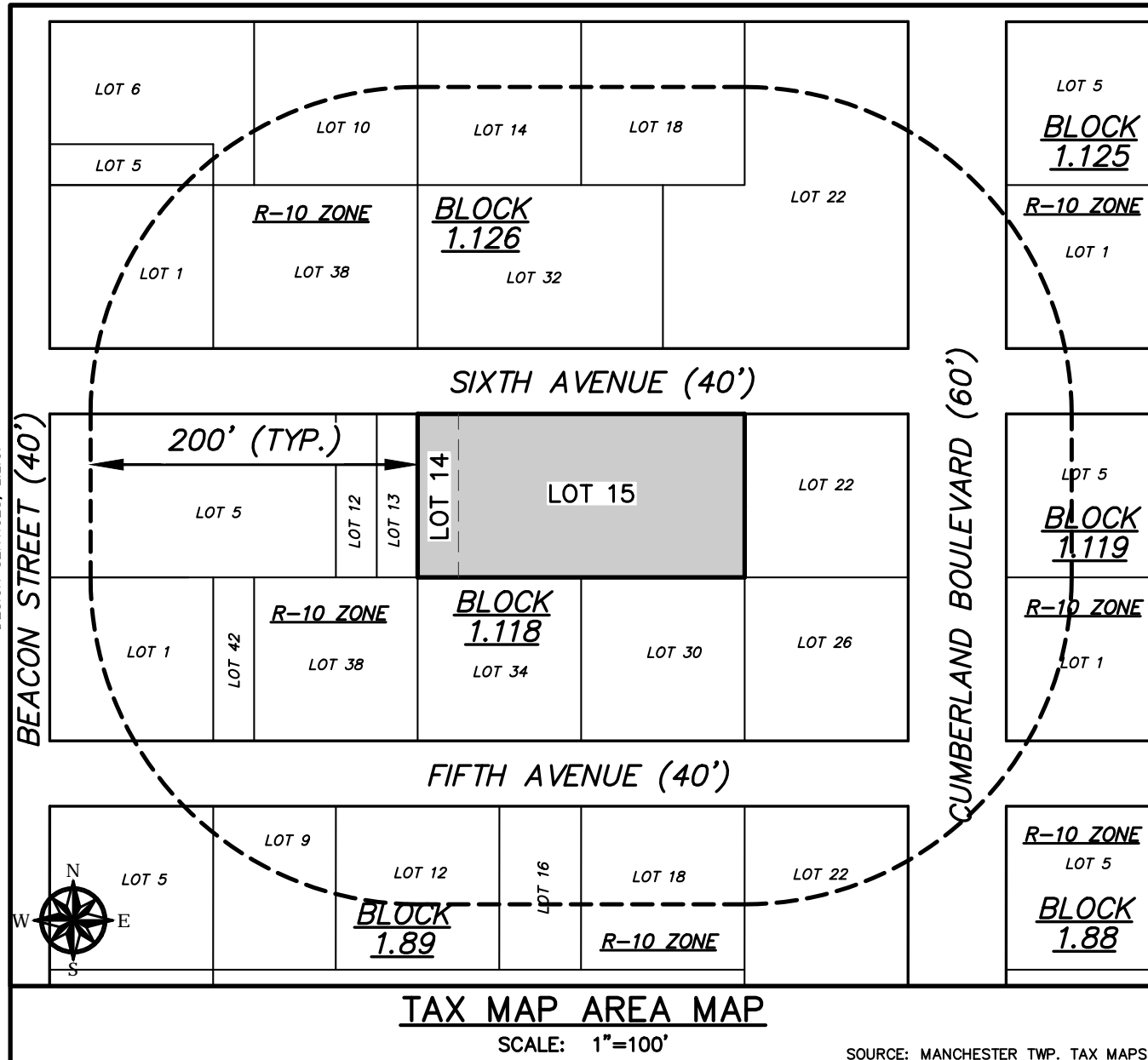
