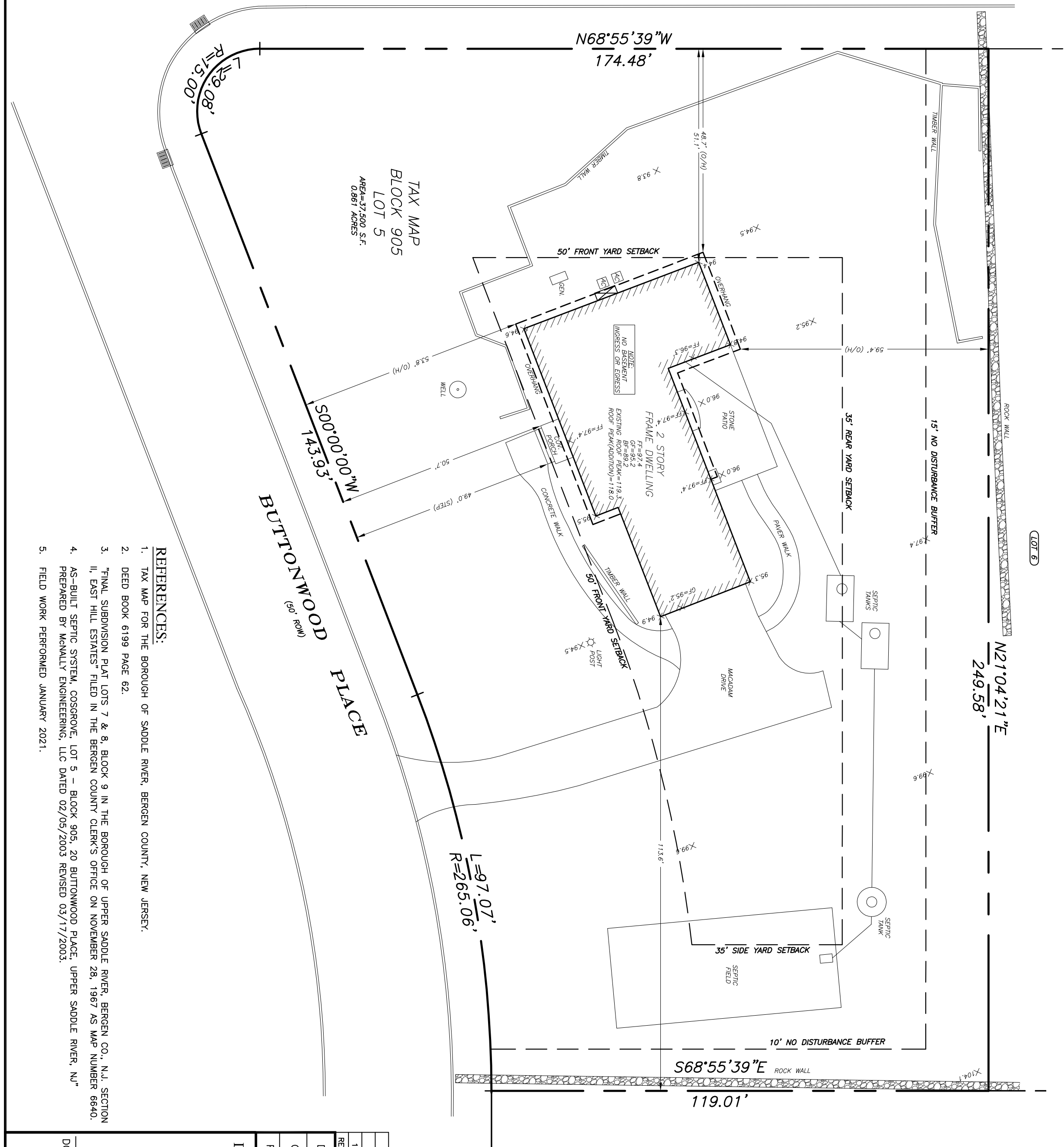
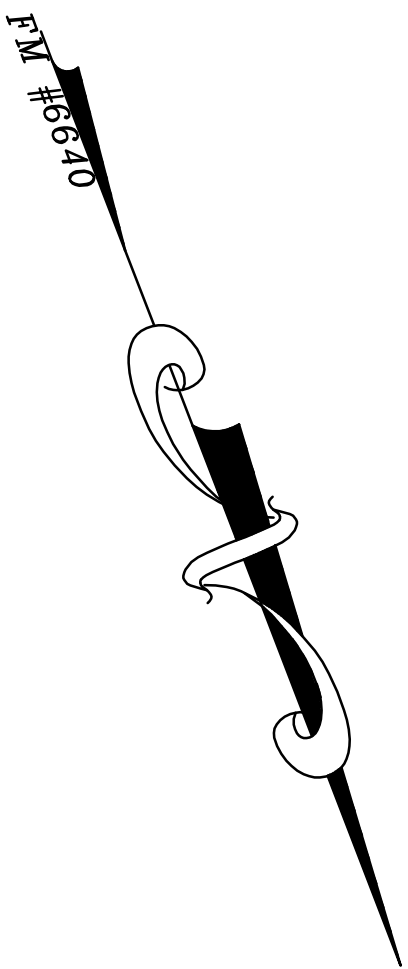


