

PRELIMINARY & FINAL SITE PLAN

170 NORTH MAIN STREET

BLOCK 301 LOT 1

200' OWNERS LIST

BLOCK	LOT	OWNER
301	10	COUNTY OF MORRIS P.O. BOX 900, MORRISTOWN, N.J. 07960
301	11	NICULCEA, SAMUEL/MARIOARA 12-14 E DEWEY AVE, WHARTON,NJ 07885
301	12	MARTIN, THEODORE M & LYNN JUDY 40 BENEDICT DR, LAKE HOPATCONG, N.J. 07869
301	13	HARDY, JO ANN 24 E DEWEY AVE, WHARTON, NJ 07885
301	14	IMME, MATT 39 LENNOX RD, ROCKAWAY, N.J. 07866
301	15	MCGOWAN, THOMAS H 11 KATHY TER, DENVILLE, N.J. 07834
301	15.01	TRAN, TIEN/MAI 42 E DEWEY AVE, WHARTON, NJ 07885
301	16	ARAUJO, ALVARO & CELESTE 44 E DEWEY AVE, WHARTON, NJ 07885
301	17	VENTUS PROPERTIES LLC 1330 VAN BEURDEN DR, #102, LOS OSOS, CA 93402
301	17.01	APGAR, DONALD J & ROBBIN, SUSAN M 48 E DEWEY AVE, WHARTON, NJ 07885
301	18	PORRAS, DANIELA/BALANTA, MARIA 62 E DEWEY AVE, WHARTON, NJ 07885
301	2	WKFM REALTY LLC P.O BOX 596, WHARTON, N.J. 07885
301	2.01	HAMMOND, WILLIAM P 120 FLINTLOCK RD, MORRIS PLAINS, N.J. 07950
301	20	KOSTRZEWA, RAYMOND J & ROSA N 70 E DEWEY AVE, WHARTON, N.J. 07885
301	21	COSTELLO, JOAN 74 E DEWEY AVE, WHARTON, NJ 07885
301	22	BOROUGH OF WHARTON 10 ROBERT ST, WHARTON, N.J. 07885
301	3	BOROUGH OF WHARTON 10 ROBERT ST, WHARTON, NJ 07885
301	4	ELARDO, MICHAEL/KELLY 21 ROSS ST, WHARTON, NJ 07885
301	5	GARCIA, GABRIEL/OMAIRA 19 ROSS ST, WHARTON, NJ 07885
301	6	O BOYLE/BRUNO, THOMAS J/THERESA M. 198 FLANDERS DRAKESTOWN, HACKETTSTOWN, N.J. 07840
301	7	REKAL, MUHAMMET 5 ROSS ST, WHARTON, NJ 07885
301	8	SAHATQIU, RIDVAN/ARBITA 3 ROSS ST, WHARTON, NJ 07885
703	3	WASHINGTON POND REALTY LLC 219-221 NO MAIN ST, WHARTON, NJ 07885
703	30	QUINOLLY LLC 40 FERNWOOD RD, WANTAGE, N.J. 07461
703	31	BOROUGH OF WHARTON 10 ROBERTS ST, WHARTON, NJ 07885
703	33	VAZQUEZ 123 REALTY LLC 6 TWIN BROOKS TRL, CHESTER, NJ 07930
703	40	ONE THREE SEVEN-ONE FOUR SEVEN NORT 132 MOUNTAIN RD, ROCKAWAY, N.J. 07866
703	41	BOROUGH OF WHARTON 10 ROBERT ST, WHARTON, NJ 07885
801	3	WHARTON INVESTORS III LP 145 ADELAIDE ST WEST 500, TORONTO, ONTARIO M5H 4E5
801	5.01	AIR PRODUCTS & CHEMICAL INC 7201 HAMILTON BLVD, ALLENTOWN, PA 18195
903	2.03	WHARTON INVESTORS' SECOND LLC 1 MEADOWLANDS PLAZA, EAST RUTHERFORD, NJ 07073

JERSEY CENTRAL POWER AND LIGHT
300 MADISON AVENUE
MORRISTOWN, NJ 07960

NEW JERSEY VERIZON
50 BROAD ST
NEWARK, NJ 07101

NEW JERSEY NATURAL GAS
COMPANY
1415 WYCKOFF ROAD, PO BOX 1464
WALL, NJ 07719

CABLEVISION
683 ROUTE 10 EAST
RANDOLPH, NJ 07869

SUPERINTENDENT OF PUBLIC WORKS
BOROUGH OF WHARTON-WATER
UTILITY
10 ROBERT STREET
WHARTON, NJ 07869

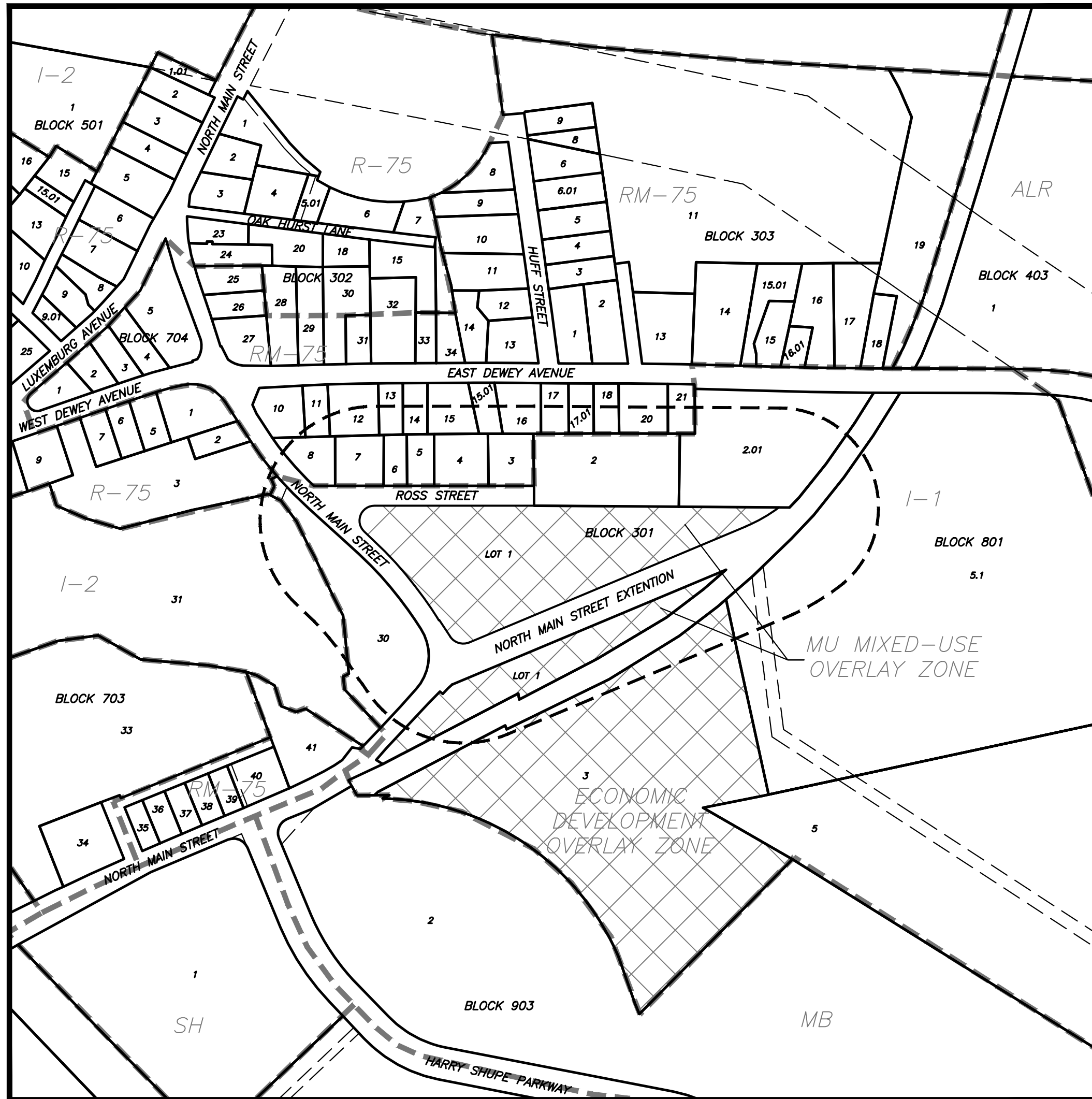
MORRIS COUNTY PLANNING BOARD
PO BOX 900
MORRISTOWN, NJ 07960-0900

ZONING REQUIREMENTS

MU - MIXED USE OVERLAY ZONE

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (ACRES)	2	2.954	2.920
MIN. LOT WIDTH (FEET)	300	345	345
MIN. LOT DEPTH (FEET)	150	172 (AVG)	172 (AVG)
MIN. FRONT YARD (FEET)			
NORTH MAIN STREET	5 MIN./ 60 MAX.	34.0	58.0
ROSS STREET	30	55.3	53.3
NORTH MAIN STREET EXTENSION	5 MIN. / 60 MAX.	22.2	58.0
MIN. SIDE YARD (FEET)	10	70.0	34.6
MIN. REAR YARD (FEET)	15	NA	NA
MAX. BLDG. HEIGHT (STORIES/FEET)	4/55	1	4/51.91
MAX. BLDG. COVERAGE (%)	50%	26.9%	21.3%
MAX. IMPERVIOUS COVERAGE	85%	49.0%	74.3%
RESIDENTIAL DENSITY	35 UNITS/ACRE	N/A	25.4/ACRE
PARKING FRONTAGE REQUIREMENTS			
NORTH MAIN STREET	45%	-	14.0%
NORTH MAIN STREET EXTENSION	45%	-	18.0%
PARKING			
MIN. SETBACK TO R.O.W. (FEET)	5	7.5*	10.0/6.0/10.0
MIN. SETBACK TO BUILDING (FEET)	5	0*	5.3
MIN. SIDE/REAR LOT LINE SETBACK (FEET)	5	0*	6

* EXISTING NON-CONFORMING CONDITION



KEY MAP & ZONE MAP

SCALE: 1"=100'

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	LAYOUT, SIGNAGE & UTILITIES
4	GRADING & DRAINAGE
5	LANDSCAPE
6	LIGHTING
7	SOIL EROSION AND SEDIMENT CONTROL PLAN
8	CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS

PLANNING BOARD

THIS PRELIMINARY & FINAL SITE PLAN WAS APPROVED
BY THE PLANNING BOARD OF THE BOROUGH OF
WHARTON AT A MEETING HELD ON _____ DATE

BOARD CHAIRPERSON _____ DATE

BOARD SECRETARY _____ DATE

BOARD ENGINEER _____ DATE

APPLICANT

ASHOUR INVESTMENT GROUP WHARTON LLC
132 HALSEY ROAD
PARSIPPANY-TROY HILLS, NJ 07054

OWNER

170 NORTH MAIN STREET LLC
40 FERNWOOD ROAD
WANTAGE, NJ 07461

ALFRED A. STEWART, JR.

DATE:08-10-2020

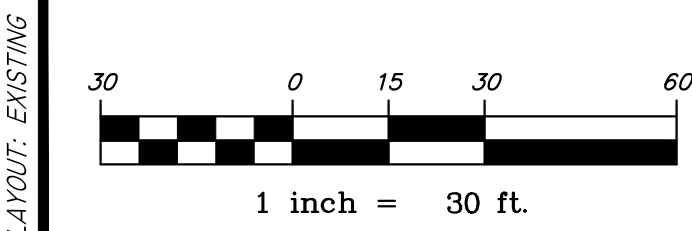
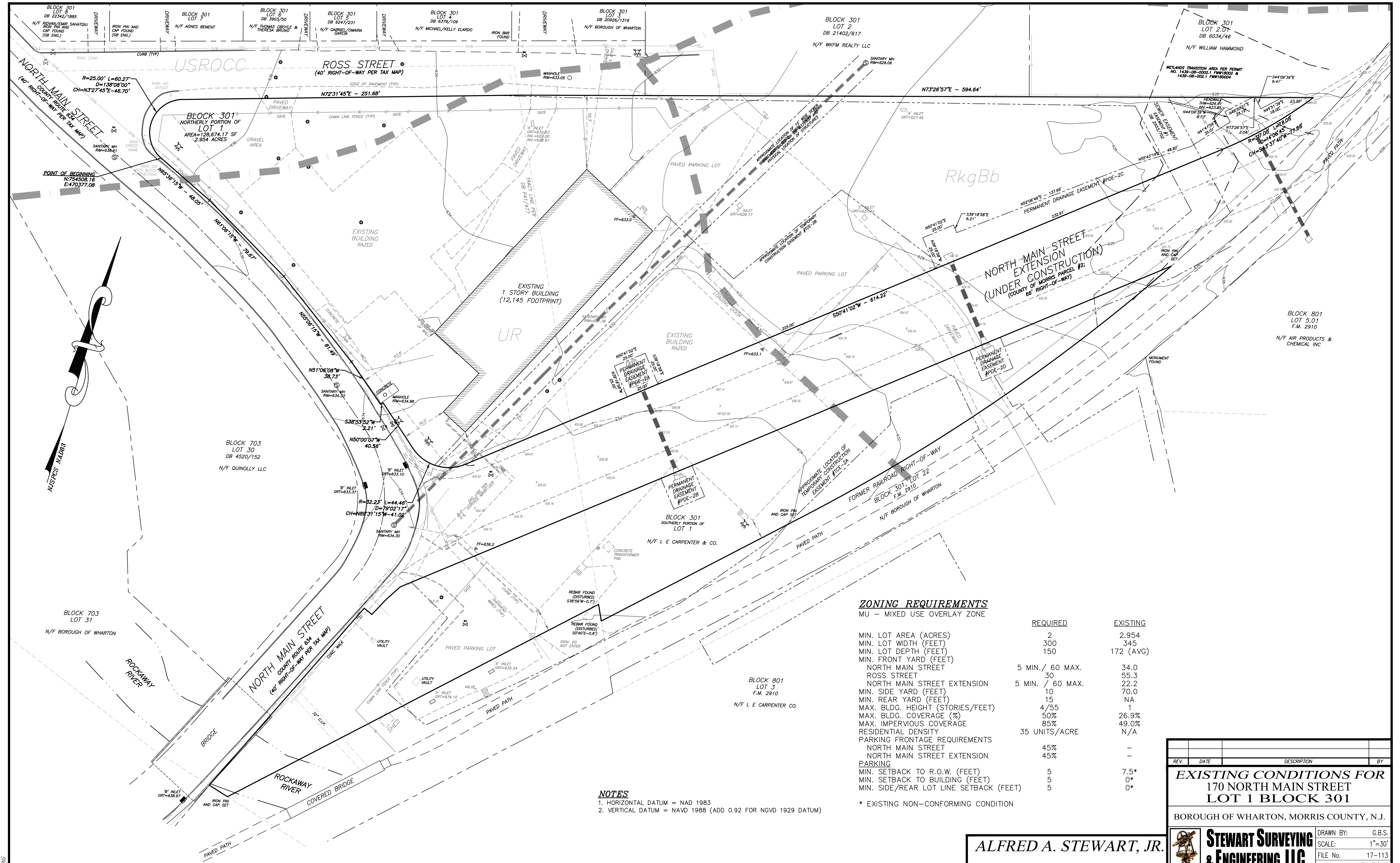
NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 24GB03588300

REV.	DATE	DESCRIPTION	BY
PRELIMINARY & FINAL SITE PLAN 170 NORTH MAIN STREET LOT 1 BLOCK 301			
BOROUGH OF WHARTON, MORRIS COUNTY, N.J.			
		STEWART SURVEYING & ENGINEERING, LLC	DRAWN BY: G.B.S. SCALE: AS SHOWN
		FILE No. 17-113 DWG 17113.DWG	

148 EAST MAIN STREET SUITE 1
ROCKAWAY, N.J. 07866
PHONE: 973-586-3736
FAX: 973-586-3739
SURVEYOR@VERIZON.NET

CERTIFICATE OF AUTHORIZATION No. 24GA28093800

1
10



ZONING REQUIREMENTS
MU – MIXED USE OVERLAY ZONE

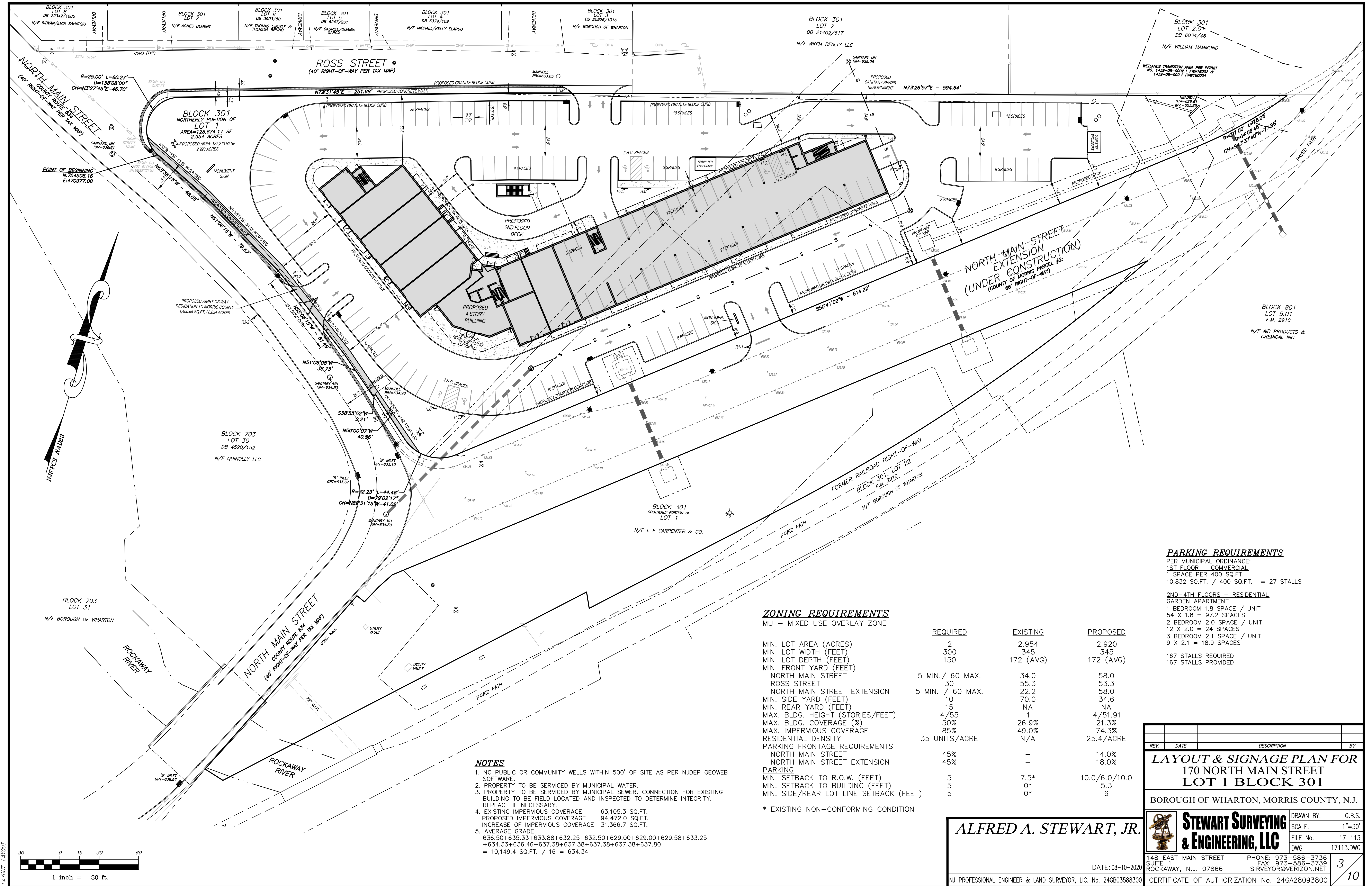
	REQUIRED	EXISTING
MIN. LOT AREA (ACRES)	2	2.954
MIN. LOT WIDTH (FEET)	300	345
MIN. LOT DEPTH (FEET)	150	172 (AVG)
MIN. FRONT YARD (FEET)		
NORTH MAIN STREET	5 MIN./ 60 MAX.	34.0
ROSS STREET	30	55.3
NORTH MAIN STREET EXTENSION	5 MIN. / 60 MAX.	22.2
MIN. SIDE YARD (FEET)	10	70.0
MIN. REAR YARD (FEET)	15	NA
MAX. BLDG. HEIGHT (STORIES/FEET)	4/55	1
MAX. BLDG. COVERAGE (%)	50%	26.9%
MAX. IMPERVIOUS COVERAGE	85%	49.0%
RESIDENTIAL DENSITY	35 UNITS/ACRE	N/A
PARKING FRONTAGE REQUIREMENTS		
NORTH MAIN STREET	45%	—
NORTH MAIN STREET EXTENSION	45%	—
PARKING		
MIN. SETBACK TO R.O.W. (FEET)	5	7.5*
MIN. SETBACK TO BUILDING (FEET)	5	0*
MIN. SIDE/REAR LOT LINE SETBACK (FEET)	5	0*

* EXISTING NON–CONFORMING CONDITION

- NOTES**
1. HORIZONTAL DATUM = NAD 1983
2. VERTICAL DATUM = NAVD 1988 (ADD 0.92 FOR NGVD 1929 DATUM)

ALFRED A. STEWART, JR.

REV.	DATE	DESCRIPTION	BY
EXISTING CONDITIONS FOR 170 NORTH MAIN STREET LOT 1 BLOCK 301			
BOROUGH OF WHARTON, MORRIS COUNTY, N.J.			
		STEWART SURVEYING & ENGINEERING, LLC	DRAWN BY: G.B.S. SCALE: 1"=30'
148 EAST MAIN STREET SUITE 200 ROCKAWAY, N.J. 07866		PHONE: 973-586-3736 FAX: 973-586-3739 SURVEYOR@VERIZON.NET	FILE No. 17-113 DWG 17113.DWG
CERTIFICATE OF AUTHORIZATION No. 24GA28093800			2 10



NOTES

- 1. NO PUBLIC OR COMMUNITY WELLS WITHIN 500' OF SITE AS PER NJDEP GEOWEB SOFTWARE.
- 2. PROPERTY TO BE SERVICED BY MUNICIPAL WATER.
- 3. PROPERTY TO BE SERVICED BY MUNICIPAL SEWER. CONNECTION FOR EXISTING BUILDING TO BE FIELD LOCATED AND INSPECTED TO DETERMINE INTEGRITY. REPLACE IF NECESSARY.
- 4. EXISTING IMPERVIOUS COVERAGE 63,105.3 SQ.FT.
PROPOSED IMPERVIOUS COVERAGE 94,472.0 SQ.FT.
INCREASE OF IMPERVIOUS COVERAGE 31,366.7 SQ.FT.
- 5. AVERAGE GRADE
636.50+635.33+633.88+632.25+632.50+629.00+629.00+629.58+633.25
+634.33+636.46+637.38+637.38+637.38+637.38+637.80
= 10,149.4 SQ.FT. / 16 = 634.34

ZONING REQUIREMENTS

MU - MIXED USE OVERLAY ZONE

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (ACRES)	2	2.954	2.920
MIN. LOT WIDTH (FEET)	300	345	345
MIN. LOT DEPTH (FEET)	150	172 (AVG)	172 (AVG)
MIN. FRONT YARD (FEET)			
NORTH MAIN STREET	5 MIN. / 60 MAX.	34.0	58.0
ROSS STREET	30	55.3	53.3
NORTH MAIN STREET EXTENSION	5 MIN. / 60 MAX.	22.2	58.0
MIN. SIDE YARD (FEET)	10	70.0	34.6
MIN. REAR YARD (FEET)	15	NA	NA
MAX. BLDG. HEIGHT (STORIES/FEET)	4/55	1	4/51.91
MAX. BLDG. COVERAGE (%)	50%	26.9%	21.3%
MAX. IMPERVIOUS COVERAGE	85%	49.0%	74.3%
RESIDENTIAL DENSITY	35 UNITS/ACRE	N/A	25.4/ACRE
PARKING FRONTAGE REQUIREMENTS			
NORTH MAIN STREET	45%	-	14.0%
NORTH MAIN STREET EXTENSION	45%	-	18.0%
PARKING			
MIN. SETBACK TO R.O.W. (FEET)	5	7.5*	10.0/6.0/10.0
MIN. SETBACK TO BUILDING (FEET)	5	0*	5.3
MIN. SIDE/REAR LOT LINE SETBACK (FEET)	5	0*	6

* EXISTING NON-CONFORMING CONDITION

PARKING REQUIREMENTS

PER MUNICIPAL ORDINANCE:
1ST FLOOR - COMMERCIAL
1 SPACE PER 400 SQ.FT.
10,832 SQ.FT. / 400 SQ.FT. = 27 STALLS

2ND-4TH FLOORS - RESIDENTIAL

GARDEN APARTMENT
1 BEDROOM 1.8 SPACE / UNIT
54 X 1.8 = 97.2 SPACES
2 BEDROOM 2.0 SPACE / UNIT
12 X 2.0 = 24 SPACES
3 BEDROOM 2.1 SPACE / UNIT
9 X 2.1 = 18.9 SPACES

167 STALLS REQUIRED
167 STALLS PROVIDED

LAYOUT & SIGNAGE PLAN FOR
170 NORTH MAIN STREET
LOT 1 BLOCK 301

BOROUGH OF WHARTON, MORRIS COUNTY, N.J.

