

REMARKABLE FOODS, INC.

MAP 79, BLOCK 152.01, LOT 1445.01

**481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

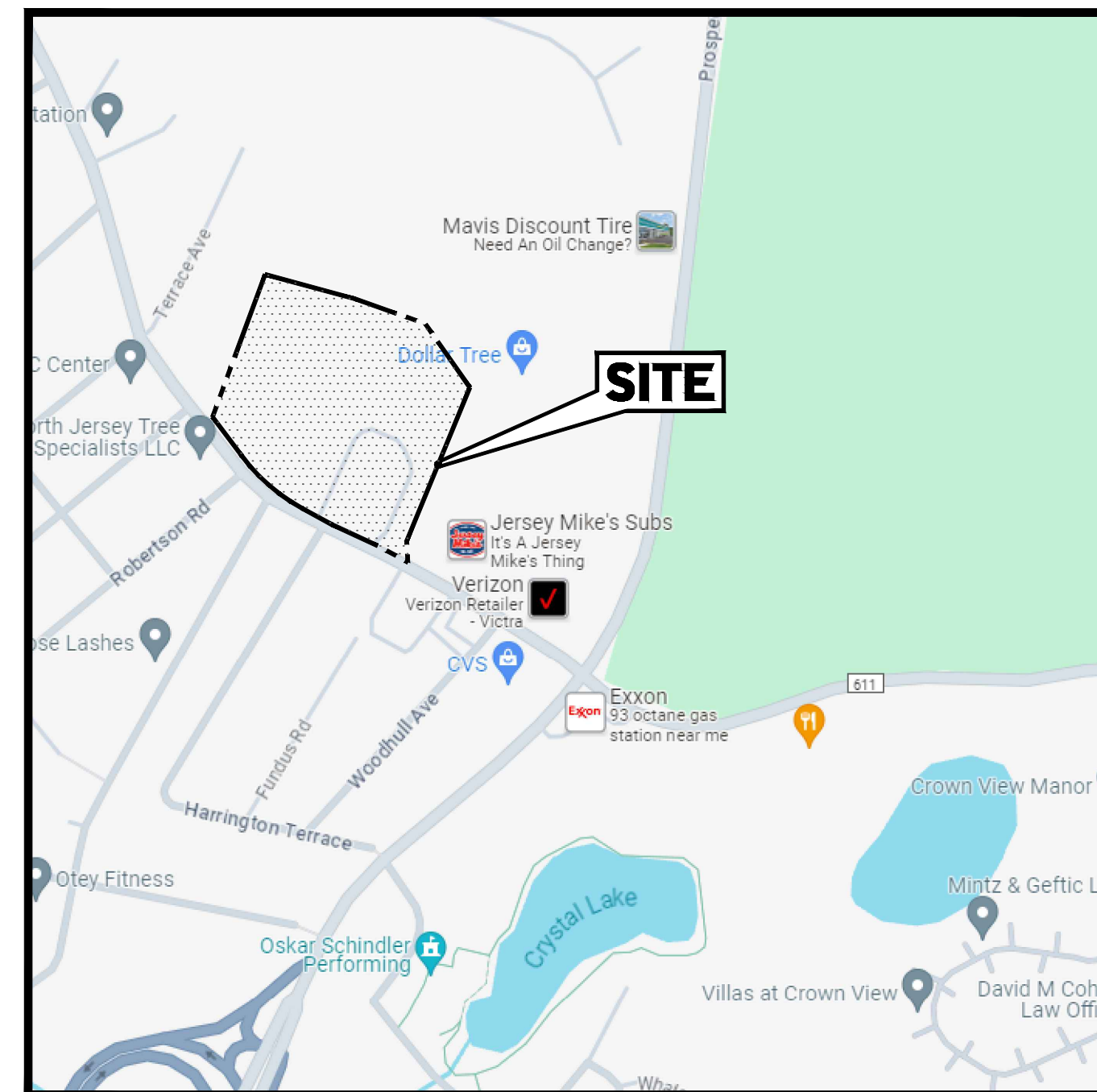


LOCATION MAP

SCALE: 1" = 500'
SOURCE: NEARMAP IMAGES

PREPARED BY

BOHLER //



KEY MAP

SCALE: 1" = 500'
SOURCE: GOOGLE MAPS

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AS-BUILT SURVEY (BY CONTROL POINT ASSOCIATES INC.)	1 OF 1

APPROVAL BLOCK

TOWNSHIP OF WEST ORANGE BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, NEW JERSEY.	
CHAIRMAN OF PLANNING BOARD	DATE
SECRETARY OF PLANNING BOARD	DATE
MUNICIPAL ENGINEER	DATE

BOHLER

TM

REVISIONS

[illegible]

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NJD230089-00-
DRAWN BY:	
CHECKED BY:	JH/H
DATE:	01/03/20
CAD I.D.:	P-CIVL-COY

PROJECT:

**PRELIMINARY &
FINAL MAJOR SITE
PLAN**

FC

**WONDER
GROUP, INC.**

PROPOSED SITE IMPROVEMENTS

MAP: 79 | BLK: 152.01 | LOT: 1445.0
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER //
BOHLER ENGINEERING NJ, LLC

30 GARBER SQUARE
RIDGEWOOD, NJ 07451
Phone: (551) 307-1400

www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH0001

B.S. CROWDER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52263
PENNSYLVANIA LICENSE No. 08676
NEW YORK LICENSE No. 100802

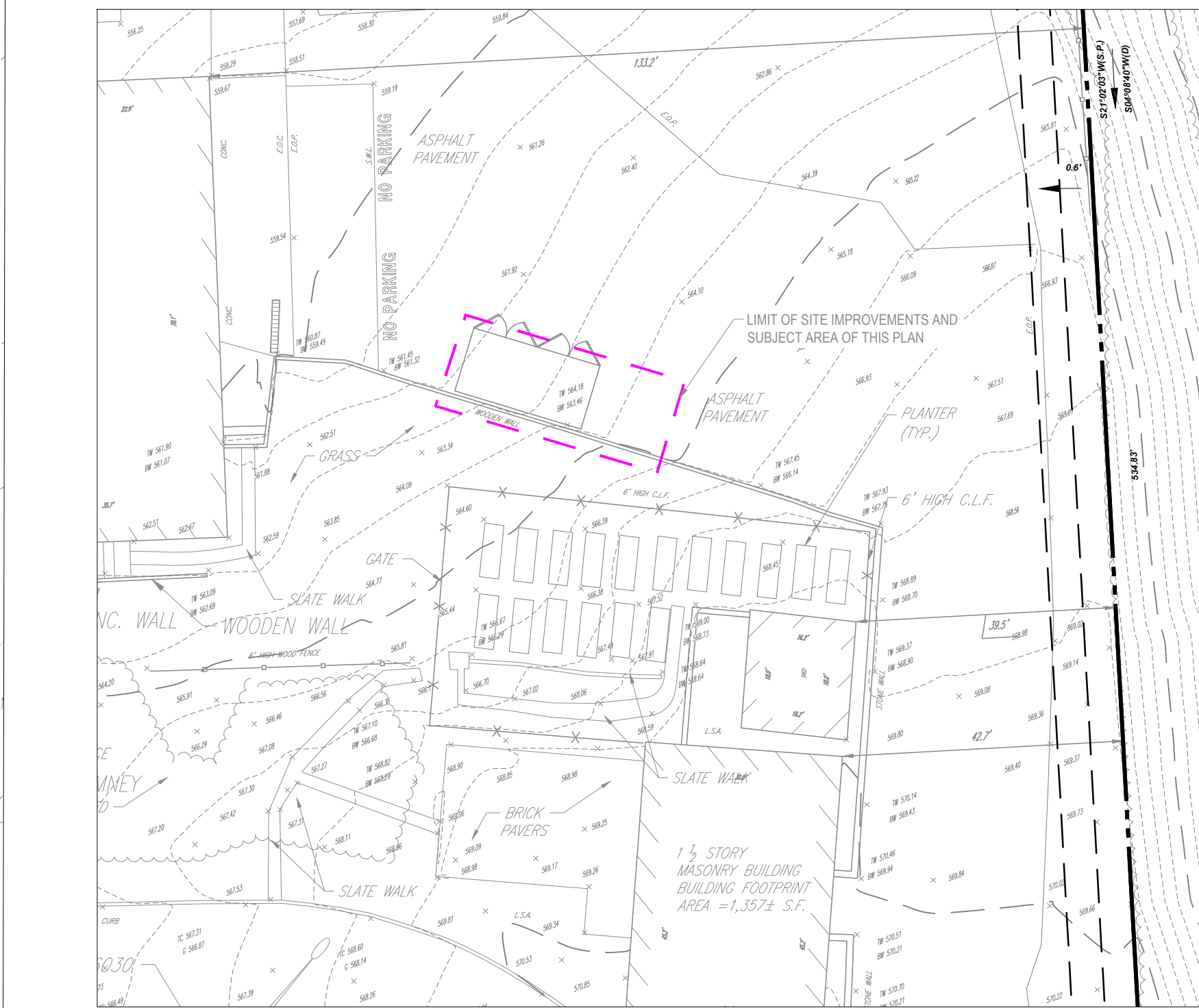
SHEET TITLE:

COVER SHEET

SHEET NUMBER

C-101

REVISION 3 - 11/04/2024



SCALE: 1" = 20'

(Rev. 1/2023)

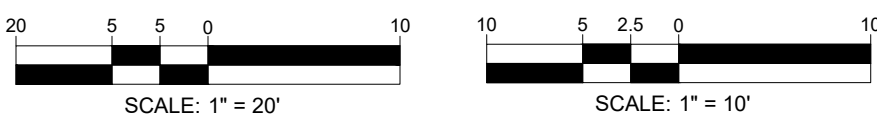
- [illegible]

LIMIT OF SITE IMPROVEMENTS ————
 LIMIT OF DISTURBANCE ———— LOD ———— LOD ————
 SILT FENCE ———— SF ———— SF ————
 TREE PROTECTION FENCE ———— TPF ———— TPF ————

EXISTING NOTE	TYPICAL NOTE TEXT
—————	ONSITE PROPERTY LINE / R.O.W. LINE
-----	SETBACK LINE
-----170-----	CONTOUR LINE
-----169-----	
TC 516.4 OR 516.4	SPOT ELEVATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

**THIS PLAN TO BE UTILIZED FOR
DEMOLITION PURPOSES ONLY**

[illegible]

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CHECKED BY:	JH/
DATE:	01/03/20
CAD I.D.:	P-CIVL-EXD

PROJECT:

**PRELIMINARY &
FINAL MAJOR SITE
PLAN**

- FOR _____

**WONDER
GROUP, INC.**

PROPOSED SITE IMPROVEMENTS

MAP: 79 | BLK: 152.01 | LOT: 1445.0
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER //

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RIDGEWOOD, NJ 07450**
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SHEET TITLE:

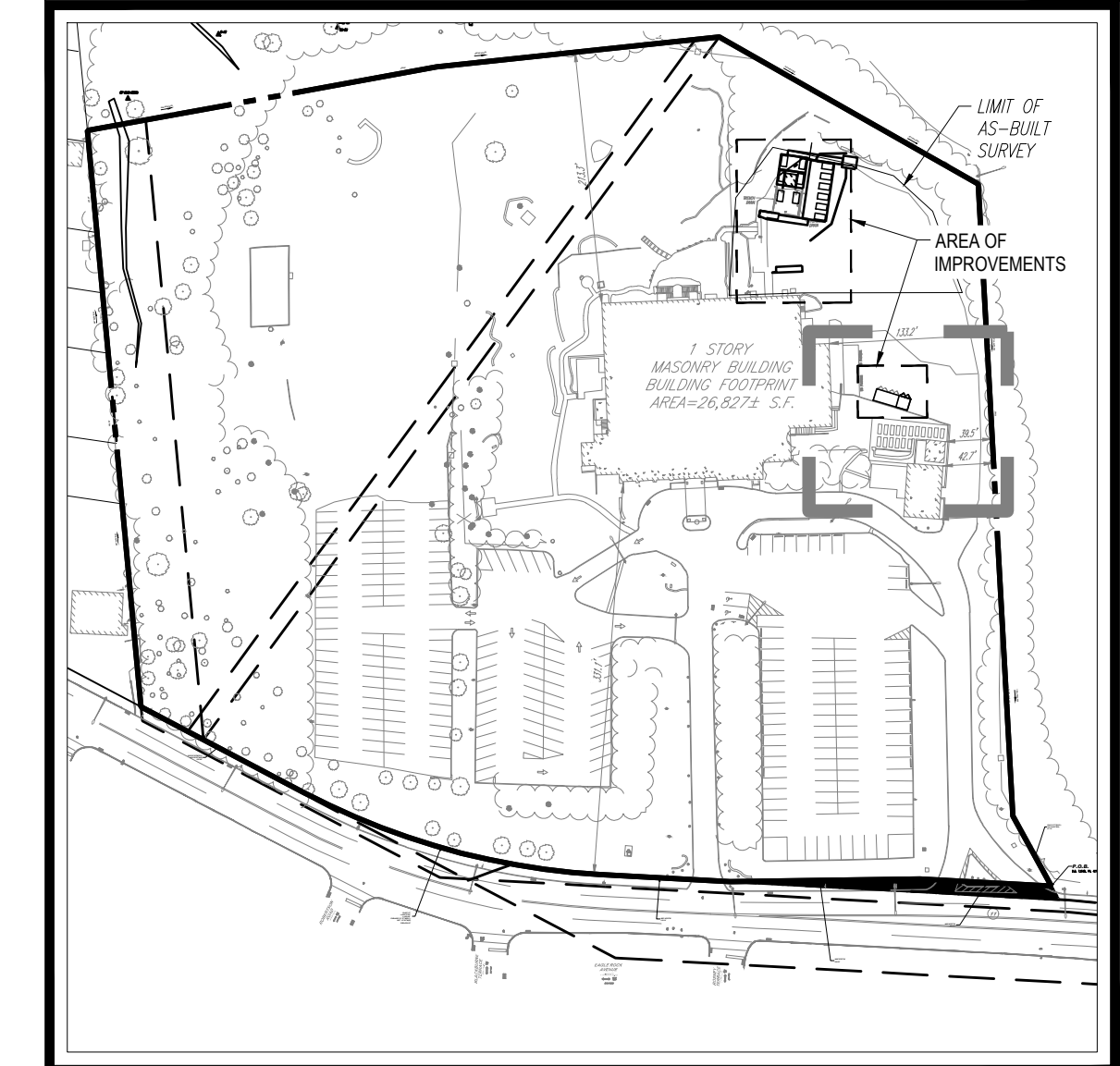
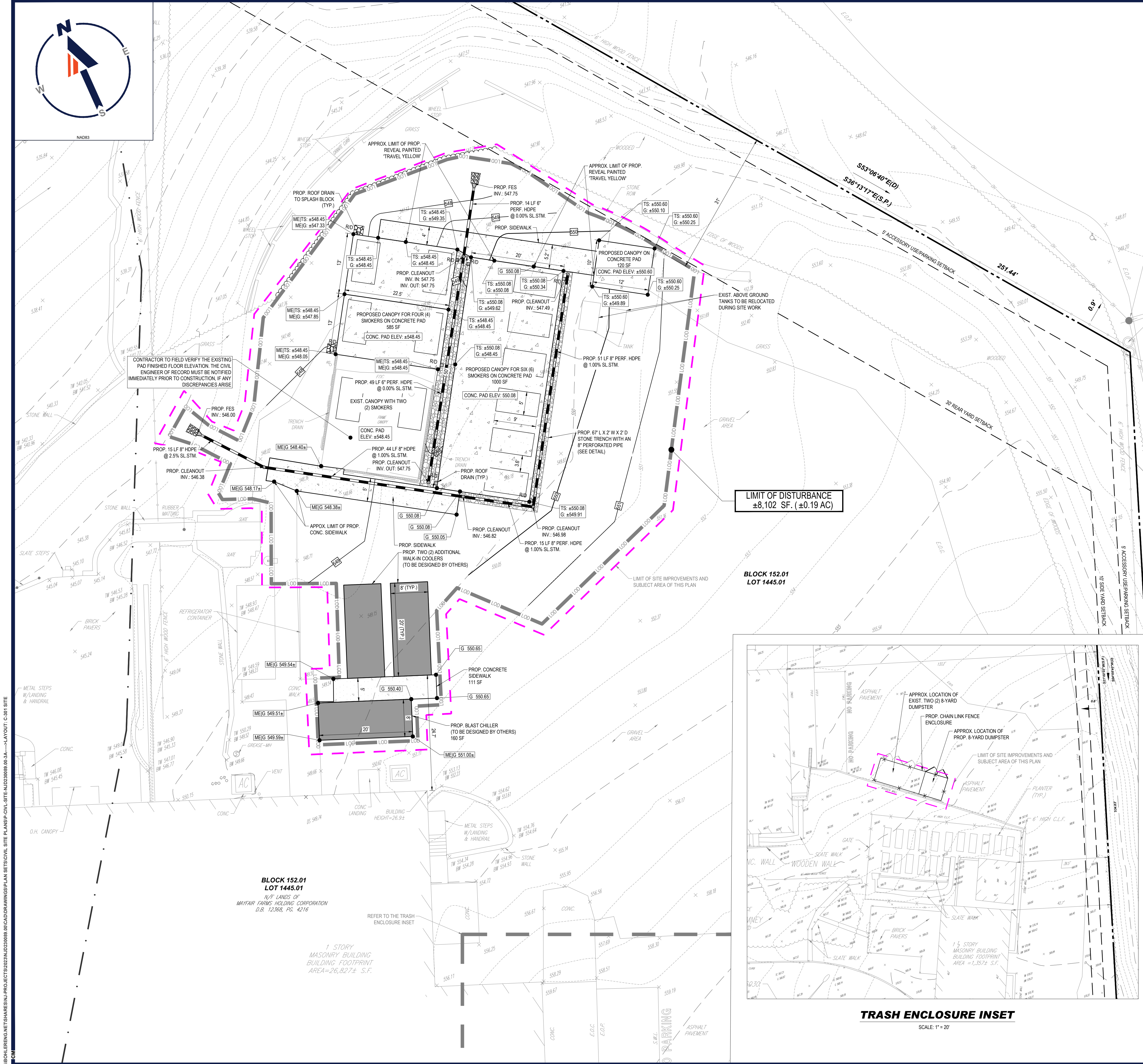
**EXISTING
CONDITIONS
DEMOLITION
PLAN**

SHEET NUMBER

C-201

REVISION 3 - 11/04/2024

PROJ: FRENQ NETS/HARRES/PROJECTS/2023/N.ID230088.00/CADD/DRAWINGS/PLAN SETS/CIVIL SITE PLANS/P.CIVIL-EXDM-N.ID230088.00-3A----->LAYOUT: C-201 EXDM



KEY MAP
SCALE = 1" = 150'

