CERTIFICATIONS/APPROVALS

MUNICIPALITY

THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY

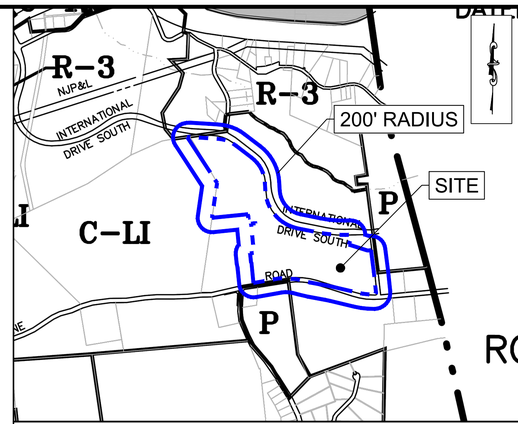
DATE _____ BOARD CHAIRMAN _____

DATE _____ BOARD SECRETARY _____

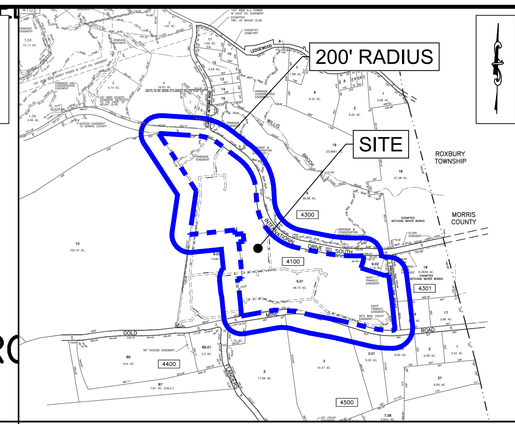
DATE _____ BOROUGH ENGINEER _____

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS MAJOR SUBDIVISION PLAN WITH THE PLANNING BOARD OF THE TOWNSHIP OF MOUNT OLIVE

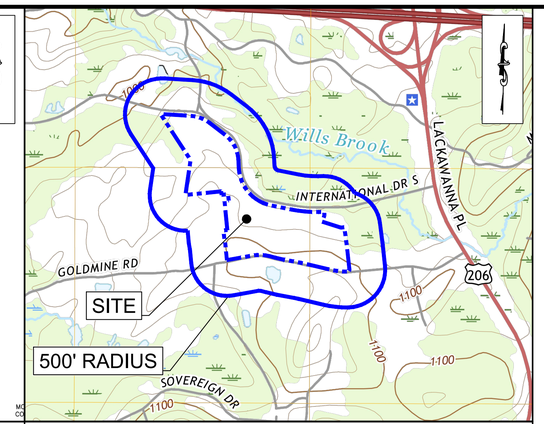
DATE _____ [DOMINIC DEMARCO] _____



ZONING MAP COMMERCIAL/LIGHT INDUSTRIAL (C-LI) DISTRICT
SCALE 1"=1000' 0 1000 2000 Feet



MT. OLIVE TAX MAP SHEET 43 (BLOCK 4100, LOT 9.01)
SCALE 1"=800' 0 800 1600 Feet



USGS MAP (STANHOPE QUAD)
SCALE 1"=1000' 0 1000 2000 Feet

MOUNT OLIVE TOWNSHIP USE ONLY

GENERAL NOTES:

1. OWNER/APPLICANT:
   PEARLAND RJR, LLC
   C/O DOMINIC DEMARCO
   20 INTERNATIONAL DRIVE SOUTH
   FLANDERS, NEW JERSEY 07836
   PHONE: (424) 284-7793

2. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "INTERNATIONAL DRIVE, BLOCK 4100, LOT 9.01, MOUNT OLIVE TOWNSHIP, MORRIS COUNTY, NEW JERSEY - OVERALL OUTBOUNDS MAP", PREPARED BY ENGINEERING & LAND PLANNING INC., DATED JULY 11, 2022.

3. THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).

4. ALL ELEVATIONS GIVEN ARE ON USGS DATUM.

5. THE SUBJECT PARCEL, BLOCK 4100 LOT 9.01, CONSISTS OF 2,035,342 S.F. (46.725 ACRES).

6. NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

NOTES:

1. SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.

2. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."

3. THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL AMENDED MAJOR SITE PLAN

THE GARDENS (ITC) SUBDIVISION

BLOCK 4100, LOT 9.01
MOUNT OLIVE TOWNSHIP, MORRIS COUNTY, NEW JERSEY

PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

PLAN INDEX

SHEET No.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS SURVEY
3	OVERALL SUBDIVISION PLAN
4A-4B	DETAILED SUBDIVISION PLANS - LOT 9.01
5A-5B	DETAILED SUBDIVISION PLANS - LOT 9.07
6	DETAILED SUBDIVISION PLANS - LOT 9.04
7	DETAILED SUBDIVISION PLANS - LOT 9.05
8	DETAILED SUBDIVISION PLANS - LOT 9.06

OUTSIDE AGENCY APPROVALS:

1. COUNTY PLANNING BOARD

COPYRIGHT 2023 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

E&LP
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1	ADDITIONAL LOT 9.07; 9.06 EXHIBIT	KGS	2/21/23

2/21/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
THE PRELIMINARY AND FINAL MAJOR SUBDIVISION & AMENDED MAJOR SITE PLAN
THE GARDENS (ITC) SUBDIVISION
BLOCK 4100, LOT 9.01
INTERNATIONAL DRIVE
MOUNT OLIVE TOWNSHIP
MORRIS COUNTY NEW JERSEY

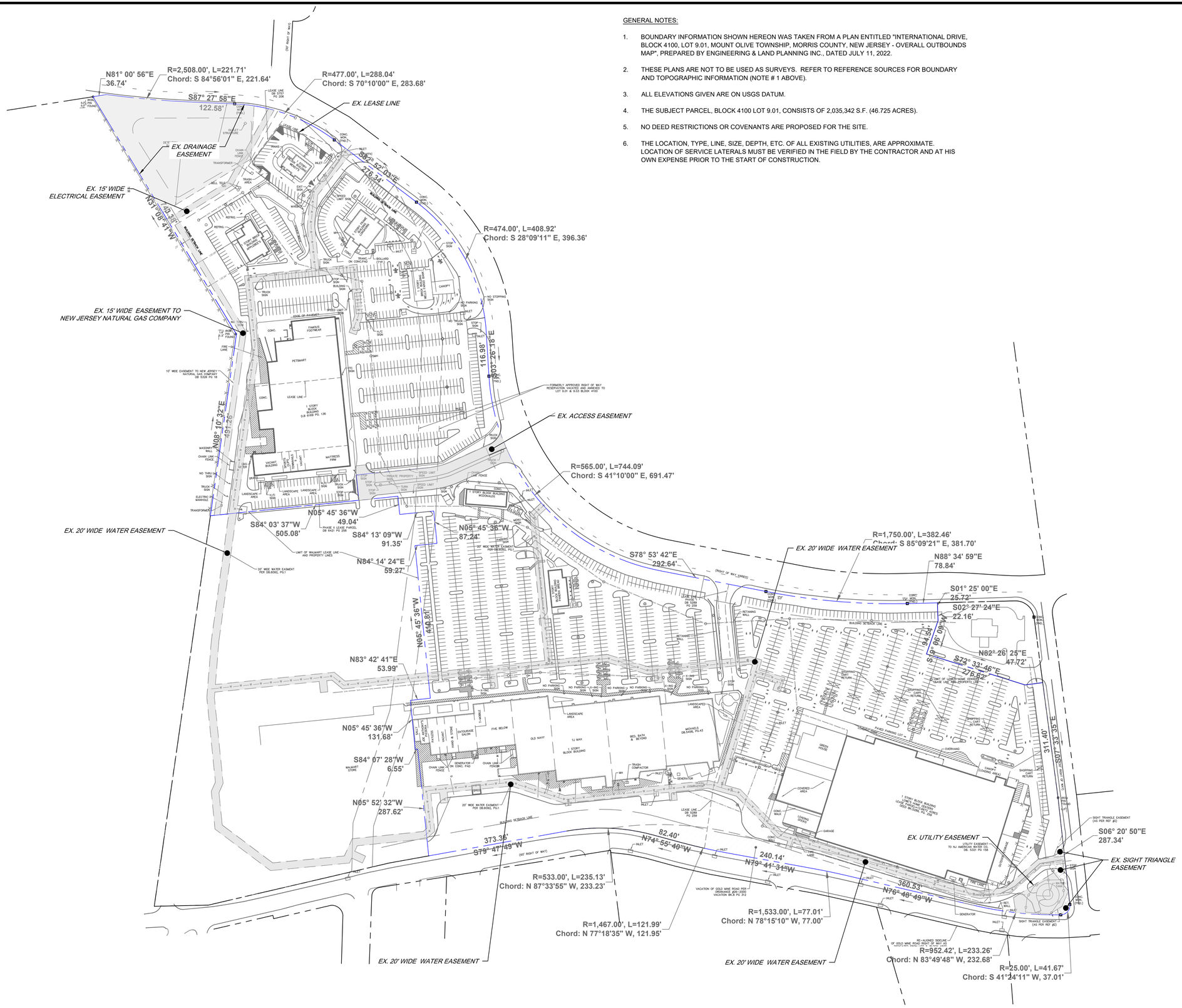
TITLE:
COVER SHEET

JOB NO.:	0122182
SCALE:	N.T.S.
DESIGNED:	KGS
CHECKED:	WJI
FILENAME:	01_COVER.DWG
DATE:	11/23/2022

DRAWING NO.: 1

GENERAL NOTES:

1. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "INTERNATIONAL DRIVE, BLOCK 4100, LOT 9.01, MOUNT OLIVE TOWNSHIP, MORRIS COUNTY, NEW JERSEY - OVERALL OUTBOUNDS MAP", PREPARED BY ENGINEERING & LAND PLANNING INC., DATED JULY 11, 2022.
2. THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 1 ABOVE).
3. ALL ELEVATIONS GIVEN ARE ON USGS DATUM.
4. THE SUBJECT PARCEL, BLOCK 4100 LOT 9.01, CONSISTS OF 2,035,342 S.F. (46.725 ACRES).
5. NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.
6. THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.