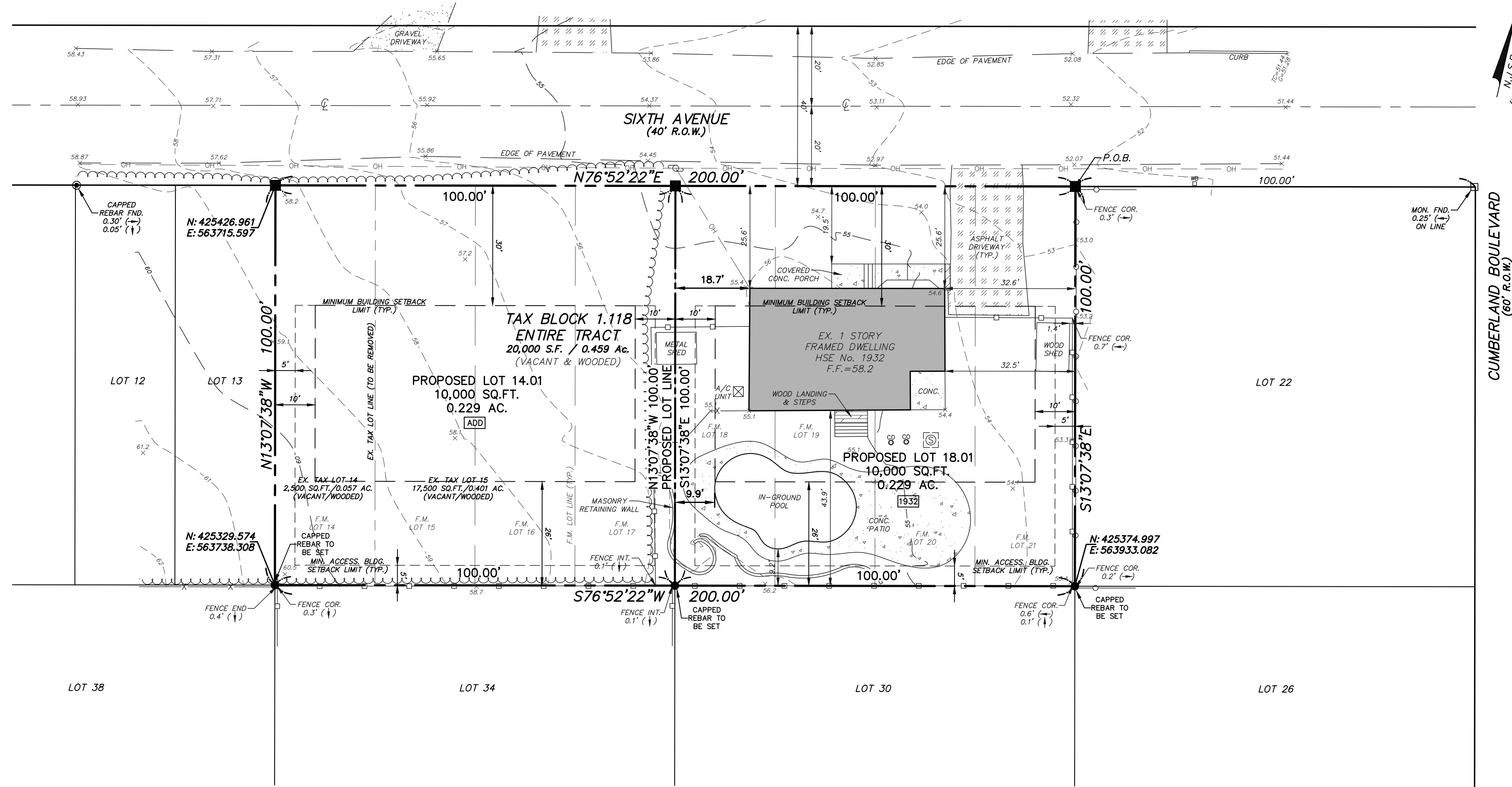


