

PREPARED FOR: MICHAEL IOFFE
 NOTE:
 ALL ELEVATIONS ARE IN ASSUMED DATUM.

IMPORTANT NOTES - PLEASE REVIEW:
 1. I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/25/23 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 2. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
 3. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
 4. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
 5. BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
 PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 17:40-5.10)

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
 engineering & surveying
 P.O. BOX 5232
 TOMS RIVER, N.J. 08754
 TEL: 732-270-9690
 FAX: 732-270-9691
 www.morganengineeringllc.com

FINAL AS-BUILT SURVEY

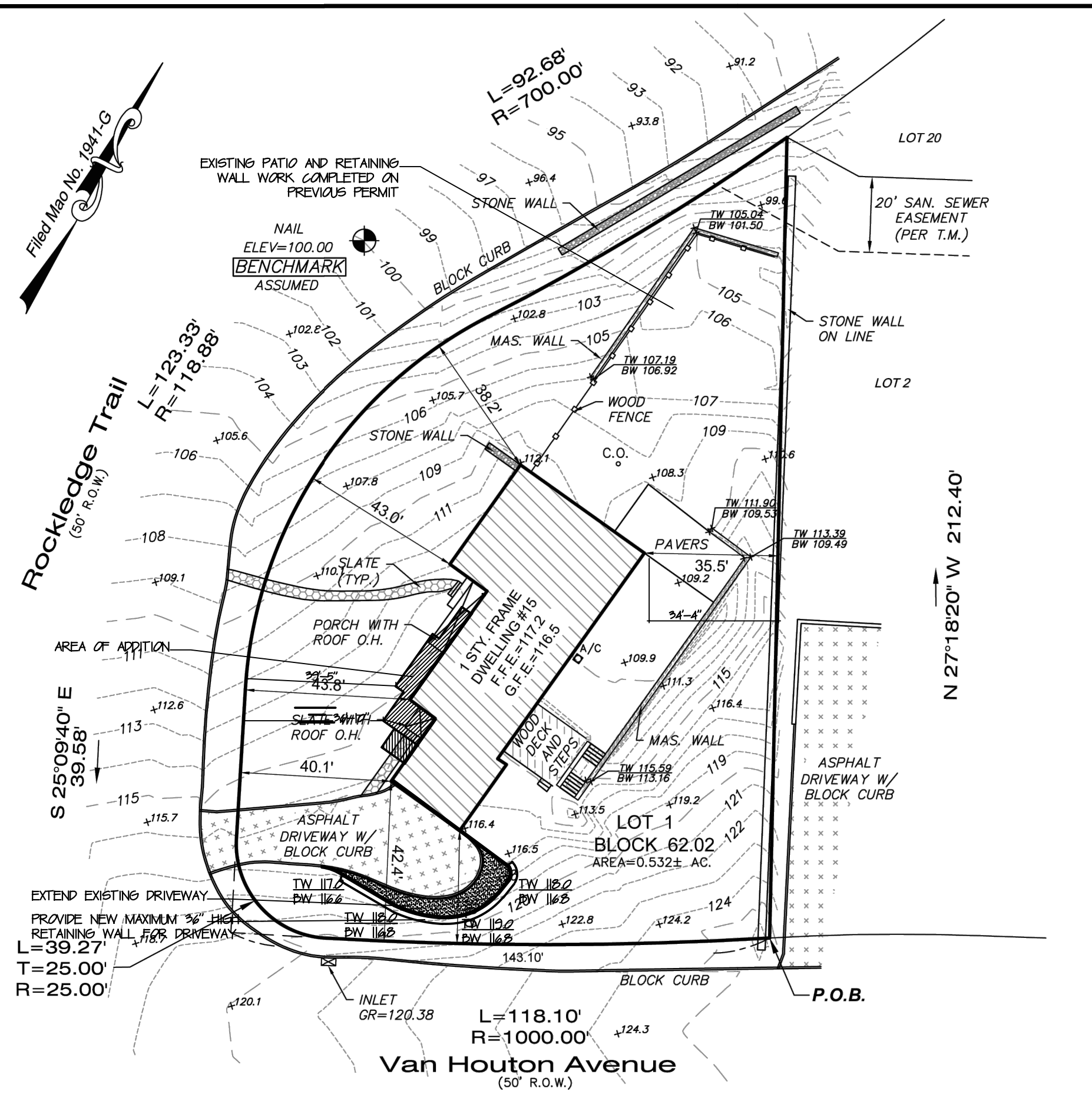
DRAFT

DAVID J. VON STEENBURG
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. No. 34500

