



STEWART SURVEYING & ENGINEERING, LLC

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August 6, 2025

Sonia Santiago, Land Use Secretary
Township of Morris Planning Board
50 Woodland Avenue

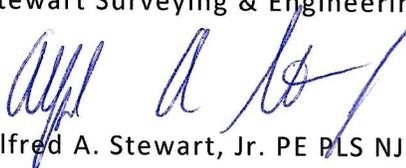
Re: 383 South Street
Block 7307 Lot 8
Morris Township

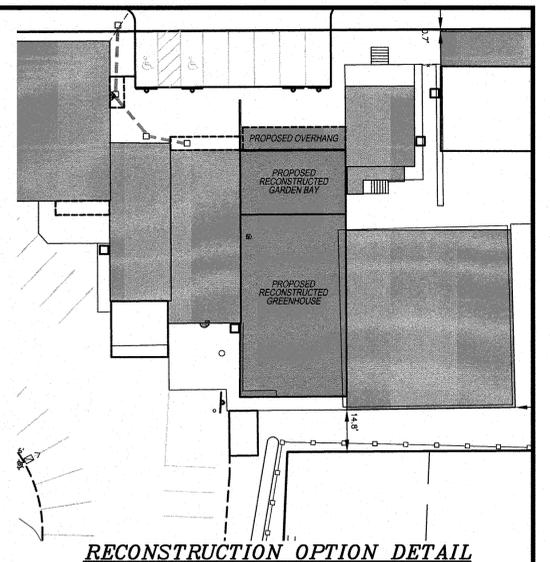
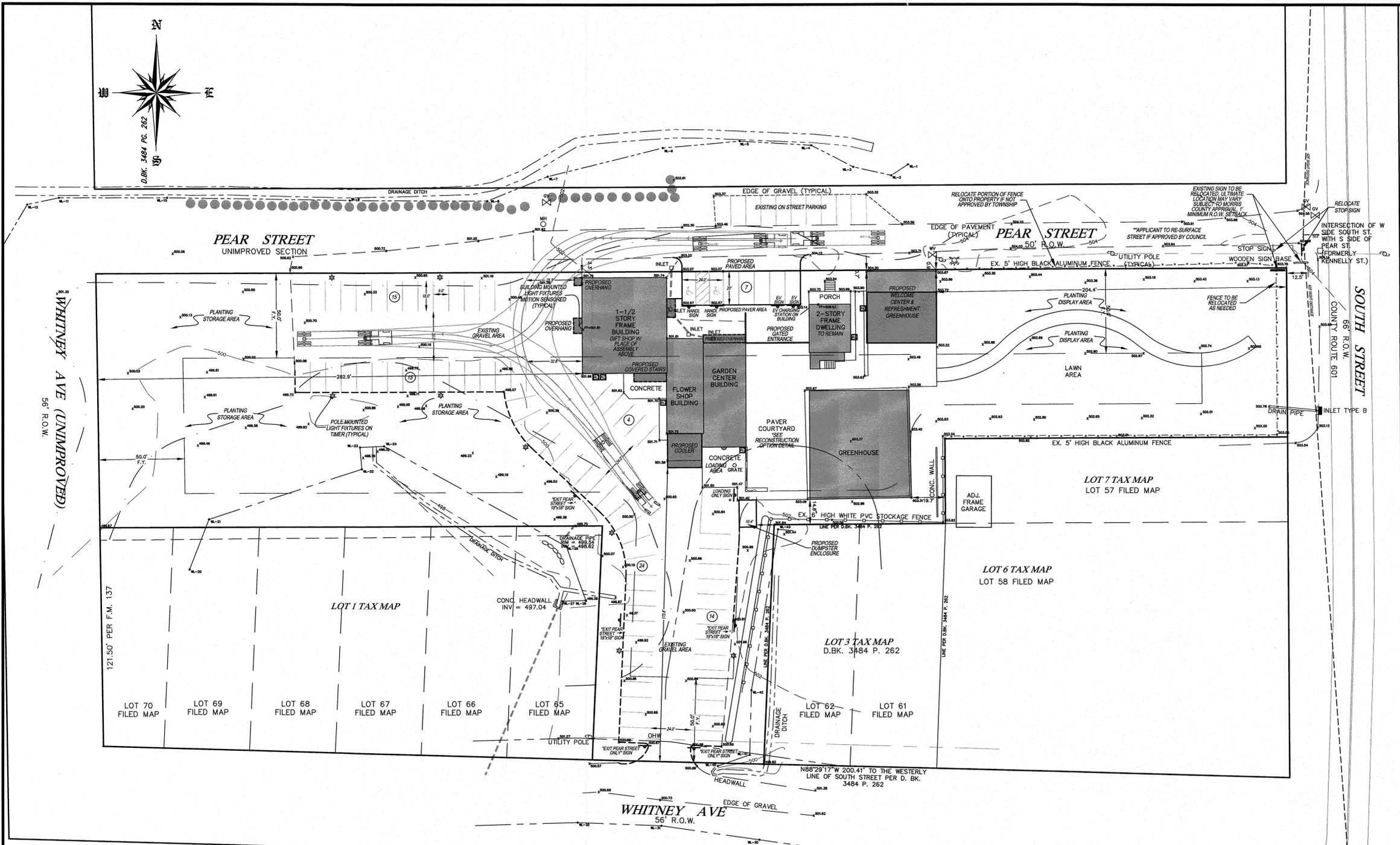
Ms. Santiago:

Enclosed you will find sixteen (16) sets of the revised sheet 3 of 6. The following modifications have been made:

- Sight lines were added and the existing sign will need to be relocated. A 1' variance from both right of ways is required.
- A note was added on the existing fence in Pear Street right of way to be relocated if not approved by the Township
- Additional exit Pear Street signage is provided with directional arrows.
- EV parking stall credits were added to the parking calculations.
- The parking calculations were revised. The reconstruction option was previously included in the calculations. 72 stalls required/81 stalls provided
- The stalls near the dumpster were removed.

Stewart Surveying & Engineering, LLC


Alfred A. Stewart, Jr. PE PLS NJ License No. 24GB03588300



PARKING CALCULATIONS

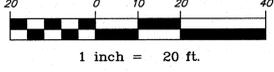
RETAIL	5 STALLS PER 1,000 SQ.FT. GFA	
	6,458 SQ.FT. x 5 / 1000	= 32 STALLS
OFFICES	4 PER 1,000 SQ.FT. GFA	
	300 SQ.FT. x 4 / 1000	= 1 STALL
WAREHOUSE	1 STALL PER 500 SQ.FT. GFA	
	5,739 SQ.FT. x 1 / 500	= 12 STALLS
WELCOME CENTER/REFRESHMENTS	1 STALL PER 2.5 SEATS	
	20 SEATS x 1 / 2.5	= 8 STALLS
PLACE 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
		72 STALLS REQUIRED
		79 STALLS PROPOSED
		+2 EV CREDIT STALLS
		81 STALLS PROVIDED

NOTE: PARKING COUNT INCLUDES RECONSTRUCTION OPTION

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



IMPERVIOUS COVERAGE

EXISTING	TO REMAIN	PROPOSED
GRAVEL 36747.3 SQ.FT.	GRAVEL 27065.9 SQ.FT.	GRAVEL 400.0 SQ.FT.
BUILDINGS* 10777.5 SQ.FT.	BUILDINGS 10777.5 SQ.FT.	OVERHANGS 332.4 SQ.FT.
PAVERS 6516.3 SQ.FT.	PAVERS 5315.2 SQ.FT.	PAVERS 1657.5 SQ.FT.
CONCRETE 1432.9 SQ.FT.	CONCRETE 1079.3 SQ.FT.	DISPLAY WALK 1617.6 SQ.FT.
STEPS 79.8 SQ.FT.	STEPS 79.8 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 BRAKDOWN 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-(9) AND WOULD NOT BE REGULATED BY NJDEP.

PROPOSED SITE USE

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

ALFRED A. STEWART, JR.

Alfred A. Stewart, Jr.
DATE: 12-04-2024
NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 24G803588300

OWNER/APPLICANT

383 SOUTH STREET LLC
383 SOUTH STREET
MORRISTOWN, NJ 07960

REV.	DATE	DESCRIPTION	BY
4	08-04-2025	EXHIBIT REVISIONS PER BOARD MEETING	G.B.S.
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.

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

DRAWN BY: G.B.S.
SCALE: 1"=30'
FILE No. 23-090
DWG 23090.DWG

459 U.S. 46
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CERTIFICATE OF AUTHORIZATION No. 24GA28093800