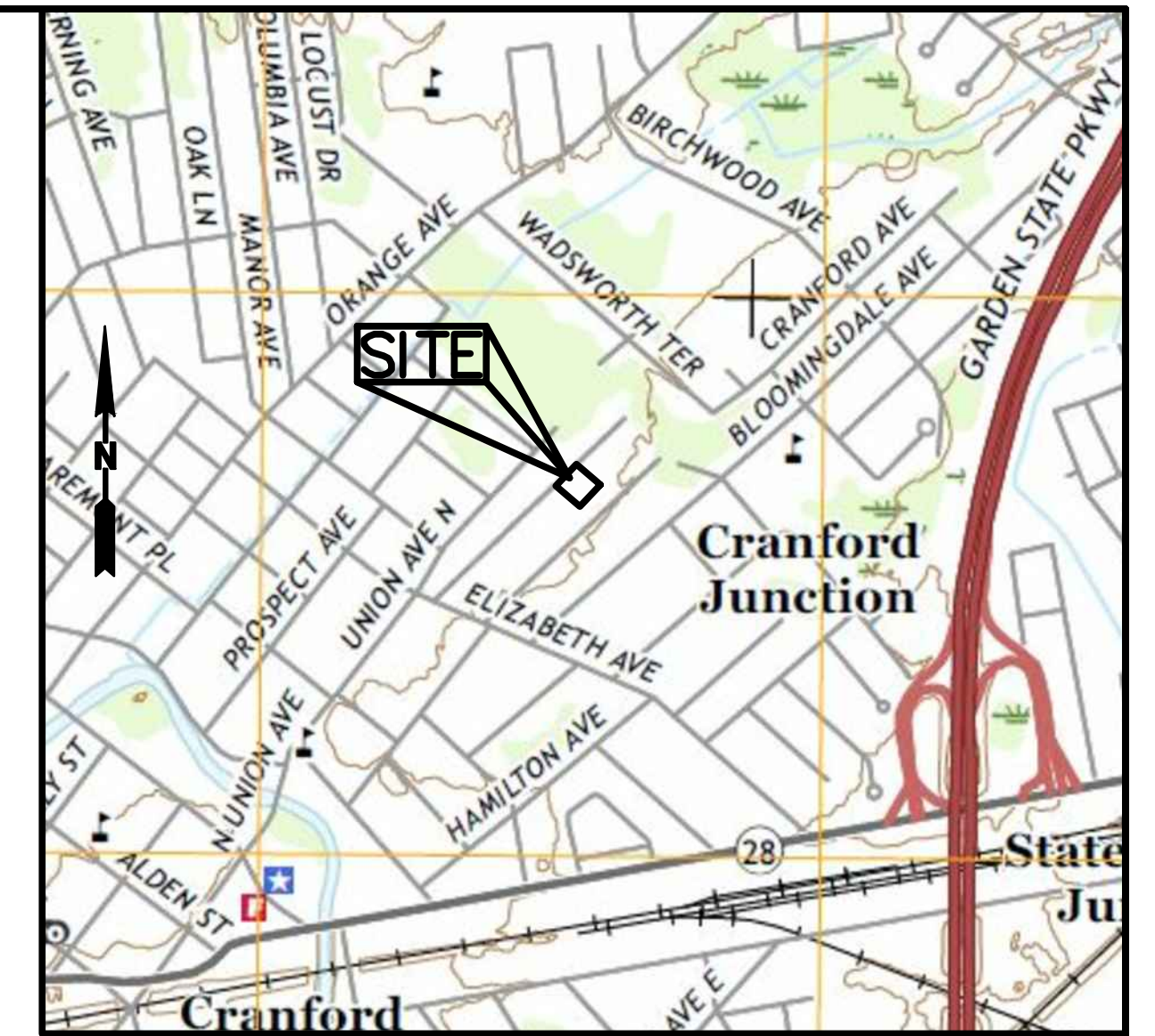


MINOR SUBDIVISION PLAN

TAX LOT 5 BLOCK 285

116 GARDEN STREET

TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY



KEY MAP
SCALE: 1" = 1,000'

APPLICANT/OWNER
SERGIO MARTINS
116 GARDEN STREET
CRANFORD, NJ 07016

I HEREBY CERTIFY THAT I AM THE APPLICANT/OWNER OF TITLE OF LOT 5 IN BLOCK 285 AND I APPROVE THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWNSHIP OF CRANFORD

(SIGNATURE) _____ DATE _____

APPROVED BY:

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

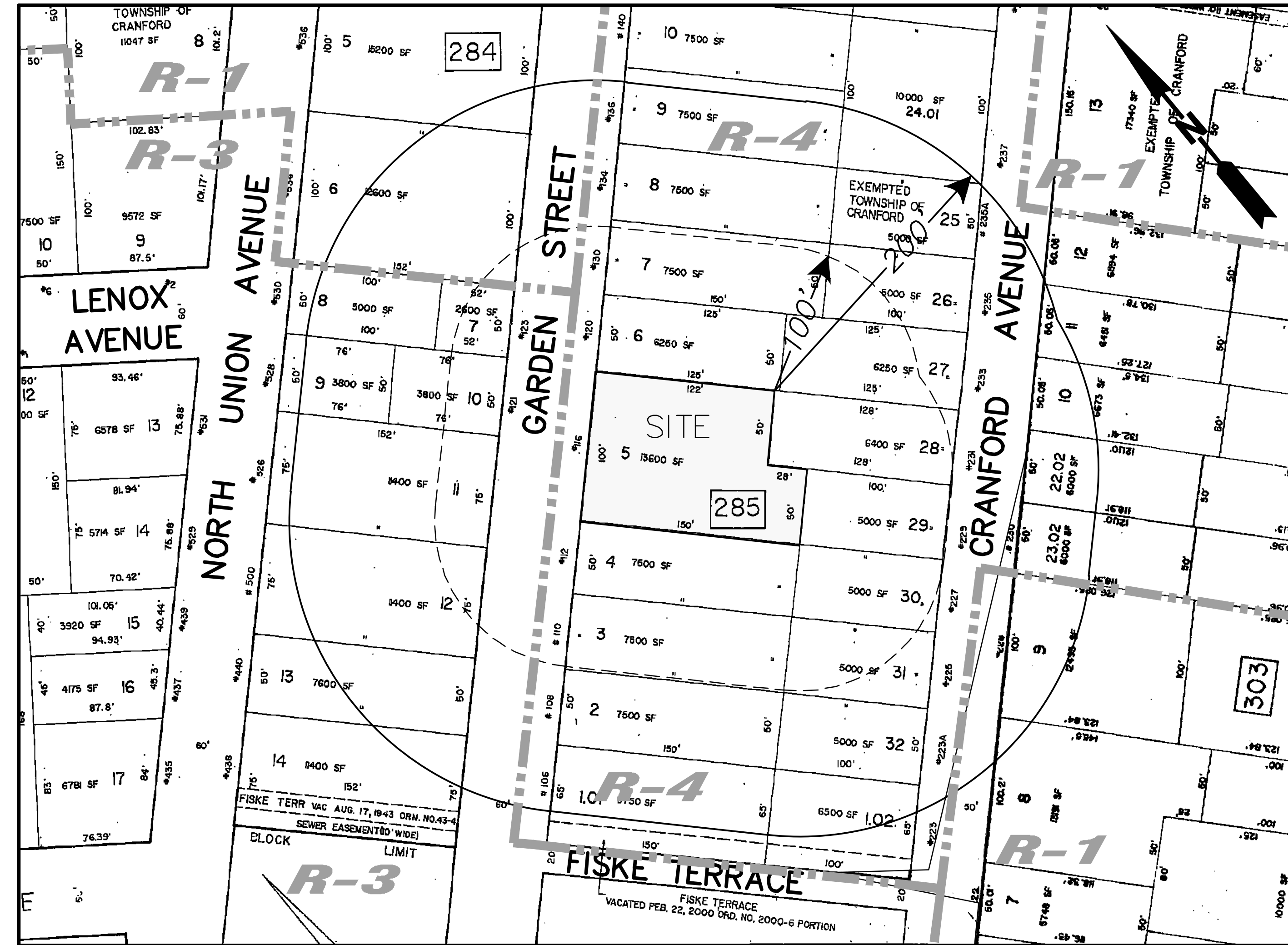
Block	Lot	Owner	Address	Cranford NJ	07016
284	5.01	VAJIRAN INT: DAVID & NANCY	535 UNION AVE N	Cranford NJ	07016
284	6	WALESKI: JOHRI JR & DAWN MARIE	534 UNION AVE N	Cranford NJ	07016
284	7	CALVANO: ROBERT A	1016 ORANGE AVE	Cranford NJ	07016
284	8	PURACHEV: GREGORY & JOAN	530 UNION AVE N	Cranford NJ	07016
284	9	LANIEWSKI: SCOTT L & CHARLENE F	528 UNION AVE N	Cranford NJ	07016
284	10	MURRAY, GRAHAM P & ALLISON MARIE	121 GARDEN ST	Cranford NJ	07016
284	11	JONES: WILLIE & JUANITA	526 UNION AVE N	Cranford NJ	07016
284	12	ESPINOSA: JOSE & KENIA	500 UNION AVE N	Cranford NJ	07016
284	13	ADONA: JOSEPH	440 NORTH UNION AVE	Cranford NJ	07016
284	14	MARSDEN: JEFFREY C & LINDA K	438 UNION AVE N	Cranford NJ	07016
285	1.01	CURRO: DINA & CURRO: MICHAEL	106 GARDEN ST	Cranford NJ	07016
285	1.02	MC DONOUGH: STEVEN & LYNNANN	223 CRANFORD AVE	Cranford NJ	07016
285	2	SMITH: HENRY & MARY / WHITE: JEAN	50 FOLEY AVE	Edison NJ	08820
285	3	ARISIS LLC	41 LARSON LANE	Clark NJ	07066
285	4	JOYNER: JOHN & SARAH	112 GARDEN ST	Cranford NJ	07016
285	6	SILVA: STEVEN J & SANDRA S	120 GARDEN ST	Cranford NJ	07016
285	7	VERILLI: JAMES & BETH A	130 GARDEN ST	Cranford NJ	07016
285	8	SISK: EDWARD JOSEPH IV	134 GARDEN ST	Cranford NJ	07016
285	9	POLITO: CHRISTOPHER & TROTTER: AMY	136 GARDEN ST	Cranford NJ	07016
285	10	WILLIAMS: FRANK & SARAH BRITT	140 GARDEN ST	Cranford NJ	07016
285	23	ANGULO, RAFAEL & PAGLA	239 CRANFORD AVE	Cranford NJ	07016
285	24	DE SIMONE, LUCA & ARYAMONTERI, DEB	237 CRANFORD AVE	Cranford NJ	07016
285	25	GLVEN, MURAT & TADIKONDA: MADHAVI	235 CRANFORD AVENUE	Cranford NJ	07016
285	27	MOORE: DOCK & EVA	1202 BRENDA ST	Bainbridge GA	39817
285	28	FREEMAN: BRIAN A & JENNIFER J	231 CRANFORD AVE	Cranford NJ	07016
285	29	CRAWLEY: BETTY	229 CRANFORD AVE	Cranford NJ	07016
285	30	CALLAHAN: ROBERT J & SAKS: SHRINI W	227 CRANFORD AVE	Cranford NJ	07016
285	31	ANDERSON: PHILLIS H	225 CRANFORD AVE	Cranford NJ	07016
285	32	MOORE: GRIFFIN & MINNIE	223A CRANFORD AVE	Cranford NJ	07016
303	8	PARDIO: JOSEPH	226 CRANFORD AVE	Cranford NJ	07016
303	9	FIELDS: CYNTHIA	228 CRANFORD AVE	Cranford NJ	07016
303	10	KUBASKY, JENNIFER	234 CRANFORD AVE	Cranford NJ	07016
303	11	TYREE: WILLIAM H	23 WESTBROOK CT	Roselle NJ	07023
303	23.02	LANG: KENNETH A & ELISA LEVINE	230 CRANFORD AVE	Cranford NJ	07016

UTILITIES

Comcast Cablevision C/O Corporation Trust	820 Bear Tavern Road West Trenton NJ 08628
New Jersey American Water	1025 Laurel Oak Road Voorhees NJ 08043
Verizon	540 Broad St Newark NJ 07101
Elizabethtown Gas	520 Green Lane Union NJ 07083
PSE&G Co	80 Park Plaza 16B Newark NJ 07101

GENERAL NOTES:

- THIS DRAWING REFERENCES A TOPOGRAPHIC SURVEY PREPARED BY: EKA ASSOCIATES, P.A. 328 PARK AVENUE SCOTCH PLAINS, NJ 07076 DATED 11-30-2016 REVISED 2-25-2021
- THIS PARCEL IS KNOWN AS LOT 5 IN BLOCK 285 AS SHOWN ON SHEET 60 OF THE TAX MAPS OF THE TOWNSHIP OF CRANFORD.
- AREA OF PARCEL = 13,600 S.F. OR 0.31 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE R-4 ZONE AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF CRANFORD.
- 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. ALSO NO DETERMINATION OF DEPTH TO GROUND WATER WAS MADE. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
- DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. BENCHMARK IS THE RIM OF THE MANHOLE LOCATED 37'± NORTHEASTERLY FROM THE MOST NORTHWESTERLY CORNER OF TAX LOT 5 BLOCK 285. ELEVATION = 100.00
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS IS A SUBDIVISION PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF NOTICED 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".
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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 MATERIALS OR DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ANY UTILITY DISCONNECTS TO BE COORDINATED BY CONTRACTOR PRIOR TO DEMOLITION.
- ALL EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
- EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY.
- INDIVIDUAL LOT DEVELOPMENT PLAN FOR LOT 5.01 TO BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- ALL EXISTING ROOF LEADERS FOR THE EXISTING DWELLING ON PROPOSED LOT 5.02 SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY OWNERS. MINIMUM ROOF AREA FOR PROPOSED LOT 5.01, AS SHOWN, SHALL BE COLLECTED VIA ROOF LEADERS AND DIRECTED TO DRYWELL. ANY REMAINING ROOF LEADERS FROM PROPOSED DWELLING SHALL BE DIRECTED TOWARD GARDEN STREET AWAY FROM ADJACENT PROPERTY OWNERS.
- PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER FIRM MAP No. 34039C0021F DATED SEPTEMBER 20, 2006.
- THIS SUBDIVISION TO BE PERFECTED BY FILING DEEDS.



ZONING/200' RADIUS MAP
SCALE: 1" = 60'

SCHEDULE OF GENERAL REQUIREMENTS

REGULATION	ZONE R-4 (ONE FAMILY DETACHED RESIDENCE DISTRICT)			
	REQUIREMENT	EXISTING LOT 5	PROPOSED LOT 5.01	PROPOSED LOT 5.02
MIN. LOT AREA	6,000 S.F.	13,600 S.F.	7,500 S.F.	6,100 S.F.
MIN. LOT AREA WITHIN 100' OF LOT DEPTH	6,000 S.F.	10,000 S.F.	5,000 S.F. (V)	5,000 S.F. (V)
MIN. LOT WIDTH	60'	100'	50'(V)	50'(V)
MIN. LOT DEPTH	100'	122'	150'	122'
MIN. FRONT YARD (AVERAGE)	23.01'	24.91'	23.01'	24.95'
MIN. SIDE YARD	(SEE NOTE 2)	7.40'	7'	7.40'
MIN. TOTAL - BOTH SIDE YARDS	(SEE NOTE 3)	43.36'	15'	14.82'(V)
MIN. REAR YARD	(SEE NOTE 4)	60.34'	70.51'	60.34'
MAX. LOT COVERAGE (IMPERVIOUS COVERAGE)	40%	(3,666 S.F.) 27.0%	(2,319 S.F.) 30.92%	(1,996 S.F.) 32.7%
MAX. BUILDING COVERAGE	30%	(1,865 S.F.) 13.7%	(1,960 S.F.) 26.13%	(1,167 S.F.) 19.1%
MAX. NUMBER OF STORIES	2.5	2	2.5	2
MAX. BUILDING HEIGHT	32'	-	32'	UNCHANGED
ACCESSORY STRUCTURES				
MIN. SETBACK FROM SIDE LOT LINE	5'	3.99'(SHED 'A')* 0.74'(SHED 'B')*	N/A	N/A
MIN. SETBACK FROM REAR LOT LINE	3'	7.02'(SHED 'A')* 15.14'(SHED 'B')	N/A	N/A
MIN. SETBACK FROM PRINCIPLE BUILDING	10'	82.38'(SHED 'A')* 38.69'(SHED 'B')	N/A	N/A
MAX. FRONT YARD COVERAGE FOR DRIVEWAY	35%	30.5%	24.0%	26.0%
MIN. PATIO SETBACK FROM ANY PROPERTY LINE	5'	7.09'	N/A	5'

- NOTES:
- THE MINIMUM FRONT YARD SETBACK SHALL BE MAINTAINED, EXCEPT THAT, WHERE A PREVAILING SETBACK HAS BEEN ESTABLISHED ON IMPROVED LOTS WITHIN 200 FEET OF THE SUBJECT LOT, THE PREVAILING SETBACK SHALL GOVERN, BUT IN NO CASE SHALL THE FRONT YARD BE LESS THAN 20 FEET OR MORE THAN 35 FEET IN THE R-4 ZONE. (FRONT YARD AVERAGE = 23.01')
 - 10% OF LOT WIDTH OR 7 FOOT MINIMUM.
 - 30% OF LOT WIDTH.
 - THIRTY PERCENT OF THE FIRST 100 FEET OF LOT DEPTH; 45% OF THE NEXT 50 FEET OF LOT DEPTH; 65% OF THE NEXT 50 FEET OF LOT DEPTH; AND 90% OF THE BALANCE OF THE LOT DEPTH. THE REQUIREMENTS FOR THE EXISTING AND PROPOSED LOTS ARE AS FOLLOWS:

FRONT YARD AVERAGE CALCULATION

BLOCK	LOT	SETBACK
285	3	13.28'
285	4	25.11'
285	7	28.89'
AVERAGE		23.01'

OFF-STREET PARKING REQUIREMENTS

PARKING REQUIREMENT (SECTION 255-44.8):
REQUIREMENT FOR SINGLE FAMILY DWELLING, AS SPECIFIED IN R.S.I.S. R.S.I.S. (3) BEDROOM DWELLING UNIT: 2 SPACES PER DWELLING UNIT
PROPOSED LOT 5.01
(1) 3-BEDROOM DWELLING UNIT = 2.0 SPACES REQUIRED
TOTAL SPACES PROVIDED = 2.0 SPACES (PER R/S FOR ONE-CAR GARAGE & DRIVEWAY COMBINATION)
PROPOSED LOT 5.02
(1) 3-BEDROOM DWELLING UNIT = 2.0 SPACES REQUIRED
TOTAL SPACES PROVIDED = 1.0 DRIVEWAY SPACE (VARIANCE REQUIRED)

ADDITIONAL ORDINANCE RELIEF

SECTION 255-26.1(e) - DRIVEWAYS SHALL NOT HAVE A GRADE IN EXCESS OF 10% OVER THE ENTIRE LENGTH OR MORE THAN 2% FOR THE FIRST 25 FEET FROM THE STREET RIGHT-OF-WAY LINE UNLESS OTHERWISE APPROVED BY THE BOARD. THE PROPOSED DRIVEWAYS FOR LOTS 5.01 AND 5.02 BOTH HAVE SLOPES OF 3.7% WAIVER REQUESTED.
SECTION 255-26.1(c) - MINIMUM DISTANCES BETWEEN DRIVEWAYS, WHERE TWO OR MORE DRIVEWAYS CONNECT A SINGLE SITE TO ANY PUBLIC OR PRIVATE ROAD OR INDIVIDUAL DRIVEWAYS SERVE SEPARATE AND ADJOINING SITES, IT IS RECOMMENDED THAT A MINIMUM CLEAR DISTANCE OF 50 FEET MEASURED ALONG THE RIGHT-OF-WAY LINE SHALL SEPARATE THE CLOSEST OF ANY TWO SUCH DRIVEWAYS MEASURED FROM THE RIGHTS-OF-WAY. THE PROPOSED DRIVEWAYS ON LOTS 5.01 AND 5.02 ARE LESS THAN 50 FEET APART. WAIVER REQUESTED.

SHEET	TITLE	ISSUED	REVISED
1	COVER SHEET	12/14/16	4/14/2022
2	MINOR SUBDIVISION PLAN	12/14/16	4/14/2022
3	CONFORMANCE GRADING PLAN	12/14/16	4/14/2022
4	CONSTRUCTION DETAILS	4/14/22	N/A
1 OF 1	TOPOGRAPHIC SURVEY	11/30/16	2/25/2021

COVER SHEET
MINOR SUBDIVISION
TAX LOT 5 BLOCK 285
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY



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

REVISIONS	DATE	DESCRIPTION
1/10/2018		REVISED PER TOWNSHIP & CLIENT COMMENTS
1/18/2021		REVISED PER TOWNSHIP & CLIENT COMMENTS
3/4/2021		UPDATED SURVEY
7/26/2021		UPDATED PER TOWNSHIP & CLIENT COMMENTS
12/2/2021		REVISED PER NEW ARCHITECTURAL PLANS
2/23/2022		REVISED PER NEW ARCHITECTURAL PLANS
4/14/2022		REVISED PER BOARD COMMENTS

James R. Watson 4/14/2022
JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 30760
PROFESSIONAL PLANNER
N.J. LICENSE NO. 3363

SCHEDULE OF GENERAL REQUIREMENTS				
ZONE R-4 (ONE FAMILY DETACHED RESIDENCE DISTRICT)				
REGULATION	REQUIREMENT	EXISTING LOT 5	PROPOSED LOT 5.01	PROPOSED LOT 5.02
MIN. LOT AREA	6,000 S.F.	13,600 S.F.	7,500 S.F.	6,100 S.F.
MIN. LOT AREA WITHIN 100' OF LOT DEPTH	6,000 S.F.	10,000 S.F.	5,000 S.F.(V)	5,000 S.F. (V)
MIN. LOT WIDTH	60'	100'	50'(V)	50'(V)
MIN. LOT DEPTH	100'	122'	150'	122'
MIN. FRONT YARD (AVERAGE)	23.01'	24.91'	23.01'	24.95'
MIN. SIDE YARD	(SEE NOTE 2)	7.40'	7'	7.40'
MIN. TOTAL - BOTH SIDE YARDS	(SEE NOTE 3)	43.36'	13'	14.82'(V)
MIN. REAR YARD	(SEE NOTE 4)	60.34'	70.51'	60.34'
MAX. LOT COVERAGE (IMPERVIOUS COVERAGE)	40%	(3,666 S.F.) 27.0%	(2,319 S.F.) 30.92%	(1,995 S.F.) 32.7%
MAX. BUILDING COVERAGE	30%	(1,865 S.F.) 13.7%	(1,960 S.F.) 26.13%	(1,167 S.F.) 19.1%
MAX. NUMBER OF STORIES	2.5	2	2.5	2
MAX. BUILDING HEIGHT	32'	-	32'	UNCHANGED
ACCESSORY STRUCTURES				
MIN. SETBACK FROM SIDE LOT LINE	5'	3.99'(SHED 'A') 0.74'(SHED 'B')*	N/A	N/A
MIN. SETBACK FROM REAR LOT LINE	3'	7.02'(SHED 'A') 15.14'(SHED 'B')	N/A	N/A
MIN. SETBACK FROM PRINCIPLE BUILDING	10'	82.38'(SHED 'A') 38.69'(SHED 'B')	N/A	N/A
MAX. FRONT YARD COVERAGE FOR DRIVEWAY	35%	30.5%	24.0%	26.0%
MIN. PATIO SETBACK FROM ANY PROPERTY LINE	5'	7.09'	N/A	5'

