

PRELIMINARY & FINAL MAJOR SITE PLAN FOR KICK DANCE STUDIOS

BLOCK 25, LOT 12 TAX MAP SHEET #10 611 RIVER ROAD BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NJ

PROPERTY OWNERS WITHIN 200'

Block lot	Owner	Mailing address	City, State, Zip
1314-25-10	REISS MANUFACTURING INC	PO BOX 159	RUMSON NJ 07760
1314-25-10.1	HDI HOLDINGS LLC	39 GRANGE AVENUE	FAIR HAVEN NJ 07704
1314-25-11	TUCSON GOLD CO LLC	615 RIVER RD	FAIR HAVEN NJ 07704
1314-25-12	WINSTON PROPERTIES II LLC	300 ALEXANDER CT.APT2708	PHILADELPHIA PA 19310
1314-25-13	SISTEAM LLC	607-609 RIVER ROAD	FAIR HAVEN NJ 07704
1314-25-14	FU WONG INC.	90 WASHINGTON STREET	RUMSON NJ 07760
1314-25-14.1	SPICER GREGORY&MARG&WALDMAN PAUL&LI	12 EDWARDS FARM LANE	TINTON FALLS NJ 07724
1314-25-15	ARENA UMBERTO & DORA TRUSTEES	1401 S OCEAN DRIVE #701	HOLLYWOOD FLORIDA 33019
1314-31-1	M&M REALTY PARTNERS AT FAIR HAVEN L	1260 STELTON ROAD	PISCATAWAY NJ 08854
1314-32-2	FAIR HAVEN RETAIL LLC	307 FELLOWSHIP RD #300	MT LAUREL NJ 08054
1314-32-3	600 RIVER ROAD LLC	600 RIVER ROAD	FAIR HAVEN NJ 07704
1314-32-4	STONE A B REV. TRUST	72800 CITRUS COURT	PALM DESERT CA 92260
1314-32-5	DOS BROS HOLDINGS LLC	610 RIVER ROAD	FAIR HAVEN NJ 07704
1314-32-6	LEASOR & ASSOCIATES LLC	612 RIVER ROAD	FAIR HAVEN NJ 07704
1314-25-45	BESSIE ALBERT IRREVOCABLE LIVING TR	1 COLLEEN WAY	NEPTUNE NJ 07753
1314-25-47	U.S. BANK TRUST NA TRUSTEE	13801 WIRELESS WAY	OKLAHOMA CITY OK 73134
1314-25-48	BECKER DAVID LEE	73 NAVESINK AVENUE	FAIR HAVEN NJ 07704
1314-25-49	CLAPP DANIEL	79 NAVESINK AVE	FAIR HAVEN NJ 07704
1314-25-50	MEVORACH RONEN & DIANE	83 NAVESINK AVE	FAIR HAVEN NJ 07704
1314-25-46	MAC FARLAND DOUGLAS J & PAMELA J	65 NAVESINK AVENUE	FAIR HAVEN NJ 07704
1314-25-32.11	ARAUJO GUSTAVO & LEDERMAN GWYNETH	81 BRIARWOOD ROAD	FAIR HAVEN NJ 07704
1314-25-5	SHERMAN JOHN RICHARD III & VITALE	34 LEWIS LANE	FAIR HAVEN NJ 07704

UTILITY CONTACTS

Water - NJ American Water Company,
c/o Scott Segal.
One Water Street
Camden, NJ 08102
856-549-8606

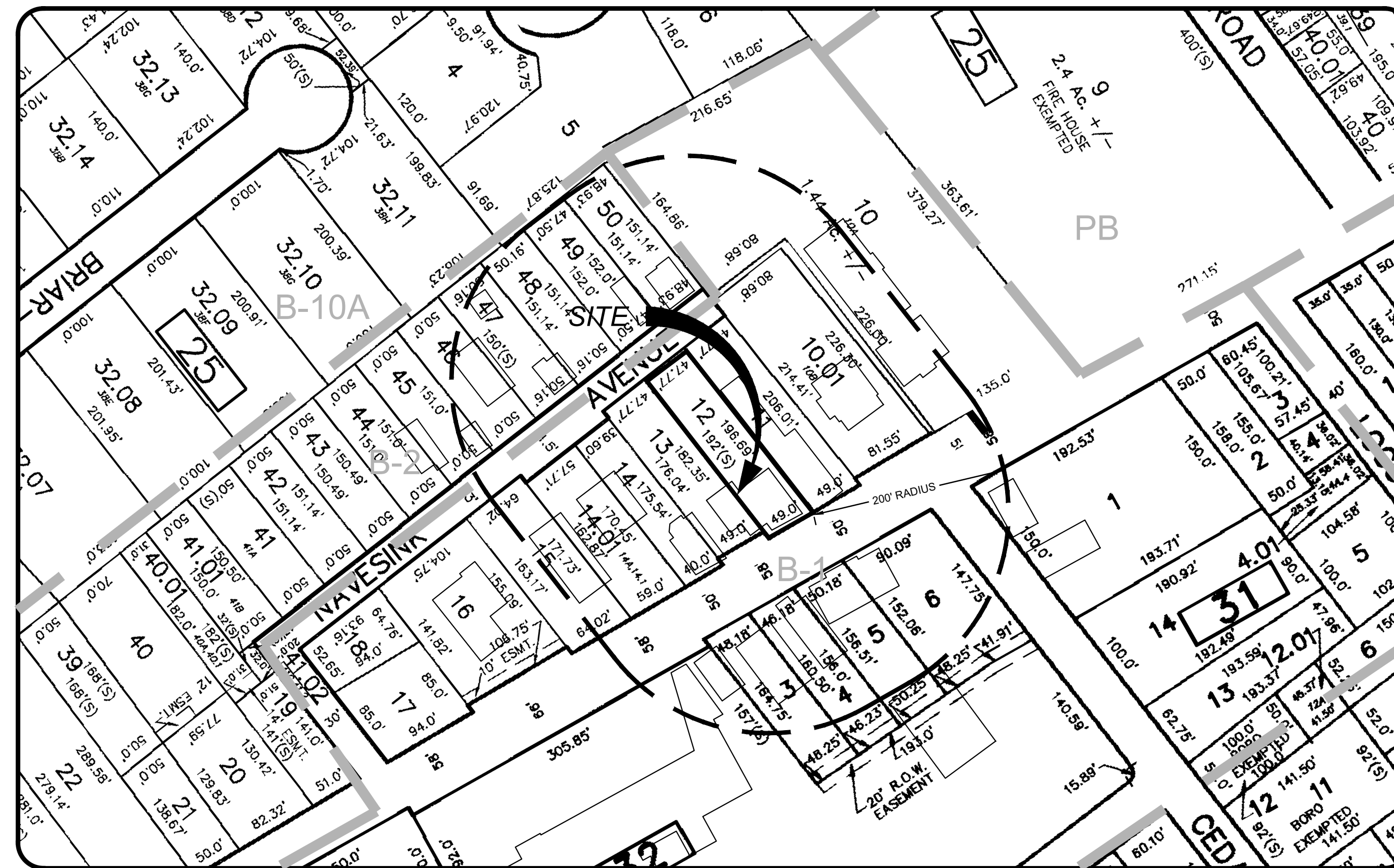
Water - Borough of Red Bank, Department of Public Utilities,
Joseph E. Buonacquista
75 Chestnut Street,
Red Bank, NJ 07701 (people on Lake Avenue, Haddon Park, Harrison Avenue,
Chestnut Street, Beekman Place, etc are connected to the Red Bank water main)

Electric - JCP&L,
Manager- Real Estate
300 Madison Ave.
Morristown, NJ 07962

Gas - NJ Natural Gas Company,
Joan Purcara, Right of Way and Claims Representative
P.O. Box 1464
Wall, New Jersey 07719

Monmouth County Planning Board,
Director
PO BOX 1255
Freehold, NJ 07728

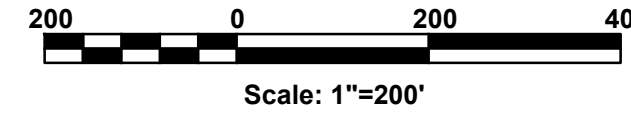
Two Rivers Water Reclamation Authority
1 Highland Ave.
Monmouth Beach, NJ 07757



ZONE

B-1 = BUSINESS
B-2 = BUSINESS
PB = PUBLIC USE
R-10A = SINGLE FAMILY RESIDENT

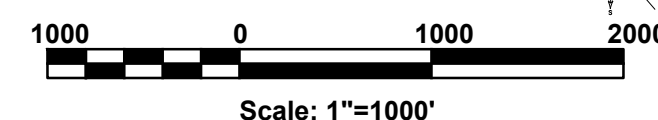
TAX MAP



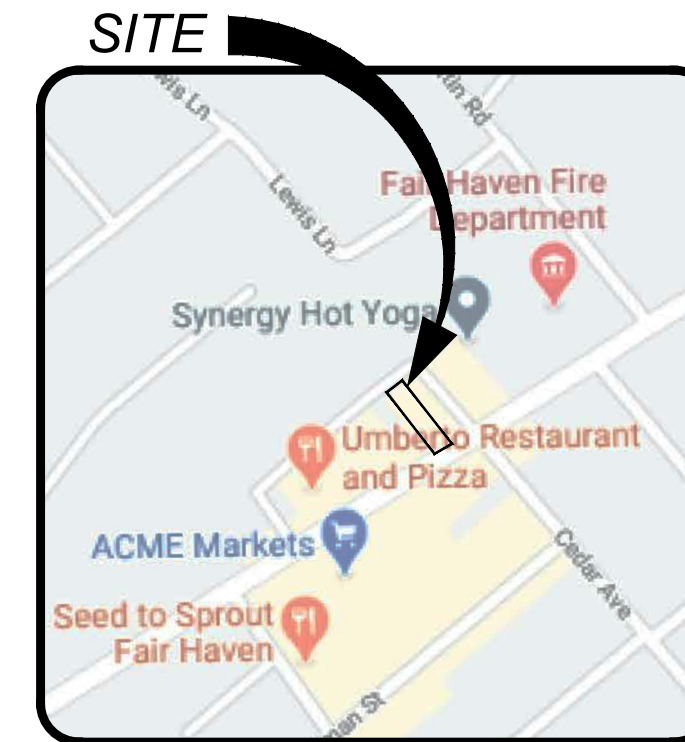
Scale: 1"=200'



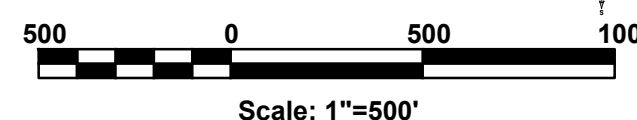
USGS MAP



Scale: 1"=1000'

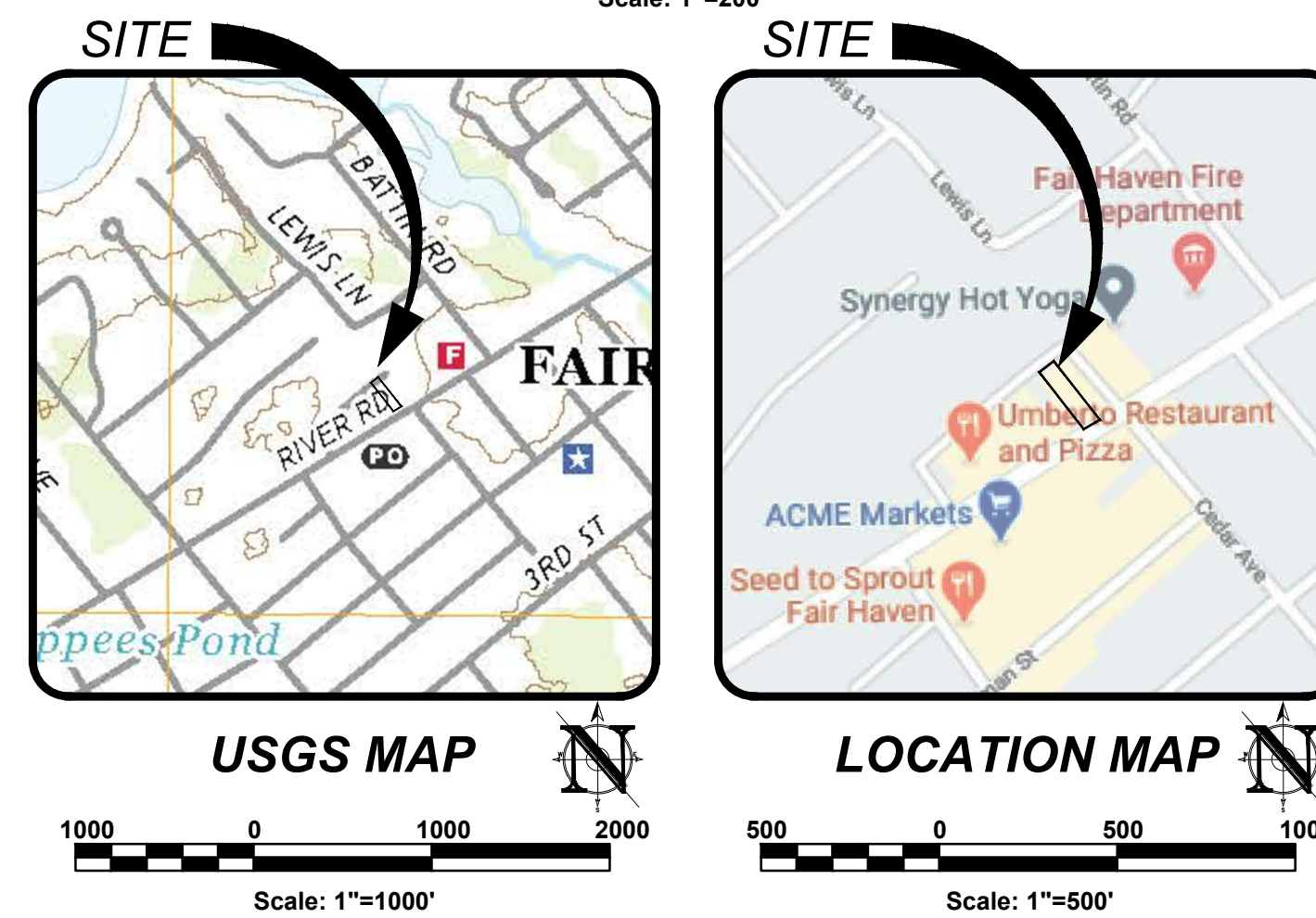


LOCATION MAP



Scale: 1"=500'

SOURCE: TAX MAP INFORMATION SHOWN TAKEN FROM OFFICIAL TAX MAP OF THE BOROUGH OF FAIR HAVEN, STRUCTURES SHOWN TAKEN FROM MONMOUTH COUNTY GIS



CERTIFICATIONS

OWNER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE BOROUGH OF FAIR HAVEN ZONING BOARD OF ADJUSTMENT.

OWNER _____ **DATE** _____

NOTARY PUBLIC

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC _____ **DATE** _____

PLANNING BOARD

THE APPLICATION WAS APPROVED AS A MAJOR SITE PLAN BY THE BOROUGH OF FAIR HAVEN PLANNING BOARD

_____ **APPROVED BY:**

CHAIRMAN _____ **DATE** _____

SECRETARY _____ **DATE** _____

ENGINEER _____ **DATE** _____

INDEX OF SHEETS:

SHEET #	TITLE SHEET	INITIAL RELEASE:	REV. DATE:
C100	TITLE SHEET	03/06/20	05/14/20
C300	SITE LAYOUT PLAN	03/06/20	05/14/20

PROJECT INFORMATION

PROJECT NAME:

KICK DANCE STUDIOS

PROJECT LOCATION:
BLOCK 25, LOT 12
611 RIVER ROAD
BOROUGH OF FAIR HAVEN,
MONMOUTH COUNTY, NJ

OWNER:
WINSTON PROPERTIES II LLC
450N 18TH ST APT 1547
PHILADELPHIA, PA 19310

APPLICANT:
KICK DANCE STUDIOS
611 RIVER ROAD
BOROUGH OF FAIR HAVEN, NJ 07704

APPLICANT'S PROFESSIONALS

ATTORNEY:
RICK BRODSKY, ESQ.
ANSSELL GRIMM & ARON, PC
1500 LAWRENCE AVE
OCEAN, NJ 07712

ARCHITECT:
ANTHONY M. CONDOURIS ARCHITECT INC
20 BINGHAM AVENUE
RUMSON, NJ 07760

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



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or NJ One Call website

ELECTRIC	RED
GAS	YELLOW
COMMUNICATION/TV	ORANGE
SEWER	BLUE
WATER	GREEN
TRAP SEWER MARKING	MARGENTA
PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

Jason E. Fichter
JASON E. FICHTER, PE, PP, CFM, CME
NJPE #3118 NJPP #726 PAPE #1968
DEPE #3819 NYPE #02285 CPEE #21291
NCPE #3336 DCPPE #00682 COPE #6605

REVISIONS

Rev #	Date	Comment

1	05/14/20	REV PER COMPLETENESS & PLANNING REVIEW
0	03/06/20	INITIAL RELEASE

SCALE:	AS SHOWN	DESIGNED BY:	SGM
DATE:	03/06/20	DRAWN BY:	BRK
JOB #:	20-1348-01	CHECKED BY:	JLF

CAD ID: 20-1348-01/0
 NOT FOR CONSTRUCTION
 FOR CONSTRUCTION
PLAN INFORMATION

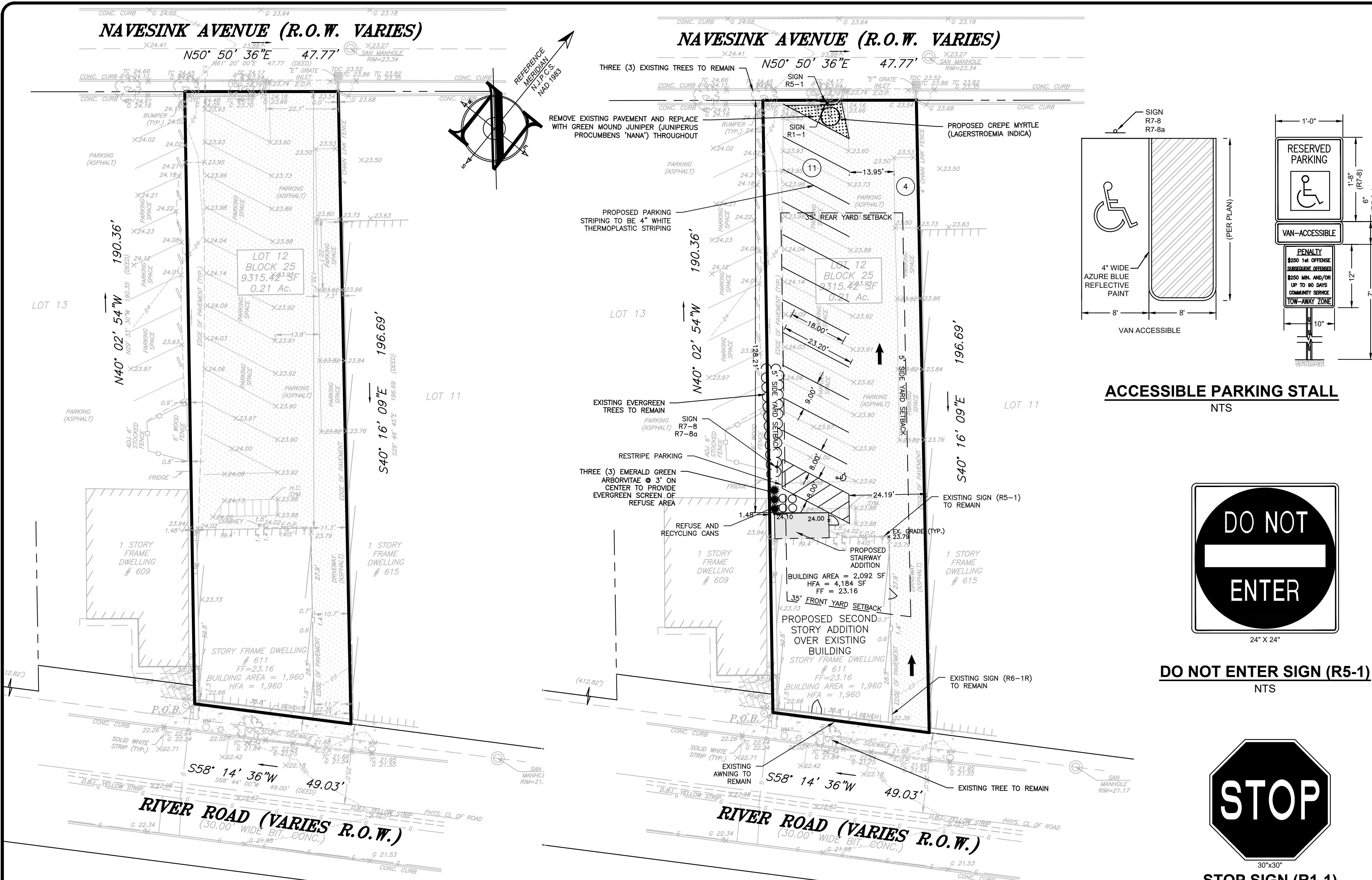
PRELIMINARY & FINAL MAJOR SITE PLAN

TITLE SHEET

SHEET NO. C100

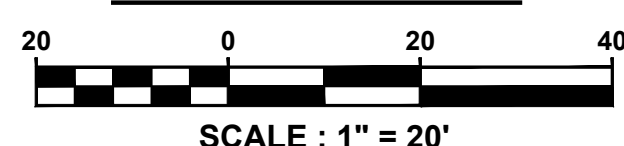
NAVESINK AVENUE (R.O.W. VARIES)

NAVESINK AVENUE (R.O.W. VARIES)

