

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	STATE OPEN WATERS
+	BENCHMARK
⊙	EXISTING WELL
→	DRAINAGE FLOW DIRECTION
FFF	SUGGESTED FIRST FLOOR ELEVATION
FGF	SUGGESTED FINISH GARAGE FLOOR ELEVATION AT EDGE OF DRIVEWAY
FBF	SUGGESTED FINISH BASEMENT FLOOR (V.I.F.)
VERIFIED IN FIELD	
Bd	EXISTING SPOT ELEVATION
Bd	PROPOSED SPOT ELEVATION
BF	BASIN FLOODING TEST
PB	PITBAILING TEST

TOWNSHIP APPROVALS

APPLICATION No.	
APPROVED BY:	
CHAIRPERSON - ZONING BOARD OF ADJUSTMENT	DATE
SECRETARY - ZONING BOARD OF ADJUSTMENT	DATE
TOWNSHIP ENGINEER	DATE

PROPERTY OWNERS WITHIN 200' OF LOTS 14 & 15

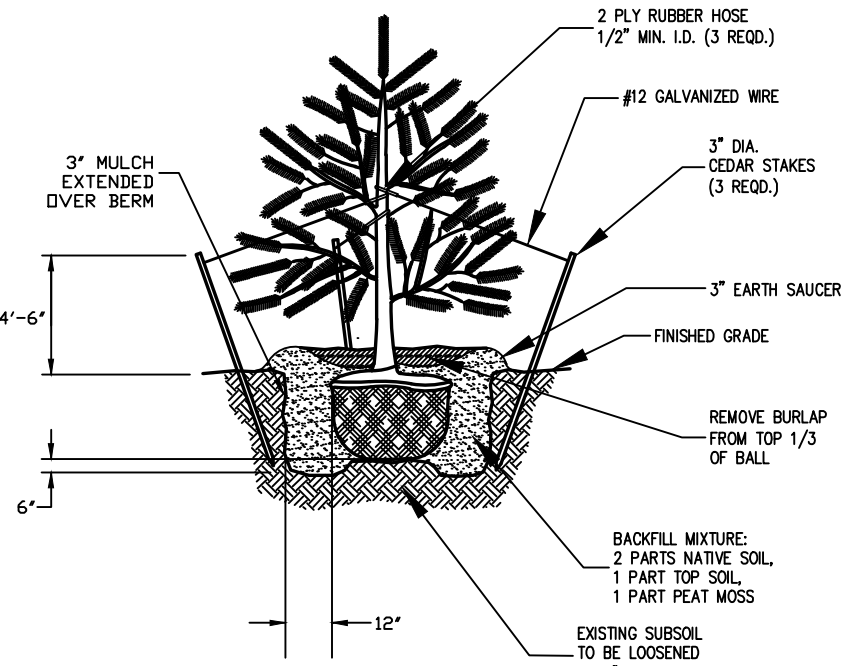
BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
11002	26	RHODES, JUSTIN EDWARD 44 ROCK HILL RUN, SKILLMAN, NJ	11002	15	BENKE, LORIN 61 LONG HILL ROAD SKILLMAN, NJ 08558
169	47	NIPER, ROBERT L & S A 476 LONG HILL ROAD HILLSBOROUGH, NJ 08844	11002	12.01	DRIFT, FRANK & DRIFT, JASON H. 341 SUNSET ROAD SKILLMAN, NJ 08558
169	46	FIRST MT. ZION METHODIST CHURCH 495 LONG HILL ROAD HILLSBOROUGH, NJ 08844	11002	12	DRIFT, FRANK & DRIFT, JAMES L. 341 SUNSET ROAD SKILLMAN, NJ 08558
11002	18 & 19	HANSON, JAMES E. III & TESSA 47 ZION-WERTSVILLE ROAD SKILLMAN, NJ 08558	169	50	GREENLITE HOMES, LLC 9 TARA WAY PENNINGTON, NJ 08534
169	49	ALTON, B C & CASE, J J III 460 LONG HILL ROAD HILLSBOROUGH, NJ 08844	11002	25	MOLEY, MARION ET AL SHOLEA, ESQ. 16 REYNA LANE NEK ROCHELLE, NY 10804
11002	17	MILLER, JOHN C & DORIS M 53 ZION-WERTSVILLE ROAD SKILLMAN, NJ 08558	11002	24	CHAPMAN, CAMERON R. 73 ZION-WERTSVILLE ROAD SKILLMAN, NJ 08558
11002	16	LOATS, ANDREA B. & ALISON B. 55 ZION-WERTSVILLE ROAD SKILLMAN, NJ 08558			

