

GENERAL NOTES

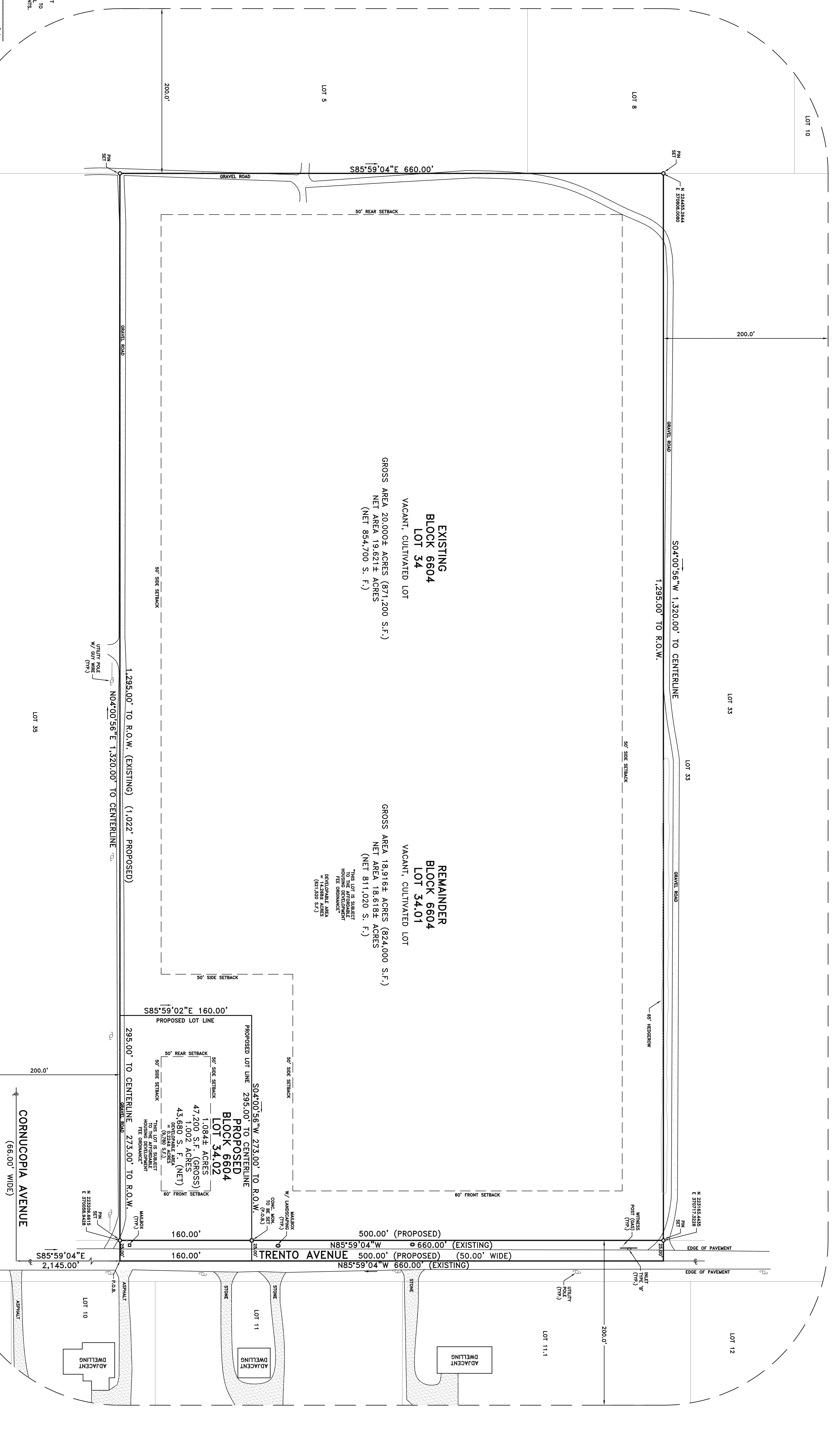
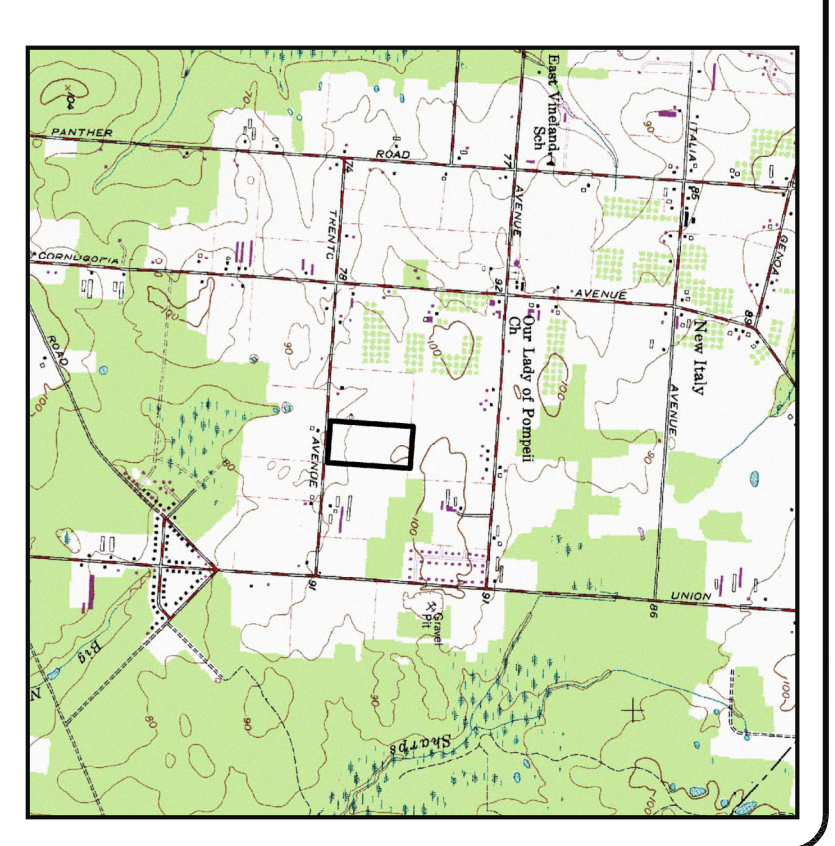
- 1. OWNER: TOULTI BROTHERS, LLC
VINELAND NJ 08210
2. ADJACENT: BENEDETTO, JR. & JESSICA C. BENEDETTO
245 CORNUCOPIA AVENUE
VINELAND, NJ 08210
3. THE SCOPE OF THIS PROJECT WILL BE TO SUBDIVIDE EXISTING BLOCK 6604, LOT 34 ON SHEET 86 OF THE CITY OF VINELAND TAX MAPS INTO ONE PROPOSED RESIDENTIAL LOT AND ONE REMAINDER LOT.
4. THE SITE IS LOCATED IN THE "A-6" AGRICULTURAL ZONE.
5. PROPOSED LOT SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION.
6. PROPOSED DWELLINGS ARE TO BE SERVICED BY PRIVATE SEWIC & WATER.
7. ALL OUTBOUND CORNERS HAVE BEEN FLAGGED FOR EASY IDENTIFICATION DURING CONSTRUCTION.
8. CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK.
9. THE SITE IS OUTSIDE THE FLOOD PLAIN, NO WETLANDS AREA, MARSHES, STREAM CORRIDORS OR PONDS ARE WITHIN 200' OF THE SITE.
10. SUBDIVISION TO BE FILED BY DEED.

