



"A STORMWATER MAINTENANCE AGREEMENT WILL BE FILED WHICH SETS FORTH DOCUMENTATION THAT ANY PROPOSED DRAINAGE SYSTEM AND ANY AND ALL STORMWATER (DRAINAGE WALES/RETENTION/RETENTION/RECHARGE FACILITIES) WILL BE ADEQUATELY MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF MIDDLESEX COUNTY. REFER TO THE PARAGRAPH IN THE STORMWATER MAINTENANCE AGREEMENT ENTITLED "RIGHT OF COUNTY OF MIDDLESEX TO MAINTAIN DRAINAGE BASINS". CONDITIONS THAT AFFECT NON-COUNTY FACILITIES SHOULD BE REVIEWED AND APPROVED BY THE APPROPRIATE JURISDICTIONAL AGENCY".

C/RAGWOOD PROPERTIES, LLC, C/O HARESH SHETH, HEREBY CERTIFIES THAT HE IS THE OWNER OF BLOCK 528.01, LOT 45.01 WHICH IS BEING SUBDIVIDED BY THIS MAP AND HEREBY CONSENTS TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF MIDDLESEX COUNTY.

DATE: HARESH SHETH

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED HARESH SHETH, WHO I AM SATISFIED IS THE PERSON WHO HAS SIGNED THE CONSENT AND THEREUPON HAS ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE INSTRUMENT AS AND FOR THE VOLUNTARY ACT OF SAID INDIVIDUAL.

OWNER: NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS MAP CONFORMS WITH THE PROVISIONS OF CHAPTER 141 P.L. 1960 AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE CLERK OF MIDDLESEX COUNTY, AND BY THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF SOUTH PLAINFIELD.

DATE: CHAIRMAN OF THE ZONING BOARD OF ADJUSTMENT

SECRETARY OF THE ZONING BOARD OF ADJUSTMENT

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT FILED WITH THE SAID COUNTY CLERK ON OR BEFORE _____ DATE

SECRETARY OF THE ZONING BOARD OF ADJUSTMENT

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 APPLICABLE THERETO.

DATE: MUNICIPAL ENGINEER

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS ALTA/NSPS LAND TITLE SURVEY DATED JANUARY 09, 2018, LAST REVISED FEBRUARY 27, 2019, HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DATE: CRAIG BLACK, LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR, NEW JERSEY LICENSE NO. 24GB04257400

01/29/20 DATE: WILLIAM M. LUND, LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR, NEW JERSEY LICENSE NO. 24GB01908200

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW".

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE. 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.

DATE: MUNICIPAL CLERK

GENERAL NOTES

- PROPERTY KNOWN AND DESIGNATED AS LOT 45.01 IN BLOCK 528.01 AS SHOWN ON THE CURRENT TAX MAP SHEET No. 50 OF THE BOROUGH OF SOUTH PLAINFIELD, MIDDLESEX COUNTY, NEW JERSEY.
- AREA OF EXISTING LOT 45.01 = 657,207 S.F. (15.087 AC.)
- THE PROPERTY IS SITUATED IN M-2 (INDUSTRIAL) ZONE.
- HORIZONTAL DATUM - BASED ON DEED BOOK 6870, PAGE 766 PER SURVEY REFERENCE (LISTED BELOW).
- VERTICAL DATUM - NAVD 88, BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON DECEMBER 7, 2017, UTILIZING THE LEICA RTK CORS NETWORK PER SURVEY REFERENCE (LISTED BELOW).
- COORDINATES SHOWN HEREON ARE NAD83 BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON DECEMBER 7, 2017, UTILIZING THE LEICA RTK CORS NETWORK.
- SURVEY REFERENCE:**
THE OUTBOUND SURVEY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A PLAN ENTITLED, "ALTA/NSPS LAND TITLE SURVEY, STARLIGHT PROPERTIES, LLC, EXISTING CONDITIONS, BLOCK 528.01, LOT 45.01, 50 CRAGWOOD ROAD, SOUTH PLAINFIELD BOROUGH, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY DYNAMIC SURVEY, LLC; CRAIG BLACK, PROFESSIONAL ENGINEER & LAND SURVEYOR NJ LIC. NO. 24GB04257400, LAKE COMO, N.J., DATED 01/09/18, LAST REVISED 02/27/19.
* SEE ALTA/NSPS LAND TITLE SURVEY FOR (MR1) & (SEE NOTE#12) NOTATION.

BULK REQUIREMENTS: M-2 (INDUSTRIAL) ZONE

	REQUIRED
MINIMUM LOT AREA	(2.754 AC) 120,000 SF
MINIMUM LOT WIDTH	300 FT
MINIMUM LOT DEPTH	250 FT
MINIMUM FRONT YARD SETBACK	75 FT
MINIMUM REAR YARD SETBACK	50 FT
MINIMUM SIDE YARD SETBACK	50 FT
MAXIMUM BUILDING HEIGHT	50 FT
MAXIMUM BUILDING COVERAGE	40%

REV.	DESCRIPTION	DATE	BY
FINAL PLAT			
GRAPHIC SCALE 1" = 50'			
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1199 AMBOY AVENUE, SUITE 1D EDISON, NEW JERSEY 08837 PHONE: (732) 205-8288 • FAX: (732) 719-7208 www.meridianeng.com • info@meridianeng.com			
MAJOR SUBDIVISION PLAN PREPARED FOR: STARLIGHT PROPERTIES, LLC PROP. TRAINING FACILITY/SHOOTING RANGE BLOCK 528.01, LOT 45.01; TAX MAP #50 SITUATED IN: BOROUGH OF SOUTH PLAINFIELD MIDDLESEX COUNTY, NEW JERSEY			
CAD: 74-16	DATE: 01/29/20	SCALE: 1"=50'	
FILE: 074.0016	DRAWN: DSA	SHEET 1 OF 1	
WILLIAM M. LUND, PE, PLS DATE PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NUMBER: 24GB01908200			