



T.M. LOT 20
BLOCK 208
24,314± S.F.
0.558 AC.

T.M. LOT 21

N36°18'00"W 238.47'

T.M. LOT 31

EXISTING DUMPSTER
AREA TO BE
REMOVED

6" PVC LEAD-AR DRAIN
AT 1.0% MIN.
PVC TO BE SCH 40

TW 246.0
BW 240.0

S47°53'00"W 99.72'

3.2' IN
FENCE
2.7' IN

FENCE
0.8' IN

TW 246.0
BW 240.0

T.M. LOT 14

2'x2' YARD DRAIN
GRATE 237.8
INV 235.0

PROPOSED GRASS
CRETE AREA
PROPOSED AREA
FOR SNOW REMOVAL

T.M. LOT 15

S35°03'00"E 187.69'

THERE ARE 6 EXISTING WALL
MOUNTED LIGHTS ALONG
DRIVEWAY TO BE REPLACED
WITH 5 NEW LED WALL
MOUNTED LIGHTS SEE DETAIL

6" PVC SCH 40
OVERFLOW DRAIN

SHINGTON
STREET
50' R.O.W.
UNIMPROVED

12' WIDE ACCESS
EASEMENT DEED
Bk. 3637 Pg. 939 &
Bk. 3637 Pg. 927

15' WIDE SANITARY
SEWER EASEMENT
PER TAX MAP & REFERENCE
IN DEED
(Bk. 3637 Pg. 927)

SITE PLAN
FOR
LOT 20
BLOCK 203
389-391 SPRINGFIELD AVENUE
TOWNSHIP OF
BERKELEY HEIGHTS
UNION COUNTY
NEW JERSEY
GRADING PLAN

SPRINGFIELD AVENUE
60' R.O.W.

N46°00'00"E 100.00'

DI GR 225.37
INV 223.17

PK DISK
INV 223.82

PK DISK
INV 223.82

P.O.B.

PROPOSED AC/HEAT
PUMP RACK ON
GRAVEL BASE

CONC. PAD TO
BE REMOVED AND
REPLACED WITH GRAVEL

3 STORY
BRICK
BUILDING
No. 389

TRASH ENCLOSURE
W/6 FT HIGH
STOCKADE FENCE

NEW WALL
MOUNTED LIGHTS
AT OPENING

ELEVATED WALK WAY

16' WIDE ACCESS
EASEMENT PER
DEED
Bk. 3637 Pg. 929

PK DISK

PAVED

S40°44'00"

CURB

UTILITY POLE
1/2 BAR
FND

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