

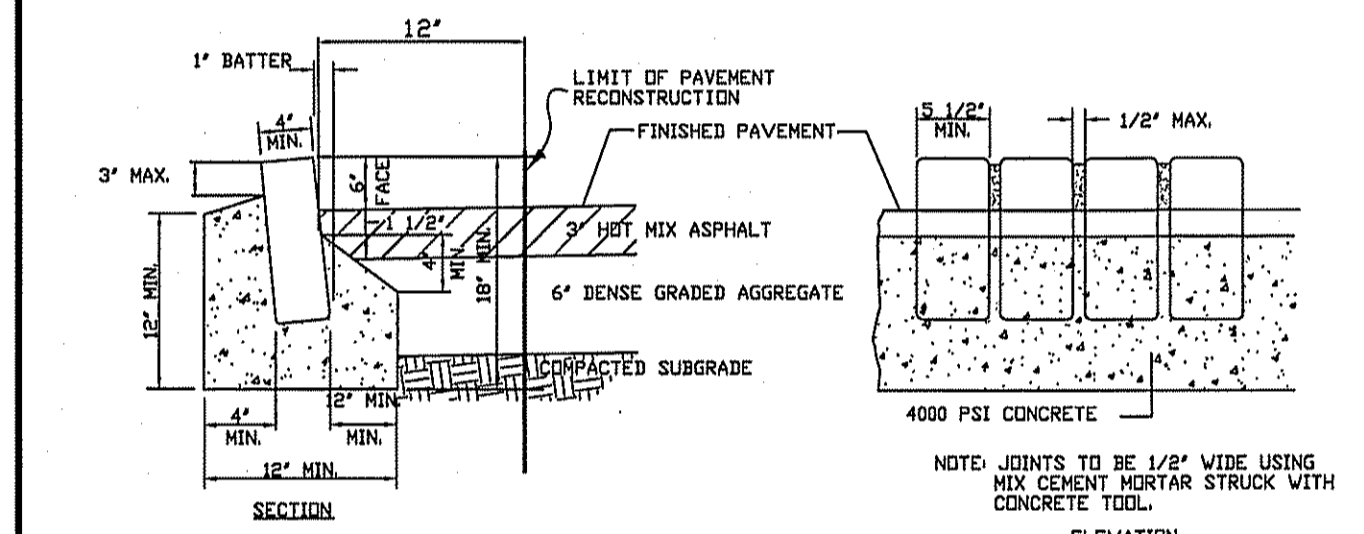
ZONING SCHEDULE R-50 RESIDENTIAL ZONE				
CODE	REQUIRED	PROPOSED LOT 22.01	PROPOSED LOT 22.02	
LOT AREA	205-26C	4,000 S.F.	4,000 S.F.	4,000 S.F.
LOT WIDTH	205-26C	40 FT.	40 FT.	40 FT.
SETBACKS:				
FRONT	205-55C(3)	20 FT.		
REAR	205-55C(5)(c)	20 FT.		
SIDE	205-55C(4)	4 FT./9 FT.		
COMBINED SIDE	205-55C(4)	15 FT.		
BETWEEN BUILDINGS	205-55C(4)	15 FT.		
LOT COVERAGE(%)	205-55C(7)	33.3%		
IMPERVIOUS COVERAGE	205-33B(3)(a)	75%		
PARKING	205-51D	3 SPACES		
HEIGHT	205-10A	34 FT.		

1 - SEE SCHEDULE OF PROPERTIES WITHIN 200' OF THE SUBJECT PROPERTY BELOW
 2 - ANY PROPOSED DEVELOPMENT WILL COMPLY WITH THE PARKING REQUIREMENTS OF THE CODE. IF THE SIZE OF ANY PROPOSED BUILDING REQUIRES MORE THAN 3 PARKING SPACES PER 205-51D, THOSE ADDITIONAL SPACES WILL BE PROVIDED ON SITE.

