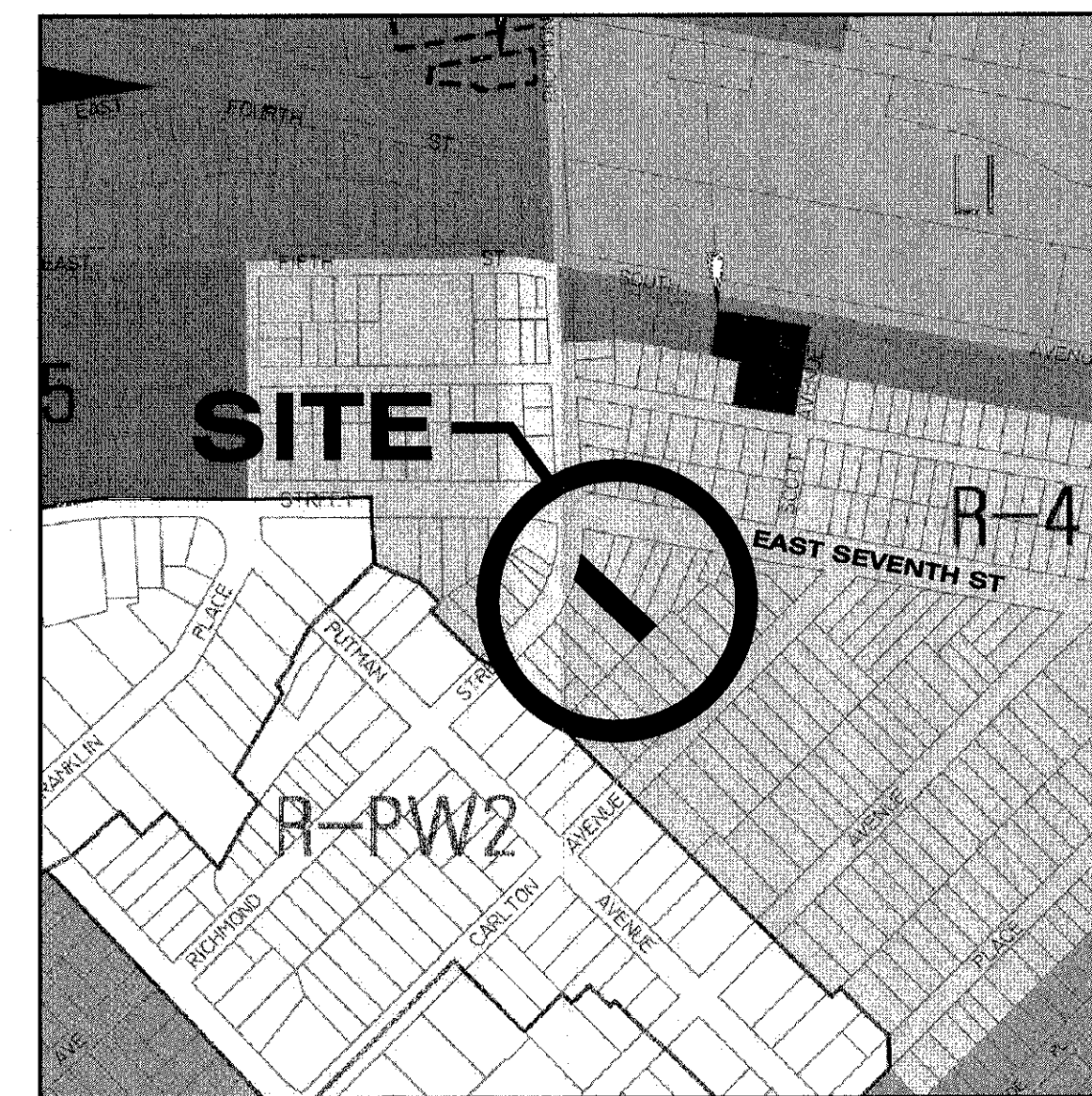