LOT 1 BLOCK 62.02
 TOWNSHIP OF CHATHAM
 COUNTY OF MORRIS NEW JERSEY

Scale: 1"=30'-0"
 Drawn By: NR Date: 10/25/23 JOB #: E21-00402 CAD File #: AS-BUILT Sheet #: 1 of 1

EXISTING SURVEY
 SCALE: 1" = 30'-0"



PREPARED FOR: MICHAEL IOFFE
 NOTE:
 ALL ELEVATIONS ARE IN ASSUMED DATUM.

SURVEY MODIFIED TO SHOW
 ADDITIONS AND DRIVEWAY
 MODIFICATION BY:
 CHRISTINE L. MISEO, RA
 NJ RES. NO. AI 10149
 11-23

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Scale: 1"=30'-0"
 Drawn By: NR Date: 10/25/23 JOB #: E21-00402 CAD File #: AS-BUILT Sheet #: 1 of 1

PROPOSED SITE PLAN
 SCALE: 1" = 30'-0"

INFORMATION FOR PROPOSED SITE PLAN
 TAKEN FROM SURVEY PREPARED BY MORGAN
 ENGINEERING AND SURVEYING, 10/25/2023

ZONING TABLE
 R-2

USE	REQUIRED	EXISTING	PROPOSED LOT
SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
SITE	12000 SF	2360 SF	2360 SF
LOT WIDTH	100'	142'	142'
LOT DEPTH	175'	168.10'	168.10'
FRONT YARD - ROCKLEDGE	50'	38.2'	34'-10" **
FRONT YARD - VAN HOUTON	50'	30'	30'
REAR YARD	50'	34'-4"	34'-4"
SIDE YARD	15'	-	-
HEIGHT	25'	21'-7"	21'-7"
BUILDING COVERAGE	28% SF	2623 SF	2875 SF *
LOT COVERAGE	67%	5414 SF	5844 SF

VARIANCE NEEDED *
 EXISTING NON CONFORMING **

LOT COVERAGE

HOUSE	EXISTING	PROPOSED
HOUSE	2623 SF	2875 SF
PATIO	367 SF	367 SF
FRONT PORCH	142 SF	82 SF
WALKWAY	21 SF	21 SF
DRIVE WAY	1240 SF	1430 SF
RETAINING WALL	430 SF	588 SF
STAIRWELL	63 SF	63 SF
DECK	248 SF	248 SF
TOTAL	5414 SF	5844 SF

BUILDING AREA

FIRST FLOOR	EXISTING	PROPOSED
FIRST FLOOR	2619 SF	2869 SF
ATTIC	0 SF	310 SF
TOTAL	2619 SF	3180 SF



FRONT VIEW OF HOUSE



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V.C. MISO	RA	RA	RA	RA	RA
	A07948	A08324	A08324-1	A08324	A08324
	NJ	NJ	NJ	NJ	NJ
	11/18/09	11/18/09	11/18/09	11/18/09	11/18/09
	11/18/09	11/18/09	11/18/09	11/18/09	11/18/09
	11/18/09	11/18/09	11/18/09	11/18/09	11/18/09
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	11/18/09	11/18/09	11/18/09	11/18/09	11/18/09

