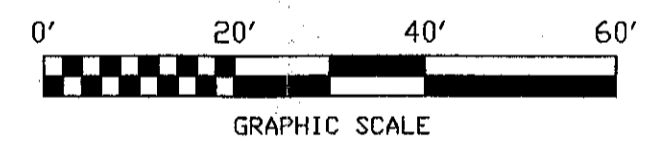
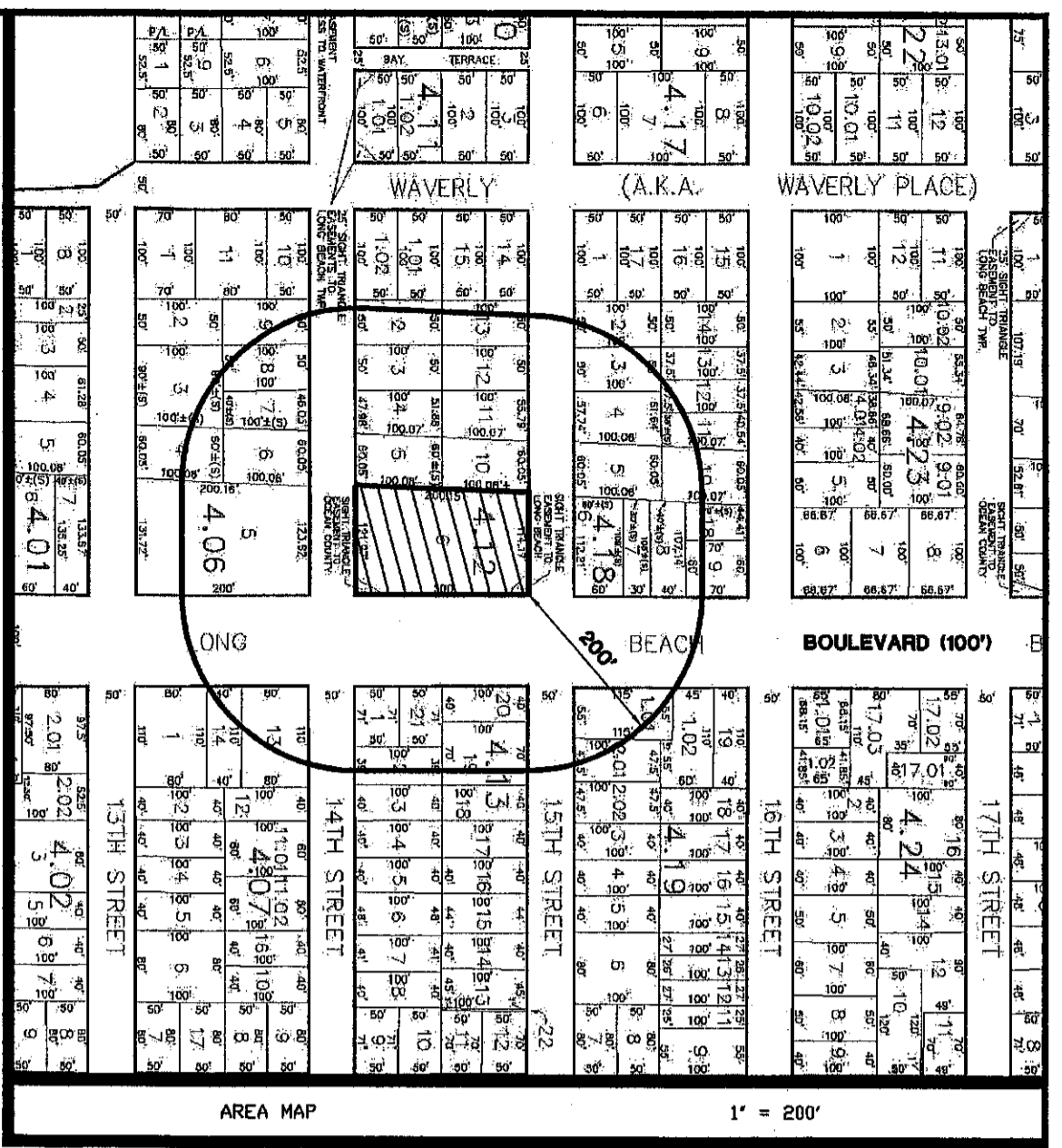


