PLAN REFERENCE MATERIAL:

1. BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY BC ROCKAWAY, LLC FOR #305 MT. PLEASANT AVENUE, LOT 2, BLOCK 11011, TOWNSHIP OF ROCKAWAY, MORRIS COUNTY, NEW JERSEY DATED 05/09/2016 AND LAST REVISED 05/19/2016.

2. AERIAL IMAGE FROM GOOGLE EARTH PRO

LANDSCAPING NOTES:

1. ALL PARKING AREAS SHALL HAVE INTERNAL LANDSCAPING OF 10% OF PARKING AREA AND BE PROTECTED BY CONCRETE CURBING.
   PARKING AREA: ±45,539 SF
   PROPOSED INTERNAL LANDSCAPING: ±10.0% (4,567 SF)

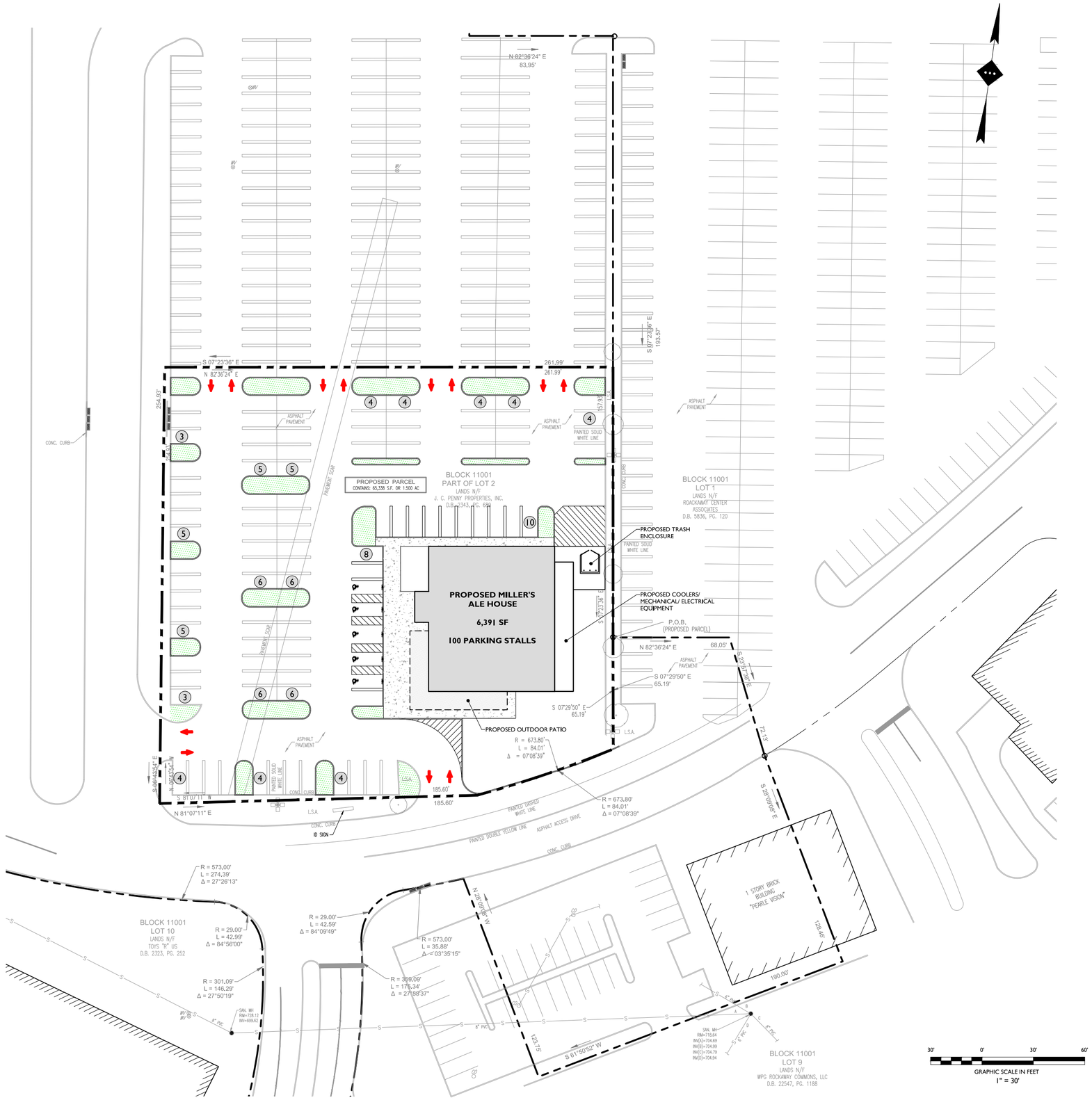
2. FINAL DESIGN SUBJECT TO POTENTIAL 10 FOOT WIDE LANDSCAPING BUFFER AROUND PARCEL.

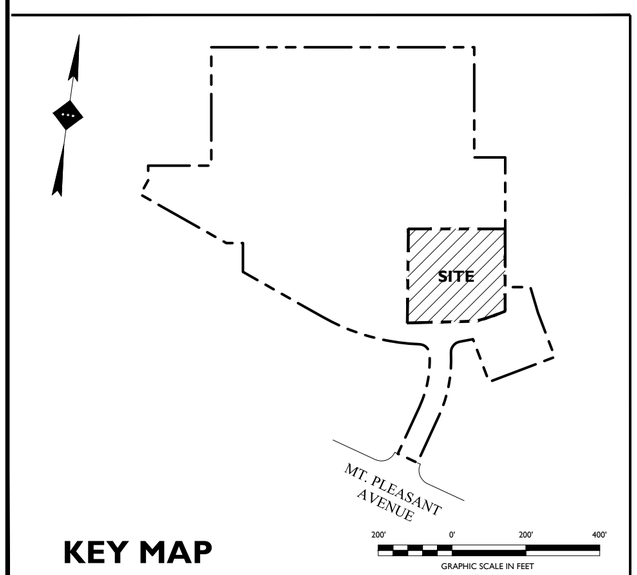
PARKING REQUIREMENTS

DESIGN STANDARDS	REQUIRED	PROPOSED
§ 54-29.15	RESTAURANT 1 PER 3 SEATS OR 1 PER 75 SF GFA, WHICHEVER IS GREATER 6,391 SF X (1 SPACE / 75 SF) = 86 SPACES 289 SEATS X (1 SPACE / 3 SEATS) =97 SPACES 10 PER 1,000 SF 6,391 SF X (10 PER 1,000 SF) = 64 SPACES TOTAL REQUIRED: **97 SPACES**	**100 SPACES**

= PROPOSED CROSS-ACCESS DRIVEWAY LOCATIONS

= PROPOSED INTERNAL LANDSCAPING





KEY MAP

T:\2016\T-16002 BENNETT REALTY GROUP - ROCKAWAY TOWNSQUARE, ROCKAWAY, NJ\CADD\CONCEPTS\2017-02-02_ROCKAWAY TOWNSQUARE_LANDSCAPING.DWG