

200' RADIUS AREA MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY LINE
- OVERHEAD WIRES
- CURB LINE
- DROP CURB
- FENCE
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- SON POST
- LIGHT POLE
- UTILITY POLE WITH CONDUIT
- CONCRETE
- ASPHALT
- ADA DETECTION PAD
- SANITARY MAN HOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNMARKED MANHOLE
- STORM DRAIN MANHOLE
- DIRECTION OF SEWER FLOW
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- MONITORING WELL
- IRRIG. CONTROL VALVE
- UNMARKED VALVE
- OIL FILL CAP
- CLEAN OUT
- PARKING METER
- TRAFFIC LIGHT
- DECIDUOUS TREE (DIAMETER)
- EVERGREEN TREE (DIAMETER)

GENERAL NOTES

- Locations and types of utilities shown herein are derived from field location and available utility maps. Prior to any excavation contact the Township of Verona Engineers office, sewer and water department for the exact carriers of telephone and cable, and Public Service Electric & Gas Co.
- For location, depth and location of utilities you must call 800-272-1000
- All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System (GPS) data collected by the Township of Verona Engineers office, and are subject to change without notice. All elevations are in feet above sea level (FASL) and are positioned at NHT.
- Total project area = 10,814 sq. ft. or 0.248 acres.
- This survey is subject to the facts and findings of a complete title search.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- Per the National Flood Insurance Program Map No. 54013, COMB F, the subject property is located in Flood Hazard Zone A, which is subject to flooding in Zone A and does not fall in a Special Flood Hazard Area.

DESCRIPTIONS

- Proposed Lot 42*
- BEGINNING** at a point on the eastern side of the eastern side of Parkhurst Place, said point being distant 108.14 feet from the corner formed by the intersection of the eastern side of Parkhurst Place with the northerly side of Pine Street, thence running
- Northerly along the said eastern side of Parkhurst Place, North 28 degrees 49 minutes 00 seconds East, 54.07 feet to a point, thence
 - South 61 degrees 11 minutes 00 seconds East, 100.00 feet to a point, thence
 - South 28 degrees 49 minutes 00 seconds West, 54.07 feet to a point, thence
 - North 61 degrees 11 minutes 00 seconds West, 100.00 feet to the **POINT AND PLACE OF BEGINNING.**
- The above described parcel contains 5,407 square feet or 0.124 acres of land.

- Existing Lot 42*
- BEGINNING** at a point on the eastern side of Parkhurst Place, said point being distant 108.14 feet from the corner formed by the intersection of the eastern side of Parkhurst Place with the northerly side of Pine Street, thence running
- Northerly along the said eastern side of Parkhurst Place, North 28 degrees 49 minutes 00 seconds East, 54.07 feet to a point, thence
 - South 61 degrees 11 minutes 00 seconds East, 100.00 feet to a point, thence
 - South 28 degrees 49 minutes 00 seconds West, 108.14 feet to a point, thence
 - North 61 degrees 11 minutes 00 seconds West, 100.00 feet to the **POINT AND PLACE OF BEGINNING.**
- The above described parcel contains 10,814 square feet or 0.248 acres of land.

R-70	REQUIRED	EXISTING LOT 42	PROPOSED LOT 42.01	PROPOSED LOT 42.02
MINIMUM LOT SIZE (SQ. FT.)	8,400	10,814	5,407	5,407
MINIMUM LOT WIDTH (FT.)	70	108.14	54.07	54.07
MINIMUM FRONT YARD SETBACK (FT.)	30	14.0	14.0	14.0
MINIMUM SIDE YARD SETBACK (FT.) (one)	8	1.9	1.9	1.9
MINIMUM SIDE YARD SETBACK COMBINED (FT.)	18	75.3	21.2	39.2
MINIMUM REAR YARD SETBACK COMBINED (% OF LOT WIDTH)	30	45.5	25/27.1	45.5
MINIMUM BUILDING HEIGHT (stories/ft)	2.5/20	2.5/27.1	2.5/27.1	2.5/27.1
MAXIMUM BUILDING LOT COVERAGE (%)	20	10.1	16.7	30.1
MAXIMUM IMPROVED LOT COVERAGE (%)	35	16.7	16.7	30.1
MAXIMUM FLOOR-AREA-RATIO (%)	N/A	N/A	N/A	N/A

* VARIANCE REQUIRED
* VARIANCE NOT FORMING CONDITION
PROPOSED LOT COVERAGE FOR LOT 42.02 IS BASED ON NO CHANGES

TOPOGRAPHIC SURVEY & MINOR SUBDIVISION
OF
EXISTING LOT 42 IN BLOCK 1604
TOWNSHIP OF VERONA
ESSEX COUNTY
NEW JERSEY

PREPARED BY:
MITCHELL MCGREGOR CONTRACTING, LLC
870 FOUNTAIN AVENUE, SUITE B1
MONTICELLO, NJ 07042
TEL: (973) 857-3300 FAX: (973) 857-3608
WWW.MITCHELLMCGREGOR.COM

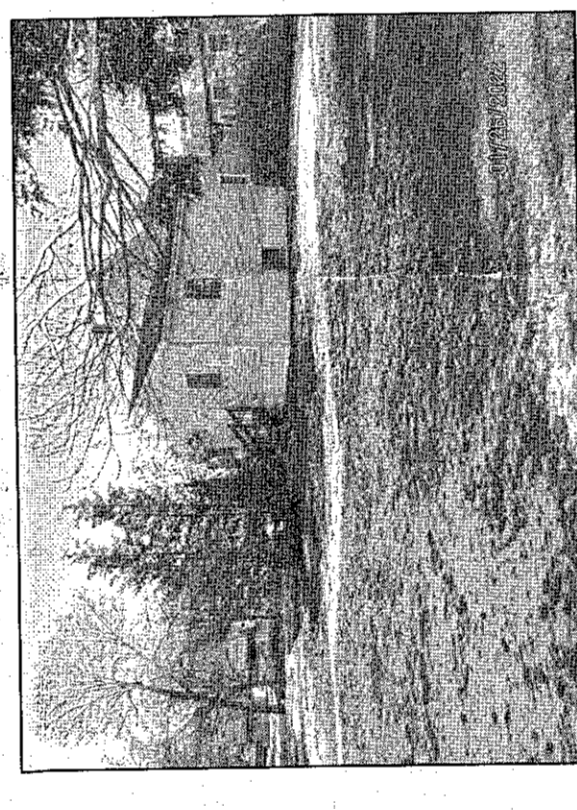
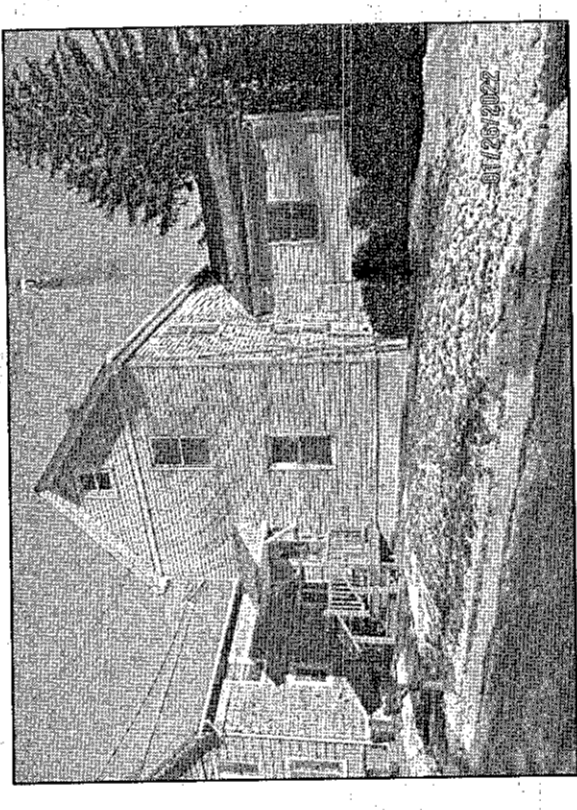
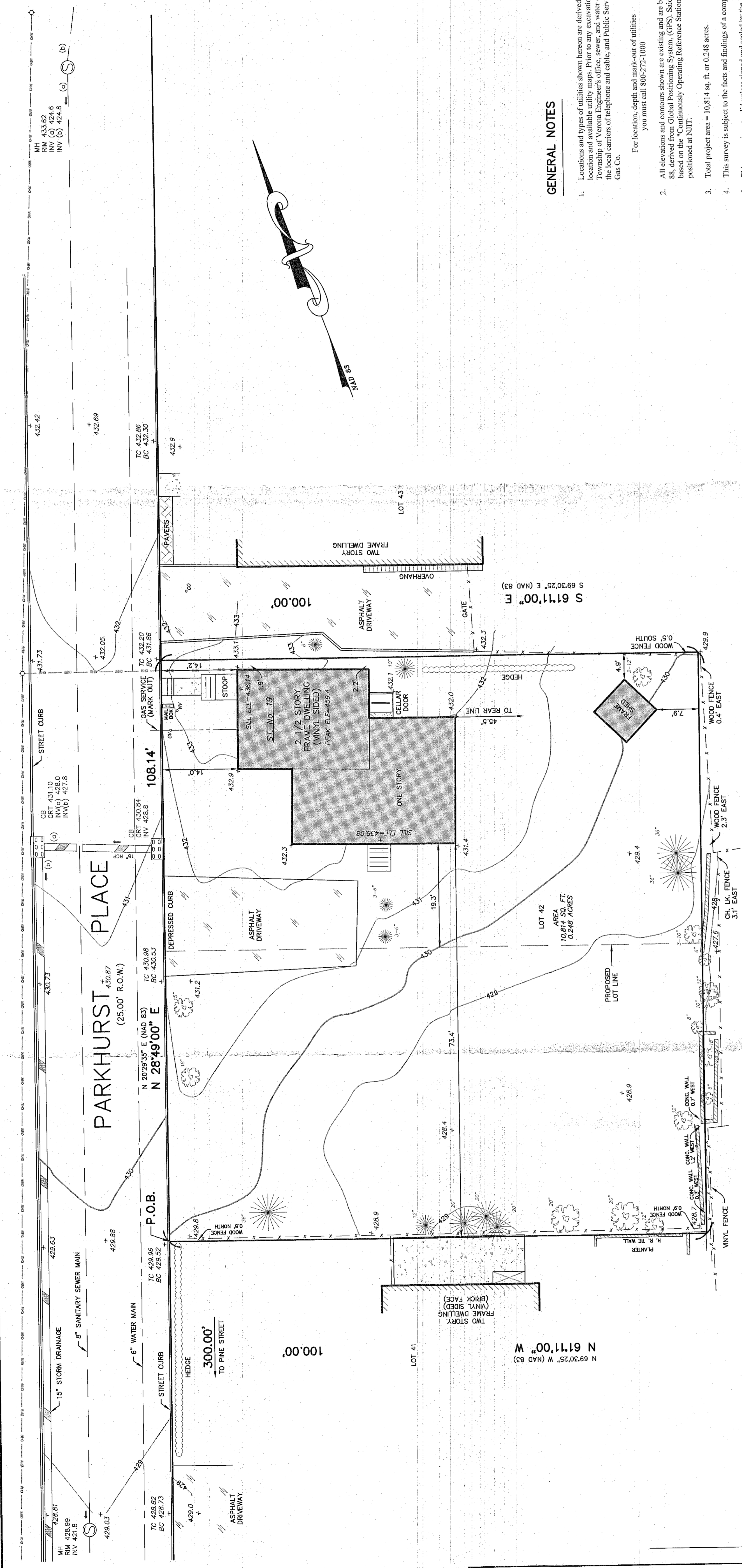
PROQUEST
MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12527

PROQUEST SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSE NO. 55085

DATE: 06-26-2022
SCALE: 1" = 10'
JOB NO.: 55085

SHEET 1 OF 1

**MAP OF
17-19 PARKHURST PLACE
VERONA, NJ**



SITE PHOTOS

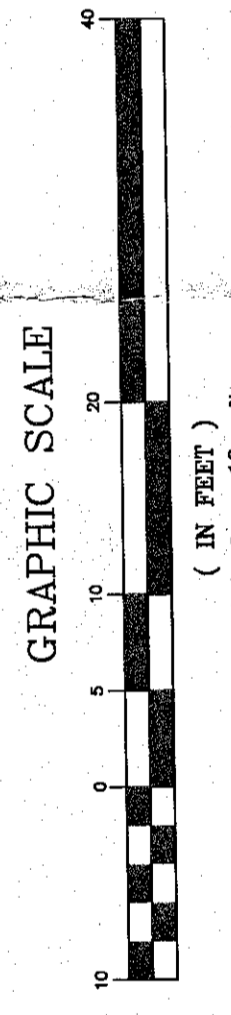
This minor subdivision has been reviewed and approved by the Verona Planning Board.

Chairperson of the Planning Board _____ Date _____

Secretary of the Planning Board _____ Date _____

This map was approved by the Essex County Planning Board on _____ Date _____

Secretary, Essex County Planning Board _____ Date _____



N: 729550.69
E: 565555.04
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