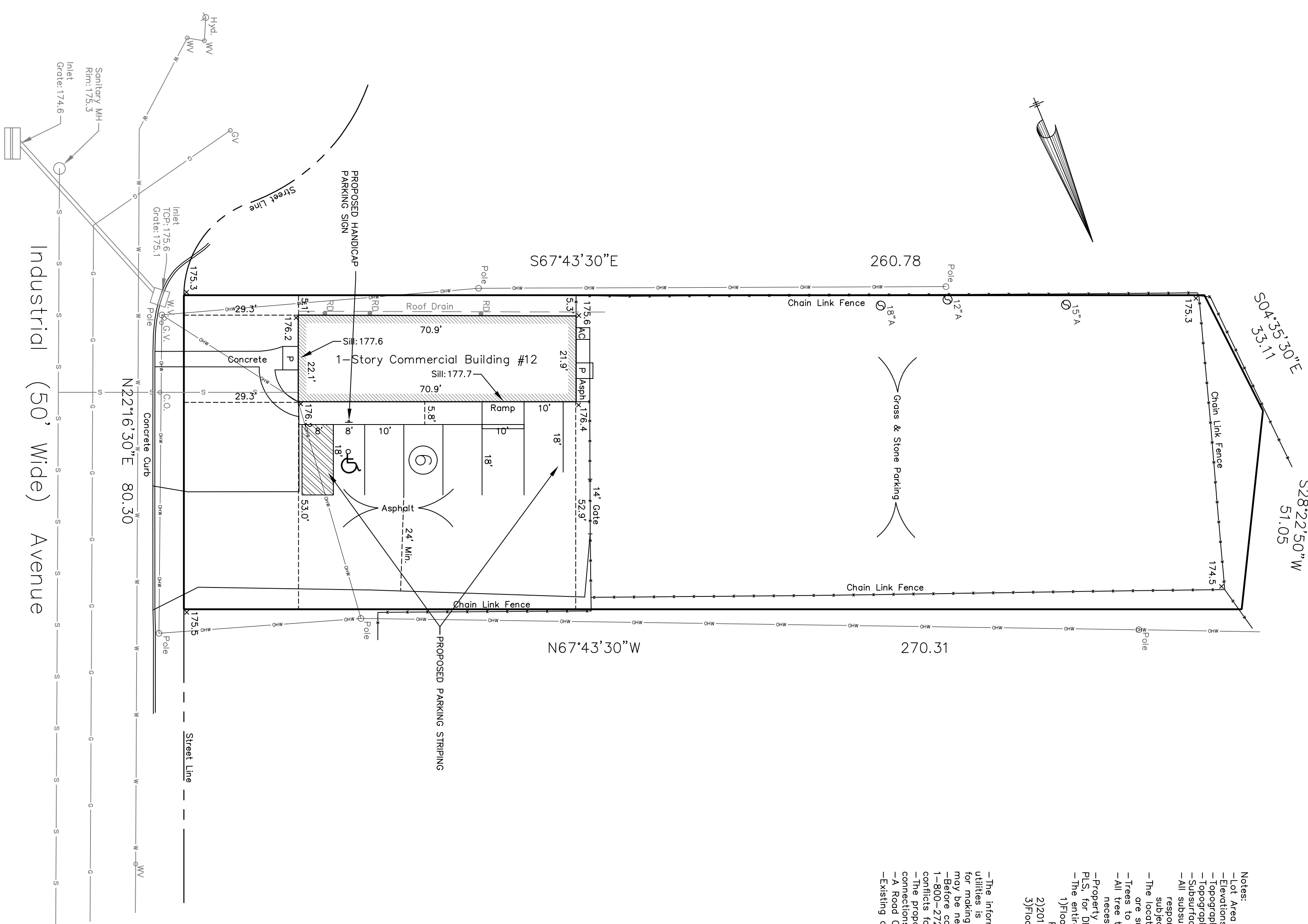
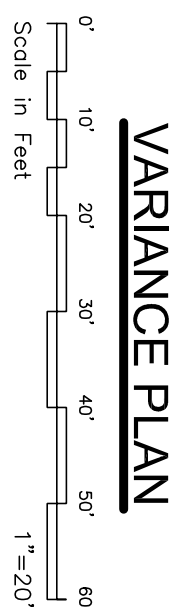


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Note:

- Lot Area = 21,835^{sq} or 0.500 Acres
- The proposed Flood Hazard Solution
- Topography by standard stadia methods and locations may vary
- Flood Hazard Boundary is approximate for general grading purposes only.
- Subsidence conditions are unknown until isolated and marked by the authority responsible for installation and/or maintenance with actual locations subject to excavation if necessary
- This area is subject to the above
- Trees to be removed - None
- All tree types per this engineering firm and are subject to a qualified Botanist if requested
- Property Survey information per Survey dated 9/28/2020, by Michael H. Demasteller, PLS, for DMR & L, LLC

