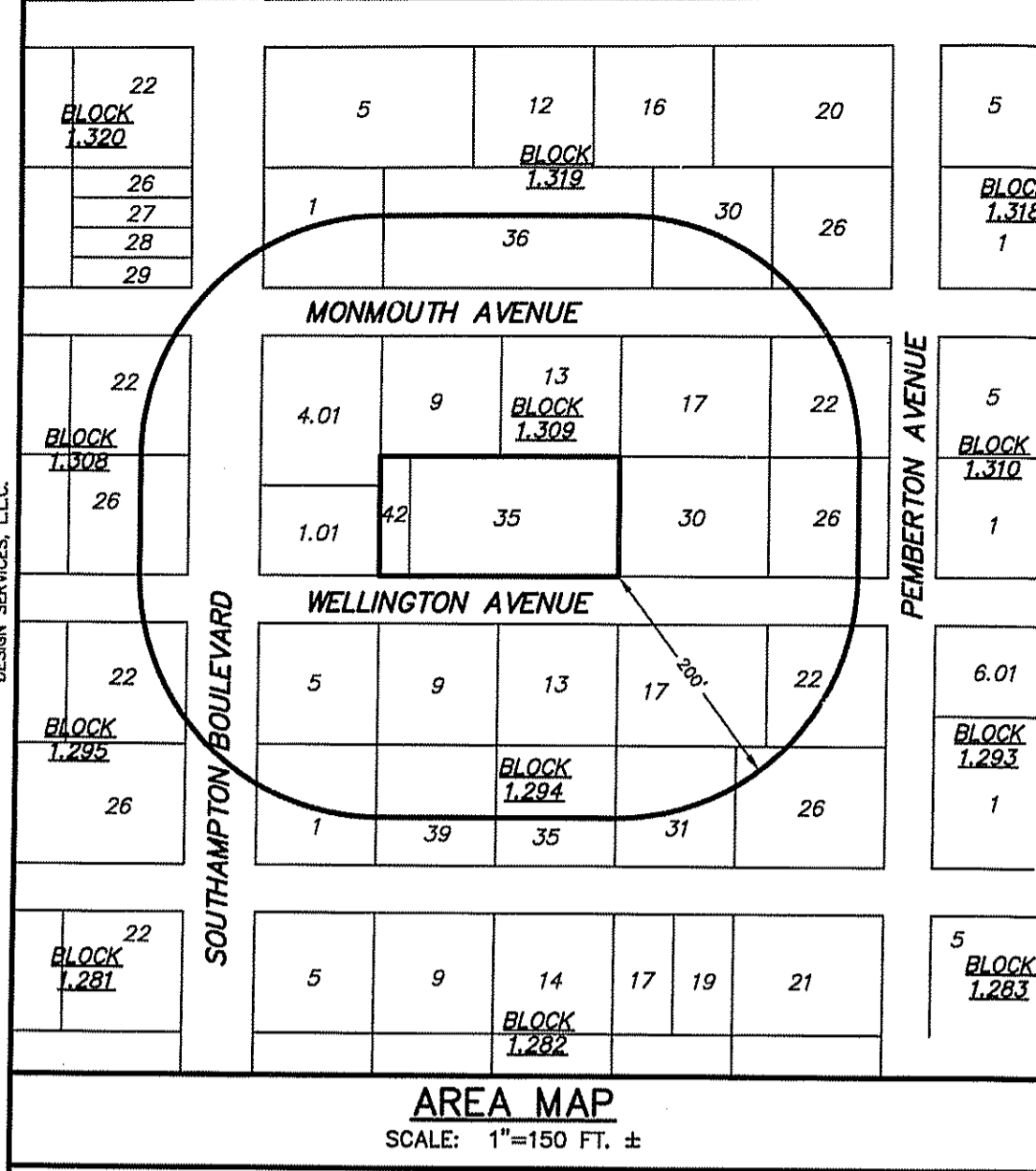


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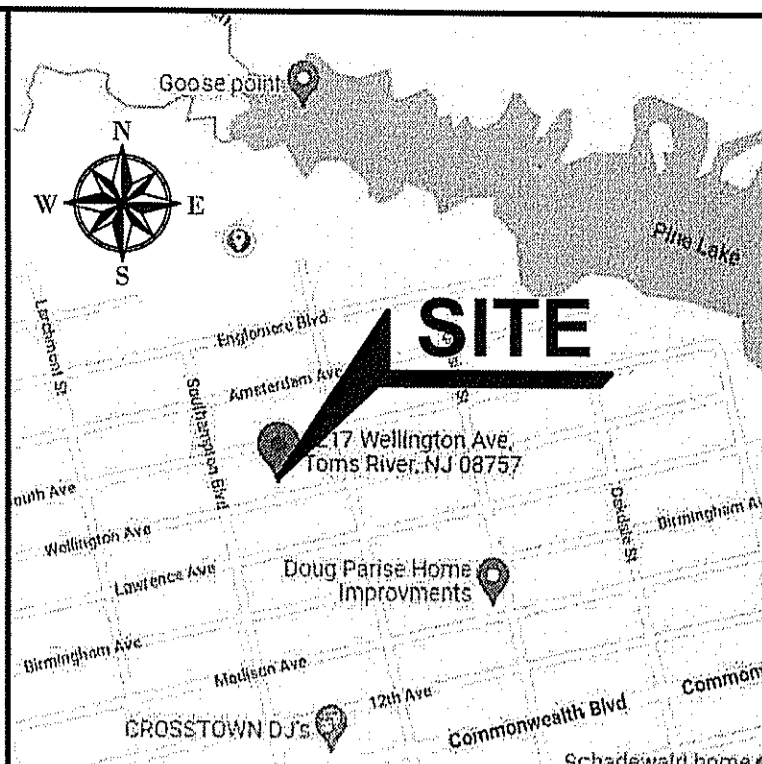
**AREA MAP**  
SCALE: 1"=150 FT. ±

**R-10 ZONE REQUIREMENTS**

	REQUIRED	PROPOSED LOT 42.01	PROPOSED LOT 35.01	EXISTING CONDITIONS PROPOSED LOT 35.01
MINIMUM LOT AREA	10,000 SQ.FT.	10,000 SQ.FT.	10,000 SQ.FT.	10,000 SQ. FT.
MINIMUM LOT FRONTAGE	100 FT.	100 FT.	100 FT.	100 FT.
MINIMUM LOT WIDTH	100 FT.	100 FT.	100 FT.	100 FT.
MINIMUM FRONT YARD SETBACK	30 FT.	30 FT.	30 FT.	43.7 FT.
MINIMUM REAR YARD SETBACK	26 FT.	26 FT.	26 FT.	15.1 FT.
MINIMUM SIDE YARD SETBACK	10 FT.	10 FT.	10 FT.	6.8 FT.
MINIMUM ACCESSORY REAR YARD SETACK	5 FT.	5 FT.	5 FT.	N/A
MINIMUM ACCESSORY SIDE YARD SETACK	5 FT.	5 FT.	5 FT.	N/A
MAXIMUM BUILDING COVERAGE	25%	<25%	<25%	19.5%
MAXIMUM LOT COVERAGE	35%	<35%	<35%	34.5%
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.	<35%
MINIMUM IMPROVABLE LOT AREA	5,800 S.F.	10,000 S.F.	10,000 S.F.	3,279 S.F.

**WAIVERS REQUESTED**

METES AND BOUNDS DESCRIPTION SHOWING DIMENSIONS, BEARINGS OF PROPOSED AND EXISTING LOTS  
REQUIRED; NONE PROVIDED, SUBDIVISION BY FILED MAP  
METES AND BOUNDS DESCRIPTION SHOWING DIMENSIONS, BEARINGS OF ALL CENTERLINES AND  
RIGHT-OF-WAYS REQUIRED; NONE PROVIDED, SUBDIVISION BY FILED MAP  
SOIL LOGS AND PERMEABILITY TESTS REQUIRED; NONE PROVIDED, NO CONSTRUCTION IS PROPOSED  
STATEMENT FROM UTILITY COMPANIES AS TO SERVICEABILITY OF SITE; NONE PROVIDED  
INSTALLATION OF CURB AND SIDEWALK: THERE IS NO CURBING OR SIDEWALKS IN THE AREA.

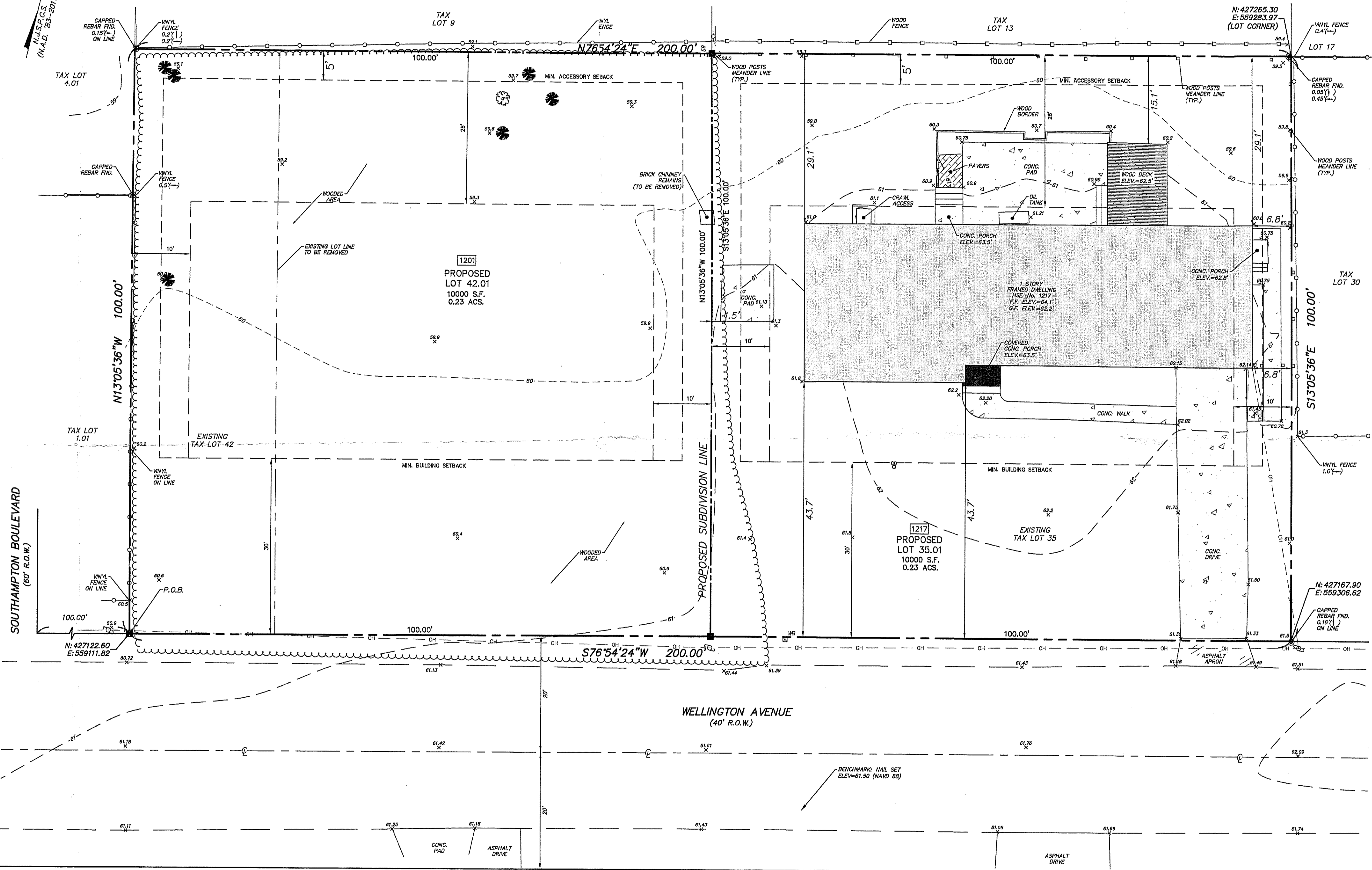


**KEY MAP**  
SCALE: 1"=800' ±

- LEGEND:**
- EXISTING EDGE OF WOODS
  - EXISTING UTILITY POLE
  - EXISTING OVERHEAD WIRES
  - EXISTING CHAIN LINK FENCE
  - EXISTING VINYL FENCE
  - EXISTING 6"-10" EVERGREEN TREE
  - MONUMENT SET
  - APPROVED STREET ADDRESS
  - BENCHMARK

**CERTIFIED PROPERTY OWNERS LIST WITHIN 200 FEET**  
CERTIFIED PROPERTY OWNERS LIST FROM MANCHESTER TOWNSHIP DATED JUNE 1, 2022

BLOCK & LOT	NAME	ADDRESS	CITY, STATE, ZIP
	COMCAST	830 RT 37 WEST	TOMS RIVER NJ 08755
	VERIZON ENG DEPT	PO BOX 152206	IRVING TX 75015
	GPU	400 LINCOLN ST	PHILLIPSBURG NJ 08865
	MANCHESTER TWP CLERKS OFFICE	1 COLONIAL DR	MANCHESTER NJ 08759
	NIDEP NJDOT	CN 401 RT 79 & DANIELS WAY	TRENTON NJ 08625 FRENCHTOWN NJ 07728
	NJ NATURAL GAS CO	PO BOX 1464	WALL NJ 07719
	OCEAN COUNTY MIA	PO BOX P	BAYVILLE NJ 08721
	OCEAN COUNTY ROAD DEPT	119 HOOPER AVE	TOMS RIVER NJ 08753
B 1.294 - L 1	BRIAN CURRID	1500 SOUTHAMPTON BLVD	TOMS RIVER NJ 08757
B 1.294 - L 5	GINA GEORGIANO	1200 WELLINGTON AVE	TOMS RIVER NJ 08757
B 1.294 - L 9	LSF9 MASTER % HUBBARD HOME MGMT	2711 N HASKELL AVE SUITE 2100	DALLAS TX 75204
D 1.294 - L 13	USMAN RAHMAN	1216 WELLINGTON AVE	TOMS RIVER NJ 08757
B 1.294 - L 17	CHRISTOPHER SAMRA	1232 WELLINGTON AVE	TOMS RIVER NJ 08757
B 1.294 - L 22	AARON DEVELOPERS INC	1500 RIVER RD	LAKEWOOD NJ 08701
B 1.294 - L 26	GREGORY REKUS	1501 PEMBERTON SR	TOMS RIVER NJ 08757
B 1.294 - L 31	RICARDO RINCON	1233 LAWRENCE AVE	TOMS RIVER NJ 08757
B 1.294 - L 35	ANTHONY TINAGRO & KAYLA PENTZ	1217 LAWRENCE AVE	TOMS RIVER NJ 08757
B 1.294 - L 39	ABBA & DEVORAH KLEIN	1209 LAWRENCE AVE	TOMS RIVER NJ 08757
B 1.295 - L 22	NICHOLAS & NICHOLE VAN HOUTEN	1513 SOUTHAMPTON BLVD	TOMS RIVER NJ 08757
B 1.308 - L 22	RICHARD & MELISSA HERR	1613 SOUTHAMPTON BLVD	TOMS RIVER NJ 08757
B 1.308 - L 26	EDWARD J & LORRAINE ESTELLE	1601 SOUTHAMPTON BLVD	TOMS RIVER NJ 08757
B 1.309 - L 1.01	KAYLA & AVRAHOM FENDEL	160 SOUTHAMPTON BLVD	TOMS RIVER NJ 08757
B 1.309 - 4.01	SHADY PINES CONSTRUCTION CORP	PO BOX 445	OLD BRIDGE NJ 08857
B 1.309 - L 9	JAMIE MARSHALL & ROBERT SMITH	1208 MONMOUTH AVE	TOMS RIVER NJ 08757
B 1.309 - L 13	MICHAEL CONGER	1216 MONMOUTH AVE	TOMS RIVER NJ 08757
B 1.309 - L 17	MICHAEL E GRANDO	1232 MONMOUTH AVE	TOMS RIVER NJ 08757
B 1.309 - L 22	GREGORY LASSIK	1609 PEMBERTON ST	TOMS RIVER NJ 08757
B 1.309 - L 26	OWEN GAYLE	1601 PEMBERTON ST	TOMS RIVER NJ 08757
B 1.309 - L 30	DANIEL & JACQUELYN MCCARTY	1233 WELLINGTON AVE	TOMS RIVER NJ 08757
B 1.309 - L 35	ERIK & AMY HALL	13 CARDIFF RD	OCEAN CITY NJ 08226
B 1.309 - L 42	JEFFREY R JERMAN	PO BOX 922	POINT PLEASANT NJ 08742
B 1.319 - L 1	TWENTY ONE PLUS INC	1900 HWY 70 #12	MANCHESTER NJ 08759
D 1.319 - L 26	DONNA M ROBERTS	1241 MONMOUTH AVE	TOMS RIVER NJ 08757
B 1.319 - L 30	SILAWN C CULLEN	1233 MONMOUTH AVE	TOMS RIVER NJ 08757
B 1.319 - L 36	MICHELE SZABO	1217 MONMOUTH AVE	TOMS RIVER NJ 08757



SCALE IN FEET

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

MUNICIPAL ENGINEER

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MAY 06, 2022 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

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

STEVEN METELSKI, JR., P.L.S., LICENSED PROFESSIONAL LAND SURVEYOR NO. 43393.

**OWNER (LOT 35)**

ERIK C. & AMY HALL  
13 CARDIFF ROAD  
OCEAN CITY, NJ 08226  
I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

ERIK C. HALL

AMY HALL

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC

**OWNER/APPLICANT (LOT 42)**

JEFFREY R. JERMAN  
PO BOX 922  
BOROUGH OF POINT PLEASANT NJ 08742  
I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

JEFFREY R. JERMAN

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC

**MANCHESTER TOWNSHIP PLANNING BOARD**

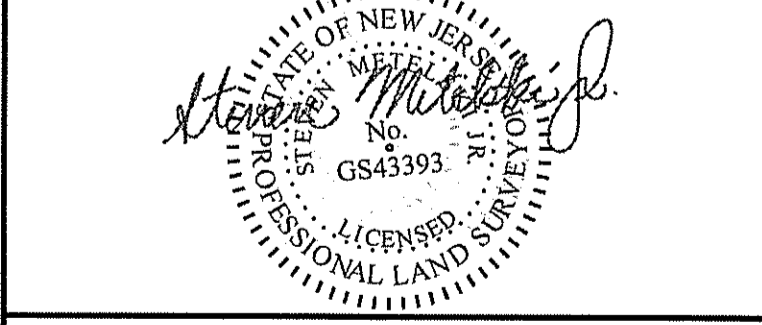
JEFFREY R. JERMAN  
CHAIRMAN  
DATE  
ATTEST:  
SECRETARY  
DATE  
PLANNING BOARD ENGINEER  
DATE  
BOARD SECRETARY

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLES WITH ALL THE PROVISIONS OF R.S. 46:23-9.9 KNOWN AS "THE MAP FILING LAW" THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF \_\_\_\_\_, 20\_\_, WHICH DATE IS 150 DAYS FROM THE FINAL APPROVAL BY THE PLANNING BOARD.

**GENERAL NOTES:**

1. BEING KNOWN AS BLOCK 1.309 - LOTS 35 AND 42 ON THE MANCHESTER TOWNSHIP TAX MAP SHEET No. 7.04.
2. PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY FOR TAX BLOCK 1.309 - TAX LOTS 35 & 42 (REFERENCE TAX MAP SHEET No. 7.04), TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY, PREPARED BY PROFESSIONAL DESIGN SERVICES, L.L.C., ON MAY 06, 2022.
3. THE PROPERTIES ARE LOCATED WITHIN THE R-10 RESIDENTIAL ZONE.
4. FUTURE DEVELOPMENT ON THE LOTS TO BE SERVICED BY SEPTIC SYSTEMS AND PUBLIC WATER.
5. ALL DIMENSIONS OF THE EXTERIOR BOUNDARIES AND LOTS MEET A MINIMUM STANDARD OF 1:15,000.
6. COORDINATES SHOWN HEREON ARE BASED UPON N.J.S.P.C.S. NAD'83 (US SURVEY FEET) DERIVED FROM REAL TIME KINEMATIC GNSS OBSERVATIONS.
7. TOPOGRAPHY SHOWN HEREON IS BASED UPON N.A.V.D. 1988 DATUM DERIVED FROM REAL TIME KINEMATIC GNSS OBSERVATIONS.
8. THERE ARE NO WETLANDS LOCATED ON THE SITE.
9. PROPOSED SEPTIC SYSTEM FOR NEW LOTS SHALL BE LOCATED TO CONFORM TO STATE AND COUNTY REQUIREMENTS.
10. NO BASEMENTS SHALL BE PERMITTED FOR THE FUTURE DWELLINGS UNLESS DETAILED SOIL AND WATER TABLE INFORMATION ARE PROVIDED DOCUMENTING THAT A 2 FOOT SEPARATION BETWEEN THE BASEMENT FLOOR AND S.H.W.T. CAN BE MAINTAINED.
11. IT IS PROPOSED TO SUBDIVIDE THE PROPERTY INTO TWO INDIVIDUAL LOTS.
12. PROPOSED LOT NUMBERS AND ADDRESSES HAVE BEEN APPROVED BY THE MANCHESTER TOWNSHIP TAX ASSESSOR ON MAY 25, 2022.

**PDS**  
PROFESSIONAL DESIGN SERVICES, L.L.C.  
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS  
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701  
PHONE 732 363 0060 FAX 732 363 0073  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 240129125400  
**IAN M. BORDEN, PP**  
N.J. PROFESSIONAL PLANNER LICENSE #33100617400  
**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY L.C. #39915  
PROFESSIONAL PLANNER, NEW JERSEY L.C. #384  
**GRAHAM J. MACFARLANE, PE, PP, CME**  
PROFESSIONAL ENGINEER, NEW JERSEY L.C. #7110  
PROFESSIONAL PLANNER, NEW JERSEY L.C. #104  
**STEVEN METELSKI, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393



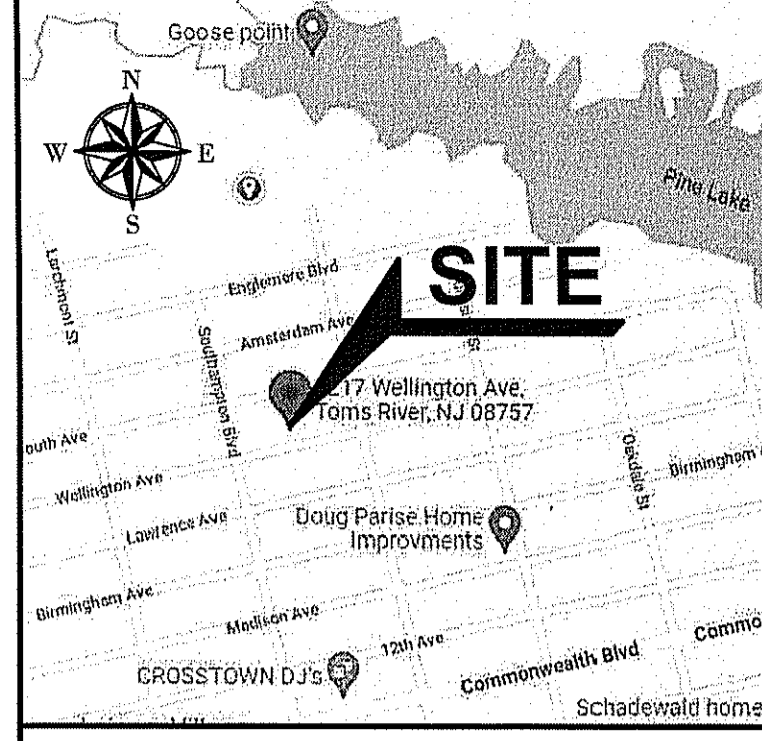
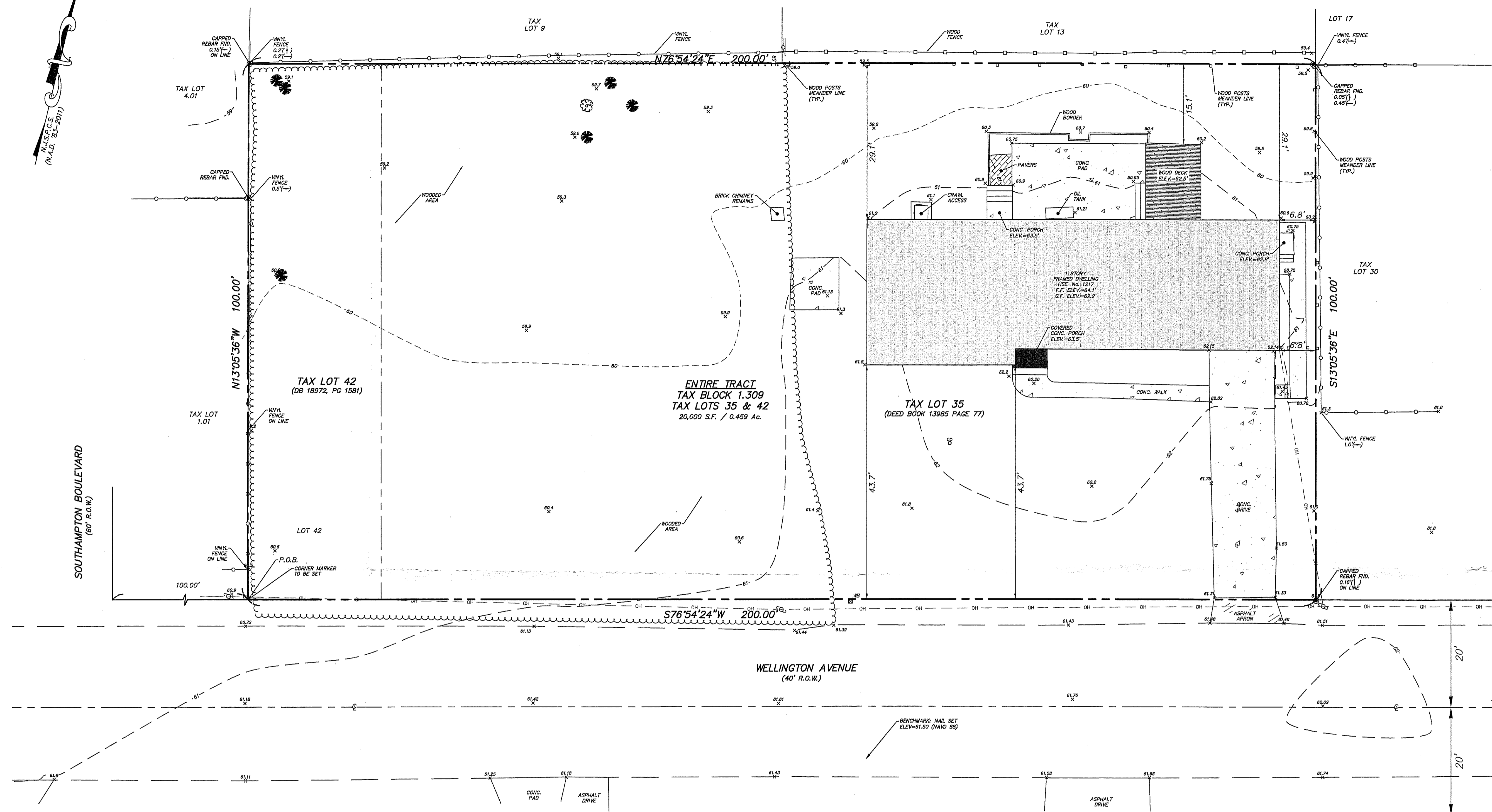
**MINOR SUBDIVISION**  
FOR  
**TAX BLOCK 1.309 - TAX LOTS 35 & 42**  
(REFERENCE TAX MAP SHEET No. 7.04)

MANCHESTER TOWNSHIP

OCEAN COUNTY	NEW JERSEY
SCALE: 1"=10'	JOB NUMBER: 322246
DRAWN BY: TRB	DATE: 05/07/2022
DESIGN/CALC'D BY: TRB	SHEET: 1
CHECKED BY: TW/alm	1

