

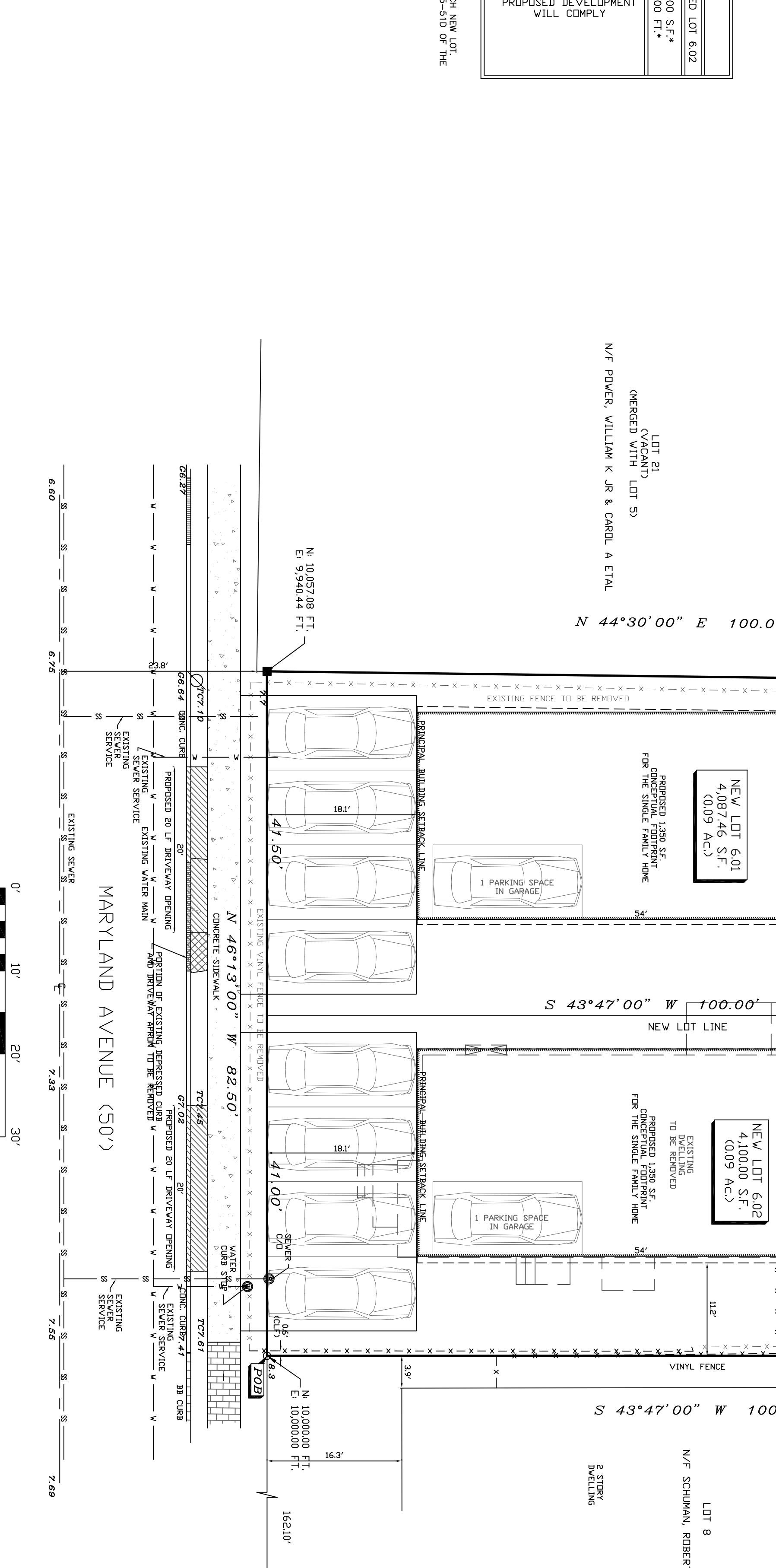
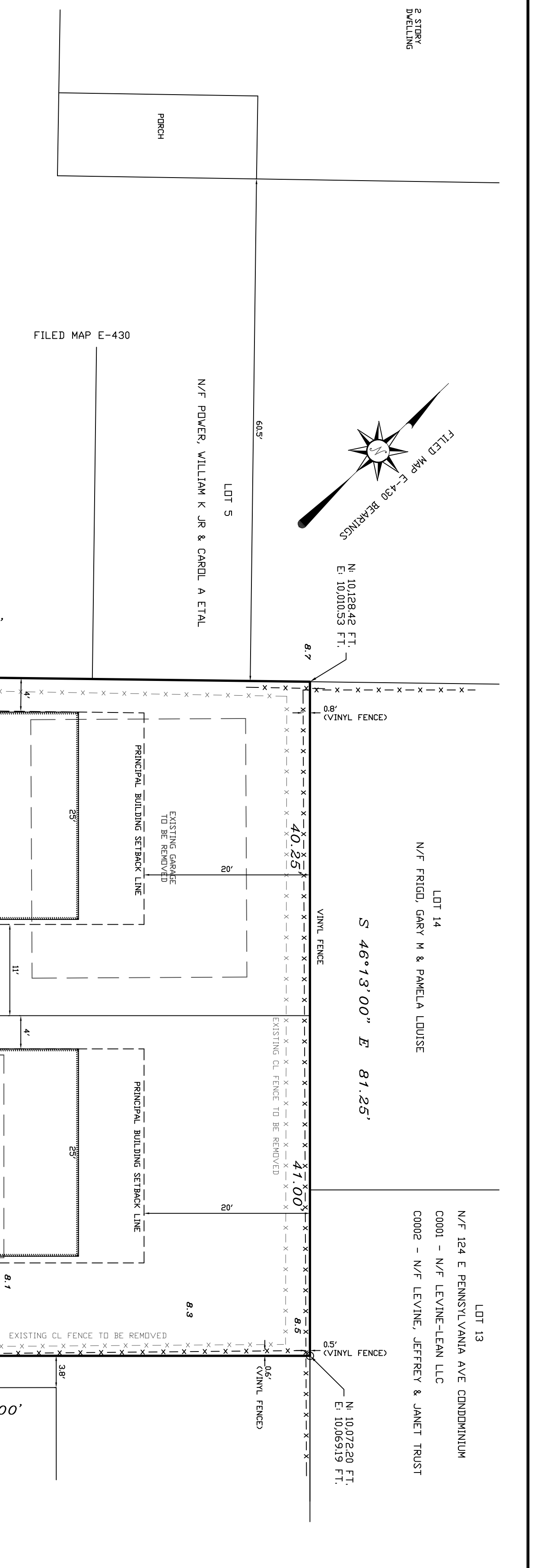
ZONE	REQUIRED	PROPOSED LOT 6.01	PROPOSED LOT 6.02
LOT AREA	205-595(1) 5,000 S.F.	4,087.51 S.F.*	4,100 S.F.*
LOT WIDTH	205-595(1) 50 FT.	41.50 FT.*	41.00 FT.*
SETBACKS:			
FRONT	205-11E 18.1 FT.		
REAR	205-11E 18.1 FT.		
SIDE	205-595(4) 4 FT./9 FT.		
COMBINED SIDE	205-595(4) 15 FT.		
BETWEEN BUILDINGS	205-595(4) 15 FT.		
LOT COVERAGE(%)	205-595(7) 33.3%		
IMPERVIOUS COVERAGE	205-13B(3)(g) 75%		
PARKINGS	205-510 4 SPACES		
HEIGHT	205-10A 34 FT.		

