

- NOTES:**
- A.K.A. LOTS 4, 5 & 6, BLOCK 433, FILED MAP #A-262 9/27/1920 'PLAN OF BRIGHTON BEACH'
 - DEED REFERENCE: BOOK 19345, PAGE 602
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0602F.
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602 THE PROPERTY IS LOCATED IN FLOOD ZONE AE. BASE FLOOD ELEVATION 8 THE PROPERTY IS LOCATED OUTSIDE 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 'BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 1 & 17, BLOCK 13.08, TAX MAP SHEET # 15 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY, DATED 5/24/2023.
 - PROPOSED BUILDING COVERAGE IS 33.0% OF THE LOT AREA.
 - 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.
 - 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 ONLY SITE LIGHTING PROPOSED WILL BE TYPICAL RESIDENTIAL LIGHTING.

- LEGEND-**
- = IRON PIN FOUND
 - POB = POINT OF BEGINNING
 - ⊕ = CENTERLINE
 - 6.02 = SPOT ELEVATION
 - ⊕ = UTILITY POLE
 - ⊕ = WATER VALVE
 - ⊕ = CLEANOUT
 - ⊕ = GAS
 - ⊕ = PROPOSED SPOT ELEVATION

APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

ZONING SCHEDULE C- GENERAL COMMERCIAL ZONE

	CODE	REQUIRED	EXISTING	PROVIDED
LOT AREA ¹	205-59.C(1)	6,000 S.F.	6,375 S.F.	6,375 S.F.
LOT WIDTH	205-59.C(1)	50 FT.	75 FT.	75 FT.
SETBACKS: FRONT SIDE	205-59.C(2)	NO REQUIREMENT	18 FT. OVERHANG	10 FT.
REAR	205-55.C(5)	4 FT.	34.2 FT./6.4 FT. (PRINCIPAL)	5 FT./25 FT.
COMBINED SIDE	205-12.B	10 FT.	2.6 FT.** (GARAGE)	22.8 FT.
IMPERVIOUS COVERAGE (%)	205-33.B.(3).a)	75%	33.9 FT. (PRINCIPAL)	30 FT.
IMPERVIOUS IN YARD ADJACENT TO STREET	205-33.B.(3).a)	60%	2.3 FT.** (GARAGE)	
SETBACK TO IMPERVIOUS SURFACES ¹	205-33.B.(4)	1.5 FT.	40.6 FT.	
HEIGHT	205-10.A	22.5 FT.	70.1%	34 FT.
PARKING	205-55.E.(1)	34 FT.	10.2%	33.8 FT.
3,499 S.F. SINGLE FAMILY DWELLING	205-59.E.(3)	8 SPACES		8 SPACES
OFFICE 1 SPACES/500 S.F.				
TOTAL				
CONDITIONS FOR A MIXED USE BLDG	205-59.A.(18).a)	NO RESIDENTIAL USE ON 1ST FLOOR		NO RESIDENTIAL USE ON 1ST FLOOR
	205-59.A.(18).b)	AREA OF 2ND FLOOR RESIDENTIAL ≤ AREA OF 1ST FLOOR COMMERCIAL		1ST FLOOR COMMERCIAL (1,999 S.F.) GREATER THAN 2ND FLOOR RESIDENTIAL (1,901 S.F.)
	205-59.A.(18).b)	AREA OF 3RD FLOOR RESIDENTIAL ≤ AREA OF 2ND FLOOR RESIDENTIAL		3RD FLOOR RESIDENTIAL (1,998 S.F.) LESS THAN 2ND FLOOR RESIDENTIAL (1,901 S.F.)
	205-59.A.(18).c)	# OF RESIDENTIAL PARKING SPACES TO BE ≤ # OF COMMERCIAL PARKING SPACES		# COMMERCIAL PARKING (4 SPACES) EQUALS # RESIDENTIAL PARKING (4 SPACES)

