

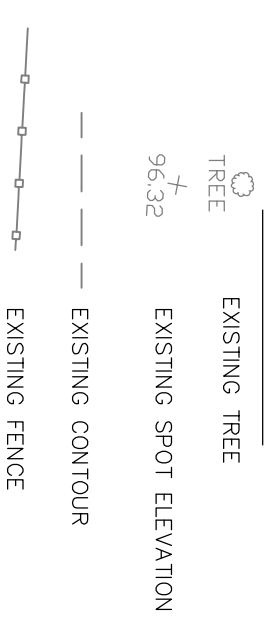
COVERAGE AREA SUMMARY:

ZONE: R-15
 LOT AREA= 15,079 S.F.+/- (PER SURVEY DIMENSIONS)
 Max. Allowable Building Coverage = 15% = 2,261 s.f.
 Max. Allowable Improvement Lot Coverage = 30% = 4,524 s.f.

DESCRIPTION	EXISTING
HOUSE	2416 SF
HOUSE ROOF OVERHANGS	214 SF
FRONT COVERED PORCH	55 SF
TOTAL BUILDING COVERAGE=	2685 SF
SHED	96 SF
DRIVEWAY (PAVED/CURB)	1724 SF
FRONT WALK	283 SF
REAR DECK/STEPS	483 SF
REAR PATIO/STEPS	413 SF
LANDSCAPE WALL	116 SF
CHIMNEY & AC UNIT	19 SF
TOTAL IMPROVED LOT COVERAGE	5,819 SF

EXISTING BUILDING COVERAGE=17.81%
 EXISTING IMPROVED LOT COVERAGE=38.59%

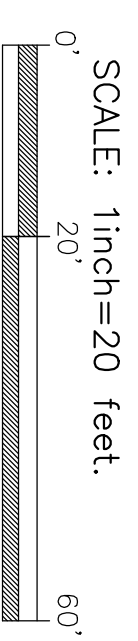
LEGEND:



EXISTING CONDITIONS PLAN

for
 Franco Residence
 situated in
 BOROUGH OF FLOHAM PARK,
 UNION COUNTY, NEW JERSEY,
 Being known as Tax Lot 45, Block 2703

_____ NJPLS & PE #2468031727200
 #246828280500
 GERT AUTH:
 MARK J. MANTYLA, MEMBER
 PROFESSIONAL LAND SURVEYOR & ENGINEER
 MJM SURVEYING & ENGINEERING, LLC
 139 West Mountain Road,
 Sparta, N.J. 07871
 PHONE (973)222-6986
 EMAIL: markjm@pjd.net
 DATE: June 04, 2020



NOTES:

- 1) THIS IS AN EXISTING CONDITIONS PLAN ONLY AND NOT A BOUNDARY SURVEY. ALL BOUNDARY AND BUILDING LOCATION INFORMATION IS TAKEN FROM A SURVEY PREPARED BY MARC U. CIFONE, PLS, LAKELAND SURVEYING, ROCKAWAY, NJ, AND DATED SEPTEMBER 19, 2014. SURVEY PROVIDED BY PROPERTY OWNER.
- 2) THE LOCATION OF ALL OVERHEAD OR SUBSURFACE UTILITIES, ELEC., GAS, WATER, DRAINAGE, SPRINKLERS, ETC. AND ANY OTHER SUBSURFACE CONDITIONS ARE NOT BE SHOWN ON THIS PLAN. CONTRACTOR REQUIRED TO HAVE NU ONE CALL UTILITY MARK-OUT PRIOR TO ANY EXCAVATION.
- 3) EXISTING TOPOGRAPHY IS BASED ON AN ASSUMED VERTICAL DATUM AS SHOWN.
- 4) THIS PLAN DOES NOT INCLUDE ANY ENVIRONMENTAL INFORMATION OR EVALUATION OF THE SITE.