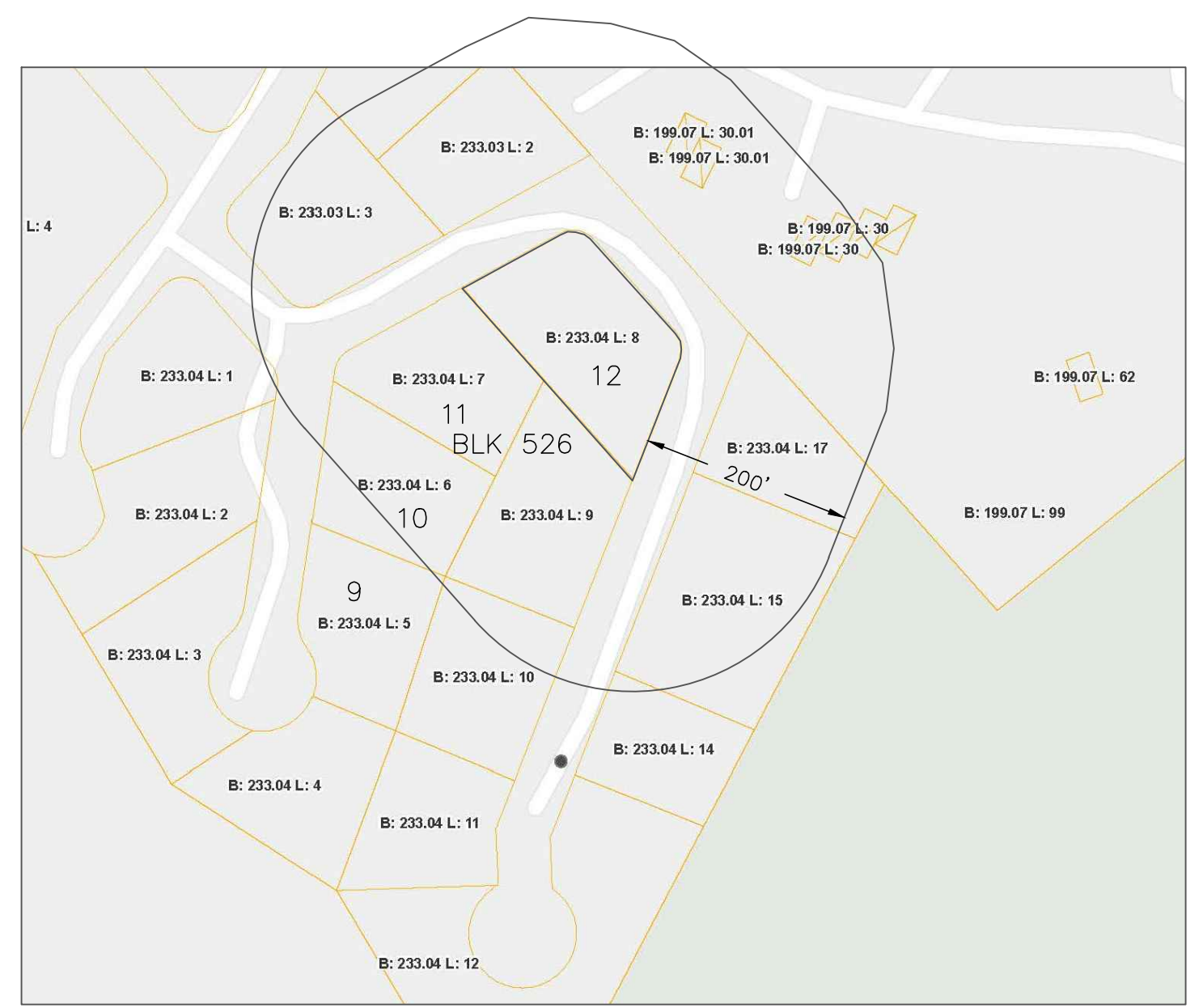




- PROPERTY OWNERS WITHIN 200 FEET
- | BLOCK | LOT | OWNER |
|-------|-----|--|
| 526 | 22 | Isabelle Picco
415 East 37th St., Apt 41J
New York, NY 10016 |
| 526 | 17 | Michael Hern
5 Lydia Drive
West New York, NJ 07093 |
| 526 | 14 | Thomas Grieg
1006 Cty Rt 619
Newton, NJ 07860 |
| 526 | 193 | Carryl Daza
90 Wawayanda Road
Highland Lakes, NJ 07422 |
| 526 | 18 | Timothy & Deidre Good
PO Box 93
Sparta, NJ 07871 |
| 526 | 5 | Rodney Walker
4801 Frederica Street
Owensboro, KY 42301 |
| 526 | 199 | Manifest Real Estate, LLC
98 Windsor Drive
Pine Brook, NJ 07058 |
| 526 | 198 | Susan Scoughton
4815 Garden Run
Ellenton, FL 34222 |
| 526 | 194 | Donna Savage
3 Crestmont Court
Hamburg, NJ 07419 |
| 526 | 19 | Mountain Crk Rst
200 Rt 94
Vernon, NJ 07462 |
| 526 | 195 | Anastasia Pavur Trustee
119 Demarest Ave
Englewood Cliffs, NJ 07632 |
| 562 | 12 | Michelle Fareri-Wiebel
16 Fox Run Road
Sparta, NJ 07871 |
| 526 | 25 | Vernon Township
21 Church Street
Vernon, NJ 07462 |
| 526 | 200 | Alan & Pauline Bruens
4 Greg Norman Ct., Unit 3
Vernon, NJ 07462 |
| 526 | 26 | Great Gorge SCC c/o Spa @ Crystal Springs
3621 Rt 94
Hamburg, NJ 07419 |
| 526 | 192 | Debra & Joseph Martucci
807 Kingsley St., Unit 7
Asbury Park, NJ 07712 |
| 526 | 191 | Tanya Graziano
1 Arnold Palmer Ct., Unit 4
Vernon, NJ 07462 |
| 526 | 11 | Michelle Fareri-Wiebel
16 Fox Run Road
Sparta, NJ 07871 |
| 526 | 197 | Douglas Belfondo
4 Greg Norman Ct., Unit 6
Vernon, NJ 07462 |
| 526 | 21 | John Boehm & Sandra Luperti
PO Box 324
Vernon, NJ 07462 |
| 562 | 196 | Sherry Robbins
4 Greg Norman Ct., Unit 7
Vernon, NJ 07462 |
| 526 | 10 | Michelle Fareri-Wiebel
16 Fox Run Road
Sparta, NJ 07871 |
| 526 | 6 | Sandy & Sandra Sandlin
8 Snow Shoe Trail
Vernon, NJ 07462 |
| 526 | 201 | Paul Kram
4 Greg Norman Ct., Unit 2
Vernon, NJ 07462 |
| 526 | 202 | Peter DeWolff
4 Greg Norman Ct., Unit 1
Vernon, NJ 07462 |



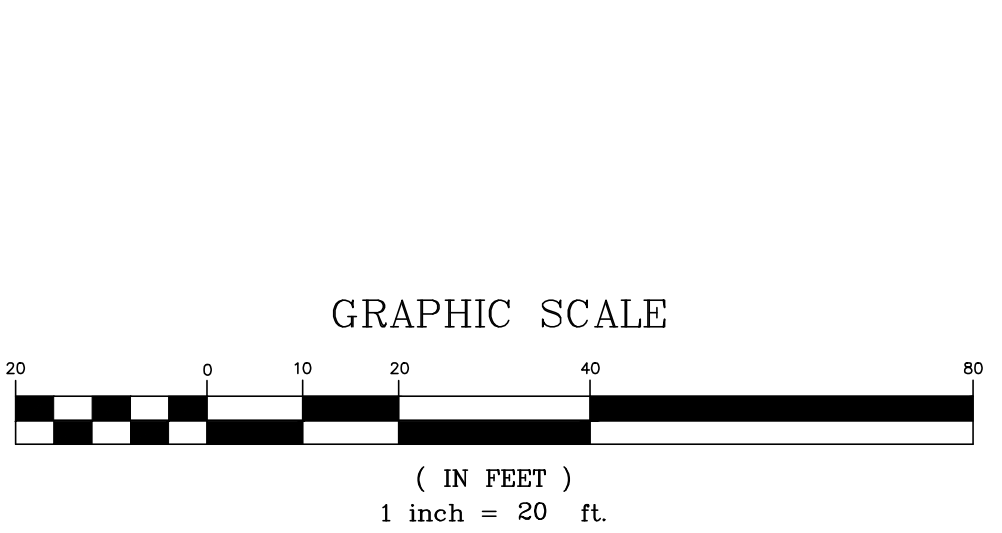
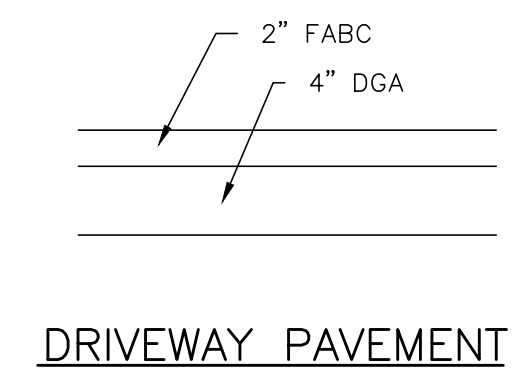
LOCATION MAP

APPROVED AS A PRELIMINARY & FINAL SITE PLAN
BY THE ZONING BOARD OF THE TOWNSHIP
OF VERNON, SUSSEX COUNTY, NEW JERSEY.

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

NOTES:

- OWNER/APPLICANT: SNOWSHOE HOMES, LLC
16 FOX RUN ROAD, SPARTA, NJ 07871
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON FROM PROPERTY SURVEY BY GREENAWAY SURVEYING, SUSSEX, NJ DATED APRIL 20, 2020, CONTAINING 23,162 SF.
 - SUBJECT PARCEL IS KNOWN AS BLOCK 526, LOT 12 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERNON.
- ZONING DATA: R-4
- | | REQUIRED | PROPOSED |
|--------------|--------------|------------------|
| LOT AREA | 10,000 SF | 23,162 SF |
| FRONT YARD | 50 FT | 50.0 FT |
| SIDE YARD | 15 FT | 51.5 FT |
| REAR YARD | 50 FT | 41.3 FT VARIANCE |
| LOT WIDTH | 100 FT | 183.5 FT |
| MAX. HEIGHT | 35' 2-1/2 ST | 35' 2-1/2 ST |
| BUILD. COVER | 20% | 4.7% |
| LOT COVER | 30% | 13.0% |
- THERE ARE NO WETLANDS ON THIS SITE.
 - ACCESS DRIVE COMPLIES WITH AASHTO SIGHT DISTANCE REQUIREMENTS.
 - SITE IS LOCATED WITHIN THE HIGHLANDS PRESERVATION AREA.



DATE	REVISIONS	MADE

PLOT PLAN
4 ALPINE TRAIL
BLOCK 526 LOT 12
 TOWNSHIP OF VERNON, SUSSEX COUNTY, NEW JERSEY

G. Gloede and Associates
 POST OFFICE BOX 449, OAK RIDGE, NEW JERSEY 07438, (973)697-9247

GEORGE R. GLOEDE JR.
 Professional Engineer Lic. No. 32407

FILE NO.	2020-37
DATE:	JAN. 2, 2021
SCALE:	1"=20'
DRAWN BY:	GRG
CHECKED BY:	GRG
DRAWING NO. PLOT PLANS	
SHEET NO.	1 OF 1

NOT VALID WITHOUT RAISED SEAL