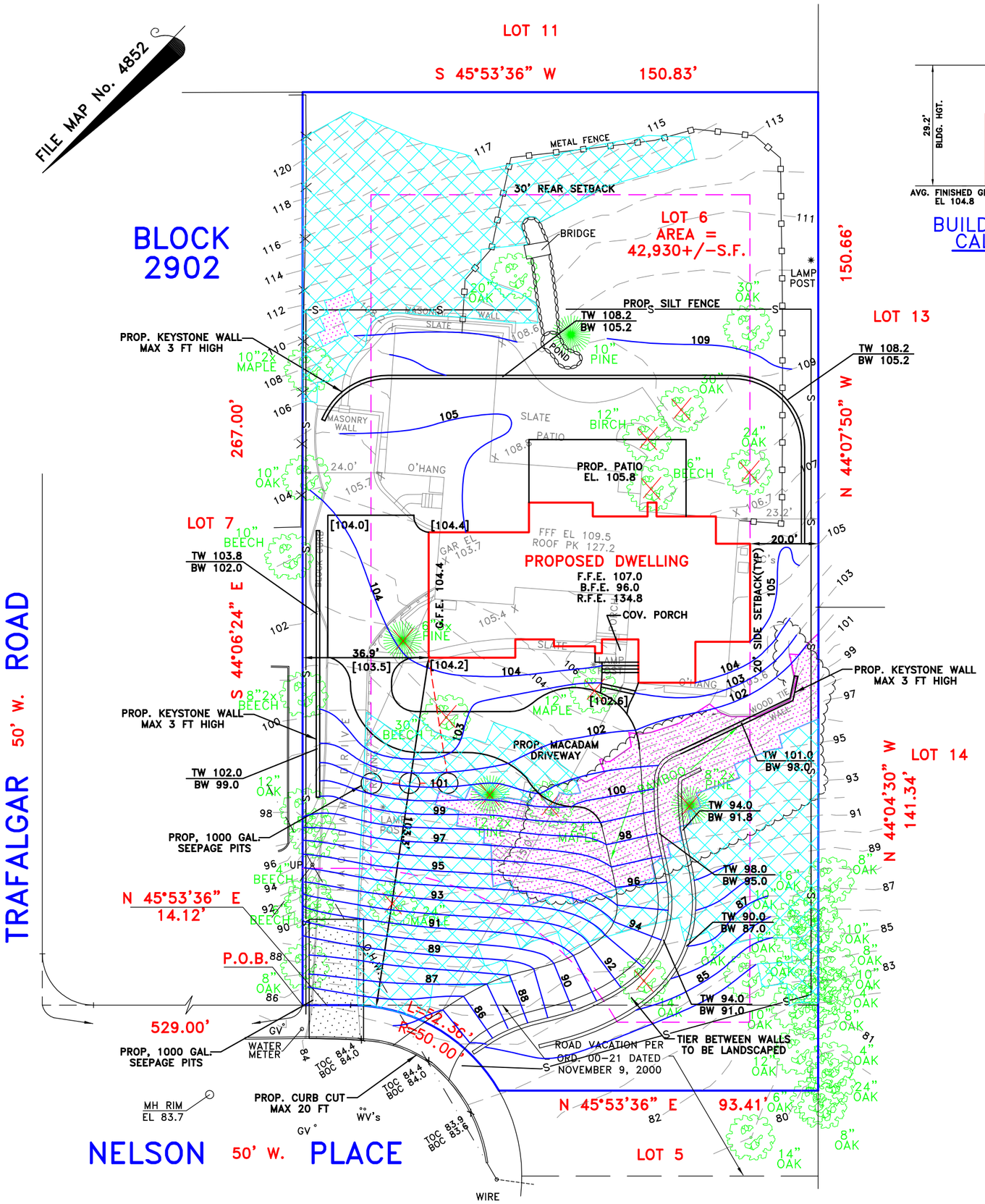
R-40 Residential				
	Requirements	Existing	Proposed	Variance
Lot Area	40,000 sf	42,930 sf	42,930 sf	No
Lot Width	150 ft	130.16 ft	130.16 ft	No*
Lot Frontage	90 ft	66.48 ft	66.482 ft	No*
Setbacks				
Front Yard	40 ft	115.0 ft	103.3 ft	No
Side Yard	20 ft	24.0 ft/23.2 ft	20.0 ft/36.9 ft	No
Comb. Side Yard	27% L.W. 35.1 ft	47.2 ft	56.9 ft	No
Rear Yard	30 ft	68.9 ft	120.1 ft	No
Driveway Side Yard	15 ft	2.32 ft	7.40 ft	No**
Bldg. Hgt.	2 ½ sty/30 ft	21.2 ft	29.2 ft	No
Bldg Coverage	12.5%	4869 sf/11.3%	3717 sf/8.7%	No
FAR	18.75%	–	4924 sf/11.47%	No
Improved Cov.	25%	9,477 sf/22.1%	9,065 sf/21.1%	No

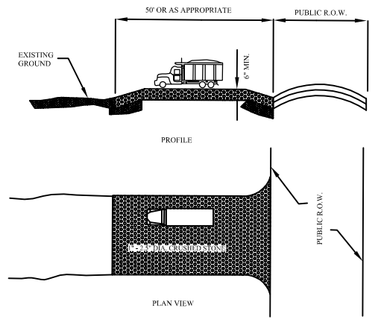
* Existing non-conformity.
** Existing non-conformity to be lessened.

