

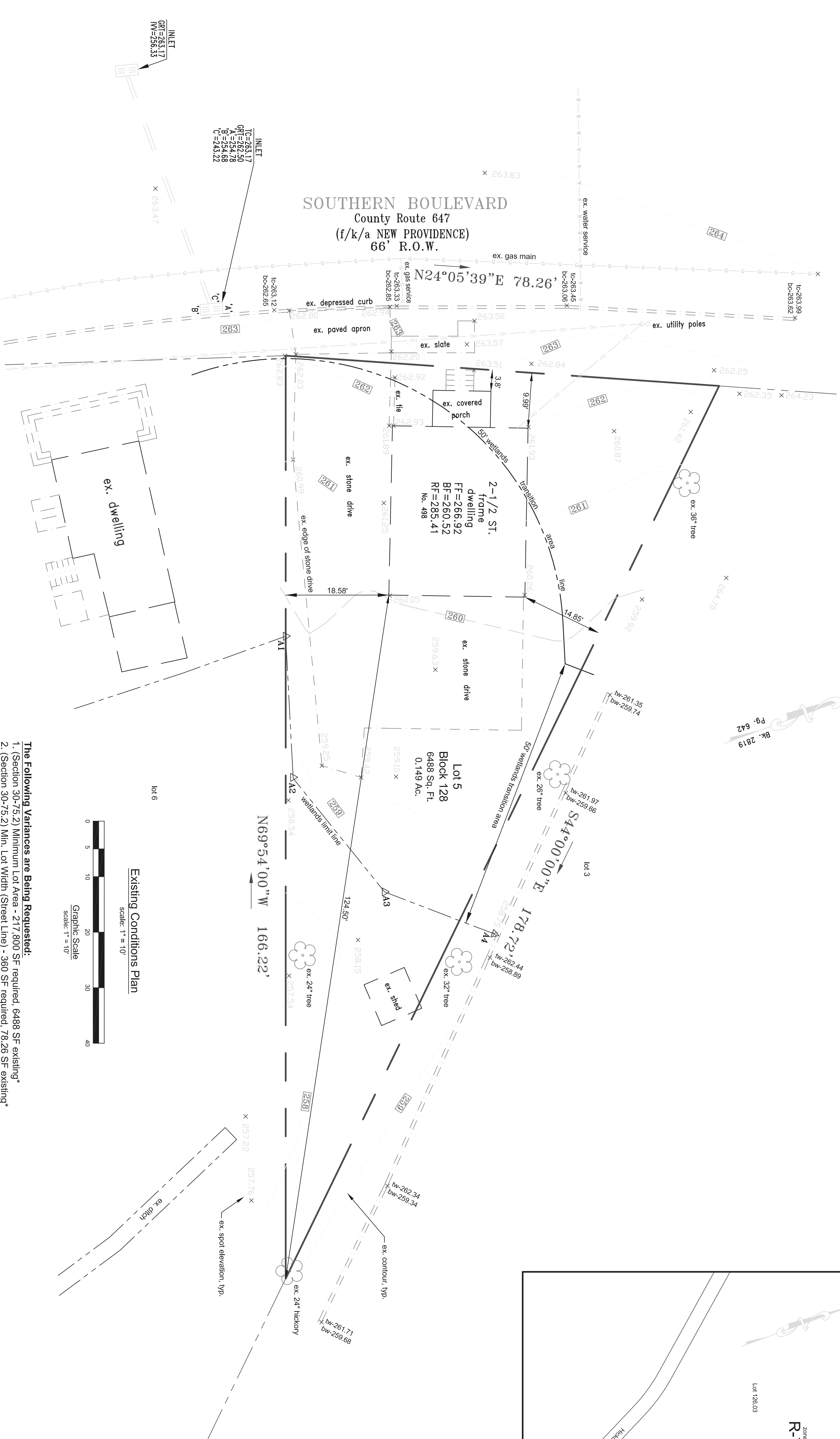
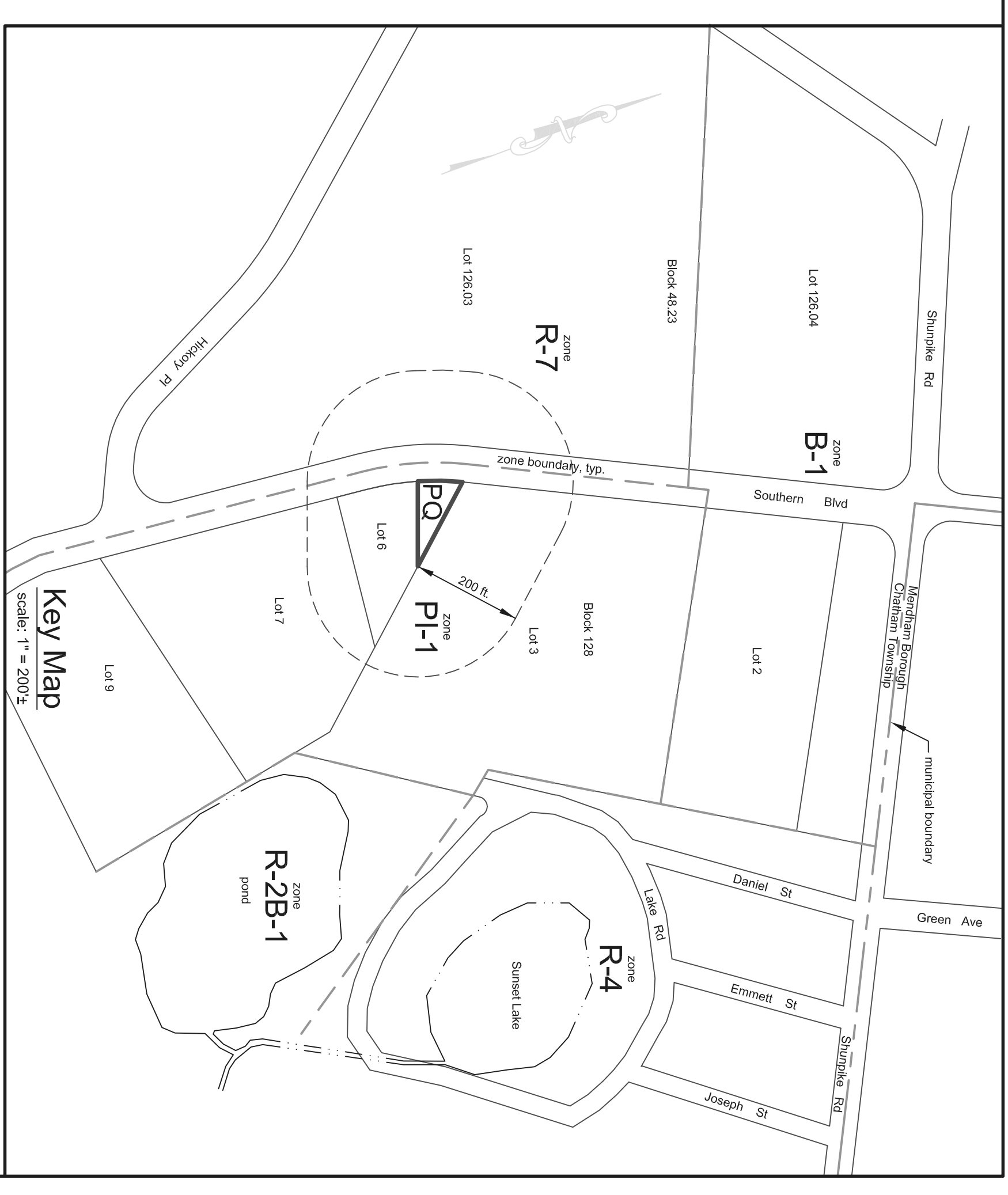
This plan is approved by the Chatham Township Board of Adjustment.

Board Chairman _____ Date _____

Board Secretary _____ Date _____

PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Owner
48-23	126-03	CHATHAM HOLDER LLC
128	3	JANER ASSURED DOWLING C/O G MANGLEY
128	7	CHATHAM SQUASH RACQUETS CLUB

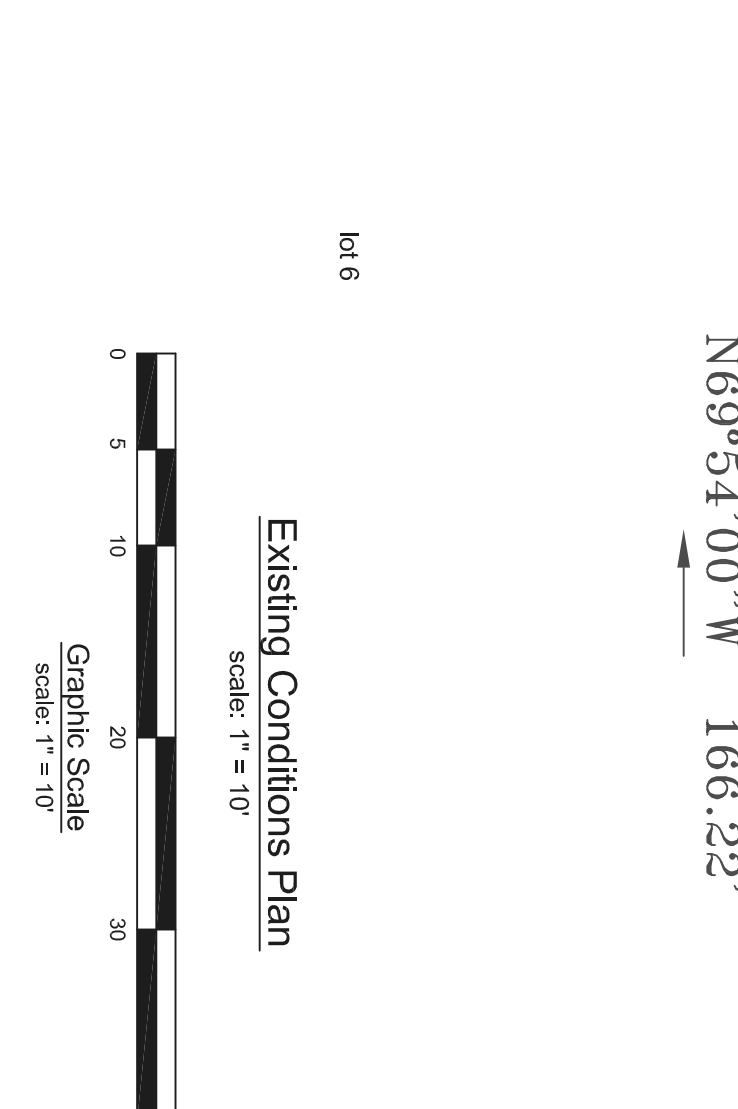


P1-1 PROFESSIONAL INSTITUTIONAL DISTRICT ZONE REQUIREMENTS

Description	Required	Existing	Proposed
Min Lot Area	217,800 SF	6488 SF*	6488 SF
Min Lot Width (Street Line)	360 FT	78.26 FT*	78.26 FT*
Min Lot Width (Setback Line)	600 FT	42.86 FT*	42.86 FT*
Front Setback	75 FT	166.22 FT**	166.22 FT**
Rear Setback	75 FT	3.8 FT***	6.6 FT***
Side Setback (north)	50 FT	124.50 FT	117.8 FT**
Side Setback (south)	50 FT	14.58 FT*	5.25 FT**
Building Height - feet	35 FT	15.58 FT**	15.25 FT**
Max. Building Coverage	2.5	24.0 FT±	30.6 FT
Max. Impervious & Bldg. Coverage	15%	11.48%(745 SF)	17.49%(1135 SF)**
	40%	39.79%(2581 SF)	50.94%(3005 SF)**

General Notes:

1. Metes and bounds & topographic data shown herein taken from a map entitled "Boundary & Topographic Survey of Tax Lot 5 - Block 128 Located in the Township of Chatham, Morris County, New Jersey," prepared by John C. Ritt, N.J.P.S. L.C. #246504324100 and dated October 25, 2022.
2. Proposed dwelling will continue to be serviced by public water & sewer, telephone & electric and gas.
3. There are no steep slopes on this property.
4. Wetlands shown here were flagged in the field by PK Environmental and are subject to NURDP verification.
5. According to the USDA Web Soil Survey, the entire site is comprised of soil type Plbe - Fertilizer sandy loam, 3 to 8% slopes.
6. Plans conform to all applicable codes and regulations, including but not limited to, the proposed Plan R Special Architectural in Chatham, NJ.
7. This property is located within a Metropolitan Planning Area and has been previously developed. Therefore, the requirements for remediation of compacted soils are not applicable to this project.



- The Following Variances are Being Requested:**
1. (Section 30-75.2) Minimum Lot Area - 217,800 SF required, 6488 SF existing*
 2. (Section 30-75.2) Min. Lot Width (Street Line) - 360 SF required, 78.26 SF existing*
 3. (Section 30-75.2) Min. Lot Width (Setback Line) - 360 SF required, 42.86 SF existing*
 4. (Section 30-75.2) Minimum Lot Depth - 600 FT required, 166.22 FT provided**
 5. (Section 30-75.2) Minimum Front Setback - 75 FT required, 6.6 FT provide***
 6. (Section 30-75.2) Minimum Side Setback (north) - 50 FT required, 3.28 FT provided
 7. (Section 30-75.2) Minimum Side Setback (south) - 50 FT required, 15.25 FT provided
 8. (Section 30-75.2) Maximum Building Coverage - 15% required, 17.49% provided
 9. (Section 30-75.2) Maximum Impervious & Bldg. Coverage - 40% required, 46.04% provided
 10. (Section 30-81.1) Permitted Principal Uses - Multi-Family Residential Use Not Allowed
 11. (Section 30-96.14e) Projection into Front Setback - 54 SF max. porfolio allowed, 68 existing, 58 SF provided***

Variance Plan
Existing Conditions Plan
for
LOT 5 in Block 128
498 Southern Boulevard
Chatham Township
New Jersey

Owner/Applicant:
Alocca, Saverio & Maria Rosaria
17 Belleau Ave
Madison, NJ 07940

Professional Engineer
DAVID E. FANTINA, P. E.
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	By	Sheet
1" = 10'	10/06/23	Alocca Chatham.dwg	1 of 3

Scale: 1" = 10'
Graphic Scale
scale: 1" = 10'

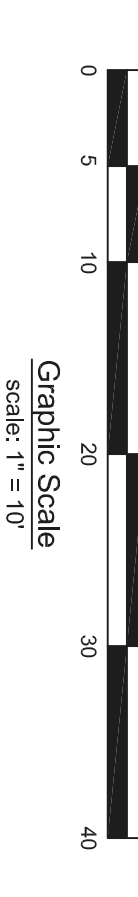
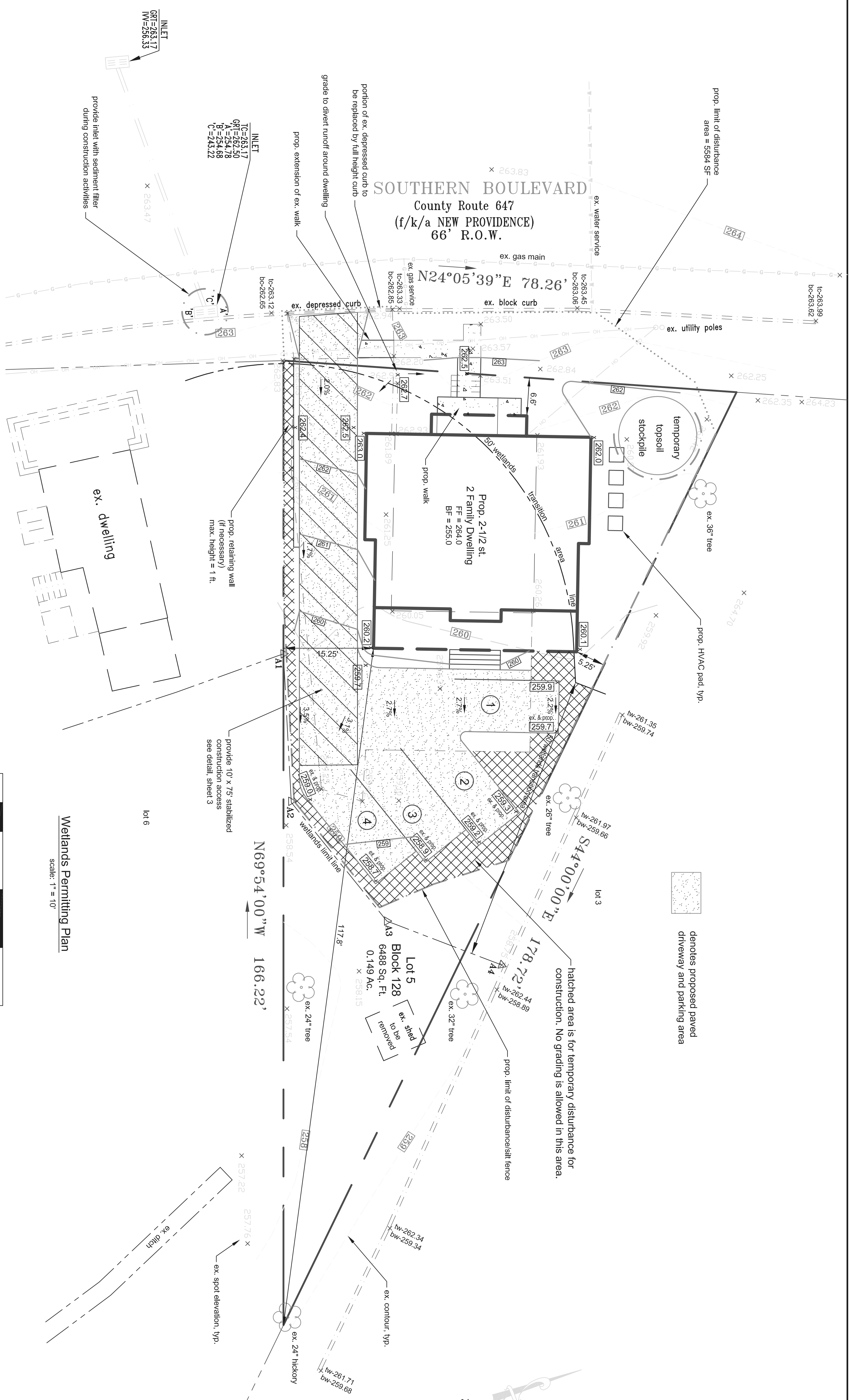
Revisions

Date	By	Revisions

NJPE Lic#32395

Existing Impervious Surfaces:		Proposed Impervious Surfaces:	
Dwelling: 745 SF	Covered Porch: 68 SF	Dwelling: 1135 SF	Covered Porch: 57 SF
Front Steps: 19 SF	Shed: 62 SF	Front Deck: 228 SF	Front Walk: 60 SF
Driveway: 1697 SF	Total = 2581 SF	Rear Steps: 29 SF	H/VAC Pads: 24 SF
		Driveway: 1772 SF	Total = 3305 SF

Proposed Increase in Impervious Surfaces:
3305 SF - 2581 SF = 724 SF



Wetlands Permitting Plan
scale: 1" = 10'

Chatham Township Construction Notes:
1. An area at least 10 feet wide around the foundation will be graded downward away from the foundation.
2. The contractor will add additional soil erosion and sediment control measures as directed by the Township Engineer.

Building Height is calculated according to the township's ordinance as follows:
Maximum and minimum grades within 15 feet of the proposed foundation are 263.6 (existing) and 259.4 (existing), respectively. The average grade is then calculated as 261.4. First floor elevation is 264.0. Therefore the allowed peak roof height from FF is 32.4 (264.0 is prop.)

Date	Revisions

Grading & Soil Erosion Control Plan

for
LOT 5 in Block 128
498 Southern Boulevard
Chatham Township
New Jersey

DAVID E. FANTINA, P.E.
Professional Engineer
15 Sunset Drive, Barnardsville, NJ 07924

Scale	Date	File	Sheet
1" = 10'	10/06/23	Alocca Chatham.dwg	2 of 3

NJPE Lic#32395

