

*THE APPROVAL OF THE SUBDIVISION IS SUBJECT TO CONDITIONS AS SET FORTH IN THE MINUTES OF THE ZONING BOARD

THIS PLAN APPROVED BY THE ZONING BOARD OF DENNIS TOWNSHIP

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____
 ENGINEER _____ DATE _____
 CERTIFICATION OF TAXES PAID: _____
 TAX COLLECTOR _____ DATE _____

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

MUNICIPAL ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED _____ 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 THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET. I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

Mark G. DeVaul 2/14/2022
 MARK G. DEVAUL DATE
 N.J. P.L.S. # 34844

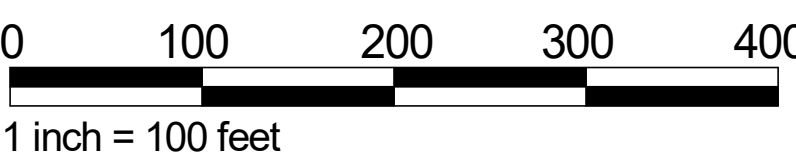
I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO THE LAND DELINEATED ON THE PLAT AND CONSENT TO THE FILING THEREOF

OWNER(S) _____ DATE _____
 OWNER(S) _____ DATE _____

ZONING SCHEDULE				
Zone R3 (Rural Density Residential)				
DESCRIPTION	REQUIRED	EXISTING	Proposed Lot 24.02	Proposed Lot 24.05
LOT NUMBER	N/A	24.02	24.02	24.05
MIN. LOT AREA	3 acres	19.576 acres	13.563 acres	6.012 acres
MIN. LOT FRONTAGE	150 feet	90.54 feet ¹	90.54 feet ¹	54 feet ¹
MIN. LOT WIDTH	150 feet	383.8 feet	383.8 feet	711.4 feet
MIN. LOT DEPTH	300 feet	2,119 feet	1,410 feet	369.2 feet
FRONT YARD SET BACK	100 feet	N/A	195'±	N/A
SIDE YARD SET BACK (EACH)	35 feet	N/A	94'±/249'±	N/A
REAR YARD SET BACK	100 feet	N/A	>100'	N/A
MAX. BUILDING COVERAGE	10%	N/A	<10%	<10%
IMPERVIOUS COVERAGE	15%	2,341 sf = 0.27%	1,440 sf = 0.24%	901 sf = 0.34%
ACCESSORY BUILDING COVERAGE	2%	1,974 sf = 0.23%	1,440 sf = 0.24%	534 sf = 0.2%
ACCESSORY BUILDING SIDE (EACH)	35 feet	135 feet±	138 feet±	40.4 feet
ACCESSORY BUILDING REAR	35 feet	40.4 feet	1,262 feet±	135 feet±
ACCESSORY DISTANCE TO PRINCIPAL	20 feet	N/A	85'±	N/A

¹Existing Non-Conforming
²Variance for accessory structure in front of principal structure or within front yard setback for proposed Lot 24.02.
³Variance for proposed Lot 24.05 accessory structure without a principal structure (D. Variance).
⁴Variance for temporary trailer during construction on Lot 24.02.

ZONING REQUIREMENTS MAY BE SUBJECT TO APPROVAL OF REGULATORY AGENCIES THAT SUPERSEDE MUNICIPAL JURISDICTION.

