

**SURVEY REFERENCE**

PROPERTY LINE INFORMATION FROM :

-PROPERTY DESIGNATED AS LOT 3 IN BLOCK 11.01 ON A MAP ENTITLED "FINAL SUBDIVISION PLAT, BLOCK 11 - LOTS 3, 4, & 8 FOR BRIARCLIFF, SECTION 1, CHESTER TOWNSHIP, MORRIS COUNTY, NEW JERSEY" AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON SEPTEMBER 7, 2000 AS MAP NO. 5583.

-A FIELD SURVEY BY SCHWANWEDE/HALS ENGINEERING CO. ON OCT. 11, 2000, FEB. 28, 2001 AND MARCH 28, 2001.

TOTAL LOT AREA : 117,404 S.F. = 2.695 Ac.

ELEVATIONS ARE BASED ON U.S.G.S. DATUM.

CERTIFIED AS MY PROFESSIONAL OPINION TO :

PAUL F. MODICA AND LINDA K. MODICA,  
HUSBAND AND WIFE,

PEAPACK-GLADSTONE BANK, ITS SUCCESSORS  
AND/OR ASSIGNS AS THEIR INTEREST  
MAY APPEAR,

CHICAGO TITLE INSURANCE COMPANY,

R. ROY FAILLA, ESQ.

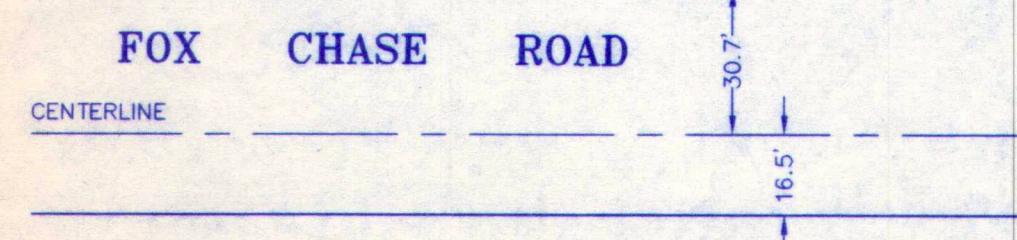
PROPERTY CORNERS NOT SET AS PER N.J.A.C. 13:40-5.1(d).

**FINAL AS-BUILT SURVEY  
BLOCK 11.01 - LOT 3**

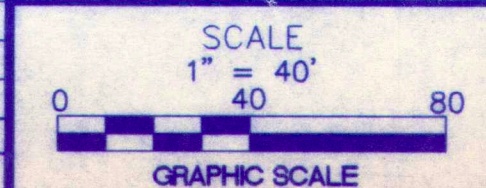
FOR  
**PAUL AND LINDA MODICA**  
CHESTER TOWNSHIP, MORRIS CO., N.J.

**SCHWANWEDE / HALS ENGINEERING**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436  
(201) 337-0053

*David A. Hals*  
DATE OCT. 13, 2000  
**DAVID A. HALS, P.E., L.S., P.P.**  
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 29994

