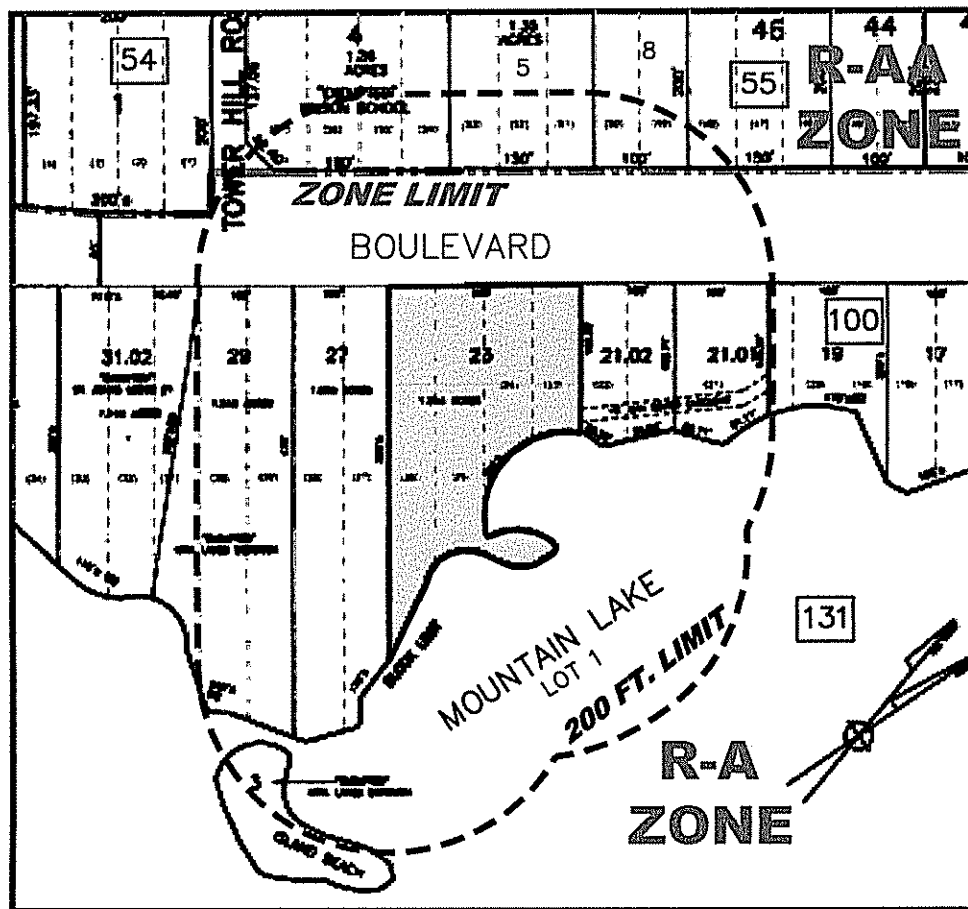


# MINOR SUBDIVISION

## BLOCK 100 - LOT 23

### BOROUGH OF MOUNTAIN LAKES MORRIS COUNTY - NEW JERSEY



**PROPERTY OWNERS WITHIN 200 FEET**  
PER CERTIFIED LIST PROVIDED BY THE BOROUGH OF MOUNTAIN LAKES TAX ASSESSOR DATED DECEMBER 7, 2016

BLOCK 100 LOT 19 FERDICO, DEAN & PEARL 250 BLVD MOUNTAIN LAKES, NJ 07046	BLOCK 131 LOT 3 MOUNTAIN LAKES BOROUGH 400 BLVD MOUNTAIN LAKES, NJ 07046	ADDITIONAL AGENCIES TO BE NOTIFIED: JERSEY CENTRAL POWER AND LIGHT c/o CPU SVC. TAX DEPT P.O. BOX 1911 MORRISTOWN, NJ 07962
BLOCK 100 LOT 21.01 GEMEL, ALEX EMRE/CHRISTINE DOYLE 254 BOULEVARD MOUNTAIN LAKES, NJ 07046	BLOCK 54 LOT 1 BONIFANT, JULIEN & AILEEN 5 TOMMY HILL RD MOUNTAIN LAKES, NJ 07046	VERIZON 540 BROAD STREET NEWARK, NJ 07102
BLOCK 100 LOT 23 ANSSELL, JEFFREY & LYNNE 260 BOULEVARD MOUNTAIN LAKES, NJ 07046	BLOCK 55 LOT 4 WILSON SCHOOL 271 BLVD MOUNTAIN LAKES, NJ 07046	NEW JERSEY NATURAL GAS CO c/o CORPORATE SEC. 201 ROUND HILL RD ROCKAWAY, NJ 07866
BLOCK 100 LOT 27 SEREJANO, MICHAEL & KAREN 270 BLVD MOUNTAIN LAKES, NJ 07046	BLOCK 55 LOT 4B SERPINS, FRANCESCO A & ANNA-JANE 255 BLVD MOUNTAIN LAKES, NJ 07046	CABLEVISION OF MORRIS 685 ROUTE #10 E RANDOLPH, NEW JERSEY 07869
BLOCK 100 LOT 29 MOUNTAIN LAKES BOROUGH 400 BLVD MOUNTAIN LAKES, NJ 07046	BLOCK 55 LOT 5 HARTOCK, WILLIAM H 180 LAUREL HILL RD MOUNTAIN LAKES, NJ 07046	DIRECTOR OF PUBLIC WORKS BOROUGH OF MOUNTAIN LAKES 55 POCOCK RD MOUNTAIN LAKES, NJ 07046
BLOCK 100 LOT 31.02 ST JOHN'S LODGE #1 F&M TRST 280 BLVD MOUNTAIN LAKES, NJ 07046	BLOCK 55 LOT B CLAUDE, PHILIPPE/ALONHA LEVY 184 LAUREL HILL RD MOUNTAIN LAKES, NJ 07046	MORRIS CO. PLANNING BOARD PO BOX 300 MORRISTOWN, NJ 07960-0900

