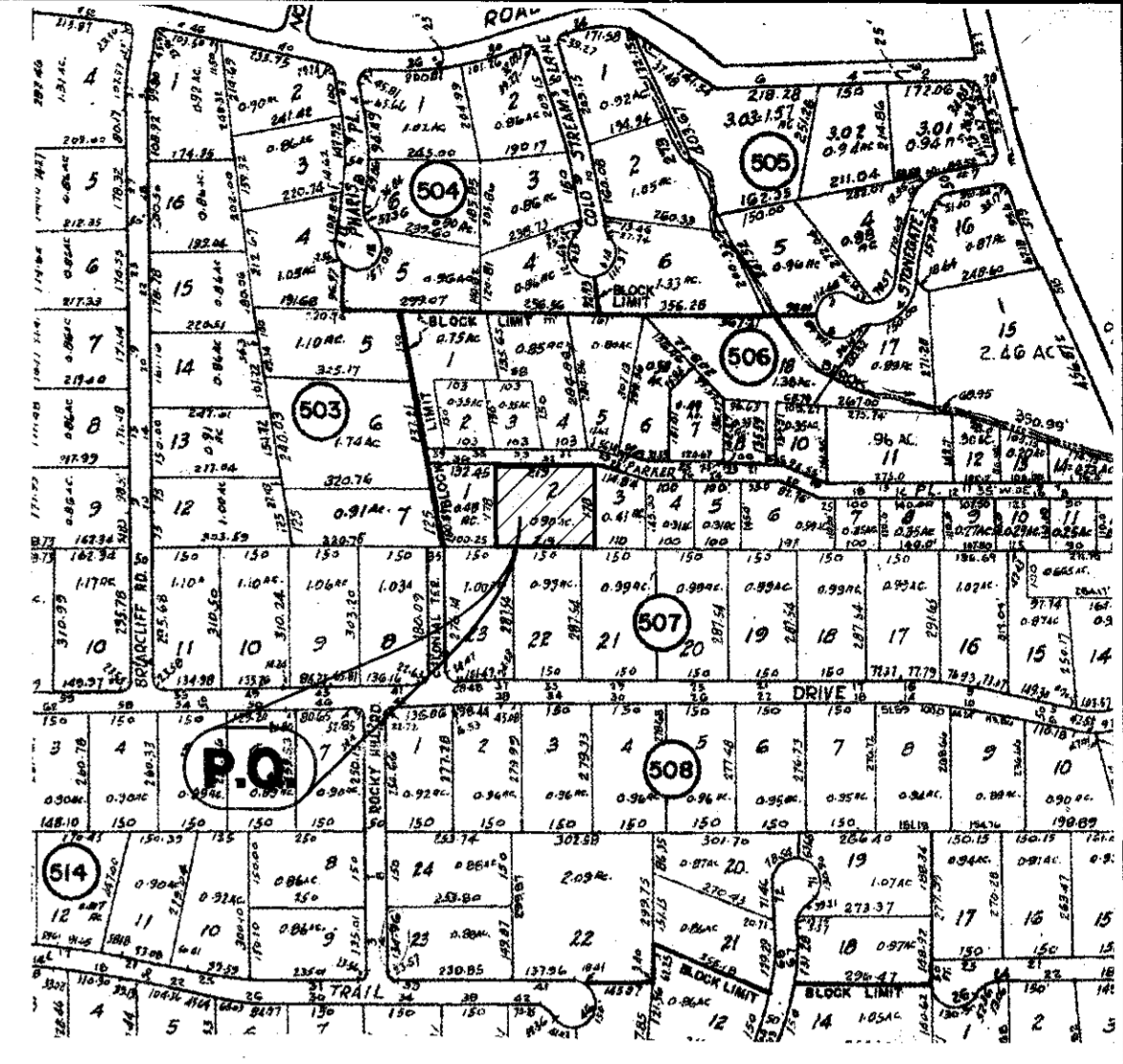


PER ADJ. SURVEY # 20

PER ADJ. SUR. # 20



**KEY MAP 1" = 400'**

ZONING SCHEDULE, DISTRICT (R-2) RESIDENTIAL

	REQUIRED	EXISTING
MIN. LOT AREA, S.F.	10,000	38,982
MIN. LOT DEPTH, FT.	100	178.00
LOT FRONTAGE, FT.	100	219.00
MIN. FRONT YARD, (I) FT.	35	76.80
MIN. SIDE YARD, FT. (ONE)	15	46.61
MIN. REAR YARD, FT.	25	32.70
MIN. REAR YARD PATIO, FT.	25	10.0
MAX. BLDG. COVER, %	15	10.80
MAX. LOT IMPER. %	30	28.47
MAX. BLDG. HEIGHT, FT/STY.	35/2 1/2	NO CHANGE

\* VARIANCE

NOTE: NO TREES REMOVED FOR PATIO CONSTRUCTION, PER OWNER.  
NOTE: MAX WALL HEIGHT 32"

NOTE: IN ACCORDANCE WITH A LOCATION SURVEY OF PROPERTY PREPARED BY KOESTNER ASSOCIATES, PROFESSIONAL ENGINEERS & LAND SURVEYORS LIC. # 27901, HACKENSACK, N.J. 07602 AND DATED AUGUST 03, 2020.

