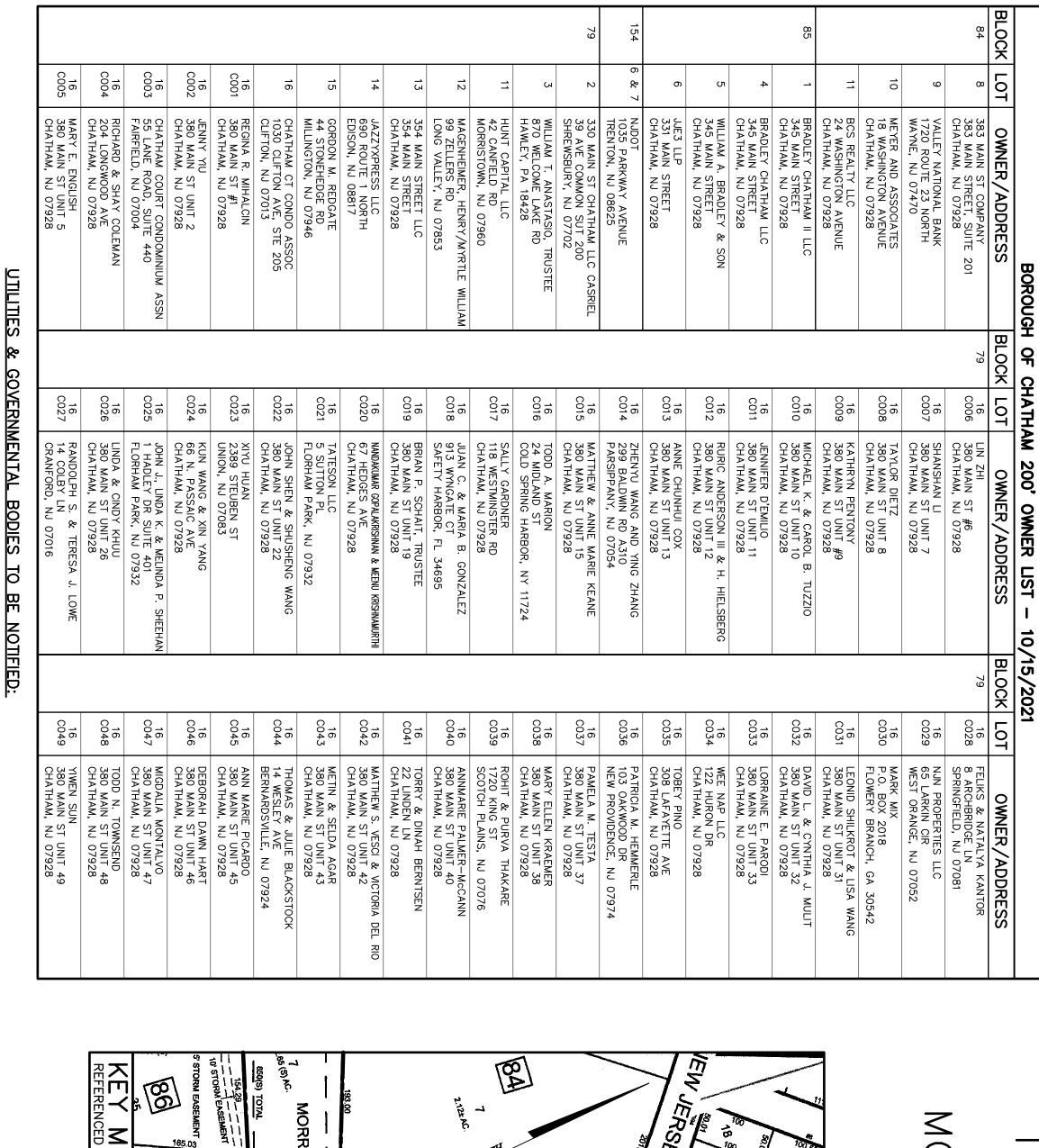
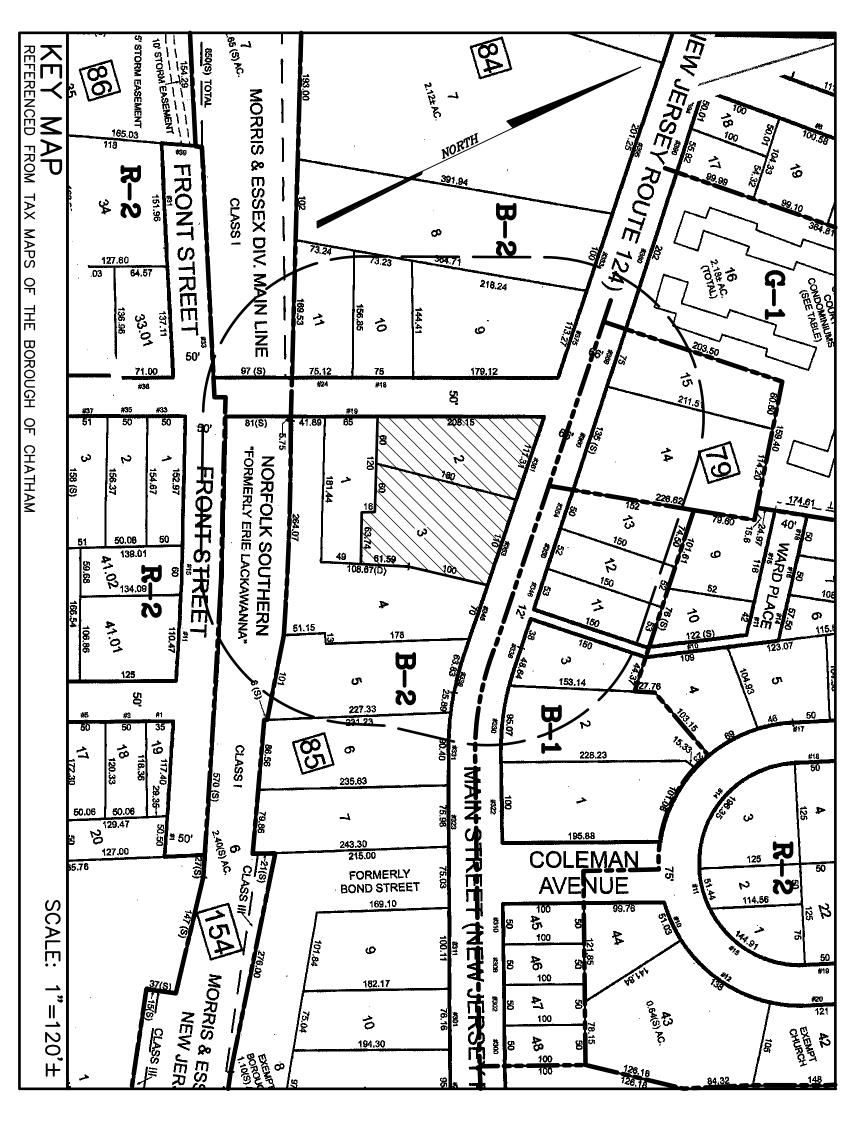
PARE OR

