PROPOSED LEGEND

- CURB
- DEPRESSED/FLUSH CURB (AS NOTED)
- EDGE OF PAVEMENT
- SIGN
- (B) PARKING ROW TOTALS
- HANDICAP PARKING STALL
- STORM PIPE
- "B" INLET
- "E" INLET
- STORM MANHOLE
- SANITARY SEWER
- SANITARY MANHOLE
- WATER LINE
- HYDRANT W/WATER VALVE
- DOOR LOCATION
- LIGHT POLE BASE
- LIGHT BUILDING FIXTURE
- STONE STRIP

NJSPCS (NAD 83)

NOTES:

1. LIMITS OF FENCING AROUND THE SITE SHALL BE CONFIRMED PRIOR TO CONSTRUCTION
2. HEAVY-DUTY PAVEMENT SHALL BE USED FOR ALL DRIVEWAYS, COMMERCIAL VEHICLE DRIVE AISLES, AND LOADING AREAS
3. PURSUANT THE NJ ELECTRIC VEHICLE LEGISLATURE (S3223; P.L.2021c.171), ADOPTED 7-9-21,
   - 3.A. INSTALL 3 MAKE-READY ELECTRIC VEHICLE PARKING SPACES AND 1 ADDITIONAL ADA MAKE-READY ELECTRIC VEHICLE PARKING SPACE;
   - 3.B. FINAL ADA AND MAKE-READY PARKING LAYOUT IS DEPENDENT ON FINAL LEASING AGREEMENT FOR THE BUILDING.
4. ALL FULL AND DEPRESSED CURBS SHALL BE BELGIAN BLOCK. FLUSH CURBS ALONG CURB RAMPS SHALL BE CONCRETE.
5. THE EXISTING DRAINAGE EASEMENT CROSSING THE CHEGWIDDEN WAY DRIVEWAY WILL BE MAINTAINED BY THE PROPERTY OWNER.
6. ELECTRIC AND GAS METERS SHALL BE CLEARLY MARKED IN A PERMANENT MANNER TO INDICATE THE BUSINESS UNIT SERVICED (BY NAME AND ADDRESS). KNOX BOX TO BE INSTALLED ON STRUCTURE FOR EACH BUSINESS PER ORDINANCE CHAPTER 160.
7. THE BUILDING NUMBER SHALL BE EASILY IDENTIFIED FROM THE ROADWAY AND TENANT SIGNS MUST MAKE CLEAR, WHERE THE LOCATION OF THE ENTRANCE FOR EACH TENANT CAN BE FOUND, FOR FIRST RESPONDERS, PER APPROVAL OF THE BOARD ENGINEER, BOARD PLANNER, AND BOROUGH ADMINISTRATOR. TENANT SIGNS WILL MAINTAIN THE AESTHETIC OF THE SITE AND MASTER PLAN PER APPROVAL OF THE BOARD PLANNER IN SAME 'FAMILY', SAME DESIGN AESTHETIC, WHILE ALLOWING FOR REASONABLE BRANDING OF THEIR LOGO TO BE MAINTAINED, CONSISTENT WITH ORDINANCES, PER APPROVAL OF THE BOARD PLANNER.

EAST DEWEY AVENUE (MORRIS COUNTY RT. 642)

NORTH MAIN STREET EXTENSION (CHEGWIDDEN WAY)

PROPOSED BUILDING (AREA= 92,248 S.F. ±)

PROP DRIVEWAY

RAILROAD

FORMERLY MOUNT HOPE MINERAL

OLD TRACT LINE

NUMBER OF PARKING STALLS (TYP.)

PROP. BOLLARDS (TYP.)

MEET EXIST. PAVEMENT, CURB & GRADE ELEVATION

SAW CUT EXIST. PAVEMENT

MILL & OVERLAY

W11-2 SIGN FACING WEST

12" WIDE STOP BAR, 6' WIDE CROSSWALK, AND STRIPED ISLAND (TYP.)

END OF DEPRESSED CURB TO MEET EXISTING PAVEMENT. EDGE OF EXISTING PAVEMENT IN THIS AREA IS APPROX. AND SHALL BE CONFIRMED IN THE FIELD.

R1-1 & R3-2 SIGNS FACING SOUTH

R3-2 AND CUSTOM ENTRANCE SIGNS FACING EAST

PROPOSED PERIMETER FENCE TO MATCH EXISTING FENCE (TYP.)

9'x18' PARKING STALL (TYP.)

PROP. RETAINING WALL W/ FENCE (TYP.)

