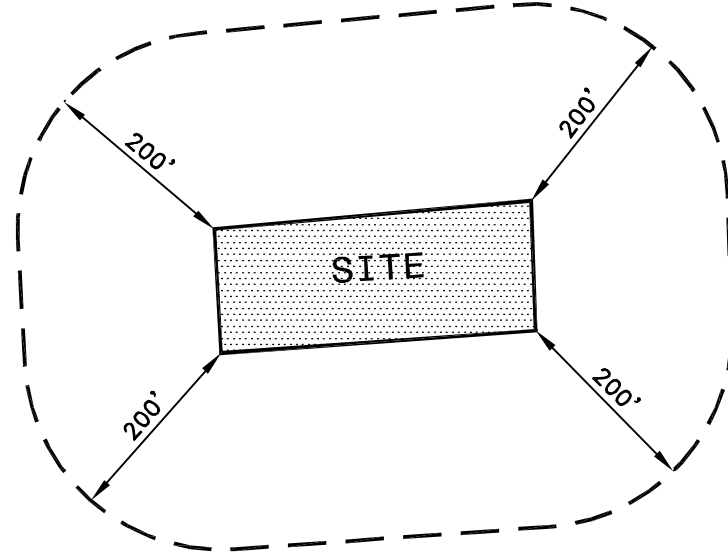


THIS CERTIFICATION IS MADE ONLY TO HEREIN NAMED PARTIES OF HEREIN DELINEATED PROPERTY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR AFFIDAVIT, RECORD OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

SUBJECT TO EASEMENTS AND RESTRICTIONS THAT AFFECT SUBJECT PROPERTY, SUBJECT TO AN ACCURATE TITLE SEARCH, UNDERGROUND UTILITIES, UNDERGROUND TANKS, TREES, LANDSCAPE FEATURES, HAZARDOUS WASTE, FRESHWATER WETLANDS, FLOOD-RIPARIAN DELINEATIONS, IF ANY, ARE NOT SHOWN HEREIN.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.140 (N.J.A.C. 17:27) AND N.J.A.C. 17:27-5.1 (a).

ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION.



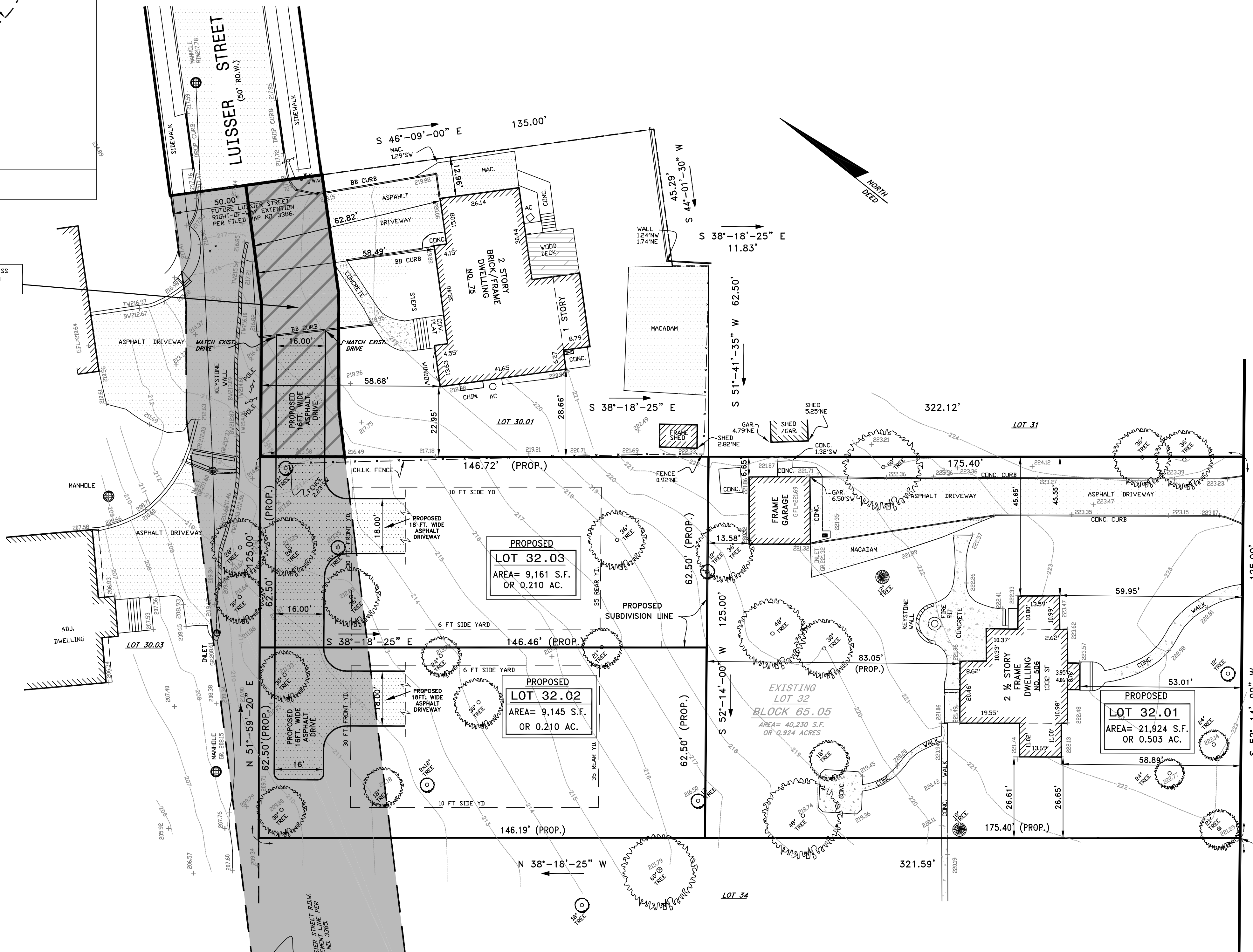
AREA LOCATION MAP
NO SCALE

PROPOSED EGRESS & INGRESS
EASEMENT FOR ACCESS TO
PROPOSED LOT 32.03

LEGEND

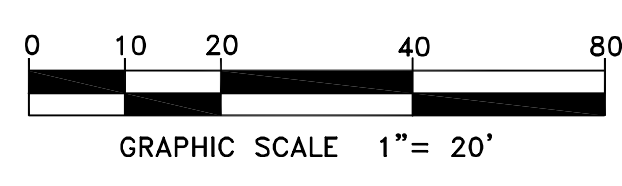
ELEVATIONS BASED ON NAVD'88 DATUM

+ = EXISTING CONTOUR



PROPOSED MINOR SUBDIVISION

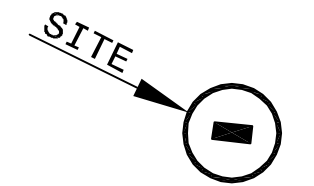
506 MOUNT PROSPECT AVENUE



THIS MAP OR ANY PART THEREOF NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF GB ENGINEERING, LLC AND/OR DWN © COPYRIGHT.

THE SUBDIVISION PLAN HAS BEEN APPROVED AT A MEETING OF:
PLANNING BOARD OF THE CITY
BD. OF ADJUSTMENT OF CLIFTON
MEETING HELD ON: _____ 2020.

CHAIRMAN	DATE	APPROVED:
SECRETARY	DATE	CITY ENGINEER DATE



ZONE MAP

GENERAL NOTES :

- BEING A PROPOSED SUBDIVISION PLAN FOR LOT 32 IN BLOCK 65.05 AS SHOWN ON THE TAX MAP OF THE CITY OF CLIFTON, PASSAIC COUNTY, NEW JERSEY, TAX MAP SHEET NO. 65.
- DEED BOOK D1897, PAGE 214.
- EXISTING LOT 32 CONTAINS: 40,230 SF OR 0.924 ACRES.
PROPOSED LOT 32.01 CONTAINS: 21,924 SF OR 0.503 ACRES.
PROPOSED LOT 32.02 CONTAINS: 9,145 SF OR 0.210 ACRES.
PROPOSED LOT 32.03 CONTAINS: 9,161 SF OR 0.210 ACRES.
- THE PROPERTY LIES WITHIN "R-A2" RESIDENTIAL ZONE. SINGLE-AND TWO-FAMILY HOMES ARE CONSIDERED A PERMITTED USE.

SEE ZONE CHART BELOW:

ZONE "R-A2" 1-FAMILY DWELLING	EXISTING	PROPOSED	PROPOSED	PROPOSED
REQUIREMENTS:	LOT 32	LOT 32.01	LOT 32.02	LOT 32.03
MIN. LOT AREA:	6,600 SF.	40,230 SF.	21,924 SF.	9,145 S.F.
MIN. LOT WIDTH:	60 FT.	125.00'	125.00'	62.50'
MIN. LOT DEPTH:	93.5 FT.	321.86'	175.40'	146.59'
MIN. FRONT YARD:	30 FT.	53.01'	53.01'	53.01'
MIN. SIDE YARD:	6 FT.	26.61'	26.61'	26.61'
MIN. SIDE YARD BOTH:	16 FT.	72.16'	72.16'	72.16'
MIN. REAR YARD:	35 FT.	229.48'	83.05'	83.05'
MAX. LOT COVERAGE:	30%	4.41%	8.09%	8.09%
MAX. BLD'G. HT.(STORIES)	2	2 1/2 STY.Ⓞ	2 1/2 STY.Ⓞ	2 1/2 STY.Ⓞ
MAX. BLD'G. HT.(FEET)	30 FT.	EXIST. TO REMAIN	EXIST. TO REMAIN	EXIST. TO REMAIN
MIN. AREA PER DWLG. UNIT	6,600 SF.	40,230 SF.	21,924 SF.	9,145 SF.

- Ⓞ INDICATES EXISTING NON-COMFORMITY
- Ⓢ INDICATES VARIANCE REQUIRED
- 5 UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. EXACT LOCATIONS TO BE MARKED OUT AT TIME OF CONSTRUCTION.
- 6 CONTRACTOR TO VERIFY LOCATION, DEPTH AND ACCESSIBILITY OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 7 REFER TO ARCHITECT PLANS FOR DETAILS.
- 8 ELEVATIONS SHOWN ARE BASED ON NAVD'88 DATUM.
- 9 CONTRACTOR TO REMOVE ANY UNDERGROUND TANKS & CAP ALL EXISTING UTIL. IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- 10 EXIST. CONC. CURB & SIDEWALK TO BE REPLACED, WHERE REQUIRED ALONG PROPERTY FRONTAGE.
- 11 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF CLIFTON STANDARDS & ORDINANCES.
- 12 PROPERTY IS CLEAR OF FLOOD AS PER FLOOD INSURANCE RATE MAP NO. 34031C0256F, DATED SEPT. 28, 2007 PASSAIC COUNTY, NEW JERSEY.
- 13 SURVEY INFORMATION BY GB ENGINEERING, LLC, DATED: AUGUST 27, 2019.
- 14 DRAINAGE FROM THIS PROPERTY SHALL NOT IMPACT ADJ. PROPERTIES PRIOR, DURING AND AFTER CONSTRUCTION. IN THE EVENT ADJ. PROPERTIES ARE IMPACTED, THE APPLICANT IS REQUIRED TO CORRECT THIS MATTER AT THEIR OWN EXPENSE.
- 15 APPLICANT TO INSURE THAT FINAL GRADING OF LOTS DOES NOT CAUSE SURFACE WATER RUNOFF TO FLOW TO ADJACENT PROPERTIES.
- 16 PROPOSED LOTS ARE TO BE FILED BY DEED.

THIS PLAN HAS BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION
CERTIFIED TO: JOHN CAGGIA
CERTIFICATE OF AUTHORIZATION NO: 246A-28110300

THOMAS G. STEARNS III - #GB40959
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR

MAP SHOWING
• **MINOR SUBDIVISION** •
506 MOUNT PROSPECT AVENUE
LOT 32 IN BLOCK 65.05 TAX MAP
CITY OF CLIFTON
PASSAIC COUNTY NEW JERSEY
GB ENGINEERING, LLC
ENGINEERS & SURVEYORS
144 JEWELL STREET, GARFIELD, NEW JERSEY 07026
EMAIL: GBSURVEYOR@AOL.COM
TEL (973) 340-0948 FAX (973) 340-0015
SCALE: 1" = 20'-0"
DATE: FEBRUARY 27, 2020
SHEET NO. 1 of 2
FILE NO. 2019/0862

NO.	DATE	REVISION