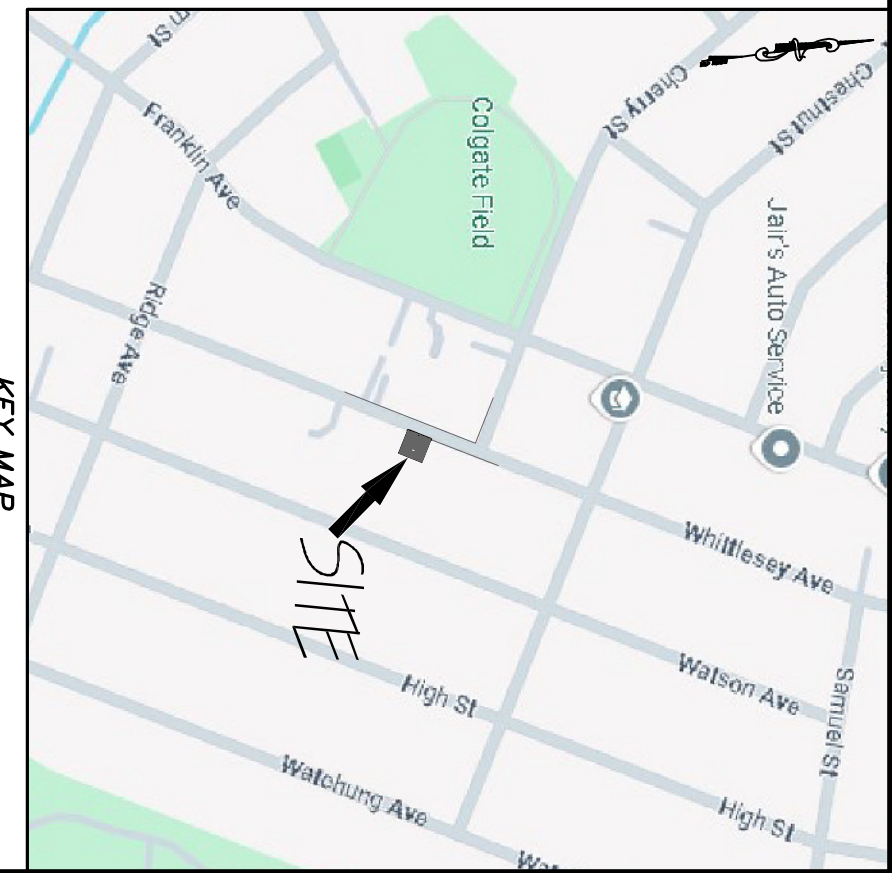
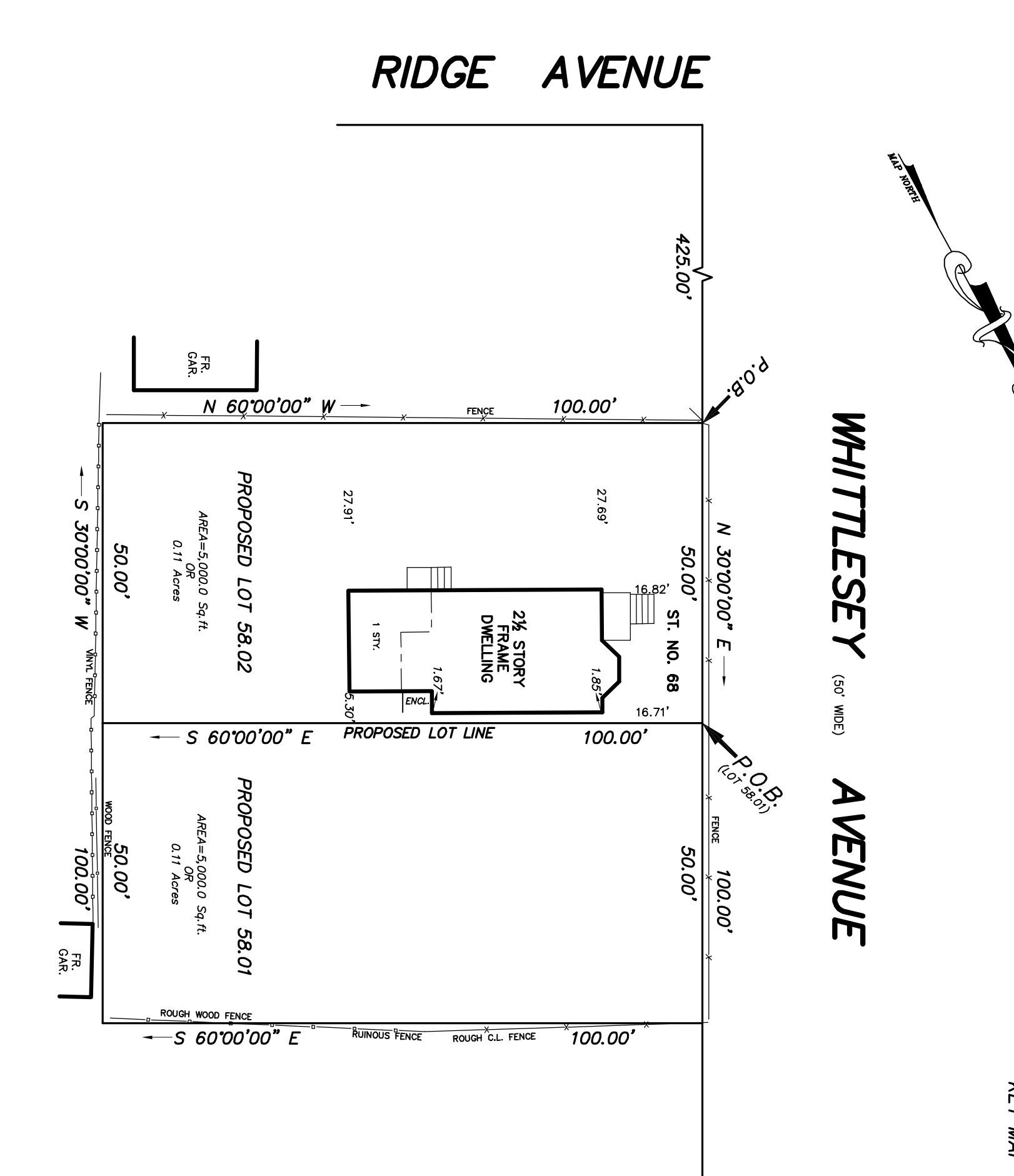
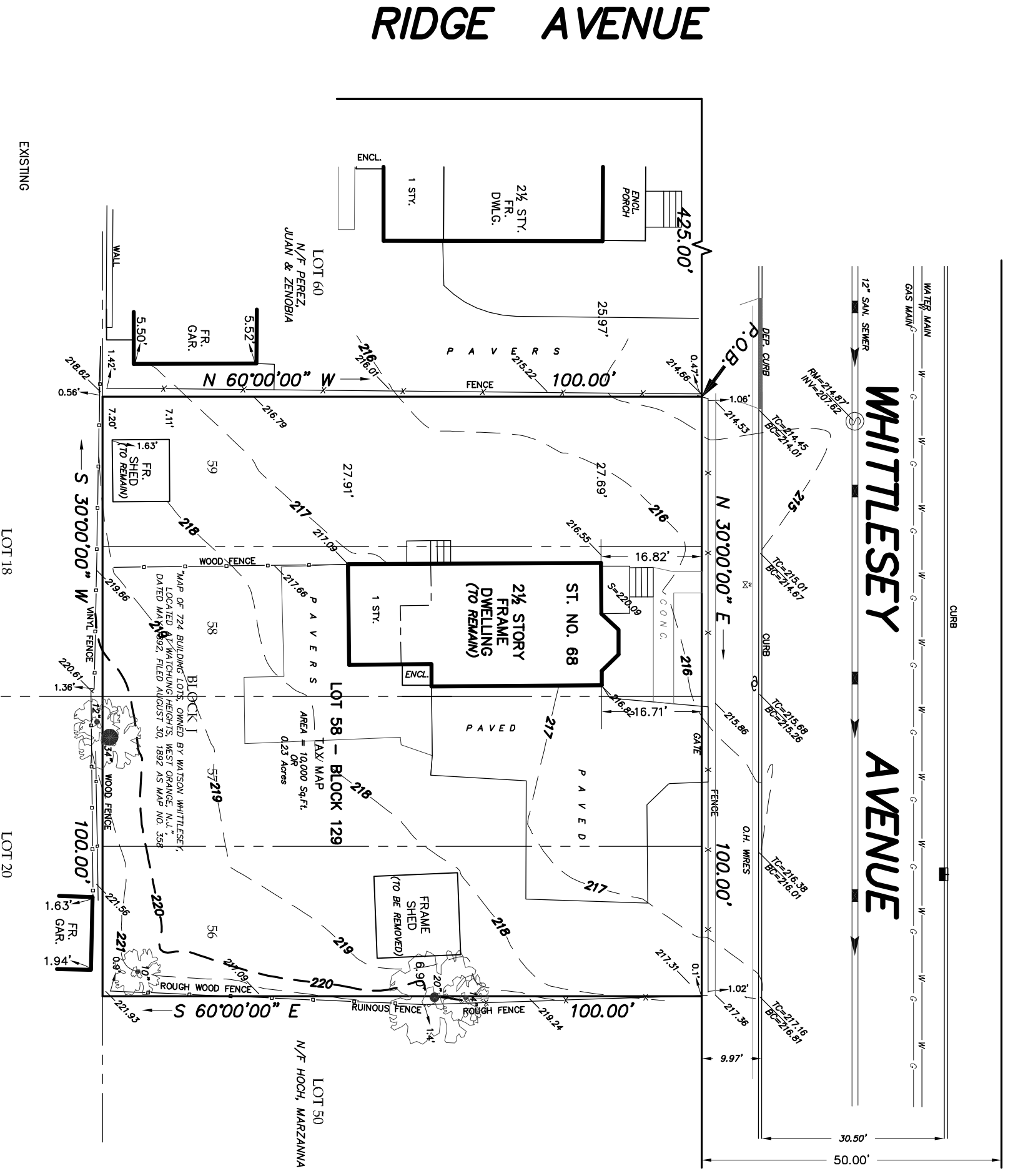
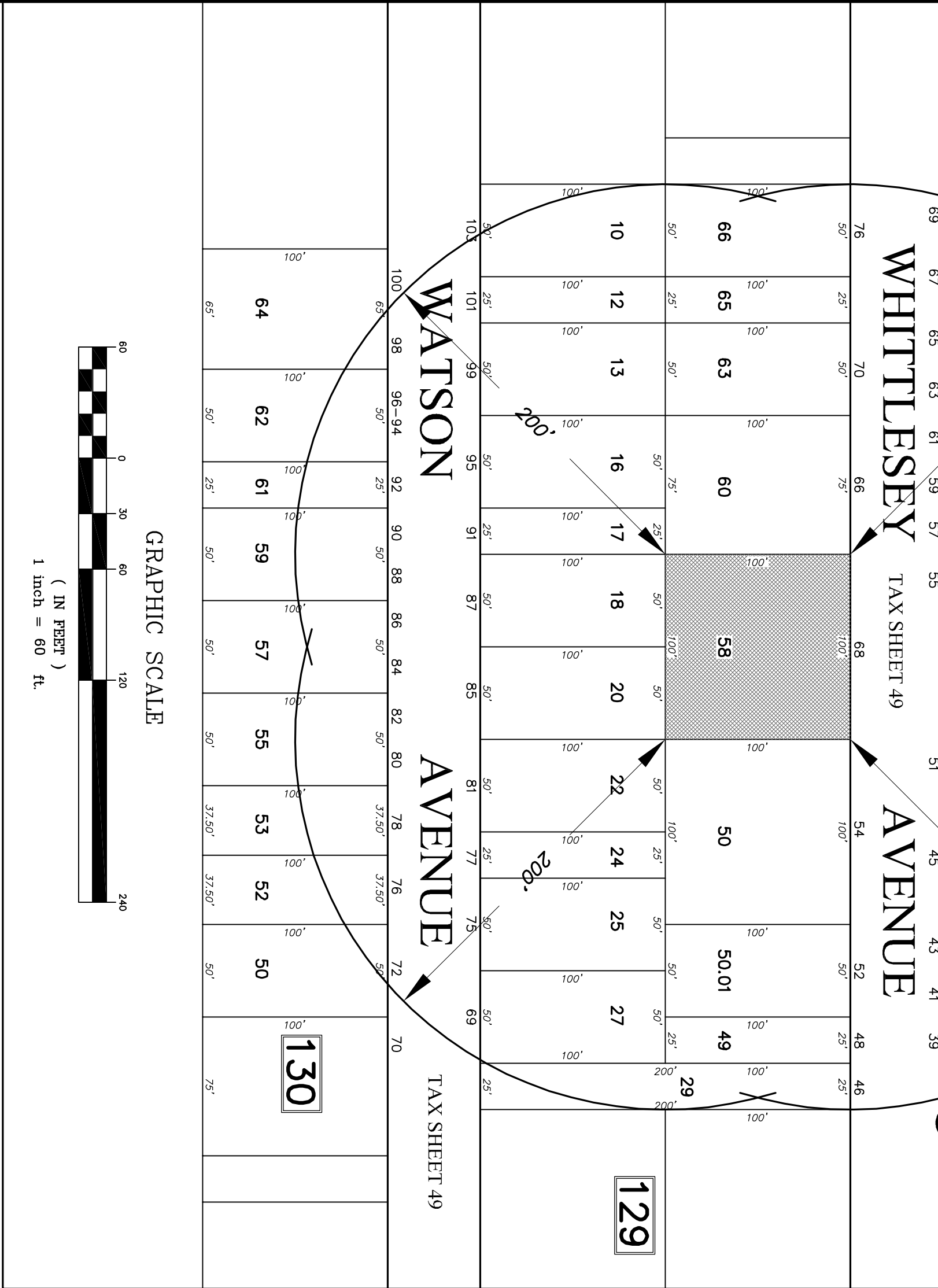
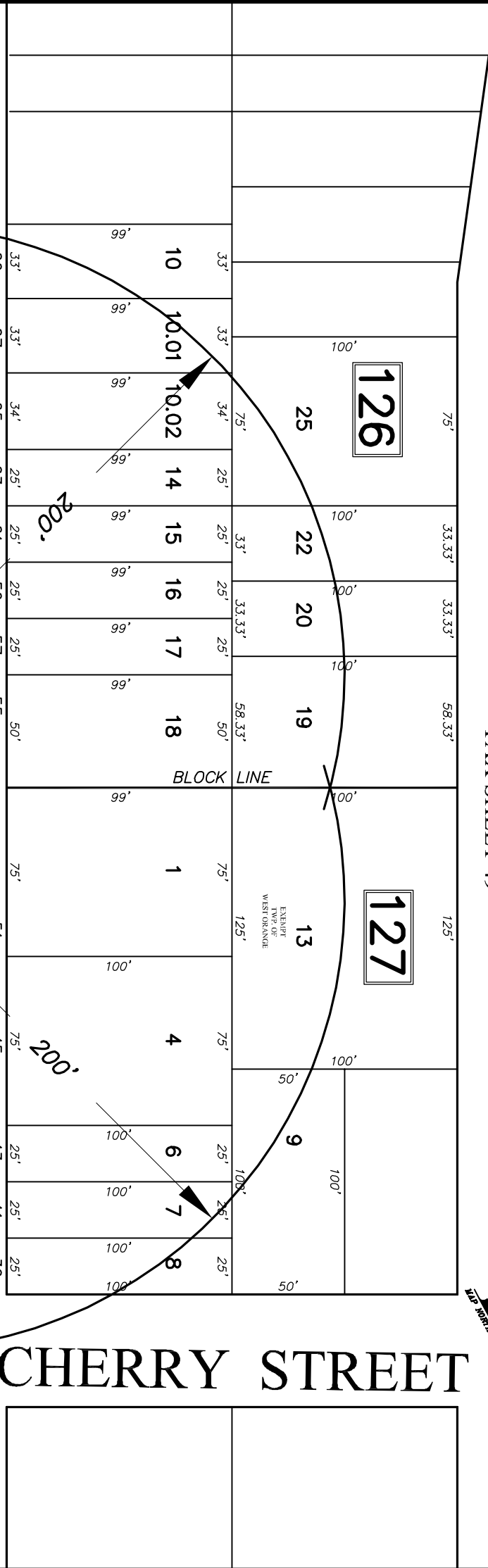




NOTES:

BOUNDARY INFORMATION IS BASED ON DEEDS PROVIDED BY THE OWNER. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR OTHER INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR OTHER INTERESTS.

ELEVATIONS HEREON ARE BASED N.A.V.D. 1988

PROPERTY CORNERS WERE PREVIOUSLY SET AS PER WRITTEN CONTRACTUAL AGREEMENT

THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITY EASEMENTS WHICH ARE NOT SHOWN

RUNOFF FROM THE FUTURE DWELLING ON PROPOSED LOT 58.01 WILL NOT BE DIRECTED ONTO ANY NEIGHBORING PROPERTIES AS STIPULATED IN SECTION 25-6-16 OF THE LAND USE REGULATIONS

ANY SETTLED OR DAMAGED SIDEWALKS ALONG THE SITE FRONTAGE OF EACH LOT SHALL BE REPLACED AS DIRECTED BY THE MUNICIPAL ENGINEER

DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES OR UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE EARTH. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR OTHER INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR OTHER INTERESTS.

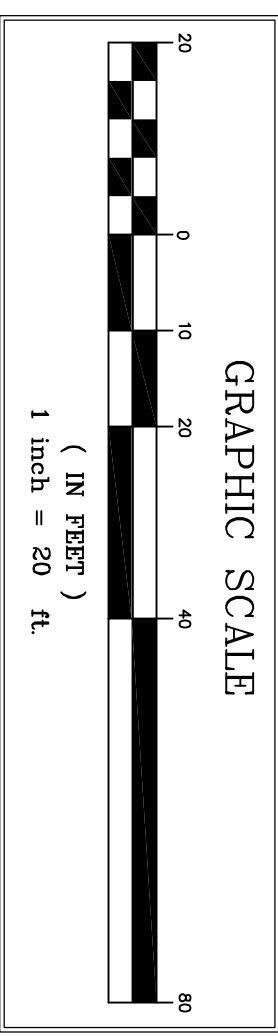
IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE SURVEYOR, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.

BULK STANDARD TABLE
ZONE R-1 TWO FAMILY RESIDENTIAL

	REQUIRED	PROPOSED	COMPLETES	PROPOSED	COMPLETES
MAXIMUM HEIGHT	2 1/2 stories exceeding 35'	2 1/2 stories exceeding 35'	YES	N/A	N/A
MINIMUM LOT AREA (sq. ft.)	7500 sq. ft.	5000 sq. ft.	NO	5000 sq. ft.	NO
MINIMUM LOT AREA PER UNIT (sq. ft.)	7500 sq. ft.	5000 sq. ft.	NO	5000 sq. ft.	NO
MINIMUM LOT WIDTH (ft.)	75 ft.	50 ft.	NO	50 ft.	NO
MINIMUM FRONT YARD (ft.)	30 ft.	16.71 ft.	NO	N/A	N/A
MINIMUM SIDE YARDS (ft.)	10 ft. + 8 ft.	27.69 ft. + 1.67 ft.	YES	N/A	N/A
MINIMUM REAR YARDS (ft.)	30 ft.	40.95 ft.	YES	N/A	N/A
MAXIMUM BUILDING COVERAGE	40 %	18.6 %	YES	N/A	N/A
MAXIMUM LOT COVERAGE	55 %	28 %	YES	N/A	N/A

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/23/25	Frame dwelling to remain	KCB
2	12/17/25	CNE COMMENTS 12/16/2025	RTW



APPROVED BY THE TOWN OF WEST ORANGE PLANNING BOARD ON: _____ DATE: _____	
BOARD CHAIRPERSON _____ DATE: _____	BOARD SECRETARY _____ DATE: _____

PROPOSED MINOR SUBDIVISION
BOUNDARY & TOPOGRAPHIC SURVEY
68 WHITTLESEY AVENUE
EXISTING TAX LOT 58 - BLOCK 129

MAP OF PROPERTY LOCATED AT WEST ORANGE, ESSEX COUNTY, N.J.	BORRIE, McDONALD & WATSON 130 WASHINGTON STREET NEW JERSEY 07033-4228-0048 (973) 428-0048
SURVEY NO. 24044C-1 OWNER/APPLICANT: JOHNNY R. PEREZ 68 WHITTLESEY AVENUE WEST ORANGE, N.J. 07052	RICHARD T. WATSON PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 34884