

ZONING SCHEDULE R-50 RESIDENTIAL ZONE				
CODE	REQUIRED	PROPOSED LOT 6.01	PROPOSED LOT 6.02	
LOT AREA	205-55C(1)	5,000 S.F.	4,087.51 S.F.*	4,100 S.F.*
LOT WIDTH	205-55C(1)	50 FT.	41.50 FT.*	41.00 FT.*
SETBACKS:				
FRONT	205-11E	18.1 FT.	18.1 FT.	18.1 FT.
REAR	205-55C(5)(c)	20 FT.	33.9 FT.	33.9 FT.
SIDE	205-55C(4)	4 FT./9 FT.	4.7 FT./11.0 FT.	4 FT./12 FT.
COMBINED SIDE	205-55C(4)	15 FT.	15.7 FT.	16 FT.
BETWEEN BUILDINGS	205-55C(4)	15 FT.	15.0 FT.	15.0 FT./15.8 FT.
LOT COVERAGE(%)	205-55C(7)	33.3%	29.4%	29.3%
IMPERVIOUS:				
TOTAL COVERAGE	205-33B(3)(a)	75%	44.4%	73.8%
FRONT YARD	205-33B(3)(a)	75%	73.1%	44.2%
PARKING	205-51D	3 SPACES ¹	4 SPACES	4 SPACES
DRIVEWAY OPENING	172-20A(1)	27 LF	27 LF	27 LF
HEIGHT	205-10A	34 FT.	34 FT.	34 FT.

* VARIANCE REQUESTED
 1 - THE APPLICANT PROPOSES TO CONSTRUCT A 2,995 S.F. SINGLE FAMILY HOME ON EACH NEW LOT.
 ANY PROPOSED DEVELOPMENT WILL COMPLY WITH THE PARKING REQUIREMENTS FOUND IN SECTION 205-51D OF THE CODE OF THE TOWNSHIP OF LONG BEACH.

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

BLOCK	LOT	FRONTAGE	AREA	SIMILAR TO PROPOSED LOTS
7.05	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
	15	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
7.06	3	36 FT.	3,600 S.F.	Y
	7.11	201	72.66 FT.	6,330 S.F.
7.12	5	55 FT.	3,025 S.F.	N
	4	55 FT.	3,025 S.F.	N
	5 & 21	50 FT.	17,350 S.F.	N
	8	40 FT.	4,000 S.F.	Y
	9	60 FT.	6,000 S.F.	N
	11	62.10 FT.	6,421 S.F.	N

19 PROPERTIES EXIST WITHIN 200' OF LOT 6, BLOCK 7.11 WITH FRONTAGE ON MARYLAND AVENUE. 9 OF THESE LOTS HAVE LOT FRONTAGE AND LOT AREA EQUAL TO OR LESS THAN THAT PROPOSED FOR THE 2 NEW LOTS, THEREFORE, PURSUANT TO SECTIONS 176-27.A.1 AND 205-26C OF THE CODE OF THE TOWNSHIP OF LONG BEACH, VARIANCES AND WAIVERS ARE REQUIRED FOR LOT AREA AND LOT FRONTAGE.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 1/30/2024 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 TITLE RECORDATION ACT AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

Leon J. Tysack
 LEON J. TYSACK, P.L.S. 655888

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "TITLE RECORDATION ACT", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREIN.

MUNICIPAL ENGINEER

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

 SWORN AND SUBSCRIBED TO ME THIS _____ DAY OF _____, 2024.
 NOTARY PUBLIC OF NEW JERSEY.
 MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD FOR FILING IN THE OCEAN COUNTY CLERK'S OFFICE PROVIDED THAT THIS MAP IS FILED ON/OR BEFORE THE _____ DAY OF _____.

