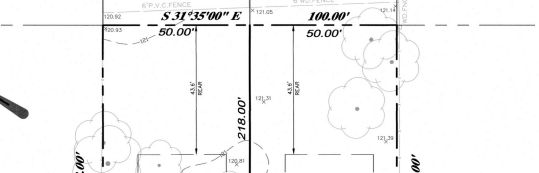
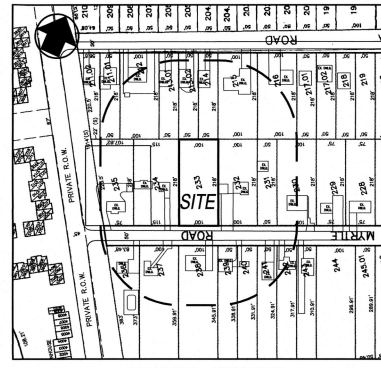
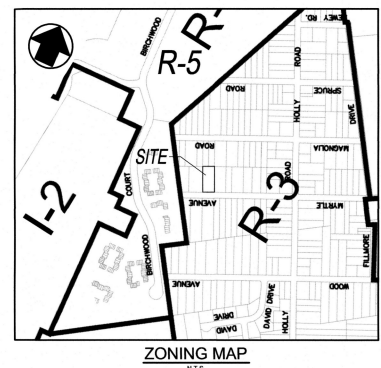
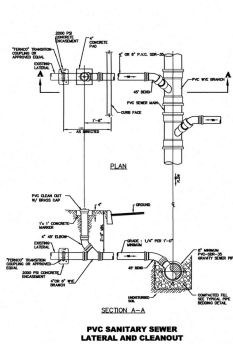
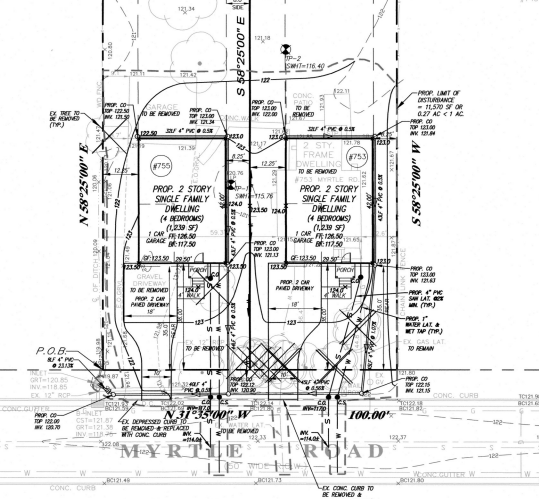


LOT 213.01 LOT 213.02 LOT 214 LOT 215



LOT 233 BLOCK 143
AREA=21,900 SQ. FT. (0.500 AC.±)
N/A. SCOM. N. STP. 90
SUB. 100'x116.5'

LOT 234 LOT 232



PROPERTY OWNERS WITHIN 200'

Table listing property owners within a 200-foot radius of the site. Columns include Lot #, Property Location, Owner Name, Address, City, State, and Zip. Owners listed include Hartwood & Woodbridge Condoms, North Brunswick, NJ, and various residential owners.

AMERTECH ENGINEERING, INC.

707 Ridgewood Avenue, North Brunswick, NJ 08902
Tel: 732-838-2222
Fax: 732-838-2222
Soil Log and Interpretation
Block 143, Lot 233, North Brunswick, NJ 08902-2401

AMERTECH ENGINEERING, INC.