N.J.S.P.C.S.

0 120 240 Feet
SCALE:1":120'

COPYRIGHT 2023 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

E&LP
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1	ADDITIONAL LOT 9.07; 9.06 EXHIBIT	KGS	2/21/23

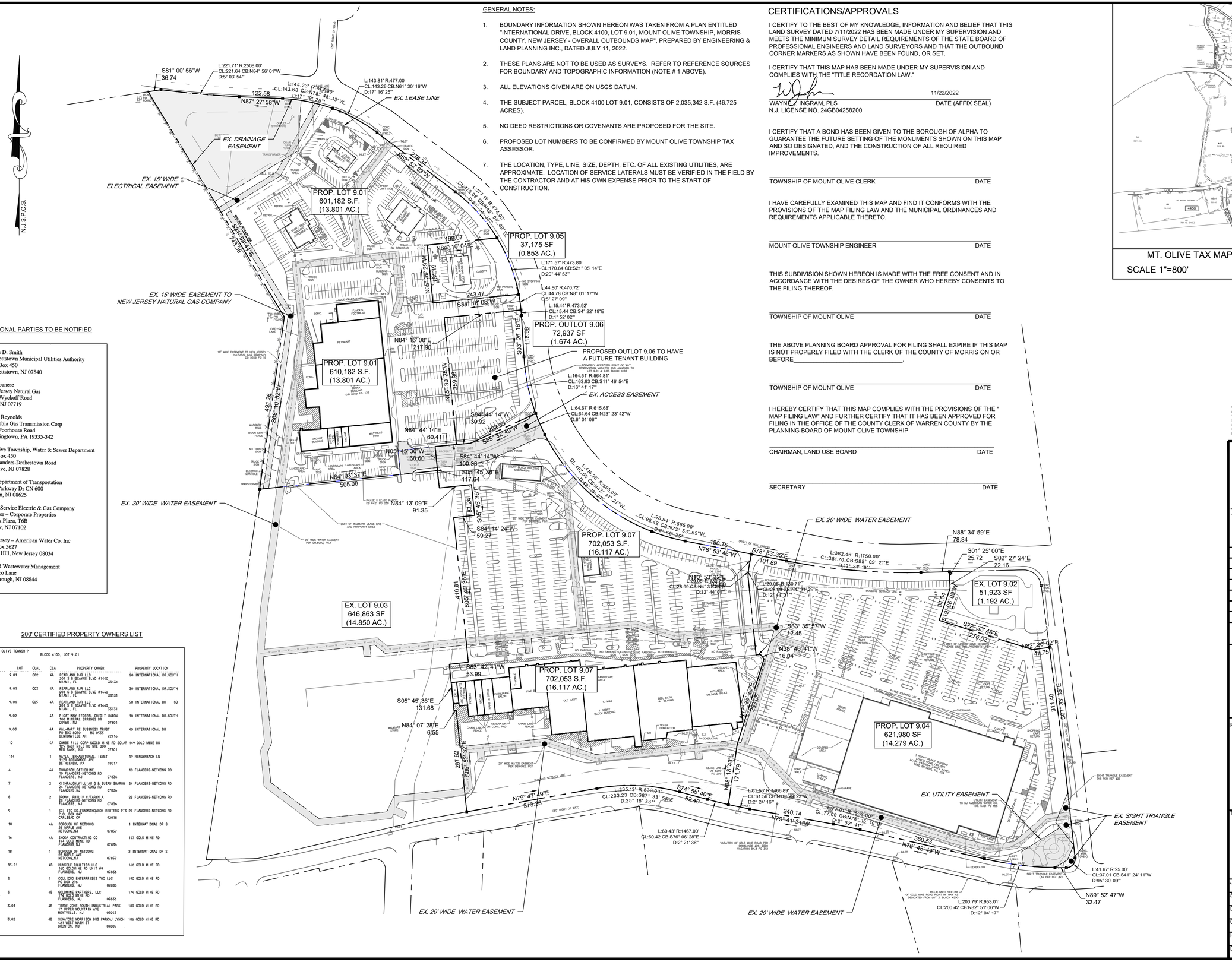
2/21/2023
DATE

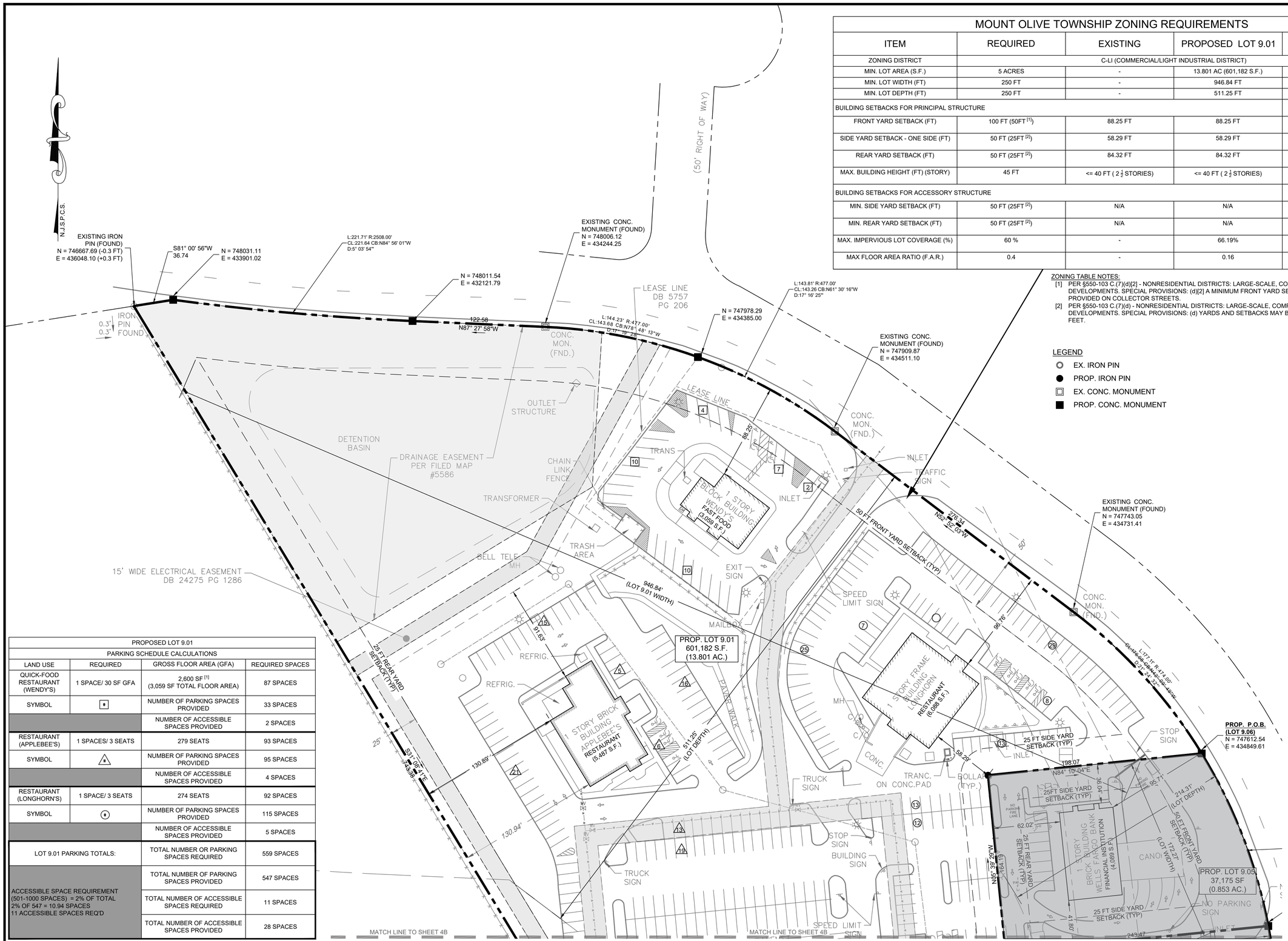
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
THE PRELIMINARY AND FINAL MAJOR SUBDIVISION & AMENDED MAJOR SITE PLAN
THE GARDENS (ITC) SUBDIVISION
BLOCK 4100, LOT 9.01
INTERNATIONAL DRIVE
MOUNT OLIVE TOWNSHIP
MORRIS COUNTY NEW JERSEY

TITLE:
EXISTING CONDITIONS PLAN

JOB NO.:	0122182	DRAWING NO.:
SCALE:	1"=120'	2
DESIGNED:	KGS	
CHECKED:	WJI	
FILENAME:		
DATE:	11/23/2022	


N.J.S.P.C.S.
EX. DRAINAGE EASEMENT
EX. 15' WIDE ELECTRICAL EASEMENT
EX. 15' WIDE EASEMENT TO NEW JERSEY NATURAL GAS COMPANY
EX. LEASE LINE
EX. 20' WIDE WATER EASEMENT
EX. ACCESS EASEMENT
EX. UTILITY EASEMENT
EX. SIGHT TRIANGLE EASEMENT
PROPOSED OUTLOT 9.06 TO HAVE A FUTURE TENANT BUILDING
PROP. LOT 9.01 601,182 S.F. (13.801 AC.)
PROP. LOT 9.01 610,182 S.F. (13.801 AC.)
PROP. LOT 9.05 37,175 SF (0.853 AC.)
PROP. OUTLOT 9.06 72,937 SF (1.674 AC.)
PROP. LOT 9.07 702,053 S.F. (16.117 AC.)
PROP. LOT 9.07 702,053 S.F. (16.117 AC.)
PROP. LOT 9.04 621,980 SF (14.279 AC.)
EX. LOT 9.02 51,923 SF (1.192 AC.)
EX. LOT 9.03 646,863 SF (14.850 AC.)
S81° 00' 56"W 36.74
N87° 27' 58"W 122.58
L:221.71' R:2508.00' CL:221.64 CB:N84° 56' 01"W D:5° 03' 54"
L:143.81' R:477.00' CL:143.26 CB:N61° 30' 16"W D:17° 16' 25"
L:144.23' R:477.00' CL:143.68 CB:N76° 17' 19"W D:17° 19' 28"
N62° 52' 03"W 216.24
N84° 10' 04"E 198.07
S84° 16' 08"W 243.47
N84° 16' 08"E 217.90
N84° 44' 14"E 60.41
N05° 45' 36"W 68.60
S84° 44' 14"W 39.92
S05° 32' 49"W 292.33
S84° 44' 14"W 100.33
S05° 45' 36"E 117.64
N84° 13' 09"E 91.35
S84° 14' 24"W 59.27
N84° 03' 37"E 505.08
N78° 53' 46"W 190.75
S78° 53' 35"E 101.89
N88° 34' 59"E 78.84
S01° 25' 00"E 25.72
S02° 27' 24"E 22.16
S72° 33' 46"E 276.62
N82° 26' 02"E 47.75
S83° 35' 57"W 12.45
N38° 46' 41"W 16.04
S83° 42' 41"W 53.99
S05° 45' 36"E 131.68
N84° 07' 28"E 6.55
N79° 47' 49"E 579.30
S74° 55' 40"E 62.40
N79° 41' 31"W 240.14
N76° 48' 49"W 360.53
N89° 52' 47"W 32.47
L:41.67' R:25.00' CL:37.01 CB:S41° 24' 11"W D:95° 30' 09"
L:235.13' R:533.00' CL:233.23 CB:S87° 33' 55"E D:25° 16' 33"
L:60.43' R:1467.00' CL:60.42 CB:S76° 06' 28"E D:2° 21' 36"
L:200.79' R:953.01' CL:200.42 CB:N82° 51' 06"W D:12° 04' 17"
L:382.46' R:1750.00' CL:381.70 CB:S85° 09' 21"E D:12° 31' 19"
L:98.54' R:565.00' CL:98.42 CB:N73° 53' 55"W D:9° 59' 35"
L:456.38' R:565.00' CL:401.00 CB:N42° 47' 27"W D:46° 31' 42"
L:171.57' R:473.80' CL:170.64 CB:S21° 05' 14"E D:20° 44' 53"
L:44.80' R:470.72' CL:44.78 CB:N8° 01' 17"W D:5° 27' 09"
L:15.44' R:473.92' CL:15.44 CB:S4° 22' 19"E D:1° 52' 02"
L:164.51' R:564.81' CL:163.93 CB:S11° 46' 54"E D:16° 41' 17"
L:64.67' R:615.68' CL:64.64 CB:N23° 23' 42"W D:6° 01' 06"
L:81.56' R:1466.89' CL:81.56 CB:N76° 29' 23"W D:2° 24' 16"
L:77.01' R:1533.00' CL:77.00 CB:N78° 18' 10"W D:2° 52' 41"
S05° 45' 36"E 410.81
S05° 45' 36"E 297.62
S05° 32' 32"E 293.26
N08° 18' 24"E 171.79
N05° 32' 32"W 293.26
S03° 26' 16"E 116.38
N05° 32' 49"W 359.36
S05° 32' 49"E 311.40
S17° 33' 35"E 311.40
S84° 32' 05"W 84.54
N10° 53' 32"E
L:29.05' R:130.71' CL:28.99 CB:N4° 31' 29"E D:12° 44' 01"
L:24.09' R:130.71' CL:28.99 CB:N4° 31' 29"E D:12° 44' 01"
L:164.51' R:564.81' CL:163.93 CB:S11° 46' 54"E D:16° 41' 17"
L:64.67' R:615.68' CL:64.64 CB:N23° 23' 42"W D:6° 01' 06"
L:235.13' R:533.00' CL:233.23 CB:S87° 33' 55"E D:25° 16' 33"
L:60.43' R:1467.00' CL:60.42 CB:S76° 06' 28"E D:2° 21' 36"
L:200.79' R:953.01' CL:200.42 CB:N82° 51' 06"W D:12° 04' 17"
L:41.67' R:25.00' CL:37.01 CB:S41° 24' 11"W D:95° 30' 09"
L:382.46' R:1750.00' CL:381.70 CB:S85° 09' 21"E D:12° 31' 19"
L:456.38' R:565.00' CL:401.00 CB:N42° 47' 27"W D:46° 31' 42"
L:98.54' R:565.00' CL:98.42 CB:N73° 53' 55"W D:9° 59' 35"
L:44.80' R:470.72' CL:44.78 CB:N8° 01' 17"W D:5° 27' 09"
L:15.44' R:473.92' CL:15.44 CB:S4° 22' 19"E D:1° 52' 02"
L:171.57' R:473.80' CL:170.64 CB:S21° 05' 14"E D:20° 44' 53"
L:64.67' R:615.68' CL:64.64 CB:N23° 23' 42"W D:6° 01' 06"
L:81.56' R:1466.89' CL:81.56 CB:N76° 29' 23"W D:2° 24' 16"
L:77.01' R:1533.00' CL:77.00 CB:N78° 18' 10"W D:2° 52' 41"
L:41.67' R:25.00' CL:37.01 CB:S41° 24' 11"W D:95° 30' 09"
EX. 20' WIDE WATER EASEMENT
EX. 20' WIDE WATER EASEMENT
EX. 20' WIDE WATER EASEMENT



MOUNT OLIVE TOWNSHIP ZONING REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED LOT 9.01	VARIANCE REQUESTED
ZONING DISTRICT	C-LI (COMMERCIAL/LIGHT INDUSTRIAL DISTRICT)			
MIN. LOT AREA (S.F.)	5 ACRES	-	13.801 AC (601,182 S.F.)	-
MIN. LOT WIDTH (FT)	250 FT	-	946.84 FT	-
MIN. LOT DEPTH (FT)	250 FT	-	511.25 FT	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	100 FT (50FT [1])	88.25 FT	88.25 FT	-
SIDE YARD SETBACK - ONE SIDE (FT)	50 FT (25FT [2])	58.29 FT	58.29 FT	-
REAR YARD SETBACK (FT)	50 FT (25FT [2])	84.32 FT	84.32 FT	-
MAX. BUILDING HEIGHT (FT) (STORY)	45 FT	<= 40 FT (2 ½ STORIES)	<= 40 FT (2 ½ STORIES)	-
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. SIDE YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MIN. REAR YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MAX. IMPERVIOUS LOT COVERAGE (%)	60 %	-	66.19%	(V)
MAX FLOOR AREA RATIO (F.A.R.)	0.4	-	0.16	-

ZONING TABLE NOTES:

[1] PER §550-103 C.(7)(d)[2] - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d)[2] A MINIMUM FRONT YARD SETBACK OF 50 FEET SHALL BE PROVIDED ON COLLECTOR STREETS.

[2] PER §550-103 C.(7)(d) - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d) YARDS AND SETBACKS MAY BE REDUCED TO A MINIMUM OF 25 FEET.

LEGEND

- EX. IRON PIN
- PROP. IRON PIN
- EX. CONC. MONUMENT
- PROP. CONC. MONUMENT

0 40 80 Feet
SCALE:1"=40'

COPYRIGHT 2023 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

E&LP
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1	ADDITIONAL LOT 9.07; 9.06 EXHIBIT	KGS	2/21/23

2/21/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
THE PRELIMINARY AND FINAL MAJOR SUBDIVISION & AMENDED MAJOR SITE PLAN
THE GARDENS (ITC) SUBDIVISION
BLOCK 4100, LOT 9.01
INTERNATIONAL DRIVE
MOUNT OLIVE TOWNSHIP
MORRIS COUNTY NEW JERSEY

TITLE:
DETAILED PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAT LOT 9.01

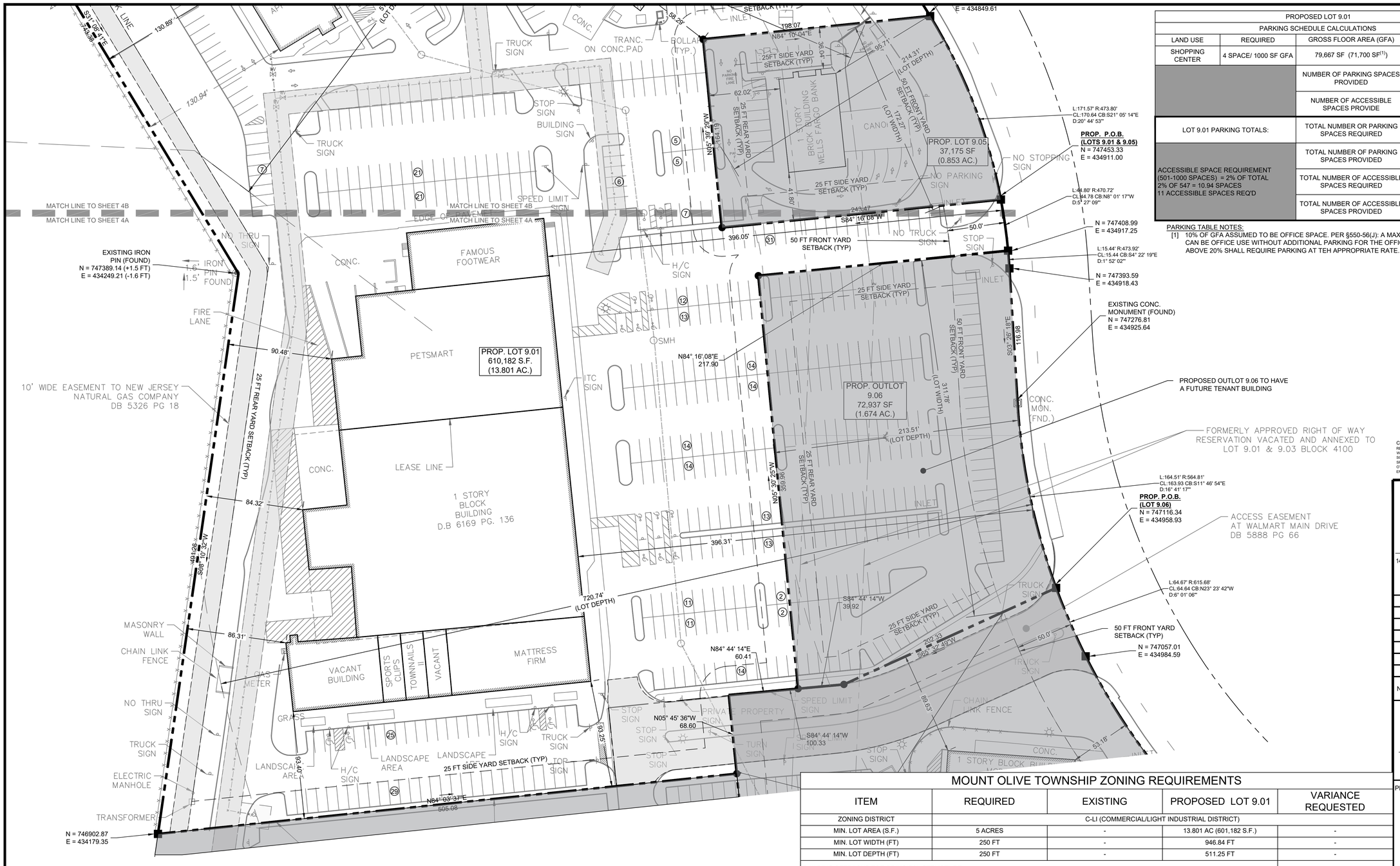
JOB NO.:	0122182
SCALE:	1"=40'
DESIGNED:	KGS
CHECKED:	WJI
FILENAME:	
DATE:	11/23/2022

