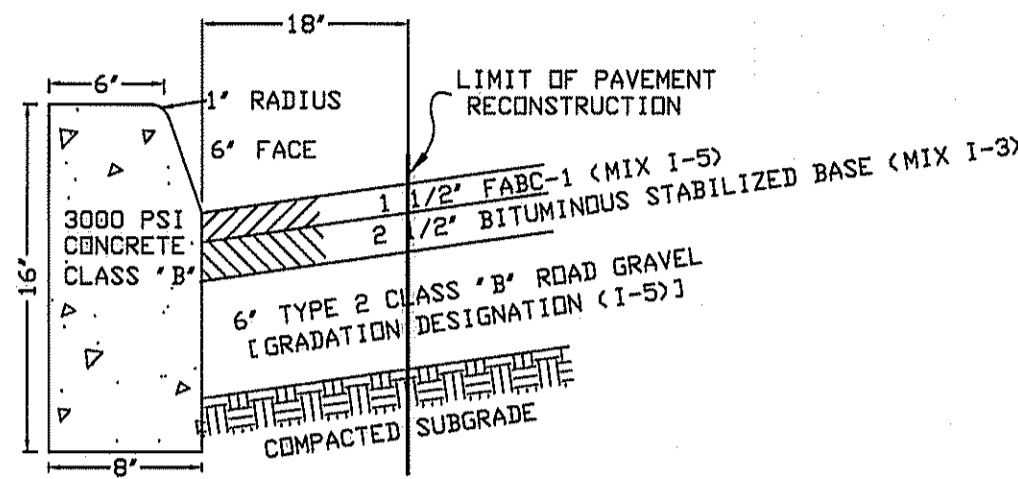
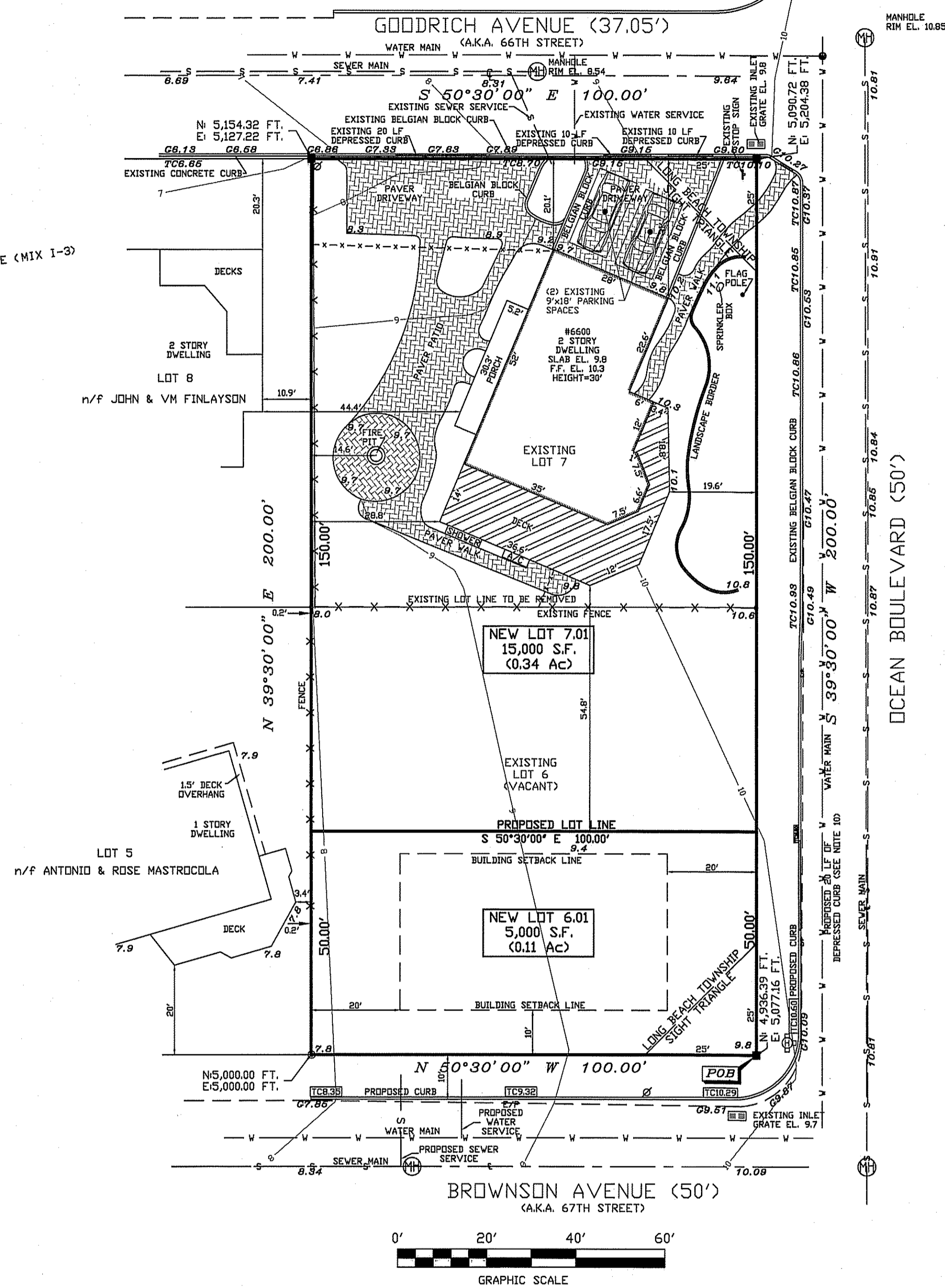