NOTE: BEING ALSO KNOWN AS LOTS 2 IN BLOCK 507 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF UPPER SADDLE RIVER, COUNTY OF BERGEN, AND STATE OF NEW JERSEY.

NOTES: DATUM IS NGVD 1929.

LOCATION OF UTILITIES IS APPROXIMATE. MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

APPLICANT: PAUL GHOSSI  
32 PARKER PLACE,  
UPPER SADDLE RIVER, N.J. 07458



**TOPOGRAPHICAL SURVEY**

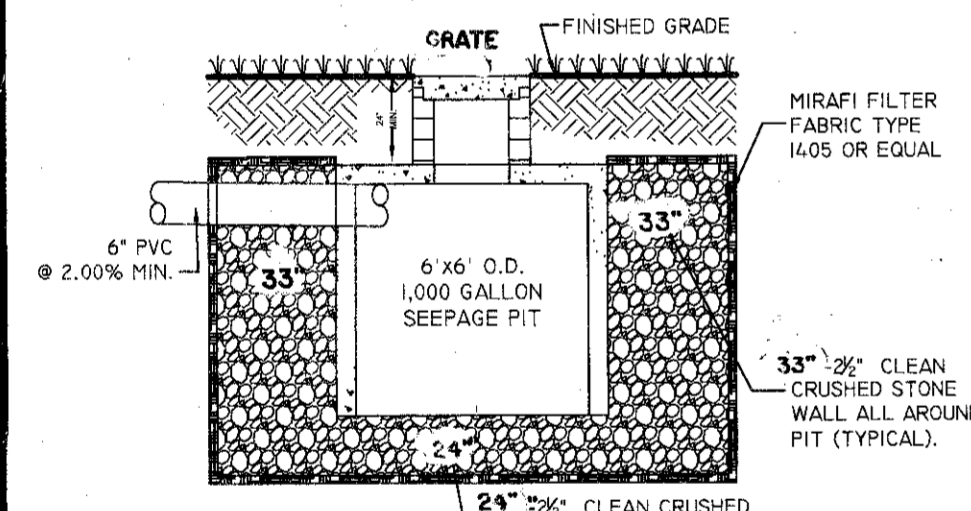
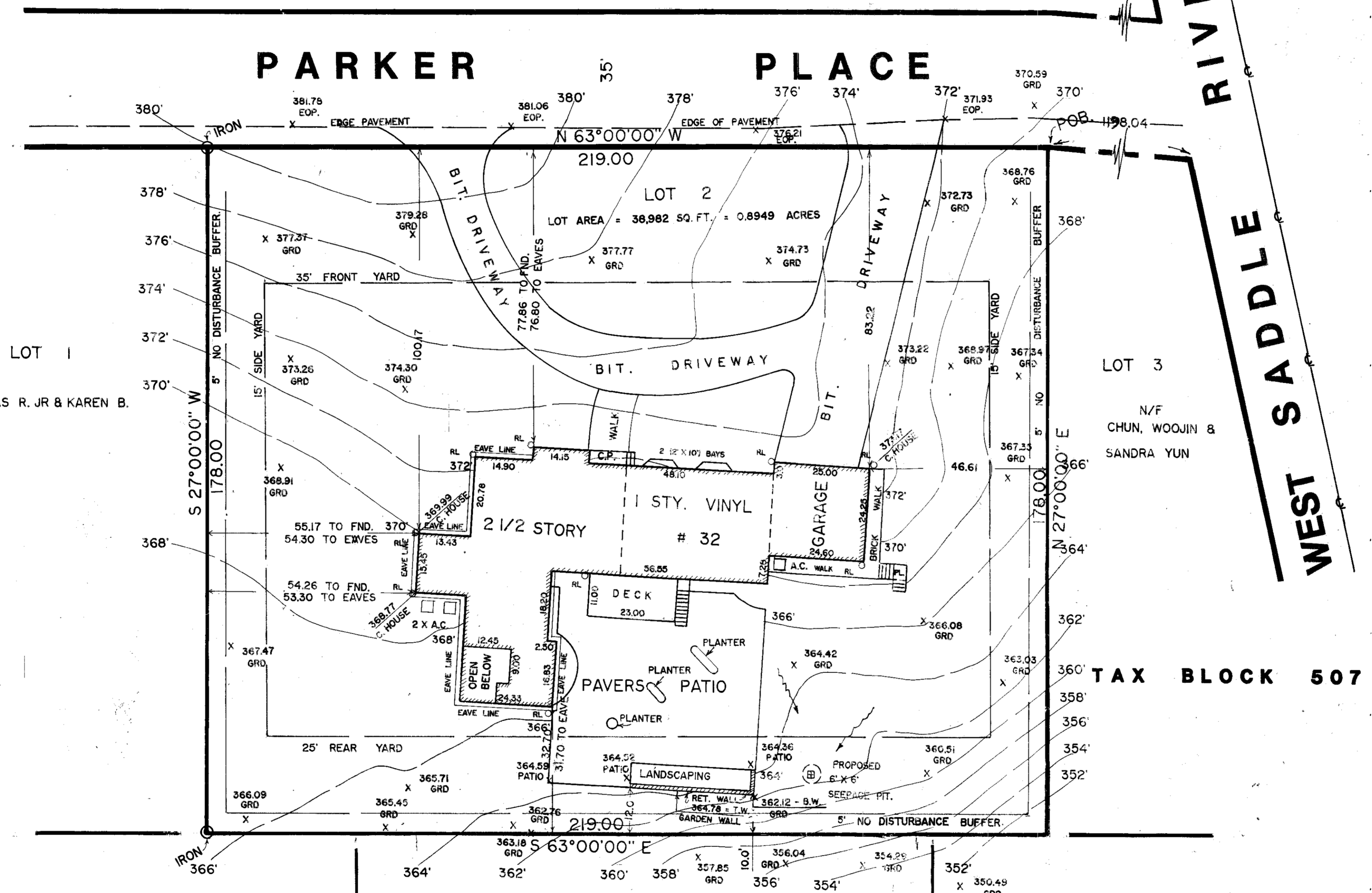
OF LOT 2 IN BLOCK 507  
ON THE TAX MAP OF THE  
**BOROUGH OF UPPER SADDLE RIVER**  
**BERGEN COUNTY, NEW JERSEY**