10-20-23
 11-11-23

PROPOSED ADDITION AND ALTERATION FOR:
MR. AND MRS. M. IOFFE
 15 ROCKLEDGE TRAIL
 CHATHAM, NJ

DATE	7-26-23
JOB NUMBER	
DRAWN	CM
CHECK	
SHEET	SP-1



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

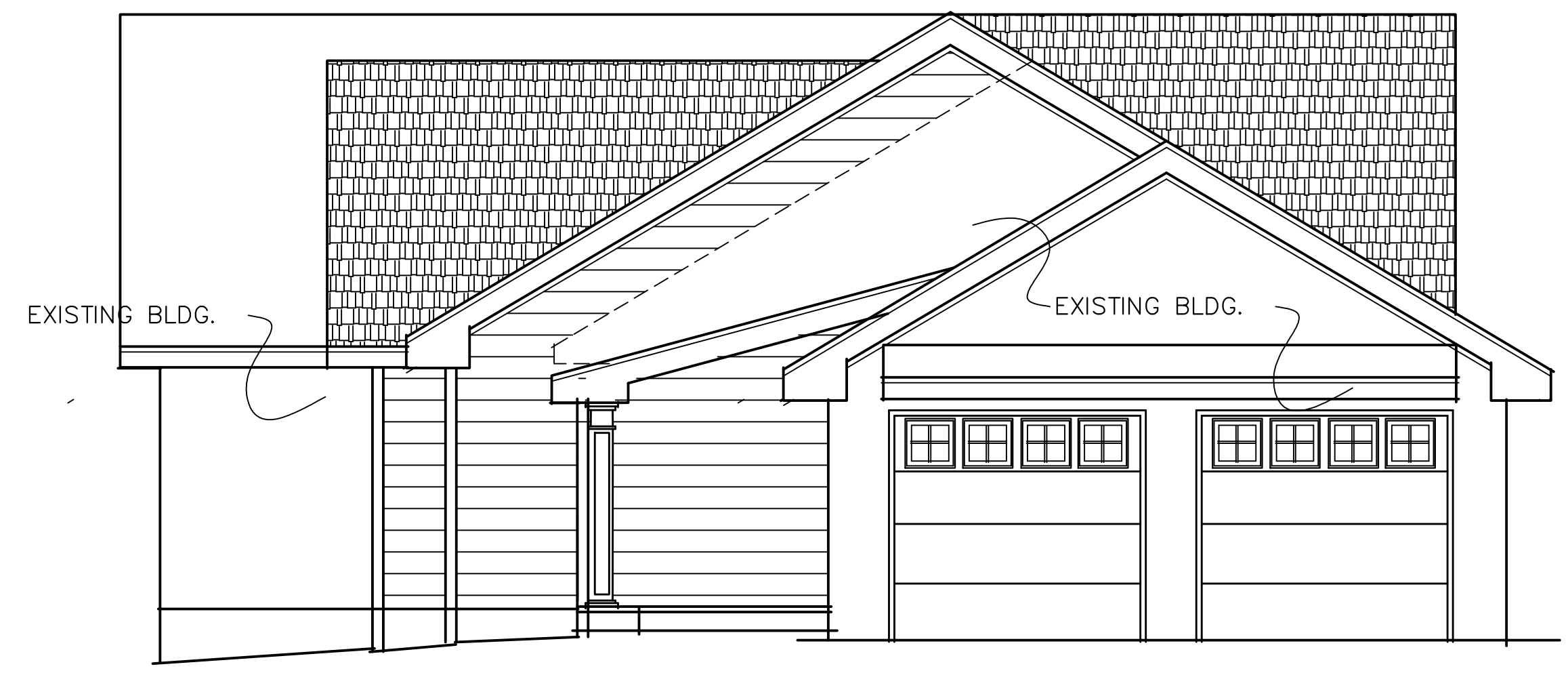
BUILDING AREA	EXISTING	PROPOSED
FIRST FLOOR	249 SF	2849 SF
ATTIC	0 SF	310 SF
TOTAL	249 SF	3159 SF

ZONING TABLE			
R-2	REQUIRED	EXISTING	PROPOSED LOT
USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
SIZE	32000 SF	23410 SF	23410 SF
LOT WIDTH	107	142	142
LOT DEPTH	175	168.12	168.12
FRONT YARD - ROCKLEDGE	5/1	38.1'	36'-10" **
FRONT YARD - VAN HOUTEN	5/1	3/1	3/1
REAR YARD	5/1	34'-4"	34'-4"
SIDE YARD	15'	-	-
HEIGHT	35'	27'-7"	27'-7"
BUILDING COVERAGE	2816 SF	2453 SF	2875 SF
LOT COVERAGE	67.2%	54.4 SF	58.44 SF

