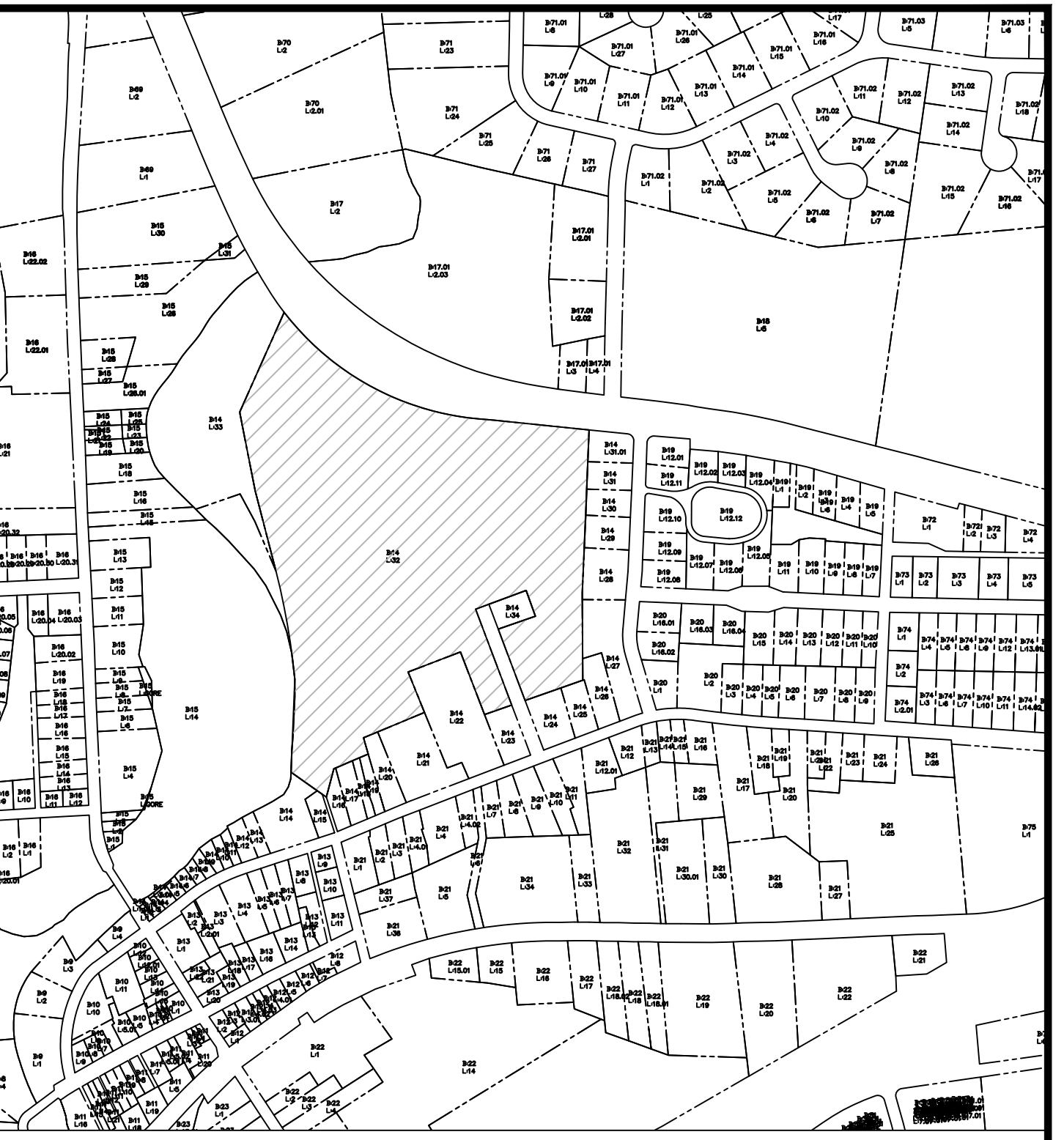


GENERAL NOTES:

- OWNER: AMBE HOLDINGS AT CLINTON, LLC
3 MEHA COURT
MANALAPAN, NJ 07828
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOC., INC., DATED 6/3/2019 OR LAST REVISED 01-10-22.
- 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 1.222492 S.F. (28.065 ACRES).
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.
- THE RESIDENTIAL DEVELOPMENT WILL BE ASSIGNED TO A HOME OWNERS ASSOCIATION TO BE FORMED AT LATER DATE. THE APPLICANT WILL ENTER INTO A CONTRIBUTION AGREEMENT WITH HOA FOR MAINTAIN THE STORM WATER BASIN TIME OF CREATION OF THE HOA, UNTIL THEN ALL STORM WATER MANAGEMENT AND OPEN SPACE TO BE MAINTAINED BY APPLICANT.

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.



KEY MAP SCALE: 1"=500'

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	322,058 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/150 SF MERCHANDISING AREA	N/A

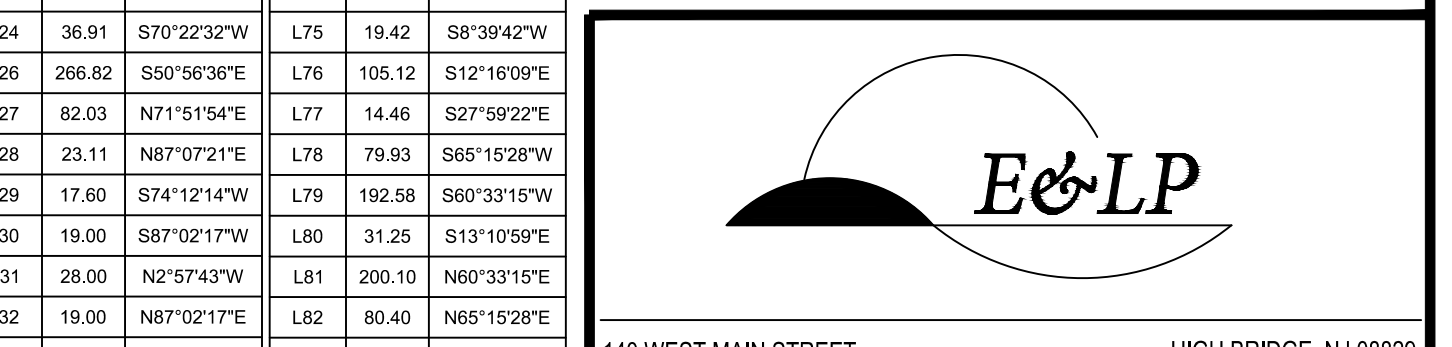
TOWN OF CLINTON ZONING REQUIREMENTS

ITEM	REQUIRED	PROPOSED LOT 32.02
ZONING DISTRICT	MF-1 (MULTI FAMILY HOUSING DISTRICT)	
MIN LOT AREA (S.F.)	15 AC	9.10 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 STORIES	2 1/2	N/A
MAX BUILDING HEIGHT	35 FT	N/A
MAX HEIGHT FOR WALKOUT BLDG	45 FT	N/A

Curve Table

Curve #	Length	Radius	Data
C2	161.61	400.45	23°07'23.66"
C9	57.97	995.37	3°20'13.67"
C10	8.75	169.00	2°58'02.31"
C11	23.00	14.00	94°08'34.15"
C12	23.56	15.00	90°00'00.00"
C12	26.56	73.50	20°42'16.40"
C13	15.00	10.00	85°07'21.12"
C14	21.73	14.00	88°50'54.45"
C15	22.26	14.00	91°04'55.50"
C16	23.56	15.00	90°00'00.00"
C21	23.56	15.00	90°00'00.00"
C22	7.95	15.00	29°42'15.40"
C23	38.13	105.50	22°42'28.61"
C24	13.70	15.00	89°50'54.11"
C25	38.17	25.00	82°32'53.59"
C26	173.11	530.00	18°43'14.38"

PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. 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".



140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH: 908-238-0544 FAX: 908-238-0572
A PROFESSIONAL ASSOCIATION

CERTIFICATE OF AUTHORIZATION NO.: 24G28021500 EXP. 8/31/2024

NO.	TWP	REVISION	BY	DATE
11	TWP		BH	4-28-23
10	TWP / FIRE		BH	4-19-23
9	TWP FIRE DEPT		BH	3-6-23
8	TWP REV		BH	1-18-23
7	FIRE DEPT. REV.		BH	1-23-21
6	TWP REV.		BH	8-31-21
5	TWP REV.		BH	5-24-21

