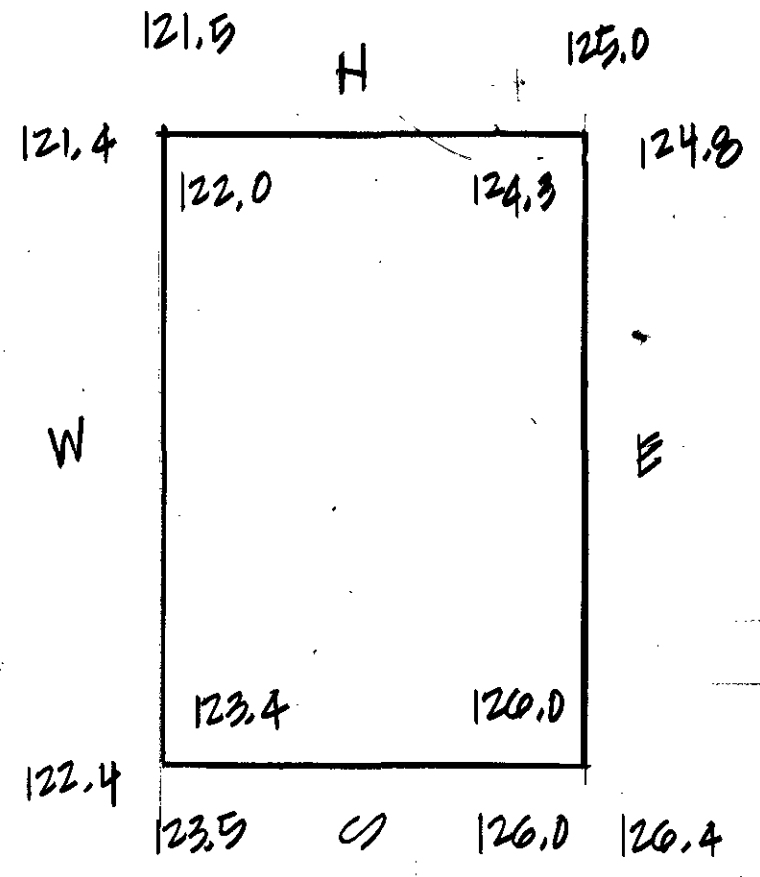


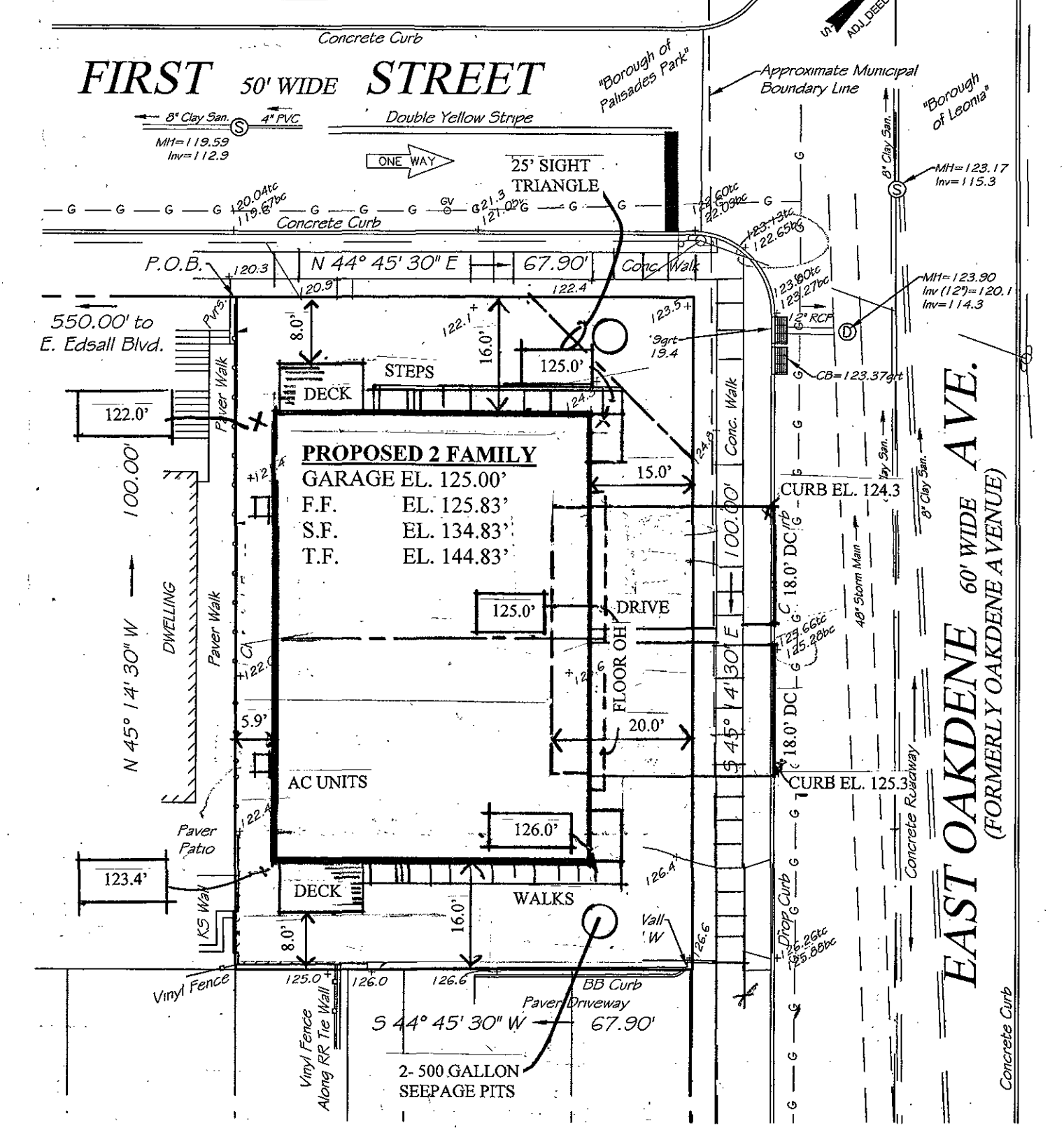
ZONING SCHEDULE		ZONE AA	
ITEM	REQUIRED	PROPOSED	VARIANCE
LOT AREA	5000 SF	6790.0 SF	NO
WIDTH	50.0 FT	67.90 FT	NO
DEPTH	100.0 FT	100.0 FT	NO
FRONT YD	25.0 FT	16.0 FT	YES
SIDE	5.0 FT	5.90 FT	NO
CORNER FRONT	15.0 FT	15.0 FT	NO
REAR YD	25.0 FT	16.0 FT	YES
HEIGHT	2.5 STY / 28 FT	3 STY / 32.67 FT	YES
LOT COVERAGE	40.0 %	47.07%	YES



HEIGHT CALCULATION
GRADE PLANE

- N — 122.90
- E — 125.15
- W — 121.90
- S — 124.70

AVA GRADE — 123.6025'
AVA ROOF — 150.33'
HEIGHT → 32.67'

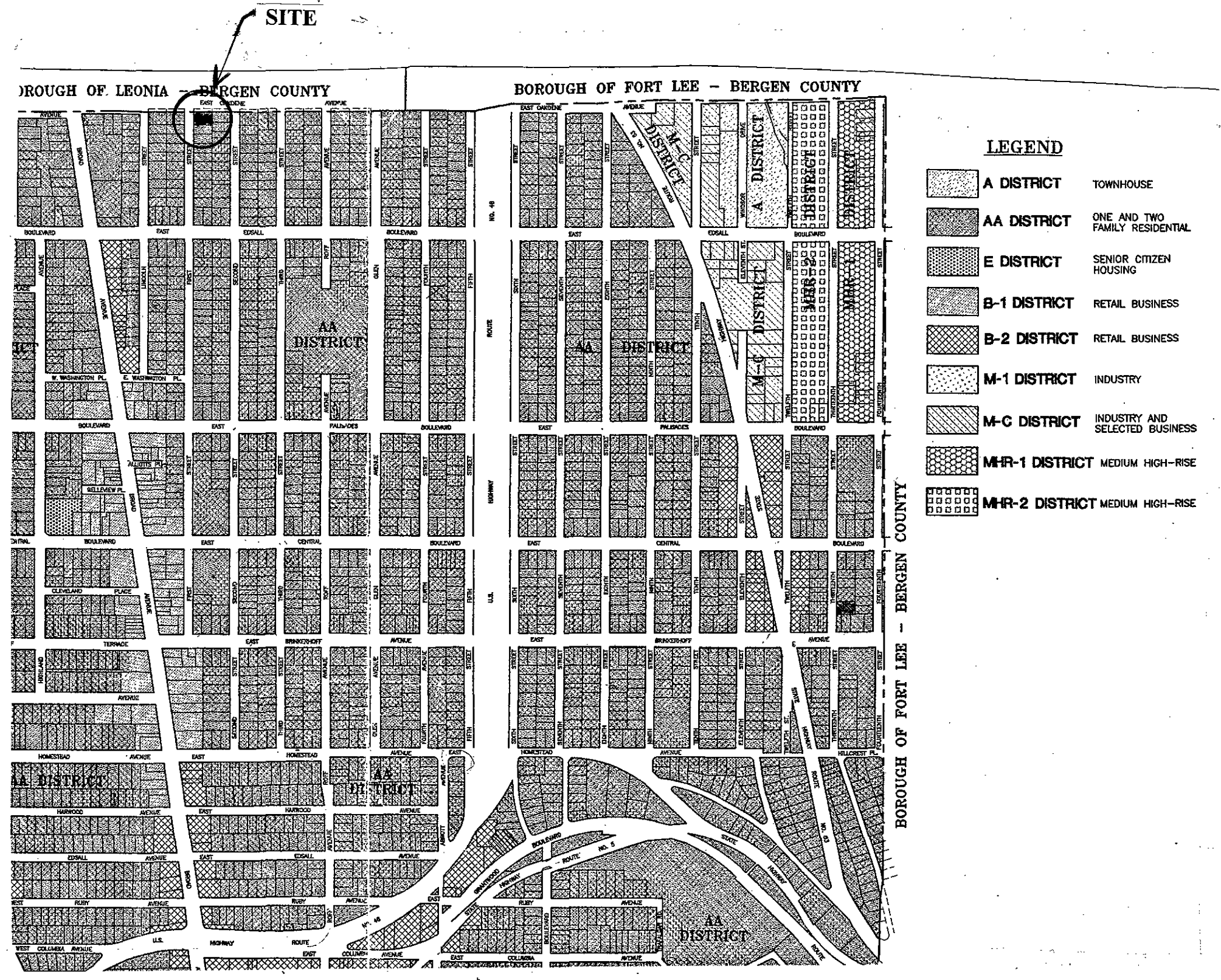


○ PLOT PLAN 1" = 20.0'
(PROPOSED CONSTRUCTION)
BUILDING FOOTPRINT — 2190.0 SF

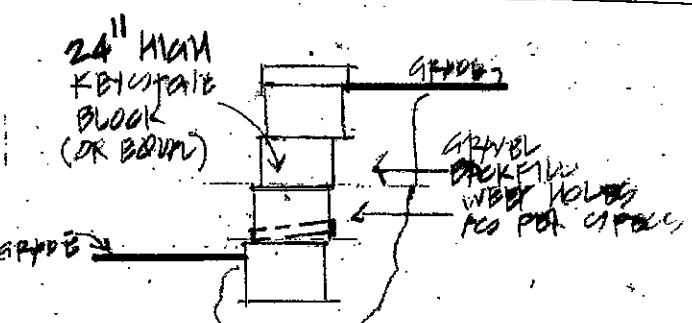
PLOT PLAN BASED ON SURVEY BY
MARK MARTINS DATED 12/5/20
LOT 11 BLOCK 306
LOT AREA = 6790.0 SF

○ PLOT PLAN 1" = 20.0'
(EXISTING CONDITIONS)

KEY MAP / ZONING MAP



- LEGEND**
- A DISTRICT TOWNHOUSE
 - AA DISTRICT ONE AND TWO FAMILY RESIDENTIAL
 - E DISTRICT SENIOR CITIZEN HOUSING
 - B-1 DISTRICT RETAIL BUSINESS
 - B-2 DISTRICT RETAIL BUSINESS
 - M-1 DISTRICT INDUSTRY
 - M-C DISTRICT INDUSTRY AND SELECTED BUSINESS
 - MHR-1 DISTRICT MEDIUM HIGH-RISE
 - MHR-2 DISTRICT MEDIUM HIGH-RISE



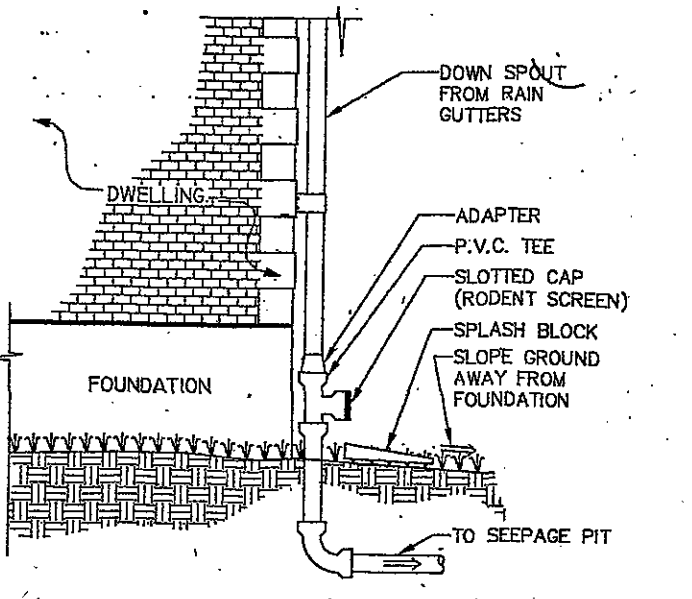
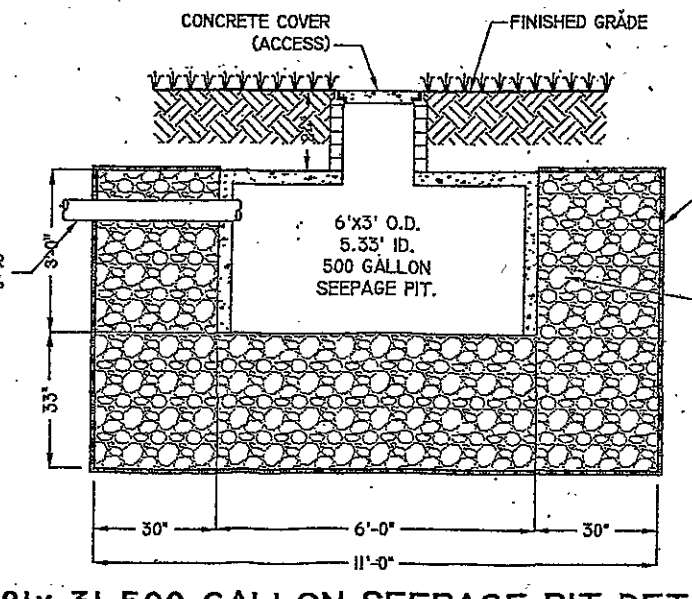
APPROVED BY THE PLANNING BOARD / BOARD OF ADJUSTMENT
OF THE BOROUGH OF PALISADES PARK

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWN ENGINEER _____ DATE _____

WALL DETAIL
INCORPORATION AS PER
MANUFACTURER'S INSTRUCTIONS
(PROVIDE ARCHITECT W/
OUT SHEET OR COMPLIANCE)



54 EAST OAKDENE AVENUE
Lot 11 Block 306
Borough of Palisades Park Bergen County, NJ
Scale: 1" = 20' December 5, 2020

JOSEPH M. DONATO - R.A.
ARCHITECT
N.J. LIC. NO. 19280
N.Y. LIC. NO. 022978

PLOT PLAN / ZONING

PROPOSED 2 FAMILY DUPLEX
54 EAST OAKDENE AVENUE
PALISADES PARK, N.J.

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

SCALE NOTED DRWN. BY JP DRAWING NO. 1
DATE 4.20.21 PROJECT NO. 21-143 OF 1