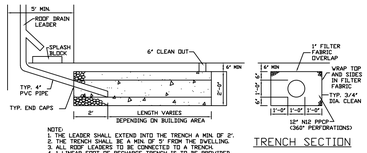
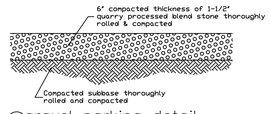
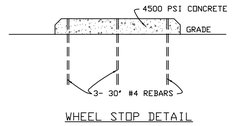
-LEGEND-
○ =IRON PIN FOUND
◎ =PIPE FOUND
⊠ =I. D. DISC FOUND IN BULKHEAD
POB =POINT OF BEGINNING
℄ =CENTERLINE
E/P =EDGE OF PAVEMENT
5.02=SPOT ELEVATION
Ø =UTILITY POLE
=HYDRANT
=MAN HOLE
=PROPOSED SPOT ELEVATION



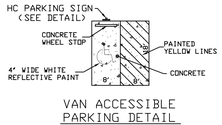
SUBSURFACE INFILTRATION SYSTEM
N.T.S.



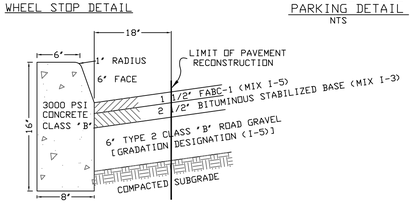
gravel parking detail
Not To Scale



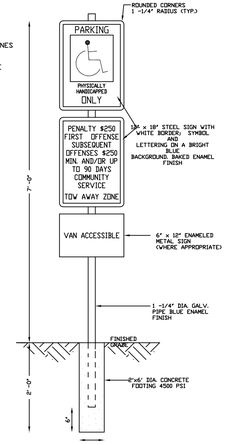
WHEEL STOP DETAIL



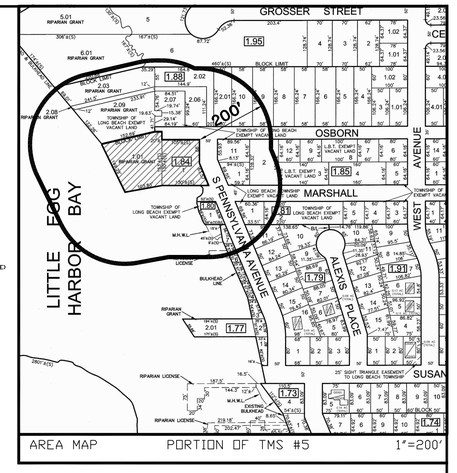
VAN ACCESSIBLE PARKING DETAIL
NTS



LONG BEACH TOWNSHIP CURB
& PAVEMENT RESTORATION DETAIL

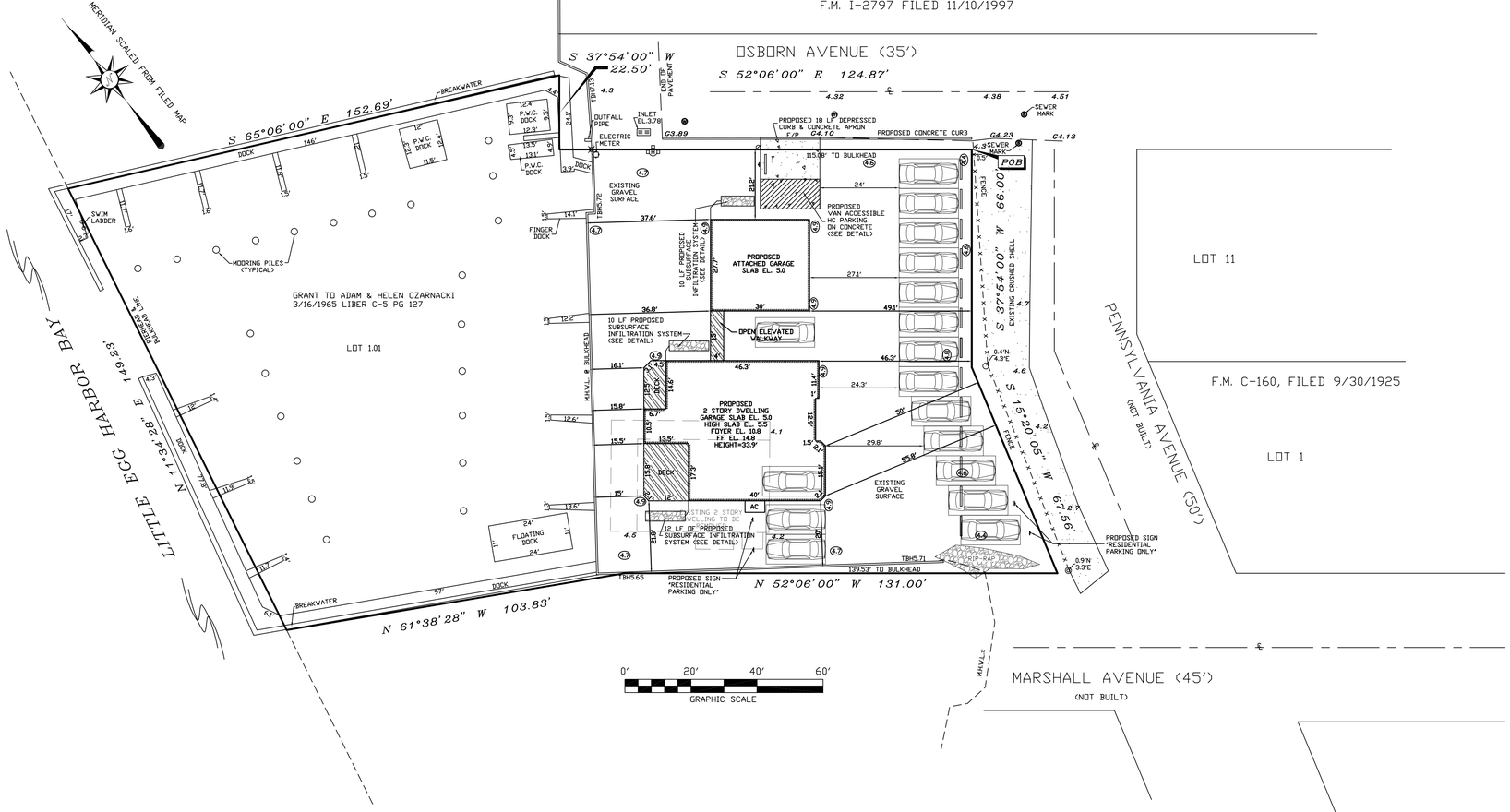


HANDICAP SIGN
(NO SCALE)



AREA MAP PORTION OF TMS #5 1"=200'

F.M. I-2797 FILED 11/10/1997



ZONING SCHEDULE MC MARINE COMMERCIAL ZONE
R-35 REQUIREMENTS SHOWN FOR THE PROPOSED SINGLE FAMILY DWELLING

	CODE	REQUIRED	PROVIDED
LOT FRONTAGE	205-58C(1)	50 FT.	124.87 FT.
LOT AREA	205-58C(1)	4,500 S.F.	15,410 S.F. UPLAND
SETBACKS:			
FRONT (OSBORN AVE)	205-58C(3)	20 FT.	21.2 FT.
SIDE	205-58C(4)	4 FT./9 FT.	15 FT./46.3 FT.
BETWEEN BUILDINGS	205-58C(4)	15 FT.	>15 FT.
REAR	205-58C(5)&(8)	20 FT.	20 FT.
COMBINED SIDE	205-12.B	37.5 FT.	61.3 FT.
TO BULKHEAD	205-11.C(1)	10 FT.	15 FT.
LOT COVERAGE(%)	205-58C(7)	33.3%	20.5%
