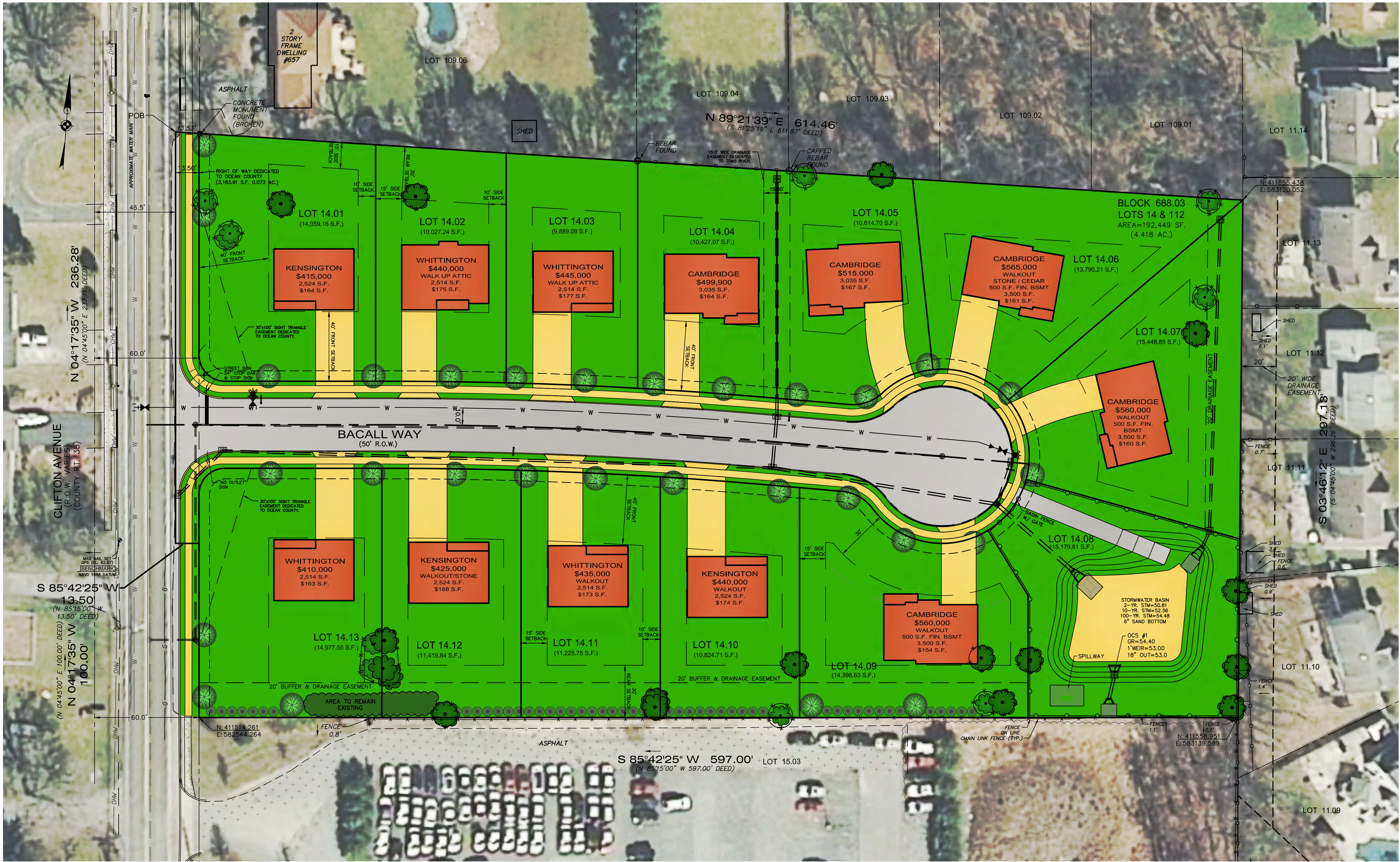




| TOMS RIVER TOWNSHIP R-90 ZONE REQUIREMENTS                |          |              |           |           |           |           |           |           |                        |           |           |           |           |              |
|-----------------------------------------------------------|----------|--------------|-----------|-----------|-----------|-----------|-----------|-----------|------------------------|-----------|-----------|-----------|-----------|--------------|
| LAND USE ORDINANCE                                        | REQUIRED | LOT 14.01    | LOT 14.02 | LOT 14.03 | LOT 14.04 | LOT 14.05 | LOT 14.06 | LOT 14.07 | LOT 14.08<br>BASIN LOT | LOT 14.09 | LOT 14.10 | LOT 14.11 | LOT 14.12 | LOT 14.13    |
| MIN. LOT AREA (SF)                                        | 9,000    | 14,059.16    | 10,027.24 | 9,889.09  | 10,427.07 | 10,614.70 | 13,790.21 | 15,448.85 | 15,179.81              | 14,398.63 | 10,824.71 | 11,225.75 | 11,419.84 | 14,977.55    |
| MIN. LOT WIDTH (FT)                                       | 75       | 101.44       | 75.0      | 75.56     | 80.0      | 85.28     | 116.21    | 117.81    | N/A                    | 131.93    | 80.0      | 80.0      | 80.0      | 105.0        |
| MIN. LOT FRONTAGE (FT)                                    | 40/110   | 127.31/110.0 | 75.01     | 75.63     | 80.21     | 95.05     | 48.60     | 48.81     | N/A                    | 119.27    | 80.24     | 80.09     | 80.01     | 113.56/128.1 |
| MIN. LOT DEPTH (FT)                                       | 120      | 139.07       | 133.60    | 131.02    | 130.23    | 132.18    | 122.11    | 129.06    | N/A                    | 108.24(P) | 135.41    | 140.43    | 142.86    | 143.10       |
| YARD REQUIREMENTS: (PRINCIPAL/ACC./POOL)                  |          |              |           |           |           |           |           |           |                        |           |           |           |           |              |
| MIN. FRONT YARD SETBACK (FT)                              | 40       | 43.0/41.0    | 41.0      | 41.0      | 41.0      | 42.1      | 42.9      | 41.0      |                        | 30.0(P)   | 41.0      | 41.0      | 41.0      | 43.0/41.0    |
