PLAINFIELD AVENUE
(60' WIDE R.O.W.)

DEED BOOK 5944 PAGE 418

EXISTING CONC. CURB
PROPOSED CONC. SIDEWALK
POLE
OVERHEAD WIRES
EXISTING 10" SANITARY SEWER
MH
EXIST. CONCRETE SIDEWALK
EXIST. CONCRETE CURB
DRAIN INLET
DRAIN INLET INV 324.13
N 3° 03' 40" E 78.68'
L=215.08'
R=415.93'
L=174.16'
L=40.87'
N7°22'20"E 40.08'
N7°22'20"E 6.00'
N78°59'10"W
4.95'
PAVED DRIVE
L=39.27'
GRAVEL DRIVE
EXISTING CONCRETE CURB
EXIST. PAINTED CROSSWALK
26' 34' W 66.95'
PROPOSED SIGHT EASEMENT
50' FRONT YARD
PROPOSED LOT 32.02
20,327 SF
0.47 ACRES
1 1/2 STORY FRAME DWELLING No. 576
184.20'
20' REAR YARD
R=63.00'
L=63.75'
EXIST. ADA RAMP
SIGN
LIGHT
END OF EXISTING CONC. SIDEWALK (BEGIN NEW CONC. SIDEWALK)
N 45°24'13" E 155.00'
15' REAR YARD REQUESTED VARIANCE
50' FRONT YARD
12' SIDE
30' SIDE
78.50'
N 03°03'40" E
FRAME GARAGE
38.07'
25.7'
2.4'
72.1'
N 86°56'20" W 165.00'
151.93'
188.97'
232.95
N 88° 47' 30" W
LOT 33
LOT 34
N7°22'20"E 11.00'
N 80°23'40" W
113.30'
129.73'
N 09°36'20" E 98.45'
28.02'
152.09'
N 78°59'10" W
159.37'
20.0'
267.28'
S 78° 59' 10" E
PROPOSED LOT 32.03
42,400 SF
0.97 ACRES
40.0' DRAINAGE EASEMENT
134.48'
12' SIDE
N 80°23'40" W
LOT 35
34.81'
R100'
A47.24'
R150'
A70.86'
S 65°59'40" W
29.43'
R25'
A30.77'
N 7° 22' 20" E
31.36'
OBVI. UNSAFE SIGHT LINE
A84.2'
R50.2'
S 65°59'40" W
100.14'
116.41'
N 13° 57' 50" E
60.16'
DRAINAGE EASEMENT
32.64'
LOT 36
164.59'
01°57'00" W
L=18.66'(D)
DRAINAGE EASEMENT
84.55'
82.0'
4.0'
40' REAR YARD
214.22'
S 78° 59' 10" E
179.58'
39.28'
S 24°00'20" E
R50'
A81.42'
R50'
A53.01'
DRAINAGE EASEMENT
35.23'
50' FRONT YARD
34.0'
36' FRONT YARD
12' SIDE
12' SIDE
154.31'
N 62°41'00" E
PROPOSED LOT 32.04
25,534 SF
0.59 ACRES
40' REAR YARD
86.11'
181.89'
136.88'
N 87°19'45" W
40' REAR YARD
PROPOSED LOT 32.05
19,517 SF
0.45 ACRES
12' SIDE
112.01'
S 2° 40' 15" W 380.01'

MOUNTAIN AVENUE
(60' WIDE R.O.W.)

POLE
DRAIN INLET
MANHOLE
DRAIN INLET
GR 186.75
INV 182.69
INV 182.69
EXISTING CONCRETE CURB
EXISTING CONCRETE INLET
EXISTING CONC. APRON
DRAIN INLET
WM
SIGN
EXISTING CONC. APRON
N 84° 32' 30" W 300.10'
2 STORY MASONRY BUILDING
81.0'
50' FRONT YARD
90.5'
50.0'
PORTION OF EXISTING FENCE TO BE REMOVED AND NEW FENCE TO BE INSTALLED
DRAIN INLET
PAVED PARKING LOT
40' REAR YARD
145.4'
BLOCK 2006
LOT 32.01
128,372 SF
2.95 AC.
BLOCK 2006
LOT 32
259,748 SF
5.963 AC.
30' SIDE
12' SIDE
S 3° 12' 00" W 226.75'
LOT 31
LOT 26
HAMILTON TERRACE SCHOOL

NOTE: HOUSES AND GRADING SHOWN ON PROPOSED LOTS ARE CONCEPTUAL ONLY. A DETAILED GRADING PLAN WILL BE PREPARED AS PART OF THE BUILDING PERMIT APPLICATION.

DRAWN BY:	CHECKED BY:
SP	WGH

JOB No. 14-026

BOOK

SCALE 1" = 30'

GRAPHIC SCALE

DATE APRIL 30, 2021

REVISIONS
OCTOBER 20, 2021
JANUARY 12, 2022
SEPTEMBER 9, 2022
SEPTEMBER 30, 2022
DECEMBER 6, 2022 SIGHT LINE

CERTIFICATE OF AUTHORIZATION
No. 24GA27959700

NOTES

Murphy & Hollows Associates LLC
CIVIL ENGINEERING AND SURVEYING
331 ELM STREET, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

FINAL MAJOR SUBDIVISION PLAN
WESTMINSTER PRESBYTERIAN CHURCH
LOT 32 BLOCK 2006
MOUNTAIN AVENUE &
PLAINFIELD AVENUE
TOWNSHIP OF
BERKELEY HEIGHTS
UNION COUNTY
NEW JERSEY
LAYOUT PLAN

AIDAN T. MURPHY
N.J. LIC. PROFESSIONAL ENGINEER #21319
N.J. PROFESSIONAL PLANNER #2531

WILLIAM G. HOLLOWS
N.J. LIC. PROFESSIONAL ENGINEER
& LAND SURVEYOR #27473
N.J. PROFESSIONAL PLANNER #2530

FILE	SHEET
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