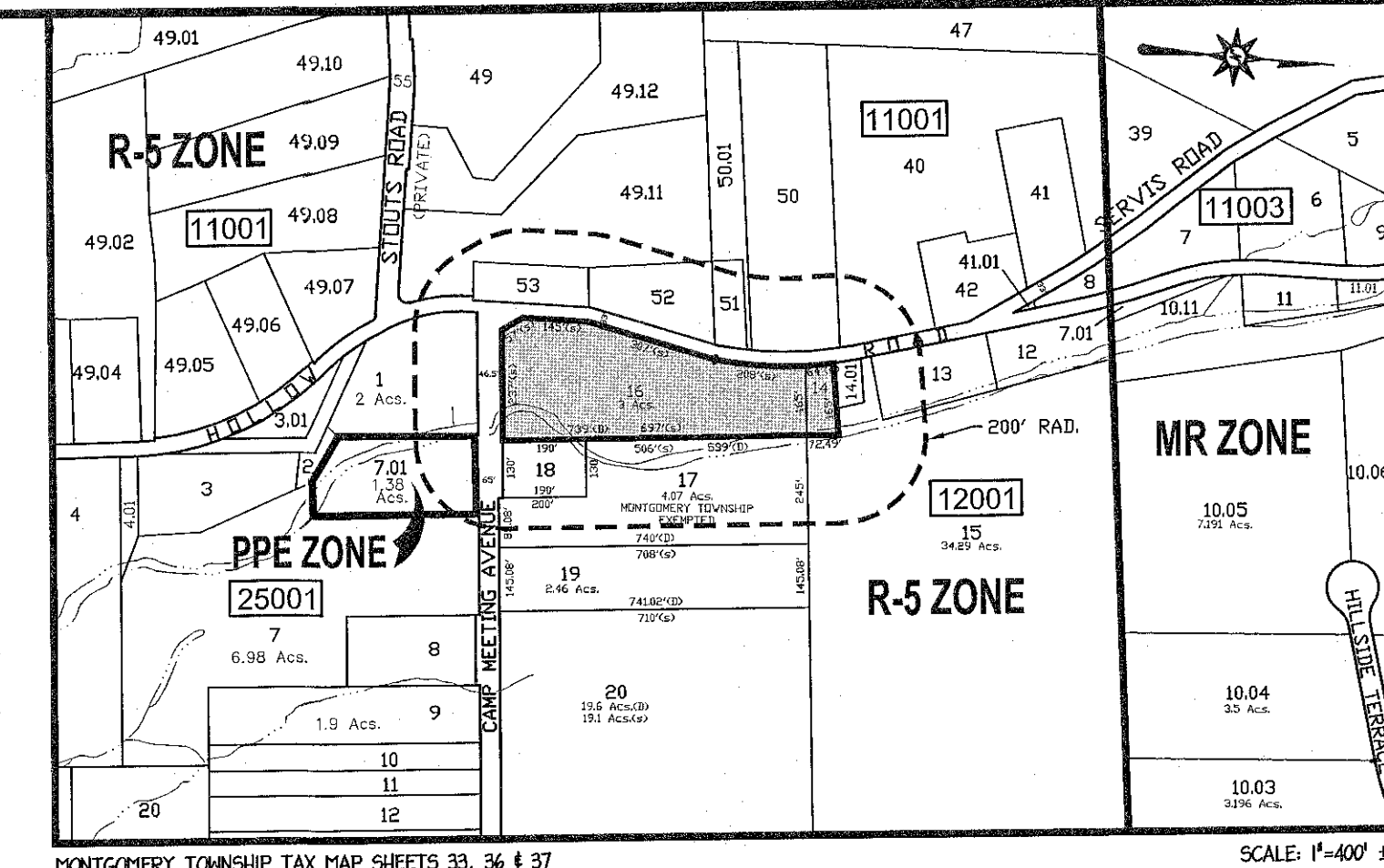