4/28/2023 DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

CERTIFICATIONS/APPROVALS

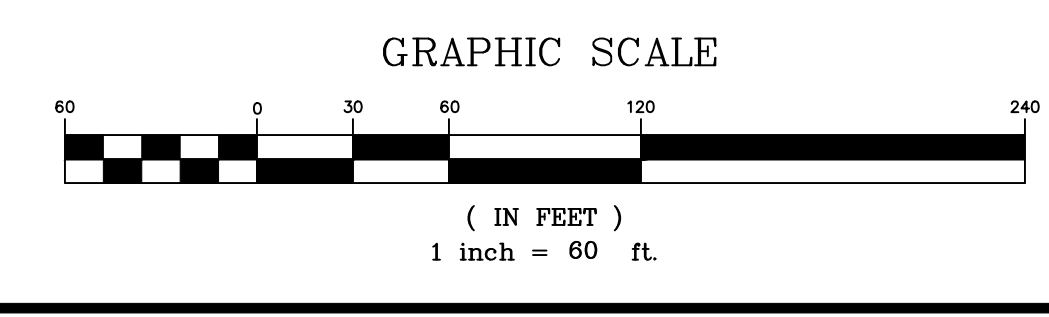
MUNICIPALITY: THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWN OF CLINTON, HUNTERDON COUNTY

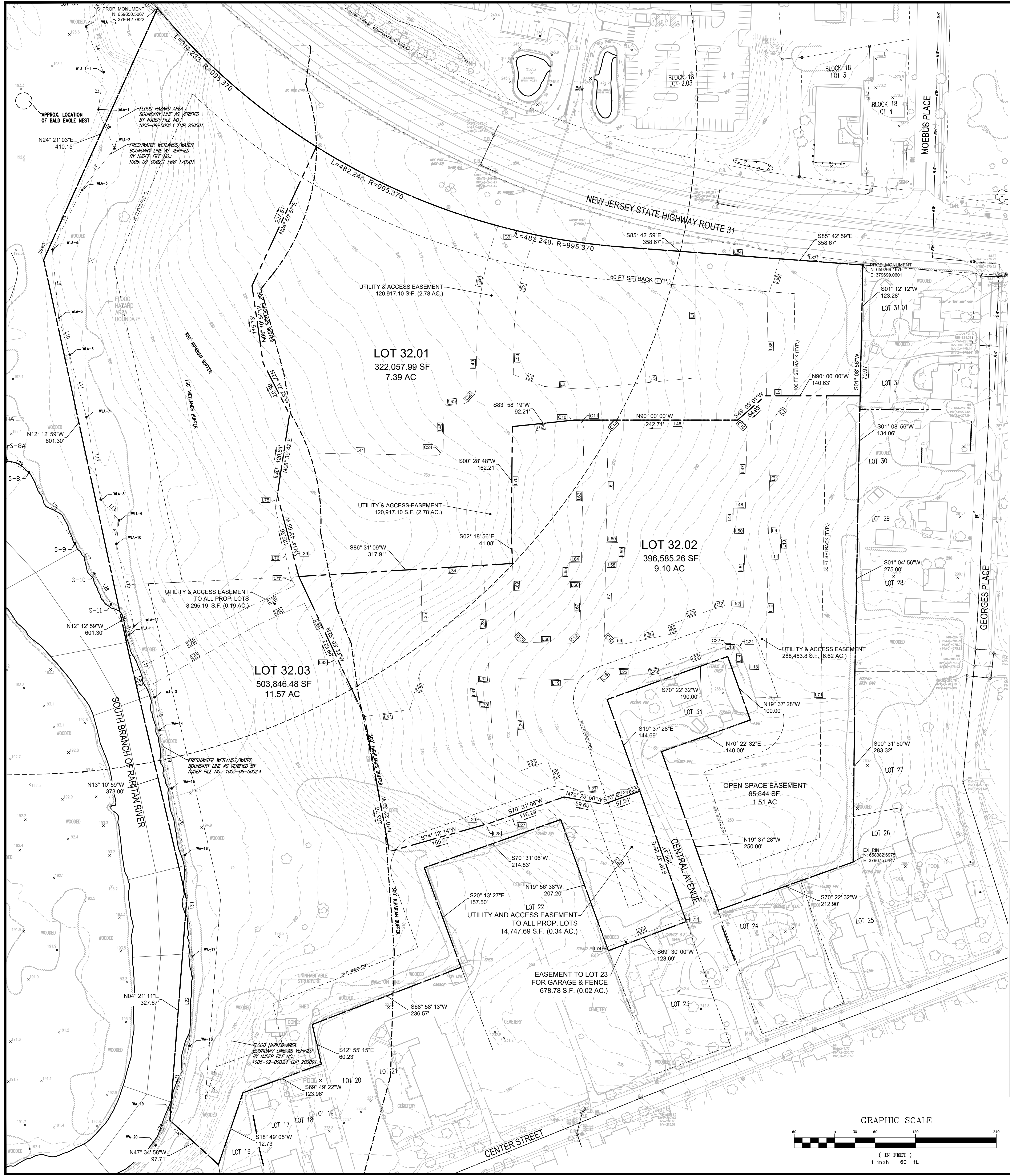
DATE: BOARD CHAIRMAN _____
DATE: BOARD SECRETARY _____
DATE: ENGINEER _____

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

TITLE: PRELIMINARY SUBDIVISION PLAN

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





THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF N.J.S.A. 46:23-9 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.

