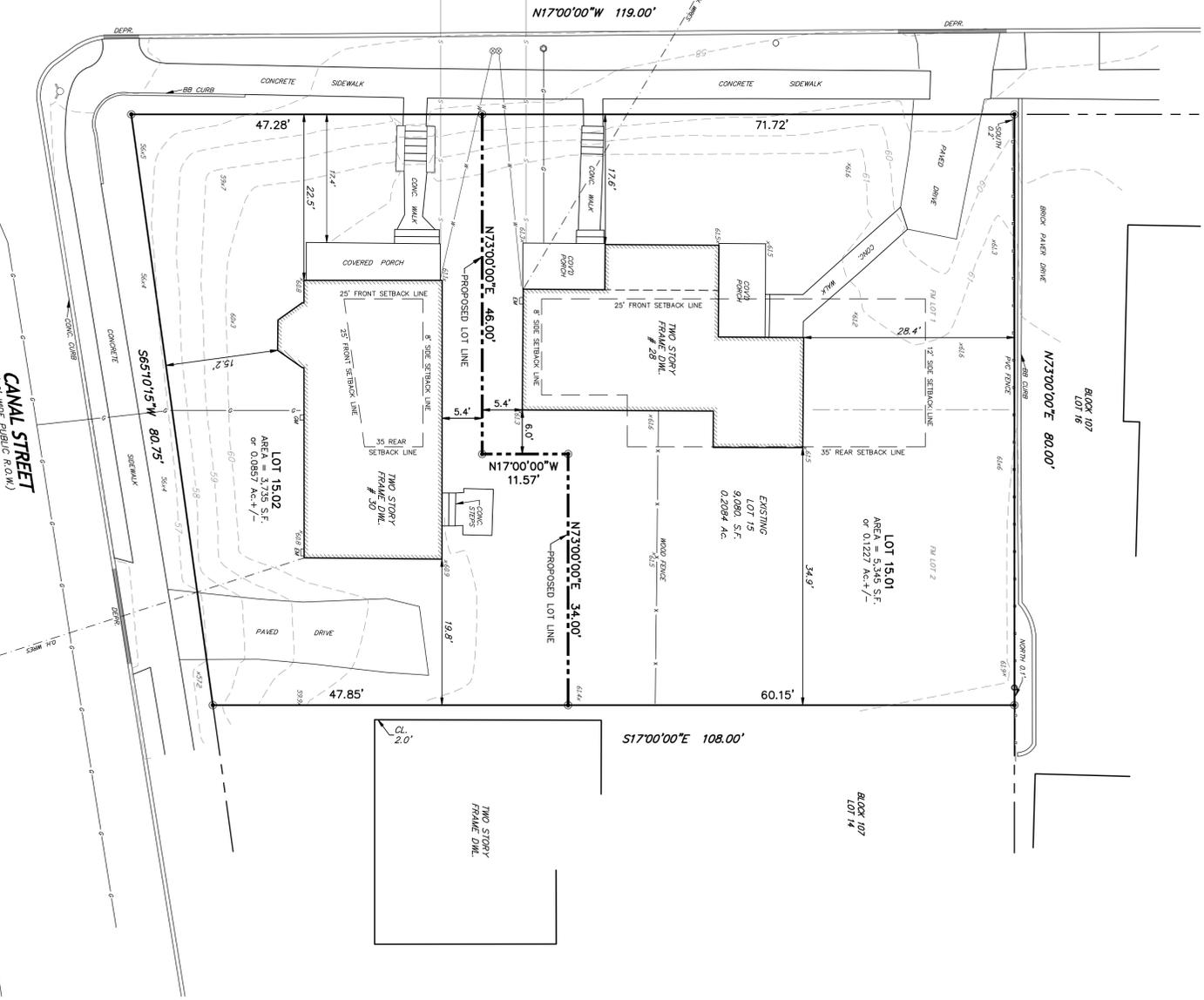




DOUGHTY STREET
(60' WIDE PUBLIC R.O.W.)



