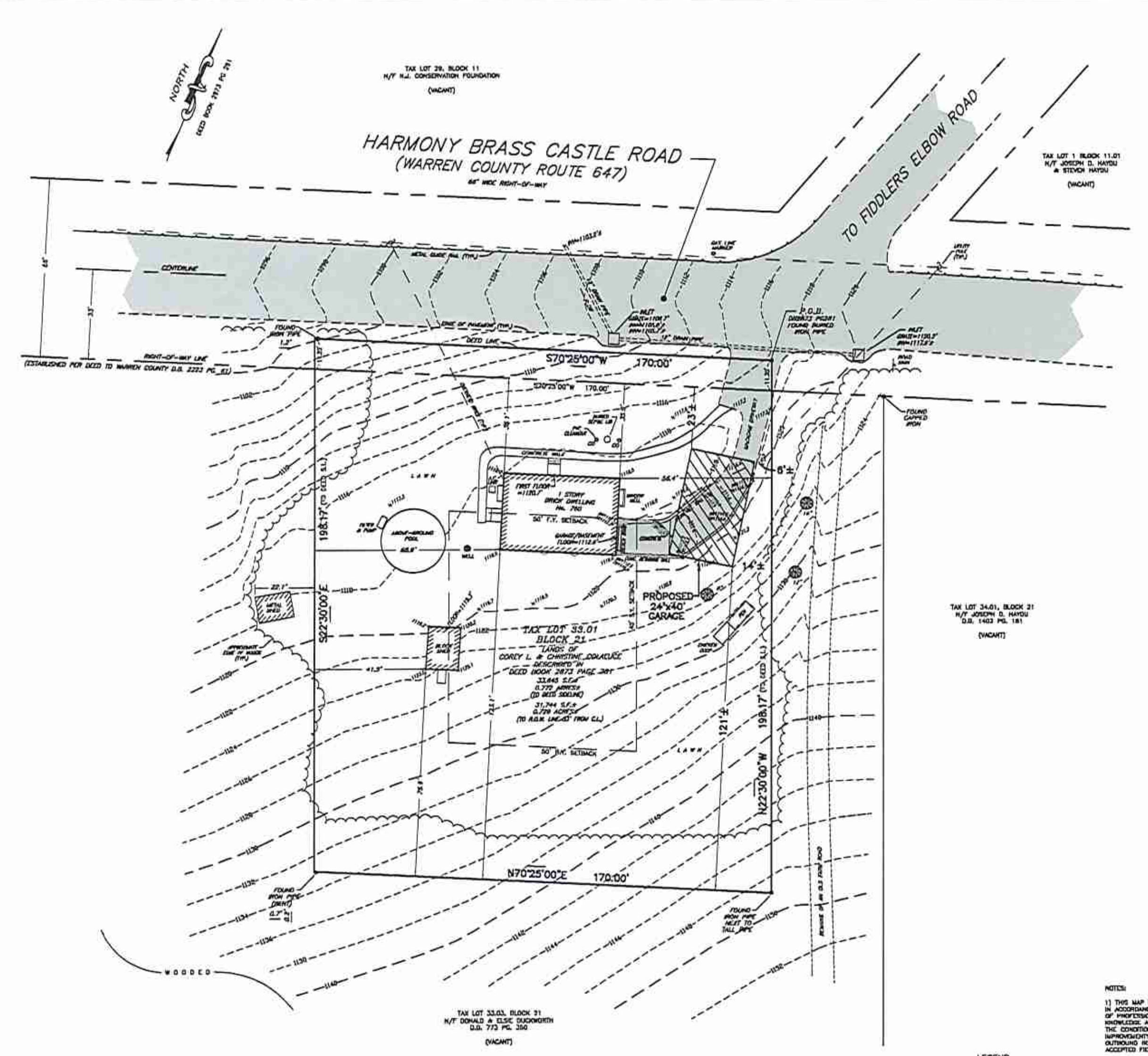
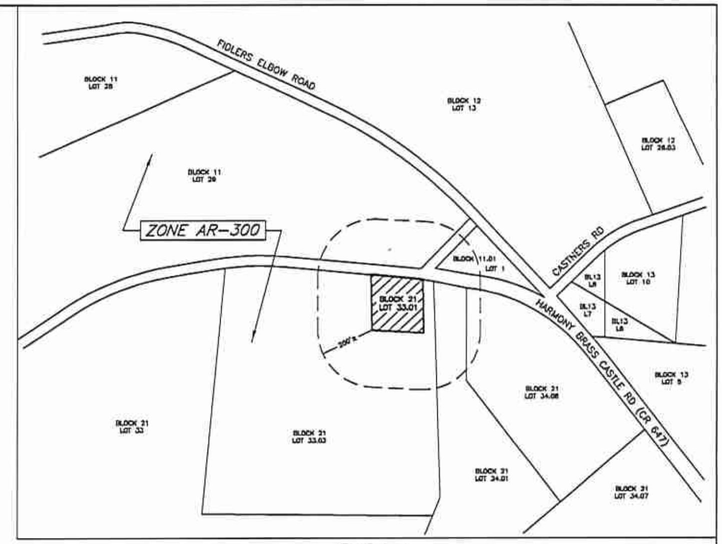


