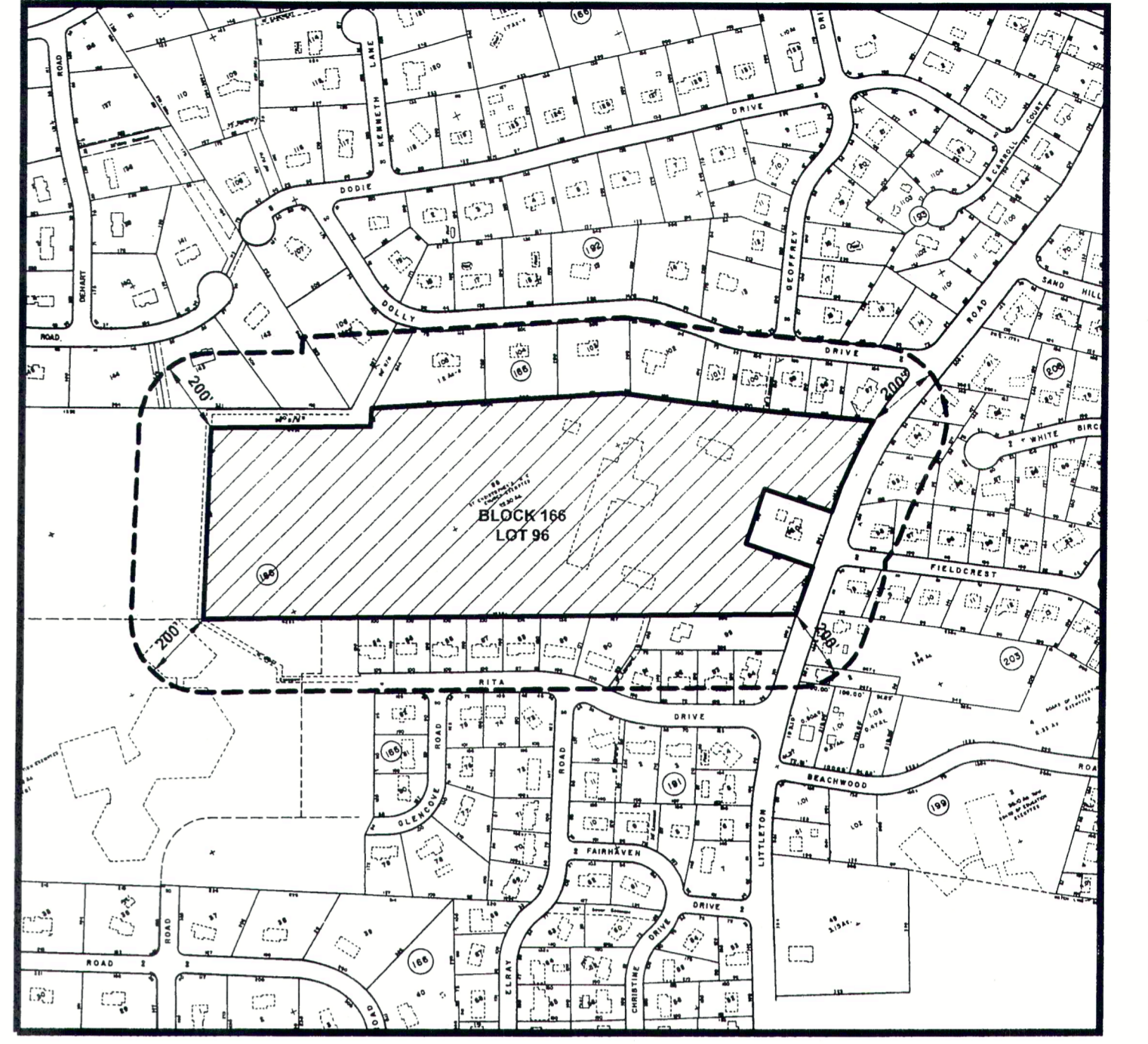