PROPERTY OWNERS WITHIN 200 FEET OF SITE

BLOCK/LOT	OWNER NAME & ADDRESS
100/9	11 DOWNEY STREET & CHRISTINE M. RABITON, NJ 08889
100/10	15 DOUGHTY ASSOCIATES, LLC BROOKLYN, NJ 08007
100/11	BUNDO, ROBERT RABITON, NJ 08889
100/12	TALAN YU & YUNG C. BRITTON RABITON, NJ 08889
100/13	BRIDGEWAY DEVELOPMENT RABITON, NJ 08889
100/15	TOP REID REALTY 3 LLC 38 WILMINGTON, NJ 08040
100/16	OFETZON, YARINA RABITON, NJ 08889
100/17	ST. PAUL EVANGELICAL LUTHERAN CHURCH RABITON, NJ 08889
100/18	ARC PALOUSA, LLC 2/O NIS LLC OCEANO, NJ 08094
100/19	GREENE, KATHERINE & KRYSZKA BRANDBURG, NJ 08876
100/7/8	DUNN, LIZ M. RABITON, NJ 08889
100/9	CAO, YUNQI & LI, YUE HALLSBURG, NJ 08844
100/10	PERNOL, DONALD RABITON, NJ 08889
100/11	TAMBLER, BRIAN C. & KENNETH J. MANN, SOMERSET PARK COMMISSION P.O. BOX 5327, NJ 08876
100/12	PAIDOVAN, ENZO 5-2 CANAL STREET BRITTON, NJ 08889
100/13	BRITTON, DAVID C. 9 CANAL STREET BRITTON, NJ 08889
100/14	OCEANO, VICTOR & ELSA 24 DOUGHTY STREET BRITTON, NJ 08889
100/17	VON HORN, FREDERICK & KEO 46 LINDEN AVE BRITTON, NJ 08889
100/18	18 DOUGHTY STREET BRITTON, NJ 08889
100/19	BARRETT, WILLIAM F. & LORIE A. 1110 RIVER ROAD BRITTON, NJ 08889
100/20	SOMERSET COUNTY PARK COMMISSION P.O. BOX 5327, NJ 08876
100/21	SOMERSET COUNTY PLANNING BOARD P.O. BOX 5000 SOMERSET, NJ 08876
100/22	SOMERSET COUNTY P.O. BOX 5000 SOMERSET, NJ 08876
100/23	ONE OCEANO BLVD REALTY LLC 2710 AVE. K BRITTON, NJ 08889
100/24	SOMERSET COUNTY PLANNING BOARD P.O. BOX 5000 SOMERSET, NJ 08876
100/25	SOMERSET COUNTY PLANNING BOARD P.O. BOX 5000 SOMERSET, NJ 08876
100/26	SOMERSET COUNTY PLANNING BOARD P.O. BOX 5000 SOMERSET, NJ 08876
100/27	SOMERSET COUNTY PLANNING BOARD P.O. BOX 5000 SOMERSET, NJ 08876

UTILITY & OTHER AGENCY CONTACTS

ADMINISTRATOR OF RABBITON VALLEY WATER TREATMENT PLANT 775 CENTRAL AVE BRITTON, NJ 08889
SOMERSET COUNTY PLANNING BOARD P.O. BOX 5000 SOMERSET, NJ 08876
ADMINISTRATOR OF RABBITON VALLEY WASTEWATER TREATMENT PLANT 775 CENTRAL AVE BRITTON, NJ 08889
P.O. BOX 5000 SOMERSET, NJ 08876
N.J. DEPARTMENT OF TRANSPORTATION 100 PARKWAY AVE TRENTON, NJ 08625-0000
BELL ATLANTIC NETWORK SERVICE CENTER 400 BROAD STREET NEW BRUNSWICK, NJ 08901
NEW JERSEY AMERICAN WATER 1000 LABEL OAK ROAD SOMERSET, NJ 08889
MANAGER OF CONSENT PREFERENCES BRITTON, NJ 08889
BOROUGH OF BRITTON ENGINEERING CLERK RABITON, NJ 08889
SOMERSET BOROUGH CLERK SOMERSETVILLE, NJ 08875
BOROUGH CLERK BRIDGEWATER TOWNSHIP CLERK 100 COMMONS WAY BRIDGEWATER, NJ 08807

GENERAL NOTES:

1. THIS SURVEY IS VALID ONLY WHEN EMBOSSED SEAL IS AFFIXED HERETO.
2. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTUTIONS OR SUCCESSOR OWNERS.
3. LOT SUBJECT TO EASEMENTS AND RESTRICTIONS, IF ANY, AS WOULD BE DISCLOSED IN A CURRENT TITLE REPORT.
4. UTILITIES NOT SHOWN ARE UNDERGROUND.
5. THE SITE IS NOT IMPACTED BY FRESHWATER WETLANDS OR TRANSITION AREAS NOR IS IT IN A FLOOD HAZARD AREA.
6. TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS BASED ON NAVD83 DATUM.
7. ALL SLOPES LOCATED ON SITE ARE LESS THAN 8%.
8. BASED ON NUDE GROUND AND FIELD INSPECTION, NO WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY.
9. NO RESOURCE AND CONSERVATION AREAS REQUIRED FOR SUBJECT PREMISES.

SURVEY REFERENCES

1. MAP ENTITLED "MAP OF SURVEY, BLOCK 107, LOT 15, BOROUGH OF BRITTON, SOMERSET COUNTY, NEW JERSEY," DATED 04/18/22, PREPARED BY DAS ASSOCIATES, SOMERSET, N.J.
2. BOROUGH OF BRITTON TAX MAP.
3. MISCELLANEOUS ADJOINING DEED DESCRIPTIONS AS FILED IN THE SOMERSET COUNTY CLERK'S OFFICE.



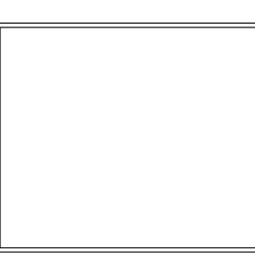
ZONE DATA

R-4 - RESIDENTIAL DISTRICT
BLOCK 107 LOT 15
PROPOSED USE: RESIDENTIAL (TWO DWELLINGS ON ONE LOT)
EXISTING USE: RESIDENTIAL (ONE DWELLING ON EACH LOT)
TOTAL TRACT AREA = 9,080 S.F. OR 0.2084 ACRES
AS SHOWN ON THE BOROUGH OF BRITTON TAX MAP SHEET #25

AREA AND YARD RESTRICTIONS

DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED LOT 15.01	PROPOSED LOT 15.02	STATUS
MIN. LOT AREA (INTERIOR)	7,500 S.F.	N/A	5,345 S.F.	N/A	V
MIN. LOT AREA (CORNER)	9,000 S.F.	9,080 S.F.	3,735 S.F.	128.03 FT.	V
MIN. LOT FRONTAGE	25 FT.	80.75 FT.	71.72 FT.	71.72 FT. (V)	C
MIN. LOT WIDTH (INTERIOR)	75 FT.	80 FT.	43.8 FT. (V)	N/A	V
MIN. LOT WIDTH (CORNER)	85 FT.	80 FT.	80 FT. (V)	80 FT. (V)	V
MIN. LOT DEPTH	100 FT.	170 FT.	17.6 FT. (P)	15.2 FT. (P)	P
MIN. FRONT YARD SETBACK	25 FT.	34.9 FT. (P)	19.8 ONE/48.2 BOTH (P)	34.9 FT. (P)	V
MIN. SIDE YARD SETBACK	35 FT.	5.1 FT.	5.4'	19.8 FT. (V)	V
MIN. REAR SETBACK	25 FT.	5.1 FT.	5.1 FT.	N/A	N/A
MIN. REAR SETBACK	5 FT.	23.7 FT.	23.7 FT.	N/A	N/A
MIN. REAR YARD SETBACK	5 FT.	5 FT.	5 FT.	N/A	N/A

SOMERSET COUNTY ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPRESSES TWO (2) YEARS FROM THE STAMPED DATE.

GRAPHIC SCALE



OWNER & APPLICANT
TRADING POST REALTY #2, LLC
ATTOR: PAUL GUIDOZ
P.O. BOX 544
MIDDLETOWN, N.J. 08846
Paul Guidozi
4/18/22
DATE



DAVID A. STIRES
PROFESSIONAL ENGINEER
DATE 4/18/22

GARY V. MARINO
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 37599
DATE 4/18/22

DESIGNED BY: [Signature]
CHECKED BY: DAS
MINOR SUBDIVISION
"28 & 30 DOUGHTY STREET"
TAX BLOCK 107 LOT 15
PROJECT NO. 22020
SHEET NUMBER 1 OF 1

NOTICE
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF DAS ASSOCIATES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF DAS ASSOCIATES, LLC IS STRICTLY PROHIBITED. DAS ASSOCIATES, LLC IS AN EQUAL OPPORTUNITY EMPLOYER.

DATE: _____
REVISION: _____
BY: _____

DAS
DAVID A. STIRES ASSOCIATES, LLC
ENGINEERS - SURVEYORS - PLANNERS - ENVIRONMENTALISTS

678 US HWY 202/206 N. SUITE 6
BRIDGEWATER, NJ 08807
PHONE: (908)252-7000 FAX: (908)252-7000
WWW.DASDESIGN.COM