STEWART SURVEYING & ENGINEERING, LLC

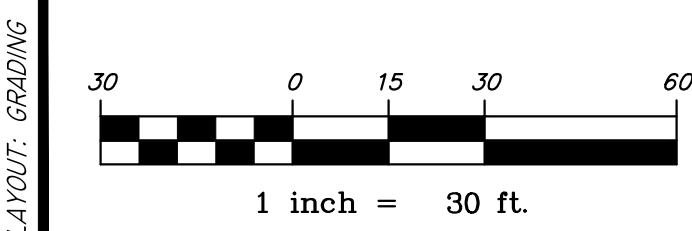
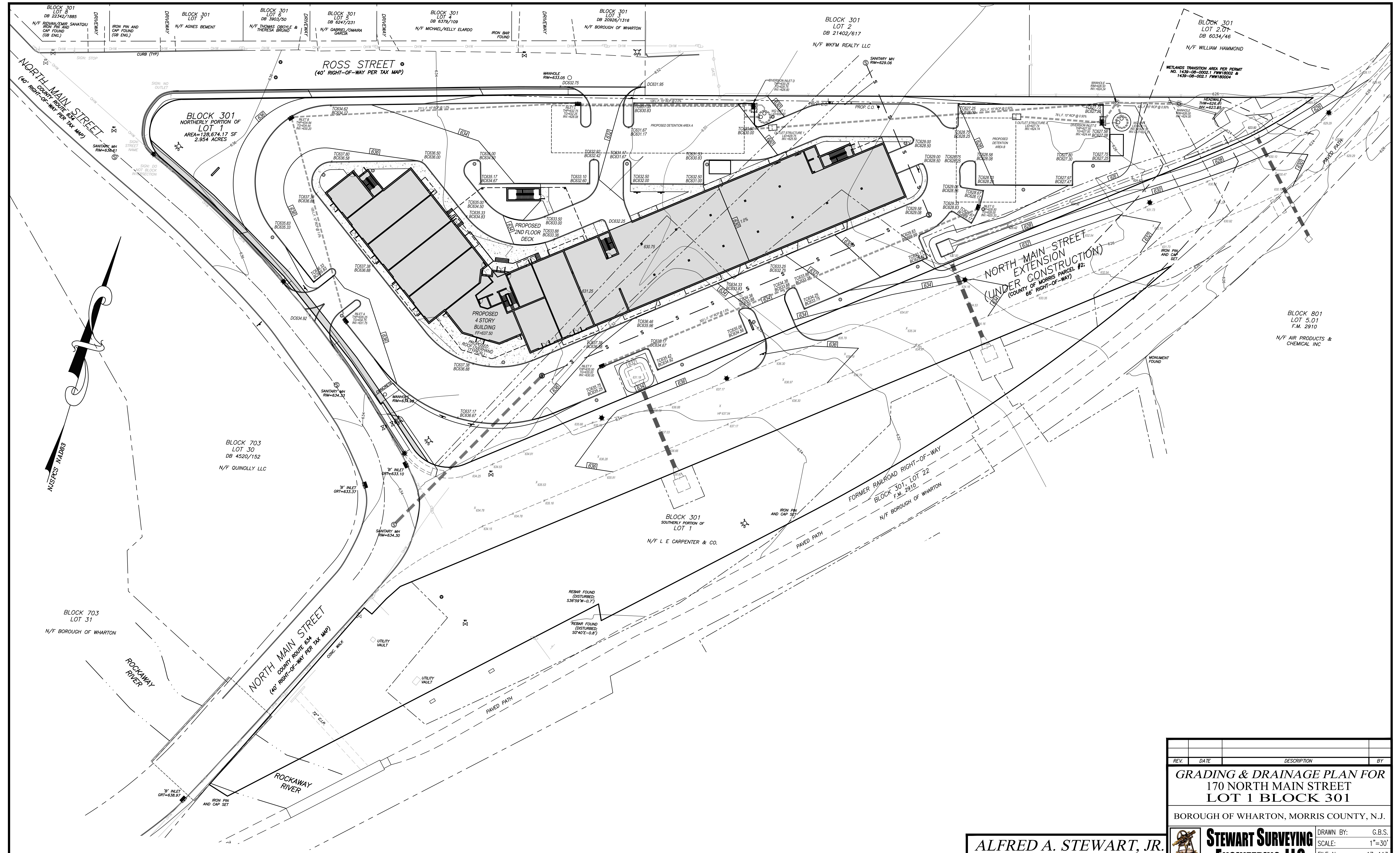
DRAWN BY: G.B.S.
SCALE: 1"=30'
FILE No. 17-113
DWG 17113.DWG

148 EAST MAIN STREET
SUITE
ROCKAWAY, N.J. 07866
PHONE: 973-586-3736
FAX: 973-586-3739
SURVEYOR@VERIZON.NET

ALFRED A. STEWART, JR.

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

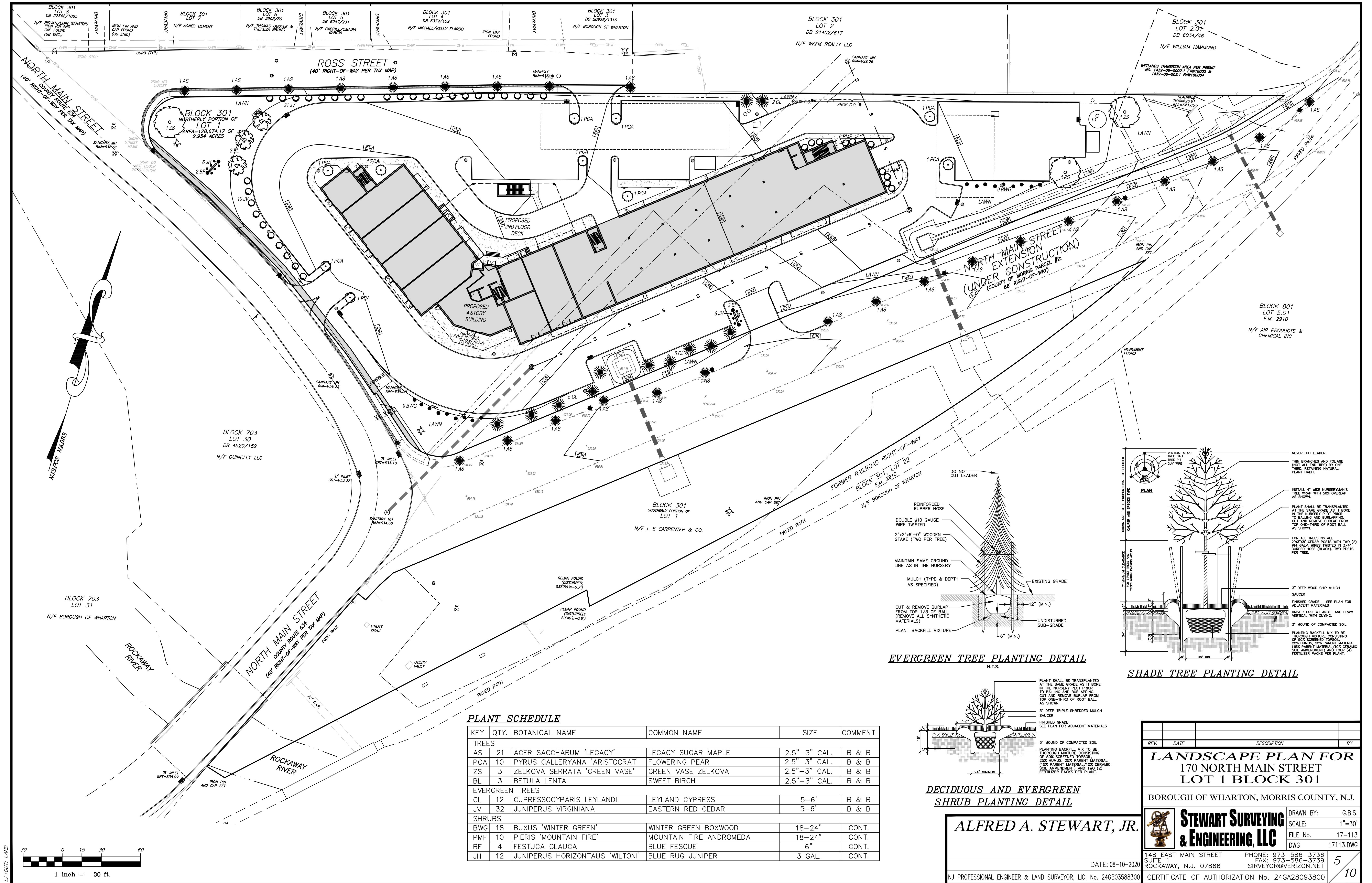
CERTIFICATE OF AUTHORIZATION No. 24GA28093800



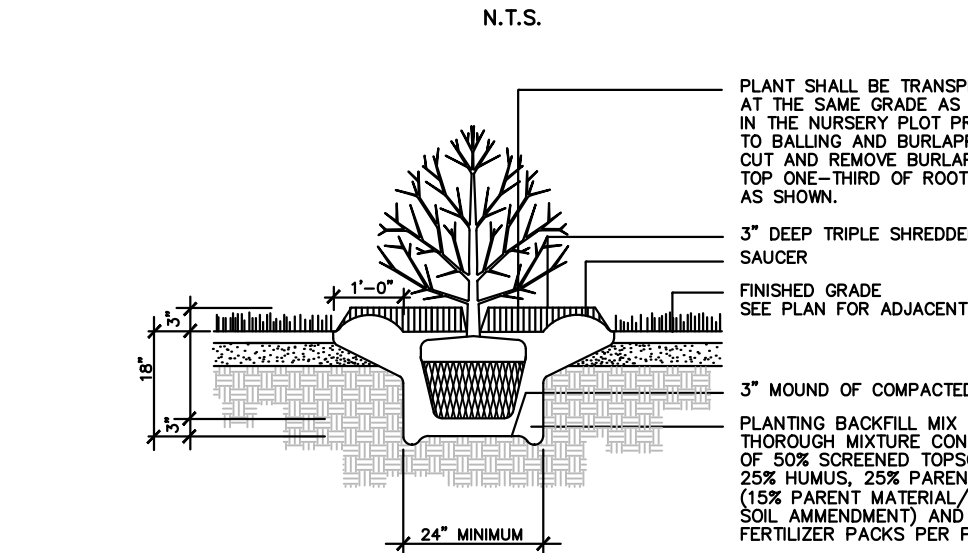
ALFRED A. STEWART, JR.

DATE: 08-10-2020
NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 24GB03588300

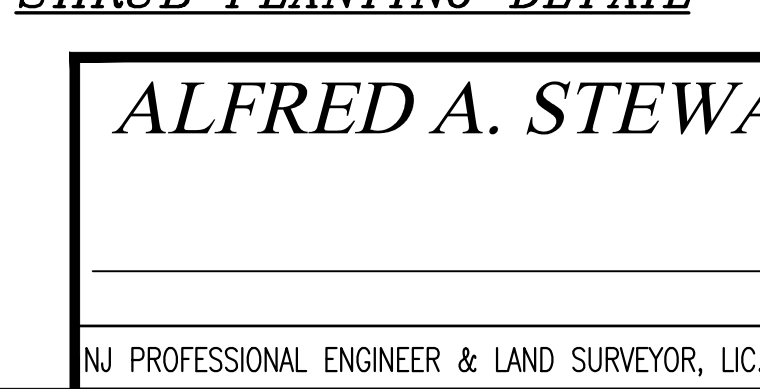
REV.	DATE	DESCRIPTION	BY
GRADING & DRAINAGE PLAN FOR 170 NORTH MAIN STREET LOT 1 BLOCK 301			
BOROUGH OF WHARTON, MORRIS COUNTY, N.J.			
		STEWART SURVEYING & ENGINEERING, LLC	DRAWN BY: G.B.S. SCALE: 1"=30' FILE No. 17-113 DWG 17113.DWG
148 EAST MAIN STREET SUITE 1 ROCKAWAY, N.J. 07866		PHONE: 973-586-3736 FAX: 973-586-3739 SURVEYOR@VERIZON.NET	CERTIFICATE OF AUTHORIZATION No. 24GA28093800



EVERGREEN TREE PLANTING DETAIL



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL



SHADE TREE PLANTING DETAIL

REV. DATE DESCRIPTION BY

LANDSCAPE PLAN FOR
170 NORTH MAIN STREET
LOT 1 BLOCK 301

BOROUGH OF WHARTON, MORRIS COUNTY, N.J.

