

7  
**ELEVEN**

45 W. Main Street  
Denville, NJ

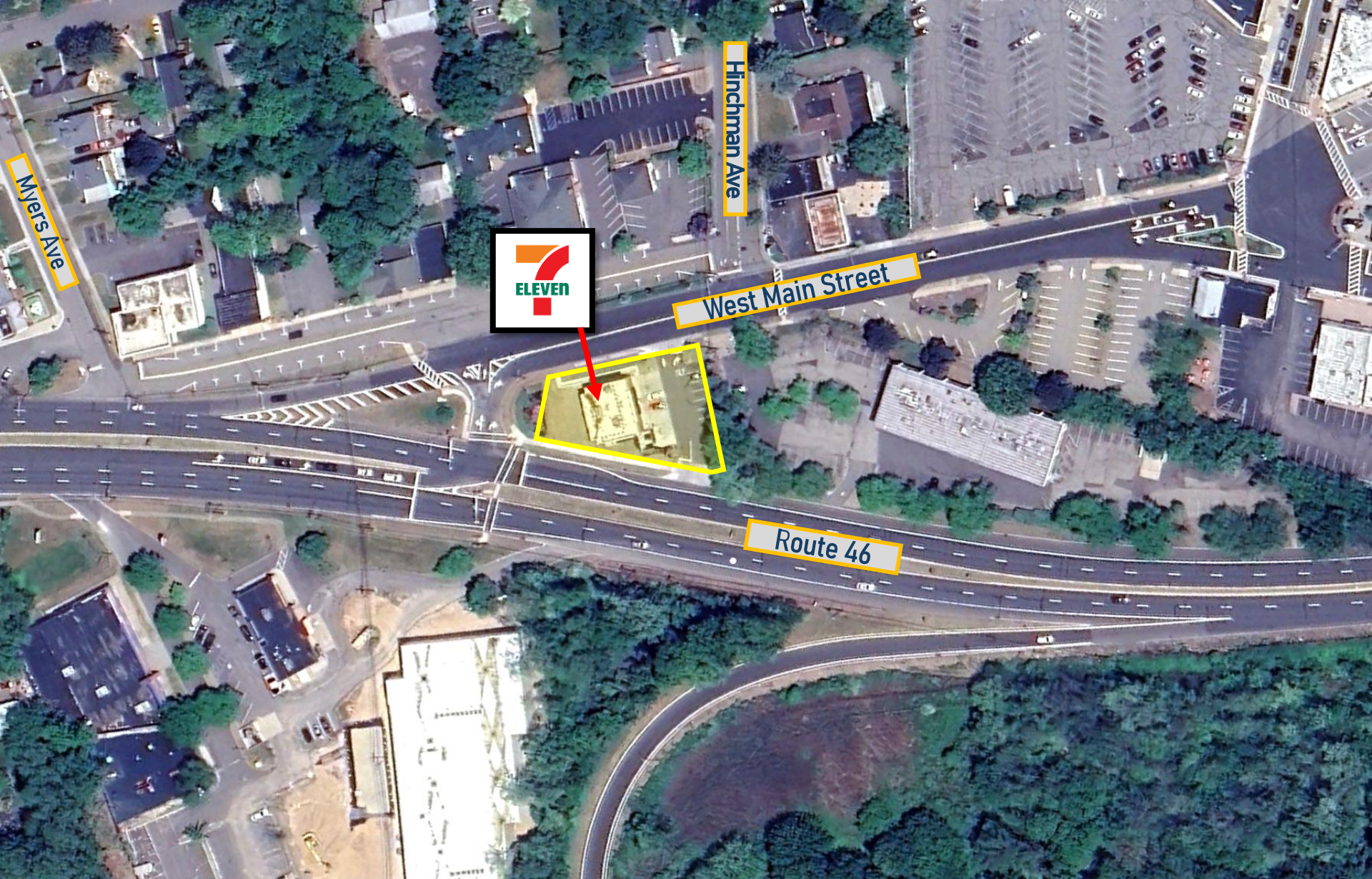


**FOR MORE INFORMATION PLEASE CONTACT EXECUTIVE BROKER:**

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[Urszula@zoltekcre.com](mailto:Urszula@zoltekcre.com)

