

THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF N.J.S.A. 46:23-9.9 KNOWN AS THE "MAP FILING LAW" AND FURTHER CERTIFIED THAT THE MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF TOWN OF CLINTON, THE PROPER AUTHORITY FOR SUCH APPROVAL. THIS MAP SHALL BE FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF _____ 20____ WHICH IS 95 DAYS FROM THE DATE OF THE APPROVAL.

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY CLERK'S OFFICE, ON OR BEFORE _____

SECRETARY OF THE PLANNING BOARD _____ DATE _____
 CHAIRMAN OF THE PLANNING BOARD _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED _____ MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY 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 MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

WAYNE INGRAM P.L.S. NJ LIC. No. 24GB04258200 _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND THAT IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER _____ DATE _____

FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONMOUTH ON _____ AS CASE _____ SHEET _____

THE UNDERSIGNED INDIVIDUALS, BEENA HALARI, MANAGING MEMBER OF AMBE HOLDINGS OF CLINTON, LLC, HEREBY DECLARES THAT SHE IS THE OWNER OF LOT 32, 32.01 & 32.02 BLOCK 14 AS DELINEATED HEREON, AND HEREBY CONSENTS TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK IN THE COUNTY OF HUNTERDON.

BEENA HALARI, MEMBER OF AMBE HOLDINGS OF CLINTON, LLC (OWNER) _____ DATE _____

STATE OF NEW JERSEY, COUNTY OF HUNTERDON, BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____ BEFORE ME, A NOTARY PUBLIC OF THE STATE OF NEW JERSEY, APPEARED BEENA HALARI, WHO BY BEING DULY SWORN ON HER OATH, DID DEPOSE AND ACKNOWLEDGE THAT SHE IS THE OWNER OF LOT 32, 32.01 & 32.02 BLOCK 14 AS SHOWN ON THIS MAP AND THAT THE FOREGOING CONSENT WAS EXECUTED BY HER AS AND FOR HER VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____

GENERAL NOTES:

- OWNER: AMBE HOLDINGS AT CLINTON, LLC
3 MEHA COURT
MANALAPAN, NJ 07726
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOC., INC., DATED 03/20/19 OR LAST REVISED.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS, REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- ALL ELEVATIONS GIVEN ARE ON NAVD 1988 DATUM.
- THE SUBJECT PARCEL, BLOCK 14, LOT 32 CONSISTS OF 1,222,492 S.F. (28.065 ACRES).
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

NOTES:

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION".
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.

TOWN OF CLINTON ZONING REQUIREMENTS

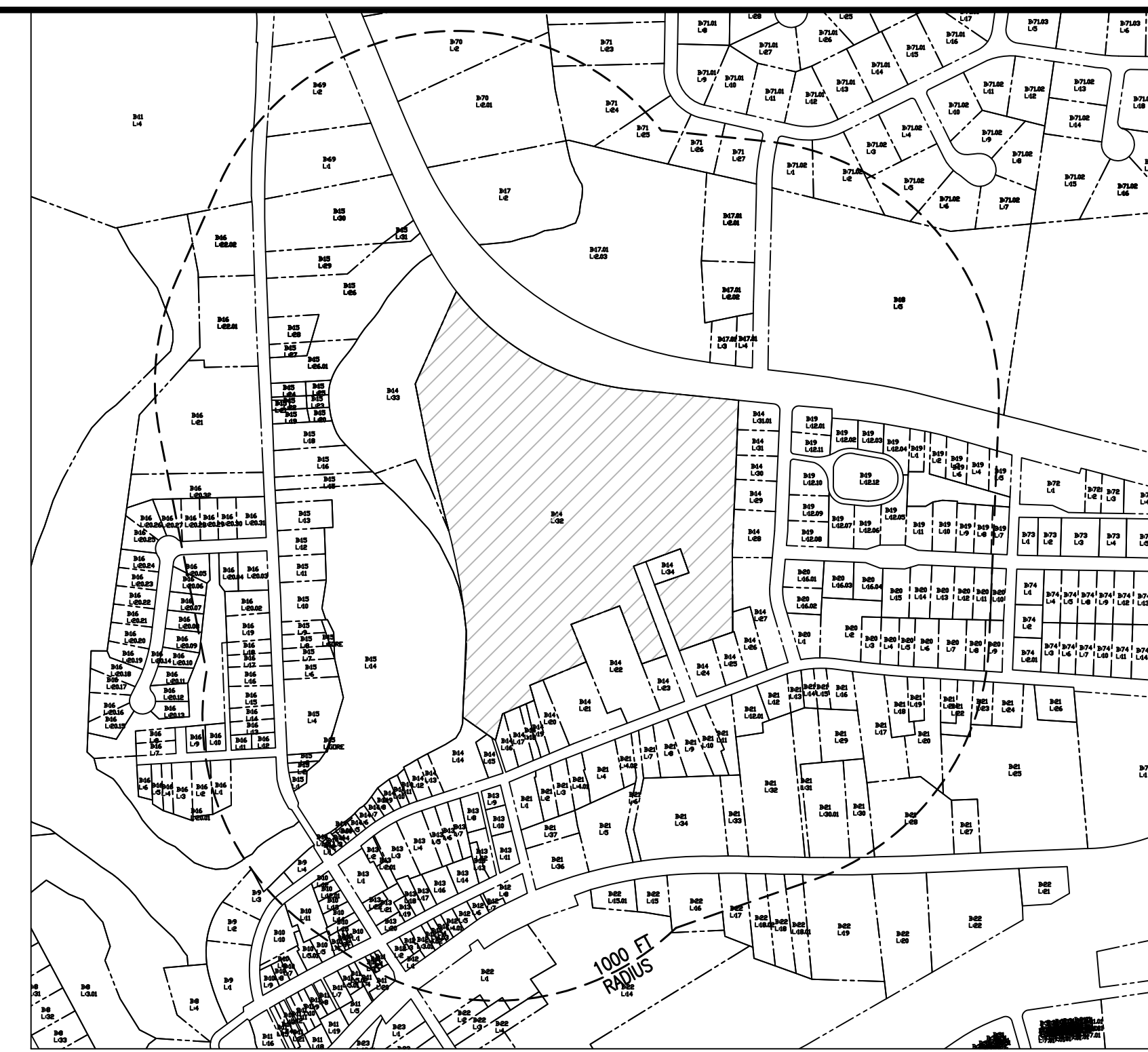
ITEM	REQUIRED	PROPOSED LOT 32.01
ZONING DISTRICT	C-5 (ROUTE 31 COMMERCIAL DISTRICT)	
MIN LOT AREA (S.F.)	N/A	292,899 S.F.
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE		
FRONT YARD SETBACK (FT)	50 FT	N/A
SIDE YARD SETBACK (FT)	100 FT	N/A
REAR YARD SETBACK (FT) TO PROPERTY BOUNDARY	50 FT	N/A
MAX FLOOR AREA RATIO	30%	N/A
MAX IMPERVIOUS COVERAGE	55%	N/A
PARKING SETBACKS		
FRONT YARD SETBACK (FT)	5 FT	N/A
FRONT YARD SETBACK FROM EOP	30 FT	N/A
SIDE YARD SETBACK (FT)	50 FT	N/A
REAR YARD SETBACK (FT) TO PROPERTY BOUNDARY	25 FT	N/A
PARKING REQUIREMENT (SPACES)	1 SPACE/50 SF, PATRON AREA 1 SPACE/100 SF, RETAIL AREA	N/A

