

REV	DATE	DRAWN BY	DESCRIPTION

CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED NOVEMBER 12, 2021, ACCURATELY REPRESENTS THE TRUE AND CORRECT POSITION OF THE POINTS OF BEGINNING AND THE BOUNDARIES OF THE PARCELS DESCRIBED HEREIN, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE POINTS OF BEGINNING AND MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN.

Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: 0512179
EXPIRES: 01/31/2025
N.J. C.O.A. #: 2424796500

MINOR SUBDIVISION
FOR
72 MAPLE AVENUE, LLC
BLOCK 26
LOTS 11, 12, 13 & 17
BOROUGH OF WEST LONG
BRANCH
MONMOUTH COUNTY
NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
331 New Jersey Turnpike Road
Suite 200
Red Bank, NJ 07701
Phone: 732.383.1800
Fax: 732.383.1804

DATE: 11/21/21
DRAWN BY: HA
CHECKED BY: EYW
PROJECT NUMBER: 200812BA
DRAWING NAME: SUBD

SUBDIVISION PLAN
2 of 2

- NOTES:
- PROPERTIES ARE KNOWN AS LOTS 11, 12, 13 & 17, BLOCK 26, TAX MAP SHEET NO. 15 OF THE BOROUGH OF WEST LONG BRANCH, NEW JERSEY.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR ADJ. CAPITAL BLOCK 26 LOTS 11, 12 & 17 DATED 11/24/20 PREPARED BY ERIC V. WILDE, PLS OF MASER CONSULTING.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR ADJ. CAPITAL BLOCK 26 LOT 17 DATED 11/24/20 PREPARED BY ERIC V. WILDE, PLS OF MASER CONSULTING.
 - VERTICAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD 88).
 - PROPERTY IS LOCATED IN ZONE R-15.