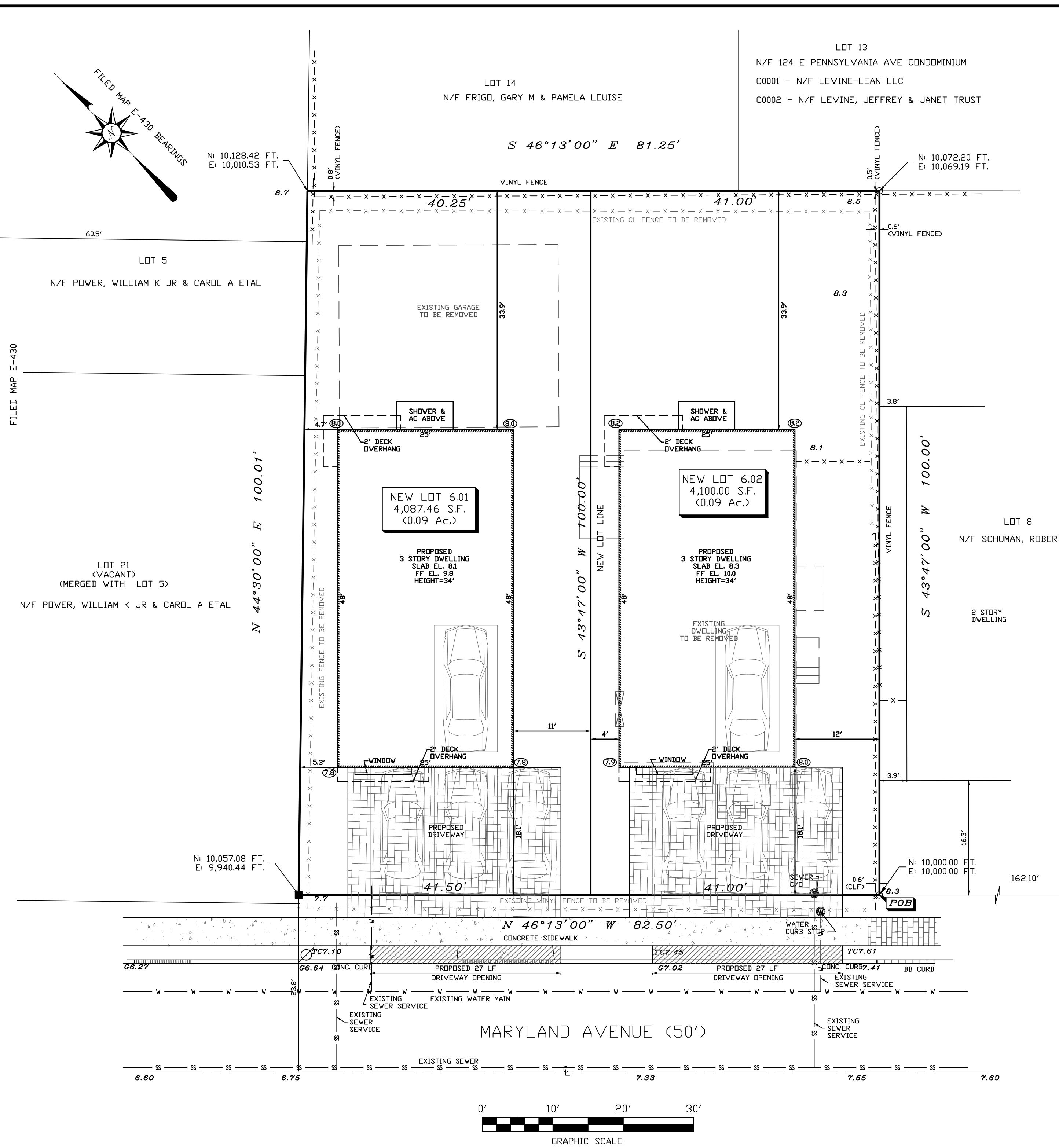
MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD

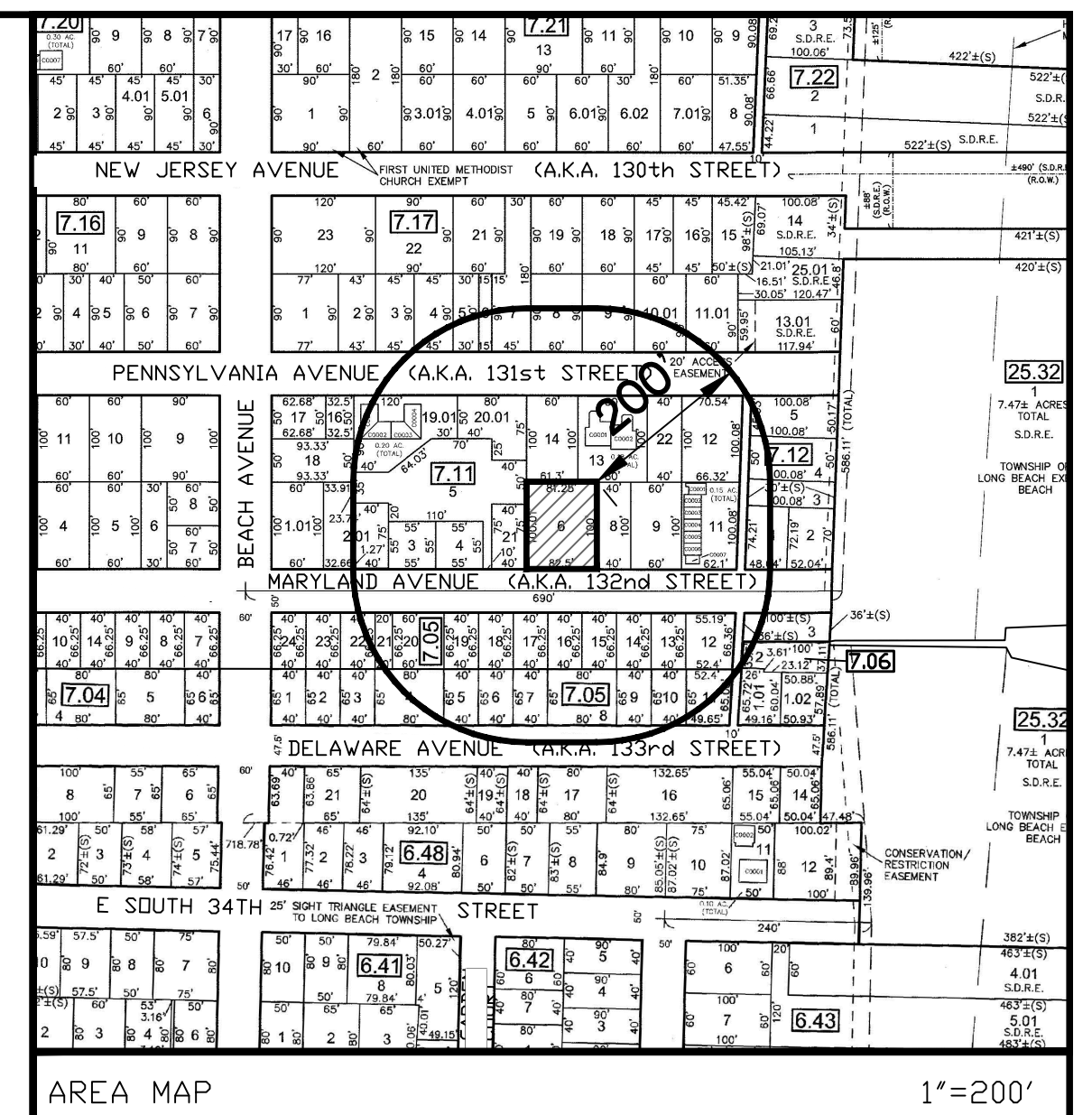
CHAIRMAN

SECRETARY

ENGINEER



LEGEND:
 O = IRON PIN FOUND
 POB = POINT OF BEGINNING
 E = CENTERLINE
 E/P = EDGE OF PAVEMENT
 6.02 = SPOT ELEVATION
 Ø = UTILITY POLE
 ■ = MONUMENT SET



- NOTES
- AKA LOTS 58, 59, AND THE WESTERLY 20' OF LOT 57, SECTION A, TRACT NO. 1, FILED MAP B-160, FILED 2/14/1914, "PLAN OF LOTS MADE FOR THE FIDELITY LAND CO. INC. SITUATE AT BEACH HAVEN TERRACE"
 - DEED REFERENCE: BOOK 5541, PAGE 857
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0603F
 - BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0603G, THE PROPERTY IS LOCATED IN THE SHADED X ZONE, AREAS OF 0.2% CHANCE ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT 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: 8,187.46 S.F. (0.19 Ac.±)
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE NOT GUARANTEED, BUT ARE BASED UPON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND TYPE OF MATERIAL OF ALL UNDERGROUND UTILITIES THROUGH MARK-OUTS DONE BY THE OWNER OF THE UTILITY AND IF NECESSARY BY TEST PIT AND ADVISE THE ENGINEER OF ANY CONFLICTS SO THAT APPROPRIATE REVISIONS CAN BE MADE TO THE PLANS TO CARRY OUT THE INTENT OF THE DESIGN ALL AT NO COST TO THE ENGINEER.
 - 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. THE LOWEST ELEVATION OF ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT, DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 9.0.
 - EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE TOWNSHIP ENGINEER.

11/18/2024 REVISED SUBDIVISION TO SHDW NEW HOMES PER ARCHS (AMC)

HORN, TYSON & YODER, INC.
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS
 CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
 8510 LONG BEACH BOULEVARD, 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: JDB SHEET 1 OF 1
 JOB NO.: 09-101 DATE: 1/30/2024

OWNER/APPLICANT:
 123 EAST MARYLAND AVENUE LLC

Professional Engineer, N.J. License Number: GE44223
 Professional Planner, N.J. License Number: 33LI00606400

Professional Land Surveyor, N.J. License Number: GS35988