

CERTIFIED PROPERTY OWNERS WITHIN 200'

851 L2-5 6	1744 FORGE POND RD. 1744 FORGE POND ROAD BRICK, NJ 08724	HAFFNER, ROBERT & DOROTHY	852 6	852 ROUTE 70	MELASSANOS, GEORGE 1960 HAZELWOOD RD TOMS RIVER NJ 08753
851 L7-9 6	1742 FORGE POND RD. 1742 FORGE POND RD BRICK, NJ 08724	POMARANSKI, GREG & EVA S	852 9	1758 FORGE POND RD.	KINNEY, MARY D TRUST 1760 FORGE POND RD BRICK, NJ 08724
851 L11 10	1740 FORGE POND RD 1740 FORGE POND RD BRICK, NJ 08724	BEATTY, ROBERT W JR & THERESA M 398 BERSHIRE RD RIDGEBURG, NJ 07450	852 10	1754 FORGE POND RD.	MELLIA, CLEMENT 1754 FORGE POND RD BRICK, NJ 08724
851 L12 12 L13-15	1736 FORGE POND RD. 1737 W. PRINCETON AVE. BRICK, NJ 08724	CUBBERLY, HOWARD C. JR. & SUZANNE H 398 BERSHIRE RD RIDGEBURG, NJ 07450	853 1	1765 FORGE POND RD.	MELASSANOS, GEORGE & DIANE 1960 HAZELWOOD RD TOMS RIVER NJ 08753
851 L17,18 16	1745 W. PRINCETON AVE. 613 HILL DR BRICK, NJ 08724	LAURELTON PLAZA INC 613 HILL DR BRICK, NJ 08724	853 L3	848 ROUTE 70	MEHMAN, A. & H. ETAL 39 BATTEN AVE MONMOUTH BEACH, NJ 07750
851 L19 L20-22	1741 W. PRINCETON AVE. 1741 W. PRINCETON AVE. BRICK, NJ 08724	HULSE, STEPHEN J & JUNE F. 1741 W. PRINCETON AVE. BRICK, NJ 08724	853 4	1763 FORGE POND RD.	BITTMAN, ROBERT & NANCY 1763 FORGE POND RD. BRICK, NJ 08724
851 L24,25	1737 W. PRINCETON AVE. BRICK, NJ 08724	HALL, DAVID J & KRISTINA 1737 W. PRINCETON AVENUE BRICK, NJ 08724	853 5	1761 FORGE POND RD.	BOYKO, WALTER & ALEXIS A. 1761 FORGE POND RD BRICK, NJ 08724
852 1	1743 ROUTE 88 FREEHOLD NJ 07728	LP & APTS, LLC & B LTD PO BOX 5008 FREEHOLD NJ 07728	853 6	1757 FORGE POND RD.	FALL, HENRY I 1757 FORGE POND RD BRICK, NJ 08724
852 2	W. PRINCETON AVE. FREEHOLD NJ 07728	LP & APTS, LLC PO BOX 5008 FREEHOLD NJ 07728	853 7	1753 FORGE POND RD	DEVICO, NICHOLAS R & SANDRA P 1753 FORGE POND RD BRICK, NJ 08723
852 3	1753 ROUTE 88 BRICK, NJ 08724	KECZEMETHY, GEORGE & MILDRED 1753 ROUTE 88 WEST BRICK, NJ 08724	854 7.01	861 ROUTE 70	MADAY, FREDERICK & SUZANNE 202 K COURT SEASIDE PARK, NJ 08752
852 L5	856 ROUTE 70 33432-4230	SANDELMAN, SANFORD & KIM PROPERTIES 185 NW SPANISH RIVER BLVD DADE COUNTY, FL 33432-4230	1170.09 3.03	1756 ROUTE 88	JERSEY PADDOCK REAL ESTATE ASSOC 430 MARGHERITA PL BRICK NJ 08723

GENERAL NOTES:

- OWNER/APPLICANT: LAURELTON PLAZA OFFICES, L.L.C.
P.O. BOX 1802
POINT PLEASANT BEACH, NJ 08742
- PROPERTY KNOWN AS TAX LOT 4 IN BLOCK 852 ON SHEET No. 45.01 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BRICK, COUNTY OF OCEAN AND THE STATE OF NEW JERSEY.
- TOTAL TRACT AREA IS 2.67 ± ACRES.
- BOUNDARY INFORMATION SHOWN HEREON BASED UPON SURVEY PREPARED BY LINDSTROM, DIESSNER & WOODCOCK, L.L.C. JOHN F. DIESSNER P.L.S. No. 31266, DATED JUNE 5, 2002. SURVEY PRECISION DOES NOT EXCEED 1:10,000.
- PROPERTY IS LOCATED IN FLOOD ZONE C PER COMMUNITY PANEL NUMBER 345285-0004-C REVISED MARCH 1, 1984.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 1929 DATUM.
- PROPERTY IS LOCATED IN THE B-3 (GENERAL BUSINESS) ZONE. REQUIREMENTS FOR B-3 ZONE:

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	2.57 ACRES
MINIMUM LOT WIDTH	200 FT	154 FT ±
MINIMUM LOT DEPTH	200 FT	332 FT
MINIMUM FRONT SETBACK	75 FT	25.9 FT ± (W. PRINCETON AVE.)
MINIMUM REAR SETBACK	50 FT	N/A
MINIMUM SIDE SETBACK	30 FT	29.57 FT ±
MAXIMUM LOT COVERAGE	25%	18.1%
MAXIMUM HEIGHT	35 FT	26 FT
MINIMUM FLOOR AREA	2,000 SF	20,000 SF ±
MINIMUM LANDSCAPED AREA	25%	11.8%
RESIDENTIAL ZONE BUFFER	60 FT	0 FT ±
MAXIMUM IMPERVIOUS COVER	65%	85.4%

- MINIMUM PARKING REQUIREMENTS:
- RETAIL STORES: 1 SPACE PER 200 SF
10,000 SF / 200 SF = 50.0 SPACES
- OFFICE SPACE: 1 SPACE PER 300 SF
10,000 SF / 300 SF = 33.3 SPACES
- ADDITIONAL REQ'D: 1 SPACE PER INDIVIDUAL USE
6 INDIVIDUAL USES = 6 SPACES
- TOTAL SPACES REQUIRED = 89.3 (90) SPACES
TOTAL SPACES PROVIDED = 108 SPACES

- * VARIANCE REQUESTED - EXISTING CONDITION
** VARIANCE REQUESTED - PROPOSED CONDITION

- A VARIANCE IS BEING SOUGHT FOR THE SIZE OF THE PROPOSED SIGN.
EXISTING SIGN AREA = 126 SF
PROPOSED SIGN AREA = 80 SF
PERMITTED SIGN AREA = 50 SF
- A VARIANCE IS ALSO BEING REQUESTED FOR THE LOCATION OF THE PROPOSED SIGN. REQUIRED 25.0' FROM PROPERTY LINE. PROPOSED SIGN TO BE LOCATED 10.0' FROM THE PROPERTY LINE.
- EXISTING UTILITIES:
A. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION.
B. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL PROCEED WITH WORK IN STREETS WHERE UTILITIES HAVE NOT BEEN LOCATED AND MARKED BY UTILITY COMPANIES.
C. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION TEST PITS SHALL BE DUG BY CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZE SO THAT CONFLICTS MAY BE AVOIDED.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- ALL FIRE LANE, ZONE AND FIRE SIGNS AND STRIPING TO BE IN ACCORDANCE WITH TOWNSHIP ORDINANCE CHAPTER 151.
- EXISTING ASPHALT PARKING LOT TO BE OVERLAYED WITH 1-1/2" THICK BITUMINOUS COVER (MIX 1-5)
- THE DEVELOPER SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEER FOR THE ROAD WIDENING IMPROVEMENTS ALONG FORCE POND ROAD PRIOR TO THE RELEASE OF ANY BOND OR OTHER FINANCIAL SURETY POSTED WITH THE MUNICIPALITY FOR THE COMPLETION OF SAID IMPROVEMENTS.
- THE ALIGNMENT AND GRADE FOR CURB AND ROAD IMPROVEMENTS ALONG FORCE POND ROAD 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-BUILT 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.
- CURB & SIDEWALK SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.
- MECHANICAL EQUIPMENT ON ROOF SHALL BE SCREENED ON ALL FOUR SIDES SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP ENGINEER AND PLANNER.

LEGEND	
x 99	EXISTING SPOT ELEVATION
(99)	PROPOSED SPOT ELEVATION
- 99	EXISTING CONTOUR
- (99)	PROPOSED CONTOUR
—	DRAINAGE FLOW ARROW
TC=8.90	EXIST. TOP OF CURB ELEVATION
BC=8.56	EXIST. BOTTOM OF CURB ELEVATION

