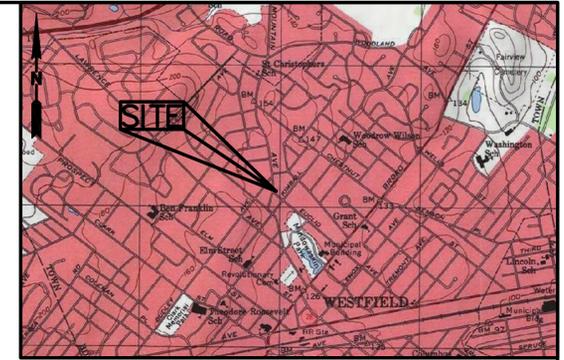


200' OWNERS LIST

| Block | Lot | Owner                                | Owner's Address                           |
|-------|-----|--------------------------------------|---|
| 2404  | 1   | GOLIKOV, PETER & GRETCHEN            | 320 EUCLID AVE N<br>Westfield, NJ 07090   |
| 2403  | 4   | MORINA, JOSEPH THOMAS & ELIZABETH P  | 422 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1208  | 2   | CAGNEY, MUREL B & LAU, ALEXANDER W   | 450 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1208  | 3   | GREENWOOD, THOMAS E & FARHA J        | 456 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1208  | 4   | WILLIAMS, DAVID E                    | 462 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1208  | 5   | MILLER, JONATHAN P & LISA A P        | 466 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1208  | 7   | BECK, CHRISTINA                      | 520 RAYMOND STREET<br>Westfield, NJ 07090 |
| 1208  | 8   | FOSTER, WILLIAM & PAMELA A PEPTONE   | 411 HARRISON AVE<br>Westfield, NJ 07090   |
| 1208  | 9   | JANSVELD SHAH LIVING TRUST           | 409 HARRISON AVE<br>Westfield, NJ 07090   |
| 1208  | 10  | SCHWARZ, BRADFORD T & MARY E M       | 527 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1208  | 13  | GREENBERG, RONALD J & DEBRA A        | 525 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1208  | 14  | JOERGENSEN, JESPER & MARCHANT, PAULA | 521 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1208  | 15  | TABOR, CLEMENTINE B                  | 515 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1208  | 16  | BROAD, ANDREW & OLIVIA               | 509 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1208  | 17  | MC ILROY, GARY & THERESA             | 505 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1208  | 18  | MEYER, ALFRED G & ELIZABETH W        | 505 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1112  | 3   | FRASHERI, ELTTON BERIONA & MDRASIK   | 424 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1112  | 4   | GONCHAROFF, PAUL & HUANG, XIN        | 428 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1112  | 5   | FEDERICO, MICHAEL                    | 432 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1112  | 6   | VICKERS, GORDON & NANCY              | 436 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1112  | 7   | GESMONDI, CHRISTOPHER & HALEY        | 425 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1112  | 8   | BAHADUR, KAPILDEO R & SATYA D        | 421 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1112  | 9   | BLANCO, MARIA T                      | 417 KIMBALL AVE<br>Westfield, NJ 07090    |
| 1111  | 6   | SCHWARTZ, JERROLD A-OVRYN, NINA B    | 420 DUDLEY AVE E<br>Westfield, NJ 07090   |
| 1111  | 7   | RENSHAW, ROBERT P & SANDRA           | 433 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1111  | 8   | HANLEY, MATTHEW E                    | 437 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1111  | 9   | BROWNE, MONICA M                     | 441 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1111  | 10  | VIDOZZI, FEDERICO L                  | 445 MOUNTAIN AVE<br>Westfield, NJ 07090   |
| 1111  | 11  | CASSIDY, LACE S                      | 425 MOUNTAIN AVE<br>Westfield, NJ 07090   |

# MINOR SUBDIVISION TAX LOT 1 BLOCK 1208 444 MOUNTAIN AVENUE

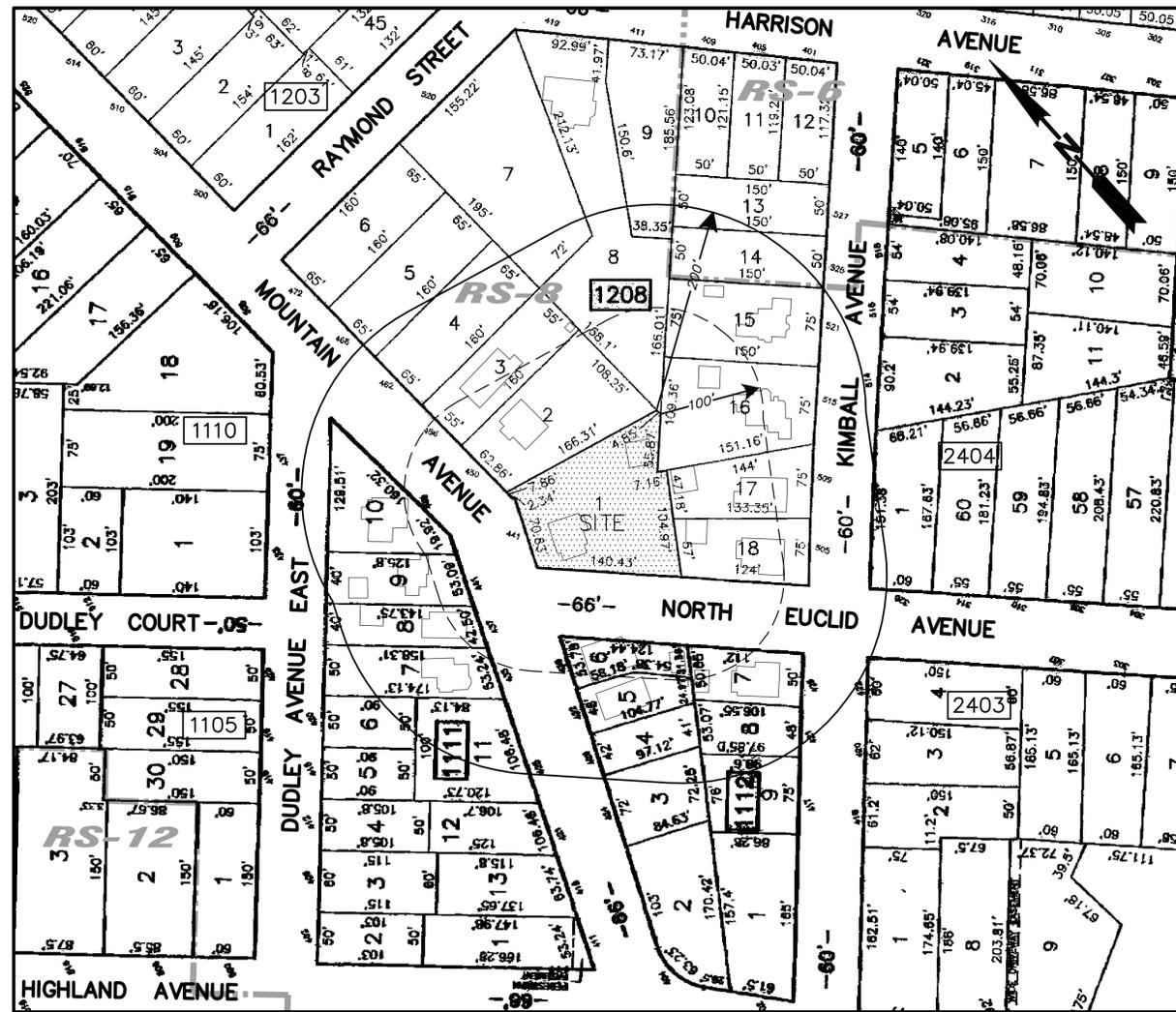


KEY MAP  
SCALE: 1" = 2,000'