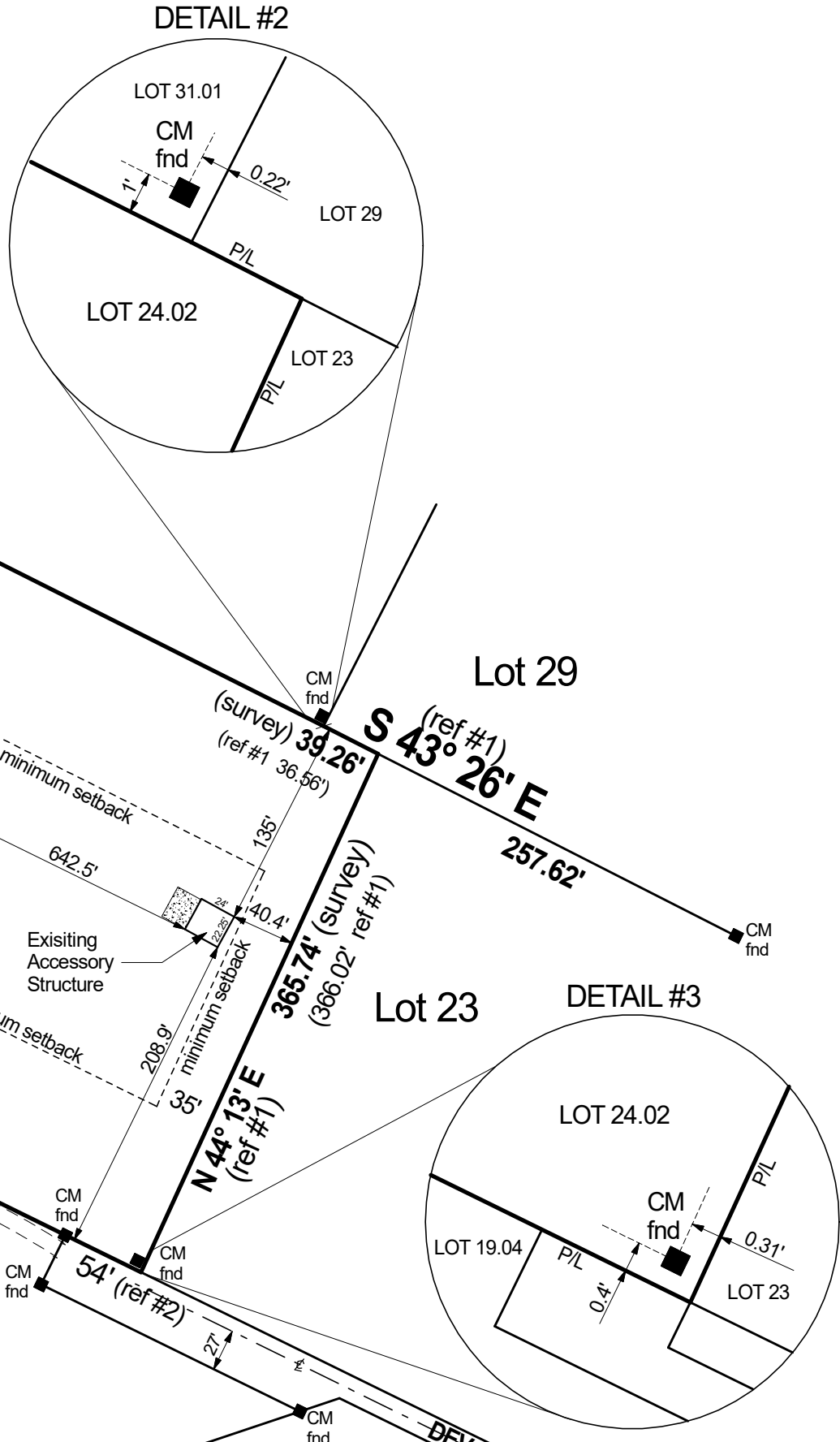


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PLAN OF SURVEY
LOT 24.02, BLOCK 226
DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY
 SCALE 1" = 100 FEET FEBRUARY 7, 2022
DEVAUL SURVEY, L.L.C. LAND SURVEYING
 20 DEVAULS LANE OCEAN VIEW, N.J. 08230
Mark G. DeVaul
 MARK G. DEVAUL
 New Jersey Professional Land Surveyor #34844

- Notes:
- Owner/Applicant: Chuck DeVaul, Mark DeVaul
 - Site Address: 486 Corsons Tavern Rd, Ocean View, NJ 08230
 - Area of Site = 19.576 ac
 - Applicant proposes a subdivision of existing Lot 24.02 into two parcels.
 - Site is located in Zone R3 (Rural Density Residential)
 - Site is not within Pinehills Protection Area.
 - Wetland delineation by Christopher Carey, L.L.A., Engineering Design Associates on April 2019 & Approved by NJDEP LOI #0504.20.0001.1 dated 12/3/21.
 - This survey does not necessarily locate and/or delineate all mapped or unmapped regulated environmental constraints that may be with in the jurisdictional limits of Federal, State and/or Local Regulatory agencies.

- List of References
- Plan of Subdivision, Block 226, Lot 24.02 prepared by Clarence DeVaul, dated September 30, 1995 and filed October 25, 1996 as map #5140
 - Plan of Subdivision, Block 226, Lot 19.01 & 19.02 prepared by Mark G. DeVaul, dated December 9, 2002 and filed April 28, 2003 as map #7731



NJ STATE HIGHWAY ROUTE US 9