SCALE: 1"=20'



KEY MAP 1"=200'±

EXISTING COVERAGES:

DWELLING	1,239 S.F.
MACADAM DRIVE	838 S.F.
CONC. DRIVE	232 S.F.
CONC. WALK	367 S.F.
STEPS	36 S.F.
CHIMNEY	17 S.F.
A.C. UNIT	3 S.F.
WINDOW WELLS	18 S.F.
COOP	33 S.F.
POOL	452 S.F.
POOL FILTER	10 S.F.
BLOCK SHED	189 S.F.
TOTAL:	3,434 S.F.

3,434 S.F. / 31,744 S.F. = 0.1082 (10.8%)

PROPOSED COVERAGES:

DWELLING	1,239 S.F.
MACADAM DRIVE	838 S.F.
CONC. DRIVE	232 S.F.
CONC. WALK	367 S.F.
STEPS	36 S.F.
CHIMNEY	12 S.F.
A.C. UNIT	3 S.F.
WINDOW WELLS	18 S.F.
COOP	33 S.F.
POOL	452 S.F.
POOL FILTER	10 S.F.
BLOCK SHED	189 S.F.
(EXISTING)	3,434 S.F.
PROPOSED GARAGE	[illegible] S.F.
AREA OF DRIVEWAY WITHIN GARAGE	-[illegible] S.F.
TOTAL:	3,888 S.F.

3,888 S.F. / 31,744 S.F. = 0.1225 (12.2%)

ZONE SCHEDULE: AR-300 ZONE

(SINGLE-FAMILY DWELLING PRIOR TO 12/21/04)

PRINCIPAL STRUCTURE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 ACRES	0.729 ACRES *	NO CHANGE
MINIMUM LOT WIDTH	300 FT.	170 FT. *	NO CHANGE
MINIMUM FRONT YARD	50 FT.	35 FT. *	NO CHANGE
MINIMUM SIDE YARD (ONE)	40 FT.	56.4 FT.	NO CHANGE
MINIMUM SIDE YARDS (COMBINED)	100 FT.	125.3 FT.	NO CHANGE
MINIMUM REAR YARD	75 FT.	123.1 FT.	NO CHANGE
MAXIMUM BUILDING HEIGHT	35 FT./2.5 STY.	< 35 FT./ 1 STY.	NO CHANGE
MAXIMUM LOT COVERAGE	10%	10.8% *	12.2% **
ACCESSORY STRUCTURE	**REQUIRED**	**EXISTING**	**PROPOSED**
MINIMUM SIDE YARD	20 FT.	41.5 FT.	6 FT. **
MINIMUM REAR YARD	20 FT.	76.9 FT.	NO CHANGE

* EXISTING NON CONFORMITY
** PROPOSED NON CONFORMITY (VARIANCE NEEDED)

HARMONY TOWNSHIP USE ONLY

LAND USE BOARD CHAIRMAN ______ DATE
LAND USE BOARD SECRETARY ______ DATE
LAND USE BOARD ENGINEER ______ DATE

WARREN COUNTY USE ONLY

OWNER/APPLICANT:
COREY L. AND CHRISTINE COLALUCE
760 HARMONY BRASS CASTLE ROAD
PHILLIPSBURG, NJ 08865

NOTES:

1) THIS MAP IS BASED ON A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. THE OUTBOUND BOUNDARY GEOMETRY IS BASED ON SAID SURVEY AND MEETS THE ACCEPTED FIELD CLOSURE ERROR OF 1:10,000 OR BETTER.

