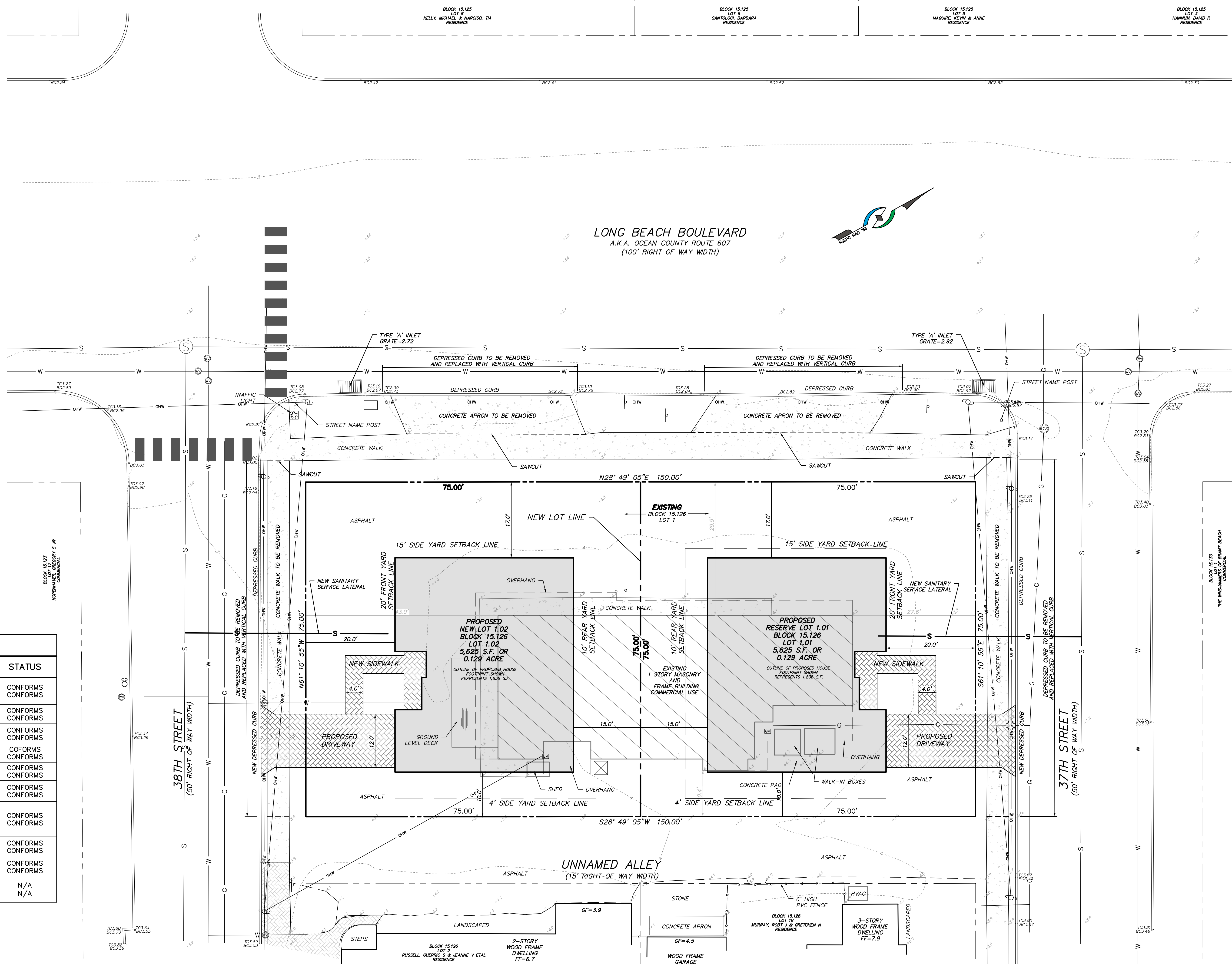


**LEGEND**

- SUBJECT OUTBOUND LIMIT
- ADJACENT RIGHT-OF-WAY LINE
- EXISTING CURB LINE
- EXISTING EDGE OF PAVEMENT LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING CONCRETE AREA
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- INLET
- EXISTING SIGNS
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY ANCHOR
- ELECTRIC BOX
- TELEPHONE BOX
- GAS METER
- WATER METER
- WATER VALVE
- HYDRANT
- TOP OF CURB SHOT
- BOTTOM OF CURB SHOT
- FLUSH CURB SHOT
- GRADE SHOT
- CONCRETE MONUMENT
- CROSS CUT FOUND
- IRON PIN FOUND
- MAG NAIL FOUND
- MAG NAIL SET

