

AMENDED SITE PLAN

FOR LOT 10 BLOCK 42

'MOTION AUTO BODY'
'111 LEDGEWOOD AVENUE (AKA ROUTE 46)'

SITUATED IN :
THE BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

GENERAL NOTES

- 1.) APPLICANT: BEN DELLAMO 30 CHURCH STREET NETCONG, NJ 07857 OWNER: MOTION PROPERTIES LLC 111 LEDGEWOOD AVE. NETCONG, NJ 07857
- 2.) THE SUBJECT PROPERTY IS KNOWN AS LOT 10 BLOCK 42 AS SHOWN ON SHEET 7 OF THE BOROUGH OF NETCONG TAX MAPS. THE EXISTING PROPERTY CONTAINS 38,401 S.F. OR 0.88 AC. THE PROPERTY IS CURRENTLY IN THE PROCESS OF BEING SUBDIVIDED WITH ADJACENT LOTS. THE PROPOSED LOT SIZE AFTER SUBDIVISION IS 39,466 S.F. OR 0.91 AC.
- 3.) LOT DIMENSIONS (METES & BOUNDS) FOR LOT 10 BLOCK 42 PER BOUNDARY SURVEY PREPARED BY CIVIL ENGINEERING, INC., ROBERT H. JORDAN JR., NPLS #34485, DATED 9/1/22. PROPOSED NEW PROPERTY LINES PER MINOR SUBDIVISION PLAN (3 SHEETS) BY CIVIL ENGINEERING INC., JAMES G. GLASSON, N.J.E. #37703, DATED 12/2/22.
- 4.) TOPOGRAPHY OF LOT 10 PER FIELD WORK PERFORMED BY CIVIL ENGINEERING INC. ON MARCH 6, 2012. TOPOGRAPHY FOR LOTS 8 & 9 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, HOUS F. VELEY III, N.J.P.E. 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 HOPATONG 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 AN EXISTING CONNECTION TO THE NETCONG WATER MAIN LOCATED WITHIN THE US HIGHWAY ROUTE 46 RIGHT OF WAY.
- 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.
- 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.
- 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 10 HAS BEEN DEVELOPED AS A COMMERCIAL AUTO BODY REPAIR SHOP KNOWN AS 'MOTION AUTO BODY'. THE SITE CONTAINS A TWO STORY PRINCIPAL STRUCTURE (10,852 S.F. FOOTPRINT) WITH A DRIVE THROUGH TUNNEL, AND SURROUNDING PAVED PARKING LOT (13,490 S.F.). AN ADDITIONAL GRAVEL PARKING LOT (8,835 S.F.) IS LOCATED IN THE NORTHEASTERN PORTION OF THE LOT. A WOODEN SHED (512 S.F.) IS ALSO LOCATED IN THE REAR OF THE PROPERTY BUT IS NOT WITHIN THE PROPERTY'S LOT LINES. A CHAIN LINK FENCE AND TWO GATES SEPARATE THE FRONT PARKING LOT (FOR NEW CUSTOMERS AND DISPLAY USE) FROM THE REAR AREA USED FOR CAR INVENTORY (FOR VEHICLES AWAITING OR UNDERGOING REPAIRS) AND ALSO FOR EMPLOYEE PARKING. THE SITE IS CURRENTLY SERVED BY A STORMWATER MANAGEMENT SYSTEM THAT COLLECTS ROOF RUNOFF FROM THE BUILDING AND PIPES IT UNDERGROUND TO A DRYWELL SYSTEM CONSISTING OF FOUR 8" DIA. PRECAST CONCRETE DRYWELLS IN A COMMON GRAVEL FILLED EXCAVATION.

THE LOT IS BEING RECONFIGURED WITH AN ON-GOING SUBDIVISION THAT INVOLVES THE SUBJECT PROPERTY ALONG WITH NEARBY LOTS 5, 6, 8 & 9 BLOCK 42. LOTS 6, 8 & 9 BLOCK 42 WILL BE ELIMINATED AND SUBSEQUENTLY LOT 5 AND LOT 10 WILL BOTH BE ENLARGED. ALL STRUCTURES ON LOTS 6, 8 & 9 WILL BE REMOVED TO MAKE WAY FOR PROPOSED IMPROVEMENTS FOR THE TWO REMAINING LOTS. THE SUBJECT PROPERTY WILL BE INCREASED IN SIZE BY 1,065 S.F. ALTHOUGH THE LOT WILL GET LARGER OVERALL, A PORTION OF THE PROPERTY CONTAINING PART OF THE EXISTING GRAVEL PARKING LOT WILL BE REMOVED AND ITS AREA ABSORBED BY LOT 5 BLOCK 42.

THE OWNER IS PROPOSING TO MAKE IMPROVEMENTS TO THE PROPERTY TO REGAIN SOME OF THE PARKING AND INVENTORY SPACE THAT WAS TRANSFERRED IN THE SUBDIVISION. A PAVED PARKING LOT ADDITION IS PROPOSED ALONG THE EASTERN SIDE OF THE PROPERTY. THIS WILL PROVIDE ADDITIONAL PARKING IN THE FRONT FOR NEW CUSTOMERS AND EMPLOYEES AND IN THE REAR (BEHIND A CHAINLINK FENCE) FOR VEHICLES CURRENTLY BEING WORKED ON OR AWAITING REPAIRS. THE NON CONFORMING SHED WILL BE RELOCATED ONTO THE PROPERTY. AS THE IMPERVIOUS COVERAGE FOR THE OVERALL SITE HAS BEEN REDUCED, NO ADDITIONAL STORMWATER MEASURES ARE PROPOSED. TWO ADDITIONAL POLE MOUNTED AREA LIGHTS WILL BE INSTALLED TO PROVIDE LIGHTING FOR THE NEW AREAS OF PARKING LOT.

ZONING INFORMATION

LOT 10 BLOCK 4200 IS LOCATED IN BOTH THE B (COMMERCIAL BUSINESS) ZONE AND THE R-2 (SINGLE FAMILY RESIDENTIAL) ZONE. SINCE ALL 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 10 (PRIOR TO SUBDIVISION)	PROPOSED LOT 10 (POST SUBDIVISION)
MINIMUM LOT AREA	6,000 S.F.	38,401 S.F.	39,466 S.F.
MINIMUM LOT WIDTH	60 FT.	342.07 FT.	397.67 FT.
MINIMUM LOT DEPTH	100 FT.	110.52 FT.	288.93 FT.
MAXIMUM IMPERVIOUS COVERAGE	40%	91.90%	88.51%
ACCESSORY STRUCTURE (SHED):	REQUIRED	EXISTING LOT 10	PROPOSED LOT 10
MINIMUM SIDE YARD SETBACK	5 FT.	0.0 FT.*	9.5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	0.0 FT.*	12.5 FT.
MINIMUM SETBACK TO PRINCIPAL STRUCTURE	10 FT.	121.1 FT.	81.7 FT.
MAXIMUM BUILDING HEIGHT	15 FT.	<15 FT.	NO CHANGE
PRINCIPAL BUILDING:	REQUIRED	EXISTING LOT 10	PROPOSED LOT 10
MINIMUM FRONT YARD SETBACK	25 FT.	20.5 FT.	NO CHANGE
MINIMUM SIDE YARD SETBACK	5 FT.	56.2 FT.(L)	NO CHANGE (L)
ONE SETBACK	5 FT.	27.6 FT.(R)	86.8 FT. (R)
COMBINED TOTAL	15 FT.	143.0 FT.	143.0 FT.
MINIMUM REAR YARD SETBACK	5 FT.	6.5 FT.	NO CHANGE
MINIMUM FLOOR AREA	1,000 S.F.	>1,000 S.F.	NO CHANGE
MAXIMUM BUILDING HEIGHT	2 ST./30 FT.	<30 FT.	NO CHANGE
* PROPOSED NEW VARIANCE			
* EXISTING NON-CONFORMING CONDITION			
EXISTING APPROVED VARIANCE			

PROPOSED ZONING VARIANCES

LOT:	REQUIRED	EXISTING LOT 10 (PRIOR TO SUBDIVISION)	PROPOSED LOT 10 (POST SUBDIVISION)
MAXIMUM IMPERVIOUS COVERAGE	40%	91.90%	88.51%

ADDITIONAL VARIANCE REQUESTS

- 1.) ENVIRONMENTAL IMPACT STATEMENT
- 2.) USE VARIANCE
-COMMERCIAL USE IN A RESIDENTIAL ZONE
- 3.) PARKING
-REQUIRED PARKING SPACES - 88 (41 PROPOSED)
- 4.) FENCE
-REQUIRED 4' HEIGHT MAX. - 6' HEIGHT PROPOSED

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

BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS
41	1	VSS PARTNERS CORPORATION 29 CENTRAL AVE. MADISON, NJ 07940	41	7	LOTUS ENTERPRISES PO BOX 68 LONG VALLEY, NJ 07853	42	5	EL COYOTE LLC 123 LEDGEWOOD AVE NETCONG, NJ 07857	43	15	CASTILLO, ANABEL A 10 TONDO ST NETCONG, NJ 07857
41	2	DRESDALE, B.L. & LUDMILA 120 ROUTE 46 NETCONG, NJ 07857	42	1	DI RENZO, LAWRENCE & CAROL 3 TONDO ST NETCONG, NJ 07857	42	6	EL COYOTE LLC 123 LEDGEWOOD AVE NETCONG, NJ 07857	43	16	BAUER, DONNA 10 TONDO ST NETCONG, NJ 07857
41	3	B & L REALTY LLC C/O APPR AUTO ELEC 120-122 LEDGEWOOD AVE NETCONG, NJ 07857	42	1.01	SYLVESTER, JOHN 7 TONDO ST NETCONG, NJ 07857	42	8	117 LEDGEWOOD AVE NETCONG, LLC 27 SMITH ST BLOOMFIELD, NJ 07003	43	17	BAUER, DONNA 8 TONDO ST NETCONG, NJ 07857
41	4	ARCO BROTHERS REAL ESTATE NJ, LLC 124 LEDGEWOOD AVE NETCONG, NJ 07857	42	10	MOTION PROPERTIES, LLC 111 LEDGEWOOD AVE NETCONG, NJ 07857	42	9	115 LEDGEWOOD AVENUE, LLC 30 CHURCH ST NETCONG, NJ 07857	43	17.01	DIERENARD, WILLIAM 10 TONDO ST NETCONG, NJ 07857
41	5	UNKNOWN OWNER HELEN WAY NETCONG BOROUGH, NJ 07857	42	2	DI RENZO, LERIANDE & ANDREA 5 TONDO ST NETCONG, NJ 07857	43	17.02	MC KENNA, MARK R/LISA A 12 TONDO ST NETCONG, NJ 07857	43	17.02	MC KENNA, MARK R/LISA A 12 TONDO ST NETCONG, NJ 07857
41	5.01	ARCO BROTHERS REAL ESTATE NJ, LLC 124 LEDGEWOOD AVE NETCONG, NJ 07857	42	3	DI RENZO, ALBERT & JEANETTE 3 TONDO ST NETCONG, NJ 07857	43	12	MONTIELLA, FELICE A 8 REALT STANHOPE, NJ 07874	8	34	CONRAL - CLASS II STOL & PORT MORRIS REAR NETCONG BOROUGH, NJ 07857
41	6	MANOR GARDENS PROPERTIES, LLC 6 RAMSEY WAY LONG VALLEY, NJ 07853	42	3.01	MELAND, KENNETH ERIC/MERCEDES M NETCONG, NJ 07857	43	13	ST CASARIO SOCIETY 21 KINGS RD NETCONG, NJ 07857	8	35	ST CASARIO SOCIETY 21 KINGS RD NETCONG, NJ 07857