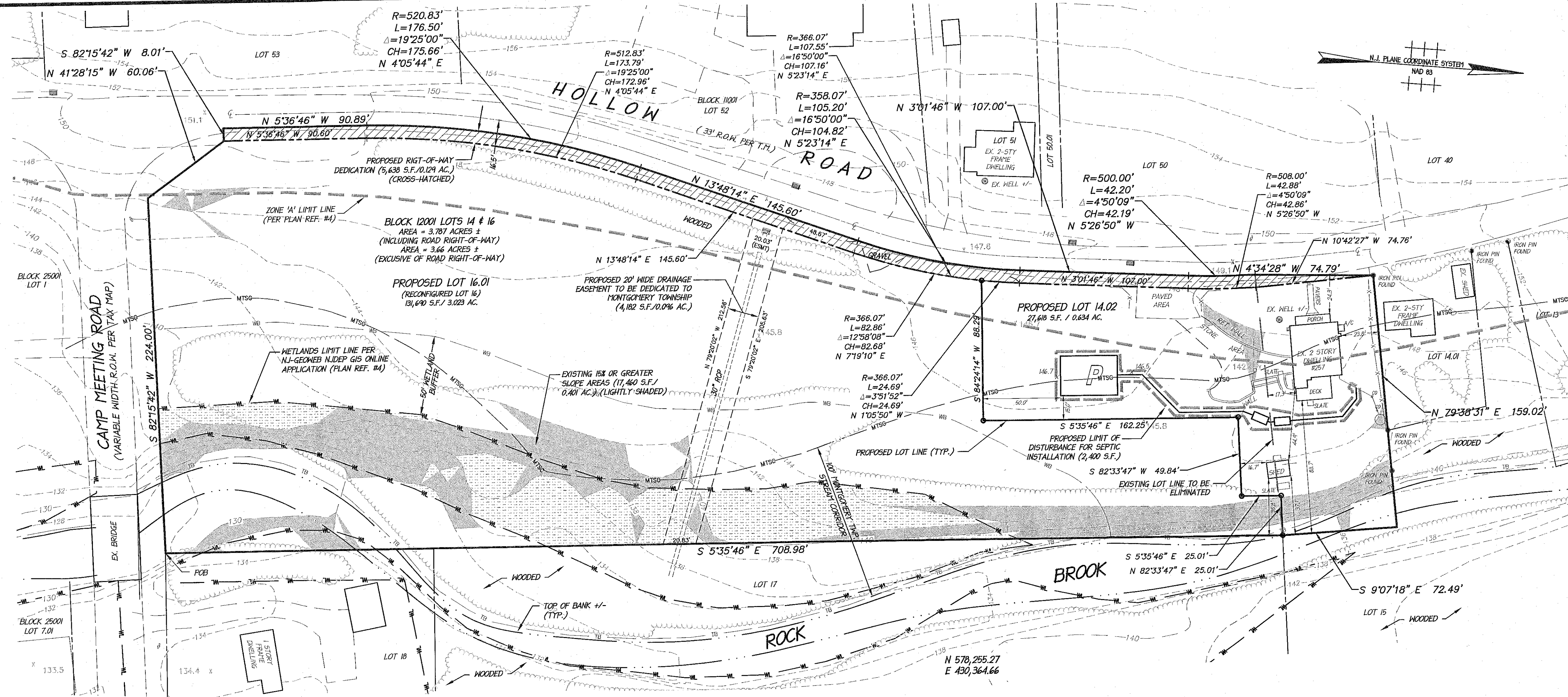




PROPERTY OWNERS WITHIN 200' OF LOTS 14 & 16 IN BLOCK 12001

BLOCK	LOT	OWNER
10001	40	NIFER, DAVID
	49.11	FITCH, HOLLIS L. TRUSTEE
	50	THOMPSON, ROBERT W.
	50.01	FRITZINGER, MARK A. & SHARON M.
	51	FRITZINGER, MARK A. & SHARON M.
	52	CASTELLO PROPERTIES L.L.C.
	53	TUNISON, MARGARET
12001	14.01	EMPIRE TPT JERSEY HOLDINGS LLC
	15	IRISH, JAMES & MERIDITH
	17	TOWNSHIP OF MONTGOMERY
	18	KAR, SHIBALI
26001	1	BORASKI, CHRISTOPHER & KATHERINE
	7.01	TOWNSHIP OF MONTGOMERY

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STATE OPEN WATERS
 - FH FLOOD HAZARD AREA LIMIT LINE
 - MTC MONTGOMERY TOWNSHIP STREAM CORRIDOR
 - EXISTING WELL
 - DRAINAGE FLOW DIRECTION
 - FFF SUGGESTED FIRST FLOOR ELEVATION
 - FGF SUGGESTED FINISH GARAGE FLOOR ELEVATION AT EDGE OF DRIVEWAY
 - FBF SUGGESTED FINISH BASEMENT FLOOR ELEVATION
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED SEPTIC BED
 - CRITICAL SLOPE AREAS GREATER THAN 15%
 - WETLAND AREAS

ZONING REQUIREMENTS - R-5 - SINGLE FAMILY RESIDENTIAL

STANDARDS R-5 REQUIREMENTS	ENHANCED LOT REQUIREMENTS (2)	EXISTING CONDITIONS LOT 14 (3)	EXISTING CONDITIONS LOT 16 (3)	PROPOSED CONDITIONS LOT 14.02	PROPOSED CONDITIONS LOT 16.01
MINIMUM LOT AREA 5.0 AC.	3 AC.	0.275 AC. (1)	3.54 AC.	0.634 AC. *	3.029 AC. *
MINIMUM LOT FRONTAGE 300 FT.	200 FT.	74.74 FT. (1)	467.39 FT. (HOLLOW RD.) 292.07 FT. (CAMP MEETING RD.)	260 FT.	492 FT. (HOLLOW RD.) 284 FT. (CAMP MEETING RD.)
MINIMUM LOT WIDTH @ SETBACK 500 FT.	300 FT.	73.90 FT. (1)	720.7 FT. (HOLLOW RD.) 286.5 FT. (CAMP MEETING RD.)	264 FT.	536 FT. (HOLLOW RD.) 287 FT. (CAMP MEETING RD.)
MINIMUM LOT DEPTH 75 FT.	50 FT.	16.1 FT. (1)	212.2 FT. (1)	82 FT. *	243.7 FT. *
MINIMUM FRONT YARD SETBACK 75 FT.	75 FT.	24.3 FT. (1)	NA	23.0 FT. *	NA
MINIMUM REAR YARD SETBACK 100 FT.	100 FT.	83.7 FT. (1)	NA	83.7 FT. *	NA
MAXIMUM BUILDING COVERAGE 8 %	10 %	12.2 % (1)	NA	4.9 %	NA
MAXIMUM LOT COVERAGE 15 %	15 %	14.2 % (1)	NA	15.0 %	0 %
MAXIMUM BUILDING HEIGHT 35 FT.	35 FT.	< 35 FT.	NA	< 35 FT.	NA
MINIMUM FOUNDATION SETBACK TO CRITICAL AREA 20 FT.	20 FT.	NA	NA	NA	NA
ACCESSORY BUILDING DISTANCE TO SIDELINE 50 FT.	50 FT.	0 FT. (1)	0 FT. (1)	16.7 FT. *	NA
DISTANCE TO REAR LINE 50 FT.	50 FT.	37.1 FT. (1)	36.0 FT. (1)	10.8 FT. *	NA
DISTANCE TO OTHER BUILDINGS 20 FT.	20 FT.	44.9 FT.	NA	44.9 FT.	NA
MAXIMUM BUILDING COVERAGE 2 %	3 %	0.7 %	0.03 %	0.5 %	NA

* VARIANCE REQUIRED FOR EXISTING NON-CONFORMITY.

(1) EXISTING NON-CONFORMITY

(2) PER MONTGOMERY TOWNSHIP CODE SECTION 16-4.24 FOOTNOTE 2 FOR VACANT LOTS BETWEEN THREE(3) AND FIVE(5) ACRES.

(3) INCLUDES THE AREA OF ROAD RIGHT-OF-WAY (R.O.W.).

