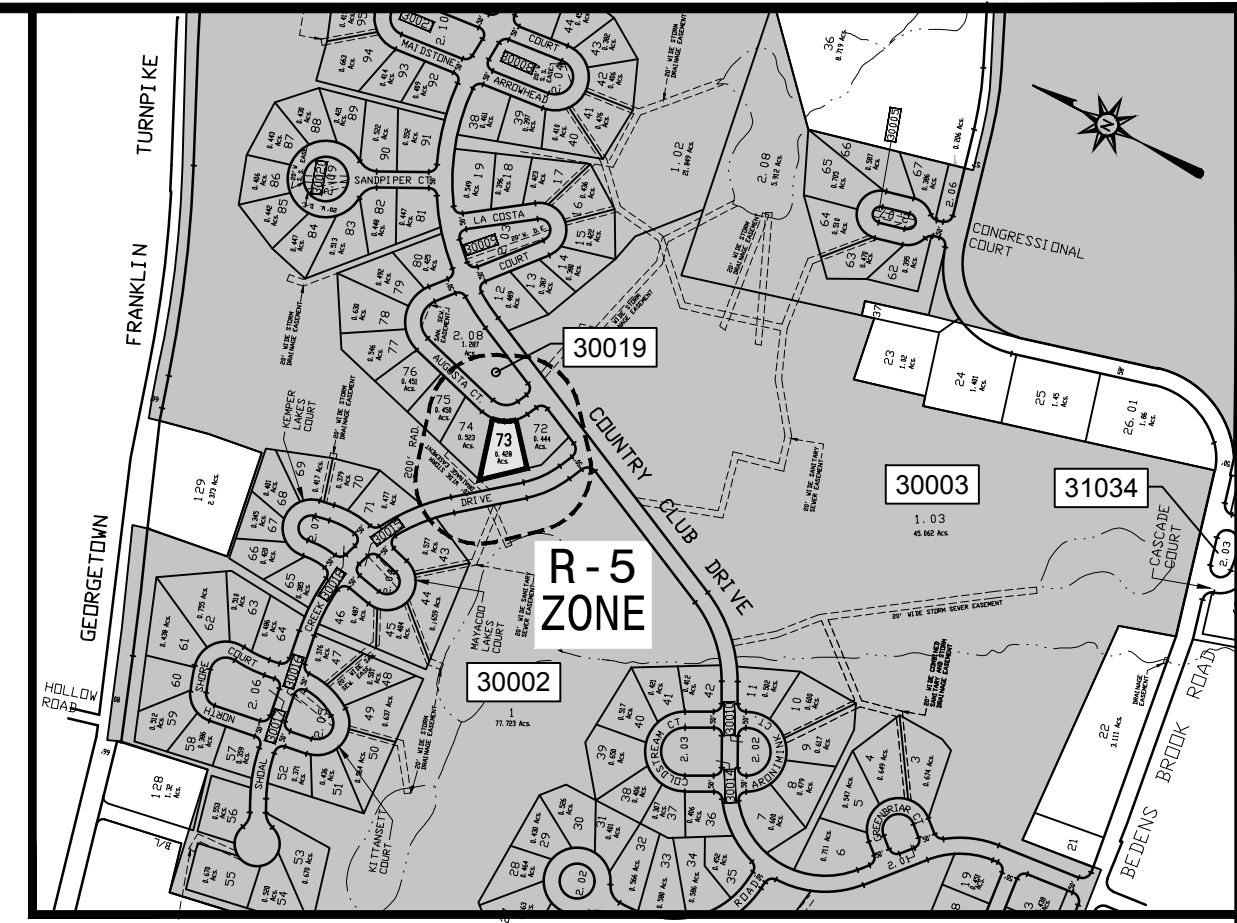


PROPERTY OWNERS WITHIN 200'  
OF BLOCK 30002 LOT 17

BLOCK No.	LOT No.	PROPERTY OWNER
30002	1	CHERRY VALLEY HOA & CONTROLLER
30002	43	BARASCH, MICHAEL & NATALIE BOTTITTA
30002	71	MARSHALL, THOMAS G. III & LEA
30002	72	PETERSON, THOMAS A. & JOANNE M.
30002	74	DILLE, PETER H. & ROSEMARIE
30002	75	PATRON, STEPHEN A.
30003	1.03	CHERRY VALLEY HOA & CONTROLLER
30019	2.08	CHERRY VALLEY HOA & RCP MANAGEMENT



MONTGOMERY TOWNSHIP TAX MAP SHEET No. 65

KEY MAP  
SCALE: 1"=600' ±

SINGLE FAMILY RESIDENTIAL  
CLUSTERS I (OVERLAY)

ZONING REQUIREMENTS - R-5 (SINGLE FAMILY RESIDENTIAL - CLUSTER I)

	REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA	14,500 S.F.	18,630 S.F.	18,630 S.F.
MAXIMUM LOT AREA	33,000 S.F.	18,630 S.F.	18,630 S.F.
MINIMUM LOT FRONTAGE (1)	100 FT.	75.05 FT.	75.05 FT.
MINIMUM LOT WIDTH @ SETBACK (1)	100 FT.	92.31 FT.	92.31 FT.
MINIMUM LOT DEPTH	125 FT.	164.85 FT.	164.85 FT.
MINIMUM FRONT YARD SETBACK	40 FT.	43.36 FT.	43.36 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	20.65 FT.	20.65 FT.
MINIMUM REAR YARD SETBACK	30 FT.	39.0 FT.	39.0 FT.
MAXIMUM BUILDING COVERAGE	15 %	14.92 %	16.28 % (*)
MAXIMUM LOT COVERAGE	25 %	24.72 %	23.69 %
MAXIMUM FLOOR AREA	0.20	0.214	0.227 (*)
MAXIMUM BUILDING HEIGHT	35 FT. / 2-1/2 STY.	2 STY.	2 STY.

