

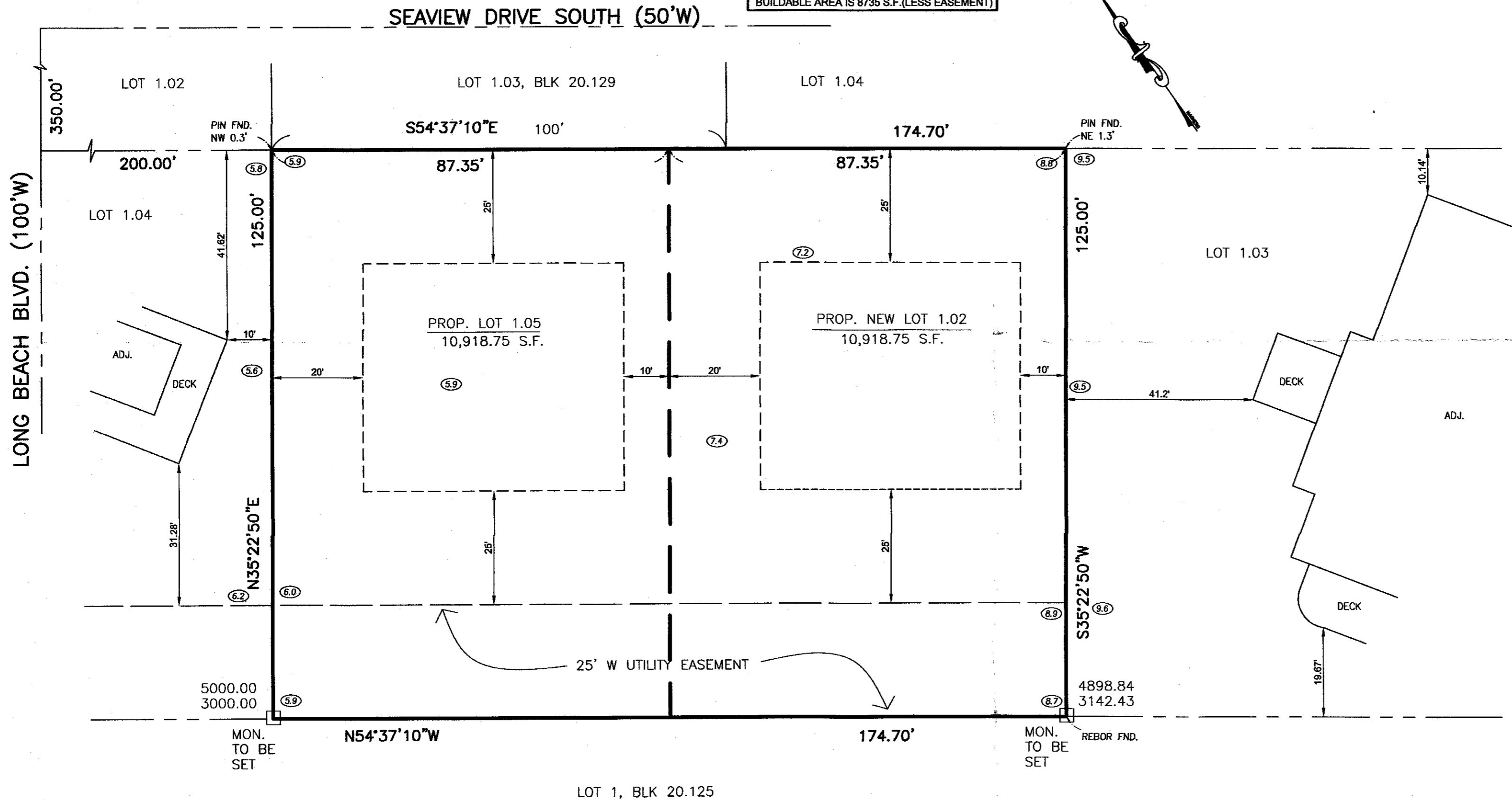
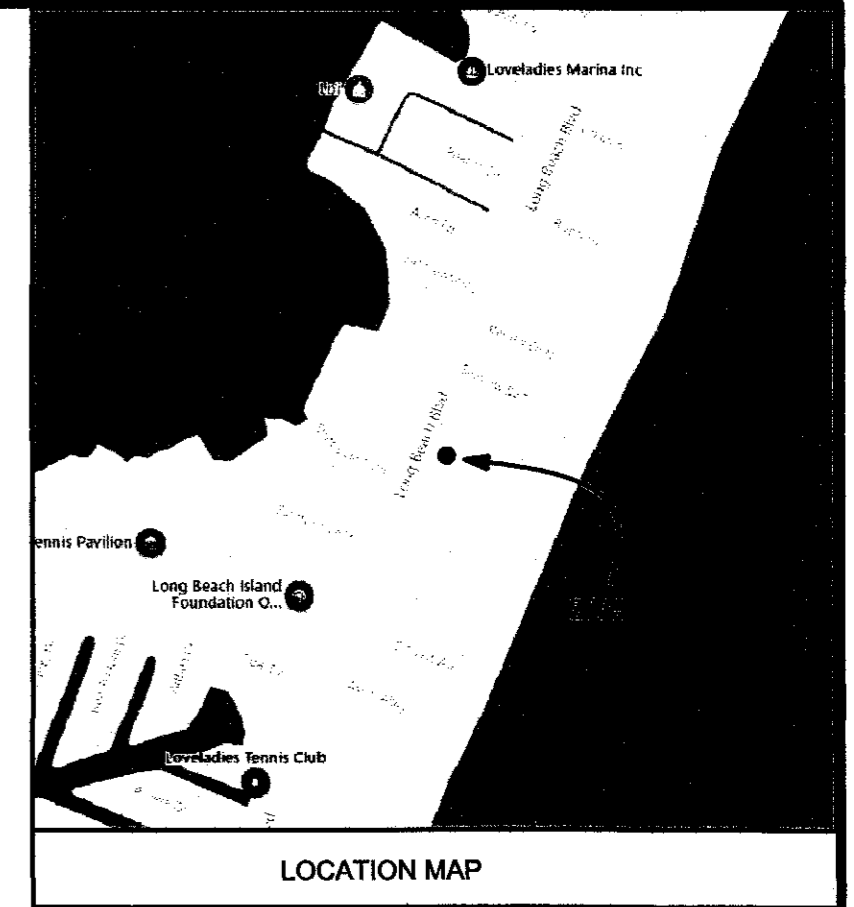
(1988 DATUM)
 FLOOD ZONE: AE
 BASE FLOOD ELEV.: 8.0' (2006 MAPS)
 PRELIMINARY FLOOD ZONE: AE
 BASE FLOOD ELEV.: 8.0'
 (INCORPORATED 3-28-2014)

