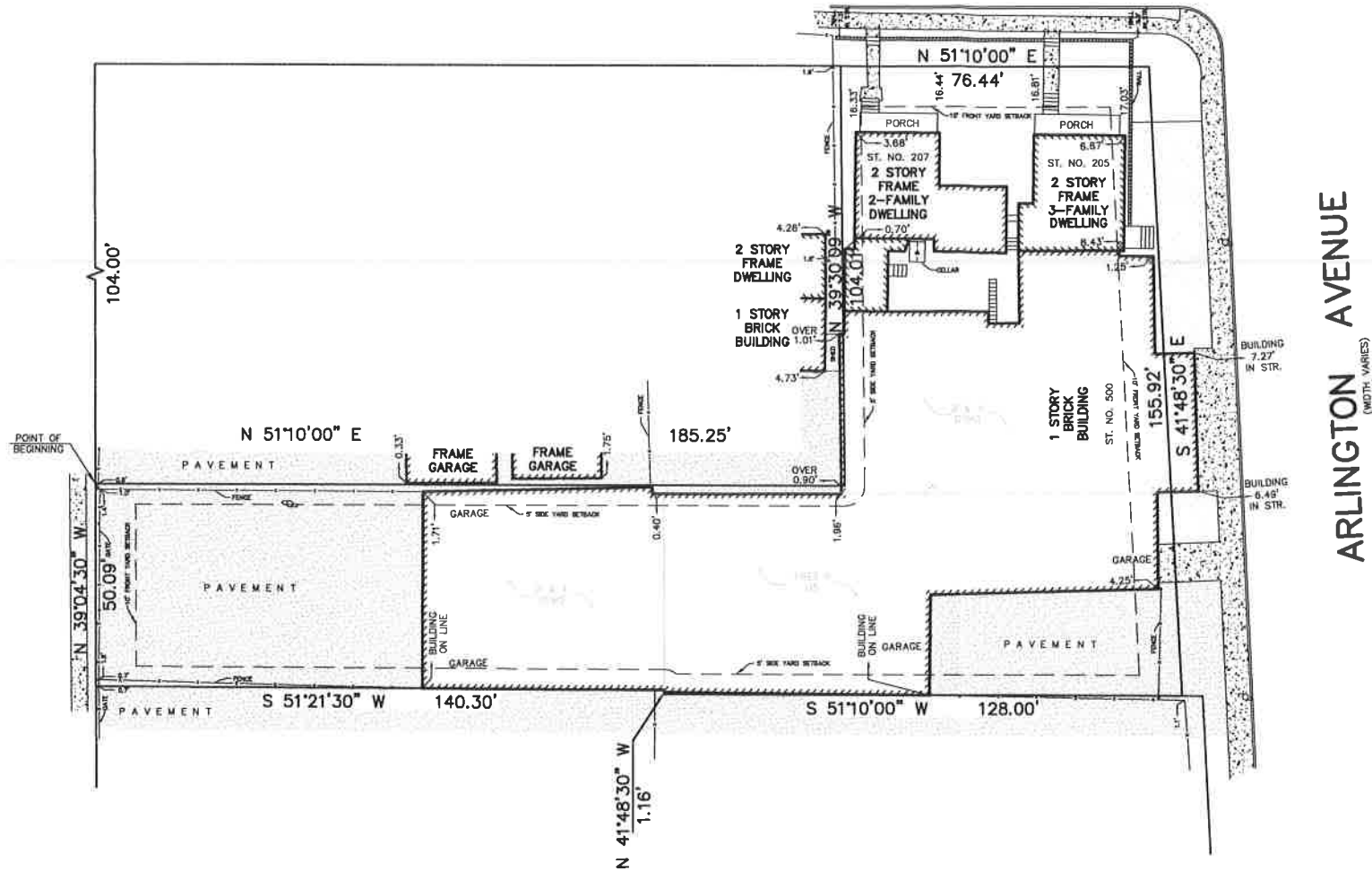


MADISON AVENUE
(49.5' RIGHT OF WAY)



WEST FIFTH STREET
(60' RIGHT OF WAY)

ARLINGTON AVENUE
(WIDTH VARIES)

NOTES
1. THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEIPTS:

	YES	NO
A. DEED OF RECORD	X	
B. FILED MAP	X	
C. FIELD SURVEY	X	
D. TITLE SEARCH	X	
E. TAX MAP	X	
F. OTHER (SEE REFERENCES)		X

2. THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

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 NOR 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. PARCEL CONTAINS 21,786 S.F. ±.

6. PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN). AS PER FIRM MAP No. 34039C0039F DATED SEPTEMBER 20, 2006.

RECORD DEED DEED BOOK 5895, PAGE 701
TAX MAP SHEET No. 02

REFERENCE N/A

FILED MAP DATA N/A



SCHEDULE OF GENERAL REQUIREMENTS

ZONE TODD/TD (TRANSIT ORIENTED DEVELOPMENT DOWNTOWN/TRANSITION DISTRICT ZONE)

EXISTING USES: TIRE SHOP (NOT A PERMITTED USE) [USE VARIANCE REQUIRED]
TWO-FAMILY RESIDENTIAL (NOT A PERMITTED USE) [USE VARIANCE REQUIRED]
THREE-FAMILY RESIDENTIAL (NOT A PERMITTED USE) [USE VARIANCE REQUIRED]

REGULATION	UNITS	REQUIREMENT	EXISTING	VARIANCE
MIN. LOT AREA	SQ. FT.	4,000 S.F.	21,786 S.F.	NO
MAX. DENSITY	UNITS	25 D.U. PER ACRE	10.0 D.U./ACRE(1)	NO
MIN. LOT WIDTH	FT.	30'	50.13' MIN.	NO
MIN. LOT FRONTAGE	FT.	50'	50.09'	NO
MIN. LOT DEPTH	FT.	100'	N/A	ENC
MIN. FRONT YARD	FT.	10'	0'	ENC
MIN. SIDE YARD	FT.	5'	0'	ENC
MIN. COMBINED SIDE YARD	FT.	10'	0'	ENC
MIN. REAR YARD	FT.	15'	N/A	ENC
MAX. FLOOR AREA RATIO (F.A.R.)	UNIT	1.0	0.70±	NO
MAX. BUILDING COVERAGE	%	80%	63.1%	ENC
MAX. LOT COVERAGE	%	70%	93.4%	ENC
MIN. NUMBER OF STORES	UNIT	N/A	2 STORES	NO
MAX. NUMBER OF STORES	UNIT	3 STORES	2 STORES	NO
MAX. BUILDING HEIGHT	FT.	35'	25'	NO
MIN. IMPROVABLE AREA (M.I.A.)	S.F.	2,100 S.F.	18,450 S.F.	NO
MIN. M.I.A. - DIAMETER OF CIRCLE	FT.	32'	40.2'	NO

ENC - DENOTES NONCONFORMANCE

(1) DWELLING UNITS PER ACRE CALCULATION: (5) TOTAL DWELLING UNITS / (21,786 S.F./43,560 S.F./AC.) = 10.0 D.U./AC.

RECEIVED

SEP 20

PLANNING DIVISION

PLAN OF SURVEY
TAX LOT 3 BLOCK 706
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

CERTIFIED TO:
510 ARLINGTON, INC.
CULICH - BRAUNSDORF INSURANCE GROUP, INC. 18-42347
FIRST AMERICAN TITLE INSURANCE COMPANY
RICHARD MARK COHEN, ESQ.
CITY NATIONAL BANK OF NEW JERSEY, ITS SUCCESSORS
AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

James R. Watson 5/18/2017
JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 30750
M.Y. LICENSE NO. 30198
PROFESSIONAL PLANNER
N.J. LICENSE NO. 3383

