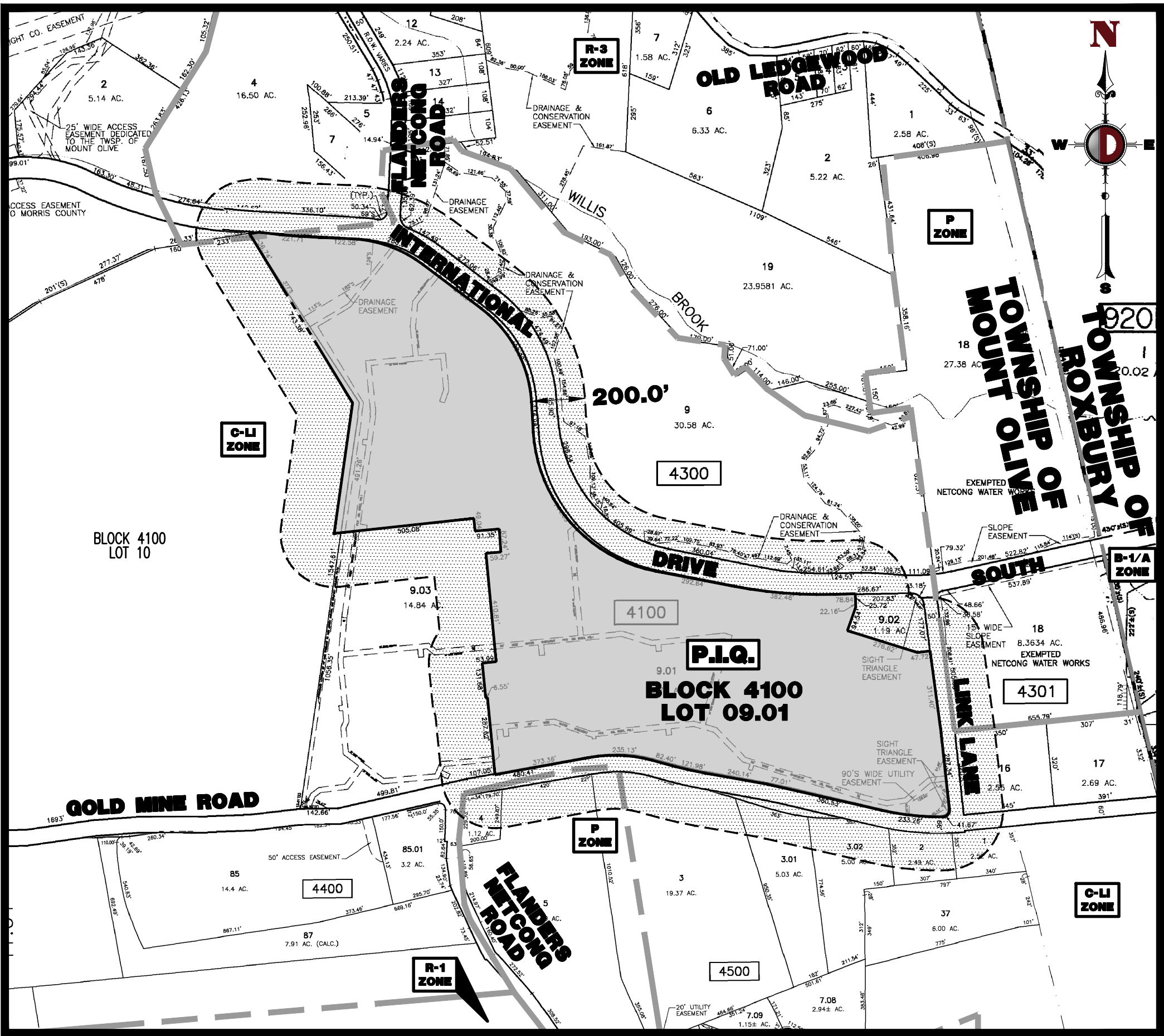


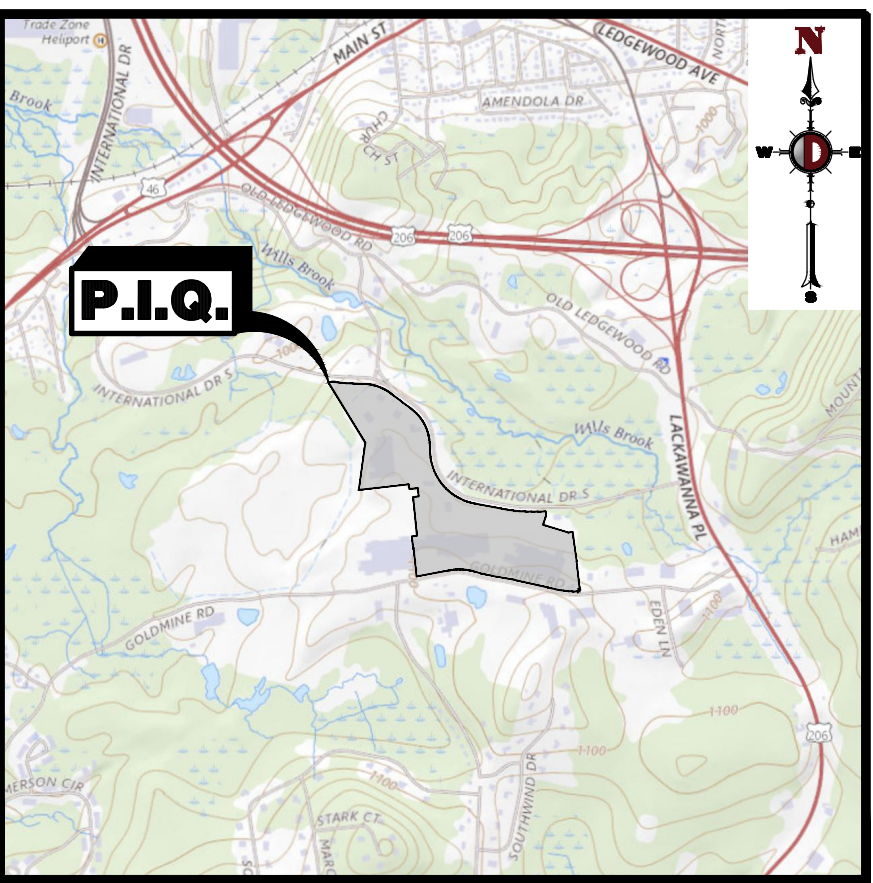
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
PEARLAND RJR, LLC
PROPOSED RESTAURANT PAD SITE W/DRIVE-THRU
BLOCK 4100, LOT 9.01; TAX MAP SHEET #43 - LATEST REV. DATED 06-2007
10-50 INTERNATIONAL DRIVE SOUTH
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

Table with 3 columns: PROPERTY OWNER, BLOCK, LOT. Lists property owners for Block 4100, including Pearl Land LLC, Picatinny Federal Credit Union, and various individuals and companies.



AREA MAP
1" = 400'



KEY MAP
1" = 2000'

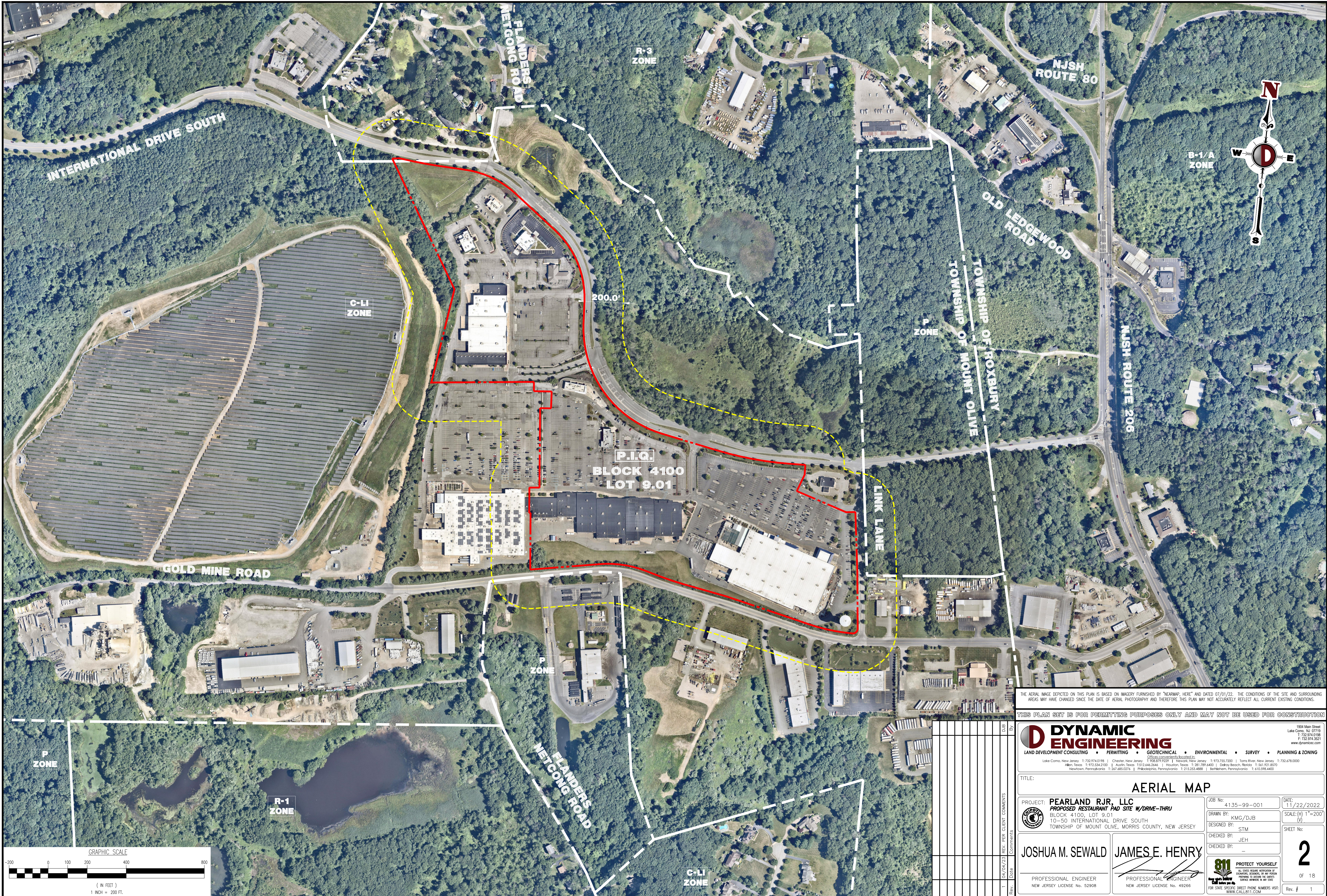
Drawing Index table listing drawing titles and their corresponding sheet numbers (e.g., COVER SHEET 1 of 18, AERIAL MAP 2 of 18).

PLANNING BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY
Includes signature lines for Chairman, Secretary, and Board Engineer.

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICCEC.COM

COVER SHEET
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PROJECT: PEARLAND RJR, LLC PROPOSED RESTAURANT PAD SITE W/DRIVE-THRU
BLOCK 4100, LOT 9.01
10-50 INTERNATIONAL DRIVE SOUTH
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY
JOSHUA M. SEWALD
JAMES E. HENRY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52908
NEW JERSEY LICENSE No. 49266

Plotted: 04/10/23 - 8:16 AM, By: dboyd, - Product Ver: 24.2a (LMS Tech)
File: P:\BECPC PROJECTS\4135 Block Lion Investment Group\99-001 Mount Olive Dwg Site Plans\0413599001S1.dwg, ---> 02 AERIAL MAP



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY FURNISHED BY "NEARMAP, HERE" AND DATED 07/01/22. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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F: 732.974.3521
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TITLE: AERIAL MAP

PROJECT: PEARLAND RJR, LLC
PROPOSED RESTAURANT PAD SITE W/DRIVE-THRU
BLOCK 4100, LOT 9.01
10-50 INTERNATIONAL DRIVE SOUTH
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

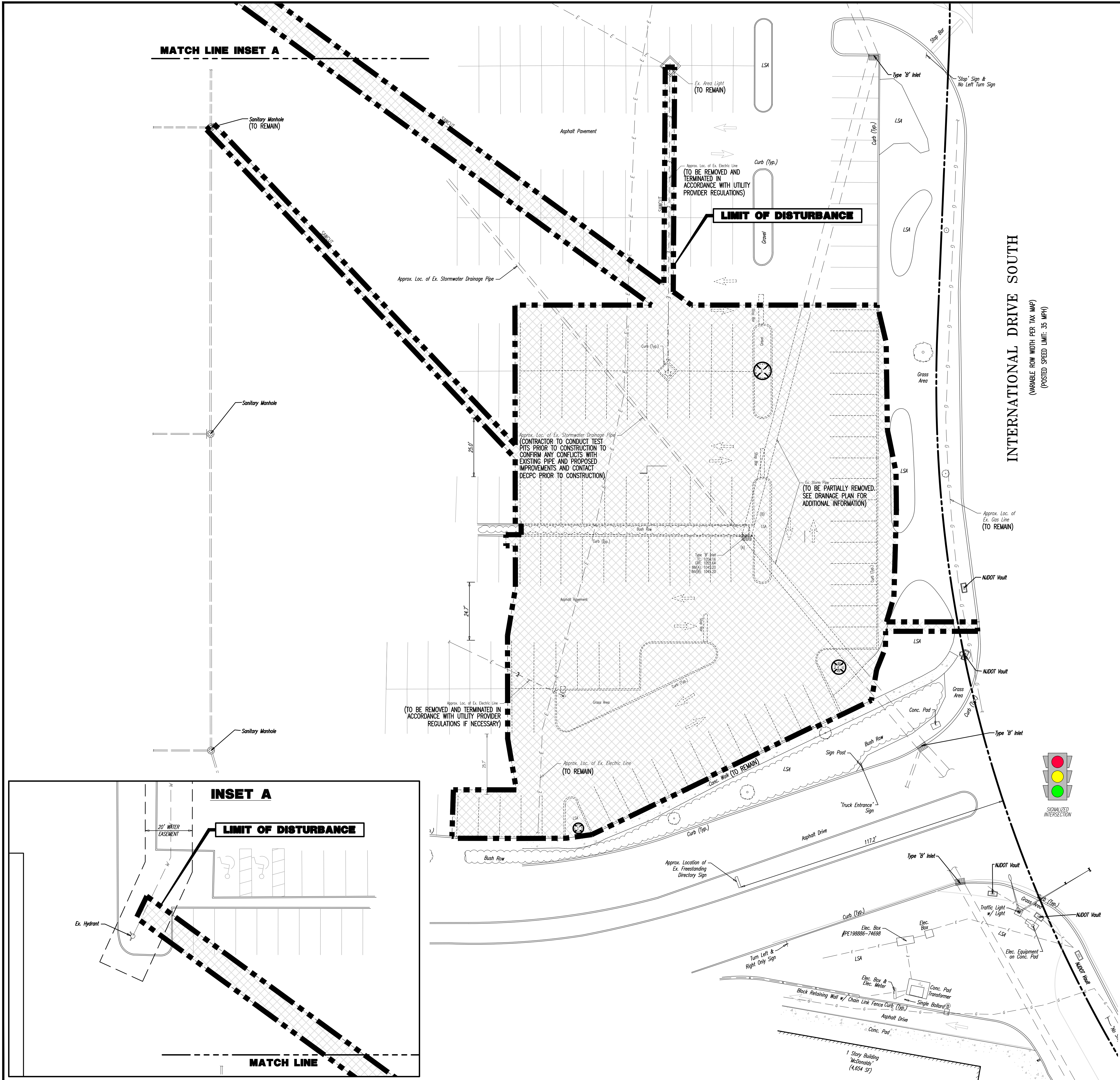
JOB No: 4135-99-001
DATE: 11/22/2022
DRAWN BY: KMG/DJB
SCALE: (H) 1"=200'
(V)
DESIGNED BY: STM
SHEET No:
CHECKED BY: JEH
2
OF 18

