

OSGU RA-130 ZONING INFORMATION				
TYPE	REQUIRED	EXIST'G.	PROPOSED	NOTES
LOT AREA	130,620 SF	153,306 SF	153,306 SF	CONFORMS
WIDTH	300'	434.23'	434.23'	CONFORMS
DEPTH	300'	364.56'	364.56'	CONFORMS
BUILDING COV'G.	10% MAX.	1.47%/2251 SF	1.87%/2841 SF	CONFORMS
HEIGHT	35' MAX.	25'	25.0'	CONFORMS
FRONT YARD	120' MIN.	19.0'	19.0'	EXIST. NON-CONFORMING VARIANCE REQ'D.
SIDE YARD	50' MIN.	158.4'/130.1'	158.4'/110.0'	CONFORMS
REAR YARD	120' MIN.	348.3'	342.3'	CONFORMS
IMPERV. SURFACE	25% MAX.	4.57%	4.97%	CONFORMS

SITE PLAN
SCALE: 1" = 40'

Lot 4 in Block 4501
Located in
Morris Township, Morris County, New Jersey

DAVID E. FANTINA, PE
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale 1" = 40'	Date 4/13/2022	Data File Niemans.dwg	Sheet 1 of 4
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David E Fantina Digitally signed by David E Fantina
Date: 2024.03.13 10:13:59 -0400
NJPE #32395

RECEIVED
DEC - 8 2025
MORRIS TOWNSHIP
ENGINEERING DEPARTMENT

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DANIEL A. ENCIN
Architect

ISS. 2
ISS. 1
9.18.25 ISS. FOR VARIANCE

M MENDHAM
DESIGN
ARCHITECTS

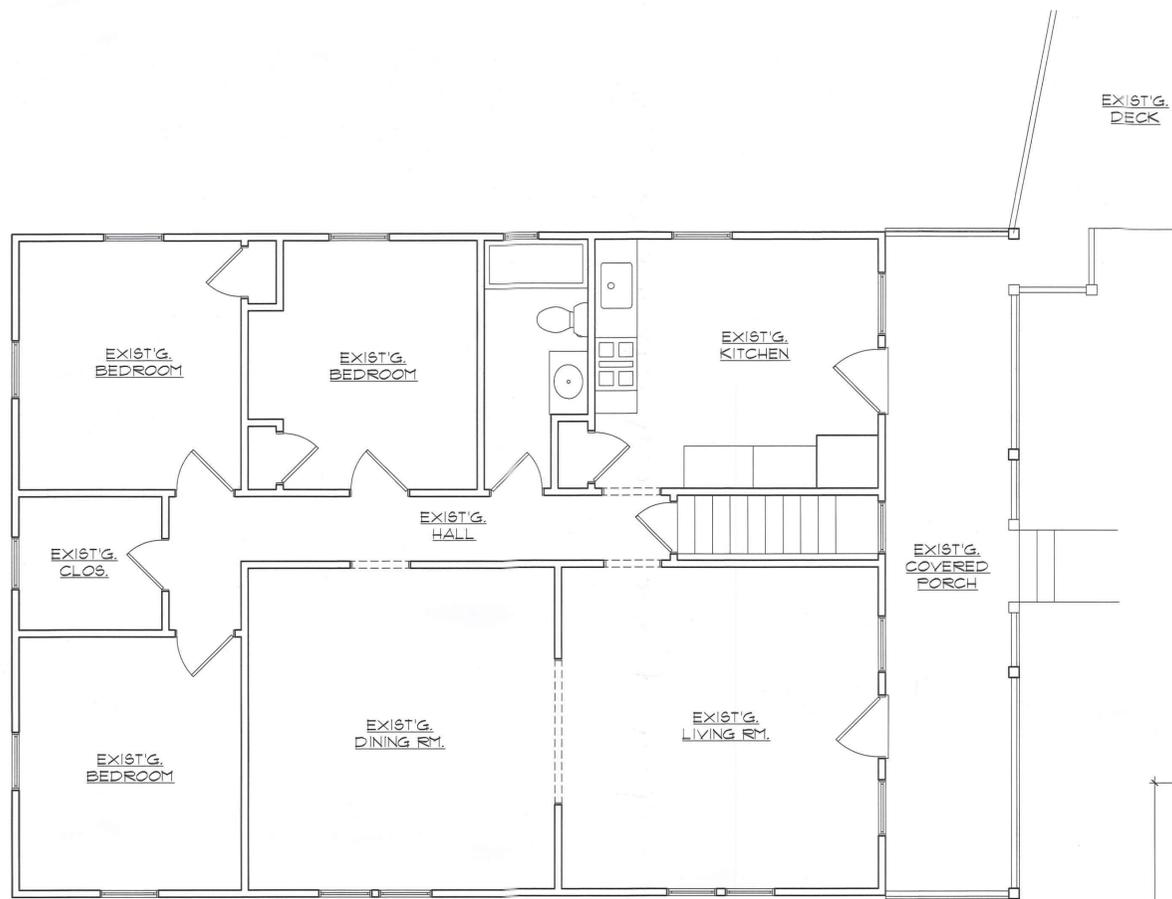
P.O. Box 127 Mendham, NJ 07945 Tel: 973 886 5727 www.MendhamDesign.com

286 MENDHAM ROAD
MORRIS TOWNSHIP, NJ

SITE PLAN

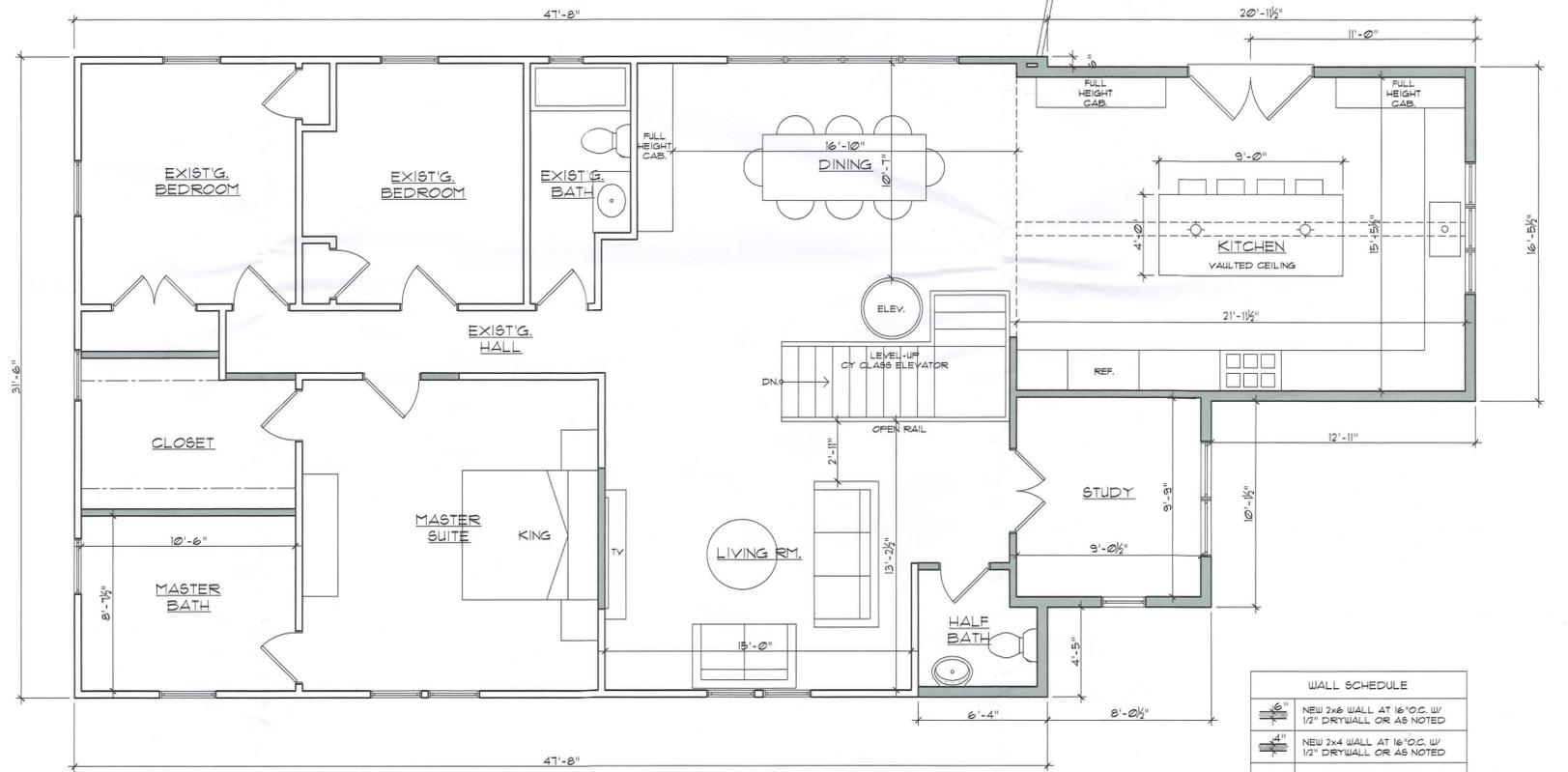
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EXIST. FIRST FLOOR PLAN

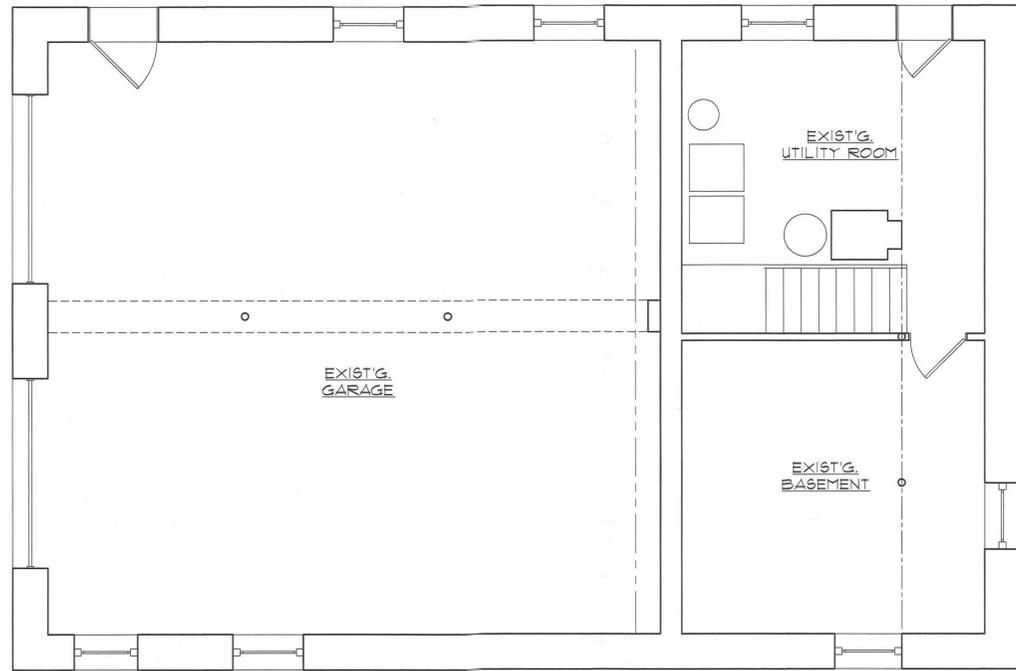
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

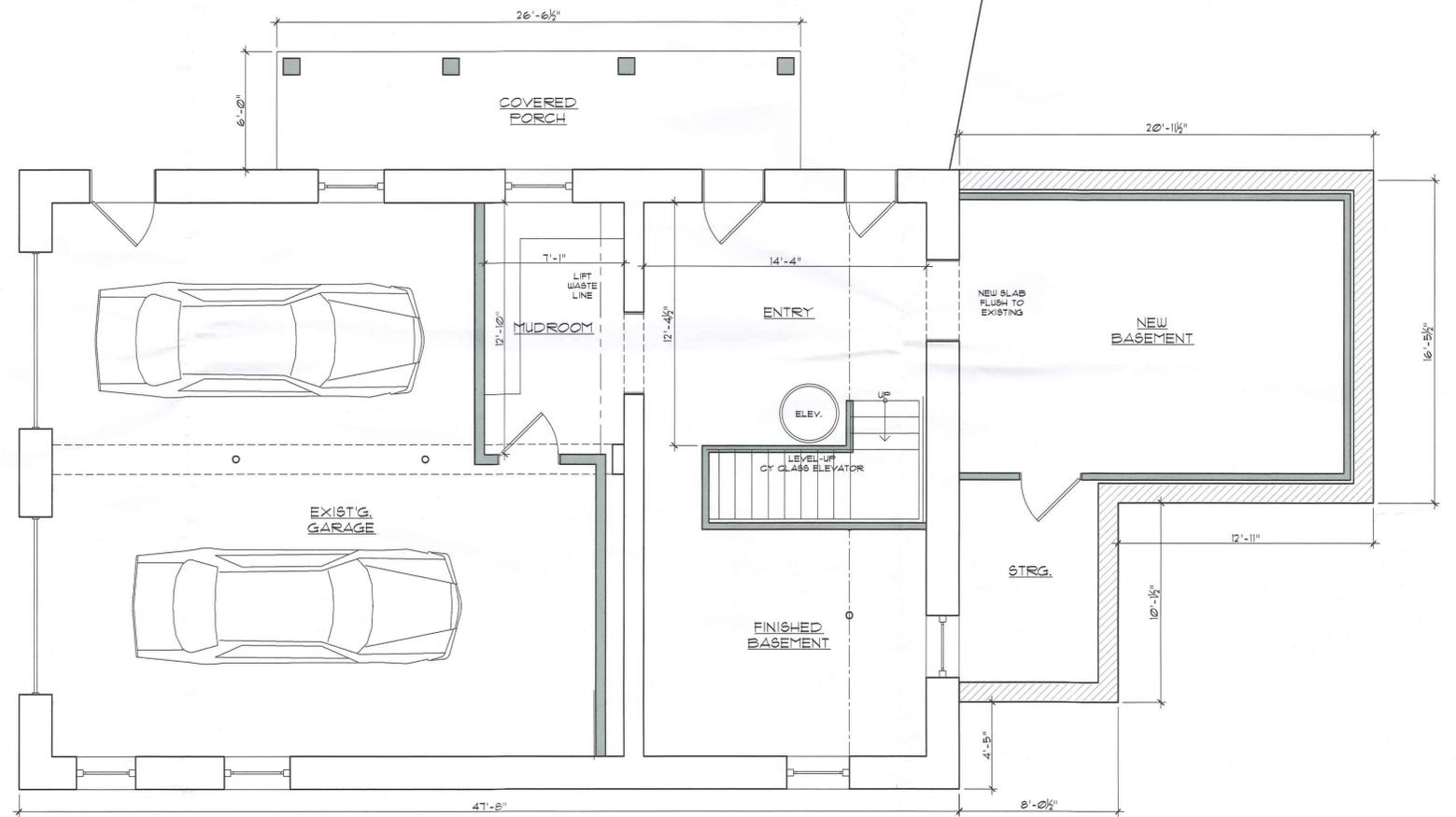
SCALE: 1/4" = 1'-0"

