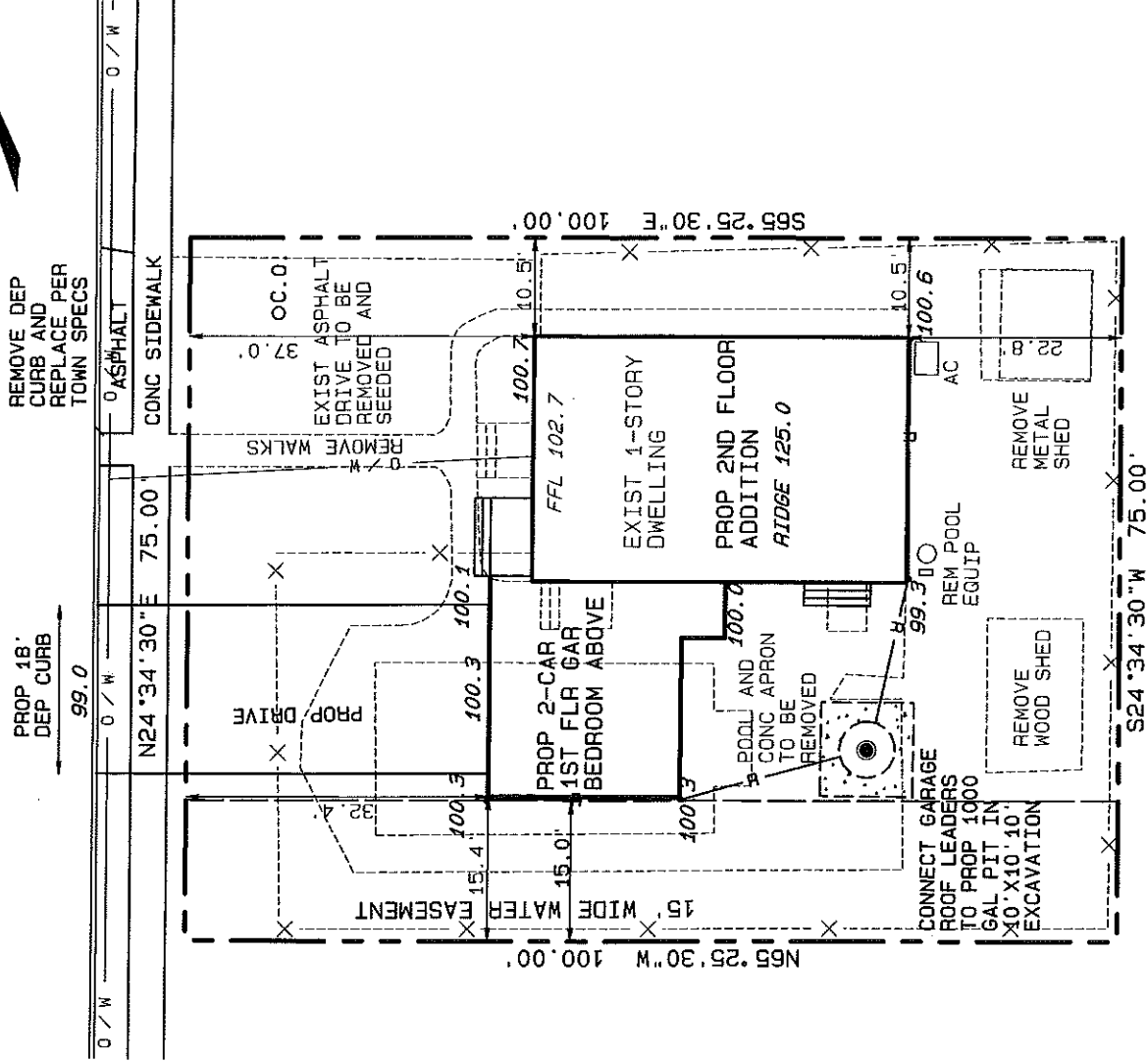


FERN STREET

(50' WIDE)



% COVERAGE:

IMP AREA (SF)	EXIST BLDG COVER	EXIST IMPERV COVER	PROP BLDG COVER	PROP IMPERV COVER
DWELLING	1052	1052	1052	1052
GARAGE			501	501
DRIVEWAY				651
PPOOL APRON		696		
WALKS/STOOP		1159		
SHEDS		331		
TOTALS	1052	3539	1553	2204
/7500 SF	14.0%	47.2%	20.7%	29.4%

NOTES:

- COPIES OF THIS MAP WITHOUT THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
- FIELD WORK PERFORMED THROUGH 07/20/20.
- IMPROVEMENTS ON OR UNDER THE LANDS AND NOT VISIBLE MAY NOT BE SHOWN.
- THIS SURVEY IS SUBJECT TO THE REVIEW AND FINDINGS OF A CURRENT TITLE SEARCH AND REPORT.
- BUILDING OFFSETS SHOWN HEREON NOT TO BE USED TO ESTABLISH PROPERTY LINE LOCATIONS.
- ELEVATIONS (100.0) IN ASSUMED DATUM.

ZONING SCHEDULE: ZONE B

	MINIMUM AREA REQUIREMENTS		MAXIMUM BULK REQUIREMENTS			MINIMUM YARD REQUIREMENTS				
	LOT SQ FT	LOT WIDTH FT	LOT DEPTH FT	BLDG LOT COVER	IMP LOT COVER	BLDG. HTG. FT	FRONT YARD FT	SIDE YARD FT	REAR YARD FT	
REQUIRED	7,500	75	100	20%	30%	2 1/2	20	10	20	
EXISTING	7,500	75	100	14.0	47.2	16.4	37.0	48.8	22.8	
PROPOSED	7,500	75	100	21.2	29.4	24.8	32.7	25.9	10.5	
									10.5	22.8

LOCATION SURVEY FOR

FJP2, LLC
#303 FERN STREET
TAX LOT 1, BLOCK 4412
 TOWNSHIP OF WASHINGTON BERGEN COUNTY NEW JERSEY
 SCALE: 1" = 20'
 JULY 22, 2020

REVISIONS

10/19/20:
 REMOVED OVERHANG,
 ADD ROOF DRAINS
 TO PIT.

(Signature)
 PETER C. KIRCH
 PROFESSIONAL LAND SURVEYOR
 NJPLS #23130 / NYPLS #49208



43 SPRING STREET
 RAMSEY, NEW JERSEY 07446
 (201) 236-0033
 WWW.SURTECH.COM

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28151200

DRN PCK

CHKD KCK

JOB# 8388LS