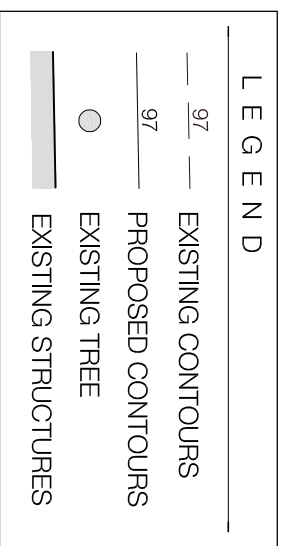




KEY MAP
SCALE: 1" = 500'

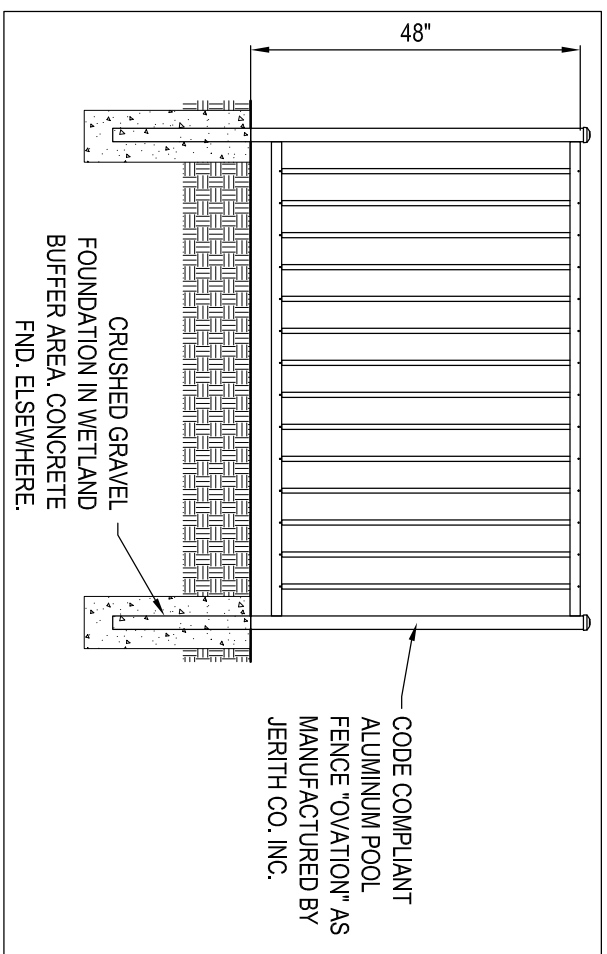
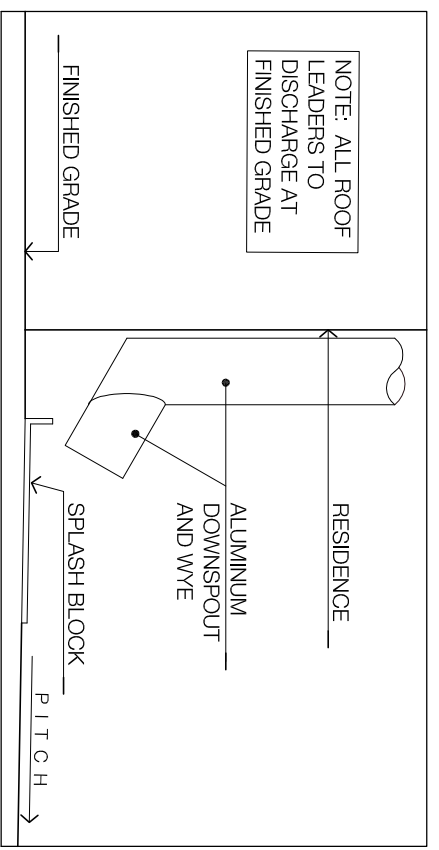
(© 2020 GOOGLE EARTH)

