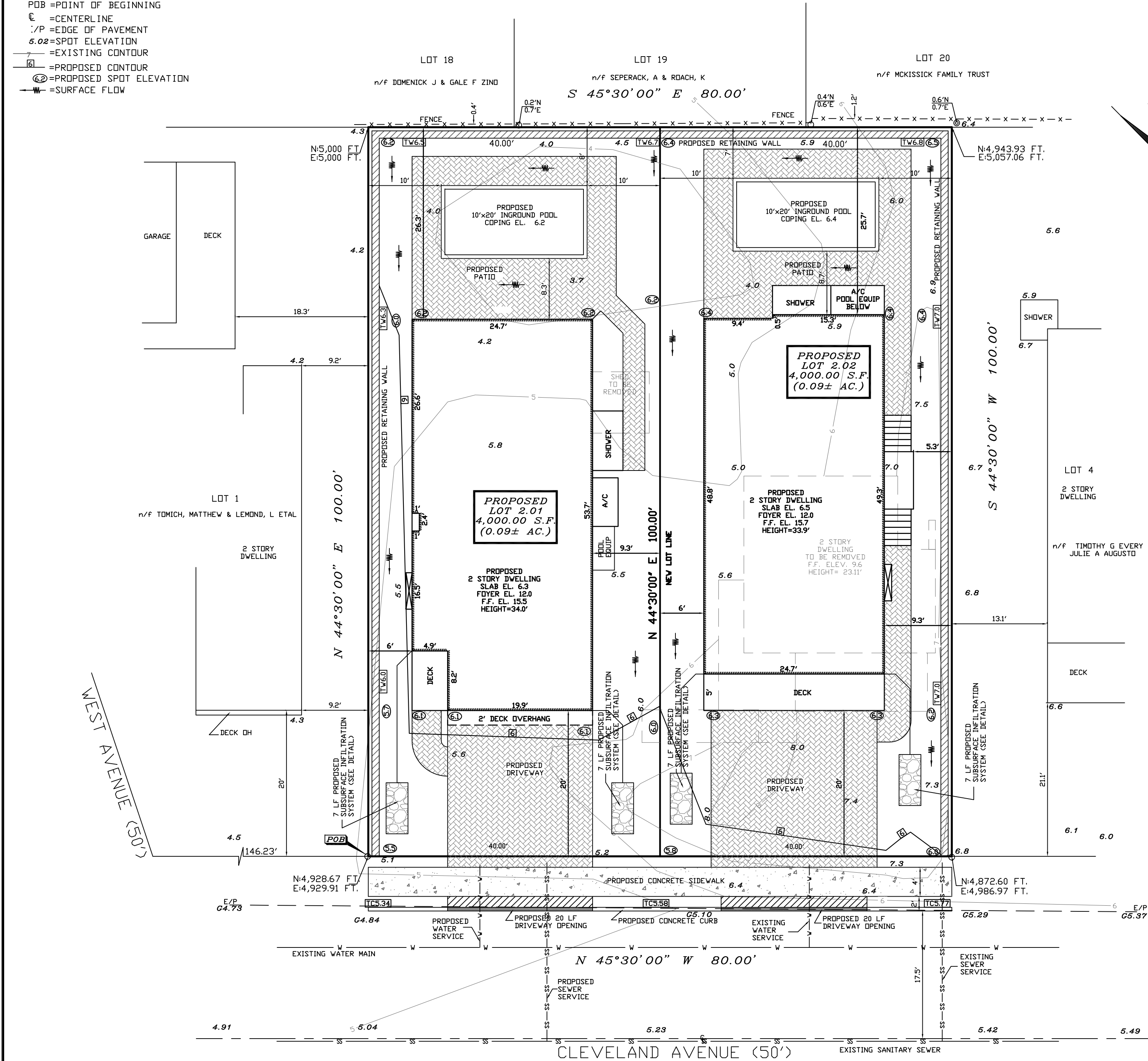


-LEGEND-
O =IRON PIN FOUND
P =PIPE FOUND
PDB =POINT OF BEGINNING
C =CENTERLINE
/P =EDGE OF PAVEMENT
S.02=SPOT ELEVATION
=EXISTING CONTOUR
=PROPOSED CONTOUR
=PROPOSED SPOT ELEVATION
=SURFACE FLOW



