

ZONE AR-2 (AFFORDABLE HOUSING)				
REQUIREMENT	REQUIRED	PROPOSED	EXISTING	VARIANCE
MINIMUM LOT SIZE	24,000 sf	24,067 sf	24,667 sf	135.8'
MINIMUM LOT FRONTAGE	130'			
MINIMUM LOT DEPTH	240'	244.25'	244.25'	
MINIMUM FRONT YARD SETBACK	10'	10'	10.1'	
MINIMUM SIDE YARD SETBACK (ONE)	4'	5'	5.1'	
MINIMUM REAR YARD SETBACK (BOTH)	9'	17.9'	17.5'	
MINIMUM REAR YARD SETBACK (SIDE)	20'	36.1'	35.5'	
MAXIMUM BUILDING HEIGHT-FEET	40'	40'	40'	
MAXIMUM BUILDING HEIGHT-STORIES	3 1/2-Story	3 1/2-Story	3 1/2-Story	
MAXIMUM BUILDING COVERAGE	60%	52.60%	52.50%	
MAXIMUM LOT COVERAGE	60%	60%	60%	
MAXIMUM BUILDING WIDTH	100'	96'	95.7'	
MINIMUM PARKING SET-BACK (SIDE)	5'	10'	10.9'	
MINIMUM PARKING SPACES (RATIO)	20'	88.6'	88.6'	
MINIMUM PARKING SPACES (NUMBER)	0.5/unit	0.83/unit	0.83/unit	
MINIMUM PARKING SPACES (NUMBER)	14	19	19	

CATEGORY	MARKET RATE UNITS		AFFORDABLE HOUSING		TOTAL
	Residential, 1-Bedroom	2 Units	Residential, 2-Bedroom	6 Units	
Residential, 3-Bedroom	12 Units	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 LISTED HEREON, VERTICAL BENCHMARK, CONCRETE MONUMENT ON UNION AVENUE, ELEV.=6.64 (NAVD88). 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 AS SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY MATRIX ON APRIL 22, 2024 AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF APRIL 22, 2024.
- SUBJECT PROPERTY IS LOCATED WITHIN THE BOROUGH OF MANASQUAN AFFORDABLE ZONE AR-2. MAP SITE PLAN OCTOBER 28, 2019*, PREPARED BY ENGENIUTY INFRASTRUCTURE, LLC. AS REVISED.
- THIS SURVEY WAS PREPARED TO BE USED AS A FINAL RECORD AS-BUILT SURVEY FOR CO ONLY AND NOT INTENDED TO BE USED AS A SURVEY FOR TITLE TRANSFER.

MAP REFERENCE:

1. BOUNDARY & TOPOGRAPHIC SURVEY TAX LOT 31.01 BLOCK 66-02 33 UNION AVENUE BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY*, PREPARED BY DEK CONSULTING DATED AUGUST 6, 2018, LAST REVISED ON JULY 3, 2019.
2. FOUNDATION LOCATION PLAN TAX BLOCK 66-02 LOT 31.01 33 UNION AVENUE BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY*, PREPARED BY MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. DATED OCTOBER 13, 2019.
3. PROPOSED BUILDING FPL UNION AVENUE 33, LLC 33 UNION AVENUE, MANASQUAN, N.J. TAX MAP SHEET 2 DATED JAN. 2005 BLOCK 66-02 LOT 31.01 ZONE AR-2 MAP SITE PLAN OCTOBER 28, 2019*, PREPARED BY ENGENIUTY INFRASTRUCTURE, LLC. AS REVISED.

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 MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION 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, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL DOCUMENT AND MAY HAVE BEEN ALTERED.

