						DESIGNED BY: DRAWN BY: SHEET CHK'D B	
	1	1/8/20	RAO	JJF	REVISED OWNERS NAME, ADD REAR SETBACKS FOR 1708-A	CROSS CHK'D E	
	REV. NO.	DATE	DRWN	СНКД	REMARKS	APPROVED BY: DATE:	
	FILE NAME: N:\TEKTON ARCHITECTURE\TEKT-00010 - 1708 B ST., BELMAR\PLANS\TEKT-00010.DWG ROTT 1/8/2020 1:59 PM						

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APPROVED AS A MINOR SITE PLAN BY

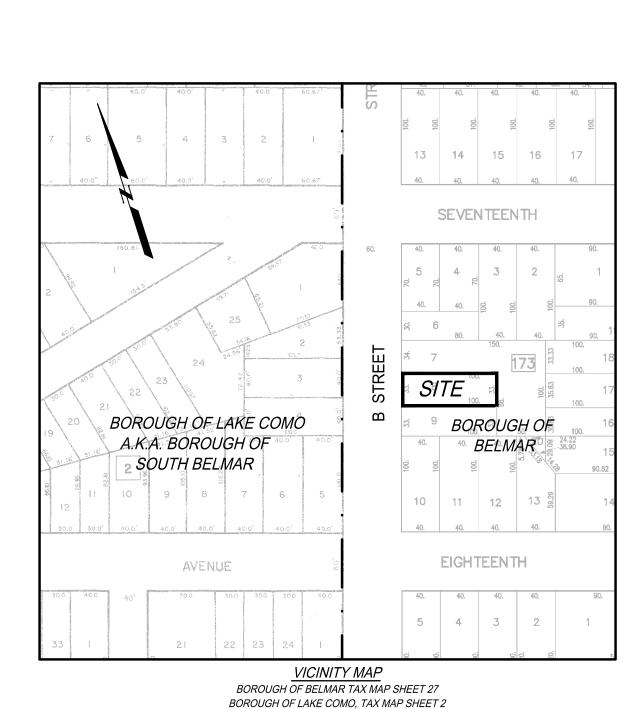
ATTEST:

CHAIRPERSON

SECRETARY

MUNICIPAL ENGINEER

THE BOROUGH OF BELMAR PLANNING BOARD ON



SCALE 1"=100'

VR/

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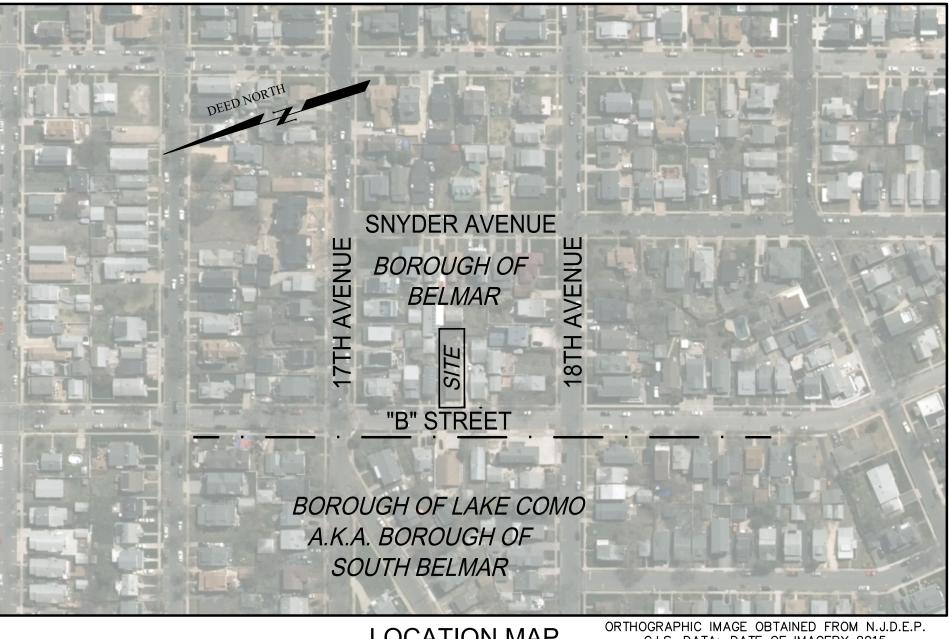
# MINOR SITE PLAN FOR: MANDIA RESIDENCE