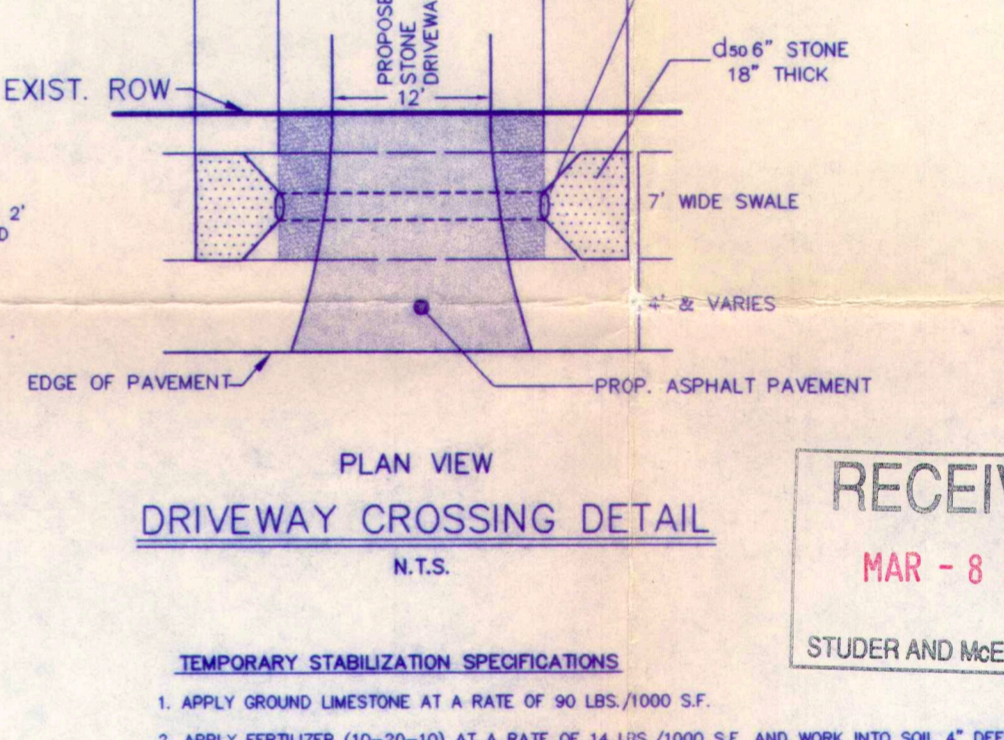
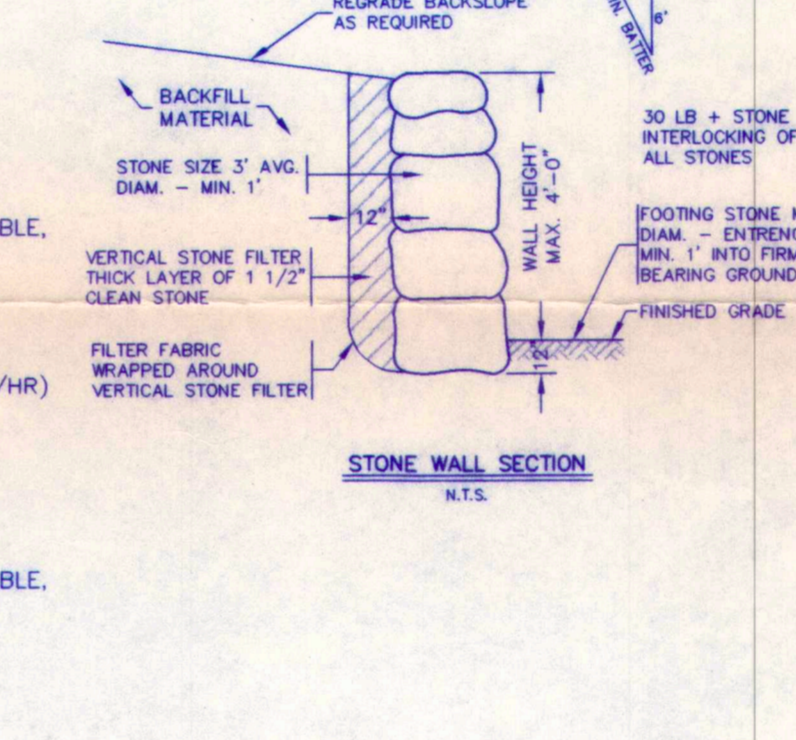