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	COMPLIES WITH 205-59.A.(18).a)
FIRST FLOOR	1,999 S.F.	0 S.F.	YES
SECOND FLOOR	0 S.F.	1,901.4 S.F.	YES
THIRD FLOOR	0 S.F.	1,997.9 S.F.	YES

2/6/2024 MODIFIED BUILDING & FLOOR AREAS PER ARCHITECT

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 FAX (609) 492-4163

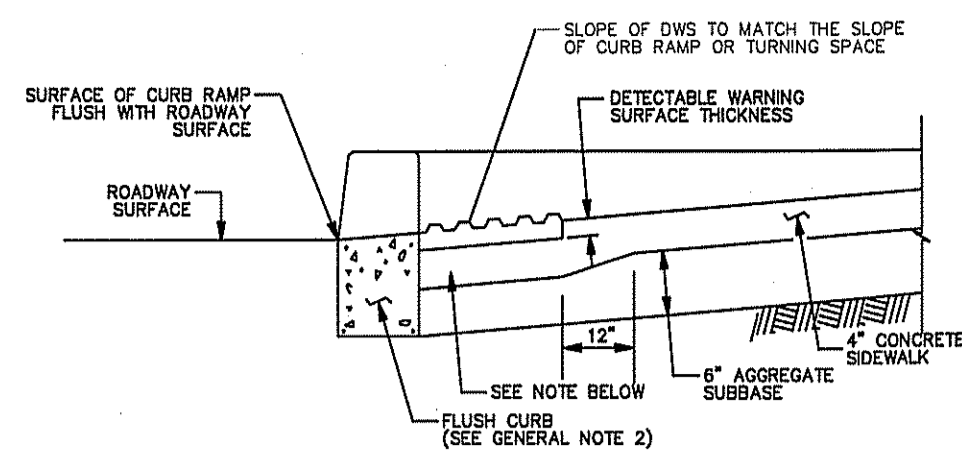
James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, License Number GE44223
Professional Planner, License Number 33L100606400

SITE PLAN:
LOTS 1 & 17, BLOCK 13.08
TAX MAP SHEET # 15
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

