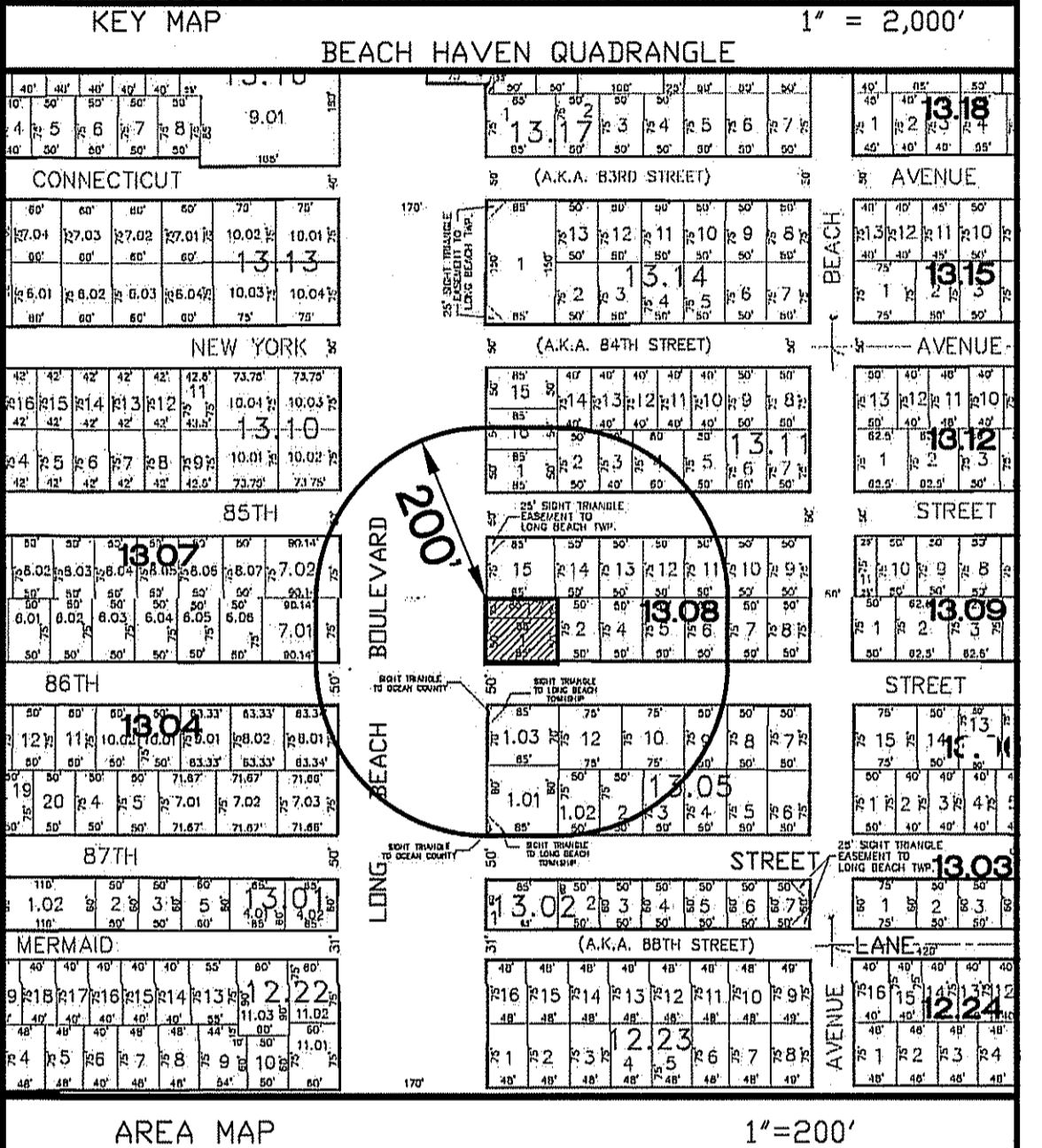
