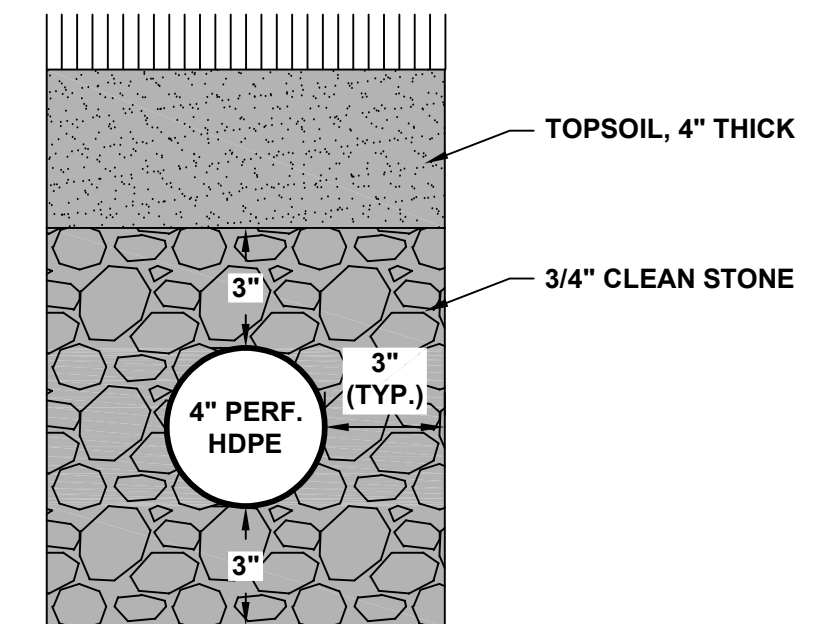


REFERENCE - TAX MAP, TOWNSHIP OF VERONA

**KEY MAP**  
**SCALE: 1" = 200'**

|                            |                   |                   |
|----------------------------|-------------------|-------------------|
| DESCRIPTION                | REQUIRED          | LOT 16.05         |
| MIN. LOT AREA              | 7,500 SF          | 13,380 SF         |
| MIN. LOT WIDTH             | 50 Ft             | 100.00 Ft         |
|                            |                   |                   |
| SETBACKS:                  |                   |                   |
| FRONT                      | 30 Ft             | 35.00/31.69 Ft    |
| REAR                       | 30 Ft             | 15.00 Ft*         |
| SIDE                       | 8 Ft              | 67.04 Ft          |
| BOTH SIDES (COMBINED)      | 18 Ft (4)         | 98.73 Ft          |
|                            |                   |                   |
| MAX. BLDG. HEIGHT          | 30 Ft/2.5 STORIES | 30 Ft/2.5 STORIES |
| MAX. LOT COVERAGE          | 25%               | 20.28%            |
| MAX. IMPROVED LOT COVERAGE | 40%               | 43.77% **         |

- \* EXISTING NON-CONFORMING CONDITION  
\*\* VARIANCE REQUIRED  
1. SIDE YARD SETBACK DISTANCE PER PLANNING BOARD  
2. MINIMUM BOTH SIDE YARD SETBACK DISTANCE IS 18 FEET BUT MAY NOT BE LESS THAN 25 % OF THE LOT WIDTH MEASURED ALONG THE FRONT YARD SETBACK.



**DRAINAGE PIPE TRENCH**  
N.T.S.

**FIELD MAP REFERENCE:**

1. KNOWN AND DESIGNATED AS LOT 16.05 IN BLOCK 68 AS SET FORTH ON A CERTAIN MAP ENTITLED, FINAL PLAT "DURRELL ESTATES" BLOCK 68, LOTS 16 & 17 DURRELL ST. SITUATED IN THE TOWNSHIP OF VERONA, COUNTY OF ESSEX, N.J., WHICH MAP WAS FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON JULY 29, 2013 AS MAP NO. 4619.

**SURVEY REFERENCE:**

1. EXISTING CONDITIONS SHOWN HEREON PER "BOUNDARY AND TOPOGRAPHIC SURVEY, 1 RAWDING COURT, BLOCK 68, LOT 16.05, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY", PREPARED BY JOSEPH D. PHIL, PLS, OF SUBURBAN CONSULTING ENGINEERS, INC, DATED JULY 28, 2020. VERTICAL DATUM FOR THE PROJECT IS NAVD-88.

| CURVE DATA TABLE |        |           |               |              |            |
|------------------|--------|-----------|---------------|--------------|------------|
| CURVE #          | RADIUS | DELTA     | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
| C1               | 25.00' | 90°00'00" | N24°08'31"W   | 35.36'       | 39.27'     |
| C2               | 50.00' | 11°36'19" | N26°39'39"E   | 10.11'       | 10.13'     |
| C3               | 25.00' | 58°40'44" | N61°48'10"E   | 24.50'       | 25.60'     |
| C4               | 50.00' | 70°17'03" | N56°00'01"E   | 57.56'       | 61.33'     |

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| DESCRIPTION      | NO. | DATE: | BY: | CHK: |
|------------------|-----|-------|-----|------|
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| <b>DRAWN BY:</b>   |
| 09/01/2020         |
| <b>CHECKED BY:</b> |
| 09/01/2020         |
| <b>CHECKED BY:</b> |

**DAREN J. PHIL, PE**  
NJ PROFESSIONAL ENGINEER  
LICENSE NO. 24GE03619100

DATE: 09/01/2020



**1 RAWDING COURT  
POOL INSTALLATION  
BLOCK 1306 LOT 16.05  
TOWNSHIP OF VERONA, COUNTY OF ESSEX, STATE OF NEW JERSEY**

## SITE LAYOUT AND GRADING PLAN

PROJECT NUMBER  
SCE-11861.011

**SCALE:**  
**1" = 10'**

SHEET 1 OF 1

REVISION