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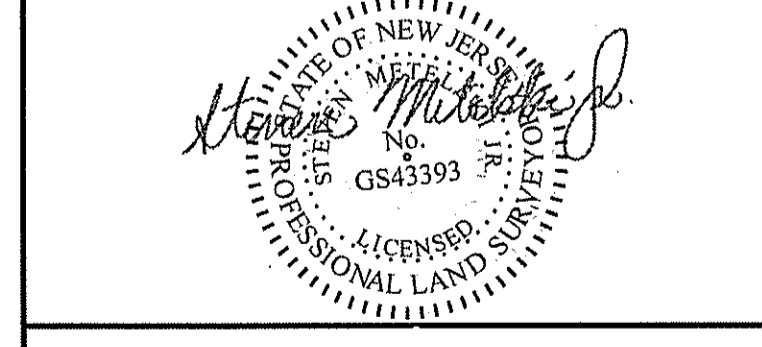
PLANNING & DESIGN SERVICES, L.L.C.  
(N.J. REG. # 33-201)



**LEGEND:**

EXISTING CLEANOUT	⊗
EXISTING UTILITY POLE	⊙
EXISTING OVERHEAD WIRES	— OH —
EXISTING METAL FENCE	— X —
EXISTING WOOD FENCE	— ○ —
EXISTING VINYL FENCE	— ◊ —

**PDS**  
PROFESSIONAL DESIGN SERVICES, L.L.C.  
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,  
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701  
PHONE: 732 983 0600 FAX: 732 983 0978  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 246A28125400  
**IAN M. BORDEN, PP, AICP**  
N.J. PROFESSIONAL PLANNER LICENSE #38100617400  
**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5284  
**GRAHAM J. MACFARLANE, PE, PP, CME**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5194  
**STEVEN METELSKI, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
FOR  
**TAX BLOCK 1.309 — TAX LOTS 35 & 42**  
(REFERENCE TAX MAP SHEET No. 7.04)  
MANCHESTER TOWNSHIP  
OCEAN COUNTY NEW JERSEY

SCALE:	1"=10'	JOB NUMBER:	32224687
DRAWN BY:	TRB	DATE:	05/06/2022
DESIGN/CALC'D BY:	TRB	SHEET:	1
CHECKED BY:	TW/slm		1

- GENERAL NOTES:**
- I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON MAY 05, 2022 BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS."
  - THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO ANY SUCH STATEMENTS OF FACT, ALL EASEMENT, RIGHT OF WAY AND AGREEMENTS OF RECORD, WHICH MAY BE DISCLOSED BY A COMPLETE AND ACCURATE.
  - BUILDING LOCATION/DIMENSIONS SHOWN HEREON ARE TO THE FOUNDATION AND ARE NOT TO BE USED FOR THE ERECTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPURTENANCES AND MARK OUTS AT THE TIME OF SURVEY.
  - LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, ADDITIONAL UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UTILITY/STRUCTURE LOCATIONS TO BE VERIFIED AND MARKED OUT PRIOR TO ANY EXCAVATION CONSTRUCTION, PER THE "UNDERGROUND FACILITY PROTECTION ACT" N.J.S.A. 2C:17-5.
  - CORNER MARKERS HAVE BEEN FOUND AND/OR ARE TO BE SET.
  - THIS SURVEY DOES NOT ADDRESS THE ABSENCE OR PRESENCE OF FRESHWATER WETLANDS.
  - TOPOGRAPHY SHOWN HEREON IS IN GEODETIC DATUM (N.A.V.D. 1988).
  - FILED MAP BEARINGS HAVE BEEN ROTATED TO COINCIDE WITH N.A.D. '83, ANGLES REMAIN THE SAME.



**PROPERTY DESCRIPTION:**  
BEING ALL THAT CERTAIN PARCEL OF LAND OR PREMISES ALSO KNOWN AS LOTS 35, 36, 37, 38, 39, 40, 41, & 42 IN BLOCK 309, SECTION 1, AS SHOWN ON A CERTAIN MAP ENTITLED: "PINE LAKE PARK ESTATES, OCEAN COUNTY, NEW JERSEY," FILED IN THE OFFICE OF THE OCEAN COUNTY CLERK ON NOVEMBER 30, 1910, AS MAP No. A-7.