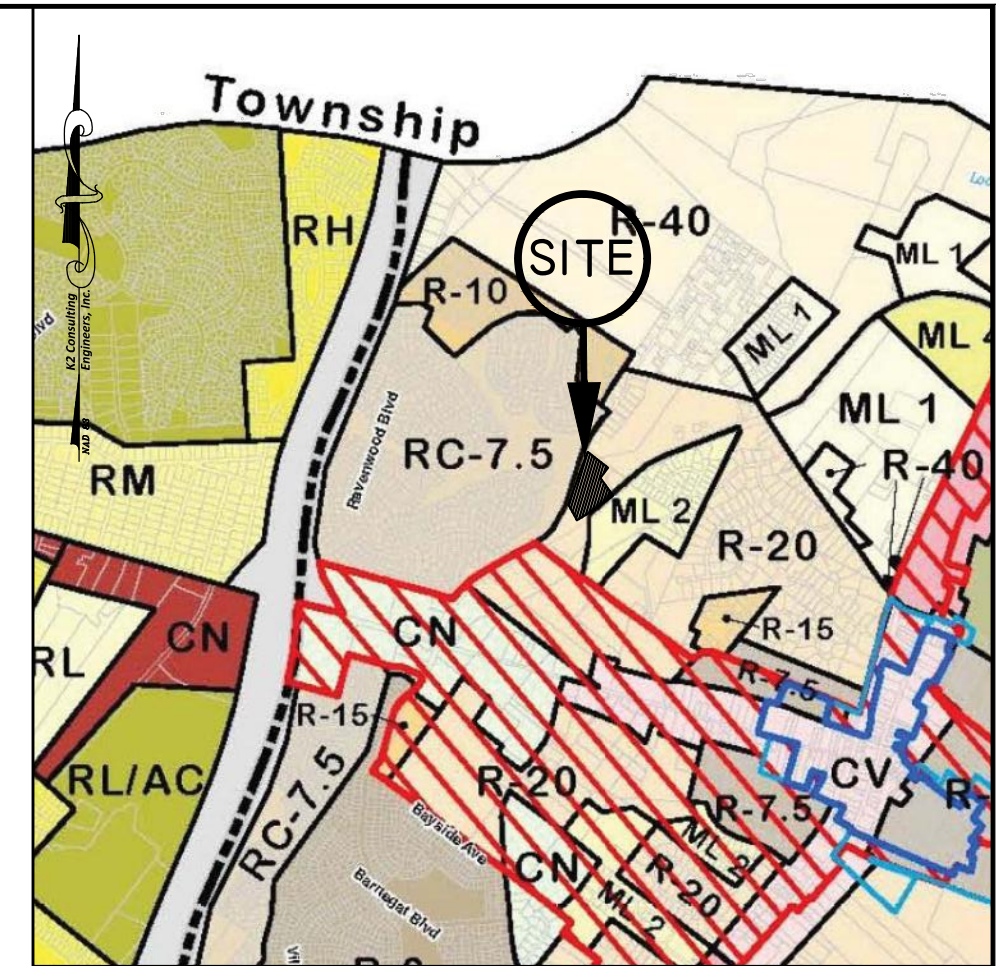


ZONING DISTRICT: R-20 - RESIDENTIAL
BARNEGAT TOWNSHIP, OCEAN COUNTY, NEW JERSEY
TAX MAP 87 - BLOCK 162.02 - LOT 1.05

PRINCIPAL STRUCTURE	REQUIRED	PROPOSED	NOTES
LOT AREA	20,000 SF	>20,000 SF	(C)
LOT FRONTAGE	66.67 FT	>45.0 FT	(V)
LOT WIDTH	100 FT	71.50 FT	(V)
LOT DEPTH	150 FT	150 FT	(C)
FRONT YARD	30 FT	>30 FT	(C)
REAR YARD	35 FT	>30 FT	(C)
SIDE YARD	10 FT	>10 FT	(C)
AGGREGATE SIDE YARD	30 FT	>30 FT	(C)
MAX. BUILDING HEIGHT	35 FT	<35 FT	(C)
MAX. LOT COVERAGE	20 %	<20 %	(C)
ACCESSORY STRUCTURE:			
SIDE YARD	5 FT	N/A	(-)
REAR YARD	35 FT	N/A	(-)

(E) EXISTING NON-CONFORMING
(C) CONFORMS
(V) VARIANCE
(-) NOT APPLICABLE



ZONING MAP
N.T.S.

