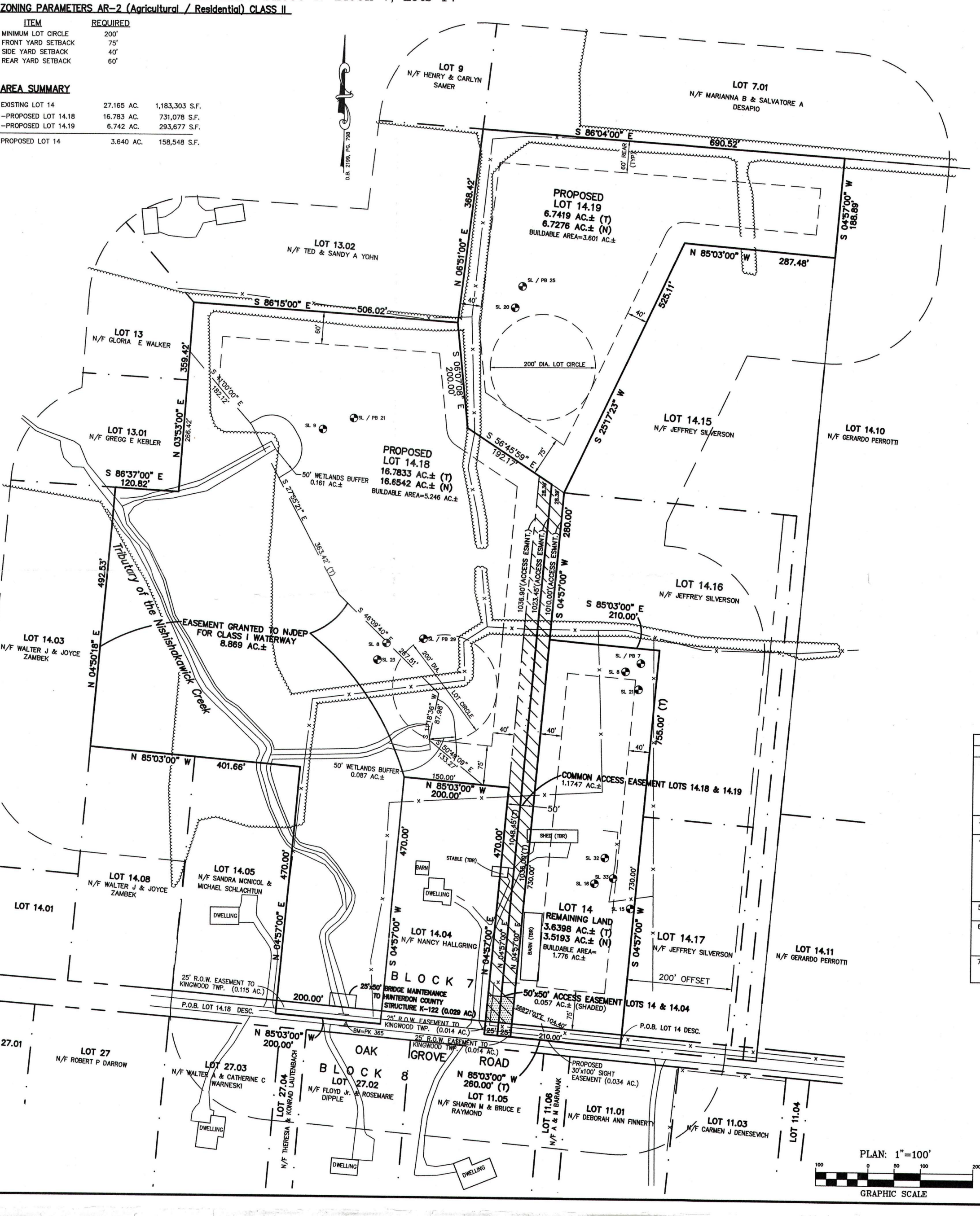
TOWNSHIP OF KINGWOOD TAX MAP: Sheet 3. Block 7, Lots 14

ZONING PARAMETERS AR-2 (Agricultural / Residential) CLASS II

ITEM	REQUIRED
MINIMUM LOT CIRCLE	200'
FRONT YARD SETBACK	75'
SIDE YARD SETBACK	40'
REAR YARD SETBACK	60'

AREA SUMMARY

EXISTING LOT 14	27.165 AC.	1,183,303 S.F.
–PROPOSED LOT 14.18	16.783 AC.	731,078 S.F.
–PROPOSED LOT 14.19	6.742 AC.	293,677 S.F.
PROPOSED LOT 14	3.640 AC.	158,548 S.F.



