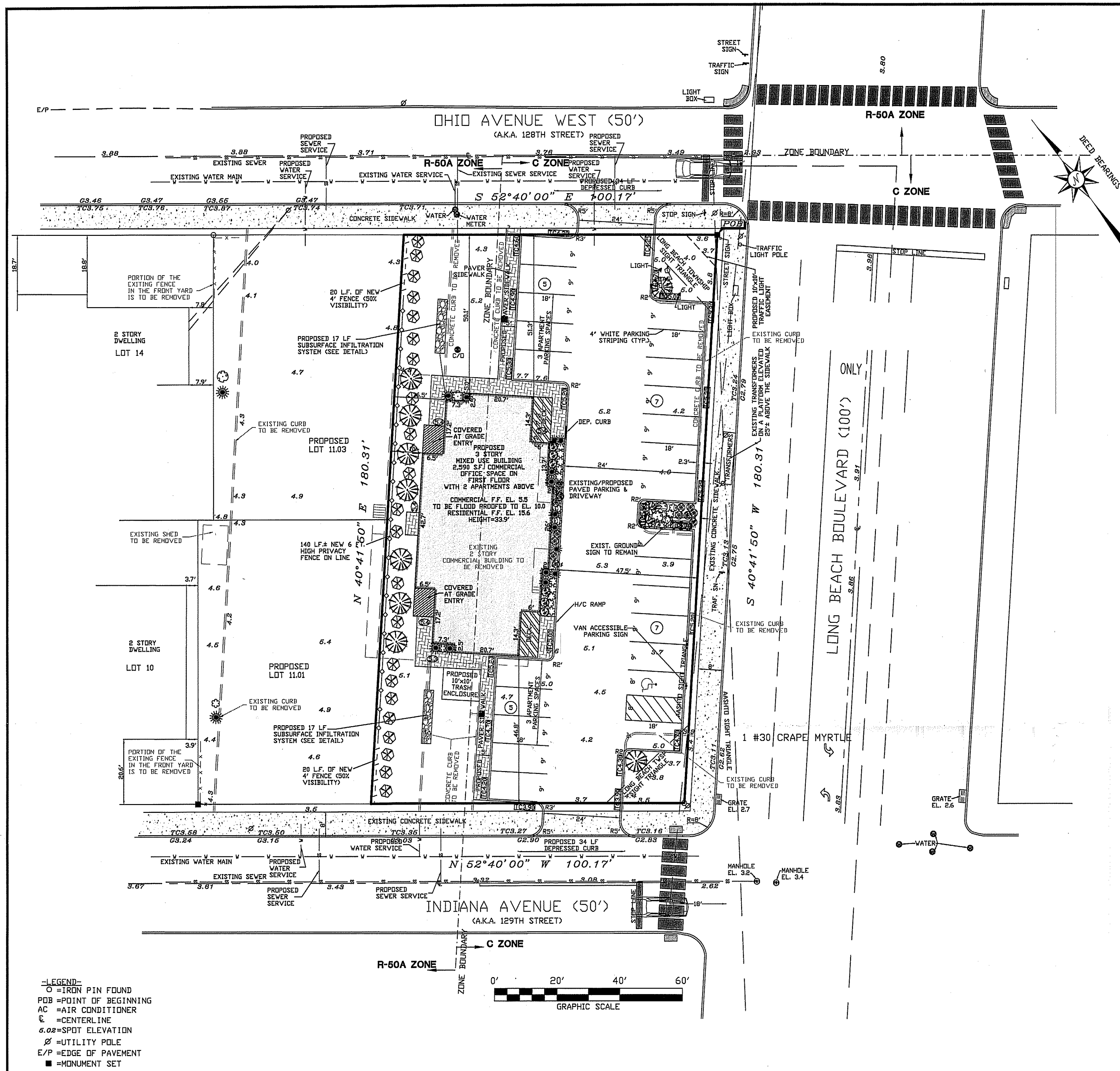


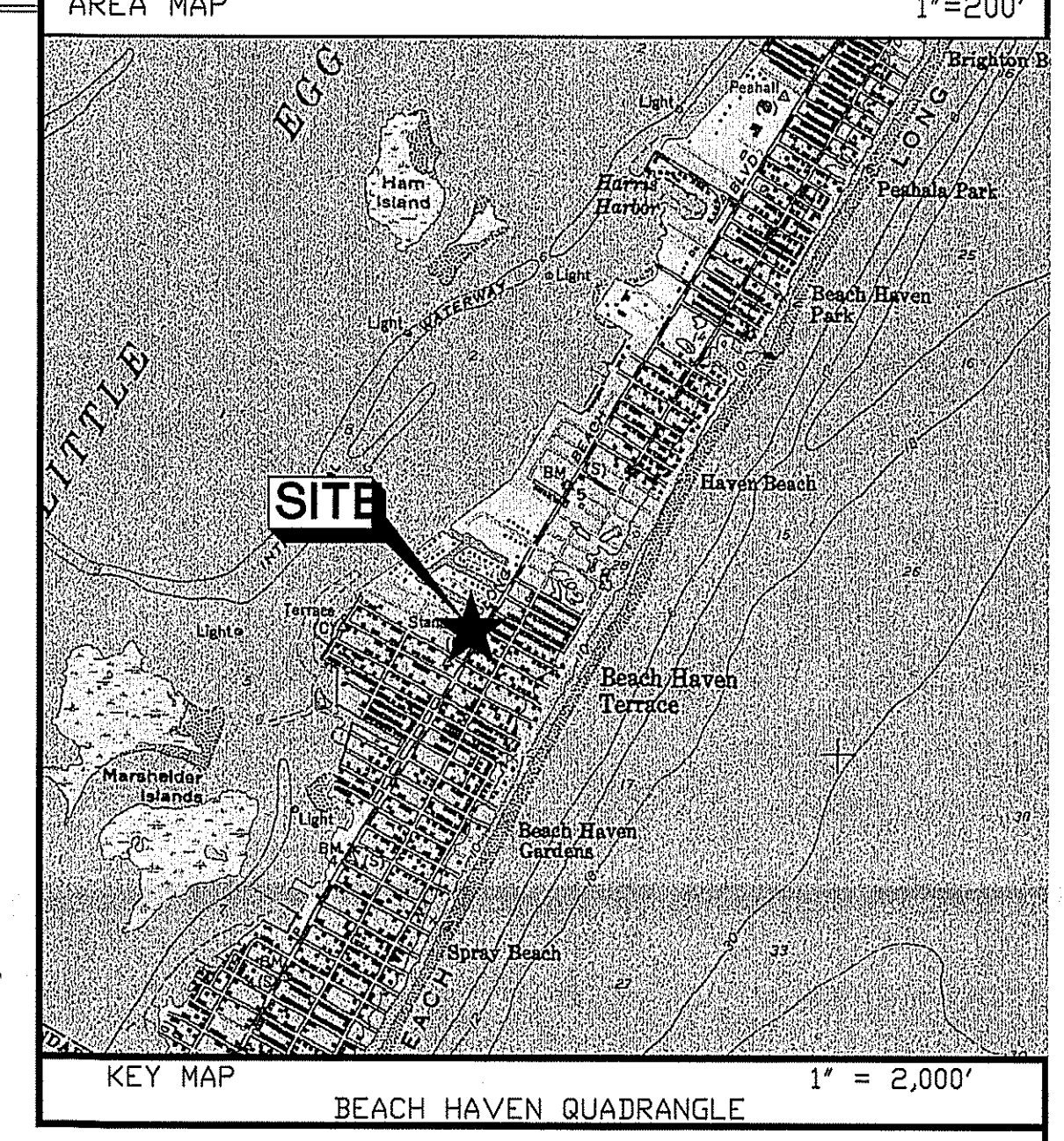
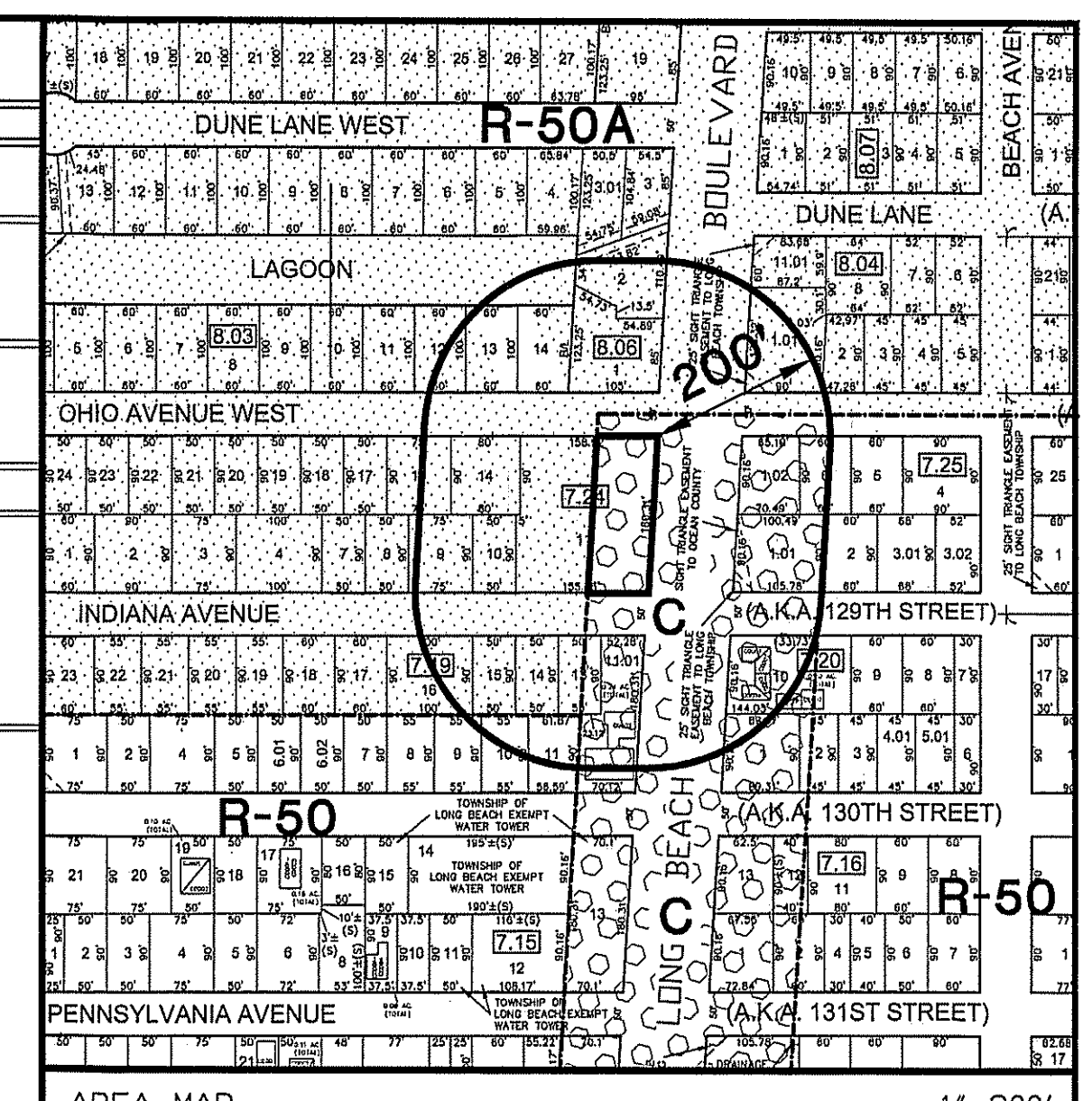


ZONING SCHEDULE C- GENERAL COMMERCIAL ZONE			
	CODE	REQUIRED	PROVIDED
LOT AREA	205-59.C(1)	6,000 S.F.	18,031.07 S.F.
LOT WIDTH	205-59.C(1)	60 FT.	100 FT.
SETBACKS:			
FRONT (LONG BEACH BOULEVARD)	205-59.C	NO REQUIREMENT	47.5 FT.
SIDE	205-59.C(2)	3 FT.	501 FT./46.8 FT.
REAR	205-59.C(4)	10 FT.	10 FT.
IMPERVIOUS COVERAGE:			
TOTAL	205-33B.(3)(a)	75%	72.2%
SETBACK TO IMPERVIOUS SURFACES	205-33.B.(4)	1.5 FT.	6 FT. (REAR)
HEIGHT	205-10.A	34 FT.	33.9 FT.
PARKING			
DWELLING UNIT (3/UNIT)	205-55.E.(1)	6 SPACES	6 SPACES
OFFICE 1 SPACES/500 S.F. (2,590 S.F.)	205-59.E.(3)	6 SPACES	18 SPACES
TOTAL		12 SPACES	24 SPACES
CONDITIONS FOR A MIXED USE BLDG	205-59.A.(18)(a)	OTHER THAN ENTRIES NO RESIDENTIAL USE ON 1ST FLOOR	ONLY RESIDENTIAL ENTRIES ON THE FIRST FLOOR
	205-59.A.(18)(b)	AREA OF 2ND FLOOR RESIDENTIAL ≤ AREA OF 1ST FLOOR COMMERCIAL	2ND FLOOR RESIDENTIAL EQUALS THE AREA OF THE 1ST FLOOR COMMERCIAL
	205-59.A.(18)(b)	AREA OF 3RD FLOOR RESIDENTIAL ≤ AREA OF 2ND FLOOR RESIDENTIAL	3RD FLOOR RESIDENTIAL IS LESS THAN 2ND FLOOR RESIDENTIAL
	205-59.A.(18)(c)	# OF RESIDENTIAL PARKING SPACES TO BE ≤ # OF COMMERCIAL PARKING SPACES	RESIDENTIAL PARKING EQUALS COMMERCIAL PARKING

