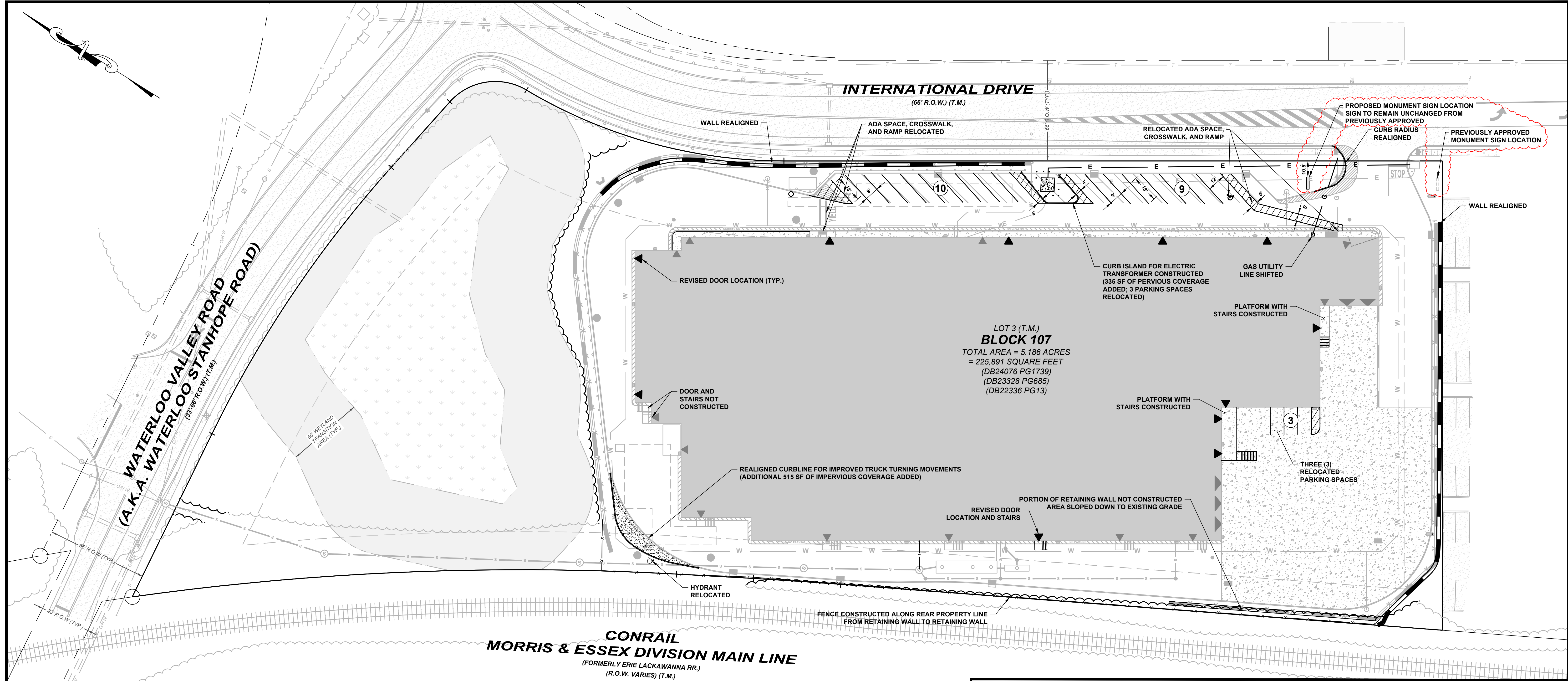


G:\Engineering\SCE\Mt Olive\12449.011 Mt Olive\Sheets\12449.011 05 Amended Site Layout.dwg Tue, Jan 16, 2024 - 1:05pm Sam SUBURBAN CONSULTING ENGINEERS, INC.



