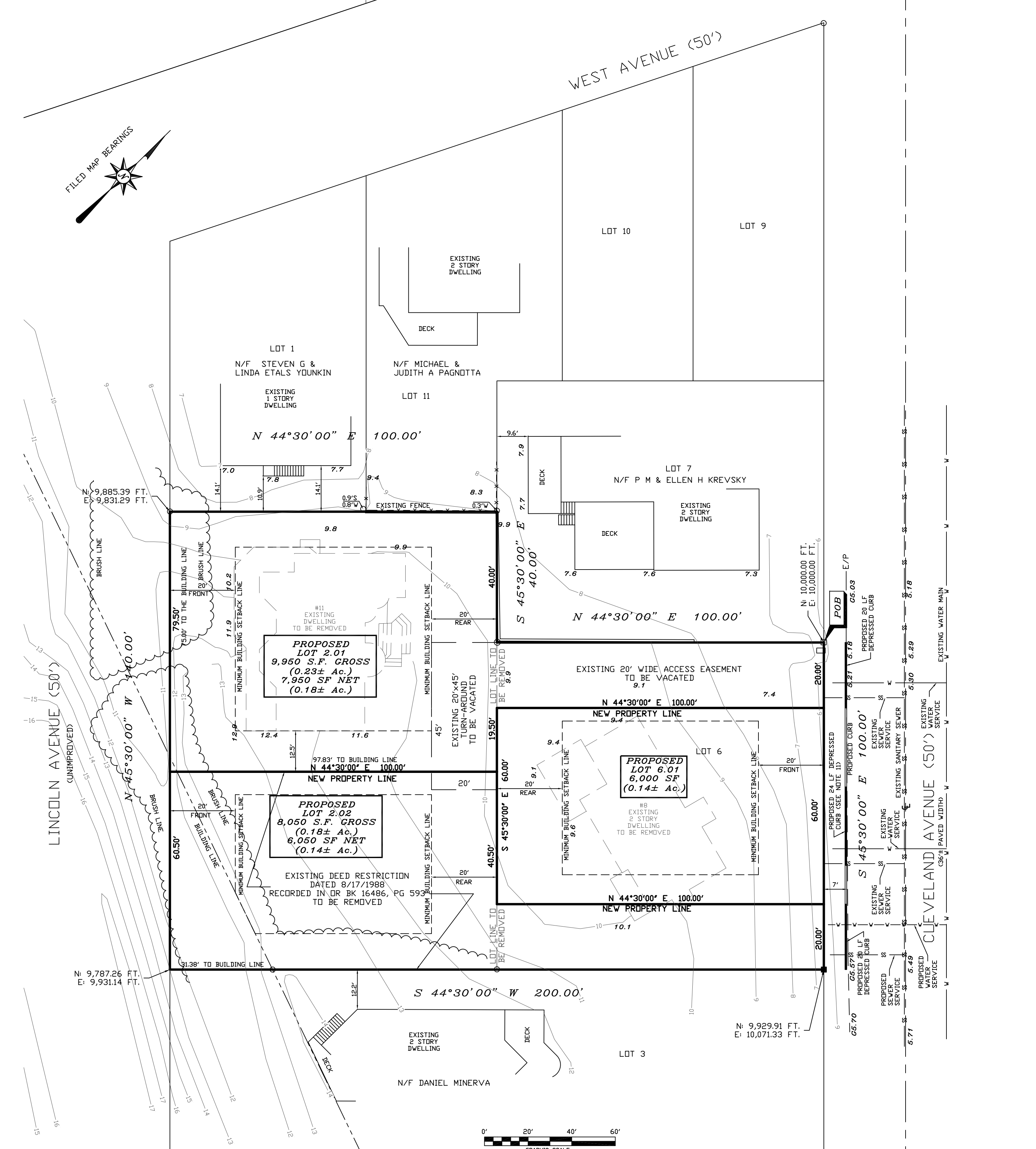


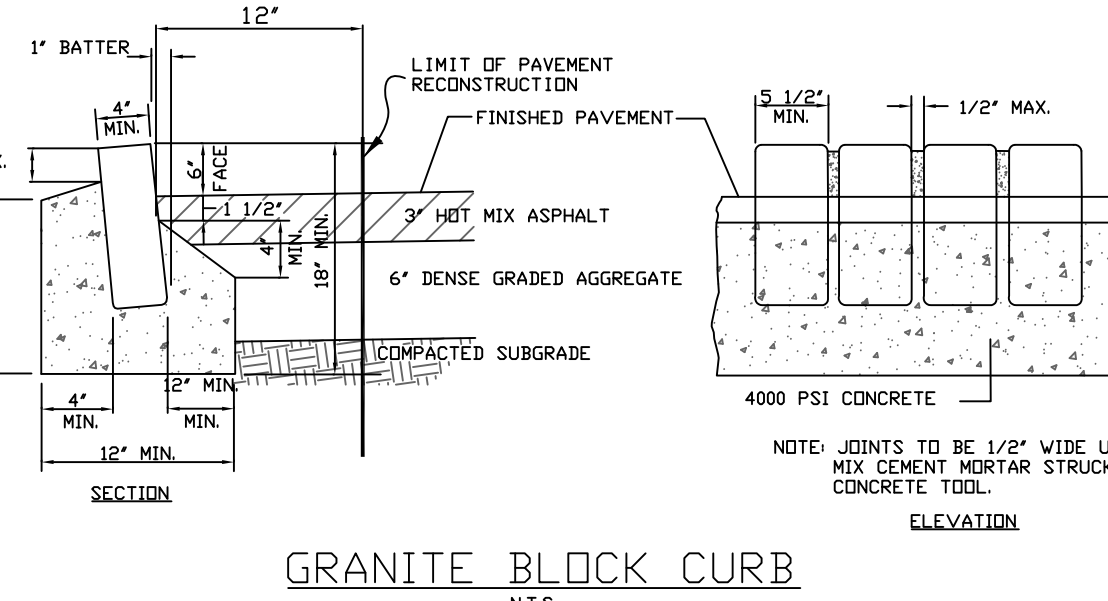
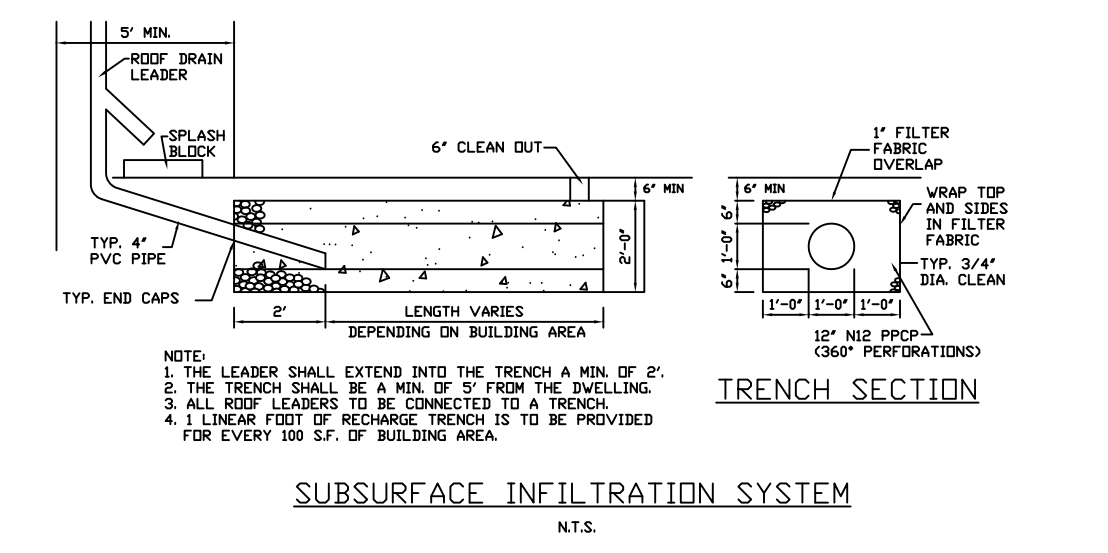
- LEGEND**
- = IRON PIN FOUND
  - = MONUMENT FOUND
  - = MONUMENT SET
  - = POINT OF BEGINNING
  - = CENTERLINE
  - AC = AIR CONDITIONER
  - E/P = EDGE OF PAVEMENT
  - 6.02 = SPOT ELEVATION
  - - - = EXISTING CONTOUR



