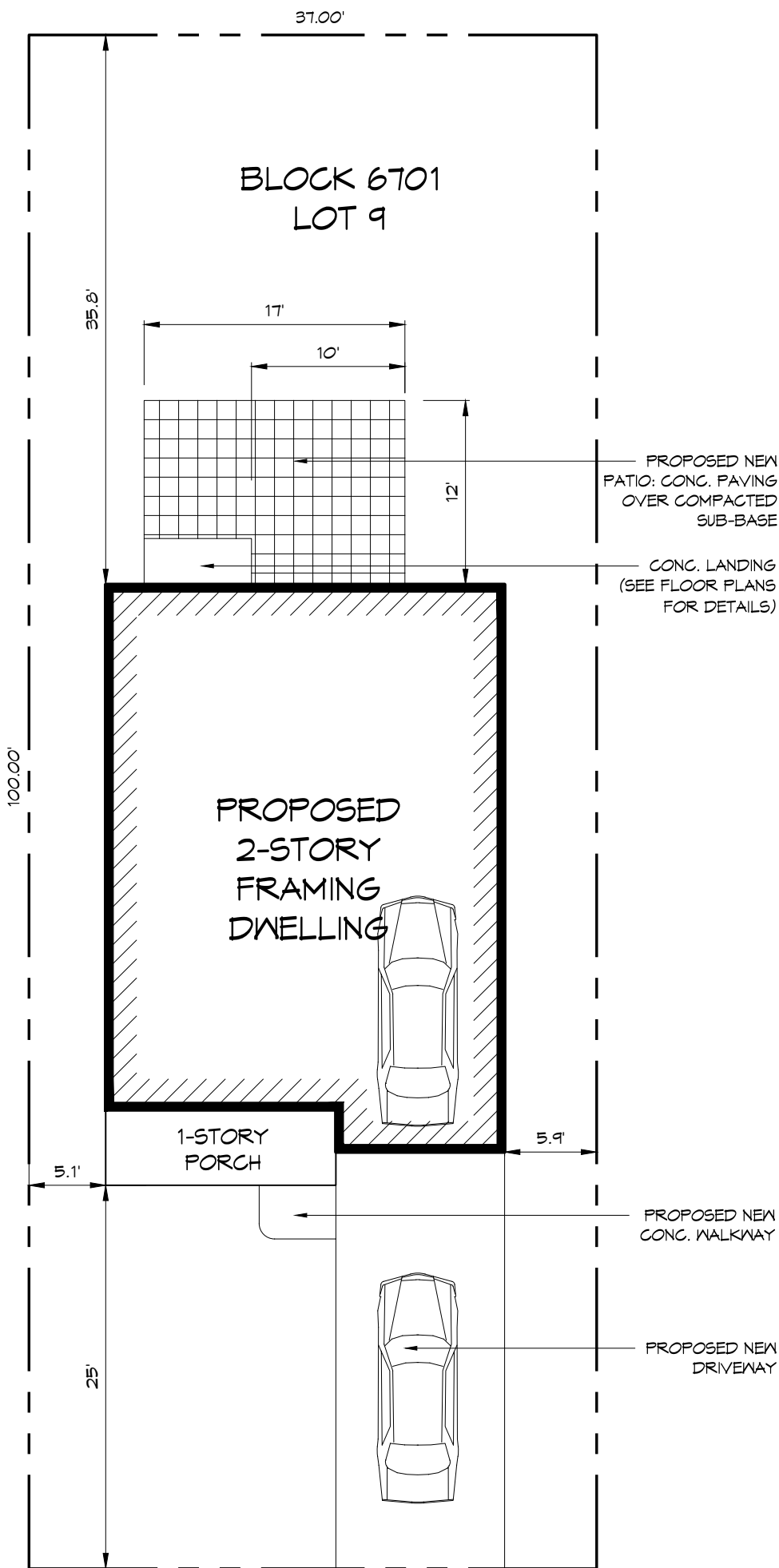


\\SERVER\Groups\Project Files\2014\Residential\New 1 Family\Warren King\DRAWING\KING\_CD\_ADDRESS\_09\_08\_2017.dwg, 9/26/2017 5:20:12 PM, AutoCAD PDF (High Quality Print).pc3

ZONING ORDINANCE DATA			VARIANCE
ZONE: REVITALIZATION		BLOCK: 6701 LOT: 9	
USE	PERMITTED PROPOSED	R R	
LOT AREA	MINIMUM PROPOSED	4,000 S.F. 3,700 S.F.	EX'G
LOT DEPTH	MINIMUM PROPOSED	100' 100'	
LOT WIDTH	MINIMUM PROPOSED	40' 37'	EX'G
FRONT YARD SETBACK	MINIMUM PROPOSED	25' 25'	
SIDE SETBACK (ONE)	MINIMUM PROPOSED	5' 5.1'	
SIDE SETBACK (BOTH)	MINIMUM PROPOSED	13' 11'	YES
REAR SETBACK	MINIMUM PROPOSED	20' 35.8'	
BUILDING HEIGHT (FEET)	MAXIMUM PROPOSED	40' 24.3'	
BUILDING HEIGHT (STORIES)	MAXIMUM PROPOSED	2.5 2	
LOT COVERAGE (BUILDING)	MAXIMUM PROPOSED	30 % 26.9 %	
LOT COVERAGE (IMPERVIOUS)	MAXIMUM PROPOSED	40 % 40.9 %	YES



**SITE PLAN**

SCALE: 1" = 10'-0"

**EVANS ARCHITECTS AIA**

**MATTHEW G. EVANS**  
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 6701, LOT 9  
PROSPER AVENUE  
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 <b>S-1</b>
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	