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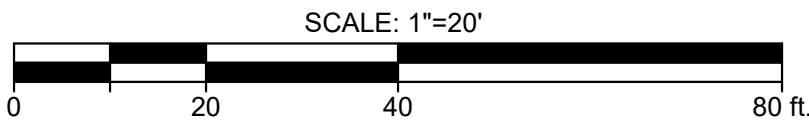


ZONING TABLE			
BLOCK 2601, LOT 9 (179 CULBERSON ROAD)			
TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY			
LOT AREA = 87,716.0 SF (2.01 ACRES)			
ZONE: R-2 (2 ACRE RESIDENTIAL ZONE DISTRICT)			
EXISTING / PROPOSED USE: SINGLE-FAMILY RESIDENTIAL			
REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
Min. Lot Area	2 Acres	2.01 Acres	NO CHANGE
Min. Lot Width	312.5 Ft. Note: On a corner lot, the minimum width shall be 125% of the minimum lot width set forth in Table 601. Only one lot width shall be required to meet the 125% standard.	280.3 Ft. measured along Lake Road 310.7 Ft. measured along Culberson Road (Pre-existing nonconforming condition)	NO CHANGE (VARIANCE)
Min. Lot Frontage	125 Ft.	275.17 Ft. measured along Lake Road 310.67 Ft. measured along Culberson Road	NO CHANGE
Min. Principal Building Front Yard Setback	100 Ft.	63.3 Ft. to Lake Road (Pre-existing nonconforming condition) 84.9 Ft. to Culberson Road (Pre-existing nonconforming condition)	101.0 Ft. to Lake Road 132.8 Ft. to Culberson Road
Min. Principal Building Side Yard Setback (Each)	50 Ft.	189.1 Ft.	131.4 Ft.
Min. Principal Building Combined Side Yard Setback	100 Ft.	N/A	N/A
Min. Principal Building Rear Yard Setback	100 Ft.	153.5 Ft.	101.0 Ft.
Min. Accessory Building Side Yard Setback	15 Ft.	N/A	N/A
Min. Accessory Building Rear Yard Setback	20 Ft.	N/A	N/A
Min. Accessory Building Distance Between Two Buildings	10 Ft.	N/A	N/A
Minimum Improvable Lot Area (See Table Below for Steep Slope Legend for Improvable Lot Area)	22,000 SF	13,441 SF (Pre-existing nonconforming condition)	NO CHANGE (VARIANCE)
Maximum Impervious Coverage	15%	7.2%	7.4%
Maximum Allowable Density Per Acre	0.5	0.498	NO CHANGE
Maximum Principal Building Height (feet)	35 Ft.	< 35 Feet	29.0 Ft. Building Height Calculation Finished floor to highest gable is 25.9 feet (see architectural plans). The average ground level to the finished floor is 3.1 feet. Building height = 25.9' + 3.1' = 29.0'
Maximum Accessory Building Height (feet)	20 Ft.	N/A	N/A
Residential Driveways: Driveway Width	All driveways shall be a minimum of 10 feet in width. Driveway grades shall not exceed 10% at any point along the entire length of the driveway. No driveway shall be located within five feet of a side lot line.	Existing driveway is 9 feet wide (Pre-existing nonconforming condition)	Proposed driveway is 14 feet wide.
Residential Driveways: Driveway Grades		Existing driveway grade does not exceed 10%	Proposed driveway grade does not exceed 10%.
Residential Driveways: Driveway Location		Existing driveway is greater than 5 feet from lot line.	Proposed driveway is greater than 5 feet from lot line.

Coverage Table			
TOTAL LOT AREA (SF) = 87,716			
Existing Coverage		Proposed Coverage	
Description	Area (SF)	Description	Area (SF)
Dwelling including porches and overhangs	1,830	Dwelling including porches and overhangs	3,063
Total Building Coverage	1,830	Total Building Coverage	3,063
	2.1%	Increase in Building Coverage	1,233
Driveways	3,381	Driveway	2,945
Landings, Stairs, Walkways, and Misc. Structures	1,123	Landings, Patio, Stairs, and Walkways	453
Total Impervious Coverage	6,334	Total Impervious Coverage	6,461
	7.2%	Increase in Impervious Coverage	127

STEEP SLOPE LEGEND FOR ENTIRE PROPERTY					
NOTE: THE STEEP SLOPE ANALYSIS IS BASED ON TEN-FOOT CONTOUR INTERVALS PER § 21-14.2(b) WHICH RESULTS IN NO AREAS WITH SLOPES THAT ARE GREATER THAN 15 PERCENT.					
SLOPE LEGEND	SLOPE CATEGORIES	AREA (S.F.)	MAXIMUM PERMITTED DISTURBANCE (%)	MAXIMUM PERMITTED DISTURBANCE (SF)	DISTURBANCE PROPOSED (SF)
	0 - 14.9%	87,716	100.00%	87,716	36,000
	15 - 19.9%	0	40.00%	0	0
	20 - 25%	0	20.00%	0	0
	> 25%	0	0.00%	0	0
	TOTAL	87,716		87,716	36,000

STEEP SLOPE LEGEND FOR IMPROVABLE LOT AREA				
NOTE: THE STEEP SLOPE ANALYSIS IS BASED ON TEN-FOOT CONTOUR INTERVALS PER § 21-14.2(b) WHICH RESULTS IN NO AREAS WITH SLOPES THAT ARE GREATER THAN 15 PERCENT.				
SLOPE LEGEND	SLOPE CATEGORIES	AREA (S.F.)	MAXIMUM PERMITTED DISTURBANCE (%)	MAXIMUM PERMITTED DISTURBANCE (SF)
	0 - 14.9%	13,441	100.00%	13,441
	15 - 19.9%	0	40.00%	0
	20 - 25%	0	20.00%	0
	> 25%	0	0.00%	0
	TOTAL	13,441		13,441



MICHAEL J. ROTH



PLOT PLANS FOR 179 CULBERSON ROAD

LAYOUT & DIMENSIONING PLAN

DATE: 09/07/23

PROJECT NO.: 230301

SHEET NO.:

2 OF 3

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05262600
ALL WORKS SHALL BE DONE IN ACCORDANCE WITH THE
PROVISIONS OF THE NEW JERSEY ENGINEERING ACT
AND THE RULES OF THE BOARD OF ENGINEERING
AND SURVEYING, AND NO PORTION IS TO BE REPRODUCED
WITHOUT THE WRITTEN PERMISSION OF ROTH ENGINEERS, LLC.

NO CERTIFICATE OF AUTHORIZATION NO. 24GA03039800
MICHAEL J. ROTH, P.E.
52 QUAIL RUN, LONG VALLEY, NJ 07863
PHONE: 973-715-7427
EMAIL: MIKE@ROTHENGINEERS.COM

BLOCK 2601, LOT 9
TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY

REVISED PER RESOLUTION COMPLIANCE REVIEW
1 12/18/23
REV # DATE