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Block 143, Lot 233, North Brunswick, NJ 08902-2401

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED JULY 20, 2023 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

JUAN J. RODRIGUEZ, P.L.S. DATE: _____
NEW JERSEY LIC. NO. 24550432-3000
(APR. 06/23)

UTILITY COMPANIES TO BE NOTIFIED:

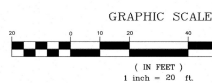
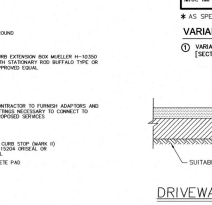
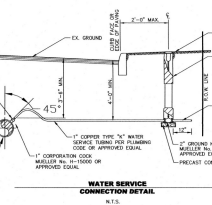
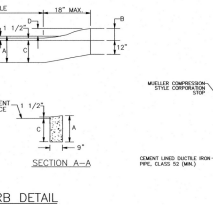
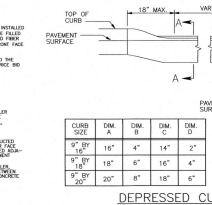
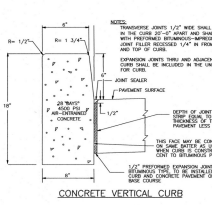
Public Service Electric and Gas Co.
NJ State Police
NJ State Police
NJ State Police
NJ State Police

ZONING DATA TABLE - R-3 ZONING DISTRICT

SITE DATA	REQUIRED	EXISTING	PROPOSED	PROPOSED
LOT AREA	10,000 S.F.	21,800 S.F.	10,000 S.F.	10,000 S.F.
MIN. LOT WIDTH	90 FT.	100 FT.	50 FT.	50 FT.
MIN. LOT DEPTH	90 FT.	216 FT.	216 FT.	216 FT.
MIN. FRONT YARD SETBACK	35 FT.	36.4 FT.	36 FT.	36 FT.
MIN. SIDE YARD SETBACK	8 FT.	12.6 FT.	8.25 FT.	8.25 FT.
MIN. REAR YARD SETBACK	30 FT.	71.78 FT.	20.50 FT.	20.50 FT.
MIN. REAR YARD SETBACK	43.6 FT.	140.20 FT.	140 FT.	140 FT.
MAX. BUILDING HEIGHT	30'/2.5 STY. < 30 FT. / 2.5 STY.	< 30 FT. / 2.5 STY.	< 30 FT. / 2.5 STY.	< 30 FT. / 2.5 STY.
MAX. BUILDING COVERAGE	25%	6.0%	13.3%	13.3%
MAX. IMPERVIOUS COVERAGE	60%	14.60%	27%	27%

GENERAL NOTES:

- 1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" OF TAX MAP LOT 233 BLOCK 143 SITUATED IN THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, PREPARED BY JUAN J. RODRIGUEZ, P.L.S., AMERTECH ENGINEERING, INC., NORTH BRUNSWICK, NJ, ON 07/20/23.
- 2. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON NAVD 83 DATUM AND HORIZONTAL DATUM IS BASED ON NAD 83 DATUM.
- 3. EXISTING UTILITY INFORMATION SHOWN HEREON IS NOT COLLECTED FROM RECORDS, SITES, AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE DISPOSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING UTILITIES, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
- 4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND FOR GRAPHICAL PURPOSES ONLY. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF ANY BURIED UTILITY LINE. A FIELD MARKOUT MAY BE REQUESTED BY CALLING 1-800-477-7000.
- 5. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND PROFESSIONAL AGENCIES IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS WOULD ENDANGER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- 6. ALL STRUCTURES AND IMPROVEMENTS ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
- 7. DO NOT SCALE DRAWINGS. ADJACENT AND SUBORDINATING PROPERTY CONFORMANCE WITH APPLICABLE STATE AND SUBORDINATE CODES.
- 8. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.



OWNER/APPLICANT
133 OLD BEEKMAN ROAD, LLC
ATTN: MARK GRISH
652 GEORGES ROAD,
MONMOUTH JUNCTION,
NJ 08852

Table with columns: NO., REVISION, DATE, Dr/Ck.

Table with columns: CAD#, DESIGN BY, DATE, DRAWN BY, SCALE, BOOK#, CHECKED BY, FILE NO.

AMERTECH ENGINEERING, INC.
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JUAN J. RODRIGUEZ
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 05432300

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NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 05432300

MINOR SUBDIVISION PLAN
TAX MAP LOT 233 BLOCK 143
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
TAX MAP SHEET No. 43