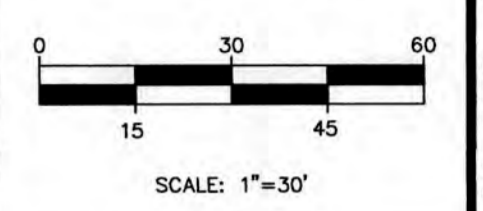


HORIZONTAL DATUM : NAD83 (NAD-83)

GRAPHIC SCALE



REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS FOR PERMIT PURPOSES ONLY. NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED.

CHKD BY: \_\_\_\_\_ DATE: \_\_\_\_\_



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



261 Cleveland Avenue  
Highland Park, NJ 08904  
menloeng.com  
732-846-8585 732-846-9439  
Certificate of Authorization: 246A27951900

BORAIÉ - CHURCH LANE

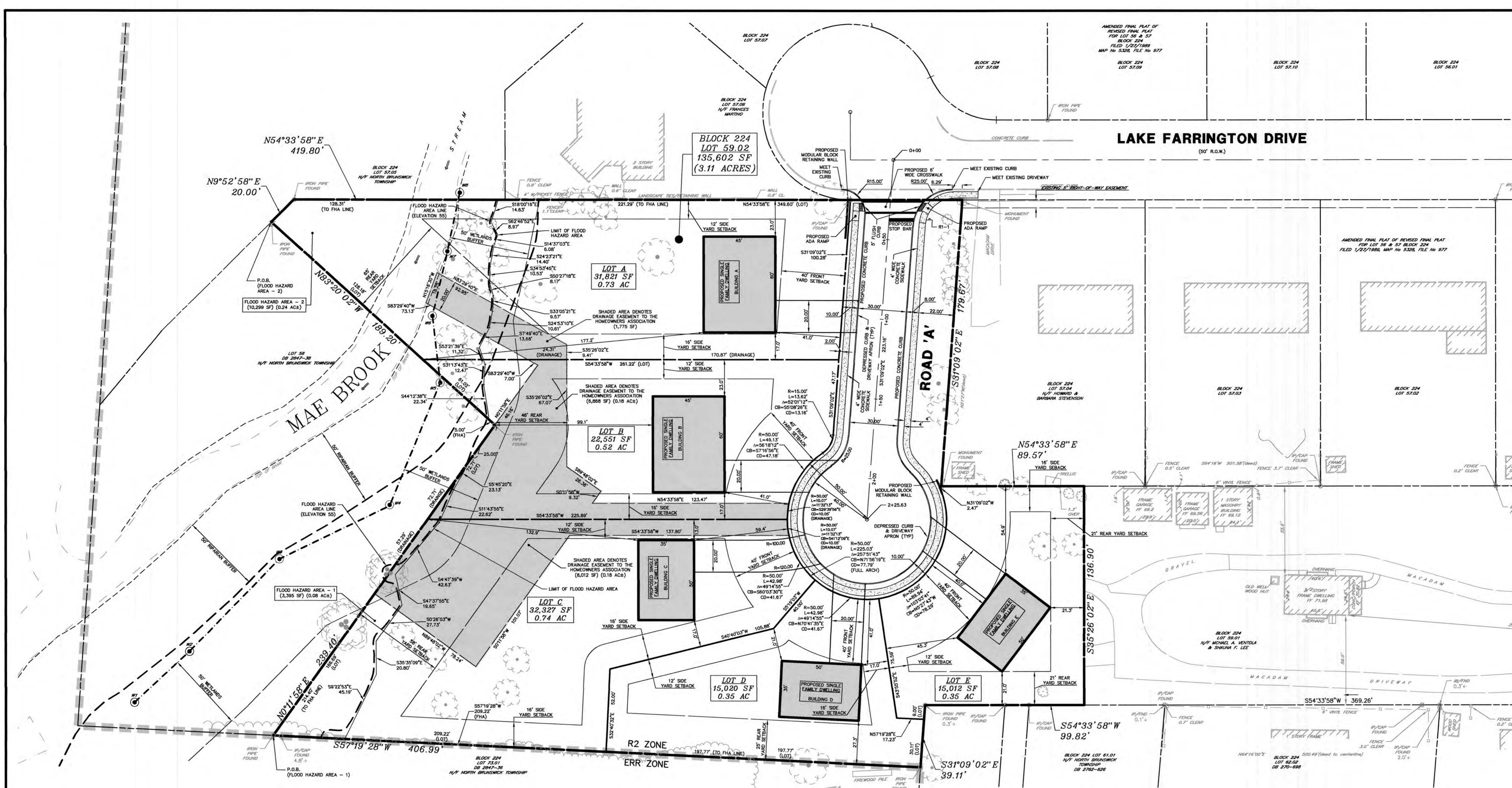
TOWNSHIP OF NORTH BRUNSWICK  
MIDDLESEX COUNTY  
NEW JERSEY

BLOCK 224, LOT 59.02  
TAX MAP SHEET 83  
3.11 ACRES

ENGINEERING SITE PLAN

DRAWN BY: \_\_\_\_\_ MAD  
DESIGNED BY: \_\_\_\_\_ MAD  
APPROVED BY: \_\_\_\_\_ GSO  
GREGORY S. OMAN  
PROFESSIONAL ENGINEER  
N.J.P.E. 43441