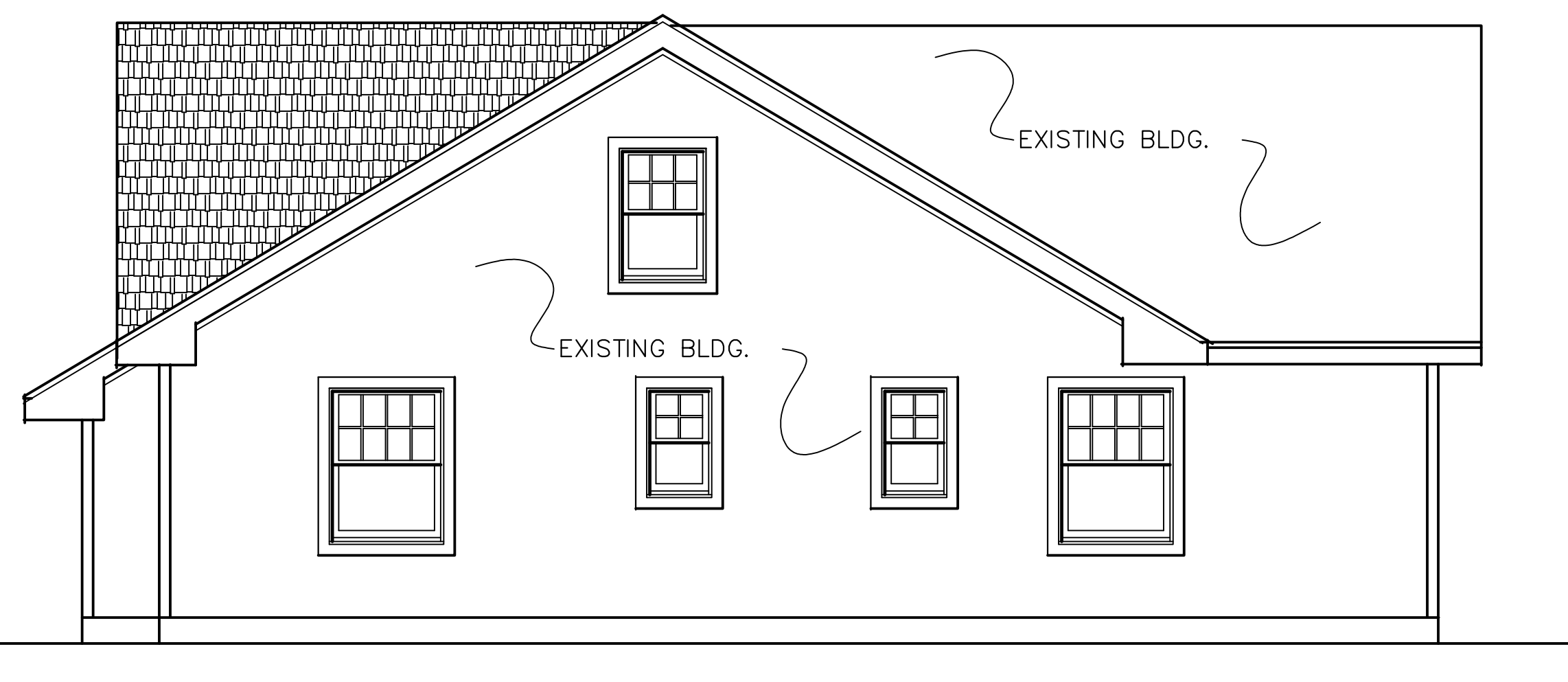
LOT COVERAGE		
	EXISTING	PROPOSED
HOUSE	249 SF	2849 SF
PATIO	387 SF	387 SF
FRONT PORCH	142 SF	82 SF
WALKWAY	211 SF	211 SF
DRIVE WAY	1240 SF	1430 SF
RETAINING WALL	438 SF	588 SF
STAIRWELL	63 SF	63 SF
DECK	248 SF	248 SF
TOTAL	5414 SF	5844 SF



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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V.C. MISO	RA	RA	RA	RA	RA
A07948	NJ	EA	EA	EA	EA
018324-1	NJ	EA	EA	EA	EA
018324	NY	EA	EA	EA	EA
11810-B	IL	EA	EA	EA	EA
37.078	NCARB	EA	EA	EA	EA

C.L. MISO	RA	RA	RA	RA	RA
A10088	NJ	EA	EA	EA	EA
017789-1	NJ	EA	EA	EA	EA
017789	NY	EA	EA	EA	EA
84.028	IL	EA	EA	EA	EA
	NCARB	EA	EA	EA	EA

