

1 SITE LAYOUT: FINAL MASTER PLAN
SCALE: 1" = 20'-0"

IMPORTANT NOTES:

REQUIRED VARIANCE TO INSTALL PROPOSED DESIGN:

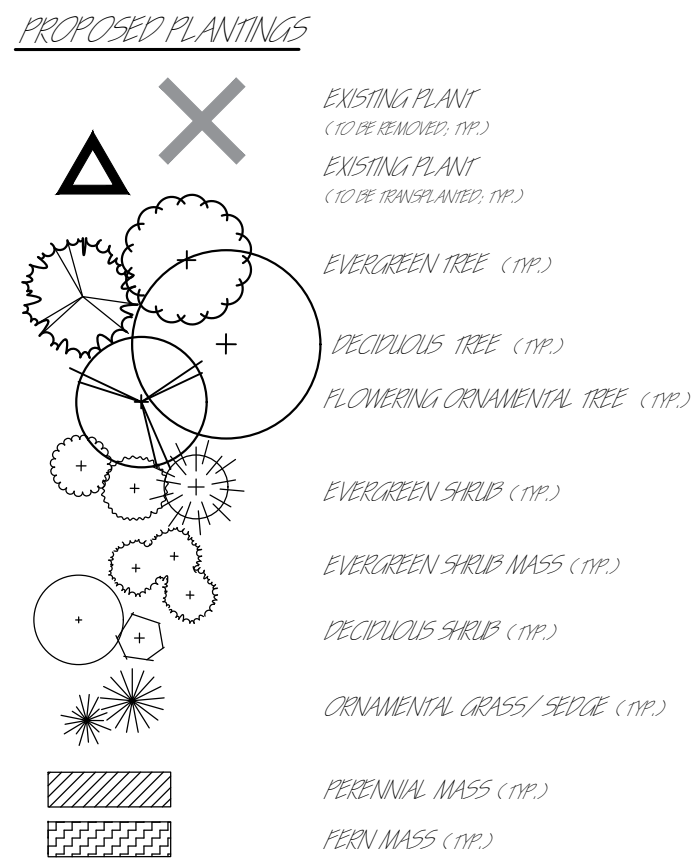
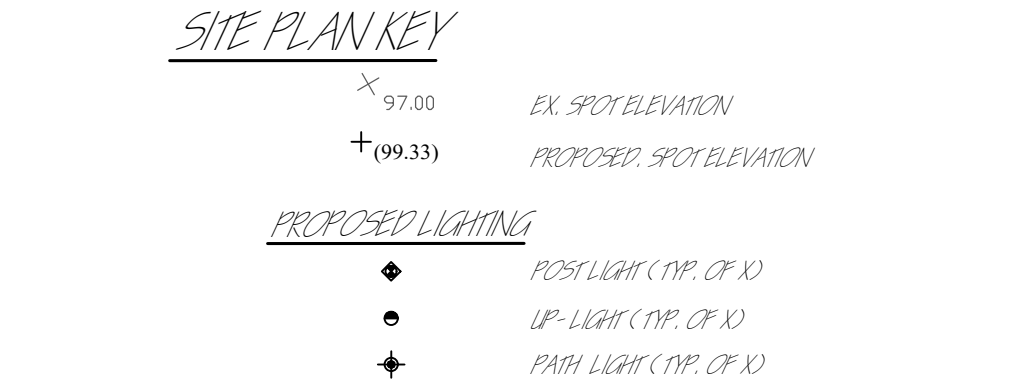
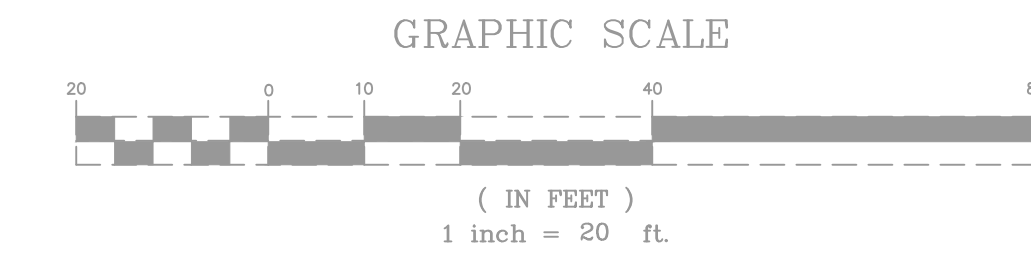
- A VARIANCE WILL BE REQUIRED TO INSTALL THE LANDSCAPE DESIGN CONCEPT, AS SHOWN. THIS OPTIONS IS OVER THE ALLOWED LOT COVERAGE LIMIT.

