

KEY MAP
SCALE: 1"=2000'

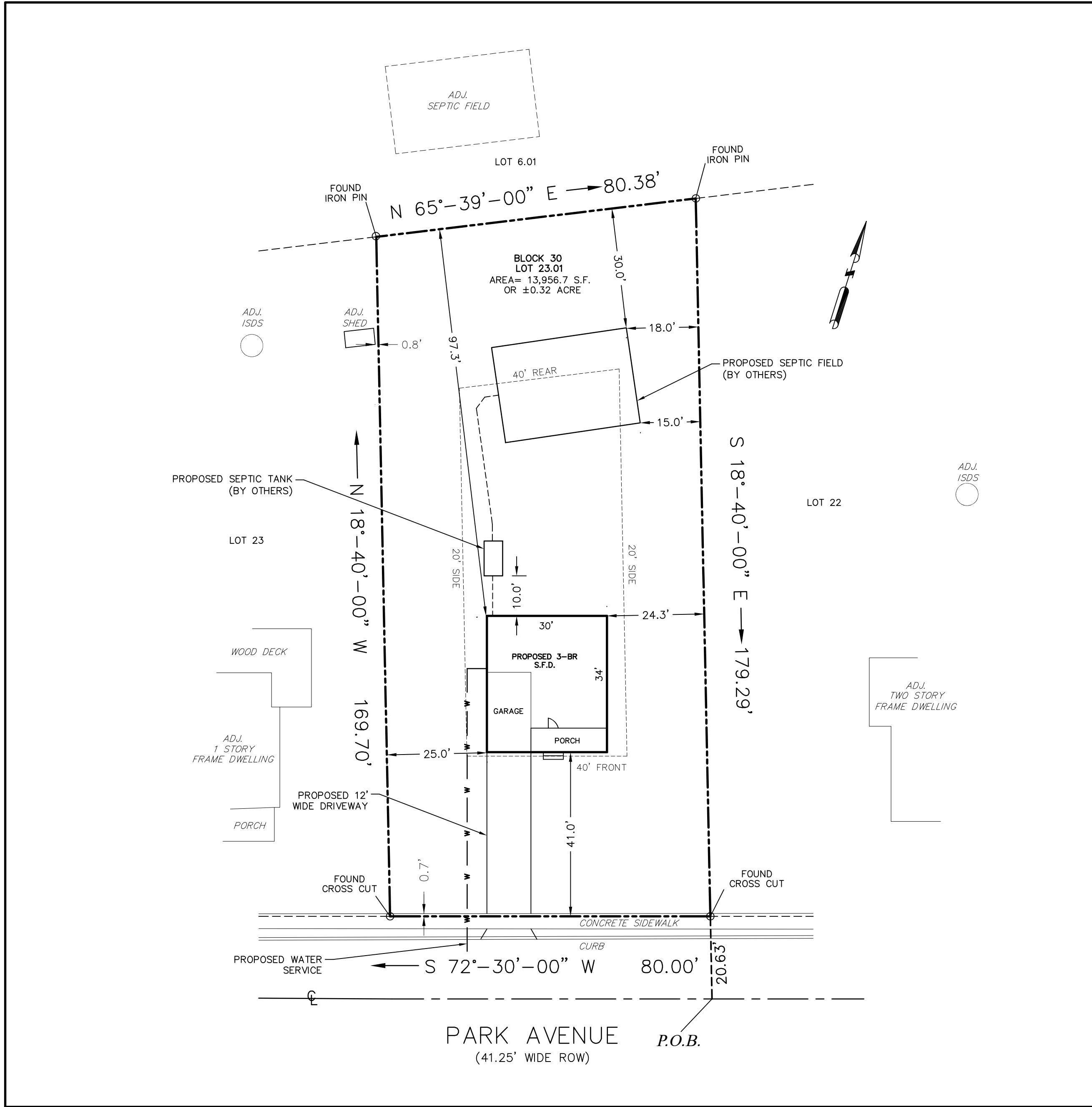
TAX MAP
SCALE: 1"=300'

NOTES:

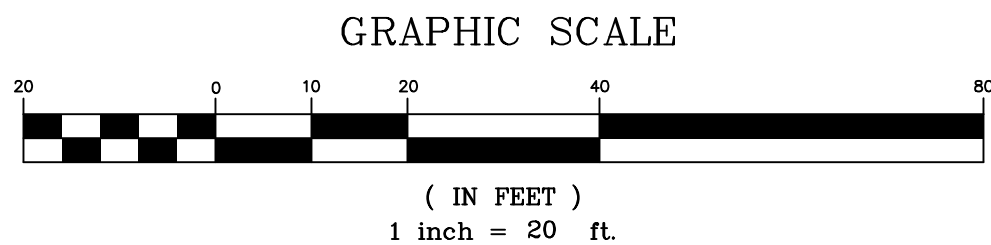
1. THE PURPOSE OF THIS PLAN IS TO OBTAIN VARIANCE APPROVAL FOR THE PROPOSED SINGLE-FAMILY DWELLING.
2. THIS PLAN IS NOT TO BE USED FOR THE BUILDING CONSTRUCTION. SEE APPROVED BUILDING PLANS.
3. THIS PLAN DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONST. MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS PERTAINING THERETO.
4. OUTBOUND AND TOPOGRAPHIC INFORMATION TAKEN FROM "SURVEY OF PREMISES: 95 PARK AVENUE, SITUATED IN BOROUGH OF ELMER, COUNTY OF SALEM, NEW JERSEY" DATED 7/8/25 AND PREPARED BY EWING ASSOCIATES.

VARIANCES REQUESTED:

1. A VARIANCE IS BEING REQUESTED FOR THE PROPOSED LOT AREA. A MINIMUM OF 1 ACRE IS REQUIRED AND 0.32 ACRES IS PROVIDED. THIS IS A NON-CONFORMING CONDITION.
2. A VARIANCE IS BEING REQUESTED FOR THE PROPOSED LOT FRONTAGE. 150 FEET IS REQUIRED AND 80 FEET IS PROVIDED. THIS IS A NON-CONFORMING CONDITION.
3. A VARIANCE IS BEING REQUESTED FOR THE PROPOSED LOT DEPTH. 200 FEET IS REQUIRED AND 169 FEET IS PROVIDED. THIS IS A NON-CONFORMING CONDITION.



LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA AND AT HIS OWN EXPENSE TO VERIFY THE LOCATION, SIZE, TYPE AND ELEVATION OF ANY UTILITIES PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THIS DOCUMENT IS THE PROPERTY OF EWING ASSOCIATES. THE DOCUMENTS ARE PROVIDED SOLELY IN CONNECTION WITH THIS PROJECT. ANY OTHER USE OR REUSE OF THESE DOCUMENTS, REPRODUCTION, SALE OR OTHER DISPOSITION OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED WITHOUT THE CONSENT OF EWING ASSOCIATES. ALL DOCUMENTS PREPARED BY EWING ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION BY EWING ASSOCIATES OF EWING ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS EWING ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THERE FROM.



LEGEND

- X 98 EXISTING SPOT ELEVATION
- X 99.55 PROPOSED SPOT ELEVATION
- 98--- EXISTING CONTOUR
- 100--- PROPOSED CONTOUR
- DRAINAGE DIRECTION

BULK REQUIREMENTS

ZONE: CON - CONSERVATION
PROPOSED USE: SINGLE-FAMILY DWELLING

	REQUIRED	PROPOSED	COMMENTS
MIN. LOT SIZE	1 ACRE	0.32 ACRE**	NON-CONFORMING
MIN. LOT FRONTAGE	150 FT	80 FT**	NON-CONFORMING
MIN. LOT DEPTH	200 FT	169 FT**	NON-CONFORMING
MIN. BUILDING SETBACKS			
FRONT YARD	40 FT	41 FT	CONFORMING
SIDE YARD	20 FT	24.3 FT	CONFORMING
REAR YARD	40 FT	96.6 FT	CONFORMING
MAX. BUILDING COVERAGE	10% (1,395 SF)	7.3% (1,020 SF)	CONFORMING
MAX. LOT COVERAGE	5% (698 SF)	3.2% (443 SF)	CONFORMING
MIN. HAB. FLOOR AREA	1,440 S.F.	1,487 S.F.	CONFORMING
MAX. BUILDING HEIGHT	35 FT	<35 FT	CONFORMING

**EXISTING NON-CONFORMING CONDITION

*NON-CONFORMING CONIDITION-VARIANCE REQUIRED

GREGORY J. SIMONDS, P.E.

Gregory J. Simonds

NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 46666

CONSTRUCTION CHECK

DATE

BT

REVISIONS

DATE

NO.

EWING ASSOCIATES
ENGINEERS AND SURVEYORS
900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312
PHONE: (856) 881-4931

VARIANCE PLAN FOR:

95 PARK AVENUE

SHEET 5, BLOCK 30, LOT 23.01

BOROUGH OF ELMER, SALEM COUNTY, NJ

VARIANCE PLAN

JOB NO: 025-276
DATE: 7/25/25
SCALE: 1"=20'
DRAWN BY: RPH

SHEET:

1 OF 1

APPLICANT/OWNER: HIGHLAND DEVELOPMENT GROUP
105 N. HIGH ST
MILLVILLE, NJ 08332