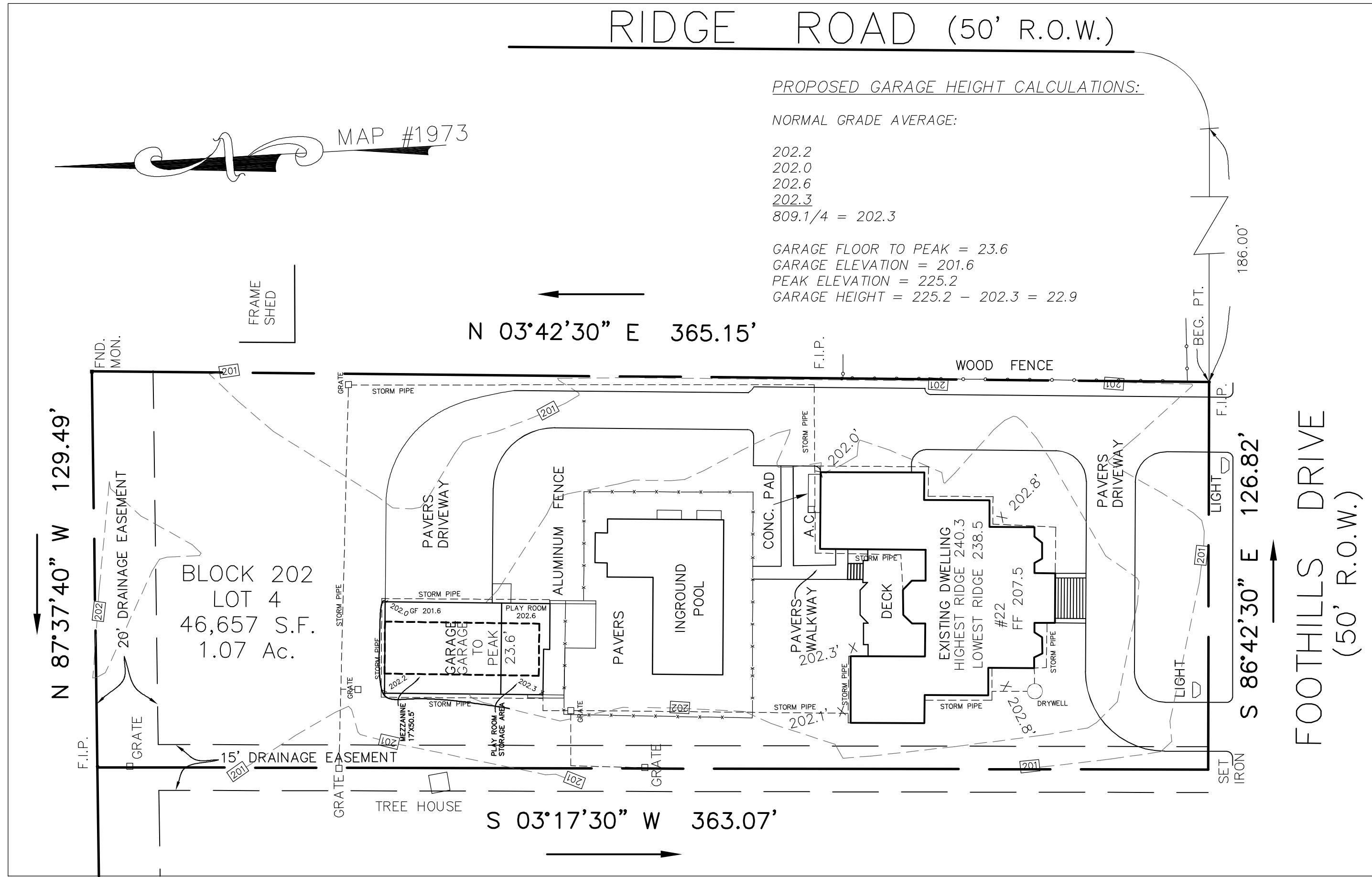
