

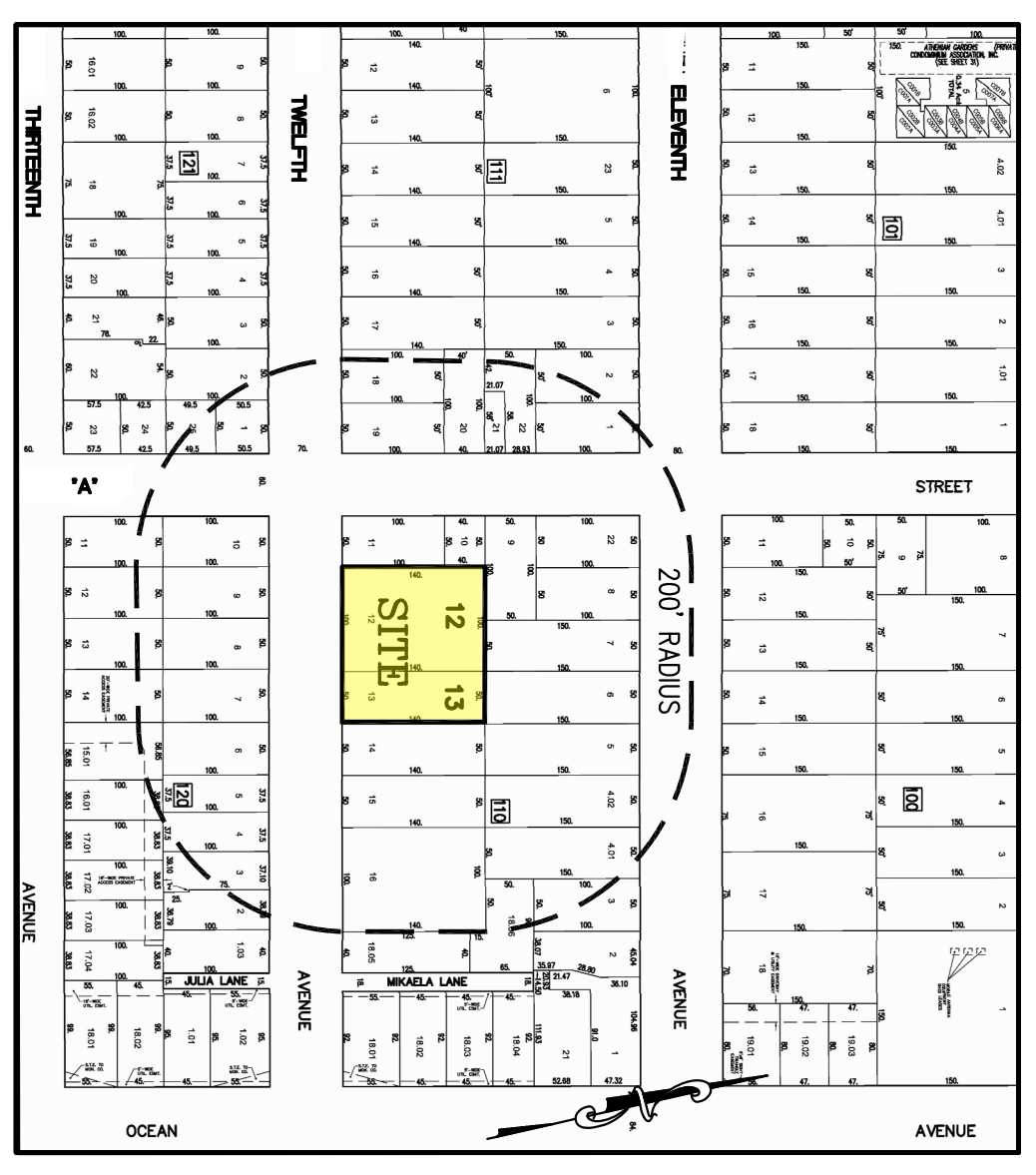
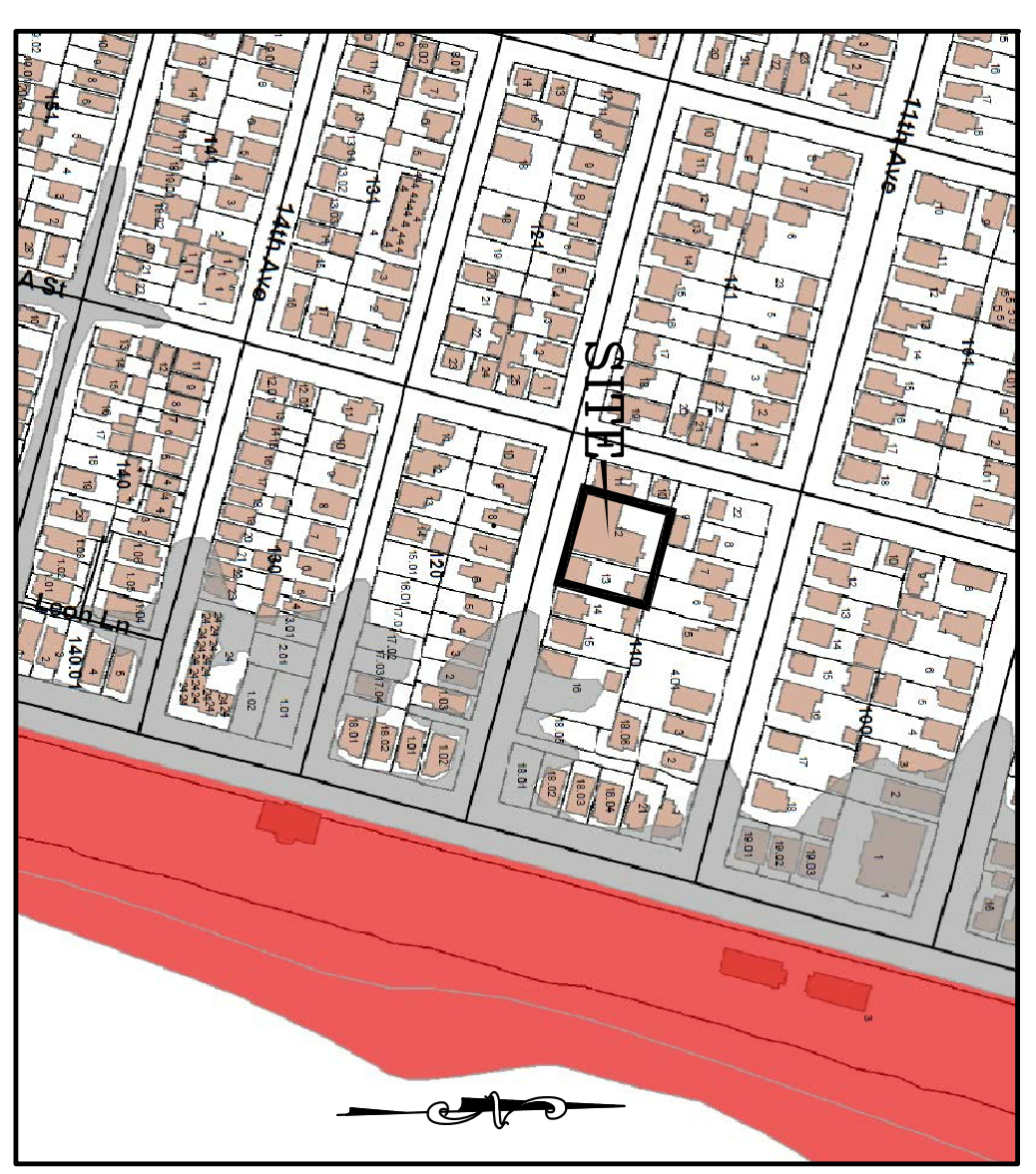
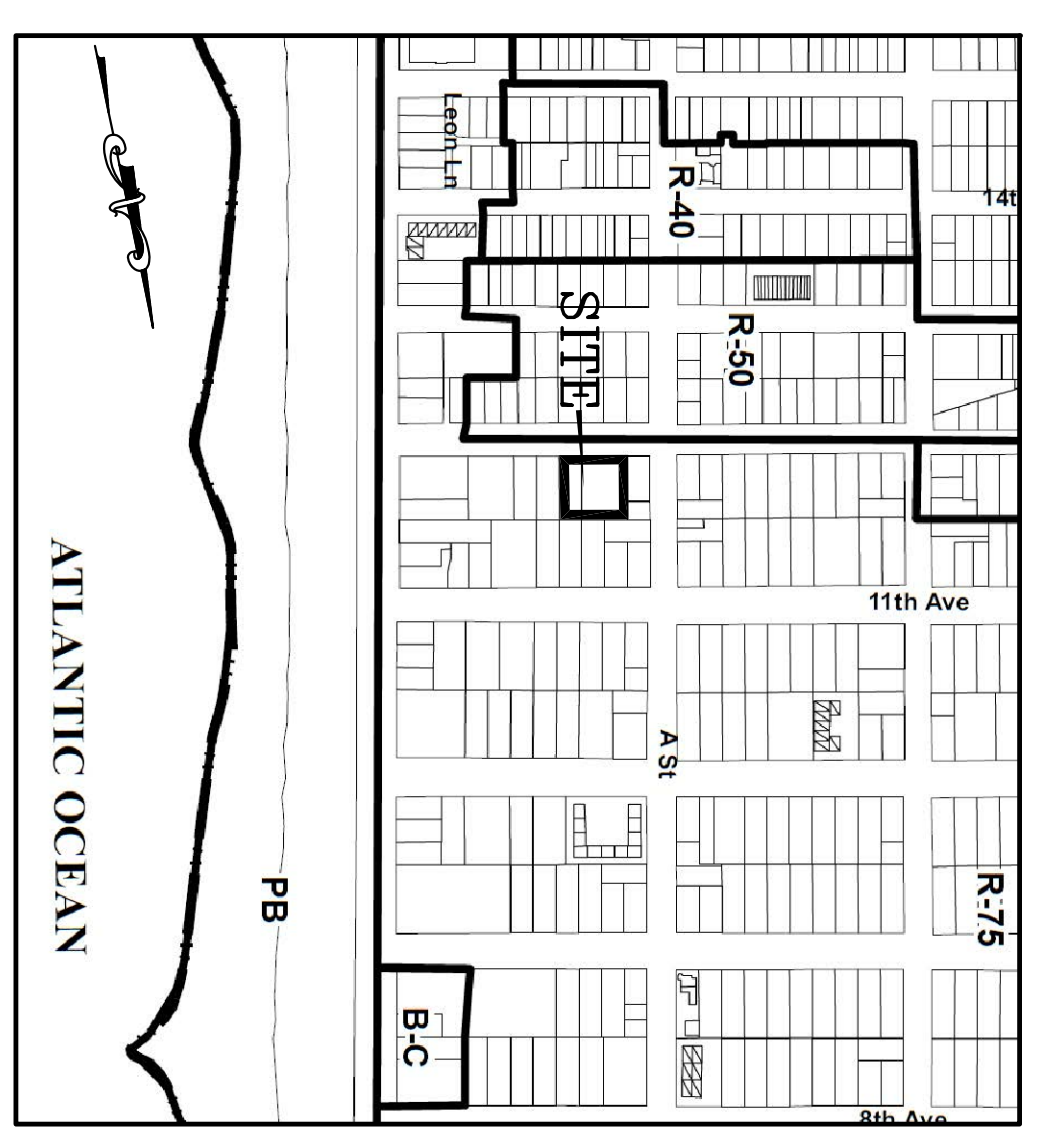
**PROPERTY OWNERS WITHIN 200 FEET**

Block ID	Street Address	Owner Name	Owner Address	Owner City/State/Zip
Block 13 Lot 1	101 TWELFTH AVE	VINCENT J. & BARBARA	101 TWELFTH AVE	BELMAR, NJ 07719
Block 13 Lot 2	102 TWELFTH AVE	MAGELIA, ROBERTA & RONALD	22 BERRY CREEK RD	KINGSDEN, NJ 08065
Block 13 Lot 3	103 TWELFTH AVE	LOCKE		
Block 13 Lot 4	104 TWELFTH AVE	DOONAN, JAMES & BETH WICHEL	99 ATLANTIC AVE	STEVENS, NJ 07796
Block 13 Lot 5	105 TWELFTH AVE	MAGDO, SARA & ADA	16 4TH AVE	BELMAR, NJ 07719
Block 13 Lot 6	106 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 7	107 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 8	108 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 9	109 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 10	110 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 11	111 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 12	112 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 13	113 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 14	114 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 15	115 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 16	116 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 17	117 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 18	118 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 19	119 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719
Block 13 Lot 20	120 TWELFTH AVE	WELLS, JAMES	100 WELLS ST	BELMAR, NJ 07719

# PRELIMINARY & FINAL MAJOR SITE PLAN

## OF EDELMAN INVESTMENT GROUP, LLC BLOCK 110 LOTS 12 AND 13

### SITUATED IN BOROUGH OF BELMAR MONMOUTH COUNTY, NEW JERSEY



SHEET NO.	DESCRIPTION	ISSUE DATE	REVISION DATE
1 OF 9	TITLE SHEET		
2 OF 9	AERIAL VIEW		
3 OF 9	EXISTING CONDITIONS - DEMOLITION PLAN		
4 OF 9	SITE PLAN		
5 OF 9	GRADING & UTILITIES PLAN		
6 OF 9	SOIL EROSION & SEDIMENT CONTROL PLAN		
7 OF 9	LANDSCAPE PLAN		
8 OF 9	LIGHTING PLAN		
9 OF 9	CONSTRUCTION DETAILS		

INDEX OF SHEETS  
24 MAR 21

**LIST OF UTILITIES**

- A. APPLICATION NO. \_\_\_\_\_
- B. I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN (OR PLAT) WITH THE ZONING BOARD OF THE BOROUGH OF BELMAR.
- C. I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN (OR PLAT) AND THAT ALL DIMENSIONS AND DIMENSIONAL ARE CORRECT.

**GENERAL INFORMATION**

- A. PROPERTY BEING KNOWN AS, BLOCK 110, LOT 12 AND 13 AS SHOWN ON THE BOROUGH OF BELMAR TAX MAP, SHEET 18, LOT 12 A/K/A # 112 TWELFTH AVE, LOT 13 A/K/A # 108 TWELFTH AVE, LOT 12 CONTAINS THE BELMAR INN BUILDINGS, ROOMS, PORCHES, DRIVEWAYS AND DRIVEWAYS, AND LOT 13 CONTAINS TWO BUILDINGS, ROOMS, PORCHES, DRIVEWAYS AND DRIVEWAYS, AND LOT 13 CONTAINS TWO BUILDINGS, ROOMS, PORCHES, DRIVEWAYS AND DRIVEWAYS.
- B. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP DATED 11/11/19, AND TOPOGRAPHY OF LOT 12 AND 13, BLOCK 110, BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY: RONNE VAN HESS, PLS.# 35899 DATED 9/4/2020.
- C. THE SITE TO BE DEVELOPED IS LOCATED IN THE R-75 RESIDENTIAL ZONE.
- D. THE SITE TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
- E. NEW SEWER, WATER, GAS, ELECTRIC, PHONE, CABLE SERVICES SHALL BE CONSTRUCTED UNDERGROUND, UNLESS OTHERWISE NOTED.
- F. SITE CONTAINS 21,000 SF. (0.482AC)
- G. APPLICANT AGREES TO CONSTRUCT A NEW (3) THREE STORY RESIDENTIAL BUILDING, 100 FT. HIGH, 100 FT. WIDE, 100 FT. DEEP, WITH A TOTAL FLOOR AREA OF 30,000 SQ. FT. (7500 SQ. FT. PER FLOOR) WITH A TOTAL FLOOR AREA OF 30,000 SQ. FT. (7500 SQ. FT. PER FLOOR) WITH A TOTAL FLOOR AREA OF 30,000 SQ. FT. (7500 SQ. FT. PER FLOOR).
- H. TWO ON-STREET EV CHARGING STATIONS/PARKING SPACES ARE PROVIDED.
- I. ALL EXISTING BUILDINGS, STRUCTURES, PARCELS, UTILITIES, SERVICE CONNECTIONS, TREES, ETC., ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
- J. PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF ANNUAL FLOODING).

