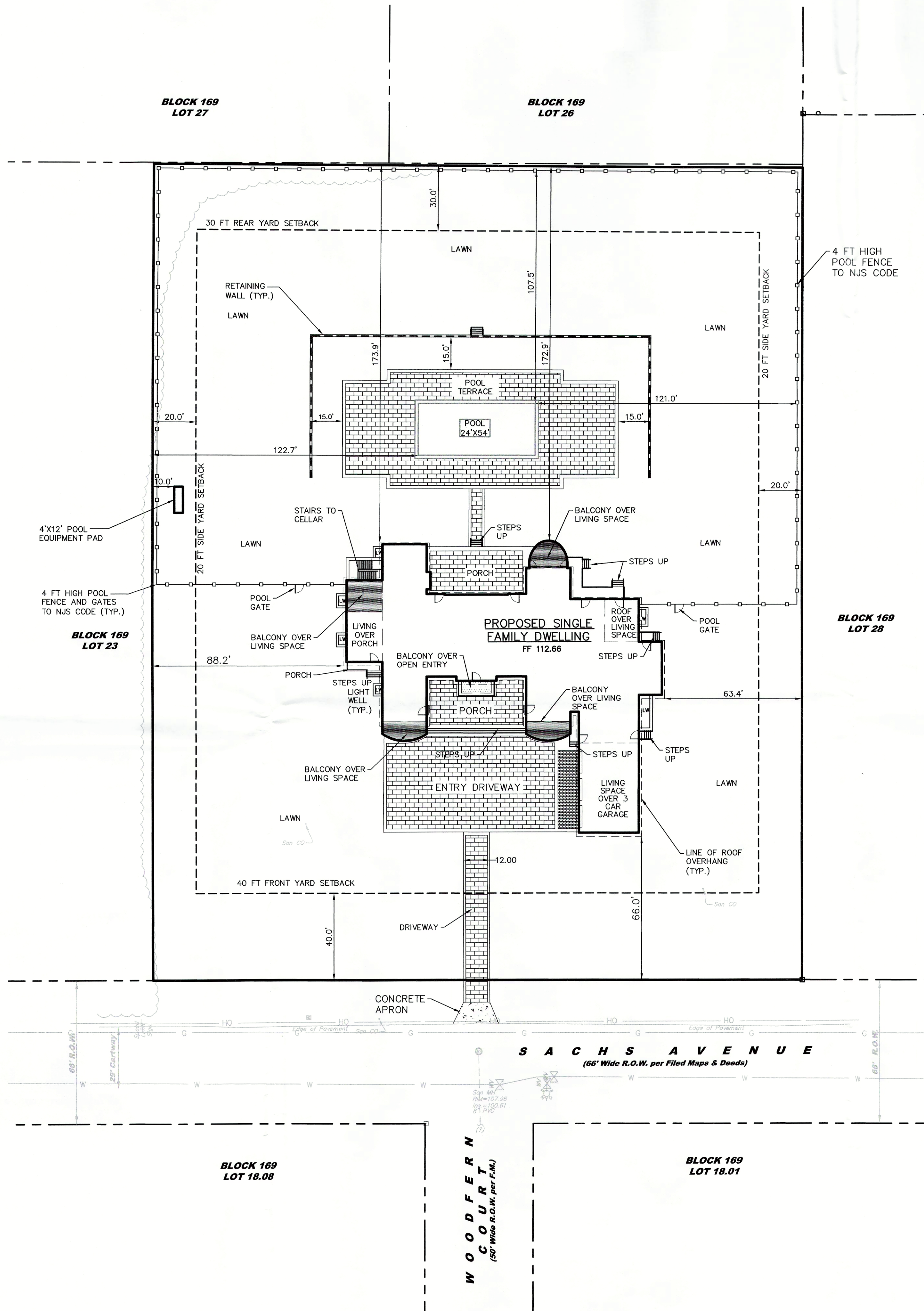




GENERAL NOTES

- THE PROPERTY IS KNOWN AS 2159 SACHS AVENUE BLOCK 169, LOT 33 AND 2155 SACHS AVENUE BLOCK 169, LOT 32 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF TOMS RIVER, SHEET NO. 13.01. THE SITE CONTAINS 112,626 S.F.±, AND IS LOCATED IN THE RURAL RESIDENTIAL ZONE.
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
- BASE MAP INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:
 - PLAN ENTITLED, "TOPOGRAPHIC & BOUNDARY SURVEY, PREPARED FOR LOTS 32 & 33, SITUATED IN THE TOWNSHIP OF TOMS RIVER (FORMERLY DOVER TOWNSHIP), OCEAN COUNTY, NEW JERSEY, PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED MAY 28, 2020.
 - ARCHITECTURAL FOOTPRINT OBTAINED FROM A PLAN PREPARED BY J.L. RAMIREZ ARCHITECTS.
 - VERTICAL DATUM IS NAVD88. HORIZONTAL DATUM IS NAD83.
- EXISTING BLOCK 169, LOTS 33& LOT 32 TO BE CONSOLIDATED TO ONE LOT.

BULK ZONING REGULATIONS TABLE

TOWNSHIP OF TOMS RIVER: RESIDENTIAL RURAL ZONING DISTRICT				
	REQUIREMENT	FORMERLY EXISTING LOTS 32 & 33 (SEE EXISTING CONDITIONS PLAN FOR COMPLETE BREAKDOWN)	PROPOSED LOT	COMPLIES
MINIMUM LOT AREA	43,560 SF	112,626 SF	112,626 SF	YES
MINIMUM LOT WIDTH	150 FT	300 FT	300 FT	YES
MINIMUM LOT DEPTH	200 FT	375.42 FT	375.42 FT	YES
MINIMUM LOT FRONTAGE	75 FT	300 FT	300 FT	YES
FRONT SETBACK ¹	40 / 60	53.30 FT	66 FT	YES
MINIMUM REAR SETBACK ²	Pn 30/ Ac 30/ PI 10	261.40 FT/ 93.40 FT/ 216.0	172.90 FT/ - / 107.50 FT	YES
MINIMUM SIDE YARD ²	Pn 20/ Ac 20/ PI 10*	20.20 FT/ 27.60 FT/ 53.30	63.40 FT/ - / 121.00 FT	YES
MAX. BUILDING HEIGHT	35 FT	27 FT	34.93 FT	YES
MAXIMUM IMPERVIOUS COVERAGE	25% ±	15.22% (COMBINED)	21.46%	YES

- THE MINIMUM FRONT SETBACK OF STRUCTURES IS DEDICATED BY THE ROAD CLASSIFICATION AS FOUND IN THE TOWNSHIP MASTER PLAN. THE SETBACK FOR STRUCTURES ADJACENT TO ARTERIAL HIGHWAYS AND SOME COLLECTOR ROADWAYS IS GREATER THAN THE SETBACK FOR STRUCTURES ADJACENT TO LESS TRAVELED ROADS SUCH AS LOCAL STREETS, LOCAL COLLECTORS AND MINOR COLLECTOR ROADWAYS.
- ABBREVIATIONS:
 - Pn IS AN ABBREVIATION FOR 'PRINCIPAL' STRUCTURE SUCH AS A HOUSE OR OFFICE BUILDING.
 - Ac IS AN ABBREVIATION FOR AN 'ACCESSORY' STRUCTURE SUCH AS A GARAGE OR SHED OVER 150 SF IN SIZE.
 - PI IS AN ABBREVIATION FOR A POOL.
- CONTRACTOR SHALL FIELD LOCATE AND PROTECT ALL EXISTING UTILITIES PRIOR TO DEMOLITION. THE CONTRACTOR SHALL CONTACT NJ ONE-CALL (KNOW BEFORE YOU DIG) AT 800-272-1000. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE UTILITY DISCONNECTS WITH THE RESPECTIVE UTILITY COMPANIES. ALL FUTURE UTILITY CONNECTIONS SHALL BE MADE TO THE EXISTING SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ANY AREA THAT HE DISTURBS BEYOND THE PROPERTY LIMITS TO ITS ORIGINAL CONDITION.

PROPOSED COVERAGE TABLE

PROPOSED	AREA (SF)
SINGLE FAMILY DWELLING	9,827
DRIVEWAY	4,655
PORCHES, WALKS, BALCONIES, STAIRS	3,146
POOL TERRACE	5,008
POOL WITH COPING	1,539
PROPOSED IMPERVIOUS COVERAGE	24,175
OVERALL COVERAGE PERCENTAGE	21.46%

NSFD as proposed only

TOWNSHIP OF TOMS RIVER
ZONING PERMIT APPROVED
20-2194
FEB 10
[Signature]

DK 1/28/21 D&D

1 01/25/21 REMOVED BASKETBALL COURT, PERGOLA & CABANA		RW	KBS
No.	Date	Revision	Revised By
30 0 30 60 SCALE IN FEET			
FPA FRENCH & PARRELLO ASSOCIATES, P.A. New Jersey • New York • Pennsylvania • Georgia No. 0B33232 [Signature] KEITH B. SMITH, PE, PP PROFESSIONAL ENGINEER, NJ LIC No 33232		Corporate Office: 1800 Route 34, Suite 101 Wall, New Jersey 07719 732-312-8800 FPAengineers.com	
SITE PLAN FOR SINGLE FAMILY RESIDENCE 2159 SACHS AVENUE FORMERLY LOTS 32 & 33; BLOCK 169			
TOWNSHIP OF TOMS RIVER OCEAN COUNTY, NEW JERSEY			
DATE: 09/16/2020	DESIGNED BY: KBS	SCALE: 1"=30'	PROJECT NUMBER: 15257.001
DRAWN BY: RW/SCS	CHECKED BY: KBS	FIELD BOOK	SHEET: 3 of 5