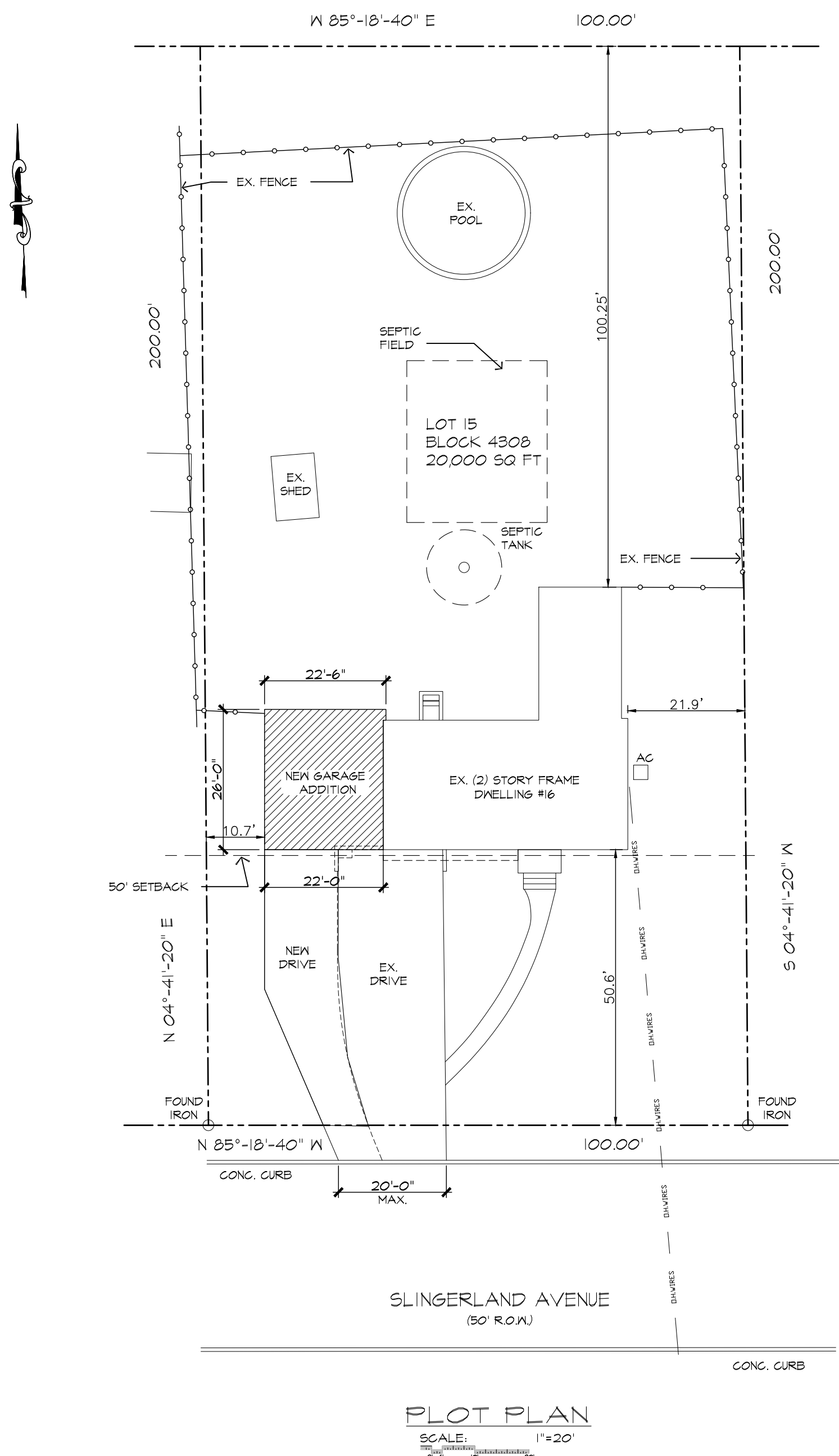




NOTE: THIS IS NOT A SURVEY. INFORMATION FOR THIS PLOT PLAN WAS TAKEN FROM A SURVEY DONE BY:
DOUGLAS B. SMITH
LICENSE # 49284
DATED MAY 25, 2017

SITE NOTE: 1- NEW ROOF LEADERS TO BE CONNECTED TO PROPOSED DRAIN PIPES PITCHED TOWARDS STREET
2- THIS IS PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN.

