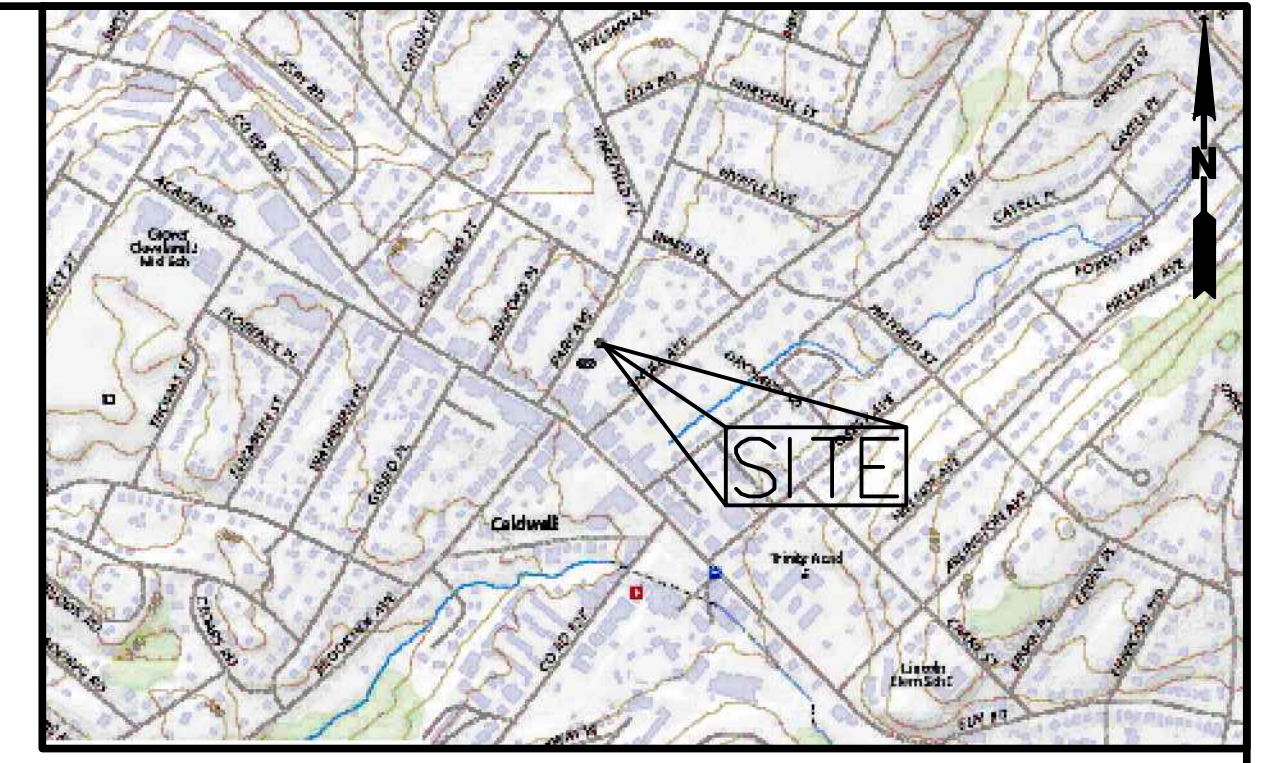


# PRELIMINARY & FINAL SITE PLAN TAX LOT 9.02 BLOCK 23 16 PARK AVENUE

## BOROUGH OF CALDWELL, ESSEX COUNTY, NEW JERSEY



KEY MAP  
SCALE: 1" = 1,000'



AERIAL MAP  
SCALE: 1" = 100'  
AERIAL MAP OBTAINED FROM GOOGLE EARTH, IMAGE DATED 10/14/2020

OWNER/APPLICANT  
16 PARK AVE. LLC  
146 MAIN STREET  
CHATHAM, NJ 07928

I HEREBY CERTIFY THAT I AM THE OWNER/APPLICANT OF THIS APPLICATION FOR TAX LOT 9.02 BLOCK 23 AND I APPROVE THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE BOROUGH OF CALDWELL.

(SIGNATURE) DATE

APPROVED BY:

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

SHEET	TITLE	ISSUED	REVISED
1	COVER SHEET	10/11/21	1/21/22
2	SITE PLAN	5/25/21	1/21/22
3	GRADING PLAN	10/11/21	1/21/22
4	LIGHTING & LANDSCAPE PLAN	11/22/21	1/21/22
1 OF 1	SURVEY	4/27/21	-

COVER SHEET  
PRELIMINARY & FINAL SITE PLAN  
TAX LOT 9.02 BLOCK 23  
BOROUGH OF CALDWELL, ESSEX COUNTY, NEW JERSEY

**EKA ASSOCIATES, P.A.**

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

REVISIONS:  
11/22/2021 - REVISED FOR PLANNING BOARD SUBMISSION  
1/21/2022 - REVISED PER BOROUGH ENGINEER'S COMMENTS

THOMAS J. QUINN, P.E., C.M.E.  
PROFESSIONAL ENGINEER  
N.J. LICENSE NO. 24604107200

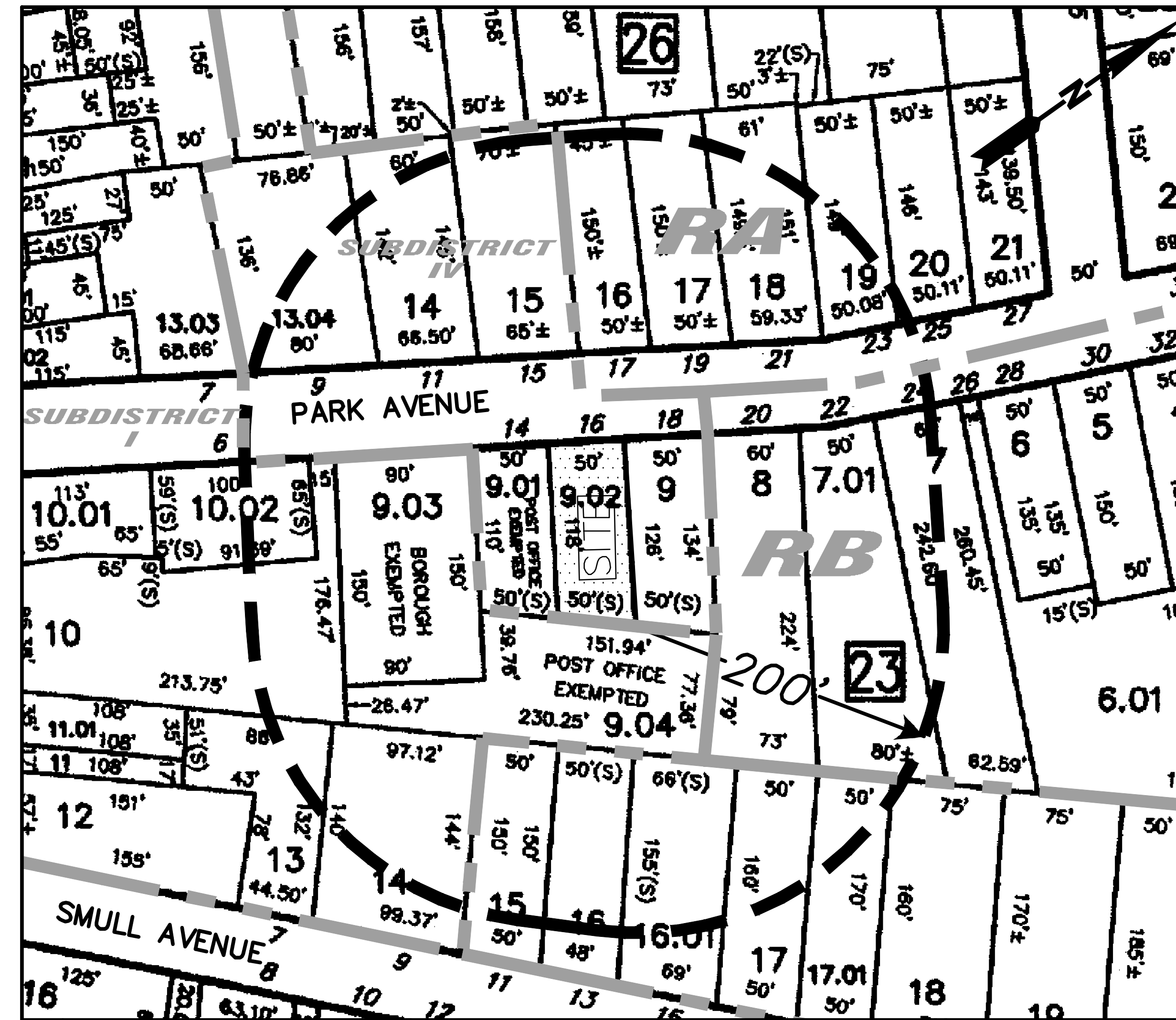
PREVAILING FRONT YARD CALCULATION		
BLOCK	LOT	SETBACK
23	9.01	31.50'
23	9	34.04'
AVERAGE		32.77'
PARK AVENUE		

### 200' OWNERS LIST

BLOCK	LOT	OWNER	ADDRESS
23	7	BULKA, DAVID & KATHLEEN	23 TAYLOR DRIVE, WEST CALDWELL, NJ 07006
23	7.01	D'ANTONIO, GERALDINEL	23 PARK AVENUE, CALDWELL, NJ 07006
23	8	D'EMILIO, GERARDO	20 PARK AVENUE, CALDWELL, NJ 07006
23	9	LAMOND, VERA	18 PARK AVENUE, CALDWELL, NJ 07006
23	9.01	BOROUGH OF CALDWELL	1 PROVOST SQUARE, CALDWELL, NJ 07006
23	9.03	U.S. POST OFFICE	10 PARK AVENUE, CALDWELL, NJ 07006
23	9.04	U.S. POST OFFICE	10 PARK AVENUE, CALDWELL, NJ 07006
23	10	351 BLOOMFIELD LLC	8 PETRY DRIVE, EAST HANOVER, NJ 07006
23	10.01	CALDWELL 5 LLC C/O JOE MATTALIANO	43 SCHINDLER WAY, FAIRFIELD, NJ 07006
23	10.02	MIMC ASSOCIATES	20 WILDWOOD AVENUE, EAST HANOVER, NJ 07936
23	13	PI REALTY LLC	9 SMULL AVENUE, CALDWELL, NJ 07006
23	14	PI REALTY LLC	9 SMULL AVENUE, CALDWELL, NJ 07006
23	15	CARAMAGNA, PAUL & JACLYN	11 SMULL AVENUE, CALDWELL, NJ 07006
23	16	SMULL AVENUE, LLC	13 SMULL AVENUE, CALDWELL, NJ 07006
23	16.01	IMNARJA ENTERPRISES LLC	15 SMULL AVENUE, CALDWELL, NJ 07006
23	17	SIGNORETTO, PETER & FRANCINE M	17 SMULL AVENUE, CALDWELL, NJ 07006
26	13.04	ROSTAMIAN, PARVANEH	9 PARK AVENUE, CALDWELL, NJ 07006
26	14	DIGIACOMO, PATSYANN	11 PARK AVENUE, CALDWELL, NJ 07006
26	15	ABBATTISTA, IGNAZIO & GIULIANA	15 PARK AVENUE, CALDWELL, NJ 07006
26	16	NICHOLS, JON PAUL	17 PARK AVENUE, CALDWELL, NJ 07006
26	17	SHANER I LLC	1170 MASSEY STREET, NAPLES, FL 34120
26	18	WOMELSDORF, JOHN & BARBARA	18 HANFORD PLACE, CALDWELL, NJ 07006
26	19	HERTLER, STEVEN & ETAL	23 PARK AVENUE, CALDWELL, NJ 07006
26	20	LEPORE IV, PHILIP A	27 BRUSH ROAD, DENVER, NJ 07834

### GENERAL NOTES:

- THIS DRAWING REFERENCE A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:  
EKA ASSOCIATES,  
328 PARK AVENUE  
SCOTCH PLAINS, NJ 07076  
DATED 4/27/2021
- THIS PARCEL IS KNOWN AS LOT 9.02 IN BLOCK 23 AS SHOWN ON SHEET 3 OF THE TAX MAPS OF THE BOROUGH OF CALDWELL.
- AREA OF PARCEL = 6,117 S.F. OR 0.14 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE SUBDISTRICT IV (DOWNTOWN INFILL) AS SHOWN ON THE ZONING MAP OF THE BOROUGH OF CALDWELL.
- IN ACCORDANCE WITH A TITLE REPORT, PREPARED ON JULY 24, 2021 BY WESTCOR LAND TITLE INSURANCE COMPANY (FILE NO. 21CL-2104-E-DS-WC), NO EASEMENTS WITHIN THE PUBLIC RECORD WERE DISCLOSED IN REGARD TO THIS PARCEL. THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH LIE OUTSIDE THE PUBLIC RECORD AND OF WHICH NO EVIDENCE HAS BEEN DISCLOSED.
- 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 THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
- DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF PARK AVENUE APPROXIMATELY 8' SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF TAX LOT 9.02 BLOCK 23 (THE SUBJECT PROPERTY). RIM ELEVATION = 100.00 (ASSUMED)
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
- 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".
- 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 EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH.
- PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER FIRM MAP No. 3403C0084F DATED 6/4/2007.
- PARCEL DEVELOPMENT AREA DOES NOT CONTAIN ANY WETLANDS, TRANSITION AREAS, WATERCOURSES, PONDS, LAKES, SWAMPS OR WOODED AREAS ON-SITE OR WITHIN 200 FEET OF THE SITE PER NJDEP, NJ-GEOWEB MAPPING PROGRAM.
- TOTAL EXISTING ON-SITE IMPERVIOUS COVERAGE = 5,013 S.F.  
TOTAL PROPOSED ON-SITE IMPERVIOUS COVERAGE = 5,134 S.F.  
TOTAL NET INCREASE IN ON-SITE IMPERVIOUS COVERAGE = 121 S.F.
- THIS PROJECT REQUIRES BUILDING PERMITS FROM THE BOROUGH OF CALDWELL AND APPROVAL FROM HUDSON, ESSEX, PASSAIC SOIL CONSERVATION DISTRICT.
- EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY. ANY UTILITY DISCONNECTS TO BE COORDINATED DIRECTLY BY THE CONTRACTOR.



200' RADIUS MAP  
SCALE: 1" = 60'

### SCHEDULE OF GENERAL REQUIREMENTS

ZONE SUBDISTRICT IV (DOWNTOWN INFILL)  
EXISTING USE: DENTIST OFFICE & RESIDENTIAL UNIT (PERMITTED USE)  
PROPOSED USE: RETAIL SALES & RESIDENTIAL UNIT (PERMITTED USE)

REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	6,000 S.F.	6,117 S.F.	6,117 S.F.
MIN. LOT WIDTH	60'	50'	50'
MIN. FRONT YARD (PREVAILING SETBACK)	32.77'	31.33*	23.31' (V)
MIN. SIDE YARD	10'	5.84*	5.84* EX. BLDG. 1.84' (V) RAMP
MIN. REAR YARD	30'	44.65'	44.65'
MAX. BUILDING COVERAGE	60%	23.3%	31.0%
MAX. LOT COVERAGE	70%	82%	83.9% (V)
MAX. NUMBER OF STORIES	3	2.5	2.5
MAX. BUILDING HEIGHT	35'	30.8'	30.8'
MAX. DENSITY	SITES < 0.4 ACRE: 15 DU/AC. = 2.1 UNITS	1 RES. UNIT	1 RES. UNIT
MIN. PARKING SETBACK	5'	1.02*	1.02*
MIN. TWO WAY DRIVEWAY WIDTH	22'	11.34*	11.34*

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

### VARIANCES REQUIRED

- MINIMUM LOT WIDTH - CONTINUATION OF EXISTING NON-COMFORMITY
- MAXIMUM IMPERVIOUS COVERAGE
- MINIMUM FRONT YARD
- MINIMUM SIDE YARD
- MINIMUM PARKING SETBACK
- MINIMUM DRIVEWAY WIDTH
- FREESTANDING SIGN NOT PERMITTED DUE TO BLDG. SETBACK LESS THAN 50'
- PARKING VARIANCE

### SIGN REQUIREMENTS

REGULATION	REQUIREMENT	EXISTING	PROPOSED
FREE STANDING SIGN			
MAX. NUMBER OF FREESTANDING SIGNS	1	1	1
MIN. BLDG. FRONT YARD SETBACK	50' OR GREATER	31.33*	23.31' (1) (V)
MIN. SIGN SETBACK	10'	10.52'	10.52'
MAX. SIGN AREA	32 S.F.	16 S.F.	16 S.F.
MAX. SIGN HEIGHT	15'	5.83'	5.83'

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

NOTES: (1) FREESTANDING SIGN NOT PERMITTED

### PARKING REQUIREMENTS

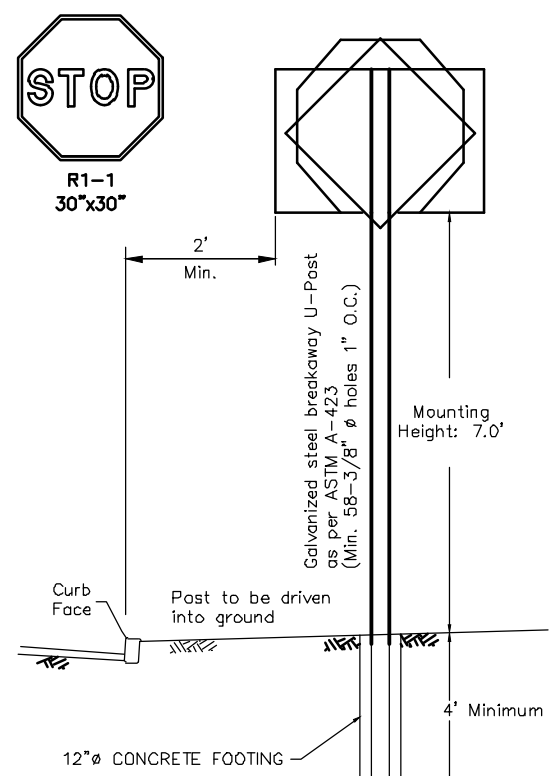
REQUIREMENT:  
RESIDENTIAL UNITS: 1.5 MIN.-2.5 MAX. SPACES  
COMMERCIAL USE: 1 PER 287.7 S.F. - 1 PER 400 S.F.

PROPOSED:  
RESIDENTIAL UNITS: ONE UNIT = 1.5 SPACES  
COMMERCIAL USE: 1,390 S.F./400 = 3.48 SPACES  
REQUIRED = 4.98 SPACES (USE 5 SPACES)  
PROPOSED SPACES = 4 SPACES (INCLUDES 1 HANDICAPPED SPACE) (VARIANCE REQUIRED)

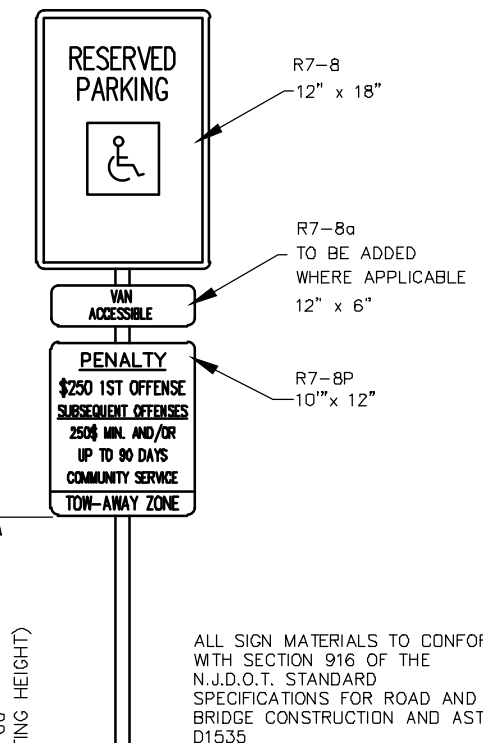
### BICYCLE PARKING REQUIREMENTS

REQUIREMENT:  
COMMERCIAL USE: 1 SPACE PER 7,500 S.F.

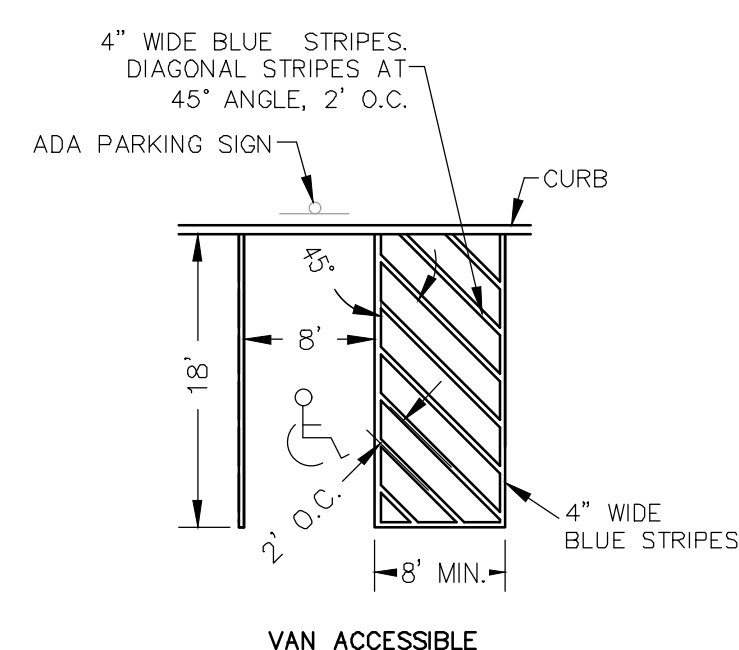
PROPOSED:  
COMMERCIAL USE: 1,390 S.F./7,500 = 0.18 SPACES  
REQUIRED = 0.18 SPACES (USE 1 SPACE)  
PROPOSED SPACES = 1 SPACE



**SIGN DETAILS**  
NOT TO SCALE

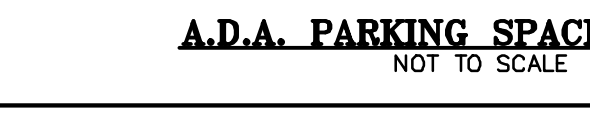


**A.D.A. PARKING SIGN DETAIL**  
NOT TO SCALE



**A.D.A. PARKING SPACE DETAIL**  
NOT TO SCALE

- NOTES:
1. SURFACE SLOPES - SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
  2. PAVEMENT MARKING COLORS - REQUIRED ACCESSIBLE PARKING SPACE AND ACCESS AISLE STRIPING AND OTHER OPTIONAL PAVEMENT MARKINGS, SUCH AS THE INTERNATIONAL ACCESS SYMBOL, SHALL BE PAINTED BLUE.
  3. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.



**EXISTING SIGN DIMENSIONS**

**FREE STANDING SIGN**  
NOT TO SCALE

**SCHEDULE OF GENERAL REQUIREMENTS**

REGULATION	REQUIREMENT	EXISTING	PROPOSED
ZONE SUBDISTRICT IV (DOWNTOWN INFILL)			
EXISTING USE: DENTIST OFFICE & RESIDENTIAL UNIT (PERMITTED USE)			
PROPOSED USE: RETAIL SALES & RESIDENTIAL UNIT (PERMITTED USE)			
MIN. LOT AREA	6,000 S.F.	6,117 S.F.	6,117 S.F.
MIN. LOT WIDTH	60'	50'	50'
MIN. FRONT YARD (PREVAILING SETBACK)	32.77'	31.33'	23.31' (V)
MIN. SIDE YARD	10'	5.84'	5.84' EX. BLDG. 1.84' (V) RAMP
MIN. REAR YARD	30'	44.65'	44.65'
MAX. BUILDING COVERAGE	60%	23.3%	31.0%
MAX. LOT COVERAGE	70%	82%	83.9% (V)
MAX. NUMBER OF STORIES	3	2.5	2.5
MAX. BUILDING HEIGHT	35'	30.6'	30.6'
MAX. DENSITY	SITES <0.4 ACRE: 15 DU/AC = 2.1 UNITS	1 RES. UNIT	1 RES. UNIT
MIN. PARKING SETBACK	5'	1.02'	1.02'
MIN. TWO WAY DRIVEWAY WIDTH	22'	11.34'	11.34'

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

**SIGN REQUIREMENTS**

REGULATION	REQUIREMENT	EXISTING	PROPOSED
GENERAL BUSINESS			
FREE STANDING SIGN			
MAX. NUMBER OF FREESTANDING SIGNS	1	1	1
MIN. BLDG. FRONT YARD SETBACK	50' OR GREATER	31.33'	23.31' (1) (V)
MIN. SIGN SETBACK	10'	10.52'	10.52'
MAX. SIGN AREA	32 S.F.	16 S.F.	16 S.F.
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NOTES: (1) FREESTANDING SIGN NOT PERMITTED

**PARKING REQUIREMENTS**

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COMMERCIAL USE: 1 PER 287.7 S.F. - 1 PER 400 S.F.

PROPOSED:  
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REQUIRED = 4.98 SPACES (USE 5 SPACES)  
PROPOSED SPACES = 4 SPACES (INCLUDES 1 HANDICAPPED SPACE)  
(VARIANCE REQUIRED)

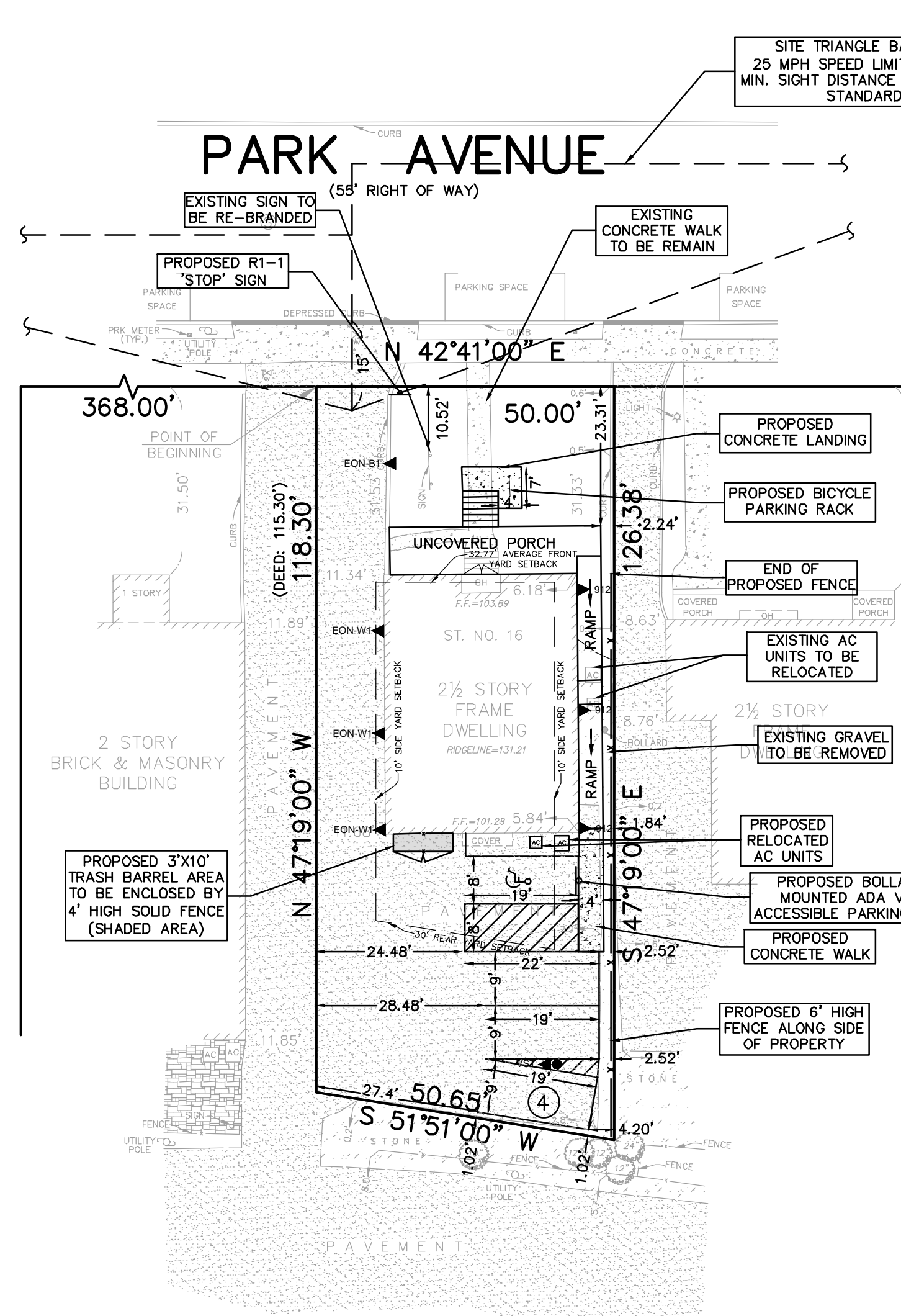
**BICYCLE PARKING REQUIREMENTS**

REQUIREMENT:  
COMMERCIAL USE: 1 SPACE PER 7,500 S.F.

PROPOSED:  
COMMERCIAL USE: 1,390 S.F./7,500 = 0.18 SPACES  
REQUIRED = 0.18 SPACES (USE 1 SPACE)  
PROPOSED SPACES = 1 SPACE

**VARIANCES REQUIRED**

1. MINIMUM LOT WIDTH - CONTINUATION OF EXISTING NON-CONFORMITY
2. MAXIMUM IMPERVIOUS COVERAGE
3. MINIMUM FRONT YARD
4. MINIMUM SIDE YARD
5. MINIMUM PARKING SETBACK
6. MINIMUM DRIVEWAY WIDTH LESS THAN 50'
7. FREESTANDING SIGN NOT PERMITTED DUE TO BLDG. SETBACK
8. PARKING VARIANCE



**PREVAILING FRONT YARD CALCULATION**

BLOCK	LOT	SETBACK
23	9.01	31.50'
23	9	34.04'
AVERAGE		32.77'
PARK AVENUE		

- GENERAL NOTES:**
1. THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:  
EKA ASSOCIATES,  
328 PARK AVENUE,  
SCOTCH PLAINS, NJ 07076  
DATED 4/27/2021
  2. THIS PARCEL IS KNOWN AS LOT 9.02 IN BLOCK 23 AS SHOWN ON SHEET 3 OF THE TAX MAPS OF THE BOROUGH OF CALDWELL.
  3. AREA OF PARCEL = 6,117 S.F. OR 0.14 ACRES
  4. THIS PARCEL IS LOCATED ENTIRELY IN THE SUBDISTRICT IV (DOWNTOWN INFILL) AS SHOWN ON THE ZONING MAP OF THE BOROUGH OF CALDWELL.
  5. IN ACCORDANCE WITH A TITLE REPORT, PREPARED ON JULY 24, 2021 BY WESTCOR LAND TITLE INSURANCE COMPANY (FILE NO. 21CL-2104-E-DS-WC), NO EASEMENTS WITHIN THE PUBLIC RECORD WERE DISCLOSED IN REGARD TO THIS PARCEL. THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH LIE OUTSIDE THE PUBLIC RECORD AND OF WHICH NO EVIDENCE HAS BEEN DISCLOSED.
  6. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
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  11. 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'.
  12. 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.
  13. CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
  14. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
  15. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:  
- ADOT 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.
  16. ANY EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH.
  17. PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AS PER FIRM MAP NO. 3401300084F DATED 6/4/2007.
  18. PARCEL DEVELOPMENT AREA DOES NOT CONTAIN ANY WETLANDS, TRANSITION AREAS, WATERCOURSES, PONDS, LAKES, SWAMPS OR WOODED AREAS ON-SITE OR WITHIN 200 FEET OF THE SITE PER NJDEP, NJ-GROWING MAPPING PROGRAM.
  19. TOTAL EXISTING ON-SITE IMPERVIOUS COVERAGE = 5,013 S.F.  
TOTAL PROPOSED ON-SITE IMPERVIOUS COVERAGE = 5,134 S.F.  
TOTAL NET INCREASE IN ON-SITE IMPERVIOUS COVERAGE = 121 S.F.
  20. THIS PROJECT REQUIRES BUILDING PERMITS FROM THE BOROUGH OF CALDWELL AND APPROVAL FROM HUDSON, ESSEX, PASSAIC SOIL CONSERVATION DISTRICT.
  21. EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY. ANY UTILITY DISCONNECTS TO BE COORDINATED DIRECTLY BY THE CONTRACTOR.

**LEGEND**

-0.00	- EXISTING SIDEWALK ELEVATION	PROPOSED CONTOUR	
-0.00	- EXISTING GROUND ELEVATION	PROPOSED SPOT ELEVATION	
-0.00	- EXISTING CENTERLINE ELEVATION	- EXISTING PAVEMENT ELEVATION	
-0.00	- EXISTING TOP OF CURB ELEVATION	- EXISTING GRAVEL ELEVATION	
-0.00	- EXISTING BOTTOM OF CURB ELEVATION	- EXISTING BUILDING ELEVATION	
-0.00	- EXISTING DEPRESSED CURB	- EXISTING CONCRETE ELEVATION	
SM	- EXISTING SANITARY MANHOLE	TC	- EXISTING TOP OF GRADE ELEVATION
SD	- EXISTING STORM MANHOLE	INV.	- EXISTING INVERT
U	- EXISTING UTILITY POLE	-0.00	- EXISTING SPOT ELEVATION
WV	- EXISTING WATER VALVE	-0.00	- EXISTING EDGE OF PAVEMENT ELEVATION
WT	- EXISTING TREE AND SIZE	-0.00	- EXISTING CONTOUR

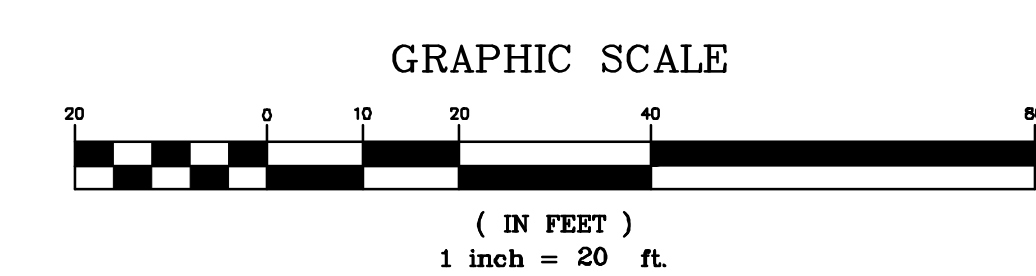
**SITE PLAN**  
**PRELIMINARY & FINAL SITE PLAN**  
**TAX LOT 9.02 BLOCK 23**  
**BOROUGH OF CALDWELL, ESSEX COUNTY, NEW JERSEY**

**EKA ASSOCIATES, P.A.**

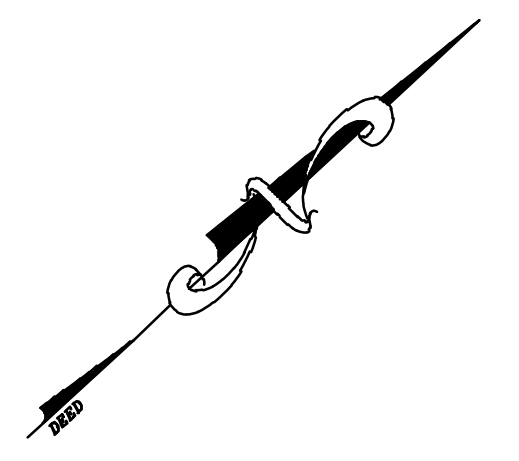
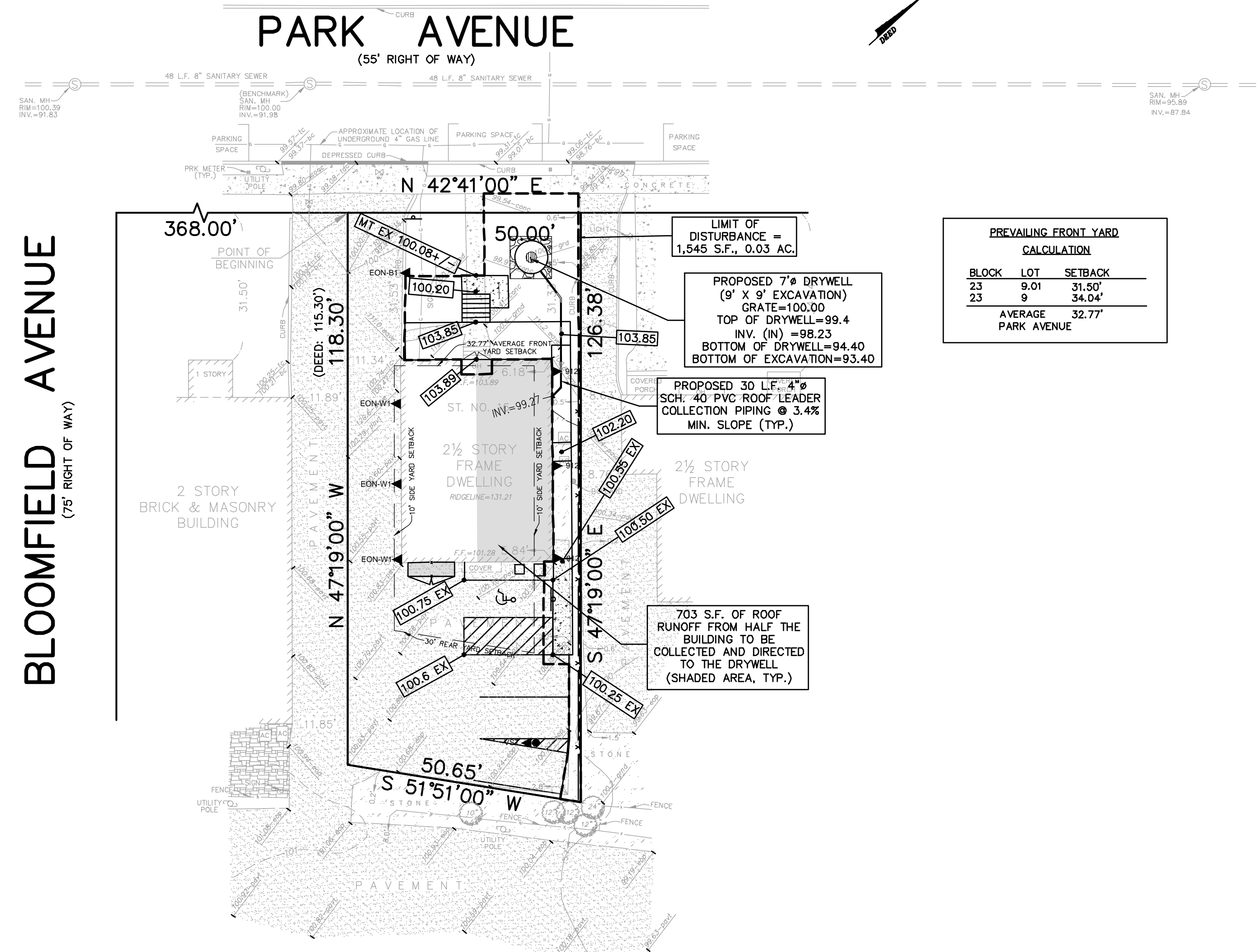
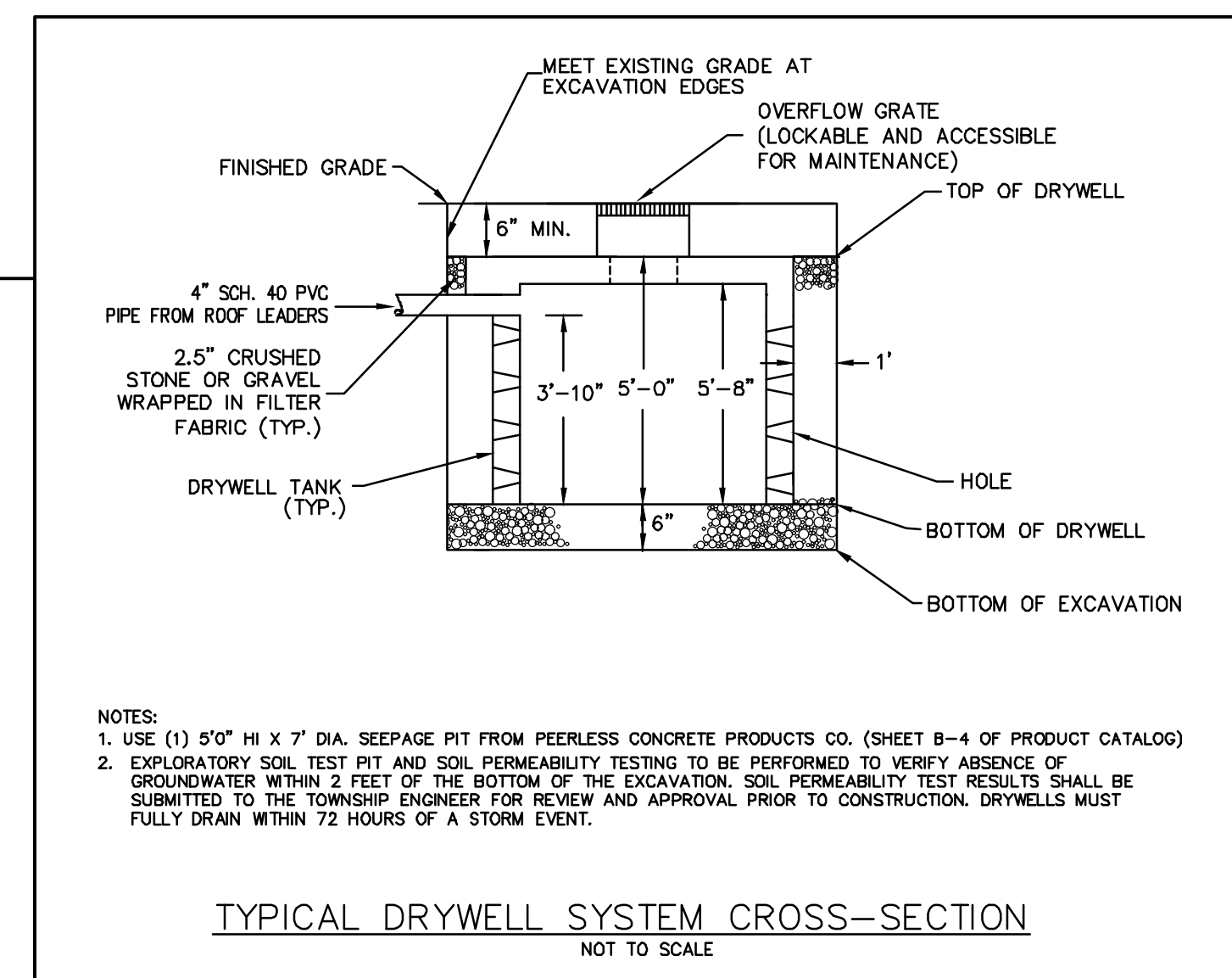
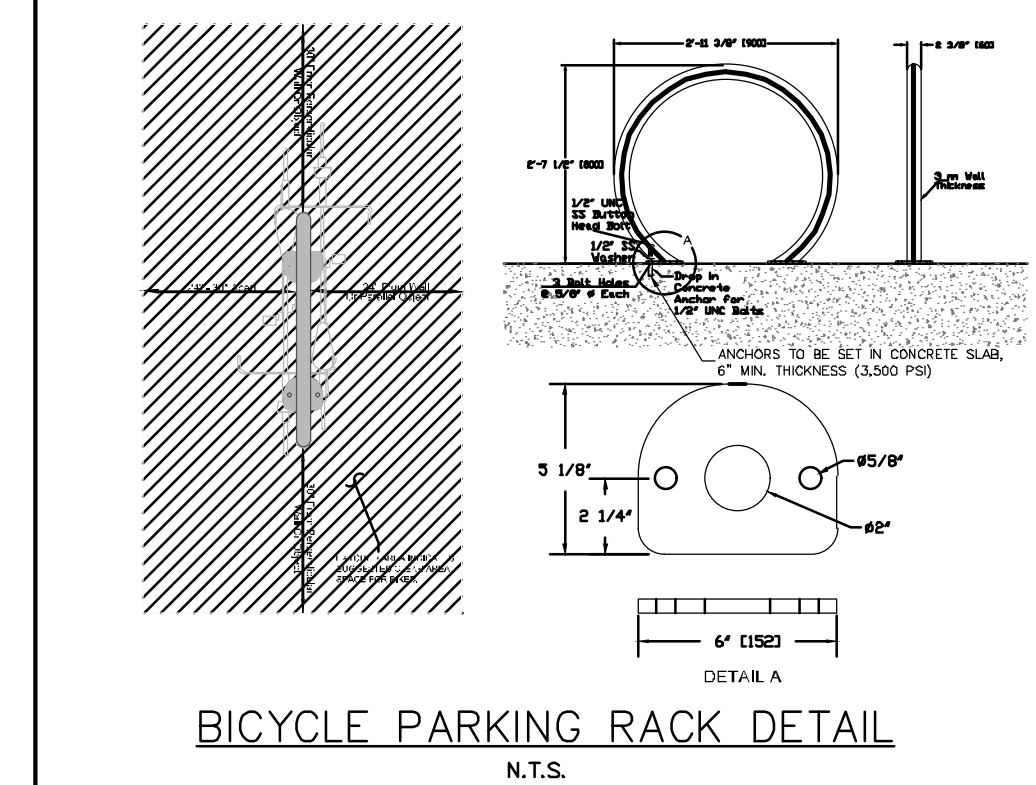
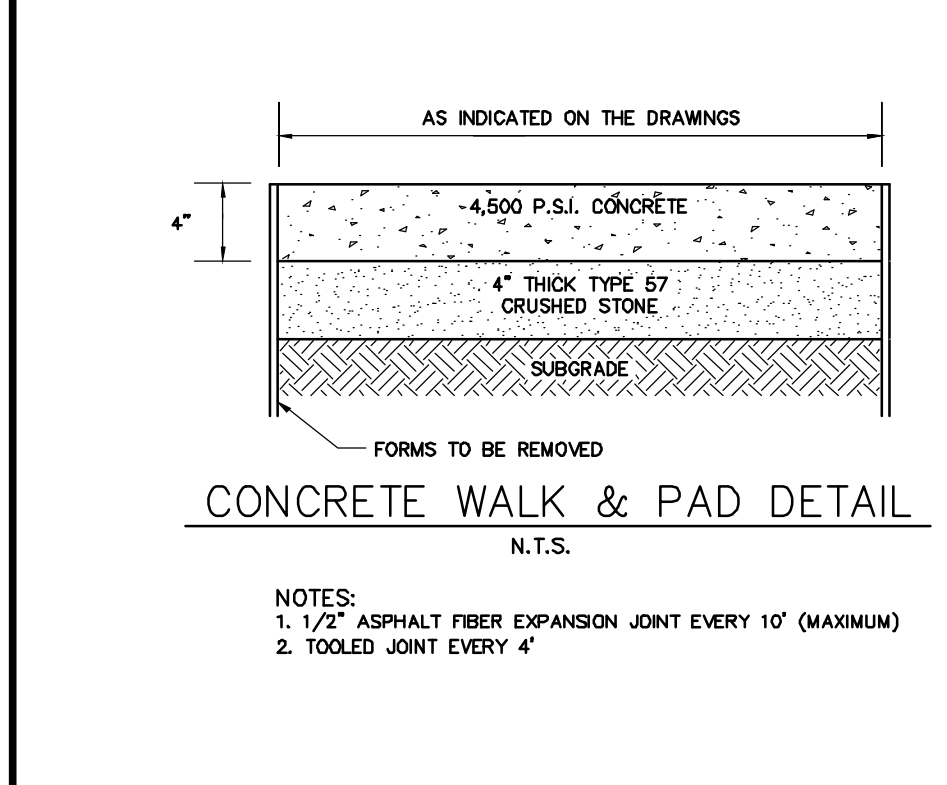
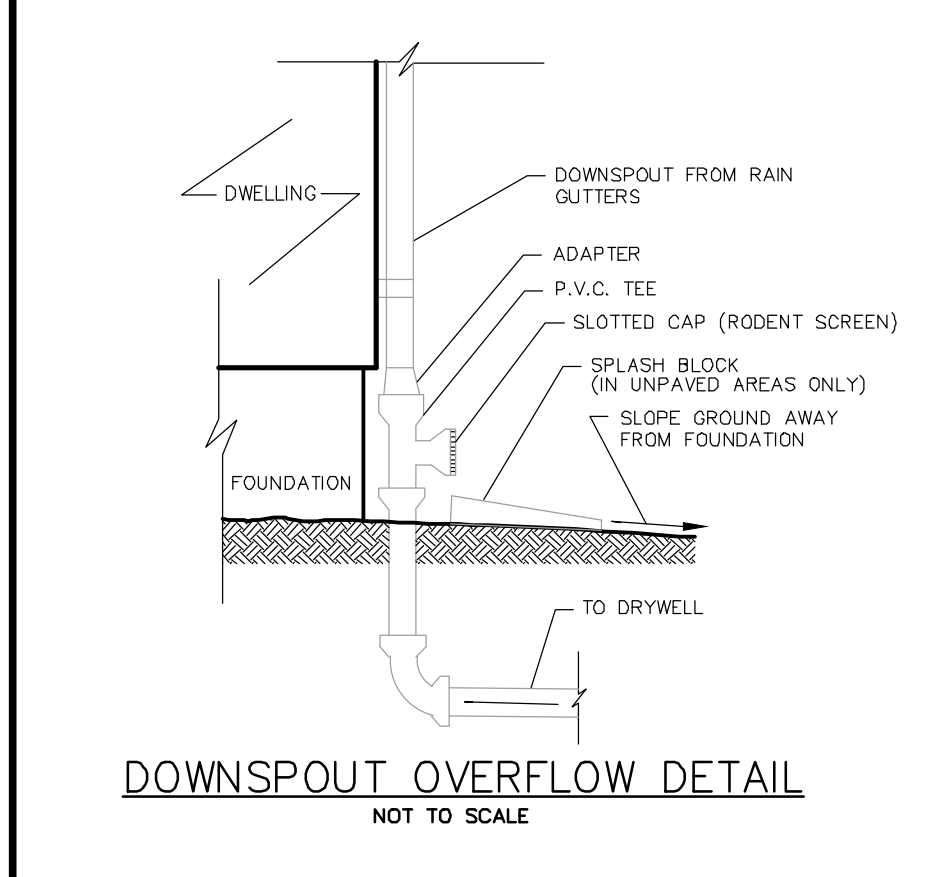
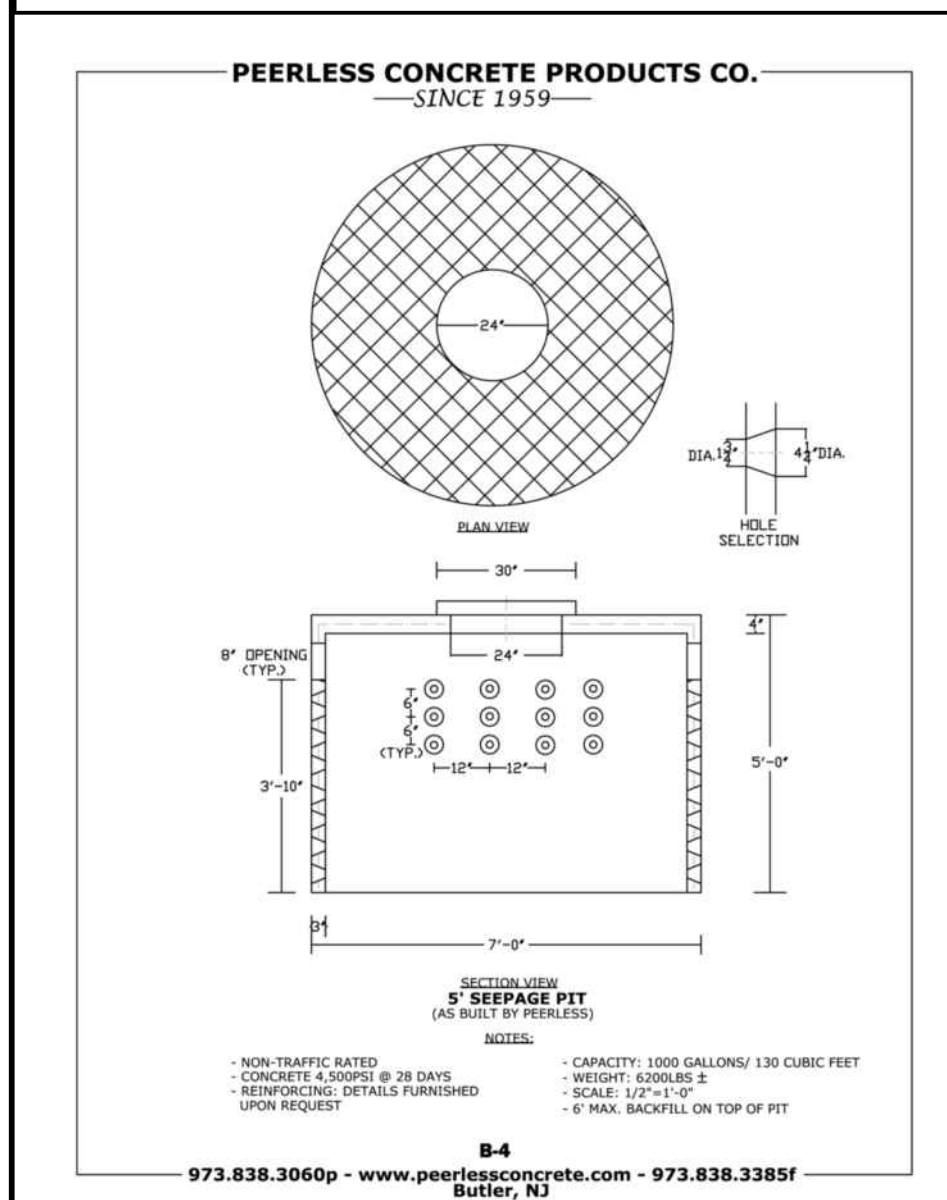
Engineers • Surveyors • Planners  
328 Park Avenue, Scotch Plains, N.J. 07076  
908-322-2030

REVISIONS:  
6/21/2021 - REVISED PER BOROUGH COMMENTS  
11/22/2021 - REVISED FOR PLANNING BOARD SUBMISSION  
1/21/2022 - REVISED PER BOROUGH ENGINEER'S COMMENTS

*Thomas J. Quinn*  
**THOMAS J. QUINN, P.E., C.M.E.**  
PROFESSIONAL ENGINEER  
N.J. LICENSE NO. 24604107200



Drainage Requirements	
Existing Impervious Cover = 5,013 s.f.	
Proposed Impervious Cover = 5,134 s.f.	
Net Increase in Impervious Cover = 121 s.f.	
Proposed Drywell to Collect Half of The Existing Dwelling for a Total of = 703 S.F.	
Size for 3 inch dia. pipe:	
$703 \text{ s.f.} \times (312) = 178 \text{ cubic feet}$	Required Total Volume = 178 cubic feet
Drywell Sizing	
Use one (1) 7 Dia. Seepage Pit by Peerless Concrete	
ID = 6.84	
OD = 7.8	Excavation Width
W = 9.6	Excavation Width
H1 = 3.83	
H2 = 4.33	
VolDrywell = $\pi \times (ID/2)^2 \times H1 = 127 \text{ cu ft}$	
VolStone = $\pi \times (W/2)^2 \times H2 = 351 \text{ cu ft}$	
VolDrywell(OD) = $\pi \times (OD/2)^2 \times H1 = 147 \text{ cu ft}$	
VolStone = $\pi \times (W/2)^2 \times H2 = 203 \text{ cu ft}$	
VolStone = $\pi \times (W/2)^2 \times H2 = 87 \text{ cu ft}$	
System Volume = VolDrywell + VolStone = 194 cu ft	
Number of Drywells = 1	
Total System Volume = 194 cu ft	



- GENERAL NOTES:**
- THIS DRAWING REFERENCE A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY: EKA ASSOCIATES, 328 PARK AVENUE, SCOTCH PLAINS, NJ 07076, DATED 4/27/2021
  - THIS PARCEL IS KNOWN AS LOT 9.02 IN BLOCK 23 AS SHOWN ON SHEET 3 OF THE TAX MAPS OF THE BOROUGH OF CALDWELL.
  - AREA OF PARCEL = 6,117 S.F. OR 0.14 ACRES.
  - THIS PARCEL IS LOCATED ENTIRELY IN THE SUBDISTRICT IV (DOWNTOWN INFILL) AS SHOWN ON THE ZONING MAP OF THE BOROUGH OF CALDWELL.
  - IN ACCORDANCE WITH A TITLE REPORT, PREPARED ON JULY 24, 2021 BY NESTOR LAND TITLE INSURANCE COMPANY (FILE NO. 2103-3104-E-DS-WC), NO EASEMENTS WITHIN THE PUBLIC RECORD WERE DISCLOSED IN REGARD TO THIS PARCEL. THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH LIE OUTSIDE THE PUBLIC RECORD AND OF WHICH NO EVIDENCE HAS BEEN DISCLOSED.
  - 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 THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
  - DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF PARK AVENUE APPROXIMATELY 5' SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF TAX LOT 9.02, BLOCK 23 (THE SUBJECT PROPERTY). RIM ELEVATION = 100.00 (ASSUMED)
  - 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 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".
  - 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:
    - N.J.DOT "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 IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL, SEED AND MULCH
  - PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AS PER FRM MAP No. 340130054F DATED 6/4/2007.
  - PARCEL DEVELOPMENT AREA DOES NOT CONTAIN ANY WETLANDS, TRANSITION AREAS, WATERCOURSES, PONDS, LAKES, SWAMPS OR WOODED AREAS ON-SITE OR WITHIN 200 FEET OF THE SITE PER NJDEP, NJ-GEOWEB MAPPING PROGRAM.
  - TOTAL EXISTING ON-SITE IMPERVIOUS COVERAGE = 5,013 S.F.  
TOTAL PROPOSED ON-SITE IMPERVIOUS COVERAGE = 5,134 S.F.  
TOTAL NET INCREASE IN ON-SITE IMPERVIOUS COVERAGE = 121 S.F.
  - THIS PROJECT REQUIRES BUILDING PERMITS FROM THE BOROUGH OF CALDWELL AND APPROVAL FROM HUDSON, ESSEX, PASSAIC SOIL CONSERVATION DISTRICT.
  - EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY. ANY UTILITY DISCONNECTS TO BE COORDINATED DIRECTLY BY THE CONTRACTOR.

**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

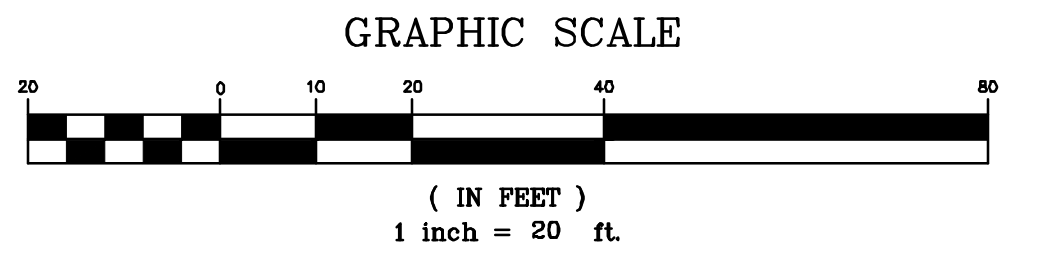
**GRADING PLAN  
PRELIMINARY & FINAL SITE PLAN  
TAX LOT 9.02 BLOCK 23  
BOROUGH OF CALDWELL, ESSEX COUNTY, NEW JERSEY**

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

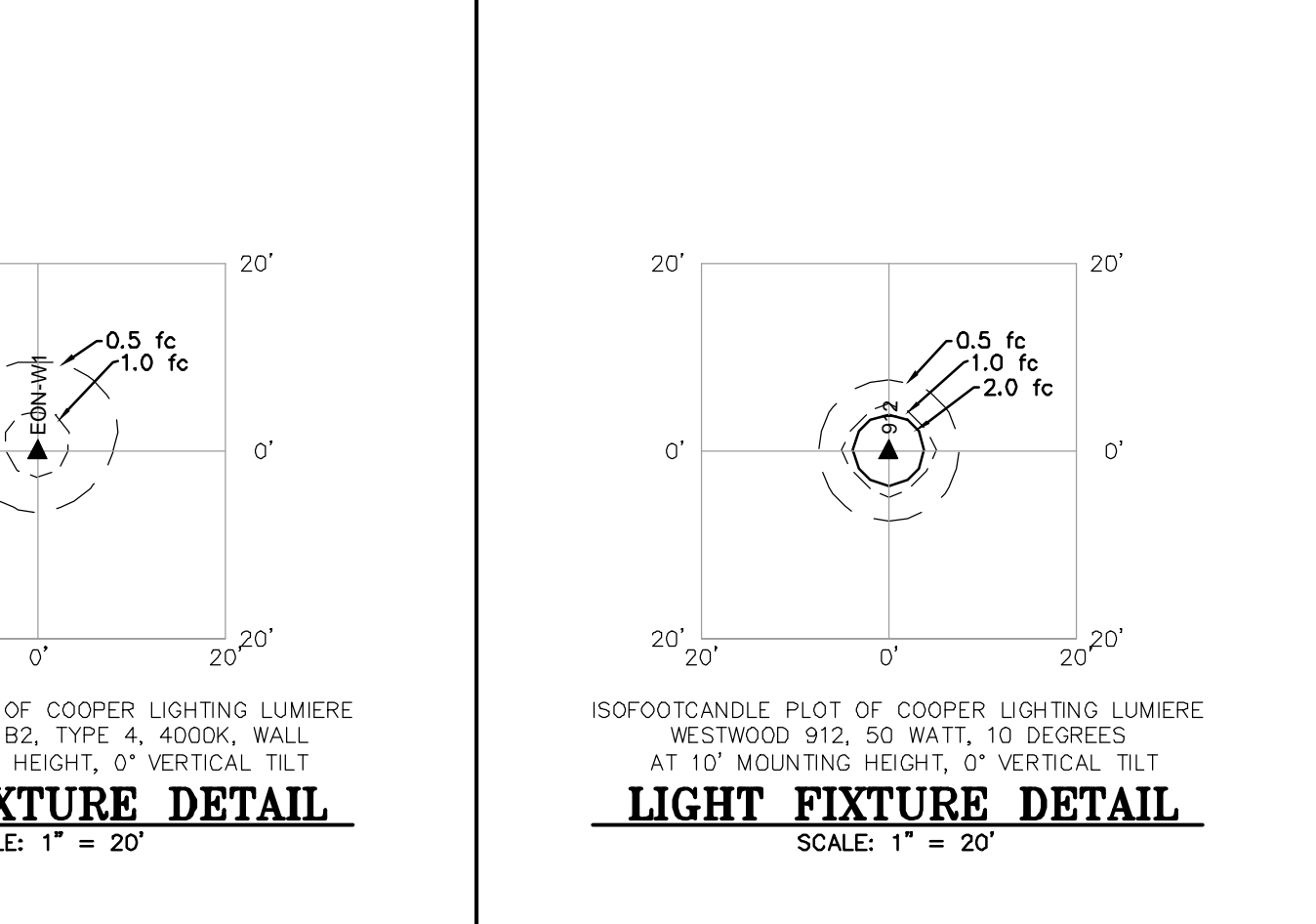
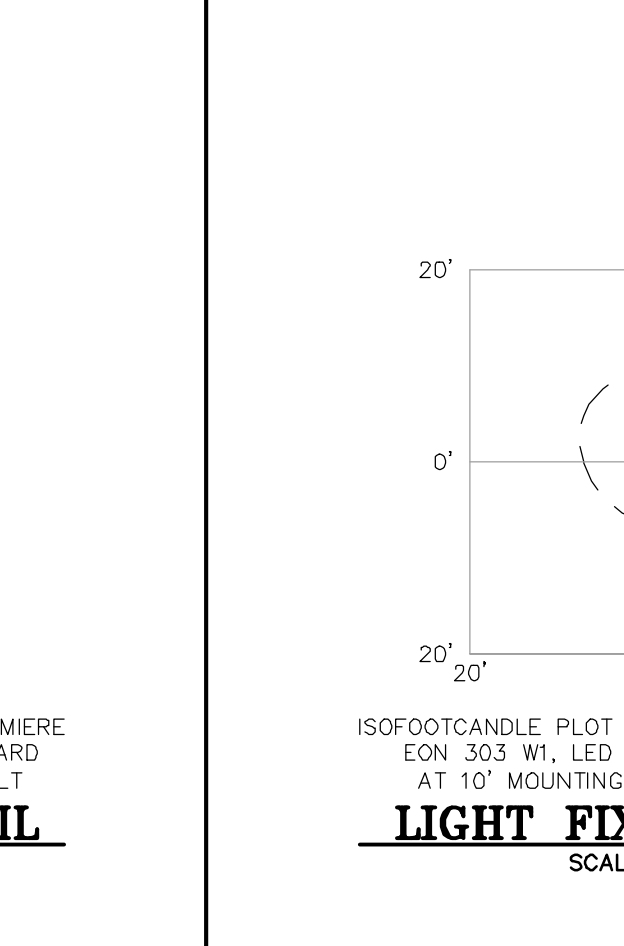
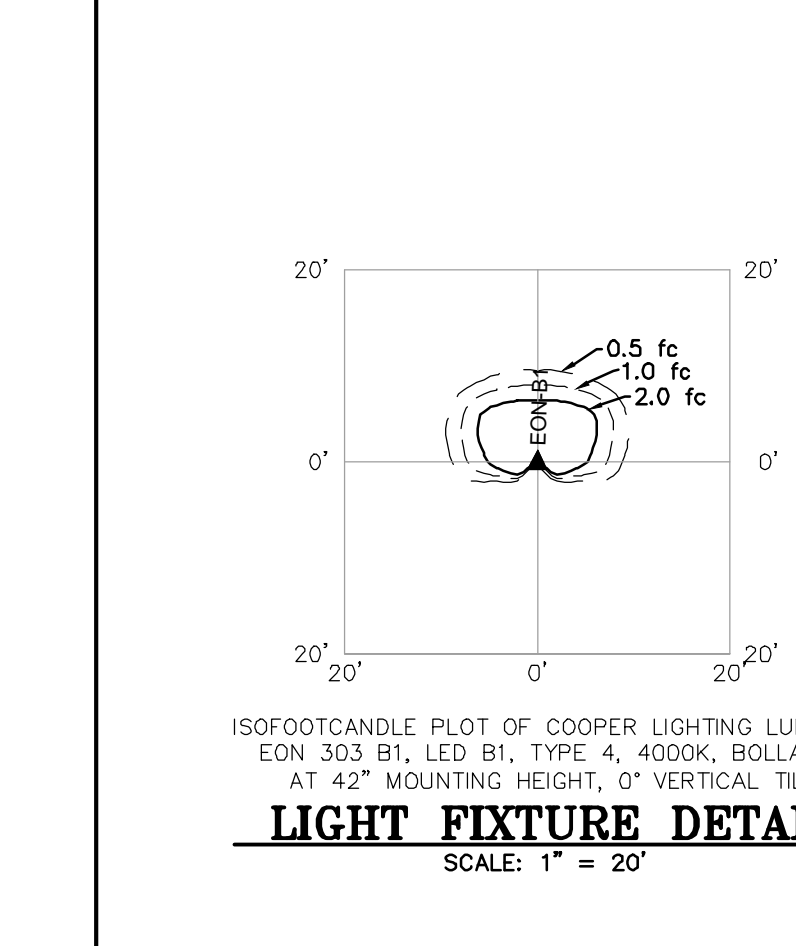
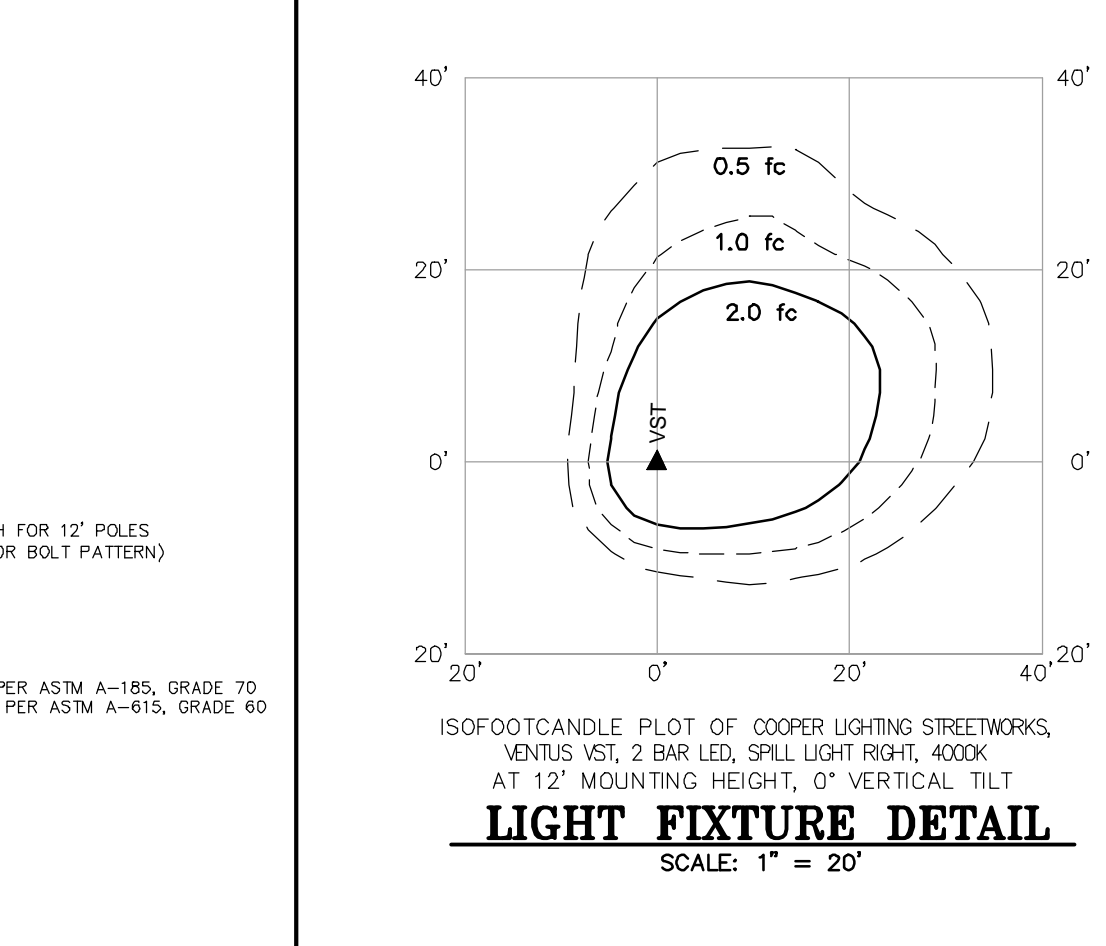
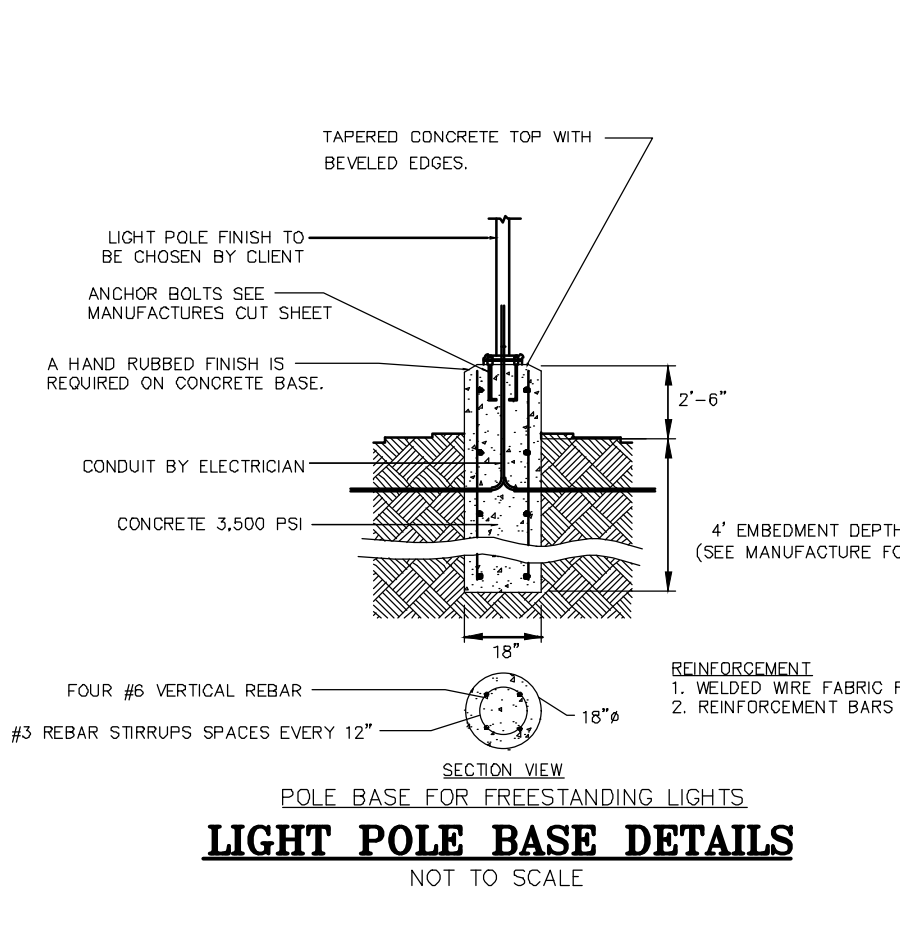
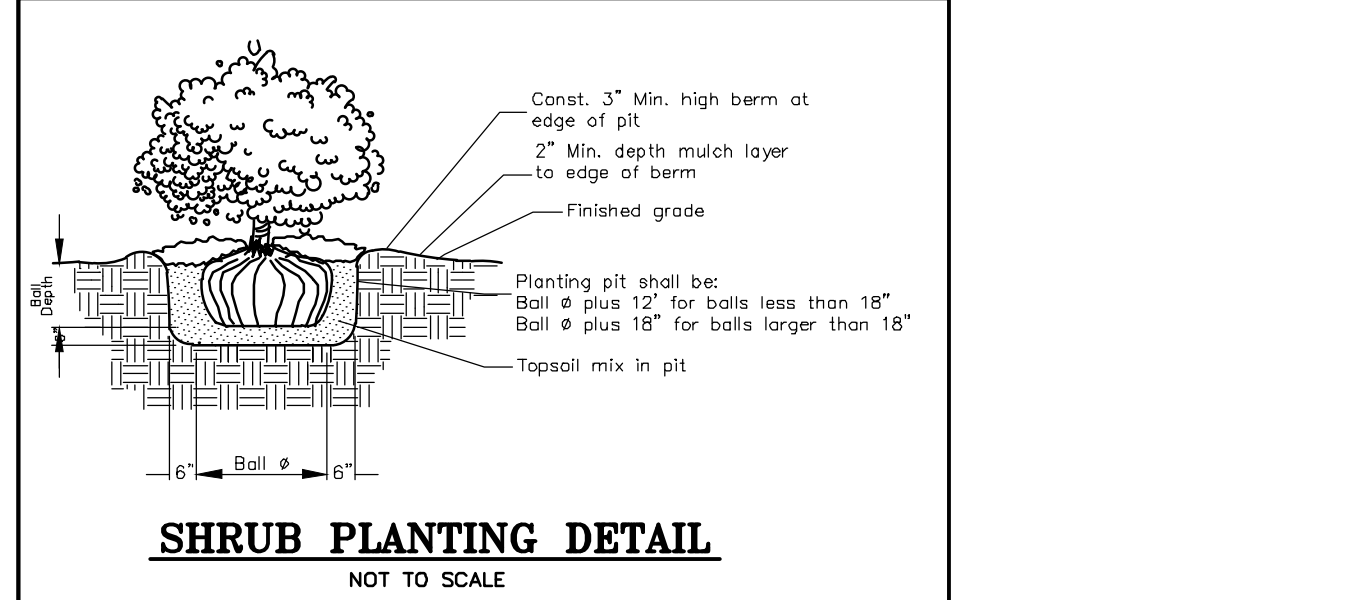
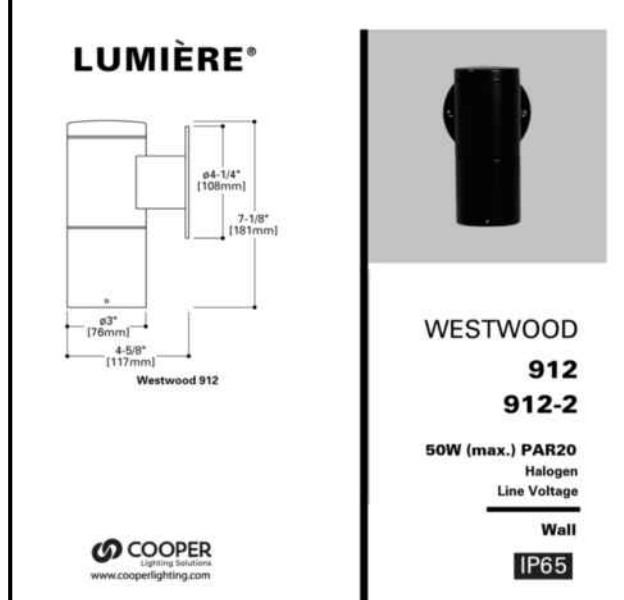
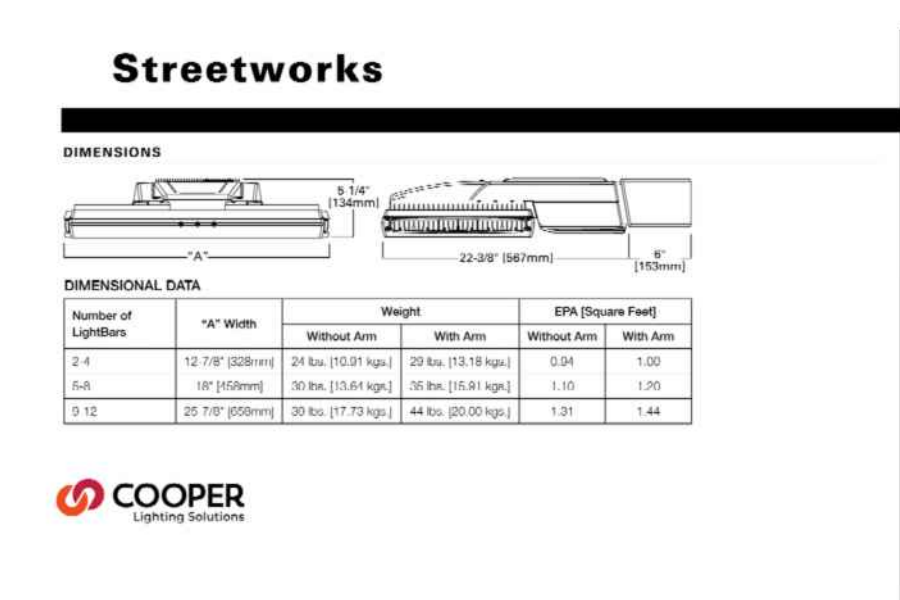
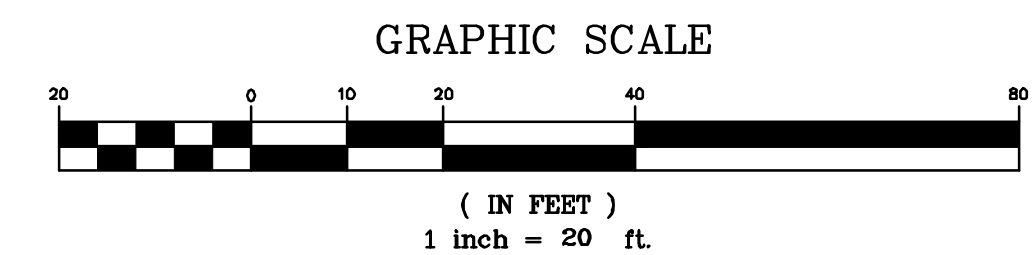
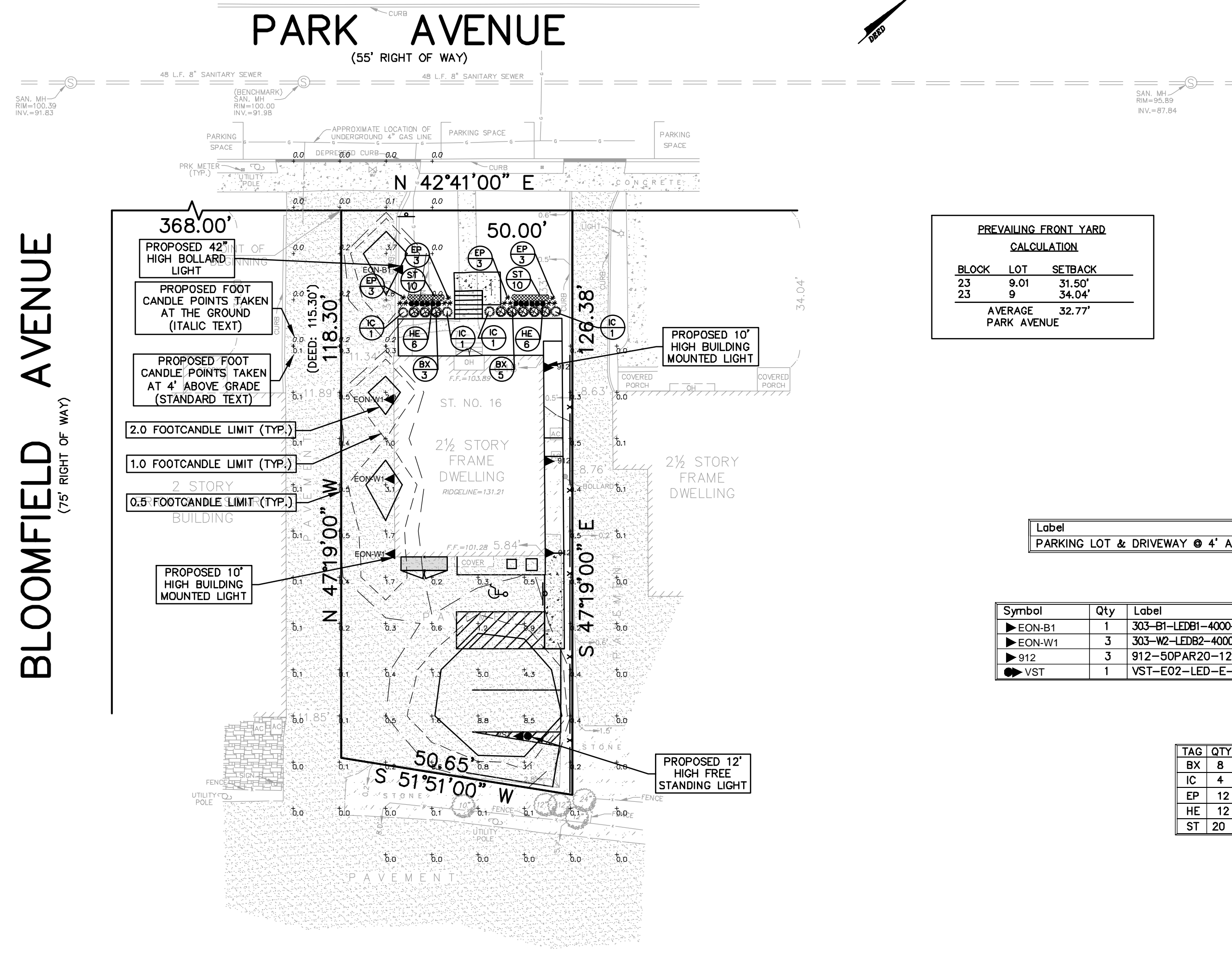
REVISIONS:  
11/22/2021 - REVISED FOR PLANNING BOARD SUBMISSION  
1/21/2022 - REVISED PER BOROUGH ENGINEER'S COMMENTS

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

Job No. 848380 Date 5/25/2021 Scale 1" = 20' Drawn MW Map No. FILE Sheet 3 of 4



- GENERAL NOTES:**
- THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:  
EKA ASSOCIATES  
328 PARK AVENUE  
SCOTCH PLAINS, NJ 07076  
DATED 4/27/2021
  - THIS PARCEL IS KNOWN AS LOT 9.02 IN BLOCK 23 AS SHOWN ON SHEET 3 OF THE TAX MAPS OF THE BOROUGH OF CALDWELL.
  - AREA OF PARCEL = 6,117 S.F. OR 0.14 ACRES
  - THIS PARCEL IS LOCATED ENTIRELY IN THE SUBDISTRICT IV (DOWNTOWN INFILL) AS SHOWN ON THE ZONING MAP OF THE BOROUGH OF CALDWELL.
  - IN ACCORDANCE WITH A TITLE REPORT, PREPARED ON JULY 24, 2021 BY WESTON LAND TITLE INSURANCE COMPANY (FILE NO. 2103-3014-E-DS-WC), NO EASEMENTS WITHIN THE PUBLIC RECORD WERE DISCLOSED IN REGARD TO THIS PARCEL. THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH LIE OUTSIDE THE PUBLIC RECORD AND OF WHICH NO EVIDENCE HAS BEEN DISCLOSED.
  - 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 THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
  - DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. LOCAL BENCHMARK IS THE IRM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF PARK AVENUE APPROXIMATELY 8' SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF TAX LOT 9.02, BLOCK 23 (THE SUBJECT PROPERTY). RIM ELEVATION = 100.00 (ASSUMED)
  - DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
  - 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 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 EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
  - PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER FIRM MAP No. 34013C0084F DATED 6/4/2007.
  - PARCEL DEVELOPMENT AREA DOES NOT CONTAIN ANY "WETLANDS" TRANSITION AREAS, WATERCOURSES, PONDS, LAKES, SWAMPS OR WOODED AREAS ON-SITE OR WITHIN 200 FEET OF THE SITE PER NJDEP, NJ-GEOWEB MAPPING PROGRAM.
  - TOTAL EXISTING ON-SITE IMPERVIOUS COVERAGE = 5,013 S.F.  
TOTAL PROPOSED ON-SITE IMPERVIOUS COVERAGE = 5,134 S.F.  
TOTAL NET INCREASE IN ON-SITE IMPERVIOUS COVERAGE = 121 S.F.
  - THIS PROJECT REQUIRES BUILDING PERMITS FROM THE BOROUGH OF CALDWELL AND APPROVAL FROM HUDSON, ESSEX, PASSAIC SOIL CONSERVATION DISTRICT.
  - EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY. ANY UTILITY DISCONNECTS TO BE COORDINATED DIRECTLY BY THE CONTRACTOR.



**LIGHTING & LANDSCAPE PLAN  
PRELIMINARY & FINAL SITE PLAN  
TAX LOT 9.02 BLOCK 23  
BOROUGH OF CALDWELL, ESSEX COUNTY, NEW JERSEY**

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

REVISIONS:  
1/21/2022 - REVISED PER BOROUGH ENGINEER'S COMMENTS

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

Job No. 848380 Date 5/25/2021 Scale 1" = 20' Drawn MW Map No. FILE Sheet 4 of 4

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 6,117 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(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

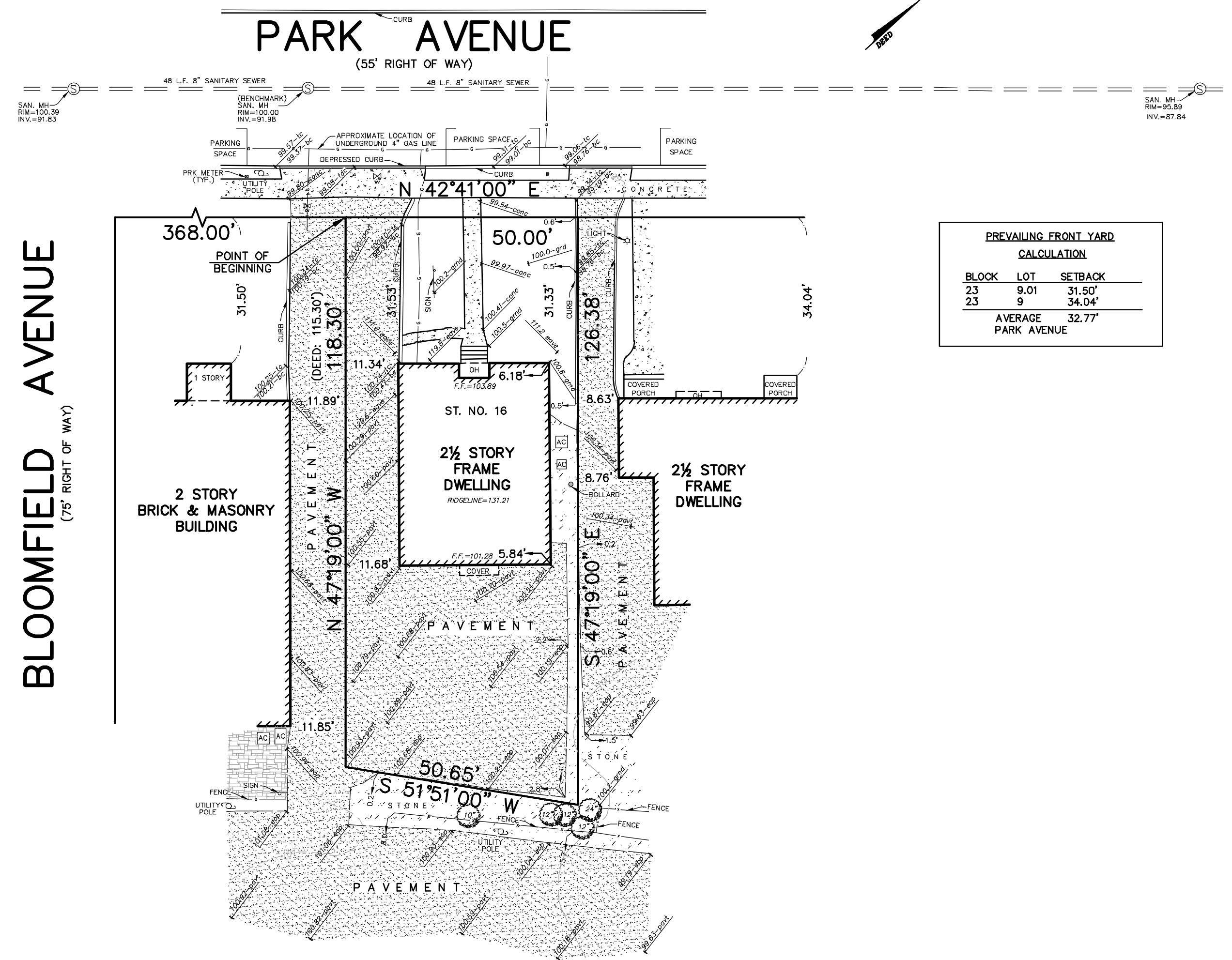
7. ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF PARK AVENUE APPROXIMATELY 8' SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF TAX LOT 9.02, BLOCK 23 (THE SUBJECT PROPERTY).

RIM ELEVATION = 100.00 (ASSUMED)

RECORD DEED DEED BOOK 12537, PAGE 2030 TAX MAP SHEET NO. 3

REFERENCE SURVEY PREPARED BY BRUNSMCK WEST, INC. DATED 1/14/2015

FILED MAP DATA N/A



PREVAILING FRONT YARD CALCULATION

BLOCK	LOT	SETBACK
23	9.01	31.50'
23	9	34.04'
AVERAGE		32.77'
PARK AVENUE		

LEGEND

-sw	- EXISTING SIDEWALK ELEVATION	-f60	- PROPOSED CONTOUR
-gd	- EXISTING GROUND ELEVATION	-s60	- PROPOSED SPOT ELEVATION
-cl	- EXISTING CENTERLINE ELEVATION	-pav	- EXISTING PAVEMENT ELEVATION
-tc	- EXISTING TOP OF CURB ELEVATION	-gd	- EXISTING GRAVEL ELEVATION
-bc	- EXISTING BOTTOM OF CURB ELEVATION	-bldg	- EXISTING BUILDING ELEVATION
-dc	- EXISTING DEPRESSED CURB	-fnc	- EXISTING FENCE ELEVATION
SM	- EXISTING SANITARY MANHOLE	-conc	- EXISTING CONCRETE ELEVATION
FH	- EXISTING FIRE HYDRANT	TG	- EXISTING TOP OF GRATE ELEVATION
SMH	- EXISTING STORM MANHOLE	INV.	- EXISTING INVERT
GW	- EXISTING GUY WIRE	168.86 - 202	- EXISTING SPOT ELEVATION
UP	- EXISTING UTILITY POLE	-ep	- EXISTING EDGE OF PAVEMENT ELEVATION
WV	- EXISTING WATER VALVE	-200	- EXISTING CONTOUR
GV	- EXISTING GAS VALVE	-tw	- EXISTING TOP OF WALL
T	- EXISTING TREE AND SIZE	-bw	- EXISTING BOTTOM OF WALL
-ts	- EXISTING TOP OF SLOPE		
-bs	- EXISTING BOTTOM OF SLOPE		

BOUNDARY & TOPOGRAPHIC SURVEY  
 TAX LOT 9.02 BLOCK 23  
 BOROUGH OF CALDWELL, ESSEX COUNTY, NEW JERSEY

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

REVISIONS:  
 5/25/2021 - REVISED TO INCLUDE PREVAILING FRONT YARD SETBACK

*James R. Watson* 5/25/2021  
**JAMES R. WATSON P.L.S., P.P.**  
 PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER  
 N.J. LICENSE NO. 30750 N.J. LICENSE NO. 3363  
 N.Y. LICENSE NO. 50196