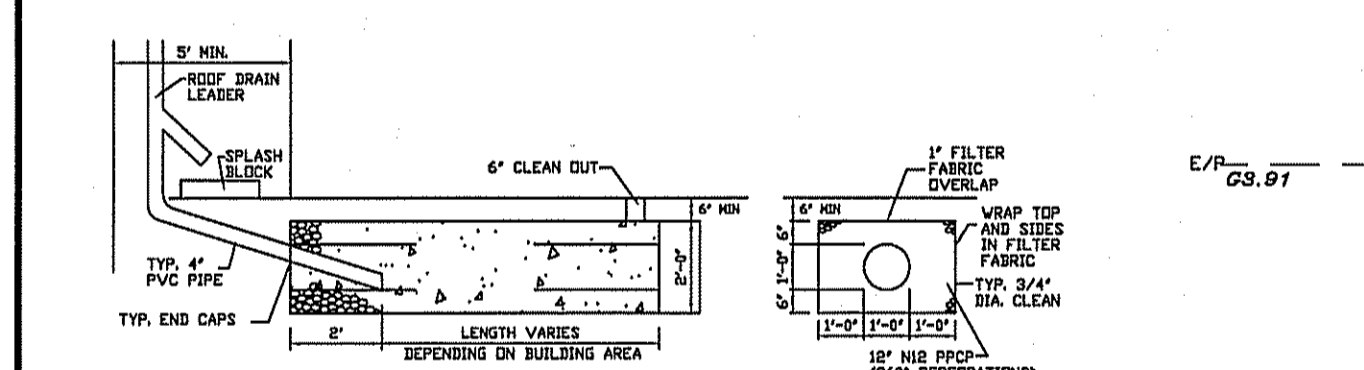
SCHEDULE OF PROPERTIES WITHIN 200' OF THE SUBJECT PROPERTY WITH FRONTAGE ON MCKINLEY AVENUE

BLOCK	LOT	FRONTAGE	AREA	SIMILAR TO PROPOSED LOTS
1.10	1	89.75 FT.	8,249 S.F.	N
	2	80 FT.	8,000 S.F.	N
	3	60 FT.	6,000 S.F.	N
	4	40 FT.	4,000 S.F.	Y
	5	100 FT.	8,000 S.F.	N
1.07	23	40 FT.	4,000 S.F.	Y
	24	40 FT.	4,000 S.F.	Y
	25	40 FT.	4,000 S.F.	Y
	7.01	70 FT.	8,400 S.F.	N
	7.02	70 FT.	7,600 S.F.	N
	8	40 FT.	4,000 S.F.	Y
	9	40 FT.	4,000 S.F.	Y
	10	40 FT.	4,000 S.F.	Y
	11	113.05 FT.	4,252 S.F.	N
	18	40 FT.	4,000 S.F.	Y
	19	40 FT.	4,000 S.F.	Y
20	40 FT.	4,000 S.F.	Y	
21	60 FT.	6,000 S.F.	N	

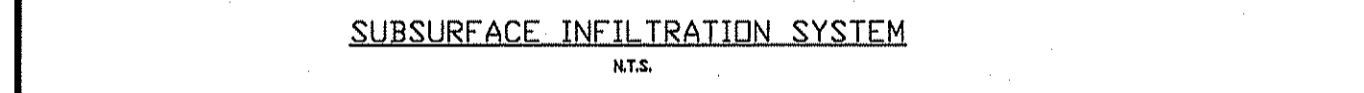
16 PROPERTIES EXIST WITHIN 200' OF LOT 22, BLOCK 1.10 WITH FRONTAGE ON MCKINLEY AVENUE. 10 OF THOSE LOTS HAVE LOT FRONTAGE AND LOT AREA EQUAL TO OR LESS THAN THAT PROPOSED FOR THE 2 NEW LOTS. THEREFORE, PURSUANT TO SECTIONS 176-27.4.1 AND 205-26C OF THE CODE OF THE TOWNSHIP OF LONG BEACH, VARIANCES AND WAIVERS ARE NOT REQUIRED FOR LOT AREA AND LOT FRONTAGE.



