



UTILITY AND GRADING PLAN

SCALE: 1"=30'

GENERAL NOTES:
 1. PROPERTY KNOWN AS LOTS 3 AND 7 IN BLOCK 2101 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NEW JERSEY.
 2. PROPERTY OWNER AND APPLICANT:
 GOLDEN ORCHARD ASSOCIATES, LP
 291 HIND STREET
 NEW CITY NY 10956
 3. PROPERTY IN QUESTION IS LOCATED IN CLASS AA DISTRICT. TOTAL AREA OF PROPERTY (LOTS 3 & 7)=183,675 S.F. = 4.217 ACRES. THIS APPLICATION IS FOR SUBDIVISION OF LOT 3 IN BLOCK 2101 INTO TWO LOTS, PROPOSED LOT 3.01 WITH A SINGLE FAMILY DWELLING THAT SHALL ADHERE TO BULK REQUIREMENTS FOR SINGLE FAMILY DWELLING IN CLASS AA DISTRICT. PROPOSED LOTS 3.02 AND LOT 7 WILL BECOME A PART OF "THE RESERVE AT ARDEN PLACE", AN ACTIVE ADULT COMMUNITY DEVELOPMENT AS PHASE 2. PHASE 1 OF THIS DEVELOPMENT HAS BEEN APPROVED BY THE BOROUGH OF HILLSDALE AND IS CURRENTLY UNDER CONSTRUCTION. PLANNED SINGLE FAMILY AGE RESTRICTED DEVELOPMENT IS NOT A STATED PERMITTED USE IN THE CLASS AA DISTRICT. A USE VARIANCE IS REQUESTED TOTAL AREA OF LOTS 3.02 AND 7 = 158,902 S.F. = 3.65 ACRES. 6 DWELLING UNITS ARE PROPOSED.

NOTE:
 PROP. RETAINING WALLS DESIGN TO BE PREPARED BY A NEW JERSEY PROFESSIONAL ENGINEER AND TO BE SUBMITTED TO TOWNSHIP OF WASHINGTON MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

4. THE PLANNED RESIDENTIAL DEVELOPMENT PORTION OF THIS PROJECT ARE UNITS PARTIALLY LOCATED IN PROPOSED LOT 3.02 AND LOT 3.01 AND PARTIALLY IN BOROUGH OF HILLSDALE. DUE TO THE UNIQUE NATURE OF THIS PROJECT, THE PROPOSED DEVELOPMENT SHALL BE SUBMITTED TO THE AA ZONING, AS DEPICTED ON THE PLAN. USE VARIANCE IS REQUESTED.

5. THE DEVELOPER RESERVES THE RIGHT TO REVISE ARCHITECTURAL DRAWINGS FOR THE SETBACK LINES.

BULK REQUIREMENTS FOR PROP. LOT 3.01	REQUIRED	PROPOSED LOT 3.01
MINIMUM LOT AREA (ACRES)	0.50	0.569
MINIMUM LOT FRONTAGE (FT.)	100	123.09
MAXIMUM LOT COVERAGE BY DW.G. (%)	20	9
MAXIMUM BLDG. HEIGHT (STORY/FT.)	2.5/29.24	66
MINIMUM FRONT YARD (FT.)	50	21.47
MINIMUM REAR YARD (FT.)	15'-4'-28"-19'-78"	82
MIN. AGGREGATE FLOOR AREA (SF)	15,000	2,417
Z. CAR. GARAGE	REQUIRED	PROPOSED
MIN. GAR. AREA (SF)	500	500
LOT 3.01/760	AVERAGE	FIRST FLOOR CALCULATED
PASCACK RD.	PROP. GRADE	FIRST FLOOR CALCULATED
	112.10'	115.40'
	25.92'	29.22'
		23.22'
		29.22'
		29.22'

*AVERAGE PROPOSED GRADE IS CALCULATED BY AVERAGING PROPOSED GRADE ELEVATIONS WERE CALCULATED AT 21 POINTS AROUND PERIMETER, ADDED TOGETHER AND DIVIDED BY 21. STARTING AT SOUTHWESTERLY CORNER, GOING CLOCKWISE. PROPOSED ELEVATIONS ARE:

105.00	114.30	114.30	108.00
105.00	114.30	114.30	107.00
114.30	114.30	114.30	106.00
114.30	114.30	114.30	107.00
114.30	114.30	112.75	
114.30	114.30	109.75	
2354.10-21=112.10 (AVERAGE PROP. GRADE)			
FIRST FLOOR ELEV. 115.40'+HEIGHT TO ROOF RIDGE 25.92'=ROOF ELEV. 141.32' MINUS			
AVERAGE PROPOSED GRADE ELEVATION 112.10=29.22' BUILDING HEIGHT.			

