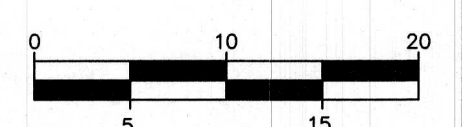


HORIZONTAL DATUM : -

GRAPHIC SCALE



SCALE: 1"=10'

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

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732-846-8585 732-846-9439

Certificate of Authorization : 240A27951900

15 & 17 JAMES PLACE

BOROUGH OF METUCHEN
MIDDLESEX COUNTY
NEW JERSEY

BLOCK 201, LOTS 13.02, 14, 15, 16, 17 & 18
TAX MAP SHEET 69
0.32 ACRES

MINOR
SUBDIVISION
PLAN

DRAWN BY: _____ J. MM
DESIGNED BY: _____ MM
APPROVED BY: _____ MM

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

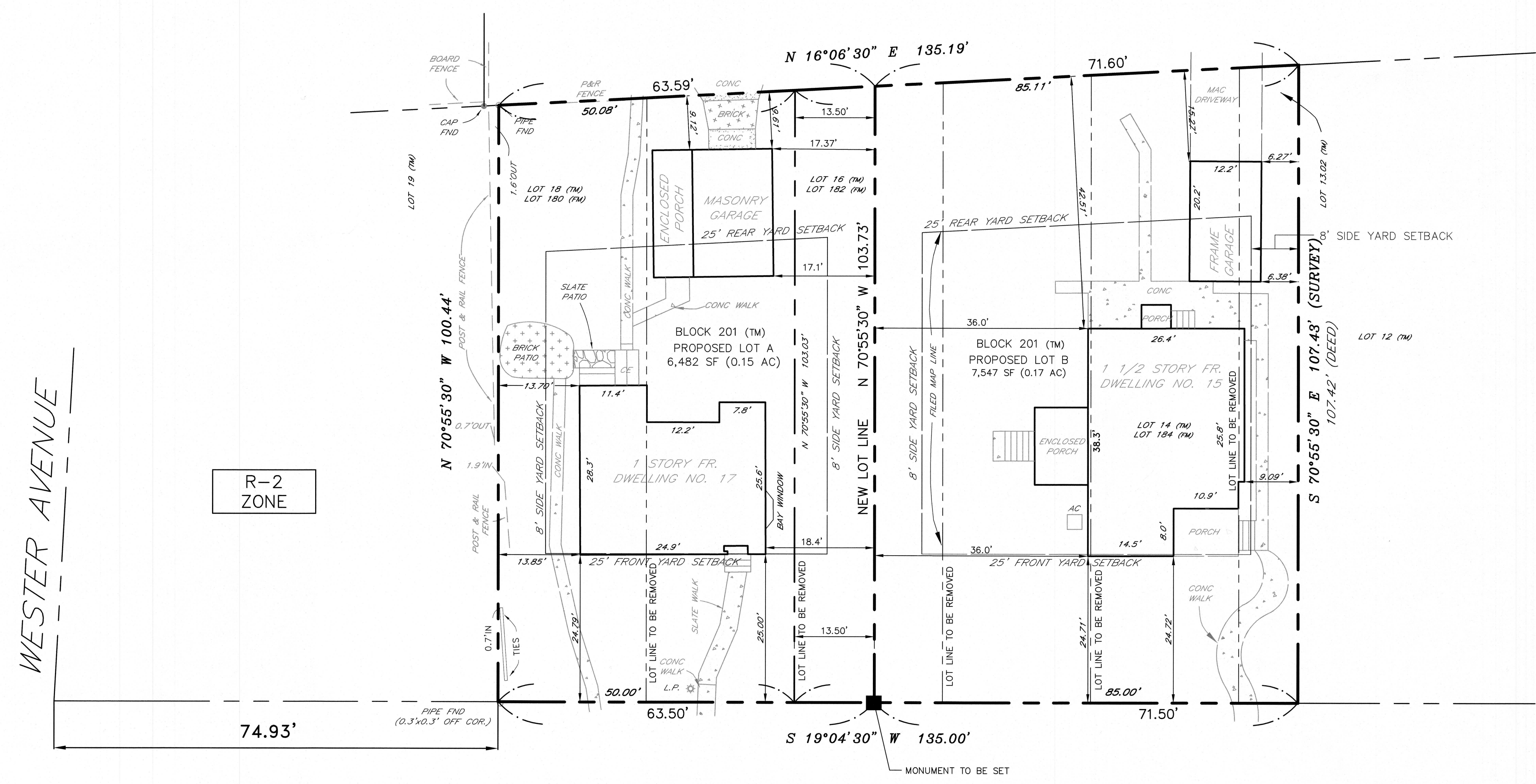
WILLIAM A. LANE
PROFESSIONAL ENGINEER
N.J.P.E.# 40262

PROJECT NUMBER: 2020.002 SD-1

DATE OF ISSUE: FEBRUARY 19, 2020

REVISION: _____ 2

VAIL PLACE



JAMES PLACE
(50' ROW)

