

PROPOSED COVERAGES
LOT 23.02

FRONT BUILDING = 3,203 SF
 FRONT PORCH = 496 SF
 REAR SIDEWALKS AND STEPS = 290 SF
 REAR PATIO = 480 SF
 DRIVEWAY AND PARKING SPOTS = 5,310 SF

TOTAL IMPERVIOUS LOT COVERAGE = 9,779 SF
 PERCENT IMPERVIOUS LOT COVERAGE = $\frac{9,779 \text{ SF}}{20,919 \text{ SF}} = 46.7\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 3,203 SF
 PERCENT PRINCIPAL BUILDING COVERAGE = $\frac{3,203 \text{ SF}}{20,919 \text{ SF}} = 15.3\%$

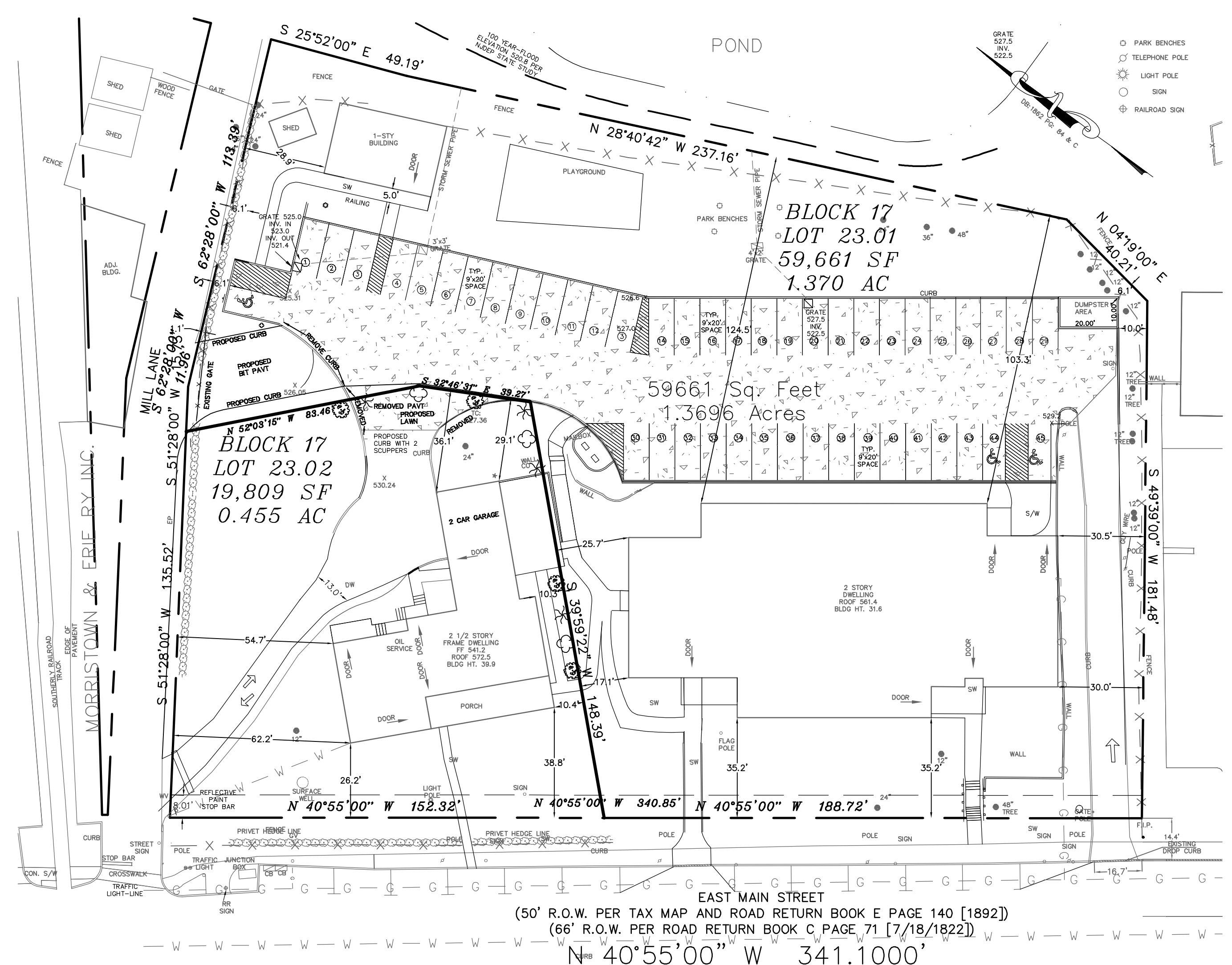
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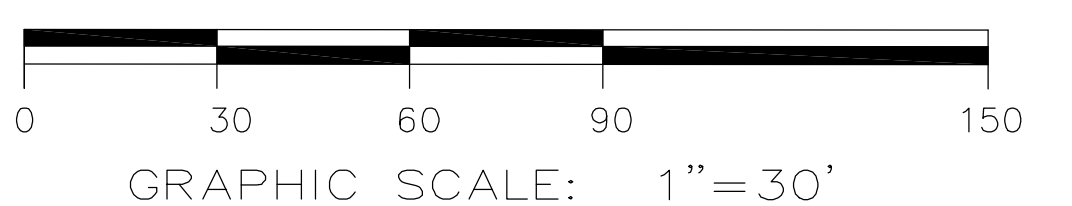
PROPOSED TREES