#### NOTES AND REFERENCES:

1. APPLICANT/OWNER: LYNNE & JEFF ANSELL, 260 BOULEVARD, MOUNTAIN LAKES, NJ 07046
2. THESE PLANS HAVE BEEN PREPARED FOR A MINOR SUBDIVISION OF PROPERTY KNOWN AS BLOCK 100, LOT 23, AS SHOWN ON TAX MAP SHEET 11 IN THE BOROUGH OF MOUNTAIN LAKES, MORRIS COUNTY. THE APPLICANT IS PROPOSING TO CREATE ONE (1) NEW BUILDING LOT FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DWELLING AND ONE (1) REMAINDER LOT FOR THE EXISTING DWELLING.
3. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-A RESIDENTIAL ZONE DISTRICT AND CONSISTS OF 1.2 ACRES. THE PROPERTY HAS FRONTAGE ALONG BOULEVARD AND HAS LAKE FRONTAGE ALONG MOUNTAIN LAKE.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE ANSELL RESIDENCE SITUATED AT 260 BOULEVARD - TAX BLOCK 100, LOT 23, BOROUGH OF MOUNTAIN LAKES, MORRIS COUNTY, NEW JERSEY," PREPARED BY KORZEN ENGINEERING LLC DATED 9/07/2007, UNREVISED.
5. SUPPLEMENTAL FIELD TOPOGRAPHY WAS CONDUCTED BY DYKSTRA WALKER DESIGN GROUP IN AUGUST 2012, JANUARY 2014 & OCTOBER 2014 TO CONFIRM SITE CONDITIONS, TOPOGRAPHY AND FLOOR ELEVATIONS OF EXISTING DWELLINGS. DYKSTRA WALKER DESIGN GROUP DID NOT PERFORM THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PROPERTY.
6. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED ON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
7. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE BOROUGH OF MOUNTAIN LAKES AND OTHER APPLICABLE REQUIREMENTS.
8. ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE ANY REQUIRED DESIGN ADJUSTMENTS AND UTILITY RELOCATIONS.
9. SOILS AT THE SUBJECT PROPERTY ARE ROCKAWAY TYPE SOILS, 3 TO 15 PERCENT SLOPES, AND ARE HYDRAULIC GROUP C PER NJDEP NJ-GeoWeb AT <http://www.nj.gov/dep/gis/geoweb/geowebselectmenu.html>.
10. THE PROPOSED DEVELOPMENT WILL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER SYSTEMS. THE EXISTING DWELLING SHALL CONTINUE TO UTILIZE CURRENT UTILITY CONNECTIONS AND NEW UTILITY CONNECTIONS SHALL BE PROVIDED TO PROPOSED LOT 23.01.
11. THE PROPOSED LAYOUT AND LOT GRADING ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE AT THE TIME OF APPLICATION FOR A BUILDING PERMITS FOR EACH LOT.
12. ANY INCREASE IN IMPROVED LOT COVERAGE DUE TO THE PROPOSED DEVELOPMENT THAT COULD INCREASE RUNOFF FROM THE SUBJECT PROPERTY SHALL BE MITIGATED BY THE USE OF DRYWELLS OR SIMILAR INFILTRATION DEVICES AT PROPOSED LOT 23.01. THE DESIGN OF SAID DRYWELLS OR INFILTRATION DEVICES SHALL BE CONDUCTED AT THE TIME OF APPLICATION FOR A BUILDING PERMIT FOR PROPOSED LOT 23.01 IF REQUIRED.
13. A VARIANCE IS REQUIRED FOR A PROPOSED SETBACK TO AN ACCESSORY STRUCTURE (WOOD ARBOR ON REMAINDER LOT 23) OF ELEVEN FEET (11') WHERE A MINIMUM SETBACK TO AN ACCESSORY STRUCTURE OF 25 FT. IS REQUIRED.
14. A VARIANCE IS REQUIRED FOR A MINIMUM LOT WIDTH OF 86.38 FT WHERE A MINIMUM LOT WIDTH OF 90 FT (90% OF LOT FRONTAGE) IS REQUIRED.
15. VARIANCES ARE REQUIRED FOR REMAINDER LOT 23 AND PROPOSED LOT 23.01 FOR NOT PROVIDING A MINIMUM REQUIRED BUILDING ENVELOPE OF 85 FEET BY 50 FEET

#### ZONE REQUIREMENTS

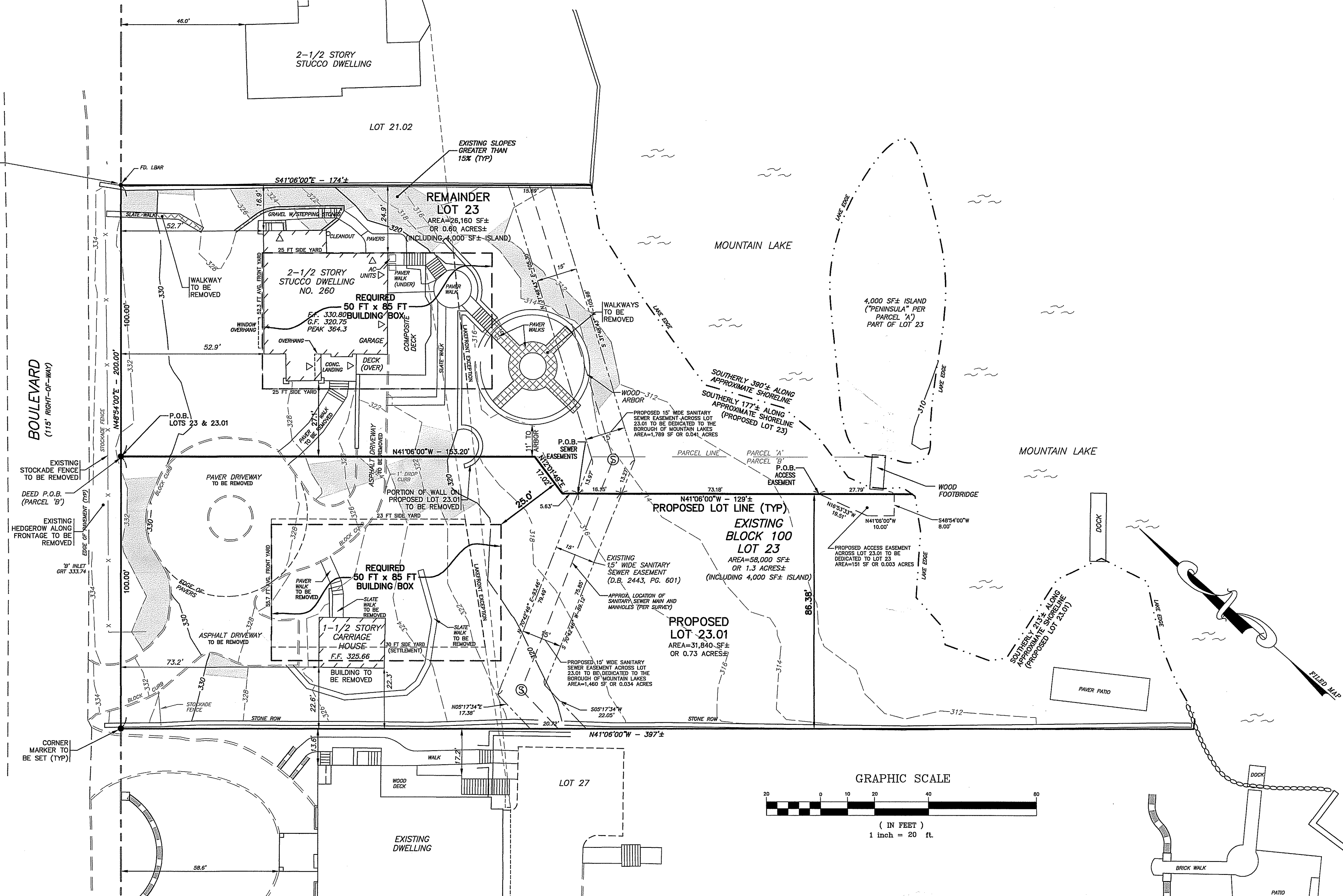
R-A RESIDENTIAL ZONE

ITEM	REQUIRED	REMAINDER LOT 23	PROPOSED LOT 23.01
MINIMUM LOT SIZE	15,000 SF	26,160 SF±	31,840 SF±
MINIMUM LOT FRONTAGE	100 FT	100.0 FT	100.0 FT
MINIMUM LOT WIDTH	90% OF LOT FRONTAGE	100 FT (90 FT REQ'D)	86.38 FT (90 FT REQ'D) (4)
MINIMUM LOT DEPTH	150 FT	> 150 FT	> 150 FT
MINIMUM FRONT YARD	SEE CALCULATIONS BELOW (2)	52.7 FT (52.3 FT REQ'D)	≥ 55.7 FT (55.7 FT REQ'D)
MINIMUM SIDE YARD	25 FT	16.9 FT (1)	≥ 23 FT & 30 FT (5)
MINIMUM REAR YARD	LAKEFRONT EXCEPTION	CONFORMING	CONFORMING
MAXIMUM BUILDING HEIGHT:			
STREET FRONTING	2.5 STORIES / 35 FT	2.5 STORIES / 35.76 FT (1)	≤ 2.5 STORIES / 35 FT
NON-STREET FRONTING	3.0 STORIES / 38 FT	3.5 STORIES / 41.12 FT (1)	≤ 3.0 STORIES / 38 FT
MAXIMUM F.A.R.	17%	17.0% (3)	< 17%
MAXIMUM IMPROVED COVERAGE	25%	24.5%	< 25%
MINIMUM BUILDING ENVELOPE	85 FT X 50 FT	< 85 FT X 50 FT (4)	< 85 FT X 50 FT (4)
MINIMUM PERVIOUS BUFFER (DRIVEWAY)	2.5 FT	2.5 FT	≥ 2.5 FT