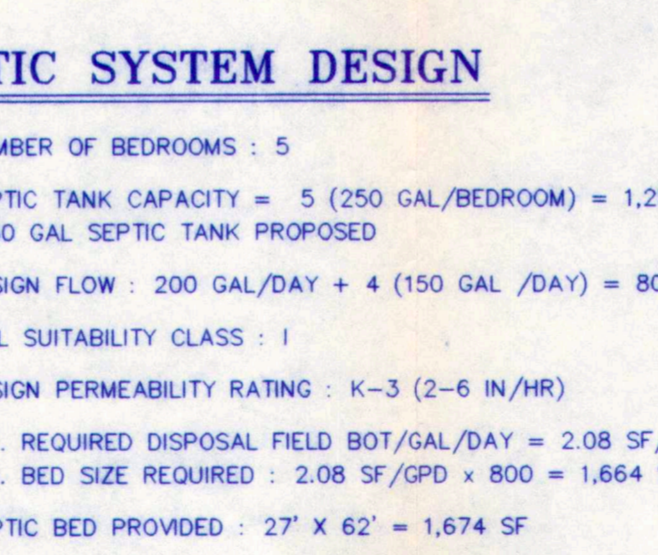
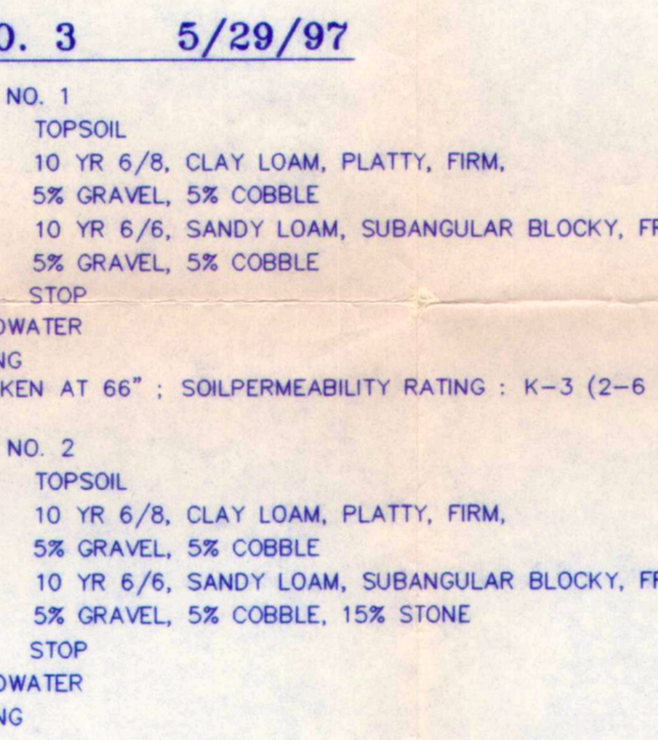