LOT COVERAGE CALCULATIONS

EXISTING	
DWELLING	4869
TOTAL	4869 sf = 11.3%
PORCHES/STEPS	144
WALKS/STEPS	406
MECH PADS	13
BRIDGE	30
PATIO	1121
DRIVEWAY	2894
TOTAL	9,477 sf = 22.1%

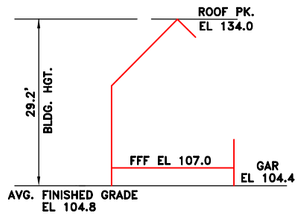
PROPOSED	
DWELLING	3641
COV. PORCH	76
TOTAL	3717 sf = 8.7%
FRONT WALK/STEPS	120
MECH PADS	30
PATIO	946
DRIVEWAY	4252
TOTAL	9,065 sf = 21.1%



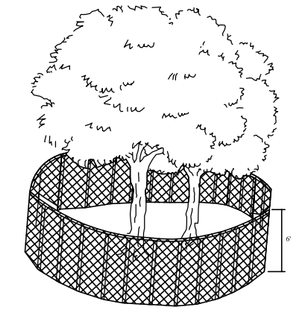


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

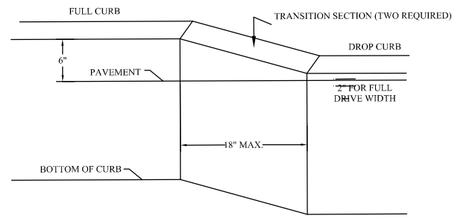
Finished Ground Elev.
104.2
104.4
104.4
104.4
104.4
105.1
105.1
105.1
105.1
105.1
105.1
105.1
105.1
105.1
105.1
105.1
105.1
104.8
104.8
104.2
104.2
104.4
105.0
105.0
105.0
105.0
105.0
105.0
105.0
104.4
Avg. Elev. 104.8
Peak Elev. 134.0
Avg. Elev. 104.8
Bldg. Hgt. 29.2'



BUILDING HEIGHT CALCULATION

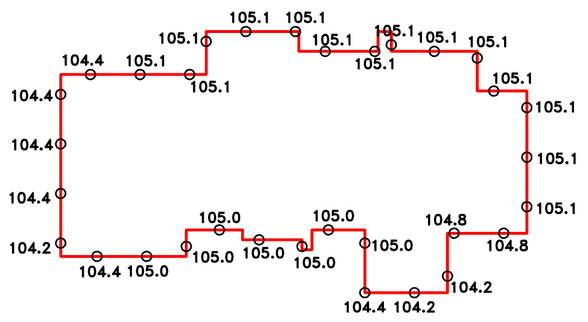


TREE PROTECTION DETAIL
N.T.S.

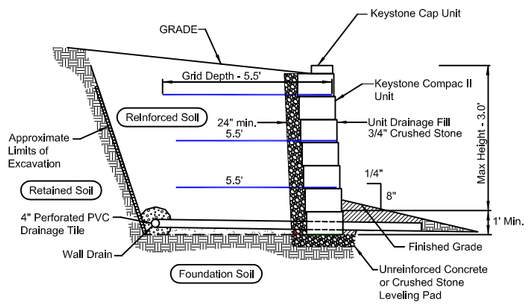


DROP CURB DETAIL
N.T.S.

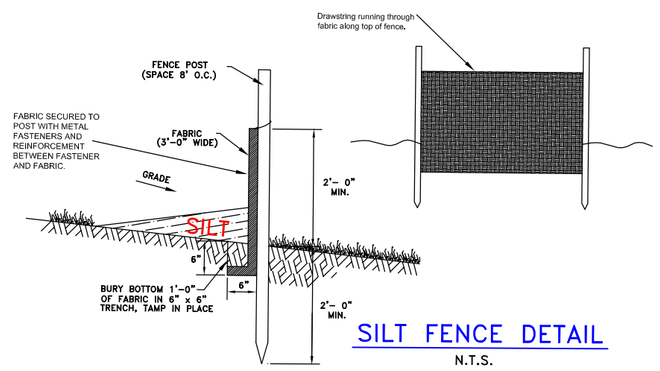
Soil Moving Requirements	
Basement	
Area = 2712 sf Area w/1.5' overdig = 3110 sf Avg. Cut = 7.0 ft Cut = (3110 sf)(7.0 ft)= 806 Credit for exist. dwelling Bsm't area= 2696, Depth= 3.5' (2696 sf)(3.5 ft) = 349 yds	
Total Cut = 806-349	457 yds cut
Backfill = (3110-2712)(7.0)	103 yds fill
Garage Fnd. 92 L.ft	
(92 ft)(4.5)(4.5)	69 yds cut
Backfill (2/3)(69)	46 yds fill
Rear - 3200 sf x 2	237 yds cut
Driveway/Side - 1700 sf x 1.5	94 yds fill
1000 Gal Seepage Pits	120 yds cut
	21 yds fill
Total Cut	883 yds cut
Total Fill	264 yds fill
Net Soil Removed from Site	619 yds



