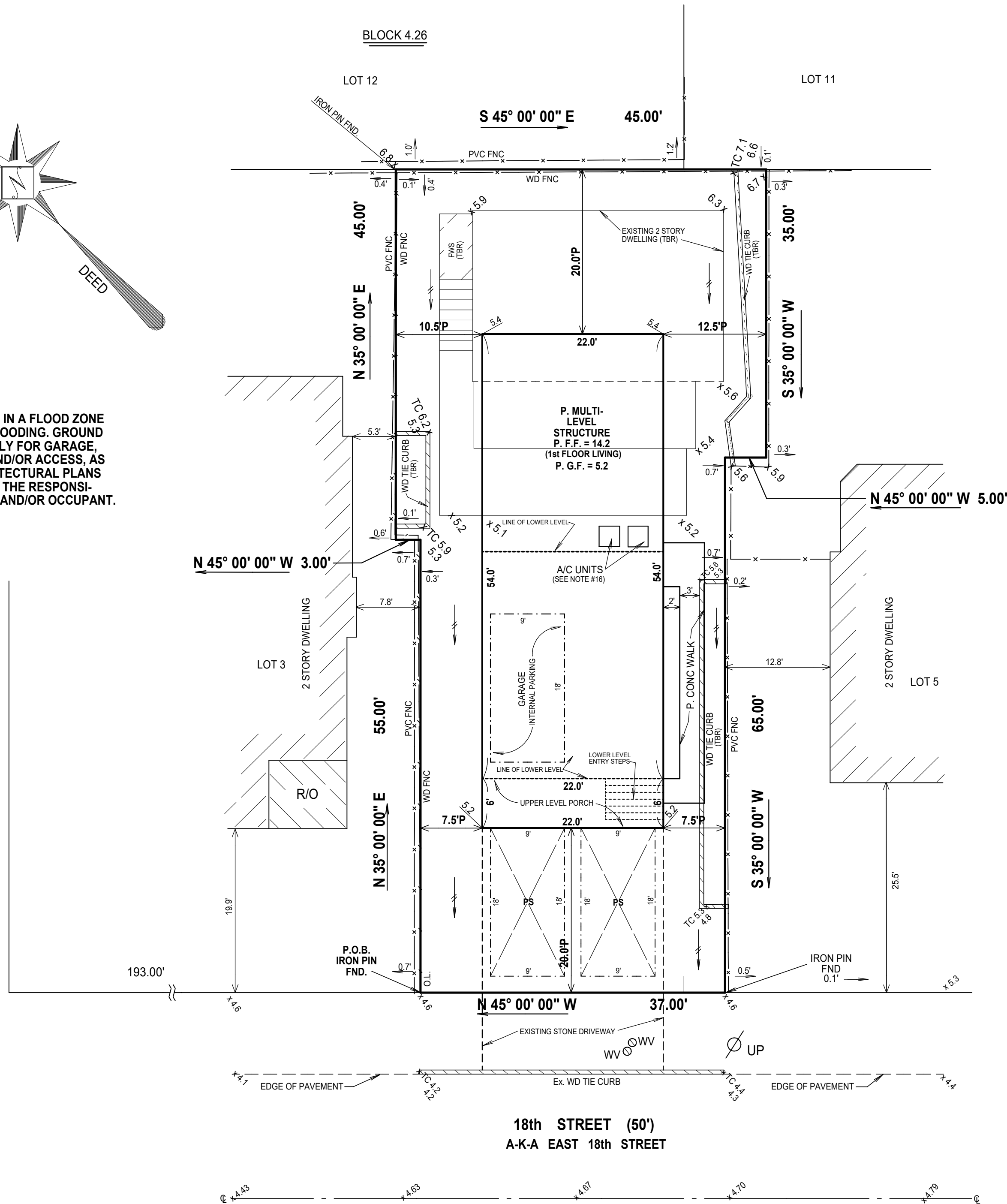


PREMISES IS LOCATED IN A FLOOD ZONE AND IS SUBJECT TO FLOODING. GROUND LEVEL TO BE USED ONLY FOR GARAGE, PARKING, STORAGE AND/OR ACCESS, AS SHOWN ON THE ARCHITECTURAL PLANS PROVIDED. ANY USE IS THE RESPONSIBILITY OF THE OWNER AND/OR OCCUPANT.