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | HIGHT | QUANTITY |
|--------|----------------------|-------------------|-------|----------|
| | ARONIA ARBUTIFOLIA | RED CHOKEBERRY | 1' | 4 |
| | CORNUS SERICEA | RED OSIER DOGWOOD | 2' | 4 |
| | HAMAMELIS VIRGINIANA | COMMON WITCHHAZEL | 2' | 3 |
| | | | | TOTAL |
| | | | | 11 |

PROPOSED CONDITIONS
 SCALE: 1" = 30'



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 = $\frac{15,334 \text{ SF}}{79,179 \text{ SF}} = 19.4\%$

PROPOSED COVERAGES
LOT 23.01

APARTMENT BUILDING = 9,704 SF
 FRONT AND REAR SIDEWALKS = 2,786 SF
 REAR PORCHES = 131 SF
 STEPS FOR PORCHES = 26 SF
 PATIO = 110 SF
 REAR BUILDING = 972 SF
 SHED = 138 SF
 DRIVEWAY = 21,121 SF
 DUMPSTER AREA = 200 SF
 CANOPIES = 690 SF
 SMOKE HOUSE = 95 SF

TOTAL IMPERVIOUS LOT COVERAGE = 35,973 SF
 PERCENT IMPERVIOUS LOT COVERAGE = $\frac{35,973 \text{ SF}}{58,261 \text{ SF}} = 61.7\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 12,131 SF
 PERCENT PRINCIPAL BUILDING COVERAGE = $\frac{12,131 \text{ SF}}{58,261 \text{ SF}} = 20.8\%$

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.

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

| REQUIREMENT | REQUIRED /PERMITTED | EXISTING | PROPOSED 23.01 | PROPOSED 23.02 |
|----------------------------|---------------------|----------|----------------|----------------|
| MAX. HEIGHT | | | | |
| STORIES | 2-1/2 | 2-1/2 | 2 | 2-1/2 |
| FEET | 35 | 39.9* | 31.6 | 39.9** |
| 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 | 276.60Δ | 113.39Δ | 163.21 |
| E. MAIN STREET (FT) | 60 | 341.10Δ | 188.72 | 152.32Δ |
| AT SETBACK LINE | | | | |
| MILL LANE (FT) | 80 | 267.38Δ | 109.16Δ | 158.22Δ |
| E. MAIN STREET (FT) | 80 | 339.99Δ | 195.29Δ | 144.69Δ |
| MAX. DEPTH (FT) | 125 | 267.38Δ | 181.48Δ | 148.39Δ |
| MAX. IMPROVED COVERAGE (%) | 25% | 51.7%* | 61.7%** | 46.7%** |

- 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 (7:14A-23.6)(b)(4).
 - VERTICAL ELEVATION DATUM NAVD83.
 - ALL SEWER INSTALLATION AND CONNECTIONS MUST MEET LOCAL SEWERAGE AUTHORITY STANDARDS AND REGULATIONS.
 - TBR IS TO BE REMOVED
 - NO SIGNS PROPOSED

**EXISTING CONDITIONS
 **VARIANCE REQUESTED
 Δ PER DEFINITIONS (169-4) "THE GREATER FRONTAGE OF A CORNER LOT IS ITS DEPTH AND ITS LESSER FRONTAGE IS ITS WIDTH."

DRAWN BY

| |
|----|
| YG |
| YG |
| YG |
| YG |

REV. DATE DESCRIPTION

| | | |
|---|------------|----------|
| 1 | 07/12/2021 | ORIGINAL |
| 2 | 10/12/2021 | REVISED |
| 3 | 02/07/2022 | REVISED |
| 4 | 04/12/2022 | REVISED |
| 5 | 04/29/2022 | REVISED |

FREDERICK C. MEOLA
 LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
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 N.J. LIC. # 22706

SEAL

FCMeola
 Engineering & Land Surveying

"SURVEYING THE PRESENT TO ENGINEER THE FUTURE"

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 |