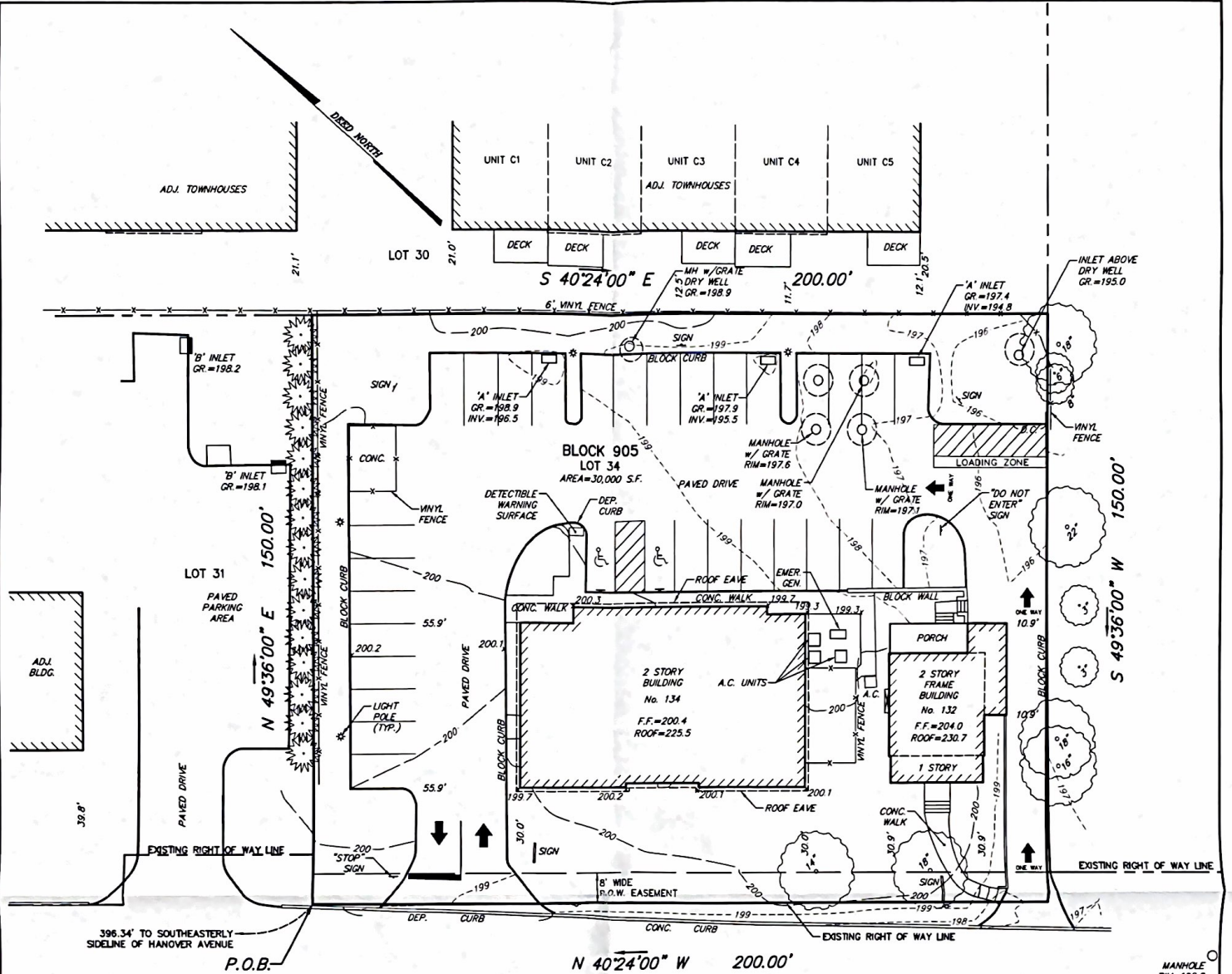




COLUMBIA (WIDTH VARIES) TURNPIKE

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

SITE DATA CHART

DESCRIPTION	REQUIRED/ ALLOWED	APPROVED	AS-BUILT
MIN. FRONT YARD	30 FT.	30.0 FT.	30.0 FT.*
MIN. SIDE YARD	15 FT.	56.0 FT.	56.0 FT.*
MIN. REAR YARD	30 FT.	74.0 FT.	74.0 FT.*
MAX. STORIES	2 STORIES	1 STORY	1 STORY
MAX. BUILDING HEIGHT	35 FT.	26 FT.±	25.7 FT.
MIN. PARKING SPACES	32 SPACES	32 SPACES	32 SPACES
MAX. IMPERVIOUS COVERAGE	60% (18,000 S.F.)	63.9% (19,170 S.F.)	64.3% (19,295 S.F.)
MAX. PRINC. BLDG. COVERAGE	20% (6,000 S.F.)	16.9% (5,075 S.F.)	16.7% (5,016 S.F.)
COVERAGE CALCULATIONS:			
PRINCIPAL BUILDINGS (INCLUDING ROOF EAVES)	APPROVED 5,075 S.F.	AS-BUILT 5,016 S.F.	
EMER. GEN WALKS/STEPS	24 S.F.	9 S.F.	
PAVED DRIVEWAY/PARKING	746 S.F.	744 S.F.	
	13,278 S.F.	13,526 S.F.	
TOTAL COVERAGE	19,123 S.F.	19,295 S.F.	

* AS-BUILT SETBACKS ARE BASED ON AS-BUILT FOUNDATION MEASUREMENTS

NOTES:

- THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON AUGUST 10 & NOVEMBER 20, 2023. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.
- VERTICAL DATUM IS ASSUMED AND IS BASED UPON MANHOLE RIM AS SHOWN ON THIS PLAN, ELEVATION=196.0.

AS-BUILT SURVEY

PREPARED FOR
VETERINARY CENTER OF MORRIS COUNTY
 134 & 136 COLUMBIA TURNPIKE
 TAX LOT 34 IN BLOCK 905
 BOROUGH OF FLORHAM PARK
 MORRIS COUNTY NEW JERSEY



ABC SURVEYS, LLC
 PROFESSIONAL LAND SURVEYING AND ENGINEERING
 466 SOUTHERN BOULEVARD
 CHATHAM, NEW JERSEY 07928
 VOICE 973-377-2174 FAX 973-377-5533

ANDREW B. CLARKE-PIS, PE
 NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. 0804105600

REVISED: 05/12/25
 REVISED: 12/18/23
 REVISED: 12/05/23
 REVISED: 11/22/23

JOB No.: 19077
 DES.: A.B.C.
 SCALE: 1"=20'
 DATE: 08/10/23