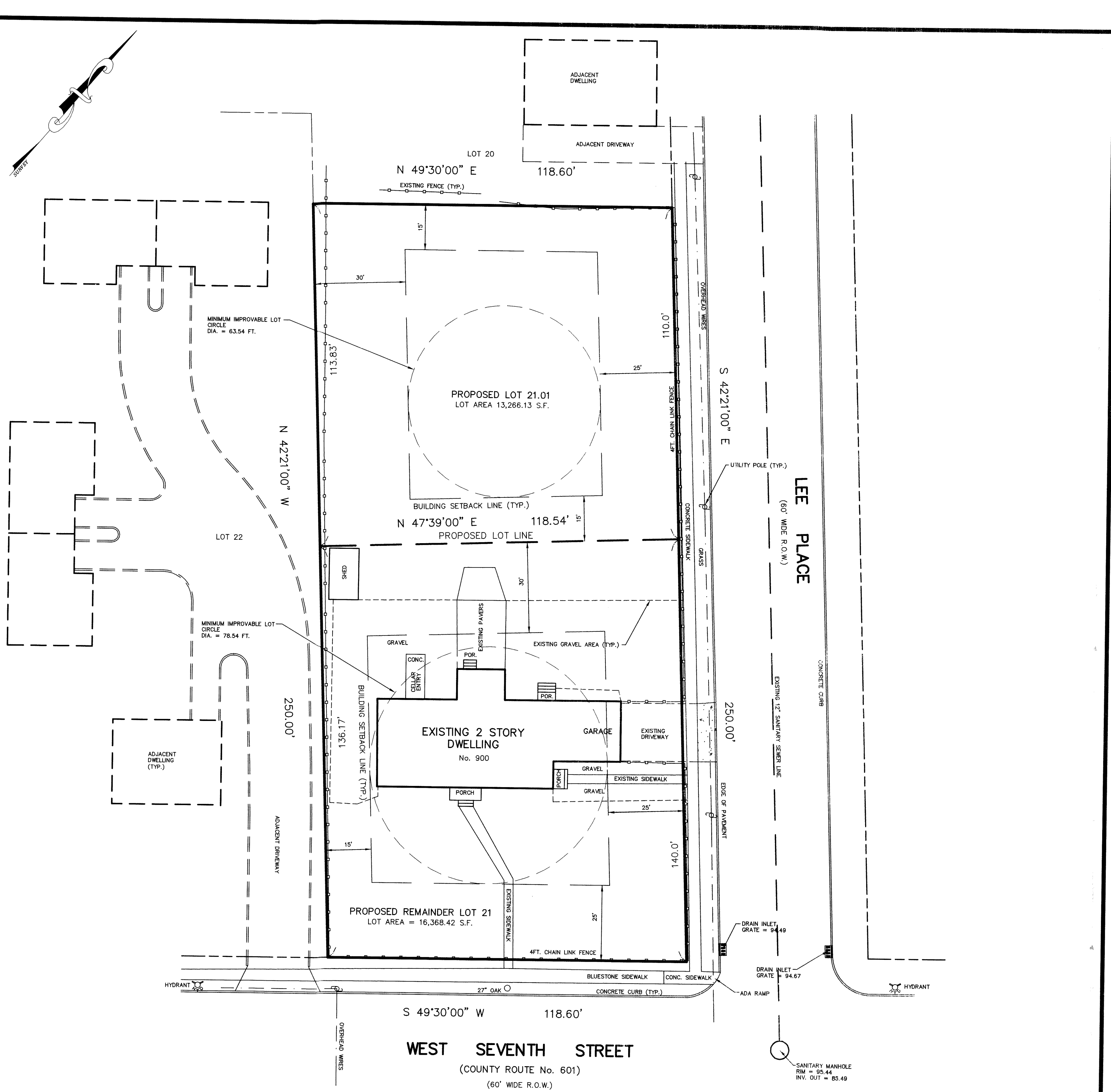
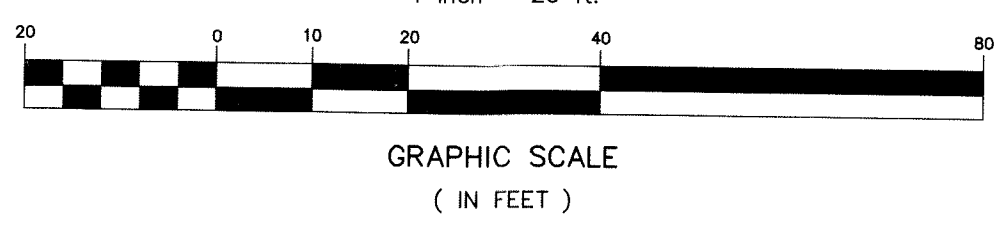
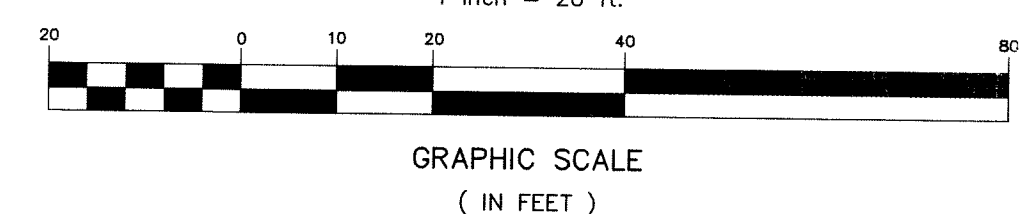


**SURVEY AND EXISTING CONDITIONS MAP**  
1 inch = 20 ft.



**LAYOUT PLAN**  
1 inch = 20 ft.



**ZONING SCHEDULE: R-3 LOW/MODERATE DENSITY RESIDENTIAL:**

BULK ITEM	REQUIRED	EXISTING LOT 21	PROPOSED LOT 21	PROPOSED LOT 21.01
MIN. LOT AREA	12,500 S.F.	29,634.5 S.F.	16,368.42 S.F.	13,266.13 S.F.
MAX. DENSITY	3.5 DU/AC	1.46 DU/AC	2.66 DU/AC	3.28 DU/AC
MIN. LOT WIDTH	100 FT.	118.60 FT.	118.60 FT.	110.8 FT.
MIN. LOT FRONTAGE	100 FT.	118.60 FT.	118.60 FT.	110.0 FT.
MIN. LOT DEPTH	100 FT.	250.00 FT.	138.08 FT.	118.6 FT.
PRINCIPAL BUILDING				
MIN. FRONT YARD	25 FT.	20.1 FT. (LEE PLACE) *	20.1 FT. (LEE PLACE) *	WILL COMPLY
MIN. SIDE YARD (ONE)	10 FT.	17.2 FT.	17.2 FT.	WILL COMPLY
MIN. SIDE YARD (COMBINED)	30 FT.	17.2 FT. (1)	17.2 FT. (1)	WILL COMPLY
MIN. REAR YARD	30 FT.	153.7 FT.	41.4 FT.	WILL COMPLY
MAX. LOT COVERAGE (BUILDINGS)	25%	7.78%	14.1%	15.1%
MAX. LOT COVERAGE (TOTAL IMPERVIOUS)	40%	26.9%	35.2%	23.9%
MAX. BUILDING HEIGHT (FEET/STORIES)	35 FT./3 STORIES	32 FT./2 STORY	32 FT./2 STORY	WILL COMPLY
MIN. IMPROVABLE AREA (S.F.)	3,000 S.F.	15,312.69 S.F.	6,511.69 S.F.	5,199.06 S.F.
MIN. IMPROVABLE AREA (DIA. OF CIRCLE)	38 FT.	78.54 FT.	78.54 FT.	63.54 FT.

\* INDICATES EXISTING NONCONFORMANCE  
(1) THIS LOT ONLY HAS 1 SIDE YARD BECAUSE THERE ARE 2 FRONT YARDS

**PARKING REQUIREMENTS:**  
2.5 SPACES PER EACH 4 BEDROOM DWELLING UNIT WILL BE PROVIDED IN THE GARAGE AND DRIVEWAY OF EACH HOME

1 08/18/20 PER PLANNING BOARD  
NO. DATE REVISION

*D.E.P.*  
DANIEL E. PARKER  
NEW JERSEY LAND SURVEYOR LIC. NO. 35886

**PARKER**  
ENGINEERING & SURVEYING P.C.  
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876  
PHONE: (908) 725-4400 - FAX: (908) 722-4401  
E MAIL ADDRESS: PARKERES@AOL.COM

DRAWN BY PJD CHECKED BY S.E.P. SCALE 1"=20'

**MINOR SUBDIVISION**  
900 WEST 7TH STREET  
TAX MAP LOT 21 BLOCK 551  
CITY OF PLAINFIELD  
UNION COUNTY, NEW JERSEY

*Steph E. Parker*  
STEPHEN E. PARKER  
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

DATE 03-06-20 FILE 13260 SHEET 2 OF 3