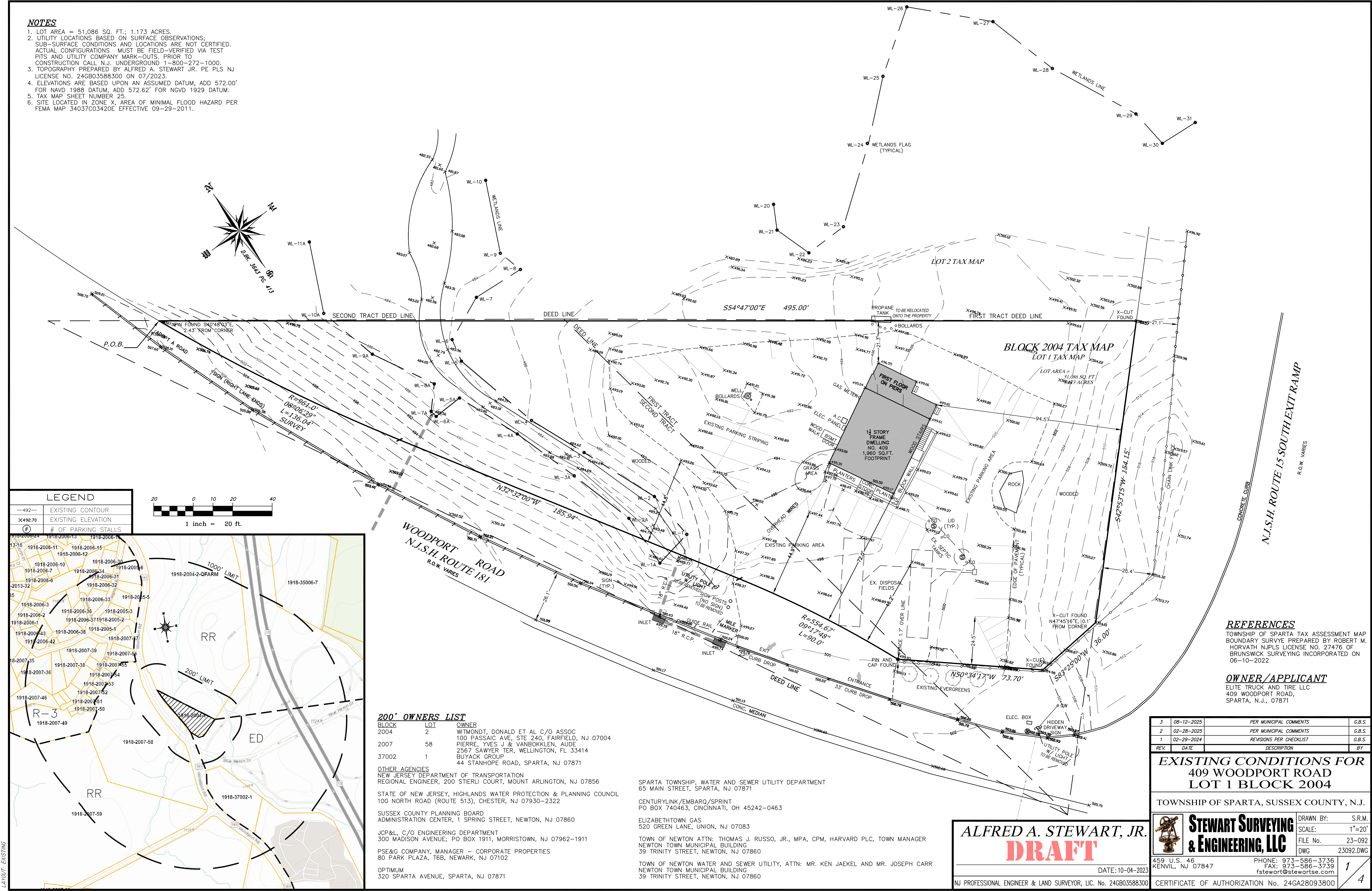


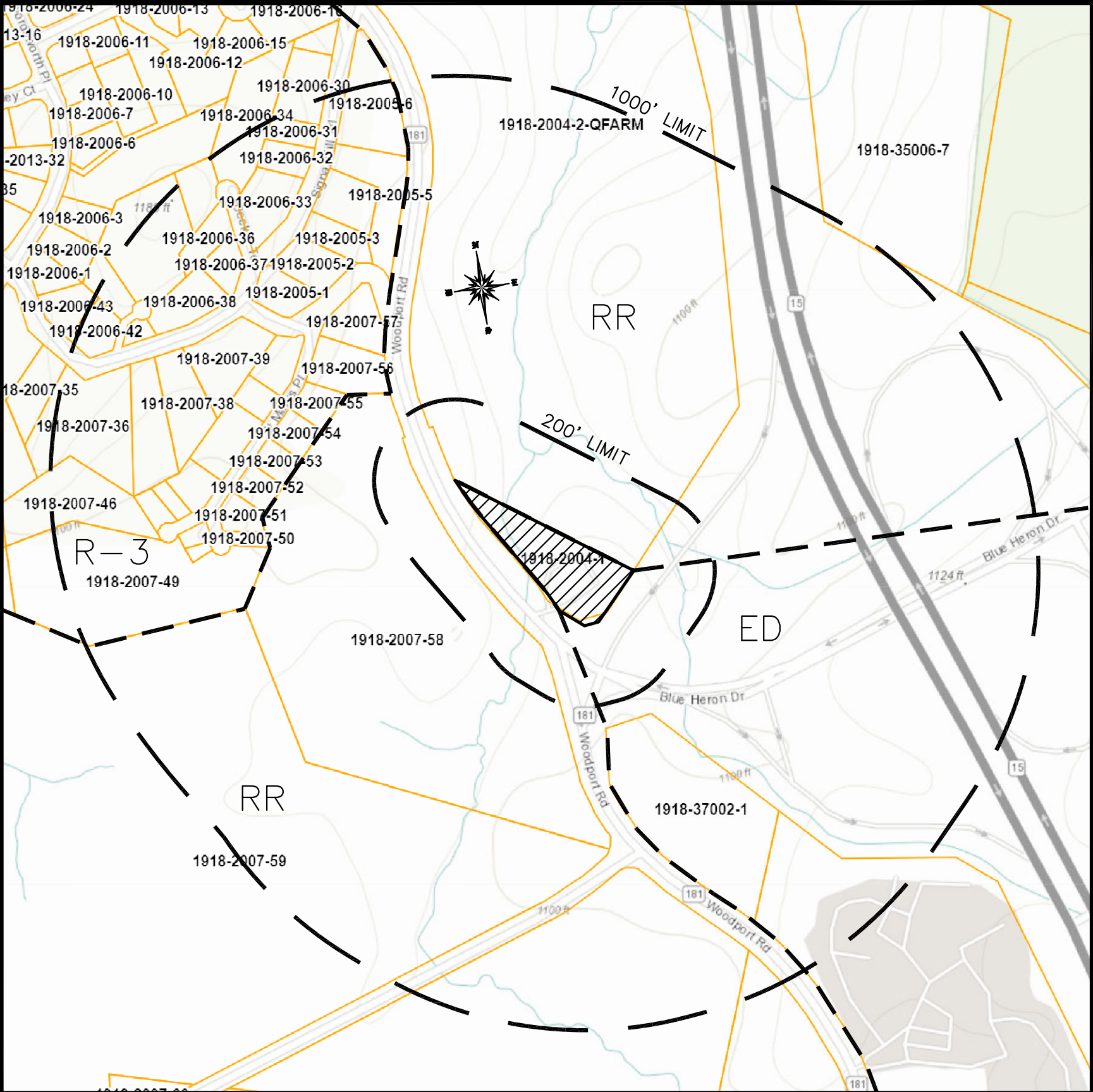
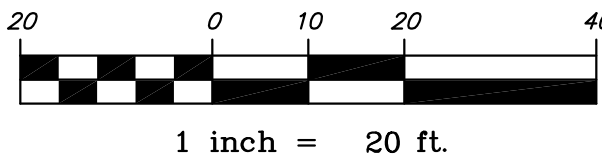
NOTES

1. LOT AREA = 51,086 SQ. FT.; 1.173 ACRES.
2. UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS;
SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED.
ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA TEST
PITS AND UTILITY COMPANY MARK-OUTS. PRIOR TO
CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
3. TOPOGRAPHY PREPARED BY ALFRED A. STEWART JR. PE PLS NJ
LICENSE NO. 24GB03588300 ON 07/2023.
4. ELEVATIONS ARE BASED UPON AN ASSUMED DATUM, ADD. 572.00'
FOR NAVD 1988 DATUM, ADD 572.62' FOR NGVD 1929 DATUM.
5. TAX MAP SHEET NUMBER 25.
6. SITE LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER
FEMA MAP 34037C03420E EFFECTIVE 09-29-2011.



LEGEND

—492—	EXISTING CONTOUR
X492.70	EXISTING ELEVATION
(#)	# OF PARKING STALLS



200' OWNERS LIST

BLOCK	LOT	OWNER
2004	2	WITMONDT, DONALD ET AL C/O ASSOC 100 PASSAIC AVE, STE 240, FAIRFIELD, NJ 07004
2007	58	PIERRE, YVES J & VANBOKKLEN, AUDE 2567 SAWYER TER, WELLINGTON, FL 33414
37002	1	BUYACK GROUP 44 STANHOPE ROAD, SPARTA, NJ 07871

OTHER AGENCIES
NEW JERSEY DEPARTMENT OF TRANSPORTATION
REGIONAL ENGINEER, 200 STIERLI COURT, MOUNT ARLINGTON, NJ 07856

STATE OF NEW JERSEY, HIGHLANDS WATER PROTECTION & PLANNING COUNCIL
100 NORTH ROAD (ROUTE 513), CHESTER, NJ 07930-2322

SUSSEX COUNTY PLANNING BOARD
ADMINISTRATION CENTER, 1 SPRING STREET, NEWTON, NJ 07860

JCP&L, C/O ENGINEERING DEPARTMENT
300 MADISON AVENUE; PO BOX 1911, MORRISTOWN, NJ 07962-1911

PSE&G COMPANY, MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, T6B, NEWARK, NJ 07102

OPTIMUM
320 SPARTA AVENUE, SPARTA, NJ 07871

SPARTA TOWNSHIP, WATER AND SEWER UTILITY DEPARTMENT
65 MAIN STREET, SPARTA, NJ 07871

CENTURYLINK/EMBARQ/SPRINT
PO BOX 740463, CINCINNATI, OH 45242-0463

ELIZABETHTOWN GAS
520 GREEN LANE, UNION, NJ 07083

TOWN OF NEWTON ATTN: THOMAS J. RUSSO, JR., MPA, CPM, HARVARD PLC, TOWN MANAGER
39 TRINITY STREET, NEWTON, NJ 07860

TOWN OF NEWTON WATER AND SEWER UTILITY, ATTN: MR. KEN JAEKEL AND MR. JOSEPH CARR
NEWTON TOWN MUNICIPAL BUILDING
39 TRINITY STREET, NEWTON, NJ 07860

REFERENCES

TOWNSHIP OF SPARTA TAX ASSESSMENT MAP
BOUNDARY SURVEY PREPARED BY ROBERT M.
HORVATH NJPLS LICENSE NO. 27476 OF
BRUNSWICK SURVEYING INCORPORATED ON
06-10-2022

OWNER/APPLICANT

ELITE TRUCK AND TIRE LLC
409 WOODPORT ROAD,
SPARTA, N.J., 07871

REV.	DATE	DESCRIPTION	BY
3	08-12-2025	PER MUNICIPAL COMMENTS	G.B.S.
2	02-28-2025	PER MUNICIPAL COMMENTS	G.B.S.
1	02-29-2024	REVISIONS PER CHECKLIST	G.B.S.

EXISTING CONDITIONS FOR
409 WOODPORT ROAD
LOT 1 BLOCK 2004

TOWNSHIP OF SPARTA, SUSSEX COUNTY, N.J.