**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES



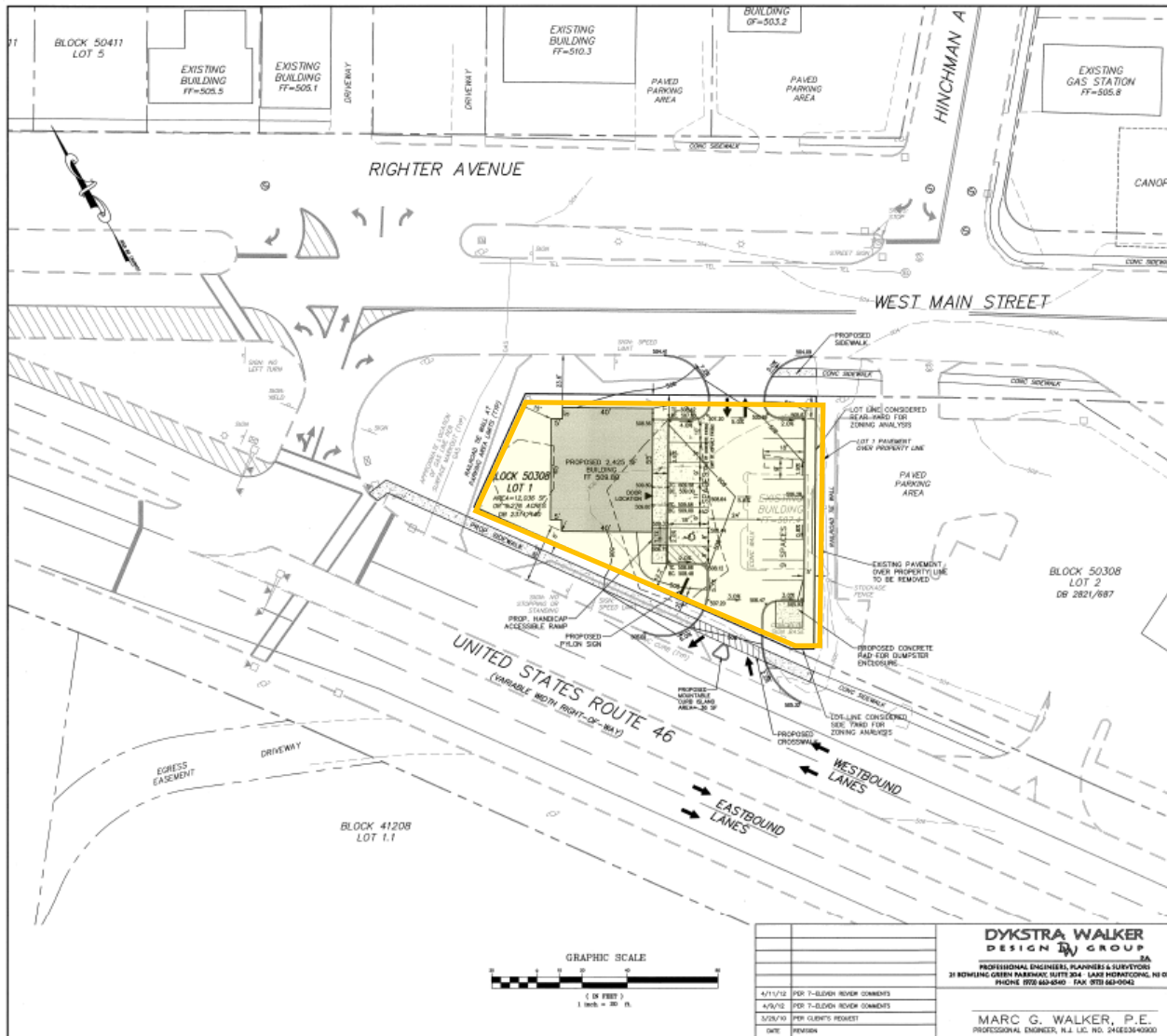


**ZOLTEK** COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker – 15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

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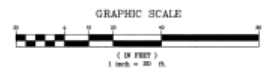
**NOTES AND REFERENCES:**

