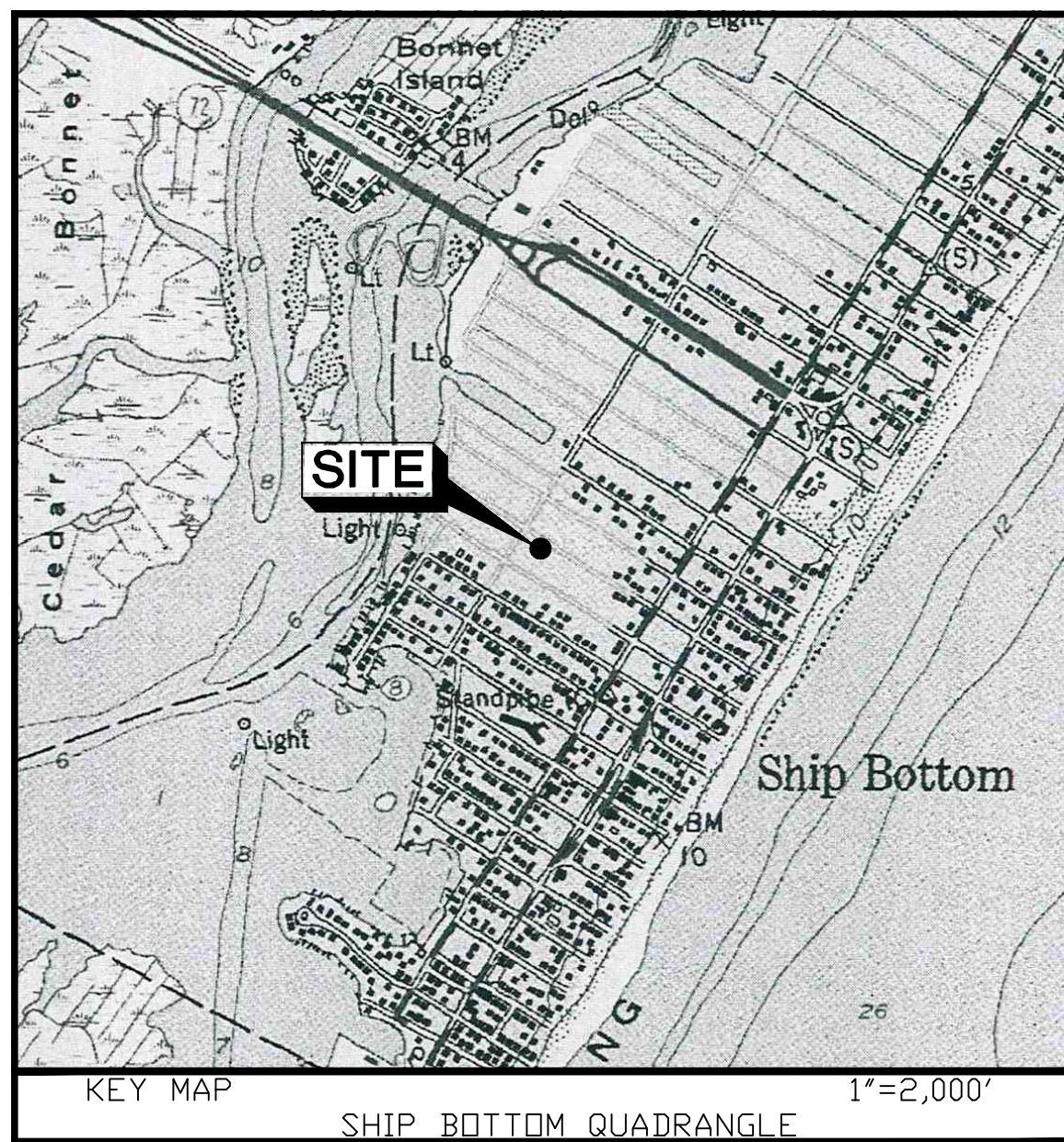
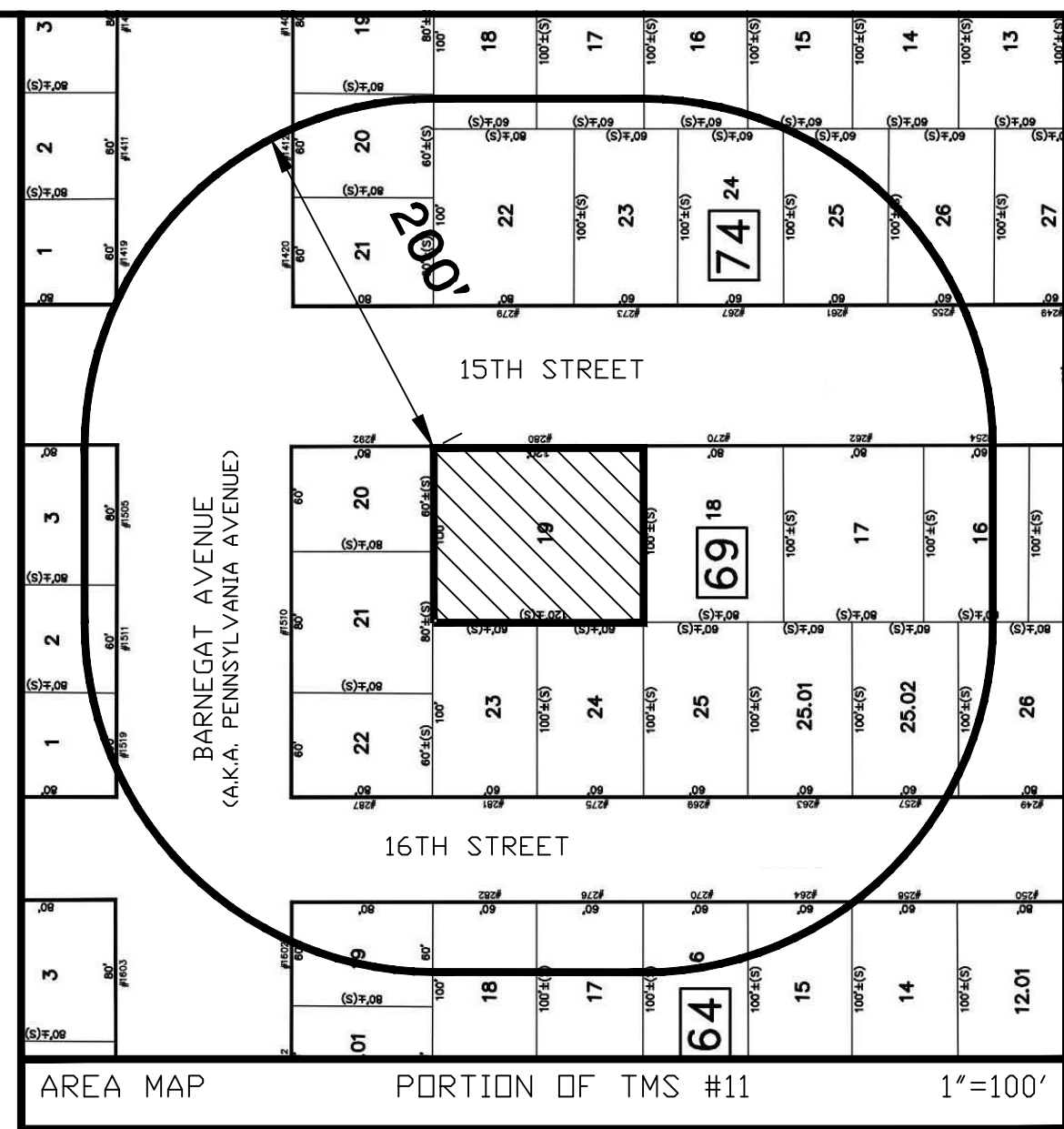
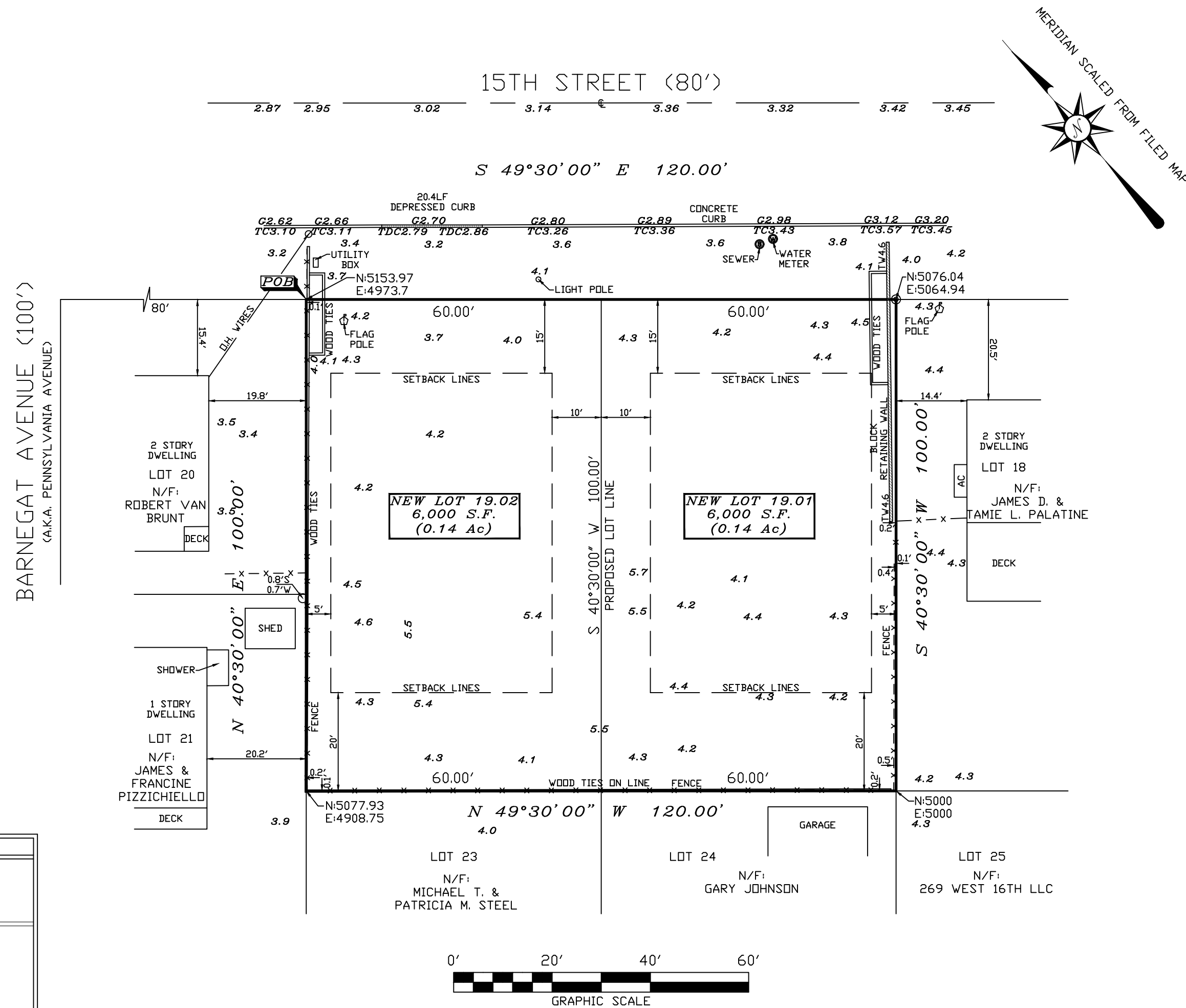