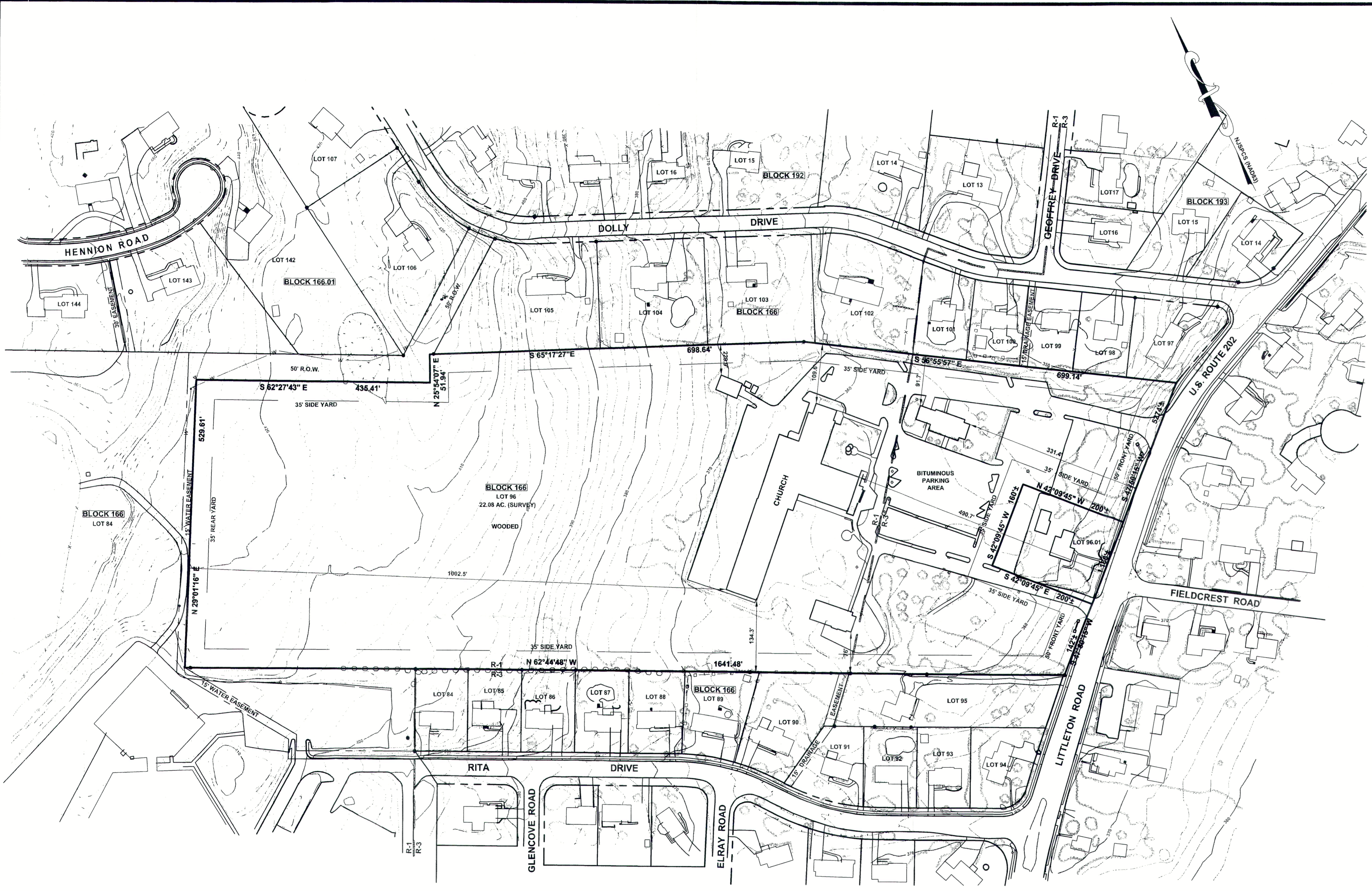


\\S21063\survey\SC\Parshippany\4645 Final\4645 Survey\4645 Base\Existing Conditions.dwg Tue, Jul 10, 2007 - 1:49pm jmcmanamin Suburban Consulting Engineers, Inc.



KEY MAP  
1"=400'

**ZONING DATA TABLE**

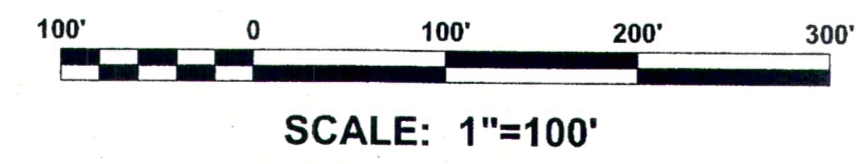
St. Christopher's Roman Catholic Church Block 166 Lot 96  
 R-3- Residential- Church + Bldgs.  
 R-1- Residential- Front Parking Lot

Churches permitted under Chapter 430-41 as Conditional Use

Item (Church Building Only)	Required	Existing
Min. Lot Area	2 acres	22.30
Min. Lot Width	150 ft.	421.78 ft.
Min. Front Yard Setback	50 ft.	490.70 ft.
Min. Side Yard Setback	35 ft.	109.6 ft.
Min. Rear Yard Setback	35 ft.	1002.5 ft.
Buffer (Side and Rear)	20 ft.	>20 ft.
Max. Bldg. Coverage	≤35%	≤35%
Max. Impervious Coverage	≤45%	≤65%
Max. Bldg. Hgt.	2 sty/ 35 ft.	≤35 ft.

**REFERENCES**

- TOWNSHIP OF PARSIPPANY - TROY HILLS TAX MAP SHEETS 76, 77, & 101;
- FILED MAP NO. 1735 ENTITLED "FINAL MAP OF PARK ESTATES (SEC.1)" PREPARED BY NEWELL C. HARRISON, NJPLS DATED APRIL, 1956, FILED OCTOBER 4, 1956;
- FILED MAP NO. 1853 ENTITLED FINAL MAP OF PARK ESTATES SEC. II PREPARED BY RICHARD N. HARRISON, NJPE DATED FEBRUARY, 1956 LAST REVISED JUNE, 1957, FILED OCTOBER 28, 1957;
- FILED MAP NO. 2235 ENTITLED "HOLIDAY HILLS SECTION ONE" PREPARED BY THOMAS H. AHLENS, NJPLS DATED DECEMBER 19, 1961, FILED JANUARY 22, 1962;
- FILED MAP NO. 2288 ENTITLED "HOLIDAY HILLS SECTION 2" PREPARED BY THOMAS H. AHLENS, NJPLS DATED APRIL 25, 1962, FILED AUGUST 27, 1962;
- FILED MAP NO. 2353 ENTITLED "FINAL MAP SECTION II (REVISED) PARK ESTATES" PREPARED BY NEWELL C. HARRISON, NJPE 6LS DATED JANUARY, 1962, FILED JUNE 10, 1963;
- FILED MAP NO. 3579 ENTITLED FINAL MAP SECTION NO. 1 PARK FOREST ESTATES" PREPARED BY KEITH W. CONDIT, NJLS DATED NOVEMBER 30, 1976, FILED MARCH 17, 1977;
- ALL TOPOGRAPHY AND EXISTING FEATURES SHOWN HEREON FROM TOPOGRAPHIC AND PLANIMETRIC MAP PREPARED MAY, 2007 BY ATLANTIS AERIAL SURVEY CO. INC. FROM AERIAL PHOTOGRAPHY DATED APRIL 16, 2003. HORIZONTAL DATUM IS NAD 83 / 96; VERTICAL DATUM IS NAVD 88.
- BOUNDARY SURVEY OF LOT 96 CONDUCTED BY SUBURBAN CONSULTING ENGINEERS IN MAY, 2007.



SCALE: 1"=100'

**LEGEND**

- TWO FOOT CONTOUR
- TEN FOOT CONTOUR
- FOUND PROPERTY/EASEMENT MONUMENT
- FOUND PROPERTY/EASEMENT IRON PIN/PIPE
- ROAD RIGHT OF WAY
- EDGE OF PAVEMENT
- SETBACK LINE

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REVISIONS				

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JCM  
DATE:  
7-09-07  
CHECKED BY:  
DATE:  
CHECKED BY:  
7/10/07  
DATE:

**BRADFORD R. ELAM**  
 NEW JERSEY PROFESSIONAL  
 LAND SURVEYOR LIC. NO. 246803758300

**SC** SUBURBAN CONSULTING ENGINEERS, INC.  
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**ST. CHRISTOPHER'S ROMAN CATHOLIC CHURCH**  
**TOWNSHIP OF PARSIPPANY - TROY HILLS**  
**MORRIS COUNTY NEW JERSEY**

PROJECT NUMBER:  
SCE-4645  
SCALE:  
SHOWN  
SHEET 1 OF 1  
REVISION

**EXISTING CONDITIONS PLAN**