

TENTH AVENUE

DESCRIPTION	ZONE R-75 REQUIRED/PERMITTED	EXISTING LQT 2	<u>PROP.</u> LOT 2.01	<u>PROP.</u> LOT 2.02
BUILDING USE	S.F. RESIDENTIAL	* S.F. RESIDENTIAL W/ APARTMENT	S.F. RESIDENTIAL	S.F. RESIDENTIAL
MIN. LOT AREA	7,500 S.F.	13,500 S.F.	** 6,750.00 S.F.	** 6,750.00 S.F.
MIN. LOT FRONTAGE	50 FT.	90.0 FT.	** 45.0 FT.	** 45.0 FT.
MIN. LOT DEPTH	150 FT.	150.0 FT.	150.0 FT.	150.0 FT.
FRONT YARD SETBACK	20 FT.	21.8 FT.	20.0 FT.	20.0 FT.
SIDE YARD SETBACK	5/15 FT.	16.8/46.5 FT.	5.0/15.00 FT.	5.0/15.00 FT.
REAR YARD SETBACK	40 FT.	88.1 FT.	84.67 FT.	84.67 FT.
MAX. BLDG. COVERAGE	30 %	13.73 % (1,853 S.F.)	24.25 %	24.25 %
MAX. LOT COVERAGE	55 %	44.37 % (5,990 S.F.)	46.77 %	46.77 %
MAX. BLDG. HEIGHT	35 FT. (2 1/2 STORY)	< 35 FT. (2 1/2 STORY)	< 35 FT.	< 35 FT.
MIN. LOT SHAPE DIA.	30 FT.	> 30 FT.	45.0 FT.	45.0 FT.
ACCESS. SIDE YARD SETBACK(GARAGE	:) 3 FT.	* 0.9 FT.	3.0 FT.	3.0 FT.
ACCESS. REAR YARD SETBACK (GARAG	GE) 3 FT.	* 0.3 FT.	3.0 FT.	3.0 FT.
MAX. ACCESS. BLDG. HEIGHT (GARAGE)) 18 FT. (1 STORY)	* 25.8± FT. (2 STORY)	< 18 FT.	< 18 FT.
FLOOR AREA RATIO (5,051 TO 6,999 S.F.) 65 %		40.27 %	40.27 %

* - INDICATES EXISTING NON-CONFORMITY ** - INDICATES VARIANCE REQUIRED

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

I HEREBY CERTIFY THAT THESE PLANS ARE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (NJAC 5:21)

JOSEPH J. KOCIUBA N.J. P.E. LIC. GE45850

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 102 LOT 2 AS SHOWN ON SHT. 15 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-75 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.3099± ACRES (13,500 S.F.)

OWNER/APPLICANT: VALLARIO PROPERTIES, LLC, JOSHUA VALLARIO 303 TENTH AVENUE SPRING LAKE HEIGHTS, N.J. 07719

NUMBER OF EXISTING LOTS - 1 NUMBER OF PROPOSED LOTS - 2

PROPOSED USE - DETACHED SINGLE FAMILY RESIDENTIAL WATER - BOROUGH OF BELMAR SEWER - BOROUGH OF BELMAR APPROX. TOTAL AREA TO BE DISTURBED IS 13,500 S.F.

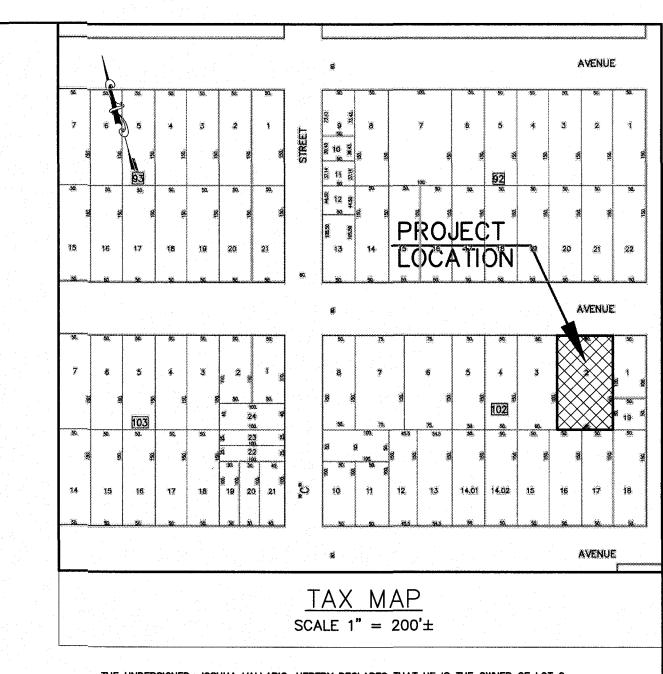
SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY CLEARPOINT SERVICES L.L.C.

DATED 8/30/2021

ALAN R. BOETTGER, P.L.S. LIC. No. 419977

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 8/30/2021 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 I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

ALLEN R. BOETTGER PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 41997



THE UNDERSIGNED, JOSHUA VALLARIO, HEREBY DECLARES THAT HE IS THE OWNER OF LOT 2 IN BLOCK 102, AS DELINEATED HEREON AND HEREBY CONSENTS TO THE FILING OF THIS MAP.

DATE JOSHUA VALLARIO

BE IT REMEMBERED THAT ON THIS ______ DAY OF ____ NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED PERSON WHO SIGNED THE ABOVE CONSENT. 20__ BEFORE ME, A WHO I AM SATISFIED IS THE

MAP FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON ___

SECRETARY, BOROUGH OF BELMAR PLANNING BOARD

NEW LOT NUMBERS HAVE BEEN ASSIGNED.

THIS IS TO CERTIFY THAT THE BOROUGH OF BELMAR 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 MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE ______ DAY OF ______, 20___, WHICH IS 190 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED.

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.

BOROUGH ENGINEER - BOROUGH OF BELMAR

APPROVED BY BOROUGH OF BELMAR PLANNING BOARD

CHAIRMAN			DATE
SECRETARY		*	DATE
		n ege Zoron en	
ENGINEER	-		DATE

CLEARPOINT MINOR SUBDIVISION PLAT PREPARED FOR Services^{11.0} 303 TENTH AVENUE LOT 2 - BLOCK 102 Professional Land Surveyors SITUATED IN THE

SHEET 1 OF 1

BOROUGH OF BELMAR MONMOUTH COUNTY, NJ CERTIFICATE NO. 24GA28115000 JOB NO. 21-33838 SCALE: 1"=20' DATE: 8/30/2021 K.B.A. NO. 2021-322