\* VARIANCE REQUESTED  
 1 - THE APPLICANT PROPOSES TO CONSTRUCT AN APPROXIMATELY 3,000 S.F. SINGLE FAMILY HOME ON EACH NEW LOT. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE ZONING REQUIREMENTS SET FORTH IN SECTION 205-510 OF THE CODE OF THE TOWNSHIP OF LONG BEACH.

**SCHEDULE OF PROPERTIES WITHIN 200' OF THE SUBJECT PROPERTY WITH FRONTAGE ON MARYLAND AVENUE**

BLK	LOT	FRONTAGE	AREA	SIMILAR TO PROPOSED LOTS
705	12	55.19 FT.	3,564 S.F.	N
	13	40 FT.	2,650 S.F.	Y
	14	40 FT.	2,650 S.F.	Y
	16	40 FT.	2,650 S.F.	Y
	17	40 FT.	2,650 S.F.	Y
	18	40 FT.	2,650 S.F.	Y
	19	40 FT.	2,650 S.F.	Y
	20	60 FT.	3,975 S.F.	N
	21 & 22	60 FT.	3,975 S.F.	N
706	3	36 FT.	3,600 S.F.	Y
	201	72.66 FT.	6,330 S.F.	N
	5	55 FT.	3,025 S.F.	N
	8 & 21	50 FT.	17,250 S.F.	N
	9	60 FT.	6,000 S.F.	N
	11	62.10 FT.	6,421 S.F.	N
712	1	480.4 FT.	3,514 S.F.	N