The entire property lies within NCEM Flood Hazard Areas per FEMA Flood Insurance Rate Map Township of

Piquemont, Map #45310002C, Revised 9/17/1992

2)2017 Preliminary FIRM 100 per NCEM Pomona River Profiles

3)2010 Flood Hazard Elevations 183.0 per NCEM Pomona River Profiles

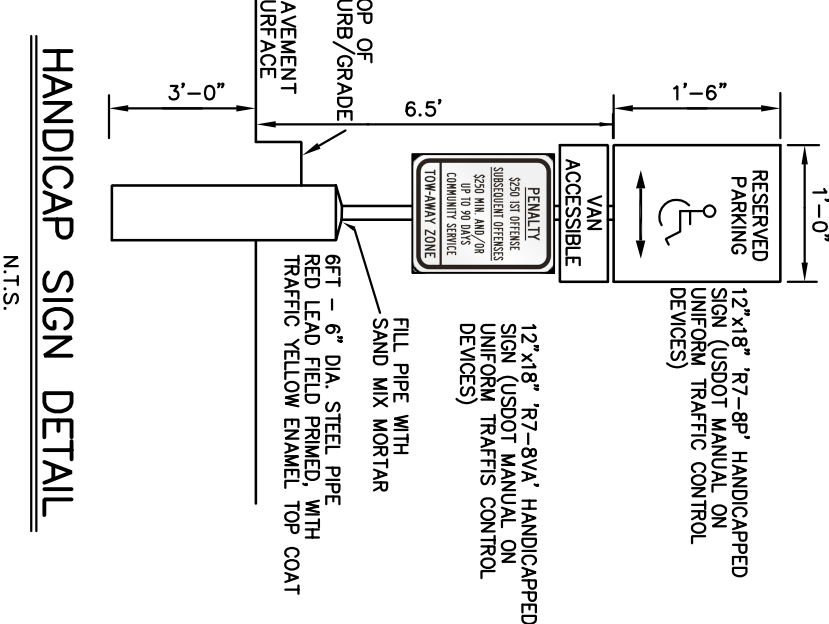
The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determination to the type and location of underground utilities as may be necessary to avoid damage thereto.

Before construction begins, the contractor shall call either state underground utility locator or a private utility locator to locate existing utilities and shall notify the employee of any potential conflicts found.

The proposed electric and telephone services to the new dwelling will be underground connections at locations required by the local utility companies.

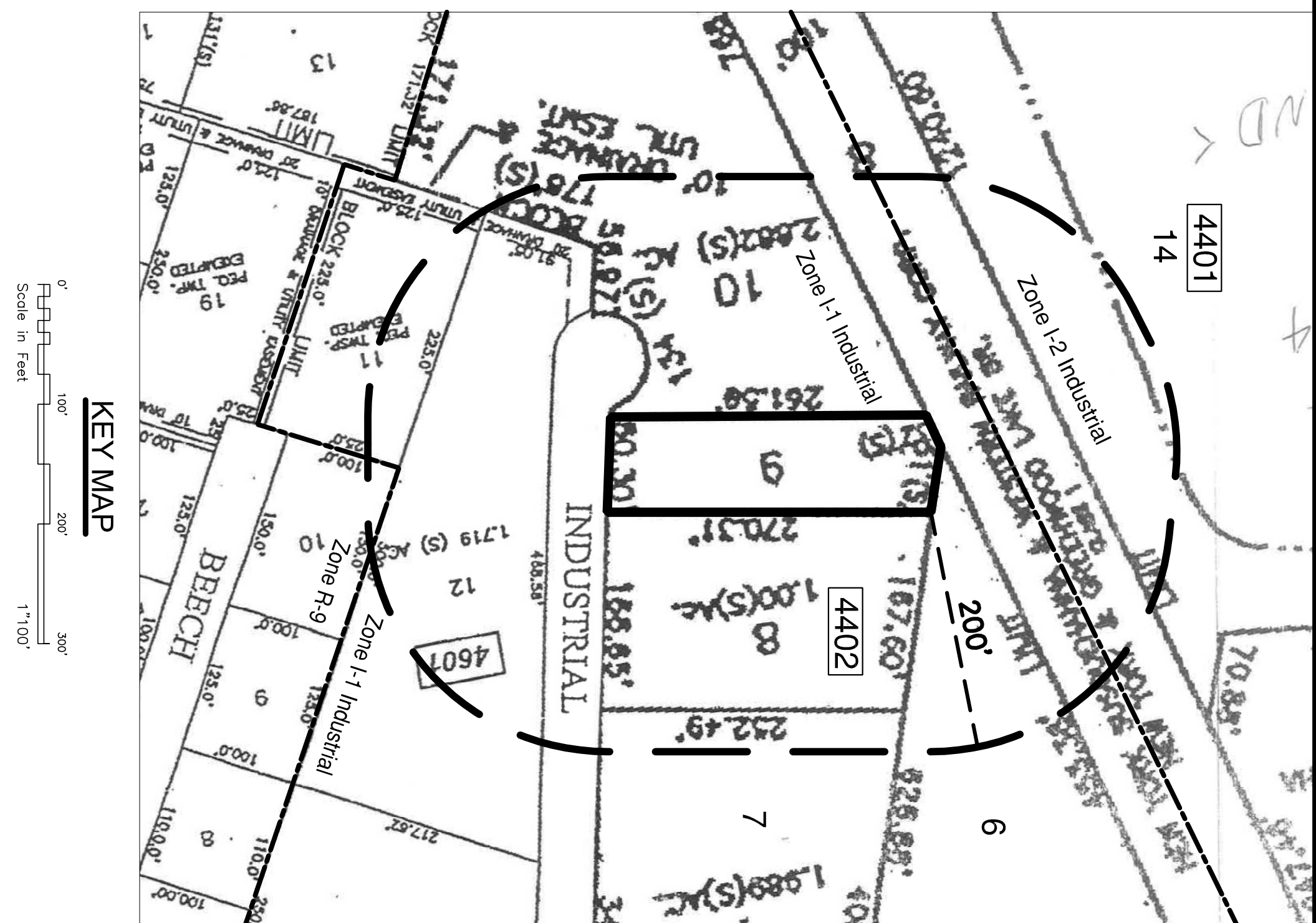
A Road Opening Permit is required for each access point.