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
FIRST FLOOR	2,590 S.F.	320 S.F. (2-160 S.F. ENTRIES)
SECOND FLOOR	0 S.F.	2,590 S.F.
THIRD FLOOR	0 S.F.	2,518 S.F.
		COMPLIES WITH 205-59.A.(18)(b)

- NOTES:**
- DEED REFERENCE:
BOOK 15001, PAGE 1805
 - AKA, A PORTION OF LOTS 73 & 98, AND THE PORTION OF BALTIMORE AVENUE AND THE RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD LYING EASTERLY THEREOF, SECTION C, TRACT No. 2, FILED MAP #B-160, FILED 2/14/1914, "PLAN OF LOTS MADE FOR THE FIDELITY LAND CO. INC. SITUATE AT BEACH HAVEN TERRACE OCEAN COUNTY NEW JERSEY"
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 9, AS SHOWN ON FIRM #34029C0603F
 - BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0603G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9, THE PROPERTY IS LOCATED OUTSIDE OF 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. GS35888 TITLED "EXISTING CONDITIONS BOUNDARY AND TOPOGRAPHIC SURVEY LOT 11, BLOCK 7.24 TAX MAP SHEET # 10 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY, DATED 11/12/2024"
 - 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 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.



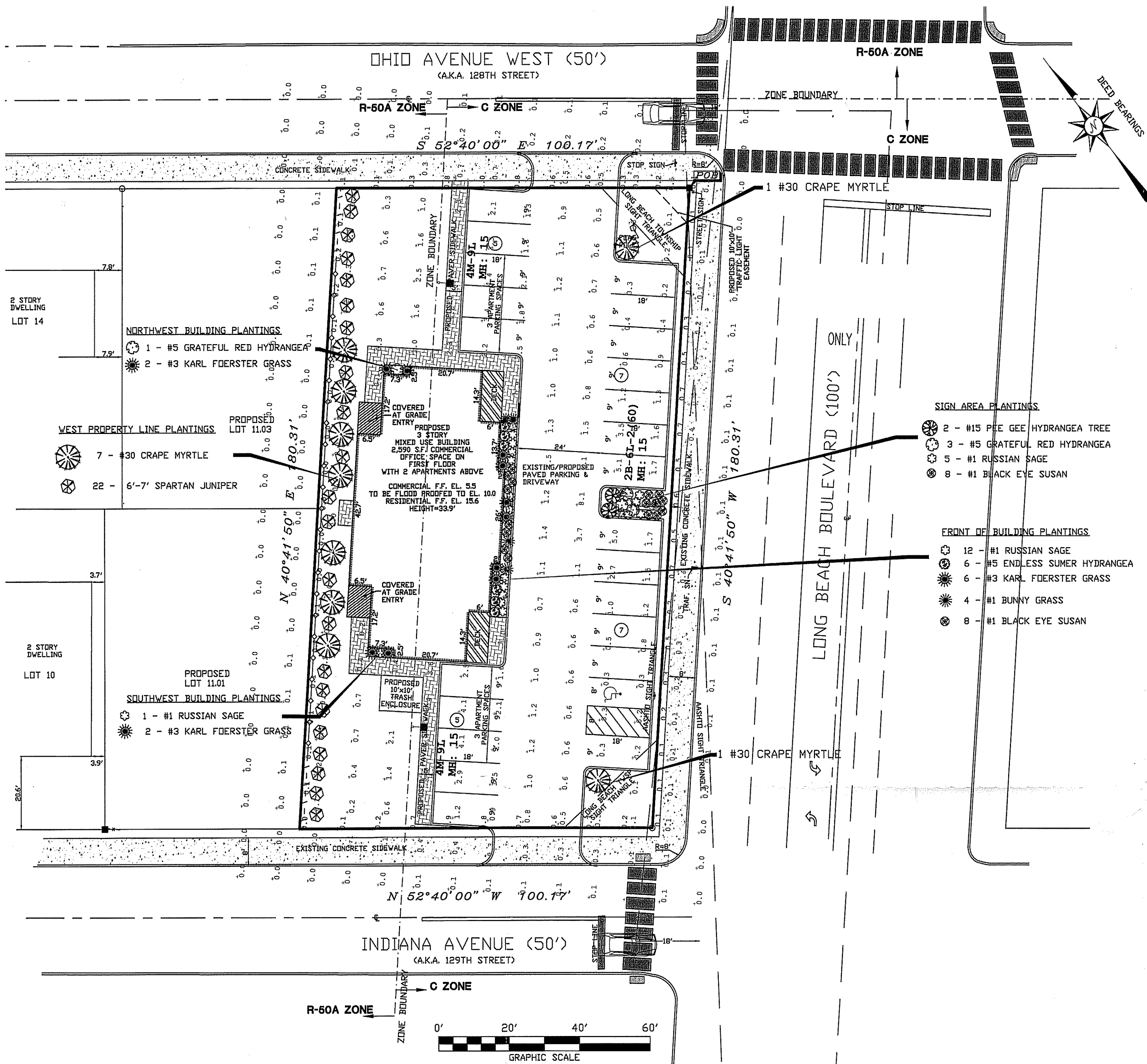
HORN, TYSON & YODER, INC.
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS
 CERTIFICATE 246A27951700 - ISSUED SEPTEMBER 1, 2022
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
 PHONE (609) 492-5050

SITE PLAN
 P/O LOT 11, BLOCK 7.24
 (PROPOSED LOT 11.02, BLOCK 7.24)
 TAX MAP SHEET # 10
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

OWNER/APPLICANT
 DAVID L. WYRSCH AND JANET A. WYRSCH
 500 BARNEGAT BLVD., STE. 300
 BARNEGAT, NJ 08005

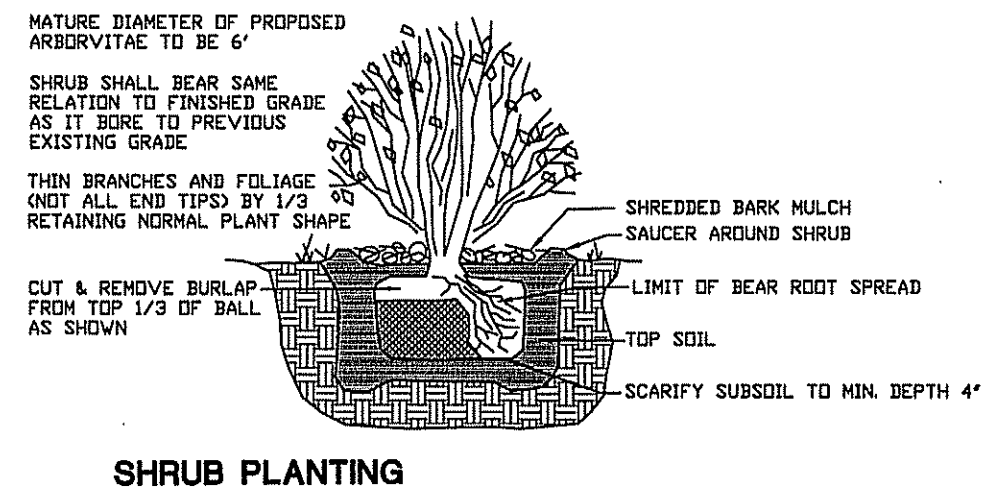
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JOB NO.: 24-086
DATE: 12/10/2025

