

**LEGEND**

- 104--- = EXIST. CONTOUR
- 99.5 = EXIST. SPOT ELEVATION
- 99.5 = PROPOSED SPOT ELEVATION
- 128 = PROPOSED CONTOUR
- = DIRECTION OF OVERLAND FLOW



PROPOSED PRIVATE (3.0' X 12.86'),  
NON-EXCLUSIVE SEWER UTILITY  
EASEMENT FOR THE BENEFIT OF  
BLOCK 11, LOT 4, BLOCK 11, LOT 5  
AND BLOCK 11, LOT 8 IN THE  
BOROUGH OF BRADLEY BEACH, NJ

PROPOSED  
LANDING W/ STEPS

PROPOSED PRIVATE (3.9' X 48.09'),  
NON-EXCLUSIVE WATER UTILITY  
EASEMENT FOR THE BENEFIT OF  
BLOCK 11, LOT 5 IN THE BOROUGH  
OF BRADLEY BEACH, NJ

PROPOSED A/C  
UNITS ON HALF  
STORY PLATFORM

PROPOSED  
DWELLING  
F.F.= 13.3  
C.S.=7.5  
E.S.H.W.T. = 6.5

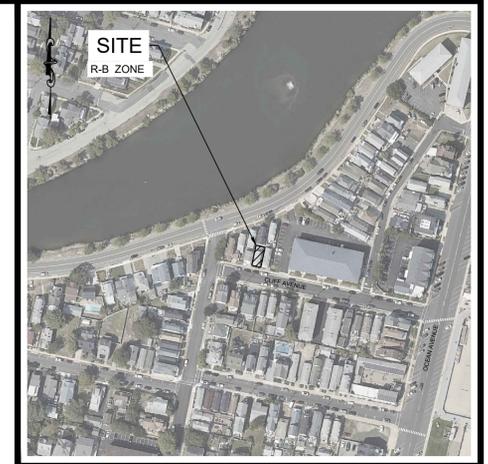
PROPOSED 18" x 18"  
STEPPING STONES

PROPOSED  
COVERED PORCH

SAW-CUT EXISTING SIDEWALK  
(AS REQUIRED)

REPLACE EXISTING SIDEWALK  
ALONG PROPERTY FRONTAGE WITH  
NEW CONCRETE SIDEWALK MEETING  
CURRENT ADA STANDARDS

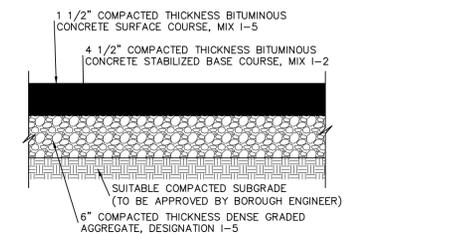
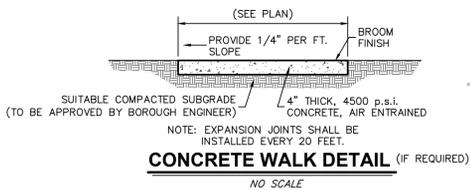
**CLIFF AVENUE (50' R.O.W.)**  
(30' WIDE BIT. CONC.)



