

PROPERTY OWNERS WITHIN 200 FT.

Block	Lot	Owners Name	Owners Street	Owners City	Owners Zipcode	Property Location
303	1	HUTCHINS, TERESA DUNN	440 KNOLLWOOD RD	RIDGEWOOD, NJ	7444	3 DUNN PL
303	2	VAN WART, PETER J & JANET M M	1 DUNN PL	POMPTON PLAINS, N.J.	07444	1 DUNN PL
303	3	LOMORELLO, ROBERT J & MARJORIE A	6 LENAPE CT	POMPTON PLAINS, N.J.	07444	6 LENAPE CT
303	4	BOTBYL JR, PETER J & PATRICIA ANNE	4 LENAPE CT	POMPTON PLAINS, N.J.	07444	4 LENAPE CT
303	5	REED, HAROLD G & BARBARA S	2 LENAPE CT	POMPTON PLAINS, N.J.	07444	2 LENAPE CT
303	6	RIZZO, JACQUES & BARBARA	3 LENAPE CT	POMPTON PLAINS, N.J.	07444	3 LENAPE CT
303	7	ONE LENAPE COURT LLC	1 LENAPE CT	POMPTON PLAINS, N.J.	07444	1 LENAPE CT
303	8	CARR, LEWIS & SHERRY	419 BOULEVARD	POMPTON PLAINS, N.J.	07444	419 BOULEVARD
303	9.01	POMPTON PLAINS CHRISTIAN REF. CHURCH	415 BOULEVARD	POMPTON PLAINS, N.J.	07444	415 BOULEVARD
303	10.01	DERICKS, KEVIN B / KATHERINE L	10 PEARL AVE	POMPTON PLAINS, N.J.	07444	10 PEARL AVE
303	11	EDWARDS, MARY DIANE	8 PEARL AVENUE	POMPTON PLAINS, N.J.	07444	8 PEARL AVENUE
303	12	BARAN, RONALD & NANCY	6 PEARL AVENUE	POMPTON PLAINS, N.J.	07444	6 PEARL AVENUE
303	13	HORNER, JACK R. & PATRICIA C.	4 PEARL AVENUE	POMPTON PLAINS, N.J.	07444	4 PEARL AVENUE
304	5	IRVOLINO, CELENA, FUNICELLO, ROSE	426 BOULEVARD	POMPTON PLAINS, N.J.	7444	426 BOULEVARD
304	6	BUNERO, GEORGE	424 BOULEVARD	POMPTON PLAINS, N.J.	07444	424 BOULEVARD
304	7	MC MAHON JR., FREDERICK F. & NANCY	422 BOULEVARD	POMPTON PLAINS, N.J.	07444	422 BOULEVARD
304	33	LICCARDO, FRANK & GUARINO LICCARDO, S	414 BOULEVARD	POMPTON PLAINS, N.J.	07444	414 BOULEVARD
304	34	SCHOENIG, MARTIN C. & DALE J.	412 BOULEVARD	POMPTON PLAINS, N.J.	07444	412 BOULEVARD
602	4	VALLO, DOMINICK M. & VICTORIA A.	3 ORCHARD ROAD	POMPTON PLAINS, N.J.	07444	3 ORCHARD ROAD
602	5	SCIARRA, MICHAEL C. & K.	9 PEARL AVENUE	POMPTON PLAINS, N.J.	07444	9 PEARL AVENUE
602	6	HACKETT, RANDALL & CALLENTIE, DOREEN	407 BOULEVARD	POMPTON PLAINS, N.J.	07444	407 BOULEVARD
602	7	CASTALDO, FRANCESCO & LINA	405 BOULEVARD	POMPTON PLAINS, N.J.	07444	405 BOULEVARD
701	1	VELLA, GIUSEPPE & POTUCEK, VICTORIA	406 BOULEVARD	POMPTON PLAINS, N.J.	07444	406 BOULEVARD
701	2	ROBY, PETER & LARA M.	404 BOULEVARD	POMPTON PLAINS, N.J.	07444	404 BOULEVARD
701	12	AKTAY, SERVET & MARY ANNE	9 COLONIAL TERR	POMPTON PLAINS, N.J.	07444	9 COLONIAL TER
701	13	MOLOUGHNEY, JOSEPH JR / SHANNON	11 COLONIAL TERR	POMPTON PLAINS, N.J.	07444	11 COLONIAL TERR

NOTE: THIS LIST OF PROPERTY OWNERS IS PROVIDED AS A COURTESY. [Per Pequannock Assessor's Office; Feb. 4, 2020]\

PUBLIC UTILITIES:	
Township of Pequannock, Water Dept.	530 Newark Pompton Tpke., Pompton Plains, NJ 07444 (973) 835-5700 Ext. 190
City of Newark, Div. of Water Utility	239 Central Avenue., Newark, NJ 07103 Joe Beckmeyer (Ph) (973) 733-6303; Fax (973) 733-4819
Passaic Valley Water Commission & North Jersey Water District	1525 Main Avenue, Clifton, NJ 07111 (973) 340-4320
Township Of Pequannock, Sewer Dept.	530 Newark Pompton Tpke., Pompton Plains, NJ 07444 (973) 835-5700 Ext. 190
Lincoln Park, Fairfield & Pequannock Sewerage Authority (TBSA)	P.O. Box 188, Lincoln Park, NJ 07035 (973) 696-4494
Public Service Electric & Gas Co.	William Murphy 20 Van Voorse Drive, Oakland, NJ 07436 (201) 337-2621
Spectra Energy (formerly Duke Energy) (includes Texas Eastern & Algonquin Gas)	501 Coudodge Street, Souf Plainfield, NJ 07080 (908) 757-1215
Jersey Central Power & Light Co.	Tim Vaughan 300 Madison Ave, Morristown, NJ 07960
Jersey Central Power & Light Co.	Baxter Turley 46 Parsippany Blvd., Boonton, NJ 07005 (973) 331-5315
Verizon	Kim Foster, Planner 290 W. Mt. Pleasant Avenue, Bldg 4, ground Floor, Livingston, NJ 07039 (973) 422-5141
Township of Pequannock Engineering Dept.	530 Newark Pompton Turnpike, Pompton Plains, NJ 07444 (973) 835-5700 Ext. 188
County of Morris Engineering Dept.	Courthouse, Morristown, NJ 07960 (973) 285-6759
New Jersey Department of Transportation	200 Steelt Court, Mt. Arlington, NJ 07856-1322 (973) 601-6700
Roxbury Corporate Center	159 Windermere Avenue, Greenwood Lake, NY 10925 (845) 595-6819; Fax: (845) 595-6814
Cablevision of North Jersey	85 Sunset Road Pompton Plains, NJ 07444
Pequannock Board of Education Transportation	
Pequannock Township Traffic & Safety Bureau	
Postmaster, Pompton Plains, NJ 17444	
Postmaster, Pequannock, NJ 17444	
Garden State Underground Location Service	1 (800) 272-1000

GENERAL NOTES

- THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 9.01 IN BLOCK 303 AS PER TOWNSHIP OF PEQUANNOCK TAX ASSESSOR.. BOUNDARY AND AREA INFORMATION BASED ON REFERENCE NUMBER 3.
- TOPOGRAPHIC INFORMATION BASED ON REFERENCE NUMBER 3.
- EXISTING LOT 9.01 IS LOCATED WITHIN THE "R-15" ZONE DISTRICT AS PER THE TOWNSHIP OF PEQUANNOCK ZONE MAP.
- SUBSURFACE CONDITIONS AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THESE PLANS.
- REFER TO REFERENCE NUMBER 3 FOR ALL EXISTING BUILDING, FENCE & WALL OFFSET DIMENSIONS TO THE PROPERTY LINES AND FOR KNOWN EXISTING SITE COVENANTS, DEED RESTRICTIONS, EASEMENTS OR EXCEPTIONS.
- REFUSE / RECYCLING IS CURRENTLY STORED NEAR RIGHT REAR BUILDING CORNER AND SET OUT FOR STREET PICK-UP.
- REFER TO REFERENCE NUMBER 4 FOR ON-SITE UNDERGROUND UTILITIES AND WITHIN BOULEVARD & PEARL AVENUE.

REFERENCES

- THE TOWNSHIP OF PEQUANNOCK TAX MAP SHEET 3. [DEED OF CONSOLIDATION LOTS 9 & 14, BLOCK 303; DATED 6/14/2016, LOT 9.01 DESIGNATION PER TAX ASSESSOR.]
- THE TOWNSHIP OF PEQUANNOCK ZONING MAP, REVISED OCT. 27, 2010. (Per Twp. WebSite; 12-02-2019)
- BOUNDARY AND TOPOGRAPHIC DATA PER SURVEY ENTITLED: "PARTIAL TOPOGRAPHIC SURVEY OF LOT 9.01, BLOCK 303, A.K.A. 415 BOULEVARD, TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY, NEW JERSEY" PREPARED BY DMC ASSOCIATES, INC.; DATED: 10/29/2019.
- REFER TO PLANS ENTITLED "PROPOSED NEW PARKING AREA for POMPTON PLAINS REFORMED BIBLE CHURCH, BLOCK 303, LOT 14, SITUATED IN THE TOWNSHIP OF PEQUANNOCK, COUNTY OF MORRIS, NEW JERSEY" DATED: 12/02/2015; REVISED 6/7/16; PREPARED BY DARMOFALSKI ENGINEERING ASSOCIATES, INC.
- PROPERTY IS LOCATED IN FLOOD ZONE X; "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN." PER F.I.R.M. TOWNSHIP OF PEQUANNOCK, NEW JERSEY, MORRIS COUNTY, COMMUNITY PANEL No. 345311 0003 B; REVISED SEPT. 17, 1992.
- SOILS DATA PER SOIL RESOURCE REPORT FOR MORRIS COUNTY, NEW JERSEY; DATED DECEMBER 6, 2019, PREPARED BY NATIONAL COOPERATIVE SOIL SURVEY; US DEPT. OF AGRICULTURE, NRCS; SOILS CLASSIFICATIONS: Otsd - Ottsville gravelly loamy sand; 15-25 percent slopes
USRHVB - Urban land-Riverhead complex, 3-8percent slopes
- PROPOSED BUILDING ADDITION INFORMATION PER "PROPOSED ELEVATOR FOR POMPTON PLAINS REFORMED BIBLE CHURCH, 415 BOULEVARD, POMPTON PLAINS, NEW JERSEY" DATED: 3-24-20; PREPARED BY JAMES P. CUTILLO ASSOCIATES, POMPTON PLAINS, NJ.
- PROPOSED RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.

