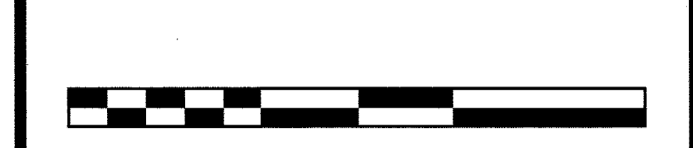


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JOB No. 00-128

BOOK

SCALE 1" = 20'



GRAPHIC SCALE

DATE MARCH 9, 2021

REVISIONS

CERTIFICATE OF AUTHORIZATION
No. 24GAZ7959700

NOTES

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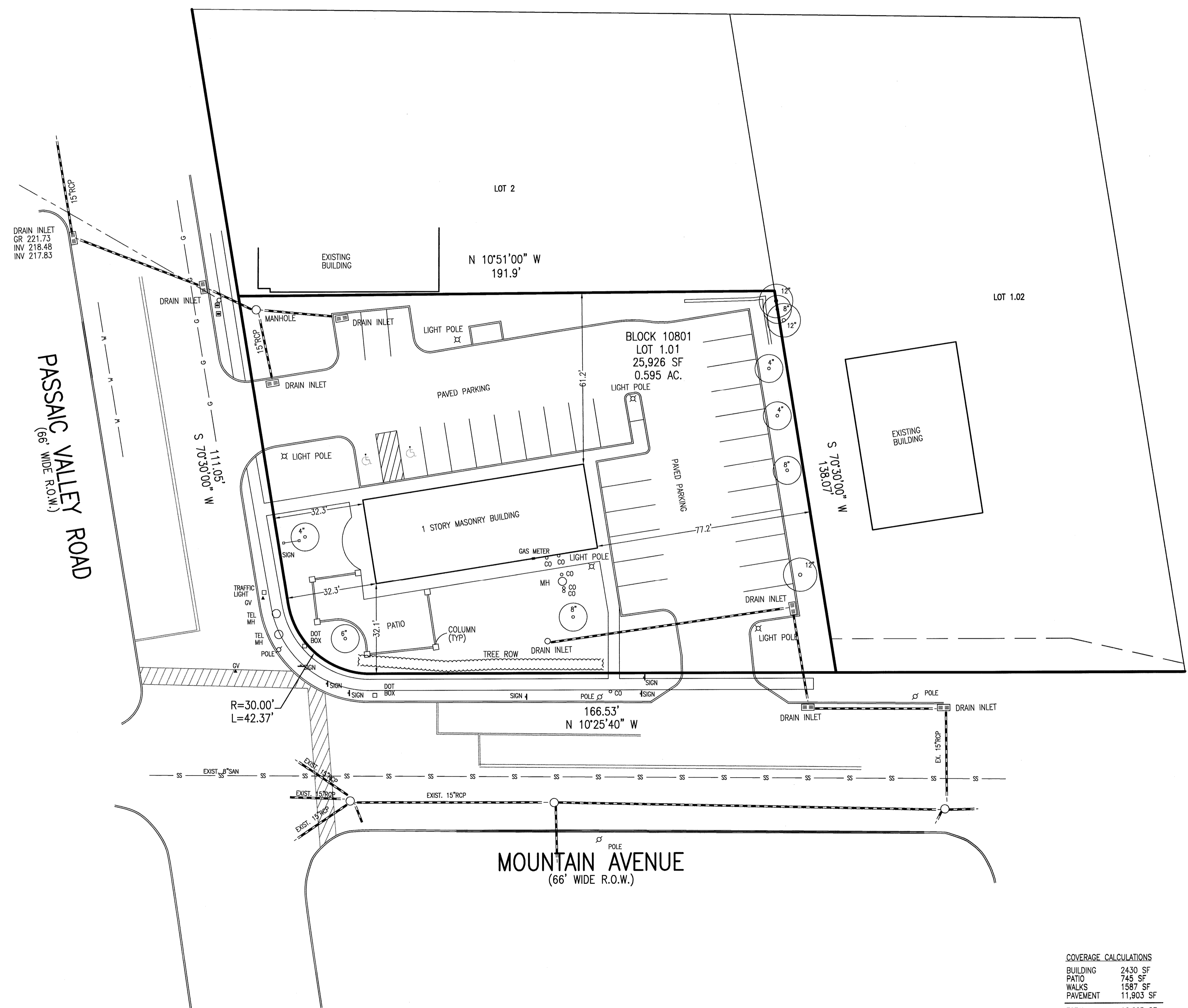
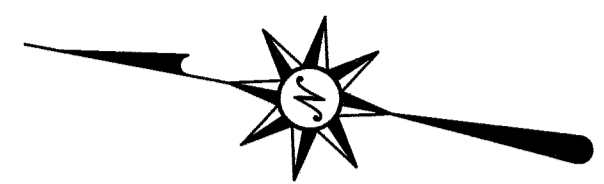
Murphy & Hollows Associates LLC
CIVIL ENGINEERING AND SURVEYING
192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

