

109			675-739 MIDDLESEX AVE.	MIDDLESEX COUNTY	ADM BLDG JFK SQUARE	NEW BRUNSWICK, NJ	08901
110	39.01		645-665 MIDDLESEX AVE.	COLUMBIA II METUCHEN/ PROP.TAX DEPT	P.O. BOX 790830	SAN ANTONIO,	78279
110	42		MIDDLESEX	PSEG SERVICES CORP,CORP PROP DEPT.	80 PARK PLAZA- 6TH FLOOR	NEWARKNJ	07102.4194
43	1	L2,3	LEHIGH-PERTH AMBOY RR	CON RAIL CORP%NORFOLK SOUTHERN CORP	P.O. BOX 40036	ROANOKE, VA	24022.0036
43		L5,7,8	LEHIGH-PERTH AMBOY RR	COUNTY OF MIDDLESEX % CO. TREASURER	P.O. BOX 871, 1 J.F.K. SQ	NEW BRUNSWICK,	08903
69	101	102,103	OLIVER ST.	VITAL MNGMT & CONSULTING, LLC	26 OLIVER ST SUITE 100	METUCHEN, NJ	08840
69	104i	105	OLIVER ST.	VITAL MANAGEMENT & CONSULTING, LLC	26 OLIVER ST SUITE 100	METUCHEN, NJ	08840
69	125.01	93,94	560 NEW DURHAM RD.	BREDA, THOMAS M. & GAIL M.	560 NEW DURHAM RD.	METUCHEN NJ	
69	125.06		50 HAMPTON ST.	50 HAMPTON STREET REALTY LLC	50 HAMPTON STREET	METUCHEN, NJ	08840
69	125.07		DURHAM AVE.	BOROUGH OF METUCHEN	500 MAIN ST.	METUCHEN, NJ	08840
69	125.01	93,94	I CELOUNG	BREDA, THOMAS M. & GAIL M.	560 NEW DURHAM RD.	METUCHEN NJ	08840
69	125.06	,			50 HAMPTON STREET	METUCHEN, NJ	08840
69	125,07		DIRHAMAVE	BOROUGH OF METUCHEN	500 MAIN ST	METUCHEN. NJ	08840
69	97	98	15 OLIVER ST.	KRUSE, DOROTHY & DECKMAN, C & RONA, R	64 BERKLEY AVE.	COLONIA, NJ	07067
69	99	100	19 OLIVER ST.	MANDELL FAMILY TRUST	3559 NOMAD TER	THE VILLAGES	32163
70	63	64	15 ADAMS ST.	15 ADAMS STREET LLC	1540 ROUTE 138- SUITE 301	WALL, NJ	07719
70	65	66,67	19 ADAMS ST.	LENIHAN HELEN A	23 ADAMS ST.	METUCHEN,	08840
70	68	69,70,71	25 ADAMS ST.	VITAL MANAGEMENT & CONSULTING, LLC	26 OLIVER ST SUITE 100	METUCHEN, NJ	08840
70	80 .0	81-85	26 OLIVER ST.	VITAL MANAGEMENT & CONSULTING, LLC	26 OLIVER ST SUITE 100	METUCHEN,	08840
70	86	87,88	16 OLIVER ST.	VITAL MINGMT & CONSULTING, LLC	26 OLIVER ST SUITE 100	METUCHEN, NJ	08840
71	37.02		215 DURHAM AVE.	METUCHEN ILLC	4905 DEL RAY AVE, STE 200	BETHESDA, MD	
<b>72</b>	33	34,35,39-47	740 MIDDLESEX AVE	KARAN KARISHMA, LLC.% M. PATEL	157 UNION AVE, ROUTE 28	BRIDGEWATER, NJ	08807
72	36	37,38	400 NEW DURHAM RD.	LASEMILLIC	400 NEW DURHAM RD	METUCHEN,	08840
72	48	[/49·52]]	434 NEW DURHAM RD.	A&G RENOVATIONS LLC	22 SYLVAN AVE	METUCHEN,	08840
81	17	17.01	481 MEMORIAL PKY.	SOMKOM LLC	7 GREENBRIER LN	SCOTCH PLAINS, NJ	07076
	11		22 CENTRAL, SQUARE PK.	DONG, JENNIFER	22 CENTRAL SQUARE PARK	METUCHEN, NJ	08840
82.01						NARCH ICTORNI	
	1,011		95 CENTRAL AVE,	395 PLEASANT VALLEY LP	95 CENTRAL AVE	METUCHEN, NJ	08840
82			AVE.	395 PLEASANT VALLEY LP PSEG SERVICES CORP, CORP PROP DEPT.	95 CENTRAL AVE 80 PARK PLAZA 6TH FLOOR	N N N N N N N N N N N N N N N N N N N	08840 07102.4194