IMPERVIOUS COVERAGE	205-33.B(3)(a)	75%	22.8%
PARKING	205-58E		
RESIDENTIAL	205-51D(1)(a)	4 SPACES (3,429.5 S.F.)	
MARINA	205-61C(1) 1 SPACE/2 BOAT SLIPS	12 SPACES (24 SLIPS)	
TOTAL		16 SPACES	18 SPACES
HEIGHT	205-61 (H)	34 FT.	33.9 FT.

NOTES:

1. A.K.A. LOTS 101 THRU 106 BLOCK 1 FILED MAP C-160, FILED 9/30/1925 "BEACH HAVEN ANNEX NO. 1"
2. DEED REFERENCE: BOOK: 12976 PAGE: 1171
3. FLOOD ZONE AE, BASE FLOOD ELEVATION 9, AS SHOWN ON FIRM #34029C0592F
4. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0592G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8. THE PROPERTY IS LOCATED WITHIN THE 'COASTAL A' ZONE
5. VERTICAL DATUM NAVD (1988)
6. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, PLS GS35888 TITLED "TITLE SURVEY OF LOT 1, BLOCK 1.84, TAX MAP SHEET # 7, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY", DATED 7/7/2003 AND LAST REVISED 12/5/2023
7. 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

APPROVED BY THE
LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

OWNER/APPLICANT:
JAMES P. OCCHIPINTI
27 W. LILLIE AVENUE
LONG BEACH TOWNSHIP, NJ 08008

REVISIONS

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

SITE PLAN
LOT 1, BLOCK 1.84
TAX MAP SHEET # 5
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20' | DRAWN BY: AMC
JOB NO. 03-185 | DATE: 2/5/2026

SITE-1