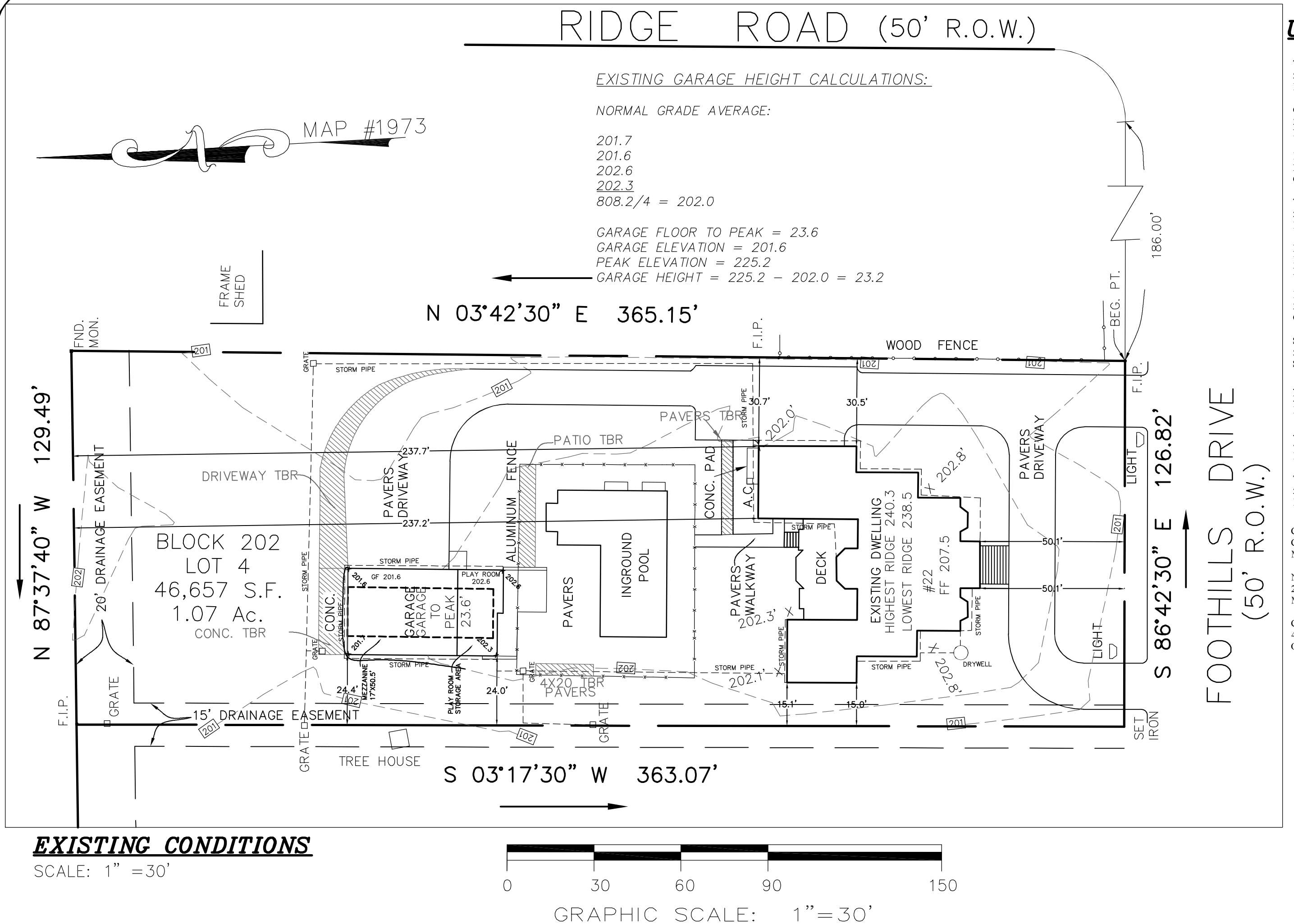