PROPOSED ADDITION AND ALTERATION FOR:
MR. AND MRS. M. IOFFE
15 ROCKLEDGE TRAIL
CHATHAM, NJ

DATE
8-02-23

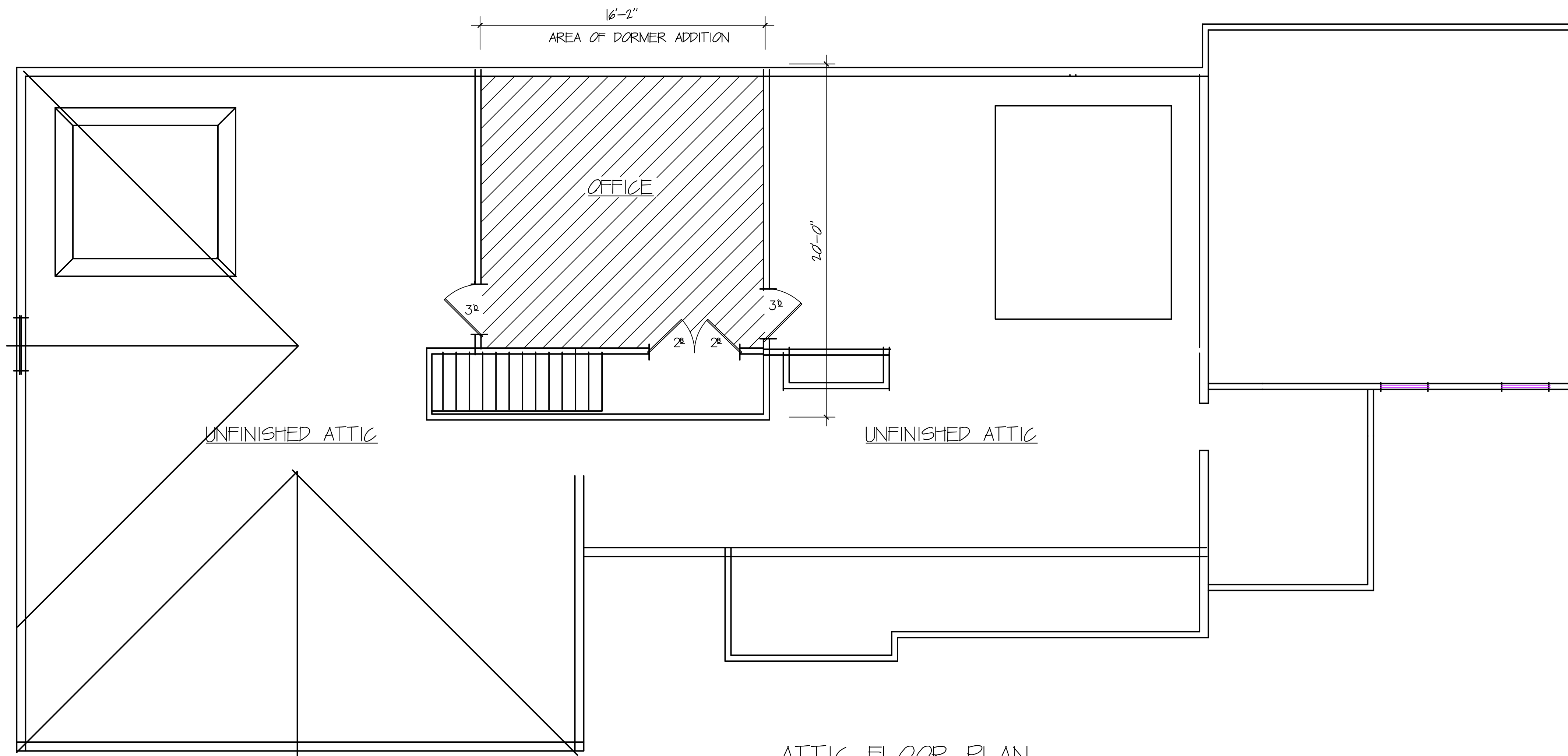
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DESIGN
CM