LANDSCAPE NOTES

- SHADE TREES REQUIRED: 0.457 ACRES X 14 = 7 TREES
SHADE TREES PROPOSED: 7 TREES PER ACRE
PROPOSED PLANTINGS: 7 TREES (OR EQUAL PLANTINGS SUBJECT TO APPROVAL OF THE TOWNSHIP LANDSCAPE ARCHITECT). THE PROPOSED LIMITS OF DISTURBANCE AREA SHALL BE SHOWN OF THE LANDSCAPE PLAN (SEE NOTE 2) FOR REVIEW AND APPROVAL BY THE TOWNSHIP LANDSCAPE ARCHITECT.
- A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE TOWNSHIP LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT FOR THE DWELLING UNIT IN ACCORDANCE WITH SECTION 16-9.2 OF THE LAND DEVELOPMENT ORDINANCE.
- AN ESCROW ACCOUNT OF \$500.00 SHALL BE ESTABLISHED TO COVER THE COST OF THE TOWNSHIP LANDSCAPE ARCHITECT'S PLAN REVIEW AND SITE OBSERVATIONS REQUIRED WITH REGARD TO THE PROPOSED LANDSCAPE PLAN.
- SHADE TREES AND EVERGREEN TREES SHALL BE STAKED AND GUYED. SHADE TREES SHALL BE WRAPPED AND ALL PLANTING SHALL BE GUARANTEED FOR TWO YEARS FROM THE DATE OF ACCEPTANCE BY THE TOWNSHIP.

LANDSCAPE SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TJ	7	THUJA GREEN GIANT	GREEN GIANT ARBORVITAE	6- 7 FT. HGT	B & B