200' PROPERTY OWNER'S LIST

ZONE: OAKITE SITE REDE' USE: TO BI		RMERLY LI - LIGHT INDUSTRIAL & 37.02	.ZONE)				
BULK REQUIREMENTS							
ITEM	CODE	REQUIRED	PROPOSED				
MIN. LOT AREA		60,000 SF	68,232 SF				
MIN. YARD SETBACK FROM THE SOUTHERN NORTH-SOUTH SEGMENT OF THE MID BLOCK CONNECTOR ROADWAY	NORTH-SOUTH SEGMENT OF 50° FROM THE CURB		N/A				
MIN. YARD SETBACK FROM THE EAST-WEST SEGMENT OF THE MID-BLOCK CONNECTOR ROADWAY	- AMENDED OAKITE SITE REDEVELOPMENT PLAN	40' FROM THE CURB LINE	N/A				
MIN. YARD SETBACK FROM FUTURE MIDDLESEX GREENWAY EXTENSION		25'	N/A				
MIN. YARD SETBACK FROM PARCEL A		25'	N/A				
MAX. BUILDING HEIGHT		TWO (2) STORIES OR 35'	N/A				
MAX. BUILDING COVERAGE		40%	N/A				
MAX. IMPERVIOUS COVERAGE		80%	0.6% (437 SF)				
	j						

- PROPERTY KNOWN AS LOTS 37.01 & 37.02, BLOCK 71, AS SHOWN ON THE OFFICIAL TAX MAP OF THE BORO OF METUCHEN,
- AREA EXISTING LOT 37.01 = 287,378 SQUARE FEET OR 6.597 ACRES AREA EXISTING LOT 37.02 = 195,101 SQUARE FEET OR 4.479 ACRES

TOTAL AREA = 482,479 SQUARE FEET OR 11.076 ACRES AREA PROPOSED PARCEL A = 26,156 SQUARE FEET OR 0.600 ACRES AREA PROPOSED PARCEL B = 68,230 SQUARE FEET OR 1.566 ACRES

- AREA PROPOSED PARCEL C = 33,159 SQUARE FEET OR 0.761 ACRES AREA PROPOSED PARCEL D = 86,355 SQUARE FEET OR 1.983 ACRES AREA PROPOSED PARCEL E = 211,690 SQUARE FEET OR 4.860 ACRES AREA PROPOSED GREENWAY AVENUE = 56,889 SQUARE FEET OR 1.306 ACRES
- BY GRAPHIC PLOTTING ONLY PROPERTY IS PREDOMINANTLY LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING), AND PARTIALLY IN FLOOD HAZARD ZONE B (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD), PER REF. #3.
- ELEVATIONS ARE BASED UPON NGVD 1929, REF. MON. #RV-1747 RIVET, ELEV.=83.527'.

#### REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, SHEET 17.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 61 OF 283", MAP NUMBER 34023C0016F, EFFECTIVE DATE:
- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, METUCHEN I & METUCHEN III, 215 NEW DURHAM AVENUE & 700 MIDDLESEX AVENUE, LOTS 37.01 & 37.02, BLOCK 71, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., FILE NO. C02274.04, DATED 1-19-2011, LAST REVISED
- CAD FILE PROVIDED BY BOHLER ENGINEERING NJ, LLC ENTITLED "2022.08.29 NJB220005 TRACT.DWG"
- MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 71, LOT 37.01, 700 MIDDLESEX AVENUE, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, STATE OF NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 03-17-2023, LAST REVISED 04-28-2023 AS REVISION 3.
- MAP ENTITLED "BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, ZONING MAP" PREPARED BY T&M ASSOCIATES ADOPTED OCTOBER 17, 1988, LAST REVISED NOVEMBER 25, 2003.
- MAP ENTITLED "FINAL PROPOSED MAJOR SITE PLAN, METUCHEN I, LLC. PROPOSED SPORTSPLEX REDEVELOPMENT, BLOCK 71. LOT 37.02. 700 MIDDLESEX AVENUE. BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY: BOHLER ENGINEERING, DATED: JULY 18, 2008 REVISED ON MARCH 4, 2010 AS REVISION #6.

