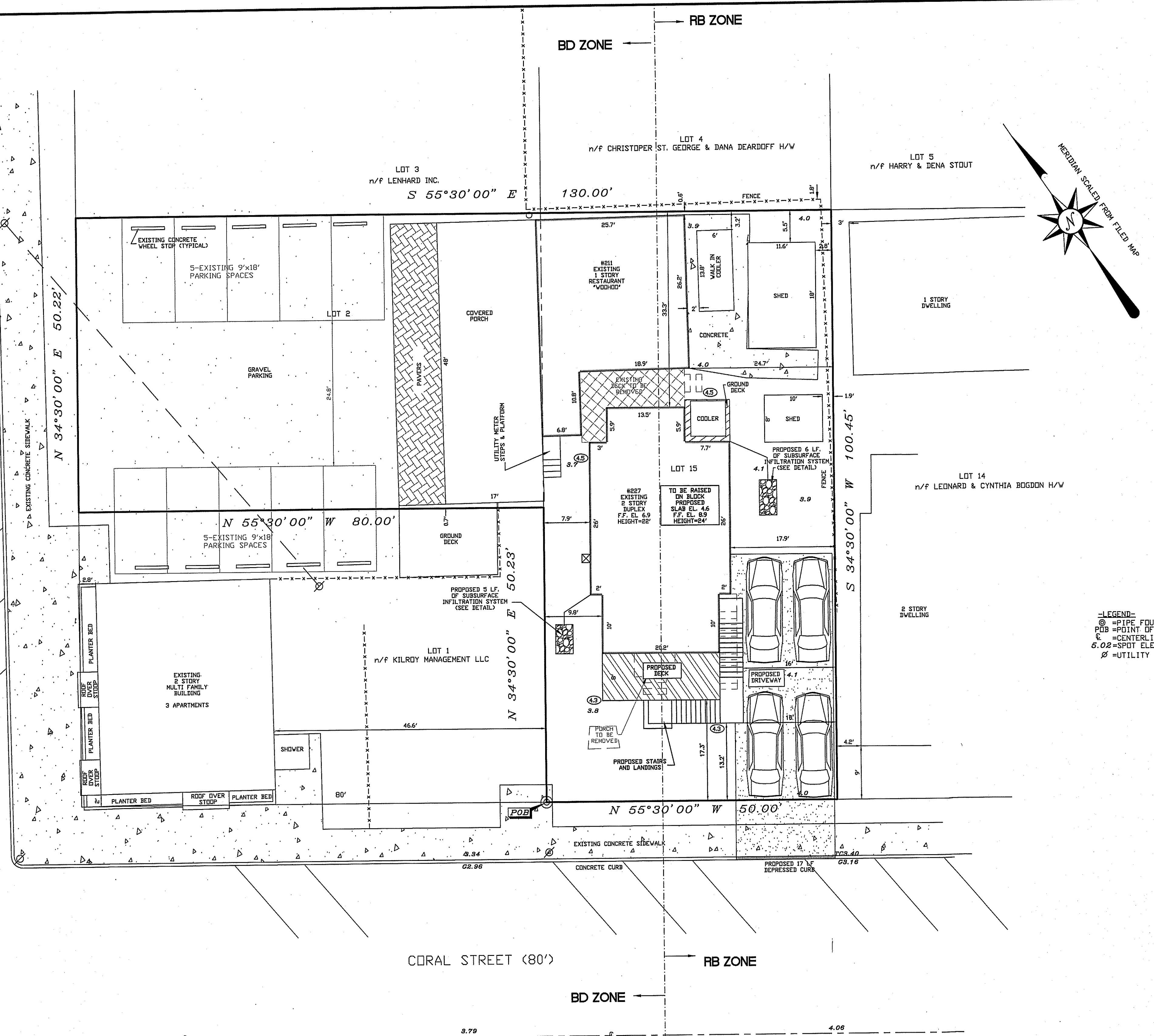


ZONING SCHEDULE RB RESIDENTIAL ZONE REQUIREMENTS SHOWN FOR DUPLEX USE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 S.F.	9,040.54 S.F.	No Change
LOT WIDTH	60 FT.	50.22 FT.**	No Change
SETBACKS: DUPLEX BUILDING			
FRONT (CORAL STREET)	15 FT.	17.3 FT.	13.2 FT.**
SIDE	5 FT.	7.9 FT./17.9 FT.	7.9 FT./16 FT.
COMBINED SIDE	16 FT.	25.8 FT.	23.9 FT.
REAR (NDRTH)	8 FT.	33.3 FT.	No Change
SETBACKS: COMMERCIAL BUILDING BASED ON BUSINESS DISTRICT REQUIREMENTS			
FRONT (LONG BEACH BLVD)	0 FT.	5.4 FT.	No Change
SIDE	0 FT.	0.7 FT./0.8 FT.	No Change
REAR (EAST)	25 FT.	24.7 FT.**	No Change
ACCESSORY SETBACKS: (a)			
