DEED BEARINGS

OCUA Manhole

LONG BEACH BOULEVARD

(60' Right of Way)

Ex. Centerline

60.00'

30.00'

DOUBLE YELLOW LINE

DASHED WHITE LINE

SOLID WHITE LINE

N33°00'00"E 200.00'

OCUA MAnhole

San. MH

Ex. Inlet Grate 3.8

Ex. Inlet Grate 4.0

Ex. Inlet Grate 3.5

AASHTO SIGHT LINE

AASHTO SIGHT LINE

SUPPORT POLE

EXISTING RETAINING WALL

EXISTING PLANTER

FLAG POLE

EXISTING DECORATIVE WALL

EXISTING CONCRETE STEPS

EXISTING CONCRETE STEPS

EXISTING GROUND DECK

CONCRETE

RETAINING WALL

LANDSCAPE TIE RETAINING WALL

N57°00'00"W

S57°00'00"E

PROPOSED ELEVATED 2 STORY DWELLING
G.F.= 5.8

2nd FLOOR DECK ABOVE

PROP. 12'x18' POOL

3' CONC.

PROPOSED ELEVATED 2 STORY DWELLING
G.F.= 5.5

PROPOSED LOT 1.01
4,500 S.F.

PROPOSED LOT 12.02
4,500 S.F.

PROP. STONE DRIVEWAY

10'x18' PARKING SPACE

DECK

GEN

A/C

A/C

SEWER SVC

WATER SVC

c/o

WSO

WM

16.00'

10'x18' PARKING SPACE

29.00'

45.00'

N33°00'00"E 100.00'

N57°00'00"W 110.04'

Street Address #8103
Existing 2 Story Office Building
4,870 SF Ground Floor Area
Slab Elevation 5.4'
Finished Floor El. 5.7

81st STREET

(60' Right of Way)

82nd STREET

(60' Right of Way)

EXISTING BLACKTOP TO BE REMOVED AND PARKING LOT TO BE REPAVED

15.00'

30.00'

PROPOSED ELEVATED 2 STORY DWELLING
G.F.= 6.3

PROPOSED LOT 1.02
4,500 S.F.

PROPOSED ELEVATED 2 STORY DWELLING
G.F.= 6.0

PROPOSED LOT 12.01
4,500 S.F.

10'x20' PARKING SPACE

LIMIT OF BLACKTOP

21.00'

26.00'

EXISTING FLAG POLE

4-EXISTING CONIFEROUS TREES (20'±)

EXISTING CONIFEROUS TREE (30'±)

Existing Fence

S33°00'00"W 200.00'

N/F UPTON, MARILYN & UPTON UPTON FAMILY TRUST

N/F HANSON, GERARD H. & JOANNE

LOT 1.01

LOT 11

2 STORY DWELLING

SCREENED PORCH

WINDOW

DECK

DECK O.H.

EXISTING WATER SERVICE

EXISTING WATER METER

O.H. WIRES

BLACKTOP

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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DATE	REVISION
MAR. 26, 2026	REVISE FOOTPRINT AND SETBACKS

STUART CHALLONER, P.E.
PROFESSIONAL ENGINEER N.J. LIC. NO. 34337
PROFESSIONAL PLANNER N.J. LIC. NO. 4489

CHALLONER & ASSOCIATES L.L.C.
Certificate of Auth. No. 24GA28057700
CONSULTING ENGINEERS AND DESIGN PROFESSIONALS
201 Main Street 2nd Floor
Toms River, New Jersey 08753
Phone: 732-818-9980 Fax: 732-818-9981

Date:	Scale:	Drawn By:	Checked By:
JAN. 28, 2026	1"=10'	SGP	SCC

SUBDIVISION, GRADING & UTILITY PLAN

8103 LONG BEACH BLVD
LOTS 1 & 12
BLOCK 81
SITUATED IN
BOROUGH OF HARVEY CEDARS
OCEAN COUNTY, NEW JERSEY

File No.:	Field Book:	Sheet No.:
26002		3 of 5