ZONING TABLE		ZONE: R-15 LOT 15 BLOCK 4308 (T.M.)	
SETBACK	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 SQ. FT.	20,000 SQ. FT.	20,000 SQ. FT.
LOT WIDTH	100'	100'	100'
FRONT	50'	50.6'	50.6'
REAR	40'	100.25'	100.25'
SIDE	15' EACH (MIN), NOT LESS 35'	21.9' / 32.7'	21.9' / 10.7'
MAX. BUILDING HEIGHT	2 1/2 STORIES OR 35'	2	2
BUILDING COVERAGE	17%	7.8%	10.67%
IMPERVIOUS COVERAGE	35%	16%	21.9%

★ = VARIANCE REQUIRED

BUILDING COVERAGE CALCULATION (17% REQUIRED)

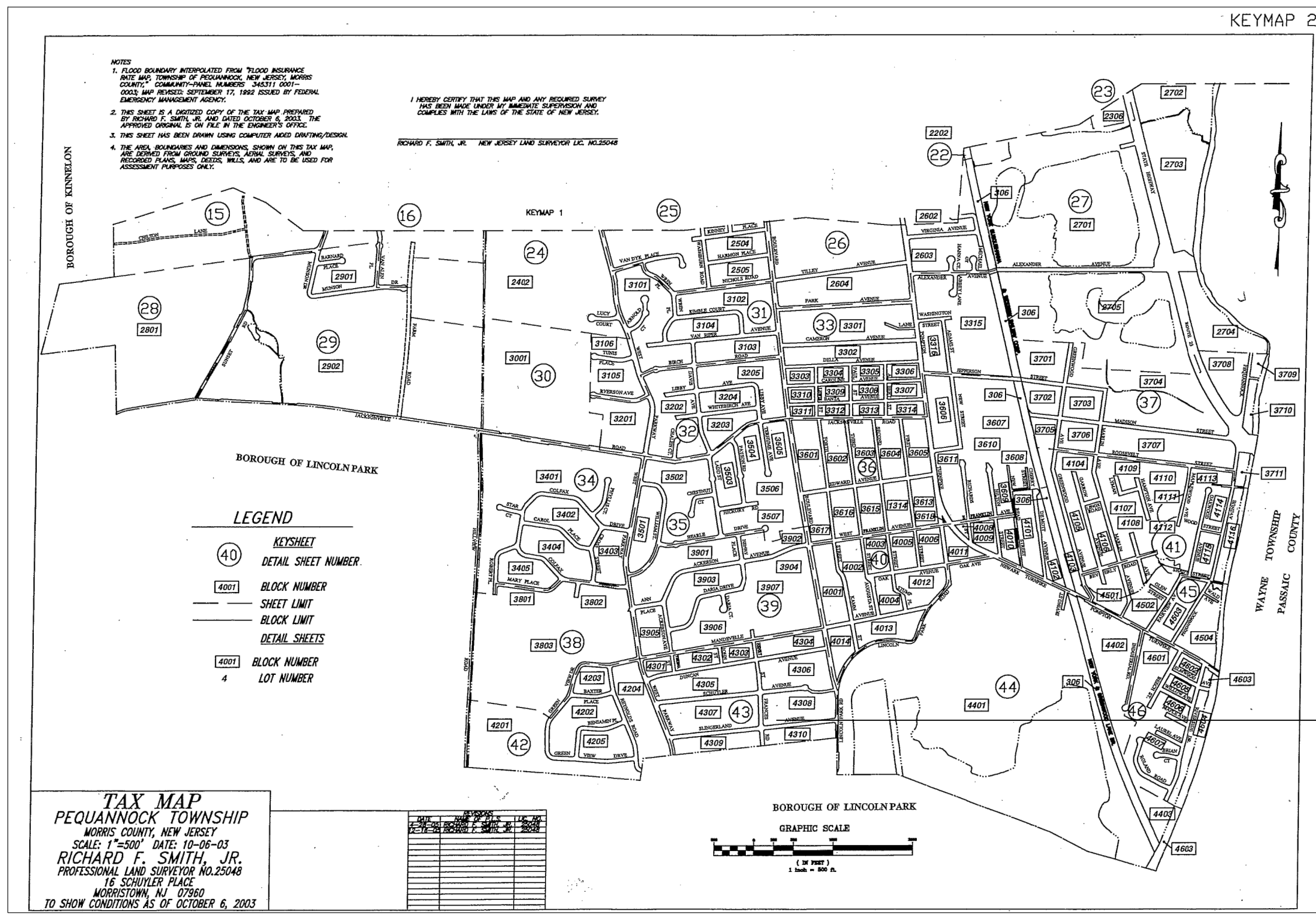
EXISTING DWELLING: 1,466 SQ. FT.
EXISTING SHED: 96 SQ. FT.
NEW ADDITION: 572 SQ. FT.

