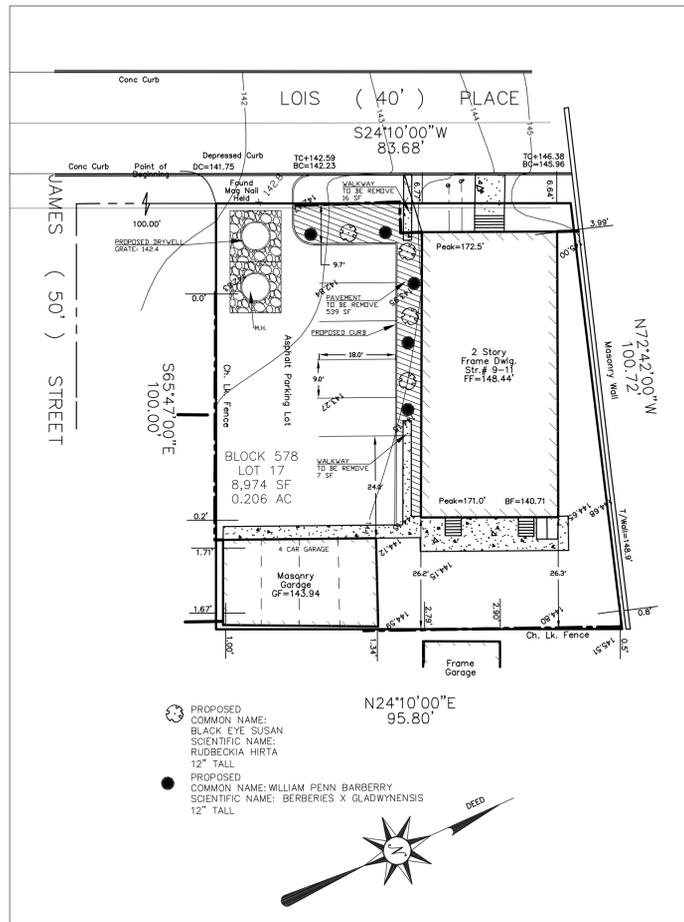


EXISTING CONDITIONS

SCALE: 1" = 20'

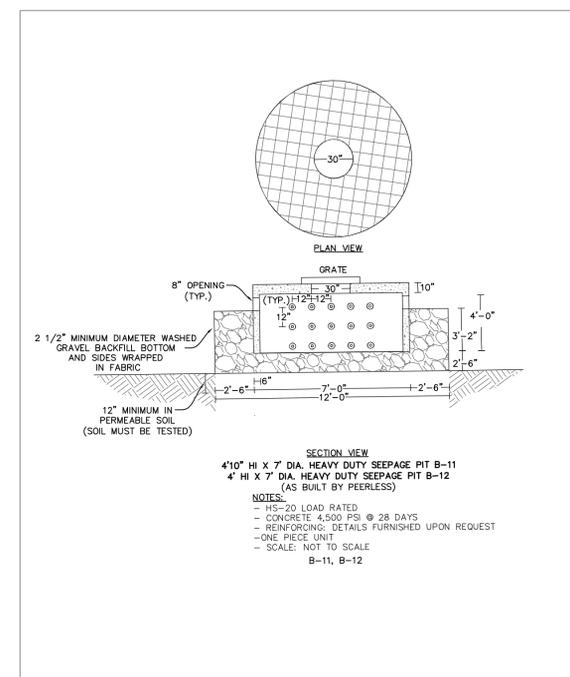


PROPOSED CONDITIONS

SCALE: 1" = 20'



REFERENCE:
EXISTING CONDITIONS BASED ON A SURVEY BY
CANFORA SURVEYING, INC. DATED APRIL 16, 2024



SEEPAGE PIT STORAGE CALCULATIONS

PAVEMENT = 3,039 SF * 0.33 = 1,002 CF

DRYWELL CALCULATION LOT:

7.0' DIAMETER RING = 38.48 SF
 DRYWELL STORAGE VOLUME = 28.27 SF * 3.17 FT = 89.62 CF
 STONE VOLUME AROUND DRYWELL = 115.73 SF * 3.17 FT = 366.86 CF
 STONE VOLUME UNDER DRYWELL = 144 SF * 2.5 FT = 360.00 CF
 STONE STORAGE = (366.86 CF + 360.00 CF) * 0.40(VOID) = 290.74 CF
 TOTAL STORAGE = 89.62 CF + 290.74 CF = 380.36 CF
 380.36 CF * 2 = 760.73 CF
 STORAGE PROVIDED IS OK.
 DESIGN SUBJECT TO PERMEABILITY TEST
 DRYWELL TO BE PROTECTED DURING CONSTRUCTION.

EXISTING COVERAGES

BUILDING = 2,155 SF
 DETACHED GARAGE = 740 SF
 CONCRETE AND STEPS = 508 SF
 PAVEMENT = 3,579 SF
 BILCO DOOR = 26 SF

TOTAL IMPERVIOUS LOT COVERAGE = 7,008 SF
 PERCENT IMPERVIOUS LOT COVERAGE = $\frac{7,008 \text{ SF}}{8,974 \text{ SF}} = 78.1\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 2,895 SF
 PERCENT PRINCIPAL BUILDING COVERAGE = $\frac{2,895 \text{ SF}}{8,974 \text{ SF}} = 32.3\%$

PROPOSED COVERAGES

BUILDING = 2,155 SF
 DETACHED GARAGE = 740 SF
 CONCRETE AND STEPS = 485 SF
 PAVEMENT = 3,039 SF
 BILCO DOOR = 26 SF

TOTAL IMPERVIOUS LOT COVERAGE = 6,445 SF
 PERCENT IMPERVIOUS LOT COVERAGE = $\frac{6,445 \text{ SF}}{8,974 \text{ SF}} = 71.8\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 2,895 SF
 PERCENT PRINCIPAL BUILDING COVERAGE = $\frac{2,895 \text{ SF}}{8,974 \text{ SF}} = 32.3\%$

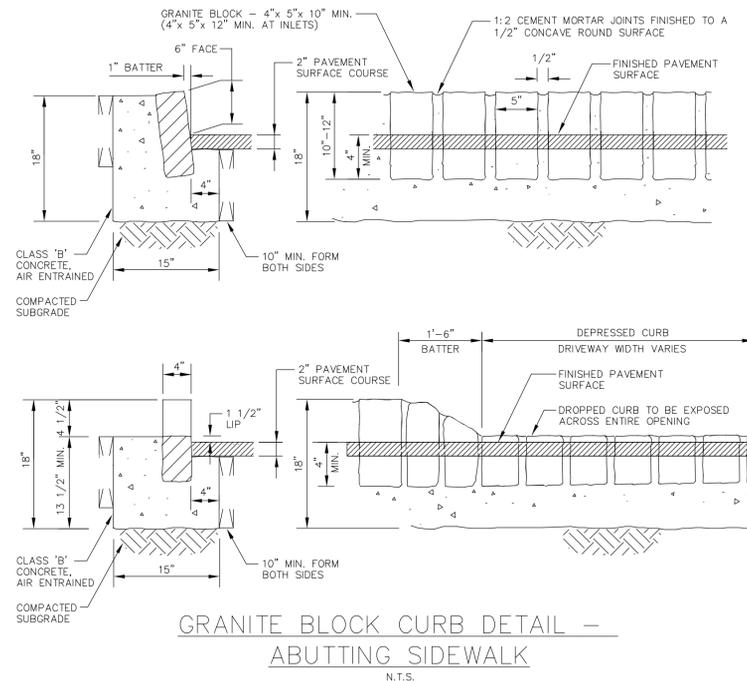
**ZONING SCHEDULE
 ZONE : R-2B
 (RESIDENTIAL ZONE - TWO FAMILY HIGHER DENSITY)**

