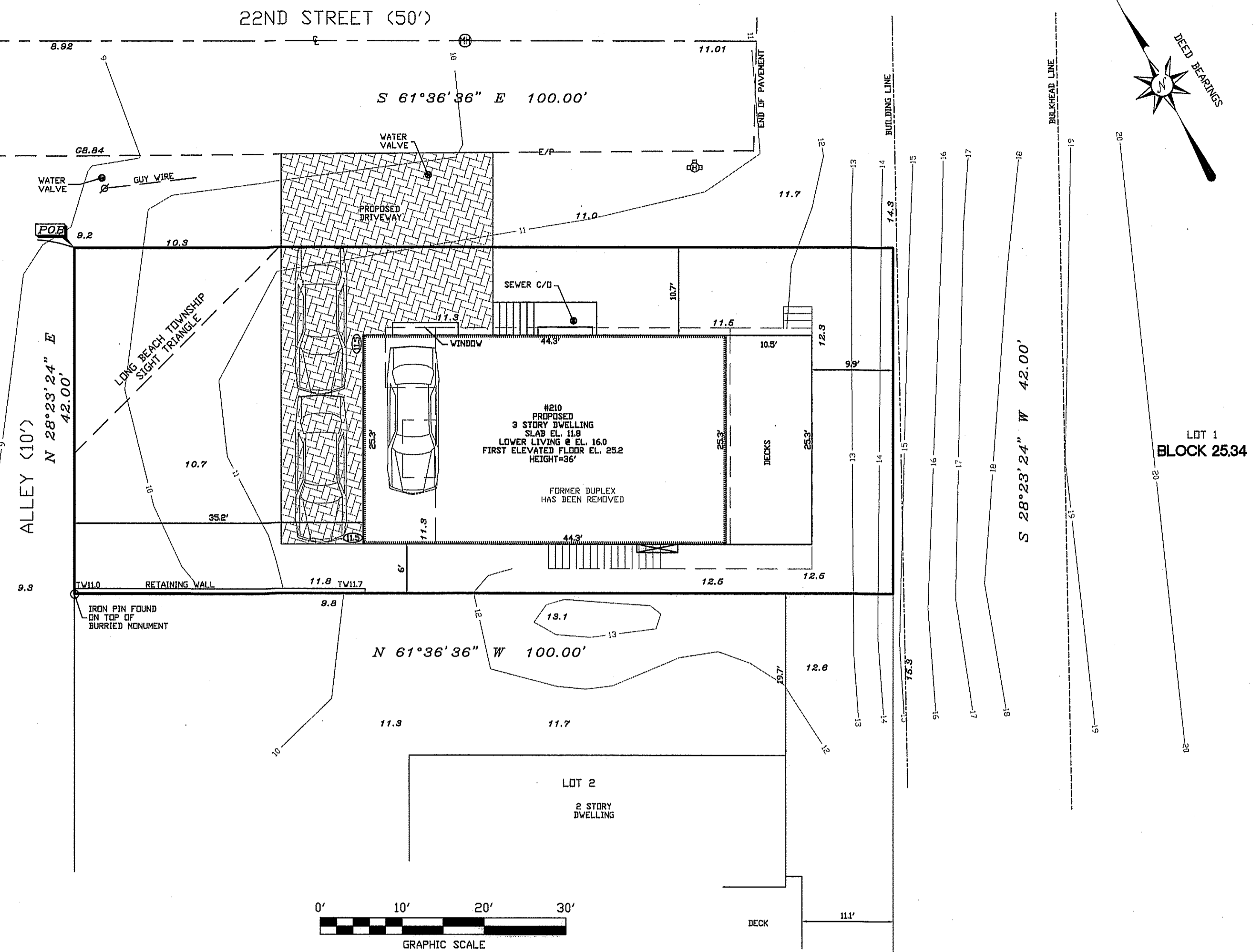