PROPOSED CONDITIONS

REFERENCE:
BEING KNOWN AS LOT 1 AS SHOWN ON A CERTAIN MAP ENTITLED, "SECTION 3, FOOTHILLS, PROPERTY OF HAMILTON LAND CO., INC., PEQUANNOCK TOWNSHIP, MORRIS COUNTY, N.J." DATED MARCH 27, 1959 AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON JUNE 19, 1959 AS MAP #1973

NOTE
TOILET AREA TO BE REMOVED FROM GARAGE

ELECTRONIC FILE DISCLAIMER:

THE INFORMATION CONTAINED AS A RESULT OF THE TRANSMISSION AND RELEASE OF THIS AUTOCAD VERSION(ELECTRONIC MEDIA) OF PLANS THAT ARE PROPRIETARY TO F.C. MEOLA, LLC IS FOR GENERAL INFORMATION PURPOSES ONLY. F.C. MEOLA, LLC ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE CONTENTS OF THE PLAN(S) ONCE RELEASED. THE ONLY OFFICIAL PLAN IS TO THE ORIGINAL PRINT BEARING THE SIGNATURE AND EMBOSSED SEAL OF THE ENGINEER AND/OR SURVEYOR.

IN NO EVENT SHALL F.C. MEOLA, LLC BE LIABLE FOR ANY SPECIFIC, DIRECT, INDIRECT, CONSEQUENTIAL, OR INCIDENTAL DAMAGES OR ANY DAMAGES WHATSOEVER, WHETHER IN AN ACTION OF CONTRACT, NEGLIGENCE OR OTHER TORT, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS AUTOCAD DRAWING. F.C. MEOLA, LLC RESERVES THE RIGHT TO MAKE ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE CONTENTS OF THE PLAN AT ANY TIME WITHOUT PRIOR NOTICE.

BUILDING HEIGHT CALCULATIONS:

NORMAL GRADE AVERAGE:

202.8
202.8
202.1
202.3
202.0
1012.0/5 = 202.4'

BUILDING HEIGHT = 240.3-202.4 = 37.9'

UTILITIES LIST

TOWNSHIP OF PEQUANNOCK WATER DEPARTMENT
530 NEWARK POMPTON TURNPIKE
POMPTON PLAINS, NJ 07444

CITY OF NEWARK DIVISION OF WATER UTILITY
239 CENTRAL AVE
NEWARK, NJ 07103

PASSAIC VALLEY WATER COMM. & NJ WATER DISTRICT
1525 MAIN AVE
CLIFTON, NJ 07011

TOWNSHIP OF PEQUANNOCK SEWER DEPARTMENT
530 NEWARK POMPTON TURNPIKE
POMPTON PLAINS, NJ 07444

LINCOLN PARK, FAIRFIELD, & PEQUANNOCK SEWERAGE AUTH.
P.O. BOX 188
LINCOLN PARK, NJ 07035

PSEG
20 VAN VOOREN DR
OAKLAND, NJ 07436

SPECTRA ENERGY
501 COOLIDGE ST
SOUTH PLAINFIELD, NJ 07080

JCP&L
300 MADISON AVE
MORRISTOWN, NJ 07960

JCP&L
46 PARSIPPANY BLVD
BOONTON, NJ 07005

TOWNSHIP OF PEQUANNOCK ENGINEERING DEPT.
530 NEWARK POMPTON TURNPIKE
POMPTON PLAINS, NJ 07444

COUNTY OF MORRIS, ENGINEERING DEPT.
COURTHOUSE
MORRISTOWN, NJ 07960

NJ DEPARTMENT OF TRANSPORTATION
200 STERL CT
MT. ARLINGTON, NJ 07856

CABLEVISION OF NORTH JERSEY
40 POTASH RD
OAKLAND, NJ 07436

AS BUILT COVERAGES

DWELLING = 3,637 SF
GARAGE = 1,580 SF
POOL = 1,490 SF
DRIVEWAY = 8,911 SF
PAVERS = 3,286 SF
DECK = 611 SF
CONC. = 349 SF
STAIRS = 189 SF