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



NOTES

- THIS DRAWING IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY CHARLES SURMONTE PE + PLS, 301 MAIN STREET 2ND FLOOR, ALLENHURST, NJ 07711. 732.860.0906. DATED 08-01-2017 AND REVISED 11-16-2020.
- APPLICANT OWNER MR. ANDRÉS ANDERSON, 104 LINCOLN DRIVE, FAIR HAVEN NJ 07704. THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT WILL APPLY FOR A PERMIT FROM THE BOROUGH PRIOR TO COMMENCING WORK. THE APPLICANT WILL APPLY FOR A PERMIT FROM THE BOROUGH PRIOR TO COMMENCING WORK.
- 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.
- PERMANENT VEGETATION: SOIL: SANDY FILL DRESSED WITH 4" OF APPROVED TOPSOIL. SEED: IMMEDIATELY WITH MIX OF EQUAL PARTS PERENNIAL PREGRASS, FESCUE, BLUEGRASS AT 40BS/ACRE. PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 15. PLANTING TO BE COMPLETED TO ALL IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- TEMPORARY SEEDING AND MULCHING: LIME: 90LBS/1000SF GROUND LIMESTONE. FERTILIZER: 14LBS/1000SF. 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 2" DEEP. TABLE 7-2 OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE STATE OF NEW JERSEY. MULTICH: MULTICH MULCH SHALL BE APPLIED ACCORDING TO NEW JERSEY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (IE PEGS AND TWINE, MULCH NETTING OR LIQUID MULCH BINDING).
- THE SITE AT ALL TIMES SHOULD BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF FROM THE SITE IS COLLECTED AND MAINTAINED ON A REGULAR BASIS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- 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 THE DRAWING. THE ELEVATIONS ARE BASED ON NAVD83.

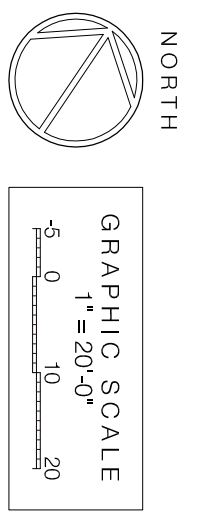
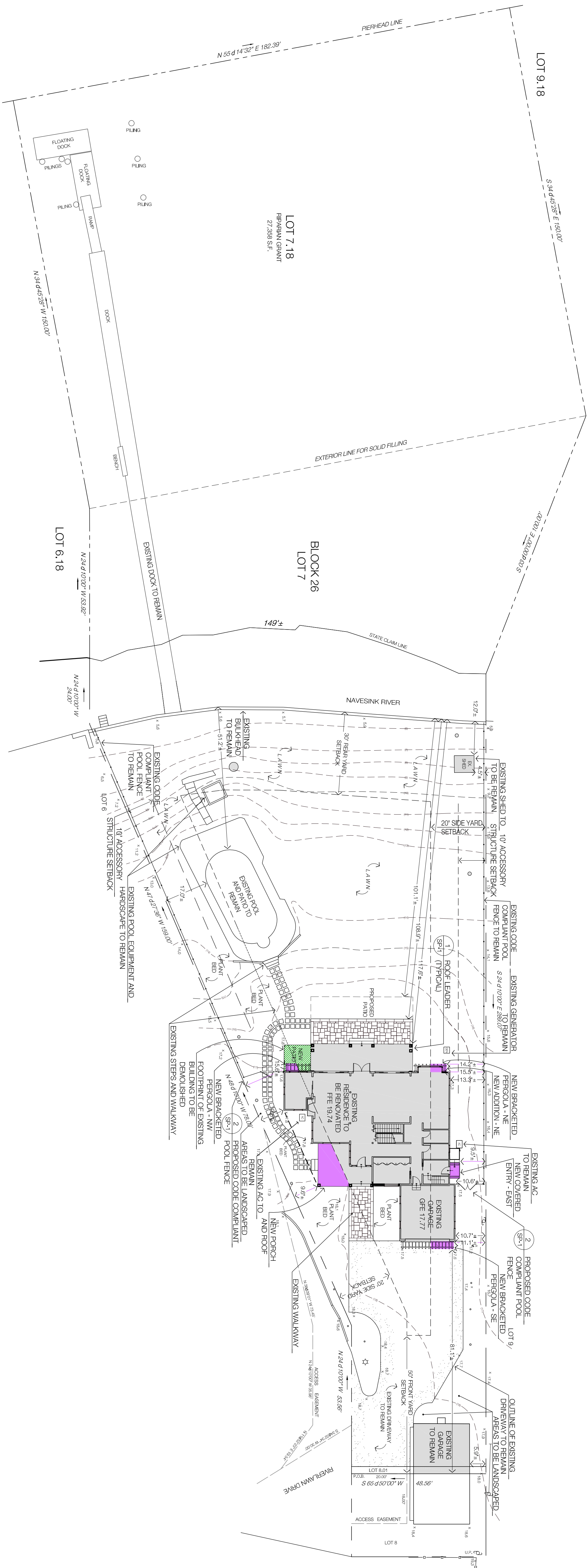