- NOTES:**
- EXISTING SEPTIC SYSTEM AND WELL INFORMATION SHOWN FOR ADJOINING LOTS IS BASED ON TOWNSHIP HEALTH DEPARTMENT RECORDS.
 - IN ACCORDANCE WITH THE TOWNSHIP CODE A PUMP DOWN TEST WILL BE REQUIRED FOR THE PROPOSED WELLS ON EACH LOT PRIOR TO THE ISSUANCE OF A SEPTIC SYSTEM CONSTRUCTION PERMIT FOR THE LOT.
 - SEPTIC SYSTEM "SITE APPROVAL" GRANTED BY MONTGOMERY TOWNSHIP BOARD OF HEALTH ON JUNE 13, 2007 EXPIRES JUNE 12, 2013.
 - PROPOSED DWELLING, DRIVEWAYS AND LIMITS OF DISTURBANCE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DWELLING AND DRIVEWAYS CONFIGURATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION.
 - THIS MINOR SUBDIVISION SHALL FILED BY DEED.
 - THE ROCK BROOK IS CLASSIFIED AS A CATEGORY ONE C1 STREAM. THEREFORE, THE ENTIRE SITE IS LOCATED WITHIN A 300 FOOT WIDE RIPARIAN ZONE.

TOWNSHIP APPROVALS

APPLICATION No. _____

APPROVED BY: _____

CHAIRPERSON - ZONING BOARD OF ADJUSTMENT _____ DATE _____

SECRETARY - ZONING BOARD OF ADJUSTMENT _____ DATE _____

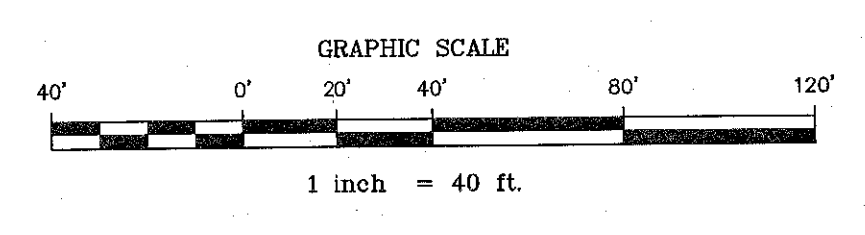
TOWNSHIP ENGINEER _____ DATE _____

PLAN REFERENCES:

- "LOCATION SURVEY OF BLOCK 12001 LOTS 14 AND 16, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHÉWS, N.J.P.E. & L.S. LIC. NO. 41181, DATED JUNE 1, 2020.
- PLAN OF SURVEY PREPARED FOR BLOCK 12001 LOTS 14 & 16, 257 HOLLOW ROAD, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY BY LOUIS LEHMAN, N.J.P.L.S. LIC. NO. 3371, DATED JULY 30, 1990.
- EXISTING TOPOGRAPHY OBTAINED FROM MONTGOMERY TOWNSHIP ENGINEERING DEPARTMENT GIS DATASET PANEL No. 15 S.058 & S.059 AND ELEVATIONS ARE REFERENCED TO NAVD 83 DATUM.
- WETLANDS, CATEGORY ONE (C1) WATERS BASED ON N.J.-GEOMED NUDPEP GIS SITE [HTTP://NUDEP.NUDEP.ORG/GIS](http://nudep.nudep.org/gis) AND FLOOD INSURANCE RATE MAP, SOMERSET COUNTY NEW JERSEY, PANEL 234E OF 301, EFFECTIVE DATE SEPT. 28, 2007.

APPLICANT / OWNER OF LOTS 14 & 16

CAIVANO, WAYNE L. & BETSY
257 HOLLOW ROAD
SKILLMAN, NJ 08558
609-464-3879



F:\JOBFILE\0147M.01\ENG\DWG\0147M.01-SUBDIV (2-10-22).DWG

DATE: JULY 30, 2020

SCALE: 1" = 40'

DESIGNED BY: M.K.F.

DRAWN BY: A.B.

CHECKED BY: M.K.F.

JOB No. 0147M.01

PREPARED FOR: Pamela L. Mathéws, New Jersey Professional Engineer and Land Surveyor No. 41181

Van Cleef ENGINEERING ASSOCIATES, LLC

32 BROWER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08844
EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 259-9201 FAX: (609) 259-1580

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NJ LLC CERT. No. 24GA28132300

MINOR SUBDIVISION - LOT LINE ADJUSTMENT PLAN

PREPARED FOR
BLOCK 12001, LOTS 14 & 16
257 HOLLOW ROAD,
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