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

BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS
41	1	VSS PARTNERS CORPORATION 29 CENTRAL AVE. MADISON, NJ 07940	41	6	MANOR GARDENS PROPERTIES, LLC 6 RAMSEY WAY LONG VALLEY, NJ 07853	42	2	DI RENZO, LERIANDE & ANDREA 5 TONDO ST NETCONG, NJ 07857	42	6	EL COYOTE LLC 123 LEDGEWOOD AVE NETCONG, NJ 07857
41	2	DRESDALE, B.L. & LUDMILA 120 ROUTE 46 NETCONG, NJ 07857	41	7	LOTUS ENTERPRISES PO BOX 68 LONG VALLEY, NJ 07853	42	3	DI RENZO, ALBERT & JEANETTE 3 TONDO ST NETCONG, NJ 07857	42	8	117 LEDGEWOOD AVE NETCONG, LLC 27 SMITH ST BLOOMFIELD, NJ 07003
41	3	B & L REALTY LLC C/O APPR AUTO ELEC 120-122 LEDGEWOOD AVE NETCONG, NJ 07857	42	1	DI RENZO, LAWRENCE & CAROL 3 TONDO ST NETCONG, NJ 07857	42	3.01	MELAND, KENNETH ERIC/MERCEDES M NETCONG, NJ 07857	42	9	115 LEDGEWOOD AVENUE, LLC 30 CHURCH ST NETCONG, NJ 07857
41	4	ARCO BROTHERS REAL ESTATE NJ, LLC 124 LEDGEWOOD AVE NETCONG, NJ 07857	42	1.01	SYLVESTER, JOHN 7 TONDO ST NETCONG, NJ 07857	42	4	SYLVESTER, ROBERT RAYMOND/MICHELLE 123 LEDGEWOOD AVE NETCONG, NJ 07857	43	1.02	DIRENZO, LAWRENCE JR PO BOX 336 STANHOPE, NJ 07874
41	5.01	ARCO BROTHERS REAL ESTATE NJ, LLC 124 LEDGEWOOD AVE NETCONG, NJ 07857	42	10	MOTION PROPERTIES, LLC 111 LEDGEWOOD AVE NETCONG, NJ 07857	42	5	EL COYOTE LLC 123 LEDGEWOOD AVE NETCONG, NJ 07857	8	34	CONRAL - CLASS II STOL & PORT MORRIS REAR NETCONG BOROUGH, NJ 07857

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

BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS
41	1	VSS PARTNERS CORPORATION 29 CENTRAL AVE. MADISON, NJ 07940	41	6	MANOR GARDENS PROPERTIES, LLC 6 RAMSEY WAY LONG VALLEY, NJ 07853	42	10	MOTION PROPERTIES, LLC 111 LEDGEWOOD AVE NETCONG, NJ 07857	42	8	117 LEDGEWOOD AVE NETCONG, LLC 27 SMITH ST BLOOMFIELD, NJ 07003
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LIST OF PROPERTY OWNERS WITHIN 200 FT. OF LOT 9 BLOCK 42

BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS
41	1	VSS PARTNERS CORPORATION 29 CENTRAL AVE. MADISON, NJ 07940	41	8	COLSON, RANDOLPH P. 200 ROUTE 183 NETCONG, NJ 07857	42	3	DI RENZO, ALBERT & JEANETTE 3 TONDO ST NETCONG, NJ 07857	42	9	115 LEDGEWOOD AVENUE, LLC 30 CHURCH ST NETCONG, NJ 07857
41	2	DRESDALE, B.L. & LUDMILA 120 ROUTE 46 NETCONG, NJ 07857	42	1.01	SYLVESTER, JOHN 7 TONDO ST NETCONG, NJ 07857	42	5	EL COYOTE LLC 123 LEDGEWOOD AVE NETCONG, NJ 07857	8	34	CONRAL - CLASS II STOL & PORT MORRIS REAR NETCONG BOROUGH, NJ 07857
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41	7	LOTUS ENTERPRISES PO BOX 68 NETCONG, NJ 07857	42	2	DI RENZO, LERIANDE & ANDREA 5 TONDO ST NETCONG, NJ 07857	42	8	117 LEDGEWOOD AVE NETCONG, LLC 27 SMITH ST BLOOMFIELD, NJ 07003			

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

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41	2	DRESDALE, B.L. & LUDMILA 120 ROUTE 46 NETCONG, NJ 07857	42	1.01	SYLVESTER, JOHN 7 TONDO ST NETCONG, NJ 07857	42	3.01	MELAND, KENNETH ERIC/MERCEDES M NETCONG, NJ 07857	8	13	CONRAL (CLASS II) STOL NETCONG BOROUGH, NJ 07857
41	3	B & L REALTY LLC C/O APPR AUTO ELEC 120-122 LEDGEWOOD AVE NETCONG, NJ 07857	42	10	MOTION PROPERTIES, LLC 111 LEDGEWOOD AVE NETCONG, NJ 07857	42	5	EL COYOTE LLC 123 LEDGEWOOD AVE NETCONG, NJ 07857	8	34	CONRAL - CLASS II STOL & PORT MORRIS REAR NETCONG BOROUGH, NJ 07857
41	8	COLSON, RANDOLPH P. 200 ROUTE 183 NETCONG, NJ 07857	42	2	DI RENZO, LERIANDE & ANDREA 5 TONDO ST NETCONG, NJ 07857	42	6	EL COYOTE LLC 123 LEDGEWOOD AVE NETCONG, NJ 07857	8	35	ST CASARIO SOCIETY 21 KINGS RD NETCONG, NJ 07857

LIST OF PUBLIC UTILITIES

NJ TRANSIT NJ TRANSIT HEADQUARTERS ONE JENKINS PLAZA EAST NEWARK, NJ 07102-2246	LAKE MUSCONETONG REGIONAL PLANNING BOARD PO BOX 204 STANHOPE, NJ 07874	STATE OF NJ - DEPT. OF TRANSPORTATION NJ DEPT. OF TRANSPORTATION 200 STEUBEN CORNER MT. ARLINGTON, NJ 07856-1322	BOROUGH OF NETCONG NJ DEPT. OF TRANSPORTATION 200 STEUBEN CORNER MT. ARLINGTON, NJ 07856-1322
JPM ATTN: VON THIEL 13 ROXBOROUGH RD DOVER, NJ 07801 973-537-2600	MUSCONETONG SEWERAGE AUTHORITY ATTN: JAMES SCHILLING 110 CENTRAL DRIVE BUDD LAKE, NJ 07828 973-547-1525	NJ NATURAL GAS CO ATTN: MATTHEW RUZZO 1415 WYCKOFF ROAD PO BOX 1464 WALL T. NJ 07719 732-356-1000	MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY ATTN: ANTHONY MURAS 2144 CENTER GROVE RD RANDOLPH, NJ 07869 973-584-5003
VERIZON COMMUNICATIONS NEW BRIDGE HUB 250 W MT PLEASANT AVE LIVINGSTON, NJ 07039 973-422-5132	CABLEVISION OF MORRIS ATTN: BRUCE HICKSON OR JOHN BARTLETT 688 ROUTE 10 EAST RANDOLPH, NJ 07869 973-659-2470		

SHEET INDEX

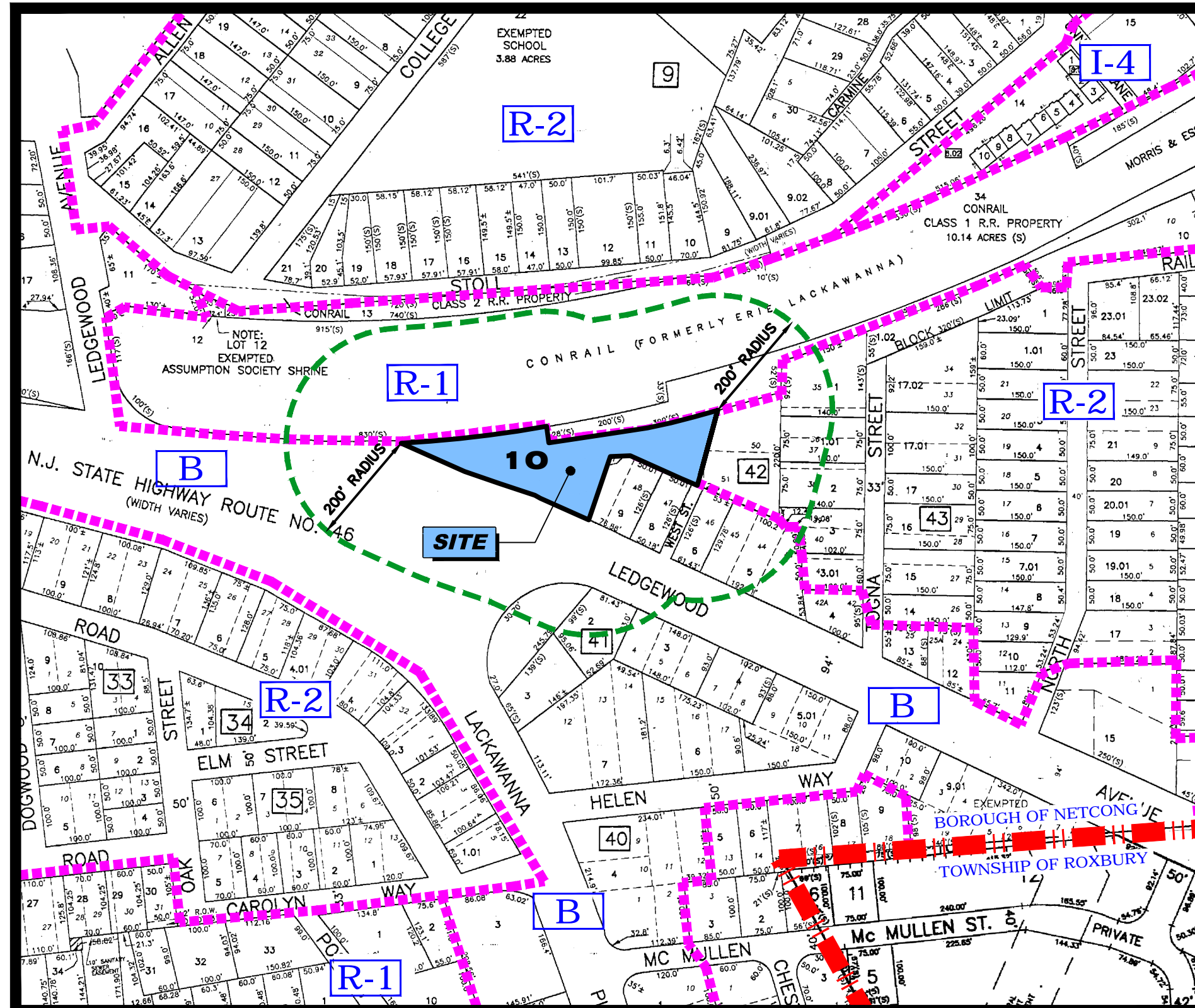
COVER SHEET	SHEET 1
EXISTING CONDITIONS PLAN	SHEET 2
SITE LAYOUT PLAN	SHEET 3
GRADING & UTILITY PLAN	SHEET 4
SOIL EROSION & SEDIMENT CONTROL PLAN	SHEET 5
LIGHTING & LANDSCAPING PLAN	SHEET 6
CONSTRUCTION DETAILS PLAN	SHEET 7

