

LIST OF PROPERTY OWNERS WITHIN 200' OF P.Q.

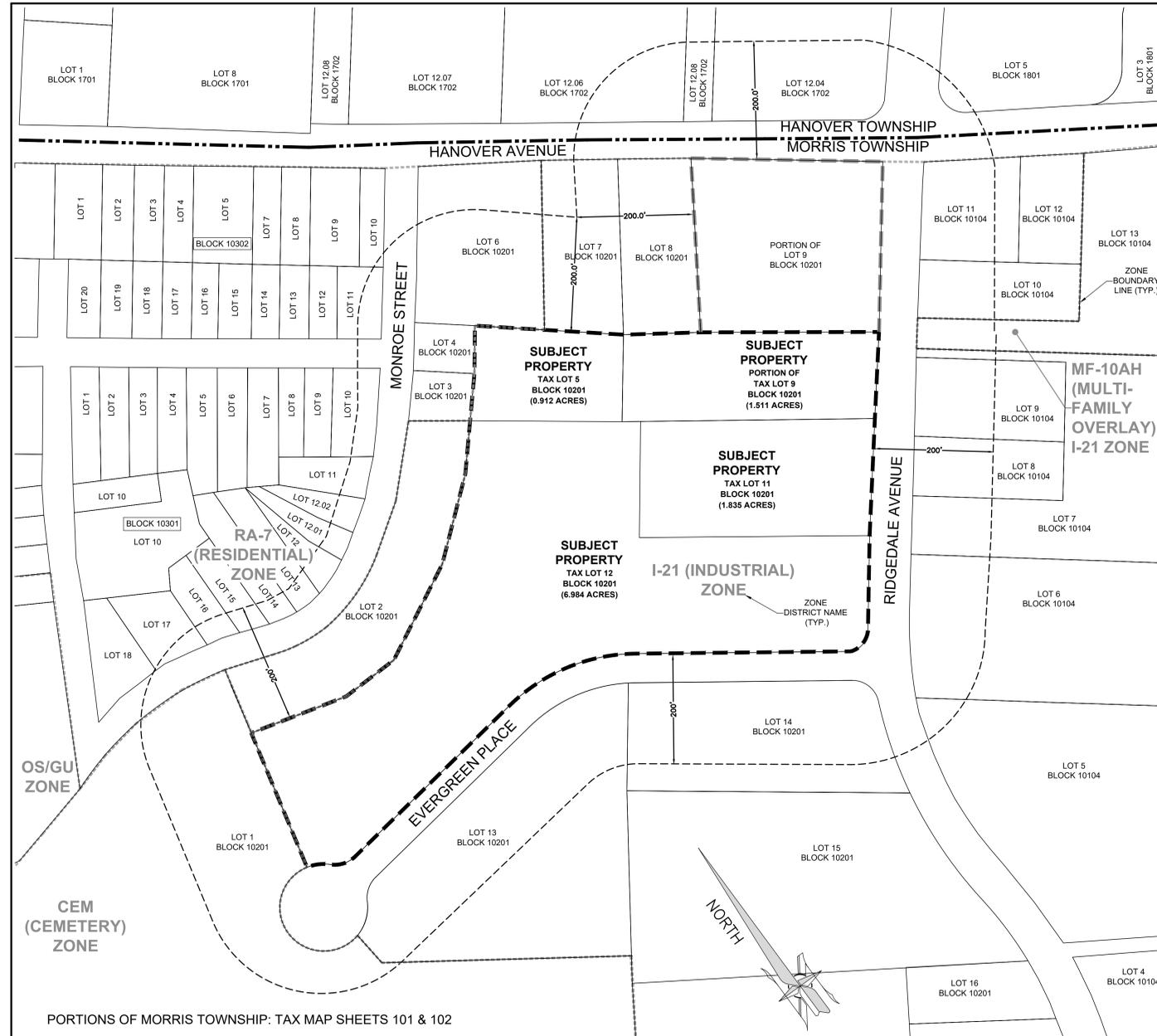
THIS LIST WAS COMPILED FROM A CERTIFIED LIST OF ADJOINING PROPERTY OWNERS FOR BLOCK 10201, LOTS 5, 9, 11, AND 12, PREPARED BY THE MORRIS TOWNSHIP TAX ASSESSOR'S OFFICE, AND IS CURRENT AND AS ACCURATE AS POSSIBLE AS OF MAY 23, 2023.



**SITE PLAN FOR
NIELSEN FORD DEALERSHIP
TAX BLOCK 10201, LOTS 11 & 12
& NIELSEN CHRYSLER, DODGE, JEEP,
AND RAM DEALERSHIP
TAX BLOCK 10201, LOTS 5 & A PORTION OF LOT 9
TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ**

OWNER
EVERGREEN CEMETERY ASSOCIATION
1 EVERGREEN PLACE
MORRISTOWN, NJ 07960

APPLICANT
NIELSEN FORD OF MORRISTOWN, INC
170 RIDGEDALE AVE
MORRISTOWN, NJ 07960
Tel (908) 741-4903



ZONING TABLE FOR SUBJECT PARCELS:

ZONING ANALYSIS CONSIDERS ALL LOTS AND LEASE PARCELS ARE COMBINED INTO A SINGLE AREA.

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	21,780 SF	489,148 SF	489,148 SF
MIN. LOT WIDTH	125 FT	516 FT	516 FT
MIN. LOT DEPTH	150 FT	754 FT	754 FT
MIN. FRONT YARD	35 FT	65.2 FT	65.2 FT
MIN. SIDE YARD (ONE)	15 FT	24.1 FT	24.1 FT
MIN. SIDE YARD (COMBINED)	30 FT	188.2 FT	188.2 FT
MIN. SIDE YARD ALONG SIDE STREET*	35 FT	24.1 FT	24.1 FT
MIN. REAR YARD	50 FT	121.2 FT	121.2 FT
MAX. BUILDING HEIGHT	45 FT	24.99 FT	24.99 FT
MAX. BUILDING COVERAGE	33%	8.2%	8.2%
MAX. LOT COVERAGE**	75%	83.9%	76.9%

* PER SECTION 95-31, "SIDE YARD EXCEPTIONS": ANY CORNER LOT SHALL PROVIDE A SIDE STREET SETBACK LINE WHICH SHALL BE THE SAME AS THE MINIMUM FRONT YARD REQUIRED ON ANY ADJOINING LOT FRONTING ON THE SIDE STREET.

** PER SECTION 95-32 B, "LOT COVERAGE": IN ALL ZONES, IN CONNECTION WITH EVERY INDUSTRIAL, BUSINESS, INSTITUTIONAL, RECREATIONAL, RESIDENTIAL OR OTHER USE, THE MAXIMUM PERMITTED LOT COVERAGE OF PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES AND IMPROVED AREAS, INCLUDING OFF-STREET PARKING AND LOADING AREAS, DRIVEWAYS AND OTHER IMPERVIOUS SURFACES, SHALL NOT EXCEED 75% OF THE TOTAL LOT OR PARCEL, EXCEPT WHERE OTHERWISE PROVIDED.

- GENERAL NOTES:**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
 - ALL OUTLET STRUCTURES TO CONFORM TO OSHA SAFETY STANDARDS.
 - CONSTRUCTION AT INTERSECTIONS AND ALONG EXISTING STREETS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - TRAFFIC CONTROL FOR STREET AND HIGHWAY CONSTRUCTION.
 - ALL IMPROVEMENTS INCLUDING PRIVATE AND PUBLIC UTILITIES TO BE INSTALLED IN ACCORDANCE WITH RESIDENTIAL SITE IMPROVEMENT STANDARDS.
 - THE APPROXIMATE LOCATION OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMIT OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY OF AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE FACILITIES AND REPORT ANY DISCREPANCIES TO THE DESIGN AND TOWNSHIP ENGINEERS.
 - UTILITIES TO BE CONSTRUCTED UNDERGROUND, UNLESS OTHERWISE NOTED.
 - THE APPLICANT SHALL ESTABLISH REGULATIONS FOR THE SAFE AND PROPER TRANSFER OF FUEL ON-SITE.
 - ADEQUATE PROVISION FOR SAFE CONTROL OF EMPLOYEE PARKING, INCLUDING EMPLOYEES OF THE CONTRACTOR AND SUBCONTRACTORS, SHALL BE REQUIRED DURING CONSTRUCTION.
 - PRIOR TO ANY CONSTRUCTION OR DISTURBANCE, NJ ONE-CALL SHALL BE CONTACTED BY DIALING 811 OR 1-800-272-1000, AND UTILITIES SHALL BE MARKED OUT. A CONFIRMATION NUMBER FROM NJ ONE-CALL SHALL BE PROVIDED TO THE ENGINEER.
 - UNLESS OTHERWISE INDICATED, SITE CONSTRUCTION SHALL CONFORM TO THE MOST CURRENT VERSION OF NEW JERSEY DEPARTMENT OF TRANSPORTATION'S "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION".

KEY MAP



OTHER PARTIES REQUIRING NOTICE:

Township of Morris - WECL Lake Valley Road, P.O. Box 7601 Convent Station, NJ 07961-7601 Attn: Erik Alverson, Supr.	ECPL - Ferry Central Power & Light 100 Madison Avenue, P.O. Box 1911 Morristown, NJ 07962-1911
Verizon, Inc. One Verizon Way Basking Ridge, NJ 07920 Attn: Legal Affairs	Public Service Electric & Gas Co. 80 Park Plaza, 10th Newark, NJ 07102 Attn: Manager - Corporate Properties
Optimum 683 Route 10 East Basking Ridge, NJ 07920 Attn: General Manager, Legal Affairs	SMCMIA 19 Soaffle Road Cedar Knolls, NJ 07927 Attn: Laura Cummings
Texas Eastern / Algonquin Gas Trans. Co. of Holdings 501 Conledge Avenue South Plainfield, NJ 07080 Attn: Land Department	

PLANNING BOARD APPROVAL

APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE MORRIS TOWNSHIP, MORRIS COUNTY, NEW JERSEY HELD ON THE DAY OF _____, 2025

_____ PLANNING BOARD CHAIRPERSON
_____ PLANNING BOARD SECRETARY
_____ PLANNING BOARD ENGINEER

SHEET INDEX:

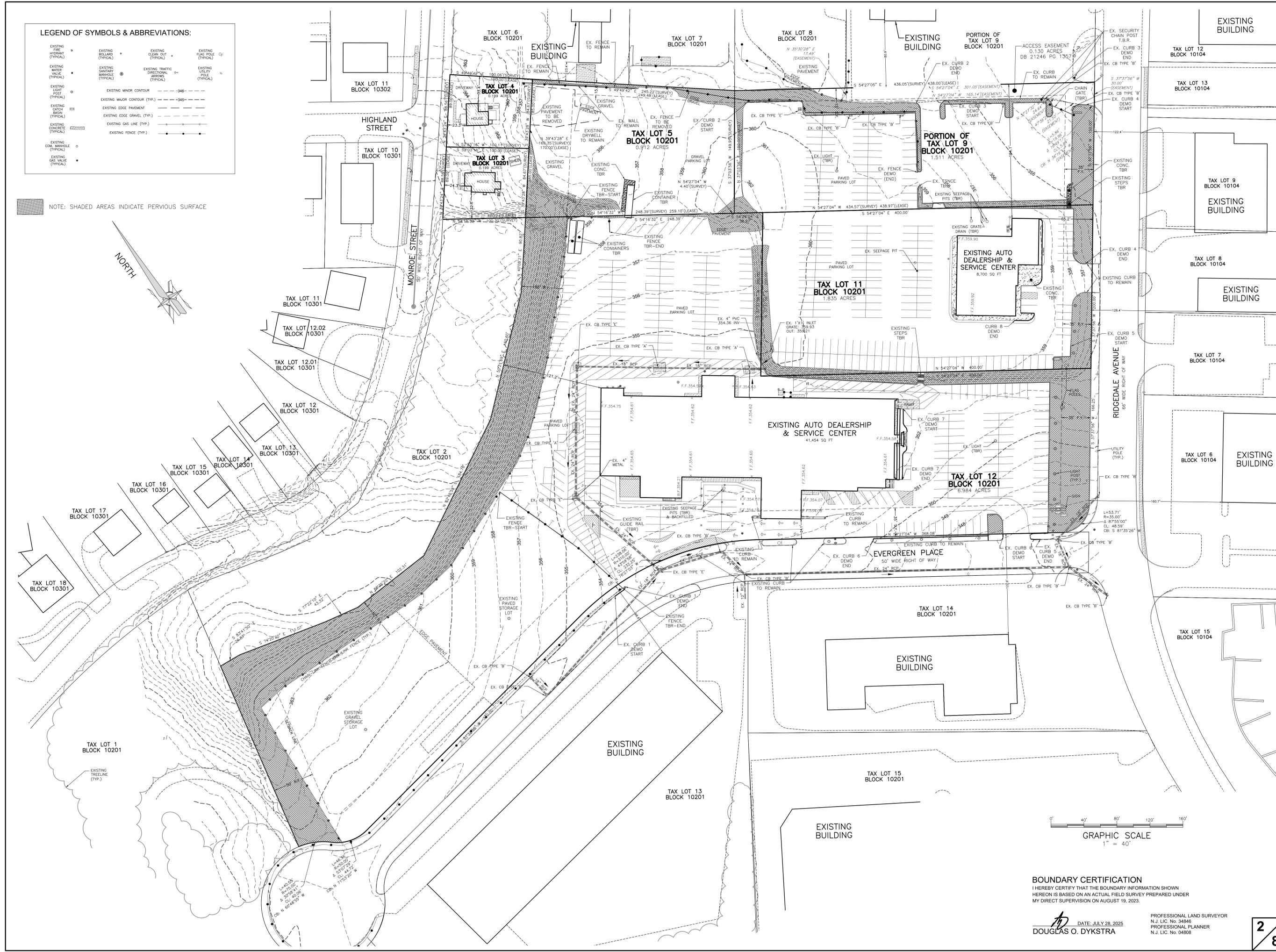
1. COVER SHEET & KEY MAP
2. EXISTING CONDITIONS & DEMOLITION MAP
3. LAYOUT PLAN
4. GRADING & DRAINAGE PLAN
5. LIGHTING PLAN
6. LANDSCAPING PLAN
7. SEWER PLAN
8. TRAFFIC CONTROL & SEWER CONSTRUCTION DETAILS

<p>CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS PLANNERS</p>	<p>DYKSTRA ASSOCIATES</p>
<p>PROJECT NO.: MF-07 CONTOUR INT.: N/A SCALE: 1"=100' DATE: 07/28/2023 SHEET 1 OF 8</p>	<p>DYKSTRA ASSOCIATES, PC NEWTON, NJ 07860 579-2177</p> <p>PROFESSIONAL DESIGNER N.J. LIC. No. 39220</p> <p>OWEN D. DYKSTRA</p>
<p>SITE PLAN FOR NIELSEN FORD DEALERSHIP TAX BLOCK 10201, LOTS 11 & 12 & NIELSEN CHRYSLER, DODGE, JEEP, AND RAM DEALERSHIP TAX BLOCK 10201, LOTS 5 & A PORTION OF LOT 9 TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ</p>	<p>COVER SHEET & KEY MAP</p>

LEGEND OF SYMBOLS & ABBREVIATIONS:

EXISTING FIRE HYDRANT (TYPICAL)	EXISTING BOLLARD (TYPICAL)	EXISTING CLEAN OUT (TYPICAL)	EXISTING FLAG POLE (TYPICAL)
EXISTING WATER VALVE (TYPICAL)	EXISTING SANITARY MANHOLE (TYPICAL)	EXISTING TRAFFIC DIRECTIONAL ARROW (TYPICAL)	EXISTING UTILITY POLE (TYPICAL)
EXISTING LIGHT POST (TYPICAL)	EXISTING MINOR CONTOUR	EXISTING MAJOR CONTOUR (TYP.)	EXISTING EDGE PAVEMENT
EXISTING CATCH BASIN (TYPICAL)	EXISTING EDGE GRAVEL (TYP.)	EXISTING EDGE GRAVEL (TYP.)	EXISTING GAS LINE (TYP.)
EXISTING CONCRETE (TYPICAL)	EXISTING FENCE (TYP.)		
EXISTING CON. MANHOLE (TYPICAL)			
EXISTING GAS VALVE (TYPICAL)			

NOTE: SHADED AREAS INDICATE PERVIOUS SURFACE



BOUNDARY CERTIFICATION
 I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PREPARED UNDER MY DIRECT SUPERVISION ON AUGUST 19, 2023.

DATE: JULY 28, 2025
DOUGLAS O. DYKSTRA

PROFESSIONAL LAND SURVEYOR
 N.J. LIC. NO. 34846
 PROFESSIONAL PLANNER
 N.J. LIC. NO. 04808

EXISTING CONDITIONS & DEMOLITION MAP

PROFESSIONAL LAND SURVEYOR
 N.J. LIC. NO. 34846
PROFESSIONAL PLANNER
 N.J. LIC. NO. 04808

DOUGLAS O. DYKSTRA

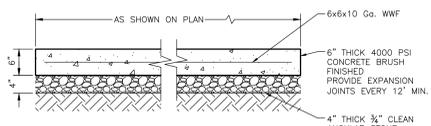
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SCALE: 1"=40'
DATE: 07/28/2025
SHEET 2 OF 8

LANDSCAPE ARCHITECTS
PLANNERS

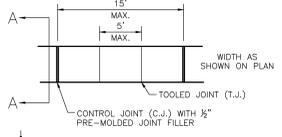
CIVIL ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS

DYKSTRA ASSOCIATES

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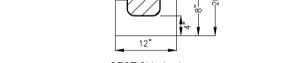
CONCRETE SIDEWALK DETAIL
NOT TO SCALE

- NOTE:
 1. MIN. CROSS SLOPE 1/4\"/>

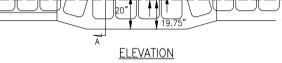
DEPRESSED CURB FOR GRANITE BLOCK CURB DETAIL
NOT TO SCALE



DEPRESSED CURB FOR GRANITE BLOCK CURB DETAIL
NOT TO SCALE



CHAIN-LINK FENCE DETAIL
NOT TO SCALE



STOP SIGN DETAIL
NOT TO SCALE



ACCESSIBLE VAN PARKING SIGN W/ BOLLARD DETAIL
NOT TO SCALE



ADA STALL STRIPING DETAIL
NOT TO SCALE



PAVEMENT SECTION
NO SCALE



PLAN VIEW
NO SCALE



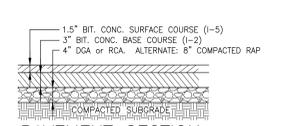
TYP. SECTION VIEW BELGIAN BLOCK CURB DETAIL
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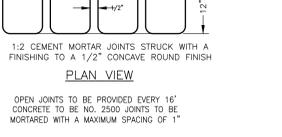
SECTION A-A
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ELEVATION
NOT TO SCALE



PAVEMENT SECTION
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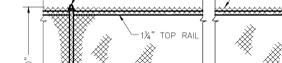
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TYP. SECTION VIEW BELGIAN BLOCK CURB DETAIL
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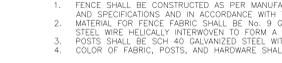
SECTION A-A
NOT TO SCALE



ELEVATION
NOT TO SCALE



CHAIN-LINK FENCE DETAIL
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STOP SIGN DETAIL
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ACCESSIBLE VAN PARKING SIGN W/ BOLLARD DETAIL
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ADA STALL STRIPING DETAIL
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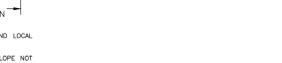
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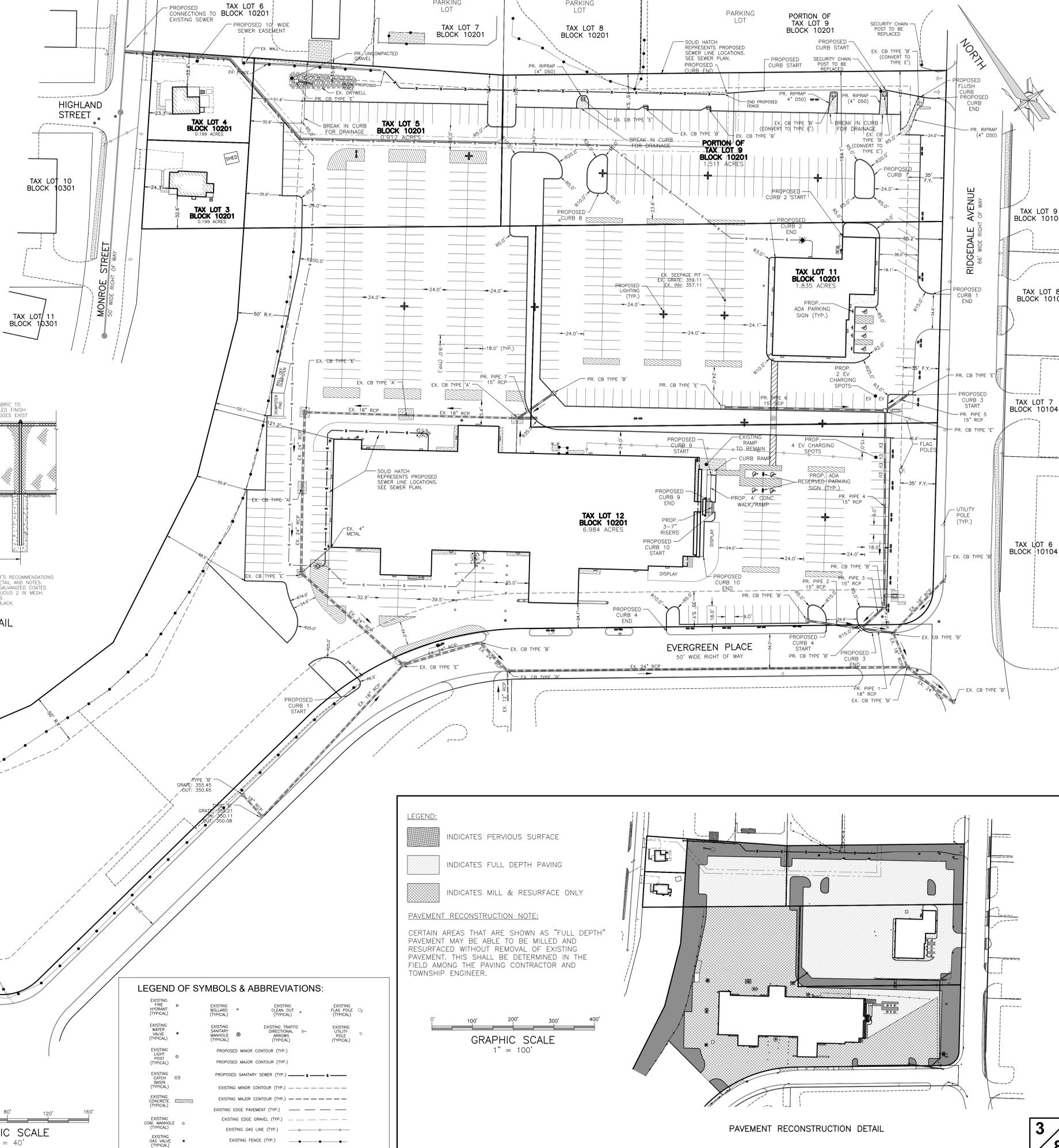
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TYP. SECTION VIEW BELGIAN BLOCK CURB DETAIL
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SECTION A-A
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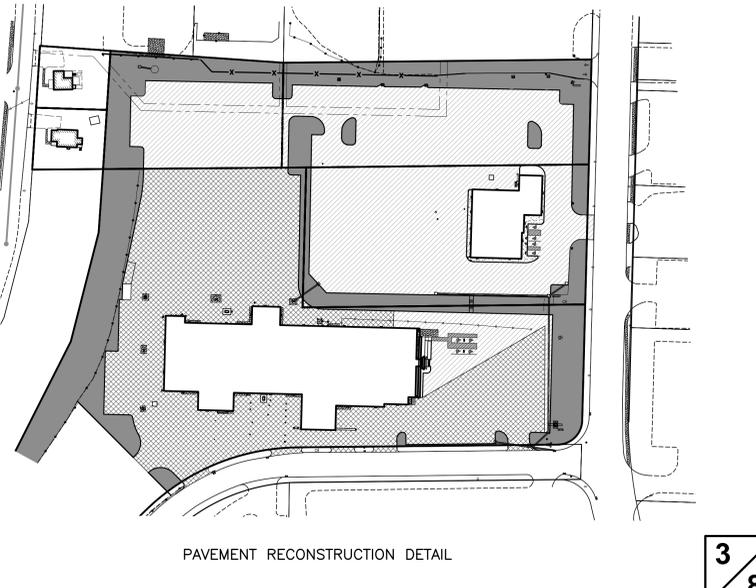
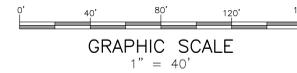