TOTAL: 2,134 SQ. FT. / 20,000 = 10.67 %

IMPERVIOUS COVERAGE CALCULATION (35% REQUIRED)

EXISTING DWELLING: 1,466 SQ. FT.
EXISTING SHED: 96 SQ. FT.
NEW ADDITION: 572 SQ. FT.
EXISTING DRIVEWAY: 950 SQ. FT.
ADDED DRIVEWAY: 623 SQ. FT.
EXISTING CONC. / STEPS: 210 SQ. FT.
EXISTING POOL: 480 SQ. FT.

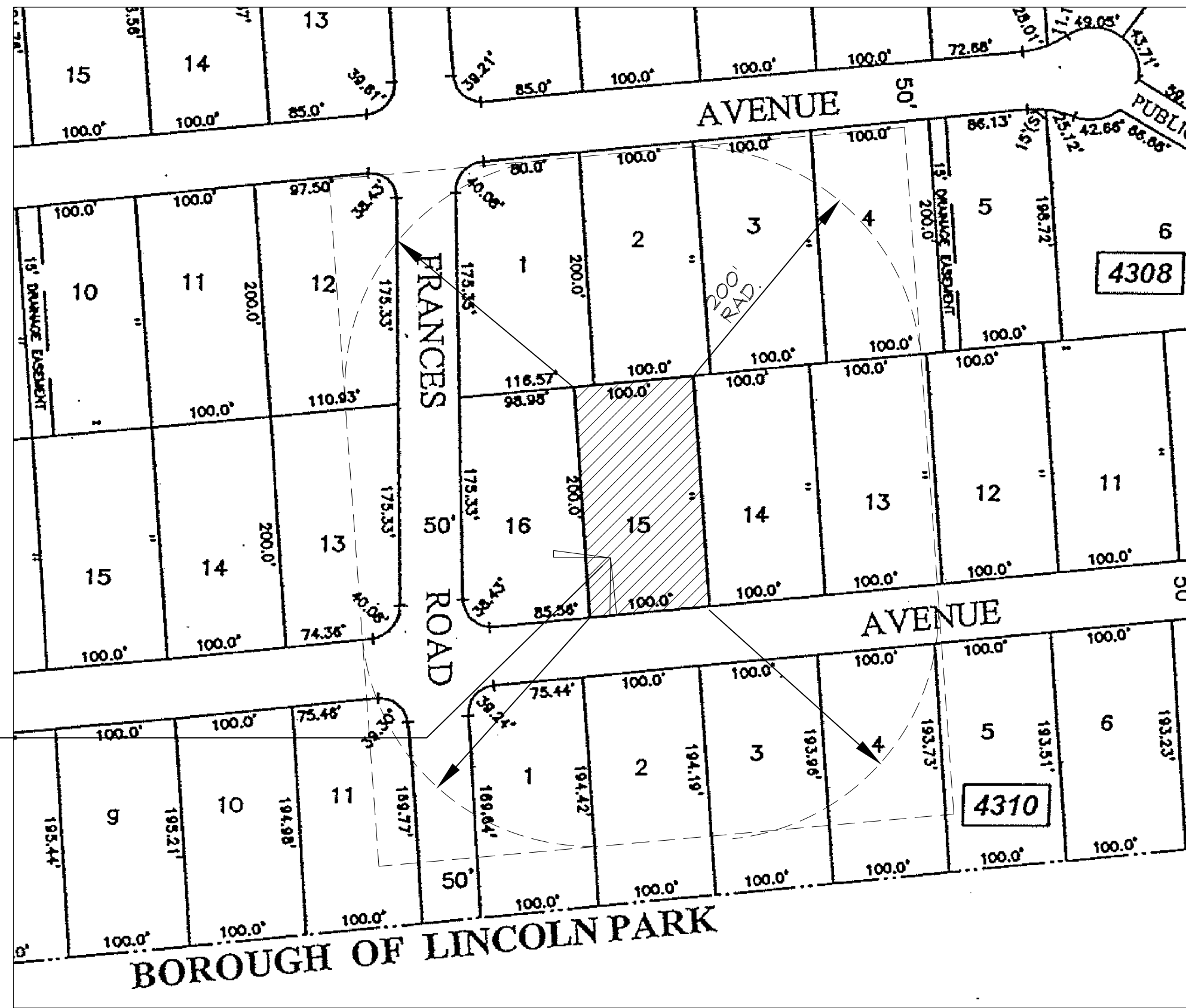
TOTAL: 4,397 SQ. FT. / 20,000 = 21.9 %



TAX MAP
SCALE: NONE

Harper (16 Slingerland Ave., Pequannock) – Owner and address list

Block	Lot	Cla	Property Owner	Property Location	Add'l Lots
4308	15	2	Harper, Forrest M/Kaitlin S.	16 Slingerland Ave.	
4307	12	2	Dominguez, Alejandro & M.	22 Frances Rd.	
4307	13	2	Barbi, Jr., Arthur L. & Arlene	20 Frances Rd.	
4308	1	2	Del Moro, Michael & Donna	30 Frances Rd.	
4308	12	2	Skvarca, Louis	10 Slingerland Ave.	
4308	13	2	Capobianco, Keith C. & Diane L.	12 Slingerland Ave.	
4308	14	2	Sielski, Brian M.	14 Slingerland Ave.	
4308	15	2	Harper, Forrest M/ Kaitlin S.	16 Slingerland Ave.	
4308	16	2	Mac Taggart, William J.	28 Frances Road	
4308	2	2	De Pinto, Frances A/ET Als	26 Schuyler Ave.	
4308	3	2	Abbott, Christine & Devaux, Erica	28 Schuyler Ave.	
4308	4	2	Tarno, Jon/Amanda	30 Schuyler Ave.	
4309	11	2	Wilcox, Robert B & M A	25 Frances Rd.	
4310	1	2	Egan, Richard W. & Frances T.	26 Frances Rd.	
4310	2	2	Elhaggar, Daa & Elherawi, Hanan	15 Slingerland Ave.	
4310	3	2	Kelly, Richard & Tara	13 Slingerland Ave.	
4310	4	2	Scott, Patricia Ann C/O C. Scott	11 Slingerland Ave.	
4310	5	2	Moschella, Darlene Trus	9 Slingerland Ave.	



200' RADIUS MAP
SCALE: 1"=200'
0' 100' 200' 400'

APPROVED: CHAIRPERSON DATE

APPROVED: SECRETARY DATE

APPLICANT'S PHONE NUMBER: 201-787-0237

JAMES P. CUTILLO ASSOCIATES
ARCHITECTS PLANNERS
Jpc@cutilloarchitects.com 973-831-6161
593 NEWARK POMPTON TURNPIKE, POMPTON PLAINS, NJ 07444