- LEGEND**
- = IRON PIN FOUND
 - P.O.B. = POINT OF BEGINNING
 - AC = AIR CONDITIONER
 - ℄ = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - 5.02 = SPOT ELEVATION
 - ⊕ = UTILITY POLE
 - ⊙ = GAS VALVE
 - ⊙ = WATER VALVE
 - ⊙ = SEWER MARK

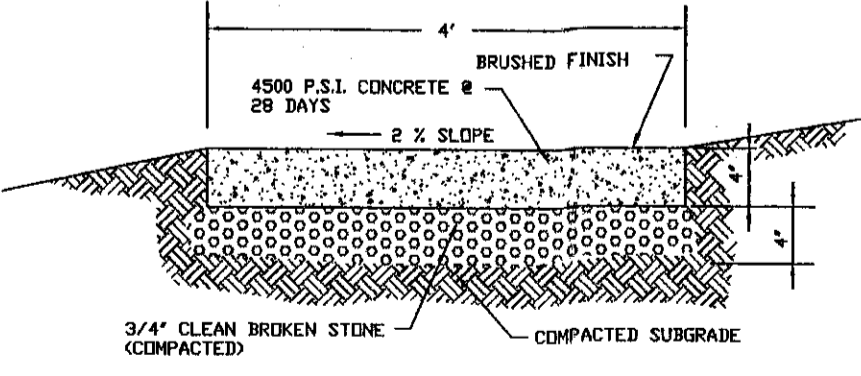
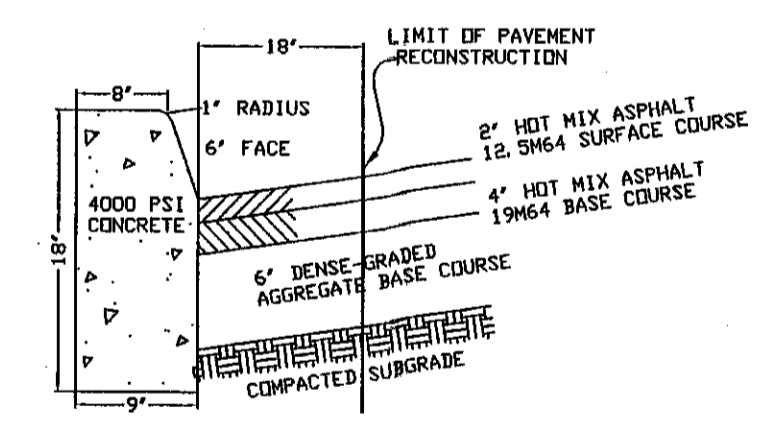
- NOTES**
- AKA LOTS 3, 4, 5, & 6, BLOCK 35 FILED MAP NO-225, FILED 9/29/1926 'PLAN OF LOTS AT NORTH BEACH HAVEN'
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 9 AS SHOWN ON FIRM #34029C603F
 - BASED UPON PRELIMINARY FIRM #34029C603G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS LOCATED OUTSIDE THE 'COASTAL A' ZONE.
 - ELEVATIONS NAVD (1988)
 - TOTAL TRACT AREA: 23,614 SF. (0.54 AC. ±)
 - ERROR IN CLOSURE NOT MORE THAN 1 PART IN 10,000.
 - ASSUMED COORDINATE BASE.
 - THE LOCATION, SIZE AND TYPE OF MATERIAL 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.
 - ALIGNMENT AND GRADE FOR CURB AND ROAD IMPROVEMENTS ALONG LONG BEACH BOULEVARD SHALL BE ESTABLISHED BY THE DEVELOPER'S ENGINEER AS APPROVED BY THE DEAN COUNTY ENGINEER. STAKEDOUT OF ALL CURB AND ROAD IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE EXECUTED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR. CURB AS-BUILTS SHALL BE SUBMITTED TO THE DEAN COUNTY ENGINEER PRIOR TO ANY PAVING OPERATIONS. FINAL AS-BUILT INFORMATION SHALL BE SUPPLIED ON A REPRODUCIBLE MEDIUM, WILL INCLUDE TOP AND BOTTOM OF CURB, CENTERLINE AND QUARTER CROWN GRADES, MONUMENTS WHERE APPLICABLE, SHALL BE SIGNED AND SEALED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR AND ACCOMPANIED BY A MONUMENT CERTIFICATION WHERE APPLICABLE.