FULL-FACE CURB [NOTE 4] (TYP.)

TRAFFIC FLOW DIRECTION ARROWS (TYP.)

9'x18' PARKING STALL (TYP.)

SAWCUT EXIST. PAVEMENT

R1-1 SIGN (TYP.)

12" WIDE STOP BAR AND 10' WIDE CROSSWALK (TYP.)

DEPRESSED CURB [NOTE 4] (TYP.)

EXIST. FENCE ACROSS DRIVEWAY TO BE REMOVED

ADA CURB RAMP AND DETECTABLE WARNING STRIP (TYP.)

W11-2 SIGN (TYP.)

MEET EXIST. PAVEMENT & GRADE ELEVATION (TYP. OF BOTH SIDES)

PROPOSED FLOOD HAZARD AREA LIMIT

EV MAKE-READY PARKING SPACES [NOTE 3] (TYP. OF 2)

6'x4' ENTRANCE SIGN 'NO TRACTOR TRAILERS' SIGNS FACING EAST

12" WIDE WHITE STOP BAR & R1-1 & R3-5L SIGNS FACING WEST (TYP.)

R7-8, R7-8P, & R7-8a (WHERE APPLICABLE) SIGNS WITH BOLLARD BASE (TYP. OF 6)

R5-1 & R6-1 SIGNS (TYP.)

18'x8' STANDARD H/C PARKING STALLS & 8' WIDE STRIPED ISLAND (TYP. OF 3)

LIGHT POLE BASE

FLUSH CURB [NOTE 4] (TYP.)

EXISTING FLOOD HAZARD WITHIN PROPOSED PROJECT LIMITS (ELEV. 628.0 - 628.2 PER HEC-RAS & FEMA +1 FT ANALYSIS)

EXIST. DRAINAGE EASEMENT TO REMAIN (EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER)

CONNECT PROP. FENCE TO EXIST. FENCE

6'x4' ENTRANCE SIGN

FLUSH CURB [NOTE 4] (TYP.)

ADA CURB RAMP TYPE 7 WITH FLUSH CURB AND DWS (TYP. OF 3)

300 FOOT RIPARIAN ZONE

BUILDING LIGHT FIXTURE (TYP.)

SPRINKLER & UTILITY ROOM

PROP. PAVED DRIVE (TYP.)

FULL-FACE CURB [NOTE 4] (TYP.)

LIMITS OF 300-FT RIPARIAN ZONE PER NJDEP APPROVAL FILE No. 1439-08-0001.3

EXISTING 10-YEAR FLOOD WITHIN PROPOSED PROJECT LIMITS (ELEV. 626.5 PER HEC-RAS ANALYSIS)

'NO TRACTOR TRAILERS' SIGNS FACING WEST

PROPOSED 10-YEAR FLOOD LIMIT

PROP. RETAINING WALL W/FENCE (TYP.)

PROP. GUARDRAIL (TYP.)

12" WIDE WHITE STOP BAR & R1-1 SIGN FACING EAST (TYP.)

EV MAKE-READY PARKING SPACES [NOTE 3] (TYP. OF 2)

PROP. STRIPING FOR EMERGENCY VEHICLES USE ONLY

WETLAND TRANSITION AREA SIGN (TYP.)

PROP. RETAINING WALL (TYP.)

PROP. 8'x8' TRANSFORMER

PROPOSED 10' WIDE 1"-3" RIVERJACK STONE OR EQUIVALENT STRIP (TYP.)

R7-1 SIGN (TYP.)

WETLAND TRANSITION AREA SIGN (TYP.)

R6-1 SIGN (TYP.)

PROP. PAVED DRIVE (TYP.)

WETLAND TRANSITION AREA SIGN (TYP.)

PROP. LANDSCAPE AREA

WETLAND TRANSITION AREA PER NJDEP DLRP LOI FILE No. 1439-20-0001.1 FWW200001

R7-1 SIGN (TYP.)

PROP. 10'x8' DUMPSTER (TYP. OF 2)

PROP. LANDSCAPE ISLAND (TYP.)

"FRESHWATER WETLANDS/ WATER BOUNDARY LINE AS VERIFIED BY NJDEP" LOI FILE No. 1439-08-0001.1

DRAINAGE DITCH (DITCH-1)

DRAINAGE DITCH (DITCH-3)

INTERMEDIATE WETLANDS (PER LANGAN)

APPROXIMATE DITCH-1 TOP OF BANK

LIMITS OF 300-FT RIPARIAN ZONE PER NJDEP APPROVAL FILE No. 1439-08-0001.3

EXISTING FLOOD HAZARD WITHIN PROPOSED PROJECT LIMITS (ELEV. 628.0 - 628.2 PER HEC-RAS & FEMA +1 FT ANALYSIS)

TRUCK LOADING PARKING STALL (TYP.)

R5-1 & R6-1 SIGNS (TYP.)

DEPRESSED CURB [NOTE 4] (TYP.)

FLUSH CURB [NOTE 4] (TYP.)

50-FT WETLAND TRANSITION AREA

40 FEET REAR YARD (TYP.)

APPROXIMATE LIMITS OF DITCH-1 FLOODWAY (ON-SITE)

DRAINAGE DITCH (DITCH-2)

50 FEET FRONT YARD (TYP.)

30 FEET SIDE YARD (TYP.)

LANDS CONVEYED PER DB. 23122, PG. 781

BLOCK 301 LOT 22 N/F BOROUGH OF WHARTON (DEED NOT FOUND)

POB DB. 2093, PG. 370

POB DB. 2074, PG. 211

POB DB. 2040, PG. 931

BLOCK 801 LOT 5.01 100 E DEWEY AVENUE N/F AIR PRODUCTS AND CHEMICALS, INC. 4.486 AC. ±

AIR PRODUCTS AND CHEMICALS, INC. BOOK 2040 PAGE 931

BLOCK 801 LOT 3 N/F WHARTON INVESTORS III LP DB. 23497, PG. 1040 FORMERLY L. E. CARPENTER & COMPANY BOOK 2033 PAGE 981

FORMERLY L. E. CARPENTER & COMPANY BOOK 2093 PAGE 375 SECOND TRACT

FORMERLY L. E. CARPENTER & COMPANY BOOK 2093 PAGE 375 FIRST TRACT

BLOCK 801 LOT 5 N/F WHARTON ENTERPRISES BOOK 4124 PAGE 187

BLOCK 801 LOT 6 N/F JERSEY CENTRAL POWER & LIGHT COMPANY BOOK O-30 PAGE 159 BOOK Z-64 PAGE 494 BOOK 1901 PAGE 380 SECOND TRACT

LOT 5.02 N/F STATE OF NEW JERSEY BOOK 21198 PAGE 1564

JCP&L EASEMENT DB. K-50, PG. 502

SANITARY SEWER EASEMENT PER DB 2503 PG 702

SANITARY SEWER EASEMENT PER DB 2482 PG 588

SANITARY SEWER EASEMENT PER DB 2492 PG 77

FOR GENERAL NOTES SEE SHEET C-102

\\pw-ny\Pw\Projects\50141006\Drawings\C-104 SP.dwg xpetri Jun 11, 2026 - 2:49pm

Dewberry

Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
973.739.9400 Phone
973.739.9710 Fax
Certificate of Authorization #24GA28047600

OWNER:
AIR PRODUCTS AND CHEMICAL, INC.
1940 AIR PRODUCTS BLVD
ALLENTOWN, PA 18106-5500

APPLICANT:
WEST DEWEY, LLC
C/O COMMERCIAL PROPERTY MANAGERS, INC.
111 LITTLETON ROAD, SUITE 100
PARSIPPANY, NJ 07054

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR 100 EAST DEWEY AVENUE

100 EAST DEWEY AVENUE
BLOCK 801 LOT 5.01
BOROUGH OF WHARTON MORRIS COUNTY NEW JERSEY

SEAL

Mario Iannelli, P.E.
New Jersey Professional Engineer
License No. 24GE04174900

SCALE

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30'

No.	DATE	BY	Description
9	06/11/2026	CFS	RELOCATE BLDG. WATER CONNECTION
8	05/22/2026	CMP	FOR CURB STAKE
7	05/08/2026	CFS	FOR CURB STAKE
6	04/29/2026	CFS	QAQC W/ ARCH. PLANS
5	05/10/2024	CP	COMPLIANCE REVISIONS
4	04/05/2024	CP/CFS	COMPLIANCE REVISIONS
3	03/07/2024	CP	COMPLIANCE REVISIONS
2	07/20/2023	CP/CFS	BOROUGH SUBMISSION
1	12/22/2022	SPT	PER SEPT 2022 NJDEP COMMENTS

REVISIONS

DRAWN BY	CFS/MD/CP/FWD
APPROVED BY	MI
CHECKED BY	CFS/MD/CP
DATE	08/19/2022

TITLE

SITE LAYOUT & DIMENSIONAL CONTROL PLAN

PROJECT NO. 50141006

C-104

SHEET NO. 4 OF 19