



GENERAL NOTES:

1. NO HEAVY DUTY PAVEMENT IS TO BE USED ON THE SITE.
2. STREETS TO BE CLEANED EVERYDAY IF NECESSARY.
3. ENGINEERING INSPECTIONS OF ALL IMPROVEMENTS SHALL BE MADE PASSED AND APPROVED PRIOR TO BEING COVERED. INSTALLATION OF PUBLIC IMPROVEMENTS SHALL NOT BE PERFORMED ON SATURDAYS, SUNDAYS AND/OR TOWNSHIP HOLIDAYS UNLESS AUTHORIZED IN ADVANCED.
4. THERE ARE NO PROPOSED LOADING AREAS FOR TRACTOR TRAILER DELIVERIES TO THE PROPOSED CAR WASH.
5. THE EXISTING BUILDING IS SERVICED BY A WELL. NO MUNICIPAL WATER SERVICE.

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	7.90%	18,303	[Color swatch]
2	8.00%	14.90%	230	[Color swatch]
3	15.00%	19.90%	0	[Color swatch]
4	20.00%	23.90%	45	[Color swatch]
5	24.00%	GREATER	580	[Color swatch]

NAME OF PROJECT				
II. SLOPE / SOIL DISTURBANCE FOR INDIVIDUAL LOT CALCULATION FOR BLOCK 400 LOT 2				
A. MAXIMUM ALLOWABLE DISTURBANCE				
1. USE:	MULTI-FAM. TOWNHOUSE CONDO OR (NONRESIDENTIAL) X			
2. GROSS AREA OF LOT:	19,158	S.F.		
3. TABLE TWO:	LOW RANGE	HIGH RANGE	S.F.	
LOT AREA RANGE	0	S.F. TO	21,780	
4. TABLE TWO:	BASE AREA (S.F.)		0	
5. FACTOR	LOT AREA	LOW RANGE AREA		
85 % OF (19,158	SF MINUS	0	SF) =	
16,284				
6. TOTAL:	BASE AREA PLUS FACTORED AREA = MAD (SF)		16,284	
B. TOTAL ADJUSTED DISTURBED AREA				
NO.	SLOPE RANGE	ADJUSTMENT FACTORS	AREA(SF) DISTURBED	ADJUSTED AREA (SF)
1.	0 TO 7.9% (WITHN PROPOSED L.O.D.)	1.00	0	0
	0 TO 7.9% - ADJ. TO WATER (WITHN PROPOSED L.O.D.)	1.25	0	0
2.	8 TO 14.9% (WITHN PROPOSED L.O.D.)	1.00	66	66
	8 TO 14.9% - ADJ. TO WATER (WITHN PROPOSED L.O.D.)	1.50	0	0
3.	15 TO 19.9% (WITHN PROPOSED L.O.D.)	1.50	0	0
	15 TO 19.9% - ADJ. TO WATER (WITHN PROPOSED L.O.D.)	2.50	0	0
4.	20 TO 23.9% (WITHN PROPOSED L.O.D.)	2.50	0	0
	20 TO 23.9% - ADJ. TO WATER (WITHN PROPOSED L.O.D.)	3.50	0	0
4.	24% AND GREATER (WITHN PROPOSED L.O.D.)	3.50	148	518
	24% AND UP - ADJ. TO WATER (WITHN PROPOSED L.O.D.)	4.50	0	0
6.	EX. IMPERVIOUS AREA PLUS AREA DISTURBED IN LAST 5 YRS. OUTSIDE PROP. LIMITS OF DIST.	REGARDLESS OF SLOPE	18,209	18,209
7.	SUM OF ADJUSTED AREAS = TADA (SF)			18,793
C. TADA IS LESS THAN MAD				YES <input type="checkbox"/> OK <input checked="" type="checkbox"/> NO <input type="checkbox"/> REDO <input type="checkbox"/>

NOTES:
 1. ALL EXISTING CONDITIONS AND PROPERTY LINE INFORMATION TAKEN FROM A SURVEY ENTITLED "SURVEY, BLOCK 400 - LOT 2, 555 N.J. STATE HIGHWAY ROUTE 46 WEST, TOWNSHIP OF WAYNE, PASSAIC CO., N.J." PREPARED BY SCHWANEWEDE/HALS ENGINEERING, DATED SEPT. 11, 2019, LAST REVISED JANUARY 6, 2020.

EXISTING:	
BUILDING	= 4,948 S.F.
PAVEMENT/CONC.	= 13,144 S.F.
TOTAL	= 18,092 S.F. / 19,158 S.F. = 94.4%
PROPOSED:	
BUILDING	= 5,550 S.F.
PAVEMENT/CONC.	= 12,452 S.F.
TOTAL	= 18,002 S.F. / 19,158 S.F. = 94.0%

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	19,158 S.F. (EN)	NO CHANGE
LOT WIDTH	200'	100.0' (EN)	NO CHANGE
LOT DEPTH	200'	200' (EN)	NO CHANGE
FRONT YARD	75'	30.9' (EN)	NO CHANGE
SIDE YARD	25'	15.3'(E.N.)/34.9'	NO CHANGE
REAR YARD	50'	42.4' (EN)	42.3' (V)
BLDG. HEIGHT	4 ST. OR 50'	1-STORY / 15.83'	NO CHANGE
IMPERVIOUS COVERAGE	70% MAX.	94.4% (EN)	94.0% (V)
LANDSCAPED AREA	30% MIN.	5.6% (EN)	6% (V)
ACCESSORY STRUCTURE			
SIDE YARD	15'	N/A	2.3' (V)
REAR YARD	25'	N/A	77.3' (V)

(E.N.) EXISTING NON-COMFORMING CONDITION
 (V) VARIANCE REQUIRED

NO REVISIONS ON THIS SHEET

6-9-21 SN 3. COMPLETENESS		SCALE 1"=20'	SHEET NO: 2 OF 10
4-23-21 MN 2. REV. 2 LANE CARWASH			
1-6-20 MN 1. PER TOWNSHIP		GRAPHIC SCALE 0 20 40	JOB NO: 7630-1972
DATE	BY DESCRIPTION		
REVISIONS			

PRELIMINARY & FINAL SITE PLAN
BLOCK 400 - LOT 2
555 N.J. STATE HIGHWAY ROUTE 46 WEST
 FOR
555 ROUTE 46 WEST, LLC
 TOWNSHIP OF WAYNE, PASSAIC CO., N.J.
SCHWANEWEDE / HALS ENGINEERING
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
 (201) 337-0053

DATE OCT. 10, 2019
JOSEPH F. VINCE, PE, LS, PP
 N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. GB42588