

KEY MAP BEACH HAVEN QUADRANGLE 1"=2,000'

LEGEND:
 ■ = MONUMENT SET
 ○ = IRON PIN FOUND
 --- = POINT OF BEGINNING
 C = CENTERLINE
 6.02 = SPDT ELEVATION
 ⚡ = UTILITY POLE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 4/26/2023 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. Tyson, P.L.
 LEON J. TYSON, P.L. 6539888

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF 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/OR BEFORE THE _____ DAY OF _____.

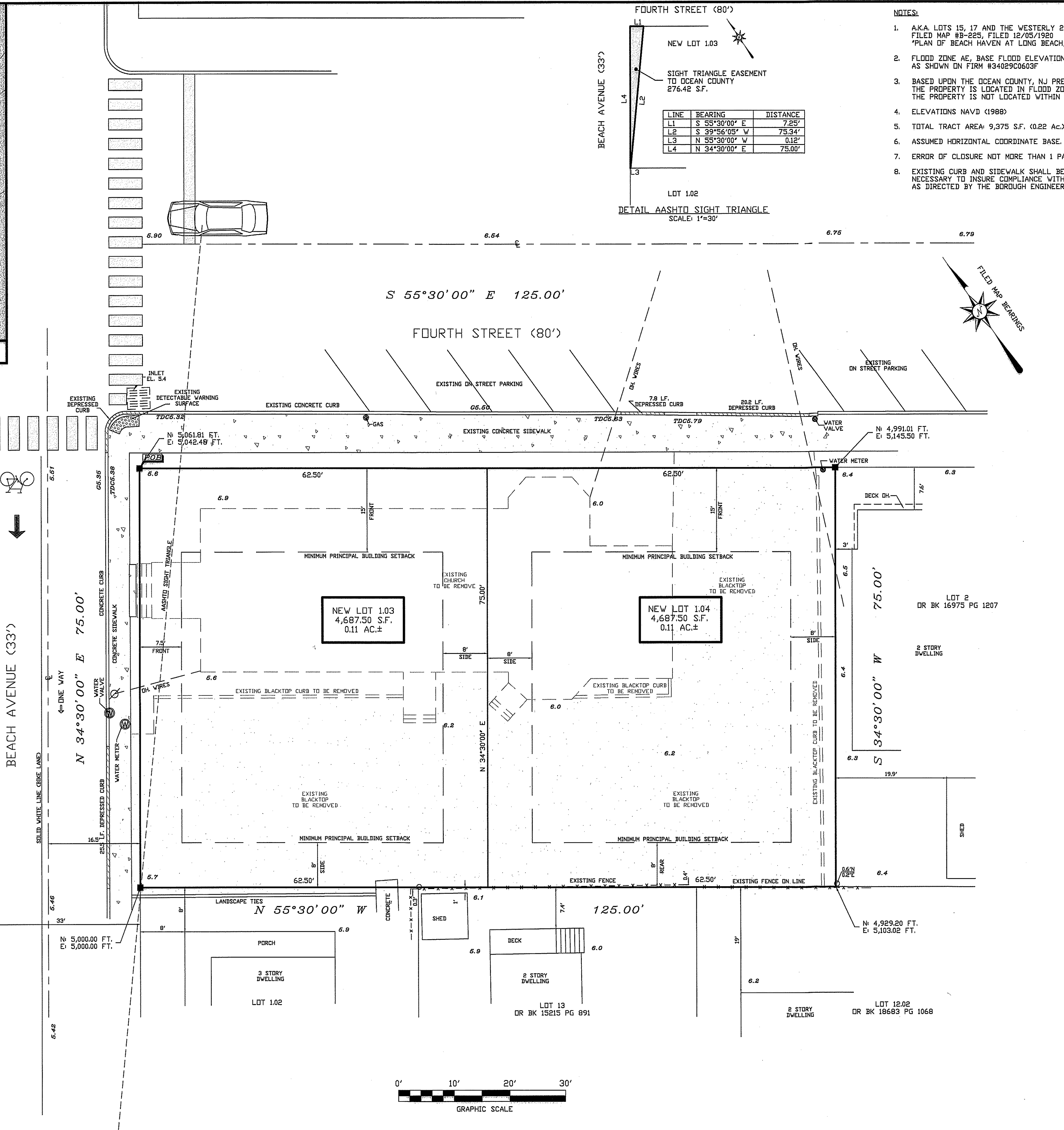
MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

