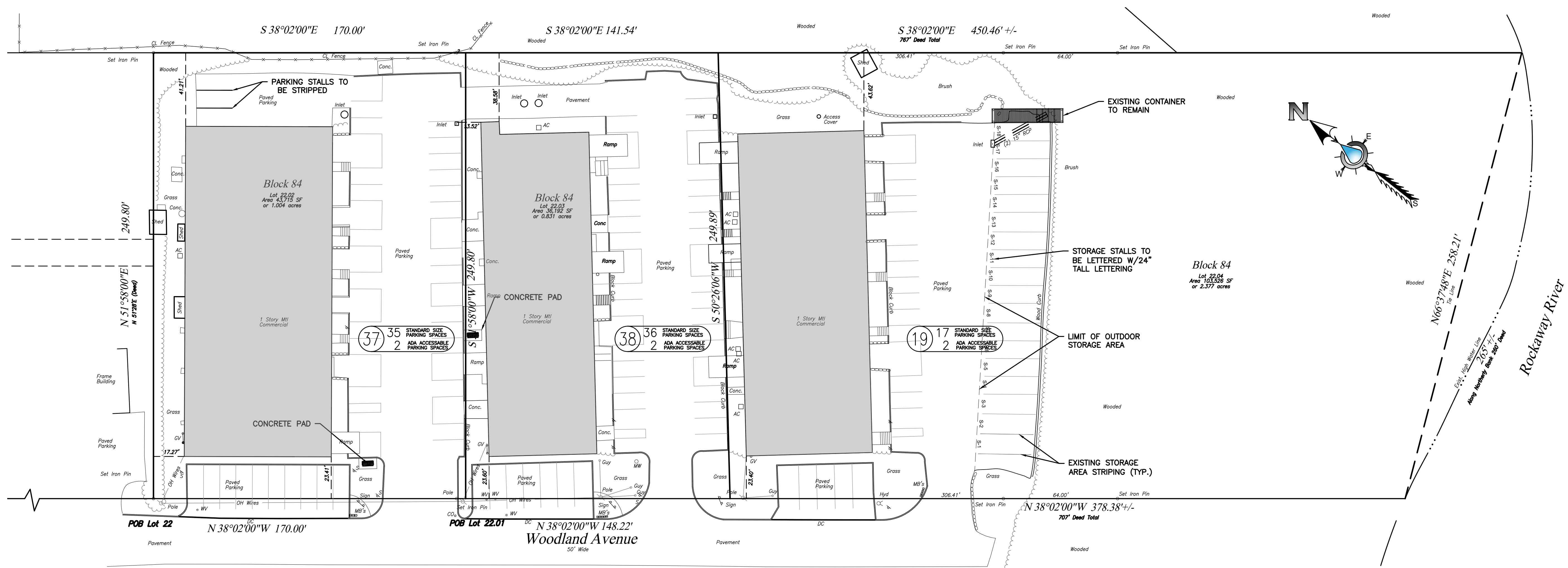


LOT 22.02			
ZONE: HT/LI - HIGH-TECH/LIGHT INDUSTRIAL			
BULK REQUIREMENTS			
CODE REFERENCE: § 172 ATTACHMENT 1; SCHEDULE OF ZONING REQUIREMENTS			
ITEM	PERMITTED	APPROVED	FINAL
LINE-1 LOT AREA	--	43,715 S.F. 1.004 ACRES	43,715 S.F. 1.004 ACRES
MAXIMUM BUILDING HEIGHT	40' 3 STORIES	22'± 1 STORY	22'± 1 STORY
FRONT YARD	25'	23.4'	23.4'
SIDE YARD (WEST)	20'	17.3'	17.3'
SIDE YARD (EAST)	20'	74.6'	74.6'
REAR YARD	40'	41.2'	41.2'
MAXIMUM IMPROVED COVER	50% 21,857.5 S.F.	80.9% 35,350.9 S.F.	81.5%* 35,608.8 S.F.