BLOCK	LOT	SETBACK
285	3	13.28'
285	4	25.11'
285	6	24.77'
285	7	28.89'
AVERAGE		23.01'

OFF-STREET PARKING REQUIREMENTS	
PARKING REQUIREMENT (SECTION 255-44.0)	
REQUIREMENT FOR SINGLE FAMILY DWELLINGS AS SPECIFIED IN R.S.I.S.	
R.S.I.S. (3) BEDROOM DWELLING UNIT: 2 SPACES PER DWELLING UNIT	
PROPOSED LOT 5.01	
(1) 3-BEDROOM DWELLING UNIT = 2.0 SPACES REQUIRED	
TOTAL SPACES PROVIDED = 2.0 SPACES (FOR USE FOR ONE-CAR GARAGE & DRIVEWAY COMBINATION)	
PROPOSED LOT 5.02	
(1) 3-BEDROOM DWELLING UNIT = 2.0 SPACES REQUIRED	
TOTAL SPACES PROVIDED = 1.0 DRIVEWAY SPACE (VARIANCE REQUIRED)	

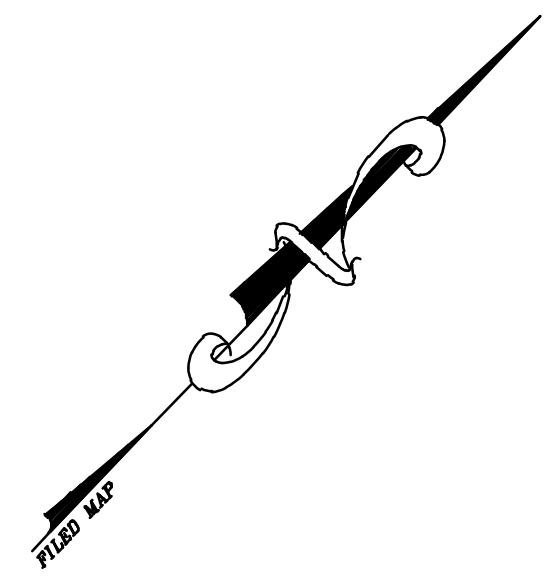
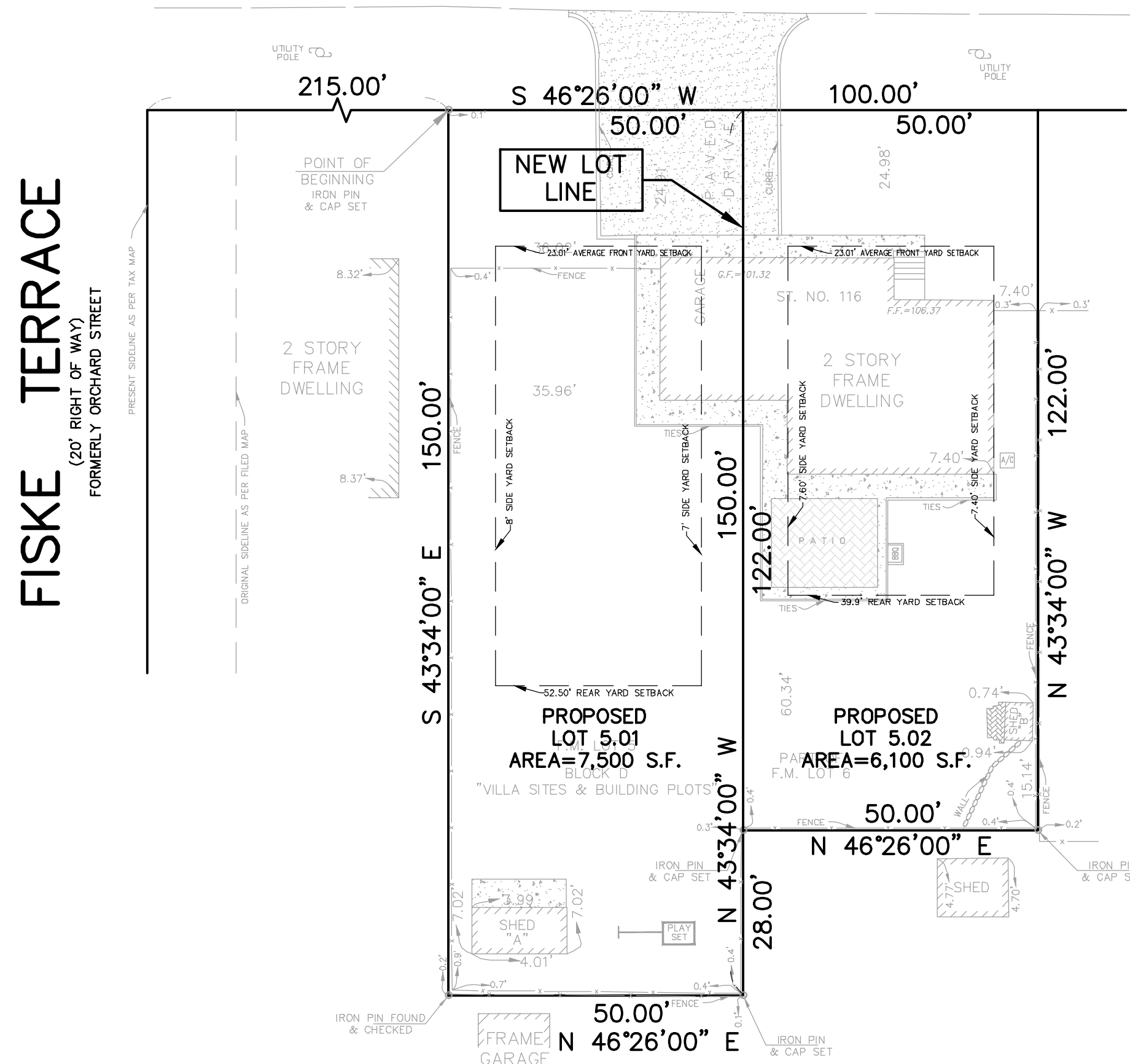
- NOTES:
- THE MINIMUM FRONT YARD SETBACK SHALL BE MAINTAINED, EXCEPT THAT, WHERE A PREVAILING SETBACK HAS BEEN ESTABLISHED ON IMPROVED LOTS WITHIN 200 FEET OF THE SUBJECT LOT, THE PREVAILING SETBACK SHALL GOVERN, BUT IN NO CASE SHALL THE FRONT YARD BE LESS THAN 20 FEET OR MORE THAN 35 FEET IN THE R-4 ZONE. (FRONT YARD AVERAGE = 23.01')
 - 10% OF LOT WIDTH OR 7 FOOT MINIMUM.
EXISTING LOT 5 = 10 FEET
PROPOSED LOT 5.01 = 7 FEET
PROPOSED LOT 5.02 = 7 FEET
 - 30% OF LOT WIDTH.
EXISTING LOT 5 = 30 FEET
PROPOSED LOT 5.01 = 15 FEET
PROPOSED LOT 5.02 = 15 FEET
 - THIRTY PERCENT OF THE FIRST 100 FEET OF LOT DEPTH; 45% OF THE NEXT 50 FEET OF LOT DEPTH; 65% OF THE NEXT 50 FEET OF LOT DEPTH; AND 90% OF THE BALANCE OF THE LOT DEPTH. THE REQUIREMENTS FOR THE EXISTING AND PROPOSED LOTS ARE AS FOLLOWS:
EXISTING LOT 5 = 39.9'
PROPOSED LOT 5.01 = 52.50'
PROPOSED LOT 5.02 = 39.90'

ADDITIONAL ORDINANCE RELIEF

SECTION 255-26G.1.E - DRIVEWAYS SHALL NOT HAVE A GRADE IN EXCESS OF 10% OVER THE ENTIRE LENGTH OR MORE THAN 2% FOR THE FIRST 25 FEET FROM THE STREET RIGHT-OF-WAY LINE UNLESS OTHERWISE APPROVED BY THE BOARD. THE PROPOSED DRIVEWAYS FOR LOTS 5.01 AND 5.02 BOTH HAVE SLOPES OF 3.7% WAIVER REQUESTED.

SECTION 255-26.6(1)(c) - MINIMUM DISTANCES BETWEEN DRIVEWAYS, WHERE TWO OR MORE DRIVEWAYS CONNECT A SINGLE SITE TO ANY PUBLIC OR PRIVATE ROAD OR INDIVIDUAL DRIVEWAYS SERVE SEPARATE AND ADJOINING SITES, IT IS RECOMMENDED THAT A MINIMUM CLEAR DISTANCE OF 50 FEET MEASURED ALONG THE RIGHT-OF-WAY LINE SHALL SEPARATE THE CLOSEST OF ANY TWO SUCH DRIVEWAYS MEASURED FROM THE RIGHTS-OF-WAY. THE PROPOSED DRIVEWAYS ON LOTS 5.01 AND 5.02 ARE LESS THAN 50 FEET APART. WAIVER REQUESTED.

GARDEN STREET
(60' RIGHT OF WAY)



- GENERAL NOTES:**
- THIS DRAWING REFERENCES A TOPOGRAPHIC SURVEY PREPARED BY:
EKA ASSOCIATES, P.A.
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED 11-30-2016
REVISED 2-25-2021
 - THIS PARCEL IS KNOWN AS LOT 5 IN BLOCK 285 AS SHOWN ON SHEET 60 OF THE TAX MAPS OF THE TOWNSHIP OF CRANFORD.
 - AREA OF PARCEL = 13,600 S.F. OR 0.31 ACRES
 - THIS PARCEL IS LOCATED ENTIRELY IN THE R-4 ZONE AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF CRANFORD.
 - THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
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 - NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES. ALSO NO DETERMINATION OF DEPTH TO GROUND WATER WAS MADE. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
 - DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. BENCHMARK IS THE RIM OF THE MANHOLE LOCATED 37'± NORTHEASTERLY FROM THE MOST NORTHWESTERLY CORNER OF TAX LOT 5 BLOCK 285. ELEVATION = 100.00
 - DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
 - THIS IS A SUBDIVISION 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".
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
 - CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
- NOT "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 MATERIALS OR DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ANY UTILITY DISCONNECTS TO BE COORDINATED BY CONTRACTOR PRIOR TO DEMOLITION.
 - ALL EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
 - EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY.
 - INDIVIDUAL LOT DEVELOPMENT PLAN FOR LOT 5.01 TO BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - ALL EXISTING ROOF LEADERS FOR THE EXISTING DWELLING ON PROPOSED LOT 5.02 SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY OWNERS. MINIMUM ROOF AREA FOR PROPOSED LOT 5.01, AS SHOWN, SHALL BE COLLECTED VIA ROOF LEADERS AND DIRECTED TO DRYWELL. ANY REMAINING ROOF LEADERS FROM PROPOSED DWELLING SHALL BE DIRECTED TOWARD GARDEN STREET AWAY FROM ADJACENT PROPERTY OWNERS.
 - PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER FIRM MAP No. 34039C0021F DATED SEPTEMBER 20, 2006.
 - THIS SUBDIVISION TO BE PERFECTED BY FILING DEEDS.

