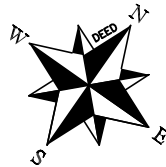
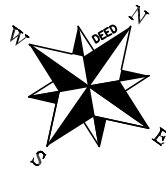


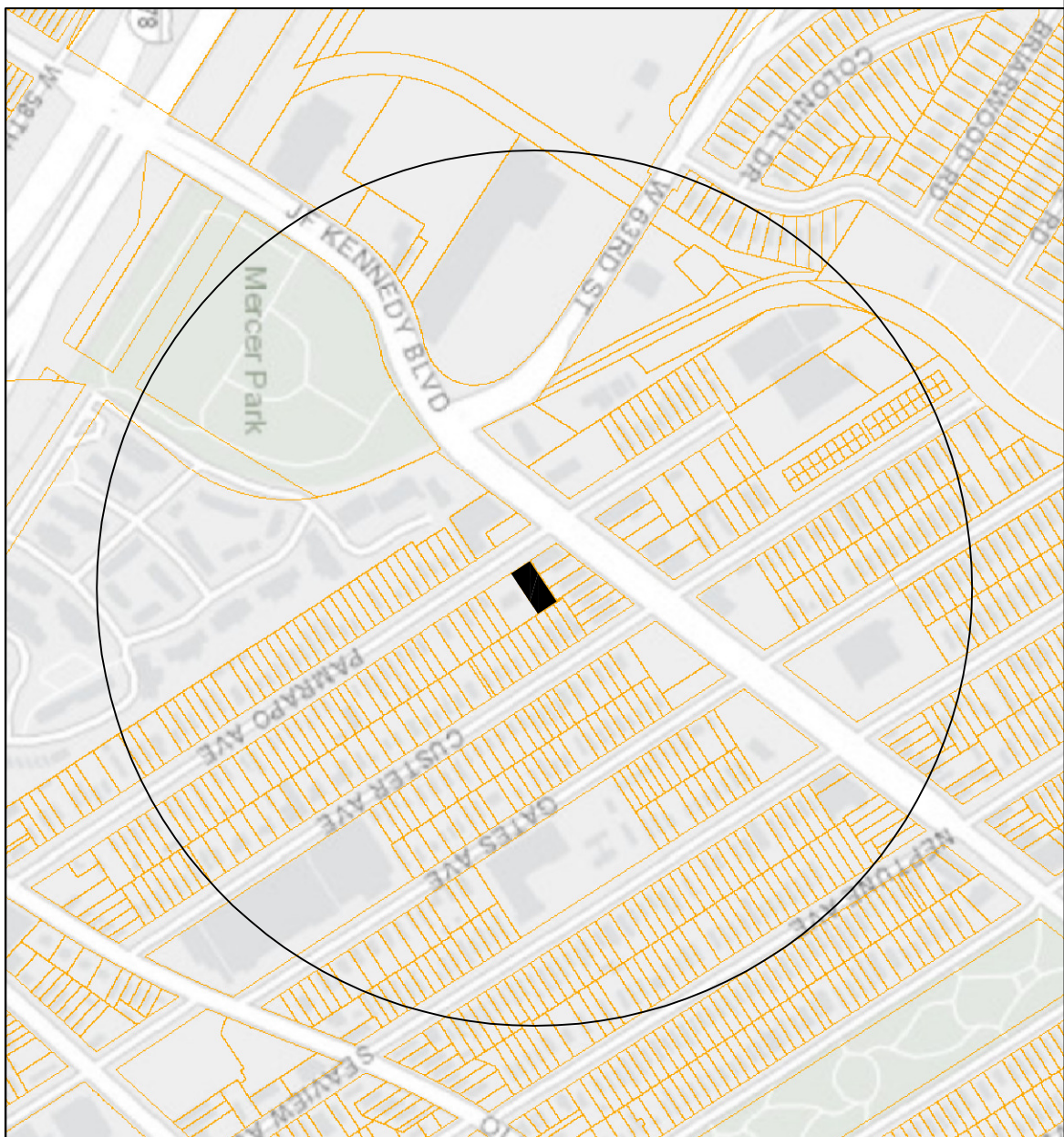
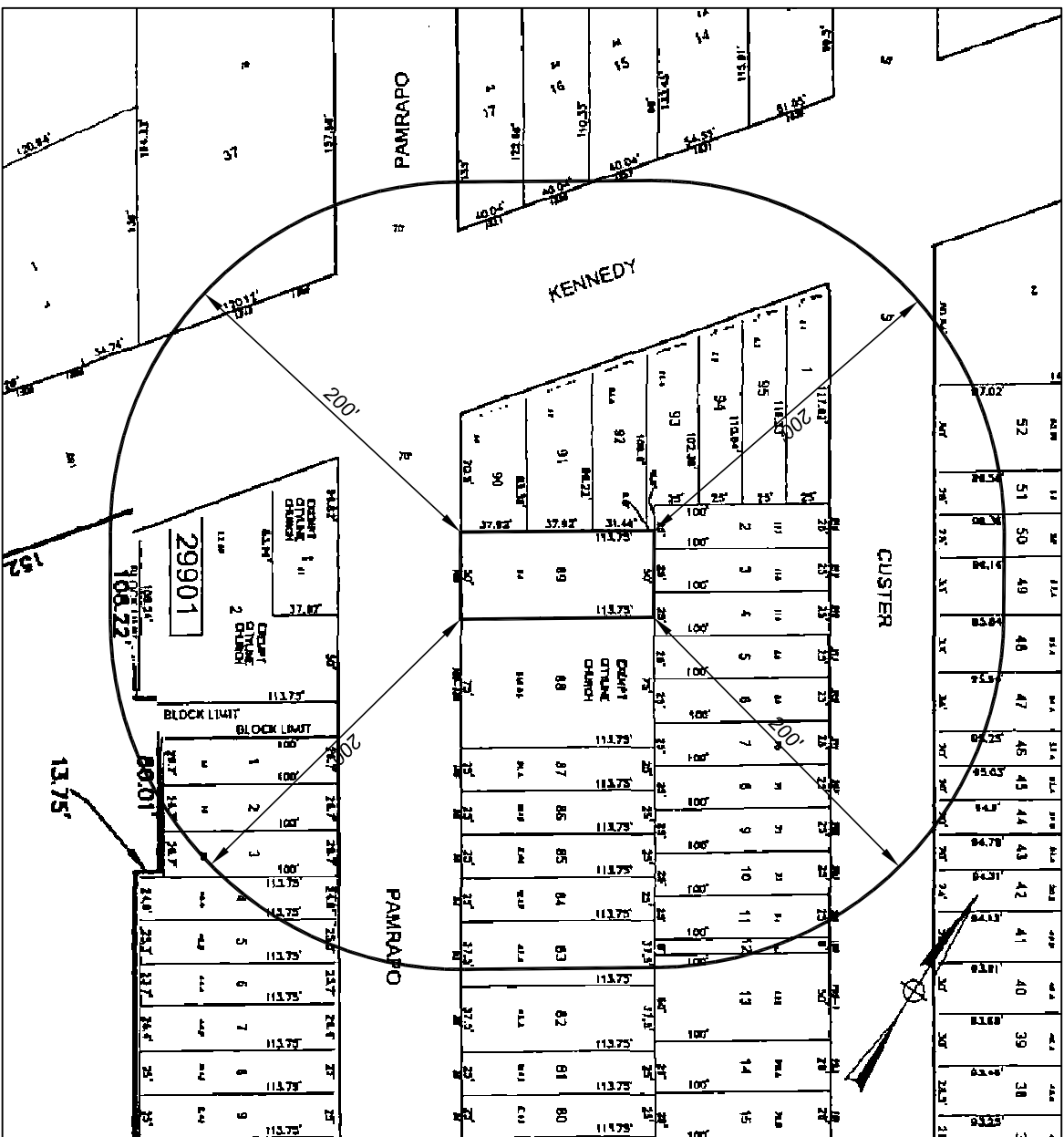
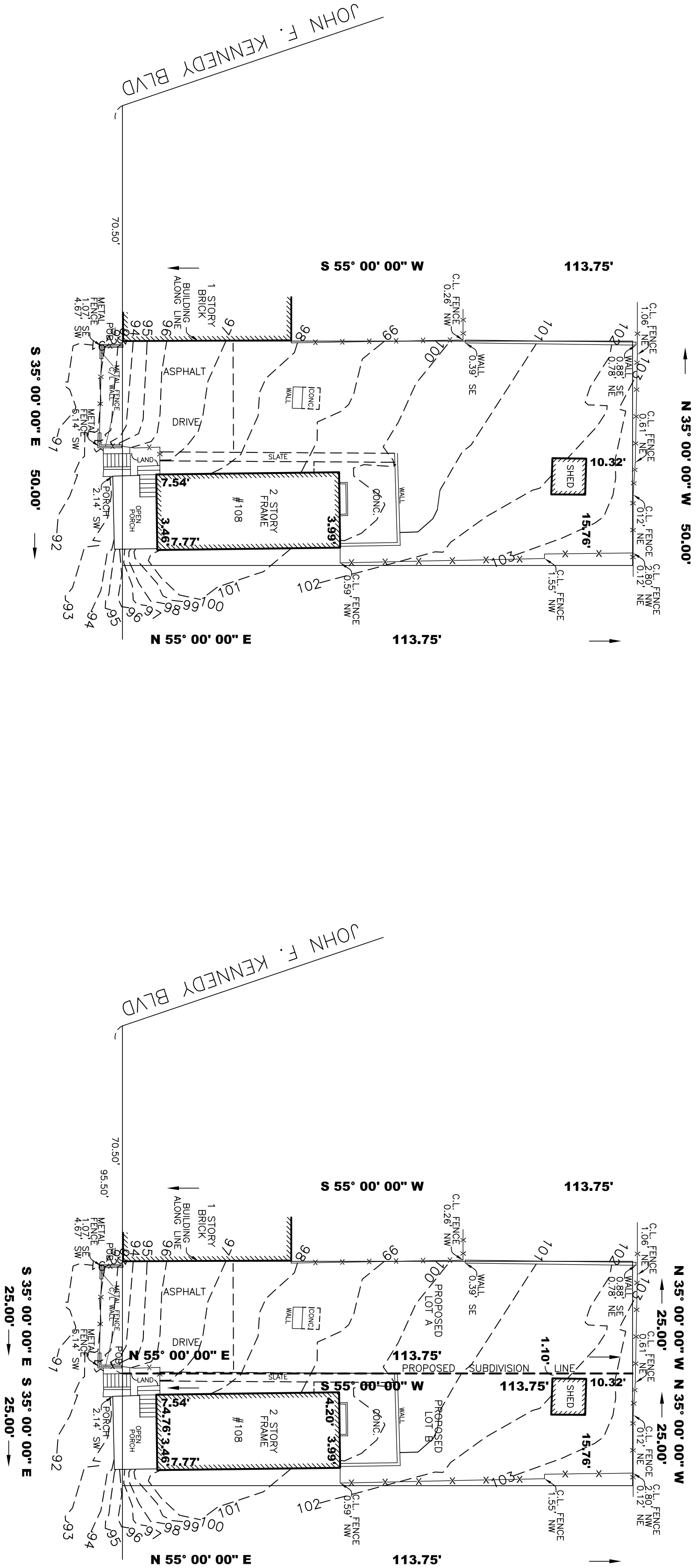
ZONING TABLE		REQUIRED	PROPOSED
R1 ZONE			
MINIMUM LOT SIZE		2900 SF	2900 SF
MINIMUM LOT WIDTH		25 FEET	25 FEET
MINIMUM LOT DEPTH		100 FEET	100 FEET
MAXIMUM BUILDING HEIGHT		3 STOREYS	TBD
MAXIMUM LOT COVERAGE		60%	TBD
MAXIMUM LOT COVERAGE		85%	TBD
FRONT YARD SETBACK		SHALL MATCH THE SETBACKS OF THE FRONT PRIMARY BUILDING OF THE STREET FRONTAGE.	
SIDE YARDS		2 FT (1 SIDE)	
REAR YARD SETBACK		5 FT 1 INCH (BOTH SIDES)	
MINIMUM REAR YARD		SETBACK SHALL BE ADDED TO THE FRONT YARD SETBACK REAR YARD SHALL NOT BE LESS THAN 100 FT	