PLANTING NOTES:

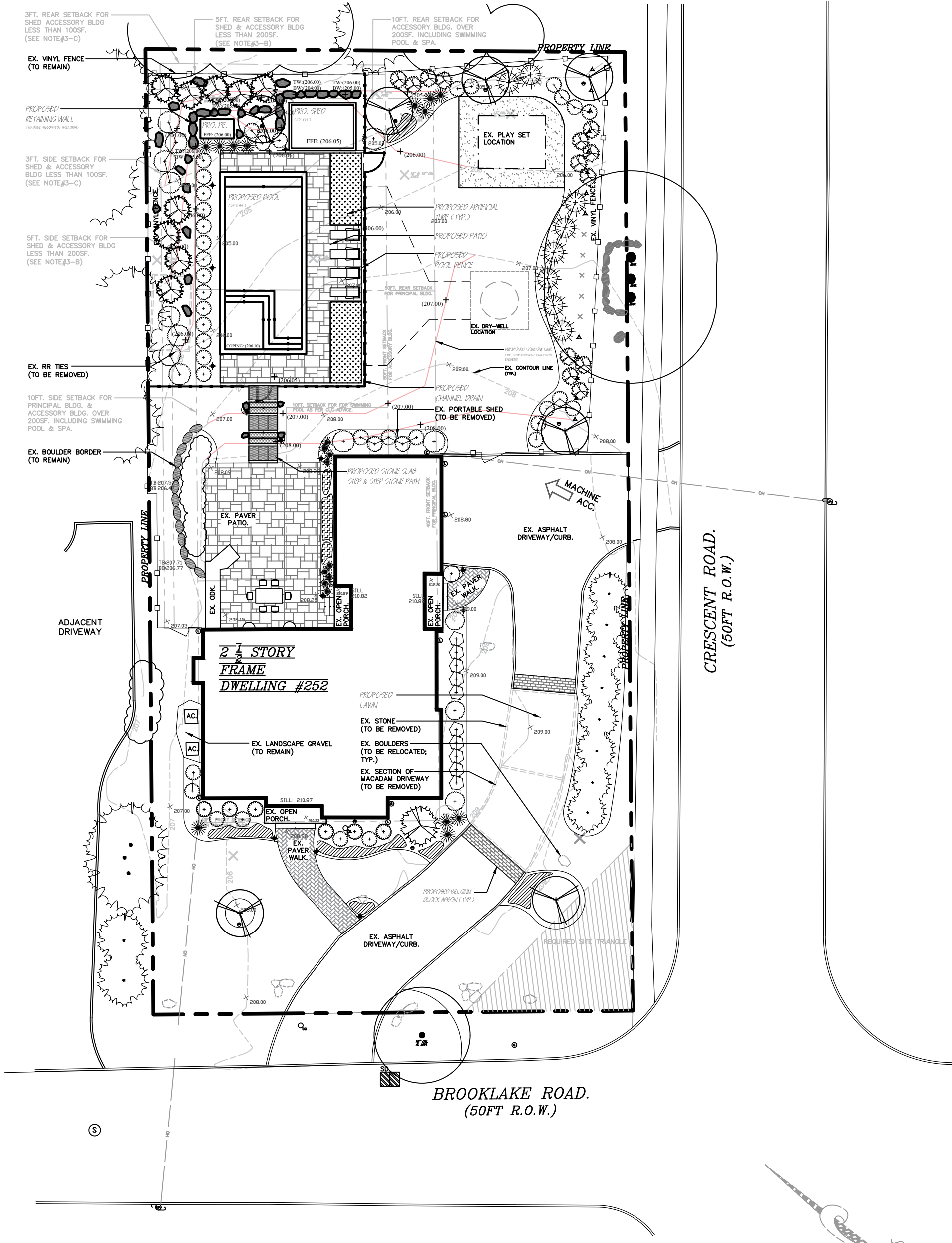
- CLC ADVISES THAT ESTABLISHING THRIVING PLANTINGS AND/OR LAWN WITHIN THE ROOT ZONE OF MAPLE, BEECH, AND BIRCH TREES IS A DIFFICULT, AND POSSIBLY FUTILE, UNDERTAKING. THIS IS BECAUSE THEIR SHALLOW, AGGRESSIVE ROOT SYSTEMS MAKE THE SOIL WITHIN THEIR ROOT ZONES EXTREMELY DRY. FOR THIS REASON, WE DO NOT WARRANT PLANTINGS AND/OR LAWNS INSTALLED WITHIN THE ROOT ZONES OF MAPLE, BEECH, AND BIRCH TREES. WE SUGGEST ALTERNATE IDEAS BE CONSIDERED SUCH AS: MULCH, WOODCHIPS, HALF-BURIED BOULDERS, PEA-GRAVEL SITTING AREAS, BROKEN BLUESTONE PATIOS (SET ON PEA-GRAVEL), OR SIMPLY LEAVING THE AREA UNTOUCHED. OR, IF DESIRED, WE CAN PROPOSE TO HAVE THESE TREES (WITH THEIR STUMPS AND ROOTS) REMOVED TO CREATE A BLANK SLATE FOR NEW PLANTINGS AND/OR LAWN.

