



EXISTING CONDITIONS
SCALE: 1" = 30'



REFERENCE:
DEED BOOK 23517 PAGE 187
KNOWN AS LOT #80, 81, 82, 82A, 83, 165, 166, 167, 168, 169, AND 170 IN BLOCK B AS SHOWN ON A CERTAIN MAP ENTITLED, "MAP OF PROPERTY OF LONGHILL COUNTRY CLUB ESTATES, INC., SITUATED IN CHATHAM TOWNSHIP, MORRIS COUNTY, NEW JERSEY DATED MARCH 1933," AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON AUGUST 28, 1934, IN CASE #906E.
EXISTING CONDITIONS AND TOPO BASED ON A SURVEY BY FC MEOLA LLC. DATED 06/06/2020

- 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 CONTAINED 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(b)4).
 - VERTICAL ELEVATION DATUM NVD 88, BASED ON GPS
 - ALL SEWER INSTALLATION AND CONNECTIONS MUST MEET LOCAL SEWERAGE AUTHORITY STANDARDS AND REGULATIONS.

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REPLACEMENT TREE SCHEDULE

QUANTITY	TREE BOTANICAL NAME	COMMON NAME	NOTES
7	TILIA AMERICANA	AMERICAN LINDEN	POPULAR TREE IN CHATHAM TWP

PROPERTY OWNERS LIST

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
53	12	ECKER, RICHARD A. 15 BALDWIN DR NEW PROVIDENCE, NJ 07974	16 MOUNTAINVIEW RD
53	18	WISE, LAURA E FAULKNER 5 LONG HILL LN CHATHAM, NJ 07928	5 LONG HILL LN
53	19	TARASIEWICZ, ALYSSA S/POISKER, AARON 3 LONG HILL LN CHATHAM, NJ 07928	3 LONG HILL LN
53	20	KIRWIN, THOMAS K. & GENEVIEVE C. 1 LONG HILL LN CHATHAM NJ, 07928	1 LONG HILL LN
53	601	ECKER, RICHARD A. 15 BALDWIN DR NEW PROVIDENCE, NJ 07974	MOUNTAINVIEW RD
54	1010	LVOFF, CHRISTOPHER MARK/MINH-DANG H 9 MOUNTAINVIEW RD CHATHAM, NJ 07928	9 MOUNTAINVIEW RD
54	1020	BARUA, SUPRADEEP/YARA LAKSHMI S 6 CHESTNUT RD CHATHAM, NJ 07928	6 CHESTNUT RD
54	14	UTKAN, EMRE/ANISLIHAN 14 CHESTNUT RD CHATHAM, NJ 07928	14 CHESTNUT RD
54	15	HARRINGTON, JOHN R, JR & DIANE R. 10 CHESTNUT RD CHATHAM, NJ 07928	10 CHESTNUT RD
54	16	DMYTRYSHYN, VASYL/MAYOVSKA, M/ET AL 5 MOUNTAINVIEW RD CHATHAM, NJ 07928	5 MOUNTAINVIEW RD
54	7	VALENTINO, MARY BETH 17 MOUNTAINVIEW RD CHATHAM, NJ 07928	MOUNTAINVIEW RD
54	8	RAFFA, MARSHALL Y. & MARJULIA 15 MOUNTAINVIEW RD CHATHAM, NJ 07928	15 MOUNTAINVIEW RD
55	16	BOBECK, LINDA 10 MEYERSVILLE RD CHATHAM, NJ 07928	10 MEYERSVILLE RD
55	17	SCHNEIDER, GARY M. & SUSAN 6 MEYERSVILLE RD CHATHAM, NJ 07928	6 MEYERSVILLE RD
55	18	CETINKAYA, OZKAN & VARLI, HURGUL D. 2 MEYERSVILLE RD CHATHAM, NJ 07928	2 MEYERSVILLE RD
59	1	IEDERMAN, MAX & ALISON 2 LONGHILL LN CHATHAM, NJ 07928	2 LONG HILL LN
59	2	NONNENMACHER, JOHN, JR & LAURA ALI 744 FAIRMOUNT AVE CHATHAM, NJ 07928	744 FAIRMOUNT AVE
61	1	SIMS, WILLARD M. III & PAULENIER 755 FAIRMOUNT AVE CHATHAM, NJ 07928	755 FAIRMOUNT AVE
61	2	ZHAO, WENDY 751 FAIRMOUNT AVE CHATHAM, NJ 07928	751 FAIRMOUNT AVE
61	3	FOLEY, PATRICIA T. 749 FAIRMOUNT AVE CHATHAM, NJ 07928	749 FAIRMOUNT AVE
61	4	SANDY, CANDACE/STUART, SETH ADAM 739 FAIRMOUNT AVE CHATHAM, NJ 07928	739 FAIRMOUNT AVE
62	820	HAIKAR, AKI & MAE 434 RIVER RD CHATHAM, NJ 07928	765 FAIRMOUNT AVE
62	821	SCEVOLO, RICHARD E. & PATRICIA A. 739 FAIRMOUNT AVE CHATHAM, NJ 07928	739 FAIRMOUNT AVE
63	822	MITEV, TRAIKO K. & MILENA 8 NICHOLSON DR CHATHAM, NJ 07928	8 NICHOLSON DR

PROPOSED CONDITIONS

SCALE: 1" = 30'

EXISTING ZONING SCHEDULE
ZONE : R-3
(RESIDENTIAL ZONE - ONE-FAMILY DWELLINGS CONVENTIONAL)

REQUIREMENT	REQUIRED /PERMITTED	EXISTING	PROPOSED LOT 16.01	PROPOSED LOT 16.02
MINIMUM LOT AREA CORNER LOT(SF)	25,000	31,665	18,015***	13,650***
FRONT YARD (FT)	50	33.2*	27.5*	30.0***
REAR YARD (FT)	50	141.7	66.4	40.1***
SIDE YARD (FT)	15	27.5	33.2	15.0
COMBINED SIDE YARD S(%)	30	48.2%		
WIDTH AT STREET LINE (FAIRMOUNT AVE.)	112.5	218.63	N/A	N/A
LOT 16.01	112.5	N/A	115.27	N/A
LOT 16.02	112.5	N/A	N/A	103.35***
WIDTH AT STREET LINE (MOUNTAINVIEW RD.)	112.5	184.31	N/A	N/A
LOT 16.01	125	N/A	175.85	N/A
WIDTH AT STREET LINE (CHESTNUT RD.)	112.5	119.14	N/A	N/A
LOT 16.02	125	N/A	N/A	110.60***
LOT WIDTH AT SETBACK (FAIRMOUNT AVE.)	125	220.43	N/A	N/A
LOT 16.01	125	N/A	113.76***	N/A
LOT 16.02	125	N/A	N/A	106.96***
LOT WIDTH AT SETBACK (MOUNTAINVIEW RD.)	125	168.53	N/A	N/A
LOT 16.01	125	N/A	160.2	N/A
LOT WIDTH AT SETBACK (CHESTNUT RD.)	125	135.12	N/A	N/A
LOT 16.02	125	N/A	N/A	126.58
LOT DEPTH	175	215.44	107.0***	105.25***
NUMBER OF STORIES	2-1/2	1-1/2	1-1/2	2
BUILDING HEIGHT	35	EXISTING	EXISTING	34.48
TOTAL IMPERVIOUS COVERAGE (FT)	8,333** L:16	3,412	N/A	N/A
PRINCIPAL BUILDING COVERAGE (FT)	3,300** L:16	1,820	N/A	N/A
TOTAL IMPERVIOUS COVERAGE (FT)	5,419** L:16.01	N/A	3,314	N/A
PRINCIPAL BUILDING COVERAGE (FT)	2,426** L:16.01	N/A	1,820	N/A
TOTAL IMPERVIOUS COVERAGE (FT)	4,564** L:16.02	N/A	N/A	3,025
PRINCIPAL BUILDING COVERAGE (FT)	2,169** L:16.02	N/A	N/A	1,851

USABLE LOT AREA
LOT 16.01 = 2,167 SF: REQUIRED = 7,000 SF
LOT 16.02 = 158 SF: REQUIRED = 7,000 SF

VARIANCES TABLE

VARIANCES	SECTION	LOT 16.01	LOT 16.02
MINIMUM LOT AREA	30-75.2	X	X
FRONT YARD SETBACK	30-75.2	X	X
REAR YARD SETBACK	30-75.2	X	X
USABLE LOT AREA	30-161.0	X	X
ACCESSORY STRUCTURE SETBACK	30-96.13	A.5	X
LOT WIDTH AT STREET LINE	30-75.2	X	X
LOT WIDTH AT SETBACK LINE	30-75.2	X	X
LOT DEPTH	30-75.2	X	X

UTILITIES LIST

- JCP&L CO. REAL ESTATE DEPARTMENT
300 MADISON AVE
MORRISTOWN, NJ 07962
- NEW JERSEY AMERICAN WATER CO.
ATTN: PAUL HARTIELUS
167 J.F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078
- PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, 1619
NEWARK, NJ 07102
- TEXAS EASTERN TRANSMISSION CORP
5400 WESTHEIMER CT, SUITE 692
HOUSTON, TX 77056
- TRANSCONTINENTAL GAS PIPELINE CORP.
P.O. BOX 1396
HOUSTON, TX 77252
- COMCAST OF CENTRAL NEW JERSEY II LLC
100 RANDOLPH RD
SOMERSET, NJ 08873
- BUILDING HEIGHT**
(332.0 + 332.0 + 326.2 + 328.3) / 4
AVERAGE GRADE = 329.625'
FIRST FLOOR = 335.1'
FIRST FLOOR TO PEAK 29.0'
PEAK ELEVATION = 364.1'
BUILDING HEIGHT = 364.1' - 329.625 = 34.48'

