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**PROPOSED TREES**

SYMBOL	SCIENTIFIC NAME	COMMON NAME	HEIGHT	QUANTITY
	ARONIA	RED CHOKEBERRY	1'	4
	CORNUS SERICEA	DOGWOOD	2'	4
	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	2'	3
				<b>TOTAL</b>
				11

**EXISTING CONDITIONS**  
 SCALE: 1" = 30'

**EXISTING COVERAGES**

APARTMENT BUILDING = 9,704 SF  
 WESTERN FRONT BUILDING = 3,203 SF  
 FRONT PORCH = 496 SF  
 FRONT AND REAR SIDEWALKS = 2,786 SF  
 REAR PORCHES = 131 SF  
 STEPS FOR PORCHES = 26 SF  
 PATIO = 596 SF  
 REAR BUILDING = 972 SF  
 SHED = 138 SF  
 DRIVEWAY = 21,938 SF  
 DUMPSTER AREA = 200 SF  
 CANOPIES = 690 SF  
 SMOKE HOUSE = 95 SF

TOTAL IMPERVIOUS LOT COVERAGE = 40,975 SF  
 PERCENT IMPERVIOUS LOT COVERAGE =  $\frac{40,975 \text{ SF}}{79,179 \text{ SF}} = 51.7\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 15,334 SF  
 PERCENT PRINCIPAL BUILDING COVERAGE =  $\frac{15,334 \text{ SF}}{79,179 \text{ SF}} = 19.4\%$

**NOTE:**  
 100-YEAR FLOOD ELEVATION PER FEMA FIRM = 522.0  
 100-YEAR FLOOD ELEVATION PER NJDEP STATE STUDY = 522.2  
 FLOOD HAZARD AREA FLOOD PER NJDEP STATE STUDY = 520.8  
 THEREFORE, THE WHOLE SITE IS ABOVE FLOOD ELEVATION.  
 THERE ARE NO FLOODPLAINS ON SITE OR WITHIN 100' OF SITE.

- GENERAL NOTES:**
- THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED WITHOUT HIS CONSENT.
  - THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
  - ALL UTILITY LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS TO VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO START OF CONSTRUCTION.
  - ALL EQUIPMENT, MATERIALS, ETC. SHALL BE CONFINED TO THE PROPERTY IN QUESTION. NO ENCROACHMENT ONTO TOWN R.O.W. OR ADJACENT PROPERTIES IS PERMITTED, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
  - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE, AND FEDERAL CODES.
  - IT IS THE APPLICANT'S RESPONSIBILITY TO REPAIR ANY CURB AND SIDEWALK DAMAGED IN FRONT OF THE PROPERTY AS PER TOWNSHIP ENGINEER.
  - SILT FENCES ARE TO BE INSTALLED AROUND THE DISTURBED AREAS DURING CONSTRUCTION.
  - F.C. MEOLA, LLC REPRESENTS THE PLANS TO BE COMPLETE AS OF THE LAST REVISION DATE. SHOULD THE OWNER, BUILDER AND/OR CONTRACTOR CHOOSE SOMEONE OTHER THAN F.C. MEOLA, LLC TO STAKE OUT THE PROPOSED IMPROVEMENTS INDICATED ON THESE PLANS, THE OWNER, BUILDER, CONTRACTOR AND/OR SURVEYOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY TO REVIEW THE SITE CONDITIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS TO COMPLY WITH THE SCOPE OF THESE PLANS.
  - ANY WORK WITHIN THE RIGHT OF WAY WILL REQUIRE A ROAD OPENING PERMIT.
  - SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY 10 FT HORIZONTALLY. IF THE SAID SEPARATION IS NOT POSSIBLE, THE SANITARY PIPE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR ENCASED IN CONCRETE AS PER N.J. ADMINISTRATIVE CODE (7:144-23.6)(4).
  - VERTICAL ELEVATION DATUM NAVD88.
  - ALL SEWER INSTALLATION AND CONNECTIONS MUST MEET LOCAL SEWERAGE AUTHORITY STANDARDS AND REGULATIONS.
  - TBR IS TO BE REMOVED.
  - NO SIGNS PROPOSED.



