

TOWN OF PHILLIPSBURG ZONING REQUIREMENTS						
ITEM	REQUIRED	EXISTING	PROPOSED LOT 5.01	PROPOSED LOT 5.02	PROPOSED LOT 5.03	VARIANCE REQUESTED
ZONING DISTRICT	R-50 (RESIDENTIAL ZONE)					
MIN. LOT AREA (S.F.)	5,000	15,875	5,840	5,001	5,001	-
MIN. FRONTAGE (FT)	50	125	60.06	66.93	50.03	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE						
FRONT YARD SETBACK (FT)	25	N/A	25	25	25	-
SIDE YARD SETBACK - ONE SIDE (FT)	5	N/A	5	5	5	-
REAR YARD SETBACK (FT)	25	N/A	25	25	25	-
MIN. FLOOR AREA (S.F.)	1,200	N/A	N/A	N/A	N/A	-
MAX. DENSITY (UNIT/AC.)	1	N/A	N/A	N/A	N/A	-
MAX. COVERAGE(%)	40	N/A	N/A	N/A	N/A	-

(V) INDICATES THAT A VARIANCE IS REQUIRED
 (-) INDICATES NO VARIANCE IS REQUIRED

GENERAL NOTES:

- OWNER/APPLICANT:
445 JAMES STREET, LLC
45 TIMBER RIDGE ROAD
NORTH BRUNSWICK, NJ 08902
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC., DATED 04/06/2020 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.
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.
- 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.

CERTIFICATIONS/APPROVALS

MUNICIPALITY

THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWN OF PHILLIPSBURG, WARREN COUNTY

DATE _____ BOARD CHAIRMAN

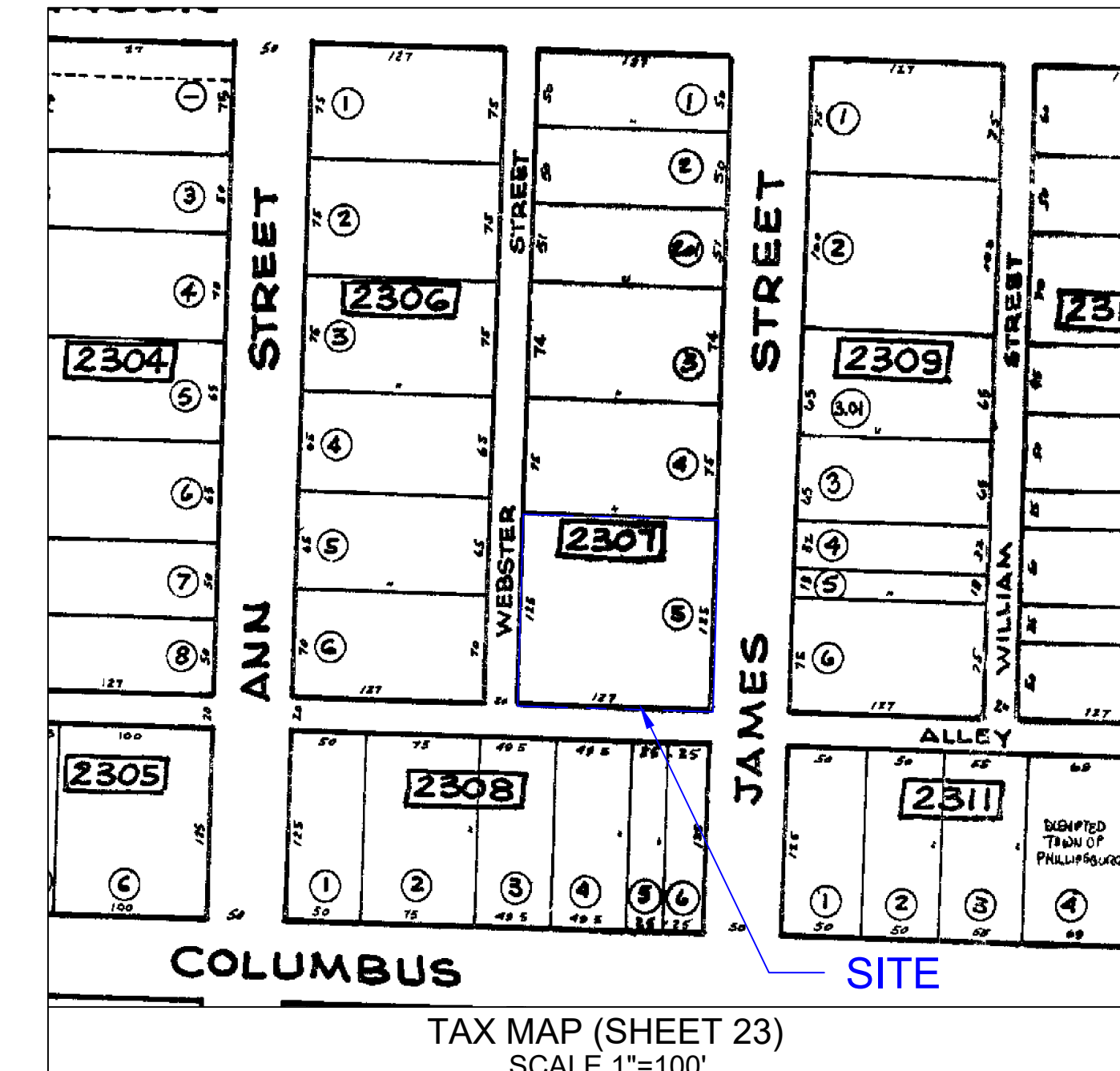
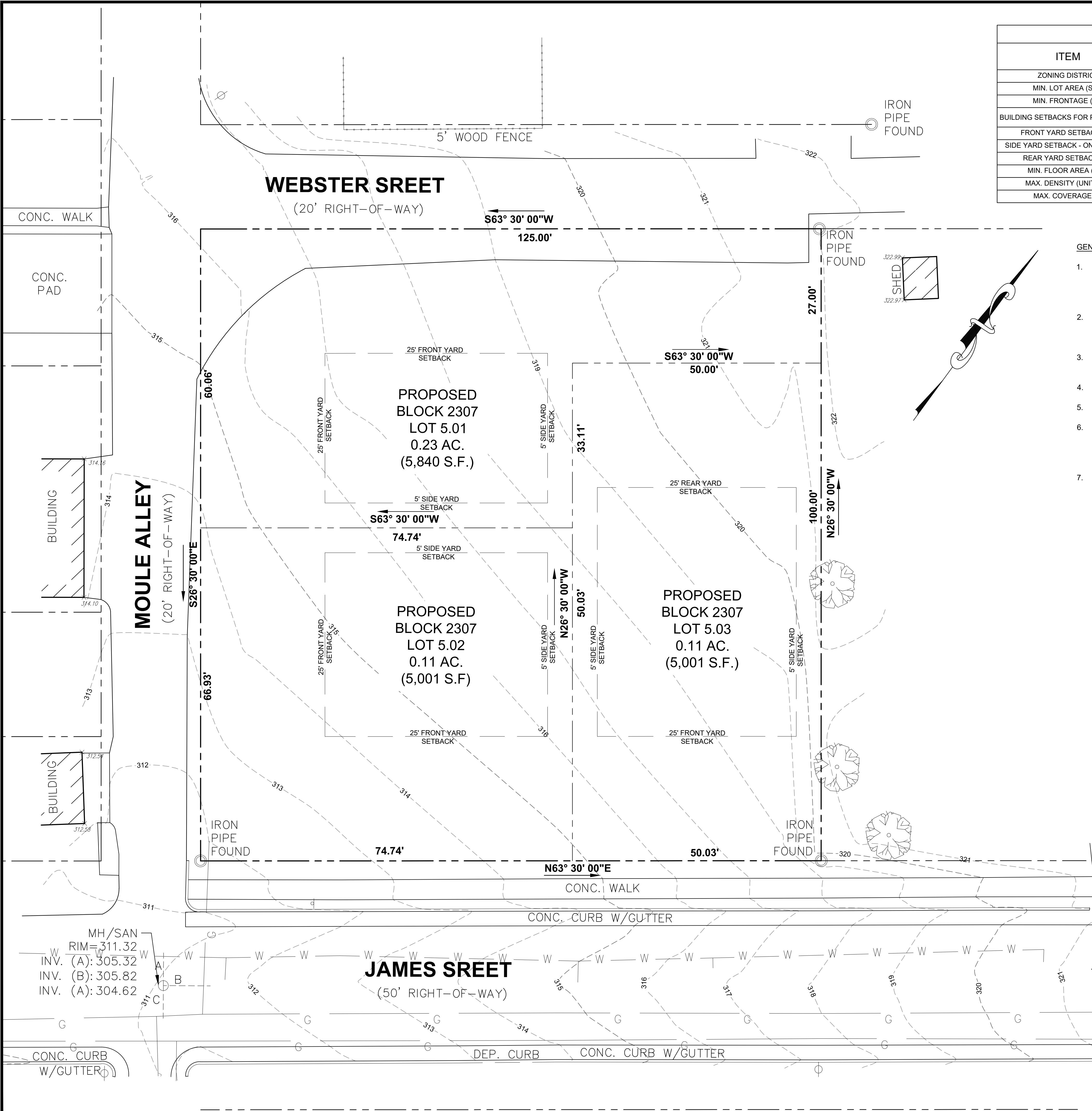
DATE _____ BOARD SECRETARY

DATE _____ TOWNSHIP 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 PHILLIPSBURG.

DATE _____ [NAME]

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E&LP
 140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-0544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

NO.	REVISION	BY	DATE

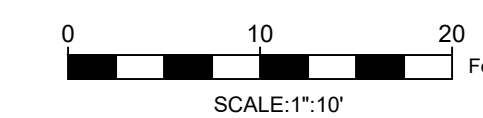
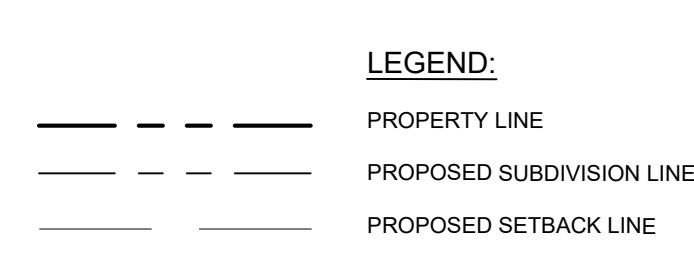
DATE _____ WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 445 JAMES STREET
 BLOCK 2307 LOT 5
 TOWN OF PHILLIPSBURG

WARREN COUNTY NEW JERSEY

TITLE:
**CONFORMING MINOR
 SUBDIVISION PLAN**

JOB NO.: 0120091 DRAWING NO.:
 SCALE: 1"=10' 2
 DESIGNED: AAP
 CHECKED: CRN
 FILENAME: CONCEPT.DWG
 DATE: 04/23/2020 2



MH/SAN
 RIM=311.32
 INV. (A): 305.32
 INV. (B): 305.82
 INV. (A): 304.62

MH/SAN
 RIM=330.60
 INV. :325.10