NOTARY PUBLIC MUNICIPAL CLERK

- GENERAL NOTES:
- OWNER: AMBE HOLDINGS OF CLINTON, LLC. APPLICANT: CLINTON MOEBUS 34, LLC. 3 MEHA COURT, MANALAPAN, NJ 07726. 43 WEST PROSPECT ST., SUITE 201, EAST BRUNSWICK, NJ 08816.
 - BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOC., INC., DATED 6/30/2016 OR LATER REVISED 01-10-22.
 - 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.
 - THE RESIDENTIAL DEVELOPMENT WILL BE ASSIGNED TO A HOMEOWNERS ASSOCIATION TO BE FORMED AT LATER DATE. THE APPLICANT WILL ENTER INTO A CONTRIBUTION AGREEMENT WITH HOA FOR MAINTAIN THE STORM WATER BASIN TIME OF CREATION OF THE HOA. UNTIL THEN, ALL STORM WATER MANAGEMENT AND OPEN SPACE TO BE MAINTAINED BY APPLICANT.
- NOTES:
 A. SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
 B. 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".
 C. 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

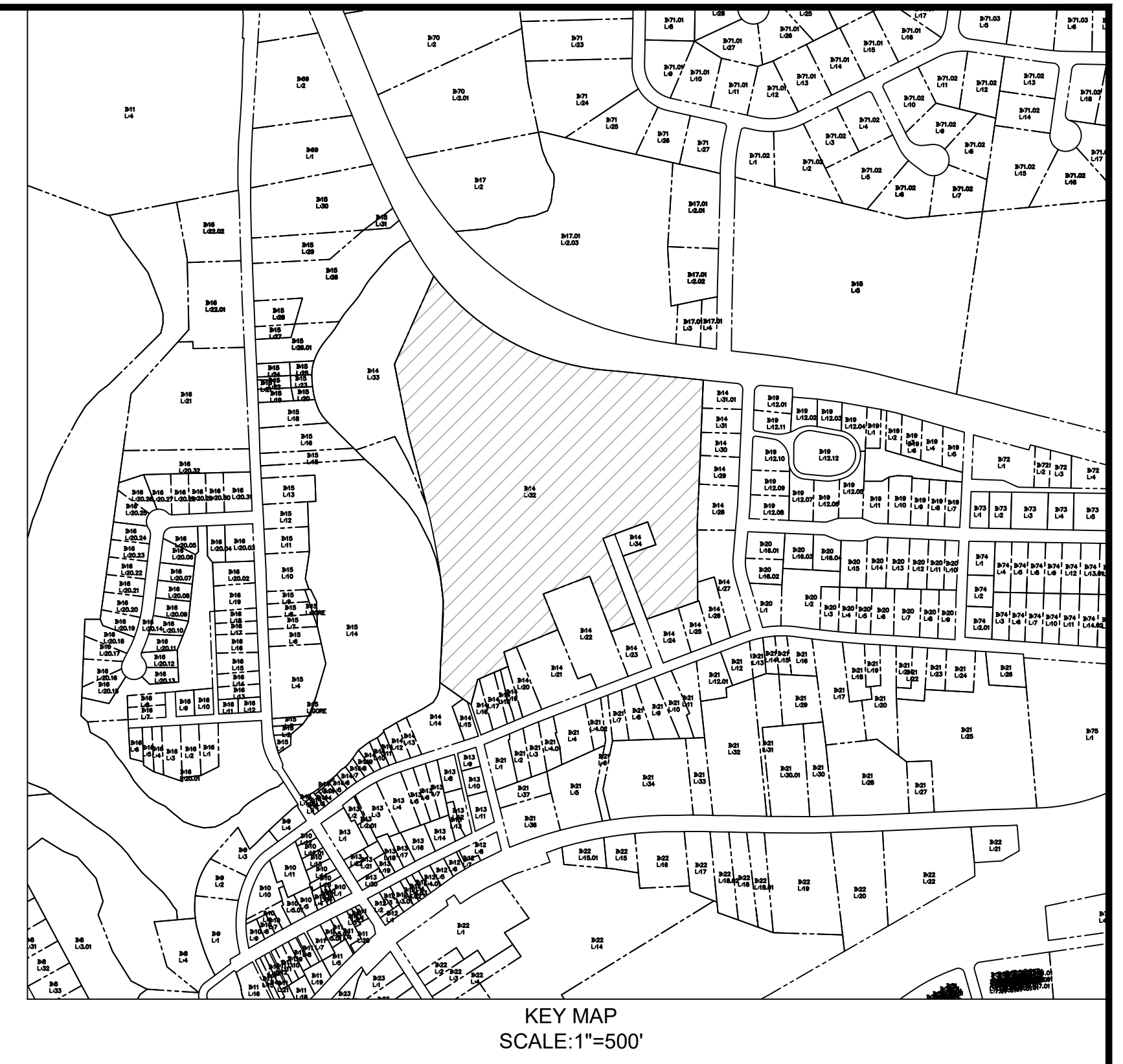
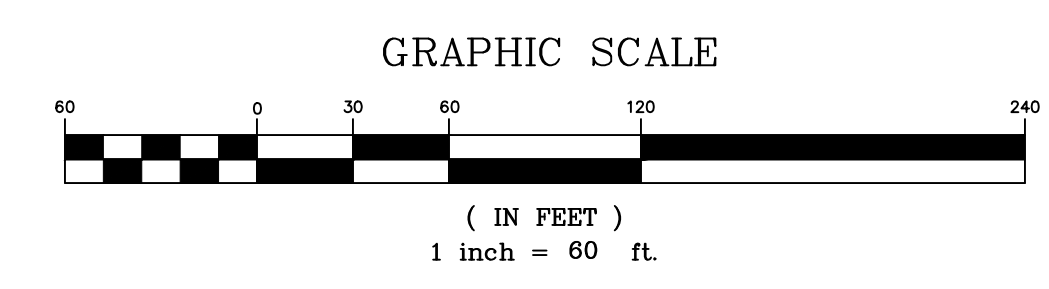
ITEM	REQUIRED	PROPOSED LOT 32.01
ZONING DISTRICT	C-5 (ROUTE 31 COMMERCIAL DISTRICT)	
MIN LOT AREA (S.F.)	N/A	322,058 S.F.
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE		
FRONT YARD SETBACK (FT)	50 FT	N/A
SIDE YARD SETBACK (FT)	100 FT	N/A
REAR YARD SETBACK (FT) TO PROPERTY BOUNDARY	50 FT	N/A
MAX FLOOR AREA 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 MERCHANDISING AREA	N/A

(V) INDICATES THAT A VARIANCE IS REQUIRED
 (-) INDICATES NO VARIANCE IS REQUIRED
 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

TOWN OF CLINTON ZONING REQUIREMENTS

ITEM	REQUIRED	PROPOSED LOT 32.02
ZONING DISTRICT	MF-1 (MULTI-FAMILY HOUSING DISTRICT)	
MIN LOT AREA (S.F.)	15 AC.	9.10 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 STORIES	2 1/2	N/A
MAX BUILDING HEIGHT	35 FT	N/A
MAX HEIGHT FOR WALKOUT BLDG	45 FT	N/A

* 277,695 S.F. (6.38 AC) OPEN SPACE AREA INCLUDED
 (V) INDICATES THAT A VARIANCE IS REQUIRED
 (-) INDICATES NO VARIANCE IS REQUIRED
 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION



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.40:55-1 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.

Curve #	Length	Radius	Data
C2	161.61	400.45	23°07'22.66"
C9	57.97	995.37	3°20'13.67"
C11	23.00	14.00	88°08'34.15"
C12	23.56	15.00	90°00'00.00"
C12	26.56	73.50	20°42'15.40"
C13	15.00	10.00	85°07'21.12"
C14	21.73	14.00	88°50'54.45"
C15	22.29	14.00	91°04'55.45"
C16	23.56	15.00	90°00'00.00"
C21	23.56	15.00	90°00'00.21"
C22	7.95	15.00	29°42'15.40"
C23	38.13	105.50	22°42'28.67"
C24	13.70	10.00	89°52'54.11"
C25	35.17	25.00	82°32'53.59"
C26	173.11	530.00	18°43'14.38"

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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: 8/31/2024

NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP/ FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-6-23
8	TWP REV	BH	1-18-23
7	FIRE DEPT. REV.	BH	1-23-21
6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

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

4/28/2023 DATE
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

PROJECT: CLINTON COMMONS MAJOR 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'
 DESIGNED: BH
 CHECKED: CRN
 FILENAME: 32606.DWG
 DATE: 12/03/2020