Existing driveway points shall be removed and replaced with a new opening curb/sidewalk.



ZONE DATA - ZONE -1-1, INDUSTRIAL		
	REQUIRED	EXISTING
Lot Area	43,560 SF	89,371 SF *
Lot Frontage	50	20.3' *
Structure Height	2-Story	1-Story
Front Yard Setback	35'	29.3' *
Side Yard Setback	10' Min.	16.0'
Rear Yard Setback	30'	3-3.3' (Varies) *
Rear Yard Landscape	30'	5.1' *
Side Yard Landscape	30'	0-5.5' (Varies) *
Yard Coverage	10 Min.	28.33% *
Lot Coverage	75%	0-13' (Varies) *
Buffer	5'	

* - EXISTING CONDITION



OWNERS WITHIN 200'
Block 4401
Lot 10, Michael & Olga Shenderov, 18 Beech Street, Pequannock NJ 07653
Lot 11, Michael & Olga Shenderov, 18 Beech Street, Pequannock NJ 07653
Lot 12, Stuyves Realty, LLC, 161 Crescent Rd, Menapque NJ 07653
Block 4401
Lot 10, Peg Prop Development C/O Peg Costa, 1275 Bloomfield Ave, Fairfield NJ 07004
Block 4402
Lot 10, Joe Ferice LLC, C/O Jon Ferice, Inc., 1107 Route 23 S, Wayne NJ 07692
Lot 11, Joe Ferice LLC, C/O Jon Ferice, Inc., 1107 Route 23 S, Wayne NJ 07692
Lot 8, Jerra-NU LLC, 15 Little Rd, Branchville NJ 07008
Lot 9, Oboev Enterprises LLC, 12 Industrial Rd, Pequannock NJ 07653
Lot 10, Konfort Corp., 14 Industrial Rd, Pequannock NJ 07653

<u>Applicant</u>	<u>Owner</u>
Camp Auto & Truck & Parts, Inc. 9 Whitmore Avenue Wayne, N.J.	Oxbow Enterprises, LLC 12 Industrial Road Pegannock, N.J. 07440

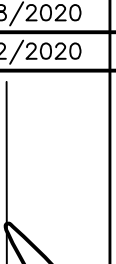
THIS PLAN WAS APPROVED AT A
REGULAR MEETING OF THE BOARD OF
ADJUSTMENTS ON

Donato Campanello

CERTIFIED

Chairman

Secretary

9/28/2020	Per Twp. Planning Letter & Survey			
7/22/2020	Per Prop. Painted Parking			
				
WILLIAM J. DARMSTADTER P.E. & L.S. NJ License No. 25796				
		PREPARED BY: DARMSTADTER, INC. <i>PROFESSIONAL ENGINEERS • LAND SURVEYORS</i> P.O. BOX 4287 WAYNE, NJ 07470 TEL: (973) 696-8077 EMAIL: Darmstadter@Gmail.com C.O.A. No. 240426072800		
		Township of Pequannock, Morris County, New Jersey 12 Industrial Road, Unit 9, Block 4402		
		Use Variance Plan For CAMPANELLO		
		March 30, 2020		
SCALE 1" = 60' FILED DATE NO. 160238 - Q 1 of 1		DATE March 30, 2020 SHEET NO. 1 of 1		