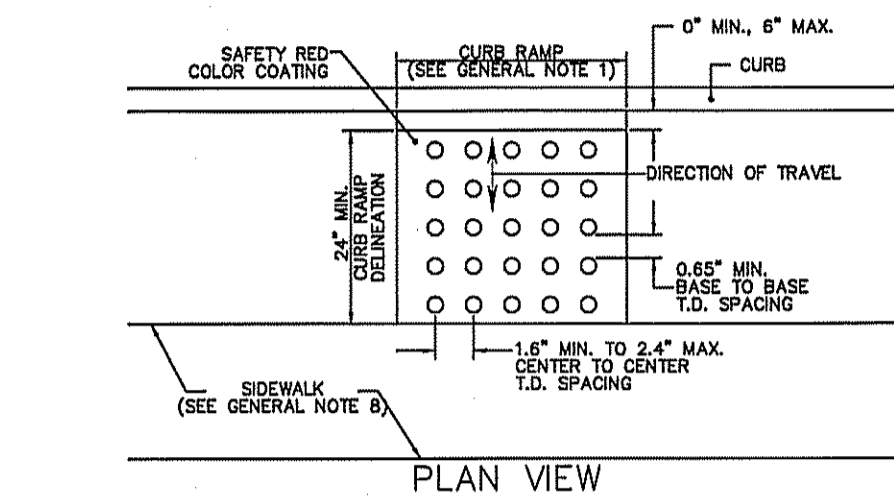
SCALE: 1" = 10'
DRAWN BY: JDB
JDB NO.: 23-028
DATE: 4/3/2024

SHEET 1 OF 2

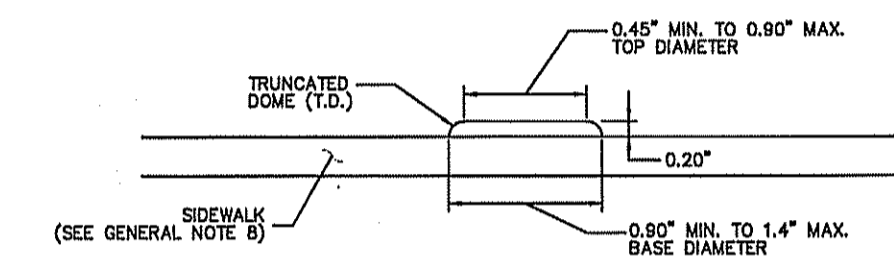
OWNER/APPLICANT:
DOLRES SANTORO
3 BRIDGESIDE CIRCLE
MARLBORO NJ 07746



DETECTABLE WARNING SURFACE EMBEDDING DETAIL



PLAN VIEW



ELEVATION

DETECTABLE WARNING SURFACE TRUNCATED DOME DETAILS

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 saw 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 prior to setting in wet concrete.
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 edge 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.

DWS Notes:

- The details provided are not drawn to scale. The quality 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:

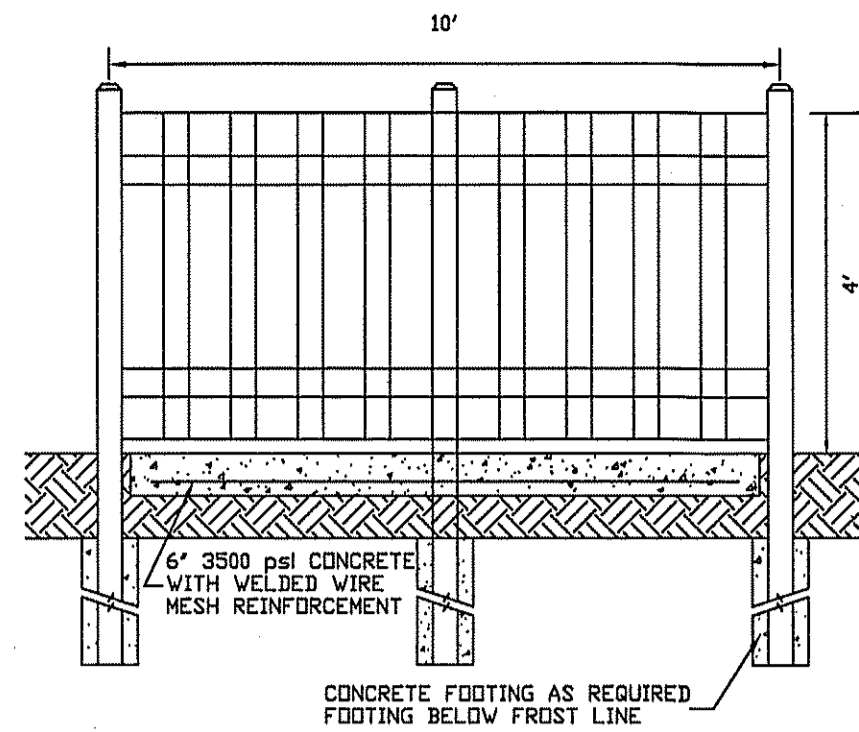
- The rows of domes shall be aligned to be perpendicular or radial to the grade break between the ramp landing space or curb ramp and the street.
- Where domes are arrayed radially they may differ in dome diameter and center-to-center spacing within the ranges specified on this sheet.

Color Requirements:

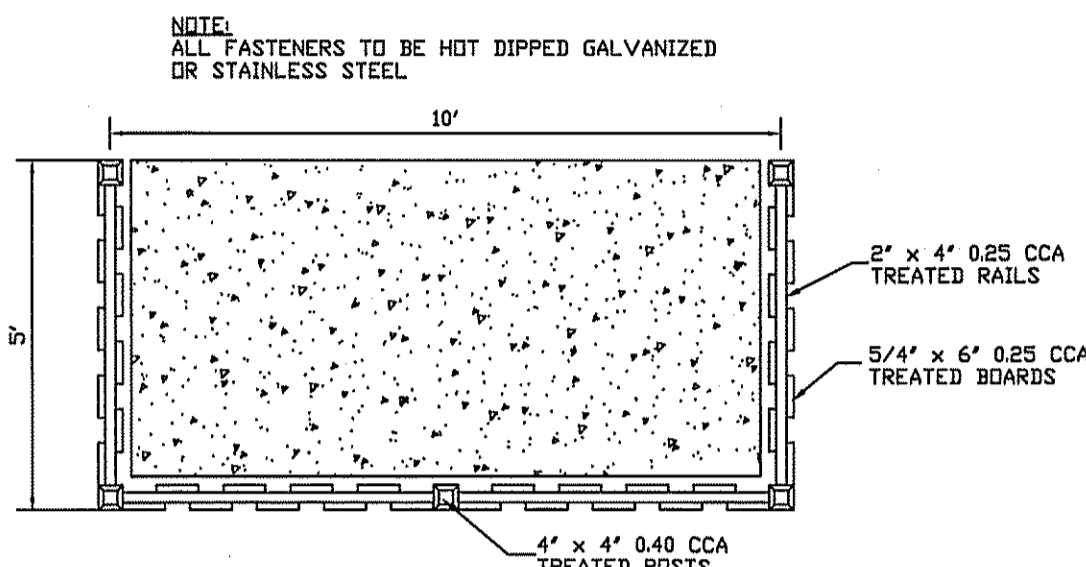
- The detectable warning field shall be the color "safety red" unless noted otherwise in the contract documents and must meet the requirements of the standard specifications.

Detectable Warnings Locations:

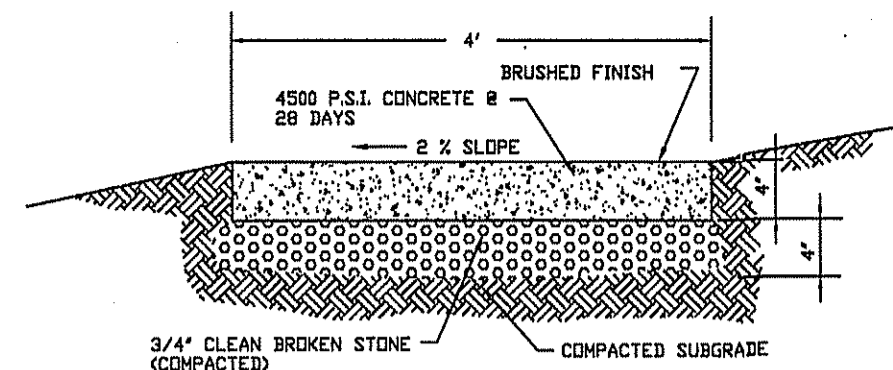
- Detectable warnings shall be located so that the edge or corner of the warning field nearest to the roadway is 5" to 9" from the front of the curb or the roadway edge (12" where invariable curb is used).
- The edge of the detectable warning field nearest to a railroad crossing shall be 6'-0" minimum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