### ZONING TABLE - PARCEL A (BANK) ZONE: OAKITE SITE REDEVELOPMENT PLAN AREA (FORMERLY LI - LIGHT INDUSTRIAL ZONE) USE: BANK

	LK REQUIRE		222222
ITEM	CODE	REQUIRED	PROPOSED
MIN. LOT AREA	'	25,000 SF	26,156 SF (0.60 AC.)
MIN. YARD SETBACK FROM MIDDLESEX AVE		15'	44.5' (BLDG) 40.4' (CANOPY)
MAX. YARD SETBACK FROM MIDDLESEX AVE	_	20'	45.7' (BLDG)* 41.0' (CANOPY)*
MIN. YARD SETBACK FROM THE NORTH-SOUTH SEGMENT OF THE MID-BLOCK CONNECTOR ROADWAY		12' FROM THE CURB LINE	84.2' (BLDG) 80.4' (CANOPY)
MAX. YARD SETBACK FROM THE NORTH-SOUTH SEGMENT OF THE MID-BLOCK CONNECTOR ROADWAY		25' FROM THE CURB LINE	85.2' (BLDG)* 80.5' (CANOPY)*
MIN. YARD SETBACK FROM PARCEL B	REDEVELOFIVILINI FLAN	25' <sup>(1)</sup>	47.2' (BLDG) 18.6' (CANOPY)
MIN. YARD SETBACK FROM FUTURE MIDDLESEX GREENWAY EXTENSION		10'	44.6' (BLDG)
MIN. BUILDING HEIGHT	'	20'	>20'
MAX. BUILDING HEIGHT	1	TWO (2) STORIES OR 35'	ONE STORY / <35'
MAX. BUILDING COVERAGE	]	50%	14.7% (3,847 SF) (INC CANOPIES)
MAX. IMPERVIOUS COVERAGE	1	90%	74.5% (19,480 SF)



	L-IANOL	L C (STAR	<b>DOONS</b>				
ZONE: OAKITE SITE REDEVELOPMENT PLAN AREA (FORMERLY LI - LIGHT INDUSTRIAL ZONE) USE: RESTAURANT WITH DRIVE-THRU BLOCK: 71 LOTS: 37.01 & 37.02							
BU	LK REQUIRI	EMENTS					
ITEM	CODE	REQUIRED	PROPOSED				
MIN. LOT AREA		30,000 SF	33,159 SF (0.76 AC.				
MIN. YARD SETBACK FROM MIDDLESEX AVE		15'	15' (CANOPY)				
MAX. YARD SETBACK FROM MIDDLESEX AVE		20'	20.1' (BLDG) (PA)				
MIN. YARD SETBACK FROM THE NORTH-SOUTH SEGMENT OF THE MID-BLOCK CONNECTOR ROADWAY		12' FROM THE CURB LINE	25.8' (CANOPY)				
MAX. YARD SETBACK FROM THE NORTH-SOUTH SEGMENT OF THE MID-BLOCK CONNECTOR ROADWAY	AMENDED OAKITE SITE REDEVELOPMENT PLAN	25' FROM THE CURB LINE	28.6' (BLDG) (PA				
MIN. YARD SETBACK FROM PARCEL D		125'	143' (CANOPY)				
MIN. YARD SETBACK FROM FACTORY STREET		10'	85.8' (CANOPY)				
MIN. BUILDING HEIGHT		20'	20.3'				
MAX. BUILDING HEIGHT		TWO (2) STORIES OR 35'	20.3' (ONE STORY)				
MAX. BUILDING COVERAGE		30%	6.8% (2,718 SF) (INC CANOPIES)				
MAX. IMPERVIOUS COVERAGE		80%	61.7% (20,444 SF)				

		(	GRAPHI	C SCALE	
30	0	15	30	60	120
				FEET ) = 30 ft.	

## ZONING TABLE - PARCEL E (SPORTSPLEX & DAYCARE)

В	BULK REQU	IREMENTS	
ITEM	CODE	REQUIRED	PROPOSED
MIN. LOT AREA		210,000 SF	211,690 SF (4.86 AC.)
MIN. YARD SETBACK FROM THE NORTH-SOUTH SEGMENT OF THE MID-BLOCK CONNECTOR ROADWAY		15'	17.6' (BLDG) 15.9' (CANOPY)
MIN. YARD SETBACK FROM VIDAS PARK	25'		26.2' (BLDG) 22.6' (CANOPY)
MIN. YARD SETBACK FROM DURHAM AVENUE	AMENDED OAKITE SITE REDEVELOPMENT	150'	164.7' (BLDG) 162.0' (CANOPY)
MAX. BUILDING HEIGHT	PLAN	TWO (2) STORIES OR 30' (FOR NEW CONSTRUCTION), 45' (EXISTING SPORTSPLEX)	ONE (1) STORY 26'4" (NEW CONSTRUCTION), 45' (EXISTING SPORTSPLEX)
MAX. BUILDING COVERAGE		40%	38.1% (80,655 SF) (INCL. CANOPIES)
MAX. IMPERVIOUS COVERAGE		90%	84.8% (179,580 SF)