TOTAL IMPERVIOUS LOT COVERAGE = 20,053 SF
PERCENT IMPERVIOUS LOT COVERAGE = $\frac{20,053 \text{ SF}}{46,657 \text{ SF}} = 42.97\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 5,217 SF
PERCENT PRINCIPAL BUILDING COVERAGE = $\frac{5,217 \text{ SF}}{46,657 \text{ SF}} = 11.2\%$

PROPOSED COVERAGES

DWELLING = 3,637 SF
GARAGE = 1,580 SF
POOL = 1,490 SF
DRIVEWAY = 8,053 SF
PAVERS = 2,875 SF
DECK = 611 SF
CONC. = 50 SF
STAIRS = 189 SF

TOTAL IMPERVIOUS LOT COVERAGE = 18,485 SF
PERCENT IMPERVIOUS LOT COVERAGE = $\frac{18,485 \text{ SF}}{46,657 \text{ SF}} = 39.62\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 5,217 SF
PERCENT PRINCIPAL BUILDING COVERAGE = $\frac{5,217 \text{ SF}}{46,657 \text{ SF}} = 11.2\%$

ZONING SCHEDULE				
ZONE : R-22 (RESIDENTIAL DISTRICT)				
REQUIREMENT	REQUIRED /PERMITTED	AS-BUILT	PROPOSED	
AREA (SQ FT)	22,000	46,657	46,657	
LOT WIDTH (FT)	110	126.82	126.82	
LOT FRONTAGE (FT)	110	126.82	126.82	
LOT DEPTH (FT)	200	363.07	363.07	
FRONT YARD (FT)	50	50.1	50.1	
MIN. ONE SIDE YARD (FT)	15	15	15	
BOTH SIDE YARDS (FT)	40	45.5	45.5	
REAR YARD (FT)	50	237.2	237.2	
MAX COVERAGE (%)				
BUILDINGS	12	11.2	11.2	
IMPERVIOUS SURFACES	30	42.97*	39.62*	
BUILDING MAX. HEIGHT (FT)	35	37.9*	37.9*	
STORIES	2.5	2.5	2.5	

NOTE

*VARIANCE REQUESTED

- 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 THE CONSTRUCTION OF THE RESIDENTIAL DWELLING.
 - 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 ASSUMED.
 - ALL SEWER INSTALLATION AND CONNECTIONS MUST MEET LOCAL SEWERAGE AUTHORITY STANDARDS AND REGULATIONS.

