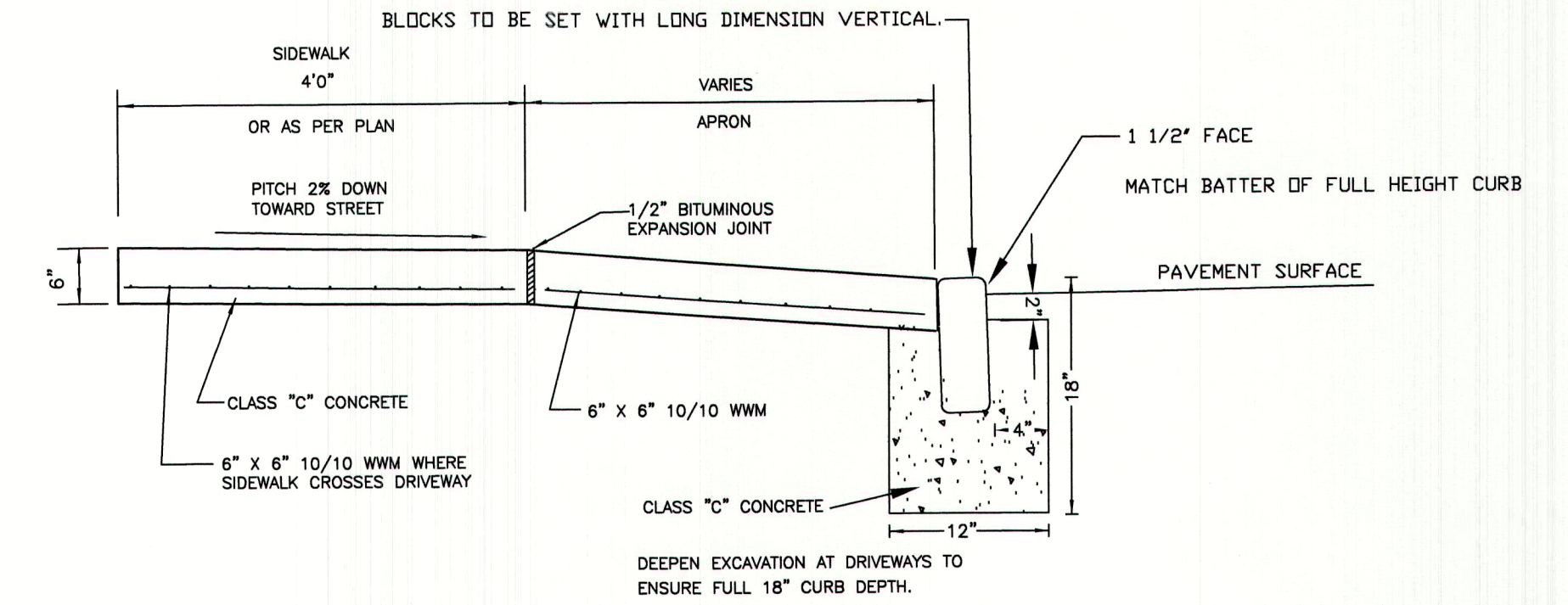


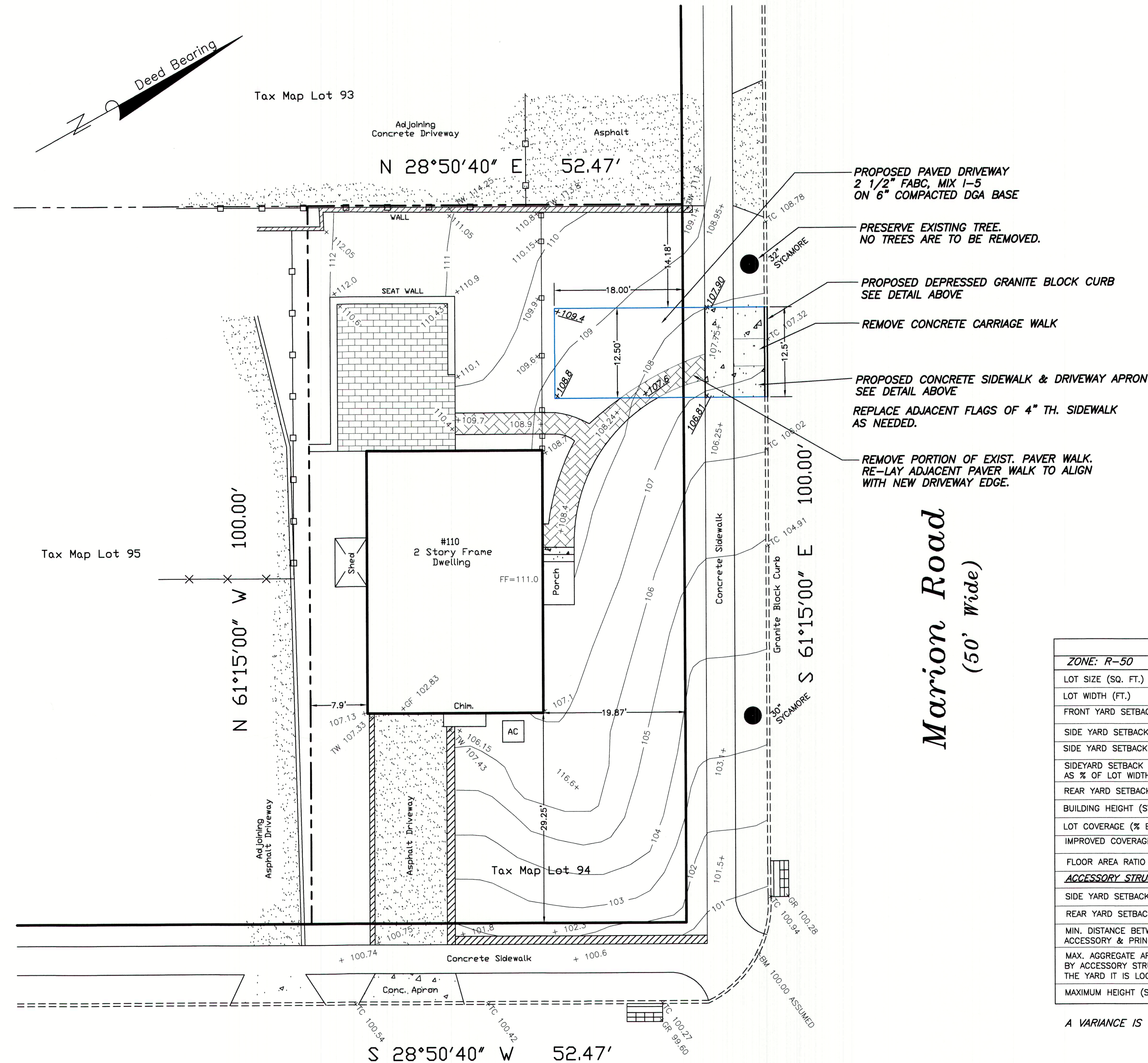
GRANITE BLOCK CURB & ROAD RESTORATION DETAIL

N.T.S.



GRANITE BLOCK DEPRESSED CURB AND CONCRETE DRIVEWAY APRON DETAIL

N.T.S.



EXISTING IMPROVED COVERAGE SUMMARY

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

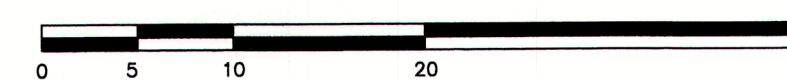
DWELLING & FRONT PORCH	947 S.F.
SHED	30 S.F.
FRONT PAVER WALK	143.1 S.F.
PAVER PATIO & SEAT WALL	378.6 S.F.
DRIVEWAY & WALLS	346.6 S.F.
PROPOSED DRIVEWAY	225 S.F.
TOTAL COVERAGE	2,070.3 S.F.
LOT AREA	5,247 S.F.
IMPROVED LOT COVERAGE (%)	39.46%
ALLOWABLE TOTAL COVERAGE	2,098.8 S.F.

ZONE SCHEDULE R-50 RESIDENTIAL ZONE

ZONE: R-50	COMPLIANCE					
	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.

GRAPHIC SCALE



SCALE: 1"=10'

REFERENCES

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

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

IN
THE TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC

Certificate of Authorization No. 24G428204400

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