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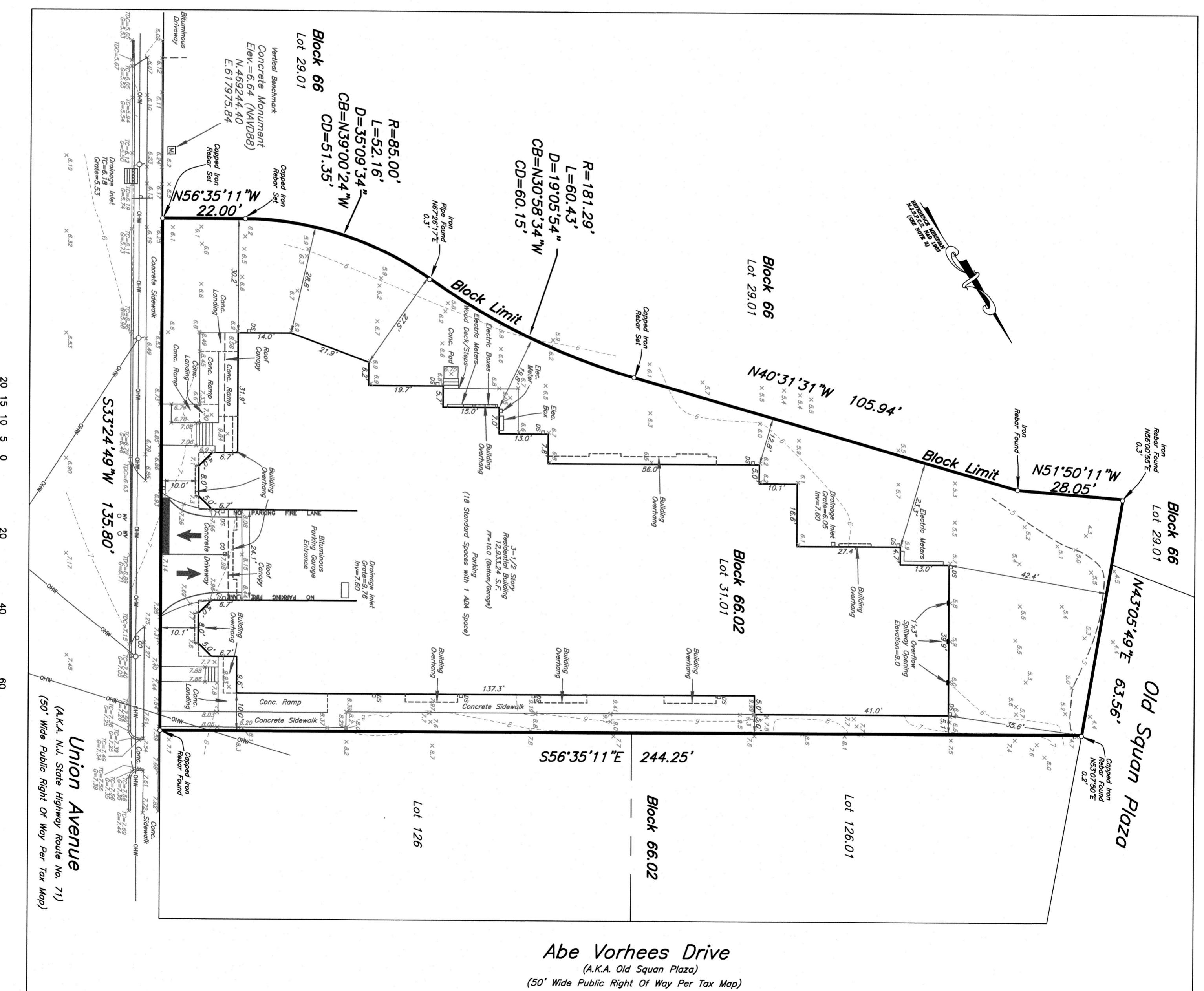
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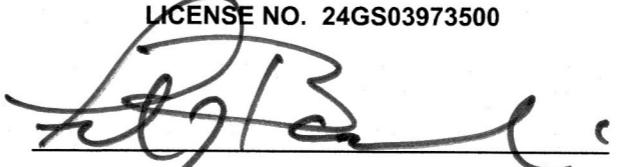
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FINAL RECORD AS-BUILT SURVEY

BLOCK 66.02 LOT 31.01
33 UNION AVENUESITUATED IN
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEYMATRIX NEWORLD
Engineering ProgressMatrix 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. 24GA27962300FRANK J. BARLOWSKI, P.L.S.
NEW JERSEY PROFESSIONAL LAND SURVEYOR
LICENSURE NO. 24GS03973500

 DATE: 5-15-2024

DESIGNED BY:	MR	REVIEWED BY:	FJB	RELEASED BY:	FJB	REVISIONS

1. Revise Ramp Grades
NO. 1. Revise Ramp Grades
DESCRIPTION
REVISIONS

PROJECT NUMBER: 22-0791

DATE: April 22, 2024

SCALE: 1"=20'

SHEET 1 OF 1