ZONING ANALISYS				
ADDRESS:	252 BROOKLAKE RD, FLORHAM PARK, NJ 07932			
BLOCK:	2002			
LOT:	23			
ZONE:	R-15			
LOT AREA:	20,071.46 SF.			
MAXIMUM COVERAGE	REQUIRED	EXISTING	PROPOSED	
BUILDING COVERAGE (%)	20,000-22,400=14%	13.72%	13.57%	
BUILDING COVERAGE (SF.)	2,810 SF.	2,755.17 SF.	2,724.41 SF.	
IMPROVED LOT COVERAGE (%)	30%	32.58%	34.63%	
IMPROVED LOT COVERAGE (SF.)	6,021.43 SF.	6,540.25 SF.*	6,952.10 SF.*	
ACCESSORY COVERAGE (%)	N/A	N/A	N/A	
ACCESSORY COVERAGE (SF.)	N/A	N/A	N/A	

COVERAGE CALCULATION:			
BUILDING COVERAGE	REQUIRED	EXISTING	PROPOSED
EX. PRINCIPAL BUILDING:		2,615.78 SF.	NO CHANGE
EX. COVERED PORCHES:		108.63 SF.	NO CHANGE
EX. STORAGE BIN:		30.76 SF.	0 SF. (REMOVED)
TOTAL EX. BUILDING COVERAGE:		2,755.17 SF.	2,724.41 SF.
MAXIMUM BUILDING COVERAGE ALLOWED =14%	2,810.0 SF.		
MAXIMUM BUILDING COVERAGE ALLOWED AVAILABLE	85.59 SF.		
MAX. IMPROVED LOT COVERAGE	REQUIRED	EXISTING	PROPOSED
EX. PRINCIPAL BUILDING:		2,615.78 SF.	NO CHANGE
EX. COVERED PORCHES:		108.63 SF.	NO CHANGE
EX. STORAGE BIN:		30.76 SF.	0 SF. (REMOVED)
EX. ASPHALT DRIVEWAY/CURB:		2,590.17 SF.	2,065.25 SF.
EX. PAVER WALK(FRONT):		150.82 SF.	NO CHANGE
EX. PAVER WALK(SIDE FRONT):		55.10 SF.	NO CHANGE
EX. PAVER PATIOS:		846.10 SF.	NO CHANGE
EX. UNITS PADS:		14.70 SF.	NO CHANGE
EX. LOOSE BOULDERS (FRONTS):		71.00 SF.	NO CHANGE
EX. BOULDER BORDER (REAR):		43.00 SF.	NO CHANGE
EX. RR TIE BORDER:		14.19 SF.	0 SF. (REMOVED)
PRO. SLAB STEPS/STEP STONES:		102.88 SF.	
PRO. POOL PATIO:		524.00 SF.	
PRO. POOL COPING:		108.00 SF.	
PRO. POOL EQUIP. PAD:		28.00 SF.	
PRO. WALLS:		48.84 SF.	
PRO. SHED:		140.00 SF.	
TOTAL EX. IMPROVED COVERAGE:		6,540.25 SF.*	6,952.10 SF.
MAX. IMPROVED LOT COVERAGE ALLOWED =30%	6,021.43 SF.		
MAX. IMPROVED LOT COVERAGE ALLOWED AVAILABLE	-930.67 SF.*		



*This site plan was created using a PDF/CAD file survey prepared by: Andrzej Namyslak, Geospatial Surveying & Layout (9/19/23) & a PDF file Existing and Proposed Conditions, Grading, and Soil Erosion/Sediment Control Plan prepared by: FC. Melo (7/20/16).



Landscape Architect: Richard Cording
Drawn By: Kevin Taylor
Date: October 9th, 2023
Scale: AS NOTED
Sheet: 1 of 1

Final Landscape Plan
Desimone Residence
252 Brooklake Rd.
Block 2002 Lot 23
Borough of Florham Park
Morris County, New Jersey 07932

CLC Landscape Design
58 Ringwood Avenue
Ringwood, New Jersey 07456
PHONE: (973) 839-6026
FAX: (973) 839-3081

Revisions		
No.	Date	By
#1	10/19/23	PLAN/5
#2	10/24/23	REVISE PLANTING (EXTRA TREE REPLACEMENTS)
#3	10/26/23	REVISE PLANTING (EXTRA TREE REPLACEMENTS)
#4	11/24	UPDATE PHASE 1 & PHASE 2
#5	7/16/24	UPDATE SCOPE OF WORK
#6	7/26/24	UPDATE SCOPE OF WORK-RENAME DRAINAGE SECTION
#7	8/1/24	UPDATE COVERAGE BECAUSE
#8	2/2/25	UPDATE COVERAGE BECAUSE
#9	4/4/25	UPDATE COVERAGE BECAUSE
#10	6/17/25	UPDATE COVERAGE BECAUSE

Richard Cording, CLA
CLA#A5000298