

# 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 APT 2708	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

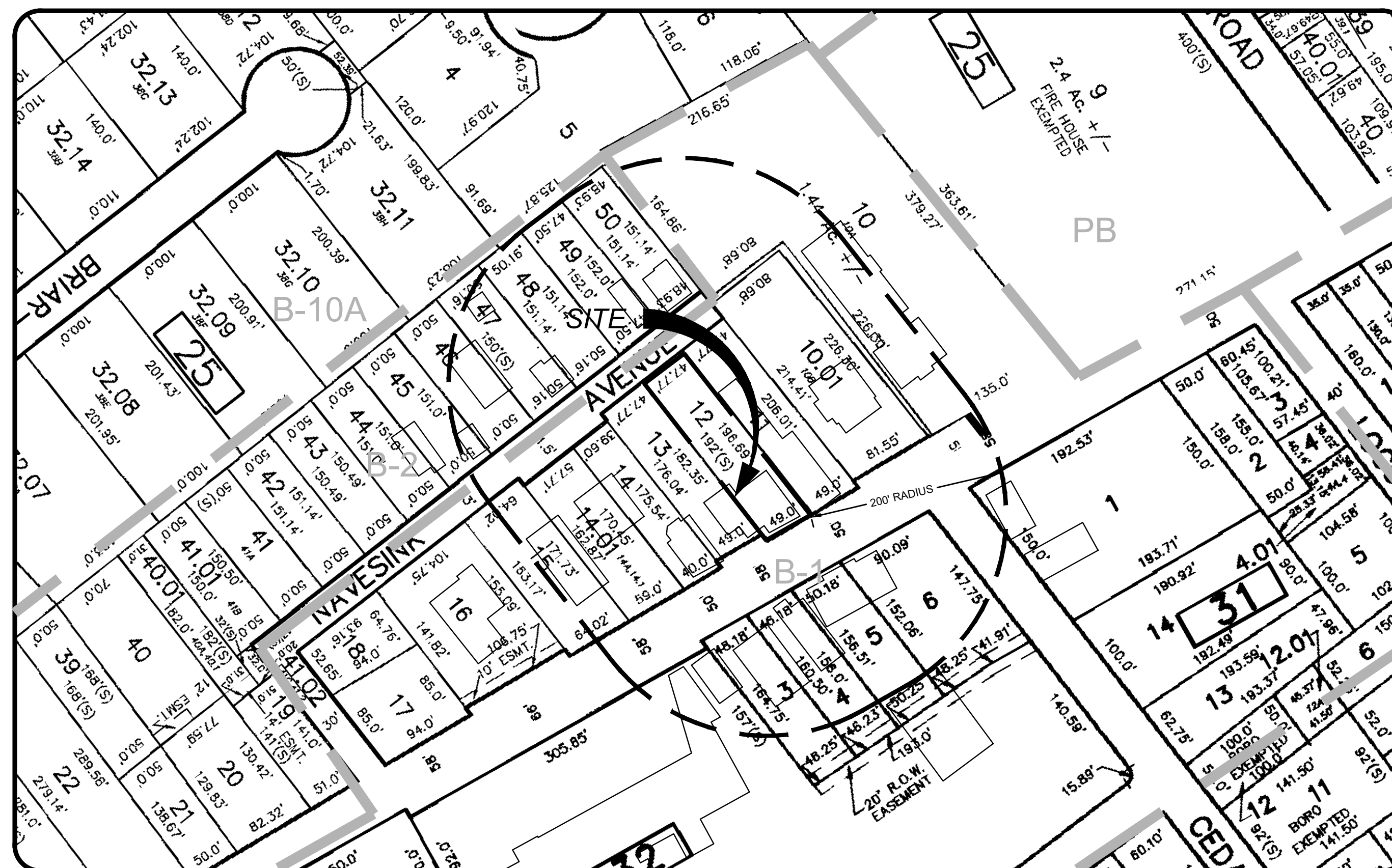
**Water - Borough of Red Bank, Department of Public Utilities,**  
Joseph E. Buonacquista  
75 Chestnut Street,  
Red Bank, NJ 07701 (people on Lake Avenue, Haddon Park, Harrison Avenue,  
Chestnut Street, Beekman Place, etc are connected to the Red Bank water main)

**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

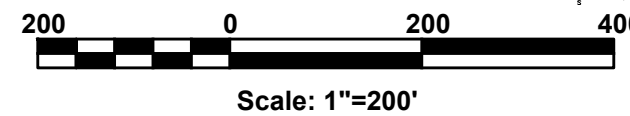
**Monmouth County Planning Board,**  
Director  
PO BOX 1255  
Freehold, NJ 07728

**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

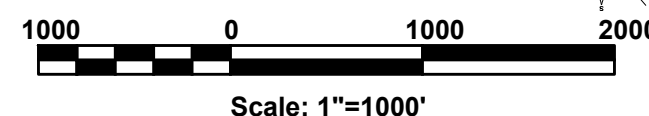
**TAX MAP**



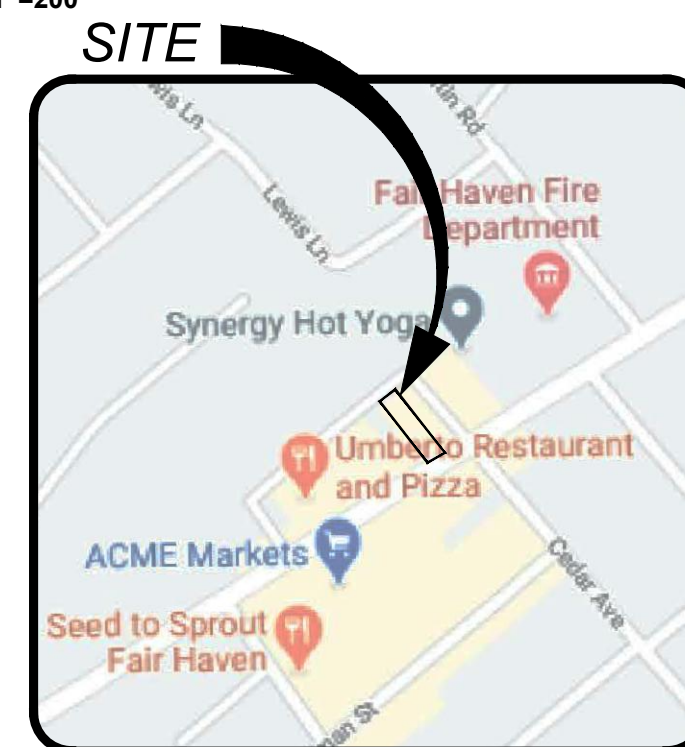
Scale: 1"=200'