**ZONING CRITERIA - R-75**

REQUIRED	EXISTING	VARIANCE REQUIRED	PROPOSED	VARIANCE REQUIRED
CORNER LOT	---	---	---	---
CONNER LOT	---	---	---	---
INTERIOR LOT	---	---	---	---
INTERIOR LOT	21,000 SF	NO	21,000 SF	NO
LOT AREA	100 FT	NO	150 FT	NO
LOT FRONTAGE	MIN. 50 FT.	NO	14,934 SF	YES
BUILDING COVERAGE	MAXIMUM 20%	NO	71.11 %	YES
FLOOR AREA RATIO	MAXIMUM 40%	NO	17,572.2 SF	YES
LOT COVERAGE	MINIMUM 55%	NO	83.7 %	YES
FLOOR AREA RATIO	MAXIMUM 40%	NO	36,407 SF	YES
ON-SITE PARKING	6 SPACES	YES	47 SPACES	YES
FRONT SETBACK	20 FT. MIN.	YES	20 FT	NO
FRONT SETBACK	6.17 FT.	YES	12 FT	NO
REAR SETBACK	2.8 FT	YES	18 FT	YES
SIDE SETBACK	5 FT.	YES	5 FT	NO
TOTAL SIDE YARDS	15 FT. MIN.	YES	20 FT	NO
BUILDING HEIGHT	41 FT AND MAXIMUM 35 FT AND 2-1/2 STORES	YES	42.5' AND 3 STORES OVER GARAGE	YES
LOT SHAPE	MIN. 30 FT. DIA.	NO	80 FT. DIA.	NO
ACCESSORY SIDE YARD	---	---	NONE PROPOSED	---
ACCESSORY REAR YARD	---	---	NONE PROPOSED	---
ACCESSORY REAR YARD	---	---	NONE PROPOSED	---
ACCESSORY REAR YARD	---	---	NONE PROPOSED	---

**PARKING CALCULATIONS**

- REQUIRED PARKING: RESIDENTIAL USE - 24 UNITS (4-TWO BEDROOM) 2.0 X 24 = 48 SPACES (66 RESIDENT - 12 GUEST PARKING) 47 SPACES PROVIDED IN GARAGE (66 RESIDENT - 11 GUEST) 2 EV CHARGING STATION SPACES PROVIDED ON-STREET
- APPLICANT: EDELMAN INVESTMENT GROUP, LLC
- OWNER: EDELMAN INVESTMENT GROUP, LLC
- OWNER: LOT 12 BLOCK 110
- OWNER: LOT 13 BLOCK 110
- OWNER: RAINBOW HOSPITALITY INC/BELMAR INN
- OWNER: BELMAR, NJ 07719
- OWNER: LOT 13 BLOCK 110
- OWNER: 108 12TH BELMAR REDDEVCO, LLC
- OWNER: 534 WILLTOWN ROAD EAST BRUNSWICK, NJ 08816

PRELIMINARY & FINAL MAJOR SITE PLAN  
TITLE SHEET

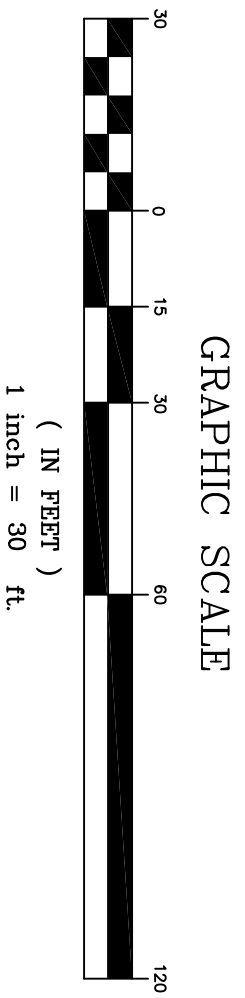
**JKR Engineering and Planning Service, LLC**  
Certificate of Authorization No. 24GA28129100  
*Richard DiFolco*  
RICHARD DiFOLCO

49 NOMOCO ROAD  
FREEHOLD, NEW JERSEY 07728  
Tel. (732) 780-4108  
Fax (732) 431-9420

24 MAR 2021  
DATE

DATE	DESCRIPTION	BY	CHKD.
24 MAR 21 <td>SCALE <td>786 <td>RD </td></td></td>	SCALE <td>786 <td>RD </td></td>	786 <td>RD </td>	RD

CAD Drawing  
1 of 9  
Sheet



SOURCE: VEENMAP MARCH 2021

CAD Drawing 786-2 Sheet 2 OF 9	PRELIMINARY & FINAL SITE PLAN BLOCK 110 LOTS 12 & 13 BOROUGH OF BELMAR MONMOUTH COUNTY, NEW JERSEY					
	DRAWN BY	CHECK BY	DATE	SCALE	FIELD BOOK	CALC. BY
			24 MAR 21	NOTED	---	786 RDF

AERIAL VIEW - MARCH 2021  
 EDELMAN INVESTMENT GROUP, LLC

**JKR Engineering and Planning Service, LLC**  
 49 NOMOCO ROAD  
 FREEHOLD, NEW JERSEY 07728  
 Tel. (732) 780-4108  
 Fax (732) 431-9420  
 email: jkr@jkrengineering.com

*Richard DiPolo*  
**RICHARD DIPOLO**  
 PROFESSIONAL ENGINEER, N.J. Lic. No. 24343  
 PROFESSIONAL PLANNER, N.J. Lic. No. 2806

03/24/2021  
 DATE

Certificate of Authorization # 24GA28129100

REV.	DATE	DESCRIPTION	BY

TOPOGRAPHIC DATUM: NAVD88



**PRELIMINARY & FINAL MAJOR SITE PLAN**  
**BLOCK 110 LOTS 12 & 13**  
 BOROUGH OF BELMAR  
 MONMOUTH COUNTY, NEW JERSEY

CAD Drawing  
 796-3  
 Sheet  
 3 OF 9

EXISTING CONDITION  
 DEMOLITION PLAN

EDELMAN INVESTMENT GROUP, LLC

**JKR Engineering**  
 and Planning Service, LLC

*Richard DiPolito*  
 RICHARD DIPOLITO  
 PROFESSIONAL ENGINEER, N.J. Lic. No. 24343  
 PROFESSIONAL PLANNER, N.J. Lic. No. 2866

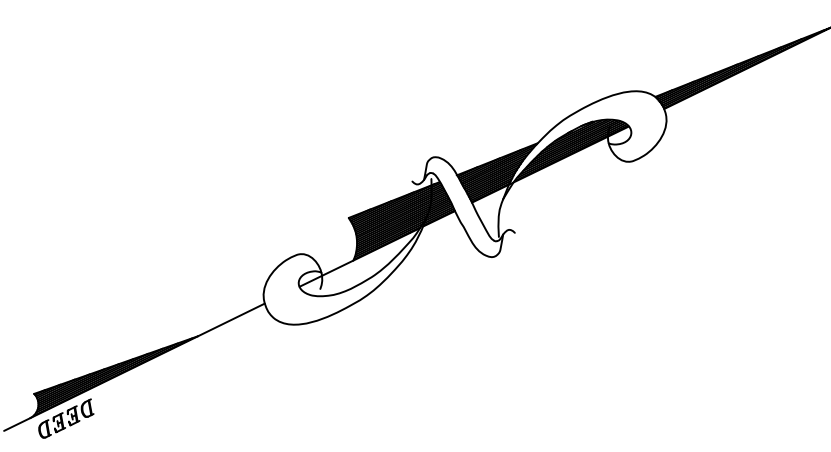
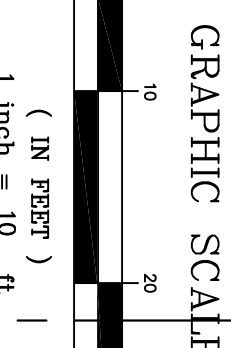
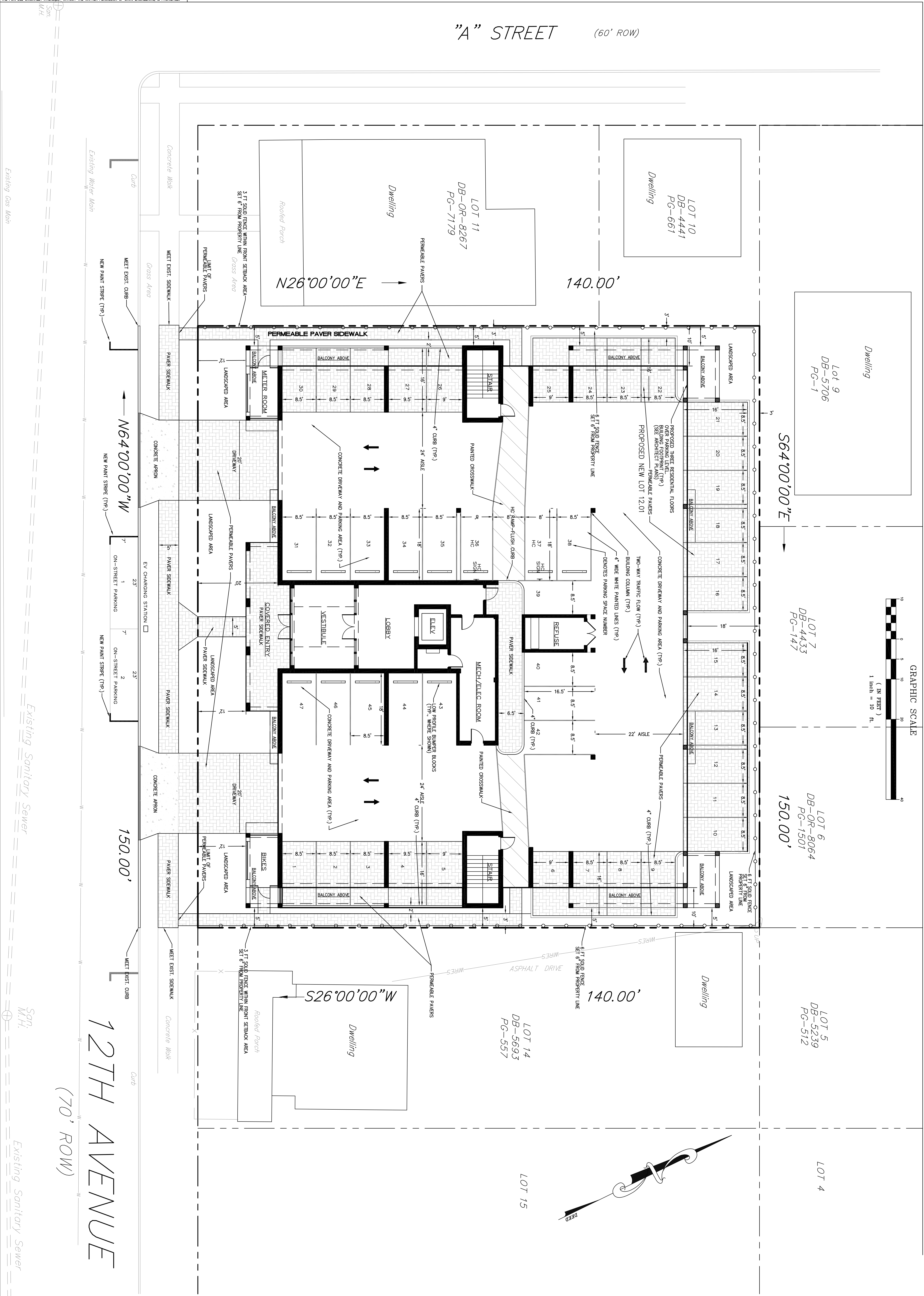
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 Fax (732) 431-9420  
 email: jkr@jkrengineering.com

03/24/2021  
 DATE

Certificate of Authorization # 24GA28129100

REV.	DATE	DESCRIPTION	BY

"A" STREET (60' ROW)



PRELIMINARY & FINAL MAJOR SITE PLAN  
BLOCK 110 LOTS 12 & 13  
BOROUGH OF BELMAR  
MONMOUTH COUNTY, NEW JERSEY

DATE	SCALE	FIELD BOOK	FILE NO.	CALC. BY
24 MAR 21	NOTED		786	RP

4 OF 9

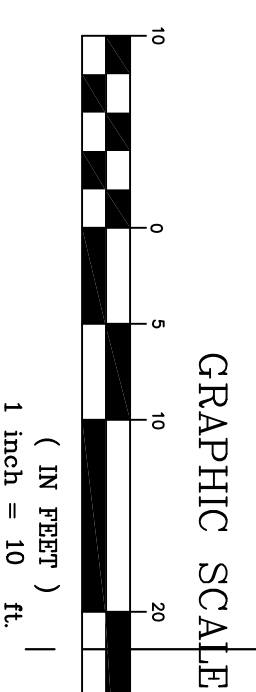
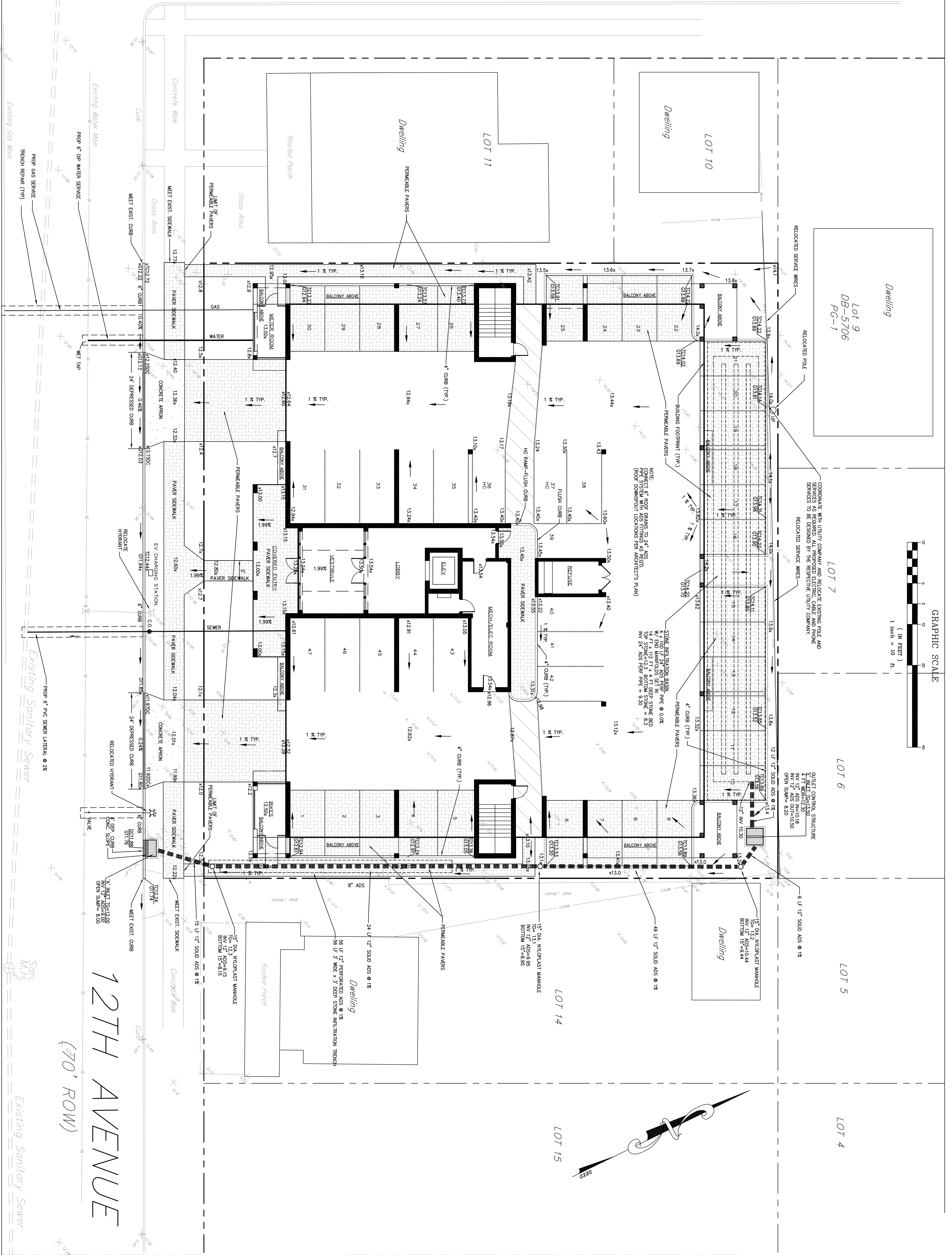
SITE PLAN  
EDELMAN INVESTMENT GROUP, LLC

JKR Engineering and Planning Service, LLC  
Richard DiPietro  
PROFESSIONAL ENGINEER, N.J. Lic. No. 24343  
PROFESSIONAL PLANNER, N.J. Lic. No. 2665

49 NOMOCO ROAD  
FRESHKILL, NEW JERSEY 07728  
Tel: (732) 780-4106  
Fax: (732) 431-8420  
email: jkr@jkrengineering.com

REV.	DATE	DESCRIPTION	BY

"A" STREET (60' ROW)



COORDINATE WITH UTILITY COMPANY AND RELOCATE EXISTING POLE AND SERVICES AS REQUIRED. ALL PROPOSED ELECTRIC, CABLE AND PHONE SERVICES TO BE DESIGNED BY THE RESPECTIVE UTILITY COMPANY.

NOTE:  
 CONNECT TO 24" ADS  
 (ROOF DOWNSPOUT LOCATIONS PER ARCHITECT'S PLAN)

OUTLET CONTROL STRUCTURE  
 12" DIA. NTPC  
 INV. 12' ADS IN=10.18  
 INV. 12' ADS OUT=10.30  
 OPEN SWIM= 8.20

STONE WITH BALCONY BASIN  
 4" X 10" U.P. ADS PER PIPE @ 0.02%  
 14 FT X 112 FT X 4 FT DEEP STONE BED  
 TOP STONE=2.3' BOTTOM STONE= 8.3'  
 INV. 28' ADS PER PIPE = 9.30

12TH AVENUE  
 (70' ROW)

**PRELIMINARY & FINAL MAJOR SITE PLAN**  
**BLOCK 110 LOTS 12 & 13**  
 BOROUGH OF BELMAR  
 MONMOUTH COUNTY, NEW JERSEY

CAD Drawing 786-5  
 Sheet 5 OF 9

GRADING - UTILITY PLAN

EDELMAN INVESTMENT GROUP, LLC

**JKR Engineering**  
 and Planning Service, LLC

*Richard DiPolo*  
**RICHARD DIPOLO**  
 PROFESSIONAL ENGINEER, N.J. Lic. No. 24343  
 PROFESSIONAL PLANNER, N.J. Lic. No. 2606

03/24/2021  
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Certificate of Authorization # 24GA28129100

REV.	DATE	DESCRIPTION	BY

**STANDARD**  
**REMAINING VEGETATIVE COVER FOR SOIL STABILIZATION**

**Definition**  
Establishment of permanent vegetation cover on exposed soils through revegetation is needed for long-term protection.  
Priority: High

To permanently stabilize the soil and ensure revegetation of soil and water, and to enhance the environment.

**When Conducted/Installation**  
Before the construction of permanent structures.

When possible, the contractor shall maintain an inventory of existing vegetation on the site. The contractor shall maintain an inventory of existing vegetation on the site. The contractor shall maintain an inventory of existing vegetation on the site.

**Method and Materials**  
A. The contractor shall maintain an inventory of existing vegetation on the site. The contractor shall maintain an inventory of existing vegetation on the site. The contractor shall maintain an inventory of existing vegetation on the site.  
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D. The contractor shall maintain an inventory of existing vegetation on the site. The contractor shall maintain an inventory of existing vegetation on the site. The contractor shall maintain an inventory of existing vegetation on the site.

**STANDARD**  
**TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION**

**Definition**  
Establishment of temporary vegetation cover on soils exposed for periods of two to six months which are not being worked.  
Priority: High

To temporarily stabilize the soil and reduce erosion until permanent stabilization is accomplished.

**When Conducted/Installation**  
Before the construction of permanent structures.

When possible, the contractor shall maintain an inventory of existing vegetation on the site. The contractor shall maintain an inventory of existing vegetation on the site. The contractor shall maintain an inventory of existing vegetation on the site.

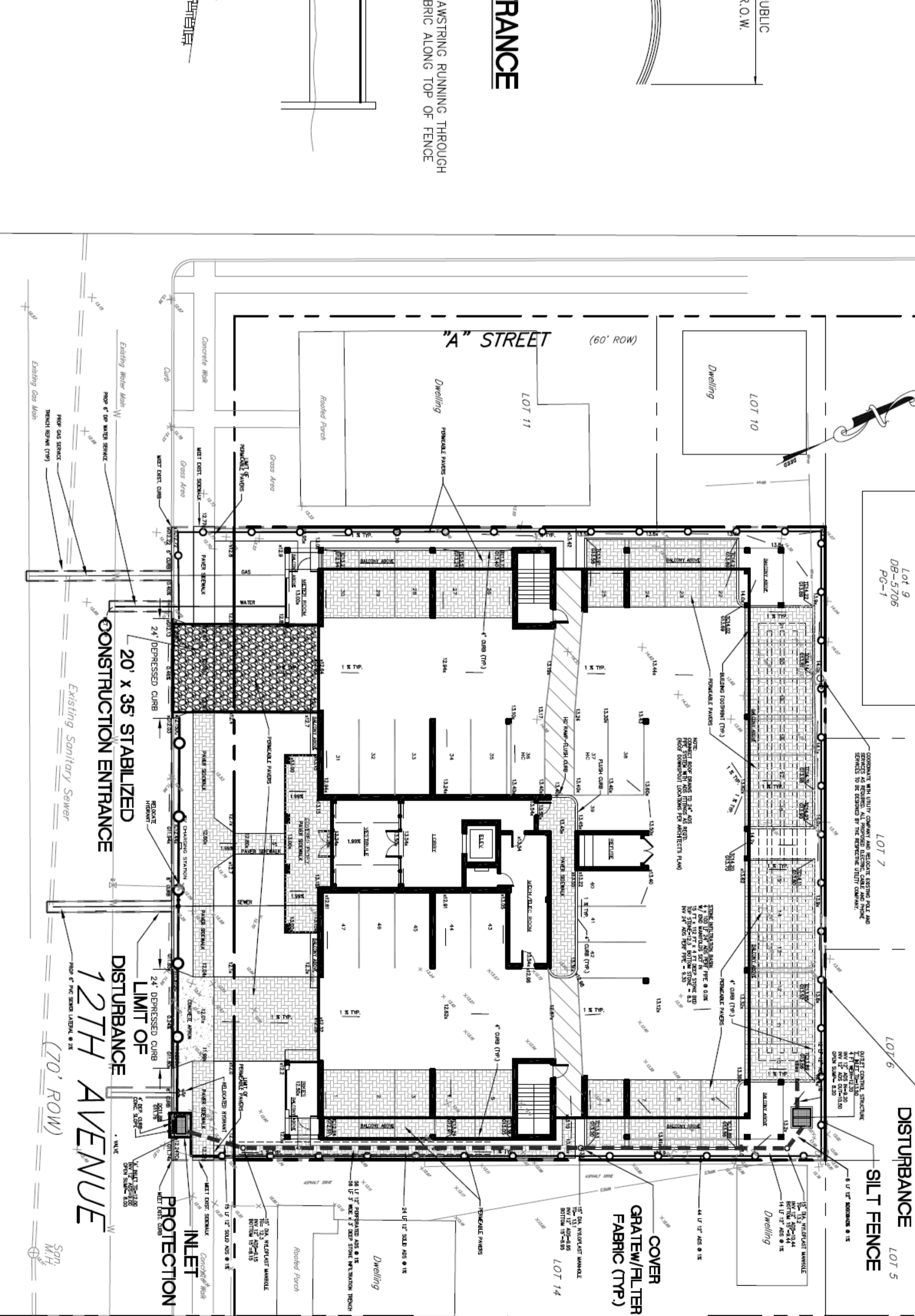
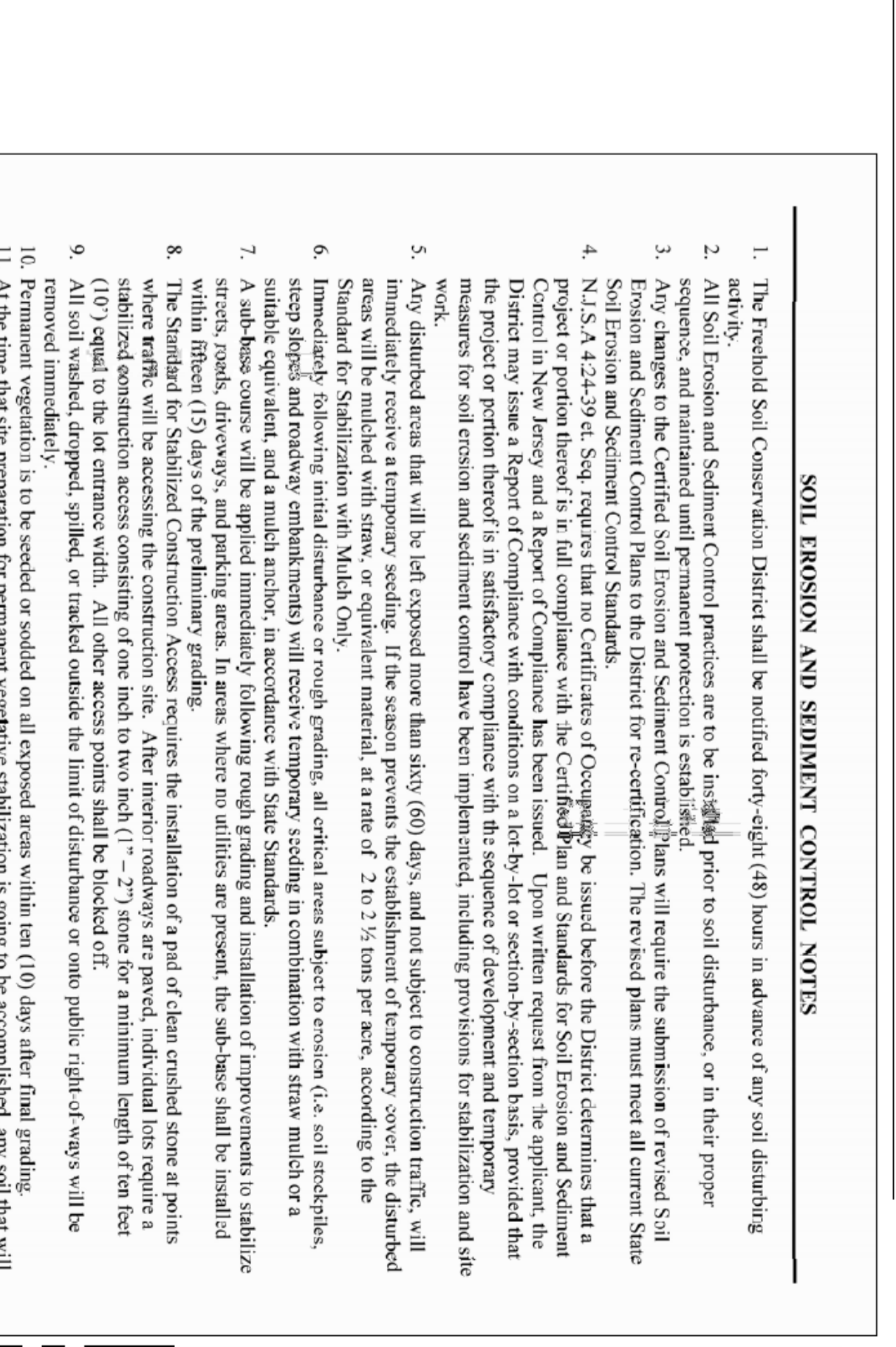
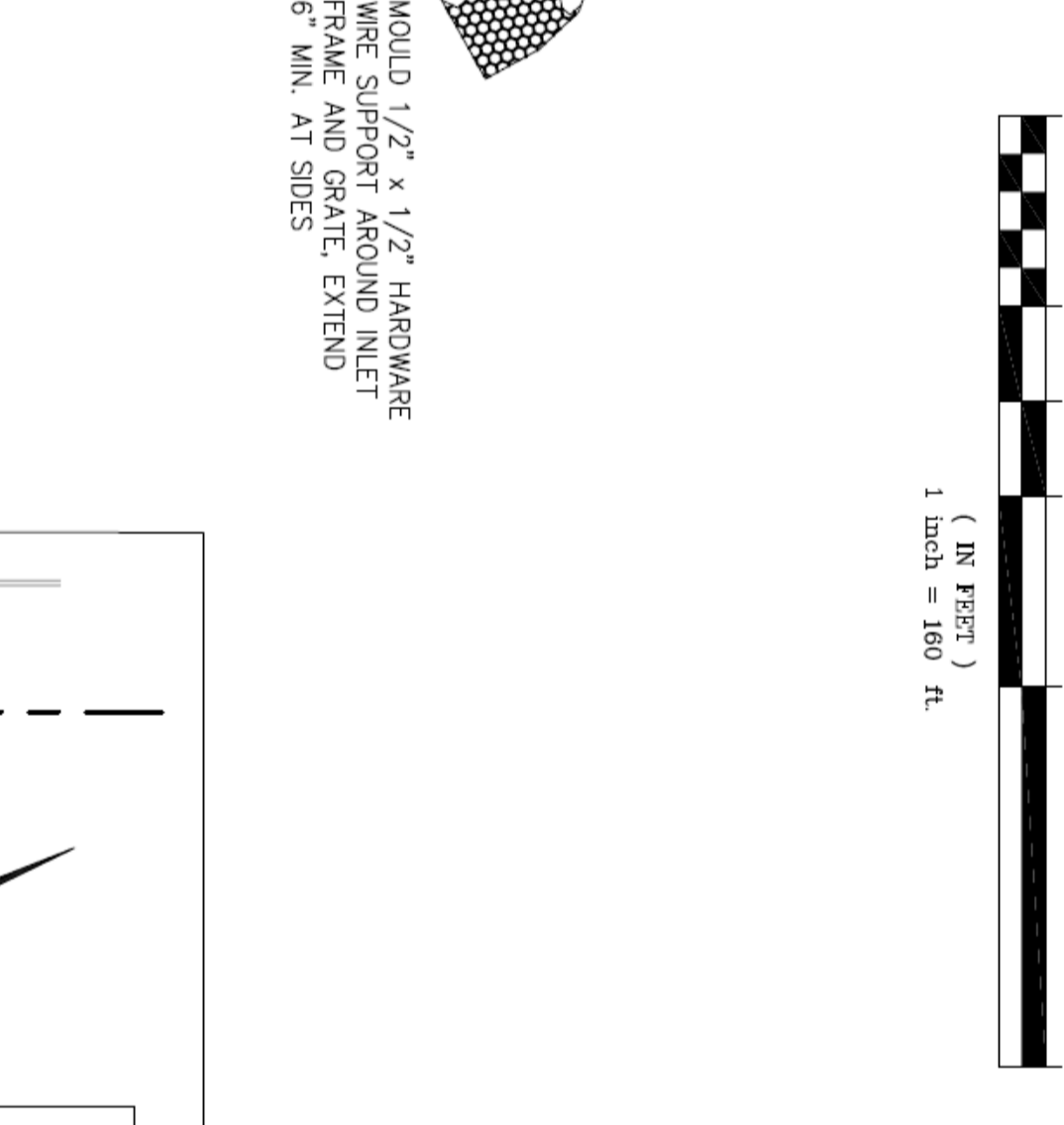
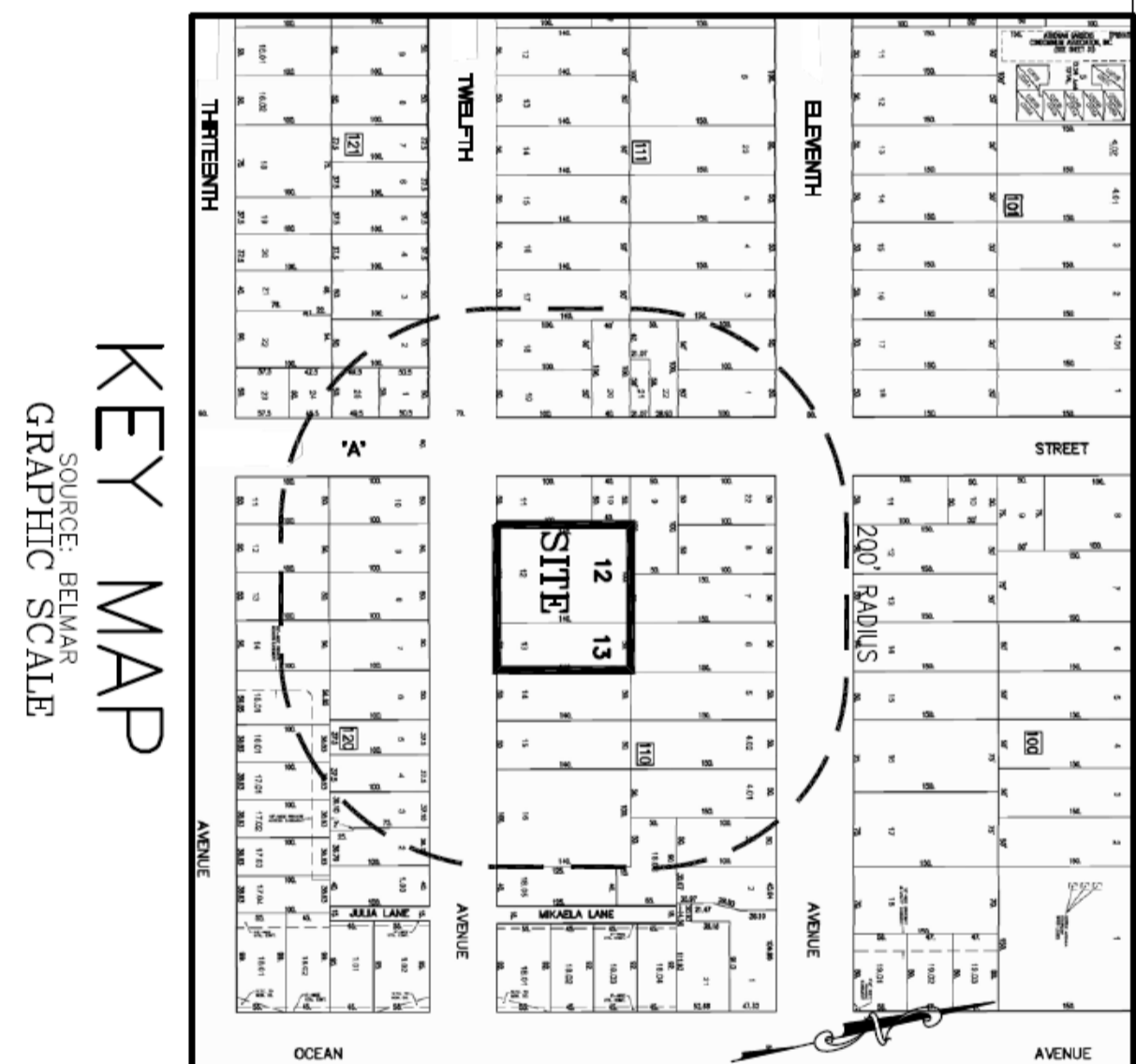
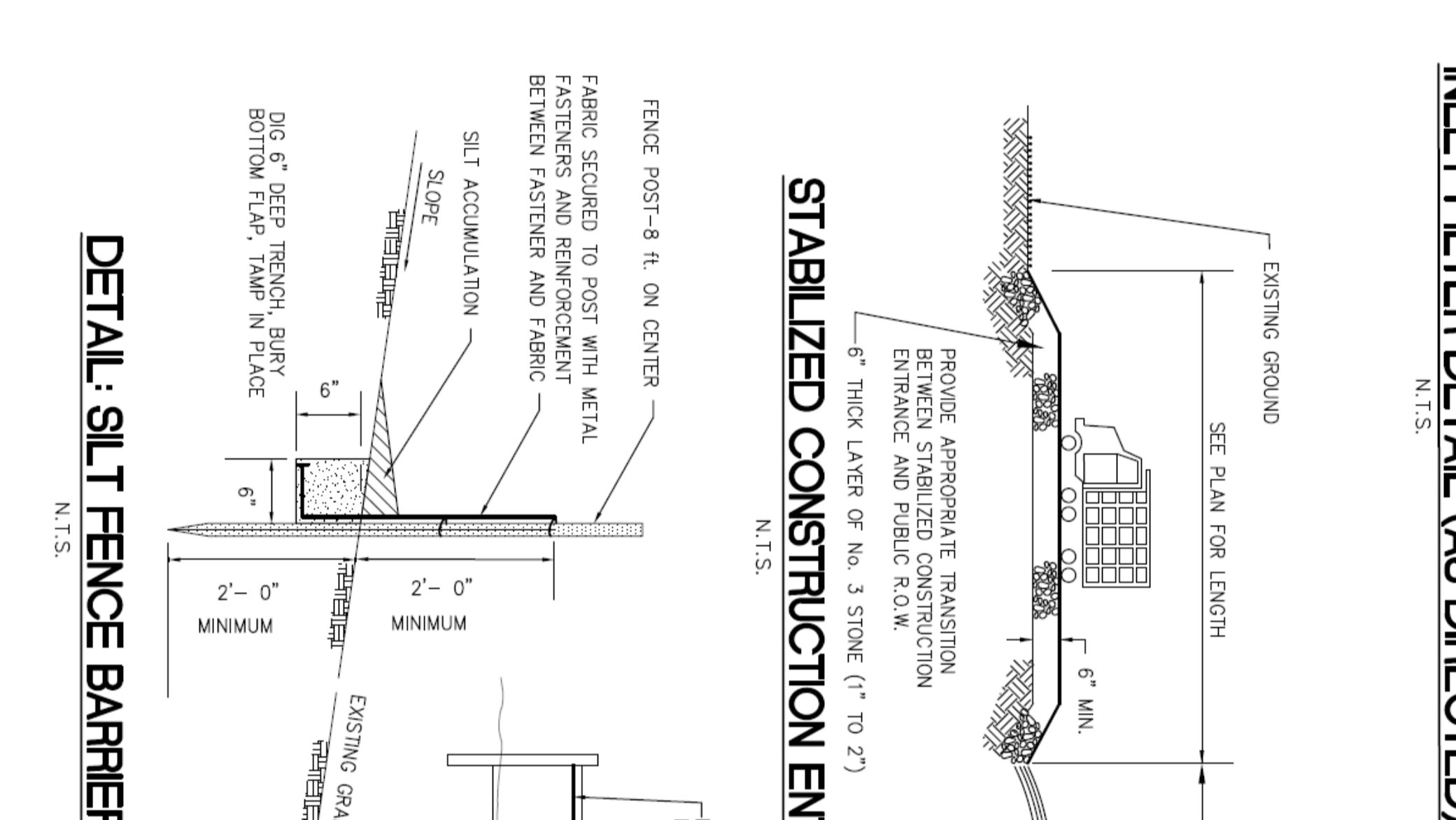
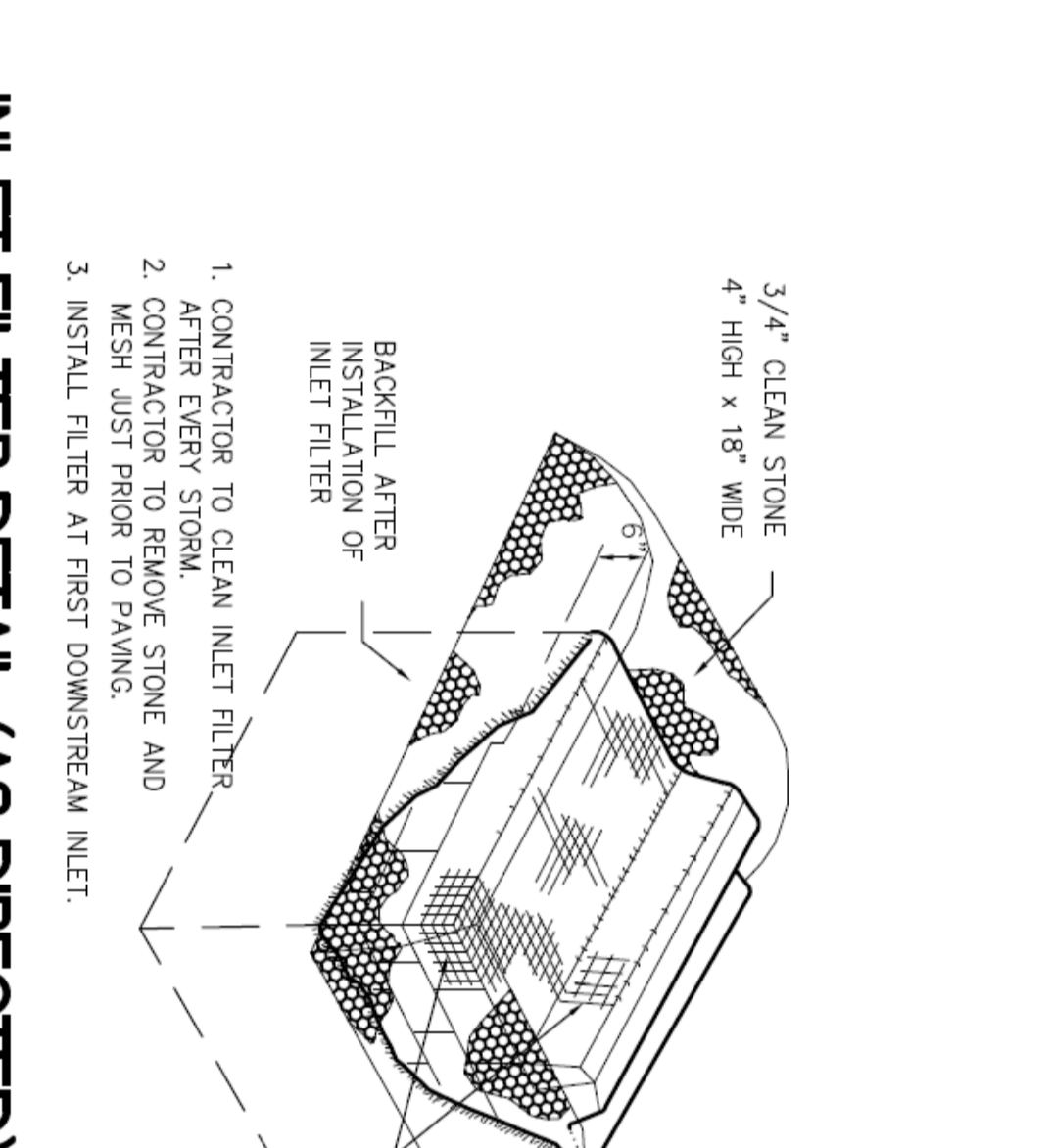
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**JKR Engineering and Planning Service, LLC**  
Richard DiPillo  
RICHARD DIPILLO

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03/24/2021 DATE

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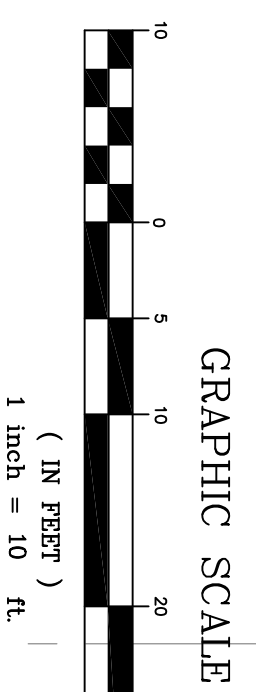
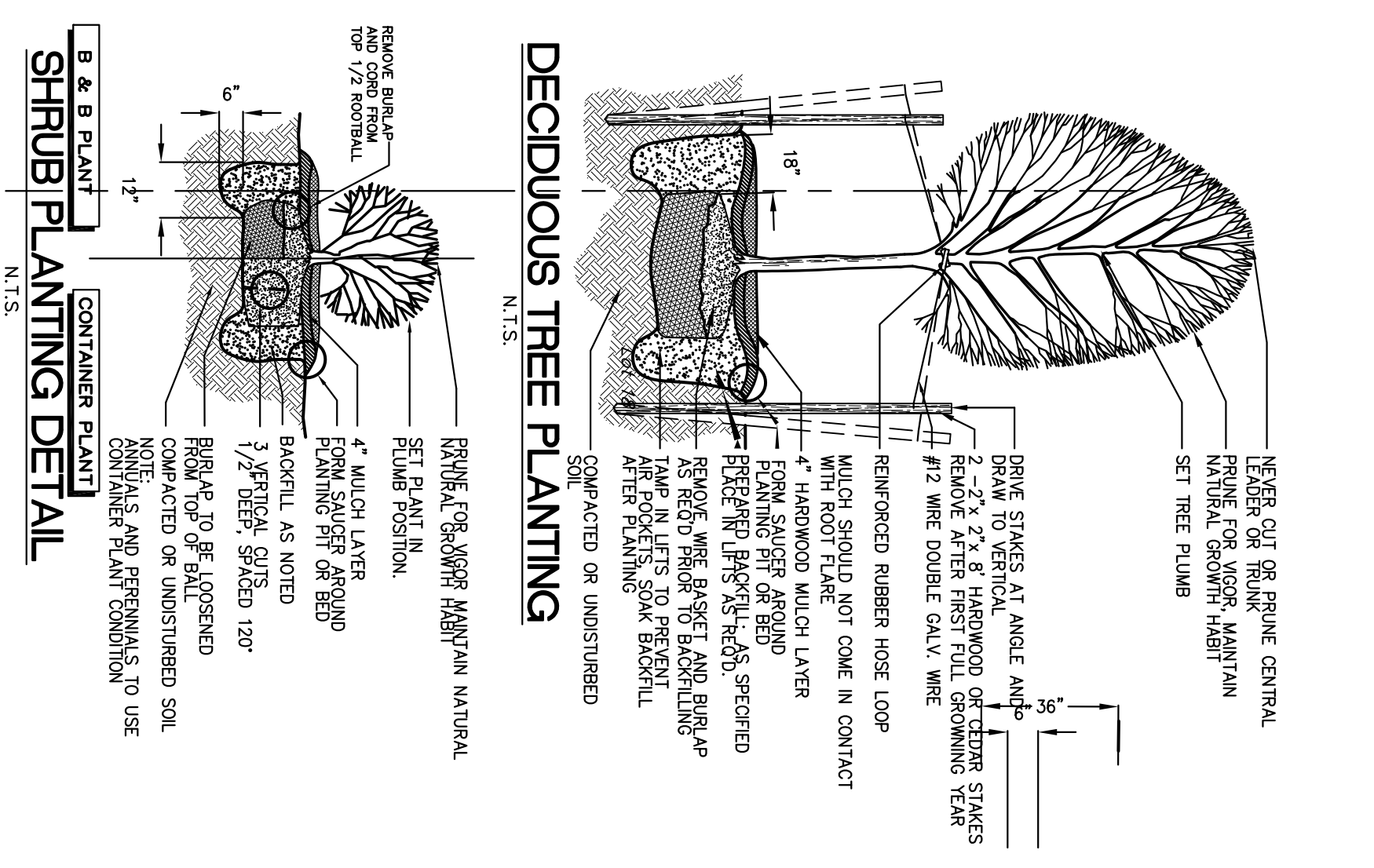
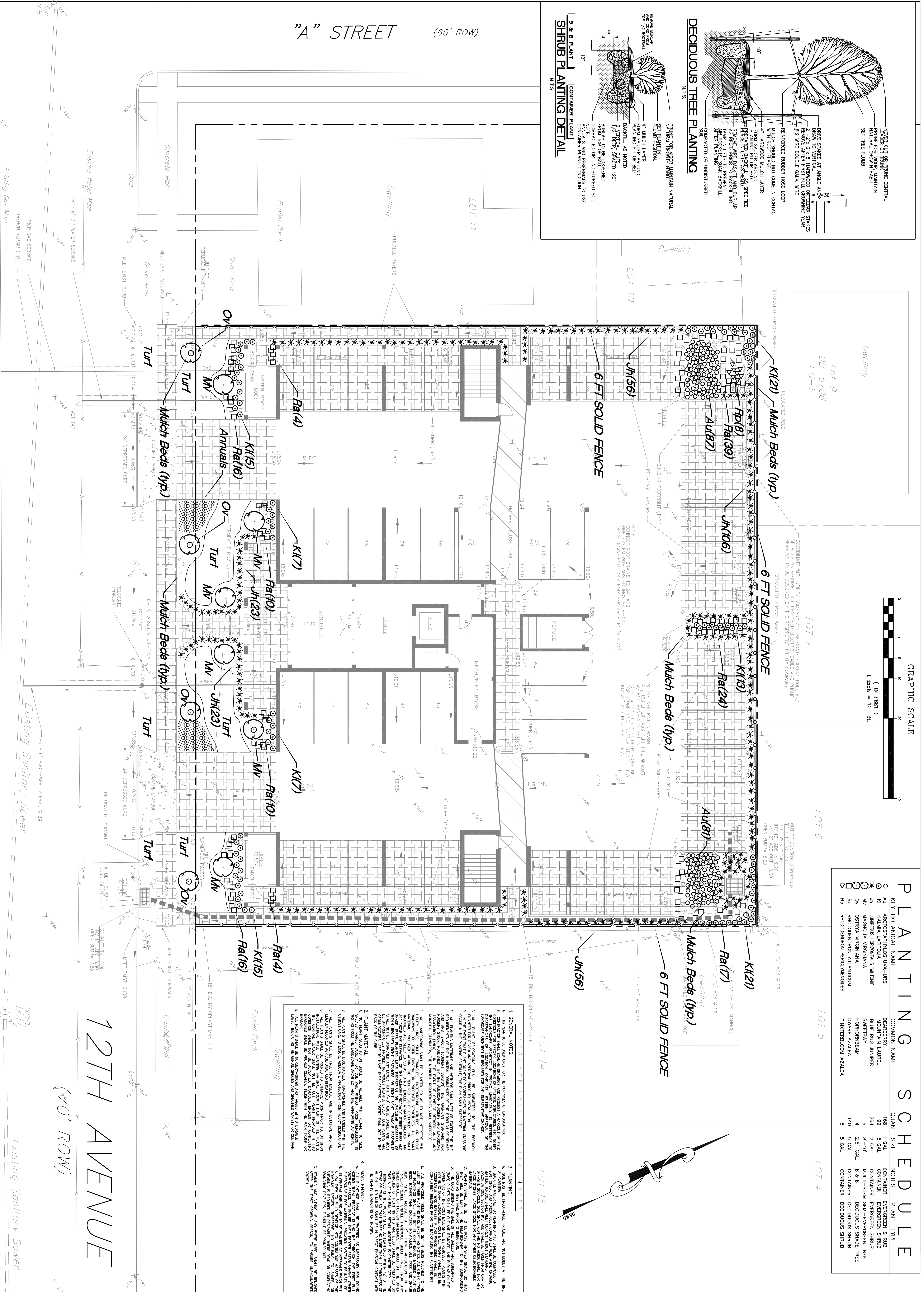
SOIL EROSION CONTROL PLAN  
EDELMA INVESTMENT GROUP, LLC