ZONING TABLE

ZONE: B-2 (GENERAL BUSINESS), IHO-1 (INCLUSIONARY HOUSING OVERLAY)
USE: RESTAURANT
BLOCK: 152.01 | LOT(S): 1445.01

APPLICANT/ OWNER INFORMATION

APPLICANT: WONDER GROUP, INC.
11 COMMERCE DRIVE
CRANFORD, NJ 07016
PROPERTY OWNER: MAYFAIR FARMS HOLDING CORPORATION
481 EAGLE ROCK AVENUE
WEST ORANGE, NJ 07052

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	§ 25 ATTACHMENT 3	10,000 SF	476,210 SF	NO CHANGE
MIN. LOT WIDTH	§ 25 ATTACHMENT 3	NO MINIMUM	793.1'	NO CHANGE
MIN. YARD SETBACKS				
FRONT YARD	§ 25 ATTACHMENT 3	30'	330.8'	NO CHANGE
SIDE YARD	§ 25 ATTACHMENT 3	10' + 10'	133.2'	NO CHANGE
REAR YARD	§ 25 ATTACHMENT 3	30'	156.0'	31'
MAX. PERMITTED HEIGHT	§ 25 ATTACHMENT 3	2.5 STORIES, NOT EXCEEDING 35'	2 STORIES	NO CHANGE
MAX. LOT COVERAGE	§ 25 ATTACHMENT 3	60%	39.1% (186,162 SF)	39.6% (188,771 SF)
MAX. BUILDING COVERAGE	§ 25 ATTACHMENT 3	40%	6.3% (29,888 SF)	6.6% (31,487 SF)
MIN. ACCESSORY STRUCTURE SETBACK	§ 25-8.1	5' FROM ANY PROPERTY LINE	39.5'	31'

* IN ANY DISTRICT NO ACCESSORY STRUCTURE, BUILDING, STORAGE AREA, OFF-STREET PARKING AREA OR TRUCK LOADING SPACE SHALL BE PERMITTED WITHIN FIVE FEET OF A PROPERTY LINE.

PARTIAL SITE PLAN NOTE

THE SITE DESIGN INFORMATION INCLUDING, BUT NOT LIMITED TO, DRAWINGS, NOTATIONS AND/OR CALCULATIONS WHICH THE PROFESSIONAL OF RECORD AND BOHLER ENGINEERING, NJ, LLC (HEREIN "BOHLER") ARE PROVIDING WITHIN THIS PLAN IS STRICTLY LIMITED TO THE AREA OF THE SITE WHICH IS DESCRIBED AS THE "SUBJECT AREA OF THIS PLAN". ANY INFORMATION WHICH IS INCLUDED ON THIS PLAN, BUT IS NOT INCLUDED IN THE AREA DESCRIBED AS THE "SUBJECT AREA OF THIS PLAN", CONSTITUTE GRAPHICAL REPRESENTATIONS OF EXISTING CONDITIONS ONLY, TAKEN FROM THE REFERENCED DOCUMENTS AND INFORMATION. THIS INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. GRAPHICAL REPRESENTATIONS OF THE EXISTING CONDITIONS ARE NOT PART OF THE PROFESSIONAL OF RECORD AND BOHLER, CONSEQUENTLY, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE GRAPHICAL REPRESENTATIONS.

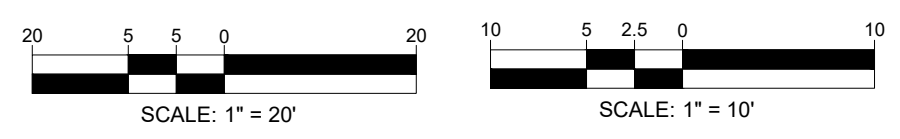
LEGEND

LIMIT OF SITE IMPROVEMENTS	
PROPOSED NOTE	TYPICAL NOTE TEXT
190 187	CONTOUR LINE
MEIG 548.99	SPOT ELEVATIONS
TS: ±548.45 G: ±548.28	TOP OF SLAB ELEVATIONS

THIS PLAN TO BE UTILIZED FOR SITE AND GRADING LAYOUT PURPOSES ONLY

TRASH ENCLOSURE INSET

SCALE: 1" = 20'



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	06/12/2024	REV. PER CLIENT COMMENTS	CM	JH/BC
2	08/28/2024	REV. PER CLIENT COMMENTS	CM	JH/BC
3	11/04/2024	REV. PER TOWNSHIP COMMENTS	CM	JH/BC



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PROJECT No.: NJD230089-00-3A
DRAWN BY: JH/BC
DATE: 01/03/2024
CAD I.D.: P-CIVIL-SITE

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR
WONDER GROUP, INC.

PROPOSED SITE IMPROVEMENTS

MAP: 79 | BLK: 152.01 | LOT: 1445.01
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



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RIDGWOOD, NJ 07450
Phone: (551) 307-1400

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M6000122

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NEW YORK LICENSE No. 100802

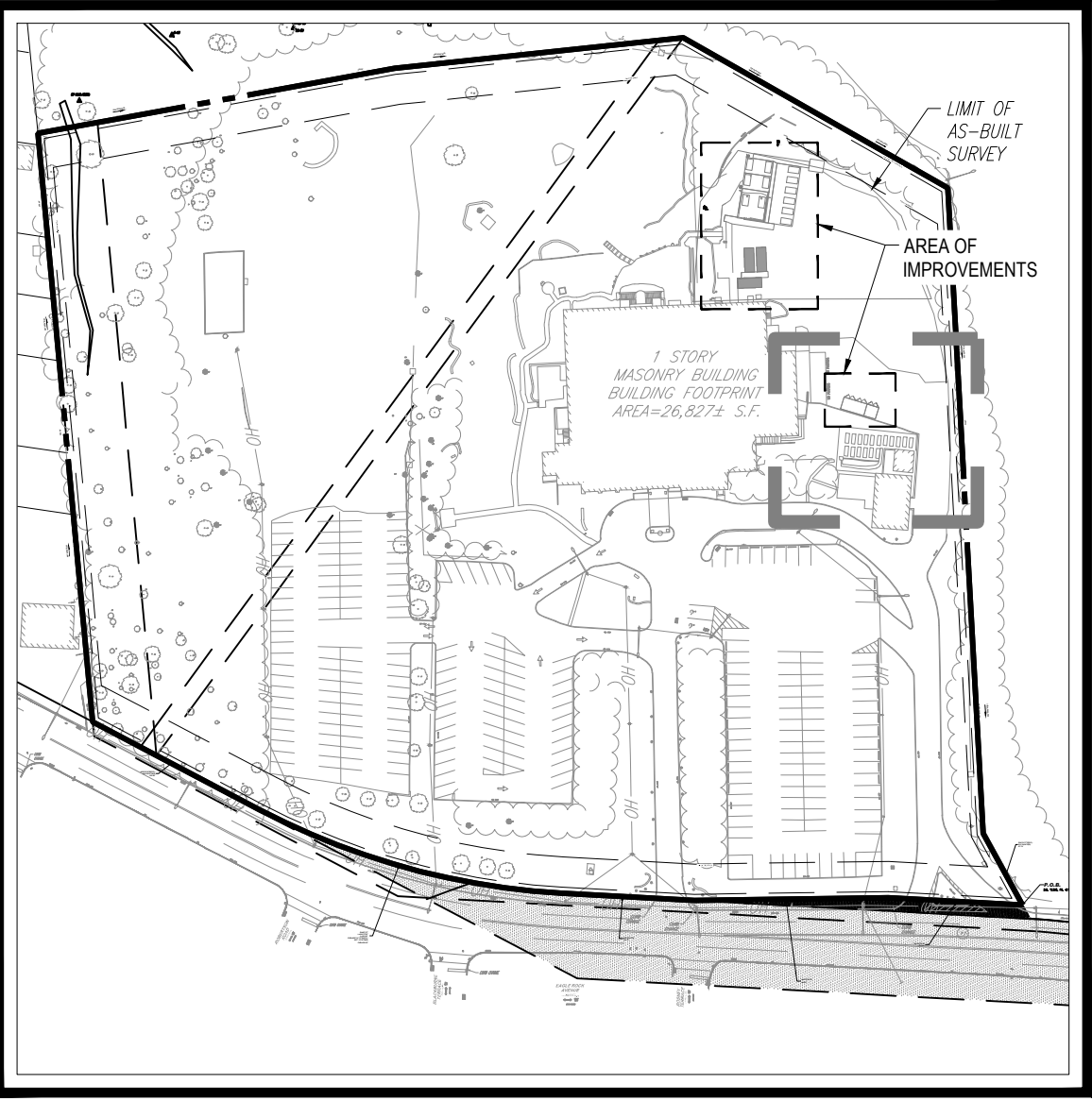
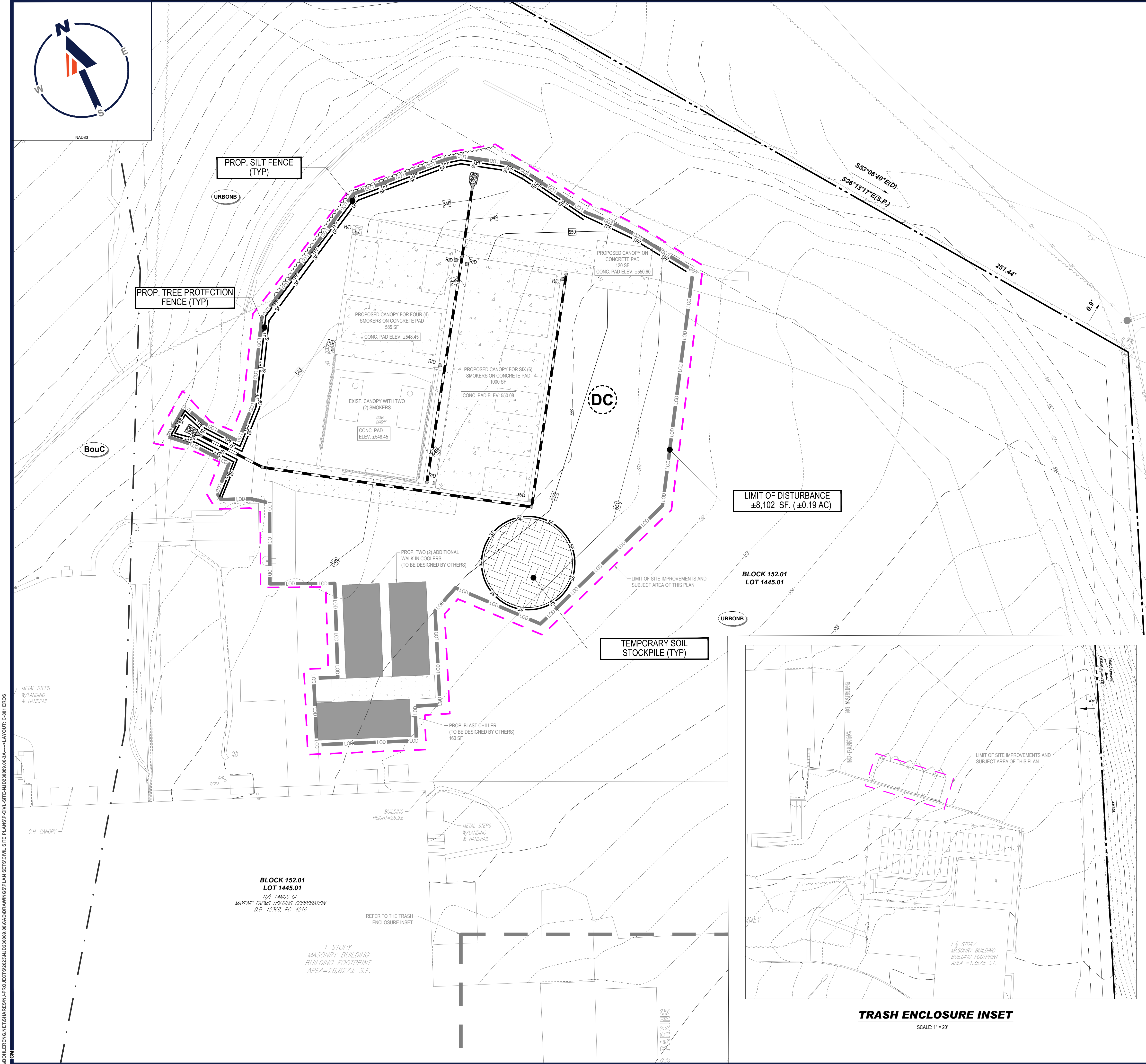
SHEET TITLE:

SITE AND GRADING PLAN

SHEET NUMBER:

C-301

REVISION 3 - 11/04/2024



KEY MAP
SCALE = 1" = 150'

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

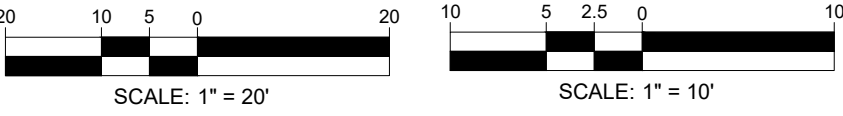
- (Rev. 5/2023)
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
 - THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
 - THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.

LEGEND	
PROPOSED	
— SF —	SILT FENCE
— LOD —	LIMIT OF DISTURBANCE
— TPF —	TREE PROTECTION FENCE
DC	DUST CONTROL
TEMPORARY STOCK PILE	TEMPORARY STOCK PILE
BouC	BOONTON - URBAN LAND, BOONTON SUBSTRATUM COMPLEX, 8 TO 15 PERCENT SLOPES
URBONB	URBAN LAND, BOONTON SUBSTRATUM, 0 TO 8 PERCENT SLOPES

EXISTING PAVEMENT TO ACT AS CONSTRUCTION ENTRANCE/ EXIT

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

LIMIT OF DISTURBANCE LINE HAS BEEN OFFSET FOR GRAPHICAL PURPOSES. ACTUAL LIMIT OF DISTURBANCE WILL OCCUR AT THE SILT FENCE OR LIMIT OF GRADING.



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	06/12/2024	REV. PER CLIENT COMMENTS	CM
2	08/28/2024	REV. PER CLIENT COMMENTS	JH/BC
3	11/04/2024	REV. PER TOWNSHIP COMMENTS	JH/BC



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PROJECT No.: NJD230809.00-3A
DRAWN BY: JK
CHECKED BY: JH/BC
DATE: 01/03/2024
CAD ID: P-CIVIL-SITE

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR
WONDER GROUP, INC.

