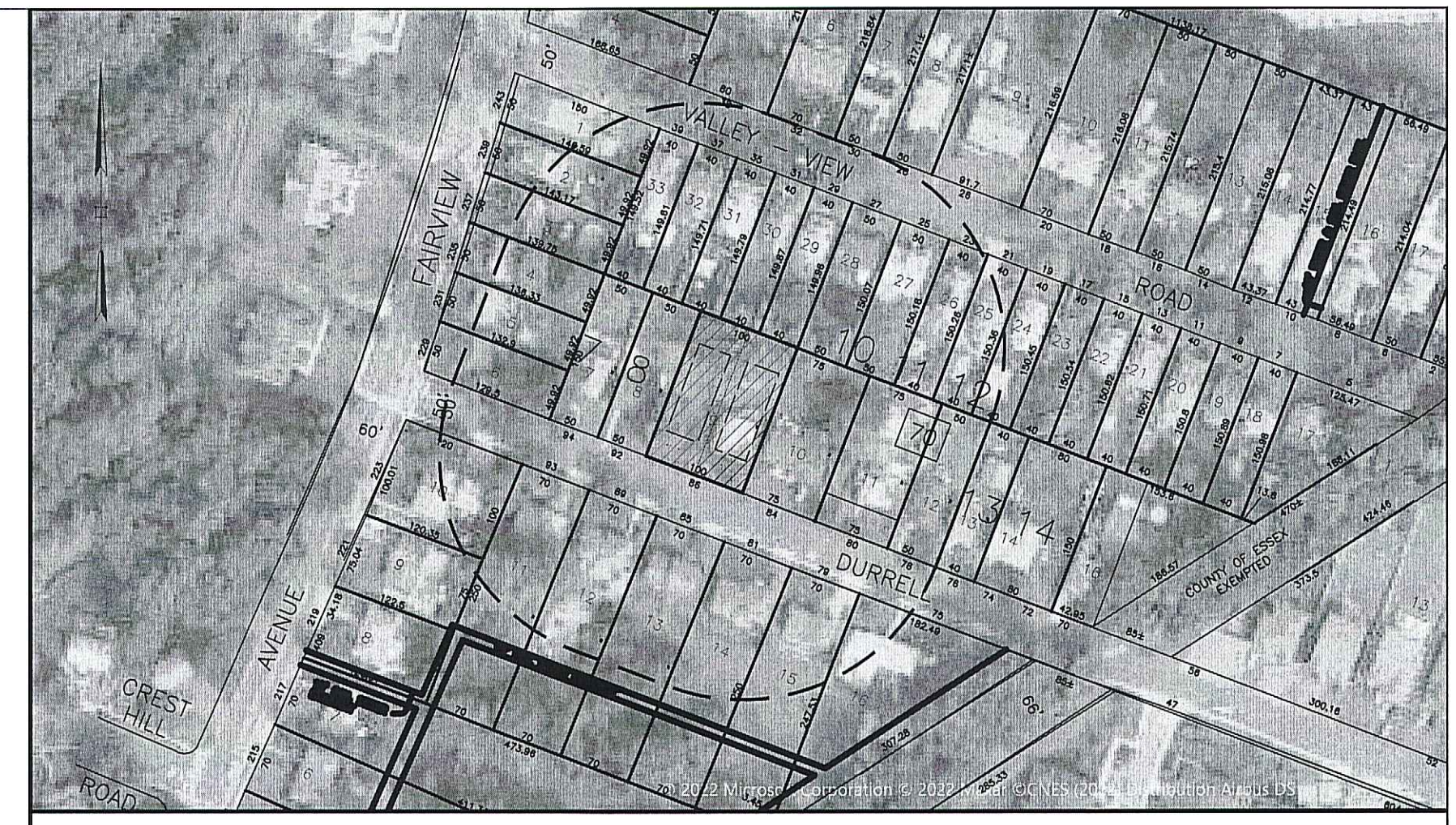


- LEGEND:**
- AREA LIGHT
 - UTILITY POLE
 - STREET LIGHT
 - AREA LIGHT
 - FIRE HYDRANT
 - UTILITY BOX
 - WATER VALVE
 - GAS VALVE
 - INLET
 - MANHOLE
 - SIGN
 - FLAG POLE
 - BOLLARD
 - EMERGENCY PHONE
 - EXISTING SPOT ELEVATION
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - OVERHEAD WIRES
 - U.G. ELECTRIC LINE
 - U.G. TELEPHONE LINE
 - U.G. GAS LINE
 - U.G. WATER LINE
 - CONCRETE CURB
 - TREE SIZE IN INCHES




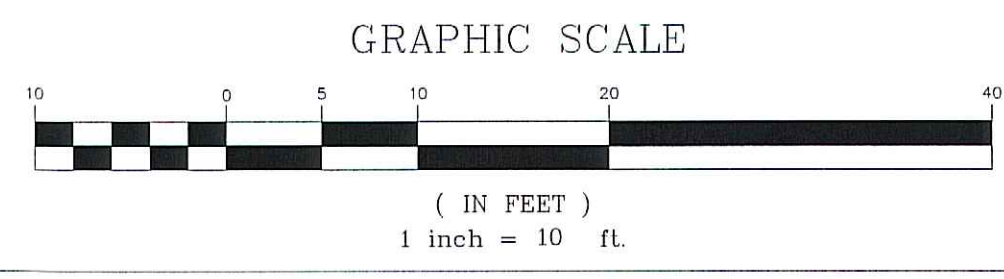
SITE LOCATION MAP
SCALE: 1" = 150'