LONG BEACH BOULEVARD



NOTES:

- DIMENSIONS SHOWN IN FEET AND DECIMALS THEREOF.
- LOT AREA CONTAINS 4,010 SQ. FT. PER SURVEY DATUM.
- BUILDING LOCATION/DIMENSIONS SHOWN TO THE SIDING AND TO THE NEAREST 0.1' +/-.
- SOME SERVICES/UTILITIES APPEAR TO BE SITUATED UNDERGROUND AND ARE NOT SHOWN BECAUSE THE SURVEYOR IS UNABLE TO LOCATE AND/OR IDENTIFY, BUT ARE TO BE USED IN DEVELOPING THIS PROPERTY.
- SURVEY INFORMATION IS TAKEN FROM A PLAN ENTITLED "SURVEY PLAT LOT 4 BLOCK 4.36 ON THE TOWNSHIP OF LONG BEACH TAX MAP, TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NJ," PREPARED BY THIS FIRM DATED 2-06-2025. SURVEY REFERENCES AND DATA LISTED BELOW.
- NO APPARENT WETLANDS ON, OR WITHIN 150 FEET OF THE PROPERTY, NOR ARE THERE ANY KNOWN CONSERVATION EASEMENTS ON THE PROPERTY AT THIS TIME.
- ELEVATIONS ARE IN 1988 N.A.V.D.
- BOTTOM OF LOWEST STRUCTURAL MEMBER MUST BE AT LEAST OR ABOVE BASE FLOOD ELEVATION 8.
- EXISTING STRUCTURES, AND OTHER ITEMS AS NOTED, TO BE REMOVED FROM THE PREMISES. FOR FURTHER DETAILS/INFORMATION ON THOSE, REFER TO THE SURVEY LISTED IN NOTE No. 5.
- CLEARING AND GRADING TO BE DONE PER TOWNSHIP ORDINANCES, RULES AND/OR GUIDELINES, ALONG WITH ANY OTHER AGENCY/ORGANIZATION HAVING AUTHORITY AND/OR REVIEWING RIGHT OVER THIS PROPERTY.
- PRIOR TO ANY CONSTRUCTION ACTIVITY THE OWNER, AND/OR CONTRACTOR, IS RESPONSIBLE FOR VERIFYING THAT THE PROPOSED CONSTRUCTION CONFORMS TO ALL CONSTRUCTION RELATED GUIDELINES, REQUIREMENTS, AGENCIES, ETC.
- PRIOR TO ANY CONSTRUCTION THE OWNER, AND/OR CONTRACTOR, IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITY LOCATIONS VERIFIED AND MARKED.
- THE PROPOSED STRUCTURE CONFIGURATION AND HEIGHT ARE BASED UPON THE ARCHITECTURAL PLANS PROVIDED. THE PLAN, PER THE APPLICANT, IS TO CONSTRUCT A SINGLE FAMILY DWELLING UNIT WHICH WILL BE REPLACING AN EXISTING DUPLEX UNIT.
- A MINIMUM OF THREE PARKING SPACES ARE REQUIRED AND PROVIDED - ONE INTERNAL AND TWO EXTERNAL. SAID PARKING IS TO COMPLY WITH THE MUNICIPAL CODE SECTION 205-51 D (1) REQUIRING 9'x18' SPACES. SAID EXTERNAL PARKING SHALL BE UPON THE EXISTING STONE AND/OR ADDITIONAL STONE AS NEEDED.
- ALL AREAS NOT CONSTRUCTED UPON SHALL BE A STONE SURFACE.
- PER THE UPDATED ARCHITECTURAL PLANS PROVIDED, THE A/C UNITS WILL BE ON THE GROUND FLOOR LEVEL.
- ALL GUTTER DOWNSPOUTS SHALL BE DIRECTED TO THE STREET FOR RUNOFF.
- THE PROPOSED DRIVEWAY AND GARAGES ON THIS PROPERTY ARE LIKELY TO BE INUNDATED BY FLOOD WATERS WHICH MAY RESULT IN DAMAGE AND/OR INCONVENIENCE.