	STEWART SURVEYING & ENGINEERING, LLC	DRAWN BY:	S.R.M.
		SCALE:	1"=20'
		FILE No.	23-092
		DWG	23092.DWG

459 U.S. 46
KENNIL, NJ 07847
PHONE: 973-586-3736
FAX: 973-586-3739
fstewart@stewartse.com

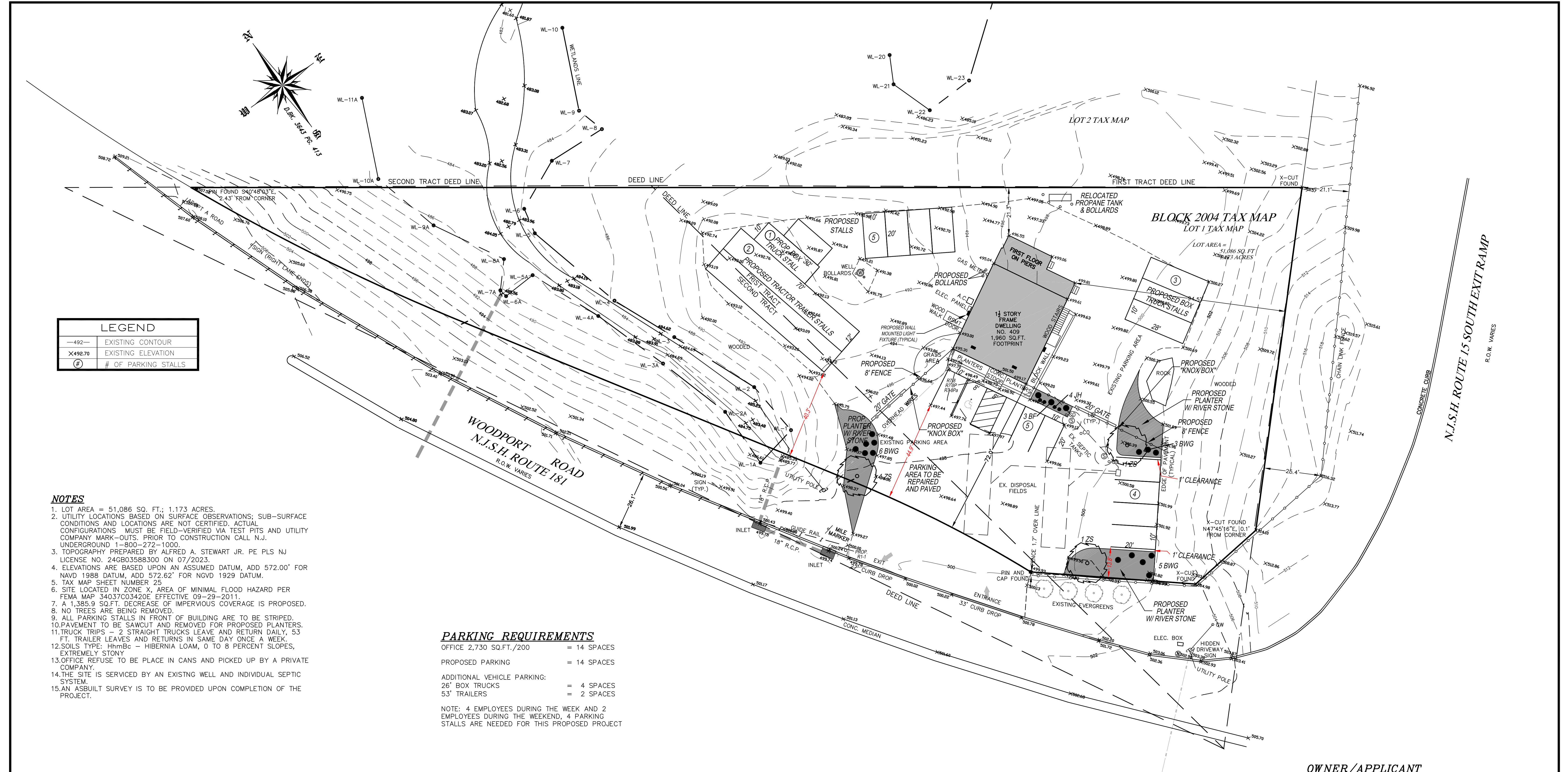
CERTIFICATE OF AUTHORIZATION No. 24GA28093800

ALFRED A. STEWART, JR.

DRAFT

DATE: 10-04-2023

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



- NOTES**
1. LOT AREA = 51,086 SQ. FT.; 1.173 ACRES.
 2. UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS. PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
 3. TOPOGRAPHY PREPARED BY ALFRED A. STEWART JR. PE PLS NJ LICENSE NO. 24GB03588300 ON 07/2023.
 4. ELEVATIONS ARE BASED UPON AN ASSUMED DATUM, ADD 572.00' FOR NAVD 1988 DATUM, ADD 572.62' FOR NGVD 1929 DATUM.
 5. TAX MAP SHEET NUMBER 25
 6. SITE LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP 34037C03420E EFFECTIVE 09-29-2011.
 7. A 1,385.9 SQ.FT. DECREASE OF IMPERVIOUS COVERAGE IS PROPOSED.
 8. NO TREES ARE BEING REMOVED.
 9. ALL PARKING STALLS IN FRONT OF BUILDING ARE TO BE STRIPED.
 10. PAVEMENT TO BE SAWCUT AND REMOVED FOR PROPOSED PLANTERS.
 11. TRUCK TRIPS - 2 STRAIGHT TRUCKS LEAVE AND RETURN DAILY, 53 FT. TRAILER LEAVES AND RETURNS IN SAME DAY ONCE A WEEK.
 12. SOILS TYPE: HmBc - HIBERNIA LOAM, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
 13. OFFICE REFUSE TO BE PLACED IN CANS AND PICKED UP BY A PRIVATE COMPANY.
 14. THE SITE IS SERVICED BY AN EXISTING WELL AND INDIVIDUAL SEPTIC SYSTEM.
 15. AN ASBUILT SURVEY IS TO BE PROVIDED UPON COMPLETION OF THE PROJECT.

PARKING REQUIREMENTS

OFFICE 2,730 SQ.FT./200	= 14 SPACES
PROPOSED PARKING	= 14 SPACES
ADDITIONAL VEHICLE PARKING:	
26' BOX TRUCKS	= 4 SPACES
53' TRAILERS	= 2 SPACES

NOTE: 4 EMPLOYEES DURING THE WEEK AND 2 EMPLOYEES DURING THE WEEKEND, 4 PARKING STALLS ARE NEEDED FOR THIS PROPOSED PROJECT

ZONING REQUIREMENTS

ZONE ED - ECONOMIC DEVELOPMENT

MIN. LOT AREA (SQ. FT.)	80,000	EXISTING	51,086*	PROPOSED	51,086*
MAX. BLDG. HEIGHT (STORIES)	2 1/2		1.5		1.5
MAX. BLDG. HEIGHT (FEET)	35		24 +/-		24 +/-
MIN. FRONT YARD (FEET)	100		72.0*		72.0*
MIN. SIDE YARD ONE (FEET)	30		94.5		94.5
MIN. REAR YARD (FEET)	50		21.3*		21.3*
MIN. LOT WIDTH @ SETBACK (FEET)	200		261.5		261.5
MAX. BLDG COVERAGE (%)	25		3.8		3.8
MAX. LOT COVERAGE (%)	40		46.2*		43.7**
MAX. FRONT YARD PARKING COVERAGE (%)	25		40.1*		36.2**

* EXISTING NON-CONFORMING CONDITION
**VARIANCE REQUIRED

LOT COVERAGE CALCULATIONS

EXISTING BUILDING	1,959.3 SQ.FT.	PROPOSED BUILDING	1,959.3 SQ.FT.
PAVEMENT	21,598.7 SQ.FT.	PAVEMENT	20,321.9 SQ.FT.
CONCRETE	59.3 SQ.FT.	CONCRETE	59.3 SQ.FT.
TOTAL	23,617.3 SQ.FT.	TOTAL	22,340.5 SQ.FT.

OWNER/APPLICANT

ELITE TRUCK AND TIRE LLC
409 WOODPORT ROAD,
SPARTA, N.J., 07871
PHONE: 908-208-4753

3	08-12-2025	PER MUNICIPAL COMMENTS	G.B.S.
2	02-28-2025	PER MUNICIPAL COMMENTS	G.B.S.
1	02-29-2024	REVISIONS PER CHECKLIST	G.B.S.
REV.	DATE	DESCRIPTION	BY

LAYOUT PLAN FOR
409 WOODPORT ROAD
LOT 1 BLOCK 2004

TOWNSHIP OF SPARTA, SUSSEX COUNTY, N.J.

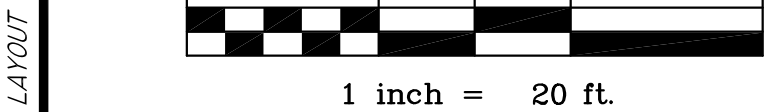
	STEWART SURVEYING & ENGINEERING, LLC	DRAWN BY: S.R.M.
459 U.S. 46 KENNIL, NJ 07847		SCALE: 1"=20'
PHONE: 973-586-3736 FAX: 973-586-3739 fstewart@stewartse.com		FILE No. 23-092
DWG 23092.DWG		2

CERTIFICATE OF AUTHORIZATION No. 24GA28093800

ALFRED A. STEWART, JR.
DRAFT

DATE: 10-04-2023

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



1 inch = 20 ft.



HLWPC2
Wallpack Full Cutoff LED



Category/Item	Notes	Type
Category/Item		
Notes		

Mechanical

- Heavy grade A300 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-initiated super durable TGA thermoseal powder coat finish that provides superior resistance to corrosion and weathering
- Meets to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- "X" pattern threaded entry "X" (1/4" NPT) on each side and on top, accepts 1/4" and 1/2" conduit
- "X" threaded plug are painted on each side
- Vibration tested to 1.5g per ANSI C136.2

Electrical

- Certified by UL or CSA
- Rated for 40°C (104°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional: 3000K, 4000K, 5000K and 5000K CCT
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 throw P10 performance packages, non-IEC compliant
- All range protection meets ANSI IEEE C62.41.2 10kV/10MA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 30kV/30kA per ANSI C136.2

Optical

- Light engine housing is IP65 rated
- Asymmetrical optical system
- Type P (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

Controls

- Field adjustable output (AO)
- Buttons style photocell control (PC)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MAGL) and high (15-30') (MAGH) mounting heights

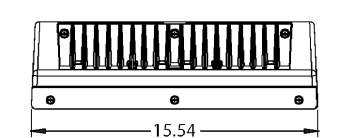
Certification and Standards

- Luminaires & CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C (104°F) per UL or CSA certification
- Design lights (consent) (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/
- QPL to confirm which versions are qualified.
- UL-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

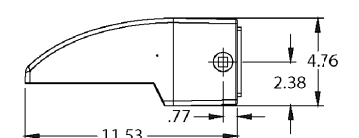
Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.holophane.com/warranty-terms-and-conditions

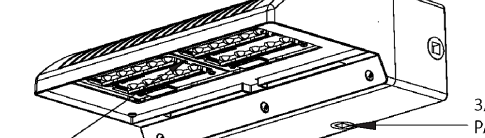
Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



15.54



11.53



21EM CONFIGURATION



11EM CONFIGURATION

3/4" THREADED PAINTED PLUG (3/4" x 1/4" NPT)

4.76

2.38

Note: Maximum weight 22 lbs.

Holophane | The Lighting Way Concept, CA 94012 | Phone: 800-888-8888 | www.holophane.com | info@holophane.com | www.holophane.com

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HLWPC2
Page 1 of 8

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Total Output
	A	2	Holophane	HLWPC2 P10 40K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium	0.95	3017
	B	2	Holophane	HLWPC2 P10 40K XX TFM	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Forward Throw Medium	0.95	3209

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CAR PARKING	X	1.5 f.c.	2.6 f.c.	0.6 f.c.	4.3:1	2.5:1
FRONT AISLE	D	1.2 f.c.	2.8 f.c.	0.3 f.c.	9.3:1	4.0:1
SPILL LIGHT SUMMARY	+	0.2 f.c.	3.4 f.c.	0.0 f.c.	N/A	N/A
TRUCK PARKING	□	1.5 f.c.	2.0 f.c.	0.9 f.c.	2.2:1	1.7:1

ALFRED A. STEWART, JR.
DRAFT

DATE: 10-04-2023

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

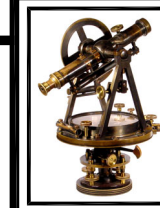
OWNER/APPLICANT

ELITE TRUCK AND TIRE LLC
409 WOODPORT ROAD,
SPARTA, N.J., 07871
PHONE: 908-208-4753

REV.	DATE	DESCRIPTION	BY
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1	02-29-2024	REVISIONS PER CHECKLIST	G.B.S.

LIGHTING PLAN FOR
409 WOODPORT ROAD
LOT 1 BLOCK 2004

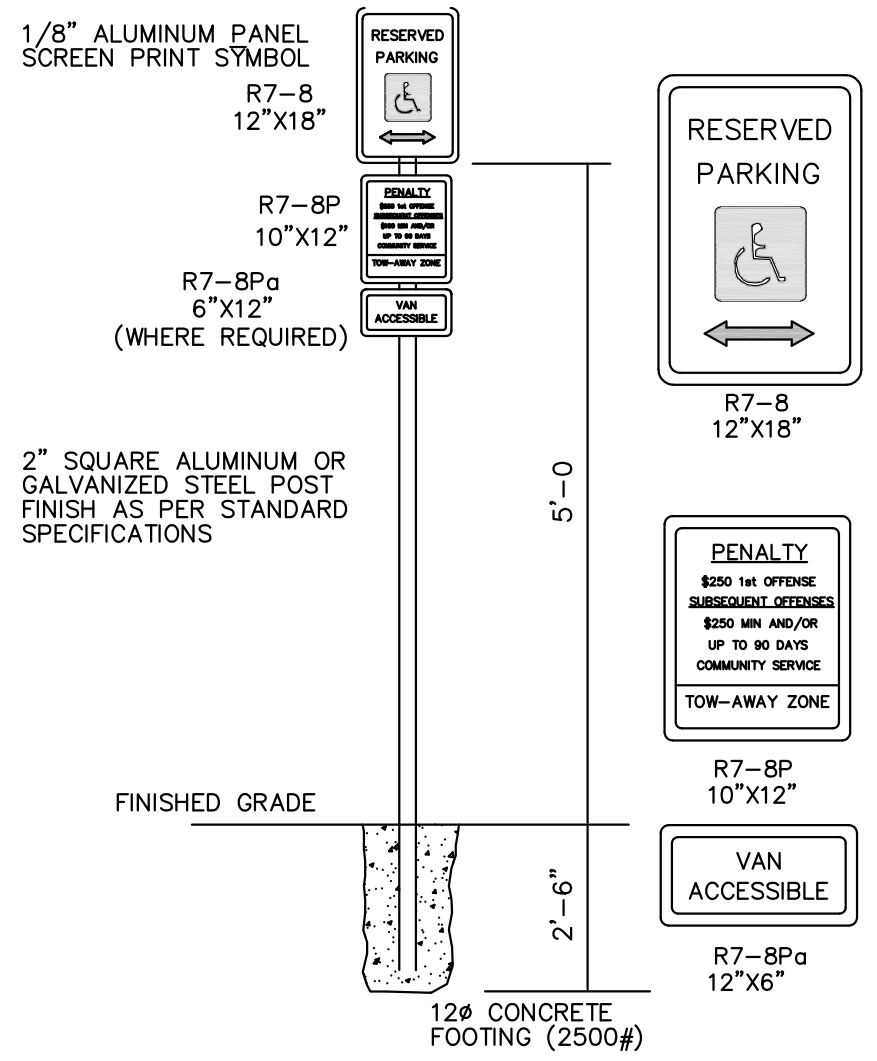
TOWNSHIP OF SPARTA, SUSSEX COUNTY, N.J.

	STEWART SURVEYING & ENGINEERING, LLC	DRAWN BY: S.R.M.
		SCALE: 1"=20'
		FILE No. 23-092
		DWG 23092.DWG

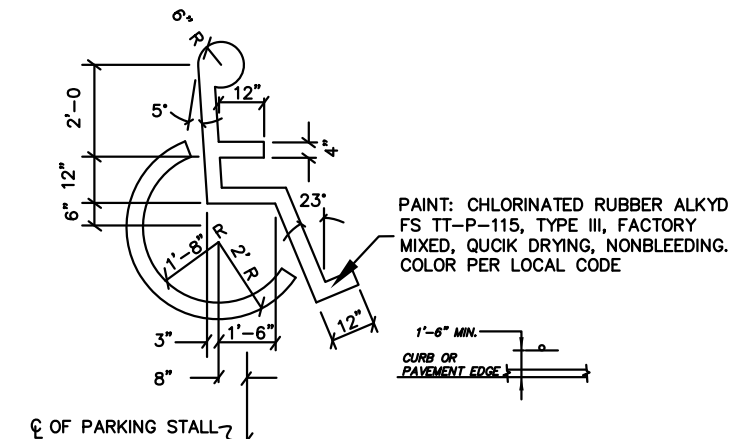
459 U.S. 46
KENNIL, NJ 07847
PHONE: 973-586-3736
FAX: 973-586-3739
fstewart@stewartse.com

CERTIFICATE OF AUTHORIZATION No. 24GA28093800

3
4



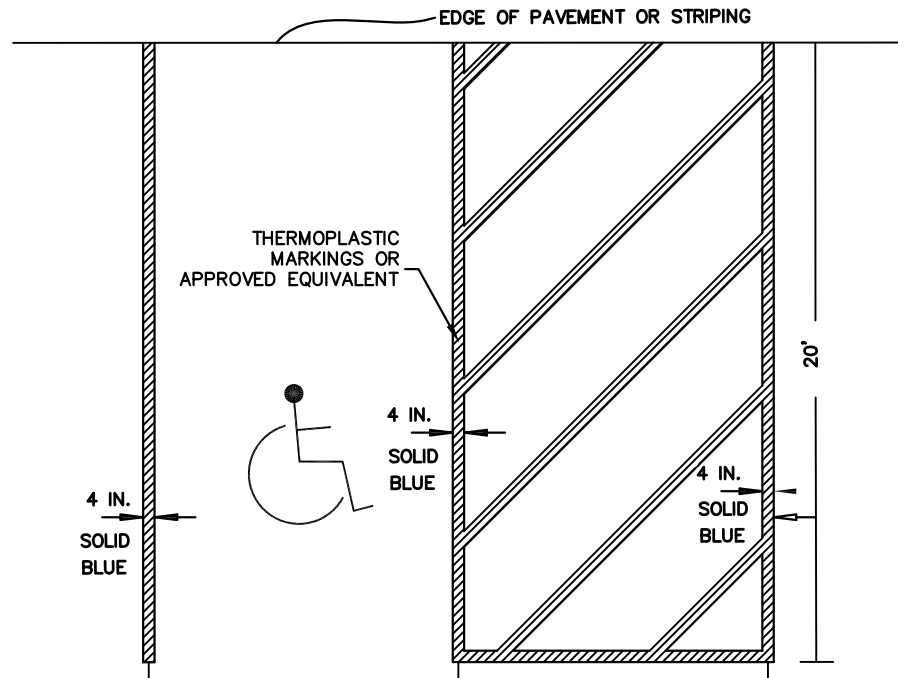
ACCESSIBLE SIGN DETAILS
NTS



ACCESSIBLE PARKING SYMBOL
NTS

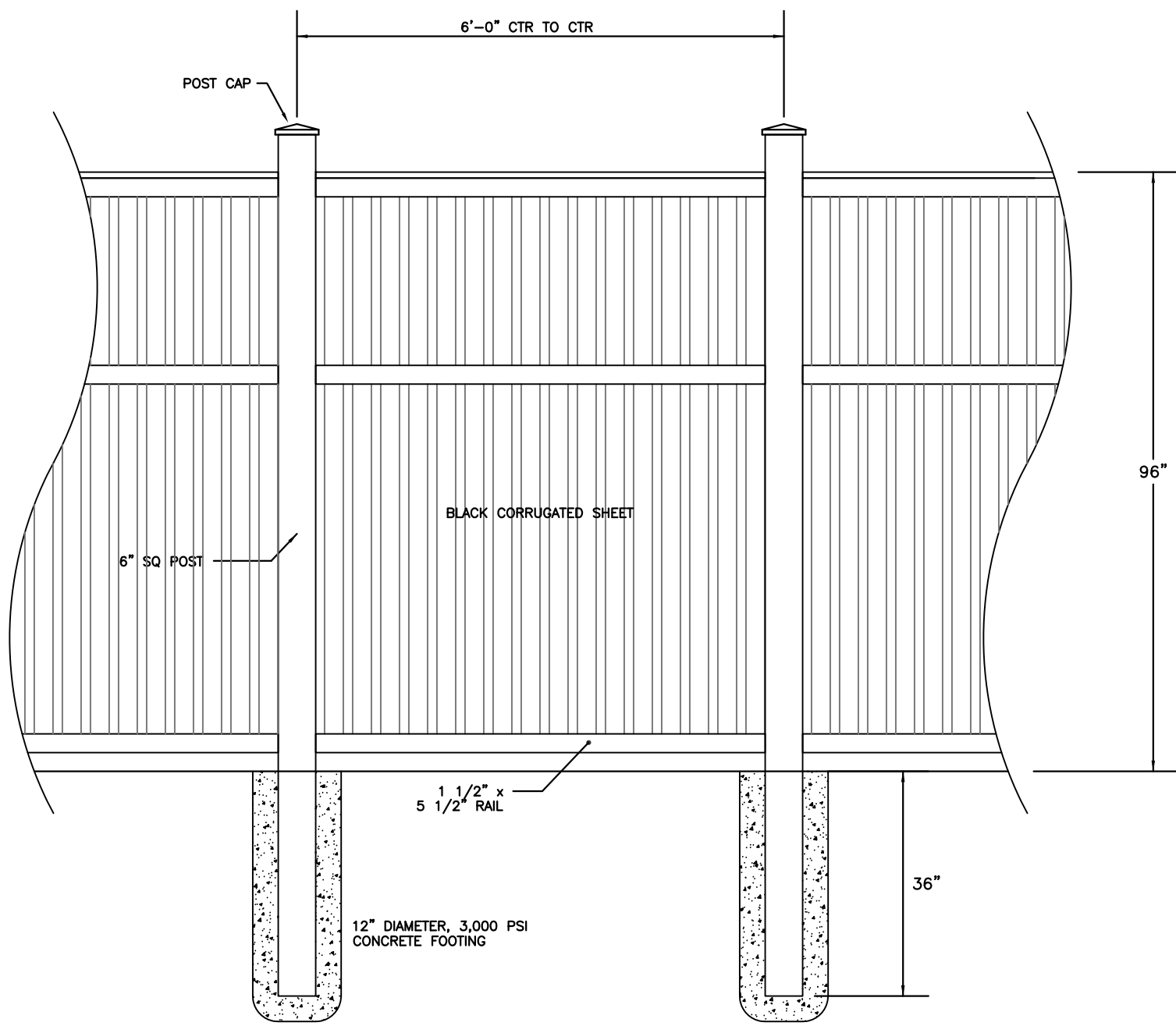


STOP SIGN DETAIL
N.T.S.

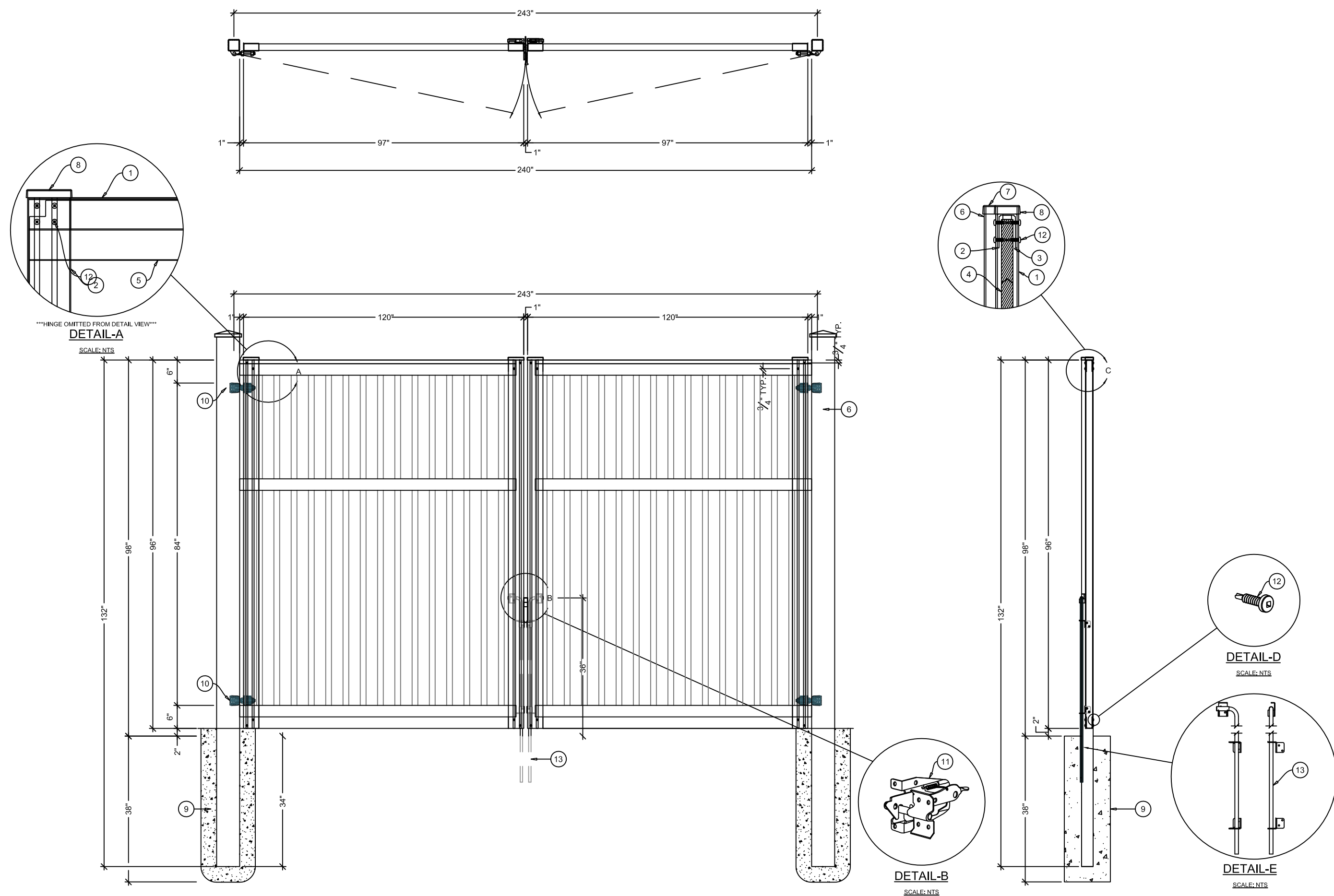


HANDICAPPED PARKING DETAIL
N.T.S.

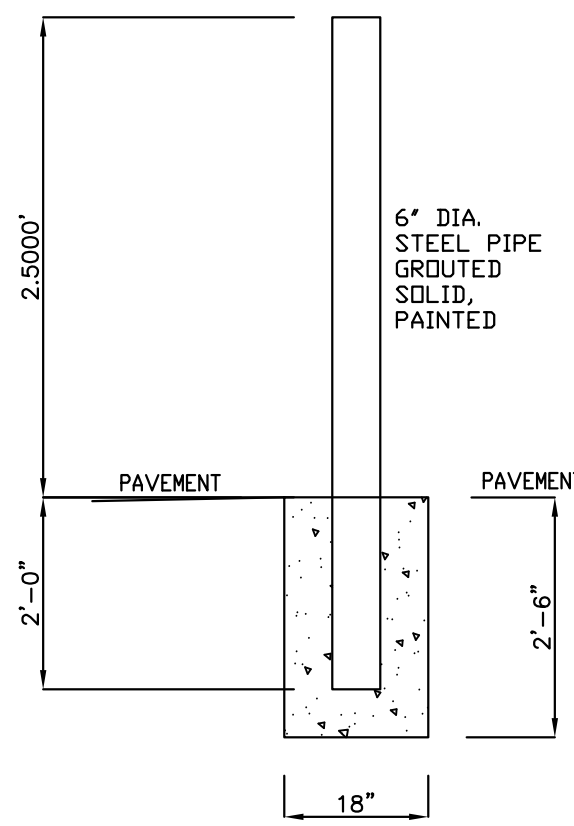
GATE MATERIALS			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	4	3' X 1-3/4" X 1/8"	HORIZONTAL (TOP/BTM) GATE RAIL ALUMINUM CHANNEL
2	4	4' X 2" X 1/8"	VERTICAL GATE FRAME ALUMINUM CHANNEL
3	N/A	CHANNELS ALLOW FOR UP TO 1" THK INFILL MATERIAL	QUANTITY MAY VARY DEPENDING ON INFILL TYPE SELECTED
4	AR	SEE FENCE PANEL DETAIL	MATCH FENCE PANEL
5	2	3' X 3' X 12GA, 9-47	GATE POST
6	2	POST CAP	GATE POST CAP
7	2	POST CAP	VERTICAL GATE FRAME CAP
8	2	12" DIAMETER CONCRETE PIER	GATE POST PIER SIZE AND DEPTH TO BE SPECIFIED BY PROJECT EOR
9	4	SS COM DUTY EMBASSY HINGES (KSS-HDEMBCHS)	GATE FRAME HINGES FOR 180° SWING (ADJUSTABLE HINGE GAP 2'-22"), LOAD LIMIT: 600 LBS.
10	1	SS DUAL LOCKABLE ECONOMY LATCH (KSS-DUAL)	LARGE SS DUAL ECONOMY GATE LATCH WITH 2" BAR
11	32	AN61818.6.4 - No.12 X 1" SELF-TAPPING SCREW	STAINLESS STEEL SELF-TAPPING SCREW
12	2	RCD DROP RODS 3/8" X 48" L (PIN: KMS-34DR)	OPTIONAL: COMMERCIAL HEAVY DUTY DROP RODS 1" X 48" L (PIN: KMS-HDEMBDR)



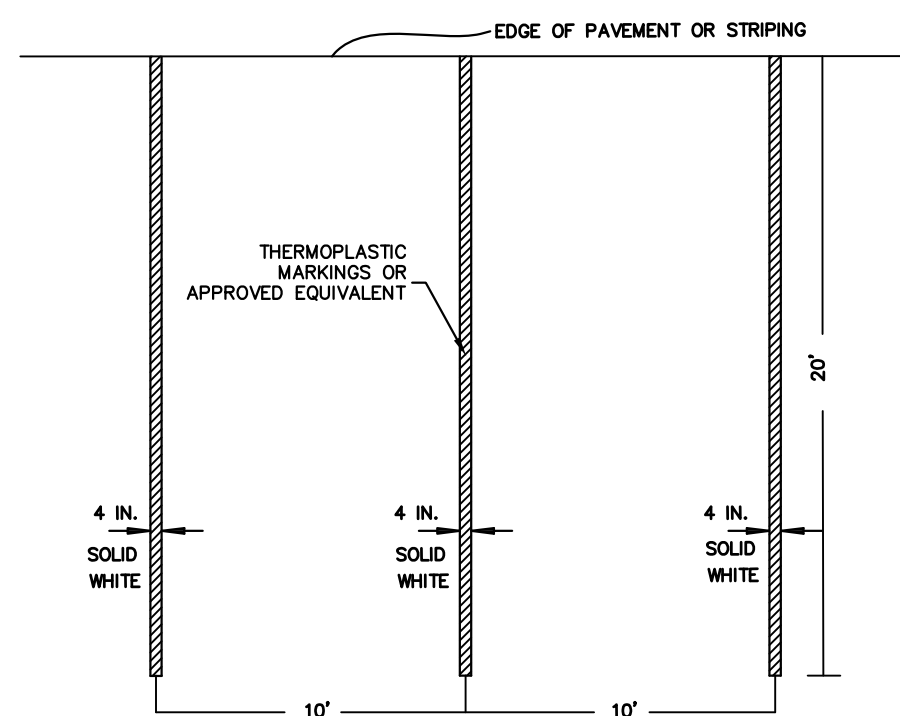
8' HIGH WOOD & CORRUGATED SHEET FENCE & GATE DETAIL
N.T.S.



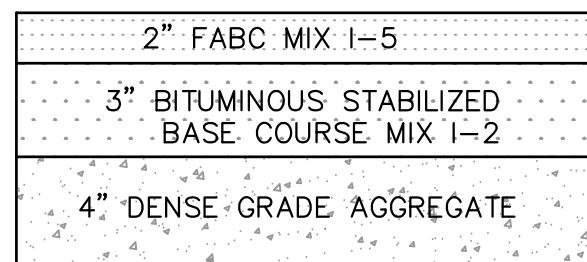
8' HIGH WOOD & CORRUGATED SHEET FENCE & GATE DETAIL
N.T.S.



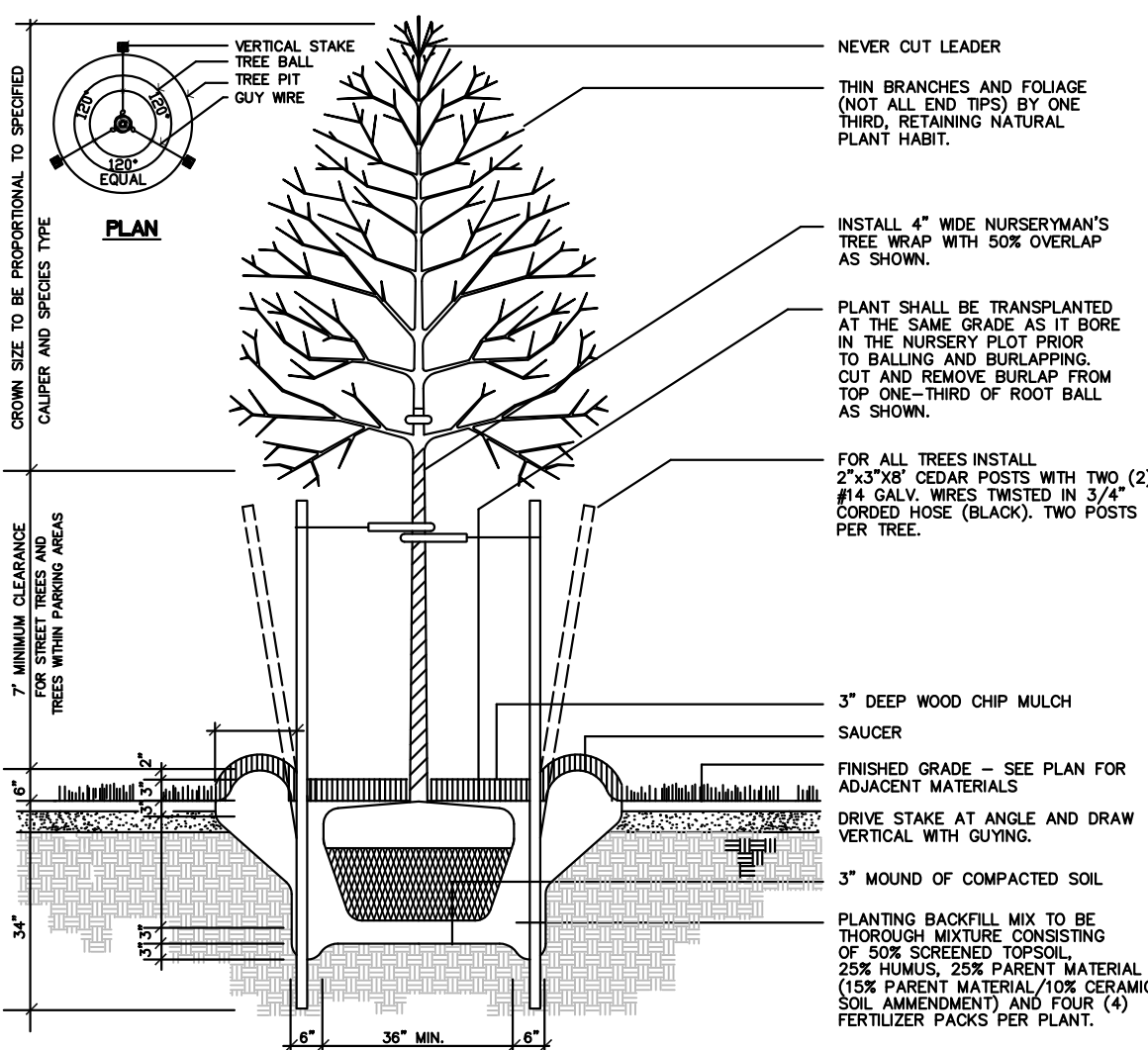
BOLLARD DETAIL
N.T.S.



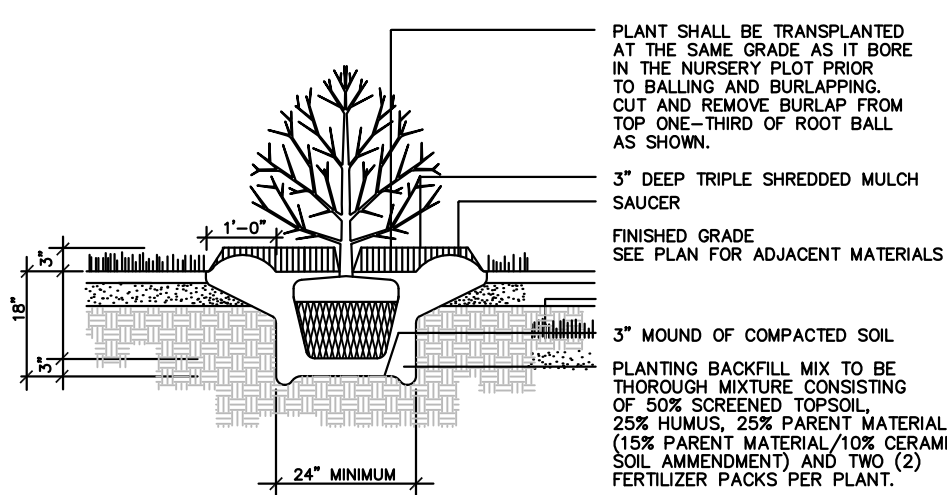
PARKING STRIPING DETAIL
N.T.S.



PAVEMENT REPAIR DETAIL
N.T.S.



SHADE TREE PLANTING DETAIL



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
TREES					
ZS	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" CAL.	B & B
SHRUBS					
BF	3	FESTUCA GLAUCA	BLUE FESCUE	6"	CONT.
BWG	14	BUXUS 'WINTER GREEN'	WINTER GREEN BOXWOOD	24" MINIMUM	CONT.
JH	4	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER	3 GAL.	CONT.

ALFRED A. STEWART, JR.
DRAFT

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

OWNER/APPLICANT
ELITE TRUCK AND TIRE LLC
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SPARTA, N.J., 07871

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CONSTRUCTION DETAILS FOR
409 WOODPORT ROAD
LOT 1 BLOCK 2004

TOWNSHIP OF SPARTA, SUSSEX COUNTY, N.J.

STEWART SURVEYING & ENGINEERING, LLC
DRAWN BY: S.R.M.
SCALE: 1"=20'
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