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 08/05/2021 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. deBLOIS, P.L.S. 35357

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 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

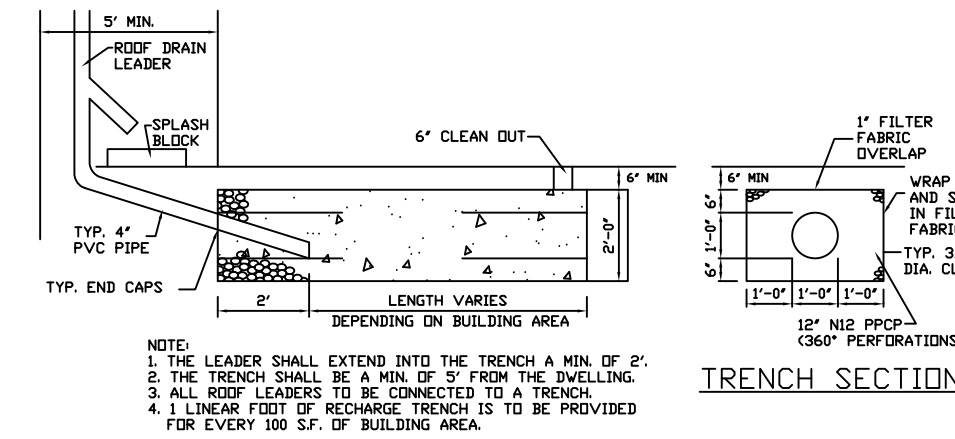
ENGINEER

NOTES:

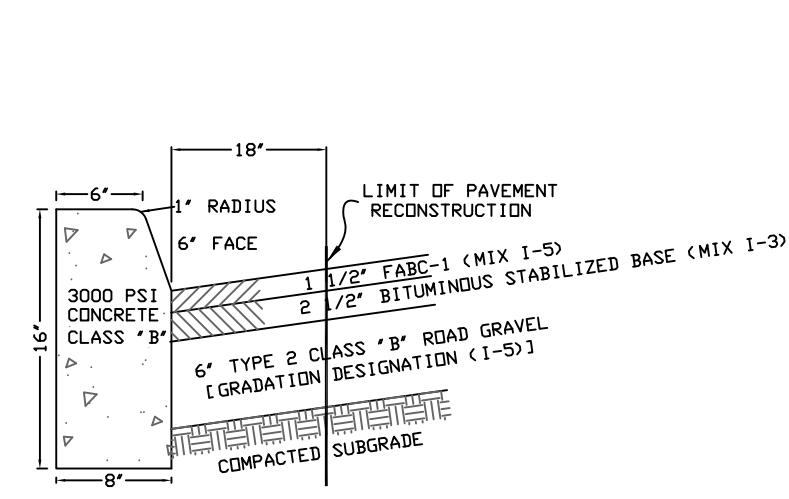
- DEED REFERENCE:
BOOK 18615, PAGE 90
- AKA: LOTS 19, 21, 23, & 25, BLOCK 19
FILED MAP #B-314, FILED 07/27/1929
'PLAN OF BEACH HAVEN HEIGHTS'
- FLOOD ZONE VE, BASE FLOOD ELEVATION 10
AS SHOWN ON FIRM #34029C0592P
- BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0592P
THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8.
THE PROPERTY IS NOT LOCATED WITHIN THE 'COASTAL A' ZONE.
- ELEVATIONS NAVD (1988)
- TOTAL TRACT AREA: 8,000 S.F. (0.18 AC.±)
- ERROR IN CLOSURE NOT MORE THAN 1 PART IN 10,000.
- ASSUMED HORIZONTAL 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.

