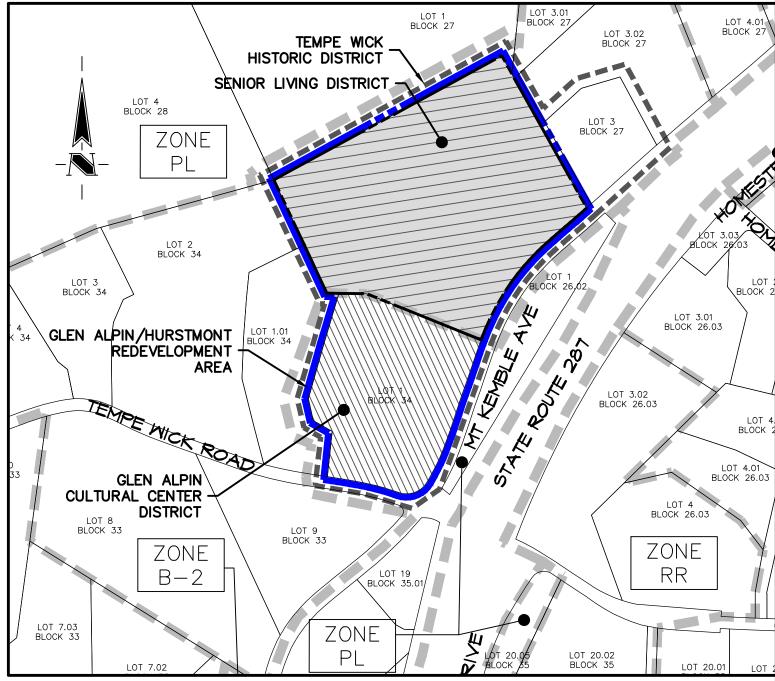


USGS QUADRANGLE - BERNARDSVILLE, NJ SCALE: 1"=1000'



ZONE / REDEVELOPMENT AREA / LAND USE DISTRICT KEY MAP

## **GENERAL NOTES**

(201) 729-0359

1. <u>OWNER:</u> APPLICANT: HURSTMONT URBAN RENEWAL ENTITY, LLC HARDING HOLDINGS PM, LLC C/O MICHAEL NESTICO C/O MICHAEL NESTICO 14 DOTY ROAD, UNIT B 14 DOTY ROAD, UNIT B HASKELL, NJ 07420 HASKELL, NJ 07420

2. PREMISES KNOWN AS TAX LOT 2 BLOCK 27 AS SHOWN ON THE TOWNSHIP OF HARDING TAX MAP SHEET 16. 3. <u>TOTAL NUMBER LOTS:</u> 2 PROPOSED LOTS (SEE TABULATION)

(201) 729-0359

1 LOT FOR TOWNHOUSE DEVELOPMENT 1 LOT FOR STACKED TOWNHOUSES, MULTI-FAMILY INDEPENDENT LIVING UNITS (ILU'S) AND ASSISTED LIVING/DEMENTIA CARE DEVELOPMENT

AREA OF ENTIRE TRACT: 20.1027 ACRES / 875,672± SQUARE FEET AREA DEDICATED TO THE STATE OF NJ FOR ROADWAY PURPOSES: 0.4047 ACRES / 17,628 SQUARE FEET 5. ZONING DISTRICT: RR RURAL RESIDENTIAL ZONE — GLEN ALPIN/HURSTMONT REDEVELOPMENT AREA — SENIOR LIVING DISTRICT (SEE ZONING REQUIREMENTS CHART)

6. THIS MAP WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING:

A. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX LOT 2 — BLOCK 27 LOCATED IN THE TOWNSHIP OF HARDING, MORRIS COUNTY, NEW JERSEY" DATED AUGUST 25, 2022 AND LAST REVISED MAY 16, 2023, PREPARED BY JAMES P. DEADY SURVEYOR, LLC.

B. TOPOGRAPHIC AND PLANIMETRIC MAPPING PREPARED BY ROBINSON AERIAL SURVEYS, INC. FROM AERIAL PHOTOGRAPHY DATED APRIL 12, 2022, MAP SCALE 1"=30', PROJECT NO. 22052. ELEVATIONS BASED NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

C. PLANS ENTITLED "PRELIMINARY AND FINAL MAJOR SITE AND MINOR SUBDIVISION PLANS, THE ESTATES AT HURSTMONT, LOT 2 BLOCK 27, HARDING TOWNSHIP, MORRIS COUNTY, NEW JERSEY," DATED MAY 05, 2023 AND LAST REVISED MAY 26, 2023, PREPARED BY GLADSTONE DESIGN, INC.

D. DOCUMENT ENTITLED "GLEN ALPIN/HURSTMONT REDEVELOPMENT PLAN, TOWNSHIP OF HARDING" AMENDED JANUARY 17, 2023 AND ADOPTED FEBRUARY 14, 2023, PREPARED BY HGA (HEYER, GRUEL & ASSOCIATES). 7. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.

IT IS NOT THE INTENT OF THIS MAP TO LOCATE, DELINEATE OR OTHERWISE DEFINE SUBSURFACE CONDITIONS EITHER NATURAL OR MANMADE, EXCEPT AS MAY BE SHOWN. 8. PREMISES SUBJECT TO THE FINDINGS OR SUCH STATEMENT OF FACT THAT A CURRENT TITLE SEARCH MAY

9. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER MAP IN NOTE 6A.

10. IMPROVEMENTS SHOWN HEREON ARE PROPOSED PER SITE PLAN IN NOTE 6C AND ARE FOR REFERENCE PURPOSES ONLY. ALL PROPOSED SITE IMPROVEMENTS ARE NOT SHOWN. SEE SITE PLAN IN NOTE 6C FOR ALL PROPOSED SITE IMPROVEMENTS.

11. CROSS EASEMENTS FOR ACCESS, DRAINAGE AND UTILITIES WILL BE EXECUTED. 12. PROPOSED LOT AND BLOCK NUMBERS SHOWN HEREON ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP OF HARDING TAX ASSESSOR.

DESCRIPTION

NO. DATE

**GLADSTONE** 

www.gladstonedesign.com

DESIGN, Inc.

Landscape Architects Land Planners

Land Surveyors

Robert C. Morris Robert C. Moschello, P.E.

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NJ Certificate of Authorization No. 24GA28034400

Ronald A. Kennedy, P.E., P.P., CME, LEED AP Kurt T. Hanie, P.L.S.

KURT T. HANIE, P.L.S.

NJ PROFESSIONAL LAND SURVEYOR LICENSE No. GS40376

THE ESTATES AT HURSTMONT

LOT 2 BLOCK 27

TOWNSHIP OF HARDING MORRIS COUNTY NEW JERSEY

PRELIMINARY AND FINAL MAJOR SITE AND MINOR SUBDIVISION PLANS

MINOR SUBDIVISION PLAT

MAY 26, 2023	
1" = 60'	јов NO. 1047—01
DRAWN JAG	CUEET NO

KTH

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW." KURT T. HANIE, P.L.S.

O IRON BAR/PIPE FOUND BY JAMES P. DEADY SURVEYOR, LLC.

MONUMENT FOUND BY JAMES P. DEADY SURVEYOR, LLC.

■ CONCRETE MONUMENT TO BE SET (7 TOTAL)

PROFESSIONAL LAND SURVEYOR

N.J. LICENSE No. GS40376