PRELIMINARY & FINAL MAJOR SITE PLAN  
BLOCK 110 LOTS 12 & 13  
BOROUGH OF BELMAR  
MONMOUTH COUNTY, NEW JERSEY

6 of 9

DATE	SCALE	NO.	DESCRIPTION
24 MAR 21	NOTED	786	REP

"A" STREET (60' ROW)



KEY	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	NOTES	PLANT TYPE
AU	ARGENTAEANS OVA-UNSI	BARKER LAUREL	108	1 GAL	CONTAINER	EVERGREEN SHRUB
IB	IMBRSIS HORIZONTALIS 'MIDW'	BLUE RIG JUMPER	264	2 GAL	CONTAINER	EVERGREEN SHRUB
MV	MAGNOLIA VIRGINIANA	SWETBAY	6	8'-10'	MULTI-STEM SEMI-EMERGEN TREE	B & B
OV	OSTRYA VIRGINIANA	DWARF VIRGINIANA	4	2.5' CAL	DECIDUOUS SHADE TREE	B & B
Ro	RHOODODENDRON ATLANTICUM	DWARF AZALEA	140	5 GAL	CONTAINER	DECIDUOUS SHRUB
Rp	RHOODODENDRON PERICLYMENONES	PINKTIBERLOOM AZALEA	8	5 GAL	CONTAINER	DECIDUOUS SHRUB

**LANDSCAPE ARCHITECTURAL NOTES**

- GENERAL NOTES:
  - THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.
  - CONTRACTOR SHALL EXAMINE DRAWINGS AND REQUEST A WORKOUT OF FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IN REFERENCE TO THE DRAWING NUMBER AND DATE. NO WORK SHALL BE PERFORMED UNTIL ALL DISCREPANCIES ARE RESOLVED.
  - ALL PLANT MATERIALS SHALL BE SHIPPED TO THE PROJECT SITE IN CONTAINERS THAT ARE PROTECTED FROM DAMAGE. ALL PLANT MATERIALS SHALL BE SET IN THE FIELD WITHIN THE SPECIFIED TIME FRAME AND SHALL BE WATERED DAILY UNTIL ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - ALL PLANTING MATERIALS AND METHODS SHALL BE IN ACCORD WITH THE RECOMMENDATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ARCHITECTURE SOCIETY (ANLAS) AND THE NATIONAL LANDSCAPE ARCHITECTURE SOCIETY (NLAS).
  - ALL PLANTING MATERIALS SHALL BE SET IN THE FIELD WITHIN THE SPECIFIED TIME FRAME AND SHALL BE WATERED DAILY UNTIL ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - ALL PLANTING MATERIALS SHALL BE SET IN THE FIELD WITHIN THE SPECIFIED TIME FRAME AND SHALL BE WATERED DAILY UNTIL ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- PLANT MATERIAL:
  - ALL PLANTING MATERIALS SHALL BE SET IN THE FIELD WITHIN THE SPECIFIED TIME FRAME AND SHALL BE WATERED DAILY UNTIL ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - ALL PLANTING MATERIALS SHALL BE SET IN THE FIELD WITHIN THE SPECIFIED TIME FRAME AND SHALL BE WATERED DAILY UNTIL ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- PLANTING:
  - ALL PLANTING MATERIALS SHALL BE SET IN THE FIELD WITHIN THE SPECIFIED TIME FRAME AND SHALL BE WATERED DAILY UNTIL ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - ALL PLANTING MATERIALS SHALL BE SET IN THE FIELD WITHIN THE SPECIFIED TIME FRAME AND SHALL BE WATERED DAILY UNTIL ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- MAINTENANCE:
  - ALL PLANTING MATERIALS SHALL BE SET IN THE FIELD WITHIN THE SPECIFIED TIME FRAME AND SHALL BE WATERED DAILY UNTIL ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - ALL PLANTING MATERIALS SHALL BE SET IN THE FIELD WITHIN THE SPECIFIED TIME FRAME AND SHALL BE WATERED DAILY UNTIL ESTABLISHED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

"A" STREET (60' ROW)

Schedule	Label	Quantity	Manufacturer	Category	Description	Unit	Notes
A	26	INC.	INC.	INC.	INC.	INC.	INC.

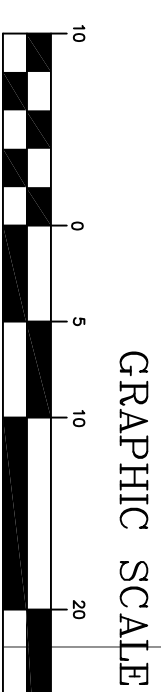
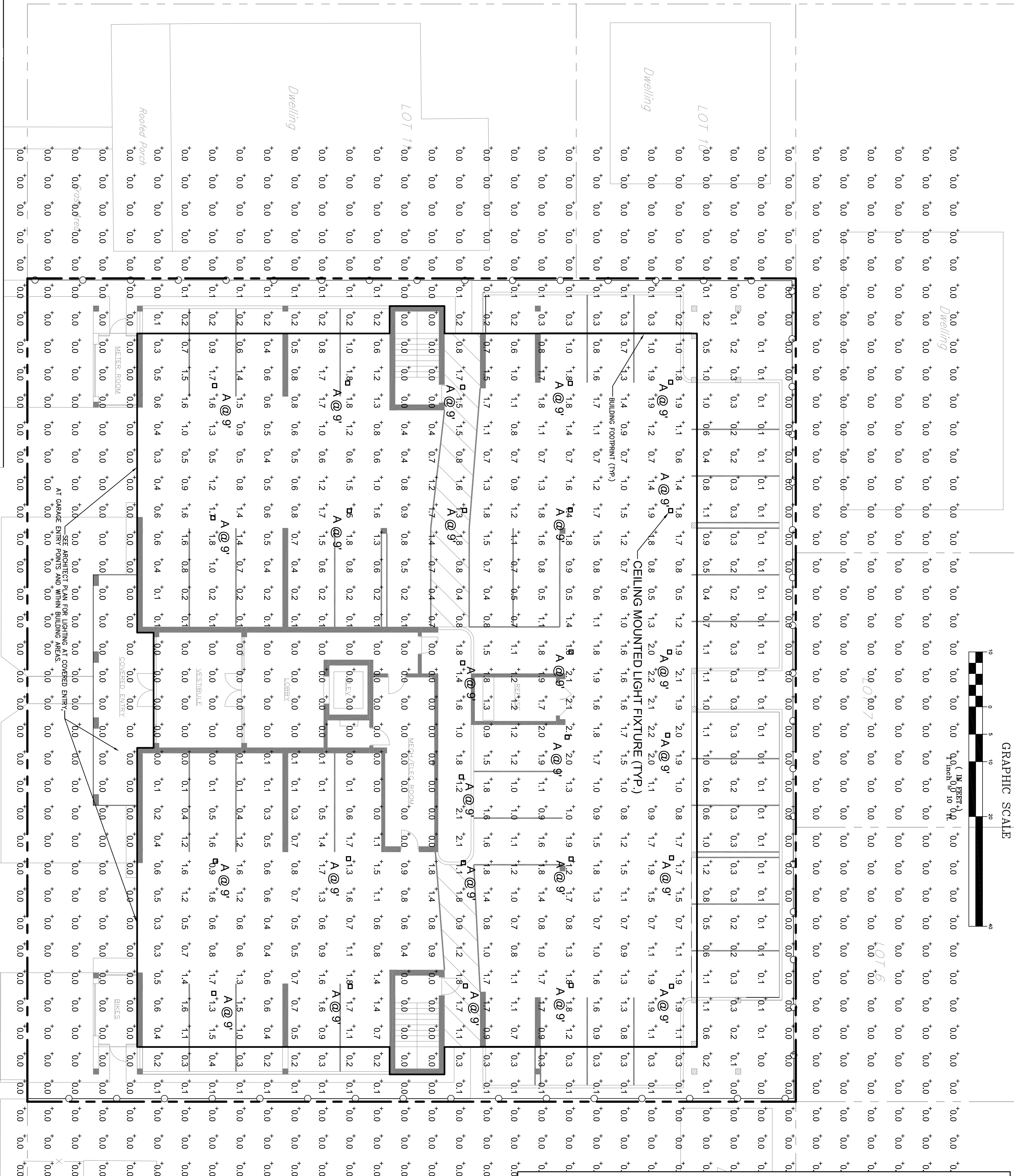
Symbol	Label	Quantity	Manufacturer	Category	Description	Unit	Notes
□	A	26	INC.	INC.	INC.	INC.	INC.

Symbol	Label	Quantity	Manufacturer	Category	Description	Unit	Notes
□	A	26	INC.	INC.	INC.	INC.	INC.

**MOUNTING HEIGHT - 9 FEET**



GARAGE LIGHTING PLAN

12TH AVENUE (70' ROW)

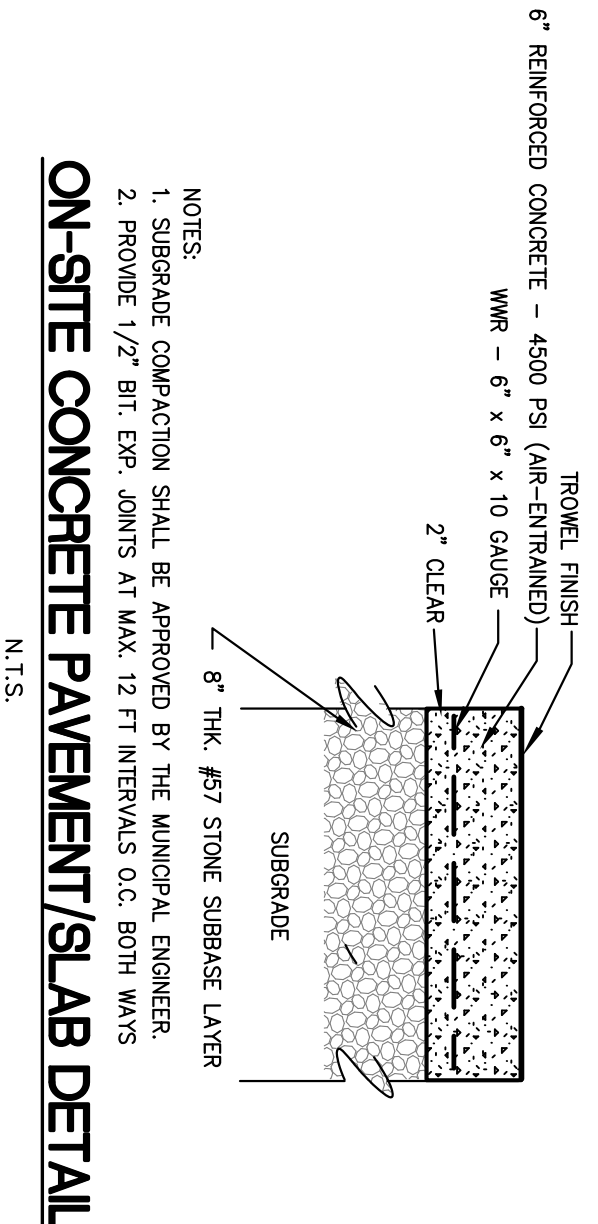
**PR130YW/101E2**

**LED Info**  
 Type: 120V  
 Constant Current: 0.25A  
 Color Temp: 3000K (Warm)  
 Beam Spread: 120°  
 Lumens: 10000  
 Efficacy: 0.11A  
 Input Watts: 29.50W

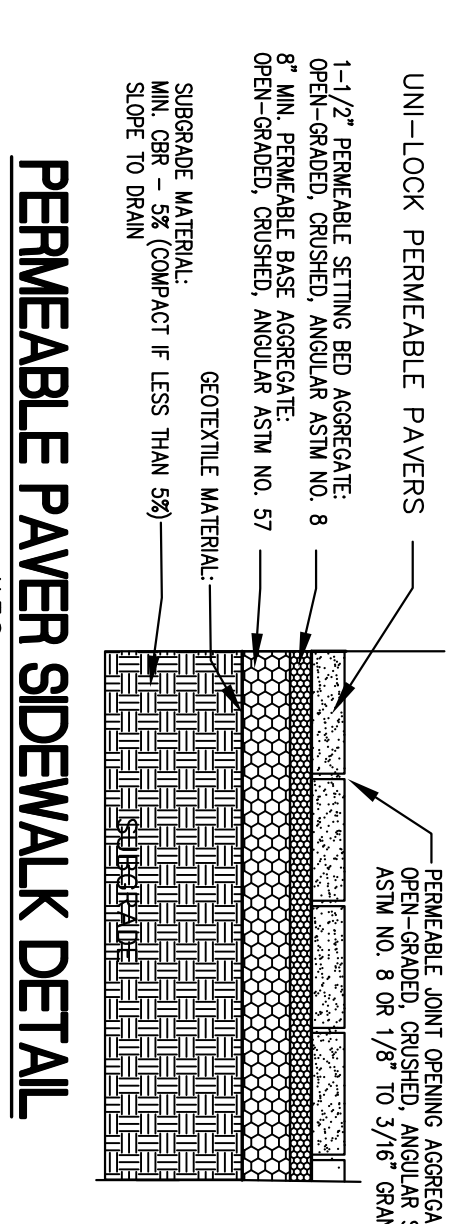
**Driver Info**  
 Type: 120V  
 Constant Current: 0.25A  
 Color Temp: 3000K (Warm)  
 Beam Spread: 120°  
 Lumens: 10000  
 Efficacy: 0.11A  
 Input Watts: 29.50W

