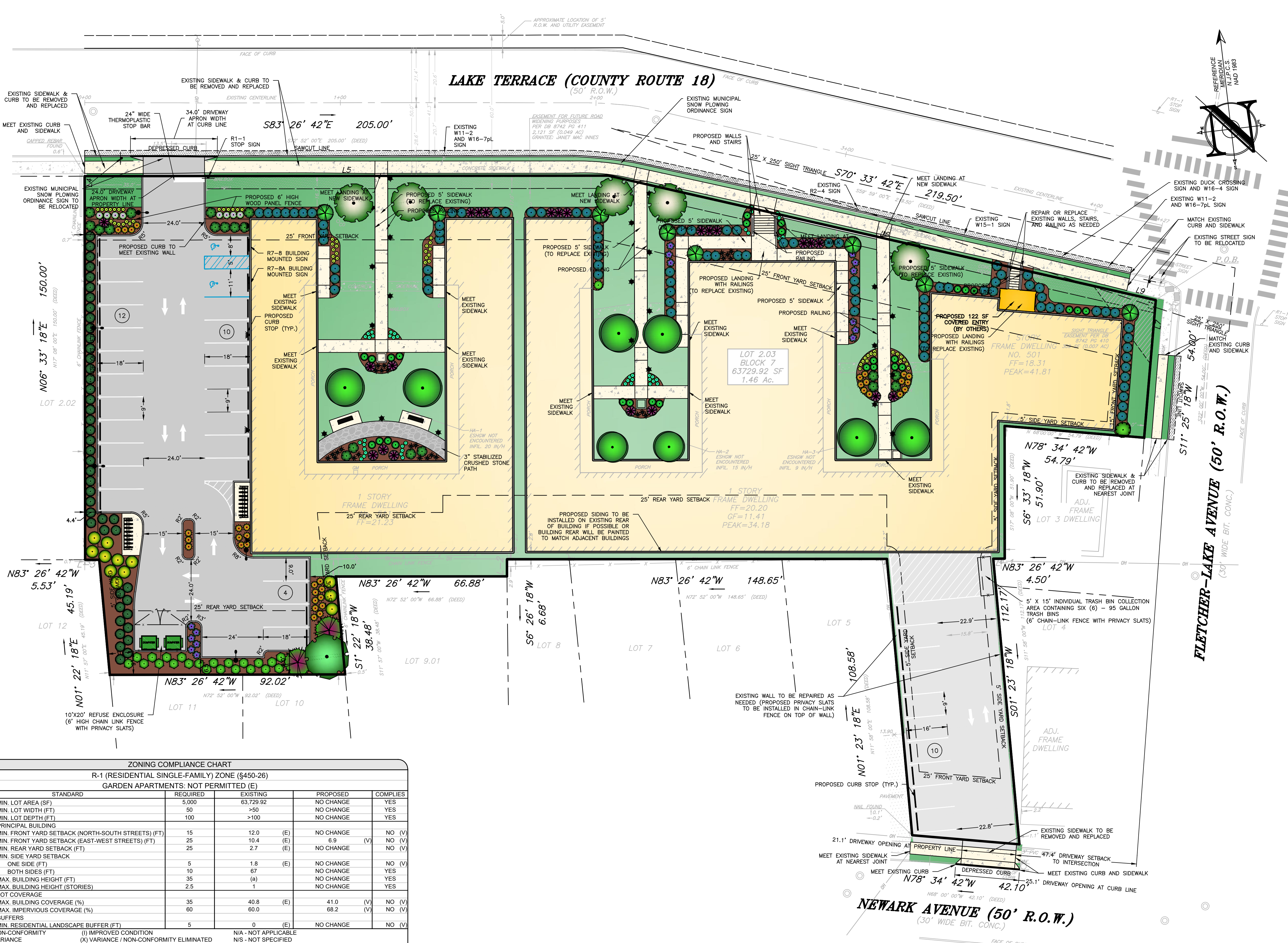


SITE LAYOUT NOTES

- ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
- ALL STOP BARS SHALL BE 24" WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE EPOXY.
- ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
- ALL SIDEWALK RAMP MARKERS HCR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
- ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CONCRETE CURBING. ALL PROPOSED CURBING WITHIN MUNICIPAL OR COUNTY RIGHT-OF-WAYS TO BE VERTICAL CONCRETE CURBING.
- ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
- SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
- SEE LANDSCAPE PLANS FOR DETAILS ON HARDSCAPE AND PLANTING MATERIALS.
- SEE ARCHITECT'S PLANS FOR COVERED BUILDING ENTRYWAY INFORMATION.
- THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH NEW JERSEY ADMINISTRATIVE CODE, TITLE 5, CHAPTER 21, "RESIDENTIAL SITE IMPROVEMENT STANDARDS".
- EXISTING CURB AND SIDEWALK ALONG THE FRONTAGE SHALL BE REPLACED IF FOUND IN POOR CONDITION.
- PLANTING AREA BETWEEN THE SIDEWALK AND CURB SHALL REMAIN NATURAL GRASS.



LAKE TERRACE (COUNTY ROUTE 18)
(50' R.O.W.)

FLETCHEER-LAKE AVENUE (50' R.O.W.)
(30' WIDE BIT. CONC.)

NEWARK AVENUE (50' R.O.W.)
(30' WIDE BIT. CONC.)

ZONING COMPLIANCE CHART
R-1 (RESIDENTIAL SINGLE-FAMILY) ZONE (§450-26)
GARDEN APARTMENTS: NOT PERMITTED (E)

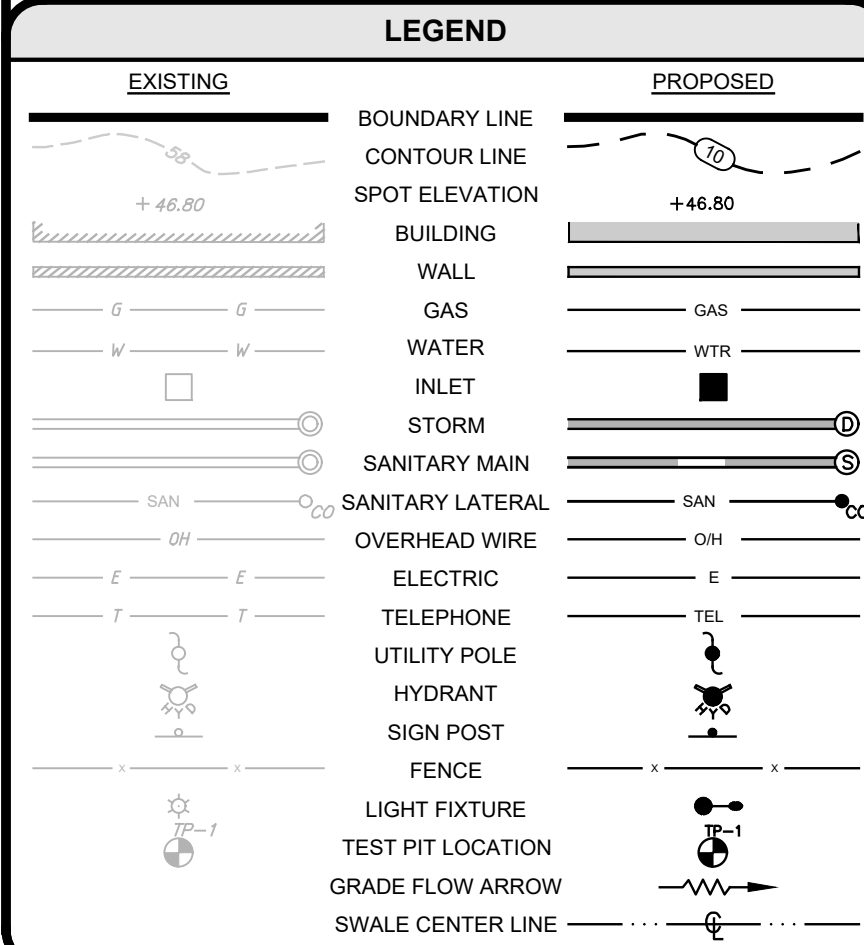
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHEDULE	MIN. LOT AREA (SQ)	5,000	63,729.92	NO CHANGE	YES
SCHEDULE	MIN. LOT WIDTH (FT)	50	>50	NO CHANGE	YES
SCHEDULE	MIN. LOT DEPTH (FT)	100	>100	NO CHANGE	YES
PRINCIPAL BUILDING					
SCHEDULE	MIN. FRONT YARD SETBACK (NORTH-SOUTH STREETS) (FT)	15	12.0	(E)	NO (V)
SCHEDULE	MIN. FRONT YARD SETBACK (EAST-WEST STREETS) (FT)	25	10.4	(E)	NO (V)
SCHEDULE	MIN. REAR YARD SETBACK (FT)	25	2.7	(E)	NO (V)
SCHEDULE	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	5	1.8	(E)	NO (V)
	BOTH SIDES (FT)	10	67	NO CHANGE	YES
SCHEDULE	MAX. BUILDING HEIGHT (STORIES)	3.5	(8)	NO CHANGE	YES
SCHEDULE	MAX. BUILDING HEIGHT (STORIES)	2.5	1	NO CHANGE	YES
LOT COVERAGE					
SCHEDULE	MAX. BUILDING COVERAGE (%)	35	40.8	(E)	NO (V)
SCHEDULE	MAX. IMPERVIOUS COVERAGE (%)	60	60.0	(V)	NO (V)
SCHEDULE	MIN. RESIDENTIAL LANDSCAPE BUFFER (FT)	5	0	(E)	NO (V)

(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMPLIANCE ELIMINATED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER N/S - NOT SPECIFIED
(*) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART: GARDEN APARTMENTS

ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
450-41(B)	STALL SIZE (FT)	9 X 18	9 X 18	9 X 16	(V) NO (V)
R.S.I.S.	NUMBER OF PARKING SPACES	75 TOTAL SPACES	23 SPACES (E)	36 SPACES (I)	NO (V)
	STUDIO: 1.8 SPACES PER UNIT	4 UNITS * 1.8 SPACES = 8 SPACES	(INCLUDING NO HANDICAP SPACES)	(INCLUDING 2 HANDICAP SPACES)	
	1 BEDROOM: 1.8 SPACES PER UNIT	28 UNITS * 1.8 SPACES = 51 SPACES			
	2 BEDROOM: 2 SPACES PER UNIT	8 UNITS * 2 SPACES = 16 SPACES			
450-41(B)	MIN. DRIVEWAY WIDTH (TWO WAY) (FT)	20	11.9	(E)	YES
450-41(B1)	MIN. DRIVEWAY SETBACK TO ALL LOT LINES (FT)	5	1.1	(E)	NO (V)
450-41(B)	MAX. DRIVEWAY APRON WIDTH AT PROPERTY LINE (TWO-WAY) (FT)	24	19.9	(E)	NO (V)
450-41(B)	MAX. DRIVEWAY APRON WIDTH AT CURB LINE (TWO-WAY) (FT)	26	18.9	(V)	NO (V)
450-41(B)	MAX. DRIVEWAYS PER LOT (TWO-WAY)	1	2	(N)	NO (W)
450-41(B)	MIN. DRIVEWAY SETBACK TO INTERSECTIONS (FT)	50	47.4	(N)	NO (W)
450-41(B7)	MIN. DRIVEWAY SETBACK TO ALL PROPERTY LINES (FT)	30	1.1	(N)	NO (W)
450-41(B)	MIN. AISLE WIDTH (90° PARKING) (FT)	25	22.9	(E)	NO (V)
450-41(B)	MIN. AISLE WIDTH (45° PARKING) (FT)	NS	15.8	N/A	YES
450-41(B)	MIN. OFF-STREET VAN ACCESSIBLE SPACES (1)	1	NS	1	YES

(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMPLIANCE ELIMINATED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER N/S - NOT SPECIFIED
(1) 450-41 EVERY PARKING LOT FOR AN APARTMENT OR TOWNHOUSE USE SHALL INCLUDE AT LEAST ONE OFF-STREET VAN ACCESSIBLE SPACE, IN ADDITION TO THE MINIMUM TOTAL NUMBER OF SPACES REQUIRED UNDER 450-39.



PROJECT INFORMATION

PROJECT NAME: 501-511 LAKE TERRACE

PROJECT LOCATION: BLOCK 7, LOT 2.03, 501-511 LAKE TERRACE, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ, TAX MAP SHEET #1

OWNER: 501 LAKE TERRACE, LLC, 1412 MAIN STREET, ASBURY PARK, NJ 07712, (732) 772-5656

APPLICANT: 501 LAKE TERRACE, LLC, ASBURY PARK, NJ 07712, (732) 772-5656

APPLICANT'S PROFESSIONALS:

ATTORNEY: FOX ROTHSCHILD, LLP, 49 MARKET STREET, MORRISTOWN, NJ 07960

ARCHITECT: MICHAEL SAVARESE ASSOCIATES, 34 SYCAMORE AVENUE, UNIT #1E, LITTLE SILVER, NJ 07739

LANDSCAPE ARCHITECT: BML STUDIO, LLC, 11 PERMINKLE DRIVE, BARNEGAT, NJ 08005

SURVEYOR: INSITE SURVEYING, LLC, 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

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ELECTRIC	RED
GAS	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EVALUATION	WHITE

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
InSite@InSiteEng.net www.InSiteEng.net

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

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Jason T. Ticht
MASON F. FICHTER, PE, PP, CFM, CME
NJPE #3118 NJPP #726 PAPE 61968
DEPE #913 NYPE #02285 CIPPE 23391
NCPPE 33336 DCPE #00682 COPE 36605

REVISIONS

Rev. #	Date	Description
1	08/15/21	REV. PER COUNTY COMMENTS
2	08/15/21	REV. PER CLIENT COMMENTS
3	05/26/21	REV. PER COUNTY COMMENTS
4	11/20/20	INITIAL RELEASE

SCALE: 1"=20' DESIGNED BY: CMB
DATE: 11/20/20 DRAWN BY: JLS
JOB #: 20-1472-01 CHECKED BY: JLF
CAD ID: 20-1472-01/2

NOT FOR CONSTRUCTION APPROVED BY: _____

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: SITE LAYOUT RENDERING

SHEET NO.: 1 OF 1