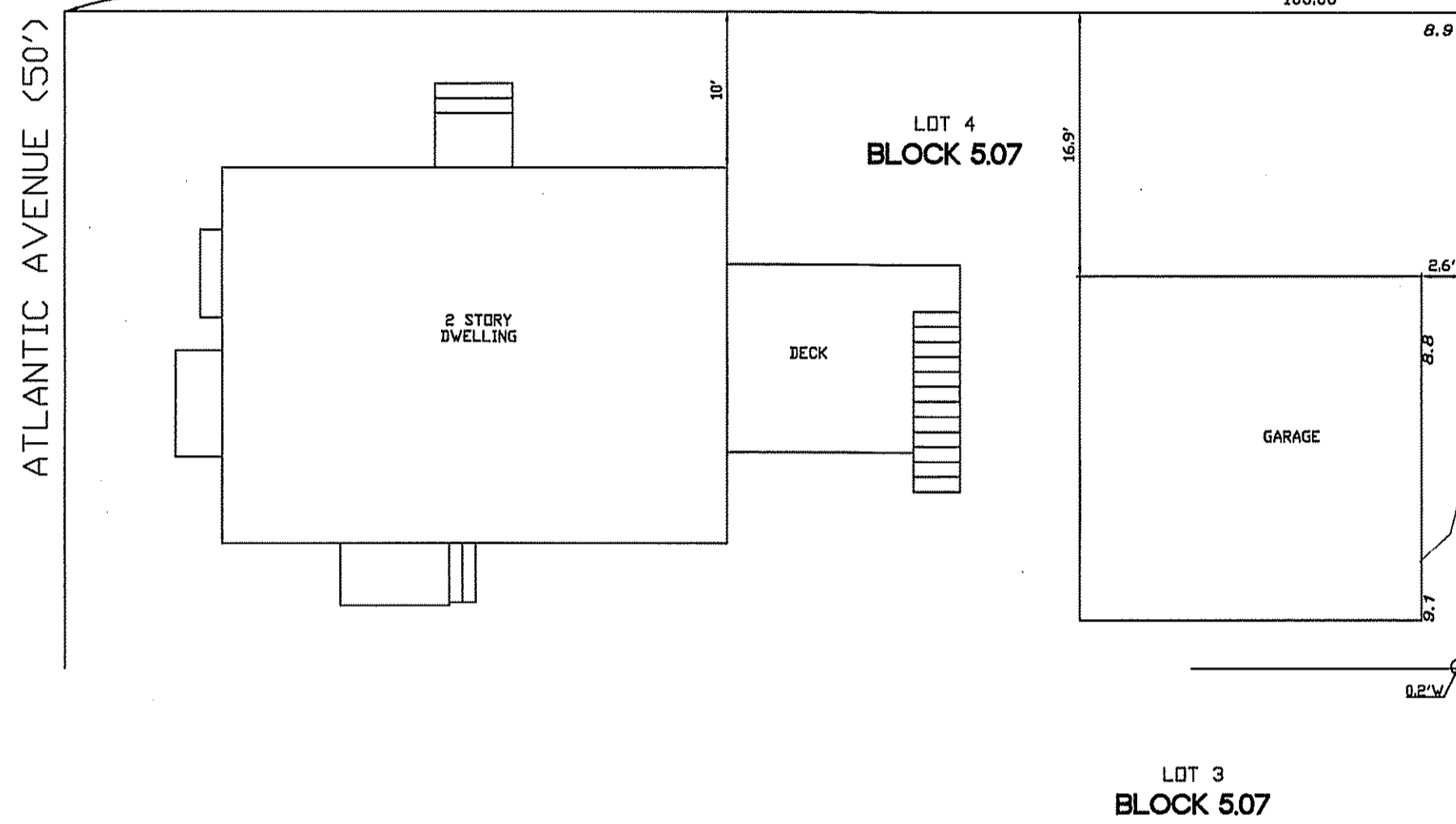


