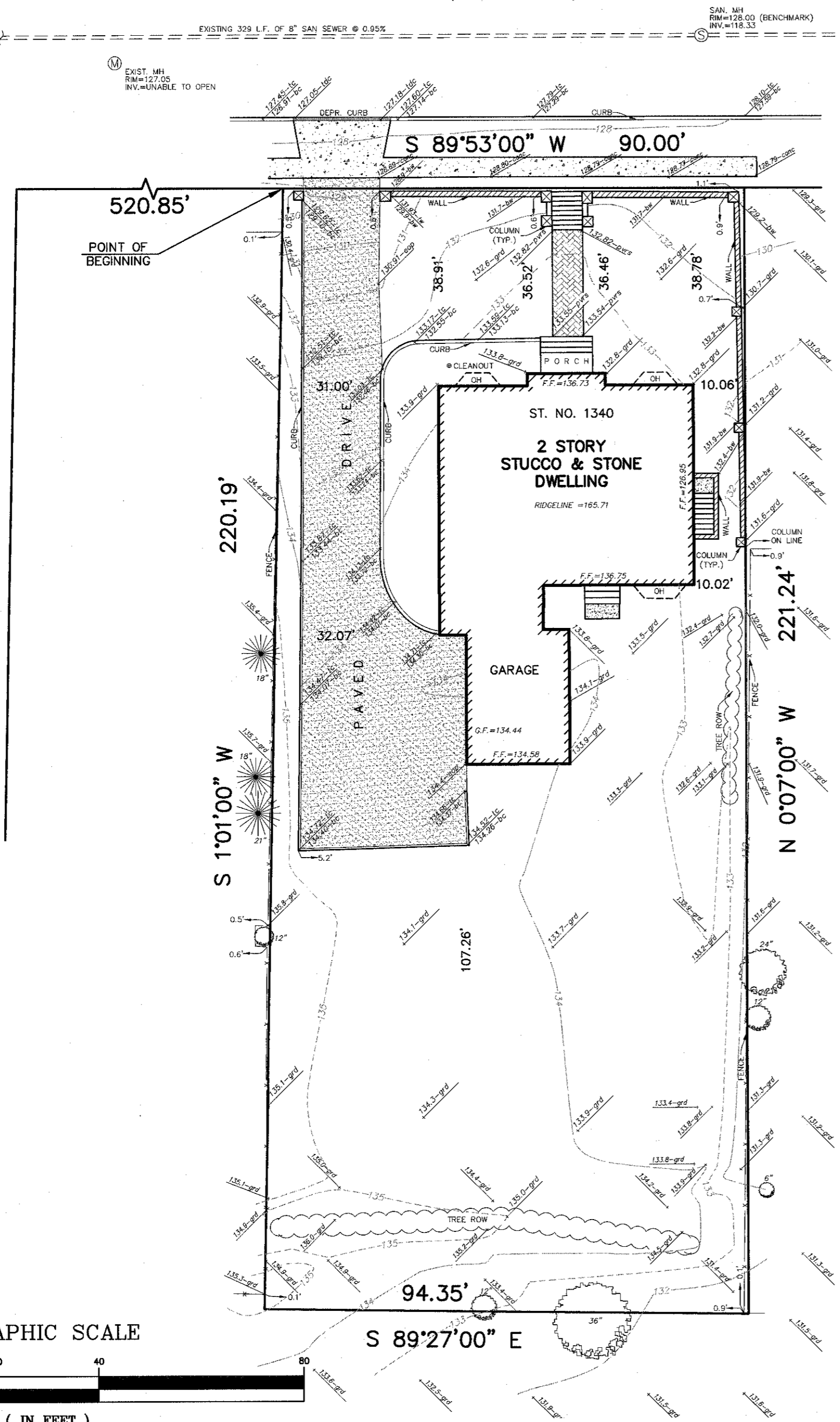


HIGHLAND AVENUE

(60' RIGHT OF WAY)

HILLSIDE AVENUE

(60' RIGHT OF WAY)



SCHEDULE OF GENERAL REQUIREMENTS		
ZONE R-2		
REGULATION	REQUIREMENT	ASBLT LOT 4
MIN. LOT AREA	20,000 S.F.	20,344 S.F.
MAX. DENSITY	2.0	0.93
MIN. LOT WIDTH	125'	90.59' (1)
MIN. LOT FRONTAGE	125'	90' (1)
MIN. LOT DEPTH	150'	220.70'
MIN. FRONT YARD	30'	36.46'
MIN. SIDE YARD	20'	10.02' (1)
MIN. TOTAL - BOTH SIDE YARDS	40'	41.02'
MIN. REAR YARD	40'	107.26'
MAX. LOT COVERAGE (BUILDING)	20%	13.53%
MAX. LOT COVERAGE (IMPRVMTS)	40%	29.60%
MAX. NUMBER OF STORIES	3	2.5
MAX. BUILDING HEIGHT	35'	32.94'
MIN. IMPROVABLE LOT AREA	5,300 S.F.	7,848 S.F.
M.I.A. DIA. OF CIRCLE	51'	53.04'
MIN. DRIVEWAY SETBACK	2'	5.2'

* - DENOTES EXISTING VIOLATION
 (V) - DENOTES VARIANCE REQUIRED
 NOTE: (1) VARIANCE OBTAINED FOR VIOLATION

GENERAL NOTES:

1. THIS ASBLT SURVEY PLAN REFERENCES A FOUNDATION LOCATION PLAN PREPARED BY:
 EKA ASSOCIATES, P.A.
 328 PARK AVENUE
 SCOTCH PLAINS, NJ 07076
 DATED 10/15/2018
2. THIS PLAN REPRESENTS ASBLT CONDITIONS OF THE EXISTING BUILDING AND IMPROVEMENTS AND THEIR RELATIONSHIP TO THE PROPOSED GRADING PLAN. IT IS INTENDED FOR APPLICATION FOR A CERTIFICATE OF OCCUPANCY OR OTHER SUCH PERMIT AS MAY BE REQUIRED BY THE RELATIVE MUNICIPALITY.
3. THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED OR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS 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 THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
5. ELEVATIONS SHOWN HEREON ARE BASED UPON THE N.G.V.D. 1929 DATUM AS SCALED FROM THE CITY OF PLAINFIELD TOPOGRAPHIC MAPS. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF HIGHLAND AVENUE, 8 FEET WESTERLY FROM THE EASTERLY LINE OF TAX LOT 4, BLOCK 812 (THE SUBJECT PROPERTY). RIM ELEVATION = 128.0 AS INDICATED BY CONTOUR LINES SHOWN ON SHEET No. 62 OF THE PLAINFIELD TOPOGRAPHIC MAPS.
6. BUILDING OFFSETS SHOWN HEREON ARE MEASURED TO THE BUILDING FOUNDATION.

RECEIVED
 FEB 24 2020
 PLANNING DIVISION

ASBLT SURVEY
 TAX LOT 4 BLOCK 812
 CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.
 Engineers • Surveyors • Planners
 328 Park Avenue, Scotch Plains, N.J. 07076
 908-322-2030

REVISIONS:

James R. Watson 1/30/2020
JAMES R. WATSON P.L.S., P.P.
 PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 30750
 PROFESSIONAL PLANNER N.J. LICENSE NO. 3363

Job No. 844650 Date 1/30/2020 Scale 1" = 20' Drawn JLK/CD Map No. Sheet 1 of 1