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52908

JAMES E. HENRY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 49266

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Plotted: 04/10/23 - 8:16 AM, By: dboyd, - Product Ver: 24.2a (LMS Tech)
File: P:\C\PCPC PROJECTS\4135 Black Lion Investment Group\99-001 Mount Olive Dwg Site Plans\0413599001SR1.dwg, ---> 03 DEMOLITION PLAN



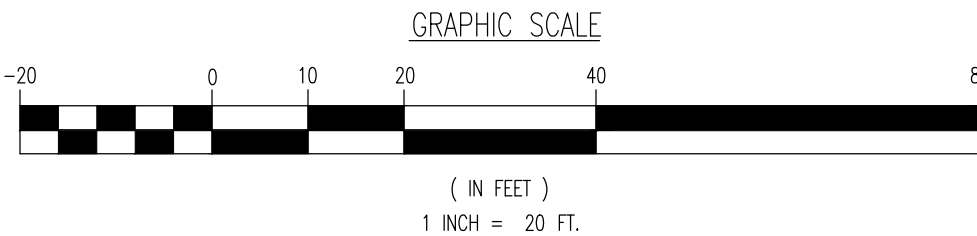
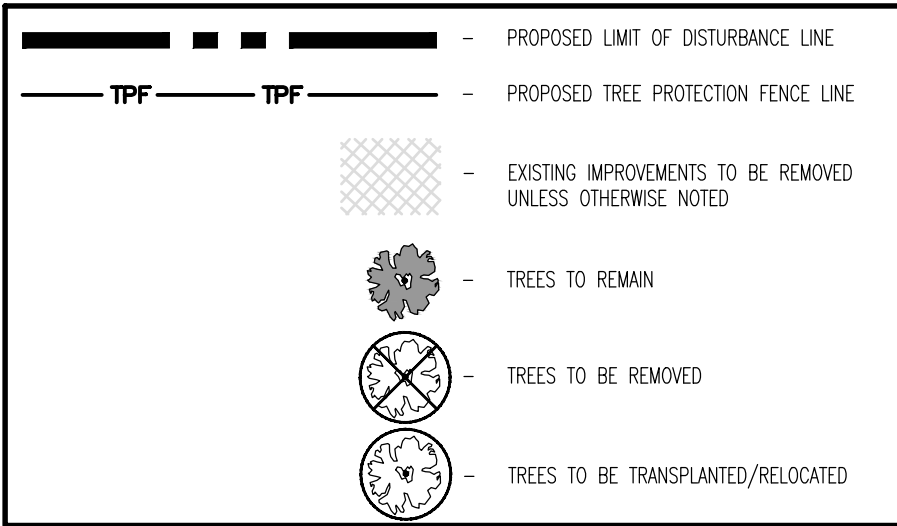
DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS, SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND



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Newtown, Pennsylvania 1-267.685.0276 | Philadelphia, Pennsylvania 1-215.253.4888 | Bethlehem, Pennsylvania 1-610.998.4400

TITLE:

PROJECT: **PEARLAND RJR, LLC**
PROPOSED RESTAURANT PAD SITE W/DRIVE-THRU
BLOCK 4100, LOT 9.0
10-50 INTERNATIONAL DRIVE SOUTH
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

JOSHUA M. SEWALD

JAMES E. HENRY

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52908

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NEW JERSEY LICENSE No. 49266

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JOB No:

4135-99-001

DATE:

11/22/2022

DRAWN BY:

DJB

SCALE: (H) 1"=20'
(V)

DESIGNED BY:

STM

SHEET No:

3

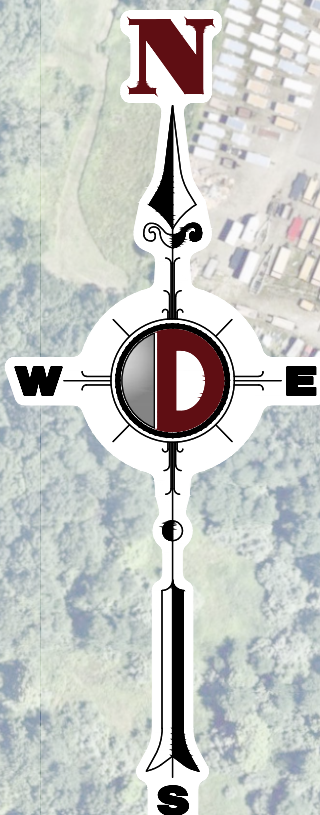
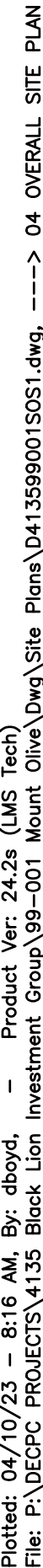
CHECKED BY:

JEH

Rev. #

1

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1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
- | | | |
|---|---|---|
| PARTIAL TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
DATED: 09/08/2022
LAST REV: 10/6/2022 | BOUNDARY SURVEY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
JOB NO: 0122182
DATED: 07/11/2022, LAST REV: 09/28/2022 | NEARMAPS AERIAL PHOTO
CAPTURED: 7/1/2022 |
|---|---|---|
2. APPLICANT/
OWNER: PEARLAND RUI, LLC
20 INTERNATIONAL DRIVE SOUTH
FLANDERS, NEW JERSEY 0783
3. PARCEL DATA: 10-50 INTERNATIONAL DRIVE SOUTH
BLOCK 4100, LOT 9.01
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY, NJ
4. ZONE: C-U (COMMERCIAL/LIGHT INDUSTRIAL ZONE)
5. EXISTING USE: SHOPPING CENTER:
"A GROUP OF AT LEAST SIX COMMERCIAL ESTABLISHMENTS WHICH PROVIDE FOR THE SALE OF THE DAILY LIVING NEEDS SUCH AS FOOD AND DRUGS, AS WELL AS PERSONAL SERVICES SUCH AS APPAREL AND FURNITURE, BANKING, PROFESSIONAL SERVICES AND RECREATION." (§550-5)
RETAIL (PERMITTED USE) (§550-103.c(1)(E))
FAST-FOOD RESTAURANT WITH DRIVE THRU IF PART OF A RETAIL CENTER CONTAINING AT LEAST 200,000 SF (PERMITTED USE) (§550-103.c(1)(H))
RESTAURANT (PERMITTED USE) (§550-103.c(1)(H))
6. PROPOSED USE: SHOPPING CENTER:
"A GROUP OF AT LEAST SIX COMMERCIAL ESTABLISHMENTS WHICH PROVIDE FOR THE SALE OF THE DAILY LIVING NEEDS SUCH AS FOOD AND DRUGS, AS WELL AS PERSONAL SERVICES SUCH AS APPAREL AND FURNITURE, BANKING, PROFESSIONAL SERVICES AND RECREATION." (§550-5)
RETAIL (PERMITTED USE) (§550-103.c(1)(E))
FAST-FOOD RESTAURANT WITH DRIVE THRU IF PART OF A RETAIL CENTER CONTAINING AT LEAST 200,000 SF (PERMITTED USE) (§550-103.c(1)(H))
RESTAURANT (PERMITTED USE) (§550-103.c(1)(H))

C-1I ZONE		EXISTING	PROPOSED
MINIMUM LOT AREA	5 AC	2,035,320 SF (46.7 AC)	2,035,320 SF (46.7 AC)
MINIMUM LOT WIDTH	250 FT	> 250 FT	> 250 FT
MINIMUM LOT DEPTH	250 FT	3,200 ± FT	3,200 ± FT
MINIMUM FRONT YARD SETBACK (INTERNATIONAL DRIVE SOUTH)	50 FT*	53.9 FT (WELLS FARGO)	53.9 FT (WELLS FARGO)
MINIMUM REAR YARD SETBACK	50 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK	50 FT	0 FT (E)	0 FT (E)
MAXIMUM BUILDING HEIGHT	45 FT	19.33 FT	19.33 FT
MAXIMUM DRIVAGE COVERAGE	6.0%	18.6% (378,071.14 SF)	18.8% (382,290.4 SF)
MAXIMUM IMPERVIOUS COVERAGE	6.0%	77.1% (1,566,684 SF) (E)	76.96% (1,566,643 SF) (M)
MIN. GROUND FLOOR AREA	4	319 (37,071.014 SF)	201 (23,922.904 SF)

* IN REFERENCE TO MOUNT OLIVE ZONING ORDINANCE SECTION §550-103.C(7)(D)[2], AS CONFIRMED BY TOWNSHIP OF MOUNT OLIVE DIRECTOR OF PLANNING, CHARLES McGOARITY, PP/AICP.

9. **PARKING REQUIREMENTS**
- A. A MINIMUM OF ONE SPACE PER LOT NOT MORE THAN 5% OF ALL SPACES SHALL BE A MINIMUM OF 12 FEET WIDE, LOCATED IN ONE AREA, DESIGNATED FOR PARKING FOR THE HANDICAPPED AND LOCATED SO THAT ACCESS DOES NOT REQUIRE WHEELING OR WALKING BEHIND PARKED CARS. (550-56-1(1))
- B. EACH OFF-STREET PARKING SPACE SHALL MEASURE NOT LESS THAN 10 FEET BY 18 FEET OR NINE FEET BY 20 FEET, EXCLUSIVE OF ACCESS DRIVES AND AISLES, EXCEPT THAT PARALLEL CURB PARKING SPACES SHALL BE EIGHT FEET BY 23 FEET, WHERE THIS CHAPTER REQUIRES MORE THAN 50 PARKING SPACES FOR ONE USE OR COMBINATION OF USES IN SINGLE AND SEPARATE OWNERSHIP, UP TO 10% OF THE SPACES MAY BE AS SMALL AS EIGHT FEET BY 16 FEET AND SHALL BE INDICATED AS BEING RESERVED FOR COMPACT CARS. (550-56-1(3))
- C. PARKING SPACES FOR COMMERCIAL/INDUSTRIAL USES SHALL BE WITHIN 300 FEET OF THE ENTRANCE OF THE BUILDING BEING SERVED. (550-56-1(4))
- D. NO PARKING SHALL BE PERMITTED IN DESIGNATED FIRE LANES, STREETS, DRIVEWAYS, AISLES, SIDEWALKS OR TURNING AREAS (550-56-8(3))
- E. PARKING SPACES FOR SHOPPING CENTERS AND RETAIL USES MAY BE LOCATED IN ANY YARD OR DESIGNATED FOR INDIVIDUAL STRUCTURES BUT NOT CLOSER THAN 25 FEET TO ANY PUBLIC ROAD RIGHT-OF-WAY AND NO CLOSER THAN 15 FEET TO ANY PRIVATE OR INTERIOR TRAVELED WAY. (550-56-8(4))
- F. NO PARKING OR UNLOADING AREA IN ANY NONRESIDENTIAL ZONE SHALL BE LOCATED ANY CLOSER THAN 15 FEET TO ANY REAR YARD LINE OR SIDE YARD LINE, IN ACCORDANCE WITH THE APPLICABLE ZONE. (550-56-8(8))
- G. THE NUMBER OF PARKING SPACES REQUIRED FOR SHOPPING CENTERS CONTAINING LESS THAN 40,000 SQUARE FEET OF FLOOR AREA SHALL BE PER 1,000 SQUARE FEET OF FLOOR AREA. (550-56-4(3))
- H. **PARKING CALCULATION:**
- | | |
|--|------------------------------------|
| <u>EXISTING CONDITIONS</u> | |
| $(378,071\text{ SF}) \div (4 \text{ PARKING SPACES}/1,000 \text{ SF})$ | = 1,513 SPACES REQUIRED |
| TOTAL EXISTING | = 2,055 SPACES (COMPLIES) |
- PROPOSED CONDITIONS
- | | |
|---|------------------------------------|
| $(382,994 \text{ SF}) \div (4 \text{ PARKING SPACES}/1,000 \text{ SF})$ | = 1,952 SPACES REQUIRED |
| TOTAL PROPOSED | = 1,985 SPACES (COMPLIES) |
10. **LOADING REQUIREMENTS**
- A. OFF-STREET LOADING SPACES SHALL HAVE 15 FEET OF VERTICAL CLEARANCE AND SHALL HAVE A MINIMUM LENGTH OF 60 FEET AND A MINIMUM WIDTH OF 10 FEET. (550-56-1(2))
- B. THERE SHALL BE A MINIMUM OF ONE SPACE PER USE, WHERE MORE THAN ONE USE IS LOCATED IN A BUILDING OR WHERE MULTIPLE USES ARE DESIGNED AS PART OF A SHOPPING CENTER, INDUSTRIAL COMPLEX OR SIMILAR SELF-CONTAINED COMPLEX, THE NUMBER OF LOADING SPACES SHALL BE BASED ON THE CUMULATIVE NUMBER OF SQUARE FEET WITHIN THE BUILDING OR COMPLEX, SHALL BE DEPOSED THROUGHOUT THE SITE TO BEST SERVE THE INDIVIDUAL USES AND SHALL BE PART OF SITE PLAN APPROVAL. (550-56-1(1))
- C. NO OFF-STREET LOADING AND UNLOADING AREAS SHALL BE LOCATED IN ANY FRONT YARD NOR REQUIRE ANY PART OF A STREET. (550-56-1(1))
- D. LOADING SPACES SHALL ADJUT THE BUILDING BEING SERVED AND BE LOCATED TO DIRECTLY SERVE THE BUILDING FOR WHICH THE SPACE IS BEING PROVIDED. (550-56-8(2))
- E. THE NUMBER OF LOADING SPACES REQUIRED FOR SHOPPING CENTERS SHALL BE AS FOLLOWS (550-56-4(3)):
- GROSS FLOOR AREA AT WHICH BERTH IS REQUIRED: 10,000 SF
 - GROSS FLOOR AREA AT WHICH SECOND BERTH IS REQUIRED: 40,000 SF
 - SQUARE FEET FOR EACH ADDITIONAL BERTH: 40,000 SF
- F. **LOADING CALCULATION:**
- | | |
|----------------------|---------------------------------|
| $382,994 \text{ SF}$ | = 10 SPACES REQUIRED |
| TOTAL PROPOSED | = 10 SPACES (COMPLIES) |
11. **DRIVEWAY REQUIREMENTS**
- A. FOR LOTS WITH MORE THAN 10 SPACES, THERE SHALL BE A MAXIMUM OF TWO ACCESS DRIVES TO ANY STREET, WITH THEIR CENTER LINES SPACING AT LEAST 30 FEET APART, WITH NO MORE THAN TWO LINES OF TRAFFIC EACH AND WITH THEIR CENTER LINES AT LEAST 30 FEET FROM ANY PROPERTY LINE. WHEN THE PROPERTY ADJACENT A STREET EXCEEDS 500 FEET IN LENGTH, ONE ACCESS DRIVE MAY BE PERMITTED FROM EACH 250 FEET OF FRONTAGE. DRIVEWAYS WITH CURVES EXCEEDING 24 FEET SHALL BE APPROVED BY THE PLANNING BOARD, WITHOUT CONSIDERATION TO THE WIDTH, CURBING, TRAFFIC FLOW, RADIUS OF CURVES AND TRAFFIC LANE DIVIDER. (550-56-4) (E)
- B. INDIVIDUAL SPACES SHALL BE SERVED BY INTERIOR DRIVEWAYS AND BE DESIGNED FOR VEHICLE ACCESS, GIVING PREFERENCE TO THE MOVING OF ANY OTHER VEHICLE. SPACES SHALL NOT HAVE DIRECT ACCESS FROM PUBLIC STREETS OR MAJOR INTERIOR DRIVES AND ROADS. (550-56-8)
- C. DRIVE AISLES FOR 90 DEGREE PARKING SPACES SHALL BE NO LESS THAN 25 FEET IN WIDTH. (550-56-6(1)) (M)

