

GENERAL NOTES:

1. THIS PLOT PLAN REFERENCES A "SURVEY OF PROPERTY, LOT 7, BLOCK 69, BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, NEW JERSEY", PREPARED BY DAVID J. VON STEENBURG, DATED JANUARY 20, 2022.
2. THESE PLANS ARE NOT FOR CONSTRUCTION AND ARE FOR MUNICIPAL REVIEW AND APPROVAL ONLY. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL THEY HAVE BEEN STAMPED APPROVED BY THE MUNICIPALITY AND ALL CONDITIONS HAVE BEEN SATISFIED.
3. ANY DAMAGE TO PROPERTY IMPROVEMENTS OR PUBLIC IMPROVEMENTS SHALL BE REPAIRED OR REPLACED BY PROPERTY OWNER.
4. ALL ELECTRICAL WORK MUST COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
5. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED OR LANDSCAPING WHERE THE BUILDING AND OTHER IMPROVEMENTS ARE NOT LOCATED.
6. CONTRACTOR SHALL COMPLY WITH ALL NOTES, DETAILS, AND SPECIFICATIONS CONTAINED WITHIN DRAWING SETS AND THE DOCUMENTS REFERENCED BELOW. ALL CONSTRUCTION AND INCIDENTAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
7. CONTRACTOR SHALL PERFORM ALL CONSTRUCTION

AND MEANS AND METHODS IN ACCORDANCE WITH REQUIREMENTS, STANDARDS, SPECIFICATIONS, AND DETAILS OF SEC. 3704, CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. 3701 ET AL.); SECS. 4, 6, AND 8, OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 653, 655, 657); SECRETARY OF LABOR'S ORDER NO. 12-71 (36 FR 8754), 8-76 (41 FR 25059), 9-83 (48 FR 35736), 6-96 (62 FR 111), 5-2007 (72 FR 31160), 4-2010 (75 FR 55355), AS APPLICABLE; 29 CFR PART 1911.SEQ.), THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT (N.J.S.A. 48:2-73, ET SEQ.) AS AMENDED, AMERICANS WITH DISABILITIES ACT (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE LOCAL REQUIREMENTS WHICHEVER IS MORE RESTRICTIVE, APPLICABLE MUNICIPALITY, COUNTY, NJDOT, UTILITY AUTHORITY, AND OTHER APPLICABLE AGENCIES.

8. PRIOR TO AND DURING CONSTRUCTION CONTRACTOR SHALL AT A MINIMUM: CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD CONTRACTOR FIND A CONFLICT WITHIN THE CONSTRUCTION DOCUMENTS RELATIVE TO ITSELF OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY

CONSTRUCTION DOCUMENTS AND FULL COMPLIANCE WITH LOCAL AND STATE REGULATIONS AND CODES, OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION, NOTIFY THE MUNICIPAL ENGINEER, ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT 72 HOURS PRIOR TO THE START OF WORK CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR OTHER APPLICABLE NOTIFICATION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. UTILITIES SHOWN ARE APPROXIMATE BASED ON PRIOR MARK-OUTS, INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, COORDINATE WITH APPLICABLE UTILITY COMPANY TO DISCONNECT, MAINTAIN, AND/OR REROUTE ANY UTILITY SERVICE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THEIR APPLICABLE RULES AND REGULATIONS.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND ANY ADDITIONAL PRECAUTIONS NECESSARY TO ENSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES, PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS ARE TO REMAIN ON OR OFF-SITE, BE RESPONSIBLE FOR JOB SAFETY INCLUDING, BUT NOT LIMITED, TO INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM

AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY, PROCEED WITH ALL CONSTRUCTION IN A SYSTEMATIC AND SAFE MANNER, SAFEGUARD SITE AS NECESSARY TO PERFORM THE CONSTRUCTION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME, RETAIN COPIES OF ALL PERMITS AND APPROVALS ONSITE FOR REVIEW, MAINTAIN ON-SITE SOIL EROSION CONTROL MEASURES WHERE MORE THAN 5,000 SF OF SOIL IS DISTURBED BY CONSTRUCTION ACTIVITIES OR SHALL MAINTAIN THE MEASURES WITHIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES, MAINTAIN AND CLEAN ADJACENT STREETS AND PROPERTIES OF CONSTRUCTION DEBRIS AND DUST DURING THE CONSTRUCTION PROJECT, REVIEW ALL PLANS AND IDENTIFY ANY CONSTRUCTION ISSUES PRIOR TO

INITIATING CONSTRUCTION. THEN NOTIFY ENGINEER IN WRITING OF ANY CONSTRUCTION ISSUES AND WORK TO RESOLVE THOSE ISSUES, NOTIFY ENGINEER IN WRITING OF ANY PLAN MODIFICATIONS THAT WILL BE REQUIRED BASED ON SUBMITTALS OR ANY OTHER REASON, DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. DEBRIS SHALL NOT BE BURIED ON-SITE AND SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION OR CONSTRUCTION. STOCKPILING OF DEBRIS IS PROHIBITED.

10. UTILITIES - CONTRACTOR SHALL COMMENCE CONSTRUCTION AT THE LOWEST INVERT AND/OR POINT OF CONNECTION TO STREET AND PROGRESS UP GRADIENT, INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY, ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS SHALL BE REPAIRED IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY, MUNICIPAL, COUNTY AND/OR NJDOT DETAILS, CONSTRUCT ALL NEW UTILITIES/SERVICES UNDERGROUND UNLESS OTHERWISE NOTED.

11. THESE CONSTRUCTION DOCUMENTS ARE BASED ON INFORMATION PROVIDED AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CURRENT SITE CONDITIONS VARY FROM CONSTRUCTION DOCUMENTS OR PROPOSED WORK CONFLICTS WITH ANY SITE FEATURES.

12. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THE CONSTRUCTION DOCUMENTS NOR FOR ANY REVISIONS RESULTING FROM SEQUENCING.

ZONING INFORMATION

THIS SITE PLAN REFERENCES THE FOLLOWING DOCUMENTS: "SURVEY OF PROPERTY, LOT 7, BLOCK 69, BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, NEW JERSEY", PREPARED BY DAVID J. VON STEENBURG, DATED JANUARY 20, 2022.

PARCEL INFORMATION
OWNER: BLOCK 69, LOT 7
ZONE: STEPHEN RIVERA
PERMITTED USES: R-1
SINGLE FAMILY USE

BULK TABLE	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	6,011 SF	6,011 SF
MIN. LOT WIDTH	50 FT	70 FT	70 FT
MIN. LOT DEPTH	100 FT	85.97 FT (EN)	85.97 FT (EN)
PRINCIPAL STRUCTURE	REQUIREMENT	EXISTING	PROPOSED
MIN. FRONT YARD	25 FT	18.5 FT (EN)	17.4 FT (V)
MIN. REAR YARD	25 FT	20.9 FT (EN)	20.9 FT (EN)
MIN. SIDE YARD	5 FT	4.3 FT (EN)	4.3 FT (EN)
MIN. OTHER SIDE YARD	10 FT	13.5 FT (EN)	13.5 FT (EN)
MAXIMUM BUILDING COVERAGE	35%	30.4%	37% (V)
MAXIMUM IMPERVIOUS COVERAGE	60%	55.7%(3,348 SF)	58.3%(3,507 SF)
MAX. BUILDING HEIGHT	35 FT	27 FT	27 FT
MIN. NUMBER OF PARKING SPACES	2	COMPLIES	COMPLIES
ACCESSORY STRUCTURE	REQUIREMENT	EXISTING	PROPOSED
MIN. REAR YARD SETBACK	5 FT	2 FT (EN)	2 FT (EN)
MIN. SIDE YARD SETBACK	5 FT	1.1 FT (EN)	1.1 FT (EN)
MIN. DISTANCE TO PRIMARY STRUCTURE	20 FT	14.4 FT (EN)	14.4 FT (EN)
ORD 450-41	RESIDENTIAL PARKING & DRIVEWAYS	REQUIREMENT	EXISTING
DRIVEWAYS AND PARKING AREAS SHALL BE EIGHT FEET IN WIDTH		COMPLIES	COMPLIES
DRIVEWAYS AND PARKING AREAS SHALL BE THREE FEET FROM A SIDE LOT		2 FT (EN)	2 FT (EN)

(EN) - EXISTING NON-CONFORMITY
(V) - VARIANCE
(W) - WAIVER

LIST OF APPROVALS REQUIRED

1. BOROUGH OF BRADLEY BEACH

OWNER

STEPHEN RIVERA AND MARIA RIVERA
402 SECOND STREET AVENUE
BRADLEY BEACH, NJ 07720

LIST OF VARIANCES

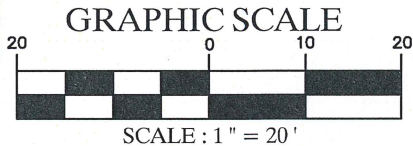
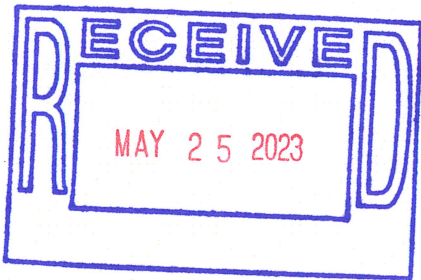
MIN FRONT YARD SETBACK WHERE 17.4 FT IS PROPOSED, WHERE AS 25 FT IS REQUIRED
MAX BUILDING COVERAGE WHERE 37% IS PROPOSED, WHERE AS 35% IS REQUIRED.
MIN. LOT DEPTH WHERE 85.97 FT IS EXISTING AND 100 FT IS REQUIRED.
MIN. REAR YARD WHERE 20.9 FT IS EXISTING AND 25 FT IS REQUIRED.
MIN. SIDE YARD WHERE 4.3 FT IS EXISTING AND 5 FT IS REQUIRED.
MIN. REAR YARD TO ACC STRUCTURE WHERE 2 FT IS EXISTING AND 5 FT IS REQUIRED
MIN. SIDE YARD TO ACC STRUCTURE WHERE 1.1 FT IS EXISTING AND 5 FT IS REQUIRED
MIN. DISTANCE TO PRIMARY STRUCTURE WHERE 14.4 FT IS EXISTING AND 20 FT IS REQUIRED.
MIN. DISTANCE TO DRIVEWAY TO SIDE PROPERTY LINE IS 2 FT WHERE 3FT IS REQUIRED.

APPROVED BY THE BOROUGH OF BRADLEY BEACH ZONING BOARD

CHAIRPERSON DATE

SECRETARY DATE

MUNICIPAL ENGINEER DATE



2	4/27/23	COMPLETENESS
1	3/3/23	ISSUED
REV:	DATE:	COMMENTS:
GREENSITE ENGINEERING & CONSULTING, LLC		
526 ROUTE 206, TRENTON, NJ 08610		
C (609) 751-8479 O (609) 400-5925 F (609) 228-8319		
CERT. OF AUTHORIZATION 24GA2819600		

DRAWN BY: LGM SCALE: 1"=20'

PLOT PLAN

PREPARED FOR
LOT 7, BLOCK 69, TAX MAP 13
#402 SECOND AVENUE
BOROUGH OF BRADLEY BEACH,
MONMOUTH COUNTY, NJ

LAURENCE G. MURPHY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE # 44495

PLOT PLAN 1'=20'