SIDE (EAST)	5 FT.	1.9 FT.**/2.8 FT.**	No Change
REAR (NDRTH)	5 FT.	3.2 FT.**/5.5 FT.	No Change
BUILDING COVERAGE	35%	34.7%	34.8%
IMPERVIOUS COVERAGE	60%	72.5%**	80.8%**
FLOOR AREA RATIO	50%	17.1%	No Change
BUILDING HEIGHT	35 FT.	22 FT.	24 FT.
PARKING			
DUPLEX	4 SPACES	0 SPACES**	4 SPACES
COMMERCIAL	3 SPACES	5 SPACES	No Change
TOTAL REQUIRED	7 SPACES	5 SPACES	9 SPACES

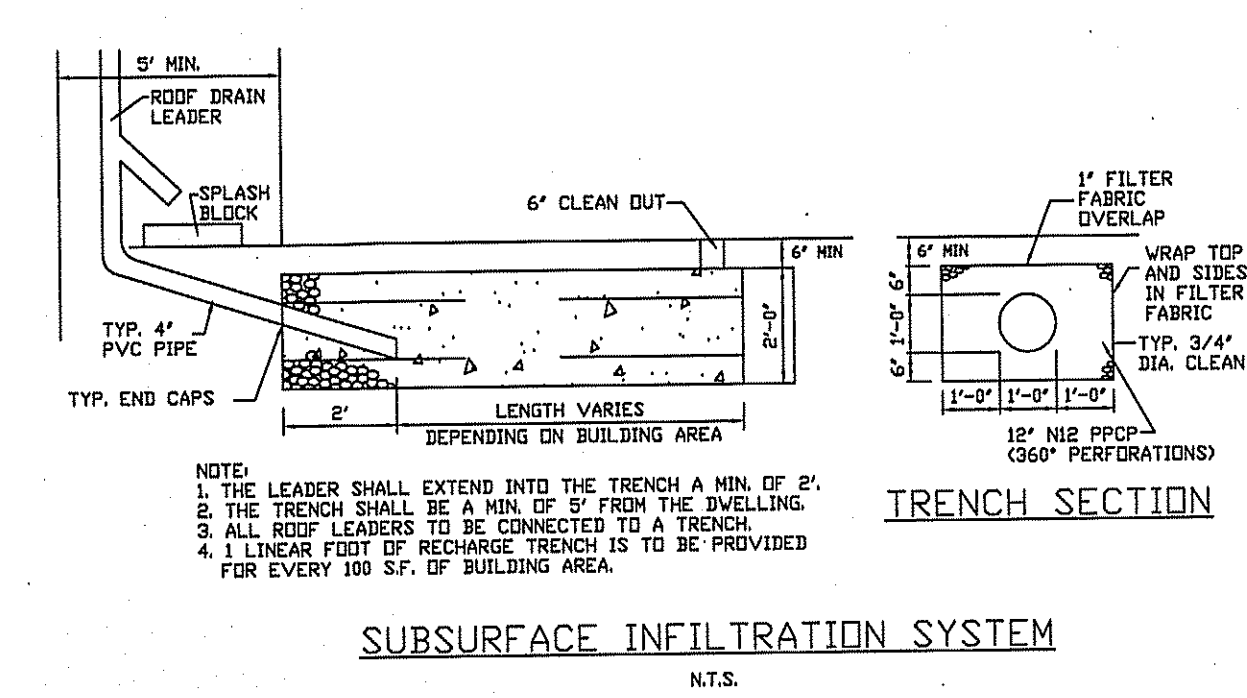
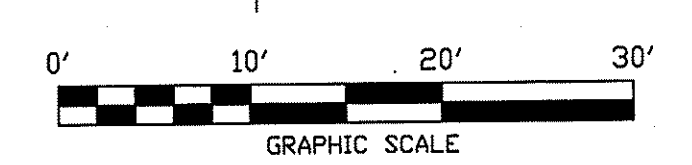
(a) RB ZONE ACCESSORY SETBACK REQUIREMENTS SHOWN SINCE ALL ACCESSORY BUILDINGS ARE WITHIN THE RB ZONE PORTION OF THE PROPERTY  
 \*\* = EXISTING NON-CONFORMITY  
 \* = VARIANCE REQUIRED