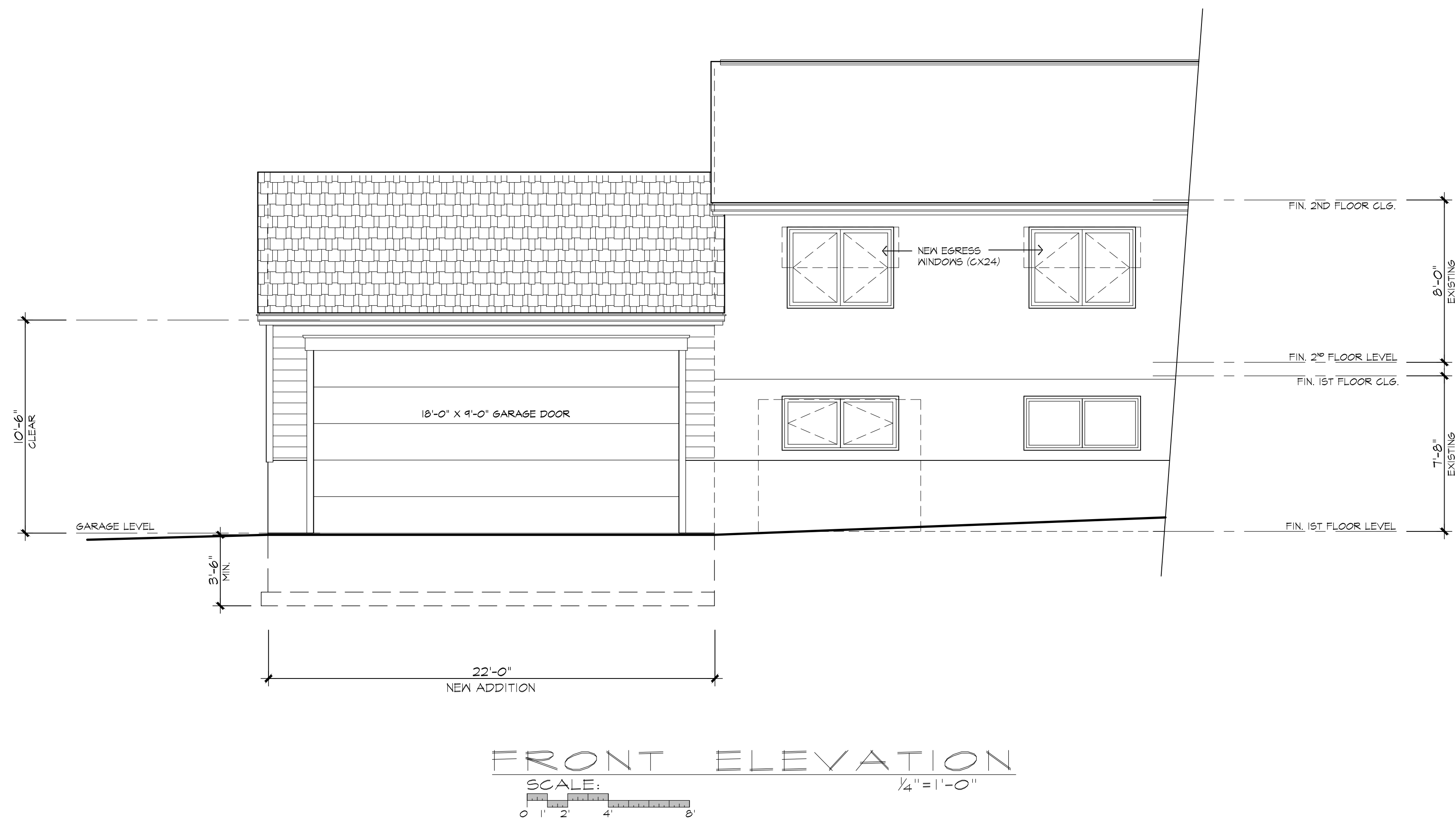
PROPOSED GARAGE ADDITION
FOR:
MR. & MRS. F. HARPER
16 SLINGERLAND AVE
PEQUANNOCK, NJ 07440

