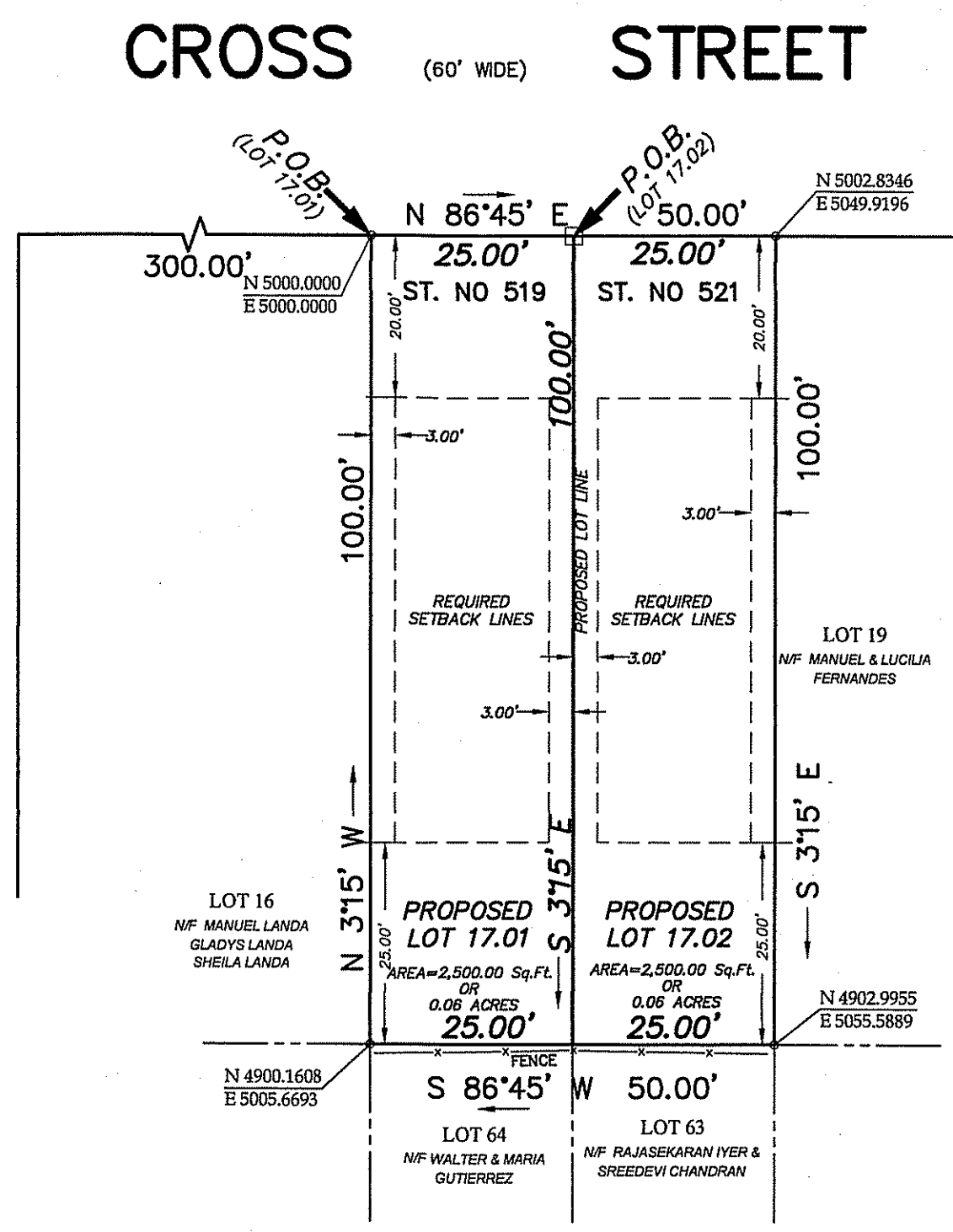
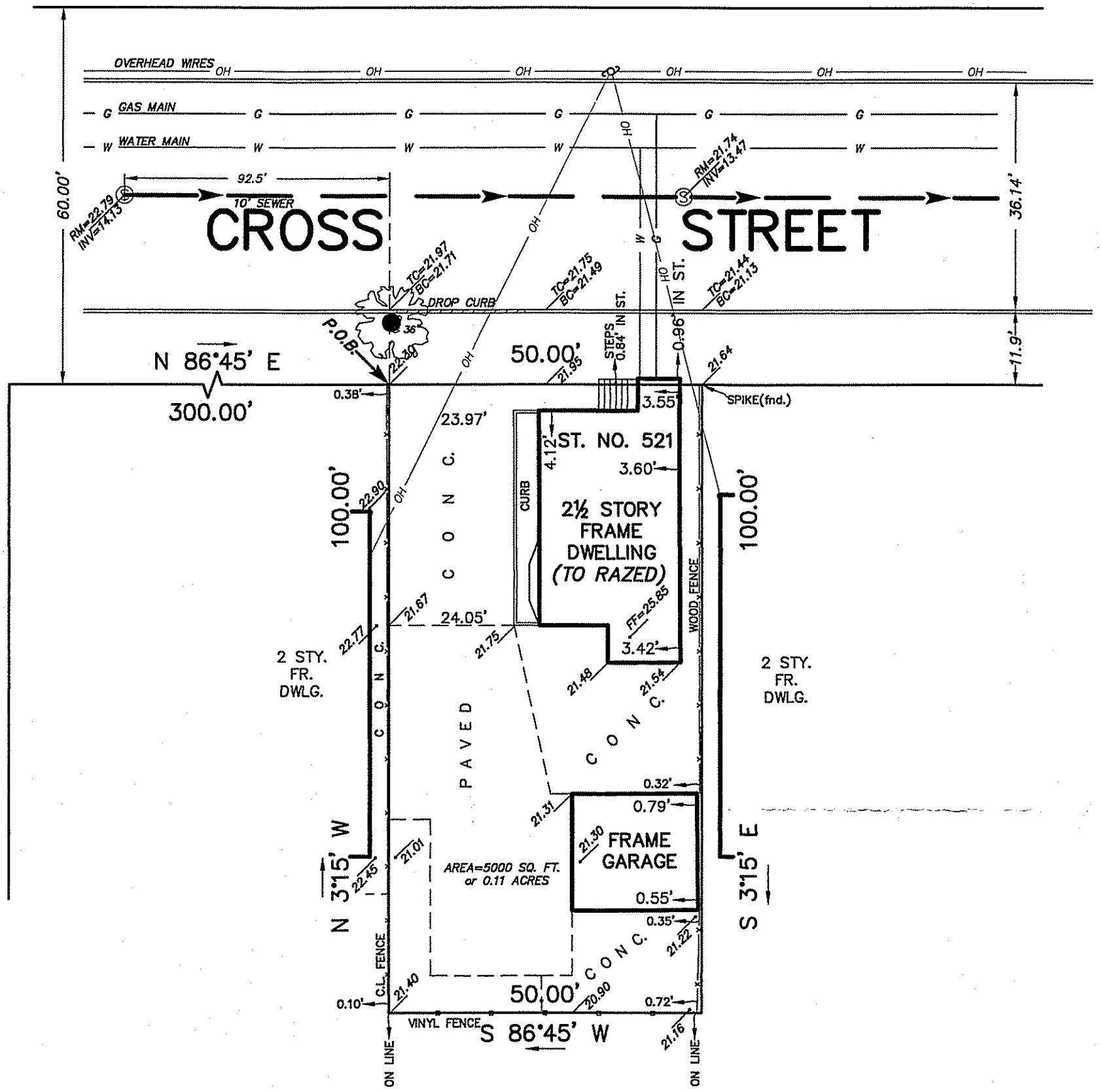