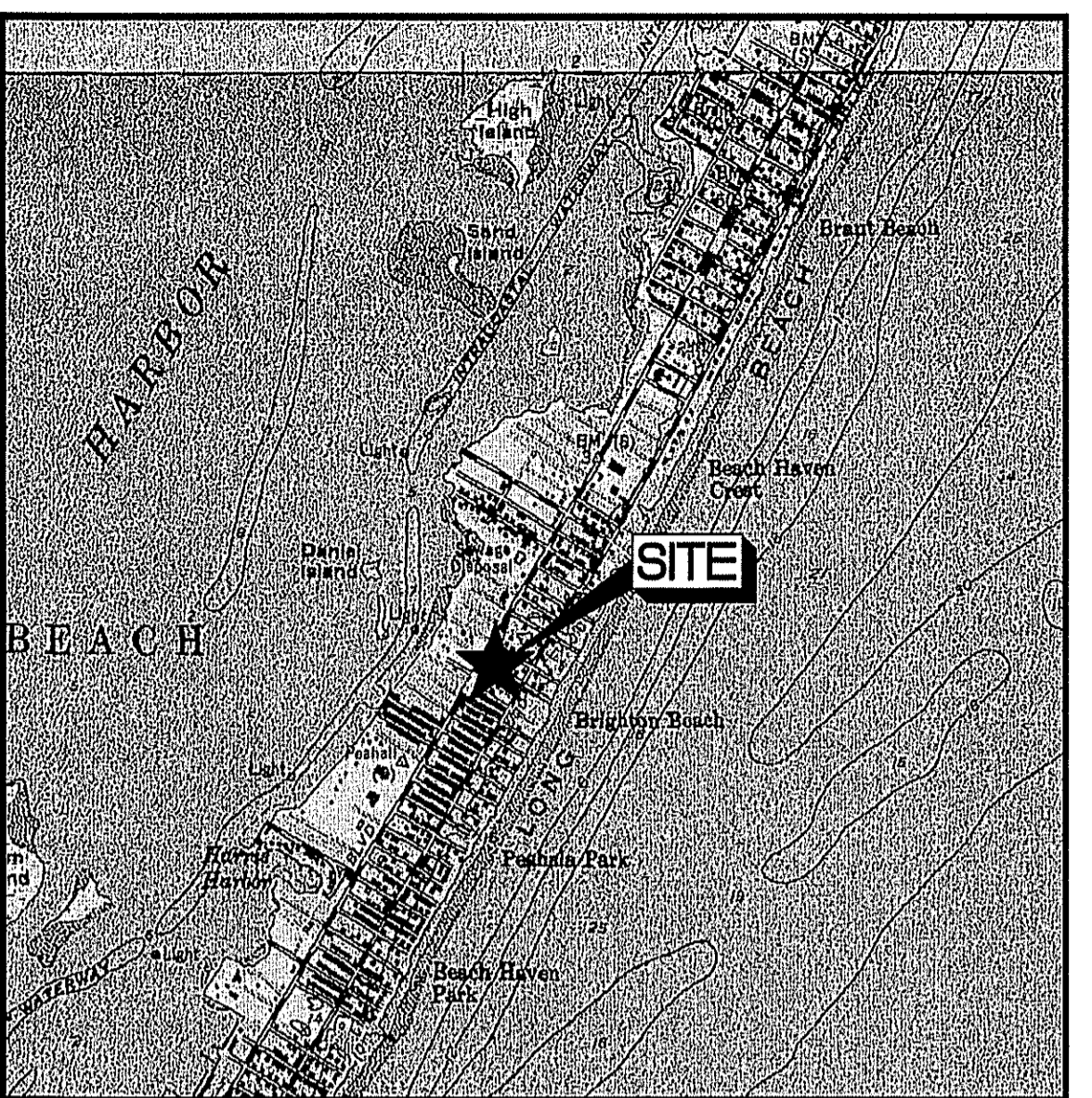


- NOTES:**
1. A.K.A. LOTS 4, 5 & 6, BLOCK 433, FILED MAP #A-262 9/27/1920 'PLAN OF BRIGHTON BEACH'
 2. DEED REFERENCE: BOOK 19345, PAGE 602
 3. FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0602P.
 4. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602G THE PROPERTY IS LOCATED IN FLOOD ZONE AE. BASE FLOOD ELEVATION 8 THE PROPERTY IS LOCATED OUTSIDE THE 'COASTAL A' ZONE.
 5. ELEVATIONS NAVD (1988).
 6. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEDIN J. TYSZKA, PLS GS35888 TITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 1 & 17, BLOCK 13.08 TAX MAP SHEET # 15 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY, DATED 5/24/2023.
 7. PROPOSED BUILDING COVERAGE IS 35.0% OF THE LOT AREA.
 8. 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.
 9. EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE BOROUGH ENGINEER.
 10. 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.
 11. 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.
 12. 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.
 13. THE ONLY SITE LIGHTING PROPOSED WILL BE TYPICAL RESIDENTIAL LIGHTING.



- LEGEND-**
- = IRON PIN FOUND
 - = POINT OF BEGINNING
 - = CENTERLINE
 - 6.02 = SPOT ELEVATION
 - ⊙ = UTILITY POLE
 - ⊕ = WATER VALVE
 - ⊗ = CLEANOUT
 - ⊙ = GAS
 - ⊕ = PROPOSED SPOT ELEVATION

APPROVED
BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

**ZONING SCHEDULE
C- GENERAL COMMERCIAL ZONE**

	CODE	REQUIRED	EXISTING	PROVIDED
LOT AREA/ LOT WIDTH	205-59.C(1) 205-59.C(1)	6,000 S.F. 50 FT.	6,375 S.F. 75 FT.	6,375 S.F. 75 FT.
SETBACKS: FRONT SIDE	205-59.C) 205-12.B	NO REQUIREMENT 4 FT.	18 FT. OVERHANG 34.2 FT./6.4 FT. (PRINCIPAL) 2.6 FT.** (GARAGE)	10 FT. 5 FT./25 FT.
REAR	205-55.C(5)	10 FT.	33.9 FT. (PRINCIPAL) 2.3 FT.** (GARAGE)	18.3 FT.
COMBINED SIDE	205-12.B	22.5 FT.	40.6 FT.	30 FT.
IMPERVIOUS COVERAGE (2)	205-33.B.(3)(a)	75%	70.1%	44.7%
IMPERVIOUS IN YARD ADJACENT TO STREET	205-33.B.(3)(a)	60%	10.2%	18.8%
SETBACK TO IMPERVIOUS SURFACES ¹	205-33.B.(4)	1.5 FT.	1.3 FT.**	
HEIGHT	205-10.A	34 FT.	33.8 FT.	34 FT.
PARKING 2 SPACES/DWELLING COMMERCIAL 2 SPACES/1,000 S.F.	205-55.E.(1) 205-59.E.(3)	4 SPACES 4 SPACES		4 SPACES 4 SPACES
TOTAL		8 SPACES		8 SPACES
CONDITIONS FOR A MIXED USE BLDG	205-59.A.(18)(a)	NO RESIDENTIAL USE ON 1ST FLOOR		239 S.F. PERMITTED ACCESS TO 2ND & 3RD FLOOR
	205-59.A.(18)(b)	AREA OF 2ND FLOOR RESIDENTIAL ≤ AREA OF 1ST FLOOR COMMERCIAL		1ST FLOOR COMMERCIAL (1,995 S.F.) GREATER THAN 2ND FLOOR RESIDENTIAL (1,901 S.F.)
	205-59.A.(18)(b)	AREA OF 3RD FLOOR RESIDENTIAL ≤ AREA OF 2ND FLOOR RESIDENTIAL		3RD FLOOR RESIDENTIAL (1,786 S.F.) LESS THAN 2ND FLOOR RESIDENTIAL (1,901 S.F.)
	205-59.A.(18)(c)	# OF RESIDENTIAL PARKING SPACES TO BE ≤ # OF COMMERCIAL PARKING SPACES		# COMMERCIAL PARKING (4 SPACES) EQUALS # RESIDENTIAL PARKING (4 SPACES)

¹ THE EIGHTEEN-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.

AREA OF USE BY FLOOR			
	COMMERCIAL	RESIDENTIAL	COMPLIES WITH 205-59.A.(18)(b)
FIRST FLOOR	1,995 S.F.	239 S.F. (ENTRY/ELEVATOR)	YES
SECOND FLOOR	0 S.F.	1,901.25 S.F.	YES
THIRD FLOOR	0 S.F.	1,785.6 S.F.	YES

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 B. Santoro
JAMES B. SANTORO, P.E., P.P.
Professional Engineer, License Number GE44223
Professional Planner, N.J. License Number 39L100695400

SITE PLAN:
LOTS 1 & 17, BLOCK 13.08
TAX MAP SHEET # 15
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
DRAWN BY: JDB
JOB NO.: 23-028
DATE: 4/3/2024

SHEET 1
OF 2

OWNER/APPLICANT:
DOLores SANTORO
3 BROOKSIDE CIRCLE
MARLBIRD NJ 07746