



Howell Township
P.O. Box 580
4567 Route 9 N.
Howell, NJ 07731-0580
(732) 938-4500

Date Issued:	<u>1/25/2017</u>
Application Number:	<u>ZA-17-00049</u>
Application Date:	<u>1/24/2017</u>
Project Number:	<u>P-17-0050</u>
Permit Number:	<u>ZP-17-00060</u>
Fee:	<u>\$85.00</u>

Land Use Certificate

Worksite **50 MALLARD COURT**
Location: **Howell Township, NJ**

Block: **109.01**
Lot: **94**
Qualifier: _____
Zone: _____

Owner: **TIMBER RIDGE AT HOWELL LLC**
Address: **105 KATHYS LANE**
STE A
EGG HARBOR, NJ 08234

Applicant: **TIMBER RIDGE AT HOWELL LLC**
Address: **105 KATHYS LANE**
STE A
EGG HARBOR, NJ 08234

Application Approved Date: 1/25/2017

This Certifies that an application for the issuance of a Land Use Certificate has been examined.

Use is: (None)
Nonconforming Use is: _____

Work Description:

Res. Const. - Single Family Dwelling - Approved per plan, application and look alike drawings/documentation

Upon review it was determined that the Land Use Certificate:

- ☒ Permitted by Ordinance
- ☐ Permitted by Variance approved on: _____
- ☐ Valid Nonconforming Use is established by
 - ☐ Zoning Board of Adjustment
 - ☐ Zoning Officer


Matthew Howard, Director of Land Use

1/25/2017
Date

LAND USE CERTIFICATE

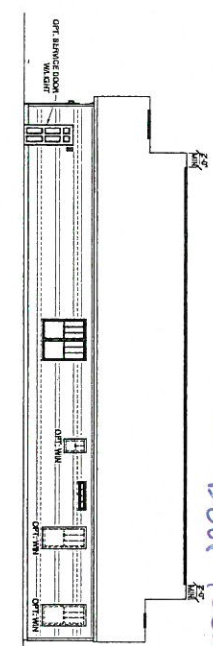
LOA Lot 96

- Color
- Roofline/structure
- Door location/windows loc

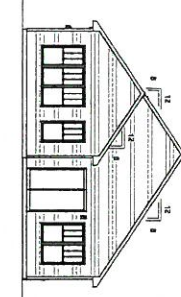
Block 105.01

Lot 94

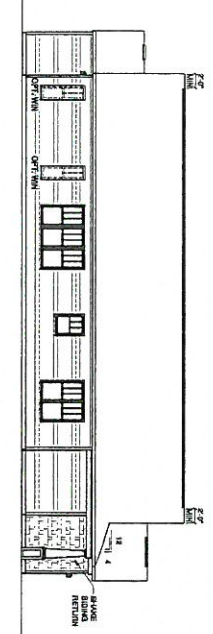
50 Mallard Ct



4 RIGHT SIDE ELEVATION - FORM D2
SCALE 1/8"=1'-0"

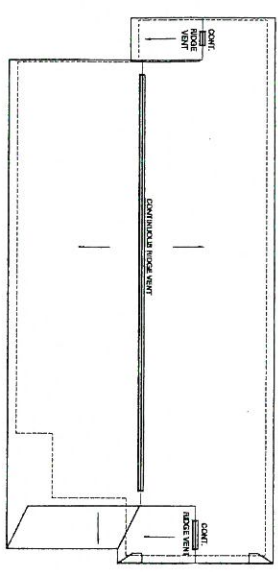


3 REAR ELEVATION - FORM D2
SCALE 1/8"=1'-0"



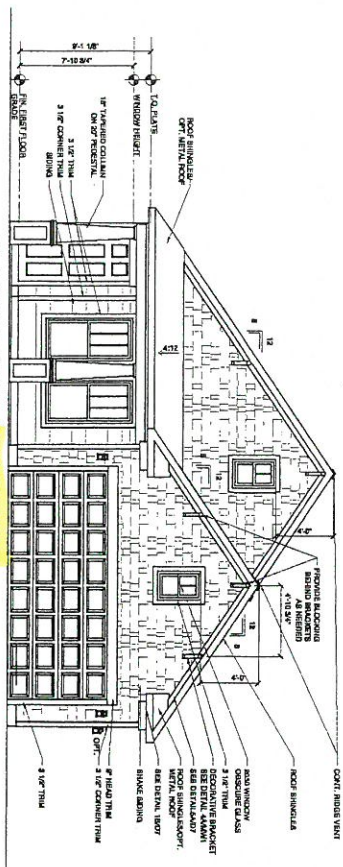
2 LEFT SIDE ELEVATION - FORM D2
SCALE 1/8"=1'-0"

NOTE: WINDOW SIZES
PATTERNS, COLORS AND
FINISHES ARE
FOR INFORMATION ONLY



5 ROOF PLAN - FORM D2
SCALE 1/8"=1'-0"

NOTE: FINISHES, COLORS AND
PATTERNS ARE
FOR INFORMATION ONLY



1 FRONT ELEVATION - FORM D2S (SIDING)
SCALE 1/8"=1'-0"



Garage Right
Color Palette #17

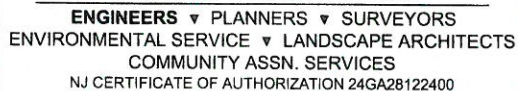
SIDE YARD EACH (FEET)	7.5'	8.8'
SIDE YARD TOTAL (FEET)	15.0'	18.4'
REAR YARD (FEET)	20.0'	21.7'

LOT 252
 (OPEN SPACE)
 YARD INLET
 TG=114.20
 MINIMUM
 BUILDING
 SETBACK
 LINE (TYP.)
 LOT 95
 LOT 92
 LOT 94
 BLOCK 109.01
 7,242 S.F.
 PROPOSED
 ONE-STORY
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 SLAB
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 G.F.=118.63
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(50' R.O.W., PRIVATE ROAD)

THE ABOVE PREMISES BEING KNOWN AND DESIGNATED AS LOT 94, BLOCK 109.01 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL PLAT - MAJOR SUBDIVISION FOR HARVEST RIDGE AT HOWELL, PHASE 1A & 1B, LOTS 57-59, 65 & 66 BLOCK 105, LOT 1 BLOCK 106, TOWNSHIP OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY, LOTS 3-5 BLOCK 136, LOTS 40.01, 43, 47-53 BLOCK 109, TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY" DATED SEPTEMBER 25, 2013, LAST REVISED JULY 10, 2014. FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON DECEMBER 8, 2014 AS CASE No. 314 SHEET 3 OF 4.

1. ALL GRADES SHOWN HEREON IN ACCORDANCE WITH PLANS ENTITLED "PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN, GRADING PLAN, FOR HARVEST RIDGE AT HOWELL, LOTS 57-59, 65 & 66 BLOCK 105, LOT 1 BLOCK 106, TOWNSHIP OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY, LOTS 3-5 BLOCK 136, LOTS 40.01, 43, 47-53 BLOCK 109, TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY" DATED SEPTEMBER 30, 2010, LAST REVISED DECEMBER 6, 2013.
2. REFER TO FINAL CONSTRUCTION PLANS FOR DROP FOOTING LOCATION IF APPLICABLE FOR GRADING.
3. NO WETLANDS ON LOT.



TIMOTHY P. LURIE
PROFESSIONAL ENGINEER
N.J. P.E. No. 24GE04027900 P.A. P.E. No. 061676
N.J. PROFESSIONAL PI ANFNR No. 331 00565000

1/20/2017 10:59:07 AM