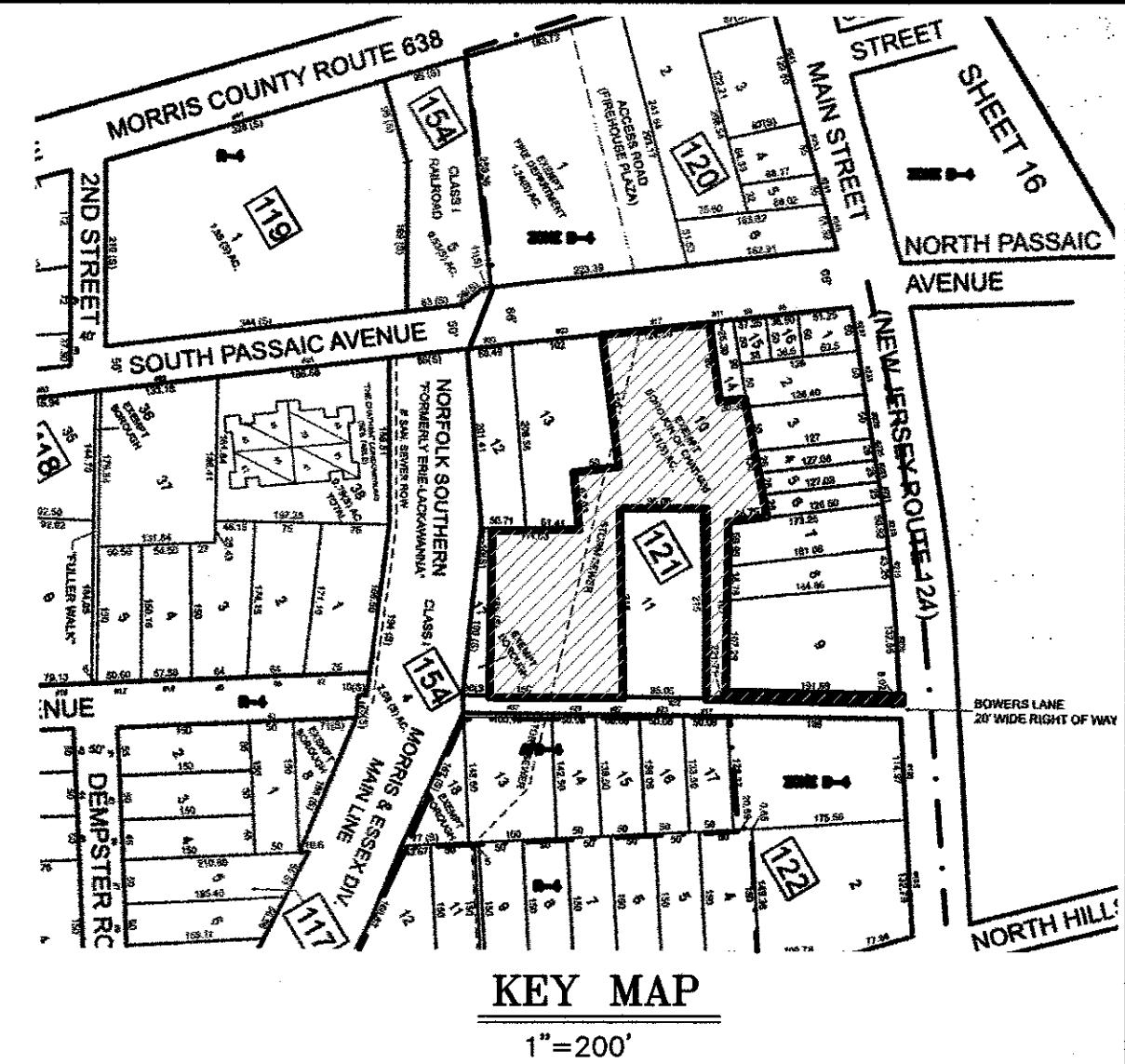


ZONING TABLE - POST OFFICE REDEVELOPMENT-WEST		
	REQUIRED	PROPOSED
LOT AREA	1.25 Acr.	67,881 S.F./1.56 AC
LOT WIDTH	150 FEET	150 FEET
LOT DEPTH	170 FEET	184'
DENSITY	40 UNITS/AC.	9.6 UNITS/AC.
PUBLIC ACCESSIBLE OPEN SPACE	15,000 S.F.	-
IMPERVIOUS COVERAGE	90%	90.7% (V)
BUILDING COVERAGE	45%	11.82%
MIN. FRONT YARD	20'	17.4' (V)
MIN. SIDE YARD	15'	27.2'/27.5'
MIN. REAR YARD	15'	52.0'
BUILDING HEIGHT	3 STORIES/42 FEET	3 STY/41'

(V) VARIANCE REQUIRED



GENERAL NOTES:

- PROPERTY LINE AND EXISTING CONDITION INFORMATION BASED ON THE FOLLOWING:
 - PROPERTY KNOWN AS LOTS 10 IN BLOCK 121 ON THE CURRENT TAX MAP OF THE BOROUGH OF CHATHAM SHEET No. 27.
 - A FIELD SURVEY BY SCHWANEWEDE/HALS ENGINEERING ON OCTOBER 13, 2022.
- LOT AREA: 67,881 S.F.=1.558 Ac.
- ELEVATIONS BASED ON NAVD 1988 DATUM ESTABLISHED BY GPS OBSERVATIONS WITH NYDOT RTK CORRECTIONS.
- PROPERTY IS LOCATED IN POST OFFICE PLAZA REDEVELOPMENT AREA-WEST.
- PROPERTY USE:
 - EXISTING: PUBLIC PARKING
 - PROPOSED: MULTI FAMILY HOUSING
- PROPOSED DENSITY:

PROPOSED: FIRST FLOOR	(4) 2 BEDROOM UNITS
	(1) 3 BEDROOM UNITS
SECOND FLOOR	(1) 1 BEDROOM UNITS
	(4) 2 BEDROOM UNITS
	(1) 3 BEDROOM UNITS
THIRD FLOOR	(2) 1 BEDROOM UNITS
	(1) 2 BEDROOM UNITS
	(1) 3 BEDROOM UNITS
15 UNITS/1.56 AC.=9.6 UNITS/AC.	
- PROPOSED PARKING = 21 SPACES



OWNER:
BOROUGH OF CHATHAM
54 FAIRMOUNT AVE
CHATHAM, NJ 07928

APPLICANT:
BCUW/MADELINE HOUSING PARTNERS
6 FOREST AVENUE
PARAMUS, NJ 07652
201-291-4050

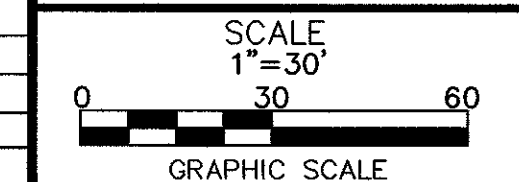
SITE PLAN
BLOCK 121 - LOT 10
S. PASSAIC AVE/BOWERS LN.
FOR
BOROUGH OF CHATHAM
BOROUGH OF CHATHAM, MORRIS CO., N.J.

SCHWANEWEDE HALS & VINCE
PROFESSIONAL ENGINEERS & LAND SURVEYORS
111 LITTLETON ROAD - SUITE 200 - PARSIPPANY, N.J. - 07054
(201) 337-0053

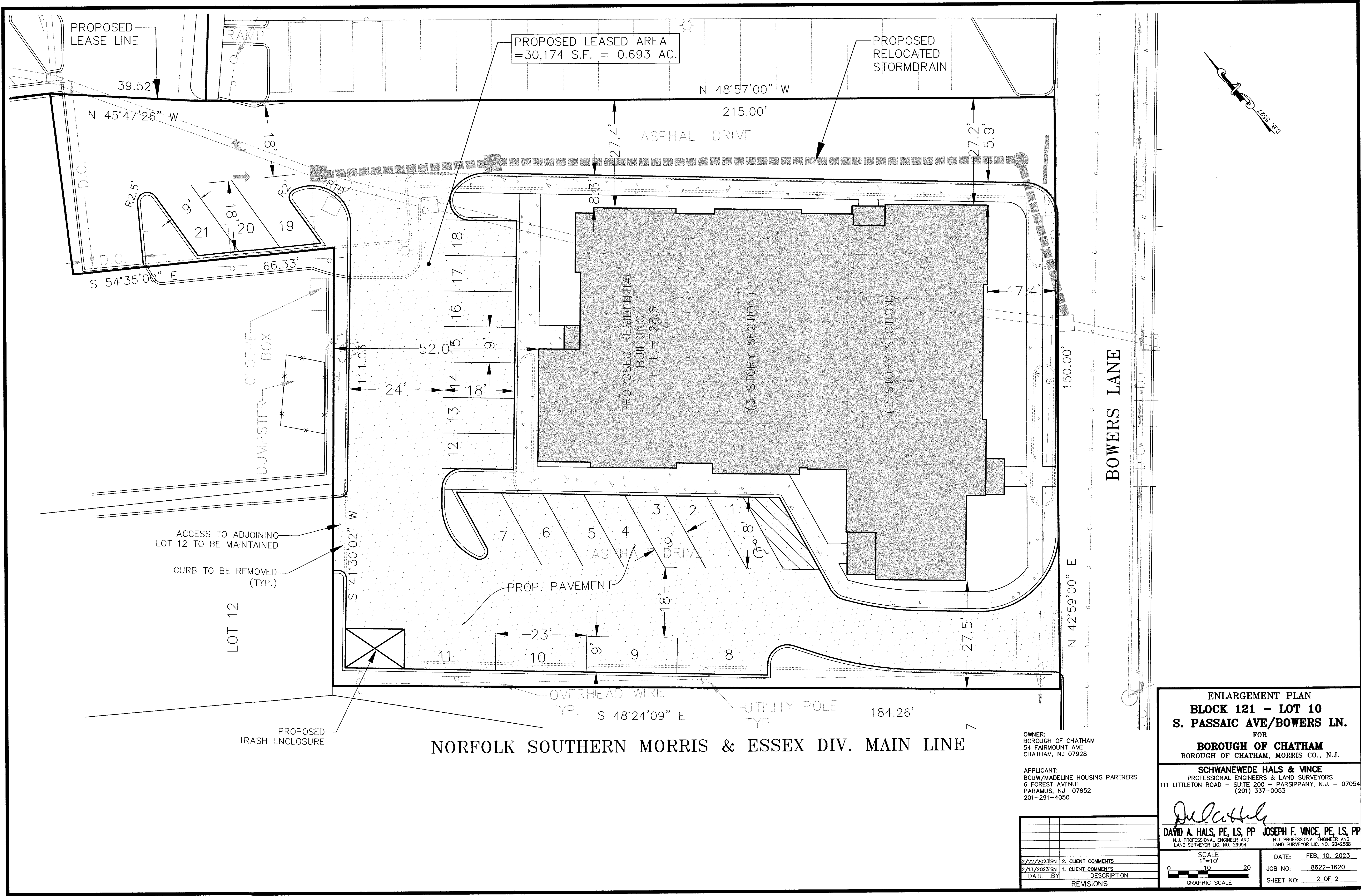
David A. Hals
DAVID A. HALS, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR LIC. NO. 29994

Joseph F. Vince
JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR LIC. NO. 6842588

DATE	BY	DESCRIPTION
2/22/2023	SN	2. CLIENT COMMENTS
2/13/2023	SN	1. CLIENT COMMENTS
DATE	BY	DESCRIPTION
REVISIONS		



DATE: FEB. 10, 2023
JOB NO: 8622-1620
SHEET NO: 1 OF 2



ENLARGEMENT PLAN
BLOCK 121 - LOT 10
S. PASSAIC AVE/BOWERS LN.
FOR
BOROUGH OF CHATHAM
BOROUGH OF CHATHAM, MORRIS CO., N.J.

SCHWANEWEDE HALS & VINCE
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JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR LIC. NO. 0842588

DATE: **FEB. 10, 2023**
JOB NO: **8622-1620**
SHEET NO: **2 OF 2**

SCALE
1"=10'
0 10 20
GRAPHIC SCALE

OWNER:
BOROUGH OF CHATHAM
54 FAIRMOUNT AVE
CHATHAM, NJ 07928

APPLICANT:
BCUW/MADELINE HOUSING PARTNERS
6 FOREST AVENUE
PARAMUS, NJ 07652
201-291-4050

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