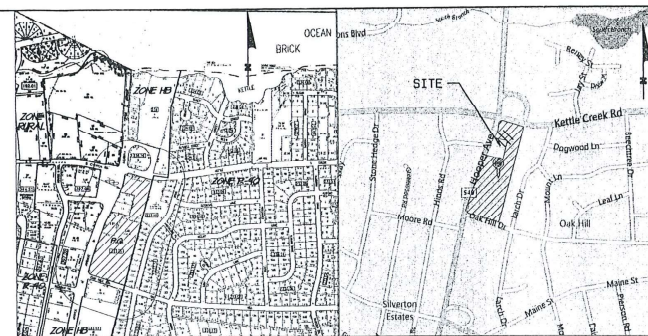


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Project ID#		Description of Project Work					Project Dates	
		Project Name						
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KEY MAP

MIN. LOT AREA	15,000 SF	280,000 SF	73,543 SQ YD	211,545.58 SF
MIN. LOT WIDTH	160 FT	132 FT +/-	274 FT +/-	369 FT +/-
MIN. LOT FRONTAGE (CORNER)	160 FT	251.28 FT (BETTLE CREEK RD.)	251.22 FT (BETTLE CREEK RD.)	428.95 FT (HOOPER AVE.) 104.50 FT (BAY HILLS RD.)
MIN. LOT DEPTH	150 FT	1,059.28 FT	1,445.50 FT	1,485.5 FT
MIN. FRONT YARD SETBACK	60 FT	42.5 FT (OAK HILL RD.) 59.2 FT (HOOPER AVE.)	68.34 FT (HOOPER AVE.) 59.30 FT (BETTLE CREEK RD.)	59.2 FT (HOOPER AVE.) ** 42.5 FT (BAY HILLS RD.) **
MIN. REAR YARD SETBACK				
PRINCIPAL BLDG.	30 FT	N/A	N/A	N/A
MIN. SIDE YARD SETBACK				
PRINCIPAL BLDG., 6 ACCESSORY BUILDINGS	15 FT +/-, CORNB. 50 FT	15.9 FT +/-, CORNB. N/A	25.60FT +/-, CORNB. 75.30 FT	15.5 FT +/-, CORNB. 40.60 FT **
MAX. BLDG. HEIGHT	<35 FT.	<35 FT.	<35 FT.	<35 FT.
MAX. LOT COVERAGE BY BLDG.	25 %	17.04%	12.52%	18.61%
MAX. UNOCCUPIED OPEN SPACE	10 %	17.1%	12.8%	19.6%
PARKING REQUIREMENTS				
SPAVING ZONING 4 SPACES PER 1,000 SF (41.370 SF)	164 SPACES	305 SPACES	111 SPACES *	194 SPACES *
RESTAURANT 4 SPACE PER 2 SEATS, NO LESS THAN 100 SEATS, 200 SEATS INCLUDING BAR SEATING	153 SPACES			

XX - EXISTING CONDITIONS, VARIANCES PREVIOUSLY GRANTED
X - VARIANCE REQUESTED



DESIGN WAIVERS REQUESTED:

- 11 WATER REQUESTED FOR A 1" DIAM. FIRE FIGHTING ENLIGHTENMENT
12 WATER REQUESTED FOR PLANTING OF TREES
- COURTESY OF OCEAN
- NOTES:
- 1) BEING KNOWN AS BLOCK 233.01 LOT 2-03, AS SHOWN ON THE TOWNSHIP OF TONS RIVER
2) TAX MAP SHEET NO. 04 DATED SEPTEMBER 1908, LAST REVISED DECEMBER 1, 2004
- 3) PRELIMINARY SURVEY AS PER MAP ENCLOSED. SURVEY OF PROPERTY, 1001 HIGHER AVE. N.E., TOWNSHIP OF TONS RIVER, WILSON COUNTY, TENNESSEE, BY PROFESSIONAL LAND SURVEYOR, N.J. LICENSE NO. 0000033400, DATED 12/09/11.
- 4) APPLICANT PROPOSES A TWO LOT RIVER SUBDIVISION.
- 5) COORDINATE VALUES BASED ON ASSUMED DATUM.
- 6) LOT HANGERS ASSIGNED BY THE TONS RIVER TOWNSHIP ENGINEERING DEPARTMENT.
- 7) TOTAL AREA TO BE SUBDIVIDED IS 205,000 SQ. Ft. OR 6.54 ACRES
- 8) ERROR OF CLOSURE IS LESS THAN 1:10,000
- 9) THE LOCATION OF THE SHADYBARK SPIDER CLEANSITE DESIGN WAS PROVIDED BY THE TONS RIVER WILSON COUNTY AUTHORITY. MANLEY'S DAMPERS AND TRAPERS
SPONS WERE TAKEN FROM THE GOLF COURSE CTS MAP
- 10) THERE ARE TWO KNOWN DEED RESTRICTIONS, OR COVENANTS ON THE PARCEL.
- 11) THERE ARE NO KNOWN WETLANDS OR TRANSITION AREAS ON THIS PROPERTY.
- 12) UNSATURATED TONS RIVER IS CURRENTLY SERVINGING THIS SITE.

NOTES:

11 BEING KNOWN AS BLOCK 23.01 LOT 2.02 AS SHOWN ON THE TOWNSHIP OF TONGS RIVER
12 TWP MAP SHEET NO. 23, DATED SEPTEMBER 1988. LAST REVISED: DECEMBER 1, 1988
13
14 PREPARED BY: TOWNSHIP OF TONGS RIVER
15 PREPARED BY: RICHARD J. POST, PROFESSIONAL LAND SURVEYOR, NO. LICENSE NO. 6502953450, DATED 12/06/11.
16
17 APPLICANT PROPOSES A TWO LOT MINOR SUBDIVISION.
18
19 COORDINATE VALUES BASED ON ASSUMED DATUM.
20
21 LOT NUMBERS ASSIGNED BY THE TONGS RIVER TOWNSHIP ENGINEERING DEPARTMENT.
22
23 TOTAL AREA TO BE SUBDIVIDED IS 285,690 Sq. Ft. OR 6.54 ACRES.
24
25 ERROR OF CLOSURE IS LESS THAN ± 10.00 MM.
26
27 THE LEGALITY OF THE GRANTING OF ANY CLEAVAGE RIGHTS HEREIN WAS PROVIDED BY
28 TOWNSHIP ENGINEERING DEPARTMENT. TOWNSHIP ENGINEERING DEPARTMENT
29
30 THERE ARE NO HIGHWAY DEED RESTRICTIONS, OR COVENANTS ON THE PARCEL.
31
32 THERE ARE NO KNOWN WETLANDS OR TRANSITION AREAS ON THE SITE.
33
34 UNLAWFUL WATER TOWNS RIVER IS CURRENTLY SERVICING THIS PROPERTY.

O'DONNELL, STANTON & ASSOCIATES, Inc.
ENGINEERS, PLANNERS AND SURVEYORS
CERTIFICATE OF AUTHORIZATION #26A02047500
1100 ROUTE 37 EAST
TOMES RIVER, NEW JERSEY 08753
(732) 573-0400 (PHONE)
(732) 573-0499 (FAX)
e-mail: oas@astscorizon.net