- GENERAL NOTES:**
1. APPLICANTS/OWNERS:
MANUEL & AURELIA PEREIRA
17 JAMES PLACE
METUCHEN, NJ 08840
 2. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING:
 - A. REFERENCES:
 - (1). PLAN ENTITLED "PLAN OF SURVRY, MANUEL PEREIRA & AURELIA PEREIRA, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, BLOCK 201, LOTS 13.02, 14, 15 & 16" PREPARED BY BRUNSWICK SURVEYING INCORPORATED (BSI), DATED JANUARY 27, 2020, REVISED FEBRUARY 10, 2020.
 - (2). PLAN ENTITLED "PLAN OF SURVRY, MANUEL PEREIRA, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, BLOCK 201, LOTS 13.02, 14, 15 & 16" PREPARED BY BRUNSWICK SURVEYING INCORPORATED (BSI), DATED JANUARY 27, 2020.
 3. ZONING DISTRICT: R-2, RESIDENTIAL.
 4. TOTAL TRACT AREA = 0.32 ACRES.
 5. METUCHEN BOROUGH TAX MAP SHEET 69.

CERTIFICATIONS:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE LAND SURVEYS DATED 01/27/20 AND REVISED THROUGH 02/10/20 HAVE BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

ROBERT W. HORVATH
PROFESSIONAL LAND SURVEYOR
N.J.P.L.S.# GS 27476

DATE _____

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW".

GREGG A. GAFFNEY
PROFESSIONAL LAND SURVEYOR
N.J.P.L.S.# GS 43304

DATE _____

R-2 ZONE: RESIDENTIAL DISTRICT							
ITEM	REQUIRED	LOT A			LOT B		
LOT DIMENSIONS:							
MINIMUM LOT AREA	7,500 SF	5,087 SF	6,482 SF	**EXISTING CONDITION	8,943 SF	7,547 SF	COMPLIES
MINIMUM LOT WIDTH	62.5 FT	50 FT	63.5 FT	COMPLIES	85.0 FT	71.5 FT	COMPLIES
MINIMUM LOT DEPTH	100 FT	100.44 FT	100.44 FT	COMPLIES	103.03 FT	103.73 FT	COMPLIES
YARD DIMENSIONS:							
MINIMUM FRONT YARD SETBACK	25 FT	24.79 FT	24.79 FT	*EXISTING CONDITION	24.71 FT	24.71 FT	*EXISTING CONDITION
MINIMUM SIDE YARD SETBACK (ONE)	8 FT	4.9 FT	13.7 FT	COMPLIES	9.09 FT	9.09 FT	COMPLIES
MINIMUM SIDE YARD SETBACK (BOTH)	18 FT	18.6 FT	32.1 FT	COMPLIES	58.6 FT	45.1 FT	COMPLIES
MINIMUM REAR YARD SETBACK	25 FT	47.8 FT	47.8 FT	COMPLIES	42.5 FT	42.5 FT	COMPLIES
BUILDING DIMENSIONS:							
MAXIMUM BUILDING HEIGHT (FEET)	35 FT	< 35 FT	---	COMPLIES	< 35 FT	---	COMPLIES
MAXIMUM BUILDING HEIGHT (STORIES)	3 STORIES	2 STORIES	---	COMPLIES	2 STORIES	---	COMPLIES
YARD COVERAGE/DENSITY:							
MAXIMUM BUILDING COVERAGE (% OF LOT)	30%	25%	20%	COMPLIES	16%	19%	COMPLIES
MAXIMUM IMPERVIOUS COVERAGE (% OF LOT)	50%	35%	28%	COMPLIES	24%	28%	COMPLIES

* EXISTING NON-COMFORMANCE
** IMPROVEMENT OF EXISTING NON-COMFORMANCE