- (1) EXISTING NON-CONFORMING CONDITION
- (2) FRONT YARD SETBACK REQUIREMENTS:  
EXISTING LOT 23 & REMAINDER LOT 23:  
[46.0' (LOT 21.02) + 58.6' (LOT 27)]/2 = 52.3'
- PROPOSED LOT 23.01:  
[52.7' (LOT 23) + 58.6' (LOT 27)]/2 = 55.7'
- (3) TOTAL FLOOR AREA PER ARCHITECT = 4,447 SF
- (4) VARIANCE REQUIRED
- (5) AS PER SETTLEMENT

**IMPERVIOUS COVERAGE BREAKDOWN**  
(SEE SHEET 2 FOR PROPOSED DEVELOPMENT CONDITIONS)

REMAINDER LOT 23:	2,033 SF
DWELLING	711 SF
DECK (STONE & CONC. BELOW)	276 SF
ENTRY STEPS	2,295 SF
DRIVEWAY	644 SF
WALKWAYS	442 SF
WALLS	6,401 SF



**PLANNING BOARD APPROVAL**

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF MOUNTAIN LAKES, MORRIS COUNTY, NEW JERSEY

BOARD CHAIRMAN	DATE
ADMINISTRATIVE OFFICER	DATE
BOROUGH ENGINEER	DATE

**SHEET INDEX:**

1	MINOR SUBDIVISION PLAN
2	LOT DEVELOPMENT PLAN
3	SIGHT DISTANCE PLAN
4	EXISTING CONDITIONS PLAN

**KENNETH D. DYKSTRA**  
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. NO. 24GB03297200

DATE	REVISION
4/6/17	REVISED TO MATCH DESCRIPTIONS (SHT 1 & 4)
3/13/17	PER CONDITIONS OF APPROVAL
12/22/16	MODIFIED PROPOSED LOT LINE, ELIMINATED F.A.R. VARIANCE, CHANGE REFERENCE FROM B.O.A. TO P.B.
3/11/16	MODIFIED PROPOSED LOT LINE
12/18/15	MODIFIED PROPOSED DRIVEWAY, ELIMINATED PHASING, ELIMINATED ACCESS EASEMENT TO FOOTBRIDGE
7/13/15	MODIFIED PROPOSED LOT LINE

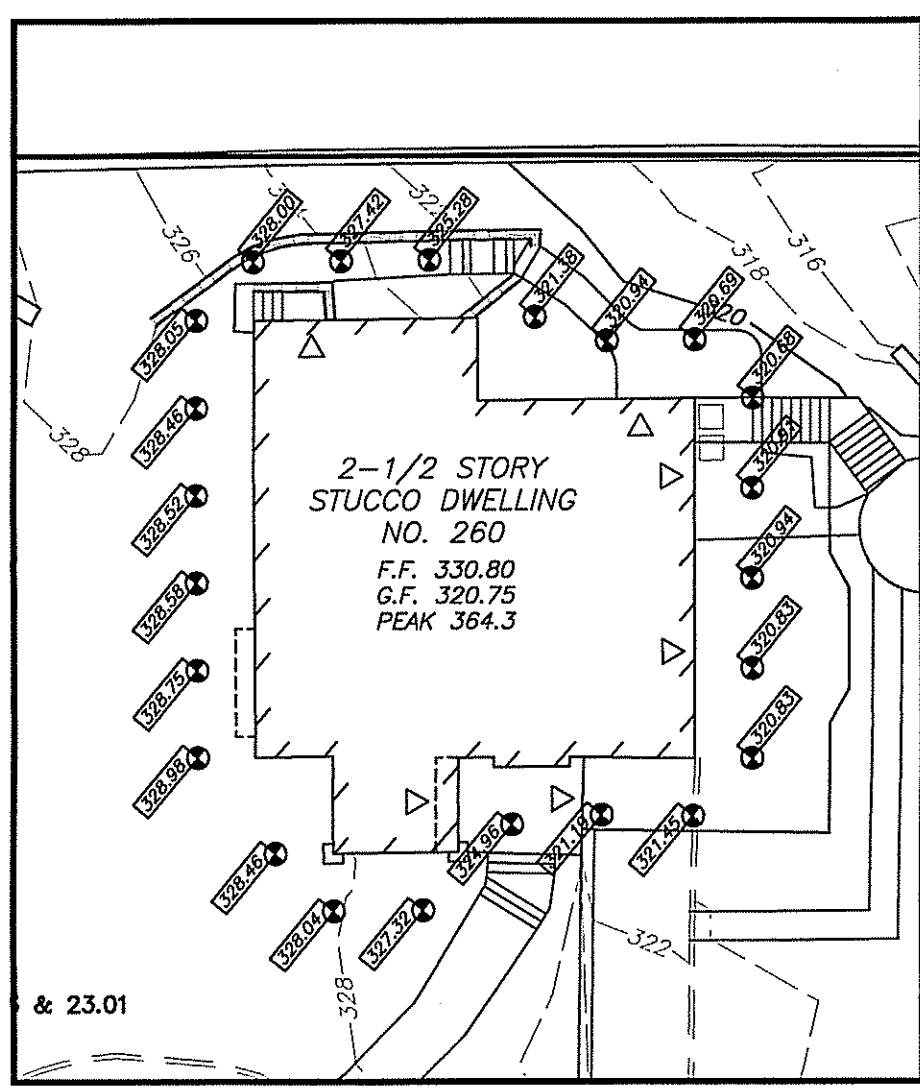
**DYKSTRA WALKER DESIGN GROUP**  
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849  
PHONE (973) 663-6540 · FAX (973) 663-0042  
WWW.DYKSTRAWALKER.COM