DRAWING NO.: 4A

PROPOSED LOT 9.01			
PARKING SCHEDULE CALCULATIONS			
LAND USE	REQUIRED	GROSS FLOOR AREA (GFA)	REQUIRED SPACES
QUICK-FOOD RESTAURANT (WENDY'S)	1 SPACE/ 30 SF GFA	2,600 SF [1] (3,059 SF TOTAL FLOOR AREA)	87 SPACES
SYMBOL	■	NUMBER OF PARKING SPACES PROVIDED	33 SPACES
		NUMBER OF ACCESSIBLE SPACES PROVIDED	2 SPACES
RESTAURANT (APPLEBEE'S)	1 SPACES/ 3 SEATS	279 SEATS	93 SPACES
SYMBOL	▲	NUMBER OF PARKING SPACES PROVIDED	95 SPACES
		NUMBER OF ACCESSIBLE SPACES PROVIDED	4 SPACES
RESTAURANT (LONGHORN'S)	1 SPACE/ 3 SEATS	274 SEATS	92 SPACES
SYMBOL	●	NUMBER OF PARKING SPACES PROVIDED	115 SPACES
		NUMBER OF ACCESSIBLE SPACES PROVIDED	5 SPACES
LOT 9.01 PARKING TOTALS:		TOTAL NUMBER OR PARKING SPACES REQUIRED	559 SPACES
ACCESSIBLE SPACE REQUIREMENT (501-1000 SPACES) = 2% OF TOTAL 2% OF 547 = 10.94 SPACES 11 ACCESSIBLE SPACES REQ'D		TOTAL NUMBER OF PARKING SPACES PROVIDED	547 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	11 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	28 SPACES

PARKING SCHEDULE NOTE:

[1] G.F.A. ASSUMED TO BE 85% OF TOTAL FLOOR AREA. PER §550-5 TERMS DEFINED: "GROSS FLOOR AREA - ...IN NONRESIDENTIAL STRUCTURES, THE 'GROSS FLOOR AREA' SHALL EXCLUDE AREAS USED FOR UTILITY, HEATING, COOLING AND OTHER MECHANICAL EQUIPMENT BUT SHALL INCLUDE ALL OTHER AREAS, INCLUDING CELLARS, WAREHOUSING AND STORAGE AREAS, REGARDLESS OF CEILING HEIGHT."



PROPOSED LOT 9.01			
PARKING SCHEDULE CALCULATIONS			
LAND USE	REQUIRED	GROSS FLOOR AREA (GFA)	REQUIRED SPACES
SHOPPING CENTER	4 SPACE/ 1000 SF GFA	79,667 SF (71,700 SF[1])	287 SPACES
		NUMBER OF PARKING SPACES PROVIDED	304 SPACES
		NUMBER OF ACCESSIBLE SPACES PROVIDE	17 SPACES
LOT 9.01 PARKING TOTALS:		TOTAL NUMBER OR PARKING SPACES REQUIRED	559 SPACES
ACCESSIBLE SPACE REQUIREMENT (501-1000 SPACES) = 2% OF TOTAL 2% OF 547 = 10.94 SPACES 11 ACCESSIBLE SPACES REQ'D		TOTAL NUMBER OF PARKING SPACES PROVIDED	547 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	11 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	28 SPACES

PARKING TABLE NOTES:
[1] 10% OF GFA ASSUMED TO BE OFFICE SPACE. PER §550-56(J): A MAXIMUM OF 20% OF GFA CAN BE OFFICE USE WITHOUT ADDITIONAL PARKING FOR THE OFFICE USE. OFFICE USE ABOVE 20% SHALL REQUIRE PARKING AT TEH APPROPRIATE RATE.

COPYRIGHT 2023 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

E&LP
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1	ADDITIONAL LOT 9.07; 9.06 EXHIBIT	KGS	2/21/23

2/21/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
THE PRELIMINARY AND FINAL MAJOR SUBDIVISION & AMENDED MAJOR SITE PLAN
THE GARDENS (ITC) SUBDIVISION
BLOCK 4100, LOT 9.01
INTERNATIONAL DRIVE
MOUNT OLIVE TOWNSHIP
MORRIS COUNTY NEW JERSEY

TITLE:
DETAILED PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAT LOT 9.01

JOB NO.:	0122182
SCALE:	1"=40'
DESIGNED:	KGS
CHECKED:	WJI
FILENAME:	
DATE:	11/23/2022

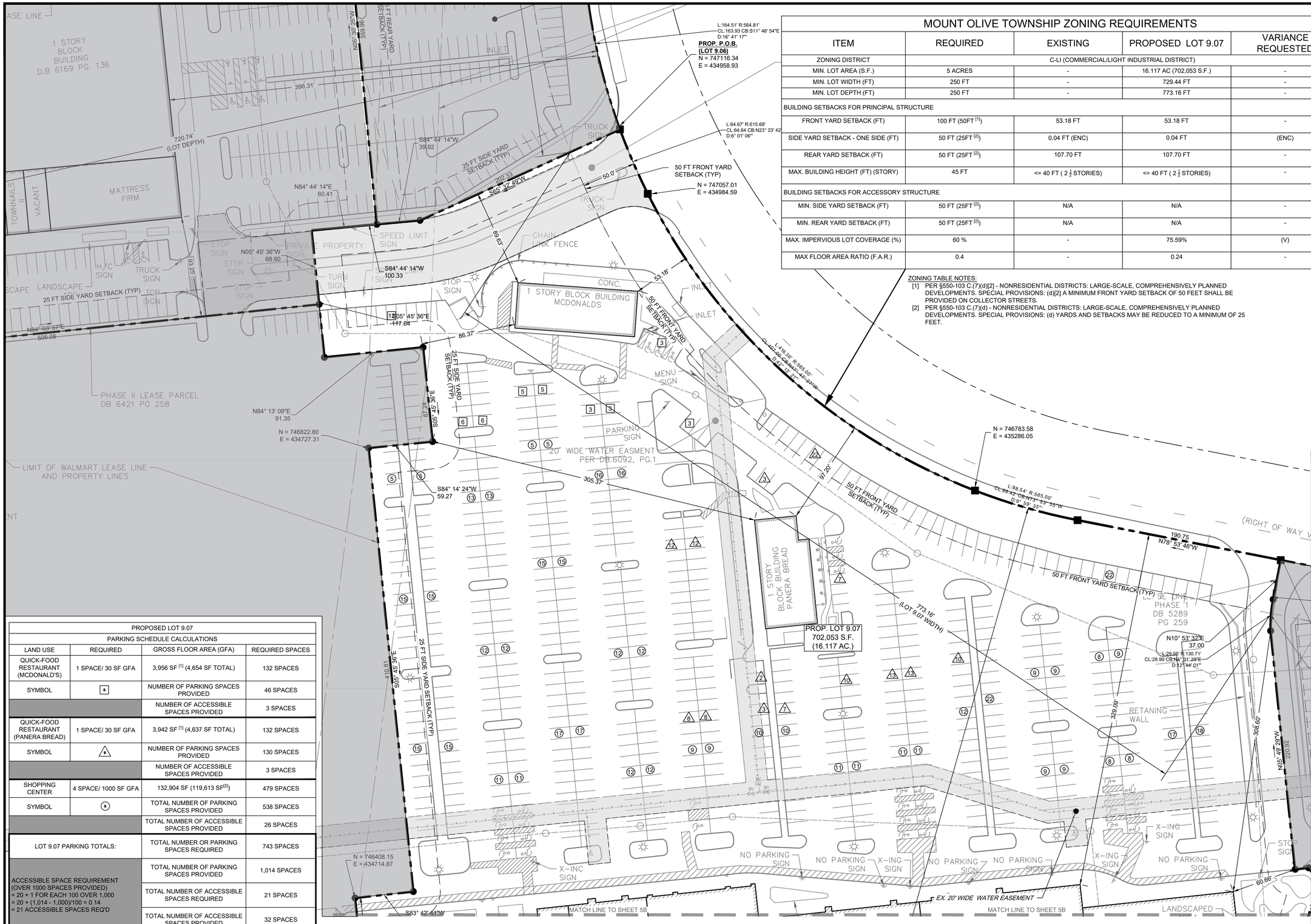
DRAWING NO.: 4B

MOUNT OLIVE TOWNSHIP ZONING REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED LOT 9.01	VARIANCE REQUESTED
ZONING DISTRICT	C-LI (COMMERCIAL/LIGHT INDUSTRIAL DISTRICT)			
MIN. LOT AREA (S.F.)	5 ACRES	-	13.801 AC (601,182 S.F.)	-
MIN. LOT WIDTH (FT)	250 FT	-	946.84 FT	-
MIN. LOT DEPTH (FT)	250 FT	-	511.25 FT	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	100 FT (50FT [1])	88.25 FT	88.25 FT	-
SIDE YARD SETBACK - ONE SIDE (FT)	50 FT (25FT [2])	58.29 FT	58.29 FT	-
REAR YARD SETBACK (FT)	50 FT (25FT [2])	84.32 FT	84.32 FT	-
MAX. BUILDING HEIGHT (FT) (STORY)	45 FT	<= 40 FT (2 ½ STORIES)	<= 40 FT (2 ½ STORIES)	-
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. SIDE YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MIN. REAR YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MAX. IMPERVIOUS LOT COVERAGE (%)	60 %	-	66.19%	(V)
MAX FLOOR AREA RATIO (F.A.R.)	0.4	-	0.16	-

ZONING TABLE NOTES:
[1] PER §550-103 C.(7)(d)[2] - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d)[2] A MINIMUM FRONT YARD SETBACK OF 50 FEET SHALL BE PROVIDED ON COLLECTOR STREETS.
[2] PER §550-103 C.(7)(d) - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d) YARDS AND SETBACKS MAY BE REDUCED TO A MINIMUM OF 25 FEET.