1708 A "B" STREET BOROUGH OF BELMAR, NJ 07719 TAX MAP SHEET 27 DATED 12/01

BLOCK 173, LOT 8

ZONE R-40

**OWNER/APPLICANT/DEVELOPER:** LOUIS MANDIA 1708-A "B" STREET **BELMAR**, NJ 07719



LOCATION MAP SCALE 1"=150'

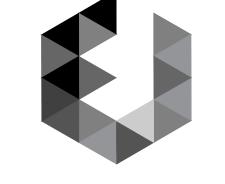
G.I.S. DATA: DATE OF IMAGERY 2015

## PREPARED BY JACLYN J. FLOR, P.E., P.P., C.M.E. **CONSULTING ENGINEER**

LICENSED PROFESSIONAL ENGINEER STATE OF N.J. LICENSE No. GEO4542600

ENGENUITY INFRASTRUCTURE

CERTIFICATE OF AUTHORIZATION 24GA28268000





12 BROAD STREET, SUITE 203 **RED BANK, NJ 07701** 732.741.3176 ENGENUITYNJ.COM



ENGENUITY INFRASTRUCTURE 12 BROAD STREET, SUITE 203 RED BANK, NJ 07701 732.741.3176 ENGENUITYNJ.COM

**MINOR SITE PLAN** TAX BLOCK 173 LOT 8 BOROUGH OF BELMAR MONMOUTH COUNTY, NEW JERSEY **OWNER / APPLICANT:** LOUIS MANDIA 1708 "B" STREET BELMAR, NJ 07719

DEC. 31, 2019

#### **GENERAL NOTES:**

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1. ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING: -NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION -MONMOUTH COUNTY DESIGN STANDARDS -MUNICIPAL DESIGN STANDARDS -CURRENT MANUFACTURERS SPECIFICATIONS, STANDARDS, AND REQUIREMENTS -CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS

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- 2. ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE NJ UNIFORM CONSTRUCTION CODE, SUBCHAPTER 7: BARRIER FREE SUBCODE & ADA REQUIREMENTS AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND SAFETY DEVICE USAGE FOR AND DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
- 4. THE CONTRACTOR IS DESIGNATED AS RESPONSIBLE PARTY DURING CONSTRUCTION OF THE IMPROVEMENTS HEREON. AS SUCH, CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT AND OVERSIGHT.
- 5. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF THE DEPICTED SITE IMPROVEMENTS.
- 6. ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION. REVISED JULY 2017.
- 7. THE NEW JERSEY CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000
- 8. EXISTING SITE AND UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 9 ALL TRAFFIC SIGNS AND STRIPING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 10. ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
- 11. CONCRETE SHALL BE NJDOT CLASS "B" UNLESS OTHERWISE STATED HEREON OR WITHIN THE CONSTRUCTION DETAILS.
- 12. ALL IMPROVEMENTS SHOWN HEREON "TO BE REMOVED" SHALL BE DISPOSED OF IN A MANNER NOT CONTRARY TO LOCAL OR STATE ORDINANCES.
- 13. CONTRACTOR TO NOTIFY THE UNDERSIGNED PROFESSIONAL IF FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON.
- 14. THIS PLAN SET HAS BEEN PREPARED FOR MUNICIPAL AND AGENCY APPROVALS. THIS PLAN NOT TO BE UTILIZED FOR CONSTRUCTION UNTIL MARKED FOR CONSTRUCTION".
- 15. EXISTING UTILITY CONNECTIONS TO BE UTILIZED WHERE FEASIBLE & APPROVED BY UTILITY AUTHORITY.

PLAN	<b>INDEX</b>
1 of 2	
2 of 2	

### **COVER SHEET** SITE LAYOUT PLAN

12/31/2

JACLYN J. FLOR, P.E., P.P., C.M.E CONSULTING ENGINEER
LICENSED PROFESSIONAL ENGINEER STATE OF NJ LICENCE NO. 24GE045426 CERTIFICATE OF AUTHORIZATION 24GA28268000

	PROJECT NO. TEKT-00010
	DRAWING
12/31/2020	CV-1
DATE	SHEET NO.
	1 OF 2

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ZONE R-40 (SINGLE FAMILY RESIDENTIAL #1708 A & B)					
REQUIREMENT	PERMITTED	PROPOSED	COMPLIES		
MINIMUM LOT SIZE	4,000 sf	3,300 sf	V-ENC		
MINIMUM LOT FRONTAGE	40'	33'	V-ENC		
MINIMUM FRONT YARD SETBACK	20'	4.3' *	V-ENC		
MINIMUM SIDE YARD SETBACK (ONE)	5'	2.8'	V-ENC		
MINIMUM SIDE YARD SETBACK(BOTH)	10'	12.4'			
MINIMUM REAR YARD SETBACK	25'	49.8 (1708-A)			
MINIMUM REAR YARD SETBACK	25'	4.5 (1708-B)	V-ENC		
MAXIMUM BUILDING HEIGHT - FEET	35'	25'			
MAXIMUM BUILDING HEIGHT - STORIES	2 1/2-Story	2 Story			
MAXIMUM BUILDING COVERAGE	30%	38%	V-ENC		
MAXIMUM LOT COVERAGE	55%	66%	V-ENC		
MAXIMUM FLOOR AREA RATIO	78%	64%			

\* TO COVERED PORCH, 11.8' TO BUILDING

"V" VARIANCE

"ENC" EXISTING NON-CONFORMITY

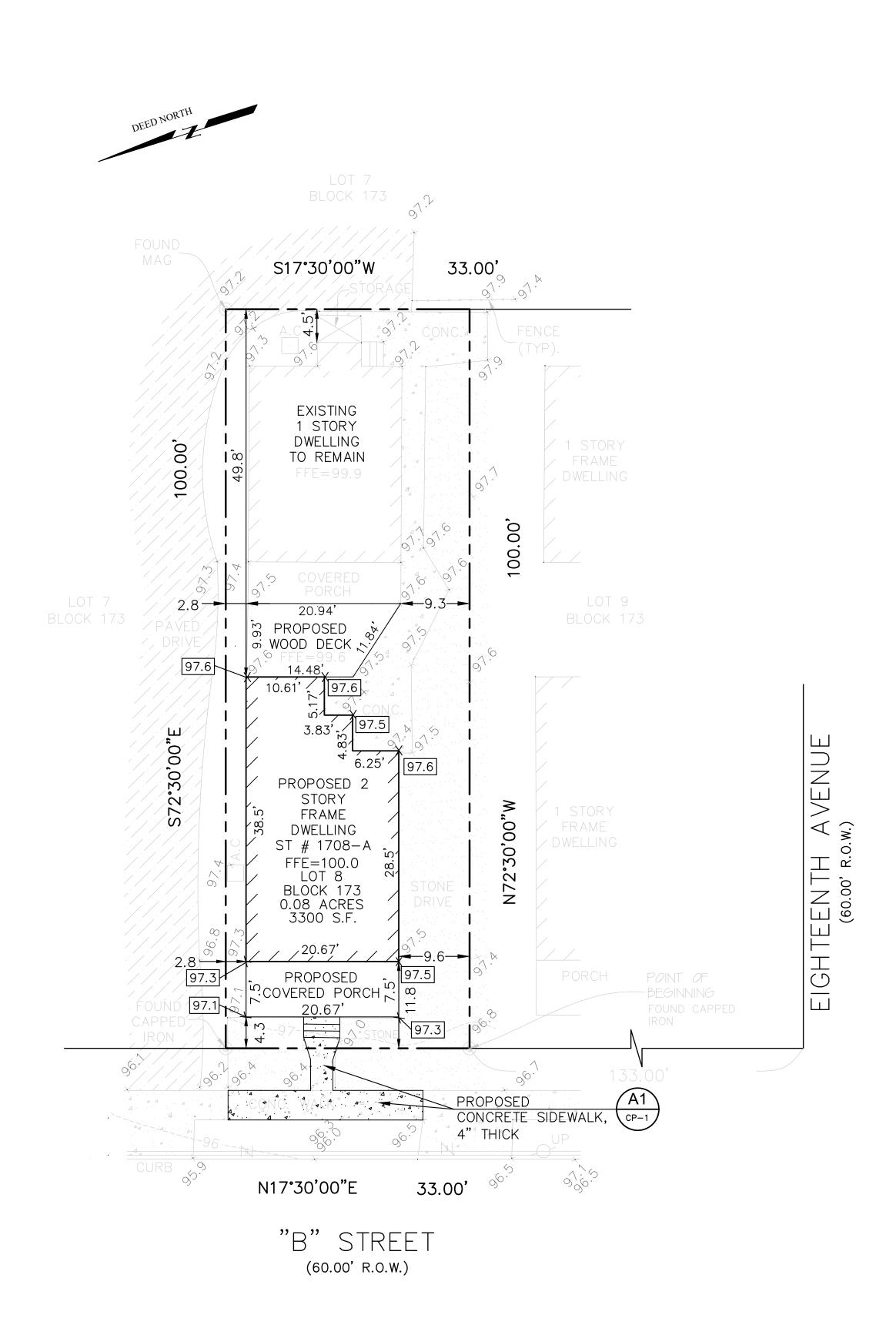
	PROPOSED SINGLE FAMILY RESIDENCE #17	'08-A
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LIVING SPACE	AREA (NET)
FIRST FLOOR	714 SQ. FT.
COVERED PORCH	155 SQ. FT.
SECOND FLOOR	714 SQ. FT.
TOTAL LIVING SPACE	1,428 SQ. FT.

#### GENERAL NOTES:

- 1. EXISTING RESIDENTIAL DWELLING 1708-A TO BE REPLACED IN-KIND WITH EXACT BUILDING DIMENSIONS AND SETBACKS.
- 2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE PLAN ENTITLED "PLAN OF TOPOGRAPHY TAX LOT 8 BLOCK 173, 1708 "B" STREET, BOROUGH OF BELMAR, COUNTY OF MONMOUTH STATE OF NEW JERSEY" PREPARED BY LEEPER LAND GROUP LLC. DATED JUNE 27, 2019.
- 3. THE PROPOSED BUILDING INFORMATION AND LOCATION HERON BASED ON PLAN ENTITLED "PROPOSED NEW CONSTRUCTION SINGLE FAMILY DWELLING, OWNER JOHN PAPAZIAN, LOCATION 1708 B STREET, BELMAR, NJ.: FLOOR PLANS, SURVEY, ELEVATIONS, & BUILDING DATA" PREPARED BY TEKTON ARCHITECTURE STUDIO LLC. DATED OCTOBER 18, 2019
- 4. ENGENUITY INFRASTRUCTURE MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ENGENUITY INFRASTRUCTURE FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ENGENUITY INFRASTRUCTURE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES IN THE FIELD PRIOR TO EXCAVATION. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CALL FOR A MARK-OUT PRIOR TO ANY WORK.
- 5. ALL PROPOSED UTILITY CONNECTION LOCATIONS TO REMAIN AS PREVIOUSLY INSTALLED.
- 6. PREMISES ARE COMMONLY KNOWN AS 1708 A & B STREET, BELMAR, MONMOUTH COUNTY, NEW JERSEY.
- 7. PREMISES ARE ALSO KNOWN AS BLOCK 173, LOT 8 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY.
- 8. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.
- 9. THE LAYOUT AND DESIGN ARE SUBJECT TO FURTHER MODIFICATION TO COMPLY WITH APPROVALS FROM AGENCIES HAVING JURISDICTION OVER THE SITE.
- 10. ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREA OF MINIMAL FLOODING AS SHOWN ON FEMA FIRM MAP 34025C0342F, EFFECTIVE DATE SEPTEMBER 25, 2009.