PROJECT NUMBER: 2013.024.01 SP-1  
DATE OF ISSUE: OCTOBER 23, 2020  
REVISION: 3



R2 ZONE DATA									
SINGLE FAMILY RESIDENTIAL DISTRICT									
SECTION	ITEM	REQUIRED / PERMITTED	EXISTING LOT 59.02	PROPOSED LOT A	PROPOSED LOT B	PROPOSED LOT C	PROPOSED LOT D	PROPOSED LOT E	CONDITION
205-49(A)(1)	PRINCIPAL USE	SINGLE FAMILY DETACHED DWELLINGS	VARIOUS FRAME & MASONRY STORAGE BUILDINGS	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	COMPLIES
<b>LOT REQUIREMENTS</b>									
205 ATT. 6	MINIMUM LOT AREA (INTERIOR LOT)	15,000 SF	135,602 SF	31,821 SF	22,551 SF	32,327 SF	15,020 SF	15,012 SF	COMPLIES
205 ATT. 6	MINIMUM LOT WIDTH (REGULAR LOT)	100 FT	N/A	100.3 FT	108.6 FT	*77.4 FT	*77.4 FT	149.0 FT	*VARIANCE
205-39	MINIMUM LOT WIDTH (IRREGULAR LOT)	75 FT	421 FT	N/A	N/A	N/A	N/A	N/A	COMPLIES
205 ATT. 6	MINIMUM LOT DEPTH	100 FT	354 FT	323.7 FT	225.7 FT	286.4 FT	123.9 FT	100.4 FT	COMPLIES
<b>YARD REQUIREMENTS</b>									
205 ATT. 6	MINIMUM FRONT YARD SETBACK	40 FT	158.9 FT	41.0 FT	41.0 FT	59.4 FT	41.0 FT	40.0 FT	COMPLIES
205 ATT. 6	MINIMUM SIDE YARD SETBACK (ONE)	12 FT	12.6 FT	17.0 FT	17.0 FT	13.0 FT	17.0 FT	45.3 FT	COMPLIES
205 ATT. 6	MINIMUM SIDE YARD SETBACK (TOTAL)	28 FT	70.9 FT	40.0 FT	40.0 FT	30.0 FT	38.0 FT	100.2 FT	COMPLIES
205 ATT. 6	MINIMUM REAR YARD SETBACK (% OF LOT DEPTH)	20% OF LOT DEPTH	71 FT (REQUIRED) 32.6 FT (EXISTING)	65 FT (REQUIRED) 177.2 FT (PROVIDED)	46 FT (REQUIRED) 99.1 FT (PROVIDED)	58 FT (REQUIRED) 132.9 FT (PROVIDED)	25 FT (REQUIRED) 27.3 FT (PROVIDED)	21 FT (REQUIRED) 21.0 FT (PROVIDED)	COMPLIES
<b>BUILDING/COVERAGE REQUIREMENTS</b>									
205 ATT. 6	MAXIMUM BUILDING HEIGHT (STORIES)	2.5 STORIES	1 STORY	2.5 STORIES	2.5 STORIES	2.5 STORIES	2.5 STORIES	2.5 STORIES	COMPLIES
205 ATT. 6	MAXIMUM BUILDING HEIGHT (FEET)	30 FT	< 30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	COMPLIES
205 ATT. 6	MINIMUM GFA PER RESIDENTIAL UNIT	800 SF	N/A (SHEDS & STORAGE)	> 800 SF	> 800 SF	> 800 SF	> 800 SF	> 800 SF	COMPLIES
205 ATT. 6	MAXIMUM % LOT COVERAGE (PRINCIPAL BUILDING)	20%	7.1%	8.5%	12.0%	5.4%	11.7%	11.7%	COMPLIES
205 ATT. 6	MAXIMUM % LOT COVERAGE (IMPERVIOUS SURFACES)	50%	12.5%	11.1%	16.2%	9.4%	17.3%	17.4%	COMPLIES
<b>PARKING REQUIREMENTS</b>									
205-99(A)	MINIMUM NUMBER OF PARKING SPACES	2 SPACES PER DWELLING UNIT	N/A	3.5 SPACES (1)	3.5 SPACES (1)	3.5 SPACES (1)	3.5 SPACES (1)	3.5 SPACES (1)	COMPLIES