NOTES:

- AKA LOT 2, SECTION 'M' FILED MAP B-225, FILED 12/5/1920 'PLAN OF BEACH HAVEN'
- DEED REFERENCE: BOOK 11855, PAGE 1725
- FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C061F
- BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C061G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS NOT LOCATED WITHIN THE 'COASTAL A' ZONE
- VERTICAL DATUM NAVD (1988)



LEGEND:  
 @ = PIPE FOUND  
 PDB = POINT OF BEGINNING  
 C = CENTERLINE  
 5.02 = SPOT ELEVATION  
 Ø = UTILITY POLE



NOTE:  
 1. THE LEADER SHALL EXTEND INTO THE TRENCH A MIN. OF 2'.  
 2. THE TRENCH SHALL BE A MIN. OF 5' FROM THE DWELLING.  
 3. ALL ROOF LEADERS TO BE CONNECTED TO A TRENCH.  
 4. A LINEAR FOOT OF REINFORCE TRENCH IS TO BE PROVIDED FOR EVERY 100 SF. OF BUILDING AREA.

SUBSURFACE INFILTRATION SYSTEM  
 N.T.S.

4/9/2020 SHOW ADJACENT LOT 1  
 2/7/2020 REVISE ELEVATIONS PER NEW ARCHS (MAX)  
 12/18/2019 VARIANCE MAP PER NEW ARCHITECTURALS (MAX)  
 10/24/2019 SHOW NEW SHEDS AND COOLERS; SHOW PARKING ON LOT 2 (MAX)

**HORN, TYSON & YODER, INC.**  
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
 CERTIFICATE 24GA27951700 - ISSUED AUGUST 29, 2018  
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424  
 PHONE (609) 492-5050 FAX (609) 492-4163

*James D. Brozowski*  
**JAMES D. BROZOWSKI, P.E., P.P.**  
 Professional Engineer, N.J. License Number: GC44223  
 Professional Planner, N.J. License Number: 33110665400

*Robert G. deLozier*  
**ROBERT G. deLOZIER, P.L.S.**  
 Professional Land Surveyor, N.J. License Number: 35357

SITE PLAN  
 LOTS 2 & 15, BLOCK 134  
 TAX MAP SHEET # 5  
 BOROUGH OF BEACH HAVEN  
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'  
 DRAWN BY: RLF  
 SHEET 1 OF 1

JOB NO.: 15-125  
 DATE: 7/9/2019

OFFSETS 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 NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.  
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TIDELAND CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.  
 THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.  
 THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.