BOARD APPROVAL BOX:

CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

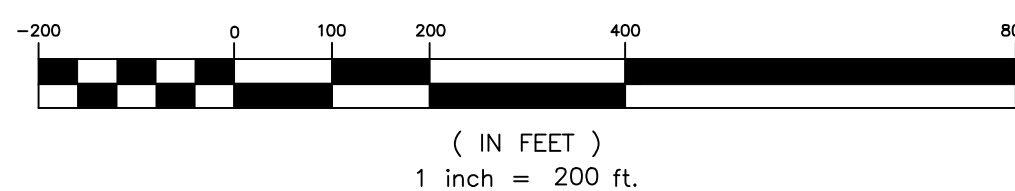
APPLICATION NUMBER BOX:

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KEY MAP

GRAPHIC SCALE



PREPARED BY :

CIVIL ENGINEERING, INC.

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

JAMES G. GLASSON

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

SHEET 1 OF 2

COVER SHEET

FOR:

LOT 10 BLOCK 42
'111 LEDGEWOOD AVENUE'

BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

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

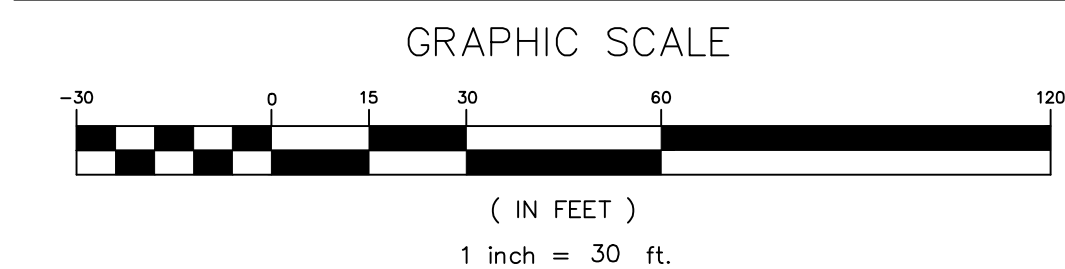
Checked By: JG Date: 12/2/22
Drawn By: WBB Project No: 4278

U:\2278 - Delmona-Nelson.dwg, Amended Site Plan 2022 4279-2, ASP, Existing Conditions.dwg PS:Chilinc.ctb

LEGEND:

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

EXISTING CONDITIONS PLAN VIEW



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

EXISTING IMPERVIOUS COVERAGE - LOT 10 BLOCK 4200

EXISTING BUILDING W/DRIVE THROUGH OVERHANG	10,852 S.F.
EXISTING PAVED PARKING LOT	13,490 S.F.
EXISTING GRAVEL PARKING AREA	8,835 S.F.
EXISTING GRAVEL AREA BEHIND BUILDING	861 S.F.
EXISTING GRAVEL AREA AROUND GROUND MOUNTED "MOTION" LETTERS	98 S.F.
EXISTING FRONT CONCRETE WALKWAY	538 S.F.
EXISTING CONCRETE PADS	375 S.F.
EXISTING CONCRETE CURBING	243 S.F.
TOTAL	35,292 S.F.

PARKING REQUIRED PER ORDINANCE

- 1 PARKING SPACE PER 200 S.F. OF GROSS FLOOR AREA
- PARKING SPACE SIZE = 9' X 18'

TOTAL BUILDING SIZE:	
EXISTING FIRST FLOOR AREA	9,731 S.F.
EXISTING SECOND FLOOR AREA	7,968 S.F.
TOTAL	17,699 S.F.
17,699 S.F. / 200 S.F. = 88 SPACES REQUIRED PER ORDINANCE	

PARKING REQUIRED PER USE

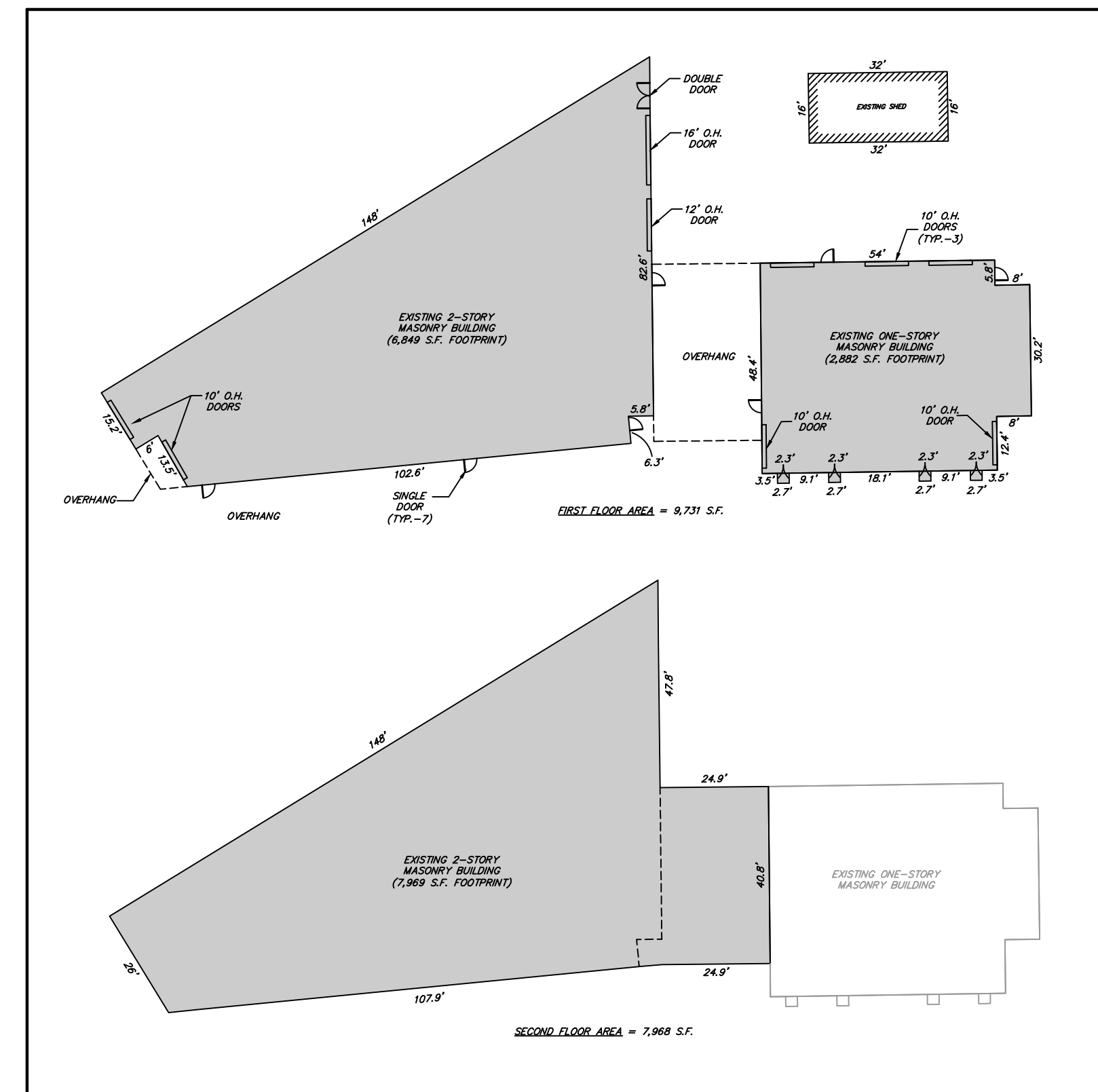
9 EMPLOYEES ON SITE MAXIMUM	= 9 SPACES
CUSTOMER PARKING	= 5 SPACES
USED CAR DISPLAY PARKING	= 3 SPACES
AUTOBODY INVENTORY	= 33 SPACES
TOTAL	50 SPACES REQUIRED PER USE

PARKING SHOWN

EMPLOYEE SPACES - 9' X 18' "E"	= 9 SPACES
CUSTOMER SPACES - 8' X 20' "C"	= 7 SPACES
PARKING & HANDICAP SPACES	= 3 SPACES
USED CAR DISPLAY PARKING - 9' X 18' "D"	= 3 SPACES
AUTOBODY INVENTORY - 8' X 18' "I"	= 33 SPACES
TOTAL	52 SPACES PROVIDED

EXISTING IMPROVEMENTS

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



EXISTING BUILDING DIMENSIONS DETAIL

SCALE: 1" = 40'

SHEET 2 OF 2

EXISTING CONDITIONS PLAN

FOR:

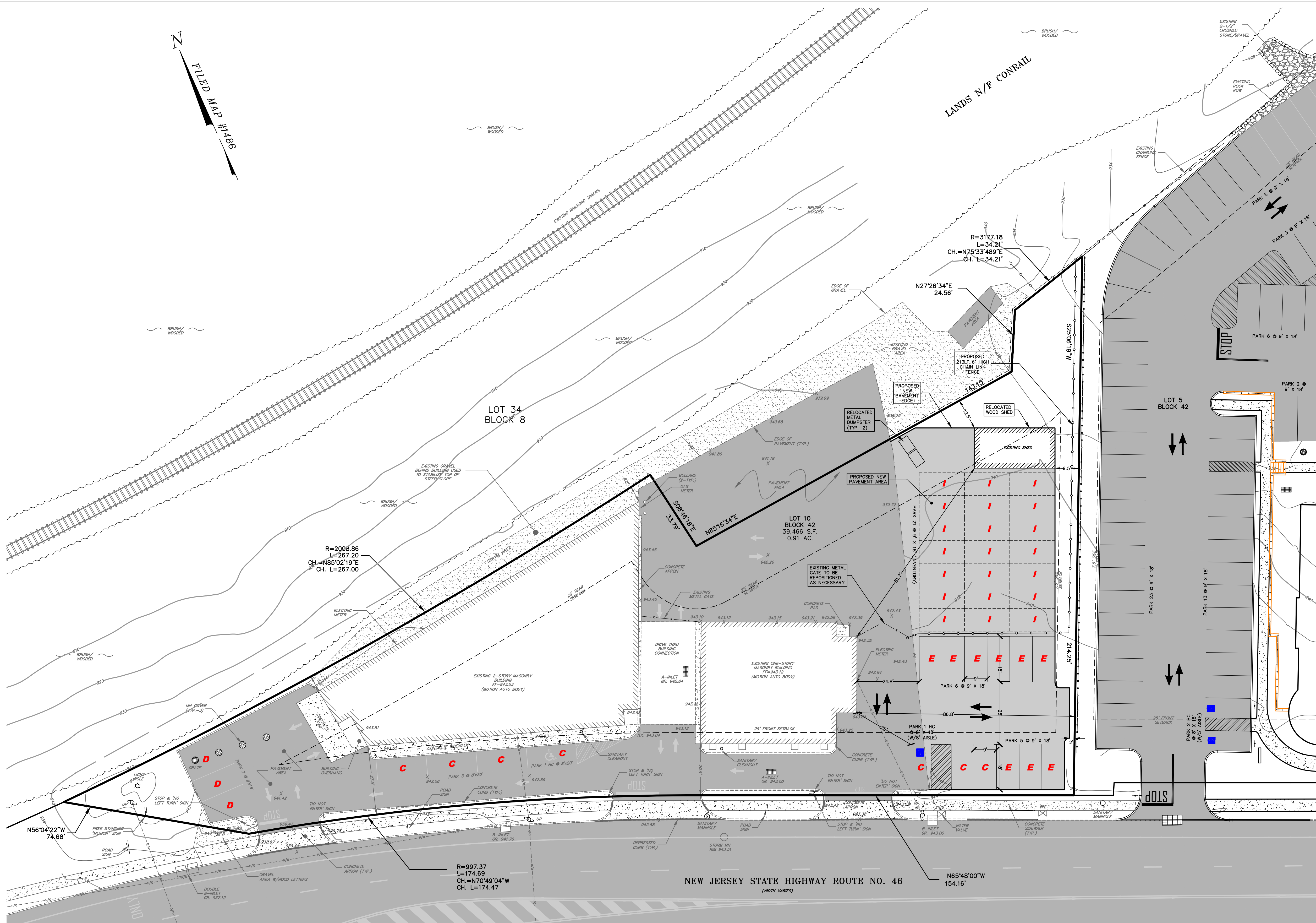
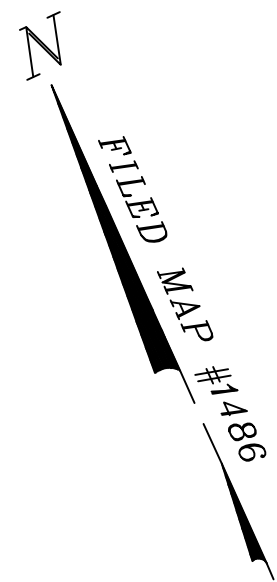
LOT 10 BLOCK 42
'111 LEDGEWOOD AVENUE'

BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

CIVIL ENGINEERING, INC.

1 COVE STREET
BUDD LAKE, N.J. 07828
Telephone: (973) 426-1776
Fax: (973) 426-0716
N.J. - C of A #24GA2792000

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	4278

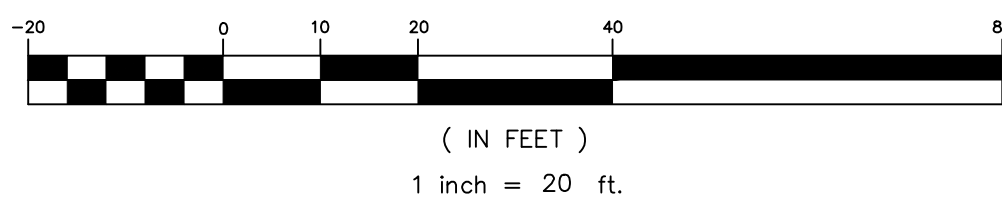


LEGEND:

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

SITE LAYOUT PLAN

GRAPHIC SCALE



NOTE

STRUCTURES & LAYOUT SHOWN ON LOT 5 BLOCK 42 PER PROPOSED CONDITIONS AS SHOWN ON 'AMENDED PRELIMINARY & FINAL SITE PLAN W/USE VARIANCE', CIVIL ENGINEERING INC., JAMES G. GLASSON, N.J. #37703, DATED 12/2/22.

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

PROPOSED IMPERVIOUS COVERAGE - LOT 10 BLOCK 4200

EXISTING BUILDING W/DRIVE THROUGH OVERHANG	10,852 S.F.
EXISTING PAVED PARKING LOT	13,490 S.F.
EXISTING GRAVEL AREA BEHIND BUILDING	861 S.F.
EXISTING GRAVEL AREA AROUND GROUND MOUNTED 'MOTION' LETTERS	98 S.F.
EXISTING FRONT CONCRETE WALKWAY	538 S.F.
EXISTING CONCRETE PADS	375 S.F.
EXISTING CONCRETE CURBING	240 S.F.
PROPOSED PAVED PARKING LOT ADDITION	7,966 S.F.
PROPOSED RELOCATED WOOD SHED	512 S.F.
TOTAL	34,932 S.F.

34,932 S.F. / 39,466 S.F. = 0.8851 OR 88.51%

PARKING REQUIRED PER ORDINANCE

- 1 PARKING SPACE PER 200 S.F. OF GROSS FLOOR AREA
- PARKING SPACE SIZE = 9' X 18'

TOTAL BUILDING SIZE:	
EXISTING FIRST FLOOR AREA	9,731 S.F.
EXISTING SECOND FLOOR AREA	7,966 S.F.
TOTAL	17,699 S.F.

17,699 S.F. / 200 S.F. = 88 SPACES REQUIRED PER ORDINANCE

PARKING REQUIRED PER USE

9 EMPLOYEES ON SITE MAXIMUM	= 9 SPACES
CUSTOMER PARKING	= 5 SPACES
USED CAR DISPLAY PARKING	= 3 SPACES
AUTOBODY INVENTORY	= 21 SPACES
TOTAL	39 SPACES REQUIRED PER USE

PARKING PROVIDED

EMPLOYEE SPACES - 9' X 18' - 'E'	= 9 SPACES
CUSTOMER SPACES - 8' X 20' - 'C'	= 7 SPACES
PARKING & HANDICAP SPACES	= 3 SPACES
USED CAR DISPLAY PARKING - 9' X 18' - 'D'	= 3 SPACES
AUTOBODY INVENTORY - 9' X 18' - 'I'	= 21 SPACES
(CARS BEING SERVICED OR AWAITING SERVICE)	TOTAL 41 SPACES PROVIDED

SITE LAYOUT PLAN

FOR:

LOT 10 BLOCK 42
'111 LEDGEWOOD AVENUE'

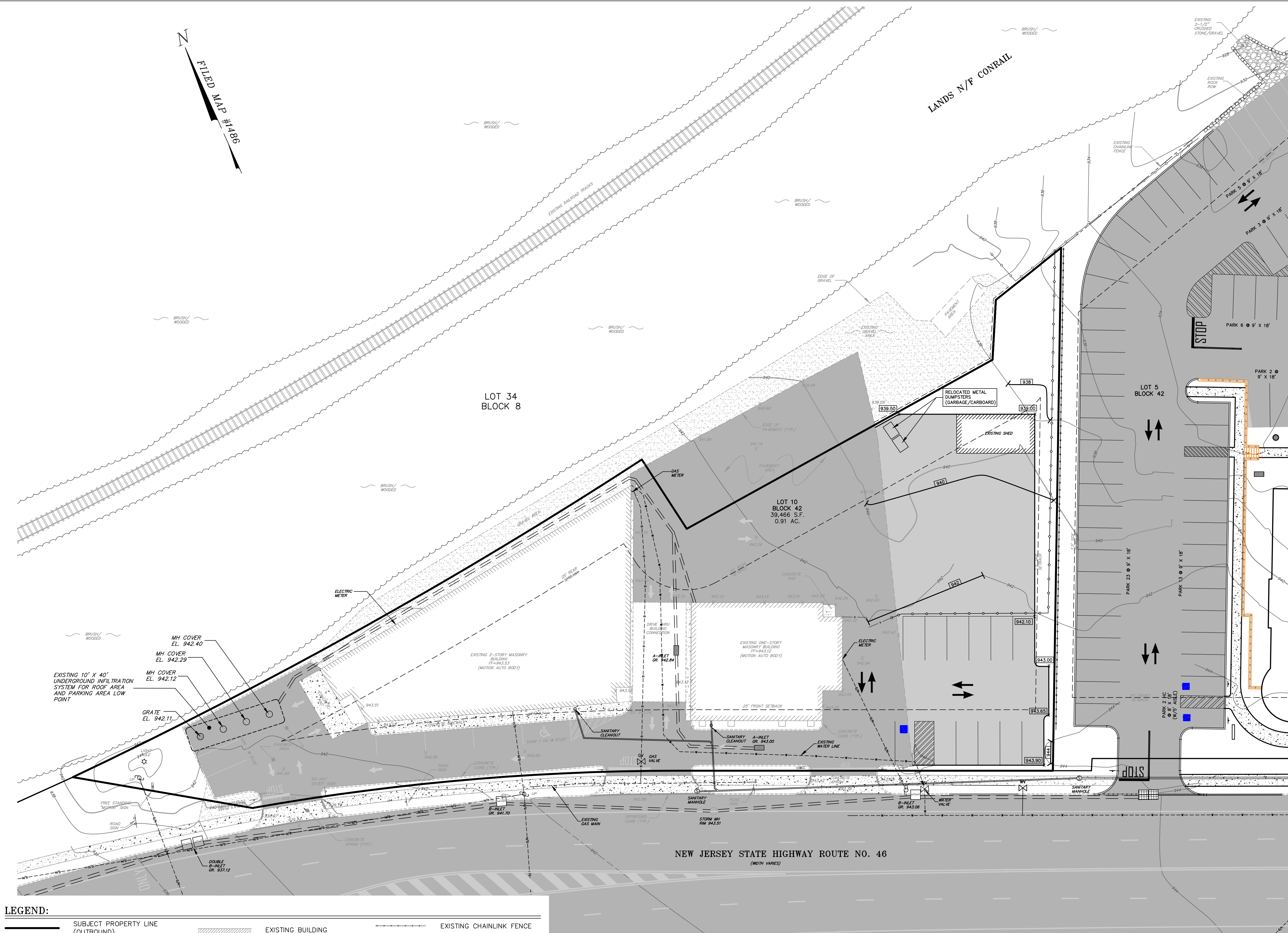
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

CIVIL ENGINEERING, INC.

1 COVE STREET
BUDD LAKE, N.J. 07828
Telephone: (973) 426-1776
Fax: (973) 426-0716
N.J. - C of A #24GA2792000

Checked By: JG Date: 12/2/22
Drawn By: WBB Project No: 4278

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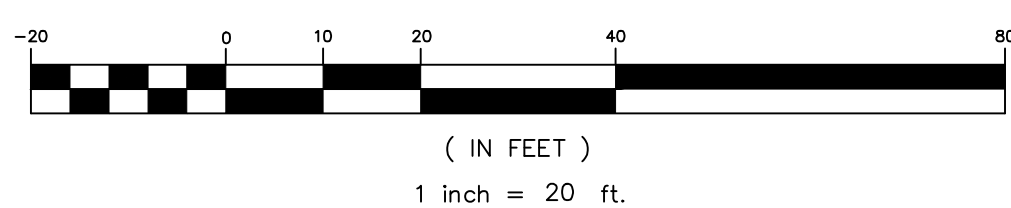


LEGEND:

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

GRADING & UTILITY PLAN

GRAPHIC SCALE



NOTE

STRUCTURES & LAYOUT SHOWN ON LOT 5 BLOCK 42 PER PROPOSED CONDITIONS AS SHOWN ON 'AMENDED PRELIMINARY & FINAL SITE PLAN W/USE VARIANCE', CIVIL ENGINEERING INC., JAMES G. GLASSON, N.J.P.E. #37703, DATED 12/2/22.

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

UTILITY NOTES:

- 1.) CONTRACTOR TO VERIFY ALL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 2.) REFUSE PICKUP (TRASH & RECYCLABLES) CONTRACTED BY A PRIVATE HAULER.
- 3.) WATER IS PROVIDED BY AN EXISTING CONNECTION TO THE PUBLIC WATER SUPPLY LOCATED IN THE US HIGHWAY ROUTE 46 RIGHT OF WAY.
- 4.) SANITARY SEWERAGE IS PROVIDED BY AN EXISTING CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM LOCATED IN THE US HIGHWAY ROUTE 46 RIGHT OF WAY.
- 5.) GAS SERVICE PROVIDED BY EXISTING GAS SERVICE LINE LOCATED ALONG THE CENTER ENTRANCE DRIVE CONNECTED TO THE PUBLIC GAS MAIN LOCATED IN THE US HIGHWAY ROUTE 46 RIGHT OF WAY.
- 6.) ELECTRIC, CATV & PHONE PROVIDED BY EXISTING OVERHEAD CONNECTIONS TO TWO EXISTING UTILITY POLES LOCATED IN THE US HIGHWAY ROUTE 46 RIGHT OF WAY ALONG THE FRONT OF THE PROPERTY.
- 7.) ALL EXISTING UTILITY CONNECTIONS TO REMAIN IN THEIR CURRENT CAPACITY.

STORMWATER MANAGEMENT

THE SITE IS CURRENTLY SERVED BY AN EXISTING STORMWATER MANAGEMENT SYSTEM THAT COLLECTS ROOF RUNOFF AND PIPES IT TO A DRYWELL INFILTRATION SYSTEM CONSISTING OF FOUR 8' DIA. PRECAST CONCRETE DRYWELLS (90" DEPTH) IN A 10' X 40' COMMON EXCAVATION. THE PROPOSED IMPROVEMENTS WILL REDUCE THE EXISTING IMPERVIOUS COVERAGE FROM 35,292 S.F. TO 34,932 S.F. (A REDUCTION OF 360 S.F.). THE LOT SIZE IS ALSO BEING INCREASED FROM 38,401 S.F. TO 39,466 S.F. THIS COMBINATION REDUCES THE IMPERVIOUS COVERAGE FROM 91.90% TO 88.51%. THEREFORE NO ADDITIONAL STORMWATER MANAGEMENT MEASURES ARE PROPOSED.

SHEET 4 OF 2

GRADING & UTILITY PLAN

FOR:

LOT 10 BLOCK 42
'111 LEDGEWOOD AVENUE'

BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

CIVIL ENGINEERING, INC.

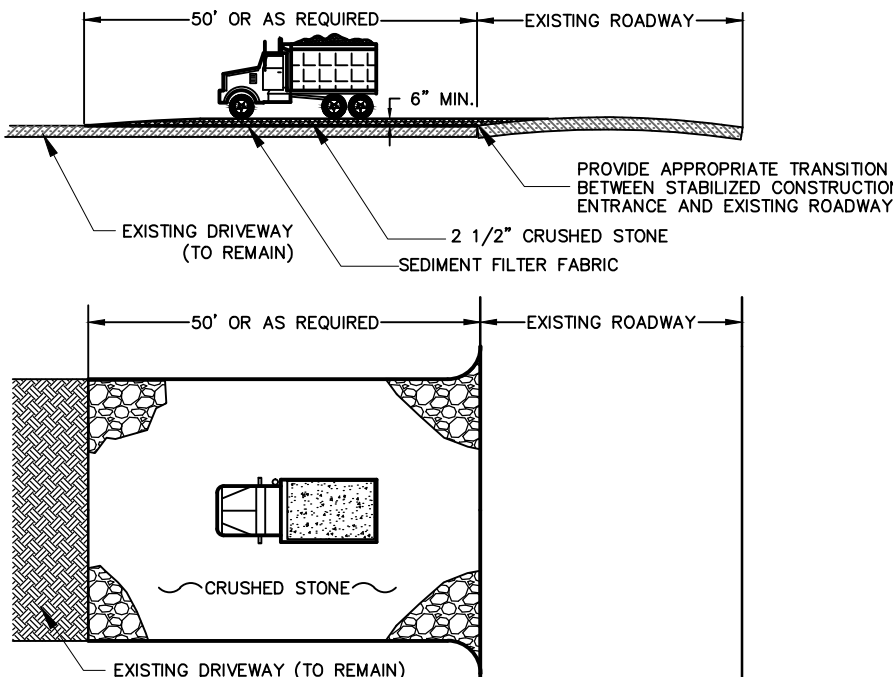
1 COVE STREET
BUDD LAKE, N.J. 07828
Telephone: (973) 426-1776
Fax: (973) 426-0716
N.J. - C of A #24GA27922000

Checked By:	JG	Date:	12/2/22
Drawn By:	WBB	Project No:	4278

MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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.
- 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.
- 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.
- TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
- 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.
- 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.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED & MAINTAINED DAILY.
- 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.
- 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.
- ALL NEW ROADWAYS WILL BE TREATED WITH A SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- 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.
- 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.
- 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.
- 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.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- 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.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- TOPSOIL STOCKPILE PROTECTION**
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
 - APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1000 S.F. AND ANNUAL RYEGRASS AT A RATE OF 1 LB/1000 S.F.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS/1000 S.F.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATIONS**
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
 - APPLY PERENNIAL RYEGRASS AT 1 LB/1,000 SF AND ANNUAL RYEGRASS AT 1 LB/1,000 SF.
 - MULCH STOCKPILE WITH HAY OR STRAW. APPLY AT A RATE OF 90 LBS/1000 S.F.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS**
 - APPLY TOPSOIL TO A DEPTH OF 5" (UNSETTLED).
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F. AND WORK FOUR INCHES (4") INTO SOIL.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
 - 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.
 - MULCH WITH HAY OR STRAW. APPLY AT A RATE OF 90 LBS/1000 S.F.
 - APPLY A 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 MEETING HELD.

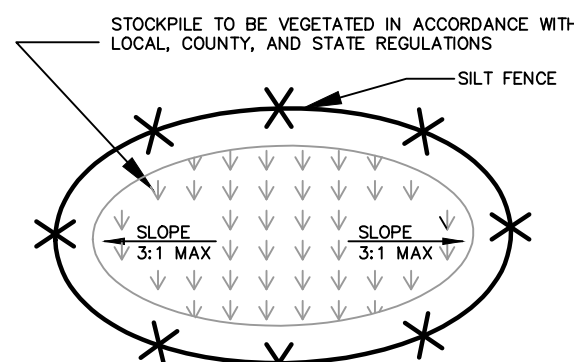


NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP.)

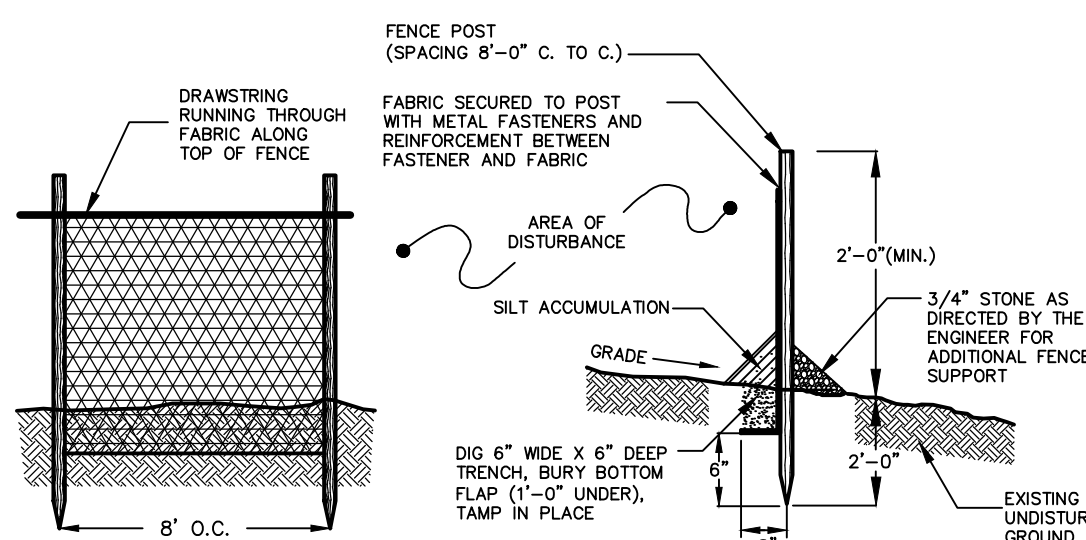
CONSTRUCTION ENTRANCE DETAIL (N.T.S.)

