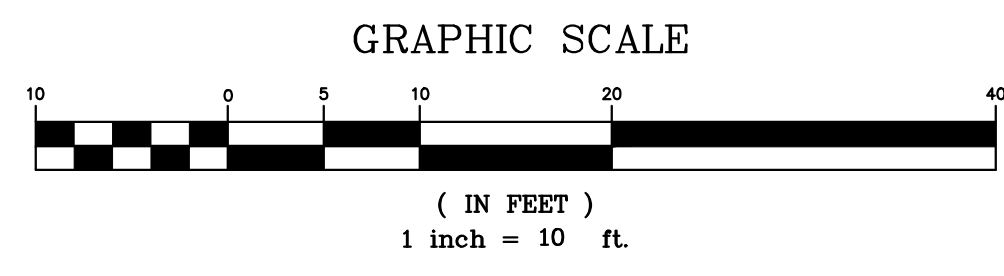


- GENERAL NOTES:**
- THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:
EKA ASSOCIATES, P.A.
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED 12-4-2019
 - THIS PARCEL IS KNOWN AS TAX ACCOUNTS 12-411 AS SHOWN IN BOOK 6, PAGE 22 OF THE TAX MAPS OF THE CITY OF ELIZABETH.
 - AREA OF PARCEL = 7,094 S.F. OR 0.16 ACRES
 - THIS PARCEL IS LOCATED ENTIRELY IN THE R-3A ZONE AS SHOWN ON THE ZONING MAP OF THE CITY OF ELIZABETH.
 - THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
 - IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
 - NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. ALSO NO DETERMINATION OF DEPTH TO GROUND WATER WAS MADE. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
 - DATUM INFORMATION: ELEVATIONS SHOWN ON THIS PLANE ARE BASED UPON THE N.A.M.D. 1988 DATUM AS USED ON THE "CITY OF ELIZABETH SEWER COLLECTION SYSTEM" PLANS, DATED JANUARY 2018. THE LOCAL BENCHMARK IS THE RIM OF A SEWER MANHOLE LOCATED IN THE CENTER OF JEFFERSON AVENUE, APPROXIMATELY 17.0' NORTHEASTERLY OF THE SOUTHEASTERLY CORNER OF TAX ACCOUNT 12-411. RIM ELEVATION = 39.95
 - DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
 - THIS IS A MINOR SUBDIVISION PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
 - THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
 - CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE WHEN AVAILABLE. CONTRACTOR TO COORDINATE ANY UTILITY DISCONNECTS WITH LOCAL UTILITY.
 - ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
- NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS CURRENTLY AMENDED.
- CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - ANY MATERIALS OR DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE & FEDERAL REGULATIONS.
 - ANY EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM 5" TOPSOIL, SEED AND MULCH.
 - THIS SITE IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER FIRM MAP No. 34039C0024F, DATED SEPTEMBER 20, 2006.
 - TOTAL EXISTING IMPERVIOUS COVERAGE=1,444 S.F. (EXCLUDES GRAVEL)
PROPOSED LOT A COVERAGE=1,643 S.F. (EXCLUDES GRAVEL)
PROPOSED LOT B COVERAGE=1,594 S.F.
TOTAL PROPOSED IMPERVIOUS COVERAGE=3,237 S.F. (EXCLUDES GRAVEL)
TOTAL NET INCREASE IN IMPERVIOUS COVERAGE = 1,793 S.F.
 - ALL ROOF LEADERS FROM PROPOSED DWELLING SHALL BE CONNECTED TO DRYWELL SYSTEM.

LOUISA STREET
(60' RIGHT OF WAY)

JEFFERSON AVENUE
(70' RIGHT OF WAY)



SHEET TITLE	ISSUED	REVISED
1 MINOR SUBDIVISION PLAN	1/14/20	-
2 GRADING, DRAINAGE & UTILITY PLAN	1/14/20	-
1 OF 1 BOUNDARY & TOPOGRAPHIC SURVEY	12/4/19	-

MINOR SUBDIVISION PLAN
MINOR SUBDIVISION
TAX ACCOUNT 12-411
CITY OF ELIZABETH, UNION COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.
Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISIONS:

James R. Watson 1/14/20
JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 30726
PROFESSIONAL PLANNER N.J. LICENSE NO. 3363

Job No. 847344 Date 1/14/20 Scale 1" = 10' Drawn SK Map No. FILE Sheet 1 of 2