NOTES

1. THIS APPLICATION IS PROPOSING 2 NEW LOTS WITH REMAINING LANDS.
2. OUTBOUND INFORMATION & TOPOGRAPHY IS BASED ON AN APPROVED SUBDIVISION FOR LOT 14. PREPARED BY AZMARC, L.L.C., FLEMINGTON NJ 08822. CONTOURS MOVED TO SHEET 2. BENCHMARK REFERENCE (PK 365) IN SOUTHERLY EDGE OF PAVEMENT OF OAK GROVE RD., 19' EASTERLY OF 24" RCP CROSSING, ELEVATION = 502.21 ASSUMED FROM USGS FRENCHTOWN QUADRANGLE.
3. FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP, FILE NO. 1016-06-0015.1 (FFW-060001). DATED OCT. 11, 2006. ALL WETLANDS FALL WITHIN THE CONSTRAINED AREA AND ARE OF INTERMEDIATE RESOURCE VALUE AND NISHISHAKAWICK CREEK IS CLASSIFIED A CATEGORY ONE WATER, REQUIRES 300' BUFFER.
4. NO STEEP SLOPES OVER 14.99% FALL WITHIN THE UNCONSTRAINED LAND.
5. LOT NUMBERS TO BE ASSIGNED BY TOWNSHIP TAX ASSESSOR.
6. APPROVAL OF THIS SUBDIVISION BY THE PLANNING BOARD SHALL NOT BE CONSTRUED AND IS NOT TO BE CONSIDERED AS AN APPROVAL OF A SEWAGE DISPOSAL SYSTEM OR DESIGN, NOR SHALL SUCH SUBDIVISION APPROVAL BE CONSIDERED AS AN APPROVAL OF AND FOR ANY OTHER REQUIREMENTS, APPROVALS OF PERMITS AS MAY BE NECESSARY TO ALLOW CONSTRUCTION.
5. A SUBDIVISION FOR LOTS 14.15, 14.16 & 14.17 WAS PREVIOUSLY APPROVED BY THE KINGWOOD TOWNSHIP PLANNING BOARD, RESOLUTION NO. 2007-05, DATED .

ADJOINING OWNERS WITHIN 200'
PER CERTIFIED LIST PREPARED BY
DAVID M. GILL, CTA DATED 12/23/08.