MORRIS BOROUGH M A N ZEW THAM TREE OCX **JERSEY** 8



154



	SITE	DATA CHART	RT		
TAX LOTS 2 & 3 IN BLOCK 85 ZONE: B-2 (REGIONAL BUSINESS TOTAL AREA (BOTH LOTS) 35,633	85 INESS DISTRICT) 5,633 S.F. ±				
LOT 2 OWNER/APPLICANT:	GARDEN TERRACE NURSING HOME, INC. 361 MAIN STREET CHATHAM, NJ 07928	NURSING HOME, INC. ET 07928	LOT 3 OWNER:	FLEMMING 57 NOE MADISO	FAMILY REALTY, LLC AVENUE N, NJ 07940
PROPOSED USE: NU	NURSING HOME				
DESCRIPTION	REQUIRED/ ALLOWED	LOT 2 EXISTING	LOT 3 EXISTING	LOTS 2 & 3 PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	ANON	16,231 S.F.	19,402 S.F.	35,633 S.F.	NO
MIN. SIDE YARD (ONE)	10 FT.	19.25 FT.	7.9 FT./60.3 FT.	46.0 FT.	NO
MIN. AGGREGATE (BOTH)	20 FT.	N/A	68.2 FT.	N/A	NO
MIN. FRONT YARD-MAIN ST.	35 FT.	38.6 FT.	48.4 FT.	40.8 FT.	NO
MIN. FRONT YARD-WASHINGTON	35 FT.	8.4 FT.	W/N	8.4 FT.	E.N.C.
MIN. YARD BUFFER	15 FT.	1.3 FT.	0.9 FT.	3.0 FT.	YES
MAX. BLDG. HEIGHT	35 FT.	36.4 FT.	31.8 FT.	36.4 FT. (EXIST.) 34.7 FT. (ADDTN.)	E.N.C. NO
MAX. STORIES	2.5 STORIES	2.5 STORIES	2.5 STORIES	2.5 STORIES	NO
MAX. LOT COVERAGE	75%	45.2%	54.2%	58.7%	NO
MAX. BUILDING COVERAGE	20%	26.3%	10.9%	26.0%	YES
MIN. PARKING SPACES	12 SPACES	5 SPACES	9 SPACES	14 SPACES	NO
PARKING CALCULATIONS:					
AS PER \$165.25.A, TH REQUIRED PARKING =	THE REQUIRED PARKIN = 34 BEDS (1 SPACE,	G FOR A NU /3 BEDS) =	IS 1 USE	SPACE PER 3 BE 12 SPACES	BEDS
COVERAGE CALCULATIONS:					
EXIS BUILDING 4 PORCHES GAZEBO	XISTING LOT 2 4,223 S.F. 40 S.F. 0 S.F.	EXISTING LOT 3 1,895 S.F. 179 S.F. 50 S.F.	PROF	PROPOSED (COMBINED 8,212 S.F. 835 S.F. 204 S.F.	LOTS)
WALKS/STEPS/PATIO 1 GARBAGE ENCLOSURE PAVED DRIVEWAY/PARKING 1	1,303 S.F. 107 S.F. 1,668 S.F.	2,209 S.F. 0 S.F. 6,187 S.F.		3,538 S.F. 112 S.F. 7,998 S.F.	

