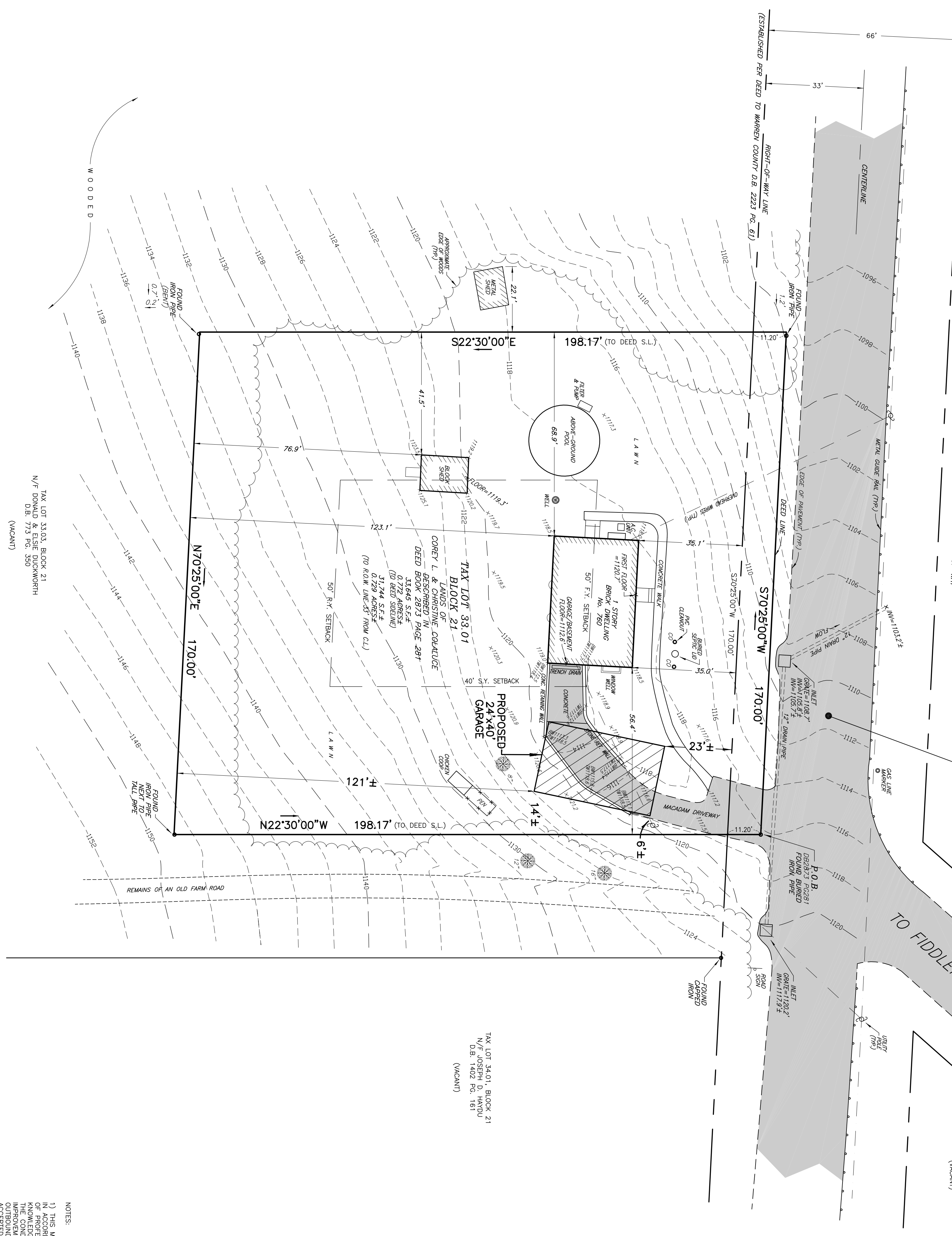


TAX LOT 29, BLOCK 11
N/F N.J. CONSERVATION FOUNDATION
(VACANT)

HARMONY BRASS CASTLE ROAD (WARREN COUNTY ROUTE 647) 65' WIDE RIGHT-OF-WAY

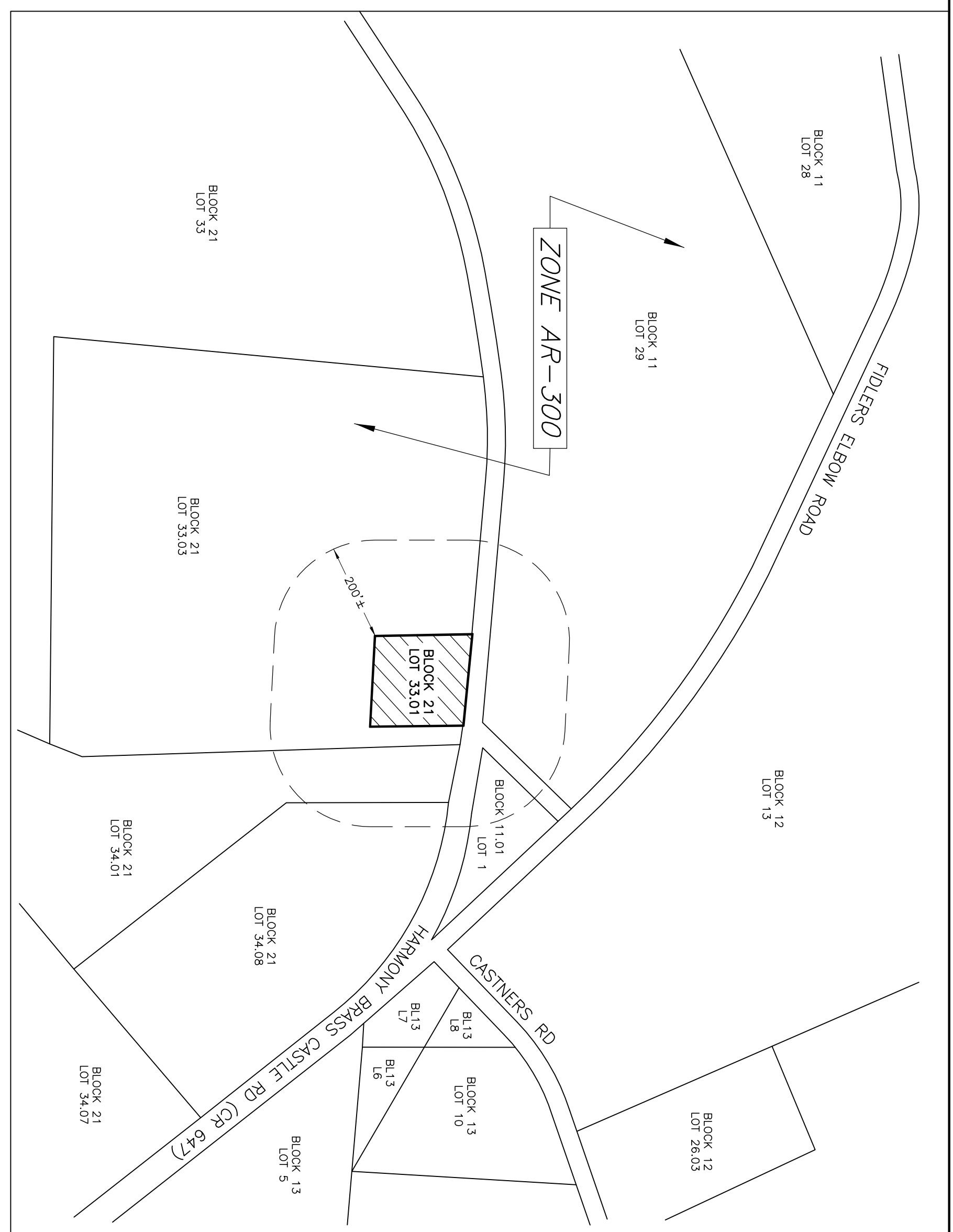
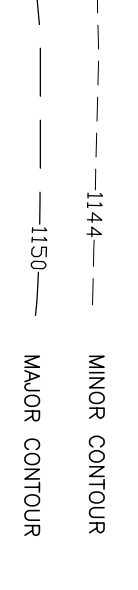
TAX LOT 1, BLOCK 11, 01
N/F JOSEPH D. HANDU
& STEVEN HANDU
(VACANT)



TAX LOT 33.01, BLOCK 21
N/F DONALD & ELSE DICKWORTH
DB: 773 PG. 389
(VACANT)

LEGEND

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



| EXISTING COVERAGES: | | EMBEDED COVERAGES: | |
|---------------------|--|--------------------|--|
| DEVELOPMENT | 1.228 S.F. | DEVELOPMENT | 1.228 S.F. |
| MACADAM DRIVE | 429 S.F. | MACADAM DRIVE | 429 S.F. |
| CONCRETE DRIVE | 212 S.F. | CONCRETE DRIVE | 212 S.F. |
| CONCRETE WALK | 367 S.F. | CONCRETE WALK | 367 S.F. |
| CONCRETE | 98 S.F. | CONCRETE | 98 S.F. |
| ASPHALT | 12 S.F. | ASPHALT | 12 S.F. |
| GRAVEL | 12 S.F. | GRAVEL | 12 S.F. |
| A.C. CURB | 5 S.F. | A.C. CURB | 5 S.F. |
| CONCRETE | 12 S.F. | CONCRETE | 12 S.F. |
| POOL | 42 S.F. | POOL | 42 S.F. |
| POOL FILTER | 10 S.F. | POOL FILTER | 10 S.F. |
| POOL FILTER | 10 S.F. | POOL FILTER | 10 S.F. |
| ROCK SHED | 192 S.F. | ROCK SHED | 192 S.F. |
| TOTAL: | 3,434 S.F. | TOTAL: | 3,434 S.F. |
| | 3,434 S.F. / 31,744 S.F. = 0.1082 (10.82%) | | 3,434 S.F. / 31,744 S.F. = 0.1082 (10.82%) |
| | | | 3,898 S.F. / 31,744 S.F. = 0.1228 (12.28%) |

