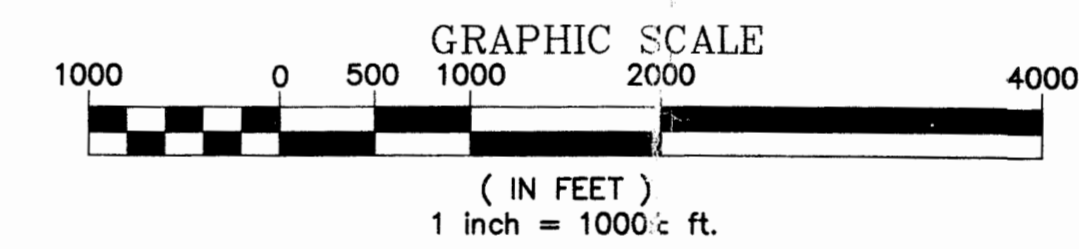
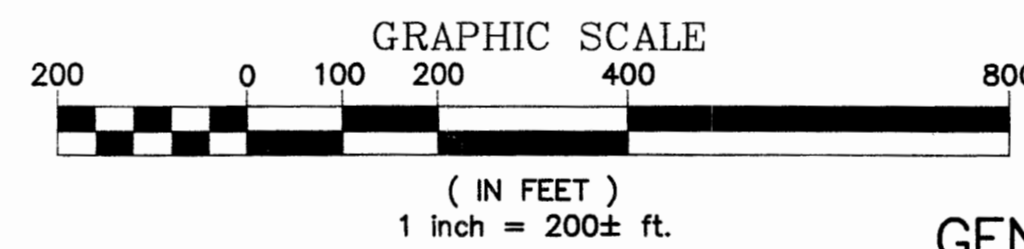
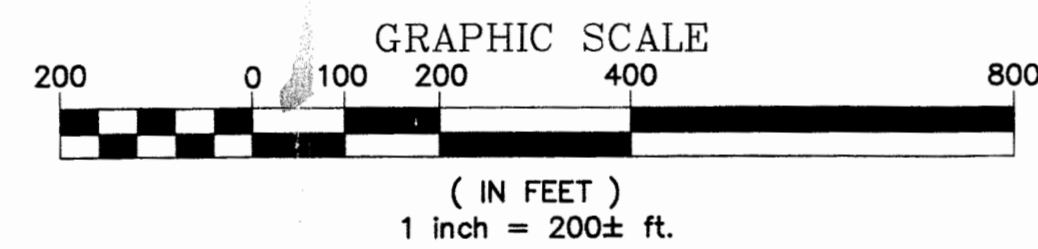
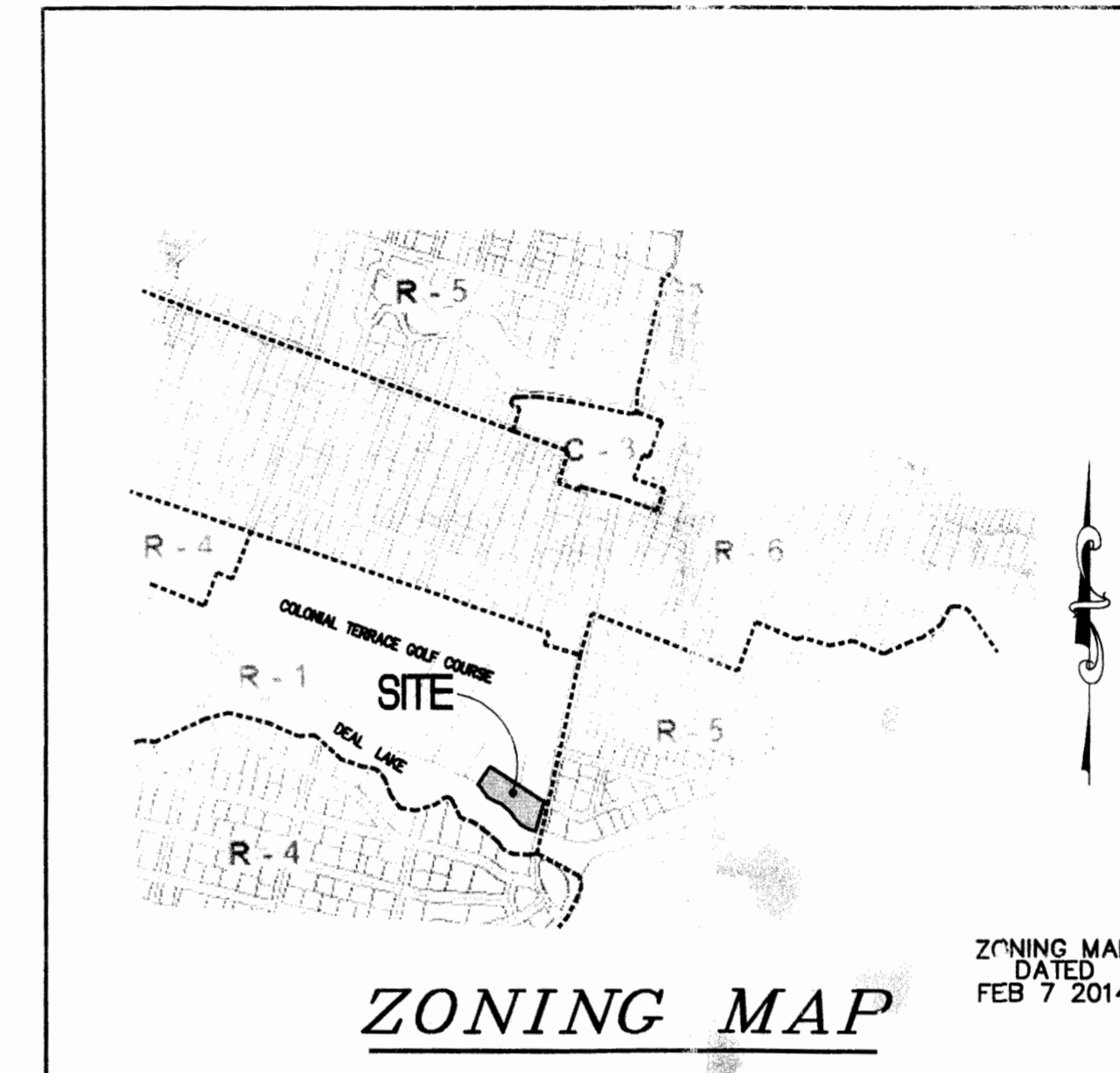
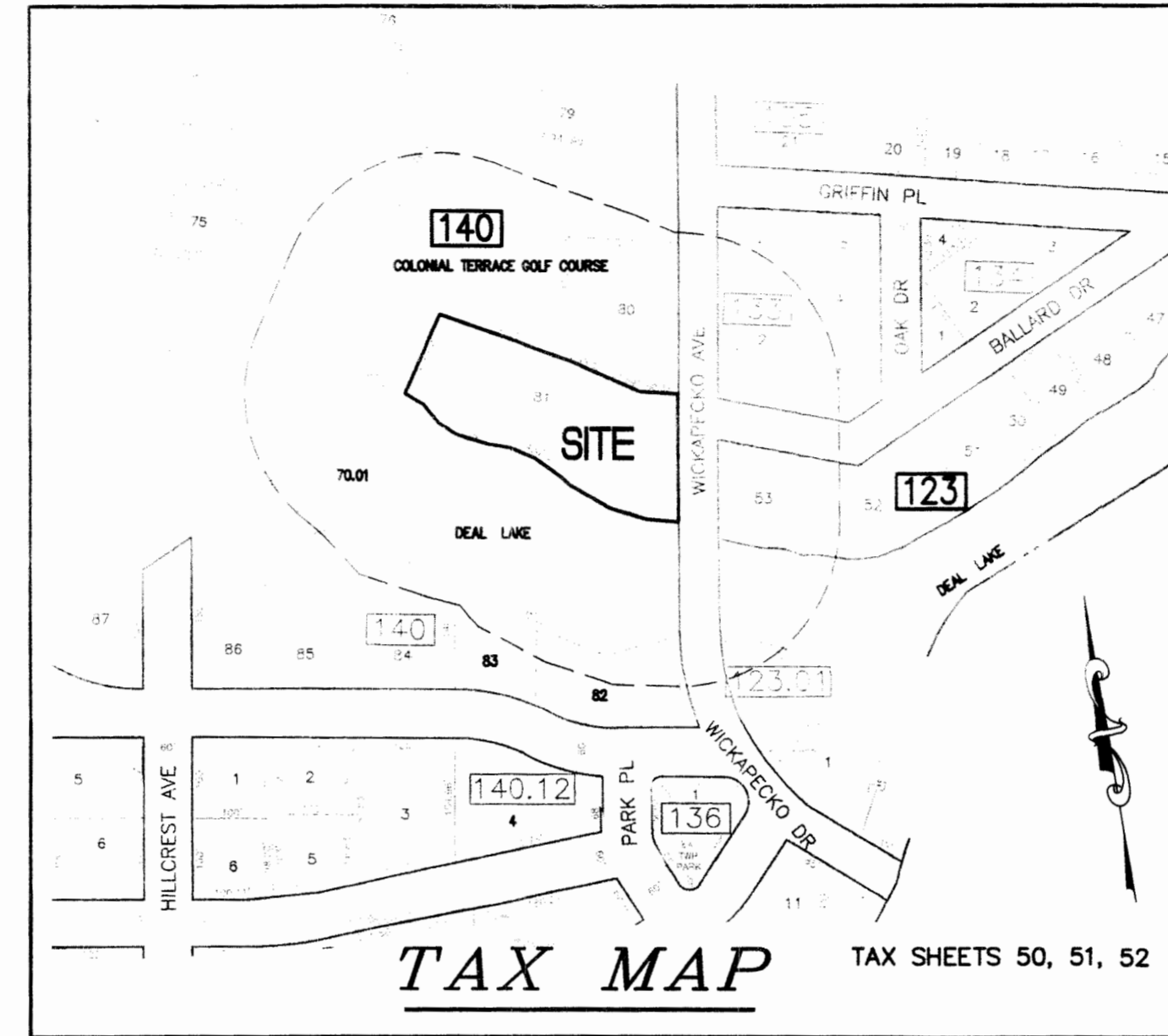
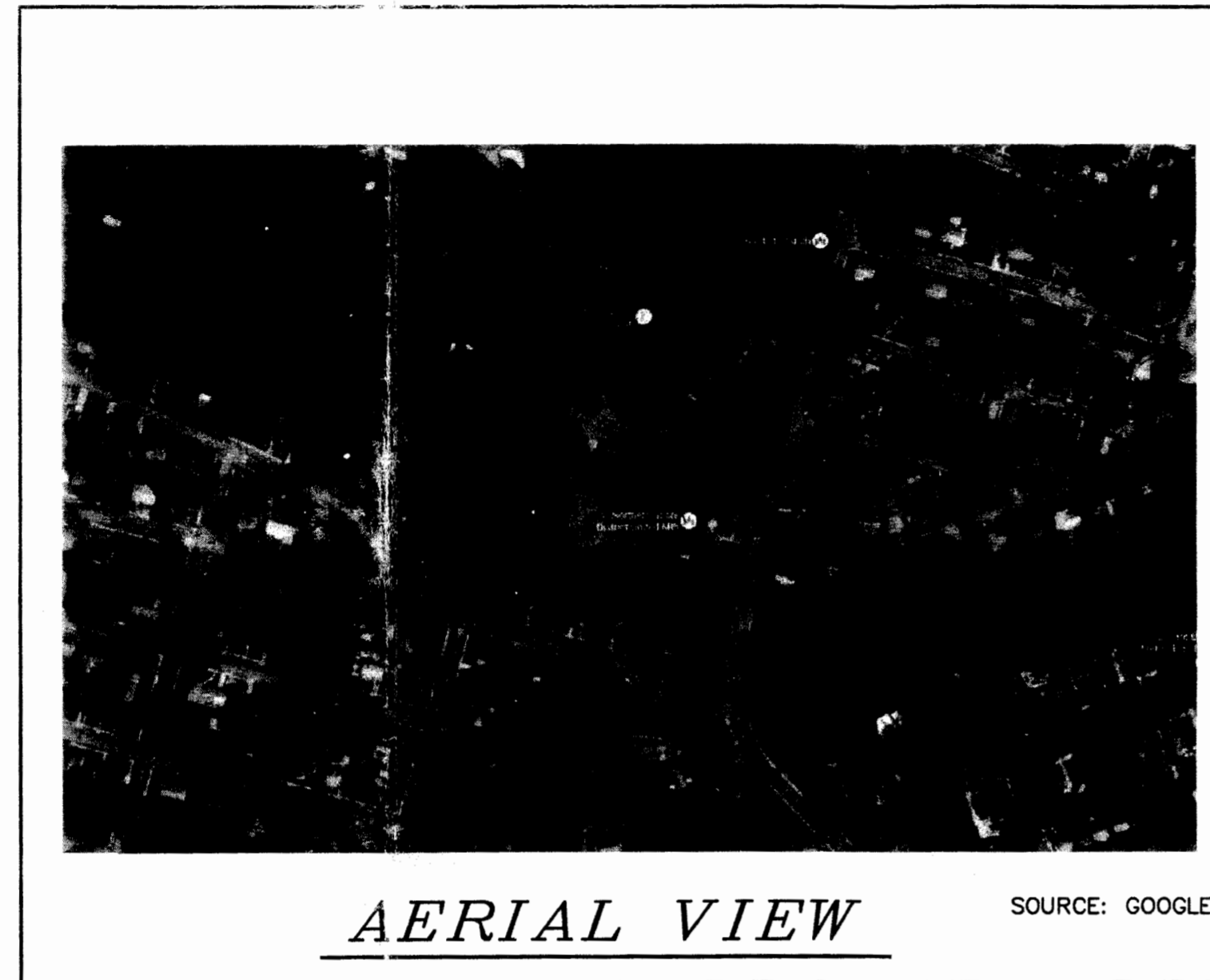