BUILDING SIZE SUMMARY	
BUILDING NUMBER	APPROXIMATE AREA (SQUARE FEET)
BUILDING #1	5,487
BUILDING #2	3,059
BUILDING #3	6,088
BUILDING #4	79,667
BUILDING #5	4,089
BUILDING #6	4,654
BUILDING #7	4,637
BUILDING #8	132,904
BUILDING #9	137,486
BUILDING #10	4,919
TOTAL (SF)	382,990

GRAPHIC SCALE

50 300

(IN FEET)

1 INCH = 150 FT.

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TITLE:

OVERALL SITE PLAN							
PROJECT: PEARLAND RJR, LLC <i>PROPOSED RESTAURANT PAD SITE W/ DRIVE-THRU</i> BLOCK 4100, LOT 9.01 10-50 INTERNATIONAL DRIVE SOUTH TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">JOB No: 4135-99-001</td> <td style="width: 50%; padding: 2px;">DATE: 11/22/2022</td> </tr> <tr> <td style="padding: 2px;">DRAWN BY: GMC</td> <td style="padding: 2px;">SCALE: (H) 1"=150' (V)</td> </tr> <tr> <td style="padding: 2px;">DESIGNED BY: STM</td> <td style="padding: 2px;">SHEET No:</td> </tr> </table>	JOB No: 4135-99-001	DATE: 11/22/2022	DRAWN BY: GMC	SCALE: (H) 1"=150' (V)	DESIGNED BY: STM	SHEET No:
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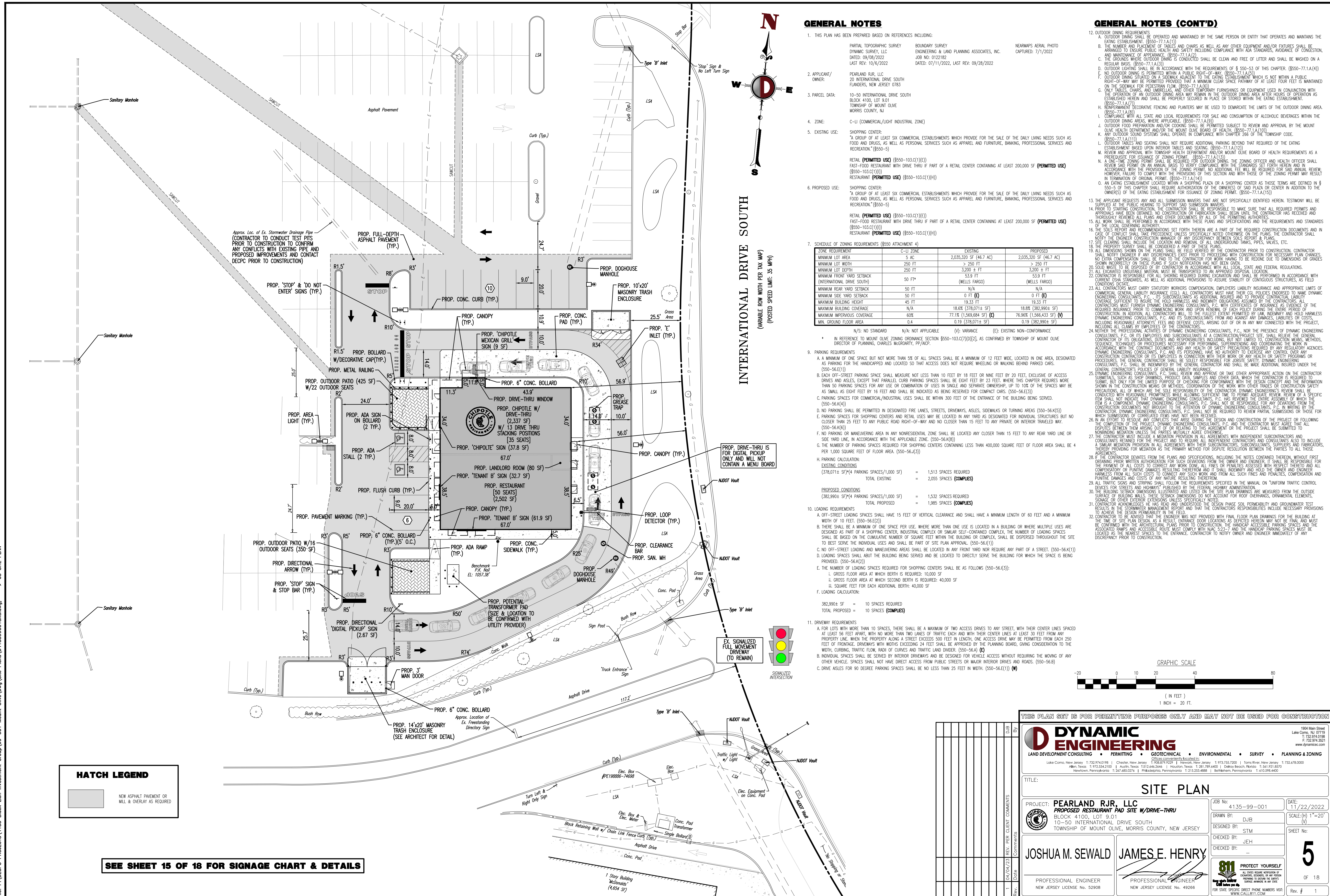
JOSHUA M. SEWALD	JAMES E. HENRY	CHECKED BY: JEH CHECKED BY: —	4
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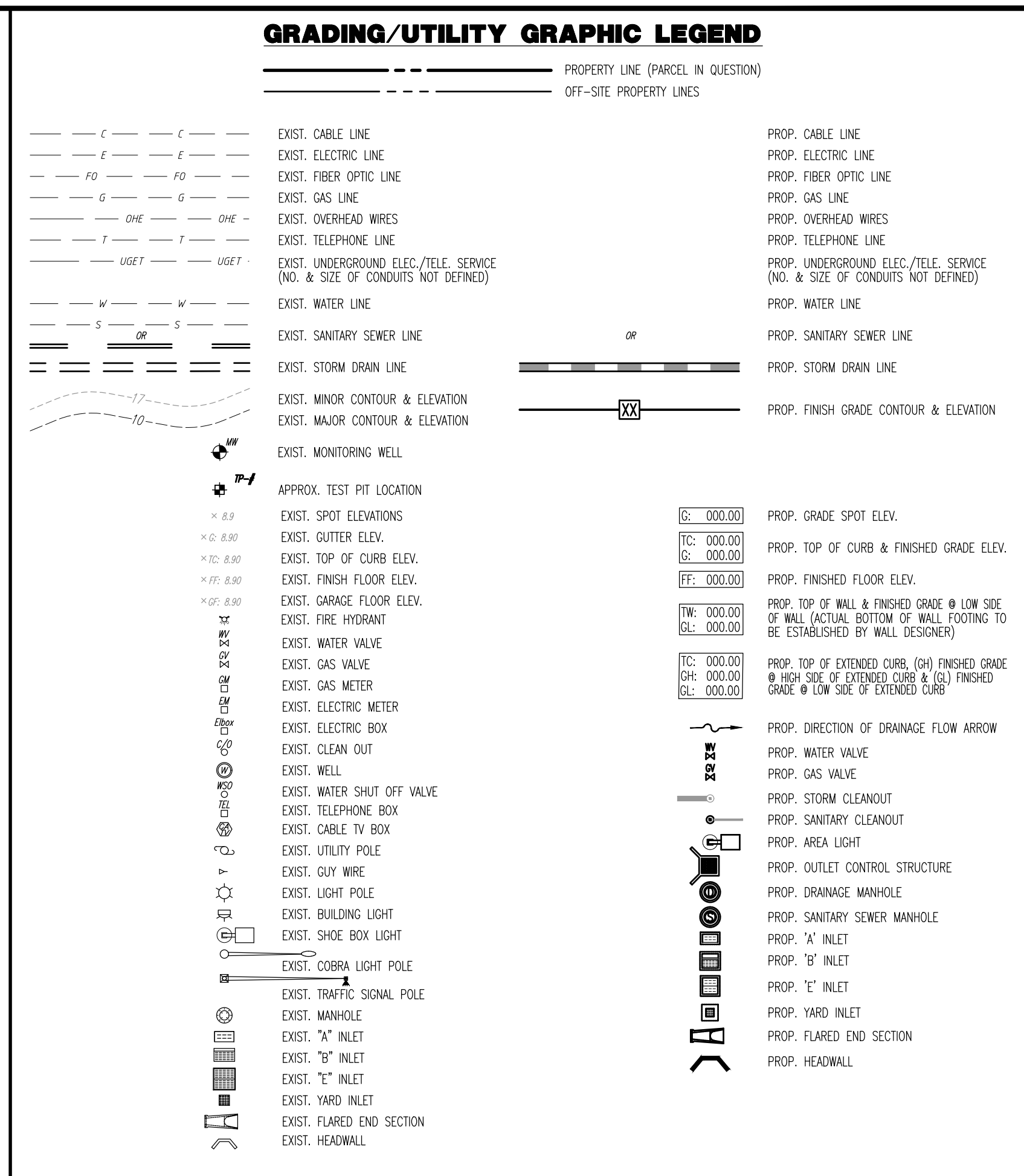
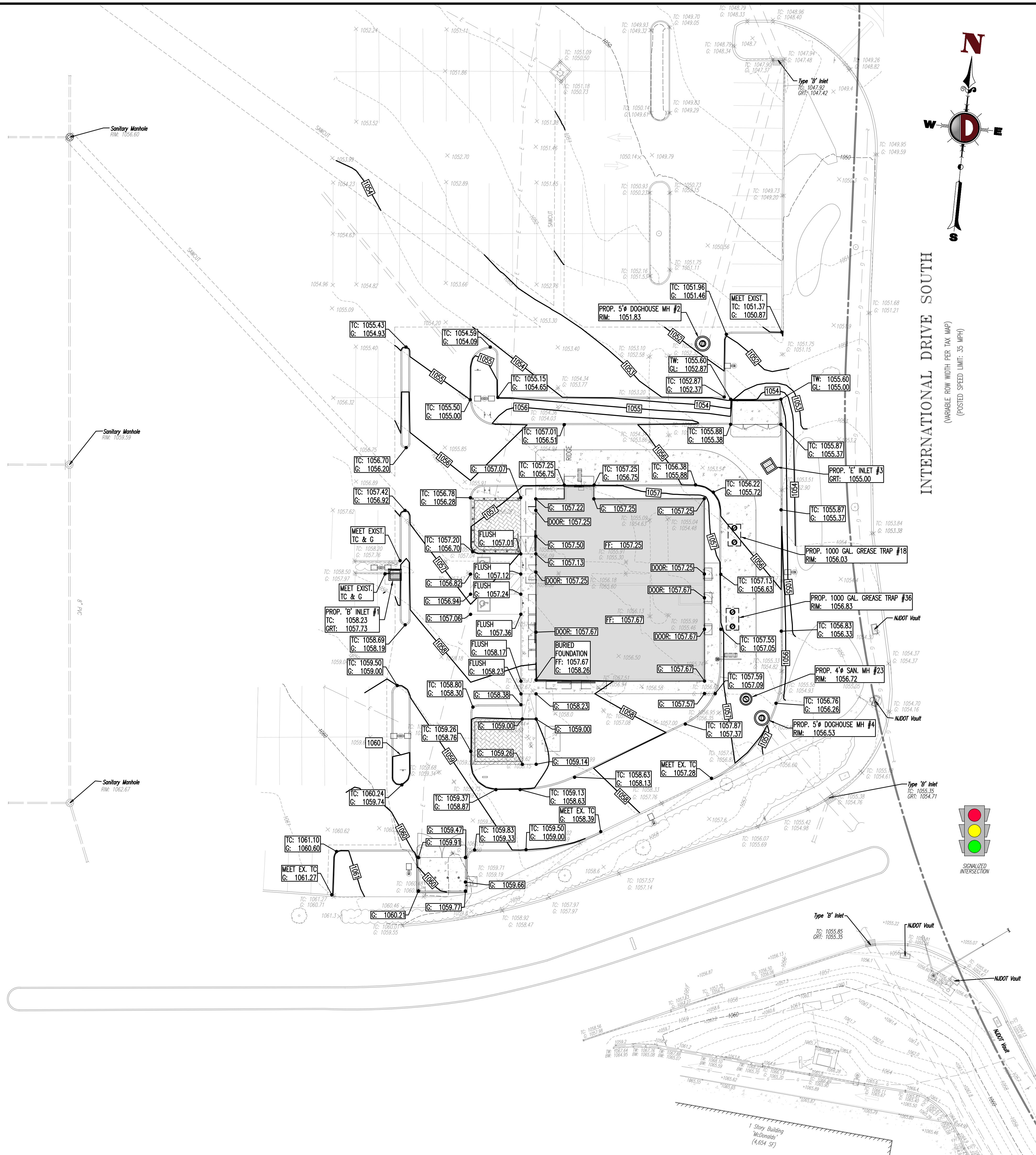
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52008	 PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266	 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE. ANYWHERE IN THE STATE Just dial 811 Call before you dig.	OF 18
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NEW JERSEY LICENSE NO. 52900 NEW JERSEY LICENSE NO. 43200 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM Rev. # 1

