



EXISTING LOT COVERAGE CALCULATION

ITEM	AREA (SQ. FT.)
HOUSE & PORCH	1,228
CONC. DIW	1,490
SHED	151

AREA OF STONES FOR PARKING 1,720

TOTAL = 4,589 SQ. FT.

LOT AREA = 7,616 SQ. FT.

EXISTING % COVERAGE

$4,589 / 7,616 = 60\%$

PROPOSED LOT COVERAGE

REMOVE STONES - 1,720 SQ. FT.

ADD NEW SPACE + 532 SQ. FT.

PROPOSED LOT COVERAGE

$3,401 / 7,616 = 44.66\%$

ROADWAY TAKING (NOT INCLUDING) L.2684, F.486

42ND AVENUE

THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **3'**

LOCATION DRAWING OF:
#6117 42ND AVENUE
 PART OF LOTS 2 & 3 BLOCK 2
 PLAT BOOK A, PLAT 24
HYATTSVILLE
 LIBER 19532, FOLIO 263
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE: 1"=20' DATE: 04-30-2022
 DRAWN BY: CPIAP FILE #: 224527-200

- LEGEND:**
- FENCE
 - BASSEMENT ENTRANCE
 - BAY WINDOW
 - BRICK
 - BLDG. RESTRICTION LINE
 - BSMT
 - CONCRETE STOOP
 - CONC.
 - DRIVEWAY
 - ROOSTING
 - FR.
 - GALV.
 - NEW OR FORMERLY
 - OVERHANG
 - PUB.
 - PUBLIC UTILITY BSMT.
 - PUB. IMPROVEMENT BSMT.
- COLOR KEY:**
- EXISTING INFORMATION
 - IMPROVEMENTS
 - STONES
 - BSMTS & RESTRICTION LINES

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SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 28 12B OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURED FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTINGENT TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3'. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTICES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND BASSEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS MICROCHANGES MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.

WE WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)