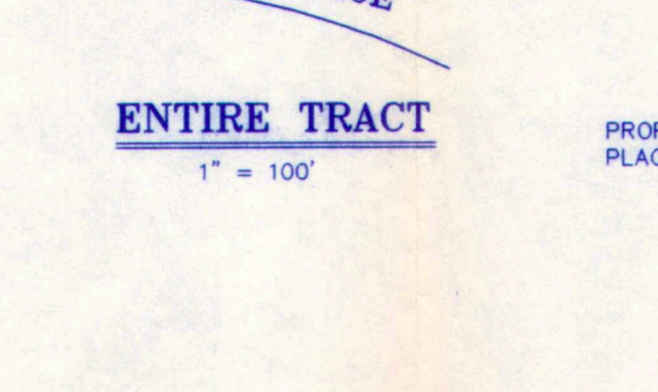
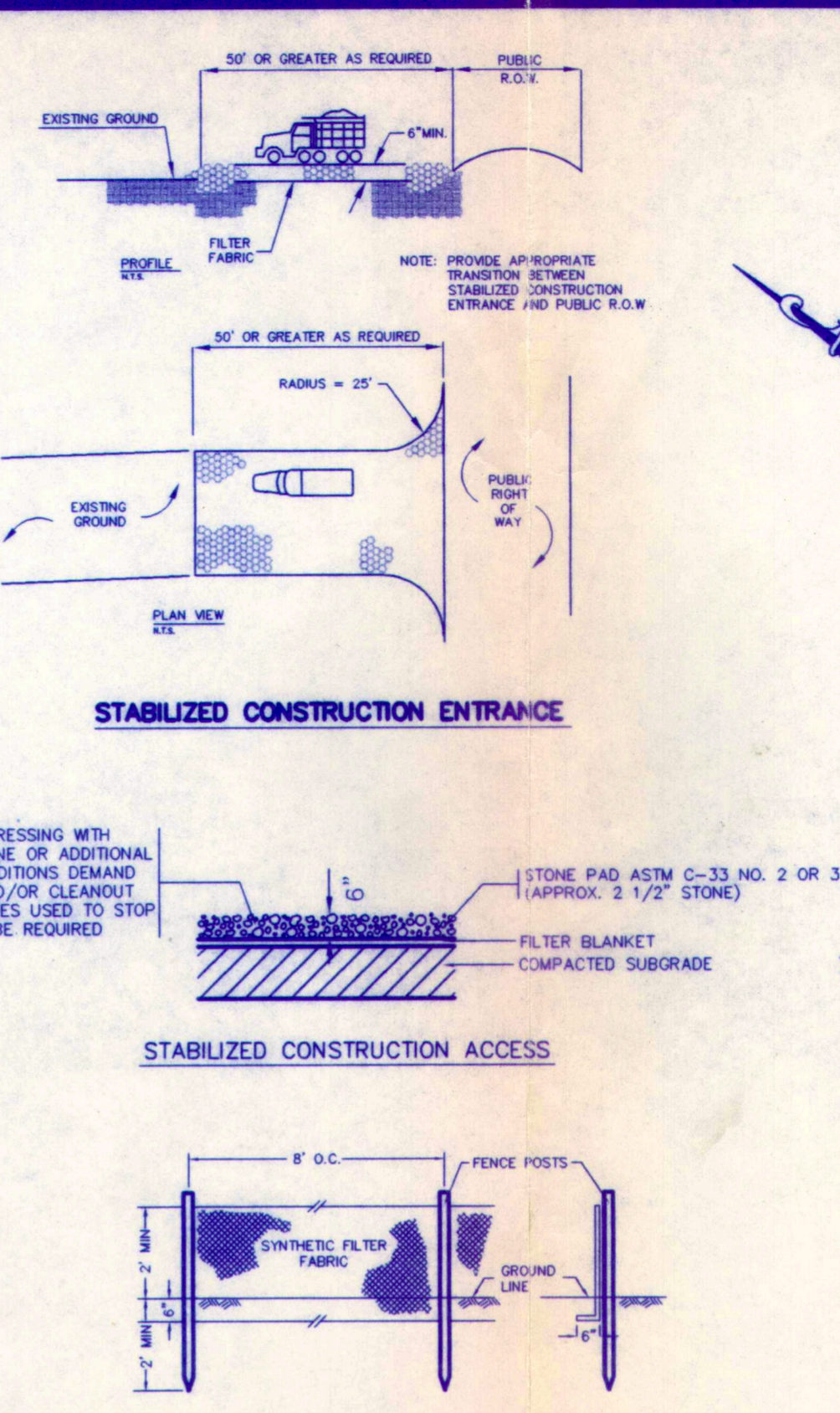
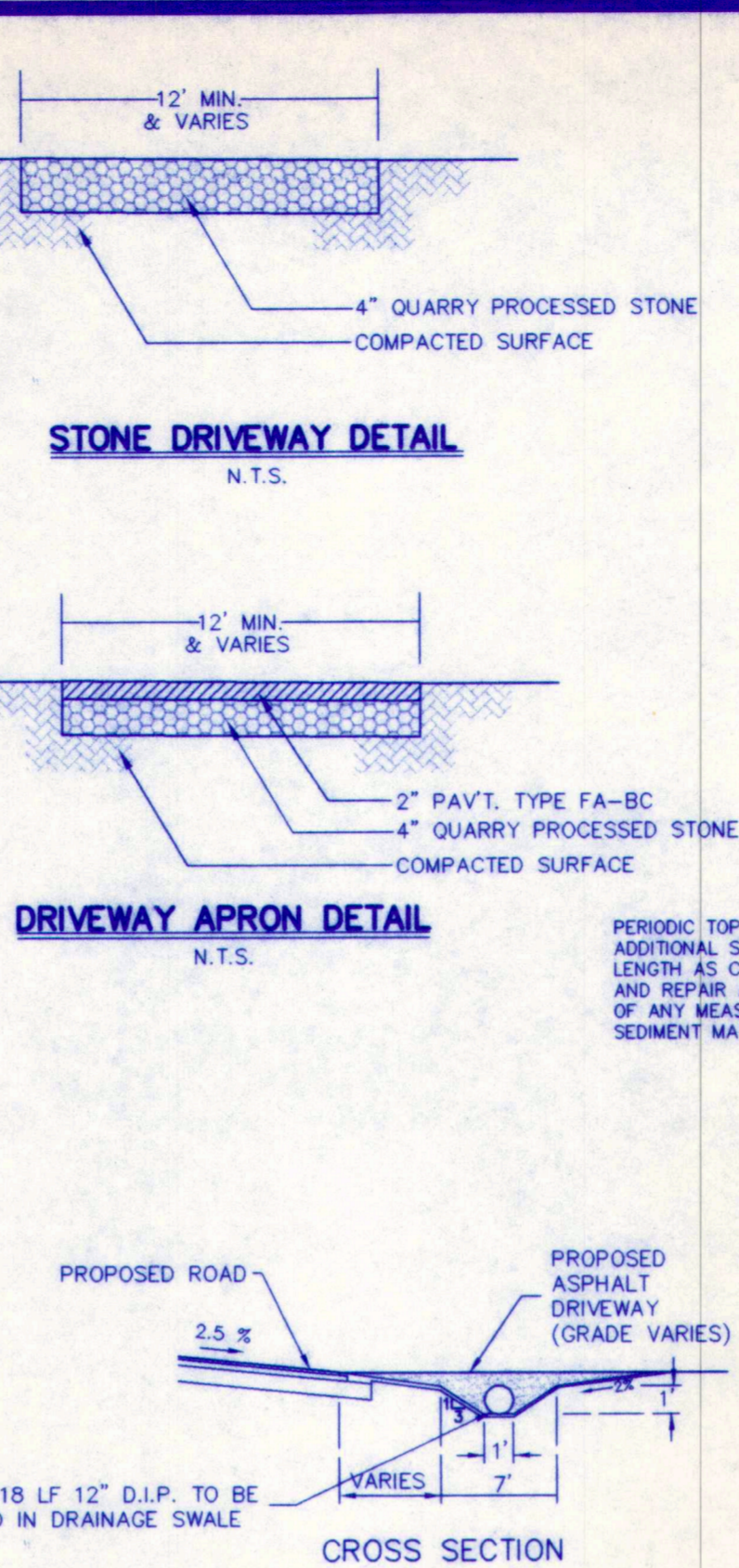
