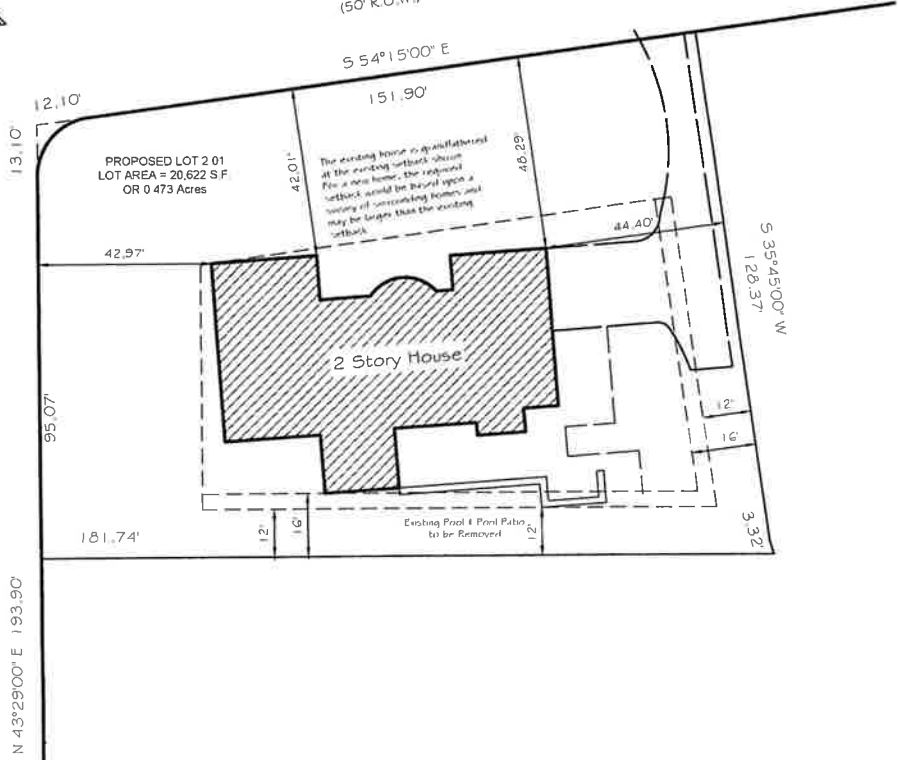




SLOPE DRIVE
(50' R.O.W.)



HARTSHORN DRIVE
(50' R.O.W.)

TOWNSHIP OF MILLBURN - R5 RESIDENTIAL ZONE

	REQ / ALLOWED	LOT 2 01
MINIMUM		
LOT AREA	14,500 SF	20,622 SF +/-
LOT WIDTH (1)	75 FT	N/A
LOT DEPTH (1)	125 FT	N/A
YARD SETBACKS		
FRONT - HARTSHORN	40 25 FT +/- (2)	42.97 FT +/-
SIDE - LEFT	12 0 to 16 0 FT (Based upon house height)	44 4 FT +/-
SIDE - RIGHT	12 0 to 16 0 FT (Based upon house height)	16 0 FT +/-
SIDE - COMBINED (1)	35 % of Lot Width	N/A
REAR (1)	25 % of Lot Depth	N/A
MAXIMUM		
BUILDING COVERAGE	18%	17.4% +/- (3,592 SF) (3,712 SF ALLOWED)
LOT COVERAGE	35%	31.2% +/- (6,442 SF) (7,218 SF ALLOWED)
F A R	30%	UNKNOWN (6,187 SF ALLOWED)

- NOTES
- PROPOSED LOT 2 01 IS DEFINED AS A CORNER LOT BY ORDINANCE. CORNER LOTS DO NOT HAVE A LOT WIDTH OR LOT DEPTH AND ARE NOT SUBJECT TO COMBINED SIDE YARD REQUIREMENTS.
 - MINIMUM FRONT YARD SETBACK BASED UPON HOMES WITHIN 500 FEET OR TO THE NEAREST INTERSECTION. DISTANCE ON HARTSHORN DRIVE SHOWN IS APPROXIMATE BASED UPON RECORD FILES AND AERIAL PHOTOGRAPHY AND MUST BE CONFIRMED BY FIELD SURVEY.

CONCEPT SUBDIVISION
ALTERNATE #2

121 SLOPE DRIVE
TAX LOT 2, BLOCK 3701

TOWNSHIP OF MILLBURN
ESSEX COUNTY, NEW JERSEY

SURVEY NOTES

- SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY MARTIN A. GRANT OF MONROE TOWNSHIP FOR DAVID F. GRAZIANO AND GLORIA GRAZIANO, DATED 8-15-2000.
- PQ BEING LOT 25 & 26, BLOCK 359-B, AS SHOWN ON THE "MAP OF ROLLING GREEN ESTATES" FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON 2-11-1955, AS MAP #2224.
- PQ SUBJECT TO EASEMENTS AND RESTRICTIVE COVENANTS AS A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.

ZONING NOTES

- ALL ZONING DATA SHOWN IS APPROXIMATE. BASED UPON INFORMATION PROVIDED BY THE OWNER AND SHOULD BE CONFIRMED BASED UPON A CURRENT LAND TITLE SURVEY.
- ZONING SHOWN IS BASED UPON THE TOWNSHIP ZONING ORDINANCE IN EFFECT ON 5-15-2019.
- ALL ZONING SHOULD BE CONFIRMED WITH THE TOWNSHIP ZONING OFFICER.



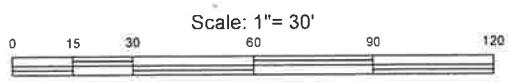
CASEY &
KELLER
INCORPORATED

New Jersey State Board of Professional Engineers & Land Surveyors
Professional Engineer No. 124GA27985400

CIVIL ENGINEERS
LAND SURVEYORS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax 973-379-7993

MICHAEL T. LANZAFAMA



New Jersey Professional Engineer/Land Surveyor No		DATE	
New Jersey Professional Planner No		5-15-2019	
JOB NO	MAP NO	FIELD BOOK	SCALE
1190415	-	-	1" = 30'