

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.

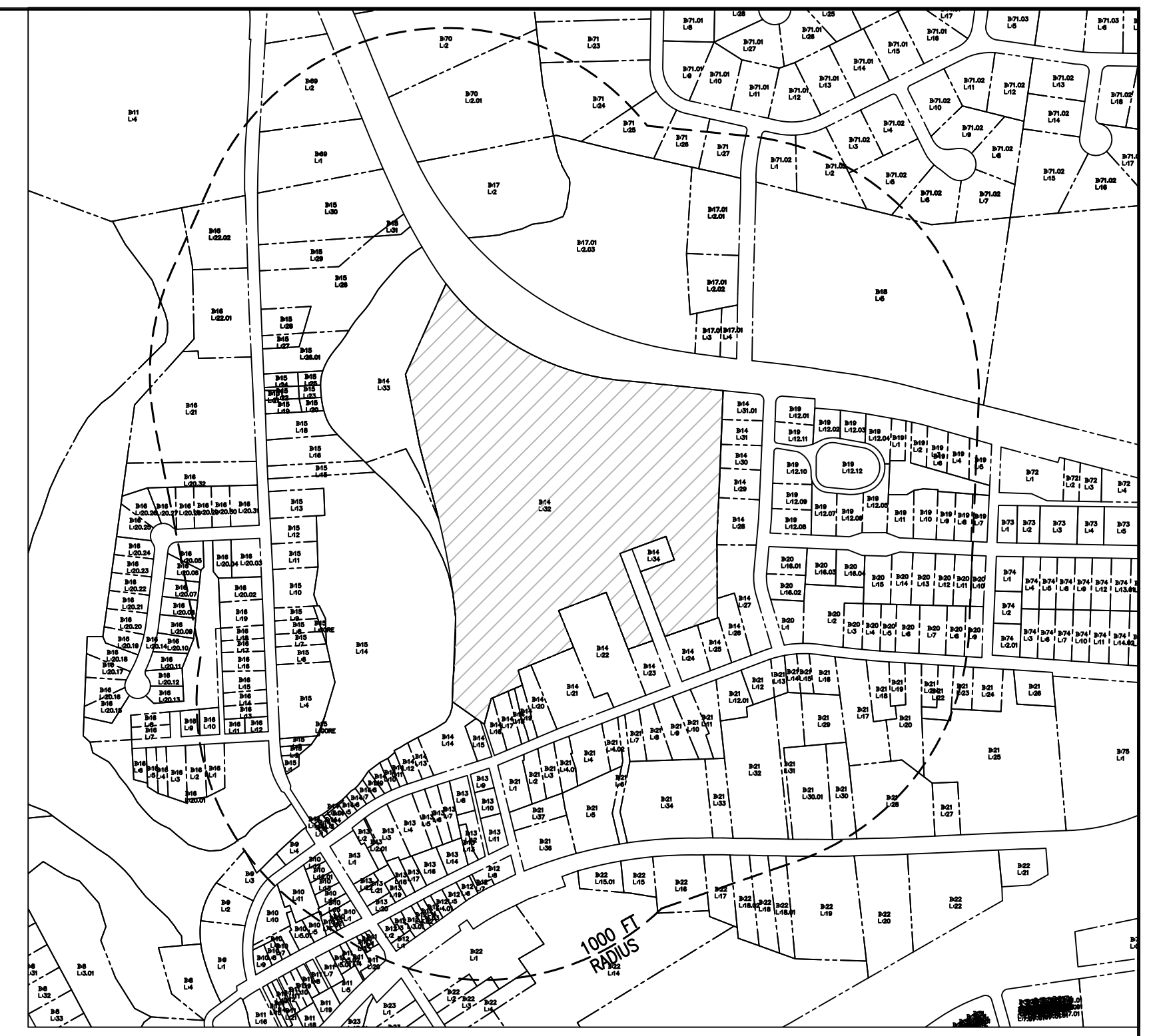
TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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 SHOWN ON THIS MAP AND THAT THE FOREGOING CONSENT WAS EXECUTED BY HER AS AND FOR HER VOLUNTARY ACT AND DEED.

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

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.



KEY MAP SCALE: 1"=500'

NOTARY PUBLIC \_\_\_\_\_ MUNICIPAL CLERK \_\_\_\_\_

GENERAL NOTES:

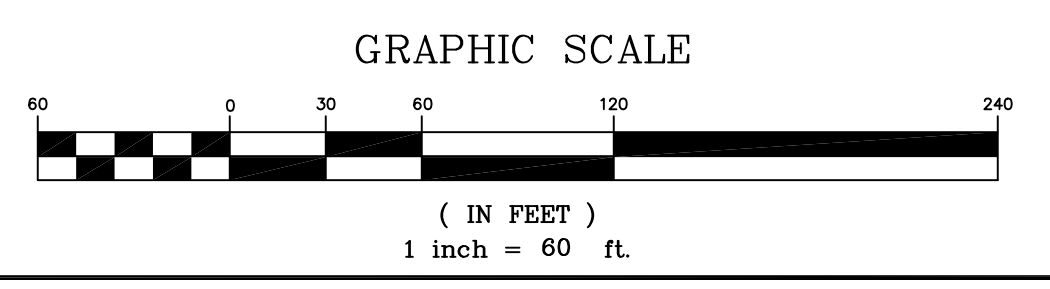
- OWNER: AMBE HOLDINGS AT CLINTON, LLC  
 3 MEHA COURT  
 MANALAPAN, NJ 07726
  - BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOC., INC., DATED 6/3/2016 OR LAST REVISED.
  - THESE PLANS ARE NOT TO BE USED 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	PROPOSED LOT 32.03	PROPOSED LOT 32.04
ZONING DISTRICT	C-5 (ROUTE 31 COMMERCIAL DISTRICT)			
MIN LOT AREA (S.F.)	N/A	35,522 S.F.	67,705 S.F.	160,315 S.F.
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	50 FT	59.6 FT	77.7 FT	108.60 FT
SIDE YARD SETBACK (FT)	100 FT	101.1 FT	352.86 FT	361 FT
REAR YARD SETBACK (FT)	50 FT	450.89 FT	479.35 FT	577.53 FT
MAX FLOOR AREA RATIO	30%	5.57% *	5.57% *	5.57% *
MAX IMPERVIOUS COVERAGE	55%	39.1% *	39.1% *	39.1% *
PARKING SETBACKS				
FRONT YARD SETBACK (FT)	5 FT	13.9 FT	7.7 FT	10.6 FT
FRONT YARD SETBACK FROM EOP	30 FT	30.6 FT	34.4 FT	98.23 FT
SIDE YARD SETBACK (FT)	50 FT	51 FT	203.23 FT	318.45 FT
REAR YARD SETBACK (FT) TO PROPERTY BOUNDARY	25 FT	410.26 FT	420.28 FT	439.50 FT
PARKING REQUIREMENT (SPACES)	1 SPACE/50 SF. PATRON AREA 1 SPACE/100 SF. RETAIL AREA	850/50+17 24 PROVIDED	5494/100+31.52 73 PROVIDED	21998/150+122.21 127 PROVIDED

(V) INDICATES THAT A VARIANCE IS REQUIRED  
 (-) INDICATES NO VARIANCE IS REQUIRED  
 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION  
 \* 235,229 S.F. (5.40 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.	10.10 AC. V
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE		
MIN NUMBER OF UNIT PER BLDG	3 UNITS	3 UNITS
DENSITY	56 UNITS	56 UNITS
IMPERVIOUS COVERAGE	35%	24.8%*
BLDG SETBACK FROM TRACK	50 FT	50 FT
BLDG SETBACK FROM INTERNAL ROAD	15 FT	15 FT
MIN DIST BETWEEN BLDG	20 FT	20 FT
MAX DEPTH OF DECK/PATIO	10 FT	10 FT
MAX DECK/PATIO EXT INTO BUFFER	7 FT	10 FT V
MAX STORIES	2 1/2	2 1/2
MAX BUILDING HEIGHT	35 FT	< 35 FT
MAX HEIGHT FOR WALKOUT BLDG	45 FT	< 45 FT

(V) INDICATES THAT A VARIANCE IS REQUIRED  
 (-) INDICATES NO VARIANCE IS REQUIRED  
 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION  
 \* 284,127 S.F. (6.52 AC) OPEN SPACE AREA INCLUDED



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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829  
 PH. 908-238-0544 FAX. 908-238-0572  
 A PROFESSIONAL ASSOCIATION  
 CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE

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: PRELIMINARY & FINAL  
 SUBDIVISION PLAT

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