



HOWELL TOWNSHIP ZONING SCHEDULE
ZONE: HIGHWAY DEVELOPMENT 1 ZONE ~ HD-1

MINIMUMS:	REQUIRED:	EXISTING:
LOT AREA	80,000 S.F. (1.84 ACRES)	2.90 ACRES
PRINCIPAL BUILDING FRONT SETBACK	200 FT.	> 200 FT.
REAR SETBACK	60 FT.	31 FT.*
SIDE SETBACK (OR BLDG HT.)	25 FT.	> 25 FT.
ACCESSORY BUILDING SIDE SETBACK	25 FT. (or Bldg Ht.)	> 25 FT.
SIDE SETBACK	2x Building Height	N/A
MAXIMUMS:		
IMPERVIOUS COVERAGE	70%	13% ±
BUILDING HEIGHT	45 FT.	< 45 FT.

* EXISTING NON-COMFORMITY

** PRE-EXISTING DISTURBANCE IN ACCORDANCE WITH PLAN DATED 12/12/1996. SENECA SURVEYING CO., INC.

OTHER NOW OR FORMERLY GRAVEL, STONE AND/OR R-BLEND SURFACES AS PER THE PROPERTY OWNER

* PRE-EXISTING DWELLING IN ACCORDANCE WITH PLAN DATED 12/12/1996. SENECA SURVEYING CO., INC.

FLOODWAY & FLOOD HAZARD AREA LINES (SEE NOTE #9)

EXISTING DISTURBANCE WITHIN 150' BUFFER AREA CALCULATIONS

DESCRIPTION	AREA
EX. SHEED A	131.2 SQUARE FEET
EX. SHEED B	160.4 SQUARE FEET
EX. SHEED C	114.4 SQUARE FEET
EX. DWELLING A	617.4 SQUARE FEET
EX. DWELLING B	1,975.0 SQUARE FEET
EX. BUILDING C	1,670.4 SQUARE FEET
EX. BUILDING D	313.6 SQUARE FEET
EX. DWELLING E	1,670.4 SQUARE FEET
EX. DWELLING F	530.0 SQUARE FEET
EX. DWELLING G	705.7 SQUARE FEET
EX. DWELLING H	466.8 SQUARE FEET
EX. DWELLING I	770.0 SQUARE FEET
EX. DWELLING J	535.0 SQUARE FEET
EX. DWELLING K	722.3 SQUARE FEET
EX. DWELLING L	439.9 SQUARE FEET
EX. DWELLING M	584.1 SQUARE FEET
EX. DWELLING N	584.1 SQUARE FEET
EX. DWELLING P	554.1 SQUARE FEET
EX. GRAVEL A	7,355.2 SQUARE FEET
EX. CONCRETE A	42.6 SQUARE FEET
EX. CONCRETE G	21.7 SQUARE FEET
EX. CONCRETE H	10.7 SQUARE FEET
EX. CONCRETE/DRIVEWAY J	309.2 SQUARE FEET
EX. CONCRETE/DRIVEWAY K	244.6 SQUARE FEET
EX. CONCRETE L	11.0 SQUARE FEET
EX. CONCRETE M	12.0 SQUARE FEET
EX. CONCRETE N	11.0 SQUARE FEET
EX. CONCRETE O	12.0 SQUARE FEET
EX. CONCRETE P	12.0 SQUARE FEET
EX. GRAVEL/TOWER-BLEND	9,360.4 SQUARE FEET
EX. DEBRIS (EXCL. OVER GRAVEL)	6,215.7 SQUARE FEET
TOTAL	34,984.3 SQUARE FEET

EXISTING DISTURBANCE OUTSIDE 150' BUFFER AREA CALCULATIONS

DESCRIPTION	AREA
EX. DWELLING Q	428.2 SQUARE FEET
EX. DRIVEWAY Q	676.0 SQUARE FEET
EX. DWELLING R	560.1 SQUARE FEET
EX. DWELLING S	400.8 SQUARE FEET
EX. DRIVEWAY S	1,541.3 SQUARE FEET
EX. DRIVEWAY T	1,541.3 SQUARE FEET
EX. DEBRIS AREA	325.5 SQUARE FEET
TOTAL	5,256.9 SQUARE FEET

GENERAL NOTES:

- PROPERTY BEING KNOWN AS BLOCK 139, TAX LOT 7, AS SHOWN ON SHEET 7.28 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HOWELL, LOT 7 HAS AN AREA OF APPROXIMATELY 2.904 ACRES (126,488.4 SQUARE FEET), AND IS LOCATED WITHIN THE HD-1 HIGHWAY DEVELOPMENT ZONE OF HOWELL TOWNSHIP.
- BOUNDARY INFORMATION AND THE DEPICTION OF THE TOP OF BANK ARE BASED UPON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 139, LOT 7, TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY MARYANN ASSOCIATES, HARRY J. WOODS, P.E.S., DATED 4-17-2018.
- THE MANASQUAN RIVER IS LOCATED ALONG THE NORTHERLY PROPERTY LINE ALONG WHICH THERE IS A 150 FOOT BUFFER, MEASURED FROM THE TOP OF BANK.
- THE DEPICTION AND LOCATION OF EXISTING IMPROVEMENTS ON THE SITE ARE BASED UPON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 139, LOT 7, TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY MARYANN ASSOCIATES, HARRY J. WOODS, P.E.S., DATED 4-17-2018.
- THE DEPICTION AND LOCATION OF OTHER "PRE-EXISTING" IMPROVEMENTS ON THE SITE ARE BASED UPON A PLAN ENTITLED "PLAN OF SURVEY, SQUARE TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY, BLOCK 139, LOT 7", PREPARED BY SENECA SURVEYING CO., INC., FRANK J. EMSW, P.E.S., DATED 12/12/1996.
- THE DEPICTION OF THE FLOOD HAZARD AREA (BASE FLOOD ELEVATION) AND FLOODWAY IS BASED ON THE FEMA FLOOD INSURANCE RATE MAP, "MONMOUTH COUNTY, NEW JERSEY (FIRM NO.2002C0202S), MAP NUMBER 5402C0202S, PREPARED BY SENECA SURVEYING CO., INC., FRANK J. EMSW, P.E.S., DATED 12/12/1996.

SCALE: (1 inch = 30 Feet)

No.	Date	Revision
2	11/25/19	REVISED AS PER INTERNAL REVIEW
1	9/4/19	REVISED AS PER INTERNAL REVIEW

CONCEPTUAL PLAN
TAX LOT 7
BLOCK 139
 TOWNSHIP OF HOWELL
 MONMOUTH COUNTY, NEW JERSEY

EXISTING CONDITIONS

Geller Sive & Company
 Consulting Engineers & Planners
 Civil • Site • Transportation
 Traffic • Municipal

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ROBERT D. SIVE
 N.J. Professional Engineer No. 43816
 DATE: 6/17/19

SCALE	SHEET	JOB NUMBER
1"=30'	1 OF 4	2683