

KEY MAP TUCKERTON QUADRANGLE 1"=2,000'

ZONE SCHEDULE C - GENERAL COMMERCIAL ZONE		
REQUIRED	PROVIDED	
LOT AREA	6,000 S.F.	5,000 S.F.**
LOT WIDTH	60 FT.	50 FT.**
PRINCIPAL BUILDING SETBACKS:		
FRONT	0 FT.	3.7 FT.
REAR	10 FT.	45.2 FT.
SIDE	3 FT. EACH	2.9 FT.**/12 FT.
COMBINED SIDE TO ADJACENT HOUSE	15 FT.	14.9 FT.**
HEIGHT	34 FT.	22.5 FT./39.3 FT.
ACCESSORY SETBACKS:		
10'x16' SHED		
SIDE	4 FT.	2.8 FT.**
REAR	4 FT.	2.3 FT.**
HEIGHT	15 FT.	11.1 FT.
5'x5.5' SHED		
SIDE	4 FT.	2.4 FT.**
REAR	4 FT.	2.2 FT.**
HEIGHT	15 FT.	7 FT.
CAMPER/TRAILER (193-2.G)		
SIDE	4 FT.	2.5 FT.**
REAR	4 FT.	9.2 FT.
MAX. LENGTH	30 FT.	22.8 FT.
GAZEBO		
SIDE	4 FT.	0.8 FT.**
REAR	4 FT.	51.1 FT.
HEIGHT	15 FT.	10.2 FT.
PERGOLA		
SIDE	4 FT.	1.7 FT.**
REAR	4 FT.	65 FT.
HEIGHT	15 FT.	8 FT.
BUILDING COVERAGE	33 1/3%	40.4%**
IMPERVIOUS COVERAGE	75%	57.1%
IMPERVIOUS IN FRONT YARD	60%	0%
PARKING		
RETAIL, 2 SPACES/1,000 S.F.	2 SPACES	2 SPACES
APARTMENT	2 SPACES	2 SPACES
TOTAL	4 SPACES	0 SPACES**

