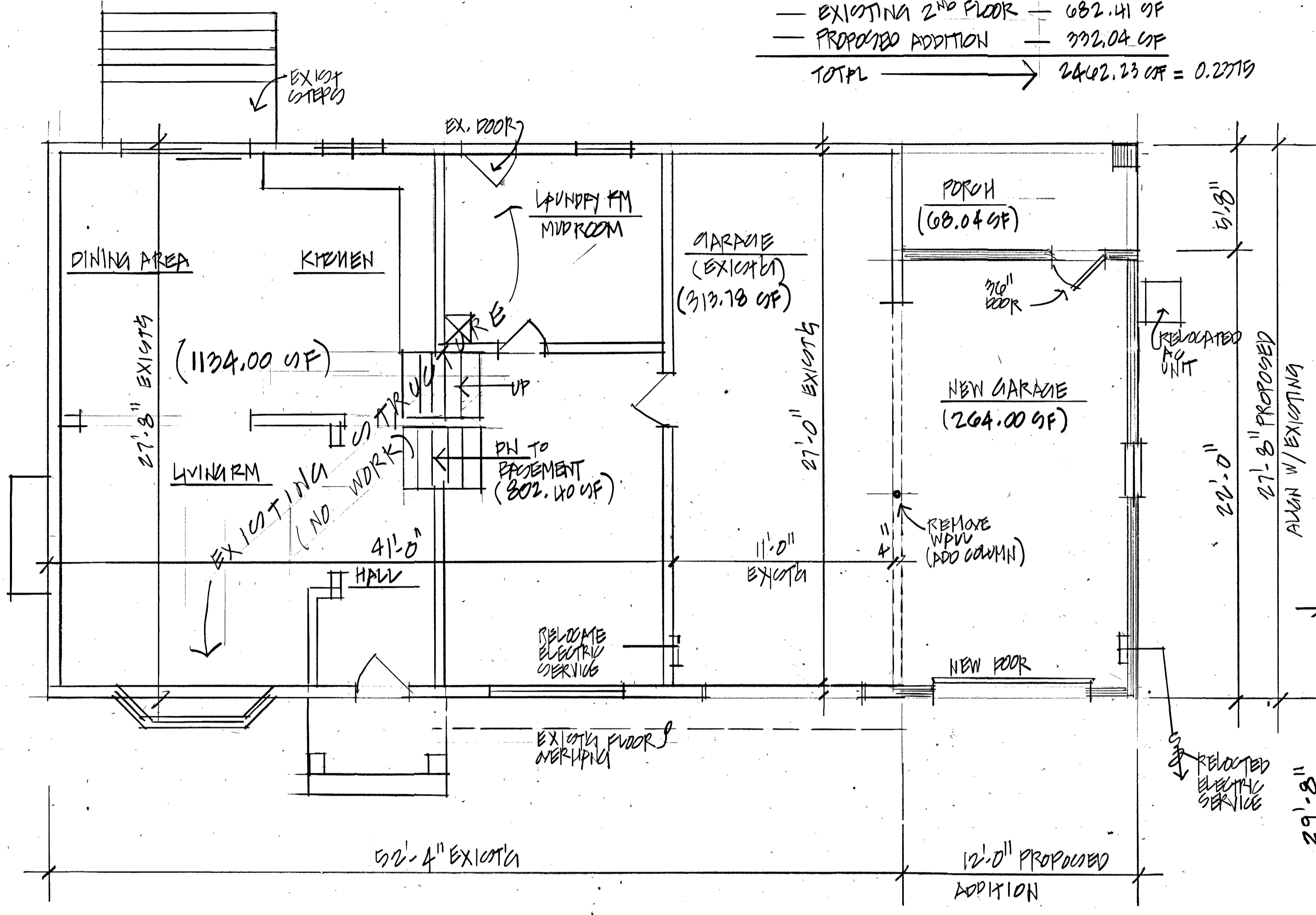