LEGEND
- EX. IRON PIN
- PROP. IRON PIN
- EX. CONC. MONUMENT
- PROP. CONC. MONUMENT



MOUNT OLIVE TOWNSHIP ZONING REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED LOT 9.07	VARIANCE REQUESTED
ZONING DISTRICT	C-LI (COMMERCIAL/LIGHT INDUSTRIAL DISTRICT)			
MIN. LOT AREA (S.F.)	5 ACRES	-	16.117 AC (702,053 S.F.)	-
MIN. LOT WIDTH (FT)	250 FT	-	729.44 FT	-
MIN. LOT DEPTH (FT)	250 FT	-	773.16 FT	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	100 FT (50FT [1])	53.18 FT	53.18 FT	-
SIDE YARD SETBACK - ONE SIDE (FT)	50 FT (25FT [2])	0.04 FT (ENC)	0.04 FT	(ENC)
REAR YARD SETBACK (FT)	50 FT (25FT [2])	107.70 FT	107.70 FT	-
MAX. BUILDING HEIGHT (FT) (STORY)	45 FT	<= 40 FT (2 $\frac{1}{2}$ STORIES)	<= 40 FT (2 $\frac{1}{2}$ STORIES)	-
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. SIDE YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MIN. REAR YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MAX. IMPERVIOUS LOT COVERAGE (%)	60 %	-	75.59%	(V)
MAX FLOOR AREA RATIO (F.A.R.)	0.4	-	0.24	-

ZONING TABLE NOTES:
[1] PER §550-103 C.(7)(d)[2] - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d)[2] A MINIMUM FRONT YARD SETBACK OF 50 FEET SHALL BE PROVIDED ON COLLECTOR STREETS.
[2] PER §550-103 C.(7)(d) - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d) YARDS AND SETBACKS MAY BE REDUCED TO A MINIMUM OF 25 FEET.

LEGEND
- EX. IRON PIN
- PROP. IRON PIN
- EX. CONC. MONUMENT
- PROP. CONC. MONUMENT

PROPOSED LOT 9.07			
PARKING SCHEDULE CALCULATIONS			
LAND USE	REQUIRED	GROSS FLOOR AREA (GFA)	REQUIRED SPACES
QUICK-FOOD RESTAURANT (MCDONALD'S)	1 SPACE/ 30 SF GFA	3,956 SF [1] (4,654 SF TOTAL)	132 SPACES
SYMBOL	■	NUMBER OF PARKING SPACES PROVIDED	46 SPACES
		NUMBER OF ACCESSIBLE SPACES PROVIDED	3 SPACES
QUICK-FOOD RESTAURANT (PANERA BREAD)	1 SPACE/ 30 SF GFA	3,942 SF [1] (4,637 SF TOTAL)	132 SPACES
SYMBOL	▲	NUMBER OF PARKING SPACES PROVIDED	130 SPACES
		NUMBER OF ACCESSIBLE SPACES PROVIDED	3 SPACES
SHOPPING CENTER	4 SPACE/ 1000 SF GFA	132,904 SF (119,613 SF[2])	479 SPACES
SYMBOL	●	TOTAL NUMBER OF PARKING SPACES PROVIDED	538 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	26 SPACES
LOT 9.07 PARKING TOTALS:		TOTAL NUMBER OR PARKING SPACES REQUIRED	743 SPACES
		TOTAL NUMBER OF PARKING SPACES PROVIDED	1,014 SPACES
ACCESSIBLE SPACE REQUIREMENT (OVER 1000 SPACES PROVIDED) = 20 + 1 FOR EACH 100 OVER 1,000 = 20 + (1,014 - 1,000)/100 = 0.14 = 21 ACCESSIBLE SPACES REQ'D		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	21 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	32 SPACES

PARKING SCHEDULE NOTE:
[1] G.F.A. ASSUMED TO BE 85% OF TOTAL FLOOR AREA. PER §550-5 TERMS DEFINED: "GROSS FLOOR AREA - . ,IN NONRESIDENTIAL STRUCTURES, THE 'GROSS FLOOR AREA' SHALL EXCLUDE AREAS USED FOR UTILITY, HEATING, COOLING AND OTHER MECHANICAL EQUIPMENT BUT SHALL INCLUDE ALL OTHER AREAS, INCLUDING CELLARS, WAREHOUSING AND STORAGE AREAS, REGARDLESS OF CEILING HEIGHT."
[2] 10% OF GFA ASSUMED TO BE OFFICE SPACE. PER §550-56(J): A MAXIMUM OF 20% OF GFA CAN BE OFFICE USE WITHOUT ADDITIONAL PARKING FOR THE OFFICE USE. OFFICE USE ABOVE 20% SHALL REQUIRE PARKING AT THE APPROPRIATE RATE.

COPYRIGHT 2023 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

E&LP
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1	ADDITIONAL LOT 9.07; 9.06 EXHIBIT	KGS	2/21/23

2/21/2023
DATE

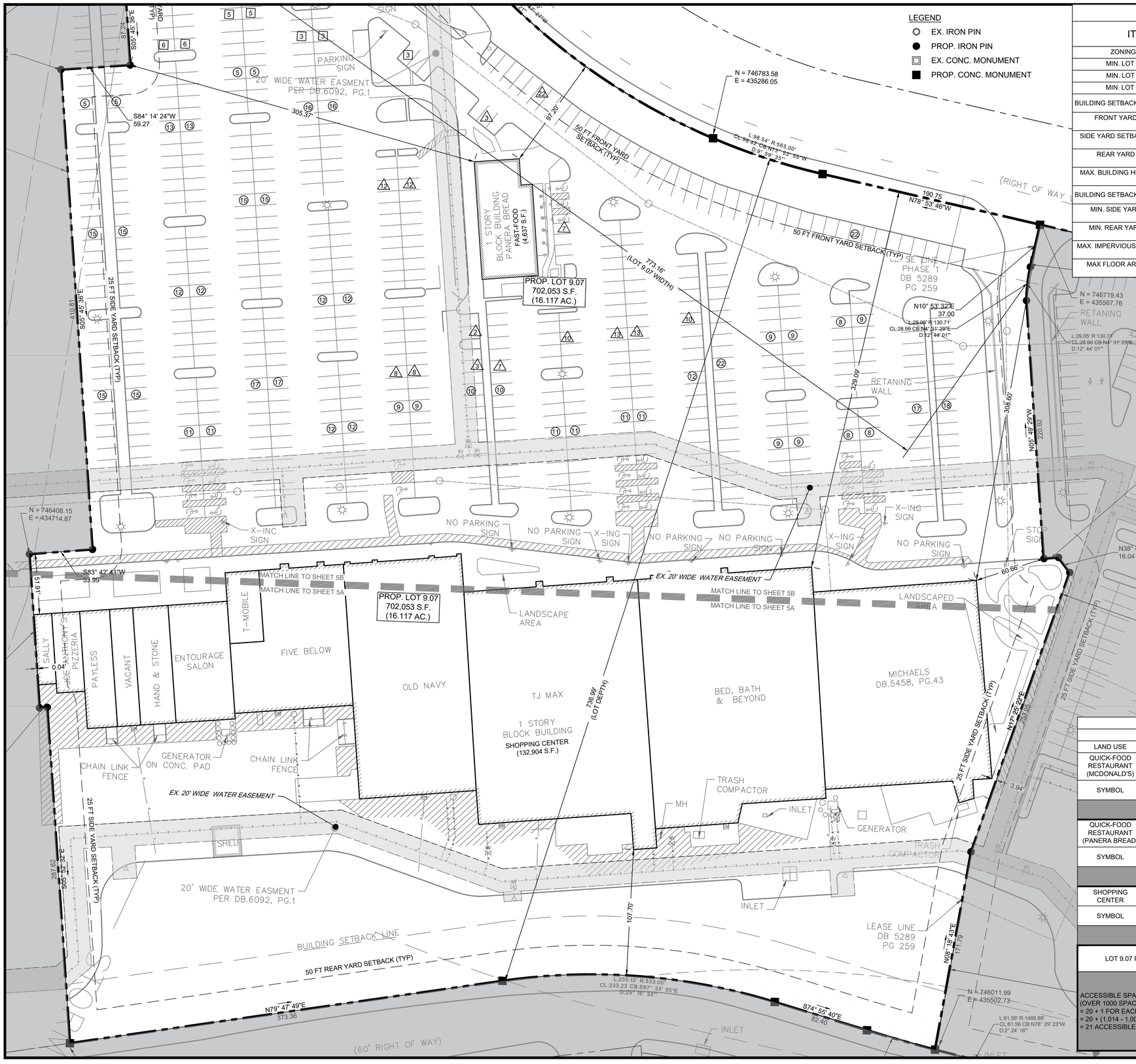
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
THE PRELIMINARY AND FINAL MAJOR SUBDIVISION & AMENDED MAJOR SITE PLAN
THE GARDENS (ITC) SUBDIVISION
BLOCK 4100, LOT 9.01
INTERNATIONAL DRIVE
MOUNT OLIVE TOWNSHIP
MORRIS COUNTY NEW JERSEY

