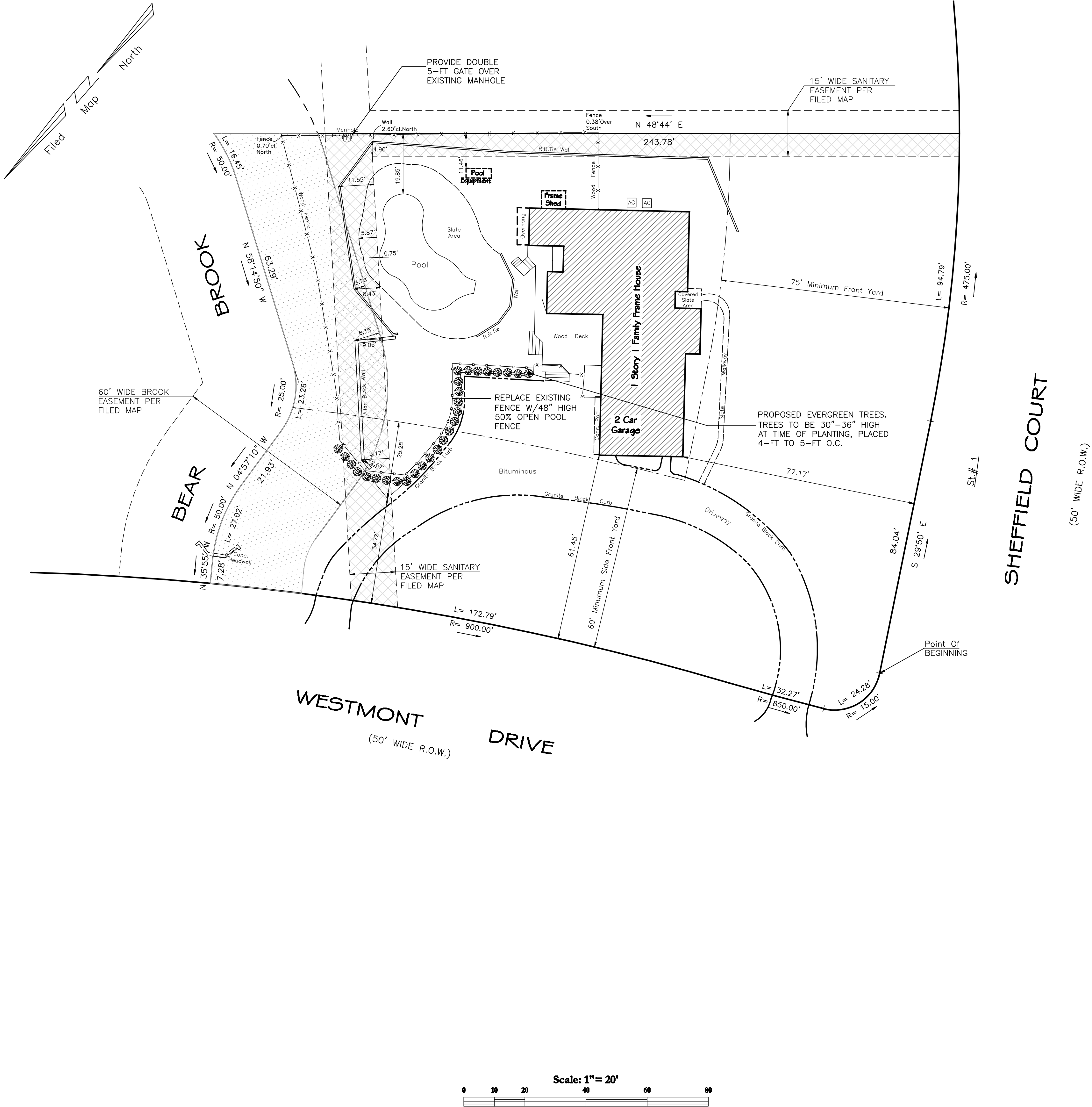


REFS: XREFS: L:\2010\1003\1100318\AUTOCAD\1100318-SURVEY.DWG 08/04/10 02:01:01PM series layout SURVEY



SITE DATA: R1 RESIDENCE DISTRICT				
	Required	Existing	Proposed	Zoning Notes
LOT: MINIMUM				
Lot Area	NR	37,056 sf	No Change	No Requirement
Lot Area w/in 235'	35,250 sf	36,987 sf	No Change	Complies
Rear Yard Area	NR	9,485 sf	No Change	No Requirement
POOL MINIMUM				
Side Street Setback	60.0 ft	89.51 ft	No Change	Complies
Side Setback	20.0 ft	20.01 ft	No Change	Complies
Rear Setback	20.0 ft	37.15 ft	No Change	Complies
POOL MAXIMUM				
Rear Yard Pool Coverage	10.0% (948 sf)	6.5% (613 sf)	No Change	Complies

Existing Variances / Non-Conforming Conditions to be eliminated

The existing fence does NOT comply the following sections of the Township of Livingston Land Use Ordinance Section 170-91:

§ 170-91B(2)(b): Existing front yard fence is less than 50% open.
§ 170-91B(3)(c): Existing side yard fence facing street is less than 50% open.
§ 170-91B(5): Existing fence does not meet the requirement that street facing fences "shall be screened from public view by evergreen plantings that shall have a height at planting of not less than 50% of the height of the fence."

The proposed fence replacement and landscape plan eliminates these non-conformities.

Additional Approvals Required

Portions of the existing pool patio, retaining walls, fence and driveway encroach upon or cross over Township of Livingston utility and brook easements as shown on the filed map and will require approval by the governing Township body.

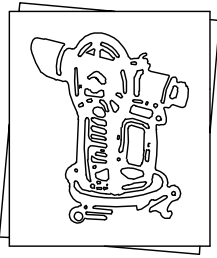
LILIENTFELD RESIDENCE

FENCE REPLACEMENT & LANDSCAPE PLAN

1 SHEFFIELD COURT
TAX LOT 56, BLOCK 2404

TOWNSHIP OF LIVINGSTON
ESSEX COUNTY, N EW JERSEY

CASEY &



KELLER
INCORPORATED

NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 240A27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax: 973-379-7993

MICHAEL T. LANZAFAMA

Michael Lanzafama DATE: 03-25-10
New Jersey Professional Engineer / Land Surveyor No. 30084
New Jersey Professional Planner No. 03503

NOTES

- PO BEING LOT 13, IN BLOCK 233-8, AS SHOWN ON A MAP ENTITLED "MAP OF WESTMOUNT ESTATES, SECTION NO. 2" FILED IN THE ESSEX COUNTY COUNTY REGISTER'S OFFICE ON OCTOBER 29, 1965 IN CASE #2882.
- LOT AREA = 37,056 SF. OR 0.851 AC.
- PO IS NOT LOCATED IN A FLOOD PLAIN PER FEMA FLOOD INFORMATION RATE MAP COMMUNITY PANEL #54013C-0009F DATED JUNE 4, 2007.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-6.1(g).
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

This Survey is Certified To:

GARY W. LILIENTFELD and KAREN LILIENTFELD, tlv

REVISIONS

REFERENCE	MTL CHK BY	CFA DRAWN BY
1094	FILE	DWG NO.
MAP NO.	FIELD BOOK	
1100318	1"= 20'	1
JOB NO.	SCALE	