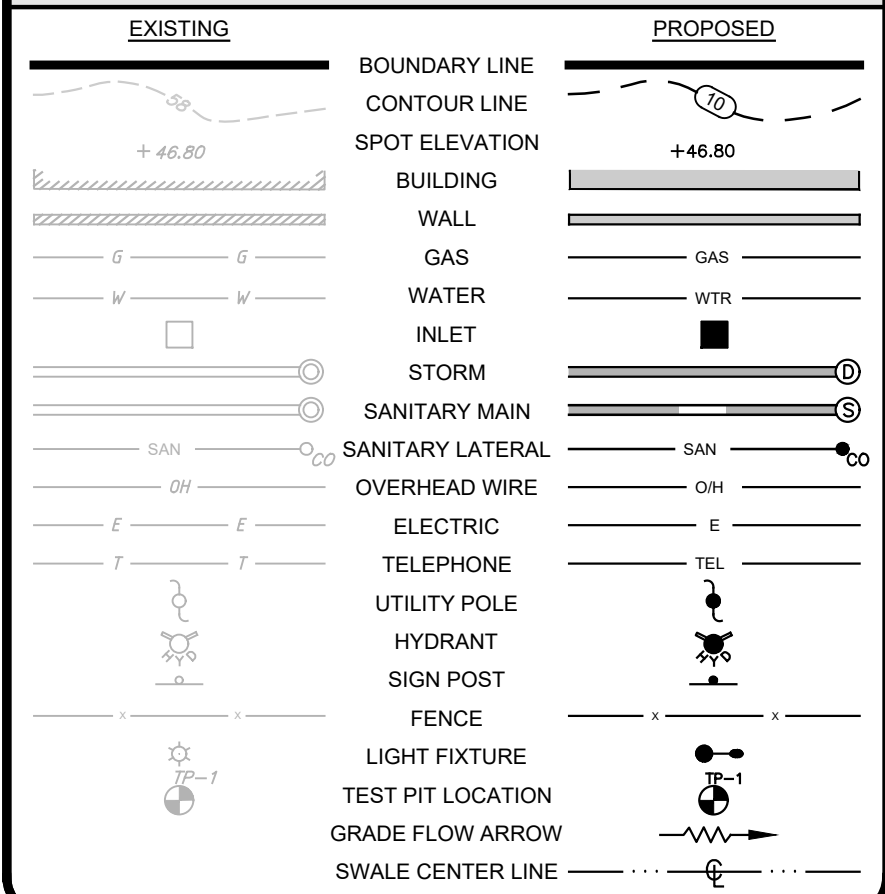


EXISTING PLAN

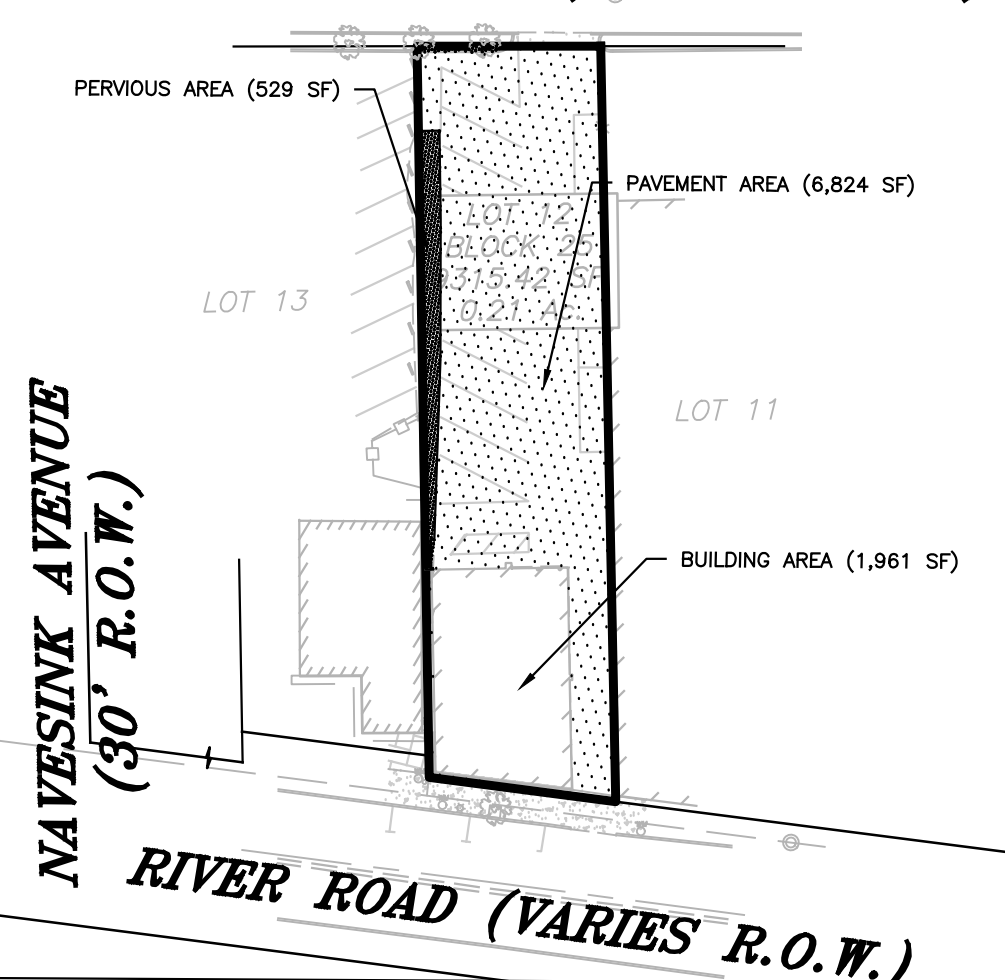
PROPOSED PLAN



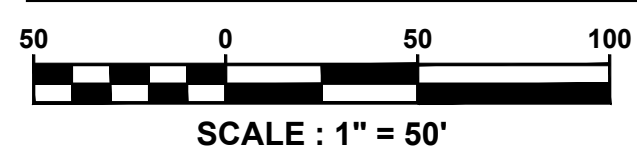
LEGEND



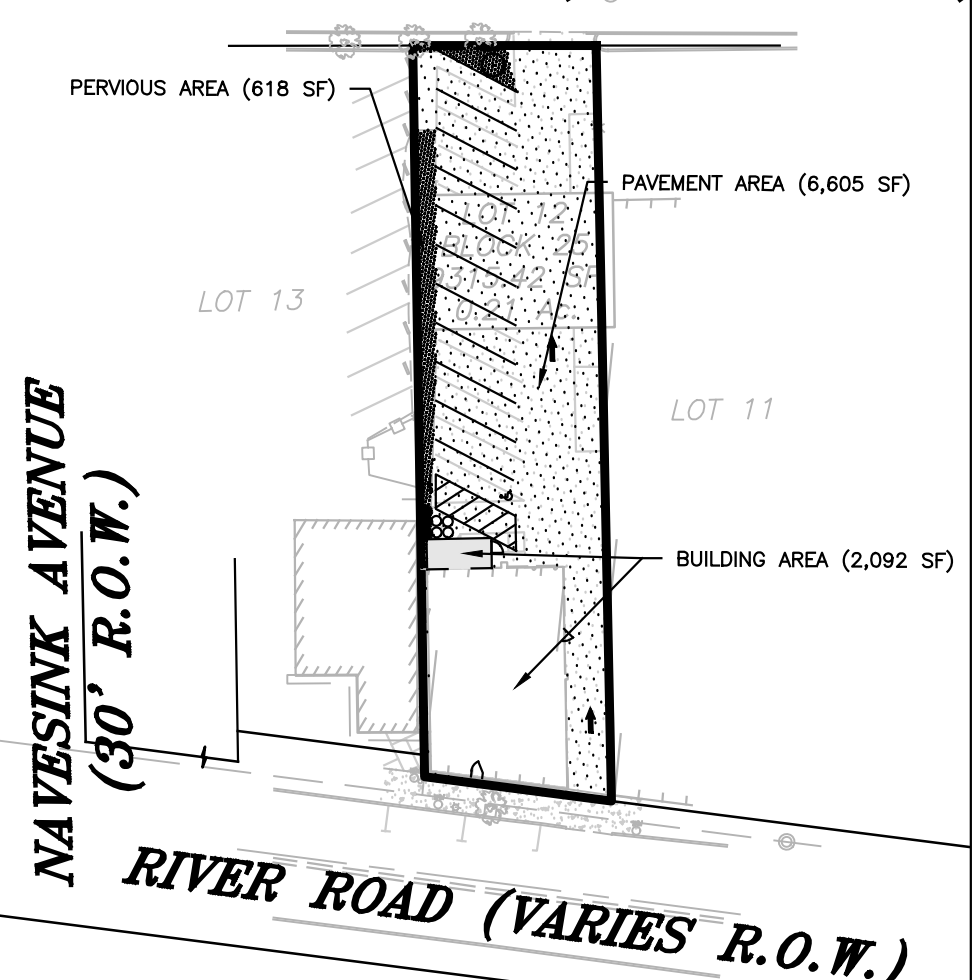
NAVESINK AVENUE (R.O.W. VARIES)



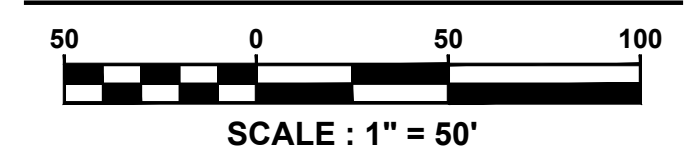
EXISTING LOT COVERAGE



NAVESINK AVENUE (R.O.W. VARIES)

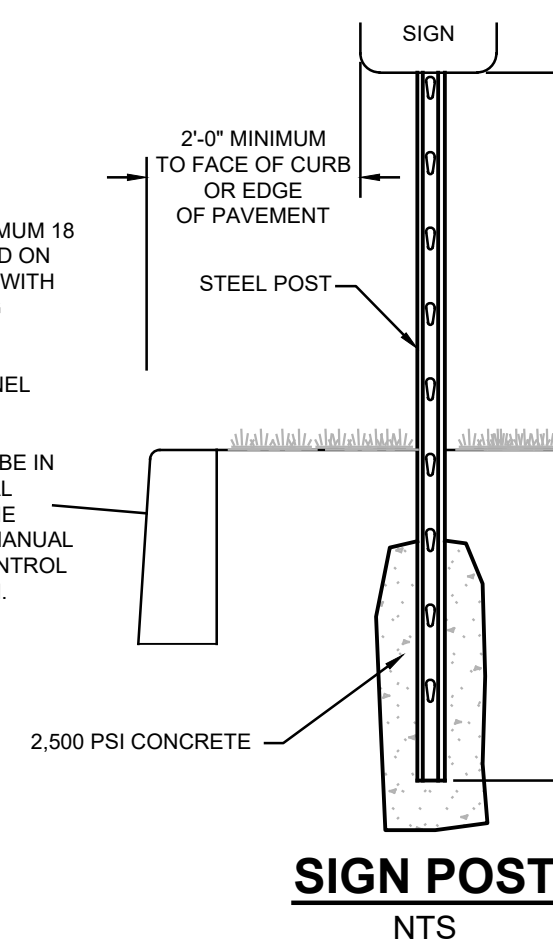


PROPOSED LOT COVERAGE



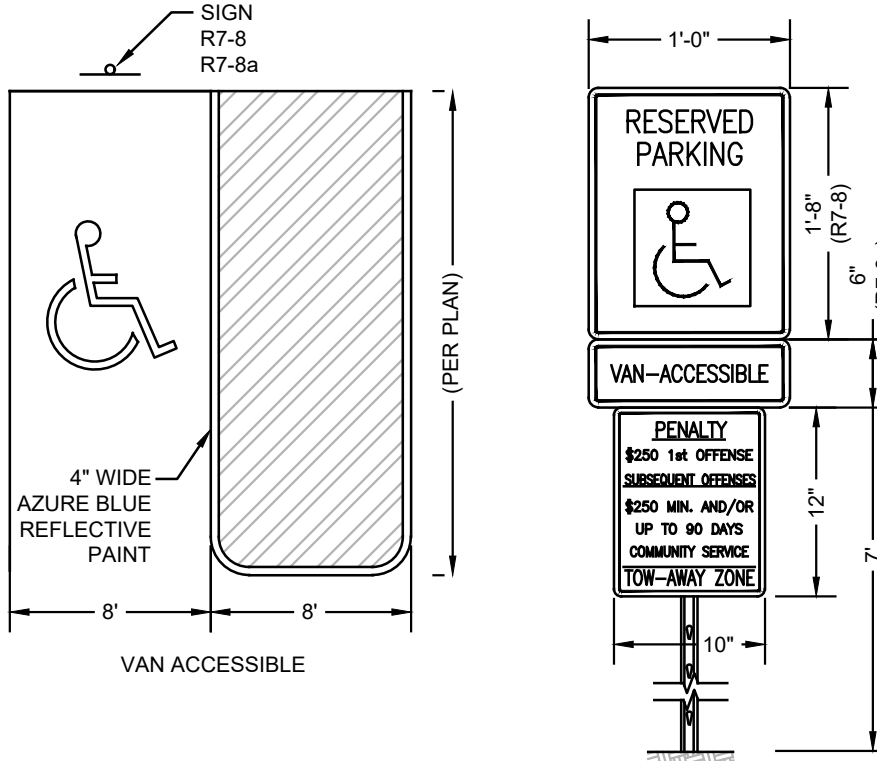
NOTES:

- ALL SIGNS SHALL BE MINIMUM 18 GAUGE STEEL WITH BAKED ON ENAMEL FINISH. PROVIDE WITH PRE-FUNCHED MOUNTING.
- POSTS: 2" STEEL U-CHANNEL BREAKAWAY POST.
- SIGNS AND POSTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCE AND MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

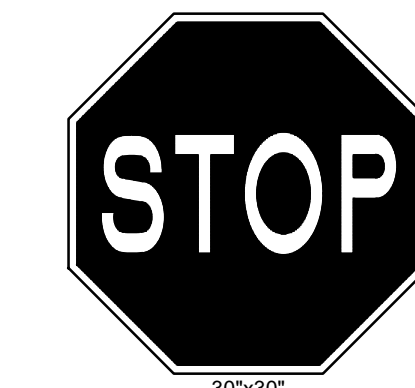


SIGN POST

ACCESSIBLE PARKING STALL



DO NOT ENTER SIGN (R5-1)



STOP SIGN (R1-1)

ZONING COMPLIANCE CHART				
B-1 (BUSINESS) ZONE				
USE: DANCE STUDIO (PERMITTED)				
ORD SECTION	STANDARD	REQUIRED	EXISTING LOT	PROPOSED LOT
TABLE C	MIN. LOT AREA (SF)	5,000	9,315.42 (0.21 AC)	NO CHANGE
TABLE C	MIN. LOT WIDTH (RIVER ROAD) (FT)	50	48.90 (N)	NO CHANGE (N)
TABLE C	MIN. LOT WIDTH (NAVESINK AVENUE) (FT)	50	47.90 (N)	NO CHANGE (N)
TABLE C	MIN. LOT FRONTAGE (RIVER ROAD) (FT)	50	48.93 (N)	NO CHANGE (N)
TABLE C	MIN. LOT FRONTAGE (NAVESINK AVENUE) (FT)	50	47.77 (N)	NO CHANGE (N)
TABLE C	MIN. LOT DEPTH (FT)	100	193.03	NO CHANGE
TABLE C	PRINCIPAL BUILDING			
TABLE C	MIN. FRONT YARD SETBACK (FT)	35	1.5 (N)	NO CHANGE (N)
TABLE C	MIN. REAR YARD SETBACK (FT)	35	135.7	128.21
TABLE C	MIN. SIDE YARD SETBACK			
	ONE SIDE (FT)	5	1.5 (N)	NO CHANGE (N)
	BOTH SIDES (FT)	10	12.2	NO CHANGE
TABLE C	MAX. BUILDING HEIGHT (FT)	35 (1)	(8)	30.22
TABLE C	MAX. BUILDING HEIGHT (STORIES)	2.5	1	2
TABLE C	MAX. HABITABLE FLOOR AREA RATIO	0.4 (2)	0.21	0.45 (V)
TABLE C	MAX. BUILDING COVERAGE (%)	50	21.0	22.5
TABLE C	MAX. LOT COVERAGE (%)	80	94.3	93.4 (I)

(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION (V) VARIANCE (NON-COMFORMITY ELIMINATED) (W) PROPOSED VARIANCE (M) NOT APPLICABLE (MS) NOT SPECIFIED

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE.
 (1) THE VERTICAL DISTANCE MEASURED TO THE HIGHEST POINT OF THE BUILDING FROM THE ORIGINAL LOT GRADE, OR FROM ANY REVISED LOT GRADE SHOWN ON A SITE PLAN SHALL BE THE AVERAGE MEASURED ALONG THE PERIMETER OF THE BUILDING, MEASURED AT A MINIMUM OF FOUR (4) CORNERS OF THE STRUCTURE.
 AVERAGE GRADE = (22.66 + 22.36 + 23.79 + 24.10) / 4 = 23.23'
 BUILDING HEIGHT = 23.16 + 30.29 = 53.45 - 23.23 = 30.22'

(2) HABITABLE FLOOR AREA CALCULATED IN ACCORDANCE WITH THE BOROUGH ORDINANCE AS THE SUM OF THE GROSS HORIZONTAL AREA OF ALL THE STORIES AND HALF-STORIES OF A BUILDING AS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR BUILDING WALL.