- LEGEND-**
 O = IRON PIN FOUND
 PB = POINT OF BEGINNING
 C = CENTERLINE
 E/P = EDGE OF PAVEMENT
 6.02 = SPOT ELEVATION
 --- = EXISTING CONTOUR
 --- = UTILITY POLE
 --- = HYDRANT
 --- = MANHOLE

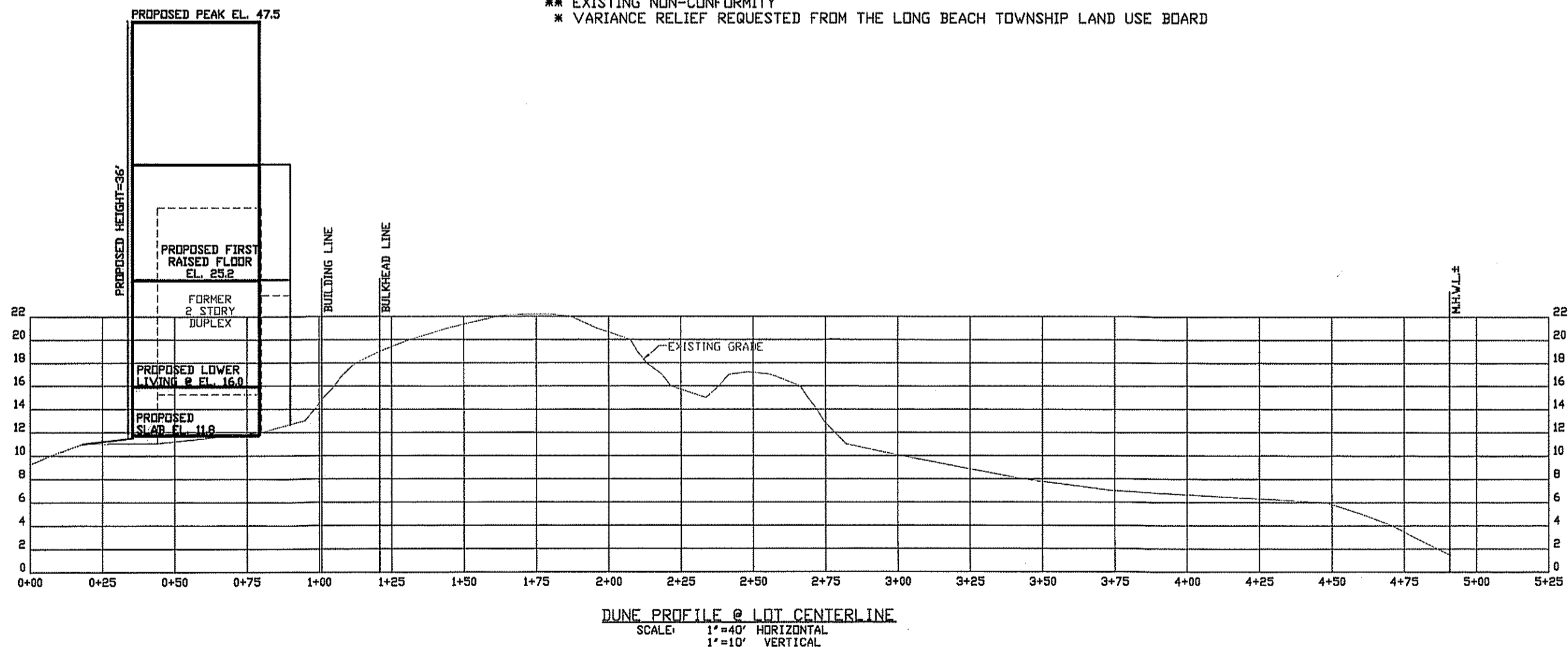


- NOTES:**
- AKA LOTS 19 & 20, BLOCK J FILED MAP #B-216, FILED 7/14/1984 "PLAN OF SPRAY BEACH, OCEAN COUNTY N.J."
 - DEED REFERENCE: BOOK 13780, PAGE 1000; BOOK 3364, PAGE 261
 - FLOOD ZONE VE, BASE FLOOD ELEVATION 13 AS SHOWN ON FIRM #34029C0603F
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0603G THE PROPERTY IS LOCATED IN FLOOD ZONE VE, BASE FLOOD ELEVATION 12
 - ELEVATIONS NAVD (1988)
 - TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEIN J. TYSZKA, P.L.S. 35888 TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 3, BLOCK 5.08 TAX MAP SHEET #9 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY", DATED 5/3/2022
 - THE LOWEST ELEVATION OF ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT, DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 15.0
 - PURSUANT TO THE LONG BEACH TOWNSHIP CODE, CHAPTER 94, NEW DEVELOPMENT ON OCEAN FRONT PROPERTIES MUST BE DESIGNED TO FLOOD ZONE VE, BASE FLOOD ELEVATION 14 STANDARDS.
 - PROPOSED BUILDING COVERAGE IS 33.2% OF THE LOT AREA
 PROPOSED IMPERVIOUS COVERAGE IS 47.0% OF THE LOT AREA
 PROPOSED IMPERVIOUS SURFACES OCCUPY 39.6% OF THE FRONT YARD AREA.

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

CODE	REQUIRED	PREVIOUSLY EXISTING	PROVIDED
LOT AREA	205-55.C.(1)	5,000 S.F.	4,200 S.F.**
LOT WIDTH	205-55.C.(1)	50 FT.	42 FT.**
SETBACKS: FRONT (OCEANFRONT) PREVAILING SETBACK	205-11.E.(1),(b); 51-4.B.(2)	9.9 FT.	9.9 FT.
22ND STREET SIDE	205-12.A.(1)	15 FT.	9.8 FT.**
SOUTH SIDE	205-55.C.(4); 205-12.A	4 FT.	3 FT.**
COMBINED SIDE	205-55.C.(4); 205-12.A	15 FT.	13 FT.**
REAR	205-55.C.(3),(c)	20 FT.	38 FT.
BETWEEN BUILDINGS	205-55.C.(4); 205-12.A	15 FT.	22.7 FT.
LOT COVERAGE (%)	205-55.C.(7)	33.3%	30.4%
IMPERVIOUS COVERAGE (%)	205-33.B.(3),(a)	75%	36%
FRONT YARD	205-33.B.(3),(a)	60%	0%
HEIGHT	205-10.C	36 FT.	20.1 FT.
PARKING	205-55.E.(1)	2 SPACES	2 SPACES

** EXISTING NON-COMFORMITY
 * VARIANCE RELIEF REQUESTED FROM THE LONG BEACH TOWNSHIP LAND USE BOARD



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 NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY UNDEVELOPED LOTS OR UNRECORDED RIGHTS AS SPECIFICALLY SHOWN HEREON.
 THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.
 THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

10/4/2022 VARIANCE PLAN

HORN, TYSON & YODER, INC.
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS
 CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
 PHONE (609) 492-5050 FAX (609) 492-4163

VARIANCE PLAN
 LOT 3, BLOCK 5.08
 TAX MAP SHEET # 9
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
 Professional Engineer, N.J. License Number GE44223
 Professional Planner, N.J. License Number 33L100606400

SCALE: 1"=10'
 DRAWN BY: ES
 SHEET 1 OF 1

JOB NO. 197-232 DATE 6/29/2022