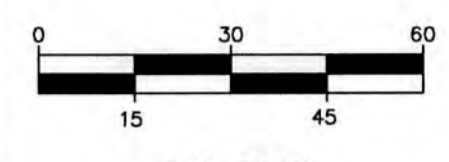


HORIZONTAL DATUM : NAD83

GRAPHIC SCALE



REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS FOR PERMIT PURPOSES ONLY. NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED.

CHKD BY: _____ DATE: _____



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



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Highland Park, NJ 08904

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Certificate of Authorization: 246A2791900

BORAE - CHURCH LANE

TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

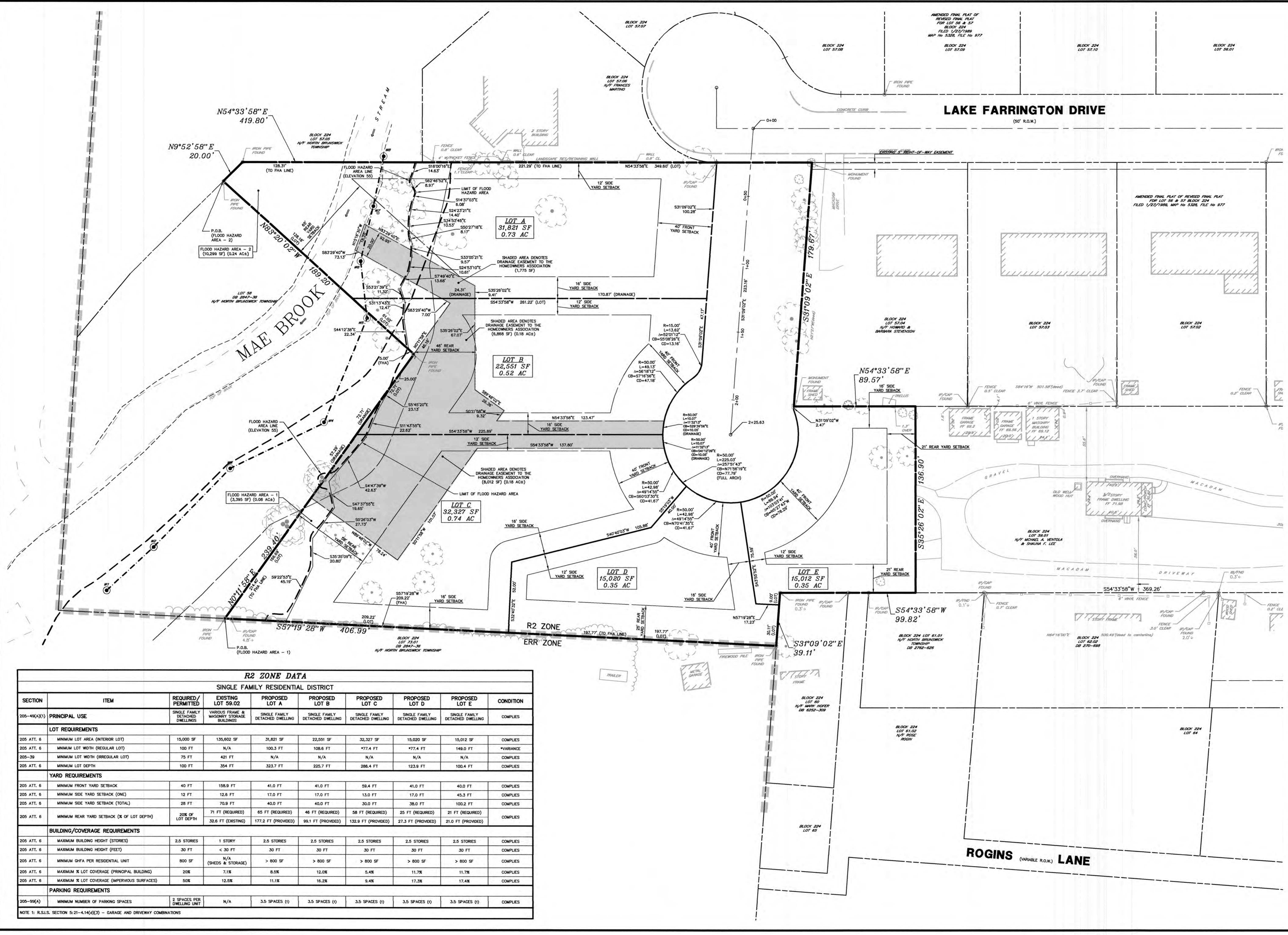
BLOCK 224, LOT 59.02
TAX MAP SHEET 83
3.11 ACRES

PRELIMINARY SUBDIVISION PLAN

DRAWN BY: _____ MAD
DESIGNED BY: _____ MAD
APPROVED BY: _____ GSD

Gregory S. Oman
GREGORY S. OMAN
PROFESSIONAL ENGINEER
N.J.P.E.# 43441

PROJECT NUMBER: 2013.024.01 SD-1
DATE OF ISSUE: OCTOBER 23, 2020
REVISION: 4



R2 ZONE DATA								
SINGLE FAMILY RESIDENTIAL DISTRICT								
SECTION	ITEM	REQUIRED/PERMITTED	PROPOSED LOT A	PROPOSED LOT B	PROPOSED LOT C	PROPOSED LOT D	PROPOSED LOT E	CONDITION
205-49(A)(1)	PRINCIPAL USE	SINGLE FAMILY DETACHED DWELLINGS	VARIOUS FRAME & MASONRY STORAGE BUILDINGS	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	COMPLES
LOT REQUIREMENTS								
205 ATT. 6	MINIMUM LOT AREA (INTERIOR LOT)	15,000 SF	135,602 SF	31,821 SF	22,551 SF	32,327 SF	15,020 SF	15,012 SF
205 ATT. 6	MINIMUM LOT WIDTH (REGULAR LOT)	100 FT	N/A	100.3 FT	108.6 FT	*77.4 FT	*77.4 FT	149.0 FT
205-39	MINIMUM LOT WIDTH (IRREGULAR LOT)	75 FT	421 FT	N/A	N/A	N/A	N/A	COMPLES
