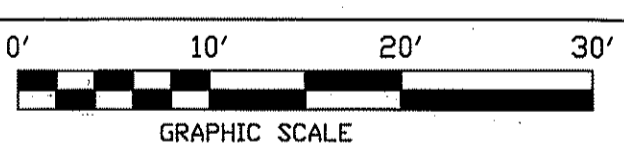
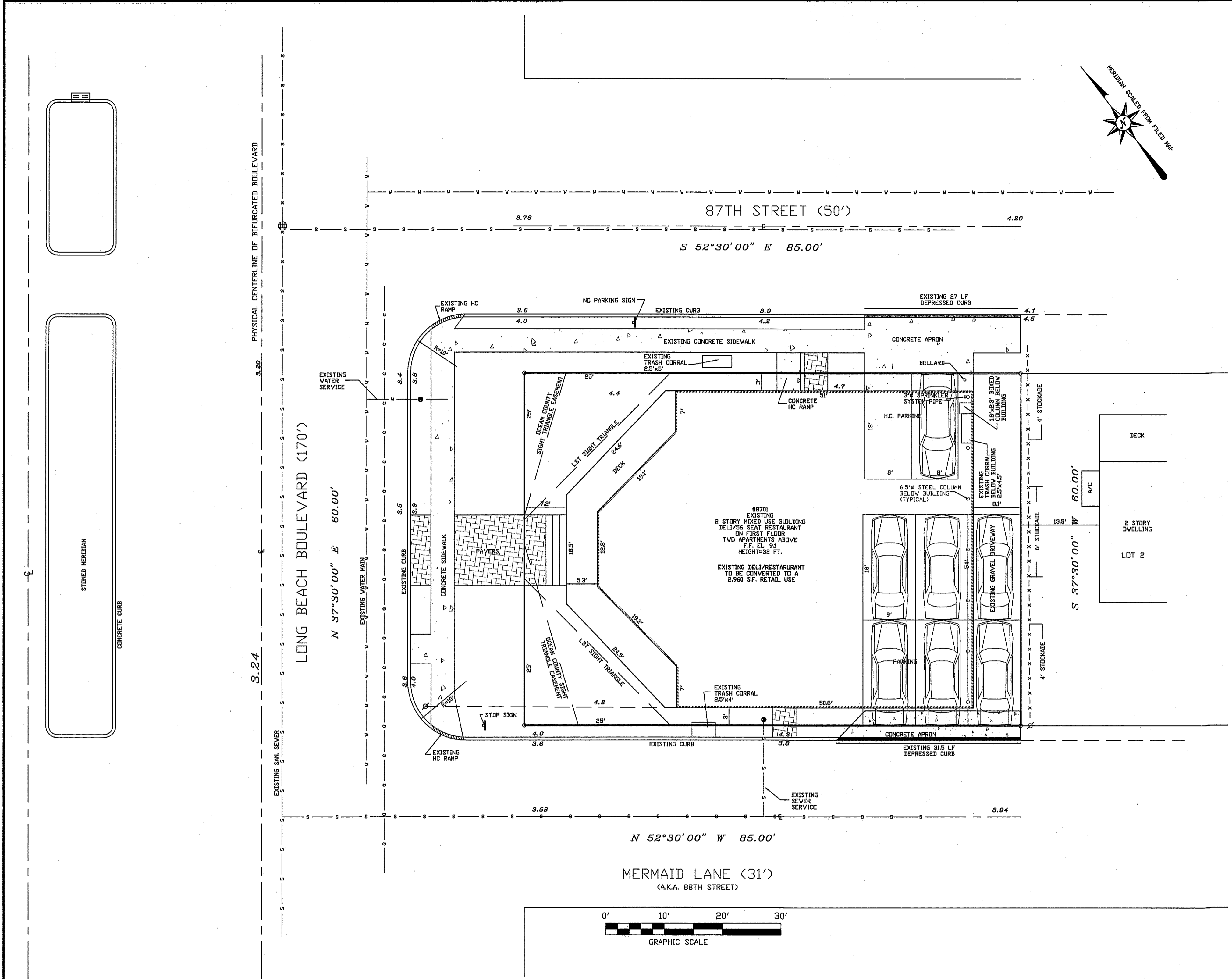
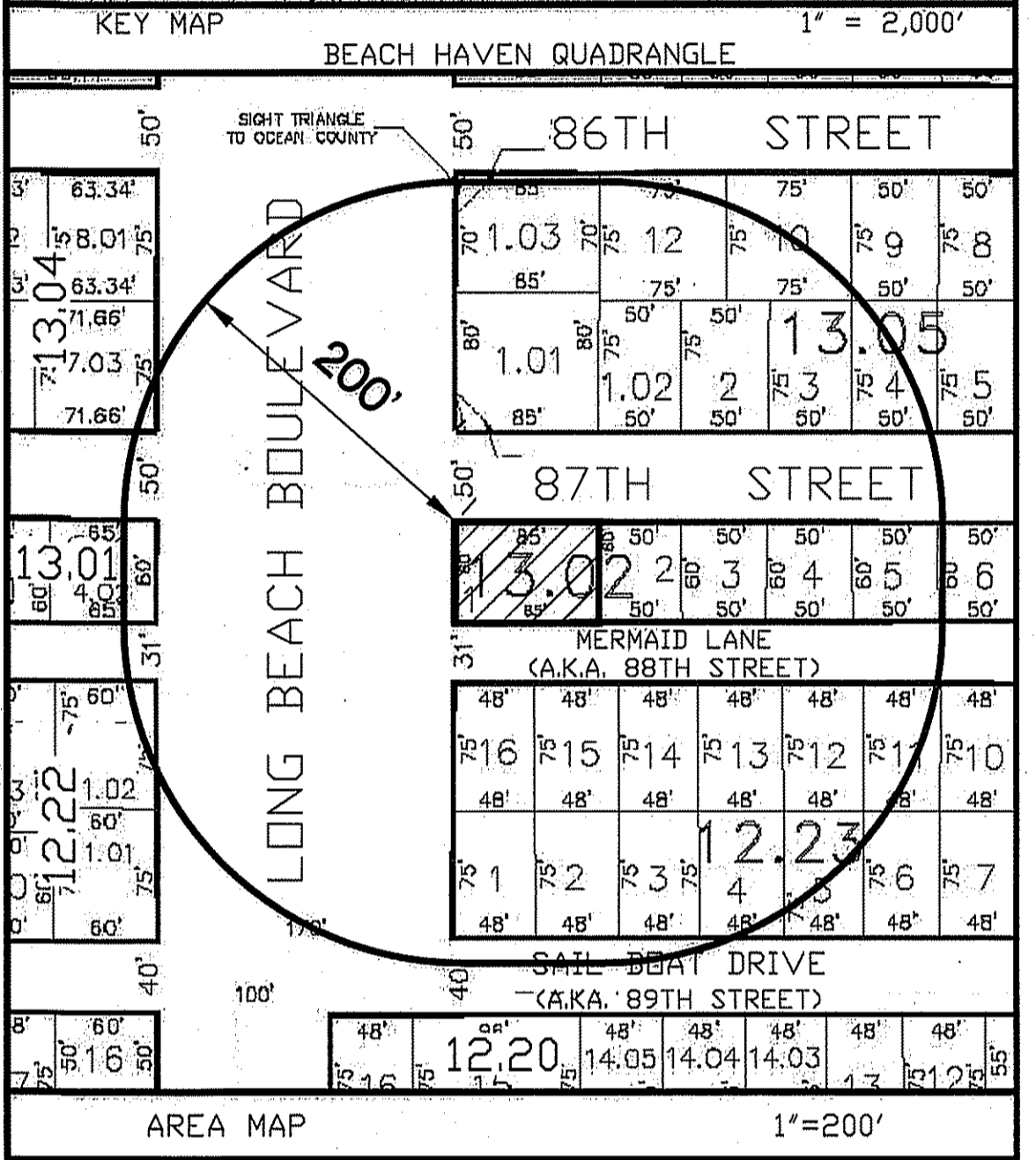
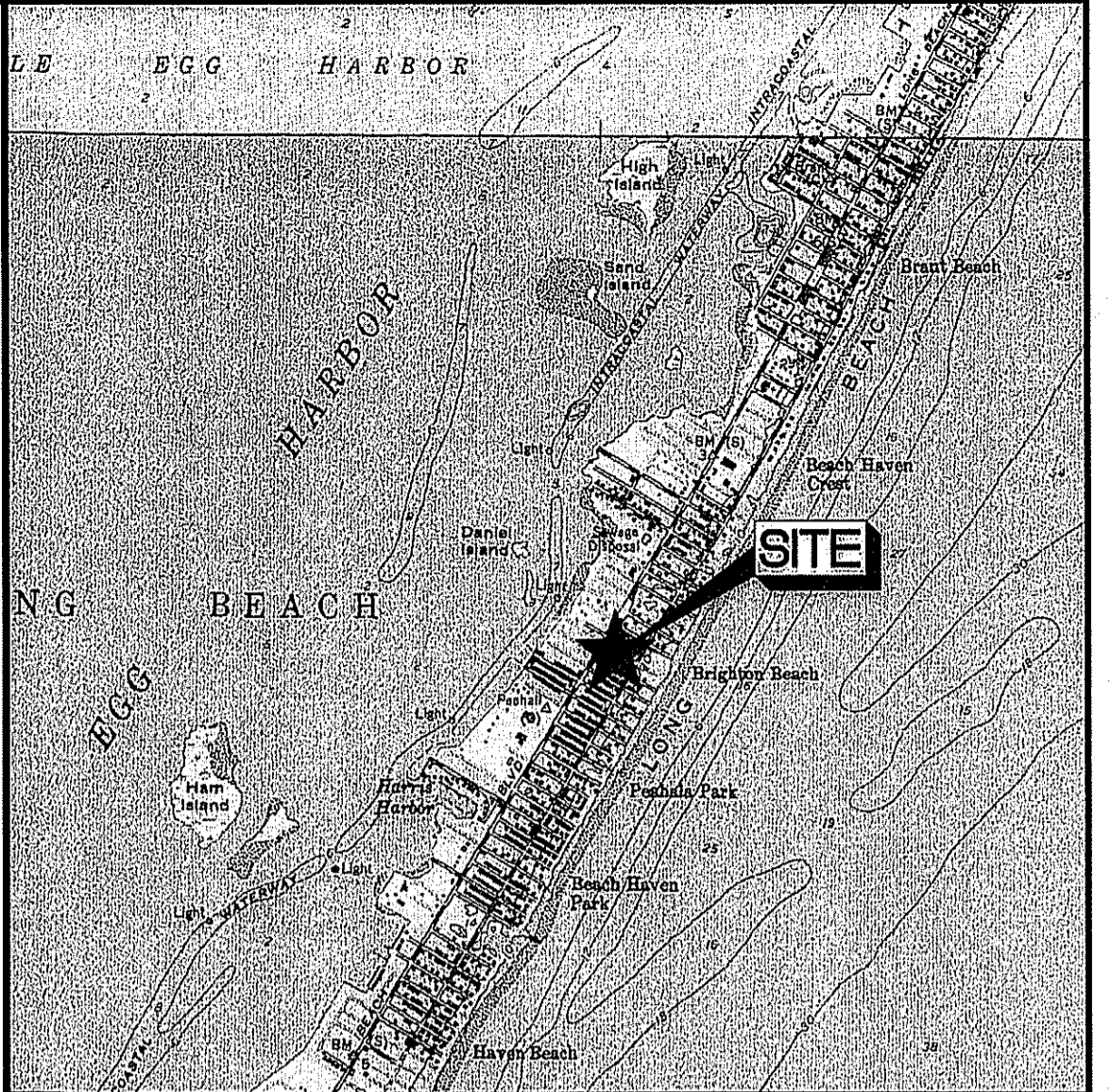