CIDER HILL
(50' ROW)



(LOT 8)

(LOT 2)

ZONING SCHEDULE: ZONE R-1 RESIDENCE DISTRICT		
ITEM	REQUIREMENT	AS-BUILT
MIN. AREA	37,500 S.F.	37,000 S.F.
LOT FRONTAGE	150 FT.	444.56 FT.
LOT DEPTH	150 FT.	154.24 FT.
BUILDING STORIES (MAX.)	2 1/2	2 STORY
BUILDING HEIGHT (MAX.)	35 FT.	24.9 FT.
FRONT YARD SETBACK	50 FT.	48.7 FT. (O/H) 51.1 FT. (BL)
SIDE YARD SETBACK	35 FT.	113.6 FT.
REAR YARD SETBACK	35 FT.	59.4 FT.
BUILDING COVERAGE (%)	15% (MAX.)	7.19%
IMPROVEMENT COVERAGE (%)	30% (MAX.)	13.91%

LOT COVERAGE	
ITEM	SQUARE FOOTAGE
DWELLING (O/H)	2,651 S.F.
COVERED PORCH	45 S.F.
TOTAL BUILDING COVERAGE	2,696 S.F. (7.19%)
DRIVEWAY	1,593 S.F.
PATIOS & WALKS	908 S.F.
AC & GENERATOR	18 S.F.
TOTAL COVERAGE	5,295 S.F. (13.91%)
TOTAL LOT AREA	37,500 S.F.

- NOTES:**
- SUBJECT TO EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE, CURRENT AND COMPLETE ABSTRACT OF TITLE MIGHT DISCLOSE.
 - STREET NAMES AND RIGHT-OF-WAY WIDTHS AND BLOCK AND LOT DESIGNATIONS ARE PER THE CURRENT MUNICIPAL TAX MAPS.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT MUNICIPAL SETBACK REQUIREMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS.
 - SUBSPACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY SIGNED BY THE SURVEYOR AND MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
 - SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE REAL STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS TO INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHICH THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THIS SURVEY IS BASED ON EXISTING PHYSICAL CONDITIONS FOUND AT THE SITE ON THE DATES OF THE FIELD SURVEY AND ON DEED, FILED, AND UNFILED MAP INFORMATION.
 - ELEVATIONS ARE ASSUMED.
 - SEPTIC FIELD AND TANKS SHOWN PER REFERENCE 4.
 - UNDERGROUND UTILITIES SHOWN PER BUILDER / OWNER.

REFERENCES:

- TAX MAP FOR THE BOROUGH OF SADDLE RIVER, BERGEN COUNTY, NEW JERSEY.
- DEED BOOK 6199 PAGE 62.
- "FINAL SUBDIVISION PLAT LOTS 7 & 8, BLOCK 9 IN THE BOROUGH OF UPPER SADDLE RIVER, BERGEN CO., N.J., SECTION II, EAST HILL ESTATES" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON NOVEMBER 28, 1967 AS MAP NUMBER 6640.
- AS-BUILT SEPTIC SYSTEM, COSSGROVE, LOT 5 - BLOCK 905, 20 BUTTONWOOD PLACE, UPPER SADDLE RIVER, NJ" PREPARED BY MCNALLY ENGINEERING, LLC DATED 02/05/2003 REVISED 03/17/2003.
- FIELD WORK PERFORMED JANUARY 2021.

<p>1 02/23/2021 REVISED PER BOROUGH ENGINEER COMMENTS</p> <p>REV. DATE DESCRIPTION</p>	<p>DRAWN BY : CC</p> <p>CHECKED BY : DWD</p> <p>PROJECT No.: 21000</p>	<p>DRAWING TITLE</p> <p align="center">AS-BUILT SURVEY</p>
<p>DOUGLAS W. DOOLITTLE PROFESSIONAL ENGINEER, LAND SURVEYOR & PLANNER</p>	<p>DOUGLAS W. DOOLITTLE P.E., L.S., P.P. NJ Lic. No. 29959</p>	<p align="center">COSGROVE TAX MAP LOT 5 - BLOCK 905 20 BUTTONWOOD PLACE BOROUGH OF UPPER SADDLE RIVER BERGEN COUNTY, NEW JERSEY</p> <p align="center">McNALLY, DOOLITTLE ENGINEERING, L.L.C. Certificate of Authorization 24GA27928700 169 RAMAPO VALLEY ROAD OAKLAND, NJ 07436 (201) 337-9051</p>
<p>McNALLY, DOOLITTLE ENGINEERING, L.L.C.</p>	<p>SCALE 1" = 20'</p> <p>DATE: 01/13/2021</p>	<p>SHEET No.: 1 OF 1</p> <p>DWG. No.: AB-1</p>