CHECK

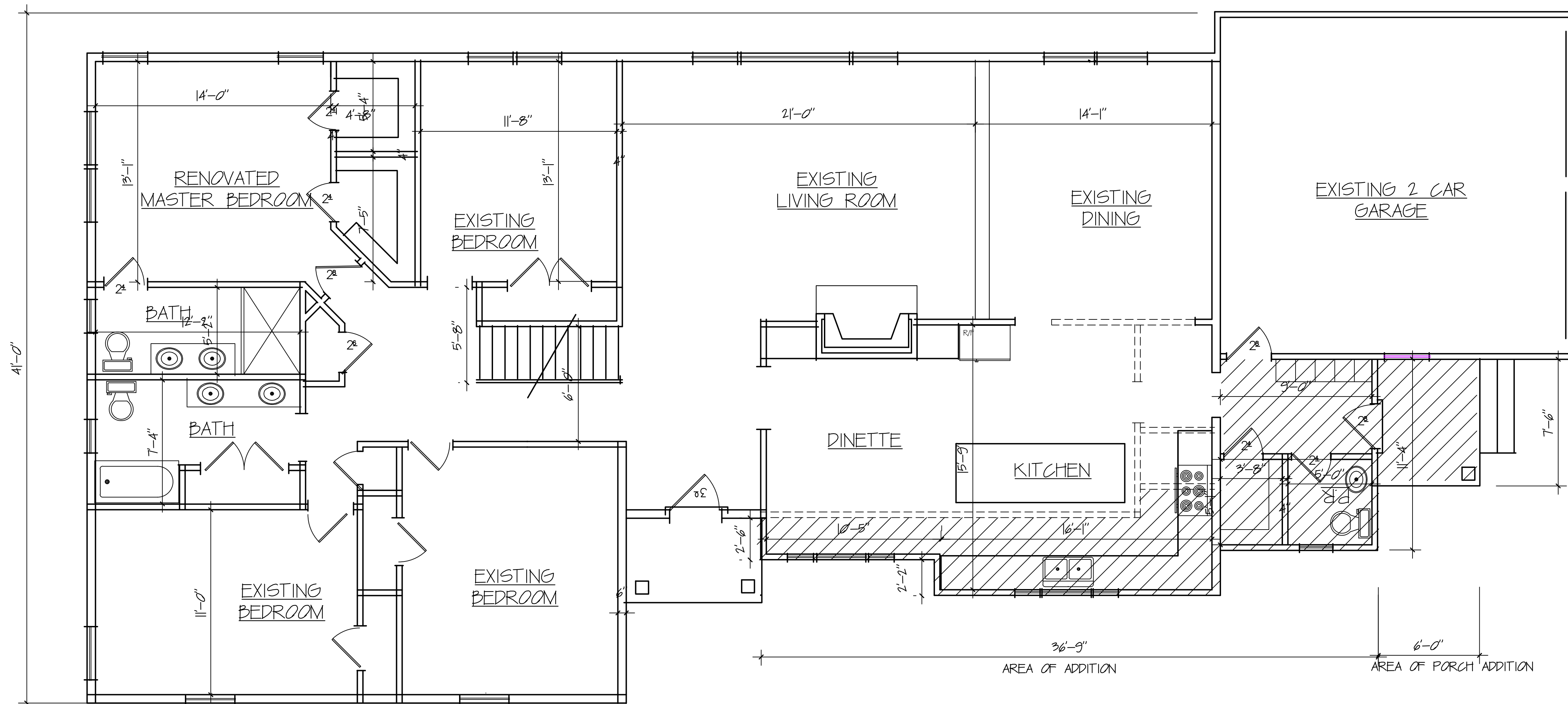
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A-1



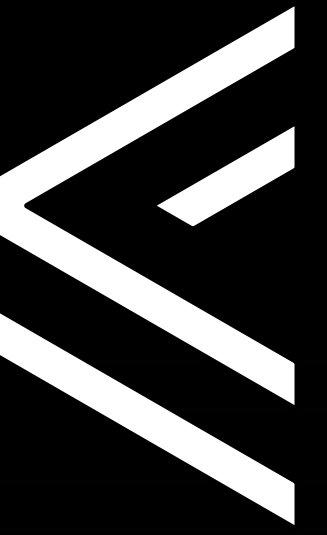
ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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 NY 01832-1
 CT 01024
 PA 1810-8
 NCARB 37,079

C.L. MISO
 NJ 01088
 NY 01709-1
 IL 01709
 NCARB 40,026

PROPOSED ADDITION AND ALTERATION FOR:
 MR. AND MRS. M. IOFFE
 15 ROCKLEDGE TRAIL
 CHATHAM, NJ

DATE
 8-02-23

JOB NUMBER

DRAWN
 CM

CHECK

SHEET

A-2

3