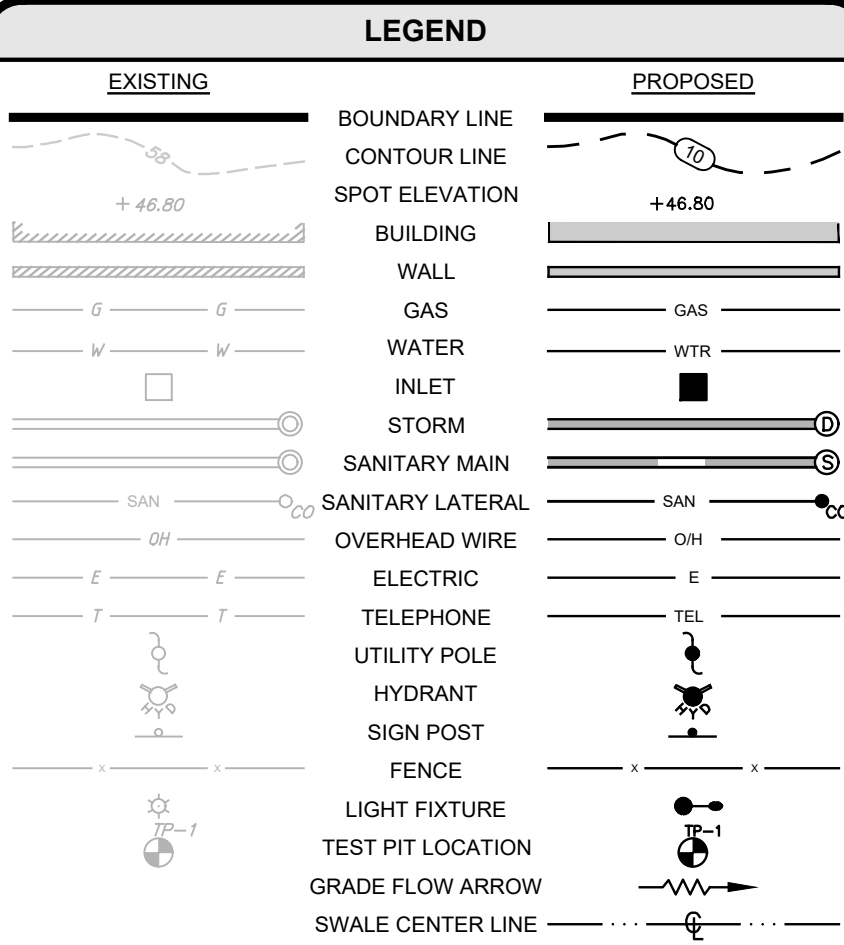
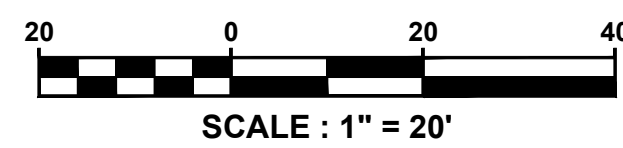
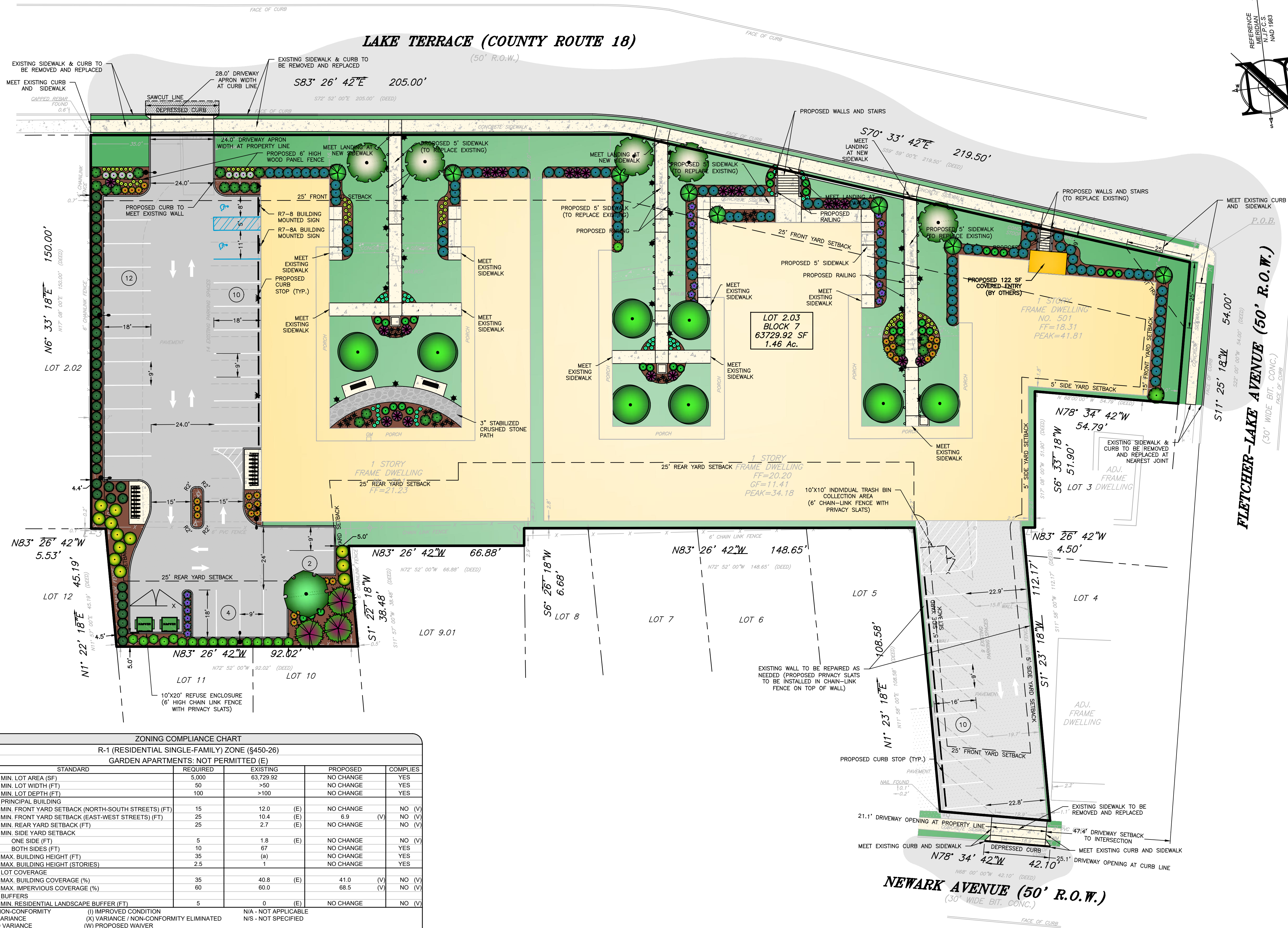