**PROPOSED COVERAGES**  
 LOT 23.02

FRONT BUILDING = 3,203 SF  
 FRONT PORCH = 496 SF  
 REAR SIDEWALKS AND STEPS = 561 SF  
 DRIVEWAY AND PARKING SPOTS = 2,926 SF

TOTAL IMPERVIOUS LOT COVERAGE = 7,186 SF  
 PERCENT IMPERVIOUS LOT COVERAGE =  $\frac{7,186 \text{ SF}}{19,809 \text{ SF}} = 36.3\%$

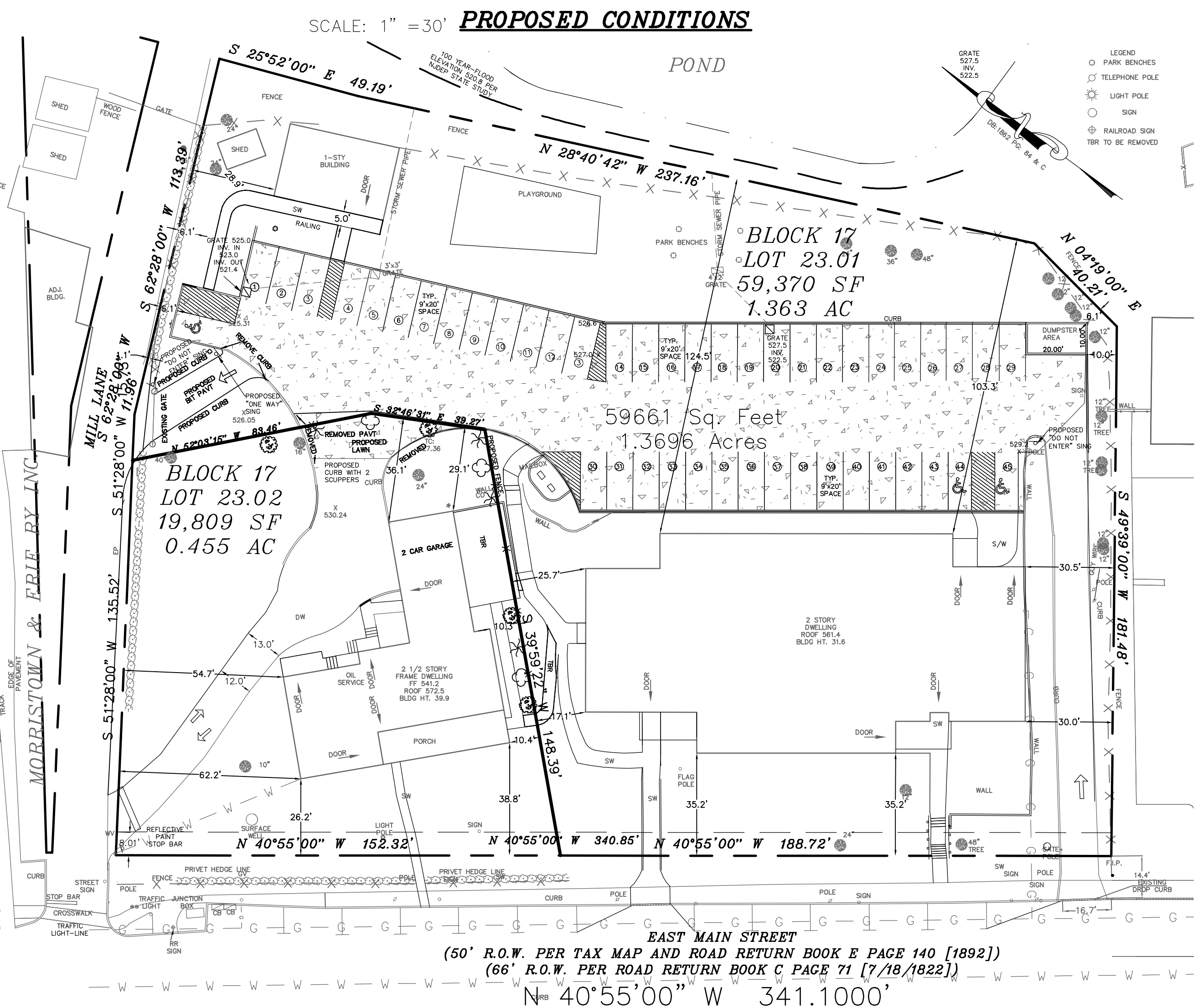
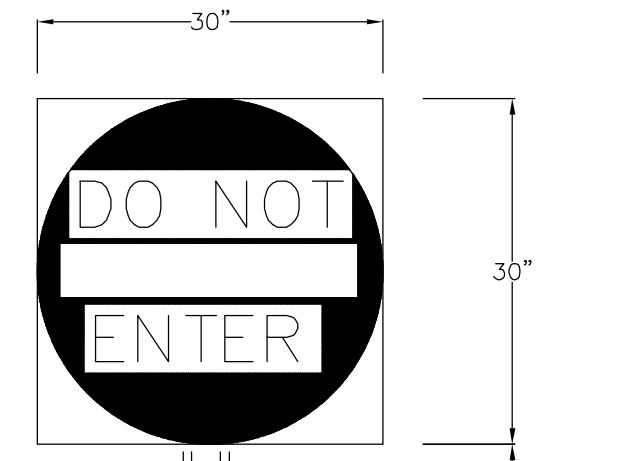
PRINCIPAL & ACC. BUILDING COVERAGE = 3,699 SF  
 PERCENT PRINCIPAL BUILDING COVERAGE =  $\frac{3,699 \text{ SF}}{19,809 \text{ SF}} = 18.7\%$

