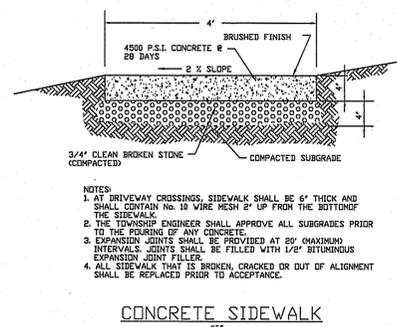
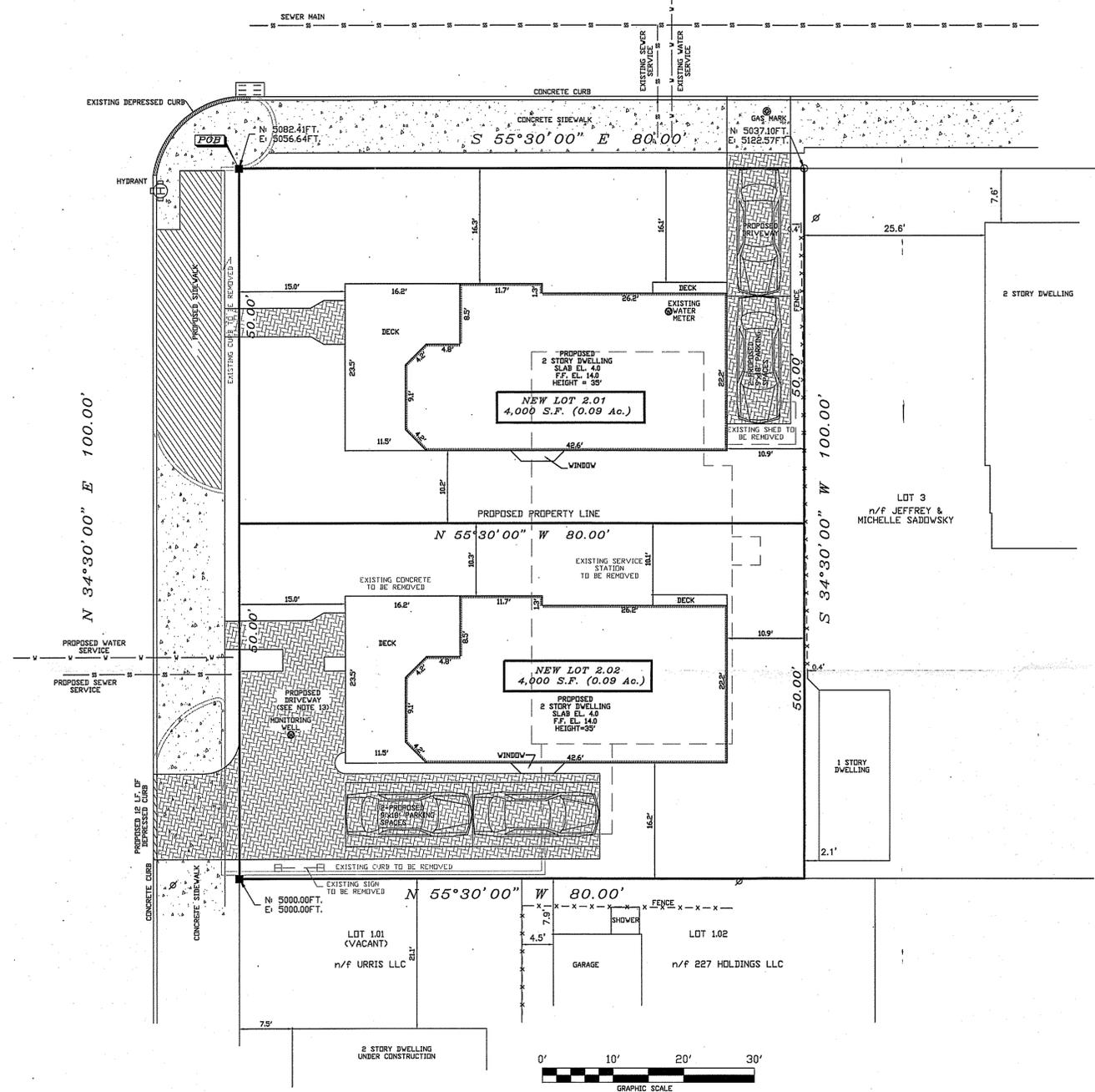
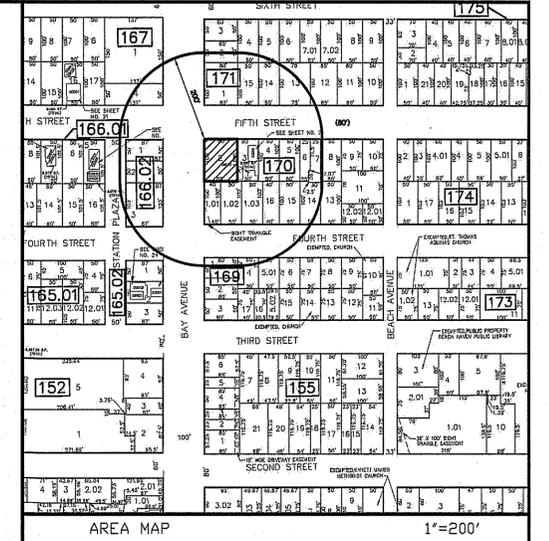
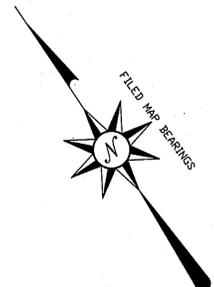