BLOCK	LOT	OWNER
7	7.01	SALVATORE A & MARIANNA B DeSAPIO 1194 COUNTY ROUTE 519 FRENCHTOWN, NJ 08825
7	9	HENRY & CARLYN SAMER PO BOX 174 BAPTISTOWN, NJ 08803
7	13	GLORIA E WALKER 629 COUNTY ROAD 523 SOUTH WHITEHOUSE STATION, NJ 08889
7	13.01	GREGG E KEBLER 1088 COUNTY ROAD 519 FRENCHTOWN, NJ 08825
7	13.02	TED & SANDY A YOHN 1094 COUNTY ROAD 519 FRENCHTOWN, NJ 08825
7	14.01	WALTER ZAMBEK PO BOX 91 BAPTISTOWN, NJ 08803
7	14.03	WALTER J & JOYCE ZAMBEK PO BOX 91 BAPTISTOWN, NJ 08803
7	14.04	NANCY HALLGRING PO BOX 105 BAPTISTOWN, NJ 08803
7	14.05	SCHLACHTUN MICHAEL / SANDRA McNICOL 578 OAK GROVE ROAD FRENCHTOWN, NJ 08825
7	14.08	WALTER J & JOYCE ZAMBEK PO BOX 91 BAPTISTOWN, NJ 08803
7	14.10	GERARDO PERROTTI 15 CAMBRIDGE DRIVE WARREN, NJ 07059
7	14.15 14.16 14.17	JEFFREY SILVERSON 10 SO COTTENET ST. IRVINGTON NY 10533
8	11.01	DEBORAH ANN FINNERTY 549 OAK GROVE ROAD FRENCHTOWN, NJ 08825
8	11.03	CARMEN J DENESEVICH PO BOX 11 BAPTISTOWN, NJ 08803
8	11.05	SHARON M & BRUCE E RAYMOND 559 OAK GROVE ROAD FRENCHTOWN, NJ 08825
8	11.06	BARANIAK A&M c/o DEB FINNERTY 549 OAK GROVE ROAD FRENCHTOWN, NJ 08825
8	27	ROBERT P & REBECCA J B DARROW 583 OAK GROVE ROAD FRENCHTOWN, NJ 08825
8	27.02	FLOYD Jr & ROSEMARIE DIPPLE 565 OAK GROVE ROAD FRENCHTOWN, NJ 08825
8	27.03	WALTER A & CATHERINE C WARNESKI 577 OAK GROVE ROAD FRENCHTOWN, NJ 08825
8	27.04	THERESIA & KONRAD LAUTENBACH 452 GAP ROAD CHATHAM, VA 24531

PUBLIC UTILITIES

JERSEY CENTRAL POWER & LIGHT COMPANY
300 MADISON AVENUE
MORRISTOWN, N.J., 07960

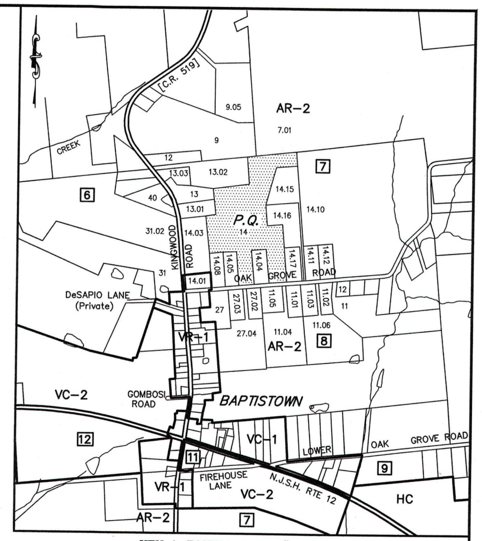
NEW JERSEY–AMERICAN WATER COMPANY, INC.
560 GROVE STREET
HADDON HEIGHTS, NJ, 08035

BUCKEYE PIPELINE CO., L.P.
P.O. BOX 368
EMMAUS, PA, 18049

UNITED TELEPHONE COMPANY OF NEW JERSEY
160 CENTER STREET
CLINTON, N.J., 08809

SERVICE ELECTRIC CABLE TV OF HUNTERDON
2260 AVENUE A
BETHLEHEM, PA, 18017

TOWNSHIP CLERK
P.O. BOX 199
BAPTISTOWN, N.J., 08803–0199



KEY & ZONING MAP: 1"=400'

OWNER/APPLICANT
JEFFREY SILVERSON
10 S COTTENET ST.
IRVINGTON, NY 10533
914–231–6077

I HEREBY CERTIFY THAT I AM THE OWNER OF THIS PROPERTY AND THAT THIS APPLICATION IS MADE WITH MY FULL CONSENT AND IN ACCORDANCE WITH MY WISHES.

Jeffrey Silverson 12/18/08
OWNER DATE

FOR TOWNSHIP APPROVALS

FOR COUNTY APPROVALS

		COLUMN A	COLUMN B	COLUMN C	LOT 14	LOT 14.18	LOT 14.19
1	GROSS TRACT AREA (AC.±)			27.165 Ac.	3.6398 Ac.	16.7833 Ac.	6.7443 Ac.
2	AREA OF EXISTING CONSERVATION EASEMENTS, EXISTING ROADS AND TRANSMISSION RIGHTS–OF–WAY AND PROPOSED NEW ROADS WITHIN THE TRACT, AREAS OF EASEMENTS OR RIGHTS–OF–WAY REQUIRED FOR WIDENING OF EXISTING ROADS ABUTTING THE TRACT BOUNDARIES, AREAS OF ALL EXISTING EASEMENTS AND RESTRICTIVE COVENANTS.			0.264 Ac. (ROW) 1.1747 Ac. (ACCESS)	0.1205 Ac. (ROW) ———	0.0143 Ac. (ROW) 0.5912 Ac. (ACCESS)	0.0143 Ac. (ROW) 0.5835 Ac. (ACCESS)
3	ADJUSTED GROSS TRACT AREA (LINE 1 LESS LINE 2)			25.7263 Ac.	3.5193 Ac.	16.1778 Ac.	6.1465 Ac.
4	CONSTRAINED AREAS: BODIES OF WATER, FLOOD PLAINS, WETLANDS, N.J.D.E.P. REQUIRED WETLANDS TRANSITION AREAS, AREAS DEEMED BY N.J.D.E.P. TO BE UNAVAILABLE FOR DEVELOPMENT DUE TO THE PRESENCE OF SPECIAL WATER RESOURCE PROTECTION AREAS FOR C–1 WATERS, REQUIRED STREAM BUFFER CONSERVATION AREAS, LAND UNDER WATER AND AREAS OF SLOPES 25% OR GREATER.	9.117 Ac.	X 0.5	4.5585 Ac.	0	9.117x0.5 4.5585 Ac.	0
5	NET SITE AREA ADJUSTED FOR CONSTRAINED AREAS (LINE 3 LESS LINE 4)			21.1678 Ac.	3.5193 Ac.	116193 Ac.	6.1465 Ac.
6	MAXIMIUM PERMITTED RESIDENTIAL DENSITY, OR FLOOR AREA RATIO AS APPROPIATE. CLASS I: 1 DU / 2 AC. CLASS II: 1 DU / 4 AC.			CLASS I: 1 PROP. CLASS II: 2 PROP.	CLASS I 1 DU / 2 Ac.	CLASS II 1 DU / 4 Ac.	CLASS II 1 DU / 4 Ac.
7	MAXIMIUM PERMITTED NUMBER OF PRINCIPAL DWELLING UNITS [OR NON–RESIDENTIAL FLOOR AREA] (LINE 5 DIVIDED BY LINE 6)			6 PERMITTED 3 PROPOSED	1 DU COMPLIES	1 DU COMPLIES	1 DU COMPLIES

12/18/08 Patrick H. Fatton, PLS
DATE PATRICK H. FATTON, PROFESSIONAL LAND SURVEYOR**, NJ Lic. No. 35361**
THIS DOCUMENT IS NOT VALID WITHOUT THE RAISED IMPRESSION SEAL OF THE ABOVE LICENSEE

HERITAGE CONSULTING ENGINEERS
ENGINEERS • SURVEYORS • PLANNERS
LEO A. SANTOWASSO, P.E. ROBERT F. LORENTZ, P.E.
115D US HIGHWAY 202, RINGOES, NJ 08551
TEL: 908–782–3400 FAX: 908–782–9699
EMAIL: hce@heritagece.com WEB: www.heritagece.com
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27995500

SHEET INDEX

1. MINOR SUBDIVISION
2. IMPROVEMENT PLAN & SOIL TEST RESULTS
3. COMMON DRIVEWAY PLAN/PROFILE & SECTIONS and S.E.S.C. NOTES & DETAILS

NO.	DATE	ISSUE / REVISION DESCRIPTION	AUTH.	BY
1	01/26/09	REV FOR COMPLETENESS & ADDED SHEETS	RFL	PDH

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MINOR SUBDIVISION
FOR
JEFFREY SILVERSON
BLOCK 7 – LOT 14
TOWNSHIP OF KINGWOOD
HUNTERDON COUNTY, NEW JERSEY