NOTE: 1. R.S.L.S. SECTION 9-21-4.1(a)(3) - GARAGE AND DRIVEWAY COMBINATIONS

- FLOOD HAZARD NOTES**
- ELEVATIONS ARE BASED ON N.A.M.D. 1988 DATUM.
  - THE FLOOD HAZARD AREA HAS BEEN DETERMINED BY METHOD 3 (FEMA FLUMIAL METHOD) AS DESCRIBED IN N.J.A.C. 7:13-3.4.
  - ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATIONS AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.
  - NJ FLOOD HAZARD DESIGN FLOOD ELEVATION = 55.0
  - THE CONVERSION FACTOR FROM NAVD 88 TO NVD 18 IS NAVD + 1.02 = NVD 28.
- REFERENCES**
- PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR 128 CHURCH LANE" PREPARED BY CONTROL LANDSCAPE, INC.; JOB NO. 380-118; DATED APRIL 23, 2013.
  - PLAN ENTITLED "PLAN OF SUBDIVISION, LOT 59, BLOCK 224" PREPARED BY JOHN E. STEVENS; DATED JANUARY 22, 2004; AND REVISED THROUGH FEBRUARY 18, 2008.
  - PLAN ENTITLED "WETLANDS LOCATION PLAN FOR PROPOSED LOT 59.02 IN BLOCK 224" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES; JOB NO. 09-02-N08; DATED MARCH 2, 2010.
  - PLAN ENTITLED "REVISED FINAL PLAT FOR LOT 59.02, BLOCK 224" PREPARED BY MASER ASSOCIATES; FILE NO. 85041A; DATED JULY 11, 1988.
  - PLAN ENTITLED "REVISED FINAL PLAT OF REVISED FINAL PLAT FOR LOT 58 & 57 BLOCK 224" PREPARED BY MASER ASSOCIATES; JOB NO. 85041A; DATED APRIL 1, 1988; FILED ON JANUARY 27, 1989 AS MAP NO. 5328, FILE NO. 977.
  - PLAN ENTITLED "TAX MAP WITH UTILITIES DATA" PREPARED BY THE NORTH BRUNSWICK GEOGRAPHICAL INFORMATION SYSTEM; DATED JUNE 25, 2014.
  - FLOOD INSURANCE RATE MAP (FIRM) NO. 340230208P; PANEL 136 OF 286; EFFECTIVE DATE: JULY 6, 2010.
  - MAP ENTITLED "DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, MAE BROOK STA. 870 TO STA. 1010" PREPARED BY THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER RESOURCES, BUREAU OF FLOOD PLAIN MANAGEMENT; PLATE MA-1; DATED JANUARY 1978.
  - MAP ENTITLED "DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, MAE BROOK STA. 1010 TO STA. 1002" PREPARED BY THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER RESOURCES, BUREAU OF FLOOD PLAIN MANAGEMENT; PLATE MA-2; DATED JANUARY 1978.
  - MAP ENTITLED "DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, LAWRENCE BROOK STA. 890 TO STA. 870" PREPARED BY THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER RESOURCES, BUREAU OF FLOOD PLAIN MANAGEMENT; PLATE L-6; DATED JANUARY 1978.
  - REPORT ENTITLED "REPORT OF SUBSURFACE EXPLORATION & SOIL PERMEABILITY TESTING, CHURCH LANE RESIDENTIAL SUBDIVISION" PREPARED BY FRENCH & PARRELO ASSOCIATES; PROJECT NO. 8807-0091; DATED MAY 7, 2014.
  - LETTER OF INTERPRETATION - LINE VERIFICATION (LOI) PREPARED BY THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF LAND USE REGULATION; FILE NO. 1215-10-0001-FW 100001; DATED AUGUST 2, 2010.
  - TAX MAP SHEET NO. 83 PREPARED BY CMC ASSOCIATES FOR THE TOWNSHIP OF NORTH BRUNSWICK; DATED JUNE 1988; AND REVISED THROUGH FEBRUARY 2014.

**STORM WATER MAINTENANCE AGREEMENT NOTE.**  
A STORM WATER MAINTENANCE AGREEMENT WILL BE FILED WHICH SETS FORTH DOCUMENTATION THAT ANY PROPOSED DRAINAGE SYSTEM AND ANY AND ALL STORM WATER (DRAINAGE SWALES/RETENTION/RETENTION/RECHARGE FACILITIES) WILL BE ADEQUATELY MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF MIDDLESEX COUNTY. REFER TO THE PARAGRAPH IN THE STORM WATER MAINTENANCE AGREEMENT ENTITLED "RIGHT OF COUNTY OF MIDDLESEX TO MAINTAIN DRAINAGE BASINS". CONDITIONS THAT AFFECT NON-COUNTY FACILITIES SHOULD BE REVIEWED AND APPROVED BY THE APPROPRIATE JURISDICTIONAL AGENCY.