19 PROPERTIES EXIST WITHIN 200' OF LOT 6, BLOCK 211 WITH FRONTAGE ON MARYLAND AVENUE. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE ZONING REQUIREMENTS SET FORTH IN SECTION 205-510 OF THE CODE OF THE TOWNSHIP OF LONG BEACH. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE ZONING REQUIREMENTS SET FORTH IN SECTION 205-510 OF THE CODE OF THE TOWNSHIP OF LONG BEACH.



I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

LEON J. TYSON, P. E. 655888

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH THE PROVISIONS OF THE TITLE ACT AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO.

MUNICIPAL ENGINEER

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED FOR FILING IN THE COUNTY CLERK'S OFFICE PROVIDED THAT THIS MAP IS FILED PRIOR TO THE DATE OF \_\_\_\_\_ DAY OF \_\_\_\_\_

APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

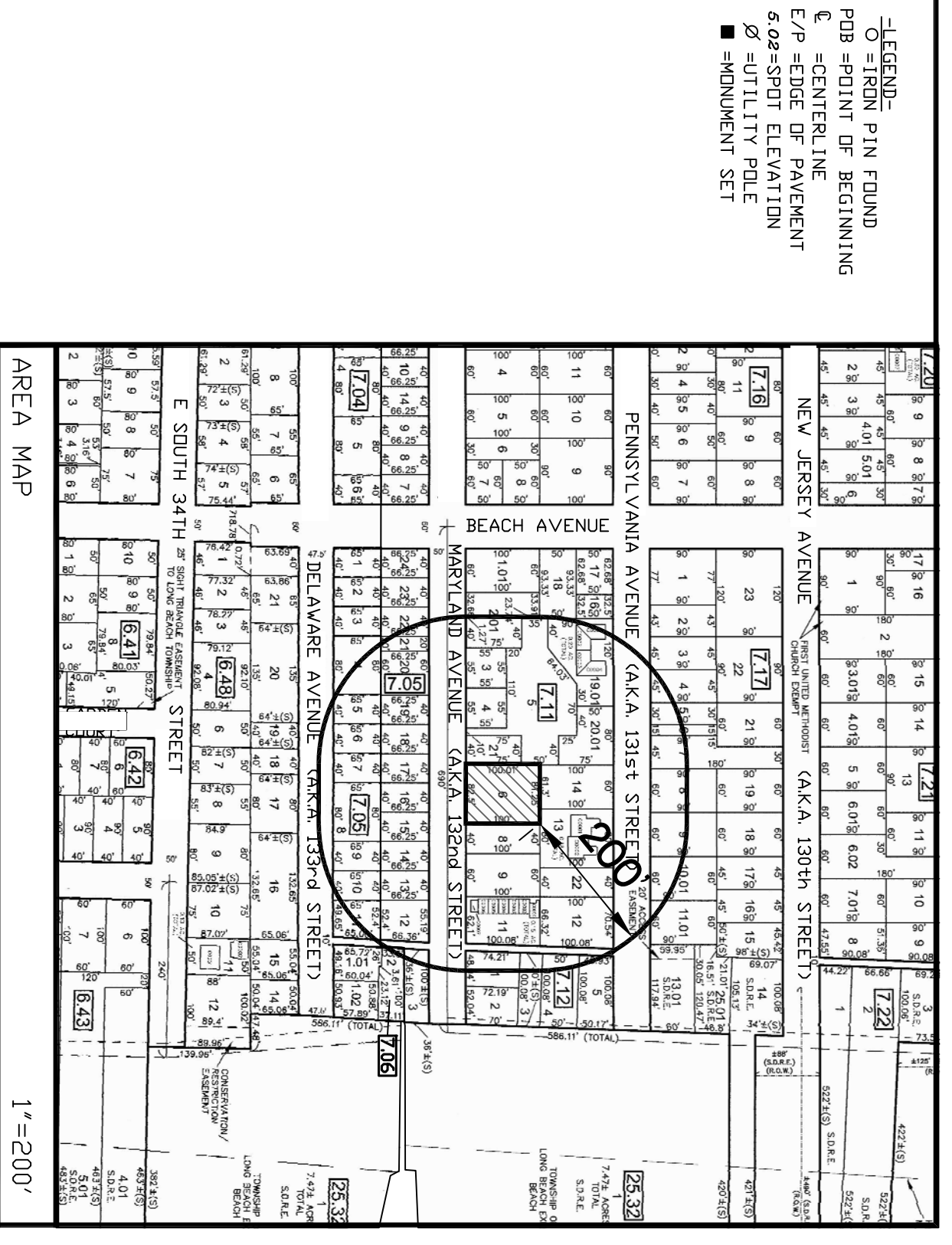
NOTARY PUBLIC OF NEW JERSEY

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED FOR FILING IN THE COUNTY CLERK'S OFFICE PROVIDED THAT THIS MAP IS FILED PRIOR TO THE DATE OF \_\_\_\_\_ DAY OF \_\_\_\_\_

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NOTARY PUBLIC OF NEW JERSEY



- LEGEND**
- = IRON PIN FOUND
  - = POINT OF BEGINNING
  - = CENTER OF CURVE
  - = SPOT ELEVATION
  - = UTILITY POLE
  - = ADJACENT SET

- NOTES**
- AKA LOTS 99, 99 AND THE WESTERLY 20' OF LOT 97, SECTION A, TRACT NO. 1, LAND CO. INC. SITUATE AT BEACH HAVEN TERRACE
  - DEED REFERENCE, PAGE 857
  - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #402506081
  - BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #402506081, CHANGE ANNUAL FLOOD PROBABILITIES FROM 1% TO 0.2% AND CHANGE FLOOD ELEVATION FROM 8 TO 8.5 FEET OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE THE PROPERTY IS NOT LOCATED IN THE COASTAL A ZONE ELEVATIONS NAVD (1988)