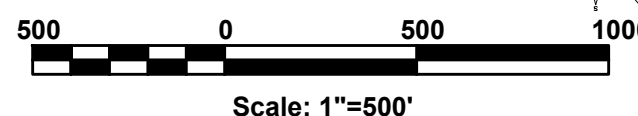
**USGS MAP**



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

**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 & AARON, PC  
1500 LAWRENCE AVE  
OCEAN, NJ 07712

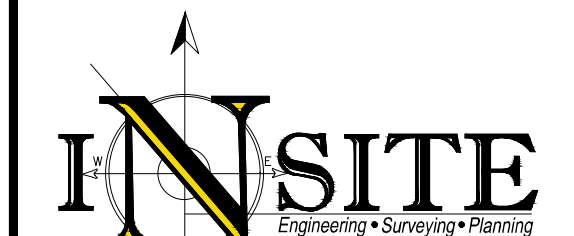
**ARCHITECT:**  
ANTHONY M. CONDOURIS  
ANTHONY M. CONDOURIS ARCHITECT, INC  
20 BINGHAM AVENUE  
RUMSON, NJ 07760

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



CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000

ELECTRIC	RED
GAS	YELLOW
COMMUNICATION/TV	ORANGE
SEWER	BLUE
WATER	GREEN
YEAR SURVEY MARKINGS	MAGENTA
PROMISED 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, PE, PP, CFM, CME*  
N.J.P.E. #3118 N.J.P.P. #726 PAPE 61968  
DCPE 3819 N.C.P.E. #02285 C.P.E. #21291  
N.C.P.E. #3336 D.C.P.E. #00682 C.O.P.E. #6605

**REVISIONS**

Rev # Date Comment

**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** \_\_\_\_\_

**ZONING BOARD**

THE APPLICATION WAS APPROVED AS A MAJOR SITE PLAN BY THE BOROUGH OF FAIR HAVEN ZONING BOARD \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

**CHAIRMAN** \_\_\_\_\_ **DATE** \_\_\_\_\_

**SECRETARY** \_\_\_\_\_ **DATE** \_\_\_\_\_

**ENGINEER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**INDEX OF SHEETS:**

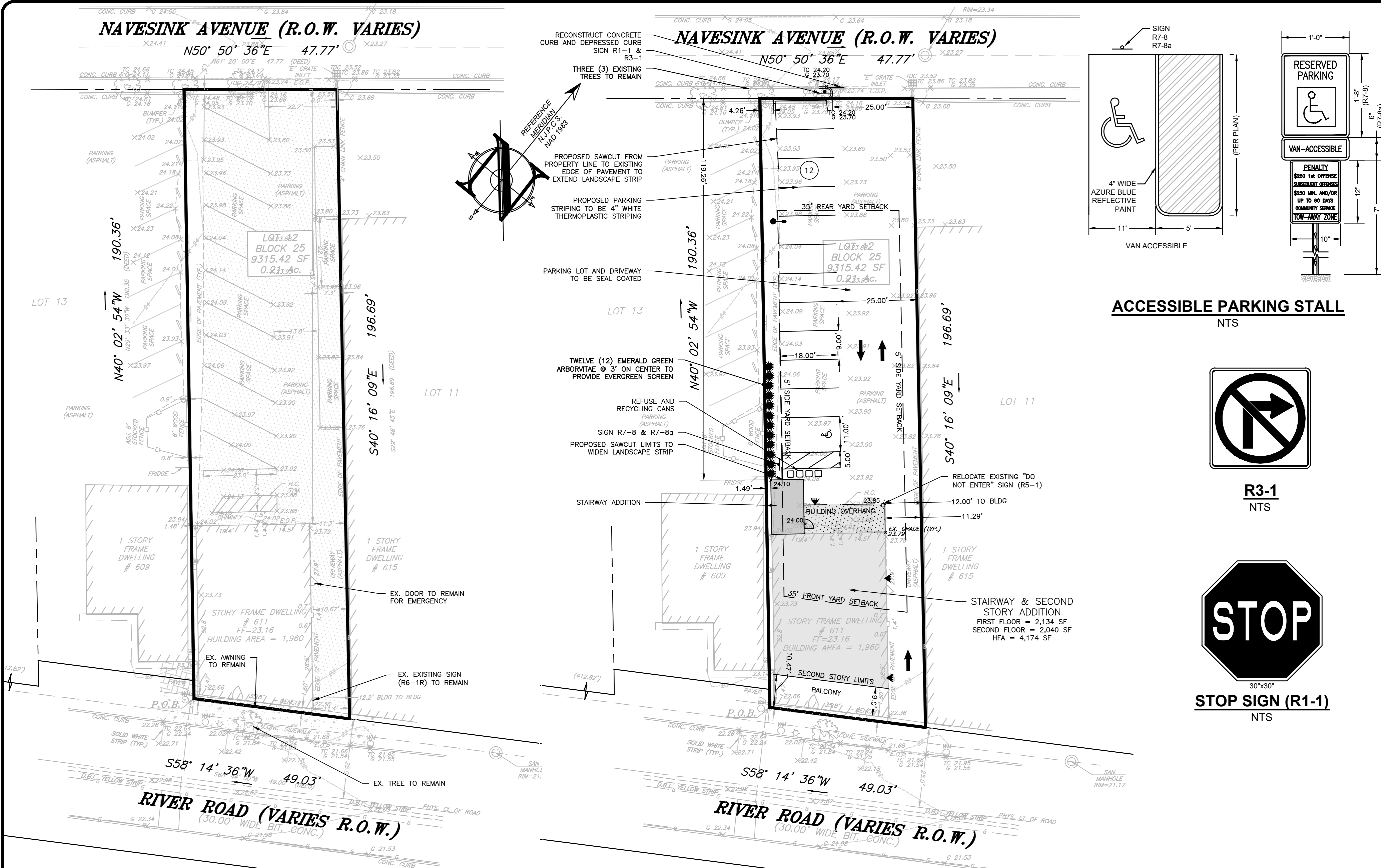
SHEET #	TITLE SHEET	INITIAL RELEASE:	REV. DATE:
C100	TITLE SHEET	03/06/20	11/16/20
C300	SITE LAYOUT PLAN	03/06/20	11/16/20
C301	LIGHTING PLAN	10/30/20	11/16/20

**TITLE SHEET**

SHEET NO. **C100**



# NAVESINK AVENUE (R.O.W. VARIES)



### ZONING COMPLIANCE CHART

B-1 (BUSINESS) ZONE  
USE: DANCE STUDIO (PERMITTED)

ORD SECTION	STANDARD	REQUIRED	EXISTING LOT	PROPOSED LOT	COMPLIES
TABLE C	MIN. LOT AREA (SF)	5,000	9,315.42 (0.21 AC)	NO CHANGE	YES
TABLE C	MIN. LOT WIDTH (RIVER ROAD) (FT)	50	48.90	NO CHANGE (N)	NO (N)
TABLE C	MIN. LOT WIDTH (NAVESINK AVENUE) (FT)	50	47.90	NO CHANGE (N)	NO (N)
TABLE C	MIN. LOT FRONTAGE (RIVER ROAD) (FT)	50	48.03	NO CHANGE (N)	NO (N)
TABLE C	MIN. LOT FRONTAGE (NAVESINK AVENUE) (FT)	50	47.77	NO CHANGE (N)	NO (N)
TABLE C	MIN. LOT DEPTH (FT)	100	193.03	NO CHANGE	YES
<b>PRINCIPAL BUILDING</b>					
TABLE C	MIN. FRONT YARD SETBACK - FIRST FLOOR (FT)	35	1.47	NO CHANGE (N)	NO (N)
TABLE C	MIN. FRONT YARD SETBACK - SECOND FLOOR (FT)	35	10.47	NO CHANGE (V)	NO (V)
TABLE C	MIN. REAR YARD SETBACK (FT)	35	135.7	119.26	YES
<b>MIN. SIDE YARD SETBACK</b>					
TABLE C	ONE SIDE - FIRST FLOOR (FT)	5	1.48	NO CHANGE (N)	NO (N)
TABLE C	ONE SIDE - SECOND FLOOR (FT)	5	N/A	1.48	NO (V)
TABLE C	BOTH SIDES (FT)	10	12.15	NO CHANGE	YES
TABLE C	MAX. BUILDING HEIGHT (FT)	35 (1)	(0)	39.21	YES
TABLE C	MAX. BUILDING HEIGHT (STORIES)	2.5	1	2	YES
<b>LOT COVERAGE</b>					
TABLE C	MAX. HABITABLE FLOOR AREA RATIO	0.4 (2)	0.21	0.45	NO (V)
TABLE C	MAX. BUILDING COVERAGE (%)	10	21.0	25.9	NO (V)
TABLE C	MAX. LOT COVERAGE (%)	80	94.3	93.1	NO (I)

(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION (V) VARIANCE / NON-COMPLIANCE ELIMINATED N/A - NOT APPLICABLE  
(X) EXISTING VARIANCE (W) PROPOSED VARIANCE N/S - NOT SPECIFIED  
(Y) PROPOSED VARIANCE (Z) PROPOSED WAIVER  
(1) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE  
(2) 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 = (22.86 + 22.36 + 23.85 + 24.10) / 4 = 23.24'  
BUILDING HEIGHT = 23.16 + 30.29 = 53.45 - 23.24 = 30.21'

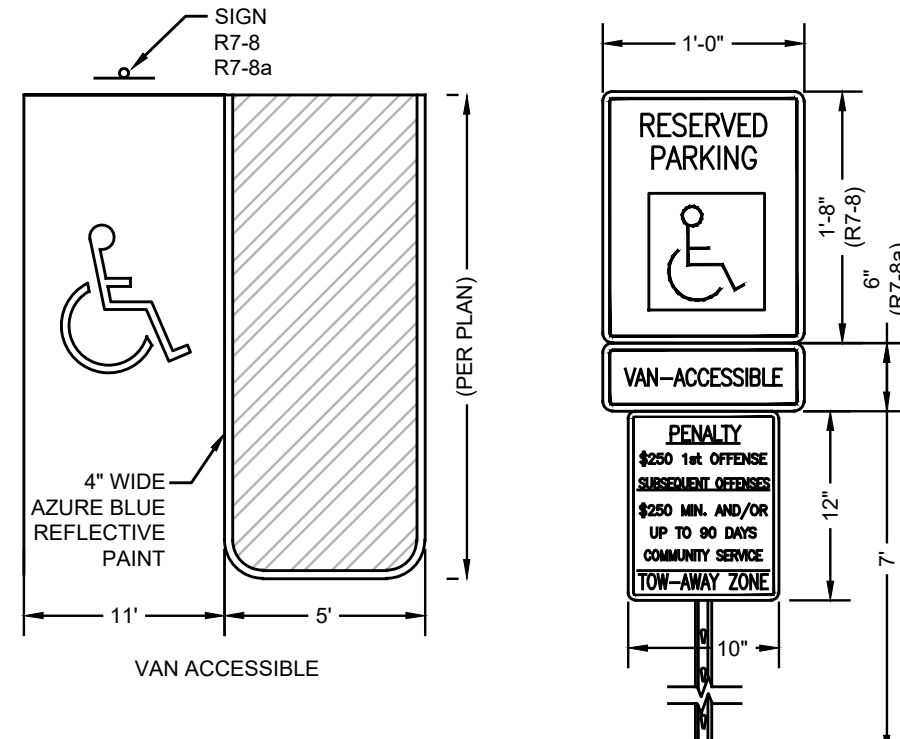
### PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 30-9.2)

ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
30-9.2(b)(2)	STANDARD STALL SIZE (FT)	9 X 18	9 X 18	NO CHANGE	YES
30-9.2(b)(2)	HANDICAP ACCESSIBLE STALL SIZE (FT)	12 X 20	13.2 X 23	16 X 18 (V)	NO (V)
30-9.2(A)	NUMBER OF PARKING SPACES	TOTAL 21 SPACES (b)	15 SPACES (N)	12 SPACES (N)	NO (N)
	STUDIO: 1 PER 200 SF OF GFA	4,174 SF / 200 X 1 = 20.87 SPACES	(INCLUDING 1 ADA SPACE)	(INCLUDING 1 ADA SPACE)	
30-9.2(b)(5)	MIN. FRONT YARD PARKING SETBACK (FT)	10	>10	NO CHANGE	YES
30-9.2(b)(5)	MIN. SIDE YARD PARKING SETBACK (FT)	3	0	4.26 (X)	YES (X)
30-9.2(b)(5)	MIN. REAR YARD PARKING SETBACK (FT)	3	1.5	0.50 (V)	NO (V)
30-9.2(b)(5)	MIN. AISLE WIDTH (90 DEGREES)(FT)	18	18	18	NO (I)
30-9.2(b)(5)	MIN. AISLE WIDTH (00 DEGREES)(FT)	24	N/A	25.00	YES
30-9.2(b)(5)	MIN. DRIVEWAY WIDTH (FT)	12	10.7	NO CHANGE (N)	NO (N)
30-9.2(b)(5)	MAX. DRIVEWAY WIDTH (FT)	36	22.7	25.00	YES

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

- ### GENERAL NOTES
- SUBJECT PROPERTY**  
TAX MAP #10, 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 EXCEPT COMMUNITY PANEL 3405001818), 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 3402501816, 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, LAST REVISED 11/17/20.
  - 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 APPURTENANCES, 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 WAYS, 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, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND 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.

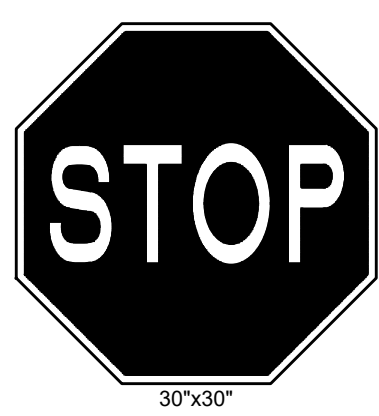
- ### SITE LAYOUT NOTES
- ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD)", LATEST EDITION.
  - ALL STOP BARS SHALL BE 24" WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE EPOXY.
  - ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
  - ALL SIDEWALK RAMP 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.