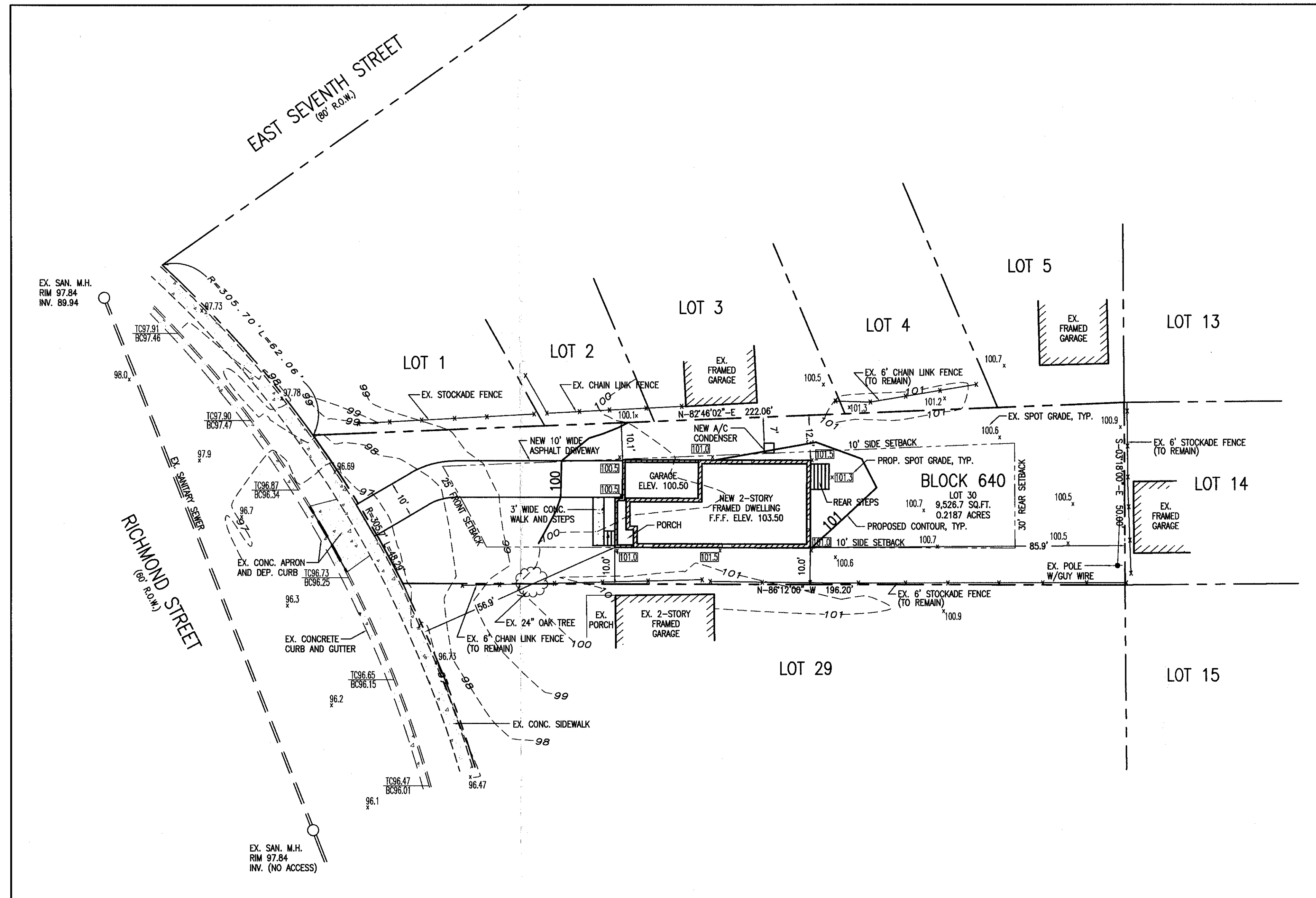