ELEVATIONS AT 10' AROUND FOUNDATION



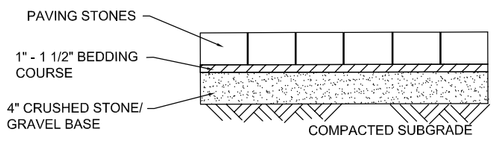
TYPICAL REINFORCED WALL SECTION
Keystone Compac II Unit or Equivalent
N.T.S.



SILT FENCE DETAIL
N.T.S.

NOTES:

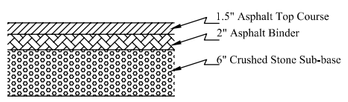
1. Applicant: Anthony Hu
2. Property address: 49 Nelson Place, Tenafly, NJ.
3. Property known as Block 2902, Lot 6 in accordance with the Tax Assessment Map of the Borough of Tenafly.
4. Property is located in the R-40 Residential Zone.
5. Elevations based on an assumed datum.
6. Existing spot elevations indicated with an X. Proposed spot elevations in [ ].
7. Underground utility locations to be verified and marked-out in the field prior to commencement of construction activities.
8. Location of existing utility service connections from previous structure are to be inspected. If same are not in acceptable condition, new service connections shall be installed in accordance with Borough specifications.
9. The applicant shall be responsible for the replacement of any curbing or pavement damaged or destroyed as a result of construction activities.
10. Property survey and topography performed April 13, 2021 by this office.



PAVER WALK/DRIVEWAY DETAIL
N.T.S.

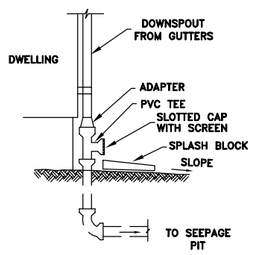
SLOPE 15% to 25%
DISTURBED AREA = 6162 sf
ALLOWABLE DISTURBED AREA = 42,930 x.15 = 6,440 sf

SLOPE > 25%
DISTURBED AREA = 2745 sf
ALLOWABLE DISTURBED AREA = 0*
* VARIANCE REQUESTED

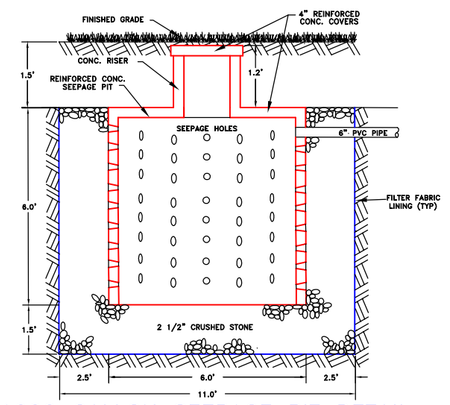


DRIVEWAY PAVEMENT DETAIL
N.T.S.

DRAINAGE CALCULATIONS (3 Inch Rainfall Event)		
Dwelling =	3717 sf	
	535,248 si	
Storage Required = 535,248 si x 3 in =		1,605,744 ci
=		6,951 gal
Storage Provided 3 x 2,626 gal =		7,878 gal



DOWNSPOUT DETAIL
N.T.S.



1000 GALLON SEEPAGE PIT DETAIL
N.T.S.

REVISED 12-10-21 DRIVEWAY LOCATION; GRADING

Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors
101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642 (201) 666-2450

SCALE: 1"=30'	**SITE PLAN FOR ANTHONY HU** **Lot 6 Block 2902 49 Nelson Place** **Borough of Tenafly, Bergen County, N.J.**	CERTIFIED TO:
DATE: MAY 4, 2021		
PARTY: RH/AB		
PREPARED BY: CJL		
DRAWN BY: SPM	PROPERTY SITUATED IN THE BOROUGH OF TENAFLY, BERGEN COUNTY, NEW JERSEY.	
LOT No. 6		
BLOCK No. 2902	MAP SOURCE: TAX ASSESSMENT MAP OF THE BOROUGH OF TENAFLY, BERGEN COUNTY, NEW JERSEY.	Christopher Lantelme P.E. & L.S. 39580
FILE No. SP49NELSON		