

BUILDING COVERAGE

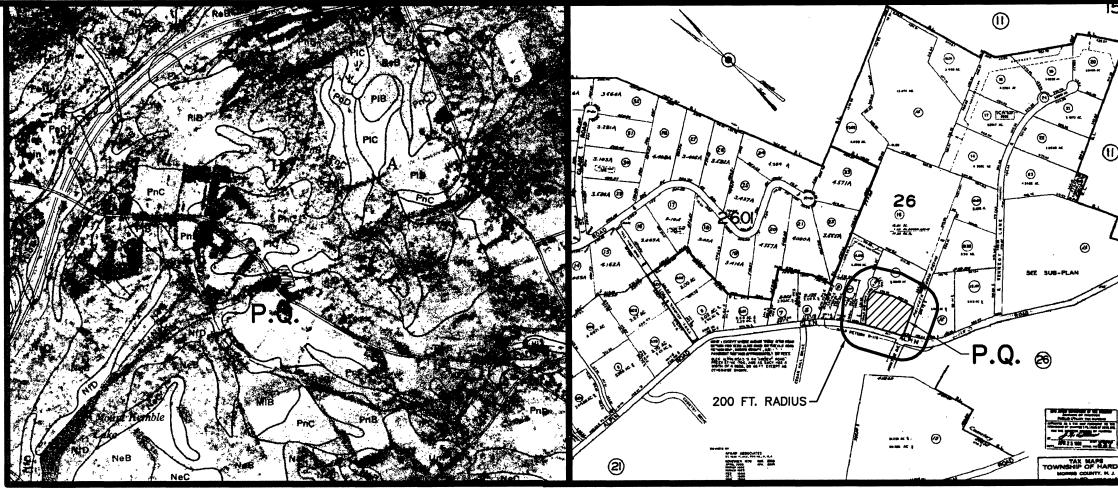
	EXISTING	PROPOSED.	
DUSE	1,265 S.F.	1,265 S.F.	
OUSE ADDITION	N/A	538 S.F.	
	544 S.F.	544 S.F.	
ADDITION	N/A	212 S.F.	
/ POOL HOUSE	920 S.F.	N/A	
	N/A	574 S.F.	
COVERAGE	2,729 S.F.	3,133 S.F.	
E / POOL HOUSE	N/A 920 S.F. N/A	212 S.F. N/A 574 S.F.	

BUILDING COVERAGE CALCULATIONS:

MAXIMUM ALLOWABLE BUILDING COVERAGE = 3% = 0.03 x 105,611 = 3,168 S.F.

TOTAL PROPOSED BUILDING AREA = 3,133 S.F. vs. 3,168 S.F. ALLOWABLE

PROPOSED BUILDING COVERAGE = 3,133 / 105,611 = 2.97%



SOILS SURVEY MAP

MORRIS COUNTY - SHEET No. 34

N.T.S.

KEY MAP

TAX MAP - SHEET No. 15

N.T.S.

ZONING SCHEDULE : ZONE R-1

BULK ITEM:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3.0 Ac.	2.424 Ac. 🛪	2.424 Ac. 🛪
MIN. LOT FRONTAGE	300 FT.	308.75 FT.	308.75 FT.
MAIN HOUSE:			
MIN. FRONT YARD (1)	100 FT.	40.3 FT. ⊁	40.3 FT. ⊁
MIN. REAR YARD	100 FT.	184.2 FT.	165.5 FT.
MIN. SIDE YARD (1)	100 FT.	34.2 FT. ⊁	35.9 FT. **
MAX. BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES	2 STORIES
COTTAGE / POOL HOUSE	35 FT.	34.0 FT.	28.0 FT.
MIN. FRONT YARD	100 FT.	107.4 FT.	107.4 FT.
MIN. SIDE YARD	100 FT.	114.4 FT.	114.4 FT.
MAX. BUILDING HEIGHT	25 FT.	24.5 FT.	24.5 FT.
SHED:			
MIN. REAR YARD	100 FT.	21.1 FT. ⊁	21.1 FT. ⊁
MIN. SIDE YARD	100 FT.	177.5 FT.	177.5 FT.
MAX. BUILDING HEIGHT	25 FT.	15.0 FT.	15.0 FT.
GARAGE:			
MIN. REAR YARD	100 FT.	23.0 FT. ⊁	40.4 FT. **
MIN. SIDE YARD	100 FT.	92.1 FT. ⊁	90.8 FT. **
MAX. BUILDING HEIGHT	25 FT.	23.0 FT.	23.0 FT.
MAX. BUILDING COVERAGE (1)	3%	2.58%	2.97%
MAX. LOT COVERAGE		11.4% *	
BULDING ENVELOPE RESTRICTION (1)		•	
BULDING ENVELOPE RESTRICTION (1)	(SOLIADE)	93.03 X 93.03 本	(SUIMBE)