APPROVED BY THE BOROUGH OF BEACH HAVEN LAND USE BOARD

CHAIRMAN

SECRETARY

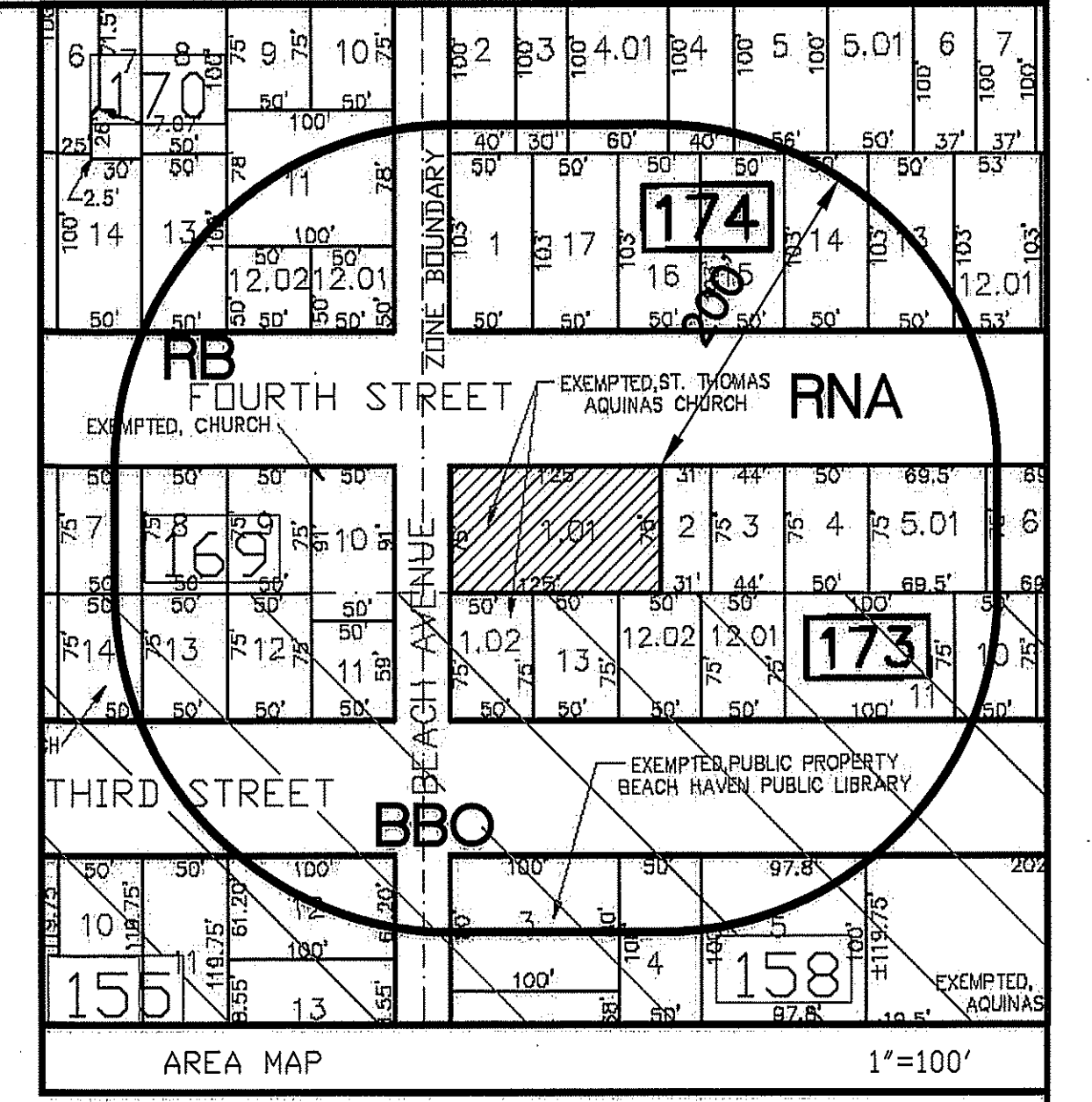
ENGINEER



DETAIL AASHTO SIGHT TRIANGLE SCALE: 1"=30'

LINE	BEARING	DISTANCE
L1	S 55°30'00" E	7.25'
L2	S 39°56'05" W	75.34'
L3	N 55°30'00" W	0.12'
L4	N 34°30'00" E	75.00'

- NOTES:
1. A.K.A. LOTS 15, 17 AND THE WESTERLY 25' OF LOT 19, SECTION 1, FILED MAP #B-225, FILED 12/05/1920 "PLAN OF BEACH HAVEN AT LONG BEACH, OCEAN CO., N.J."
 2. FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0603F
 3. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0603G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8. THE PROPERTY IS NOT LOCATED WITHIN THE "COASTAL A" ZONE.
 4. ELEVATIONS NAVD (1988)
 5. TOTAL TRACT AREA 9,375 S.F. (0.22 AC.)
 6. ASSUMED HORIZONTAL COORDINATE BASE.
 7. ERROR OF CLOSURE NOT MORE THAN 1 PART IN 10,000
 8. EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE BOROUGH ENGINEER.



ZONING SCHEDULE - RNA NORTH SINGLE-FAMILY RESIDENTIAL DISTRICT				
	CODE	REQUIRED	NEW LOT 1.03	NEW LOT 1.04
LOT AREA	212-10A(2)	5,000 S.F.	4,687.50 S.F.**	4,687.50 S.F.*
LOT WIDTH	212-10A(1)	50 FT.	62.50 FT.	62.50 FT.
LOT FRONTAGE	212-10A(7)	50 FT.	62.50 FT.	62.50 FT.
PRINCIPAL BUILDING SETBACKS:			N/A	N/A
FRONT (FOURTH AVE.)	212-10A(3)	15 FT.		
FRONT (BEACH AVE)	See 1 below	7.5 FT.		
REAR	212-10A(4)	8 FT.		
SIDE	212-10A(5)	5 FT.		
COMBINED SIDE	212-10A(6)	16 FT.		
HEIGHT	212-9D(1)	35 FT. 3 STORIES		
ACCESSORY SETBACKS:				
TO A LOT LINE	212-9E(6)	5 FT.		
ACCESSORY HEIGHT	212-20E(3)	15 FT. ‡		
LOT COVERAGE(%)	212-9F.	35% (1,463.4 S.F.)		
IMPERVIOUS COVERAGE	212-27B(3)(a)	60% (2,808.75 S.F.)		
FLOOR AREA RATIO	212-21.C	50% (2,090.6 S.F.)		
OFFSTREET PARKING:				
SPACES REQUIRED				
SFR < 5 BEDROOMS	212-23A(3)(b)	2 SPACES		
SFR ≥ 5 BEDROOMS	212-23A(3)(c)	3 SPACES		
DIMENSIONS	212-23A(1)	9'x18'		
DRIVEWAY OPENINGS:				
NUMBER PERMITTED	212-22.E(1)	1 PER FRONTAGE		
MAX LENGTH OF OPENING:				
ONE CAR GARAGE	212-22.E(1)	12 FT.		
TWO CAR GARAGE OR CORNER LOT	212-22.E(1)	24 FT.		

‡ 212-3B "YARDS ON REGULAR LOTS" (1)(b)
 † 212-20E(3) INDICATES THAT THE MAXIMUM PERMITTED HEIGHT OF AN ACCESSORY BUILDING IS 35 FT, WHICH IS BELIEVED TO BE AN ERROR.
 **=VARIANCE REQUESTED



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 1.01, BLOCK 173
 TAX MAP SHEET # 7
 BOROUGH OF BEACH HAVEN
 OCEAN COUNTY, NEW JERSEY

Leon J. Tyson, P.L.
 LEON J. TYSON, P.L.
 Professional Land Surveyor, N.J. License Number 35888

SCALE: 1"=10' DRAWN BY: JDB SHEET 1 OF 1
 JOB NO.: 23-018 DATE: 4/26/2023

OWNER/APPLICANT:
 301 N BEACH AVE. LLC
 305 OCEAN AVENUE
 SURF CITY, NJ 08008