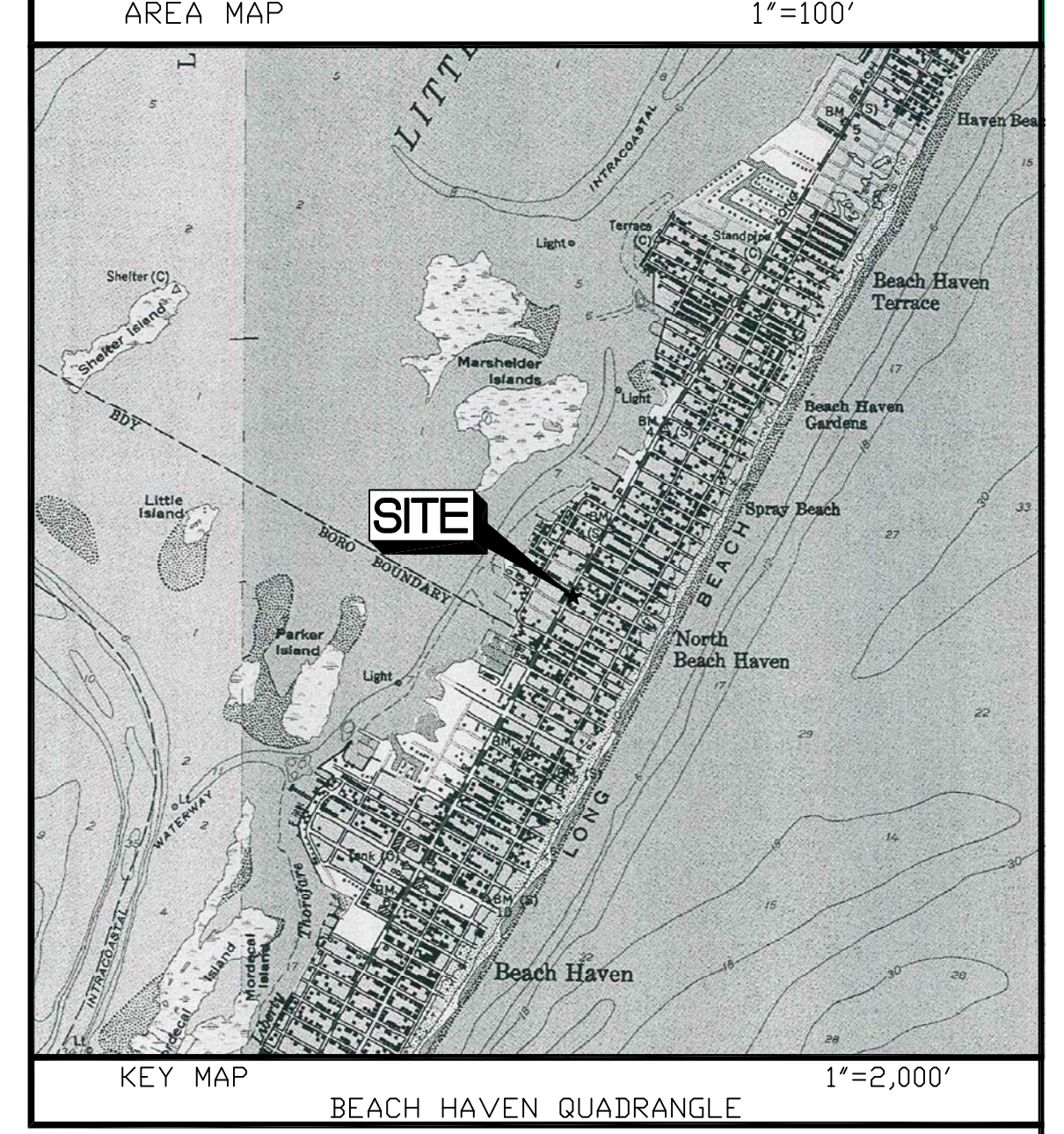
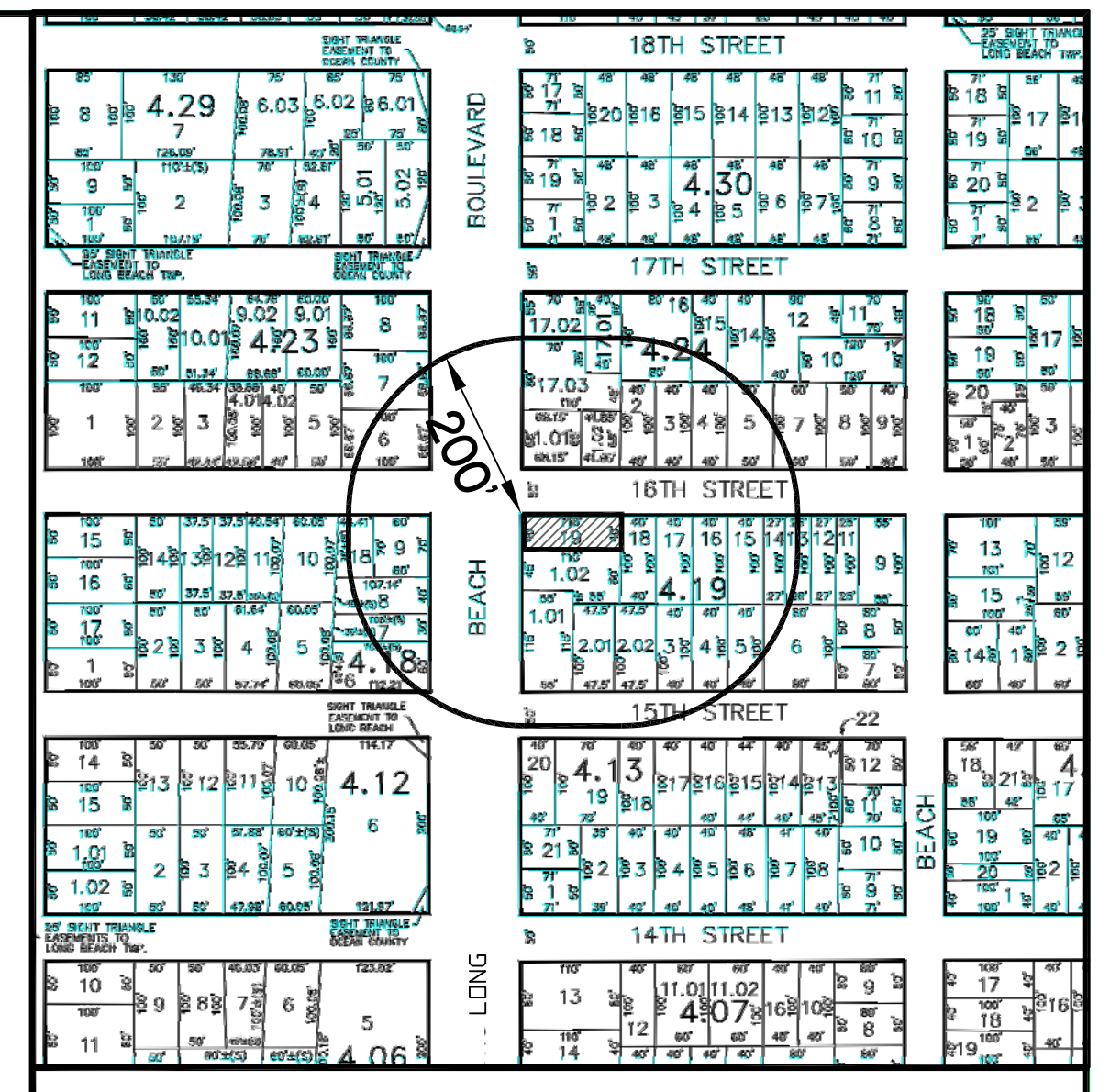


- LEGEND-**
 ○ = IRON PIN FOUND
 ⊙ = REBAR FOUND
 × = NAIL FOUND
 ● = POINT OF BEGINNING
 AC = AIR CONDITIONER
 CL = CENTERLINE
 E/P = EDGE OF PAVEMENT
 6.02 = SPOT ELEVATION
 ⚡ = UTILITY POLE

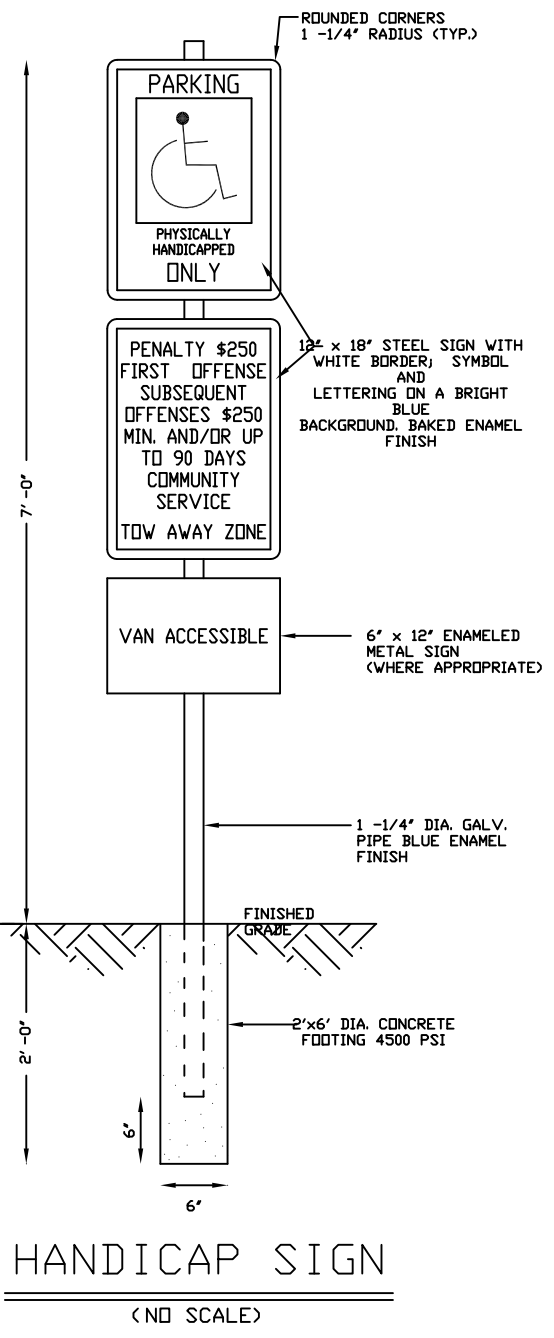
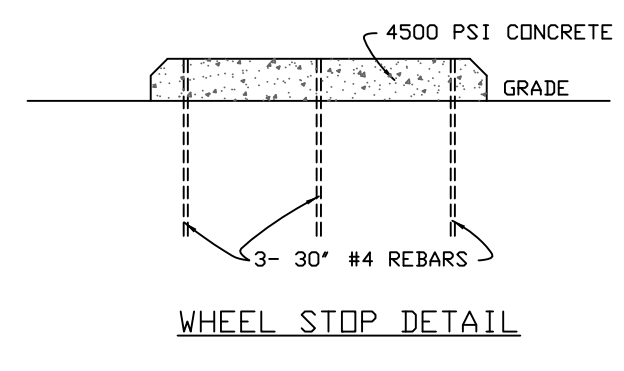


- NOTES:**
- AKA LOT 17, BLOCK 23, FILED MAP #A-288 FILED 7/23/1923
 REVISED PLAN OF NORTH BEACH HAVEN SHOWING PROPERTY OF SEASIDE REALTY AND IMPROVEMENT CO
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0603F
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0603G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS LOCATED OUTSIDE THE "COASTAL A" ZONE.
 - ELEVATIONS NAVD (1988)
 - 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.
 - EXISTING CURB AND 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 LONG BEACH BOULEVARD 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.
 - THE DEVELOPER SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS ALONG LONG BEACH BOULEVARD PRIOR TO THE RELEASE OF ANY BOND OR OTHER FINANCIAL SURETY POSTED WITH THE MUNICIPALITY FOR THE COMPLETION OF SAID IMPROVEMENTS.
 - THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF LONG BEACH BOULEVARD

ZONING SCHEDULE
 C- GENERAL COMMERCIAL ZONE
 & R-50 GENERAL RESIDENTIAL ZONE

| | CODE | REQUIRED | EXISTING | PROVIDED |
|--------------------------------|------------------|--------------|-------------------------|-----------------------|
| LOT AREA | 205-59.C(1) | 6,000 S.F. | 4,400 S.F.** | 4,400 S.F.* |
| LOT WIDTH | 205-59.C(1) | 60 FT. | 40 FT.** | 40 FT.* |
| LOT DEPTH | 205-18.A | 50 FT. | 110 FT. | 110 FT. |
| SETBACKS- SIDE | 205-59.C(2) | 3 FT. (EACH) | 31 FT./9 FT. | 3 FT./9 FT. |
| REAR | 205-59.C(4) | 10 FT. | 44 FT. | 44 FT. |
| COMBINED SIDE | 205-12.B | 15 FT. | 12.1 FT.** | 12 FT.* |
| IMPERVIOUS COVERAGE (%) | 205-33.B.(3).(a) | 75% | 84.3%** (3,300 S.F.) | 86%** (3,782 S.F.) |
| SETBACK TO IMPERVIOUS SURFACES | 205-33.B.(4) | 1.5 FT. | 0 FT.** | 0 FT.* |
| HEIGHT | 205-10.A | 34 FT. | 21.5 FT. | 34 FT. |
| PARKING | | | | |
| 36 SEAT RESTAURANT | 205-59.E.(2) | 6 SPACES | 5 SPACES** | 2 SPACES |
| 1 SPACE/ 6 SEATS | 205-55.E.(1) | 2 SPACES | | |
| 2 SPACES/DWELLING | 205-59.E.(1)&(3) | 3 SPACES | | 3 SPACES |
| RETAIL/OFFICE (1,110 S.F.) | | | | |
| 2 SPACES/ 1,000 S.F. GFA | | | | |
| TOTAL | | 5 SPACES | 5 SPACES** | 5 SPACES |
| SIGNS- | | | | |
| SETBACK | 205-65.B.(5)(a) | 0 FT. | 1.5 FT. ENCROACH** | 1.5 FT. ENCROACH* |
| LENGTH | 205-65.B.(5)(a) | 12 FT. | 5.5 FT. | 5.5 FT. |

* VARIANCE REQUESTED IF REQUIRED



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 NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE USE OF SURVEY FOR ANY OTHER PURPOSE.
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TOWNSHIP 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 A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

APPROVED
 BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

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, P.E., P.P.
 Professional Engineer, N.J. License Number: GE44283
 Professional Planner, N.J. License Number: 33L00606400

ROBERT G. DEBROS, P.L.S.
 Professional Land Surveyor, N.J. License Number: 35357

SITE PLAN:
 LOT 19, BLOCK 4.19
 TAX MAP SHEET # 8
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
 DRAWN BY: JDB
 SHEET 1 OF 1

JOB NO.: 85-354
 DATE: 7/14/2021