

Averaged Wetlands Transition Area Limit shown hereon as per NJDEP Permit #1413-01-0004.2

16.03
Lot 16.02
Filed Map Lot 16C-2

Lot 16.02
Filed Map Lot 16C-2

conservation easement

Existing gravel driveway to be upgraded to be consistent with Harding Township standards for a private road serving 4 or less lots.

25' and variable width driveway and utility easement

Approx. limit of disturbance, typ.

Lot 16.01
Filed Map Lot 16C-1
Area = 3.352 acres

conservation easement (NJDEP-approved averaged wetlands transition area line)

conservation easement

wetlands limit line

Existing triple culverts to remain

Primrose Brook

Lot 15.02

Lot 15.01
N27°34'40"W

Brook Drive North
(60' wide R.O.W.)

Proposed driveway extension.

prop'd. contour, typ.

R=40' typ. (For Emerg. vehicle access)

Prop'd well

Lot 16.04
Filed Map Lot 16C-4

Prop. Septic Tank

Prop. Pump Tank

Prop'd retaining wall

Prop'd septic system

Tree Conservation Area - 25 ft. off all prop. lines.
No trees 8" in dia. or greater may be removed without a permit except as shown on this plan for the purposes of access to lot and installation of approved waste disposal system.

Bed size
Primary 23 x 50 (19 x 76)
→ 1840 sq ft → 1444

4 Bedrooms = 1308 sq ft
5 Bedrooms = 1610 sq ft
6 Bedrooms = 1911 sq ft

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'

Concrete Monument set to mark cons. ease., typ.

Lot 15

Notes:

- 1) No reserve area shown
- 2) Arch plans may exceed 6 Bedroom proposed (1 or 2 additional bedrooms may be possible)
- 3) Bed size does not comply with 6 Bedroom proposed; would comply with 4 Bedroom Fill enclosed*
- 4) Only one septic tank shown, may be too close to dwelling (consent?)
- 5) Pump pit may be too close to dwelling

Waivers

* See note #2

septic tank to well and house
pump pit to well and house

Bed to house

General Notes

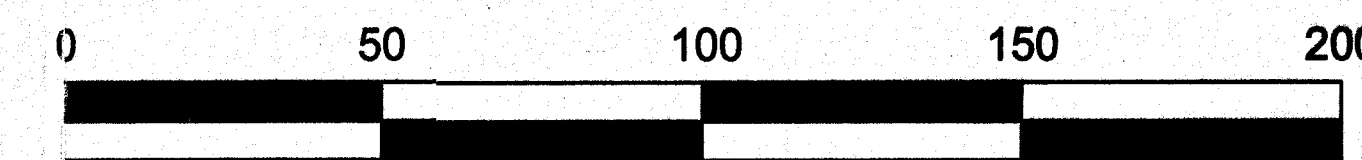
1. Metes & Bounds shown hereon are taken from a map entitled "Final Map Subdivision of Property Owned by Stephen Mihal Harding Township, Morris County, New Jersey", prepared by Apgar Associates and filed in the Morris County Clerk's office on June 11, 1973 as map # 60403;
2. Easements shown hereon are 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. Existing contours shown hereon are based on field data obtained by James J. Mantz, NJPE & LS # 27843. This data has been augmented by the aerial topography included on the original subdivision maps by Apgar Associates.
5. For details of the proposed dwelling refer to plans prepared by Paul A. Damiano, A.I.A.

Lot Coverage Calculation		
Building Area*	3538 sf	
Patio(s)	600 sf	Area Lot 16.01 = 3.352 Ac.
Porch(es)	72 sf	Bldg. Coverage = 2.9%
Total Bldg Coverage	4270 sf	Lot Coverage = 5.0%
Walk(s)	188 sf	
+ Driveway	2900 sf	
Total Lot Coverage	7358 sf	
* includes overhangs		

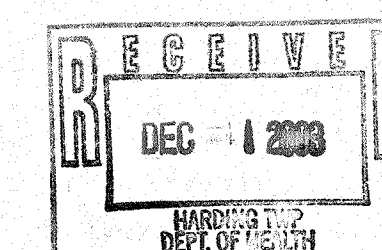
Applicant/ Owner:

Premier International Corp.
6C Nob Hill
Roseland, NJ
(212) 438-9515

This lot and all surrounding properties are located in the R-1 Zone.



Graphic Scale
1" = 30'



Revisions			
Date	Item(s)	By	DE
7-03-03	Per Twp.	DE	
9-8-03	Per house footprint	DE	
10-16-03	Revise building coverage	DE	
11/14/03	Per Township	DE	

Plot Plan & Variance Map for Lot 16.01 Block 35			
Premier International Corp.			
Harding Township, Morris County, New Jersey			
DAVID E. FANTINA, PE			
Professional Engineer			
15 Sunset Drive, Bernardsville, NJ 07924 (908) 696-9598			
Scale	Date	Drawn	Sheet
1"=30'	6/11/2003	PREMIER.dwg	1 of 1

David E. Fantina
NJPE #32385