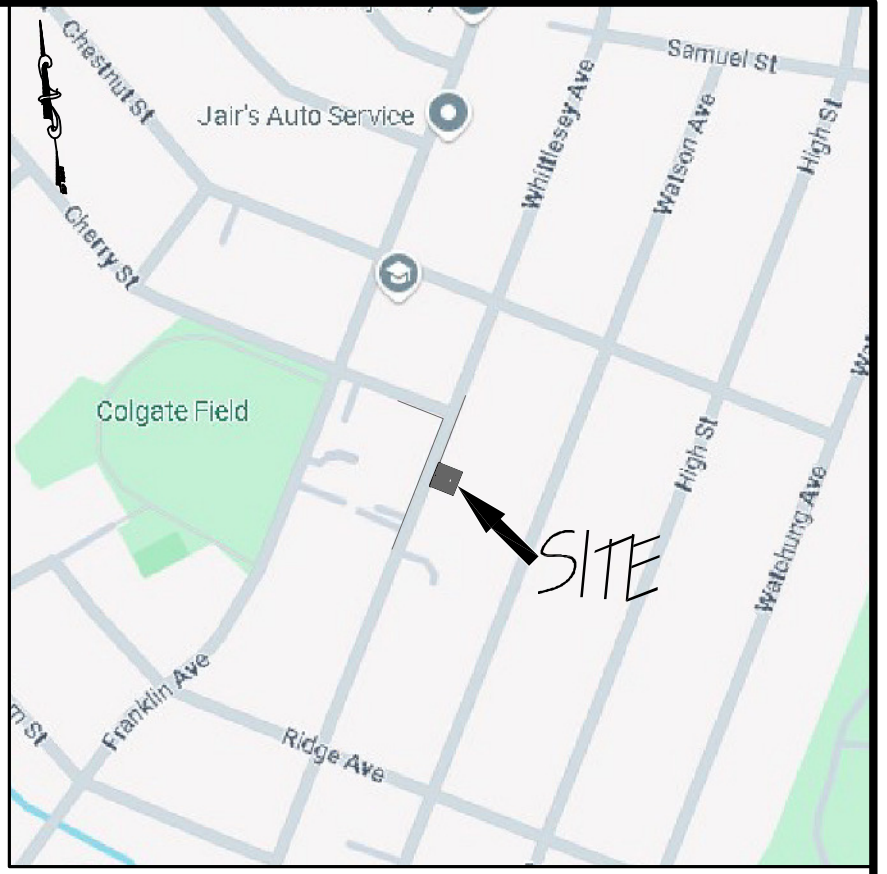
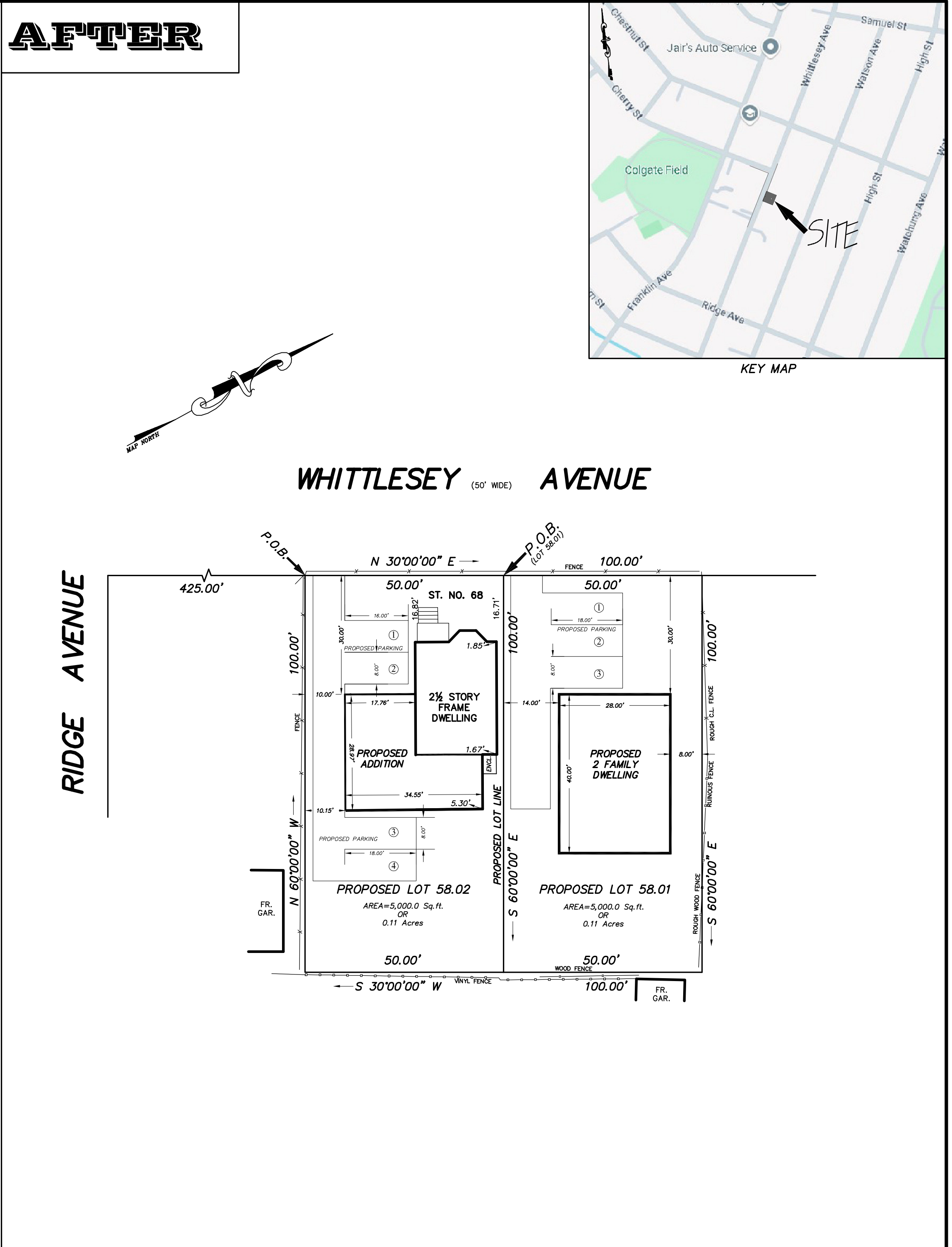
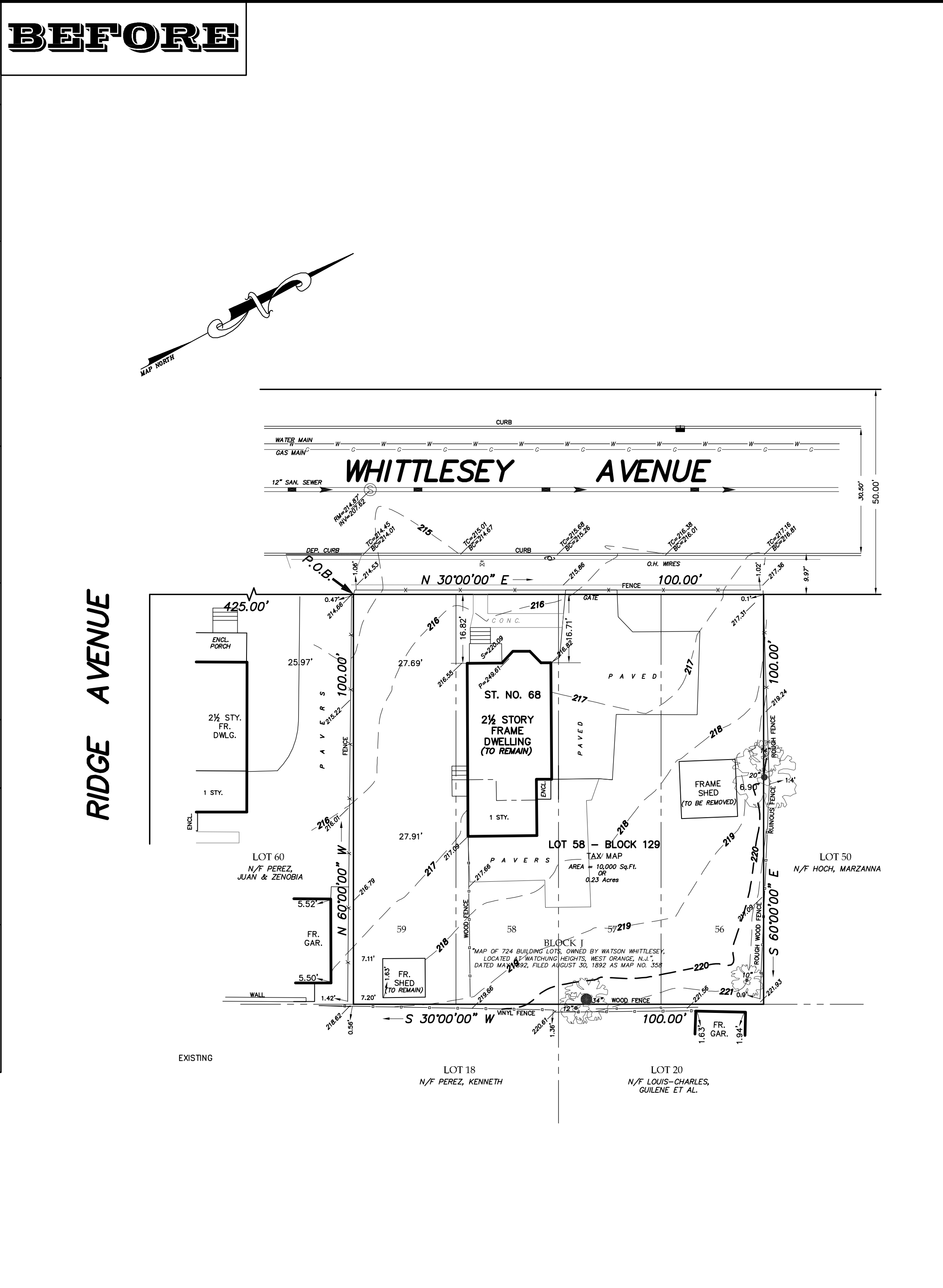
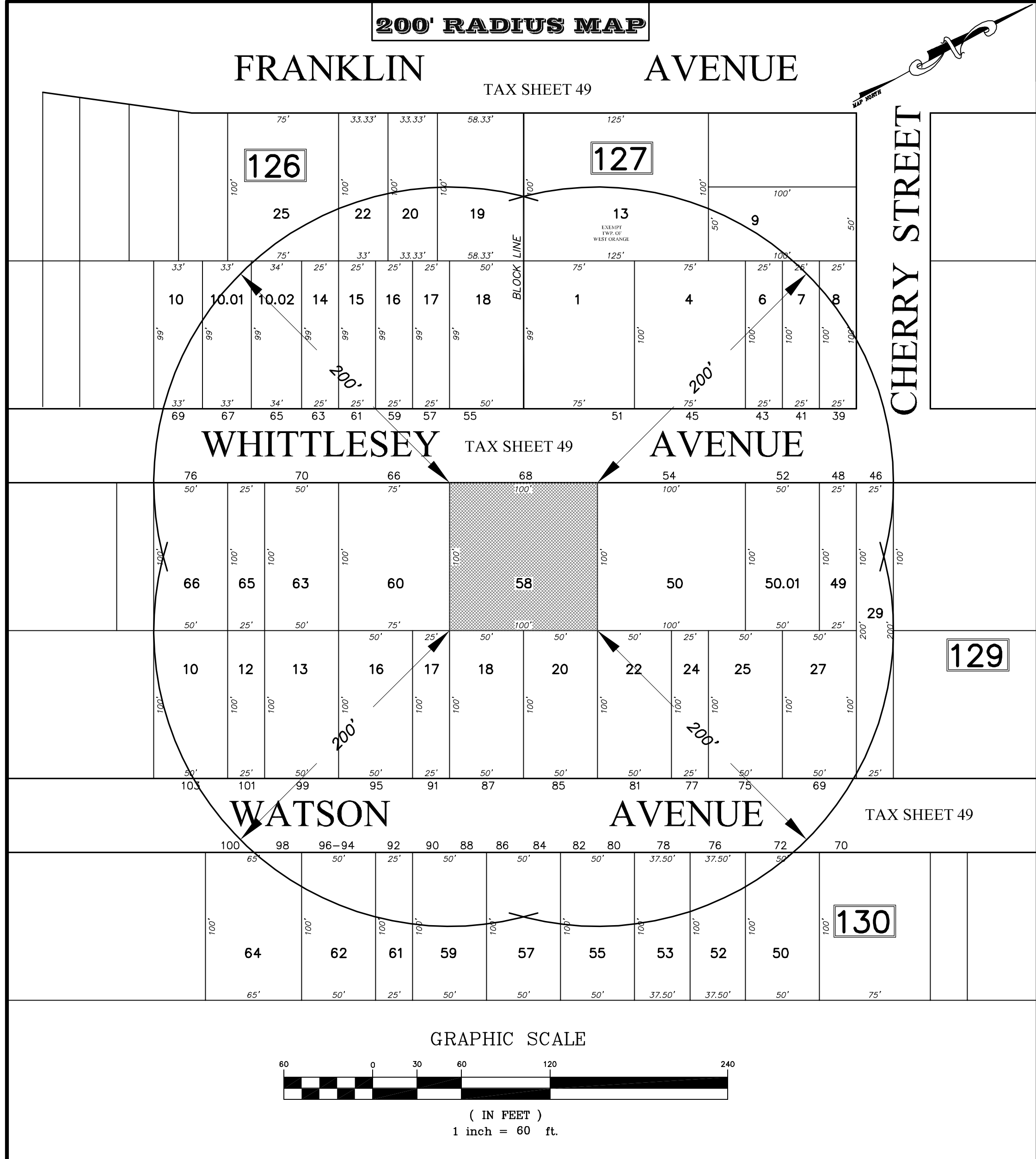




NOTES:

BOUNDARY INFORMATION IS BASED ON DEEDS PROVIDED BY THE OWNER AND MAY BE SUBJECT TO FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

ELEVATIONS HEREON ARE BASE 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 25-8.16 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 AND SURROUNDING PHYSICAL CONDITIONS, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO. THESE ITEMS MAY BE SCHEMATIC ONLY

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.

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

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

LEGEND

TC — TOP OF CURB

BC — BOTTOM OF CURB

RM — RIM

INV — INVERT

P — POLE

G — GAS VALVE

E — ELEVATION

T — TREE

C — CONTOUR

BULK STANDARD TABLE

ZONE R-T TWO FAMILY RESIDENTIAL

	REQUIRED	PROPOSED	COMPLIES	PROPOSED	COMPLIES
MAXIMUM HEIGHT	2 1/2 stories and not exceeding 35'	2 1/2 stories and not 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	30 Ft.	YES
MINIMUM SIDE YARDS (ft.)	10Ft. + 8Ft.	27.69Ft. + 1.67Ft.	NO	14Ft. + 8Ft.	YES
MINIMUM REAR YARDS (ft.)	30 Ft.	40.95 Ft.	YES	30 Ft.	YES
MAXIMUM BUILDING COVERAGE	40 %	27.0 %	YES	22.4%	YES
MAXIMUM LOT COVERAGE	55 %	50 %	YES	42.8%	YES

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/23/25	Frame dwelling to remain	KCB
2	12/17/25	CME COMMENTS 12/16/2025	RTW
3	7/1/2026	Revised Bulk Table	KCB

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.

SURVEY NO. 24044C-1B

OWNER/APPLICANT: JOHN R. PEREZ 68 WHITTLESEY AVENUE WEST ORANGE, N.J. 07052

BORRIE, McDONALD & WATSON LAND SURVEYORS 130 WASHINGTON STREET BLOOMFIELD, N.J. 07003 (973)429-0049

RICHARD T. WATSON RICHARD T. WATSON PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 34884

DATE JULY 7, 2025. SCALE 1"= 20'