TOTAL IMPERVIOUS LOT COVERAGE = 33,000 SF  
 PERCENT IMPERVIOUS LOT COVERAGE =  $\frac{33,000 \text{ SF}}{59,370 \text{ SF}} = 55.6\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 11,635 SF  
 PERCENT PRINCIPAL BUILDING COVERAGE =  $\frac{11,635 \text{ SF}}{59,370 \text{ SF}} = 19.6\%$

**ZONING SCHEDULE**  
 ZONE : O-B  
 (OFFICE BUSINESS DISTRICT)  
 ONE-FAMILY DWELLINGS

REQUIREMENT	REQUIRED /PERMITTED	EXISTING	PROPOSED 23.01	PROPOSED 23.02
MAX. HEIGHT	2-1/2	2-1/2	2	2-1/2
STORIES	35	39.9*	31.6	39.9**
FEET				
MIN. YARDS				
FRONT				
MILL LANE (FT)	35	6.1*	28.9*	54.9
E. MAIN STREET (FT)	35	26.3*	35.2*	26.2*
REAR (FT)	35	15.3*	14.4*	29.1**
SIDE (FT)	10	30.1	17.1	10.3
MIN. LOT AREA (SF)	10,000	79,179	58,261	20,919
MIN. LOT WIDTH				
AT STREET				
MILL LANE (FT)	60	276.60A	113.39A	163.21
E. MAIN STREET (FT)	60	341.10A	188.72	152.32A
AT SETBACK LINE				
MILL LANE (FT)	80	267.38A	109.16	158.22A
E. MAIN STREET (FT)	80	339.99A	195.29	144.69A
MAX. DEPTH (FT)	125	267.38A	181.48	148.39A
MAX. IMPROVED COVERAGE (%)	25%	51.7%*	55.6%**	36.3%**



**PROPOSED COVERAGES**  
 LOT 23.01

FRONT BUILDING = 3,203 SF  
 FRONT PORCH = 496 SF  
 REAR SIDEWALKS AND STEPS = 561 SF  
 DRIVEWAY AND PARKING SPOTS = 2,926 SF

TOTAL IMPERVIOUS LOT COVERAGE = 7,186 SF  
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**REVISIONS**

REV.	DATE	DESCRIPTION
1	10/7/21/2021	ORIGINAL
2	11/07/21/2021	REVISED
3	02/07/2022	REVISED
4	04/12/2022	REVISED
5	04/29/2022	REVISED
6	07/11/2022	REVISED

**FREDERICK C. MEOLA**  
 LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
 CERTIFICATE OF AUTHORIZATION : No. 246A28140200  
 28 WHIPPANY ROAD, WHIPPANY, NEW JERSEY  
 PHONE (973)538-8863 FAX (973)538-5715  
 N.J. LIC. # 22708

**SEAL**

**FCMeola**  
 Engineering & Land Surveying

**OWNER & APPLICANT**  
 MILL LANE REALTY, LLC  
 24 CALIAS ROAD  
 RANDOLPH NJ 07869

#60 E. MAIN STREET  
**EXISTING AND PROPOSED CONDITIONS PLAN**  
 BLOCK 17 LOT 23  
 BOROUGH OF ROCKAWAY  
 MORRIS COUNTY, NEW JERSEY

FILE NUMBER	CD	FIELD BOOK
171211	171211NEW	XX/XX
DATE	SCALE	DRAWN BY
LATEST REV.	AS SHOWN	YG