**LOCATION MAP**  
SCALE: (1 Inch = 200 Feet)

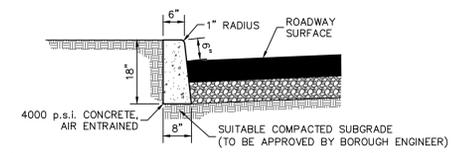
**GENERAL NOTES:**

1. PROPERTY BEING KNOWN AS BLOCK 11, TAX LOT 7 WITHIN THE BOROUGH OF BRADLEY BEACH. THE PROPERTIES CONTAINS 1,051 SQUARE FEET AND IS SITUATED WITHIN THE R-B ZONE.
2. BOUNDARY, TOPOGRAPHY AND EXISTING CONDITIONS INFORMATION ARE BASED UPON A PLAN ENTITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY OF BLOCK 11, LOT 7, 116 CLIFF AVENUE, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY', PREPARED BY JUSTIN J. HEDGES, PLS# 43362, LAST REVISED 9-23-22, WHICH WERE PROVIDED BY THE PROPERTY OWNER. THE PROPERTY OWNER WILL HOLD JENSEN DESIGN GROUP, LLC HARMLESS FOR ANY INACCURACIES WITH THE PROVIDED SURVEYS. THE PROPERTY OWNER WILL ASSUME ALL RESPONSIBILITIES AND COSTS FOR CURING ANY INACCURACIES.
3. THE PROPOSED DWELLING AND SITE IMPROVEMENT INFORMATION ARE BASED UPON A DIGITAL PLAN ENTITLED 'McPHILLIPS - FITZPATRICK RESIDENCE, BLOCK: 11, LOT: 7, 116 CLIFF AVENUE, BOROUGH OF BRADLEY BEACH, NJ' PREPARED BY M.B. HEARN ARCHITECTURE, LLC, DATED 2-13-23, SIGNED BY MARY HEARN, AIA# 12055, WHICH WAS PROVIDED BY THE PROPERTY OWNER. THE PROPERTY OWNER WILL HOLD JENSEN DESIGN GROUP, LLC HARMLESS FOR ANY INACCURACIES WITH THE PROVIDED ARCHITECTURAL PLANS. THE PROPERTY OWNER WILL ASSUME ALL RESPONSIBILITIES AND COSTS FOR CURING ANY INACCURACIES.
4. THE PROPERTY OWNER PROVIDED OUR OFFICE A SOIL BORING DATED 9-16-22, PERFORMED BY SIMON ENGINEERING, LLC, SIGNED BY ROD SIMON, PE# 42543, WHICH DETERMINED THE ESTIMATED SEASONAL HIGH WATER TABLE TO BE APPROXIMATELY 60" BELOW GRADE WHICH EQUATES TO APPROXIMATE ELEVATION 6.5. IT SHOULD BE NOTED THAT THE PROPERTY OWNER PROVIDED OUR OFFICE WITH THE SOIL BORING REPORT AND WILL HOLD JENSEN DESIGN GROUP, LLC HARMLESS FOR ANY INACCURACIES WITH THE PROVIDED REPORT. THE PROPERTY OWNER WILL ASSUME ALL RESPONSIBILITIES AND COSTS FOR CURING ANY INACCURACIES.
5. IT IS PROPOSED TO CONSTRUCT A NEW SINGLE FAMILY DWELLING AND SITE AMENITIES.
6. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC.. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO. ADJACENT STRUCTURES TAKEN FROM AERIAL INFORMATION. ADJACENT LOT LINES TAKEN FROM TAX MAPS.
7. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE 'ISSUED FOR CONSTRUCTION.'
8. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
9. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:  
A. N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.  
B. CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.  
C. CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
10. CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HERON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
11. THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
12. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY WETLANDS OR WATER COURSES.
13. CONTRACTOR SHALL COORDINATE ANY UTILITY RELOCATIONS.
14. THE FINISHED FLOOR, CRAWLSPACE FLOOR, BUILDING HEIGHT ELEVATIONS AND SETBACK INFORMATION HAVE BEEN DEVELOPED BY THE ARCHITECT AND THE PROPERTY OWNER.
15. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF THE EXISTING ELECTRIC SERVICE, SANITARY SEWER LATERAL, WATER SERVICE AND GAS SERVICE PRIOR TO CONSTRUCTION. THE EXISTING SERVICES SHALL BE RELOCATED AS REQUIRED.
16. ALL CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND NO CONSTRUCTION MATERIAL SHALL BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. ALL ROOF LEADER DOWNSPOUTS ARE TO BE DIRECTED TO THE GUTTER LINE OF THE STREET WITHOUT IMPACTING NEIGHBORING PROPERTIES.
18. THE CONTRACTOR AND PROPERTY OWNER SHALL ENSURE POSITIVE DRAINAGE AROUND THE DWELLING, TOWARDS THE NATURAL DRAINAGE PATTERNS ON THE PROPERTY.
19. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY NECESSARY ENVIRONMENTAL AND/OR TREE CLEARING PERMITS.
20. EXISTING FENCING, PATIOS, STRUCTURES OR OTHER IMPROVEMENTS IF ANY, SHALL NOT BE UTILIZED TO LOCATE THE PROPOSED IMPROVEMENTS.
21. IT IS THE INTENT OF THESE PLANS TO PROVIDE 1% MINIMUM AND 3:1 MAXIMUM GRADING PROVIDED IN AREAS THAT ARE TO BE DISTURBED BY THE CONSTRUCTION.
22. ANY DEVIATION FROM THIS PLAN, REQUESTED OR PERFORMED, BY THE PROPERTY OWNER, IS SOLELY THE PROPERTY OWNER'S RESPONSIBILITY AND COST.
23. IT IS RECOMMENDED THE PROPERTY OWNER AND/OR CONTRACTOR HAVE A LICENSED SURVEYOR STAKEOUT THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION TO ENSURE PROPOSED STRUCTURES ARE NOT WITHIN ANY EASEMENTS, BUFFERS OR SETBACK AREAS.
24. JENSEN DESIGN GROUP IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR CONSTRUCTION OVERSIGHT OF THE PROPOSED DESIGN IMPROVEMENTS SHOWN ON THESE PLANS.
25. ALL SUMP PUMPS LOCATED IN THE CRAWLSPACE OF THE DWELLING (AS SHOWN ON THE ARCHITECTURAL PLANS) SHALL HAVE THE SUMP PUMPS 'ON' FLOATS SET AT 6" BELOW THE CRAWLSPACE FLOOR.



**NOTES:**

1. ALL PAVEMENT SHALL BE REMOVED BY SAWCUTTING THE AREA FIRST.
2. ALL EDGES SHALL BE TACKED PRIOR TO PLACEMENT OF PAVEMENT.
3. INITIALLY, 6" OF 1-2 SHALL BE PLACED TO MATCH THE GRADE OF ADJACENT PAVEMENT.
4. A MINIMUM OF 90 AND MAX. OF 180 DAYS SHALL ELAPSE. THEREAFTER, 1.5" OF THE 1-2 SHALL BE MILLED IN PREPARATION FOR THE PLACEMENT OF THE 1-5. THE MILLING LIMITS SHALL BE A MINIMUM OF 1' BEYOND THE INITIAL 1-2 PLACEMENT.



CONTRACTOR AND PROPERTY OWNER SHALL ENSURE ALL SUMP PUMPS IN THE DWELLING'S CRAWLSPACE HAVE THE SUMP PUMP 'ON' FLOATS SET AT 6" BELOW THE CRAWLSPACE FLOOR

SCALE: (1 Inch = 5 Feet)

No.	Date	Revision	Revised By	Checked By
1	6-27-23	FINALIZED FOR SUBMISSION	HJR	WEJ

**WILLIAM E. JENSEN, JR., PE**  
N.J. PROFESSIONAL ENGINEER NO. 44521

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Certificate of Authorization No. 24GA28251100

**116 CLIFF AVENUE**  
**GRADING PLAN**  
OF  
**LOT 7 - BLOCK 11**  
**BOROUGH OF BRADLEY BEACH**  
**MONMOUTH COUNTY, NEW JERSEY**

PROJECT NUMBER: **20180**  
SCALE: **1" = 5'**  
DATE: **6-13-23**  
CHECKED BY: **HJR**  
SHEET: **1 of 1**