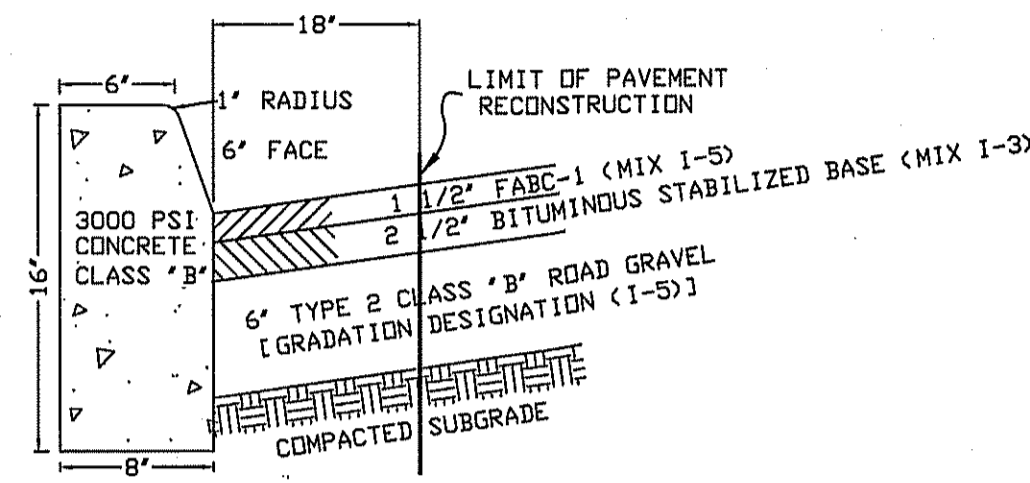
CONCRETE SIDEWALK



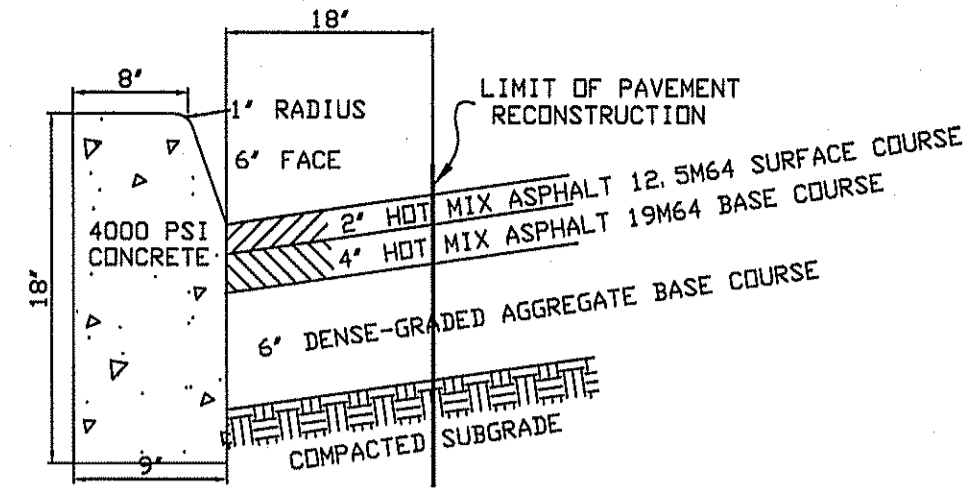
4' HIGH 5' x 10' BOARD ON BOARD TRASH ENCLOSURE



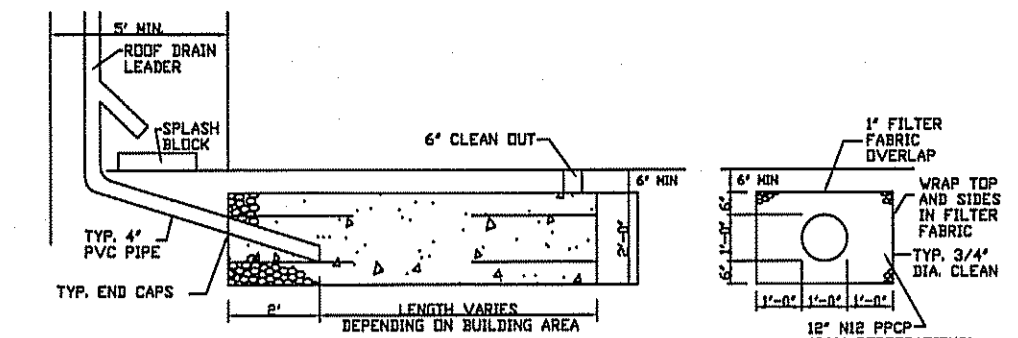
CONCRETE SIDEWALK



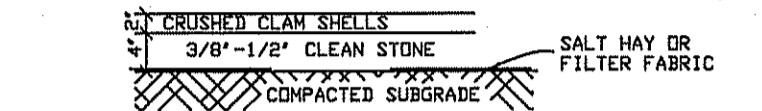
LONG BEACH TOWNSHIP CURB & PAVEMENT RESTORATION DETAIL



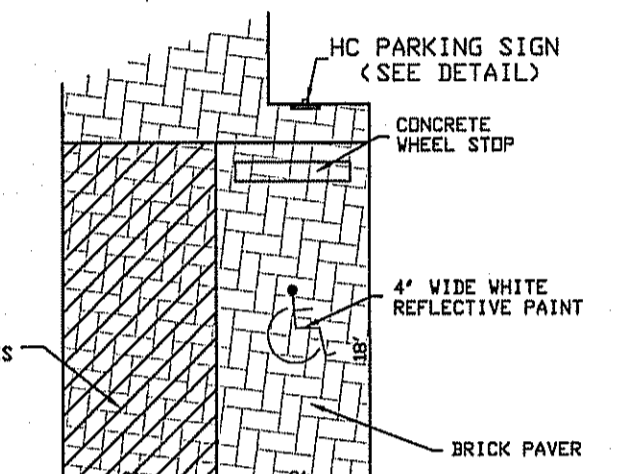
COUNTY CURB & PAVEMENT RESTORATION DETAIL