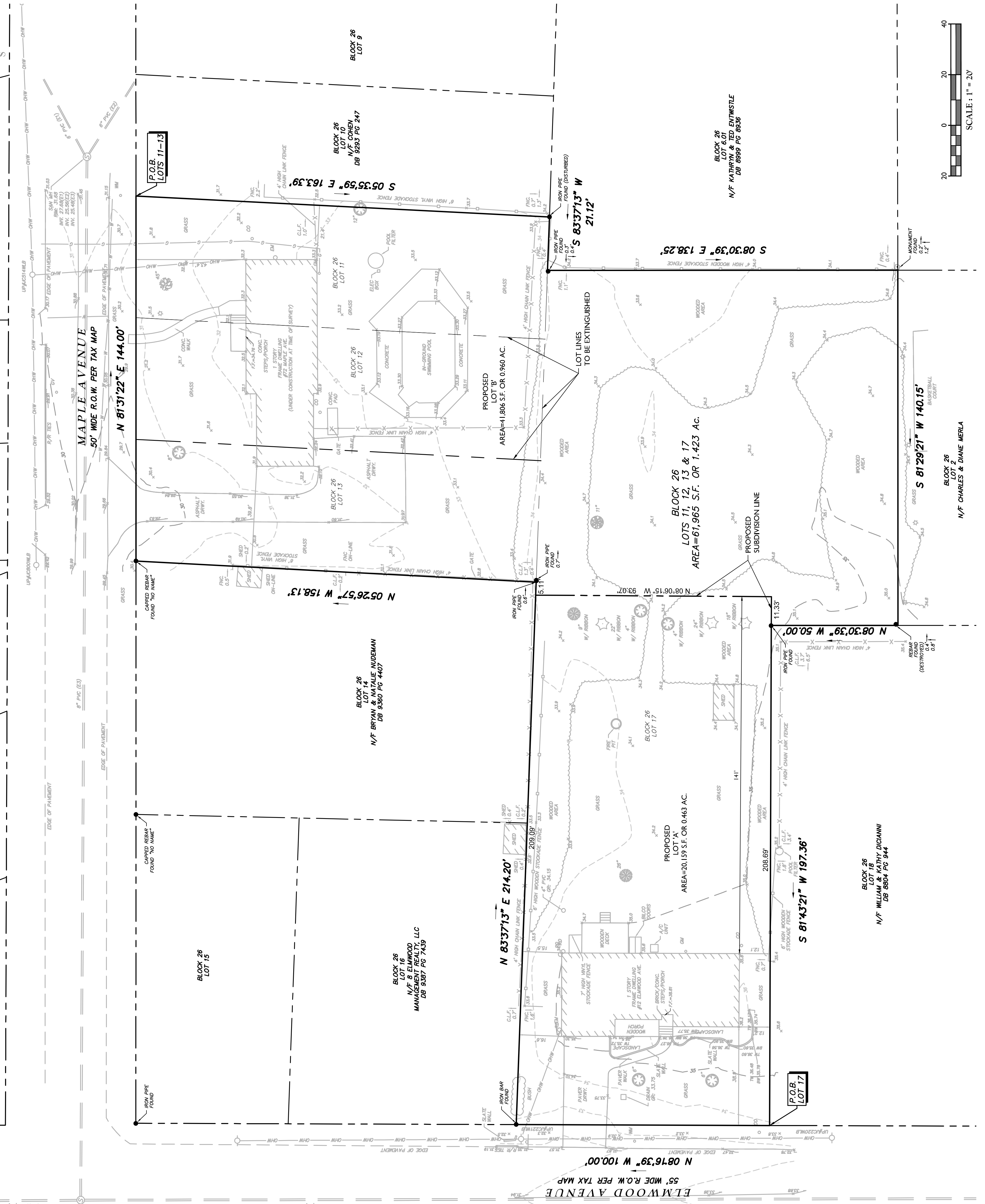
**LOTS 11, 12, 13 & PORTION OF 17
RESIDENTIAL R-15 BULK REQUIREMENTS**

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA	15,000 S.F.	41,673 S.F.
MINIMUM LOT WIDTH	100 FEET	144 FEET
MINIMUM FRONT YARD	35 FEET	43 FEET
MINIMUM REAR YARD	25 FEET	141.24 FEET
MINIMUM SIDE YARD (ONE SIDE)	10 FEET	10.7 FEET
MINIMUM SIDE YARD (BOTH SIDES)	30 FEET	31.4 FEET
MAXIMUM LOT COVERAGE OF BUILDINGS	25 %	10.16 %
MAXIMUM IMPERVIOUS SURFACE COVERAGE	38 %	17.42 %

**REMAINDER LOT 17
RESIDENTIAL R-15 BULK REQUIREMENTS**

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA	15,000 S.F.	20,287.3 S.F.
MINIMUM LOT WIDTH	100 FEET	100 FEET
MINIMUM FRONT YARD	35 FEET	38.9 FEET
MINIMUM REAR YARD	25 FEET	53.8 FEET
MINIMUM SIDE YARD (ONE SIDE)	10 FEET	12.1 FEET
MINIMUM SIDE YARD (BOTH SIDES)	30 FEET	27.6 FEET
MAXIMUM LOT COVERAGE OF BUILDINGS	25 %	10.11 %
MAXIMUM IMPERVIOUS SURFACE COVERAGE	38 %	16.45 %

* EXISTING NON-CONFORMING VARIANCE



LEGEND

- TRAILERS CENTER
- WALKWAY CENTER
- VALEWAY CENTER
- PROPERTY LINE
| ROADWAY SIGNS | TRAFFIC FLOW | MANHOLE | TRAFFIC SIGNAL POLE | POLE MOUNTED LIGHT | UTILITY POLE | GUY WIRE | TRANSFORMER | FIRE DEPT. CONNECTION | WATER MANHOLE | WATER VALVE | GAS VALVE | SANITARY GLEANOUT | CONCRETE MONUMENT | DRAINAGE MANHOLE | MAJOR CONTOUR | MINOR CONTOUR | SPOT ELEVATION | TOP OF CURB ELEV. | BOTTOM OF CURB ELEV. | CATY | U/G CABLE TV LINE | U/G FIBER OPTIC LINE | U/G TELEPHONE LINE | U/G ELECTRIC LINE | OVERHEAD WIRE | WATER MAIN | GAS MAIN | SAW. SEWER LATERAL | SAW. SEWER MAIN | STORM PIPE |
| DEPRESSED CURB | BOTTOM OF CURB | TOP OF CURB | TOP OF CURB | MANHOLE | CENTERLINE | GRAPE | MALLECK | MEAN HIGH WATERLINE | UNKNOW. VALVE | MANHOLE | MEAN LOW WATERLINE | TOP OF WALL | CENTERLINE | PARKING METER | MEAN HIGH WATERLINE | UNKNOW. VALVE | MANHOLE | MEAN LOW WATERLINE | TOP OF WALL | CENTERLINE | PARKING METER |

ABBREVIATIONS

- BT = FINISH TOP
- UV = UNKNOWN VALVE
- MH = MANHOLE
 CL = CENTERLINE | TY = TOP OF WALL | BW = BOTTOM WALL |

MONMOUTH COUNTY PLANNING BOARD

ACTION TAKEN _____ DATE _____ SIGNATURE _____

FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE AS MAP NO. _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF WEST LONG BRANCH ON _____ DATE _____

BOARD CHAIRMAN _____ DATE _____

BOARD SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

AS OWNER OF LOTS 11, 12, 13 & 17, BLOCK 26, I HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MONMOUTH COUNTY CLERK'S OFFICE, MONMOUTH COUNTY, NEW JERSEY.

72 MAPLE AVENUE, LLC
BOROUGH OF WEST LONG BRANCH, NJ 0774
72 MAPLE AVENUE
BOROUGH OF WEST LONG BRANCH, NJ 0774
SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 2021

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES ON _____ DATE _____

AS OWNER OF LOT 17, BLOCK 26, I HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MONMOUTH COUNTY CLERK'S OFFICE, MONMOUTH COUNTY, NEW JERSEY.

ERIC V. WILDE, PLS
12 ELWOOD AVENUE
BOROUGH OF WEST LONG BRANCH, NJ 0774
SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 2021

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES ON _____ DATE _____

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE WITHIN 15 DAYS OF THE DATE OF APPROVAL. THE FILING OF THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE WITHIN 15 (FIFTEEN) DAYS FROM THE DATE OF APPROVAL FOR A FILING ON NINETY-FIVE (95) DAYS FROM THE SIGNATURE OF THIS MAP FOR A FINAL.

PLANNING BOARD SECRETARY _____ DATE _____

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

BOROUGH ENGINEER _____ DATE _____