TITLE:
DETAILED PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAT LOT 9.07

JOB NO.:	0122182
SCALE:	1"=40'
DESIGNED:	KGS
CHECKED:	WJI
FILENAME:	
DATE:	11/23/2022

DRAWING NO.: 5A



MOUNT OLIVE TOWNSHIP ZONING REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED LOT 9.01	VARIANCE REQUESTED
ZONING DISTRICT	C-LI (COMMERCIAL/LIGHT INDUSTRIAL DISTRICT)			
MIN. LOT AREA (S.F.)	5 ACRES	-	16.117 AC (702,053 S.F.)	-
MIN. LOT WIDTH (FT)	250 FT	-	729.44 FT	-
MIN. LOT DEPTH (FT)	250 FT	-	773.16 FT	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	100 FT (50FT [1])	53.18 FT	53.18 FT	-
SIDE YARD SETBACK - ONE SIDE (FT)	50 FT (25FT [2])	0.04 FT (ENC)	0.04 FT	(ENC)
REAR YARD SETBACK (FT)	50 FT (25FT [2])	107.70 FT	107.70 FT	-
MAX. BUILDING HEIGHT (FT) (STORY)	45 FT	<= 40 FT (2 $\frac{1}{2}$ STORIES)	<= 40 FT (2 $\frac{1}{2}$ STORIES)	-
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. SIDE YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MIN. REAR YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MAX. IMPERVIOUS LOT COVERAGE (%)	60 %	-	75.59%	(V)
MAX FLOOR AREA RATIO (F.A.R.)	0.4	-	0.24	-

ZONING TABLE NOTES:

[1] PER §550-103 C.(7)(d)[2] - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d)[2] A MINIMUM FRONT YARD SETBACK OF 50 FEET SHALL BE PROVIDED ON COLLECTOR STREETS.

[2] PER §550-103 C.(7)(d) - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d) YARDS AND SETBACKS MAY BE REDUCED TO A MINIMUM OF 25 FEET.

0 40 80 Feet
SCALE:1"=40'

COPYRIGHT 2023 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

PARKING SCHEDULE NOTE:

[1] G.F.A. ASSUMED TO BE 85% OF TOTAL FLOOR AREA. PER §550-5 TERMS DEFINED: "GROSS FLOOR AREA - ...IN NONRESIDENTIAL STRUCTURES, THE 'GROSS FLOOR AREA' SHALL EXCLUDE AREAS USED FOR UTILITY, HEATING, COOLING AND OTHER MECHANICAL EQUIPMENT BUT SHALL INCLUDE ALL OTHER AREAS, INCLUDING CELLARS, WAREHOUSING AND STORAGE AREAS, REGARDLESS OF CEILING HEIGHT."

[2] 10% OF GFA ASSUMED TO BE OFFICE SPACE. PER §550-56(J): A MAXIMUM OF 20% OF GFA CAN BE OFFICE USE WITHOUT ADDITIONAL PARKING FOR THE OFFICE USE. OFFICE USE ABOVE 20% SHALL REQUIRE PARKING AT THE APPROPRIATE RATE.

PROPOSED LOT 9.07			
PARKING SCHEDULE CALCULATIONS			
LAND USE	REQUIRED	GROSS FLOOR AREA (GFA)	REQUIRED SPACES
QUICK-FOOD RESTAURANT (MCDONALD'S)	1 SPACE/ 30 SF GFA	3,956 SF [1] (4,654 SF TOTAL)	132 SPACES
SYMBOL		NUMBER OF PARKING SPACES PROVIDED	46 SPACES
		NUMBER OF ACCESSIBLE SPACES PROVIDED	3 SPACES
QUICK-FOOD RESTAURANT (PANERA BREAD)	1 SPACE/ 30 SF GFA	3,942 SF [1] (4,637 SF TOTAL)	132 SPACES
SYMBOL		NUMBER OF PARKING SPACES PROVIDED	130 SPACES
		NUMBER OF ACCESSIBLE SPACES PROVIDED	3 SPACES
SHOPPING CENTER	4 SPACE/ 1000 SF GFA	132,904 SF (119,613 SF[2])	479 SPACES
SYMBOL		TOTAL NUMBER OF PARKING SPACES PROVIDED	538 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	26 SPACES
LOT 9.07 PARKING TOTALS:		TOTAL NUMBER OR PARKING SPACES REQUIRED	743 SPACES
ACCESSIBLE SPACE REQUIREMENT (OVER 1000 SPACES PROVIDED) = 20 + 1 FOR EACH 100 OVER 1,000 = 20 + (1,014 - 1,000)/100 = 0.14 = 21 ACCESSIBLE SPACES REQ'D		TOTAL NUMBER OF PARKING SPACES PROVIDED	1,014 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	21 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	32 SPACES

E&LP
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1	ADDITIONAL LOT 9.07; 9.06 EXHIBIT	KGS	2/21/23

2/21/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

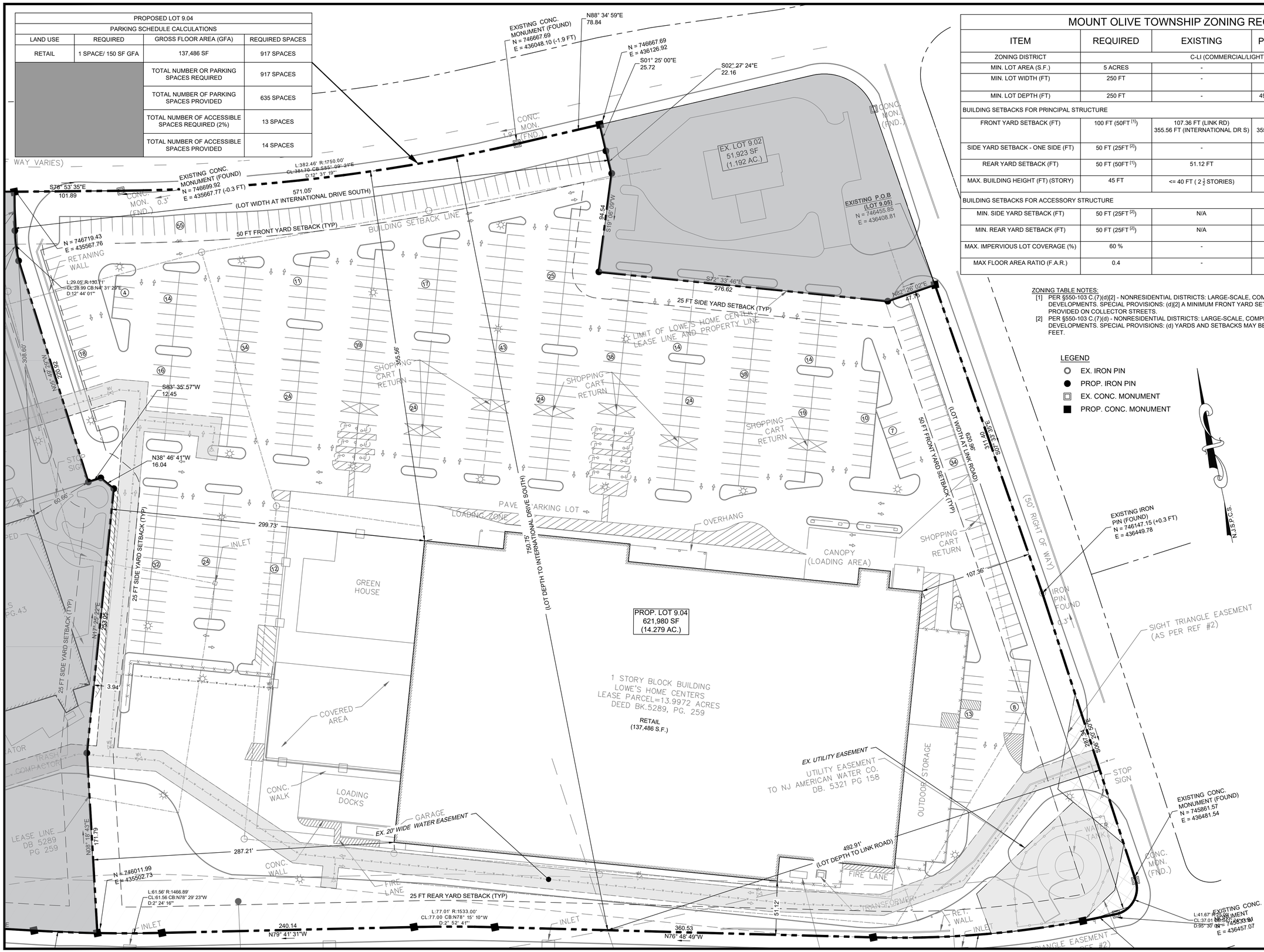
PROJECT:
THE PRELIMINARY AND FINAL MAJOR SUBDIVISION & AMENDED MAJOR SITE PLAN
THE GARDENS (ITC) SUBDIVISION
BLOCK 4100, LOT 9.01
INTERNATIONAL DRIVE
MOUNT OLIVE TOWNSHIP
MORRIS COUNTY NEW JERSEY

TITLE:
DETAILED PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAT LOT 9.07

JOB NO.:	0122182
SCALE:	1"=40'
DESIGNED:	KGS
CHECKED:	WJI
FILENAME:	
DATE:	11/23/2022

DRAWING NO.: 5B

PROPOSED LOT 9.04			
PARKING SCHEDULE CALCULATIONS			
LAND USE	REQUIRED	GROSS FLOOR AREA (GFA)	REQUIRED SPACES
RETAIL	1 SPACE/ 150 SF GFA	137,486 SF	917 SPACES
		TOTAL NUMBER OR PARKING SPACES REQUIRED	917 SPACES
		TOTAL NUMBER OF PARKING SPACES PROVIDED	635 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED (2%)	13 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	14 SPACES



MOUNT OLIVE TOWNSHIP ZONING REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED LOT 9.04	VARIANCE REQUESTED
ZONING DISTRICT	C-LI (COMMERCIAL/LIGHT INDUSTRIAL DISTRICT)			
MIN. LOT AREA (S.F.)	5 ACRES	-	14.279 AC (621,980 S.F.)	-
MIN. LOT WIDTH (FT)	250 FT	-	571.05 FT (INTERNATIONAL DR S)	-
MIN. LOT DEPTH (FT)	250 FT	-	492.91 FT (LINK RD FRONTAGE)	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	100 FT (50FT [1])	107.36 FT (LINK RD) 355.56 FT (INTERNATIONAL DR S)	107.36 FT (LINK RD) 355.56 FT (INTERNATIONAL DR S)	-
SIDE YARD SETBACK - ONE SIDE (FT)	50 FT (25FT [2])	-	287.21 FT	-
REAR YARD SETBACK (FT)	50 FT (50FT [1])	51.12 FT	51.12 FT	-
MAX. BUILDING HEIGHT (FT) (STORY)	45 FT	<= 40 FT (2 $\frac{1}{2}$ STORIES)	<= 40 FT (2 $\frac{1}{2}$ STORIES)	-
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. SIDE YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MIN. REAR YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MAX. IMPERVIOUS LOT COVERAGE (%)	60 %	-	85.0%	(V)
MAX FLOOR AREA RATIO (F.A.R.)	0.4	-	0.22	-

ZONING TABLE NOTES:

[1] PER §550-103 C.(7)(d)[2] - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d)[2] A MINIMUM FRONT YARD SETBACK OF 50 FEET SHALL BE PROVIDED ON COLLECTOR STREETS.

[2] PER §550-103 C.(7)(d) - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d) YARDS AND SETBACKS MAY BE REDUCED TO A MINIMUM OF 25 FEET.

LEGEND

- EX. IRON PIN
- PROP. IRON PIN
- EX. CONC. MONUMENT
- PROP. CONC. MONUMENT

0 40 80 Feet
SCALE:1"=40'

COPYRIGHT 2023 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

E&LP
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1	ADDITIONAL LOT 9.07; 9.06 EXHIBIT	KGS	2/21/23

2/21/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
THE PRELIMINARY AND FINAL MAJOR SUBDIVISION & AMENDED MAJOR SITE PLAN
THE GARDENS (ITC) SUBDIVISION
BLOCK 4100, LOT 9.01
INTERNATIONAL DRIVE
MOUNT OLIVE TOWNSHIP
MORRIS COUNTY NEW JERSEY

TITLE:
DETAILED PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAT LOT 9.04

JOB NO.:	0122182	DRAWING NO.: 6
SCALE:	1"=40'	
DESIGNED:	KGS	
CHECKED:	WJI	
FILENAME:		
DATE:	11/23/2022	

PROPOSED LOT 9.05			
PARKING SCHEDULE CALCULATIONS			
LAND USE	REQUIRED	GROSS FLOOR AREA (GFA)	REQUIRED SPACES
FINANCIAL INSTITUTION (WELLS FARGO)	1 SPACE/ 250 SF GFA	4,089 SF	17 SPACES
		TOTAL NUMBER OR PARKING SPACES REQUIRED	17 SPACES
		TOTAL NUMBER OF PARKING SPACES PROVIDED	17 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	2 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	3 SPACES

LEGEND
- EX. IRON PIN
- PROP. IRON PIN
- EX. CONC. MONUMENT
- PROP. CONC. MONUMENT

0 40 80 Feet
SCALE:1"=40'

COPYRIGHT 2023 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

MOUNT OLIVE TOWNSHIP ZONING REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED LOT 9.05	VARIANCE REQUESTED
ZONING DISTRICT	C-LI (COMMERCIAL/LIGHT INDUSTRIAL DISTRICT)			
MIN. LOT AREA (S.F.)	5 ACRES	-	0.853 AC (37,175 S.F.)	(V)
MIN. LOT WIDTH (FT)	250 FT	-	172.27 FT	(V)
MIN. LOT DEPTH (FT)	250 FT	-	214.31 FT	(V)
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	100 FT (50FT [1])	95.71 FT	95.71 FT	-
SIDE YARD SETBACK - ONE SIDE (FT)	50 FT (25FT [2])	-	36.04 FT	-
REAR YARD SETBACK (FT)	50 FT (25FT [2])	-	62.02 FT	-
MAX. BUILDING HEIGHT (FT) (STORY)	45 FT	<= 40 FT (2 ½ STORIES)	<= 40 FT (2 ½ STORIES)	-
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. SIDE YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MIN. REAR YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-
MAX. IMPERVIOUS LOT COVERAGE (%)	60 %	-	67.6%	(V)
MAX FLOOR AREA RATIO (F.A.R.)	0.4	-	0.11	-

ZONING TABLE NOTES:
[1] PER §550-103 C.(7)(d)[2] - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d)[2] A MINIMUM FRONT YARD SETBACK OF 50 FEET SHALL BE PROVIDED ON COLLECTOR STREETS.
[2] PER §550-103 C.(7)(d) - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d) YARDS AND SETBACKS MAY BE REDUCED TO A MINIMUM OF 25 FEET.

E&LP
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1	ADDITIONAL LOT 9.07; 9.06 EXHIBIT	KGS	2/21/23

2/21/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

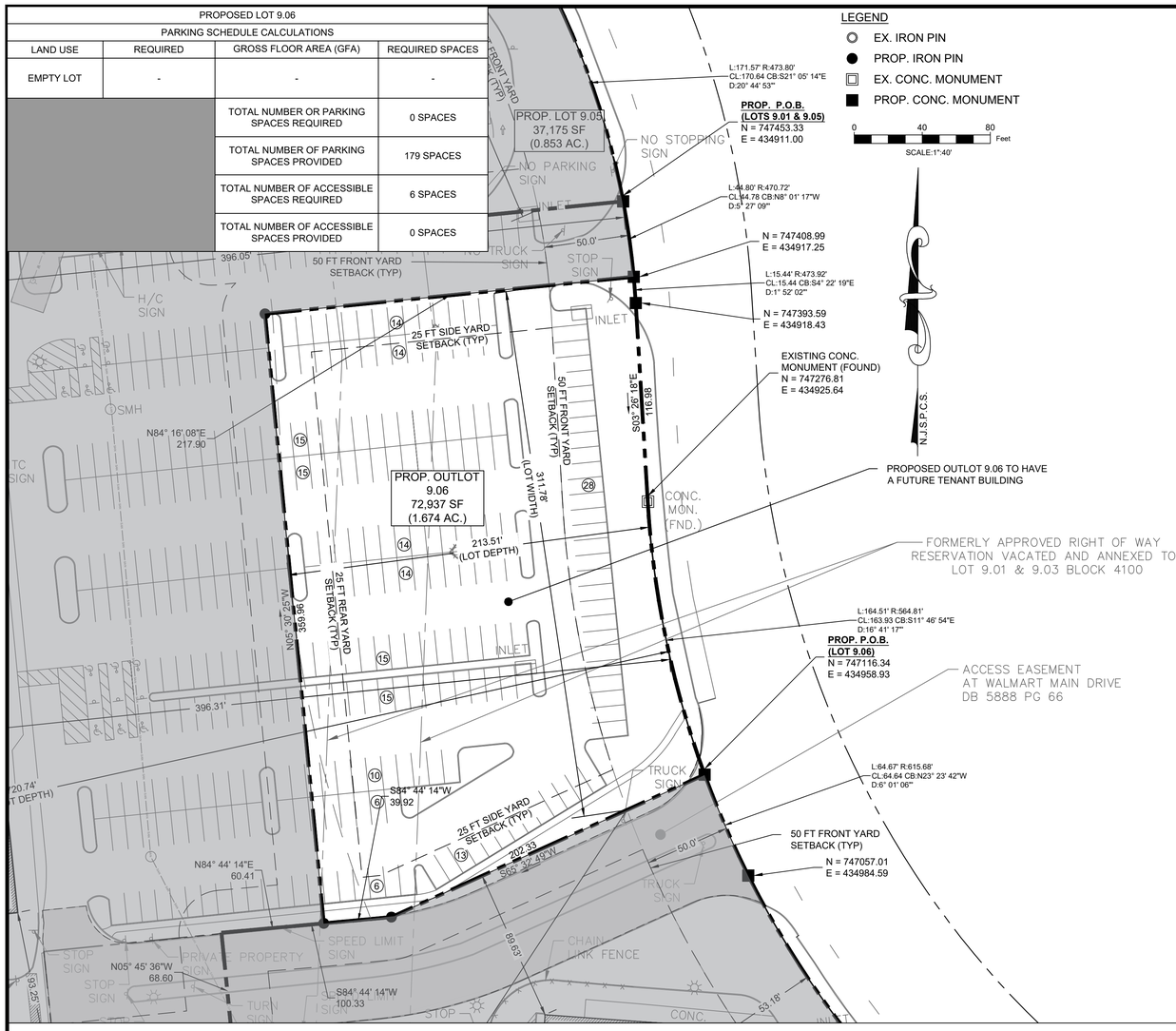
PROJECT:
THE PRELIMINARY AND FINAL MAJOR SUBDIVISION & AMENDED MAJOR SITE PLAN
THE GARDENS (ITC) SUBDIVISION
BLOCK 4100, LOT 9.01
INTERNATIONAL DRIVE
MOUNT OLIVE TOWNSHIP
MORRIS COUNTY NEW JERSEY

TITLE:
DETAILED PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAT LOT 9.05

JOB NO.:	0122182
SCALE:	1"=40'
DESIGNED:	KGS
CHECKED:	WJI
FILENAME:	
DATE:	11/23/2022

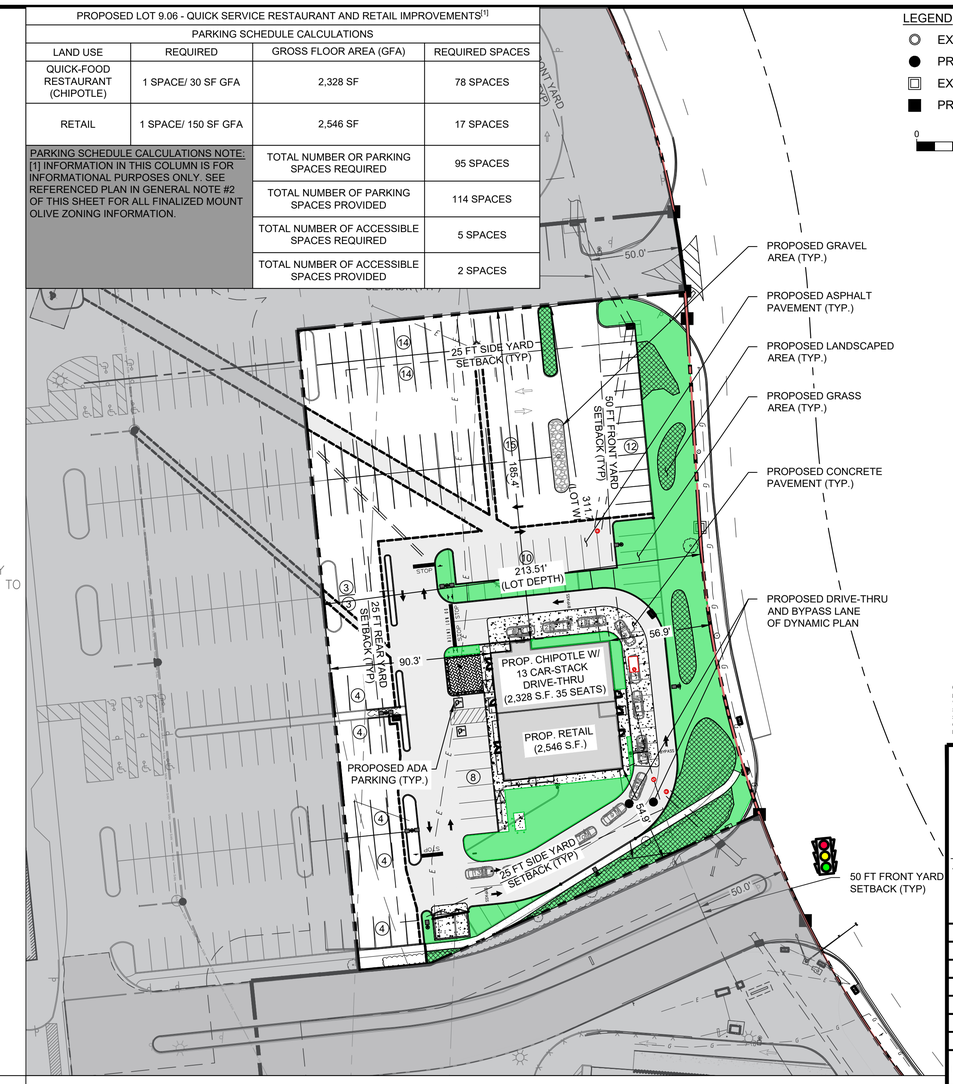
DRAWING NO.: 7

PROPOSED LOT 9.06			
PARKING SCHEDULE CALCULATIONS			
LAND USE	REQUIRED	GROSS FLOOR AREA (GFA)	REQUIRED SPACES
EMPTY LOT	-	-	-
		TOTAL NUMBER OR PARKING SPACES REQUIRED	0 SPACES
		TOTAL NUMBER OF PARKING SPACES PROVIDED	179 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	6 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	0 SPACES



DETAILED SUBDIVISION PLAN - LOT 9.06

PROPOSED LOT 9.06 - QUICK SERVICE RESTAURANT AND RETAIL IMPROVEMENTS[1]			
PARKING SCHEDULE CALCULATIONS			
LAND USE	REQUIRED	GROSS FLOOR AREA (GFA)	REQUIRED SPACES
QUICK-FOOD RESTAURANT (CHIPOTLE)	1 SPACE/ 30 SF GFA	2,328 SF	78 SPACES
RETAIL	1 SPACE/ 150 SF GFA	2,546 SF	17 SPACES
PARKING SCHEDULE CALCULATIONS NOTE: [1] INFORMATION IN THIS COLUMN IS FOR INFORMATIONAL PURPOSES ONLY. SEE REFERENCED PLAN IN GENERAL NOTE #2 OF THIS SHEET FOR ALL FINALIZED MOUNT OLIVE ZONING INFORMATION.		TOTAL NUMBER OR PARKING SPACES REQUIRED	95 SPACES
		TOTAL NUMBER OF PARKING SPACES PROVIDED	114 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	5 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	2 SPACES



LOT 9.06 QUICK-FOOD RESTAURANT AND RETAIL EXHIBIT

MOUNT OLIVE TOWNSHIP ZONING REQUIREMENTS					
ITEM	REQUIRED	EXISTING	PROPOSED LOT 9.06	VARIANCE REQUESTED	PROPOSED LOT 9.06 WITH IMPROVEMENTS[3]
ZONING DISTRICT	C-LI (COMMERCIAL/LIGHT INDUSTRIAL DISTRICT)				
MIN. LOT AREA (S.F.)	5 ACRES	-	1.674 AC (72,937 S.F.)	(V)	1.674 AC (72,937 S.F.)
MIN. LOT WIDTH (FT)	250 FT	-	311.78 FT	-	311.78 FT
MIN. LOT DEPTH (FT)	250 FT	-	213.51 FT	(V)	213.51 FT
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE					
FRONT YARD SETBACK (FT)	100 FT (50FT [1])	-	-	-	56.9 FT
SIDE YARD SETBACK - ONE SIDE (FT)	50 FT (25FT [2])	-	-	-	54.9 FT
REAR YARD SETBACK (FT)	50 FT (25FT [2])	-	-	-	90.3 FT
MAX. BUILDING HEIGHT (FT) (STORY)	45 FT	<= 40 FT (2 ½ STORIES)	-	-	COMPLIANCE ASSUMED
BUILDING SETBACKS FOR ACCESSORY STRUCTURE					
MIN. SIDE YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-	N/A
MIN. REAR YARD SETBACK (FT)	50 FT (25FT [2])	N/A	N/A	-	N/A
MAX. IMPERVIOUS LOT COVERAGE (%)	60 %	-	81.3%	(V)	±79%
MAX FLOOR AREA RATIO (F.A.R.)	0.4	-	N/A	-	0.07

ZONING TABLE NOTES:
[1] PER §550-103 C.(7)(d)[2] - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d)[2] A MINIMUM FRONT YARD SETBACK OF 50 FEET SHALL BE PROVIDED ON COLLECTOR STREETS.
[2] PER §550-103 C.(7)(d) - NONRESIDENTIAL DISTRICTS: LARGE-SCALE, COMPREHENSIVELY PLANNED DEVELOPMENTS. SPECIAL PROVISIONS: (d) YARDS AND SETBACKS MAY BE REDUCED TO A MINIMUM OF 25 FEET.
[3] INFORMATION IN THIS COLUMN IS FOR INFORMATIONAL PURPOSES ONLY. SEE REFERENCED PLAN IN GENERAL NOTE #2 OF THIS SHEET FOR ALL FINALIZED MOUNT OLIVE ZONING INFORMATION.

GENERAL NOTES:
1. THE LOT 9.06 QUICK-FOOD RESTAURANT AND RETAIL EXHIBIT ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. EXHIBIT REFERENCED IN NOTE #1 ABOVE IS BASED ON SITE LAYOUT LINE WORK ADOPTED FROM SITE PLAN ENTITLED "BLACK LION INVESTMENT GROUP PROPOSED CHIPOTLE WITH DRIVE-THRU AND RETAIL, BLOCK 4100, LOT 9, 10-50 INTERNATIONAL DRIVE SOUTH TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY" BY DYNAMIC ENGINEERING DATED 8/12/2022.
3. SEE REFERENCED SITE PLAN IN ABOVE NOTE #2 FOR FINAL DIMENSIONING, ZONING REQUIREMENTS, PARKING CALCULATIONS, DIMENSIONING AND OTHER INFORMATION ASSOCIATED WITH THE PROPOSED SITE PLAN APPLICATION.
4. SITE PLAN REFERENCED IN NOTE #2 ABOVE WAS SUBMITTED AS PART OF AN ACTIVE SITE PLAN APPLICATION SUBMITTED TO MOUNT OLIVE TOWNSHIP AND IS CURRENTLY UNDER REVIEW.
5. THE SITE PLAN APPLICATION FOR THE IMPROVEMENTS ILLUSTRATED IN THE EXHIBIT ABOVE ARE NOT A PART OF THIS SUBDIVISION APPLICATION AND ARE STRICTLY FOR ILLUSTRATIVE AND INFORMATIONAL PURPOSES.
6. THESE PLANS ARE NOT TO BE USED AS CONSTRUCTION DOCUMENTS.

COPYRIGHT 2023 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

E&LP
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1	ADDITIONAL LOT 9.07; 9.06 EXHIBIT	KGS	2/21/23

2/21/2023
DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
THE PRELIMINARY AND FINAL MAJOR SUBDIVISION & AMENDED MAJOR SITE PLAN
THE GARDENS (ITC) SUBDIVISION
BLOCK 4100, LOT 9.01
INTERNATIONAL DRIVE
MOUNT OLIVE TOWNSHIP
MORRIS COUNTY NEW JERSEY

TITLE:
DETAILED PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAT
LOT 9.06

JOB NO.:	0122182
SCALE:	1"=40'
DESIGNED:	KGS
CHECKED:	WJI
FILENAME:	
DATE:	11/23/2022

DRAWING NO.: 8