MORRIS COUNTY REFERENCE NOTES:

- REFER TO APPLICATION ENTITLED "PROPOSED NEW PARKING AREA for POMPTON PLAINS REFORMED BIBLE CHURCH, BLOCK 303, LOT 14, SITUATED IN THE TOWNSHIP OF PEQUANNOCK, COUNTY OF MORRIS, NEW JERSEY" DATED: 12/02/2015; REVISED 6/7/16; PREPARED BY DARMOFALSKI ENGINEERING ASSOCIATES, INC. [APPLICATION INCLUDED ADDITIONAL PARKING AND REPLACEMENT OF ALL A.D.A. RAMPS ALONG BOULEVARD FRONTAGE. COUNTY PERMIT # 16-419.]
- THIS APPLICATION DOES NOT PROPOSE ADDITIONAL PARKING SPACES.

APPROVED BY THE TOWNSHIP OF PEQUANNOCK PLANNING / ZONING BOARD

CHAIRMAN SIGNATURE	DATE
SECRETARY SIGNATURE	DATE

PROPOSED SITE IMPROVEMENT PLAN

POMPTON PLAINS REFORMED BIBLE CHURCH

415 BOULEVARD

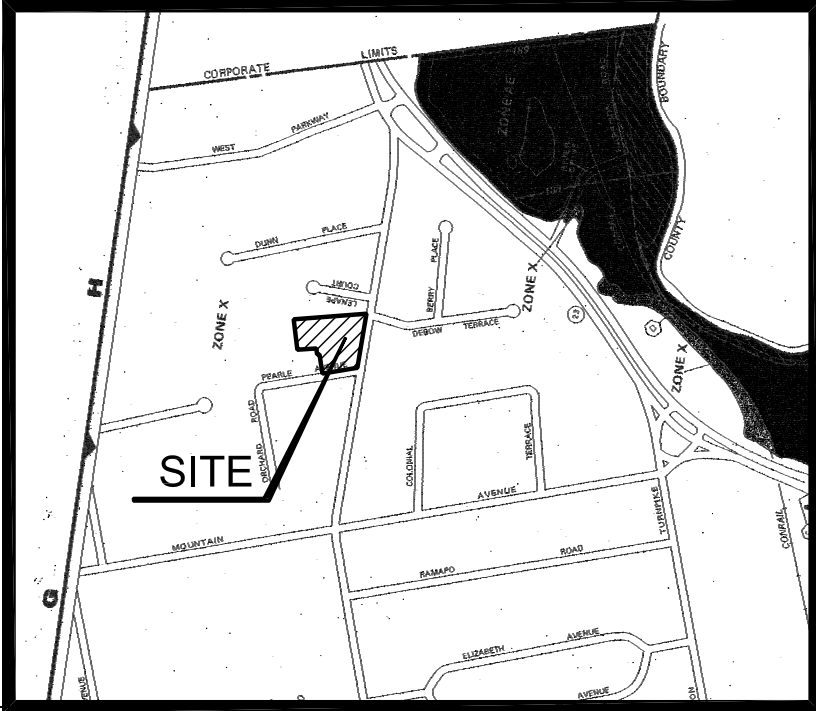
BLOCK 303 - LOT 9.01

TOWNSHIP OF PEQUANNOCK

MORRIS COUNTY, NEW JERSEY



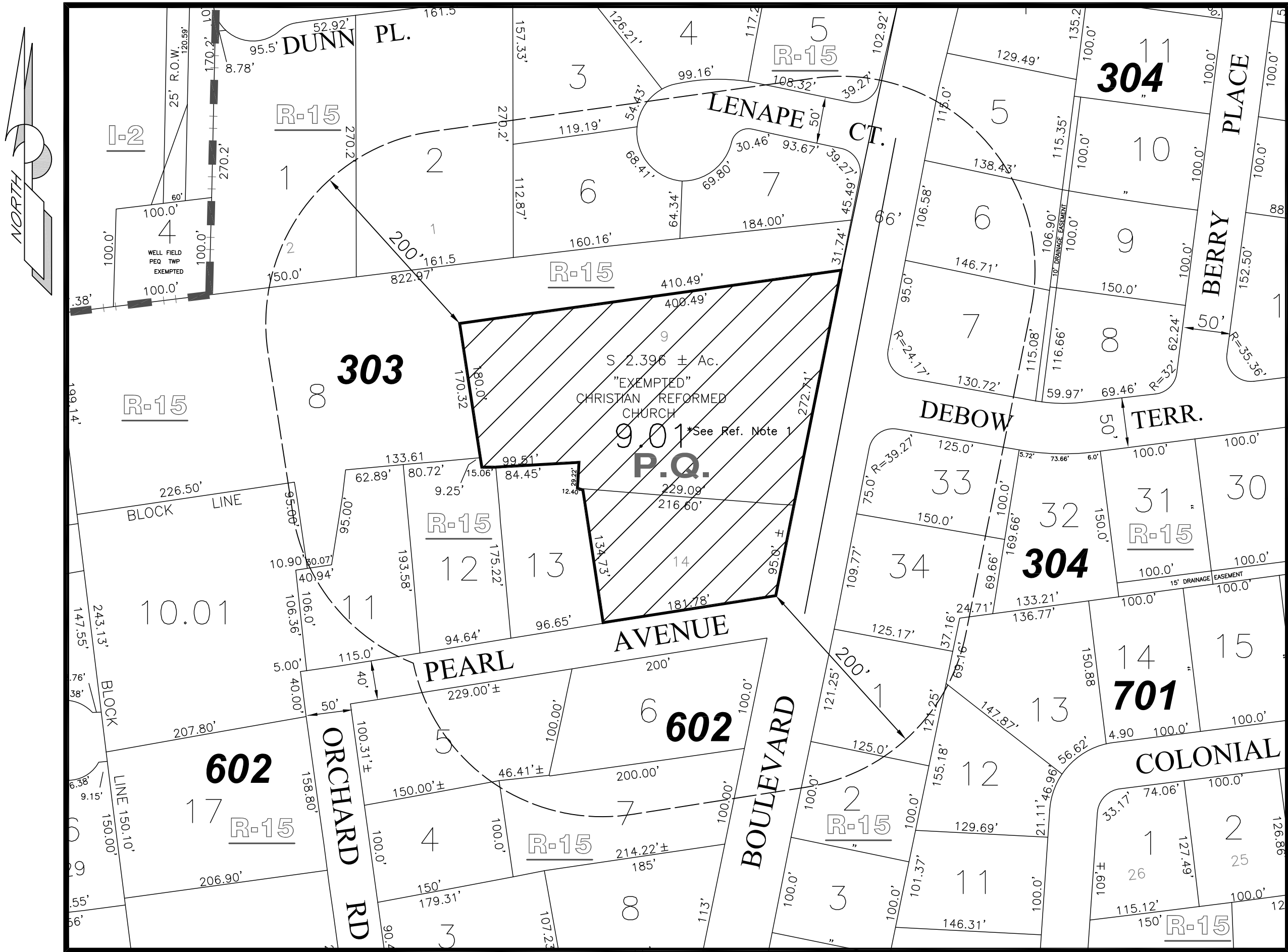
USGS MAP
(SCALE: 1 IN. = 2000 FT. ±)
POMPTON PLAINS, NJ QUADRANGLE



FEMA MAP
(SCALE: 1 IN. = 1000 FT. ±)
PANEL NO. 345311 0003 B



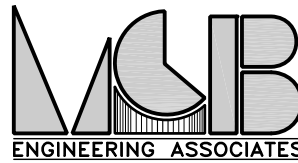
AERIAL PHOTO
(SCALE: 1 IN. = 200 FT. ±)
(Googlemaps - 12/09/2011)



KEY MAP / AREA & ZONING MAP

(SCALE: 1 IN. = 100 FT. ±)
BASED ON TOWNSHIP OF PEQUANNOCK TAX MAP SHEET NUMBER 3, 6 & 7
AND TOWNSHIP OF PEQUANNOCK ZONING MAP.