SCALE: 1" = 20' DATE: 12/16/2020 REV. 05/20/2021

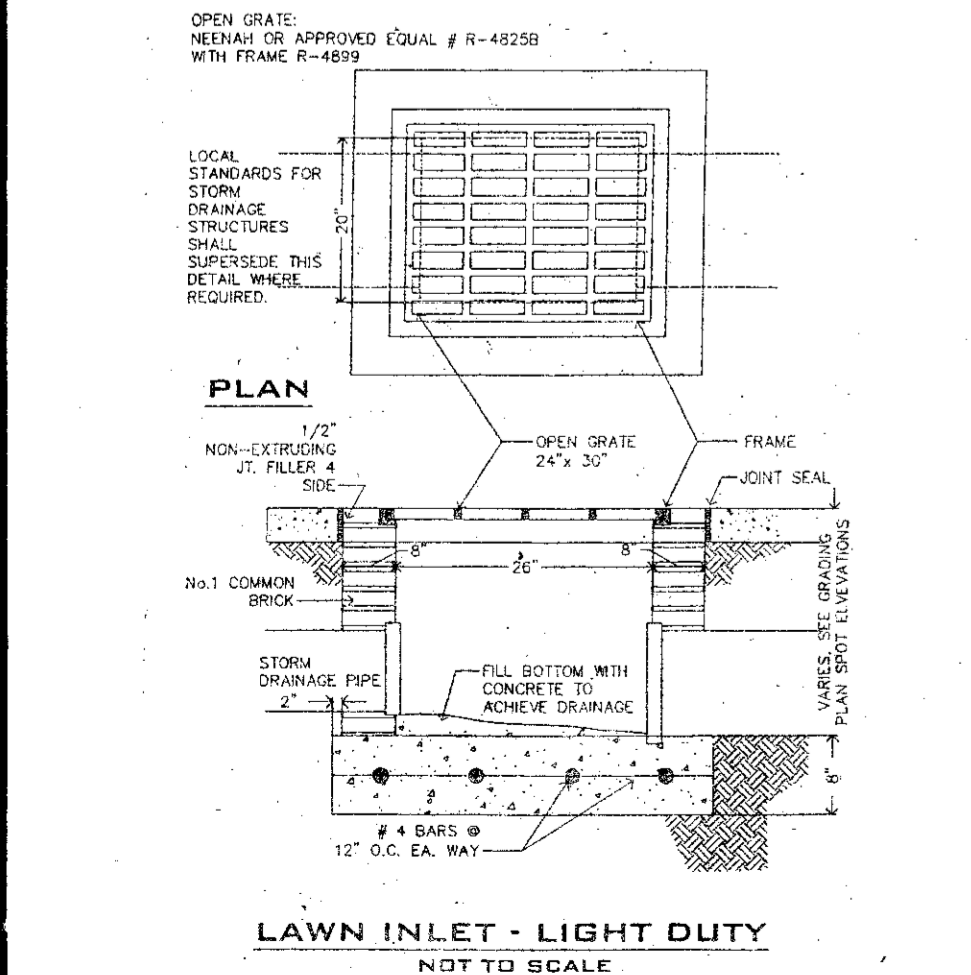
*Steven L. Koestner*  
**STEVEN L. KOESTNER**

P.E. & L.S. NJ LIC. # 27901 / NY LIC. # 50865  
**KOESTNER ASSOCIATES**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
P.O. BOX 514 HACKENSACK, N.J. 07602

DC20-78 F.B. 4-16/108-109



**6' x 6' SEEPAGE PIT DETAIL**  
NOT TO SCALE  
\* SUBJECT TO SOIL LOG AND PERC. TEST.



**LAWN INLET - LIGHT DUTY**  
NOT TO SCALE

