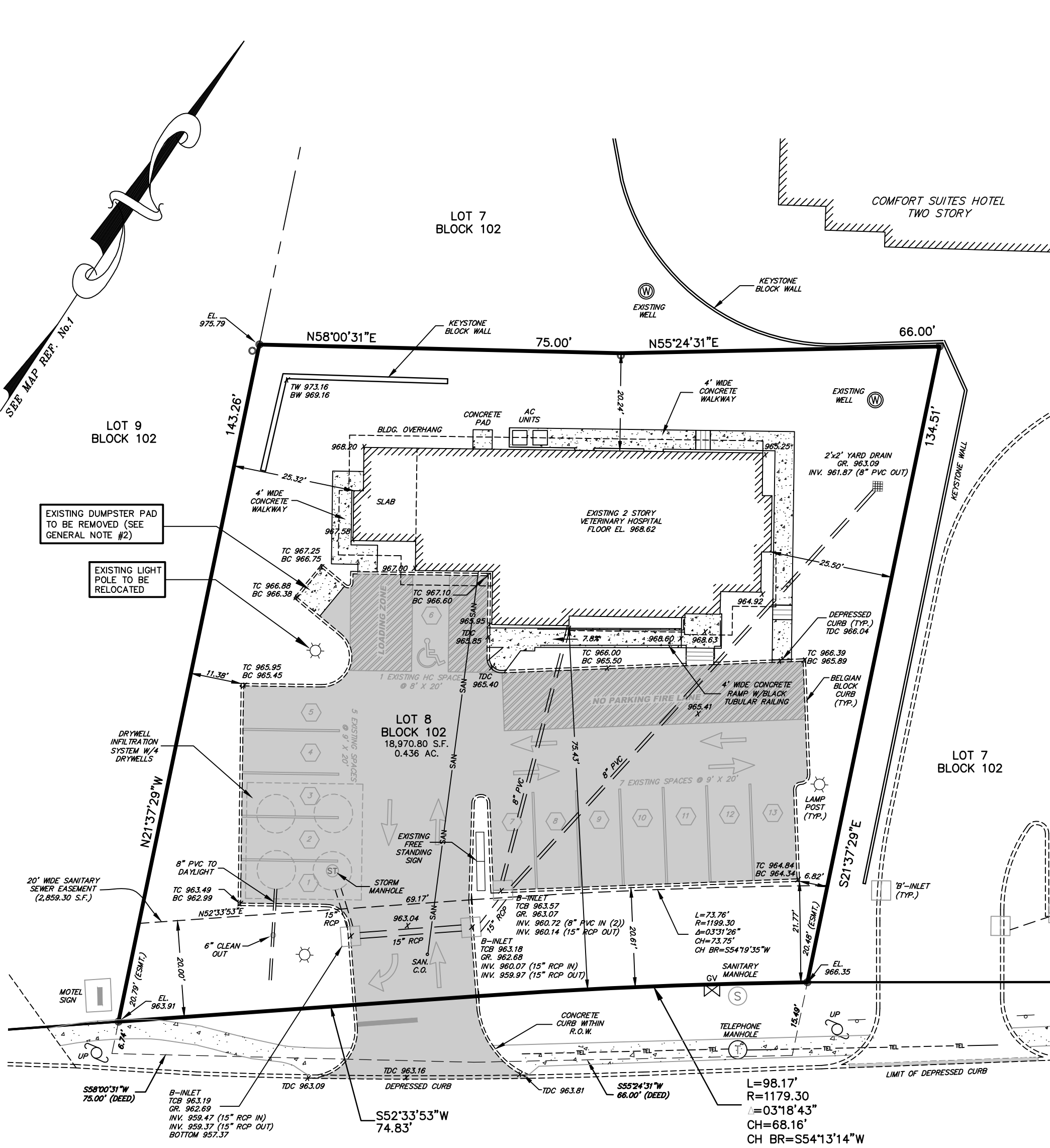
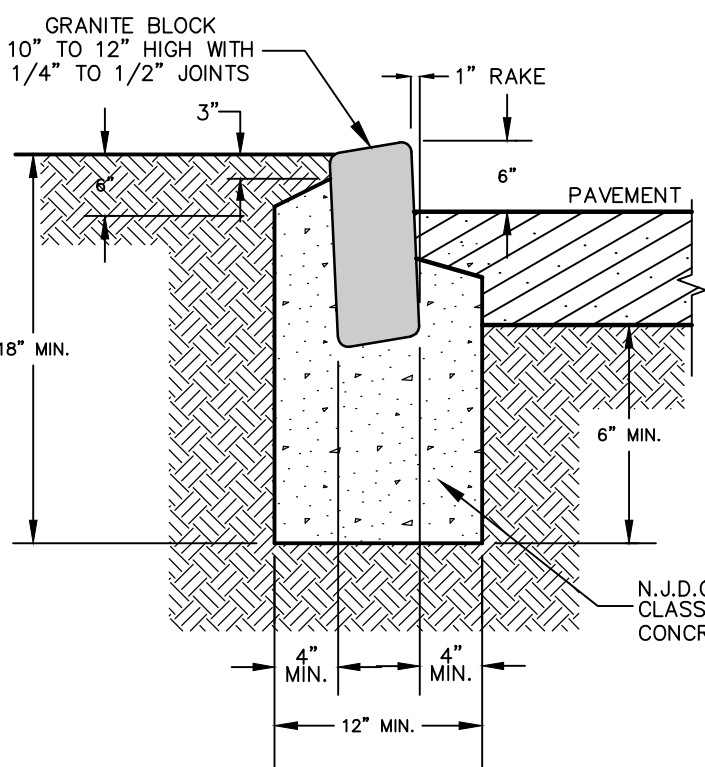
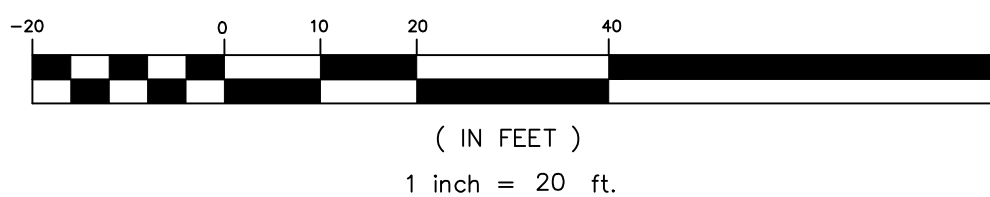




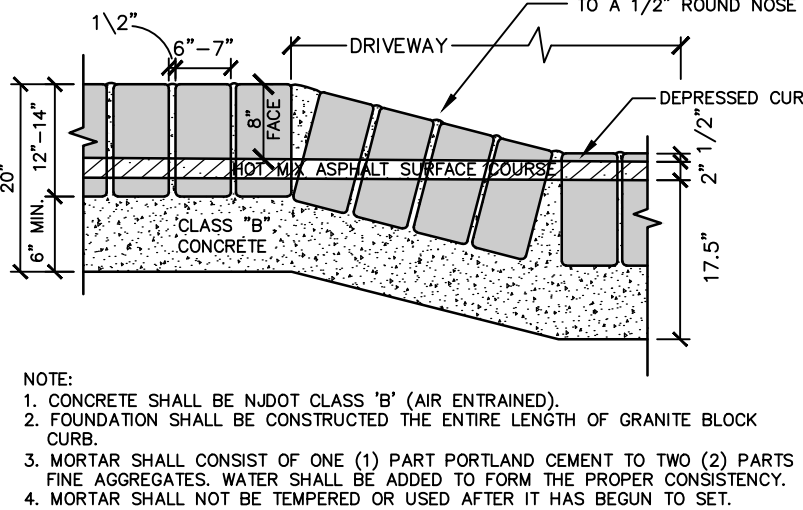
U.S. ROUTE 46
(VARIABLE WIDTH R.O.W.)

