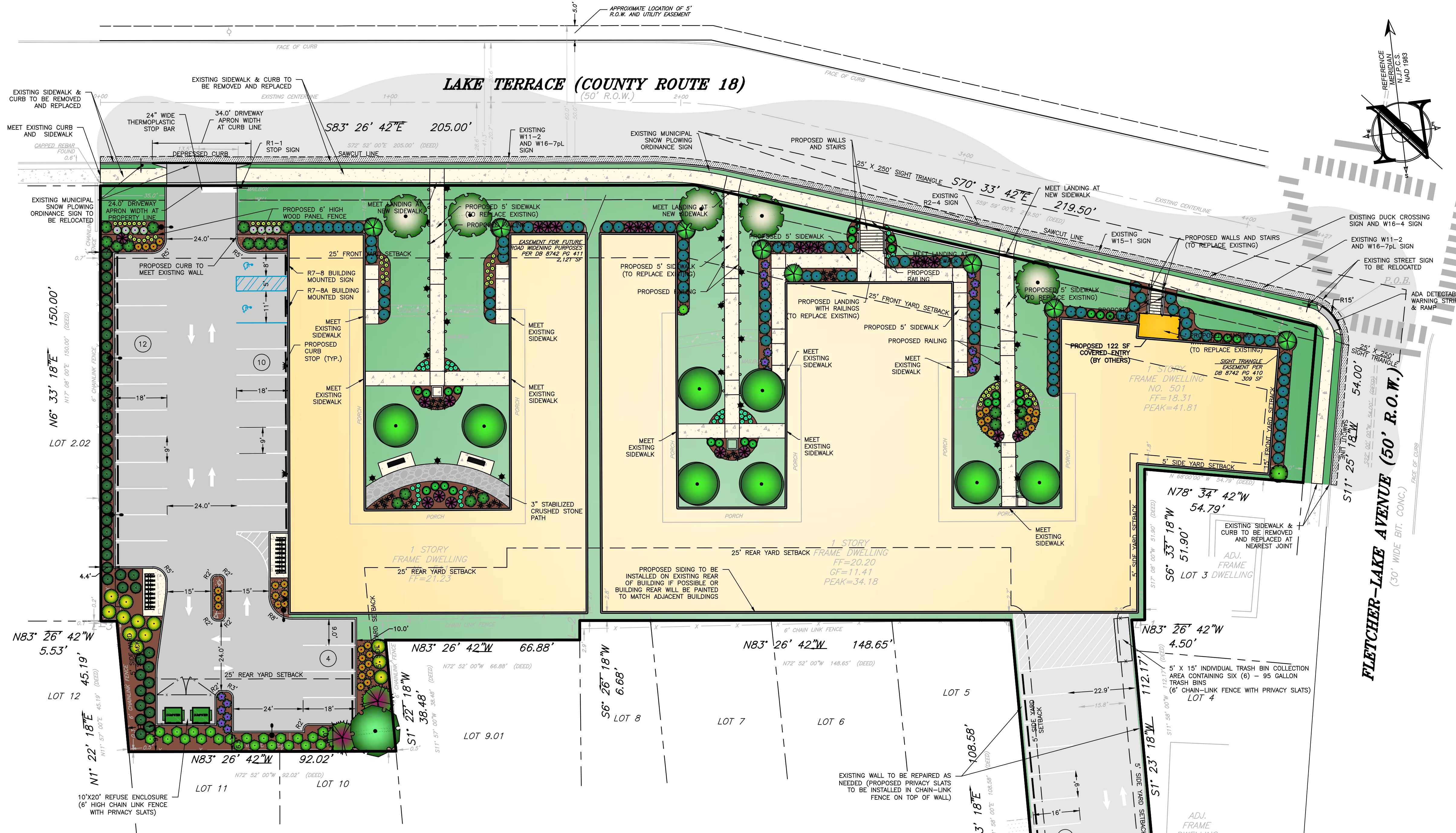


SITE LAYOUT NOTES

- ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS 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.