* ADDITIONAL VARIANCE REQUIRED

LOT 22.03			
ZONE: HT/LI - HIGH-TECH/LIGHT INDUSTRIAL			
BULK REQUIREMENTS			
CODE REFERENCE: § 172 ATTACHMENT 1; SCHEDULE OF ZONING REQUIREMENTS			
ITEM	PERMITTED	APPROVED	FINAL
LINE-1 LOT AREA	--	36,192 S.F. 0.831 ACRES	36,192 S.F. 0.831 ACRES
MAXIMUM BUILDING HEIGHT	40' 3 STORIES	22'± 1 STORY	22'± 1 STORY
FRONT YARD	25'	23.6'	23.6'
SIDE YARD (WEST)	20'	8.5'	8.5'
SIDE YARD (EAST)	20'	74.0'	74.0'
REAR YARD	40'	38.6'	38.6'
MAXIMUM IMPROVED COVER	50% 18,096.0 S.F.	83.8% 30,332.6 S.F.	81.2% 29,378.8 S.F.

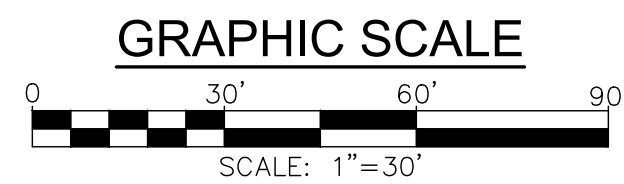
LOT 22.04			
ZONE: HT/LI - HIGH-TECH/LIGHT INDUSTRIAL			
BULK REQUIREMENTS			
CODE REFERENCE: § 172 ATTACHMENT 1; SCHEDULE OF ZONING REQUIREMENTS			
ITEM	PERMITTED	APPROVED	FINAL
LINE-1 LOT AREA	--	43,715 S.F. 1.004 ACRES	43,715 S.F. 1.004 ACRES
MAXIMUM BUILDING HEIGHT	40' 3 STORIES	22'± 1 STORY	22'± 1 STORY
FRONT YARD	25'	23.4'	23.4'
SIDE YARD (WEST)	20'	9.7'	9.7'
SIDE YARD (EAST)	20'	299.8'	299.8'
REAR YARD	40'	43.6'	43.6'
MAXIMUM IMPROVED COVER	50% 21,857.5 S.F.	32.2% 33,300.5 S.F.	32.3% 33,412.1 S.F.



FINAL

REFERENCES

- BOROUGH OF ROCKAWAY, MORRIS COUNTY, NEW JERSEY RESOLUTION OF FINDING AND DETERMINATION, CASE NO. 1-LUB-047 DATED AUGUST 7, 2018
- SURVEY OF PROPERTY PREPARED BY ARTHUR J. SCHAPPELL JR. PLS PP NJ LIC. NO. 31279 DATED OCTOBER 5, 2015, LAST REVISED DECEMBER 4, 2021
- MINOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN, PREPARED BY HOUSER ENGINEERING, LLC, TYLER C. VANDERVALK PE NJ LIC. NO. 24GE0515800 DATED OCTOBER 11, 2017, LAST REVISED AUGUST 28, 2019.



OWNER/APPLICANT:

HERITAGE WOODLAND, LLC
55 HARRISTOWN ROAD, #301
GLEN ROCK, NJ 07452
973-769-2468

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
BEFORE OR ANY PERSON PREPARED TO DIG, CALL THE STATE'S
CALL BEFORE YOU DIG SERVICE.

LEGEND:

- EXISTING BUILDING
- 705- EXISTING MAJOR CONTOURS
- 703- EXISTING MINOR CONTOURS
- 705- PROPOSED MAJOR CONTOURS
- 703- PROPOSED MINOR CONTOURS
- EXISTING TREE LINE

FINAL SITE PLAN PROJECT: 35-55 WOODLAND AVENUE BOROUGH OF ROCKAWAY BLOCK 84 LOTS 22.02, 22.03 & 22.04 MORRIS COUNTY NEW JERSEY		DRAWN BY: BEB SCALE: SEE SCALE DATE: 07/05/2022 PROJECT NO.: 1978.17 SHEET NO.: 1 OF 1
APPLICANT: HERITAGE WOODLAND LLC 973-769-2468		J.R. HOUSER PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE0474700 NEW YORK LICENSE NO. 090129 PENNSYLVANIA LICENSE NO. PE079324
HOUSER Engineering, LLC 1141 Greenwood Lake Tpke., Ringwood, NJ 07456 Tel: 973-728-2945 Fax: 973-608-1524 www.housereng.com		T.C. VANDERVALK PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE0515800