*DENOTES EXISTING CONDITION (1)

*DENOTES PROPOSED CONDITION

(1) EXISTING BUILDING COVERAGE DOES NOT INCLUDE THE SHED AND THE PROPOSED BUILDING COVERAGE DOES NOT INCLUDE THE POOL HOUSE.

IMPERVIOUS COVERAGE

COVERAGE ITEM:	EXISTING	PROPOSE
MAIN HOUSE	1,265 S.F.	1,265 S.F.
MAIN HOUSE ADDITION	N/A	538 S.F.
MAIN HOUSE SIDEWALKS, PATIO	797 S.F.	541 S.F.
GARAGE	544 S.F.	544 S.F.
GARAGE ADDITION	N/A	212 S.F.
COTTAGE / POOL HOUSE	920 S.F.	920 S.F.
POOL, POOL PATIO AND WALKS	N/A	1,538 S.F.
SHED	574 S.F.	574 S.F.
DRIVEWAY	7,985 S.F.	4,027 S.F.
SHED STEPS, LANDING, GAR. LANDING, UTILITIES	N/A	113 S.F.
IMPERVIOUS COVERAGE	12,085 S.F.	10,272 S.F

12,085 S.F. (-) 10,272 S.F. = 1,813 (DECREASE IN IMPERVIOUS COVERAGE)

IMPERVIOUS AREA CALCULATIONS:

MAXIMUM ALLOWABLE IMPERVIOUS AREA = 10% = 0.10 x 105,611 = 10,561 S.F.

TOTAL PROPOSED IMPERVIOUS AREA = 10,272 S.F. vs. 10,561 S.F. ALLOWABLE

TOTAL PROPOSED IMPERVIOUS COVERAGE = 10,272 / 105,611 = 9.7%

DANIEL E. PARKER
NEW JERSEY LAND SURVEYOR LIC. NO. 35866

GENERAL NOTES:

- 1. SUBJECT PROPERTY KNOWN AS LOT 11, BLOCK 26 AS SHOWN ON THE CURRENT TAX MAP (SHEET 15) OF THE TOWNSHIP OF HARDING, MORRIS COUNTY, NEW JERSEY.
- 2. BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION FROM A SURVEY DONE BY THIS FIRM, DANIEL E. PARKER, N.J.P.L.S. LIC. No. 35866, DATED
- MAY 2017. ELEVATIONS ARE BASED ON ASSUMED DATUM.

 3. THE SUBJECT PROPERTY LIES WITHIN THE R-1 RURAL RESIDENTIAL ZONE AND
- THERE ARE NO ZONE BOUNDARIES WITHIN 200 FT. OF THE PROPERTY.

 4. THE SUBJECT PROPERTY IS SERVICED BY PRIVATE WELL FOR WATER SUPPLY
- AND AN INDIVIDUAL ON SITE SEPTIC DISPOSAL SYSTEM.
- 7. ARCHITECTURAL INFORMATION OBTAINED FROM PLANS PREPARED BY STUDIO 1200, LLC., NANCY DOUGHERTY, AIA.
- 8. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
 9. EXISTING IMPERVIOUS COVERAGE = 12,085 S.F.
- PROPOSED IMPERVIOUS COVERAGE = 12,065 S.F.

