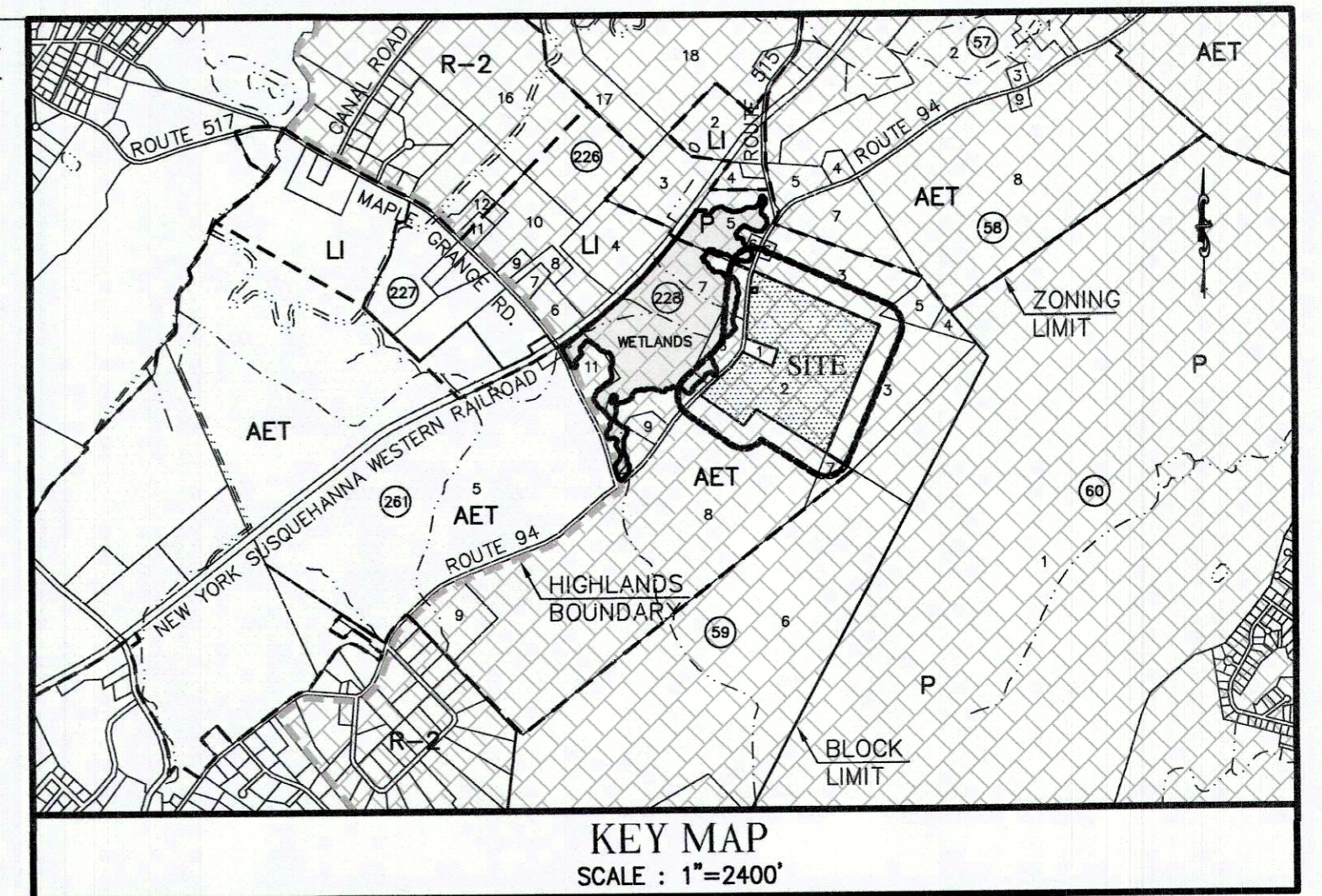


Remainder OF topography taken from LiDAR data on NJ Highlands Council Website (shown gray scale)

Appalachian Trail

N/F STATE OF NEW JERSEY APPALACHIAN NATIONAL SCENIC TRAIL PART OF LOT 1.02 BLOCK 94

BLOCK	LOT	OWNER
58	1	ARNOLD J. KOSTOMAJ, JR. 547 VALLEY ROAD CLIFTON, NJ 07014
58	3, 5 & 6	STATE OF NEW JERSEY DEP P.O. BOX 412 TRENTON, NJ 08625
59	7	UNITED STATES OF AMERICA DEPT. INTERIOR 1849 C STREET NW 2540 WASHINGTON, DC 20240
59	8	STATE OF NEW JERSEY DEP P.O. BOX 412 TRENTON, NJ 08625
228	5	USA C/O BALDWIN, J. P.O. BOX 234 VERNON, NJ 07462
228	6 & 7	STATE OF NEW JERSEY DEP P.O. BOX 412 TRENTON, NJ 08625
228	8	FARM 94, LLC/ WILLIAM BROWN, MEMBER 68 PRICES SWITCH ROAD WARWICK, NY 10990



NOTES

- TAX MAP DESIGNATION: TAX MAP 33, BLOCK 58, LOT 2
- AREA OF TRACT: 67.116 ACRES
- ZONING DISTRICTS: AGR-ECO TOURISM (AET)
- RECORD OWNER/APPLICANT: FARM 94, LLC
68 PRICES SWITCH ROAD
WARWICK, NY 10990
- STORE OPERATOR: VALLEY FARMERS COOPERATIVE MARKET, LLC
68 PRICES SWITCH ROAD
WARWICK, NY 10990
- PROPOSED USES: EXISTING FRAME BARN STORE TO BE CONVERTED TO FARM STORE WITH ADDITION FOR RESTROOMS, STORAGE, PRODUCE WASH AREA, WAREHOUSE & EQUIPMENT STORAGE. MAIN BARN TO BE CONVERTED TO CRAFTSMAN STUDIOS, BANQUET/EVENT HALL, RESTROOMS, & COMMON AREA WITH ADDITION FOR KITCHEN, BUTCHER SHOP & RETAIL SPACE. GLAMPING AREA WITH SHOWERS, RESTROOM & TENT STORAGE BUILDING
- PROPOSED WATER SUPPLY: INDIVIDUAL PRIVATE WELLS
- PROPOSED SEWAGE DISPOSAL: INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS
- LIMIT OF SOIL CLASSIFICATION TYPES TAKEN FROM SOIL SURVEY OF SUSSEX COUNTY AS MAPPED ON THE USDA-NRCS WEBSITE.
- BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY (SHOWN DARK AT FRONT OF SITE), PREPARED BY ROBERT H. JORDAN, JR., P.L.S., N.J. LIC. NO. 24GS034485000, DATED 10-02-17, REVISED 3-16-20.
- TOPOGRAPHY FOR REMAINDER OF SITE (SHOWN GRAY SCALE), TAKEN FROM LIDAR CONTOUR DATA ON THE NEW JERSEY HIGHLANDS COUNCIL WEBSITE.
- THERE ARE NO REGULATED FLOOD PLAINS WITHIN 300 FEET OF THE PROJECT SITE, AS PER ONLINE FEMA FLOOD MAP SERVICE CENTER.
- WETLAND MAPPING TAKEN FROM N.J.D.E.P., NJ-GEOWEB 2012 WETLAND MAPPING.
- NO WETLANDS OR WATERCOURSES WILL BE IMPACTED BY THE PROPOSED SITE IMPROVEMENTS.
- THESE PLANS ARE A CONTINUATION OF PREVIOUS PLANS PREPARED BY LEHMAN & GETZ, P.C., JOB #2152.1.