PLANS PREPARED BY:



MCB ENGINEERING ASSOCIATES, L.L.C.
P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681
Email: mcbes@mcbea.com - Certificate of Authorization No. 246A28108300

02/14/2020

PROJECT ENGINEER

MCB ENGINEERING ASSOCIATES, LLC
11 FURLER STREET
TOTOWA, NJ 07512
(973) 812-6648

PROJECT ARCHITECT

JAMES P. CUTILLO ASSOCIATES
593 NEWARK POMPTON TURNPIKE
POMPTON PLAINS, NJ 07444
(973) 831-6161

OWNER / APPLICANT:

POMPTON PLAINS REFORMED BIBLE CHURCH
415 BOULEVARD
POMPTON PLAINS, NJ 07444
(973) 835-4784

PROJECT ATTORNEY

TOM MOLICA
VOGEL, CHAIT, COLLINS & SCHNEIDER, PC
25 LINDSEY DRIVE, SUITE 200
MORRISTOWN, NJ 07960

PROJECT SCOPE:

THE PURPOSE FOR THIS APPLICATION IS TO SEEK APPROVAL
TO CONSTRUCT AN ELEVATOR FOR ADA ACCESS.

PROPERTY INFORMATION

BLOCK: 303
LOT: 9.01
ADDRESS: 415 BOULEVARD
POMPTON PLAINS, NJ 07444

TOTAL TRACT AREA: 104,368 SF [2.396 ACRES]
(AREA PER REFERENCE NUMBER 3)

INDEX OF SHEETS

- TITLE PAGE
- OVERALL SITE PLAN
- REMOVAL PLAN
- SITE LAYOUT PLAN
- SITE GRADING PLAN / STORMWATER MANAGEMENT PLAN
- LANDSCAPING PLAN / LIGHTING PLAN
- SOIL EROSION & SEDIMENT CONTROL PLAN
- CONSTRUCTION DETAILS / SOIL COMPACTION NOTES

TOWNSHIP OF PEQUANNOCK — ZONING SCHEDULE

BULK REGULATIONS: ZONE R-15 RESIDENCE DISTRICT

BULK REQUIREMENTS	REQUIRED/PERMITTED R-15 RESIDENTIAL USE (Subsection 189.03.040)	REQUIRED/PERMITTED R-15 CHURCH USE (Subsection 189.07.020H)	EXISTING/PROVIDED	PROPOSED/PROVIDED
MINIMUM LOT AREA (SF)	15,000 SF	75,000 sf	104,368 SF [2.396 Ac]	104,368 SF [2.396 Ac]
MINIMUM LOT WIDTH (FT)	100'	200'	368.38'	368.38'
MINIMUM LOT FRONTAGE (FT)	100'	—	367.06'	367.06'
MINIMUM FRONT YARD (FT)	50'	—	71.55' Ex. Church	71.55' Ex. Church
MINIMUM REAR YARD (FT)	40'	35'	69.94' Ex. Church 69.94' Ex. Dwlg/MC	176.8' Ex. Church 69.94' Ex. Dwlg/MC 157.9' Prop. Canopy
MINIMUM REAR YARD (FT) Accessory Bldg.	10'	—	⁽¹⁾ 2.41' Ex. Maint. Shed	⁽¹⁾ 2.41' Ex. Maint. Shed
MINIMUM SIDE YARD (FT)	15'	35'	⁽¹⁾ 29.30' Ex. Church ⁽¹⁾ 33.18' Ex. Dwlg/MC	⁽³⁾ 29.30' Ex. Church ⁽³⁾ 33.18' Ex. Dwlg/MC ⁽⁴⁾ 25.1' Prop. Canopy
MINIMUM SIDE YARD (FT) Accessory Bldg.	10'	—	13.7' Ex. Maint. Shed	13.7' Ex. Maint. Shed
MINIMUM SIDE & REAR YARD BUFFER STRIP	N/A	20'	⁽³⁾ 6.1' Ex. Dwy	⁽³⁾ 6.1' Ex. Dwy
AGGREGATE BOTH SIDE YARDS (FT)	35'	—	236.8' Ex. Church	236.8' Ex. Church
LOT DEPTH (FT)	150'	—	142.2' Ex. Dwlg/MC	142.2' Ex. Dwlg/MC
MAXIMUM BUILDING COVERAGE (%)	15%	—	357.94'	357.94'
MAXIMUM IMPERVIOUS COVERAGE (%)	35%	—	⁽¹⁾⁽³⁾ 57.63%	⁽¹⁾⁽³⁾ 58.30%
MAXIMUM BUILDING HEIGHT (FT)	35'	50'	31.07'	31.07± Church
MAXIMUM NUMBER OF STORIES	2.5 STORIES	2 STORIES	1 & 2.5 STORY Dwlg	1 & 2.5 STORY Dwlg

KEY VARIANCE CODE
(1) Variance [189.03.040] - Existing Condition
(2) Variance [189.03.040] - Proposed Condition
(3) Variance [189.07.020H] - Existing Condition
(4) Variance [189.07.020H] - Proposed Condition

PARKING SCHEDULE:

PRINCIPLE BUILDING USE:

CRITERIA:

PARKING SPACE SIZE (Typ):

HOUSE OF WORSHIP (1 SPACE / 3 SEATS)
ADA SPACES
STANDARD

CHURCH: SEATING CAPACITY: 300 [235 Sanctuary; 65 Fellowship Hall]

REQUIRED / PERMITTED	EXISTING	PROPOSED/PROVIDED
9' x 18'	9' x 18'	9' x 18'
100 SPACES	122 SPACES	120 SPACES
5 SPACES	5 SPACES	5 SPACES
95 SPACES	117 SPACES	115 SPACES

VARIANCES:

EXISTING NON-CONFORMITIES

VARIANCES [8189.03.040] R-15 "RESIDENTIAL USE"

Key REAR YARD (Accessory Bldg)			
(1) - MAINTENANCE SHED:	10' Required;	2.41' Provided	- Existing Condition To Remain
(1) IMPERVIOUS COVERAGE			
(1) - EXISTING CONDITIONS:	35% Required;	57.63% Provided	- Existing Condition To Remain

VARIANCES [8189.07.020H] R-15 "CHURCH USE"

Key SIDE YARD			
(1) - CHURCH BUILDING:	35' Required;	29.3' Provided	- Existing Condition To Remain
(3) - DWELLING, M/C:	35' Required;	33.18' Provided	- Existing Condition To Remain
LANDSCAPE BUFFER			
(3) - DRIVEWAY:	20' Required;	6.1' Provided	- Existing Condition To Remain

PROPOSED NON-CONFORMITIES

VARIANCES [8189.03.040] R-15 "RESIDENTIAL USE"

Key IMPERVIOUS COVERAGE			
(2) - PROPOSED CONDITIONS:	35% Required;	58.30% Provided	- Variance Requested
VARIANCES [8189.07.020H] R-15 "CHURCH USE"			
Key SIDE YARD			
(4) - PROPOSED CANOPY:	35' Required;	25.1' Provided	- Variance Requested

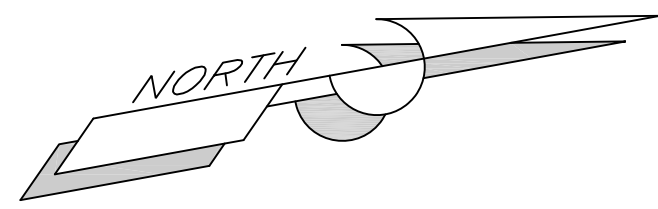
3/27/2020 REVISED PER TWP. BOARD PLANNER COMMENTS; QUALITY CONTROL REVIEW

2/14/2020 ORIGINAL SUBMISSION

DATE REVISION SUMMARY

1 2 3 4 5 6 7 8 9 10

SHEETS REVIEWED



BLOCK 303
LOT 8

BLOCK 303
LOT 2

BLOCK 303
LOT 12

BLOCK 303
LOT 13

BLOCK 303
LOT 6

BLOCK 303
LOT 8

BLOCK 303
LOT 7

BLOCK 303
LOT 9.01
2.396 AC.

EXISTING CHURCH BUILDING

REPLACE TIMBER RETAINING
WALLS WITH MODULAR BLOCK

MODIFY A.D.A.
PARKING CONFIGURATION

EXISTING A.D.A. SIGNS
TO BE RELOCATED PER
REALIGNED SPACES.

TWO PARKING SPACES
TO BE REMOVED

PROPOSED CANOPY

RECONSTRUCT
STEPS / LANDING

PROPOSED ELEVATOR
& VESTIBULE

REFERENCES

1. THE TOWNSHIP OF PEQUANNOCK TAX MAP SHEET 3. [DEED OF CONSOLIDATION LOTS 9 & 14, BLOCK 303; DATED 6/14/2016, LOT 9.01 DESIGNATION PER TAX ASSESSOR.]
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8. PROPOSED RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.