LEGEND			
- - -	EXISTING SIDEWALK ELEVATION	---	PROPOSED CONTOUR
- - -	EXISTING GROUND ELEVATION	---	PROPOSED SPOT ELEVATION
- - -	EXISTING CENTERLINE ELEVATION	---	EXISTING PAVEMENT ELEVATION
- - -	EXISTING TOP OF CURB ELEVATION	---	EXISTING GRAVEL ELEVATION
- - -	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 TREES TO BE REMOVED		

MINOR SUBDIVISION PLAN
MINOR SUBDIVISION
TAX LOT 5 BLOCK 285
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

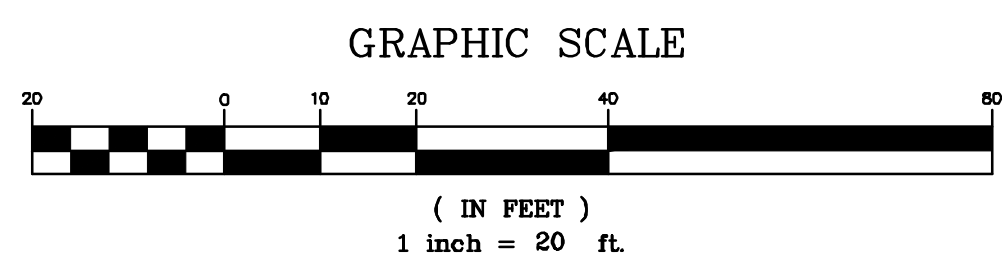
EKA ASSOCIATES, P.A.
Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISIONS
1/10/2018 - REVISED PER TOWNSHIP & CLIENT COMMENTS
2/8/2021 - REVISED PER TOWNSHIP & CLIENT COMMENTS
3/4/2021 - UPDATED SURVEY
7/26/2021 - UPDATED PER TOWNSHIP & CLIENT COMMENTS
12/2/2021 - REVISED PER NEW ARCHITECTURAL PLANS
2/23/2022 - REVISED PER NEW ARCHITECTURAL PLANS
4/14/2022 - REVISED PER BOARD COMMENTS

4/14/2022
JAMES R. WATSON
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 30726

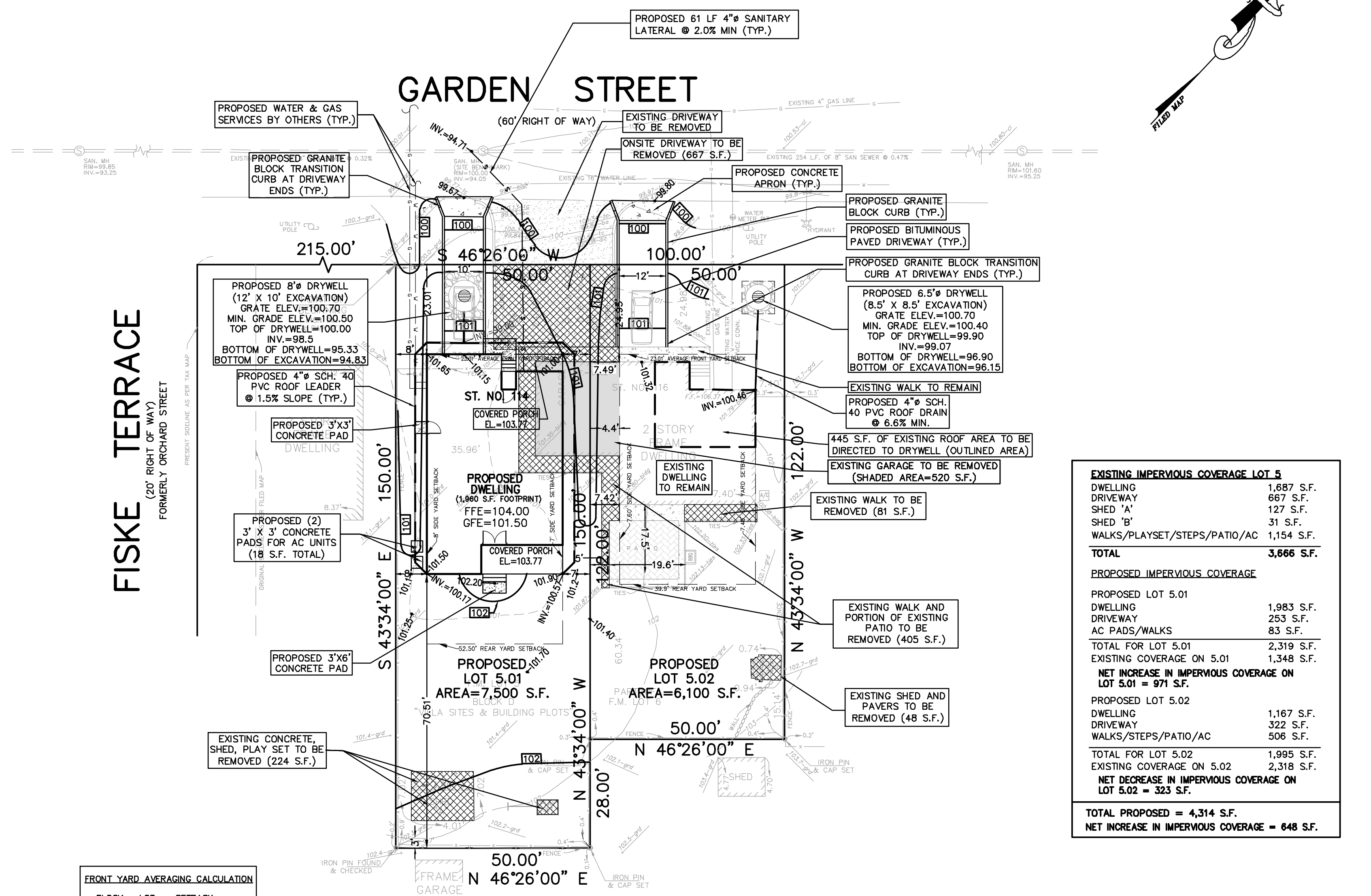
PROFESSIONAL PLANNER
N.J. LICENSE NO. 3363

Job No. 844981 Date 12/14/16 Scale 1"=20' Drawn SK Map No. FILE Sheet 2 of 4



GENERAL NOTES:

- THIS DRAWING REFERENCES A TOPOGRAPHIC SURVEY PREPARED BY:
EKA ASSOCIATES, P.A.
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED 11-30-2016
REVISED 2-25-2021
- THIS PARCEL IS KNOWN AS LOT 5 IN BLOCK 285 AS SHOWN ON SHEET 60 OF THE TAX MAPS OF THE TOWNSHIP OF CRANFORD.
- AREA OF PARCEL = 13,600 S.F. OR 0.31 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE R-4 ZONE AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF CRANFORD.
- 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. ALSO NO DETERMINATION OF DEPTH TO GROUND WATER WAS MADE. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
- DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. BENCHMARK IS THE RIM OF THE MANHOLE LOCATED 37'4" NORTHEASTERLY FROM THE MOST NORTHWESTERLY CORNER OF TAX LOT 5 BLOCK 285. ELEVATION = 100.00
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS IS A SUBDIVISION 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'.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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 MATERIALS OR DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ANY UTILITY DISCONNECTS TO BE COORDINATED BY CONTRACTOR PRIOR TO DEMOLITION.
- ALL EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH.
- EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY.
- INDIVIDUAL LOT DEVELOPMENT PLAN FOR LOT 5.01 TO BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- ALL EXISTING ROOF LEADERS FOR THE EXISTING DWELLING ON PROPOSED LOT 5.02 SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY OWNERS. MINIMUM ROOF AREA FOR PROPOSED LOT 5.01, AS SHOWN, SHALL BE COLLECTED VIA ROOF LEADERS AND DIRECTED TO DRYWELL. ANY REMAINING ROOF LEADERS FROM PROPOSED DWELLING SHALL BE DIRECTED TOWARD GARDEN STREET AWAY FROM ADJACENT PROPERTY OWNER.
- PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER FIRM MAP No. 340390021F DATED SEPTEMBER 20, 2006.
- THIS SUBDIVISION TO BE PERFECTED BY FILING DEEDS.



Volume Requirement Calculation

Existing On-Site Impervious Coverage Lot 5.01 = 1,348 S.F.
Proposed On-Site Impervious Coverage Lot 5.01 = 2,319 S.F.
Total Net Increase in Impervious Coverage = 971 S.F.

Required Total Volume = 275 cubic feet (See Volume vs. Impervious Cover Chart)

Drywell Sizing Lot 5.01
Use one (1) 8" Dia. Seepage Pit by Peerless Concrete

ID =	7.33ft
OD =	8ft
W ₁ =	12ft
W ₂ =	10ft
H ₁ =	4.00ft
H ₂ =	4.50ft
VolDrywell = π(D/2)²(H ₁) =	189cf
VolBed = W ₁ x W ₂ x H ₂ =	540cf
VolDrywell(CO) = π(OD/2)²(H ₁) =	201cf
VolStone = VolBed - VolDrywell(CO) =	339cf
VolVoids = VolStone x 33% =	112cf
System Volume = VolDrywell + VolVoids =	281cf
Number of Drywells =	1
Total System Volume =	281cf

Volume Requirement Calculation

Portion of Existing Dwelling On Lot 5.02 To Be Collected By Drywell = 445 S.F.

Required Total Volume = 126 cubic feet (See Volume vs. Impervious Cover Chart)

Drywell Sizing Lot 5.02
Use one (1) 8" Dia. Seepage Pit by Peerless Concrete

ID =	6ft
OD =	6.5ft
W ₁ =	8.5ft
W ₂ =	8.5ft
H ₁ =	2.67ft
H ₂ =	3.42ft
VolDrywell = π(D/2)²(H ₁) =	75cf
VolBed = W ₁ x W ₂ x H ₂ =	247cf
VolDrywell(CO) = π(OD/2)²(H ₁) =	89cf
VolStone = VolBed - VolDrywell(CO) =	158cf
VolVoids = VolStone x 33% =	52cf
System Volume = VolDrywell + VolVoids =	127cf
Number of Drywells =	1
Total System Volume =	126cf

FRONT YARD AVERAGING CALCULATION

BLOCK	LOT	SETBACK
285	3	13.28'
285	4	23.11'
285	6	24.77'
285	7	28.89'
AVERAGE		23.01'
		GARDEN STREET

SCHEDULE OF GENERAL REQUIREMENTS
ZONE R-4 (ONE FAMILY DETACHED RESIDENCE DISTRICT)

REGULATION	REQUIREMENT	EXISTING LOT 5	PROPOSED LOT 5.01	PROPOSED LOT 5.02
MIN. LOT AREA	6,000 S.F.	6,000 S.F.	7,500 S.F.	6,100 S.F.
MIN. LOT AREA WITHIN 100' OF LOT DEPTH	6,000 S.F.	10,000 S.F.	5,000 S.F. (V)	5,000 S.F. (V)
MIN. LOT WIDTH	100'	100'	50'(V)	50'(V)
MIN. LOT DEPTH	100'	122'	150'	122'
MIN. FRONT YARD (AVERAGE)	23.01'	24.91'	23.01'	24.95'
MIN. SIDE YARD (SEE NOTE 2)	7.40'	7.40'	7'	7.40'
MIN. SIDE YARD (SEE NOTE 3)	43.36'	15'	14.82'(V)	14.82'(V)
MIN. REAR YARD (SEE NOTE 4)	60.34'	70.51'	60.34'	60.34'
MAX. LOT COVERAGE (IMPERVIOUS COVERAGE)	30%	(3,666 S.F.) 27.0%	(2,319 S.F.) 30.92%	(1,985 S.F.) 32.7%
MAX. BUILDING COVERAGE	30%	(1,885 S.F.) 13.7%	(1,960 S.F.) 26.13%	(1,167 S.F.) 19.1%
MAX. NUMBER OF STORIES	2.5	2	2.5	2
MAX. BUILDING HEIGHT	32'	-	32'	UNCHANGED
ACCESSORY STRUCTURES				
MIN. SETBACK FROM SIDE LOT LINE	5'	3.99'(SHED 'A')* 0.74'(SHED 'B')*	N/A	N/A
MIN. SETBACK FROM REAR LOT LINE	3'	7.02'(SHED 'A') 15.14'(SHED 'B')	N/A	N/A
MIN. SETBACK FROM PRINCIPLE BUILDING	10'	82.38'(SHED 'A') 38.69'(SHED 'B')	N/A	N/A
MAX. FRONT YARD COVERAGE FOR DRIVEWAY	35%	30.5%	24.0%	26.0%
MIN. PATIO SETBACK FROM ANY PROPERTY LINE	5'	7.09'	N/A	5'

* - DENOTES EXISTING VIOLATION
(V) - DENOTES VARIANCE REQUIRED

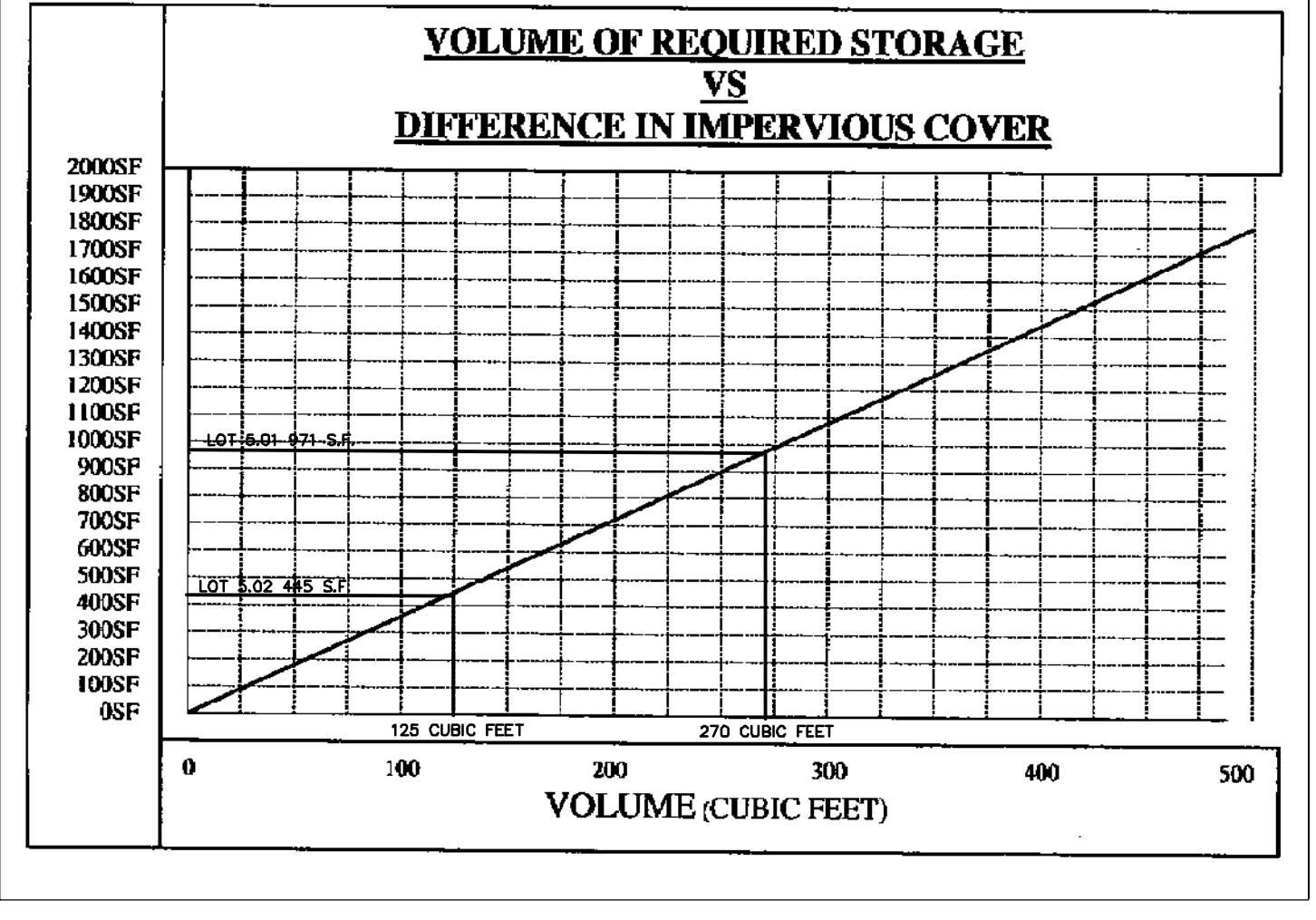
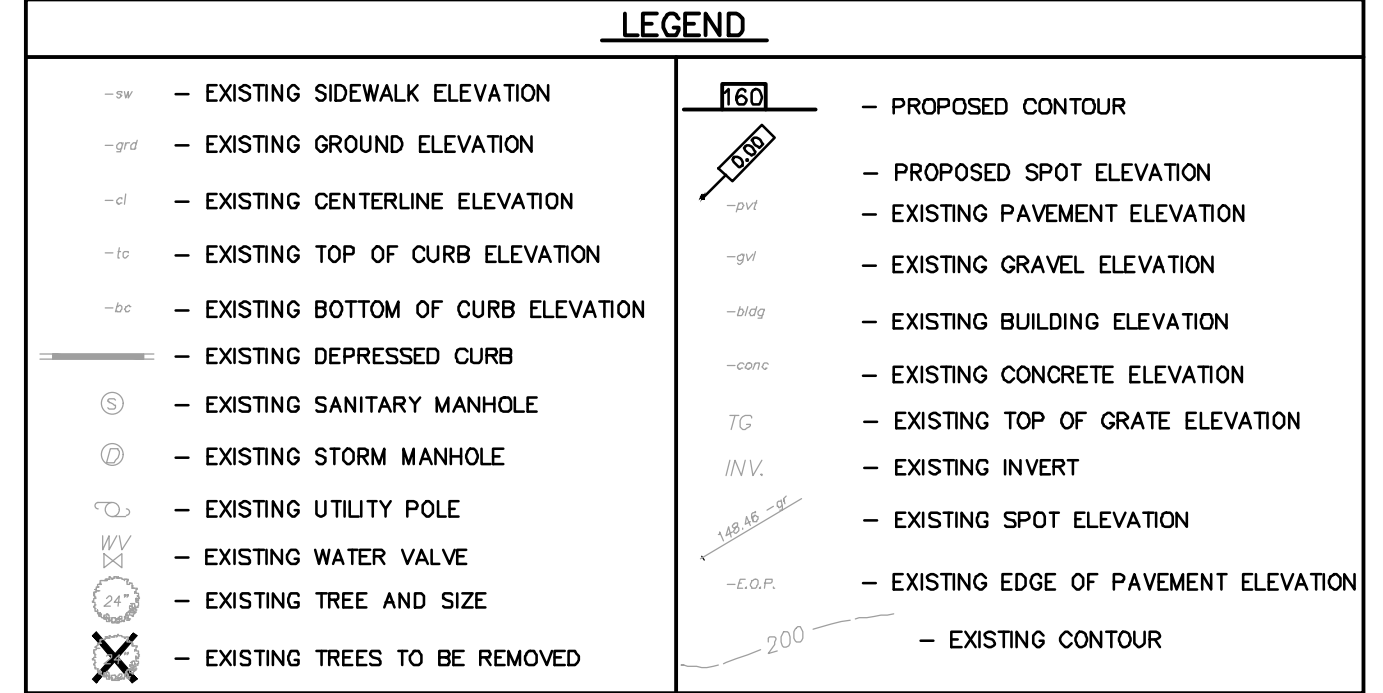
NOTES:

- THE MINIMUM FRONT YARD SETBACK SHALL BE MAINTAINED, EXCEPT THAT, WHERE A PREVAILING SETBACK HAS BEEN ESTABLISHED ON IMPROVED LOTS WITHIN 200 FEET OF THE SUBJECT LOT, THE PREVAILING SETBACK SHALL GOVERN, BUT IN NO CASE SHALL THE FRONT YARD BE LESS THAN 20 FEET OR MORE THAN 35 FEET IN THE R-4 ZONE. (FRONT YARD AVERAGE = 23.01')
- 10% OF LOT WIDTH OR 7 FOOT MINIMUM.
EXISTING LOT 5 = 10 FEET
PROPOSED LOT 5.01 = 7 FEET
PROPOSED LOT 5.02 = 7 FEET
- 30% OF LOT WIDTH.
EXISTING LOT 5 = 30 FEET
PROPOSED LOT 5.01 = 15 FEET
PROPOSED LOT 5.02 = 15 FEET
- THIRTY PERCENT OF THE FIRST 100 FEET OF LOT DEPTH; 45% OF THE NEXT 50 FEET OF LOT DEPTH; 65% OF THE NEXT 50 FEET OF LOT DEPTH; AND 80% OF THE BALANCE OF THE LOT DEPTH. THE REQUIREMENTS FOR THE EXISTING AND PROPOSED LOTS ARE AS FOLLOWS:
EXISTING LOT 5 = 39.9'
PROPOSED LOT 5.01 = 52.50'
PROPOSED LOT 5.02 = 39.90'

ADDITIONAL ORDINANCE RELIEF

SECTION 255-260.1.E - DRIVEWAYS SHALL NOT HAVE A GRADE IN EXCESS OF 10% OVER THE ENTIRE LENGTH OR MORE THAN 2% FOR THE FIRST 25 FEET FROM THE STREET RIGHT-OF-WAY LINE UNLESS OTHERWISE APPROVED BY THE BOARD. THE PROPOSED DRIVEWAYS FOR LOTS 5.01 AND 5.02 BOTH HAVE SLOPES OF 3.7% WAIVER REQUESTED.

SECTION 255-26.0(1)(c) - MINIMUM DISTANCES BETWEEN DRIVEWAYS, WHERE TWO OR MORE DRIVEWAYS CONNECT A SINGLE SITE TO ANY PUBLIC OR PRIVATE ROAD OR INDIVIDUAL DRIVEWAYS SERVE SEPARATE AND ADJOINING SITES, IT IS RECOMMENDED THAT A MINIMUM CLEAR DISTANCE OF 50 FEET MEASURED ALONG THE RIGHT-OF-WAY LINE SHALL SEPARATE THE CLOSEST OF ANY TWO SUCH DRIVEWAYS MEASURED FROM THE RIGHT-OF-WAY. THE PROPOSED DRIVEWAYS ON LOTS 5.01 AND 5.02 ARE LESS THAN 50 FEET APART. WAIVER REQUESTED.



CONFORMANCE GRADING PLAN
MINOR SUBDIVISION
TAX LOT 5 BLOCK 285
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

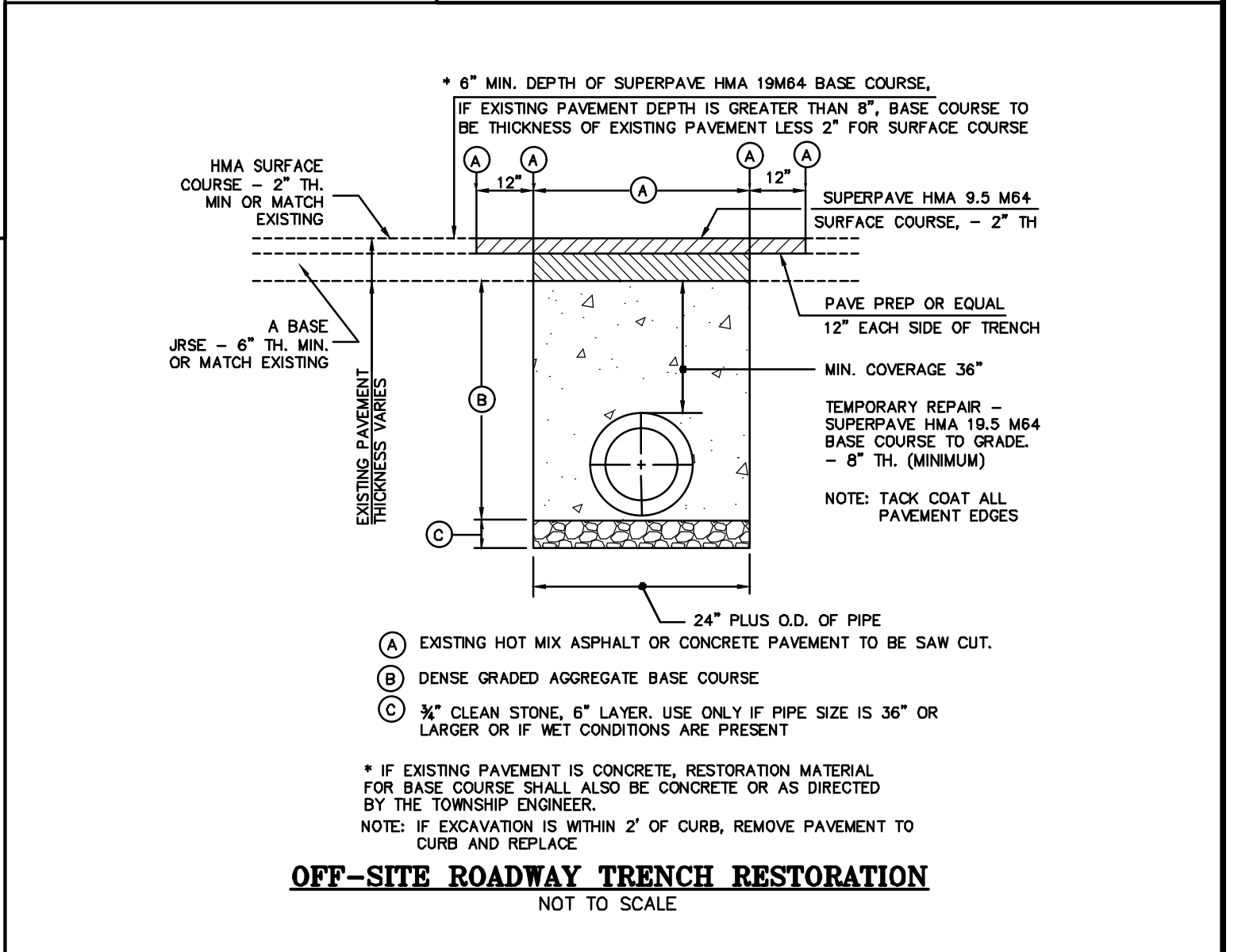
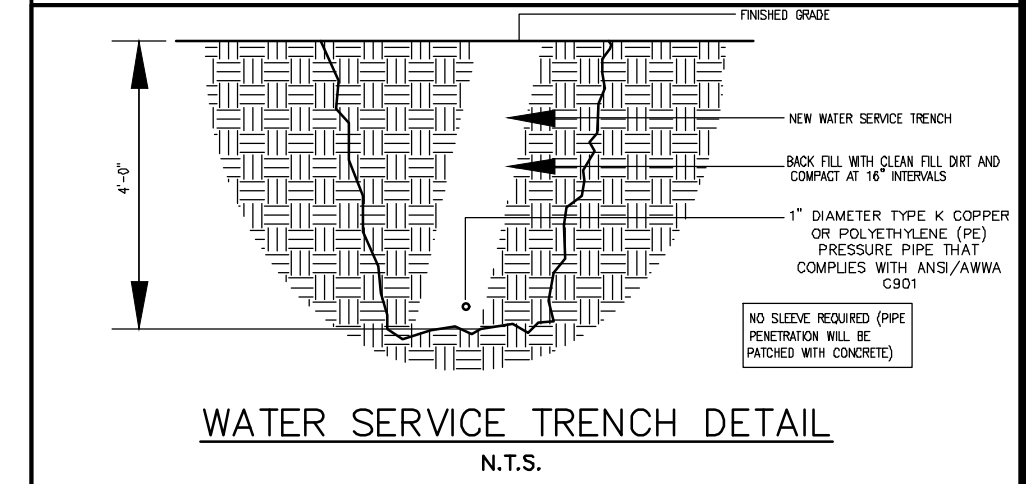
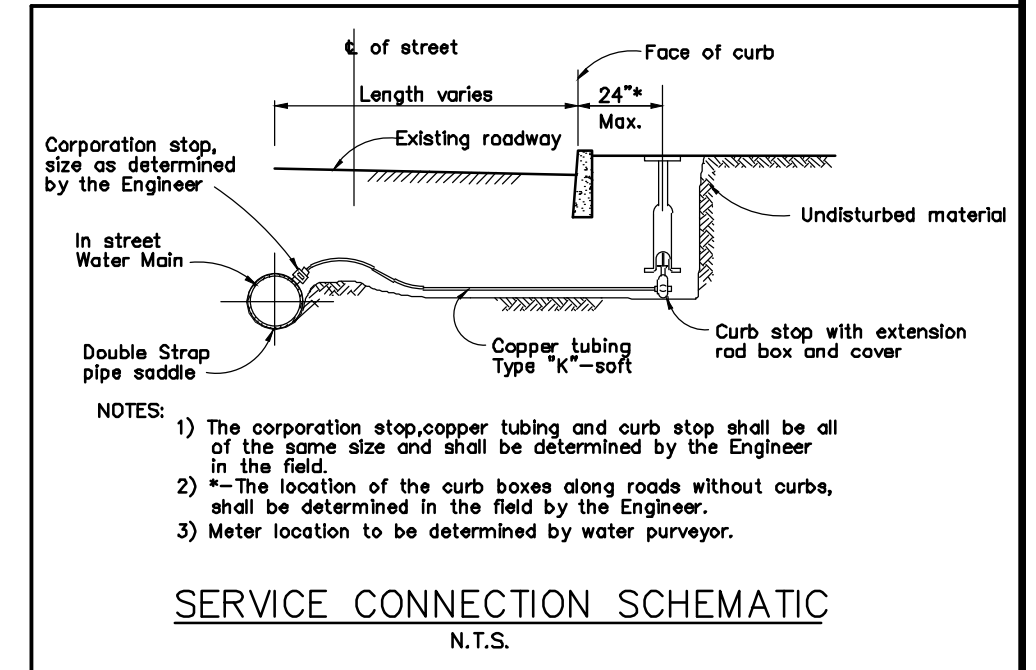
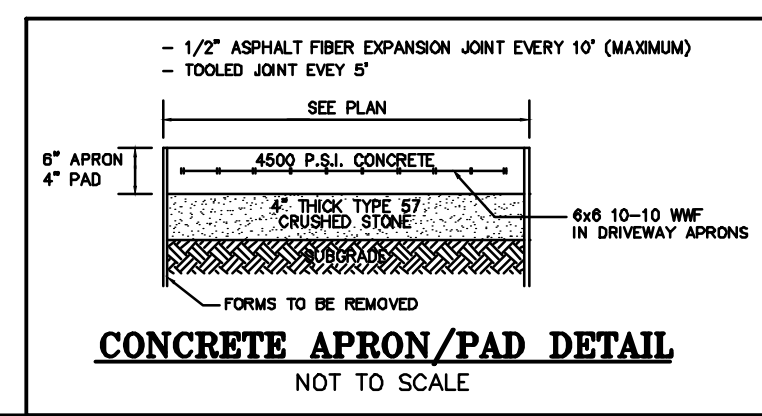
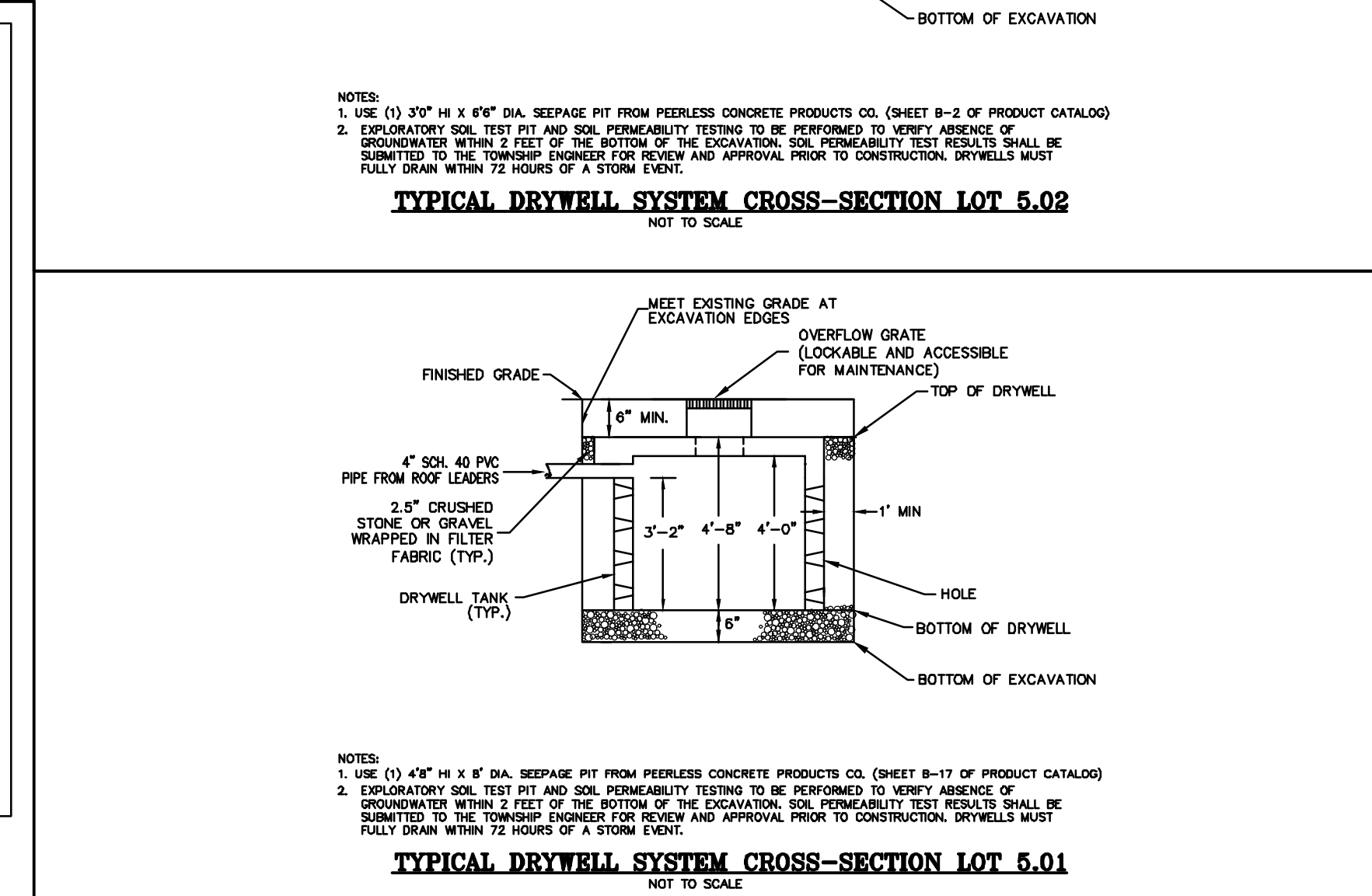
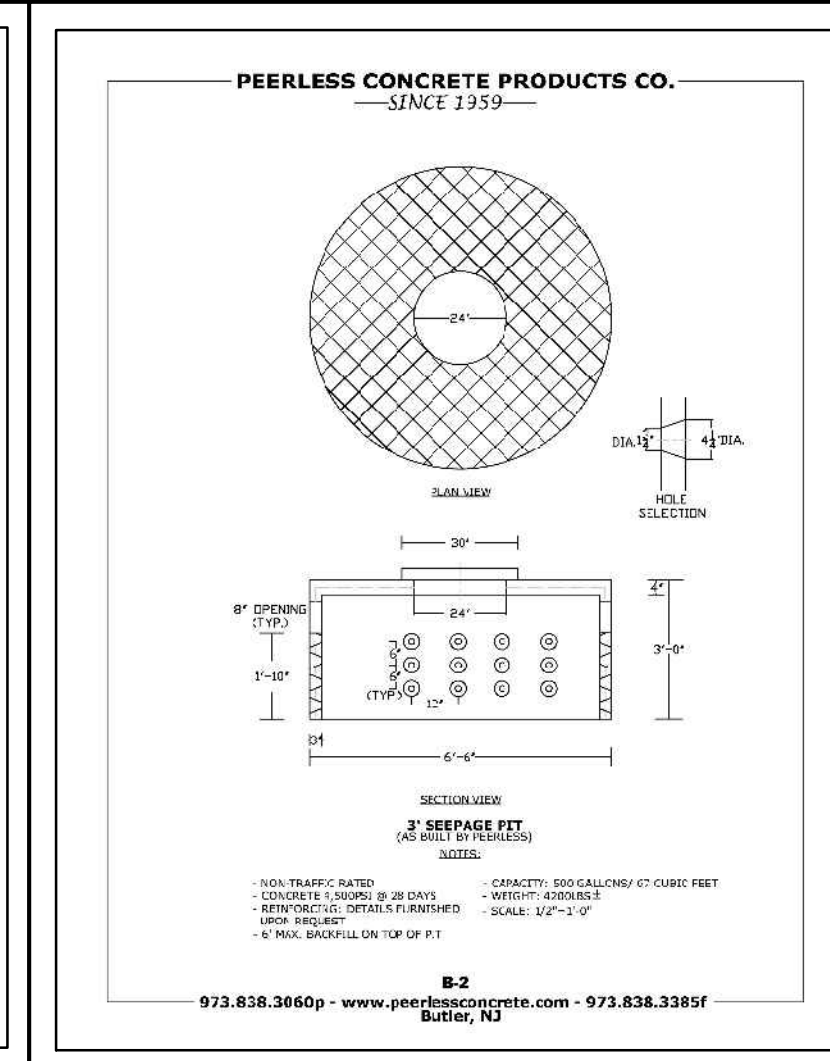
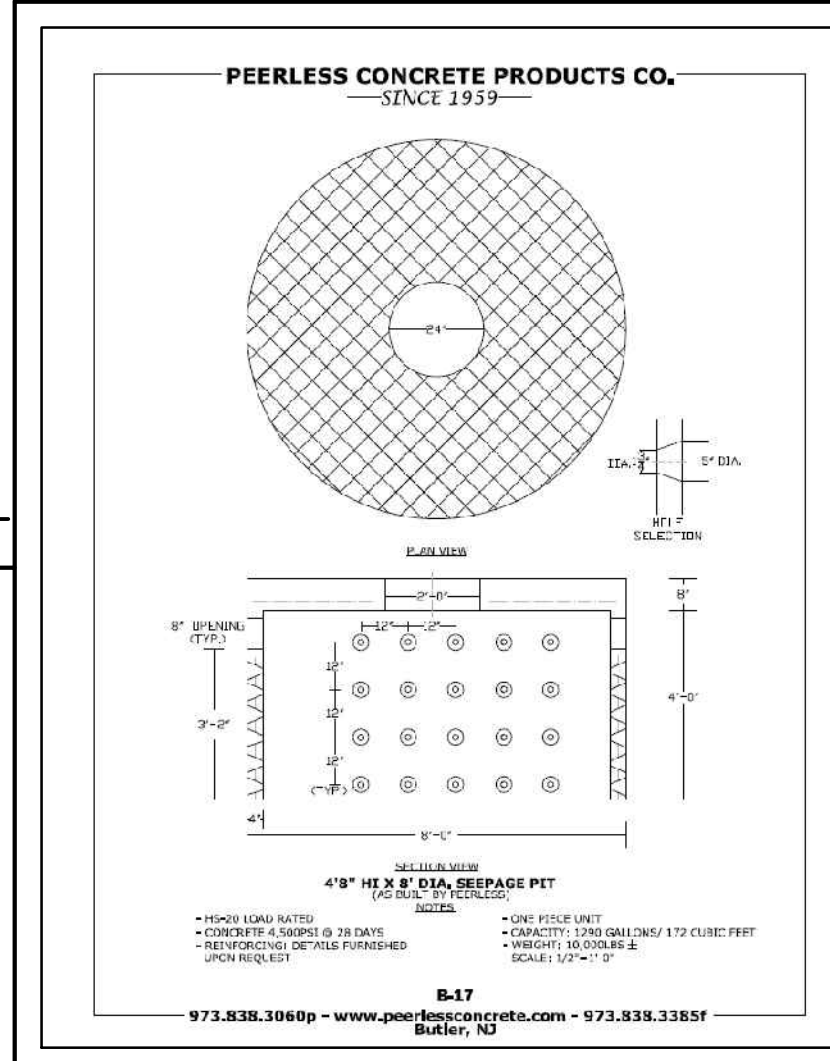