** EXISTING NON CONFORMITY/VARIANCE REQUESTED

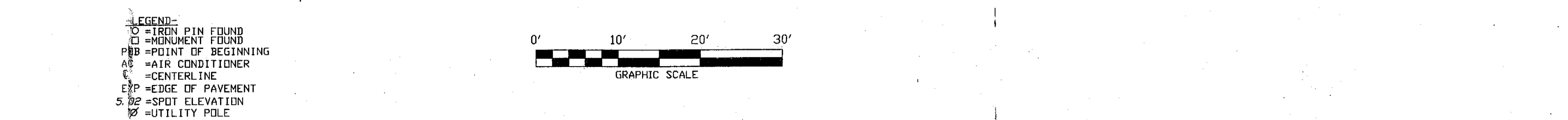
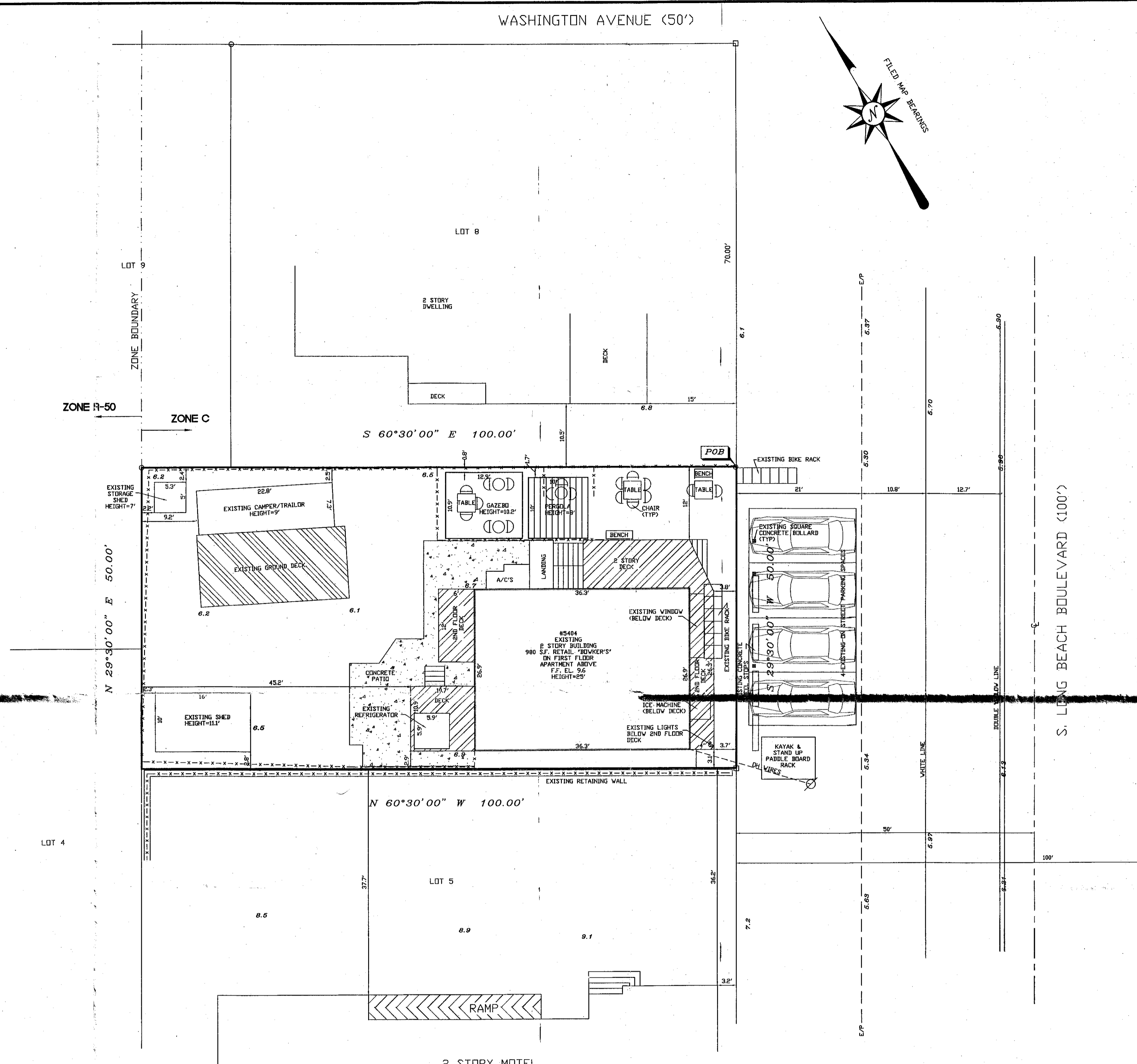
OFFSETS AS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

THIS CERTIFICATION IS MADE ONLY TO THE OWNED PARTIES FOR PURPOSES AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

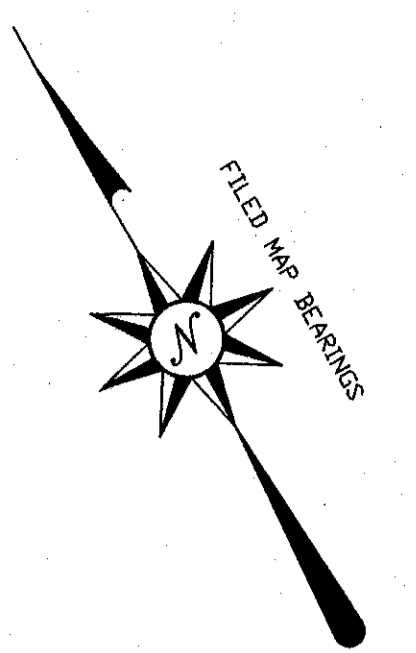
THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW ADJACENT TITLED LAND CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREIN.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREIN.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.



WASHINGTON AVENUE (50')



- NOTES:
- AKA LOT 7, FILED MAP G-1648, FILED 4/2/1986 MINOR SUBDIVISION OF LOTS 7,8,9-BLOCK 'A'-10 AS PER TM. HULGATE LONG BEACH TWP OCEAN COUNTY, NEW JERSEY.
 - DEED REFERENCE: BOOK 16885, PAGE 59
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0592F
 - BASED UPON THE 3/28/2014 OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0592G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS NOT LOCATED WITHIN THE 'COASTAL A' ZONE.
 - ELEVATIONS NAVD (1988)

HORN, TYSON & YODER, INC.
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 CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
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SITE PLAN
 LOT 7, BLOCK 1.10
 TAX MAP SHEET # 4
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1"=10'	DRAWN BY: JDB	SHEET 1 OF 1
JOB NO.: 99-179	DATE: 6/24/2020	