PROPOSED SITE IMPROVEMENT PLAN

POMPTON PLAINS REFORMED BIBLE CHURCH

BLOCK 303 - LOT 9.01

TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY, NEW JERSEY

2 of 8

4095

OVERALL SITE PLAN

DATE: 03/27/20

REVISIONS

Revised per Twp. Board Planner Comments, Quality Control Review

MOB ENGINEERING ASSOCIATES, LLC

P.O. BOX 588, 11 FURLER STREET

TOTOWA, NEW JERSEY 07511-0588

PHONE: (973) 812-6880 - FACSIMILE: (973) 812-6881

ENGINEERING ASSOCIATES

PATRICK D. MCCLELLAN

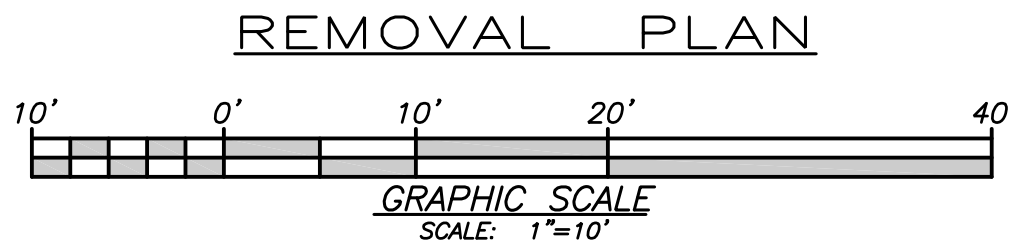
N.J. PROF. ENGINEER LICENSE No. 40394

DATE: 03/27/20

PROJECT NO.: 4095

2 OF 8

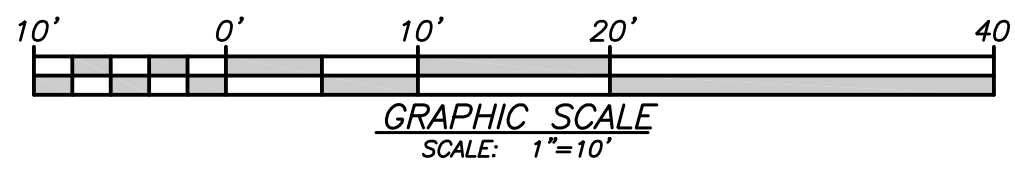
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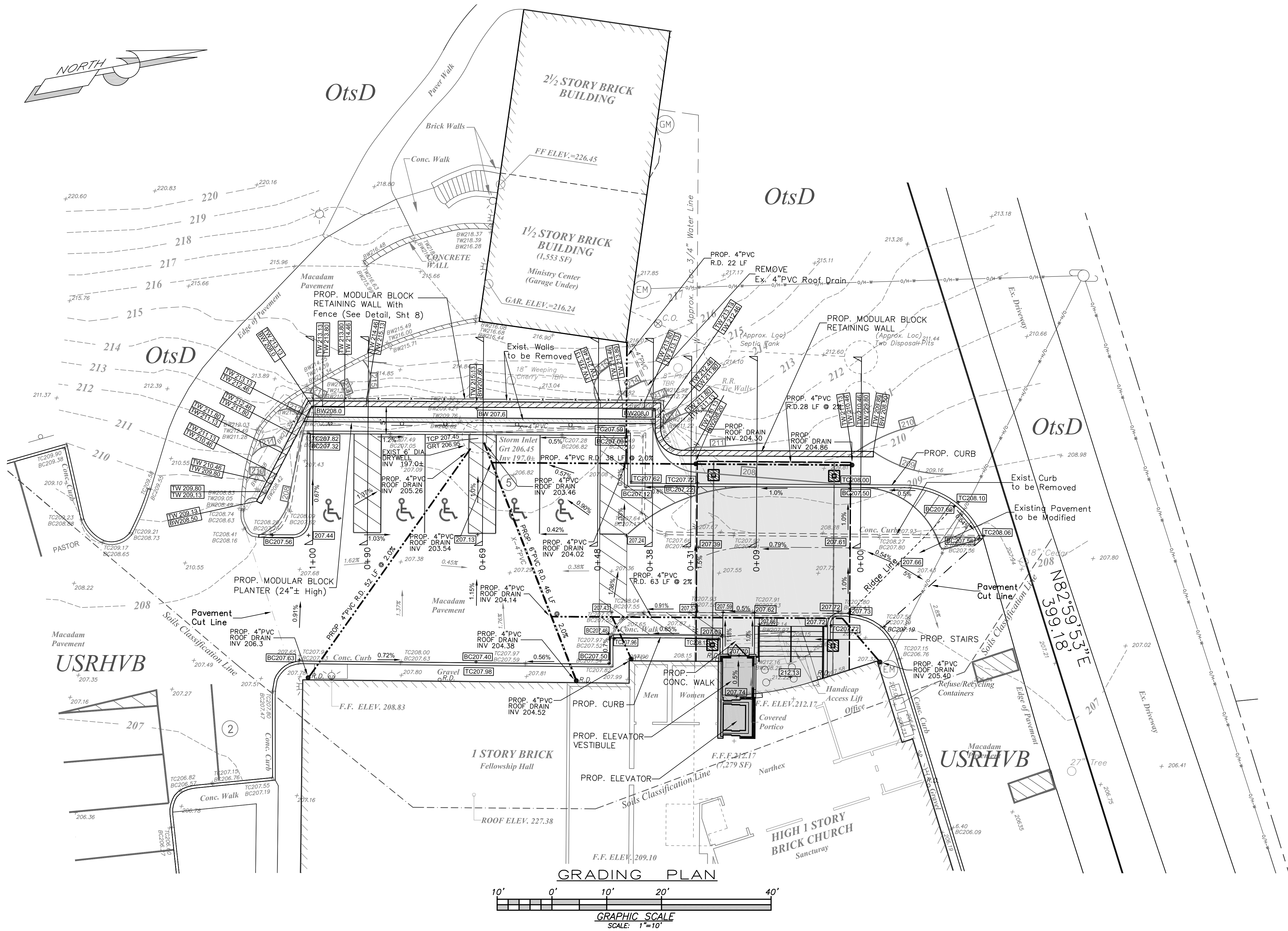


1. EXCAVATE TEST PIT(S) AS NEEDED TO VERIFY UTILITY LOCATIONS PRIOR TO REMOVAL OF RETAINING WALLS, CURBING, ETC.
2. THE REMOVAL OF ALL WASTE ITEMS, EXCESS FILL, EMBANKMENT, RR TIES, CONCRETE, BITUMINOUS PAVEMENT, ETC....INCLUDES HAULING TO AND DISPOSAL OF SAME IN LICENSED LANDFILLS.
3. REMOVE ALL OBSTRUCTIONS WITHIN THE LIMIT OF SITE CONSTRUCTION INCLUDING BITUMINOUS PAVEMENT, SIDEWALKS, TREES, LIGHTS, CONCRETE SLABS, DEBRIS AND FOLIAGE.
4. INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBANCE. ADHERE TO ALL LOCAL SOIL DISTRICT NOTES AND PROVISIONS AS NOTED ON APPROPRIATE SHEETS.
5. VERIFY UTILITY LOCATIONS AND SERVICES PRIOR TO ANY EXCAVATION. CALL 811 FOR UTILITY MARK OUT LOCATIONS, AS APPLICABLE.
6. CONTRACTOR TO TAKE EXTRA CAUTION TO AVOID DAMAGE TO ANY EXISTING UNDERGROUND UTILITIES.
6. PRIOR TO COMMENCING WITH ANY DEMOLITION WORK, THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS.
7. NO WETLANDS ARE OBSERVED BY THIS ENGINEER ON OR ADJACENT TO THE SUBJECT PROPERTY.
8. EXISTING A.D.A. SIGNAGE TO BE RELOCATED PER REALIGNED A.D.A. PARKING SPACES.

THESE PLANS ARE FOR AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH OTHER CONSTRUCTION TRADES AND REVISION BOX NOTE IS ADDED STATING "ISSUED FOR BIDS" AND/OR "ISSUED FOR CONSTRUCTION".

A circular spinner divided into 8 equal sectors. 3 sectors are shaded gray, and 5 sectors are white.





STORM WATER MANAGEMENT NOTES

1. THIS APPLICATION PROPOSES NO NEW DRAINAGE STRUCTURES.
2. PROPOSED SITE IMPROVEMENTS WILL NOT ALTER EXISTING DRAINAGE PATTERNS.
3. PROPOSED ROOF DRAINS TO BE COORDINATED WITH ARCHITECTURAL PLANS.
4. PROPOSED AREA OF DISTURBANCE: 7,980 SF
PROPOSED INCREASE IN IMPERVIOUS COVER: 662 SF
5. THIS PROJECT DOES NOT MEET THE THRESHOLD OF MAJOR DEVELOPMENT.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR TO TAKE EXTRA-ORDINARY CAUTION IN CONSTRUCTING RETAINING WALL AT WATER LINE CROSSING.
3. CONTRACTOR TO TAKE EXTRA-ORDINARY CAUTION IN CONSTRUCTING WATER LINE AT SEPTIC LINE CROSSING.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY AND STATE REGULATIONS.
4. UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION.
5. FINAL RETAINING WALL DESIGN AND PRODUCT SPECIFICATIONS & DETAILS SHALL BE SUBMITTED TO THE PEQUANNOCK ENGINEER FOR REVIEW AND APPROVAL.
6. REFER TO ARCHITECT'S PLANS FOR CANOPY AND COLUMN/FOOTING DETAILS.