**MARC G. WALKER, P.E.**  
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

MINOR SUBDIVISION PLAN

BLOCK 100, LOT 23  
#260 BOULEVARD  
BOROUGH OF MOUNTAIN LAKES  
MORRIS COUNTY NEW JERSEY

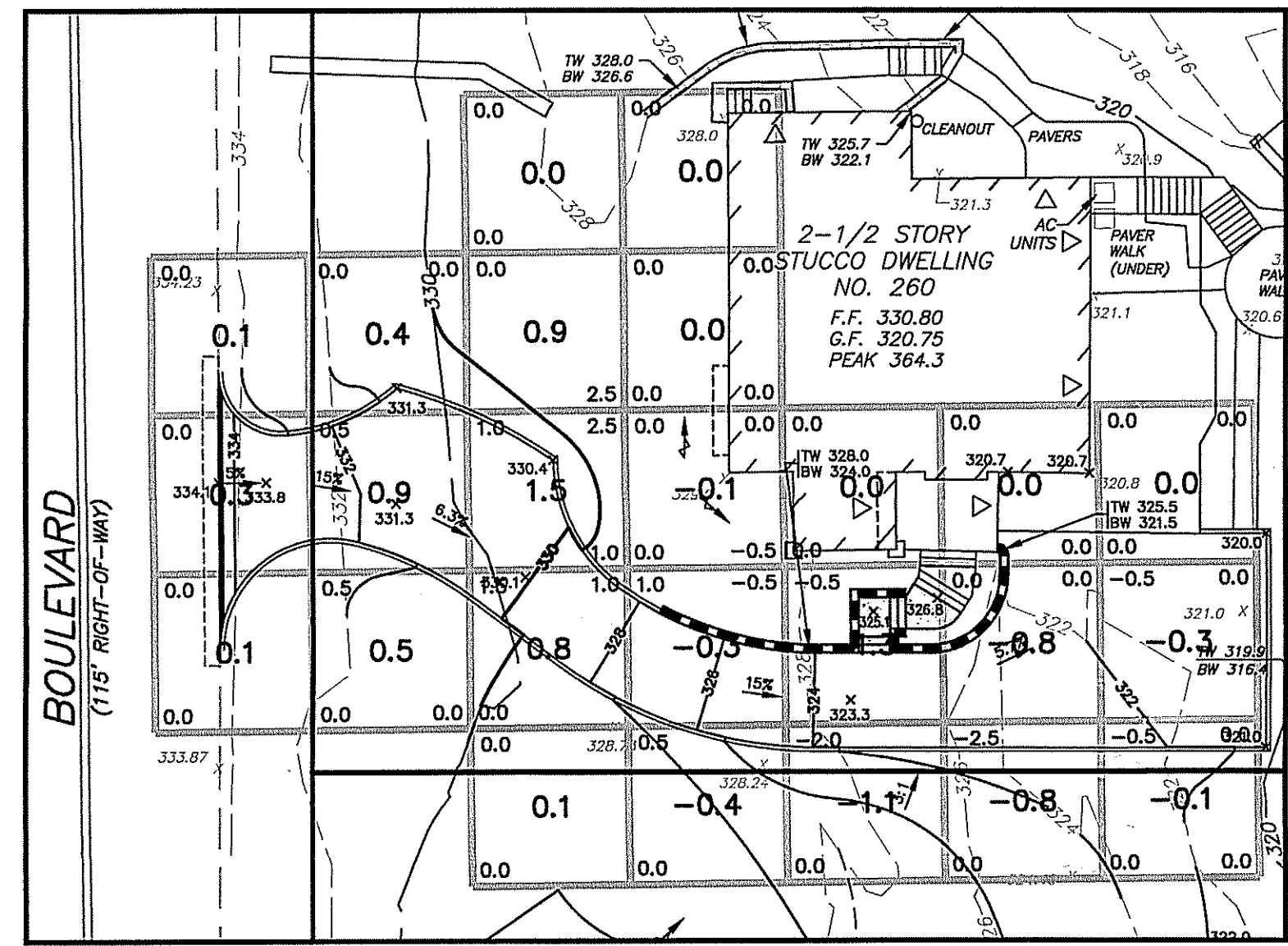
SCALE: 1" = 20'  
JOB NO.: 12051  
DRAWN BY: KJR  
CHECKED BY: MGW/KDD  
DATE: 2/25/15  
SHEET NO. 1 OF 4



Mountain Lakes Height Calculation for Existing Dwelling				
Spot Elevations at 10' Intervals, Measured 6' From Foundation				
Fronting Elevation	Non-Fronting Elevs	Grade Plane		
328.46	328.00 320.94	328.46	327.42	320.83
328.98	327.42 320.83	328.98	325.28	320.83
328.75	325.28 320.83	328.75	321.38	321.45
328.58	321.38 321.45	328.58	320.94	321.19
328.52	320.94 321.19	328.52	320.69	324.96
328.46	320.69 324.96	328.46	320.68	327.32
328.05	320.68 327.32	328.05	320.91	328.04
	320.91 328.04	328.00	320.94	
Average Grades		323.18	324.81	
First Floor Elevation		330.8		
Average Grade to First Floor		5.99		
First Floor to Peak Roof (per survey)		33.5		
Total Building Height Along Frontage (35' Maximum Allowed)		35.76		
Total Building Height Along Non-Frontage (38' Maximum Allowed)		41.12		
Percent of grade >6' from First Floor (Perim.=204'Exp.=80')		39.2%		

NOTE: THE DISTANCE FROM THE AVERAGE GRADE TO THE FIRST FLOOR ELEVATION IS LESS THAN 6 FT. THEREFORE THE BASEMENT DOES NOT COUNT AS A STORY ABOVE GRADE.

EXISTING DWELLING HEIGHT CALCULATION: SCALE: 1" = 20'

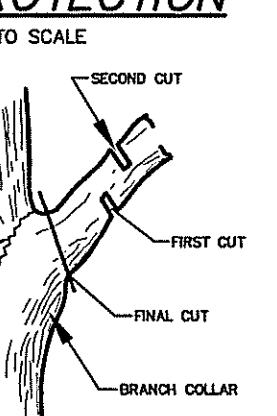
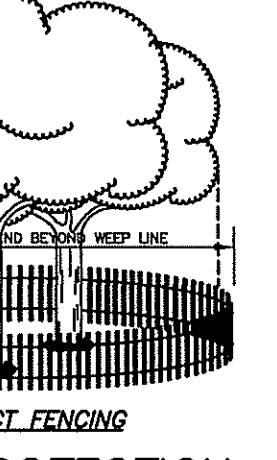
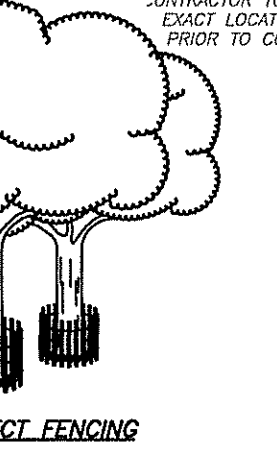


**SOIL MOVING PLAN FOR DRIVEWAY RECONSTRUCTION:**  
SCALE: 1" = 20'

**EARTHWORK CALCULATIONS:**  
SITE FILL = 5.6 FT X 400 SF = 2,240 CU FT = 83 CUBIC YARDS  
SITE CUT = 5.2 FT X 400 SF = 2,080 CU FT = 77 CUBIC YARDS  
TOTAL SOIL MOVEMENT = 83 CY + 77 CY = 160 CUBIC YARDS  
160 CY < 1,000 CY THEREFORE A MINOR SOIL MOVING PERMIT IS REQUIRED  
NET EARTHWORK: 83 CY (FILL) - 77 CY (CUT) = 6 CY (TO BE IMPORTED)

**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

1. ALL SOIL AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL...
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE MAINTAINED WITH TEMPORARY SEEDING...
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN 120 (120) DAYS AFTER FINAL GRADING...
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREA (EITHER STEEP SLOPE OR SOILS WITH CONDITIONS SUBJECT TO EROSION) WILL RECEIVE A TEMPORARY SEEDING...
5. TEMPORARY DIVISION BEAMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVISION DETAIL.
6. PERMANENT SEEDING AND STABILIZATION TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER. SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL AT ALL TIMES BE GRASSED AND MAINTAINED SO THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
9. STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SORE DRAINAGE FACILITY, OR OTHER SENSITIVE AREA. STOCKPILES SHALL HAVE A SILT FENCE PROPERLY EXTENDED AT THE TOE OF SLOPE.
10. STABILIZED CONSTRUCTION ACCESS SHALL BE INSTALLED, WHENEVER STABILIZED ROAD INTERSECTS A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
11. ALL NEW ROADWAYS SHALL BE MAINTAINED WITHIN THE BOUNDARY UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
15. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 20% A CLEAN OUT ELEVATION WILL BE SHOWN ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THE DAMAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. EACH RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE BOROUGH OF MOUNTAIN LAKES.
17. ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE PRESERVED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH THE PROTECTION DEVICES. SEE THE PROTECTION DETAIL.
18. THE BOROUGH OF MOUNTAIN LAKES MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
19. THE BOROUGH OF MOUNTAIN LAKES MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE.



