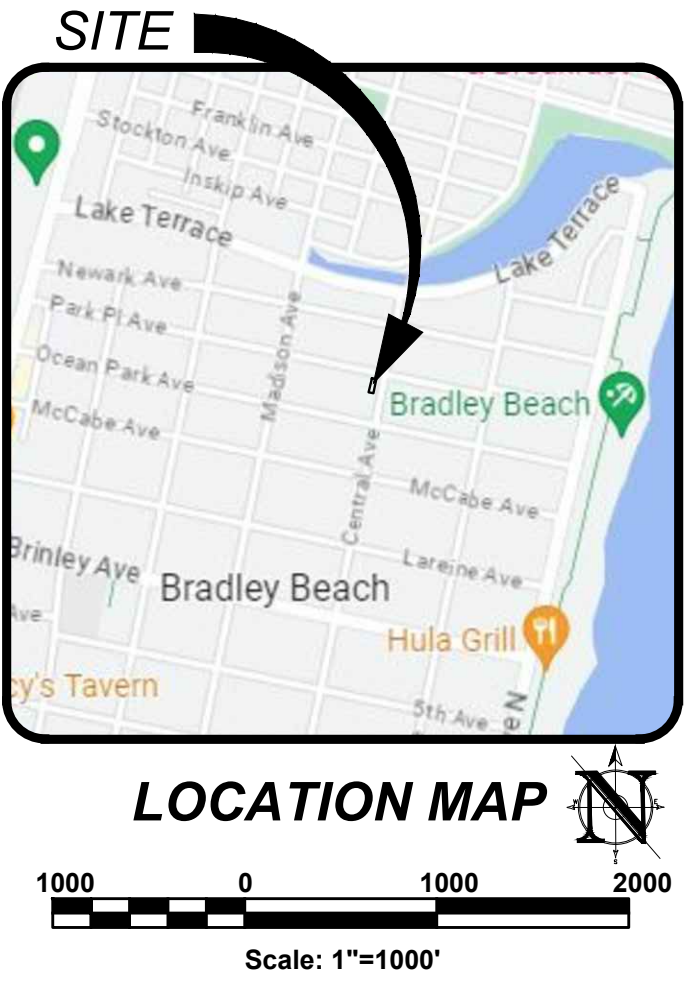
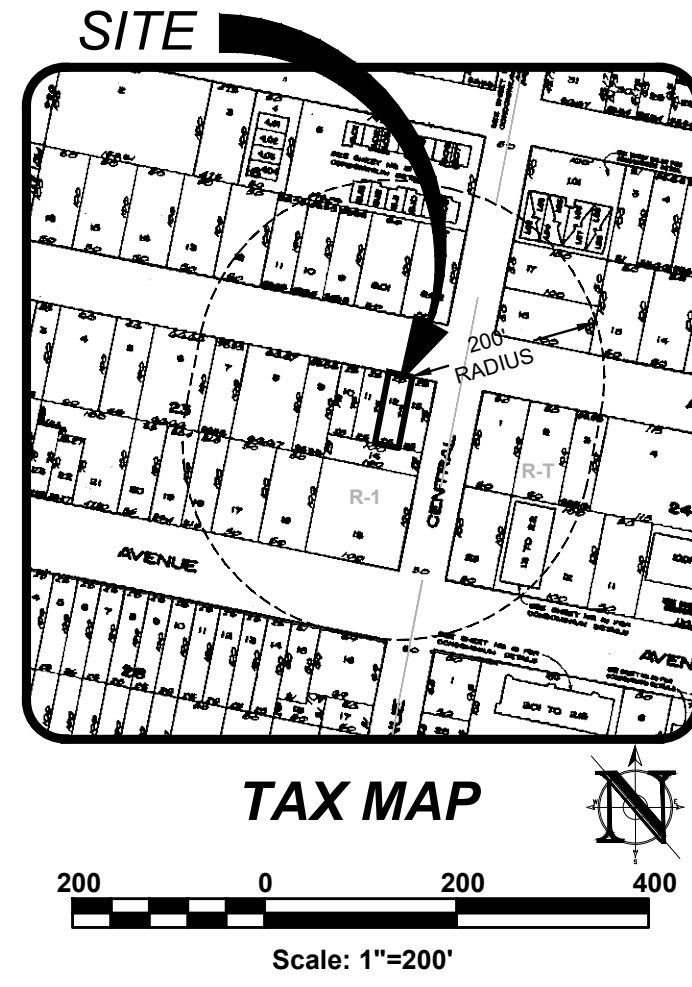
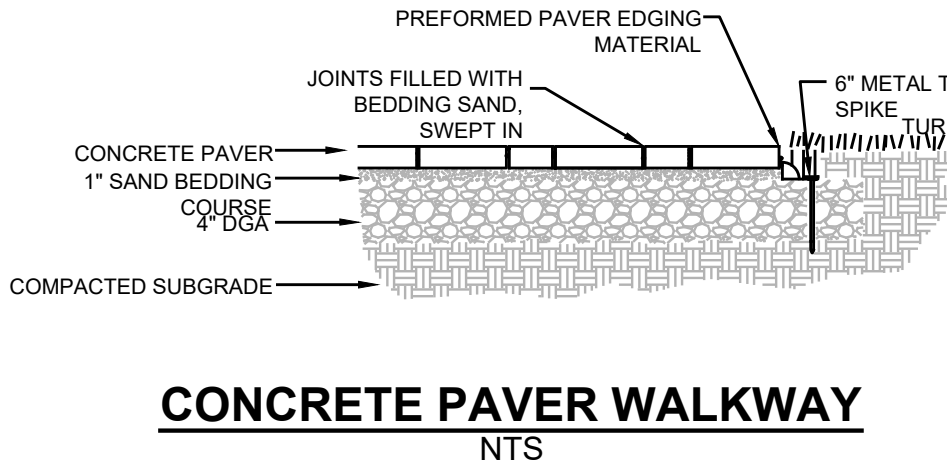


FRONT SETBACK CHART									
301A PARK PLACE AVENUE, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY									
BLOCK	LOT	ADDRESS	BUILDING	EAVE	PORCH	STEPS	PEAK	EAVE	
23	6	311 PARK PLACE AVENUE	8.9	N/A	1.3	N/A	42.0	N/A	
23	7	309 PARK PLACE AVENUE	26.9	N/A	19.0	15.3	30.9	25.1	
23	8	307 PARK PLACE AVENUE	14.4	9.4	9.1	4.9	43.7	32.9	
23	9	305 PARK PLACE AVENUE	14.7	2.3	3.1	0.2	41.6	N/A	
23	10	303 PARK PLACE AVENUE	13.7	2.7	3.9	1.4	36.1	28.2	
23	11	301B PARK PLACE AVENUE	13.8	3.3	4.1	0.0	37.3	29.5	
23	12	301A PARK PLACE AVENUE (PQ)	13.9	2.7	4.0	0.2	37.7	30.0	
23	13	301 PARK PLACE AVENUE	13.9	3.6	4.1	0.1	44.7	33.8	
AVERAGE			15.0	4.0	6.1	3.2	39.2	29.9	
AVERAGE			15.19						

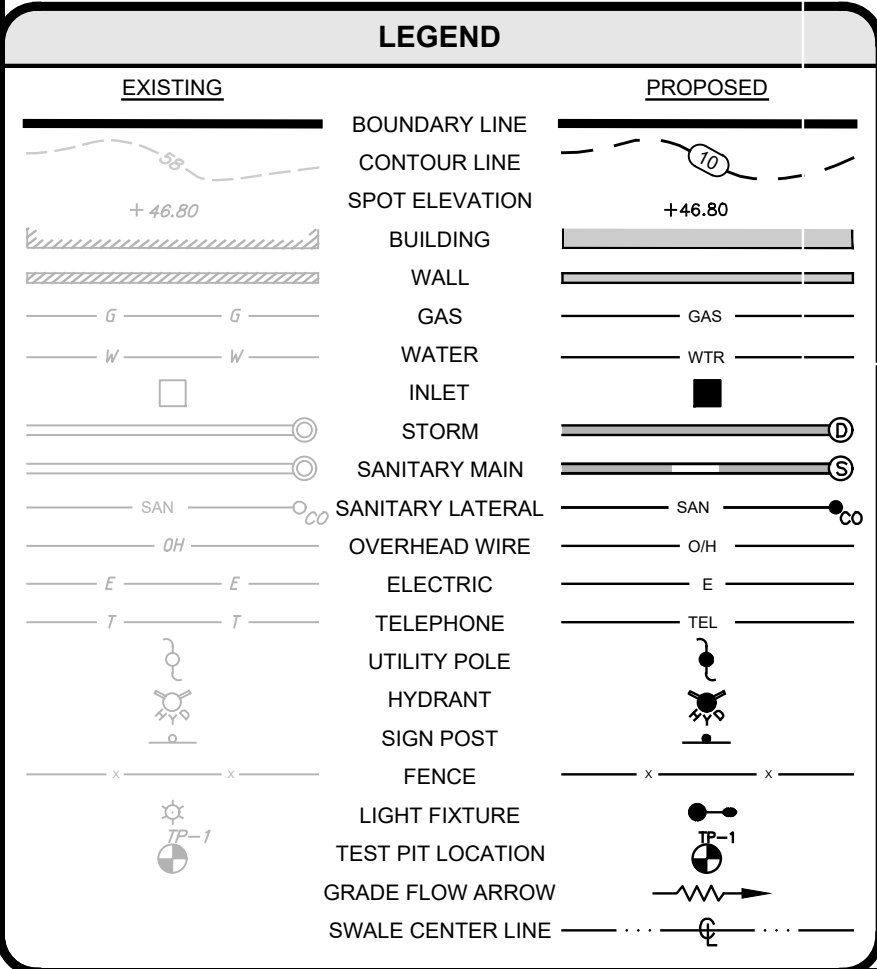
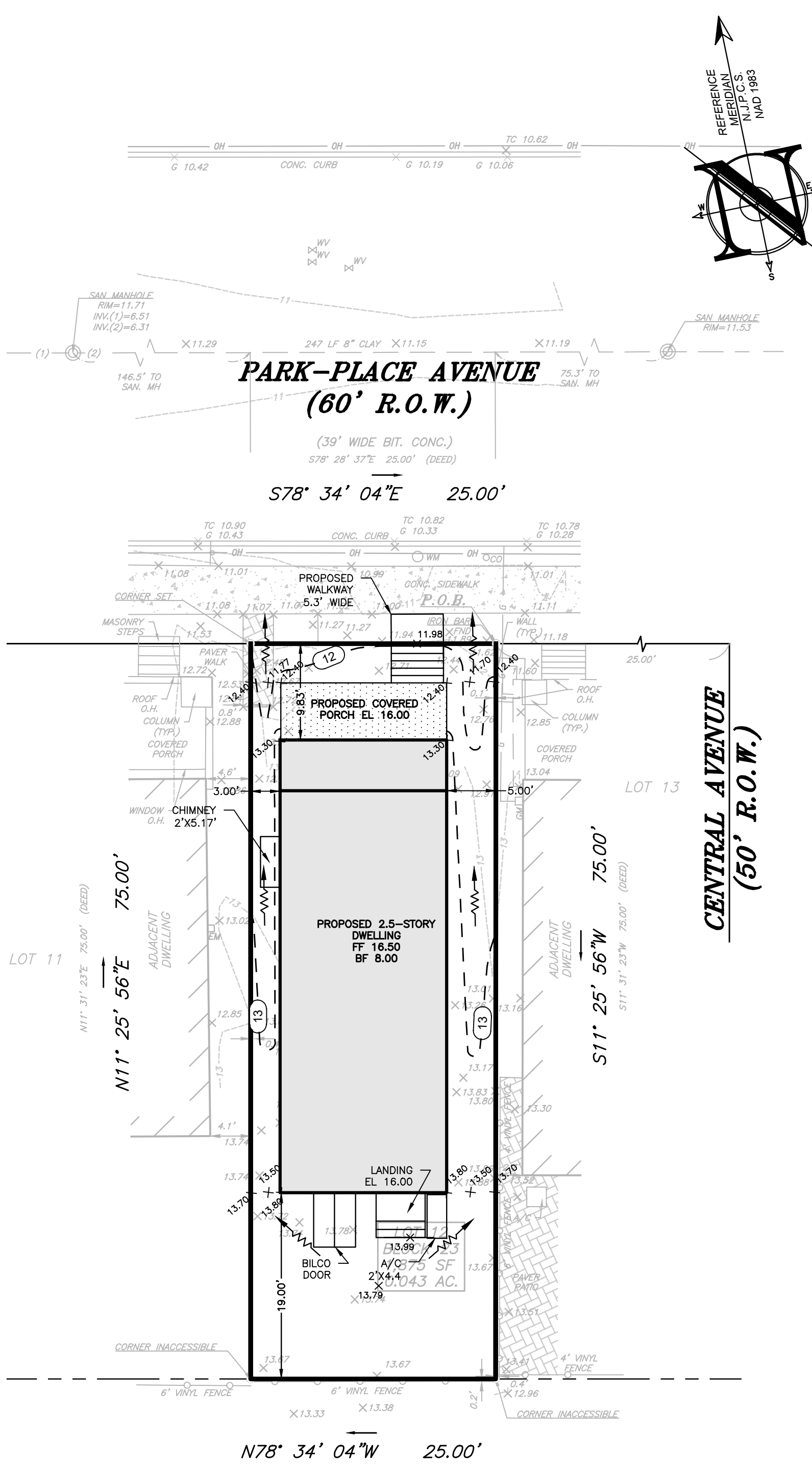
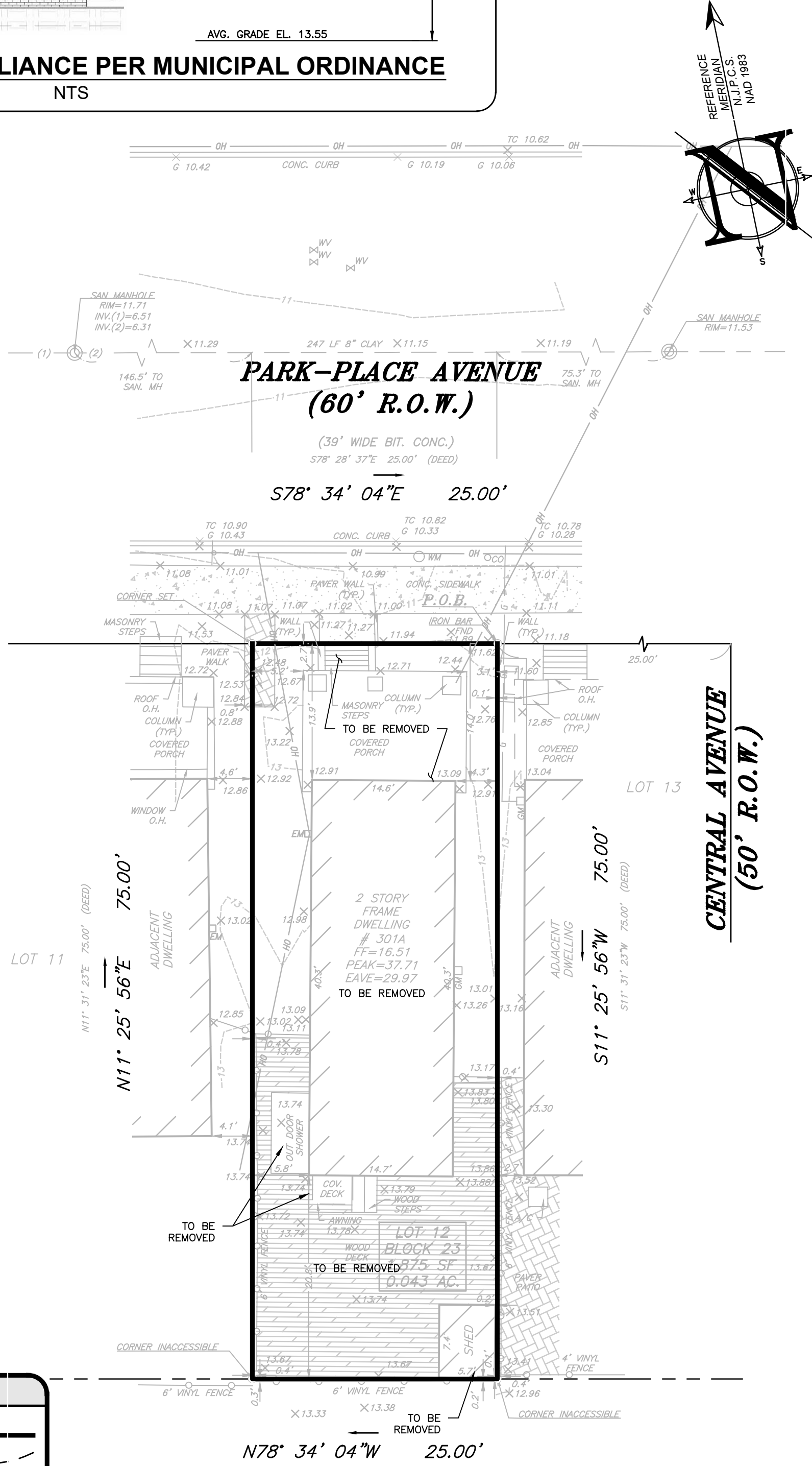