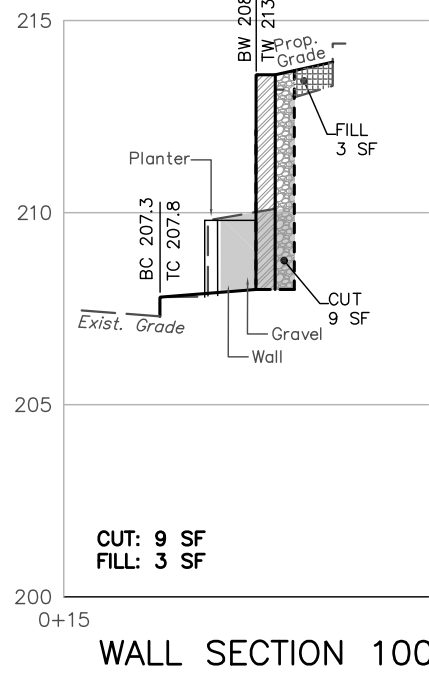
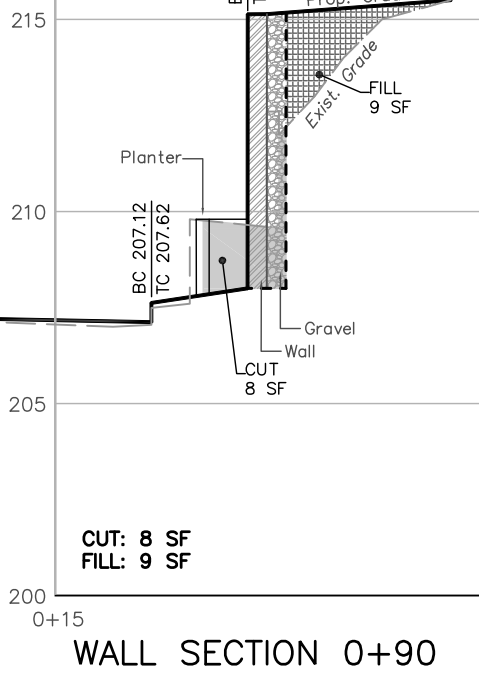
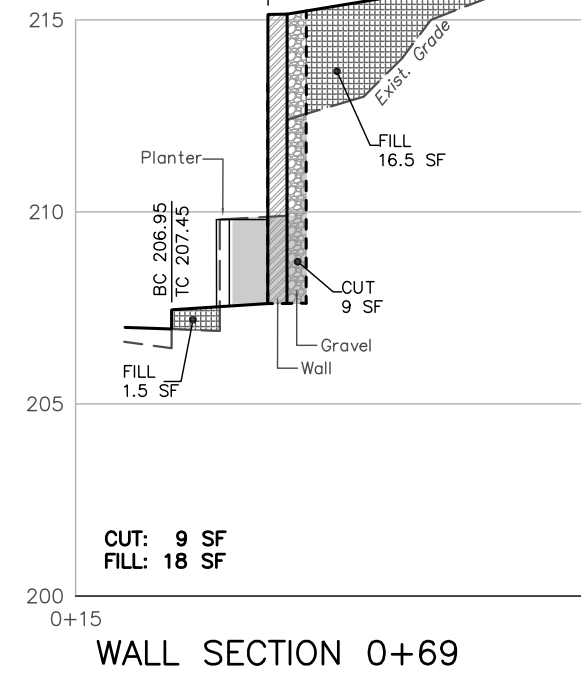
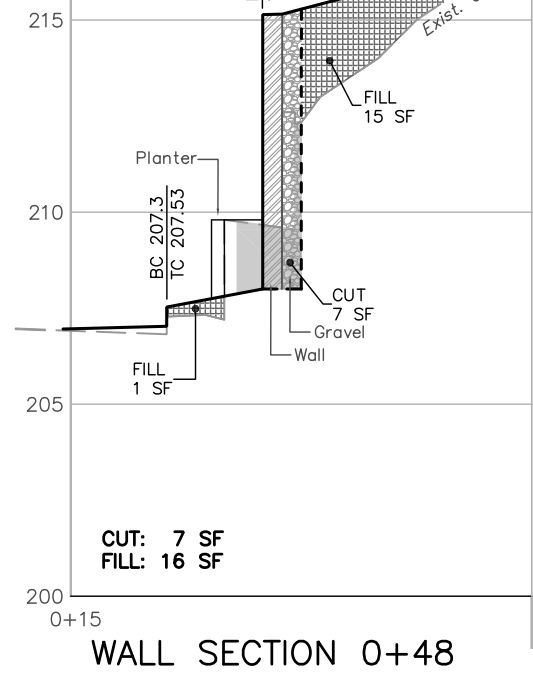
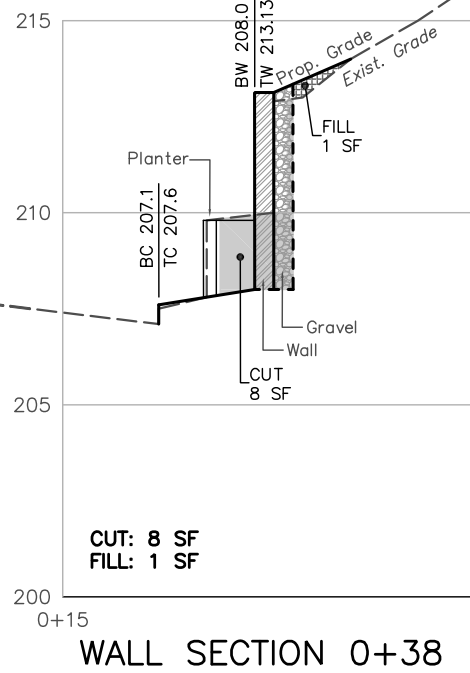
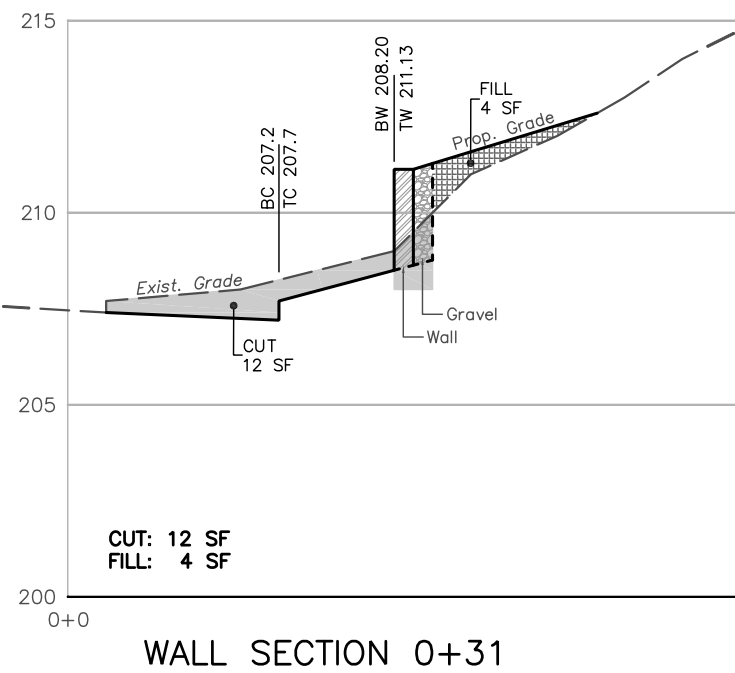
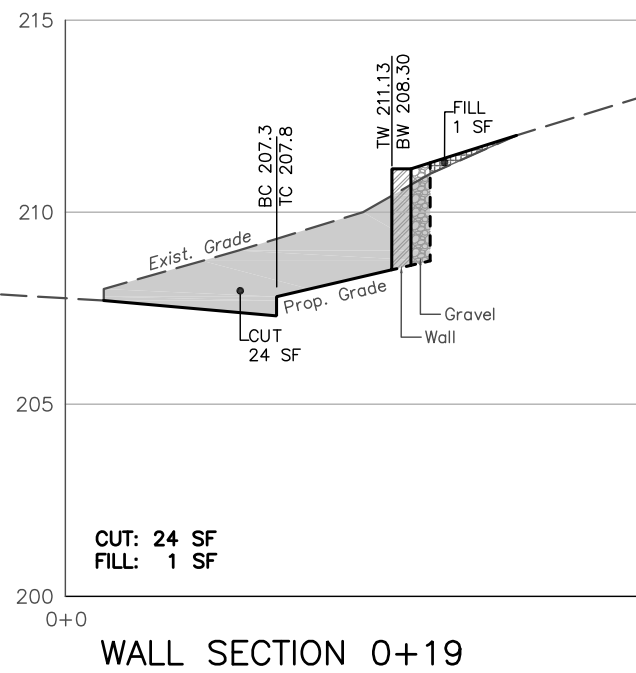
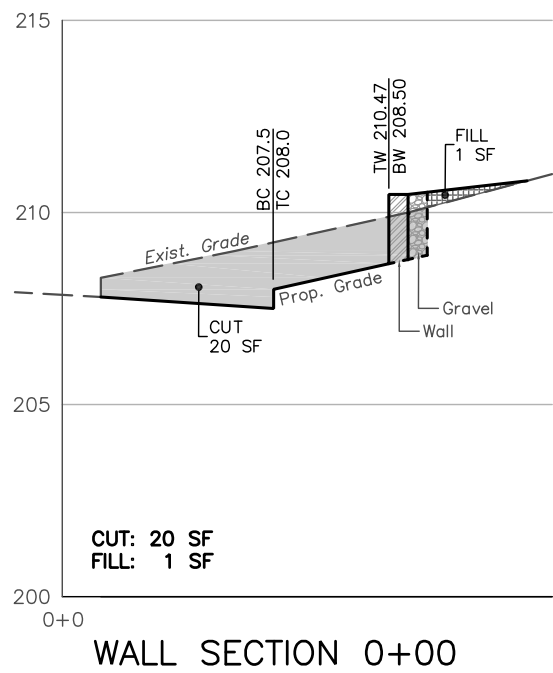
SOIL MOVEMENT COMPUTATIONS

Grand Total				
		Total Volume of Cut	Total Volume of Fill	
		42.2 Cu. Yds.	39.7 Cu. Yds.	
Station	Length of Section	Area of Cut	Volume of Cut	Area of Fill
0+00	19 feet	20 sf	15.5 Cu. Yds.	1 sf
0+19	12 feet	24 sf	8.0 Cu. Yds.	1 sf
0+31	7 feet	12 sf	6.2 Cu. Yds.	18 sf
0+38	21 feet	9 sf	6.8 Cu. Yds.	10.5 Cu. Yds.
0+48	10 feet	8 sf	3.1 Cu. Yds.	2.2 Cu. Yds.
0+69	21 feet	9 sf	3.1 Cu. Yds.	3 sf
0+90	10 feet	8 sf	3.1 Cu. Yds.	3 sf
1+00	10 feet	9 sf	3 sf	
PLANTER				9.0 Cu. Yds.