 PROPOSED IMPERVIOUS COVERAGE = 10,272 S.F. PROPOSED AREA OF
 DISTURBANCE = 25,250 S.F. (LESS THAN 1.0 Ac.)
 THEREFORE THIS DEVELOPMENT IS CLASSIFIED AS A MINOR PROJECT FOR THE
- 10. ALL NEW UTILITY SERVICE(S) SHALL BE INSTALLED UNDERGROUND. THIS PLAN IS NOT GUARANTEED FOR ACCURACY OF THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. FOR MARKOUT, CALL 1-800-272-1000
- 11. LOT AREA = 105,611.22 S.F. OR 2.424 Ac.

PURPOSES OF STORMWATER MANAGEMENT.

- 12. THE TOWNSHIP CODE REQUIRES THE INSTALLATION OF SOLID METAL GUTTER COVERS ON ALL NEW ROOF AREAS THAT DISCHARGE TO DRYWELLS. THE USE OF GUTTER HELMET AND GUTTER TOPPER PRODUCTS HAS BEEN APPROVED BY THE TOWNSHIP. THE USE OF OTHER PRODUCTS MUST BE APPROVED IN ADVANCE BY THE TOWNSHIP ENGINEER. SCREENS ARE NOT PERMISSIBLE.
- 13. THE SEPARATION BETWEEN THE EXTERIOR GRADE AND THE LOWEST STRUCTURAL MEMBER MUST BE AT LEAST 6".
- 14. THE CONSTRUCTION OF THE SEPTIC SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE APPROVED SEPTIC SYSTEM DESIGN AS PREPARED BY THIS FIRM.
- 15. AN AREA OF AT LEAST 10 FT. WIDE AROUND THE FOUNDATION WILL BE GRADED DOWNWARD AWAY FROM THE FOUNDATION.
- 16. THE TOWNSHIP ENGINEER WILL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 17. THE CONTRACTOR WILL ADD SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY THE TOWNSHIP ENGINEER
- 18. AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN (BY THE TOWNSHIP ENGINEER) IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 19. AS PER THE N.J.D.E.P. GEOWEB WEBSITE THERE ARE NO WETLANDS WITHIN
- 150 FT. OF THE PROPOSED DISTURBANCE AREA, AND THERE ARE NO C-1 WATERWAYS WITHIN 300 FT. OF THE PROPOSED AREA OF DISTURBANCE.

 20. IF THE ACTUAL LIMIT OF DISTURBANCE CREATED DURING THE CONSTRUCTION
- PROCESS EXCEEDS ONE ACRE, STORMWATER CONTROL CALCULATIONS COMPLYING WITH NJAC 7:8 MUST BE SUBMITTED.

OWNER/APPLICANT: ATTORNEY

88 GLEN ALPIN, LLC 55 SOUTH FINLEY AVENUE BASKING RIDGE, NJ. 07920

PH: 973-425-1228

MR. DAVID BRADY, ESQ. BRADY & CORREALE, LLP P.O. BOX 2136 MORRISTOWN, NJ 07962

PH: 973-267-3500

APPROVALS:

THIS PLAN HAS BEEN APPROVED BY THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF HARDING, MORRIS COUNTY, NEW JERSEY ON:

CHAIRMAN DATE

SECRETARY DATE

BOARD ENGINEER DATE

2 04/24/24 PER BOARD REVIEW

1 03/09/24 PER BOARD REVIEW

NO. DATE REVISION

370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
PHONE: (908) 725-4400 - FAX: (908) 722-4401
E MAIL ADDRESS: PARKERES@AOL.COM

DRAWN BY

CHECKED BY

VARIANCE PLAN

88 GLEN ALPIN ROAD

TAX MAP LOT 11 BLOCK 26

TOWNSHIP OF HARDING

MORRIS COUNTY, NEW JERSEY

STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

DATE

12-18-23

STEPHEN E. PARKER
PROFESSIONAL ENGINEER LIC

SHE
30'

12-18-23

13813

1"=30' 12-18-23 138