

ZONE AR-2 (AFFORDABLE HOUSING)			
REQUIREMENT	REQUIRED	PROPOSED	VARIANCE
MINIMUM LOT SIZE	24,000 sf	24,667 sf	24,667 sf
MINIMUM LOT FRONTAGE	130'	135.8'	135.8'
MINIMUM LOT DEPTH	240'	244.25'	10.1'
MINIMUM FRONT YARD SETBACK	10'	10'	5.1'
MINIMUM SIDE YARD SETBACK (ONE)	4'	5'	1.0'
MINIMUM SIDE YARD SETBACK (OTHER)	5'	17.8'	12.8'
MINIMUM REAR YARD SETBACK	20'	36.1'	16.1'
MAXIMUM BUILDING HEIGHT - FEET	40'	40'	0'
MAXIMUM BUILDING HEIGHT - STORIES	3 1/2-Story	3 1/2-Story	0'
MAXIMUM LOT COVERAGE	60%	60%	0%
MAXIMUM BUILDING COVERAGE	60%	60%	0%
MAXIMUM BUILDING WIDTH	100'	96'	4'
MINIMUM PARKING SETBACK (SIDE)	5'	10'	5'
MINIMUM PARKING SETBACK (REAR)	20'	88.6'	68.6'
MINIMUM PARKING SPACES (RATIO)	0.6/unit	0.83/unit	0.23/unit
MINIMUM PARKING SPACES (NUMBER)	14	19	5
BEDROOM SUMMARY:			
CATEGORY	MARKET RATE UNITS	AFFORDABLE HOUSING TOTAL	
Residential, 1-Bedroom	2 Units	1 Units	3
Residential, 2-Bedroom	12 Units	6 Units	18
Residential, 3-Bedroom	0 Units	2 Units	2
		Total Units = 23	

- MAP NOTES:
- KNOWN AND DESIGNATED AS TAX LOT 31.01 BLOCK 66.02 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS PREPARED FOR THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY. TAX MAP SHEET No. 12.
 - BOUNDARY INFORMATION ALONG WITH THE HORIZONTAL DATUM - NAD 1983 AND VERTICAL DATUM - NAVD 1988 SHOWN HEREON IS BASED UPON MAP REFERENCE No. 1 ELEV=6.84 (NAVD83), PLOTTED.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR POLICY AND IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE. IT IS STRONGLY SUGGESTED THAT A TITLE COMMITMENT BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE SUBJECT PROPERTY.
 - SUBJECT TO THE RIGHTS AND RESTRICTIONS OF ALL EASEMENTS, ORDINANCES, COVENANTS, AGREEMENTS AND/OR RESTRICTIONS BEING WITHIN AND/OR CROSSING THE BOUNDS OF THE SUBJECT PROPERTY.
 - SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY.
 - MATRIX MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS SURVEY ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.
 - EXISTING CONDITIONS ARE SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY MATRIX NEW WORLD ENGINEERING, P.C. DATED APRIL 22, 2024.
 - SUBJECT PROPERTY IS LOCATED WITHIN THE BOROUGH OF MANASQUAN AFFORDABLE HOUSING AR-2 ZONE.
 - THIS SURVEY WAS PREPARED TO BE USED AS A FINAL RECORD AS-BUILT SURVEY FOR CONVEYANCE AND NOT INTENDED TO BE USED AS A SURVEY FOR TITLE TRANSFER.

MAP REFERENCE:

- BOUNDARY & TOPOGRAPHIC SURVEY, TAX LOT 31.01 BLOCK 66.02 33 UNION AVENUE BOROUGH OF MANASQUAN, MONMOUTH COUNTY NEW JERSEY, PREPARED BY DPK CONSULTING DATED AUGUST 6, 2018, LAST REVISED ON JULY 3, 2019.
- FOUNDATION LOCATION PLAN, TAX BLOCK 66.02 LOT 31.01 33 UNION AVENUE, SITUATED IN BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. DATED OCTOBER 19, 2022.
- PROPOSED BUILDING FOR: UNION AVENUE 33, LLC 33 UNION AVENUE, MANASQUAN, N.J. TAX MAP SHEET 12 DATED JAN. 2006 BLOCK 66.02 LOT 31.01 ZONE AR-2, MAJOR SITE PLAN OCTOBER 28, 2019, PREPARED BY EUGENIUTY INFRASTRUCTURE, LLC, AS REVISED.

LEGEND

- CONCRETE CURB
- DEPRESSED CURB
- CLEAN OUT
- GAS VALVE
- WATER GATE VALVE
- CURB DRAINAGE INLET
- SINGLE DRAINAGE INLET
- DOWN SPOUT
- OVERHEAD WIRES
- GENERAL SIGN
- UTILITY POLE
- TOP OF CURB
- BOTTOM OF CURB
- TOP OF DEPRESSED CURB
- SPOT GRADE
- CONTOURS MINOR
- CONTOURS MAJOR

