



ZONING BULK SCHEDULE - LI			
ITEM	REQUIRED	EXSTING	PROPOSED
LOT AREA	10,000 SF	15,000 SF	15,000 SF
LOT WIDTH	100 Ft	150 Ft	150 Ft
MIN. LOT DEPTH	100 Ft	100 Ft	100 Ft
FRONT YARD	30 Ft	NA	30 Ft
REAR YARD	25 Ft	NA	25 Ft
SIDE YARD (L)	12 Ft	NA	12 Ft
SIDE YARD (R)	12 Ft	NA	78.49 Ft
BUILDING HT.	65 Ft	NA	26 Ft
MAX. PAVEMENT	50 %	0	40%
MIN. FLOOR AREA	2500 SF	0	2700 SF

ZONING

BLOCK: 568
LOT: 2,3,4
37 WEST 21ST STREET
LINDEN, NJ
ZONING DISTRICT: L-1, RPZ OVERLAY
ZONING MAP: TBD
USE GROUP: TBD

LOT AREA: 15,000 S.F.

MAX. FAR: 2.0
ALLOWABLE FA: 15,000x2.0 = 30,000 SF

COVERAGE: BUILDING +
PAVEMENT= 5,974 SF/ LOT AREA
= 40%

PARKING: 1 SP. PER 500 SF = $\frac{3000}{500}$
6 SPACES

SITE PLAN

1" = 10'-0"

NOTES FROM SURVEY:
1. AREA 15,000 SF
2. SUBSURFACE CONDITIONS ARE BASED ON SURFACE OBSERVATIONS AND ARE NOT CERTIFIED. LOCATIONS SHOULD BE VERIFIED IN THE FIELD FOR TEST PITS AND/OR MANHOLES.
3. SURVEY IS CERTIFIED TO THE LATEST REVISION DATE OF DATE IN THE TITLE BLOCK, AND MAY OR MAY NOT REFLECT CURRENT SITE CONDITIONS.
4. PROPERTY LOCATED IN ZONE X AS SHOWN ON REFERENCE NO. 3.

DATE	DESCRIPTION	DWN
REVISIONS		
0 30 60 90 120 GRAPHIC SCALE: 1"=30'		
BROWN AND ASSOCIATES, INC. 2 Francis Lane, Chester, New Jersey 07930 PHONE: (201) 317-3343 FAX: (908) 879-9861		
PROJECT	NICK PATTI 37 W. 21st ST BLOCK_568_LOT_2,3,4	
Linden	NJ	
DRAWING_TITLE		
SITE PLAN		
DATE	SCALE	DWN.
01-15-20	SCALE	BB
CHK.	JRB/BB	PROJ. NO.
13-03		
DRAWING NO.		
C-100		
SHEET		
2 of SET		