**ZONING SCHEDULE**

R-50 RURAL DEVELOPMENT DISTRICT					
ZONING ELEMENT	REQUIRED	EXISTING CONDITIONS	LOT NUMBER	PROPOSED CONDITIONS	STATUS
USE	SINGLE-FAMILY DETACHED DWELLINGS, ETC.	COMMERCIAL RESTAURANT	1.01 1.02	RESIDENTIAL RESIDENTIAL	CONFORMS
AREA	5,000 S.F.	11,250 S.F.	1.01 1.02	5,625 S.F. 5,625 S.F.	CONFORMS
MIN. LOT WIDTH & FRONTAGE	50'	150'	1.01 1.02	75' 75'	CONFORMS
MAX. BUILDING COVERAGE	33.33%	21.2%	1.01 1.02	33.33% 33.33%	CONFORMS
MAX. LOT COVERAGE	75% MAX.	100%	1.01 1.02	40% 40%	CONFORMS
FRONT YARD SETBACK	20' CORNER, 1=15'	26'	1.01 1.02	20' 20'	CONFORMS
PRINCIPAL STRUCTURES SIDE YARD SETBACK (AGGREGATE)	15'	28'/43'	1.01 1.02	15'/15' 15'/15'	CONFORMS
SIDE YARD SETBACK (ONE SIDE MINIMUM)	4'	>15'	1.01 1.02	10' 10'	CONFORMS
REAR YARD SETBACK	10'	10.4'	1.01 1.02	15' 15'	CONFORMS
ACCESSORY STRUCTURES SIDE & REAR SETBACK	4'	50'/9'	1.01 1.02	N/A N/A	N/A N/A



**CERTIFICATION OF APPROVALS**

I HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN APPROVED BY RESOLUTION OF THE LONG BEACH TOWNSHIP PLANNING BOARD.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

TOWNSHIP CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THIS SITE PLAN IS HEREBY APPROVED BY THE OCEAN COUNTY PLANNING BOARD.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF BLOCK 15.126 LOT 1 HEREIN DEPICTED AND THAT I CONCUR WITH THIS PLAN. I CONSENT TO THE FILING OF THIS MINOR SUBDIVISION PLAN WITH THE PLANNING BOARD OF LONG BEACH TOWNSHIP.

RICHARD JR. & BARBARA LALLY  
281 PRIVATEER ROAD  
MANAHAWKAN, NJ 08050

I HEREBY CERTIFY THAT I AM THE APPLICANT OF RECORD OF THE PROPERTY HEREIN DEPICTED AND THAT I CONCUR WITH THIS PLAN. I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF LONG BEACH TOWNSHIP.

