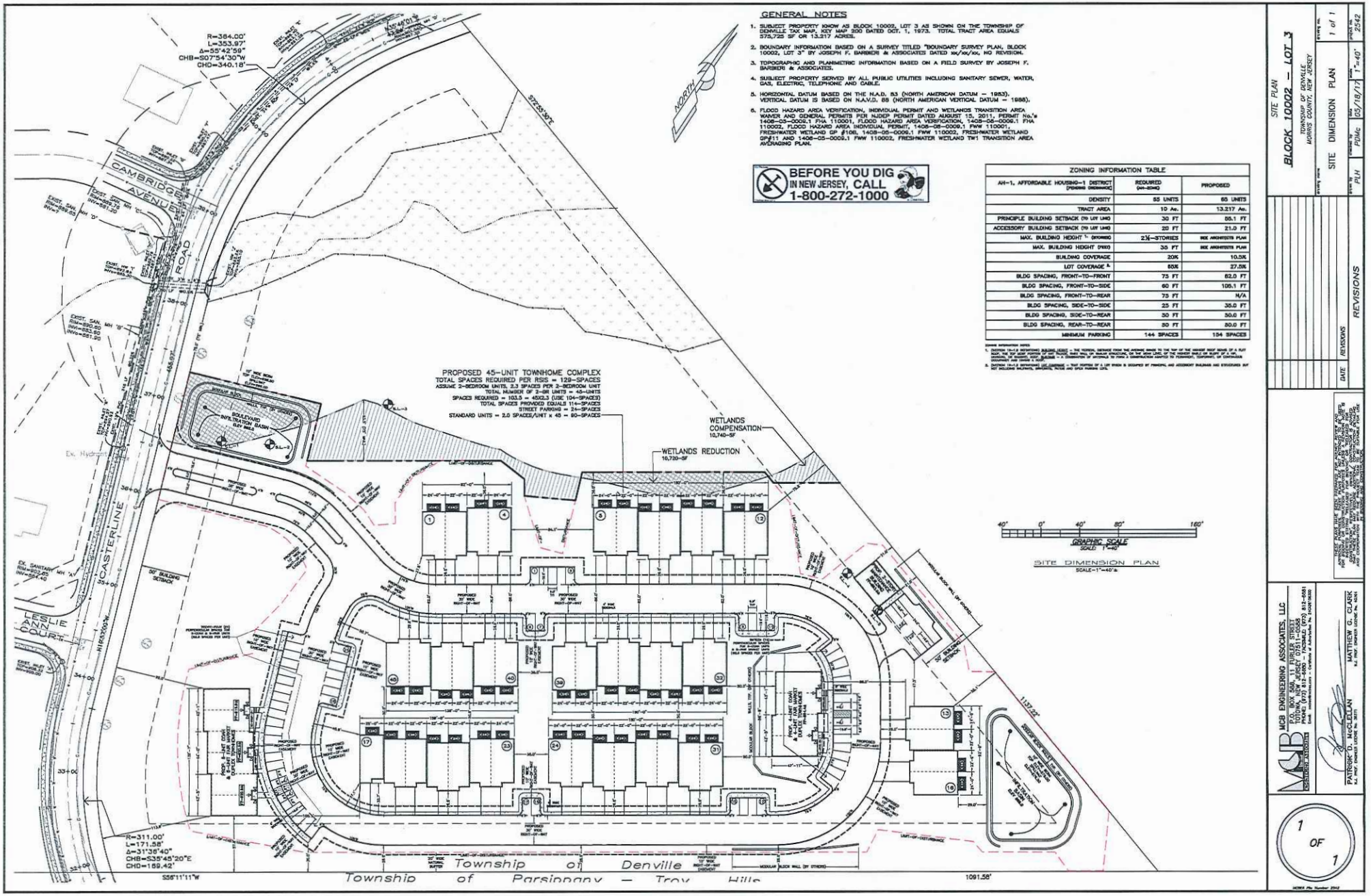

SITE DIMENSION PLAN
SCALE-1"=40'±

GENERAL NOTES

1. SUBJECT PROPERTY KNOW AS BLOCK 10002, LOT 3 AS SHOWN ON THE TOWNSHIP OF DENVILLE TAX MAP, KEY MAP 200 DATED OCT. 1, 1973. TOTAL TRACT AREA EQUALS 575,725 SF OR 13.217 ACRES.
2. BOUNDARY INFORMATION BASED ON A SURVEY TITLED "BOUNDARY SURVEY PLAN, BLOCK 10002, LOT 3" BY JOSEPH F. BARBIERI & ASSOCIATES DATED xx/xx/xx, NO REVISION.
3. TOPOGRAPHIC AND PLANIMETRIC INFORMATION BASED ON A FIELD SURVEY BY JOSEPH F. BARBIERI & ASSOCIATES.
4. SUBJECT PROPERTY SERVED BY ALL PUBLIC UTILITIES INCLUDING SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE.
5. HORIZONTAL DATUM BASED ON THE N.A.D. 83 (NORTH AMERICAN DATUM – 1983). VERTICAL DATUM IS BASED ON N.A.V.D. 88 (NORTH AMERICAN VERTICAL DATUM – 1988).
6. FLOOD HAZARD AREA VERIFICATION, INDIVIDUAL PERMIT AND WETLANDS TRANSITION AREA WAIVER AND GENERAL PERMITS PER NJDEP PERMIT DATED AUGUST 15, 2011, PERMIT No.'s 1406-05-0009.1 FHA 110001, FLOOD HAZARD AREA VERIFICATION, 1406-05-0009.1 FHA 110002, FLOOD HAZARD AREA INDIVIDUAL PERMIT, 1406-05-0009.1 FWW 110001, FRESHWATER WETLAND GP #10B, 1406-05-0009.1 FWW 110002, FRESHWATER WETLAND GP#11 AND 1406-05-0009.1 FWW 110002, FRESHWATER WETLAND TW1 TRANSITION AREA AVERAGING PLAN.

BEFORE YOU DIG IN NEW JERSEY, CALL 1-800-272-1000

ZONING INFORMATION TABLE		
AH-1, AFFORDABLE HOUSING-1 DISTRICT (PERMITTED DIMENSIONS)	REQUIRED (w/-SEWER)	PROPOSED
DENSITY	55 UNITS	55 UNITS
TRACT AREA	10 Ac.	13.217 Ac.
PRINCIPLE BUILDING SETBACK (TO LOT LINE)	30 FT	55.1 FT
ACCESSORY BUILDING SETBACK (TO LOT LINE)	20 FT	21.0 FT
MAX. BUILDING HEIGHT [1] (STORIES)	2½-STORIES	SEE ARCHITECTS PLAN
MAX. BUILDING HEIGHT (FEET)	35 FT	SEE ARCHITECTS PLAN
BUILDING COVERAGE	20%	10.5%
LOT COVERAGE [2]	65%	27.5%
BLDG SPACING, FRONT-TO-FRONT	75 FT	82.0 FT
BLDG SPACING, FRONT-TO-SIDE	60 FT	105.1 FT
BLDG SPACING, FRONT-TO-REAR	75 FT	N/A
BLDG SPACING, SIDE-TO-SIDE	25 FT	35.0 FT
BLDG SPACING, SIDE-TO-REAR	50 FT	50.0 FT
BLDG SPACING, REAR-TO-REAR	50 FT	80.0 FT
MINIMUM PARKING	144 SPACES	154 SPACES

ZONING INFORMATION NOTES
1. SECTION 19-2.2 DEFINITIONS BUILDING (USED) – THE VERTICAL DISTANCE FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST ROOF BEAMS OF A FLAT ROOF, OR TO THE DECK LINE OF A MANSARD ROOF, OR TO THE AVERAGE DISTANCE BETWEEN THE EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOF. EXCLUDES: (1) A BASEMENT OR CELLAR WHEN LESS THAN 50% OF ITS VOLUME IS ABOVE THE AVERAGE GRADE; (2) ATTICS NOT EXCEEDING ½ STORY; (3) CHIMNEYS, TOWERS, ORNAMENTAL OR MECHANICAL APPURTENANCES AND CUPOLAS NOT EXCEEDING 10% OF THE ROOF AREA.
2. SECTION 19-2.2 DEFINITIONS LOT COVERAGE – THAT PORTION OF A LOT WHICH IS OCCUPIED BY PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES BUT NOT INCLUDING WALKWAYS, DRIVEWAYS, PATIOS AND OPEN PARKING LOTS.

SITE PLAN
BLOCK 10002 – LOT 3
TOWNSHIP OF DENVILLE
MORRIS COUNTY, NEW JERSEY

DATE	REVISIONS

REVISIONS

SITE DIMENSION PLAN
drawing no. 1 of 1
drawn by PLH | checked by PDMc | date 05/18/17 | scale 1"=40' | project no. 2542

THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL SURVEYING, ENGINEERING, ARCHITECTURAL AND LANDSCAPING DETAILS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE PROFESSIONAL PREPARING THE FINAL PLANS.

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N.J. PROF. ENGINEER LICENSE No. 36171

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1 OF 1

WORK File Number 2542