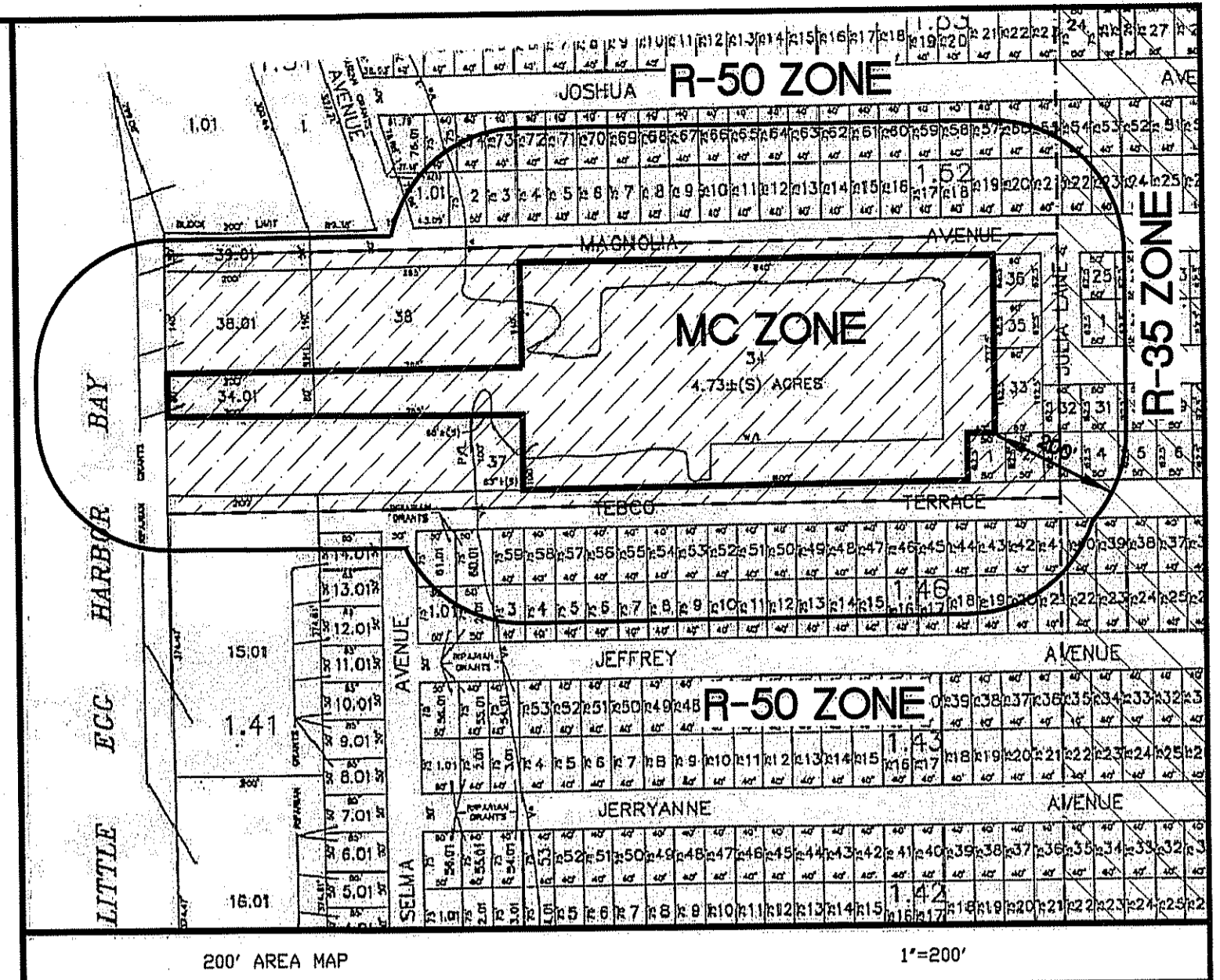
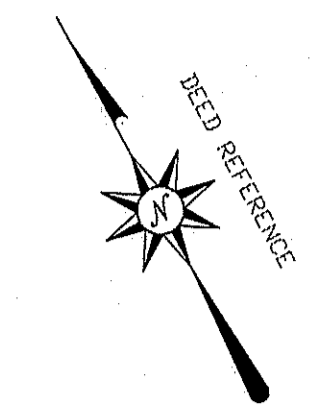
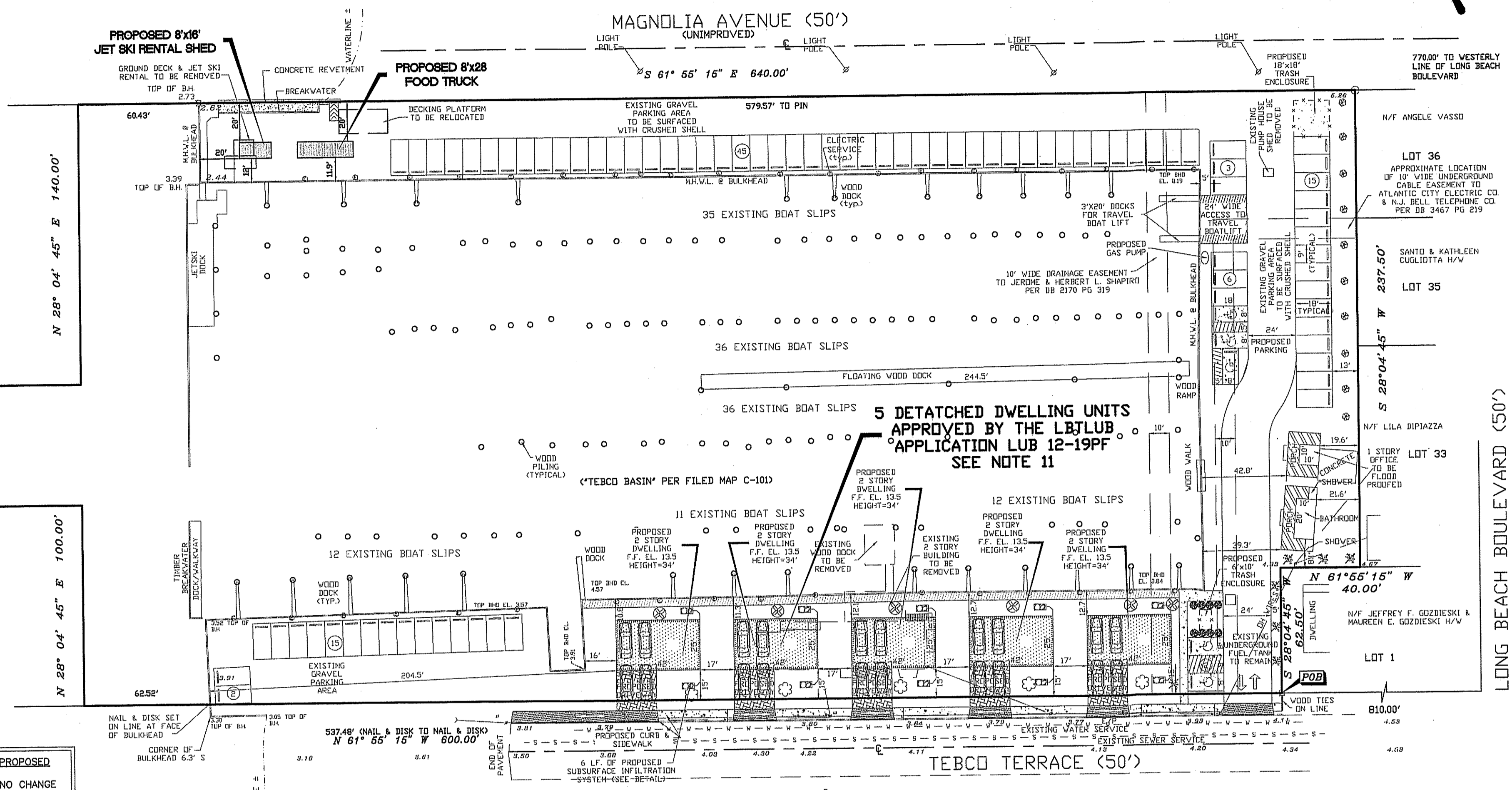


- LEGEND-**
- = IRON PIN FOUND
 - ⊗ = I. D. DISC FOUND
 - PDB = POINT OF BEGINNING
 - = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - S. 02 = SPOT ELEVATION
 - = EXISTING CONTOUR
 - = PROPOSED CONTOUR
 - 7.2 = PROPOSED SPOT ELEVATION
 - ⊗ = UTILITY POLE

- PLANTING SCHEDULE**
- ① 10 AMERICAN HOLLY (ILEX OPACA)
 - ② 7 RED CEDAR (JUNIPERUS VIRGINIANA)
 - ③ 5 RED MAPLE (ACER RUBRUM)
 - ④ 5 HACKBERRY (CELTIS OCCIDENTALIS)
 - ⑤ 8 ROSA RUGOSA



STATE PLANE COORDINATES:
 N 258,050 FT.
 E 559,810 FT.



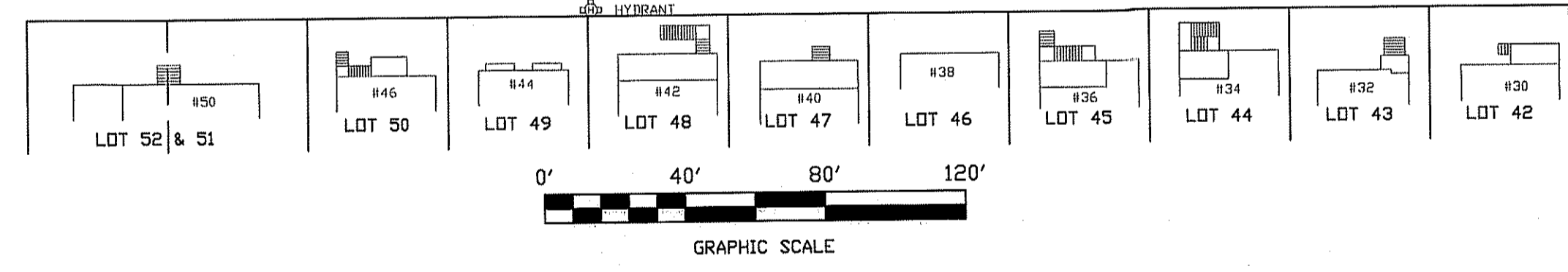
- NOTES:**
1. DEED REFERENCED: BOOK 10145, PAGE 1681
 2. FLOOD ZONE AE, BASE FLOOD ELEVATION 9 AS SHOWN ON FIRM 34029C0592F.
 3. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM 34029C0592G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9. THE PROPERTY IS LOCATED WITHIN THE 'COASTAL A' ZONE.
 4. VERTICAL DATUM NAVD (1988)
 5. PROPOSED FIRST FLOOR ELEVATION OF THE RESIDENTIAL UNITS TO BE 13.5. THE LOWEST ELEVATION OF ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT, DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 10.0.
 6. TOTAL TRACT AREA 65,203 S.F. (UPLAND)
 7. ERROR IN CLOSURE NOT MORE THAN 1 PART IN 10,000.
 8. THE LOCATION, SIZE, AND TYPE OF MATERIAL OF UNDERGROUND UTILITIES SHOWN ON THE PLANS 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-DUTS 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.
 9. TWO SUBSURFACE INFILTRATION SYSTEMS MEASURING 6 LF. ARE TO BE INSTALLED PER PROPOSED UNIT AS DEPICTED ON THE PLAN.
 10. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY ROBERT G. DEBLONIS, PLS 35357 TITLED 'SITE PLAN LOTS 34 & 34.01, BLOCK 148, TAX MAP SHEET #6 LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY', DATED 5/11/2004 AND LAST REVISED 12/9/2020.
 11. THE LONG BEACH TOWNSHIP LAND USE BOARD APPROVED THE CONSTRUCTION OF THE 5 PROPOSED DETACHED DWELLING UNITS. APPLICATION NO. LUB 12-19PF, RESOLUTION DATED 7/10/2019.