ZONING SCHEDULE R-50 RESIDENTIAL ZONE			
	REQUIRED	LOT 2.01	LOT 2.02
LOT AREA	5,000 S.F.	4,000 S.F. *	4,000 S.F.*
LOT FRONTAGE	50 FT.	40 FT.*	40 FT.*
LOT WIDTH	50 FT.	40 FT.*	40 FT.*
LOT DEPTH	100 FT.	100 FT.	100 FT.
SETBACKS:			
FRONT	20 FT.	20 FT.	20 FT.
REAR	20 FT.	26.3 FT.	25.7 FT.
SIDE	4 FT./11 FT.	6 FT./9.3 FT.	6 FT./9.3 FT.
COMBINED SIDE	15 FT.	15.3 FT.	15.3 FT.
BETWEEN BUILDINGS	15 FT.	15.2 FT./15.3 FT.	15.3 FT./22.4 FT.
ACCESSORY SETBACKS:			
REAR	4 FT.	8 FT.	7 FT.
SIDE	4 FT.	10 FT./10 FT.	10 FT./10 FT.
LOT COVERAGE(%)	33.3%	33.2%	33.3%
IMPERVIOUS COVERAGE	75%	63.3%	66.6%
FRONT YARD	60%	54.0%	59.2%
HEIGHT	34 FT.	34 FT.	34 FT.

