

- KEY MAP**
(Taken from Borough Zoning Map)
Scale: 1" = 600' ±
- NOTES**
- Property to be subdivided: Lot 5 Block 19 Tax Map Sheet 1 (101 Princeton Road).
 - Area of entire tract = 22,498 square feet = 0.516 acre.
- Number of existing lots = 1
- Number of proposed lots = 2
 - The site is located in the R-10 Single-Family Residential Zoning District.
 - Applicant proposes to subdivide the property into two single-family residential lots and to construct two single-family residential dwellings. The existing dwelling will be removed.
 - The subject property is served by municipal sewer and water.
 - Applicant: Washington Phillips 732-620-3027 Owner: Thomas C. & Kerry G. Donovan 101 Princeton Road Fair Haven, NJ 07704
 - Survey by Bruce R. Heuser, P.L.S., dated Nov. 5, 2020.
 - As per F.I.R.M. Community Panel 340295 181F, Effective Date Sept. 25, 2009, the property is located in Zone X, Area of Minimal Flood Hazard. On the Jan. 30, 2015, Preliminary F.I.R.M., the property is located in Zone X, Area of Minimal Flood Hazard.
 - Elevations shown hereon are based on NAVD 1988 based on the Monmouth County GIS. Local bench mark: rim of sanitary sewer manhole in Princeton Road near the northeast corner of the subject property.
 - Contour interval = 1 foot.
 - The proposed dwellings shown hereon are typical buildings to show proposed lot grading. The actual building footprint may differ.
 - Roof leaders of proposed dwellings are to be directed to the street.
 - There are no streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the project site.
 - Refuse and recyclables are to be stored inside the dwellings or in closed containers adjacent to the dwellings.
 - Horizontal coordinates shown hereon are based on an assumed datum.
 - Sanitary sewer lines are to be 4" PVC Schedule 40.
 - There are no streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the project site.
 - Approvals required: Fair Haven Borough Planning Board
Monmouth County Planning Board
Freehold Soil Conservation District

SCHEDULE OF ZONING REQUIREMENTS

	R-10 ZONE	LOT 19.01	LOT 19.02
Area	10,000 S.F.	11,249 S.F.	11,249 S.F.
Lot frontage	75'	75'	75'
Lot width	75'	75'	75'
Lot depth	100'	149.99'	149.99'
Front yard	30'	30'	30'
Rear yard	30'	30'	30'
Side yard	one	10'	10'
total	24'	24'	24'
Accessory bldg.			
rear	10'	N/A	N/A
side	8'	N/A	N/A
Maximum Lot Coverage	45%	45%	45%
Max. Habitable F.A.R.	0.28	0.28	0.28
Max. Habitable Floor Area	3,220 S.F.	3,220 S.F.	3,220 S.F.
Maximum Building Coverage	35%	35%	35%
Max. Principal Bldg. Height	32', 2.5 STY.	32', 2.5 STY.	32', 2.5 STY.
Max. Accessory Bldg. Height	15'	N/A	N/A

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER _____ DATE _____

THIS MAP IS HEREBY APPROVED BY THE FAIR HAVEN BOROUGH PLANNING BOARD ON _____

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

REVISIONS

NO.	DATE	DESCRIPTION

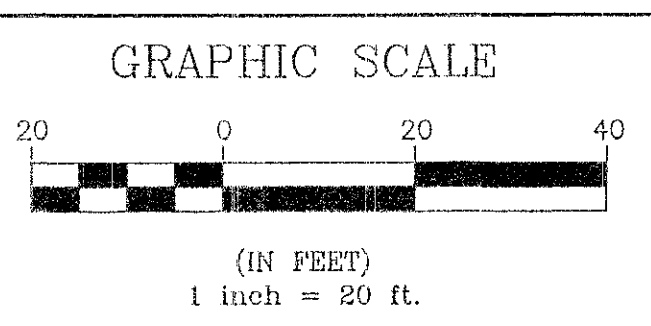
SHEET 1 of 2

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE BOROUGH OF MATAWAN GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

TOWNSHIP CLERK _____ DATE _____

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PLAN HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

OWNER _____ DATE _____



MINOR SUBDIVISION PLAN
of 101 PRINCETON ROAD
LOT 19 BLOCK 5 TAX MAP SHEET 1
situate in
FAIR HAVEN BOROUGH, MONMOUTH COUNTY, NEW JERSEY
Scale: 1" = 20'

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

Richard K. Heuser, P.C.
- Land Surveying -
- Engineering -
- Planning -
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Matawan, N.J. 07747
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FILE 8844 DWG 8844-SUB

Date: Nov. 30, 2020

- LEGEND**
- EXISTING UTILITY POLE
 - EXIST. SAN. SEWER MANHOLE
 - PROP. SAN. SEWER CLEAN-OUT
 - PROP. WATER CURB BOX
 - PROP. SANITARY SEWER LATERAL
 - PROP. WATER SERVICE
 - PROPOSED IRON ROD & NAME CAP
 - PROPOSED CONCRETE MONUMENT
 - EXISTING GRADE
 - PROPOSED GRADE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DIRECTION OF SURFACE FLOW
 - PROP. SHADE TREE
White oak, quercus alba
2 1/2" cal. 10'-12" tall
 - EXISTING DWELLING
 - LIMIT OF PAVEMENT REPAIR