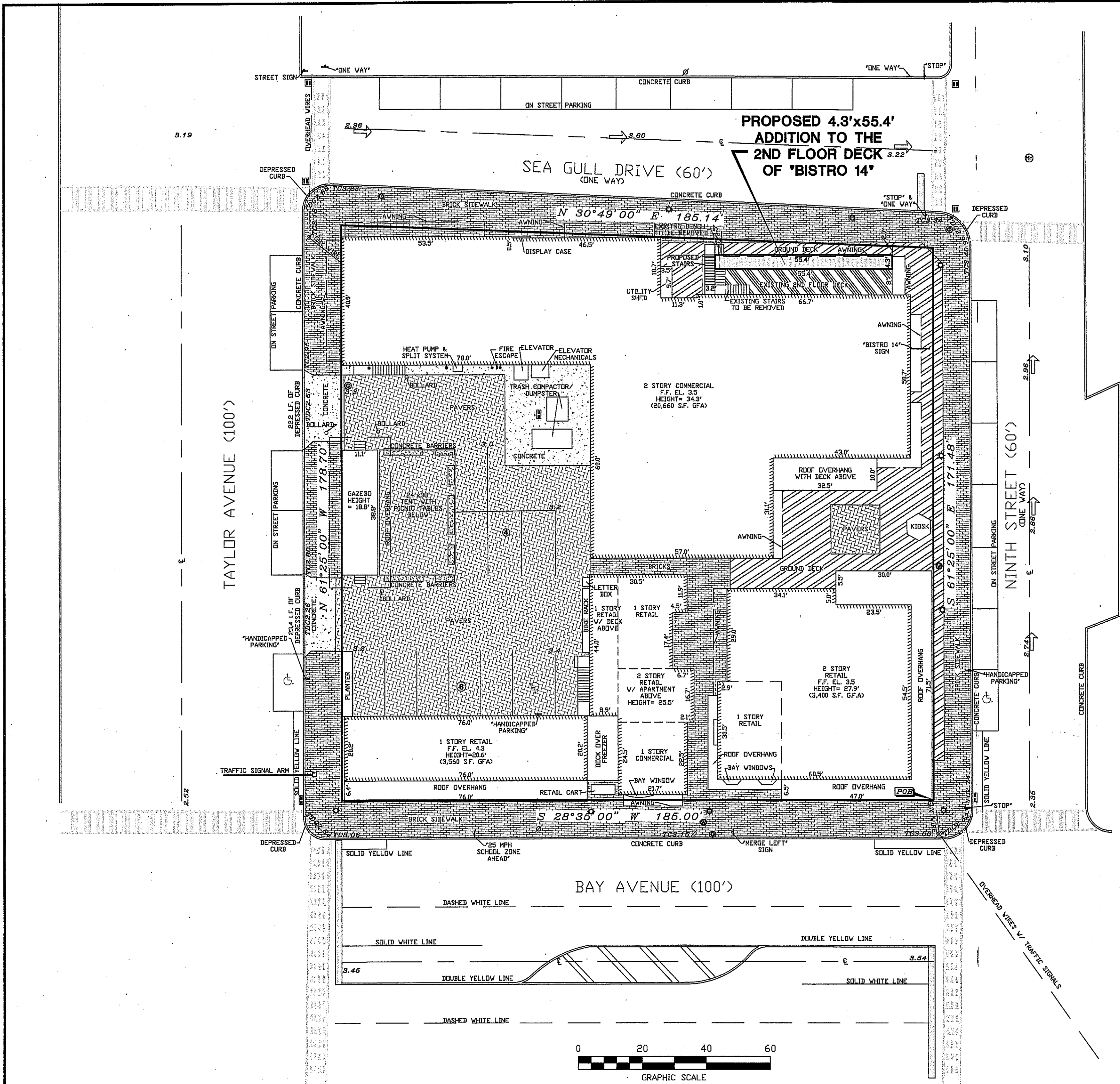




PROPOSED 4.3'x55.4' ADDITION TO THE 2ND FLOOR DECK OF 'BISTRO 14'

SEA GULL DRIVE (60') (ONE WAY)

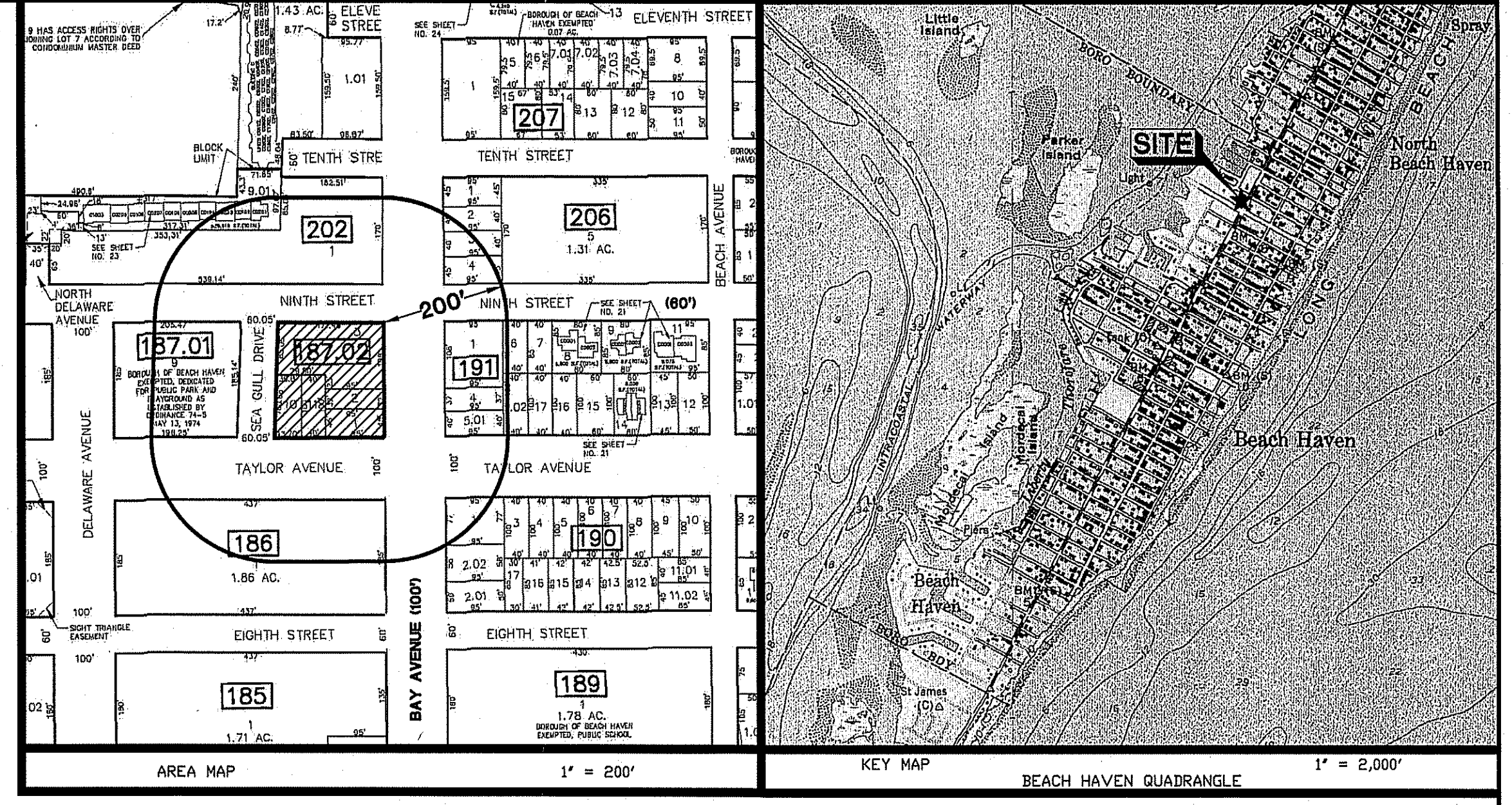
TAYLOR AVENUE (100')

BAY AVENUE (100')

NINTH STREET (60') (ONE WAY)

LEGEND:
POB = POINT OF BEGINNING
AC = AIR CONDITIONER
C = CENTERLINE
S.O. = SPOT ELEVATION
U = UTILITY POLE
W = WATER VALVE
G = GAS VALVE
M = MANHOLE
S = STREET LIGHT

NOTES:
1. AKA LOTS 58-64, 68 & 69, SECTION 5 ON FILED MAP #A-27 FILED 3/28/1913 'SECTIONAL PLAN BEACH HAVEN, NJ SHOWING PROPERTY OF JOSEPH TAYLOR'
2. ELEVATIONS NAVD (1988)
3. FLOOD ZONE AE, BASE FLOOD ELEVATION 9 AS SHOWN ON FIRM #34029C0603F
4. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0603G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS LOCATED OUTSIDE OF THE 'COASTAL A' ZONE.
5. EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE BOROUGH ENGINEER
6. THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF BAY AVENUE.
7. ALIGNMENT AND GRADE FOR CURB AND ROAD IMPROVEMENTS ALONG BAY AVENUE 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.
8. THE DEVELOPER SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT FOR ALL ROAD IMPROVEMENTS ALONG BAY AVENUE PRIOR TO THE RELEASE OF ANY BOND OR OTHER FINANCIAL SURETY POSTED WITH THE MUNICIPALITY FOR THE COMPLETION OF SAID IMPROVEMENTS.



ZONING SCHEDULE BD - BUSINESS DISTRICT			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	3,600 S.F.	32,391.5 S.F.	NO CHANGE
LOT FRONTAGE	40 FT.	185 FT.	NO CHANGE
LOT WIDTH	40 FT.	185 FT.	NO CHANGE
SETBACKS: FRONT			
BAY AVENUE	0 FT.	0 FT.	NO CHANGE
9TH STREET	0 FT.	0 FT.	NO CHANGE
TAYLOR AVE	0 FT.	0 FT.	NO CHANGE
SEA GULL DRIVE	0 FT.	0 FT.	NO CHANGE
BUFFER	10' BUFFER TO RESIDENTIAL	>10 FT.	NO CHANGE
LOT COVERAGE (%)	75%	68.5X(a)	68.7X(a)
IMPERVIOUS COVERAGE	60%	100X**	NO CHANGE
FLOOR AREA RATIO	50%	1.2X	NO CHANGE
DENSITY	1 UNIT/5,000 S.F.	1 UNIT/32,391.5 S.F.	NO CHANGE
MINIMUM AREA OF APARTMENT, 1 BEDROOM	5,247 S.F.	398 SF. **	NO CHANGE
HEIGHT	35 FT.	<35FT.	NO CHANGE
PARKING:			
COMMERCIAL: 1 SPACE/600 SF GFA (28,063 S.F. GFA EXISTING) (28,303 S.F. GFA PROPOSED)	47 SPACES REQUIRED 48 SPACES REQUIRED		
APARTMENTS: 1 SPACES/ 1 BDRM UNIT	1 SPACES		
TOTAL PARKING REQUIRED	49 SPACES	10 SPACES**	10 SPACES**
LOADING ZONE: 1 LOADING ZONE/4,000 S.F. GFA (15' x 30' MINIMUM DIMENSIONS)	8 REQUIRED	0 PROVIDED**	0 PROVIDED**

(a) LOT COVERAGE CALCULATIONS INCLUDES ALL AWNING, OVERHANGS AND THE TENT WITHIN THE PARKING AREA.
** EXISTING NON-CONFORMITY
* VARIANCE REQUESTED

APPROVED BY THE
BOROUGH OF BEACH HAVEN LAND USE BOARD

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

" BAY VILLAGE "

OWNER/APPLICANT
JB MASCHAL
830 N. BAY AVENUE
BEACH HAVEN, NJ 08008

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED
AS A BASIS FOR CONSTRUCTION OF PERMITS OR
OTHER PERMANENT STRUCTURES.

THIS CERTIFICATION IS MADE ONLY TO THE
OWNER 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 TIE LINES EXCEPT AS
SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY
ENCROACHMENTS, UTILITIES, SERVICE LINES,
OR STRUCTURES BELOW GROUND, IF ANY, EXCEPT
AS SHOWN HEREON.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS REVEAL
CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

11/12/2020 DECK PER ARCHS (MAX)

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050 FAX (609) 492-4163

JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number GE44223
Professional Planner, N.J. License Number 33L100606400

ROBERT G. deBLASIS, P.L.S.
Professional Land Surveyor, N.J. License Number 35357

SITE PLAN
LOTS 1, 2, 3, 10 & 11 BLOCK 187.02
TAX MAP SHEET # 10
BOROUGH OF BEACH HAVEN
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'
DRAWN BY: MAX
JOB NO.: 04-228
DATE: 7/30/2020

SHEET 1
OF 1