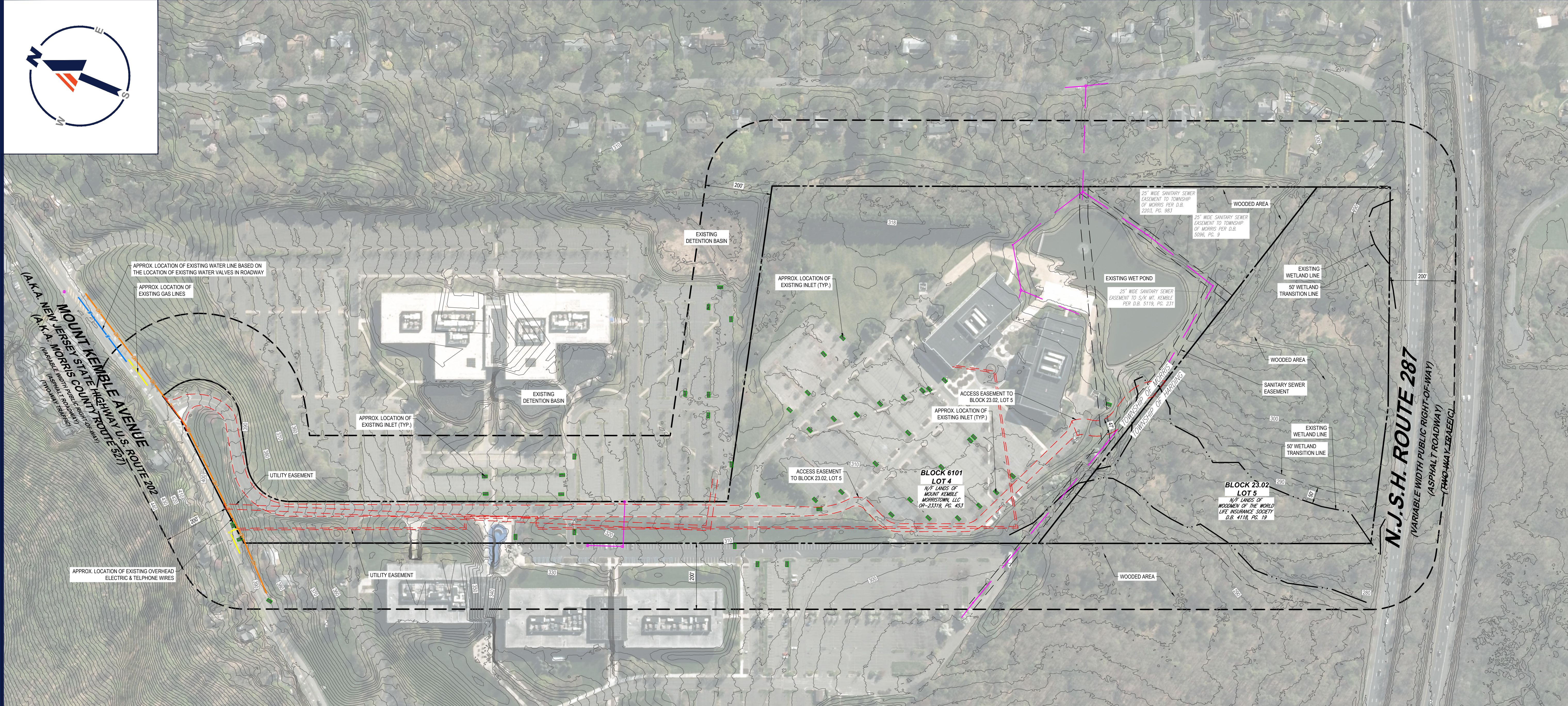




REFERENCES

REFERENCES

- **CONTOUR DATA:**
NOAA OFFICE FOR COASTAL MANAGEMENT
2005 FIELD NEW JERSEY FLOOD MITIGATION LIDAR: HIGHLANDS AREA
1401 CONSTITUTION AVENUE NW, ROOM 5128
WASHINGTON, DC 20230
DATE: 11/28/2009, REVISION: 9/22/2010
ELEVATIONS: NAVD 1988
- **BOUNDARY & TOPOGRAPHIC SURVEY:**
CONTROL POINT ASSOCIATES, INC
30 INDEPENDENCE BLVD., SUITE 100
WARREN, NJ 07059
DATED: 04/02/2020 (LAST REVISED 11/09/2020)
JOB # 01-160086-03
ELEVATIONS: NAVD 1988
- **ALTA/NSPS LAND SURVEY:**
CONTROL POINT ASSOCIATES, INC
30 INDEPENDENCE BLVD., SUITE 100
WARREN, NJ 07059
DATED: 03/09/2018
JOB # 01-160086-04
ELEVATIONS: NAVD 1988