205 ATT. 6	MINIMUM LOT DEPTH	100 FT	354 FT	323.7 FT	225.7 FT	286.4 FT	123.9 FT	100.4 FT
YARD REQUIREMENTS								
205 ATT. 6	MINIMUM FRONT YARD SETBACK	40 FT	158.9 FT	41.0 FT	41.0 FT	59.4 FT	41.0 FT	40.0 FT
205 ATT. 6	MINIMUM SIDE YARD SETBACK (ONE)	12 FT	12.6 FT	17.0 FT	17.0 FT	13.0 FT	17.0 FT	45.3 FT
205 ATT. 6	MINIMUM SIDE YARD SETBACK (TOTAL)	28 FT	40.0 FT	40.0 FT	40.0 FT	30.0 FT	38.0 FT	100.2 FT
205 ATT. 6	MINIMUM REAR YARD SETBACK (% OF LOT DEPTH)	20% OF LOT DEPTH	71 FT (REQUIRED) 32.6 FT (EXISTING)	65 FT (REQUIRED) 177.2 FT (PROVIDED)	46 FT (REQUIRED) 99.1 FT (PROVIDED)	58 FT (REQUIRED) 132.9 FT (PROVIDED)	25 FT (REQUIRED) 27.3 FT (PROVIDED)	21 FT (REQUIRED) 21.0 FT (PROVIDED)
BUILDING/COVERAGE REQUIREMENTS								
205 ATT. 6	MAXIMUM BUILDING HEIGHT (STORIES)	2.5 STORIES	1 STORY	2.5 STORIES	2.5 STORIES	2.5 STORIES	2.5 STORIES	COMPLES
205 ATT. 6	MAXIMUM BUILDING HEIGHT (FEET)	< 30 FT	< 30 FT	30 FT	30 FT	30 FT	30 FT	COMPLES
205 ATT. 6	MINIMUM GHFA PER RESIDENTIAL UNIT	800 SF	N/A (SHEDS & STORAGE)	> 800 SF	> 800 SF	> 800 SF	> 800 SF	COMPLES
205 ATT. 6	MAXIMUM % LOT COVERAGE (PRINCIPAL BUILDING)	20%	7.1%	8.5%	12.0%	5.4%	11.7%	COMPLES
205 ATT. 6	MAXIMUM % LOT COVERAGE (IMPERVIOUS SURFACES)	50%	12.5%	11.1%	16.2%	9.4%	17.3%	COMPLES
PARKING REQUIREMENTS								
205-59(A)	MINIMUM NUMBER OF PARKING SPACES	2 SPACES PER DWELLING UNIT	N/A	3.5 SPACES (1)	3.5 SPACES (1)	3.5 SPACES (1)	3.5 SPACES (1)	3.5 SPACES (1)

NOTE 1: R.S.L.S. SECTION 5:21-4.14(0)(3) - GARAGE AND DRIVEWAY COMBINATIONS