SITE PLAN OF LAKESIDE ADULT MEDICAL DAY CARE CENTER BLOCK 140 LOT 81 SITUATED IN TOWNSHIP OF OCEAN MONMOUTH COUNTY, NEW JERSEY



GENERAL NOTES

OWNER: RI MANAGEMENT, LLC
c/o Rick Brodsky, Esq.
Ansell Grimm & Aaron, P.C.
1500 Lawrence Avenue, CN 7807
Ocean, NJ 07712
732-922-1000 ext. 296

APPLICANT: LAKESIDE ADULT MEDICAL DAY CARE CENTER, LLC
c/o Rick Brodsky, Esq.
Ansell Grimm & Aaron, P.C.
1500 Lawrence Avenue, CN 7807
Ocean, NJ 07712
732-922-1000 ext. 296

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Ass'd Lots
123	52		15P	MORAN, ROBERT C & STELLA M 28 BALLARD DR OCEAN NJ 07712	28 BALLARD DR	
123	53		2	APPELBAUM, HOLGER M E & CYNTHIA A 22 BALLARD DR OCEAN NJ 07712	22 BALLARD DR	
123.01	1		15C	TWP OF OCEAN 379 MONMOUTH RD OAKHURST NJ 07755	WICKAPECKO DR	
133	1		2	MALTA-PONHROS, KRISTIN L 1004 WICKAPECKO DR OCEAN NJ 07712	1004 WICKAPECKO DR	
133	2		2	YOSSEY, AMIT & PATRICIA HADASSAH 1000 WICKAPECKO DR OCEAN NJ 07712	1000 WICKAPECKO DR	
133	3		2	TIGHE, WILLIAM P & CATHERINE A 23 BALLARD DR OCEAN NJ 07712	23 BALLARD DR	
133	4		2	PALANDEANO, JOHN J JR & LISA 8 OAK DR OCEAN NJ 07712	8 OAK DR	
140	69		15C	TWP OF OCEAN 379 MONMOUTH RD OAKHURST NJ 07755	737 HIGHWAY 35	70, 70.01
140	71		15C	TWP OF OCEAN 379 MONMOUTH RD OAKHURST NJ 07755	WICKAPECKO DR	72, 74, 75, 76, 79
140	80		15C	TWP OF OCEAN 379 MONMOUTH RD OAKHURST NJ 07755	1005 WICKAPECKO DR	
140	81		15D	GREATER NJ CONF OF METHODIST CHURCH 275 SHANTING BROOK RD NEPTUNE, NJ 07753	1001 WICKAPECKO DR	
140	82		2	MOSE, ROBERT F & KATHLEEN M 1 LINCOLN DR OCEAN NJ 07712	1 LINCOLN DR	
140	83		2	CARLEO, JOSEPH J & JOANNE 102 LINCOLN DR OCEAN NJ 07712	102 LINCOLN DR	
140	84		2	FRANZPANE, RONALD 104 LINCOLN DR OCEAN NJ 07712	104 LINCOLN DR	
140	85		2	MCBRIDE, LAURA P 106 LINCOLN DR OCEAN NJ 07712	106 LINCOLN DR	
140	86		2	DOLAN, KEVIN & PATRICIA 102 BOTTSMERE AVE INTERLAKEN NJ 07712	108 LINCOLN DR	

LIST OF POSSIBLE UTILITY OWNERS

Donna Short
GIS Supervisor
New Jersey-American Water Company, Inc.
1025 Laurie Oak Road
Voorhees, NJ 08043

New Jersey Natural Gas Company
Laurie Halam, RW Agent
1415 Wyckoff Road
Wall NJ 07717

Verizon New Jersey, Inc.
Caroline Gorman, P.W. Agent
5100 Belmont Boulevard
Farmingdale NJ 07727

Township of Ocean Sewerage Authority
William Schmeling, Executive Director
224 Roosevelt Avenue
Oakhurst NJ 07755

REQUIRED R-1 ZONE

MINIMUM LOT SIZE 40,000 SQ FT
MINIMUM LOT WIDTH 150 FEET
MINIMUM LOT DEPTH 150 FEET
MINIMUM FRONT YARD SETBACK 50 FEET
MINIMUM SIDE YARD SETBACK 20 FEET
MINIMUM BOTH SIDE YARD SETBACKS 40 FEET
MINIMUM REAR YARD SETBACK 40 FEET
MINIMUM GROSS FLOOR AREA SINGLE STORY DWELLINGS 2,300 SQ FT
MAXIMUM LOT COVERAGE BUILDING 20% OF BUILDABLE LOT AREA IMPERVIOUS 75% OF BUILDABLE LOT AREA
MAXIMUM BUILDING HEIGHT 35 FEET
MAXIMUM STORIES 2 STORIES ABOVE GRADE

PROVIDED LOT 81

1.34 ACRES (56,600 SQ FT ±)
159 FEET ±
367 FEET ±
87 FEET ±
12 FEET ± TO LAKE
62 FEET ±
182 FEET ±
9,460 SQ FT ±
16.7% ± OF BUILDABLE LOT AREA
64.5% ± OF BUILDABLE LOT AREA
20 FEET ±
1 STORY

APPLICATION NUMBER

BLOCK 140 LOT 81
R-1 ZONE

APPROVED BY THE ZONING BOARD OF OCEAN TOWNSHIP

ON _____

SECRETARY _____ DATE _____

CHAIRMAN _____ DATE _____

ENGINEER _____ DATE _____

- SITE IS KNOWN AS BLOCK 140 LOT 81 LOCATED AT 1001 WICKAPECKO DRIVE AS SHOWN ON THE OCEAN TOWNSHIP TAX MAP SHEET #51.
- PROPERTY IS LOCATED IN THE R-1 ZONE AND CONTAINS 1.34 ACRES. SITE FORMERLY OCCUPIED BY THE GREATER NJ ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH AS ADMINISTRATIVE OFFICES.
- APPLICANT PROPOSES TO USE THE SITE FOR AN ADULT MEDICAL DAY CARE CENTER. TWENTY FULL-TIME AND/OR PART-TIME EMPLOYEES WILL BE PROVIDED.
- APPLICANT PROPOSES NO NEW EXTERIOR CONSTRUCTION. APPLICANT PROPOSES TO RENOVATE THE INTERIOR SPACE. SEE ARCHITECT PLAN FOR INTERIOR SPACE LAYOUT.
- HOURS OF OPERATION WILL BE 8:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY AND OCCASIONALLY 1 SHIFT ON SATURDAY. NO SUNDAY OR EVENING ACTIVITIES WILL BE CONDUCTED.
- THERE WILL BE TWO - FIVE HOUR SHIFTS PER DAY. 8 AM-1PM & 1:30 PM-6:30 PM. A MAXIMUM OF 125 ELIGIBLE SENIORS WILL ATTEND THE CENTER PER 5 HOUR SHIFT.
- THERE WILL BE 7 TRANSPORT BUSES USED TO DROP-OFF AND PICK UP ELIGIBLE SENIORS.
- NO ELIGIBLE SENIORS WILL DRIVE TO OR FROM THE CENTER. A DESIGNATED DROP-OFF AND PICK UP AREA WILL BE PROVIDED FOR THOSE DRIVEN TO OR FROM THE CENTER.
- MEALS AND SNACKS WILL BE PROVIDED TO ELIGIBLE SENIORS. NO COOKING WILL BE DONE ON PREMISES. FOOD IS BROUGHT IN BY VENDOR.
- APPLICANT PROPOSES TO PROVIDE A NEW 4 FT x 6 FT (24 SQ FT) SIGN IDENTIFYING THE CENTER. THE SIGN WILL BE LIT EXTERNALLY.
- EMPLOYEE PARKING PROVIDED FOR 25 EMPLOYEES. SIX VISITOR/GUEST PARKING SPACES PROVIDED.
- ARRIVAL AND DEPARTURE TIMES FOR PICK-UP AND DROP-OFF WILL BE STAGGERED TO AVOID TRAFFIC RELATED CONFLICTS.
- THE TRANSPORT BUSES SHALL BE PARKED ONSITE DURING THE DAY AND BE PARKED OVERNIGHT AT THE SITE IN A DESIGNATED AREA.
- ALL UTILITIES SHALL REMAIN AS PRESENTLY EXISTS AND NO NEW UTILITIES ARE PROPOSED.
- BOUNDARY INFORMATION TAKEN FROM SURVEY ENTITLED "LOCATION SURVEY OF LOT 81 BLOCK 140, OCEAN TOWNSHIP, MONMOUTH COUNTY, NJ" PREPARED BY RONNIE VAN HUSS, N.J.P.L.S # 35889 DATED 1-17-16.
- APPLICANT SEEKING WAIVERS FROM APPLICATION SUBMISSION CHECKLIST AS MAY BE REQUIRED.

PARKING AND LOADING:

THE ORDINANCE PARKING REQUIREMENTS (CH. 21-45) DOES NOT LIST A SPECIFIC PARKING REQUIREMENT FOR THIS PROPOSED USE.

THERE WILL BE PROVIDED A CONVENIENTLY LOCATED DROP-OFF AND PICK-UP AREA FOR THOSE ELIGIBLE SENIORS BEING DRIVEN TO AND FROM THE CENTER LOCATED AT THE FRONT AND REAR OF THE CENTER. THE DROP-OFF/PICK-UP AREA SHALL MEET ALL ADA GUIDELINES AS RELATES TO PAVEMENT SURFACE, SLOPE, SIGNAGE AND STRIPING.

IT IS PROPOSED TO RECONFIGURE THE EXISTING PARKING LOT TO PROVIDE FOR 31 SPACES AND AN AREA FOR BUS TRANSPORT VEHICLE PARKING. EMPLOYEE PARKING REQUIRED = 20 SPACES EMPLOYEE PARKING PROVIDED = 25 SPACES. ADDITIONAL PARKING PROVIDED FOR VISITORS AND GUESTS = 6 PARKING SPACES

OVERNIGHT PARKING AND MANEUVERING AREAS FOR THE BUS TRANSPORT VEHICLES ARE PROVIDED ONSITE. LOADING WILL OCCUR FROM THE EXISTING DRIVEWAY. NO SPECIFIC LOADING ZONE IS PROPOSED.

INDEX OF SHEETS

SHEET DESCRIPTION	ISSUE DATE	REVISION DATE
1 OF 8 TITLE SHEET	3-02-16	8-09-16
2 OF 8 SITE PLAN	3-02-16	8-09-16
		5-03-17

REV.	DATE	DESCRIPTION
1	8-9-16	REVISE NOTES, TITLE, PROPERTY OWNERS LIST
2	5-3-17	REVISE PARKING NOTES

49 NOMOCO ROAD
FRESHFIELD, NEW JERSEY 07728
Tel: (732) 780-4108
Fax: (732) 431-9420
email: jkr@jkr-engineering.com

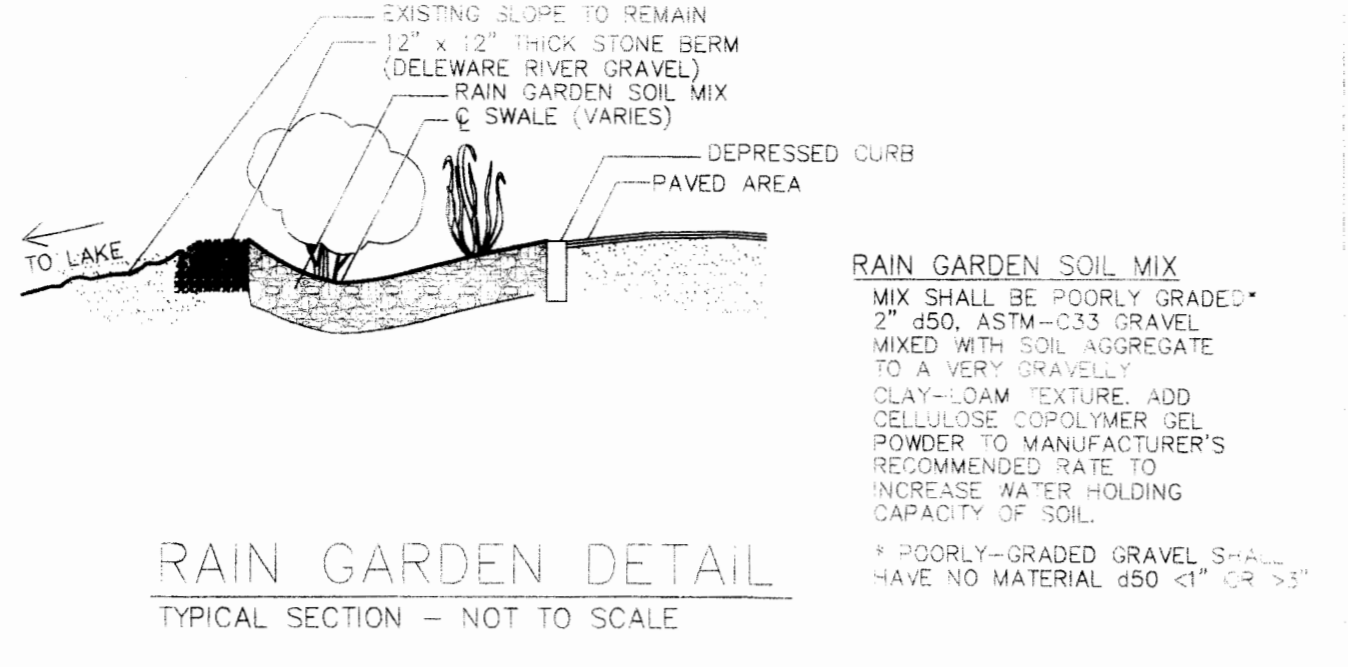
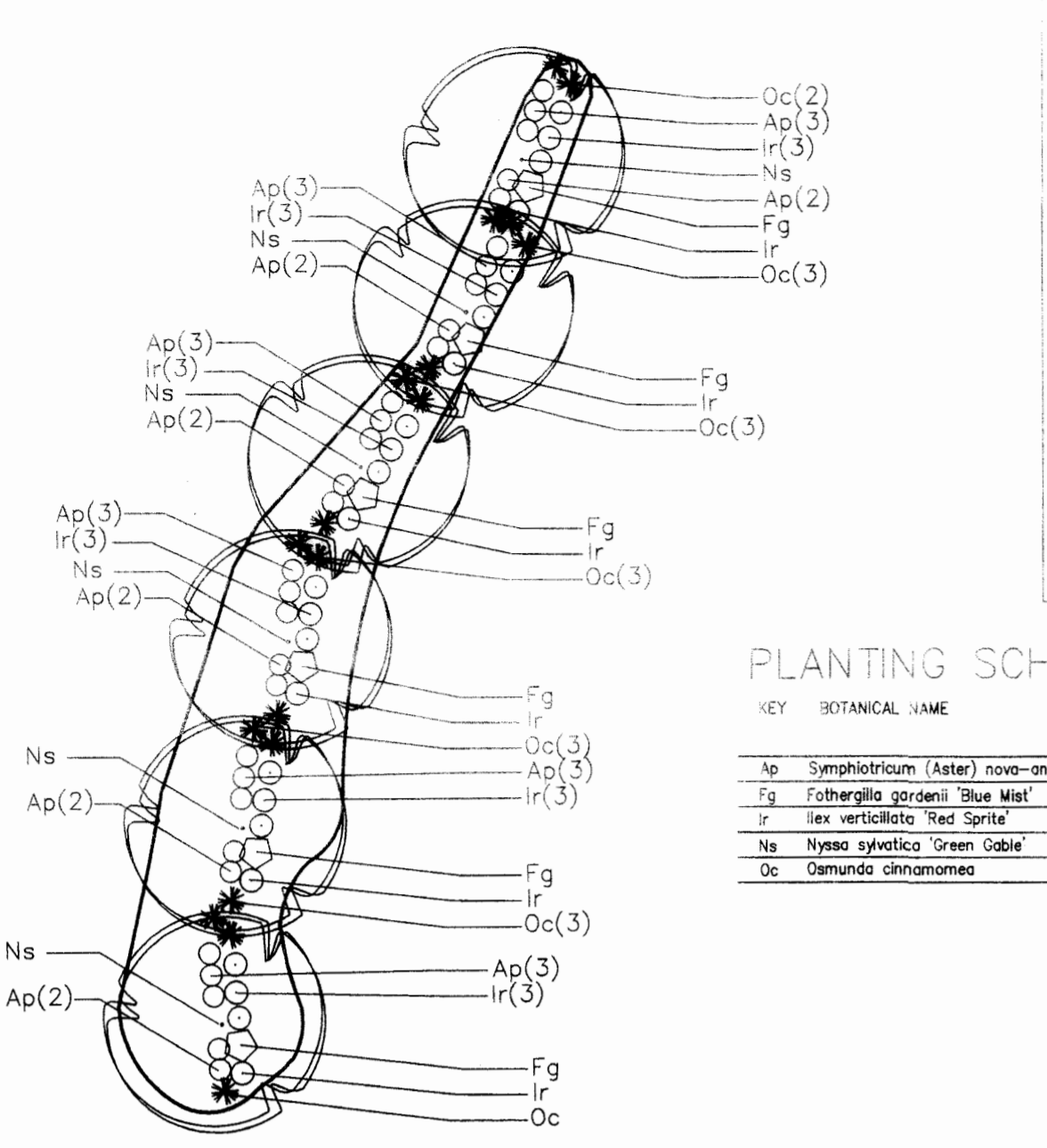
JKR Engineering and Planning Service, LLC
Richard Brodsky
Professional Engineer
Certificate of Authorization # 240428170100

LAKESIDE ADULT MEDICAL DAY CARE CENTER

BLOCK 140 LOT 81 TOWNSHIP OF OCEAN MONMOUTH COUNTY, NEW JERSEY

TITLE SHEET

Sheet 1 of 2



PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES	PLANT TYPE
Ns	<i>Symphoricarpos (aster) nov-anglicae</i> 'Purple Dome'	PURPLE DOME NEW ENGLAND ASTER	27	3 GALLON	B&G FULL	PP
Fg	<i>Fothergilla grandifolia</i> 'Blue Mist'	BLUE MIST DWARF FOTHERGILLA	6	3 GALLON	CONTAINER FULL	SPS
Ir	<i>Ilex verticillata</i> 'Red Sprite'	RED SPRITE COMPACT WINTERBERRY HOLLY	24	3 GALLON	CONTAINER FULL	DST
Ns	<i>Nyssa sylvatica</i> 'Green Gable'	BLACK GUM	11	15 GALLON, 2\" CAL.	CONTAINER FULL	DST
Oc	<i>Osmunda cinnamomea</i>	CINNAMON FERN	18	2 GALLON	CONTAINER FULL	PP

RAIN GARDEN DETAIL
1 inch = 20 ft.

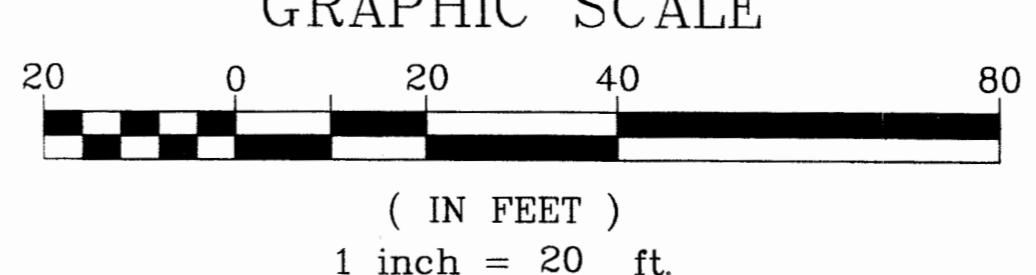
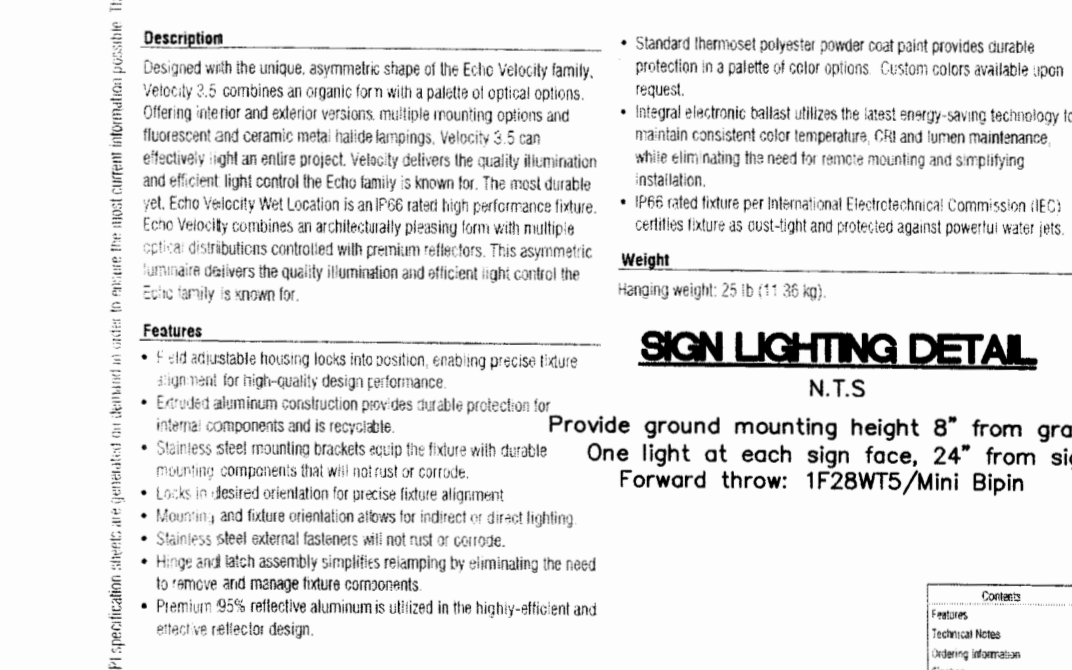
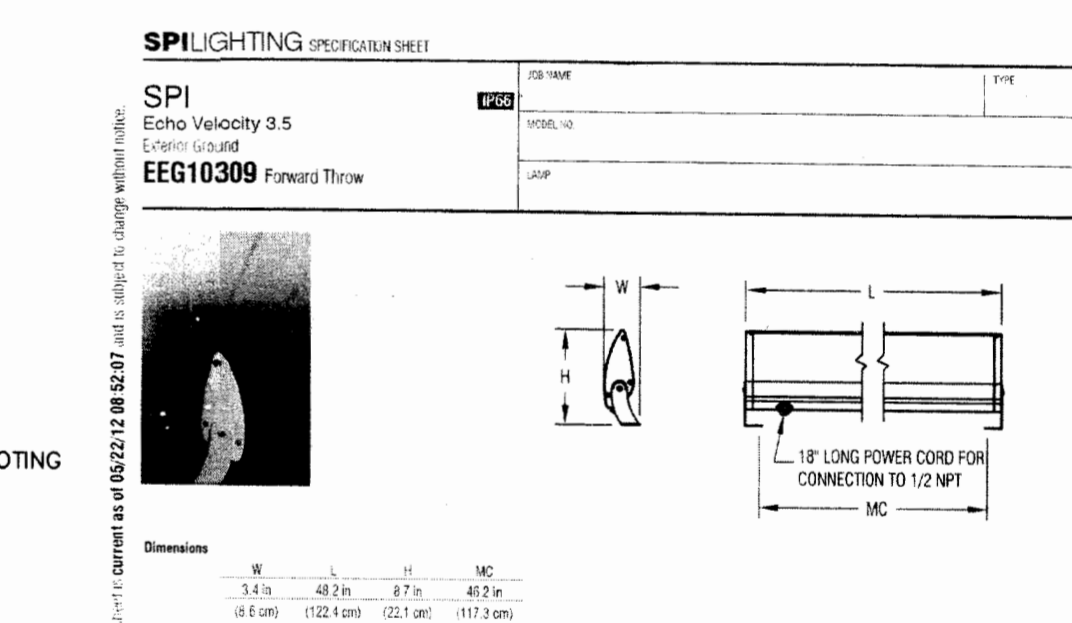
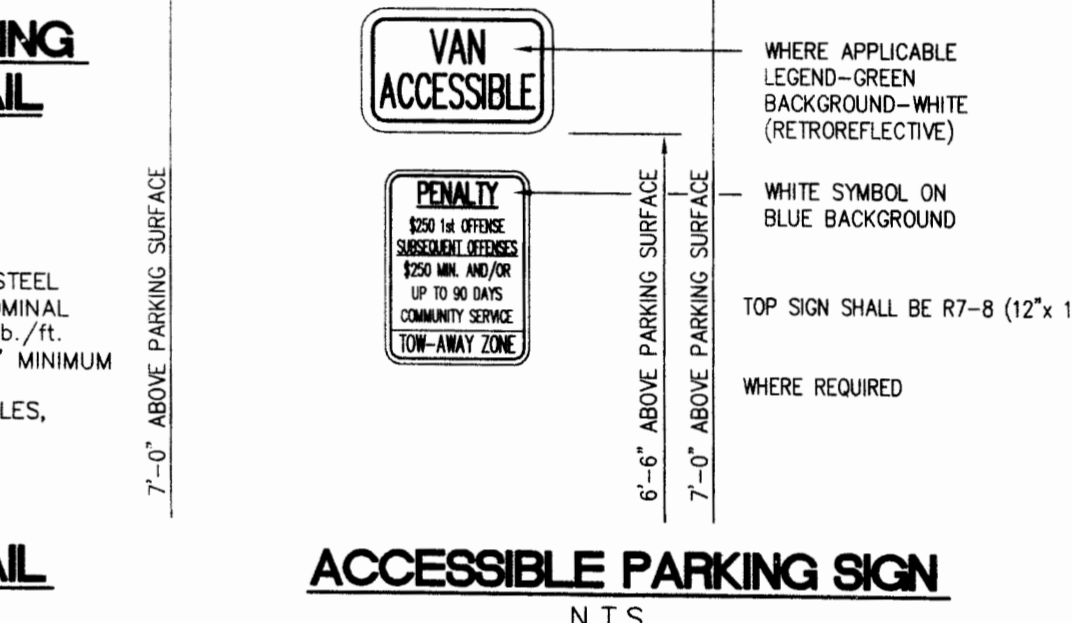
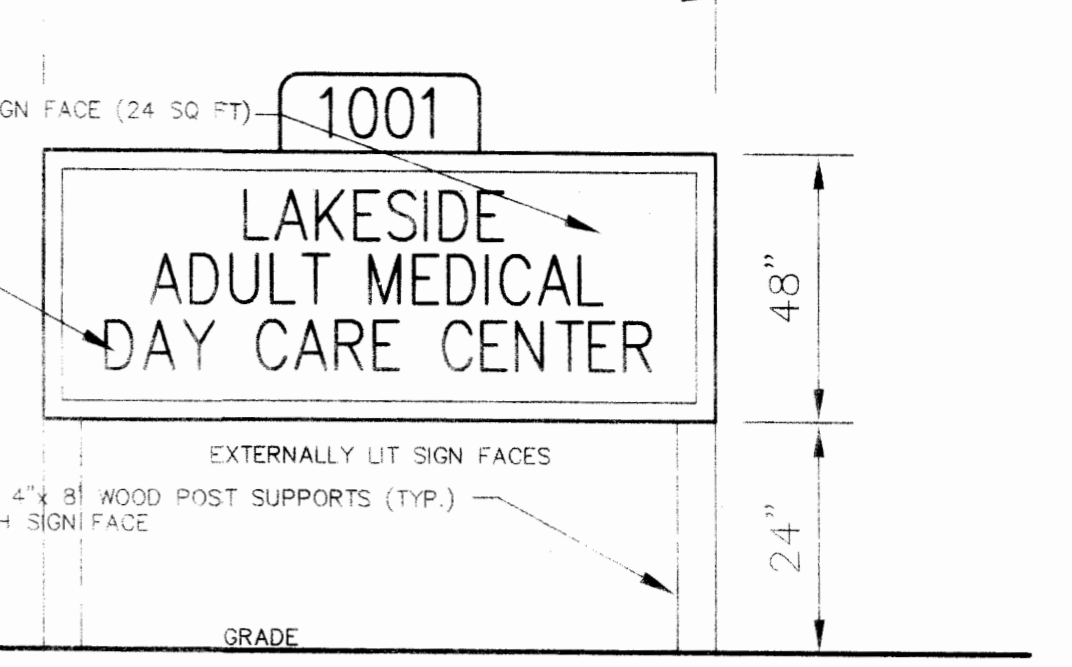
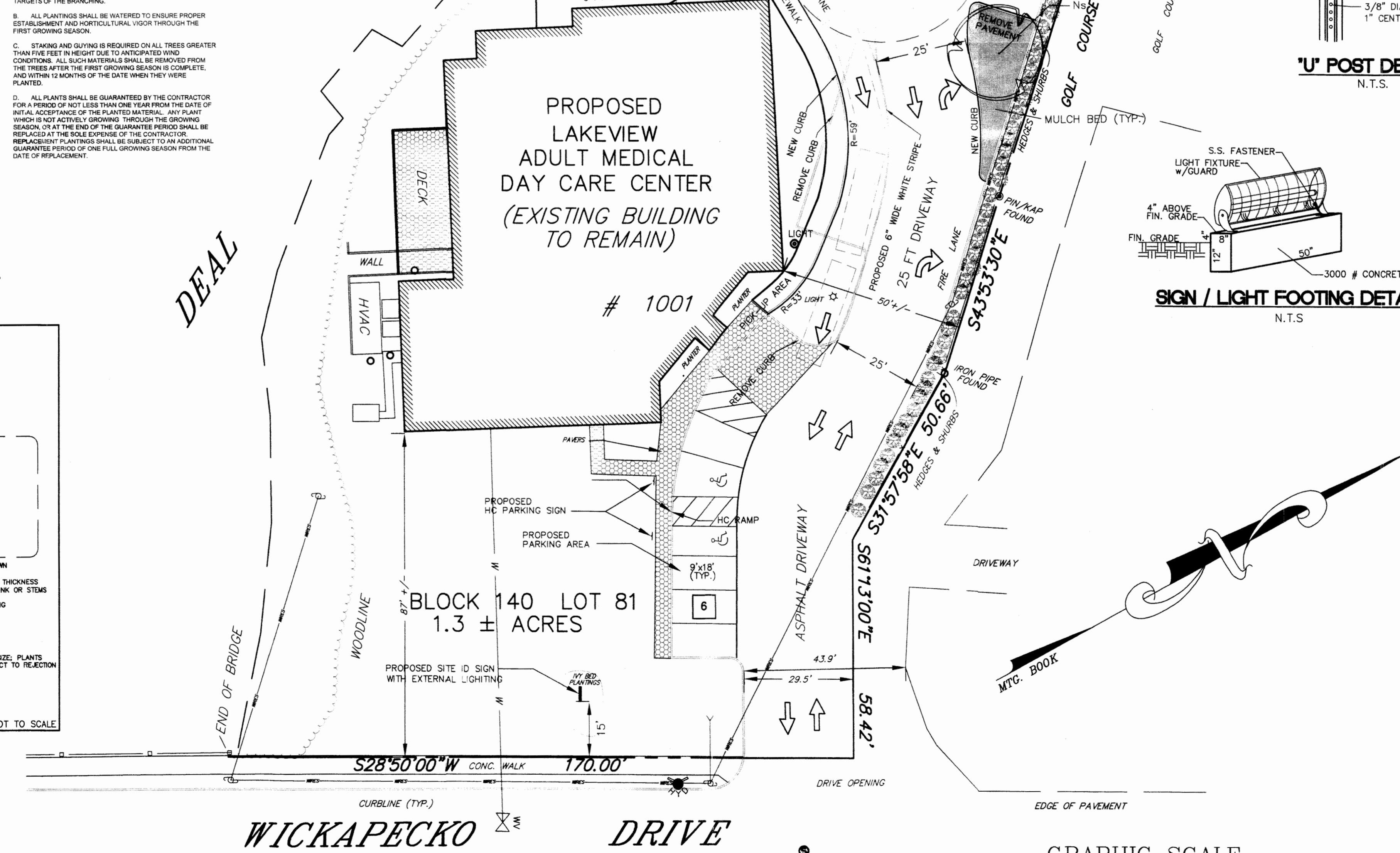
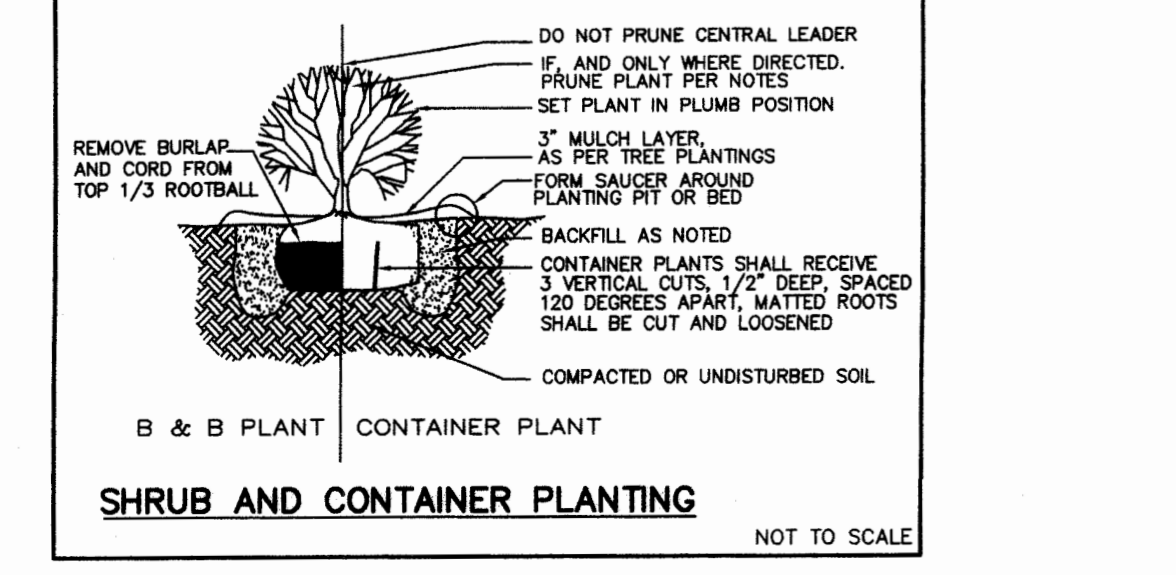
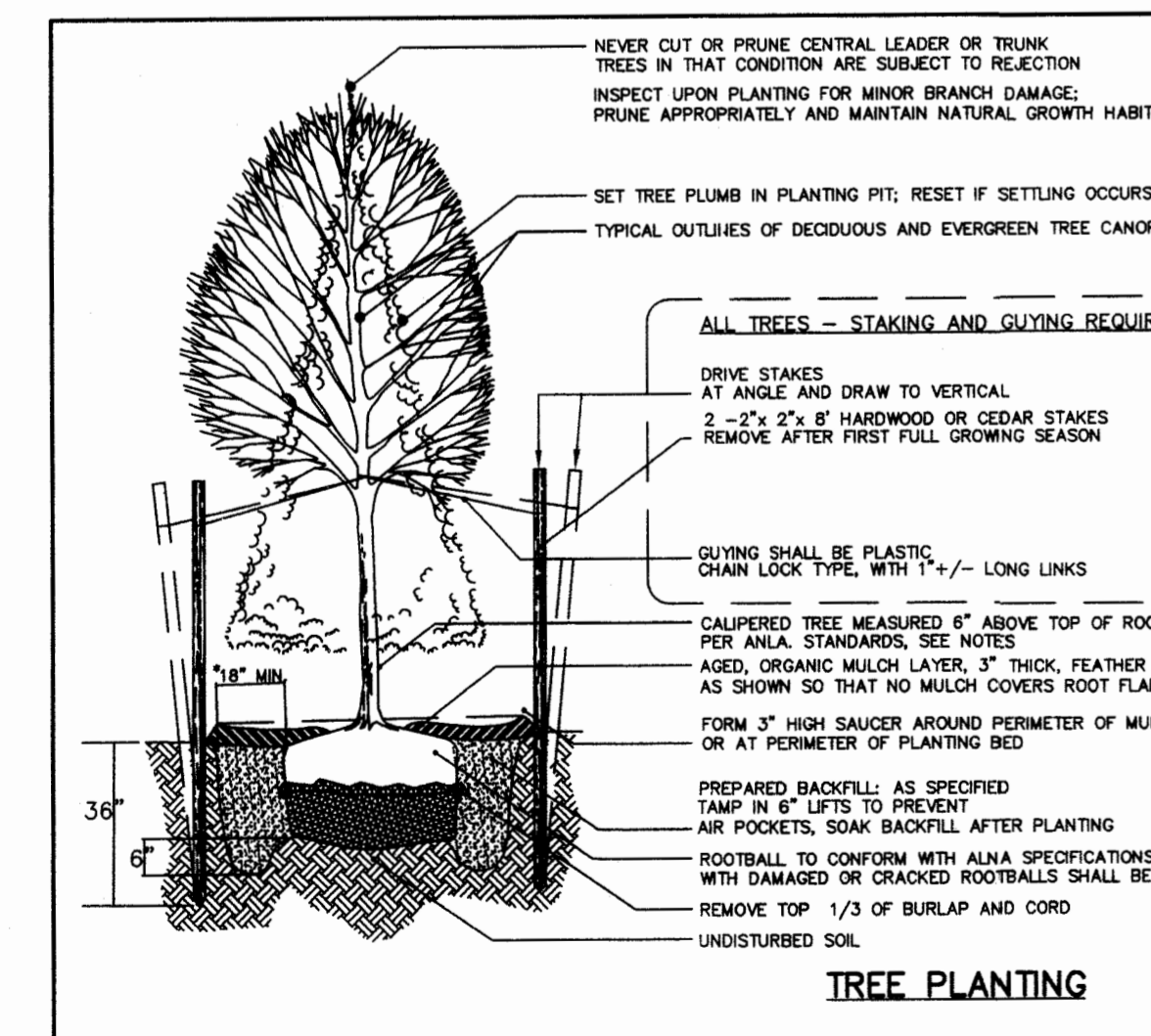
LANDSCAPE ARCHITECTURAL NOTES

- GENERAL NOTES:**
 - THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.
 - EXAMINE ALL ENGINEERING AND ARCHITECTURAL DRAWINGS FOR CONFLICTS WITH UTILITIES OR STRUCTURES, AND THE LIKE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING IN THE EVENT THAT SUCH DISCREPANCIES OCCUR.
 - IF AND WHERE PLANTING QUANTITY DISCREPANCIES OR MATERIAL DIMENSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
 - ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE STANDARD OF THE AMERICAN STANDARD HEDGES SPECIFICATION, LATEST EDITION, AS PUBLISHED BY THE AMERICAN HEDGES AND LANDSCAPE ASSOCIATION (AHLA), AND THE REQUIREMENTS OF THE ORDINANCES OF THE TOWNSHIP OF OCEAN. IN THE EVENT OF CONFLICT, THE MUNICIPAL STANDARDS SHALL SUPERSEDE.
 - ALL LANDSCAPING SHALL BE PLANTED AS TO NOT INTERFERE WITH UNDERGROUND AND ABOVE-GROUND UTILITIES, WALKWAYS OR ANY OTHER EXISTING OR PROPOSED STRUCTURE. ALL PLANT MATERIAL LOCATED WITHIN REQUIRED RIGHT-OF-WAY SHALL BE PLANTED AT A MATURE HEIGHT OF 3\"/>
- PLANT MATERIAL:**
 - NO PLANT SUBSTITUTION SHALL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND CONFORMANCE WITH THE APPROVING AUTHORITY. ALL PLANTS SHALL BE DELIVERED TO THE SITE WITH A GUARANTEE IDENTIFYING THEIR GENUS, SPECIES AND VARIETY OR CULTIVAR.
 - ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM DRYING AND INJURY.

- WHERE PLANTINGS ARE MASSED, CONTINUOUS TRENCHES FOR PLANTING SHALL BE MADE TO THE LIMITS OF THE CONTIGUOUS PLANTING BEDS SHOWN ON THE PLAN. CARE SHALL BE TAKEN TO PREVENT VERTICAL OVER-EXCAVATION OF THE BEDS. PLANTS ARE TO BE SET ON UNDISTURBED EARTH, AS PER THE DETAIL.
- PLANTINGS WITH NON-BIO-DEGRADABLE ROOTBALL WRAPS (i.e. SYNTHETIC BURLAP) AND WIRE BOUND ROOT BALLS SHALL NOT BE ACCEPTED. BURLAP SHALL BE REMOVED FROM THE UPPER PORTION OF THE ROOT BALL UPON SETTING THE PLANT TO ITS PROPER LOCATION AND ELEVATION, AS PER THE DETAIL.
- ALL PROPOSED PLANTINGS SHALL BE SET IN BEDS MULCHED TO THE LIMITS SHOWN ON THE PLAN USING NON-DYED, DOUBLE-SHREDED HARDWOOD MULCH (WITHOUT LARGE PIECES EXCEEDING 1\"/>

MAINTENANCE

- IN GENERAL, SHRUBS AND PERENNIALS ARE TO BE PLANTED AT SPACING INTERVAL WHICH WILL GROW INTO CONTIGUOUS MASSES OF THE INDIVIDUAL SPECIES. NO PRUNING (SHAPING) IS INTENDED. PLANTS SHOULD BE PERMITTED TO ASSUME THEIR NATURAL SHAPES. PRUNING ON 1\"/>



APPLICATION NUMBER
BLOCK 140 LOT 81
R-1 ZONE

APPROVED BY THE ZONING BOARD OF OCEAN TOWNSHIP

ON _____

SECRETARY _____ **DATE** _____

CHAIRMAN _____ **DATE** _____

ENGINEER _____ **DATE** _____

JKR Engineering and Planning Service, LLC
49 NOMOCO ROAD
FRESHKILL, NJ 07728
Tel: (732) 760-4105
Fax: (732) 431-9420
email: jkr@jkrengineering.com

Richard DiPietro
REGISTERED PROFESSIONAL ENGINEER
N. J. No. 2624

LAKESIDE ADULT MEDICAL DAY CARE CENTER
BLOCK 140 LOT 81
TOWNSHIP OF OCEAN
MONMOUTH COUNTY, NEW JERSEY

SITE PLAN

CAD Drawing 76281TE
Sheet 2 of 2