SITE LAYOUT NOTES

- 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".



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 CHANGE	NO (V)
SCHEDULE	MIN. FRONT YARD SETBACK (EAST-WEST STREETS) (FT)	25	10.4	(E)	6.9	NO (V)
SCHEDULE	MIN. REAR YARD SETBACK (FT)	25	2.7	(E)	NO CHANGE	NO (V)
SCHEDULE	MIN. SIDE YARD SETBACK					
SCHEDULE	ONE SIDE (FT)	5	1.8	(E)	NO CHANGE	NO (V)
SCHEDULE	BOTH SIDES (FT)	10	6.7	(E)	NO CHANGE	YES
SCHEDULE	MAX. BUILDING HEIGHT (STORIES)	35	(6)	(E)	NO CHANGE	YES
SCHEDULE	MAX. BUILDING HEIGHT (STORIES)	2.5	1	(E)	NO CHANGE	YES
LOT COVERAGE						
SCHEDULE	MAX. BUILDING COVERAGE (%)	35	40.8	(E)	41.0	NO (V)
SCHEDULE	MAX. IMPERVIOUS COVERAGE (%)	60	60.0	(E)	68.5	NO (V)
SCHEDULE	MIN. RESIDENTIAL LANDSCAPE BUFFER (FT)	5	0	(E)	NO CHANGE	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
 (A) 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	38 SPACES	(I)	NO (V)
450-41(B)	STUDIO: 1.8 SPACES PER UNIT	4 UNITS * 1.8 SPACES = 8 SPACES	(INCLUDING NO HANDICAP SPACES)	(INCLUDING 2 HANDICAP SPACES)		
450-41(B)	1 BEDROOM: 1.8 SPACES PER UNIT	28 UNITS * 1.8 SPACES = 51 SPACES				
450-41(B)	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)	21.1	(I)
450-41(B)	MIN. DRIVEWAY SETBACK TO ALL LOT LINES (FT)	5	1.1	(E)	NO CHANGE	NO (V)
450-41(B)	MAX. DRIVEWAY APRON WIDTH AT PROPERTY LINE (TWO-WAY) (FT)	24	19.9	(E)	24	YES
450-41(B)	MAX. DRIVEWAY APRON WIDTH AT CURB LINE (TWO-WAY) (FT)	26	18.9	(E)	28	NO (V)
450-41(B)	MAX. DRIVEWAYS PER LOT (TWO-WAY)	1	2	(N)	NO CHANGE	NO (W)
450-41(B)	MIN. DRIVEWAY SETBACK TO INTERSECTIONS (FT)	50	47.4	(N)	NO CHANGE	NO (W)
450-41(B)	MIN. DRIVEWAY SETBACK TO ALL PROPERTY LINES (FT)	30	1.1	(N)	NO CHANGE	NO (W)
450-41(B)	MIN. AISLE WIDTH (90° PARKING) (FT)	25	22.9	(E)	22.9	NO (V)
450-41(B)	MIN. AISLE WIDTH (45° PARKING) (FT)	NS	15.8	(E)	N/A	YES
450-41(B)	MIN. OFF-STREET VAN ACCESSIBLE SPACES (1)	1	NS	(E)	1	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.

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

IN SITE ENGINEERING, LLC
SINCE 2003

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

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Jason T. Tichler
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NJPE #3118 NJPP #726 PAPE 61968
DEPE #613 NYPE #02295 CPE 23391
NCPCE 3338 DCPE 800682 COPE 38605

REVISIONS

Rev. #	Date	Description
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: 20-1472-01/0

NOT FOR CONSTRUCTION APPROVED BY:

PLAN INFORMATION

DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: SITE LAYOUT RENDERING

SHEET NO.: 1 OF 1