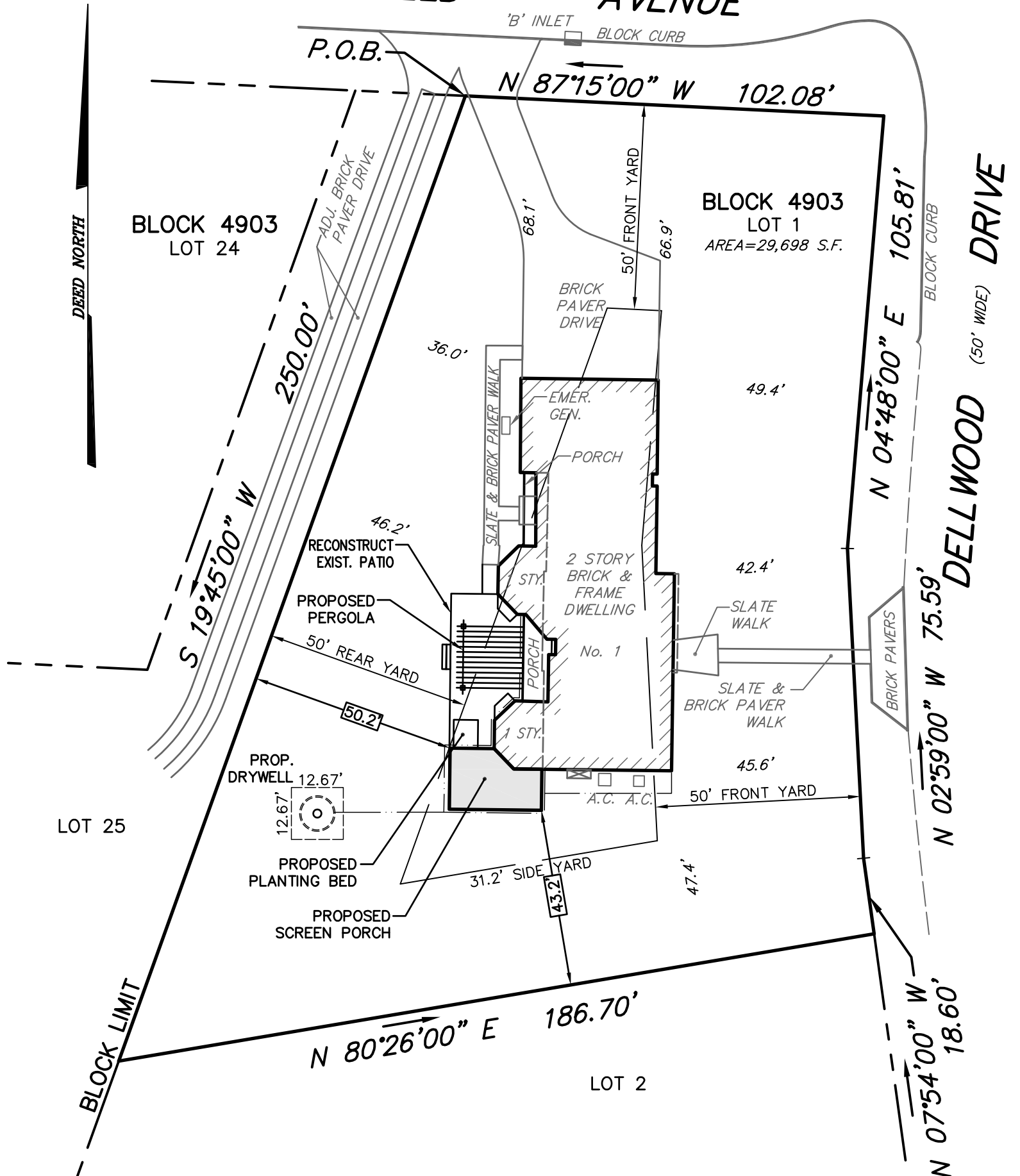


GARFIELD AVENUE

(50' WIDE)



R-1 RESIDENTIAL DISTRICT

BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	25,000 S.F.	29,698 S.F.	NO CHANGE
LOT WIDTH	155 FT.	210.8 FT.	NO CHANGE
LOT DEPTH	135 FT.	135.5 FT.	NO CHANGE
SIDE YARD	31.2 FT.	47.4 FT.	43.2 FT.
FRONT YARD-DELLWOOD	50 FT.	42.4 FT.	NO CHANGE
FRONT YARD-GARFIELD	50 FT.	66.9 FT.	NO CHANGE
REAR YARD	50 FT.	36.0 FT.	NO CHANGE
			50.2' (PORCH)
MAX. BUILDING HEIGHT	35 FT.	30 FT.±	NO CHANGE
MAX. PRINC. BLDG. COVERAGE	10% (2,970 S.F.)	11.7% (3,473 S.F.)	12.7% (3,762 S.F.)
MAX. IMPERVIOUS COVERAGE	20% (5,940 S.F.)	20.3% (6,019 S.F.)	20.05% (5,953 S.F.)

COVERAGE CALCULATIONS

	EXISTING	CHANGE	EXISTING
HOUSE	3,302 S.F.	NO CHANGE	3,302 S.F.
PORCHES	171 S.F.	ADD SCREEN PORCH	460 S.F.
FRONT WALK	194 S.F.*	NO CHANGE	194 S.F.*
REAR PATIO/DECK	944 S.F.	REMOVE & REPLACE	589 S.F.
REAR WALK	210 S.F.*	NO CHANGE	210 S.F.*
BRICK PAVER DRIVEWAY	1,198 S.F.*	NO CHANGE	1,198 S.F.*
TOTAL COVERAGE	6,019 S.F.		5,953 S.F.

* BRICK PAVERS @ 80%

NOTES:

- THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON MAY 29, 2020. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.

PLOT PLAN

PREPARED FOR:

1 DELLWOOD DRIVE

TAX LOT 1 IN BLOCK 4903

BOROUGH OF MADISON

MORRIS COUNTY NEW JERSEY



ABC SURVEYS, LLC

PROFESSIONAL LAND SURVEYING AND ENGINEERING

466 SOUTHERN BOULEVARD
CHATHAM, NEW JERSEY 07928
VOICE 973-377-2174 FAX 973-377-5533

ANDREW B. CLARKE-PLS, PE

NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

Date: 05/29/2020

REVISED: 06/29/2020
REVISED: 07/09/2020

Job No.: 20049

Scale 1 Inch = 30 Feet