PROPOSED GLAM CAMPING AREA

SEE SHEET 3 FOR DETAILED PLAN INSERT

SEE SHEET 2 FOR DETAILED PLAN INSERT

SUMMARY OF ZONING REQUIREMENTS (AET, AGR-ECO TOURISM)

REQUIREMENT	REQUIRED/ALLOWED	EXISTING CONDITIONS	PROPOSED ADDITIONS
MIN. LOT AREA	5 acres	67.116 acres	67.116 acres
MIN. LOT WIDTH	250 ft.	686 ft.	686 ft.
MIN. FRONT YARD SETBACK	75 ft.	(*) 8.2 ft. min. (1)	(*) 32.8 ft. (4) 23.9 ft. (6)
MIN. SIDE YARD SETBACK	35 ft.	(*) 9.6 ft. (2)	(*) 7.7 ft. (5) > 35 ft.
MIN. REAR YARD SETBACK	100 ft.	1,718 ft. (barn)	335 ft. (glam camping building)
MAX. BUILDING HEIGHT	30 ft./2 stry.	(*) 36 ft./2 stry. (3)	(*) 36 ft./2 stry. (3)
MAX. BUILDING COVERAGE	10%	0.002%	0.003%
MAX. LOT COVERAGE	15%	0.044%	0.045%

(*) VARIANCE REQUESTED, NOTE THAT SOME ARE EXISTING CONDITIONS
 (1) 8.2 ft. EXISTING FRAME BARN, 22.1 ft. EXISTING BLOCK GARAGE, 31.6 ft. EXISTING BARN
 (2) 9.6 ft. EXISTING FRAME BARN
 (3) 36 ft./2 stry. EXISTING BARN
 (4) 32.8 ft. PROPOSED RESTROOMS/STORAGE ADDITION (VARIANCE REQUESTED)
 (5) 7.7 ft. PROPOSED WAREHOUSE/EQUIPMENT STORAGE ADDITION (VARIANCE REQUESTED)
 (6) 23.9 ft. PROPOSED BUTCHER SHOP/KITCHEN & RETAIL SPACE ADDITION (VARIANCE REQUESTED)

LEGEND :

- STONE WALL
- LIMIT OF SOIL TYPE
- TREE LINE
- PROPOSED BUILDING
- EXISTING WELL
- PROPOSED WELL
- PROPOSED SEWAGE DISPOSAL AREA
- AREAS OF EXISTING ASPHALT MILLINGS
- ASPHALT MILLINGS TO BE REMOVED
- ASPHALT MILLINGS TO BE EXTENDED
- SLOPES >18%

Robert H. Jordan, Jr. 1/13/21
 ROBERT H. JORDAN, JR.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR NO. 24GS034485000

Topography field surveyed by Robert H. Jordan, Jr.

NOTE: THE PROPERTY ON THE WEST SIDE OF ROUTE 94 IS NOT TO BE USED FOR THIS APPLICATION.

APPROVED AS A FINAL SITE PLAN AT A REGULAR MEETING OF THE VERNON TOWNSHIP PLANNING BOARD ON _____

PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
PLANNING BOARD ENGINEER	DATE

No.	DATE	DESCRIPTION
1	12/16/20	REVISIONS NEAR NEIGHBOR'S PROPERTY LINES
2	2/4/21	FOR VERNON TWP. REVIEW

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/25/21	
		SHEET	NUMBER
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<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	1	OF 4
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/>	NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/>	NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/>	OTHER	N/A	OF N/A
<input type="checkbox"/>	FOR BID	N/A	OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A	OF N/A

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DAVID A. GETZ, P.E.
 NJ LICENSE # 33581

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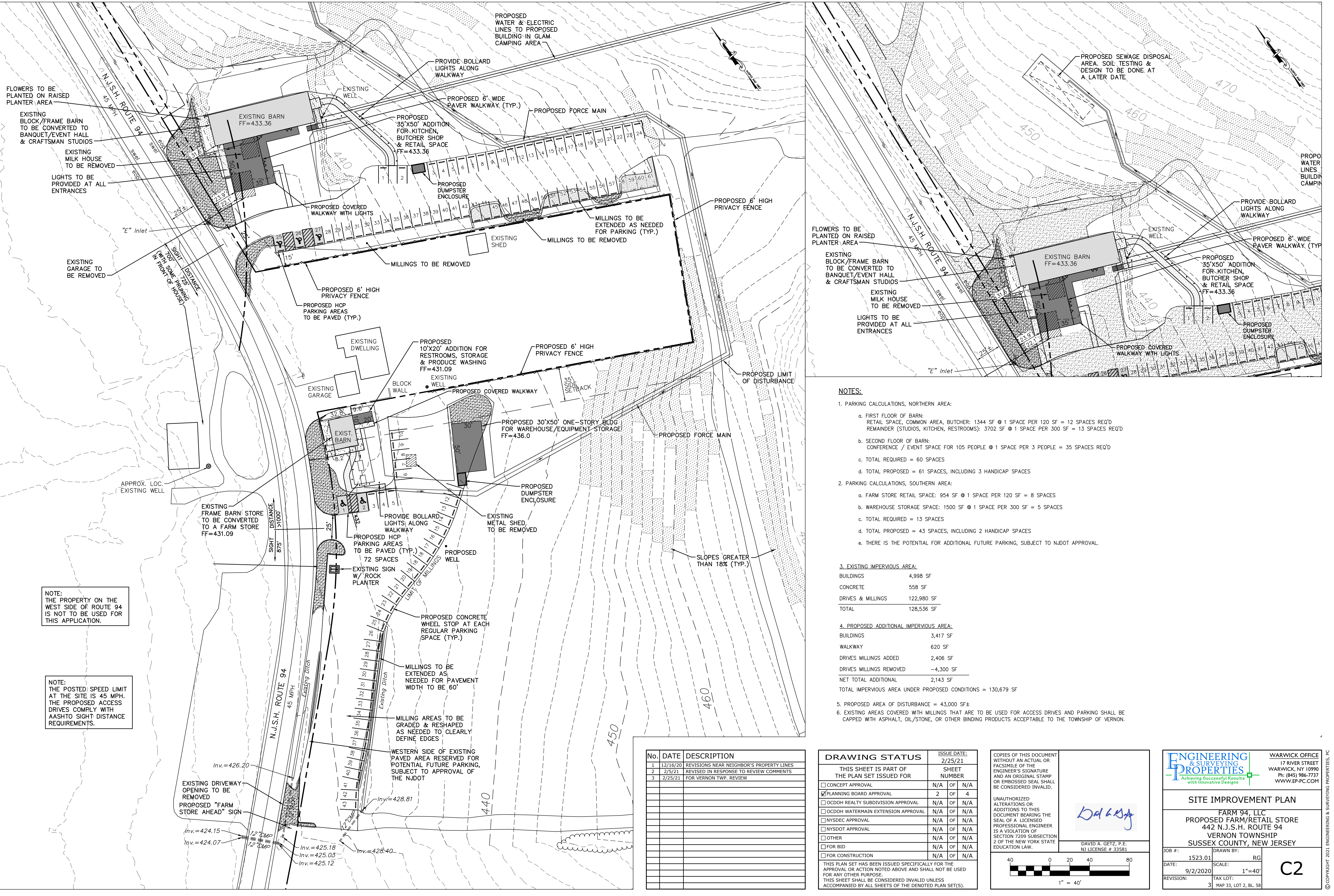
WARWICK OFFICE
 17 RIVER STREET
 WARWICK, NY 10990
 Ph: (845) 986-7737
 WWW.EP-PC.COM