**Technical Specifications**  
 Finish: Formulated for high durability and long-lasting color  
 UL Listing: Suitable for wet locations  
 Code: IESNA LM79 & LM80 testing  
 Thermal Management: Minimum starting temperature is 40°C (104°F)  
 Construction: Product that qualifies for the highest tier of product performance (Type III)  
 Ambient Temperature: Suitable for use in 40°C (104°F)

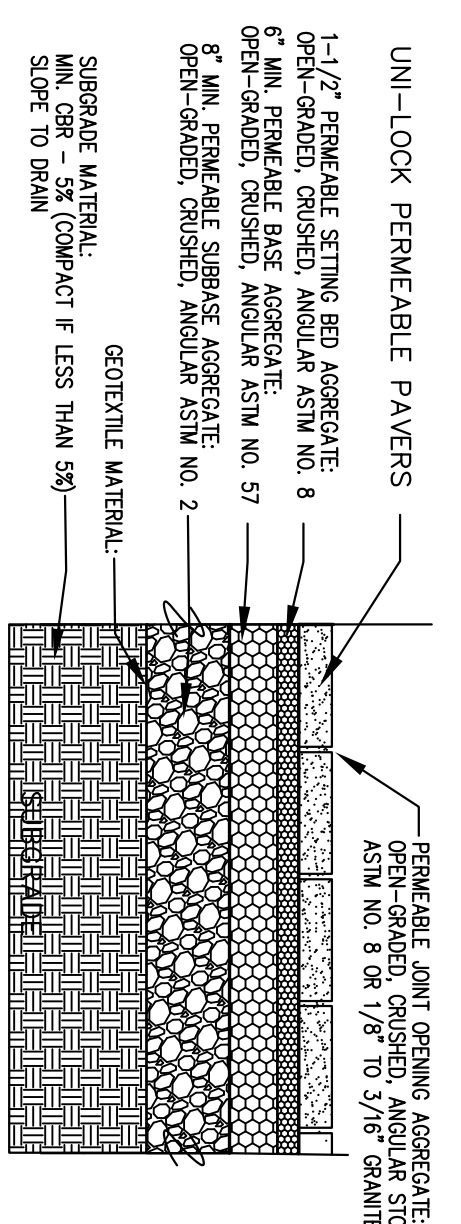




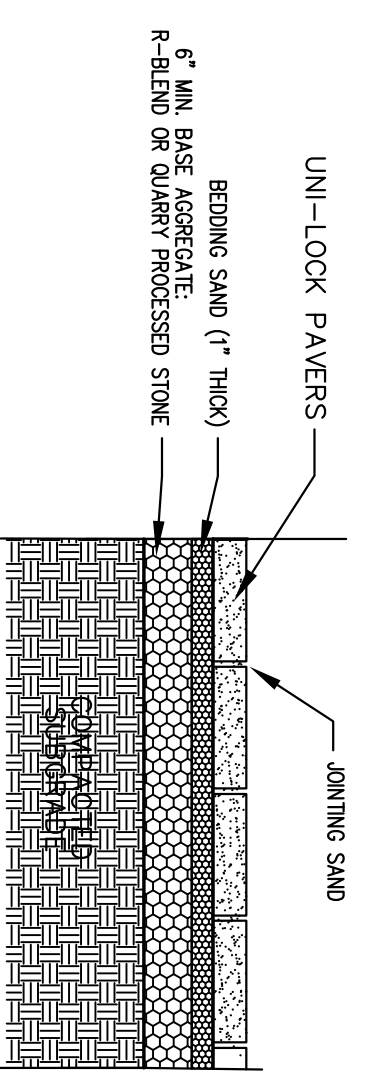
**ON-SITE CONCRETE PAVEMENT/SLAB DETAIL**  
N.T.S.



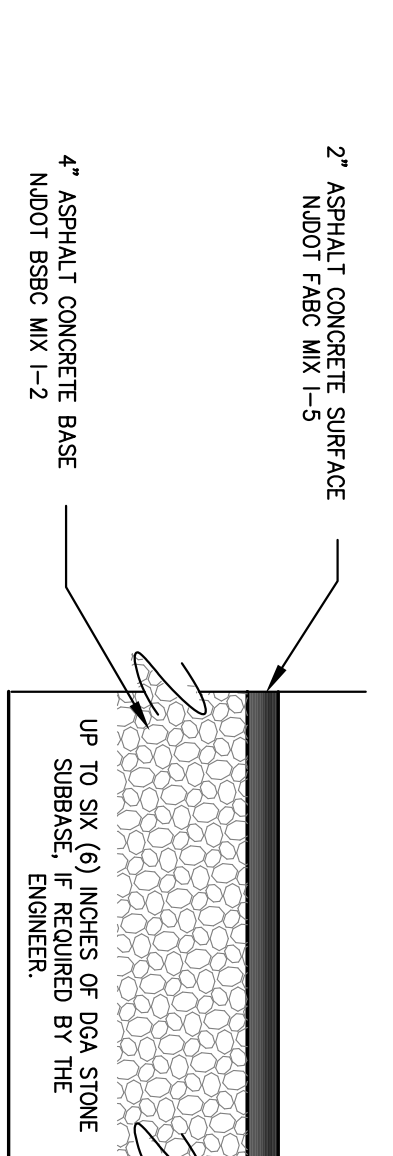
**PERMEABLE PAVEMENT SIDEWALK DETAIL**  
N.T.S.



**PERMEABLE PAVEMENT DRIVEWAY DETAIL**  
N.T.S.



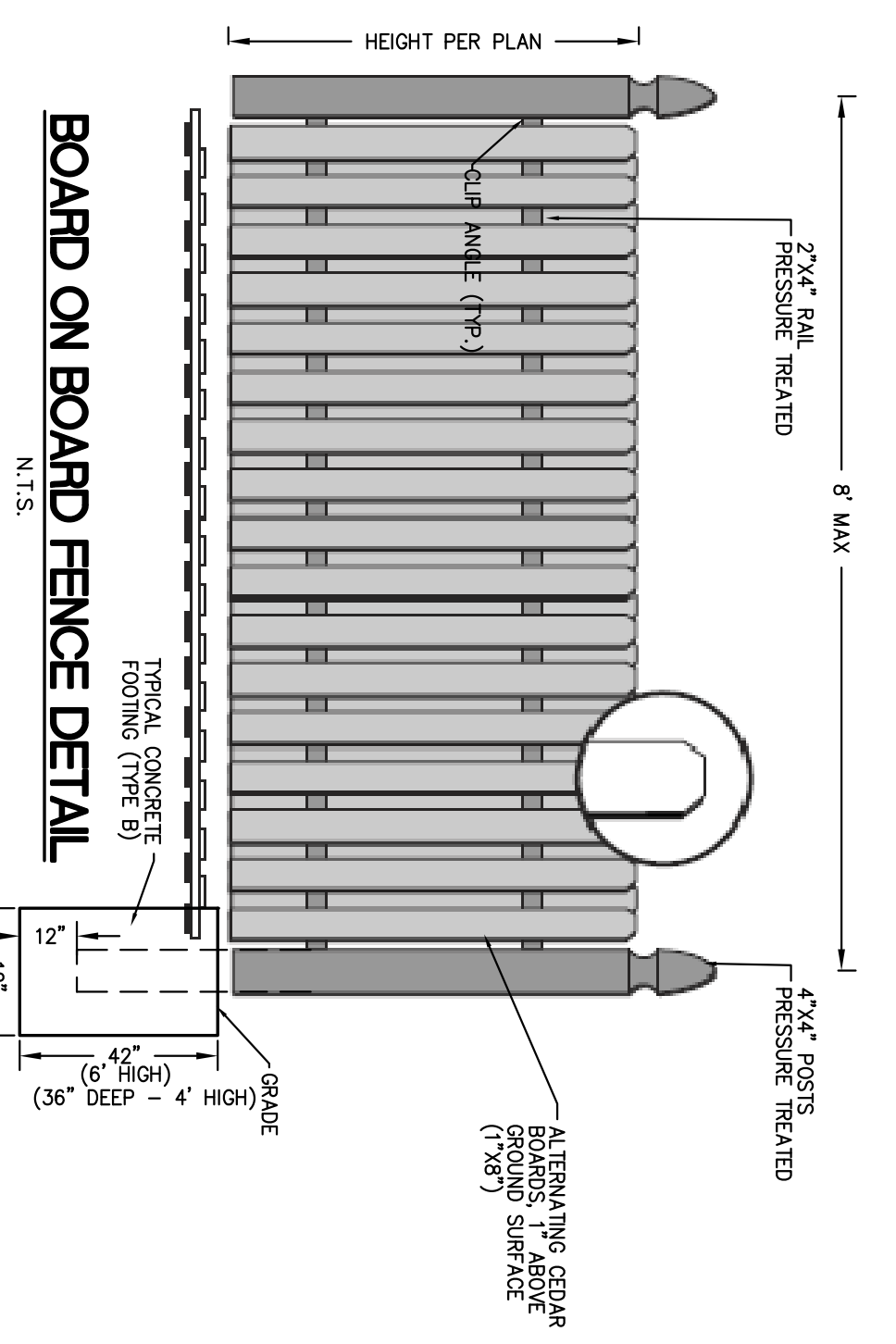
**PAVER SIDEWALK DETAIL**  
N.T.S.



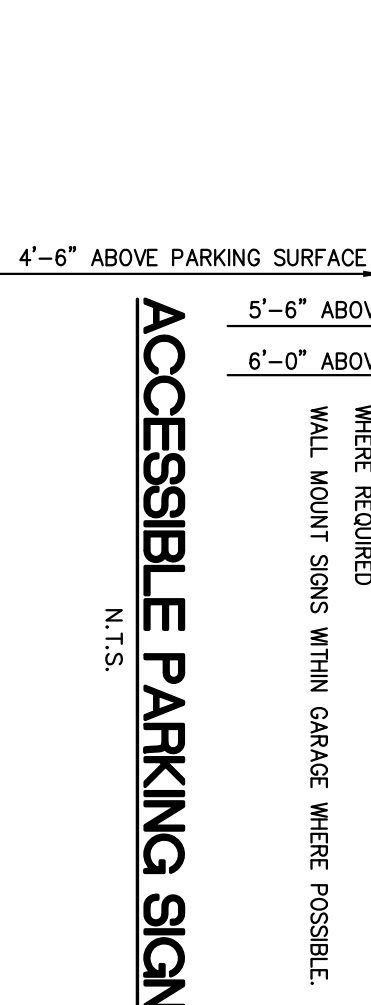
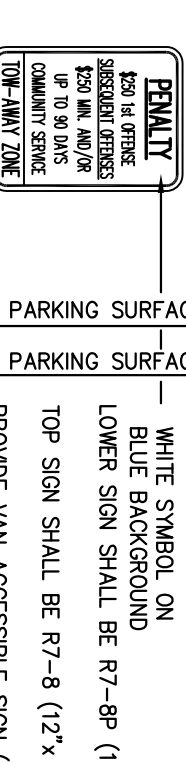
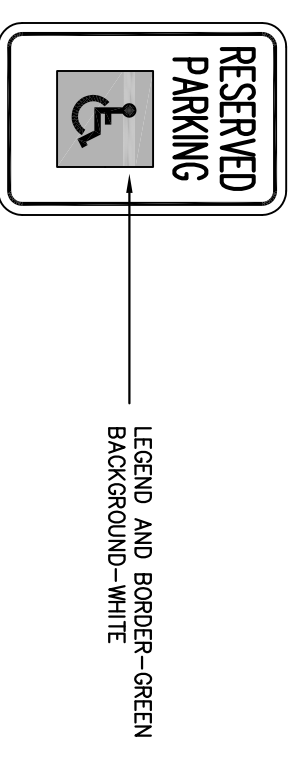
**2\"/>**

**NOTES:**  
1. THE GRANULAR BASE SHALL BE DENSE GRADED AGGREGATE CONFORMING TO SUBSECTION 901.09 OR SOIL AGGREGATE DESIGNATED 1-3 CONFORMING TO SUBSECTION 901.09 AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989)  
2. SUBGRADE COMPACTION SHALL BE APPROVED BY THE MUNICIPAL ENGINEER.

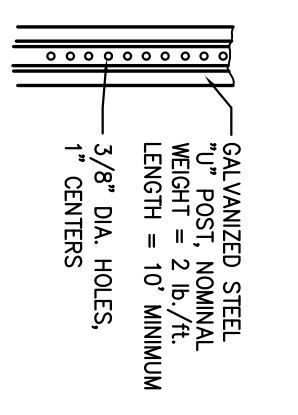
**12TH AVENUE PAVEMENT REPAIR DETAIL**  
N.T.S.



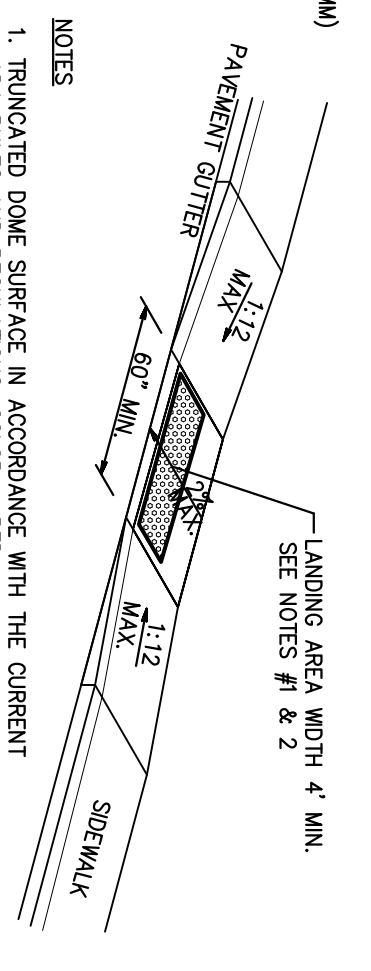
**BOARD ON BOARD FENCE DETAIL**  
N.T.S.



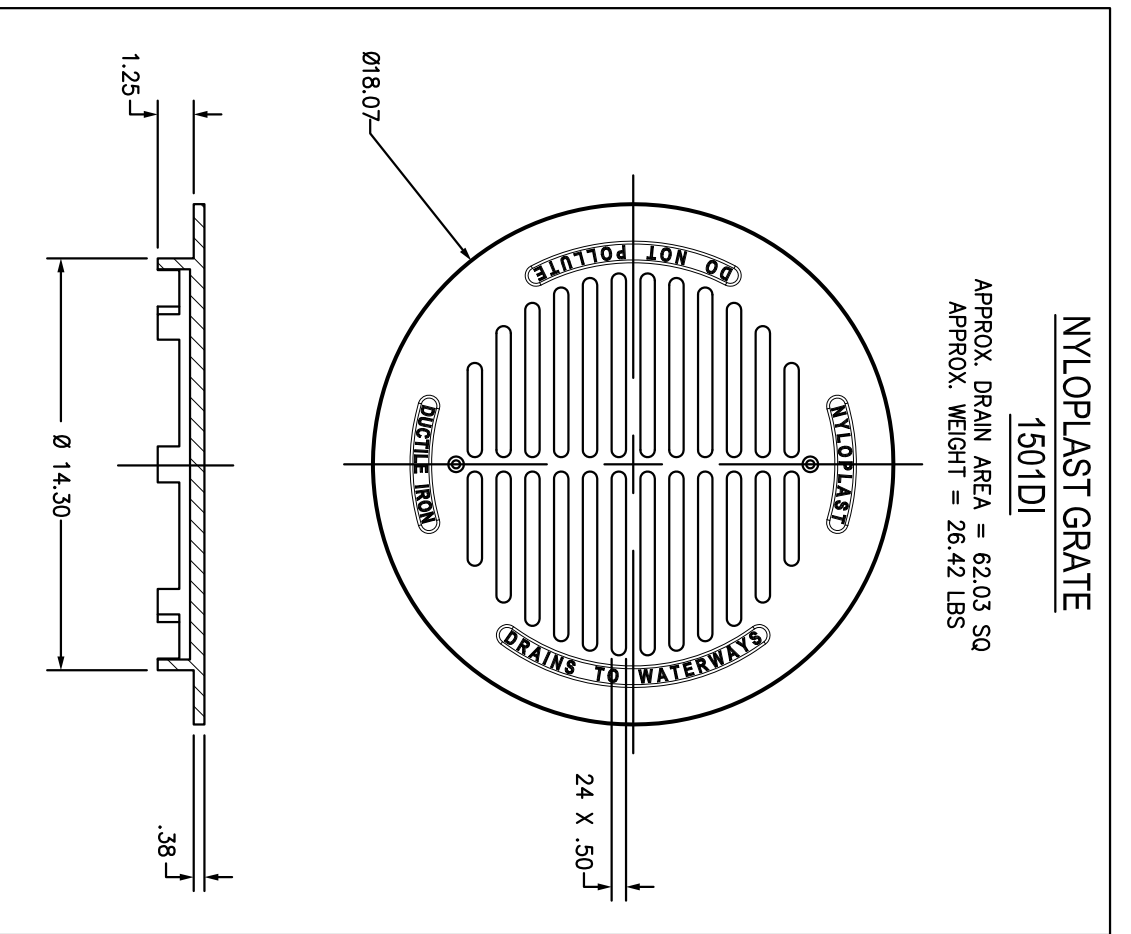
**ACCESSIBLE PARKING SIGN**  
N.T.S.



