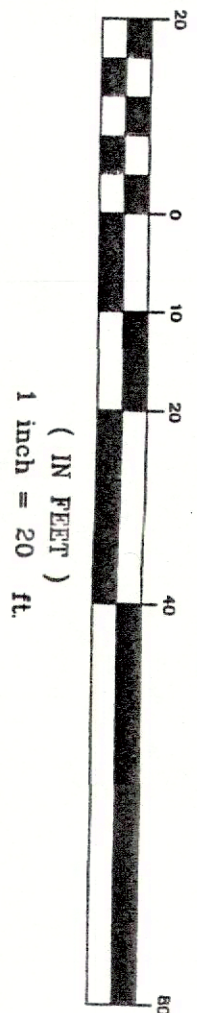


NOTES AND REFERENCES:


1. MONTVILE TOWNSHIP TAX MAP SHEET 57.  
2. DEEDS AS REFERENCED ON THIS MAP.
3. NADOT MAP ENTITLED "GENERAL PROPERTY KEY MAP, ROUTE 6 (1927), SECTION 11, EDWARDS TOWNSHIP, MONROE COUNTY, MISSOURI, SHOWING THE EXISTING RIGHT-OF-WAY AND PORTIONS TO BE ACQUIRED IN THE TOWNSHIPS OF PERRYMAN, MONROE, AND MONTVILE, MONROE COUNTY, SHEET 4 OF 6, DATED NOVEMBER 1927."  
SHEETS 37-39.
4. NADOT PLANS ENTITLED "CONSTRUCTION PLANS, ROUTE 46 (1953), SECTION 10G & 11L," SHEETS 37-39.
5. NADOT PLANS ENTITLED "TRAFFIC STRIPING PLANS, ROUTE 46 (1953), SECTION 10G & 11L," SHEET 72.
6. TOPOGRAPHIC DATA IS ROAD 1929A, BASED ON MAPS ENTITLED "TOPOGRAPHIC MAP OF TOWNSHIP OF MONROE, MONROE COUNTY, MISSOURI, SHEETS 37-39, DATED 1927," AND "TOWNSHIP OF MONROE, MONROE COUNTY, MISSOURI, BASED ON PHOTOGRAPHY TAKEN 11/29/27, SHEETS 37-39, DATED 1927," AND 6 SUPPLEMENTAL TOPOGRAPHIC MAPS, WITHIN 200 FEET OF SUBJECT PROPERTY AND MAIN MAPS.
7. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURVEYED EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITY COMPANY RECORDS FOR THE PROPERTY, THE DISTANCE, OR ASSISTANCE FOR SAME, THE APPROPRIATE UTILITY COMPANY SHOULD BE NOTIFIED TO DETERMINE THE EXISTENCE OF UTILITY LINES AND FOR A FIELD MARKING OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKING MAY BE REQUESTED BY CALLING (800) 772-4100.
8. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS THAT MAY EXIST.
9. OFFSETS SHOWN HEREON OR RIGHT-OF-WAY SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES, OR OTHER PERMANENT STRUCTURES.
10. OUTBOUND CORNER MARKERS HAVE NOT BEEN SET, AND A WRITTEN "WALKER AND DIRECTION TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE UTILITY USER FURNISHED TO 2-20-2024, C/F (CNA 45-8-36), AND J.A.C. 13-0-51-11(6).
11. HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE SYSTEM AND 27 PER ABOVE-MENTIONED NADOT GENERAL PROPERTY MAP.
12. ROADWAY STRIPING AND SUPPLEMENTAL DRAINAGE STRUCTURES WITHIN 200' PER NADOT REQUIREMENTS REFERRED ABOVE.

GRAPHIC SCALE

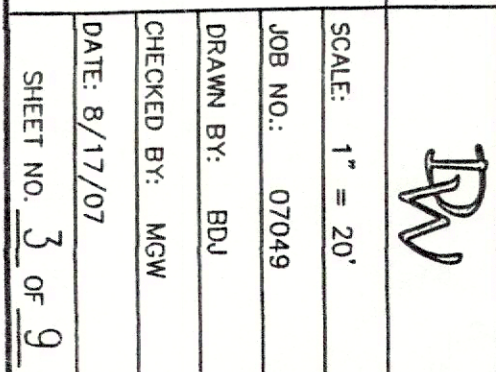


DATE	REVISION	<p> <b>DYKSTRA WALKER</b>  <b>DESIGN INC. GROUP</b>  <b>PA</b>          PROFESSIONAL ENGINEERS, PLANNERS &amp; SURVEYORS          21 BOWLING GREEN PARKWAY, SUITE 204, LAKE HOPKINCON, IN 07849          PHONE (973) 663-6340 FAX (973) 663-0043       </p> <p> <b>KENNETH D. DYKSTRA</b> </p>
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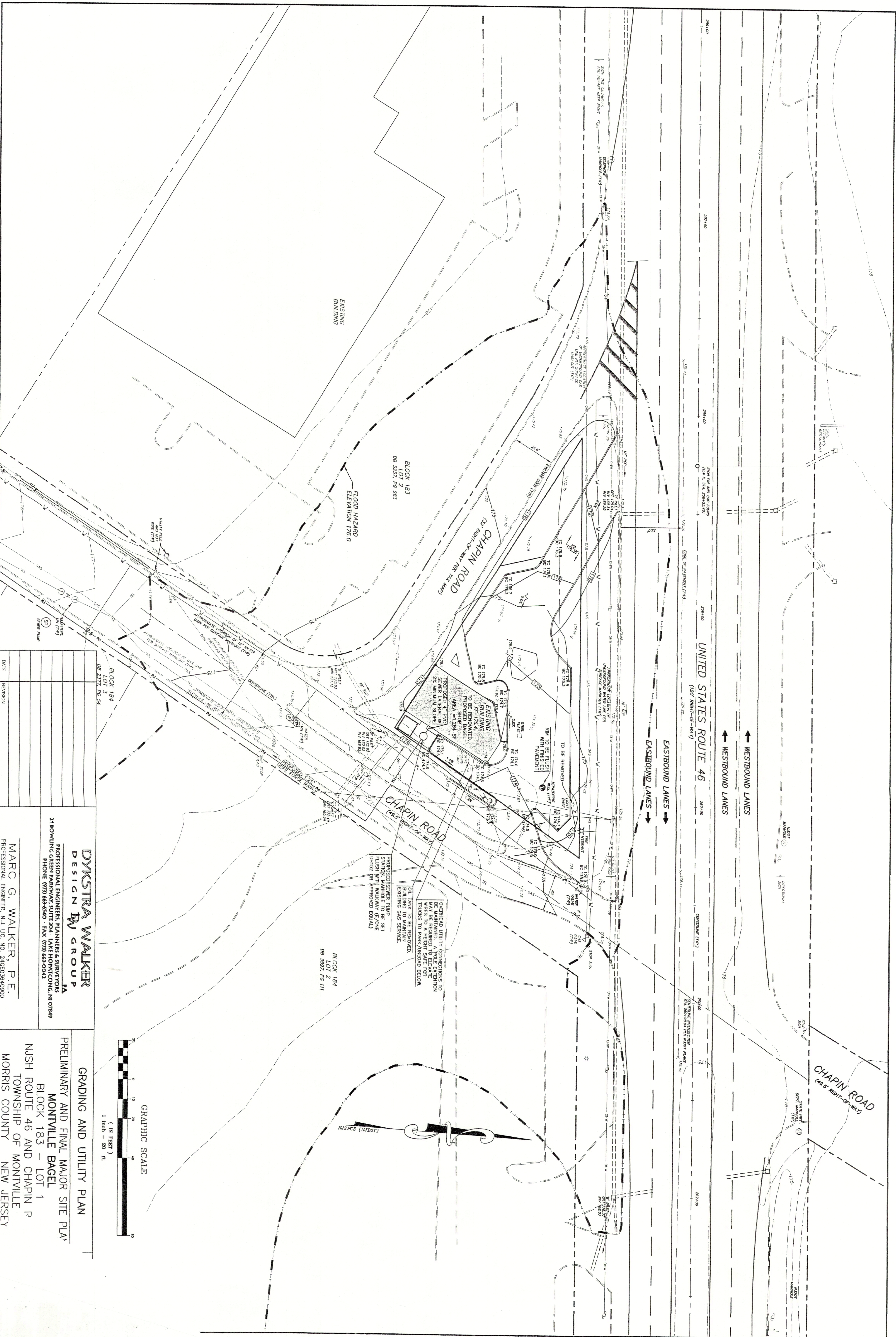
EXISTING CONDITIONS MAP	DPW
PRELIMINARY AND FINAL MAJOR SITE PLAN	SCALE: 1" = 20'
MONTVILLE BAGEL	JOB NO.: 07049
BLOCK 183 - LOT 1	DRAWN BY: BDU
NUSH ROUTE 46 AND CHAPIN ROAD	CHECKED BY: MGW
TOWNSHIP OF MONTVILLE	DATE: 8/17/07
MORRIS COUNTY	APPROVED BY: 7
NEW JERSEY	0

	
SCALE: 1" = 20'	
JOB NO.: 07049	
DRAWN BY: BDJ	
CHECKED BY: MGW	
DATE: 8/17/07	
SURVEYED BY: J. M. Q.	









DYKSTRA WALKER

DESIGN GROUP

**PA**  
**PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS**  
**21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849**  
**PHONE: (908) 474-4444**

# GRADING AND UTILITY PLAN

# PRELIMINARY AND FINAL MAJOR SITE PLANS

MONTVILLE BAGEL

BLOCK 183 - LOT 1

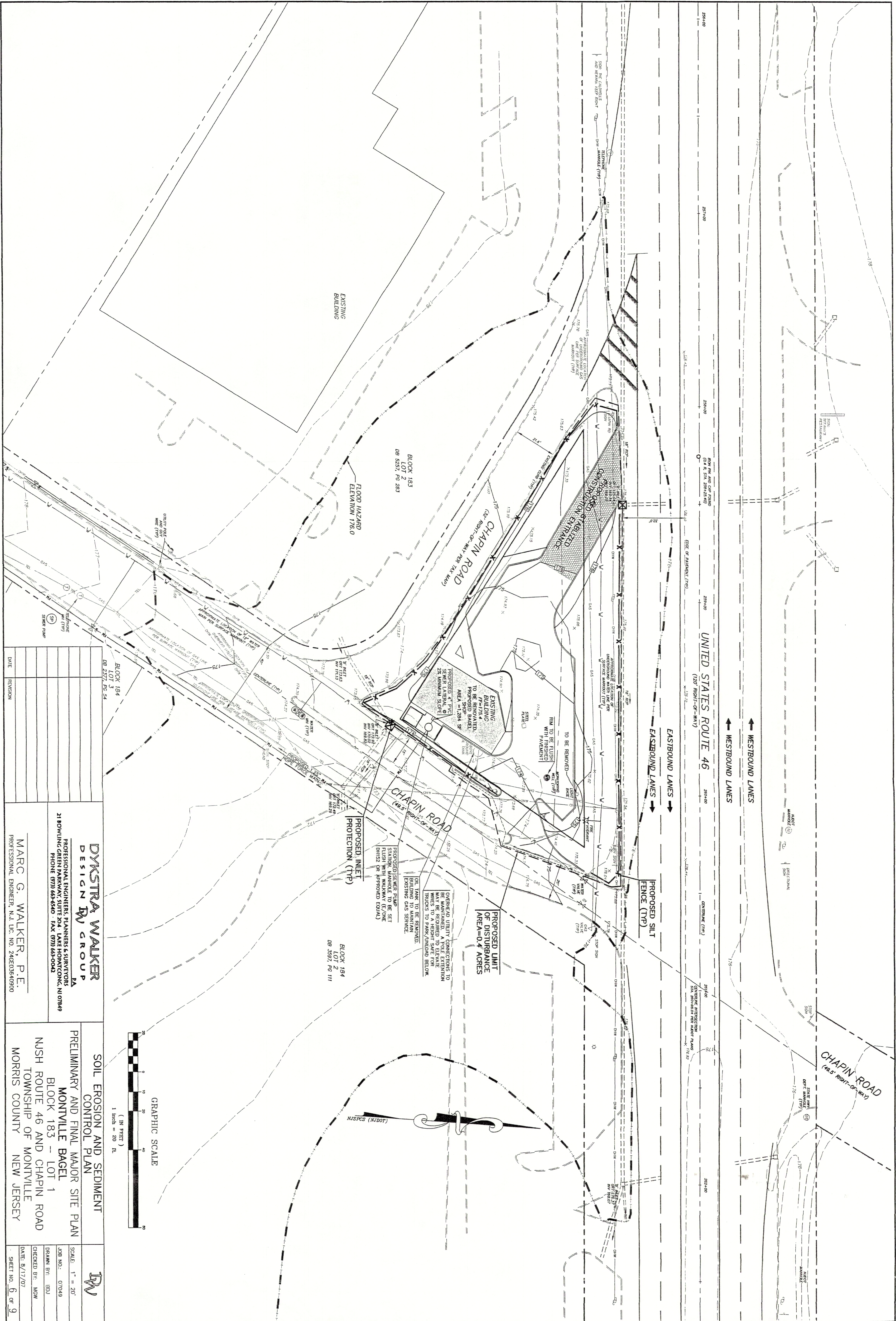
NUSH ROUTE 46 AND CHAPIN F

TOWNSHIP OF MONTVILLE  
MORRIS COUNTY NEW JERSEY

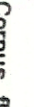











SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	ROOT	SPACING	NO.
	<i>Cactus florido</i>	White Dogwood	7" - 8"	B&B	as shown	3
*BT	Berberis thunbergii atropurpurea	Crimson Pinyon Berberry	9" - 12"	#2 can	24" o.c.	4
•EAC	<i>Eucymnus odios compacto</i>	Compact Winged Eucymnus	21" - 24"	#2 can	36" o.c.	4
•JCS	<i>Juniperus chinensis</i>	Sed Green Juniper	30" - 36"	#3 can	60" o.c.	19
	Assorted Perennials					

1. ALL FIXTURES TO BE METAL HALIDE. REFER TO LIGHTING SCHEDULE FOR VARYING WATTAGES AND COLORS.
2. PAVING LOT LUMINAIRE FIXTURES SPECIFIED SHALL BE CARGO SQUARE FPNH-10, AND MOUNTED 15 FEET IN HEIGHT. ALL BUILDING MOUNTED LUMINAIRE FIXTURES SHALL BE UTHOMANN AND MOUNTED TO FEET IN HEIGHT.
3. LIGHTING TO BE TIME CLOCK OPERATED FROM DUSK TO AN AGREED TIME APPROVED BY THE PLANNING BOARD.

5. LIGHTING FIXTURES SHALL BE MOUNTED ON CONCRETE REINFORCED CONCRETE ABOVE FINISHED GRADE. CONCRETE SHALL BE 3,500 PSI. ANCHOR BOLTS SHALL BE INSTALLED PER LOCAL MANUFACTURER SPECIFICATIONS AND TEMPLATE.

6. WIRING FOR SITE LIGHTS SHALL BE RUN IN UNDERGROUND 1" MIN. DIAMETER PVC CONDUIT AND AT LEAST 6" BELOW GRADE.

7. ALL SITE ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

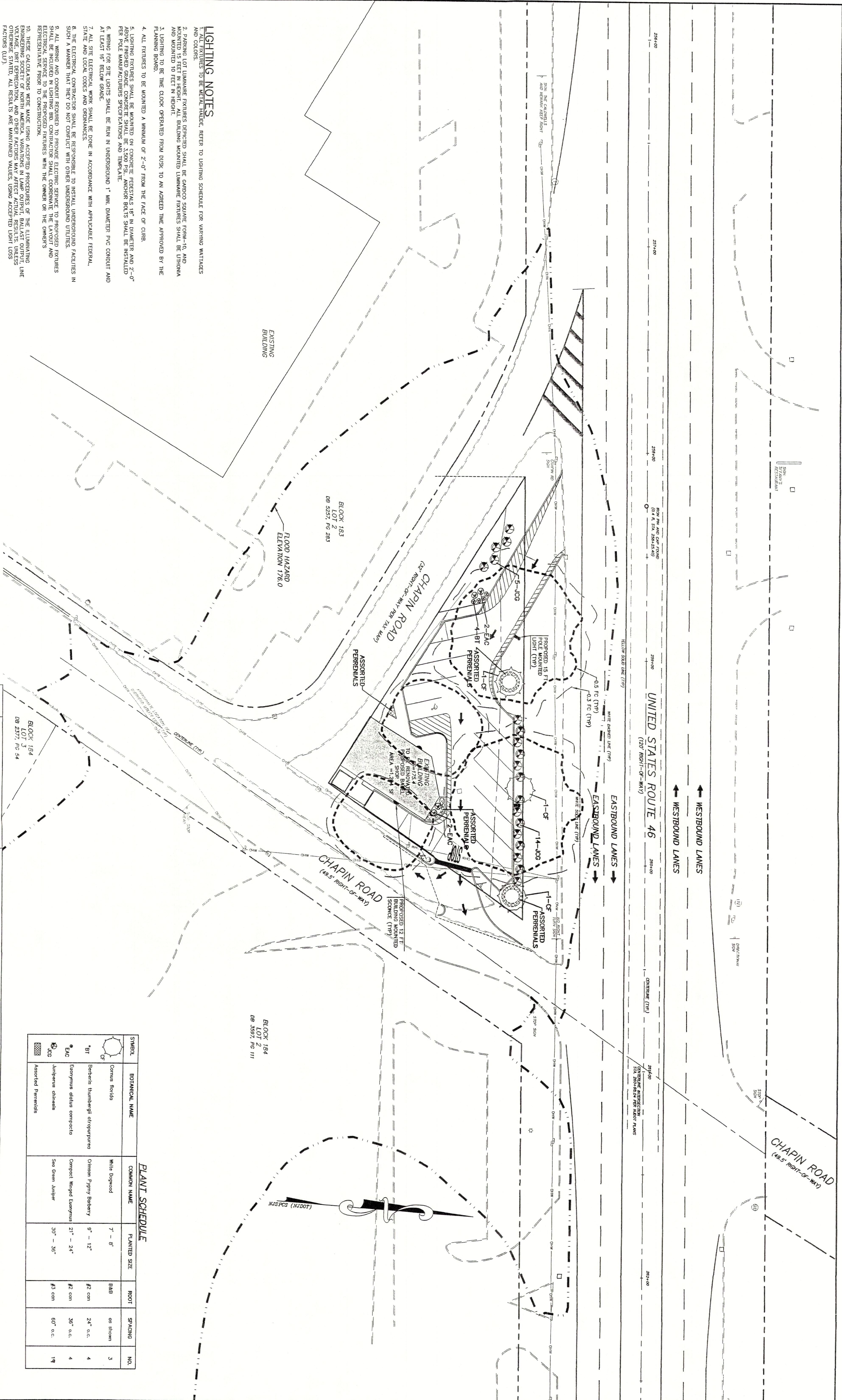
8. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL UNDERGROUND FACILITIES IN SUCH A MANNER THAT THEY DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES.