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



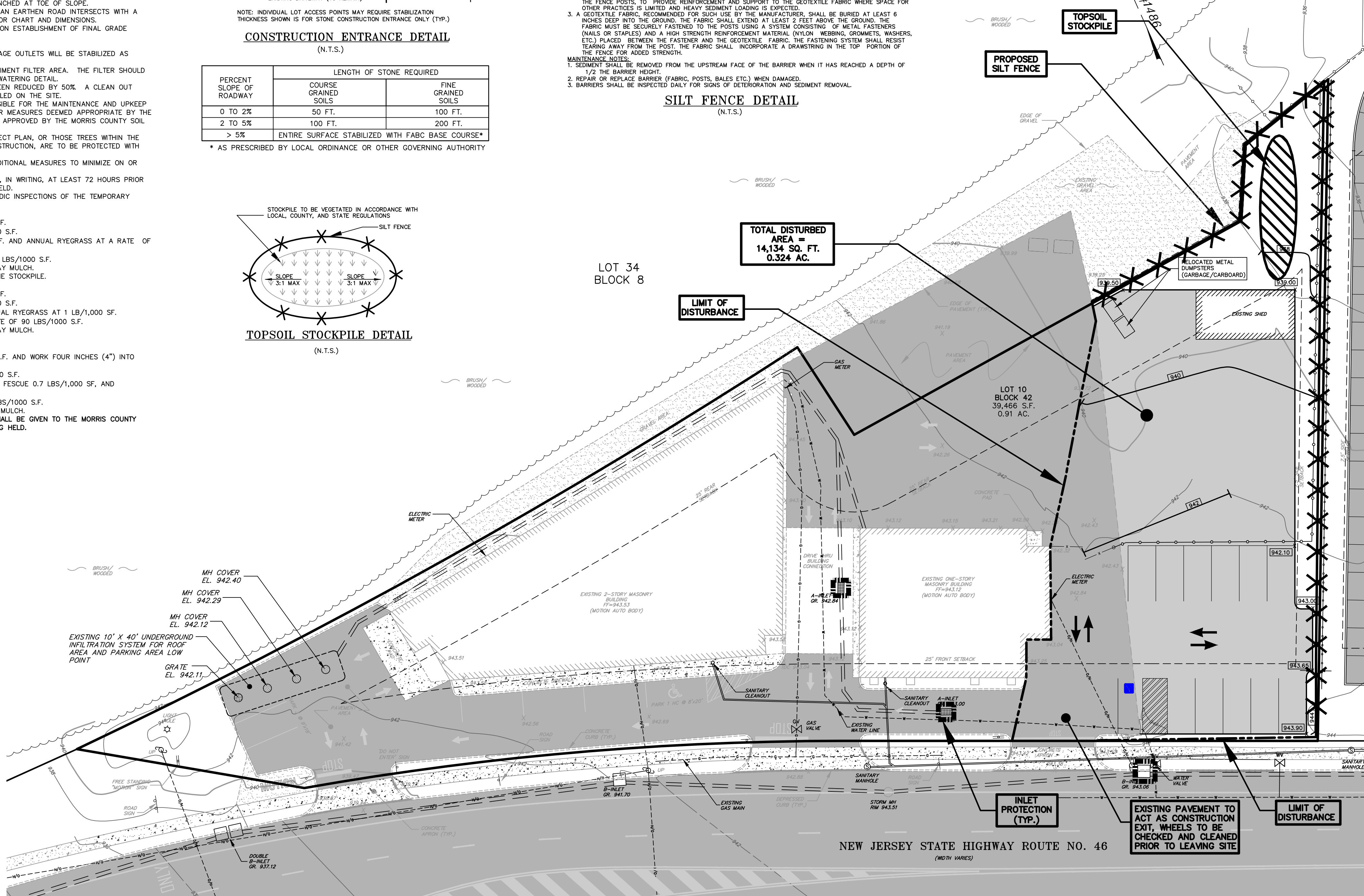
TOPSOIL STOCKPILE DETAIL (N.T.S.)



- GENERAL NOTES:**
- 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.
 - 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 SPACES FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
 - 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:**
- SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
 - REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
 - BARRIERS SHALL BE INSPECTED ONLY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

SILT FENCE DETAIL (N.T.S.)

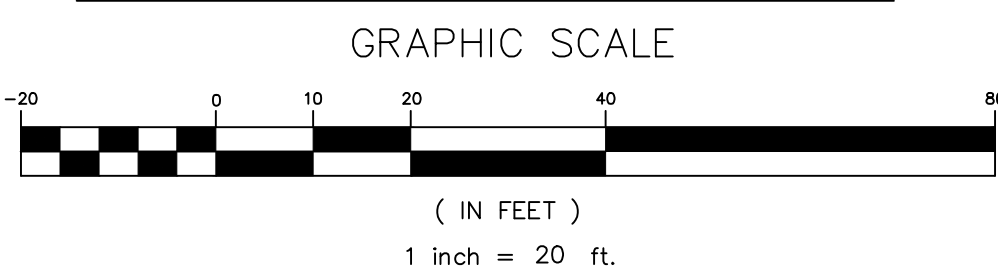


LEGEND:

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

LEGEND	
	CONSTRUCTION ENTRANCE
	LIMIT OF DISTURBANCE
	SILT FENCE
	TOPSOIL STOCKPILE
	PROPOSED SPOT GRADE
	PROPOSED INLET PROTECTION

GRADING & UTILITY PLAN



RESTORATION AREA
AREA TO BE RESTORED = 2,685 S.F.

SEQUENCE OF CONSTRUCTION		
	DESCRIPTION	TIME FRAMES IN DAYS
1	INSTALL FABRIC FILTER FENCES	1
2	REMOVE ALL STRUCTURES AND COVERAGE FROM PREVIOUS AREAS	30
3	STRIP AND STOCKPILE TOPSOIL, SEED WITH TEMPORARY SEEDING	2
4	ROUGH GRADING AND DRAINAGE	2
5	CONSTRUCT PARKING LOT ADDITION	2
6	SCARIFY/TILL SUBSOIL TO A DEPTH OF 6"	1
7	SLOPE STABILIZATION-PERMANENT SEEDING	1
8	COMPLETE PROJECT - PARKING LOT STRIPING	2
9	TEMPORARY SOIL EROSION MEASURES TO BE REMOVED	1
	TOTAL	±42

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



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			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

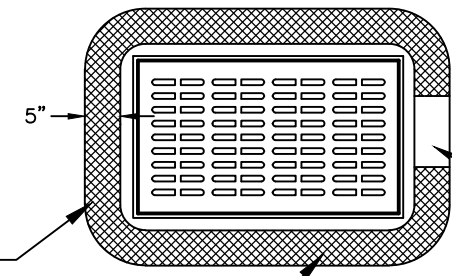
TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, GRATE 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.

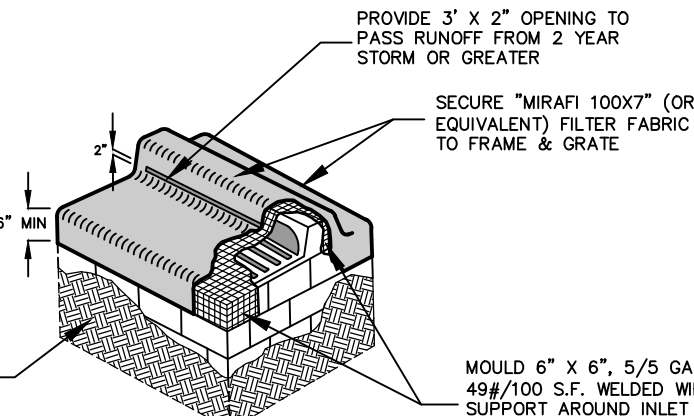


AS MANUFACTURED BY NEW PIG, OR EQUIVALENT

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

TYPES 'A' & 'E'

- CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
- 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 STABILIZED.



TYPE 'B'

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

CIVIL ENGINEERING, INC.

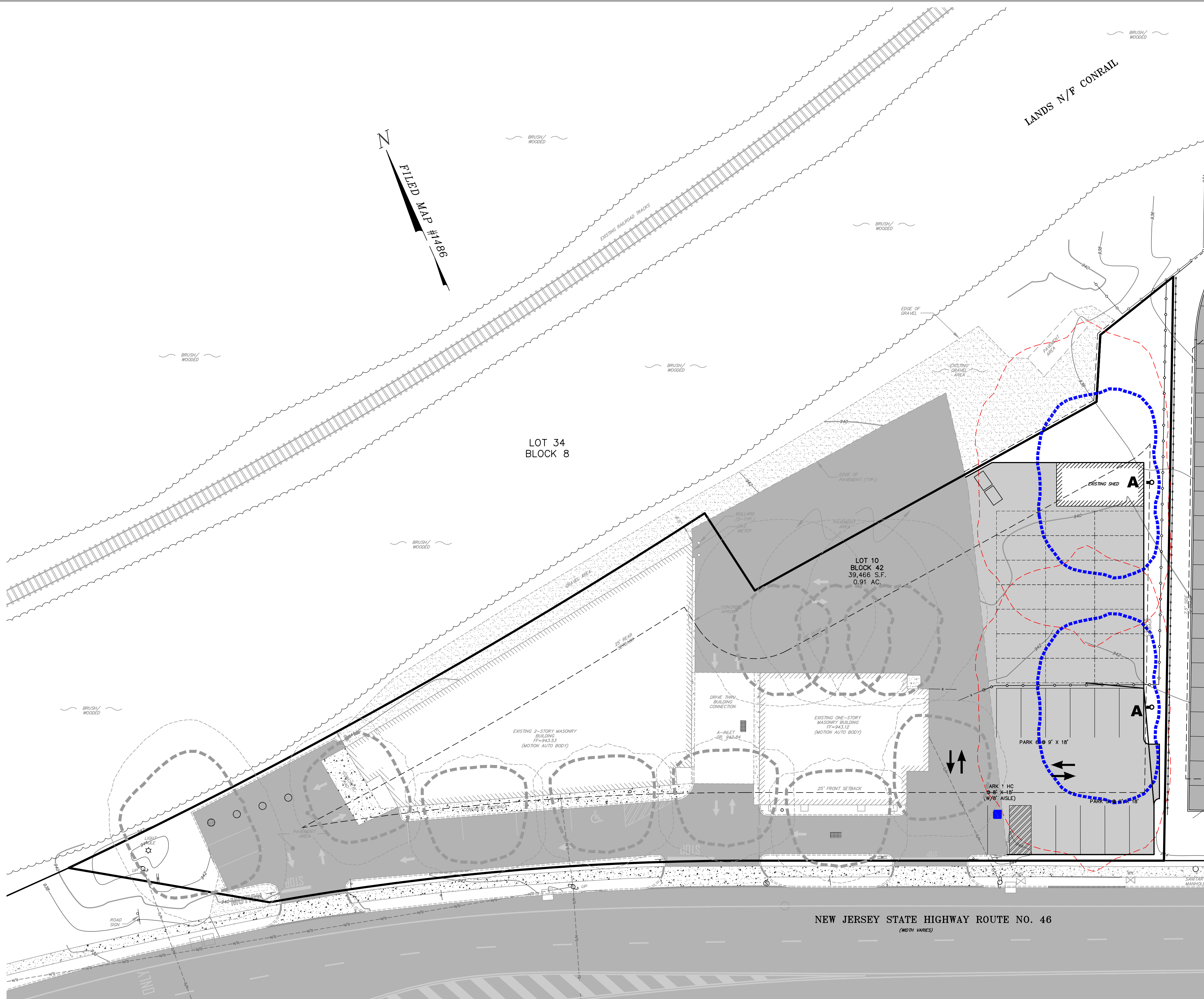
1 COVE STREET
BUDD LAKE, N.J. 07828
Telephone: (973) 426-1776
Fax: (973) 426-0716
N.J. - C of A #24GA2792000

SOIL EROSION & SEDIMENT CONTROL PLAN

FOR:
LOT 10 BLOCK 42
'111 LEDGEWOOD AVENUE'
BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

Checked By: JG	Date: 12/2/22
Drawn By: WBB	Project No: 4278

U:\2718 - Delano-Netcong.dwg Amended Site Plan 2022\4279-6 ASP Lighting Plan.dwg PS:Chilinc.ctb



LEGEND:

	SUBJECT PROPERTY LINE (OUTBOUND)		EXISTING BUILDING		EXISTING CHAINLINK FENCE
	ADJACENT PROPERTY LINES		EXISTING BUILDING OVERHANG		PROPOSED CHAINLINK FENCE
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	EXISTING PAVEMENT		EXISTING GRAVEL		EXISTING WATER VALVE
	PROPOSED PAVEMENT		EXISTING CONCRETE		EXISTING UTILITY POLE
			EXISTING CRUSHED STONE		EXISTING FIRE HYDRANT
					EXISTING LIGHT POLE

LIGHTING PLAN

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

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, EMAIL: MKENNY@DVNJ.COM. NO SUBSTITUTION ALLOWED FOR POLES & POLE MOUNTED FIXTURES.
- 4.) PREVIOUSLY APPROVED LIGHT TRACES PER "PRELIMINARY AND FINAL SITE PLAN AND SUBDIVISION, SHEET 7 - LIGHTING & LANDSCAPING PLAN" AS PREPARED BY CIVIL ENGINEERING INC., JAMES G. GLASSON, N.J.E. #37703, DATED 3/16/12, LAST REVISED 5/16/12.

PROPOSED LUMINAIRE SCHEDULE

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

LIGHT TRACE LEGEND

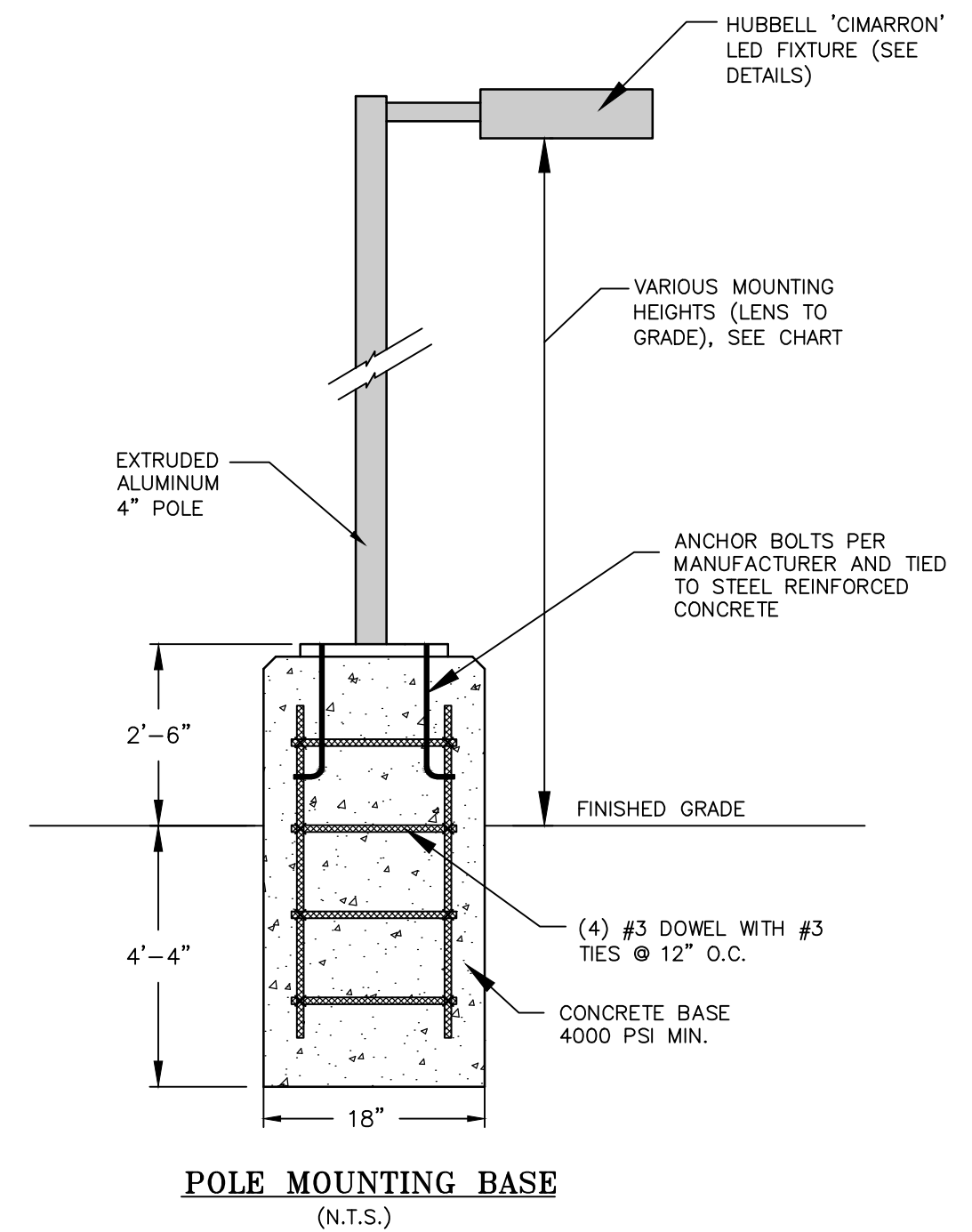
- 0.1 FOOTCANDLE LIGHT TRACE PER PREVIOUSLY APPROVED LIGHTING PLAN
- 0.5 FOOTCANDLE LIGHT TRACE PER PREVIOUSLY APPROVED LIGHTING PLAN
- PROPOSED 0.1 FOOTCANDLE LIGHT TRACE
- PROPOSED 0.5 FOOTCANDLE LIGHT TRACE



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



CIMARRON LED OPTICS (32 LED LAYOUT)
(N.T.S.)



POLE MOUNTING BASE
(N.T.S.)

SHEET 6 OF 2

LIGHTING PLAN

FOR:

LOT 10 BLOCK 42
'111 LEDGEWOOD AVENUE'

