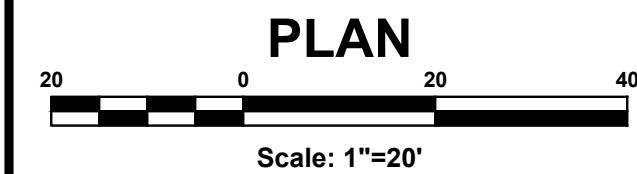


LOT AREA SUMMARY				
EXISTING LOTS				
BLOCK	LOT	REQUIRED AREA (AC.)	AREA SF (AC.)	COMPLIES
11603	31.01	1.00	68.840 SF (1.00 AC)	YES
11603	31.02	1.00 (N)	11.907 SF (0.273 AC)	NO
	TOTAL		80.747 SF (1.854 AC)	
PROPOSED LOTS				
BLOCK	LOT	REQUIRED AREA (AC.)	AREA SF (AC.)	YES
11603	31.04	1.00	67.453 SF (1.549 AC)	YES
11603	31.05	1.00 (V)	13.294 SF (0.305 AC)	NO
	TOTAL		80.747 SF (1.854 AC)	
(N) EXISTING NON-CONFORMITY				
(V) VARIANCE				

- ### **SUBDIVISION NOTES**
- THIS SUBDIVISION SHALL BE FILED BY MAP IN ACCORDANCE WITH THE MAP FLING LAW.
- 1. SUBDIVISION FILING**
- THIS SUBDIVISION SHALL BE FILED BY MAP IN ACCORDANCE WITH THE MAP FLING LAW.
- 2. BEARING AND DISTANCE**
- ERROR OF CLOSURE BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (0.0001). ANNUAL CLOSURE HAS BEEN CALCULATED TO 12.654 872 50.
- 3. COORDINATES**
- COORDINATES SHOWN SHALL NOT BE USED TO ESTABLISH PROPERTY CORNERS IN THE FIELD.
- 4. SUBDIVISION LOCATION**
- TAX MAP #116, BLOCK 11803, LOTS 31.01 & 31.02, 195 HUDSON STREET, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY
- 5. SURVEY DATA**
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEYS PERFORMED BY INSITE SURVEYING, ENTITLED "ALTANS LAND LITE SURVEY: BLOCK 11803 LOT 31.01, SITUATED IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY," BEING DATED 03/31/19, LAST REVISED 04/20/22 AND "BOUNDARY SURVEY, BLOCK 11803 BLOCK 31.02 DATED 06/12/20.
- HORIZONTAL DATUM: NAD 1983 VERTICAL DATUM: NAVD83
- 6. BASE FLOOD ELEVATION**
- ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL 34971021060, DATED JULY 16, 2006, THE FIRM IS LOCATED IN ZONE AE (9 INAVD83), ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED, "PRELIMINARY FLOOD INSURANCE RATE MAP (PRELIMINARY FIRM), HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS), DATED JANUARY 20, 2015, THE FIRM IS LOCATED IN ZONES AE 1 & 1.6 (11 INAVD83).
- 7. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY ARE SHOWN.**
- HEREON AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- 8. EXCEPT AS SHOWN NO UNDERGROUND UTILITIES HAVE BEEN INVESTIGATED AND/OR FIELD LOCATED. INSITE ENGINEERING MAKES NO GUARANTEES THAT ALL THE UNDERGROUND UTILITIES ARE SHOWN HEREON AND THE EXACT LOCATION OF THE UNDERGROUND UTILITIES INDICATED ON THIS MAP ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.**
- 9. SUB-SURFACE STRUCTURES, UTILITIES, ENCROACHMENTS, ETC. ARE NOT SHOWN.**
- 10. SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, NOT DISCLOSED BY PUBLIC RECORD, IF ANY.**
- 11. LOT AND BLOCK NUMBERS SHOWN HEREON WILL REQUIRE APPROVAL BY THE CITY TAX ASSESSOR.**
- 14. ALL EXISTING LOT LINES WITHIN THE SITE BOUNDARY ARE TO BE REMOVED UPON THE FILING OF THIS MAP.**
- 15. CROSS CUTS ARE TO BE INSTALLED TO IDENTIFY OUTBOUND PROPERTY CORNERS.**
- 16. BAY STREET MAY BE OFFERED FOR DEDICATION TO THE CITY OF JERSEY CITY.**



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
	SPOT ELEVATION	
	BUILDING	
	WALL	
	GAS	
	WATER	
	INLET	
	STORM	
	SANITARY MAIN	
	SANITARY LATERAL	
	OVERHEAD WIRE	
	ELECTRIC	
	TELEPHONE	
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

PLANNING BOARD CLASSIFIED AND APPROVED AS A MAJOR SUBDIVISION BY THE CITY OF JERSEY CITY PLANNING BOARD ON _____	
BOARD CHAIRPERSON THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF HUDSON COUNTY ON OR BEFORE _____, WHICH DATE IS NINETY FIVE (95) DAYS FROM THE SIGNATURE OF THIS MAP FOR FINAL.	
BOARD SECRETARY	DATE

MUNICIPAL CLERK	
<p>THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.201 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.</p> <p>I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.</p>	
MUNICIPAL CLERK	DATE

MUNICIPAL ENGINEER	
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.	
MUNICIPAL ENGINEER (AFFIX SEAL)	DATE

STREET APPROVAL	
I HEREBY CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED SUCH STREETS, AVENUES, ROADS, LANES OR ALLEYS.	
MUNICIPAL CLERK	DATE

OWNER	
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE CITY OF JERSEY CITY PLANNING BOARD.	
OWNER	DATE
NOTARY PUBLIC	
SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY OF	
NOTARY PUBLIC	DATE

HUDSON COUNTY PLANNING BOARD (STAMP)

[illegible]