○ DENOTES EXISTING ELEVATION

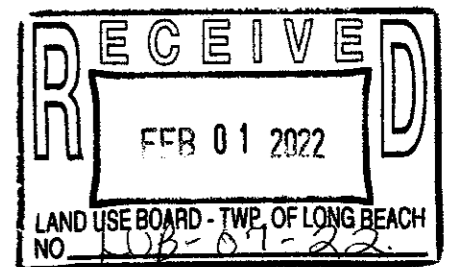
ZONING SCHEDULE
ZONE R-10 GENERAL RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED 1.05	PROPOSED NEW 1.02
LOT FRONTAGE	75'	174.70'	87.35'	87.35'
LOT DEPTH	75'	125'	125'	125'
LOT AREA	10,000 s.f.	17,470 s.f.	8735 s.f.	8735 s.f.
FRONT YARD SETBACK	25'	N/A	N/A	N/A
REAR YARD SETBACK	25'	N/A	N/A	N/A
SIDE YARD SETBACK	10' ONE/ 30' BOTH	N/A	N/A	N/A
ACCESS, BLDG. SETBACK TO SIDE & REAR LINE	4 1/4'	N/A	N/A	N/A
BLDG. COVERAGE (%)	25%	N/A	N/A	N/A
IMP. LOT COVERAGE	60%	N/A	N/A	N/A
HEIGHT OF BLDG.	34'	N/A	N/A	N/A
DIST. TO ADJOINERS	30'	N/A	N/A	N/A
PARKING REQUIREMENTS				
2 UNITS	2 PER UNIT	N/A	N/A	N/A

NOTE:
 EACH LOT IS 10918.75 S.F.
 BUILDABLE AREA IS 8735 S.F. (LESS EASEMENT)



REVISED



NO.	DATE	DESCRIPTION	MR BY
1	01-25-22	PER TOWNSHIP ENGINEER	MR

OWNER/APPLICANT
 LBI PARTNERS
 131 C LONG BEACH BLVD.
 LONG BEACH TOWNSHIP, NJ 08008

PLAN OF MINOR SUBDIVISION
TAX MAP LOTS 1.02~ BLOCK 20.127
 TAX MAP SHEET # 33
 LOVELADIES
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

NELKE / TYSZKA
LAND SURVEYORS, LLC
 382 W. 9TH STREET - SUITE 4 - SHIP BOTTOM, NJ 08008
 (609) 494-3474 FAX (609) 361-9231
Leon J. Tyszka
LEON J. TYSZKA
 P.L.S. # 35888

I HEREBY CERTIFY THAT LBI PARTNERS ARE THE RECORD HOLDERS OF TITLE TO THE (LOT 6) LANDS DELINEATED HEREON AND APPROVES THE FILING OF THIS MAP.

OWNERS
 SWORN AND SUBSCRIBED BEFORE ME
 THIS _____ DAY OF _____
 MY TERM EXPIRES _____

NOTARY PUBLIC

THIS SUBDIVISION IS HEREBY APPROVED BY THE LONG BEACH TOWNSHIP PLANNING BOARD.
 DATED: _____

CHAIRPERSON

SECRETARY

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

THIS PLAN IS HEREBY APPROVED FOR FILING IN THE OFFICE OF THE OCEAN COUNTY CLERK ON OR BEFORE _____

MUNICIPAL CLERK

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12-15-2021 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 OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET

Leon J. Tyszka
 LEON J. TYSZKA, P.L.S. LIC.# 35888