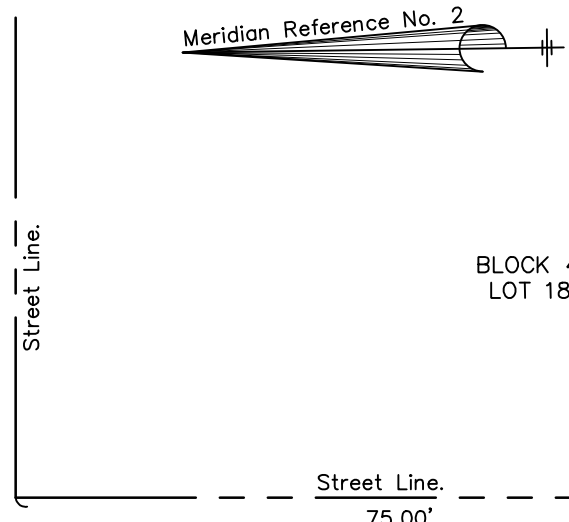
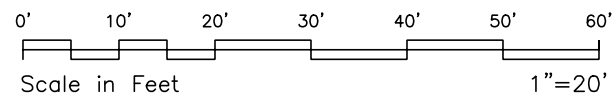


MANDEVILLE AVENUE
50' WIDE RIGHT OF WAY



LOT LINE ADJUSTMENT PLAN



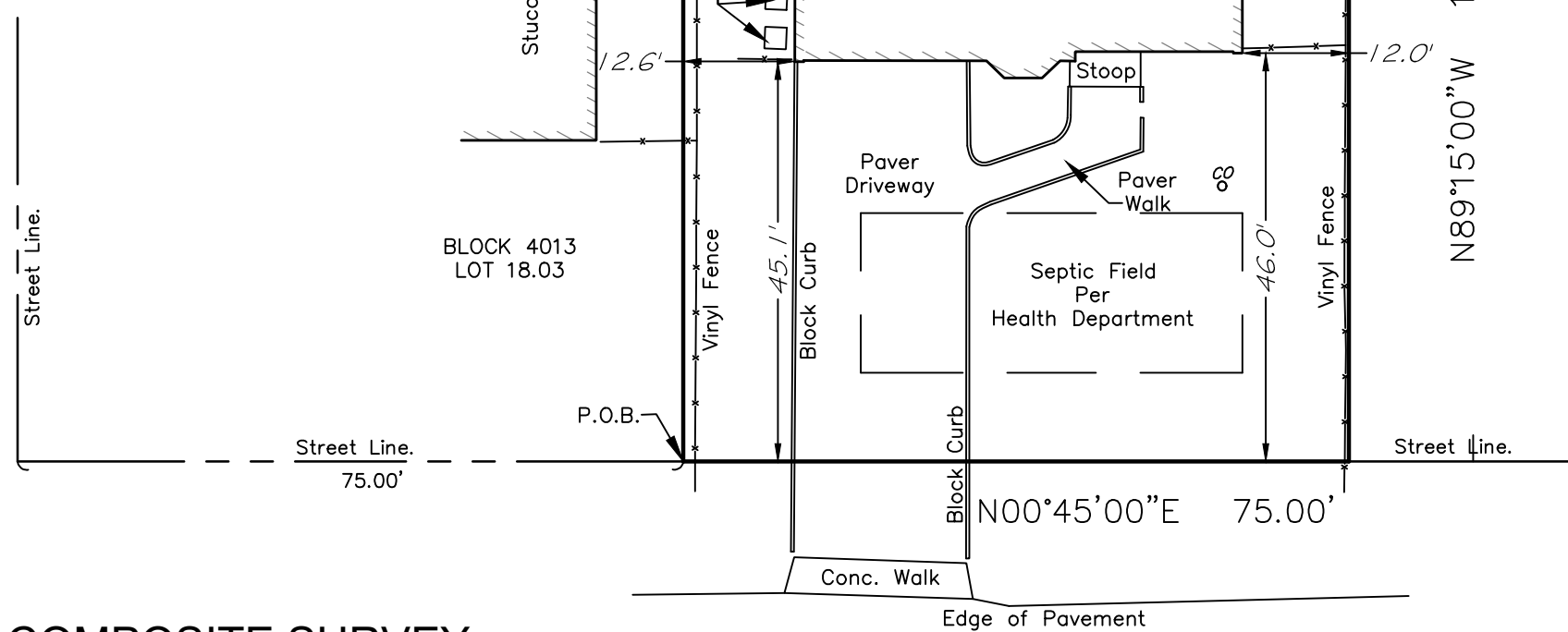
REFERENCES:

- TAX MAP SHEET NO.40 FOR THE TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY, NEW JERSEY.
- PQ DEED BOOK 21454 PAGE 1208
- FIELD WORK PERFORMED ON 07-02-23

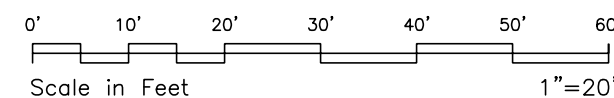
CERTIFY TO:

- CULUKO, KENT & CLIFFORD

MANDEVILLE AVENUE
50' WIDE RIGHT OF WAY



COMPOSITE SURVEY



Copyright
Protected.

CERTIFIED

Asani - Culuko

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

Chairman

Secretary

PROPOSED SUBDIVISION DETAIL PLAN

SITE DATA BOX - R-9					
		18.01	18.02	18.01	18.02
	REQUIRED	EXISTING	EXISTING	PROPOSED	PROPOSED
TOTAL LOT AREA	9,375 SF	10,532 SF	9,375 SF	9,282 SF	10,625 SF
LOT WIDTH	125'	76.80'	75'	76.80'	75'
LOT DEPTH	125'	132.01'	125'	132.01'	125'
FRONT SETBACK	35'/25'	41.2'	45.1'	41.2'	45.1'
REAR SETBACK	25'	47.5'	49.6'	47.5'	49.6'
SIDE	10'	11.1'	12.0'	11.1'	12.0'
MAXIMUM BUILDING COVERAGE	20%	13%	16%	15%	14%
MAXIMUM LOT COVERAGE	42%	49%	43%	48%	45%

★ - EXISTING NON CONFORMING
★★ - VARIANCE

EXISTING BOUNDARY SURVEY FOR LOT 18.01 AND LOT 18.02

EXISTING BUILDING/LOT COVERAGE AREAS FOR LOT 18.01 (9,375 SQ.FT)

BUILDING AREA - 1,373 SQ.FT.
% BUILDING LOT COVERAGE - 13%

IMPERVIOUS AREAS

BUILDING COVERING LAND SURFACES ----- 1,373 SQ.FT.
IMPERVIOUS AREA (EXPOSED BEYOND BUILDING AREA)
INCLUDING CONCRETE DRIVEWAY, STEPS, CONCRETE PAD--- 3,825 SQ.FT
RETAINING WALLS -----

TOTAL IMPERVIOUS AREA ----- 5,198 SQ.FT

% IMPERVIOUS COVERAGE ----- 49%

EXISTING BUILDING/LOT COVERAGE AREAS FOR LOT 18.02 (9,375 SQ.FT)

BUILDING AREA - 1,527 SQ.FT.
% BUILDING LOT COVERAGE - 16%

IMPERVIOUS AREAS

BUILDING COVERING LAND SURFACES ----- 1,527 SQ.FT.
IMPERVIOUS AREA (EXPOSED BEYOND BUILDING AREA)
INCLUDING CONCRETE DRIVEWAY, STEPS, CONCRETE PAD--- 2,526 SQ.FT
RETAINING WALLS -----

TOTAL IMPERVIOUS AREA ----- 4,053 SQ.FT

% IMPERVIOUS COVERAGE ----- 43%

PROPOSED BUILDING/LOT COVERAGE AREAS FOR LOT 18.01 (9,281.74 SQ.FT)

BUILDING AREA - 1,373 SQ.FT.
% BUILDING LOT COVERAGE - 15%

IMPERVIOUS AREAS

BUILDING COVERING LAND SURFACES ----- 1,373 SQ.FT.
IMPERVIOUS AREA (EXPOSED BEYOND BUILDING AREA)
INCLUDING CONCRETE DRIVEWAY, STEPS, CONCRETE PAD--- 3,105 SQ.FT
RETAINING WALLS -----

TOTAL IMPERVIOUS AREA ----- 4,478 SQ.FT

% IMPERVIOUS COVERAGE ----- 48%

PROPOSED BUILDING/LOT COVERAGE AREAS FOR LOT 18.02 (10,625 SQ.FT)

BUILDING AREA - 1,527 SQ.FT.
% BUILDING LOT COVERAGE - 14%

IMPERVIOUS AREAS

BUILDING COVERING LAND SURFACES ----- 1,527 SQ.FT.
IMPERVIOUS AREA (EXPOSED BEYOND BUILDING AREA)
INCLUDING CONCRETE DRIVEWAY, STEPS, CONCRETE PAD--- 3,246 SQ.FT
RETAINING WALLS -----

TOTAL IMPERVIOUS AREA ----- 4,773 SQ.FT

% IMPERVIOUS COVERAGE ----- 45%

LIST OF THE OWNERS WITH IN 200' RADIUS PROVIDED BY THE PEQUANNOCK TOWNSHIP

BLOCK 4002

LOT 13 - LICHTA, LINDA, 26 MANDEVILLE AVE
LOT 14 - SMITH, JAMES & ROSEMARY, 28 MANDEVILLE AVE
LOT 15 - MARRA JR, BENEDICT J & DIANE M, 32 MANDEVILLE AVE
LOT 16 - AVITABLE, JAMES, 34 MANDEVILLE AVE

BLOCK 4013

LOT 3 - BENSON, ERNEST & REGINA, 29 MANDEVILLE AVE
LOT 4 - MOLINARI, PAUL/CARLUCCI, KAREN/ETAL, 25 MANDEVILLE AVE
LOT 5 - SOBOSINSKI, LUKAS/NATALIA, 23 MANDEVILLE AVE
LOT 15 - WILLIAMS, ROBERT & DANIELLE, 59 LINCOLN PARK ROAD
LOT 16 - EZZO, CARMIN K, 81 LINCOLN PARK ROAD
LOT 17 - ROWLAND, THOMAS J & GINA, 79 LINCOLN PARK ROAD
LOT 18.03 - GUIDICE, PETRO, 35 MANDEVILLE AVE
LOT 19 - BARANY JR, HARRY M & DIANE LYNN, 71 LINCOLN PARK ROAD

OWNER APPLICANT BLOCK 4013

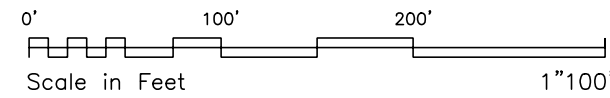
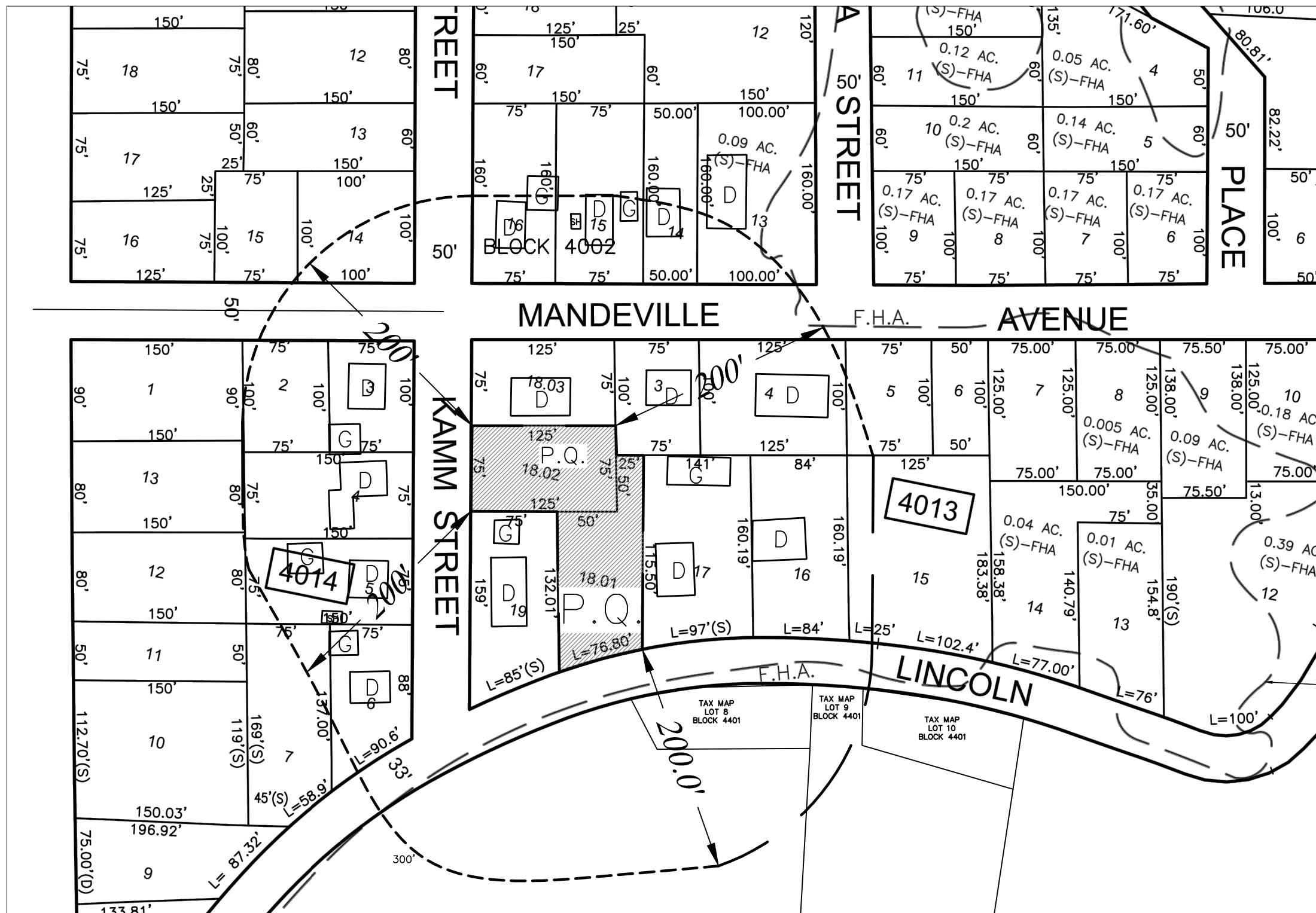
LOT 18.01 - ASANI, NAIM & GZIME, 75 LINCOLN PARK ROAD
LOT 18.02 - CULUKO, KENT & CLIFFORD, 4 KAMM STREET

BLOCK 4014

LOT 3 - BERRY, ANNETTE T, 39 MANDEVILLE AVE
LOT 4 - O'GORMAN, BRIAN/PJACQUELINE M, 5 KAMM STREET
LOT 5 - CONKLIN, JOHN & VICKI, 3 KAMM STREET
LOT 6 - LISOWSKI, RICHARD J/KIMBERLY, 63 LINCOLN PARK ROAD
LOT 7 - SCHMIDT JR, WILLIAM E, LINDA K, 61 LINCOLN PARK ROAD

BLOCK 4401

LOT 7 - PEQUANNOCK TOWNSHIP, LINCOLN PARK ROAD
LOT 8 - TILI, PATRICIA K & GEORGE M, LINCOLN PARK ROAD
LOT 9 - PEQUANNOCK TOWNSHIP COLUMBIA ASSOC, 84 LINCOLN PARK ROAD
LOT 9 - VERIZON WIRELESS - C/O DUFF & PHELPS, 84 LINCOLN PARK ROAD
LOT 10 - COMSTRUCT INC, 88 LINCOLN PARK ROAD



LEGEND
D-DWELLING
G-GARAGE
SH-SHADE

Composite Survey & Lot Line Adjustment For

ASANI - CULUKO

4 Kamm Street & 75 Lincoln Park Road, Lots 18.02 & 18.01, Block 4013
Situated 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. 246220072900

MICHAEL H. DARMSTATTER
P.E.S., NJ License No. 246220072900

DATE
July 13, 2023

SCALE
1" = 20'

FILE ENG. NO.
17665 - C

SHEET NO.
1 of 1

A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L.2003, c.14(NJSA45:8-36.3) and N.J.A.C. 13:40-5.1(d).
I certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey made by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information shown hereon correctly represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible. This certificate is given solely to the above named parties. No responsibility or liability is assumed by the surveyor for use of survey for any other purpose including, but not limited to, use of survey or survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly. CAUTION: If this document does not contain a noted impression and of the Professionals, it is not an authorized original document and may have been altered. Surveyor does not guarantee ownership of property, and shows property to be surveyed only. This survey was prepared without benefit of an abstract of title, other easements and subsurface conditions may exist. No liability is assumed by the undersigned for any loss associated with discover of abstract of title, easements or subsurface conditions. Use of survey in any way, limits liability to cost of survey.