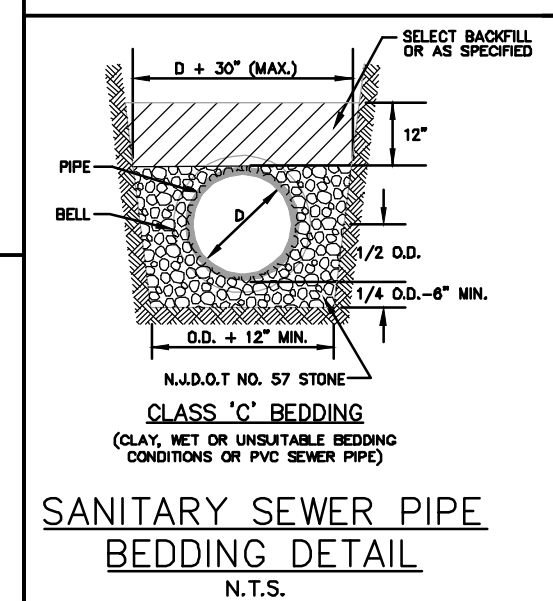
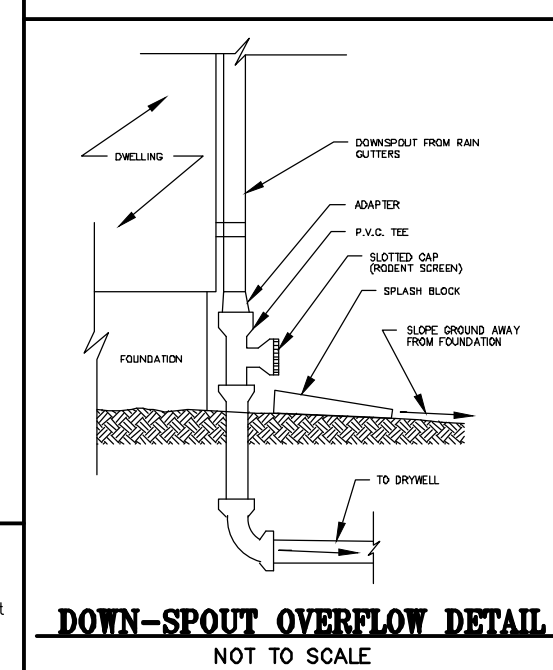
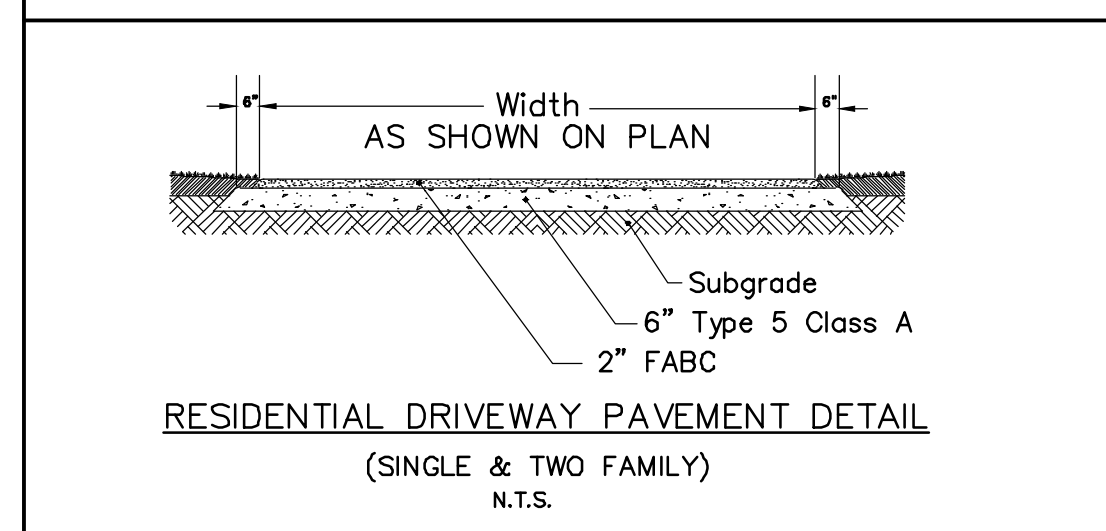
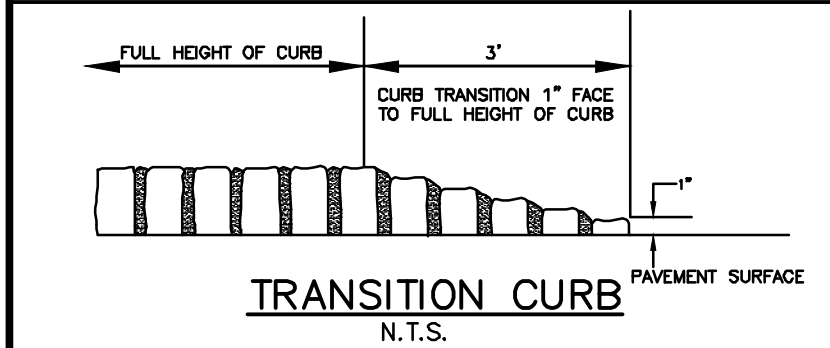
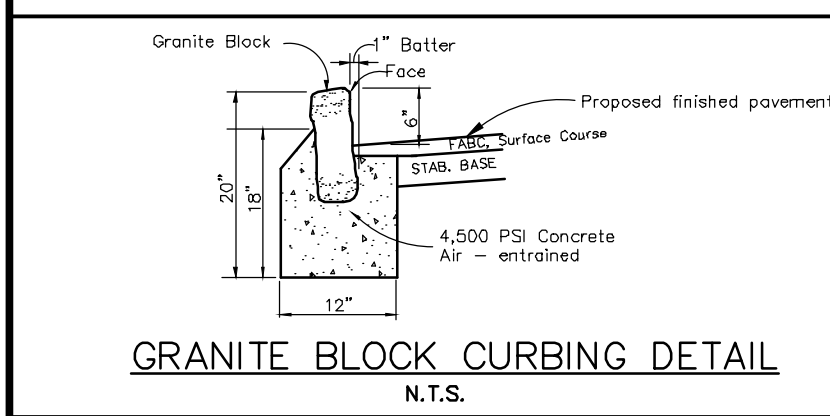
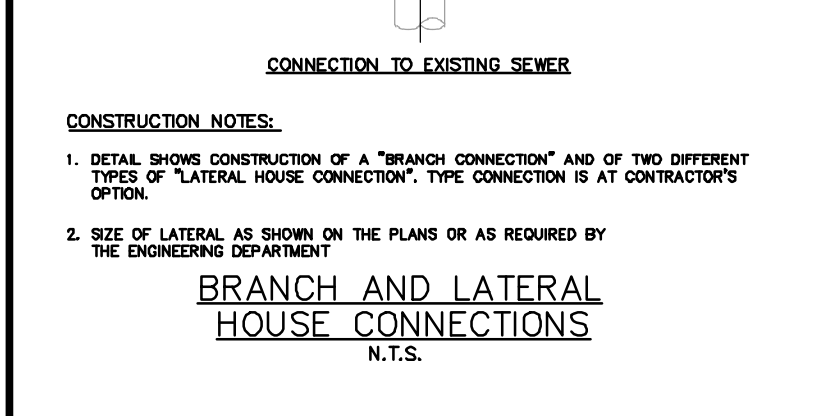
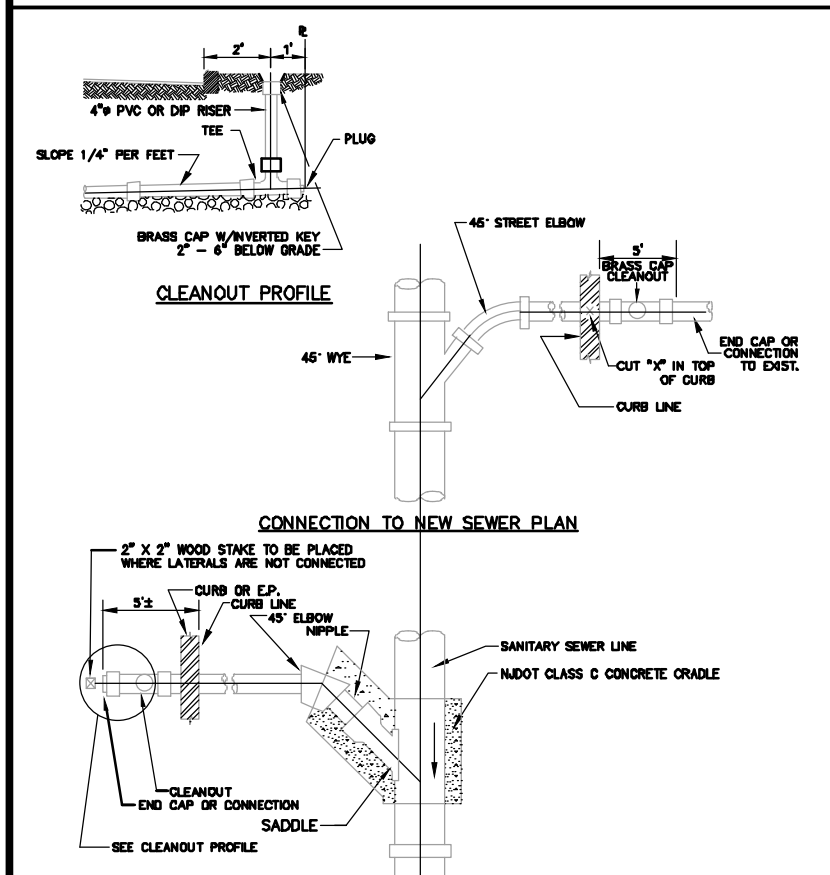
EKA ASSOCIATES, P.A.
Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISIONS

1/10/2018	- REVISED PER TOWNSHIP & CLIENT COMMENTS
2/8/2021	- REVISED PER TOWNSHIP & CLIENT COMMENTS
3/4/2021	- UPDATED SURVEY
7/26/2021	- UPDATED PER TOWNSHIP & CLIENT COMMENTS
12/2/2021	- REVISED PER NEW ARCHITECTURAL PLANS
2/23/2022	- REVISED PER NEW ARCHITECTURAL PLANS
4/14/2022	- REVISED PER BOARD COMMENTS

THOMAS J. QUINN, P.E., C.M.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 41072

Job No. 844981 Date 12/14/16 Scale 1"=20' Drawn SK Map No. FILE Sheet 3 of 4



CONSTRUCTION DETAILS
MINOR SUBDIVISION
TAX LOT 5 BLOCK 285
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

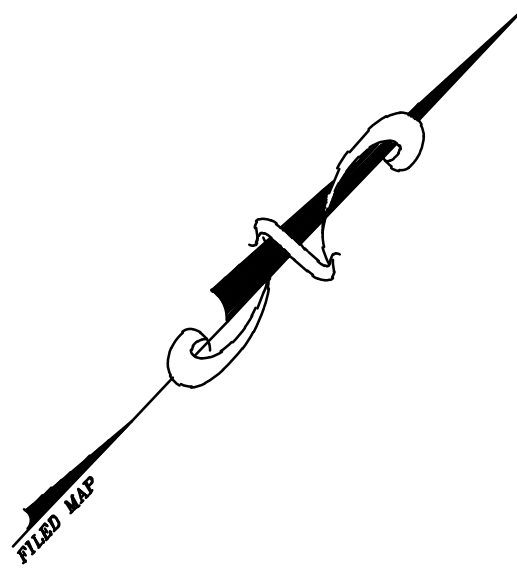
EKA ASSOCIATES, P.A.
Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISIONS

Thomas J. Quinn
THOMAS J. QUINN, P.E., C.M.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 41072

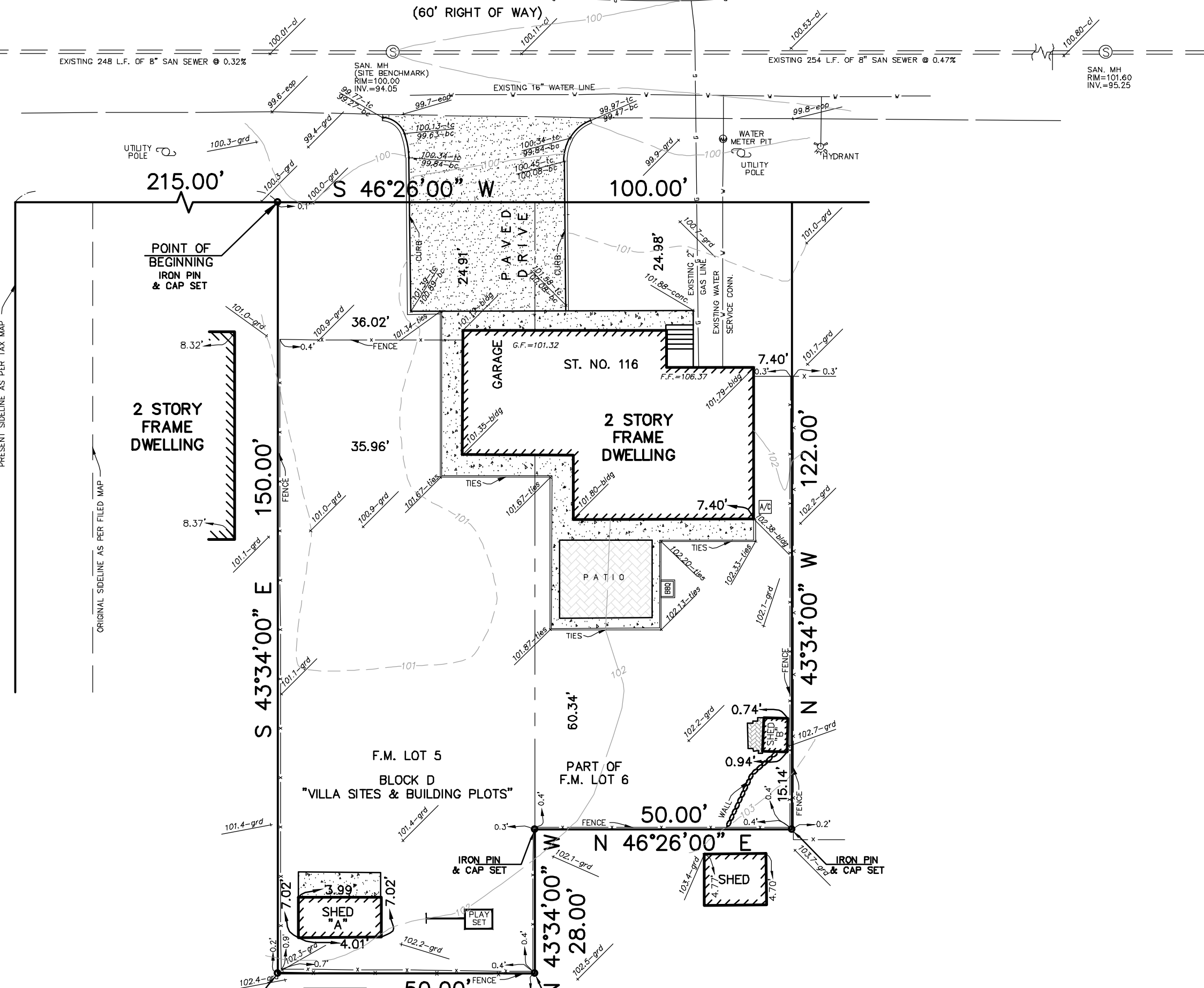
Job No. 844981 Date 4/14/2022 Scale 1"=20' Drawn MW Map No. FILE Sheet 4 of 4

- GENERAL NOTES:**
1. THIS TOPOGRAPHIC SURVEY REFERENCES A PLAN OF SURVEY PREPARED BY:
EKA ASSOCIATES, P.A.
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED 9/26/2016
 2. THIS PLAN REPRESENTS CONDITIONS OF THE EXISTING BUILDING AND IMPROVEMENTS. IT IS INTENDED FOR APPLICATION FOR A 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 AN ASSUMED DATUM. BENCHMARK IS THE RIM OF THE MANHOLE LOCATED 37'2" NORTHEASTERLY FROM THE MOST NORTHWESTERLY CORNER OF TAX LOT 5 BLOCK 285 (THE SUBJECT PROPERTY). ELEVATION = 100.00.
 6. THIS SURVEY WAS PERFORMED UNDER ADVERSE WEATHER CONDITIONS, INCLUDING ICE AND SNOW COVER IN EXCESS OF 6"



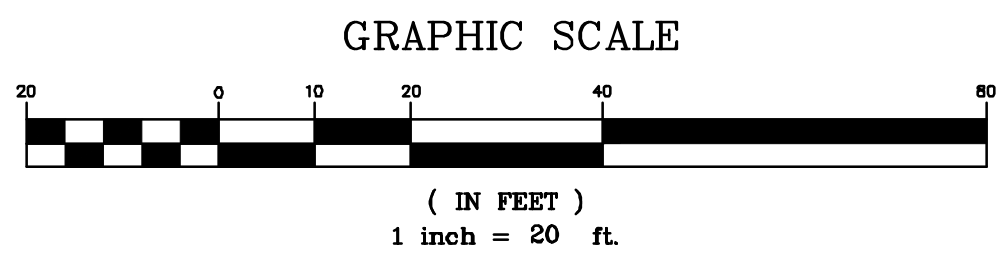
GARDEN STREET
(60' RIGHT OF WAY)

FISKE TERRACE
(20' RIGHT OF WAY)
FORMERLY ORCHARD STREET



FRONT YARD AVERAGING CALCULATION

BLOCK	LOT	SETBACK
285	3	13.28'
285	4	23.11'
285	6	24.77'
285	7	28.89'
AVERAGE		23.01'
GARDEN STREET		



LEGEND

-sw	- EXISTING SIDEWALK ELEVATION	[dashed line]	- PROPOSED CONTOUR
-gnd	- EXISTING GROUND ELEVATION	[solid line]	- PROPOSED SPOT ELEVATION
-cl	- EXISTING CENTERLINE ELEVATION	[dashed line]	- EXISTING PAVEMENT ELEVATION
-tc	- EXISTING TOP OF CURB ELEVATION	[dashed line]	- EXISTING GRAVEL ELEVATION
-bc	- EXISTING BOTTOM OF CURB ELEVATION	[dashed line]	- EXISTING BUILDING ELEVATION
-dc	- EXISTING DEPRESSED CURB	[dashed line]	- EXISTING FENCE ELEVATION
⊙	- EXISTING SANITARY MANHOLE	[circle with dot]	- EXISTING CONCRETE ELEVATION
⊗	- EXISTING FIRE HYDRANT	[circle with cross]	- EXISTING TOP OF GRATE ELEVATION
⊚	- EXISTING STORM MANHOLE	[circle with dot]	- EXISTING INVERT
⊙	- EXISTING GUY WIRE	[circle with dot]	- EXISTING SPOT ELEVATION
⊙	- EXISTING UTILITY POLE	[circle with dot]	- EXISTING EDGE OF PAVEMENT ELEVATION
⊙	- EXISTING WATER VALVE	[circle with dot]	- EXISTING CONTOUR
⊙	- EXISTING GAS VALVE	[circle with dot]	- EXISTING TOP OF WALL
⊙	- EXISTING TREE AND SIZE	[circle with dot]	- EXISTING BOTTOM OF WALL
-ts	- EXISTING TOP OF SLOPE	[dashed line]	
-bs	- EXISTING BOTTOM OF SLOPE	[dashed line]	

TOPOGRAPHIC SURVEY
TAX LOT 5 BLOCK 285
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

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

REVISIONS:
2/25/2021: UPDATED TO SHOW CURRENT CONDITIONS

James R. Watson 2/25/2021
JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 30795
PROFESSIONAL PLANNER N.J. LICENSE NO. 3363

Job No. 844981 | Date 11/30/2016 | Scale 1" = 20' | Drawn SDB/WKA | Map No. FILE | Sheet 1 of 1