



**GENERAL NOTES**

- SUBJECT PROPERTY**  
TAX MAP #11; BLOCK 59, LOTS 9-11, 301 MAIN STREET AND LOT 12, 704 1/2 THIRD AVENUE, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**  
301 MAIN STREET HOLDINGS, LLC  
PO BOX 185  
GLEN ROCK, NJ 07452
- PURPOSE OF THIS PLAN SET**  
THIS PLAN SET HAS BEEN PREPARED TO ADDRESS THE BOROUGH'S REQUIREMENTS FOR AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN. THIS PLAN HAS ALSO BEEN PREPARED TO SUPPORT AN APPLICATION TO FREEDHOLD SOIL CONSERVATION DISTRICT (FSCD), MONMOUTH COUNTY PLANNING BOARD (MCPB) AND NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) AS REQUIRED.
- SURVEY DATA**  
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY BRO SURVEY, ENTITLED "TOPOGRAPHIC SURVEY, LOTS 9, 10, 11 & 12 BLOCK 59, SITUATED IN BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY", WITH THE LATEST REVISION BEING DATED 12/22/14. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES AN ASSUMED DATUM.
- ARCHITECTURAL INFORMATION**  
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY MONTEFORTE ARCHITECTURAL STUDIO BEING DATED 3/12/20.
- BASE FLOOD ELEVATION**  
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #FM340250334F, DATED 9/25/09, THE SITE IS LOCATED IN ZONE X. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #FM340250334F, DATED 01/31/14, THE SITE IS LOCATED IN ZONE X. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.
- CONSTRUCTION STAKEOUT**  
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
- STRUCTURAL FILL MATERIAL**  
THE DEVELOPER SHALL BE RESPONSIBLE TO CONSULT A GEOTECHNICAL ENGINEER TO SUPERVISE THE PROPER SELECTION AND COMPACTION OF FILL MATERIAL DURING CONSTRUCTION.
- VERIFICATION OF UTILITIES**  
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
- UNDERGROUND UTILITIES NOTIFICATION**  
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**  
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. SEPARATE UTILITY PERMIT APPLICATIONS WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK (GAS, ELECTRIC, WATER, SEWER, ETC.) IN NJDOT ROW. APPLICANT HAS TO BE RESPECTIVE UTILITY COMPANY.
- SPECIFICATIONS**  
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- LIMIT OF DISTURBANCE**  
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
- RESTORATION**  
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- POTABLE WATER**  
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING WATER MAIN IS COORDINATED PROPERLY.
- SANITARY SEWER**  
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THE PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE SEWERAGE AUTHORITY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.
- STORMWATER MANAGEMENT**  
THE PROPOSED DISTURBANCE IS LESS THAN ONE ACRE, THEREFORE THE PROJECT IS NOT CLASSIFIED AS A MAJOR DEVELOPMENT PER NJAC 7-8.1.2.
- PHASING**  
THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED AS ONE PHASE.

**PROJECT INFORMATION**

PROJECT NAME: **PROPOSED MIXED-USE BUILDING**

PROJECT LOCATION: TAX MAP SHEET #11  
BLOCK 59, LOTS 9-11, 301 MAIN STREET  
BLOCK 59, LOT 12, 704 1/2 THIRD AVENUE  
BOROUGH OF BRADLEY BEACH,  
MONMOUTH COUNTY, NJ

OWNER: **301 MAIN STREET HOLDINGS, LLC**  
PO BOX 185  
GLEN ROCK, 07452  
Ph (201) 914-7094

APPLICANT: **301 MAIN STREET HOLDINGS, LLC**  
PO BOX 185  
GLEN ROCK, 07452  
Ph (201) 914-7094

**APPLICANT'S PROFESSIONALS**

**ATTORNEY:**  
MICHAEL A. BRUNO, ESQ.  
GIORDANO, HALLERAN & CIESLA, PC  
125 HALF MILE ROAD, SUITE 300  
RED BANK, NJ 07701

**ARCHITECT:**  
MONTEFORTE ARCHITECTURAL STUDIO  
733 ROUTE 35, SUITE C  
OCEAN, NJ 07712

**SURVEYOR:**  
FRD SURVEYING, LLC  
136 GOLF VIEW BOULEVARD  
TOMS RIVER, NJ 08753

**INSITE ENGINEERING, LLC**  
SINCE 2003

CALL BEFORE YOU DIG!  
NJ ONE CALL...800-272-1000  
NJ One Call 24/7 (NJ One Call is not available in NJ)

ELECTRIC	RED
GAS PIPE	YELLOW
COMMUNICATION / TV	ORANGE
WATER	GREEN
TEMP. SURVEY MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE ENGINEERING, LLC**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (PH) 732-531-7244 (FAX)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

**Patrick R. Ward, PE, PP**  
NJPE 24GE09079000 NJPP 33L100626800

**REVISIONS**

Rev. #	Date	Comment
0	03/12/20	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: PRW  
DATE: 03/12/20 DRAWN BY: TJJ  
JOB #: 20-1356-01 CHECKED BY: PRW  
CAD ID: 20-1356-01r0\_AMENDED

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION	
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**PLAN INFORMATION**

DRAWING TITLE: **AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE: **EXHIBIT (04/23/20)**

SHEET NO.: **1 OF 1**