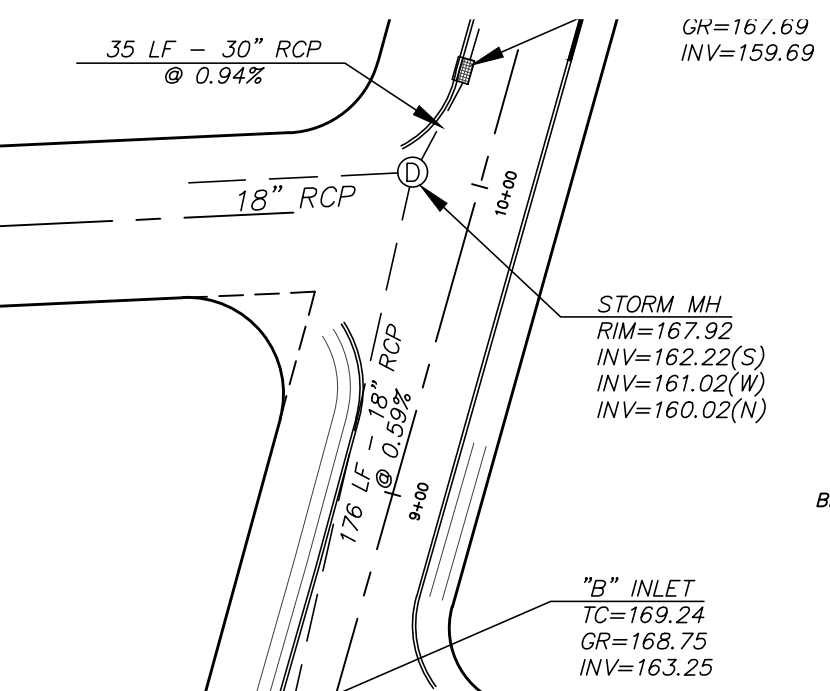


R-1 ZONE REQUIREMENTS 244-46

	REQUIRED	PROVIDED
PRINCIPAL BUILDING REQUIREMENTS:		
MAXIMUM DENSITY	1 UNIT / 1 ACRES	1 UNIT / 1.12 ACRES
MINIMUM LOT AREA	43,560 S.F.	48,784 S.F.
MINIMUM LOT WIDTH	150 FT.	135 FT. * (1)
MINIMUM LOT FRONTAGE	75 FT.	75 FT.
MINIMUM LOT DEPTH	200 FT.	164.29 FT. * (2)
MINIMUM FRONT YARD SETBACK	40 FT.	53.8 FT.
MINIMUM REAR YARD SETBACK	50 FT.	80.7 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	21.6 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.
ACCESSORY BUILDING REQUIREMENTS:		
FRONT YARD SETBACK	NOT PERMITTED	
REAR YARD SETBACK (FEET)	50 FT.	
SIDE YARD SETBACK (FEET)	20 FT.	
MAXIMUM HEIGHT	25 FT.	
PRIVATE RESIDENTIAL SWIMMING POOL:		
FRONT YARD SETBACK	NOT PERMITTED	
REAR YARD SETBACK (FEET)	15 FT.	
SIDE YARD SETBACK (FEET)	20 FT.	
SHED (GARDEN, STORAGE, TOOL):		
FRONT YARD SETBACK (FEET)	NOT PERMITTED	
REAR YARD SETBACK (FEET)	15 FT.	
SIDE YARD SETBACK (FEET)	15 FT.	
MAXIMUM HEIGHT (FEET)	15 FT.	
MAXIMUM BUILDING COVERAGE	15%	
MAXIMUM LOT COVERAGE	50%	

R-3 ZONE REQUIREMENTS 244-46

DENSITY VARIANCE: PROPERTY IS LOCATED WITHIN THE R-3 ZONE. DENSITY VARIANCE WAS GRANTED BY THE JACKSON TOWNSHIP ZONING BOARD OF ADJUSTMENT TO PERMIT 13 SINGLE FAMILY HOMES TO BE DEVELOPED ON THE SITE IN ACCORDANCE WITH THE R-1 ZONE BULK STANDARDS PURSUANT TO RESOLUTION 2020-39.



LEGEND

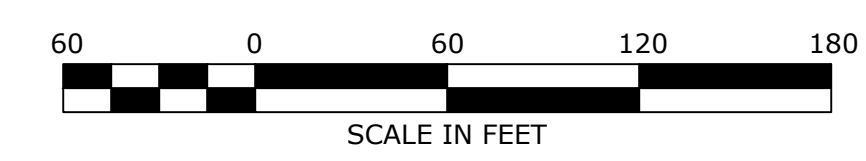
	SIDEWALK
	CURB
	DEPRESSED CURB
	RIPARIAN BUFFER
	LIMIT OF CLEARING
	POST AND RAIL FENCE
	HC RAMP
	WELL
	SEPTIC DISPOSAL BED

NOTE:
NO DEVELOPMENT, INCLUDING CLEARING AND LAND DISTURBANCE, IS PERMITTED IN WETLANDS OR WETLAND BUFFERS

GENERAL NOTES

- PARKING SPACES FOR INDIVIDUAL HOMES ARE TO BE PROVIDED IN ACCORDANCE WITH R.S. NJACR: 5-21-4.14 AS FOLLOWS

NO. BEDROOMS PARKING REQUIRED	NO. SPACES
3	2.0
4	2.5
5	3.0
- EACH HOME IS TO HAVE A MINIMUM 2 CAR GARAGE PURSUANT TO RESOLUTION #2020-39.
- BUILDING FOOTPRINTS ARE SHOWN FOR REGULATORY APPROVAL OF THE APPLICATION. DEVELOPER RESERVES THE RIGHT TO CONSTRUCT HOMES OF DIFFERENT FOOTPRINTS, AND IN ACCORDANCE WITH APPLICABLE CODES AND ZONING STANDARDS.
- EXISTING STRUCTURES AND ANY IMPROVEMENTS ARE TO BE REMOVED.



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NO.	DATE	DESCRIPTION	BY
2	8/2/2022	REVISED PER JACKSON TOWNSHIP ZONING BOARD	BK
1	12/8/2021	REVISED PER JTZB OCPB AND OCSD	BK
1			

PDS
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NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 24G02125400
GRAHAM J. MACFARLANE, P.E.
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #1010
PROFESSIONAL PLANNER, NEW JERSEY LIC. #1014

PRELIMINARY & FINAL MAJOR SUBDIVISION
DEVELOPMENT PLAN
OF
BLOCK 3601 - LOTS 19, 33, 34, 35 & 40
(TAX MAP SHEET 36)
TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE: 1" = 60'	DATE: 1/28/2021	JOB NUMBER: 19027	SHEET 2
DRAWN BY: BK	DESIGNED BY: GJM	CHECKED BY: GJM	25

BULK 8/16/22 HYDROTEXT/19027 - 19027 DEVELOPMENT PLAN >