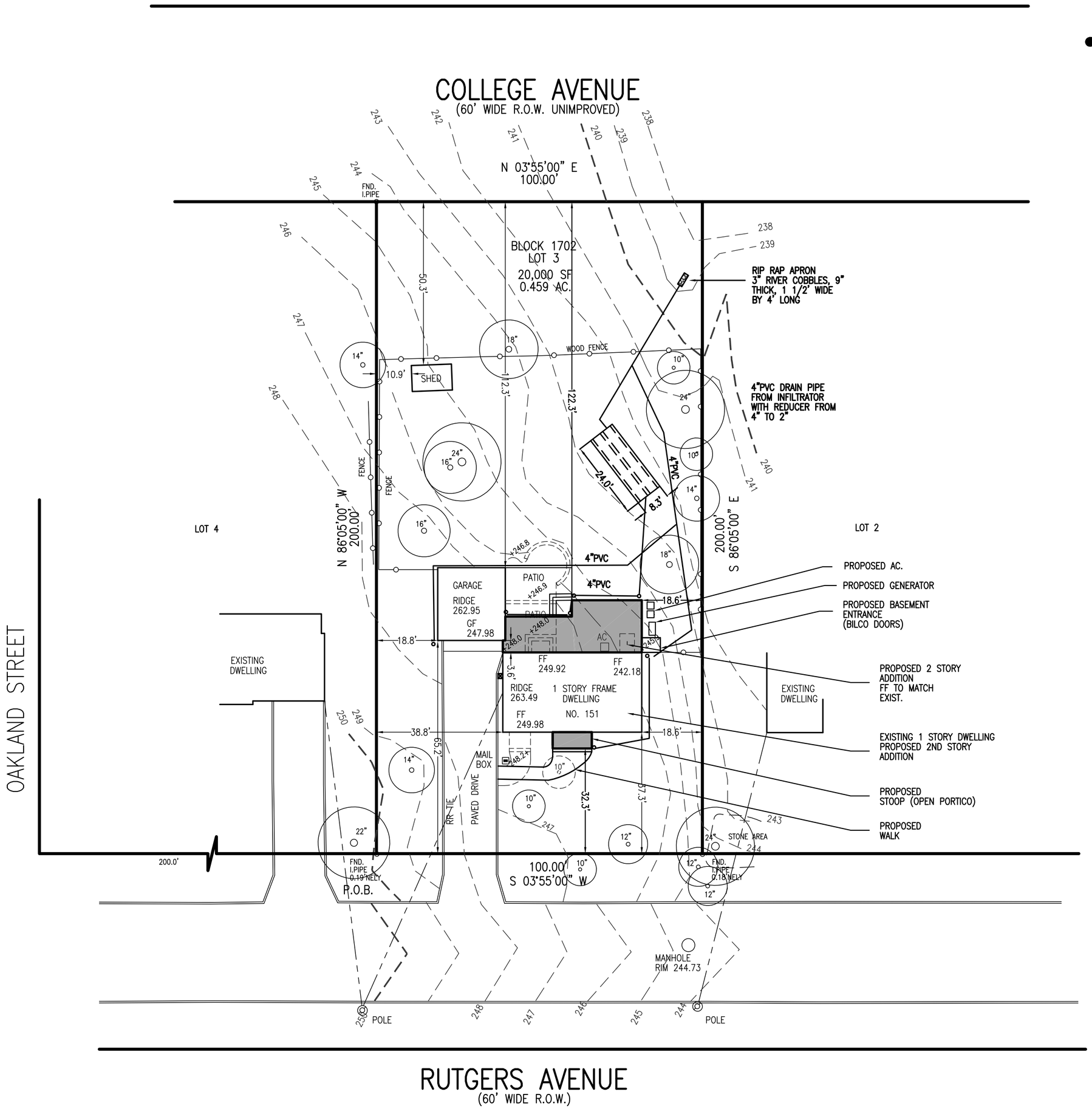

MAP NO. 45-E

MAP REFERENCE: MAP TITLED "MAP NO. 1, BERKELEY HEIGHTS PARK, TOWNSHIP OF NEW PROVIDENCE, UNION COUNTY, NEW JERSEY" DATED JUNE 1925 WHICH MAP WAS FILED IN THE UNION COUNTY REGISTER'S OFFICE ON JULY 17, 1925 AS MAP NO. 45-E

GENERAL NOTES AND MAP REFERENCES:

1. BEING LOT 3 IN BLOCK 1702 AS SHOWN ON THE BERKLEY HEIGHTS TOWNSHIP TAX MAP.
2. SURVEY PERFORMED ON 10/11/19 BY MURPHY & HOLLOWS ASSOCIATES, LLC

ZONING CRITERIA

1) ZONED: R-15 (RESIDENTIAL)
2) ZONING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF	20,000 SF	20,000 SF
MIN. LOT AREA (CORNER LOT)	16,500 SF	–	–
MIN. LOT WIDTH	100 FT	100 FT	100 FT
MIN. LOT WIDTH (CORNER LOT)	120 FT	–	–
MIN. LOT DEPTH	130 FT	200 FT	200 FT
MIN. FRONT YARD	50 FT	37.3 FT* HOUSE	37.3 FT* HOUSE 32.3 FT** PORTICO
MIN. SIDE YARD	12 FT	18.6 FT	18.6 FT
MIN. COMBINED SIDE YARD	30 FT	57.6 FT	37.4 FT
MIN. REAR YARD	40 FT	NA	NA
ACCESSORY BLDG MIN. REAR YARD	10 FT	NA	NA
ACCESSORY BLDG MIN. SIDE YARD	10 FT	10.9 FT SHED	10.9 FT SHED
ACCESSORY BLDG MIN. FRONT YARD	40 FT	50.3 FT SHED	50.3 FT SHED
MAX. BUILDING COVERAGE	15%	8.0%	11.2%
MAX. OTHER IMPERVIOUS COVERAGE	10%	8.4%	7.6%
MAX. TOTAL IMPERVIOUS COVERAGE	25%	16.4%	18.8%

* EXISTING NON-CONFORMING CONDITION
** PROPOSED NON-CONFORMING CONDITION

COVERAGE CALCULATIONS

EXISTING		PROPOSED	
HOUSE	1043 SF	HOUSE	1043 SF
GARAGE	464 SF	GARAGE	464 SF
FRONT WALK	109 SF	FRONT WALK	149 SF
PATIO	499 SF	PATIO	306 SF
SHED	98 SF	SHED	98 SF
DRIVE	1060 SF	DRIVE	1060 SF
TOTAL	3273 SF	FRONT OPEN PORTICO	62 SF
		ADDITION	570 SF
		TOTAL	3752 SF

DRAWN BY:	SP
CHECKED BY:	WGH
JOB No.	19-100
BOOK	
SCALE	1" – 20'
	GRAPHIC SCALE
DATE	FEBRUARY 19, 2020
REVISIONS	

CERTIFICATE OF AUTHORIZATION
No. 24GA27959700

NOTES

OWNER & APPLICANT
WILLIAM & LAUREN CRANE
151 RUTGERS AVENUE
TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY
NEW JERSEY

Murphy & Hollows Associates LLC
CIVIL ENGINEERING AND SURVEYING
192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

GRADING PLAN
FOR
LOT 3 BLOCK 1702
151 RUTGERS AVENUE
& COLLEGE AVENUE
TOWNSHIP OF
BERKELEY HEIGHTS
UNION COUNTY
NEW JERSEY

AIDAN T. MURPHY
N.J. LIC. PROFESSIONAL ENGINEER #21319
1973-2016

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

FILE	SHEET
LF19-100	1 OF 2

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