MEYER SHORE, LLC \_\_\_\_\_ DATE \_\_\_\_\_

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

MUNICIPAL ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_

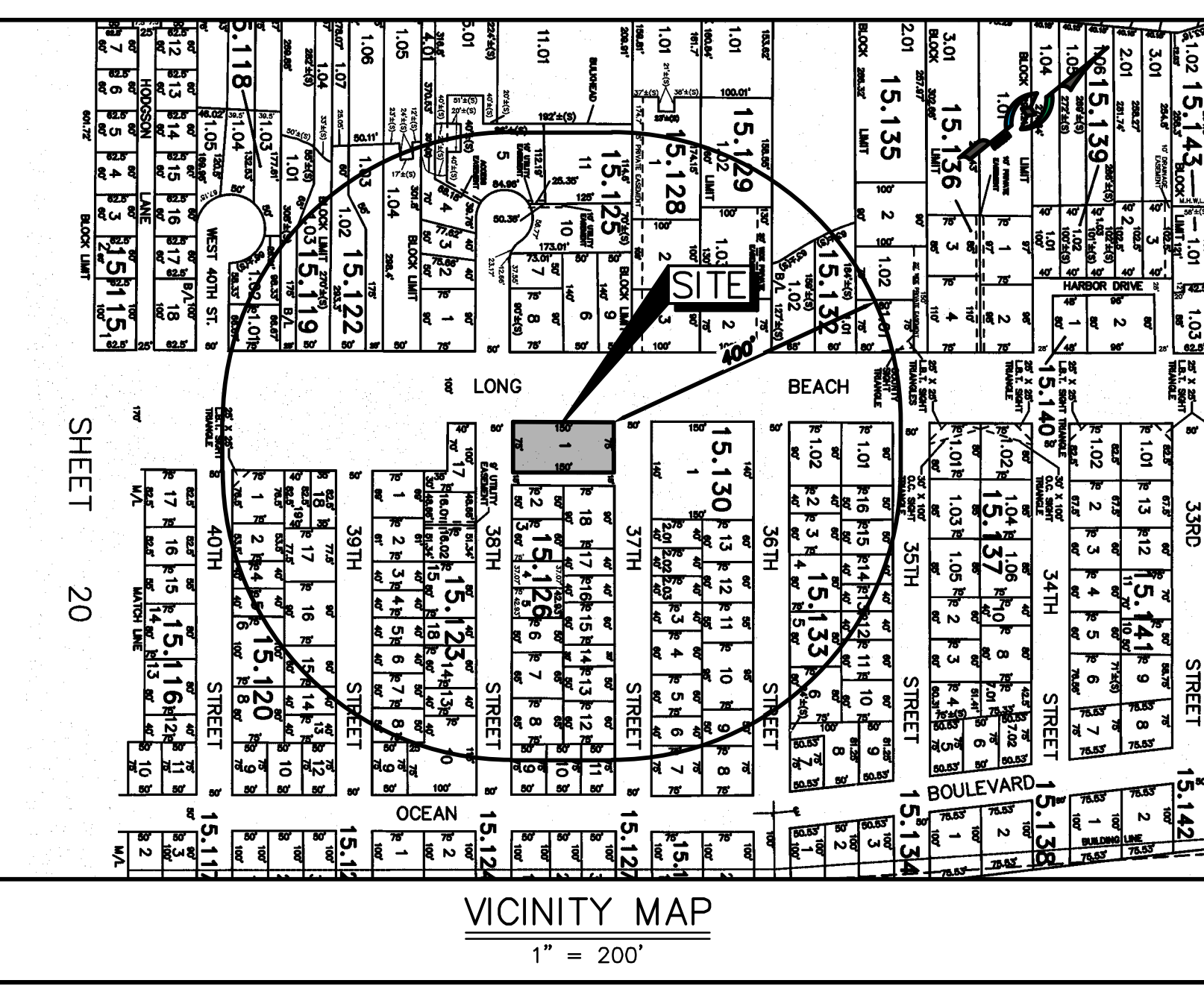
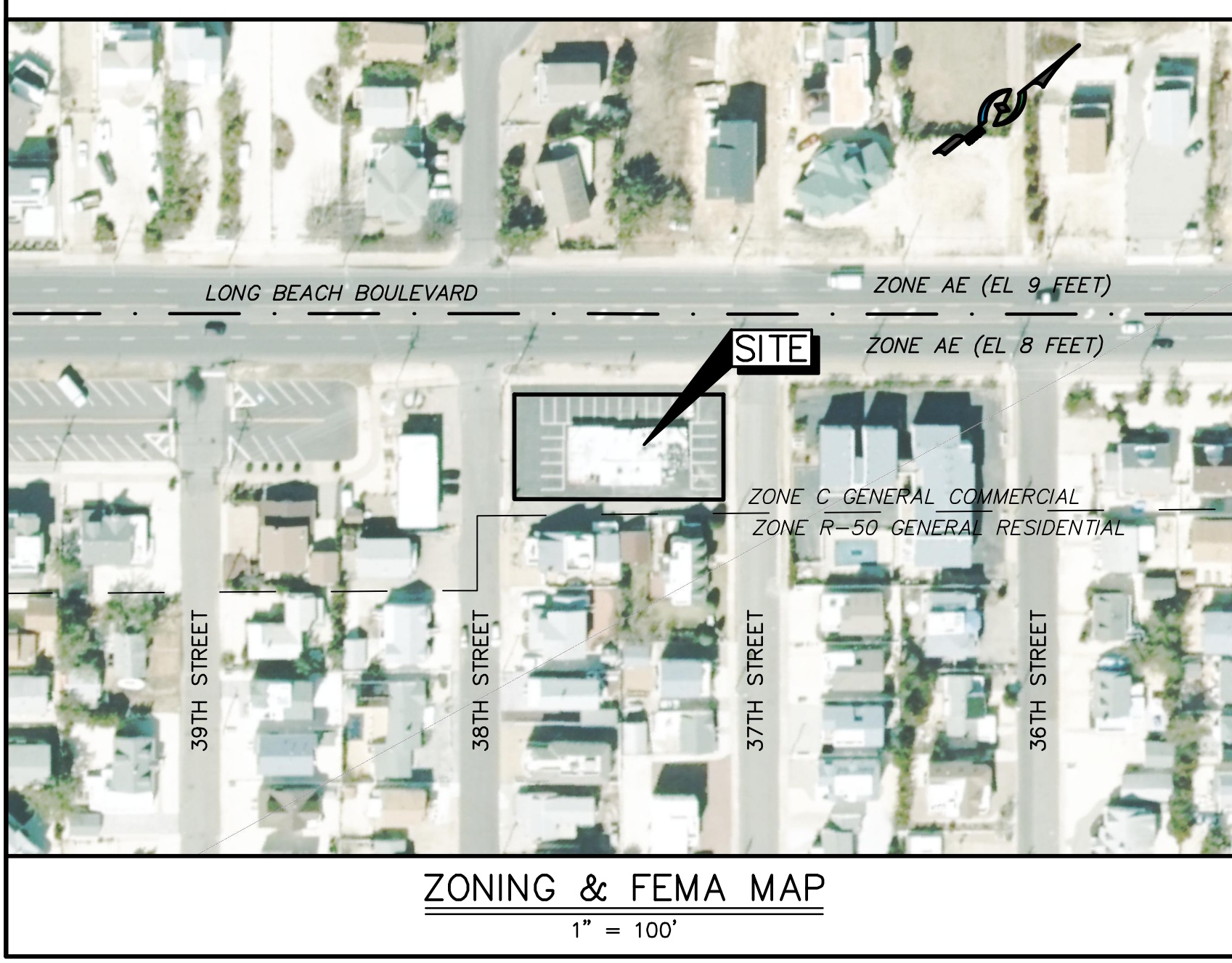
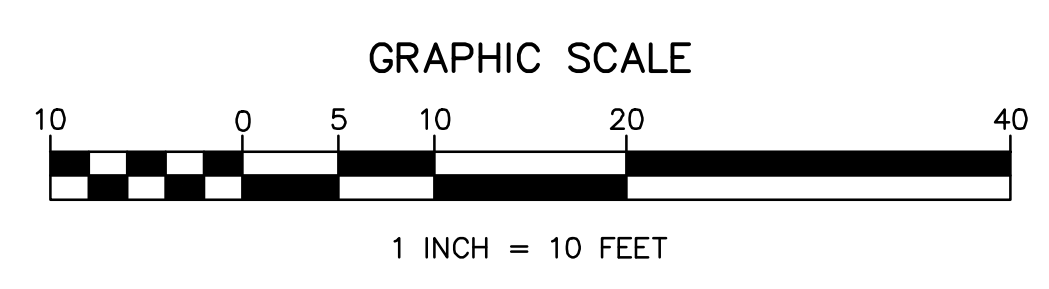
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED OCTOBER 10, 2020 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLETES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET. I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

STEVEN F. MERVINE, P.L.S.  
NJ LICENSE NO. 246S03074300

10/20/2020  
DATE

**NOTES**

- ONLY COPIES FROM THE ORIGINAL OF THIS PLAN BEARING THE LAND SURVEYOR'S & ENGINEER'S SEAL SHALL BE CONSIDERED VALID COPIES.
- DO NOT SCALE FROM PHOTO COPY.
- SUBJECT PROPERTY CONSISTS OF BLOCK 15.126, LOT 1. TOTAL ACREAGE OF SUBJECT PROPERTY IS ±11,250 S.F. OR 0.258 ACRES.
- LOT AND BLOCK NUMBERS SHOWN REFER TO THE TAX MAP OF THE TOWNSHIP OF LONG BEACH.
- ALL DIMENSIONS ARE SHOWN IN FEET.
- ALL BEARINGS ARE SHOWN IN DEGREES, MINUTES AND SECONDS. HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83) BASED ON GPS OBSERVATION.
- VERTICAL DATUM IS IN FEET AND IS REFERENCED TO NAVD83 & GPS OBSERVATIONS.
- CORNER MARKERS NOT NOTED ON THIS PLAN HAVE NOT BEEN SET BY THIS SURVEY AS PER CONTRACTUAL AGREEMENT WITH CLIENT.
- UTILITIES SHOWN ARE BASED ON VISIBLE SURFACE STRUCTURES. THIS SURVEY DOES NOT REPRESENT A FULL AND COMPLETE UTILITY INVESTIGATION. UTILITIES MUST BE FIELD VERIFIED PRIOR TO SITE DESIGN AND CONSTRUCTION.
- SURVEY FIELD WORK COMPLETED SEPTEMBER 25, 2020.
- THE PURPOSE OF THIS SUBDIVISION PLAN IS TO DIVIDE BLOCK 15.126, LOT 1 TO CREATE 2 LOTS, NEW LOT 1.01, WITH AREA OF 5,625 S.F. OR 0.129 ACRES AND NEW LOT 1.02, WITH AREA OF 5,625 S.F. OR 0.129 ACRES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO THE FINDINGS OF A COMPLETE AND CURRENT TITLE REPORT.
- THIS SURVEY & PLAN IS REFERENCED TO THE FOLLOWING: DEED BOOK 12026, PAGE 982; DEED BOOK 4157, PAGE 330.
- BASED ON "FEMA FLOOD INSURANCE RATE MAP - OCEAN COUNTY, NEW JERSEY - TOWNSHIP OF LONG BEACH, COMMUNITY 345301, MAP NUMBER 34029C0014F, EFFECTIVE DATE SEPTEMBER 29, 2006. ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (EL. 8 FEET), SPECIAL FLOOD HAZARD AREA, 1% ANNUAL CHANCE FLOOD HAZARD.
- THE LOWEST FINISHED FLOOR OR PRIMARY LIVING LEVEL OF THE NEW DWELLINGS SHALL BE SET AT A MINIMUM OF 9' ELEVATION PER SPECIFIC CONSTRUCTION STANDARDS 894-9A.1
- THE DEVELOPMENT (DWELLINGS, SIDEWALKS, DRIVEWAYS, ETC.) SHOWN ON THE INDIVIDUAL LOTS IS INTENDED TO SHOW A TYPICAL LAYOUT ONLY. INDIVIDUAL LOT GRADING PLANS WILL BE PREPARED AND REVIEW AT THE TIME OF APPLICATION FOR A CONSTRUCTION PERMIT FOR THE PROPOSED DWELLING. THE DETAILED LOT GRADING PLAN SHALL BE PREPARED IN CONJUNCTION WITH THE ACTUAL DWELLING LOCATION / FLOOR PLAN TO PROVIDE THE GENERAL GRADING.



DRAFT	1	INITIAL SUBMISSION	BAR	SFM
ISSUE DATE	1	ISSUE NO.	SUBMISSION/REVISION	BY / APPR.

**BOUNDARY SURVEY & MINOR SUBDIVISION PLAN**

**3705 LONG BEACH BOULEVARD**  
BLOCK 15.126, LOT 1  
TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY

**MARATHON**  
Engineering & Environmental Services  
Swedesboro Office  
3 Killedeer Court, Suite 302, Swedesboro, NJ 08085  
ph (856) 241-9705 fax (856) 241-9709  
Certificate of Authorization #24GA27956700

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SCALE: 1" = 10'  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 10/20/2020

ISSUE NO. 1 OF 1  
DRAWING NO. S0801

JESSE D. DOUGHERTY, P.E.  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 24GE05008100

STEVEN F. MERVINE, P.L.S.  
PROFESSIONAL LAND SURVEYOR NJ LICENSE NO. 24GS03074300