DRIVEWAY PAVEMENT SECTION: N.T.S.

TREE LIMB REMOVAL: NOT TO SCALE

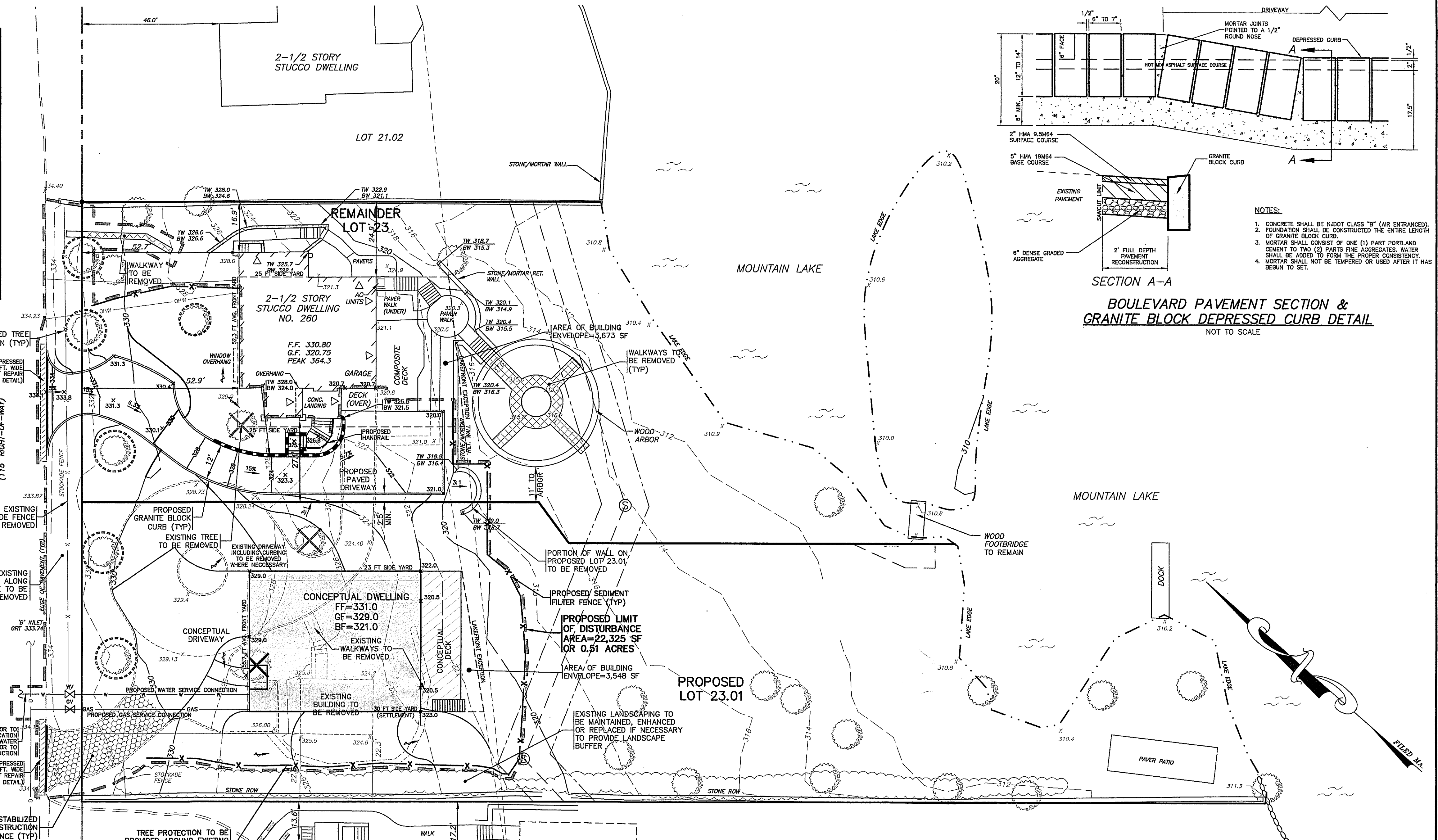
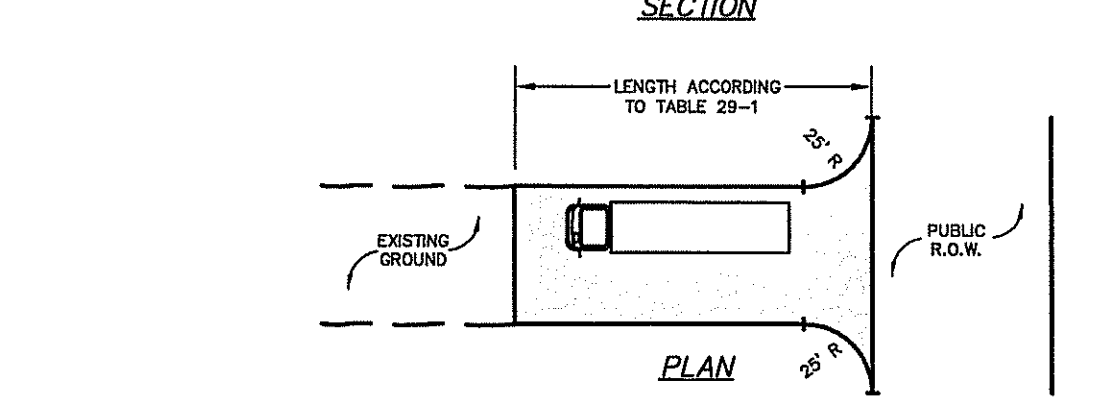
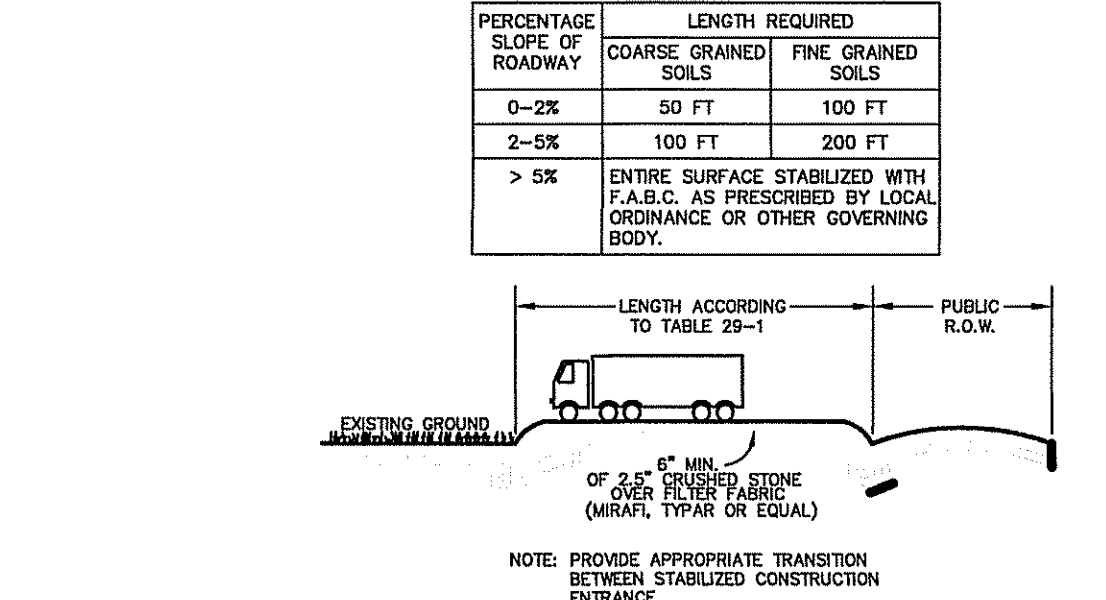


