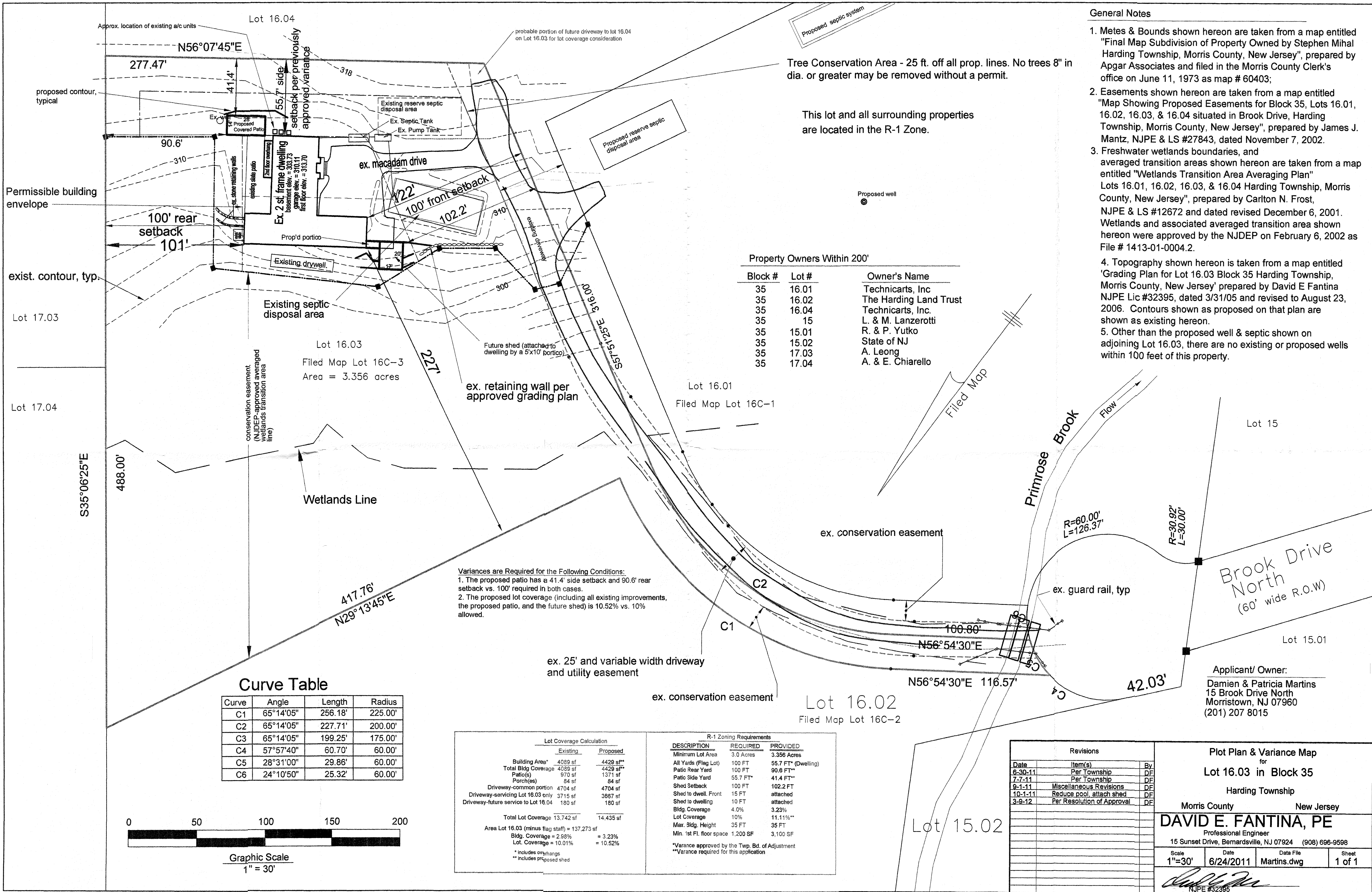




General Notes

1. Metes & Bounds shown hereon are taken from a map entitled "Final Map Subdivision of Property Owned by Stephen Mihal Harding Township, Morris County, New Jersey", prepared by Appar Associates and filed in the Morris County Clerk's office on June 11, 1973 as map # 60403;
2. Easements shown hereon are taken from a map entitled "Map Showing Proposed Easements for Block 35, Lots 16.01, 16.02, 16.03, & 16.04 situated in Brook Drive, Harding Township, Morris County, New Jersey", prepared by James J. Mantz, NJPE & LS #27843, dated November 7, 2002.
3. Freshwater wetlands boundaries, and averaged transition areas shown hereon are taken from a map entitled "Wetlands Transition Area Averaging Plan" Lots 16.01, 16.02, 16.03, & 16.04 Harding Township, Morris County, New Jersey", prepared by Carlton N. Frost, NJPE & LS #12672 and dated revised December 6, 2001. Wetlands and associated averaged transition area shown hereon were approved by the NJDEP on February 6, 2002 as File # 1413-01-0004.2.
4. Topography shown hereon is taken from a map entitled "Grading Plan for Lot 16.03 Block 35 Harding Township, Morris County, New Jersey" prepared by David E Fantina NJPE Lic #32395, dated 3/31/05 and revised to August 23, 2006. Contours shown as proposed on that plan are shown as existing hereon.
5. Other than the proposed well & septic shown on adjoining Lot 16.03, there are no existing or proposed wells within 100 feet of this property.

Property Owners Within 200'

Block #	Lot #	Owner's Name
35	16.01	Technicarts, Inc
35	16.02	The Harding Land Trust
35	16.04	Technicarts, Inc.
35	15	L. & M. Lanzerotti
35	15.01	R. & P. Yutko
35	15.02	State of NJ
35	17.03	A. Leong
35	17.04	A. & E. Chiarello

Curve Table

Curve	Angle	Length	Radius
C1	65°14'05"	256.18'	225.00'
C2	65°14'05"	227.71'	200.00'
C3	65°14'05"	199.25'	175.00'
C4	57°57'40"	60.70'	60.00'