*VARIANCE REQUESTED



SUBSURFACE INFILTRATION SYSTEM

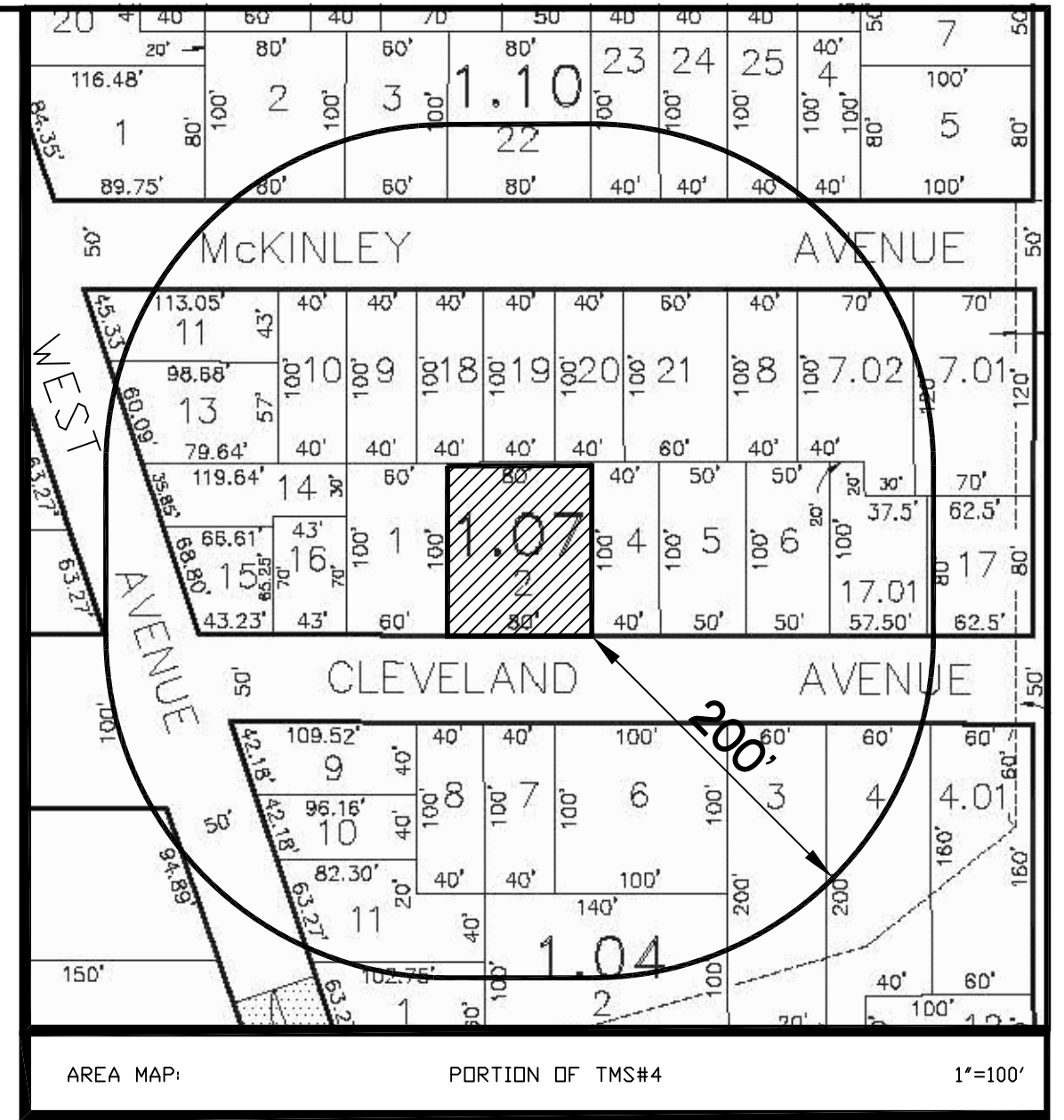


- NOTES:
- AT DRIVEWAY CROSSINGS, SIDEWALK SHALL BE 6\"/>
 - THE TOWNSHIP ENGINEER SHALL APPROVE ALL SUBGRADES PRIOR TO THE POURING OF ANY CONCRETE.
 - EXPANSION JOINTS SHALL BE PROVIDED AT 20' MAXIMUM INTERVALS. JOINTS SHALL BE FILLED WITH 1/2\"/>
 - ALL SIDEWALK THAT IS BROKEN, CRACKED OR OUT OF ALIGNMENT SHALL BE REPLACED PRIOR TO ACCEPTANCE.

CONCRETE SIDEWALK

N.T.S.

OWNER/APPLICANT
RENEWAL PARTNERS, LLC
342 WEST 9TH STREET
SHIP BOTTOM, NJ 08008



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

BLOCK	LOT	FRONTAGE	AREA
1.07	1	60 FT.	6,000 S.F.
	4	40 FT.	4,000 S.F. *
	5	50 FT.	5,000 S.F.
	6	50 FT.	5,000 S.F.
	15	43.23 FT.	3,531 S.F.
	16	43 FT.	3,010 S.F.
	17.01	57.5 FT.	5,000 S.F.
1.04	17	62.5 FT.	5,000 S.F.
	3	60 FT.	12,000 S.F.
	4	60 FT.	10,400 S.F.
	6	100 FT.	10,000 S.F.
	7	40 FT.	4,000 S.F. *

14 PROPERTIES EXIST WITHIN 200' OF LOT 2, BLOCK 1.07 WITH FRONTAGE ON CLEVELAND AVENUE. 3 OF THOSE 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) AND 205-25(1) OF THE CODE OF THE TOWNSHIP OF LONG BEACH, VARIANCES AND WAIVERS ARE REQUIRED FOR LOT AREA AND LOT FRONTAGE.

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

REVISIONS

MINOR SUBDIVISION LOT 2, BLOCK 1.07 TAX MAP SHEET # 4 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY		SHEET 1 OF 1	
JAMES D. BRZOZOWSKI, P.E., P.P. Professional Engineer, N.J. License Number GE44233 Professional Planner, N.J. License Number 33L100606400		ROBERT G. deBLOIS, P.L.S. Professional Land Surveyor, N.J. License Number 35357	
SCALE: 1" = 10'	DRAWN BY: ES	JOB NO.: 21-075	DATE: 08/05/2021