

PROJECT No: 1169  
 DATE: 02/17/2023  
 SCALE: 1" = 40'  
 CHECKED BY: AS  
 DRAFTED BY: AS

SCHAN ASSOCIATES  
 41 HOBSENECK ROAD  
 MONTVILLE, NJ 07045  
 973-541-1555

ANDRE SCHAN  
 PROFESSIONAL LAND SURVEYOR, N.J. LIC. 30749

SUBDIVISION  
 LOT 41 - BLOCK 116  
 239 MOUNTAINSIDE ROAD  
 TOWNSHIP OF CHESTER  
 MORRIS COUNTY, NEW JERSEY

SHEET  
 1 OF 1

ZONING INFORMATION TABLE			
SINGLE-FAMILY RESIDENTIAL ZONE (SCHEDULE OF REQUIREMENTS)	REQUIRED (R3 ZONE) EXISTING	PROPOSED LOT 1.01	PROPOSED LOT 1.02
MINIMUM LOT AREA	130,680-SF	167,306 SF	152,533 SF
MIN. NET BLDG ENVELOP AREA	40,000-SF	48,844 SF	50,122 SF
LOT ACREAGE	3.000-AC.	3.841 ACRES	3.502 ACRES
MIN. LOT FRONTAGE (AT RIGHT-OF-WAY)	100-FT	131-FT	130-FT
MINIMUM DIAMETER L.G.C.	312'-6"	312'-6"	312'-6"
MINIMUM DIAMETER B.E.C.	150-FT	150-FT	150-FT
MINIMUM SIDE YARD	50-FT	50-FT	50-FT
MINIMUM FRONT YARD	60-FT	60-FT	60-FT
MINIMUM REAR YARD	50-FT	50-FT	50-FT
MAXIMUM HEIGHT (FEET)	35-FT	35-FT	35-FT
MAXIMUM HEIGHT (STORIES)	2-STORIES	2-STORIES	2-STORIES
MAX. FLOOR AREA (SF)	7,700-SF	9,121 SF	8,548 SF
PROP. FLOOR AREA (SF)		6,000-SF	6,000-SF

\* MAX FLOOR AREA (FAR) - SF = 2,600+(1,700 x LOT ACREAGE)

PARCEL AREA SUMMARY TABLE				
LOT NAME	LOT AREA (SF)	LOT AREA (AC)	BUILDING ENV. AREA (SF)	FLOOR AREA RATIO
LOT 1.01	167,306 SF	3.841	48,844 SF	6.000
LOT 1.02	152,533 SF	3.502	50,122 SF	6.000
ROW & ROADWAY	6,450	0.148		
TOTAL	326,289 SF	7.491		

**SUMMARY OF IMPACTS WITH A LARGER LGC = 312'-6" R**

IMPERVIOUS AREAS	LOT 1.01	LOT 1.02
PROP. IMP. DRIVEWAY	9,891 SF	3,973 SF
DRIVEWAY AREA (35'X52')	1,820 SF	1,820 SF
EXISTING IMP. TO BE REMOVED	0.000 SF	-5,482 SF
TOTAL	11,711 SF	311 SF
TOTAL NET NEW IMPERVIOUS (MVS) = 12,022 SF OR 0.276 ACRES		

**SUMMARY OF IMPACTS WITH AN LGC = 250' R**

IMPERVIOUS AREAS	LOT 1.01	LOT 1.02
PROP. IMP. DRIVEWAY	4,638 SF	1,525 + 2,934 = 4,459 SF
DRIVEWAY AREA (35'X52')	1,820 SF	1,820 SF
EXISTING IMP. TO BE REMOVED	0.000 SF	-7,635 SF
TOTAL	6,458 SF	-1,356 SF
TOTAL NET NEW IMPERVIOUS (MVS) = 5,102 SF OR 0.117 ACRES		

**TOTAL NET INCREASE IN IMPERVIOUS COVER USING THE LARGER LGC = 0.159 ACRES**

SUMMARY OF ADDITIONAL TREE TO BE REMOVED		
LOT #	TREES TO BE SAVED	TREES TO BE REMOVED
1.01	10	0
1.02	2	28
TOTAL	12	28
<b>SUM TOTAL REMOVED</b>		<b>16</b>

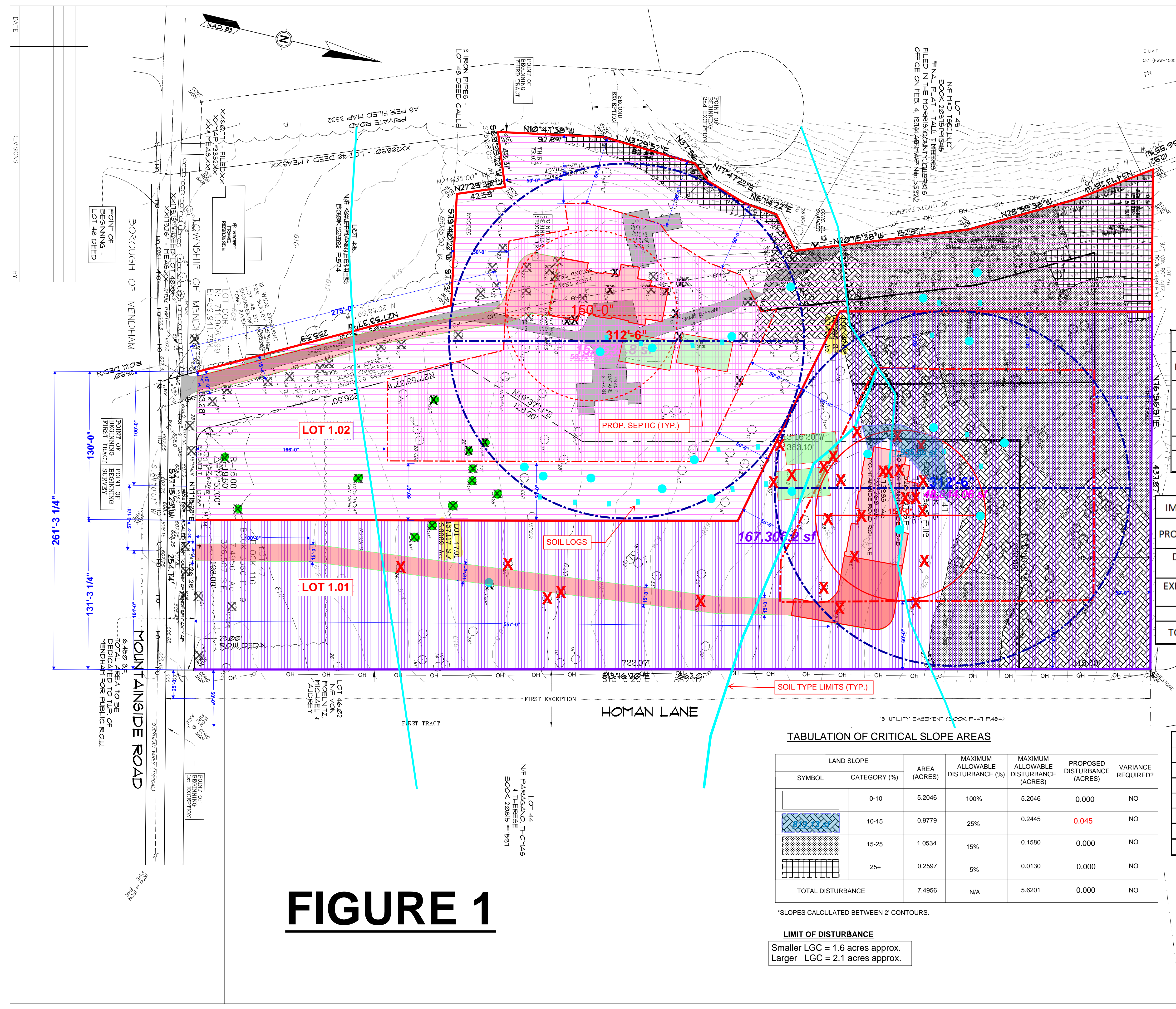
LEGEND:  
 EXISTING PAVEMENT/GROUND TO BE REMOVED  
 NEW TREES TO BE REMOVED  
 PREVIOUS TREES TO BE SAVED

**TABULATION OF CRITICAL SLOPE AREAS**

LAND SLOPE SYMBOL	CATEGORY (%)	AREA (ACRES)	MAXIMUM ALLOWABLE DISTURBANCE (%)	MAXIMUM ALLOWABLE DISTURBANCE (ACRES)	PROPOSED DISTURBANCE (ACRES)	VARIANCE REQUIRED?
	0-10	5.2046	100%	5.2046	0.000	NO
	10-15	0.9779	25%	0.2445	0.045	NO
	15-25	1.0534	15%	0.1580	0.000	NO
	25+	0.2597	5%	0.0130	0.000	NO
TOTAL DISTURBANCE		7.4956	N/A	5.6201	0.000	NO

\*SLOPES CALCULATED BETWEEN 2' CONTOURS.

**LIMIT OF DISTURBANCE**  
 Smaller LGC = 1.6 acres approx.  
 Larger LGC = 2.1 acres approx.



**FIGURE 1**