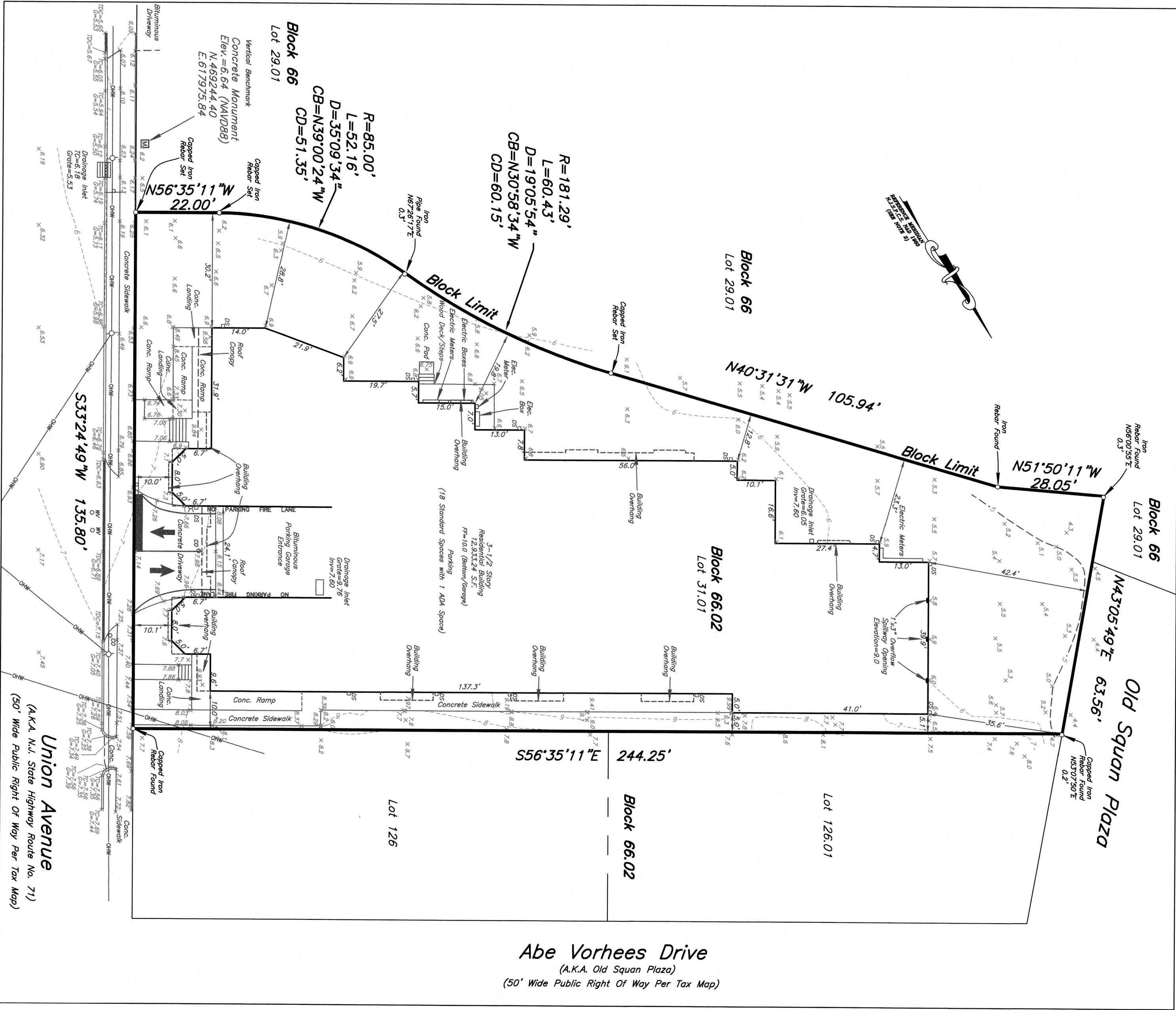
CERTIFIED TO:

Union Avenue 33, LLC

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY AND IS ACCURATE AND CORRECT, AND THAT I AM A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT AND AS OF THE DATE OF THE FIELD SURVEY AND IS NOT INTENDED TO BE USED FOR ANY PURPOSES, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.



Abe Vorhees Drive
(A.K.A. Old Squan Plaza)
(50' Wide Public Right Of Way Per Tax Map)

FINAL RECORD AS-BUILT SURVEY		MATRIXNEWORLD Engineering Progress		FRANK J. BARLOWSKI, P.L.S. NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE No. 24GS03973500																			
BLOCK 66.02 LOT 31.01 33 UNION AVENUE		Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. 442 State Route 35, Second Floor Eatontown, New Jersey 07724 Certified WBE NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA27962300		 DATE 5-15-2024																			
SITUATED IN BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY				<table><tr><td>DESIGNED BY:</td><td>MR</td><td></td><td></td><td></td><td></td></tr><tr><td>REVIEWED BY:</td><td>FJB</td><td></td><td></td><td></td><td></td></tr><tr><td>RELEASED BY:</td><td>FJB</td><td></td><td></td><td></td><td></td></tr></table>		DESIGNED BY:	MR					REVIEWED BY:	FJB					RELEASED BY:	FJB				
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PROJECT NUMBER: 22-0791		DATE: April 22, 2024		1. Revise Ramp Grades 5/15/24 MR																			
SCALE: 1"=20'				NO. DESCRIPTION DATE: BY: REL:																			
SHEET 1 OF 1				REVISIONS																			