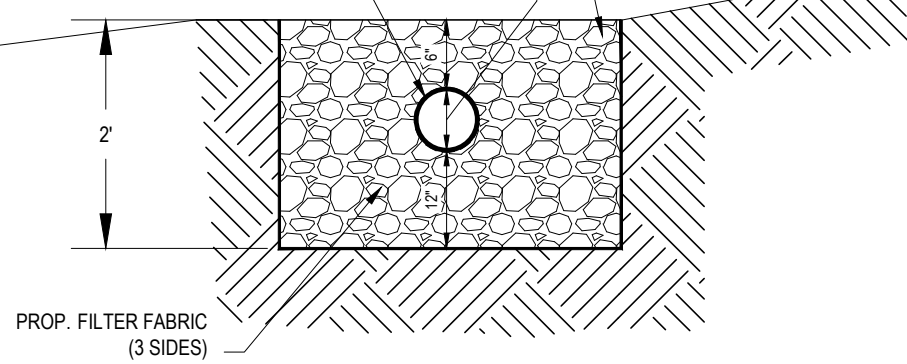
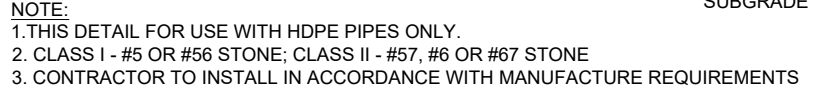
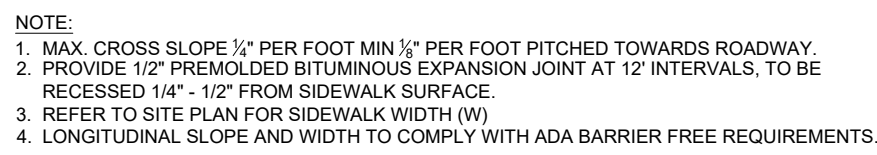
PROPOSED SITE IMPROVEMENTS
MAP: 79 | BLK: 152.01 | LOT: 1445.01
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

B.S. CROWDER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52263
PENNSYLVANIA LICENSE No. 086764
NEW YORK LICENSE No. 100802

SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-801

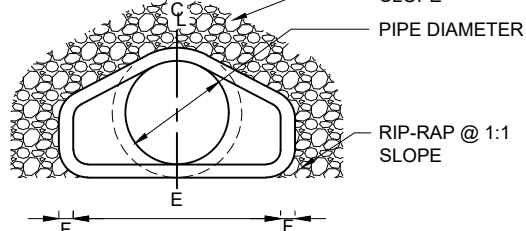
REVISION 3 - 11/04/2024



F.E.S.	W1	L1	W2	d50
FES	6'	8'	6'	6"

1

2

34

DIA.	A	B	C	D	E	F	R
15"	6"	2-3"	3-10"	6-1"	3-0"	2-4"	7 1/2"
18"	9"	2-3"	3-10"	6-1"	3-0"	2 1/2"	7 1/2"
21"	9"	3-0"	3-1"	6-1"	3-6"	2 3/4"	8"
24"	9 1/2"	3-7 1/2"	2-5"	6-1 1/2"	4-0"	3"	8 1/2"
24"	10 1/2"	4-0"	2-1 1/2"	6-1 1/2"	4-6"	3 1/4"	9"
30"	12"	4-6"	1-7 3/4"	6-1 3/4"	5-0"	3 1/2"	8"
33"	13 1/2"	4-10 1/2"	3-1 1/2"	8-0"	5-6"	3 3/4"	9"
36"	15"	5-3"	2-9"	8-0"	6-0"	4"	10"
42"	21"	5-3"	2-9"	8-0"	6-6"	4 1/2"	11"
48"	24"	6-0"	2-9"	8-0"	7-0"	5"	12"

NOTE:
FOR PROPOSED 15" DIA. PIPE OR SMALLER, USE DIMENSIONS SPECIFIED FOR 18" DIA. PIPE

5

6

DIA.	A	B	C	D	E	F	R
15"	6"	2-3"	3-10"	6-1"	3-0"	2-4"	7 1/2"
18"	9"	2-3"	3-10"	6-1"	3-0"	2 1/2"	7 1/2"
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24"	10 1/2"	4-0"	2-1 1/2"	6-1 1/2"	4-6"	3 1/4"	9"
30"	12"	4-6"	1-7 3/4"	6-1 3/4"	5-0"	3 1/2"	8"
33"	13 1/2"	4-10 1/2"	3-1 1/2"	8-0"	5-6"	3 3/4"	9"
36"	15"	5-3"	2-9"	8-0"	6-0"	4"	10"
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5[illegible]

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DRAWN BY:	JK
CHECKED BY:	JH/BC
DATE:	01/03/2024
CAD I.D.:	P-CIVL-SITE

PROJECT:

**PRELIMINARY &
FINAL MAJOR SITE
PLAN**

- FC

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GROUP, INC.**

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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER

C-901

REVISION 3 - 11/04/2024