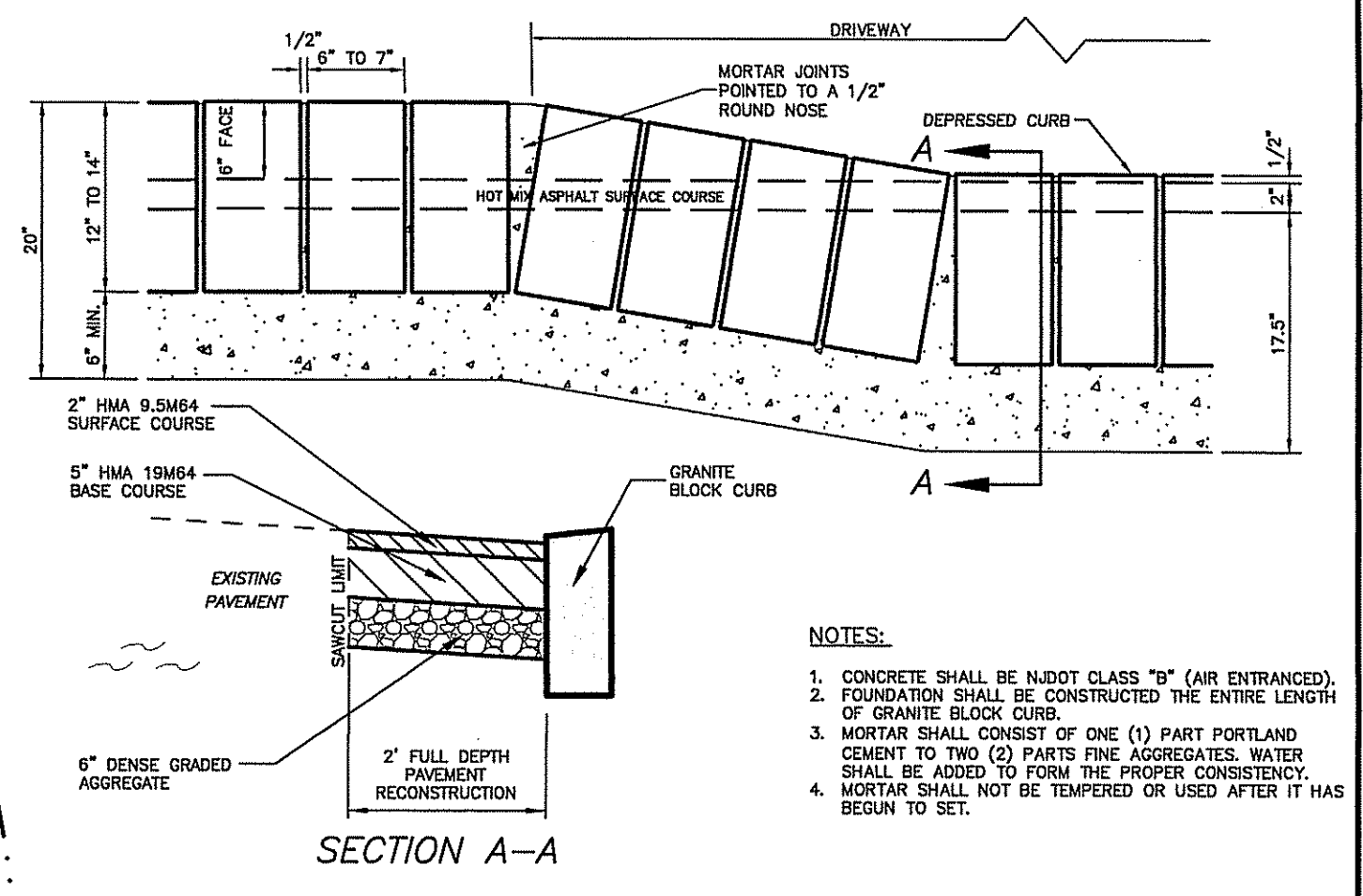
TABLE 29-1

PERCENTAGE SLOPE OF ROADWAY	LENGTH REQUIRED
0-2%	50 FT
2-5%	100 FT
> 5%	200 FT

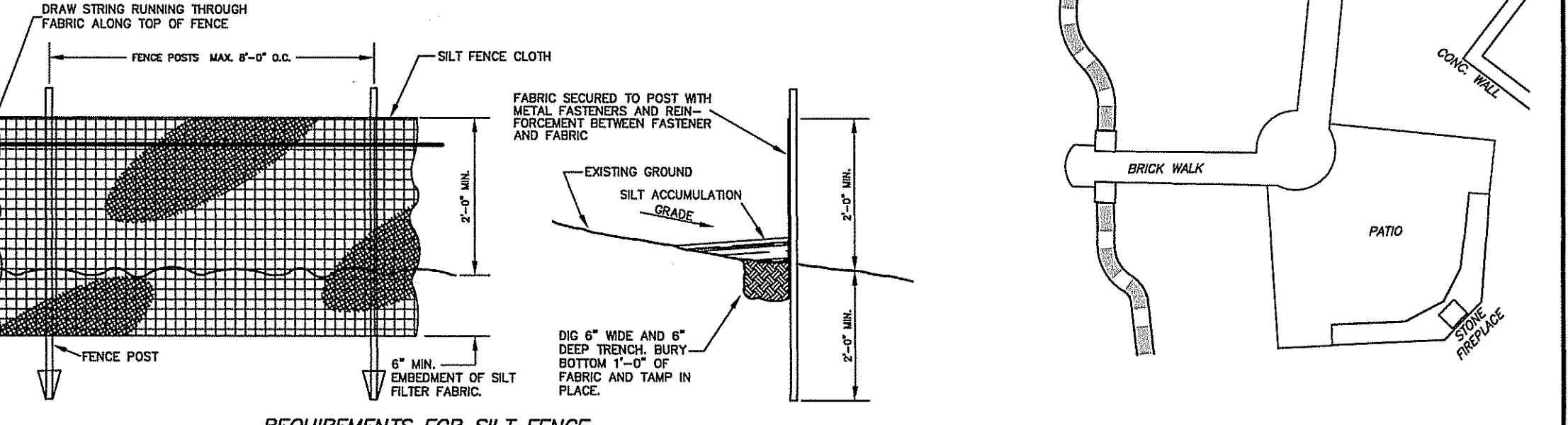
ENTIRE SURFACE STABILIZED WITH F.A.B.C. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.



STABILIZED CONSTRUCTION ENTRANCE: NOT TO SCALE



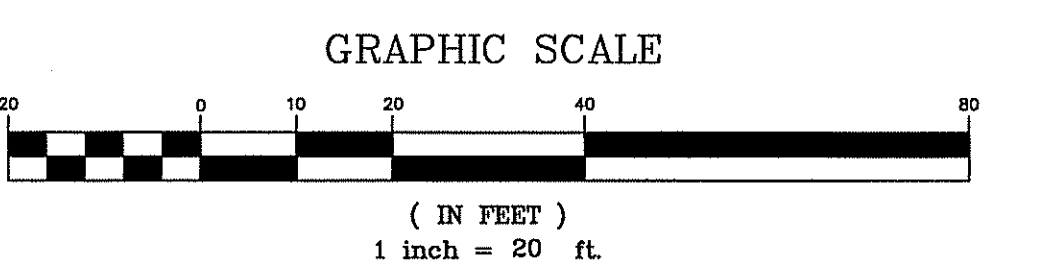
BOULEVARD PAVEMENT SECTION & GRANITE BLOCK DEPRESSED CURB DETAIL: NOT TO SCALE



**REQUIREMENTS FOR SILT FENCE:**

NOTES:  
1) 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 THICKNESS OF 1 1/2".  
2) A METAL FENCE WITH 6" OR SMALLER OPENINGS AND AT LEAST 2" 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.  
3) A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6" DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2' ABOVE 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 (WIRE MESHING, DROMETS, 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.