- GENERAL NOTES**
- SUBJECT PROPERTY**  
TAX MAP #2: BLOCK 23, LOT 12; 301A PARK PLACE AVENUE, BRADLEY BEACH BOROUGH, MONMOUTH COUNTY, NEW JERSEY
  - OWNER / APPLICANT**  
CHRISTOPHER PETTINE  
301A PARK PLACE AVENUE  
BRADLEY BEACH, NJ 07720
  - PURPOSE OF THIS PLAN SET**  
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY (FOR ENGINEERING AND ZONING APPROVAL) AND TO SUPPORT AN APPLICATION TO FREEDHOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
  - SURVEY DATA**  
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 23, LOT 12" WITH THE LATEST REVISION BEING DATED 04/11/23. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.
  - ARCHITECTURAL INFORMATION**  
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY THE CREATIVE MINDS GROUP ENTITLED "NEW SINGLE FAMILY RESIDENCE 301A PARK PLACE AVE."
  - BASE FLOOD ELEVATION**  
SUBJECT PROPERTY IS NOT IN A FEMA FLOOD ZONE.
  - 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.
  - 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. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
  - 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. SOIL DISTURBANCE IS LESS THAN 5,000 SF, THEREFORE PLAN CERTIFICATION IS FROM THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
  - 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.
  - NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**  
THE APPLICANT/OWNER IS RESPONSIBLE FOR SECURING ANY REQUIRED APPROVALS FROM THE NJDEP.
  - SOIL TESTING**  
PRIOR TO CONSTRUCTION OF THE DWELLING, THE CONTRACTOR SHALL PERFORM TEST PITS TO LOCATE THE SEASONAL HIGH GROUNDWATER TABLE, WITNESSED BY A LICENSED PROFESSIONAL ENGINEER AND PROVIDE THE RESULTS TO THIS OFFICE. 2 FEET OF SEPARATION FROM THE BASEMENT FINISHED FLOOR TO THE SEASONAL HIGH WATER TABLE MUST BE PROVIDED.

LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	777.5	895.6
SHED	42.3	N/A
OUTSIDE SHOWER	31.8	N/A
WOOD DECK	528.4	N/A
COVERED DECK (REAR)	16.5	N/A
STEPS & LANDINGS	21.2	41.1
WALLS	3.7	N/A
CHIMNEY	N/A	10.3
BILCO DOOR	N/A	23.7
PAVER WALK	14.8	14.8
A/C	N/A	8.8
TOTAL	1,436.2 (76.6%)	994.3 (53.0%)

ZONING COMPLIANCE CHART								
R-1 (RESIDENTIAL SINGLE-FAMILY ZONE) ZONE (§ 450-26)								
SINGLE-FAMILY DWELLING : IS PERMITTED								
ORD SECTION	STANDARD	REQUIRED	EXISTING		PROPOSED	COMPLIES		
450-26D (1)(a)	MIN. LOT AREA (SF)	5,000	1,875 (0.04 AC)	(N)	NO CHANGE	(N)	NO	
450-26D (1)(b)	MIN. LOT WIDTH (FT)	50	25.0	(N)	NO CHANGE	(N)	NO	
450-26D (1)(c)	MIN. LOT DEPTH (FT)	100	75.0	(N)	NO CHANGE	(N)	NO	
450-26D (1)(d)	PRINCIPAL BUILDING							
450-26D (1)(e)	MIN. FRONT YARD SETBACK (FT)	15.19	1)(Y)(2)(3)	2.7	(N)	9.83	I)(V)	NO
450-26D (1)(f)	MIN. SIDE YARD SETBACK							
	ONE SIDE (FT)	2.5	(5)	3.1	3	3	YES	
450-26D (1)(g)	OTHER SIDE (FT)	5	(5)	5.2	5	5	YES	
450-26D (1)(h)	MIN. REAR YARD SETBACK (FT)	18.75	(6)	20.8	19.00	19.00	YES	
450-26E (2)	MAX. BUILDING HEIGHT (FT)	30	30	24.3	30.00	30.00	YES	
450-26E (2)	MAX. BUILDING HEIGHT (STORIES)	2	2	2	2.5	(V)	NO	
450-26D (1)(h)	MAX. BUILDING COVERAGE (%)	35	44.6	(N)	50.0	(V)	NO	
450-131 (2)	ACCESSORY STRUCTURE							
450-131 (2)	MAX. AREA (SF)	100	(4)	42.3	N/A	N/A	YES	
450-131 (3)	MIN. SIDE YARD SETBACK (FT)	3	3	0.2	(N)	N/A	(X)	YES
450-131 (3)	MIN. REAR YARD SETBACK (FT)	3	3	0.1	(N)	N/A	(X)	YES
450-131 (4)	ALLOWABLE LOCATION	SIDE/REAR	SIDE/REAR	N/A	N/A	N/A	YES	
450-131 (5)	MAX. HEIGHT (FT)	10	(a)		N/A	N/A	YES	
450-26D (1)(i)	COVERAGE	60	60	76.6	(N)	53.0	(X)	YES
450-26D (1)(j)	MAX. IMPERVIOUS COVERAGE (%)	60	60	76.6	(N)	53.0	(X)	YES
450-26.D(1)(k)	PARKING SPACES	2	2	0	(N)	NO CHANGE	(N)	NO
450-26.D(1)(l)	MIN. OFF-STREET PARKING SPACES - DWELLING	2	2	0	(N)	NO CHANGE	(N)	NO