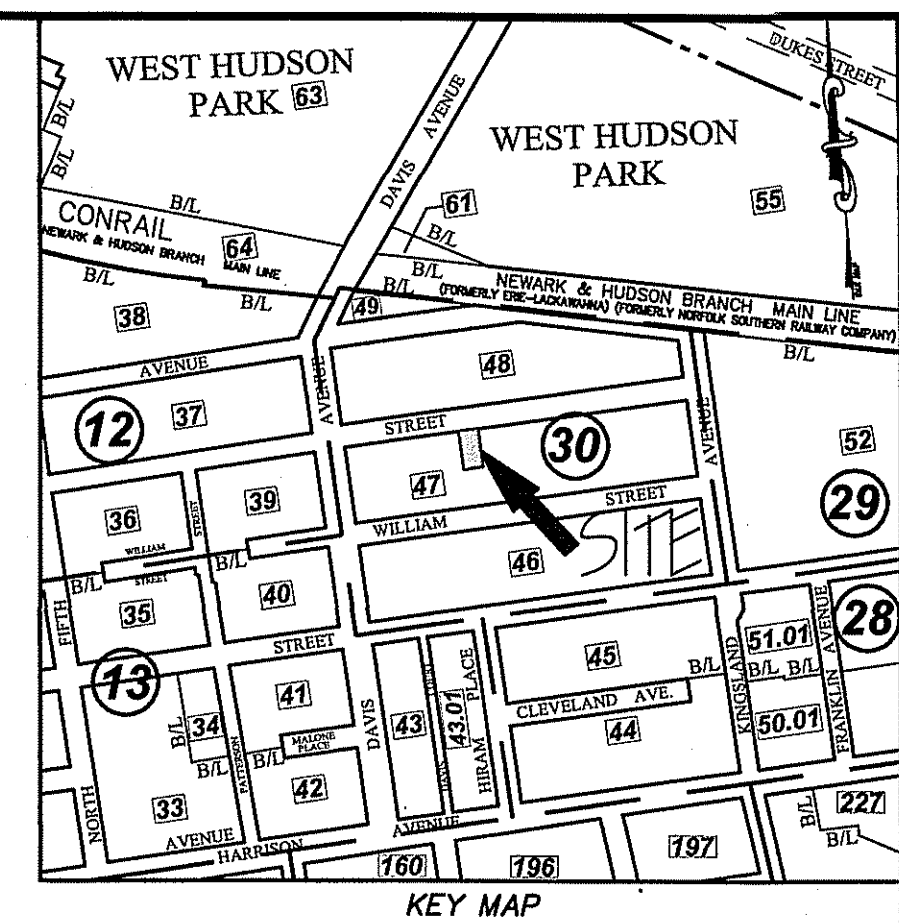