SURVEY OF
LOT 1.01
BLOCK 10801
645 PASSAIC VALLEY ROAD
& MOUNTAIN AVENUE
TOWNSHIP OF
LONG HILL
MORRIS COUNTY
NEW JERSEY

AIDAN T. MURPHY
N.J. LIC. PROFESSIONAL ENGINEER #21319
1973-2016

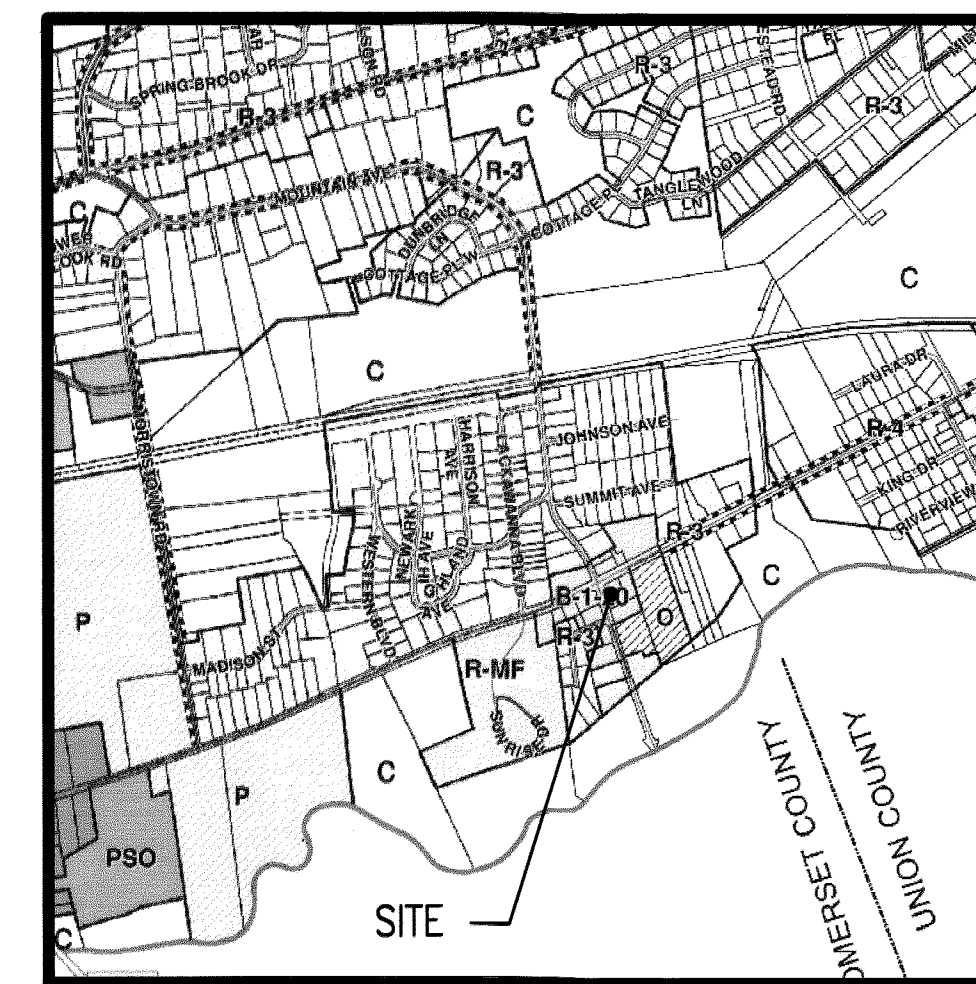
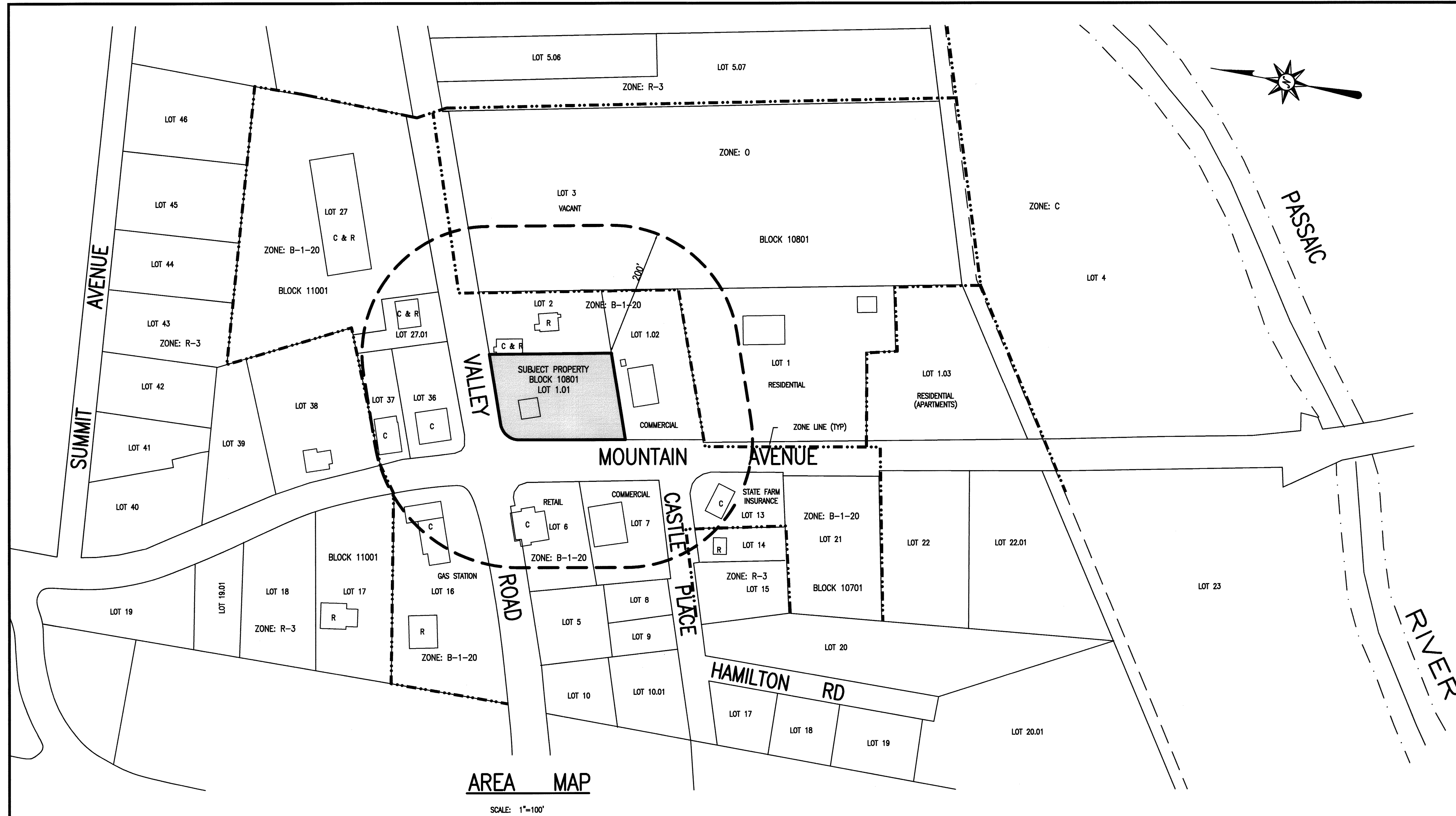
William G. Hollows
WILLIAM G. HOLLOWES
N.J. LIC. PROFESSIONAL ENGINEER
& LAND SURVEYOR #27473
N.J. PROFESSIONAL PLANNER #2530

FILE LF00-128 SHEET 1 OF 1



COVERAGE CALCULATIONS

BUILDING	2430 SF
PATIO	745 SF
WALKS	1587 SF
PAVEMENT	11,803 SF
TOTAL	16,665 SF



KEY MAP

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE ZONING BOARD OF LONG HILL TOWNSHIP.

