

PRELIMINARY & FINAL MAJOR SITE PLAN

383 SOUTH STREET BLOCK 11002 LOT 1

200' OWNERS LIST

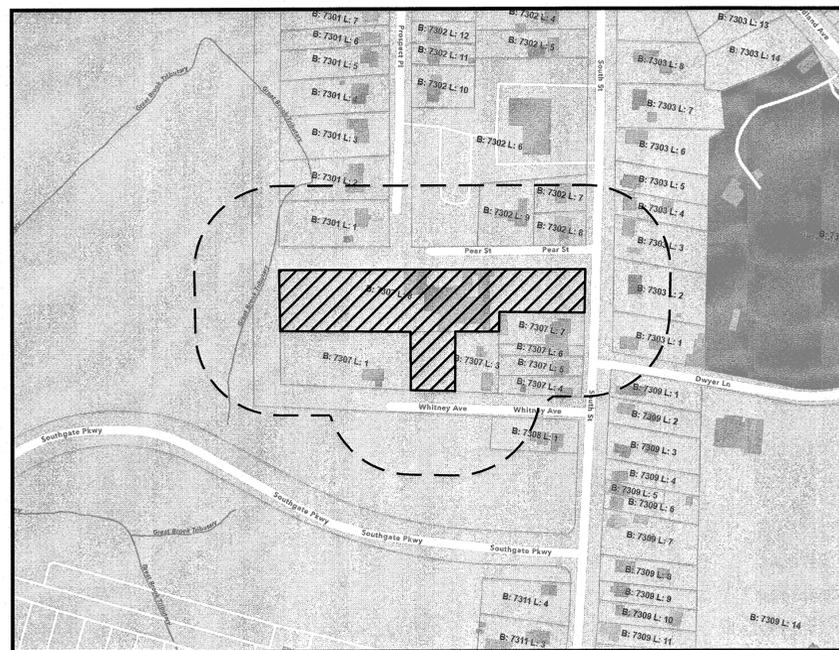
BLOCK	LOT	PROPERTY OWNER
7001	2	MORRISTOWN MOB IV LLC 1920 MAIN ST STE 1200, IRVINE, CA 92614
7301	1	KOONS, JAMES M & SMIELL, JANICE M 22 PROSPECT PL, MORRISTOWN NJ 07960
7301	2	WEISGERBER, JOHN & MARY ANN TRUST 20 PROSPECT PL, MORRISTOWN, NJ 07960
7302	6	MORRISTOWN SCHOOL HOUSE REALTY LLC ATTN: ACCTS PAYABLE BOX T HELLERTOWN, PA 18055
7302	7	JOSEPH, ANDREW M/JESSICA G 373 SOUTH ST, MORRISTOWN, NJ 07960
7302	8	BERNABE, JOSEPH/CANO, ANGELA 375 SOUTH ST, MORRISTOWN, NJ 07960
7302	9	FARKAS, MATTHEW R 8 PEAR ST, MORRISTOWN, NJ 07960
7303	1	THREE HUNDRED NINETY SOUTH ST LLC 18 BROTHERS PL, MORRISTOWN, NJ 07960
7303	2	HARM, STEVEN T & GENNUSA, DONNA M 386 SOUTH ST, MORRISTOWN, NJ 07960
7303	3	ROSS, AMY ESTATE OF 915 PINES LAKE DR W, WAYNE, NJ 07470
7303	4	SMITH, SYLVIA/WOOD,STEPHANIE/BRANDON 143 ROCKAWAY RD, LEBANON, NJ 08833
7303	5	CLARK, GEORGE D 376 SOUTH ST, MORRISTOWN, NJ 07960
7307	1	JCP&L C/O FIRST ENERGY SERVICE CO P.O.BOX 4747, OAKBROOK, IL 605224747
7307	2	363 SOUTH ST LLC 119 SUMMIT AVE, SUMMIT, NJ 07901
7307	3	SAM, AMY H 1 WHITNEY AVE, MORRISTOWN, NJ 07960
7307	4	FRANZINGER,SEBASTIAN/DRUMMOND,KATHE 393 SOUTH ST, MORRISTOWN, NJ 07960
7307	5	CAVANAUGH, ROBERT J 8 HILLTOP CIR, MORRISTOWN, NJ 07960
7307	6	VALVANO, TIMOTHY J 369 SOUTH ST, MORRISTOWN, NJ 07960
7307	7	SKIBIC,ELIZABETH C/WALLACE P 38 SYMOR DR, MORRISTOWN, NJ 07960
7307	8	383 SOUTH STREET, LLC 383 SOUTH ST, MORRISTOWN, NJ 07960
7308	1	VORHIES, ALEXANDER W 395 SOUTH ST, MORRISTOWN, NJ 07960
7309	1	PARRILLO, JOSEPH/RUTA, LINDA 392 SOUTH ST, MORRISTOWN, NJ 07960
7309	2	DEBIASSE, KEVIN 394 SOUTH ST, MORRISTOWN, NJ 07960

ZONING REQUIREMENTS

RA-15 ZONING REQUIREMENTS

	REQUIRED	EXISTING LOTS 2 & 8	PROPOSED LOTS 2 & 8
MIN. LOT AREA (SQ.FT.)	15,000	108,110	108,110
MIN. LOT AREA PER FAMILY (SQ.FT.)	15,000	NA	NA
MIN. LOT WIDTH (FEET)	100	100	100
MIN. LOT DEPTH (FEET)	100	694.81	694.81
MAX. BUILDING COVERAGE (%)	20	15.7	11.8
MAX. BUILDING HEIGHT (FEET)	35	35 MAX.	35 MAX.
MIN. FRONT YARD PEAR ST. (FEET)	50	0.7*	0.7*
MIN. FRONT YARD SOUTH ST. (FEET)	50	204.4	204.4
MIN. FRONT YARD WHITNEY AVE. (FEET)	50	148.2	173.8
MIN. FRONT YARD WHITNEY AVE. UN. (FEET)	50	282.9	282.9
MIN. SIDE YARD (FEET)	20	14.8*	14.8*
MAX. IMPERVIOUS SURFACE (%)	45	51.4*	47.2*

* EXISTING NON-CONFORMING CONDITION



KEY MAP

SCALE: 1"=200'

IMPERVIOUS COVERAGE

EXISTING	TO REMAIN	PROPOSED
GRAVEL 36747.3 SQ.FT.	GRAVEL 27065.9 SQ.FT.	REFRESHMENTS 1221.8 SQ.FT.
BUILDINGS* 10777.5 SQ.FT.	BUILDINGS 10777.5 SQ.FT.	COOLER 400.0 SQ.FT.
PAVERS 6516.3 SQ.FT.	PAVERS 5315.2 SQ.FT.	OVERHANGS 332.4 SQ.FT.
CONCRETE 1432.9 SQ.FT.	CONCRETE 1079.3 SQ.FT.	PAVERS 1657.5 SQ.FT.
STEPS 79.8 SQ.FT.	STEPS 79.8 SQ.FT.	DISPLAY WALK 1617.6 SQ.FT.
		PAVEMENT 1373.0 SQ.FT.
		DUMPSTER 160.0 SQ.FT.
TOTAL 55553.8 SQ.FT.		TOTAL 51080.0 SQ.FT.

*NOTE-AREA BUILDINGS REMOVED & NOT REPLACED IS 6227.6 SQ.FT.

NOTES

- BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY ALFRED A. STEWART JR. ON 02-23-2024. TOPOGRAPHY TO AN ASSUMED DATUM, ADD 215.85 FOR NAVD 1988 DATUM.
- PROPERTY SERVICED BY MUNICIPAL WATER.
- PROPERTY SERVICED BY MUNICIPAL SEWER.
- TAX MAP SHEET NUMBER 73.
- ALL NEW ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES TO BUILDINGS SHALL BE INSTALLED UNDERGROUND.
- EXISTING WATER, SEWER, AND GAS LOCATIONS ARE TO BE MARKED OUT PRIOR TO ANY CONSTRUCTION.
- ENTIRE SITE LOCATED IN ZONE C PER EFFECTIVE FEMA FIRM PANEL NO. 34350005B EFFECTIVE JUNE 1, 1981. ENTIRE SITE LOCATED IN ZONE X PER PRELIMINARY FEMA FIRM PANEL NO. 34027C0313F.
- SEE ARCHITECT'S DRAWINGS FOR SQUARE FOOTAGE BREAKDOWN OF BUILDINGS
- SEE ARCHITECT'S DRAWINGS FOR BUILDING MODIFICATIONS.
- SLOPE WITHIN HANDICAP PARKING AND ACCESSIBLE AREA TO BE LESS THAN 2% SLOPE.
- PARKING AREAS TO BE MAINTAINED WITH GRAVEL AND REMAIN OPEN FOR PARKING.
- STRIPING IN GRAVEL TO BE REAPPLIED AS NEEDED OR EVERY 3 MONTHS DEPENDING ON WEAR.
- ENTIRE PROPERTY AND THE IMMEDIATE AREA IS LOCATED WITHIN ZONE C AS PER EFFECTIVE FEMA PANEL NO. 340350 0005B & ZONE X PER PRELIMINARY FEMA PANEL NO. 34027C0313F.
- WETLAND DELINEATION BY CRAMER ECOLOGICAL SERVICES, LLC ON 03-17-2025.
- A PROBABLE 50' TRANSITION AREA IS SHOWN, NOTE THE DRAINAGE DITCHES MAY NOT HAVE A TRANSITION AREA.
- SITE HAS BEEN CLEARED AND IN VARIOUS STATES OF IMPERVIOUS COVERAGE PRIOR TO 1930. ANY NEW TRANSITION AREA IMPACTS ARE WITHIN THE EXISTING DISTURBED AREAS OR IMPERVIOUS SURFACES. THIS WORK WOULD FALL UNDER NJAC 7:7A-2.3B1-(i)(9) AND WOULD NOT BE REGULATED BY NJDEP.

LIST OF DRAWINGS

- TITLE SHEET
- SURVEY AND EXISTING CONDITIONS
- LAYOUT, GRADING, & SIGNAGE PLAN
- LANDSCAPE AND LIGHTING PLAN
- SOIL EROSION AND SEDIMENT CONTROL PLAN
- CONSTRUCTION DETAILS

ZONING BOARD OF ADJUSTMENT

THIS PRELIMINARY & FINAL SITE PLAN WAS APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF MORRIS AT A MEETING HELD ON _____ DATE

BOARD CHAIRPERSON _____ DATE

BOARD SECRETARY _____ DATE

BOARD ENGINEER _____ DATE

OWNER/APPLICANT

383 SOUTH STREET LLC
383 SOUTH STREET
MORRISTOWN, NJ 07960

LIST OF VARIANCES

- §95-36D(2)(b) FENCES ERECTED OR MAINTAINED CLOSER TO A STREET LINE THAN THE CLOSEST POINT OF THE PRINCIPAL BUILDING SHALL NOT EXCEED 3.5 FEET IN HEIGHT. A 5' HIGH BLACK FENCE AND A 6' HIGH STOCKADE FENCE EXISTS.
- §95-36D(2)(c) NO FENCE WHICH IS MORE THAN 25% SOLID SHALL BE ERECTED OR MAINTAINED CLOSER TO ANY STREET LINE THAN THE PRINCIPAL BUILDING. A SOLID 6' HIGH STOCKADE FENCE EXISTS.
- N.J.S.A. 40:55D-70d - USE VARIANCE

ALFRED A. STEWART, JR.

Alfred A. Stewart, Jr.
5/16/25
DATE: 12-04-2024
NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 246B03588300

REV.	DATE	DESCRIPTION	BY
3	05-16-2025	REVISE SITE PLAN PER TCC	G.B.S.
2	04-17-2025	REVISE SITE PLAN PER TCC	G.B.S.
1	01-31-2025	REVISE SITE PLAN PER COMMENTS	G.B.S.