2 CODE COMPLIANT POOL FENCE NOT TO SCALE

REQUIREMENT	EXISTING	PROPOSED	VARIANCE
81 RIVERLAWN DRIVE FAIR HAVEN NJ LOT 7 BLOCK 26 ZONING R-30			
MINIMUM LOT AREA	30,000 SF	24,005 SF	ENC
MINIMUM LOT FRONTAGE/WIDTH	125 FT	N/C	ENC
MINIMUM LOT DEPTH	200 FT	289.28 FT	No
PRINCIPAL STRUCTURE SETBACKS:			
FRONT YARD	50 FT	84.5 FT	81.1 FT
MINIMUM SINGLE SIDE YARD	20 FT	9.66 FT/10.7 FT	9.6 FT/9.5 FT
TOTAL SIDE YARD	40 FT	20.2 FT	19.1 FT
REAR YARD	30 FT	101.1 FT	109.8 FT
BUILDING HEIGHT	2 1/2 ST / 32.8 FT	2 1/2 ST / 32.8 FT	N/C
RENOVATIONS TO PRINCIPAL STRUCTURE:			
BRACKETED PERGOLA - NE	20 FT		14.2 FT
NEW ADDITION - NE	20 FT		15.5 FT
COVERED ENTRY - EAST	20 FT	N/A	9.5 FT
BRACKETED PERGOLA - SE	20 FT	PROPOSED	11.1 FT
NEW PORCH	20 FT		9.6 FT
BRACKETED PERGOLA - NW	20 FT		15.6 FT
HABITABLE FLOOR AREA:			
PRINCIPAL STRUCTURE	3,005 SF (0.15)	4,132 SF (0.17)	4,124 SF (0.17)
ACCESSORY STRUCTURE POOL			
SIDE YARD	10 FT	17.0 FT	N/C
REAR YARD	10 FT	4.5 FT	N/C
ACCESSORY HEIGHT	15 FT	<15 FT	N/C

REQUIREMENT	EXISTING	PROPOSED	VARIANCE
ACCESSORY STRUCTURE DETACHED GARAGE	10 FT	5.9 FT	ENC
SIDE YARD	10 FT	29.2 FT	N/C
REAR YARD	15 FT	<15 FT	N/C
ACCESSORY HEIGHT	2-3	4 2/3	ENC
NUMBER OF VEHICLES	2-3	4	ENC
MAXIMUM LOT COVERAGE:			
PRINCIPAL STRUCTURE	2,817 SF	3,000 SF	No
ACCESSORY GARAGE	363 SF	N/C	No
ACCESSORY POOL	570 SF	N/C	No
ACCESSORY SHED	42 SF	N/C	No
POOL PANO	669 SF	N/C	No
REAR TERRACE	588 SF	323 SF	No
UTILITY PANS, WALLS, ETC.	83 SF	N/C	No
WALKWAYS	363 SF	N/C	No
DRIVEWAY	2,228 SF	N/C	No
TOTAL:	30% (7,210 SF)	33.3% (8,019 SF)	33.2% (7,997 SF)
MAXIMUM BUILDING COVERAGE:			
PRINCIPAL STRUCTURE	2,817 SF	3,000 SF	No
ACCESSORY DET. GARAGE	363 SF	N/C	No
ACCESSORY SHED	42 SF	N/C	No
TOTAL:	20% (4,807 SF)	13.4% (3,222 SF)	14.4% (3,465 SF)
FRONT YARD AREA (FRONT 30' (2,450 SF))	25% (608 SF)	53% (1,288 SF)	N/C
ENC = EXISTING NON-CONFORMING CONVENTION			

NOTE: SET ARCHITECTURAL DRAWINGS PREPARED BY ANDERSON CAMPANELLA ARCHITECTS.



ZONE R-30
LOT 7 - BLOCK 26
MONMOUTH COUNTY

ANDERSON RESIDENCE

81 RIVERLAWN DRIVE
FAIR HAVEN, NEW JERSEY

STEVEN R. KROG
LANDSCAPE ARCHITECT P.C.
191 WABER PARK
RED BANK NJ
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PERMIT NO. 2020-0000000000
ORIGINAL SUBMITTED AND SEAL
LICENSED ARCHITECT
N.J. LICENSE #245-000019900

REVISIONS	DATE
ZONING SUBMISSION	05/14/2020
PERMITSHEET & HOA MEMO (08/03/2020)	08/14/2020
LOT AREA CHART	11/18/2020

14 MAY 2020
SITE PLAN
Scale: 1" = 20'-0"

14 MAY 2020
SITE PLAN
Scale: 1" = 20'-0"

DRAWN BY: JH/AME
PROJECT NUMBER: 2017-08
SHEET: 1 OF 1

SP-1