- (N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION  
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMPLIANCE ELIMINATED  
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER
- (a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
- (1) THE FRONT YARD DEPTH SHALL BE A MINIMUM OF 15 FEET ON NORTH-SOUTH STREETS AND 25 FEET ON EAST-WEST STREETS OR THE MINIMUM DEPTH OF ANY FRONT YARD WITHIN THE BLOCK AND FRONTING ON THE SAME STREET ON WHICH THE STRUCTURE FRONTS. WHEN THE PREVAILING SETBACK OF THE EXISTING BUILDINGS ALONG A BLOCK FRONT IS LESS THEN THE SETBACK REQUIREMENTS, THE FRONT YARD SET BACK DISTANCE MAY BE REDUCED TO THE AVERAGE OF FRONT YARD SETBACKS OF PRINCIPAL STRUCTURES ON ALL DEVELOPED PROPERTIES ON THE SAME SIDE OF THE STREET WITHIN 200 FEET OF THE PROPERTY AS DOCUMENTED BY A MAP PREPARED BY A LICENSED LAND SURVEYOR THE AVERAGE DEPTH WILL BE FROM THE FRONT WALL OF THE STRUCTURE. PROVIDED THAT SUCH SETBACK IS NOT LESS THAN 10 FEET
- (2) PORCH MAY EXTEND EIGHT FEET INTO THE REQUIRED FRONT YARD SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO THE FRONT YARD SETBACK REQUIREMENT OR BY SUBMISSION OF THE APPROPRIATE SETBACK AVERAGING PLAN
- (3) UPPER PORCH MAY EXTEND EIGHT FEET INTO THE REQUIRED FRONT YARD SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO THE FRONT YARD SETBACK REQUIREMENT OR BY SUBMISSION OF THE APPROPRIATE SETBACK AVERAGING PLAN
- (4) SHEDS SHALL NOT BE COUNTED IN BUILDING OR LOT COVERAGES, PROVIDED SUCH STORAGE SHED IS BUILT UPON A FOUNDATION OF LUMBER, WOOD OR TIMBER. IF SUCH STORAGE SHED IS BUILT UPON A FOUNDATION OF COMPACTED GRAVEL OR CEMENT, IT SHALL BE CONSIDERED IMPERVIOUS COVERAGE AND THE STORAGE SHED WILL BE COUNTED IN LOT COVERAGE.
- (5) PER NOTE #3 OF 450 ATTACHMENT 1, THE MINIMUM SIDE YARDS FOR LOTS NOT MEETING THE MINIMUM LOT WIDTH REQUIREMENT THAT EXIST SHALL BE 10% AND 20% OF THE LOT WIDTH.  
25' X 0.10 = 2.5' (ONE SIDE)  
25' X 0.20 = 5' (BOTH SIDES)
- (6) PER NOTE #2 OF 450 ATTACHMENT 1, THE REAR YARD FOR LOTS NOT MEETING THE MINIMUM LOT DEPTH REQUIREMENT, MAY BE REDUCED PROPORTIONATELY TO THE EXISTING LOT DEPTH AS A PERCENTAGE OF REQUIRED LOT DEPTH, BUT IN NO CASE SHALL THEY BE LESS THAN 10 FEET.



**PROJECT INFORMATION**

PROJECT NAME: **PETTINE RESIDENCE**

PROJECT LOCATION: BLOCK 23, LOT 12  
301A PARK PLACE AVENUE  
BOROUGH OF BRADLEY BEACH,  
MONMOUTH COUNTY, NJ

OWNER: **CHRISTOPHER PETTINE**  
301A PARK PLACE AVENUE  
BRADLEY BEACH, NJ 07720

APPLICANT: **CHRISTOPHER PETTINE**  
301A PARK PLACE AVENUE  
BRADLEY BEACH, NJ 07720

APPLICANT'S PROFESSIONALS

**ARCHITECT:**  
CREATIVE MINDS GROUP, LLC  
703 MILL CREEK AVENUE  
MANAHAWKIN, NJ 08050

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



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

**INSITE**  
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InSite Engineering, LLC  
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InSite@InSiteEng.net www.InSiteEng.net

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COLORADO, & DISTRICT OF COLUMBIA

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AND MAY HAVE BEEN ALTERED

**Douglas D. Clelland**  
**DOUGLAS D. CLELLAND, PE**  
PROFESSIONAL ENGINEER  
NJ PE 24GE05331000

**REVISIONS**

Rev	Date	Comment
1	08/16/23	IMPERVIOUS COVERAGE REVISED
0	07/13/23	INITIAL RELEASE

SCALE: 1"=10' DESIGNED BY: DDC

DATE: 07/13/23 DRAWN BY: AMC

JOB #: 23-2117-01 CHECKED BY: DDC

CAD ID: 23-2117-01r0

☒ NOT FOR CONSTRUCTION

APPROVED BY:

**FOR CONSTRUCTION**

**PLAN INFORMATION**

**DRAWING TITLE:**

**PLOT PLAN**

**SHEET TITLE:**

**PLAN**

**SHEET NO.:**

**1 OF 1**