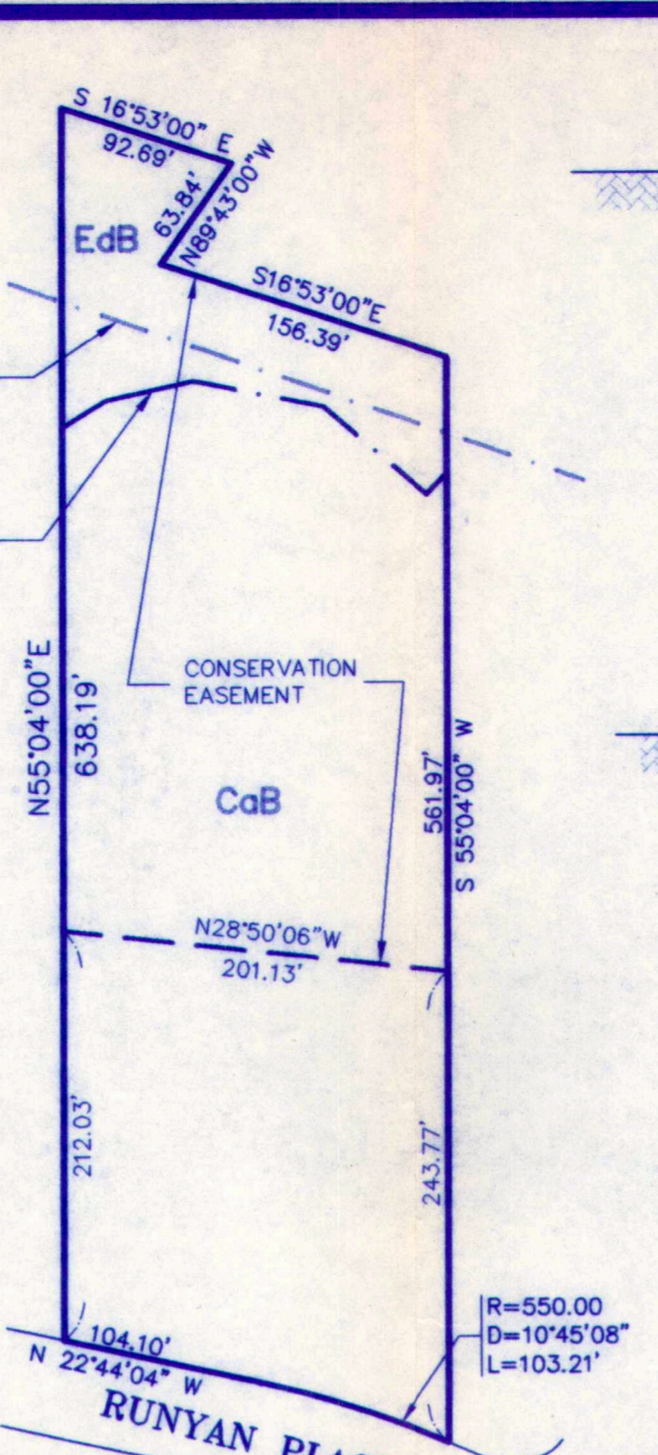
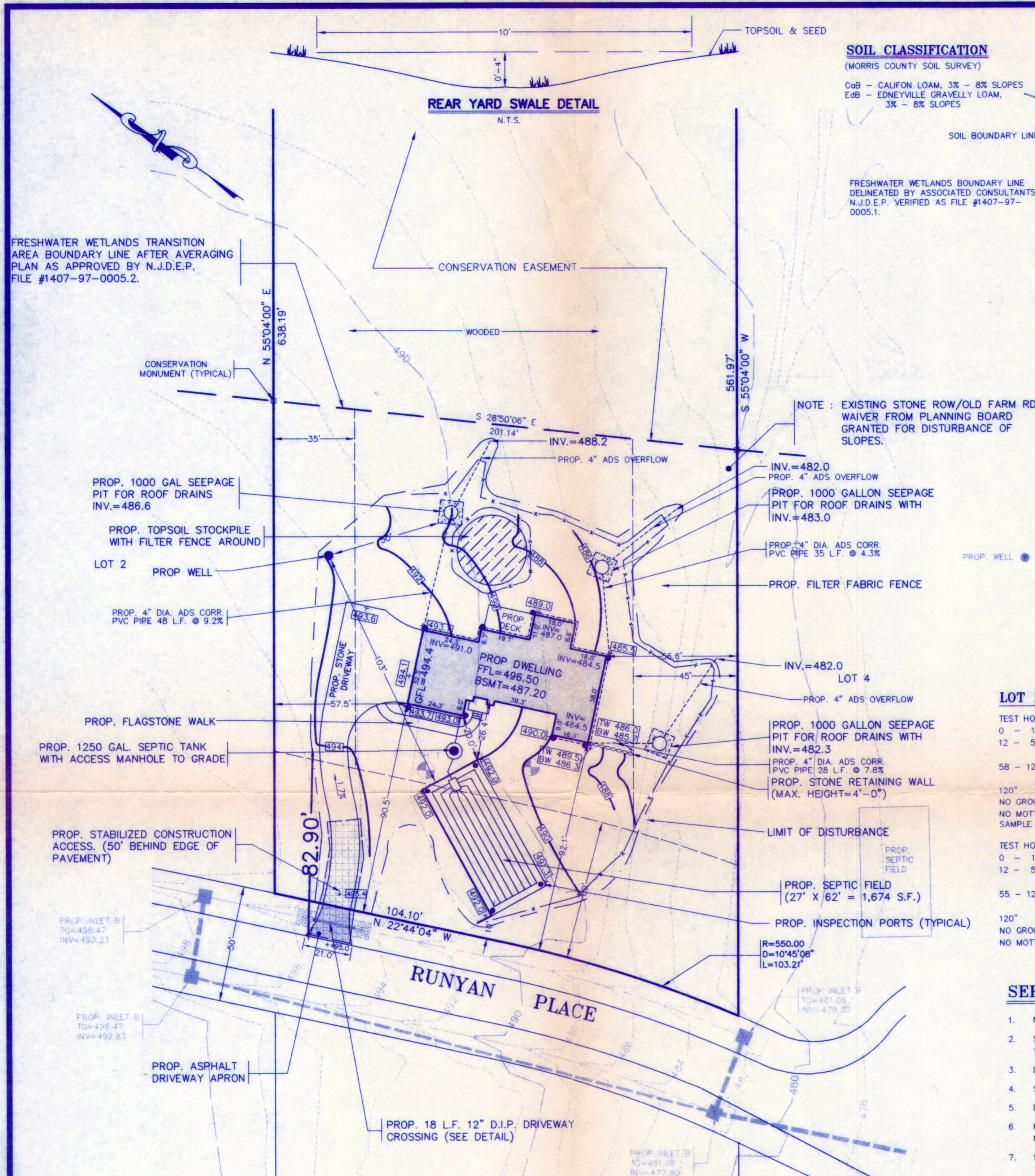