NOTE:
ANY SURPLUS SOIL TO BE REDISTRIBUTED OVER LAWN
AREA BEHIND WALL, WITHIN LIMITS OF DISTURBANCE.

ESTIMATED SOIL MOVEMENT SUMMARY:

CUT: 42.2± CU. YDS.
FILL: 39.7± CU. YDS.
NET CUT: 1.5± CU. YDS.

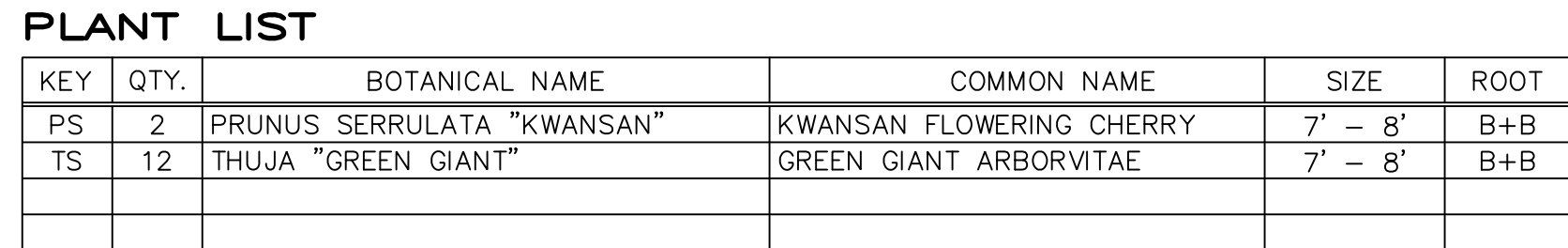


WALL SECTIONS

SCALES: HOR. 1"=10'; VERT. 1"=5'

MOB ENGINEERING ASSOCIATES, LLC
P.O. BOX 588, 11 FURLER STREET
TOWANA, NEW JERSEY 07511-0588
PHONE: (973) 812-6880 - FACSIMILE: (973) 812-6881
Email: mca@mobeng.com Website: www.mobeng.com

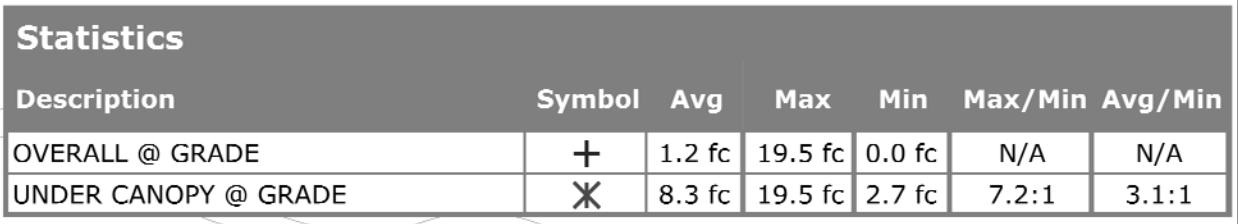
MATTHEW G. CLARK
N.J. PROF. ENGINEER LICENSE NO. 40394
PATRICK D. MCLELLAN
N.J. PROF. ENGINEER LICENSE NO. 38971, LEED GREEN ASSOCI.
DESIGNED AND PREPARED FOR THE PEQUANNOCK ENGINEER, LLC OF THE PEQUANNOCK ENGINEER, LLC



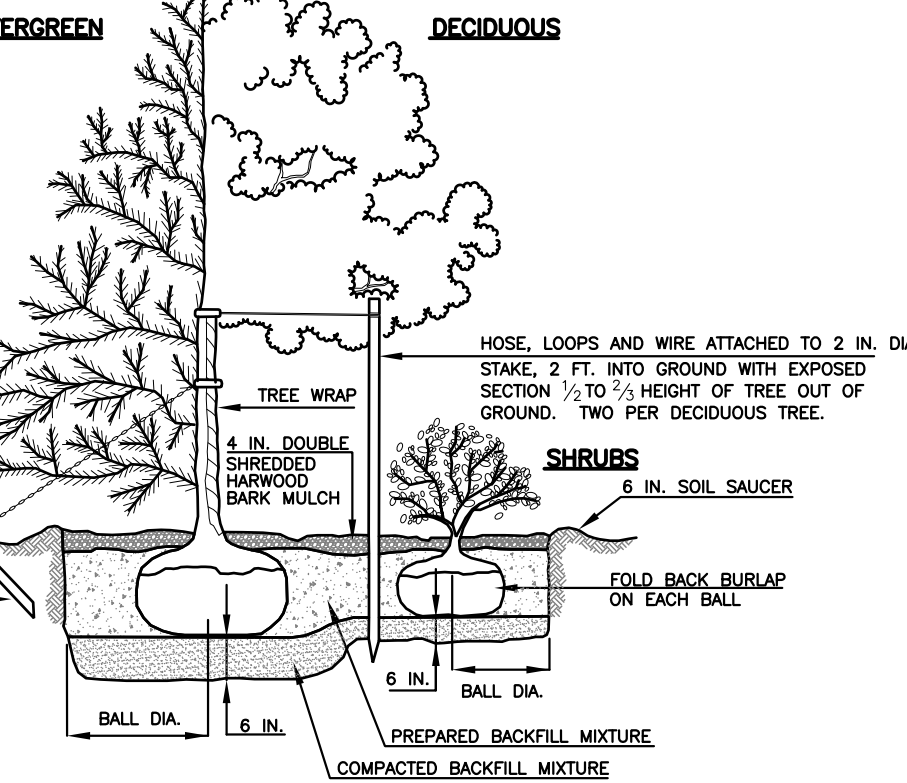
1 TOPSOIL MATERIAL SHALL BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH.

- ## PLANTING NOTES

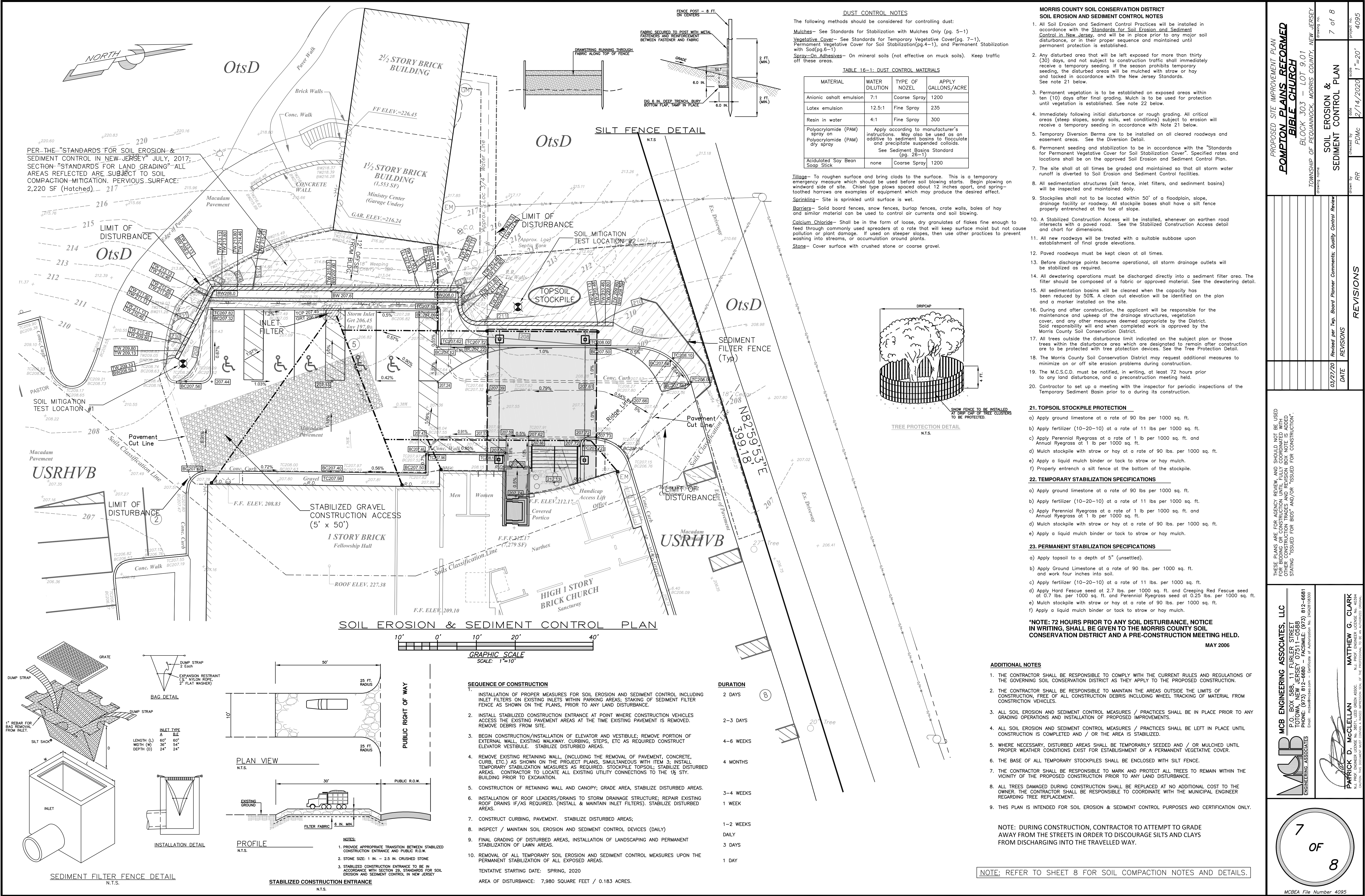
1. THIS PLAN IS INTENDED FOR THE APPROPRIATE GOVERNING ENTITIES APPROVAL ONLY AND NOT FOR THIS CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL USE EXTREME CAUTION TO PROTECT ALL EXISTING & PROPOSED UNDERGROUND UTILITIES.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF / HERSELF WITH THE LOCATION OF ALL EXISTING EQUIPMENT, UTILITIES, BUILDING WINDOWS AND BUILDING INCREASSES & EGRESSES EXISTING AND PROPOSED, IN THE AREA TO BE PLANTED AND WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE CONSULTANT.
6. THE PROPOSED LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE APPROPRIATE GOVERNING ENTITIES BEFORE PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE TIME OF PLANTING.
8. TOPSOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART SAND
 - 1 PART PEAT MOSS
 - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX
9. TOPSOIL MATERIAL SHALL BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH.
10. TOPSOIL TO BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
11. THE APPLICANT MAY SUBSTITUTE PLANTINGS WITH THE CONSENT OF THE BOROUGH ENGINEER.

