



N.J. STATE HIGHWAY ROUTE 46 WEST
(WIDTH VARIES)

GENERAL NOTES:

1. SURVEY REFERENCE:
 - 1.1. A LOCATION AND TOPOGRAPHIC SURVEY OF 555 NJ STATE HIGHWAY ROUTE 46 WEST, TOWNSHIP OF WAYNE, PASSAIC COUNTY, NJ, BLOCK 400, LOT 2 PREPARED BY GEORGE J ANDERSON, LLC ON MAY 10, 2018.
 - 1.2. A MAP ENTITLED "MINOR SUBDIVISION AND USE VARIANCE, DIMENSION PLAN FOR WAYNE VF, LLC, LOT 1, BLOCK 400, TOWNSHIP OF WAYNE, PASSAIC COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING ON AUGUST 25, 2010 AND LAST REVISED ON SEPTEMBER 30, 2010.
 - 1.3. A MAP ENTITLED "PLAN DEPICTING EXISTING CONDITIONS, 555 N.J.S.H. ROUTE 46 WEST, LOT 1, BLOCK 400, TOWNSHIP OF WAYNE, PASSAIC COUNTY, NEW JERSEY" PREPARED BY NEGLIA ENGINEERING ON APRIL 17, 2018.
 - 1.4. MAPS ENTITLED "AS BUILT, NEW JERSEY DEPARTMENT OF TRANSPORTATION, CONSTRUCTION PLAN, ROUTE 46, CONTRACT NO. 056960384, INTERCHANGE IMPROVEMENTS" PREPARED BY VOLLMER ASSOCIATES ON JUNE 18, 2003.
 - 1.5. A FIELD SURVEY BY SCHWANWEDE/HALS ENGINEERING ON JUNE 26, 2018, OCTOBER 8, 2019, AND JANUARY 2, 2020.
 - 1.6. TOWNSHIP OF WAYNE TAX ASSESSMENT MAPS.
2. TOTAL LOT AREA = 19,158 S.F. / 0.440 Ac.
3. LOT IS LOCATED IN THE HC ZONE (HIGHWAY COMMERCIAL ZONING DISTRICT)
4. ELEVATIONS REFERENCED TO THE NAVD 1988 VERTICAL DATUM.
5. ELEVATIONS CAN BE CONVERTED TO THE NGVD 1929 VERTICAL DATUM BY ADDING 0.97 FT.
6. FEMA FLOOD 100-YR (1% CHANCE) BASE FLOOD ELEVATION = 168.0, PER FIRM PANEL No. 34031C0213F, DATED 09/28/2007. PROPERTY LOCATED IN ZONE X.
7. NJFHA DESIGN FLOOD ELEVATION (METHOD 3) = 169.0.
8. WETLANDS ON PROPERTY PER DELINEATION BY WANDER ECOLOGICAL.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

SURVEY
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.

SCHWANWEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
(201) 337-0053

DATE SEPT. 11, 2019
JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 6842588

SCALE
1"=20'
0 20 40
GRAPHIC SCALE

SHEET NO: 1 OF 1
JOB NO: 7630-1972

DATE	BY	DESCRIPTION
1/6/20	JV	1. ADD WATER, GAS, REAR OFFSET
REVISIONS		