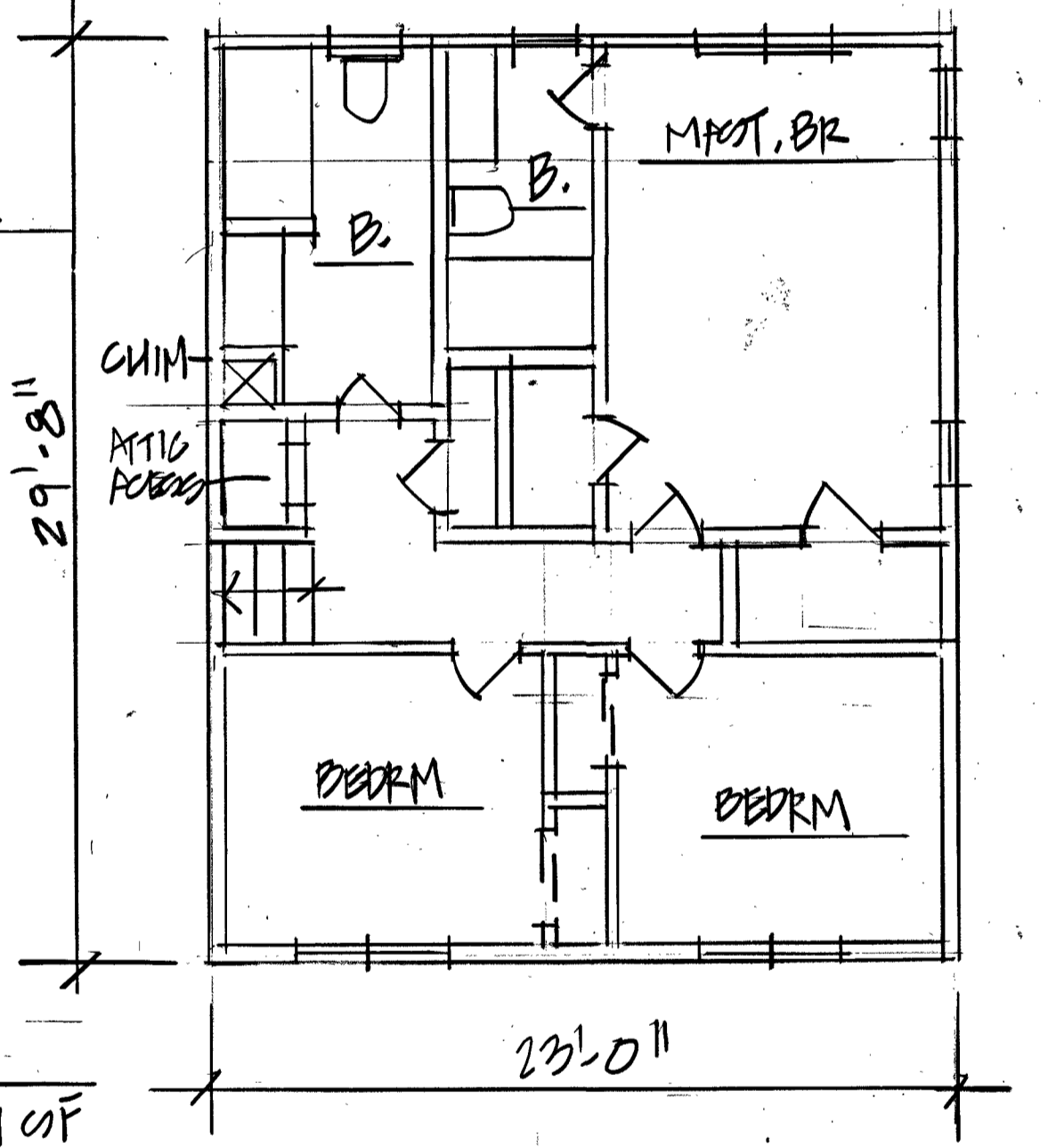


TOTAL PROPOSED FLOOR AREA

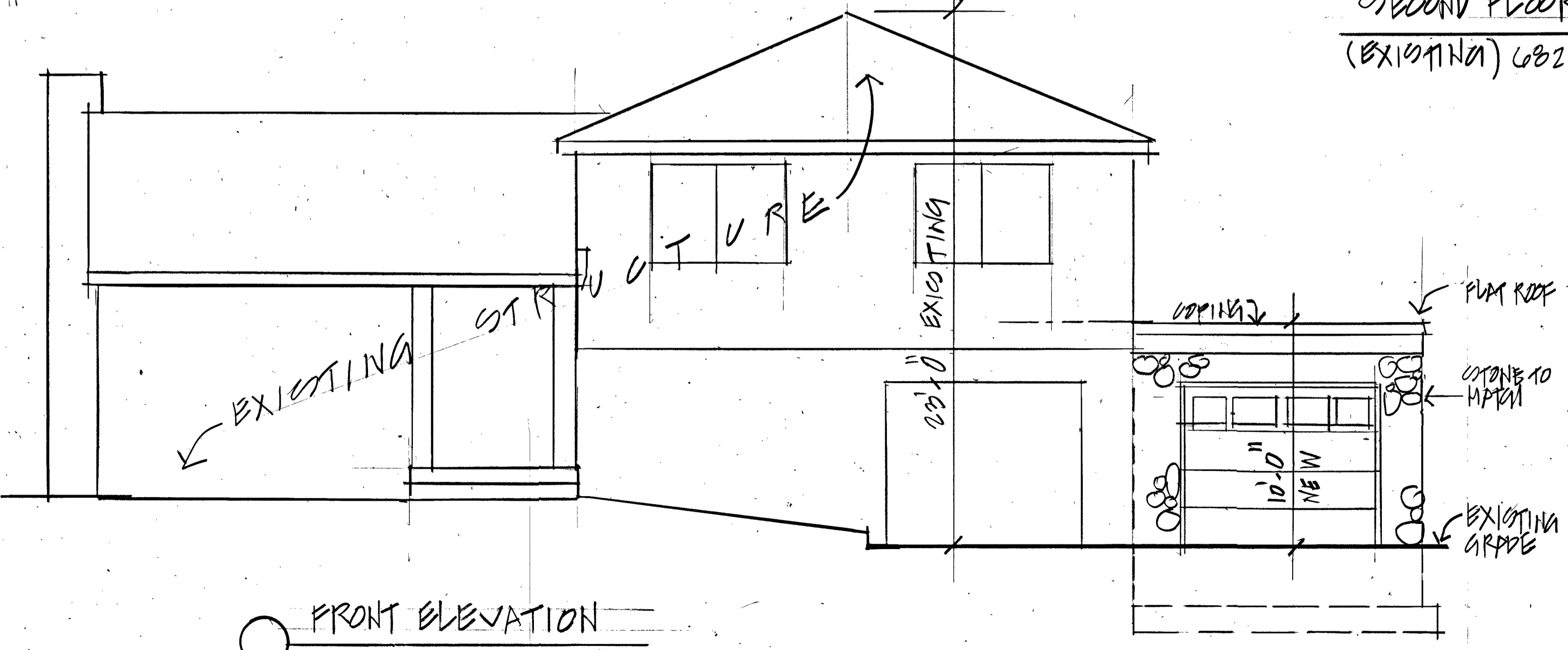
EXISTING GARAGE	313.78 SF
EXISTING 1ST FLOOR	1134.00 SF
EXISTING 2ND FLOOR	682.41 SF
PROPOSED ADDITION	332.04 SF
TOTAL	2462.23 SF = 0.22719



EXISTING FIRST FLOOR PLAN WITH PROPOSED GARAGE
 EXISTING FOOTPRINT — 1448.25 SF
 PROPOSED ADDITION — 332.04 SF

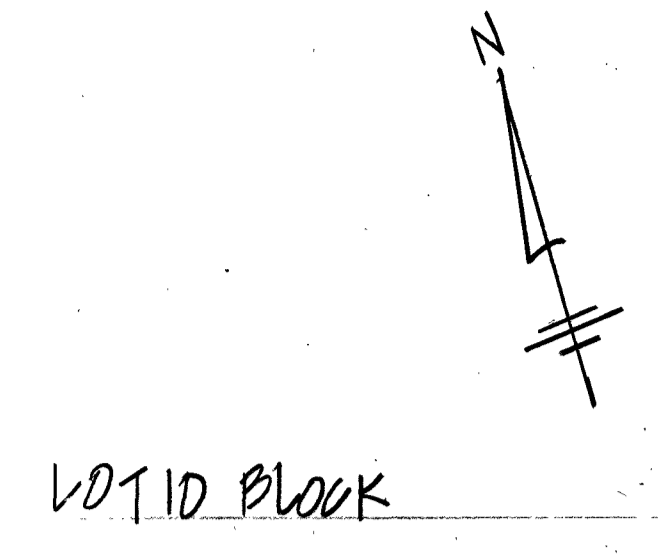


SECOND FLOOR (EXISTING) 682.41 SF



FRONT ELEVATION (ORCHARD LANE)

RIGHT ELEVATION 1/2" = 1'-0" (WINTHROP ROAD)