ZONING ANALYSIS TABLE				
ZONE: RESIDENCE R-70 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL				
PROPOSED USE: SINGLE-FAMILY HOME				
REFERENCE: TOWNSHIP OF VERONA MUNICIPAL CODE, LATEST EDITION				
	PER MUNICIPAL CODE	EXISTING	PROPOSED LOT 9.01	PROPOSED LOT 9.02
PERMITTED USES	SINGLE-FAMILY HOME	SINGLE-FAMILY HOME	SINGLE-FAMILY HOME	SINGLE-FAMILY HOME
MINIMUM LOT AREA	8,400 SF	15,000 SF	7,500 SF**	7,500 SF**
MINIMUM LOT WIDTH	70 FT	100 FT	50 FT**	50 FT**
MINIMUM LOT DEPTH	NO REQUIREMENTS	N/A	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	70%	23.5% (3,526 SF)	2.6% (196 SF)	44.4% (3,330 SF)
SETBACKS				
FRONT (MIN./MAX.)	30 FT	27 FT*	GREATER THAN 30 FT	27 FT**
MIN. SIDE	ONE SIDE: 8 FT BOTH SIDES: 18 FT	ONE SIDE: 7.5 FT* BOTH SIDES: 19.5 FT	ONE SIDE: GREAT THAN 8 FT BOTH SIDES: GREATER THAN 10 FT	ONE SIDE: 7.5 FT** BOTH SIDES: 19.5 FT
MIN. REAR	30 FT	73.9 FT	GREATER THAN 30 FT	73.9 FT
BUILDING REQUIREMENTS				
MAXIMUM BUILDING HEIGHT (STORIES/FT)	30 FT/2.5 STORIES	2.5 STORIES	LESS THAN 2.5 STORIES/30 FT	2.5 STORIES
TABLE KEY				
N/A	NOT APPLICABLE			
*	EXISTING NON-CONFORMING VARIANCE			
**	BULK VARIANCES			

- NOTES:**
- LOT AREA: 15,000 SF. or 0.34 Ac. ACRES.
 - SUBJECT TO SUCH STATE OF FACTS AS A FULL AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
 - UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS. PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS BEEN HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
 - PER CONTRACTUAL AGREEMENT, THIS SURVEY IS ONLY INTENDED TO SUPPORT THE DESIGN AND LEASE RELATED TO A COMMUNICATIONS PROJECT. AS SUCH, IT IS LIMITED TO SHOWING EXISTING CONDITIONS THAT MAY DIRECTLY AFFECT THE DESIGN AND USE OF THE PROPOSED TELECOMMUNICATIONS PROJECT. FEATURES BEYOND THE PROJECT AREA MAY NOT BE SHOWN. OFFSET DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES AND ARE NOT TO BE USED FOR CONSTRUCTION OF FENCE OR ANY OTHER IMPROVEMENTS.
 - THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR CONTAMINATION, THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN. THIS SURVEY DOES NOT SHOW THE EXISTENCE OR NON-EXISTENCE OF FLOOD PLAIN, ZONING OR ANY OTHER LAND USE RESTRICTIONS.
 - UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES ARE NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE, LOCATION AND SUITABILITY OF UTILITIES AS MAY BE NECESSARY.
 - THE WORD CERTIFY, AS USED HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT IS NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE, THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF ACTUAL CONDITIONS AS OF **DECEMBER 16, 2021**.
 - THIS CERTIFICATION IS MADE ONLY TO THE PARTIES LISTED BELOW AND IS NOT TRANSFERABLE TO OTHER PARTIES.
 - THIS CERTIFICATION IS ONLY VALID FOR THIS MAP AND COPIES THEREOF IF SAID MAPS BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY.

- REFERENCES:**
- MAP PF LAND OF SUSANNA M. HENNINGHAM PREPARED BY J.S. PROVOST, P.L.S. DATED JULY 15, 1919.
- CERTIFIED TO:**
ALTERNATIVE VISION CAPITAL

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200 E 2 PROJECT MANAGEMENT LLC 87 HIBERNIA AVENUE ROCKAWAY, N.J. 07866 PHONE: (973) 299-5200 FAX: (973) 299-5059 www.E2PM.com	I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION  CHARLES J. STEWART, P.E., L.S. N.J. NJPLS LIC No. 24GB35884	MINOR SUBDIVISION	SCHEDULE OF REVISIONS <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION OF CHANGES</th> <th>DRAWN BY</th> <th>CHK. BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY					
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86 DURRELL STREET 86 DURRELL STREET TOWNSHIP OF VERONA ESSEX COUNTY, NEW JERSEY BLOCK 1301 LOT 9	<table border="1"> <tr> <td>FIRST ISSUE: 2/10/22</td> <td>DRAWING NO.</td> </tr> <tr> <td>DRAWN BY: RFS3</td> <td rowspan="2">S-1</td> </tr> <tr> <td>CHECKED BY: CJS</td> </tr> <tr> <td>SCALE: 1"=10'</td> <td>SHEET NO: 1 OF 1</td> </tr> <tr> <td>PROJECT #: P-104-02</td> <td> </td> </tr> </table>	FIRST ISSUE: 2/10/22	DRAWING NO.	DRAWN BY: RFS3	S-1	CHECKED BY: CJS	SCALE: 1"=10'	SHEET NO: 1 OF 1	PROJECT #: P-104-02				
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THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREBY IMPOSED. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.