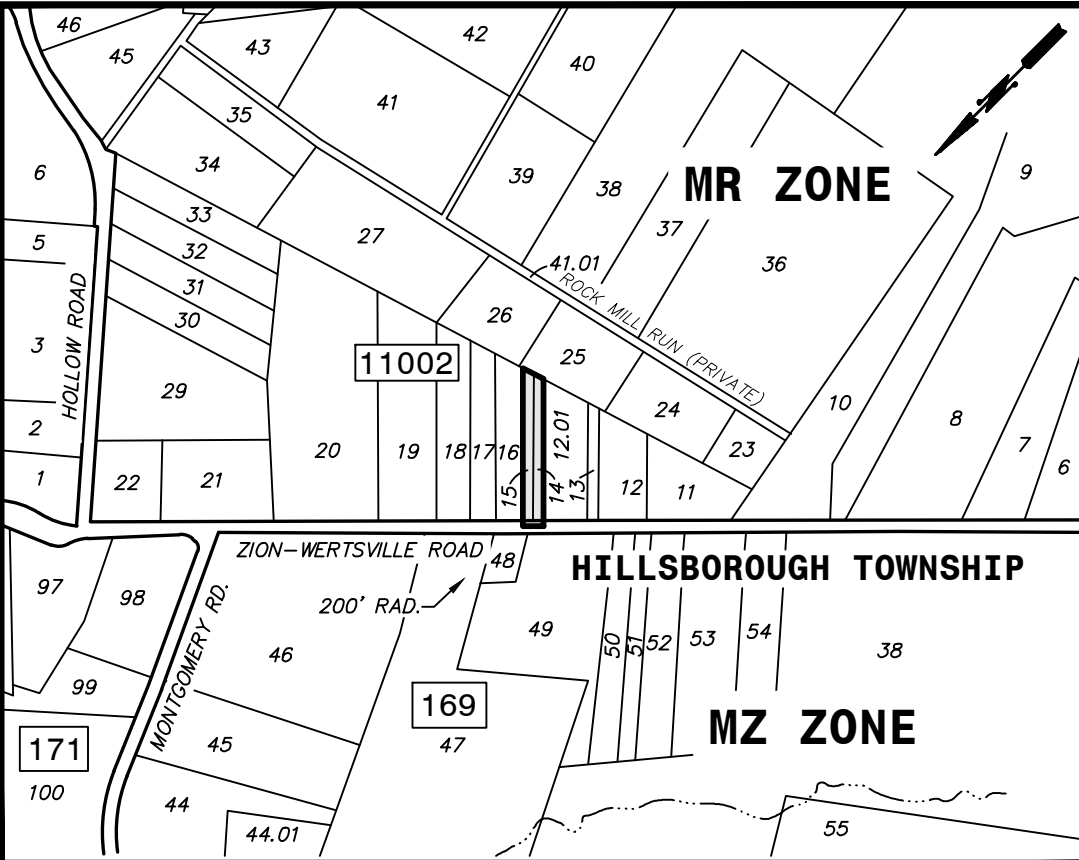
PLANTING & STAKING DETAIL FOR BALLED AND BURLAPPED EVERGREEN TREES

GENERAL LANDSCAPING NOTES

- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING AND LIGHTING LAYOUT PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANT INSTALLATION.
- ALL PLANT MATERIAL SHALL BE TWICE TRANSPLANTED, NURSERY-GROWN OF SPECIMEN QUALITY. THEY SHALL BE OF SYMMETRICAL GROWTH OR TYPICAL OF THE VARIETY AND SUPPLIED FROM SOURCES IN THE SAME HARDINESS ZONE AS THE DEVELOPMENT IS LOCATED AND FREE OF INSECT AND DISEASE PROBLEMS OR OBJECTIONABLE DISFIGUREMENTS. ALL PLANTS SHALL COMPLY SPECIFICALLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI-260 (LATEST EDITION).
- THE LOCATIONS OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. PROVIDE TWO TO THREE TREE STAKES PER TREE AS NOTED ON THE PLANS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO EXISTING GRADE.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF PLANTING. ANY SUCH TREE THAT DIES OR IS IN POOR CONDITION WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND BE REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE APPLICANT/OWNER.

APPLICANT/ OWNER

GOLDEN BISON INVESTMENTS, LLC
36 MEGA WAY
FURLONG, PA 19025-1610
609-636-1688



KEY MAP

SCALE: 1"=500' ±

IMPERVIOUS SUMMARY:

EXISTING CONDITION:	PROPOSED CONDITION (PRIOR TO R.O.W. DEDICATION):	PROPOSED CONDITION (AFTER TO R.O.W. DEDICATION):
• 1 STORY DWELLING • STEPS AND PORCHES • AC UNIT • PAVED DRIVEWAY • WALKWAY	1,426 S.F. • 1 STORY DWELLING • STEPS AND PORCHES • AC UNIT • PAVED DRIVEWAY • WALKWAY	1,538 S.F. • 1 STORY DWELLING • STEPS AND PORCHES • AC UNIT • PAVED DRIVEWAY • WALKWAY
TOTAL:	2,647 S.F. (13.26%)	2,518 S.F. (12.66%)

ZONING REQUIREMENTS - MR - SINGLE FAMILY RESIDENTIAL

	INDIVIDUAL LOT REQUIREMENTS	EXISTING LOTS 14 & 15	PROPOSED LOTS 14 & 15
MINIMUM LOT AREA	10.0 AC.	0.467 AC. (1)	0.457 AC. (1) *
MINIMUM LOT FRONTAGE	350 FT.	53.47 FT. (1)	53.47 FT. (1) *
MINIMUM LOT WIDTH @ SETBACK	350 FT.	53.47 FT. (1)	53.47 FT. (1) *
MINIMUM LOT DEPTH	750 FT.	380.47 FT. (1)	380.47 FT. (1) *
MINIMUM SIDE YARD SETBACK	100 FT.	12.2 FT. (1)	12.2 FT. (1) *
MINIMUM FRONT YARD SETBACK	100 FT.	68.2 FT. (1)	54.7 FT. (1) *
MINIMUM REAR YARD SETBACK	100 FT.	234.1 FT.	234.1 FT.
MAXIMUM BUILDING COVERAGE	7 %	7.0 % (1)	7.7 % (1)(2) *
MAXIMUM LOT COVERAGE	10 %	13.3 % (1)	12.7 % (1)(3) *
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.
MINIMUM FOUNDATION SETBACK TO "CRITICAL AREA"	20 FT.	N/A	N/A
MINIMUM "NON-CRITICAL AREA"	43,560 SF.	20,342 (1)	19,907 (1) *
ACCESSORY BUILDING	50 FT.	N/A	N/A
DISTANCE TO SIDELINE	50 FT.	N/A	N/A
DISTANCE TO REAR LINE	40 FT.	N/A	N/A
DISTANCE TO OTHER BUILDINGS	2 %	N/A	N/A
MAXIMUM BUILDING COVERAGE	2 %	N/A	N/A

