

PROPERTY LOCATION	ROUTE 539
116 ROUTE 539	
ROUTE 539	
87 ROUTE 539	
79 ROUTE 539	
81 ROUTE 539	
85 ROUTE 539	
ROUTE 539	



AREA CHART

REFERENCE:

PLAN OF SURVEY OF BLOCK 25, LOT 43, UPPER FREEHOLD TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY, PREPARED BY GYRBOWSKI GROUP, P.C.
PROJECT NO. 4457, DATED JULY 28, 2019
BLOCK 43, LOT 25, UPPER FREEHOLD TOWNSHIP TAX MAP SHEET 14

SURVEY NOTE:

THE EXISTING CENTERLINE HAS BEEN IN EXISTENCE FOR A VERY LONG TIME. OLDER MAPS, PRIOR DEEDS, AND SURVEYED MONUMENTATION FOUND IN THE FIELD DOES NOT SUPPORT A HISTORIC CENTERLINE.

PLANNING BOARD ENGINEER

THE UNDERSIGNED CERTIFIES THAT WE ARE THE OWNERS BY TITLE OF RECORD AND APPROVE THIS MAP FOR FILING.

EUGENE ROBERT PAUL
P.O. BOX 416
PERRINEVILLE, NJ 08535
(609) 433-4194



LOT 12
BLOCK 24

EX.	CONC. MON.	CONC. MON. (FOUND)	LOT	CONC. MON.
			12.01	
			BLOCK	24

NOTE: BEFORE PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT THE "DIG NUMBER: (800) 272-1000" FOR A MARK-OUT OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE "DIG NUMBER" AND TO ASCERTAIN THE LOCATION OF ALL UNDERGROUND CONSTRUCTION IN THE AREA OF THE PROJECT.

6.	REVISED DRIVEWAY ENTRANCE LOCATION	06/15/20	DWC
5.	REVISED PLAN AS PER COUNTY COMMENTS DTADE 03/09/20	05/04/20	DWC
4.	ADDED COUNTY R.O.W. DEDICATION	02/11/20	DWC
3.	REVISED LOT NUMBERS	01/29/20	DWC
2.	ADDED CORRECT SOIL LOGS DATA SHEETS	12/30/19	DWC
1.	REVISED ZONING CHART & ADDED CENTERLINE DISTANCE	12/30/19	DWC
REV.	DESCRIPTION	DATE	BY

GRYBOWSKI GROUP, P.C.
CIVIL ENGINEERING & LAND SURVEYING
8 Eric Court, Lawrenceville, New Jersey 08648
Phone: (609)512-1643 - Fax: (609)512-1644
Email: grybowski@comcast.net

Zenon T. Grybowski 6-15-20
ZENON T. GRYBOWSKI
N.J. PROFESSIONAL LAND SURVEYOR - 23918
DATE SIGNED

PROPOSED MINOR SUBDIVISION
OF
LOT 25, BLOCK 43

situate in

TOWNSHIP OF UPPER FREEHOLD

MONMOUTH COUNTY

SCALE: 1"=100'

NEW JERSEY

AUGUST 14, 2019

SHEET NO.

DRAWING FILE:

DWT9-127

SUBDIVISION

1 OF 1

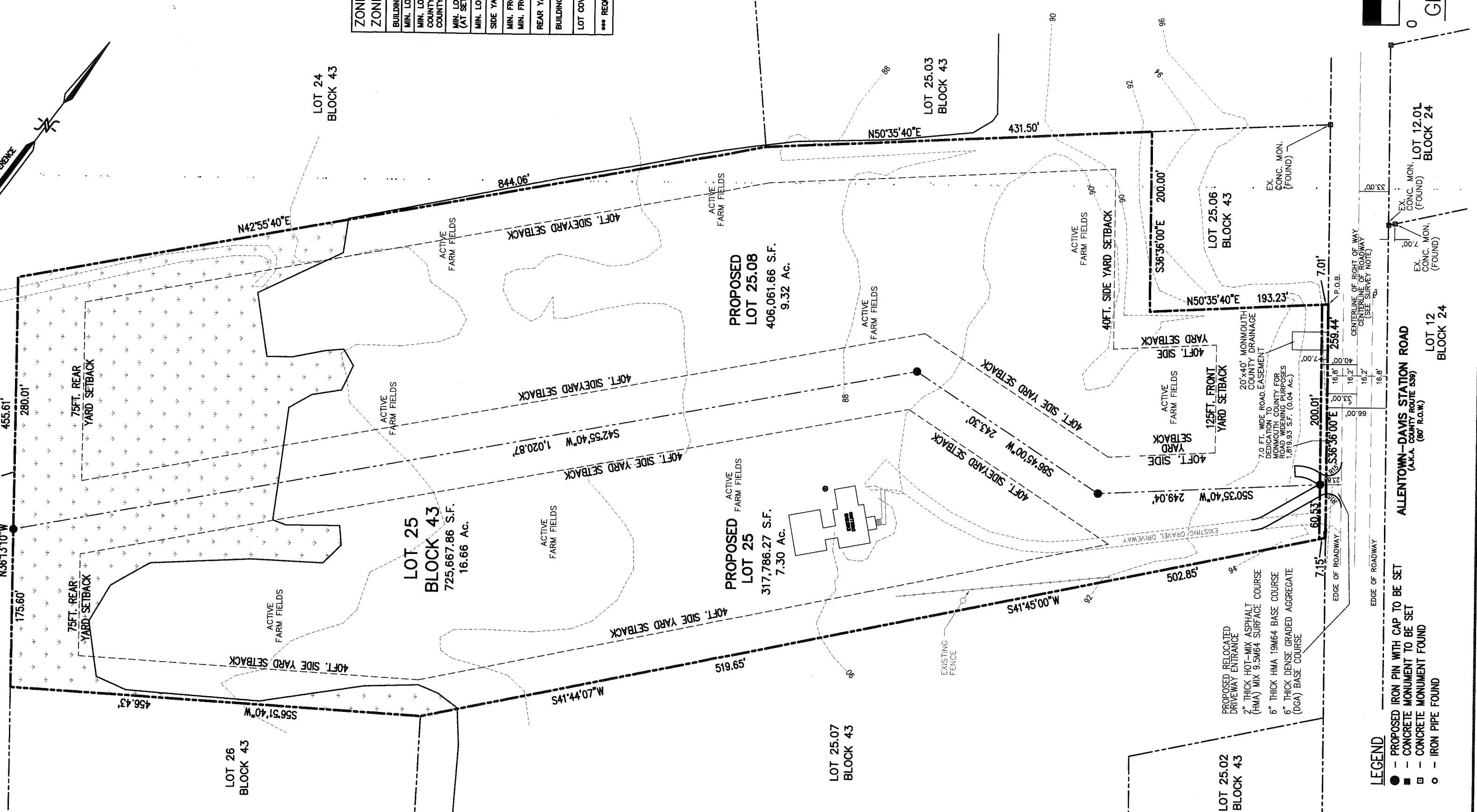
OF BLOCKS
UPPER

BLOCK	LOT	AREA
24	24	12.01
24	24	12.03
43	24	25.02
43	43	25.03
43	43	25.06
43	43	25.07
43	26	26

MONMOUTH COUNTY PLANNING
HALL OF RECORDS AND
ONE EAST MAIN STREET
FREEHOLD, NJ 07728

ZONING REQUIREMENTS	
ZONE AR (AGRICULTURAL/RESIDENTIAL)	
BUILDING REQUIREMENTS	
MIN. LOT SIZE	1.0 Acre
MIN. LOT FRONTAGE	100 Feet
COUNTY ROUTE 539 (WITH DRIVEWAY ACCESS)	100 Feet
COUNTY ROUTE 539 (WITHOUT DRIVEWAY ACCESS)	100 Feet
MIN. LOT WIDTH (AT SETBACK)	30 Feet
MIN. LOT DEPTH	100 Feet
SIDE YARD (EACH)	10 Feet
MIN. FRONT YARD SETBACK	25 Feet
MIN. FRONT YARD SETBACK (COUNTY ROUTE 539)	25 Feet
REAR YARD	10 Feet
BUILDING COVERAGE	30%
LOT COVERAGE	30%
*** REQUIRES A VARIANCE	

PROPOSED RELOCATED
DRIVEWAY ENTRANCE
2" THICK HOT-MIX
(HMA) MIX 9.5M64
6" THICK HMA 19M
6" THICK DENSE GRAVEL
(DGA) BASE COURSE



LEGEND

- PROPOSED IRON PIN WITH CAP TO BE SET
- CONCRETE MONUMENT TO BE SET
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND

0 50 100 200

GRAPHIC SCALE

1" = 100'