ZONING SCHEDULE R-50 RESIDENTIAL ZONE					
	CODE	REQUIRED	NEW LOT 2.01	NEW LOT 2.02	NEW LOT 6.01
LOT AREA NET	205-55C(1) & 205-18B	5,000 S.F.	7,300 S.F.	6,050 S.F.	6,000 S.F.
WEST OF OCEANFRONT BUILDING LINE	176-27B	5,000 S.F.	7,947.16 S.F.	5,035.06 S.F.	6,000 S.F.
LOT WIDTH	205-55C(1)	50 FT.	79.50 FT.	60.50 FT.	60 FT.
WIDTH OF ACCESS TO AN IMPROVED STREET	205-23	20 FT.	20 FT.	20 FT.	60 FT.
SETBACKS: FRONT	205-55C(3)	20 FT.	NEW SINGLE FAMILY DWELLINGS TO CONFORM TO THE APPLICABLE CODES		
SIDE	205-55C(4)	4 FT./9 FT.			
REAR	205-55C(5)(c)	20 FT.			
COMBINED SIDE	205-55C(4)	15 FT.	30% OF THE LOT FRONTAGE		
BETWEEN BUILDINGS	205-55C(4)	15 FT.			
LOT COVERAGE(%)	205-55C(7)	33.3%			
IMPERVIOUS COVERAGE	205-33B(3)(a)	75%			
PARKING	205-55E(1)	2 SPACES	2 SPACES MIN	2 SPACES MIN	2 SPACES MIN
HEIGHT	205-10A 205-10E	34 FT. 36 FT.	36 FT. MAX	36 FT. MAX	34 FT. MAX

A Waiver is requested from the requirement to install sidewalks found at NJAC 5:21 (RSIS).

- NOTES:**
- AKA LOT 2, FILED MAP #G-1572, FILED 9/23/1985  
\*FINAL MAP LOTS 2 & 6 BLOCK A-4 T.M.S. #4  
LONG BEACH TOWNSHIP OCEAN COUNTY, N.J.\*
  - DEED REFERENCE:  
BOOK 18357, PAGE 1002
  - FLOOD ZONE VE, BASE FLOOD ELEVATION 10  
AS SHOWN ON FIRM #34029C0592F
  - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0592G  
THE PROPERTY IS LOCATED WITHIN FLOOD ZONES AE, BASE FLOOD ELEVATION 10,  
THE SHADED X ZONE AND THE UNSHADED X ZONE.  
THE PROPERTY IS LOCATED WITHIN THE 'COASTAL A' ZONE.
  - ELEVATIONS NAVD (1988)
  - PURSUANT TO LONG BEACH TOWNSHIP ORDINANCE 94-108(1) NEW DEVELOPMENT ON  
OCEAN FRONT PROPERTIES MUST BE DESIGNED TO FLOOD ZONE VE, BASE FLOOD ELEVATION 14 STANDARDS.
  - TOTAL TRACT AREA: 24,000 SF. (0.55± Ac.)  
LOT AREA UPLAND OF THE OCEAN FRNT BUILDING LINE IS 22,980.17 SF. (0.53± Ac.)
  - ERROR IN CLOSURE NO GREATER 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.
  - PROPOSED DRIVEWAY LOCATION SUBJECT TO CHANGE. THE PROPOSED DRIVEWAYS WILL CONFORM TO  
SECTION 172-20 OF THE CODE OF THE TOWNSHIP OF LONG BEACH.



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 06/15/2021 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, 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 I 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.

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

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 CLERK'S OFFICE PROVIDED THAT THIS MAP IS FILED ON/OR BEFORE THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

ENGINEER \_\_\_\_\_

OWNER/APPLICANT  
11 LINCOLN AVENUE PARTNERS LLC  
12 SLAB BRANCH COURT  
MARLTON, NJ 08053

02/04/2022 MINOR SUBDIVISION (ES)

**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. BRZOZOWSKI, P.E., P.P.  
Professional Engineer, N.J. License Number: GE44223  
Professional Planner, N.J. License Number: 33L100606400

MINOR SUBDIVISION OF LOTS 2 & 6, BLOCK 1.04  
TAX MAP SHEET # 4  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'  
DRAWN BY: JDB  
JOB NO.: 85-536  
DATE: 6/15/2021

SHEET 1 OF 1