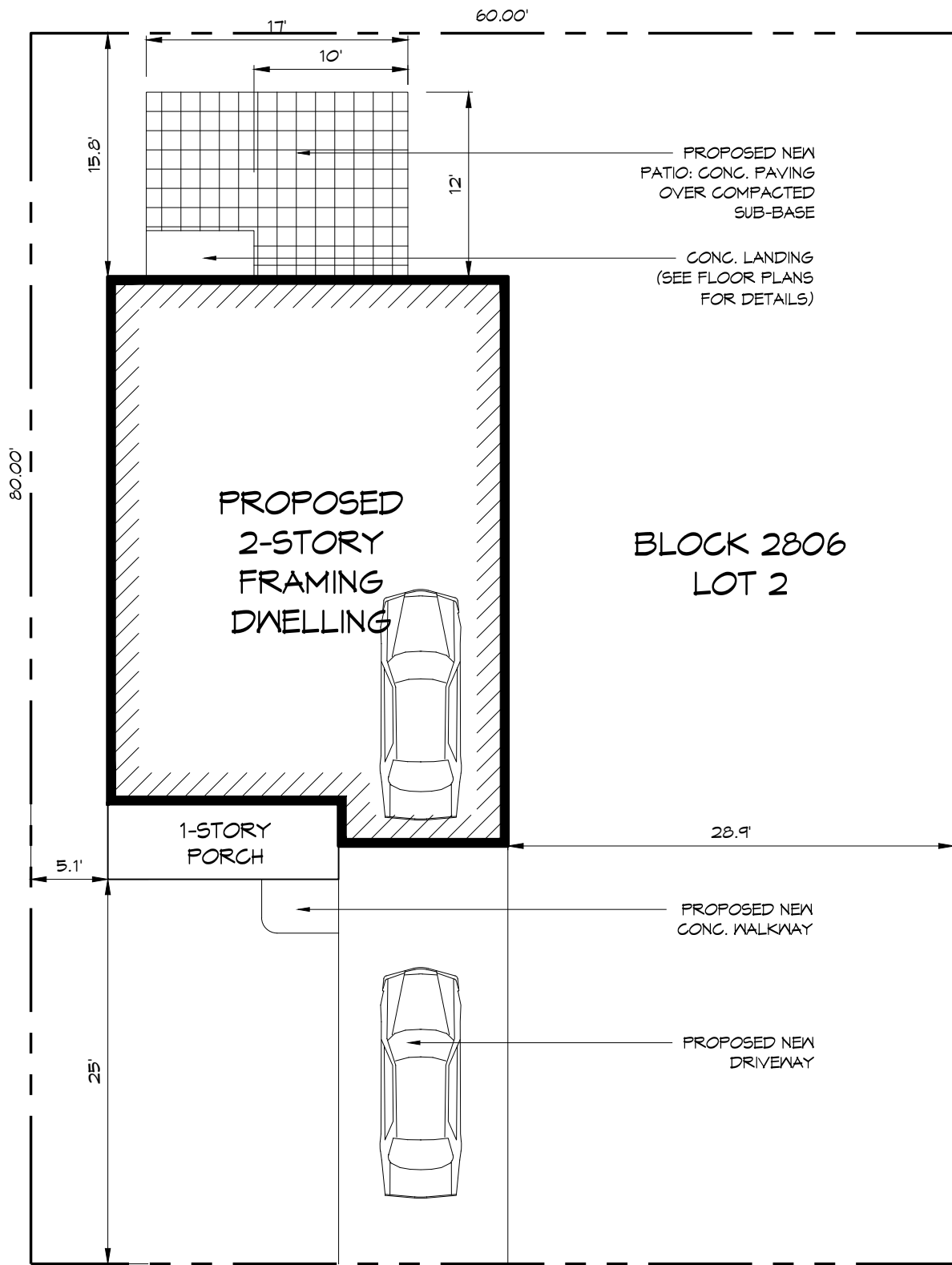


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SITE PLAN

SCALE: 1" = 10'-0"

ZONING ORDINANCE DATA			VARIANCE
ZONE: REVITALIZATION		BLOCK: 2806 LOT: 2	
USE	PERMITTED PROPOSED	R R	
LOT AREA	MINIMUM PROPOSED	4,000 S.F. 4,800 S.F.	
LOT DEPTH	MINIMUM PROPOSED	100' 80'	EX'G
LOT WIDTH	MINIMUM PROPOSED	40' 60'	
FRONT YARD SETBACK	MINIMUM PROPOSED	25' 25'	
SIDE SETBACK (ONE)	MINIMUM PROPOSED	5' 5.1'	
SIDE SETBACK (BOTH)	MINIMUM PROPOSED	13' 34'	
REAR SETBACK	MINIMUM PROPOSED	20' 15.8'	YES
BUILDING HEIGHT (FEET)	MAXIMUM PROPOSED	40' 24.3'	
BUILDING HEIGHT (STORIES)	MAXIMUM PROPOSED	2.5 2	
LOT COVERAGE (BUILDING)	MAXIMUM PROPOSED	30 % 20.7 %	
LOT COVERAGE (IMPERVIOUS)	MAXIMUM PROPOSED	40 % 31.6 %	

EVANS ARCHITECTS AIA

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ARCHITECT - PROFESSIONAL PLANNER
JOHN EVANS
PROFESSIONAL ENGINEER - LAND SURVEYOR
ARCHITECT - PROFESSIONAL PLANNER

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**SINGLE FAMILY
2-STORY RESIDENTIAL
FOR
ROSE THREE
BLOCK 2806, LOT 2
OAK STREET
ROSELLE, NEW JERSEY**

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DRW BY	DATE	REV	COMMENT
DK	09/11/17		PRELIMINARY DRAWINGS

SITE PLAN

MATTHEW G. EVANS ARCHITECT • PLANNER <i>lue</i>	JOHN EVANS PROFESSIONAL ENGINEER LAND SURVEYOR	SHEET NUMBER S-1
R.A. LIC. NO. 13803 P.P. LIC. NO. 5662	R.A. N.J.3677 PE.LS. N.J. 9681 PE. LS.N.J.LIC. 24GB00968100	