STEWART SURVEYING & ENGINEERING, LLC

148 EAST MAIN STREET
SUITE
ROCKAWAY, N.J. 07866

PHONE: 973-586-3736
FAX: 973-586-3739
SIRVEYOR@VERIZON.NET

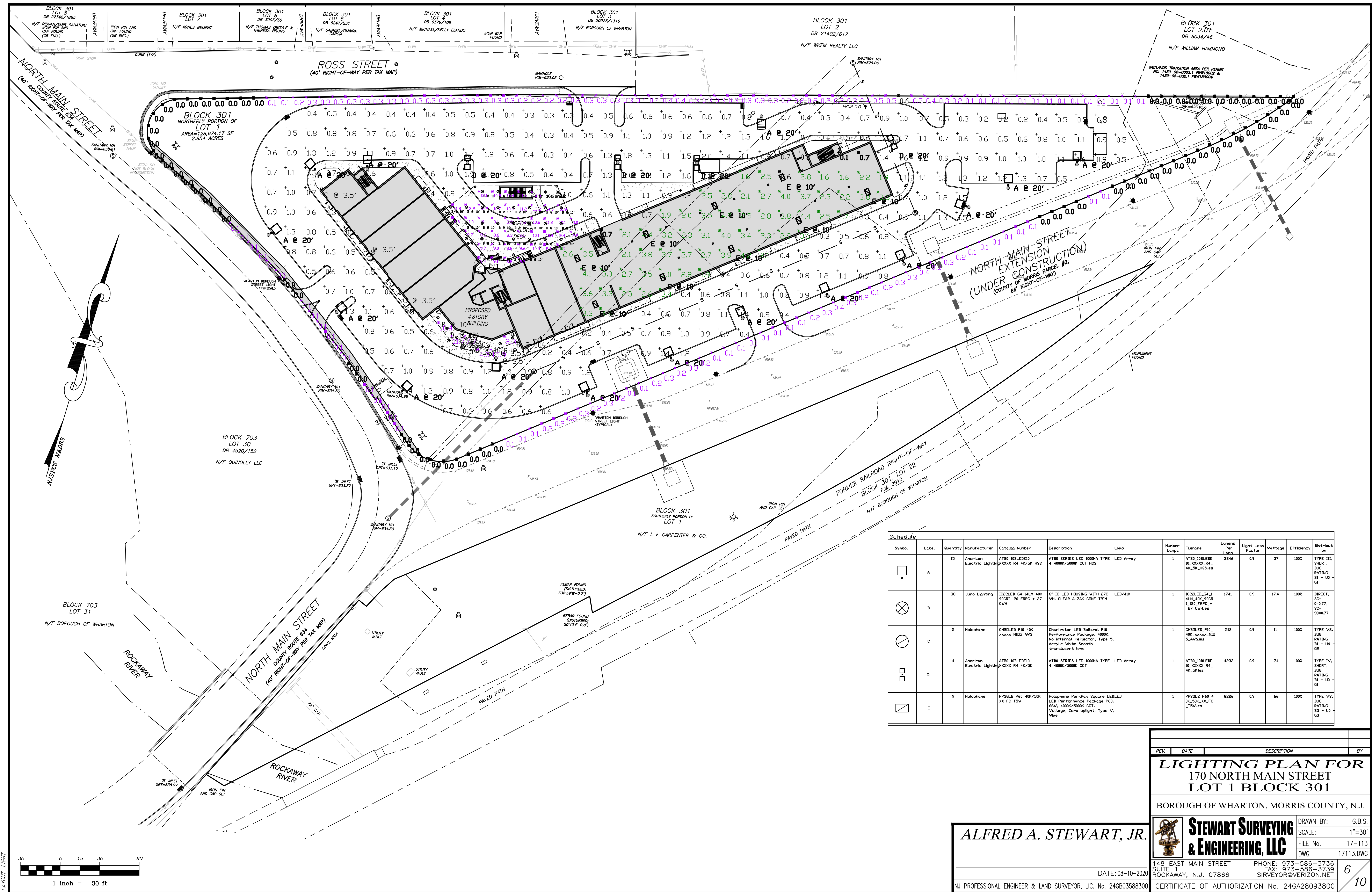
CERTIFICATE OF AUTHORIZATION No. 24GA28093800

SCALE: 1"=30'
FILE No. 17-113
DWG 17113.DWG

510

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
TREES					
AS	21	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2.5"-3" CAL.	B & B
PCA	10	PYRUS CALLERYANA 'ARISTOCRAT'	FLOWERING PEAR	2.5"-3" CAL.	B & B
ZS	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5"-3" CAL.	B & B
BL	3	BETULA LENTA	SWEET BIRCH	2.5"-3" CAL.	B & B
EVERGREEN TREES					
CL	12	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	5-6'	B & B
JV	32	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5-6'	B & B
SHRUBS					
BWG	18	BUXUS 'WINTER GREEN'	WINTER GREEN BOXWOOD	18-24"	CONT.
PMF	10	PIERIS 'MOUNTAIN FIRE'	MOUNTAIN FIRE ANDROMEDA	18-24"	CONT.
BF	4	FESTUCA GLAUCA	BLUE FESCUE	6"	CONT.
JH	12	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIPER	3 GAL.	CONT.



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	15	American Electric Lighting	ATB010BLED10XXXX R4 4K/5K HSS	ATB0 SERIES LED 1000MA TYPE 4 4000K/5000K CCT HSS	LED Array	1	ATB010BLED10XXXX_R4_4K_5K_HSS.lvs	3346	0.9	37
	B	38	Juno Lighting	IC2BLED G4 14LM 40K 90CRI 120 FRPC + 27 CWH	6" IC LED HOUSING WITH 27CWH, CLEAR ALZAK CONE TRIM	LED/4IK	1	IC2BLED_G4_14LM_40K_90CRI_120_FRPC_+27_CWH.lvs	1741	0.9	17.4
	C	5	Holophane	CHBOLED P10 40K xxxxxx NIDS AVS	Charleston LED Bolland, P10 Performance Package, 4000K, No internal reflector, Type S Acrylic White Smooth translucent lens		1	CHBOLED_P10_40K_xxxxx_NID_S_AVS.lvs	512	0.9	11
	D	4	American Electric Lighting	ATB010BLED10XXXX R4 4K/5K	ATB0 SERIES LED 1000MA TYPE 4 4000K/5000K CCT	LED Array	1	ATB010BLED10XXXX_R4_4K_5K.lvs	4232	0.9	74
	E	9	Holophane	PFSQ2 P60 40K/50K XX FC TSW	Holophane ParkPak Square LED LED Performance Package P60 60W, 4000K/5000K CCT Voltage, Zero upright, Type V, Vile		1	PFSQ2_P60_40K_50K_xx_fc_TSW.lvs	8826	0.9	66
											Efficiency
											Distrib
											ion

ALFRED A. STEWART, JR.

REV. DATE DESCRIPTION BY

LIGHTING PLAN FOR
170 NORTH MAIN STREET
LOT 1 BLOCK 301

BOROUGH OF WHARTON, MORRIS COUNTY, N.J.

STEWART SURVEYING & ENGINEERING, LLC

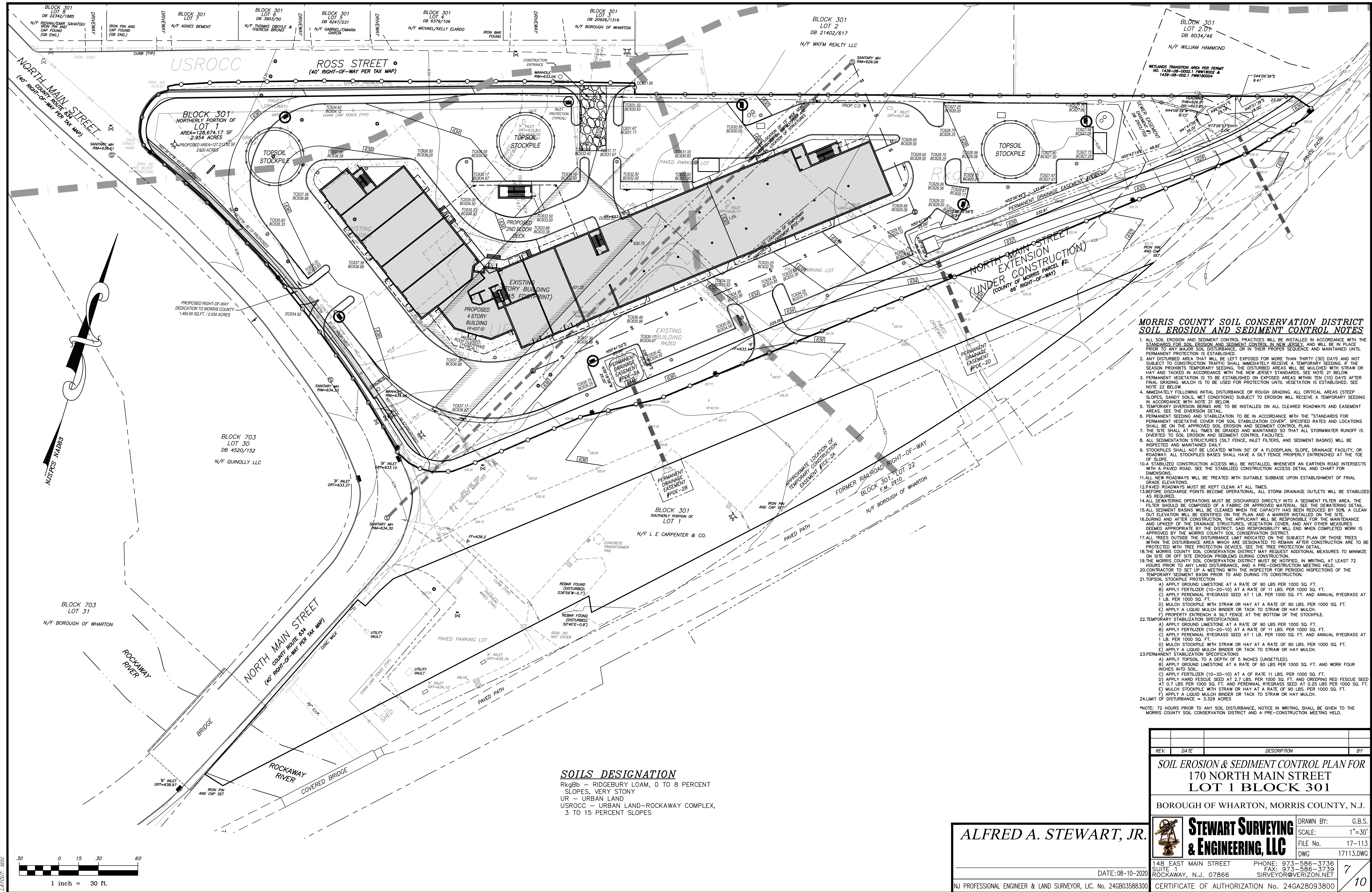
148 EAST MAIN STREET
SUITE 1
ROCKAWAY, N.J. 07866

PHONE: 973-586-3736
FAX: 973-586-3739
SURVEYOR@VERIZON.NET

CERTIFICATE OF AUTHORIZATION No. 24GA28093800

DRAWN BY: G.B.S.
SCALE: 1"=30'
FILE No. 17-113
DWG 17113.DWG

6
10



**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 AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER", SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER 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 ACCESS SHALL 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 WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
18. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON 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. CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
21. TOPSOIL STOCKPILE PROTECTION:
 - A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
 - B) APPLY FERTILIZER (10-20-10) AT A RATE OF 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) PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
22. 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 OF 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.
23. PERMANENT STABILIZATION SPECIFICATIONS:
 - 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 OF RATE 11 LBS. PER 1000 SQ. FT.
 - D) APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREeping RED 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.
24. LIMIT OF DISTURBANCE = 3.329 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.

SOILS DESIGNATION
RkgBb - RIDGEBURY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
UR - URBAN LAND
USROCC - URBAN LAND-ROCKAWAY COMPLEX, 3 TO 15 PERCENT SLOPES

ALFRED A. STEWART, JR.

**SOIL EROSION & SEDIMENT CONTROL PLAN FOR
170 NORTH MAIN STREET
LOT 1 BLOCK 301**

BOROUGH OF WHARTON, MORRIS COUNTY, N.J.

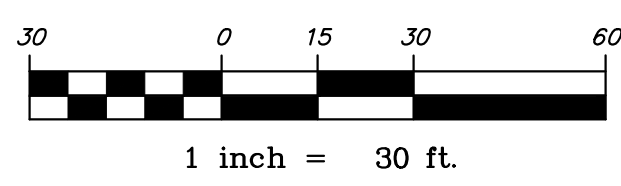


STEWART SURVEYING & ENGINEERING, LLC

DRAWN BY: G.B.S.
SCALE: 1"=30'
FILE No. 17-113
DWG 17113.DWG

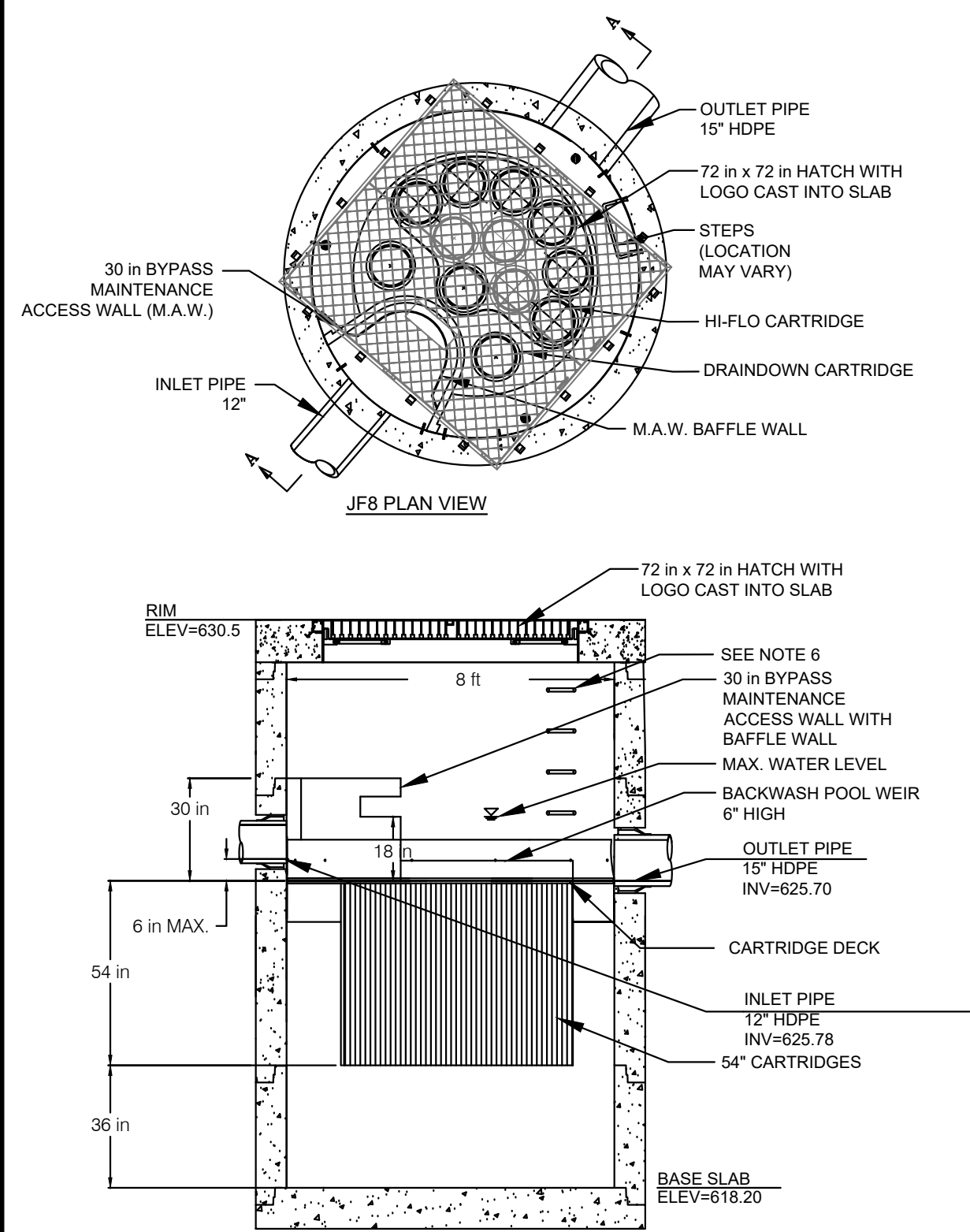
CERTIFICATE OF AUTHORIZATION No. 24GA28093800

148 EAST MAIN STREET SUITE 200
ROCKAWAY, N.J. 07866
PHONE: 973-586-3736
FAX: 973-586-3739
SIRVEYOR@VERIZON.NET



DATE: 08-10-2020

NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. NO. 24GB03588300

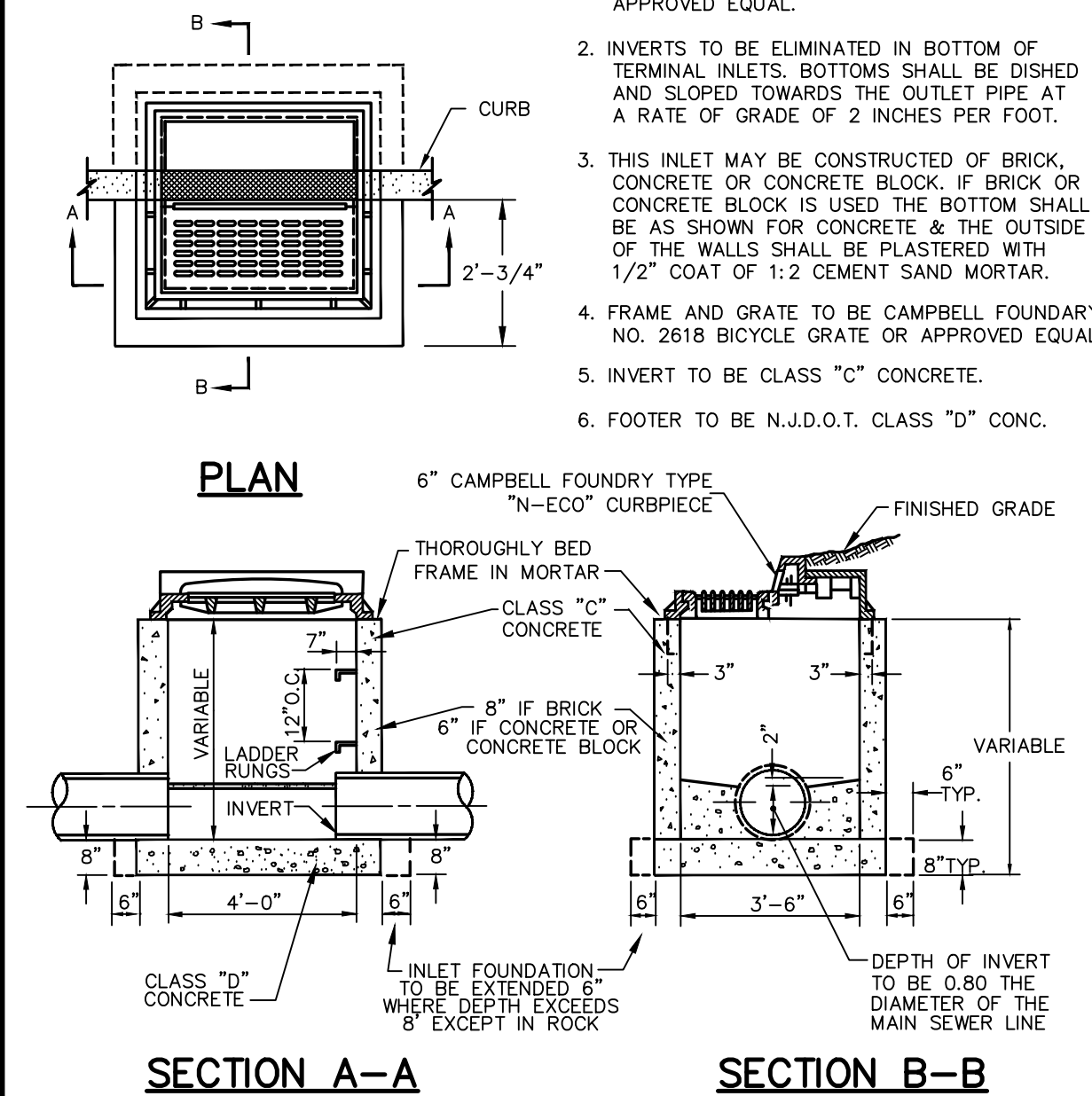


JELLYFISH JF8-7-2 DETAIL WQ-1

N.T.S.

GENERAL NOTES

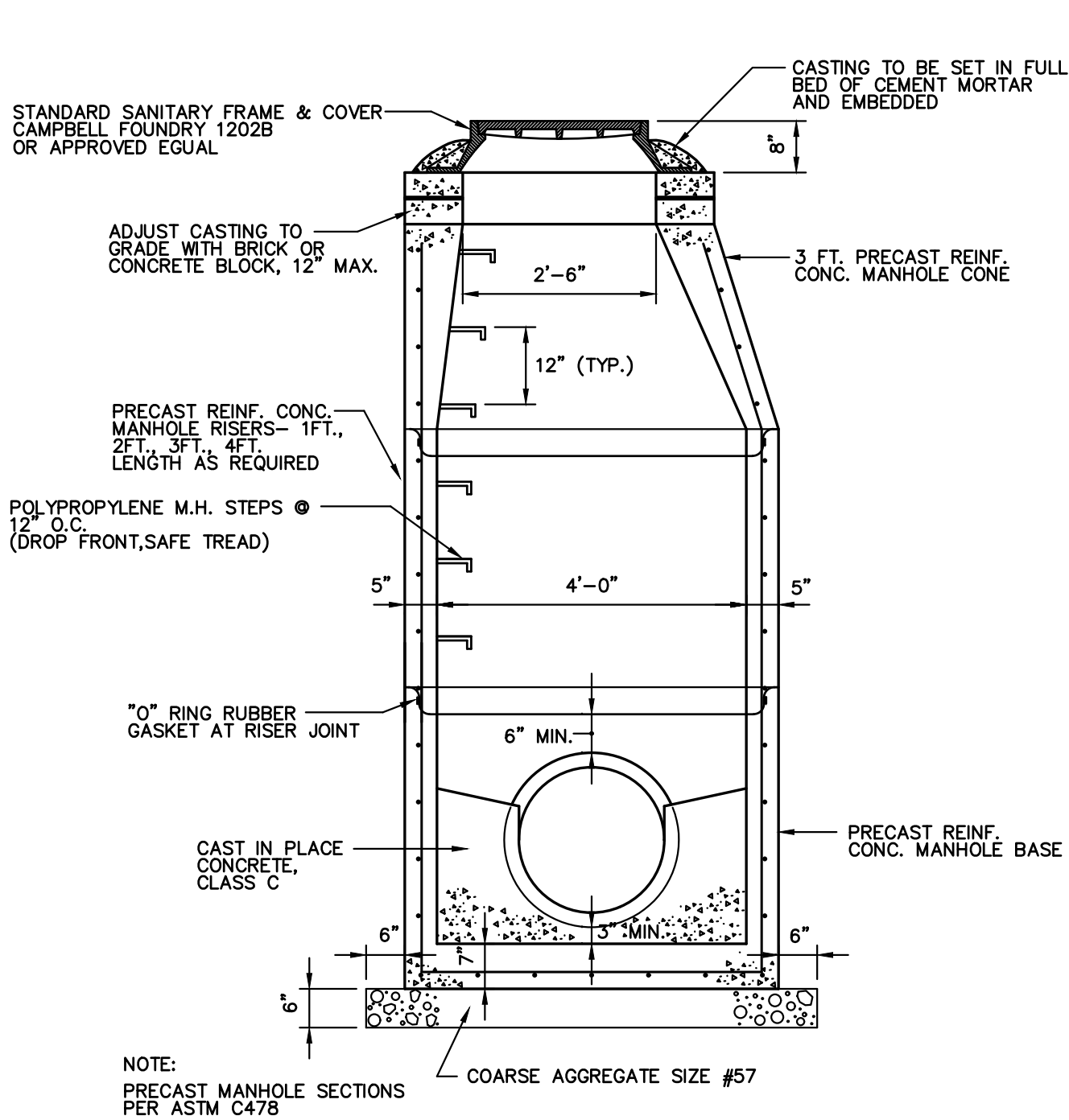
1. ALL PRECAST CONCRETE STRUCTURES SHALL BE COATED WITH COAL TAR EPOXY OR APPROVED EQUAL.
2. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
3. THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY NO. 2618 BICYCLE GRATE OR APPROVED EQUAL.
5. INVERT TO BE CLASS "C" CONCRETE.
6. FOOTER TO BE N.J.D.O.T. CLASS "D" CONC.



SECTION A-A **SECTION B-B**

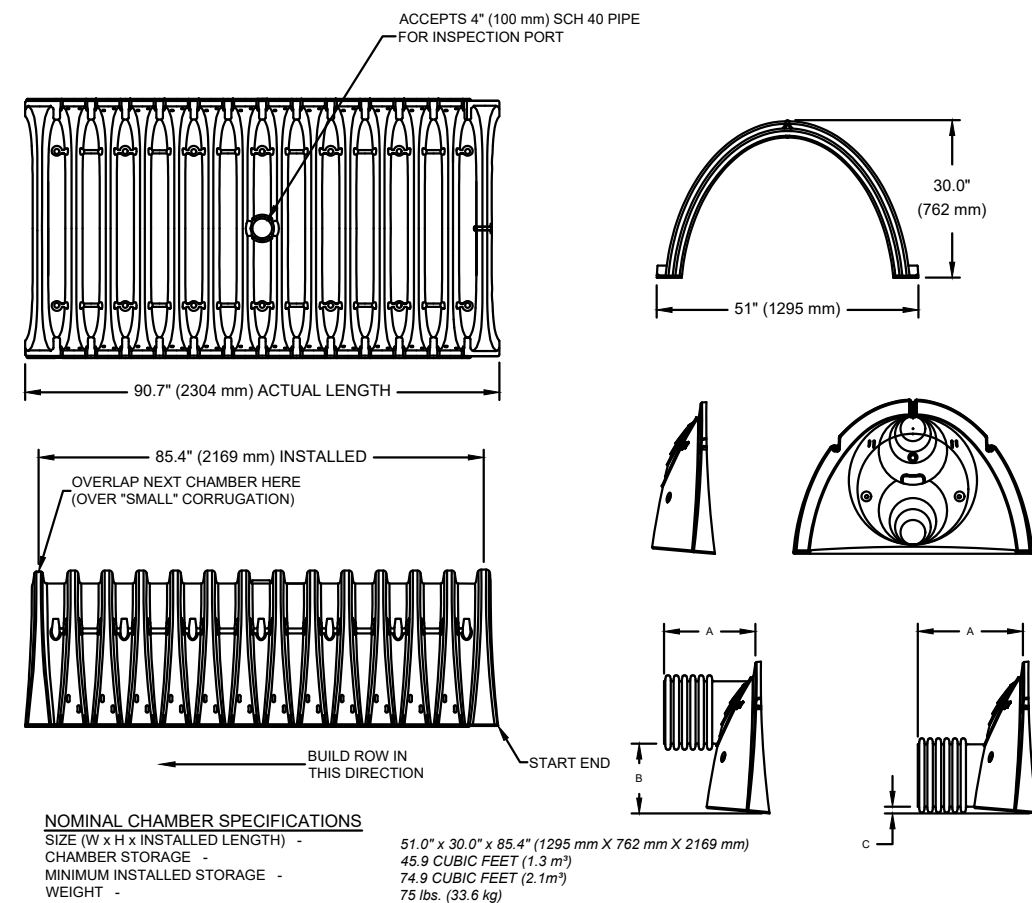
INLET DETAIL - TYPE "B"

N.T.S.



MANHOLE. PRECAST (STORM)

N.T.S.



NOMINAL CHAMBER SPECIFICATIONS
 SIZE (IN A & B INSTALLED LENGTH)
 CHAMBER STORAGE
 MINIMUM INSTALLED STORAGE
 WEIGHT

PART #	CHAMBER	PIPE SIZE	A	B	C
SC740PE00T	SC-740	6 in (150 mm)	10.90 in (277 mm)	18.50 in (470 mm)	N/A
SC740PE00B	SC-740	6 in (150 mm)	10.90 in (277 mm)	N/A	0.50 in (13 mm)
SC740PE00T	SC-740	8 in (200 mm)	12.20 in (310 mm)	18.50 in (470 mm)	N/A
SC740PE00B	SC-740	8 in (200 mm)	12.20 in (310 mm)	N/A	0.60 in (15 mm)
SC740PE10T	SC-740	10 in (250 mm)	13.40 in (340 mm)	14.50 in (368 mm)	N/A
SC740PE10B	SC-740	10 in (250 mm)	13.40 in (340 mm)	N/A	0.70 in (18 mm)
SC740PE12T	SC-740	12 in (300 mm)	14.70 in (373 mm)	12.50 in (318 mm)	N/A
SC740PE12B	SC-740	12 in (300 mm)	14.70 in (373 mm)	N/A	1.20 in (30 mm)
SC740PE15T	SC-740	15 in (375 mm)	16.40 in (417 mm)	9.00 in (229 mm)	N/A
SC740PE15B	SC-740	15 in (375 mm)	16.40 in (417 mm)	N/A	1.30 in (33 mm)
SC740PE18T	SC-740	18 in (450 mm)	19.70 in (500 mm)	0.00 in (127 mm)	N/A
SC740PE18B	SC-740	18 in (450 mm)	19.70 in (500 mm)	N/A	1.60 in (41 mm)
SC740PE24B	SC-740	24 in (600 mm)	18.50 in (470 mm)	N/A	0.10 in (3 mm)

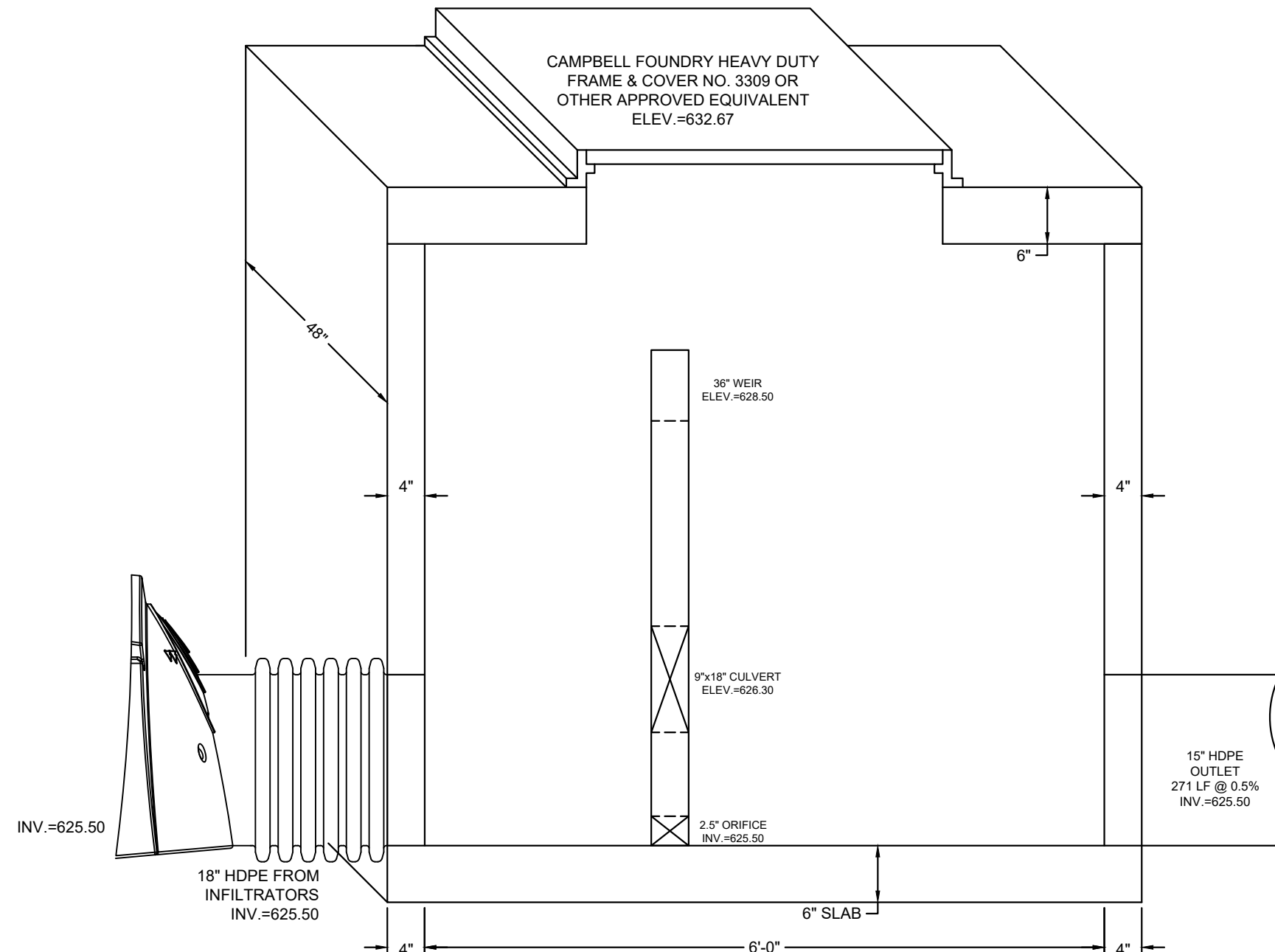
*NOTE: ALL DIMENSIONS ARE NOMINAL

ALL STUDS, EXCEPT FOR THE SC740PE24B, ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUD IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2894.

* FOR THE SC740PE24B THE 24\"/>

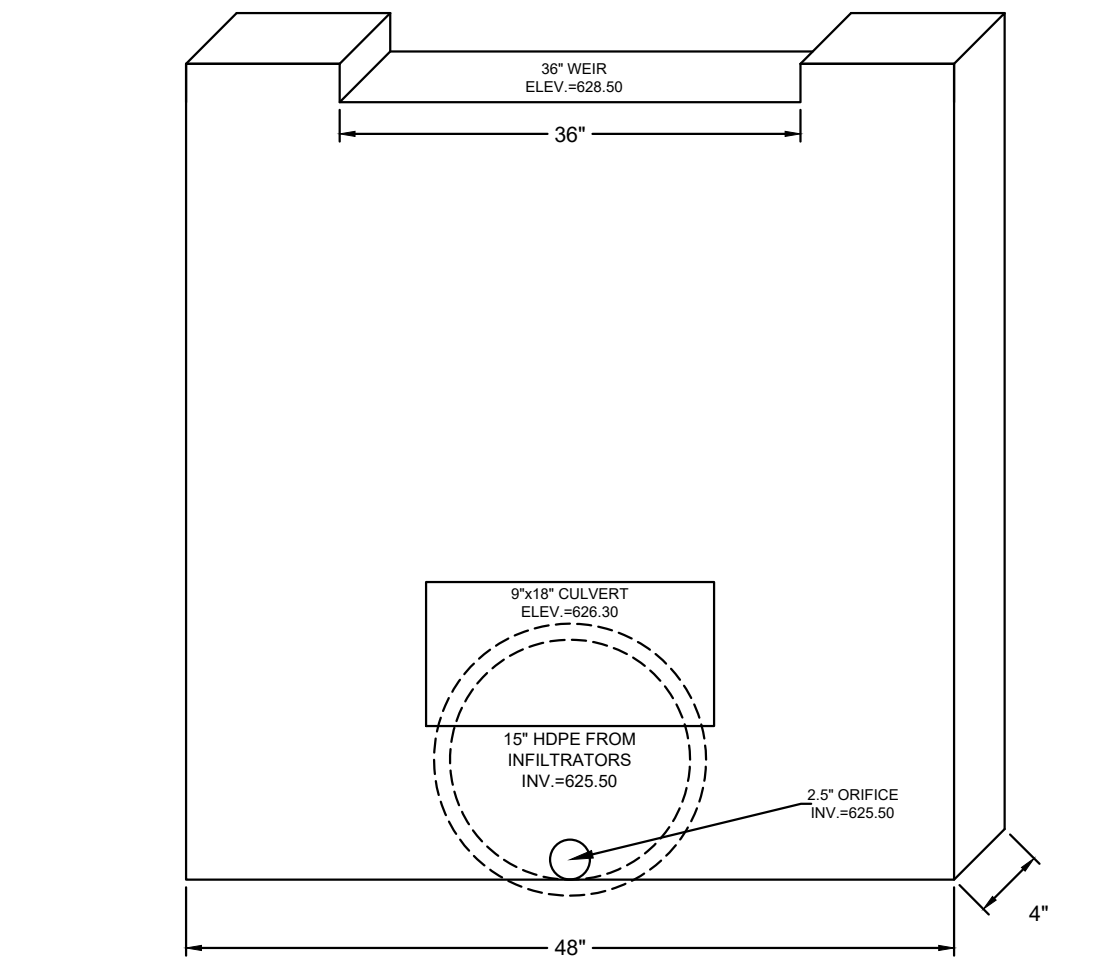
INFILTRATOR SPECIFICATIONS

N.T.S.



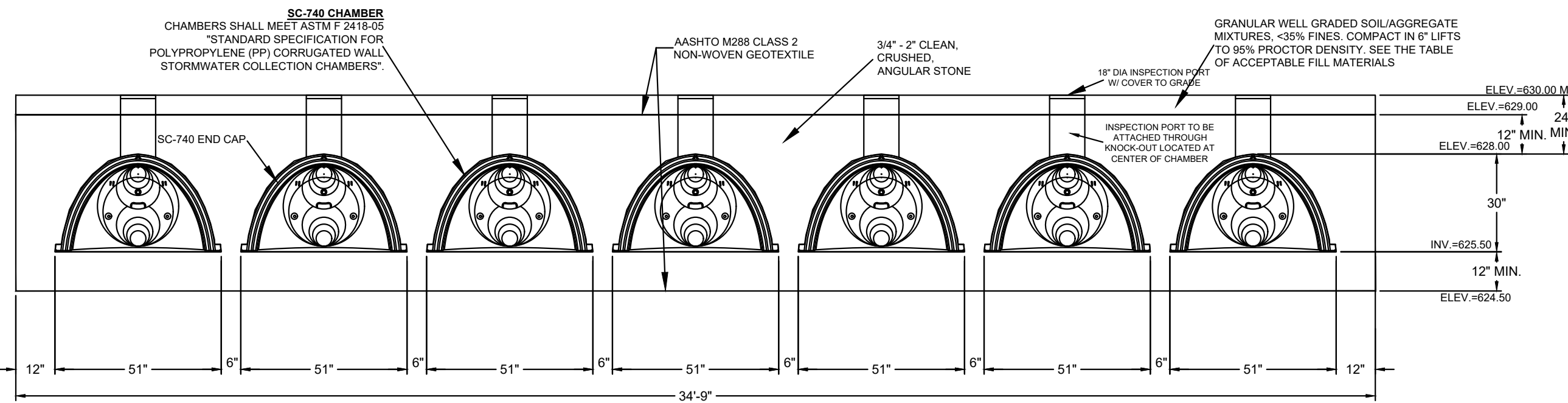
OUTLET STRUCTURE DETAIL 1

N.T.S.



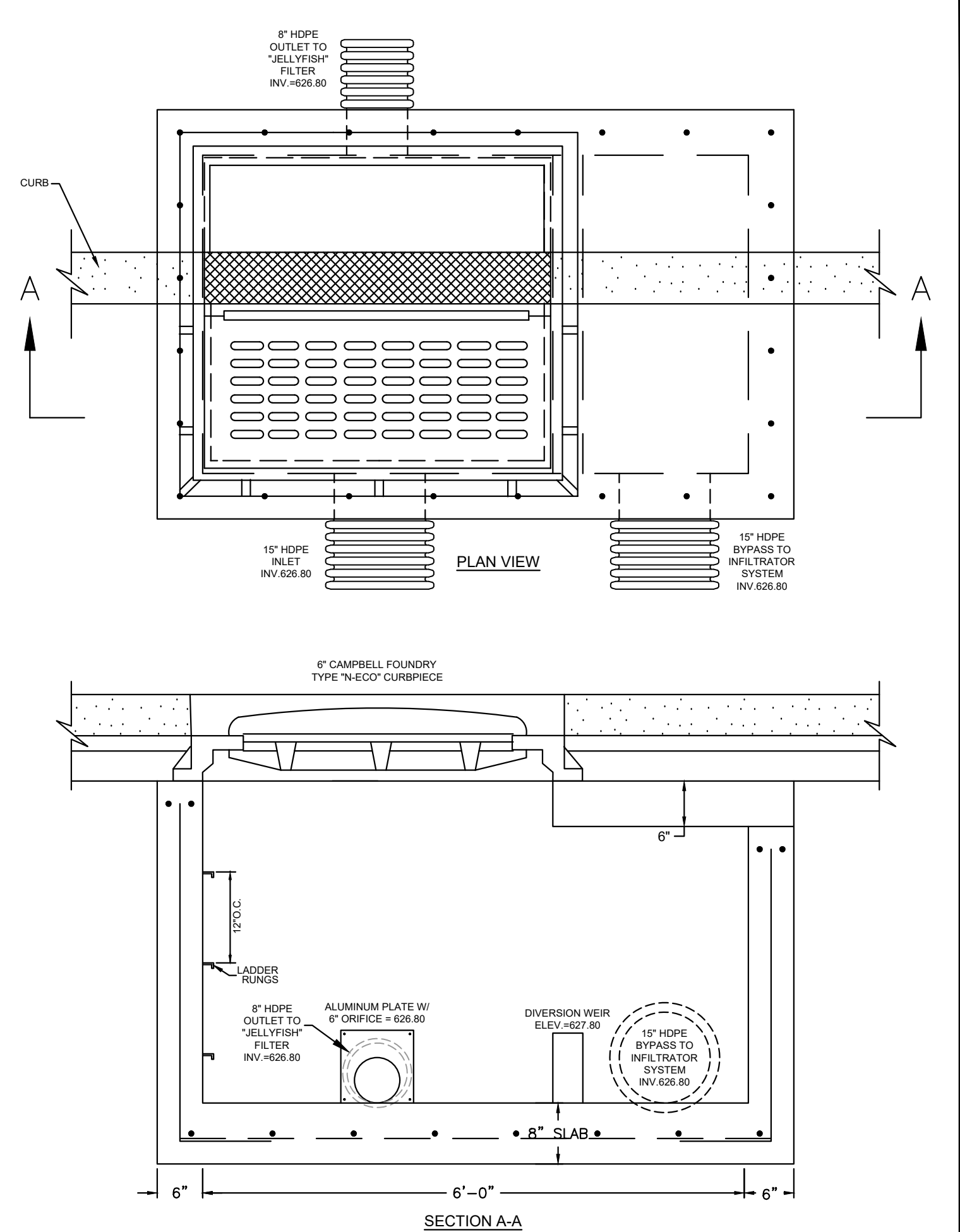
OUTLET STRUCTURE WIER WALL DETAIL 2

N.T.S.



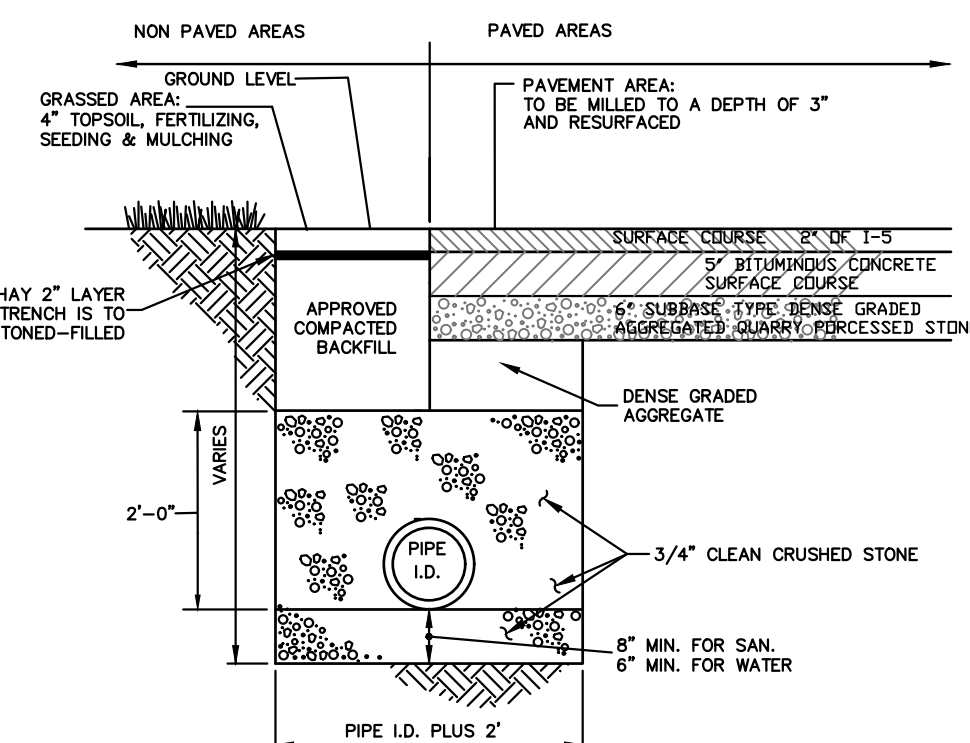
INFILTRATOR BED DETAIL A

1"=3'



DIVERSION INLET DETAIL D

N.T.S.

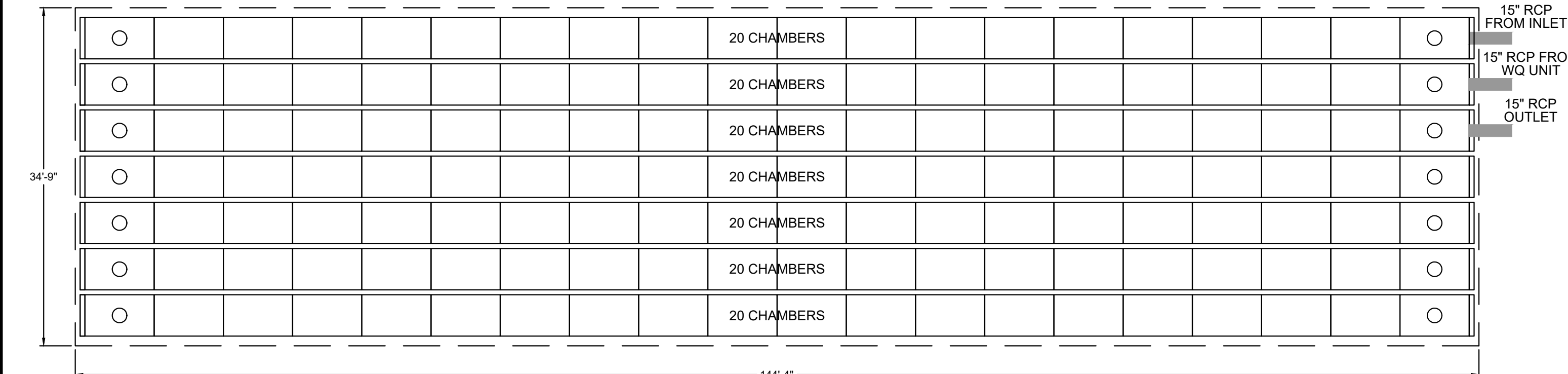


NOTES:

1. COMPACTED BACKFILL TO BE FREE OF EXCESSIVE CLAY, ORGANIC MATERIAL AND BOULDERS.
2. RECYCLED CONCRETE IS NOT TO BE USED AS BACKFILL.

UTILITY TRENCH DETAIL

N.T.S.



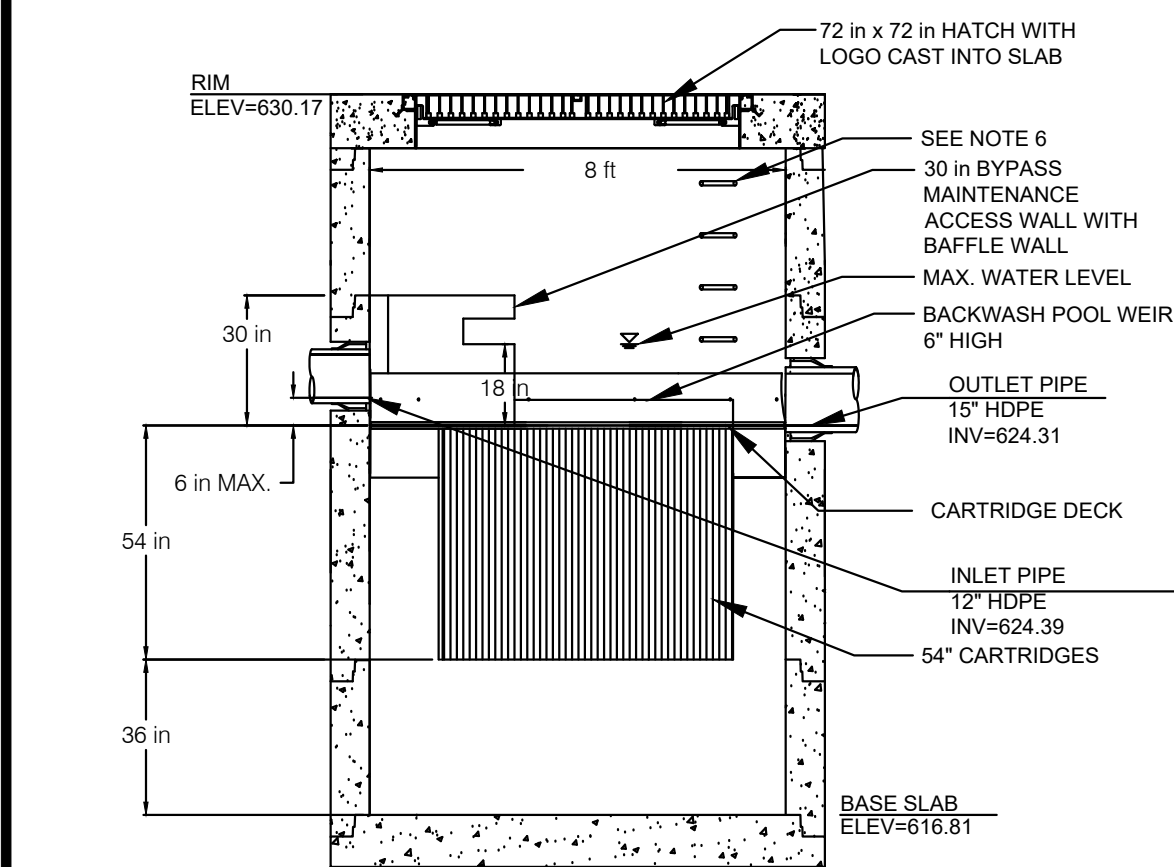
INFILTRATOR SYSTEM PLAN VIEW A

N.T.S.

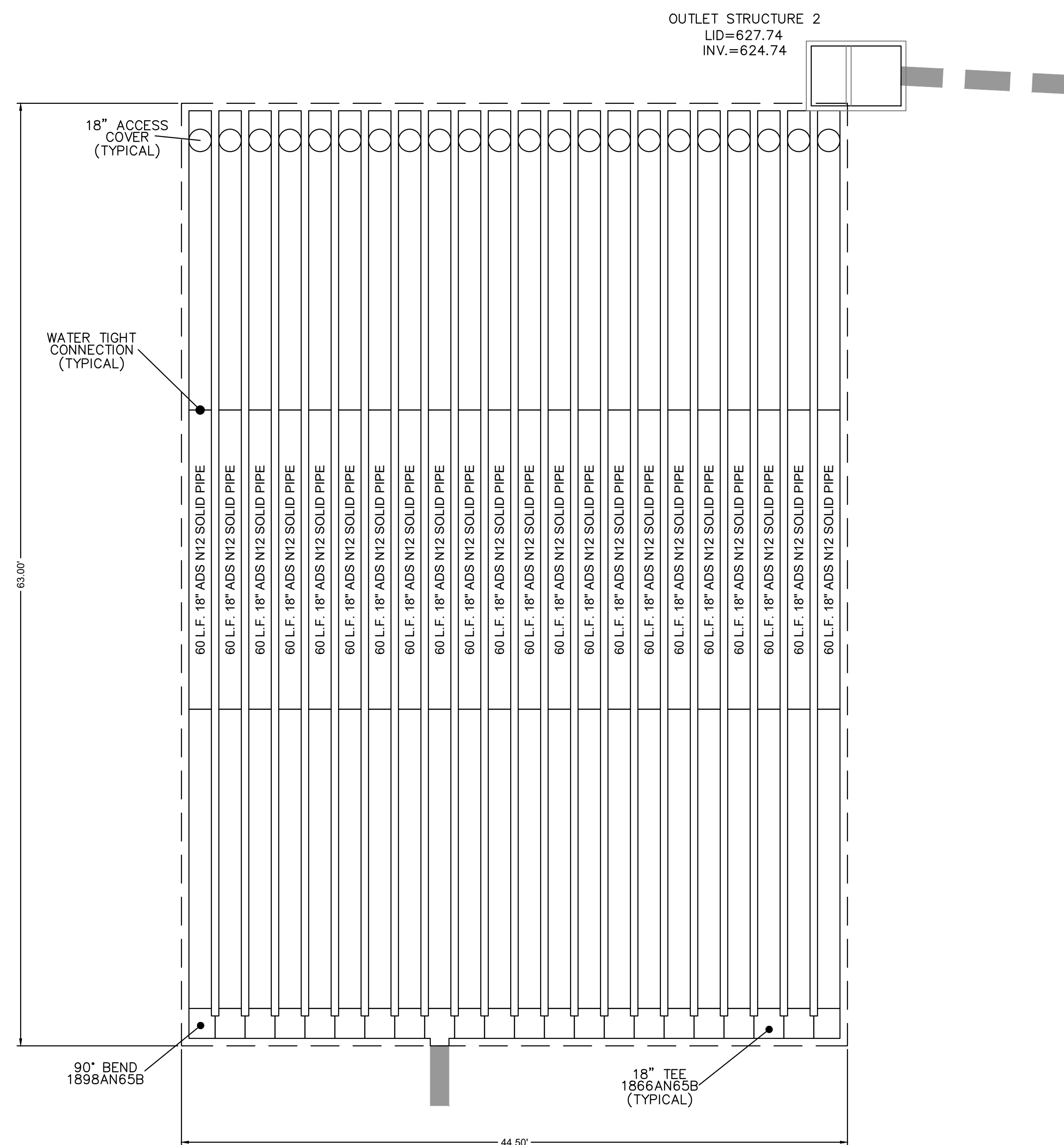
ALFRED A. STEWART, JR.

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

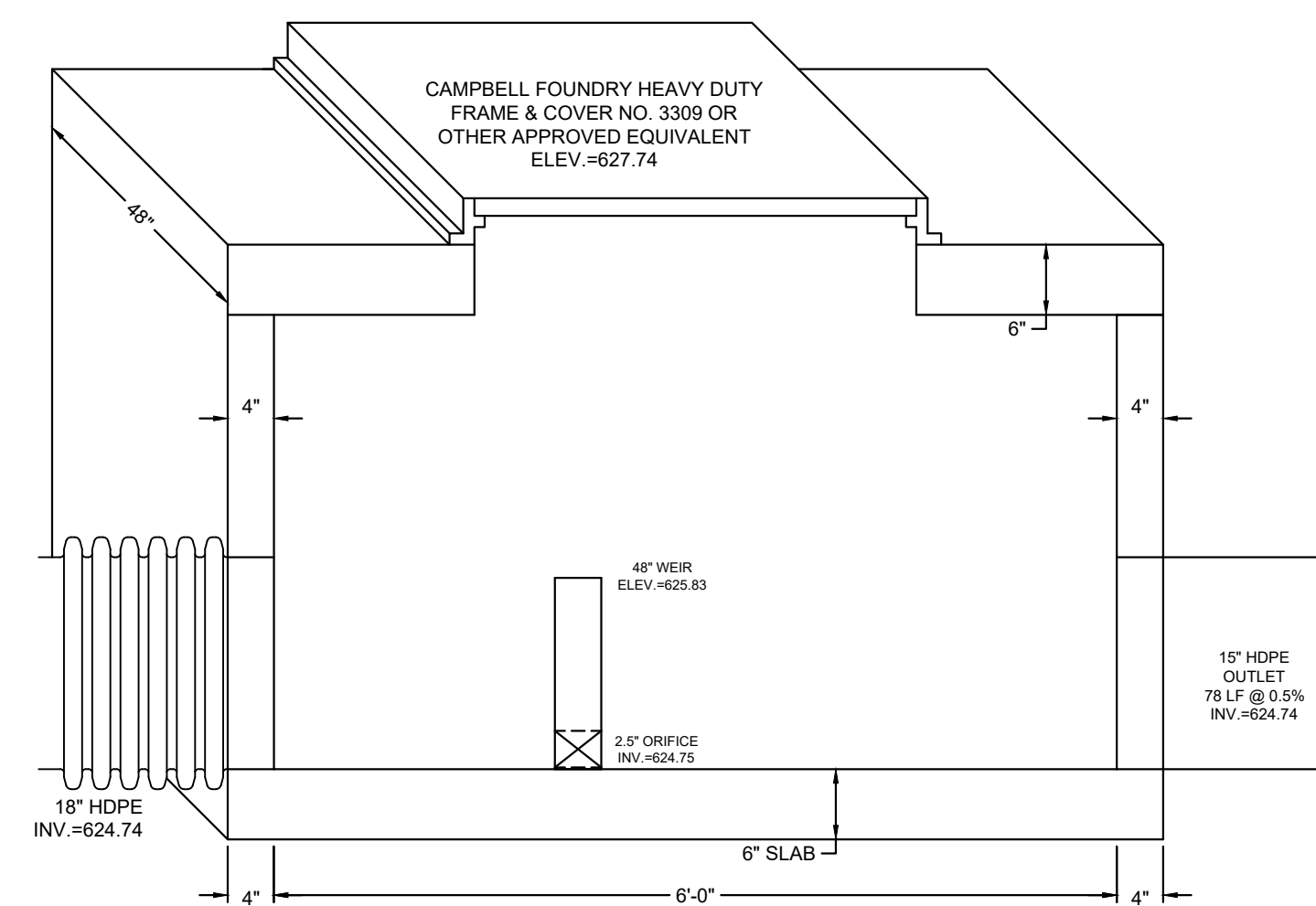
REV.	DATE	DESCRIPTION	BY
CONSTRUCTION DETAILS FOR 170 NORTH MAIN STREET LOT 1 BLOCK 301 BOROUGH OF WHARTON, MORRIS COUNTY, N.J.			
STEWART SURVEYING & ENGINEERING, LLC		DRAWN BY: G.B.S. SCALE: 1"=30' FILE No. 17-113 DWG 17113.DWG	
148 EAST MAIN STREET SUITE ROCKAWAY, N.J. 07866		PHONE: 973-586-3736 FAX: 973-586-3739 SURVEYOR@VERIZON.NET	
DATE: 08-10-2020		9	
CERTIFICATE OF AUTHORIZATION No. 24GA28093800		10	



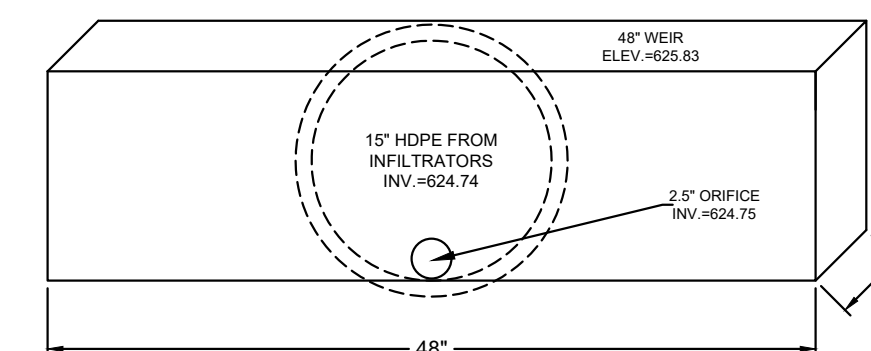
JELLYFISH JF8-7-2 DETAIL WQ-2
N.T.S.



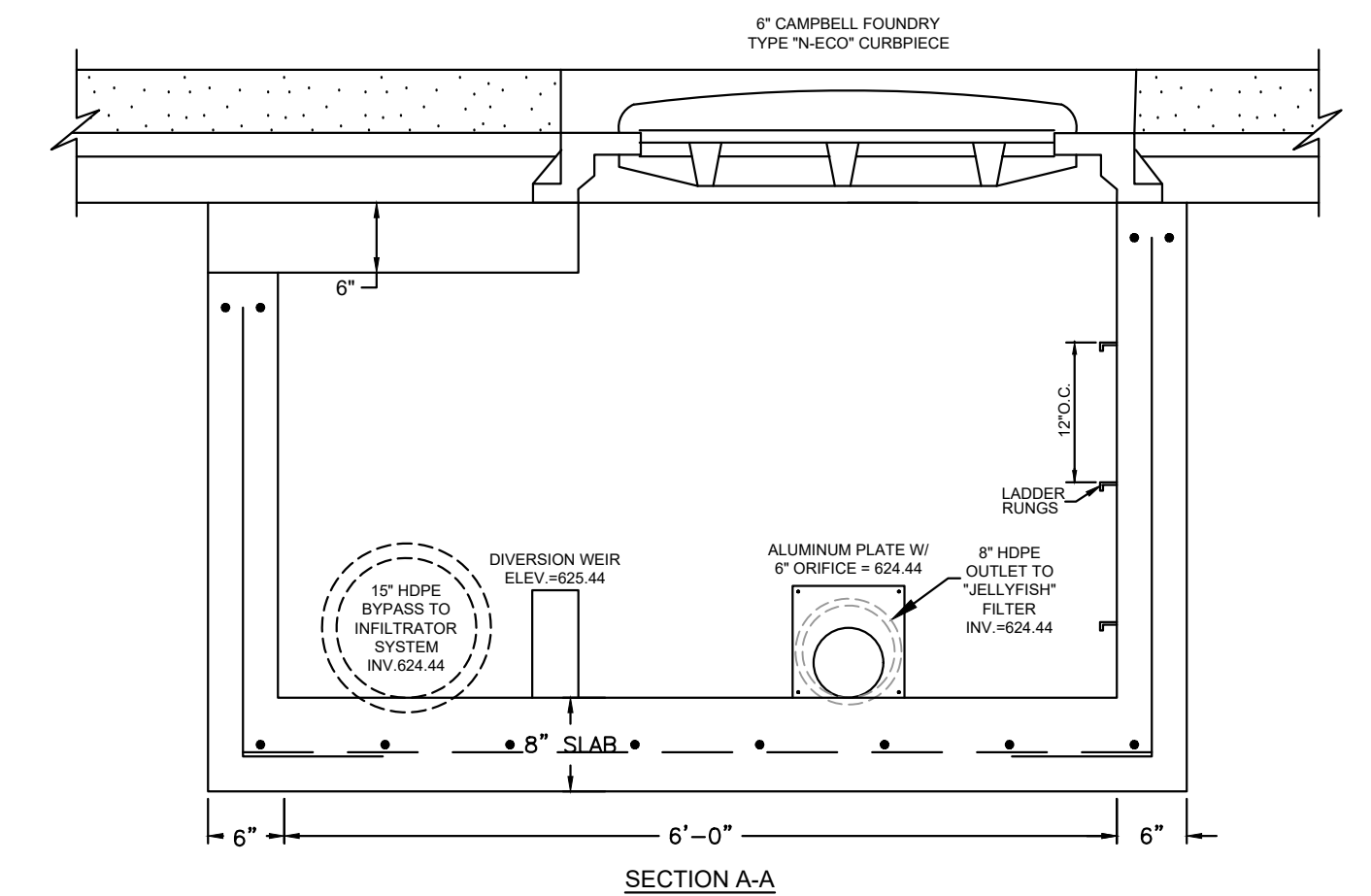
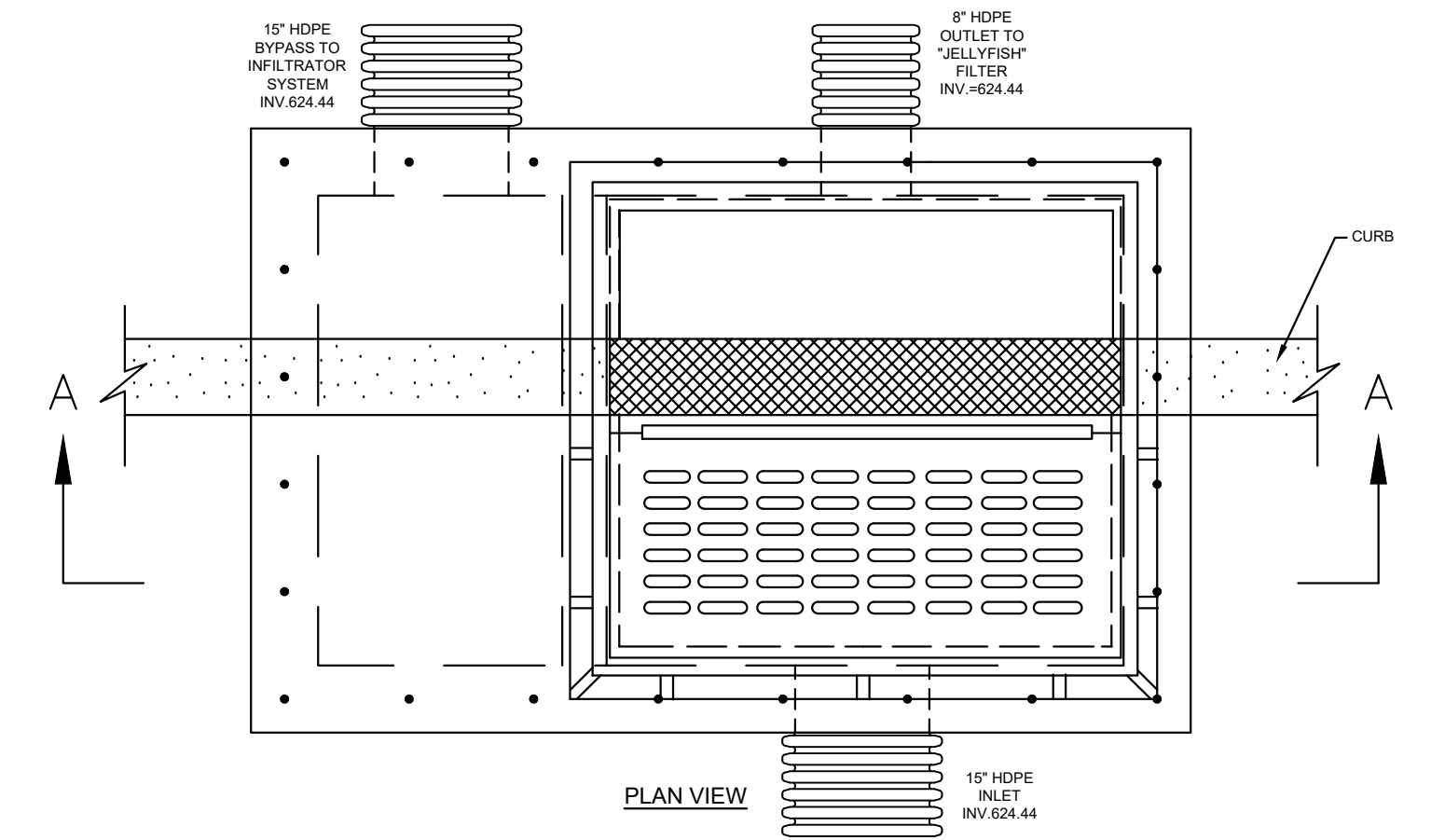
UNDERGROUND STORAGE SYSTEM PLAN VIEW B
N.T.S.



OUTLET STRUCTURE DETAIL 2
N.T.S.



OUTLET STRUCTURE WIER WALL DETAIL 2



DIVERSION INLET DETAIL E

REV.	DATE	DESCRIPTION	BY
CONSTRUCTION DETAILS FOR 170 NORTH MAIN STREET LOT 1 BLOCK 301			
BOROUGH OF WHARTON, MORRIS COUNTY, N.J.			
		STEWART SURVEYING & ENGINEERING, LLC	
148 EAST MAIN STREET SUITE 1 ROCKAWAY, N.J. 07866		DRAWN BY: G.B.S. SCALE: 1"=30' FILE No. 17-113 DWG 17113.DWG	
CERTIFICATE OF AUTHORIZATION No. 24GA28093800		10 10	

ALFRED A. STEWART, JR.

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