GENERAL NOTES:

OWNER/APPLICANT: WALTERS DEVELOPMENT CO, LLC
500 BARNEGAT BLVD N
BARNEGAT, NJ 08005

1. TRACT IS KNOWN AS BLOCK 162.02, LOT 1.05 SHOWN ON PLATE 87 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BARNEGAT.
2. TOTAL TRACT IS 5.04± ACRES (219,673.08 SQUARE FEET).
3. THE SUBJECT TRACT IS ZONED IN (R-20) RESIDENTIAL DISTRICT AS INDICATED ON THE ZONE MAP DATED MAY 24, 2018.
4. PRESENT USE: VACANT LOT
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
5. TOPOGRAPHIC INFORMATION BASED ON NGVD 1988 DATUM AS TAKEN FROM ELECTRONIC FILE BY THOMAS ERTL & ASSOCIATES, LLC.
6. BOUNDARY INFORMATION HAS BEEN TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY PREPARED FOR BLOCK 162.02, LOT 1.05 SITUATED IN THE TOWNSHIP OF BARNEGAT, OCEAN COUNTY, NEW JERSEY" DATED JANUARY 28, 2009 AND REVISED THROUGH JANUARY 27, 2010, BY THOMAS J ERTL & ASSOCIATES, LLC.
7. LOT LINES AND ADJOINING LOT LINES SHOWN HEREON ARE TAKEN FROM THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF BARNEGAT.
8. THIS PLAN PROPOSES THE SUBDIVISION OF ONE (1) LOT TO CREATE SEVEN (7) SINGLE-FAMILY RESIDENTIAL LOTS AND ONE (1) LOT FOR TREE PRESERVATION.
9. NO PHASING IS PROPOSED FOR THIS CONSTRUCTION. SHOULD PHASING BE PROPOSED AT A LATER DATE, THE APPLICANT SHALL SUBMIT AN AMENDED FINAL MAJOR SUBDIVISION APPLICATION.
10. THE PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS OBSERVED FROM THE FEMA FLOOD RATE INSURANCE MAP #34029C0413F, EFFECTIVE DATE SEPTEMBER 29, 2006.
11. PROPERTY DOES NOT CONTAIN, NOR IS IT ADJACENT TO, FRESHWATER WETLANDS AS PER THE NUDEP GIS DATABASE FOR OCEAN COUNTY.
12. THE PROJECT IS LOCATED WITHIN STATE PLANNING AREA PA2-SUBURBAN.
13. THE PROJECT IS LOCATED WITHIN A CAFRA ZONE AS PER NUDEP NJ-GEOWEB MAPPING SITE.
14. THE PROJECT IS LOCATED WITHIN THE WARETOWN CK/BARNEGAT BAY SOUTH WATERSHED (HUC11 #02040301120), BARNEGAT BAY SUB-WATERSHED (HUC14 #020403001120010).
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. AND DISCREPANCIES FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
16. SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND SEWER.
17. THE CONTRACTORS ARE REQUIRED TO CALL FOR A MARKOUT NOT LESS THAN THREE BUSINESS DAYS OR MORE THAN TEN BUSINESS IN ADVANCE OF COMMENCING ANY EXCAVATION WORK.
18. ALL ACCESSIBLE FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE, WITH THE REQUIREMENTS OF THE NJ BARRIER-FREE SUBCODE 5.23-7 AND CURRENT A.D.A. REQUIREMENTS.
19. THE OWNER OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE NEW JERSEY CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
20. THE PROPOSED APPLICATION WILL REQUIRE APPROVALS FROM THE FOLLOWING AGENCIES:

- TOWNSHIP OF BARNEGAT PLANNING BOARD
- OCEAN COUNTY PLANNING BOARD
- OCEAN COUNTY SOIL CONSERVATION DISTRICT
- NJDEP CAFRA

DWG. NAME: W:\PROJECT FILES\PD20 Projects\Subdivision\08-AUTOCAD\DESIGN\flayout.dwg




K2
Consulting Engineers, Inc.

Professional Civil Engineers
Certificate of Authorization
#24GA28187400

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www.K2CE.com

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200 PENNSYLVANIA AVENUE
BLOCK 162.02 - LOT 1.05 - TAX MAP SHEET 87
SITUATE IN THE
TOWNSHIP OF BARNEGAT, OCEAN COUNTY, NEW JERSEY


JOHN W. KORNICK, P.E.
Professional Engineer, New Jersey Lic. No. 24GE04928500

DATE:	12/28/2020
SIGN BY:	JWK
OWN BY:	WFR
SCALE:	1"=30'
NO.:	PD20-069
SHEET	
5	OF 13