SURVEY DATA:

- A. DESCRIPTION IN OFFICIAL RECORDS BOOK 16030 PAGE 1587 & c.
B. FILED MAP No. A-288 - REVISED PLAN OF NORTH BEACH HAVEN.
C. TOWNSHIP OF LONG BEACH TAX MAP SHEET No. 6.

Flood Zone Information

- 1) COMMUNITY #345301
MAP NO. 34029C0603 SUFFIX "F"
DATE: 9-29-2006 ZONE "AE" BFE: 8
2) REVISED PANEL - PRELIMINARY
COMMUNITY #345301
MAP NO. 34029C0603 SUFFIX "G"
DATE: 1-30-2015 ZONE "AE" BFE: 8

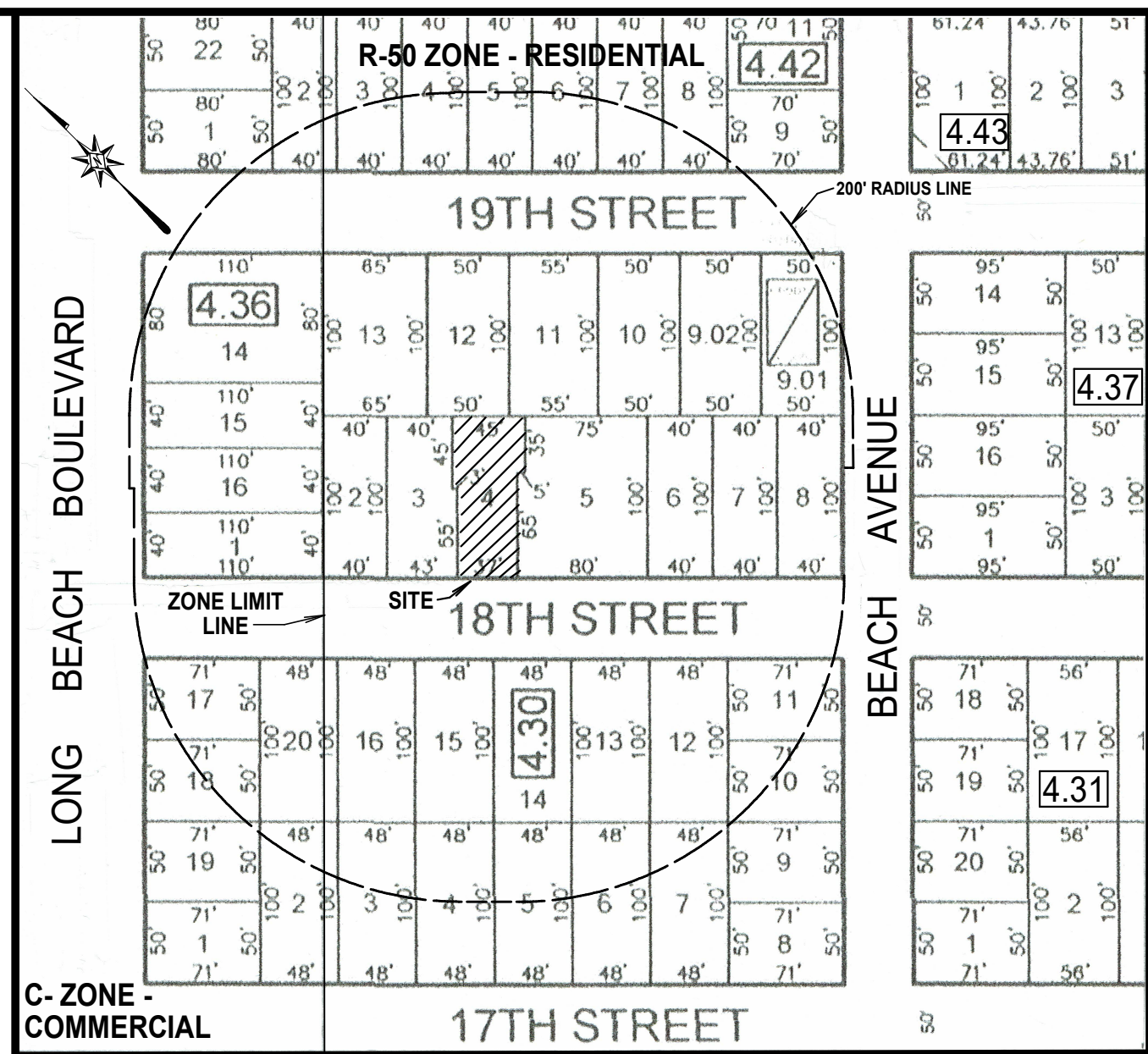
SCALE IN FEET



OWNER - APPLICANT

7 EAST 18TH STREET LLC
214 E. 19TH STREET
North Beach Haven, NJ 08008

LEGEND	
P.O.B.	POINT OF BEGINNING
C	CENTER LINE
+/-	MORE OR LESS
4.6	EXISTING SPOT ELEVATION
5.2	PROPOSED SPOT ELEVATION
F.F.	FINISH FLOOR
G.F.	GARAGE FLOOR
EX.	EXISTING
P	PROPOSED
WD	WOOD
FNC	FENCE
TC	TOP OF CURB
UP	UTILITY POLE
WV	WATER VALVE
TBR	TO BE REMOVED
FWS	FOOT WASH STATION
PS	PARKING SPACE
CONC	CONCRETE
R/O	ROOF OVER



LOCATION MAP
SCALE: 1" = 100' +/-

ZONE R-50 Long Beach Twp.	Required	Existing	Proposed
MIN. LOT AREA	4,500 Sq. Ft.	4,010 Sq. Ft.*	4,010 Sq. Ft.*
MIN. LOT WIDTH	50 Feet	37 Feet *	37 Feet *
MIN. FRONT SETBACK	20 Feet OR Average of Fronts, not less than 10 Feet	58.0 Feet to Ex. Deck	20 Feet to P. Decks
MIN. SIDE SETBACK	4 Feet	5.2 Feet	7.5 Feet