(V) INDICATES THAT A VARIANCE IS REQUIRED
 (I) INDICATES NO VARIANCE IS REQUIRED
 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION
 * 226,074 S.F. (5.19 AC) OPEN SPACE AREA INCLUDED

TOWN OF CLINTON ZONING REQUIREMENTS

ITEM	REQUIRED	PROPOSED LOT 32
ZONING DISTRICT	MF-1 (MULTI FAMILY HOUSING DISTRICT)	
MIN LOT AREA (S.F.)	15 AC.	9,80 AC V
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE		
MIN NUMBER OF UNIT PER BLDG	3 UNITS	N/A
DENSITY	56 UNITS	N/A
IMPERVIOUS COVERAGE	35%	N/A
BLDG SETBACK FROM TRACK	50 FT	N/A
BLDG SETBACK FROM INTERNAL ROAD	15 FT	N/A
MIN DIST BETWEEN BLDG	20 FT	N/A
MAX DEPTH OF DECK/PATIO	10 FT	N/A
MAX DECK/PATIO EXT INTO BUFFER	7 FT	N/A
MAX STORES	2 1/2	N/A
MAX BUILDING HEIGHT	35 FT	N/A
MAX HEIGHT FOR WALKOUT BLDG	45 FT	N/A

(V) INDICATES THAT A VARIANCE IS REQUIRED
 (I) INDICATES NO VARIANCE IS REQUIRED
 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION
 * 276,701 S.F. (6.35 AC) OPEN SPACE AREA INCLUDED



KEY MAP SCALE: 1"=500'

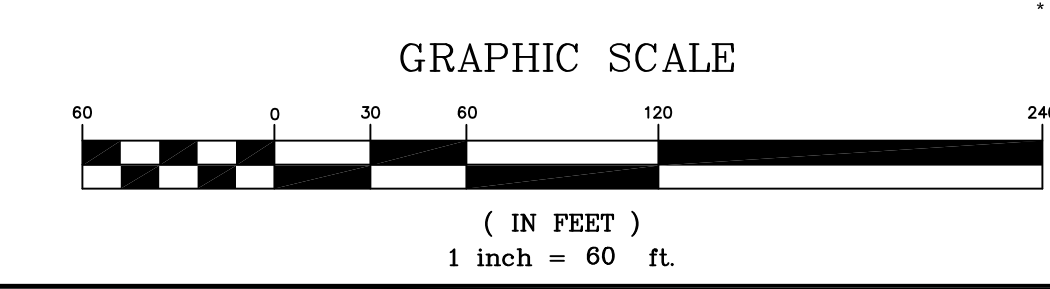
THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK _____

CERTIFICATIONS/APPROVALS

MUNICIPALITY
 THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWN OF CLINTON, HUNTERDON COUNTY

DATE _____ BOARD CHAIRMAN _____
 DATE _____ BOARD SECRETARY _____
 DATE _____ ENGINEER _____
 I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS MINOR SUBDIVISION PLAN WITH THE PLANNING BOARD OF THE TOWN OF CLINTON.
 DATE _____ BEENA HALARI
 AMBE HOLDINGS OF CLINTON, LLC



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NO.	REVISION	BY	DATE
5	TWP REV.	BH	5-24-21
4	DEP REV.	BH	4-23-21
3	DEP REV.	BH	4-20-21
2	DEP REV.	BH	4-18-21
1	DEP REV.	BH	1-30-21

12/3/2020
 DATE
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

PROJECT:
 CLINTON COMMONS
 MINOR SUBDIVISION AND SITE PLAN
 65 1/2 CENTER STREET
 BLOCK 14 LOT 32
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
 FINAL SUBDIVISION PLAN

JOB NO.:	8144/32606	DRAWING NO.:	1
SCALE:	1"=60'		1
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32606.DWG		
DATE:	12/03/2020		