

**EXISTING CONDITIONS**

SCALE: 1" = 20'  
 DEED BOOK 23373 PAGE 893  
 SURVEY AND TOPOGRAPHIC SURVEY BY FC MEOLA



- 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 THE CONSTRUCTION OF THE RESIDENTIAL DWELLING.
  - 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)(34)
  - VERTICAL ELEVATION DATUM ASSUMED.
  - ALL SEWER INSTALLATION AND CONNECTIONS MUST MEET LOCAL SEWERAGE AUTHORITY STANDARDS AND REGULATIONS.

**ZONING SCHEDULE**  
 ZONE : R-3  
 (RESIDENTIAL ZONE - SINGLE FAMILY)

REQUIREMENT	REQUIRED /PERMITTED	EXISTING LOT 7	PROPOSED LOT 7.01	PROPOSED LOT 7.02
MAXIMUM HEIGHT				
STORIES	2 1/2	2 1/2	2 1/2	2
FEET	35	N/A	TO COMPLY	TO COMPLY
MINIMUM YARDS (FT)				
FRONT	35	32.9	32.9	63.4
SIDE	12	23.8	6.0*	5.9*
REAR	40	168.4	156.7	116.8
MINIMUM LOT AREA (SF)	9,375	25,853	13,504	12,350
MAX DISTANCE FROM ROW AREA TO BE CALC	125	125	7040 WITHIN	6,304 WITHIN
MINIMUM LOT WIDTH				
INTERIOR	75	104	58.4*	47.1*
CORNER	100	N/A	N/A	N/A
MINIMUM LOT DEPTH	110	233.24	242.78	235.85
MAX IMPERVIOUS COVER (%)	30	8.3	27.2	20.6
MAX PRINCIPLE BUILDING COVERAGE (%)	15	4.3	12.1	11.6

**EXISTING COVERAGES**

DWELLING = 906 SF  
 SHED = 200 SF  
 DRIVEWAY = 864 SF  
 WALKWAY = 68 SF  
 STOOP & STEPS = 61 SF  
 CONCRETE PADS = 59 SF

TOTAL IMPERVIOUS LOT COVERAGE = 2,158 SF  
 PERCENT IMPERVIOUS LOT COVERAGE =  $\frac{2,158 \text{ SF}}{25,853 \text{ SF}} = 8.3\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 1,106 SF  
 PERCENT PRINCIPAL BUILDING COVERAGE =  $\frac{1,106 \text{ SF}}{25,853 \text{ SF}} = 4.3\%$

**PROPOSED COVERAGES LOT 7.01**

DWELLING (EXISTING AND PROPOSED) = 1,238 SF  
 GARAGE = 400 SF  
 DRIVEWAY = 1,914 SF  
 WALKWAY = 68 SF  
 STOOP AND STEPS = 49 SF

TOTAL IMPERVIOUS LOT COVERAGE = 3,669 SF  
 PERCENT IMPERVIOUS LOT COVERAGE =  $\frac{3,669 \text{ SF}}{13,504 \text{ SF}} = 27.2\%$

