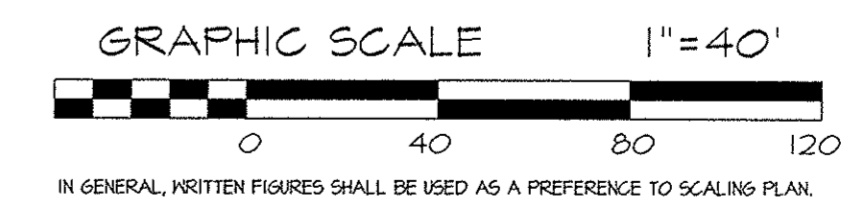
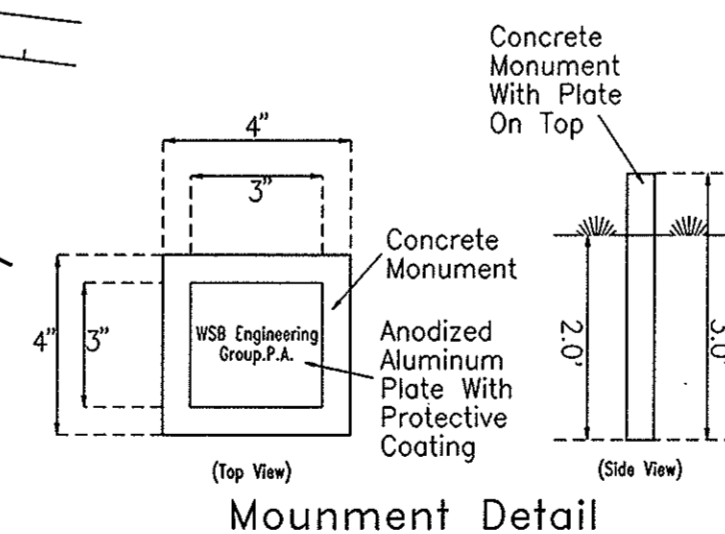


Area / Zone Map  
Scale=1"=200'

- GENERAL NOTES:**
- Parcel is Known and Designated as Lot 20.01 in Block 414 as Shown on a Certain Map Entitled "Minor Subdivision Tax Lot 20 Block 414, Ocean County, New Jersey" and Filed in the Ocean County Clerk's as Map #J-3329 on July 8th 2004, also in Deed Book #12280 Page #419
  - Outbound Information Based on a Survey by WSB Engineering Group, P.A., Edward M. Weinert, P.L.S. #31284, Dated 02/14/2020, Dwg #63321, No Revisions.
  - Entire Lot is Within Flood Hazard Zone "X" (Areas Determined to be Outside the 0.2% Annual Chance Floodplain) as Shown on FIRM Community Panel #340200300F, Effective Date 09/29/2006. No watercourses exist onsite or within 20 feet of the site.
  - Owner/Applicant:  
Steven Bendel  
5 Marion Drive  
Holmdel, New Jersey, 07733  
Phone (732) 742-6978
  - All Dimensions Both Linear and Angular of the Exterior Boundary & All Interior Lots Close Within One in Ten Thousand Feet.(1:10,000)
  - Block, Lot and Street # Assignments as Per Township Engineering Department Dated
  - Zoning Requirements are for the R-150 Residential Zone. See Schedule for Yard, Area and Building Requirements. Ref. Ordinance Sec. 348-10.16 E (11)(C)
  - Off Street Parking Shall be Provided on Each Lot Pursuant to 5.21-4.14 (RIS). Driveways & Aprons Shall be Constructed Pursuant to 348-8.20 As Amended
  - Proposed Dwellings Shall be Connected to Public Sanitary Sewer and Water. (NJ American Water)
  - No Covenants or Deed Restrictions Exist.
  - Benchmark; Datum is NAVD 88, Existing Sanitary Manhole In Front of Said Lot. Rim Elev= 52.67
  - This Subdivision Plat Shall be Filed in the Office of the Ocean County Clerk.
  - Concrete Aprons Shall be Provided At Time of Plot Plan For Each New Driveway.
  - Prior to Construction, Applicant/Property Owner Shall Coordinate With Utilities (Water, Sewer, Gas & Elec.) Relative to Location of Existing & Proposed Connections