LEGEND OF SYMBOLS & ABBREVIATIONS:

EXISTING FIRE HYDRANT (TYPICAL)	EXISTING BOLLARD (TYPICAL)	EXISTING CLEAN OUT (TYPICAL)	EXISTING FLAG POLE (TYPICAL)
EXISTING WATER VALVE (TYPICAL)	EXISTING SANITARY MANHOLE (TYPICAL)	EXISTING TRAFFIC SIGNAL ARROWS (TYPICAL)	EXISTING UTILITY POLE (TYPICAL)
EXISTING LIGHT POLE (TYPICAL)	PROPOSED MINOR CONTOUR (TYP.)	PROPOSED MAJOR CONTOUR (TYP.)	PROPOSED SANITARY SEWER (TYP.)
EXISTING SAND BASKIN (TYPICAL)	EXISTING MINOR CONTOUR (TYP.)	EXISTING MAJOR CONTOUR (TYP.)	EXISTING EDGE PAVEMENT (TYP.)
EXISTING CONCRETE (TYPICAL)	EXISTING EDGE GRAVEL (TYP.)	EXISTING GAS VALVE (TYPICAL)	EXISTING FENCE (TYP.)

- LEGEND:**
- INDICATES PVIOUS SURFACE
 - INDICATES FULL DEPTH PAVING
 - INDICATES MILL & RESURFACE ONLY

PAVEMENT RECONSTRUCTION NOTE:
 CERTAIN AREAS THAT ARE SHOWN AS "FULL DEPTH" PAVEMENT MAY BE ABLE TO BE MILLED AND RESURFACED WITHOUT REMOVAL OF EXISTING PAVEMENT. THIS SHALL BE DETERMINED IN THE FIELD AMONG THE PAVING CONTRACTOR AND TOWNSHIP ENGINEER.



PAVEMENT RECONSTRUCTION DETAIL

CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS PLANNERS

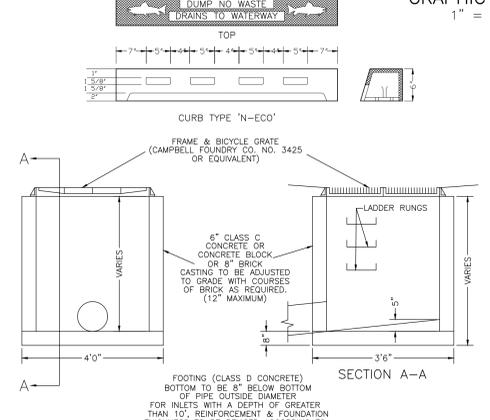
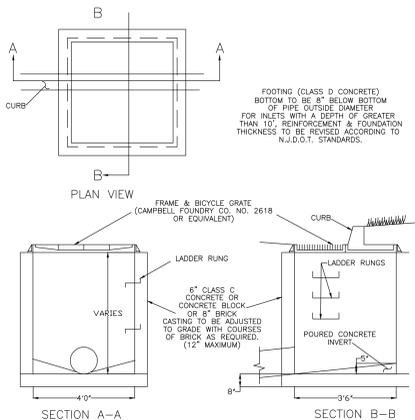
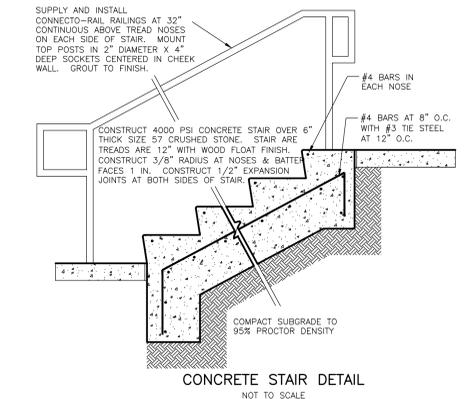
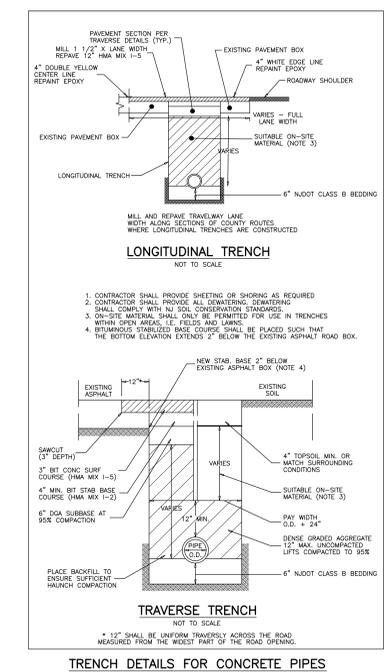
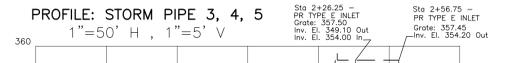
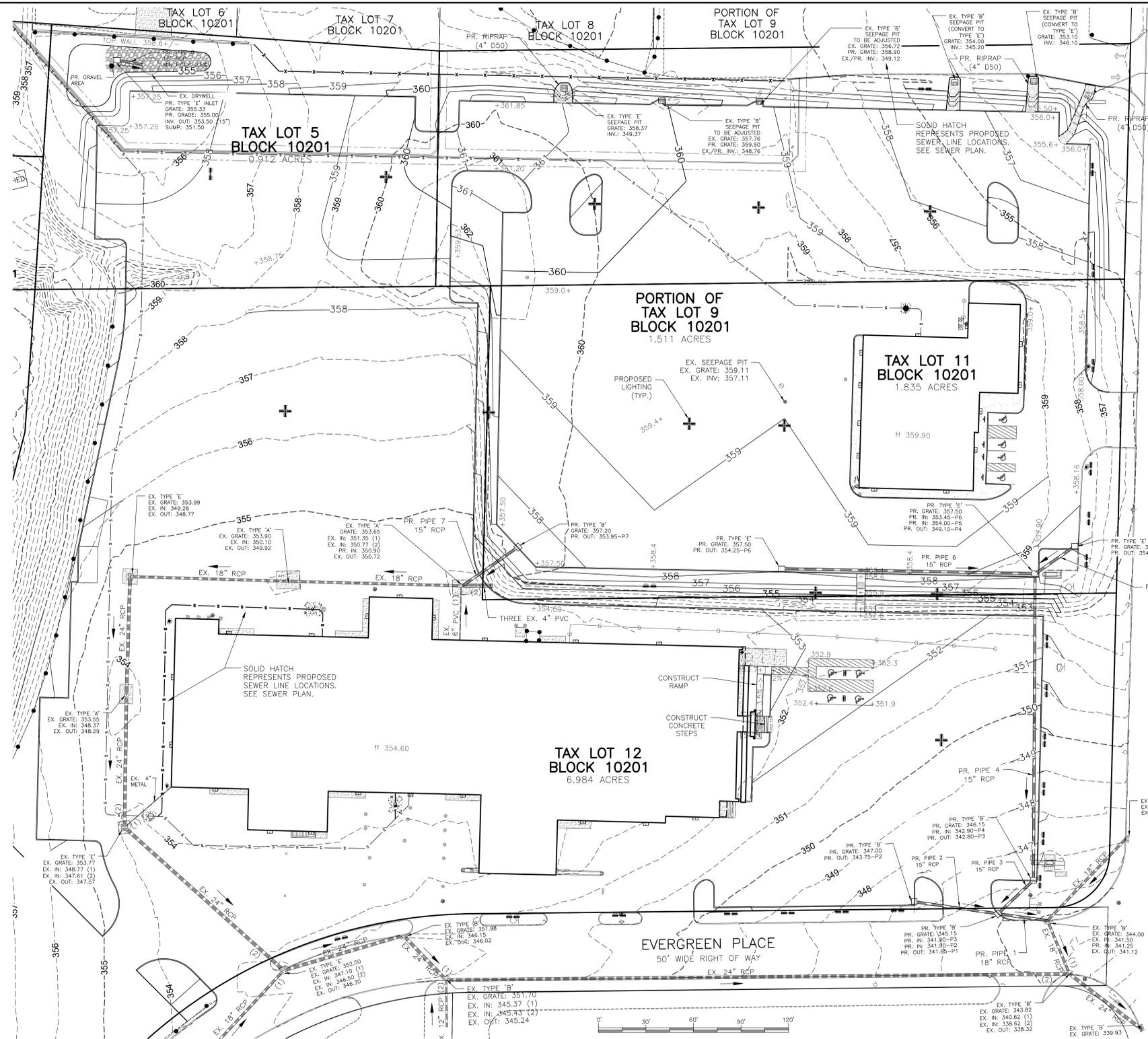
DYKSTRA ASSOCIATES

DYKSTRA ASSOCIATES, PC
 NEWTON, NJ 07860
 DATE: 07/28/2025
 PROJECT NO.: WF-07
 CONTOUR IN.: 1'
 SCALE: 1"=50'
 SHEET: 3 OF 8

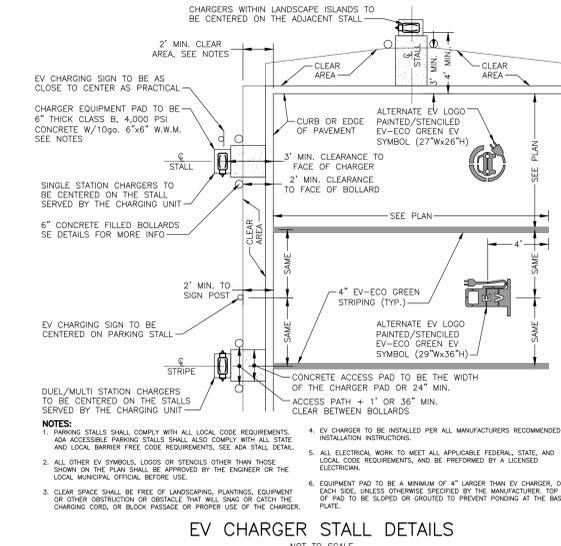
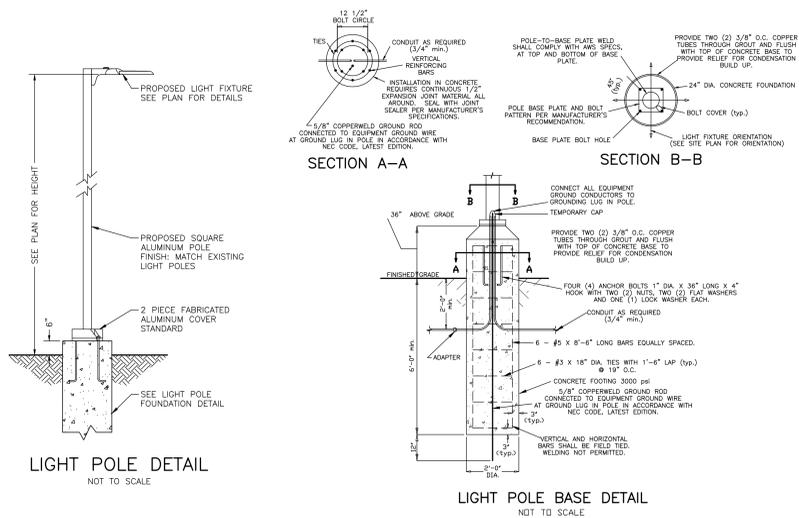
SITE PLAN FOR
 NIELSEN FORD DEALERSHIP
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 & NIELSEN CHRYSLER, DODGE, JEEP,
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 TAX BLOCK 10201, LOTS 5 & A PORTION OF LOT 9
 TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ

LAYOUT PLAN

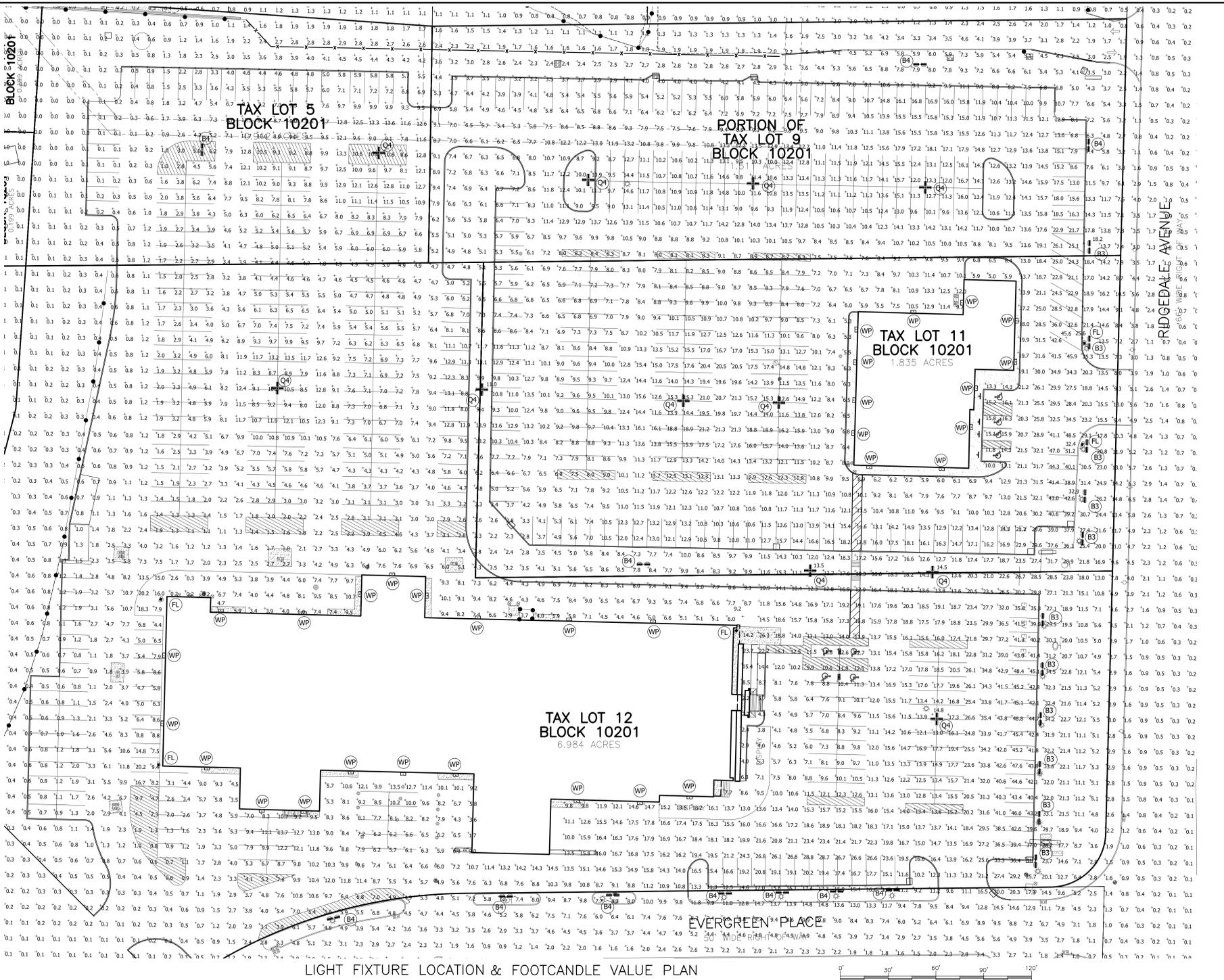
OWEN D. DYKSTRA
 PROFESSIONAL ENGINEER
 N.J. LIC. NO. 39920



CIVIL ENGINEERS		DYKSTRA ASSOCIATES
LAND SURVEYORS		
LANDSCAPE ARCHITECTS		OWEN D. DYKSTRA
PLANNERS		
PROJECT NO. MF-07	CONTOUR INT. 1 FT	DYKSTRA ASSOCIATES, PC NEWTON, NJ 07860 TEL: 973-579-2177
SCALE: 1"=50'	DATE: 07/28/2025	
SHEET 4 OF 8		SITE PLAN FOR NIELSEN FORD DEALERSHIP TAX BLOCK 10201, LOTS 11 & 12 & NIELSEN CHRYSLER, DODGE, JEEP, AND RAM DEALERSHIP TAX BLOCK 10201, LOTS 5 & 6 & PORTION OF LOT 9 TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ
PROFESSIONAL DESIGNER N.J. LIC. NO. 39220		
GRADING & DRAINAGE PLAN		

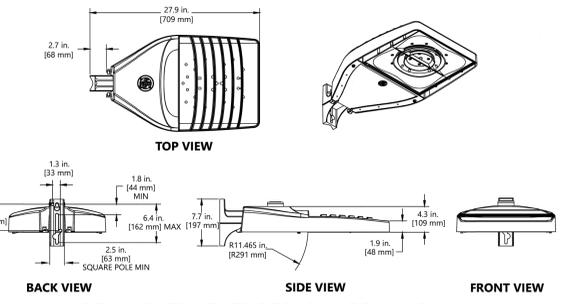


EV 120kW CHARGER
NOT TO SCALE

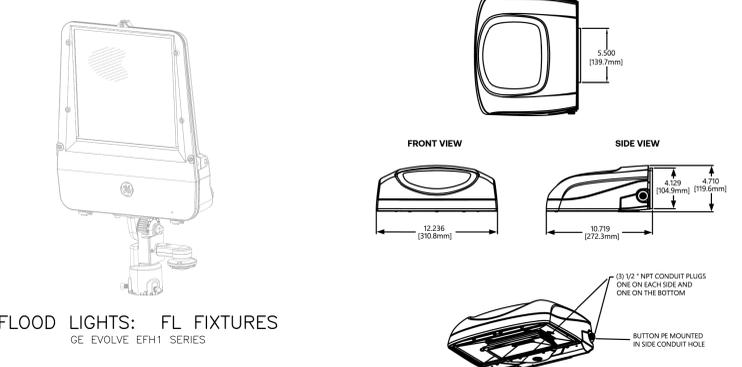


Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
WP	31	WP	16' - 0" AFG	0.900	12200	89	EWAS01_E4AF750
Q4	11	Q4	28' - 0" AFG	0.900	38600	305	EALP03_M4AH750
FL	5	FL	28' - 0" AFG	0.900	50003	323	EFH102_507750
B4	11	B4	28' - 0" AFG	0.900	38600	305	EALP03_M4AH750
B3	11	B3	28' - 0" AFG	0.900	40000	305	EALP03_M3AV750

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot Area	ILLUMINANCE	Fc	10.34	51.2	0.1	103.40	512.00
Overall Area	ILLUMINANCE	Fc	5.14	51.2	0.0	N.A.	N.A.



AREA LIGHTS: FIXTURES Q4, B3, & B4
GE EVOLVE EALP SERIES



FLOOD LIGHTS: FL FIXTURES
GE EVOLVE EFH1 SERIES

WALL PACK LIGHTS: WP FIXTURES
GE EVOLVE EWAS A SERIES



PROJECT NO. WF-07
 CONTOUR INT. N/A
 SCALE: 1" = 30'
 DATE: 07/28/2025
 SHEET: 5 OF 8

CIVIL ENGINEERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 PLANNERS

DYKSTRA ASSOCIATES

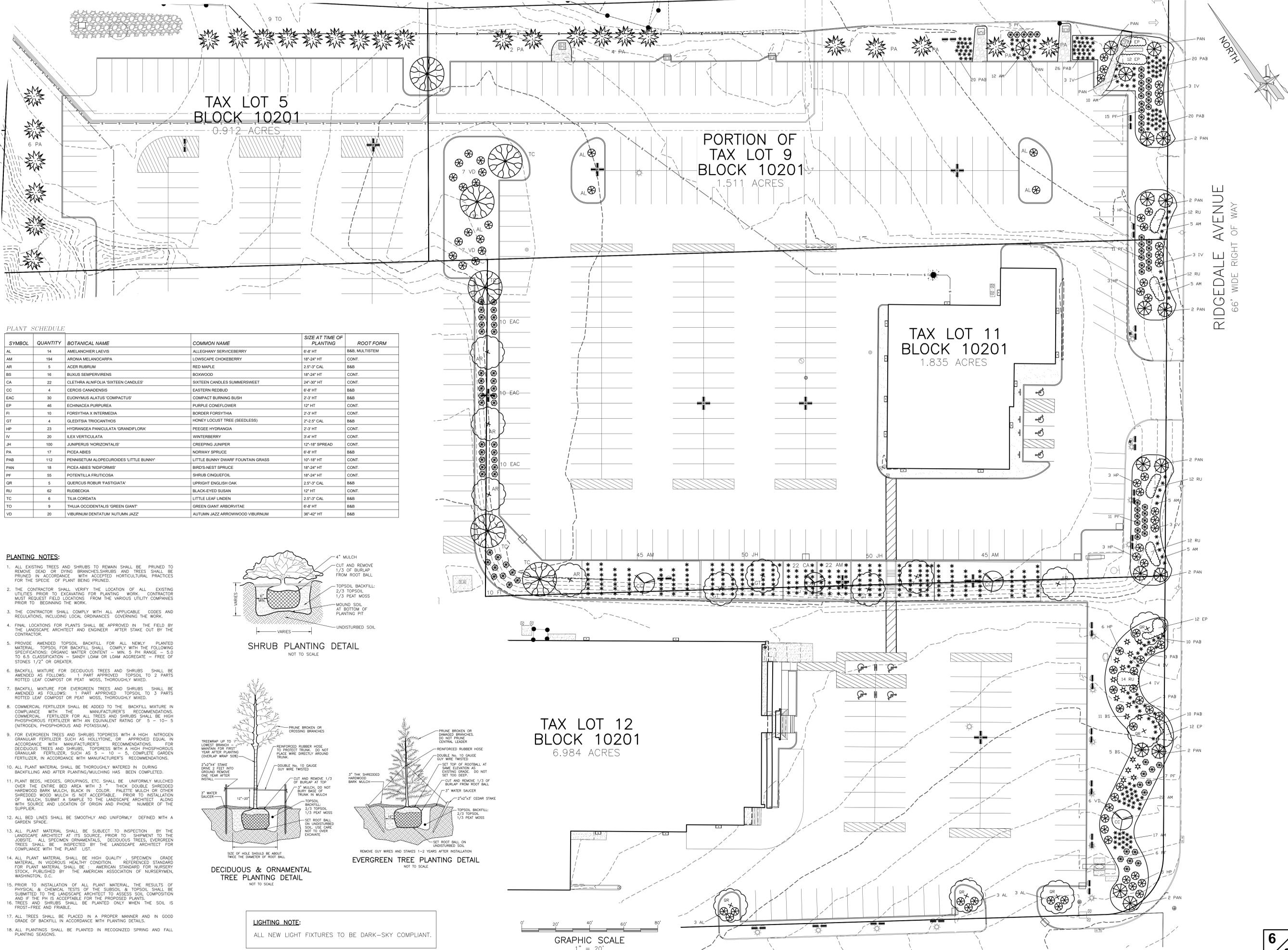
DYKSTRA ASSOCIATES, PC
 NEWTON, NJ 07860
 973-519-1777

PROFESSIONAL DESIGNER
 N.J. LIC. NO. 39920

OWEN D. DYKSTRA

SITE PLAN FOR
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 TAX BLOCK 10201, LOTS 5 & A PORTION OF LOT 9
 TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ

5
8



TAX LOT 5
BLOCK 10201
0.912 ACRES

PORTION OF
TAX LOT 9
BLOCK 10201
1.511 ACRES

TAX LOT 11
BLOCK 10201
1.835 ACRES

TAX LOT 12
BLOCK 10201
6.984 ACRES

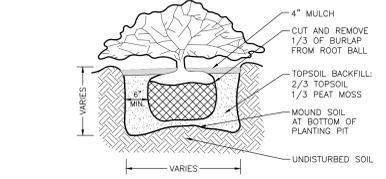
RIDGEDALE AVENUE
66' WIDE RIGHT OF WAY

PLANT SCHEDULE

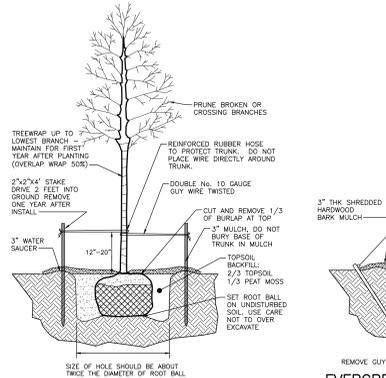
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT TIME OF PLANTING	ROOT FORM
AL	14	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	6'-8" HT	B&B, MULTISTEM
AM	194	ARONIA MELANOCARPA	LOWSCAPE CHOKEBERRY	18"-24" HT	CONT.
AR	5	ACER RUBRUM	RED MAPLE	2'-5"-3" CAL	B&B
BS	16	BUXUS SEMPERVIRENS	BOXWOOD	18"-24" HT	CONT.
CA	22	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24"-30" HT	CONT.
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	6'-8" HT	B&B
EAC	30	ELIOMYIUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	2'-3" HT	B&B
EP	46	ECHINACEA PURPUREA	PURPLE CONEFLOWER	12" HT	CONT.
FI	10	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	2'-3" HT	CONT.
GT	4	GLEDITSIA TRICANTHOS	HONEY LOCUST TREE (SEEDLESS)	2'-2.5" CAL	B&B
HP	23	HYDRANGEA PANDICULATA 'GRANDIFLORA'	PEEGEE HYDRANGIA	2'-3" HT	CONT.
IV	20	ILEX VERTICILLATA	WINTERBERRY	3'-4" HT	CONT.
JH	100	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	12"-18" SPREAD	CONT.
PA	17	PICEA ABIES	NORWAY SPRUCE	6'-8" HT	B&B
PAB	112	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	10"-18" HT	CONT.
PAN	18	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	18"-24" HT	CONT.
PF	55	POTENTILLA FRUTICOSA	SHRUB CINQUEFOIL	18"-24" HT	CONT.
QR	5	QUERCUS ROBUR 'FASTIGIATA'	UPRIGHT ENGLISH OAK	2'-5"-3" CAL	B&B
RU	62	RUBRIFOLIA	BLACK-EYED SUSAN	12" HT	CONT.
TC	6	TILIA CORDATA	LITTLE LEAF LINDEN	2'-5"-3" CAL	B&B
TO	9	TILIA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'-8" HT	B&B
VD	20	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ ARROWWOOD VIBURNUM	36"-42" HT	B&B

PLANTING NOTES:

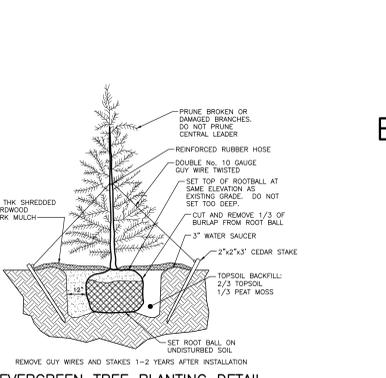
- ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PRUNED TO REMOVE DEAD OR DYING BRANCHES. SHRUBS AND TREES SHALL BE PRUNED IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES FOR THE SPECIES OF PLANT BEING PRUNED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATING FOR PLANTING WORK. CONTRACTOR MUST REQUEST FIELD LOCATIONS FROM THE VARIOUS UTILITY COMPANIES PRIOR TO BEGINNING THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS, INCLUDING LOCAL ORDINANCES GOVERNING THE WORK.
- FINAL LOCATIONS FOR PLANTS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND ENGINEER AFTER STAKE OUT BY THE CONTRACTOR.
- PROVIDE AMENDED TOPSOIL BACKFILL FOR ALL NEWLY PLANTED MATERIAL. TOPSOIL FOR BACKFILL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS: ORGANIC MATTER CONTENT - MIN. 5% PH RANGE - 5.0 TO 6.5 CLASSIFICATION - SANDY LOAM OR LOAM AGGREGATE - FREE OF STONES 1/2" OR GREATER.
- BACKFILL MIXTURE FOR DECIDUOUS TREES AND SHRUBS SHALL BE AMENDED AS FOLLOWS: 1 PART APPROVED TOPSOIL TO 2 PARTS ROTTED LEAF COMPOST OR PEAT MOSS, THOROUGHLY MIXED.
- BACKFILL MIXTURE FOR EVERGREEN TREES AND SHRUBS SHALL BE AMENDED AS FOLLOWS: 1 PART APPROVED TOPSOIL TO 3 PARTS ROTTED LEAF COMPOST OR PEAT MOSS, THOROUGHLY MIXED.
- COMMERCIAL FERTILIZER SHALL BE ADDED TO THE BACKFILL MIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. COMMERCIAL FERTILIZER FOR ALL TREES AND SHRUBS SHALL BE HIGH PHOSPHOROUS FERTILIZER WITH AN EQUIVALENT RATING OF 5 - 10 - 5 (NITROGEN, PHOSPHOROUS AND POTASSIUM).
- FOR EVERGREEN TREES AND SHRUBS TOPDRESS WITH A HIGH NITROGEN GRANULAR FERTILIZER SUCH AS HOLLITONE, OR APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FOR DECIDUOUS TREES AND SHRUBS, TOPDRESS WITH A HIGH PHOSPHOROUS GRANULAR FERTILIZER, SUCH AS 5 - 10 - 5, COMPLETE GARDEN FERTILIZER, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN DURING BACKFILLING AND AFTER PLANTING/MULCHING HAS BEEN COMPLETED.
- PLANT BEDS, HEDGES, GROUPINGS, ETC. SHALL BE UNIFORMLY MULCHED OVER THE ENTIRE BED AREA WITH 3" THICK DOUBLE SHREDDED HARDWOOD BARK MULCH, BLACK IN COLOR. PALETTE MULCH OR OTHER SHREDDED WOOD MULCH IS NOT ACCEPTABLE. PRIOR TO INSTALLATION OF MULCH, SUBMIT A SAMPLE TO THE LANDSCAPE ARCHITECT ALONG WITH SOURCE AND LOCATION OF ORIGIN AND PHONE NUMBER OF THE SUPPLIER.
- ALL BED LINES SHALL BE SMOOTHLY AND UNIFORMLY DEFINED WITH A GARDEN SPADE.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT AT ITS SOURCE PRIOR TO SHIPMENT TO THE JOBSITE. ALL SPECIMEN ORNAMENTALS, DECIDUOUS TREES, EVERGREEN TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT FOR COMPLIANCE WITH THE PLANT LIST.
- ALL PLANT MATERIAL SHALL BE HIGH QUALITY. SPECIMEN GRADE MATERIAL IN VIGOROUS HEALTHY CONDITION. REFERENCED STANDARD FOR PLANT MATERIAL SHALL BE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, WASHINGTON, D.C.
- PRIOR TO INSTALLATION OF ALL PLANT MATERIAL, THE RESULTS OF PHYSICAL & CHEMICAL TESTS OF THE SUBSOIL & TOPSOIL SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT TO ASSURE SOIL COMPOSITION AND IF THE PH IS ACCEPTABLE FOR THE PROPOSED PLANTS.
- TREES AND SHRUBS SHALL BE PLANTED ONLY WHEN THE SOIL IS FROST-FREE AND FRIBLAE.
- ALL TREES SHALL BE PLACED IN A PROPER MANNER AND IN GOOD GRADE OF BACKFILL IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTINGS SHALL BE PLANTED IN RECOGNIZED SPRING AND FALL PLANTING SEASONS.



SHRUB PLANTING DETAIL
NOT TO SCALE

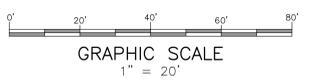


DECIDUOUS & ORNAMENTAL TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LIGHTING NOTE:
ALL NEW LIGHT FIXTURES TO BE DARK-SKY COMPLIANT.



**CIVIL ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS**

DYKSTRA ASSOCIATES

PROJECT NO.: 07-07
CONTOUR INT.: N/A
SCALE: 1"=50'
DATE: 07/28/2025
SHEET: 6 OF 8

DYKSTRA ASSOCIATES, PC
NEWTON, NJ 07860
PHONE: 973-519-2177

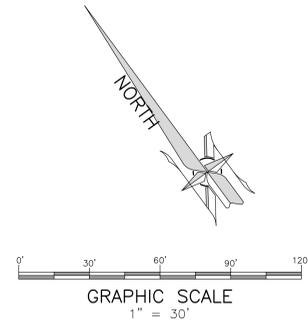
SITE PLAN FOR
NIELSEN FORD DEALERSHIP
TAX BLOCK 10201, LOTS 5, 9 & 12
& NIELSEN CHRYSLER, DODGE, JEEP,
AND RAM DEALERSHIP
TAX BLOCK 10201, LOTS 5 & A PORTION OF LOT 9
TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ

PROFESSIONAL ENGINEER
NO. LIC. NO.: 34545

OWEN D. DYKSTRA

LANDSCAPING PLAN

**6
8**



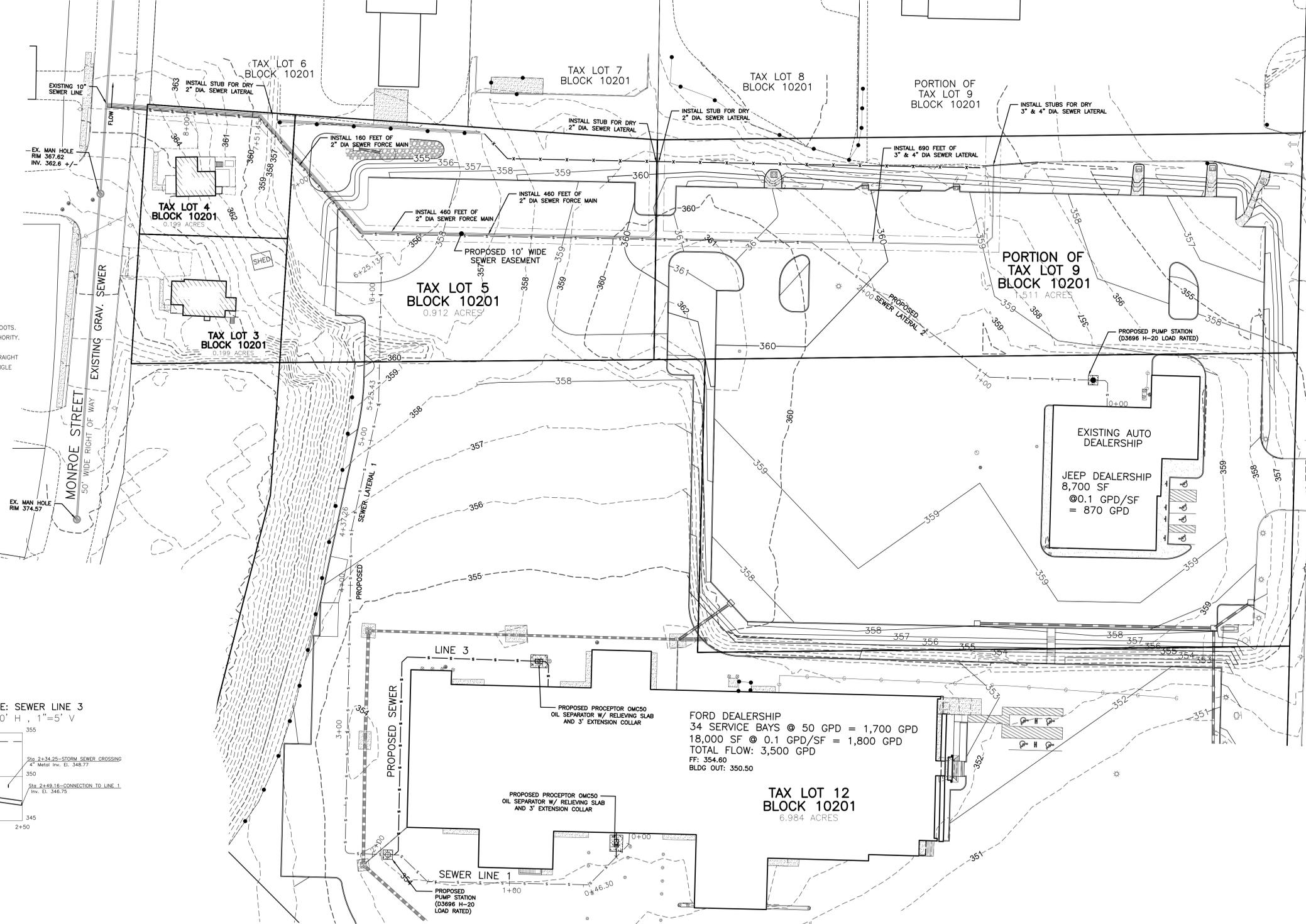
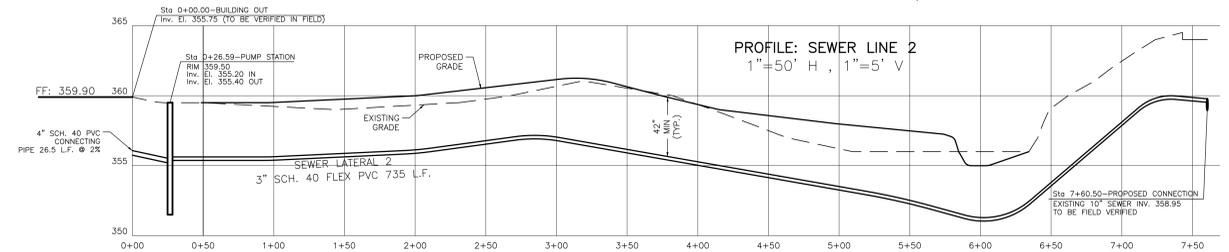
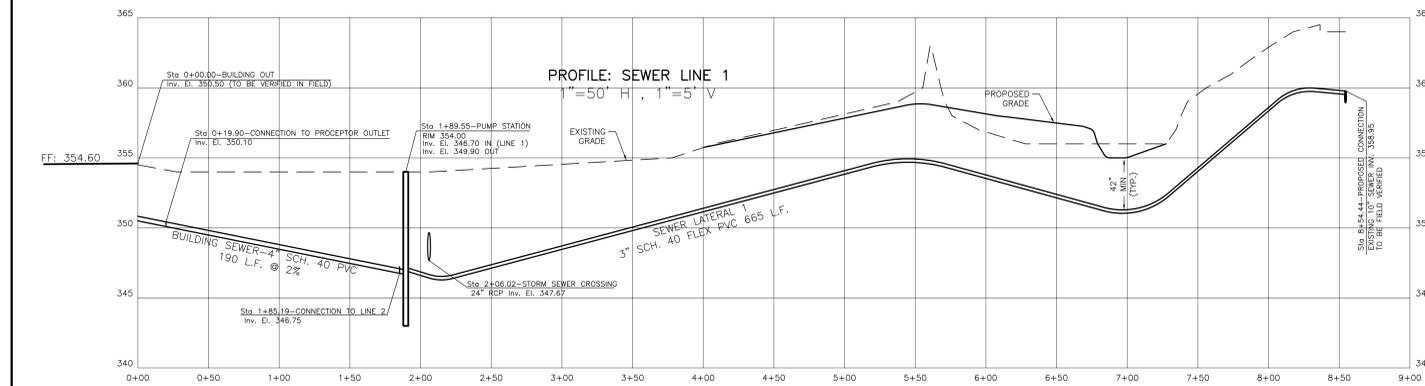
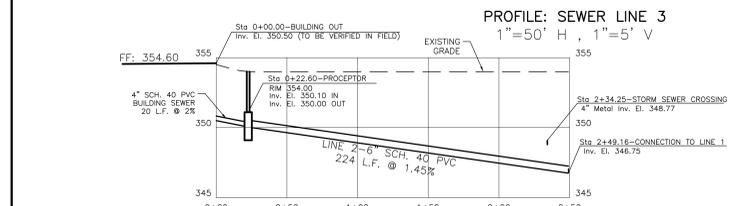
DISPOSAL SYSTEM PIPE NOTES

- CONNECTING PIPE:**
1. CONNECTING PIPE SHALL BE 4" DIAMETER SCHEDULE 80 PVC.
 2. ALL CONNECTING PIPE JOINTS SHALL BE MADE WATER-TIGHT AND PROTECTED AGAINST DAMAGE BY ROOTS.
 3. CONNECTING PIPE SHALL BE LAID IN A FIRM FOUNDATION SATISFACTORY TO THE ADMINISTRATIVE AUTHORITY.
 4. CONNECTING PIPE SHALL HAVE A MINIMUM GRADE OF ONE-QUARTER INCH PER FOOT.
 5. CONNECTING PIPE SHALL BE LAID AT A CONTINUOUS GRADE AND, AS NEARLY AS POSSIBLE, IN A STRAIGHT LINE. HORIZONTAL BENDS WHERE REQUIRED SHALL NOT BE SHARPER THAN 45 DEGREES. THE INSIDE ANGLE BETWEEN ADJACENT SECTIONS OF PIPE SHALL BE NO LESS THAN 135 DEGREES.

- SEWER LATERAL:**
1. SEWER LATERALS SHALL BE 3" DIAMETER FLEXIBLE SCHEDULE 40 PVC, HYDROMAXX OR EQUIVALENT.
 2. SEWER LATERALS SHALL BE LAID IN A FIRM FOUNDATION SATISFACTORY TO THE ADMINISTRATIVE AUTHORITY.
 3. SEWER LATERALS SHALL BE LAID SUCH THAT THE VERTICAL DISTANCE FROM THE TOP OF PIPE TO FINISHED GRADE IS AT LEAST 42".
 4. WHERE HORIZONTAL OR VERTICAL BENDS ARE REQUIRED, PIPE IS TO BE LAID WITH A RADIUS OF AT LEAST 12".

EXISTING DISPOSAL SYSTEM NOTE:
ALL COMPONENTS OF THE EXISTING SYSTEM ARE TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STANDARDS. EXISTING SEPTIC SEEPAGE PITS ARE TO BE PUMPED, REMOVED AND BACKFILLED.

ENGINEER'S LIABILITY:
THE ENGINEER'S LIABILITY, WITH REGARDS TO THE DESIGN OF THIS SEWER CONNECTION SYSTEM, TERMINATES UPON APPROVAL BY THE LOCAL ADMINISTRATIVE AUTHORITY, UNLESS CONTRACTED TO INSPECT AND SUPERVISE THE INSTALLATION OF SAID SYSTEM.



RIDGEDALE AVENUE
66' WIDE RIGHT OF WAY

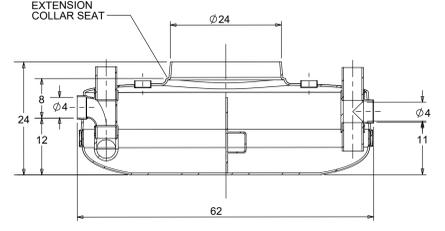
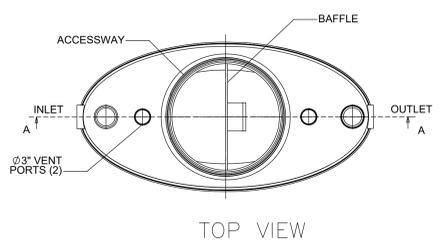
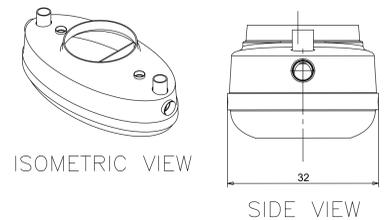
<p>CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS PLANNERS</p>	
<p>DYKSTRA ASSOCIATES</p>	
<p>PROJECT NO. MF-07 CONTOUR INT.: 2' SCALE: 1"=50' DATE: 07/28/2025 SHEET 7 OF 8</p>	<p>PROFESSIONAL DESIGNER N.J. LIC. NO. 39920 OWEN D. DYKSTRA</p>
<p>SITE PLAN FOR NIELSEN FORD DEALERSHIP TAX BLOCK 10201, LOTS 11 & 12 & NIELSEN CHRYSLER, DODGE, JEEP, AND RAM DEALERSHIP TAX BLOCK 10201, LOTS 5 & 6 & PORTION OF LOT 9 TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ</p>	
<p>SEWER PLAN</p>	

- NOTES:**
- FOR GRAVITY APPLICATIONS ONLY.
 - ALL PROCEPTOR UNITS ARE MANUFACTURED WITH FIBERGLASS REINFORCED PLASTIC CHARACTERISTICS AND THICKNESS POLYESTER RESIN AND GLASS MINIMUM THICKNESS 3/16" WALL AND 5/16" TOP AND BOTTOM BOWLS.
 - ALL PROCEPTOR UNITS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION.
 - STANDARD PIPING IS SCH. 40 PVC.
 - GMC OMC50 - 300 UNITS COME STANDARD WITH 4" INLET AND OUTLET (OTHER PIPE SIZE OPTIONS AVAILABLE ON REQUEST).
 - EXTENSION COLLAR TO BE ORDERED TO MEET FINISHED GRADE. CUT ON SITE FOR FINAL ADJUSTMENT AND CALLED WITH SIKAFLEX BY CONTRACTOR FOR WATER TIGHT SEAL.
 - COVERS AVAILABLE FOR NO TRAFFIC LOADING, PEDESTRIAN LOADING OR ABOVE GROUND INSTALLATION.
 - CONSULT GREEN TURTLE FOR OTHER SIZES.
 - 30 YEAR WARRANTY AGAINST LEAKS, AND STRUCTURAL FAILURE.
 - U.S. PATENT #5,746,912. CDN PATENT #2,195,822

SPECIFICATIONS

PIPE SIZE: 4 INCH PVC SCH 40
 INSTALLATION: BURIED
 ACCESSWAY SIZE: 24 INCHES

TOTAL WET VOLUME: 50 GAL
 MAX. OIL CAPACITY: 18 GAL
 MAX. SOLIDS CAPACITY: 17 GAL

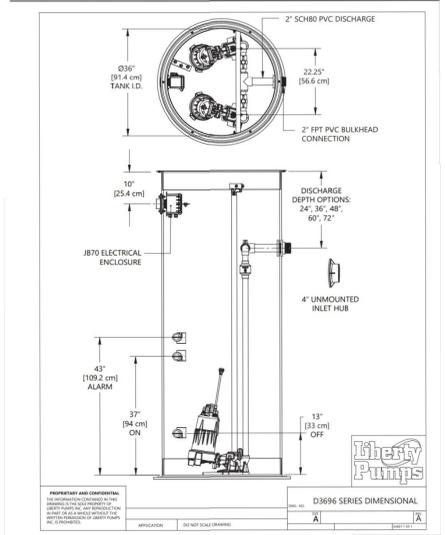


ALL DIMENSIONS IN INCHES
 CONSULT LOCAL AUTHORITIES FOR
 MINIMUM SIZE OF SEPARATORS

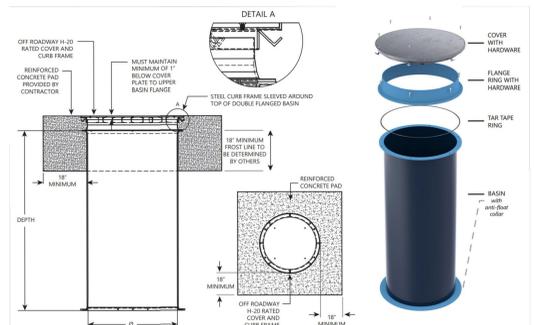


TO BE INSTALLED IN ACCORDANCE WITH THE
 MANUFACTURER'S SPECIFICATIONS
PROCEPTOR OMC50 DETAIL
 NO SCALE

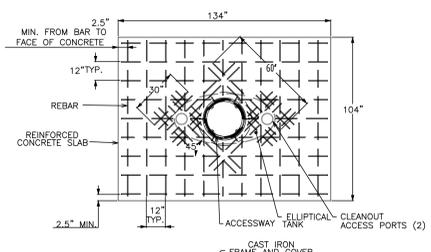
D3696LSG/LSG-Series Dimensional Data



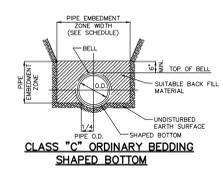
PROCEPTOR OMC50 INSTALLATION DETAIL
 NO SCALE
 TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS



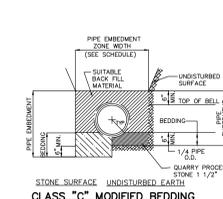
D3696 PUMP STATION DETAIL
 NO SCALE
 TO BE INSTALLED IN ACCORDANCE WITH THE
 MANUFACTURER'S SPECIFICATIONS



TYPICAL 3 INCH HOUSE CONNECTION INSTALLATION
 (SANTARY/HOUSE-CON)



CLEAN OUT ARRANGEMENTS
 (SANTARY/LEANOUT)



SANTARY TRENCH DETAIL

PIPE EMBEDMENT ZONE WITH SCHEDULE FOR PIPE MATERIAL OTHER THAN PVC

PIPE DIA. (IN)	MIN. TRENCH WIDTH (IN)	MIN. TRENCH DEPTH (IN)	MIN. TRENCH WIDTH (IN)	MIN. TRENCH DEPTH (IN)	MIN. TRENCH WIDTH (IN)	MIN. TRENCH DEPTH (IN)	MIN. TRENCH WIDTH (IN)	MIN. TRENCH DEPTH (IN)
4"	6"	12"	8"	12"	10"	12"	12"	12"
6"	8"	12"	10"	12"	12"	12"	12"	12"
8"	10"	12"	12"	12"	12"	12"	12"	12"
10"	12"	12"	12"	12"	12"	12"	12"	12"
12"	14"	12"	12"	12"	12"	12"	12"	12"
14"	16"	12"	12"	12"	12"	12"	12"	12"
16"	18"	12"	12"	12"	12"	12"	12"	12"
18"	20"	12"	12"	12"	12"	12"	12"	12"
20"	22"	12"	12"	12"	12"	12"	12"	12"
24"	26"	12"	12"	12"	12"	12"	12"	12"
30"	32"	12"	12"	12"	12"	12"	12"	12"

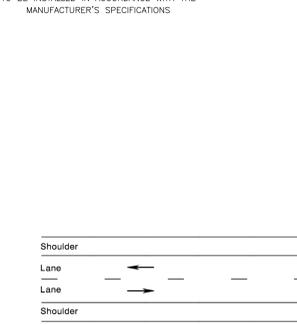
TRENCH EXCAVATION AND BACK FILL NOTES

- THE MAXIMUM DEPTH DESIGNER SHALL BE DETERMINED IN ACCORDANCE WITH ASTM DESIGNATION D1557. THE MINIMUM PERCENTAGE OF COMPACTION TO BE ACHIEVED BY THE CONTRACTOR IN THE VARIOUS ZONES IS AS FOLLOWS:
- | PIPE MATERIAL | LOCATION | MIN. COMPACTION |
|---------------|------------|-----------------|
| GRAVEL | ALL | 90% |
| | UNDER PIPE | 95% |
| SAND | ALL | 90% |
| | UNDER PIPE | 95% |
- THE PIPE EMBEDMENT ZONE WIDTH AND THE MAXIMUM TRENCH WIDTH SHALL NOT EXCEED THE DIMENSIONS WITHIN WHICH THE PIPE IS TO BE INSTALLED. THE PIPE SHALL BE INSTALLED IN A HIGHER CLASS BEDDING THAN SHOWN ON THIS DRAWING OR THE SPECIFIED PIPE SHALL BE REPLACED WITH PIPE OF GREATER CLASSIFICATION TO ACHIEVE SUITABLE CONDITIONS.
 - TRENCH BACKFILL ZONE REQUIREMENTS: MUNICIPAL STREET: QUARRY PROCESSED STONE: 0.75" ON SITE OR SUITABLE MATERIAL FROM SITE EXCAVATION. OTHER: 0.75" ON SITE OR SUITABLE MATERIAL FROM SITE EXCAVATION. SUITABLE MATERIAL FROM EXCAVATION SHALL BE FREE FROM OBSERVABLE QUANTITIES OF ORGANIC MATTER, CLAY, SIZES, STUMPS, PROZEN MATERIAL, RUBBLE, CHOKES, ROCKS AND OTHER MATERIALS CONSIDERED DELETTERIES BY THE AUTHORITY AND SHALL NOT HAVE FINES IN EXCESS OF 10 PERCENT PASSING THE NO. 200 SIEVE NOR STONE OR GRAVEL LARGER THAN 2 INCHES.
 - SURFACE ZONE REQUIREMENTS: MUNICIPAL STREET: 2" ASPHALT TOP COAT, 4" ASPHALT BASE COAT, 18" SPA. LAWN AREA: 2" ASPHALT TOP COAT, 4" ASPHALT BASE COAT, 18" SPA. TOPSOIL: 6" SPA. GRAVEL FILL: 6" SPA. SUITABLE FILL: 18" SUITABLE FILL.
 - EXISTING PAVEMENT SHALL BE SAUPT PRIOR TO EXCAVATION. TACK COAT TO BE APPLIED TO CUT EDGE PRIOR TO PAVING THE TRENCH.

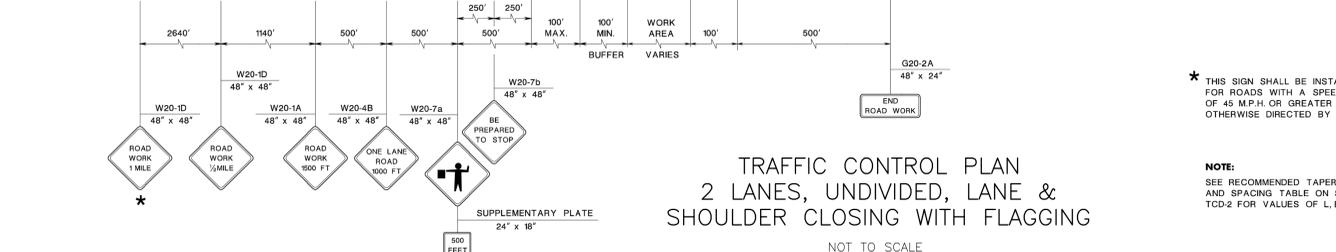
REGULATORY APPROACH SPEED OF TRAFFIC	RECOMMENDED SIGHT DISTANCE TO BEGINNING OF CHANNELIZING TAPERS		
	DESIRABLE	URBAN	RURAL AND URBAN
25	375	525	150
30	450	625	200
35	525	725	250
40	600	825	325
45	675	925	400
50	750	1025	475
55	825	1150	550
60	1000	1275	650
65	1050		725

- NOTES:**
- AVOIDANCE MANUEVER IS FOR A SPEED, PATH, AND/OR DIRECTION CHANGE PRIOR TO THE BEGINNING OF CHANNELIZING TAPERS.
 - RECOMMENDED DISTANCES BETWEEN TWO SEPARATE LANE CLOSURES ARE DOUBLE THE VALUES SHOWN ABOVE.
 - RURAL AND URBAN ROAD DESIGNATIONS ARE AS DEFINED IN THE NJDOT STATE HIGHWAY STRAIGHT LINE DIAGRAMS.
 - PROVIDE DESIRABLE VALUES WHEREVER POSSIBLE. IF IT IS NOT FEASIBLE OR PRACTICAL TO PROVIDE DESIRABLE VALUES BECAUSE OF HORIZONTAL OR VERTICAL CURVATURE OR IF RELOCATION OF THE TAPER IS NOT POSSIBLE, THEN MINIMUM VALUES CAN BE APPLIED WHEN MINIMUM VALUES ARE USED. PAY SPECIAL ATTENTION TO THE USE OF SUITABLE TRAFFIC CONTROL DEVICES WHEN PROVIDING ADVANCE WARNING OF THE CONDITIONS THAT ARE LIKELY TO BE ENCOUNTERED.
 - LOCATE TAPERS TO MAXIMIZE THE VISIBILITY OF THEIR TOTAL LENGTH.

H-20 LOAD-RATED HATCH/ACCESS COVER
 NO SCALE
 TO BE INSTALLED IN ACCORDANCE WITH THE
 MANUFACTURER'S SPECIFICATIONS



TRAFFIC CONTROL PLAN
 2 LANES, UNDIVIDED, LANE &
 SHOULDER CLOSING WITH FLAGGING



TRAFFIC CONTROL NOTES:

- ADVANCE WARNING SIGNS, DISTANCES, AND TAPER LENGTHS MAY BE EXTENDED, AT DIRECTION OF THE DEPARTMENT, TO ADJUST FOR REDUCED VISIBILITY DUE TO HORIZONTAL AND VERTICAL CURVATURE OF THE ROADWAY.
- THE APPROXIMATE LOCATIONS OF THE ILLUMINATED FLASHING ARROW BOARDS ARE SHOWN ON THE TRAFFIC CONTROL PLANS. THESE LOCATIONS MAY BE MODIFIED AS APPROVED BY THE DEPARTMENT TO ADJUST FOR VISIBILITY DUE TO HORIZONTAL OR VERTICAL CURVATURE OF THE ROADWAY OR TO POSITION ON A LOWER LOCATION. ILLUMINATED ARROW BOARDS ARE TO BE USED FOR TEMPORARY LANE CLOSINGS AND AT LOCATIONS SHOWN ON THE TRAFFIC CONTROL PLANS.
- PRIOR TO ANY ROAD CONSTRUCTION, TRAFFIC CONTROL SIGNS AND DEVICES SHALL BE IN PLACE.
- RAMP AND/OR SIDE STREETS ENTERING THE ROADWAY AFTER THE FIRST ADVANCE WARNING SIGN SHALL BE PROVIDED WITH AT LEAST ONE W20-IF SIGN (ROAD WORK AHEAD) AS A MINIMUM.
- ALL EXISTING ROAD SIGNS, PAVEMENT MARKINGS AND/OR PLOWABLE PAVEMENT REFLECTORS WHICH CONFLICT WITH THE PROPOSED TRAFFIC CONTROL PLAN SHALL BE COVERED, REMOVED OR RELOCATED AS DIRECTED BY THE RE.
- CONFLICTING OR NON-OPERATING SIGNAL INDICATIONS ON EITHER THE EXISTING, TEMPORARY, OR PROPOSED TRAFFIC SIGNAL SYSTEMS SHALL BE BAGGED OR COVERED.
- MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES - PART VI "STANDARDS AND GUIDES FOR TRAFFIC CONTROL FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS", UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
- CONSTRUCTION SIGN W99-2 (GIVE US A BRAKE) SHALL BE LOCATED 200 FEET IN ADVANCE OF PROJECT LIMITS.
- A W1-6 (ARROW) SIGN MOUNTED ON A BREAKAWAY BARRICADE AND CENTERED ON THE CLOSED WIDTH SHALL BE LOCATED 100 FEET BEYOND EACH INTERSECTION OR MAIN ACCESS POINT WITHIN THE AREA OF A LANE OR SHOULDER CLOSURE.
- CONSTRUCTION SIGNS R11-4 (ROAD CLOSED TO THRU TRAFFIC) SHALL BE PLACED AT THE INTERSECTING STREETS WHICH ARE CLOSED TO TRAFFIC BECAUSE OF CONSTRUCTION.
- CONSTRUCTION SIGN W8B-9A (SYMBOL FOR LANE PAVEMENT) AND W8-14A (GROOVED PAVEMENT) SHALL BE USED WHEN SUCH PAVEMENT CONDITIONS EXIST. THE PLACEMENT OF THESE SIGNS SHALL BE AS DIRECTED BY THE RE.
- MOVING WORK AREAS IN A LANE CLOSURE REQUIRE A TRAILER MOUNTED ILLUMINATED FLASHING ARROW TO REMAIN AT THE END OF THE TAPER. THE TRAFFIC CONTROL TRUCK WITH MOUNTED CRASH CUSHION THAT SHALL MOVE WITH THE WORK AREAS TO KEEP A 70 FEET MIN. AND 150 FEET MAX. BUFFER IN ADVANCE OF EACH WORK AREA.
- THE CONTRACTOR SHALL SUBMIT A PLAN FOR THE SAFE ACCESS OF CONSTRUCTION VEHICLES THROUGHOUT THE WORK SITE WHERE SPACE CONSTRAINTS PREVENT THE USE OF LANE CLOSURES. THE PLAN SHALL BE SUBMITTED TO THE RE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- BACKFILL ALL EXCAVATED AREAS WITHIN OR ADJACENT TO THE ROADWAY AND PLACE ON OR AT LEAST 8:1 V/SLOPE BEFORE THE END OF EACH WORK DAY. OTHER EXCAVATED AREA WITHIN THE CLOSURE SHALL BE BACKFILLED WHERE REQUIRED. THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING.
- PEDESTRIAN CROSSING LOCATIONS AND TYPE AS DIRECTED BY THE RE.
- BITUMINOUS CONCRETE PLACED DURING THE VARIOUS CONSTRUCTION STAGES SHALL BE TRANSITIONED ON A MINIMUM 20:1 V/SLOPE TO MEET THE ADJACENT EXISTING GRADE. THE LONGITUDINAL AND TRANSVERSE LIMITS OF THE STAGE CONSTRUCTION AREAS UNLESS OTHERWISE NOTED ON THE STAGE CONSTRUCTION PLANS.
- THE PLACEMENT AND OR RELOCATION OF PRECAST CONCRETE CURB, CONSTRUCTION BARRIER SHALL BE DONE DURING APPROVED OFF-PEAK HOURS WHEN TRAFFIC MAY BE REDUCED TO ONE LANE IN EACH DIRECTION. CONSTRUCTION ZONE SPEED LIMIT WILL BE DETERMINED BY THE TRAFFIC SIGNAL &
- SAFETY ENGINEERING REGIONAL TRAFFIC ENGINEER - WORK ZONE, AT THE TIME OF OR DURING CONSTRUCTION, AS REQUESTED BY THE RE.
- THE SPEED LIMIT, R2-1 (BLACK ON WHITE) WITH ADDED WORK ZONE PLATE (BLACK OR ORANGE) SIGNS SHALL BE LOCATED THROUGH WORK AREAS AS DIRECTED BY THE TRAFFIC SIGNAL & SAFETY ENGINEERING REGIONAL TRAFFIC ENGINEER - WORK ZONE.
- THE REDUCED SPEED AHEAD SIGN, W3-503 (BLACK ON ORANGE) SHALL BE LOCATED IN ADVANCE OF SPEED LIMIT R2-1 SIGNS WHICH INDUCE THE NORMAL POSTED SPEED LIMIT THROUGH THE CONSTRUCTION ZONE.
- TRAFFIC FINES DOUBLED IN WORK AREA R(N)35-17(5) . 4 FEET BY 2.5 FEET SIGN SHALL BE LOCATED 500 FEET AFTER THE FIRST ADVANCE WARNING SIGN. FINES SHALL BE PLACED WITHIN THE CLOSURE WITHIN URBAN AREAS. THIS SIGN SHALL ALSO BE USED ON PROJECTS REQUIRING MOVING OPERATIONS IN WHICH CASE THE SIGN SHALL BE MOUNTED ON A SLOW MOVING CONSTRUCTION VEHICLE.
- DO NOT CONSTRUCT THE FINAL HMA SURFACE PAVEMENT UNTIL THE FINAL STAGE OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE RE OR INDICATED ON THE PLANS. MANHOLE AND INLETS SHALL BE SET TO FINISHED GRADE AND TEMPORARY PAVEMENT RAMPS ARE TO BE CONSTRUCTED AROUND THEM WITH A MINIMUM 4:1 V/SLOPE IN ALL DIRECTIONS USING HOT MIX ASPHALT PAVEMENT. THIS TEMPORARY MATERIAL WILL BE REMOVED IMMEDIATELY PRIOR TO PLACING THE SURFACE COURSE.
- PLACE TRAFFIC CONTROL DEVICES FOR LANE CLOSURES INCLUDING SIGNS, CONES, BARRICADES, ETC. SHALL BE PLACED AS SHOWN IN PLANS. SIGNS SHALL NOT BE PLACED WITHOUT ACTUAL LANE CLOSURES AND SHALL BE IMMEDIATELY REMOVED UPON REMOVAL OF THE CLOSURES.
- CONES MAY BE SUBSTITUTED FOR DRUMS AND INSTALLED UPON THE APPROVAL OF THE RE.
- TRAFFIC IMPACT NOTICES AND CHANGES: A TERMS: WHEN THE FOLLOWING TERMS ARE USED, THE INTENT AND MEANING SHALL BE AS FOLLOWS: I. IMPACTS TO NORMAL TRAFFIC FLOW - WORK THAT REQUIRES A PORTION OF THE PAVED ROADWAY BEING BLOCKED OR CLOSED WITH SAFETY DEVICES OR VEHICLES, INCLUDING, BUT NOT LIMITED TO, FULL OR PARTIAL LANE CLOSURES, FULL OR PARTIAL RAMP CLOSURES, SHOULDER CLOSURES, MOVING OPERATIONS SUCH AS TRAFFIC STRIPING OR SWEEPING, LANE SHIFTS, OR ALTERNATING TRAFFIC. THIS APPLIES EVEN WHEN DETOURS ARE PROVIDED. II. TEMPORARY LANE CLOSURES - WORK DESCRIBED UNDER "IMPACTS TO NORMAL TRAFFIC FLOW" WHICH IS ROUTINELY SET UP AND REMOVED ON A DAILY BASIS. III. PERMANENT LANE CLOSURES - WORK DESCRIBED UNDER "IMPACTS TO NORMAL TRAFFIC FLOW" WHICH REMAINS IN PLACE CONTINUOUSLY FOR 24 HOURS OR MORE. B. ADVANCE NOTICES: FOR THE INITIAL START OF WORK THAT REQUIRES "IMPACTS TO NORMAL TRAFFIC FLOW", THE CONTRACTOR SHALL NOTIFY THE RE IN WRITING ON THE ADVANCE FROM 10-103 PROVIDED BY THE DEPARTMENT OF THE PROPOSED DATE. THE NOTICE SHALL BE SUBMITTED AT LEAST TWENTY-EIGHT CALENDAR DAYS, BUT NOT MORE THAN SIXTY CALENDAR DAYS, BEFORE THE PROPOSED DATE. START OF WORK THAT IMPACTS NORMAL TRAFFIC FLOW WILL NOT BE PERMITTED PRIOR TO THE DATE STATED IN THE NOTICE. THE CONTRACTOR SHALL CONFIRM IN WRITING TO THE RE IN WRITING, IN THE NOTICE, THE PROPOSED DATE. A NEW TRAFFIC PATTERN WILL BE ESTABLISHED. THE NOTICE SHALL BE SUBMITTED AT LEAST TWENTY-EIGHT CALENDAR DAYS, BUT NOT MORE THAN SIXTY CALENDAR DAYS, IN ADVANCE OF THE PROPOSED DATE. START OF A NEW TRAFFIC PATTERN WILL NOT BE PERMITTED PRIOR TO THE DATE STATED IN THE NOTICE. THE CONTRACTOR SHALL CONFIRM IN WRITING TO THE RE, THE PROPOSED DATE OF THE NEW TRAFFIC PATTERN SEVEN (AND/OR FOURTEEN) DAYS BEFORE STARTING TRAFFIC CONTROL MEASURES FOR THE ESTABLISHMENT OF THE NEW PATTERN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RE IF THE PROPOSED ESTABLISHMENT CAN NOT BE COMPLETED ON THE PROPOSED DATE. STARTING THE ESTABLISHMENT OF A NEW PERMANENT TRAFFIC PATTERN SHALL BE ON NO EARLIER THAN 11:00 PM FRIDAY AND SHALL BE COMPLETED AND READY FOR OPERATIONS BY 6:00 PM THE FOLLOWING SUNDAY. THE ESTABLISHMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE LANE CLOSURE HOURS SPECIFIED IN THE CONTRACT. ADVANCE NOTICES SENT PRIOR TO THE PRE-CONSTRUCTION MEETING SHALL BE ADDRESSED TO THE CONTACT PERSON AS SPECIFIED IN SUBSECTION 101.04 OF THE SPECIAL PROVISIONS. C. PROGRESS NOTICES: ALL "IMPACTS TO NORMAL TRAFFIC FLOW" SCHEDULED FOR THE SEVEN DAY PERIOD STARTING ON THE FOLLOWING MONDAY SHALL BE SUBMITTED TO THE RE BY 9:00 AM OF EACH FRIDAY ON WEEKLY FORM 10-101 PROVIDED BY THE DEPARTMENT. EACH DAY OF "TEMPORARY LANE CLOSURES" SHALL BE SUBMITTED TO THE RE BY 9:00 AM THE DAY IN ADVANCE OF THE START OF THOSE OPERATIONS ON DAILY FORM 10-102 PROVIDED BY THE DEPARTMENT. "TEMPORARY LANE CLOSURES" FOR WEEKENDS SHALL BE SUBMITTED TO THE RE BY 6:00 AM ON THE IMMEDIATELY PRECEDING FRIDAY ON THE DAILY FORM 10-102 PROVIDED BY THE DEPARTMENT. D. CHANGES TO THE SCHEDULED HOURS REQUEST FOR A CHANGE TO THE TRAFFIC CONTROL REQUIREMENTS IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE RE AS FOLLOWS: CHANGES TO THE SCHEDULED HOURS FOR "TEMPORARY LANE CLOSURES" SHALL BE SUBMITTED TO THE RE AT LEAST EIGHT CALENDAR DAYS IN ADVANCE OF WHEN THE CHANGE IS PROPOSED TO START. OTHER PROPOSED CHANGES TO "TEMPORARY LANE CLOSURES" AND ALL CHANGES TO "PERMANENT LANE CLOSURES" SHALL BE SUBMITTED TO THE RE AS SPECIFIED IN THE SPECIFICATIONS.
- WHERE MILLING OR HMA PAVING IS PERFORMED AND THE LANE IS TO BE RE-OPENED TO TRAFFIC EACH DAY, APPLY TRAFFIC STRIPES AS DIRECTED BY THE RE.

REGULATORY APPROACH SPEED OF TRAFFIC	RECOMMENDED TAPER AND SPACING FOR CHANNELIZING TAPERS			RECOMMENDED SPACING ALONG TANGENTS		
	MINIMUM TAPER RATIO	MINIMUM TAPER LENGTH L-FOR LANE WIDTHS	MAXIMUM DEVICE (B) SPACING ALONG TANGENTS	MINIMUM TAPER RATIO	MINIMUM TAPER LENGTH L-FOR LANE WIDTHS	MAXIMUM DEVICE (D) SPACING ALONG TANGENTS
25	10:1	105	115	25	50	50
30	15:1	150	165	30	75	75
35	20:1	200	225	35	100	100
40	25:1	275	300	40	125	125
45	30:1	350	375	45	150	150
50	35:1	425	450	50	175	175
55	40:1	500	525	55	200	200
60	45:1	575	600	60	225	225
65	50:1	650	675	65	250	250

NOTE: THE MAXIMUM DEVICE SPACING ALONG CURVES IS DEFINED FOR TAPERS (B) IN THE ABOVE TABLE.

* THIS SIGN SHALL BE INSTALLED FOR ROADS WITH A SPEED LIMIT OF 45 M.P.H. OR GREATER UNLESS OTHERWISE DIRECTED BY THE RE.

NOTE: SEE RECOMMENDED TAPER LENGTH AND SPACING TABLE ON SHEET TCD-2 FOR VALUES OF L, B AND D.

CIVIL ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS

DYKSTRA ASSOCIATES

PROJECT NO.: W-07
 CONTOUR INT.: 2"
 SCALE: 1"=40'
 DATE: 07/28/2025
 SHEET: 8 OF 8

DYKSTRA ASSOCIATES, PC
 NETWORK: NJ 07960
 519-217-7777

OWEN D. DYKSTRA
 PROFESSIONAL DESIGNER
 N.J. LIC. NO. 39920

SITE PLAN FOR
 NIELSEN FORD DEALERSHIP
 TAX BLOCK 10001, LOTS 11 & 12
 & NIELSEN CHRYSLER, DODGE, JEEP,
 AND RAM DEALERSHIP
 TAX BLOCK 10001, LOTS 5 & 6 A PORTION OF LOT 9
 TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ

TRAFFIC CONTROL AND SEWER CONSTRUCTION DETAILS