1. PRELIMINARY AND TOPOGRAPHIC SURVEY PERFORMED BY DYKSTRA WALKER DESIGN GROUP.
2. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 83 FOR TRANSFORMED POINTS (N=100, 20=101 & 20=102) AND DATUMS (N=20, 2=20 & 2=20) ON THE ADJACENT "SECTION 19-B-03.2" PLAT. ALL ELEVATIONS AND COORDINATES ARE VERTICAL DATUMS REFERRED TO THE SITE USING CONVENTIONAL GEODESIC SURVEYING METHODS.
3. EXISTING FEATURES FOR THE SUBJECT PROPERTY AND WITHIN 100 FEET WERE SURVEY LOCATED BY DYKSTRA WALKER DESIGN GROUP IN SECTION 19-B-03.2. BUILDINGS WITHIN 100 FEET WERE ALSO SURVEY LOCATED. OTHER FEATURES ARE APPROXIMATE AND ARE BASED ON AERIAL PHOTOGRAPHY COMBINED WITH VISUAL SURVEY VERIFICATION.
4. LANDSCAPING UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AERIAL PHOTOGRAPHY. THE LACK OF INFORMATION WITHIN THIS PLAN SHOULD BE CONTACTED TO CORRECT THE DEFICIENCIES OR ADDRESS OF CONCERN AND FOR A FIELD VISIT TO BE CONDUCTED BY THE CLIENT. A FIELD VISIT MAY BE REQUIRED BY CALLING (908) 470-1000.
5. THE SUBJECT PROPERTY IS SHOWN WITHIN THE FLOODED HAZARD AREA OF THE US ROUTE 46. BASED ON THE FLOOD BLANK AS OBTAINED FROM FEMA, THE FLOOD HAZARD ELEVATION IN THE VICINITY OF THE SUBJECT PROPERTY IS 205.8.
6. THREE (3) UNLAWFUL ARE REQUIRED FROM SECTION 19-B-03.2 OF THE TOWNSHIP OF DENNILLE LAND USE ORDINANCE FOR FRONT YARD SETBACKS OF LESS THAN FORTY (40) FEET.
7. A VARIANCE IS REQUIRED FROM SECTION 19-B-03.2 OF THE TOWNSHIP OF DENNILLE LAND USE ORDINANCE FOR A PARKING AREA FIVE (5) FEET FROM A PROPERTY LINE, WITH A MINIMUM SETBACK OF TEN (10) FEET IS REQUIRED.
8. A VARIANCE IS REQUIRED FROM SECTION 19-B-03.2 OF THE TOWNSHIP OF DENNILLE LAND USE ORDINANCE FOR A PROPOSED PRESTRESSING PILING WITHIN A PROHIBITED PILING AREA AS SET FORTH WITHIN THE BUSINESS BUILDING SETBACK AT LEAST SEVENTY-FIVE (75) FEET FROM THE STREET RIGHT-OF-WAY.
9. A VARIANCE IS REQUIRED FROM SECTION 19-B-03.2 OF THE TOWNSHIP OF DENNILLE LAND USE ORDINANCE FOR A PROPOSED PRESTRESSING PILING WITHIN A PROHIBITED PILING AREA AS SET FORTH WITHIN THE BUSINESS BUILDING SETBACK OF TEN (10) FEET FROM THE STREET RIGHT-OF-WAY LINE.
10. A LOCAL ORDINANCE IS REQUIRED FROM SECTION 19-B-03.2 OF THE TOWNSHIP OF DENNILLE LAND USE ORDINANCE FOR A PROPOSED PRESTRESSING PILING WITHIN A PROHIBITED PILING AREA AS SET FORTH WITHIN THE BUSINESS BUILDING SETBACK OF TEN (10) FEET FROM THE STREET RIGHT-OF-WAY LINE.

**ZONING REQUIREMENTS:**

ITEM	ZONE B-2 (DRINKERY BUSINESS)		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NO REQUIREMENT	12,000 SF (3,200 AC)	12,000 SF (3,200 AC)
MINIMUM FRONT YARD SETBACK	40 FT	24.8 FT (2)	40 FT (2)
MINIMUM SIDE YARD SETBACK	10 FT	20.1 FT	10 FT
MINIMUM REAR YARD SETBACK	20 FT	27.0 FT	20 FT
MINIMUM BUILDING HEIGHT	2 STORIES/20 FT	1 STORY/10.5 FT	1 STORY/10.5 FT
MINIMUM GARAGE COVERAGE	NO REQUIREMENT	N/A	60.0% (4)
MINIMUM GARAGE FLOOR AREA	NO REQUIREMENT	N/A	0.00
PARKING REQUIRED (TOTAL, SEE 2.4.2.0)	13 SPACES	NONE DELINEATED	10 SPACES
PARKING SETBACKS	10 FT	0 FT (2)	3 FT (2)
MINIMUM SETBACK TO PROPERTY LINE	5 FT	0 FT (2)	3 FT
MINIMUM SETBACK TO BUILDING	10 FT + 20 FT	NONE DELINEATED	4 FT + 18 FT (2)
MINIMUM PARKING SPACE SIZE	10 FT x 20 FT	NONE DELINEATED	8 FT x 18 FT (2)
MINIMUM DRIVE WHEEL WIDTH (BY PARKING)	10 FT	NONE DELINEATED	8 FT

(1) VARIANCE REQUIRED  
 (2) DENNILLE ORDINANCE REQUIRED  
 (3) EXISTING NON-COMPLYING CONDITION  
 (4) 2.0% OF 30' SET-BACK MANEUVERING AREA TO BE PROVIDED BY THIS APPLICATION



**DYKSTRA WALKER DESIGN GROUP**  
 PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
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MARC G. WALKER, P.E.  
 PROFESSIONAL ENGINEER, N.J. LIC. NO. 240234-02000

CONCEPT PLAN

BLOCK 50308, LOT 1  
 US ROUTE 46 & WEST MAIN STREET  
 TOWNSHIP OF DENNILLE  
 MORRIS COUNTY NEW JERSEY

SCALE: 1" = 20'  
 JOB NO.: 09237  
 DRAWN BY: BEF  
 CHECKED BY: MS  
 DATE: 3/22/16  
 SHEET NO. 1 of 1