BOROUGH OF NETCONG
MORRIS COUNTY, NEW JERSEY

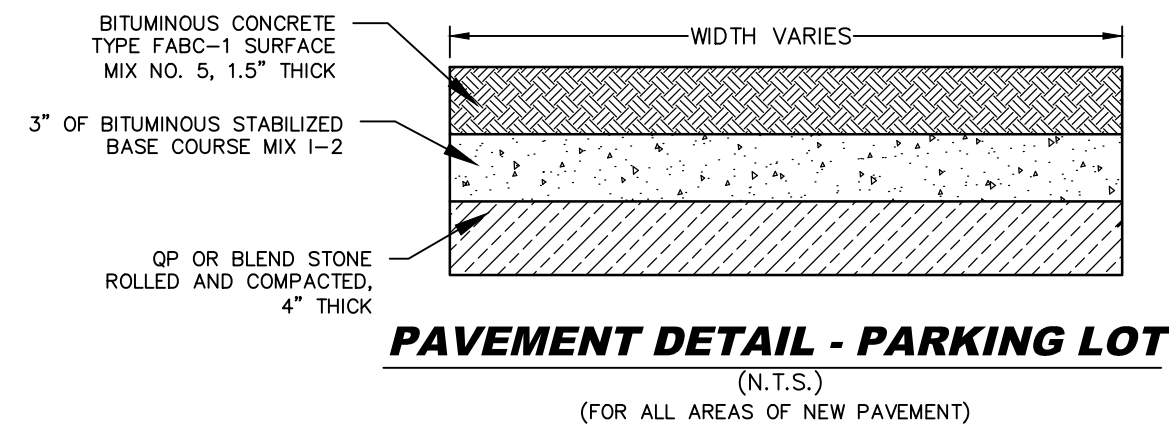
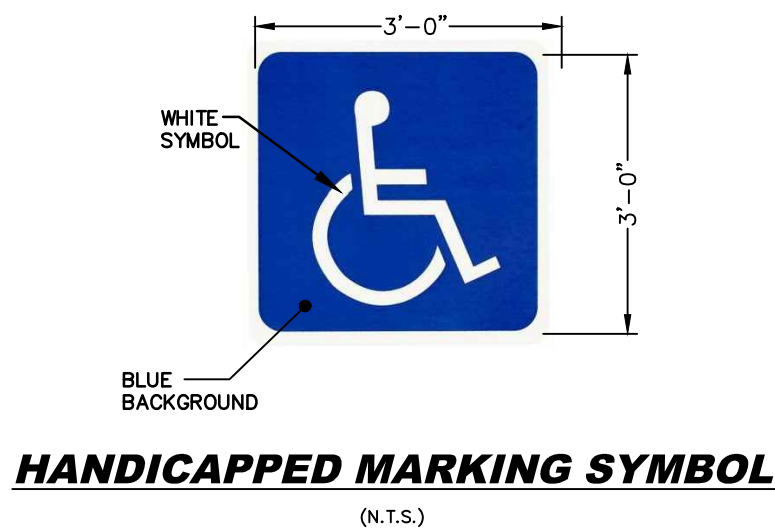
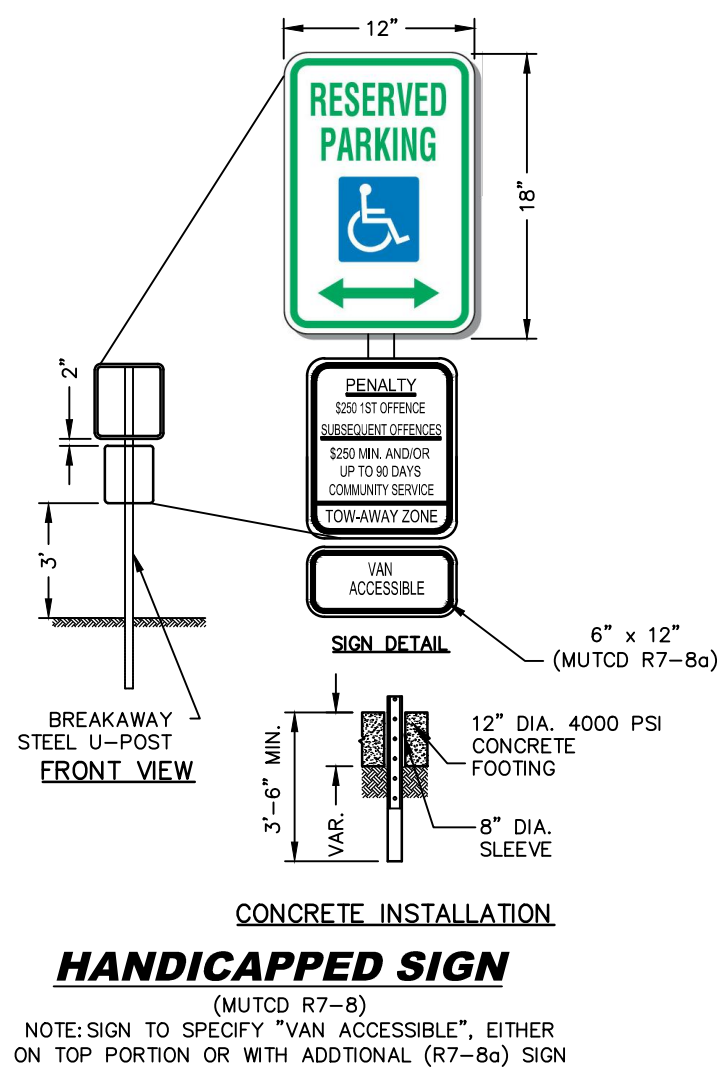
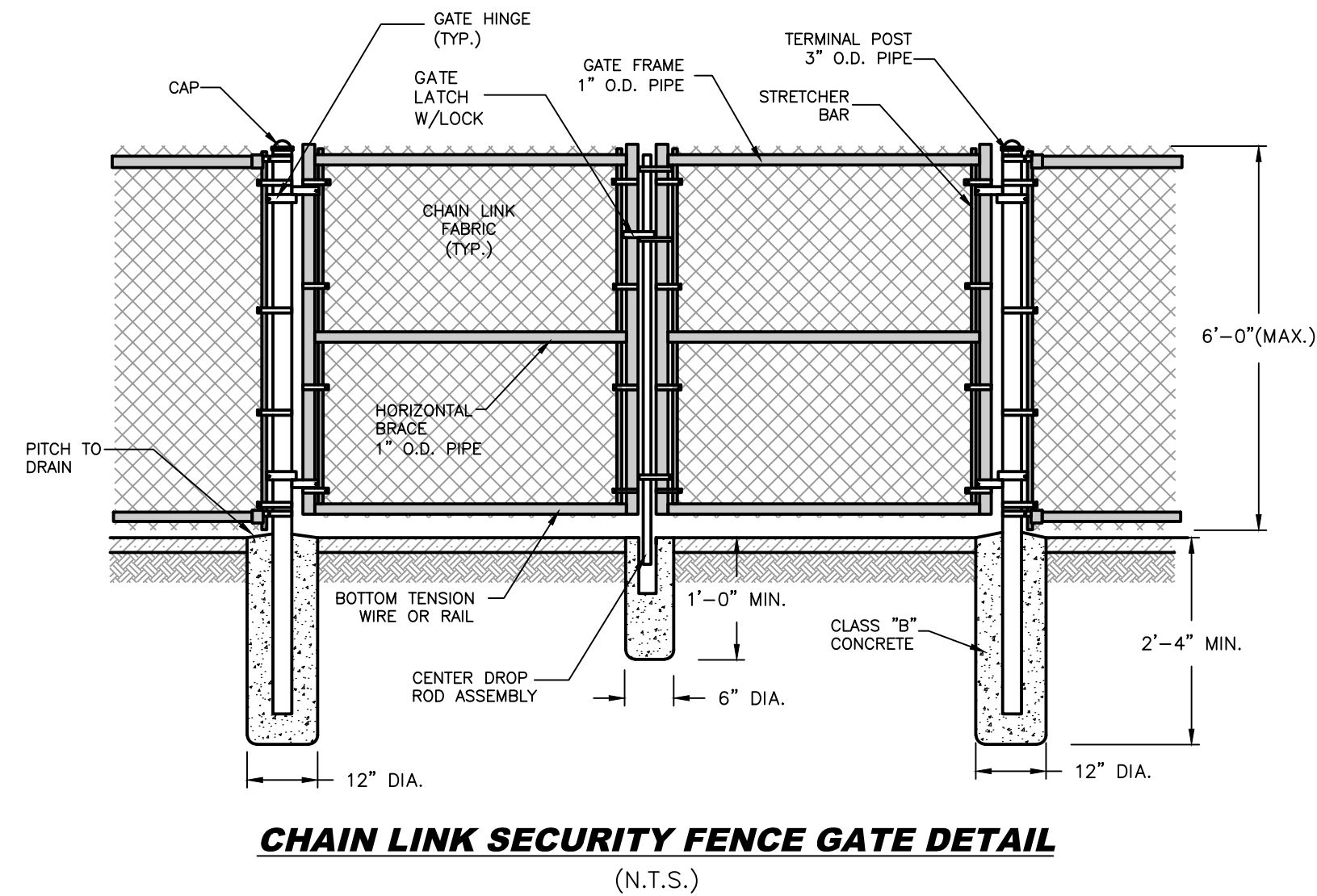
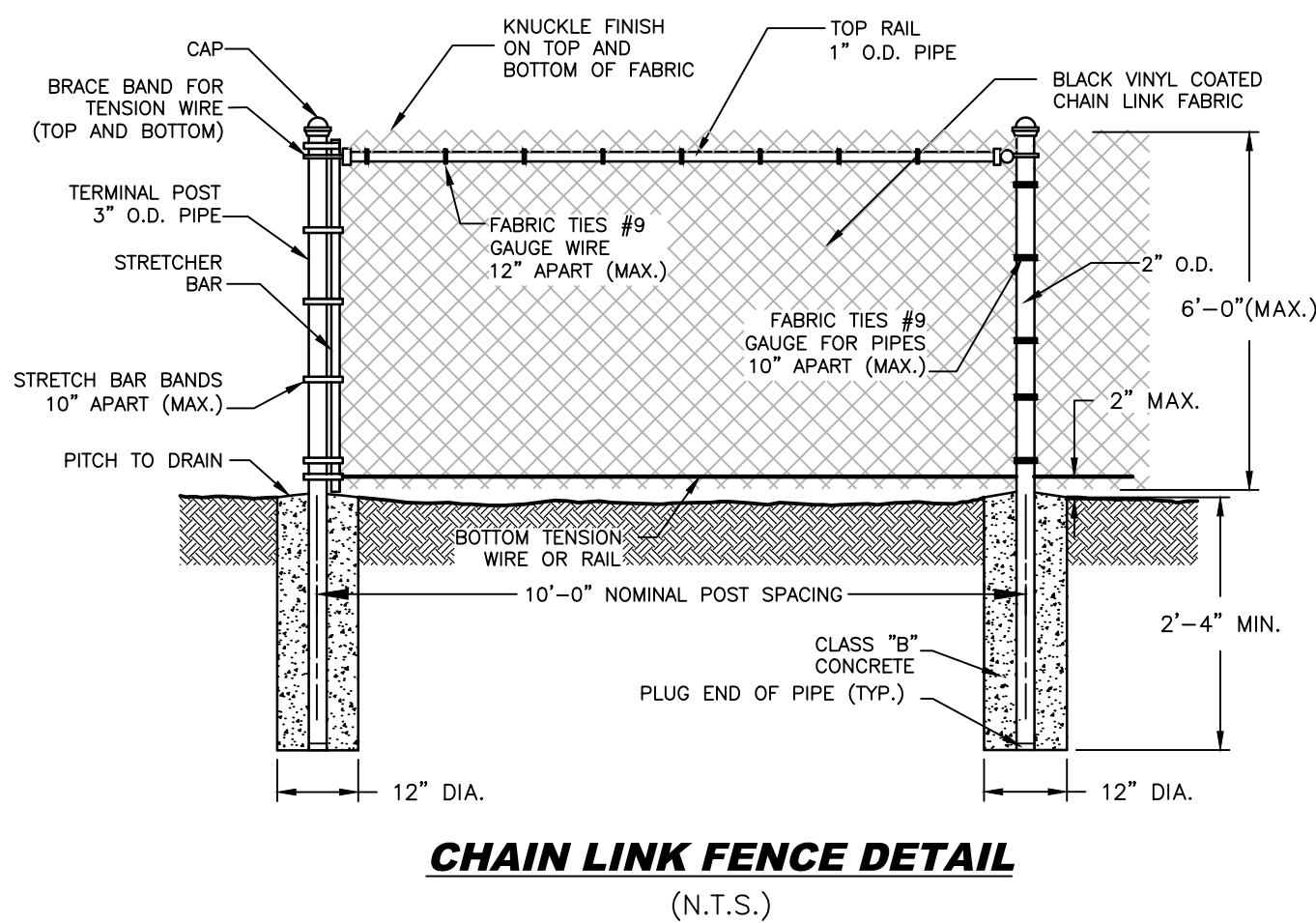
CIVIL ENGINEERING, INC.

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

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

Checked By: JG Date: 12/2/22
Drawn By: WBB Project No: 4278

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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			

CONSTRUCTION DETAILS	
FOR:	
LOT 10 BLOCK 42 '111 LEDGEWOOD AVENUE'	
BOROUGH OF NETCONG MORRIS COUNTY, NEW JERSEY	
Checked By: JG	Date: 12/2/22
Drawn By: WBB	Project No: 4278