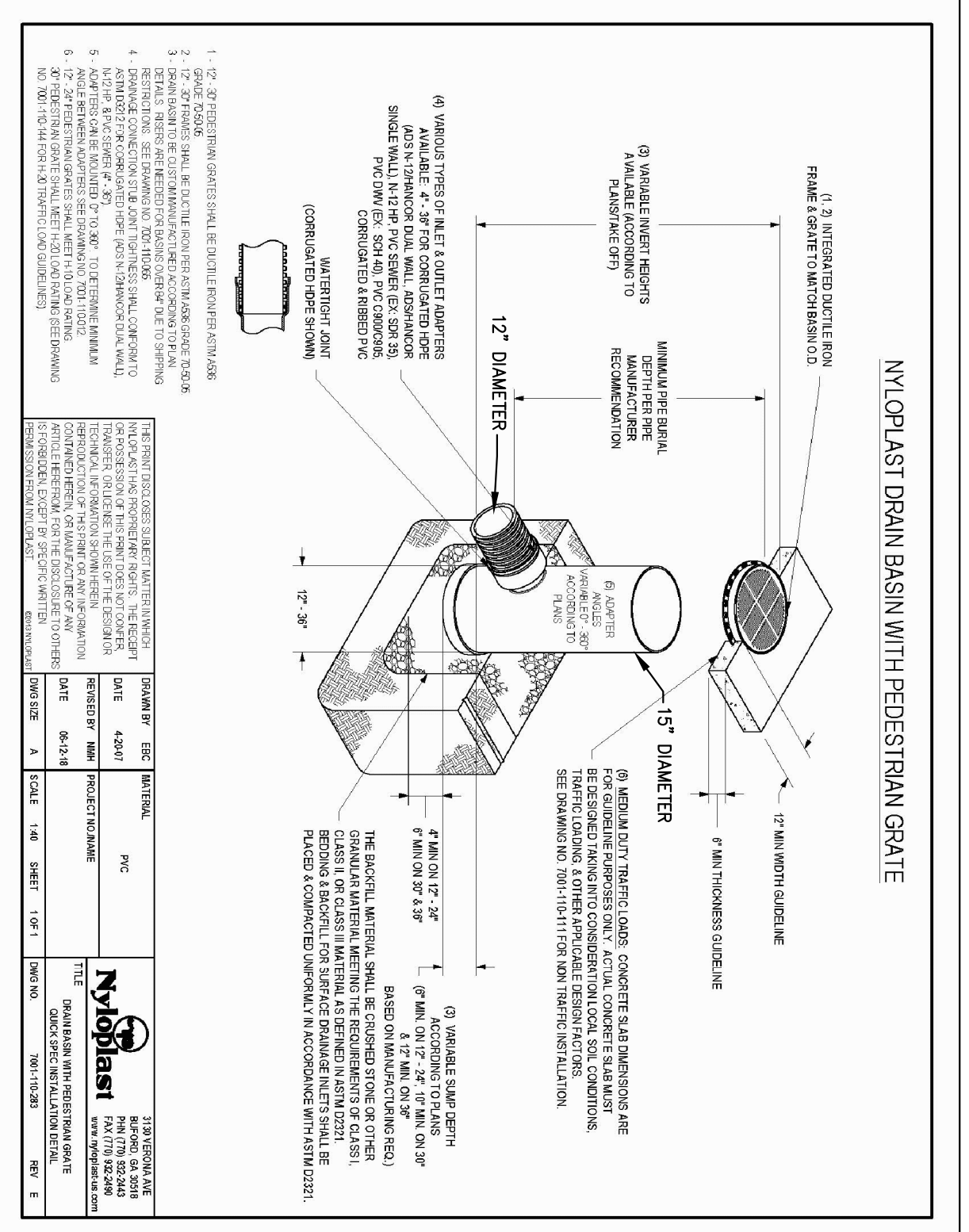
**U POST DETAIL**  
N.T.S.



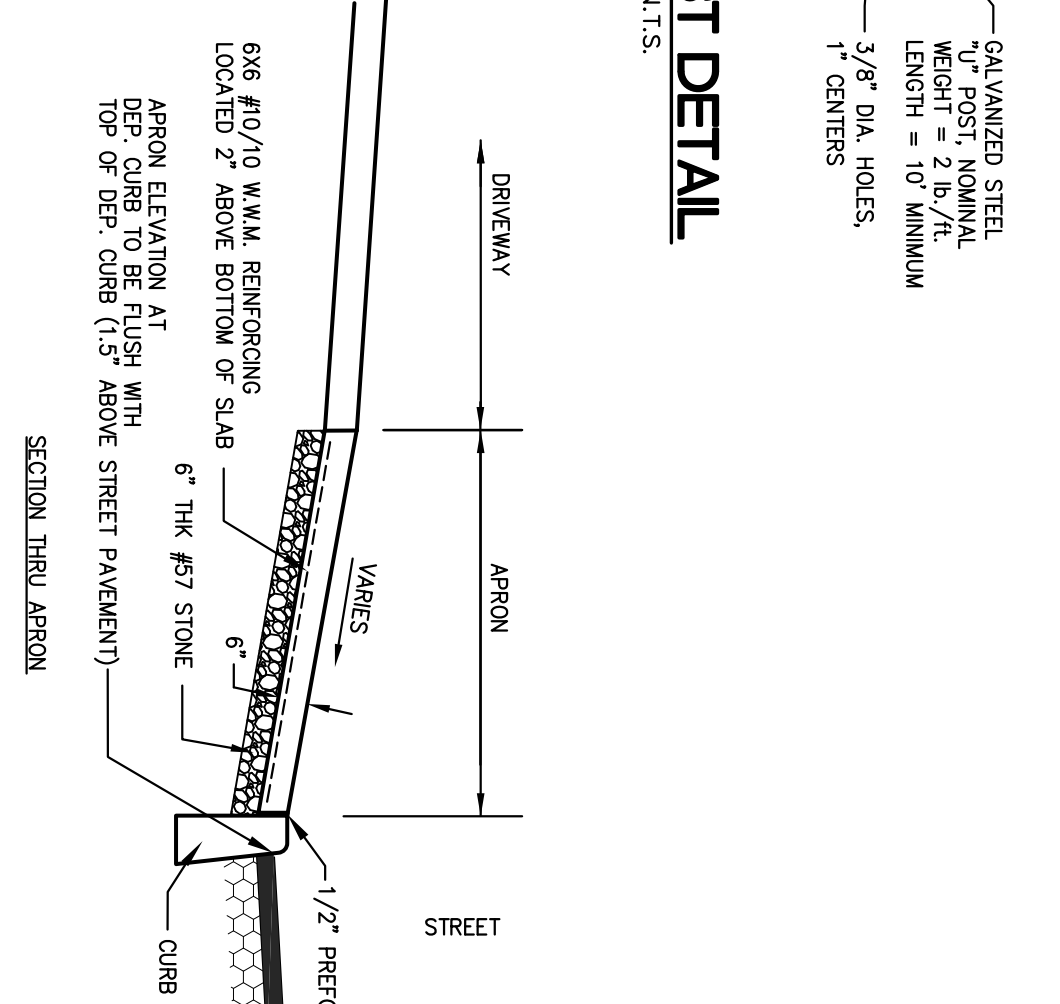
**HC CURB RAMP DETAIL**  
N.T.S.



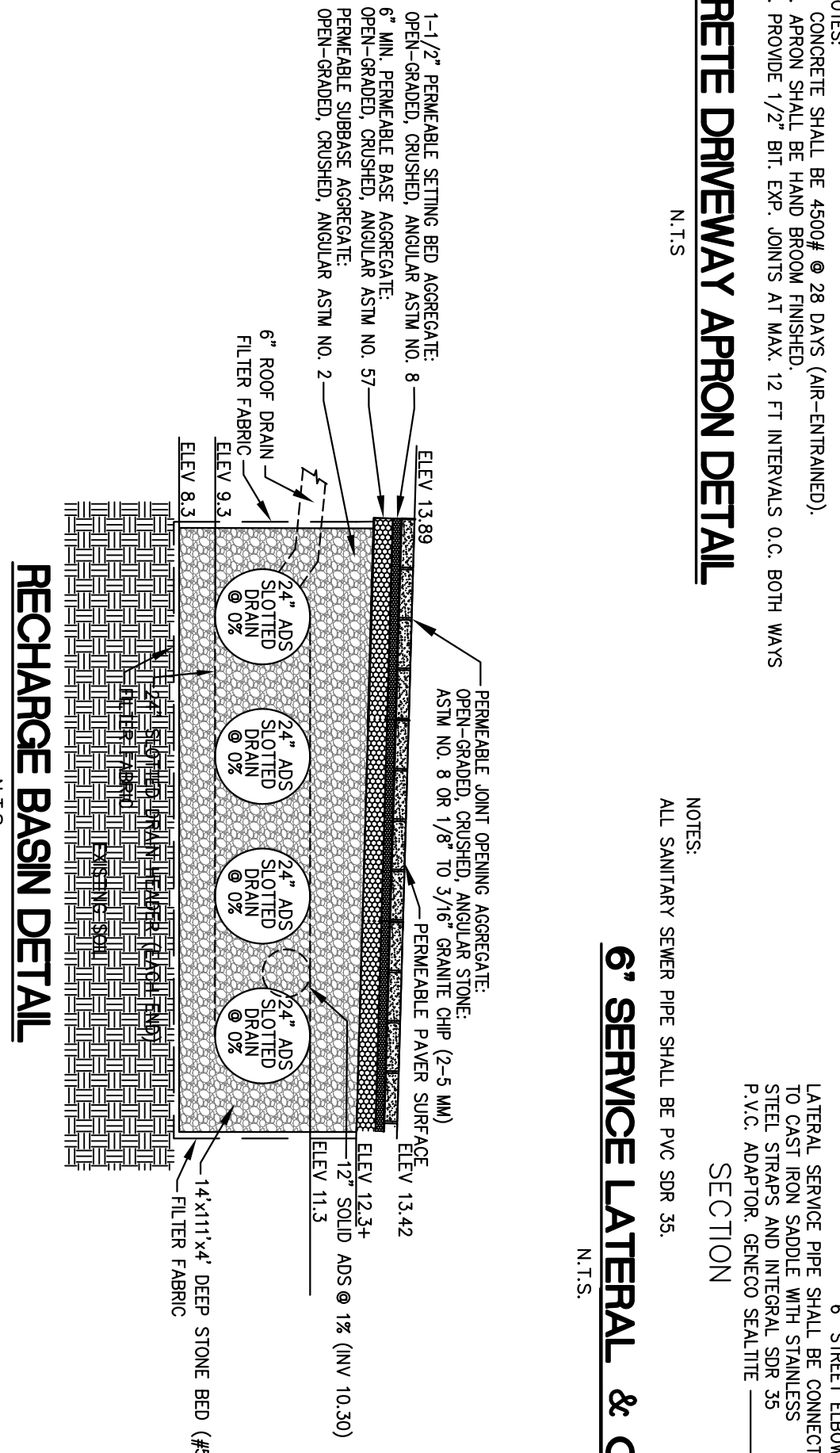
**NYLOPLAST GRATE**  
1501DI  
APPROX. DRAIN AREA = 62.03 SQ  
APPROX. WEIGHT = 26.42 LBS



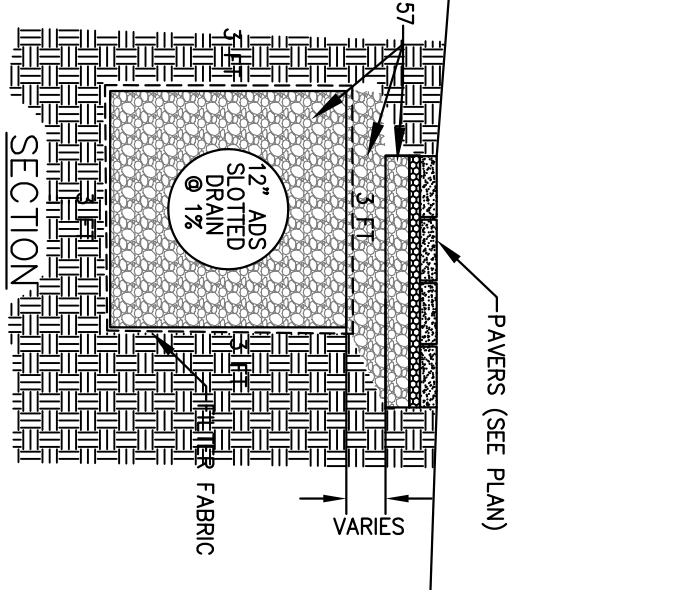
**NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE**  
N.T.S.



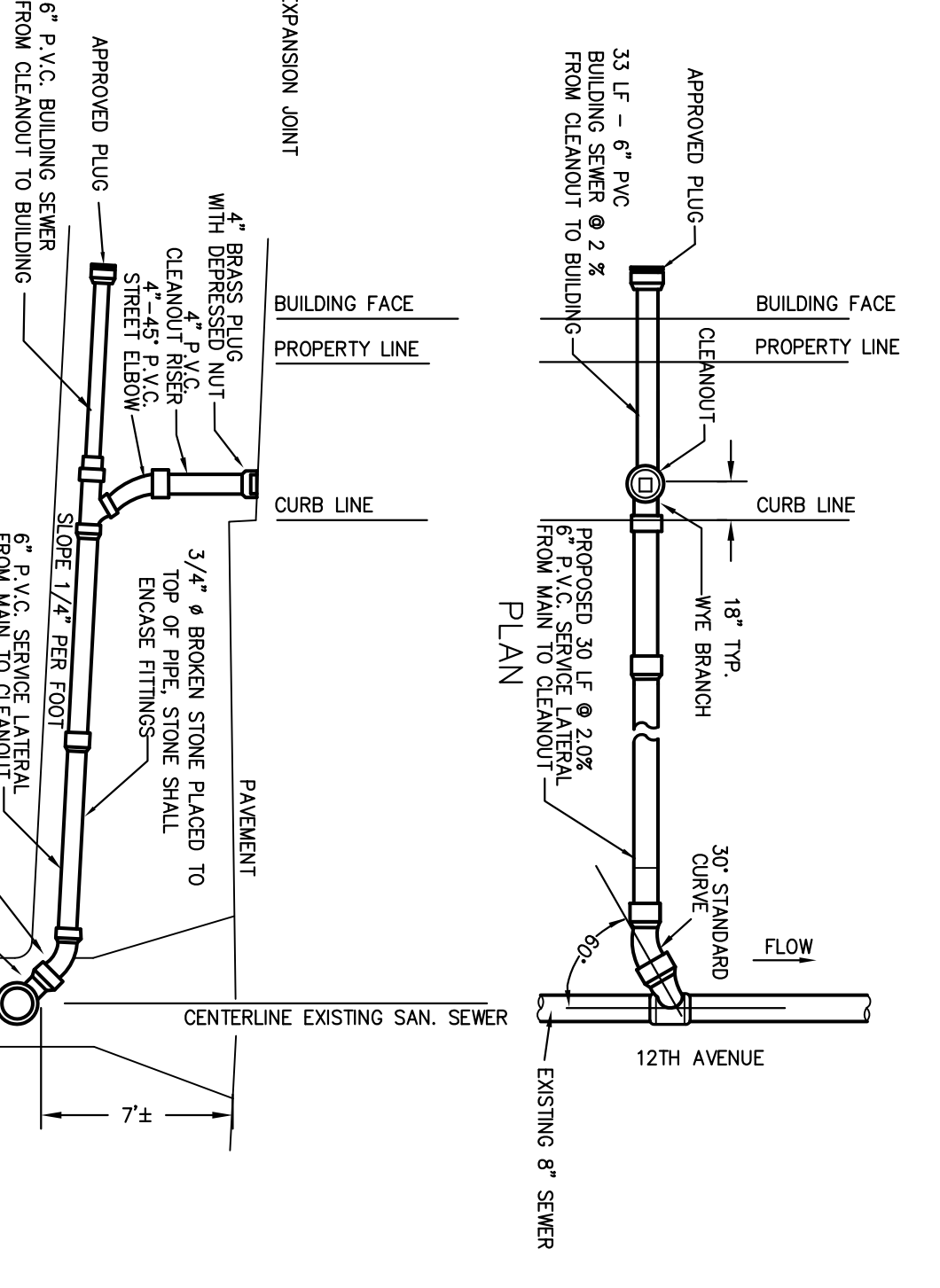
**CONCRETE DRIVEWAY APRON DETAIL**  
N.T.S.



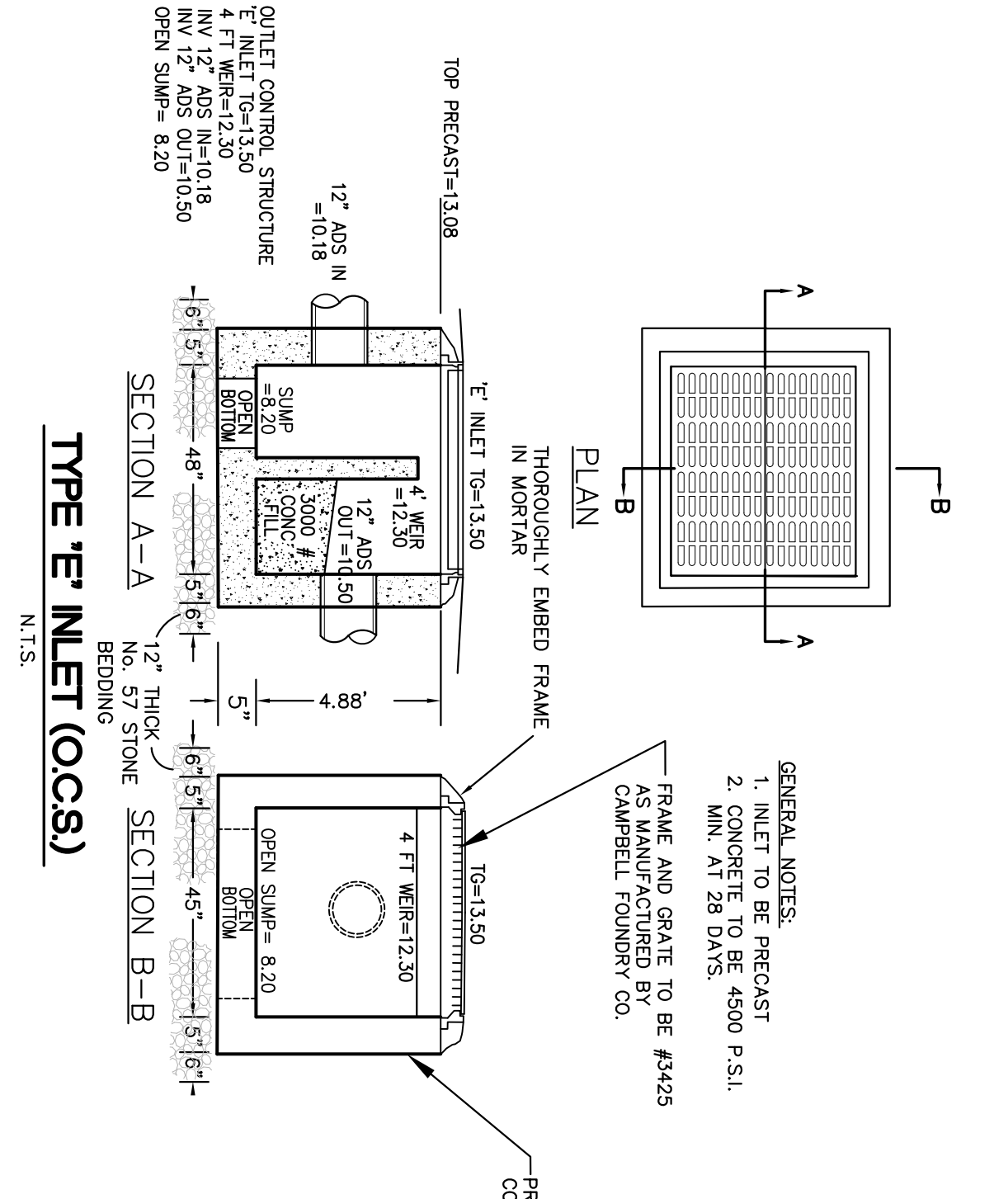
**RECHARGE BASIN DETAIL**  
N.T.S.



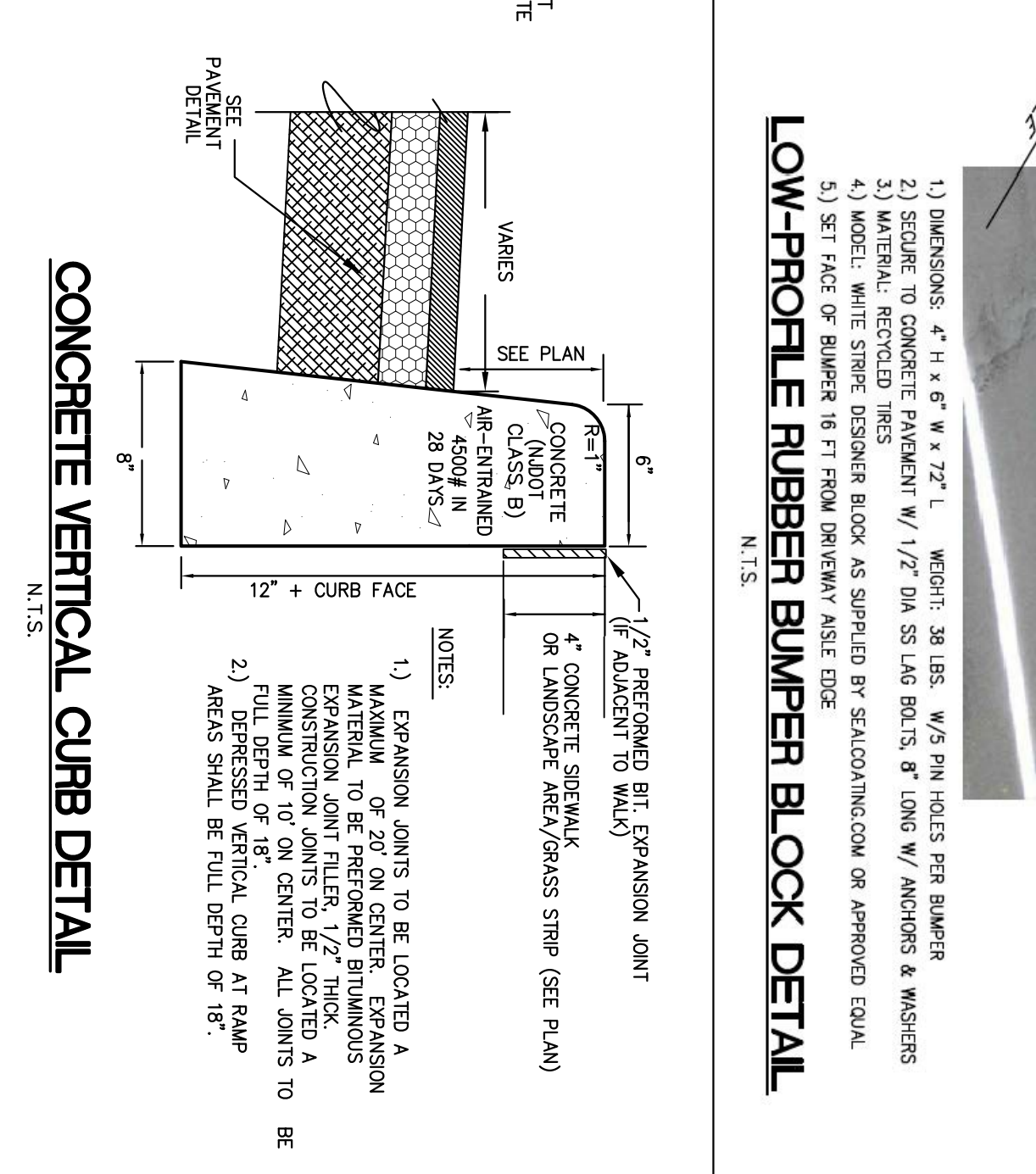
**INFILTRATION TRENCH DETAIL**  
N.T.S.



**6\"/>**



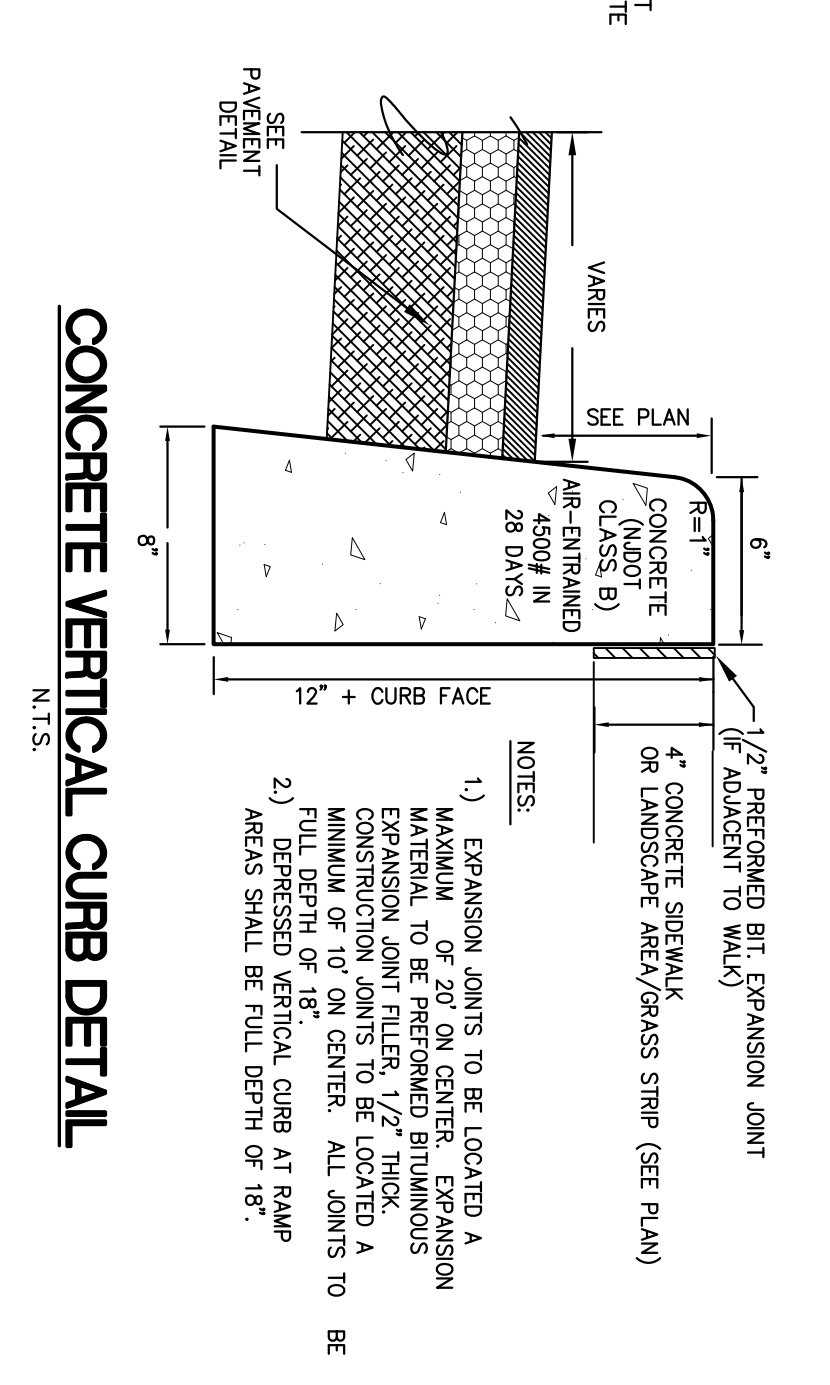
**TYPE 'E' INLET (O.C.S.)**  
N.T.S.



**CONCRETE VERTICAL CURB DETAIL**  
N.T.S.



**LOW-PROFILE RUBBER BUMPER BLOCK DETAIL**  
N.T.S.



**TYPE 'A' INLET**  
N.T.S.

**GENERAL CONSTRUCTION NOTES**

- THE ASSURANCE AND GUARANTEES OF THE INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE CONSIDERED APPROXIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT.
- NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY EXISTING OBSTACLES, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITY CONNECTIONS TO BE ABLE TO IDENTIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- SANITARY SEWER MAINS, GAS MAINS, WATER MAINS, ELECTRIC LINES AND UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- WALKWAYS SHOULD SLOPE AWAY FROM BUILDING AT A MINIMUM PITCH OF 1/4" PER FOOT.
- THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE IS HIGHER THAN THE FINISHED FLOOR ELEVATION. ALL BASEMENT WALLS ARE TO BE WATERPROOFED (CONSULT WITH ARCHITECT FOR SPECIFICATIONS).
- THE FINISHED FLOOR ELEVATION OF THE BUILDING MAY BE SUBJECT TO CHANGE DEPENDING UPON FINAL ARCHITECTURAL DESIGN. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE FINISHED FLOOR ELEVATION BEGINS CONSTRUCTION OR IMMEDIATELY AS THEY MAY OCCUR DURING CONSTRUCTION.
- IF THE CONTRACTOR ENCOUNTERS QUESTIONABLE SOIL CONDITIONS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION IN THE AREA OF CONCERN.
- IF THE CONTRACTOR ENCOUNTERS ANY CONNECTING UTILITY INFORMATION, HE SHALL CONTACT THE UTILITY AGENCIES IMMEDIATELY.
- ALL UTILITIES SHALL BE INSTALLED IN SIGHTS PROJECTS TO THE MAXIMUM EXTENT POSSIBLE.
- ALL UTILITIES SHALL BE VERIFIED AND COVERED BY THE CONTRACTOR PRIOR TO BACKFILLING.

**JKR Engineering and Planning Service, LLC**  
49 NOMOCO ROAD 07728  
FREEHOLD, NJ 08020  
Tel. (732) 780-4108  
Fax (732) 431-9420  
email: jkr@jkrengineering.com

03/24/2021  
DATE

Certificate of Authorization # 24GA28129100

CONSTRUCTION DETAILS  
EIDELMAN INVESTMENT GROUP, LLC

PRELIMINARY & FINAL MAJOR SITE PLAN  
BLOCK 110 LOTS 12 & 13  
BOROUGH OF BELMAR  
MONMOUTH COUNTY, NEW JERSEY

CD/Drwng 789-9  
Sheet 9 OF 9