9. ALL WIRING AND CONDUIT REQUIRED TO PROVIDE ELECTRIC SERVICE TO LAPOUIT AND ELECTRICAL SERVICE TO THE PROPOSED FACILITIES WITH THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

10. THESE CALCULATIONS WERE MADE USING ACCEPTED PROCEDURES OF THE ILLINOIS LIGHTING ENGINEERING SOCIETY. WORK AND CALCULATIONS IN LAPOUIT BALLAST OUTPUT LINE VOLTAGE, REPERCUSSION, AND OTHER FACTORS, ALL RESULTS ARE MAINTAINED VALUES, USING ACCEPTED LIGHT LOSS FACTORS (LLF).



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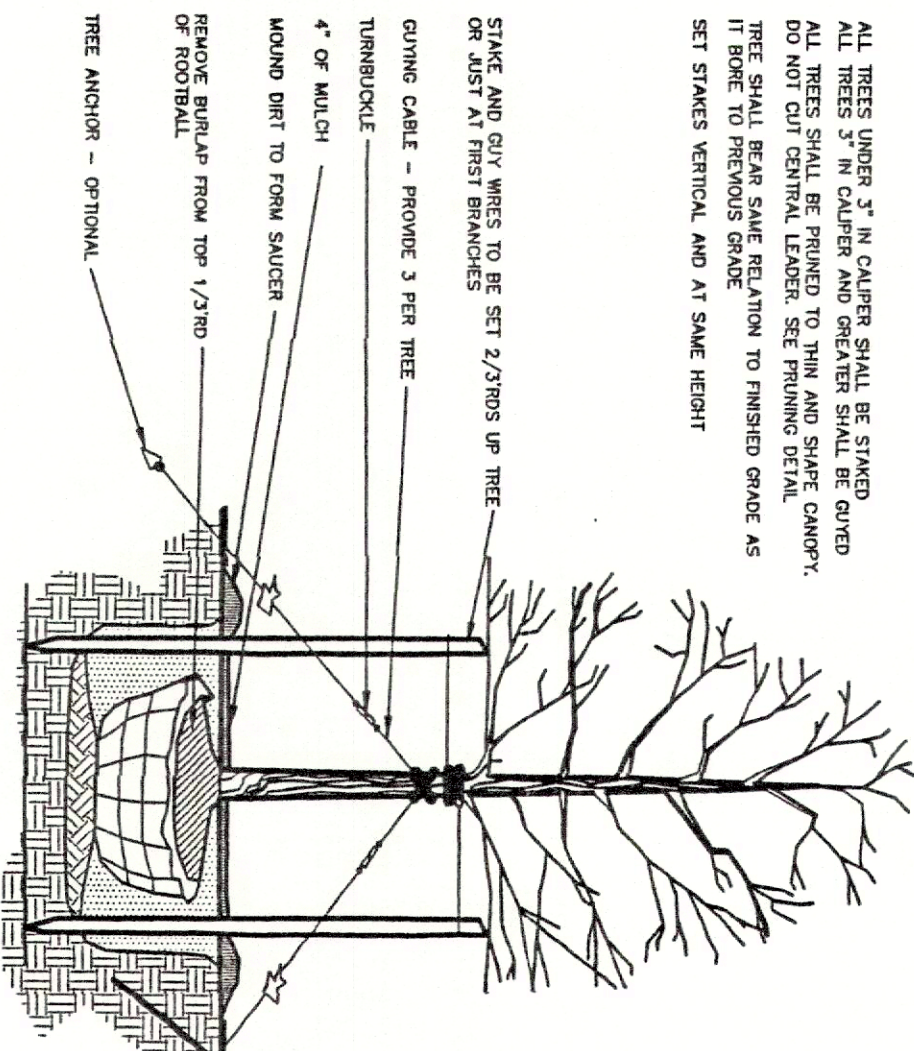




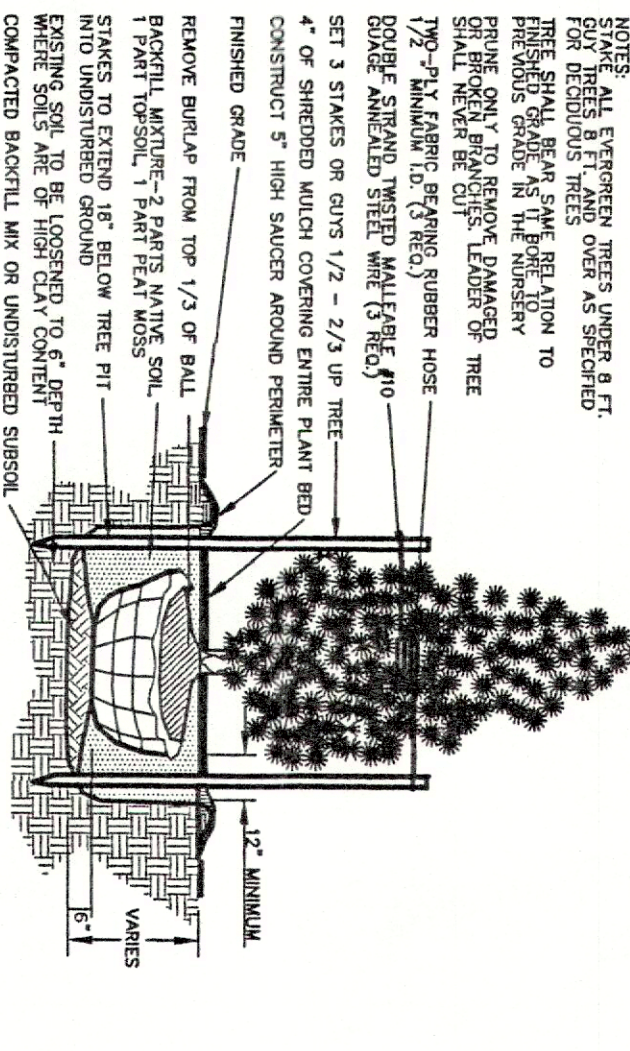




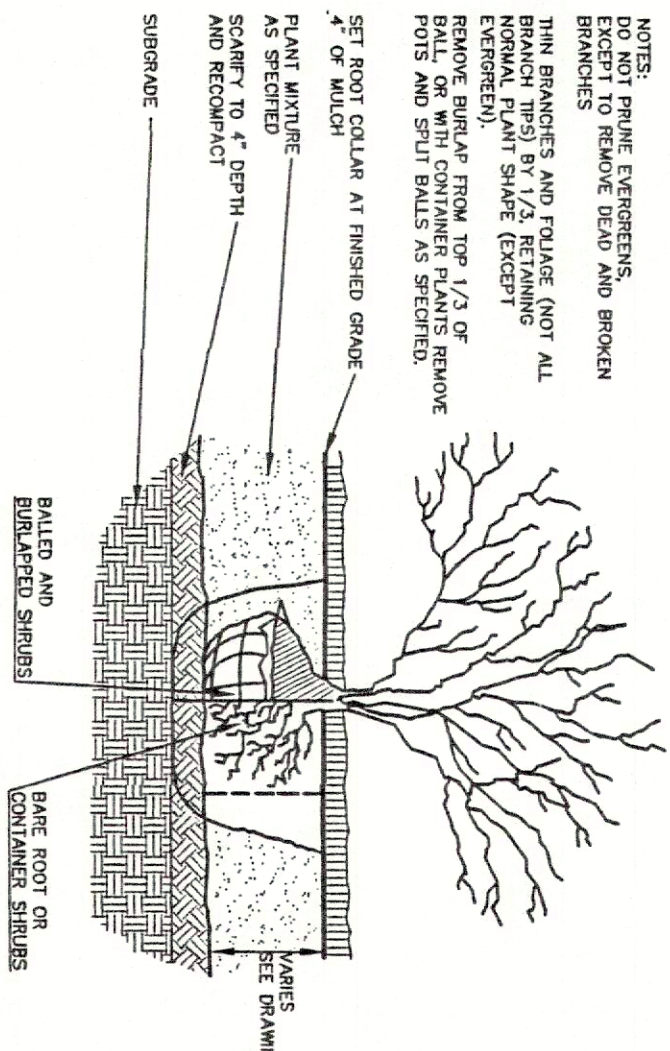
ALL TREES UNDER 3" IN CALIBER SHALL BE STAKED.  
ALL TREES 3" IN CALIBER AND GREATER SHALL BE CURED.  
ALL TREES SHALL BE PRUNED TO THIN AND SHAPE CANOPY.  
TREES SHALL BE PRUNED TO MAINTAIN A MINIMUM CLEARANCE OF 20 FEET  
IT BENE TO PREVIOUS GRADE.  
STAKES VERTICAL AND AT SAME HEIGHT



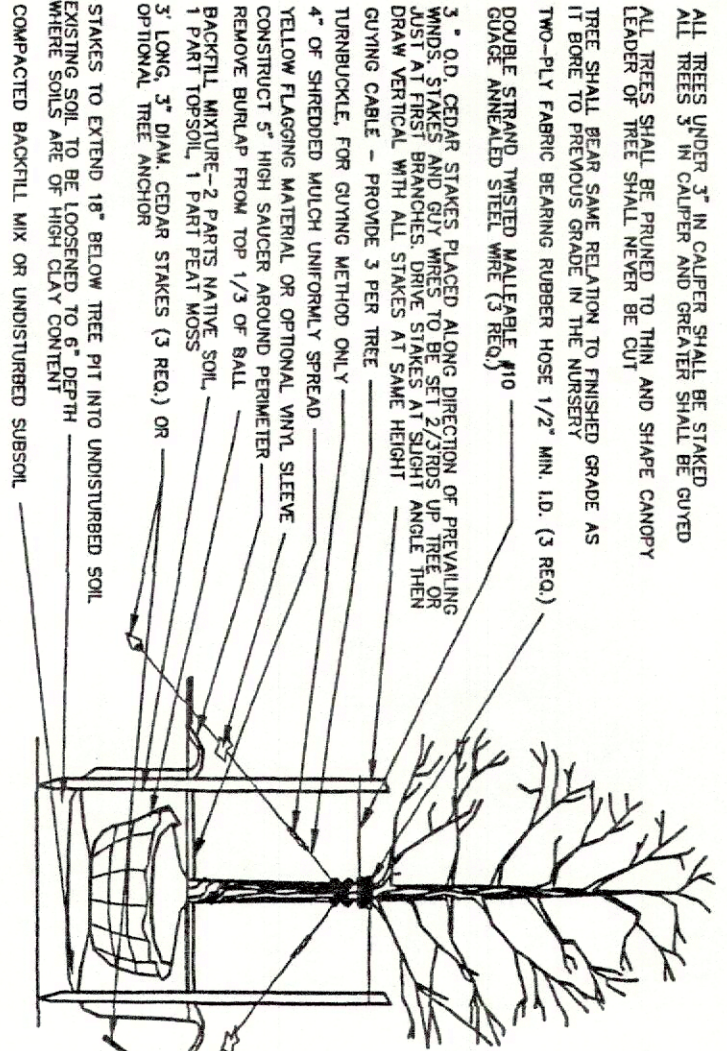
### TREE STAKING DETAIL



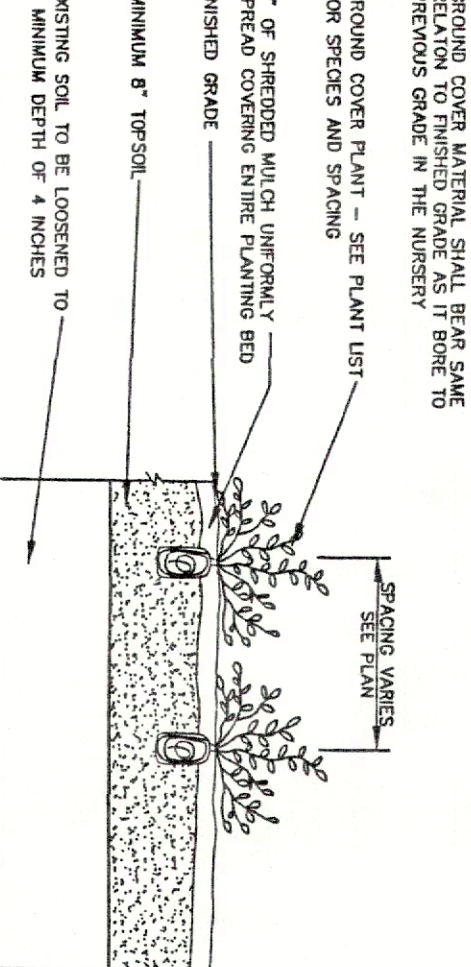
### EVERGREEN TREE PLANTING DETAIL



### SHRUB PLANTING DETAIL

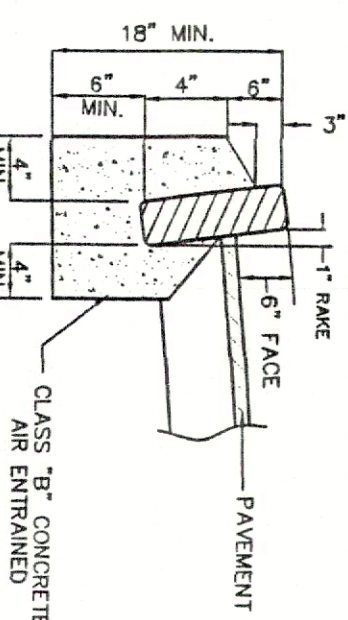


### DECIDUOUS TREE PLANTING DETAIL

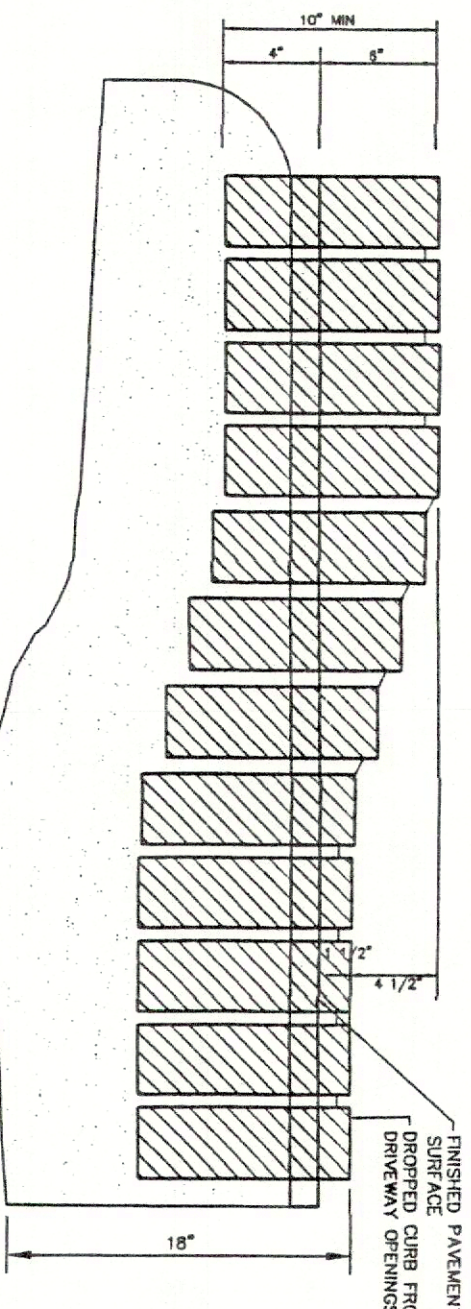


### GROUNDCOVER PLANTING DETAIL

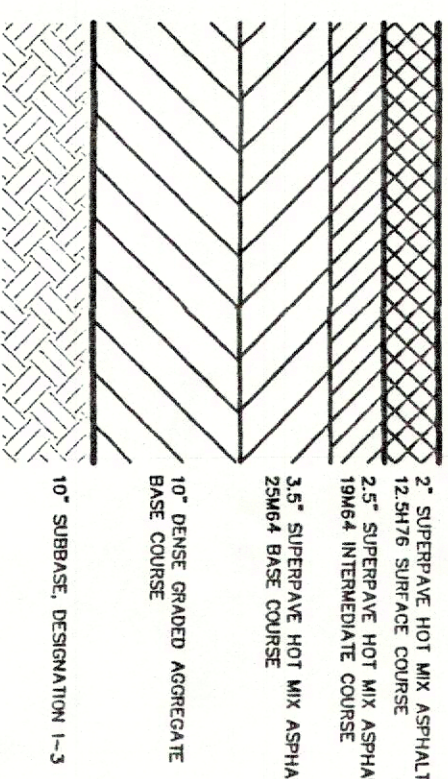
- NOTES:**
1. TREES SHALL BE PLACED TWO FEET FROM FACE OF CURB WITH SIDEWALKS AND EIGHT FEET FROM SIDEWALKS EXIST OR AS PROPOSED.
  2. PLANTING DISTANCE BETWEEN TREES SHALL BE 30 FEET MAXIMUM EXCEPT THAT SPACING MAY BE INCREASED TO 40 FEET.
  3. NO SHADE TREES TO BE PLACED IN RIGHT TRIANGLE EXISTENTS OR WITHIN 25 FEET OF THE INTERSECTION OF TWO STREETS.
  4. MINIMUM CALIBER OF TREES SHALL BE 2 INCHES MEASURED 1 FOOT ABOVE GROUND.
  5. MINIMUM HEIGHT OF TREES SHALL BE 11 FEET, EXCEPT LOWERING TREES SHALL NOT BE LESS THAN 8 FEET.
  6. ALL TREES SHALL BE STAKED AND BIRAPPEL, SHALL BE OF MATURE STOCK, BRANCHES OF SAME SHALL BE PROTECTED BY TREE WRAP, BRANCHES AND BIRAPPEL SHALL BE PROTECTED BY TREE WRAP, BRANCHES AND BIRAPPEL SHALL BE PROTECTED BY TREE WRAP, BRANCHES AND BIRAPPEL SHALL BE PROTECTED BY TREE WRAP.
  7. TREES SHALL BE PRUNED TO THIN AND SHAPE CANOPY, TREES SHALL BE PRUNED TO MAINTAIN A MINIMUM CLEARANCE OF 20 FEET IT BENE TO PREVIOUS GRADE.
  8. THE SOIL FOR BACKFILLING SHALL BE A MIXTURE OF THREE PARTS LOAMY SOIL AND TWO PARTS COARSE SAND AND ONE PART HUMUS.
  9. AFTER BACKFILLING THE SURFACE OF THE PLANTING HOLE SHALL BE MULCHED WITH WOOD CHIPS, HAY, STRAW OR OTHER SUITABLE MATERIAL.
  10. TREES SHALL BE WATERED REGULARLY, THE WATERING IS TO BE REMOVED AFTER TWO YEARS.
  11. EACH TREE SHALL BE STAKED WITH THREE STAKES OF LODEST, CEDAR OR OAK AND ONE HALF INCHES TO TWO INCHES WIDE.



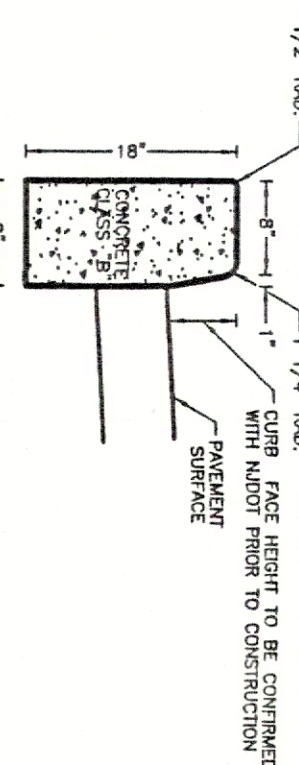
### GRANITE BLOCK CURB



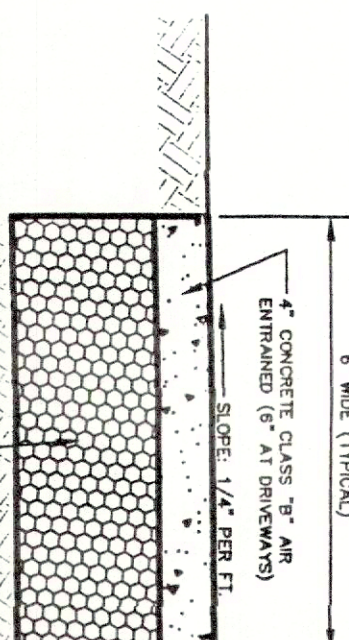
### GRANITE BLOCK DEPRESSED CURB



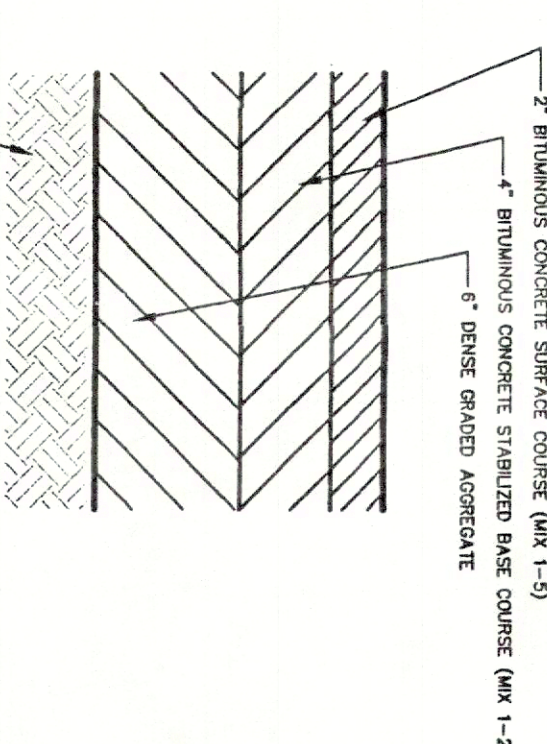
NOTE: 1. SUPERPAVE MIX DESIGN MUST BE IMPLEMENTED



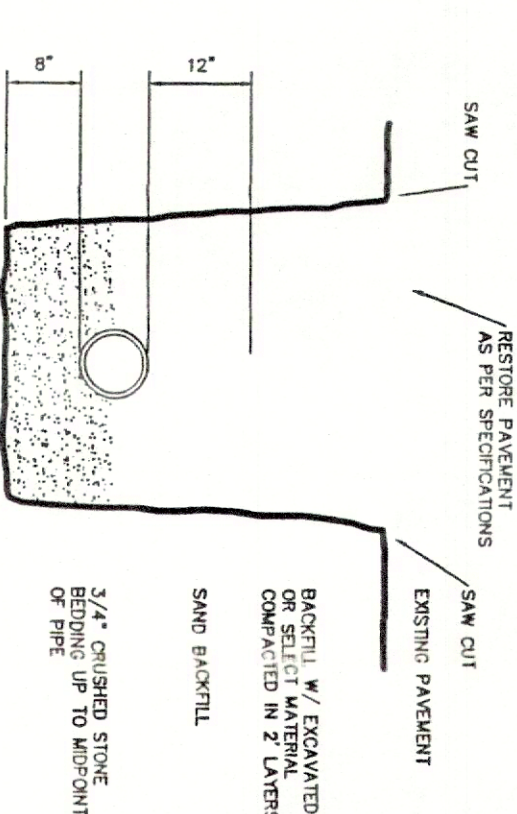
### 9" X 18" N-DOT WHITE CONCRETE VERTICAL CURB



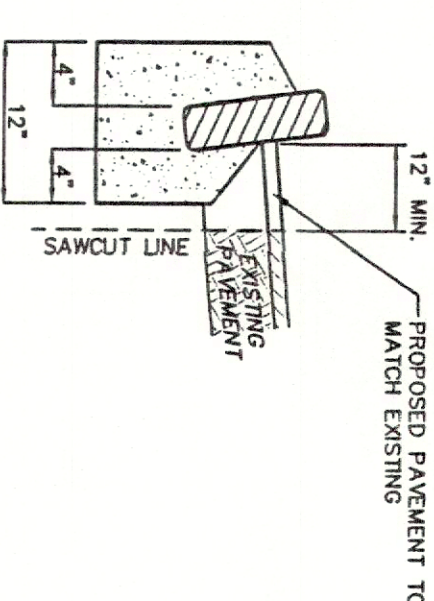
### CONCRETE SIDEWALK



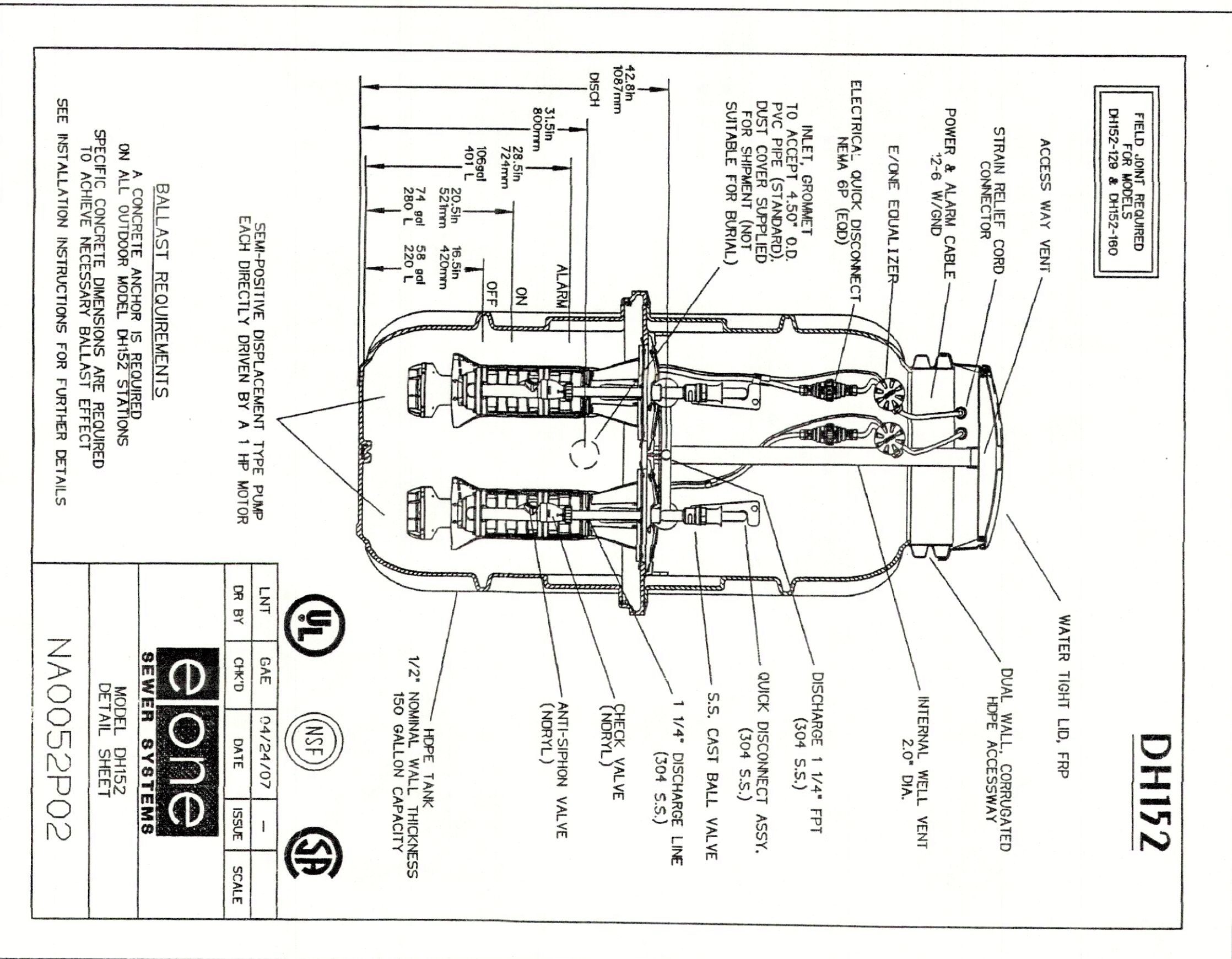
### PAVEMENT SECTION



### TYPICAL UTILITY TRENCH DETAIL



### SAWCUT AND ROADWAY RESTORATION



**BALLAST REQUIREMENTS**

ON ALL OUTDOOR WORK, SPECIFIC CONCRETE DIMENSIONS ARE REQUIRED TO ACHIEVE NECESSARY BALLAST EFFECT. SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

LMT	DATE	BY	CHKD	DATE	ISSUE	SCALE
	04/24/07					

**one**

KOPEL DH152  
DETAIL SHEET

NA0052P02

### DYKSTRA WALKER DESIGN BY GROUP

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
21 HOWLAND AVE., SUITE 200, FINE HUNTINGTON, NJ 07949  
PHONE (732) 665-5540 FAX (732) 665-0042

MARC G. WALKER, P.E.  
PROFESSIONAL ENGINEER, N.J. LIC. NO. 246503540990

### CONSTRUCTION NOTES AND DETAILS

PRELIMINARY AND FINAL MAJOR SITE PLAN  
MONTVILLE BAGEL  
BLOCK 183 - LOT 1  
NUSH ROUTE 46 AND CHAPIN ROAD  
TOWNSHIP OF MONTVILLE  
MORRIS COUNTY NEW JERSEY

SCALE	AS NOTED
JOB NO.	07049
DRAWN BY:	BDJ
CHECKED BY:	MOW
DATE:	8/17/07
SHEET NO.	9 OF 9