NOTE: EX. EASEMENTS ARE NOT SHOWN. SEE BOUNDARY SURVEY PREPARED BY E&LP INC., DATED 07/11/2022, LAST REVISED 09/28/2022 FOR DETAILED INFORMATION.

Plotted: 04/10/23 - 8:16 AM, By: dboyd, Product Ver: 24.2a (LMS Tech)
File: P:\CEPC PROJECTS\4135 Black Lion Investment Group\99-001 Mount Olive Dwg (Site Plans)\0413599001\SXS.dwg, ----> 05 SITE PLAN





- GRADING NOTES**
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING, OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTING TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTOR REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL BLIND CUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES AND 1-1/2% MIN. ON ASPHALT TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
 - SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
 - REFER TO SITE PLAN FOR ADDITIONAL NOTES.
 - IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
 - MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
 - CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE. WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 - THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
 - CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
 - CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
 - THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

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NEWPORT NEWS, VIRGINIA T: 252.685.0274 | PHILADELPHIA, PENNSYLVANIA T: 215.253.4888 | SALT SPRING, PENNSYLVANIA T: 410.398.4400

TITLE: **GRADING PLAN**

PROJECT: **PEARLAND RJR, LLC
PROPOSED RESTAURANT PAD SITE W/DRIVE-THRU**

BLOCK: 4100, LOT: 9.0
10-50 INTERNATIONAL DRIVE SOUTH
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

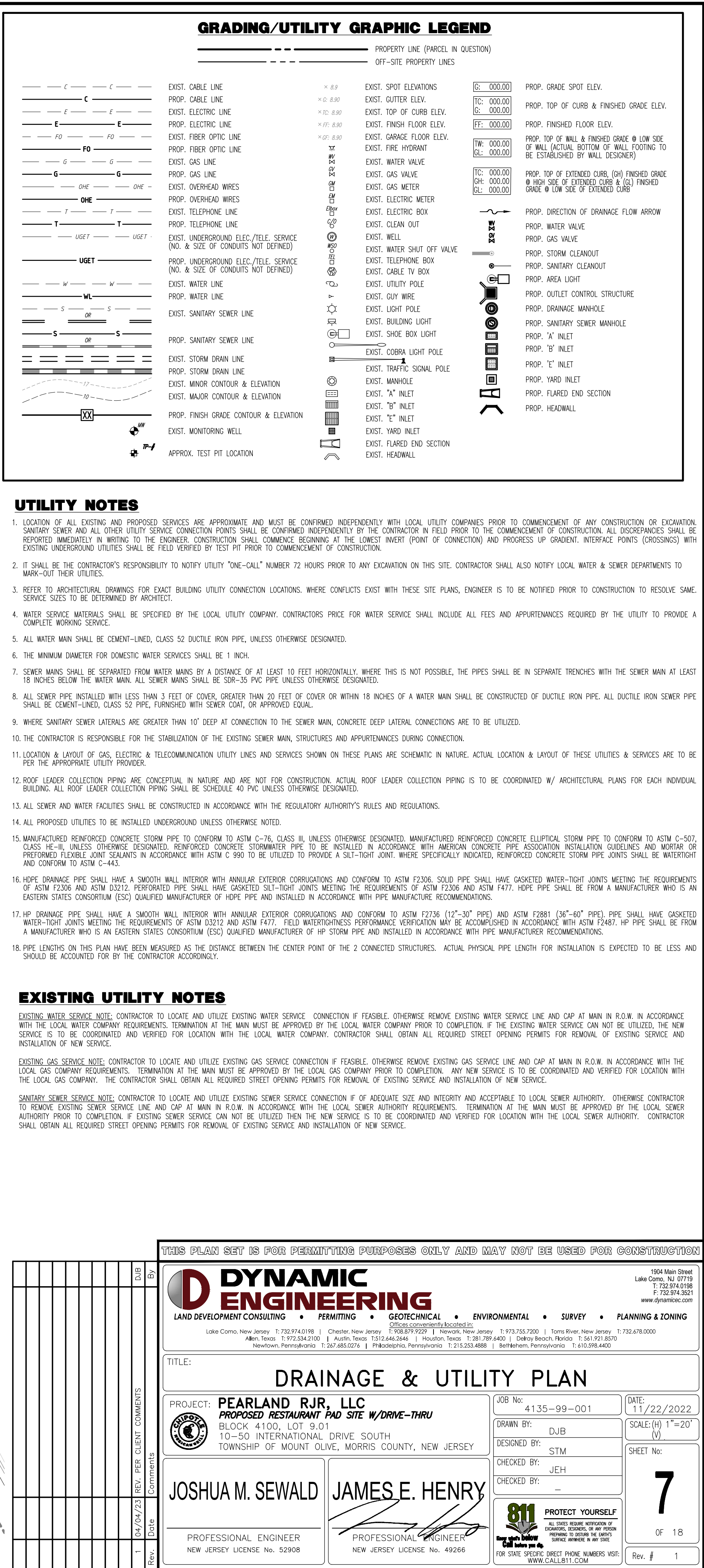
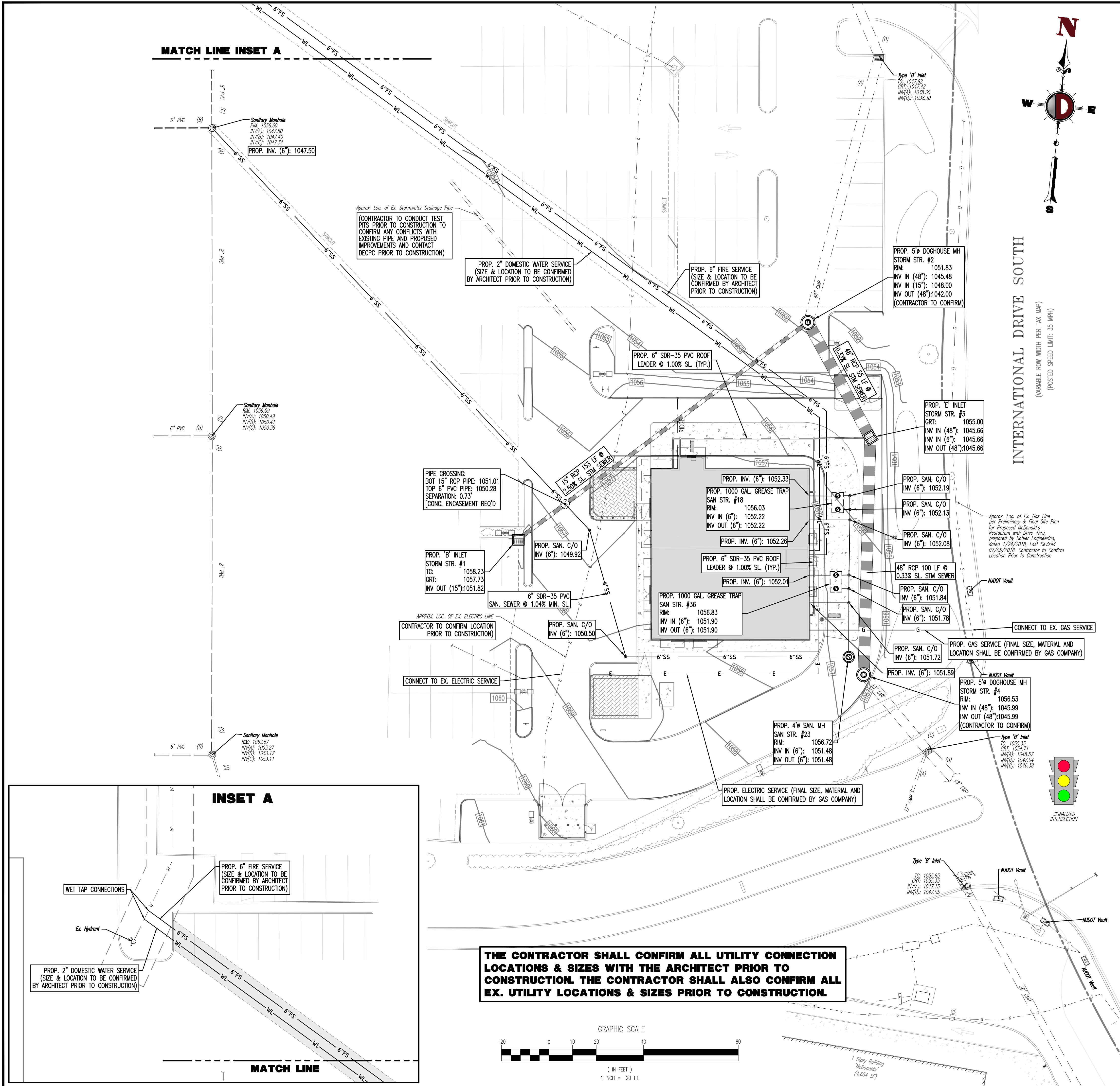
JOB No: 4135-99-001
DATE: 11/22/2022
DRAWN BY: DJB
SCALE: (H) 1"=20'
(V)
DESIGNED BY: STM
SHEET No:
CHECKED BY: JEH
CHECKED BY: JEH

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52908

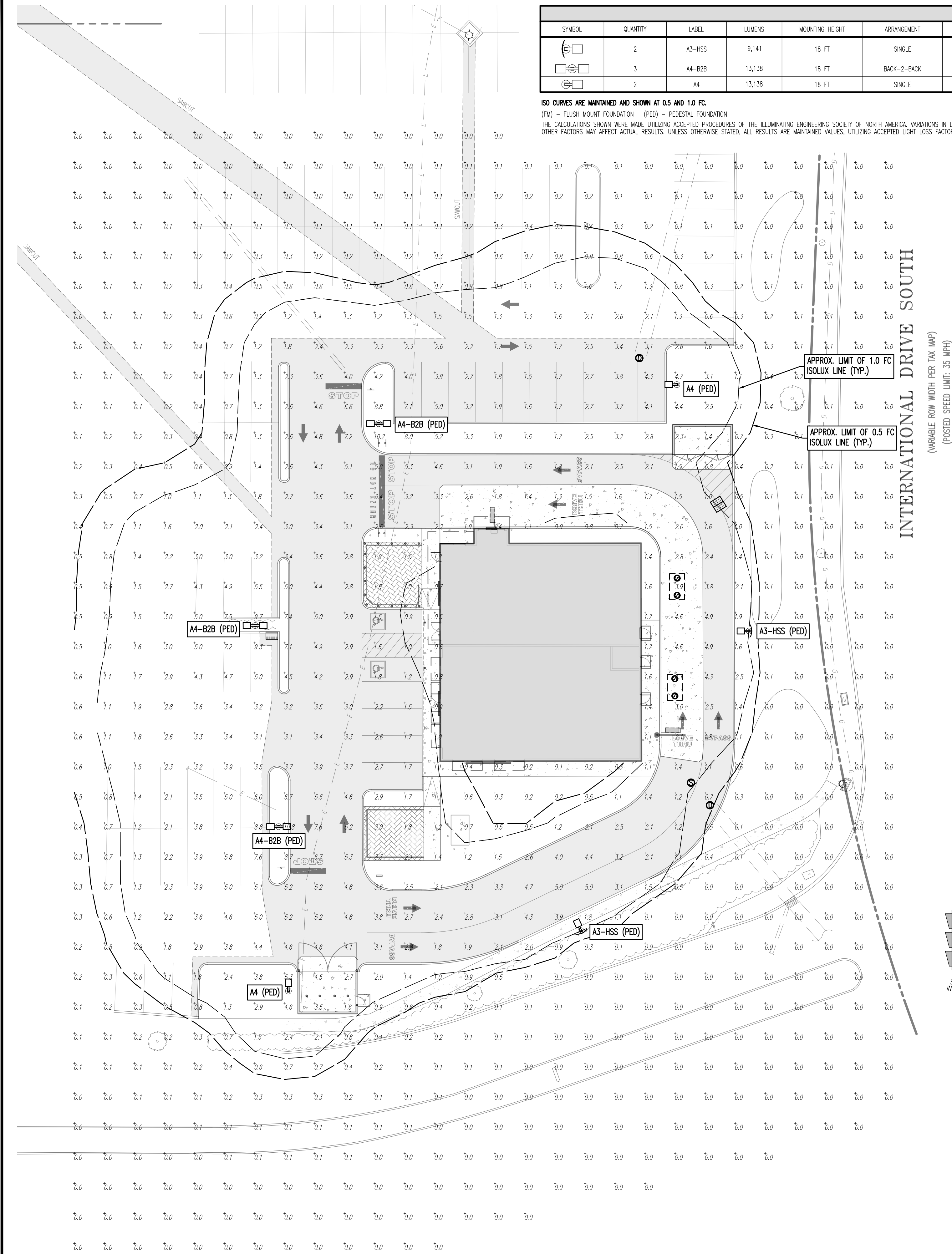
JAMES E. HENRY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 49266

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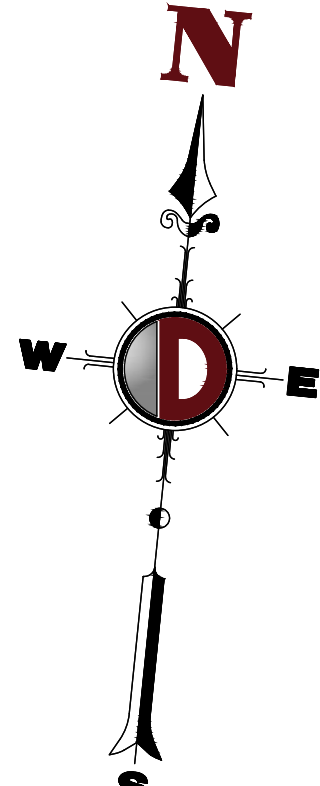


DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL



LIGHTING LUMINAIRE SCHEDULE								
SYMBOL	QUANTITY	LABEL	LUMENS	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION
	2	A3-HSS	9,141	18 FT	SINGLE	1.0	LSI INDUSTRIES	MIRADA MEDIUM LED AREA LIGHT 12L TYPE 3 DISTRIBUTION W/SHIELD
	3	A4-B2B	13,138	18 FT	BACK-2-BACK	1.0	LSI INDUSTRIES	MIRADA MEDIUM LED AREA LIGHT 12L TYPE 4 (BACK TO BACK)
	2	A4	13,138	18 FT	SINGLE	1.0	LSI INDUSTRIES	MIRADA MEDIUM LED AREA LIGHT 12L TYPE 4

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 1.0 FC.
(FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).



