

BLOCK 21
LOT 6.02
N/F ROBERT RYAN
AND MARIE B.

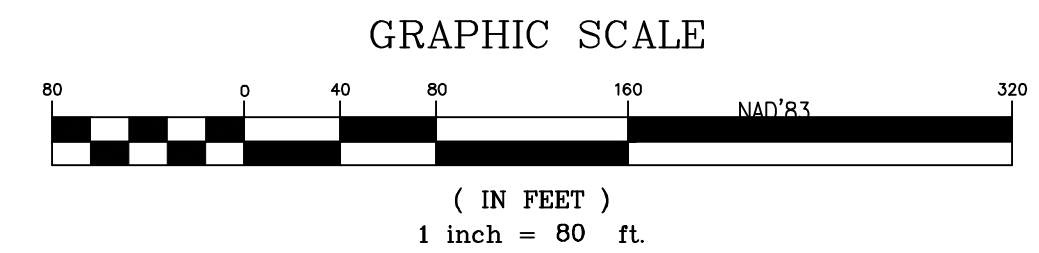
BLOCK 21
LOT 6
N/F CERBO S. FRANKFORD
FARM, LLC.

BLOCK 21
LOT 4
AREA=2,140,990 ±Sq.Ft.
OR 49.1504 ±ACRES

PROPOSED
LOT 4
AREA=1,347,454 ±Sq.Ft.
OR 30.9333 ±ACRES

PROPOSED
LOT 4.01
AREA=615,857 ±Sq.Ft.
OR 14.1381 ±ACRES

PROPOSED
LOT 4.02
AREA=177,679 ±Sq.Ft.
OR 4.0789 ±ACRES



TAX MAP
TOWNSHIP OF FRANKFORD
SUSSEX COUNTY, N.J.
SCALE: 1"=750'
SHEET 5

LEGEND

TRAVERSE	UNKNOWN MANHOLE	WATER VALVE
MONUMENT	ELECTRIC MANHOLE	WATER METER
IRON PIPE	SANITARY MANHOLE	FIRE HYDRANT
BOOK	BK CLEAN OUT	WATER SHUT OFF
PAGE	PG TELEPHONE MANHOLE	MONITORING WELL
RIGHT OF WAY	R.O.W. STORM MANHOLE	IRRIGATION CONTROL VALVE
SIGN	CATCH BASIN	GAS VALVE
FLAGPOLE	FLARED END SECTION	GAS METER
MAILBOX	LIGHT POLE	UTILITY POLE
DUMPSTER	WALL-MOUNTED LIGHT	GUY WIRE
HANDICAP SYMBOL	BOLLARD	ELECTRIC METER
WELL	TREE	
PROPERTY LINE (PD)	WATER LINE	W
ADJACENT PROP. LINE	GAS LINE	G
SETBACK LINE	ELECTRIC LINE	E
WETLANDS BOUNDARY	TELEPHONE LINE	T
STREAM OR BROOK	OVERHEAD WIRES	OH WIRES
TREE LINE	SANITARY SEWER	SAN
CHAIN LINK FENCE	STORM SEWER	ST
WOOD FENCE	GUIDE RAIL	

No. Certificate of Authorization
Eng'g. No. GAC76878
Arch. No. AC124
Date 04/27/12
Checked MMW
Drawn MMW

MATTHEW M. WEBB, PLS
THE PROFESSIONAL LAND SURVEYOR License No. 246504330200

Revisions:

PRELIMINARY

LAN ASSOCIATES
engineering • planning • architecture • surveying
445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201)447-6400

PROPOSED MINOR SUBDIVISION
TAX MAP BLOCK 21 - LOT 4
ALSO KNOWN AS 129 MORRIS TURNPIKE
TOWNSHIP OF FRANKFORD
SUSSEX COUNTY, NEW JERSEY

Job No. 2.8979.01
File No. 89790151

S.01

GENERAL NOTES

- T.M. BLOCK 21 - LOT 4**
1. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
 2. THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR EXCEPTIONS, OR CONVEYANCES THAT MAY EXIST.
 3. ONLY SURFACE CONDITIONS ARE SHOWN, NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, ETC'S, ETC.
 4. THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LYING WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.
 5. PROPERTY SUBJECT TO AN ACCURATE TITLE SEARCH.

OWNER/APPLICANT & PROPERTY INFORMATION

T.M. BLOCK 21 - LOT 4

OWNER/APPLICANT:	PROPERTY LOCATION:	AREA OF PROPERTY:
COUNTY OF SUSSEX P.O. BOX 709 NEWTON, N.J.	TAX MAP BLOCK 21 - LOT 4 ALSO KNOWN AS 129 MORRIS TURNPIKE TOWNSHIP OF FRANKFORD SUSSEX COUNTY, NEW JERSEY	2,140,990 ±Sq.Ft. OR 49.1504 ±ACRES

ZONE SCHEDULE (AGRICULTURAL/RESIDENTIAL) AR ZONE

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED LOT		
(TRADITIONAL DEVELOPMENT OPTION "TDO")		LOT 4	4	4.01	4.02
MINIMUM LOT SIZE (ACRES)	5	49.15	30.93	14.14	4.08 (V)
MINIMUM LOT FRONTAGE	300'	>300'	>300'	>300'	250.2' (V)
MINIMUM LOT DEPTH	300'	>300'	>300'	>300'	>300'
PRIMARY BUILDING:					
MINIMUM FRONT YARD (FEET)	75'	0 *	0 *	>75'	53.9' (V)
MINIMUM SIDE YARD (FEET)	60'	71.6'	18.2 (V)	85.5'	43.1 (V)
MINIMUM REAR YARD (FEET)	75'	84.8'	84.8'	140.7'	>75'
ACCESSORY BUILDING:					
MINIMUM FRONT YARD SETBACK (FEET)	75'	46' *	46' *	>75'	>75'
MINIMUM REAR YARD (FEET)	10'	20.0'	>10'	>10'	20.0'
MAXIMUM IMPERVIOUS COVERAGE (PERCENT)	10%	15.5% *	7.2%	27.3% (V)	37.7% (V)
MAXIMUM BUILDING HEIGHT (FEET)	35'	48.8' *	<35'	48.8' (V)	<35'
MINIMUM LOT WIDTH AT SETBACK LINE	300'	>300'	>300'	296.6' (V)	138.1' (V)

* EXISTING NON-CONFORMING (V) VARIANCE REQUEST