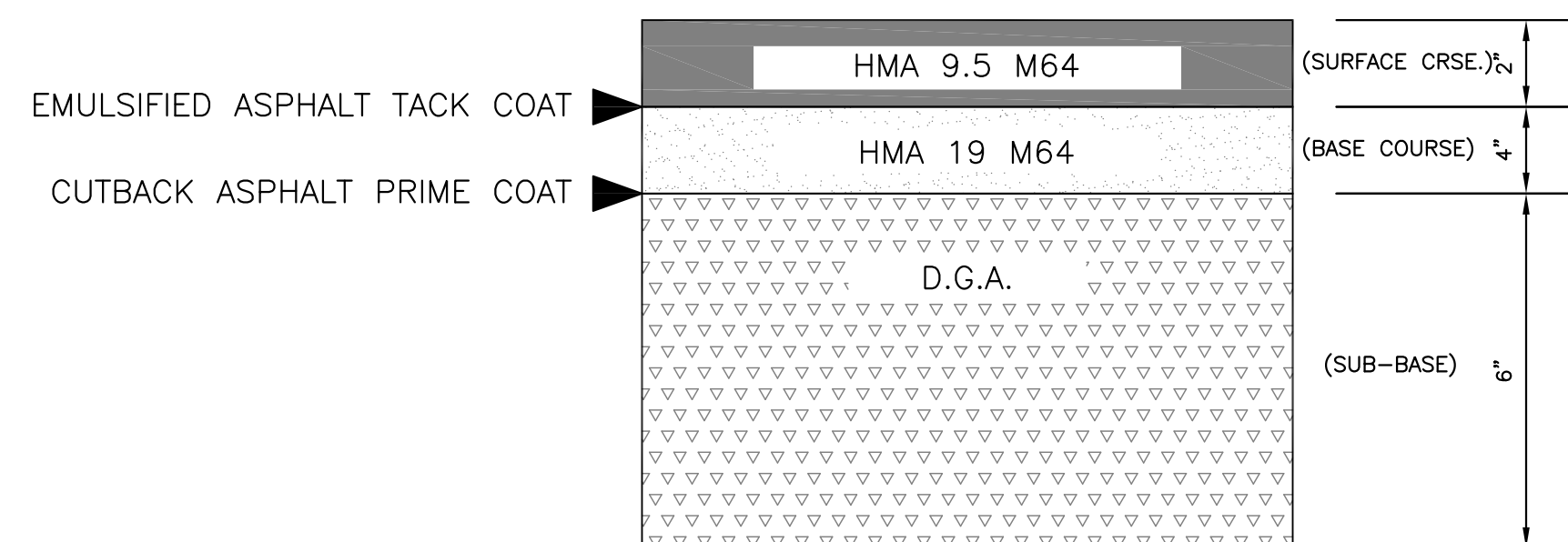
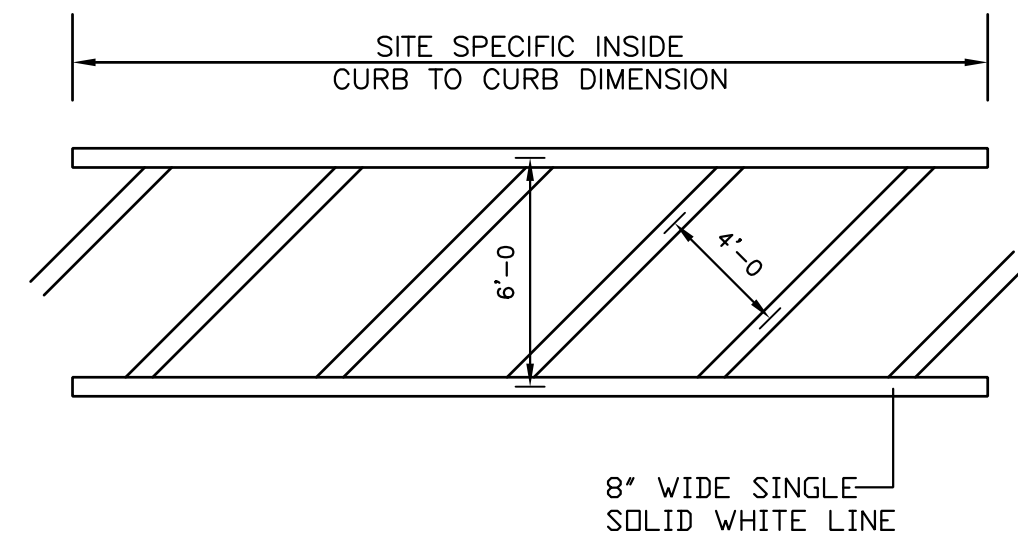
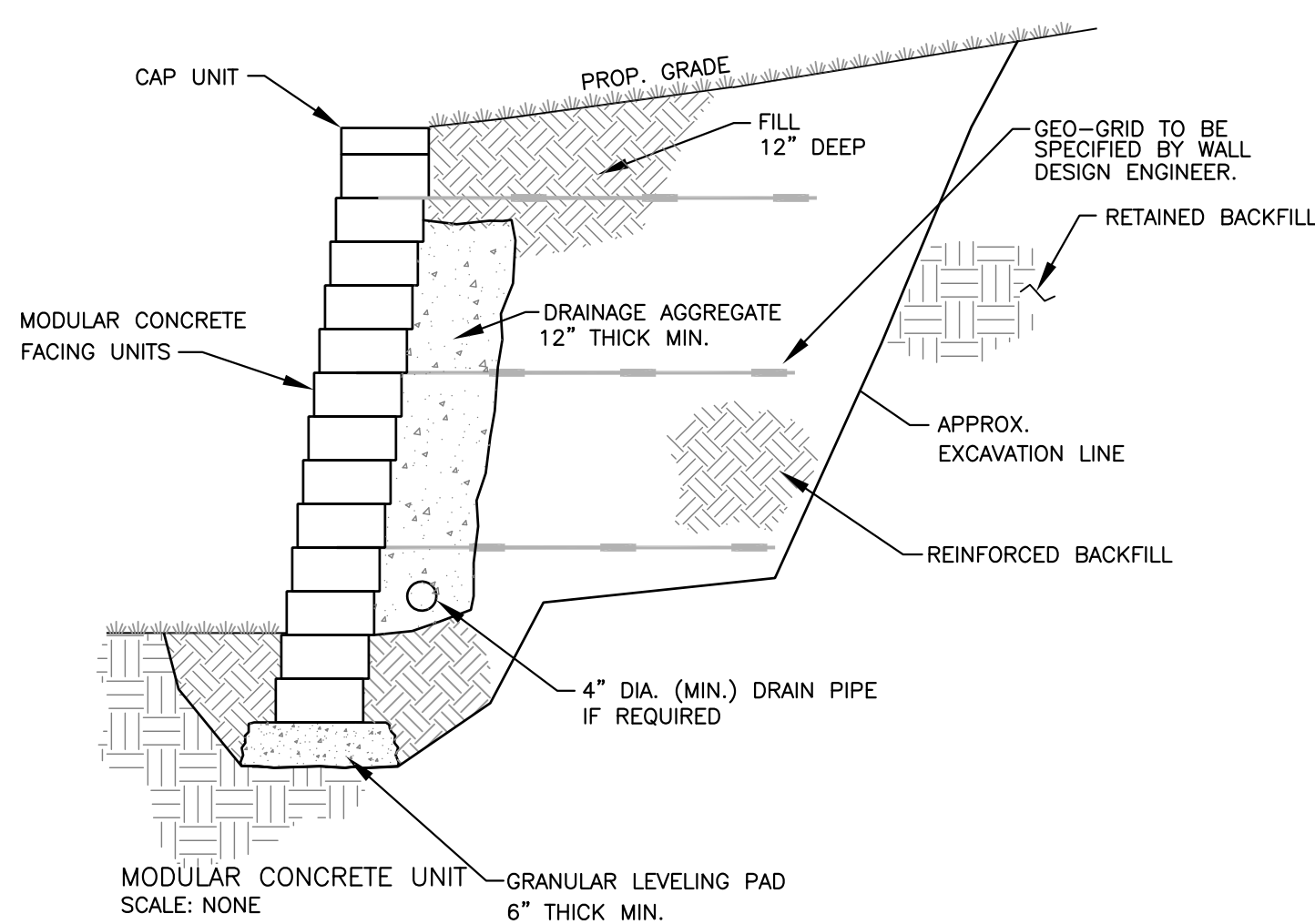
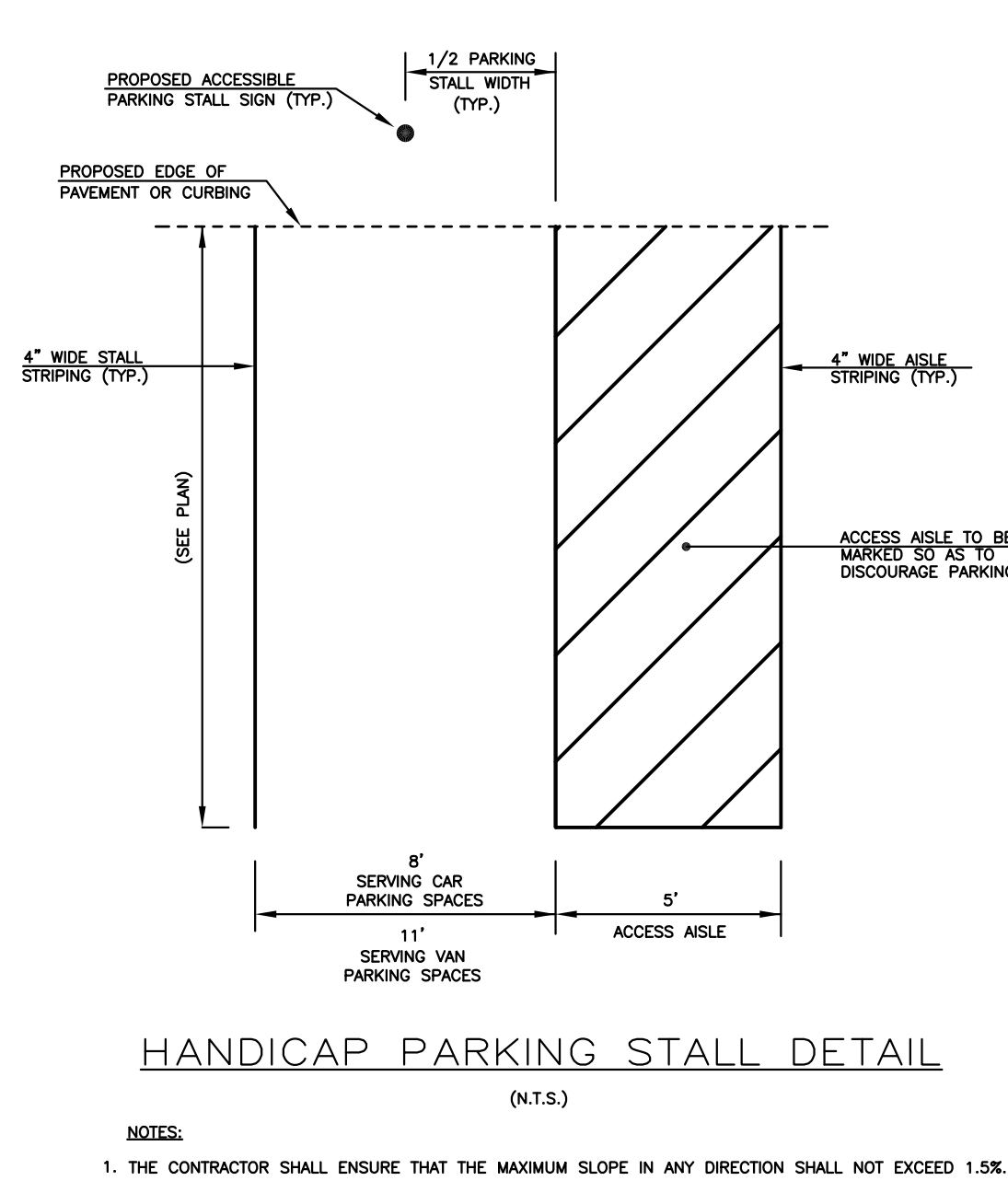