OWNER/APPLICANT  
MICHAEL HENNESSEY  
444 MOUNTAIN AVENUE  
WESTFIELD, NJ 07090

I HEREBY CERTIFY THAT I AM THE OWNER/APPLICANT FOR TAX LOT 1  
BLOCK 1208 AND I APPROVE THE FILING OF THIS PLAN WITH THE  
PLANNING BOARD OF THE TOWN OF WESTFIELD.

(SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_



ZONING/200' RADIUS MAP  
SCALE: 1" = 80'

BUILDING LOCATIONS TAKEN FROM TOWN OF WESTFIELD'S OFFICIAL GEO CLIENT MAP DATED 1/27/10, PARCEL MAP UPDATED 5/23/12

### SCHEDULE OF GENERAL REQUIREMENTS ZONE RS-8 (SINGLE-FAMILY)

| SECTION     | REGULATION   | UNITS   | REQUIREMENT    | EXISTING         | VIOLATION | PROPOSED LOT 1.02 | VARIANCE | PROPOSED LOT 1.01 | VARIANCE |
|-------------|--|---------|----------------|------------------|-----------|-------------------|----------|-------------------|----------|
| §11.08.E.1  | MIN. LOT AREA (INTERIOR LOT)   | SQ. FT. | 8,000 S.F.     | N/A              | NO        | 8,583 S.F.        | NO       | 8,787 S.F.        | NO       |
| §11.08.E.1  | MIN. LOT AREA (CORNER LOT)   | SQ. FT. | 8,400 S.F.     | 17,370 S.F.      | NO        | N/A               | NO       | N/A               | NO       |
| §11.08.E.2  | MIN. LOT AREA WITHIN 134' OF LOT DEPTH (INTERIOR LOT)  | SQ. FT. | 8,000 S.F.     | N/A              | NO        | 8,583 S.F.        | NO       | 8,161 S.F.        | NO       |
| §11.08.E.2  | MIN. LOT AREA WITHIN 120' OF LOT DEPTH (CORNER LOT)  | SQ. FT. | 8,400 S.F.     | 13,663 S.F.      | NO        | N/A               | NO       | N/A               | NO       |
| §11.08.E.2  | MIN. LOT WIDTH (INTERIOR LOT)  | FT.     | 60'            | N/A              | NO        | 62'               | NO       | 62.43'            | NO       |
| §11.08.E.2  | MIN. LOT WIDTH (CORNER LOT)  | FT.     | 70'            | 102.01'          | NO        | 85.68'            | NO       | N/A               | NO       |
| §11.08.E.3  | MIN. LOT FRONTAGE (INTERIOR LOT)   | FT.     | 60'            | 60'              | NO        | N/A               | NO       | N/A               | NO       |
| §11.08.E.3  | MIN. LOT FRONTAGE (CORNER LOT)   | FT.     | 70'            | 78.69'           | NO        | 78'               | NO       | N/A               | NO       |
| §11.08.E.4  | MIN. LOT DEPTH   | FT.     | 120'           | 140.43'          | NO        | 78.52'            | YES      | 127.14'           | NO       |
| §11.08.E.5  | MIN. FRONT YARD (ORNBANCE)   | FT.     | 40'            | 27.08'           | ENC.      | 8.42'             | YES      | 40'               | NO       |
| §11.08.E.5  | MIN. STREET SIDE YARD  | FT.     | 20'            | 8.1'             | ENC.      | 27.08'            | NO       | N/A               | NO       |
| §11.08.E.6  | MIN. SIDE YARD   | FT.     | 10'            | 45.7'            | NO        | 22.31'            | NO       | 11.32'            | NO       |
| §11.08.E.7  | MIN. REAR YARD   | FT.     | 35'            | 82.4'            | NO        | 49.57'            | NO       | 47.88'            | NO       |
| §13.01.G.1A | ACCESSORY STRUCTURE UP TO 500 S.F.   | FT.     | 5'             | 17.52'           | NO        | 9'                | NO       | 5.64'             | NO       |
| §13.01.G.1A | MIN. REAR YARD   | FT.     | 5'             | 5.64'            | NO        | 12.46'            | NO       | 17.52'            | NO       |
| §13.01.H    | MAX. REAR YARD COVERAGE  | %       | 25%            | 3.8%             | NO        | 10.4%             | NO       | 13.0%             | NO       |
| §13.01.I    | MAX. ACCESSORY BUILDING HEIGHT   | FT.     | 15'            | <15'             | NO        | <15'              | NO       | <15'              | NO       |
| §13.01.B    | MIN. DISTANCE FROM PRINCIPLE BUILDING  | FT./NO. | 65.23'         | 65.23'           | NO        | 25.67'            | NO       | 16.73'            | NO       |
| §11.08.E.8  | MAX. FLOOR AREA RATIO (12.04.E.1) (0-9,999 S.F.)   | %/S.F.  | 37%/3,200 S.F. | N/A              | NO        | 29.5%/2,533 S.F.  | NO       | WILL COMPLY       | NO       |
| §11.08.E.9  | MAX. FLOOR AREA RATIO (12.04.E.1) (10,000-39,999 S.F.)   | %/S.F.  | 25%/8,000 S.F. | 14.6%/2,533 S.F. | NO        | N/A               | NO       | N/A               | NO       |
| §11.08.E.10 | MAX. COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES (WITHOUT DECK) (12.04.F.1) (0-23,999 S.F.) | %/S.F.  | 20%/3,600 S.F. | 8.4%/1,456 S.F.  | NO        | 17.6%/1,513 S.F.  | NO       | 18.7%/1,645 S.F.  | NO       |
| §11.08.E.10 | MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.3) (0-1,999 S.F.)             | %/S.F.  | 4%/420 S.F.    | N/A              | NO        | 0.4%/36 S.F.      | NO       | 3.6%/312 S.F.     | NO       |
| §11.08.E.10 | MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.3) (2,000-23,999 S.F.)        | %/S.F.  | 3.5%/720 S.F.  | 0.2%/36 S.F.     | NO        | N/A               | NO       | N/A               | NO       |
| §11.08.E.11 | MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (0-15,999 S.F.)  | %/S.F.  | 50%/6,400 S.F. | N/A              | NO        | 39.6%/3,399 S.F.  | NO       | 42.6%/3,744 S.F.  | NO       |
| §11.08.E.11 | MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (16,000-23,999 S.F.)                                     | %/S.F.  | 40%/7,200 S.F. | 24.1%/4,191 S.F. | NO        | N/A               | NO       | N/A               | NO       |
| §11.08.E.12 | MAX. EAVE HEIGHT   | FT.     | 22'            | <22'             | NO        | <22'              | NO       | <22'              | NO       |
| §11.08.E.14 | MIN. GARAGE SPACE  | SPACE   | 24'            | 35.80'           | NO        | 30'               | YES      | 28'               | NO       |
| §17.05.A    | MAX. DRIVEWAY WIDTH  | FT.     | 24'            | 35.80'           | NO        | 30'               | YES      | 28'               | NO       |
| §13.02.1    | PATIO SETBACK  | FT.     | 5'             | 62.48'           | NO        | 1.36'             | YES      | N/A               | NO       |

ENC - DENOTES EXISTING NON CONFORMANCE

GENERAL NOTES:

- THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:  
EKA ASSOCIATES, P.A.  
328 PARK AVENUE  
SCOTCH PLAINS, NJ 07076  
DATED: 5/16/19
- THIS PARCEL IS KNOWN AS LOT 1 IN BLOCK 1208 AS SHOWN ON SHEET 25 OF THE TAX MAPS OF THE TOWN OF WESTFIELD.
- AREA OF PARCEL = 17,370 S.F. OR 0.39 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE RS-8 ZONE AS SHOWN ON THE ZONING MAP OF THE TOWN OF WESTFIELD.
- 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 OR WETLANDS. 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 ON THIS PLAN ARE BASED UPON THE N.G.V.D. DATUM OF 1929 AS SHOWN ON THE SANITARY SEWER PLANS OF THE TOWN OF WESTFIELD. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF MOUNTAIN AVENUE, IN FRONT OF TAX LOT 7, BLOCK 1208 (THE SUBJECT PROPERTY). RIM ELEVATION = 144.13 (N.G.V.D. 1929)
- 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 MINOR 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.
- ANY PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. CONTRACTOR SHALL COORDINATE WITH UTILITY PURVEYORS TO UTILIZE EXISTING GAS, WATER & SEWER SERVICES IF POSSIBLE.
- 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 AND DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ALL 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
- THIS SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP NO. 34039C0019F DATED SEPTEMBER 20, 2006.

APPROVED BY:

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

| SHEET TITLE                            | ISSUED   | REVISED  |
|--|----------|----------|
| 1 COVER SHEET                          | 10/22/19 | 12/31/19 |
| 2 SITE PLAN                            | 10/22/19 | 12/31/19 |
| 3 GRADING PLAN                         | 10/22/19 | 12/31/19 |
| 4 CONSTRUCTION DETAILS                 | 10/22/19 | 12/31/19 |
| 1 OF 1 TREE REMOVAL & REPLACEMENT PLAN | 10/22/19 | N/A      |
| 1 OF 1 BOUNDARY & TOPOGRAPHIC SURVEY   | 9/16/19  | N/A      |

COVER SHEET  
MINOR SUBDIVISION  
TAX LOT 1 BLOCK 1208  
TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY

**EKA ASSOCIATES, P.A.**

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

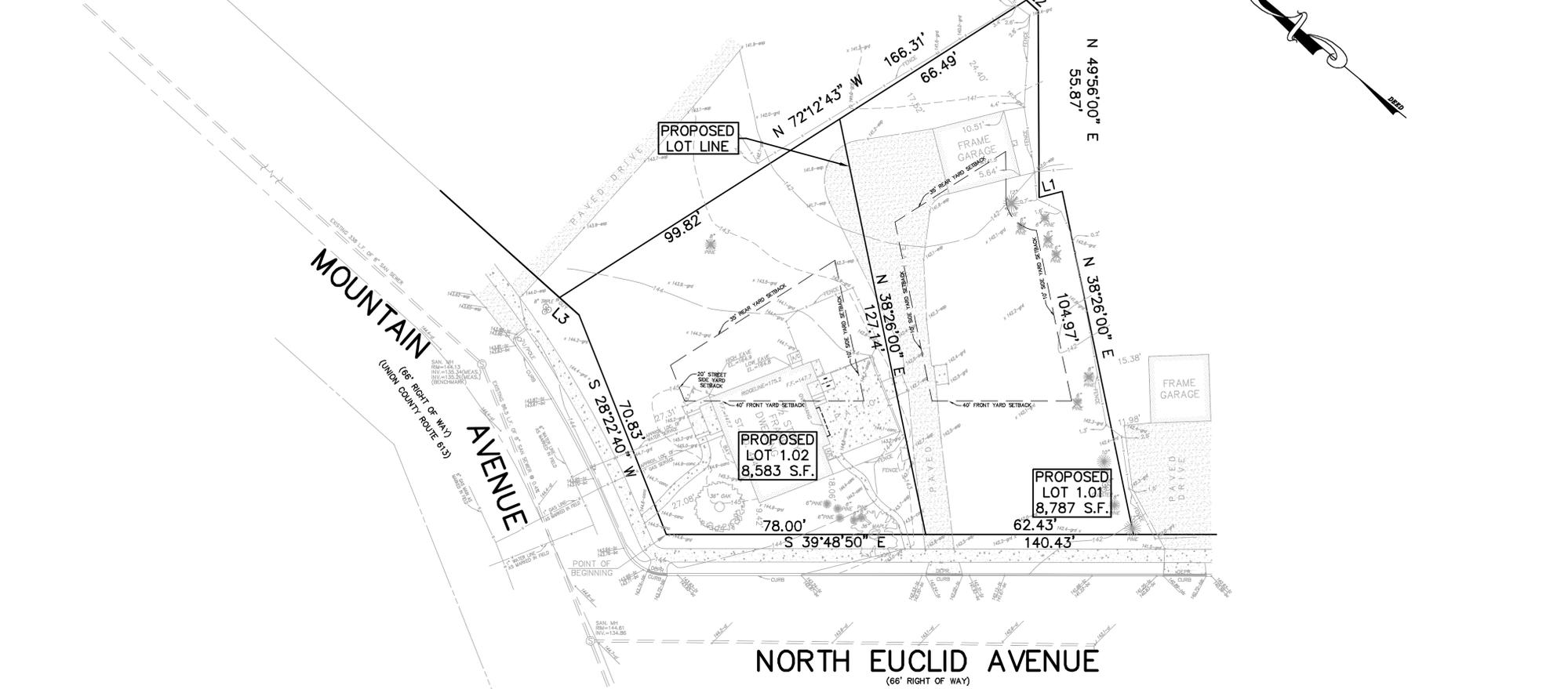
REVISION:  
12/31/19 - REVISED FOR COMPLETENESS

12/31/19

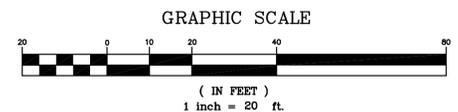
JAMES R. WATSON  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NO. 30760  
N.Y. LICENSE NO. 50196

| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 7.16   | N 54°06'00" W |
| L2   | 4.85   | N 1°57'00" E  |
| L3   | 7.86   | S 1°57'00" W  |

SAN: MH  
 DATE: 12/13/19  
 BY: JRW/MSJ  
 CHECKED: JRW/MSJ



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 328 PARK AVENUE  
 SCOTCH PLAINS, NJ 07076  
 DATED: 9/16/19
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  - AREA OF PARCEL = 17,370 S.F. OR 0.39 ACRES
  - THIS PARCEL IS LOCATED ENTIRELY IN THE RS-8 ZONE AS SHOWN ON THE ZONING MAP OF THE TOWN OF WESTFIELD.
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 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
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  - ALL EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
  - THIS SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP No. 3403C0019F DATED SEPTEMBER 20, 2006.



**SCHEDULE OF GENERAL REQUIREMENTS**  
 ZONE RS-8 (SINGLE-FAMILY)

| SECTION     | REGULATION   | UNITS   | REQUIREMENT    | EXISTING         | VIOLATION | PROPOSED LOT 1.02 | VARIANCE | PROPOSED LOT 1.01 | VARIANCE |
|-------------|--|---------|----------------|------------------|-----------|-------------------|----------|-------------------|----------|
| §11.08.E.1  | MIN. LOT AREA (INTERIOR LOT)   | SQ. FT. | 8,000 S.F.     | N/A              | NO        | N/A               | -        | 8,787 S.F.        | NO       |
| §11.08.E.1  | MIN. LOT AREA (CORNER LOT)   | SQ. FT. | 8,400 S.F.     | 17,370 S.F.      | NO        | 8,583 S.F.        | NO       | N/A               | -        |
| §11.08.E.2  | MIN. LOT AREA WITHIN 134' OF LOT DEPTH (INTERIOR LOT)  | SQ. FT. | 8,000 S.F.     | N/A              | NO        | N/A               | -        | 8,181 S.F.        | NO       |
| §11.08.E.2  | MIN. LOT AREA WITHIN 120' OF LOT DEPTH (CORNER LOT)  | SQ. FT. | 8,400 S.F.     | 13,663 S.F.      | NO        | 8,565 S.F.        | NO       | N/A               | -        |
| §11.08.E.2  | MIN. LOT WIDTH (INTERIOR LOT)  | FT.     | 70'            | N/A              | NO        | N/A               | -        | 62.43'            | NO       |
| §11.08.E.2  | MIN. LOT WIDTH (CORNER LOT)  | FT.     | 70'            | 102.01'          | NO        | 85.68'            | NO       | N/A               | -        |
| §11.08.E.3  | MIN. LOT FRONTAGE (INTERIOR LOT)   | FT.     | 60'            | N/A              | NO        | N/A               | -        | 62.43'            | NO       |
| §11.08.E.3  | MIN. LOT FRONTAGE (CORNER LOT)   | FT.     | 70'            | 78.69'           | NO        | 78'               | NO       | N/A               | -        |
| §11.08.E.4  | MIN. LOT DEPTH   | FT.     | 120'           | 140.43'          | NO        | 78.52'            | YES      | 127.14'           | NO       |
| §11.08.E.5  | MIN. FRONT YARD (ORDINANCE)  | FT.     | 40'            | 27.08'           | ENC       | 9.42'             | YES      | 40'               | NO       |
| §11.08.E.5  | MIN. STREET SIDE YARD  | FT.     | 20'            | 8.1'             | ENC       | 27.08'            | NO       | N/A               | NO       |
| §11.08.E.6  | MIN. SIDE YARD   | FT.     | 10'            | 45.7'            | NO        | 22.31'            | NO       | 11.32'            | NO       |
| §11.08.E.7  | MIN. REAR YARD   | FT.     | 35'            | 82.4'            | NO        | 49.57'            | NO       | 47.88'            | NO       |
| §13.01.G.1A | ACCESSORY STRUCTURE UP TO 500 S.F.   | FT.     | 5'             | 17.52'           | NO        | 9'                | NO       | 5.64'             | NO       |
| §13.01.G.1A | MIN. REAR YARD   | FT.     | 5'             | 5.64'            | NO        | 12.46'            | NO       | 17.52'            | NO       |
| §13.01.H    | MAX. REAR YARD COVERAGE  | %       | 25%            | 3.8%             | NO        | 10.4%             | NO       | 13.0%             | NO       |
| §13.01.I.1  | MAX. ACCESSORY BUILDING HEIGHT   | FT.     | 15'            | <15'             | NO        | <15'              | NO       | <15'              | NO       |
| §13.01.B    | MIN. DISTANCE FROM PRINCIPLE BUILDING  | FT.     | 15'            | 65.23'           | NO        | 25.67'            | NO       | 16.73'            | NO       |
| §11.08.E.8  | MAX. BUILDING HEIGHT (FEET/STORIES)  | FT./NO. | 32/2.5         | -/2.5            | NO        | -/2.5             | NO       | <32/2.5           | NO       |
| §11.08.E.9  | MAX. FLOOR AREA RATIO (12.04.E.1) (0-9,999 S.F.)   | %/S.F.  | 37%/8,200 S.F. | N/A              | NO        | 29.58%/8,533 S.F. | NO       | WILL COMPLY       | -        |
| §11.08.E.9  | MAX. FLOOR AREA RATIO (12.04.E.1) (10,000-39,999 S.F.)   | %/S.F.  | 25%/8,000 S.F. | 14.6%/2,533 S.F. | NO        | 17.6%/1,513 S.F.  | NO       | N/A               | -        |
| §11.08.E.10 | MAX. COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES (WITHOUT DECK) (12.04.F.1) (0-23,999 S.F.) | %/S.F.  | 20%/3,600 S.F. | 8.4%/1,456 S.F.  | NO        | 17.6%/1,513 S.F.  | NO       | 18.7%/1,645 S.F.  | NO       |
| §11.08.E.10 | MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.3) (0-11,999 S.F.)            | %/S.F.  | 4%/420 S.F.    | N/A              | NO        | 0.4%/36 S.F.      | NO       | 3.6%/312 S.F.     | NO       |
| §11.08.E.10 | MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.3) (12,000-23,999 S.F.)       | %/S.F.  | 3.5%/720 S.F.  | 0.2%/36 S.F.     | NO        | N/A               | NO       | N/A               | NO       |
| §11.08.E.11 | MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (0-15,999 S.F.)  | %/S.F.  | 50%/6,400 S.F. | N/A              | NO        | 39.8%/3,399 S.F.  | NO       | 42.8%/3,744 S.F.  | NO       |
| §11.08.E.11 | MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (16,000-23,999 S.F.)                                     | %/S.F.  | 40%/7,200 S.F. | 24.1%/4,191 S.F. | NO        | <22%              | NO       | N/A               | -        |
| §11.08.E.12 | MAX. LEAVE HEIGHT  | FT.     | 2'             | <2'              | NO        | <2'               | NO       | <2'               | NO       |
| §11.08.E.14 | MIN. GARAGE SPACE  | SPACE   | 1              | 2                | NO        | 2                 | NO       | 2                 | NO       |
| §17.05.A    | MAX. DRIVEWAY WIDTH  | FT.     | 24'            | 35.80'           | ENC       | 30'               | YES      | 26'               | YES      |
| §13.02.1.1  | PATIO SETBACK  | FT.     | 5'             | 62.48'           | NO        | 1.36'             | YES      | N/A               | -        |

**LEGEND**

|     |                                   |       |                                     |
|-----|-----------------------------------|-------|-------------------------------------|
| -sw | EXISTING SIDEWALK ELEVATION       | REG   | PROPOSED CONTOUR                    |
| -gp | EXISTING GROUND ELEVATION         | SPOT  | PROPOSED SPOT ELEVATION             |
| -cl | EXISTING CENTERLINE ELEVATION     | -pav  | EXISTING PAVEMENT ELEVATION         |
| -tc | EXISTING TOP OF CURB ELEVATION    | -gvl  | EXISTING GRAVEL ELEVATION           |
| -bc | EXISTING BOTTOM OF CURB ELEVATION | -bldg | EXISTING BUILDING ELEVATION         |
| -dc | EXISTING DEPRESSED CURB           | -conc | EXISTING CONCRETE ELEVATION         |
| SM  | EXISTING SANITARY MANHOLE         | TC    | EXISTING TOP OF GRATE ELEVATION     |
| DM  | EXISTING STORM MANHOLE            | INV   | EXISTING INVERT                     |
| TP  | EXISTING UTILITY POLE             | SPOT  | EXISTING SPOT ELEVATION             |
| WV  | EXISTING WATER VALVE              | -e    | EXISTING EDGE OF PAVEMENT ELEVATION |
| TR  | EXISTING TREE AND SIZE            | -200  | EXISTING CONTOUR                    |
| X   | EXISTING TREES TO BE REMOVED      |       |                                     |

**MINOR SUBDIVISION PLAN**  
**MINOR SUBDIVISION**  
**TAX LOT 1 BLOCK 1208**  
**TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY**

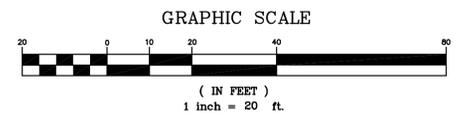
**EKA ASSOCIATES, P.A.**  
 Engineers • Surveyors • Planners  
 328 Park Avenue, Scotch Plains, N.J. 07076  
 908-322-2030

REVISION:  
 12/31/19 - REVISED FOR COMPLETENESS

*James R. Watson* 12/31/19  
**JAMES R. WATSON P.L.S., P.P.**  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LICENSE NO. 30750  
 N.Y. LICENSE NO. 50196

Job No. 847111 | Date 10/22/19 | Scale 1" = 20' | Drawn MW | Map No. FILE | Sheet 2 of 4

- GENERAL NOTES:**
- THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:  
EKA ASSOCIATES, P.A.  
328 PARK AVENUE  
SCOTCH PLAINS, NJ 07076  
DATED: 9/16/19
  - THIS PARCEL IS KNOWN AS LOT 1 IN BLOCK 1208 AS SHOWN ON SHEET 25 OF THE TAX MAPS OF THE TOWN OF WESTFIELD.
  - AREA OF PARCEL = 17,370 S.F. OR 0.39 ACRES
  - THIS PARCEL IS LOCATED ENTIRELY IN THE RS-8 ZONE AS SHOWN ON THE ZONING MAP OF THE TOWN OF WESTFIELD.
  - 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 OR WETLANDS. 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 ON THIS PLAN ARE BASED UPON THE N.G.V.D. DATUM OF 1929 AS SHOWN ON THE SANITARY SEWER PLANS OF THE TOWN OF WESTFIELD. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF MOUNTAIN AVENUE, IN FRONT OF TAX LOT 7, BLOCK 1208 (THE SUBJECT PROPERTY). RIM ELEVATION = 144.13 (N.G.V.D. 1929)
  - 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 MINOR 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.
  - ANY PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. CONTRACTOR SHALL COORDINATE WITH UTILITY PURVEYORS TO UTILIZE EXISTING GAS, WATER & SEWER SERVICES IF POSSIBLE.
  - 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 AND DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ALL 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
  - THIS SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP No. 34039C0019F DATED SEPTEMBER 20, 2006.



**LEGEND**

|      |                                   |        |                                     |
|------|-----------------------------------|--------|-------------------------------------|
| -s-  | EXISTING SIDEWALK ELEVATION       | REG    | PROPOSED CONTOUR                    |
| -gp- | EXISTING GROUND ELEVATION         | SPOT   | PROPOSED SPOT ELEVATION             |
| -cl- | EXISTING CENTERLINE ELEVATION     | -pav-  | EXISTING PAVEMENT ELEVATION         |
| -tc- | EXISTING TOP OF CURB ELEVATION    | -gvl-  | EXISTING GRAVEL ELEVATION           |
| -bc- | EXISTING BOTTOM OF CURB ELEVATION | -bldg- | EXISTING BUILDING ELEVATION         |
| -dc- | EXISTING DEPRESSED CURB           | -conc- | EXISTING CONCRETE ELEVATION         |
| SM   | EXISTING SANITARY MANHOLE         | TC     | EXISTING TOP OF GRATE ELEVATION     |
| DM   | EXISTING STORM MANHOLE            | INV    | EXISTING INVERT                     |
| WV   | EXISTING UTILITY POLE             | SPOT   | EXISTING SPOT ELEVATION             |
| WV   | EXISTING WATER VALVE              | -pav-  | EXISTING EDGE OF PAVEMENT ELEVATION |
| WV   | EXISTING TREE AND SIZE            | -cont- | EXISTING CONTOUR                    |
| X    | EXISTING TREES TO BE REMOVED      |        |                                     |

**GRADING PLAN  
MINOR SUBDIVISION  
TAX LOT 1 BLOCK 1208  
TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY**

**EKA ASSOCIATES, P.A.**

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

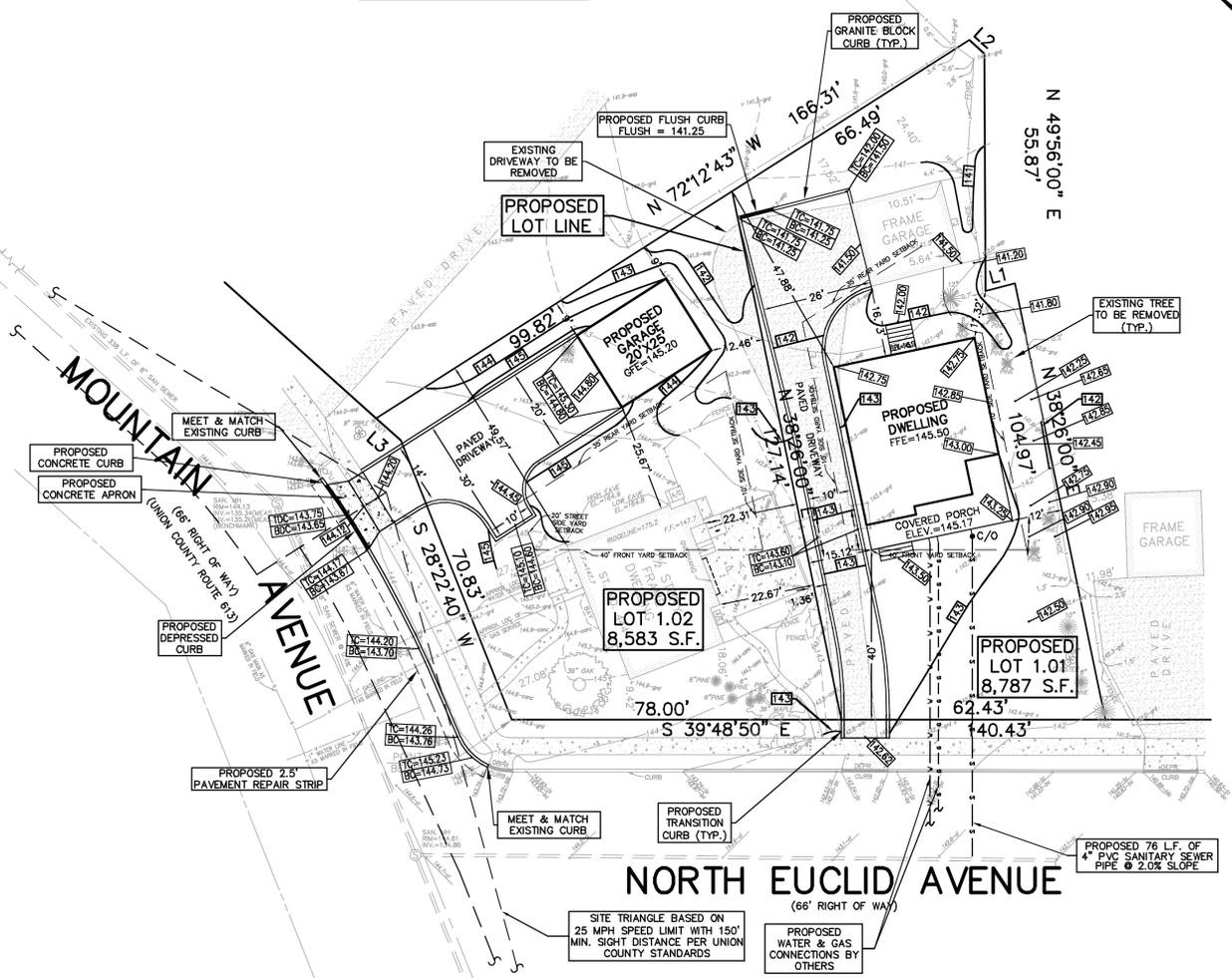
REVISION:  
12/31/19 - REVISED FOR COMPLETENESS

*Thomas J. Quinn*  
**THOMAS J. QUINN, P.E., C.M.E.**  
PROFESSIONAL ENGINEER  
N.J. LICENSE NO. 246E04107200

Job No. 847111    Date 10/22/19    Scale 1" = 20'    Drawn MW    Map No. FILE    Sheet 3 of 4

**LINE TABLE**

| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 7.16   | N 54°06'00" W |
| L2   | 4.85   | N 1°57'00" E  |
| L3   | 7.86   | S 1°57'00" W  |



**SCHEDULE OF GENERAL REQUIREMENTS  
ZONE RS-8 (SINGLE-FAMILY)**

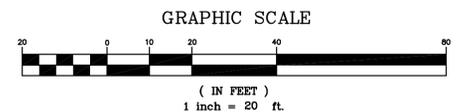
| SECTION     | REGULATION   | UNITS   | REQUIREMENT    | EXISTING         | VIOLATION | PROPOSED LOT 1.02 | VARIANCE | PROPOSED LOT 1.01 | VARIANCE |
|-------------|--|---------|----------------|------------------|-----------|-------------------|----------|-------------------|----------|
| §11.08.E.1  | MIN. LOT AREA (INTERIOR LOT)   | SQ. FT. | 8,000 S.F.     | N/A              | NO        | N/A               | NO       | 8,787 S.F.        | NO       |
| §11.08.E.1  | MIN. LOT AREA (CORNER LOT)   | SQ. FT. | 8,400 S.F.     | 17,370 S.F.      | NO        | 8,583 S.F.        | NO       | N/A               | NO       |
| §11.08.E.2  | MIN. LOT AREA WITHIN 134' OF LOT DEPTH (INTERIOR LOT)  | SQ. FT. | 8,000 S.F.     | N/A              | NO        | N/A               | NO       | 8,181 S.F.        | NO       |
| §11.08.E.2  | MIN. LOT AREA WITHIN 120' OF LOT DEPTH (CORNER LOT)  | SQ. FT. | 8,400 S.F.     | 13,663 S.F.      | NO        | 8,565 S.F.        | NO       | N/A               | NO       |
| §11.08.E.2  | MIN. LOT WIDTH (INTERIOR LOT)  | FT.     | 60'            | 102.01'          | NO        | N/A               | NO       | 62.43'            | NO       |
| §11.08.E.2  | MIN. LOT WIDTH (CORNER LOT)  | FT.     | 70'            | 102.01'          | NO        | 85.68'            | NO       | 62.43'            | NO       |
| §11.08.E.3  | MIN. LOT FRONTAGE (INTERIOR LOT)   | FT.     | 70'            | N/A              | NO        | N/A               | NO       | 62.43'            | NO       |
| §11.08.E.3  | MIN. LOT FRONTAGE (CORNER LOT)   | FT.     | 70'            | 78.69'           | NO        | 78'               | NO       | N/A               | NO       |
| §11.08.E.4  | MIN. LOT DEPTH   | FT.     | 120'           | 140.43'          | NO        | 78.52'            | YES      | 127.14'           | NO       |
| §11.08.E.5  | MIN. FRONT YARD (ORDINANCE)  | FT.     | 40'            | 27.08'           | ENC       | 9.42'             | YES      | 40'               | NO       |
| §11.08.E.5  | MIN. STREET SIDE YARD  | FT.     | 20'            | 8.1'             | ENC       | 27.08'            | NO       | N/A               | NO       |
| §11.08.E.6  | MIN. SIDE YARD   | FT.     | 10'            | 48.7'            | NO        | 22.31'            | NO       | 11.32'            | NO       |
| §11.08.E.7  | MIN. REAR YARD   | FT.     | 35'            | 82.4'            | NO        | 49.57'            | NO       | 47.88'            | NO       |
| §13.01.G.1A | ACCESSORY STRUCTURE UP TO 500 S.F.   | FT.     | 5'             | 17.52'           | NO        | 9'                | NO       | 5.64'             | NO       |
| §13.01.G.1A | MIN. REAR YARD   | FT.     | 5'             | 5.64'            | NO        | 12.46'            | NO       | 17.52'            | NO       |
| §13.01.H    | MAX. REAR YARD COVERAGE  | %       | 25%            | 3.8%             | NO        | 10.4%             | NO       | 13.0%             | NO       |
| §13.01.I.1  | MAX. ACCESSORY BUILDING HEIGHT   | FT.     | 15'            | <15'             | NO        | <15'              | NO       | <15'              | NO       |
| §13.01.B    | MIN. DISTANCE FROM PRINCIPLE BUILDING  | FT.     | 15'            | 65.23'           | NO        | 25.67'            | NO       | 16.73'            | NO       |
| §11.08.E.8  | MAX. BUILDING HEIGHT (FEET/STORIES)  | FT./NO. | 32/2.5         | -/2.5            | NO        | -/2.5             | NO       | <32/2.5           | NO       |
| §11.08.E.9  | MAX. FLOOR AREA RATIO (12.04.E.1) (0-9,999 S.F.)   | %/S.F.  | 37%/3,200 S.F. | N/A              | NO        | 29.5%/2,533 S.F.  | NO       | WILL COMPLY       | NO       |
| §11.08.E.9  | MAX. FLOOR AREA RATIO (12.04.E.1) (10,000-39,999 S.F.)   | %/S.F.  | 25%/8,000 S.F. | 14.6%/2,533 S.F. | NO        | 17.6%/1,513 S.F.  | NO       | N/A               | NO       |
| §11.08.E.10 | MAX. COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES (WITHOUT DECK) (12.04.F.1) (0-23,999 S.F.) | %/S.F.  | 20%/3,600 S.F. | 8.4%/1,456 S.F.  | NO        | 17.6%/1,513 S.F.  | NO       | 18.7%/1,645 S.F.  | NO       |
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| §11.08.E.10 | MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.3) (12,000-23,999 S.F.)       | %/S.F.  | 3.5%/720 S.F.  | 0.2%/36 S.F.     | NO        | N/A               | NO       | N/A               | NO       |
| §11.08.E.11 | MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (0-15,999 S.F.)  | %/S.F.  | 50%/6,400 S.F. | N/A              | NO        | 39.6%/3,399 S.F.  | NO       | 42.6%/3,744 S.F.  | NO       |
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| §11.08.E.12 | MAX. EAVE HEIGHT   | FT.     | 22'            | <22'             | NO        | <22'              | NO       | <22'              | NO       |
| §11.08.E.14 | MIN. GARAGE SPACE  | SPACE   | 1              | 2                | NO        | 2                 | NO       | 2                 | NO       |
| §17.05.A    | MAX. DRIVEWAY WIDTH  | FT.     | 24'            | 35.80'           | ENC       | 30'               | YES      | 26'               | YES      |
| §13.02.I.1  | PATIO SETBACK  | FT.     | 5'             | 62.48'           | NO        | 1.36'             | YES      | N/A               | NO       |

ENC - DENOTES EXISTING NON CONFORMANCE



| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 7.16   | N 54°06'00" W |
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EKA ASSOCIATES, P.A.  
328 PARK AVENUE  
SCOTCH PLAINS, NJ 07076  
DATED: 9/16/19
  - THIS PARCEL IS KNOWN AS LOT 1 IN BLOCK 1208 AS SHOWN ON SHEET 25 OF THE TAX MAPS OF THE TOWN OF WESTFIELD.
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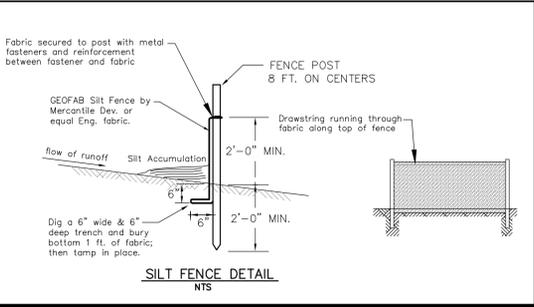
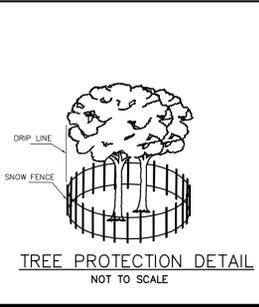
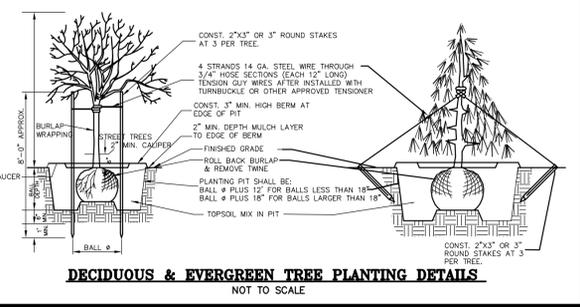


**PLANTING SCHEDULE**

| TAG | QTY | SYMBOL | LATIN NAME           | COMMON NAME       | SIZE          | REMARKS   |
|-----|-----|--------|----------------------|-------------------|---------------|-----------|
| CF  | 1   |        | CORNUS FLORIDA       | FLOWERING DOGWOOD | 2-2 1/2" CAL. | B&B       |
| UA  | 1   |        | ULMUS AMERICANA      | AMERICAN ELM      | 2-2 1/2" CAL. | B&B       |
| JV  | 4   |        | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR | 4'-6"         | CONTAINER |

**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 CONTOUR                    |
|  | EXISTING TREES TO BE REMOVED      |  |                                     |



**TREE REMOVAL & REPLACEMENT PLAN**  
**MINOR SUBDIVISION**  
**TAX LOT 1 BLOCK 1208**  
**TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY**

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

REVISION:

**THOMAS J. QUINN, P.E., C.M.E.**  
PROFESSIONAL ENGINEER  
N.J. LICENSE NO. 246ED4107200

Job No. 847111 | Date 10/22/19 | Scale 1" = 20' | Drawn MW | Map No. FILE | Sheet 1 of 1

| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 7.16   | N 54°06'00" W |
| L2   | 4.85   | N 1°57'00" E  |
| L3   | 7.86   | S 1°57'00" W  |

NOTES

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

|                           | 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 17,370 S.F. ±.

6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,c.14(C45-B-36.3) AND N.J.A.C. 13:40-5.1(d).

7. ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON THE N.G.V.D. DATUM OF 1929 AS SHOWN ON THE SANITARY SEWER PLANS OF THE TOWN OF WESTFIELD. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF MOUNTAIN AVENUE, IN FRONT OF TAX LOT 7, BLOCK 1208 (THE SUBJECT PROPERTY). RIM ELEVATION = 144.13 (N.G.V.D. 1929)

RECORD DEED DEED BOOK 6289, PAGE 571  
TAX MAP SHEET No. 12

REFERENCE SURVEY PREPARED BY DAVID A. STIRES ASSOCIATES, DATED 9/27/2018

FILED MAP DATA N/A

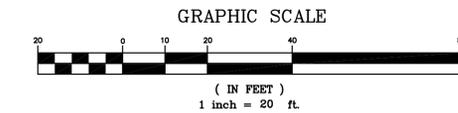
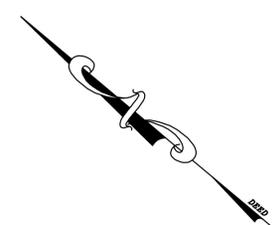
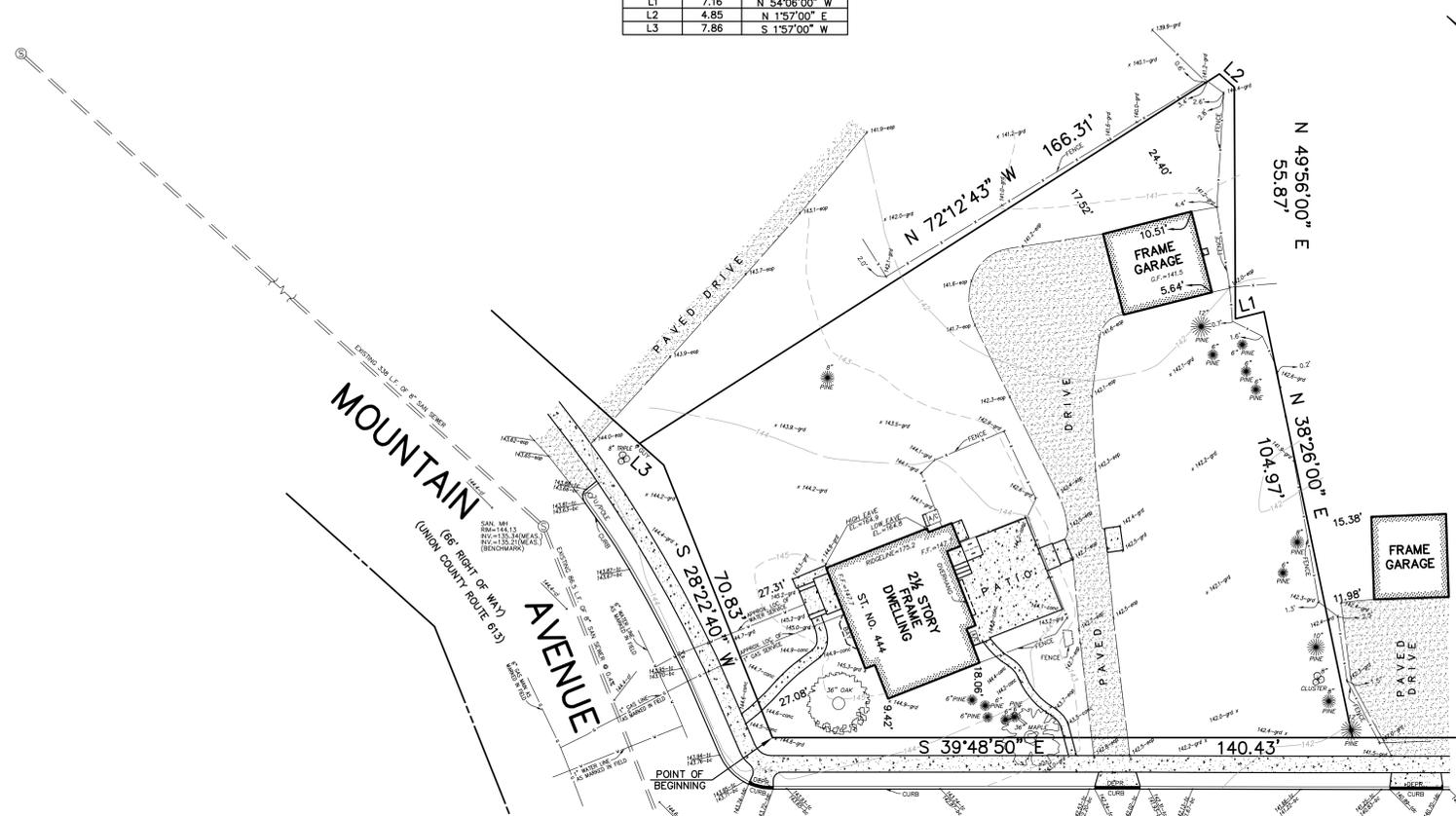
A UTILITY MARKOUT FOR THIS SITE WAS ORDERED FROM THE NEW JERSEY ONE-CALL SYSTEM ON 8/13/2019, GENERATING TICKET NUMBER 192250248. THE FOLLOWING UTILITIES WERE NOTIFIED AND THEIR RESPONSES ARE INDICATED BY THE FOLLOWING KEY:

| UTILITY                                 | RESPONSE |
|---|----------|
| ELIZABETHTOWN WATER (NJ AMERICAN WATER) | LM       |
| P.S.E. & G. - GAS                       | CLR      |
| ELIZABETHTOWN GAS COMPANY               | LM       |
| VERIZON                                 | NR       |

SAL. M1  
R10=143.24  
R11=143.24  
R12=143.24  
R13=143.24

MOUNTAIN AVENUE  
(66' RIGHT OF WAY)  
(UNION COUNTY ROUTE 93)

NORTH EUCLID AVENUE  
(66' RIGHT OF WAY)



| LEGEND  |                                       |
|---------|---------------------------------------|
| -sw     | - EXISTING SIDEWALK ELEVATION         |
| -grd    | - EXISTING GROUND ELEVATION           |
| -cl     | - EXISTING CENTERLINE ELEVATION       |
| -tc     | - EXISTING TOP OF CURB ELEVATION      |
| -bc     | - EXISTING BOTTOM OF CURB ELEVATION   |
| -dc     | - EXISTING DEPRESSED CURB             |
| SM      | - EXISTING SANITARY MANHOLE           |
| FH      | - EXISTING FIRE HYDRANT               |
| SM      | - EXISTING STORM MANHOLE              |
| GW      | - EXISTING GUY WIRE                   |
| UP      | - EXISTING UTILITY POLE               |
| WV      | - EXISTING WATER VALVE                |
| GV      | - EXISTING GAS VALVE                  |
| TR      | - EXISTING TREE AND SIZE              |
| -ts     | - EXISTING TOP OF SLOPE               |
| -bs     | - EXISTING BOTTOM OF SLOPE            |
| PROP    | - PROPOSED CONTOUR                    |
| SPOT    | - PROPOSED SPOT ELEVATION             |
| PAV     | - EXISTING PAVEMENT ELEVATION         |
| GRAV    | - EXISTING GRAVEL ELEVATION           |
| BUILD   | - EXISTING BUILDING ELEVATION         |
| FENCE   | - EXISTING FENCE ELEVATION            |
| CONC    | - EXISTING CONCRETE ELEVATION         |
| TC      | - EXISTING TOP OF GRATE ELEVATION     |
| INV     | - EXISTING INVERT                     |
| SPOT    | - EXISTING SPOT ELEVATION             |
| PAV     | - EXISTING EDGE OF PAVEMENT ELEVATION |
| CONTOUR | - EXISTING CONTOUR                    |
| -tw     | - EXISTING TOP OF WALL                |
| -bw     | - EXISTING BOTTOM OF WALL             |

PLAN OF SURVEY  
TAX LOT 1 BLOCK 1208  
TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY

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908-322-2030

REVISIONS:

*James R. Watson* 9/16/2019  
JAMES R. WATSON P.L.S., P.P.  
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 30726  
PROFESSIONAL PLANNER N.J. LICENSE NO. 3363