- NOTES:
- AKA LOTS 1, 2, & 3, BLOCK 426
FILED MAP WA-262, FILED 09/27/1920
'PLAN OF BRIGHTON BEACH'
 - DEED REFERENCES:
BOOK 3439, PAGE 484
BOOK 12783, PAGE 1377
BOOK 18736, PAGE 1133
BOOK 13051, PAGE 699 - SIGHT TRIANGLE EASEMENT TO OCEAN COUNTY
BOOK 13051, PAGE 700 - SIGHT TRIANGLE EASEMENT TO OCEAN COUNTY
BOOK 12954, PAGE 1706 - RESTRICTING THE DWELLING UNITS TO BE OCCUPIED BY OWNERS OR EMPLOYEES OF THE COMMERCIAL UNIT
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 8, AS SHOWN ON FIRM 34029C602F.
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM 34029C602G 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)
 - TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, PLS 35888 TITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY OF: LOT 1, BLOCK 13.02 TAX MAP SHEET # 15 LONG BEACH TOWNSHIP - OCEAN COUNTY, NEW JERSEY, DATED 5/5/2003 AND LAST REVISED 7/11/2022.
 - 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 FIT 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.



ZONING SCHEDULE
C- GENERAL COMMERCIAL ZONE

	CODE	REQUIRED	PROVIDED
LOT AREA	205-59.C(1)	6,000 S.F.	5,100 S.F.***1
LOT WIDTH	205-59.C(1)	60 FT.	60 FT.
SETBACKS:			
FRONT	205-59.(C)	NO REQUIREMENT	7.2 FT.
SIDE	205-59.(C)(2)	3 FT.	3 FT./3 FT.
REAR	205-59.C(4)	10 FT.	8.1 FT.***2
COMBINED SIDE	205-12.B	18 FT.	6 FT.***3
DISTANCE TO ADJACENT BUILDING	205-12.(C)(1)	15 FT.	21.6 FT.
BUILDING COVERAGE:	205-59.C	NO REQUIREMENT	67.9%
IMPERVIOUS COVERAGE (%)	205-33.B.(3).(a)	75%	72.8%
IMPERVIOUS IN SETBACK AREA	205-33.B.(3).(a)	60%	32.3%
SETBACK TO IMPERVIOUS SURFACES	205-33.B.(4)	1.5 FT.	0 FT.***3
HEIGHT	205-10.A	34 FT.	32 FT.
PARKING			
2 SPACES/DWELLING	205-55.E.(1)	4 SPACES	4 SPACES
RETAIL 2 SPACES/1,000 S.F. (2,960 S.F. RETAIL SPACE)	205-59.E.(3)	6 SPACES	3 SPACES
TOTAL		10 SPACES	7 SPACES***3

- *** EXISTING NON CONFORMITY
- VARIANCE APPROVED BY THE LBTUB - APPLICATION LUB 32-05PF PRELIMINARY SITE PLAN RESOLUTION APPROVED 9/1/2005
FINAL SITE PLAN RESOLUTION APPROVED 10/6/2005
 - VARIANCE APPROVED BY THE LBTUB - APPLICATION LUB 32-05PFA RESOLUTION APPROVED 12/7/2006
 - 9/1/2005 VARIANCE GRANTED BY LBTUB PERMITTED 7 PARKING SPACES WHERE 22 SPACES WERE REQUIRED

OWNER/APPLICANT:
8701 LBT LLC
704 CAMPUS DRIVE
PERKASIE, PA 18944

APPROVED
BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

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 1, BLOCK 13.02
TAX MAP SHEET # 15
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
DRAWN BY: JDB
JOB NO.: 65-167
DATE: 3/24/2023

SHEET 1 OF 1