# 200' PROPERTY OWNER'S LIST

37	<b>5.12</b>	L5.22 6	RIGHT OF WAY	METUCHEN REALTY ACQ./DENISE PINE	2650 WESTVIEW DRIVE	WYOMISSING, PA	19610
37	<b>5.05</b>	7.1;7.2;14;15.1;16.217.1 17.2;16.3	212 DURHAM AVE.	METUCHEN REALTY ACQ./DENISE PINE	2650 WESTVIEW DRIVE	WYOMISSING, PA	19610
43		<b>L2.3</b>	LEHIGH- PERTH AMBOY RR	CON RAIL CORP%NORFOLK SOUTHERN CORP	P.O. BOX 40036	ROANOKE, VA	24022.0036
19			33 JERSEY AVE.	TWO BROTHER'S HOLDINGS	33 JERSEY AVE	METUCHEN,	08840
<b>i9</b>	125.07		DURHAM AVE.	BOROUGH OF METUCHEN	500 MAIN ST.	METUCHEN, NJ	08840
i9	125.07		DURHAM AVE.	BOROUGH OF METUCHEN	500 MAIN ST.	METUCHEN, NJ	08840
0	68	69,70,71	25 ADAMS ST.	VITAL MANAGEMENT & CONSULTING, LLC	26 OLIVER ST SUITE 100	METUCHEN, NJ	08840
	37.01		700 MIDDLESEX AVE.	METUCHEN III LLC	4905 DEL RAY AVE. STE 200	BETHESDA, MD	20814
2.01		_2°	22 CENTRAL SQUARE PK	DONG, JENNIFER	22 CENTRAL SQUARE PARK	METUCHEN, NJ	08840
2.01	12		CENTRAL SQUARE PK	SOMASUNDARAM, C & CHEZIAN, S	23 CENTRAL SQUARE PARK	METUCHEN	08840
2.01	13.		24 CENTRAL SQUARE PK.	DIZON, GENEVIEVE	24 CENTRAL SQUARE PARK	METUCHEN, NJ	08840
82.0			CENTRAL SQUARE PK	PENG, TZU-CHIEN & LEE, MENG-HAUR	25 CENTRAL SQUARE PARK	METUCHEN,	08840
82.0	Į: <b>15</b>		26 CENTRAL SQUARE PK.	CHEN, MING CHE & TANGCHEN, AN LI	26 CENTRAL SQUARE PARK		08840
82.0			27 CENTRAL SQUARE PK.	KWOK ALBERT & CHAN, WAILING	27 CENTRAL SQUARE PARK 28	METUCHEN,	08840
82.0			28 CENTRAL SQUARE PK	DSOUZA, LAVINA & SEQUEIRA, RONALD W		METUCHEN, NJ	08840
	. 18		29 CENTRAL SQUARE PK	RAMESH, VINAY & VINAY, KAMALABHARATHI	29 CENTRAL SQUARE PARK	METUCHEN	1.08840
	19		30 CENTRAL SQUARE PK.	SARSONY, JR. ROBERT	30 CENTRAL SQUARE	METUCHEN, NJ	08840
82.01			SQUARE PK.	SHAIK, ABDUL M&KOTHACHERUYU,RUKSANA	PARK	METUCHEN,	08840
3 <b>2</b>			95 CENTRAL AVE.	395 PLEASANT VALLEY LP	95 CENTRAL AVE	NJ	08840
32 	53.13 P0001	MERGED W/53.01- 53.12	171-193 DURHAM AVE.	METUCHEN CORNERS/- MARK GROSSMAN	193 DURHAM AVE	METUCHEN,	08840
3 <b>2</b>	<b>50</b> ;		197 DURHAM AVE.	RAMANI, SHANKAR & RAMJI, M	197 DURHAM AVE.	METUCHEN, NJ	08840
3.01	33		MIDDLESEX AVE	PSBG SERVICES CORP, CORP PROP DEPT.	80 PARK PLAZA - 6TH FLOOR	NEWARK, NJ	07102.4194
	20 20				80 PARK PLAZA - 6TH	NEWARK, NJ	07102.4194
3.01		rate i	haraman b		FLOOR		- noc -

ZONING TAE	BLE - PARC	ELD (TBD)		
	/ELOPMENT PLAN AREA (FOR EE DECIDED BLOCK: 71 LOTS: 37.01	RMERLY LI - LIGHT INDUSTRIA & 37.02	L ZONE)	
BUI	K REQUIR	EMENTS		
ITEM	CODE	REQUIRED	PROPOSED	
MIN. LOT AREA		80,000 SF	87,990 SF (2.02 AC.)	
MIN. YARD SETBACK FROM THE NORTH-SOUTH SEGMENT OF THE MID-BLOCK CONNECTOR ROADWAY	IENT OF THE 25° FROM THE CURB		N/A	
MAX, YARD SETBACK FROM THE NORTH-SOUTH SEGMENT OF THE MID-BLOCK CONNECTOR ROADWAY		50' FROM THE CURB LINE	N/A	
MIN. YARD SETBACK FROM PARCEL C		5'	N/A	
MIN. YARD SETBACK FROM VIDAS PARK		50'	N/A	
MIN. YARD SETBACK FROM FACTORY STREET, BLK 70 LOTS 71 & 80, AND OLIVER STREET	AMENDED OAKITE SITE REDEVELOPMENT PLAN	45'	N/A	
MIN. YARD SETBACK FROM THE NORTHERNMOST PORTION OF FACTORY STREET		15'	N/A	
MAX. BUILDING HEIGHT		FIVE (5) STORIES OR 60'	N/A	
MAX. BUILDING COVERAGE		40%	N/A	
MAX. IMPERVIOUS COVERAGE		90%	0%	
		<u>!</u>		

**KEY MAP** 

SCALE: 1" = 500'

OWNER AND APPLICANT: WE CERTIFY THAT WE ARE THE OWNERS IF THE PROPERTY

AND CONSENT TO THE FILING OF THIS PLAT OR PLAN.

METUCHEN I, LLC 4905 DELRAY AVE., SUITE 200, BETHESDA, MD 20814

> THIS NOTARIZATION IS FOR THE OWNER'S SIGNATURE SWORN TO AND SUBSCRIBED BEFORE ME THIS\_\_\_

NOTARY PUBLIC APPROVED BY THE BOROUGH OF METUCHEN ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

BOROUGH ENGINEER

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF METUCHEN

PERFECTED ON OR BEFORE: \_

**ENGINEER** 

BOROUGH CLERK

SEQ.) OR LOCAL ORDINANCE.

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF P.L. 2011 c. 217, AND THAT IT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF METUCHEN. THIS CERTIFICATION SHALL EXPIRE IF THE SUBDIVISION IS NOT

DATE DATE SECRETARY DATE

DATE

DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE

"MUNICIPAL LAND USE LAW," P.L. 1975, C. 291 (C.40:55D-1 ET

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK DATE

DESCRIPTION OF REVISION | FIELD CREW | DRAWN: | APPROVED: | DATE

MIDDLESEX COUNTY PLANING BOARD

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12-12-2023 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW", AND THAT THE OUTBOUND CORNERS MARKED AS SHOWN HAVE BEEN FOUND OR SET.

> NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

> > 01-08-2024

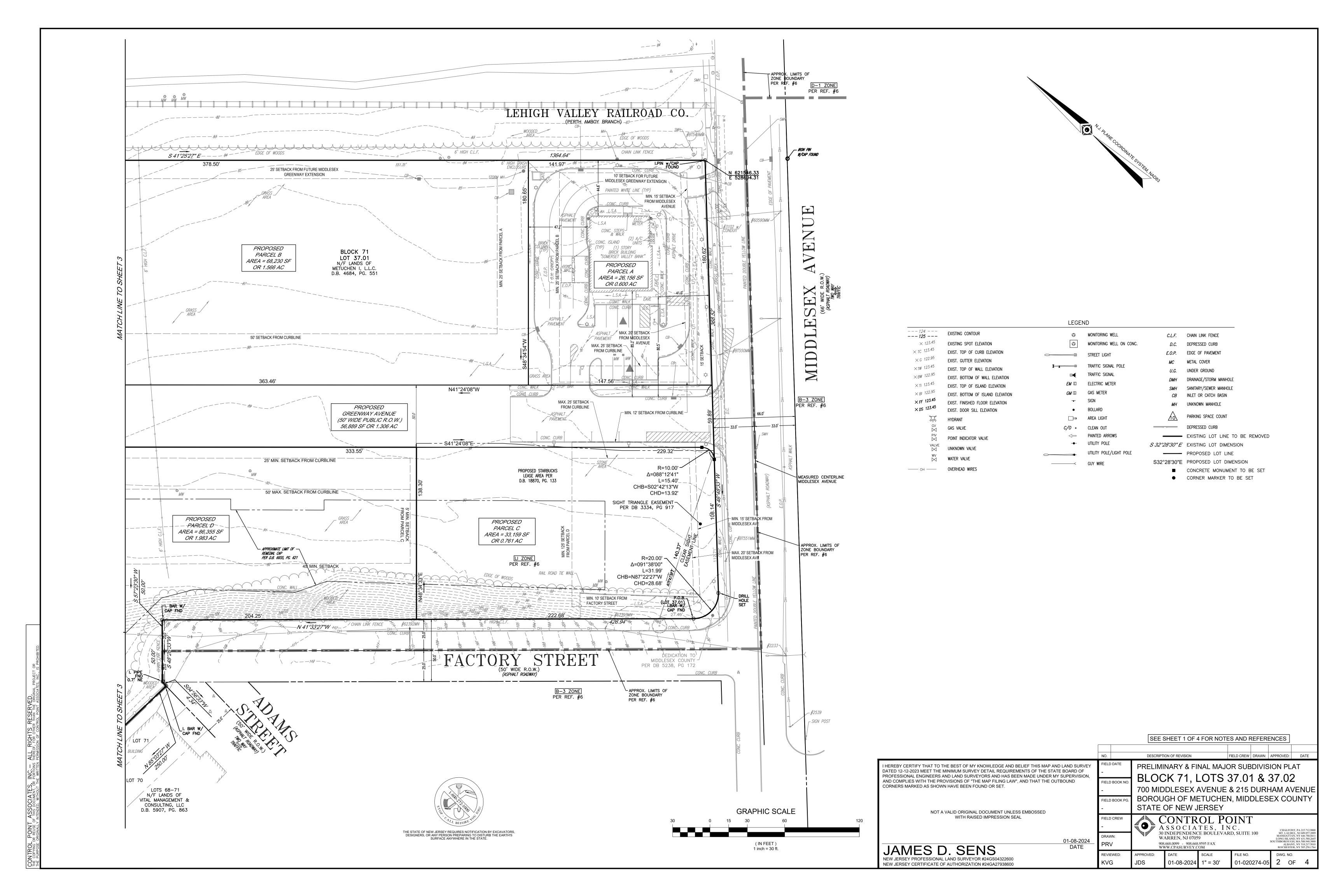
JAMES D. SENS NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

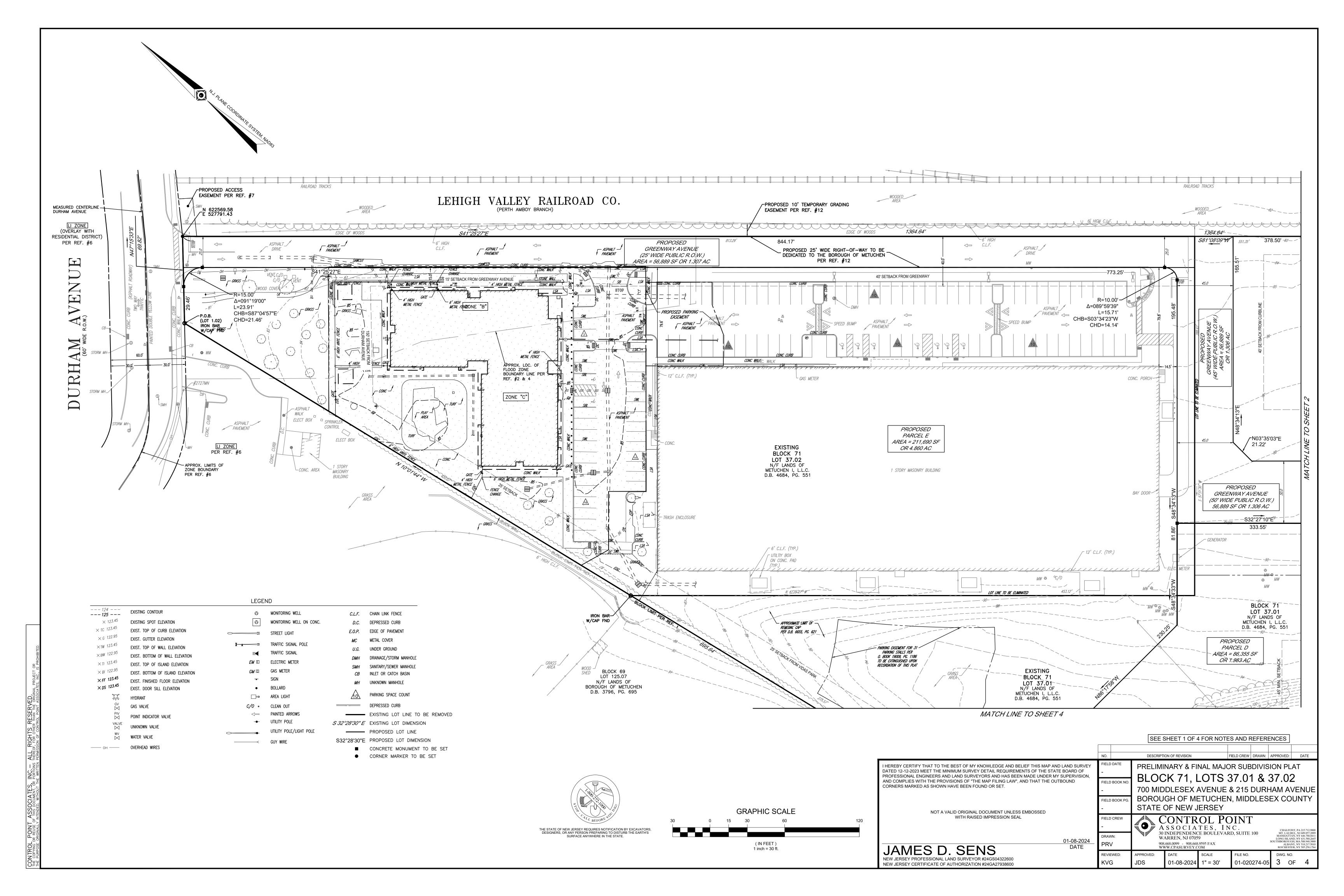
PRELIMINARY & FINAL MAJOR SUBDIVISION PLAT BLOCK 71, LOTS 37.01 & 37.02 700 MIDDLESEX AVENUE & 215 DURHAM AVENUE BOROUGH OF METUCHEN, MIDDLESEX COUNTY STATE OF NEW JERSEY

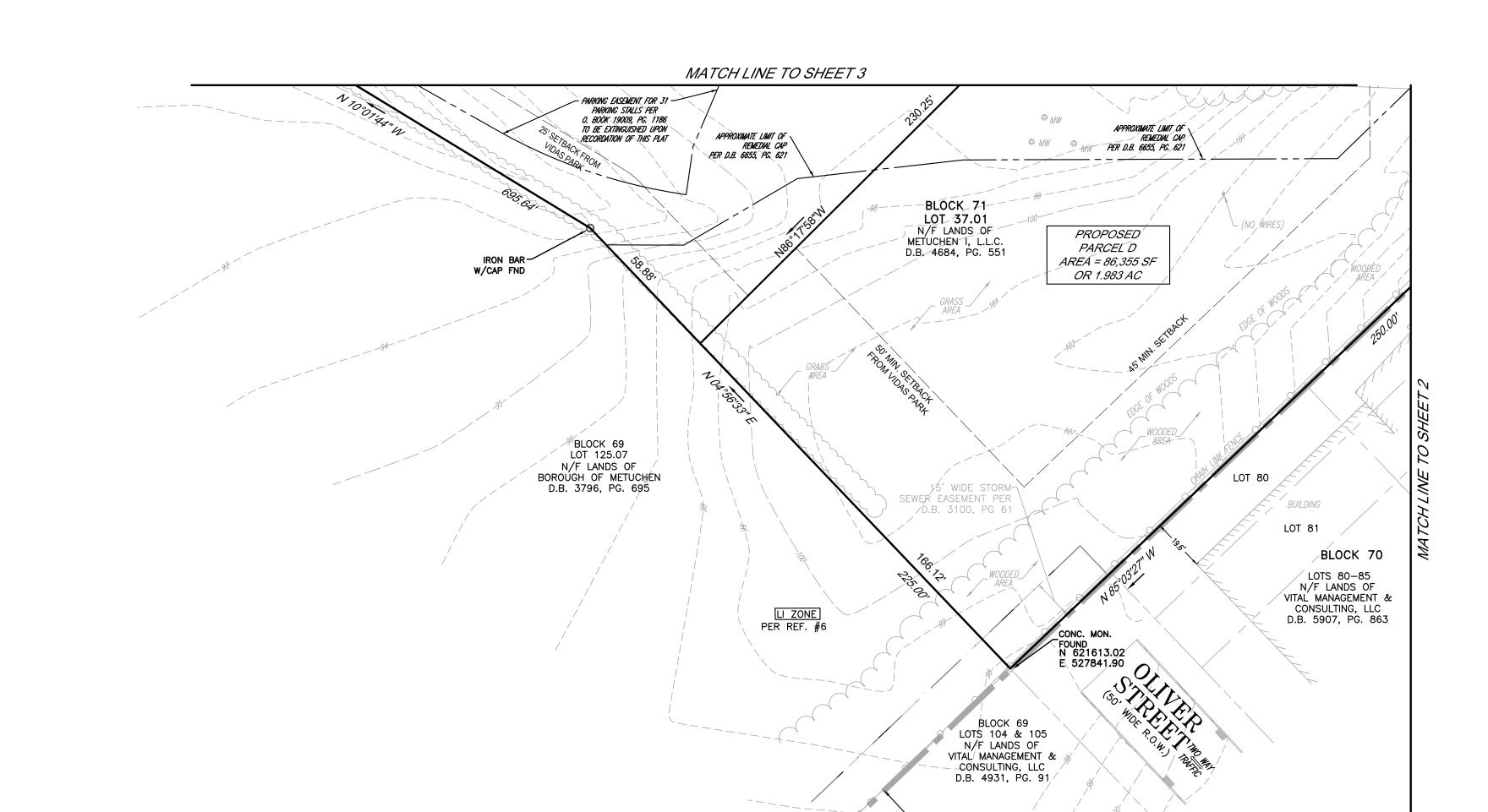
CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059

908.668.0099 - 908.668.9595 FAX REVIEWED: DWG. NO. 01-08-2024 01-020274-05

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

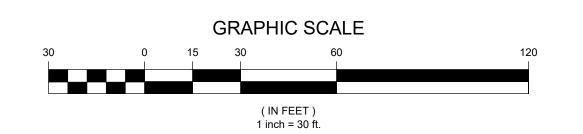






		LEGEN	<b>ND</b>		
124 - <b> 125</b>	EXISTING CONTOUR	<b>∅</b>	MONITORING WELL	C.L.F.	CHAIN LINK FENCE
× 123.45	EXISTING SPOT ELEVATION		MONITORING WELL ON CONC.	D.C.	DEPRESSED CURB
$\times$ TC 123.45	EXIST. TOP OF CURB ELEVATION	<u> </u>	STREET LIGHT	E.O.P.	EDGE OF PAVEMENT
× G 122.95	EXIST. GUTTER ELEVATION	₩		MC	METAL COVER
×TW 123.45	EXIST. TOP OF WALL ELEVATION	<del>* *</del>	TRAFFIC SIGNAL POLE TRAFFIC SIGNAL	U.G.	UNDER GROUND
×BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	© <b>€</b> <i>EM</i> ©	ELECTRIC METER	DMH	DRAINAGE/STORM MANHOLE
×TI 123.45 ×BI 122.95	EXIST. TOP OF ISLAND ELEVATION		GAS METER	SMH	SANITARY/SEWER MANHOLE
× FF 123.45	EXIST. BOTTOM OF ISLAND ELEVATION	GM © <del></del>	SIGN	СВ	INLET OR CATCH BASIN
× DS 123.45	EXIST. FINISHED FLOOR ELEVATION  EXIST. DOOR SILL ELEVATION	•	BOLLARD	МН	UNKNOWN MANHOLE
Ç,	HYDRANT		AREA LIGHT	10	PARKING SPACE COUNT
GV 🖂	GAS VALVE	C/O •	CLEAN OUT		DEPRESSED CURB
PIV	POINT INDICATOR VALVE	$\Leftrightarrow$	PAINTED ARROWS		EXISTING LOT LINE TO BE REM
VALVE	UNKNOWN VALVE		UTILITY POLE	S 32°28'30" E	EXISTING LOT DIMENSION
WV		O	UTILITY POLE/LIGHT POLE		PROPOSED LOT LINE
$\bowtie$	WATER VALVE		GUY WIRE	S32°28'30"E	PROPOSED LOT DIMENSION
—— ОН ———	OVERHEAD WIRES			•	CONCRETE MONUMENT TO BE S CORNER MARKER TO BE SET

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



APPROX. LIMITS OF ZONE BOUNDARY PER REF. #6

			SEE SHEET 1 OF 4 FOR NOTES AND REFERENCES					
	NO.		DESCRIPTI	ON OF REVISION	F	EIELD CREW DRAWN	APPROVED:	DATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12-12-2023 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION.		DATE				R SUBDIVI 37.01 &		
AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW", AND THAT THE OUTBOUND CORNERS MARKED AS SHOWN HAVE BEEN FOUND OR SET.	FIELD	BOOK NO.	700 MID	DLESEX A	AVENUE 8	& 215 DUR	HAM A'	VENUE
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED	FIELD	BOOK PG.		GH OF ME OF NEW J		I, MIDDLE	SEX CO	UNTY
WITH RAISED IMPRESSION SEAL	FIELD - DRAV	O CREW	A 30	CONTR SSOCIA INDEPENDENC ARREN, NJ 0705	TES, IN	C .	MT. LAUF MANHATT LONG ISLA	NT, PA 215.712.9800 REL, NJ 609.857.2099 AN, NY 646.780.0411 ND, NY 631.580.2645
JAMES D. SENS	PR\		WV	.668.0099 - 908.668. VW.CPASURVEY.C	OM	1	ALBA ROCHEST	GH, MA 508.948.3000 NY, NY 518.217.5010 ER, NY 585.250.1764
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600	KV(	EWED:	APPROVED:  JDS	01-08-2024	SCALE 1" = 30'	FILE NO. 01-020274-0	5 4 C	o. of 4