SEDIMENT FILTER FENCE: NOT TO SCALE



GRAPHIC SCALE: 1 inch = 20 feet

DATE	REVISION
3/13/17	PER CONDITIONS OF APPROVAL
12/22/16	MODIFIED PROPOSED LOT LINE, ELIMINATED F.A.R. VARIANCE, CHANGE REFERENCE FROM B.O.A. TO P.B.
3/11/16	MODIFIED PROPOSED LOT LINE
12/18/15	MODIFIED PROPOSED DRIVEWAY, ELIMINATED PHASING, ELIMINATED ACCESS EASEMENT TO FOOTBRIDGE
7/13/15	MODIFIED PROPOSED LOT LINE
DATE	REVISION

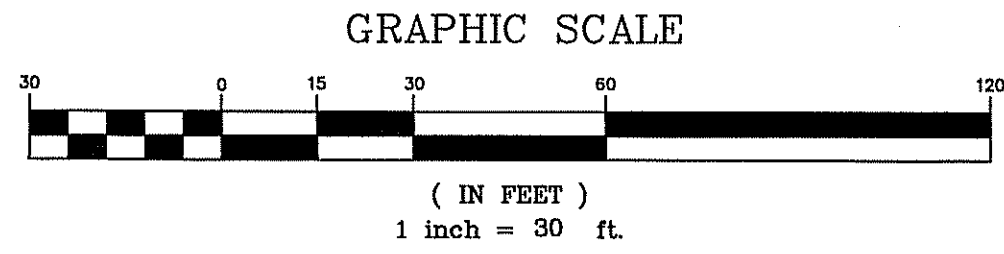
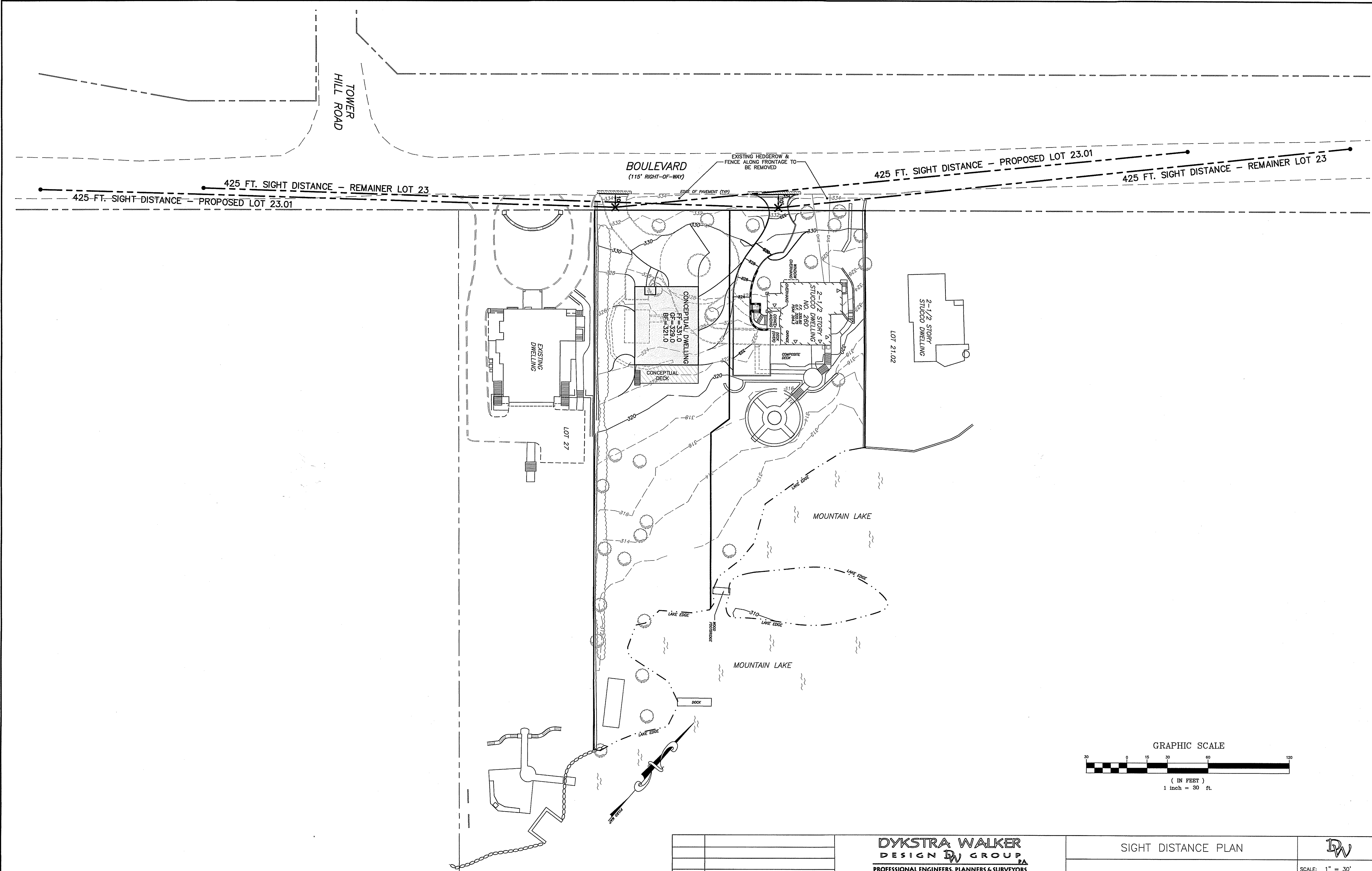
**DYKSTRA WALKER DESIGN GROUP, P.A.**  
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849  
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WWW.DYKSTRAWALKER.COM

**MARC G. WALKER, P.E.**  
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03640900

**LOT DEVELOPMENT PLAN**

SCALE: 1" = 20'  
JOB NO.: 12051  
DRAWN BY: KJR  
CHECKED BY: MGW  
DATE: 2/25/15  
SHEET NO. 2 OF 4

BLOCK 100, LOT 23  
#260 BOULEVARD  
BOROUGH OF MOUNTAIN LAKES  
MORRIS COUNTY NEW JERSEY



DATE	REVISION
3/13/17	PER CONDITIONS OF APPROVAL
12/22/16	MODIFIED PROPOSED LOT LINE, ELIMINATED F.A.R. VARIANCE, CHANGE REFERENCE FROM B.O.A. TO P.B.
3/11/16	MODIFIED PROPOSED LOT LINE
12/18/15	MODIFIED PROPOSED DRIVEWAY, ELIMINATED PHASING, ELIMINATED ACCESS EASEMENT TO FOOTBRIDGE
7/13/15	MODIFIED PROPOSED LOT LINE

**DYKSTRA WALKER**  
**DESIGN DW GROUP**  
 PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
 21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849  
 PHONE (973) 663-6540 · FAX (973) 663-0042  
 WWW.DYKSTRAWALKER.COM

*Marc G. Walker*  
**MARC G. WALKER, P.E.**  
 PROFESSIONAL ENGINEER, N.J. LIC. NO. 246E03640900

SIGHT DISTANCE PLAN

BLOCK 100, LOT 23  
 #260 BOULEVARD  
 BOROUGH OF MOUNTAIN LAKES  
 MORRIS COUNTY NEW JERSEY

**DW**

SCALE: 1" = 30'  
 JOB NO.: 12051  
 DRAWN BY: KJR  
 CHECKED BY: MGW  
 DATE: 2/25/15  
 SHEET NO. 3 OF 4

J:\sdc\PROJ\1212051\dwg\Minor\Subdivision\Plan.dwg, Site Distance (3), 3/17/2017, 1:31:31 PM  
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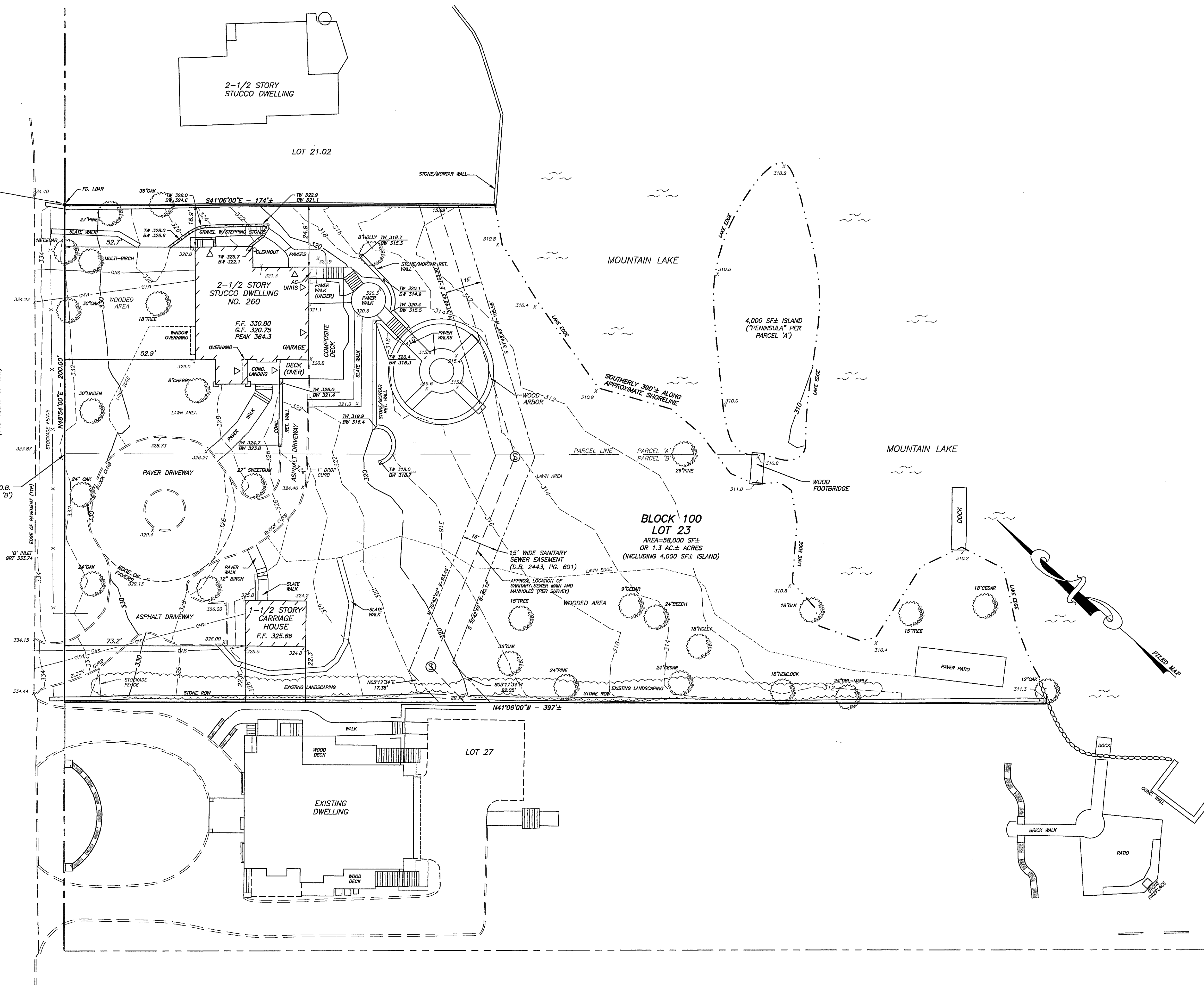
**NOTES AND REFERENCES:**

1. MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE ANSELL RESIDENCE SITUATED AT 260 BOULEVARD - TAX BLOCK 100, LOT 23, BOROUGH OF MOUNTAIN LAKES, MORRIS COUNTY, NEW JERSEY," PREPARED BY KORZEN ENGINEERING LLC DATED 9/07/2007, UNREVISED.
2. MAP ENTITLED "PLOT PLAN, BLOCK 100, LOT 27, BOULEVARD, BOROUGH OF MOUNTAIN LAKES, MORRIS COUNTY, NEW JERSEY," PREPARED BY DYKSTRA WALKER DESIGN GROUP DATED 1/27/12.
3. SUPPLEMENTAL FIELD TOPOGRAPHY WAS CONDUCTED BY DYKSTRA WALKER DESIGN GROUP IN AUGUST 2012, JANUARY 2014 AND OCTOBER 2014 TO CONFIRM SITE CONDITIONS, TOPOGRAPHY AND FLOOR ELEVATIONS OF EXISTING DWELLING. DYKSTRA WALKER DESIGN GROUP DID NOT PERFORM THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PROPERTY.
4. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
5. OFFSETS SHOWN HEREON SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
6. VERTICAL DATUM IS ASSUMED

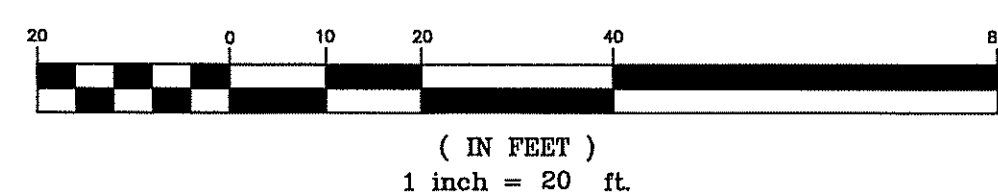
DEED P.O.B.  
(PARCEL 'A')  
S48° 54'W 860.9' FROM THE  
IRREGULAR INTERSECTION OF  
THE SOUTHERLY SIDE OF  
BOULEVARD AND LAKE DRIVE

BOULEVARD  
(115' RIGHT-OF-WAY)

DEED P.O.B.  
(PARCEL 'B')



GRAPHIC SCALE



DATE	REVISION
4/6/17	REVISED TO MATCH DESCRIPTIONS (SHT 1 & 4)
3/13/17	PER CONDITIONS OF APPROVAL
12/22/16	MODIFIED PROPOSED LOT LINE, ELIMINATED F.A.R. VARIANCE, CHANGE REFERENCE FROM B.O.A. TO P.B.
7/13/15	MODIFIED PROPOSED LOT LINE

**DYKSTRA WALKER DESIGN GROUP, P.A.**  
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849  
PHONE (973) 663-6540 · FAX (973) 663-0042  
WWW.DYKSTRAWALKER.COM

**KENNETH D. DYKSTRA**  
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

EXISTING CONDITIONS PLAN

BLOCK 100, LOT 23  
#260 BOULEVARD  
BOROUGH OF MOUNTAIN LAKES  
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 20'
JOB NO.: 12051
DRAWN BY: KJR
CHECKED BY: KDD
DATE: 2/25/15
SHEET NO. 4 OF 4



SCALE: 1" = 20'  
JOB NO.: 12051  
DRAWN BY: KJR  
CHECKED BY: KDD  
DATE: 2/25/15  
SHEET NO. 4 OF 4