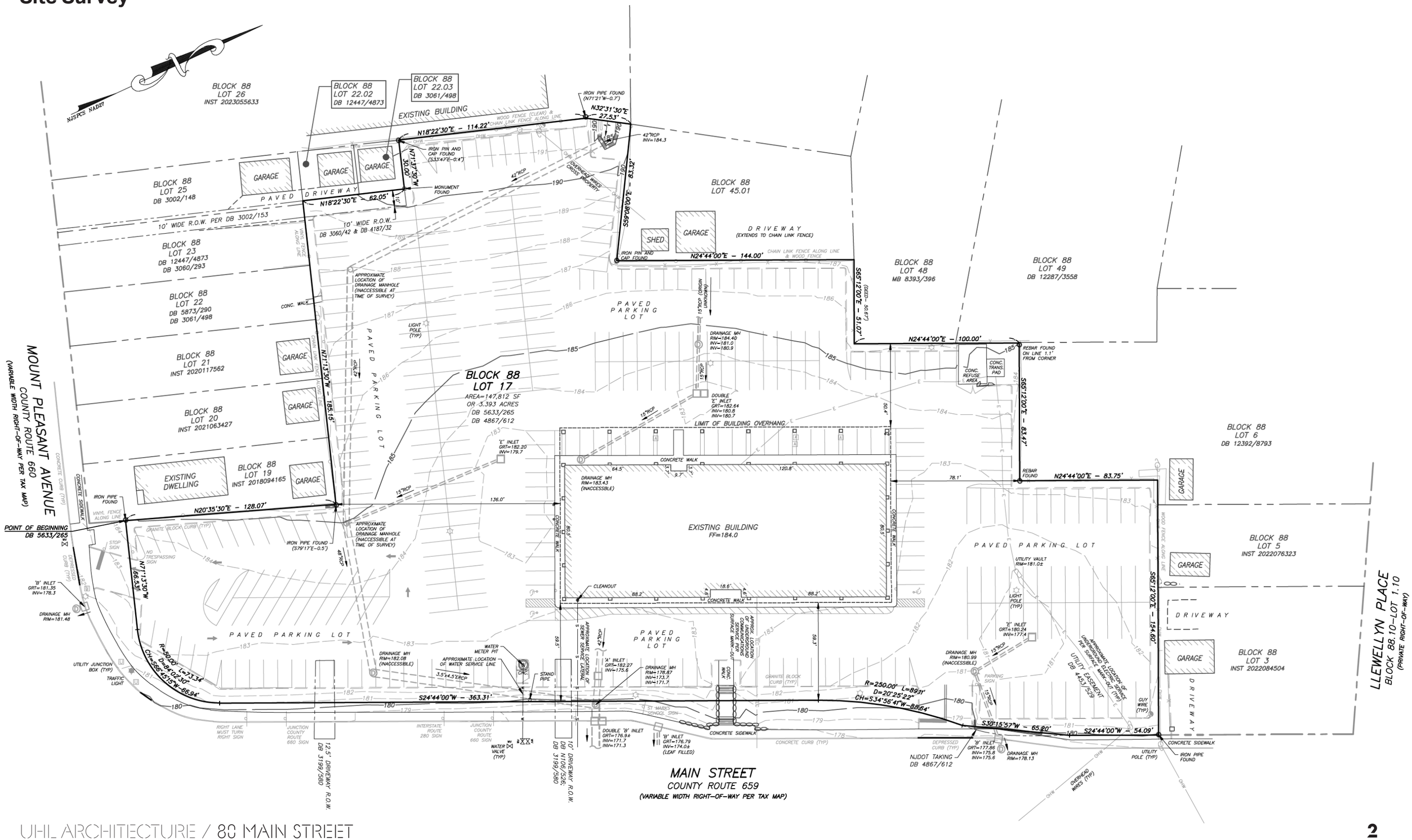
80 MAIN STREET
IRON ORE PROPERTIES
CONCEPT DESIGN

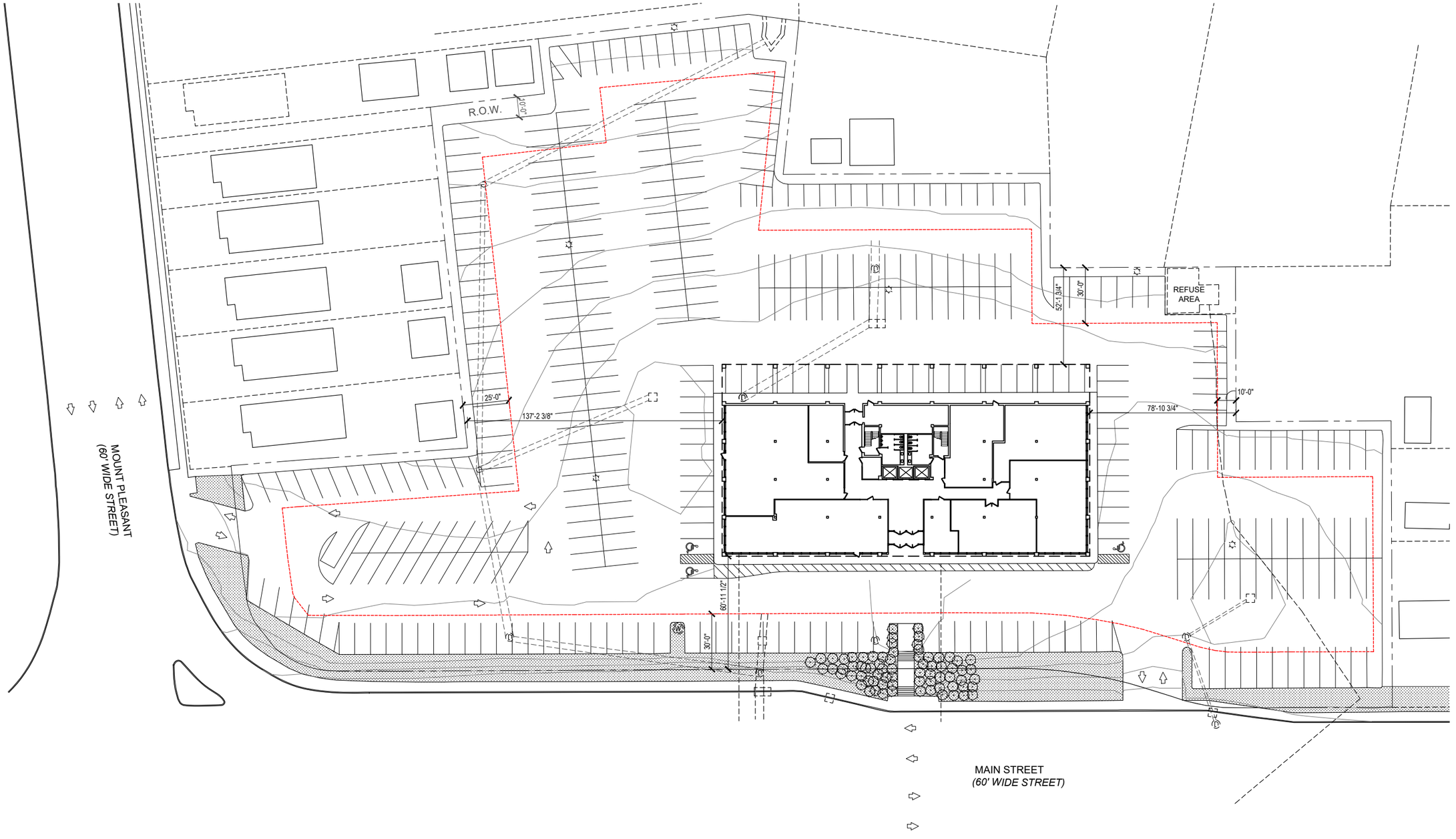
November 12th, 2024

UHL ARCHITECTURE

Site Survey


NJSPCS NAD27
BLOCK 88 LOT 26 INST 2023055633
BLOCK 88 LOT 22.02 DB 12447/4873
BLOCK 88 LOT 22.03 DB 3061/498
EXISTING BUILDING
WOOD FENCE (CLEAR) & CHAIN LINK FENCE ALONG LINE
IRON PIPE FOUND (N71°21'W-0.7')
N32°31'30"E 27.53'
N18°22'30"E - 114.22'
42"RCP INV=184.3
IRON PIN AND CAP FOUND (S33°47'E-0.4')
N71°37'30"W 10.00'
MONUMENT FOUND
OVERHEAD WIRES CROSS PROPERTY
S59°08'00"E - 83.32'
BLOCK 88 LOT 45.01
GARAGE
PAVED DRIVEWAY
N18°22'30"E 62.05'
10' WIDE R.O.W. PER DB 3002/153
10' WIDE R.O.W. DB 3060/42 & DB 4187/32
BLOCK 88 LOT 25 DB 3002/148
BLOCK 88 LOT 23 DB 12447/4873 DB 3060/293
BLOCK 88 LOT 22 DB 5873/290 DB 3061/498
BLOCK 88 LOT 21 INST 2020117562
BLOCK 88 LOT 20 INST 2021063427
BLOCK 88 LOT 19 INST 2018094165
EXISTING DWELLING
SHED
DRIVEWAY (EXTENDS TO CHAIN LINK FENCE)
IRON PIN AND CAP FOUND
N24°44'00"E - 144.00'
CHAIN LINK FENCE ALONG LINE & WOOD FENCE
S65°12'00"E - 51.07'
(DEED - 50.67')
BLOCK 88 LOT 48 MB 8393/396
BLOCK 88 LOT 49 DB 12287/3558
APPROXIMATE LOCATION OF DRAINAGE MANHOLE (INACCESSIBLE AT TIME OF SURVEY)
CONC. WALK
PAVED PARKING LOT
15"RCP (ORIGIN UNKNOWN)
LIGHT POLE (TYP)
DRAINAGE MH RIM=194.40 INV=181.0 INV=180.9
N24°44'00"E - 100.00'
REBAR FOUND ON LINE 1.1' FROM CORNER
CONC. REFUSE AREA
CONC. TRANS. PAD
S65°12'00"E - 83.47'
BLOCK 88 LOT 17
AREA=147,812 SF OR 3.393 ACRES
DB 5633/265
DB 4867/612
DOUBLE 'E' INLET GRT=182.64 INV=180.8 INV=180.7
LIMIT OF BUILDING OVERHANG
'E' INLET GRT=182.20 INV=179.7
CONCRETE WALK
DRAINAGE MH RIM=183.43 (INACCESSIBLE)
EXISTING BUILDING FF=184.0
CLEANOUT
CONCRETE SIDEWALK
REBAR FOUND
N24°44'00"E - 83.75'
BLOCK 88 LOT 6 DB 12392/8793
BLOCK 88 LOT 5 INST 2022076323
BLOCK 88 LOT 3 INST 2022084504
GARAGE
DRIVEWAY
S65°12'00"E - 154.80'
LLEWELLYN PLACE
BLOCK 88.10-LOT 1.10
(PRIVATE RIGHT-OF-WAY)
MOUNT PLEASANT AVENUE
COUNTY ROUTE 660
(VARIABLE WIDTH RIGHT-OF-WAY PER TAX MAP)
POINT OF BEGINNING DB 5633/265
N20°35'30"E - 128.07'
IRON PIPE FOUND
VINYL FENCE ALONG LINE
CONCRETE SIDEWALK
CONCRETE CURB (TYP)
GRANITE BLOCK CURB (TYP)
STOP SIGN
NO TRESPASSING SIGN
N71°13'30"W 66.53'
'B' INLET GRT=181.35 INV=178.3
DRAINAGE MH RIM=181.48
UTILITY JUNCTION BOX (TYP)
TRAFFIC LIGHT
R=50.00' L=73.34' D=84°02'30" CH=S66°45'15"W-66.94'
S24°44'00"W - 363.31'
APPROXIMATE LOCATION OF DRAINAGE MANHOLE (INACCESSIBLE AT TIME OF SURVEY)
IRON PIPE FOUND (S79°17'E-0.5')
48"RCP
DRAINAGE MH RIM=182.08 (INACCESSIBLE)
APPROXIMATE LOCATION OF WATER SERVICE LINE
3.5'x4.5'ERCP
WATER METER PIT
CMC
STAND PIPE
APPROXIMATE LOCATION OF SEWER SERVICE LATERAL
'A' INLET GRT=182.27 INV=175.6
DRAINAGE MH RIM=178.87 INV=173.7 INV=171.7
APPROX. LOCATION OF UNDERGROUND ELECTRIC SERVICE PER SURFACE MARK-OUT
CONC. WALK
GRANITE BLOCK CURB (TYP)
ST MARKS SCHOOL SIGN
CONCRETE SIDEWALK
CONCRETE CURB (TYP)
DOUBLE 'B' INLET GRT=176.9± INV=171.7 INV=171.3
'B' INLET GRT=176.79 INV=174.0± (LEAF FILLED)
WATER VALVE (TYP)
RIGHT LANE MUST TURN RIGHT SIGN
JUNCTION COUNTY ROUTE 660 SIGN
INTERSTATE ROUTE 280 SIGN
JUNCTION COUNTY ROUTE 660 SIGN
12.5' DRIVEWAY R.O.W. DB 3199/580
10' DRIVEWAY R.O.W. DB N106/526; DB 3199/580
MAIN STREET
COUNTY ROUTE 659
(VARIABLE WIDTH RIGHT-OF-WAY PER TAX MAP)
PAVED PARKING LOT
UTILITY VAULT RIM=181.0±
'E' INLET GRT=180.24 INV=177.4
15"RCP
DRAINAGE MH RIM=180.99 (INACCESSIBLE)
APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC SERVICE PER SURFACE MARK-OUT (TYP)
UTILITY EASEMENT DB 4423/529
PARKING SIGN
GUY WIRE (TYP)
R=250.00' L=89.91' D=20°25'22" CH=S34°56'41"W-89.64'
S30°15'57"W - 65.80'
S24°44'00"W - 54.09'
DEPRESSED CURB (TYP)
NJDOT TAKING DB 4867/612
'B' INLET GRT=177.86 INV=175.8 INV=175.6
DRAINAGE MH RIM=178.13
UTILITY POLE (TYP)
IRON PIPE FOUND
OVERHEAD WIRES (TYP)

