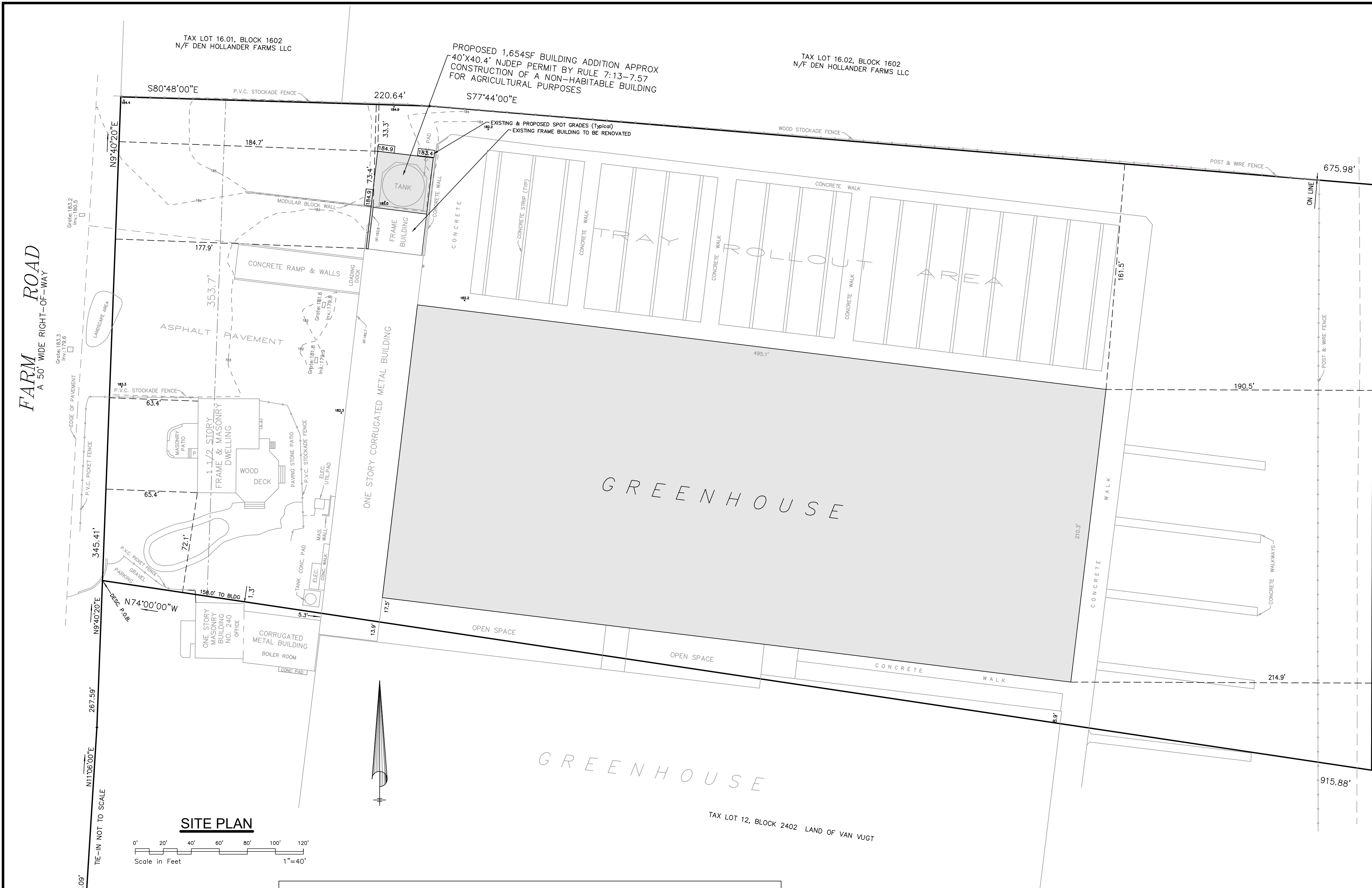
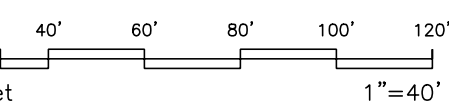




SITE PLAN

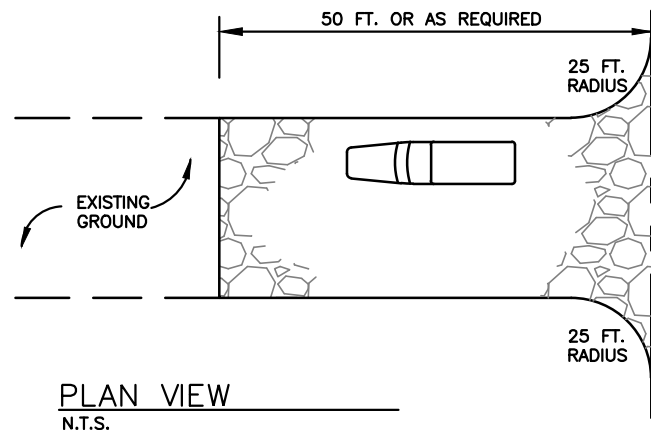


SITE DATA BOX ZONE AG-1 AGRICULTURAL			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	87,120 SF MIN	348,052 SF	348,052 SF
LOT WIDTH	200'	353.7'	353.7'
LOT DEPTH	435'	900'	900'
FRONT YARD	75'	63.5'	63.5' *
REAR YARD	75'	190.5'	190.5'
SIDE YARD ONE SIDE	25'	17.5'	17.5' *
SIDE YARD BOTH	70'	90.9'	50.8' **
BUILDING COVERAGE	30%	116,434 SF or 33.45%	118,088 SF or 33.93% **
LOT COVERAGE	35%	223,641 SF or 64.26%	224,350 SF or 64.46% **
LOT FRONTAGE	200'	345.41'	345.41'
HEIGHT	35' or 2 1/2 stories	See architect's plans	See architect's plans

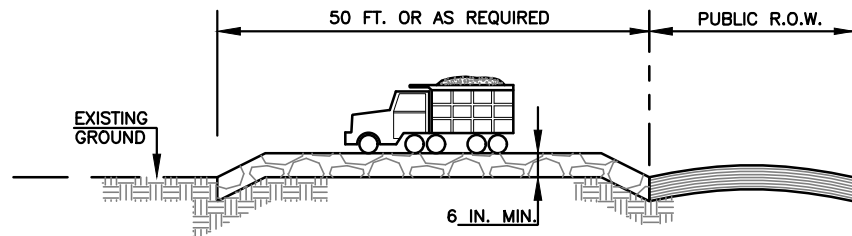
* EXISTING CONDITION
** VARIANCE REQUESTED

REQUIREMENTS FOR SILT FENCE:

- FENCE POSTS SHALL BE SPACED 8 FEET CENTER TO CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER OF 1 1/2 INCHES.
- A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
- A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GRAPNELS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.



PLAN VIEW
N.T.S.



PROFILE
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

- NOTES:
- PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.
 - STONE SIZE: 1 IN. - 2.5 IN. CRUSHED STONE
 - STABILIZED CONSTRUCTION ENTRANCE TO BE IN ACCORDANCE WITH SECTION 29, STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY

- UTILITY LEGEND
- G-Gas Line / Main
 - W-Water Line / Main
 - S-Sewer Lateral
 - CO-Sanitary Clean Out
 - WV-Water Valve
 - GV-Gas Valve
 - RD-Roof Drain / Leader
 - RDSP-Roof Drain to Splash Pad
- TREE LEGEND
- A-Ash
 - B-Birch
 - M-Maple
 - C-Cok
 - RM-Red Maple
- Tree size & type per this engineer and are subject to a qualified Botanist if required

