



- NOTES:**
- AKA LOTS 2 & 3, BLOCK 37, FILED MAP #A-288, FILED 7/23/1923 "NORTH BEACH HAVEN, NEW JERSEY"
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 9 AS SHOWN ON FIRM 34029C603F
 - BASED UPON THE OCEAN COUNTY NJ PRELIMINARY FIRM 34029C603G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9. THE PROPERTY IS NOT LOCATED WITHIN THE "COASTAL A" ZONE.
 - ELEVATIONS NAVD (1988).
 - TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY ROBERT G. deBLASIS, PLS 05357 TITLED "SITE PLAN LOT 6, BLOCK 4.01 TAX MAP SHEET # 8 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY," DATED 2/17/2021 AND LAST REVISED 1/31/2022.
 - THE LOCATION, SIZE, AND TYPE 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 BOROUGH 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 FOR ALL ROAD 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.
 - THE ONLY SITE LIGHTING PROPOSED WILL BE TYPICAL RESIDENTIAL LIGHTING.

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

LOT AREA/ LOT WIDTH	CODE	REQUIRED	PROVIDED
6,000 S.F. 60 FT.	205-39(C1) 205-39(C1)	6,000 S.F. 60 FT.	8,184 S.F. 60 FT.
SETBACKS:			
FRONT SIDE	205-39(C)	NO REQUIREMENT	57.5 FT.
REAR	205-12(B)	4 FT.	8 FT./8 FT.
COMBINED SIDE	205-55(C5)	10 FT.	20 FT.
DISTANCE TO ADJACENT BUILDING	205-12(B)	18 FT.	16 FT.*
	205-39(C)	NO REQUIREMENT	16.4 FT./11 FT.
POOL SETBACKS:			
REAR	205-55(C.6)	4 FT.	4 FT.
TO ADJACENT STRUCTURE	205-55(C.6)	4 FT.	10 FT.
	205-55(C.7)	5 FT.	6.1 FT.
BUILDING COVERAGE:	205-55(C.7)	33%	31.5%
IMPERVIOUS COVERAGE (C)	205-33.B.(3).(6)	75%	70.7%
IMPERVIOUS IN FRONT YARD	205-33.B.(3).(6)	60%	51.3%
SETBACK TO IMPERVIOUS SURFACES¹	205-33.B.(4)	1.5 FT.	1.5 FT.
HEIGHT	205-10(A)	34 FT.	33.6 FT.
PARKING			
2 SPACES/DWELLING	205-55.E.(1)	4 SPACES	4 SPACES
OFFICE 1 SPACE/500 SF.	205-59.E.(3)	2 SPACES	5 SPACES
TOTAL		6 SPACES	9 SPACES

* VARIANCE REQUESTED IF REQUIRED

¹ THE SEVENTEEN-INCH PERVIOUS AREA IS NOT REQUIRED FOR DRIVEWAYS WITH A MINIMUM SIX-INCH-HIGH CURBLINE ALONG THE SIDE OF A DRIVEWAY ABUTTING A PROPERTY LOT LINE.

OWNER/APPLICANT:
URRIS LIMITED LIABILITY COMPANY
1419 GLEN AVE
MORRISTOWN, NJ 08057

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

APPROVED
BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

JAMES D. BRZDOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number GE44223
Professional Planner, N.J. License Number 39LJ0606400

SITE PLAN
LOT 6, BLOCK 4.01
TAX MAP SHEET # 8
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
DRAWN BY: JPH
JOB NO.: 21-008
DATE: 2/17/2021

SHEET 1 OF 2