Table with 4 columns: ITEM, PROPOSED, REMAINDER, STATUS. Lists agricultural zone requirements for 1-family, 2-family, 3-family, 4-family, 5-family, and 6-family lots.

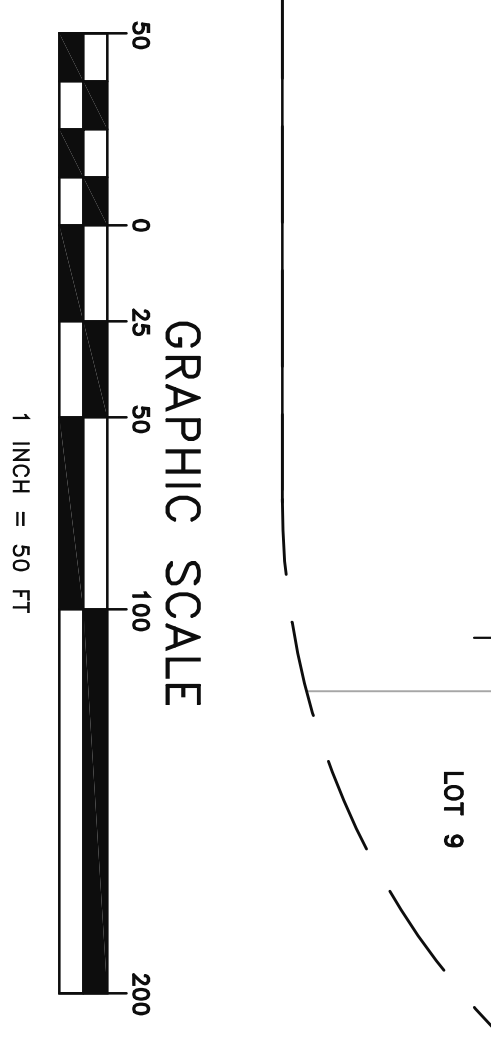
City of Vineland logo and seal. Includes text: 'I have carefully examined this map and to the best of my knowledge and belief the provisions of the "Map Flung Law" in addition to all applicable municipal ordinances and requirements have been complied with.'

Adjacent Property List Within 200 Feet. Table listing lot numbers, owners, and addresses within a 200-foot radius of the subject property.

Checklist for subdivision requirements. Includes items like: 'Is the subdivision in compliance with the Comprehensive Zoning Ordinance?', 'Are all setbacks met?', 'Are all utility easements shown?'.



Municipal Engineer: [Signature] Date: December 8, 2021
Howard A. Transue, Professional Land Surveyor, New Jersey Lic. No. 33541



Revision table with columns: REV, DATE, BY, REVISION DESCRIPTION.

MINOR SUBDIVISION PLAN FOR
MARK A. BENEDETTO, JR. & JESSICA C. BENEDETTO
5250 TRENTO AVENUE, BLOCK 6604, LOT 34
CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY

HOWARD A. TRANSUE
PROFESSIONAL LAND SURVEYOR
H.A.T.
NEW JERSEY LIC. NO. 33541
DATE: 12/8/21

Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Planners
1425 Cantillon Boulevard • Mays Landing • New Jersey
Telephone: (609) 625-7400 • Fax: (609) 903-0253
Certificate of Authorization #24G828103800