OTHER REQUESTED VARIANCES:

TOTAL COVERAGE

7,341 S.F.

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT AND ORDINANCES UNDER MY JURISDICTION. **MEETS** CODES

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

EUST

SP-1

SP-2

SP-3

SP-4

SP-4

SP-5

LP-1

LP-1

A-2

A-3

A-4

A-6

A-6

A-6

A-10

A-10

DRAWINGS

DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE TRENTON, NJ 08618

NJ TRANSIT REAL ESTATE SECTION 110 PLAZA EAST NEWARK, NJ 07105

JCP&L
ATTN: CRAIG MANDEL
CYCLE
ATTN: CRAIG MANDEL
CYCLE
JCP&L REAL ESTATE
300 MADISON AVENUE
MORRISTOWN, NJ 07960
OPTIMUM
SECTION
683 ROUTE 10 EAST
AST
RANDOLPH, NJ 07869-3799

BELL ATLANTIC 540 BROAD STREET NEWARK, NJ 07102

盟

NOTIFIED:

BOROUGH OF CHATHAM c/o FRANCES BOARDMAN 54 FAIRMOUNT AVENUE CHATHAM, NJ 07928

PREPARED BY

I, {OWNER NAME}, THE PROPERTY OWNER, CONSENT TO THE FILING OF THIS PLAN WITH THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF CHATHAM.

PUBLIC SERVICE ELECTRIC AND GAS COMPANY MANAGER — CORPORATE PROPERTIES 80 PARK PLAZA, T6B NEWARK, NJ 07102

TITLE

TITLE PAGE
TOPOGRAPHIC SURVEY
SITE PLAN
GRADING & DRAINAGE
SOIL EROSION & SEDIMENT CONTROL PI
LIGHTING PLAN
LIGHTING SPECS
PROPOSED LANDSCAPE PLAN
BUILDING ELEVATIONS (NORTH)
BUILDING ELEVATIONS (SOUTH)
BUILDING ELEVATIONS (EAST)
PROPOSED CELLAR FLOOR PLAN
PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
EXISTING ATTIC FLOOR PLAN
EXISTING ADJACENT BUILDING FLOOR PI

ABC SURVEYS, LLC
RAB LIGHTING
JOHN W. BAUMGARTEN AF

OWNER NAME

DATE

BOROUGH ENGINEER

DATE

ARCHITECT, I ARCHITECT, I

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT, TO THE BEST OF MY KNOWLEDGE, ALL DIMENSIONS AND INFORMATION SHOWN HEREON ARE CORRECT.

ANDREW B. CLARKE, PLS, PE
NJ PROFESSIONAL ENGINEER AND LAND

SURVEYOR

LIC.