1. ALL EXISTING SITE LIGHTING TO REMAIN.
2. PHOTOMETRIC VALUES SHOWN ON THIS PLAN PERTAIN TO PROPOSED CANOPY LIGHTING ONLY AND DOES NOT CONSIDER EXISTING SITE LIGHTING.
3. PROPOSED LIGHTING DESIGN BY: JEFF MAGLIETTA, IESNA



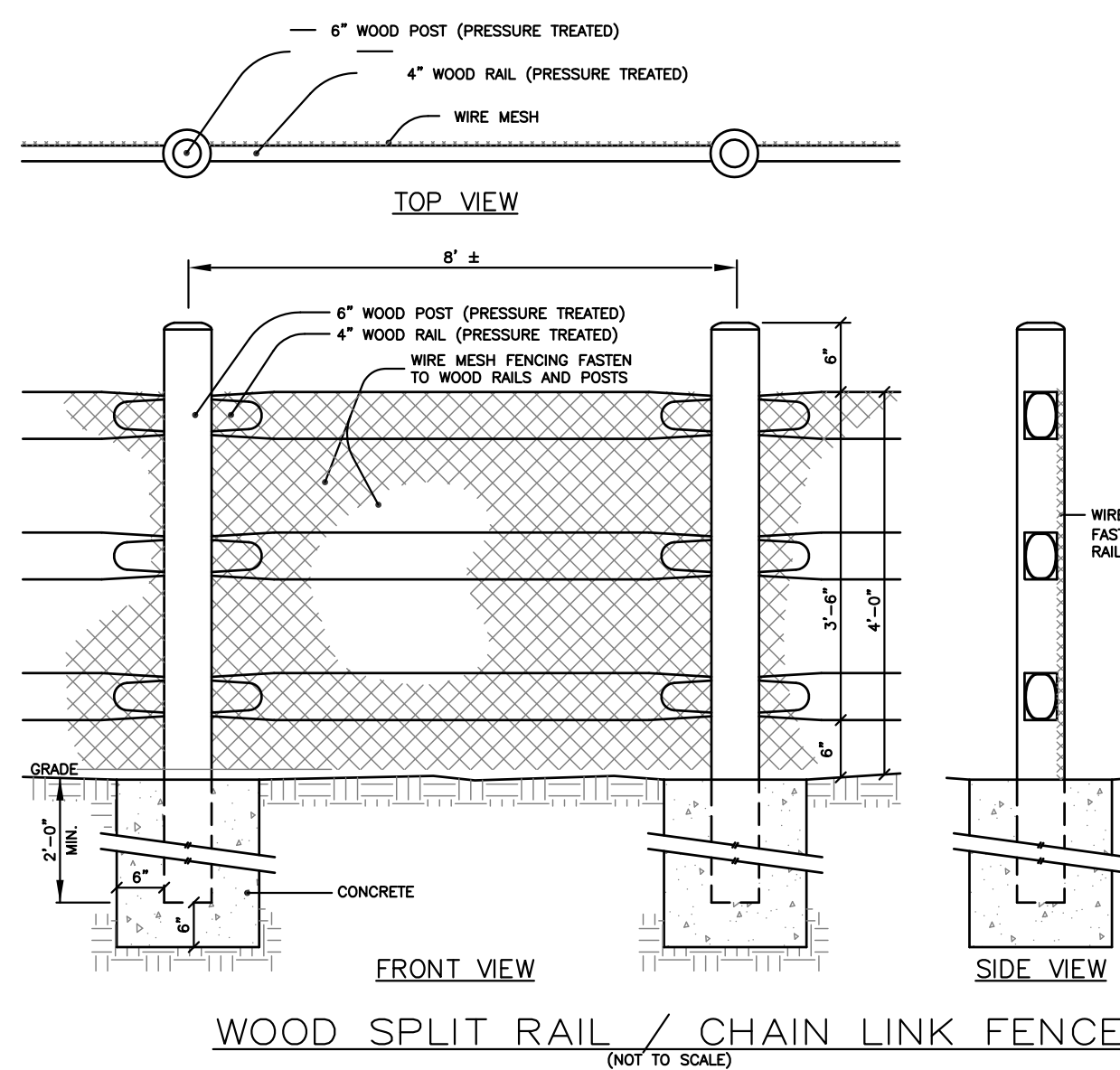
(N.T.S.)





TYPICAL PAVEMENT DETAIL

NO SCALE



NOTE: REFER TO SHEET 7 FOR TEST LOCATIONS.

[illegible]