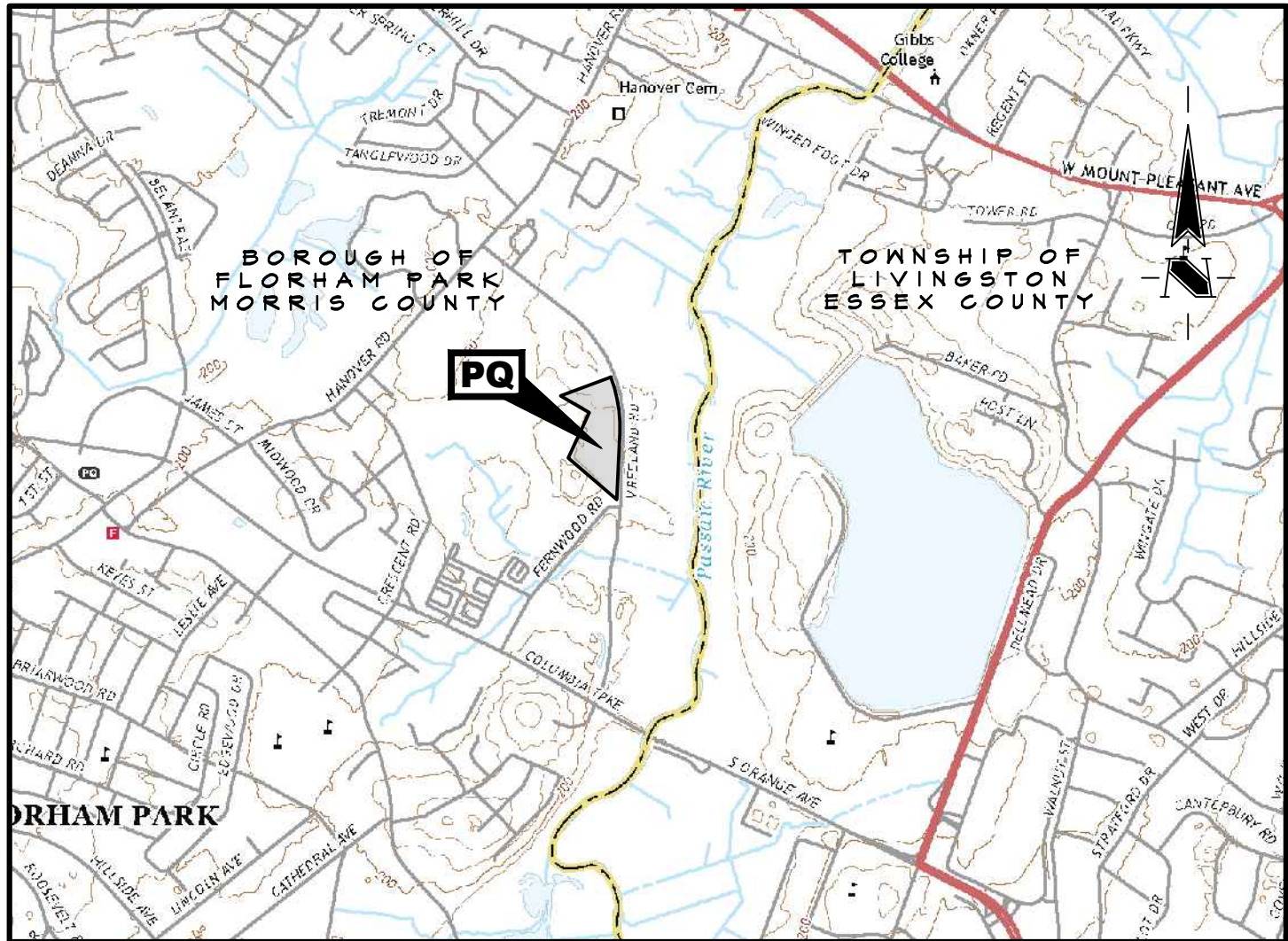




VICINITY MAP
USGS QUADRANGLE - CALDWELL & MORRISTOWN, NJ
SCALE: 1"=2000'

LEGEND:

PER AERIAL SURVEY:	PER FIELD SURVEY:
● CROSSWALK SIGNAL	● MISC FEATURE
▽ CULVERT	● ROUND INLET
□ ELECTRIC BOX	● PARKING METER
▽ FIRE HYDRANT	● POST
□ GUY ANCHOR	● SIGN
□ INLET SINGLE	□ TRAFFIC SIGNAL
□ INLET DOUBLE	○ UTILITY POLE
★ LIGHT POLE	○ UTILITY POLE & LIGHT
□ MAILBOX	○ VALVE
○ MANHOLE	○ APPROX. MARK-OUT COMMUNICATION
— FENCE	— APPROX. MARK-OUT ELECTRIC
— GUIDE RAIL	— APPROX. MARK-OUT GAS LINE
	— APPROX. MARK-OUT WATER LINE

GENERAL NOTES

- OWNER/APPLICANT:
12 VREELAND ASSOCIATES, L.L.C.
515 MARIN BLVD.
JERSEY CITY, NJ 07302
(201) 251-4800
- PREMISES KNOWN AS TAX LOT 7 BLOCK 303 AS SHOWN ON THE BOROUGH OF FLORHAM PARK TAX MAP SHEET 3.
- TOTAL NUMBER LOTS: 2 (SEE AREA SUMMARY CHART)
- ZONING DISTRICT: MIXED COMMERCIAL OFFICE, WAREHOUSING, AND DISTRIBUTION (C-5) (SECTION 250-150) (SEE ZONING TABULATION)
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:
 - MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 12 VREELAND ROAD, LOT 7 BLOCK 303, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY", DATED MARCH 13, 2026, PREPARED BY GLADSTONE DESIGN, INC.
 - PLANS ENTITLED "PRELIMINARY AND FINAL MAJOR SITE AND MINOR SUBDIVISION PLANS, 12 VREELAND ROAD, LOT 7 BLOCK 303, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY", DATED JUNE 26, 2026, PREPARED BY GLADSTONE DESIGN, INC.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON. IT IS NOT THE INTENT OF THIS MAP TO LOCATE, DELINEATE OR OTHERWISE DEFINE SUBSURFACE CONDITIONS EITHER NATURAL OR MANMADE, EXCEPT AS MAY BE SHOWN.
- PREMISES SUBJECT TO THE FINDINGS OR SUCH STATEMENT OF FACT THAT A CURRENT TITLE SEARCH MAY REVEAL.
- HORIZONTAL DATUM PER MAP IN NOTE 5A.
- THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
- PROPOSED LOT AND BLOCK NUMBERS SHOWN HEREON ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE SUBJECT TO THE BOROUGH OF FLORHAM PARK TAX ASSESSOR.

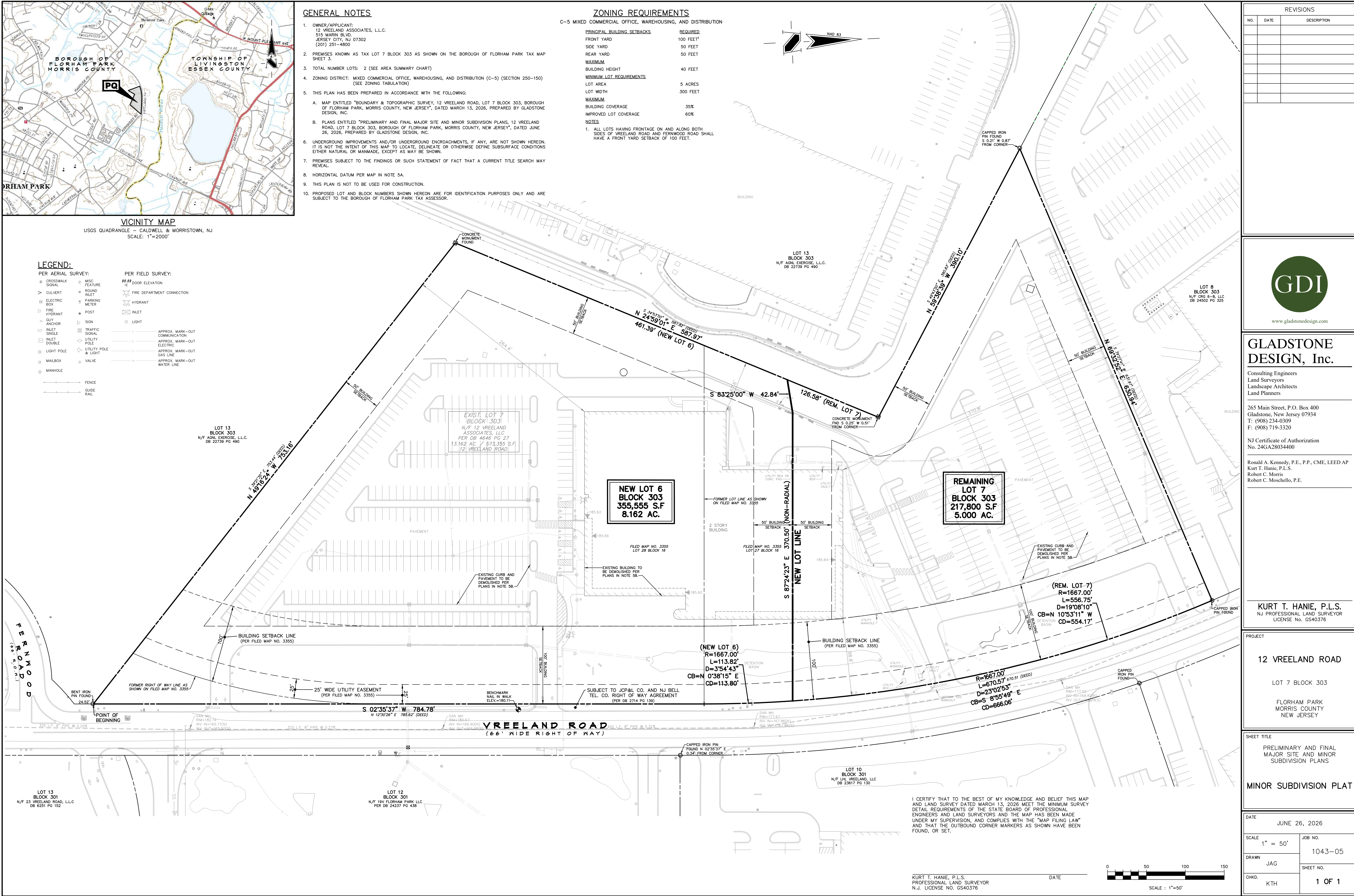
ZONING REQUIREMENTS

C-5 MIXED COMMERCIAL OFFICE, WAREHOUSING, AND DISTRIBUTION

PRINCIPAL BUILDING SETBACKS	REQUIRED
FRONT YARD	100 FEET
SIDE YARD	50 FEET
REAR YARD	50 FEET
MAXIMUM	
BUILDING HEIGHT	40 FEET
MINIMUM LOT REQUIREMENTS	
LOT AREA	5 ACRES
LOT WIDTH	300 FEET
MAXIMUM	
BUILDING COVERAGE	35%
IMPROVED LOT COVERAGE	60%

NOTES

- ALL LOTS HAVING FRONTAGE ON AND ALONG BOTH SIDES OF VREELAND ROAD AND FERNWOOD ROAD SHALL HAVE A FRONT YARD SETBACK OF 100 FEET.



REVISIONS		
NO.	DATE	DESCRIPTION



www.gladstonedesign.com

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Land Planners

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NJ Certificate of Authorization
No. 24GA28034400

Ronald A. Kennedy, P.E., P.P., CME, LEED AP
Kurt T. Hanie, P.L.S.
Robert C. Morris
Robert C. Moschello, P.E.

KURT T. HANIE, P.L.S.
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. GS40376

PROJECT

12 VREELAND ROAD

LOT 7 BLOCK 303

FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL
MAJOR SITE AND MINOR
SUBDIVISION PLANS

MINOR SUBDIVISION PLAT

DATE
JUNE 26, 2026

SCALE
1" = 50'

DRAWN
JAG

CHKD.
KTH

JOB NO.
1043-05

SHEET NO.

1 OF 1

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MARCH 13, 2026 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. GS40376

DATE



SCALE: 1"=50'