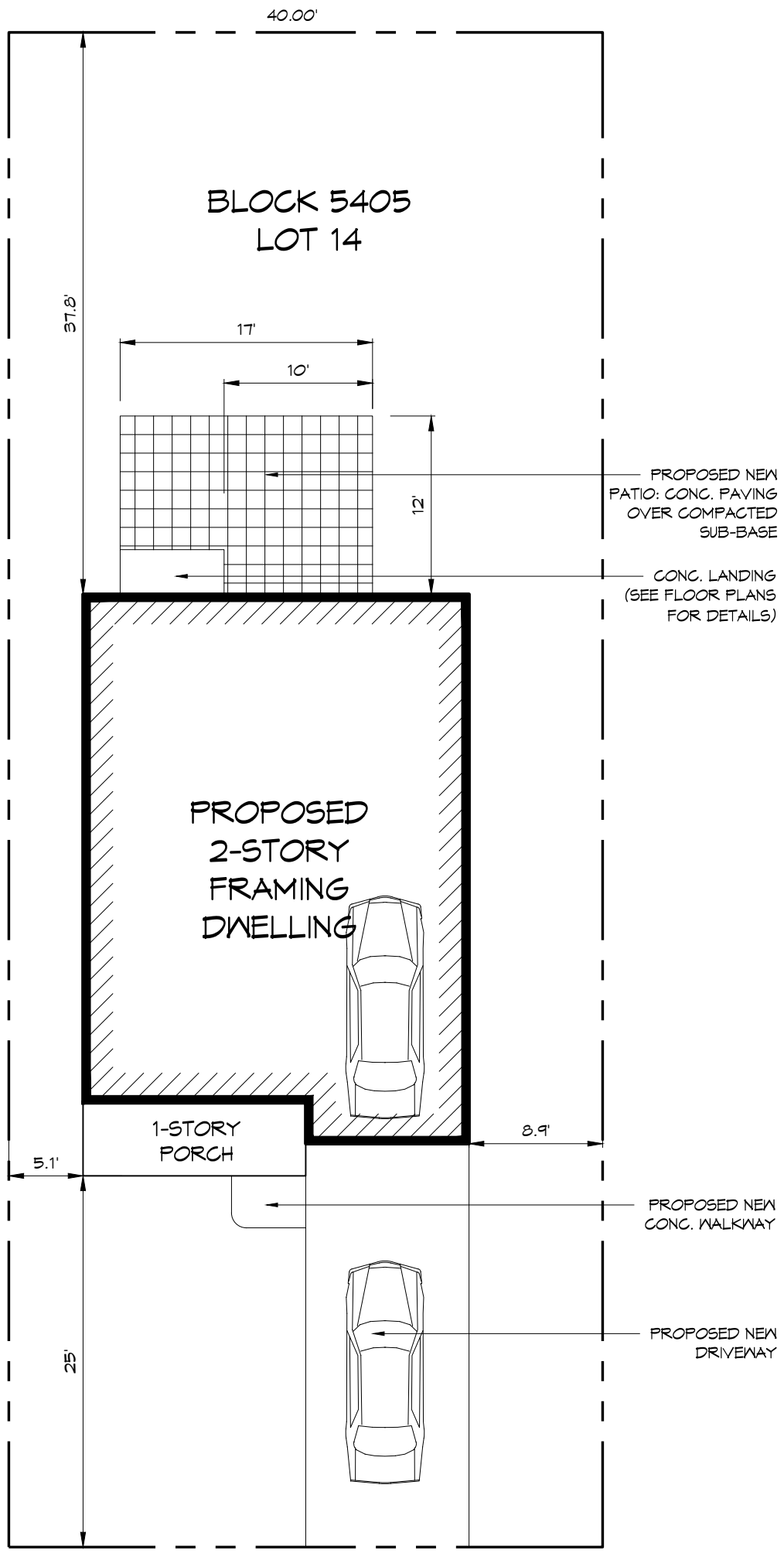


\\SERVER\Groups\Project Files\2014\Residential\New 1 Family\Warren King\DRAWING\KING_CD_ADDRESS_09_08_2017.dwg 9/26/2017 5:18:52 PM, AutoCAD PDF (High Quality Print).pc3



SITE PLAN
SCALE: 1" = 10'-0"

ZONING ORDINANCE DATA			VARIANCE
ZONE: REVITALIZATION		BLOCK: 5405 LOT: 14	
USE	PERMITTED PROPOSED	R R	
LOT AREA	MINIMUM PROPOSED	4,000 S.F. 4,080 S.F.	
LOT DEPTH	MINIMUM PROPOSED	100' 102'	
LOT WIDTH	MINIMUM PROPOSED	40' 40'	
FRONT YARD SETBACK	MINIMUM PROPOSED	25' 25'	
SIDE SETBACK (ONE)	MINIMUM PROPOSED	5' 5.1'	
SIDE SETBACK (BOTH)	MINIMUM PROPOSED	13' 14'	
REAR SETBACK	MINIMUM PROPOSED	20' 37.8'	
BUILDING HEIGHT (FEET)	MAXIMUM PROPOSED	40' 24.3'	
BUILDING HEIGHT (STORIES)	MAXIMUM PROPOSED	2.5 2	
LOT COVERAGE (BUILDING)	MAXIMUM PROPOSED	30 % 24.5 %	
LOT COVERAGE (IMPERVIOUS)	MAXIMUM PROPOSED	40 % 37.1 %	

EVANS ARCHITECTS AIA

MATTHEW G. EVANS
ARCHITECT - PROFESSIONAL PLANNER

JOHN EVANS
PROFESSIONAL ENGINEER - LAND SURVEYOR
ARCHITECT - PROFESSIONAL PLANNER

470 CHAMBERLAIN AVENUE
PATERSON NEW JERSEY 07522
973 942-9020
MATT@EVANSARCHITECTS.COM
WWW.EVANSARCHITECTS.COM

**SINGLE FAMILY
2-STORY RESIDENTIAL
FOR
ROSE THREE
BLOCK 5405, LOT 14
STERLING PLACE
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	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	