EXISTING COVERAGES

DWELLING = 1,820 SF
FRONT AND BACK STOOP = 57 SF
DRIVEWAY = 786 SF
FRONT WALKWAY & STEPS = 113 SF
SHED = 45 SF
REAR PATIO AND STEEPS = 591

TOTAL IMPERVIOUS LOT COVERAGE = 3,412 SF
PERCENT IMPERVIOUS LOT COVERAGE = $\frac{3,412 SF}{31,665 SF} = 10.8\%$

PRINCIPAL BUILDING COVERAGE = 1,820 SF
PERCENT PRINCIPAL BUILDING COVERAGE = $\frac{1,820 SF}{31,665 SF} = 5.7\%$

PROPOSED COVERAGES LOT 16.01

DWELLING = 1,820 SF
FRONT AND BACK STOOP = 57 SF
DRIVEWAY = 786 SF
FRONT WALKWAY & STEPS = 113 SF
REAR PATIO AND STEEPS = 538

TOTAL IMPERVIOUS LOT COVERAGE = 3,314 SF
PERCENT IMPERVIOUS LOT COVERAGE = $\frac{3,314 SF}{18,015 SF} = 18.40\%$

PRINCIPAL BUILDING COVERAGE = 1,820 SF
PERCENT PRINCIPAL BUILDING COVERAGE = $\frac{1,820 SF}{18,015 SF} = 10.1\%$

DRYWELL CALCULATION

DWELLING = 1,820 SF
STORAGE REQUIRED LOT 16.01 = 1,820 SF * .25 = 455.00 CF
DRIVEWAY = 786 SF
6.5' DIAMETER RING = 33.18 SF
DRYWELL STORAGE VOLUME = 28.27 SF * 4.83 FT = 136.54 CF
STONE VOLUME AROUND DRYWELL = 123.07 SF * 4.83 FT = 594.43 CF
STONE VOLUME UNDER DRYWELL = 156.25 SF * 2.00 FT = 362.77 CF
STONE STORAGE = (594.43 CF + 312.50 CF) * 0.40(VOID) = 344.77 CF
TOTAL STORAGE = 136.54 CF + 362.77 CF = 499.31 CF
STORAGE PROVIDED IS OK.
DESIGN SUBJECT TO PERMEABILITY TEST

DWELLING = 1,851 SF
STORAGE REQUIRED LOT 16.02 = 1,851 SF * 0.25 = 462.75 CF

PROPOSED COVERAGES LOT 16.02

DWELLING = 1,851 SF
STOOP & STEPS = 78 SF
DRIVEWAY = 713 SF
WALKWAY = 77 SF
REAR PATIO & STEPS = 294 SF
CONCRETE PAD = 12 SF

TOTAL IMPERVIOUS LOT COVERAGE = 3,025 SF
PERCENT IMPERVIOUS LOT COVERAGE = $\frac{3,025 SF}{13,650 SF} = 22.16\%$

PRINCIPAL BUILDING COVERAGE = 1,851 SF
PERCENT PRINCIPAL BUILDING COVERAGE = $\frac{1,851 SF}{13,650 SF} = 13.56\%$

TAX MAP DATA

TOWNSHIP OF CHATHAM
BLOCK 54
LOT 16

OWNER AND APPLICANT

MARIYA MAYOVSKA & VASYL DMYTRYSHYN (H&W)
5 MOUNTAINVIEW RD
CHATHAM, NJ 07928

BOARD APPROVALS

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION
1	12/01/19	ORIGINAL
2	09/29/22	UTILITIES & OWNERS LIST
3	01/09/23	REVISION
4	02/28/23	REVISION
5	03/29/23	REVISION
6	07/25/23	REVISION PLANNING BOARD 7/17/23
7	12/15/23	REVISIONS
8	03/11/24	LOT LINE / LOT SIZE
9	05/06/24	EASEMENT - ZONE TABLE

FREDERICK C. MEOLA
LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
CERTIFICATE OF AUTHORIZATION : No. 246A28140200
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SEAL



"SURVEYING THE PRESENT TO ENGINEER THE FUTURE"

OWNER AND APPLICANT

MARIYA MAYOVSKA & VASYL DMYTRYSHYN

**#5 MOUNTAINVIEW ROAD
SUBDIVISION PLAN**

FILE NUMBER	ID	FIELD BOOK
190602	190602	133/61