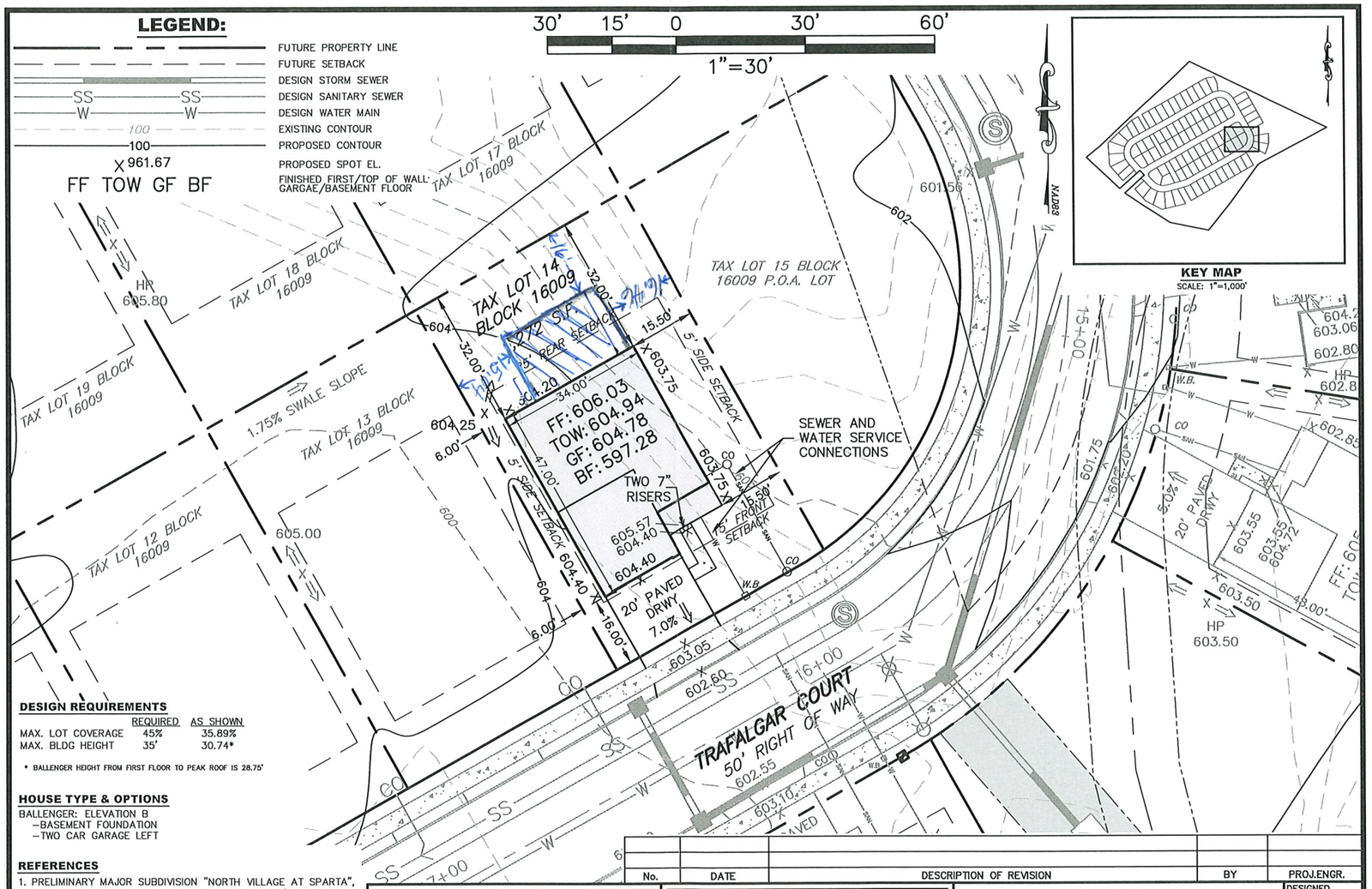

DESIGN REQUIREMENTS

	REQUIRED	AS SHOWN
MAX. LOT COVERAGE	45%	35.89%
MAX. BLDG HEIGHT	35'	30.74*

* BALLENGER HEIGHT FROM FIRST FLOOR TO PEAK ROOF IS 28.75'

HOUSE TYPE & OPTIONS

BALLENGER: ELEVATION B
- BASEMENT FOUNDATION
- TWO CAR GARAGE LEFT

REFERENCES

1. PRELIMINARY MAJOR SUBDIVISION "NORTH VILLAGE AT SPARTA", PORTIONS OF TAX LOT 4 AND 90, BLOCK 16001 (APPROCED TAX LOTS 4.02 AND 89, BLOCK 16001), SPARTA TOWNSHIP, SUSSEX COUNTY, NJ, AS PREPARED BY DOUWE DYKSTRA OF DYKSTRA ASSOCIATES, PC, DATED 7/9/2015, LAST REVISED 5/14/2016.
2. ARCHITECTURES SHOWN ARE VIA DWF FILES AS RECEIVED FROM RYAN HOMES.

NOTES

1. SEWER LATERAL AND WATER SERVICE CONNECTION STUB LOCATIONS ARE UNKNOWN AND SHOWN APPROXIMATELY ONLY.
2. NO SURVEY OR AS-BUILT OF SITE IMPROVEMENTS HAS BEEN PERFORMED BY C&E ENGINEERING, INC. FOR THIS PROJECT. ALL COMMON SITE IMPROVEMENTS ARE TO BE FIELD VERIFIED FOR THEIR ACCURACY PRIOR TO ANY CONSTRUCTION ACTIVITIES.

No.	DATE	DESCRIPTION OF REVISION	BY	PROJ.ENGR.

Radim Kucera, P.E.
Professional Engineer N.J. Lic.No.38324
DATE: 1/16/2019

C | E
Civil & Environmental Engineering, Inc.
ENGINEERING
SURVEYING
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LANDSCAPE DESIGN
CERTIFICATE OF AUTHORIZATION #24GA28267600
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RESEARCH PARK
322 WALL STREET
PRINCETON, NJ 08540
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PLOT PLAN
BLOCK 16009, LOT 14
60 TRAFALGAR COURT – RYAN LOT B014
PREPARED FOR
"NORTH VILLAGE AT SPARTA"
BLOCK 16001, LOT 89
TOWNSHIP OF SPARTA
SUSSEX COUNTY NEW JERSEY

DESIGNED O.K.
FILE PP – B014
CHECKED(PM) R.K.
CHECKED(PE) R.K.
DRAWING # 1 OF 2

APPROVED
16'x24' Deck
See conditions noted on the Zoning Permit.
10-22-19 JS