108 PAMRAPO AVENUE SUBDIVISION



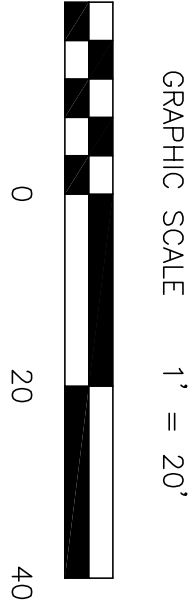
AREA: 5667.50SF / 0.13AC

PROPOSED LOT A: 2843.75SF / 0.065AC  
PROPOSED LOT B: 2843.75SF / 0.065AC



EXISTING CONDITION

PROPOSED SUBDIVISION



NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, 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 P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL OF THE LICENSED SURVEYOR

SURVEY OF PROPERTY SITUATED AT #108 PAMRAPO AVENUE IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, BEING KNOWN AS LOT 89 IN BLOCK 29801 ON THE TAX MAP IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY. CERTIFY TO: 108 REAL ESTATE, LLC.

P 2 LAND SURVEYING, INC.

P.O. BOX 241 FLANDERS, NJ 07836

(908) 955-7161 FAX: (908) 955-7162

DATE: 09-01-20 SCALE: 1" = 20'

CHECKED BY: JP TITLE NO: 20-

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY

PLANNING BOARD CHAIRMAN DATE

SECRETARY DATE

CITY ENGINEER DATE

LICENSED LAND SURVEYOR NEW JERSEY NO. 246503795400

JAMES PIGA

DATE: