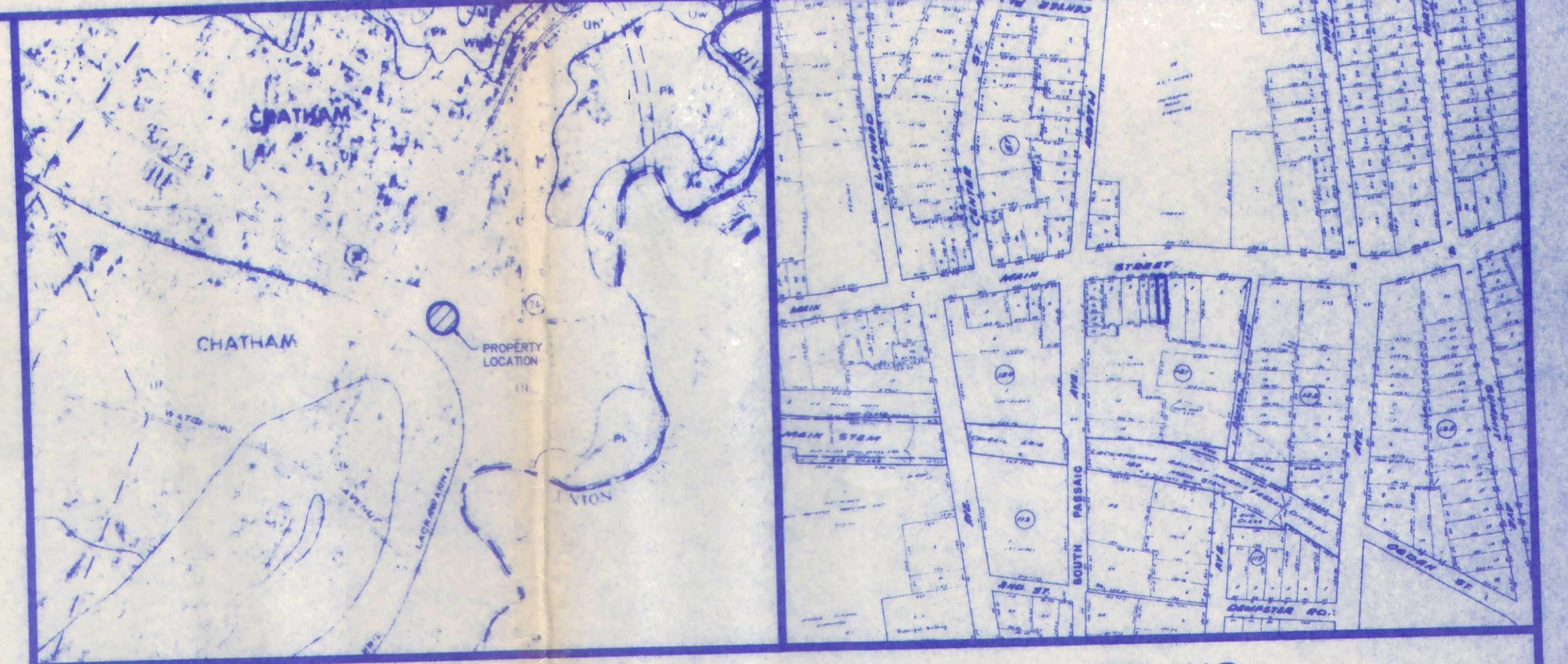
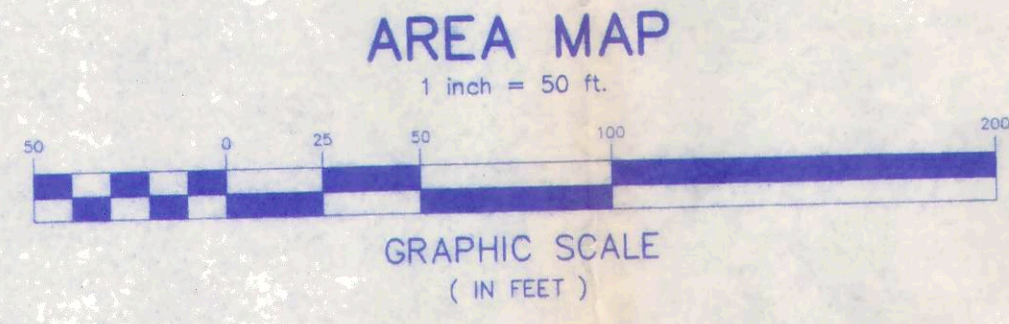




SOILS SURVEY MAP
SOMERSET COUNTY - SHEET No. 20
SCALE: 1"=1,320'

KEY MAP
MUNICIPAL TAX MAPS
N.T.S.

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER NAME & ADDRESS
121	1	MAHER, BAROUKH & VILMA 22 HARBOUR ROAD, KINGS POINT, N.J. 11024
121	2	MAHER, BAROUKH & VILMA 424 MAIN STREET, CHATHAM, N.J., 07428
121	3	FRAHN, CARL A. 10 EDGEWOOD ROAD, CHATHAM, N.J., 07928
121	4	MAHER, BAROUKH & VILMA 22 HARBOUR ROAD, KINGS POINT, N.J. 11024
121	5	SCHUMM, ARUNDA 39 MARY KNOLL DRIVE, BASKING RIDGE, N.J., 07920
121	7	DIFRANCESCO, DIANE 1939 W. BROAD STREET, SCOTCH PLAINS, N.J., 07076
121	8	MAHER, BAROUKH & VILMA 424 MAIN STREET, CHATHAM, N.J., 07928
121	9	CRONHEIM, ROBERT P.O. BOX 288, CHATHAM, N.J., 07928
121	10	BOROUGH OF CHATHAM MUNICIPAL BUILDING, CHATHAM, N.J., 07928
121	11	CHATHAM ROBBINS PROPERTY, LLC 1150 W. CHESTNUT STREET, UNION, N.J., 07083
121	13	BANJEJA FAMILY, LLC 700 BOULEVARD AVENUE, KENILWORTH, N.J., 07033
121	14	MAHER, BAROUKH & VILMA 424 MAIN STREET, CHATHAM, N.J., 07928
121	15	MAHER, BAROUKH & VILMA 424 MAIN STREET, CHATHAM, N.J., 07928
121	16	BARKMAN, BERTHA E. 31 LINCOLN AVENUE, CHATHAM, N.J., 07928
56	15	BOROUGH OF CHATHAM MUNICIPAL BUILDING, CHATHAM, N.J., 07928
56	16	SOLO, HANI K. AND NECLA 87 MADISON AVENUE, MADISON, N.J., 07940
56	16.01	SOLO, HANI K. AND NECLA 87 MADISON AVENUE, MADISON, N.J., 07940
56	17	ST. PAUL'S EPISCOPAL CHURCH 200 MAIN STREET, CHATHAM, N.J., 07928

NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 6 BLOCK 121 AS SHOWN ON THE CURRENT TAX MAP FOR THE BOROUGH OF CHATHAM, MORRIS CO., NJ.
- SUBJECT PROPERTY MORE COMMONLY KNOWN AS 221 MAIN STREET.
- SUBJECT PROPERTY IS LOCATED IN B-4 (BUSINESS DISTRICT)
- SURVEY AND TOPOGRAPHY INFORMATION OBTAINED FROM SURVEY OF TAX MAP LOT 6, BLOCK 121, PREPARED BY RICHLAN, LUPO & ASSOCIATES INC., STEVEN R. LUPO, N.J.P.L.S., L.C. No. 39252, DATED JUNE 8, 2005. TOPOGRAPHY IS BASED UPON AN ASSUMED DATUM. ADDITIONAL INFORMATION OBTAINED FROM ACTUAL FIELD SURVEY BY THIS FIRM ON JULY 6, 2006.
- LOT AREA = 3,183 S.F. = 0.073 ACRES
- THE EXISTING METAL DINER IS TO BE RELOCATED TO AN OFFSITE LOCATION APPROVED BY THE BOROUGH, AND THE ATTACHED MASONRY ADDITION IS PROPOSED TO BE DEMOLISHED. THE PROPOSED BUILDING WILL BE A MIXED USE CONSISTING OF A GROUND FLOOR RETAIL SPACE AND 2 UPPER FLOOR APARTMENTS.
- THE LOCATION OF ALL SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT SITE ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. (1-800-272-1000)
- THE SUBJECT PROPERTY IS SERVED BY PUBLIC SEWER, WATER, AND GAS. THE RETAIL SPACE WILL USE THE EXISTING SEWER LATERAL AND WATER SERVICE. A NEW SEWER AND WATER SERVICE IS PROPOSED FOR THE APARTMENTS. THE EXISTING GAS SERVICE IS TO BE SHARED FOR THE ENTIRE BUILDING.

PARKING REQUIREMENTS:

	L.D.O. REQUIRED	R.S.I.S. REQUIRED	VARIANCE PROPOSAL
1	6	4	4 PROVIDED
RESIDENTIAL	9	9	9
RETAIL (1,800 S.F. @ 1 per 200)	-	-	9 PROVIDED
PERMITS (LOT B-3)	-	-	10 (RETAIL TRADE)
EXISTING DINING (630 S.F. @ 1 per 50)	15	13	0

ZONING REQUIREMENTS: (B-4 BUSINESS DISTRICT)

BULK REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	NONE	3,183.7 S.F.
MINIMUM LOT DEPTH	NONE	127.6 FT.
FRONT YARD SETBACK	NONE	0 FT.
MINIMUM SIDE YARD ONE	NONE	0 FT.
AGGREGATE BOTH	NONE	0 FT.
YARD BUFFER (1)	N.A.	N.A.
MAXIMUM HEIGHT	40 FT.	37.4 FT.
MAXIMUM STORIES	3 STORIES	3 STORIES
TOTAL DEVELOPMENT	100 %	100 %
MAXIMUM LOT COVERAGE	NONE	253.7 %
FLOOR AREA RATIO	NONE	2,950 S.F.
SQUARE FOOTAGE OF INDIVIDUAL BUILDINGS	NONE	0 S.F.*
OFF STREET LOADING AREA	15' x 40'	0 S.F.*

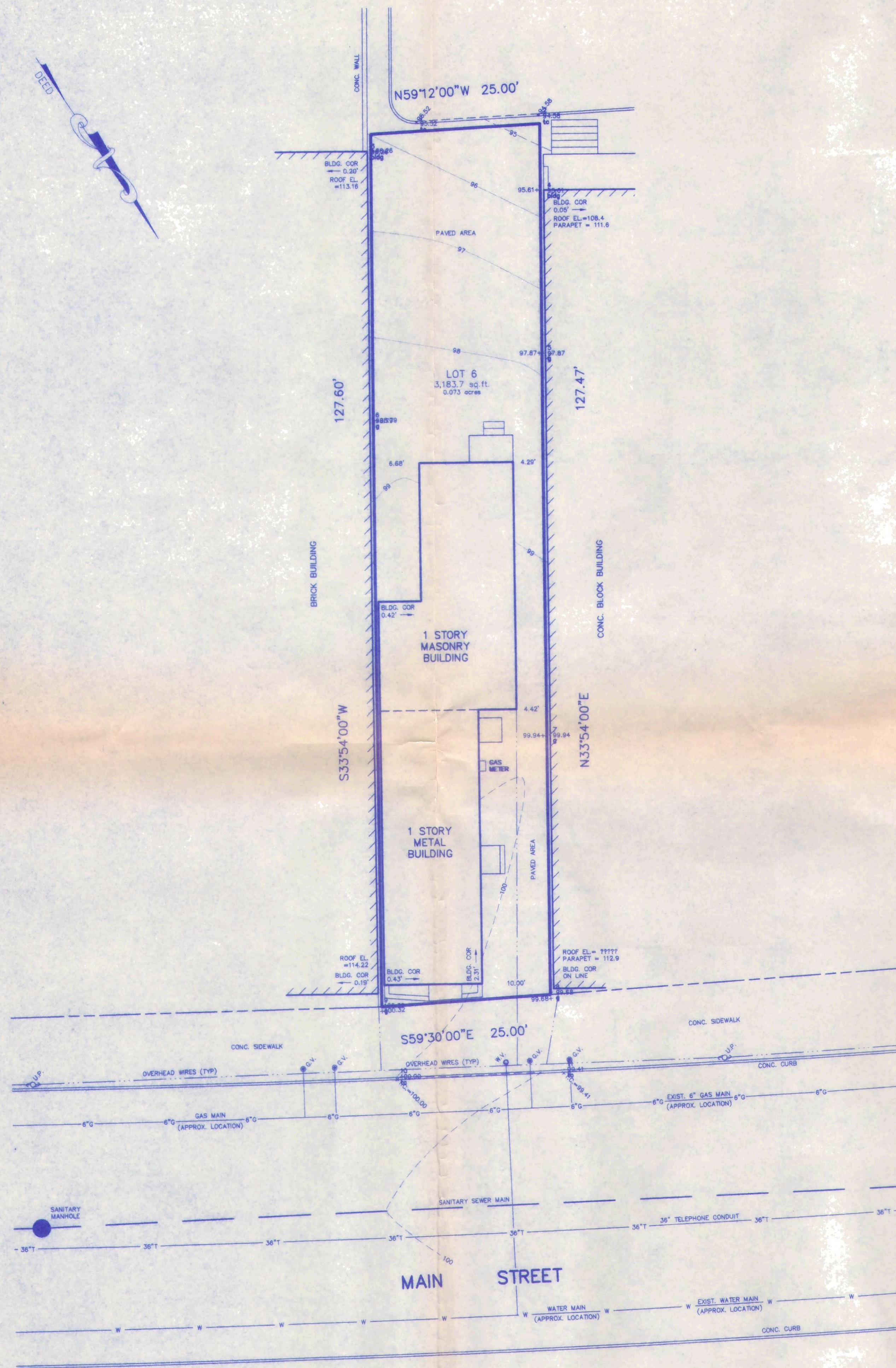
NOTE:
1. (804 B.17) - BUFFER AREAS ARE REQUIRED ALONG ALL LOT LINES IN NON RESIDENTIAL DISTRICTS WHERE SAID LOT LINES ADJUT RESIDENTIAL USES OR RESIDENTIAL ZONING DISTRICT LINES, EXCEPT WHERE SAID LOT LINES COINCIDE WITH AN EXISTING RAILROAD RIGHT OF WAY.

* VARIANCE REQUIRED

SIGNATURE BLOCK:

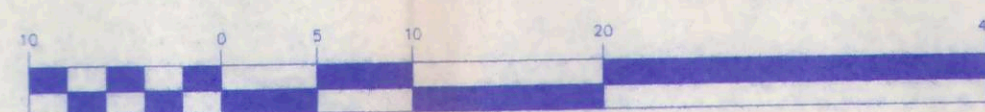
- (A) PLAN OF LOT 6 BLOCK 121 MAP 19 ZONE B-4 (BUSINESS)
DATE: JULY 10, 2006 SCALE: AS NOTED
APPLICATION: SITE PLAN
- (B) I CONSENT TO THE FILING OF THIS PLAN WITH BOARD OF ADJUSTMENT OF THE BOROUGH OF CHATHAM
- OWNER _____ DATE _____
- (C) I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.
- STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER L.C. NO. 36187
- (D) I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.
- BOROUGH ENGINEER _____ DATE _____
- (E) TO BE SIGNED BEFORE THE ISSUANCE OF A CONSTRUCTION PERMIT. I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- BOROUGH ENGINEER _____ DATE _____
(IF BOND POSTED)
- BOROUGH CLERK _____ DATE _____
- (F) APPROVED BY THE ZONING BOARD OF ADJUSTMENT
- CHAIRMAN _____ DATE _____
- SECRETARY _____ DATE _____

1 03/14/07 GENERAL REVISION		ENGINEERING & SURVEYING P.C. 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 (908) 723-4400 - FAX (908) 722-4401		SITE PLAN TAX MAP LOT 6 BLOCK 121 BOROUGH OF CHATHAM MORRIS COUNTY, NEW JERSEY	
NO. DATE REVISION		DRAWN BY CAJ CHECKED BY SEP SCALE 1"=50'		STEPHEN E. PARKER NEW JERSEY PROFESSIONAL ENGINEER L.C. NO. 36187	
DANIEL E. PARKER NEW JERSEY LAND SURVEYOR L.C. NO. 35866		DATE 08/09/06 FILE 8661 SHEET 1 OF 4			



EXISTING CONDITIONS MAP

1 inch = 10 ft.



GRAPHIC SCALE
(IN FEET)

1	03/04/07	GENERAL REVISION
NO.	DATE	REVISION
 DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866		

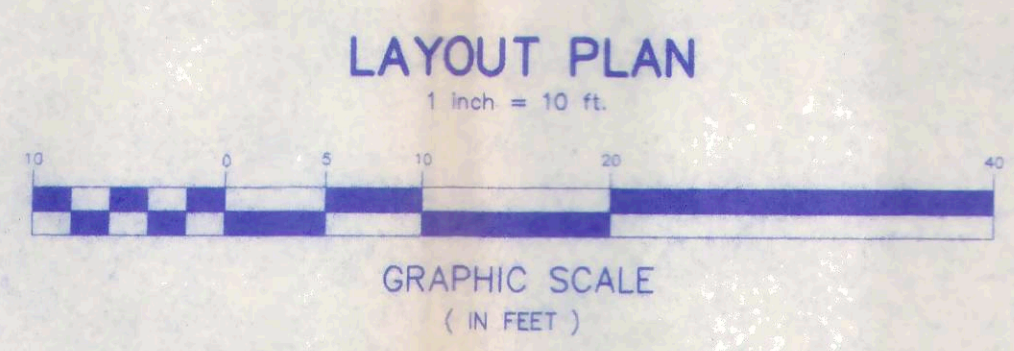
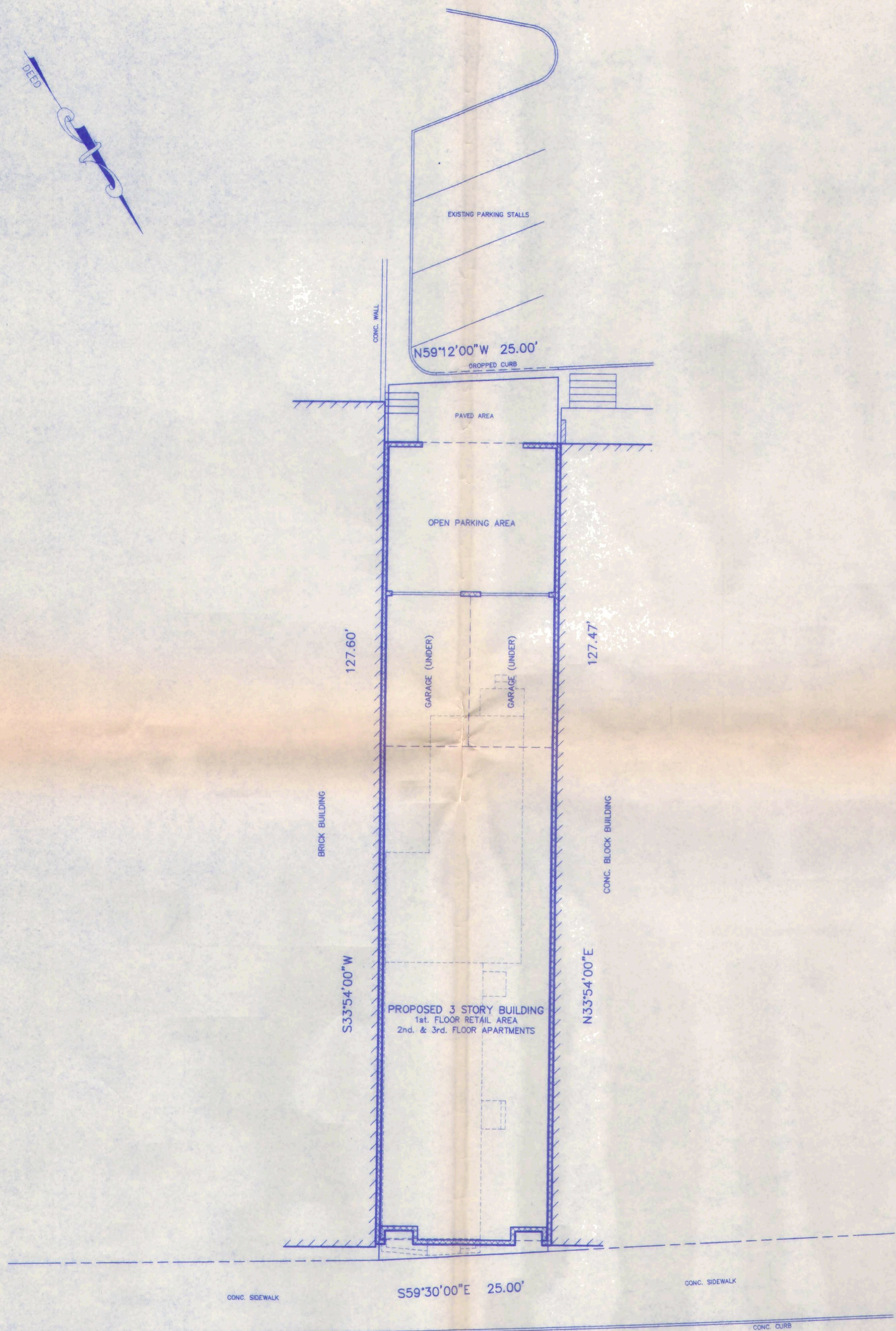
PARKER
ENGINEERING & SURVEYING P.C.
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
(908) 725-4400 FAX (908) 722-4401

DRAWN BY: CAJ
CHECKED BY: SEP
SCALE: 1"=10'

SITE PLAN
TAX MAP LOT 6 BLOCK 121
BOROUGH OF CHATHAM
MORRIS COUNTY, NEW JERSEY

STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

DATE: 08/09/06
FILE: 8661
SHEET: 2 OF 4



1	03/14/07	GENERAL REVISION
NO.	DATE	REVISION
DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35865		

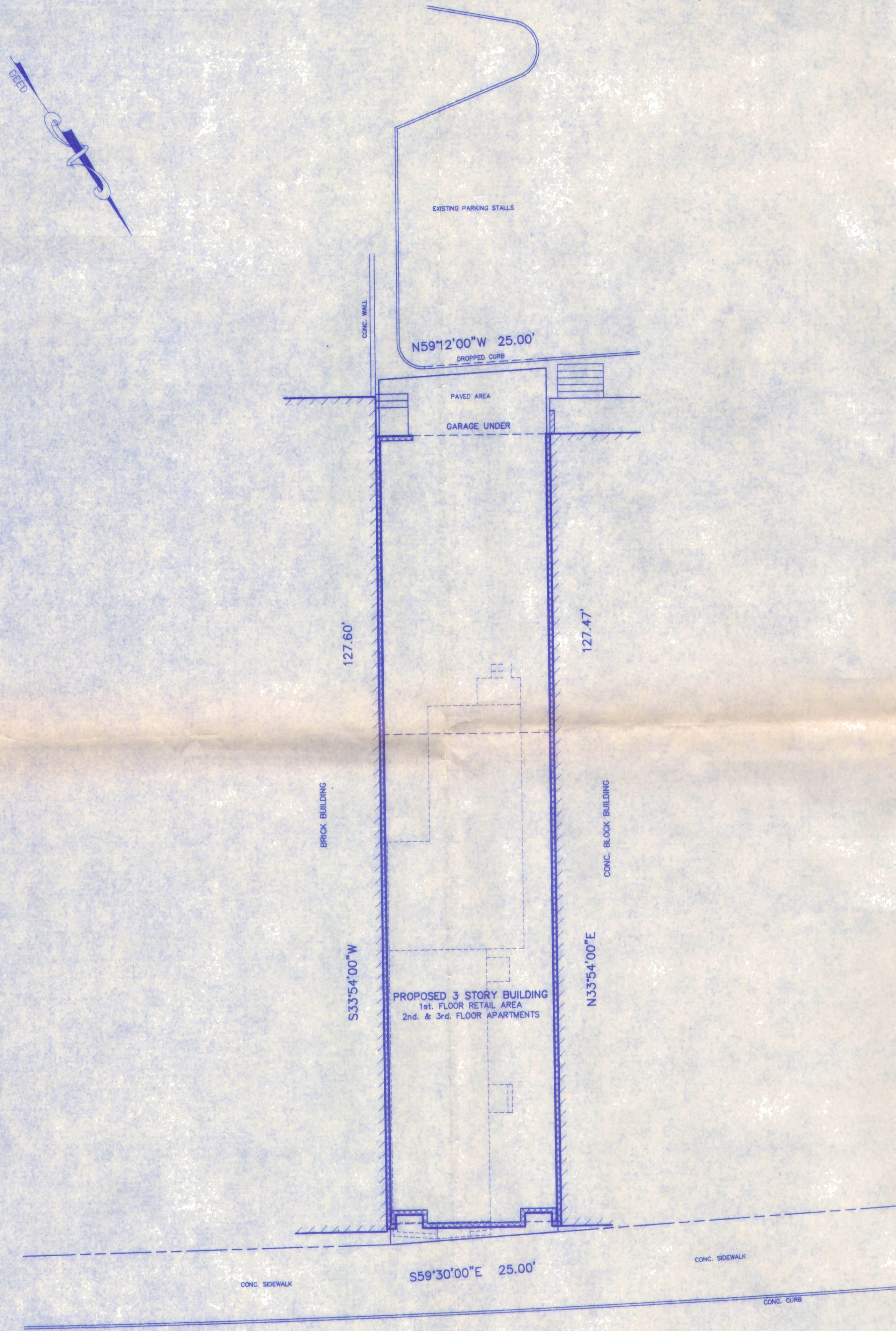
PARKER
ENGINEERING & SURVEYING P.C.
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
(908) 725 - 4400 - FAX (908) 722 - 4401

DRAWN BY: CAJ
CHECKED BY: SEP
SCALE: 1"=10'

SITE PLAN
TAX MAP LOT 6 BLOCK 121
BOROUGH OF CHATHAM
MORRIS COUNTY, NEW JERSEY

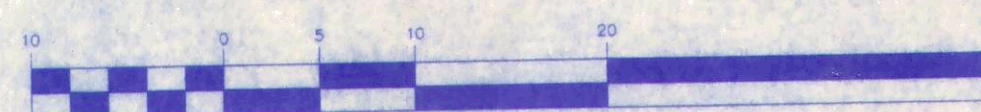
Stephen E. Parker
STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

DATE: 08/09/06
FILE: 8661
SHEET: 3 OF 4



LAYOUT PLAN

1 inch = 10 ft.



GRAPHIC SCALE
(IN FEET)

2	04/19/07	GENERAL REVISION
1	03/14/07	GENERAL REVISION
NO.	DATE	REVISION
DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866		



DRAWN BY	CHECKED BY	SCALE	DATE	FILE	SHEET
CAJ	SEP	1"=10'	08/09/06	8661	3 OF 4

SITE PLAN
TAX MAP LOT 6 BLOCK 121
BOROUGH OF CHATHAM
MORRIS COUNTY, NEW JERSEY

Stephen E. Parker
STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187



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