ZONE SCHEDULE: AR-300 ZONE (SINGLE-FAMILY DWELLING FROM 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. | 10.8X * | NO CHANGE |
| MAXIMUM LOT COVERAGE | 10X | 10.8X * | NO CHANGE |
| 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)

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 LAND SURVEYORS. I HAVE CONDUCTED A REASONABLE INVESTIGATION OF THE KNOWLEDGE AND BELIEF THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON, WHICH IS BASED ON THE OUTSIDE BOUNDARY SURVEY. I AM NOT A LICENSED ENGINEER AND I HAVE NOT PERFORMED AN ENGINEERING SURVEY. I AM NOT A LICENSED ENGINEER AND I HAVE NOT PERFORMED AN ENGINEERING SURVEY. I AM NOT A LICENSED ENGINEER AND I HAVE NOT PERFORMED AN ENGINEERING SURVEY.
- 2) THIS BOUNDARY LINES HAVE BEEN ESTABLISHED IN ACCORDANCE WITH INFORMATION FILED IN THE WARREN COUNTY CLERK'S OFFICE AND IS SUBJECT TO ANY EVENTS OF RECORD (WRITTEN OR UNWRITTEN) AND TO ANY OTHER PERMISSIBLE FACTS WHICH A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
- 3) THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBTAINED ON THE FIELD SURVEY AND ARE NOT GUARANTEED TO BE EXACTLY WHERE SHOWN. BY THIS OFFICIAL SURVEY, I AM NOT GUARANTEEING THE LOCATION, DEPTH OR ABANDONED, OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR ANY CONDUIT NETWORK.
- 4) THE CONTOURS SHOWN WERE ESTABLISHED FROM A BOUNDARY SURVEY BY THE FIELD SURVEYOR AND ARE NOT GUARANTEED TO BE EXACTLY WHERE SHOWN. THE VERTICAL DATUM OF 1988 (NAVD83) OBTAINED BY MEANS OF RIK GPS USING THE GPS CORNER NETWORK.
- 5) THIS PROPERTY LIES WITHIN THE NEW JERSEY HIGHLANDS PRESERVATION AREA. ANY PROPOSED GRADERS OR DESIGN MUST COME FROM A LICENSED ENGINEER.

PROPOSED GARAGE VARIANCE MAP FOR COREY L AND CHRISTINE COLALUCE TAX LOT 33.01, BLOCK 21, TAX MAP SHEET 3

THE TOWNSHIP OF HARMONY IN WARREN COUNTY, NEW JERSEY

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

WARREN COUNTY USE ONLY

HARMONY TOWNSHIP USE ONLY

LAND USE BOARD CHAIRMAN _____ DATE _____

LAND USE BOARD SECRETARY _____ DATE _____

LAND USE BOARD ENGINEER _____ DATE _____

DAVID B. SWANSON
PROFESSIONAL LAND SURVEYOR
PHILLIPSBURG, NEW JERSEY 08865
Phone (609) 235-8592
Fax (609) 235-8670

Date: OCTOBER 2, 2020

REVISIONS:

| DATE | BY | DESCRIPTION |
|----------------|------------------|-------------|
| MARCH 20, 2021 | DAVID TOROCHIANI | |

SCALE: 1"=20'
ORDER NO.: 7503093 DWG: 2503093

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

| BLOCK | LOT | OWNER & ADDRESS |
|-------|-------|--|
| 11 | 29 | N.J. CONSERVATION FOUNDATION 170 LONGVIEW ROAD FAR HILLS, NJ 07931 |
| 11 | 01 | JOSEPH D & STEVEN HANDU 651 MONTE CARLO RD PHILLIPSBURG, NJ 07981 |
| 21 | 33.03 | DONALD & ELSE DICKWORTH 541 MONTE CARLO RD PHILLIPSBURG, NJ 08865 |
| 21 | 34.01 | 204 MONROE ST PHILLIPSBURG, NJ 07981 |
| 21 | 34.08 | STEFAN C KAROU HACKETTSTOWN, NJ 07840 |

UTILITIES

| UTILITIES | LOCATION |
|-----------------------------------|--|
| VERSION CORPORATE OFFICES | 540 BROAD STREET NEWARK, NJ 07101 |
| AQUA NEW JERSEY | 541 MONTE CARLO RD PHILLIPSBURG, NJ 08865 |
| CONVEYER | 541 MONTE CARLO RD PHILLIPSBURG, NJ 08865 |
| TRANSFORMERIAL GAS PIPE LINE CORP | 1201 WALNUT BOTTOM RD, PO BOX 1201 PHILLIPSBURG, NJ 07981 |
| EMERSON | 1201 WALNUT BOTTOM RD, PO BOX 1201 PHILLIPSBURG, NJ 07981 |