



NOTE(S)
1) COORDINATES SHOWN CONFORM TO CITY OF VINELAND G.I.S.

OWNERS/APPLICANTS
DOOLEY & HOFF PROPERTIES, LLC
1142 E. LANDIS AVE.
VINELAND NJ 08361
AND
HAMMER RENTALS, LLC
2581 E. CHESTNUT AVE.
VINELAND NJ 08361

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN

OWNER _____ DATE _____
I CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED THE STREETS AND OTHER WAYS SHOWN ON THIS MAP AS TO LOCATION, WIDTH AND NAMES

MUNICIPAL CLERK _____ DATE _____

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH PROVISIONS OF THE MAP FILING LAW AND WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON / / 2021. IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE COUNTY RECORDING OFFICER ON OR BEFORE

CHAIRPERSON _____ DATE _____
SECRETARY _____ DATE _____

ZONE R-P

	STANDARD	REQUIRED	PROPOSED LOT 16	PROPOSED LOT 17	PROPOSED LOT 18.01
LOT AREA		12,100 SQFT	19,471.4 SQFT	18,400 SQFT	21,014 SQFT
LOT FRONTAGE		75 FT	87.8 FT	80 FT	130 FT
LOT DEPTH		150 FT	221.77 FT	220 FT	167.8 FT
BUILDING SETBACKS					
FRONT		30 FT	73.5 FT	73.6 FT	>40 FT
REAR		20 FT	115.7 FT	111.9 FT	>50 FT
SIDE (ONB SIDE)		10 FT	15.3 FT	17.4 FT	>15 FT
MAXIMUM HEIGHT		25 FT	24 FT	22 FT	<30 FT
BUILDING COVERAGE		25%	8.2%	10.3%	<20%

* NONCONFORMING

- LEGEND:
- 1) SP=STEEL PIN
 - 2) SET SP= SET STEEL PIN
 - 3) FD SP= FOUND STEEL PIN
 - 4) CM=CONCRETE MONUMENT
 - 5) SET CM= SET CONCRETE MONUMENT
 - 6) FD CM= FOUND CONCRETE MONUMENT
 - 7) IP= IRON PIPE
 - 8) FD IP= FOUND IRON PIPE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND THAT IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO

MUNICIPAL ENGINEER _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 7/13/21 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET

I DO FURTHER CERTIFY THAT ALL MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET

DAVID R. BERNARD PLS #37936

BERNARD SURVEYING LLC
DAVID R. BERNARD, PRESIDENT
PROFESSIONAL LAND SURVEYING
121 TERECK ROAD, BUENA, NJ 08310

MINOR SUBDIVISION
FOR
DOOLEY & HOFF PROP., LLC & HAMMER RENTALS, LLC
1142 & 1146 E LANDIS AVENUE
CITY OF VINELAND
COUNTY OF CUMBERLAND
NJ

0 20 40 80 120 160
GRAPHIC SCALE

SCALE: 1"=40'	BLOCK 3112	LOT 16+17	SHEET 31	DRAWN BY: DRB
DATE: 7/13/21				REVISED:

LICENSED LAND SURVEYOR
LIC. #37936

DRAWING NUMBER
21-004