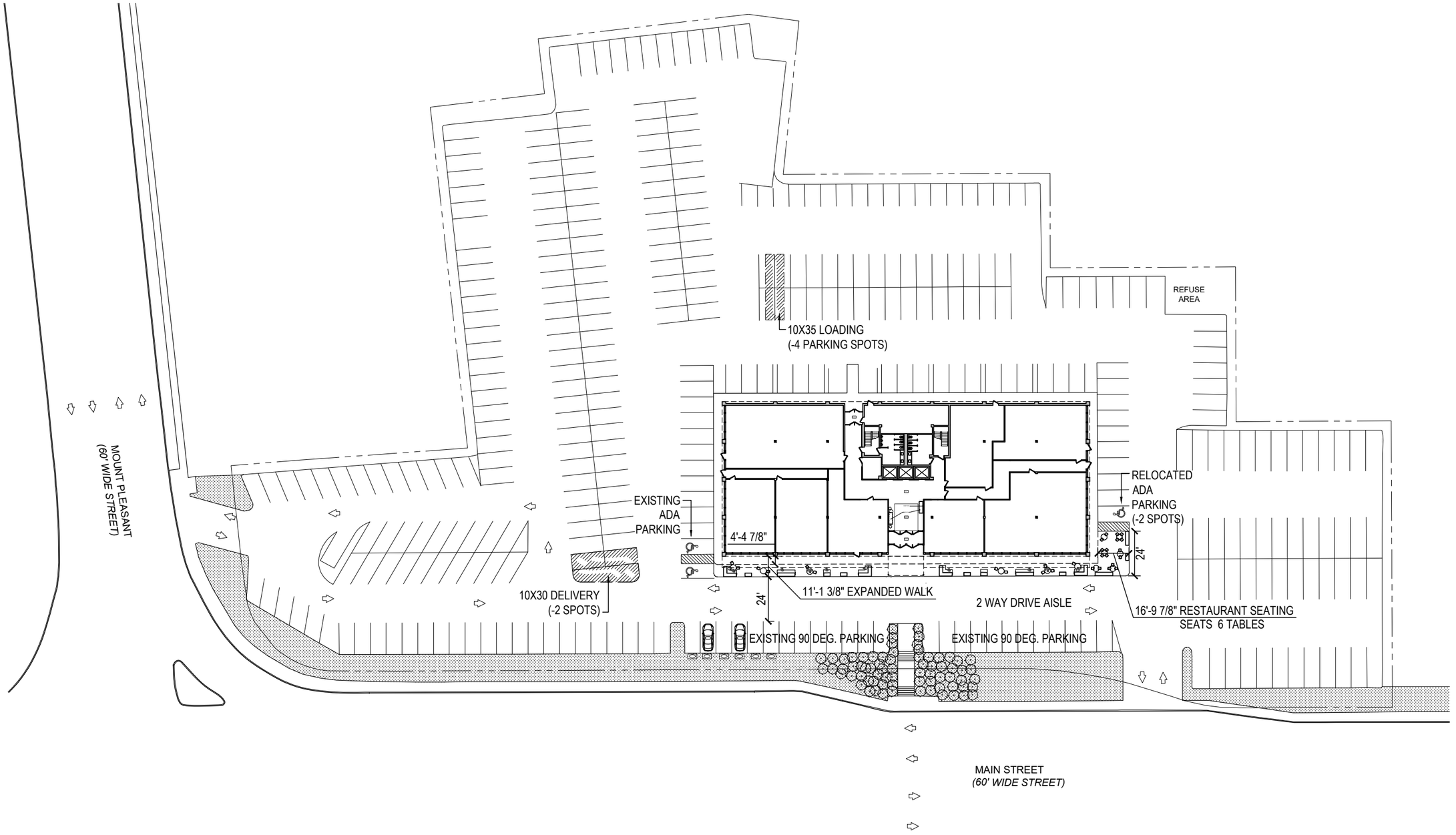
Existing Site Plan - Current Condition



1 SITE PLAN

1"=50'