**DATE** No. GB04105600

BOROUGH ENGINEER

THESE PLANS HAVE BEEN APPROVED BY RESOLUTION ENTERED ON \_\_\_\_\_ ВЧ HE BOROUGH OF CHATHAM

CHAIRPERSON DATE DATE

TITLE PAGE

ANDREW

Ë

CLARKE-PLS,PE

SP

PREPARED FOR

GARDEN TERRACE

353 & 361 MAIN STREET

TAX LOTS 2 & 3 IN BLOCK 85

BOROUGH OF CHATHAM

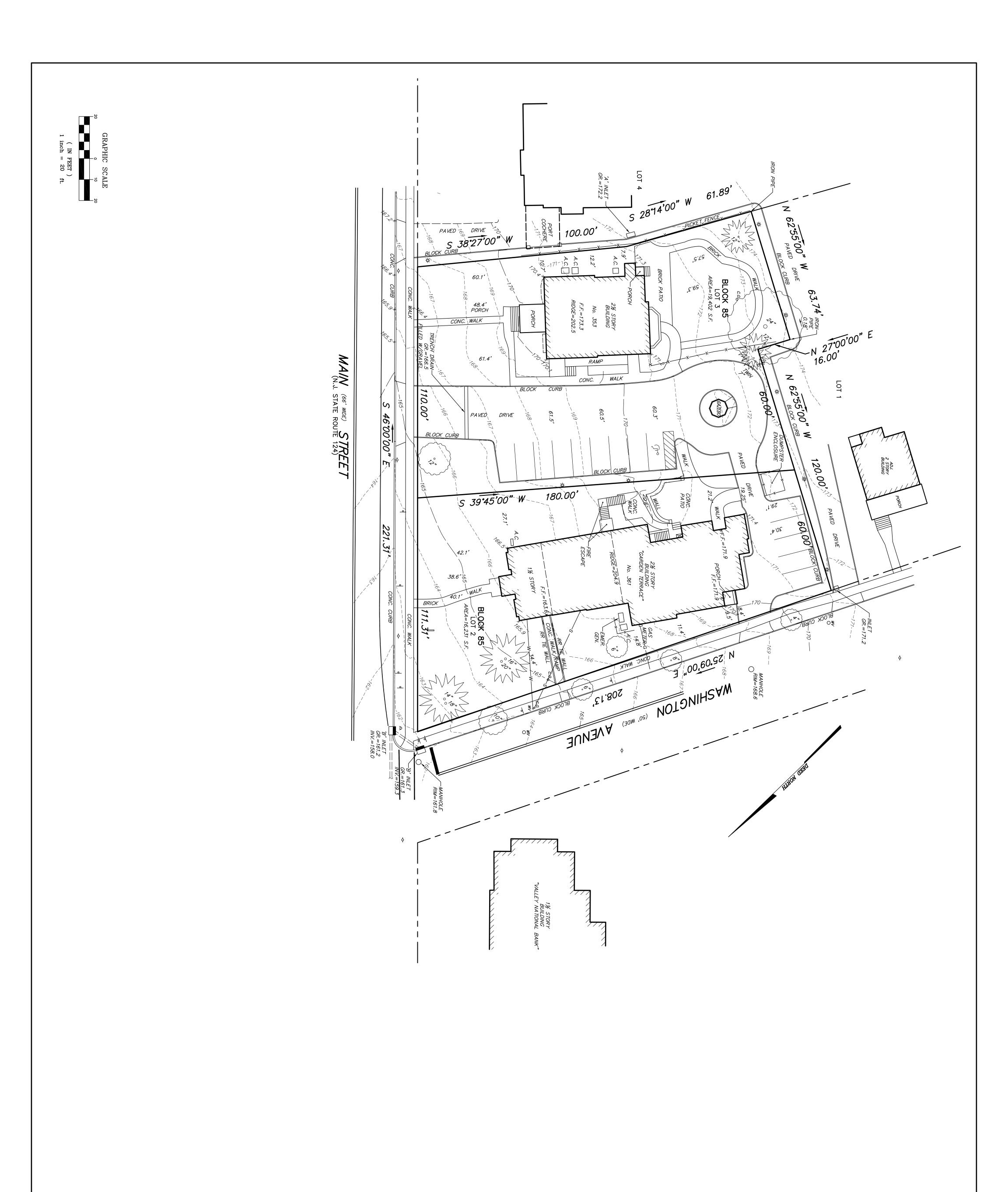
MORRIS COUNTY NEW JERSEY ABC SURVEYS, LLC

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

APPLICATION No.

**Z21**-

###



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

PREPARED FOR

GARDEN TERRACE

353 & 361 MAIN STREET

TAX LOTS 2 & 3 IN BLOCK 85

BOROUGH OF CHATHAM

MORRIS COUNTY NEW JERSEY

TOPOGRAPHIC

SURVEY

THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON OCTOBER 21, 2019. 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 MAHNOLE RIMS AND INLET GRATES AS SHOWN ON THIS PLAN, ELEVATIONS ARE AS SHOWN.

THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE.

UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON SURFACE EVIDENCE, MARKOUTS BY THE UTILITY COMPANIES AND RECORDS AS LISTED ON THIS PLAN AS REFERENCESS.

ANDREW B. CLARKE, PLS, PE, MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THE PRESENCE, ABSENCE OR EXACT LOCATIONS OF ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE SUBJECT SITE, WHETHER OR NOT SHOWN ON THIS PLAN. IT IS THE RESPONSIBILTY OF ANY CONTRACTOR INTENDING TO EXCAVATE TO CALL FOR A MARKOUT AND VERIFY THE EXACT LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2.)

<u>NOTES:</u>

SP

ANDREW B. CLARKE-PLS, PE NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO.