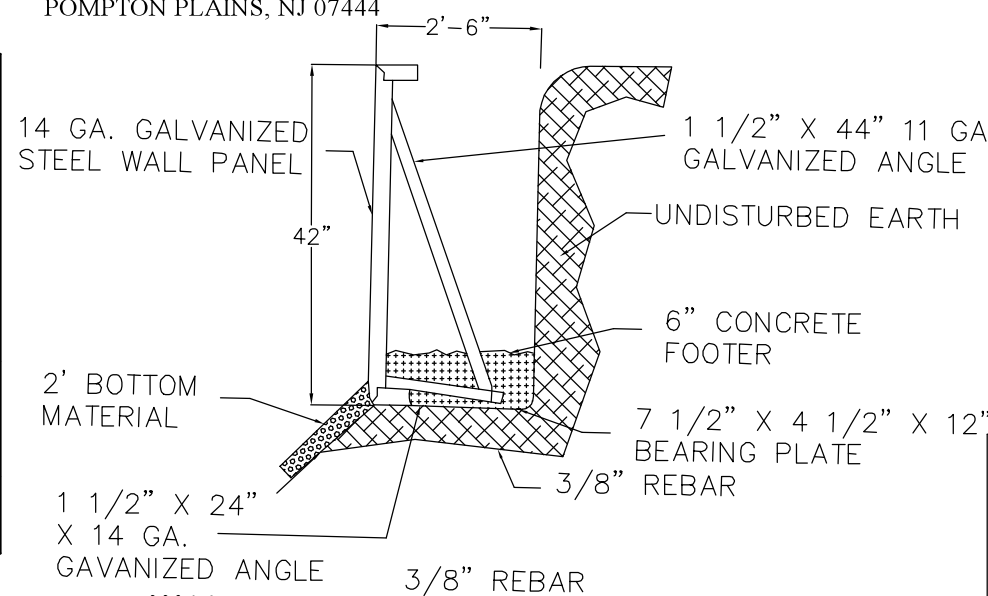


AREA MAP

SCALE: 1" = 100'

PROPERTY OWNER LIST

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION	BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
202	3	ENTHOVEN, D & M & MIDTHASSEL R & P 24 FOOTHILLS DR POMPTON PLAINS, NJ 07444	24 FOOTHILLS DR	202	1	LYNCH, KERRY 198 WEST PARKWAY POMPTON PLAINS, NJ 07444	198 WEST PARKWAY
202	5	MILLER, BRIAN & DANIELLE 5 RIDGE RD POMPTON PLAINS, NJ 07444	5 RIDGE RD	202	2	ORLANDO, DONNA L 26 FOOTHILLS DR POMPTON PLAINS, NJ 07444	26 FOOTHILLS DR
202	6	COSTA, MICHAEL J. & CELINE 3 RIDGE RD POMPTON PLAINS, NJ 07444	3 RIDGE RD	202	23 C3.01	ASHLEY NORTON, INC. 210 WEST PARKWAY, UNIT 1 POMPTON PLAINS, NJ 07444	210 WEST PARKWAY, UNIT 1
202	7	BACICH, WILLIAM N. & KIMBERLY A. 1 RIDGE RD POMPTON PLAINS, NJ 07444	1 RIDGE RD	202	23 C3.02	ASHLEY NORTON, INC. 210 WEST PARKWAY, UNIT 2 POMPTON PLAINS, NJ 07444	210 WEST PARKWAY, UNIT 2
601	1	FINDURA, MICHAEL & KIM 27 FOOTHILLS DR POMPTON PLAINS, NJ 07444	27 FOOTHILLS DR	202	23 C3.03	EVOLUTION PROPERTIES, LLC. 4 SAN FILIPPO WAY KINNELON, NJ 07405	210 WEST PARKWAY, UNIT 3
601	2	MOLINARI, LOUIS & KATHERINE 25 FOOTHILLS DR POMPTON PLAINS, NJ 07444	25 FOOTHILLS DR	202	23 C3.04	ALTA PROPERTIES, LLC. 210 WEST PARKWAY, UNIT 4 POMPTON PLAINS, NJ 07444	210 WEST PARKWAY, UNIT 4
601	3	THOMPSON, HAROLD L. & RAQUEL E. 23 FOOTHILLS DR POMPTON PLAINS, NJ 07444	23 FOOTHILLS DR	202	23 C3.05	LOEHR HOLDING CO, LLC 210 WEST PARKWAY, UNIT 5 POMPTON PLAINS, NJ 07444	210 WEST PARKWAY, UNIT 5
601	4	DE LEEUW, ROBERT & ANGELA 21 FOOTHILLS DR POMPTON PLAINS, NJ 07444	21 FOOTHILLS DR	202	23 C3.06	MELWANI HOLDINGS, LLC 7 BOURBON ST WAYNE, NJ 07470	210 WEST PARKWAY, UNIT 6
601	5	ROSLASKY, RONALD & MARGARET J. 19 FOOTHILLS DR POMPTON PLAINS, NJ 07444	19 FOOTHILLS DR	202	23 C3.07	LAKE HOUSE ENTERPRISES, LLC 210 WEST PARKWAY, UNIT 7 POMPTON PLAINS, NJ 07444	210 WEST PARKWAY, UNIT 7C
				202	23 C3.08	WEST CALDWELL, NJ 07007 MPT REALTY, LLC PO BOX 6181 WEST CALDWELL, NJ 07007	210 WEST PARKWAY, UNIT 8
				202	23 C3.09	WEST CALDWELL, NJ 07007	210 WEST PARKWAY, UNIT 9