ZONING SCHEDULE - COMMERCIAL ZONE

	REQUIRED	PROVIDED NEW LOT 6.01	PROVIDED NEW LOT 6.02
LOT AREA	5,000 SF	13,502.1 SF	10,111.9 SF
LOT WIDTH	60 LF	106.46 LF	93.54 LF
SETBACKS:			
FRONT	0 FT.	N/A	3.4 FT.
LONG BEACH BOULEVARD	0 FT.	N/A	11.4 FT.
REAR	10 FT.	N/A	38.4 FT.
SIDE	3 FT.	N/A	25.3 FT.
BUILDING HEIGHT	34 FT.	94.5'***	32 FT.
IMPERVIOUS COVERAGE	75%	94.5'***	60%
BUILDING COVERAGE	33.3%	N/A	32.9%
PARKING			
RETAIL / 1,000 SF	8 SPACES (3,322 SF)		
1 SPACE / 1,000 SF FOR EMPLOYEES	4 SPACES (3,322 SF)		
APARTMENTS / UNIT	4 SPACES (2 UNITS)		
TOTAL	16 SPACES	36 SPACES	12 SPACES

*** EXISTING NON-CONFORMITY



- NOTES**
- AT DRIVEWAY CROSSINGS, SIDEWALK SHALL BE 6" THICK AND SHALL CERTAIN NO. 10 WIRE MESH 2" UP FROM THE BOTTOM OF THE SIDEWALK.
 - THE TOWNSHIP ENGINEER SHALL APPROVE ALL SUBGRADES PRIOR TO THE POURING OF ANY CONCRETE.
 - EXPANSION JOINTS SHALL BE PROVIDED AT 20' MAXIMUM INTERVALS. JOINTS SHALL BE FILLED WITH 1/2" BITUMINOUS EXPANSION JOINT FILLER.
 - ALL SIDEWALKS THAT IS BROKEN, CRACKED OR OUT OF ALIGNMENT SHALL BE REPLACED PRIOR TO ACCEPTANCE.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 6/3/2020 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 MAP FILING LAW AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR TO BE SET.

Robert G. deBlasis
 ROBERT G. deBLASIS, P.L.S. 35357

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

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 _____

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 CLERKS OFFICE PROVIDED THAT THIS MAP IS FILED ON/OR BEFORE THE _____ DAY OF _____

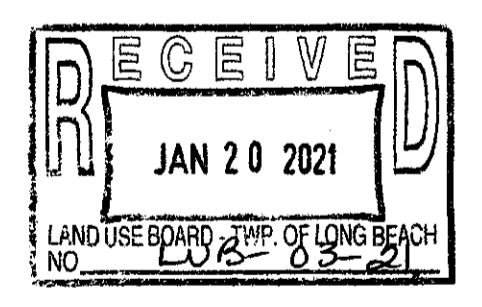
MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER



REVISIONS

1/8/2021 REVISED OWNER/APPLICANT (MAD)

HORN, TYSON & YODER, INC.
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS
 CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
 PHONE (609) 492-5050 FAX (609) 492-4163

MINOR SUBDIVISION
 LOT 6, BLOCK 4.12
 TAX MAP SHEET # 8
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

JAMES D. BRZOWSKI, P.E., P.P.
 Professional Engineer, N.J. License Number: 6544823
 Professional Planner, N.J. License Number: 38100656-000

Robert G. deBlasis
ROBERT G. deBLASIS, P.L.S.
 Professional Land Surveyor, N.J. License Number: 35357

SCALE: 1" = 20'
 DRAWN BY: MAX
 SHEET 1 OF 1

JOB NO. 01-054 DATE: 6/3/2020

OWNER/APPLICANT:
 ELM H HOLDINGS LLC
 490 ROUTE 33, WEST-UNIT #1
 MILLSTONE, NJ 08867

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

THIS CERTIFICATION IS MADE ONLY TO THE HIGHEST DEGREE OF ACCURACY AND NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSES.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TOWNSHIP CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELONGING TO ANY ENTITY AS SHOWN HEREON.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.