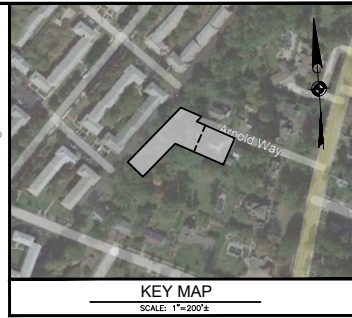
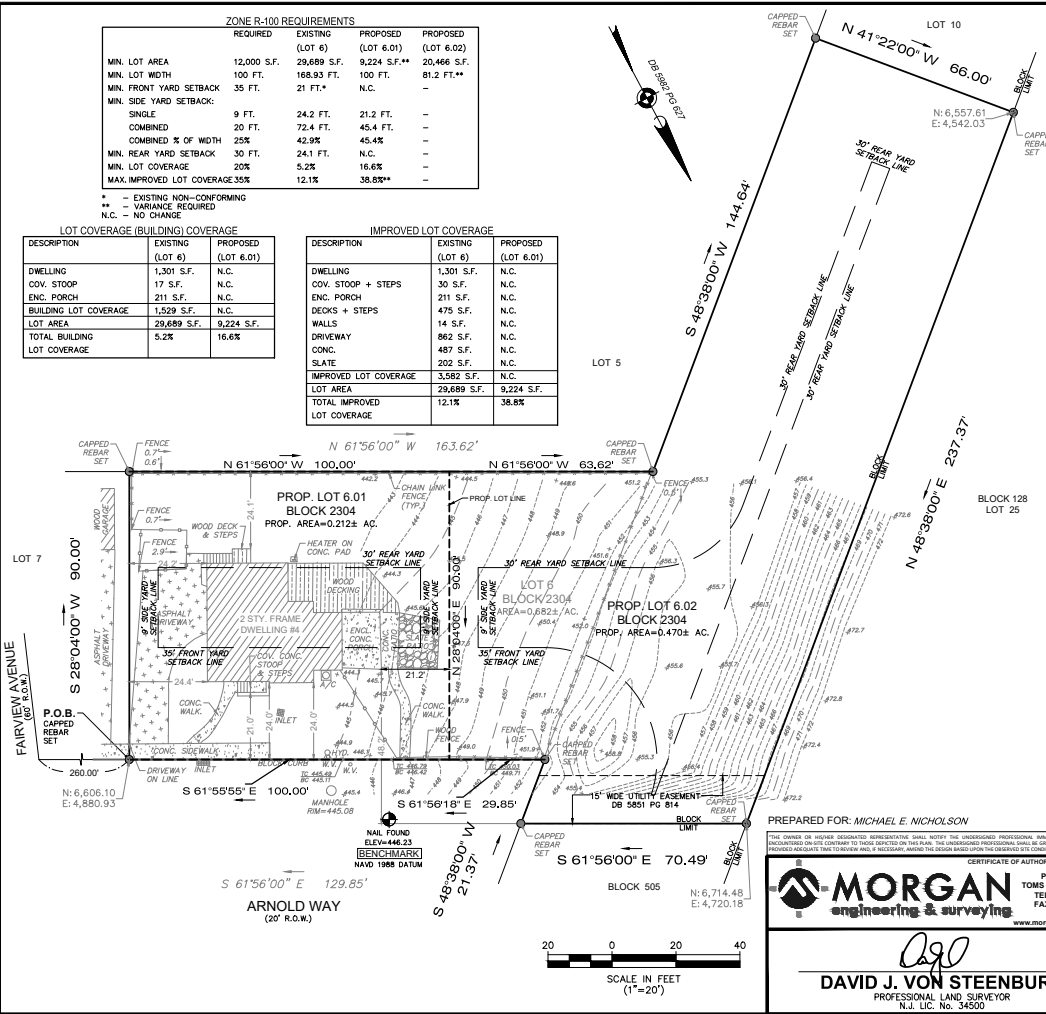


ZONE R-100 REQUIREMENTS				
	REQUIRED	EXISTING (LOT 6)	PROPOSED (LOT 6.01)	PROPOSED (LOT 6.02)
MIN. LOT AREA	12,000 S.F.	29,689 S.F.	9,224 S.F.**	20,466 S.F.
MIN. LOT WIDTH	100 FT.	168.93 FT.	100 FT.	81.2 FT.**
MIN. FRONT YARD SETBACK	35 FT.	21 FT.*	N.C.	-
MIN. SIDE YARD SETBACK:				
SINGLE	9 FT.	24.2 FT.	21.2 FT.	-
COMBINED	20 FT.	72.4 FT.	45.4 FT.	-
COMBINED % OF WIDTH	25%	42.9%	45.4%	-
MIN. REAR YARD SETBACK	30 FT.	24.1 FT.	N.C.	-
MIN. LOT COVERAGE	20%	5.2%	16.6%	-
MAX. IMPROVED LOT COVERAGE	35%	12.1%	38.8%**	-

\* - EXISTING NON-COMFORMING  
 \*\* - VARIANCE REQUIRED  
 N.C. - NO CHANGE

LOT COVERAGE (BUILDING) COVERAGE		
DESCRIPTION	EXISTING (LOT 6)	PROPOSED (LOT 6.01)
DWELLING	1,301 S.F.	N.C.
COV. STOOP	17 S.F.	N.C.
ENC. PORCH	211 S.F.	N.C.
BUILDING LOT COVERAGE	1,529 S.F.	N.C.
LOT AREA	29,689 S.F.	9,224 S.F.
TOTAL BUILDING LOT COVERAGE	5.2%	16.6%

IMPROVED LOT COVERAGE		
DESCRIPTION	EXISTING (LOT 6)	PROPOSED (LOT 6.01)
DWELLING	1,301 S.F.	N.C.
COV. STOOP + STEPS	30 S.F.	N.C.
ENC. PORCH	211 S.F.	N.C.
DECKS + STEPS	478 S.F.	N.C.
WALLS	14 S.F.	N.C.
DRIVEWAY	862 S.F.	N.C.
CONC.	487 S.F.	N.C.
SLATE	202 S.F.	N.C.
IMPROVED LOT COVERAGE	3,582 S.F.	N.C.
LOT AREA	29,689 S.F.	9,224 S.F.
TOTAL IMPROVED LOT COVERAGE	12.1%	38.8%



- NOTES:
1. THIS MAP IS NOT A SURVEY.
  2. THE PURPOSE OF THIS MAP IS FOR OBTAINING A MINOR SUBDIVISION APPROVAL TO SUBDIVIDE THE EXISTING PROPERTY INTO TWO LOTS.
  3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY, LOT 6, BLOCK 2304, TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 11/23/21.
  4. PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' N+GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
  5. PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #34013000847, DATED 6/04/2007.
  6. EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
  7. ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
  8. THIS PROPERTY LOCATED WITHIN THE R-100 ZONE, ZONE CONFIRMED BY MUNICIPAL ZONING OFFICE ON 12/6/21.

PREPARED FOR: MICHAEL E. NICHOLSON

**MORGAN**  
 engineering & surveying

DAVID J. VON STEENBURG  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. NO. 34500

CERTIFICATE OF AUTHORIZATION: 240A232880  
 P.O. BOX 8232  
 TOMS RIVER, N.J. 08754  
 TEL: 732-270-9690  
 FAX: 732-270-9691  
 www.morganengineeringllc.com

REV	DATE	DESCRIPTION	BY

**MINOR SUBDIVISION**

#4 ARNOID WAY  
 BLOCK 2304  
 LOT 6  
 TOWNSHIP OF VERONA  
 COUNTY OF ESSEX  
 NEW JERSEY

Sheet 1 of 1