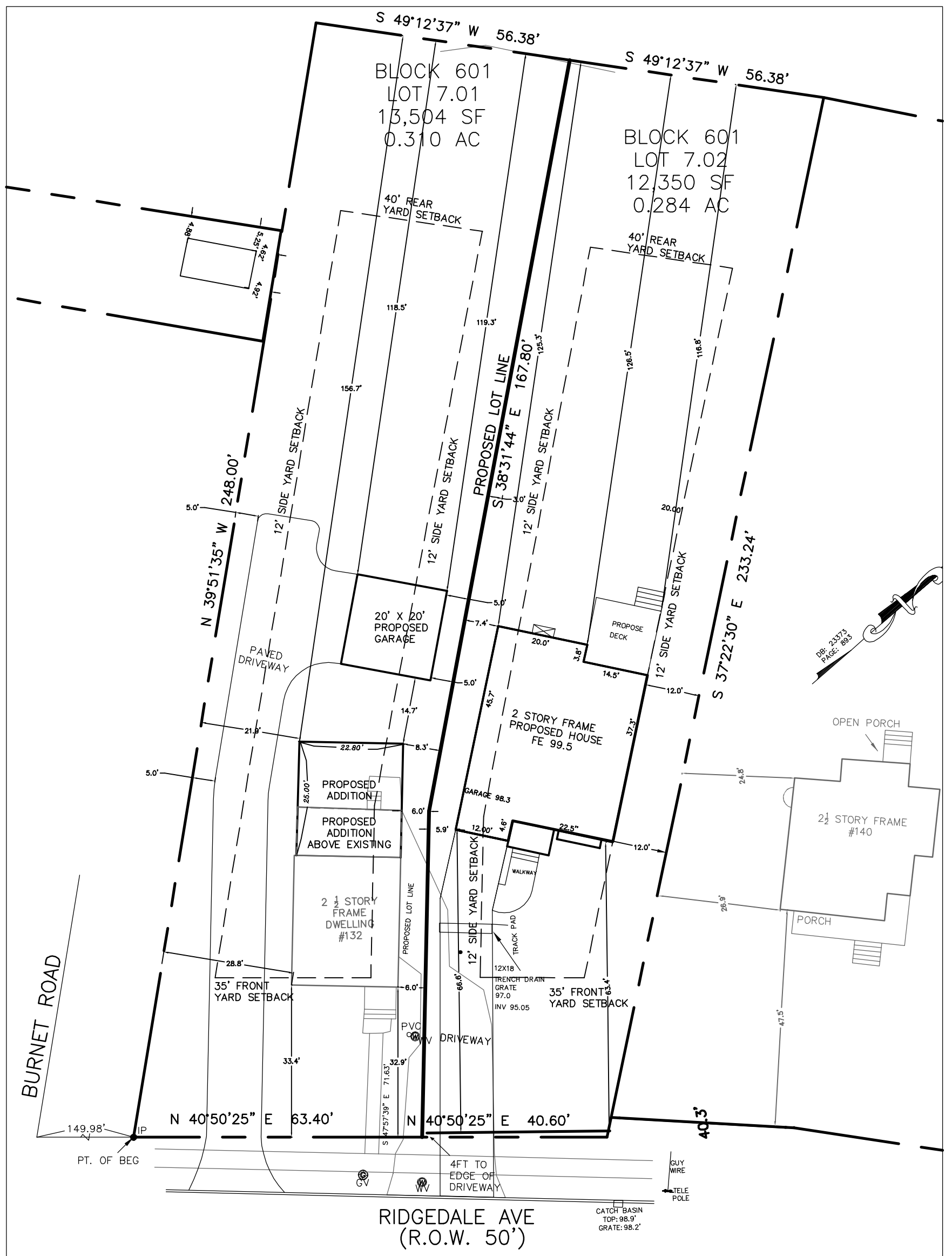
PRINCIPAL & ACC. BUILDING COVERAGE = 1,638 SF  
 PERCENT PRINCIPAL BUILDING COVERAGE =  $\frac{1,638 \text{ SF}}{13,504 \text{ SF}} = 12.1\%$

**PROPOSED COVERAGES LOT 7.02**

DWELLING = 1,431 SF  
 DRIVEWAY = 765 SF  
 WALKWAY = 75 SF  
 STOOP AND STEPS = 58 SF  
 DECK = 220 SF

TOTAL IMPERVIOUS LOT COVERAGE = 2,549 SF  
 PERCENT IMPERVIOUS LOT COVERAGE =  $\frac{2,549 \text{ SF}}{12,350 \text{ SF}} = 20.6\%$

PRINCIPAL & ACC. BUILDING COVERAGE = 1,431 SF  
 PERCENT PRINCIPAL BUILDING COVERAGE =  $\frac{1,431 \text{ SF}}{12,350 \text{ SF}} = 11.6\%$



**PROPOSED CONDITIONS**

SCALE: 1" = 20'

**PROPERTY OWNERS LIST**

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
1001	68	PRESTON, RICHARD & NANCY	5 FAIRVIEW AVE
1001	69	SHALLCROSS, TODD & CECILIA	1 FAIRVIEW AVE
1001	70	FLEMMING, MICHAEL J.	143 RIDGEDALE AVE
1001	71	ALLOCCA, ARCHIE A. & JACQUELINE	141 RIDGEDALE AVE
1001	72	STEPHENSON, ANDREA JOY	139 RIDGEDALE AVE
504	1	GUPTA, SHARAD & DEBORAH	25 BUCKINGHAM DR
504	22	BONNETT, JEANNE P.	58 CANTERBURY RD
505	1	ROOT, THOMAS S. & KATHLEEN	57 CANTERBURY RD
601	1	BOARD OF EDUCATION	RIDGEDALE & BURNET
601	10	MC GURU, ALICE	144 RIDGEDALE AVE
601	2	TAYLO, RICHARD & GALE WALLO	9 BURNET RD
601	3	SIMMONS, GARY & DONAH	7 BURNET RD
601	4	MADDISON, NJ 07940	5 BURNET RD
601	5	MADDISON, NJ 07940	124 RIDGEDALE AVE
601	6	MADDISON, NJ 07940	128 RIDGEDALE AVE
601	8	GATSON, ROBIN S.	140 RIDGEDALE AVE
601	9	MADDISON, NJ 07940	142 RIDGEDALE AVE
602	3	MADDISON, NJ 07940	145 RIDGEDALE AVE
602	4	MADDISON, NJ 07940	2 FAIRVIEW AVE
602	5	MADDISON, NJ 07940	6 FAIRVIEW AVE



