

Scale: 1"=20'-0"

75 Lincoln St
Berkeley Heights
Union County
New Jersey

Lot #1
Block #103

The Newman Residence

Concept Plan

January 25, 2021

Checked By: MN

Drawn By: MN

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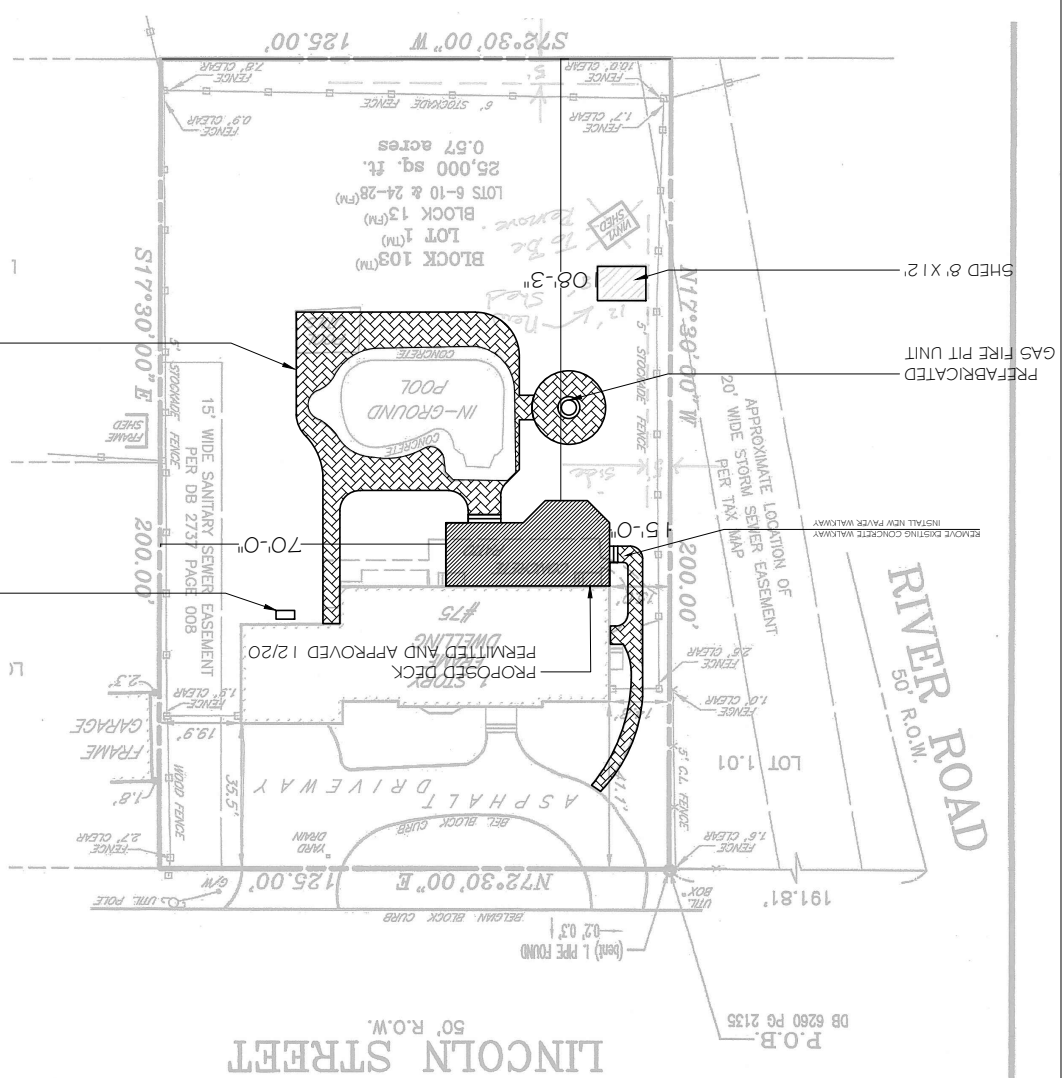
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HARMONY DESIGN GROUP
LANDSCAPE ARCHITECTURE • CONSTRUCTION MANAGEMENT

1520 PINE GROVE AVE. WESTFIELD, NEW JERSEY 07090 TEL: 908-264-4440 FAX: 908-497-7889



EXPAND POOL PATIO WITH CONCRETE PAVERS
PROPOSED GAS GENERATOR

PRE-FABRICATED GAS FIRE PIT UNIT

PLAN OF SURVEY
KAREN NEWMAN & STEVEN NEWMAN
SITUATED IN
TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY
BLOCK 103 LOT 1

LOT COVERAGE R-10 ZONE 30% MAX COMBINED	
LOT AREA	25,000.00 SF
PROPOSED COVERAGE	2,457.00 SF
MAINT BUILDING	2,457.00 SF
DRIVEWAY AND CURBING	2,062.00 SF
FRONT PORCHES	50.00 SF
REAR SIDE PORCHES	366.00 SF
POOL AND POOL PATIO	1,416.00 SF
TOTAL LOT COVERAGE	7,984.00 SF
SLOTTED UNCOVERED DECKS ARE EXCLUDED FROM LOT COVERAGE	
LOT AREA	25,000.00 SF
PROPOSED COVERAGE	2,457.00 SF
MAINT BUILDING	2,457.00 SF
DRIVEWAY AND CURBING	2,062.00 SF
FRONT PORCHES	50.00 SF
REAR SIDE PORCHES	366.00 SF
POOL AND POOL PATIO	1,416.00 SF
TOTAL LOT COVERAGE	7,984.00 SF

Zoning District	Minimum Lot Area	Lot Width	Lot Depth	Setback - Principal Building				Setback - Accessory Building				Max. Bldg. Height	Max. Permit Cov.
				Front Yd.	Rear Yd.	Side Yd.	Front Yd.	Rear Yd.	Side Yd.				
R-10	10,000	100	100	30	30	12ft	30	30	30	30	30	30	30%

CONTROL LAYOUTS, INC.
271 CLEVELAND AVENUE
HIGHLAND PARK, N.J. 08904
PHONE (732) 948-9100 FAX (732) 937-5791
DATE: 9/8/19

ALL PROPOSED WORK
OVERLAIN ON ORIGINAL
SURVEY PROVIDED BY: