

MULLICA TOWNSHIP PLANNING BOARD  
AGENDA  
APRIL 7, 2021  
7:30 PM

CALL TO ORDER

FLAG SALUTE

PUBLIC MEETINGS ACT ANNOUNCEMENT

SWEARING IN NEW MEMBER: Charles Braun

ROLL CALL: Mr. Critelli, Mr. Fognano, Mr. Gravlin, Mayor Hanselmann, Ms. Mazzearella, Mr. Merlino, Mr. Seney, Mr. Silva, Ms. Nevius (Alt #1), Mr. Braun (Alt. #2), Mr. Falciano (Alt. #3), Mr. Iles (Alt. #4), Mr. Muller

APPROVAL OF MINUTES: March 3, 2021

APPROVAL OF RESOLUTIONS: A. Resolution #7-2021 / Block 9801, Lot 17 / Variance

B. Resolution #8-2021 / Block 5401, Lots 1 & 2 /Minor Site  
Plan & Variance

C. Resolution #9-2021 / Amending Resolution #8-2020 /  
Support Street Vacation / Columbia Road between  
Reading Avenue & White Horse Pike

CORRESPONDENCE:

APPLICATIONS: A. Adam Griffiths & Christine Gallo / Block 6603, Lot 9 / Variance

OLD BUSINESS:

NEW BUSINESS:

PUBLIC DISCUSSION:

ADJOURN

Time: Mar 3, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/6579457427?pwd=dEtEQk5jUFhXbUwrT01idUlySGNtQT09>

Meeting ID: 657 945 7427

Passcode: 0117

One tap mobile

+13126266799,,6579457427# US (Chicago)

+16465588656,,6579457427# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 657 945 7427

Find your local number: <https://zoom.us/j/6579457427>

## **MARCH Correspondence**

From: Pinelands Commission: To: Peter & Lee Anne Oudemans, Block 5002, Lot 20, Certificate of Filing; To: Edward Conn, Block 9503, Lot 14, Certificate of Filing; To: Atlantic City Electric, Block 5501, Lot 1, Certificate of Filing.

**PLANNING BOARD RESOLUTION NO. 7-2021**

**RESOLUTION MEMORIALIZING THE GRANT OF A C-VARIANCE TO ALLOW AN OVERSIZED ACCESSORY STRUCTURE FOR PROPERTY WITH COMMON ADDRESS OF 1232 HEIDELBERG AVENUE AND DESIGNATED ON THE MUNICIPAL TAX MAP AS LOT 17 IN BLOCK 9801.**

**WHEREAS**, an application was filed by John and Dawn Thompson seeking a C-Variance to construct an accessory structure, that being a pole barn; and

**WHEREAS**, the subject property of the application was 1232 Heidelberg Avenue with said property being listed on the official tax map of the Township of Mullica as Lot 17 in Block 9801; and

**WHEREAS**, the application consisted of the formal application and all documents submitted during the presentation; and

**WHEREAS**, a meeting was held via video conference on Wednesday, March 3, 2021; and

**WHEREAS**, since the County of Atlantic and State of New Jersey were still in the midst of the Covid 19 pandemic, the board determined it was appropriate to proceed via video conference and the applicant consented to the same; and

**WHEREAS**, testimony was presented on behalf of the applicant by both John and Dawn Thompson; and

**WHEREAS**, the Mullica Township Planning Board having duly considered the evidence presented made the following specific findings of fact:

- A. The above recitals are incorporated into this section of the resolution as if fully set forth at length herein.

- B. The property is in the Rural Development Area District (RDA).
- C. The property is currently developed with a 2-story single family dwelling, stone access driveway and in-ground pool.
- D. The applicant is proposing to construct an 1800 SF accessory building, that being a pole barn, in an existing stone driveway area on the property.
- E. While the proposed pole barn is 1800 SF, accessory buildings in said zone are limited to 850 SF maximum.
- F. The application as originally proposed also required a C-Variance for driveway width but the applicant agreed during the hearing to bring the driveway into conformity with the Municipal Land Use Ordinance and therefore no such variance was needed.
- G. The applicant indicated that he owns an RV and wished to store his RV, pick-up truck and other equipment such as mowers in the accessory building.
- H. The board found that the property was on a 6.4-acre lot and therefore the pole barn would not seem intrusive on such a large lot.
- I. The applicant testified that electric and natural gas would be run to the property but not water or sewer.
- J. The board determined that the recreational vehicle, pick-up and other equipment being stored inside the accessory structure as opposed to being left in the open on this lot would amount to an aesthetic improvement. The board determined that the proposed accessory structure would not be contrary to the zoning plan or ordinance and would not create a detriment to the public good since other oversized pole barns exist in the township.
- K. The board unanimously deemed the application complete.

- L. The board determined that it had proper jurisdiction pursuant to the Municipal Land Use Laws of the State of New Jersey with respect to the relief being requested by the applicant and determined that all notice requirements regarding the application were complied with.

**PUBLIC PORTION:**

No member of the public spoke in favor of, or in opposition to, the application.

Therefore, a motion was made to grant the C-Variance to allow an 1800 SF accessory structure, that being a pole barn, when only accessory structures of 850 SF were permitted in the zone. The motion was conditioned upon the following:

- A. The applicant obtaining any and all other approvals from any other board or body with jurisdiction concerning the subject property.
- B. The applicant must comply with the driveway requirements of the Municipal Land Use Ordinance.
- C. The applicant must comply with any conditions set forth in the report of Board Engineer, Deborah Wahl, P.E., P.P., C.M.E., dated February 25, 2021.
- D. There can never be a commercial use housed or conducted in the accessory structure.
- E. The accessory structure cannot be used to allow anyone to live and reside in the same whether they be inside, or outside, of the RV.
- F. No water or sewer will ever be run to the site.
- G. If there is any false information in the application or misrepresentations provided to the board during the presentation, any approval will become *void ab initio* and will be of no effect.

Said motion, as conditioned, was unanimously approved with the following board members voting in the affirmative: Critelli, Isles, Mayor Hanselmann, Councilman Silva, Seney, Gravlin, Mazzarella, Merlino, Nevius, Falciano and Chairman Muller.

**NOW, THEREFORE, BE IT RESOLVED** that the C-Variance as set forth herein has been granted and is hereby memorialized; and

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be forwarded to the applicant, the Municipal Clerk and the Construction Office of the Township of Mullica; and

**BE IT FURTHER RESOLVED** that notification of the approval memorialized herein shall be published in an official newspaper of the Township of Mullica by the board secretary within 10 days of the passage of this resolution.

Dated: April 7, 2021

\_\_\_\_\_  
CHARLES MULLER, Chairman

**PLANNING BOARD RESOLUTION NO. 8-2021**

**RESOLUTION MEMORIALIZING THE GRANT OF SITE PLAN APPROVAL, C-VARIANCE RELIEF AND A CERTAIN WAIVER FOR PROPERTY LOCATED AT 2713 GREEN BANK ROAD AND DESIGNATED ON THE MUNICIPAL TAX MAP AS LOTS 1 AND 2 IN BLOCK 5401.**

**WHEREAS**, an application was filed by Viking Yacht Company for minor site plan approval; and

**WHEREAS**, the applicant was represented by William Hyland, Esquire; and

**WHEREAS**, testimony was presented on behalf of the applicant by Jeffrey Staub; and

**WHEREAS**, expert testimony was presented on behalf of the applicant by Cormack Morrissey, Professional Engineer; and

**WHEREAS**, the subject property is located at 2713 Green Bank Road and was listed on the official tax map of the Township of Mullica as Lots 1 and 2 in Block 5401; and

**WHEREAS**, the application consisted of the formal application and all documents submitted during the presentation; and

**WHEREAS**, the Mullica Township Planning Board having duly considered the evidence presented at a meeting held via video conference on Wednesday, March 3, 2021, made the following specific findings of fact:

- A. The above recitals are incorporated into this section of the resolution as if fully set forth at length herein.
- B. The board determined that it was appropriate to hold the meeting via video conference as Atlantic County and the State of New Jersey were in the midst of the Covid 19



- pandemic and social distancing requirements were in effect. The applicant had no objection to the meeting being held via video conference.
- C. The board unanimously deemed the application complete.
  - D. The property consists of 76.61 acres and is currently being used by the applicant as a boat manufacturing plant which consists of three 2-story buildings, on-site parking, storm water management facilities, septic and well. The majority of the site is wooded.
  - E. The applicant is requesting minor site plan approval to construct a 6000 SF building expansion. The proposed expansion will connect currently existing buildings numbered 2 and 3. The building expansion will occur in an area where there is currently a concrete pad. Said area is utilized for staging and storage of equipment and materials.
  - F. The applicant testified, and the board accepted, that allowing the construction of the expansion to connect buildings 2 and 3 would promote efficiency at the plant.
  - G. The applicant testified, and the board accepted, that the proposed expansion would not increase the number of employees and therefore would have no effect on water usage, sewer usage or parking.
  - H. The property has 76.61 acres. It is serviced by a septic system and well.
  - I. The portion of the property where the boat yard is located is Lot 2 in Block 5401 and is located in the Weekstown Village (WV) zoning district. The remainder of the property is wooded area located in the Preservation Area (PA) district. Building, repair and sale of boats are permitted uses in the Weekstown Village.
  - J. Since the area where the expansion building will be placed is currently concrete, there will be no increase in impervious coverage at the site.

- K. The applicant needs a variance for maximum principal building coverage. Ten percent or a maximum of 4000 SF, whichever is smaller, is permitted. The expansion will result in there being 91,899 SF of building coverage. However, the percent of building coverage will increase from 2.57% to 2.75% well below the 10% threshold.
- L. The building will be constructed to blend in with the currently existing buildings and the board determined that a C-Variance was appropriate as the relatively minor 6000 SF expansion would not have a major impact on such a large site.
- M. A boat yard has existed on this site for decades and the applicant has owned the property since 2016. Center console boats are constructed at the property in sizes ranging from 33-46 feet. The facility functions via one shift for 4 days per week. That being a 10-hour day, Monday through Friday.
- N. Site plan approval was previously granted for the subject property in 2002 and the same had to be updated due to the proposed expansion.
- O. There are 98 paved parking spaces at the site and 74 unpaved parking spaces for a total of 172 spaces. One hundred forty-two spaces are required.
- P. The applicant is seeking a variance from the requirement that all parking spots be paved and that the parking areas should be lit pursuant to the standards of the Municipal Development Ordinance. The board determined that there would be no change in the amount of employees coming to the site, the number parking spaces, or the lighting at the site. Since all of the same had functioned without any complaint from the public or employees of the applicant being brought to the governing body or the planning board of the Township of Mullica, the board determined that such a variance was appropriate. Basically, the existing conditions at the site would continue.

- Q. The applicant also sought a variance that landscaping be placed in the parking area. The site is primarily a wooded site and the parking with 98 paved and 74 unpaved spots had existed for a significant amount of time. Therefore, the board determined a variance from the landscaping requirements in the parking area was appropriate.
- R. No new lighting was proposed as part of the application and the governing body and board had received no complaints regarding light pollution or glare emanating from the property.
- S. Generally, the board determined that taking a concrete pad area with supplies and materials stored in the open air and enclosing the same with the 6000 SF proposed addition would be more aesthetically pleasing and create a desirable visual environment.
- T. The board determined that since the boat building company had existed on the site for decades, without complaint, allowing the addition would not be contrary to the zoning ordinance or plan and would have no negative effect on the neighborhood.
- U. The proposed building addition would be within the height requirements of the Municipal Land Use Ordinance.

**PUBLIC PORTION:**

No member of the public spoke in favor of, or in opposition to, the application.

Therefore, a motion was made to grant a waiver from the condition that existing and proposed contour lines within 200 feet of the subject property be listed on the plans. Said motion was unanimously approved.

Therefore, a second motion was made to grant the following C-Variations:

1. From the requirement of maximum principal building coverage where 4000 SF is allowed and 91,899 SF is proposed.
2. From the requirement that all parking spaces be paved and lit according to developmental ordinance standards.
3. That landscaping pursuant to developmental ordinance be placed in the parking area.

The motion, and the subsequent motion for minor site plan approval was conditioned on the following:

- A. That the applicant receives a letter from the appropriate authority indicating that the currently existing septic system is adequate and acceptable for the site. Said letter would come from either the Atlantic County Health Department or the State of New Jersey DEP.
- B. The applicant must obtain any and all other approvals, permits or authorizations necessary from any other body with jurisdiction concerning the subject property.
- C. The applicant must comply with any recommendations in the report of Board Engineer, Deborah Wahl, P.E., P.P., C.M.E., dated February 23, 2021.
- D. The applicant must comply with any recommendations of board professionals if issues arise during construction.
- E. If false information is contained in the application package or was presented during the hearing before the board, any approval will become *void ab initio* and be of no effect.

Said motion, as conditioned, was unanimously approved by the board.

**THEREFORE**, a motion was made to grant minor site plan approval subject to the conditions set forth herein and said motion was unanimously approved by the board.

The board members voting in favor of each of the motions set forth herein were Critelli, Isles, Mayor Hanselmann, Councilman Silva, Seney, Gravlin, Mazzarella, Merlino, Nevius, Falciano and Chairman Muller.

**BE IT RESOLVED** that the waiver, C-Variance and minor site plan approval as set forth herein has been granted and is hereby memorialized; and

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be forwarded to the applicant, the Municipal Clerk and the Construction Office of the Township of Mullica; and

**BE IT FURTHER RESOLVED** that notification of the approval memorialized herein shall be published in an official newspaper of the Township of Mullica by the board secretary within 10 days of the passage of this resolution.

Dated: April 7, 2021

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CHARLES MULLER, Chairman

# TOWNSHIP OF MULLICA PLANNING BOARD APPLICATION

## To be completed by applicant.

### 1. SUBJECT PROPERTY

Location: 2340 5th Avenue, Hammon ton, NJ 08037  
Tax Map Page      Block 6603 Lot(s) 9  
Page      Block      Lot(s)       
Dimensions Frontage 250 Depth 871 Total Area 4.86 Acres  
Zoning District FARR

### 2. APPLICANT

Name Adam Griffiths & Christine Gallo  
Address 2340 5th Ave, Hammon ton, NJ 08037  
Telephone Number   
Applicant is a Corporation  Partnership  Individual

### 3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

[Attach pages as necessary to fully comply.]

Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____

### 4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_

### 5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] \_\_\_\_\_ No  Proposed \_\_\_\_\_

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: residential  
\_\_\_\_\_  
\_\_\_\_\_

6. Applicant's Attorney N/A  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_

FAX Number \_\_\_\_\_

7. Applicant's Engineer \_\_\_\_\_ N/A \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

8. Applicant's Planning Consultant \_\_\_\_\_ N/A \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

9. Applicant's Traffic Engineer \_\_\_\_\_ N/A \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

10. List any other Expert who will submit a report or who will testify for the Applicant:  
**[Attach additional sheets as may be necessary]**  
Name \_\_\_\_\_ N/A \_\_\_\_\_  
Field of Expertise \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

\_\_\_\_\_ Minor Subdivision Approval  
\_\_\_\_\_ Subdivision Approval [Preliminary]  
\_\_\_\_\_ Subdivision Approval [Final]  
Number of lots to be created \_\_\_\_\_ Number of proposed dwelling units \_\_\_\_\_  
(including remainder lot) (if applicable)

SITE PLAN:

\_\_\_\_\_ Minor Site Plan Approval  
\_\_\_\_\_ Preliminary Site Plan Approval [Phases if applicable \_\_\_\_\_]  
\_\_\_\_\_ Final Site Plan Approval [Phases if applicable \_\_\_\_\_]  
\_\_\_\_\_ Amendment or Revision to an Approved Site Plan  
Area to be disturbed (square feet) \_\_\_\_\_  
Total number of proposed dwelling units \_\_\_\_\_  
\_\_\_\_\_ Request for Waiver from Site Plan Review and Approval  
Reason for request: \_\_\_\_\_  
\_\_\_\_\_ Informal Review  
\_\_\_\_\_ Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]  
\_\_\_\_\_ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]  
 Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]  
\_\_\_\_\_ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]  
\_\_\_\_\_ Variance Relief (use) [N.J.S. 40:55D-70d]  
\_\_\_\_\_ Conditional Use Approval [N.J.S. 40:55D-67]

\_\_\_\_\_ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]

\_\_\_\_\_ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

\_\_\_\_\_ Density Transfer

12. Section(s) of Ordinance from which a variance is requested: relieve from Ordinance 144-123 A. Accessory Structure, (5) 850 SF Maximum square footage for residential accessory building

13. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

**The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.**

An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:

**[Attach pages as needed]** Addition of 26' x 45' steel frame garage 14' tall

16. Is a public water line available? NO

17. Is public sanitary sewer available? NO

18. Does the application propose a well and septic system? NO

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A

20. Are any off-tract improvements required or proposed? N/A

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A

23. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Atlantic County Health Department	_____	<u>X</u>	_____
Atlantic County Planning Board	_____	<u>X</u>	_____
Cape/Atlantic Soil Conservation District	_____	<u>X</u>	_____



NJ Department of Environmental Protection  
 Sewer Extension Permit  
 Sanitary Sewer Connection Permit  
 Stream Encroachment Permit  
 Waterfront Development Permit  
 Wetlands Permit  
 Tidal Wetlands Permit  
 Potable Water Construction Permit  
 Other \_\_\_\_\_

\_\_\_\_ X \_\_\_\_\_  
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NJ Department of Transportation  
 Atlantic City Electric & South Jersey Gas Company

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and any and all information required by Schedule A, B and C for the type of application(s) involved. (Attach additional pages as required for complete listing.)

Quantity	Description of Item
15	Survey demonstrating location of garage

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:  
 Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's  
 Professional                      Reports Requested  
 Engineer \_\_\_\_\_  
 Attorney \_\_\_\_\_

**CERTIFICATIONS**

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this  
 17<sup>th</sup> day of Feb, 20 21

*Britney A. Glynn*  
 NOTARY PUBLIC

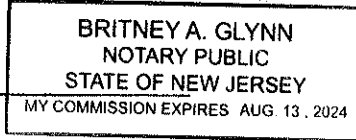
*[Signature]*  
 SIGNATURE OF APPLICANT

BRITNEY A. GLYNN  
 NOTARY PUBLIC  
 STATE OF NEW JERSEY  
 MY COMMISSION EXPIRES AUG. 13, 2024

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.  
[If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this  
17<sup>th</sup> day of Feb, 2021

*Britney A. Glynn*  
NOTARY PUBLIC



*[Signature]*  
SIGNATURE OF APPLICANT

29. I understand that the sum of \$ \_\_\_\_\_ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Township of Mullica, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

2/17/21  
Date

*[Signature]*  
SIGNATURE OF OWNER

### Mullica Township Professional Staff

Engineering & Planning  
Deborah Wahl  
Doran Engineering

Planning Board Attorney  
Timothy Maguire, Solicitor

Planning Board Secretary  
Kimberly Johnson, 609-561-7070  
Post Office Box 317  
Elwood, NJ 08217  
[kjohnson@mullicatownship.org](mailto:kjohnson@mullicatownship.org)

Category

Application Fees

Escrow Fees

846.20' ROW  
N 45°00'00"W 871.20' CL

WOODSLINE

PLAY HOUSE

52.6'

BLOCK 6603 LOT 9

180 SQFT.

1170 SQFT.

UTILITY POLE  
ELECTRICAL BOX

SHED #2 WELL

SHED #1

TWO STORY  
FRAME DWELLING

240 sq. ft.

PROPOSED  
Hole  
BGRN

1740 sq. ft.  
SEPTIC TANK  
[SEPTIC BED]

House

455' TO ROAD

STONE

83.5'

9.38'

12.1'

36'

10.1'

19.2'

28.6'

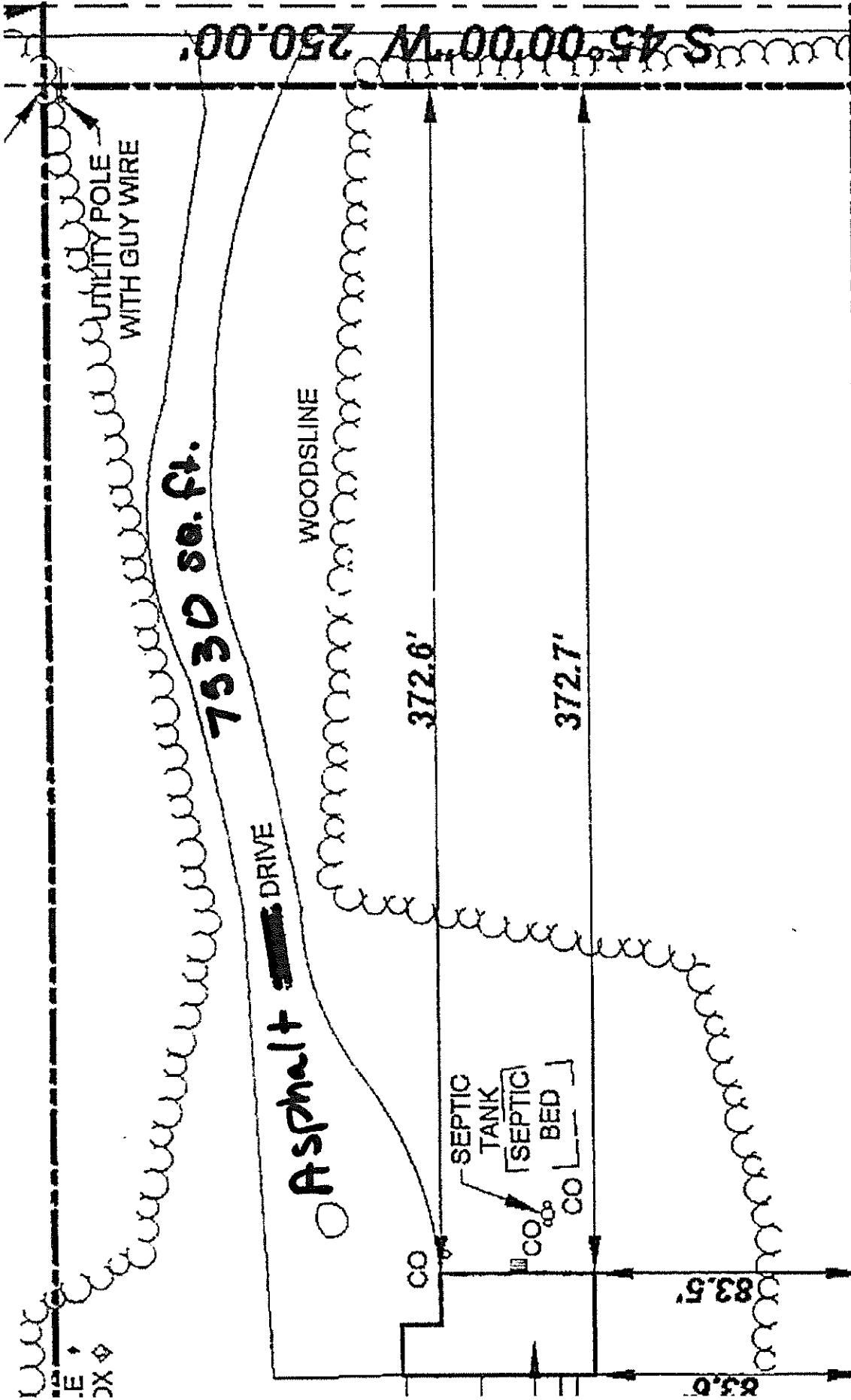
45'

Page 2 of 2

**AVENUE**

(60' WIDE)

S 45° 00' 00" W 250.00'



FOUND IRON PIN

Impervious Coverage	
Asphalt Driveway	7530
Shed #1	240
Shed #2	120
House	1740
Pole Barn	1170
<b>Total</b>	<b>10,800</b>

**Asphalt DRIVEWAY**  
7530 sq. ft.

TOTAL SQ. FT.	217,800
Impervious Coverage	10,800
<b>Total</b>	<b>207,000</b>
Balance	<del>207,000</del>