

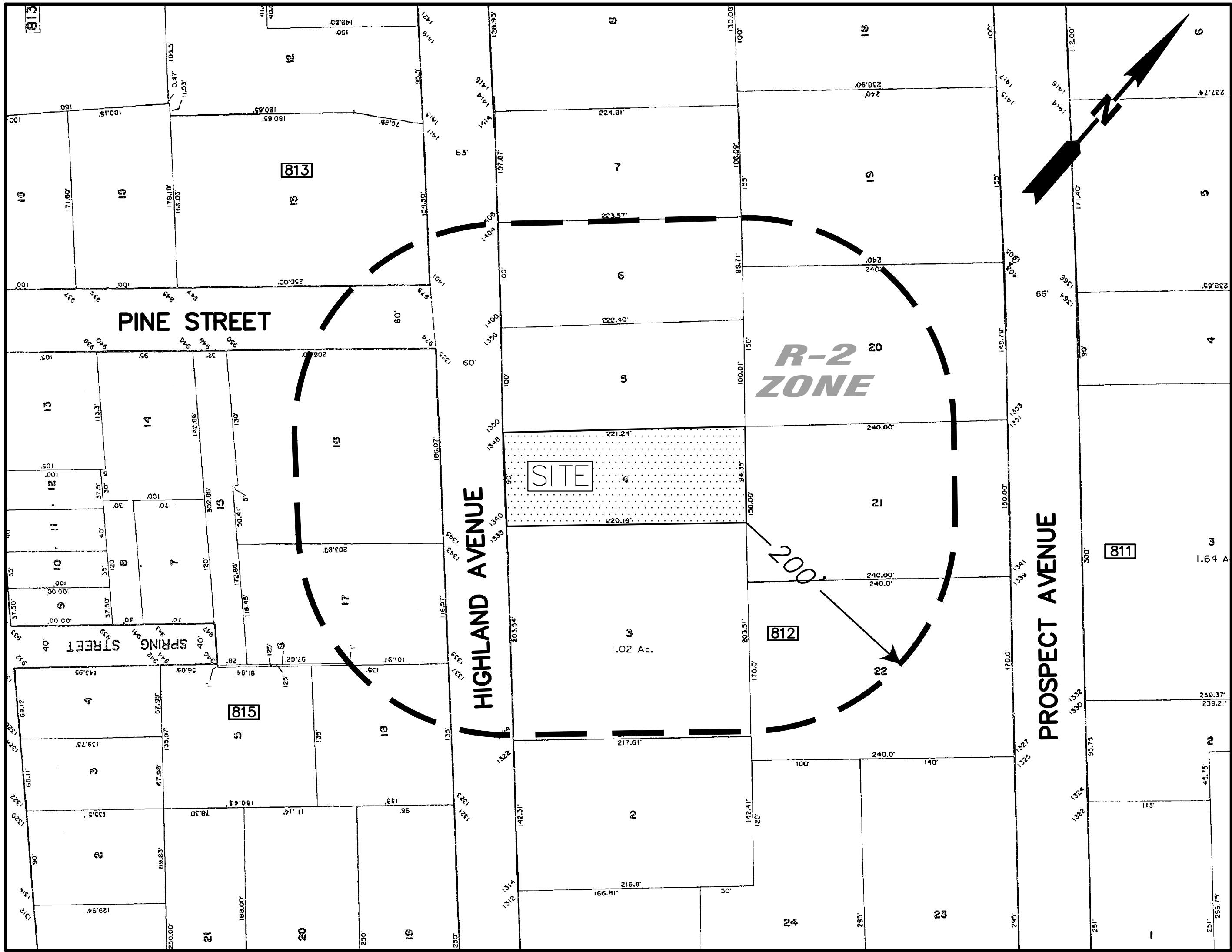
200' OWNERS LIST

BLOCK	LOT	OWNER	ADDRESS
812	2	BALCH, SUART D. & KATHARINE S.	1314 HIGHLAND AVENUE PLAINFIELD, NJ 07060
812	3	LANGER, BOGDAN M. & LAURA A.	1324-38 HIGLAND AVENUE PLAINFIELD, NJ 07060
812	5	JONES, STEPHANNIE S. & BOWLES, SHAREE	1350-56 HIGHLAND AVENUE PLAINFIELD, NJ 07060
812	6	GILBERT, WILMA	1404 HIGHLAND AVENUE PLAINFIELD, NJ 07060
812	7	PILE, CARMENCITA	1414 HIGHLAND AVENUE PLAINFIELD, NJ 07060
812	19	BENEROFF, ELLIOT R. & CHERMAK, N.D.	1415 PROSPECT AVENUE PLAINFIELD, NJ 07060
812	20	LIVINGSTONE, ELLEN ANN	1401 PROSPECT AVENUE PLAINFIELD, NJ 07060
812	21	SHAW, ANDREW M. & LEE, TAMARA	1341 PROSPECT AVENUE PLAINFIELD, NJ 07060
812	22	SMITH, SAMUEL T. & CRYSTAL L.	1327-29 PROSPECT AVENUE PLAINFIELD, NJ 07060
813	13	PIZZUTO, ANTHONY M. & DARIA	1401-11 HIGHLAND AVENUE PLAINFIELD, NJ 07060
815	16	RINGLEE, PETER & MIRANDA-BROWNE, L.	1345 HIGHLAND AVENUE PLAINFIELD, NJ 07060
815	17	O'BRIEN, ROBERT T. & ELLEN F.	1339-43 HIGHLAND AVENUE PLAINFIELD, NJ 07060
815	18	CROFFIE, JUSTICE JR.	1321 HIGHLAND AVENUE PLAINFIELD, NJ 07060

GENERAL NOTES:

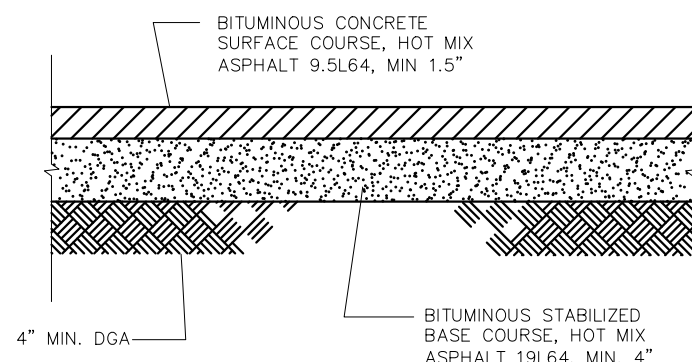
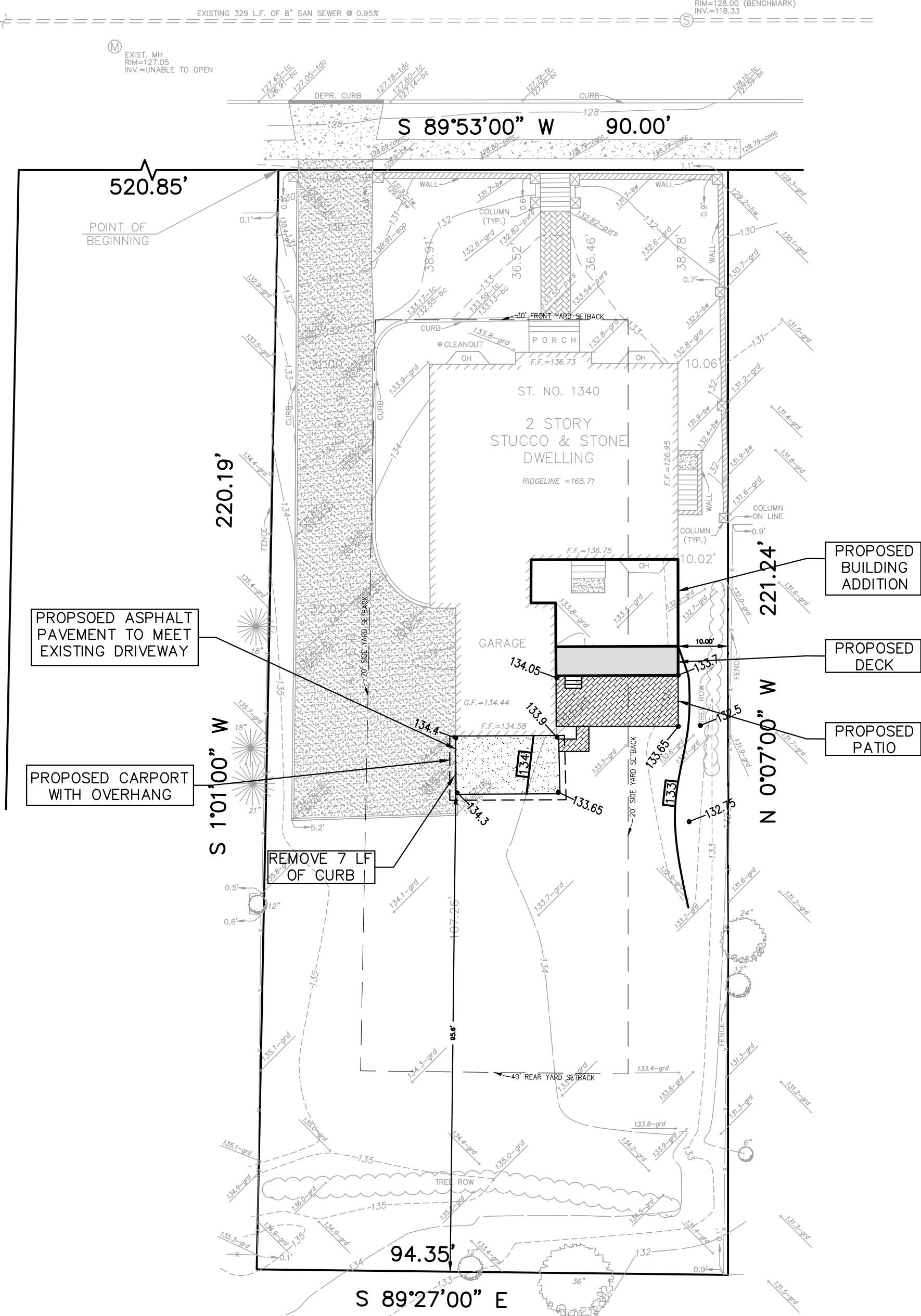
- THIS DRAWING REFERENCES A TOPOGRAPHIC SURVEY PREPARED BY:
EKA ASSOCIATES, P.A.
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED 6/7/2016
- THIS PARCEL IS KNOWN AS LOTS 4 IN BLOCK 812 AS SHOWN ON SHEET 85 OF THE TAX MAPS OF THE CITY OF PLAINFIELD.
- AREA OF PARCEL = 20,344 S.F. OR 0.47 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE R-2 (LOW DENSITY RESIDENTIAL) ZONE.
- THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
- NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES. THE CLIENT SHOULD PURSUE THIS MATTER AS AN ITEM SEPARATE AND APART FROM THIS PLAN.
- 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.
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- THIS IS A SITE PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