THIS PLAN WAS APPROVED AT A
REGULAR MEETING OF THE BOARD OF
ADJUSTMENTS ON _____

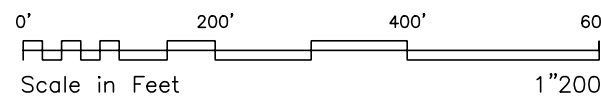
Chairman

Secretary

Engineer

Applicant/Owner:
Jon Van Vugt
140 Jacksonville Road
Pequannock, NJ

KEY MAP/LAND USE MAP



CERTIFIED LIST FOR BLOCK 2402 LOT 13 IN PEQUANNOCK TOWNSHIP

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
1602	16.01		2	DEB HOLLANDER FARMS LLC 89 LOCUST GROVE RD PITTSFORD, NJ	200 FARM RD
1602	16.02	3A		DEB HOLLANDER FARMS LLC 89 LOCUST GROVE RD PITTSFORD, NJ	201 FARM RD
1602	16.02	QFARM	3B	DEB HOLLANDER FARMS LLC 89 LOCUST GROVE RD PITTSFORD, NJ	201 FARM RD
1602	18.01		2	VAN WINDERSH, ALAN R & ANITA H 201 FARM RD PEQUANNOCK TOWNSHIP, NJ 07444	201 FARM RD
1602	32		2	TUNO, EDWARD J & BETSY ANN 25 WINDSOR DR PEQUANNOCK, NJ 07444	25 WINDSOR DR
1602	33		2	SHIRAKAWA, CHARLES J & AMY 27 WINDSOR DR PEQUANNOCK, NJ 07444	27 WINDSOR DR
2402	1		150	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07960	97 WEST PARKWAY
2402	1	T01	4A	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07960	97 WEST PARKWAY
2402	11		1	VAN VOYT, JOHN 130 JACKSONVILLE RD MORRISTOWN, NJ 07960	1 LUCY CT
2402	2		4A	WEST PARKWAY REGULATORY SERVICES CTR 97 WEST PARKWAY 475 2TH ST-FLR 2/A DOMITTE MORRISTOWN, NJ 07960	97 WEST PARKWAY
2402	2	BLDG	4A	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07960	97 WEST PARKWAY
2402	2	C2	4A	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07960	97 WEST PARKWAY
2402	2	X	150	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07960	97 WEST PARKWAY
2902	14		2	DEB HOLLANDER FARMS LLC 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
2902	18	QFARM	3B	VAN WINDERSH, DAVID & JOANNE 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
2902	24.01		3A	VAN VOYT, ANNE & FLORENCE 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
2902	24.01	QFARM	3B	VAN VOYT, ANNE & FLORENCE 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	1		1	VAN WINDERSH, DAVID & JOANNE 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	1	3A		VAN WINDERSH, WILLIAM 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	1	QFARM	3B	VAN WINDERSH, WILLIAM 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	9		150	DEB HOLLANDER FARMS LLC 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	7		3A	VAN VOYT, JOHN & DEBORAH 130 JACKSONVILLE RD MORRISTOWN, NJ 07960	140 JACKSONVILLE RD
3001	7	QFARM	3B	VAN VOYT, JOHN & DEBORAH 130 JACKSONVILLE RD MORRISTOWN, NJ 07960	140 JACKSONVILLE RD

- Notes:
- Elevations in NAVD 1988 per RTK GPS
 - Topography by standard stadia methods and locations may vary
 - Topography outside of LOD may be approximate for general grading purposes only.
 - Subsurface conditions are unknown
 - All subsurface utility lines shown must be located and marked by the authority responsible for installation and/or maintenance with actual locations subject to excavation if necessary
 - The location of existing utility lines per field evidence, records, mark outs, etc. and are subject to the above
 - Trees to be removed - None
 - All tree types per this engineering firm and are subject to a qualified Botanist if necessary
 - See architect's plans for all dwelling dimensions and/or details as needed
 - Properly survey information, boundary & dwelling offsets per survey dated March 20, 2023 by WM. F. Zimmerly & Associates for Johannes & Deborah Van Vugt
 - The LOD, Limit of Disturbance to be lined with a soil erosion sediment filter fence to remain in place until all disturbed areas have been stabilized.
 - 100 Year Floor Elevation = 185.26 - Per FIRM Map No. 3453110001C NGVD 1929 (186.0) to NAVD 1988 (185.26) per Vertcon Conversion
 - Entire property is located in NJDEP Flood Hazard Area
 - No Flood Way Exists on the Subject Property

Variance Plan - Building Addition Site Plan For
Van Vugt

230 Farm Road, Lot 13, Block 2402
Situating in,
Township of Pequannock, Morris County, New Jersey

PREPARED BY:
DARMSTATTER, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. BOX 4287 WAYNE, NJ 07470
TEL: (973) 696-8077 EMAIL: DarmstatterInc@gmail.com
C.O.A. No. 246A28072900

DATE: 7/17/2023
SCALE: 1" = 40'
FILE NO.: 17000 - C SHEET NO: 1 of 1
WILLIAM J. DARMSTATTER
P.E. & L.S., NJ License No. 25796