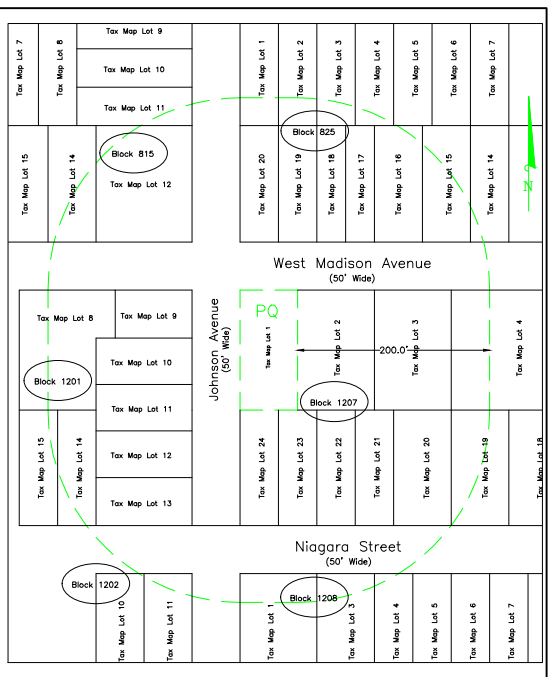
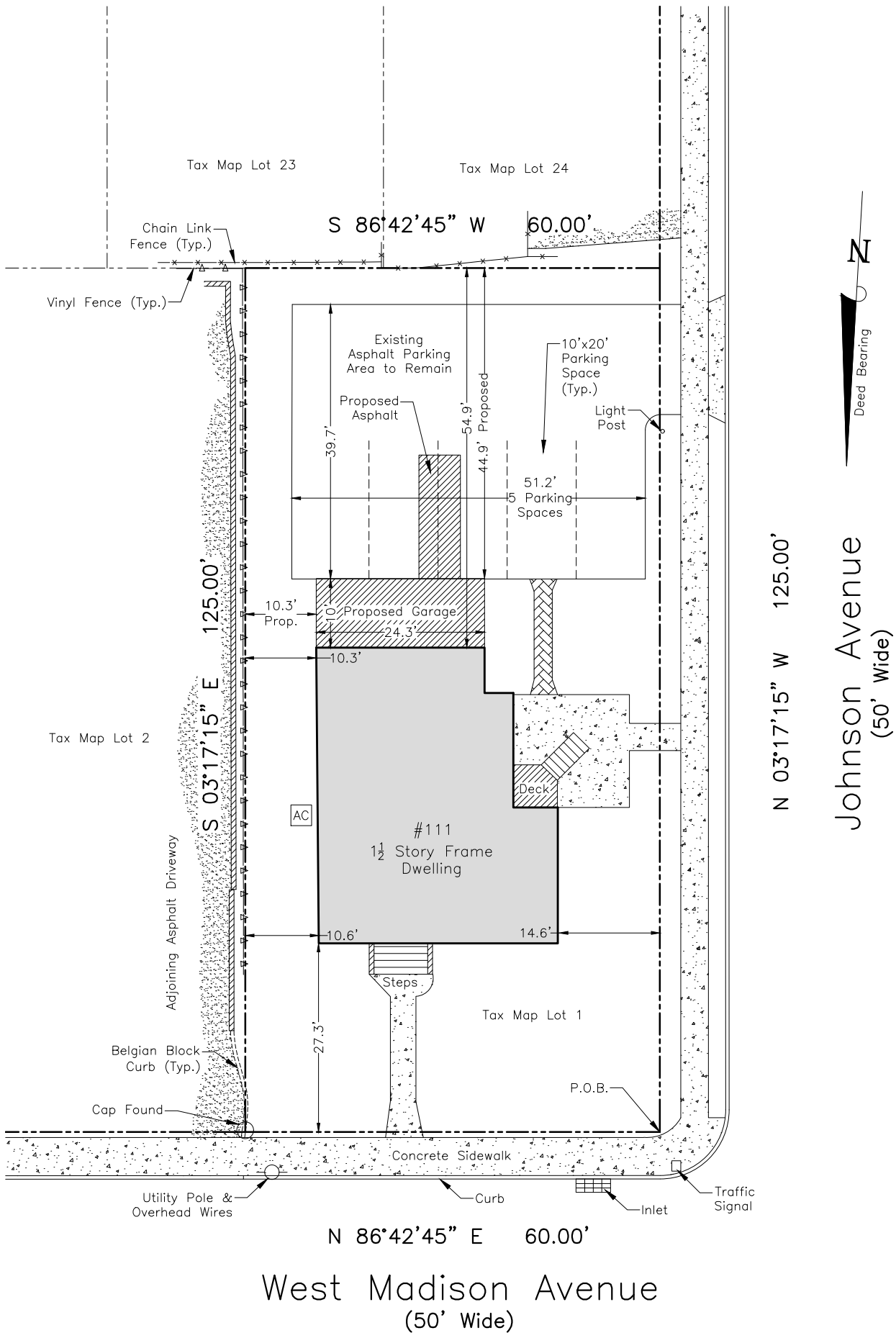
Area	B2	Existing	Proposed
Lot area (minimum square feet)	—	7500	7500
Lot width (minimum feet)	—	60	60
Lot depth (minimum feet)	—	125	125
Lot frontage (minimum feet)	—	60	60
Front yard setback (minimum feet)	—	26.5	26.5
Side yard setback (minimum feet)	3	10.3	10.3
Rear yard setback (minimum feet)	—	54.9	44.9
Lot coverage (maximum percent)	70%	49.7	54.3
Green area (minimum percent)	—	50.3	45.7
Height (maximum feet)	28	Less than 28	Less than 28
Sidewalk area (minimum feet)	10	10 on Johnson Ave	11 on Johnson Ave
Sidewalk area (minimum feet)	10	8 on Madison Ave	9 on Madison Ave



200' Key Map

1' = 200'



Impervious Coverage	Square Feet
House	1303
Asphalt Driveway	1949
Deck and Steps	58
Front Concrete Walk	95
Front Steps	40
Rear Paver Walk	46
Side Concrete Patio	234
Proposed Garage	240
Proposed Asphalt Patch	106
Total Impervious	4071
Lot Area	7500
Percent Impervious	54.28%

References:
1. KNOWN AND DESIGNATED as Lots 20, 21 and 22 as shown on a certain map entitled, "Map of Property of Dumont Realty Co., Dumont, N.J. Section 2" filed in the Bergen County Clerk's Office on June 2, 1906 as Map No. 1000.
2. KNOWN AND DESIGNATED as Lot 1 Block 1207 as shown on the current Tax Assessment Map, Borough of Dumont, Bergen County, New Jersey.
3. Deed Book 3070 Page 2462

Notes:
1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Property corners have not been set pursuant to N.J.A.C. 13:40–5.2.

Schmidt Surveying
66 Huntting Drive, Dumont, NJ 07628
Phone: (201) 403–5801
Fax: (201) 244–6163
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt
NJ Professional Land Surveyor
No. 24GS04330100

Survey of Property
Tax Lot 1 - Block 1207
111 West Madison Avenue
Borough of Dumont
Bergen County, New Jersey

Drawn:	Checked:	Date:	Scale:
JT	AS	7–22–20	1" = 20'

This Survey is certified to:
Madison Maintenance LLC

20 10 0 20
1 inch = 20 feet