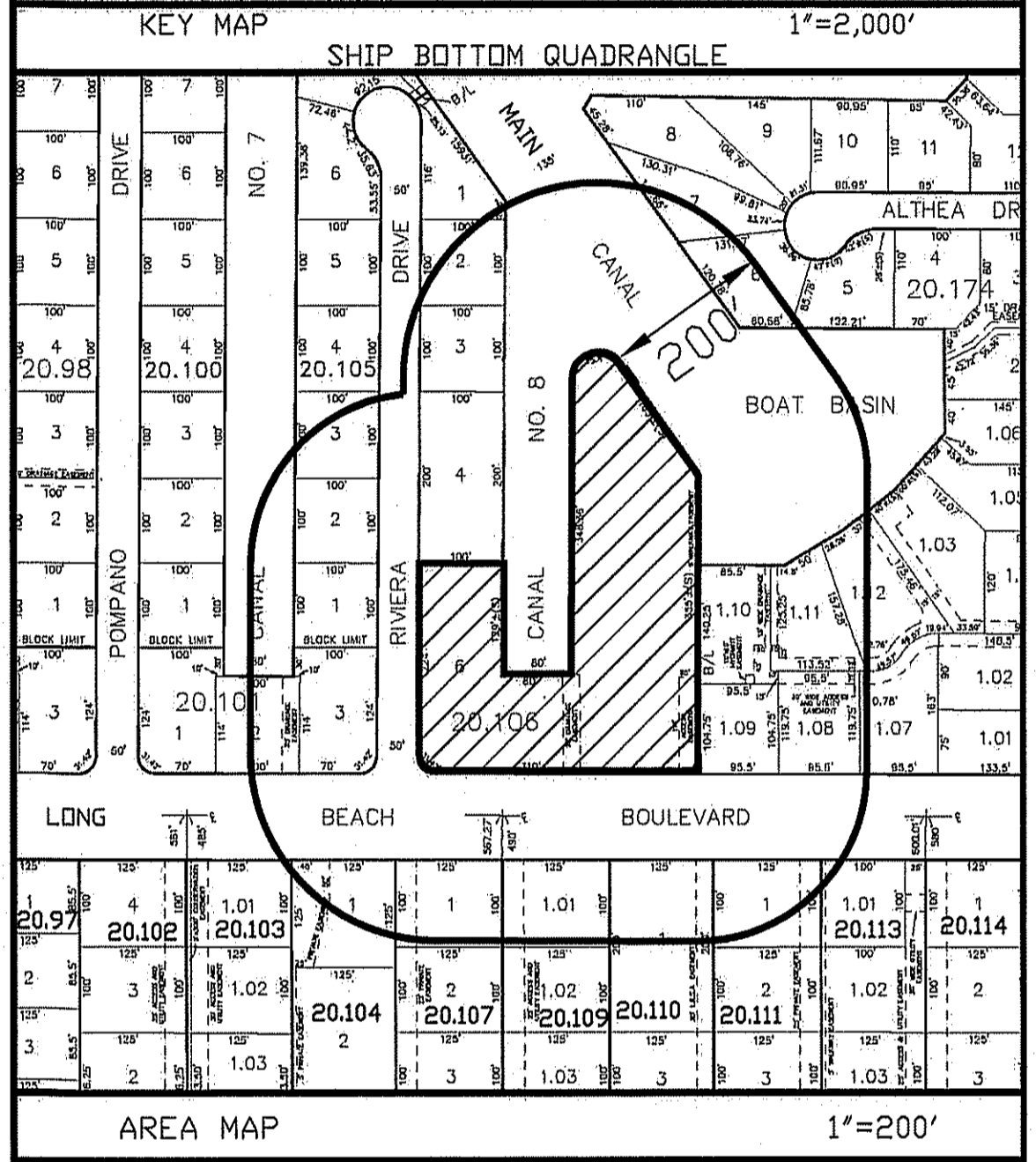
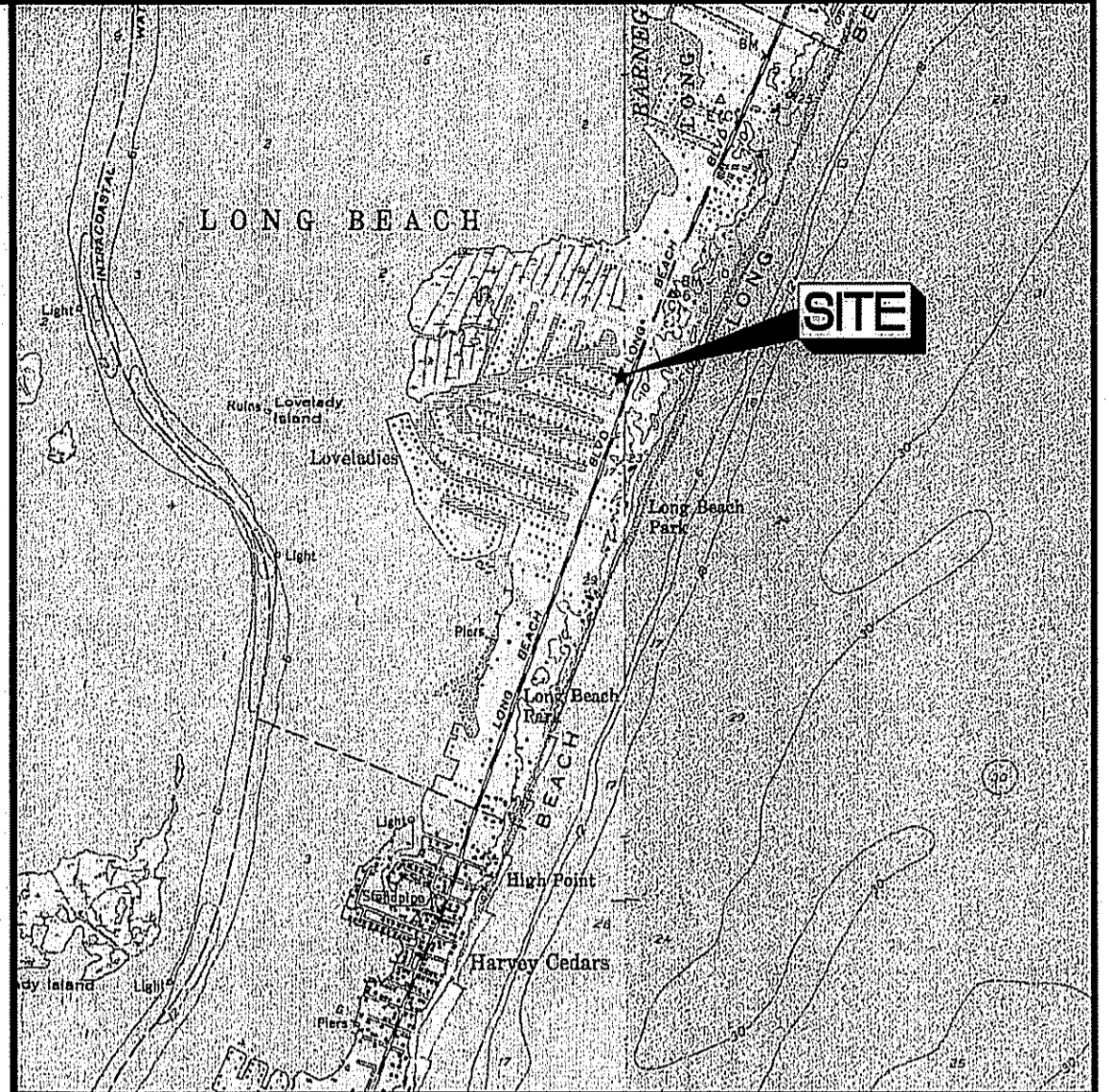
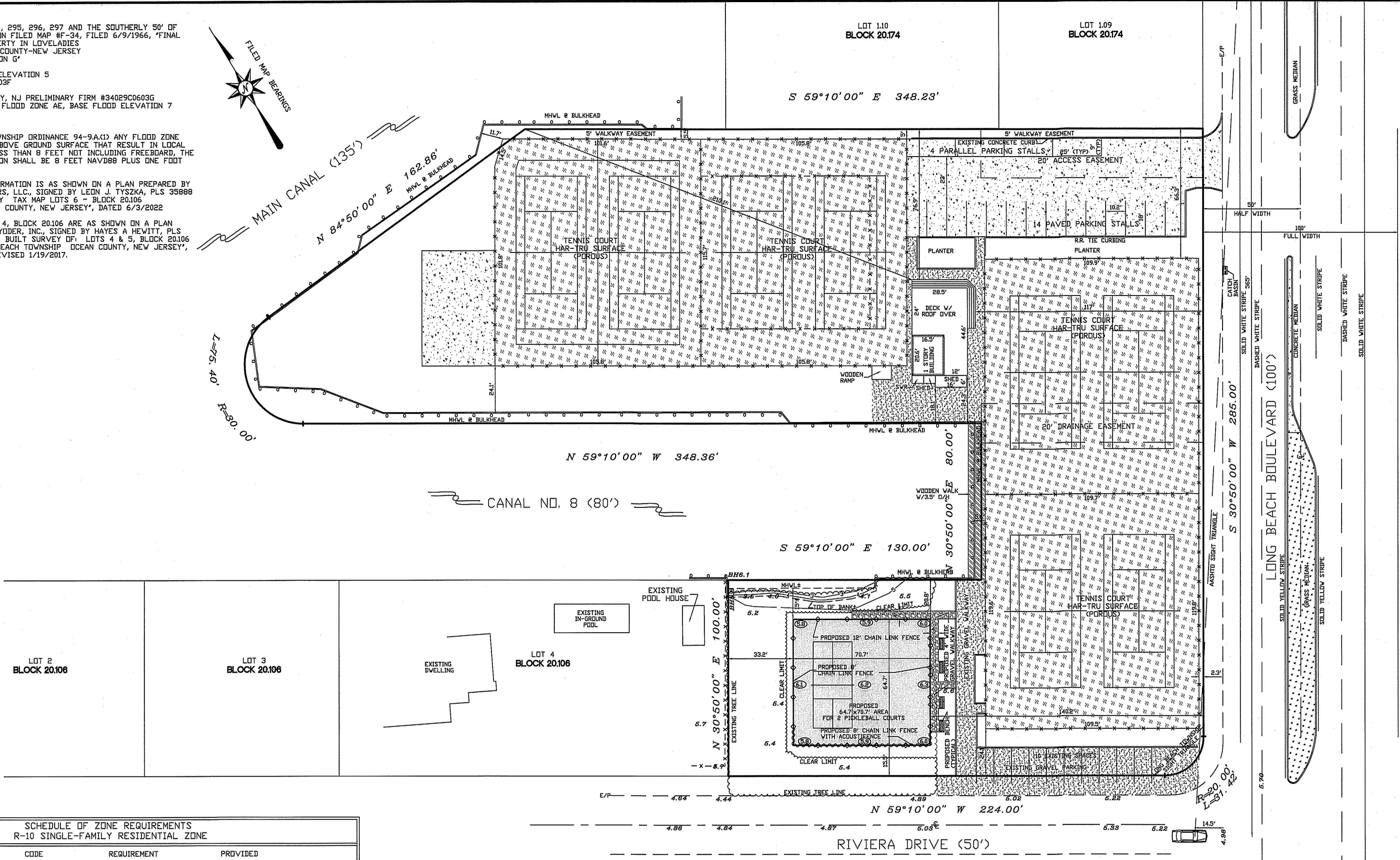
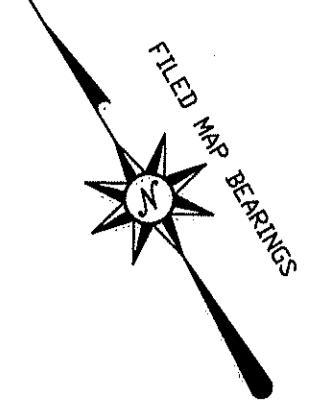


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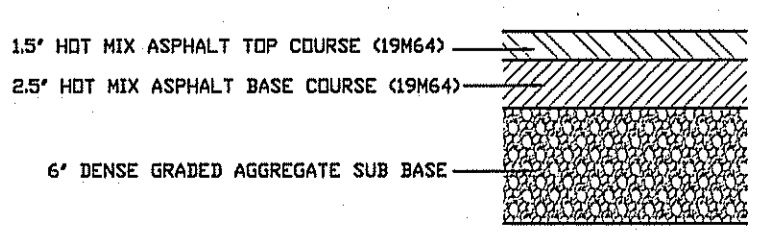
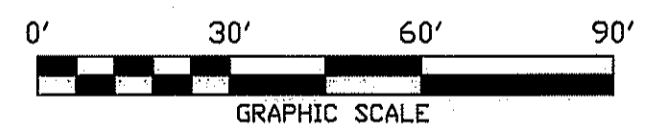
- AKA. LOTS 291, 292, 293, 294, 295, 296, 297 AND THE SOUTHERLY 50' OF SCRIMSHAW DRIVE AS SHOWN ON FILED MAP #F-34, FILED 6/9/1966, 'FINAL PLAT' SUB-DIVISION OF PROPERTY IN LOTS 291-297, LONG BEACH TOWNSHIP-OCEAN COUNTY-NEW JERSEY, LOTS 278 TO 297 INCL. SECTION 6'
- FLOOD ZONE AE, BASE FLOOD ELEVATION 5 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 7
- ELEVATIONS NAVD (1988)
- PURSUANT TO LONG BEACH TOWNSHIP ORDINANCE 94-9A(1) ANY FLOOD ZONE WHICH SPECIFY ELEVATIONS ABOVE GROUND SURFACE THAT RESULT IN LOCAL DESIGN FLOOD ELEVATIONS LESS THAN 9 FEET NOT INCLUDING FREEBOARD, THE LOCAL DESIGN FLOOD ELEVATION SHALL BE 9 FEET NAVD88 PLUS ONE FOOT OF FREEBOARD.
- TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY NELLE/TYSZKA LAND SURVEYORS, L.L.C., SIGNED BY LEON J. TYSZKA, PLS 35888 TITLED 'PLOT PLAN OF SURVEY TAX MAP LOTS 6 - BLOCK 20.106 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY', DATED 6/3/2022
- IMPROVEMENTS SHOWN ON LOT 4, BLOCK 20.106 ARE AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY HAYES A HEWITT, PLS LICENSE #033387 TITLED 'AS BUILT SURVEY OF LOTS 4 & 5, BLOCK 20.106 TAX MAP SHEET # 28 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY', DATED 5/12/2016 AND LAST REVISED 1/19/2017.



**SCHEDULE OF ZONE REQUIREMENTS
R-10 SINGLE-FAMILY RESIDENTIAL ZONE**

CODE	REQUIREMENT	PROVIDED
LOT AREA	205-S1.B.(1) 10,000 S.F.	97,050± S.F.
LOT WIDTH	205-S1.B.(1) 75 FT.	305 FT.
LOT DEPTH	205-S1.B.(1) 75 FT.	114 FT. (AT THE LAGOON END)
PRINCIPAL BUILDING SETBACKS:		
FRONT		
LONG BEACH BOULEVARD	205-S1.B.(2) 25 FT.	117 FT.
RIVIERA DRIVE	205-S1.B.(2) 25 FT.	198 FT.
SIDE	205-S1.B.(3) 10 FT.	76.9 FT.
COMBINED SIDE	205-12.B 91.5 FT. (30% OF FRONTAGE)	274.9 FT.
REAR	205-S1.B.(4) 25 FT.	213.1 FT.
BETWEEN BUILDINGS	205-S1.B.(3) 30 FT.	>>30 FT.
TO BULKHEAD/MHWL	205-11.C 10 FT.	181 FT.
BUILDING HEIGHT		
205-10.A	34 FT.	<34 FT.
BUILDING COVERAGE		
205-S1.B.(6)	25%	1.7%
205-33.B.(9).a)	75%	11.7% EXISTING 16.3% PROPOSED
EXISTING TENNIS COURT FENCES		
205-31.D	12 FT.	12 FT.
HEIGHT		
205-31.D	CHAIN LINK	CHAIN LINK
SETBACKS:		
FRONT		
LONG BEACH BOULEVARD	205-S.(A) 25 FT.	2.3 FT.**
RIVIERA DRIVE	205-S.(A) 25 FT.	24.1 FT.**
SIDE	205-S1.(B).5 8 FT.	5.5 FT.**
REAR	205-S1.(B).5 8 FT.	5.6 FT.**
TO BULKHEAD/MHWL	205-11.C 10 FT.	5.6 FT.**
PROPOSED PICKLE BALL COURT FENCES		
205-31.D	12 FT.	12 FT.
HEIGHT		
205-31.D	CHAIN LINK	91 LF ACQUSTIFENCE* ALONG THE SOUTHERLY SIDE OF THE PROPOSED PICKLEBALL COURT
SETBACKS:		
FRONT		
LONG BEACH BOULEVARD	205-S.(A) 25 FT.	1402 FT.
RIVIERA DRIVE	205-S.(A) 25 FT.	15.5 FT.**
SIDE	205-S1.(B).5 8 FT.	19 FT.±
REAR	205-S1.(B).5 8 FT.	33.2 FT.
TO BULKHEAD/MHWL	205-11.C 10 FT.	15 FT.±
PARKING		
9 EXISTING TENNIS COURTS		
2 PROPOSED PICKLE BALL COURTS		
10 TOTAL COURTS		18 SPACES PROVIDED

** EXISTING NON-CONFORMITY
* VARIANCE REQUESTED



DETAIL - PICKLEBALL COURT SURFACE
NTS

OWNER/APPLICANT
LEVELADIES TENNIS CLUB
291 RIVIERA DRIVE
LONG BEACH TOWNSHIP, NJ 08008

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

THIS CERTIFICATION IS MADE ONLY TO THE ABOVE PARTIES FOR PURPOSES ABOVE INTENDED. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED FOR USE OF SERVICE FOR ANY OTHER PURPOSES.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW ERECT TIELANDS CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.

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

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

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

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number GE44223
Professional Planner, N.J. License Number 93L100606400

SITE PLAN
LOT 6, BLOCK 20.106
TAX MAP SHEET # 28
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 30'
DRAWN BY: JDB
SHEET 1 OF 1
JOB NO. 21-095
DATE: 1/12/2023