MIN. SIDES COMBINED	15 Feet	14.5 Feet	15 Feet
MIN. SIDE DISTANCE BETWEEN ADJACENT HOUSES	15 Feet	Left 14.6 Feet - Right 18.0 Feet	Left 15.3 Feet - Right 20.8 Feet
MIN. REAR SETBACK	20 Feet	5 Feet	20 Feet
MIN. LOT DEPTH	60% of Lot frontage, not less than 50'	100 Feet	100 Feet
MAX. BUILDING HEIGHT	34 Feet	21.7 Feet +/-	30.5 Feet +/- ¹
MIN. FLOOR AREA (First Floor)	712.5 Sq. Ft.	1,053.5 Sq. Ft. +/- (First Floor Liv.)	1,153 Sq. Ft. +/- (First Floor) ¹
MAX. LOT COVERAGE	33.33%	26.3% +/-	32.9% +/- ¹
MAX. IMPERVIOUS COVERAGE	75%	29.9% +/-	45.3% +/-

* EXISTING UNDERSIZED PARCEL.

¹ PER THE ARCHITECTURAL PLANS PROVIDED.

FP & L Associates, Inc.

Land Surveying and Engineering

Certificate of Authorization No. 24GA28343700

263 Brick Boulevard, Suite 5

Brick, NJ 08723

Phone (732) 920-5100

VARIANCE PLAN

FOR

LOT 4 - BLOCK 4.36

ZONE R-50

TOWNSHIP OF LONG BEACH

OCEAN COUNTY NEW JERSEY

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLOT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE PROFESSION AS PRACTICED IN THE STATE OF NEW JERSEY.

JOHN W. LORD

N.J. PROFESSIONAL ENGINEER &
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 24GB0324500

Scale	Date	Drawn By	Checked By	Job File	Dwg. Name
1" = 10'	11-6-2025	JM	JWL	34373	34373