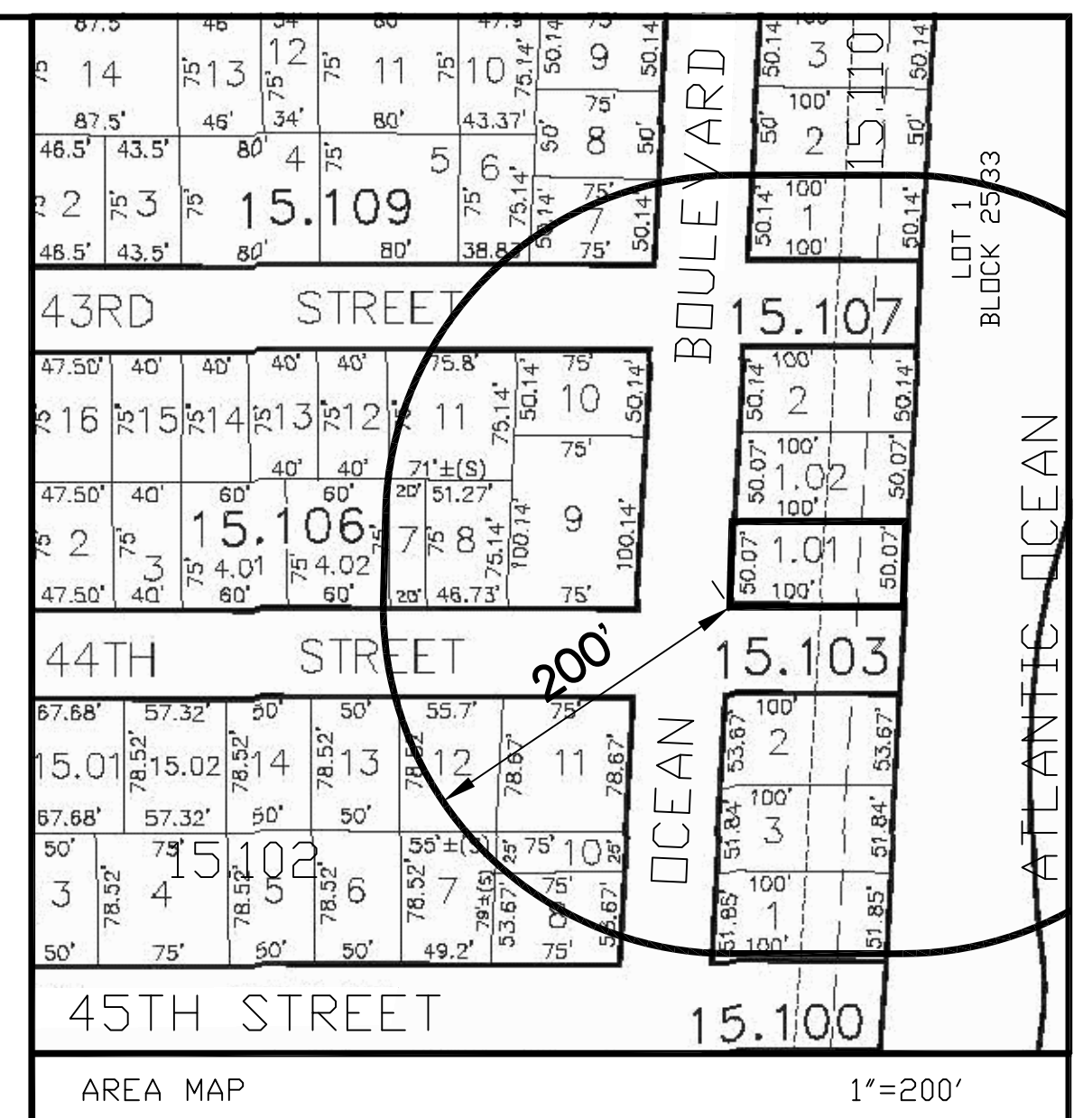


**-LEGEND-**  
 O = IRON PIN FOUND  
 POB = POINT OF BEGINNING  
 CL = CENTERLINE  
 E/P = EDGE OF PAVEMENT  
 6.02 = EXISTING CONTOUR  
 - - - = PROPOSED CONTOUR  
 (2) = PROPOSED SPOT ELEVATION