# BEFORE

# AFTER



NOTES:  
 BOUNDARY INFORMATION IS BASED UPON DEEDS PROVIDED BY THE OWNER AND IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH  
 THIS PARCEL MAY BE SUBJECT TO UNDERGROUND EASEMENTS WHICH ARE NOT SHOWN  
 SUBSURFACE UTILITIES SHOWN ARE TAKEN FROM A PAINTED MARKOUT. LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD  
 RIMS AND INVERTS WERE MEASURED  
 ELEVATIONS SHOWN ARE BASED ON NAVD 1929  
 THIS PARCEL IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE NO. 34017C0019D, EFFECTIVE DATE AUGUST 16, 2006 FOR COMMUNITY NUMBER 340221  
 PROPERTY IS LOCATED IN BUILDING ZONE 2F-1  
 THERE ARE NO PROTECTIVE COVENANTS OR DEED RESTRICTIONS OF RECORD (DB.2904, P. 360)

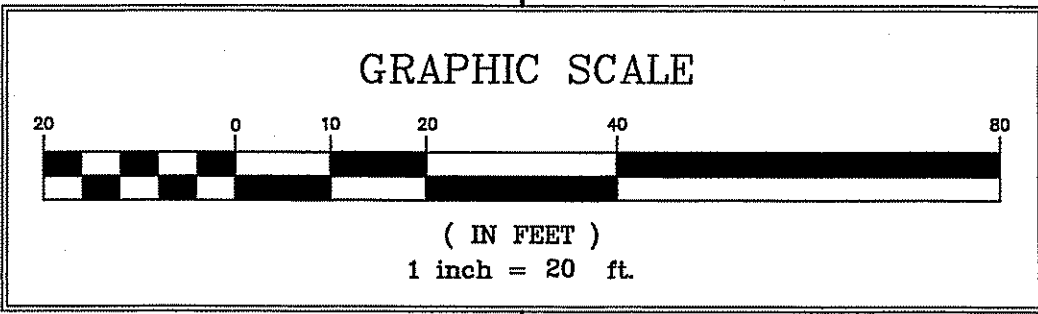
**LEGEND**

RM	-	RIM
INV	-	INVERT
TC	-	TOP OF CURB
BC	-	BOTTOM OF CURB
0.00	-	ELEVATION
⊙	-	POLE
□	-	PROPOSED MONUMENT
⊗	-	MANHOLE
⊕	-	TREE

**BULK REGULATIONS- ZONE 2F-1**

MINIMUM REQUIRED AREA			MINIMUM REQUIRED SETBACKS			MAXIMUM BULK REQUIREMENTS	
LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	SIDE YARD	REAR YARD	HEIGHT (FEET)	DENSITY
2,500SF	25'	100'	*	3.0'	25'	35'	-

\* THE FRONT YARD REQUIREMENT SHALL BE SUCH THAT WHERE THE EXISTING PRINCIPAL BUILDINGS ON THE SAME SIDE OF THE STREET AND WITHIN 200 FEET OF ANY SUBJECT LOT CREATE AN ESTABLISHED SETBACK, NEW BUILDINGS SHALL CONFORM TO SUCH ESTABLISHED SETBACK OR, IF NONE IS ESTABLISHED, TO THE AVERAGE OF THE SETBACKS OF THE PRINCIPAL BUILDINGS WITHIN 200 FEET, PROVIDED THAT IN RESIDENTIAL ZONES THE MINIMUM FRONT YARD SETBACK SHALL BE 20 FEET



APPROVED BY THE TOWN OF HARRISON PLANNING BOARD

PLANNING BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**PROPOSED MINOR SUBDIVISION**  
 BOUNDARY & TOPOGRAPHIC SURVEY  
 EXISTING TAX LOT 17 - BLOCK 47

MAP OF PROPERTY LOCATED AT  
 HARRISON, HUDSON COUNTY, N.J.

SURVEY NO. 19111  
 OWNER/APPLICANT:  
 MULLOCK PROPERTIES LLC  
 2 COMMERCE STREET  
 BRANCHBURG, N.J. 08876

**BORRIE, McDONALD & WATSON**  
 LAND SURVEYORS  
 130 WASHINGTON STREET  
 BLOOMFIELD, N.J. 07003  
 (973)429-0049  
 Richard T. Watson  
 RICHARD T. WATSON  
 PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 34884

DATE OCT. 30, 2019 SCALE 1" = 20'

This certification is made only to the named parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by the Surveyor for use of survey for any other purpose, including, but not limited to, use of survey for survey officials, resale of property, or to any other person not listed in certification, either directly or indirectly.  
 A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to N.J.A.C. 13:40-5.1(d)