OWNERSHIP OF DOCUMENTS
 IN THE EVENT OF A DISPUTE BETWEEN THE PROPERTY OWNER AND THE PROFESSIONAL DESIGN SERVICES, L.L.C., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.



CERTIFIED PROPERTY OWNERS LIST WITHIN 200 FEET
 CERTIFIED PROPERTY OWNERS LIST FROM MANCHESTER TOWNSHIP DATED JUNE 2023



KEY MAP
 SCALE: 1"=1,000'±

LEGEND:

EXISTING EDGE OF WOODS	
EXISTING CLEANOUT	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING WATER BOX	
EXISTING WATER METER	
EXISTING SIGN	
EXISTING STREET I.D. SIGN	
EXISTING LIGHT POLE	
EXISTING UTILITY POLE	
EXISTING GUY WIRE	
EXISTING OVERHEAD WIRES	
EXISTING CHAIN LINK FENCE	
EXISTING WOOD FENCE	
EXISTING VINYL FENCE	
MONUMENT SET	
PROPOSED STREET ADDRESS	

SCALE IN FEET: 0, 20, 40

- GENERAL NOTES:**
- PROPERTY IS KNOWN AS BLOCK 1.118 LOTS 14 & 15 AS SHOWN ON THE MANCHESTER TOWNSHIP TAX MAP SHEET 7.01.
 - BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX BLOCK 1.118 TAX LOTS 14 & 15, (REFERENCE TAX MAP SHEET NO. 7.01), TOWNSHIP OF MANCHESTER, OCEAN COUNTY NEW JERSEY", PREPARED BY PROFESSIONAL DESIGN SERVICES, L.L.C., DATED 5/2/23.
 - ALL UTILITIES TO BE INSTALLED UNDERGROUND.
 - SEWER SERVICE TO BE PROVIDED BY PRIVATE DISPOSAL SYSTEM.
 - WATER SERVICE TO BE PROVIDED BY MUNICIPAL WATER SUPPLY.
 - EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION TO BE IN CONFORMANCE WITH APPLICABLE CODES, ORDINANCES AND MANUFACTURER'S REQUIREMENTS.
 - AREAS OF PROPOSED CONSTRUCTION SHALL BE CLEARED ONLY AS REQUIRED.
 - THE PERMEABILITY OF THE ON-SITE SOILS ARE K-4 (6-20" INCHES/HOUR) PER USDA SOILS SURVEY.
 - TOPOGRAPHY SHOWN HEREON IS BASED UPON NAVD 1988 DATUM DERIVED FROM REAL TIME KINEMATIC GNSS OBSERVATIONS.
 - THE PROPERTY IS LOCATED IN FLOOD ZONE X.
 - ALL DIMENSIONS OF THE EXTERIOR BOUNDARIES AND LOTS MEET A MINIMUM STANDARD OF 1:15,000.
 - COORDINATES SHOWN HEREON ARE BASED UPON NAD83 (US SURVEY FEET) DERIVED FROM REAL TIME KINEMATIC GNSS OBSERVATIONS.
 - 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.
 - LOT NUMBERS AND STREET ADDRESSES HAVE BEEN ASSIGNED/APPROVED BY THE TOWNSHIP TAX ASSESSOR.
 - THE EXISTING METAL SHED SHALL BE RELOCATED PRIOR TO THE SIGNING OF THE MAP.

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 _____
 BOARD SECRETARY _____

R-10 ZONE REQUIREMENTS

	REQUIRED	EXISTING LOT 14	EXISTING LOT 15	PROPOSED LOT 14.01	PROPOSED LOT 18.01
MINIMUM LOT AREA	10,000 SQ.FT.	2,500 SQ.FT.(1)	17,500 SQ.FT.	10,000 SQ.FT.	10,000 SQ.FT.
MINIMUM LOT FRONTAGE	100 FT.	25 FT.(1)	175 FT.	100 FT.	100 FT.
MINIMUM LOT WIDTH	100 FT.	25 FT.(1)	175 FT.	100 FT.	100 FT.
MINIMUM FRONT YARD SETBACK	30 FT.	N/A	19.5 FT.(1)	N/A	19.5 FT.(1)
MINIMUM REAR YARD SETBACK	26 FT.	N/A	43.9 FT.	N/A	43.9 FT.
MINIMUM SIDE YARD SETBACK	10 FT.	N/A	32.5 FT.	N/A	18.7 FT.
MINIMUM ACCESSORY REAR YARD SETBACK	5 FT.	N/A	9.2 FT.(POOL)	N/A	9.2 FT.(POOL)
MINIMUM ACCESSORY SIDE YARD SETBACK	5 FT.	N/A	1.4 FT.(1)	N/A	1.4 FT.(1)
MAXIMUM BUILDING COVERAGE	25%	N/A	9.3%	N/A	16.2%
MAXIMUM LOT COVERAGE	35%	N/A	19.5%	N/A	34.2%
MAXIMUM BUILDING HEIGHT	35 FT.	N/A	<35 FT.	N/A	<35 FT.
MINIMUM IMPROVABLE LOT AREA	5,800 SQ.FT.	660 SQ.FT.(1)	10,725 SQ.FT.	5,850 SQ.FT.	5,850 SQ.FT.

(1) - VARIANCE REQUIRED; EXISTING CONDITION
 (2) - VARIANCE REQUIRED; PROPOSED CONDITION

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES 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 190 DAYS FROM THE FINAL APPROVAL BY THE PLANNING BOARD.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MAY 2, 2023 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 COMPLIES 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.

**MANCHESTER TOWNSHIP
 PLANNING BOARD**

CHAIRMAN _____ DATE _____
 ATTEST: _____ DATE _____
 SECRETARY _____
 PLANNING BOARD ENGINEER _____ DATE _____

OWNER (LOT 15)
 JENNIE L. AND JENNA M. YOUNG
 1932 SIXTH AVENUE
 MANCHESTER NJ 08757

JENNIE L. YOUNG _____
 JENNA M. YOUNG _____
 SWORN AND SUBSCRIBED TO BEFORE ME THIS ____ DAY OF _____, 20____

OWNER (LOT 14) / APPLICANT
 JEFFREY R. JERMAN
 PO BOX 922
 BOROUGH OF POINT PLEASANT NJ 08742

JEFFREY R. JERMAN _____
 SWORN AND SUBSCRIBED TO BEFORE ME THIS ____ DAY OF _____, 20____

WAIVERS REQUESTED
 METES AND BOUNDS DESCRIPTION SHOWING DIMENSIONS, BEARINGS OF PROPOSED AND EXISTING LOTS REQUIRED; SHOWN ON MAP; SUBDIVISION DONE 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
 CURB ALONG PROPERTY FRONTAGE REQUIRED; NONE PROVIDED
 SIDEWALK ALONG PROPERTY FRONTAGE REQUIRED; NONE PROVIDED

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 732.383.0060 FAX 732.383.0073
 NEW JERSEY STATE BOARD OF P.E. & L.S.
 CERTIFICATE OF AUTHORIZATION NO. 246A28125400
IAN M. BORDEN, PP
 N.J. PROFESSIONAL PLANNER LICENSE #38110617400
WILLIAM A. STEVENS, PE, PP
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39115
 PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394
GRAHAM J. MACFARLANE, PE, PP, CME
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. #57110
 PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104
STEVEN METELSKI, JR., PLS
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393
 CERTIFIED FLOODPLAIN SURVEYOR LICENSE NO. NJ-065

STEVEN METELSKI, JR., PLS
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393
 CERTIFIED FLOODPLAIN SURVEYOR LICENSE NO. NJ-065
**MINOR SUBDIVISION
 FOR
 TAX BLOCK 1.118
 TAX LOTS 14 & 15**
 (REFERENCE TAX MAP SHEET No. 7.01)
**MANCHESTER TOWNSHIP
 OCEAN COUNTY NEW JERSEY**

SCALE: 1"=20' JOB NUMBER: 323642
 DRAWN BY: MCS DATE: 6/14/23
 DESIGN/CALC'D BY: MCS SHEET: 1
 CHECKED BY: SLM 1