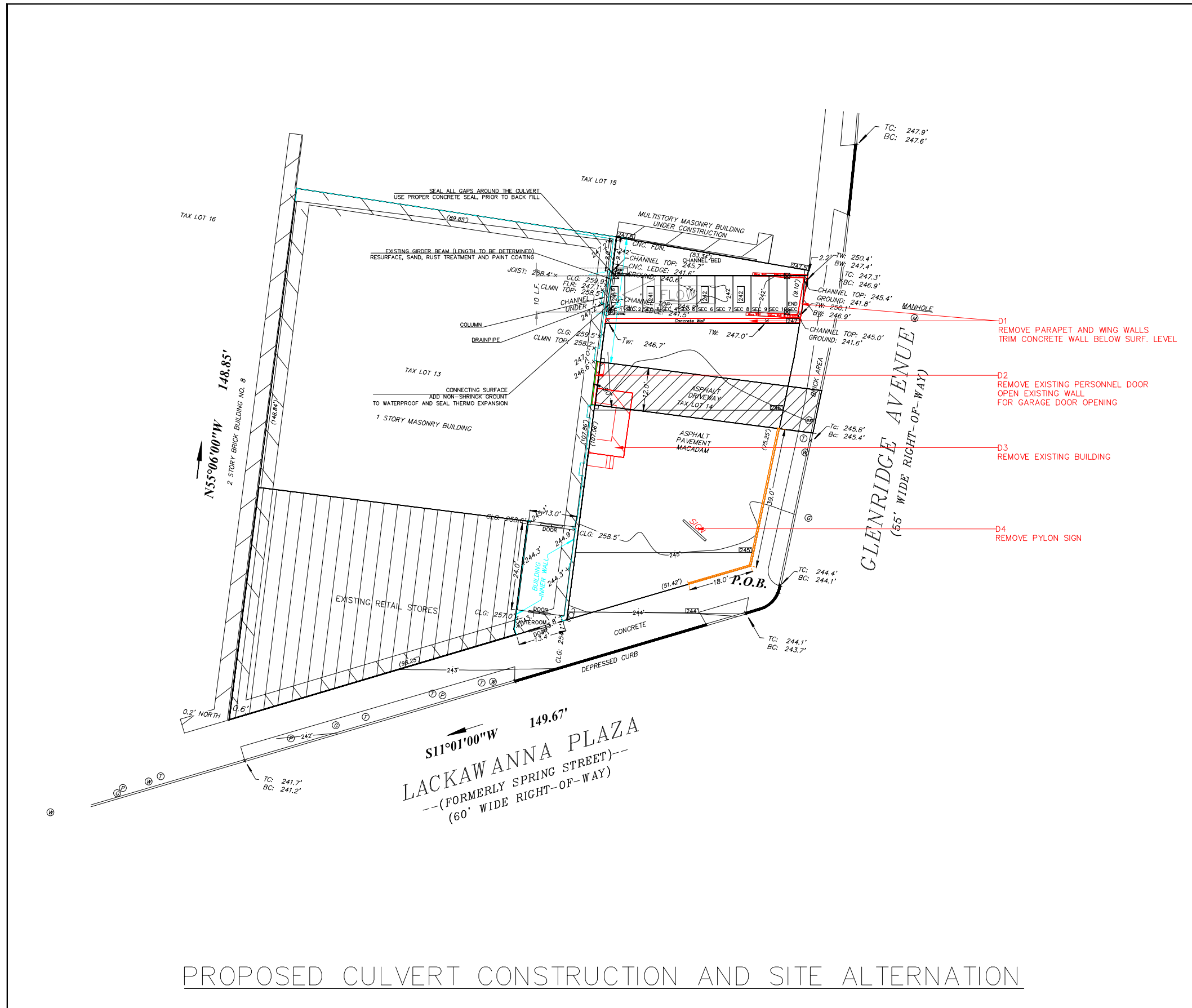
