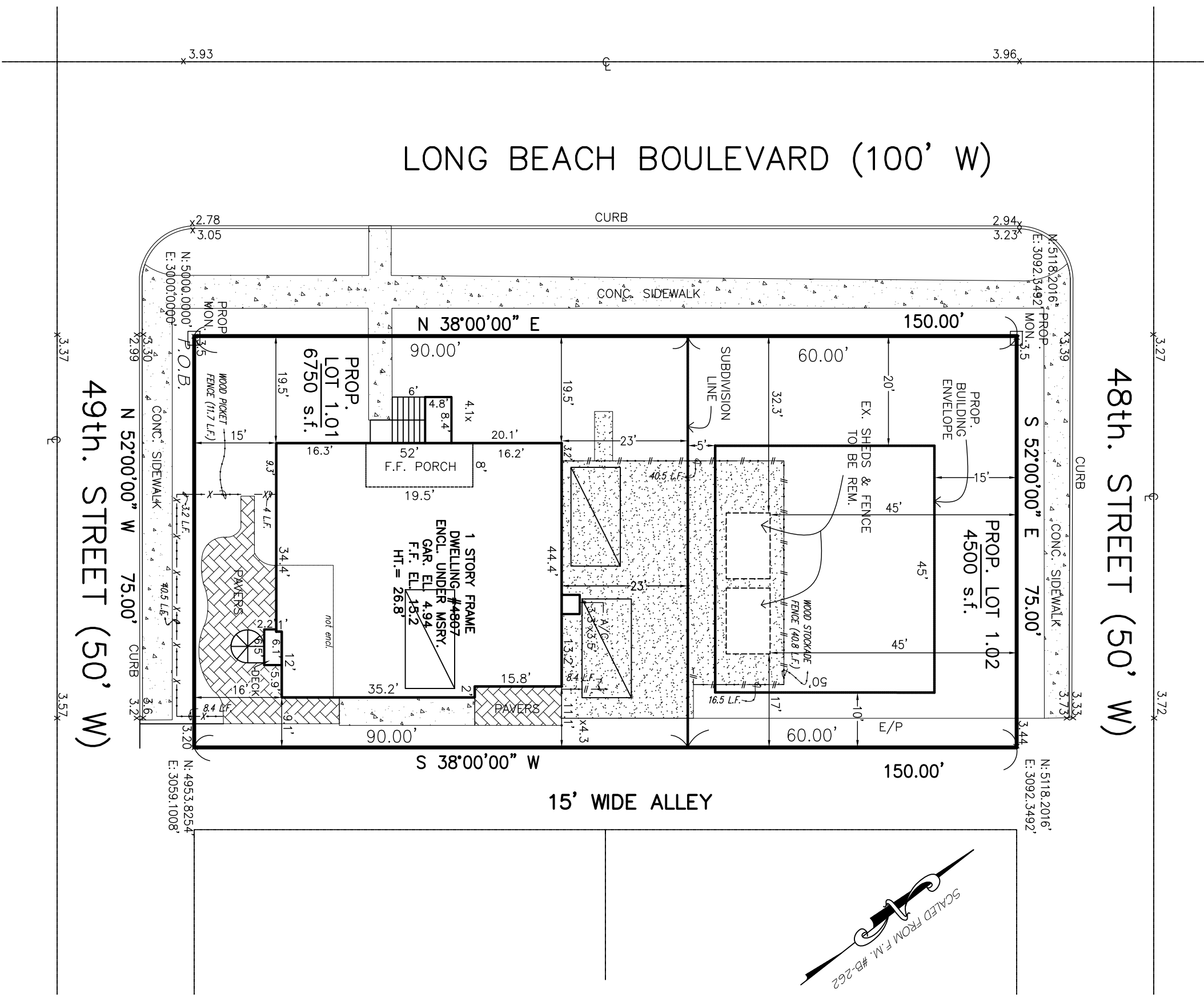
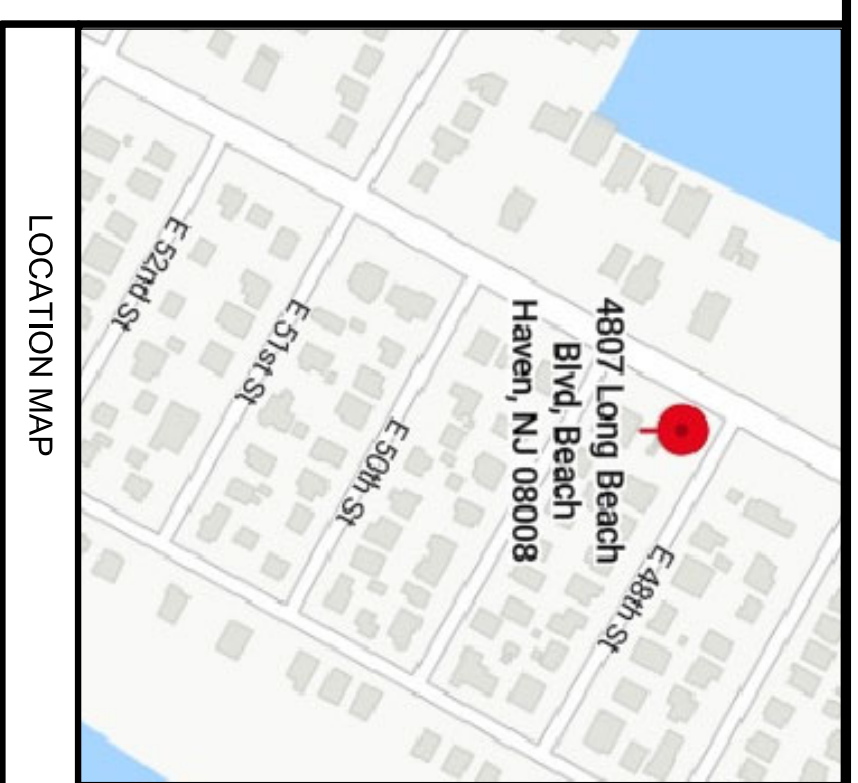


(1988 DATUM)
 FLOOD ZONE: AE
 BASE FLOOD ELEV.: 8.0 (2006 MAPS)
 PRELIMINARY FLOOD ZONE: AE
 BASE FLOOD ELEV.: 8.0 (INCORPORATED 3-28-2014)
 *41 DENOTES EXISTING ELEVATION



ZONING SCHEDULE
ZONE R-50 GENERAL RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED 1.02	PROPOSED 1.01
MIN. WIDTH	50'	50'	50'	50'
LOT AREA	5000 s.f.	11,250 s.f.	4500 s.f.	6750 s.f.
FRONT YARD SETBACK	20' BLVD. CORNER	19.5'	20'	19.5'
REAR YARD SETBACK	15' SIDE ST.	15'	15'	15'
SIDE YARD SETBACK	10'	9.1'	10'	9.1'
TOTAL 15' (4/11)	82.97'	82.97'	5'	23'
BLDG. COVERAGE (%)	33.33%	24%	33.33% MAX	37.2%*
IMP. LOT COVERAGE	75%	45.2%	75% MAX	42.8%
HEIGHT OF BLDG.	34'	26.8'	34' MAX	26.8'

* EX. NON CONFORMITY

WE HEREBY CERTIFY THAT WE ARE THE OWNERS (AS OF THE DATE OF THIS MAP) OF RECORD AND APPROVE THE FILING OF THIS MAP.

LYNNE J. SCHNELL

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

NOTARY PUBLIC

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 08/10/23 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 ARE TO BE SET

LEON J. TYSZKA, P.E., L.C.# 35888

APPLICANT/OWNER
 LYNNE J. SCHNELL

NO.	DATE	REV. LOTS DESCRIPTION	MR BY
1	10-04-23		

MINOR SUBDIVISION
 T.M. LOT 1 ~ BLOCK 15.90
 TAX MAP SHEET #20
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

NELKE / TYSZKA
 LAND SURVEYORS, LLC
 382 W. 9TH STREET, SUITE 4, SHIP BOTTOM, NJ 08008
 (609) 493-3474 FAX (609) 381-9231

LEON J. TYSZKA
 P.L.S.# 35888

JOB NO: 76-161 DATE: 08-10-2023 SCALE: 1"=20'

THIS SUBDIVISION IS HEREBY APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD DATED: _____

CHAIRPERSON _____

SECRETARY _____

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

MUNICIPAL CLERK _____

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 _____