PROJECT INFORMATION

501-511 LAKE TERRACE

PROJECT LOCATION: BLOCK 7, LOT 2.02
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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NJ ONE CALL... 800-272-1000

ELECTRIC	RED
Gas	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	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) 732-531-7344 (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 K. Fichter, PE, PP, CFM, CME
JASON K. FICHTER, PE, PP, CFM, CME
NJPE #37118 NJPP #728 PAPE 61968
DEPE #613 NYPE #02295 CIPPE 23291
NCPPE 33336 DCPE #00682 COPE 38605

REVISIONS

Rev. #	Date	Description
1	05/01/21	REV. PER CLIENT COMMENTS
2	05/06/21	REV. PER COUNTY COMMENTS
0	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: 20-1472-01r2

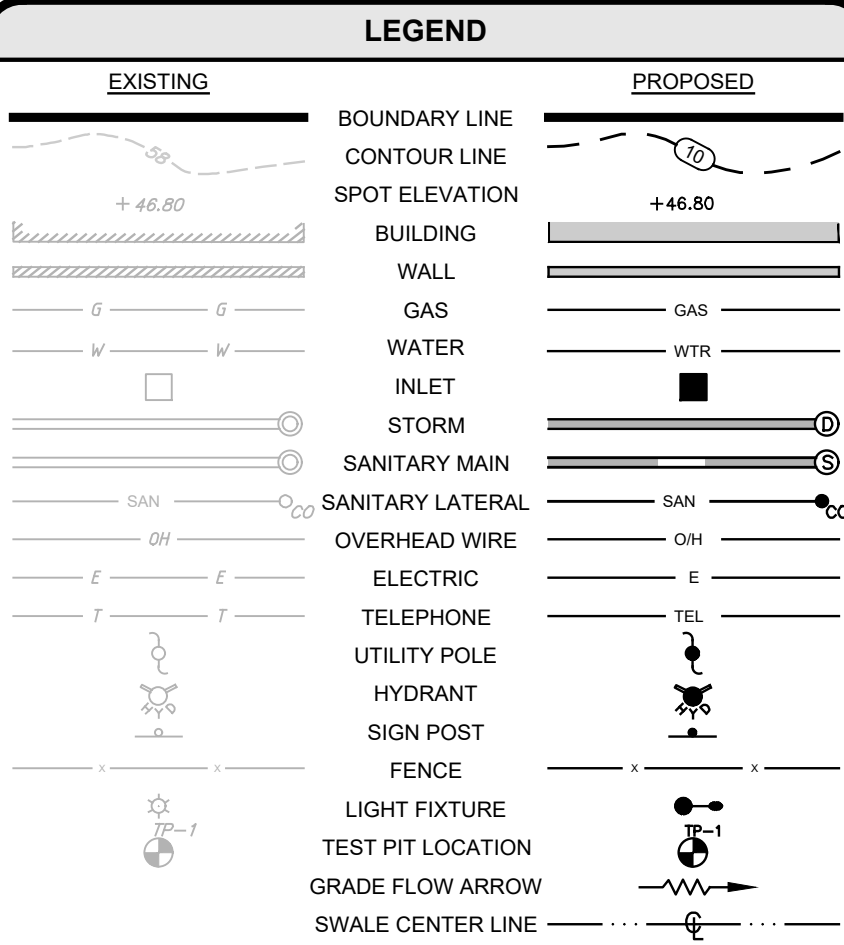
NOT FOR CONSTRUCTION APPROVED BY: _____

PRELIMINARY & FINAL MAJOR SITE PLAN

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

SHEET TITLE: **SITE LAYOUT RENDERING**

SHEET NO.: **1 OF 1**



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 FT)	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-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY 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)	MIN. DRIVEWAY WIDTH (TWO WAY) (FT)	9 X 18	9 X 16	(V)	NO (V)
450-41(B)	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	(E)	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)	NS	25	(E)	NO (V)
450-41(B)	MIN. AISLE WIDTH (45° PARKING) (FT)	NS	15.8	(E)	YES
450-41(B)	MIN. OFF-STREET VAN ACCESSIBLE SPACES (1)	1	NS		YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY 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.