

NORTH = REF. 1

LOT 26.04

LOT 26.03

LOT 26.02

LOT 26.01

R-100 ZONE

R-100 ZONE

LOT 19

R-100 ZONE

LOT 27

LOT 28

LOT 18
BLOCK 123.02

LOT 17.01

LOT 17.02

LOT 16

LOT 15.02

LOT 15.01
BLOCK 123.02

LOT 14

CHURCH OF
ST. CLEMENT

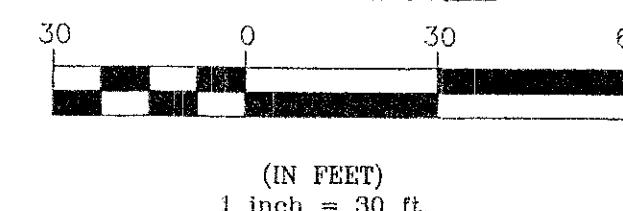
LEGEND

- EXIST. UTILITY POLE
- EXIST. SAN. SEWER MANHOLE
- EXIST. HYDRANT
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF SURFACE FLOW

REFERENCES

- "OUTLINE BOUNDARY SURVEY" OF CURRENT LOT 29.01 BLOCK 121, by Richard K. Heuser, P.L.S., dated Jan. 14, 1982.
- "TOPOGRAPHIC SURVEY OF LOT 29A BLOCK 121 SHEET 30," by Richard K. Heuser, P.L.S., dated Jan. 18, 1982, last revised 1/20/82.

GRAPHIC SCALE



KEY MAP

(Taken from Borough Zoning Map)
Scale: 1" = 450' ±

NOTES

- Subject property: Lot 29.01 Block 121 Tax Map Sheet 29.
- Area of Lot 29.01 = 35,365 square feet = 0.812 acre.
- The subject property is located in the R-100, Single-Family Residential Zoning District.
- Applicant proposes to construct a single-family residential dwelling.
- Lot 29.01 will be served by municipal sewer and water.
- Owner: James Day Applicant: Har-Bow Enterprises LLC 732-687-7843
1507 Sawyer Avenue 938 Route 34, Suite 2-A
Wall, NJ 08736 Matawan, NJ 07747
- Elevations shown hereon are based on NGVD 1929 based on Reference #2. Local bench mark: rim of sanitary sewer manhole in driveway of 156 Freneau Ave., elevation 97.21.
- Contour interval = 1 foot.
- Date of field survey: Oct. 6, 2020.
- The entire subject property is wooded.
- There are no streams or watercourses on the site or within 200 feet thereof.
- There are no swamp, rock or water flows on the site or within 200 feet thereof.
- Recyclables are to be stored inside the dwelling or in closed containers adjacent to the dwelling.
- Landscaping and Buffering: the entire lot is wooded; existing woods to remain on the rear portion of the lot.
- Lighting: no pole-mounted lights proposed; lighting to be that typically associated with a single-family dwelling (above front door, etc.).

WAIVER REQUESTED: SECTION 34-15j. All existing features on the site and within 200 feet thereof, including streams, watercourses, existing woodlands, trees over six inches in diameter and significant soil and hydrological conditions, such as swamp, rock and water flows.

TABLE OF LOT COVERAGE

	AREA
PROPOSED DWELLING	1900 S.F. ±
PROPOSED DRIVEWAY	1950 S.F. ±
PROPOSED SERVICE WALK	90 S.F. ±
TOTAL PROPOSED IMPERVIOUS AREA	3,940 S.F. ±
LOT AREA	35,365 S.F.
PROPOSED LOT COVERAGE	11.1% ±

SCHEDULE

	R-100 ZONE	LOT 29.01
Lot area	15,000 S.F.	35,365 S.F.
Lot width	100'	94.4' *
Principal bldg. setbacks		
Front	40'	75'
Rear	40'	295.6'
Side	10'	12'
one total	25% Lot width	35.8' (37.9%)
Accessory bldg.		
Rear	6'	N/A
Side	7'	N/A
Maximum lot coverage	20%	11.1% ±
Maximum height	2 1/2 story (35')	< 35'

* VARIANCE REQUIRED

THIS MAP IS HEREBY APPROVED BY THE MATAWAN BOROUGH UNIFIED ZONING/PLANNING BOARD ON _____ DATE _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

PLANNING BOARD ENGINEER _____ DATE _____

REVISIONS

NO.	DATE	DESCRIPTION
2	11/18/20	WAIVER WORDING
1	11/3/20	NOTES; SEWER & WATER SERVICE

SITE PLAN & SURVEY

of
LOT 29.01 BLOCK 121 TAX MAP SHEET 29
situate in
MATAWAN BOROUGH, MONMOUTH COUNTY, NEW JERSEY
Scale: 1" = 30'

RICHARD KARL HEUSER, P.E. & L.S.
Professional Engineer & Land Surveyor
N.J. Lic. No. 17776

Date: Oct. 6, 2020

RICHARD K. HEUSER, P.C.
- Land Surveying -
- Engineering -
- Planning -
307 Main Street
Matawan, N.J. 07747
732-566-0850
FILE 6828 DWG 6828SP2020