PIERHEAD LINE
N 63d56'29"E 163.96'
N 68d35'00"E 160.73' Deed

NAVESINK RIVER
AKA NORTH SHREWSBURY RIVER

BULKHEAD LINE
N 63d56'29"E 163.96'
N 68d35'00"E 165.17' Deed

101.96'
N 32d40'00"W 244.95'
142.99'
S 35d06'00"E 102.92'
218.18'
115.26'

LOT 29.01
RIPARIAN GRANT
DB 1468-938

168'± Along H.W.L. Deed
EXISTING BULKHEAD

EXISTING OFFSET 4'-11½"
EXISTING OFFSET 11'-10¼"
BOAT HOUSE
EXISTING TREE
FOUR FT WIDE EASEMENT PER DB 1558 PG 264
6' SIDE YARD SETBACK
TOP OF SLOPE
EXISTING SILVER MAPLE
EXISTING TREE
EXISTING SPRUCE
24' SETBACK
EXISTING PINES
LAWN

LOT 29
BLOCK 13
DB 5673-508
DB 5885-526

S 28d56'00"E 280.15'

LOT 20.18

EXISTING MAPLE TO REMAIN
PORCH
EXISTING ARBORVITAE
EXISTING RESIDENCE
DRIVEWAY
LAWN
EXISTING TREE TO REMAIN
HEDGE
PROPOSED FENCE
N 28d56'00"W 317'±
EXISTING ARBORVITAE (10' HT.)
GRAVEL DRIVEWAY
LAWN
STEWARTIA
EXISTING MAGNOLIA TO REMAIN
EXISTING TREE
EXISTING LINDEN TO REMAIN
POOL EQUIPMENT
WOOD FENCE ENCLOSURE
EXISTING OFFSET 6'-6"
EXISTING 4' WOOD PICKET FENCE
EXISTING GARAGE
DOG PROOF PROPOSED FENCE
5'-6" HEDGE
EXISTING OFFSET 6'-5"
LOT 20.17
FENCE
ADDITION
LAWN
POOL FENCE
SWIMMING POOL 16' X 38'
FLOWERS
EXISTING DRIVEWAY
S 32d19'24"E 51.30'
6' GARAGE ADDITION
18' X 28' PATIO
12' X 35'-6" ARBOR
LAWN
FRONT YARD SETBACK
EVERGREEN SCREEN (8' HT.)
EXISTING FENCE
S 62d04'00"W 157.62'

R = 34.65' ARC = 6.65'
R = 25.00' ARC = 9.88'

NOTE: THIS DRAWING IS BASED ON A SURVEY PREPARED BY CHARLES RUSSELL, INC. OF FORT LEE, NEW JERSEY, OTTAS DATED 28 NOVEMBER 2000

ZONING DATA FOR LOT 29 BLOCK 13

R-A ZONE CRITERIA	REQUIRED:	PROVIDED:
MINIMUM LOT SIZE	6,500 SF	55,329.82 SF
MAXIMUM LOT COVERAGE (a)	19,365.44 SF = 35%	12,671.6 SF = 22.9%
MINIMUM LOT FRONTAGE	75 FT	163.53 FT *
EXISTING PRINCIPAL BUILDING SETBACKS		
MINIMUM FRONT YARD	30 FT	145.48 FT
MINIMUM SIDE YARD	8 FT	22.21 FT
MINIMUM REAR YARD	8 FT	131.42 FT
EXISTING ACCESSORY BUILDING (BOATHOUSE)		
MINIMUM SIDE YARD	8 FT	11.85 FT
MINIMUM REAR YARD	8 FT	4.95 FT *
EXISTING ACCESSORY BUILDING (GARAGE)		
MINIMUM SIDE YARD	8 FT	6.5 FT *
MINIMUM REAR YARD	8 FT	240.02
GARAGE ADDITION		
MINIMUM SIDE YARD	8 FT	8 FT
POOL AREA AS PERCENTAGE OF FRONTYARD (24,000 SF)		
	N.A.	1188 SF = 4.9%
POOL AREA AS PERCENTAGE OF REARYARD (120,984 SF)		
(IF POOL, AS DESIGNED, WAS LOCATED IN REARYARD)		
	25%	1188 SF = 5.7%

(a) MAXIMUM LOT COVERAGE

HOUSE	3,916 SF
POOL TERRACE	504 SF
SWIMMING POOL	684 SF
GRAVEL DRIVEWAY	6,451.5 SF
GARAGE	652 SF
ARBOR	464.1 SF

* EXISTING NON-CONFORMING CONDITION

L-1

15 AUGUST 2001

SITE PLAN

SCALE 1/16" = 1'-0"

DRAWN BY: MARGARET
FILE: 00-00
SHEET: 1 OF 2

REVISIONS	DATE
CONTOURS ADDED	7/13/01
ISSUE FOR ZONING REVIEW	8/15/01

PARENT RESIDENCE

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