### ACCESSIBLE PARKING STALL

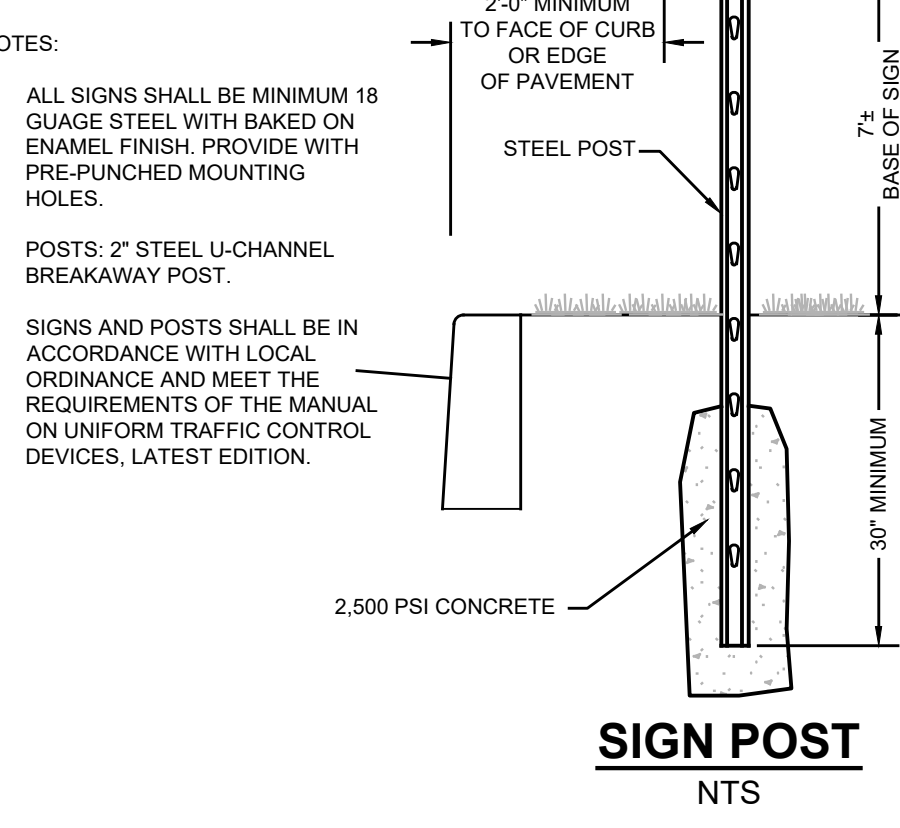


### R3-1



### STOP SIGN (R1-1)

### NTS

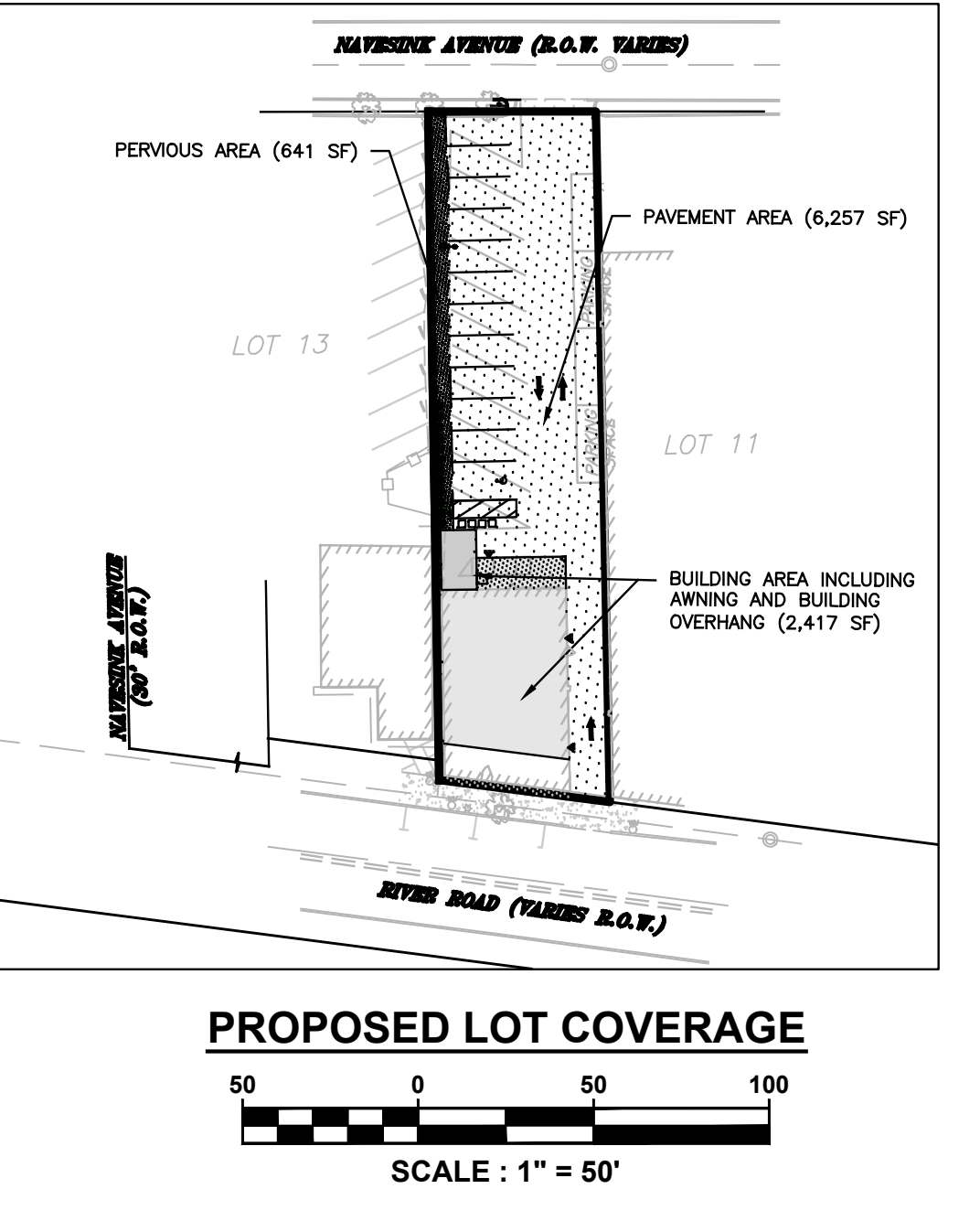
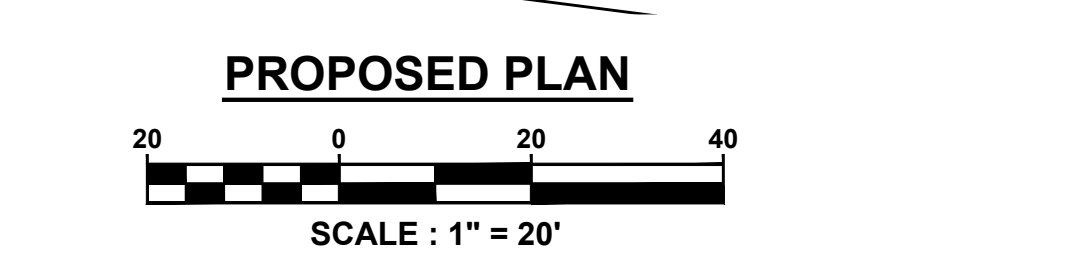
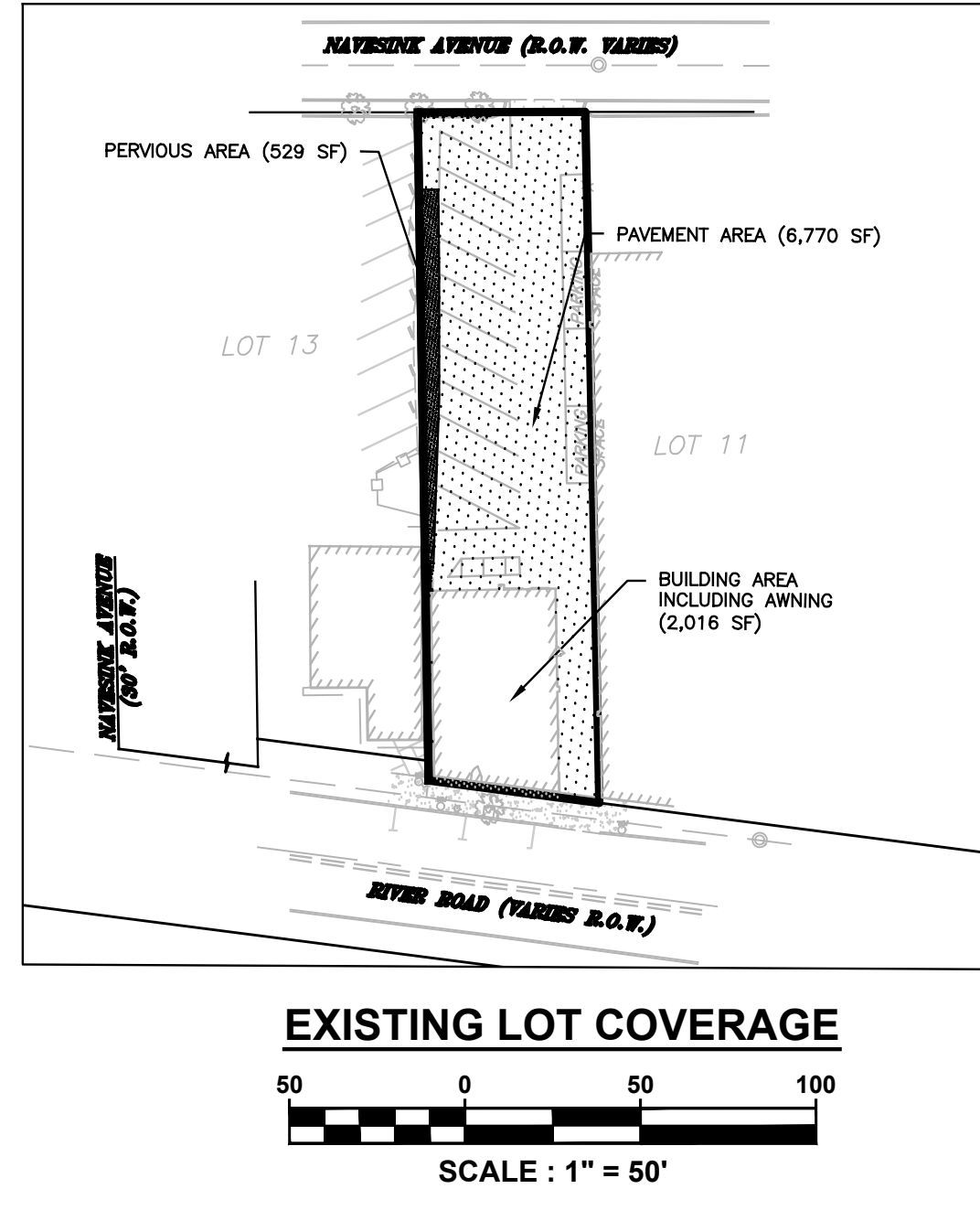
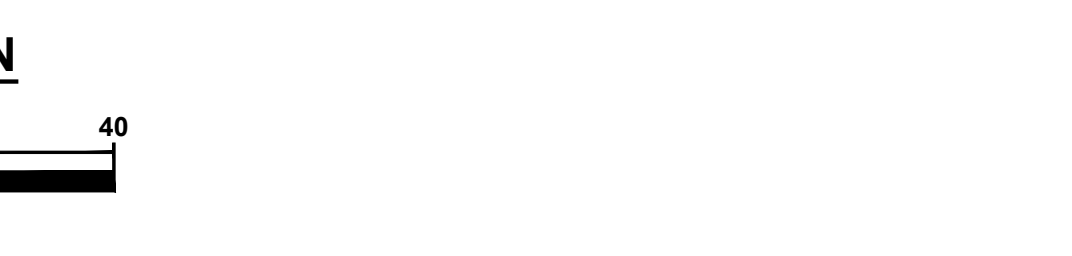
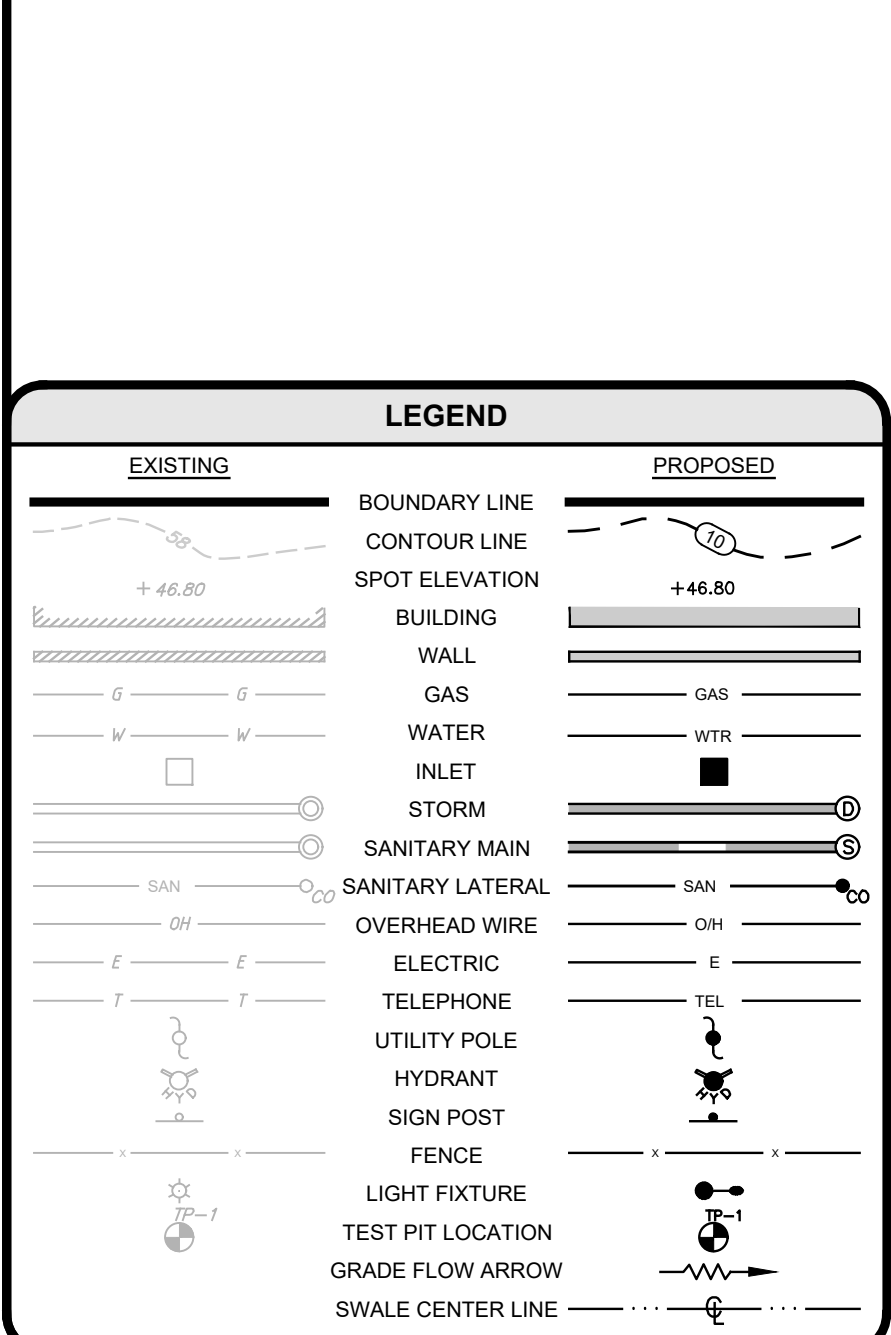
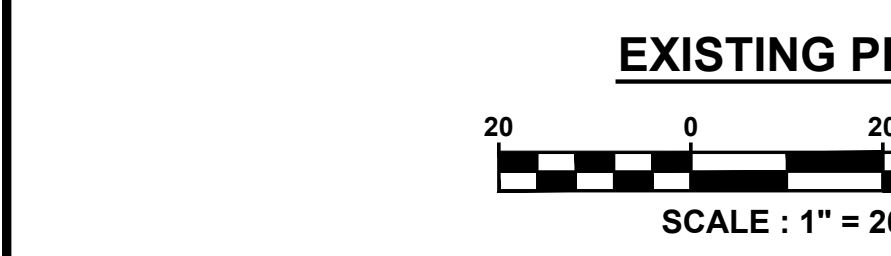


### SIGN POST

### NTS

### NOTES:

- ALL SIGNS SHALL BE MINIMUM 18 GAUGE STEEL WITH BAKED ON ENAMEL FINISH. PROVIDE WITH PRE-FUNCTION MOUNTING HOLES.
- 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.



### 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, 4501 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 BROSKY, ESQ., ANSELL GRIMM & AARON, 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

**INSITE ENGINEERING, LLC**  
SINCE 2003  
CALL BEFORE YOU DIG!  
NJ ONE CALL: 800-272-1000

**INSITE**  
Engineering • Surveying • Planning  
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

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**REVISIONS**

Rev #	Date	Comment
1	03/06/20	REV. PER HEARING
2	03/06/20	REV. PER BOROUGH ENGINEER'S COMMENTS
3	03/06/20	REV. PER BOROUGH ENGINEER'S REVIEW
4	03/06/20	REV. PER COMPLETENESS PLANNING REVIEW
5	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:

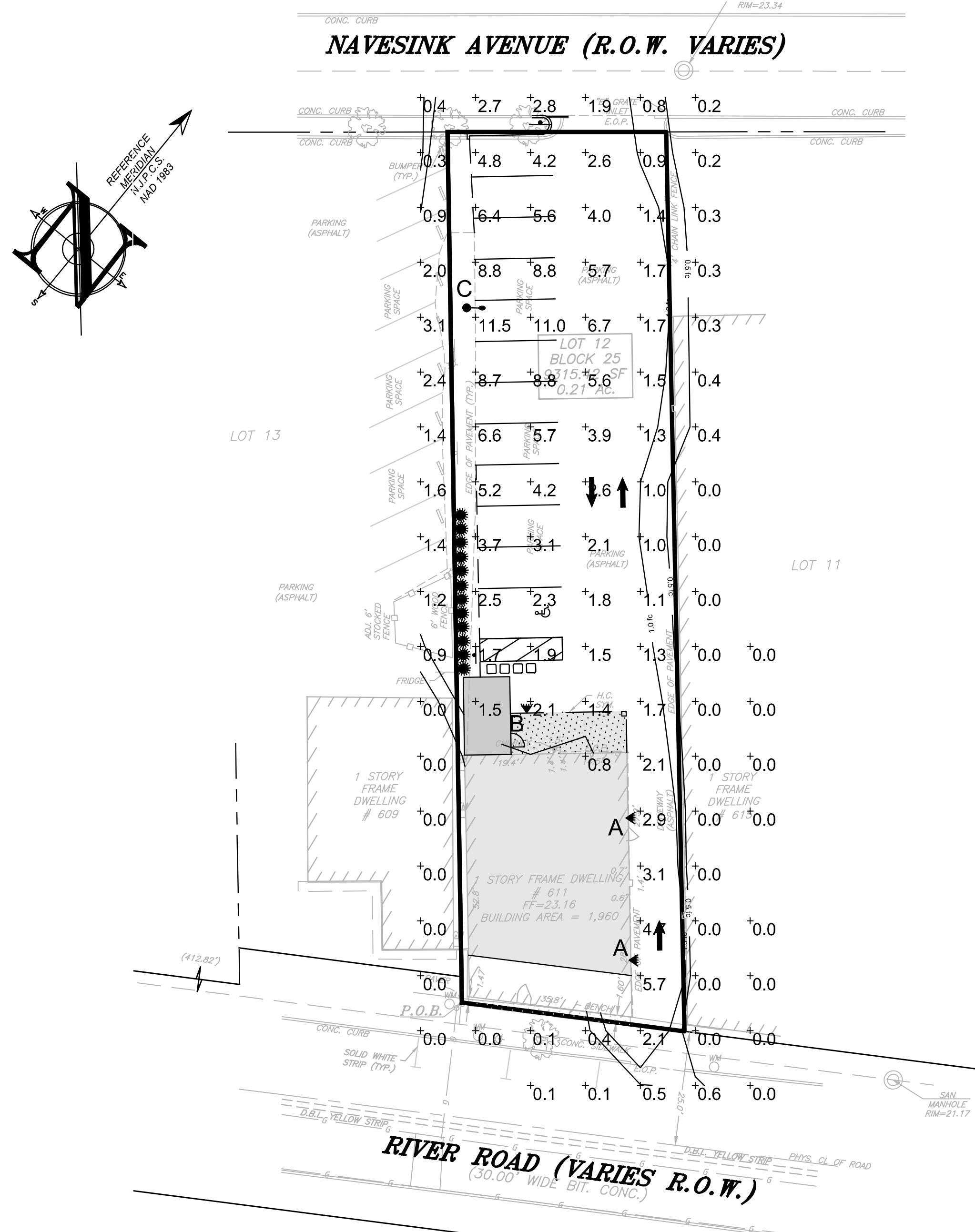
**FOR CONSTRUCTION**  
PLAN INFORMATION

DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: SITE PLAN

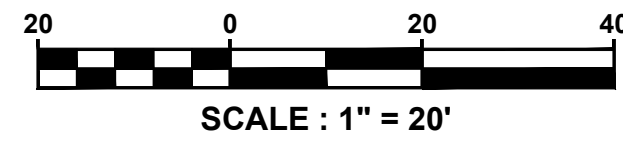
SHEET NO.: C300





NAVESINK AVENUE (R.O.W. VARIES)

LIGHTING PLAN



Label	Qty	Description	Wattage	Layout	Mount Height	Type	Direction of Illumination
A	2	DSXW1 LED 20C 350 30K T25 MVOLT	20 WATTS	SINGLE	15'	WALL	DOWN
B	1	DSXW1 LED 20C 700 30K TFM MVOLT	20 WATTS	SINGLE	15'	WALL	DOWN
C	1	DSX2 P3 30K T2M MVOLT HS	80 WATTS	SINGLE	20'	POLE	DOWN

NOTES:  
 1. LIGHTING TEMPLATE VALUES SHOWN ARE: 1.0 AND 0.50 FOOTCANDLES.  
 2. ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.  
 3. EXISTING LIGHTS ARE NOT INCLUDED IN THIS ANALYSIS.

LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

### D-Series Size 1 LED Wall Luminaire

**Specifications Luminaire**  
 Width: 13-3/4" (34.9 cm)  
 Depth: 10" (25.4 cm)  
 Height: 6-3/8" (16.2 cm)  
 Weight: 12 lbs (5.4 kg)

**Back Box (BBW, ELCW)**  
 Width: 13-3/4" (34.9 cm)  
 Depth: 4" (10.2 cm)  
 Height: 6-3/8" (16.2 cm)  
 Weight: 5 lbs (2.3 kg) / 10 lbs (4.5 kg)

**Introduction**  
 The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

#### Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10K 10 LEDs	350 mA	3000K	T25 Type II Beam	120V	Shipped included	Shipped installed
	20K 20 LEDs	700 mA	3000K	T35 Type II Beam	240V	BBW	PIR
	30K 30 LEDs	1050 mA	3000K	T45 Type II Beam	347V	BBW	PIR/FCV
	40K 40 LEDs	1400 mA	3000K	T55 Type II Beam	480V	BBW	PIR/FCV/ELCW

Other Options: Shipped installed, Shipped separately, Finish, etc.

Accessories: DSXW101, DSXW102, DSXW103, DSXW104

### D-Series Size 2 LED Area Luminaire

**Specifications**  
 Length: 40"  
 Width: 15"  
 Height 1: 7'-1/4"  
 Height 2: 3.5"  
 Weight: 38 lbs

**Introduction**  
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

#### Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAR2 PIRNH DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSX2 LED	Forward optics	3000K	T75 Type III	120V	Shipped included	Shipped installed
	PI P1	3000K	T75 Type III	240V	SPA	PIR
	PI P2	3000K	T75 Type III	240V	SPA	PIR/FCV
	PI P3	3000K	T75 Type III	347V	SPA	PIR/FCV/ELCW
	PI P4	3000K	T75 Type III	480V	SPA	PIR/FCV/ELCW

Other options: Shipped installed, Shipped separately, Finish, etc.

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**Introduction**  
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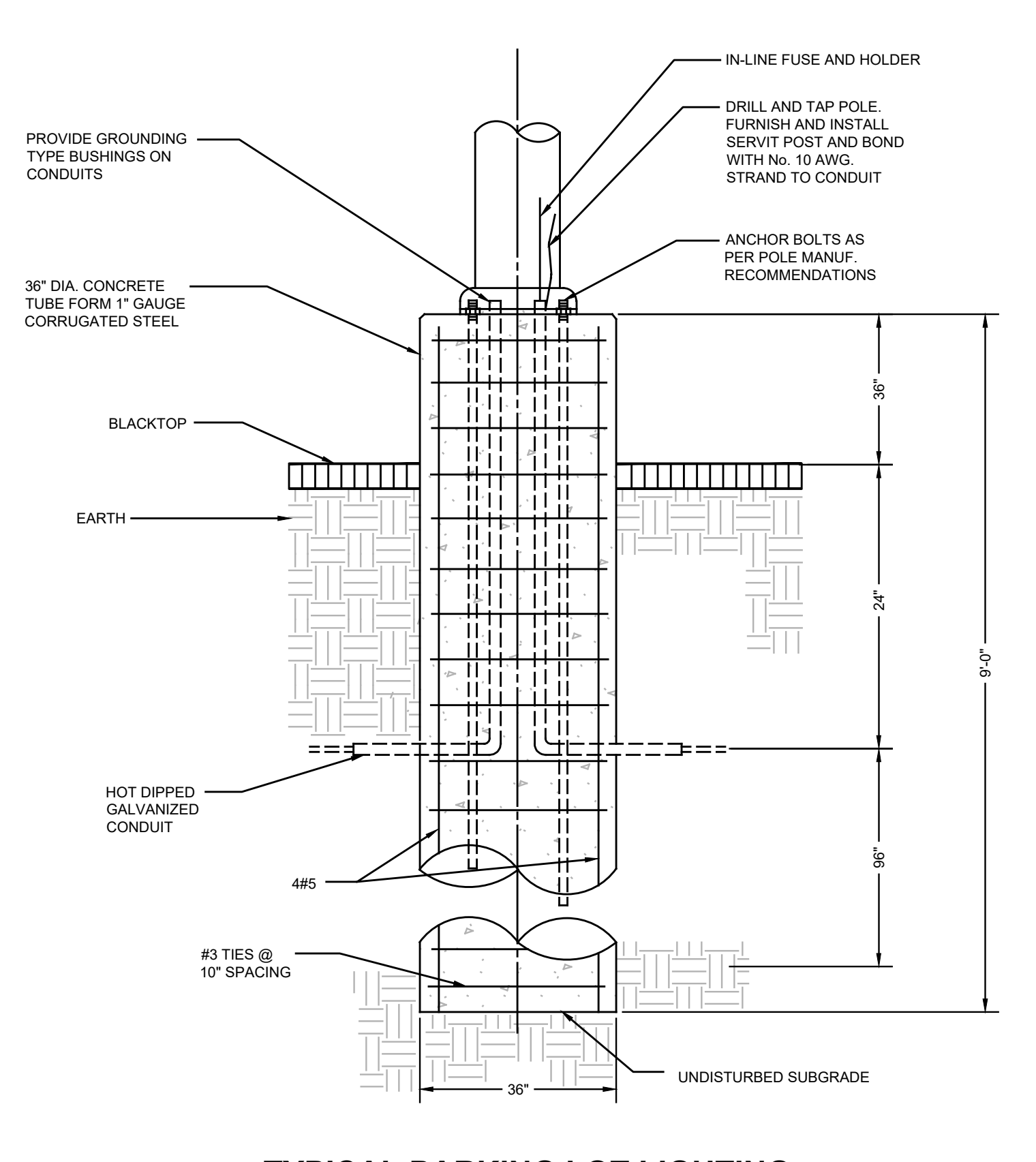
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	40K 40 LEDs	1400 mA	3000K	T55 Type II Beam	480V	BBW	PIR/FCV/ELCW

Other Options: Shipped installed, Shipped separately, Finish, etc.

Accessories: DSXW101, DSXW102, DSXW103, DSXW104



TYPICAL PARKING LOT LIGHTING FIXTURE FOUNDATION  
 NTS

**PROJECT INFORMATION**  
 PROJECT NAME: KICK DANCE STUDIOS  
 PROJECT LOCATION: BLOCK 25, LOT 12, 611 RIVER ROAD, BOROUGH OF FAIR HAVEN, MORRIMOUTH COUNTY, NJ  
 OWNER: WINSTON PROPERTIES II LLC  
 APPLICANT: KICK DANCE STUDIOS  
 APPLICANT'S PROFESSIONALS: ATTORNEY: RICK BRODSKY, ESQ.; ARCHITECT: ANTHONY M. CONDOURIS; SURVEYOR: INSITE SURVEYING, LLC

**REVISIONS**

**LEGEND**

**NOT FOR CONSTRUCTION**

**PRELIMINARY & FINAL MAJOR SITE PLAN**

**LIGHTING PLAN**

SHEET NO. C301