ZONING SCHEDULE R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT				
	CODE	REQUIREMENTS	LOT 19.01	LOT 19.02
LOT AREA	16.24.010.D	6,000 S.F.	6,000 S.F.	6,000 S.F.
LOT FRONTAGE	16.24.010.D	60 FT.	60 FT.	60 FT.
LOT WIDTH	16.24.010.D	60 FT.	60 FT.	60 FT.
LOT DEPTH	16.24.010.D	100 FT.	100 FT.	100 FT.
SETBACKS:			DWELLINGS TO COMPLY	
FRONT	16.24.010.D	15 FT.		
ONE SIDE	16.24.010.D	10 FT.		
BOTH SIDES	16.24.010.D	15 FT.		
REAR	16.24.010.D	20 FT.		
ACCESSORY SETBACKS:				
SIDE	16.24.010.D	5 FT.		
REAR	16.24.010.D	5 FT.		
FROM OTHER BUILDINGS	16.24.010.D	5 FT.		
BUILDING COVERAGE (%)	16.24.010.D	35% (X S.F.)		
LOT COVERAGE (%)	16.24.010.D	75%		
HEIGHT	16.24.010.C	32 FT. 2-1/2 STORY		
PARKING REQUIREMENTS: 2 SPACES/DWELLING UNIT	16.24.010.E	2 SPACES		
DRIVEWAY OPENINGS MAXIMUM WIDTH OF OPENING	16.52.080.C.4	1 12 LF		
FIRST FLOOR ELEVATION	16.68.010.1.2.a	9.0 NAVD		

DWELLINGS TO COMPLY



1. AKA: LOTS 47, 48, 49, 50, 51 AND 52 IN BLOCK 69, FILED MAP #B-282, FILED 9/10/1937
"PLAN OF LOTS BELONGING TO THE BOROUGH
OF SHIP BOTTOM-BEACH ARLINGTON"
2. FLOOD ZONE AE, BASE FLOOD ELEVATION 7,
AS SHOWN ON FIRM #34029C0518G
3. BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0518H,
THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8,
THE PROPERTY IS LOCATED OUTSIDE OF THE "COASTAL A" ZONE
4. ELEVATIONS NAVD (1988)
5. TOTAL TRACT AREA: 12,000 S.F.
6. ASSUMED HORIZONTAL COORDINATE BASE
7. ERROR OF CLOSURE NOT MORE THAN 1 PART IN 10,000

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 6/10/2025 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. TYSZKA, P.L.S. 6935888

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.

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 SHIP BOTTOM 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 SHIP BOTTOM LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

REVIEWS

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050


LEON J. TYSZKA, P.L.S.
Professional Land Surveyor, N.J. License Number GS35886

MINOR SUBDIVISION
LOT 19, BLOCK 69
TAX MAP SHEET # 11
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'

DRAWN BY: AMC

JDB NO. : 25-054

DATE: 6/10/2025

SURVEY 1