

**ZONING SCHEDULE**  
RB RESIDENTIAL ZONE REQUIREMENTS SHOWN FOR DUPLEX USE

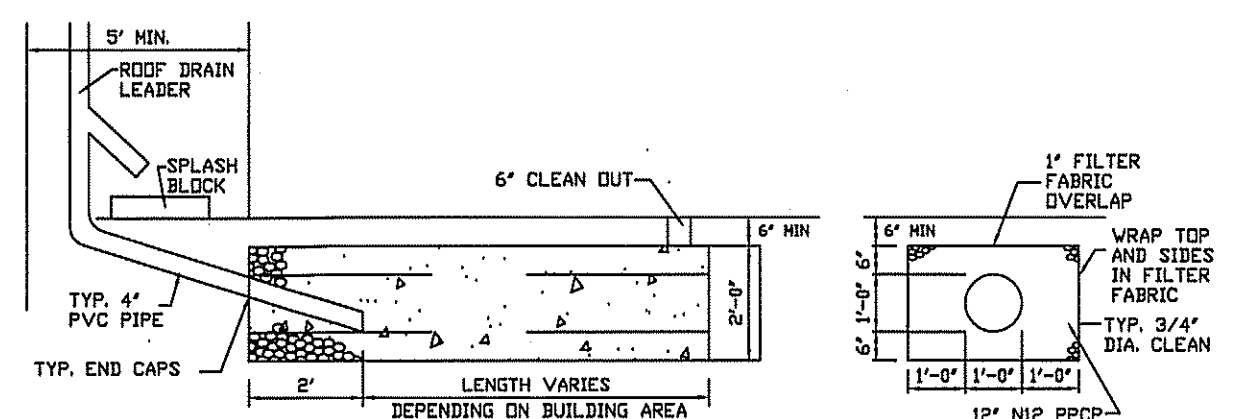
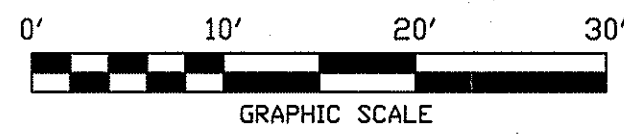
	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 S.F.	9,040.54 S.F.	No Change
LOT WIDTH	60 FT.	50.22 FT. MM	No Change
SETBACKS: (DUPLEX BUILDING)			
FRONT (CORAL STREET)	15 FT.	17.3 FT.	13.2 FT. MM
SIDE	5 FT.	7.9 FT./17.9 FT.	6.0 FT./17.9 FT.
COMBINED SIDE	15 FT.	25.8 FT.	23.9 FT.
REAR (NORTH)	8 FT.	33.3 FT.	No Change
SETBACKS: (COMMERCIAL BUILDING BASED ON BUSINESS DISTRICT REQUIREMENTS)			
FRONT (LONG BEACH BLVD)	0 FT.	62.1 FT.	No Change
SIDE	0 FT.	0.7 FT./0.8 FT.	No Change
REAR (EAST)	25 FT.	24.7 FT. MM	No Change
ACCESSORY SETBACKS: (a)			
SIDE (EAST)	5 FT.	1.9 FT. MM/2.8 FT. MM	No Change
REAR (NORTH)	5 FT.	3.2 FT. MM/5.5 FT.	No Change
BUILDING COVERAGE	35%	34.7%	34.8%
FLOOR AREA RATIO	50%	17.1%	No Change
IMPERVIOUS COVERAGE:			
EXCLUDING PERVIOUS PAVERS	60%	72.6% MM	73.3% MM
PERVIOUS PAVERS	75%	N/A	8.2% MM
TOTAL			81.5% MM
BUILDING HEIGHT	35 FT.	22 FT.	24 FT.
PARKING:			
DUPLEX	4 SPACES	0 SPACES MM	4 SPACES
COMMERCIAL	3 SPACES	5 SPACES	No Change
(1 SPACE/600 SF. GFA)			
TOTAL REQUIRED	7 SPACES	5 SPACES	9 SPACES

**LEGEND:**  
 @ - PIPE FOUND  
 PGB - POINT OF BEGINNING  
 CL - CENTERLINE  
 5.02 - SPOT ELEVATION  
 Ø - UTILITY POLE

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

**NOTES:**

1. A.K.A. LOT 2, SECTION 'N' FILED MAP B-225, FILED 12/5/1920 "PLAN OF BEACH HAVEN"
2. DEED REFERENCE: BOOK 11855, PAGE 1725
3. FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0611F
4. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0611G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS NOT LOCATED WITHIN THE "COASTAL A" ZONE
5. VERTICAL DATUM NAVD (1988)



**TRENCH SECTION**  
 18" MIN. WRAP TOP AND SIDES IN FILTER FABRIC  
 TYP. 3/4" DIA. CLEAN OUT

**SUBSURFACE INFILTRATION SYSTEM**

NT.S.

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 FLOODING 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.

6/23/2020 FLP DUPLEX ENTRY STAIRS TO THE WEST SIDE OF THE BUILDING  
 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  
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**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

OWNER/APPLICANT:  
 DONNA KILROY  
 236 COUNTRY CLUB BOULEVARD  
 LITTLE EGG HARBOR, NJ 08087