OWNER _____ DATE _____

ADDRESS _____

SITE PLAN OF DOAR LLC
 LOT 1.01 BLOCK 10801 TAX MAP 8
 DATE MARCH 2, 2023 SCALE 1"=20'
 APPLICANT DOAR LLC
 ADDRESS 645 VALLEY ROAD
GILLETTE, NJ 07933

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

William G. Hollows 3/5/23
 WILLIAM G. HOLLOWES, P.E. & P.L.S. #27473 DATE

APPROVED BY THE LONG HILL TOWNSHIP ZONING BOARD

SECRETARY _____ DATE _____

BOARD CHAIRMAN _____ DATE _____

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE.

TOWNSHIP CLERK _____ DATE _____

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

TOWNSHIP ENGINEER _____ DATE _____

BUILDING INSPECTOR _____ DATE _____

OCCUPANCY PERMIT ISSUED _____

APPROVED BY THE MORRIS COUNTY PLANNING BOARD

SECRETARY _____ DATE _____

BOARD CHAIRMAN _____ DATE _____

AREA MAP

SCALE: 1"=100'

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 1.01, BLOCK 10801 AS SHOWN ON THE TOWNSHIP OF LONG HILL TAX MAP SHEET No. 8
- AREA OF LOT 1.01, BLOCK 10801 = 25,928 SF, 0.595 Ac.
- OWNER & APPLICANT:
DOAR LLC
645 VALLEY ROAD
GILLETTE, NJ 07933
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE SITE CONTAINS NO CRITICAL AREAS.
- ELEVATIONS ARE BASED ON NGVD 1929 DATUM

ZONING SCHEDULE:

	REQUIRED	EXISTING	PROPOSED
1. PROPERTY LOCATED IN ZONE: B-1-20	20,000 SF	25,928 SF	25,928 SF
2. ZONE B-1-20 REQUIREMENTS			
A. MIN. LOT AREA	100 FT.	136 FT	136 FT
B. MIN. LOT WIDTH	650 SF	2430 SF	2430 SF
C. MIN. FLOOR AREA	20 FT.	30 FT	30 FT
D. MIN. BLDG. WIDTH	2 STY/35 FT.	1 STY	2 STY/28.9 FT
E. MAX. BLDG. HEIGHT	50 FT.	32.3 FT.*	8.3 FT**
F. MIN. FRONT YARD		32.1 FT**	5.7 FT**
G. MIN. SIDE YARD (ONE)	20 FT.	81.2 FT	81.2 FT
H. MIN. REAR YARD	25 FT.	77.2 FT	77.2 FT
I. MIN. SIDE YARD (COMBINED)	20X	9.4%	13.5%
J. MAX. BLDG. COVERAGE	40%	64.28%**	64.1%**
K. MAX. LOT COVERAGE	0.4	0.063	0.222

* VARIANCE REQUIRED - EXISTING CONDITION
 ** VARIANCE REQUIRED - PROPOSED CONDITION

COVERAGE CALCULATIONS

EXISTING	PROPOSED
BUILDING 2430 SF	BUILDING 2430 SF
PATIO 745 SF	ADDITION (ROOF OVER PATIO) 868 SF
WALKS 1587 SF	PATIO 33 SF
PAVEMENT 11,903 SF	WALKS 1353 SF
TOTAL 16,665 SF	PAVEMENT 11,903 SF
	TOTAL 16,665 SF

PARKING SCHEDULE:

RESTAURANT = 1 SPACE/2.5 SEATS OR 75 SEATS/2.5 = 30 SPACES
 PARKING REQUIRED = 30 SPACES
 PARKING PROVIDED = 31 SPACES

APPROVALS

APPROVALS FOR THIS SUBDIVISION ARE REQUIRED FROM THE FOLLOWING:
 ● TOWNSHIP OF LONG HILL PLANNING BOARD
 ● MORRIS COUNTY PLANNING BOARD

MAP REFERENCE:

FIELD SURVEY BY MURPHY & HOLLOWES ASSOCIATED, INC. IN COMBINATION WITH:

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER & ADDRESS
10801	1	B & B INVESTMENT PROPERTIES LLC 25 HAMILTON ROAD, GILLETTE, NJ 07933
10801	1.02	IMBIMO, RICHARD 541 MOUNTAIN AVENUE, GILLETTE, NJ 07933
10801	2	CUPOLI, JAMES 633 VALLEY ROAD, GILLETTE, NJ 07933
10801	3	GILLETTE CROSSING LLC 210 MOUNTAIN BLVD, WATCHUNG, NJ 07069
10701	6	657 VALLEY ROAD LIMITED LIABILITY CORP 828 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 07922
10701	7	MTR PROPERTIES LLC 550 MOUNTAIN AVENUE, GILLETTE, NJ 07933
10701	13	560 MOUNTAIN AVENUE, LLC 560 MOUNTAIN AVENUE, GILLETTE, NJ 07933
10701	14	KELLY, TERESA 9 CASTLE PLACE, GILLETTE, NJ 07933
11001	27	AR VALLEY REALTY, LLC 9 QUAIL RUN, WARREN, NJ 07059
11001	27.01	LIN JM INC. 630 VALLEY ROAD, GILLETTE, NJ 07933
11001	36	SIX HUNDRED FORTY-SIX HUNDRED FORTY PO BOX 146, GILLETTE, NJ 07933
11001	37	MERRILL, THERESA A. 28 POTOMAC DRIVE, BASKING RIDGE, NJ 07920
11107	16	SIX SIX FOUR-SIX SEVEN SIX VALLEY R PO BOX 146, GILLETTE, NJ 07933
11107	17	FIVE HUNDRED SIX MOUNTAIN AVENUE LLC PO BOX 146, GILLETTE, NJ 07933

DRAWN BY: SP CHECKED BY: WGH

JOB No. 00-128

BOOK

SCALE

1" = 100'



GRAPHIC SCALE

DATE

MARCH 2, 2023

REVISIONS

NOTES

CERTIFICATE OF AUTHORIZATION
No. 24GA27959700

NOTES

Murphy & Hollows Associates LLC
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 908.580.1255 murphyhollows@gmail.com

SITE PLAN FOR
 LOT 1.01 BLOCK 10801
 645 VALLEY ROAD &
 MOUNTAIN AVENUE
 TOWNSHIP OF
 LONG HILL
 MORRIS COUNTY
 NEW JERSEY
 AREA MAP

AIDAN T. MURPHY
 N.J. LIC. PROFESSIONAL ENGINEER #21319
 1973-2016

William G. Hollows
 WILLIAM G. HOLLOWES
 N.J. LIC. PROFESSIONAL ENGINEER
 & LAND SURVEYOR #27473
 N.J. PROFESSIONAL PLANNER #2530

FILE	SHEET
LFOO-128	1
	OF
	3

DRAWN BY: SP	CHECKED BY: WGH
JOB No. 00-128	
BOOK	
SCALE 1" = 20'	
GRAPHIC SCALE	

DATE
MARCH 2, 2023

REVISIONS

CERTIFICATE OF AUTHORIZATION
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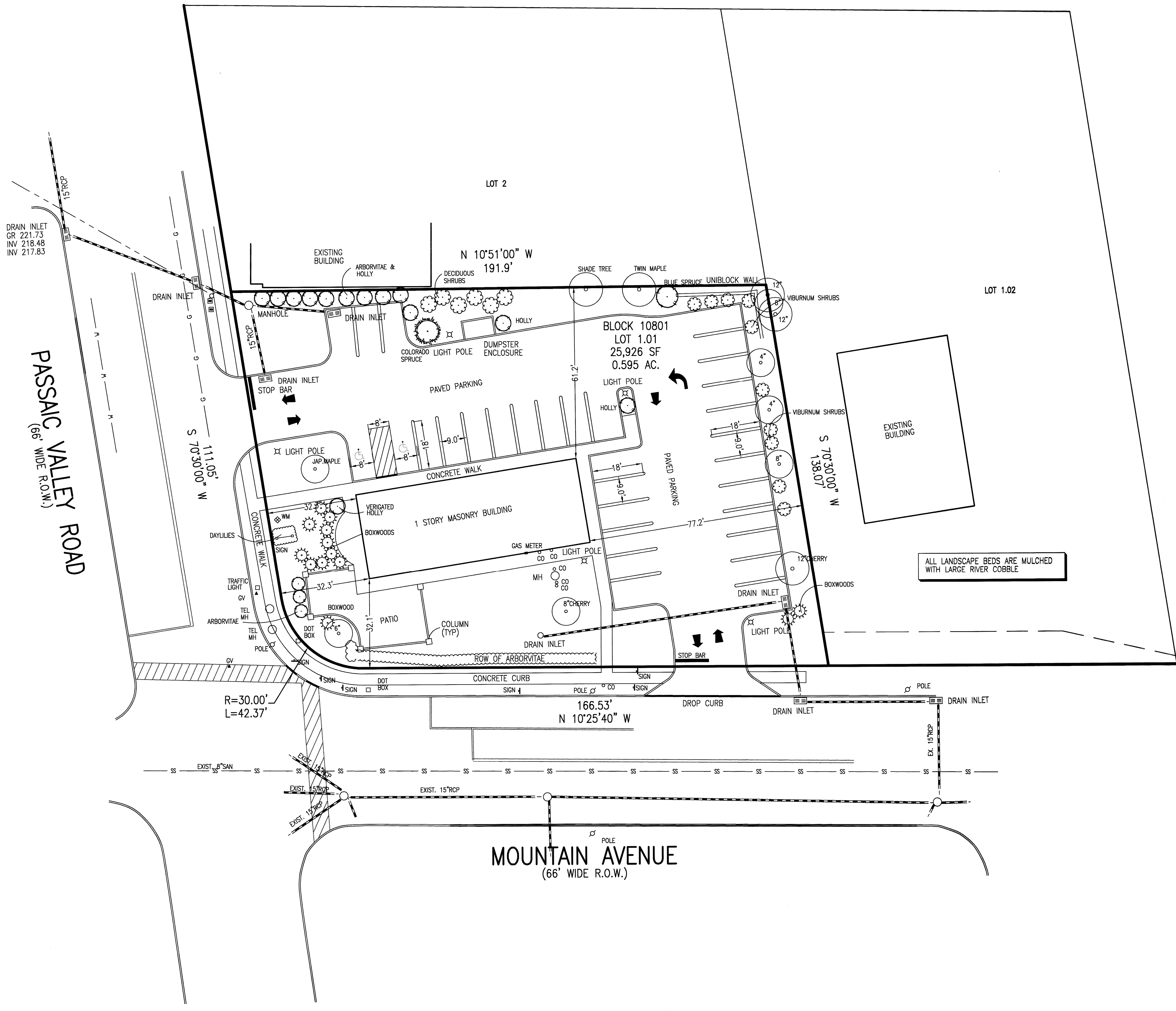
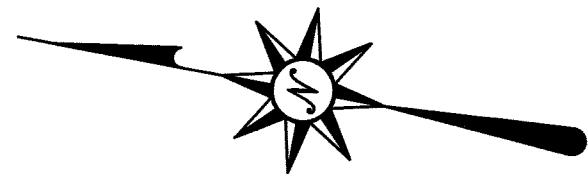
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SITE PLAN FOR
 LOT 1.01 BLOCK 10801
 645 PASSAIC VALLEY ROAD
 & MOUNTAIN AVENUE
 TOWNSHIP OF LONG HILL
 MORRIS COUNTY
 NEW JERSEY
 EXISTING CONDITIONS

AIDAN T. MURPHY
 N.J. LIC. PROFESSIONAL ENGINEER #21319
 1973-2016

William G. Hollows
WILLIAM G. HOLLOWS
 N.J. LIC. PROFESSIONAL ENGINEER
 & LAND SURVEYOR #27473
 N.J. PROFESSIONAL PLANNER #2530

FILE LF00-128	SHEET 2 OF 3
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ALL LANDSCAPE BEDS ARE MULCHED WITH LARGE RIVER COBBLE

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JOB No. 00-128

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GRAPHIC SCALE

DATE MARCH 2, 2023

REVISIONS

CERTIFICATE OF AUTHORIZATION No. 24GA27959700

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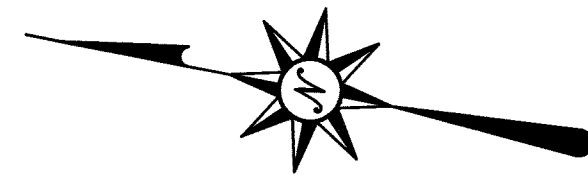
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 908.580.1205 murphyhollows@gmail.com

SITE PLAN FOR
 LOT 1.01 BLOCK 10801
 645 PASSAIC VALLEY ROAD
 & MOUNTAIN AVENUE
 TOWNSHIP OF
 LONG HILL
 MORRIS COUNTY
 NEW JERSEY
 PROPOSED CONDITIONS

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 & LAND SURVEYOR #27473
 N.J. PROFESSIONAL PLANNER #2530

FILE LF00-128 SHEET 3 OF 3



NOTE: PROPOSED STOP SIGNS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

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