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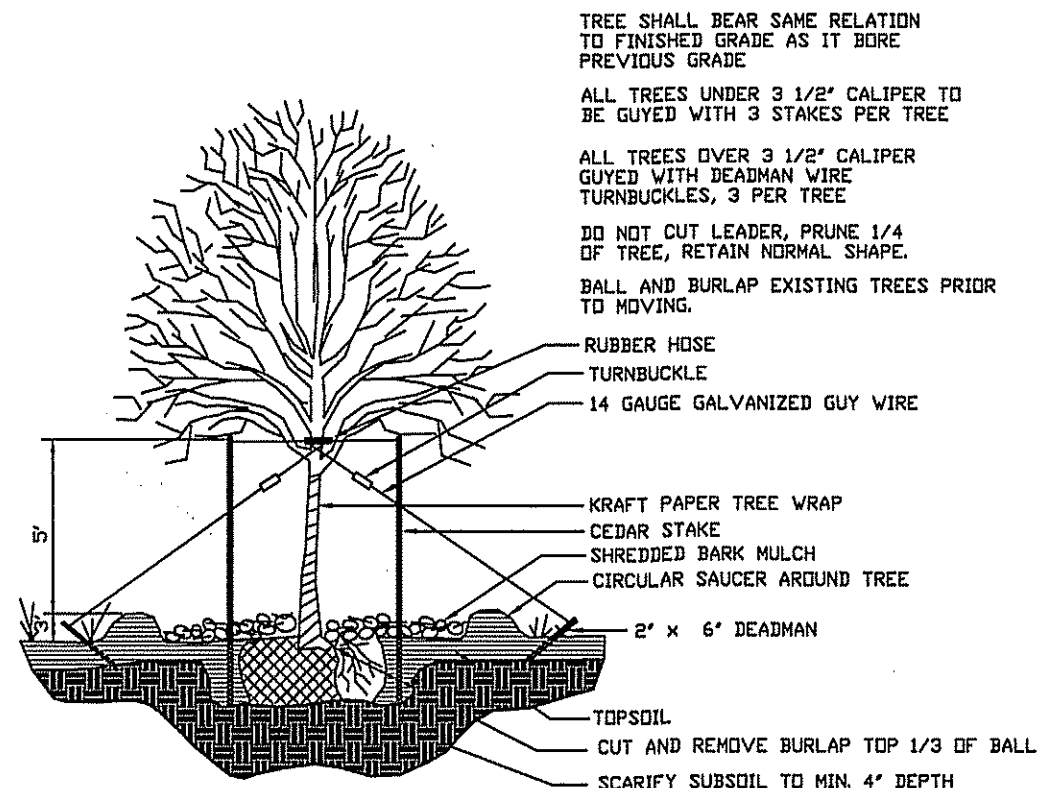


- LANDSCAPE NOTES:
- STREET TREES AND PARKING LOT TREES SHALL HAVE NO BRANCHES LOWER THAN 7 FEET ABOVE GRADE.
 - BURLAP AND TWINE SHOULD BE REMOVED FROM THE TOP OF THE ROOT BALL.
 - ALL DEAD OR SEVERELY DECLINING PLANTS SHALL BE REPLANTED WITHIN THE NEXT GROWING SEASON FOR 1 YEAR FROM THE TIME OF PLANTING.
 - ALL STAKES AND GUYS SHALL BE REMOVED AFTER ONE GROWING SEASON.
 - 6" OF TOPSOIL SHALL BE PROVIDED IN ALL LAWN AND PLANTING AREAS.
 - THE CONTRACTOR/APPLICANT SHALL CONTACT THE TOWNSHIP LANDSCAPE ARCHITECT TO CONDUCT A PRECONSTRUCTION MEETING AND TO COORDINATE SITE CLEARING AND LANDSCAPE WORK.
 - AUTOMATIC SPRINKLER SYSTEM CONNECTED TO A PRIVATE WELL WILL BE INSTALLED TO PROVIDE IRRIGATION TO ALL LANDSCAPED AND VEGETATED AREAS.

PROPOSED PLANT TOTALS		
SYMBOL	QUANTITY	PLANT
☼	4	#5 GRATEFUL RED HYDRANGEA
☼	10	#3 KARL FÖRSTER GRASS
☼	4	#1 BUNNY GRASS
☼	18	#1 RUSSIAN SAGE
☼	16	#1 BLACK EYE SUSAN
☼	6	#5 ENDLESS SUMER HYDRANGEA
☼	2	#15 PEE GEE HYDRANGEA TREE
☼	9	#30 CRAPE MYRTLE
☼	22	6'-7' SPARTAN JUNIPER



SHRUB PLANTING



TREE PLANTING

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
☼	2	4M-8L	SINGLE	1.000	8225	55	OSQM-C-6L-30K7-4M-UL-NM- w/OSQ-ML-C-DA-__
☼	1	2B-6L-2(60)	TWIN @ 80°	1.000	3760	37	OSQM-C-6L-30K7-2B-UL-NM- w/OSQ-ML-C-DA-__

Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.76	8.1	0.0	N.A.	N.A.
Property Line	Fc	0.31	1.0	0.0	N.A.	N.A.
Paved Parking	Fc	1.50	8.1	0.2	7.50	40.50

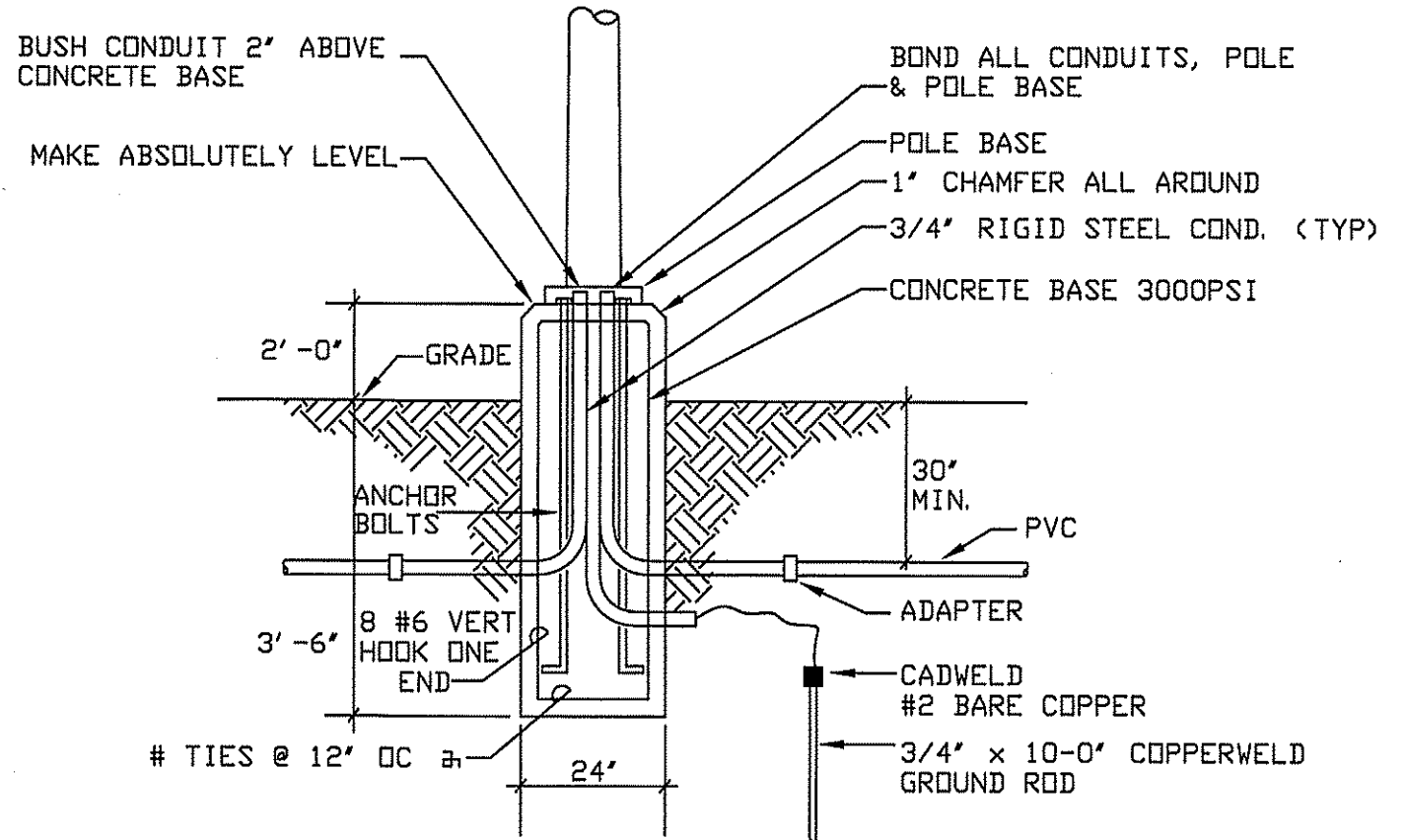
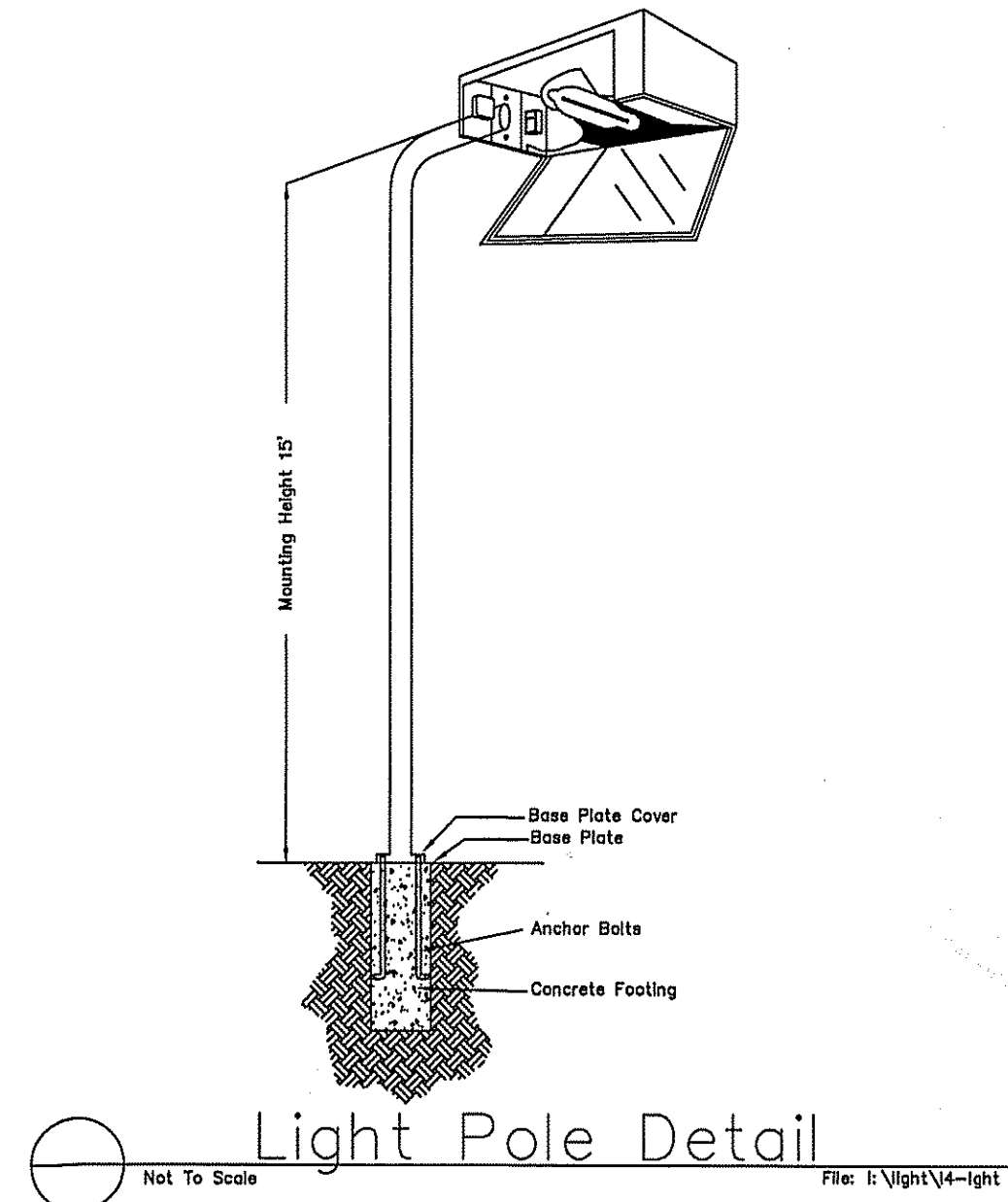
Fixture Mounting Height: 15' AFG (12' Pole + 3.0' Base)

Pole Schedule
(2) SSS-4-11-12-CW-BB-1D-C-__ (12' X 4" X 11ga STEEL SQUARE POLE, Single)
(1) SSS-4-11-12-CW-BB-OT-N-__ (12' X 4" X 11ga STEEL SQUARE POLE, Tenon)

Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
(2) OSQ-ML-C-DA-__ (Direct Arm Mount)
(2) OSQ-ML-C-AA-__ (Adjustable Arm Mount)
(1) PB-2A-__ (Twin Vertical Tenon for 4" Square Pole)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



DETAIL-POLE BASE
NOT TO SCALE

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

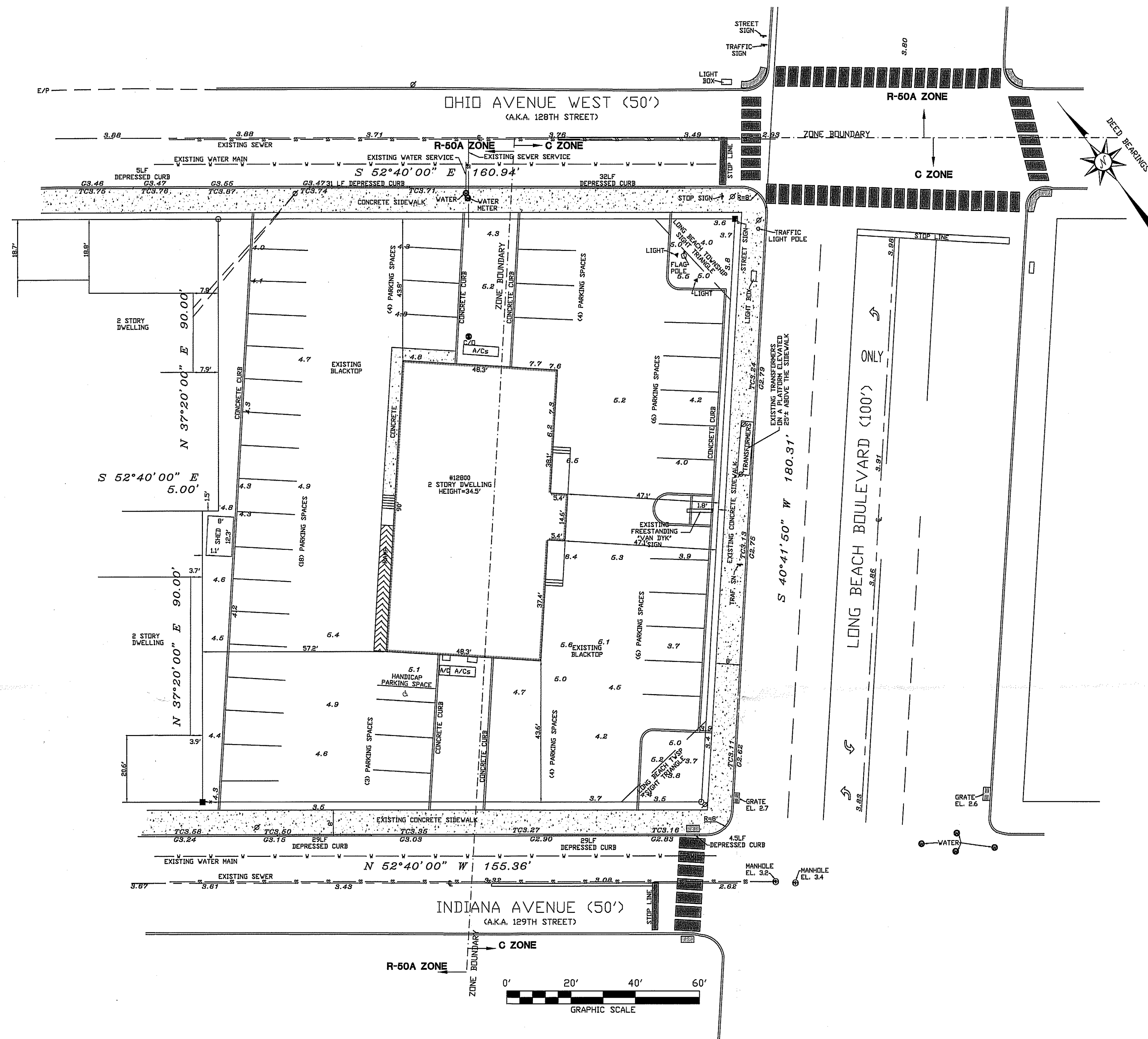
JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number: GE44223
Professional Planner, N.J. License Number: 33LI00606400

LIGHTING AND LANDSCAPING PLAN
P/O LOT 11, BLOCK 7.24
(PROPOSED LOT 11.02, BLOCK 7.24)
TAX MAP SHEET # 10
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'
JOB NO.: 24-086
DATE: 12/10/2025

DRAWN BY: JDB
DATE: 12/10/2025

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LEGEND:
 O = IRON PIN FOUND
 PDB = POINT OF BEGINNING
 AC = AIR CONDITIONER
 C = CENTERLINE
 6.02 = SPOT ELEVATION
 U = UTILITY POLE
 E/P = EDGE OF PAVEMENT
 ■ = MONUMENT SET

NOTES:

- DEED REFERENCE:
BOOK 15001, PAGE 1805
- A.K.A. LOTS 73, 74, 75, 98, 99, THE EASTERLY 20' OF LOT 100 AND THE PORTION OF BALTIC AVENUE AND THE RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD LYING EASTERLY THEREOF, SECTION C, TRACT No. 2, FILED MAP #B-160, FILED 2/14/1914, "PLAN OF LOTS MADE FOR THE FIDELITY LAND CO. INC. SITUATE AT BEACH HAVEN TERRACE OCEAN COUNTY NEW JERSEY"
- FLOOD ZONE AE, BASE FLOOD ELEVATION 9, AS SHOWN ON FIRM #34029C0603F
- BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0603G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9, THE PROPERTY IS LOCATED OUTSIDE OF THE "COASTAL A" ZONE
- ELEVATIONS NAVD (1988)
- TOTAL TRACT AREA: 28,467.01 S.F. (0.65 AC)

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

EXISTING CONDITIONS BOUNDARY AND TOPOGRAPHIC SURVEY
 LOT 11, BLOCK 7.24
 TAX MAP SHEET # 10
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

Leon J. Tyska, P.L.S.
 LEON J. TYSKA, P.L.S.
 Professional Land Surveyor, N.J. License Number GS35889

OWNER/APPLICANT:
 DAVID WYRSCH
 500 BARNEGAT BLVD. STE 300
 BARNEGAT, NJ 08005

SCALE: 1" = 20'
 DRAWN BY: JDB
 JOB NO.: 24-086
 DATE: 11/12/2024

3
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CROSSWALKS

FOR CURB RUMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES.

SHOULD BE PLACED A MINIMUM DISTANCE OF 4'-0" FROM STOP AND YIELD LINES.

FOR UN-SIGNALIZED AREAS, CROSSWALKS SHOULD BE PLACED A MINIMUM DISTANCE OF 20'-0" AWAY FROM ON-ROAD PARKING ZONES. FOR SIGNALIZED AREAS, CROSSWALKS SHOULD BE PLACED A MINIMUM DISTANCE OF 30'-0" FROM ON-ROAD PARKING ZONES.

PEDESTRIAN CROSSWALK IS 6'-0" MINIMUM MEASURED FROM INSIDE THE PAINTED EDGE TO INSIDE PAINTED EDGE AND THE INSIDE LINES MUST BE OUTSIDE THE PROJECTED CURB LINES.

AVOID USING THE PARALLEL LINE CROSSWALK DESIGN. INSTEAD USE THE LONGITUDINAL LINES AT 6'-0" LONG AND 1'-2" WIDE WITH A SPACING OF 1'-2" APART. SPACING SHOULD BE DESIGNED SO THE PAINTED AREAS AVOID THE WHEEL PATHS.

2. CURB RAMPS

CONSTRUCT CURB RAMPS WITH A MINIMUM 4'-0" X 4'-0" CLEAR SPACE BEFORE THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK.

SLOPES THAT EXCEED 8.00%, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.

PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.

TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 10' OF ADJ. RAMP. RAMP OR SLOPE AS NECESSARY TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.

FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATES SLOPE POSSIBLE.

FOR NEW CONSTRUCTION, ATTEMPT TO KEEP THE CROSS SLOPE AS FLAT AS POSSIBLE, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESSIBLE ROUTE (MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL).

CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.

CURB RAMP WIDTH IS 4'-0" MINIMUM.

AVOID CURB RAMP DESIGNS WHERE THE WIDTH OF THE CROSSWALK WILL NEED TO BE GREATER THAN 10'-0" WIDE.

ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12:1 SLOPE).

THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 11.00%; THE COUNTER SLOPE OF THE OUTCROPPED OR ROAD AT THE FOOT OF CURB RAMP, TURNING SPACE OR SLOPE AS NECESSARY TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE TO HAVE THE LENGTH GREATER THAN 15'-0".

FOR BLENDED TRANSITION CURB RAMPS (TYPE 3), THE MAXIMUM RUNNING SLOPE IS 5% WITH A MAXIMUM 2% CROSS SLOPE. BLENDED TRANSITION CURB RAMPS REQUIRE THE OCEAN COUNTY ENGINEER'S APPROVAL.

3. FLUSH CURB

CONSTRUCT TOP OF PLAIN CEMENT CONCRETE FLUSH CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).

CONSTRUCT FLUSH CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACE, FLUSH CURB ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. THE VERTICAL ALIGNMENT OF A CURB RAMP, EXCLUDING FLARES, SHALL BE PLAIN. GRADE BREAKS SHALL BE FLUSH AND PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. RAMP TRANSITIONS BETWEEN VALKUS, CUTTERS, TURNING SPACES, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAXIMUM).

FOR TYPE 3 RAMPS AND BLENDED TRANSITIONS, THE FLUSH CURB MUST EXTEND FROM THE OUTER MOST EDGE OF EACH CROSSWALK.

4. DETECTABLE WARNING SURFACES

NO SEPARATION BETWEEN DETECTABLE WARNING SURFACES FOR MEDIANS LESS THAN 4'-0" BETWEEN BACK OF CURBS.

PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE CURB BREAK NEAR STREET EDGE. PROVIDE DOTS THAT CONTRAST WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.

ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE DOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB WHEEL PATHS.

THE PUBLIC SIDEWALK CURB RAMP, DETECTABLE WARNING SURFACES (SHADED AREA) SHALL BE SAFETY RED COLOR.

FOR TYPE 3 RAMPS AND BLENDED TRANSITIONS, THE DETECTABLE WARNING SURFACE MUST BE PLACED ALONG THE ENTIRE FLUSH CURB AND THE DOMES MUST BE PLACED IN SUCH A WAY THAT THE DIRECTION OF TRAVEL IS ORIENTED INTO THE CROSSWALK.

5. JOINTS

PROVIDE EXPANSION JOINT WITH TOP OF 1/2" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE JOINT OF JUMP FLUSH WITH ADJACENT CONCRETE SURFACE.

SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.

6. TURNING SPACES

TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS, UNLESS AN EXCEPTION IS GRANTED.

DO NOT EXCEED 2.00% SLOPE IN ANY DIRECTION.

TURNING SPACE SHOULD BE 4'-0" X 4'-0" MINIMUM CLEAR SPACE. IF THE TURNING SPACE IS CONSTRAINED BY MORE SIDES, IT MUST BE 4'-0" WITH THE 5' LENGTH ALONG THE UNOBSTRUCTED SIDE. FOR TYPE 3 RAMPS AND BLENDED TRANSITIONS, THE TURNING SPACE MUST HAVE A MINIMUM OF A 5'-0" DEPTH (INCLUDING THE DETECTABLE WARNING SURFACE) ALONG THE FLUSH CURB/ROADWAY.

OCEAN COUNTY ENGINEERING DEPARTMENT APPROVAL REQUIRED IF TURNING SPACE FOR TURNING MANUEVER IS NOT ON THE SIDEWALK, I.E. IF THE TURNING SPACE "CLEAR SPACE" IS IN THE ROADWAY.

4'-4" TURNING SPACES ARE REQUIRED AT EVERY ACCESSIBLE PEDESTRIAN SIGNAL/PUSHBUTTON LOCATION.

TURNING SPACES SHALL BE CONSTRUCTED AT THE TOP OF EVERY PERPENDICULAR RAMP AND AT THE BOTTOM OF EVERY PARALLEL RAMP.

7. SIDEWALKS

NOTES THE AREA CONSIDERED TO BE THE "PEDESTRIAN ACCESSIBLE ROUTE"

THE MAXIMUM SIDEWALK CROSS SLOPE IS 2.00% (MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL). THE MAXIMUM GRADE DUE TO THE MUNICIPALITIES HAVE ESTABLISHED AN ALTERNATING COLOR SCHEME OF THE SIDEWALK SHOULD BE CONSISTENT WITH THE GRADE OF THE ADJACENT ROADWAY. IF THE 5.00% GRADE CROSS SLOPE IS REQUIRED DUE TO TOPOGRAPHY AND OTHER PHYSICAL CONSTRAINTS, THE LOWEST PRACTICAL GRADE GREATER THAN 5.00% SHOULD BE USED.

SIDEWALK WIDTH MAY BE REDUCED TO 4'-0", WHEN PASSING AREAS 5'-0" X 5'-0" ARE PROVIDED EVERY 200'.

CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS OR MORE THAN THE STANDARD 6" HEIGHT.

PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERFERED WITHIN THE SAME INTERSECTION.

ALL HANDICAP RAMPS CONSTRUCTED IN THIS CONTRACT SHALL MEET ACCESSIBILITY REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES.

THE CONTRACTOR IS REQUIRED TO CONTACT THE OCEAN COUNTY ENGINEERING TRAFFIC DEPARTMENT ABOUT THE CONSTRUCTION OF ALL HANDICAP CURB RAMPS AT SIGNALIZED INTERSECTIONS AND VERIFY THE STRIPING PLAN IS IN ACCORDANCE WITH THE MOST RECENT NO PASSING ZONE PLAN.

13. GRADE BREAKS

GRADE BREAKS AT THE TOP AND BOTTOM OF THE CURB RAMP SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

GRADE BREAKS ARE NOT PERMITTED ON THE SURFACE OF RAMP RUNS OR TURNING SPACES.

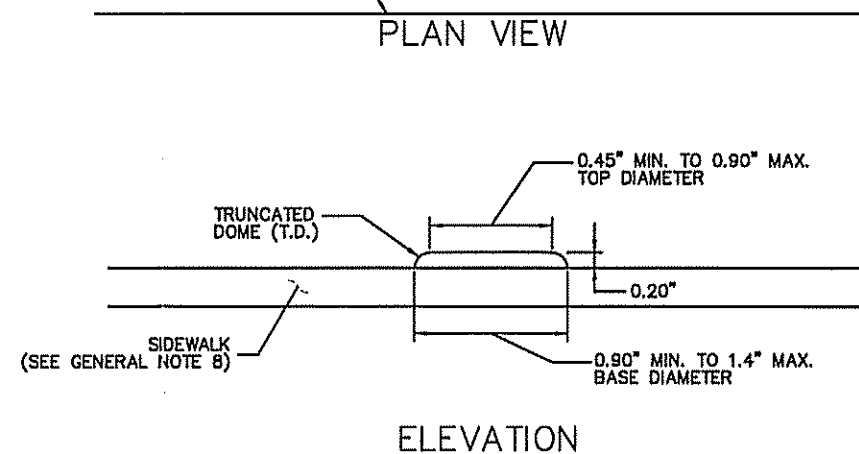
SURFACE SLOPES THAT MEET AT THE GRADE BREAKS SHALL BE FLUSH.

14. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATES SLOPE POSSIBLE.

15. ALL VERTICAL SURFACE DISCONTINUITIES SHALL NOT EXCEED 1/4" IN HEIGHT. ANY VERTICAL SURFACE DISCONTINUITY BETWEEN 1/4" AND 3/4" SHALL BE BEVELED AT AN ANGLE NO GREATER THAN 30% ACROSS THE ENTIRE DISCONTINUITY.

16. HORIZONTAL OPENINGS IN GRATES AND JOINTS SHALL NOT EXCEED 1/2" IN DIAMETER AND THE GRATES SHALL BE PLACED SO THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF TRAVEL.

17. THE CROSS SLOPE FOR CURB RAMPS, BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 2% MAXIMUM. PEDESTRIAN CROSSINGS WITHOUT YIELD OR STOP CONTROL, THE CROSS SLOPE SHALL BE PERMITTED TO MATCH THE STREET GRADE. PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE.



DETECTABLE WARNING SURFACE (DWS) INSTALLATION INSTRUCTIONS

1. Saw cut existing curb ramp surface where the DWS will be placed.
2. Remove existing concrete from this area.
3. Replace and compact any disturbed aggregate subbase.
4. Place new cement concrete and level to a 4 inch depth so that the top of the concrete is lower than the adjoining sidewalk, equivalent to the embedding depth of the DWS material.
5. Lay out and properly fit each unit of ramp surface.
6. Cut units as necessary along perimeter of detectable warning surface.
7. Place units across the entire width of the curb ramp surface and/or where the curb is flush.
8. Press units into full contact with the fresh concrete.
9. Adjust height of each unit edges to be level with adjacent ramp surfaces.
10. Only truncated domes should be above the adjacent finished concrete.
11. Fill any saw cut gaps with approved joint sealant material.

- The details provided are not drawn to scale. The quantity of domes depicted on the detectable warning unit (the domes and the entire 24" level surface) is for illustration only.

Detectable Warning Unit Dimensions:

- The size of the detectable warning field shall be 24" in the direction of travel and shall extend the full width of the curb. Ramp or flush surface. Exclusive of side flares.

Dome Alignment:

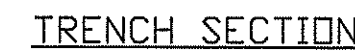
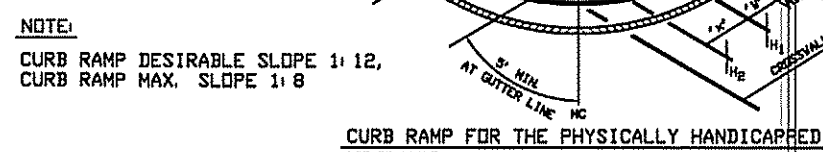
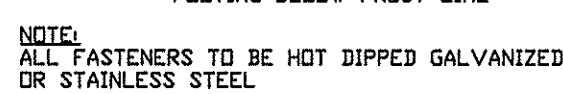
- The towns of domes shall be aligned to be perpendicular or radial to the grade break between the ramp turning space or curb ramp and the street.
- Where domes are arrayed radially they may differ in dome diameter and center-to-center spacing within the ranges specified on this sheet.

Color Requirements:

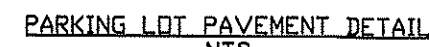
- The detectable warning field shall be color the color "yellow" unless noted otherwise in the contract documents and must meet the requirements of the standard specifications.

Detectable Warnings Locations:

- Detectable warnings shall be located so that the edge or corner of the warning field nearest to the roadway is 5' to 9' from the front of the curb or the roadway edge (12' where traversable curb is used).
- The length of the detectable warning field nearest to a railroad crossing shall be 6'-0" minimum and 15'-0" maximum from the centerline of the nearest rail.



N.T.S



N.T.S



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18-41

REVISIONS

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


JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number GE44223
Professional Planner, N.J. License Number 33LI00606400

OWNER/APPLICANT
DAVID L. WYRSCH AND JANET A. WYRSCH
500 BARNEGAT BLVD, STE 300
BARNEGAT, NJ 08005

SITE PLAN -DETAILS
P/O LOT 11, BLOCK 7.24
(PROPOSED LOT 11.02, BLOCK 7.24)
TAX MAP SHEET # 10
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: AS SHOWN	DRAWN BY: JDB
JOB NO.: 24-086	DATE: 12/10/2025

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OF