(\*) VARIANCE REQUIRED

(1) PER MONTGOMERY TOWNSHIP CODE 16-2.1 LOT FRONTAGE; MINIMUM LOT FRONTAGE SHALL BE THE SAME AS THE MINIMUM LOT WIDTH, EXCEPT THAT WHERE THE LOT FRONTAGE IN ITS ENTIRETY IS A CURVE WITH AN OUTSIDE RADIUS OF LESS THAN FIVE HUNDRED (500) FEET, THE MINIMUM FRONTAGE SHALL NOT BE LESS THAN SEVENTY-FIVE PERCENT (75%) ON THE MINIMUM LOT WIDTH.

NOTES:

- PER U.S.D.A. WEB SOIL ONLINE APPLICATION (<https://websoilsurvey.nrcs.usda.gov/>) ENTIRE SITE IS MAPPED AS Peob - PENN CHANNERY SILT LOAM WITH 2-14% SLOPES, NO FLOODED.
- THERE ARE NO FRESHWATER WETLAND OR WETLAND TRANSITIONS AREAS ON THE SITE PURSUANT TO THE NJDEP IMAPS DATA BASE.
- THERE IS NO 100 YEAR FLOOD PLAIN ON THE SITE BASED ON FEMA FIRI PANEL No. 242F OF 301, MAP NUMBER 3403C0229E, EFFECTIVE DATE 9/28/2007 AND NJDEP NJ-GEONEB 3.0 ONLINE APPLICATION.
- THE EXISTING DWELLING IS SERVICED BY PUBLIC WATER AND SEWER. VCEA OFFERS NO CERTIFICATION REGARDING LOCATION OF EXISTING UNDERGROUND UTILITIES, INCLUDING SEPTIC SYSTEM.
- THERE ARE NO CRITICAL AREAS SHOWN ON THE SITE PER THE TOWNSHIP CRITICAL AREA MAP POSTED ON THE TOWNSHIP WEB SITE.
- THE AMOUNT OF SOIL TO BE EXPORTED OR IMPORTED SHALL NOT EXCEED 20 C.Y. AND IS SUBJECT TO THE REVIEW OF THE TOWNSHIP ENGINEERING DEPARTMENT.
- CONTRACTOR SHALL NOTIFY "NJ ONE CALL" FOR UTILITY MARKOUT AND COORDINATE SITE ACCESS AND CONSTRUCTION WITH ALL UTILITY COMPANIES, INCLUDING OVERHEAD WIRES.

PLAN REFERENCES :

- "PLAN OF SURVEY, 17 AUGUSTA COURT, BLOCK 30002, LOT 73, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY" BY EZRA GOLUB, N.P.E. & L.S. L.C. No. 9899, DATED 7/2/2009.
- EXISTING TOPOGRAPHY OBTAINED FROM MONTGOMERY TOWNSHIP ENGINEERING DEPARTMENT GIS DATASET PANEL No.'s 5-94 & 5-95 AND ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- THERE IS NO INDICATION OF FLOOD HAZARD AREAS, WETLANDS/ STREAMS CATEGORY ONE (C1) BASED NJ-GEONEB NJDEP SITE <http://www.nj.gov/dep/gis> AND FLOOD INSURANCE RATE MAP, SOMERSET COUNTY NEW JERSEY, PANEL # 3403C0229E, EFFECTIVE DATE 09/28/2007.
- ARCHITECTURAL PLANS ENTITLED "NEW COVERED PORCH ADDITION AT: 17 AUGUSTA COURT, MONTGOMERY TWP., NEW JERSEY" BY DENISE E. LEHPOTESIS - VOKOLOZ, AIA # 1364, DATED 6/24/20, SHEETS A-1 - A-3.

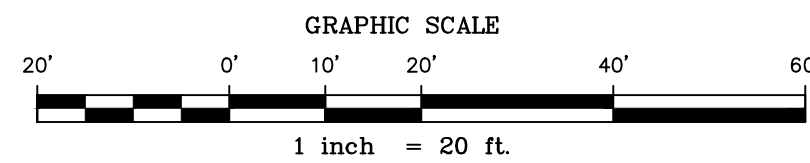
BUILDING AREA COVERAGE:

(FROM PLAN REFERENCE #4)

EXISTING BUILDING AREA:

FIRST FLOOR	= 2,258 S.F.
SECOND FLOOR	= 1,199 S.F.
GARAGE	= 522 S.F.
EX. BUILDING AREA (SUBTOTAL)	= 3,979 S.F. (21.36%)
BASEMENT (UNFINISHED)	= 2,258 S.F.

TOTAL:	= 6,237 S.F.
PROPOSED COVERED PORCH	= 253 S.F.
PROPOSED TOTAL BUILDING AREA	= 4,232 S.F. (22.72%)
BUILDING FOOTPRINT	= 2,780 S.F. (14.92%)
PROPOSED COVERED PORCH	= 253 S.F.
PROPOSED BUILDING COVERAGE	= 3,033 S.F. (16.28%)



			DATE:	JULY 14 2021
			SCALE:	1" = 20'
			DESIGNED BY:	M.K.F.
			DRAWN BY:	A.B.
			CHECKED BY:	M.K.F.
			JOB No.	2111M
REVISIONS	AUTH.	DATE		

*Michael K. Ford*  
Michael K. Ford, P.E.  
Professional Engineer, New Jersey Lic. No. 34722

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NJ L.L.C. CERT. No. 24GA28132300

VARIANCE PLAN  
FOR  
BLOCK 30002 LOT 73  
SITUATED IN  
MONTGOMERY TOWNSHIP,  
SOMERSET COUNTY, NEW JERSEY