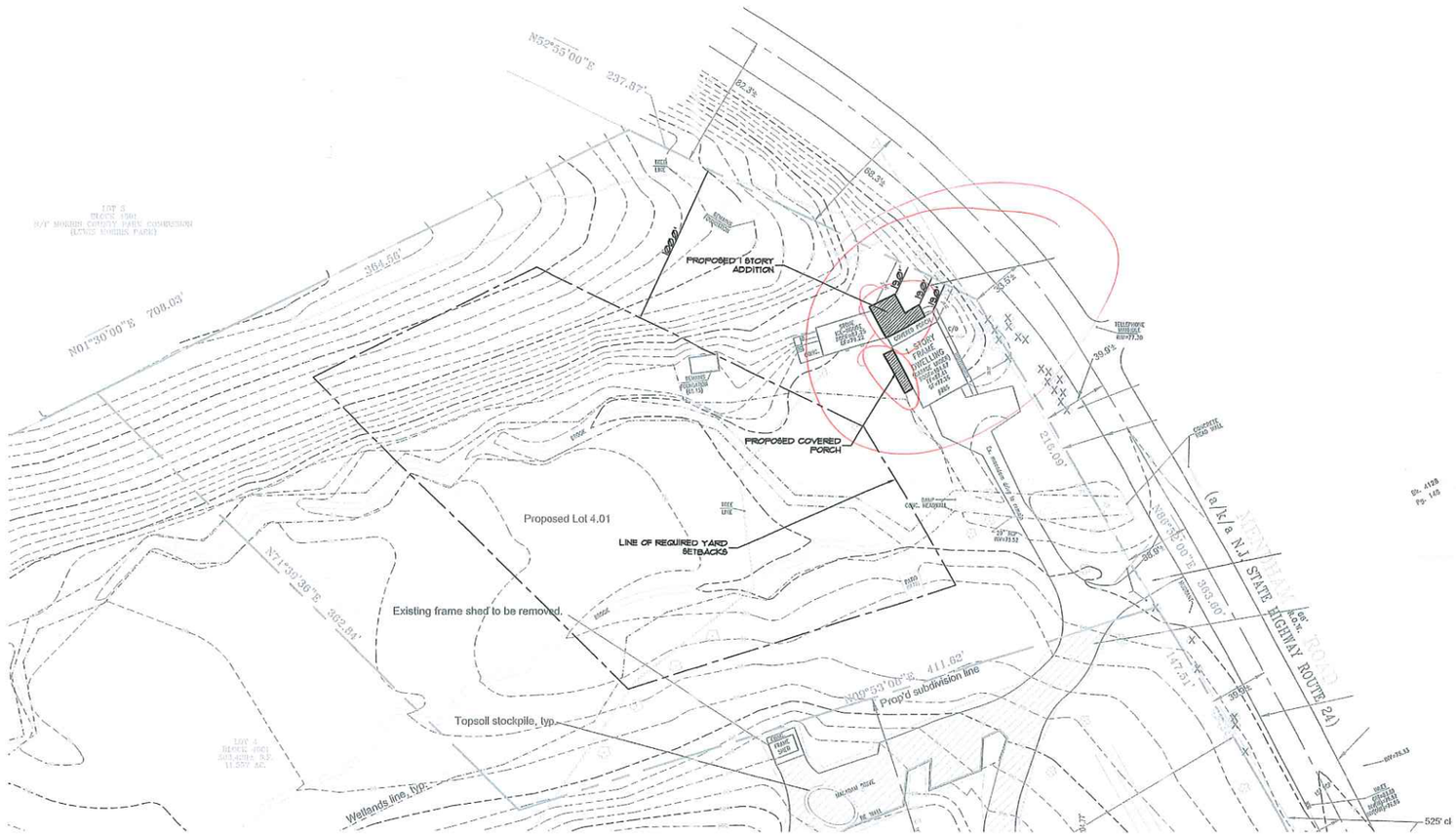

OBGU RA-130 ZONING INFORMATION				
TYPE	REQUIRED	EXIST'G.	PROPOSED	NOTES
LOT AREA	130,680 SF	153,306 SF	153,306 SF	CONFORMS
WIDTH	300'	434.23'	434.23'	CONFORMS
DEPTH	300'	364.56'	364.56'	CONFORMS
BUILDING COV'G.	10% MAX.	1.47%/2251 SF	1.87%/2847 SF	CONFORMS
HEIGHT	35' MAX.	25'	25.5'	CONFORMS
FRONT YARD	100' MIN.	19.0'	19.0'	EXIST. NON-CONFORMING *VARIANCE REQ'D.
SIDE YARD	50' MIN.	158.4'/130.1'	158.4'/110.8'	CONFORMS
REAR YARD	100' MIN.	348.3'	342.3'	CONFORMS
IMPERV. SURFACE	25% MAX.	4.57%	4.97%	CONFORMS

denied
DJD
7/23/25

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	Date	Data File	Sheet
1" = 40'	4/13/2022	Nieman.dwg	1 of 4

David E Fantina Digitally signed by David E Fantina Date: 2024.02.13 10:15:59 -04'00'

NJPE #32395

Any necessary permits from DEP for wetlands

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DANIEL A. ENCIN
Architect

ISS. 2
ISS. 1
7.8.25 ISS. FOR ZONING

MENDHAM DESIGN ARCHITECTS

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MORRIS TOWNSHIP, NJ

SITE PLAN

#17492

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