- LEGEND-**
- = IRON PIN FOUND
  - ⊙ = PIPE FOUND
  - = MONUMENT TO BE SET
  - PDB = POINT OF BEGINNING
  - ⊕ = CENTERLINE
  - E/P = EDGE OF PAVEMENT
  - ⊕ = UTILITY POLE
  - ⊕ = HYDRANT
  - 6.02 = SPOT ELEVATION
  - - - = EXISTING CONTOUR

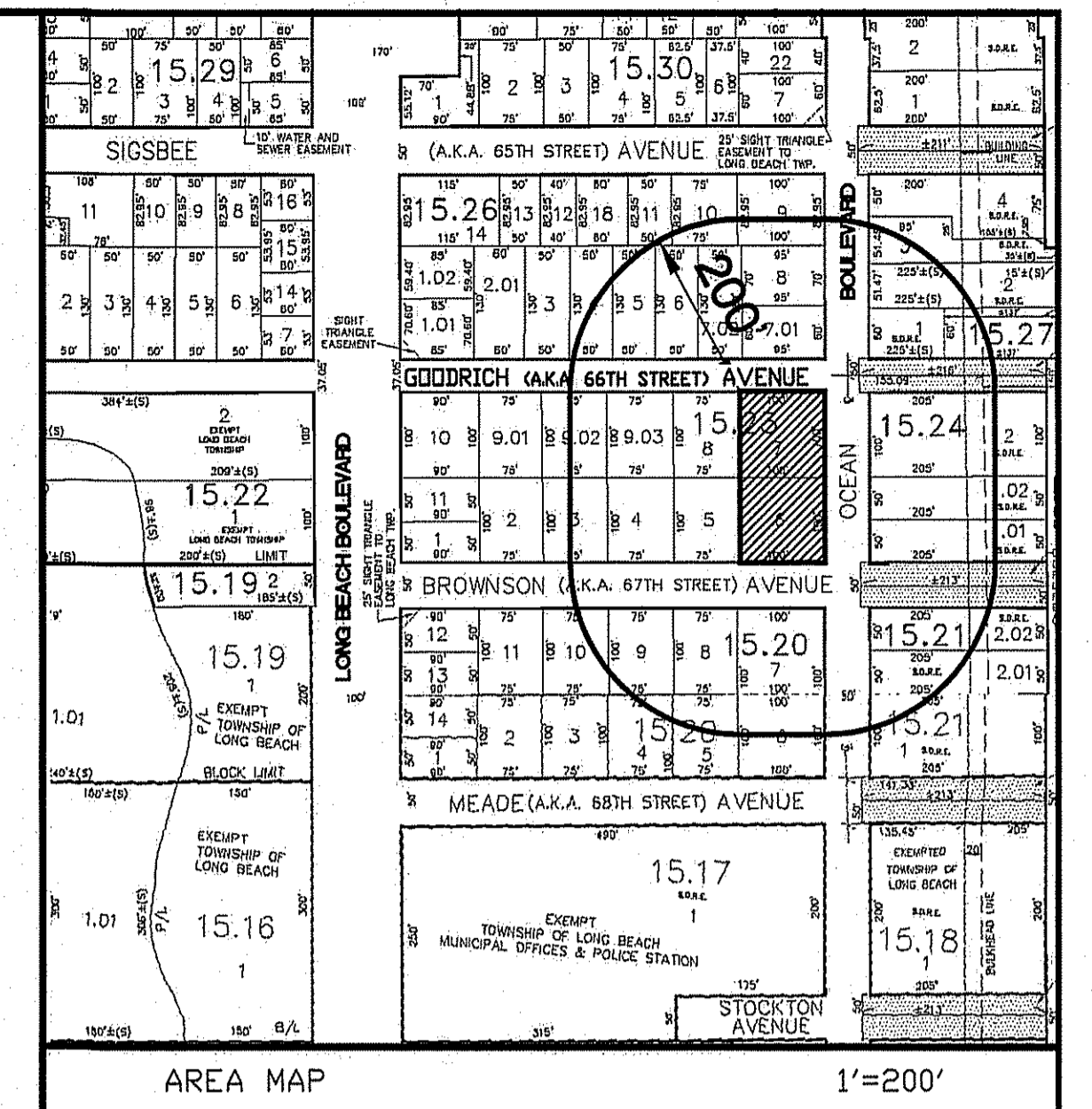


LONG BEACH TOWNSHIP CURB & PAVEMENT RESTORATION DETAIL



**NOTES:**

1. A.K.A. LOTS 1, 2, 3, 4, 5, 6, 7 & 8, BLOCK 8, SECTION A FILED MAP 8-148, FILED 12/30/1909 'PLAN OF BEACH HAVEN NORTH OCEAN CO. N.J.'
2. DEED REFERENCE BOOK 3788, PAGE 369 (LOT 6) BOOK 5825, PAGE 156 (LOT 7)
3. FLOOD ZONE AD, BASE FLOOD DEPTH 1' AS SHOWN ON FIRM #34029C0602F
4. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602G THE PROPERTY IS LOCATED IN FLOOD ZONE X AREAS OUTSIDE THE 0.1% CHANCE ANNUAL FLOOD.
5. ELEVATIONS NAVD (1988)
6. TOTAL TRACT AREA 20,000 S.F. (0.46 Ac.)
7. ERROR IN CLOSURE NOT MORE THAN 1 PART IN 10,000.
8. ASSUMED HORIZONTAL COORDINATE BASE.
9. 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-DUTS 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.
10. LOCATION OF DRIVEWAY OPENINGS ARE SUBJECT TO CHANGE. THE DRIVEWAY OPENING WILL COMPLY WITH SECTION 172-20 OF THE CODE OF THE TOWNSHIP OF LONG BEACH.
11. EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE TOWNSHIP ENGINEER.



ZONING SCHEDULE R-50 RESIDENTIAL ZONE				
	CODE	REQUIRED	PROPOSED LOT 6.01	PROPOSED LOT 7.01
LOT AREA	205-55C(1)	5,000 S.F.	5,000 S.F.	15,000 S.F.
LOT WIDTH	205-55C(1)	50 FT.	50 FT.	100 FT.
SETBACKS:				
FRONT	205-55C(3)	20 FT.		20.1 FT.
REAR	205-55C(5)(c)	20 FT.		54.8 FT.
SIDE	205-55C(4)	4 FT./9 FT.		28.8 FT./19.6 FT.
SIDE TO STREET	205-12A(1)	15 FT.		19.6 FT.