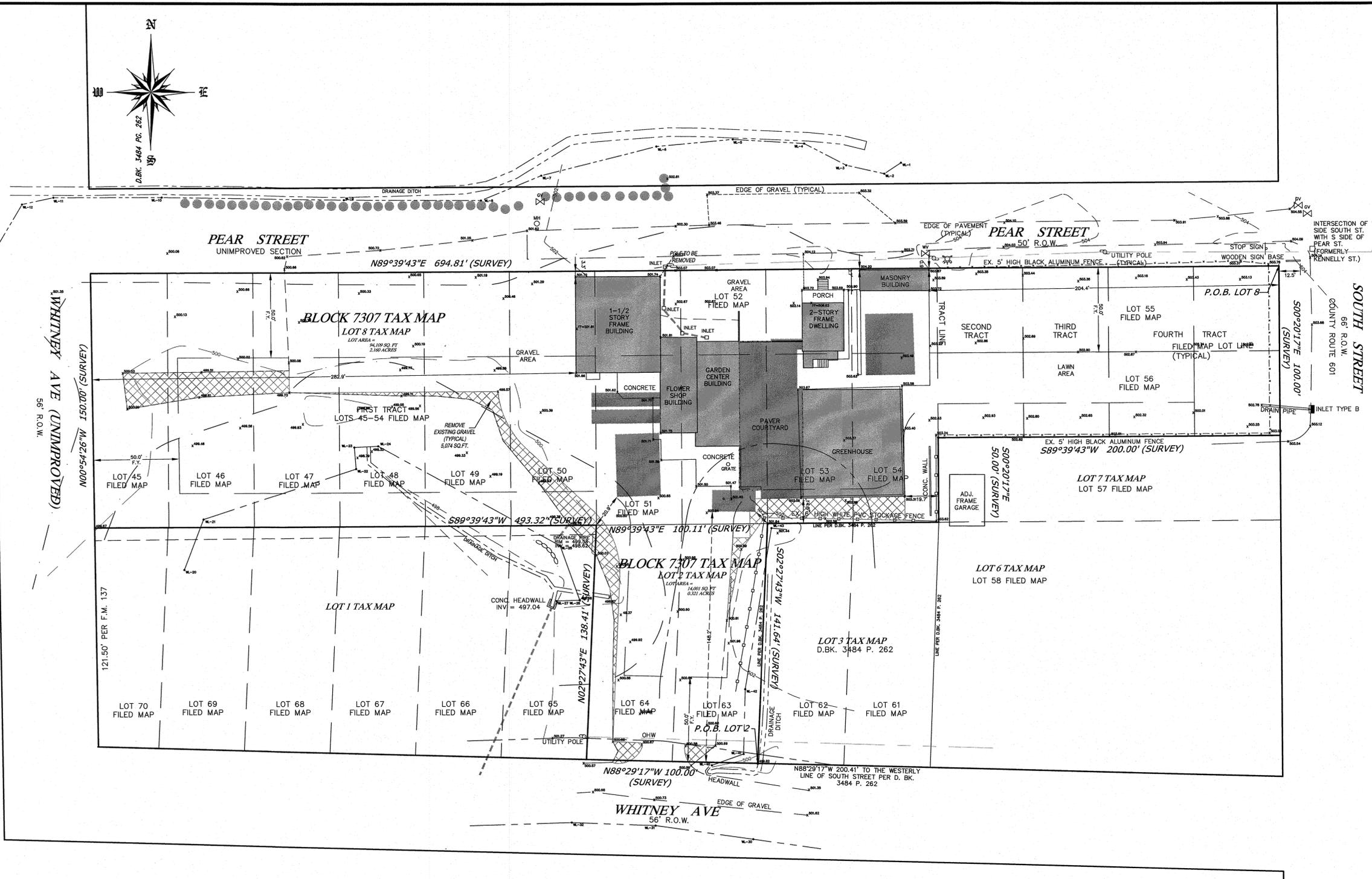
TITLE SHEET FOR SOUTH STREET GARDEN CENTER - 383 SOUTH STREET LOTS 2 & 8 BLOCK 7307

TOWNSHIP OF MORRIS, MORRIS COUNTY, N.J.

	STEWART SURVEYING & ENGINEERING, LLC	DRAWN BY: G.B.S.
		SCALE: AS SHOWN
		FILE No. 23-090
		DWG 23090.DWG

459 U.S. 46
KENNIL, NJ 07847
PHONE: 973-586-3736
FAX: 973-586-3739
fstewart@stewartse.com
CERTIFICATE OF AUTHORIZATION No. 24GA28093800

1/6



OWNER/APPLICANT
 383 SOUTH STREET LLC
 383 SOUTH STREET
 MORRISTOWN, NJ 07960

EXISTING SITE USE
 GARDEN CENTER
 1 BEDROOM APARTMENT
 SINGLE FAMILY RESIDENCE

ZONING REQUIREMENTS
 RA-15 ZONING REQUIREMENTS

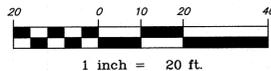
	REQUIRED	EXISTING LOTS 2 & 8
MIN. LOT AREA (SQ.FT.)	15,000	108,110
MIN. LOT AREA PER FAMILY (SQ.FT.)	15,000	NA
MIN. LOT WIDTH (FEET)	100	100
MIN. LOT DEPTH (FEET)	100	694.81
MAX. BUILDING COVERAGE (%)	20	15.7
MAX. BUILDING HEIGHT (FEET)	35	35 MAX.
MIN. FRONT YARD PEAR ST. (FEET)	50	0.7*
MIN. FRONT YARD SOUTH ST. (FEET)	50	204.4
MIN. FRONT YARD WHITNEY AVE. (FEET)	50	148.2
MIN. FRONT YARD WHITNEY AVE. UN. (FEET)	50	282.9
MIN. SIDE YARD (FEET)	20	14.8*
MAX. IMPERVIOUS SURFACE (%)	45	51.4*

* EXISTING NON-CONFORMING CONDITION

IMPERVIOUS COVERAGE

EXISTING	
GRAVEL	36747.3 SQ.FT.
BUILDINGS*	10777.5 SQ.FT.
PAVERS	6516.3 SQ.FT.
CONCRETE	1432.9 SQ.FT.
STEPS	79.8 SQ.FT.
TOTAL	55553.8 SQ.FT.

*NOTE--AREA BUILDINGS REMOVED & NOT REPLACED IS 6227.6 SQ.FT.



ALFRED A. STEWART, JR.

Alfred A. Stewart, Jr.
 DATE: 12-04-2024

NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 246B03588300

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REV.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS PLAN FOR
 SOUTH STREET GARDEN CENTER - 383 SOUTH STREET
 LOTS 2 & 8 BLOCK 7307

TOWNSHIP OF MORRIS, MORRIS COUNTY, N.J.

STEWART SURVEYING & ENGINEERING, LLC
 DRAWN BY: G.B.S.
 SCALE: 1"=30'
 FILE No. 23-090
 DWG 23090.DWG

459 U.S. 46
 KENVIL, NJ 07847
 PHONE: 973-586-3736
 FAX: 973-586-3739
 fstewart@stewartse.com
 CERTIFICATE OF AUTHORIZATION No. 24GA28093800



PEAR STREET
UNIMPROVED SECTION

PEAR STREET
66' R.O.W.

SOUTH STREET
66' R.O.W.
COUNTY ROUTE 601

WHITNEY AVE
56' R.O.W.

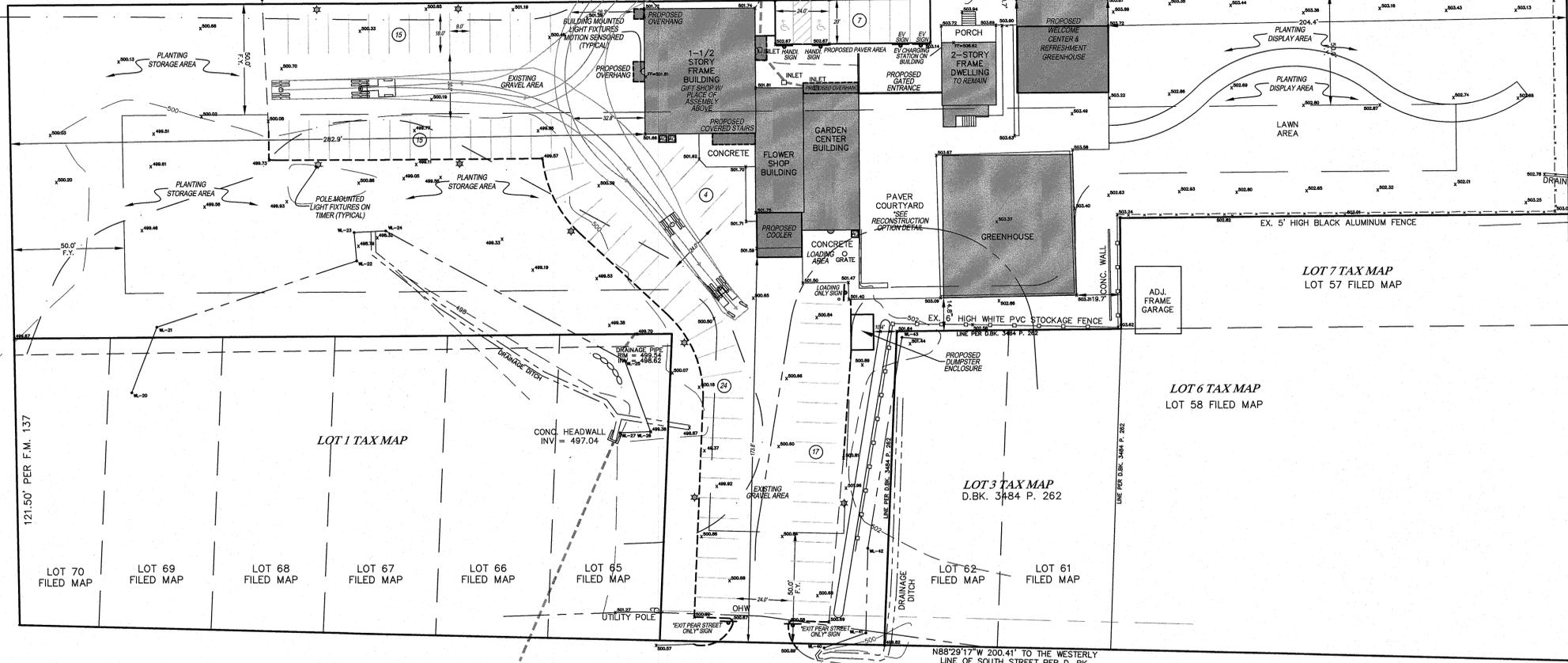


RECONSTRUCTION OPTION DETAIL

PARKING CALCULATIONS

RETAIL	5 STALLS PER 1,000 SQ.FT. GFA	
	8,266 SQ.FT. x 5 / 1000	= 41 STALLS
OFFICES	4 PER 1,000 SQ.FT. GFA	
	300 SQ.FT. x 4 / 1000	= 1 STALL
WAREHOUSE	1 STALL PER 500 SQ.FT. GFA	
	5,753 SQ.FT. x 1 / 500	= 12 STALLS
COFFEE CAFE	1 STALL PER 2.5 SEATS	
	20 SEATS x 1 / 2.5	= 8 STALLS
PLACE OF ASSEMBLY	1 STALL PER 3 SEATS	
OR	5 PER 1,000 SQ.FT.	
	48 SEAT x 1 / 3	= 16 STALLS (USE)
	2173 SQ.FT. x 5 / 1000	= 10.9 STALLS
SINGLE FAMILY DWELLING	5 BEDROOM DWELLING	= 3 STALLS
		81 STALLS REQUIRED
		82 STALLS PROVIDED

WHITNEY AVE (UNIMPROVED)
56' R.O.W.

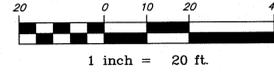


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PROPOSED SITE USE

- GARDEN CENTER
- COFFEE CAFE
- PLACE OF ASSEMBLY (ALL UNDER ONE ENTITY)
- SINGLE FAMILY RESIDENCE

OWNER/APPLICANT

383 SOUTH STREET LLC
383 SOUTH STREET
MORRISTOWN, NJ 07960

ALFRED A. STEWART, JR.

5/16/25
DATE: 12-04-2024

NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 246803588300

LAYOUT, GRADING, & SIGNAGE PLAN FOR
SOUTH STREET GARDEN CENTER - 383 SOUTH STREET
LOTS 2 & 8 BLOCK 7307

TOWNSHIP OF MORRIS, MORRIS COUNTY, N.J.

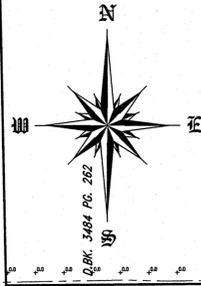
STEWART SURVEYING & ENGINEERING, LLC

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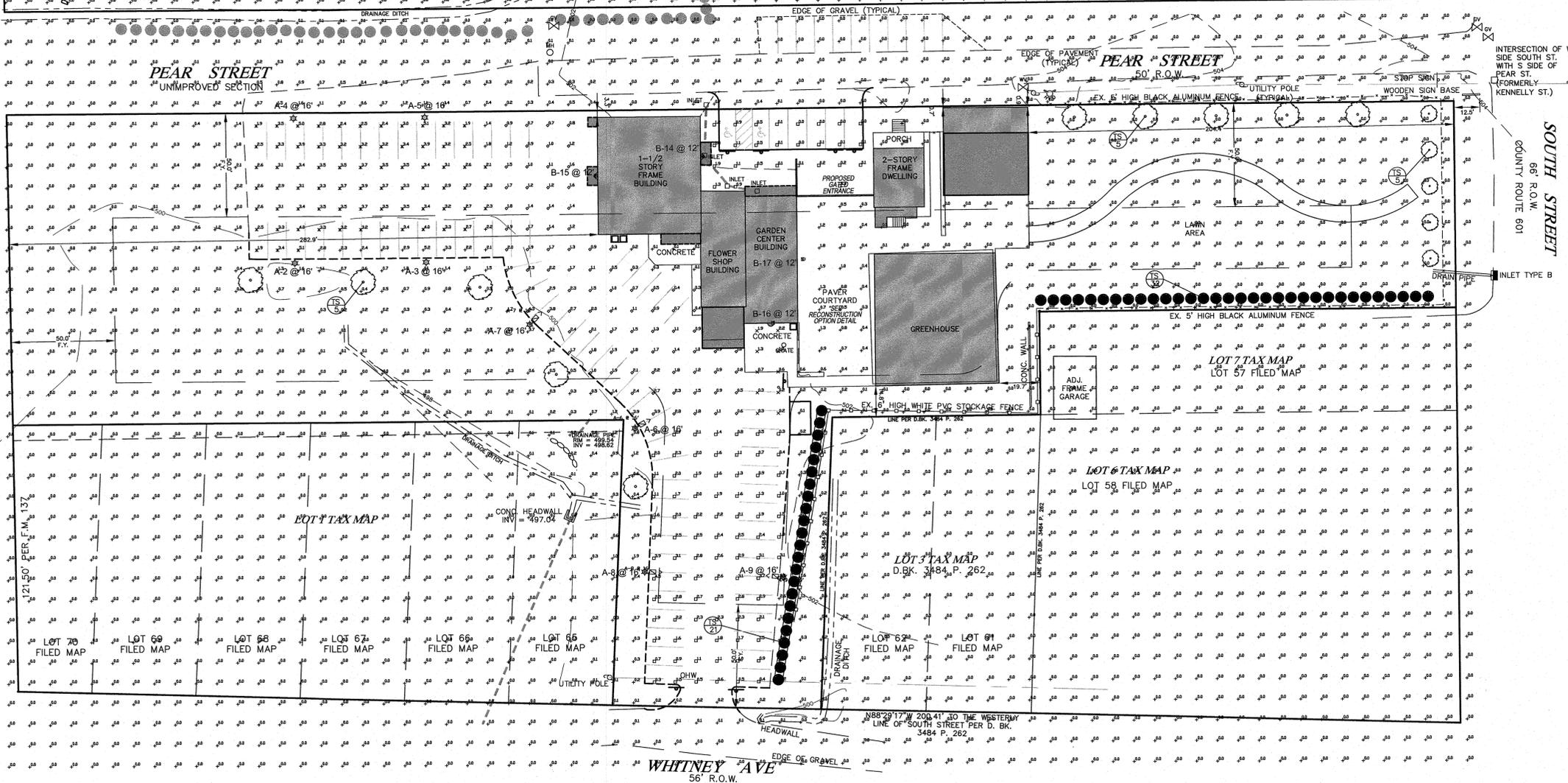
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fstewart@stewartse.com

CERTIFICATE OF AUTHORIZATION No. 24GA28093800

3
6



WHITNEY AVE (UNIMPROVED)
56' R.O.W.



INTERSECTION OF W SIDE SOUTH ST. WITH S SIDE OF PEAR ST. (FORMERLY KENNELLY ST.)
SOUTH STREET
66' R.O.W.
COUNTY ROUTE 601

OWNER/APPLICANT
383 SOUTH STREET LLC
383 SOUTH STREET
MORRISTOWN, NJ 07960

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	MIN SIZE	COMMENT
TS	53	THUJA STANDISHII X Plicata	GREEN GIANT ARBORVITAE	5'-6'	6' SPACING
QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	2-1/2" CAL.	B & B
AP	5	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD MAPLE	2-1/2" CAL.	B & B
TS	5	STYRAX JAPONICUS	JAPANESE SNOWBELL	2-1/2" CAL.	B & B

NOTE: ONLY TREES SHOWN. SUPPLEMENTAL LANDSCAPING PLAN TO BE PROVIDED BY THE APPLICANT.

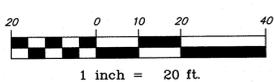
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOADING DOCK	X	0.9 fc	2.2 fc	0.2 fc	11.0:1	4.5:1
PARKING 1 & PAVEMENT AREA	□	0.5 fc	1.9 fc	0.0 fc	N/A	N/A
PARKING 2 & DRIVEWAY	◇	1.6 fc	4.3 fc	0.3 fc	14.3:1	5.3:1
PARKING 3	X	3.2 fc	5.1 fc	1.9 fc	2.7:1	1.7:1
PARKING 4	□	1.9 fc	5.0 fc	0.3 fc	16.7:1	6.3:1
SPILL LIGHT SUMMARY	+	0.3 fc	5.2 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Total Output	Input Power	Distribution
⊙	A	8	American Electric Lighting	AT80 P203 R4 4K	Autobahn Small P203 Package Roadway Type IV 4000K/5000K	10059	0.91	10059	70	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G3
⊙	B	4	Holophone	HLVPC2 P10 40K XX T3M	Vallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium	3017	0.95	3017	28	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1

LIGHTING TO BE DARK SKY COMPLIANT



ALFRED A. STEWART, JR.

Alfred A. Stewart, Jr.
DATE: 12-04-2024

NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 246803588300

LANDSCAPE & LIGHTING PLAN FOR
SOUTH STREET GARDEN CENTER - 383 SOUTH STREET
LOTS 2 & 8 BLOCK 7307

TOWNSHIP OF MORRIS, MORRIS COUNTY, N.J.

STEWART SURVEYING & ENGINEERING, LLC

DRAWN BY: G.B.S.
SCALE: 1"=30'
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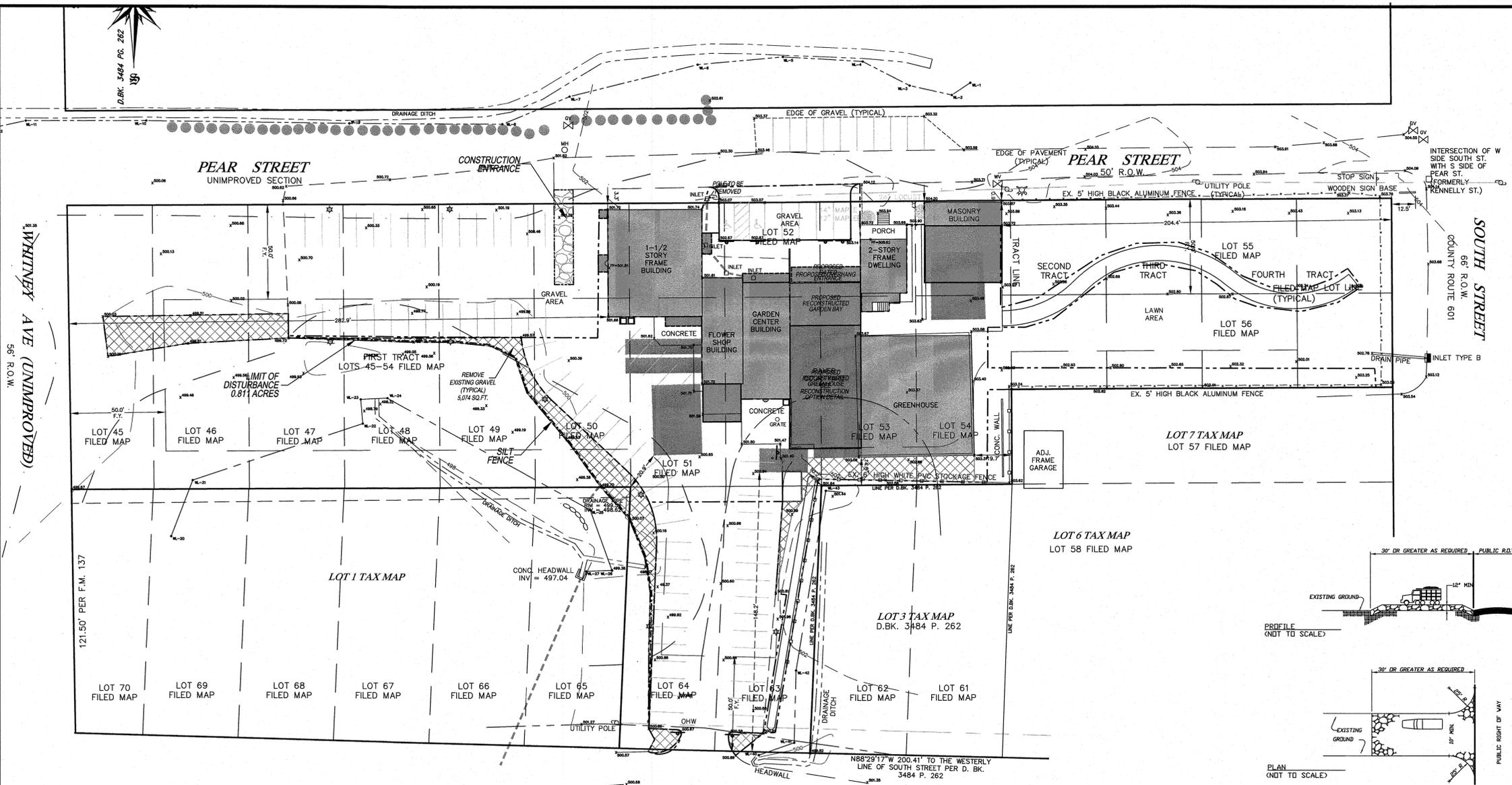
CERTIFICATE OF AUTHORIZATION No. 24GA28093800

LAYOUT: LANDBRIGHT

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 COVERED 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 ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO 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 AND 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 THE TOE OF SLOPE.
10. A STABILIZED CONSTRUCTION ENTRANCE WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
11. ALL NEW ROADWAYS WILL BE TREATED WITH 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 BE DISCHARGED 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, VEGETATION 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 WITH 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 SITE 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. TOPSOIL STOCKPILE PROTECTION
 - A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - B) APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
 - C) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
 - D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - 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.
21. TEMPORARY STABILIZATION SPECIFICATIONS
 - A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - B) APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
 - C) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
 - D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
22. PERMANENT STABILIZATION SPECIFICATION
 - A) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
 - B) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
 - C) APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
 - D) APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING REED FESCUE SEED AT 0.7 LBS. PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ. FT.
 - E) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - F) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
23. AREA OF DISTURBANCE = 0.811 ACRES

*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.

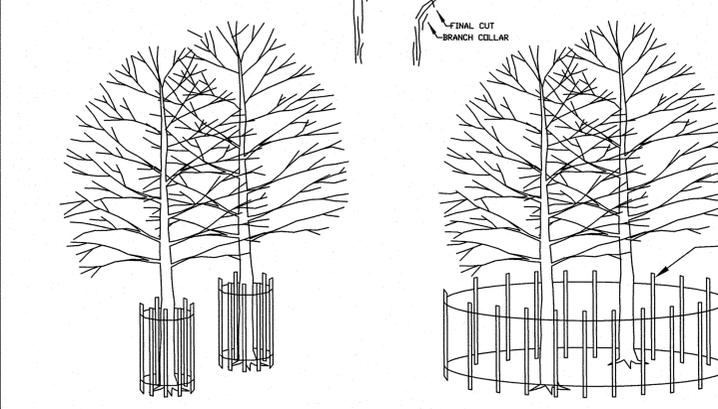
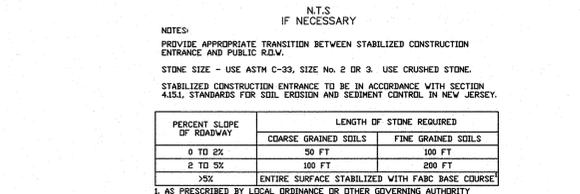


SEQUENCE OF CONSTRUCTION

1. INSTALL SOIL EROSION CONTROL MEASURES 1 DAY
2. CLEAR SITE 2 DAYS
3. ROUGH GRADING 1 WEEK
4. CONSTRUCT BUILDINGS 16 WEEKS
5. FINAL GRADING AND LANDSCAPING 3 DAYS
6. SCOUR PROTECTION/TERRACE SUBSOIL TO A 6" MINIMUM DEPTH 1 DAY
7. APPLY 5" MINIMUM OF TOPSOIL 2 DAYS
8. RAKING, SEEDING & MULCHING 1 DAY
9. FINAL CLEAN-UP 1 DAY
10. REMOVE REMAINING SOIL EROSION CONTROL DEVICES 1 DAY

SEQUENCE OF CONSTRUCTION NOTES:
 1) SEQUENCE IS SUBJECT TO WEATHER, CONTRACTOR AVAILABILITY, MATERIAL AVAILABILITY AND OTHER EVENTS BEYOND THE CONTROL OF THE CONTRACTOR AND/OR OWNER.
 2) SOME ACTIVITIES CAN/WILL TAKE PLACE CONCURRENTLY.
 3) SILT FENCES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
 4) IT IS ESTIMATED THAT THIS PROJECT WILL TAKE FROM 3 MONTHS TO 6 MONTHS TO COMPLETE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL



SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL



DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLON/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) (dry spread)	Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended solids. See Sediment Basin Standards, p. 26-1		
Acidulated Soy Bean Soap Slush	None	Coarse Spray	1200

Illions: 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 placed about 12 inches apart, and spring toothed harrows are examples of equipment which may be used.

Barriers: Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar materials 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 of plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around slope.

USDA NRCS SOIL TYPE
 USRHB - URBAN LAND - RIVERHEAD COMPLEX, 3 TO 8 PERCENT SLOPES

ALFRED A. STEWART, JR.
 5/16/25
 DATE: 12-04-2024
 NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. NO. 24GB03588300

OWNER/APPLICANT
 383 SOUTH STREET LLC
 383 SOUTH STREET
 MORRISTOWN, NJ 07960

REV.	DATE	DESCRIPTION	BY
3	05-16-2025	REVISE SITE PLAN PER TCC	G.B.S.
2	04-17-2025	REVISE SITE PLAN PER TCC	G.B.S.
1	01-31-2025	REVISE SITE PLAN PER COMMENTS	G.B.S.

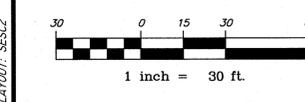
SOIL EROSION & SEDIMENT CONTROL PLAN
 SOUTH STREET GARDEN CENTER - 383 SOUTH STREET
 LOTS 2 & 8 BLOCK 7307

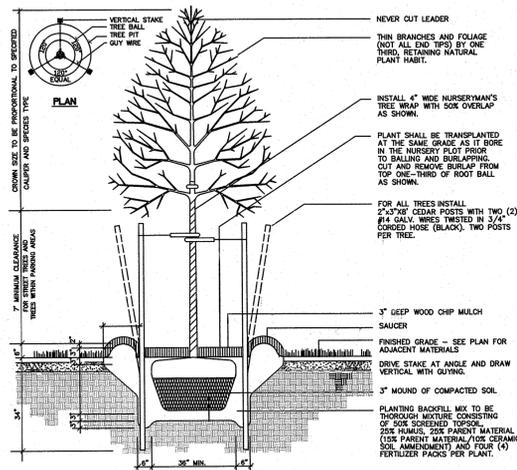
TOWNSHIP OF MORRIS, MORRIS COUNTY, N.J.

STEWART SURVEYING & ENGINEERING, LLC
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 DWG 23090.DWG

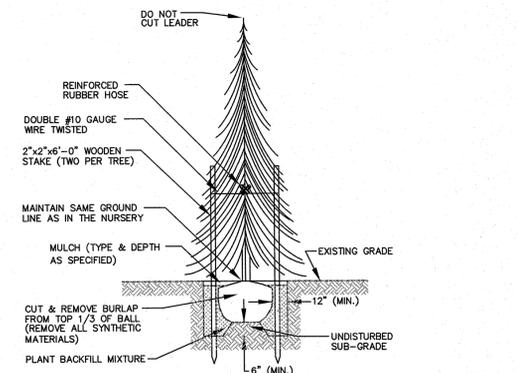
459 U.S. 46 KENILWORTH, NJ 07047
 PHONE: 973-586-3736
 FAX: 973-586-3739
 fstewart@stewartse.com

