U.S. HIGHWAY ROUTE 46 (66.00' R/W)

N42°29'00"E 700.00'

257.18'

N47°31'00"W 281.56'

75 FT SIDEYARD SETBACK LINE

NJDEP FLOOD HAZARD LINE

WETLANDS LINE

S72°43'30"E 88.50'

N11°27'40"E 45.98'

N78°38'15"E 117.06'

N30°48'30"E 126.25'

S64°19'05"E 186.11'

S66°37'33"E 216.85'

S69°12'12"E 215.49'

S41°55'36"W 174.34'

N48°13'03"W 207.50'

LOT 56 BLOCK 21 N/F VERNON UNITED METHODIST CHURCH

N40°57'45"E 177.71'

OVERHEAD WIRES TO EXISTING UTILITY ON RT 46 "GRID INTERCONNECTION LINE"

OH

24 FT WIDE ACCESS ROAD

REMAINING LOT 38

5,337,284 S.F.
122.5 AC

LOT 38
BLOCK 21
156.15 AC

TRACT LINE (TYP.)

1871.51'

N26°45'30"W

PROPOSED 20'x60' MAINTENANCE / UTILITY BUILDING

LOT 35 BLOCK 21 N/F MILLER, WILLIAM III & KAREN

CHB=S80°55'36"E CHL=177.50'

R=250.00' L=177.50' Δ=40°40'04"

N70°00'31"E 155.68'

R=400.00' L=235.16' CHB=N86°51'03"E CHL=231.79'

S76°18'26"E 243.64'

100 FT FRONT YARD SETBACK LINE

N47°06'00"W 441.96'

WIRE FENCE

S49°54'00"W 197.75'

N41°06'00"W 26.15'

S55°43'00"W 101.10'

LOT 57 BLOCK 21 N/F KOLBL, A. BOOK 364, PAGE 148

N34°47'04"W 308.20'

12 FT WIDE ACCESS ROAD

12 FT WIDE SOLAR PANELS SPACED 12 FT APART

5 MEGAWATT OUTPUT

75 FT REAR YARD SETBACK LINE

WETLANDS LINE

WETLANDS BUFFER (typ)

NJDEP FLOOD HAZARD LINE

S84°11'29"W 118.88'

S75°54'55"W 107.97'

S70°52'05"W 181.68'

S66°49'12"W 159.84'

S48°45'15"W 168.33'

S33°00'14"W 409.38'

75 FT SIDEYARD SETBACK LINE

FLOW S40°54'52"W 483.71'

S46°48'59"W 219.83'

S63°58'36"W 160.36'

S78°53'29"W 211.97'

S41°48'05"W 282.10'

S36°21'01"W 255.68'

S17°22'14"W 152.58'

S03°53'54"W 132.87'

S12°33'01"E 134.26'

S40°32'54"E 76.66'

WIRE FENCE (TYP.)

121' TREE LINE

CENTER LINE OF CHANNEL

76.97' S26°09'32"W

R=200.00' L=148.50' CHB=S57°37'15"W CHL=145.11'

PEQUEST RIVER

LOT 65 BLOCK 21 N/F BRANDT, J. & REQUEST, D. BOOK 1386, PAGE 43

LOT 67 BLOCK 21 N/F HAWKINS, R. & P. BOOK 1385, PAGE 170

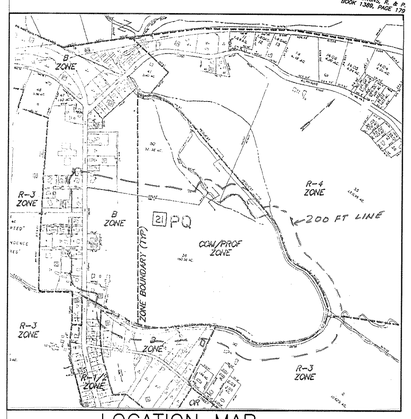
LOT 68 BLOCK 21 N/F HAWKINS, R. & P. BOOK 1213, PAGE 236

LOT 69 BLOCK 21 N/F GOMEZ, C. BOOK 1585, PAGE 17

LOT 71 BLOCK 21 N/F HOLAN, R. & K. BOOK 699, PAGE 325

LOT 72 BLOCK 21 N/F HILL A. & L. BOOK 473, PAGE 895

LOT 2 BLOCK 21 N/F BADGIN, L. & P. BOOK 882, PAGE 255



LOCATION MAP
SCALE: 1"=1000'

COM/PROF ZONE REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10 ACRES	156.15 Ac	156.15 Ac
MIN. LOT WIDTH AT SETBACK LINE	400 FT	> 350 FT	> 350 FT
FRONT YARD	150 FT	N/A	1,640 FT
REAR YARD	75 FT	N/A	121 FT
SIDE YARD	75 FT	N/A	94 FT
BUILDING HEIGHT	35 FT	N/A	<35 FT
MAX. LOT COVERAGE	50%	0.02 %	10%

AREA OF PORTION OF PROPERTY CONTAINING SOLAR FARM = 24 AC±

GRAPHIC SCALE
0 100 200 300 400

DATE	REVISION

SOLAR FARM CONCEPT PLAN
GREAT MEADOWS I
BLOCK 21 LOT 38

TOWNSHIP of INDEPENDENCE WARREN COUNTY, NJ

Matarazzo Engineering, LLC
engineers surveyors planners
575 Route 46 West Fairfield, NJ 07004
Tel (973)808-8779 Fax (973)808-8789
Certificate of Authorization 24GA28051000

FRANK MATARAZZO professional engineer & land surveyor NJ Lic No 37513

DATE MAY 15, 2020

SCALE	DRN BY	CHK BY	FILE No	DRAWING	SHT
1"= 100'	CJC	FM	111281	111281-SUB	1 OF 1