

BUILDING HEIGHT:

- MEAN GRADING AT BUILDING $(96+96.5+95.5+95.87)/4=95.97$
- MAX. DWELLING HEIGHT ROOF PEAK ELEVATION PERMITTED = 130.97 (MEAN GRADE AT BUILDING 95.97 + 35')
- PROPOSED DWELLING HEIGHT ELEV. = 129.78 (FOR FFF OF 98.20 + 31.58' PER ARCH).
- DWELLING HEIGHT = $129.78-95.97=33.81'$

IMPERVIOUS SURFACE CALCULATION

DWELLING	2,570 S.F.	= 11.0% OF LOT AREA
DRIVEWAY	1,716 S.F.	
FRONT WALK	280 S.F.	
	4,575 S.F.	= 19.6% OF LOT AREA

FILE MAP INFORMATION:

BLOCK 4022, LOT 3 AS SHOWN AND DESIGNATED ON A MAP ENTITLED "COUNTRY CLUB MEADOWS FINAL PLAT - PHASE I BELLE MEAD, PLANNED UNIT DEVELOPMENT, BLOCK 4001, LOTS 33 & 3301, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY" PREPARED FOR COUNTRY CLUB MEADOWS LLC, PREPARED BY PSLS, DATED 12/12/16, FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON AUGUST 18, 2017, DEED BOOK 6982, PAGE 3066-3088, INSTRUMENT NUMBER 2017033014.

NOTES:

- BUILDER IS RESPONSIBLE FOR ADDRESSING GRADING STANDARDS OF THE BUILDING CODES FOR 10' AROUND DWELLING.
- PROPOSED GRADES @ LOT 2, 4 & 6 SHALL BE AS SHOWN HEREON AND ARE SUBJECT TO CHANGE WHEN DWELLINGS ARE CONSTRUCTED ON THOSE LOTS.

ZONING SCHEDULE

ZONE: R1FUD - BELLE MEAD PLANNED UNIT DEVELOPMENT - ESTATE HOMES

ITEM	REQUIRED/PERMITTED	PROVIDED
MINIMUM AND MAXIMUM LOT AREA	14,500 S.F. - 33,000 S.F.	23,318 S.F.
MINIMUM LOT FRONTAGE - PRINCIPAL BUILDING	100 FT.	178.00 FT.
MINIMUM LOT WIDTH - PRINCIPAL BUILDING	100 FT.	178.00 FT.
MINIMUM LOT DEPTH - PRINCIPAL BUILDING	125 FT.	151.00 FT.
MINIMUM SIDE YARD - PRINCIPAL BUILDING	20 FT.	43.23 FT.
MINIMUM FRONT YARD - PRINCIPAL BUILDING	40 FT.	45.00 FT.
MINIMUM REAR YARD - PRINCIPAL BUILDING	50 FT.	49.33 FT.
MAXIMUM PRINCIPAL BUILDING COVERAGE	15%	11.0%
MAXIMUM ACCESSORY STRUCTURES COVERAGE	5%	0%
MAXIMUM FLOOR/AREA RATIO (FAR)	0.20 ⁽¹⁾	0.19 (4,438 S.F.) ⁽¹⁾
MAXIMUM LOT COVERAGE	25%	19.6%
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES/35 FT. ⁽²⁾	33.81 FT.

NOTES:

- LOTS LESS THAN 10,250 SQUARE FEET IN AREA SHALL BE PERMITTED A MAXIMUM FLOOR AREA OF 0.25
- MINIMUM BUILDING SETBACK FROM ROUTE 206 RIGHT-OF-WAY IS 250 FEET
- BUILDING HEIGHT SHALL BE MEASURED TO THE HIGHEST POINT OF THE BUILDING FROM THE MEAN FINISHED GRADE ELEVATION OF THE FOUR CORNERS OF THE SUBJECT DWELLING, EXCEPT THAT BUILDING HEIGHT OF ANY DWELLING UNIT ON ANY LOT WITHIN 100 FEET OF THE SOUTHERN BOUNDARY LINE WITH THE ADJACENT "MONTGOMERY CHASE WEST" RESIDENTIAL DEVELOPMENT SHALL BE MEASURED IN ACCORDANCE WITH SECTION 18-2.1
- FLOOR AREA PER ARCHITECT
- ZONING SCHEDULE REQUIREMENTS PER FILED MAP

BUILDER AND CONTRACTOR MUST VERIFY ALL DWELLING DIMENSIONS SHOWN HEREON AND NOTIFY ENGINEER OF ANY DISCREPANCIES OR CHANGES PRIOR TO PROCEEDING WITH CONSTRUCTION.

LEGEND

---	100
---	100
---	100
---	SL
---	G
---	E
---	W

EXISTING CONTOUR LINES

PROPOSED CONTOUR LINE

PROPOSED STORM ROOF LEADERS W/SPOUT

PROPOSED SANITARY SEWER LATERAL

PROPOSED GAS SERVICE

PROPOSED ELECTRICAL, TELEPHONE & CABLE SERVICE

FINISHED FIRST FLOOR ELEVATION

FINISHED GARAGE FLOOR ELEVATION

FINISHED BASEMENT FLOOR ELEVATION

Owner/Applicant
Ramakrishna Nunugonda
143 Scarborough rd
Belle Mead
NJ 08502

Township Engineer

Board Chairperson

Planning Director

		DATE	JUNE 29, 2017
		SCALE	1"=40'
		DESIGNED BY:	MLK.F.
		DRAWN BY:	P.A.C.
		CHECKED BY:	MLK.F.
ADDED ZONING SCHEDULE	MLK.F.	8/22/17	
	MLK.F.	8-17-17	
REVISIONS	AUTL	DATE	JOB No. 1694-16

BY: Michael K. Ford
Michael K. Ford
New Jersey Professional Engineer
Lic. No. No. 34722



Van Cleef
ENGINEERING ASSOCIATES

Consulting Civil Engineering
Environmental Engineering
Mechanical Engineering
Land Surveying
Professional Planning
Landscape Architecture

OFFICE: 1000 ROUTE 100, SUITE 100, BELLE MEAD, NJ 08502
PHONE: 908.251.1000
FAX: 908.251.1001
WWW.VAN-CLEEF-ENGINEERING.COM

PLOT & GRADING PLAN

FOR
BLOCK 4022 LOT 3

SITUATED IN
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

