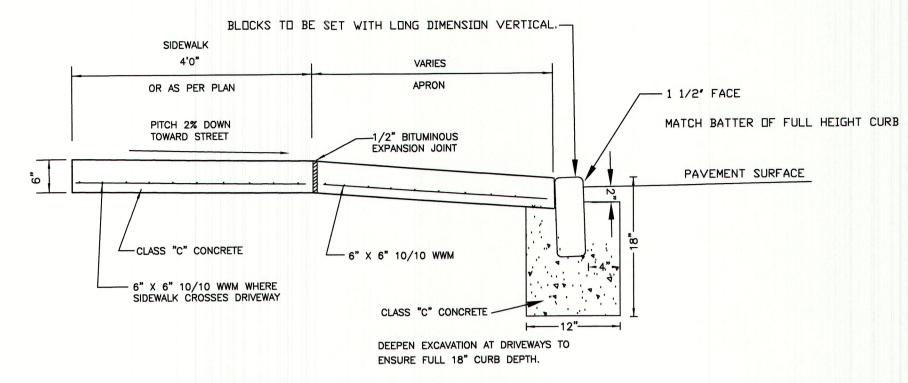


GRANITE BLOCK CURB & ROAD RESTORATION DETAIL

N.T.S.



GRANITE BLOCK DEPRESSED CURB AND CONCRETE DRIVEWAY APRON DETAIL

N 28°50′40″ AS NEEDED. #110 2 Story Frame Dwelling Tax Map Lot 95 Tax Map Lot 94 Concrete Sidewalk S 28°50′40″ W 52.47′

-PROPOSED PAVED DRIVEWAY 2 1/2" FABC, MIX I—5 ON 6" COMPACTED DGA BASE

PRESERVE EXISTING TREE.
NO TREES ARE TO BE REMOVED.

PROPOSED DEPRESSED GRANITE BLOCK CURB SEE DETAIL ABOVE

- REMOVE CONCRETE CARRIAGE WALK

PROPOSED CONCRETE SIDEWALK & DRIVEWAY APRON SEE DETAIL ABOVE REPLACE ADJACENT FLAGS OF 4" TH. SIDEWALK

- REMOVE PORTION OF EXIST. PAVER WALK. RE-LAY ADJACENT PAVER WALK TO ALIGN WITH NEW DRIVEWAY EDGE.

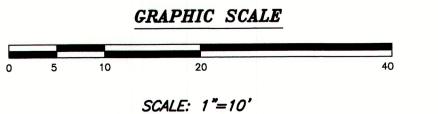
> NATION KOA (50° Wide)

ZONE SCHEDULE R-50 RESIDENTIAL ZONE

	CO			COMP	COMPLIANCE	
ZONE: R-50	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT SIZE (SQ. FT.)	5,000	5,247		YES		
LOT WIDTH (FT.)	50	52.47		YES		
FRONT YARD SETBACK (FT.)	30	29.25 & 19.87		NO		
SIDE YARD SETBACK ONE (FT.)	8	7.9		NO		
SIDE YARD SETBACK BOTH (FT.)	18	N/A		N/A		
SIDEYARD SETBACK BOTH AS % OF LOT WIDTH	25	N/A		N/A		
REAR YARD SETBACK (FT.)	30	34.20		YES		
BUILDING HEIGHT (STORY/FT.)	2.5/30	2/<30		YES		
LOT COVERAGE (% BUILDING)	30	18.62		YES		
IMPROVED COVERAGE (% ALL)	40	35.55	39.46	YES	YES	
FLOOR AREA RATIO	N/A	N/A		N/A		
ACCESSORY STRUCTURE & USE						
SIDE YARD SETBACK ONE (FT.)	8	3.5		NO		
REAR YARD SETBACK (FT.)	30	46.3		YES		
MIN. DISTANCE BETWEEN ACCESSORY & PRINCIPAL USE	N/A	N/A		N/A		
MAX. AGGREGATE AREA COVERED BY ACCESSORY STRUCTURE IN THE YARD IT IS LOCATED IN	N/A	N/A		N/A		
MAXIMUM HEIGHT (STORY/FT.)	1.5/15	1/8		YES		

A VARIANCE IS REQUIRED FOR A SECOND DRIVEWAY ON A RESIDENTIAL LOT.

Forest Avenue (50' Wide)



REFERENCES

SURVEY OF PROPERTY, TAX LOT 94 — BLOCK 2102, 110 FOREST AVENUE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY BY SCHMIDT SURVEYING, 66 HUNTTING DRIVE, DUMONT, NJ 07628 DATED JUNE 23, 2020

	EXISTING	<b>IMPROVED</b>	COVERAGE	SUMMARY
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DWELLING & FRONT PORCH	947 S.F.
SHED	30 S.F.
FRONT PAVER WALK	163.1 S.F.
PAVER PATIO & SEAT WALL	378.6 S.F.
DRIVEWAY & WALLS	346.6 S.F.
TOTAL COVERAGE	1,865.3 S.F.
LOT AREA	5,247 S.F.
IMPROVED LOT COVERAGE (%)	35.55%

## PROPOSED LOT COVERAGE SUMMARY

DWELLING & FRONT PORCH	947 S.F.
SHED	30 S.F.
FRONT PAVER WALK	143.1 S.F.
PAVER PATIO & SEAT WALL	378.6 S.F.
DRIVEWAY & WALLS	346.6 S.F.
PROPOSED DRIVEWAY	225 S.F.
TOTAL COVERAGE	2,070.3 S.F.
LOT AREA	5,247 S.F.
IMPROVED LOT COVERAGE (%)	39.46%
ALLOWABLE TOTAL COVERAGE	2,098.8 S.F.

REV. APRIL 20, 2023 PER ZONING OFFICER'S REVIEW.

SITE PLAN / GRADING PLAN

PROPOSED NEW RESIDENTIAL DRIVEWAY
TAX MAP LOT 94, BLOCK 2102
ZONING DISTRICT R-50

THE TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

## Cunningham Engineering & Design, LLC

Certificate Of Authorization No. 24 GA28204400 213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860 973-219-7546 RMCNJPE@YAHOO.COM

APRIL 20, 2023

ORIGINAL DWG. DATE
APRIL 4, 2023

ROBERT M. CUNNINGHAM PROFESSIONAL ENGINEER N.J. LICENSE GE31540