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 30-9.2)				
ORD SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
30-9.2(b)(2)	STANDARD STALL SIZE (FT)	9 X 18	9 X 18	YES
30-9.2(b)(3)	HANDICAP ACCESSIBLE STALL SIZE (FT)	12 X 20	16 X 18	(V) NO (V)
30-9.2(A)	NUMBER OF PARKING SPACES		15 SPACES (N)	NO (N)
	STUDIO: 1 PER 200 SF OF GROSS FLOOR AREA	4,052 SF / 200 X 1 = 20.3 SPACES	(INCLUDING 1 ACCESSIBLE SPACE)	
	TOTAL 21 SPACES	(b)		
30-9.2(b)(5)	MIN. FRONT YARD PARKING SETBACK (FT)	10	>10	YES
30-9.2(b)(6)	MIN. SIDE YARD PARKING SETBACK (FT)	3	0	(N) NO (N)
30-9.2(b)(7)	MIN. REAR YARD PARKING SETBACK (FT)	3	1.5	(N) NO (N)
30-9.2(b)(8)	MIN. AISLE WIDTH (60 DEGREES)(FT)	18	13.95	(N) NO (N)
30-9.2(b)(9)	MIN. DRIVEWAY WIDTH (FT)	12	10.7	(N) NO (N)
30-9.2(b)(10)	MAX. DRIVEWAY WIDTH (FT)	36	22.7	YES

(N) EXISTING NON-COMFORMITY (V) PROPOSED VARIANCE
 (a) COMPLIES WITH FEDERAL ADA REQUIREMENTS.
 (b) 30-9.2 (B) WHERE FRACTIONAL SPACES RESULT, THE REQUIRED NUMBER SHALL BE CONSTRUED TO BE THE NEXT HIGHEST WHOLE NUMBER.

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #16, BLOCK 25, LOT 12, BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF VARIANCE AND SITE PLAN MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED 'BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 25, LOT 12, 611 RIVER ROAD, BEING DATED 02/20/20'.
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED 'FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) COMMUNITY PANEL 34025C0181F, DATED 09/25/09, THE SITE IS LOCATED IN ZONE X, WITH NO BASE FLOOD ELEVATION. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED 'PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL 34025C0181G, DATED 01/30/15, THE SITE IS LOCATED IN ZONE X, WITH NO BASE FLOOD ELEVATION. BOTH FEMA MAPS REFER TO THE NAVD88 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANTHONY CONDOURIS ARCHITECT INC, ENTITLED 'PROPOSED ADDITIONS AND ALTERATIONS FOR KICK DANCE STUDIOS', BEING DATED 01/22/20.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL NEW JERSEY ONE CALL 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**
THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
- 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.
- CONSTRUCTION REQUIREMENTS**
 - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
 - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
- CONSTRUCTION PERMITS/INSPECTIONS**
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE BOROUGH OF FAIR HAVEN, COUNTY OF MONMOUTH, NEW JERSEY AMERICAN WATER, NORTH-EAST MONMOUTH COUNTY REGIONAL SEWERAGE AUTHORITY, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
- ADA COMPLIANCE**
 - ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III.
 - ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.
- OVERALL CONSTRUCTION DOCUMENTS**
THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.
- BUILDING ON SLAB**
THE EXISTING BUILDING IS CONSTRUCTED ON A SLAB WITHOUT A CRAWL SPACE OR BASEMENT.

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 RAMPS MARKED 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 ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.

PROJECT INFORMATION

KICK DANCE STUDIOS

PROJECT LOCATION: BLOCK 25, LOT 12, 611 RIVER ROAD, BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NJ

OWNER: WINSTON PROPERTIES I LLC, 450N 18TH ST APT 1547, PHILADELPHIA, PA 19130

APPLICANT: KICK DANCE STUDIOS, 611 RIVER ROAD, BOROUGH OF FAIR HAVEN, NJ 07704

APPLICANT'S PROFESSIONALS: ATTORNEY: RICK BRODSKY, ESQ., ANSELL GRIMM & ARON, PC, 1500 LAWRENCE AVE, OCEAN, NJ 07712; ARCHITECT: ANTHONY M. CONDOURIS ARCHITECT INC, 20 BINGHAM AVENUE, RUMSON, NJ 07760; SURVEYOR: INSITE SURVEYING, LLC, 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719



CALL BEFORE YOU DIG!
 NJ ONE CALL: 800-272-1000
 or NJ OneCall.org

ELECTRIC	RED
AS-ORL	YELLOW
COMMUNICATION/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TRAP SEWER MARKING	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE
 Engineering • Surveying • Planning

InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA2803200
 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
 732-531-7100 (PH) 732-531-7344 (FAX)
 InSite@InSiteEng.net www.InSiteEng.net

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

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JASON L. FIGHTER, PE, PP, CFM, CME
 NJPE 43718, NJPP #726, PAPE 61968
 DEPE 3813, NPPE 90226, CPPE 23291
 NCPE 33336, DCPE 900682, COPE 36605

REVISIONS

Rev.	Date	Comment
1	05/14/20	REV. PER COMPLETENESS & PLANNING REVIEW
2	03/06/20	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: SGM
 DATE: 03/06/20 DRAWN BY: BRK
 JOB #: 20-1348-01 CHECKED BY: JLF
 CAD ID: 20-1348-01/0
 NOT FOR CONSTRUCTION APPROVED BY: [Signature]
 FOR CONSTRUCTION
 PLAN INFORMATION
 DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN
 SHEET TITLE: SITE PLAN
 SHEET NO.: C300