TOWNSHIP OF MOUNT OLIVE LIGHTING REQUIREMENTS

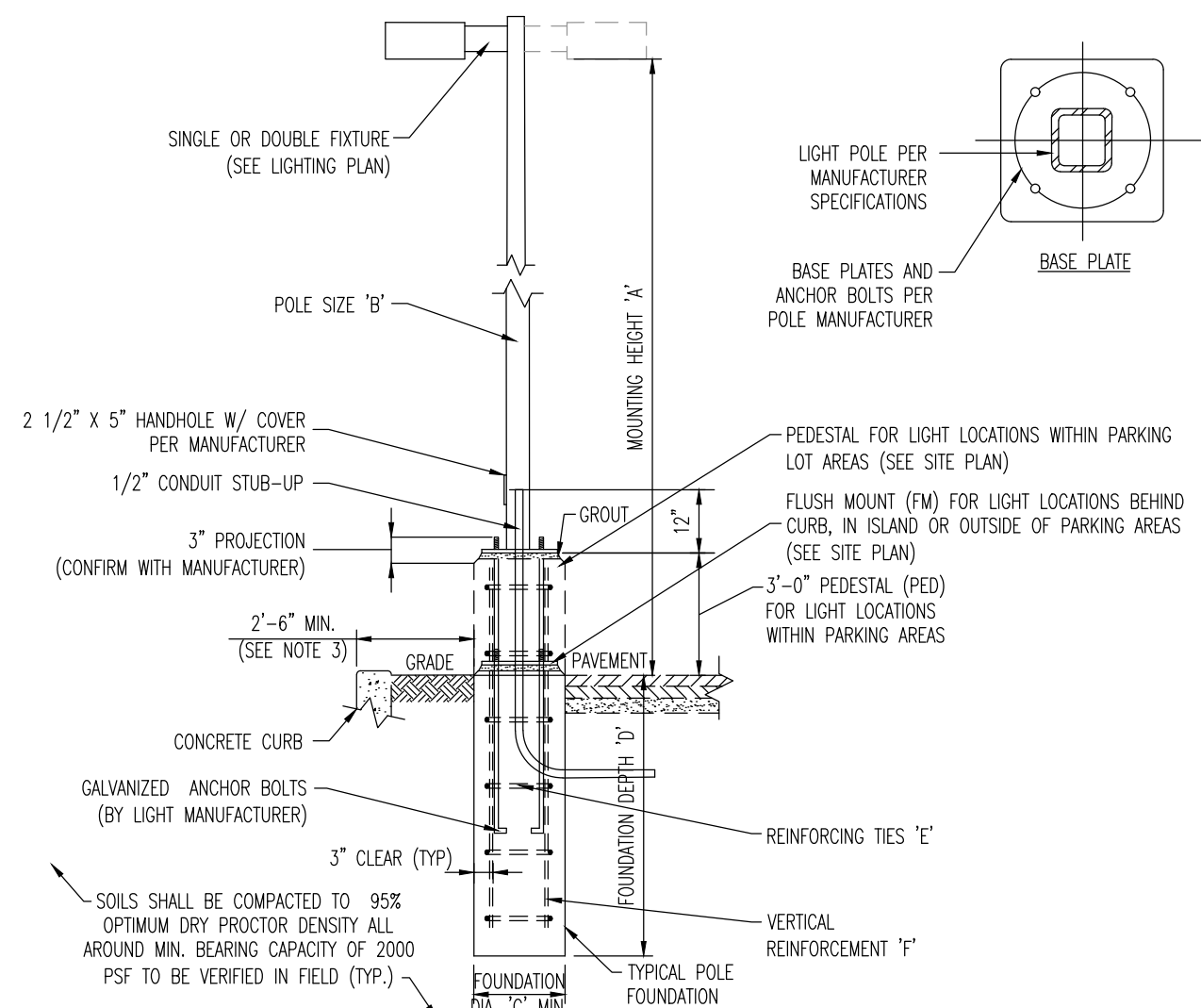
- ALL AREA LIGHTING SHALL PROVIDE FOR LIGHTS FOCUSED DOWNWARD, TRANSLUCENT FIXTURES AND SHIELDING OR SUCH OTHER LIGHT ORIENTATION AND SHIELDING TO PREVENT LIGHT SPILLAGE OFF THE SITE. (\$550-\$3)
- THE LIGHT INTENSITY PROVIDED AT GROUND LEVEL SHALL BE A MINIMUM OF 0.3 FOOTCANDLE ANYWHERE AND SHALL AVERAGE A MAXIMUM OF 0.5 FOOTCANDLE OVER THE ENTIRE AREA. (\$550-\$3)
- NO LIGHT SOURCE SHALL EXCEED A HEIGHT OF 18 FEET. (\$550-\$3)
- FOR EACH FIXTURE AND LIGHTED SIGN, THE TOTAL QUANTITY OF LIGHT SHOWN ABOVE A HORIZONTAL PLANE PASSING THROUGH THE LIGHT SOURCE SHALL NOT EXCEED 7.5% OF THE TOTAL QUANTITY OF LIGHT EMITTED FROM THE LIGHT SOURCE. (\$550-\$3)
- ANY OUTDOOR LIGHTING SHALL BE SHOWN ON THE SITE PLAN IN SUFFICIENT DETAIL TO ALLOW DETERMINATION OF THE EFFECTS AT THE PROPERTY LINE AND ON NEARBY STREETS, DRIVEWAYS, RESIDENCES AND OVERHEAD SKY GLOW. (\$550-\$3)
- NO LIGHT SHALL SHINE DIRECTLY INTO WINDOWS OR ONTO STREETS AND DRIVEWAYS IN SUCH A MANNER AS TO CREATE A NUISANCE OR INTERFERE WITH OR OBSTRUCT DRIVER VISION. (\$550-\$3)

**NOTE: NO EXISTING LIGHTING FIXTURES
WERE MODELED AS PART OF THIS PLAN**

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

GENERAL NOTES

- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- ALL EXISTING CONDITIONS: LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUJERAL POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
- THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.



- NOTE: 1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ADJUSTED POLE HEIGHT RESULTING IN MOUNTING HEIGHT 'X', TAKING INTO CONSIDERATION PEDESTAL (PED) OR FLUSH MOUNT (FM) FOUNDATION DESIGNATION AT EACH POLE LOCATION.
3. PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
4. BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARRANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR BOLT CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

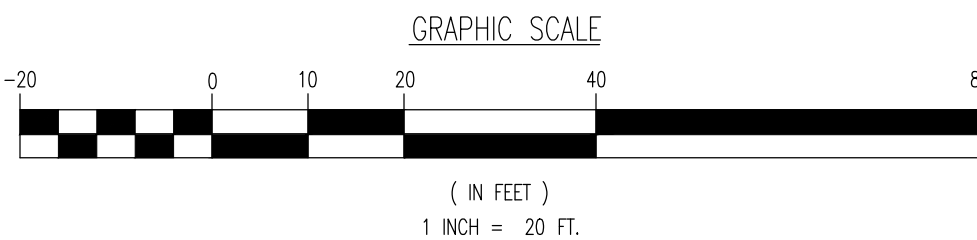
LIGHT POLE FOUNDATION SCHEDULE	
MOUNTING HEIGHT ABOVE GRADE 'X'	≤ 18'
POLE DIA. 'B'	6" SQUARE (OR PER MANUFACTURER)
# OF FIXTURES	SINGLE OR DOUBLE
FOUNDATION DIAMETER 'C'	18" DIA. ROUND
FOUNDATION DEPTH 'D'	7'
REINFORCING TIES 'E'	#4 @ 12" O.C.
VERTICAL REINFORCEMENT 'F'	(6) #6 BARS EQUALLY SPACED

- SOIL NOTES
- FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ACCURACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
 - SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.
- CONCRETE NOTES
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
 - ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
 - ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
 - REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL CONCERNING CODES AND REGULATIONS AS WELL AS THE ACI AND UNIFORM BUILDING CODES.

AREA LIGHT FOUNDATION DETAIL

NOT TO SCALE

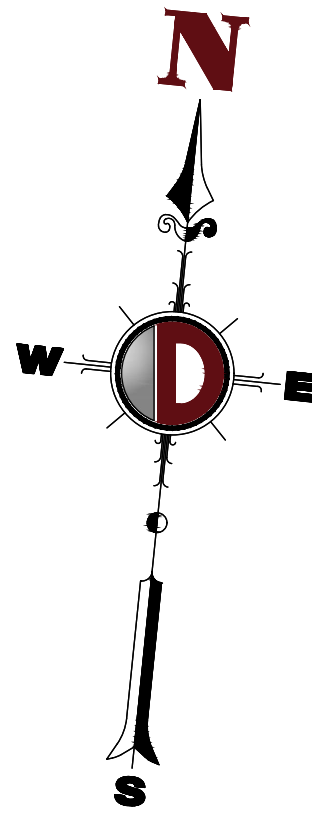
SEE SHEET 17 OF 18 FOR LIGHTING SPECIFICATIONS



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TITLE: LIGHTING PLAN			
PROJECT: PEARLAND RJR, LLC PROPOSED RESTAURANT PAD SITE W/DRIVE-THRU	JOB No: 4135-99-001	DATE: 11/22/2022	
BLOCK 4100, LOT 9.01 10-50 INTERNATIONAL DRIVE SOUTH TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY	DRAWN BY: DJB	SCALE: (H) 1"=20' (V)	
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908	DESIGNED BY: STM	SHEET No:	
	CHECKED BY: JEH	9 OF 18	
JAMES E. HENRY PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266		FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM	

MATCH LINE INSET A



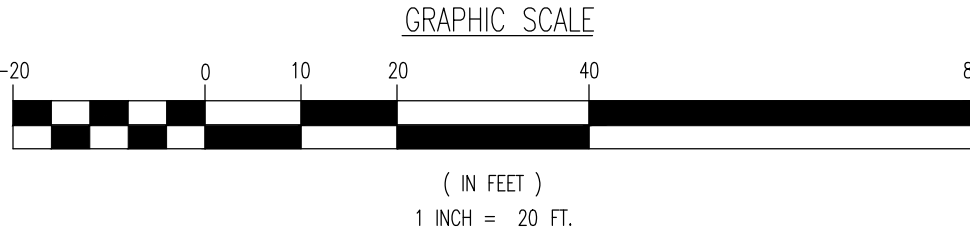
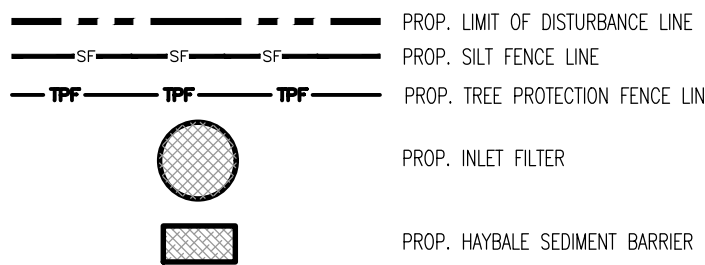
LIMIT OF DISTURBANCE

INTERNATIONAL DRIVE SOUTH
(VARIABLE ROW WIDTH PER TYP MAP)
(POSTED SPEED LIMIT: 35 MPH)

SEE SHEET 12 OF 18 FOR SOIL EROSION NOTES & DETAILS

LIMIT OF DISTURBANCE = 36,786 SF. (0.845 Ac.)