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- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- ANY EXISTING IMPEROUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
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- ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH ANY APPLICABLE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION)
- ANY MATERIALS OR DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE & FEDERAL REGULATIONS.
- NO WETLANDS EXIST ON THIS SITE BASED ON THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOWEB SERVICE.
- THIS SITE IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER THE FLOOD RATE INSURANCE MAP PANEL 40 OF 49 JMAP No. 34039C0029F DATED SEPTEMBER 20, 2006).

PRELIMINARY SITE PLAN
TAX LOTS 4 BLOCK 812
1340-48 HIGHLAND AVENUE
CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY

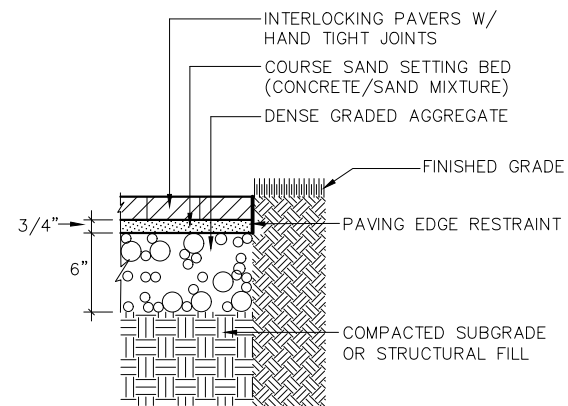


HILLSIDE AVENUE
(60' RIGHT OF WAY)

HIGHLAND AVENUE (60' RIGHT OF WAY)



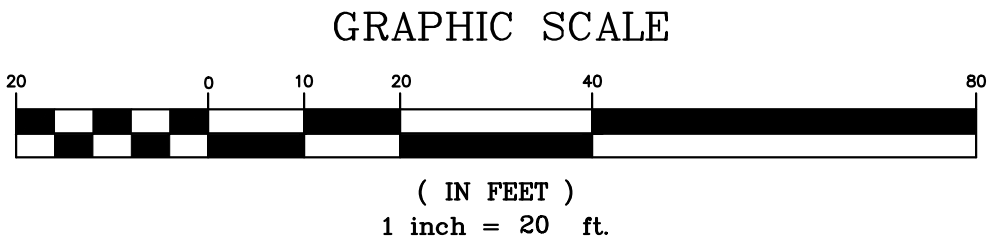
TYPICAL PAVEMENT SECTION
NOT TO SCALE



PAVER DETAIL
N.T.S.

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SCOTCH PLAINS, NJ 07076
DATED 6/7/2016
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 - THIS SITE IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER THE FLOOD RATE INSURANCE MAP PANEL 40 OF 49 (MAP No. 34039C0029F DATED SEPTEMBER 20, 2006).

LEGEND		
-sw	- EXISTING SIDEWALK ELEVATION	- PROPOSED CONTOUR
-grd	- EXISTING GROUND ELEVATION	- PROPOSED SPOT ELEVATION
-cl	- EXISTING CENTERLINE ELEVATION	- EXISTING PAVEMENT ELEVATION
-tc	- EXISTING TOP OF CURB ELEVATION	- EXISTING GRAVEL ELEVATION
-bc	- EXISTING BOTTOM OF CURB ELEVATION	- EXISTING BUILDING ELEVATION
-	- EXISTING DEPRESSED CURB	- EXISTING CONCRETE ELEVATION
⊙	- EXISTING SANITARY MANHOLE	- EXISTING TOP OF GRATE ELEVATION
⊙	- EXISTING STORM MANHOLE	- EXISTING INVERT
⊙	- EXISTING UTILITY POLE	- EXISTING SPOT ELEVATION
⊙	- EXISTING WATER VALVE	- EXISTING EDGE OF PAVEMENT ELEVATION
⊙	- EXISTING TREE AND SIZE	- EXISTING CONTOUR
⊙	- EXISTING TREES TO BE REMOVED	



SITE PLAN PRELIMINARY SITE PLAN TAX LOTS 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

Joseph N. Bachi
JOSEPH N. BACHI, P.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 246035325200

HIGHLAND AVENUE

(60' RIGHT OF WAY)

GENERAL NOTES:

1. THIS ASBUILT 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 ASBUILT 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.

HILLSIDE AVENUE

(60' RIGHT OF WAY)

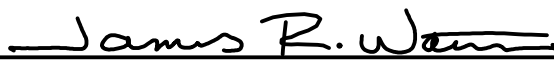
SCHEDULE OF GENERAL REQUIREMENTS		
ZONE R-2		
REGULATION	REQUIREMENT	ASBUILT LOT 4
MIN. LOT AREA	20,000 S.F.	20,344 S.F.
MAX. DENSITY	2.0	0.93
MIN. LOT WIDTH	125'	90.59' (1)
MIN. LOT FRONTAGE	125'	90' (1)
MIN. LOT DEPTH	150'	220.70'
MIN. FRONT YARD	30'	36.46'
MIN. SIDE YARD	20'	10.02' (1)
MIN. TOTAL - 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

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

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908-322-2030

REVISIONS:


JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 30750
N.Y. LICENSE NO. 50196

1/30/2020

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