R-150 Zone	Req'd	Lot 22.02	Lot 22.03	Lot 22.04
Min. Lot Area (S.F.)	15000	23332	38574	37805
Min. Lot Width (FT.)	100	20 *	100	100
Min. Lot Depth (FT.)	140	380.79	384.10	386.17
Min. Lot Frontage (FT.)	50	45 *	100	94.47
Min. Front Setback (FT.)	60	60	60	60
Min. Side Setback (FT.)	15	15	15	15
Min. Rear Setback (FT.)	30	30	30	30
Max. Building Height (FT.)	35	35	35	35
Gross Floor Area		1 Bdrm=860 2 Bdrm=960	1 Bdrm=860 2 Bdrm=960	1 Bdrm=860 2 Bdrm=960
		3 Bdrm=1060 4 Bdrm=1160	3 Bdrm=1060 4 Bdrm=1160	3 Bdrm=1060 4 Bdrm=1160

\* Variance Required



WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DATE OF \_\_\_\_\_  
NOTARY PUBLIC OF NEW JERSEY

I CERTIFY THAT THE TOMS RIVER TOWNSHIP PLANNING BOARD HAS APPROVED THIS MAP FOR FILING IN THE OCEAN COUNTY CLERK'S OFFICE AND THAT IT COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW". THIS CERTIFICATION SHALL EXPIRE UNLESS THIS MAP IS FILED ON OR BEFORE THE FOLLOWING DATE \_\_\_\_\_

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND THAT IT CONFORMS TO THE PROVISIONS OF "THE MAP FILING LAW". RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE \_\_\_\_\_ WHICH DATE IS ONE HUNDRED NINETY (190) DAYS AFTER THE DATE UPON WHICH THIS PLAT WAS APPROVED BY THE TOMS RIVER TOWNSHIP PLANNING BOARD.

I HEREBY CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

APPROVED BY THE TOMS RIVER MUNICIPAL UTILITIES AUTHORITY ON \_\_\_\_\_  
DIRECTOR OF ENGINEERING \_\_\_\_\_  
PROJECT# \_\_\_\_\_

FILED MAP # \_\_\_\_\_ RECORDED \_\_\_\_\_

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY DATED 11-12-2007 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNERS MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

**WSB engineering group, p.a.**  
Weinert \* Smildzins \* Baer  
engineering \* environmental planning \* landscaping \* landscape architecture  
1018 Schenck's Mill Line Road, Toms River, New Jersey 08753 (732) 244-1221 Fax (732) 505-8440  
Prepared under the supervision of: \_\_\_\_\_ Exempt from Certificate of Authorization

**EDWARD M. WEINERT**  
NJ PROFESSIONAL LAND SURVEYOR 246903128400 NJ PROFESSIONAL PLANNER 33L100376600

DATE: \_\_\_\_\_

date	revision	by	ck.
	Minor Subdivision		
<b>Tax Lot 20.02 Block 414</b>			
As Shown on the Toms River Tax Map Sheet #67 Last Revised: 10-01-2014 Tract Containing 99711 SF Street Address: #821 Oak Avenue			
Ocean County Toms River Township New Jersey			
des.	date 02/14/2020	scale 1"=40'	
dwn. MS		job no. 1003D415	
chk.	sheet 1 of 1	dwg. no. 63325	

MY COMMISSION EXPIRES \_\_\_\_\_ TOWNSHIP CLERK \_\_\_\_\_ MUNICIPAL ENGINEER \_\_\_\_\_ LICENSE# \_\_\_\_\_ DATE \_\_\_\_\_ SECRETARY \_\_\_\_\_ EDWARD M. WEINERT NJLS 31284 DATE \_\_\_\_\_