DATE	BY	DESCRIPTIONS
03-28-01	DJ	2. FINAL AS-BUILT/CERTIFICATION
03-09-01	DJ	1. SEPTIC AS-BUILT
REVISIONS		



SHEET NO: 1 OF 1  
JOB NO: 1119-001

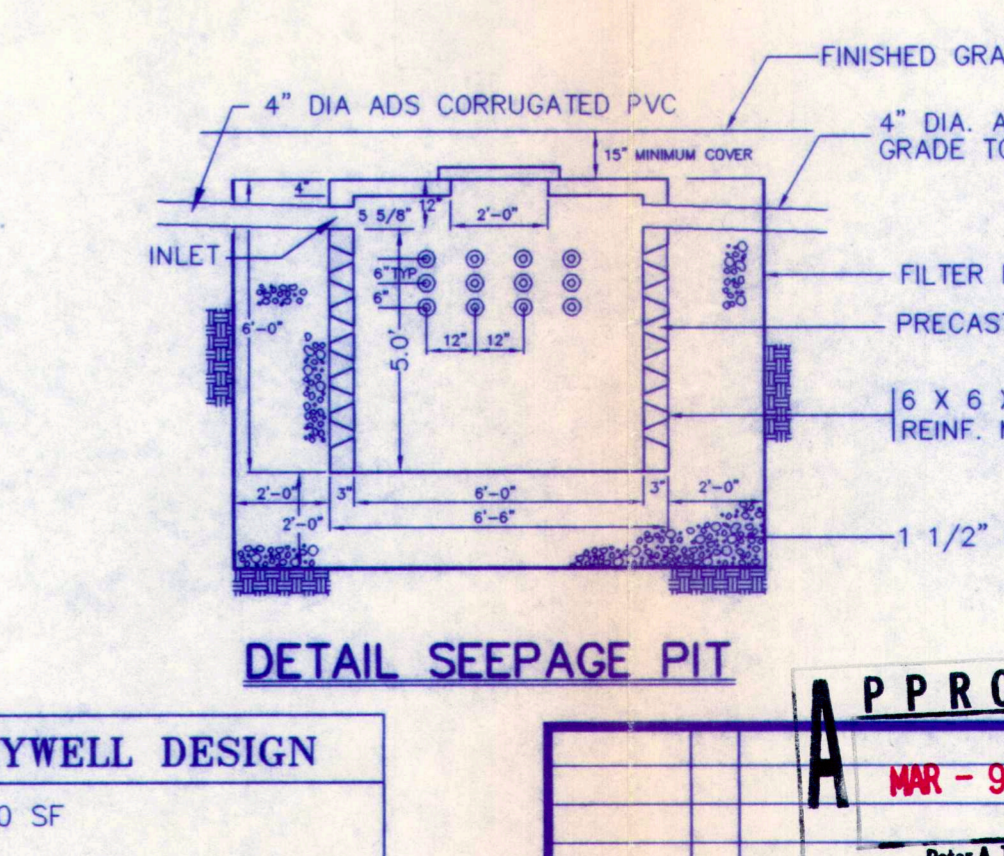
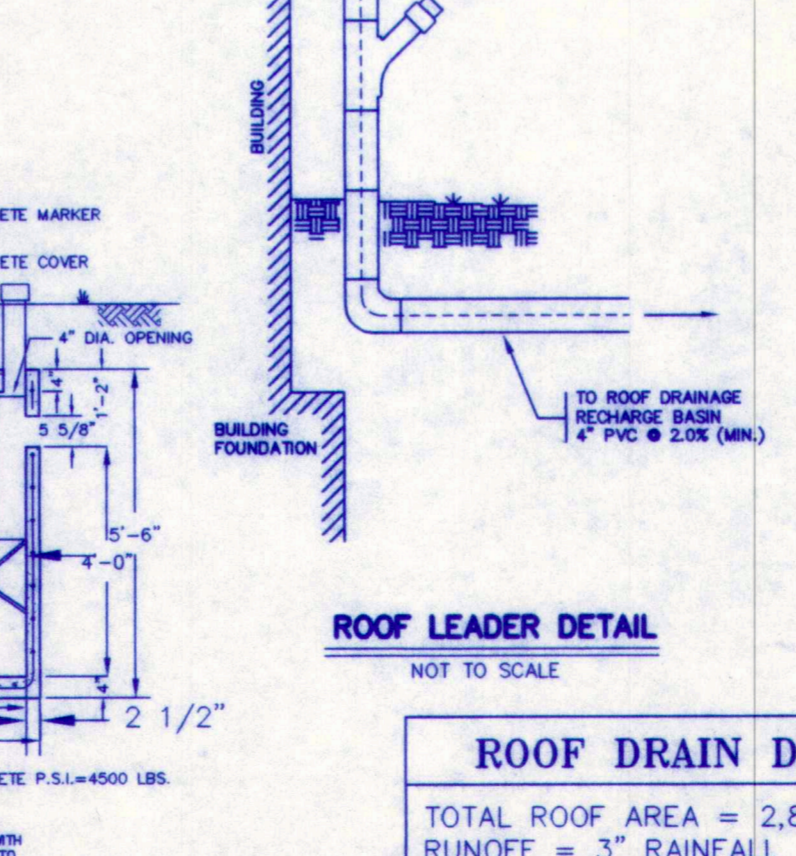
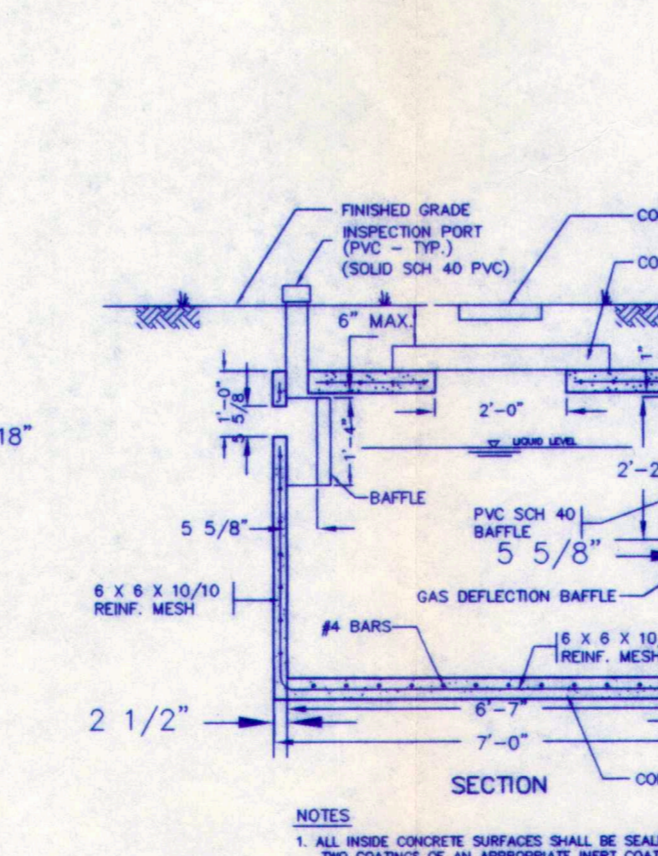




