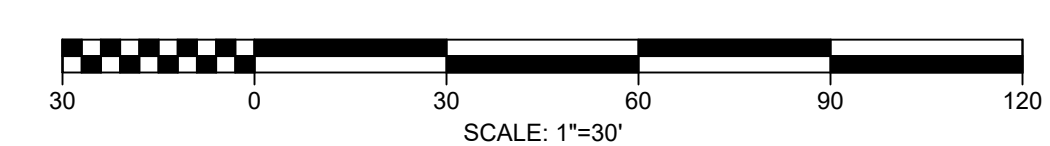


PROPOSED LOT 33 BLOCK 3
 PROPOSED AREA = 135,009 SQ. FT.
 OR 3.10 +/- ACRES
 TOTAL AREA LOTS 31 & 33 = 246,123 SQ. FT., OR 5.65 +/- ACRES

PROPOSED LOT 31 BLOCK 3
 PROPOSED AREA = 111,114 SQ. FT.
 OR 2.55 +/- ACRES

CHESTNUT STREET
N.J.S.H. ROUTE #40
 (60' WIDE R.O.W.)



- NOTES:
- ELEVATIONS ARE BASED ON NAVD 1988.
 - COORDINATE BASE IS NAD 1983.
 - REFERENCES OBTAINED:
 DEED BOOK 1121, PAGE 50, COMBINES LOTS 31 AND 32.
 DEED BOOK 4230, PAGE 591.
 - THIS PLAN WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
 - THIS PROPERTY IS SUBJECT TO ANY EASEMENTS WHICH CANNOT BE SHOWN AS A RESULT OF BEING LOCATED BELOW THE SURFACE AND NOT VISIBLE.

REQUIREMENTS FOR ZONE HB HIGHWAY BUSINESS
 ALTHOUGH A SMALL PORTION OF ZONE HB ENCRACHES INTO THE REAR OF THE PROPERTY, FOR THE PURPOSES OF THIS APPLICATION THE ENTIRE SITE SHALL BE CONSIDERED ZONE HB

	AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	FRONT YARD	SIDE YARD	REAR YARD	MAX. HEIGHT	MAX. COVERAGE
REQUIRED	30,000 SQ. FT.	125'	175'	40'	30'	40'	35'	BLD. = 10% IMP. = 20%
LOT 31 (PROPOSED)	111,114 SQ. FT.	101.02' (E)	>175'	17.81' (E)	49.35'	>40'	>35' (E)	BLD. = 7% IMP. = 18%
LOT 33 (PROPOSED)	135,009 SQ. FT.	129.65'	382.67'	154.01'	97.65'	>40'	<35'	BLD. = 2% IMP. = 5%

- LEGEND
- PROPERTY BOUNDARY
 - SPOT ELEVATIONS
 - - - MINOR CONTOUR LINES
 - MAJOR CONTOUR LINES

OWNER / APPLICANT:
 LOT 31: K & M REAL ESTATE, LLC
 103 COVENTRY LANE
 WOOLWICH TWP., NJ 08085

 LOT 33: ANDERSON, ROGER C
 405 NORTH MAIN STREET
 ELMER, NJ 08318

CLASSIFIED AND APPROVED AS MINOR SUBDIVISION BY THE BOROUGH OF ELMER PLANNING BOARD ON THIS DATE:
 THIS MAP COMPLIES WITH THE PROVISIONS OF P.L. 2011, CHAPTER 217.
 FILED BY APPLICABLE LAW ON THIS DATE:

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY ON THIS DATE, 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.

ATTEST: _____ SECRETARY _____ DATE _____
 _____ DATE _____ MUNICIPAL ENGINEER _____
 _____ DATE _____ WAYNE W. BURGETT, PLS

DATE: 05/16/19

WAYNE W. BURGETT
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE #24GS03165400 NEW YORK LICENSE # 043848

REV. #	DATE	DESCRIPTION
1	9/30/19	COMMENTS FROM MUNICIPAL ENGINEER

ZENITH / NADIR SURVEY
 132 E. CLAYTON STREET
 CLAYTON, NEW JERSEY 08512
 (609) 881-8877 FAX (609) 883-0844
 e-mail: zenithnadir@verizon.net

DATE: 10/13/19
 SCALE: 1"=30'

SHEET #
1 OF 1