| MIN. REAR YARD SETBACK (FT)                               | 30/15/10 | N/A          | 53.2      | 52.3      | 47.6      | 38.0      | 32.0      | 40.3      |                        | 32.7      | 57.5      | 59.4      | 60.8      | N/A          |
| MIN. SIDE YARD SETBACK, ONE SIDE (FT)                     | 10/10/10 | 12.4         | 10.0      | 14.1      | 14.5      | 11.3      | 18.7      | 19.2      |                        | 30.5      | 15.5      | 14.5      | 10.5      | 16.0         |
| MIN. SIDE YARD SETBACK, TWO SIDES (FT)                    | 25       | 60.5         | 25.0      | 29.6      | 30.0      | 28.1      | 39.7      | 43.5      |                        | 70.5      | 34.0      | 30.0      | 26.0      | 67.1         |
| MAX. BUILDING HEIGHT (FT)                                 | 35       | <35          | <35       | <35       | <35       | <35       | <35       | <35       |                        | <35       | <35       | <35       | <35       | <35          |
| MAX. BUILDING COVERAGE (%)                                | 30       | 11.0         | 17.7      | 15.7      | 17.0      | 17.9      | 13.8      | 11.5      |                        | 13.2      | 14.3      | 15.8      | 16.6      | 10.3         |
| MAX. IMPERVIOUS COVERAGE (%)                              | 60       | 18.1         | 26.4      | 25.4      | 25.5      | 28.2      | 21.2      | 17.5      |                        | 17.9      | 23.8      | 23.8      | 26.3      | 17.0         |
| MAX. FLOOR AREA RATIO                                     | 0.60     | 0.22         | 0.35      | 0.31      | 0.34      | 0.36      | 0.28      | 0.23      |                        | 0.26      | 0.29      | 0.32      | 0.33      | 0.21         |
| N/A = NOT APPLICABLE    (P) = PROPOSED VARIANCE CONDITION |          |              |           |           |           |           |           |           |                        |           |           |           |           |              |

PRELIMINARY & FINAL MAJOR SUBDIVISION  
LAUREN ESTATES

## COLOR SALES MAP

MUNICIPAL APPLICATION #X-23-P01-337  
**BLOCK 688.03**  
**LOTS 14 & 112**  
**BACALL WAY**  
Township of Toms River

County of Ocean    Tax Map #81    New Jersey

Scale: 1"=30'    Drawn By: PS    Date: 10/30/15    Job #: 2014-037    Color Render    Sheet #: 1 OF 1

CERTIFICATE OF AUTHORIZATION: 24GA28228800