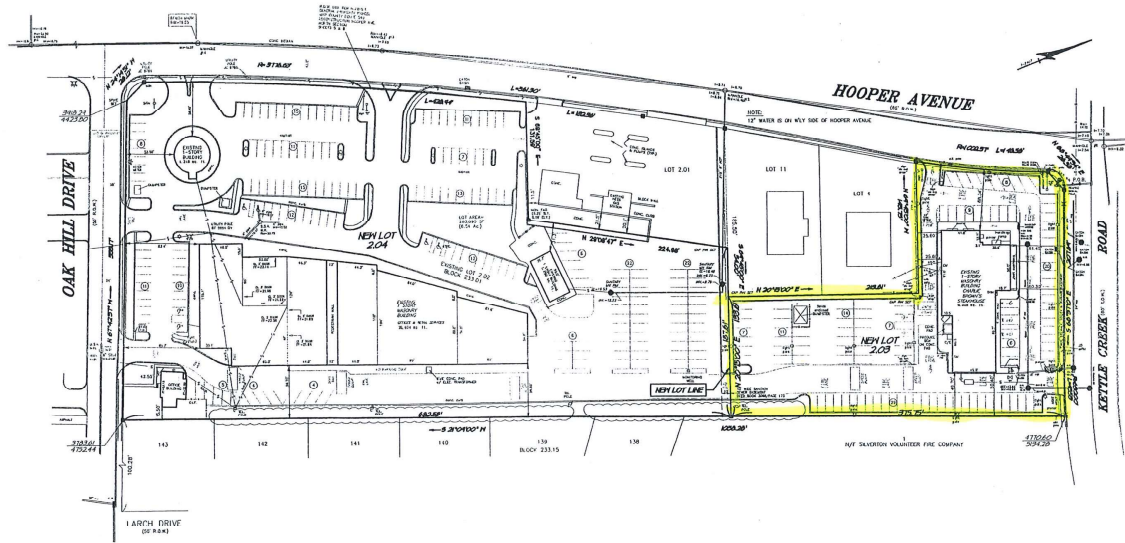
STUART D. CHRISTIE P.L.S.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 65029345

Stuart D. Christie

DATE: 01/04/12

MINOR SUBDIVISION
BLOCK 233.01 ^{FOR} - LOT 2.02
TOWNSHIP OF TOMS RIVER
OCEAN COUNTY NEW JERSEY
PROPERTY OWNER: SILVERBUSH INVESTORS, L

TOMS RIVER TOWNSHIP ESCROW NO.: X-23-P01-117						
DES. BY	CALC. BY	DRAWN BY	SCALE	DATE	PROJECT NO.	DW. NO.
DC	SDC	TRP	1" = 60'	JAN. 2012	10B2-01 SUB	1



I HEREBY CERTIFY THAT I AM/WE ARE THE RECORD TITLE OWNER(S)
OF THE LANDS BEING SUBDIVIDED BY THIS MAP AND
CONSENT WITH ITS FILING.

Mark H.
SILVERTON INVESTORS, LLC
MARTY STEINHEISS, MANAGING PARTNER
Theresa Bender
SWORN AND DESCRIBED TO ME THIS
DAY OF May, 2012
NOTARY PUBLIC OF THE STATE OF NEW JERSEY
COMMISSION EXPIRES 2014

APPROVED BY THE TONS RIVER MUNICIPAL UTILITIES AUTHORITY

DIRECTOR OF ENGINEERING DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT TO CONFORM WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO AND REGULATION OF APPROVAL.


 6/21/12
 MUNICIPAL ENGINEER DATE

OWNER/APPLICANT
SILVERTON INVESTORS, LLC
1861 HOOPER AVENUE
TOMS RIVER, NJ 08753



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LAND SURVEY DATED 12/06/2011 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH BOUNDARY CORNER MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND THAT THE BOUNDARY CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

Ronald W. Post

RONALD W. POST
LICENSED PROFESSIONAL LAND SURVEYOR
N.C. LICENSE NO. 6502653400

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLETES WITH THE PROVISIONS OF THE "MAP FILING LAW".

Stuart D. Christie
STUART D. CHRISTIE
LICENSED PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. GS02934509

THIS PLAN WAS A RECLASSIFICATION. THIS SUBDIVISION MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE OCT. 26, 2012, WHICH DATE IS ONE HUNDRED NINETEEN (1901) DAYS AFTER APPROVAL. AS A MINOR SUBDIVISION BY THE TOWNSHIP OF TONS RIVER PLANNING BOARD.

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE TOWNSHIP OF TONS RIVER PLANNING BOARD ON April 18, 2012

[Signature]
APPROVED: _____ DATE: 5/31/2012

Lucia Lyne
SECRETARY
5-31-2012
DATE
13832

6-26-12

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