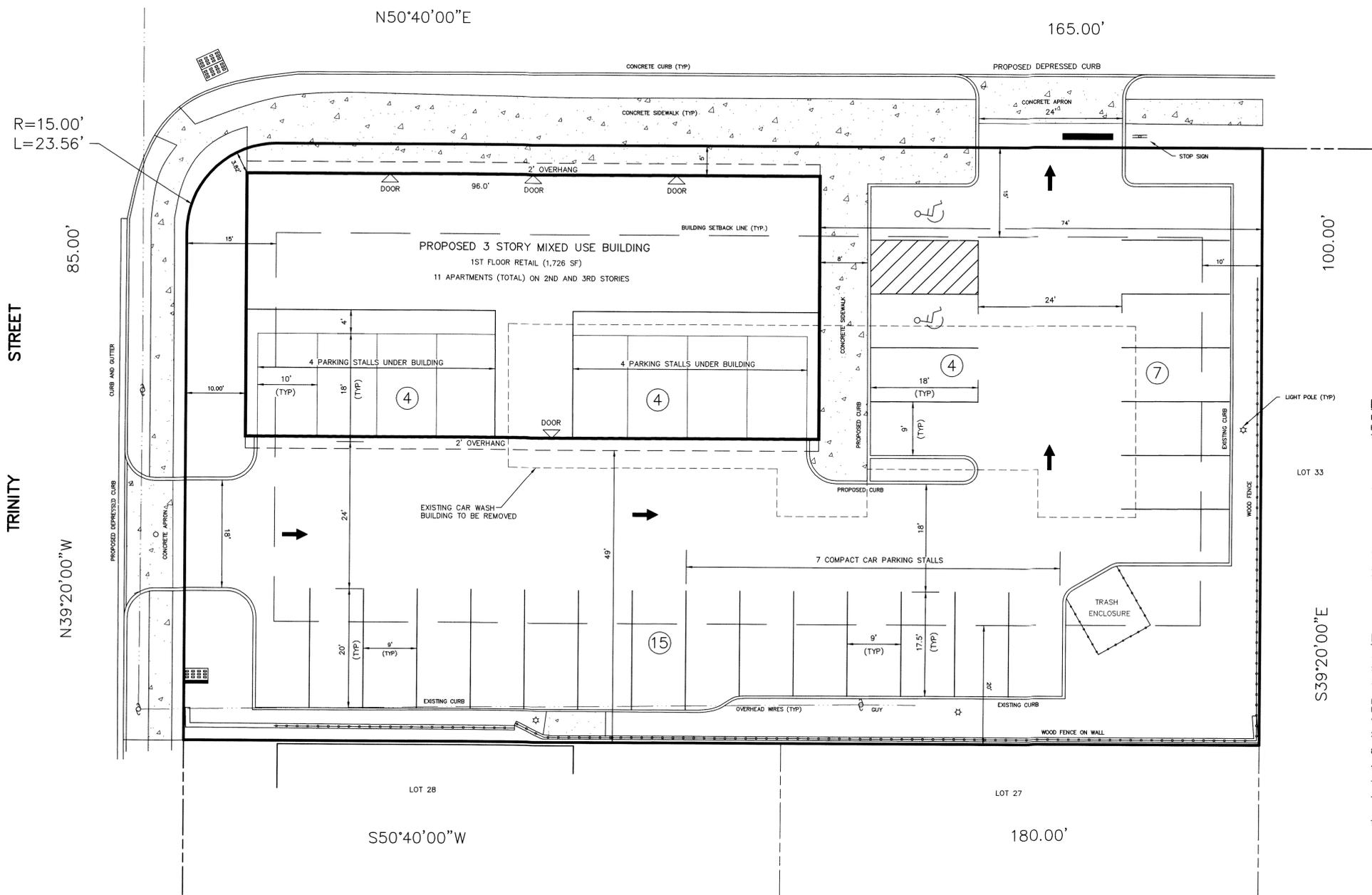




WEST SEVENTH STREET (60' WIDE)

TOWNSHIP OF PISCATAWAY
BOROUGH OF SOUTH PLAINFIELD

MUNICIPAL BOUNDARY



IMPERVIOUS AREA DATA:

EXISTING IMPERVIOUS AREA: BUILDING, DRIVEWAY AND SIDEWALKS TOTAL EXISTING IMPERVIOUS AREA = 15,425 S.F.	PROPOSED IMPERVIOUS AREA: BUILDING, DRIVEWAY, SIDEWALKS AND TRASH ENCLOSURE TOTAL PROPOSED IMPERVIOUS AREA = 14,958 S.F.
NET DECREASE IN IMPERVIOUS AREA = 15,425 - 14,958 = 467 S.F.	

ZONING SCHEDULE: OBC-1 AFFORDABLE HOUSING OVERLAY DISTRICT

BULK ITEM	REQUIRED	PROPOSED
1. MIN. LOT AREA	10,000 S.F.	17,951.71 S.F.
2. MIN. LOT WIDTH (AT SETBACK)	100 FT.	180.0 FT. (ON WEST SEVENTH ST.)
3. MIN. LOT DEPTH	100 FT.	100.0 FT.
PRINCIPAL BUILDING		
4. MIN. FRONT YARD	15 FT.	3.82 FT. *
5. MIN. SIDE YARD (ONE)	10 FT.	74.0 FT.
6. MIN. SIDE YARD (TOTAL)	20 FT.	74.0 FT.
7. MIN. REAR YARD	20 FT.	49.0 FT.
8. MAX. IMPERVIOUS COVERAGE	80 %	83.3% *
9. MAX. BUILDING HEIGHT (STORIES/FEET)	3/45 FT.	41.83 FT.
10. MAX. RESIDENTIAL DENSITY	16 D.U./Ac.	26.70 D.U./Ac*

* DENOTES VARIANCE REQUIRED

PARKING REQUIREMENTS:

THE NUMBER OF PARKING STALLS REQUIRED FOR COMMERCIAL OR PERSONAL SERVICE ESTABLISHMENTS IS 3 STALLS/1,000 S.F. OF FLOOR AREA.

1,726 S.F. x (3 STALLS/1,000 S.F.) = 6 STALLS (REQUIRED)

IN ADDITION, 1.5 PARKING STALLS ARE REQUIRED FOR EACH ONE BEDROOM APARTMENT AND 2.0 STALLS ARE REQUIRED FOR EACH TWO BEDROOM AND THREE BEDROOM APARTMENT. THERE ARE 2 PROPOSED ONE BEDROOM APARTMENTS, 8 PROPOSED TWO BEDROOM APARTMENTS, AND 1 PROPOSED THREE BEDROOM APARTMENT.

2-ONE BEDROOM APARTMENTS x (1.5 STALLS/UNIT) = 3 STALLS

8-TWO BEDROOM APARTMENTS x (2.0 STALLS/UNIT) = 16 STALLS

1-THREE BEDROOM APARTMENT x (2.0 STALLS/UNIT) = 2 STALLS

THEREFORE, THE TOTAL NUMBER OF PARKING STALLS REQUIRED FOR APARTMENT USE = 3 + 16 + 2 = 21

THE TOTAL NUMBER OF PARKING STALLS REQUIRED FOR THE SITE = 21 + 6 = 27

THE TOTAL NUMBER OF PARKING STALLS PROPOSED = 34

LAYOUT PLAN
1 inch = 10 ft.



GRAPHIC SCALE
(IN FEET)

LAYOUT PLAN

SITE PLAN

1335 WEST SEVENTH STREET
TAX MAP LOT 29 BLOCK 3
BOROUGH OF SOUTH PLAINFIELD
MIDDLESEX COUNTY, NEW JERSEY



ENGINEERING & SURVEYING P.C.
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
(908) 725 - 4400 - FAX (908) 722 - 4401

Signature
STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

NO.	DATE	REVISION
DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866		

DRAWN BY	CHECKED BY	SCALE	DATE	FILE	SHEET
PJD	SEP	1"=10'	02/04/20	6527	3 OF 7