



#### ZONING REQUIREMENTS

TOWNSHIP OF PISCATAWAY

ZONE	REQUIRED	EXISTING
R-10 (RESIDENTIAL ZONE)		
BUILDING	35' MIN.	63.7'; 45' CANOPY
FRONT CORNER SIDE	N/A	137'; 67' CANOPY
SIDE	10' MIN.	142.3'
REAR	25' MIN.	41.8'; 68.8'
PARKING	4.9' MIN.	8'-30"
HEIGHT	35' MAX.	32' - 1 STORY
SITE AREA		
LOT AREA	10,000 S.F.	2.26 ACRES
LOT WIDTH	200' +/-	
LOT DEPTH	100' MIN.	665' +/-
DENSITY		
FLOOR AREA RATIO	N/A	0.05 +/-
BUILDING COVERAGE	20%	5% +/-
PARKING	28 SPACES (MIN.)	46 STANDARD; 2 HANDICAP TOTAL 48 SPACES

PARKING SPACES REQUIRED PER APPROVED SITE PLAN: 28 SPACES (MINIMUM) TO BE PROVIDED AS FOLLOWS:  
27-500' REQUIRED - USE PERMITTED IN RESIDENTIAL ZONE STATION)  
21-6191 REQUIRED - RETAIL SALES AND SERVICE STATION  
21-6191 REQUIRED - NO WALL OR FENCE PERMITTED OVER 4' IN HEIGHT  
PROPOSED - 8' PVC FENCE (EXISTING)  
PROPOSED 8x7' FENCE AROUND TRASH COMPACTOR (EXISTING)  
21-1101.2 REQUIRED - PARKING LOTS NO CLOSER THAN 50' TO A RESIDENTIAL ZONE  
PROPOSED - PARKING LOT WITHIN 50' OF RESIDENTIAL ZONE (450')  
21-12 REQUIRED - SIGNS NOT PERMITTED IN RESIDENTIAL ZONES FROM PROPERTY LINE - FREE-STANDING SIGNS 55 SF AND 10 FEET FROM PROPERTY LINE  
PROPOSED - 2 PVC SIGN: 66.7 SF AND 8.9 SF PROJECTING 8.5' FROM BUILDING  
PROPOSED - 1 DIRECTIONAL SIGN 5' FROM PROPERTY LINE  
PROPOSED - 2 CANOPY SIGNS 30.33 SF  
SIGNS AND CANOPY SIGNS AS PROPOSED

#### TITLE EXCEPTIONS NOTES

SCHEDULE B - SECTION II

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST JERSEY TITLE SERVICES, INC. COMMITMENT NO. 094856. THE TITLE REPORT DATES TO OCTOBER 11, 2018. ITEMS NOT LISTED BELOW ARE SHOWN ON THE EXCEPTIONS AND/OR ARE NOT MATTERS OR CONCERNS THAT PERTAIN TO THIS SURVEY.  
(10) 66 FOOT AND 5 FOOT MINOR EASEMENT SHOWN ON THE SOUTH 63°42'25" WEST 424.44 FEET TO A POINT FOR CORNER, THENCE (11) GRANGE EASEMENT AS SET FORTH IN BOOK 0-17058 PAGE 177, AFFECT PROPERTY, PLOTTED.  
(12) 800' WIDE EASEMENT AS SET FORTH IN DEED BOOK 0-17058 PAGE 177, AFFECT PROPERTY, PLOTTED.  
(13) EASEMENT TO TOWNSHIP OF PISCATAWAY AS SET FORTH IN DEED BOOK 4317 PAGE 607, AFFECT PROPERTY, PLOTTED; AND DEED BOOK 4317 PAGE 613, AFFECT PROPERTY, PLOTTED.  
(14) DECLARATION OF TAKING AS SET FORTH IN DEED BOOK 5620 PAGE 890, AFFECT PROPERTY, NOT PLOTTABLE.  
(15) ITEMS OF DEVELOPERS AGREEMENT AS SET FORTH IN DEED BOOK 6842 PAGE 603, PLOTS TO ENTIRE PROPERTY.  
(16) MEMORANDUM OF TRANSCENDING COMMON AGREEMENT AS SET FORTH IN BOOK 0-17133 PAGE 1675, PLOTS TO ENTIRE PROPERTY.

#### FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X". BASE FLOOD ELEVATION (N/A) OF THE FLOOD INSURANCE RATE MAP NO. 34020004H WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2010. ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD.  
TABLE A  
1. NO MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY.  
7. NO OTHER AREAS AS SPECIFIED BY THE CLIENT FOR SQUARE FOOTAGE.  
9. SEE PARKING NOTE IN BULK REQUIREMENTS  
10. NO PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES.  
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING SETTLEMENT, OR OTHER SINKING OF THE GROUND.  
17. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
18. NO OBSERVED EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

#### SURVEYOR'S CERTIFICATION

10. JEFFERSON AVENUE REALTY ASSOCIATES  
LIMITED LIABILITY COMPANY  
- SENIOR SURVEYOR, LLC  
- SENIOR SURVEYOR, LLC  
- FIRST JERSEY TITLE SERVICES, INC.  
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BUREAU PROPERTY & CASUALTY INSURANCE COMPANY, an Iowa Corporation, and its successors and assigns  
- JASON KIENLE, ESS  
- ANSELL GRIMM AND AARON, PC  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS AND THE REQUIREMENTS FOR ESTATED LAND INTERESTS, AS SET FORTH IN ALTA/NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 AND 21 OF TABLE A HEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 1, 2018.

DATE: 01/21/2019  
MARC J. CITRONE, P.L.S.  
LICENSE NO. 245504132900

ALTA/NSPS LAND TITLE SURVEYS  
Tax Lot 45.01 - Block 8501  
555 New Durham Road, Township of Piscataway  
Middlesex County, New Jersey

PROJECT NUMBER  
183623  
REFERENCE NUMBER  
094696

117 Hilberia Avenue Roddaway, NJ, Ph: (973) 625-5570 Fax: (973) 625-4121  
Lakeland Surveying  
www.lakelandsurveying.com

Marc J. Citrone  
PROFESSIONAL LAND SURVEYOR  
Jeffrey O. Wiles  
PROFESSIONAL LAND SURVEYOR

1. I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:28, and to the best of my professional knowledge and belief, the same is a true and correct representation of the facts as shown to me. I have not been furnished with any information which would cause me to believe that the information shown is incorrect or incomplete.  
This plan is made to provide information to the title insurer so that it may issue title to the lands shown herein.

INITIALS	DATE	DESCRIPTION
JCS	01/21/2019	GENERAL REVISIONS AS PER COMMENTS DATED JANUARY 30, 2019

