PROPERTY SITUATED IN THE BOROUGH OF HILLSDALE, BERGEN COUNTY, NEW JERSEY

Final As-Built Survey of walls on Property known as Lots 44, 45, and 46 in Block 12 as shown on a certain map entitled "Map of Hillsdale Manor, Washington Township, Bergen Co., N.J." and filed in the Bergen County Clerk's Office on July 25, 1892 as Map No. 598.

Certified to: MICHAEL KANTER; to be correct.

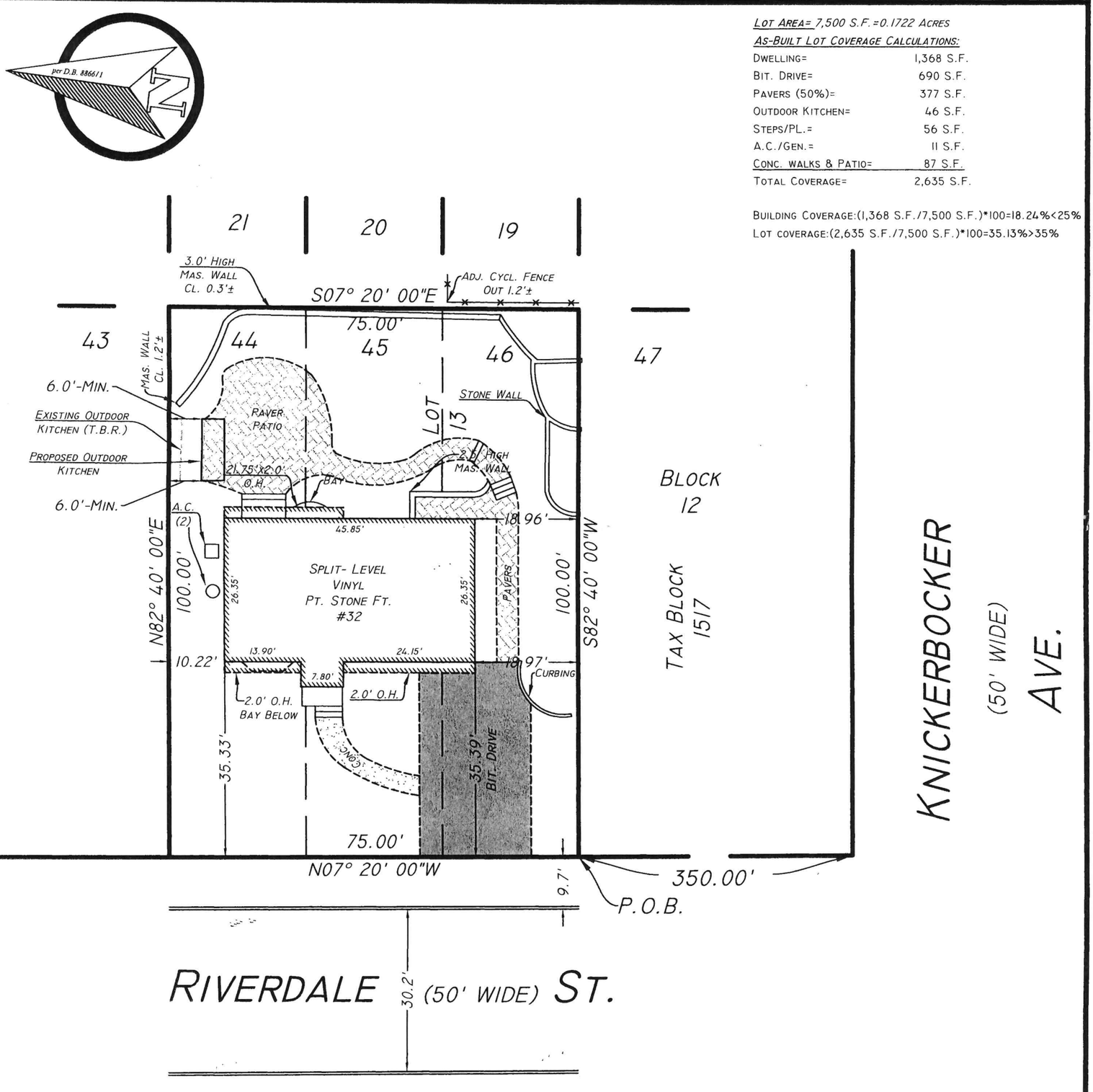
Scale: 1" = 20 feet

Being Lot 13 in Block 1517 on the Tax Map.

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

October 27, 2023
Rev. to show Proposed Kitchen Outdoor:
August 16, 2024

"A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14(C45:8-36.3) AND N.J.A.C. 13:40+5.1(D)".



LOT AREA= 7,500 S.F. =0.1722 ACRES

AS-BUILT LOT COVERAGE CALCULATIONS:

DWELLING=	1,368 S.F.
BIT. DRIVE=	690 S.F.
PAVERS (50%)=	377 S.F.
OUTDOOR KITCHEN=	46 S.F.
STEPS/PL.=	56 S.F.
A.C./GEN.=	11 S.F.
CONC. WALKS & PATIO=	87 S.F.
TOTAL COVERAGE=	2,635 S.F.

BUILDING COVERAGE:(1,368 S.F./7,500 S.F.)*100=18.24%<25%
LOT COVERAGE:(2,635 S.F./7,500 S.F.)*100=35.13%>35%

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