CERTIFICATE OF AUTHORIZATION No. 24GA28093800

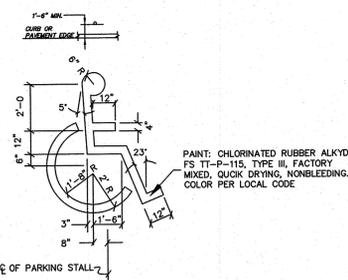




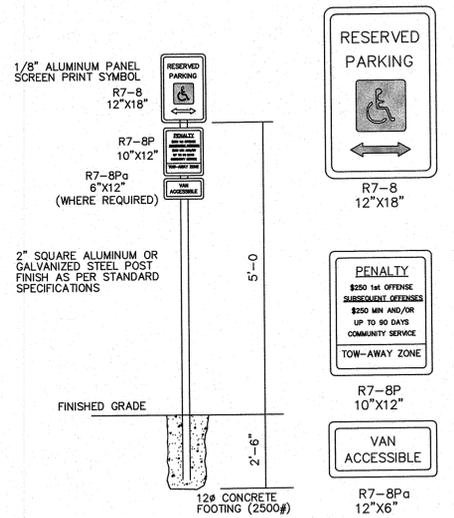
SHADE TREE PLANTING DETAIL



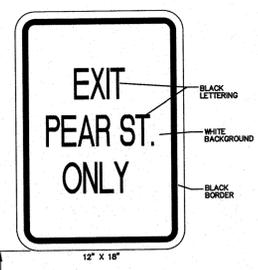
EVERGREEN TREE PLANTING DETAIL



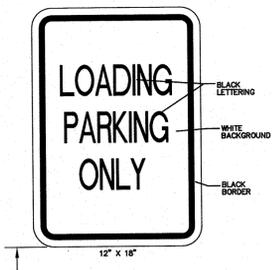
ACCESSIBLE PARKING SYMBOL



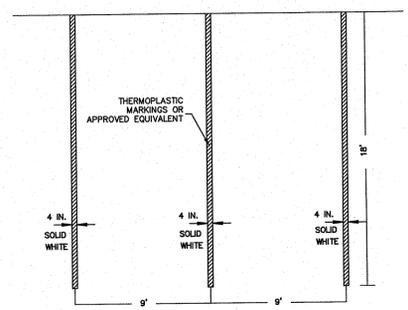
ACCESSIBLE SIGN DETAILS



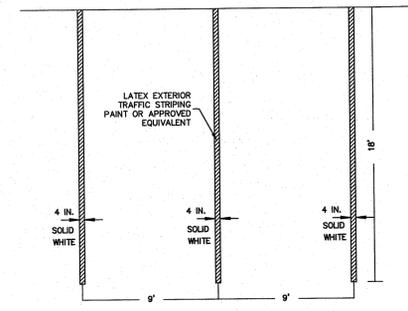
EXIT ONLY SIGN DETAIL



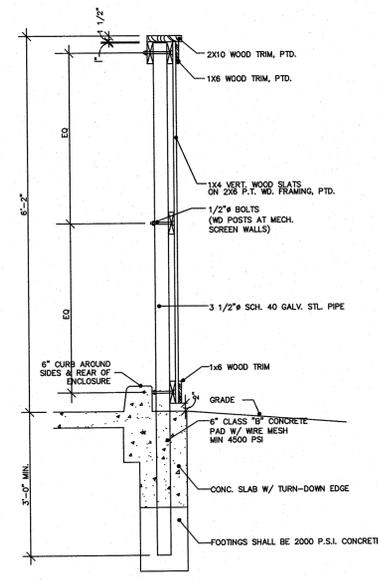
LOADING ONLY SIGN DETAIL



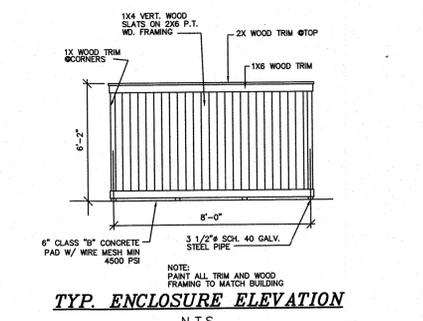
PAVED PARKING STRIPING DETAIL



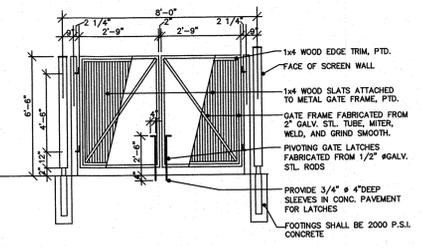
GRAVEL PARKING STRIPING DETAIL



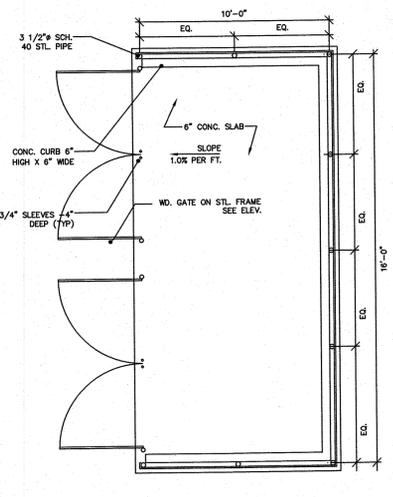
TYP. ENCLOSURE SECTION



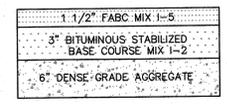
TYP. ENCLOSURE ELEVATION



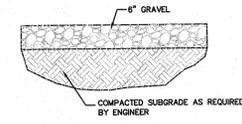
ENCLOSURE GATE ELEVATION



DUMPSTER ENCLOSURE PLAN



SITE PAVEMENT DETAIL



TYPICAL GRAVEL AREA SECTION

MAXICHARGER™ AC ULTRA SERIES: 80A

OVERVIEW

THE FASTEST WAY TO CHARGE 2 VEHICLES AT ONCE

This workhorse is the most powerful dual port AC charger on the market. The system was designed to ensure form meets function, with a footprint for limited space applications. This is an ideal solution for commercial charging sites, with an 8-inch HD screen that offers the ability to generate additional ad revenue.

- Deliver Up To 19.2kW
- One-Piece Pedestal Housing Combination
- WiFi Hotspot Sharing
- Power Sharing
- 8-Inch HD Advertising Screen
- App, RFID Card, Credit Card, Mobile Payment
- One-Stop Cloud Network Management
- OCPP 1.6 / 2.0.1
- Weather Resistant

ChargeSmart MAXICHARGER™ AC ULTRA SERIES: 80A

PRODUCT SPECIFICATIONS

PRODUCT INFORMATION

INPUT/OUTPUT POWER RATING & CURRENT: 219 2kW (640V AC/80A)
Output Amperage Adjustable Via Mobile App, From 6A to 80A

INPUT/OUTPUT VOLTAGE: 208V/150L, 240V/150L 60Hz

INPUT WIRING: L1N1-P1, L1L2/PE

INPUT CORD: Hardwired

GROUNDING TYPE: SAS J1772, 15M (55) or 5M

GROUND FAULT DETECTION: 20MA GFD

PROTECTION: Overcurrent, Overvoltage, Under-voltage, Surge Protection

CARD READER: Optional: ISO 15693, ISO 14443, NFC

POWER MEASUREMENT ACCURACY: +/- 1.0% From 1% To Full Scale

USER INTERFACE & COMMUNICATION

STATUS INDICATION: LED / APP / LCD (8 Inch, 1900x700 Touch Screen)

USER INTERFACE: ChargeSmart EV (CS-EV) App

CONNECTIVITY: Bluetooth, Wi-Fi, Ethernet, 4G, RS485

COMMUNICATIONS PROTOCOLS: OCPP 1.6 (Can Be Upgraded To OCPP 2.0.1 Later)

USER AUTHENTICATION: APP, RFID Card, Credit Cards (Optional)

GENERAL CHARACTERISTICS

ENCLOSURE RATING: NEMA 3R

OPERATION ALTITUDE: 2000ft

OPERATING TEMPERATURE: -40°F ~ +122°F (-40°C ~ +50°C)

STORAGE TEMPERATURE: -40°F ~ +185°F (-40°C ~ +85°C)

MOUNTING: Wall or Floor Using 8 Pedestal

DIMENSIONS (H X W X D): Charger Only: 24.60\"/>

5 Southside Dr. Suite 11-184 | Clifton Park, NY 12065 | info@ChargeSmartEV.com | 888-717-4544

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OWNER/APPLICANT
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MORRISTOWN, NJ 07960

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CONSTRUCTION DETAILS FOR SOUTH STREET GARDEN CENTER - 383 SOUTH STREET LOTS 2 & 8 BLOCK 7307

TOWNSHIP OF MORRIS, MORRIS COUNTY, N.J.

STEWART SURVEYING & ENGINEERING, LLC

459 U.S. 46
KENVIL, NJ 07847

PHONE: 973-586-3736
FAX: 973-586-3759
fstewart@stewartse.com

DRAWN BY: G.B.S.
SCALE: AS SHOWN
FILE No. 23-090
DWG 23090.DWG

ALFRED A. STEWART, JR.

Alfred A. Stewart, Jr.

DATE: 12-04-2024

NU PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 24GB03588300

CERTIFICATE OF AUTHORIZATION No. 24GA28093800

LAYOUT DETAILS