AMENDED PRELIMINARY AND FINAL SITE PLAN W/ USE VARIANCE

FOR

LOT 5 BLOCK 42

'123 LEDGEWOOD AVENUE (AKA ROUTE 46)'

SITUATED IN :

THE BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200 FT. OF LOT 5 BLOCK 42

BLOCK	LOT	ADDRESS
41	1	VSS PARTNERS CORPORATION 59 CENTRAL AVE MADISON, NJ 07940
41	2	DRESDALE, B.L. & LUDMILA 120 ROUTE 46 NETCONG, NJ 07857
41	3	B & L REALTY LLC C/O APPR AUTO ELEC 120-122 LEDGEWOOD AVE NETCONG, NJ 07857
41	4	ARCEO BROTHERS REAL ESTATE NJ, LLC 124 LEDGEWOOD AVE NETCONG, NJ 07857
41	5	UNKNOWN OWNER GELEN WAY NETCONG BOROUGH, NJ 07857
41	5.01	ARCEO BROTHERS REAL ESTATE NJ, LLC 124 LEDGEWOOD AVE NETCONG, NJ 07857
41	6	MANOR GARDENS PROPERTIES, LLC 6 RAMSEY WAY LONG VALLEY, NJ 07853
41	7	LOTUS ENTERPRISES PO BOX 68 NETCONG, NJ 07857
41	8	COLSON, RANDOLPH P. 200 ROUTE 183 NETCONG, NJ 07857
41	10	VSS PARTNERS CORPORATION 59 CENTRAL AVE MADISON, NJ 07940
41	1.01	VSS PARTNERS CORPORATION 59 CENTRAL AVE MADISON, NJ 07940
42	1	DI RENZO, LAWRENCE & CAROL 9 TOGNO ST NETCONG, NJ 07857
42	1.01	SYLVESTER, JOHN 7 TOGNO ST NETCONG, NJ 07857
42	10	MOTION PROPERTIES, LLC 111 LEDGEWOOD AVE NETCONG, NJ 07857
42	2	DI RENZO, LEGRANDE & ANDREA 5 TOGNO ST NETCONG, NJ 07857
42	3	DI RENZO, ALBERT & JEANETTE 3 TOGNO ST NETCONG, NJ 07857
42	3.01	MIDLAND, KENNETH ERIC/MERCEDES M 1 TOGNO ST NETCONG, NJ 07857
42	4	SYLVESTER, ROBERT RAYMOND/ MICHELE 129 LEDGEWOOD AVE NETCONG, NJ 07857
42	5	EL COYOTE LLC 123 LEDGEWOOD AVE NETCONG, NJ 07857
42	6	EL COYOTE LLC 121 LEDGEWOOD AVE NETCONG, NJ 07857
42	8	117 LEDGEWOOD AVE NETCONG, NJ 27 SMITH ST BLOOMFIELD, NJ 07003
42	9	115 LEDGEWOOD AVENUE, LLC 30 CHURCH ST NETCONG, NJ 07857
43	1.02	DIRENZO, LAWRENCE JR PO BOX 336 STANHOPE, NJ 07874
43	12	MONTELLA, FELICE A 5 BELL ST STANHOPE, NJ 07874
43	13	STAY CLASSY NETCONG LLC 133 LEDGEWOOD AVE NETCONG, NJ 07857
43	14	WITT, EDWARD & ANNE 2 TOGNO ST NETCONG, NJ 07857
43	15	CASTILLO, ANABEL A 4 TOGNO ST NETCONG, NJ 07857
43	16	BAUER, DONNA 6 TOGNO ST NETCONG, NJ 07857
43	17	BAUER, DONNA 8 TOGNO ST NETCONG, NJ 07857
43	17.01	DIBERNARD, WILLIAM 10 TOGNO ST NETCONG, NJ 07857
43	17.02	MC KENNA, MARK R/LISA A 12 TOGNO ST NETCONG, NJ 07857
8	34	CONRAIL– CLASS II STOLL & PORT MORRIS REAR NETCONG BOROUGH, NJ 07857
8	35	ST CEASARIO SOCIETY 21 KINGS RD NETCONG, NJ 07857

LIST OF PROPERTY OWNERS WITHIN 200 FT. OF LOT 6 BLOCK 42

BLOCK	LOT	ADDRESS
41	1	VSS PARTNERS CORPORATION 59 CENTRAL AVE MADISON, NJ 07940
41	2	DRESDALE, B.L. & LUDMILA 120 ROUTE 46 NETCONG, NJ 07857
41	3	B & L REALTY LLC C/O APPR AUTO ELEC 120-122 LEDGEWOOD AVE NETCONG, NJ 07857
41	4	ARCEO BROTHERS REAL ESTATE NJ, LLC 124 LEDGEWOOD AVE NETCONG, NJ 07857
41	5.01	ARCEO BROTHERS REAL ESTATE NJ, LLC 124 LEDGEWOOD AVE NETCONG, NJ 07857
41	6	MANOR GARDENS PROPERTIES, LLC 6 RAMSEY WAY LONG VALLEY, NJ 07853
41	7	LOTUS ENTERPRISES PO BOX 68 NETCONG, NJ 07857
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8	35	ST CEASARIO SOCIETY 21 KINGS RD NETCONG, NJ 07857

LIST OF PROPERTY OWNERS WITHIN 200 FT. OF LOT 8 BLOCK 42

BLOCK	LOT	ADDRESS
41	1	VSS PARTNERS CORPORATION 59 CENTRAL AVE MADISON, NJ 07940
41	2	DRESDALE, B.L. & LUDMILA 120 ROUTE 46 NETCONG, NJ 07857
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8	35	ST CEASARIO SOCIETY 21 KINGS RD NETCONG, NJ 07857

LIST OF PROPERTY OWNERS WITHIN 200 FT. OF LOT 9 BLOCK 42

BLOCK	LOT	ADDRESS
41	1	VSS PARTNERS CORPORATION 59 CENTRAL AVE MADISON, NJ 07940
41	2	DRESDALE, B.L. & LUDMILA 120 ROUTE 46 NETCONG, NJ 07857
41	3	B & L REALTY LLC C/O APPR AUTO ELEC 120-122 LEDGEWOOD AVE NETCONG, NJ 07857
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42	9	115 LEDGEWOOD AVENUE, LLC 30 CHURCH ST NETCONG, NJ 07857
8	34	CONRAIL– CLASS II STOLL & PORT MORRIS REAR NETCONG BOROUGH, NJ 07857
8	35	ST CEASARIO SOCIETY 21 KINGS RD NETCONG, NJ 07857

LIST OF PROPERTY OWNERS WITHIN 200 FT. OF LOT 10 BLOCK 42

BLOCK	LOT	ADDRESS
41	1	VSS PARTNERS CORPORATION 59 CENTRAL AVE MADISON, NJ 07940
41	2	DRESDALE, B.L. & LUDMILA 120 ROUTE 46 NETCONG, NJ 07857
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42	9	115 LEDGEWOOD AVENUE, LLC 30 CHURCH ST NETCONG, NJ 07857
8	13	CONRAIL (CLASS II) STOLL NETCONG BOROUGH, NJ 07857
8	34	CONRAIL– CLASS II STOLL & PORT MORRIS REAR NETCONG BOROUGH, NJ 07857
8	35	ST CEASARIO SOCIETY 21 KINGS RD NETCONG, NJ 07857

LIST OF PUBLIC UTILITIES

NJ TRANSIT
ATTN: HEADQUARTERS
ONE PENN PLAZA EAST
NEWARK, NJ 07105–2246

JCP&L
ATTN: VICKI THIEL
15 ROCKBOYNTON RD
ROCKAWAY, NJ 07866
973–527–2600

VERIZON COMMUNICATIONS
ATTN: RICHARD FLINT
290 W MT PLEASANT AVE
LIVINGSTON, NJ 07039
973–422–3132

LAKE MUSCONETCONG
REGIONAL PLANNING BOARD
PO BOX 366
STANHOPE, NJ 07874

MUSCONETCONG SEWERAGE AUTHORITY
ATTN: JAMES SCHILLING
110 CONTINENTAL DRIVE
MT. ARLINGTON, NJ 07828
973–347–1525

CABLEVISION OF MORRIS
ATTN: BRUCE HICKSON
OR JOHN BARTELS
683 ROUTE 10 EAST
RANDOLPH, NJ 07869
973–659–2470

STATE OF NJ – DEPT. OF TRANSPORTATION
ATTN: PERMITS
300 STIRLI COURT
MT. ARLINGTON, NJ 07856–1322

NJ NATURAL GAS CO
ATTN: MATTHEW PUZO
1415 WYCKOFF ROAD
PO BOX 1464
WALL T, NJ 07719
732–938–1030

BOROUGH OF NETCONG
ATTN: WATER DEPARTMENT
23 MAPLE AVE
NETCONG, NJ 07857

MORRIS COUNTY
MUNICIPAL UTILITIES AUTHORITY
ATTN: ANTHONY MILONAS
1 ROCKAWAY CENTER RD
RANDOLPH, NJ 07869
973–584–5503

SHEET INDEX

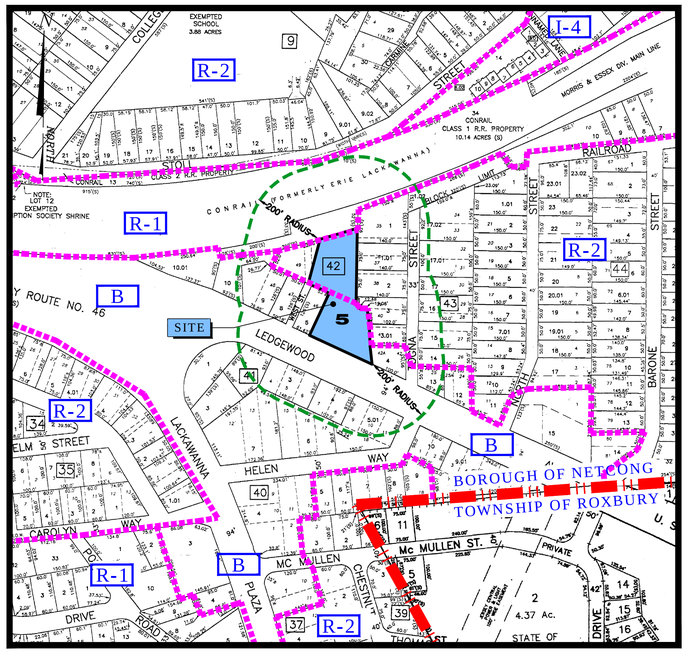
BOARD APPROVAL BOX:

CHAIRPERSON ____ DATE

BOARD SECRETARY ____ DATE

BOARD ENGINEER ____ DATE

APPLICATION NUMBER BOX:



KEY MAP

GRAPHIC SCALE

−200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PREPARED BY :

CIVIL ENGINEERING, INC.

1 COVE STREET
BUDD LAKE, N.J. 07828
Telephone: (973) 426–1776
Fax: (973) 426–0716

GENERAL NOTES

1.) APPLICANT: BEN DELLAMO
30 CHURCH STREET
NETCONG, NJ 07857

OWNER: EL COYOTEE LLC
123 LEDGEWOOD AVE.
NETCONG, NJ 07857

2.) THE SUBJECT PROPERTY IS KNOWN AS LOT 5 BLOCK 42 AS SHOWN ON SHEET 7 OF THE BOROUGH OF NETCONG TAX MAPS. THE EXISTING PROPERTY CONTAINS 42,028 S.F. OR 0.96 AC. THE PROPERTY IS CURRENTLY IN THE PROCESS OF BEING SUBDIVIDED WITH ADJACENT LOTS. THE PROPOSED SIZE IS 68,375 S.F. OR 1.57 AC.

3.) LOT DIMENSIONS (METES & BOUNDS) FOR LOT 5 BLOCK 42 PER BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY CIVIL ENGINEERING INC., ROBERT H. JORDAN, JR., NJPLS #34485, DATED 8/21/18. PROPOSED NEW PROPERTY LINES PER MINOR SUBDIVISION PLAN (3 SHEETS) BY CIVIL ENGINEERING INC., JAMES G. GLASSON, NJPE #37703, DATED 12/2/22.

4.) TOPOGRAPHY FOR LOT 5 PER FIELDWORK PERFORMED BY CIVIL ENGINEERING INC. ON JUNE 18, 2021. VERTICAL DATUM ESTABLISHED BY TIE IN TO MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION GRADES ROUTE 183 OVER NJ TRANSIT, SHEET G–3/G–5" AS PREPARED BY TAYLOR WISEMAN & TAYLOR, HOLIS F. VELEY III, NJPE No. 31730 (DATUM NGVD29).

5.) MAP REFERENCE – NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCEL MAP, ROUTE 6 (1927) SECTION 32, NETCONG CIRCLE TO LAKE HOPATCONG ROAD, SHEETS 1 AND 2 OF 5, FILED AS MAP #1486 IN THE OFFICE OF THE CLERK OF MORRIS COUNTY, NJ.

6.) WATER IS SUPPLIED TO THE SUBJECT PROPERTY BY EXISTING CONNECTION TO THE NETCONG WATER MAIN LOCATED WITHIN THE US HIGHWAY ROUTE 46 RIGHT OF WAY. THIS CONNECTION TO REMAIN.

7.) ELECTRICAL, TELEPHONE & CABLE SERVICE TO LOT 5 BLOCK 42 IS PROVIDED BY AN UNDERGROUND CONNECTION TO A UTILITY POLE LOCATED IN THE US HIGHWAY ROUTE 46 RIGHT OF WAY. THESE CONNECTIONS TO REMAIN.

8.) SANITARY SEWER SERVICE IS PROVIDED TO THE SUBJECT PROPERTY BY AN EXISTING TIE IN TO THE MSA SANITARY MAIN WITHIN US HIGHWAY ROUTE 46 RIGHT OF WAY. THIS CONNECTION TO REMAIN.

9.) ALL CONSTRUCTION AND IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE, COUNTY, AND MUNICIPAL REQUIREMENTS.

10.) ALL MATERIALS ACCUMULATED BY GRUBBING OR EXCAVATION SHALL BE DISPOSED OF IN A MANNER SATISFACTORY TO THE TOWNSHIP ENGINEER.

PROPOSAL

THE SUBJECT PROPERTY IS A DEVELOPED LOT LOCATED ON THE WESTBOUND SIDE OF US STATE HIGHWAY ROUTE 46 (LEDGEWOOD AVE). LOT 5 HAS BEEN DEVELOPED AS AN APPROVED MIXED USE ON A 42,028 S.F. PARCEL, CONTAINING A 3 STORY BUILDING (5,139 S.F. FOOTPRINT) WHICH HOUSES RETAIL, OFFICE AND APARTMENT SPACE. THE PROPERTY ALSO CONTAINS A PAVED PARKING LOT (24,387 S.F.) WITH ACCESS TO BOTH STREETS. THE SITE HAS BEEN LANDSCAPED AND CONTAINS BOTH BUILDING AND POLE MOUNTED AREA LIGHTING.

THE LOT IS CURRENTLY BEING SUBDIVIDED WITH ADJACENT LOTS THAT WILL ADD THE FULL AREA FROM LOTS 6 & 8 BLOCK 42 TO IT, ALONG WITH PORTIONS OF LOTS 9 & 10 BLOCK 42. ADDITIONALLY, THE AREA FROM A VACATED RIGHT OF WAY FOR WEST STREET (20' WIDE R.O.W.) WILL ALSO BE ADDED TO THE LOT. THIS WILL INCREASE THE SIZE OF LOT 5 BLOCK TO 68,375 S.F., AN INCREASE OF 26,347 S.F.

THE OWNER IS PROPOSING TO MAKE IMPROVEMENTS TO THE PROPERTY WITH A THREE STORY ADDITION TO THE EXISTING BUILDING, ENLARGING THE OVERALL FOOTPRINT FROM 5,545 S.F. TO 11,523 S.F. (5,978 S.F. ADDITION). THE PARKING LOT WILL BE EXPANDED FROM 55 SPACES TO 98 SPACES. THE PROPOSED THREE STORY BUILDING ADDITION WILL ALSO BE MIXED USE, CONTAINING A SINGLE ONE BEDROOM APARTMENT, 14 TWO BEDROOM APARTMENTS AND TWO RETAIL STORE AREAS. THE EXISTING PARKING LOT WILL BE EXTENDED AND WRAP AROUND THE EXISTING BUILDING AND PROPOSED ADDITION. THE EXISTING CURB OPENING SERVING LOTS 6 & 8 BLOCK 42 AND THE EXISTING CURB OPENING SERVING LOT 9 BLOCK 42 WILL BOTH BE CLOSED AND ONE NEW INGRESS/EGRESS OPENING IS PROPOSED. THE SITE WILL BE FINISHED WITH LANDSCAPING AND AREA LIGHTING FOR THE PARKING LOT AND WALKWAYS.

ZONING INFORMATION

LOT 5 BLOCK 42 IS LOCATED IN BOTH THE B (COMMERCIAL BUSINESS) ZONE AND THE R–2 (SINGLE FAMILY RESIDENTIAL) ZONE. SINCE THE PRINCIPAL STRUCTURE IS LOCATED WITHIN THE B ZONE, WE HAVE PERFORMED OUR ZONING ANALYSIS BASED UPON B ZONE CRITERIA AS FOLLOWS:

LOT:	REQUIRED	EXISTING LOT 5	PROPOSED LOT 5 (AFTER SUBDIVISION)
MINIMUM LOT AREA	6,000 S.F.	42,028 S.F.	68,375 S.F.
MINIMUM LOT WIDTH	60 FT.	324.54 FT.	342.07 FT.
MINIMUM LOT DEPTH	100 FT.	110.52 FT.	287.92 FT.
MAXIMUM IMPERVIOUS COVERAGE	40%	77.63%	79.59%*
PRINCIPAL BUILDING:	**REQUIRED**	**EXISTING LOT 5**	**PROPOSED LOT 5**
MINIMUM FRONT YARD SETBACK	25 FT.	16.7 FT.	15.7 FT.*
MINIMUM SIDE YARD SETBACK ONE SETBACK	5 FT.	10.9 FT.(L) 34.6 FT.(R)	85.0 FT. (L) 82.7 FT. (R–ADDITION)
COMBINED TOTAL	15 FT.	45.5 FT.	119.6 FT.
MINIMUM REAR YARD SETBACK	25 FT.	181.6 FT.	131.4 FT.
MINIMUM FLOOR AREA	1,000 S.F.	21,603 S.F.	45,168 S.F.
MAXIMUM BUILDING HEIGHT	2 ST./30 FT.	3 ST./42.23 FT.	3 ST./43.06 FT.*

* PROPOSED NEW VARIANCE
EXISTING APPROVED VARIANCE

PROPOSED VARIANCES

LOT:	REQUIRED	EXISTING LOT 5	PROPOSED LOT 5
MAXIMUM IMPERVIOUS COVERAGE	40%	77.63%	79.59%
PRINCIPAL BUILDING:	**REQUIRED**	**EXISTING**	**PROPOSED**
MINIMUM FRONT YARD SETBACK	25 FT.	16.7 FT.	15.7 FT.
MAXIMUM BUILDING HEIGHT	2 STORIES/30 FT.	3 STORIES/42.23 FT.	3 STORIES/43.06 FT.

WAIVER REQUESTS

CURB ISLANDS – PER § 194–41B(2)(c)
– DRIVEWAYS SHALL BE SEPARATED FROM PARKING STALLS AND AISLES BY RAISED CURBED ISLANDS WHICH SHALL BE A MINIMUM OF FIVE FEET WIDE.
– IN EVERY FIFTH ROW OF PARKING, THE OPPOSING STALLS SHALL BE SEPARATED BY RAISED CURBED ISLANDS WHICH SHALL BE A MINIMUM OF FOUR FEET WIDE.
– AT LEAST ONE TREE SHALL BE PLANTED WITHIN EACH ISLAND REQUIRED HEREIN.
– ALL ISLANDS REQUIRED HEREIN SHALL BE LANDSCAPED AND GRASSED. (NO CURB PROPOSED)

VARIANCE REQUESTS

1.) BUILDING MOUNTED SIGNS – § 194–55H(11)(a)[2]
–"...NO MORE THAN TWO BUILDING–MOUNTED SIGNS ARE PERMITTED."

(4 EXISTING, 6 PROPOSED)

– TOTAL SIZE OF ALL BUILDING MOUNTED SIGNS ON A FACADE ≤ 45 S.F. – 66 S.F. PROPOSED (FRONT FACADE)

2.) ENVIRONMENTAL IMPACT STATEMENT

3.) USE VARIANCE
–COMMERCIAL USE IN A RESIDENTIAL ZONE (REAR COMMERCIAL PARKING LOT)

4.) USE VARIANCE
–APARTMENT USE IN THE B & R–2 ZONES

5.) USE VARIANCE
–HEIGHT OF PRINCIPAL STRUCTURE WHICH EXCEEDS 10FT. OR 10% OF THE MAXIMUM HEIGHT PERMITTED

6.) FREESTANDING SIGN
–MAXIMUM SIZE PERMITTED 30 S.F. PER SIDE – 48 S.F. PER SIDE PROPOSED

JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

Rev. No.	Description	By	Date

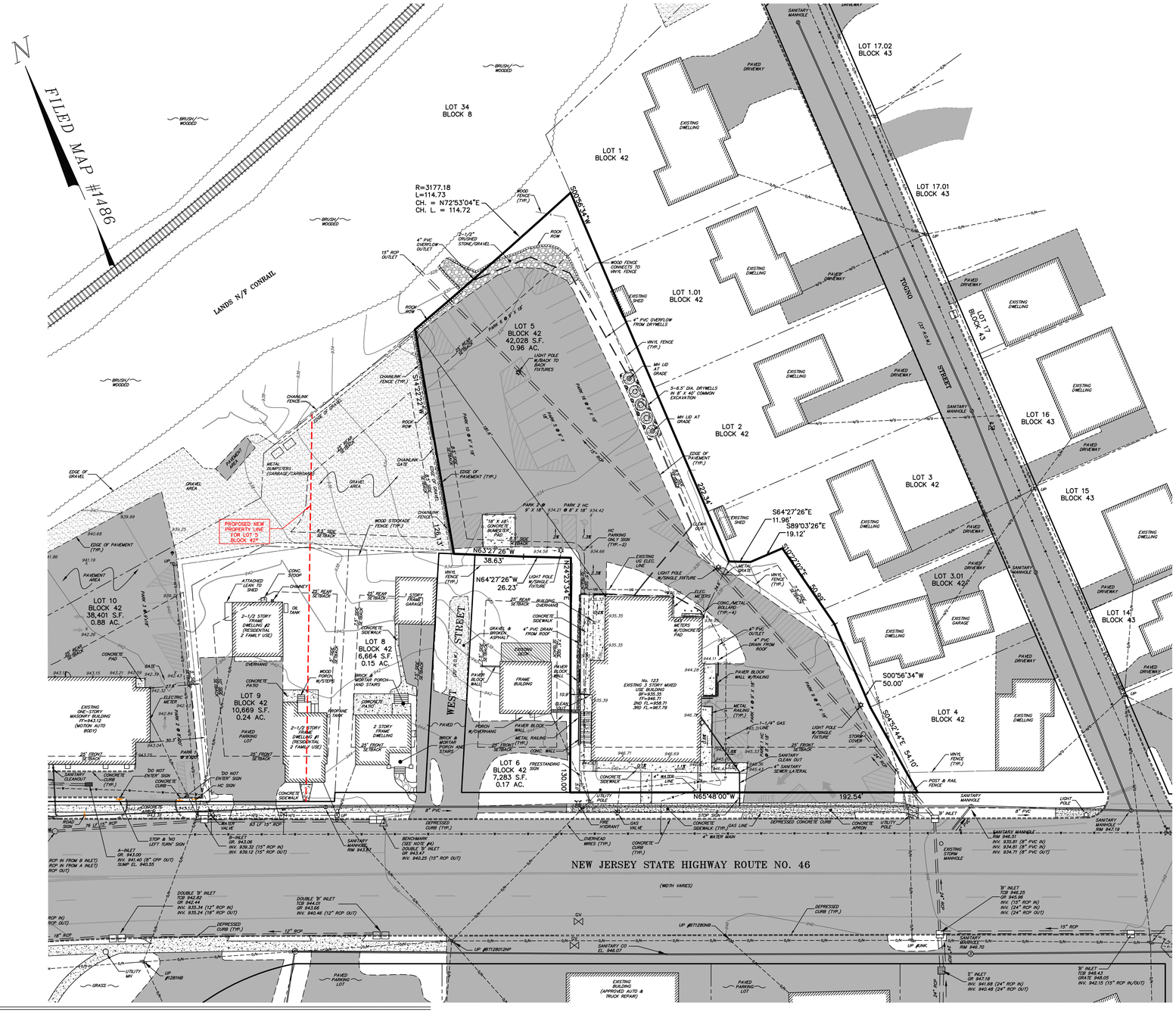
CIVIL ENGINEERING, INC.
1 COVE STREET
BUDD LAKE, N.J. 07828
Telephone: (973) 426–1776
Fax: (973) 426–0716
N.J. – C of A #24GA27922000

SHEET 1 OF 11

COVER SHEET
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	6172

L:\6172 – Dellamo–Retail–Netcong\dwg\Amended Site Plan\6172–1 ASP Cover Sheet.dwg PS:Civilinc.ctb



EXISTING IMPERVIOUS COVERAGE – LOT 5 BLOCK 4200

EXISTING ROCK ROW	102 S.F.
EXISTING BUILDING FOOTPRINT	5,139 S.F.
EXISTING BUILDING OVERHANG	278 S.F.
EXISTING PAVED PARKING LOT	24,387 S.F.
EXISTING CONCRETE SIDEWALKS, STAIRS & LANDING	1,511 S.F.
EXISTING CONCRETE DUMPSTER PAD	323 S.F.
EXISTING CONCRETE WALL	16 S.F.
EXISTING CONCRETE LIGHT POLE BASES	3 S.F.
EXISTING CONCRETE PAD AT UTILITIES	24 S.F.
EXISTING PAVER BLOCK WALLS	44 S.F.
EXISTING GRAVEL AREAS	796 S.F.
EXISTING BOLLARDS	1 S.F.
EXISTING FREESTANDING SIGN	6 S.F.
TOTAL	32,630 S.F.

32,630 S.F./42,028 S.F. = 0.7763 OR 77.63%

EXISTING IMPERVIOUS COVERAGE WITHIN LIMITS OF PROPOSED NEW AREA OF LOT 5 BLOCK 42

EXISTING IMPERVIOUS COVERAGE = 47,510 S.F.*

47,510 S.F. / 68,375 S.F. = 0.6948 OR 69.48%

*FOR EXISTING IMPERVIOUS AREAS & CALCULATIONS FOR LOTS 6, 8 & 9, BLOCK 42, PLEASE SEE MINOR SUBDIVISION PLAN PREPARED BY CIVIL ENGINEERING INC., JAMES G. GLASSON, NJPE #37703, DATED 12/2/22.

EXISTING FLOOR AREA – LOT 5 BLOCK 4200

EXISTING LOWER LEVEL FOOTPRINT	5,139 S.F.
EXISTING FIRST FLOOR FOOTPRINT	5,374 S.F.
EXISTING SECOND FLOOR FOOTPRINT	5,545 S.F.
EXISTING THIRD FLOOR FOOTPRINT	5,545 S.F.
TOTAL	21,603 S.F.

BUILDING HEIGHT CALCULATION

1.) THE VERTICAL DISTANCE FROM THE AVERAGE GROUND ELEVATION AROUND THE FOUNDATION TO THE LEVEL OF THE HIGHEST POINT OF THE ROOF SURFACE.

$\frac{935.32 + 936.70 + 939.95 + 944.11 + 946.60 + 944.83 + 935.30}{7} = 940.40$

2.) PEAK ELEVATION = FF + 35.91 = 946.71 + 35.91 = 982.62

3.) BUILDING HEIGHT = PEAK ELEVATION – AVERAGE GRADE
= 982.62 – 940.40 = 42.22 FT.*

* VARIANCE APPROVED FOR 42.23 FT.

PARKING REQUIREMENTS

PARKING SPACE SIZE 9 FT. x 18 FT.

LOWER LEVEL (OFFICE SPACE)			
4,167 S.F. OFFICE SPACE	1 PARKING SPACE PER 250 S.F.	(4,167 S.F. / 250 S.F.)	= 16.66 SPACES REQUIRED
FIRST FLOOR (RETAIL SPACE)			
4,827 S.F. RETAIL SPACE	1 PARKING SPACE PER 200 S.F.	(4,827 S.F. / 200 S.F.)	= 24.13 SPACES REQUIRED
SECOND & THIRD FLOOR (APARTMENTS)			
2–BR. APARTMENTS (8 UNITS)	2 PARKING SPACES PER 2–BR. UNIT (MID–RISE APARTMENT COMPLEX)	(2 SP. X 8 UNITS)	= 16.00 SPACES REQUIRED
		TOTAL	57 SPACES REQUIRED

NOTE – FLOOR AREAS FOR LOWER LEVEL & FIRST FLOOR EXCLUDE STAIRWELLS, LOBBY, ELEVATOR, MECHANICAL ROOM AND DOOR ENTRANCE LANDINGS.

PARKING PROVIDED

VAN ACCESSIBLE HANDICAP SPACE – 8 FT. X 18 FT.	3 SPACES PROVIDED
STANDARD PARKING SPACE – 9 FT. X 18 FT.	52 SPACES PROVIDED
TOTAL	55 SPACES PROVIDED *

* VARIANCE APPROVED & GRANTED FOR 55 SPACES

BUILDING DIMENSIONS DETAIL

SCALE: 1" = 30'

LEGEND:

- SUBJECT PROPERTY LINE (OUTBOUND)
- ADJACENT PROPERTY LINES
- EXISTING R.O.W.
- INDEX CONTOUR
- INTERIOR CONTOUR
- EXISTING PAVEMENT
- 40' REAR SETBACK — EXISTING SETBACK LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING STORM SEWER
- EXISTING SANITARY LINE
- EXISTING DRIVEWAY
- EXISTING BUILDING
- EXISTING BUILDING OVERHANG
- EXISTING GRAVEL
- EXISTING CURB
- EXISTING CONCRETE
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING CRUSHED STONE
- EXISTING CHAINLINK FENCE
- EXISTING STOCKADE FENCE
- EXISTING RAILING
- EXISTING ROCK ROW
- EXISTING SIGN
- EXISTING B–INLET
- GV — EXISTING GAS VALVE
- WV — EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE

EXISTING CONDITIONS PLAN VIEW

GRAPHIC SCALE

–30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

EXISTING IMPROVEMENTS

ALL EXISTING STRUCTURES & IMPROVEMENTS ON LOTS 6, 8 & 9 BLOCK 42 TO BE REMOVED. ALL EXISTING GRAVEL AND PAVEMENT FROM VACATED WEST STREET RIGHT OF WAY TO ALSO BE REMOVED.

PROPERTY LINE NOTE

* PROPOSED NEW PROPERTY LINE PER MINOR SUBDIVISION PLAN (SHEET 3 OF 3) BY CIVIL ENGINEERING INC., ROBERT H. JORDAN JR., NJPLS #34485, DATED 12/2/22.

ROBERT H. JORDAN Jr.
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 34485

JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

Rev. No.	Description	By	Date

CIVIL ENGINEERING, INC.
1 COVE STREET
BUDD LAKE, N.J. 07828
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N.J. – C of A #24GA27922000

EXISTING CONDITIONS PLAN
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	6172

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SOIL CATEGORIES:

APPROX. SOIL BOUNDARY LINE PER USDA WEB SOIL SURVEY

USROCC URBAN LAND–ROCKAWAY COMPLEX, 3 TO 15 PERCENT SLOPES

USROCD URBAN LAND–ROCKAWAY COMPLEX, 15 TO 25 PERCENT SLOPES

SLOPE CATEGORIES:

LOT 5 BLOCK 42 HAS BEEN FULLY DEVELOPED AND THERE ARE NO AREAS WITH PRE EXISTING SLOPES THAT HAVE NOT BEEN DISTURBED

LEGEND:

- SUBJECT PROPERTY LINE (OUTBOUND)
- ADJACENT PROPERTY LINES
- EXISTING R.O.W.
- 1140 INDEX CONTOUR
- 1138 INTERIOR CONTOUR
- EXISTING PAVEMENT
- 40' REAR SETBACK EXISTING SETBACK LINE
- 0,W EXISTING OVERHEAD UTILITY LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- EXISTING STORM SEWER
- EXISTING SANITARY LINE
- EXISTING DRIVEWAY
- EXISTING BUILDING
- EXISTING BUILDING OVERHANG
- EXISTING GRAVEL
- EXISTING CURB
- EXISTING CONCRETE
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING CHAINLINK FENCE
- EXISTING STOCKADE FENCE
- EXISTING RAILING
- EXISTING ROCK ROW
- EXISTING SIGN
- B EXISTING B–INLET
- GV EXISTING GAS VALVE
- WV EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE

ENVIRONMENTAL PLAN

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

SHEET 3 OF 11

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JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

ENVIRONMENTAL PLAN
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	6172

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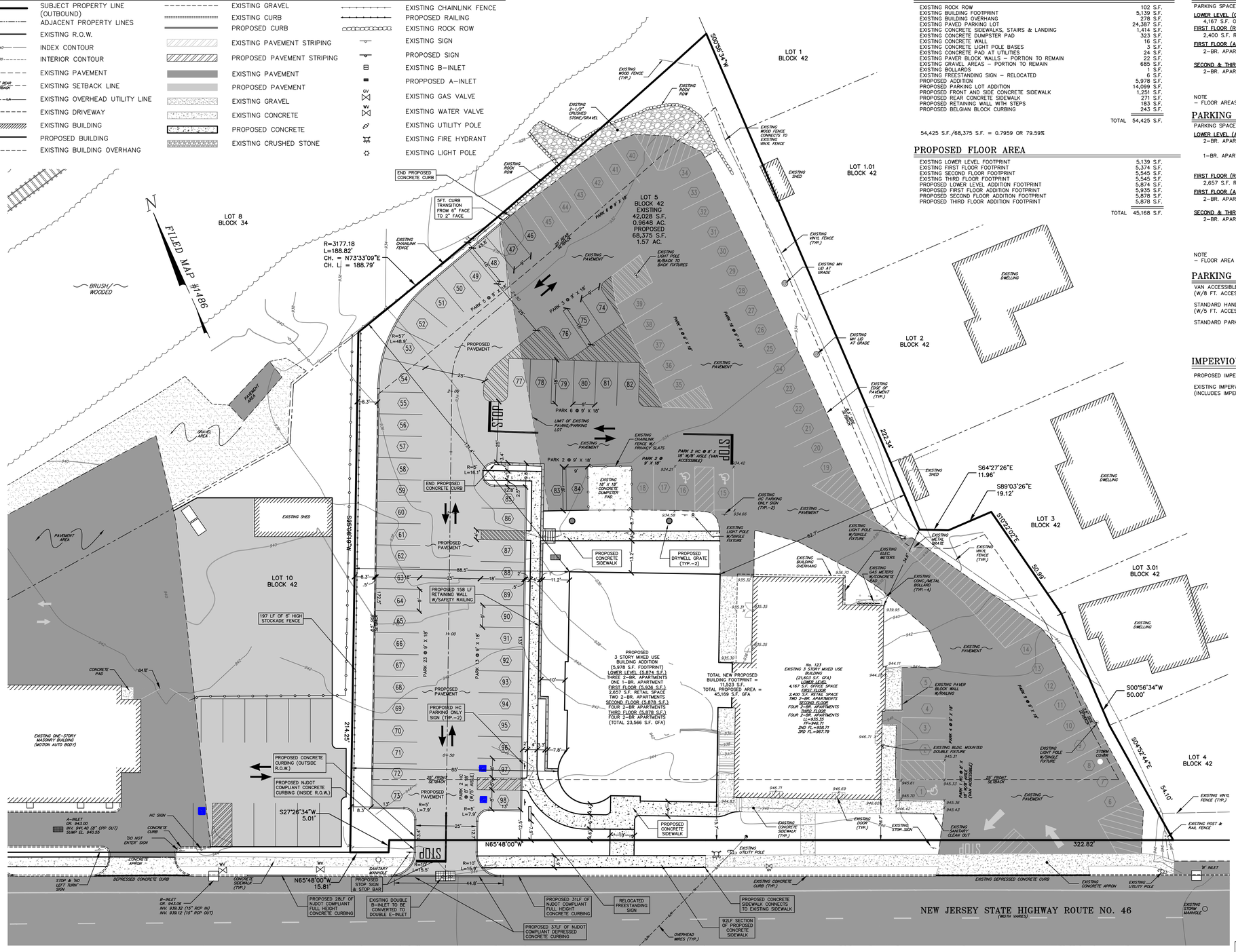
LEGEND:

- SUBJECT PROPERTY LINE (OUTBOUND)
- ADJACENT PROPERTY LINES
- EXISTING R.O.W.
- INDEX CONTOUR
- INTERIOR CONTOUR
- EXISTING PAVEMENT
- 40' REAR SETBACK LINE
- EXISTING SETBACK LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING DRIVEWAY
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING BUILDING OVERHANG
- EXISTING GRAVEL
- EXISTING CURB
- PROPOSED CURB
- EXISTING PAVEMENT STRIPING
- PROPOSED PAVEMENT STRIPING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING CRUSHED STONE
- EXISTING CHAINLINK FENCE
- PROPOSED RAILING
- EXISTING ROCK ROW
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING B-INLET
- PROPPOSED A-INLET
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE



PROPOSED IMPERVIOUS COVERAGE

EXISTING ROCK ROW	102 S.F.
EXISTING BUILDING FOOTPRINT	5,139 S.F.
EXISTING BUILDING OVERHANG	278 S.F.
EXISTING PAVED PARKING LOT	24,387 S.F.
EXISTING CONCRETE SIDEWALKS, STAIRS & LANDING	1,414 S.F.
EXISTING CONCRETE DUMPSTER PAD	323 S.F.
EXISTING CONCRETE WALL	16 S.F.
EXISTING CONCRETE LIGHT POLE BASES	3 S.F.
EXISTING CONCRETE PAD AT UTILITIES	24 S.F.
EXISTING PAVER BLOCK WALLS – PORTION TO REMAIN	22 S.F.
EXISTING GRAVEL AREAS – PORTION TO REMAIN	685 S.F.
EXISTING BOLLARDS	1 S.F.
EXISTING FREESTANDING SIGN – RELOCATED	6 S.F.
PROPOSED ADDITION	5,978 S.F.
PROPOSED PARKING LOT ADDITION	14,099 S.F.
PROPOSED FRONT AND SIDE CONCRETE SIDEWALK	1,251 S.F.
PROPOSED REAR CONCRETE SIDEWALK	271 S.F.
PROPOSED RETAINING WALL WITH STEPS	183 S.F.
PROPOSED BELGIAN BLOCK CURBING	243 S.F.
TOTAL	54,425 S.F.

54,425 S.F./68,375 S.F. = 0.7959 OR 79.59%

PROPOSED FLOOR AREA

EXISTING LOWER LEVEL FOOTPRINT	5,139 S.F.
EXISTING FIRST FLOOR FOOTPRINT	5,374 S.F.
EXISTING SECOND FLOOR FOOTPRINT	5,545 S.F.
EXISTING THIRD FLOOR FOOTPRINT	5,545 S.F.
PROPOSED LOWER LEVEL ADDITION FOOTPRINT	5,874 S.F.
PROPOSED FIRST FLOOR ADDITION FOOTPRINT	5,935 S.F.
PROPOSED SECOND FLOOR ADDITION FOOTPRINT	5,878 S.F.
PROPOSED THIRD FLOOR ADDITION FOOTPRINT	5,878 S.F.
TOTAL	45,168 S.F.

PARKING REQUIREMENTS – EXISTING BUILDING

PARKING SPACE SIZE 9 FT. x 18 FT.

LOWER LEVEL (OFFICE SPACE)			
4,167 S.F. OFFICE SPACE	1 PARKING SPACE PER 250 S.F.	(4,167 S.F. / 250 S.F.)	= 16.66 SPACES REQUIRED
FIRST FLOOR (RETAIL SPACE)			
2,400 S.F. RETAIL SPACE	1 PARKING SPACE PER 200 S.F.	(2,400 S.F. / 200 S.F.)	= 12.00 SPACES REQUIRED
FIRST FLOOR (APARTMENTS)			
2–BR. APARTMENTS (2 UNITS)	2.0 PARKING SPACES PER 2–BR. UNIT (MID–RISE APARTMENT COMPLEX)	(2.0 SP. X 2 UNITS)	= 4.00 SPACES REQUIRED
SECOND & THIRD FLOOR (APARTMENTS)			
2–BR. APARTMENTS (8 UNITS)	2.0 PARKING SPACES PER 2–BR. UNIT (MID–RISE APARTMENT COMPLEX)	(2.0 SP. X 8 UNITS)	= 16.00 SPACES REQUIRED
		SUBTOTAL	49 SPACES REQUIRED

NOTE
– FLOOR AREAS FOR LOWER LEVEL & FIRST FLOOR EXCLUDE STAIRWELLS, LOBBY, ELEVATOR, MECHANICAL ROOM AND DOOR ENTRANCE LANDINGS.

PARKING REQUIREMENTS – PROPOSED ADDITION

PARKING SPACE SIZE 9 FT. x 18 FT.

LOWER LEVEL (APARTMENTS)			
2–BR. APARTMENTS (3 UNITS)	2.0 PARKING SPACES PER 2–BR. UNIT (MID–RISE APARTMENT COMPLEX)	(2.0 SP. X 3 UNITS)	= 6.00 SPACES REQUIRED
1–BR. APARTMENTS (1 UNIT)	1.8 PARKING SPACES PER 1–BR. UNIT (MID–RISE APARTMENT COMPLEX)	(1.8 SP. X 1 UNIT)	= 1.80 SPACES REQUIRED
FIRST FLOOR (RETAIL SPACE)			
2,657 S.F. RETAIL SPACE	1 PARKING SPACE PER 200 S.F.	(2,657 S.F. / 200 S.F.)	= 13.29 SPACES REQUIRED
FIRST FLOOR (APARTMENTS)			
2–BR. APARTMENTS (2 UNITS)	2.0 PARKING SPACES PER 2–BR. UNIT (MID–RISE APARTMENT COMPLEX)	(2.0 SP. X 2 UNITS)	= 4.00 SPACES REQUIRED
SECOND & THIRD FLOOR (APARTMENTS)			
2–BR. APARTMENTS (8 UNITS)	2.0 PARKING SPACES PER 2–BR. UNIT (MID–RISE APARTMENT COMPLEX)	(2.0 SP. X 8 UNITS)	= 16.00 SPACES REQUIRED
		SUBTOTAL	41 SPACES REQUIRED
		TOTAL EXISTING BUILDING & PROPOSED ADDITION =	90 SPACES REQUIRED

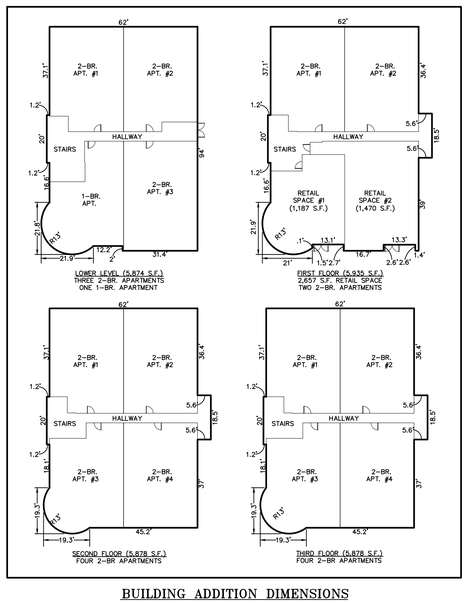
NOTE
– FLOOR AREA FOR FIRST FLOOR EXCLUDES STAIRWELLS AND CORRIDORS.

PARKING PROVIDED

VAN ACCESSIBLE HANDICAP SPACE – 8 FT. X 18 FT. (W/8 FT. ACCESS AISLE)	3 SPACES PROVIDED
STANDARD HANDICAP SPACE – 8 FT. X 18 FT. (W/5 FT. ACCESS AISLE)	2 SPACES PROVIDED
STANDARD PARKING SPACE – 9 FT. X 18 FT.	93 SPACES PROVIDED
TOTAL	98 SPACES PROVIDED

IMPERVIOUS COVERAGE INCREASE

PROPOSED IMPERVIOUS COVERAGE ON RECONFIGURED LOT 5 BLOCK 42	54,425 S.F.
EXISTING IMPERVIOUS COVERAGE WITHIN LIMITS OF PROPOSED NEW AREA OF LOT 5 BLOCK 42 (INCLUDES IMPERVIOUS COVERAGE ORIGINALLY ON LOTS 6, 8 & 9 BLOCK 42)	47,510 S.F.
TOTAL INCREASE IN COVERAGE =	6,915 S.F.



BUILDING ADDITION DIMENSIONS
SCALE: 1" = 30'

SITE LAYOUT PLAN

GRAPHIC SCALE

–20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE
STRUCTURES & LAYOUT SHOWN ON LOT 10 BLOCK 42 PER PROPOSED CONDITIONS AS SHOWN ON 'AMENDED SITE PLAN', CIVIL ENGINEERING INC., JAMES G. GLASSON, NJPE #37703, DATED 12/2/22.

JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

Rev. No.	Description	By	Date

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SHEET 4 OF 11

SITE LAYOUT PLAN
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	6172

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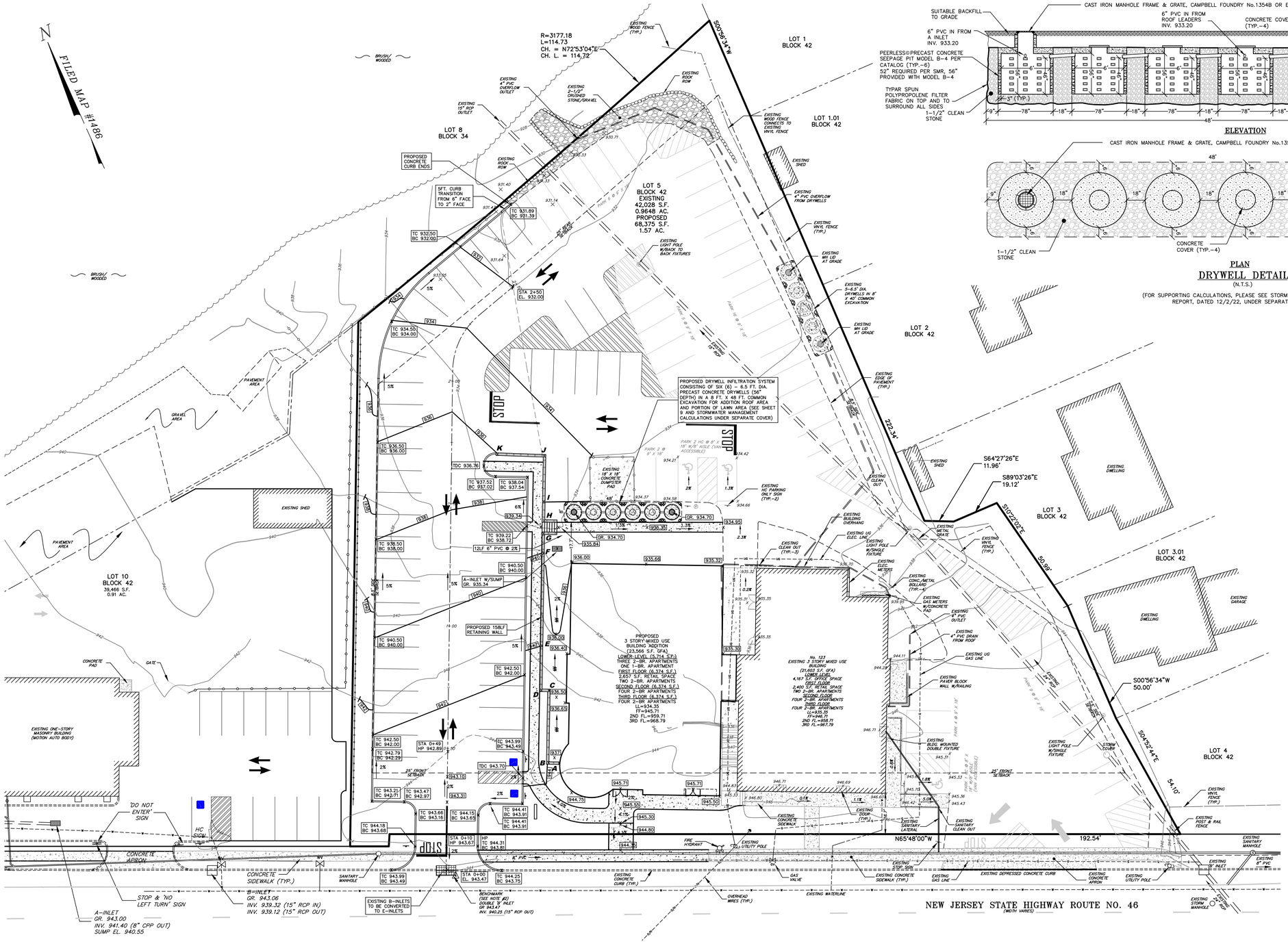

GRADING & UTILITY PLAN

GRAPHIC SCALE

–20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

DRYWELL DETAIL

(N.T.S.)

(FOR SUPPORTING CALCULATIONS, PLEASE SEE STORMWATER MANAGEMENT REPORT, DATED 12/2/22, UNDER SEPARATE COVER)

SOIL LOG

SOIL LOG 1 – PERFORMED OCTOBER 10, 2018

0" – 8"	TOPSOIL 10YR 3/2
8" – 35"	SANDY CLAY LOAM 7.5YR 5/8 5% GRAVEL, 5% COBBLE, 5% STONE SUBANGULAR BLOCKY, FRIABLE
35" – 142"	SANDY LOAM 7.5YR 4/6 15% GRAVEL, 10% COBBLE, 10% STONE SINGLE GRAIN, LOOSE

ROOTS TO 35"
SAMPLE @ 41" (SCRA RESULT = K3)
SEEPAGE @ 142" = SHWT
NO MOTTLING, NO LEDGE

*SOIL LOG PERFORMED FOR PREVIOUS DRYWELL SYSTEM LOCATED ON LOT, AND DONE AT A SIMILAR ELEVATION, TYPICAL RESULTS ARE EXPECTED AS SHOWN ABOVE.

UTILITY NOTES:

1.) CONTRACTOR TO VERIFY ALL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2.) REFUSE PICKUP (TRASH & RECYCLABLES) TO BE CONTRACTED BY A PRIVATE HAULER.
3.) WATER IS CURRENTLY PROVIDED BY AN EXISTING CONNECTION TO THE PUBLIC WATER SUPPLY, LOCATED IN US STATE HIGHWAY ROUTE 46, WHICH IS TO REMAIN AND ALSO SOURCE THE NEW ADDITION.
4.) SANITARY SEWERAGE IS CURRENTLY PROVIDED BY AN EXISTING CONNECTION TO THE PUBLIC SEWER SYSTEM LOCATED IN US STATE HIGHWAY ROUTE 46, WHICH IS TO REMAIN AND ALSO SOURCE THE NEW ADDITION.
5.) ELECTRIC, CATV & PHONE IS CURRENTLY PROVIDED BY EXISTING UNDERGROUND UTILITY CABLE CONNECTION(S) TO THE EXISTING UTILITY POLE ADJACENT TO THE LOT ALONG US HIGHWAY ROUTE 46. THESE CONNECTIONS TO REMAIN AND ALSO PROVIDE FOR THE NEW ADDITION.
6.) GAS SERVICE IS CURRENTLY PROVIDED BY AN EXISTING UNDERGROUND TIE IN TO GAS MAIN ALONG US STATE HIGHWAY ROUTE 46. THIS CONNECTION TO REMAIN AND ALSO SOURCE THE NEW ADDITION.

PROPOSED BUILDING HEIGHT CALCULATION

1.) THE VERTICAL DISTANCE FROM THE AVERAGE GROUND ELEVATION AROUND THE ENTIRE EXPANDED FOUNDATION TO THE LEVEL OF THE HIGHEST POINT OF THE ROOF SURFACE.

$$\frac{936.00 + 935.32 + 936.70 + 944.11 + 946.60 + 945.33 + 944.75 + 936.45}{8} = 940.65$$

2.) PEAK ELEVATION = FF + 38.00 = 945.71 + 38.00 = 983.71

3.) BUILDING HEIGHT = PEAK ELEVATION – AVERAGE GRADE
= 983.71 – 940.65 = 43.06 FT.*

* VARIANCE REQUIRED

RETAINING WALL NOTE

DETAILS AND STRUCTURAL CALCULATIONS FOR PROPOSED RETAINING WALL TO BE PROVIDED BY OTHERS. WALL PLANS WILL BE SUBMITTED TO BOROUGH BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

RETAINING WALL GRADES

PROPOSED CONCRETE RETAINING WALL – 158LF

POINT No.	TOP OF WALL	BOTTOM OF WALL
A	TW 945.70	BW 937.10
B	TW 944.00	BW 937.10
C	TW 942.90	BW 936.40
D	TW 942.86	BW 936.50
E	TW 942.00	BW 936.30
F	TW 940.00	BW 935.50
G	TW 939.38	BW 936.00
H	TW 939.30	BW 936.50
I	TW 938.74	BW 935.20
J	TW 937.68	BW 935.00
K	TW 937.00	BW 936.00

JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

SHEET 5 OF 11

Rev. No.	Description	By	Date

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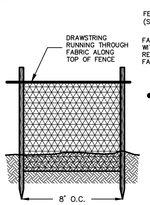
GRADING & UTILITY PLAN
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By: JG	Date: 12/2/22
Drawn By: WBB	Project No: 6172

MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER". SPECIFIED RATES AND LOCATIONS SHALL BE AS ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED & MAINTAINED DAILY.
9. STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT TOE OF SLOPE.
10. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL FOR CHART AND DIMENSIONS.
11. ALL NEW ROADWAYS WILL BE TREATED WITH A SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
15. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
17. ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN, OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION, ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
18. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
19. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
20. CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
21. TOPSOIL STOCKPILE PROTECTION
    - A. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
    - B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS./1000 S.F.
    - C. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1000 S.F. AND ANNUAL RYEGRASS AT A RATE OF 1 LB/1000 S.F.
    - D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS/1000 S.F.
    - E. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
    - F. PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
22. TEMPORARY STABILIZATION SPECIFICATIONS
    - A. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
    - B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS./1000 S.F.
    - C. APPLY PERENNIAL RYEGRASS AT 1 LB/1,000 SF AND ANNUAL RYEGRASS AT 1 LB/1,000 SF.
    - D. MULCH STOCKPILE WITH HAY OR STRAW. APPLY AT A RATE OF 90 LBS/1000 S.F.
    - E. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
23. PERMANENT STABILIZATION SPECIFICATIONS
    - A. APPLY TOPSOIL TO A DEPTH OF 5" (UNSETTLED).
    - B. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS./1000 S.F. AND WORK FOUR INCHES (4") INTO SOIL.
    - C. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS./1000 S.F.
    - D. APPLY HARD FESCUE AT 2.7 LBS/1,000 SF, CREEPING RED FESCUE 0.7 LBS/1,000 SF, AND PERENNIAL RYEGRASS AT 0.25 LBS/1,000 SF
    - E. MULCH WITH HAY OR STRAW. APPLY AT A RATE OF 90 LBS/1000 S.F.
    - F. APPLY LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

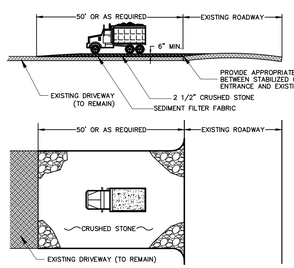
NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION METTING HELD.



GENERAL NOTES:
1. FENCE POSTS SHALL BE SPACED 8' O.C. OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FT. INTO THE GROUND AND EXTEND AT LEAST 2 FT. ABOVE THE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS. TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP INTO THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

MAINTENANCE NOTES:
1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

SILT FENCE DETAIL
(N.T.S.)

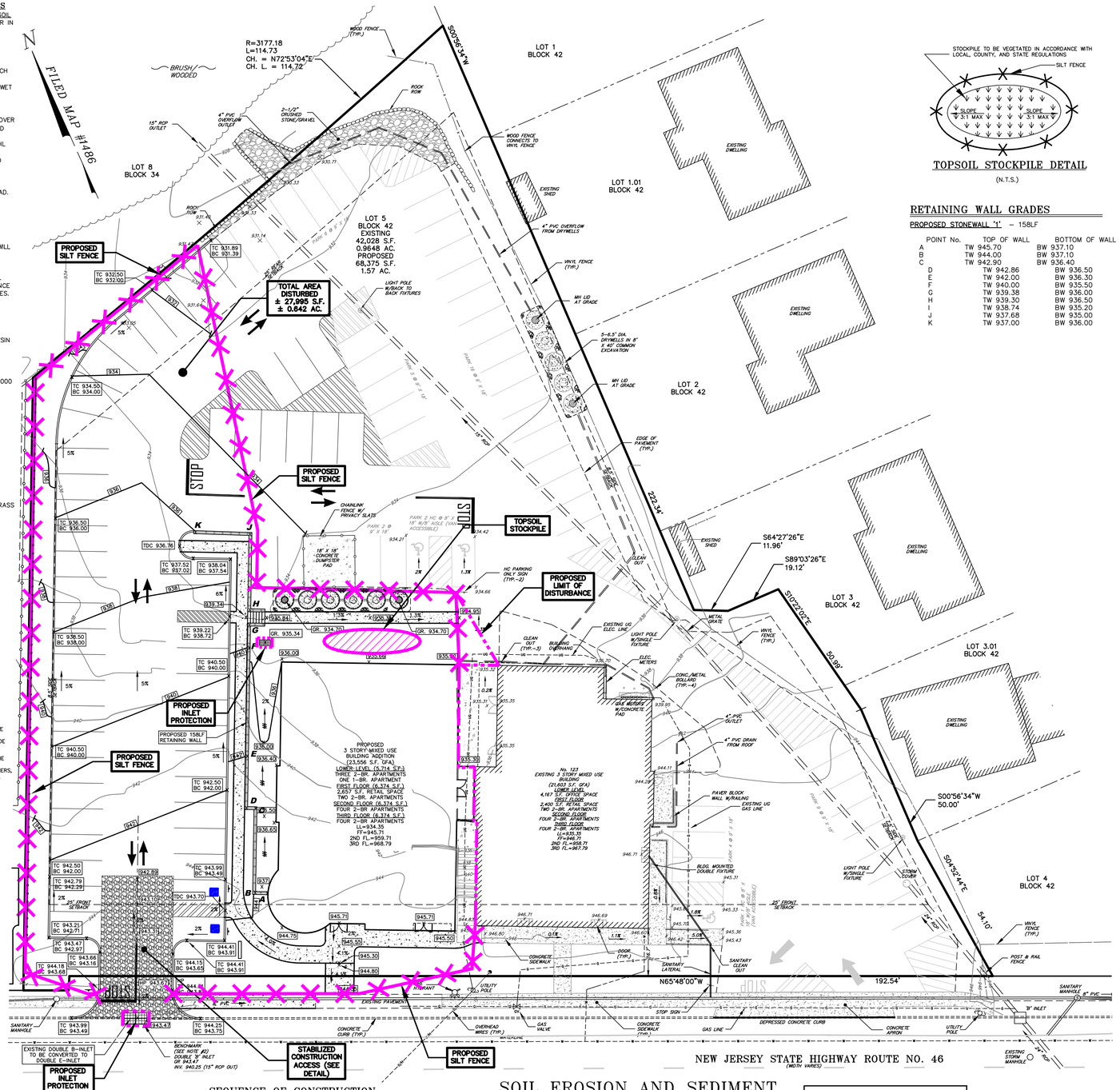


NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP.)

CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY



SEQUENCE OF CONSTRUCTION

DESCRIPTION	TIME FRAMES
1. DEMOLISH ALL STRUCTURES ON LOTS 6, 8 7 9 AND REMOVE ALL DEBRIS AND PAVEMENT	14 DAY(S)
2. INSTALL FABRIC FILTER FENCES, AND WHEEL CLEARING APRON.	7 DAY(S)
3. CONVERT B-INLETS TO E-INLETS AND APPLY INLET PROTECTION	3 DAY(S)
4. LOCATE ALL UNDERGROUND UTILITIES	1 DAY(S)
5. REPLACE EXISTING DEPRESSED CURB WITH DOT COMPLIANT CURBING.	3 DAY(S)
6. STRIP PARKING AREAS, STOCKPILE, SEED, STABILIZE.	2 DAY(S)
7. ROUGH GRADE ALL PARKING AREAS.	2 DAY(S)
8. BEGIN CONSTRUCTION OF ADDITION	120 DAY(S)
9. INSTALL CONCRETE SIDEWALK.	3 DAY(S)
10. INSTALL LIGHTING FIXTURES.	2 DAY(S)
11. TIE IN ALL UTILITIES	2 DAY(S)
12. INSTALL QUARRY PROCESS STONE & BASE TO PARKING AREAS WHERE NEEDED.	2 DAY(S)
13. FINISH BUILDING ADDITION	90 DAY(S)
14. SCARIFY/TILL SUBSOIL TO A DEPTH OF 6"	2 DAY(S)
15. LANDSCAPING.	3 DAY(S)
16. SLOPE STABILIZATION - PERMANENT SEEDING.	1 DAY(S)
17. INSTALL PAVEMENT TOP COURSE ON PARKING AREAS.	2 DAY(S)
18. PARKING LOT STRIPING & SIGNAGE.	2 DAY(S)
19. REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES.	1 DAY(S)
	±262 DAYS

SOIL EROSION AND SEDIMENT CONTROL PLAN
GRAPHIC SCALE

-20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND
- CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE
- TOPSOIL STOCKPILE
- (108.7) PROPOSED SPOT GRADE
- PROPOSED INLET PROTECTION

RESTORATION AREA
AREA TO BE RESTORED = 5,748 S.F.

TOPSOIL STOCKPILE DETAIL
(N.T.S.)

RETAINING WALL GRADES

PROPOSED STONEWALL '1' – 158LF

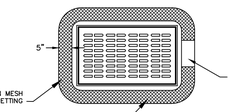
POINT No.	TOP OF WALL	BOTTOM OF WALL
A	TW 945.70	BW 937.10
B	TW 944.00	BW 937.10
C	TW 942.90	BW 936.40
D	TW 942.86	BW 936.50
E	TW 942.00	BW 936.30
F	TW 940.00	BW 935.50
G	TW 939.38	BW 936.00
H	TW 939.30	BW 936.50
I	TW 938.74	BW 935.20
J	TW 937.68	BW 935.00
K	TW 937.00	BW 936.00

LOCATION PLAN SOIL SURVEY
SCALE: (N.T.S.)

LOCATION PLAN FROM U.S.G.S.
SCALE: (1"=2000')

DUST CONTROL MATERIALS			
MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) – SPRAY ON POLYACRYLAMIDE (PAM) – DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD.		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.
STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

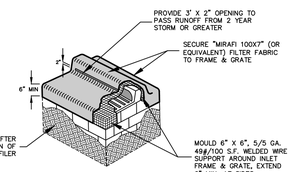


AS MANUFACTURED BY NEW PIG, OR EQUIVALENT

NOTE: TWO TRAFFIC CONES TO BE PLACED ON EACH SIDE OF INLET

TYPES 'A' & 'E'

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. INSPECTION SHALL BE FREQUENT, MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABLIZIED.



1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. IF BOTTOM OF ROADWAY BOX IS BELOW TOP OF GRATE, CONSTRUCT OPENINGS IN INLET WALL TO ALLOW WATER TO FLOW IN, COVER OPENINGS WITH WELDED WIRE SUPPORT AND FILTER FABRIC.
3. INSPECTION SHALL BE FREQUENT, MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABLIZIED.

TYPE 'B'

TEMPORARY CONSTRUCTION FILTER DETAIL
(N.T.S.)

SHEET 6 OF 11

Rev. No.	Description	By	Date

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PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

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Telephone: (973) 426-1776
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N.J. – C of A #24GA27922000

SOIL EROSION & SEDIMENT CONTROL PLAN
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	6172

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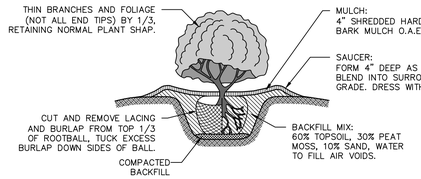
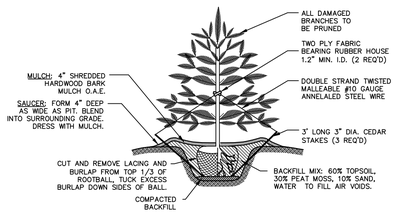
LANDSCAPING NOTES:

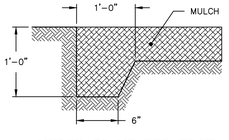
1. ALL BEDS (OUTLINED) TO BE PLANTED WITH HARDWOOD MULCH.
2. ALL PLANT MATERIALS, PLANTING PRACTICES AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" PROMULGATED BY THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
3. TREE STAKES AND WIRES SHALL BE REMOVED AFTER ONE YEAR FROM THE TIME OF INSTALLATION.
4. LAWN AREAS SHALL BE SEEDED AND MULCHED.



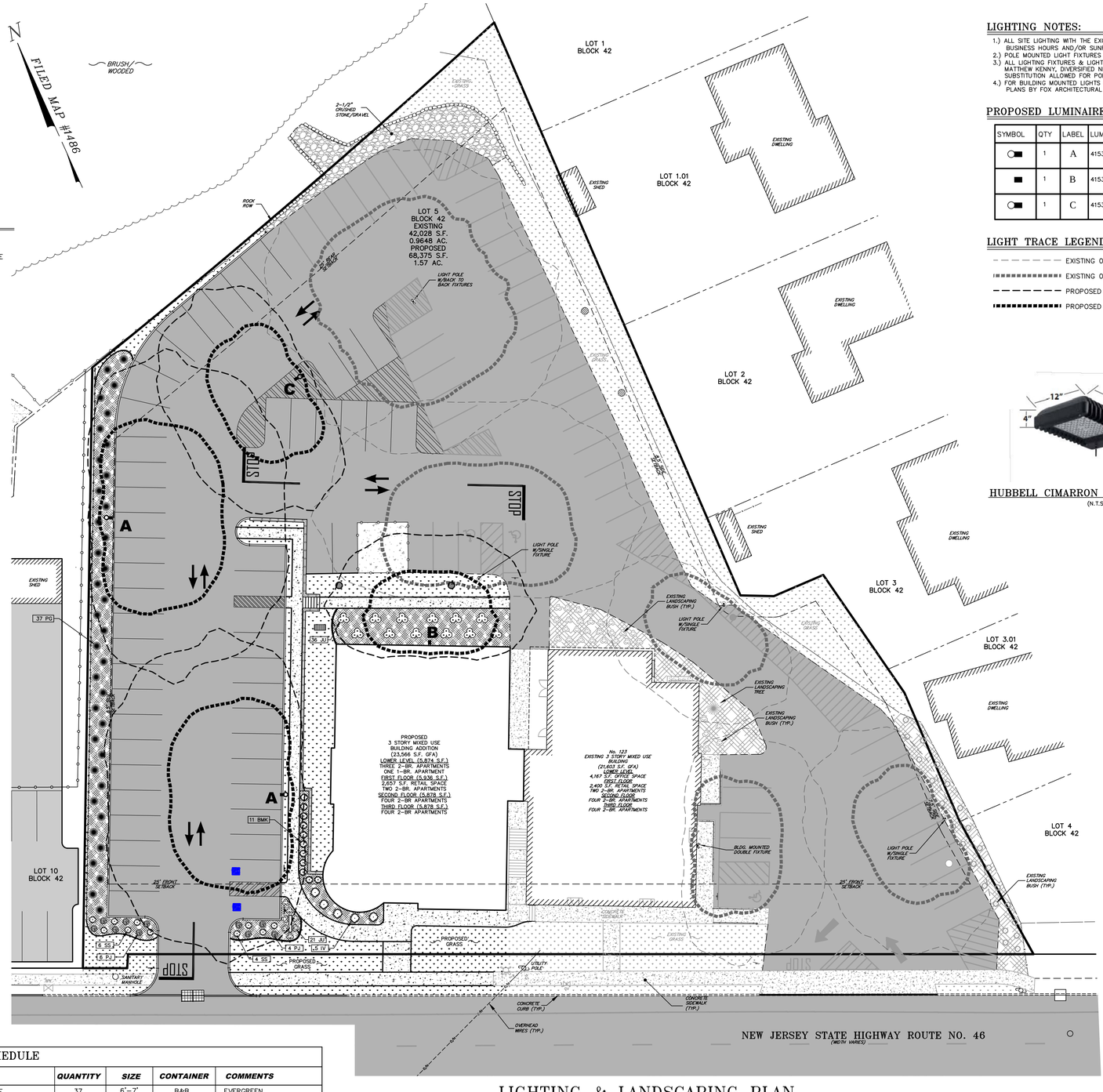
TYPICAL SHRUB PLANTING
(N.T.S.)



CONIFER/DECIDUOUS TREE PLANTING
(N.T.S.)



MULCH PLANT BED EDGE
(N.T.S.)



LIGHTING NOTES:

1.) ALL SITE LIGHTING WITH THE EXCEPTION OF MINIMUM ILLUMINATION REQUIRED FOR SECURITY PURPOSES SHALL BE TIMECLOCK OPERATED BASED UPON BUSINESS HOURS AND/OR SUNRISE & SUNSET.
2.) POLE MOUNTED LIGHT FIXTURES TO BE MOUNTED AT HEIGHTS (FROM LENS TO FINAL GRADE) AS SHOWN IN CHART BELOW.
3.) ALL LIGHTING FIXTURES & LIGHTING CALCULATIONS GENERATED BY DIVERSIFIED NEW JERSEY. FOR ADDITIONAL SUPPORT AND ORDERING INFO, CONTACT MATTHEW KENNY, DIVERSIFIED NEW JERSEY, 55 LANE ROAD, SUITE 360, FAIRFIELD, NJ 07004. CELL: 973-885-1205, EMAL: MKENNY@DIVNJ.COM. NO SUBSTITUTION ALLOWED FOR POLES & POLE MOUNTED FIXTURES.
4.) FOR BUILDING MOUNTED LIGHTS OVER SIGNS (GOOSENECKS), PLEASE SEE ARCHITECT'S FRONT ELEVATION VIEW FOR LAYOUT. FOR FURTHER DETAILS, SEE PLANS BY FOX ARCHITECTURAL DESIGN PC, KENNETH J. FOX, AIA, UNDER SEPARATE COVER.

PROPOSED LUMINAIRE SCHEDULE

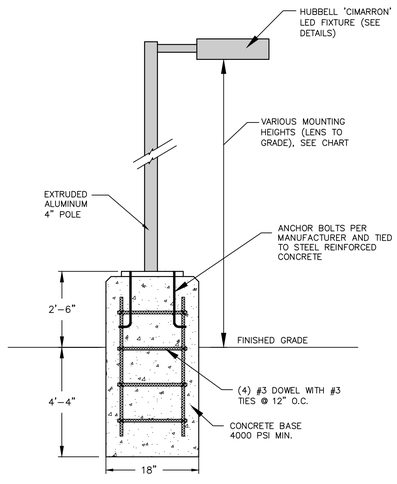
SYMBOL	QTY	LABEL	LUMENS	LLF	WATTS	MOUNTING	HEIGHT	DESCRIPTION
	1	A	4153	1.0	76	POLE MOUNTED, SINGLE FIXTURE	18 FT.	HUBBELL 'CIMARRON' CL1S 32 LED AREA LUMINAIRE W/TYPE IV DISTRIBUTION PATTERN & BACKLIGHT CONTROL CL1S-32L-3K-4-BC
	1	B	4153	1.0	76	BUILDING MOUNTED, SINGLE FIXTURE	10 FT.	HUBBELL 'CIMARRON' CL1S 16 LED AREA LUMINAIRE W/TYPE IV DISTRIBUTION PATTERN & BACKLIGHT CONTROL CL1S-16L-3K-4-BC
	1	C	4153	1.0	76	POLE MOUNTED, SINGLE FIXTURE	14 FT.	HUBBELL 'CIMARRON' CL1S 16 LED AREA LUMINAIRE W/TYPE IV DISTRIBUTION PATTERN & BACKLIGHT CONTROL CL1S-16L-3K-4-BC

LIGHT TRACE LEGEND

- EXISTING 0.1 FOOTCANDLE LIGHT TRACE
- EXISTING 0.5 FOOTCANDLE LIGHT TRACE
- PROPOSED 0.5 FOOTCANDLE LIGHT TRACE
- PROPOSED 0.5 FOOTCANDLE LIGHT TRACE

HUBBELL CIMARRON LED CL1S FIXTURE
(N.T.S.)

CIMARRON LED OPTICS (16 & 32 LED LAYOUTS)
(N.T.S.)



POLE MOUNTING BASE
(N.T.S.)

PLANTING SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	CONTAINER	COMMENTS
	PG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	37	6'-7'	B&B	EVERGREEN
	BMK	BUXUS MICROPHYLLA KOREANA	KOREAN BOXWOOD	11	3'	B&B	EVERGREEN
	IV	ITEA VIRGINICA 'SPRICH'	VIRGINIA SWEETSPIRE - LITTLE HENRY	5	16-24"	CONTAINER	DECIDUOUS
	JU	JUNIPEROUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	57	12"-18"	B&B	EVERGREEN
	SS	SARCOCOCCA 'SWEETBOX'	HIMALAYAN SWEETBOX	10	12"-15"	CONTAINER	EVERGREEN
	PJ	PIERIS JAPONICA 'PRELUDE'	PRELUDE ANDROMEDA	10	24"	CONTAINER	EVERGREEN
		PROPOSED GRASS					TO BE TOPSOILED, SEEDED & MULCHED AS NECESSARY
		PROPOSED MULCH BED					
		EXISTING LANDSCAPED AREA					

LIGHTING & LANDSCAPING PLAN

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

Rev. No.	Description	By	Date

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BUDD LAKE, N.J. 07828
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N.J. - C of A #24GA27922000

SHEET 7 OF 11

LIGHTING & LANDSCAPING PLAN
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	6172

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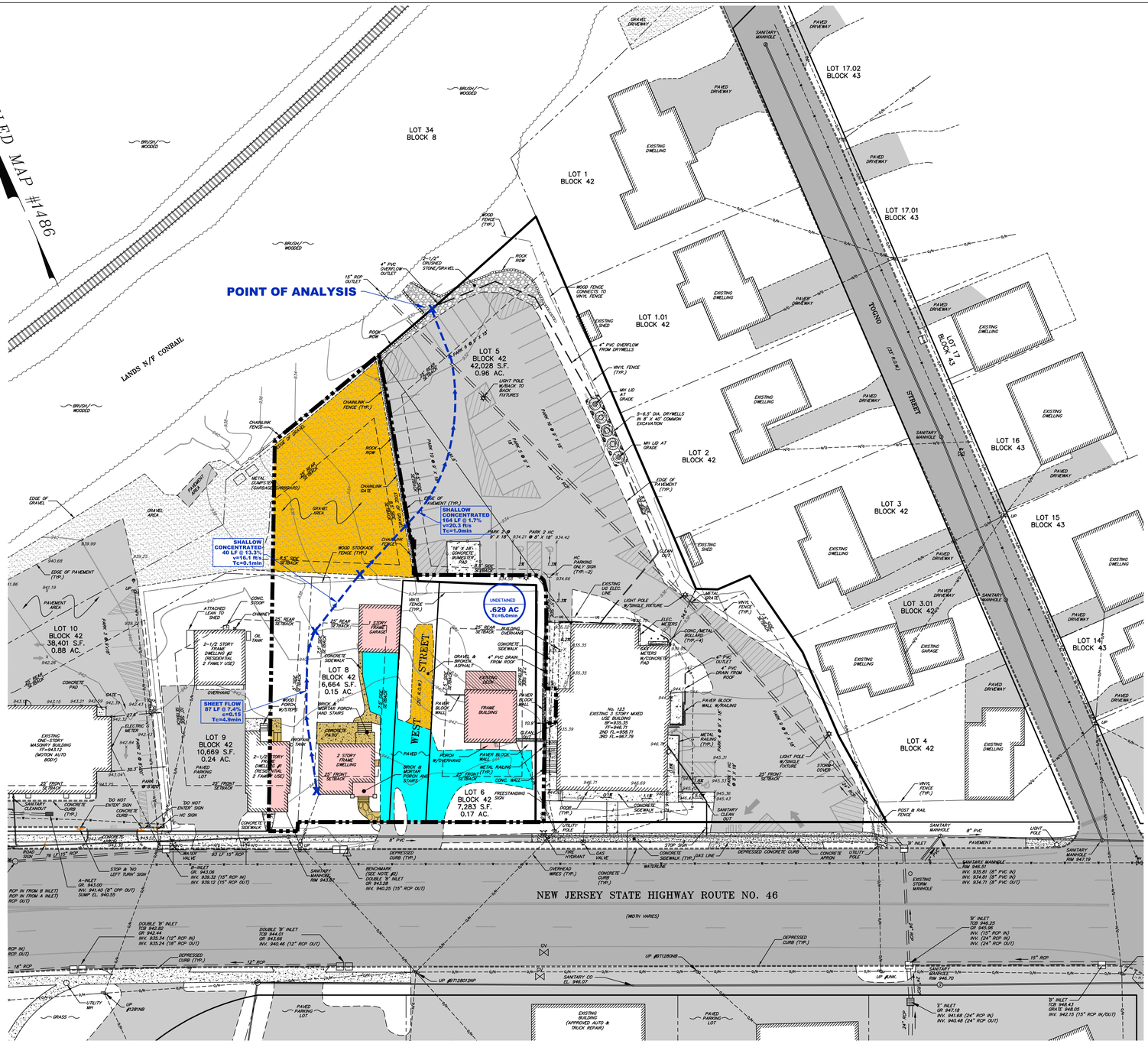

PRE DEVELOPMENT AREAS

	AREA
PAVED PARKING, HSG C	3,345 S.F.
UNCONNECTED PAVEMENT, HSG C	7,032 S.F.
ROOFS, HSG C	3,025 S.F.
UNCONNECTED PAVEMENT, HSG C	687 S.F.
> 75% GRASS COVER, GOOD, HSG C	13,332 S.F.
	27,421 S.F. / 0.629 AC.

LIMIT OF DRAINAGE AREA

DRAINAGE AREAS LEGEND:

A / 1.23 AC — DRAINAGE AREA DESIGNATION; TOTAL AREA (AC)

TIME OF CONCENTRATION FLOW PATH

X — BEGINNING/ENDING OF FLOW PATH

LEGEND:

- SUBJECT PROPERTY LINE (OUTBOUND)
- ADJACENT PROPERTY LINES
- EXISTING R.O.W.
- INDEX CONTOUR
- INTERIOR CONTOUR
- EXISTING PAVEMENT
- 40' REAR SETBACK — EXISTING SETBACK LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING STORM SEWER
- EXISTING SANITARY LINE
- EXISTING DRIVEWAY
- EXISTING BUILDING
- EXISTING BUILDING OVERHANG
- EXISTING GRAVEL
- EXISTING CURB
- EXISTING CONCRETE
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXISTING CHAINLINK FENCE
- EXISTING STOCKADE FENCE
- EXISTING RAILING
- EXISTING ROCK ROW
- EXISTING SIGN
- EXISTING B-INLET
- GV — EXISTING GAS VALVE
- WV — EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE

PRE-DEVELOPMENT DRAINAGE AREA PLAN

GRAPHIC SCALE

−30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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PRE-DEVELOPMENT DRAINAGE AREA PLAN
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	6172

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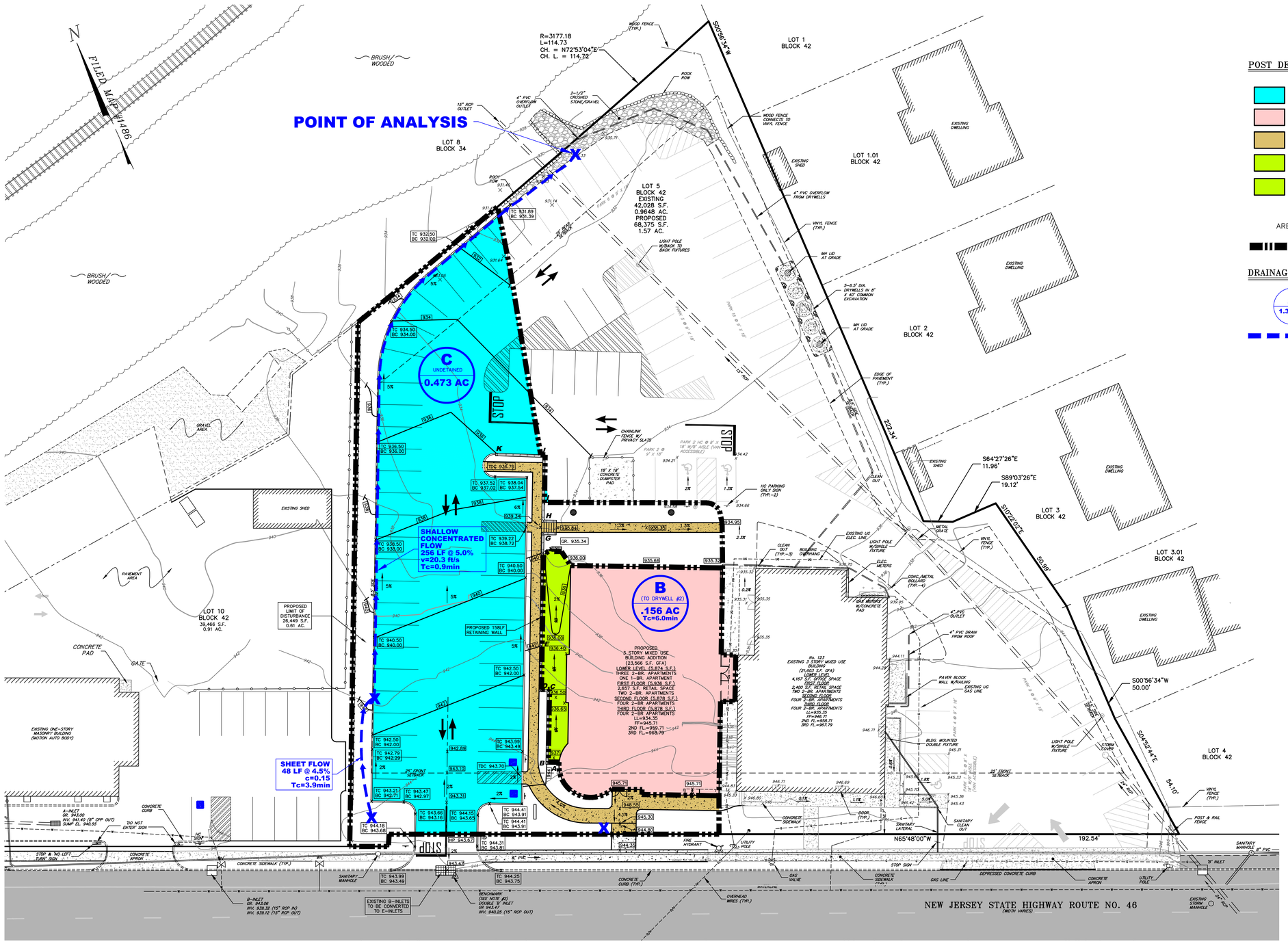

POST DEVELOPMENT AREAS

		AREA
	PAVED PARKING, HSG C	13,386 S.F.
	ROOFS, HSG C	5,978 S.F.
	UNCONNECTED PAVEMENT, HSG C	1,534 S.F.
	> 75% GRASS COVER, GOOD, HSG C	827 S.F.
	> 75% GRASS COVER, GOOD, HSG C	5,696 S.F.
		27,421 S.F. / 0.629 AC.

AREA A (20,616 S.F.) + AREA B (6,805 S.F.) = 27,421 S.F. / 0.629 AC.

LIMIT OF DRAINAGE AREA

DRAINAGE AREAS LEGEND:

A / 1.38 AC — DRAINAGE AREA DESIGNATION / TOTAL AREA (AC)

TIME OF CONCENTRATION FLOW PATH

X — BEGINNING/ENDING OF FLOW PATH

RETAINING WALL GRADES

PROPOSED STONEWALL '1' – 158LF

POINT No.	TOP OF WALL	BOTTOM OF WALL
A	TW 945.70	BW 937.10
B	TW 944.00	BW 937.10
C	TW 942.90	BW 936.40
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G	TW 939.38	BW 936.00
H	TW 939.30	BW 936.50
I	TW 938.74	BW 935.20
J	TW 937.68	BW 935.00
K	TW 937.00	BW 936.00

POST DEVELOPMENT DRAINAGE AREA PLAN

GRAPHIC SCALE

−20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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POST DEVELOPMENT DRAINAGE AREA PLAN
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	6172

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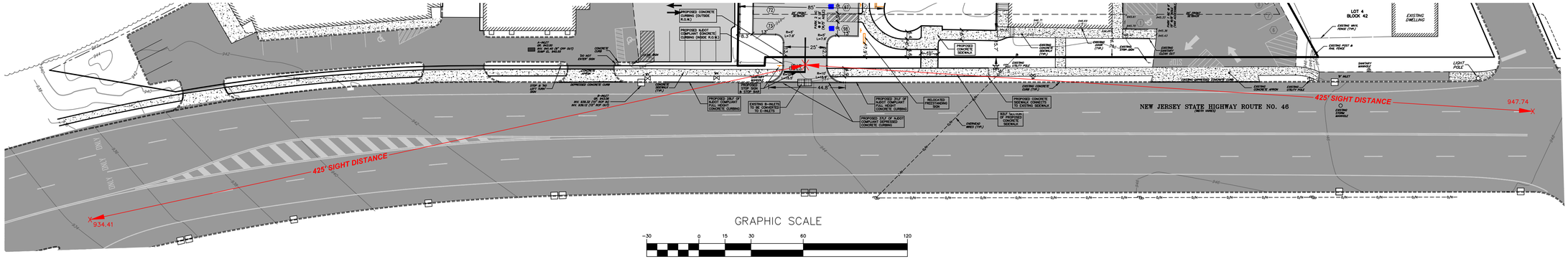
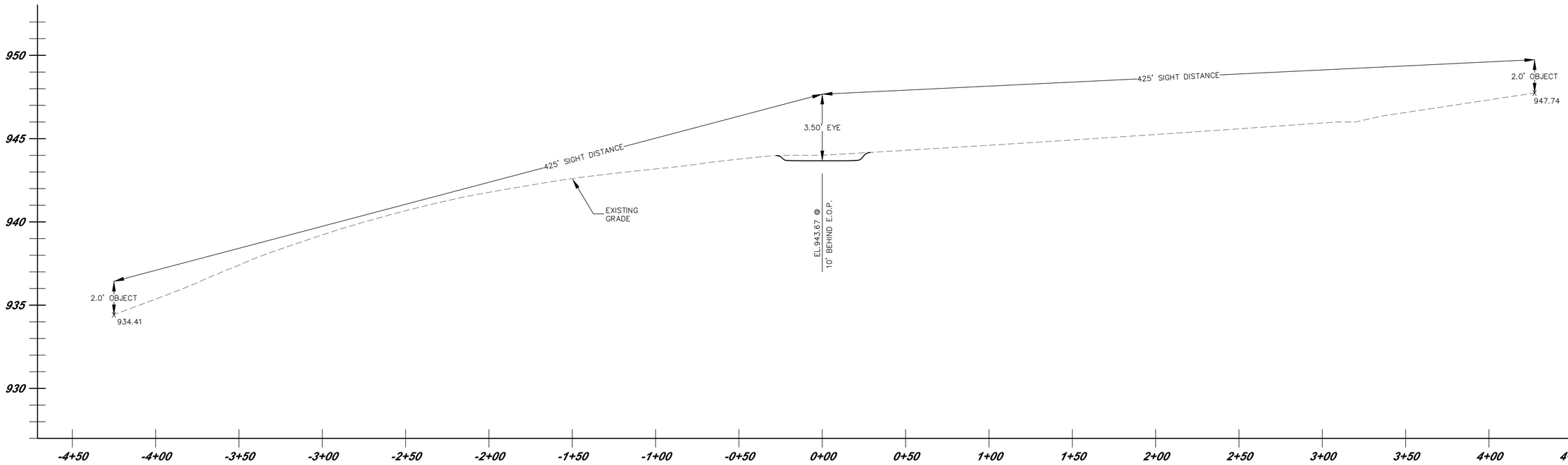


GRAPHIC SCALE

−30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.



SIGHT DISTANCE PROFILE

SCALE 1" = 30' HORIZ.
1" = 3' VERT.

AS PER NJDOT, 50 MPH ZONE REQUIRES 425 FT. SIGHT DISTANCE IN EACH DIRECTION.

SHEET 10 OF 11

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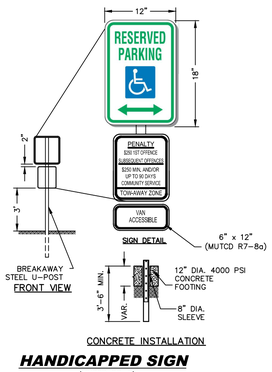
SIGHT DISTANCE ANALYSIS
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	CH	Project No:	6172

L:\6172 – Dellamo-Retail-Netcong\dwg\Amended Site Plan\6172-10 ASP Driveway Details.dwg PS:CivilInc.ctb

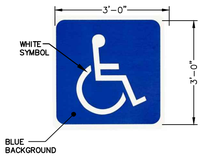
CONSTRUCTION DETAILS



HANDICAPPED SIGN

(MUTCD R7-8)

NOTE: SIGN TO SPECIFY "VAN ACCESSIBLE", EITHER ON TOP PORTION OR WITH ADDITIONAL (R7-8a) SIGN

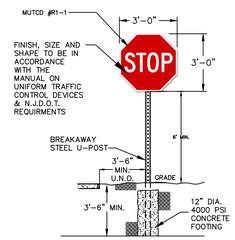


HANDICAPPED MARKING

(N.T.S.)

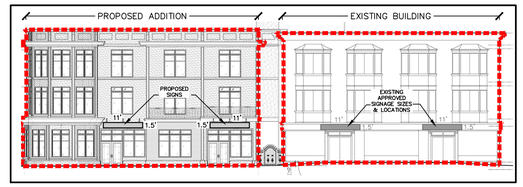
STOP BAR DETAIL

(N.T.S.)



STOP SIGN DETAIL

(N.T.S.)

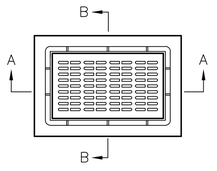


FRONT FACADE WITH SIGNS

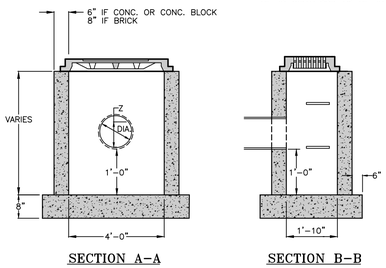
SCALE: 1" = 20'

SIGNAGE CALCULATIONS
AS PER ORDINANCE, "MAXIMUM SIGNAGE OF 10% OF THE BUILDING FACADE AREA UPON WHICH THE SIGN IS TO BE MOUNTED OR 45 SQUARE FEET, WHICHEVER IS LESS"
–FRONT FACADE = ±4,689 S.F.
–10% FACADE = 468.9 S.F.
–USE MAXIMUM OF 45 S.F.
–EXISTING SIGNS – 2 @ 1.5' x 11' = 33 S.F. SUBTOTAL
–PROPOSED SIGNS – 2 @ 1.5' x 11' = 33 S.F. SUBTOTAL
66 S.F. TOTAL*

* VARIANCE REQUIRED (ADDITIONAL VARIANCE REQUIRED FOR > 2 BUILDING MOUNTED SIGNS)

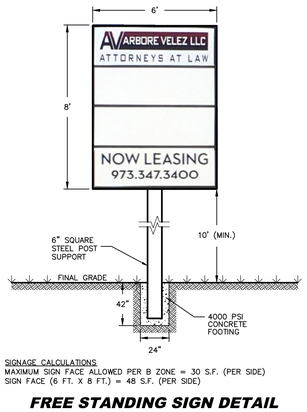


GENERAL NOTES:
1.) FOOTER TO BE N.J.D.T. CLASS "D" CONCRETE.
2.) INVERT TO BE CLASS "C" CONCRETE.
3.) IF WALL CONSTRUCTION IS OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4.) GRATE TO BE NO. 2617 0362 AND FRAME TO BE NO. 3432 AS MANUFACTURED BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL.
5.) PROVIDE 3/4" DIA. W.I. LADDER RUNGS, 18" O.C.
6.) WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW DEPTH OF 8'–0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSIONS SHALL BE INCREASED TO 12" IN WIDTH AND TO 12" IN DEPTH.



TYPE "A" INLET WITH SUMP DETAIL

(N.T.S.)

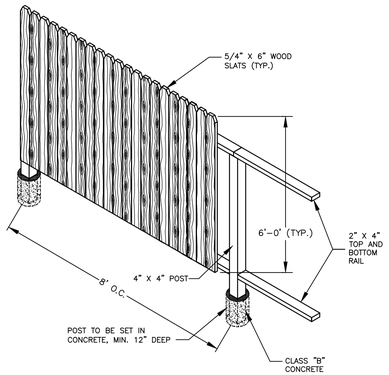


SIGNAGE CALCULATIONS
MAXIMUM SIGN FACE ALLOWED PER B ZONE = 30 S.F. (PER SIDE)
SIGN FACE (6 FT. X 8 FT.) = 48 S.F. (PER SIDE)

FREE STANDING SIGN DETAIL

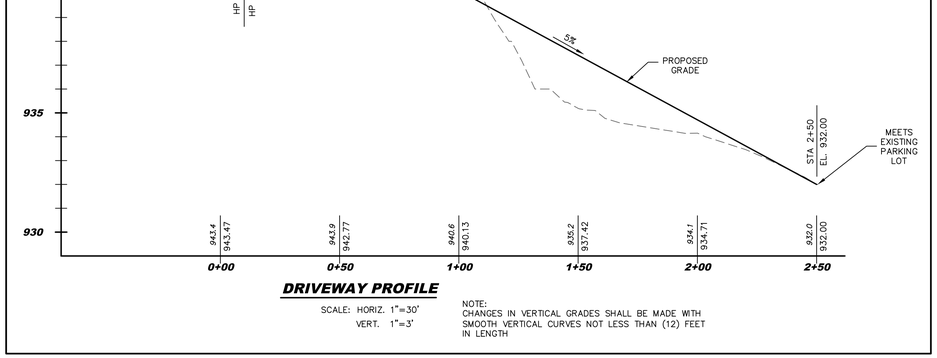
(EXISTING SIGN TO BE RELOCATED)

(N.T.S.)



"STOCKADE" TYPE FENCE DETAIL

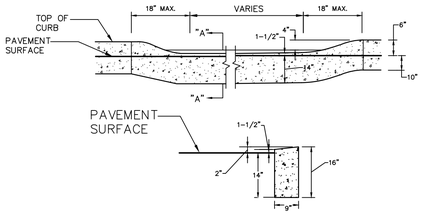
(N.T.S.)



DRIVEWAY PROFILE

SCALE: HORIZ. 1"=30'
VERT. 1"=3'

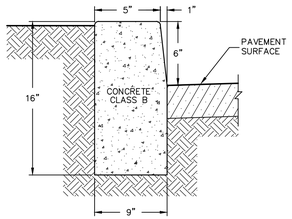
NOTE:
CHANGES IN VERTICAL GRADES SHALL BE MADE WITH SMOOTH VERTICAL CURVES NOT LESS THAN (12) FEET IN LENGTH



SECTION A–A

DEPRESSED CONCRETE CURB DETAIL

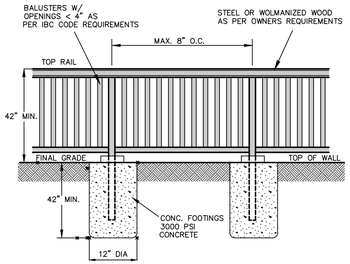
(N.T.S.)



NOTE:
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20 FEET APART AND SHALL BE FILLED WITH A CELLULAR COMPRESSION MATERIAL, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

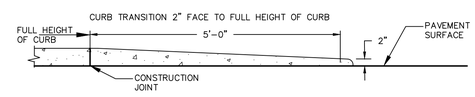
CONCRETE CURB DETAIL

(N.T.S.)



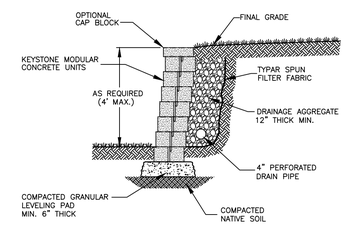
SAFETY RAILING DETAIL

(N.T.S.)



5' CURB TRANSITION DETAIL

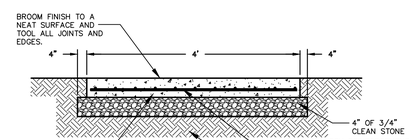
(N.T.S.)



TYPICAL KEYSTONE RETAINING WALL

TYPICAL SECTION FOR ALL WALL HEIGHTS ≤ 4 FT., FOR ALL SECTIONS OVER 4 FT. HEIGHT, PLEASE SEE DETAILS AND PLANS BY OTHERS

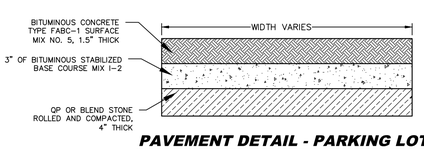
(N.T.S.)



NOTE:
–EXPANSION JOINTS SHALL BE 1/2" WIDE AT MAXIMUM 6' INTERVALS. JOINTS SHALL BE FILLED WITH A CELLULAR COMPRESSION MATERIAL, RECESSED 1/4" FROM TOP.

CONCRETE SIDEWALK DETAIL

(N.T.S.)

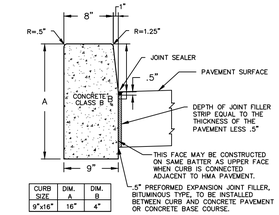


PAVEMENT DETAIL - PARKING LOT

(N.T.S.)

(FOR ALL AREAS OF NEW PAVEMENT)

NJDOT DETAILS



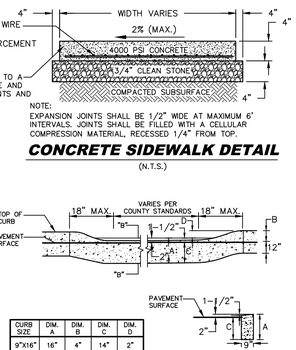
CURB SIZE	DIM. A	DIM. B
9"x16"	16"	4"

NOTES:
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20 FEET APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS–IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
2. EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

NJDOT - GREY CONCRETE VERTICAL CURB (WITHIN NJDOT R.O.W.)

(N.T.S.)

NOTE:
ALL CURB AND PAVEMENT WITHIN RT. 46 RIGHT OF WAY TO CONFORM TO ABOVE NJDOT SPECIFICATIONS. IF EXISTING ON SITE CURBING HAS A CURB FACE WHICH DIFFERS FROM FROM 4", A 10' TRANSITION MUST BE PROVIDED BETWEEN THE DIFFERENT TYPES OF CURBING. THE TRANSITION MUST TAKE PLACE ENTIRELY ON–SITE.



NOTE:
EXPANSION JOINTS SHALL BE 1/2" WIDE AT MAXIMUM 6' INTERVALS. JOINTS SHALL BE FILLED WITH A CELLULAR COMPRESSION MATERIAL, RECESSED 1/4" FROM TOP.

CONCRETE SIDEWALK DETAIL

(N.T.S.)

CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D
9"x16"	16"	4"	14"	2"
9"x18"	18"	6"	16"	4"

DEPRESSED CONCRETE CURB DETAIL

(N.T.S.)

JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

Rev. No.	Description	By	Date

CIVIL ENGINEERING, INC.
1 COVE STREET
BUDD LAKE, N.J. 07828
Telephone: (973) 426–1776
Fax: (973) 426–0716
N.J. – C of A #24GA27922000

SHEET 11 OF 11

CONSTRUCTION DETAILS PLAN
FOR:
LOT 5 BLOCK 42
'123 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	12/2/22
Drawn By:	CH	Project No:	6172