**AREA MAP**  
 SCALE: 1" = 100'

**UTILITIES LIST**

In accordance with STATE law you must notify the following utility companies listed in the Borough of Madison.

**GAS:** Public Service Electric and Gas Company  
 Manager Corporate Properties  
 80 Park Plaza, 16B  
 Newark, New Jersey 07102

**TELEPHONE:** Verizon of New Jersey-Highlands  
 Paul Grosso, ROW Department  
 290 W Mt. Pleasant Avenue-Room 4002  
 Livingston, New Jersey 07039

**CABLE:** Cablevision of Morris  
 Hollis Gordon, Engineering Department  
 683 Route 10 East  
 Randolph, New Jersey 07869-3799

If the property is adjacent to a County Road, legal notice must be sent to the following:  
 Morris County Planning Board  
 P.O. Box 900  
 Morristown, New Jersey 07963

If the property is adjacent to a State Highway, legal notice must be sent to the following:  
 N.J.D.O.T.  
 1035 Parkway Avenue  
 CN 600  
 Trenton, New Jersey 08625

**TAX MAP DATA**

BOROUGH OF MADISON  
 BLOCK 601  
 LOT 7

**OWNER AND APPLICANT**

132 RIDGEDALE AVENUE LLC  
 78 DEFOREST AVE  
 EAST HANOVER, NJ 07936

**BOARD APPROVALS**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**MAX BUILDING COVERAGE SINGLE LOT**

SCALE: 1" = 50'

**ELECTRONIC FILE DISCLAIMER:**

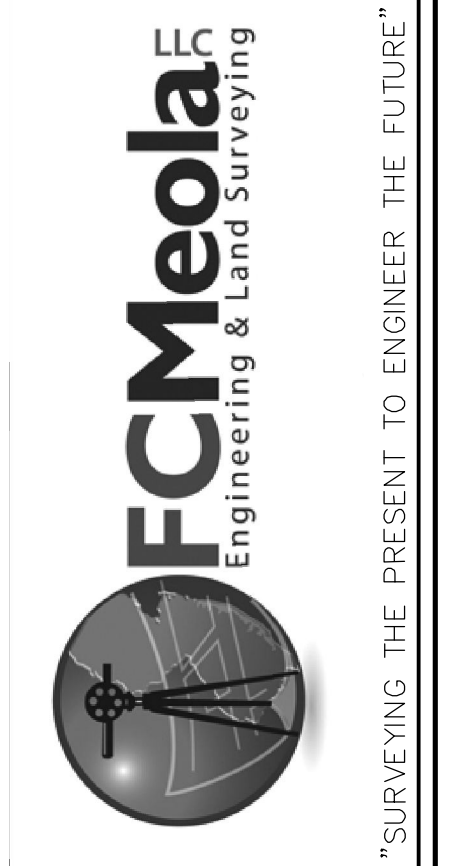
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REV	DATE	DESCRIPTION	DRAWN BY
1	10/03/19	ORIGINAL	DL
2	02/26/2020	REVISION	YG
3	09/19/2020	REVISION	YG
4	10/09/2020	REVISION	YG
5	02/04/22	BLDG DIMENSIONS	FM

**FREDERICK C. MEOLA**  
 LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
 CERTIFICATE OF AUTHORIZATION - No. 24CA28140200  
 28 WHIPPANY ROAD, WHIPPANY, NEW JERSEY  
 PHONE (973)538-8863 FAX (973)538-5715  
 N.J. LIC. # 22708

SEAL



#132 RIDGEDALE AVE  
**EXISTING AND PROPOSED CONDITIONS PLAN**

FILE NUMBER	CD	FIELD BOOK
190915	170801	134/43

PAGE 1 OF 2