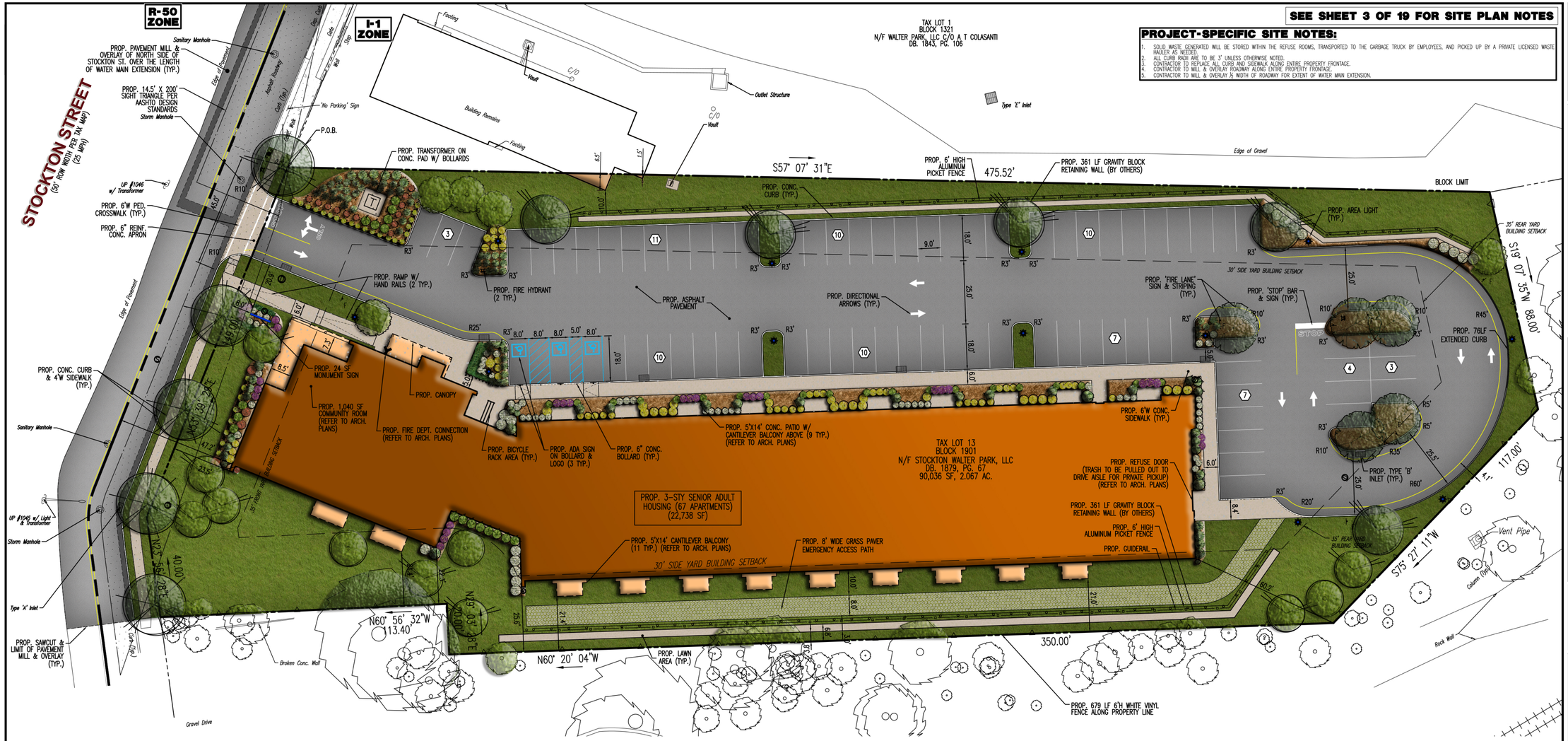
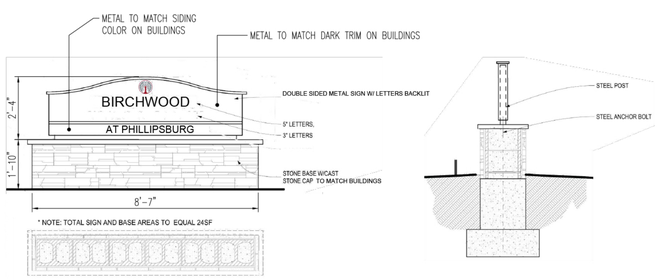


PROJECT-SPECIFIC SITE NOTES:

1. SOLID WASTE GENERATED WILL BE STORED WITHIN THE REFUSE ROOMS, TRANSPORTED TO THE GARBAGE TRUCK BY EMPLOYEES, AND PICKED UP BY A PRIVATE LICENSED WASTE HAULER AS NEEDED.
2. ALL CURB RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO REPLACE ALL CURB AND SIDEWALK ALONG ENTIRE PROPERTY FRONTAGE.
4. CONTRACTOR TO MILL & OVERLAY ROADWAY ALONG ENTIRE PROPERTY FRONTAGE.
5. CONTRACTOR TO MILL & OVERLAY ½ WIDTH OF ROADWAY FOR EXTENT OF WATER MAIN EXTENSION.



NOTES:
1. SIGN TO BE EXTERNALLY ILLUMINATED.
2. DETAIL PROVIDED FOR ZONING COMPLIANCE PURPOSES ONLY AND NOT FOR CONSTRUCTION. SIGN MANUFACTURER TO PROVIDE CONSTRUCTION DETAIL OF SIGN AND ASSOCIATED FOOTING PRIOR TO CONSTRUCTION.

MONUMENT SIGN DETAIL

NOT TO SCALE

SIGNAGE TABLE [§625-53.3.B]

SIGN	REQUIREMENTS	I-1 ZONE	R-MF ZONE *	PROPOSED	
MONUMENT	NUMBER OF SIGNS:	N/S	1	NUMBER OF SIGNS:	1
	MAX. SIGN AREA:	N/S	30 SF	SIGN AREA:	24 SF
	MAX. SIGN HEIGHT:	N/S	6'	SIGN HEIGHT:	4'-2"
	MIN. SIGN SETBACK:	N/S	25'	SIGN SETBACK:	8.0'

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

* R-MF ZONE REQUIREMENTS SHOWN FOR REFERENCE ONLY.

NOTE: REFER TO ARCHITECTURAL PLANS REGARDING PROPOSED BUILDING-MOUNTED SIGNAGE AND ZONING REQUIREMENTS FOR SAME.

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 07/29/19, LAST REVISED 08/12/20

PAVEMENT LEGEND

- PAVEMENT TO BE MILLED AND OVERLAYED
- PROPOSED FULL DEPTH PAVEMENT

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

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REV.	DATE	COMMENTS	BY

COMMENTS: THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

CONSTRUCTION CHECK DATE CONSTRUCTION CHECK DATE

PROJECT: **INGERMAN DEVELOPMENT COMPANY, LLC**
PROPOSED BIRCHWOOD AT PHILLIPSBURG
BLOCK 1901, LOT 13
220 STOCKTON STREET
TOWN OF PHILLIPSBURG, WARREN COUNTY, NEW JERSEY

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PROFESSIONAL ENGINEER
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STEPHEN L. SCHWARTZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 48126

TITLE: SITE PLAN RENDERING

SCALE: 1"=20' +	DATE: 08/27/2020	DRAWN BY: TRL	DESIGNED BY: JJW
PROJECT No: 2362-99-010			CHECKED BY: SLS

SHEET No: 1 OF 1 | Rev. #: 0