COMBINED SIDE	205-55C(4)	15 FT.		48.4 FT.
COMBINED SIDE	205-12B	30 FT.		48.4 FT.
BETWEEN BUILDINGS	205-55C(4)	15 FT.		44.4 FT.
LOT COVERAGE(%)	205-55C(7)	33.3%		17.6%
IMPERVIOUS COVERAGE	205-33B(3)(a)	75%		37.5%
IMPERVIOUS IN FRONT YARD	205-33B(3)(a)	60%		71.7%**
PARKING HEIGHT	205-55E(1)	2 SPACES		2 SPACES
	205-10A.	34 FT.		30 FT.

\*\*EXISTING NON CONFORMITY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 2/9/2023 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 CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

*Leon J. Tyska*  
LEON J. TYSKA, P.E. G635888

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/DR BEFORE THE \_\_\_\_\_ DAY OF \_\_\_\_\_

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

**OWNERS/APPLICANTS**

LOT 6:  
LBI INVESTMENT GROUP, LLC  
1415 LONG BEACH BOULEVARD  
SHIP BOTTOM, NJ 08008

LOT 7:  
JOHN DEMURIA AND CAROL DEMURIA  
9 MARTIN DRIVE  
HOLMDEL, NJ 07733

**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

MINOR SUBDIVISION  
LOTS 6 & 7, BLOCK 15.23  
TAX MAP SHEET # 18  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

*Leon J. Tyska*  
LEON J. TYSKA, P.E.  
Professional Land Surveyor, N.J. License Number 35888

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 OWNED PARTIES FOR PURPOSES 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 NEW JERSEY TIDELANDS CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.  
THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND, IF ANY, EXCEPT AS SHOWN HEREON.  
THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

SCALE: 1" = 20'  
DRAWN BY: ES  
JOB NO. 21-147  
DATE: 2/9/2023  
SHEET 1 OF 1