	REQUIRED	EXISTING/PREVIOUSLY APPROVED	PROPOSED
LOT AREA	20,000 S.F.	65,203 S.F. (UPLAND)	NO CHANGE
LOT FRONTAGE ON NAVIGABLE WATER	75 FT.	300 FT.	NO CHANGE
SINGLE FAMILY:			
DENSITY	1 UNIT/6,000 S.F.	1 UNIT/13,040 S.F.	NO CHANGE
SETBACKS:			
FRONT: BAYFRONT SIDE	25 FT.	204.5 FT.	NO CHANGE
TEBCO TERRACE	20 FT.	15 FT. *	NO CHANGE
MAGNOLIA AVENUE	20 FT.	53.2 FT.	NO CHANGE
REAR TO BULKHEAD	10 FT.	10.6 FT.	NO CHANGE
BETWEEN BUILDINGS	15 FT.	15 FT.	NO CHANGE
HEIGHT	34 FT.	34 FT.	NO CHANGE
MARINA:			
SETBACKS:			
FRONT: BAY FRONT SIDE	20 FT.	37.5 FT.	20 FT.
TEBCO TERRACE	20 FT.	17 FT.*	NO CHANGE
MAGNOLIA AVENUE	20 FT.	8.1 FT.*	NO CHANGE
REAR	10 FT.	19.6 FT.*	NO CHANGE
TO BULKHEAD	10 FT.	11 FT.	11.9 FT.
HEIGHT	30 FT.	≤30 FT.	NO CHANGE
LOT COVERAGE	33 1/3%	11.8%	10%
IMPERVIOUS COVERAGE	75%	18.0%	17.8%
BOAT SLIPS		141 EXISTING	NO CHANGE
PARKING:			
SINGLE FAMILY:			
2/UNIT	10 (5 UNITS)	20	
BOAT SLIPS (142):	71	88	
0.5/SLIP			
TOTAL	81	108	NO CHANGE

** EXISTING NON CONFORMITY
 * VARIANCE GRANTED BY LBTUB APPLICATION LUB 12-19 PF RESOLUTION 7/10/2019

APPROVED BY THE
 LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN _____
 SECRETARY _____
 ENGINEER _____



HOLGATE MARINA

OWNER/APPLICANT
 HOLGATE MARINE SERVICES LLC
 83 TEBCO TERRACE
 BEACH HAVEN, NJ 08008

- 9/15/2022 UPDATE LOCATIONS AND STRUCTURES IN NORTHWEST CORNER OXAO
- 6/20/2022 PROPOSED SINGLE SLIP TO REPLACE EXISTING SLIP 8 & JET SKI RENTAL, PROPOSED FOOD TRUCK IN NORTHWEST CORNER OXAO
- 12/9/2020 REVISE WIDTH OF PROPOSED DWELLINGS TO 48' ALONG TEBCO TERRACE MAINTAINING 17' BETWEEN DWELLINGS OXAO
- 4/25/2019 DETAIL SHOWING SETBACKS ALONG NORTHERLY SIDE OF TEBCO TERRACE REMOVE RESIDENTIAL PARKING FROM SITE W/ARDS FRONT SETBACK TO 15', RELOCATE JETSKI BUILDING, RELOCATE TRAVEL LIFT AREA, ADJUST PARKING (RJT)
- 2/20/2019 REVISE DWELLING UNITS (RJT)
- 7/11/2018 SITE PLAN FOR NEW ARCHS OXAO
- 17/01/2017 SITE PLAN - SHOW EXISTING CONDITIONS OXAO
- 6/16/2017 SITE PLAN - PROPOSED MULTIFAMILY BUILDING
- 8/2/2016

HORN, TYSON & YODER, INC.
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS
 CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
 PHONE (609) 492-5050 FAX (609) 492-4163

SITE PLAN
 LOTS 34 & 34.01 BLOCK 1.48
 TAX MAP SHEET # 6
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 40' DRAWN BY: AC SHEET 1 OF 1

DATE: 5/11/2004

JAMES D. BRZOZOWSKI, P.E., P.P.
 Professional Engineer, N.J. License Number: GE44283
 Professional Planner, N.J. License Number: 33L100605400

JOB NO.: 04-092

M-3445