					DESIGNED BY: _	RAO RAO
					DRAWN BY: SHEET CHK'D BY:	MCM
1	1/8/20	RAO	JJF	REVISED OWNERS NAME, ADD REAR SETBACKS FOR 1708-A	CROSS CHK'D BY: -	JJF JJF
REV. NO.	DATE	DRWN	СНКД	REMARKS	APPROVED BY: DATE:	DEC. 31, 2019



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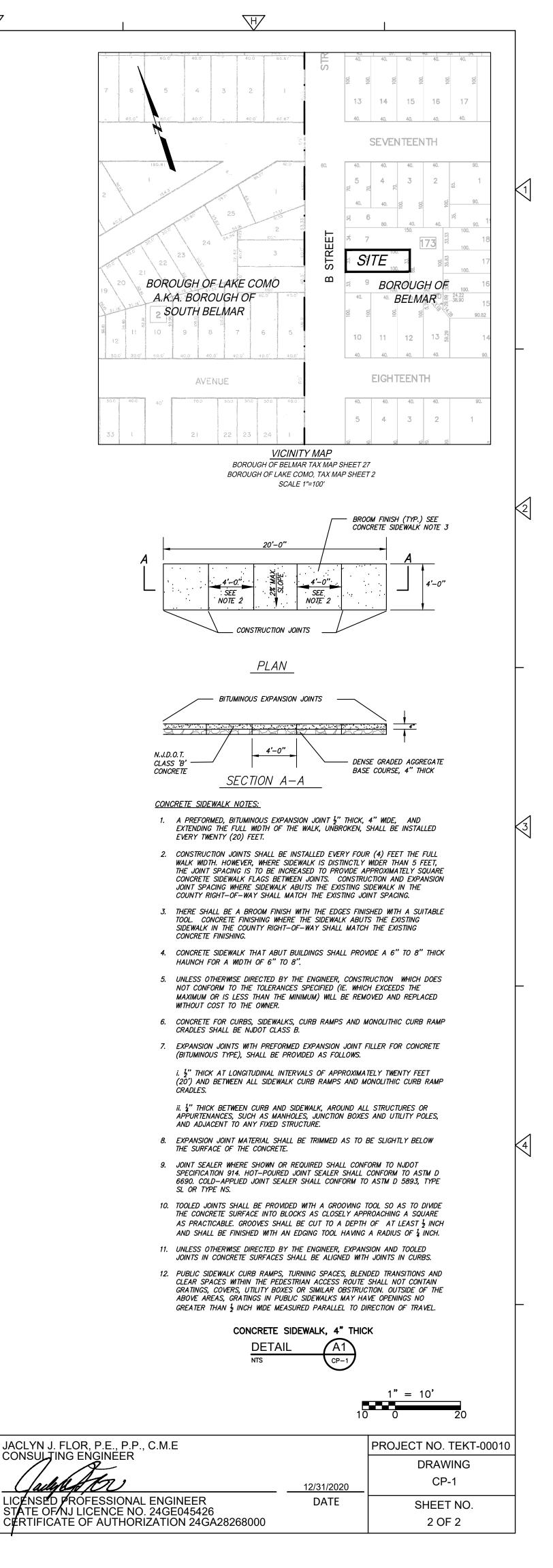
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ENGENUITY INFRASTRUCTURE 12 BROAD STREET, SUITE 203 RED BANK, NJ 07701 732.741.3176 ENGENUITYNJ.COM

MINOR SITE PLAN TAX BLOCK 173 LOT 8 BOROUGH OF BELMAR MONMOUTH COUNTY, NEW JERSEY **OWNER / APPLICAN** LOUIS MANDIA 1708 "B" STREE BELMAR, NJ 0771



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