LEGEND

-  APPROXIMATE LOCATION OF EXISTING INLET
-  APPROXIMATE LOCATION OF EXISTING WATER LINE PER WATER VALVE LOCATIONS
-  APPROXIMATE LOCATION OF EXISTING GAS LINE
-  APPROXIMATE LOCATION OF EXISTING OVERHEAD ELECTRIC & TELECOMMUNICATION LINES
-  APPROXIMATE LOCATION OF EXISTING SANITARY LINE

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

BELOW ARE THE EXISTING PROTECTIVE COVENANTS, DEED RESTRICTIONS, EASEMENTS AND/OR RIGHT-OF-WAY AFFECTING THE USE OF THE PROPERTY

- SANITARY SEWER EASEMENT TO TOWNSHIP OF MORRIS PER D.B. 5096 PG. 9, D.B. 5119, PG. 231 & D.B. 2203 PG. 983.
- ACCESS EASEMENT TO BLOCK 23.02, LOT 5 PER D.B. 2442 PG. 720 & D.B. 24469 PG. 1329
- UTILITY EASEMENT TO BLOCK 23.02, LOT 5 PER D.B.2126 PG. 806, D.B. 2145 PG. 498, D.B. 2384 PG. 281, D.B. 2776 PG. 486 & D.B. 2786 PG. 774
- SLOPE AND OTHER RIGHTS OF THE STATE OF NEW JERSEY PER D.B. 2145 PG. 550 & D.B. 2176 PG. 774.

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REVISIONS

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PROJECT No.: J190619.11
DRAWN BY: APR/ATK
CHECKED BY: BAB/TA/AS
DATE: 01/22/2021
CAD I.D.: J190619.11-EXC-1A

PROJECT:

**PRELIMINARY &
FINAL SITE PLAN**

- FOR

**S/K MT. KEMBLE
ASSOCIATES, LLC**
PROPOSED RESIDENTIAL
DEVELOPMENT

MT. KEMBLE AVENUE
BLOCK: 23.02, LOT: 5
TAX MAP: 13, ZONE: TH-
TOWNSHIP OF HARDING
BLOCK: 6101, LOT: 4
TAX MAP: 61, ZONE: OL-
TOWNSHIP OF MORRIS
MORRIS COUNTY, NEW JER

BOHLER 
BOHLER ENGINEERING NJ, LLC

30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
 Phone: (908) 668-8300
 Fax: (908) 754-4401
www.BohlerEngineering.com
 NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

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FLORIDA LICENSE No. 73277
NEW YORK LICENSE No. 088514-1
CONNECTICUT LICENSE No. 26039
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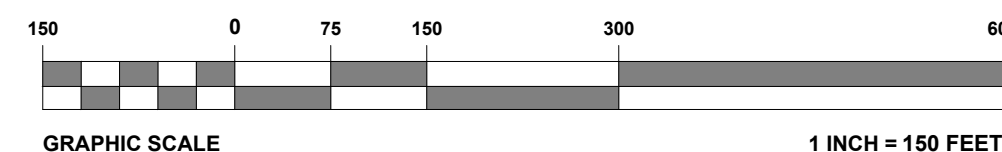
SHEET TITLE:

200' OFFSET PLAN

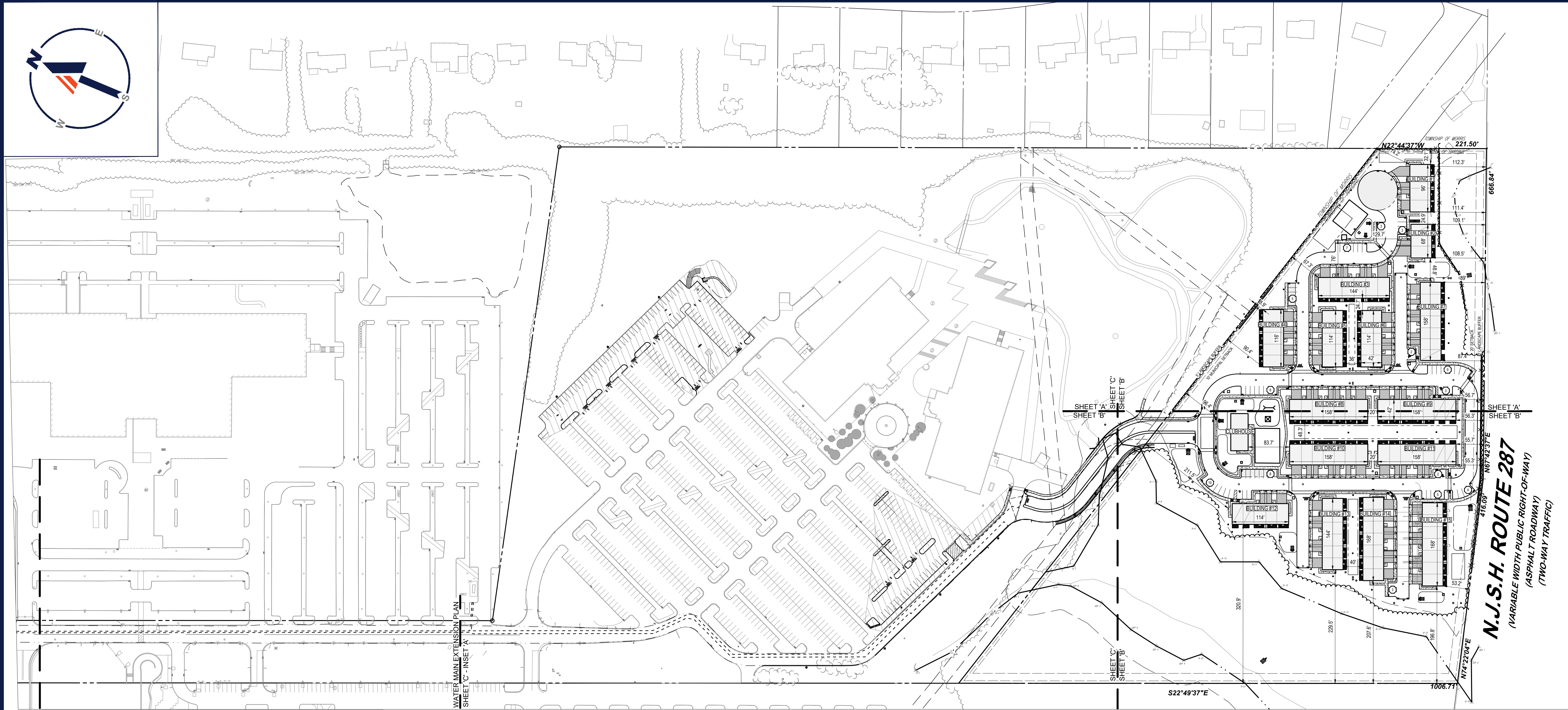
SHEET NUMBER:

C-103

REVISION 1 - 03/26/2021



G:\0310\10019.1\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\10019.1-1-SPP-1A---LAYOUT: C-300 SITE



ZONING TABLE				
ZONE: TH-1 TOWNHOUSE ZONE 1 (USE: RESIDENTIAL - TOWNHOUSES (PERMITTED)) BLOCK: 23.02 LOT: 5				
APPLICANT/ OWNER INFORMATION				
APPLICANT/OWNER:		SK MT. KEMBLE ASSOCIATES, LLC 520 U.S. HIGHWAY 22 EAST, PO BOX 6872 BRIDGEWATER, NEW JERSEY 08807		
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	N/S	N/S	679,258 SF (15.594 AC.)	679,258 SF (15.594 AC.)
MIN. PROPERTY LINE SETBACK	§ 225-137.6	20' (10' TO MUNICIPAL BOUNDARY ¹)	N/A	32.1' (TO PROPERTY LINE) 18.9' (TO MUNICIPAL BOUNDARY)
MIN. DISTANCE BETWEEN PRINCIPAL BUILDINGS	§ 225-137.6	20'	N/A	20.0'
MIN. DISTANCE BETWEEN PRINCIPAL AND ACCESSORY BUILDINGS	§ 225-137.6	15'	N/A	76.0' (MAINTENANCE SHED) 83.7' (CLUBHOUSE)
MAX. PRINCIPAL BUILDING HEIGHT	§ 225-137.6	45' 3 STORIES	N/A	45' 3 STORIES
MAX. NUMBER OF UNITS FOR DEVELOPMENT	§ 225-137.6	96 UNITS (INCLUDING 16 AFFORDABLE UNITS)	N/A	96 UNITS (INCLUDING 16 AFFORDABLE UNITS)
MAX. NUMBER OF UNITS PER PRINCIPAL BUILDING	§ 225-137.6	10 UNITS	N/A	9 UNITS
MAX. PRINCIPAL BUILDING LENGTH	§ 225-137.6	192'	N/A	168.0'
MAX. IMPERVIOUS COVERAGE	§ 225-137.6	55% (373,591 SF) ²	N/A	36.30% (246,560 SF)
MIN. OPEN SPACE	§ 225-137.6	20% (135,851 SF) ³	N/A	41.98% (285,173 SF)
MAX. HEIGHT OF ACCESSORY STRUCTURE	§ 225-137.6	15' (25' ⁴)	N/A	115' (MAINTENANCE SHED) 125' (CLUBHOUSE)
MIN. PERIMETER LANDSCAPE BUFFER	§ 225-137.6	5'	N/A	5.0'
KEY = N/S - NOT SPECIFIED, N/A - NOT APPLICABLE				VARIANCE REQUIRED
¹ MIN. PERIMETER SETBACK IS 20' BUT MAY BE REDUCED TO 10' AT A MUNICIPAL BOUNDARY ² MAX. IMPERVIOUS COVERAGE = 55% * (679,258 SF) = 373,591 SF ALLOWED ³ MIN. OPEN SPACE = 20% * (679,258 SF) = 135,851 SF REQUIRED ⁴ MAX. HEIGHT OF A DETACHED ACCESSORY STRUCTURE IS 15' BUT MAY BE INCREASED TO 25' FOR A COMMUNITY CENTER.				

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	N.J.A.C. §5-21-4.15	9' X 18'	9' X 18'
MIN. AISLE WIDTH	N.J.A.C. §5-21-4.2 TABLE 4.3	24' ¹	24'
MIN. NUMBER OF STALLS	N.J.A.C. §5-21-4.14(f)	224 SPACES ² (INCLUDING 72 SURFACE SPACES ³)	269 SPACES ⁴ (INCLUDING 72 SURFACE SPACES)
MIN. NUMBER OF ADA SPACES	2010 ADA STANDARDS	4 SPACES (INCLUDING 1 VAN SPACE) ⁵	5 VAN SPACES
VARIANCE REQUIRED			
¹ MIN. 24' AISLE WIDTH REQUIRED FOR TWO-WAY RESIDENTIAL ACCESS WITH NON-PARALLEL PARKING SPACES ² REQUIRED NUMBER OF PARKING SPACE CALCULATION: 1.8 SPACES / 1 BEDROOM GARDEN APARTMENT UNIT * (2 - 1 BEDROOM GARDEN APARTMENT UNITS) = 3.6 SPACES 2.0 SPACES / 2 BEDROOM GARDEN APARTMENT UNIT * (10 - 2 BEDROOM GARDEN APARTMENT UNITS) = 20 SPACES 2.1 SPACES / 3 BEDROOM GARDEN APARTMENT UNIT * (4 - 3 BEDROOM GARDEN APARTMENT UNITS) = 8.4 SPACES 2.4 SPACES / 3 BEDROOM TOWNHOUSE UNIT * (8) - OF 3 BEDROOM TOWNHOUSE UNITS) = 19.2 SPACES TOTAL REQUIRED SPACES FOR DEVELOPMENT: 224 SPACES ³ REQUIRED NUMBER OF SURFACE PARKING SPACES CALCULATION: 1.8 SPACES / 1 BEDROOM GARDEN APARTMENT UNIT * (2 - 1 BEDROOM GARDEN APARTMENT UNITS) = 3.6 SPACES 2.0 SPACES / 2 BEDROOM GARDEN APARTMENT UNIT * (10 - 2 BEDROOM GARDEN APARTMENT UNITS) = 20 SPACES 2.1 SPACES / 3 BEDROOM GARDEN APARTMENT UNIT * (4 - 3 BEDROOM GARDEN APARTMENT UNITS) = 8.4 SPACES 2.4 SPACES / 3 BEDROOM TOWNHOUSE UNIT * (8) - OF 3 BEDROOM TOWNHOUSE UNITS) = 19.2 SPACES TOTAL REQUIRED SPACES FOR DEVELOPMENT: 72 SPACES ⁴ PROVIDED NUMBER OF PARKING SPACES CALCULATION: PER N.J.A.C. §21-4.14(f) - EACH GARAGE CAR SPACE COUNTS AS 1.0 OFF-STREET PARKING SPACE. A COMBINATION OF A ONE-CAR GARAGE AND DRIVEWAY COUNTS AS 2.0 OFF-STREET PARKING SPACES IF DRIVEWAY IS A MIN. 18' IN LENGTH. A COMBINATION OF A TWO-CAR GARAGE AND DRIVEWAY COUNTS AS 3.5 OFF-STREET PARKING SPACES IF DRIVEWAY IS A MIN. 20' IN WIDTH AND 18' IN LENGTH. 55 ONE-CAR GARAGE WITH DRIVEWAYS * 2 SPACES / COMBINATION = 110 SPACES 25 TWO-CAR GARAGE WITH DRIVEWAYS * 3.5 SPACES / COMBINATION = 87.5 SPACE - 87 SPACES 72 SURFACE PARKING SPACES TOTAL PROVIDED SPACES: 269 SPACES PROVIDED ⁵ REQUIRED NUMBER OF ADA SPACES: FOR 51 TO 75 PARKING SPACES, 4 ADA SPACES (INCLUDING 1 VAN SPACE) IS REQUIRED			

SIGNAGE TABLE			
ITEM	CODE	PERMITTED	PROPOSED
SIGN AREA	N/S	N/S	65 SF
HEIGHT ABOVE GRADE	N/S	N/S	4'

ZONING NOTES:

- § 225-79 - SLOPES SHALL NOT BE STEEPER THAN 1.5:1 SLOPES STEEPER THAN 1.5:1 MUST BE CONFINED BY A RETAINING WALL. **WAIVER, MAX. 1:1 SLOPE PROVIDED WITHOUT RETAINING WALL.**
- § 225-79 - GRADING AROUND A BUILDING GREATER THAN 1-STORY AND LOCATED ON A DOWNHILL SLOPE SHALL NOT EXCEED A SLOPE OF 3% FOR A DISTANCE OF 30' FROM THE SIDES OF THE BUILDING. **WAIVER, 5% SLOPE PROVIDED PER BUILDING CODED.**
- § 225-82 - ALL UTILITIES AND THEIR SERVICES LINES SHALL BE INSTALLED UNDERGROUND AND PLACED IN THE RIGHT-OF-WAY. **COMPLIES, UTILITIES PROPOSED UNDERGROUND.**

RSIS NOTES	
- TRAVELED WAY FOR A RESIDENTIAL ACCESS ROAD WITH NONPARALLEL PARKING (ALL INTENSITIES) IS TO BE 24'. (COMPLIES, 24' PROVIDED)	
- CUL-DE-SACS ARE TO BE PROVIDED WITH A CARTWAY TURNING RADIUS OF 40 FEET. (COMPLIES, 40' RADIUS PROVIDED)	
- MULTIFAMILY COURTS NEED NOT PROVIDE A MEANS FOR VEHICLE TURNAROUND AS LONG AS THEIR LENGTH IS LIMITED TO 300 FEET. (COMPLIES, MULTIFAMILY COURTS ARE PROPOSED WITH LESS THAN 300 FOOT TOTAL LENGTH)	
- SIDEWALKS ARE TO BE 4" THICK, 6" THICK SIDEWALK WITH WELDED WIRE MESH IS REQUIRED AT ALL POINTS OF VEHICLE CROSSINGS. (COMPLIES, 4" SIDEWALKS ARE PROPOSED WITH 6" THICK SIDEWALKS PROPOSED AT VEHICLE CROSSING LOCATIONS)	
- MIN. SLOPE ON ROADWAYS IS 0.6%, THE MAXIMUM SLOPE IS 12%. (COMPLIES, MIN. PROPOSED ROADWAY SLOPE IS 1% AND MAX. PROPOSED ROADWAY SLOPE IS 4.81%)	
- MIN. CENTERLINE RADIUS FOR PROPOSED ROADWAYS IS 100'. (DE MINIMIS EXCEPTION, MIN. PROPOSED CENTERLINE RADIUS IS 37')	
- MIN. CURB RADIUS AT INTERSECTIONS IS TO BE 25' (COMPLIES, 25' MIN. RADIUS PROPOSED AT INTERSECTIONS)	
- ROADWAY VERTICAL CURVES ARE TO BE DESIGNED TO MEET AASHTO REQUIREMENTS (COMPLIES, PROPOSED VERTICAL CURVES MEET AASHTO REQUIREMENTS)	

VARIANCE LIST:

- NONE

WAIVER LIST:

- MAX. SLOPE PROVIDED WITHOUT RETAINING WALL.
- MAX. SLOPE ON DOWNHILL SLOPE FROM BUILDING.
- INTERIOR STREET MAX. AVERAGE MAINTAINED ILLUMINATION.
- PARKING AREAS MAX. AVERAGE MAINTAINED ILLUMINATION.
- SIDEWALK AREAS MAX. AVERAGE MAINTAINED ILLUMINATION.
- SOURCE OF LIGHT.
- MAX. ILLUMINATION AT PROPERTY LINES.
- MAX. AT PROPERTY LINES.

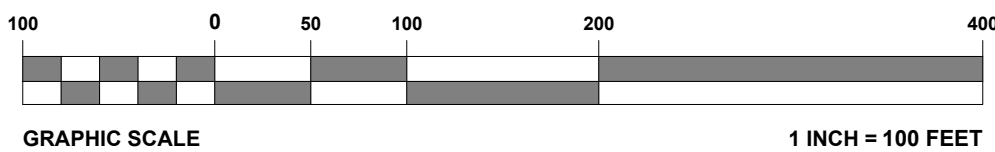
RSIS DE MINIMIS EXCEPTIONS LIST:

- MIN. CENTERLINE RADIUS

REFER TO THE BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. FOR ALL EXISTING PROTECTIVE COVENANTS, DEED RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAYS AFFECTING THE USE OF THE PROPERTY

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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PROJECT No.: J190619.11
DRAWN BY: APRI/ATK
CHECKED BY: BAB/TAAS
DATE: 01/22/2021
CAD ID: J190619.11-SPP-1A

PROJECT:

PRELIMINARY & FINAL SITE PLAN
FOR

SK MT. KEMBLE ASSOCIATES, LLC
PROPOSED RESIDENTIAL DEVELOPMENT

MT. KEMBLE AVENUE
BLOCK: 23.02, LOT: 5
TAX MAP: 13, ZONE: TH-1
TOWNSHIP OF HARDING
BLOCK: 6101, LOT: 4
TAX MAP: 61, ZONE: LQ-40
TOWNSHIP OF MORRIS
MORRIS COUNTY, NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 685-5300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

B.A. BOHLER

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FLORIDA LICENSE No. 75271
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CONNECTICUT LICENSE No. 28039
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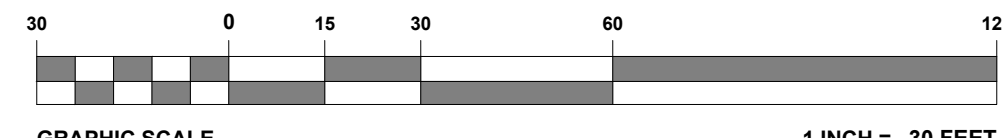
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OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

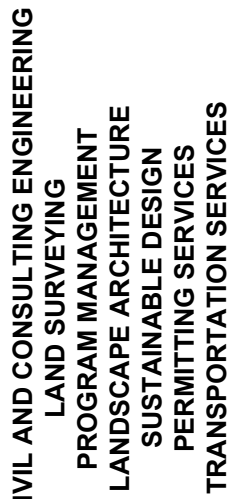
C-300

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REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

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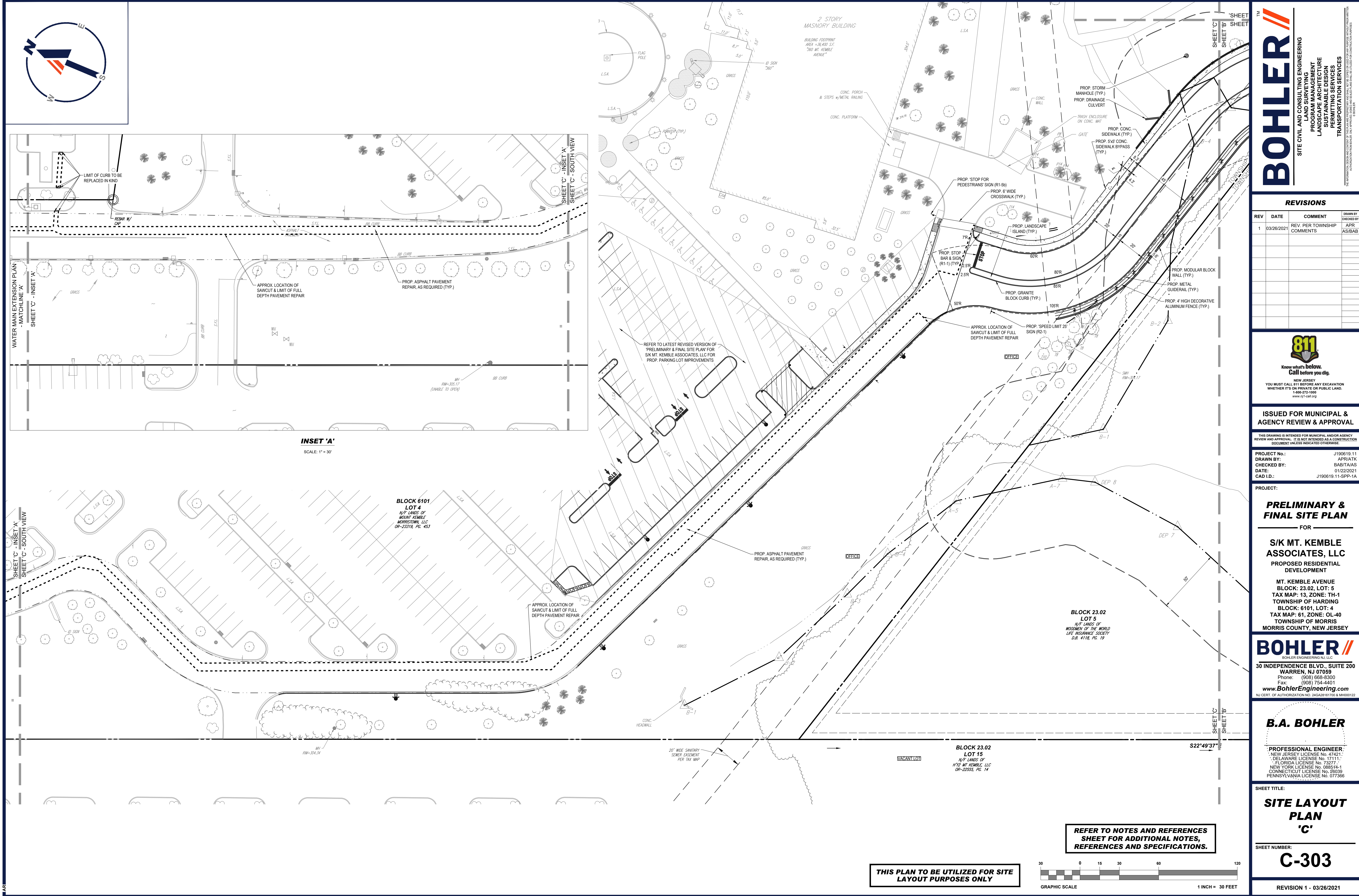
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30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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DATE:	01/22/20
CAD I.D.:	J190619.11-SPP-

PROJECT:

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