REQUIREMENT	REQUIRED		
	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA (SQ FT)	4,000	8,974	8,974
MIN LOT WIDTH	40	48.55	48.55
MIN YARDS (FT)			
FRONT	20	6.64*	6.64*
REAR	25	26.2	26.2
SIDE	6	3.99*	3.99*
BUILDING COVERAGE (%)	25	32.3*	32.3*
MAX LOT COVERAGE (%)	60	78.1*	71.8A
FAR	0.5	EXISTING	EXISTING
MAX BUILDING HEIGHT (FT)	40	EXISTING	EXISTING
ACCESSORY BUILDING			
SIDE YARD (FT)	5	1.67	1.67
REAR YARD (FT)	5	1	1

* EXISTING NON CONFORMING
 Δ VARIANCE REQUESTED

GENERAL NOTES:

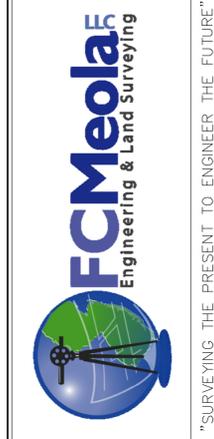
- THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED WITHOUT HIS CONSENT.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL UTILITY LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS TO VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO START OF CONSTRUCTION.
- ALL EQUIPMENT, MATERIALS, ETC. SHALL BE CONFINED TO THE PROPERTY IN QUESTION. NO ENCROACHMENT ONTO TOWN R.O.W. OR ADJACENT PROPERTIES IS PERMITTED, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE, AND FEDERAL CODES.
- IT IS THE APPLICANT'S RESPONSIBILITY TO REPAIR ANY CURB AND SIDEWALK DAMAGED IN FRONT OF THE PROPERTY AS PER TOWNSHIP ENGINEER.
- SILT FENCES ARE TO BE INSTALLED AROUND THE DISTURBED AREAS DURING CONSTRUCTION.
- F.C. MEOLA, LLC REPRESENTS THE PLANS TO BE COMPLETE AS OF THE LAST REVISION DATE. SHOULD THE OWNER, BUILDER AND/OR CONTRACTOR CHOOSE SOMEONE OTHER THAN F.C. MEOLA, LLC TO STAKE OUT THE PROPOSED IMPROVEMENTS INDICATED ON THESE PLANS, THE OWNER, BUILDER, CONTRACTOR AND/OR SURVEYOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY TO REVIEW THE SITE CONDITIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS TO COMPLY WITH THE SCOPE OF THESE PLANS.
- ANY WORK WITHIN THE RIGHT OF WAY WILL REQUIRE A ROAD OPENING PERMIT.
- SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY 10 FT HORIZONTALLY. IF THE SAID SEPARATION IS NOT POSSIBLE, THE SANITARY PIPE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR ENCASED IN CONCRETE AS PER N.J. ADMINISTRATIVE CODE (7:14A-23.6(b,4)).
- VERTICAL ELEVATION DATUM ASSUMED.
- ALL SEWER INSTALLATION AND CONNECTIONS MUST MEET LOCAL SEWERAGE AUTHORITY STANDARDS AND REGULATIONS.



REV	DATE	DESCRIPTION
1	11/20/24	ORIGINAL

FREDERICK C. MEOLA
 LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
 CERTIFICATE OF AUTHORIZATION : No. 24G28140200
 28 WHIPPANT ROAD, WHIPPANT, NEW JERSEY
 PHONE (973)538-8863 FAX (973)538-5715
 N.J. LIC. # 22708

SEAL



OWNER AND APPLICANT
 SPIROS ATHANASOTOS

#9-11 LOIS PLACES
EXISTING AND PROPOSED CONDITIONS PLAN

BLOCK 578 LOT 17
 TOWNSHIP OF BLOOMFIELD
 ESSEX COUNTY, NEW JERSEY

FILE NUMBER	CD	FIELD BOOK
241002	XX	XX/XX