- GENERAL NOTES**
- PROPERTY DESIGNATED AS LOT 3 IN BLOCK 11 ON A MAP ENTITLED "FINAL SUBDIVISION PLAT, LOTS 3, 4 & 8 - BLOCK 11 FOR BRIARCLIFF, SECTION 1, CHESTER TOWNSHIP, MORRIS CO., N.J." PREPARED BY SCHWANEWEDE/HALS ENGINEERING AND SAID MAP TO BE FILED AT MORRIS COUNTY CLERK'S OFFICE.
  - PROPERTY KNOWN AS A PORTION OF LOT 8 IN BLOCK 11 ON SHEET NO. 13 OF THE TAX MAP OF CHESTER TOWNSHIP.
  - OWNER / APPLICANT: BRIARCLIFF AT CHESTER, LLC  
P.O. BOX 175  
MOUNTAIN LAKES, NJ 07046  
TEL. (973) 335-4634
  - ZONE DISTRICT : R-2 RESIDENTIAL
  - TOTAL LOT AREA : 117,404 S.F. = 2.695 Ac.
  - SEPTIC FILL MATERIAL MUST BE SAMPLED ON SITE AND TESTED IN A LABORATORY. A PERC TEST MUST BE PERFORMED ON SITE BY THE DESIGN ENGINEER AND SHALL MEET CURRENT N.J.D.E.P. REGULATIONS AND RESULTS MUST BE SUBMITTED TO TOWNSHIP OF CHESTER HEALTH DEPARTMENT.
  - LEGEND : EXISTING GRADE +495.0  
PROPOSED GRADE +493.0  
EXISTING CONTOUR  
PROPOSED CONTOUR +492.0
  - A SEPTIC AS-BUILT WILL BE REQUIRED AT THE COMPLETION OF THE SEPTIC SYSTEM.
  - PROPOSED GRADING SHOWN AS PER APPROVED FINAL SUBDIVISION PLAT PREPARED BY SCHWANEWEDE/HALS ENGINEERING.
  - NO SOILS SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL FROM THE TOWNSHIP OF CHESTER.
  - CHESTER TOWNSHIP ENGINEER SHALL BE NOTIFIED 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - TOTAL AREA OF DISTURBANCE : 24,938 S.F. = 0.573 Ac.
  - LEAF GUARDS SHALL BE INSTALLED AT ALL ROOF LEADERS AND GUTTER JUNCTIONS.
  - ENTIRE TRACT IS WOODED.
  - THERE ARE NO SLOPES >25% ON SUBJECT PROPERTY.
  - MAXIMUM ALLOWABLE GRADING SLOPE OF GRADED AREA : 4% - 6% = 1.00 ADJ FACTOR AREA OF DISTURBANCE=23,520 SF < 41,700 ALLOWABLE
  - TOPOGRAPHIC INFORMATION FROM AN AERIAL SURVEY BY ATLANTIS AERIAL SURVEY, DATED JULY 1997, ELEVATIONS BASED ON USGS DATUM.

**ZONING TABLE - ZONE: R-2 RESIDENTIAL**

LOT AREA	REQUIRED	EXISTING LOT 46
LOT AREA	87,120 SF	117,404 S.F.
LOT WIDTH	200'	206.35'
LOT FRONTAGE	100'	207.31'
LOT DEPTH	150'	560'
FRONT YARD	60'	90.5'
SIDE YARD	35'	56.6'
SIDE YARD TOTAL	80'	114.1'
REAR YARD	50'	420'
BLDG. HEIGHT	2 1/2 ST./35'	2 1/2 STORY
LOT COVERAGE	15% MAX.	5,730 SF/4.9%

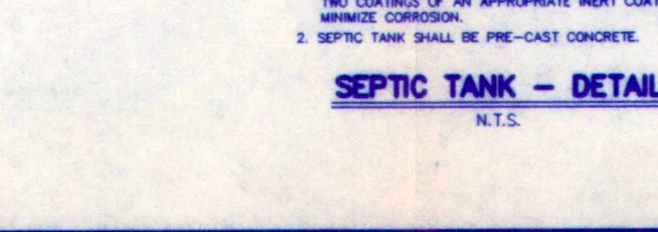


**PLOT PLAN**  
**BLOCK 11.01 - LOT 3**  
FOR  
**BRIARCLIFF AT CHESTER, LLC**  
CHESTER TOWNSHIP, MORRIS CO., N.J.

**SCHWANEWEDE / HALS ENGINEERING**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436  
(201) 337-0053

*David A. Hals*  
DATE MARCH 9, 2000  
**DAVID A. HALS, P.E., L.S., P.P.**  
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 29994

**APPROVED**  
MAR - 9 2001  
Peter A. York  
Township Engineer



**REVISIONS**

DATE	BY	DESCRIPTIONS
3/5/01	PM	CHANGE PROPOSED GRADING
6/12/00	DH	ENGINEER'S COMMENTS

**SCALE**  
1" = 30'

**GRAPHIC SCALE**

**SHEET NO:** 1 OF 1  
**JOB NO:** 1119-001