

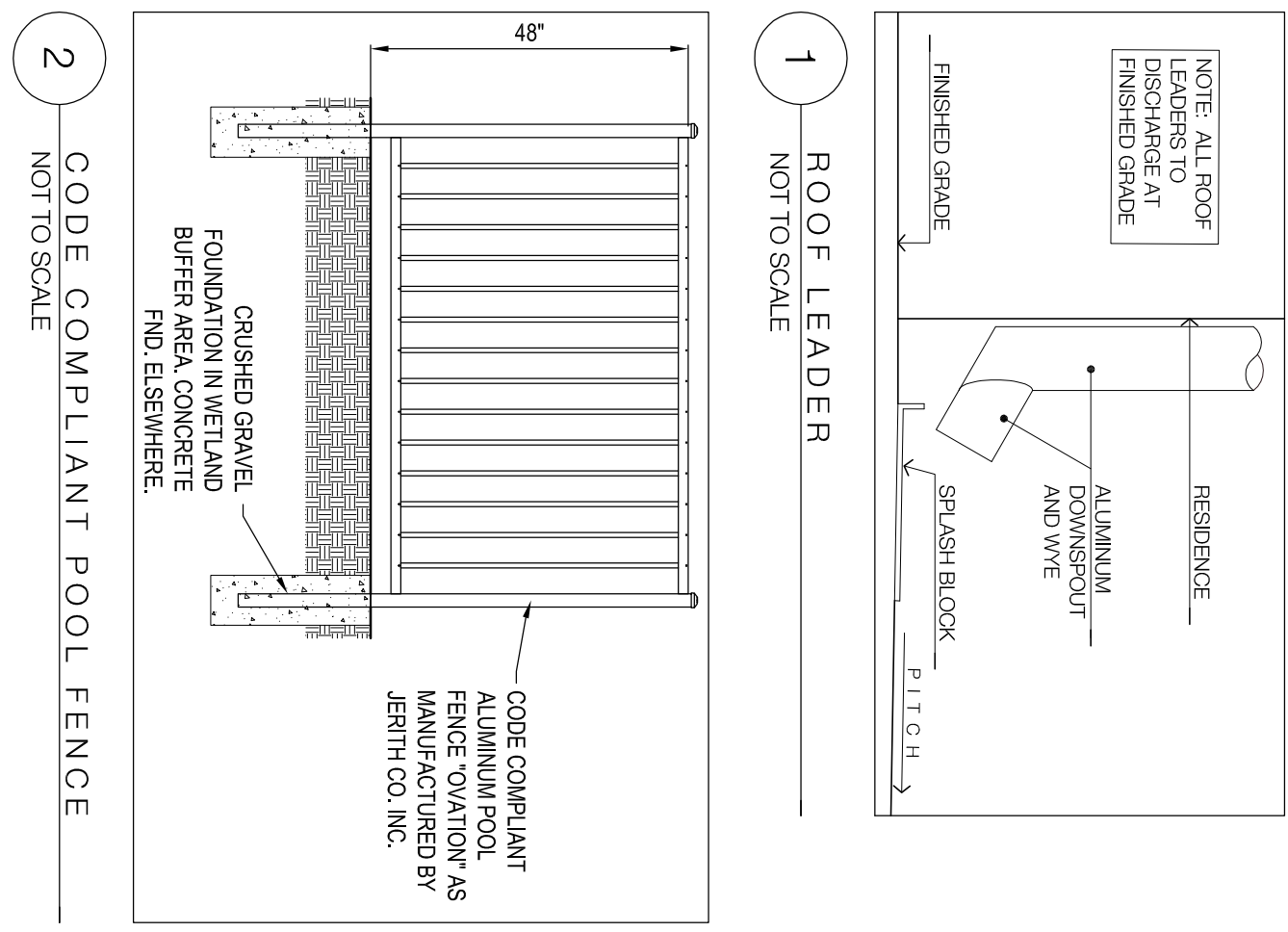


KEY MAP  
SCALE: 1" = 500'

CONSTRUCTION SEQUENCE	DURATION
1. INSTALL ALL SOIL EROSION PROTECTION MEASURES	1 DAY
2. CONSTRUCT HOUSE	12 MONTHS
3. TOPSOIL, LANDSCAPE GRADING, SODDING, AND PLANTING	7 DAYS
4. SITE CLEANUP, REMOVE ALL MEASURES.	3 DAYS

LEGEND	
— 3/4"	EXISTING CONTOURS
— 3/4"	PROPOSED CONTOURS
○	EXISTING TREE
▭	EXISTING STRUCTURES

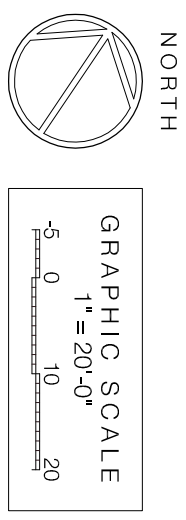
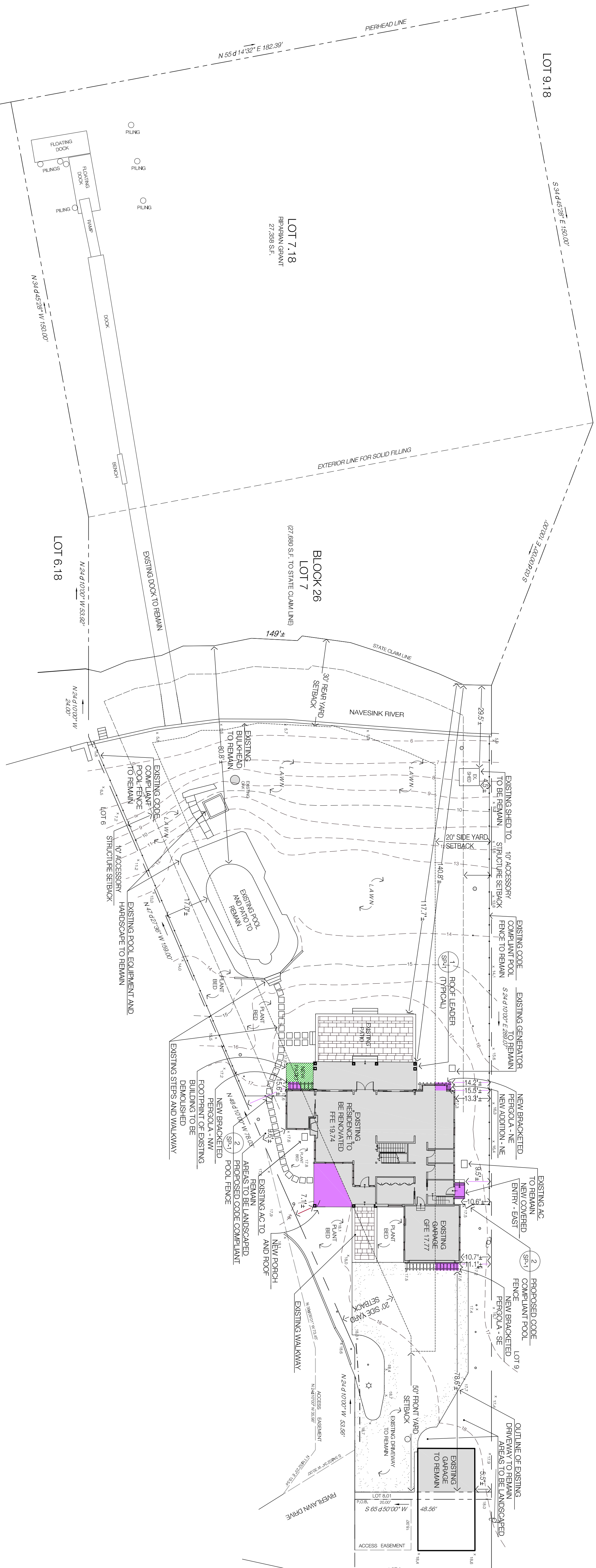
- NOTES**
- THIS DRAWING IS BASED ON A SURVEY PREPARED BY CHARLES SURMONTE PE + P.S. 301 MAIN STREET, 2ND FLOOR, ALLENHURST, NJ 07711, 792.660.0096 DATED: 12.16.16
  - APPLICANT/TOWNER: MR. AND MRS. ANDERSON, 104 LINDEN DRIVE, FAIR HAVEN, NJ 07704
  - CONTRACTOR RESPONSIBLE FOR SITE GRADING: TBD. APPLY FOR A PERMIT FROM THE TOWNSHIP ENGINEER AND COUNTY ENGINEER PRIOR TO COMMENCING WORK.
  - ROBUST ROOT REMOVAL: ALL TREES IMPACTED BY THE PROPOSED GRADING, AND ALL TREES WITHIN THE PROPOSED LOT BOUNDARIES SHALL BE REMOVED ON A REGULAR BASIS.
  - ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL FOR NEW JERSEY AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
  - STABILIZATION SPECIFICATIONS:  
SOIL: SANDY/FILL DRESSED WITH 4" OF APPROVED TOPSOIL.  
SEED: IMMEDIATELY WITH MIX OF EQUAL PARTS PERENNIAL RYEGRASS, FESCUE, BLUEGRASS AT 4LBS/ACRE. PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.  
MULCH: TO BE APPLIED TO ALL IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL FOR NEW JERSEY.  
STABILIZATION SPECIFICATIONS:  
7. TEMPORARY SEEDING AND MULCHING:  
LIME: 90 LBS/1000 SF GROUND LIMESTONE.  
FERTILIZER: 14 LBS/1000 SF 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF FOUR (4) INCHES.  
SEED: REFER TO TABLE E-2 OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL FOR NEW JERSEY.  
MULCH: SALT HAY OR SMALL GRANULAR STRAW AT RATE OF 70-90 LBS/1000 SF TO APPLIED ACCORDING TO NEW JERSEY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULLOCH NETTING OR LIQUID MULLOCH BINDING).  
8. THE SITE AT ALL TIMES SHOULD BE GRADED AND MAINTAINED IN SUCH THAT ALL STORM WATER RUN-OFF IS DIRECTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.  
9. ALL STABILIZATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.  
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.  
11. THIS PLAN WAS DEVELOPED UNDER THE DIRECTIVE OF THE CLIENT AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL ZONING CODE IN EFFECT AT THE DATE OF THIS DRAWING.  
12. ELEVATIONS ARE BASED ON NAVD88.



81 RIVERLAWN DRIVE, FAIR HAVEN, NJ, LOT 7, BLOCK 26, ZONE R-R30	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	MINIMUM LOT AREA	30,000 SF	27,890 SF	ENC
	MINIMUM LOT FRONTAGE WIDTH	128 FT	48.96 FT	ENC
	MINIMUM LOT DEPTH	200 FT	289.25 FT	ENC
	MINIMUM LOT WIDTH	200 FT	289.25 FT	ENC
PRINCIPAL STRUCTURE SETBACKS:	FRONT YARD	50 FT	84.54 FT	78.64 FT
	MINIMUM SINGLE SIDE YARD	20 FT	9.64 FT/10.2 FT	9.54 FT/7.1 FT
	TOTAL SIDE YARD	40 FT	20.24 FT	16.64 FT
	REAR YARD	30 FT	117.2 FT	117.2 FT
BUILDING HEIGHT	2 1/2 ST./3S FT	2 1/2 ST./32.5 FT	2 1/2 ST./32.5 FT	ENC
	REAR YARD	20 FT	15.64 FT	15.64 FT
RENOVATIONS TO PRINCIPAL STRUCTURE:	BRACKETED PERGOLA - NE	20 FT	14.24 FT	YES
	NEW ADDITION - NE	20 FT	15.24 FT	YES
	COVERED ENTRY - EAST	20 FT	9.54 FT	YES
	BRACKETED PERGOLA - SE	20 FT	11.1 FT	YES
BRACKETED PERGOLA - NW	NEW PORCH	20 FT	7.1 FT	YES
	BRACKETED PERGOLA - NW	20 FT	15.64 FT	YES
HABITABLE FLOOR AREA:	PRINCIPAL STRUCTURE	4,192 SF (0.19)	4,192 SF (0.19)	4,124 SF (0.19)
	ACCESSORY STRUCTURE	10 FT	17.04 FT	17.04 FT
ACCESSORY STRUCTURE:	SIDE YARD	10 FT	80.34 FT	ENC
	REAR YARD	10 FT	4.54 FT	ENC
ACCESSORY STRUCTURE:	REAR YARD	10 FT	29.54 FT	ENC
	ACCESSORY HEIGHT	15 FT	<15 FT	ENC

REQUIREMENT	EXISTING	PROPOSED	VARIANCE
ACCESSORY STRUCTURE DETACHED GARAGE	10 FT	5.54 FT	ENC
SIDE YARD	10 FT	27.0 FT	ENC
REAR YARD	10 FT	<15 FT	ENC
ACCESSORY HEIGHT	15 FT	<15 FT	ENC
NUMBER OF VEHICLES	2-3	4 2-TRUCKED	ENC
<b>MAXIMUM LOT COVERAGE:</b>			
PRINCIPAL STRUCTURE	2,817 SF	3,088 SF	No
ACCESSORY (GARAGE)	363 SF	363 SF	No
ACCESSORY (POOL)	570 SF	570 SF	No
ACCESSORY (SHED)	42 SF	42 SF	No
POOL (PATIO)	699 SF	699 SF	No
REAR TERRACE	999 SF	999 SF	No
UTILITY ROOMS, WALLS, ETC.	893 SF	893 SF	No
WALKWAYS	363 SF	363 SF	No
DRIVEWAY	2,528 SF	2,528 SF	No
TOTAL:	30% (8,304 SF)	30% (8,294 SF)	No
<b>MAXIMUM BUILDING COVERAGE:</b>			
PRINCIPAL STRUCTURE	2,817 SF	3,088 SF	No
ACCESSORY (DET. GARAGE)	363 SF	363 SF	No
ACCESSORY (SHED)	42 SF	42 SF	No
TOTAL:	20% (5,582 SF)	11.6% (5,222 SF)	12.7% (5,303 SF)
FRONT YARD AREA:	29% (608 SF)	53% (1,288 SF)	ENC
REAR YARD:	25% (550 SF)	53% (1,288 SF)	ENC
ENC = EXISTING NON-COMPLYING CONDITION			

NOTE: SEE ARCHITECTURAL DRAWINGS PREPARED BY ANDERSON CAMPANELLA ARCHITECTS.



14 MAY 2020

SITE PLAN

Scale: 1" = 20'-0"

DRAWN BY:	PROJECT:
JHV/ME	2017-06
PROJECT NUMBER:	SHEET:
2017-06	1 OF 2

SP-1

REVISIONS	DATE
ZONING SUBMISSION	05/14/2020
PER ARCHITECT'S	08/14/2020
HEAD ARCHITECT'S	08/02/2020

ZONE R-R30  
LOT 7 - BLOCK 26  
MONTMOUTH COUNTY

# ANDERSON RESIDENCE

81 RIVERLAWN DRIVE  
FAIR HAVEN, NEW JERSEY

STEVEN R. KROG  
LICENSED PROFESSIONAL ARCHITECT  
N.J. LICENSE #12A-00031800

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