- NOTES:**
1. AKA LOT 1.01, FILED MAP J-3323, FILED 6/16/2004  
 "MINOR SUBDIVISION LOT 1, BLOCK 15.107 TAX MAP SHEET #20  
 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY"
  2. FLOOD ZONE VE, BASE FLOOD ELEVATION 11  
 AS SHOWN ON FIRM #34029C0514F
  3. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0516G,  
 THE PROPOSED DEVELOPMENT IS IN THE FLOOD ZONE VE, BASE FLOOD ELEVATION 13.
  4. ELEVATIONS NAVD (1988)
  5. PURSUANT TO LONG BEACH TOWNSHIP ORDINANCE 94-10.6(C) NEW DEVELOPMENT ON  
 OCEAN FRONT PROPERTIES MUST BE DESIGNED TO FLOOD ZONE VE,  
 BASE FLOOD ELEVATION 14 STANDARDS.

**ZONING SCHEDULE  
 R-50 GENERAL RESIDENTIAL ZONE**

	REQUIRED	EXISTING	PROVIDED
LOT AREA	5,000 S.F.	4,997.84 S.F.(a)	No Change
WEST OF THE BUILDING LINE	5,000 S.F.	2,744.69 S.F.(a)	No Change
LOT WIDTH	50 FT.	50.07 FT.	No Change
SETBACKS:			
FRONT (OCEAN BOULEVARD)	10 FT.	10 FT.	10 FT.
SIDE	4 FT./9 FT.	10.9 FT./11 FT	6.8 FT.*#5.8 FT.
COMBINED SIDE	15 FT.	21.9 FT.	12.6 FT.*
REAR	20 FT.	44.3 FT. FT.	45.1 FT.
TO BUILDING LINE	0 FT.	0.7 FT. DVER**	01 FT.
BETWEEN BUILDINGS	15 FT.	21.9 FT.	16.7 FT.
LOT COVERAGE (C)	33.3%	24.0%	33.2%
IMPERVIOUS COVERAGE (C)	75%	(1,665.9 S.F.)	(1,659.7 S.F.)
FRONT YARD	60%	54.0%	54.7%
HEIGHT	36 FT.	29.6 FT.	36 FT.
PARKING	2 SPACES	2 SPACES***(b)	4 SPACES

\*\* EXISTING NON-CONFORMITY  
 \* VARIANCE RELIEF REQUESTED FROM THE LONG BEACH TOWNSHIP LAND USE BOARD  
 (a) APPROVED BY THE LOT LAND USE BOARD RESOLUTION LUB 45-03 12/4/2003  
 (b) THE EXISTING DUPLEX REQUIRES 4 PARKING SPACES (2 PER UNIT)

OFFSETS AS SHOWN HEREIN ARE NOT TO BE USED  
 AS A BASIS FOR CONSTRUCTION OF FENCES OR  
 OTHER PERMANENT STRUCTURES.  
 THIS CERTIFICATION IS MADE ONLY TO THE  
 NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE.  
 NO RESPONSIBILITY OR LIABILITY IS ASSIGNED  
 FOR USE OF SURVEY FOR ANY OTHER PURPOSE.  
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY  
 NEW JERSEY TOWNSHIP CLAIMS EXCEPT AS  
 SPECIFICALLY SHOWN HEREIN.  
 THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY  
 ENCROACHMENTS, UTILITIES, SERVICE LINES  
 OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT  
 AS SHOWN HEREIN.  
 THIS SURVEY IS SUBJECT TO SUCH FACTS AS A  
 CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

REVISIONS  
 9/24/2021 SHOW PROPOSED PARKING

**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

**JAMES D. BRZOWSKI, P.E., P.P.**  
 Professional Engineer, N.J. License Number GE44283  
 Professional Planner, N.J. License Number 33L00606400

**ROBERT C. GIBLOS, P.L.B.**  
 Professional Land Surveyor, N.J. License Number 35357

VARIANCE PLAN  
 LOT 1.01, BLOCK 15.107  
 TAX MAP SHEET # 20  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

OWNER/APPLICANT  
 VINCENT COLLADO  
 229 GOLD EDGE DRIVE  
 WESTFIELD, NJ 07090

SCALE: 1" = 10'  
 DRAWN BY: JDB  
 JOB NO.: 06-073  
 DATE: 9/2/2021

SHEET 1  
 OF 2