WALL SCHEDULE	
	NEW 2x6 WALL AT 16" O.C. w/ 1/2" DRYWALL OR AS NOTED
	NEW 2x4 WALL AT 16" O.C. w/ 1/2" DRYWALL OR AS NOTED
	EXIST'G. WALL TO REMAIN
	EXIST'G. WALL TO BE REMOVED



EXIST. LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL SCHEDULE	
	NEW 2x6 WALL AT 16" O.C. W/ 1/2" DRYWALL OR AS NOTED
	NEW 2x4 WALL AT 16" O.C. W/ 1/2" DRYWALL OR AS NOTED
	EXIST'G. WALL TO REMAIN
	EXIST'G. WALL TO BE REMOVED



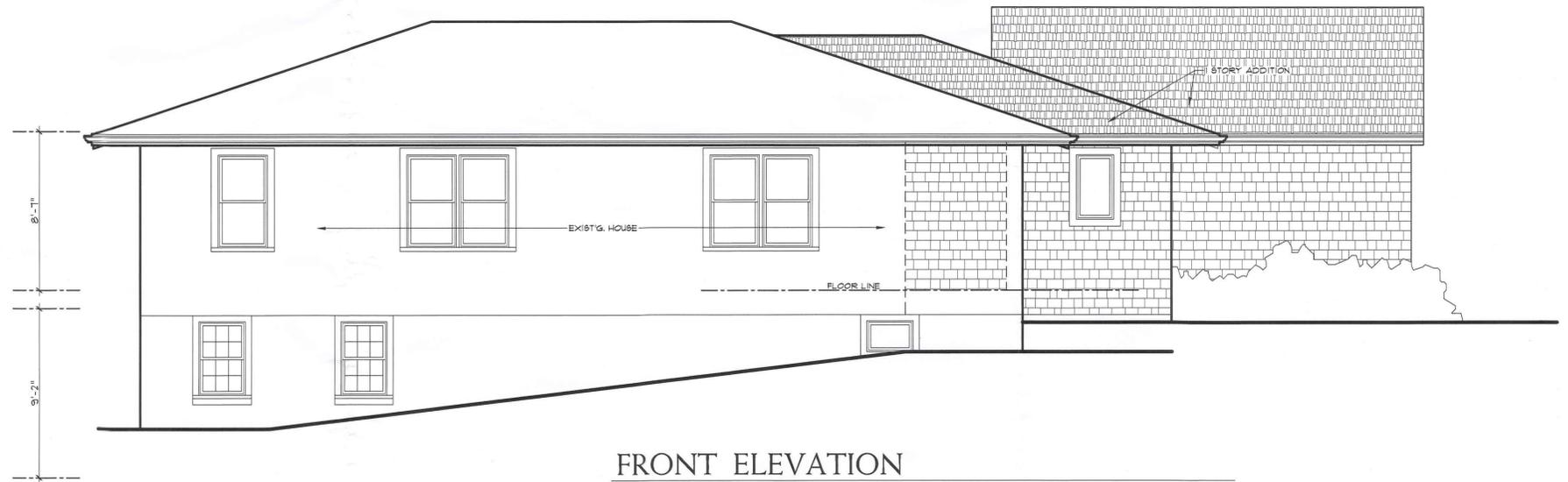
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"