- NO KNOWN WELLS OR SEPTIC TANKS EXIST WITHIN TWP. OF WASHINGTON PORTION OF THE PROPERTY IN QUESTION.
- UNDERGROUND WIRING SHALL BE PROVIDED FOR ELECTRIC AND TELEPHONE SERVICE CONNECTIONS TO THE PROPOSED DWELLINGS IN ACCORDANCE WITH THE REQUIREMENTS OF NJAC 5:21-4.12

APPROVED BY THE COUNTY PLANNING BOARD, COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY _____ DATE _____

FOR THE TOWNSHIP OF WASHINGTON

MUNICIPAL ENGINEER _____ DATE _____

SECRETARY _____ DATE _____

CHAIRMAN _____ DATE _____

THIS PLAN HAS BEEN APPROVED AT THE ZONING BOARD OF ADJUSTMENT MEETING ON _____

UNIT NUMBER / ADDRESS

20/431 ARDEN	AVERAGE	BLDG. HEIGHT	FIRST FLOOR CALCULATED	INDEX 'T' COMPLY
29/411 ARDEN	115.35	28.33	127.00	COMPLETES
30/411 ARDEN	116.83	26.56	116.83	COMPLETES
31/411 ARDEN	116.16	26.56	118.00	COMPLETES
32/411 ARDEN	117.00	26.56	118.00	COMPLETES
33/411 ARDEN	117.00	26.56	118.00	COMPLETES
34/411 ARDEN	117.00	26.56	118.00	COMPLETES
35/411 ARDEN	117.00	26.56	118.00	COMPLETES
36/411 ARDEN	117.00	26.56	118.00	COMPLETES
37/411 ARDEN	117.00	26.56	118.00	COMPLETES
38/411 ARDEN	117.00	26.56	118.00	COMPLETES
39/411 ARDEN	117.00	26.56	118.00	COMPLETES
40/411 ARDEN	117.00	26.56	118.00	COMPLETES
41/411 ARDEN	117.00	26.56	118.00	COMPLETES
42/411 ARDEN	117.00	26.56	118.00	COMPLETES
43/411 ARDEN	117.00	26.56	118.00	COMPLETES
44/411 ARDEN	117.00	26.56	118.00	COMPLETES
45/411 ARDEN	117.00	26.56	118.00	COMPLETES
46/411 ARDEN	117.00	26.56	118.00	COMPLETES
47/411 ARDEN	117.00	26.56	118.00	COMPLETES
48/411 ARDEN	117.00	26.56	118.00	COMPLETES
49/411 ARDEN	117.00	26.56	118.00	COMPLETES
50/411 ARDEN	117.00	26.56	118.00	COMPLETES

THE RESERVE AT ARDEN PLACE
 AN ACTIVE ADULT COMMUNITY PROJECT
 (PHASE 2 OF GOLDEN ORCHARD DEVELOPMENT)
 BLOCK 2101, LOTS 3 & 7
 TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NEW JERSEY

MAJOR SUBDIVISION AND SITE PLAN FOR THE RESERVE AT ARDEN PLACE

Engineering & Technical Resources, Inc.
 Consulting Engineers Certificate # 240622792500
 886 Belmont Avenue, No. Haledon, N.J. 07508 tel.(973)636-9223

ALEX J. ZEPONI PROFESSIONAL ENGINEER, N.J. LIC. NO. 26723

REVISIONS

NO.	DATE	DESCRIPTION
1	5/12/20	ISSUED AS PER DESIGN AND PERMITS
2	6/25/20	ISSUED AS PER DESIGN AND PERMITS
3	7/27/20	ISSUED AS PER DESIGN AND PERMITS
4	11/24/20	ISSUED AS PER DESIGN AND PERMITS

UTILITY AND GRADING PLAN

GRAPHIC SCALE

0 30 60 90

NOT FOR CONSTRUCTION.

THESE PLANS PREPARED FOR ZONING BOARD OF ADJUSTMENT APPROVAL ONLY.

THIS SINGLE FAMILY LOTS IS A PART OF THE HOMEOWNERS ASSOCIATION WITH THE RESERVE AT ARDEN PLACE

PROP. LOT 3.01

BLOCK 2101

ROAD (WIDTH VARIES)