WALL BRACE ASSEMBLY DETAIL

N.T.S.

NOTE: BACKFILL TO BE SAND, GRAVEL OR OTHER NON EXPANSIVE MATERIAL

NOTE:
EGRESS WINDOW ON THE THIRD FLOOR 24" X 44" (22" X 42" OPENING)

TAX MAP DATA

BLOCK 202
LOT 4
SHEET 2

OWNER AND APPLICANT

CHRIS ANELLO
22 FOOTHILLS DRIVE
POMPTON PLAINS, NJ 07444

BOARD APPROVALS

CHAIRMAN

DATE

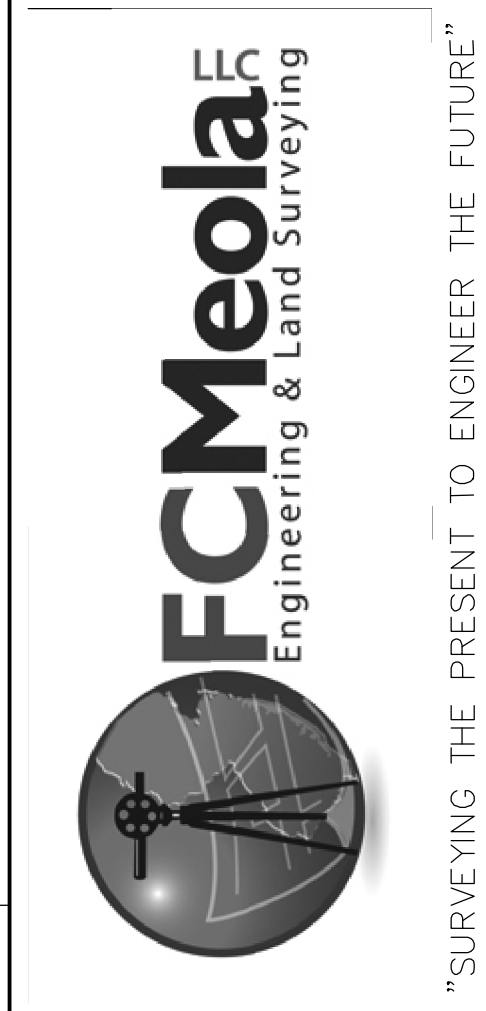
SECRETARY

DATE

REV	DATE	DESCRIPTION
1	10/01/19	ORIGINAL
2	05/02/2020	REVISED
3	05/21/2020	REVISED
4	07/30/2020	REVISED
5	10/05/2020	REVISED

FREDERICK C. MEOLA
LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
CERTIFICATE OF AUTHORIZATION : NO. 24G28140200
28 WHIPPANY ROAD, WHIPPANY, NEW JERSEY
PHONE (973)538-8863 FAX (973)538-5715
N.J. LIC. # 22708

SEAL



OWNER AND APPLICANT

CHRIS ANELLO

#22 FOOTHILLS DRIVE

EXISTING CONDITIONS AND VARIANCE PLAN

BLOCK 202 LOT 4
TOWNSHIP OF PEQUANNOCK
MORRIS COUNTY, NJ

FILE NUMBER	CD	FIELD BOOK
190212	041105 X	44/68

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