

NEW JERSEY STATE HIGHWAY ROUTE 31
(60' R.O.W.)

200.00'
N 81°00'00" E
N 09°00'00" W
EDGE OF ROAD
UTILITY POLE (TYP.)
PROPOSED R1-1 STOP SIGN
RELOCATED UTILITY POLE
UTILITY POLE TO BE RELOCATED
PROPOSED 12" WIDE THERMOPLASTIC PAINTED STOP STRIP
60" WIDE ENL. CURB
45' WIDE OPENING
PROPOSED DRIVEWAY
PROPOSED PARKING STRIPES (TYP.)
PROPOSED 8' WIDE CONCRETE SIDEWALK
PROPOSED 2 STORY OFFICE (4,980 S.F. COMBINED)
PROPOSED 1 STORY STEEL BUILDING (22,410 S.F. TOTAL FOOTPRINT)
PROPOSED CURB (TYP.)
PROPOSED 33' WIDE PAVEMENT
PROPOSED 8' HIGH CHAIN LINK FENCE AROUND ENTIRE PERIMETER OF THE PROPERTY (TYP.)
WOOD FENCE
EXISTING GRAVEL FROM LOT 7.05 TO BE REMOVED FROM THE SUBJECT PROPERTY
GRAVEL AREA
PROPOSED BOLLARD (TYP.)
PROPOSED OVERHEAD BAY DOORS (TYP.)
PROPOSED ABOVE GROUND FUEL TANK
MACADAM
PROPOSED BOLLARDS (TYP.)
PROPOSED SPRAY BOOTH (600 S.F.)
PROPOSED TRASH ENCLOSURE
38 STALLS
32 STALLS
DETENTION BASIN
BUILDING SETBACK LINE (TYP.)
579.8'
50'
75'
83'
58.5'
270'
25'
25'

TAX LOT 7.05

947.34'

S 37°02'30" E

LOT 1

226.90'

S 81°00'00" W

TAX LOT 7

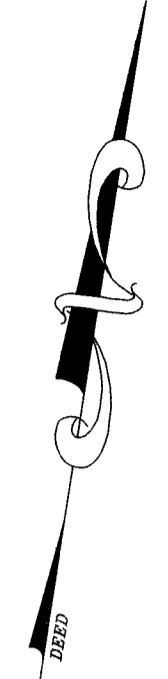
1053.87'

LAYOUT PLAN
1 inch = 40 ft.



GRAPHIC SCALE
(IN FEET)

PARKING REQUIREMENTS:
OFFICE:
1 STALL PER 250 S.F. OF OFFICE BUILDING SPACE
4,980 S.F. (OFFICE)/250 S.F. x 1.0 STALL = 20 PARKING STALLS
GARAGE/SHOP:
5 PARKING STALLS PER BAY
20 (BAYS) x 5 STALLS/BAY = 100 PARKING STALLS
TOTAL PARKING STALLS REQUIRED = 20 + 100 = 120 PARKING STALLS
PARKING STALLS PROVIDED = 78



 ENGINEERING & SURVEYING P.C. 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 PHONE: (908) 725-4400 - FAX: (908) 722-4401 E MAIL ADDRESS: PARKERES@AOL.COM			SITE PLAN 488 ROUTE 31 SOUTH TAX MAP LOT 7.06 BLOCK 79 TOWNSHIP OF WASHINGTON WARREN COUNTY, NEW JERSEY STEPHEN E. PARKER NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187					
1 NO.	07/20/20 DATE	PER TOWNSHIP REVIEW REVISION	DRAWN BY PJD	CHECKED BY S.E.P.	SCALE 1" = 40'	DATE 04-15-19	FILE 13211	SHEET 3 OF 9
DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866								