C5	28°31'00"	29.86'	60.00'
C6	24°10'50"	25.32'	60.00'

Variances are Required for the Following Conditions:
1. The proposed patio has a 41.4' side setback and 90.6' rear setback vs. 100' required in both cases.
2. The proposed lot coverage (including all existing improvements, the proposed patio, and the future shed) is 10.52% vs. 10% allowed.

ex. 25' and variable width driveway and utility easement

ex. conservation easement

Lot Coverage Calculation			R-1 Zoning Requirements		
	Existing	Proposed	DESCRIPTION	REQUIRED	PROVIDED
Building Area*	4089 sf	4429 sf**	Minimum Lot Area	3.0 Acres	3.356 Acres
Total Bldg Coverage	4089 sf	4429 sf**	All Yards (Flag Lot)	100 FT	55.7 FT* (Dwelling)
Patio(s)	970 sf	1371 sf	Patio Rear Yard	100 FT	90.6 FT**
Porch(es)	84 sf	84 sf	Patio Side Yard	55.7 FT*	41.4 FT**
Driveway-common portion	4704 sf	4704 sf	Shed Setback	100 FT	102.2 FT
Driveway-servicing Lot 16.03 only	3715 sf	3667 sf	Shed to dwell. Front	15 FT	attached
Driveway-future service to Lot 16.04	180 sf	180 sf	Shed to dwelling	10 FT	attached
Total Lot Coverage	13,742 sf	14,435 sf	Bldg. Coverage	4.0%	3.23%
Area Lot 16.03 (minus flag staff) = 137,273 sf			Lot Coverage	10%	11.11%**
Bldg. Coverage = 2.98%		= 3.23%	Max. Bldg. Height	35 FT	35 FT
Lot Coverage = 10.01%		= 10.52%	Min. 1st Fl. floor space	1,200 SF	3,100 SF
* Includes porches			*Variance approved by the Twp. Bd. of Adjustment		
** Includes proposed shed			**Variance required for this application		

Revisions			Plot Plan & Variance Map			
Date	Item(s)	By	for			
6-30-11	Per Township	DF	Lot 16.03 in Block 35			
7-7-11	Per Township	DF	Harding Township			
9-1-11	Miscellaneous Revisions	DF	Morris County New Jersey			
10-1-11	Reduce pool, attach shed	DF	DAVID E. FANTINA, PE			
3-9-12	Per Resolution of Approval	DF	Professional Engineer			
			15 Sunset Drive, Bernardsville, NJ 07924 (908) 696-9598			
			Scale	Date	Data File	Sheet
			1"=30'	6/24/2011	Martins.dwg	1 of 1