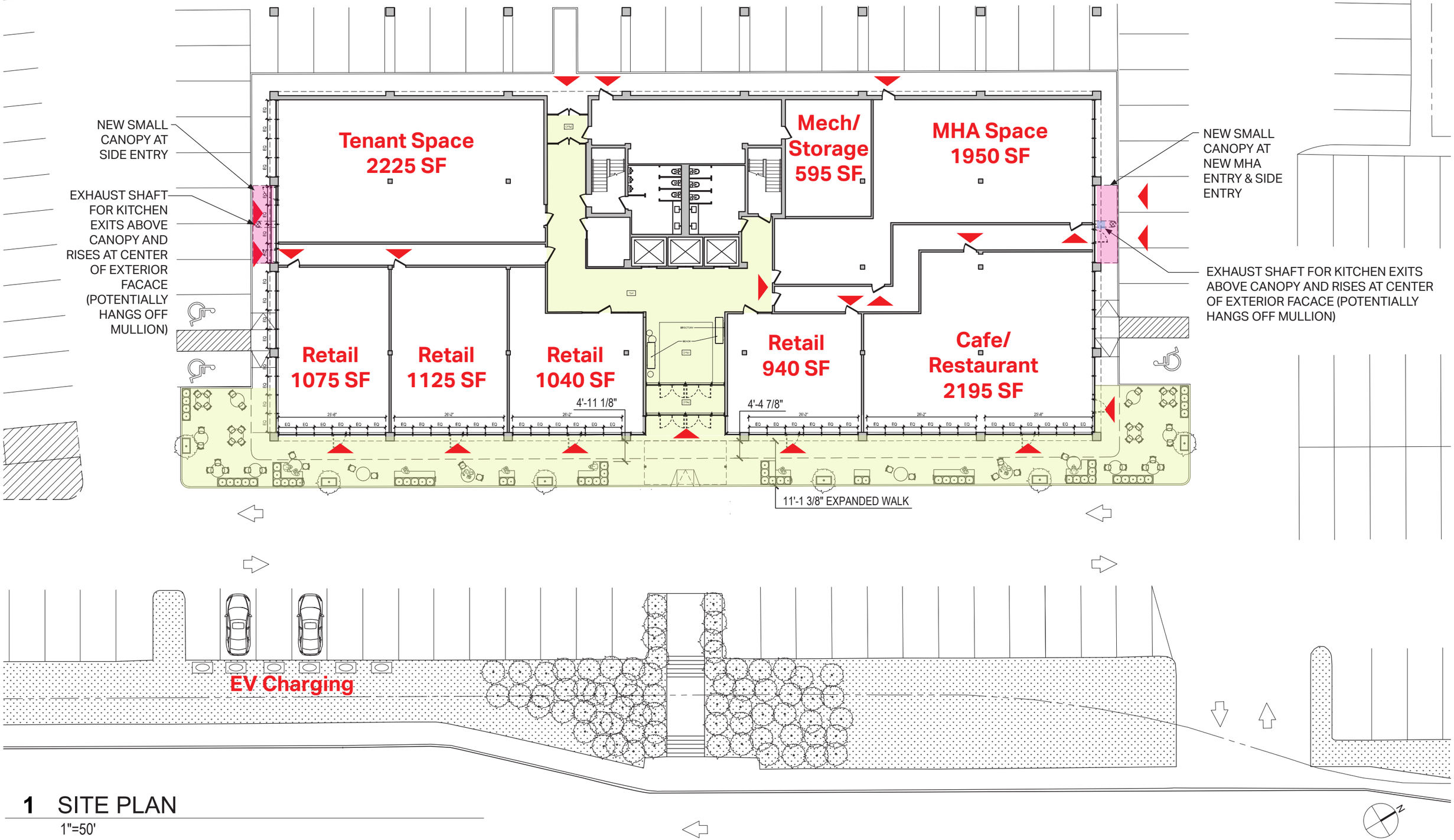
Proposed Site Plan - 01



1 SITE PLAN

1"=50'

Proposed Exterior Space - 11' Extended Sidewalk w Planters, Tables & Chairs



1 SITE PLAN

1"=50'

Existing Building



Revised Storefront - Entry Canopy, Perimeter Overhang, Extended 11′ Sidewalk with Tables, Chairs, & Planters



Existing Building



Revised Storefront - Entry Canopy, Perimeter Overhang, Extended 11′ Sidewalk with Tables, Chairs, & Planters



Revised Storefront - Entry Canopy, Perimeter Overhang, Extended 11′ Sidewalk with Tables, Chairs, & Planters



Revised Storefront - Entry Canopy, Perimeter Overhang, Extended 11′ Sidewalk with Tables, Chairs, & Planters