2) THIS BOUNDARY LINES HAVE BEEN ESTABLISHED IN ACCORDANCE WITH INFORMATION FILED IN THE WARREN COUNTY CLERK'S OFFICE AND IS SUBJECT TO ANY EASEMENTS OF RECORD (WRITTEN OR UNWRITTEN) AND TO ANY OTHER PERTINENT FACTS WHICH A COMPLETE TITLE SEARCH MIGHT DISCLOSE.

3) THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

4) THE CONTOURS SHOWN HEREON WERE ESTABLISHED FROM A GROUND SURVEY BY THIS OFFICE ON MARCH 18, 2021. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), OBTAINED BY MEANS OF RTK GPS USING THE NGS CORS NETWORK.

5) THIS PROPERTY LIES WITHIN THE NEW JERSEY HIGHLANDS PRESERVATION AREA.

6) THE LOCATION AND DIMENSIONS OF THE PROPOSED GARAGE IS SHOWN FROM INFORMATION SUPPLIED BY THE CLIENT AND IS FOR FEASIBILITY PURPOSES ONLY. ANY PROPOSED GRADES OR DESIGN MUST COME FROM A LICENSED ENGINEER.

LEGEND

- OVERHEAD WIRES
- EDGE OF PAVEMENT
- MINOR CONTOUR
- MAJOR CONTOUR
- SPOT ELEVATION
- DECIDUOUS TREE (WITH DIAMETER)
- UTILITY POLE

PROPERTY OWNERS WITHIN 200' (PER HARMONY TOWNSHIP TAX ASSESSOR)

BLOCK	LOT	OWNER & ADDRESS
11	29	NJ CONSERVATION FOUNDATION, 170 LONGVIEW ROAD, FAR HILLS, NJ 07931
11.01	1	JOSEPH D & STEVEN HAYDU, 204 MONROE ST, WHIPPANY, NJ 07981
21	33.03	DONALD & ELSIE DUCKWORTH, 541 MONTANA RD, PHILLIPSBURG, NJ 08865
21	34.01	JOSEPH D HAYDU, 204 MONROE ST, WHIPPANY, NJ 07981
21	34.08	STEVEN C HAYDU, 8 BLACK BEAR TRAIL, HACKETTSTOWN, NJ 07840

UTILITIES

VERIZON CORPORATE OFFICES
540 BROAD STREET
NEWARK, NJ 07101

AQUA NEW JERSEY
10 BLACK FOREST ROAD
HAMILTON, NJ 08691

GPU ENERGY, INC.
MADISON AVE AT PUNCH BOWL RD
MORRISTOWN, NJ 07960

MERRILL CREEK OWNERS GROUP
34 MERRILL CREEK ROAD
WASHINGTON, NJ 07882

SERVICE ELECTRIC CABLE TV, INC.
2260 AVENUE A
BETHLEHEM, PA 18017

TRANSCONTINENTAL GAS PIPE LINE CORP.
2800 POST OAK BLVD, PO BOX 1396
HOUSTON, TEXAS 77251

EMBARQ nka CENTURY LINK
1201 WALNUT BOTTOM RD, PO BOX 1201
CARLISLE, PA 17013-0905

PROPOSED GARAGE VARIANCE MAP FOR COREY & CHRISTINE COLALUCE TAX LOT 33.01, BLOCK 21, TAX MAP SHEET 3 IN THE TOWNSHIP OF HARMONY WARREN COUNTY, NEW JERSEY

REVISIONS:	
MARCH 30, 2021 (ADD TOPOGRAPHY)	
SCALE: 1"=20'	FIELD BOOK: LL
ORDER No.: P200905	DWG:P200905
FILE NO.: 760 BRASS CASTLE RD, HARMONY TWP.	

DAVID B. SWANSON
PROFESSIONAL LAND SURVEYOR
1060 Harmony Station Road
Phillipsburg, New Jersey 08865
Phone (908) [illegible]
Fax (973) [illegible]
NJ LICENSE No. 24GS04330000

Date: OCTOBER 2, 2020