POINT OF BEGINNING
N 759,668.837
E 493,633.767

GREEN POND ROAD (MORRIS COUNTY ROUTE 513)

NEW JERSEY STATE PLANE (NAD 1983)

BLOCK 22103
LOT 17
N/F HIBERNIA MINE RAILROAD

N 39°53'10" E 901.26' (Ref. Map #2)
N 39°59'11" E 901.26'

15' PARKING SETBACK
20' SIGNAGE SETBACK
100' FRONT YARD SETBACK
50' SIDE YARD SETBACK
30' PARKING SETBACK
20' SIGNAGE SETBACK

PROPOSED CONCRETE CURB (618 LF)
7' Wide Road Widening Easement (Per DB. 2757, Pg. 578)
6" D.I.P. WATER SERVICE TO BE CONSTRUCTED
TAPPING VALVE & SLEEVE TO BE CONSTRUCTED
6" GATE VALVE & VALVE BOX TO BE CONSTRUCTED
APPROXIMATE LOCATION OF EXISTING 10" WATER MAIN
EXISTING TREELINE

RELOCATED DIRECTIONAL SIGN
PROPOSED STOP SIGN
EXIT
PROPOSED DO NOT ENTER SIGN
PROPOSED ONE WAY SIGN
ENTER

POROUS PAVEMENT (2,006 SF)
POROUS PAVEMENT (2,535 SF)
POROUS PAVEMENT (1,999 SF)
PROPOSED 5' WIDE CONCRETE SIDEWALK (225 SY)
PROPOSED CONCRETE CURB (648 LF)
POROUS PAVEMENT (2,535 SF)
PROPOSED SIDEWALK TO TIE INTO EXISTING SIDEWALK
TRANSITION FROM 5 FT TO 4 FT WIDE SIDEWALK
PROPOSED STRIPING (10 SF)
4' WIDE SIDEWALK (37 SY) TO BE CONSTRUCTED
PROPOSED HANDICAP PARKING SIGNS & STRIPING (TYP.)
PROPOSED SIDEWALK TO TIE INTO EXISTING SIDEWALK
PROPOSED DEPRESSED CURB (55 LF)

PROPOSED CROSSWALK
255 SF OF IMPERVIOUS COVERAGE CONVERTED TO LANDSCAPED AREA
CONVERT EXISTING PARKING SPACE TO STRIPED HANDICAP SPACE
SOLAR CANOPY (TO BE CONSTRUCTED BY OTHERS)

FLOOD HAZARD AREA LINE
150' WETLANDS TRANSITION AREA
SURVEY WETLANDS LINE
300' INDEP. FLOOD HAZARD AREA RIPARIAN BUFFER, SPECIAL WATER RESOURCE PROTECTION AREA (SWPA) AND HIGHLANDS OPEN WATERS BUFFER

BLOCK 22103
LOT 15
N/F H & H REALTY PARTNERS L.P.

BLOCK 22103
LOT 16
N/F NINE TWO GREEN POND ROAD REALTY LLC
DB. 22337, PG. 8710
92 GREEN POND ROAD
AREA = 403,209 S.F.± (9.256 AC.±)

BLOCK 22103
LOT 25
BLOCK 70101
LOT 46 (TOWNSHIP OF DENVILLE)
N/F CHRISTOPHER C. PFLUG

BLOCK 22103
LOT 26
BLOCK 70101
LOT 43 (TOWNSHIP OF DENVILLE)
N/F MARIA T. & RICHARD R. GRAZIANO

BLOCK 22103
LOT 27
BLOCK 70101
LOT 42 (TOWNSHIP OF DENVILLE)
N/F DANIE & HONORD MONTINARD

N 51°19'06" W 502.00' (Ref. Map #2)
N 51°12'47" W 502.00'
S 16°23'00" W 651.10' (Ref. Map #2)
S 56°17'10" E 329.00'
S 56°23'23" E 329.00' (Ref. Map #2)

PAVEMENT REPAIR (4,200 SF)
333 SF OF IMPERVIOUS COVERAGE CONVERTED TO GRASS
CLEANOUT TO BE CONSTRUCTED
16 LF HDPE @ 2.00%
SANITARY SEWER SERVICE AREA

RksB (HSG:B)
PrsdAt (HSG:D)

20' 10' 0 20' 40'
1" = 20'

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PROJECT INFORMATION:
FILE PATH: C:\Projects\CMPS\000141\Pcrs\
FILE NAME: CMPS0014-CSP-site
PLOT SCALE: 1.0000 '= 1 Unit
LAST SAVE: BY: VBarry
LAST SAVE: 11 Dec 2020, 8:32AM

NO.	DATE	REVISIONS	BY	CHKD

KENNETH C. SMITH II, PE
PRINCIPAL ENGINEER

10-30-2020
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE No. GE53544

CIBAO MEAT PRODUCTS

CIBAO MEAT PRODUCTS-ADDITIONAL PARKING LOT & SOLAR CAR PORT

ROCKAWAY TOWNSHIP, MORRIS COUNTY, NEW JERSEY

CONSTRUCTION SITE PLAN

T AND M ASSOCIATES
YOUR GOALS. OUR MISSION.
11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL 732-671-6400
FAX 732-671-7365

NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION 24GA27997500

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	KCS
CHECKED BY	MRT
DRAWN BY	MSM
DATE	10-30-2020
SCALE	AS SHOWN
PROJ. NO.	CMPS00014
DRAWING	CSP-1
SHEET	5A
OF	21