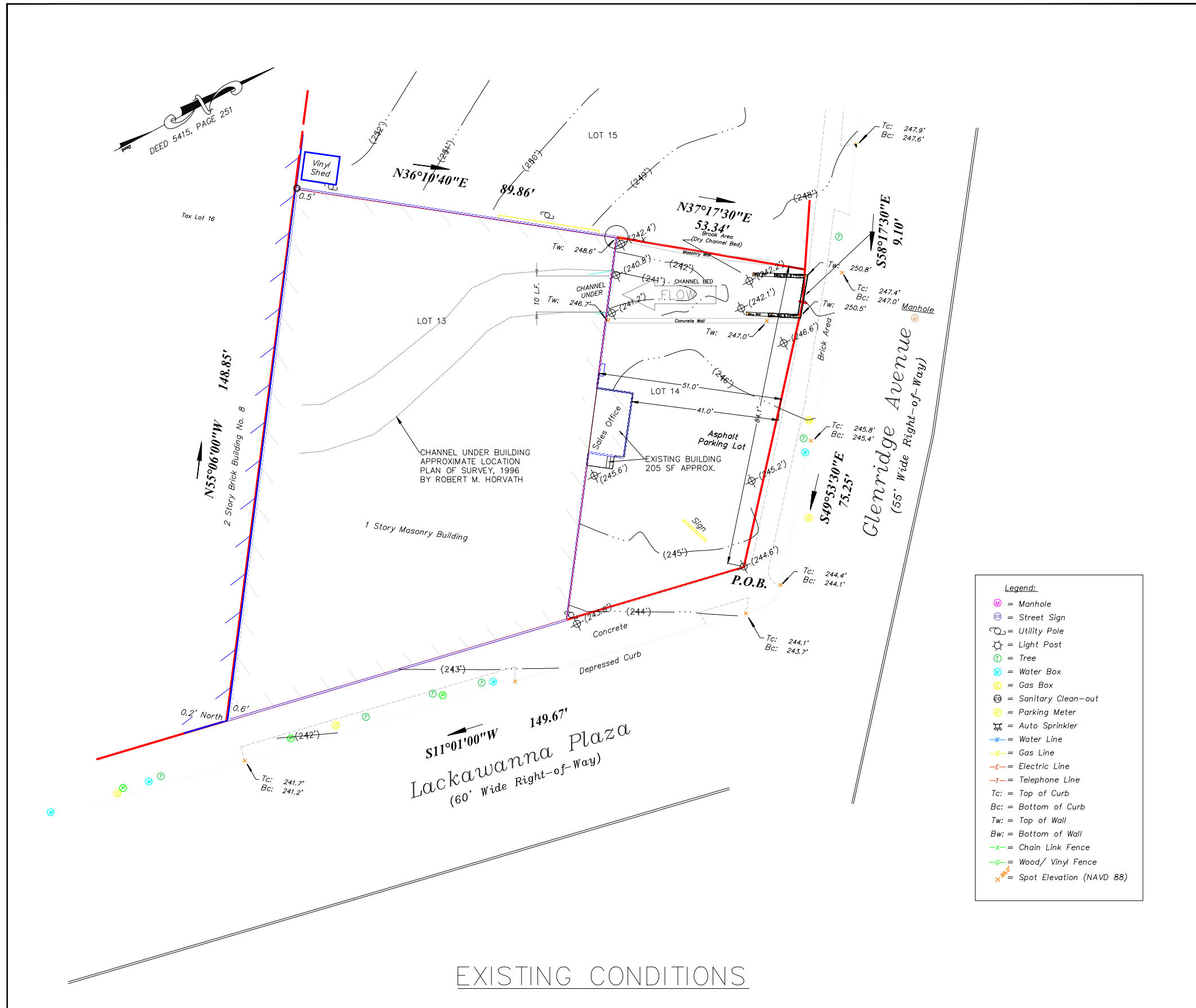


MINOR SITE PLAN

160 GLENRIDGE AVE, MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY (BLOCK 3026 LOT 14)

4 LACKAWANNA PLAZA, MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY 07042 (Block 3206 Lot 13)



NOTE:

SITE: 160 GLENRIDGE AVE AND 4 LACKAWANNA PLAZA,
MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY
TAX ID: BLOCK 3206 LOTS 14 & 13
LOT 14: 4,788 SF, CHANNEL MODIFICATION, PARKING LOT AND DRIVEWAY
LOT 13: WALL REPAIR & FINISH, GARAGE DOOR AND SALES OFFICE

OWNER/APPLICANT: JOHN'S AUTOMOTIVE, INC.

PROJECT: SITE IMPROVEMENT
PROJECT ID: 160G

1. THIS SITE PLAN IS BASED ON A SURVEY MAP PREPARED BY BEHAR SURVEYING ASSOCIATES PC, DATED APRIL 13 2015 AND ADDENDUM ON JANUARY 2023. APPROXIMATE LOCATION OF CHANNEL UNDER BUILDING IS BASED ON A SURVEY PREPARED BY ROBERT M. HORVATH ON MARCH 20, 1996. AS-BUILT PLAN SHALL BE PROVIDED BY CONTRACTOR.

2. THE PROPOSED CHANNEL MODIFICATION ON SITE HAS BEEN APPROVED BY THE NJDEP ON JANUARY 29, 2020.

3. CONCRETE DESIGNS AND CONSTRUCTION SHALL MEET ASTM C1504, ASTM C1786 HL-93, AASHTO HS20 AND/OR NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

4. MEASUREMENTS
ALL MEASUREMENTS HAVE TO BE FIELD VERIFIED. DO NOT SCALE DRAWINGS.

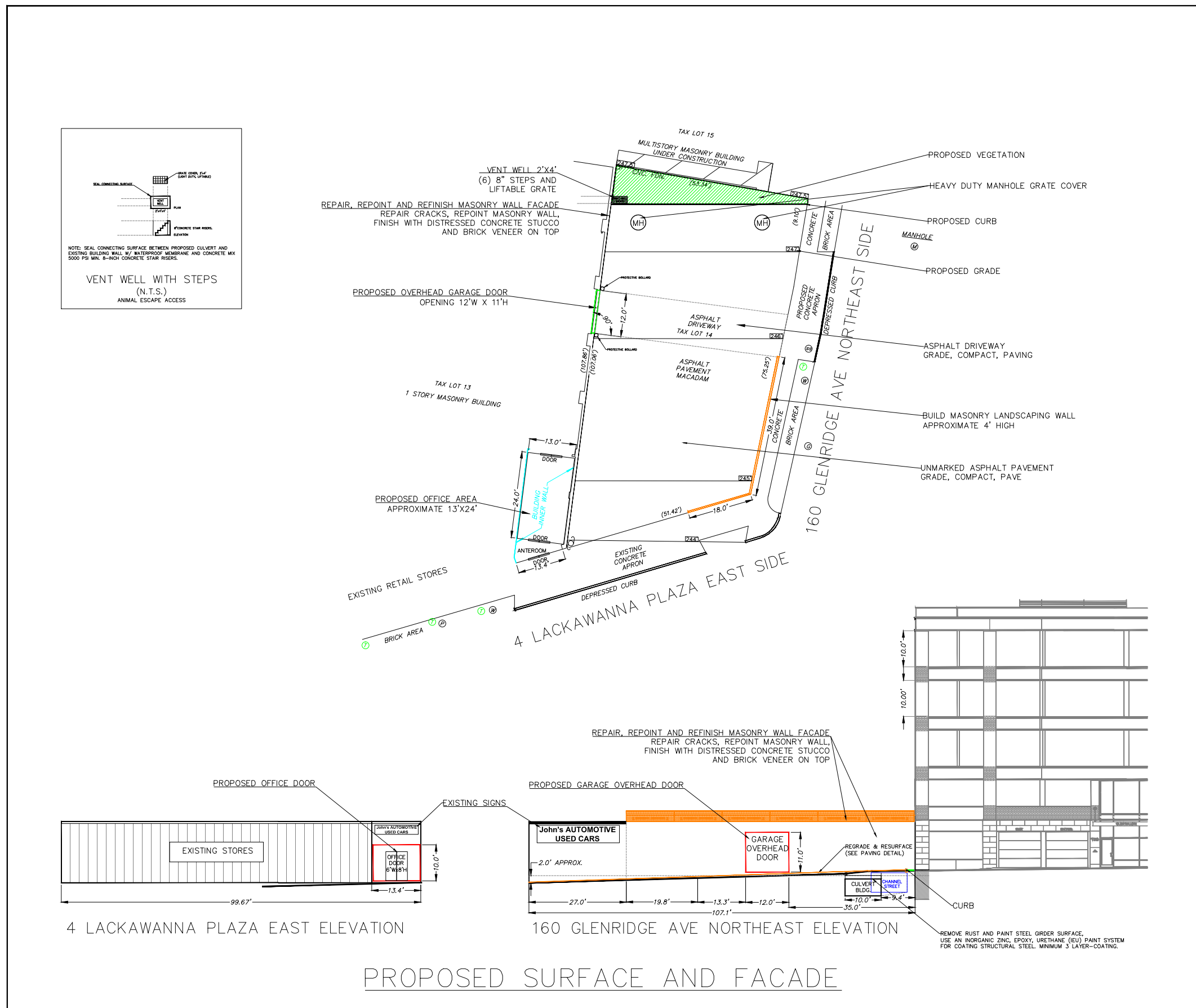
5. FIELD MARKOUTS
NEW JERSEY LAW REQUIRES ANYONE DIGGING TO CONTACT "NJ ONE CALL" AT LEAST THREE FULL BUSINESS DAYS (NOT COUNTING WEEKENDS OR HOLIDAYS) PRIOR TO BEGINNING WORK.

6. CONSTRUCTION
ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWNSHIP OF MONTCLAIR, THE BUILDING DEPARTMENT AND APPLICABLE AUTHORITIES. THE EXTERIOR WALL, CHANNEL CONCRETE LEDGE AND CHANNEL GIRDER BEAM SHALL BE REPAIRED PRIOR TO ANY ACTIVITIES.

7. CHANNEL WORK
WORK SHALL BE PERFORMED WHILE THE CHANNEL IS DRY. THE CHANNEL IS EPHEMERAL AND DRY IN CERTAIN PERIODS OF THE YEAR. IT IS MOST IMPORTANT TO VERIFY THE DRY SEASONS FOR CONSTRUCTION; NEVERTHELESS, THE MOST LIKELY DRY SEASON IS ANTICIPATED TO BE FROM NOVEMBER THROUGH MARCH AND MAY BE POSSIBLE IN JUNE. PRIOR TO CONSTRUCTION ACTIVITIES, UPSTREAM FLOOD MONITORING STATIONS WITH ALARM SYSTEMS SHOULD BE ESTABLISHED TO ENSURE WORKER SAFETY.

8. SOIL CONSERVATION
LOT 14 IS APPROXIMATELY 4788 SF AND IT IS LESS THAN 5000 SF. A PERMIT FROM THE SOIL CONSERVATION DISTRICT MAY BE WAIVED.

9. THE PROFESSIONAL ACTIVITIES OR ON-SITE PRESENCE OF SHOEN ENGINEERING LLC (THE ENGINEER) AND ITS EMPLOYEES, ASSOCIATES AND REPRESENTATIVES SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES AND PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS IN EFFECT AND ANY HEALTH-AND-SAFETY PRECAUTIONS REQUIRED BY APPLICABLE REGULATORY AGENCIES. THE ENGINEER HAS NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OF ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH-AND-SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. THE ENGINEER SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER GENERAL CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.




GRAPHIC SCALE



(IN FEET)
1 inch = 30 feet

Datum Note: The vertical datum is consistent with North American Vertical Datum of 1988 (NAVD 1988). The horizontal datum is based on an assumed positioning system and the north direction is consistent with a deed.

DEVELOPMENT REVIEW COMMITTEE	
APPROVAL	
APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY	
PLANNING BOARD	DATE
ZONING BOARD	DATE
DRC ENGINEER	DATE

THIS PLAN SET IS FOR PERMITTING AND CONSTRUCTION	
 CERTIFICATE OF AUTHORIZATION: 24GA28216800	
TITLE: SITE IMPROVEMENT PLAN	
PROJECT: 160 GLENRIDGE AVE. & 4 LACKAWANNA PLAZA MONTCLAIR, ESSEX COUNTY, NEW JERSEY 07042 BLOCK 3206 LOT 14 AND 13	
JOB NO: 160G	DATE: 03/26/2023
DRAWN BY: VJK	SCALE: 1"=30'
DESIGN BY: JTK	SHEET No: 2
CHECKED BY: JTK	OF 2
FILE: 160GLENRIDGE-MSP2-20230326	
REV:	