OLD LEDGEWOOD ROAD
(50' ROW PER TAX MAP)

MOUNT OLIVE TOWNSHIP
ROXBURY TOWNSHIP
(ZONELINE SHOWN PER TOWNSHIP OF ROXBURY TAX MAPS)

N45°40'00"W
150.00'
S44°00'00"W
N44°00'00"E
10' SIDE SETBACK
40' FRONT SETBACK
264.18'
246.00'
N44°00'00"E

LOT 4
BLOCK 9303
66,733.12 S.F.
1.53 AC.
(ROXBURY TOWNSHIP)

EXISTING 6" DIA. WELL IN MH TO BE ABANDONED PER NJDEP AND LOCAL REGULATIONS

LIMIT OF IMPROVEMENTS PER APPROVED SITE PLAN BY FRANK W. DUFFORD, NJPE #5242, DATED 11/17/82, LAST REVISED 12/2/83 (SEE DETAIL)

PAVED AREA

EXISTING PAVED DRIVE

ACCESS LICENSCE FOR LOT 5 BLOCK 9303 11,568.43 S.F. 0.27 AC.

ACCESS LICENSE FOR LOT 5 BLOCK 9303 TO BE MODIFIED PER SHEET 2

S44°00'00"W

UP# BT 2191 MOT

LOT 5
BLOCK 9303

UP# RU 3878

EXISTING NEW JERSEY POWER AND LIGHT EASEMENT

50.00'

DEED LINE

325.92'
135.78'

453.51'

S85°14'00"E
0.82'
(N83°14'00" 2.37' PER DEED)

150.58'

S38°40'54"E

EXISTING CONCRETE WALK TO BE REMOVED AS REQUIRED

PAVED AREA

GRAVEL AREA

60'

EXISTING ROOF OVERHANG

EXISTING SANITARY MANHOLE

EXISTING SANITARY C.O.

96'

EXISTING METAL BUILDING
FIRST FLOOR - 3 SERVICE BAYS (5,296 S.F.)
FIRST FLOOR OFFICE (464 S.F.)
SECOND FLOOR - PARTS AREA (464 S.F.)
BUILDING FOOTPRINT - 5,760 S.F.

EXISTING GRASS SEPTIC BED AREA

EDGE OF PAVED DRIVE

EDGE OF GRAVEL PARKING

EXISTING SEPTIC TO BE ABANDONED IN PLACE

19.33'

OFFICE (1ST FL.) PARTS AREA (2ND FL.)

24'

EXISTING A.C. UNIT & L.P. TANKS TO BE RELOCATED

EXISTING CONCRETE AREAS TO BE REMOVED

GRAVEL AREA

PAVED AREA

112.94'

EXISTING CONCRETE BOLLARDS

EXISTING CONCRETE WALK TO BE REMOVED AS REQUIRED

27.23'

10' SIDE SETBACK

UP# JC 91426 RO

435.72'

100.00'
M.U.P.L. EASEMENT

GRAVEL REMOVED, AREA TO BE TOPSOILED, SEEDED & MULCHED (TYP.)

EXISTING CONDITIONS PLAN

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.