



R-3 RESIDENTIAL ZONE

BULK REQUIREMENT DESCRIPTION	REQUIRED	EXISTING
LOT AREA	20,000 S.F.	20,027 S.F.
LOT WIDTH @ STREET	90 FT.	103.50 FT.
LOT WIDTH @ SETBACK	100 FT.	103.50 FT.
FRONT YARD	50 FT.	41.1 FT.
REAR YARD	50 FT.	111.8 FT.
SIDE YARD	15 FT.	14.5 FT.
COMBINED SIDE YARD	30% (31.0 FT.)	29.0% (30.0 FT.)
IMPERVIOUS COVERAGE		
MAX. COVERAGE	4000+(20%)(20,027-10,000)=6,005 S.F.	3,412 S.F.
PRINCIPAL STRUCTURE	2000+(6%)(20,027-10,000)=2,601 S.F.	1,448 S.F.
MAX. BUILDING HEIGHT	35 FT.	25.0 FT.±
MAX. WIDTH OF DWELLING	70 FT.	44.1 FT.

COVERAGE CALCULATIONS

	PROPOSED
HOUSE	1,448 S.F.
DETACHED GARAGE	488 S.F.
SHED	161 S.F.
FRONT WALK	191 S.F.
PAVED DRIVEWAY	700 S.F.
REAR PATIO & WALK	424 S.F.
TOTAL COVERAGE	3,412 S.F.

NOTES:

- 1.) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON AUGUST 21, 2017. 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.
- 2.) VERTICAL DATUM IS ASSUMED AND IS BASED UPON BENCHMARK NAIL SET IN PAVEMENT AS SHOWN ON THIS PLAN, ELEVATION=194.20.
- 3.) THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE.
- 4.) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON SURFACE EVIDENCE AND VISIBLE MARKOUTS BY THE UTILITY COMPANIES. 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 RESPONSIBILITY 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.

TOPOGRAPHIC SURVEY

PREPARED FOR
ARKAD GROUP
9 JAY ROAD
TAX LOT 113.06 IN BLOCK 108
TOWNSHIP OF CHATHAM
MORRIS COUNTY NEW JERSEY

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
466 SOUTHERN BOULEVARD
CHATHAM, NEW JERSEY 07928
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ANDREW B. CLARKE-PLS, PE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

JOB No.: 17045
DES.: A.B.C.
SCALE: 1"=20'
DATE: 09/29/17