TOWNSHIP OF MOUNT OLIVE - ZONING ANALYSIS

LAND USE AND ZONING REGULATION		ALLOWABLE FTZ-3 ZONE REQ.	EXISTING LOT 3	PROPOSED LOT 3	VARIANCE
§ 550-103 G.(1)	PERMITTED USE	INDUSTRIAL OR OFFICE OTHER PERMITTED USES	VACANT	MANUFACTURING & WAREHOUSING	No
§ 550-103 G.(5)(a) 550 Attachment 4	MINIMUM LOT AREA	5 AC	5.1858 AC (225,893.448 SF)	NO CHANGE	No
§ 550-103 G.(5)(a) 550 Attachment 4	MINIMUM LOT WIDTH	250 FT	651.9 FT	NO CHANGE	No
§ 550-103 G.(5)(a) 550 Attachment 4	MINIMUM LOT DEPTH	250 FT	274.6 FT	NO CHANGE	No
PRINCIPAL STRUCTURE / BUILDING SETBACKS					
§ 550-103 G.(5)(a) 550 Attachment 4	MINIMUM FRONT YARD SETBACK	50 FT	NA	50 FT	No
§ 550-103 G.(5)(a) 550 Attachment 4	MINIMUM SIDE YARD SETBACK	25 FT	NA	25 FT	No
§ 550-103 G.(5)(a) 550 Attachment 4	MINIMUM REAR YARD SETBACK	25 FT	NA	NA	No
MAXIMUM REQUIREMENTS					
§ 550-103 G.(5)(a) 550 Attachment 4	MAXIMUM BUILDING COVERAGE	NA	NA	36.3%	No
§ 550-103 G.(5)(i)(2) 550 Attachment 4	MAXIMUM LOT COVERAGE	60%	NA	65.6%*	YES
§ 550-103 G.(5)(a) 550 Attachment 4	MAXIMUM PRINCIPAL BUILDING HEIGHT	85 FT	NA	< 85 FT	No
§ 550-103 G.(5)(a) 550 Attachment 4	MAXIMUM FLOOR AREA RATIO	30%	NA	72.6%	YES

* PROPOSED LOT COVERAGE WAS INCREASED BY 180 SF PER THIS SITE PLAN AMENDMENT. NO OTHER ZONING REQUIREMENTS WERE ALTERED.

AMENDED SITE PLAN NOTE:

- PREVIOUS AMENDED SITE PLAN APPROVAL WAS GRANTED FOR THIS PROJECT ON MAY 12, 2022 PER RESOLUTION #PB 22-11. THE CHANGES DEPICTED ON THIS AMENDED SITE PLAN WERE NECESSARY TO BE MADE IN THE FIELD DUE TO SPECIFIC FIELD CONDITIONS AND COORDINATION WITH UTILITY COMPANY REQUIREMENTS.
- AS-BUILT CONDITIONS ARE BASED ON THE SURVEY ENTITLED "FINAL AS-BUILT SURVEY," PREPARED BY SUBURBAN CONSULTING ENGINEERS INC., DATED NOVEMBER 13, 2023. AS-BUILT CONDITIONS ARE BASED ON FIELD SURVEY PERFORMED ON SEPTEMBER 21, 2023.

EXHIBIT

SIGN ANALYSIS PER §550.95: (PER PLANS DATED 03/22/2022)

FOR FOREIGN TRADE ZONE DISTRICT (FTZ-3):
PER §550.95.B.(5)(F) - TENANT BUILDING ENTRANCE IDENTIFICATION PYLON, NOT TO EXCEED 10 FT IN HEIGHT (COMPLIES)
PER §550.95.B.(6) - ALL SIGNS MUST BE SET BACK A MINIMUM OF 10 FT FROM THE STREET R.O.W. (COMPLIES)

NOTICE

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DESCRIPTION

REVISIONS

NO.

DATE:

BY:

CHK:

DRAWN BY:

JNP

11/03/2023

CHECKED BY:

BMD

11/03/2023

CHECKED BY:

ERIN B. ABLINE, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE05524500

DATE: 11/03/2023

DAREN J. PHIL, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE03619100

DATE: 11/03/2023



SUBURBAN CONSULTING ENGINEERS, INC.

COA NO.: 24CA28037500
210110000529

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- Landscape Architects -
- Planners - Environmentalists - Land Surveyors -

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Hackensack, NJ 07601 - 201.646.1776

EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN FOR
FRATELLI BERETTA
650 INTERNATIONAL DRIVE, BLOCK 107 LOT 3
TOWNSHIP OF MOUNT OLIVE, COUNTY OF MORRIS, STATE OF NEW JERSEY

PROJECT NUMBER:
SCE-12449.011

SCALE:
1"=30'

SHEET 5 OF 8

REVISION

AMENDED SITE LAYOUT PLAN