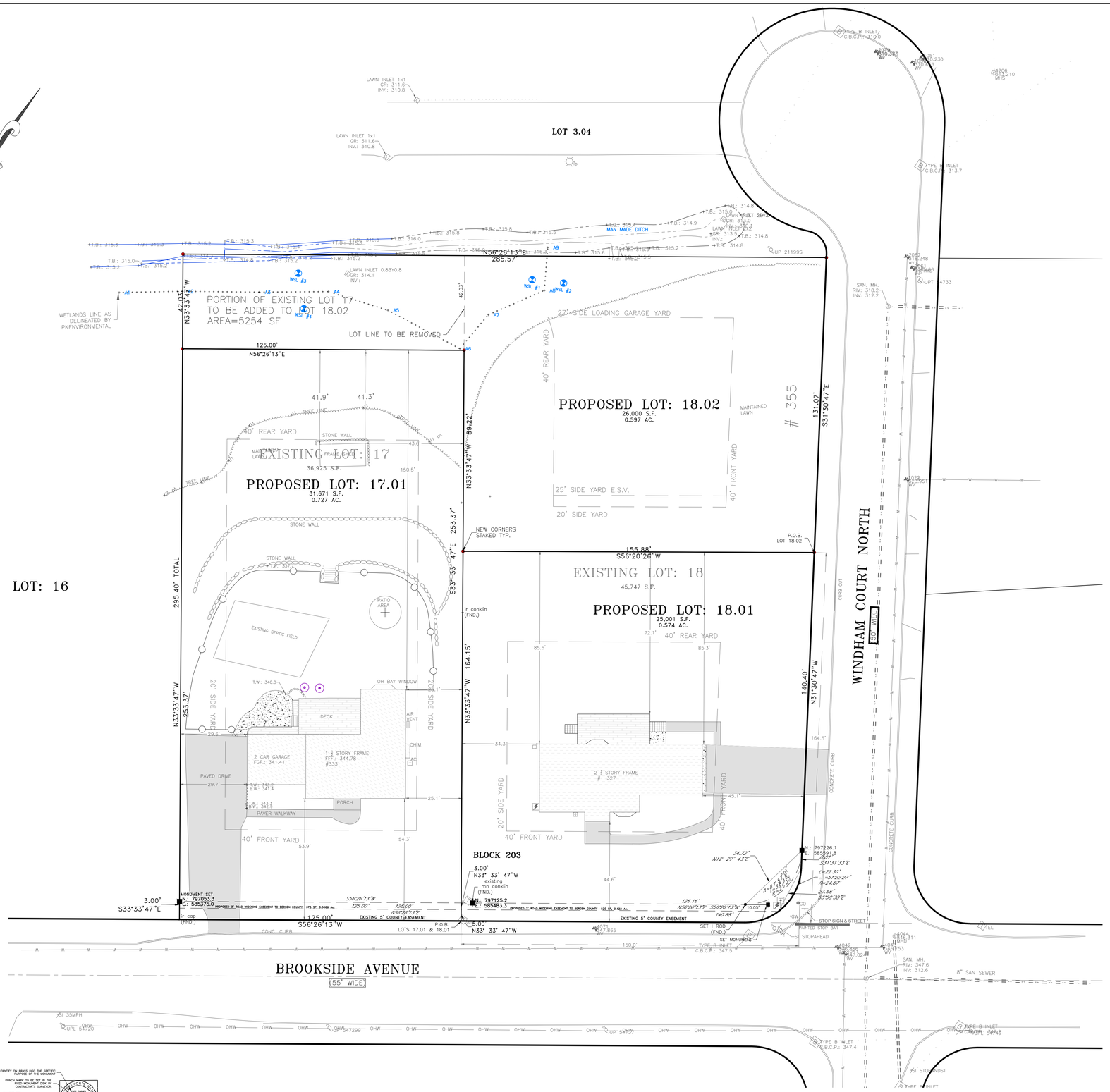
NJ STATE PLANE NAD83
LOT 3.04
LAWN INLET 1x1
GR: 311.6
INV.: 310.8
MAN MADE DITCH
N56°26'13"E
285.57'
PORTION OF EXISTING LOT 17
TO BE ADDED TO LOT 18.02
AREA=5254 SF
WETLANDS LINE AS
DELINEATED BY
PKENVIRONMENTAL
LOT LINE TO BE REMOVED
N33°33'47"W
42.03'
125.00'
N56°26'13"E
41.9'
41.3'
40' REAR YARD
STONE WALL
EXISTING LOT: 17
36,925 S.F.
150.5'
PROPOSED LOT: 17.01
31,671 S.F.
0.727 AC.
N33°33'47"W 89.22'
253.37'
295.40' TOTAL
S33°33'47"E
NEW CORNERS
STAKED TYP.
LOT: 16
STONE WALL
PATIO
AREA
EXISTING SEPTIC FIELD
OH BAY WINDOW
DECK
AIR
VENT
CHIM.
2 CAR GARAGE
FGF.: 341.41
1 3/4 STORY FRAME
FFF.: 344.78
#333
PAVED DRIVE
PORCH
PAVER WALKWAY
20' SIDE YARD
40' FRONT YARD
53.9'
54.3'
N33°33'47"W 164.15'
PROPOSED LOT: 18.02
26,000 S.F.
0.597 AC.
27' SIDE LOADING GARAGE YARD
40' REAR YARD
MAINTAINED
LAWN
355
40' FRONT YARD
25' SIDE YARD E.S.V.
20' SIDE YARD
131.07'
S31°30'47"E
155.88'
S56°20'26"W
P.O.B.
LOT 18.02
EXISTING LOT: 18
45,747 S.F.
PROPOSED LOT: 18.01
25,001 S.F.
0.574 AC.
40' REAR YARD
85.6'
85.3'
2 1/4 STORY FRAME
327
20' SIDE YARD
40' FRONT YARD
44.6'
45.1'
140.40'
N31°30'47"W
164.5'
CONCRETE CURB
WINDHAM COURT NORTH
(50' WIDE)
BLOCK 203
3.00'
N33° 33' 47"W
existing
mn conklin
(FND.)
3.00'
S33°33'47"E
MONUMENT SET
N: 797053.3
E: 585375.0
PROPOSED 2' ROAD WIDENING EASEMENT TO BERGEN COUNTY 373 SF, 0.0086 Ac.
PROPOSED 2' ROAD WIDENING EASEMENT TO BERGEN COUNTY 520 SF, 0.0122 Ac.
S56°26'13"W
125.00'
EXISTING 5' COUNTY EASEMENT
P.O.B.
LOTS 17.01 & 18.01
5.00
N33° 33' 47"W
SET 1 ROD
(FND.)
SET MONUMENT
N: 797226.1
E: 585591.8
N12° 37' 43"E
34.72'
R=24.87'
31.56'
S33°58'30"E
STOP SIGN & STREET
PAINTED STOP BAR
STOPHEAD
CONC. CURB
BROOKSIDE AVENUE
(55' WIDE)
8" SAN SEWER
SAN. MH.
RIM: 347.6
INV: 312.6
TYPE B INLET
C.B.C.P.: 347.4
TYPE B INLET
C.B.C.P.: 347.5
TYPE B INLET
C.B.C.P.: 313.7
TYPE B INLET
C.B.C.P.: 310.0
SAN. MH.
RIM: 318.2
INV: 312.2
CURB CUT
CONCRETE CURB
25' SIDE YARD
40' FRONT YARD
45.1'
25' SIDE YARD
40' FRONT YARD
53.1'
25.1'
29.7'
29.6'
20' SIDE YARD
253.37'
S33°33'47"W
164.15'
S33°33'47"W
140.40'
N31°30'47"W
131.07'
S31°30'47"E
155.88'
S56°20'26"W
P.O.B.
LOT 18.02
EXISTING LOT: 18
45,747 S.F.
PROPOSED LOT: 18.01
25,001 S.F.
0.574 AC.
PROPOSED LOT: 18.02
26,000 S.F.
0.597 AC.
EXISTING LOT: 17
36,925 S.F.
PROPOSED LOT: 17.01
31,671 S.F.
0.727 AC.
355
WINDHAM COURT NORTH
(50' WIDE)
BROOKSIDE AVENUE
(55' WIDE)
8" SAN SEWER
SAN. MH.
RIM: 347.6
INV: 312.6
TYPE B INLET
C.B.C.P.: 347.4
TYPE B INLET
C.B.C.P.: 347.5
TYPE B INLET
C.B.C.P.: 313.7
TYPE B INLET
C.B.C.P.: 310.0
SAN. MH.
RIM: 318.2
INV: 312.2
CONCRETE CURB
CONC. CURB
TEL
CATV
SIGN
STOP