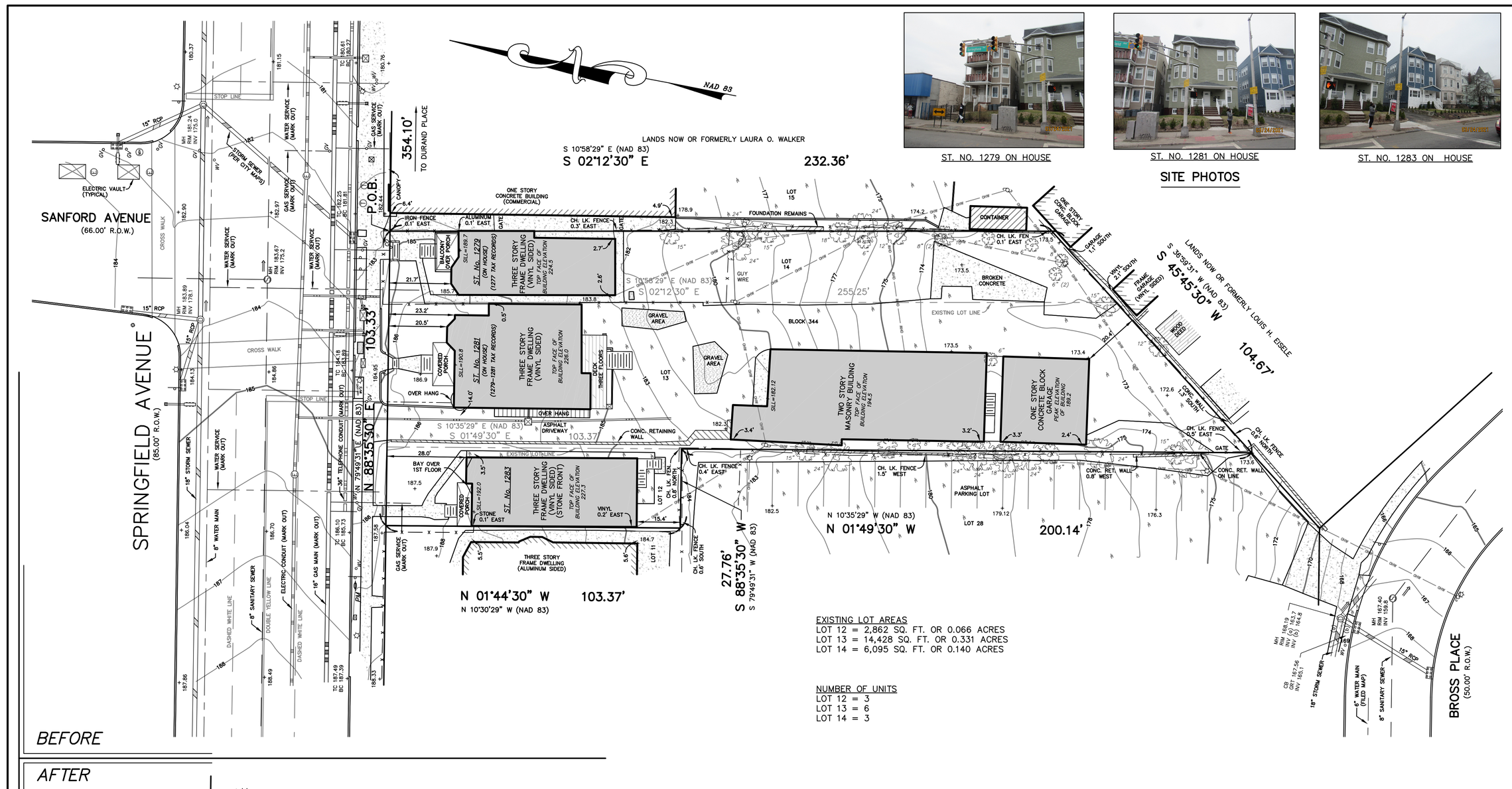


SITE PHOTOS

EXISTING LOT AREAS
LOT 12 = 2,862 SQ. FT. OR 0.066 ACRES
LOT 13 = 14,428 SQ. FT. OR 0.331 ACRES
LOT 14 = 6,095 SQ. FT. OR 0.140 ACRES

NUMBER OF UNITS
LOT 12 = 3
LOT 13 = 6
LOT 14 = 3

DESCRIPTION OF EXISTING/PROPOSED LOT 12

BEGINNING at a point in the southerly sideline of Springfield Avenue, said point being distant 429.82 feet westerly from the corner formed by the intersection of the said southerly sideline of Springfield Avenue with the westerly sideline of Durand Place; thence running

1) South 01 degrees 49 minutes 30 seconds East, 103.37 feet to a point, thence
2) South 88 degrees 35 minutes 30 seconds West, 27.76 feet to a point, thence
3) North 01 degrees 44 minutes 30 seconds West, 103.37 feet to a point on the aforesaid southerly sideline of Springfield Avenue, thence
4) Easterly along said sideline, North 88 degrees 35 minutes 30 seconds East, 27.61 feet to the **POINT AND PLACE OF BEGINNING.**

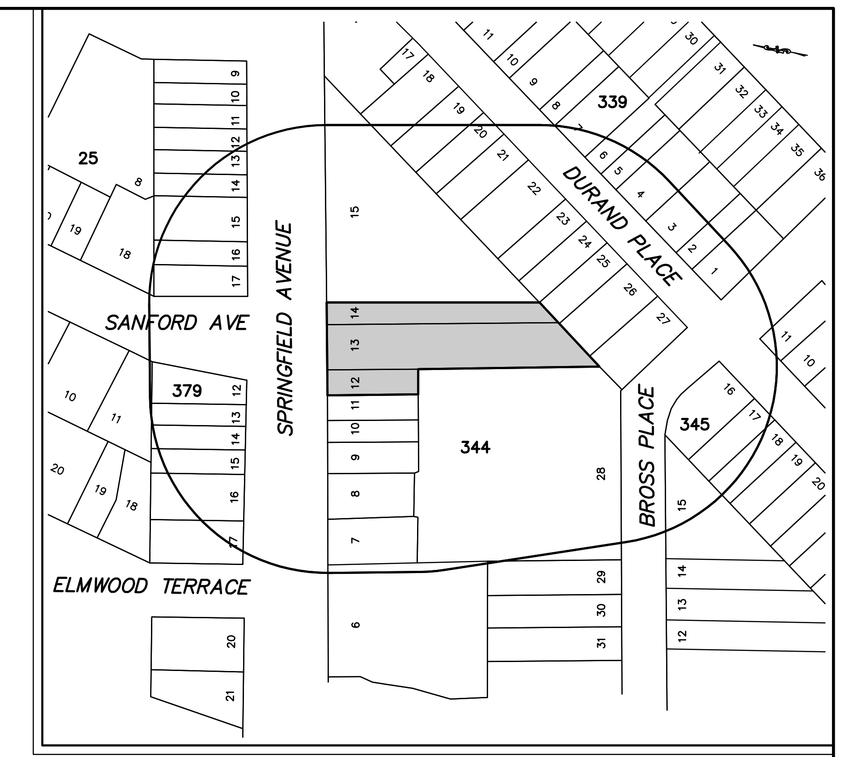
The above described parcel contains 2,862 square feet or 0.066 acres of land.

SUBJECT TO and TOGETHER WITH a proposed ingress and ingress easement that sits on Lots 12, 13.01 & 13.02 and is for the benefit of Lots 12, 13.01 & 13.02. Said easement being further described as follows:

BEGINNING at a point in the southerly sideline of Springfield Avenue, said point being distant 416.82 feet westerly from the corner formed by the intersection of the said southerly sideline of Springfield Avenue with the westerly sideline of Durand Place; thence running

1) South 01 degrees 49 minutes 30 seconds East, 80.87 feet to the point, thence
2) South 13 degrees 07 minutes 00 seconds East, 22.98 feet to a point, thence
3) South 88 degrees 35 minutes 30 seconds West, 20.50 feet to a point, thence
4) North 01 degrees 49 minutes 30 seconds West, 103.37 feet to a point on the aforesaid southerly sideline of Springfield Avenue, thence
5) Easterly along said sideline, North 88 degrees 35 minutes 30 seconds East, 16.00 feet to the **POINT AND PLACE OF BEGINNING.**

The above described parcel contains 1,705 square feet or 0.039 acres of land.



200' RADIUS AREA MAP
NOT TO SCALE
(EXISTING LOT CONFIGURATION SHOWN)

DESCRIPTION OF PROPOSED LOT 13.01

BEGINNING at a point in the southerly sideline of Springfield Avenue, said point being distant 420.10 feet westerly from the corner formed by the intersection of the said southerly sideline of Springfield Avenue with the westerly sideline of Durand Place; thence running

1) South 01 degrees 49 minutes 30 seconds East, 103.37 feet to a point, thence
2) North 88 degrees 35 minutes 30 seconds East, 41.69 feet to a point, thence
3) North 02 degrees 12 minutes 30 seconds West, 16.62 feet to a point, thence
4) North 88 degrees 35 minutes 30 seconds East, 25.00 feet to a point, thence
5) South 02 degrees 12 minutes 30 seconds East, 112.36 feet to a point, thence
6) South 45 degrees 45 minutes 30 seconds West, 104.67 feet to a point, thence
7) North 01 degrees 49 minutes 30 seconds West, 303.51 feet to a point on the aforesaid southerly sideline of Springfield Avenue, thence
8) Easterly along said sideline, North 88 degrees 35 minutes 30 seconds East, 9.72 feet to the **POINT AND PLACE OF BEGINNING.**

The above described parcel contains 13,249 square feet or 0.304 acres of land.

SUBJECT TO and TOGETHER WITH a proposed ingress and ingress easement that sits on Lots 12, 13.01 & 13.02 and is for the benefit of Lots 12, 13.01 & 13.02. Said easement being further described as follows:

BEGINNING at a point in the southerly sideline of Springfield Avenue, said point being distant 416.82 feet westerly from the corner formed by the intersection of the said southerly sideline of Springfield Avenue with the westerly sideline of Durand Place; thence running

1) South 01 degrees 49 minutes 30 seconds East, 80.87 feet to the point, thence
2) South 13 degrees 07 minutes 00 seconds East, 22.98 feet to a point, thence
3) South 88 degrees 35 minutes 30 seconds West, 20.50 feet to a point, thence
4) North 01 degrees 49 minutes 30 seconds West, 103.37 feet to a point on the aforesaid southerly sideline of Springfield Avenue, thence
5) Easterly along said sideline, North 88 degrees 35 minutes 30 seconds East, 16.00 feet to the **POINT AND PLACE OF BEGINNING.**

The above described parcel contains 1,705 square feet or 0.039 acres of land.

TOGETHER WITH an ingress and egress on Lot 28 for the benefit of Lot 13.01, which runs from the northerly sideline of Bross Place to the westerly sideline of Lot 13.01. Said easement being further described as follows:

BEGINNING at the southwest corner or the terminus of the sixth course from the above overall parcel; thence running

1) South 45 degrees 45 minutes 30 seconds West, 35.68 feet to a point on the northerly sideline of Bross Place, thence
2) Westerly along said sideline, South 88 degrees 35 minutes 30 seconds West, 25.00 feet to a point, thence
3) North 01 degrees 24 minutes 20 seconds West, 9.83 feet to a point, thence
4) North 54 degrees 35 minutes 00 seconds East, 61.55 feet to a point on the westerly sideline of Lot 13.01, thence
5) Southerly along said sideline, South 01 degrees 49 minutes 30 seconds East, 20.00 feet to the **POINT AND PLACE OF BEGINNING.**

The above described parcel contains 1,067 square feet or 0.024 acres of land.

DESCRIPTION OF PROPOSED LOT 13.02

BEGINNING at a point in the southerly sideline of Springfield Avenue, said point being distant 379.10 feet westerly from the corner formed by the intersection of the said southerly sideline of Springfield Avenue with the westerly sideline of Durand Place; thence running

1) South 02 degrees 12 minutes 30 seconds East, 103.38 feet to the point, thence
2) South 88 degrees 35 minutes 30 seconds West, 41.69 feet to a point, thence
3) North 01 degrees 49 minutes 30 seconds West, 103.37 feet to a point on the southerly sideline of Springfield Avenue, thence
4) Easterly along said sideline, North 88 degrees 35 minutes 30 seconds East, 41.00 feet to the **POINT AND PLACE OF BEGINNING.**

The above described parcel contains 4,274 square feet or 0.098 acres of land.

SUBJECT TO and TOGETHER WITH a proposed ingress and ingress easement that sits on Lots 12, 13.01 & 13.02 and is for the benefit of Lots 12, 13.01 & 13.02. Said easement being further described as follows:

BEGINNING at a point in the southerly sideline of Springfield Avenue, said point being distant 416.82 feet westerly from the corner formed by the intersection of the said southerly sideline of Springfield Avenue with the westerly sideline of Durand Place; thence running

1) South 01 degrees 49 minutes 30 seconds East, 80.87 feet to the point, thence
2) South 13 degrees 07 minutes 00 seconds East, 22.98 feet to a point, thence
3) South 88 degrees 35 minutes 30 seconds West, 20.50 feet to a point, thence
4) North 01 degrees 49 minutes 30 seconds West, 103.37 feet to a point on the aforesaid southerly sideline of Springfield Avenue, thence
5) Easterly along said sideline, North 88 degrees 35 minutes 30 seconds East, 16.00 feet to the **POINT AND PLACE OF BEGINNING.**

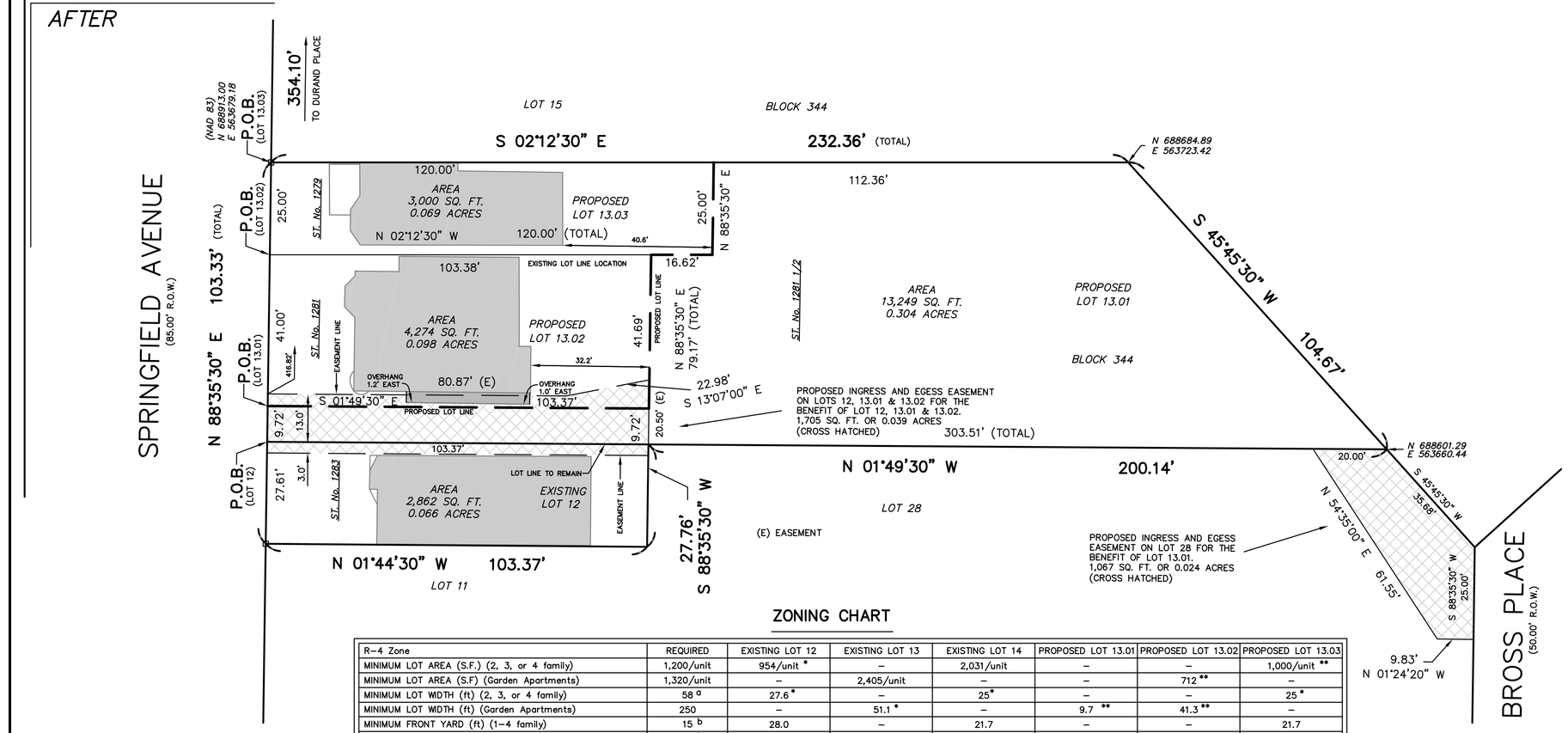
The above described parcel contains 1,705 square feet or 0.039 acres of land.

DESCRIPTION OF PROPOSED LOT 13.03

BEGINNING at a point in the southerly sideline of Springfield Avenue, said point being distant 354.10 feet westerly from the corner formed by the intersection of the said southerly sideline of Springfield Avenue with the westerly sideline of Durand Place; thence running

1) South 02 degrees 12 minutes 30 seconds East, 120.00 feet to a point, thence
2) South 88 degrees 35 minutes 30 seconds West, 25.00 feet to a point, thence
3) North 02 degrees 12 minutes 30 seconds West, 120.00 feet to a point on the aforesaid southerly sideline of Springfield Avenue, thence
4) Easterly along said sideline, North 88 degrees 35 minutes 30 seconds East, 25.00 feet to the **POINT AND PLACE OF BEGINNING.**

The above described parcel contains 3,000 square feet or 0.069 acres of land.



GENERAL NOTES

1. Locations and types of utilities shown hereon are derived from field location and available utility maps. Prior to any excavation contact the Township of Irvington Engineer's office, sewer, and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co.

   For location, depth and mark-out of utilities you must call 800-272-1000

2. All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System, (GPS). Said elevations based on the "Continuously Operating Reference Station" (CORS), positioned at NJIT.
3. Total project area = 23,385 sq. ft. or 0.537 acres.
4. This survey is subject to the facts and findings of a complete title search.
5. This survey is not valid unless signed and sealed by the licensed surveyor.
6. Per the National Flood Insurance Program Map No. 34013C 0151 F with an effective date of June 4, 2007 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.
7. Lot 12 also being known as Lot 1 on a map entitled "Map of Irvington Gardens, situated in the Town of Irvington Essex County, New Jersey," dated April 1, 1958. Said map filed at the Essex County Register's Office on June 5, 1958 as Map No. 2374.

LEGEND

	PROJECT BOUNDARY LINE		SANITARY MAN HOLE
OHW	OVERHEAD WIRES		TELEPHONE MANHOLE
	CURB LINE		ELECTRIC MANHOLE
	DROP CURB		UNMARKED MANHOLE
– x – x –	FENCE		STORM DRAIN MANHOLE
	CATCH BASIN		DIRECTION OF SEWER FLOW
	INLET	+ 183.8	SPOT ELEVATION
GV	GAS VALVE	180	EXISTING CONTOUR LINE
WV	WATER VALVE	MW	MONITORING WELL
	FIRE HYDRANT		IRRIG. CONTROL VALVE
	SIGN POST	V	UNMARKED VALVE
	LIGHT POLE	OF	OIL FILL CAP
	UTILITY POLE	CO	CLEAN OUT
	UTILITY POLE WITH CONDUIT	PM	PARKING METER
	CONCRETE		TRAFFIC LIGHT
	ASPHALT	24"	DECIDUOUS TREE (DIAMETER)
	ADA DETECTION PAD	6"	EVERGREEN TREE (DIAMETER)

ZONING CHART

R–4 Zone	REQUIRED	EXISTING LOT 12	EXISTING LOT 13	EXISTING LOT 14	PROPOSED LOT 13.01	PROPOSED LOT 13.02	PROPOSED LOT 13.03
MINIMUM LOT AREA (S.F.) (2, 3, or 4 family)	1,200/unit	954/unit *	–	2,031/unit	–	–	1,000/unit **
MINIMUM LOT AREA (S.F) (Garden Apartments)	1,320/unit	–	2,405/unit	–	–	712 **	–
MINIMUM LOT WIDTH (ft) (2, 3, or 4 family)	58 a	27.6 *	–	25*	–	–	25 *
MINIMUM LOT WIDTH (ft) (Garden Apartments)	250	–	51.1 *	–	9.7 **	41.3 **	–
MINIMUM FRONT YARD (ft) (1–4 family)	15 b	28.0	–	21.7	–	–	21.7
MINIMUM FRONT YARD (ft) (garden apartments)	50 b	–	20.5 *	–	–	20.5 **	–
MINIMUM SIDE YARD (ft) (one/both) (2–4 family)	12/30 b,c	0.1/3.5 *	–	–0.1/2.6 *	–	–	–0.1/2.5 **
MINIMUM SIDE YARD (ft) (one/both) (garden apartment)	20/50 b,c	–	0.5/14.0 *	–	–	0.5/14.0 **	–
MINIMUM REAR YARD (ft) (1–4 family lots)	15 b	15.4	–	155.7	–	–	40.6
MINIMUM REAR YARD (ft) (garden apartments)	75 b	–	20.4 *	–	–	32.2 **	–
MAXIMUM RESIDENTIAL DENSITY (33 units/net acre)	2/10/4/10/3/2	4 *	6	3 *	–	6 **	3 **
MAXIMUM BUILDING COVERAGE (%) (1–4 family)	80%	49.4	–	21.2	–	–	23.3
MAXIMUM BUILDING COVERAGE (%) (garden apartments)	60%	–	36.2	–	–	40.1	–
MAXIMUM STORIES	3	3	3	3	–	3	3
MAXIMUM BUILDING HEIGHT (ft)	45	39.5	39.5	37.5	–	39.5	37.5

a Applies only to one–family lots. For each additional dwelling unit, the minimum lot width is increased by 10 ft.
b Applies to 1–4 family lots. For garden apartments R–5 Zoning required
c Applies to one family lots. For each additional unit, the side yard (one) is increased by four feet and (both) is increased by ten feet.
* Existing, Non–conforming condition
**Variance required
No proposed plan for Lot 13.02

⊡ PROPOSED MONUMENT TO BE SET.

The monuments shown on this map shall be set within the time limit provided in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D–1 et seq.) or local ordinance.

I certify that a bond has been given to the municipality guaranteeing the future setting of monuments shown on this map and so designated. (⊡).

Township Clerk Date

I (we), the undersigned, having an interest in the title of the property covered by this subdivision map, do hereby consent to the filing of this map in the Office of the Register of Essex County.

Print Name (owner)

Signature Date

I hereby certify that this map has been approved by the Planning Board of the Township of Irvington on _____ and said map complies with the provisions of "the map filing law." This certification shall expire if this map is not filed in the Office of the Register of Essex County, on or before _____.

Chairperson of Planning Board Date

Secretary of Planning Board Date

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 ordinance and requirements applicable thereto.

Township Engineer Date

I hereby certify that to the best of my knowledge and belief this map and land survey dated 03–24–2021 meets the minimum survey detail requirements, with outbound corners marked as shown, 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 the the outbound corner markers as shown have been found or set.

Michael Pronesti, P.L.S. NJ LIC. No. 37605

This map was approved by the Essex County Planning Board on _____.

Secretary, Essex County Planning Board Date

MAP OF
1277–1283 SPRINGFIELD AVENUE
IRVINGTON, NJ

OWNER/APPLICANT
D & M INVESTMENTS, LLC
815 MOUNTAIN AVENUE
NEW PROVIDENCE, NJ 07974

No.	DATE	DESCRIPTION	BY
3	2–25–22	LOT 14 ADDED/REVISED SUBDIVISION	CS
2	7–27–21	ZONING TABLE ADDED	CS
1	5–6–21	LOT 14 REMOVED FROM PROJECT	CS

TOPOGRAPHIC SURVEY & MAJOR SUBDIVISION
OF
1277–1283 SPRINGFIELD AVENUE
EXISTING LOTS 12–14 IN BLOCK 344
PROPOSED LOTS 13.01–13.03 IN BLOCK 344 ON TAX MAPS OF
TOWNSHIP OF IRVINGTON ESSEX COUNTY NEW JERSEY

PREPARED FOR
D & M INVESTMENT, LLC

PRONESTI SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
870 POMPTON AVENUE, SUITE B1
CEDAR GROVE, NJ 07009
TEL. (973) 857–3319 · FAX (973) 857–3608
www.PRONESTI.com
MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37605

NJ CERTIFICATE OF AUTHORIZATION: 24GA28072100	
DRAWN BY: C. SCHOLZ	DATE: 3–24–2021
CHECKED BY: M. PRONESTI	SCALE: 1"=20'
JOB No. 54679	SHEET 1 OF 1

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