  - ERROR IN CLOSURE NO GREATER THAN 1 PART IN 10,000
  - ASSUMED HORIZONTAL COORDINATE BASE
  - TOTAL TRACT AREA 81,874.6 SF. (0.19 AC.)
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE NOT TO BE CONSIDERED AS GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND TYPE OF MATERIAL OF ALL UNDERGROUND UTILITIES THROUGH MARK-OUTS DONE BY THE OWNER OF THE LOT AND IF NECESSARY, CONTACT THE ENGINEER OR THE TOWNSHIP ENGINEER FOR ASSISTANCE.
  - MAXIMUM WIDTH OF THE DEPRESSED CURBS PROVIDING ACCESS TO THE NEW LOTS SHALL NOT EXCEED 20 FEET.
  - THE LOCATION OF THE DEPRESSED CURBS ARE SUBJECT TO CHANGE, HOWEVER THEY WILL COMPLY WITH SECTION 172-20A OF THE LONG BEACH TOWNSHIP CODE.
  - FRONT AND SIDE YARD SETBACKS SHOWN ON THE PLAN ARE SUBJECT TO CHANGE PROVIDED THE SETBACKS COMPLY WITH THE ZONING ORDINANCE.
  - THE MINIMUM ELEVATION OF THE LOWEST HABITABLE FLOOR FOR ANY NEW RESIDENTIAL DWELLING CONSTRUCTED ON EITHER NEW LOT WILL BE AT OR ABOVE ELEVATION 9.0 AT THE ADJACENT PROPERTY LINE AND 9.0 AT THE ADJACENT PROPERTY LINE AND AT OR ABOVE ELEVATION 9.0 AT THE ADJACENT PROPERTY LINE.
  - EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE TOWNSHIP ENGINEER.

REVISIONS

HORN, TYSON & YODER, INC.  
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
 CERTIFICATE 24642/951700 - ISSUED SEPTEMBER 1, 2022  
 8510 LONG BEACH EDULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424  
 PHONE (609) 492-5050 FAX (609) 492-4163

MINOR SUBDIVISION  
 LOT 6, BLOCK 7.11  
 TAX MAP SHEET # 10  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'  
 DRAWN BY: JOB  
 JOB NO. 09-101 DATE: 1/30/2024  
 SHEET 1 OF 1