REV. / ISSUE	DATE	DESCRIPTION

NAD-83 N.J.S.P.C.S.

ZONE M-3
ZONE M-O
ZONE RRP-2A
ZONE RRP-2
ZONE IR-1
ZONE R-1
ZONE M-O

S58°05'32"E 384.29'

IRON PIPE FOUND

BLOCK LIMIT LINE

2.10'(TIE)

P.O.B.
LOT 1.05 REMAINDER
NEW JERSEY STATE PLANE COORDINATES NAD-1983
N: 728307.8886
E: 588259.3601

LOT 1 REMAINING LANDS

BLOCK 80.02 LOT 12

BLOCK 300 LOT 2

CITY OF CLIFTON-PASSAIC COUNTY
TOWNSHIP OF NUTLEY-ESSEX COUNTY

ORANGE STREET
50' WIDE

BLOCK 300 LOT 3
BLOCK 300 LOT 4
BLOCK 300 LOT 5
BLOCK 300 LOT 6
BLOCK 300 LOT 7
BLOCK 300 LOT 8
BLOCK 300 LOT 9
BLOCK 300 LOT 10
BLOCK 300 LOT 11
BLOCK 300 LOT 12
BLOCK 300 LOT 13
BLOCK 300 LOT 14
BLOCK 300 LOT 15
BLOCK 300 LOT 16
BLOCK 300 LOT 17
BLOCK 300 LOT 18
BLOCK 300 LOT 19

LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33
LOT 32
LOT 31
LOT 30
LOT 29

CATHEDRAL AVENUE
50' WIDE

BLOCK 300 LOT 1.03

BLOCK 300 LOT 1.02

BLOCK 300 LOT 1.04

BLOCK 300 LOT 1.01

BLOCK 300 LOT 1.06

R=428.22'
L=27.24'
D=03°38'41"
CB=N33°25'54"E
CL=27.24'

N35°15'15"E 8.00'

S54°40'02"E 3.50'

S57°11'05"E 5.31'

N31°56'58"E 69.21'

N34°55'13"E 93.91'

N31°54'46"E 557.95'

N31°55'07"E 253.50'

"IDEATION WAY"
40' WIDE

153.51'

EXISTING AERIAL WALKWAY EASEMENT PER FILED MAP No. 4711, REFERENCE 1

EXISTING SYMPA

EXISTING 6 STORY BUILDING

BLOCK 300 EXISTING LOT 1.05
AREA=230,590 S.F./
5.294 Ac.

LOT 1.05 REMAINDER
AREA=178,319 S.F./
4.094 AC.

PROPOSED GAS RISER

PROPOSED 10' WIDE UTILITY EASEMENT FOR GAS LINE TO UTILITY PROVIDER

20' SETBACK LINE

167.9'

2.9'

10'

4' SETBACK LINE

17.75' LANDSCAPE BUFFER

121.2'

511.83'

S37°37'51"W

40' SETBACK LINE

N58°05'32"W 183.49'
S58°05'32"E 183.49'

CAPPED IRON PIN SET (TYP.)

NEW JERSEY STATE PLANE COORDINATES NAD-1983
N: 728135.8434
E: 587681.7916

N20°10'57"E 88.24'

S20°10'57"W 213.24'

125.5'

125.00'

PROPOSED LOT 1.05A
AREA=52,271 S.F./
1.200 AC.

PROPOSED AREA

47' TRUE REAR

17.75' LANDSCAPE BUFFER

DRIVEWAY EASEMENT TO LOT 19 GARAGE DEED BOOK 5562 PG. 354 SCH. C

N75°11'09"W 122.04'

N44°25'42"W 31.07'

N75°11'11"W 48.22'

S20°10'51"W 56.09'

MONTCLAIR AVENUE
50' WIDE

N58°02'17"W 5.00'

N31°57'43"E 60.41'

P.O.B.
LOT 1.05A
NEW JERSEY STATE PLANE COORDINATES NAD-1983
N: 727951.6501
E: 587572.8946

N28°00'35"W 151.03'

N69°49'09"W 57.74'

ZONE RRP-2A

20' SETBACK LINE

CAPPED IRON PIPE SET

CAPPED IRON PIPE FOUND

CONTRACTOR'S GATE 114

KINGSLAND STREET
VARIABLE WIDTH

KINGSLAND STREET
50' WIDE

BLOCK 10 LOT 2
NORFOLK SOUTHERN
FORMERLY PATERSON, NEWARK AND NEW YORK RAILROAD
WIDTH VARIES

BLOCK 2101 LOT 2
N/F TWP. OF NUTLEY

BLOCK 2000 LOTS 4 & 5
BLOCK 2101 LOT 1

BLOCK 2000 LOT 7

BLOCK 2000 LOT 4

DIVIDING LINE LOTS 1 AND 4 AS PER TAX MAP DB 4271 PG. 899 DOES NOT DEFINE THE LOCATION OF THIS LINE

LOT 906 GATE

CAPPED IRON PIPE FOUND

AREA AND BULK REQUIREMENTS:

PROPOSED ZONING DISTRICT: RRP-2A ROCHE REDEVELOPMENT PHASE IIA

ITEM DESCRIPTIONS	REQUIRED	PROPOSED LOT 1.05	PROPOSED LOT 1.05A
MINIMUM LOT AREA (SQUARE FEET)	43,560 SF (1.00 AC)	178,319 SF (4.09 AC)	52,272 SF (1.20 AC)
MINIMUM LOT WIDTH (FEET)	120'	411'	171'
MINIMUM LOT DEPTH (FEET)	150'	354'	201'
MINIMUM FRONT YARD BUILDING SETBACK (FEET)	0'	2.9'	N/A
MINIMUM SIDE YARD (ONE SIDE) BUILDING SETBACK (FEET)	20'	167.9'	N/A
MINIMUM SIDE YARD (OTHER SIDE) BUILDING SETBACK (FEET)	20'	46.2'	N/A
MINIMUM REAR YARD BUILDING SETBACK (FEET)	40'	121.2'	N/A
MINIMUM LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL USES (FEET)	17.75'	20.2'	N/A
MAXIMUM BUILDING HEIGHT (FEET)	EX. BLDG. HEIGHT/110'	6 STORIES/103'	N/A
MAXIMUM BUILDING COVERAGE (%)	30%	15.5% SKY WALK 0.9%	0.2%
MAXIMUM IMPERVIOUS COVERAGE (%)	75%	53.15%*	4.5%

*COVERAGE CALCULATION INCLUDES AREA OF 111 IDEATION WAY AND AREA OF SKY BRIDGE WITHIN THE PROPERTY LINE.
(E) = EXISTING NON-CONFORMITY

PROPOSED LOTS 1.05 AND 1.05A
BLOCK 300
LOT 1.05, BLOCK 300 = 230,590 S.F. / 5.293 Ac.
LESS PROPOSED LOT 1.05A = 52,271 S.F. / 1.200 Ac.
LOT 1.05, BLOCK 300 REMAINING LANDS = 178,319 S.F. / 4.094 Ac.

REFERENCE

1. MAP ENTITLED "PRELIMINARY & FINAL MAJOR SUBDIVISION, PROPOSED LOTS 1.05 & 1.06, BLOCK 300" FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON DECEMBER 18, 2019 AS MAP NUMBER 4711.

TOWNSHIP OF NUTLEY, CERTIFICATIONS

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

OWNER NAME: _____ DATE

TITLE: _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP OF NUTLEY ENGINEER DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS LAND SURVEY DATED 10/2017 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

JAROSLAVA VONDER, P.L.S. DATE

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 P.L. 1960 AS AMENDED AND THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE ESSEX COUNTY CLERK BY THE PLANNING BOARD OF THE TOWNSHIP OF NUTLEY. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SAID COUNTY CLERK ON OR BEFORE: DATE: _____

THE TOWNSHIP OF NUTLEY PLANNING BOARD HAS GRANTED PRELIMINARY APPROVAL OF THIS SUBDIVISION PER RESOLUTION ADOPTED. DATE: _____

CHAIRMAN, PLANNING BOARD DATE

SECRETARY, PLANNING BOARD DATE

APPROVED BY THE ESSEX COUNTY PLANNING BOARD IN ACCORDANCE WITH R.S. 40:27-6.2.

PLANNING DIRECTOR DATE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

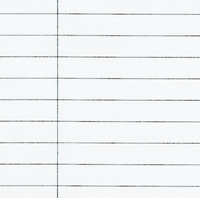
LOT AREA TABULATION:

LOT 1.05, BLOCK 300 (EXISTING)	230,590 S.F./ 5.294 Ac.
LESS PROPOSED LOT 1.05A, BLOCK 300	52,271 S.F./ 1.200 Ac.
LOT 1.05, BLOCK 300 REMAINING LANDS	178,319 S.F./ 4.094 Ac.

ESSEX COUNTY APPROVAL

LEGEND

- STORM INLET
- SIGN
- UTILITY POLE
- FIRE HYDRANT
- LIGHT
- TC TOP OF CURB
- DC DEPRESSED CURB
- BC BOTTOM OF CURB
- FLOOD LIGHT
- BOLLARD POST
- SPRINKLER
- T TELEPHONE
- GAS GAS
- EU UNDERGROUND ELECTRIC
- O/H OVERHEAD WIRES
- X CHAIN LINK FENCE
- EDGE OF PAVEMENT
- ELECTRIC BOX
- IRON PIPE/IRON PIN
- CONCRETE MONUMENT
- TREE
- WV WATER VALVE
- GV GAS VALVE
- S SANITARY MANHOLE
- D STORM MANHOLE
- E ELECTRIC MANHOLE
- T TELEPHONE MANHOLE
- W WATER MANHOLE



CONCRETE MONUMENT DETAIL

CAPPED IRON PIN SET
CONCRETE MONUMENT SET

PAULUS, SOKOLOWSKI AND SARTOR, LLC.
67A MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NJ 07059
PHONE: (732) 560-9700
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC. OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

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JAROSLAVA VONDER
N.J. LIC. NO. 34023

Jaroslava Vonder 7-1-2020
SIGNATURE DATE

PROFESSIONAL LAND SURVEYOR

PROJECT

EASEMENTS EXHIBIT
TOWNSHIP OF NUTLEY
ESSEX COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY & FINAL MAJOR SUBDIVISION PROPOSED LOTS 1.05 & 1.05A, BLOCK 300

PROJECT NO.: 04940-0022 DRAWN BY: MPP
SCALE: AS SHOWN CHECKED BY: J.V.
DATE: 7/10/20 SHEET 3 OF 3
SHEET NO.

S-3