CONDITIONS AND EXISTING
PROPOSED FARM/RETAIL STORE
 FARM 94, LLC
 442 N.J.S.H. ROUTE 94
 VERNON TOWNSHIP
 SUSSEX COUNTY, NEW JERSEY

JOB #: 1523.01
 DATE: 9/2/2020
 REVISION: 3

DRAWN BY: RG
 SCALE: 1"=100'
 TAX LOT: MAP 33, LOT 2, BL 58

C1



NOTE:
THE PROPERTY ON THE WEST SIDE OF ROUTE 94 IS NOT TO BE USED FOR THIS APPLICATION.

NOTE:
THE POSTED SPEED LIMIT AT THE SITE IS 45 MPH. THE PROPOSED ACCESS DRIVES COMPLY WITH AASHTO SIGHT DISTANCE REQUIREMENTS.

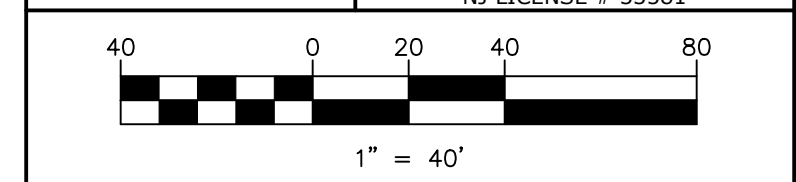
No.	DATE	DESCRIPTION
1	12/16/20	REVISIONS NEAR NEIGHBOR'S PROPERTY LINES
2	2/5/21	REVISED IN RESPONSE TO REVIEW COMMENTS
3	2/25/21	FOR VERNON TWP. REVIEW

DRAWING STATUS	ISSUE DATE:
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	SHEET NUMBER
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	2 OF 4
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

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DAVID A. GETZ, P.E.
NJ LICENSE # 333581



- NOTES:**
- PARKING CALCULATIONS, NORTHERN AREA:**
 - FIRST FLOOR OF BARN:
RETAIL SPACE, COMMON AREA, BUTCHER: 1344 SF @ 1 SPACE PER 120 SF = 12 SPACES REQ'D
REMAINDER (STUDIOS, KITCHEN, RESTROOMS): 3702 SF @ 1 SPACE PER 300 SF = 13 SPACES REQ'D
 - SECOND FLOOR OF BARN:
CONFERENCE / EVENT SPACE FOR 105 PEOPLE @ 1 SPACE PER 3 PEOPLE = 35 SPACES REQ'D
 - TOTAL REQUIRED = 60 SPACES
 - TOTAL PROPOSED = 61 SPACES, INCLUDING 3 HANDICAP SPACES
 - PARKING CALCULATIONS, SOUTHERN AREA:**
 - FARM STORE RETAIL SPACE: 954 SF @ 1 SPACE PER 120 SF = 8 SPACES
 - WAREHOUSE STORAGE SPACE: 1500 SF @ 1 SPACE PER 300 SF = 5 SPACES
 - TOTAL REQUIRED = 13 SPACES
 - TOTAL PROPOSED = 43 SPACES, INCLUDING 2 HANDICAP SPACES
 - THERE IS THE POTENTIAL FOR ADDITIONAL FUTURE PARKING, SUBJECT TO NJDOT APPROVAL.
 - EXISTING IMPERVIOUS AREA:**

BUILDINGS	4,998 SF
CONCRETE	558 SF
DRIVES & MILLINGS	122,980 SF
TOTAL	128,536 SF
 - PROPOSED ADDITIONAL IMPERVIOUS AREA:**

BUILDINGS	3,417 SF
WALKWAY	620 SF
DRIVES MILLINGS ADDED	2,406 SF
DRIVES MILLINGS REMOVED	-4,300 SF
NET TOTAL ADDITIONAL	2,143 SF
TOTAL IMPERVIOUS AREA UNDER PROPOSED CONDITIONS = 130,679 SF	
 - PROPOSED AREA OF DISTURBANCE = 43,000 SF ±
 - EXISTING AREAS COVERED WITH MILLINGS THAT ARE TO BE USED FOR ACCESS DRIVES AND PARKING SHALL BE CAPPED WITH ASPHALT, OIL/STONE, OR OTHER BINDING PRODUCTS ACCEPTABLE TO THE TOWNSHIP OF VERNON.

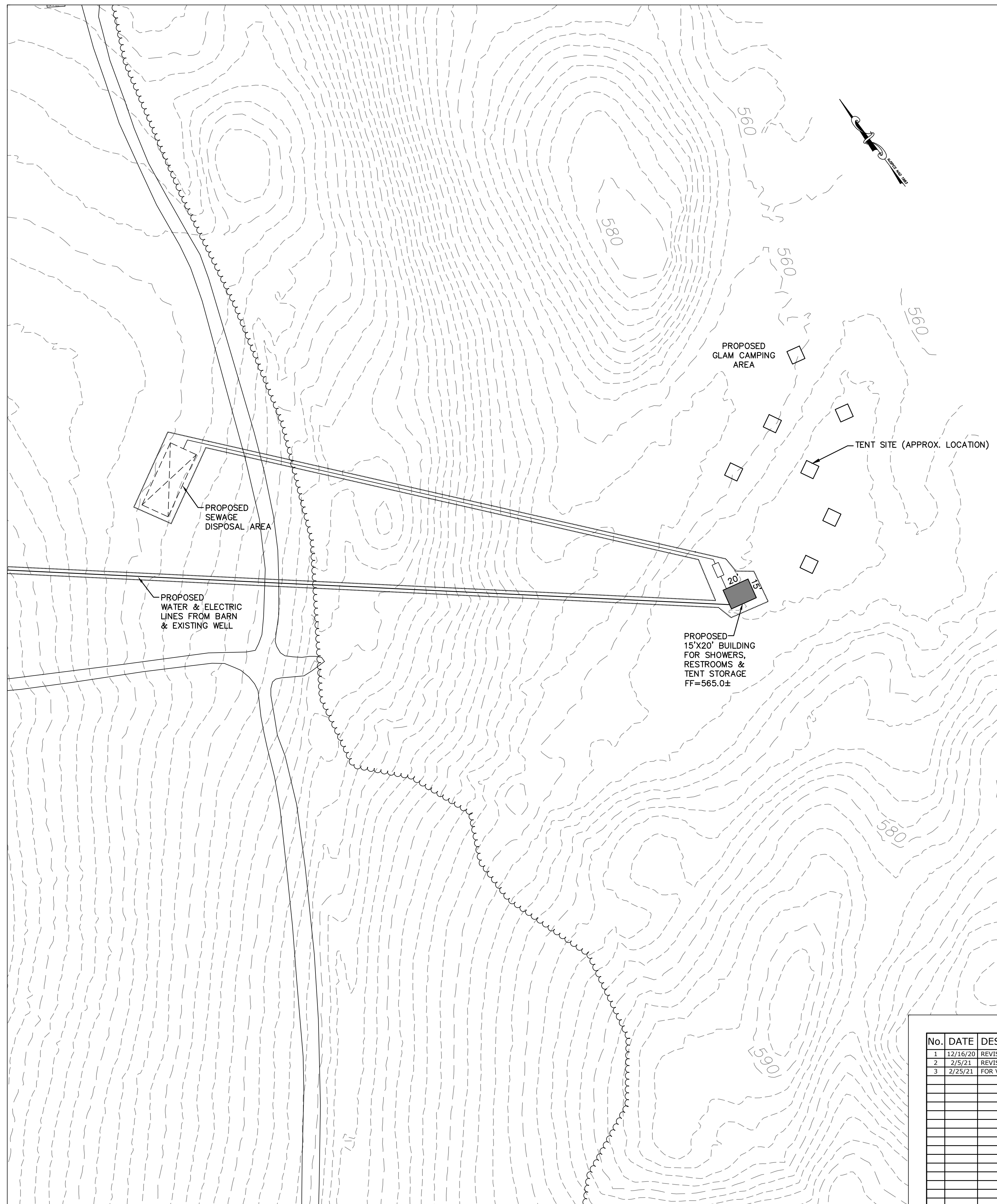
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17 RIVER STREET
WARWICK, NY 10990
Ph: (845) 986-7737
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SITE IMPROVEMENT PLAN
FARM 94, LLC
PROPOSED FARM/RETAIL STORE
442 N.J.S.H. ROUTE 94
VERNON TOWNSHIP
SUSSEX COUNTY, NEW JERSEY

JOB #:	1523.01	DRAWN BY:	RG
DATE:	9/2/2020	SCALE:	1"=40'
REVISION:	3	TAX LOT:	MAP 33, LOT 2, BL. 58

C2



No.	DATE	DESCRIPTION
1	12/16/20	REVISIONS NEAR NEIGHBOR'S PROPERTY LINES
2	2/5/21	REVISED IN RESPONSE TO REVIEW COMMENTS
3	2/25/21	FOR VERNON TWP. REVIEW

DRAWING STATUS		ISSUE DATE:	
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<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	3	OF 4
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/>	NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/>	NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/>	OTHER	N/A	OF N/A
<input type="checkbox"/>	FOR BID	N/A	OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A	OF N/A

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NJ LICENSE # 33581

1" = 40'

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CAMPING AREA PLAN

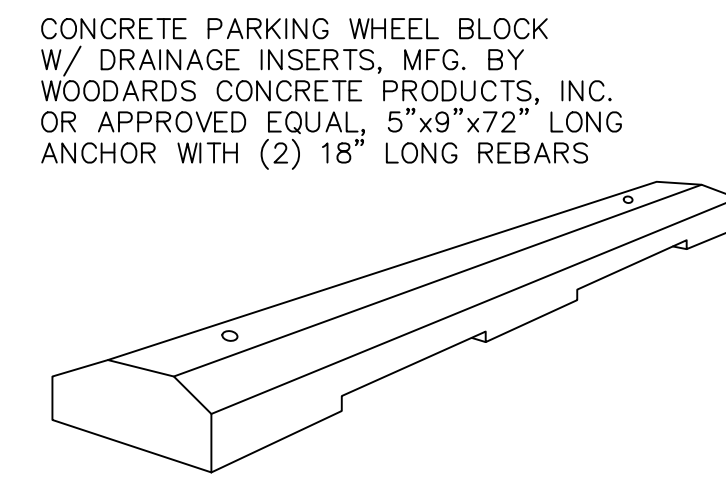
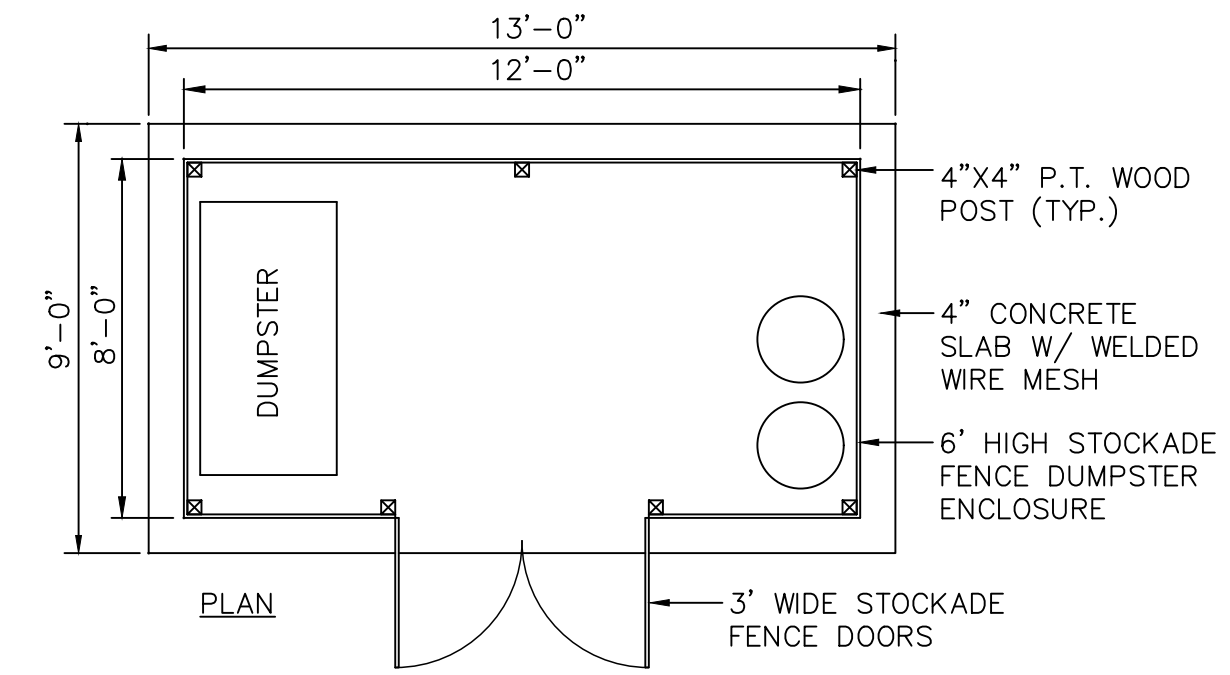
FARM 94, LLC
PROPOSED FARM/RETAIL STORE
442 N.J.S.H. ROUTE 94
VERNON TOWNSHIP
SUSSEX COUNTY, NEW JERSEY

JOB #: 1523.01 DRAWN BY: RG

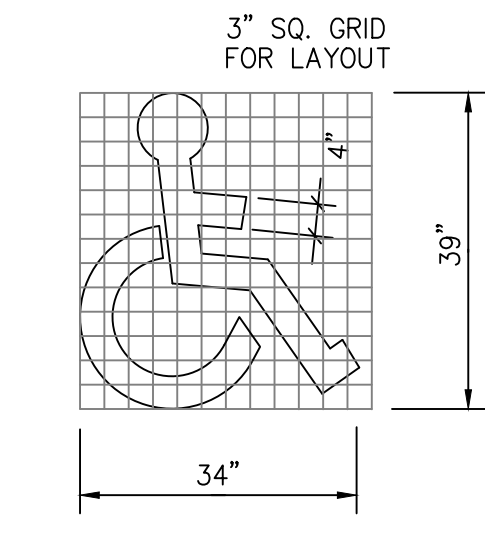
DATE: 9/2/2020 SCALE: 1"=40'

REVISION: 3 TAX LOT: MAP 33, LOT 2, BL. 58

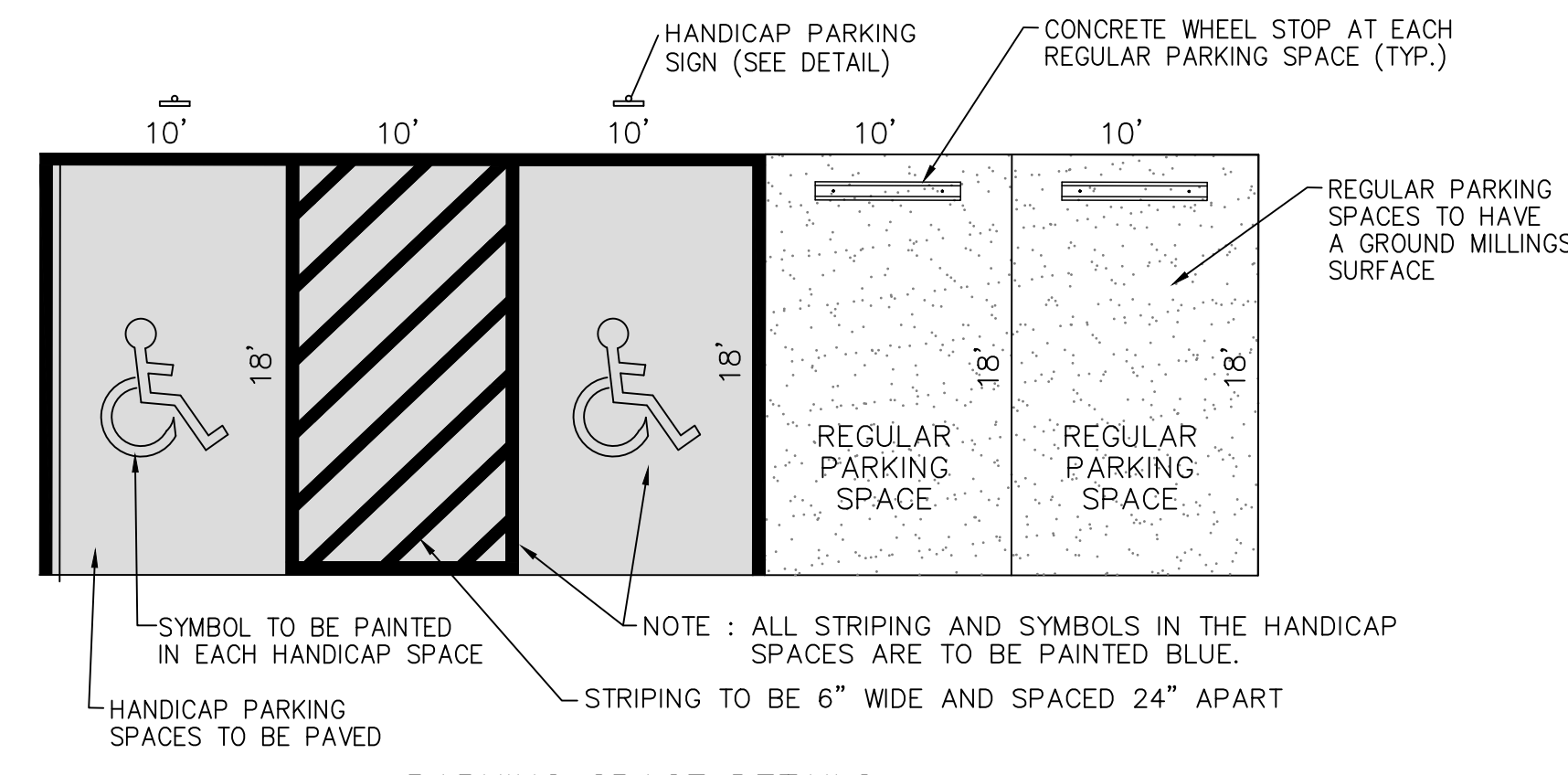
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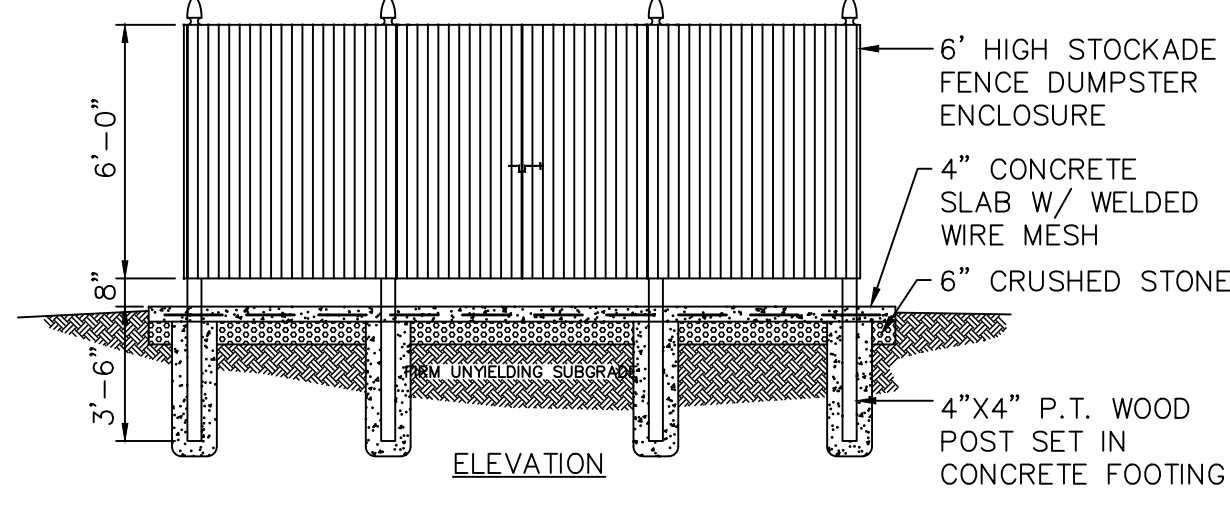
CONCRETE WHEEL STOP
N.T.S.



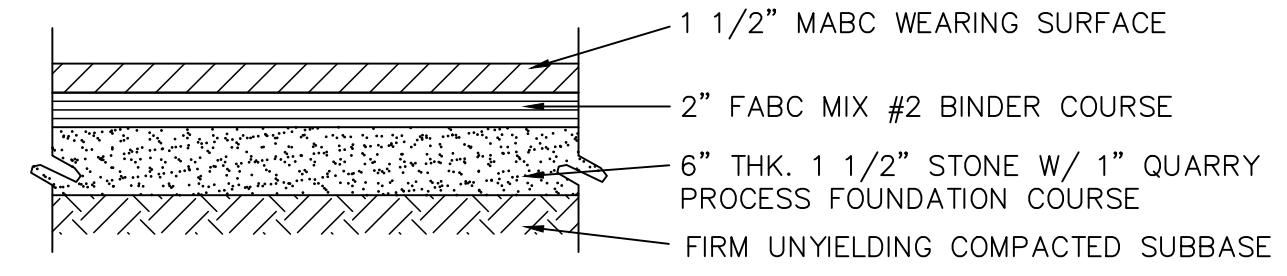
HANDICAP SYMBOL DETAIL
N.T.S.



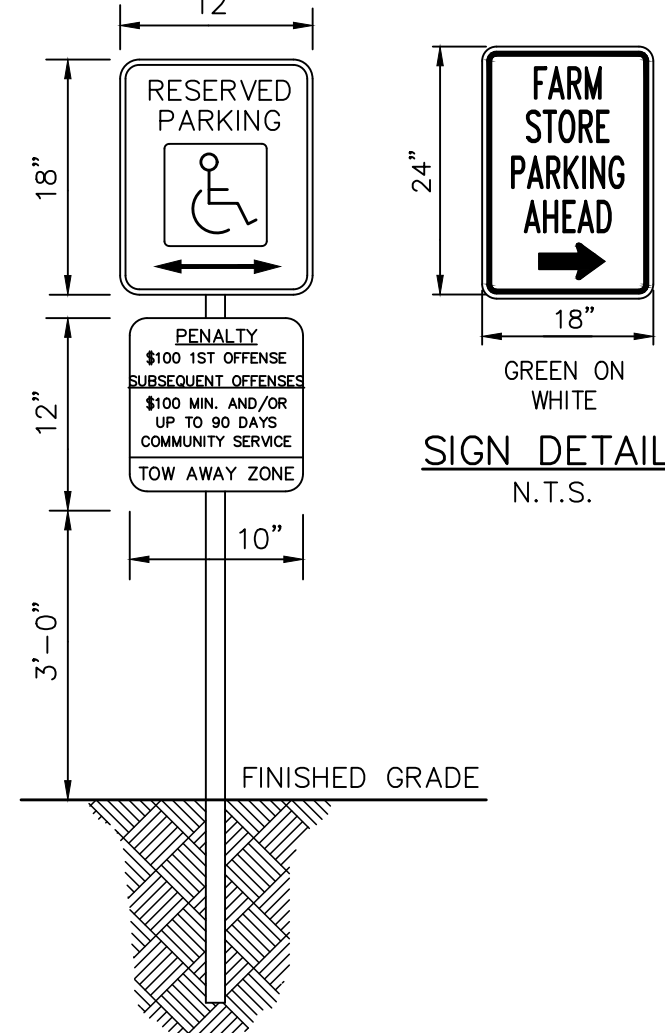
PARKING SPACE DETAILS
N.T.S.



DUMPSTER AREA DETAIL
N.T.S.

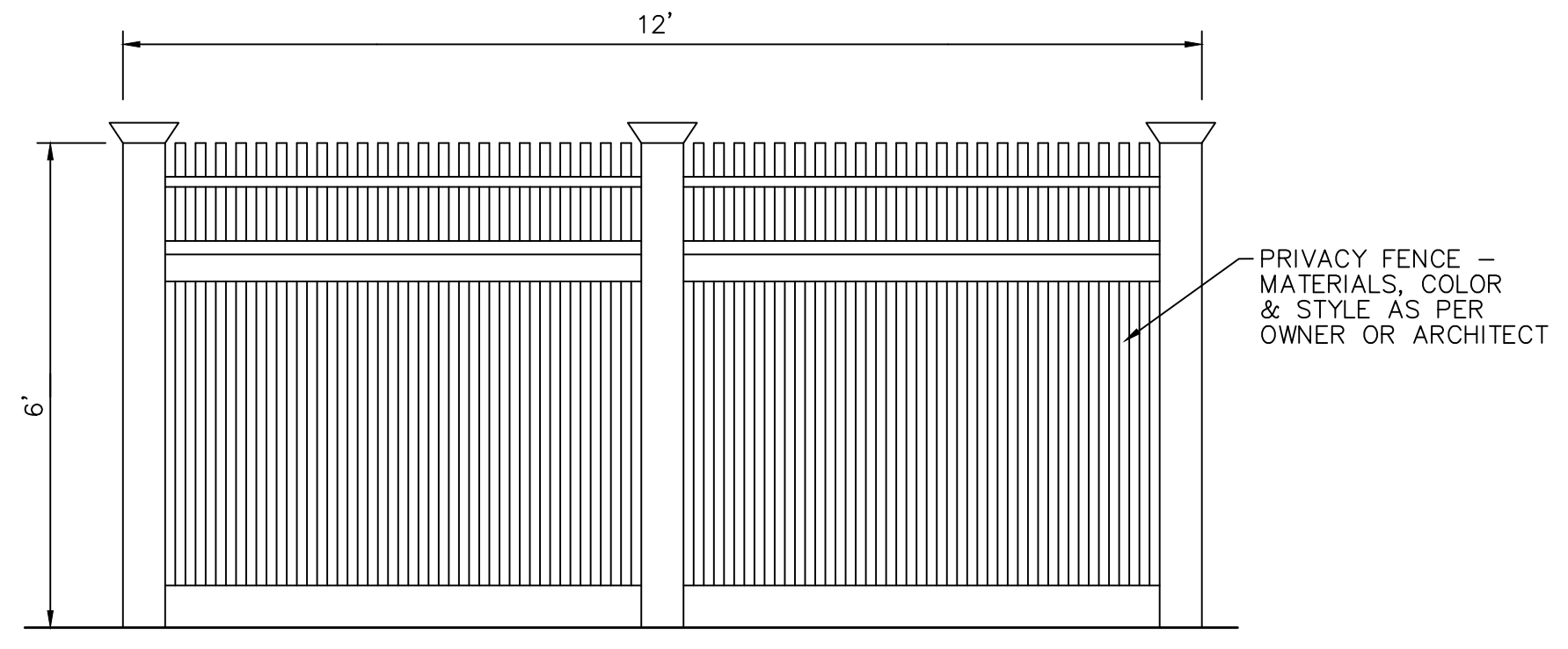


HCP PARKING PAVEMENT SECTION
N.T.S.



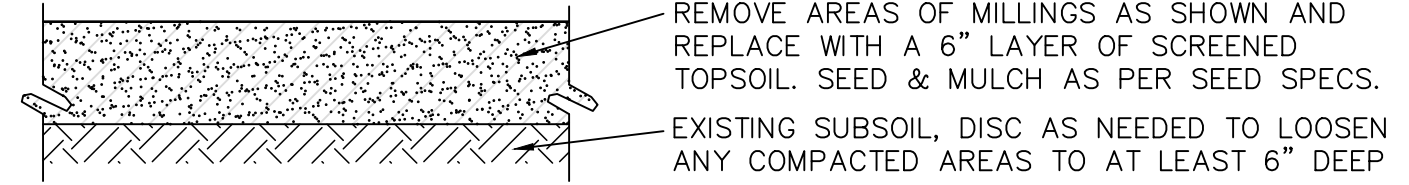
HCP SIGN DETAIL
N.T.S.

PERMANENT SEEDING SPECIFICATION :
SEEDING :
 50% KENTUCKY BLUEGRASS, 25% PENNLAWN CREEPING RED FESCUE
 25% MANHATTAN RYE GRASS PLANTED AT 4 lbs./1000 SQ. FT. &
 NORTHEAST WILDFLOWER SEED MIX PLANTED AT 4 ozs./1000 SQ. FT.
FERTILIZING :
 20 lbs. 10-20-10 COMMERCIAL FERTILIZER/1000 SQ. FT.
LIMING :
 150 lbs. PULVERIZED LIMESTONE/1000 SQ. FT.
MULCH :
 80 lbs. SALT HAY OR STRAW/1000 SQ. FT., ANCHOR WITH A
 STARCH POWDER TACKING MIX APPLIED AT 50 lbs./ACRE.
 PERMANENT SOIL STABILIZATION TO BE COMPLETED WITHIN 10 DAYS
 OF FINAL GRADING.

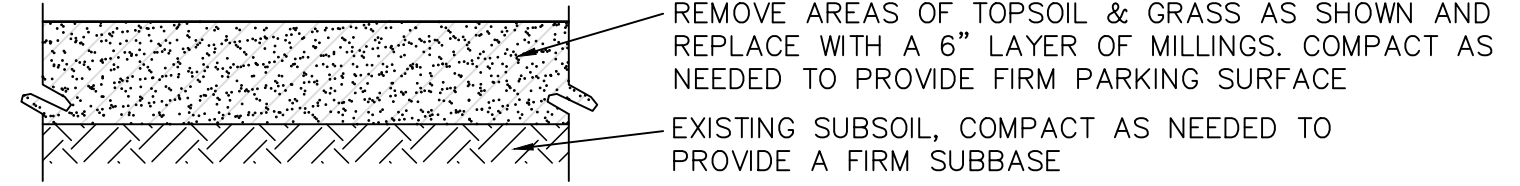


PRIVACY FENCE DETAIL
N.T.S.

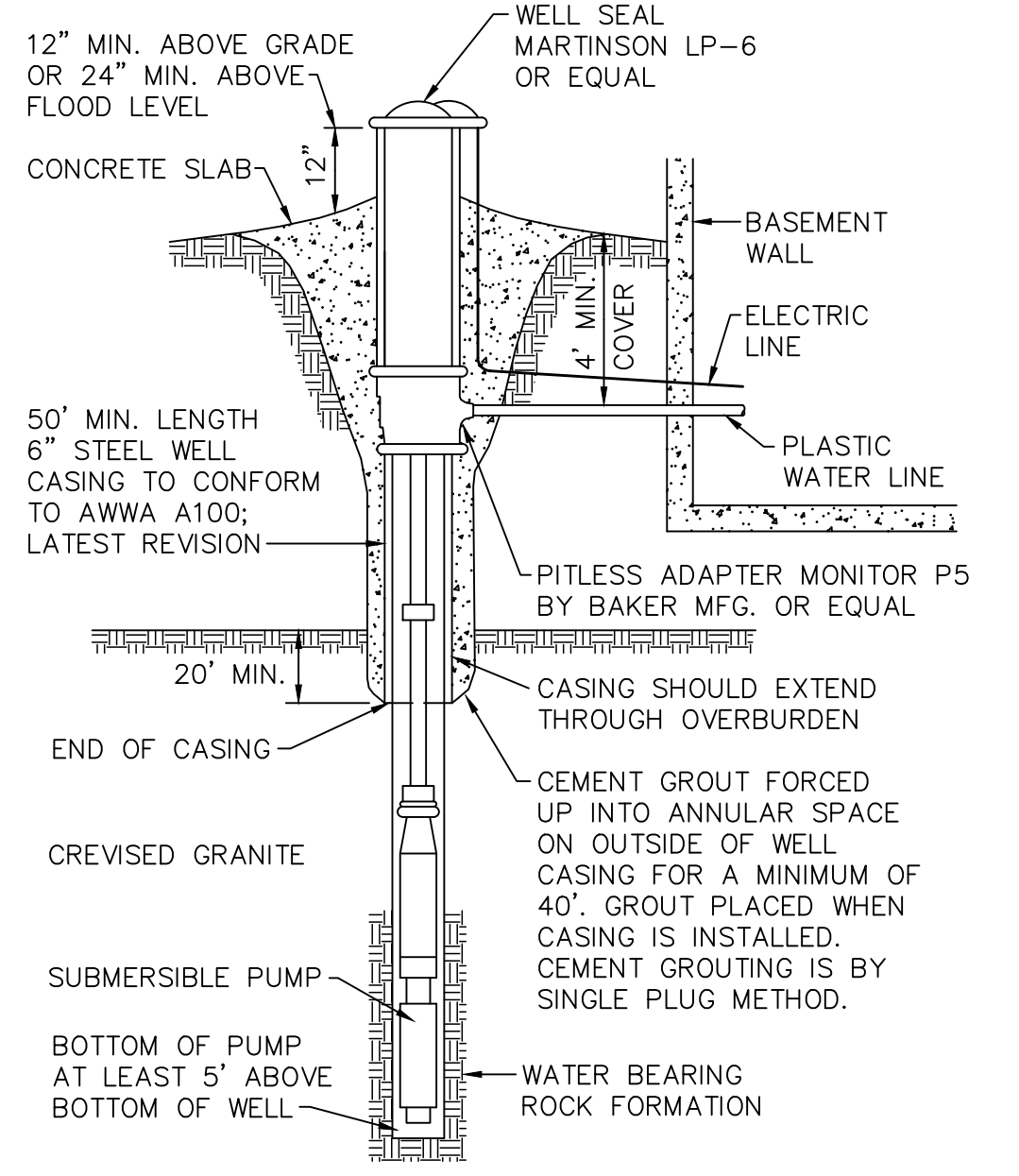
- AFTER REMOVAL OF MILLINGS, ALL COMPACTED SUBSOIL AREAS SHALL BE DISKED TO A DEPTH OF AT LEAST 6". ALL SIGNIFICANT SURFACE STONES TO BE REMOVED AND THEN ROLLED FIRM. AREAS SHALL THEN BE TOPSOILED, FERTILIZED, LIMED, SEEDED AND MULCHED IN ACCORDANCE WITH SOIL CONSERVATION SERVICE STANDARDS.
- AFTER AN AREA HAS BEEN PERMANENTLY SEEDED AND STABILIZED, IT SHALL BE SOAKED FOR SEVERAL HOURS EACH DAY UNTIL THE SEED HAS GERMINATED. CONTINUE DEEP WATERING AT LEAST 3 TIMES A WEEK FOR 2 OR 3 MONTHS.



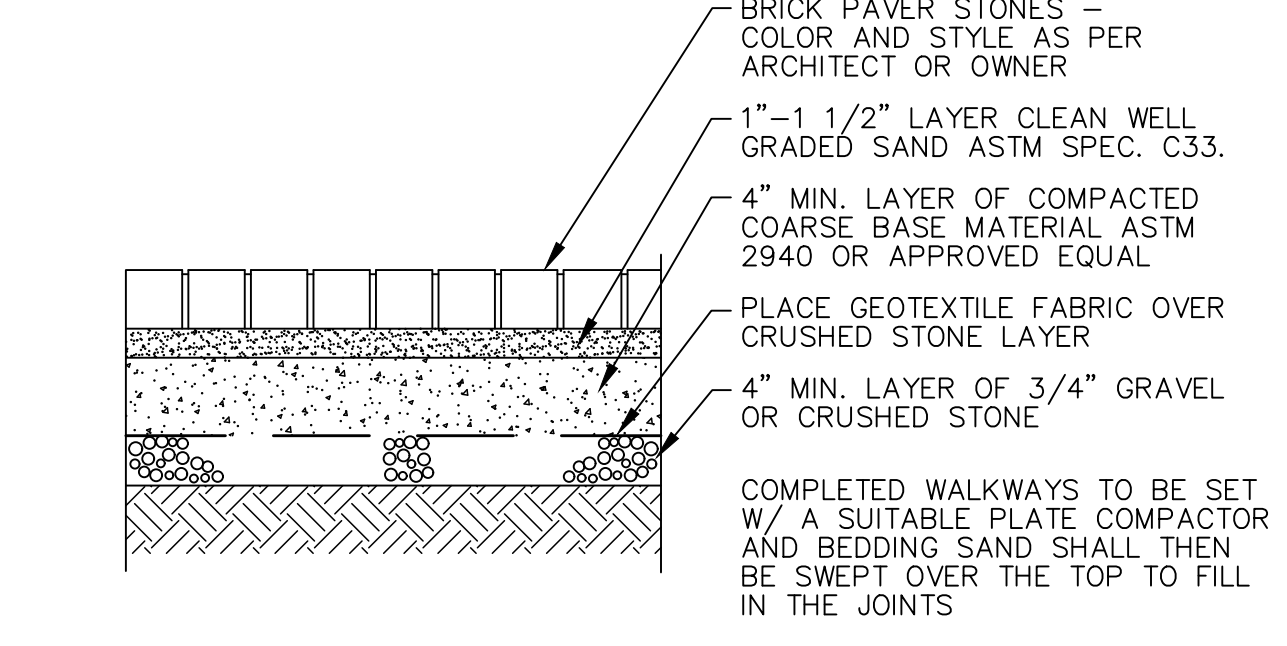
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N.T.S.



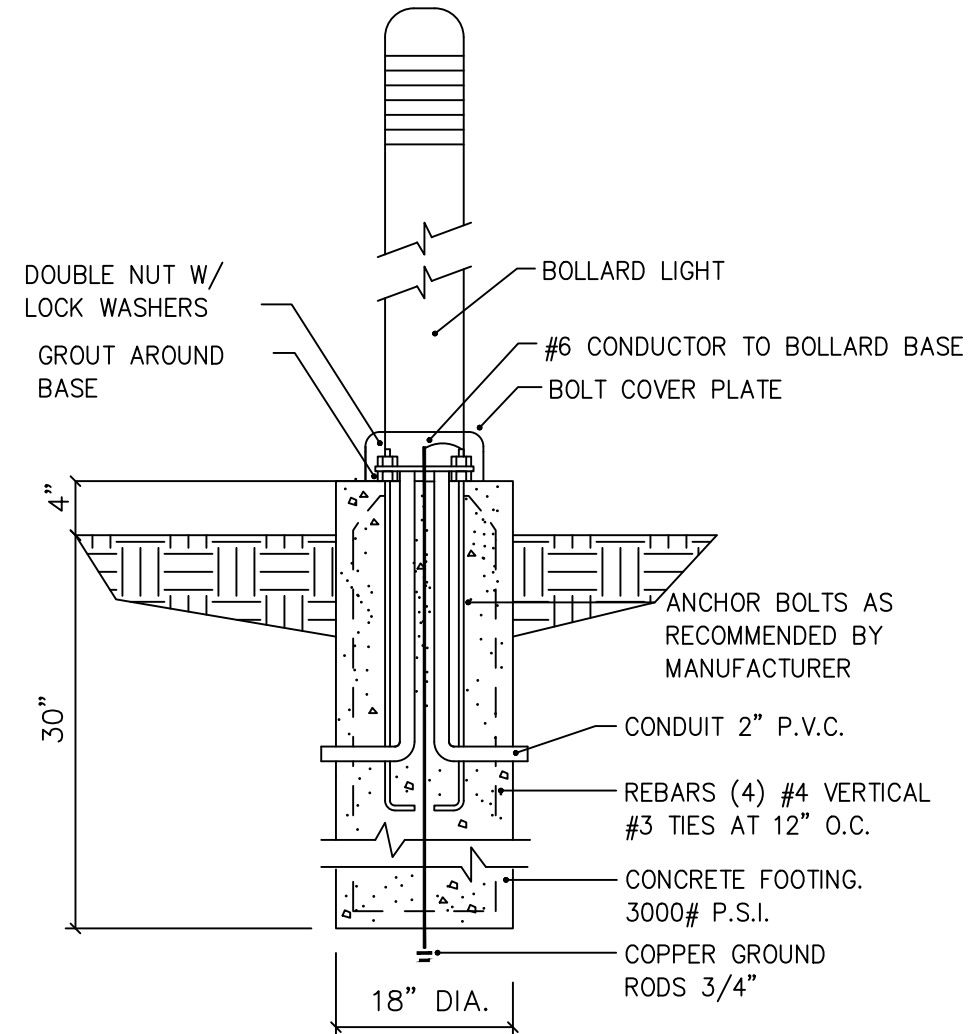
MILLINGS INSTALLATION DETAIL
N.T.S.



WELL DETAIL
N.T.S.



BRICK PAVER DETAIL
N.T.S.



BOLLARD FOOTING DETAIL
N.T.S.

NOTE: BOLLARDS SHALL BE AS MANUFACTURED BY CYCLONE OR APPROVED EQUAL, AND SHALL BE DARK SKY COMPLIANT.

No.	DATE	DESCRIPTION
1	12/16/20	REVISIONS NEAR NEIGHBOR'S PROPERTY LINES
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3	2/25/21	FOR VERNON TWP. REVIEW

DRAWING STATUS		ISSUE DATE:
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<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	4	OF 4
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<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

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DAVID A. GETZ, P.E.
NJ LICENSE # 33581

David A. Getz

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WARWICK, NY 10990
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CONSTRUCTION DETAILS

FARM 94, LLC
PROPOSED FARM/RETAIL STORE
442 N.J.S.H. ROUTE 94
VERNON TOWNSHIP
SUSSEX COUNTY, NEW JERSEY

JOB #: 1523.01 DRAWN BY: RG
DATE: 9/2/2020 SCALE: AS SHOWN
REVISION: 3 TAX LOT: MAP 33, LOT 2, BL. 58

C4

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