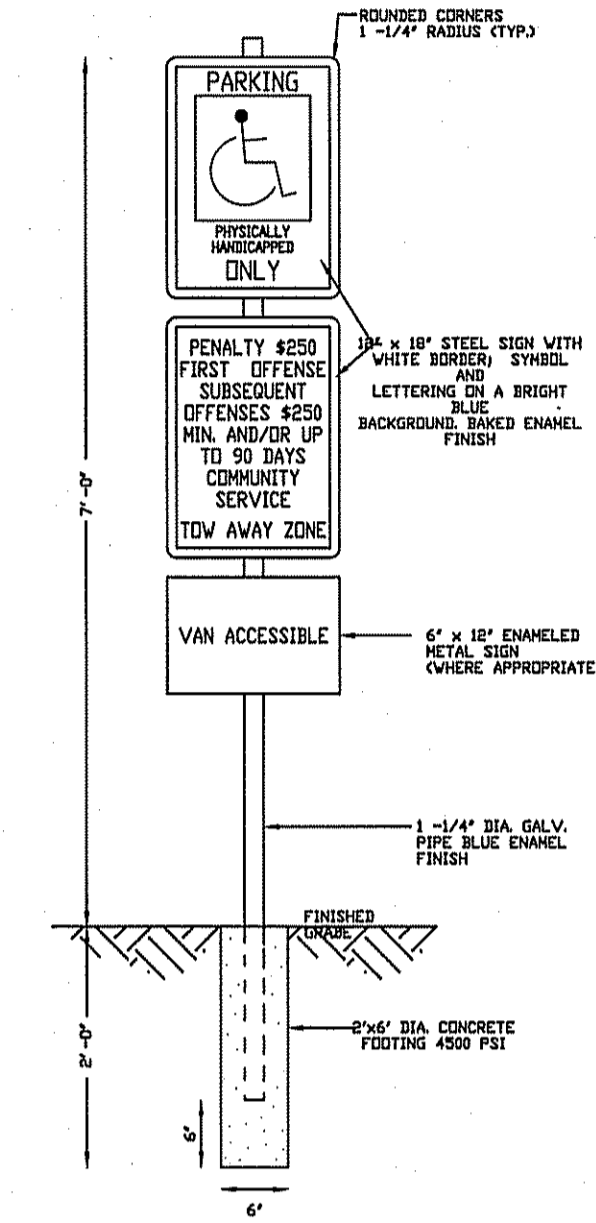
SUBSURFACE INFILTRATION SYSTEM



ON SITE PARKING LOT DETAIL



VAN ACCESSIBLE PARKING DETAIL



HANDICAP SIGN

REVISIONS

HORN, TYSON & YODER, INC.
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SITE PLAN - DETAILS:
LOTS 1 & 17, BLOCK 13.08
TAX MAP SHEET # 15
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: AS SHOWN	DRAWN BY: MAX	SHEET 2 OF 2
JOB NO.: 23-028	DATE: 1/9/2024	