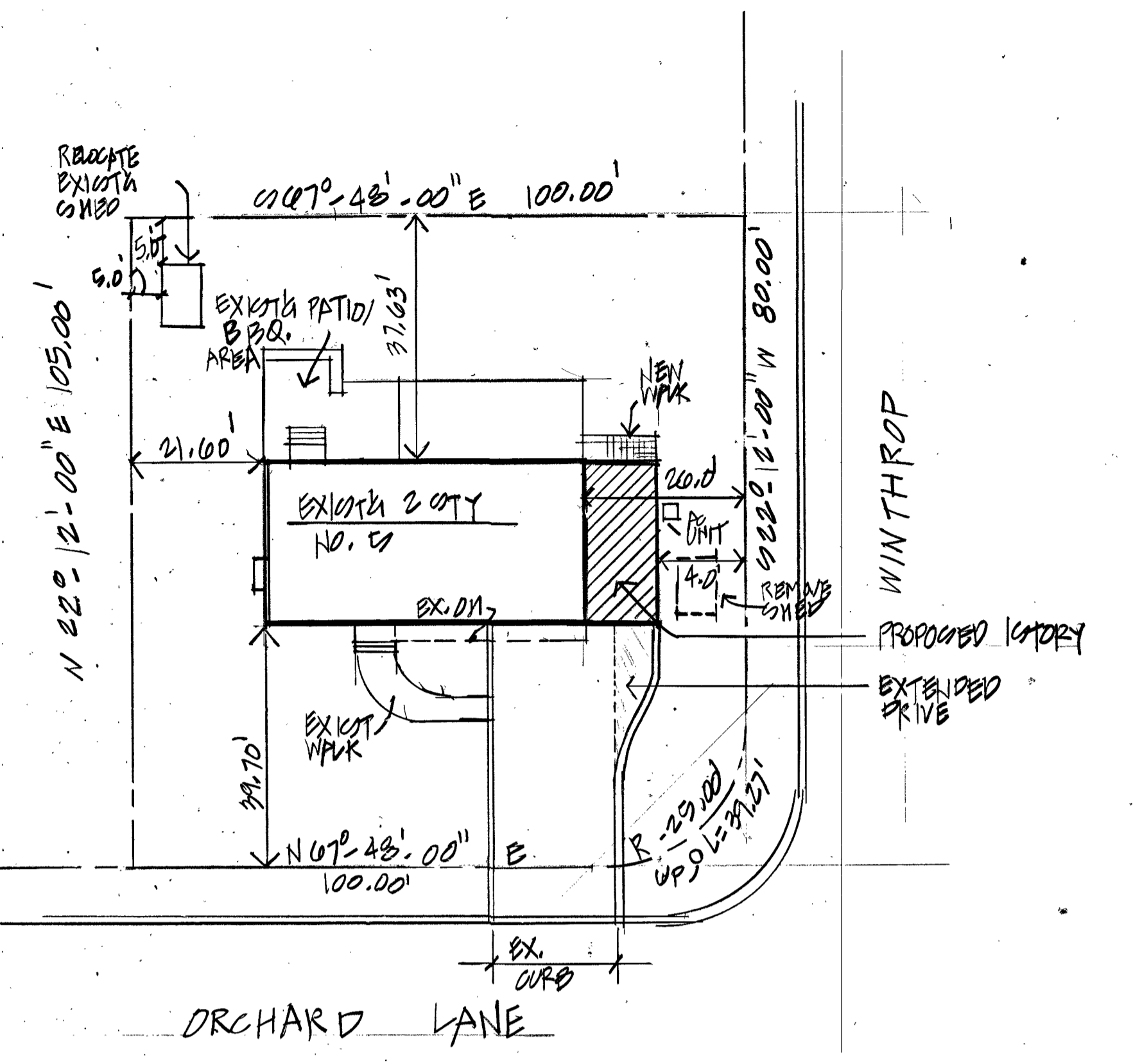


APPROVED BY THE PLANNING BOARD / BOARD OF ADJUSTMENT OF THE BOROUGH OF HILLSDALE

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWN ENGINEER _____ DATE _____



ORCHARD LANE PLOT PLAN
 1" = 10.00'

ZONING SCHEDULE R-2

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	15,000 SF	10,365.0 SF	10,365.0 SF	NO / EXIST.
WIDTH	100.00 FT	100.00 FT	100.00 FT	NO
DEPTH	150.00 FT	105.00 FT	105.00 FT	NO / EXIST.
FRONT YD	50.0 FT	39.70 FT	39.70 FT	YES
SIDE	30% / WIDTH	21.60 FT	21.60 FT	NO
CORNER FRONT	50.0 FT	26.0 FT	14.0 FT	YES
REAR YD	50.0 FT	37.63 FT	37.63 FT	YES
HEIGHT	2 STY / 35 FT	2 STY / 23 FT	1 STY / 10 FT	NO
BUILDING COVERAGE	20.0%	15.47%	18.68%	NO
IMPREVIOUS COVERAGE	30.0%	34.38%	36.58%	YES
FLOOR AREA RATIO	27.00%	20.15%	23.35%	NO
MIN FLOOR AREA				
FIRST FLR	1200 SF	1448.25 SF	1603.25 SF	NO
SECOND FLOOR	600 SF	640.00 SF	NA	

