ROADWAY 'A'
VREELAND AVENUE
MINNISINK ROAD
R-40 ZONE
PROP. 4 STORY MEDICAL OFFICE BUILDING (133,220 SF GFA ± & PARKING GARAGE)
PROP. FLUSH CURB
PROP. 10' CURB TRANSITION
PROP. ADA RAMP (SEE ARCHITECTURAL DRAWINGS)
PROP. PLAZA DECK
PROP. COVERED ENTRY DROP-OFF
PROP. 6' WIDE PAINTED CROSSWALK (TYP.)
PROP. CONC. CURB (TYP.)
PROP. PAVEMENT MARKINGS (TYP.)
PROP. 5' WIDE CONC. SIDEWALK (TYP.)
PROP. ADA PAVEMENT MARKINGS (TYP.)
PROP. ADA SIGN ON BOLLARD 12 (TYP.)
PROP. "YIELD TO PEDESTRIANS" SIGN
PROP. LIGHT FIXTURE (TYP.)
PROP. CURB-CUT (TYP.)
PROP. 8" HEAVY DUTY CONC. PAD
PROP. BUSINESS I.D. SIGN
PROP. 20.0' WIDE SANITARY SEWER EASEMENT
CONTRACT LIMIT SEE ROADWAY PLANS DESIGNED BY DYNAMIC ENGINEERING FOR DETAILS OF ROADWAY DESIGN.
REFER TO ROADWAY DESIGN PLANS PREPARED BY DYNAMIC ENGINEERING FOR DETAILS OF ROADWAY DESIGN
PROP. "EXIT ONLY" & "DO NOT ENTER" SIGN
PROP. VEHICULAR DIRECTIONAL ID SIGN
PROP. 60 SF. MONUMENT SIGN
PROP. STABILIZED GRASS (FIRE-DASH ACCESS)
PROP. CONDENSING UNIT ON CONC. PAD (FINAL DESIGN AND DETAILS BY OTHERS)
PROP. DETENTION BASIN A
PROP. SCOUR HOLE
PROP. OCS
PROP. MTD. (TYP.)
PROP. 1,350 SF R.O.W. DEDICATION TO NJDOT
PUBLIC RIGHT OF WAY IMPROVEMENTS PER DYNAMIC TRAFFIC "ROADWAY IMPROVEMENT PLANS" AND "INTERSECTION SIGNALIZATION PLANS"
PROP. 14.5'x28' SOLID TRANSITION
PROP. AG FUEL TANK AREA (DETAILS BY OTHERS)
PROP. CAR CHARGING STATION (2 TYP.) (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
PROP. 'ELECTRIC CAR CHARGING STATION' SIGN ON BOLLARD (4 TYP.)
PROP. STEEL LOADING PLATFORM (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
PROP. ELEVATED MRI PLATFORM W/SAFETY RAILING/FENCE (BY OTHERS)
PROP. DEP. CURB
PROP. 8' HIGH FENCE
PROP. COMPACTOR UNITS (DETAILS TO BE FURNISHED BY OWNER)
PROP. LOADING SPACE BELOW (SEE CONSTRUCTION DETAILS)
PROP. TRENCH DRAIN
PROP. 3" CURB TAPER
PROP. "EMPLOYEE PARKING ONLY" SIGN
PROP. KNEE WALL W/6' HIGH PVC VINYL FENCE
PROP. GENERATOR ENCLOSURES (DETAILS BY OTHERS)
PROP. METERING SWITCHGEAR AND TWO (2) TRANSFORMERS
PROP. 70.5' LF 14.00" DEP. CURB
PROP. 20' WIDE DRAINAGE EASEMENT PER DEED BOOK 3618, PAGE 40 & DEED BOOK 3618, PAGE 42
(CONVERT W/DRIVEWAY BACK PLATE)
PROP. RETAINING WALL (DESIGN BY OTHERS)
PROP. EDGE OF PAVEMENT
PROP. TREE LINE (TYP.)
PROP. 'E' INLET (TYP.)
PROP. 'F' INLET (TYP.)
PROP. CONC. CURB (TYP.)
PROP. 10' CURB TRANSITION
PROP. 8" HEAVY DUTY CONC. PAD
PROP. 70.5' LF 14.00" DEP. CURB
DEED BOOK Z-156, PAGE 308 AUG. 4, 1998 STATE OF NEW JERSEY DEPT. OF HUMAN SERVICES DEED TO BEN SHER, LLC
S53°45'06"W 14.35'
S88°57'58"W 143.30'
N37°52'03"W 136.52'
N01°02'03"W 129.87'
R=360.00' L=301.24' C=N87°02'24"W 292.33' DELTA=47°56'40"
N89°06'00"W 50.10'
S59°06'12"W 50.25'
S53°44'27"W 153.19'
S53°23'34"W 232.54'
S53°47'08"W
S88°04'16"W 173.33'
CITY OF NEWARK R.O.W. FOR ITS PRE LINES (33' R.O.W.)
ONLY
ONLY
ONLY