REFERENCES		
BOUNDARY RETRACEMENT SURVEY DATED OCTOBER 4, 2021, PREPARED BY TEUNISEN SURVEYING & PLANNING CO., INC., 319 SOUTH AVENUE, FANWOOD, NJ 07023.		
REV	REVISION DESCRIPTION	DATE
0	FOR REVIEW.	11OCT21
1	ADJUST HOUSE LOCATION.	02NOV21
2	FOR BUILDING PERMIT.	11NOV21
3	REVISE PER CME 12/22/21 REVIEW.	18JAN22



KEY/ZONING MAP
SCALE: 1"=400'



BLOCK: 640, LOT 30
ZONE: R-4 RESIDENTIAL MODERATE DENSITY
CITY OF PLAINFIELD, NEW JERSEY
SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ.FT.)	7,500	9,526.7	9,526.7
MAXIMUM DENSITY (DU/ACRE)	5.8	N/A	N/A
MINIMUM LOT WIDTH (FEET)	50	48.29	48.29
MINIMUM LOT FRONTAGE (FEET)	50	48.29	48.29
MINIMUM LOT DEPTH (FEET)	100	196.20	196.20
MINIMUM SETBACKS (FEET)			
MAIN STRUCTURE			
FRONT (FEET)	25	N/A	56.9
SIDE, ONE (FEET)	10	N/A	10
SIDE, TOTAL (FEET)	20	N/A	20.1
REAR (FEET)	30	N/A	85.9
MAX. BLDG. HEIGHT (FEET)	35	N/A	32.5
MAX. BLDG. HEIGHT (STORIES)	2.5	N/A	2
MAXIMUM BUILDING COVERAGE (%)	25	N/A	13.2
MAXIMUM TOTAL LOT COVERAGE (%)	40	0	21.4
MINIMUM IMPROVABLE AREA, (M.I.A.) (SQ.FT.)	2,000	3,842.5	3,842.5
M.I.A. DIAMETER OF CIRCLE (FEET)	31	24	24

* - EXISTING BULK VARIANCE.

COVERAGE TABULATION	EXISTING	PROPOSED
HOUSE FOOTPRINT (SQ.FT.)	0	1,259
CONCRETE DRIVEWAY (SQ.FT.)	0	727
FRONT CONCRETE WALKWAY (SQ.FT.)	0	52
OPEN SPACE (SQ.FT.)	9,527	7,489
TOTAL AREA (SQ.FT.)	9,527	9,527

OWNER/APPLICANT **RECEIVED**
MARK DAROUICHI
14 STILES ROAD
WARREN, NJ 07059
908-377-1870
JAN 20 2022
PLANNING DIVISION

Owner / Project
NEW RESIDENTIAL CONSTRUCTION
707-709 RICHMOND STREET
BLOCK 640, LOT 30
PLAINFIELD, NEW JERSEY

RONALD J. SADOWSKI, P.E.
ENGINEERING & CONSTRUCTION MANAGEMENT
10 EDWARD AVENUE
EDISON, NEW JERSEY 08820
(732) 744-6392
ronsadowski@verizon.net

PROPOSED
PLOT AND GRADING
PLAN

DRAWN CHECKED	RJS RJS	SCALE AS NOTED DATE 11OCT21
PROJECT NO. S21326		DRAWING NO. PP1
DRAWN BY <i>Ronald J. Sadowski</i>		
CITY ENGINEER		DATE

GENERAL NOTES:

NO CHANGES IN GRADES ARE PROPOSED.

ANY DAMAGE TO STREET OR CURB WITHIN THE R.O.W. SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT, AS PER THE CITY STANDARDS USING 4,500 P.S.I. CONCRETE.

NO TREES ARE BEING REMOVED ON THE PROPERTY AS PART OF THE PROPOSED SITE IMPROVEMENTS.

RECEIVED
JAN 20 2022
PLANNING DIVISION

FLOOD ZONE CLASSIFICATION

PROPERTY IS SITUATED WITHIN FLOOD ZONE A0, (DEPTH THREE FEET), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP No. 34039C0039F, WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2006, FOR COMMUNITY No. 345312, CITY OF PLAINFIELD, COUNTY OF UNION, STATE OF NEW JERSEY.



PLOT AND GRADING PLAN