— RB1(N) 12-1-22 ADD EXIST'G VPI/OUT

JOSEPH M. DONATO, R.A.
 ARCHITECT
 N.J. LIC. NO. 12280
 N.Y. LIC. NO. 022978

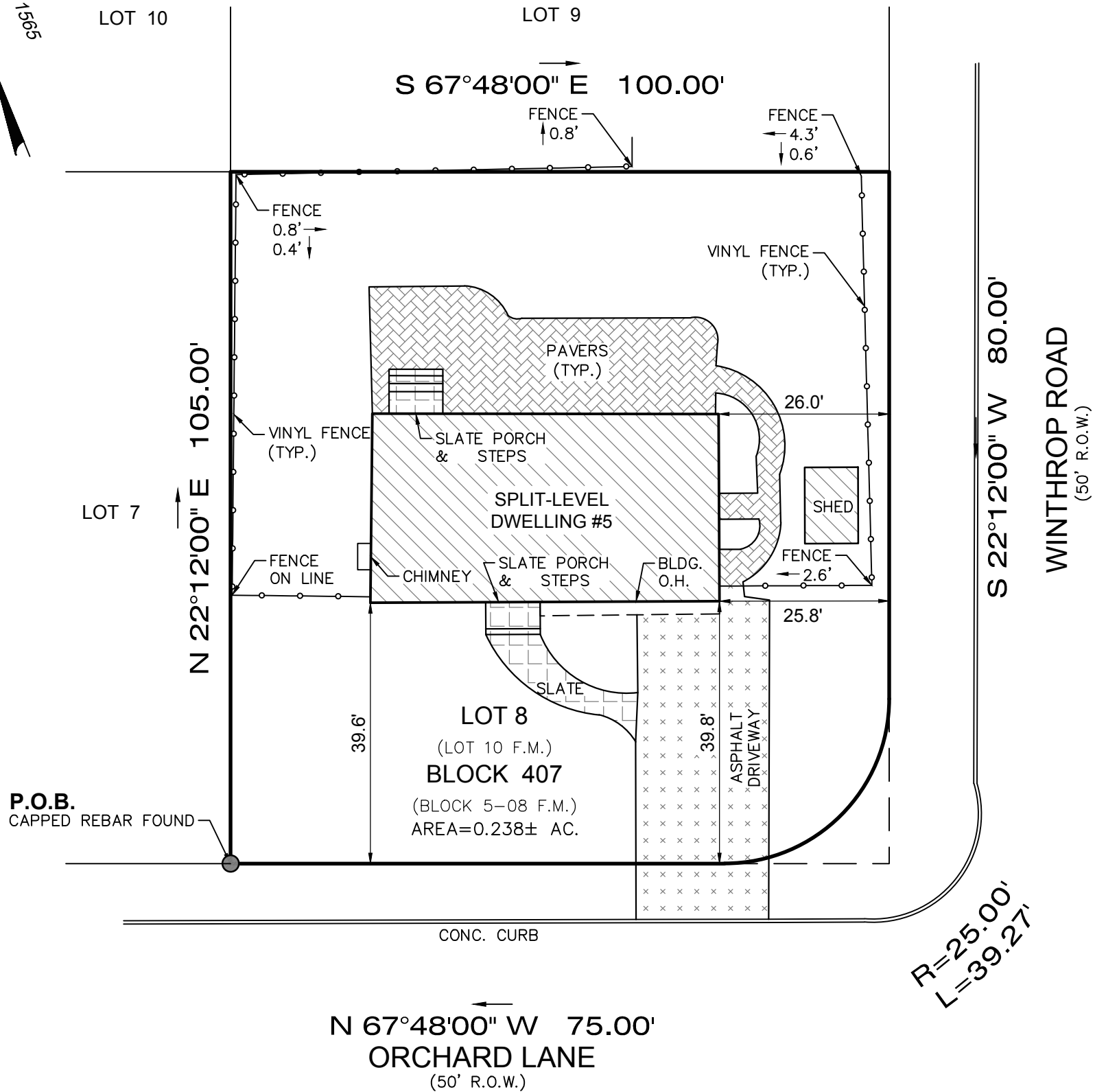
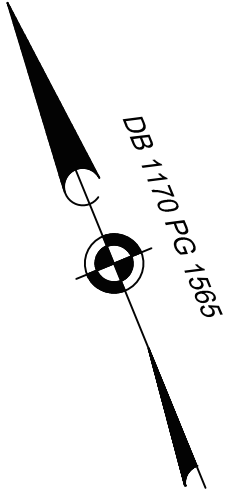
PLOT PLAN / ZONING / PLANS

'MORANTIS RESIDENCE'

PROPOSED GARAGE ADDITION TO ORCHARD LANE HILLSDALE, N.J.

JOSEPH M. DONATO, A.I.A.
 ARCHITECT
 14 ROUTE 4 WEST
 RIVEREDGE, NJ 07661
 201-489-8800

SCALE: NOTED
 DATE: 11-17-21
 DRAWN BY: JD
 PROJECT NO: 21-213
 DRAWING NO: 1 A-1
 OF 1



PREPARED FOR: JOHN MORAITIS

Filed Map Reference: MAP OF HILLSIDE VILLAGE, HILLSDALE, BERGEN COUNTY, NJ	Filed Map Block: 5-08	Filed Map Lot: 10	Filing Date: 5/10/1951	Filed Map No. 4113
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IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 2/28/22 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 1170 PG 1565

CERTIFICATE OF AUTHORIZATION: 24GA28229800



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FAX: 732-270-9691
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SURVEY OF PROPERTY

LOT 8 **BLOCK 407**

BOROUGH OF HILLSDALE

COUNTY OF BERGEN **NEW JERSEY**


DAVID J. VONSTEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale: 1"=20'	Drawn By: AM	Date: 2/28/22	JOB #: 22-01597	CAD File #: 22-01597	Sheet #: 1 OF 1
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