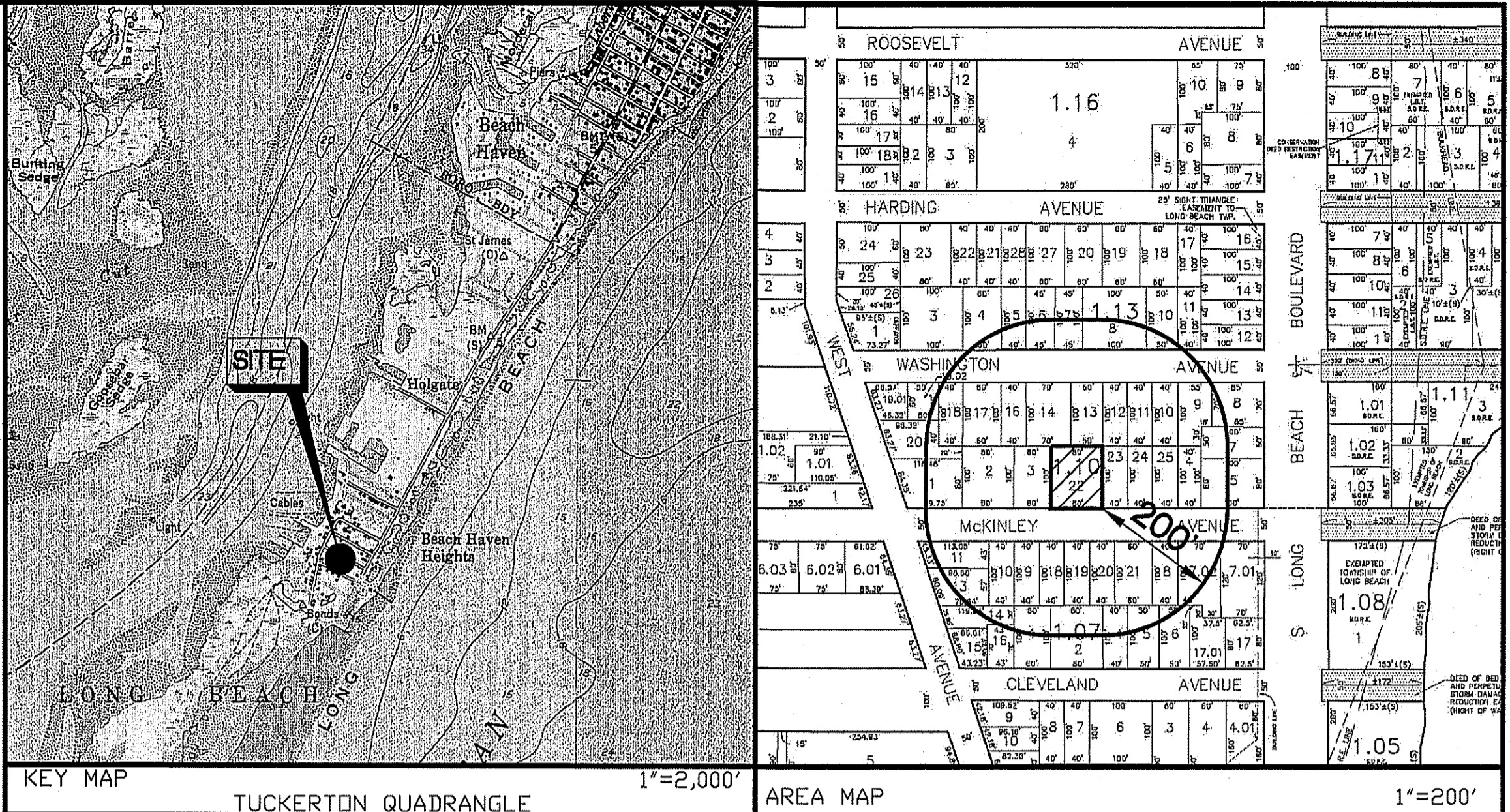
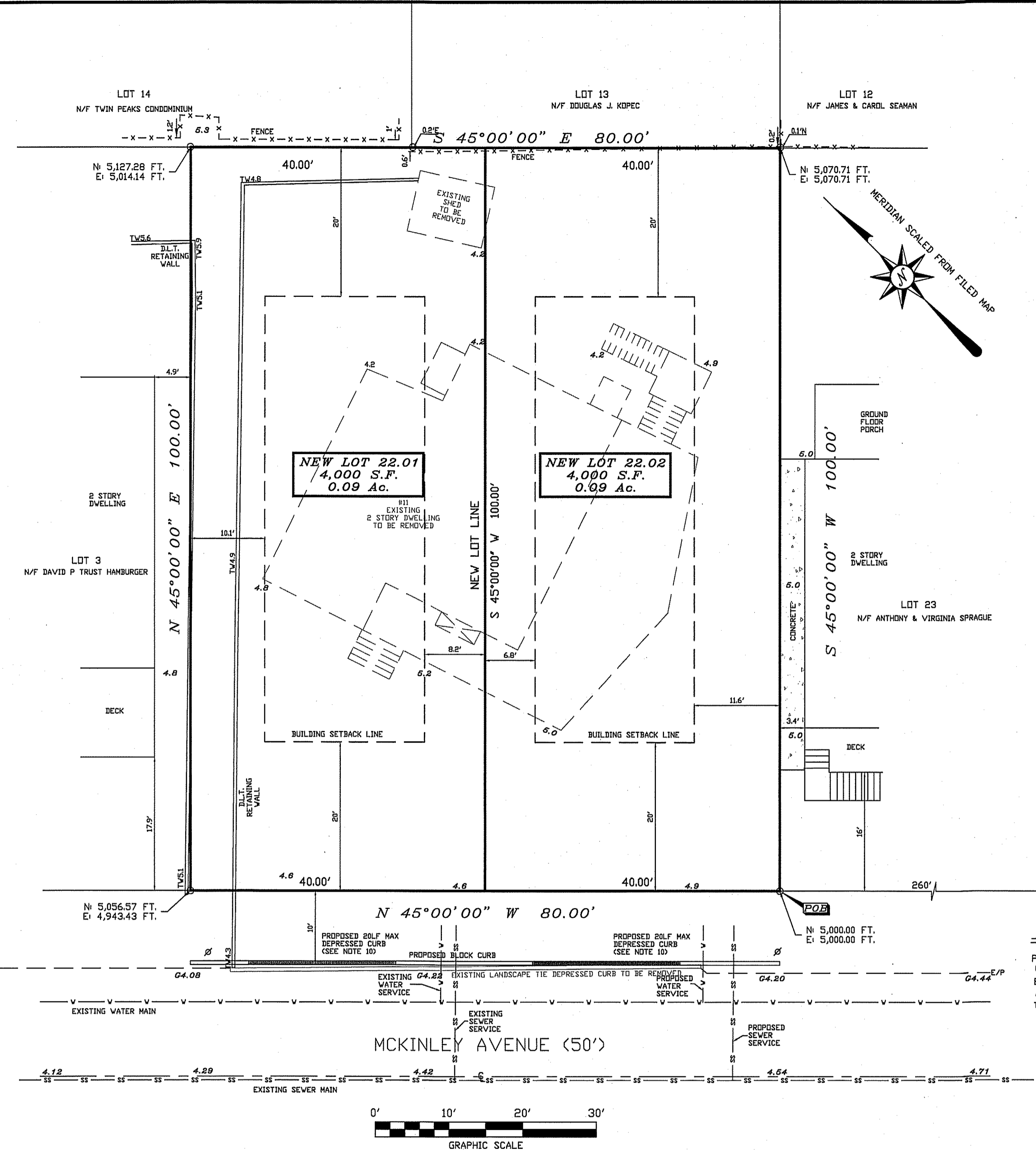
GRANITE BLOCK CURB
N.T.S.



TRENCH SECTION
N.T.S.



SUBSURFACE INFILTRATION SYSTEM
N.T.S.



- NOTES
- AKA LOTS 27, 29, 31, AND 33, BLOCK 20 ON A MAP TITLED "PLAN OF BEACH HAVEN HEIGHTS, ISLAND OF LONG BEACH, OCEAN COUNTY, N.J." FILED MAP B-314, FILED 7/27/1929
 - DEED REFERENCE: BOOK 16684, PAGE 1812
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0592F
 - BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0592G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8. THE PROPERTY IS NOT LOCATED IN THE "COASTAL A" ZONE.
 - ELEVATIONS NAVD (1988)
 - ERROR IN CLOSURE NO GREATER THAN 1 PART IN 10,000
 - ASSUMED HORIZONTAL COORDINATE BASE
 - TOTAL TRACT AREA: 8,000 S.F. (0.18 AC.±)
 - THE LOCATION 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-GUTS 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.
 - MAXIMUM WIDTH OF THE DEPRESSED CURBS PROVIDING ACCESS TO THE NEW LOTS SHALL NOT EXCEED 20 LF. THE LOCATION OF THE DEPRESSED CURBS ARE SUBJECT TO CHANGE, HOWEVER THEY WILL COMPLY WITH SECTION 172-20A OF THE LONG BEACH TOWNSHIP CODE.
 - FRONT AND SIDE YARD SETBACKS SHOWN ON THE PLAN ARE SUBJECT TO CHANGE PROVIDED THE SETBACKS COMPLY WITH THE ZONING ORDINANCE.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 1/2/2024 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 TITLE RECORDATION ACT AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

Leon J. Tyska
LEON J. TYSKA, P.E. GS35888

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "TITLE RECORDATION ACT", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

CHRISTOPHER A. BRUCK

SWORN AND SUBSCRIBED TO ME THIS _____ DAY OF _____, 2024.
NOTARY PUBLIC OF NEW JERSEY.
MY COMMISSION EXPIRES _____

APPROVED BY THE
LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN _____
SECRETARY _____
ENGINEER _____

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/OR BEFORE THE _____ DAY OF _____, 2024.
MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK _____

OWNER/APPLICANT
MCKINLEY AVE PROPERTIES, LLC
342 W. 9TH STREET
SHIP BOTTOM, NJ 08008

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
LOT 22, BLOCK 1.10
TAX MAP SHEET # 4
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

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

JOB NO. 83-452 DATE: 1/2/2024