- LEGEND-**  
 ○ = IRON PIN FOUND  
 ■ = MONUMENT TO BE SET  
 PDB = POINT OF BEGINNING  
 C = CENTERLINE  
 5.02 = SPOT ELEVATION  
 ∅ = UTILITY POLE

2.88 3.48

FIFTH STREET (80')



- NOTES:**  
 1. AT DRIVEWAY CROSSINGS, SIDEWALK SHALL BE 6" THICK AND SHALL CONTAIN NO. 10 WIRE MESH 2" UP FROM THE BOTTOM OF THE SIDEWALK.  
 2. THE TOWNSHIP ENGINEER SHALL APPROVE ALL SUBGRADES PRIOR TO THE POURING OF ANY CONCRETE.  
 3. EXPANSION JOINTS SHALL BE PROVIDED AT 80' MAXIMUM INTERVALS. JOINTS SHALL BE FILLED WITH 1/2" BITUMINOUS EXPANSION JOINT FILLER.  
 4. ALL SIDEWALK THAT IS BROKEN, CRACKED OR OUT OF ALIGNMENT SHALL BE REPLACED PRIOR TO ACCEPTANCE.

CONCRETE SIDEWALK

- NOTES:**
- AKA LOTS 33 & 35 SECTION H FILED MAP #B-225, FILED ON 12/5/1920 'PLAN OF BEACH HAVEN AT LONG BEACH, OCEAN CO., N.J.'
  - DEED REFERENCE: BOOK 5165, PAGE 335
  - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0603F
  - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0603G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS LOCATED OUTSIDE OF THE 'COASTAL A' ZONE
  - ELEVATIONS NAVD (1988)
  - TOTAL TRACT AREA: 8,000 S.F. (0.18 AC. ±)
  - ERROR IN CLOSURE NOT MORE THAN 1 PART IN 10,000.
  - ASSUMED COORDINATE BASE.
  - 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-OUTS 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.
  - LOCATION AND SIZE OF DEPRESSED CURB AND DRIVEWAY APRON SUBJECT TO CHANGE BASED UPON THE DESIGN OF THE SINGLE FAMILY DWELLING OF EACH PROPOSED LOT. ALL CURB OPENINGS WILL COMPLY WITH SECTION 212-22.2 OF THE CODE OF THE BOROUGH OF BEACH HAVEN UNLESS GRANTED A VARIANCE FROM THE BEACH HAVEN LAND USE BOARD.
  - EXISTING CURB & SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE TOWNSHIP ENGINEER.
  - ALIGNMENT AND GRADE FOR CURB AND ROAD IMPROVEMENTS ALONG BAY AVENUE SHALL BE ESTABLISHED BY THE DEVELOPER'S ENGINEER AS APPROVED BY THE OCEAN COUNTY ENGINEER. STAKEOUT OF ALL CURB AND ROAD IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE EXECUTED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR. CURB AS-BUILTS SHALL BE SUBMITTED TO THE OCEAN COUNTY ENGINEER PRIOR TO ANY PAVING OPERATIONS. FINAL AS-BUILT INFORMATION SHALL BE SUPPLIED ON A REPRODUCIBLE MEDIUM, WILL INCLUDE TOP AND BOTTOM OF CURB, CENTERLINE AND QUARTER CROWN GRADES, MONUMENTS WHERE APPLICABLE, SHALL BE SIGNED AND SEALED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR AND ACCOMPANIED BY A MONUMENT CERTIFICATION WHERE APPLICABLE.
  - DRIVEWAYS ARE TO BE CONSTRUCTED SO AS TO PRECLUDE THE NEED TO BACK OUT ONTO BAY AVENUE. NO VEHICULAR ACCESS TO NEW LOT 2.01 WILL BE PROVIDED FROM BAY AVENUE. VEHICULAR ACCESS TO NEW LOT 2.01 WILL ONLY BE PROVIDED FROM FIFTH STREET.

ZONING SCHEDULE  
 BD - BUSINESS DISTRICT

	REQUIRED	NEW LOT 2.01	NEW LOT 2.02
LOT AREA	5,000 S.F.	4,000 S.F.*	4,000 S.F.*
LOT WIDTH	50 FT.	50 FT.	50 FT.
SETBACKS:			
FRONT:			
BAY AVENUE	15 FT.	15 FT.	15 FT.
FIFTH STREET	7.5 FT.	N/A	N/A
REAR:	9 FT.	N/A	10.9 FT.
SIDE:	5 FT.	10.9 FT./10.2 FT.	10.3 FT./16.2 FT.
COMBINED SIDE:	16 FT.	21.1 FT.	26.3 FT.
HEIGHT	35 FT.	35 FT.	35 FT.
LOT COVERAGE (%)	35%	30.9%	30.9%
IMPERVIOUS COVERAGE (%)	75%	41%	54.5%
FLOOR AREA RATIO (%)	50%	45.6%	45.6%
OFF STREET PARKING	2 SPACES	2 SPACES	2 SPACES

\* VARIANCE REQUESTED

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12/6/2019 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 MONUMENTS AS SHOWN HAVE BEEN FOUND OR TO BE SET.

*Robert G. deBlois*  
 ROBERT G. deBLOIS, S. L. S. 35357

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF I FIND IT CONFORMS WITH THE PROVISIONS OF 'THE MAP FILING LAW' RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO.

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 BOROUGH OF BEACH HAVEN LAND USE BOARD FOR FILING IN THE OCEAN COUNTY CLERKS OFFICE PROVIDED THAT THIS MAP IS FILED ON/BEFORE THE \_\_\_\_\_ DAY OF \_\_\_\_\_

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

APPROVED BY THE BOROUGH OF BEACH HAVEN LAND USE BOARD

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

ENGINEER \_\_\_\_\_



REVISED

9/8/2020 ROTATE THE PROPOSED LOTS TO PROVIDE 2 LOTS WITH 50' FRONTAGE ON BAY AVENUE

**HORN, TYSON & YODER, INC.**  
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
 CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020  
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424  
 PHONE (609) 492-5050 FAX (609) 492-4163

*James D. Brzozowski*  
 JAMES D. BRZOWSKI, P.E., P.P.  
 Professional Engineer, N.J. License Number GE44223  
 Professional Planner, N.J. License Number 33L10066400

MINOR SUBDIVISION  
 LOT 2, BLOCK 170  
 TAX MAP SHEET # 7  
 BOROUGH OF BEACH HAVEN  
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10' DRAWN BY: MAX SHEET 1 OF 1  
 JDB NO. 15-217 DATE: 12/6/2019

OWNER/APPLICANT  
 JOHN BRENNA  
 1180 LONG BEACH BOULEVARD  
 LONG BEACH TOWNSHIP, NJ 08008

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 NAMES LISTED FOR PURPOSES OF PUBLIC NOTICE. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.  
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TITLE CLAIMS EXCEPT 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.