* VARIANCE REQUIRED

- EXISTING NON-CONFORMITY.
- VARIANCE REQUIRED FOR CHANGE (INCREASE) IN BUILDING COVERAGE
- NOTE PERCENTAGE (2) OF IMPERVIOUS REDUCED DUE TO LOT AREA DECREASE RESULTING FROM R.O.W. DEDICATION.

NOTES:

- PER THE SOMERSET COUNTY SOIL SURVEY THE ENTIRE SITE IS MAPPED AS CHALFONT, SILT LOAM, 6-12% SLOPES, SOILS. THERE ARE NO CRITICAL AREA SOILS AS DEFINED BY TOWNSHIP CODE SECTION 16-4.24 FOOTNOTE 8, ON 8/1/2007.
- THERE ARE NO SIGNIFICANT AREAS OF TOPOGRAPHIC SLOPES 15% OR GREATER ON SITE.
- THERE IS NO 100-YEAR FLOOD PLAIN ON SITE PER FEMA INSURANCE MAP, PANEL #236E, EFFECTIVE DATE 9/28/2007.
- EXISTING SEPTIC SYSTEM AND WELL INFORMATION SHOWN FOR ADJOINING LOTS IS BASED ON TOWNSHIP HEALTH DEPARTMENT RECORDS.
- SEPTIC SYSTEM "SITE APPROVAL" APPLICATION TO BE SUBMITTED TO THE MONTGOMERY TOWNSHIP BOARD OF HEALTH.

PLAN REFERENCES:

- "SURVEY OF PROPERTY, TAX LOTS 24 & 15 - BLOCK 102, 59 ZION WERTSVILLE ROAD, MONTGOMERY TOWNSHIP, SOMERSET CO., NJ, BY LAND-TECH SERVICES, ADAM R. VOGT, N.J.P.L.S. LIC. NO. 24650483200, DATED 2/14/2022.
- EXISTING TOPOGRAPHY OBTAINED FROM MONTGOMERY TOWNSHIP ENGINEERING DEPARTMENT GIS DATASET PANEL NO. 539L40, ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- SOIL LOGS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES AND KYLE PATERSON, PM LAND CONSULTING, INC. IN MAY 2022.
- THERE ARE NO WETLANDS/ CRITICAL AREAS BASED NJ-GEOWEB NJDEP SITE HTTP://WWW.NJDEP.DEV/IGIS AND FLOOD INSURANCE RATE MAP #34035C0236E, SOMERSET COUNTY NEW JERSEY, EFFECTIVE DATE 9/28/2007.

REV	DESCRIPTION	DATE
1	PER TOWNSHIP	M.K.F. 9/15/22

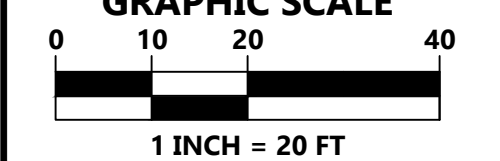
REV	DESCRIPTION	DATE
1	PER TOWNSHIP	M.K.F. 9/15/22

SERIAL NO. _____

811

Know what's below.
Call before you dig.
1-800-272-1000

IT'S THE LAW!
Dig Safely.



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

Michael K. Ford
MICHAEL K. FORD
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 34722

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROOKER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 359-8291

VARIANCE SITE
PLAN
FOR
59 Zion-Wertsville
Road,
Skillman 08558 NJ

DATE:	JULY 14, 2022
SCALE:	1"=20'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
JOB NUMBER:	2202M

BLOCK 11002 LOTS 14 & 15

MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY