

**BLOCK 55  
COMBINED LOTS 25.01,  
26, 27, 28, 29 & 30  
AREA= 986,015 SF  
(22.636 ACRES)**

**BOROUGH OF ALPINE ZONING REQUIREMENTS**

COAH-3 ZONE DISTRICT		
ITEM	REQUIRED	PROPOSED
MINIMUM LOT TRACT SIZE	20 ACRES	22.636 ACRES (1)
<b>PRINCIPAL BUILDINGS:</b>		
MINIMUM SETBACK FROM CLOSTER DOCK ROAD	30 FT	31.1 FT (UNITS 6 & 7)
MINIMUM SETBACK FROM FRICK DRIVE	90 FT	92.5 FT (UNIT 38)
MINIMUM SETBACK FROM ANY OTHER LOT LINE	40 FT	40.0 FT (UNIT 26) (3)
MINIMUM SETBACK TO INTERNAL ROADWAY	15 FT	15.0 FT (UNITS 21 & 22) (3)
MINIMUM DISTANCE BETWEEN BUILDINGS (SIDE FACING SIDE)	25 FT	25.3 FT (UNITS 2 & 3) (3)
MINIMUM DISTANCE BETWEEN BUILDINGS (ALL OTHER SEPARATIONS)	35 FT	35.3 FT (UNITS 29 & 30) (3)
MAXIMUM BUILDING HEIGHT	40 FT	40 FT
MAXIMUM NUMBER OF STORIES	3 STORIES	3 STORIES
<b>ACCESSORY BUILDINGS:</b>		
MINIMUM SETBACK FROM CLOSTER DOCK ROAD	30 FT	> 30 FT
MINIMUM SETBACK FROM FRICK DRIVE	90 FT	> 90 FT
MINIMUM SETBACK FROM ANY OTHER LOT LINE	40 FT	> 40 FT
MINIMUM SETBACK TO INTERNAL ROADWAY	15 FT	> 15 FT
MINIMUM DISTANCE FROM PRINCIPAL BUILDING	35 FT	35.0 FT (UNIT 22) (3)
MAXIMUM BUILDING HEIGHT	20 FT	20 FT
EMERGENCY GENERATOR SETBACK TO PROPERTY LINE	35 FT	37.6 FT (UNIT 14)
MAXIMUM BUILDING COVERAGE	15%	11% (103,745 SF) (4)
MAXIMUM IMPERVIOUS COVERAGE	30%	27% (266,025 SF) (4)
MAXIMUM NUMBER OF DWELLING UNITS	40 UNITS	40 UNITS

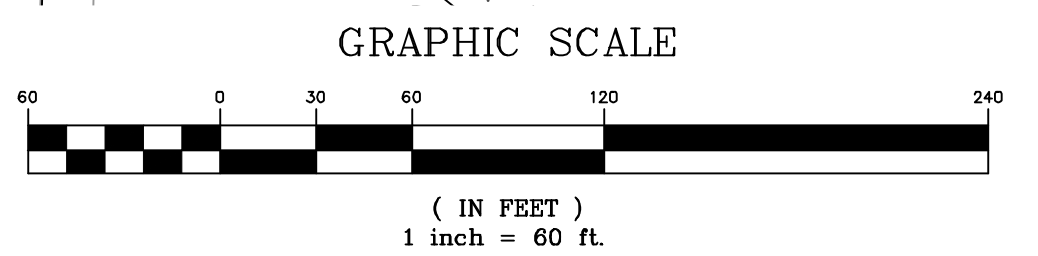
- (1) LOT SIZE BASED ON CONSOLIDATION OF EXISTING LOTS 25.01, 26, 27, 28, 29 & 30.
- (2) LOT WIDTH MEASURED ALONG CLOSTER DOCK ROAD FRONTAGE
- (3) MEASURED TO BUILDING ONLY. DECKS, BALCONIES, COVERED ENTRANCES AND LIKE CONSTRUCTION NOT INCLUDED IN MEASUREMENT.
- (4) COVERAGE BREAKDOWN:

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
DWELLINGS, BUILDINGS, SHEDS	100,000 SF
PAVED DRIVEWAYS	3,570 SF
PAVED DRIVEWAYS	8,000 SF
WALKWAYS	100,300 SF
WALLS	22,775 SF
TOTAL (IMPROVED LOT COVERAGE)	16,000 SF
	8,205 SF
	266,025 SF (27%)
	103,745 SF (11%)

**PARKING REQUIREMENTS**

ITEM	REQUIRED	PROVIDED
PARKING CALCULATIONS (R.S.I.S. N.J.A.C. 5:21-4.14, TABLE 4.4):	95 SPACES	162 SPACES (1)
TOWNHOUSES		
4-BEDROOM UNITS: 32 UNITS x 2.4 SPACES/UNIT= 76.8 SPACES		
TOWNHOMES		
3-BEDROOM UNITS: 2 UNITS x 2.4 SPACES/UNIT= 4.8 SPACES		
2-BEDROOM UNITS: 5 UNITS x 2.3 SPACES/UNIT= 11.5 SPACES		
1-BEDROOM UNITS: 1 UNITS x 1.8 SPACES/UNIT= 1.8 SPACES		
MINIMUM NUMBER OF EV CHARGING STATIONS:	5 SPACES	5 SPACES
15% OF SURFACE SPACES = 33 SPACES x 15% = 4.9 SPACES		
MINIMUM SPACE SIZE	9 FT x 18 FT	9 FT x 18 FT
MINIMUM AISLE WIDTH:	24 FT	24 FT
90' SPACES		
MINIMUM SETBACK TO BUILDING	10 FT	16.0 FT (UNIT 18)
MINIMUM PARKING AND DRIVE AISLE SETBACK TO CLOSTER DOCK ROAD	30 FT	32.2 FT
MINIMUM PARKING AND DRIVE AISLE SETBACK TO FRICK DRIVE	30 FT	> 90 FT
MINIMUM PARKING AND DRIVE AISLE SETBACK TO ANY OTHER LOT LINE	30 FT	30.0 FT

(1) INCLUDES 2.0 OFF-STREET PARKING SPACES PER UNIT WITH ONE (1) CAR GARAGE AND 3.5 OFF-STREET PARKING SPACES PER UNIT WITH TWO (2) CAR GARAGE. THIRTY-THREE (33) OF THE 162 PARKING SPACES PROVIDED ARE GUEST PARKING SPACES LOCATED IN COMMON PARKING AREAS. ADDITIONAL ON-STREET PARKING IS PROVIDED, BUT NOT INCLUDED IN TOTAL NUMBER OF PROVIDED PARKING SPACES.



**DYKSTRA WALKER  
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**OVERALL SITE PLAN**

PRELIMINARY & FINAL SITE PLAN  
**FRICK ESTATES IN ALPINE**  
BLOCK 55, LOTS 25.01, 26, 27, 28, 29 & 30  
CLOSTER DOCK ROAD & APPLETREE LANE  
BOROUGH OF ALPINE  
BERGEN COUNTY NEW JERSEY

**DW**

SCALE: 1" = 60'  
JOB NO.: 22178  
DRAWN BY: MDF  
CHECKED BY: MG  
DATE: 4/27/23  
SHEET NO. 1 of 1

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