EROSION CONTROL LEGEND



EXISTING PAVEMENT TO BE UTILIZED AS
STABILIZED CONSTRUCTION ENTRANCE

PROP. HAYBALE
SEDIMENT BARRIER

PROP. STOCKPILE LOCATION

PROP. INLET
FILTER

PROP. SILT FENCE

INSET A

LIMIT OF DISTURBANCE

MATCH LINE

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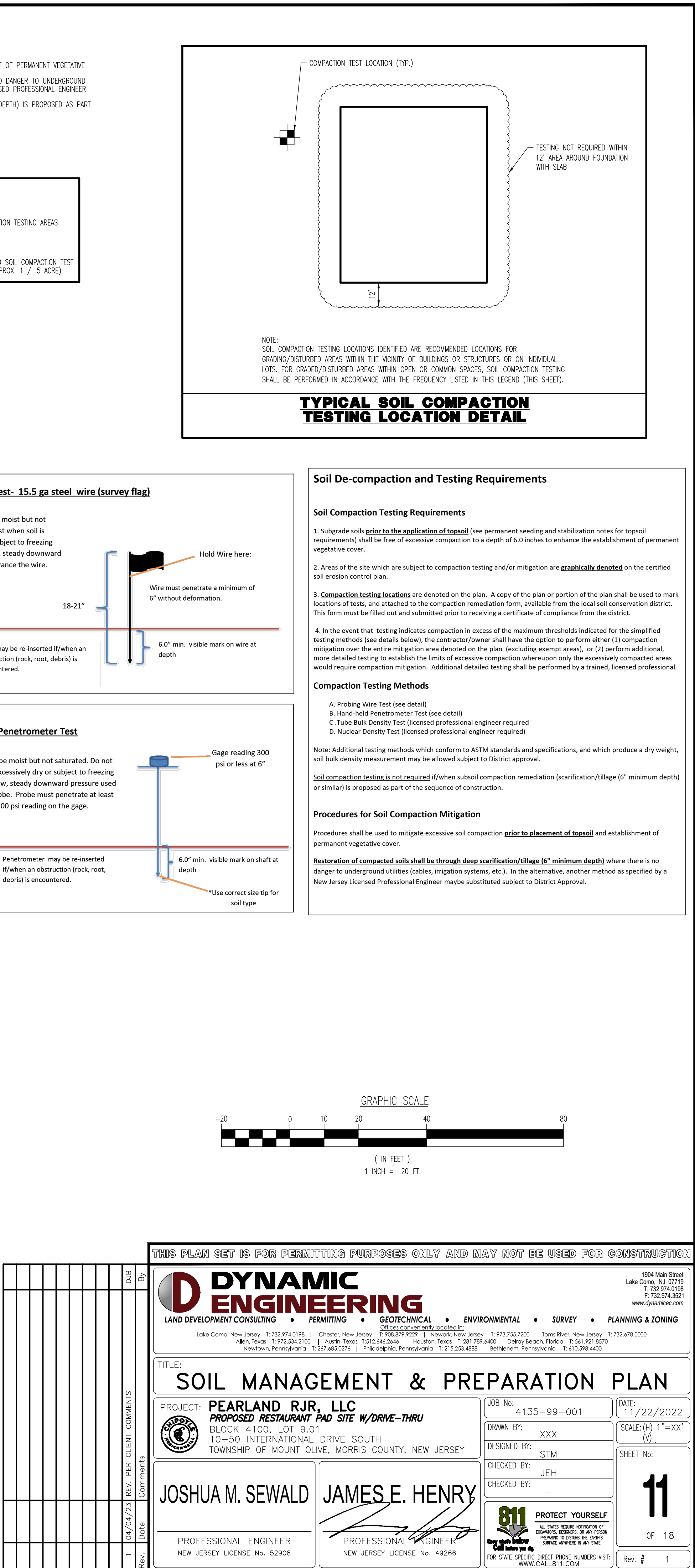
TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

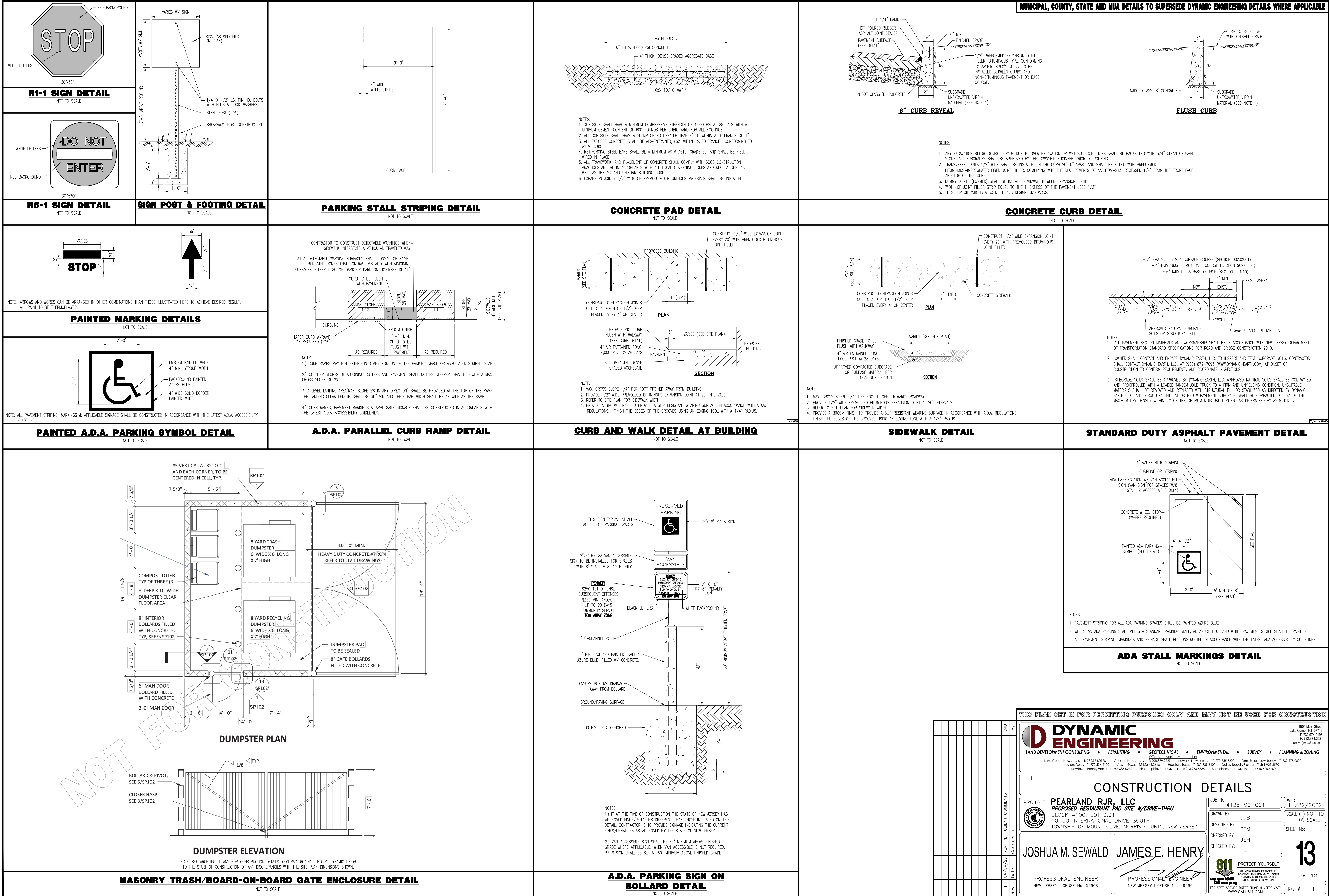
PROJECT: **PEARLAND RJR, LLC
PROPOSED RESTAURANT PAD SITE W/DRIVE-THRU**
BLOCK 4100, LOT 9.01
10-50 INTERNATIONAL DRIVE SOUTH
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

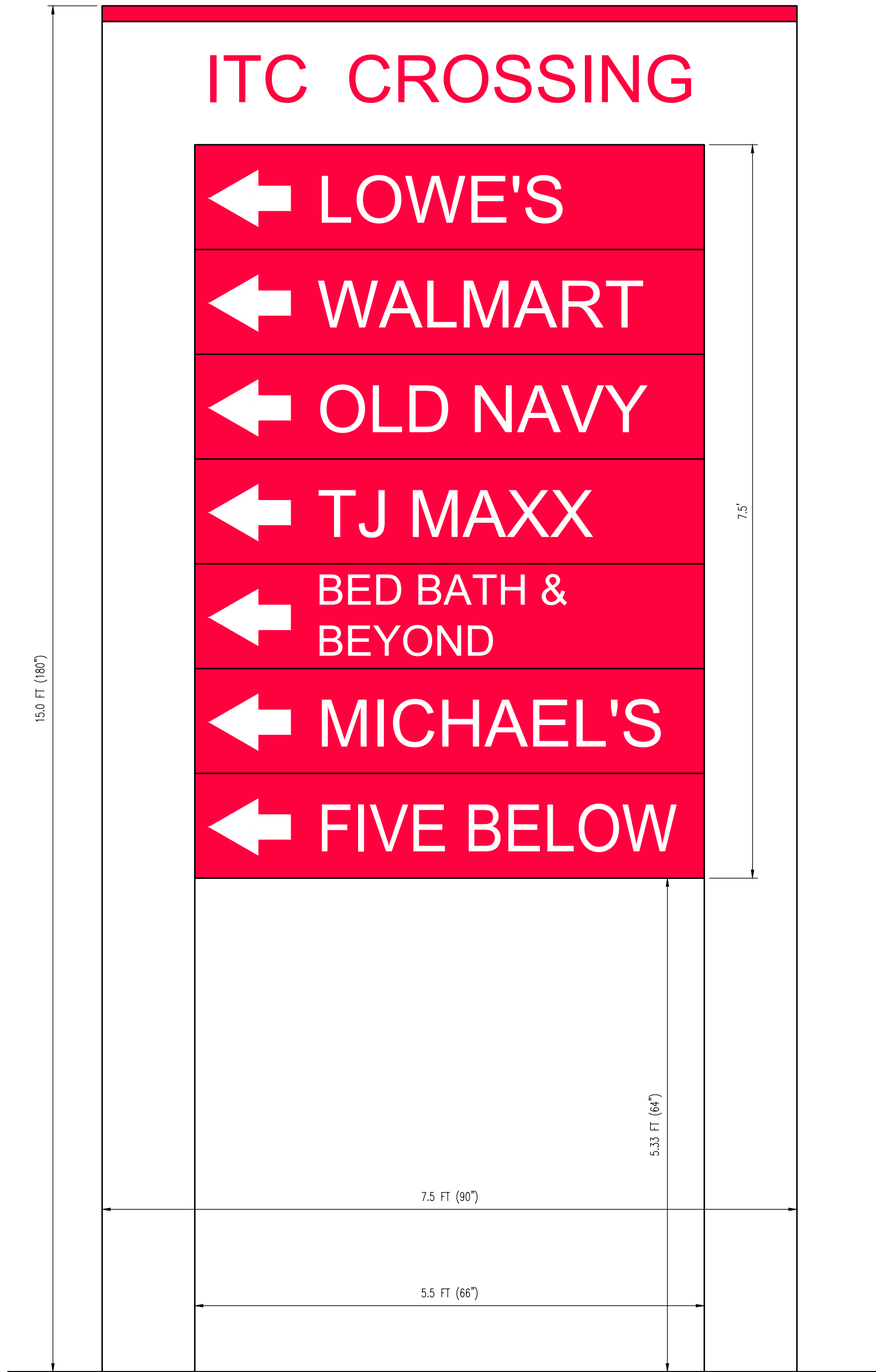
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52908

JAMES E. HENRY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 49266

10
OF 18
Rev. # 1

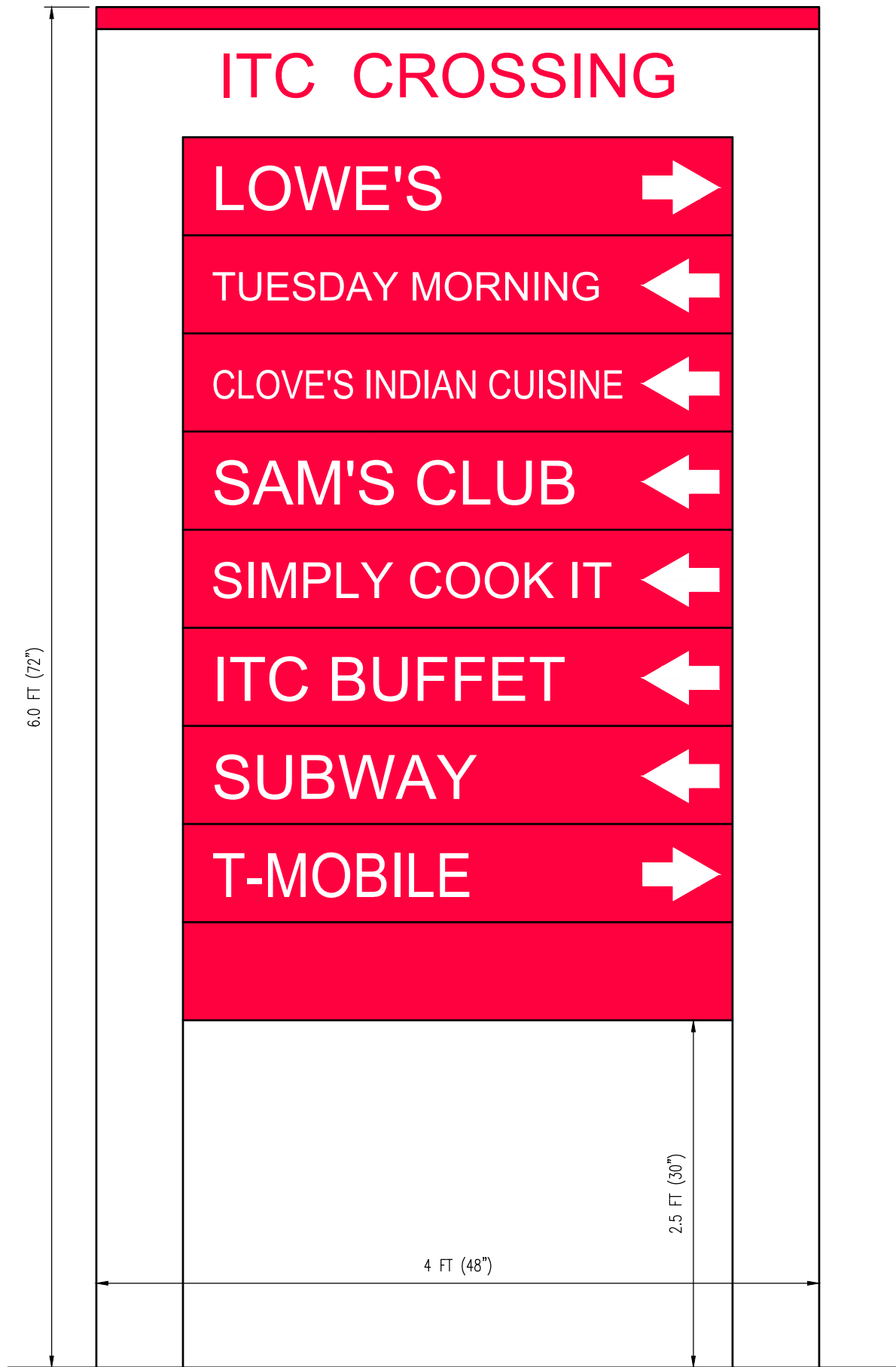






EXISTING FREESTANDING ID SIGN #1

NOT TO SCALE
(TO REMAIN)



EXISTING FREESTANDING DIRECTORY SIGN

NOT TO SCALE
(TO REMAIN)



EXISTING FREESTANDING ID SIGN #2

NOT TO SCALE
(TO REMAIN)

SIGNAGE CHART - SHOPPING CENTER

SIGN	REQUIREMENTS	EXISTING
FREESTANDING (SHOPPING CENTER) [1]	NUMBER OF SIGNS: TWO (2) MAXIMUM SIGN AREA: 300 SF MAXIMUM SIGN HEIGHT: 30 FT MINIMUM SIGN SETBACK: 50 FT	NUMBER OF SIGNS: 3[2] SIGN AREA: EX. FREESTANDING DIRECTORY SIGN 24.0 SF EX. FREESTANDING ID SIGN 1 112.5 SF EX. FREESTANDING ID SIGN 2 112.5 SF SIGN HEIGHT: EX. FREESTANDING DIRECTORY SIGN 6.0 FT EX. FREESTANDING ID SIGN 1 15.0 FT EX. FREESTANDING ID SIGN 2 15.0 FT SIGN SETBACK: EX. FREESTANDING DIRECTORY SIGN 117.2 FT EX. FREESTANDING ID SIGN 1 N/A EX. FREESTANDING ID SIGN 2 N/A

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

[1] IN LARGE-SCALE COMPREHENSIVELY PLANNED RETAIL/COMMERCIAL DEVELOPMENTS IN THE C-U DISTRICT WHICH INCLUDE A RETAIL CENTER, TWO FREESTANDING MAIN PYLONS AND TWO CINEMA MARQUEES, EITHER FREESTANDING OR IN COMBINATION WITH THE MAIN PYLONS, SHALL BE PERMITTED WITHIN THE SETBACK AREAS OF THE DISTRICT IN ADDITION TO THE OTHER SIGNS PERMITTED IN THIS SECTION. EACH OF SUCH PYLONS AND MARQUEES SHALL NOT EXCEED A HEIGHT OF 30 FEET AND 300 SQUARE FEET IN SIGN FACE AREA PER SIDE. FREESTANDING SIGNS SHALL BE SITUATED OUTSIDE OF ANY SIGHT TRIANGLE AT STREET INTERSECTIONS AND ACCESS DRIVES AND SHALL MAINTAIN A MINIMUM DISTANCE OF 50 FEET FROM ANY STREET. THE PLANNING BOARD MAY WAIVE ALL REQUIREMENTS REGARDING SIGNS EXCEPT THOSE FOR MAIN PYLONS AND CINEMA MARQUEES AND APPROVE A UNIFIED SIGN PLAN IF SUBMITTED AT THE TIME OF PRELIMINARY SITE PLAN REVIEW. A UNIFIED SIGN PLAN MUST INCLUDE THE GENERAL TYPE, MATERIAL, METHOD OF ILLUMINATION (IF ANY), APPROXIMATE LOCATION AND COLOR SCHEME FOR ALL SIGNS RELATED TO THE RETAIL DEVELOPMENT. (§550-95.D)(2)(E)

[2] APPROVED BY MOUNT OLIVE PLANNING BOARD RESOLUTION NO. 99-09 FOR AMENDED UNIFIED SIGN PLAN. MEMORIALIZED SEPTEMBER 7, 2000.

NO NEW FREESTANDING SIGN IS PROPOSED
AS PART OF THIS APPLICATION.

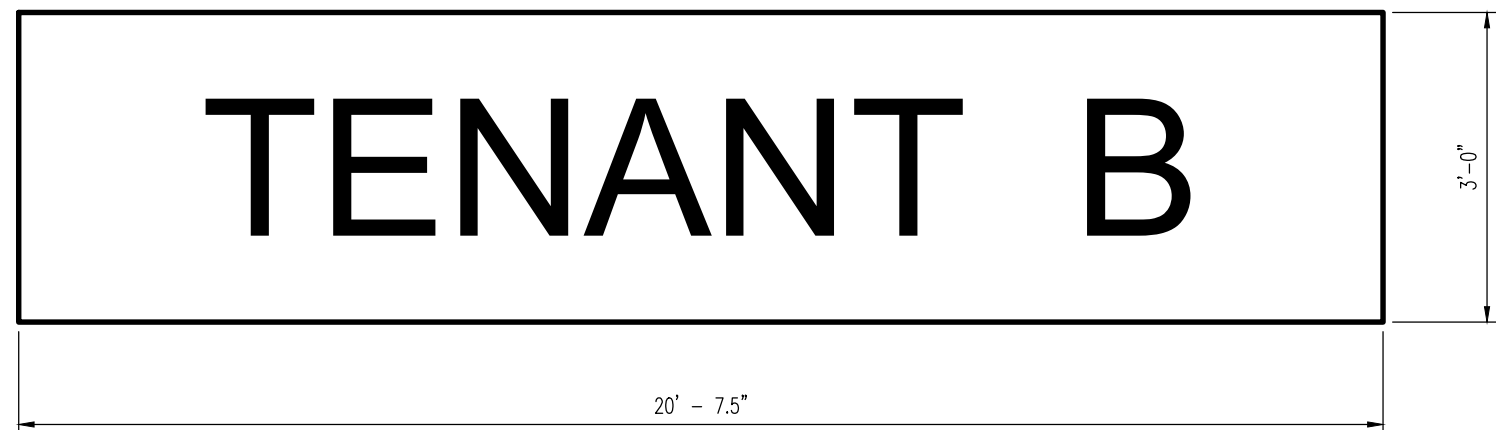
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TITLE: CONSTRUCTION DETAILS			
PROJECT: PEARLAND RJR, LLC PROPOSED RESTAURANT PAD SITE W/DRIVE-THRU BLOCK 4100, LOT 9.01 10-50 INTERNATIONAL DRIVE SOUTH TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY		JOB No: 4135-99-001 DATE: 11/22/2022 DRAWN BY: DJB DESIGNED BY: STM CHECKED BY: JEH SHEET No: 15 OF 18	
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908		JAMES E. HENRY PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266	
Rev. 1 04/04/23 REV. PER CLIENT COMMENTS		By Date	

SIGNAGE CHART - PAD SITE

SIGN	REQUIREMENTS	PROPOSED (CHIPOTLE PAD SITE ONLY)
FREESTANDING PYLON (INDIVIDUAL ESTABLISHMENT)	NUMBER OF SIGNS: MAXIMUM SIGN AREA: MAXIMUM SIGN HEIGHT: MINIMUM SIGN SETBACK: 10 FT (1)	ONE (1) 90 SF 15 FT N/A N/A
BUILDING MOUNTED	NUMBER OF FACADE SIGNS: MAXIMUM FACADE SIGN AREA: NORTH FACADE: SOUTH FACADE: WEST FACADE:	N/S 5% OF FACADE AREA (1,090 SF)(0.05) = 62.6 SF (1,238 SF)(0.05) = 61.9 SF (1,411.8 SF)(0.05) = 70.5 SF
DIRECTIONAL (DRIVE THRU)	NUMBER OF SIGNS: MAXIMUM SIGN AREA: MAXIMUM SIGN HEIGHT:	N/S N/S N/S
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE		NUMBER OF SIGNS: SIGN AREA: NORTH FACADE: SOUTH FACADE: WEST FACADE: TOTAL: NUMBER OF DIRECTIONAL SIGNS: DIRECTIONAL SIGN AREA: SIGN HEIGHT:

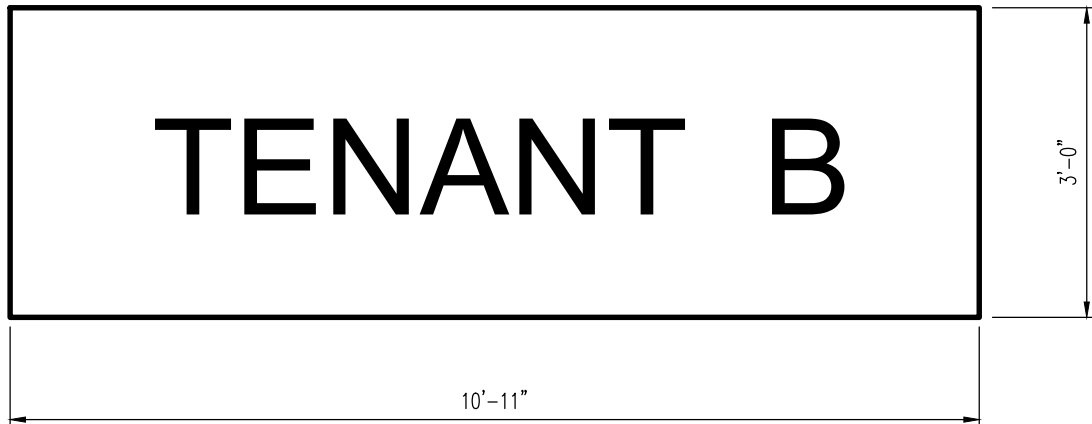
[1] NO SIGN SHALL BE LOCATED WITHIN A SIGHT TRIANGLE. (550-95.8(2)(A)(1)) & (550-95.8(2)(D)(5))



SIGN AREA: 61.9 SF

PROPOSED 'TENANT B' SIGN (SOUTH FACADE)

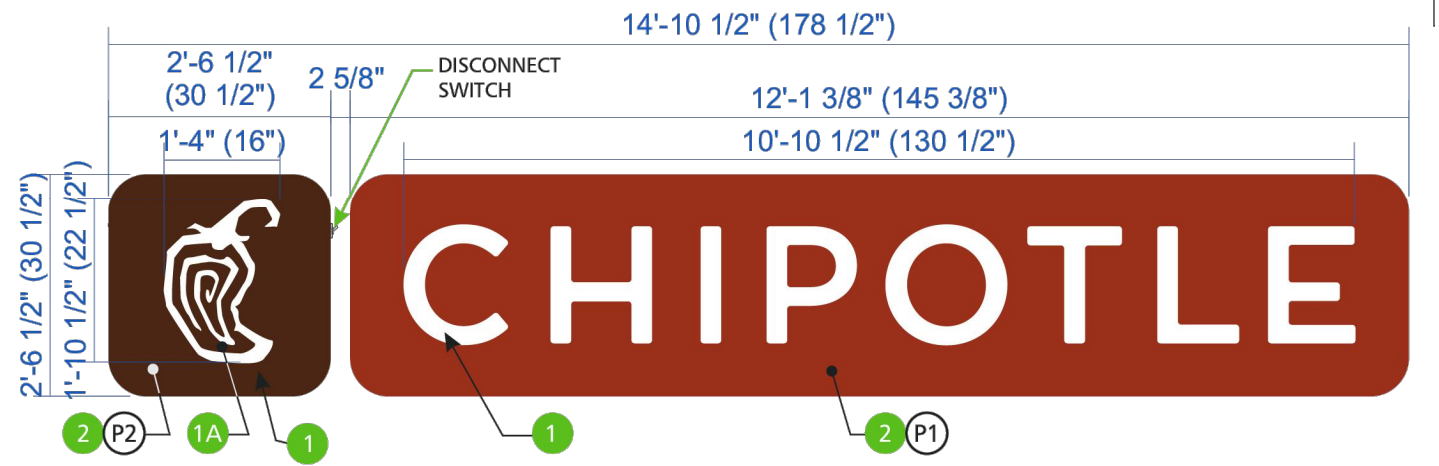
NOT TO SCALE



SIGN AREA: 32.7 SF

PROPOSED 'TENANT B' SIGN (WEST FACADE)

NOT TO SCALE



SIGN AREA: 32.7 SF
(SEE ARCHITECTURAL PLANS FOR DETAILS)

PROPOSED 'CHIPOTLE' SIGN

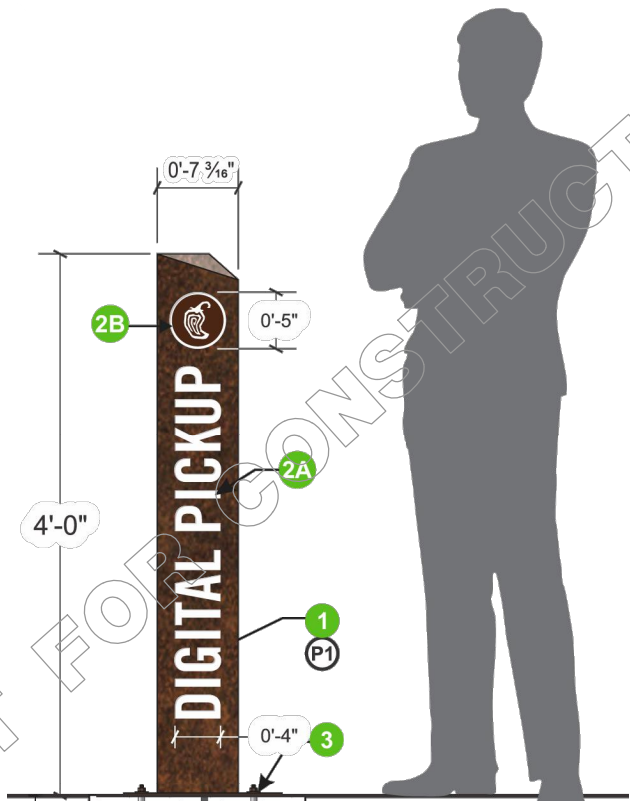
NOT TO SCALE



SIGN AREA: 9 SF
(SEE ARCHITECTURAL PLANS FOR DETAILS)