date: 1-27-22
scale: AS NOTED
drawn by: JC
checked by: JPC

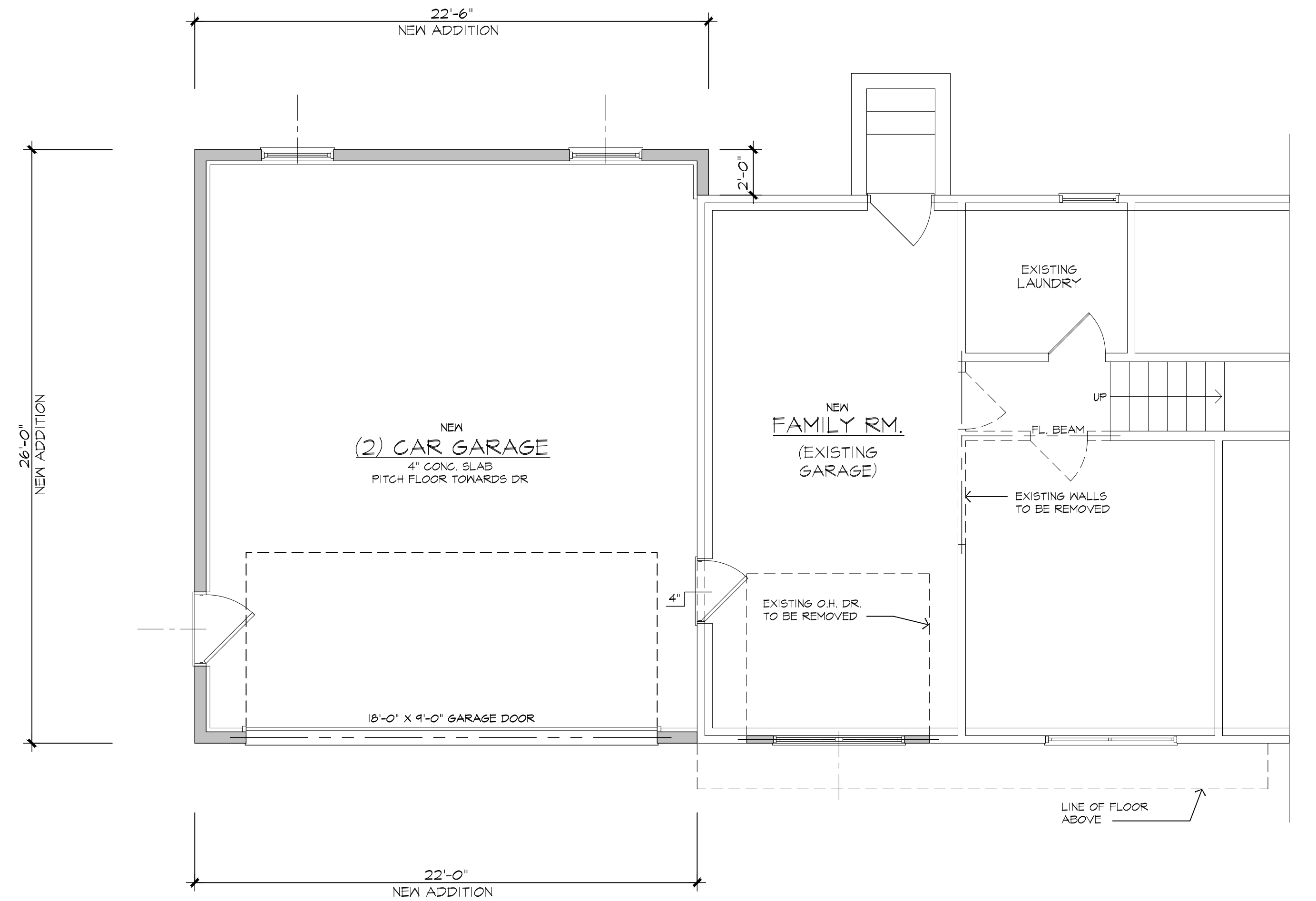
PLOT PLAN
RADIUS MAP
TAX MAP
LIST OF NAMES
ZONING TABLE

job no. 21-137
drawing no. VI
OF 2
architects seal and signature

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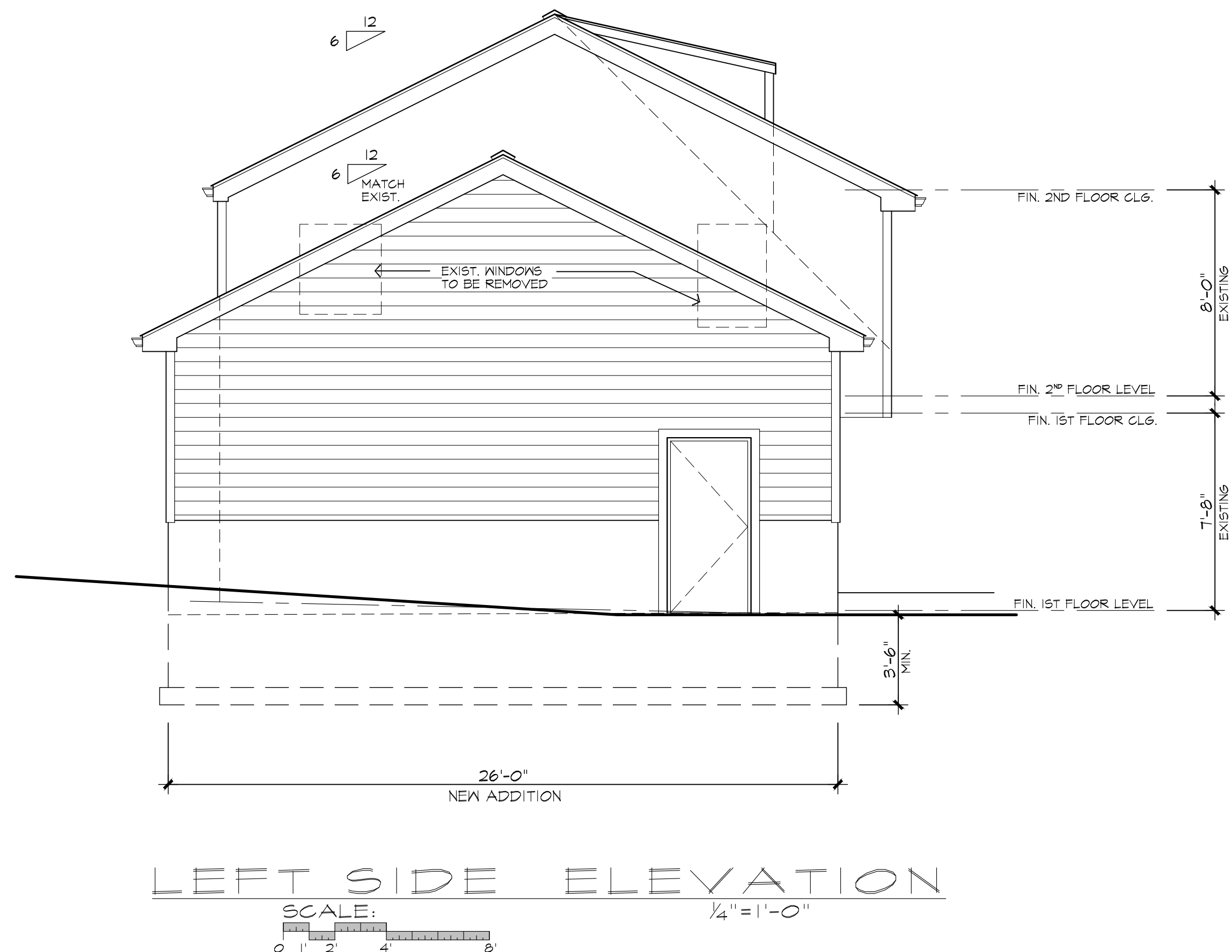


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: PROV. TEMPORARY SUPPORT TO EXIST. STRUCTURE AS REQ'D.
NOTE: VERIFY SIZE & DIRECTION OF EXIST. JOISTS, BEAMS, ETC.



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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CONSTRUCTION LEGEND	
	NEW WALL, DOOR & WINDOW
	EXISTING WALL, DOOR & WINDOW TO REMAIN
	EXISTING WALL, DOOR & WINDOW TO BE REMOVED

JAMES P. CUTILLO ASSOCIATES ARCHITECTS 593 NEWARK POMPTON TURNPIKE, POMPTON PLAINS, NJ 07444 Jpc@cutilloarchitects.com		NJ No. 09592 NY No. 025612		PLANNERS No. 4485 973-831-6161	
PROPOSED GARAGE ADDITION FOR: MR. & MRS. F. HARPER 16 SLINGERLAND AVE PEQUANNOCK, NJ 07440		date: 1-27-22 scale: AS NOTED drawn by: JG checked by: JPC		FRONT ELEVATION LEFT SIDE ELEVATION FIRST FLOOR PLAN	
architects seal and signature		drawing no. V2 2 OF 2		job no. 21-137	