

ZONING SCHEDULE TOWNSHIP OF MORRIS RA-35 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT				
ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
DISTRICT	RA-35 RESIDENTIAL ONE FAMILY	RA-35 RESIDENTIAL ONE FAMILY	RA-35 RESIDENTIAL ONE FAMILY	CONFORMS
MIN. LOT AREA (S.F.)	35,000	26,450**	26,450**	PRE-EXISTING
PER FAMILY (SQ. FT.)	35,000	26,450**	26,450**	PRE-EXISTING
MIN. LOT WIDTH (FT.)	175	156.85**	156.85**	PRE-EXISTING
MIN. LOT DEPTH (FT.)	175	170**	170**	PRE-EXISTING
MIN. FRONT YARD (FT.)	75	53.43**	53.43**	PRE-EXISTING
MIN. SIDE YARD (FT.):				
- ONE	30.1	18.98**	18.98**	VARIANCE
- BOTH	75.1	79.23	89.67*	VARIANCE
MIN. REAR YARD (FT.)	50	84.36	75.66	CONFORMS
MAX. BUILDING COVERAGE (%)	15%	6.88%	12.05%	CONFORMS
MAX. IMPERVIOUS COVERAGE (%)	35%	19.60%	21.71%	CONFORMS
MAX. BUILDING HEIGHT:				
- STORES	35/46.65	1-1/2	2	CONFORMS
- FEET			33.55/37.60	CONFORMS
MAX. F.A.R.		N/A	N/A	N/A

NOTES:
1. IN ANY CASE IN WHICH THE BUILDING ERRECTED ON THE LOT CONSISTS OF ONLY ONE STORY, THE REQUIRED SIDE YARD MAY BE REDUCED BY FIVE FEET ON ONE SIDE AND A TOTAL OF 10 FEET ON BOTH SIDES.

BUILDING HEIGHT CALCULATIONS
- AVG. GRADE @ 20' : (346.50 + 340.00)/2 = 343.25
BF = 339.75
BUILDING HEIGHT PER ARCHITECT = 37'-3" (37.25) (BF, TO RP.)
ROOF PEAK ELEVATION = 339.75 + 37.25 = 377.00
BUILDING HEIGHT = 377.00 - 343.25 = 33.55 FEET
ALLOWED BUILDING HEIGHT = 35 FEET; PROPOSED BUILDING HEIGHT = 33.55 FEET < 35 FEET CONFORMS
MAX. BUILDING HEIGHT = 377.00 - 339.40 = 37.60 FEET

EXISTING LOT COVERAGE CALCULATIONS:

DRILLING	1,820 S.F.
SUBTOTAL	1,820 S.F.
COV. PL. (FRONT)	100 S.F.
STONE WALK	173 S.F.
ENCL. PORCH & STEP (SIDE)	230 S.F.
PAVEN	102 S.F.
A/C UNIT	5 S.F.
BIT DRIVE	2,755 S.F.
TOTAL COVERAGE	5,185 S.F.

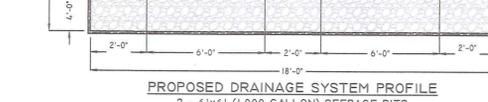
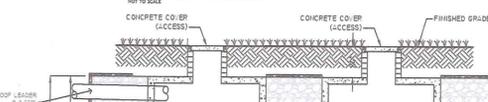
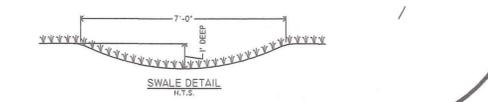
BUILDING COVERAGE: (5,185 S.F./26,450 S.F.) * 100 = 19.60% < 35% CONFORMS
IMPERVIOUS COVERAGE: (5,185 S.F./26,450 S.F.) * 100 = 19.60% < 35% CONFORMS

PROPOSED LOT COVERAGE CALCULATIONS:

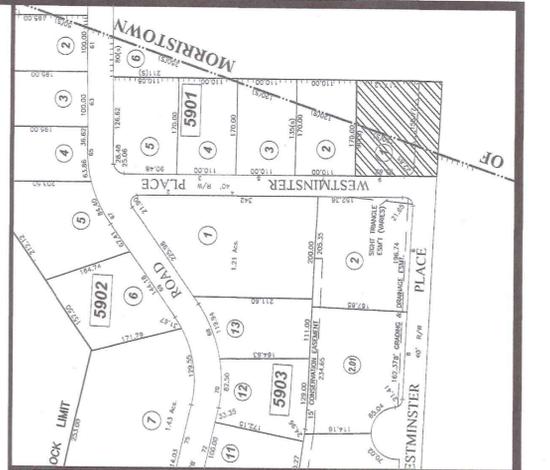
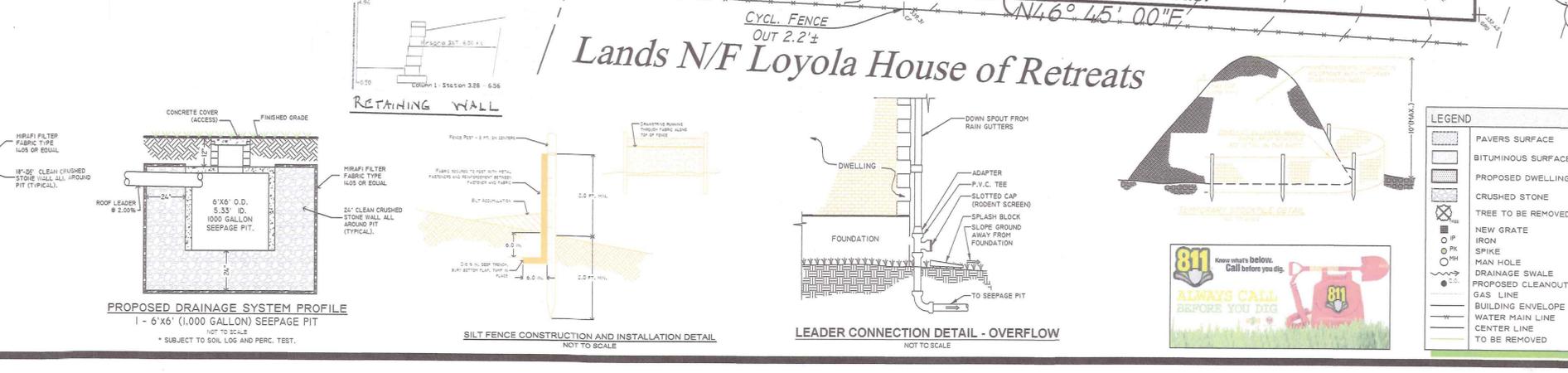
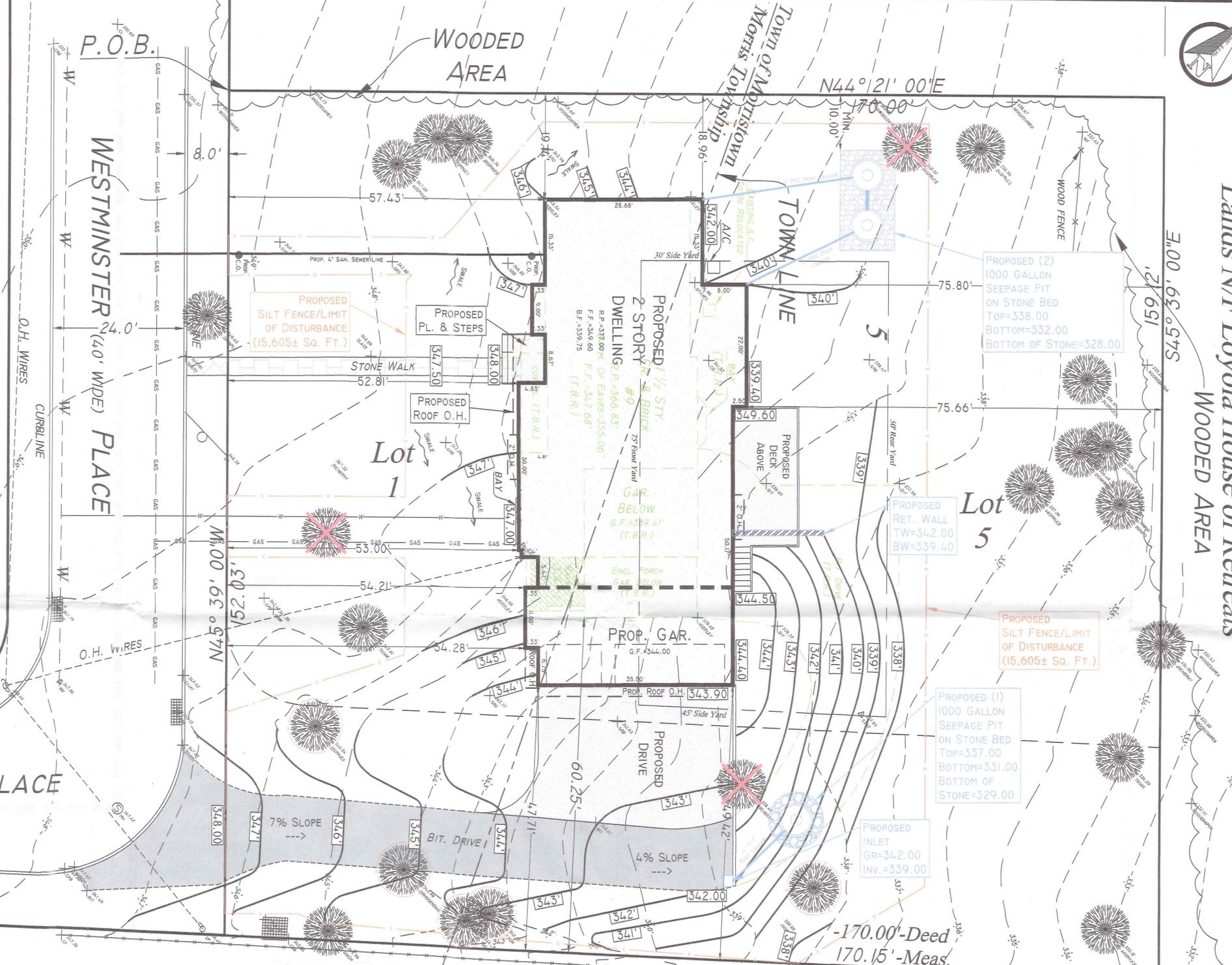
DRILLING	3,188 S.F.
SUBTOTAL	3,188 S.F.
PL. & STEPS (FRONT)	68 S.F.
STONE WALK	161 S.F.
A/C UNIT	5 S.F.
BIT DRIVE TO REHAB	1,080 S.F.
DECK & STEPS	330 S.F.
PROPOSED DRIVE	911 S.F.
TOTAL COVERAGE	5,743 S.F.

BUILDING COVERAGE: (5,743 S.F./26,450 S.F.) * 100 = 21.71% < 35% CONFORMS
IMPERVIOUS COVERAGE: (5,743 S.F./26,450 S.F.) * 100 = 21.71% < 35% CONFORMS

BUILDING COVERAGE: (1,820 S.F./26,450 S.F.) * 100 = 6.88% < 15% CONFORMS
IMPERVIOUS COVERAGE: (5,185 S.F./26,450 S.F.) * 100 = 19.60% < 35% CONFORMS

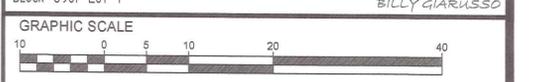


PROPOSED DRAINAGE SYSTEM PROFILE
2 - 6'x6' (1,000 GALLON) SEEPAGE PITS
1 - 6'x6' (1,000 GALLON) SEEPAGE PIT



- GENERAL NOTES**
- DATUM IS NAVD 1988.
 - LOCATION OF UTILITIES ARE APPROXIMATE ONLY. MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.
 - AREA OF P.O. = 26,450 SQ. FT. = 0.6072 ACRES.
 - COMMONLY KNOWN AS 9 WESTMINSTER PLACE, MORRISTOWN, NJ 07960.
 - BEING KNOWN AS LOT 1 IN BLOCK 5901 AS SHOWN ON THE CURRENT TAX MAP OF TOWNSHIP OF MORRIS, MORRIS COUNTY AND STATE OF NEW JERSEY.
 - BEING KNOWN AS LOT 5 IN BLOCK 8901 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWN OF MORRISTOWN, MORRIS COUNTY AND STATE OF NEW JERSEY.
 - BEING ALSO KNOWN AS LOT 5 IN BLOCK F AS SHOWN ON A CERTAIN MAP ENTITLED "PART OF 'SPRING BROOK' MORRIS, TOWNSHIP, MORRIS COUNTY, N.J." AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON JANUARY 18, 1932 AS MAP NO. 911, AND ADDITIONAL LAND TO THE SOUTH.
 - BASED UPON A TOPOGRAPHICAL SURVEY PREPARED BY KOESTNER ASSOCIATES PROFESSIONAL ENGINEERS & LAND SURVEYORS, DATED OCTOBER 27, 2025.
 - PROPERTY IS LOCATED IN "RA-35" ZONE DISTRICT (SINGLE FAMILY DETACHED RESIDENTIAL ZONE).
 - THE INSTALLATION OF THE DRAINAGE SYSTEM MUST BE INSPECTED BY THE CITY ENGINEER.
 - A SOIL LOG AND PERCOLATION TEST SHOULD BE CONDUCTED AT THE LOCATION OF THE PROPOSED SEEPAGE PITS DRAINAGE SYSTEM. THIS SHALL BE PERFORMED IN THE EXACT LOCATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY TO DETERMINE THE SURROUNDING SOIL'S ABILITY TO ABSORB THIS ADDITIONAL RUNOFF AND THE DEPTH TO GROUNDWATER BEDROCK.
 - THE APPLICANT SHALL CONTACT THE CITY ENGINEER'S OFFICE AT LEAST 48 HOURS PRIOR TO THE INSTALLATION OF THE DRAINAGE SYSTEM AND DRIVEWAY SUB-BASE WHICH WILL BE UTILIZED FOR STORMWATER MANAGEMENT IN ORDER FOR THE BOROUGH ENGINEER'S OFFICE TO SCHEDULE THE INSPECTION OF SAME. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNLESS THE BOROUGH ENGINEER'S OFFICE HAS INSPECTED AND ACCEPTED THE DRAINAGE SYSTEM.
 - OWNER RESPONSIBLE FOR THE INSPECTION & MAINTENANCE OF THE PROPOSED DRAINAGE SYSTEM AS FOLLOWS:
IT IS IMPERATIVE THAT THE PIPE SYSTEM REMAIN CLEAR, TO ALLOW FOR THE DISCHARGE INTO THE SEEPAGE PITS. ANY OBSERVED CLOGGING OR UNUSUAL OVERFLOW SHOULD BE IMMEDIATELY INVESTIGATED AND ADDRESSED. IT IS RECOMMENDED THAT ANNUALLY AND/OR EVERY FALL A THOROUGH INVESTIGATION AND CLEANING OF THE SYSTEM IS CONDUCTED. THIS SHALL INCLUDE THE INITIAL REMOVAL OF ANY OBVIOUS DEBRIS AND BUILD-UP AFTER A FREE FLOWING CLEAN OF ALL THE RUNS, THE SEEPAGE PITS SYSTEM SHALL BE INSPECTED AND ANY DEBRIS REMOVED. THE SYSTEM SHALL BE CLEANED OF LEAVES AND SILT. PREVENTATIVE AND CORRECTIVE MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPAIRS OR REPLACEMENTS TO THE STRUCTURE; REMOVAL OF SEDIMENT, DEBRIS, OR TRASH; RESTORATION OF ERODED AREAS. THIS WILL HELP LIEVATE BLOCKAGES AND/OR SEDIMENTATION BUILDUP WITHIN THE STORAGE SYSTEM.
 - BASED ON ARCHITECTURAL PLANS PREPARED BY JOSEPH M. DONATO, R.A. AND DATED 09/15/2025.
 - SEE ARCHITECTURAL PLANS FOR FLOOR AREA RATIO CALCULATIONS.
 - SUBJECT TO FINALIZED ARCHITECTURAL PLANS.
 - PROPOSED BUILDING HEIGHT BASED ON ZONING CODE DEFINITION & ARCHITECT'S DESIGN DIMENSIONS. CONTRACTOR, THEREFORE, IS RESPONSIBLE FOR VERIFYING TOP OF BLOCK ELEVATION & ACTUAL DIMENSIONS TO ROOF PEAK UPON COMPLETION OF FRAMING.
 - EXISTING UTILITIES TO BE REUSED IF PRACTICAL. MUST BE INSPECTED PRIOR TO CONSTRUCTION.
 - EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
 - THE DEVELOPER MUST TAKE CAUTION WHEN COMPLETING THE FINAL GRADING OF THE PROPERTY SO AS NOT TO CAUSE INCREASE WATER RUNOFF ONTO THE ADJACENT PROPERTIES. IN THE EVENT A DRAINAGE PROBLEM PERSISTS, THE APPLICANT SHALL REMEDY THE MATTER AT HIS/HER OWN COST.
 - THE APPLICANT IS RESPONSIBLE FOR ANY NEGATIVE DRAINAGE IMPACTS TO ADJACENT PROPERTIES DUE TO ON-SITE GRADING OR DRAINAGE. SHOULD A NEGATIVE IMPACT BE IDENTIFIED UPON COMPLETION OF THE PROJECT, THE IMPACT SHALL BE ADDRESSED IMMEDIATELY.
 - AN AS-BUILT SURVEY DRAWING OF THE PROPERTY WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - IF THE EXISTING SANITARY SEWER CONNECTION IS TO BE UTILIZED, THE BOROUGH REQUIRES VIDEO INSPECTIONS OF THE EXISTING SANITARY LINES TO ENSURE THE ADEQUACY OF THE LINE. THE APPLICANT SHALL PROVIDE A DVD OF THE VIDEO INSPECTION OF THE SANITARY LINE TO THE SUPERINTENDENT OF PUBLIC WORKS PRIOR TO CERTIFICATE OF OCCUPANCY.

PROPERTY INFORMATION
STREET ADDRESS: [REDACTED]
PREPARED FOR: [REDACTED]
MAILING ADDRESS: [REDACTED]
BLOCK 5901 LOT 1



SITE PLAN
OF LOT 1 IN BLOCK 5901 & LOT 5 IN BLOCK 8901
ON THE TAX MAPS OF THE
TOWNSHIP OF MORRIS & TOWN OF MORRISTOWN
MORRIS COUNTY, NEW JERSEY

SCALE: 1" = 10' DATE: 11/25/2025

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