PROPOSED 'CHIPOTLE MEXICAN GRILL' SIGN

NOT TO SCALE

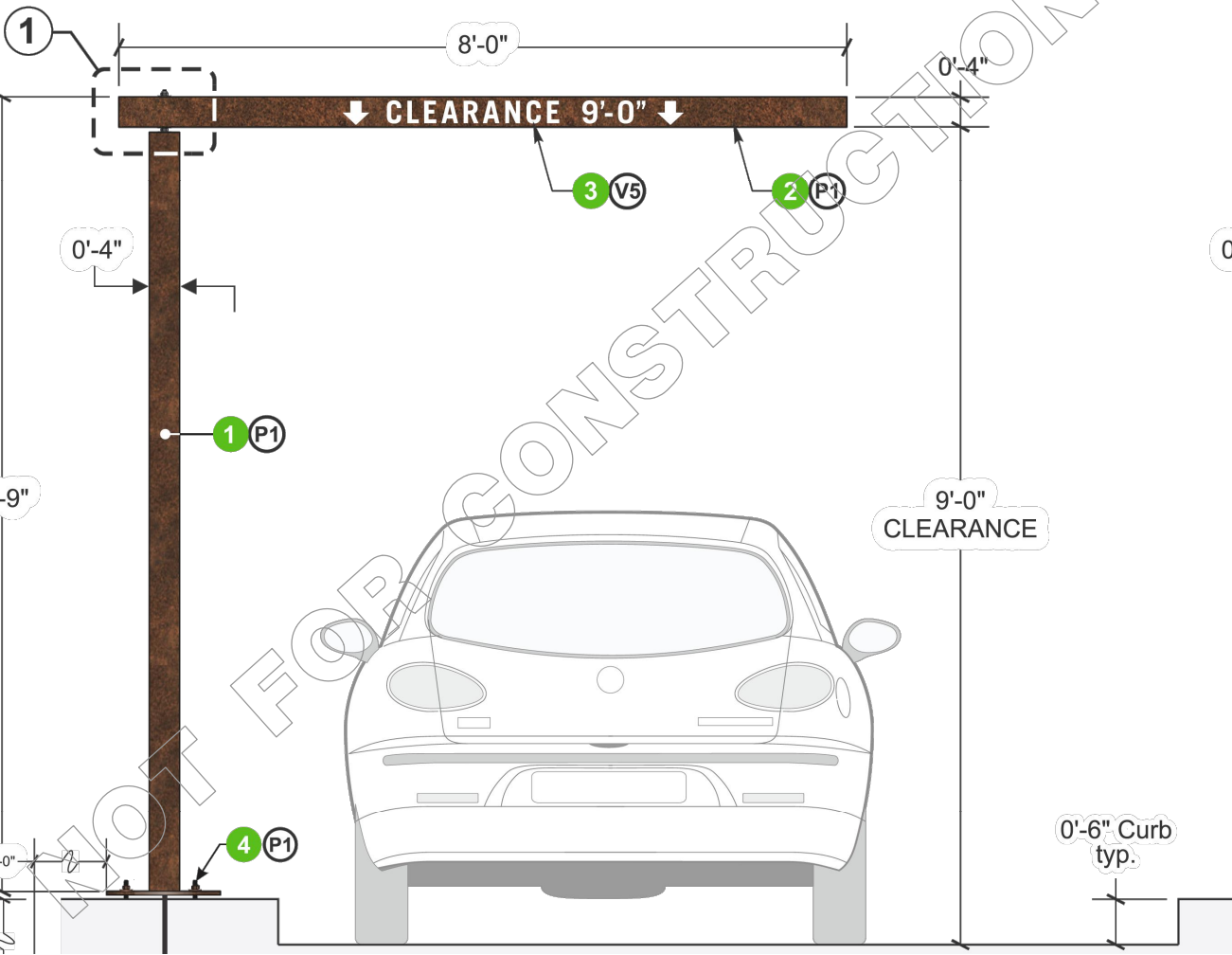
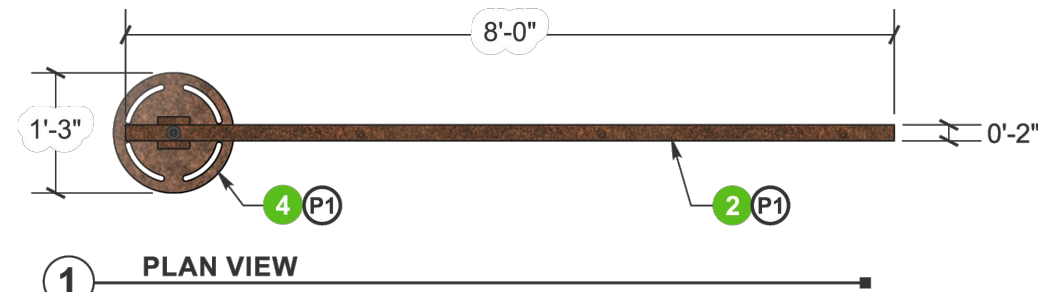


SEE ARCHITECTURAL PLANS FOR DETAILS

PROPOSED 'DIGITAL PICKUP' DRIVE-THRU SIGN

NOT TO SCALE

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

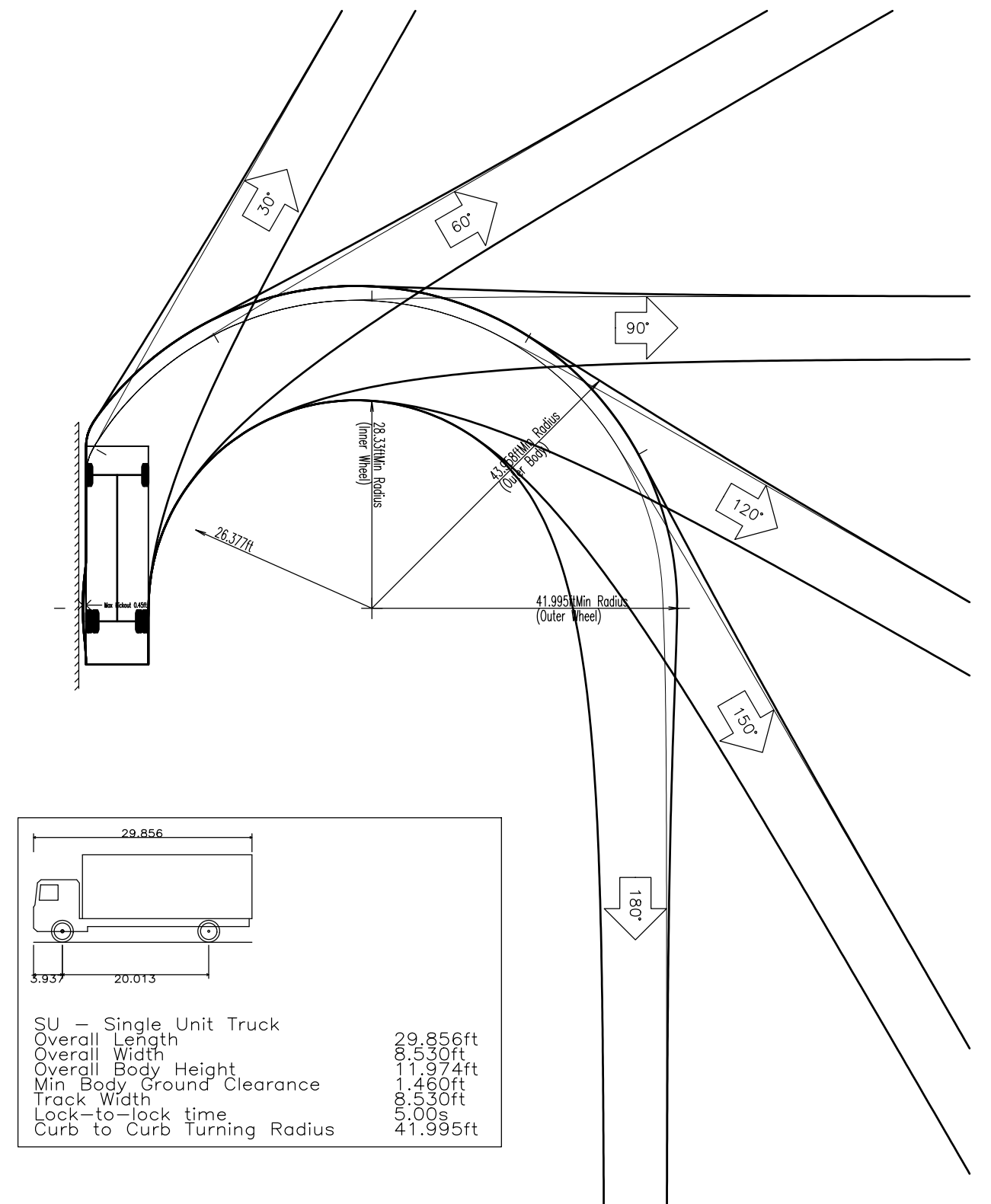
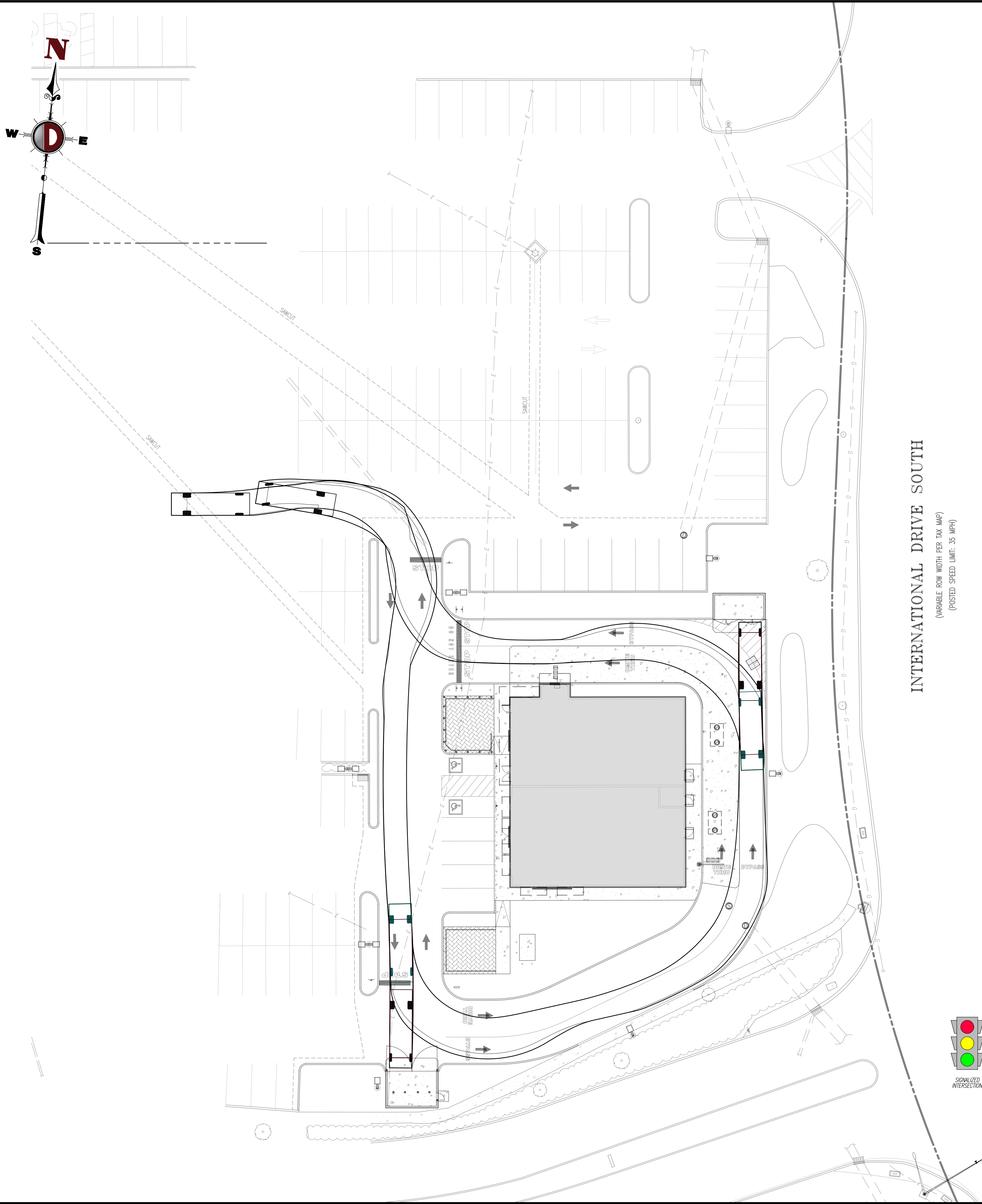


SEE ARCHITECTURAL PLANS FOR DETAILS

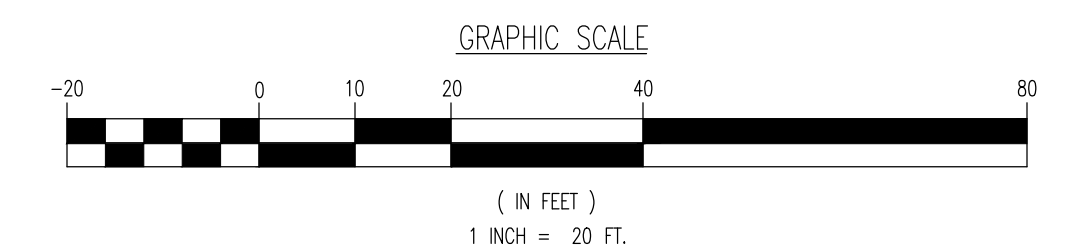
PROPOSED CLEARANCE BAR

NOT TO SCALE

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DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING Lake Como, New Jersey 1-732.974.0198 Chester, New Jersey 1-908.879.9229 Newark, New Jersey 1-973.353.7200 Toms River, New Jersey 1-732.678.0000 Allen, Texas 1-972.334.2100 Austin, Texas 1-512.446.2846 Houston, Texas 1-281.709.6482 Long Beach, Florida 1-561.921.8570 Newtown, Pennsylvania 1-267.685.0276 Philadelphia, Pennsylvania 1-215.253.4898 Southampton, Pennsylvania 1-610.398.4400	
TITLE: CONSTRUCTION DETAILS	
PROJECT: PEARLAND RJR, LLC PROPOSED RESTAURANT PAD SITE W/DRIVE-THRU BLOCK 4100, LOT 9.01 10-50 INTERNATIONAL DRIVE SOUTH TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY	JOB No: 4135-99-001 DATE: 11/22/2022 DRAWN BY: DJB SCALE: (H) NOT TO SCALE DESIGNED BY: STM SHEET No: 16 CHECKED BY: JEH OF 18
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52906	JAMES E. HENRY PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266
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SU-30 TRUCK DETAIL

[illegible]