EXISTING CONDITIONS PLAN

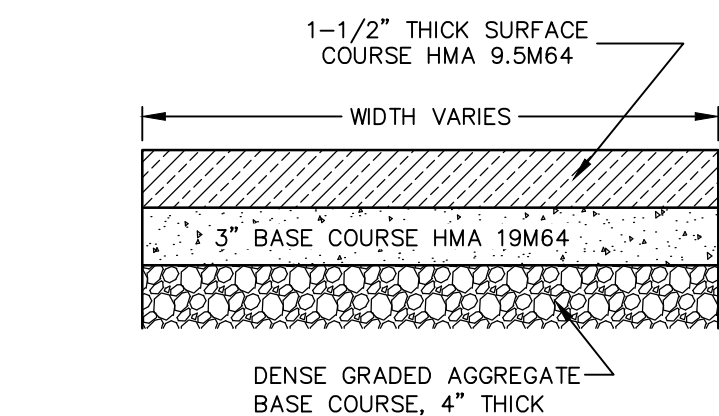
GRAPHIC SCALE



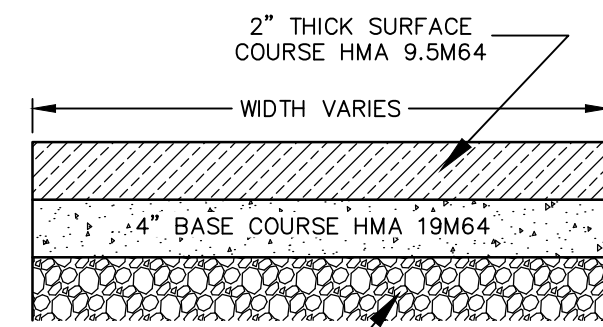
BELGIAN BLOCK CURB DETAIL
(N.T.S.)



GRANITE BLOCK CURB DETAIL
(N.T.S.)

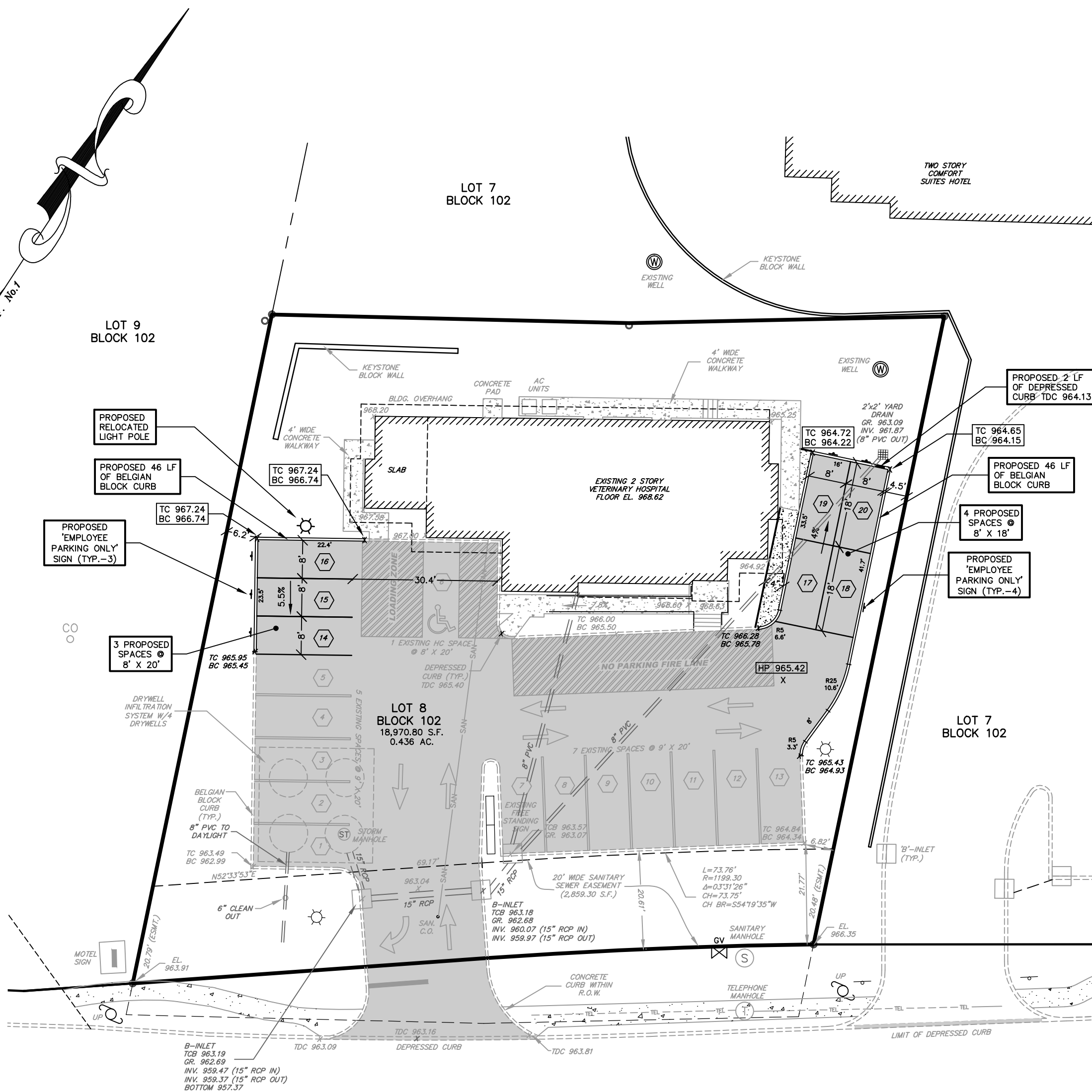


PAVEMENT DETAIL FOR ALL PARKING AREAS
(N.T.S.)



PAVEMENT DETAIL
(N.T.S.)

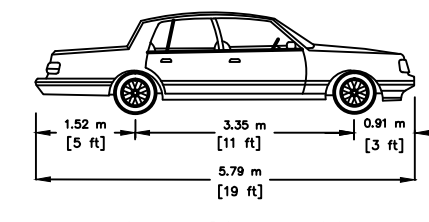
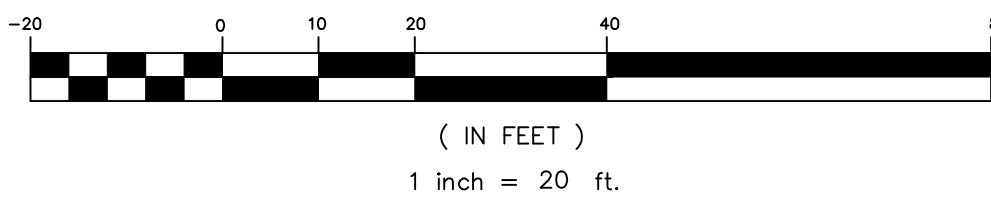
PAVEMENT DETAIL FOR AISLES, AREAS OF INGRESS & EGRESS, AND ALL OTHER AREAS NOT USED FOR PARKING
(N.T.S.)



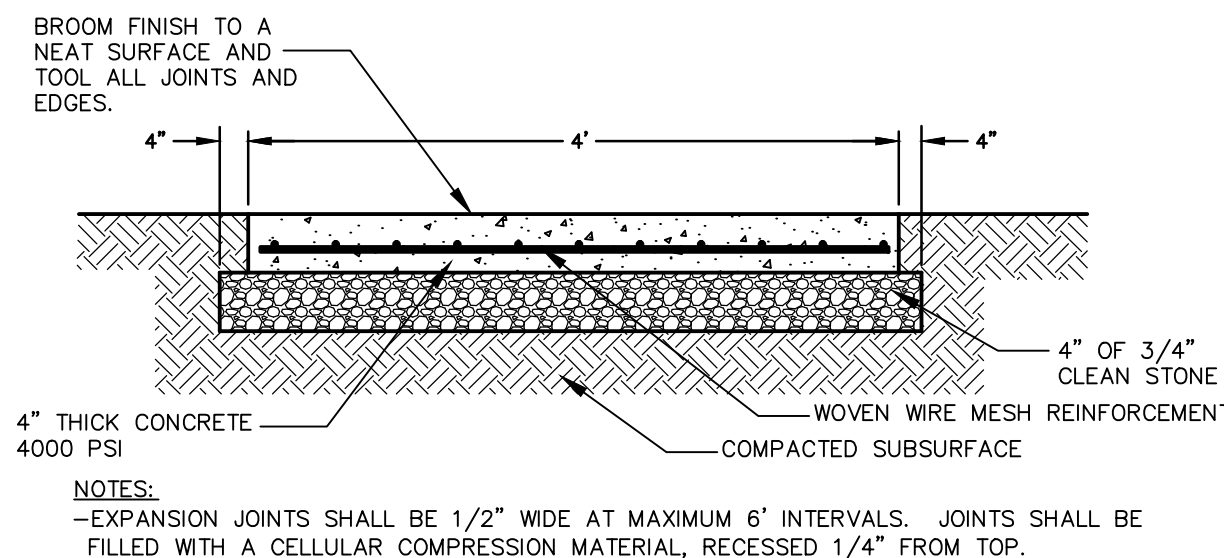
U.S. ROUTE 46
(VARIABLE WIDTH R.O.W.)

PROPOSED SITE PLAN

GRAPHIC SCALE



PASSENGER CAR (P) TURNING RADIUS
(N.T.S.)



CONCRETE SIDEWALK DETAIL
(N.T.S.)

GENERAL NOTES

- LOT DIMENSIONS (METES AND BOUNDS), AND LOCATIONS PER FINAL SURVEY AS PREPARED BY CIVIL ENGINEERING INC., ROBERT J. WESP, NPLS #35891, DATED 2/16/10.
- ALL MEDICAL WASTE TO BE PICKED UP AND DISPOSED OF OFF SITE BY A PRIVATE, CONTRACTED COMPANY. ALL OFFICE WASTE TO BE COLLECTED BY OWNER AND DISPOSED OF OFF SITE AS NEEDED.

JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

ZONE REQUIREMENTS

THE SUBJECT PROPERTY IS LOCATED IN THE COMMERCIAL DISTRICT - C-1 ZONE SUBJECT TO THE FOLLOWING:

LOT:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	43,560 S.F.	18,970.80 S.F. *	NO CHANGE
MINIMUM LOT WIDTH	200 FT.	142.84 FT. *	NO CHANGE
MINIMUM LOT DEPTH	150 FT.	131.59 FT. *	NO CHANGE
MAXIMUM FLOOR AREA RATIO	0.40	0.35	NO CHANGE
MAXIMUM BUILDING HEIGHT	30 FT. MAX.	<30 FT.	NO CHANGE
MAXIMUM BUILDING COVERAGE	30% MAX.	13.43%	NO CHANGE
MAXIMUM LOT COVERAGE	60% MAX.	54.03%	59.18%

PRINCIPAL BUILDING:	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT YARD SETBACK	75 FT.	75.43 FT.	NO CHANGE
MINIMUM SIDE YARD SETBACK	25 FT.	25.32 LEFT/25.50 RIGHT	NO CHANGE
MINIMUM REAR YARD SETBACK	20 FT.	20.24 FT.	NO CHANGE

EXISTING IMPERVIOUS COVERAGE

EXISTING BUILDING	2,553 S.F.
EXISTING PAVEMENT	6,292 S.F.
EXISTING BUILDING OVERHANG	564 S.F.
EXISTING CONCRETE SIDEWALK & STEPS	570 S.F.
EXISTING CONCRETE DUMPSTER PAD	48 S.F.
EXISTING BELGIAN BLOCK CURBING	203 S.F.
EXISTING FREESTANDING SIGN	20 S.F.
TOTAL	10,250 S.F.

10,250 S.F./18,970.80 S.F. = 0.5403 OR 54.03%

PROPOSED IMPERVIOUS COVERAGE

EXISTING BUILDING	2,553 S.F.
EXISTING BUILDING OVERHANG	564 S.F.
EXISTING CONCRETE SIDEWALK & STEPS (PORTION TO REMAIN)	478 S.F.
EXISTING BELGIAN BLOCK CURBING (PORTION TO REMAIN)	154 S.F.
EXISTING FREESTANDING SIGN	20 S.F.
PROPOSED RECONFIGURED PAVED PARKING LOT	7,289 S.F.
PROPOSED CONCRETE SIDEWALK ADDITION	89 S.F.
PROPOSED BELGIAN BLOCK CURBING	80 S.F.
TOTAL	11,227 S.F.

11,227 S.F./18,970.80 S.F. = 0.5918 OR 59.18%

PARKING REQUIREMENTS

VETERANARIAN HOSPITAL - 6 SPACES REQUIRED PER EXAMINATION ROOM OR DOCTOR, WHICHEVER IS GREATER

PROPOSED 2 EXAMINATION ROOMS AND 1 DOCTOR

PARKING REQUIRED:

2 EXAM. ROOMS/1 DOCTOR = 6 SPACES PER DOCTOR/EXAM ROOM = 12 PARKING SPACES REQUIRED

PARKING PROVIDED

8' X 18' SPACE*	4 SPACES
9' X 20' SPACE	3 SPACES
8' X 20' SPACE	12 SPACES
8' X 20' VAN ACCESSIBLE HC SPACE	1 SPACE
TOTAL	20 SPACES PROVIDED

* EXCEPTION REQUIRED

PARKING SETBACKS	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT SETBACK	25 FT.	20.61 FT. *	NO CHANGE
MINIMUM SIDE SETBACK	15 FT.	11.38 FT. LEFT*/6.82 FT. RIGHT*	6.2 FT. LEFT*/4.5 FT. RIGHT*

* EXCEPTION REQUIRED

LOADING REQUIREMENTS

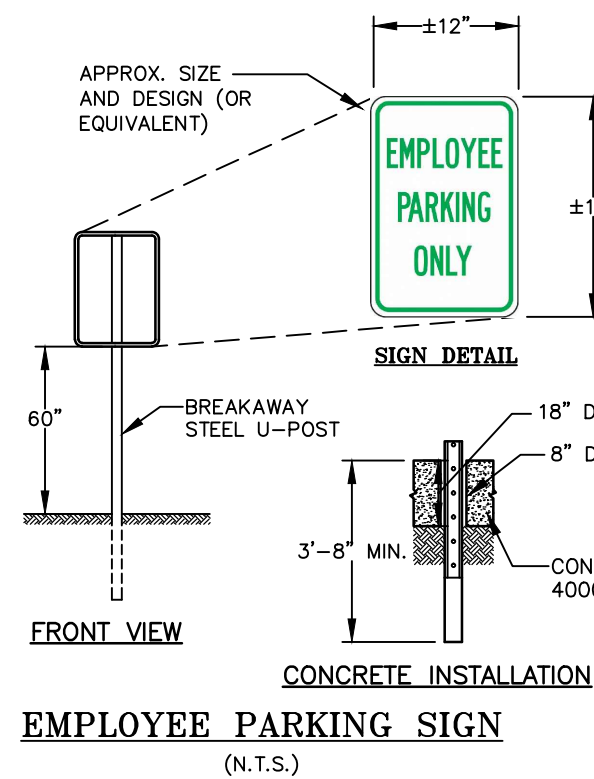
- ONE SPACE FOR UP TO 10,000 S.F. OF GROSS FLOOR AREA FOR A VETERINARY HOSPITAL
- SPACE SIZE 10' X 60'

LOADING PROVIDED

- ONE SPACE 12' X 20'*
- * EXCEPTION REQUIRED

STORMWATER MANAGEMENT

THE SITE IS SERVED BY AN EXISTING STORMWATER MANAGEMENT SYSTEM CONSISTING OF THREE B-INLETS AND A YARD GRATE THAT COLLECT RUNOFF AND PIPE THE RUNOFF TO A DRYWELL INFILTRATION SYSTEM CONTAINING 4 - 8' DIA. PRECAST CONCRETE DRYWELLS (70" DEPTH) IN A 24' X 24' COMMON EXCAVATION. ROOF LEADERS ARE ALSO CONNECTED TO THE EXISTING DRYWELL INFILTRATION SYSTEM.
THE ORIGINAL APPROVED STORMWATER MANAGEMENT REPORT DATED MARCH 23 2007 WAS DESIGNED TO ACCOMMODATE THE 100 YEAR STORM (8") WITH NO INFILTRATION USED IN THE CALCULATION. THE ADDITIONAL COVERAGE (1,020 S.F.) WILL NOT AFFECT THE INTEGRITY OF THIS SYSTEM. THE SYSTEM HAS EXISTED FOR APPROX. 15 YEARS AND HAS BEEN EMPTY IMMEDIATELY FOLLOWING STORM EVENTS.



EMPLOYEE PARKING SIGN
(N.T.S.)

PARKING LOT RECONFIGURATION PLAN

FOR:

LOT 8 BLOCK 102
MOUNT OLIVE VETERINARY HOSPITAL

TOWNSHIP OF MT. OLIVE
MORRIS COUNTY, NEW JERSEY

CIVIL ENGINEERING, INC.

1 COVE STREET
BUDD LAKE, N.J. 07828
Telephone: (973) 426-1776
Fax: (973) 426-0716
N.J. - C of A #24GA27922000

Checked By: JG Date: 6/7/22
Drawn By: WBB Project No: 4582

SHEET 1 OF 1