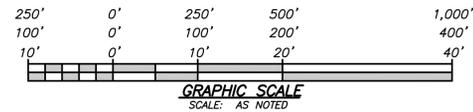


SITE PLAN
(SCALE: 1" = 10')



ZONING SCHEDULE OF REGULATIONS

PER 207-104 (R-4 ZONE STANDARDS)	REQUIRED	PROPOSED APPLICATION	EXIST. LOT 12	EXIST. LOT 13
MINIMUM LOT AREA (SF.)	7,500	15,394.45	7,191.52	8,202.93
MINIMUM LOT WIDTH (FT.)	75	82.47	40.0	42.4
PRINCIPAL BUILDING MINIMUM FRONT YARD (FT.)	25	12.1 (**)	12.5	6.8
PRINCIPAL BUILDING MINIMUM REAR YARD (FT.)	35	71.0	127.8	72.9
PRINCIPAL BUILDING MINIMUM SIDE YARD (ONE) (FT.)	8	0.77 (**)	1.2	0.47
PRINCIPAL BUILDING MINIMUM SIDE YARD (BOTH) (FT.)	20	40.77	8.4	1.54
ACCESSORY BUILDING MINIMUM FRONT YARD (FT.)	25	NA	100.4	NA
ACCESSORY BUILDING MINIMUM REAR YARD (FT.)	5	NA	54.0	NA
ACCESSORY BUILDING MINIMUM SIDE YARD (FT.)	5	NA	1.1	NA
MAXIMUM BUILDING HEIGHT PRINCIPAL BUILDING (STORIES)	2.5	3 (**)	2	2
MAXIMUM BUILDING HEIGHT PRINCIPAL BUILDING (FT.)	35	32.14	ADDITIONAL SURVEY DATA REQ.	ADDITIONAL SURVEY DATA REQ.
MAXIMUM TOTAL IMPERVIOUS LOT COVERAGE (%)	30	82.1 (**)	ADDITIONAL SURVEY DATA REQ.	ADDITIONAL SURVEY DATA REQ.
MINIMUM NET FLOOR AREA PER DWELLING UNIT (SF.)	1,000	770 (**)/ 700 (**)	1,200	800

- (*) EXISTING NONCONFORMITY (**) VARIANCE REQUESTED FOR A PROPOSED CONDITION
- NOTES:**
- BASED ON SECTION 207-104 "SCHEDULE OF BULK REQUIREMENTS" OF THE BOROUGH OF RARITAN CHAPTER 207 LAND USE AND DEVELOPMENT CODE.
 - MEASURED AT THE REQUIRED FRONT YARD SETBACK.
 - TO PRINCIPAL WALL.
 - BUILDING HEIGHT MEASURED AT FRONT BUILDING WALL TO THE MEAN HEIGHT BETWEEN THE EAVES AND THE RIDGE LEVEL PER TOWN CODE.
 - UNIT 1 / UNITS 2, 3, & 4.

OFF-STREET PARKING COMPUTATIONS

REQUIRED STALLS PER R.S.I.S. (WITH NO REDUCTION FOR "MAKE READY" STALLS)
PER N.J.C. 5:21 - 4.14 (b) (RESIDENTIAL SITE IMPROVEMENT STANDARDS):
MID-RISE APARTMENT ONE BEDROOM UNIT: 1.8 SPACES FOR EACH DWELLING UNIT
MID-RISE APARTMENT TWO BEDROOM UNIT: 2.0 SPACES FOR EACH DWELLING UNIT
NUMBER REQUIRED:
3 - ONE BEDROOM UNITS: (3 UNITS) X (1.8 SPACES / UNIT) = 5.4 SPACES
5 - TWO BEDROOM UNITS: (5 UNITS) X (2.0 SPACES / UNIT) = 10.0 SPACES
TOTAL REQUIRED = (5.4 + 10.0) = 15.4 = 15 SPACES
REQUIRED "MAKE READY" STALLS (PART OF THE OVERALL REQUIRED STALLS PER R.S.I.S.)
(15% OF REQUIRED STALLS PER R.S.I.S.) = (0.15 X 15 STALLS) = 2.25 = 3 STALLS
REQUIRED STALL SUMMARY (WITH NO REDUCTION FOR "MAKE READY" STALLS)
(12 "NON MAKE READY") + (3 "MAKE READY") = 15 TOTAL
REDUCED REQUIRED STALLS BASED ON PROVIDING "MAKE READY" STALLS
A) "UP TO 10%" OF MINIMUM REQUIRED STALLS PER R.S.I.S. = (0.10 X 15 STALLS) = 1.5 = 1 STALL
B) EACH PROVIDED "MAKE READY" STALL COUNTS AS 2 STALLS = (3 STALLS X 2) = 6 STALLS
C) LOWER VALUE OF A) OR B) GOVERNS = A) = 1 STALL
D) REDUCED REQUIRED PARKING STALLS = (15 TOTAL REQUIRED STALLS) - (1 REDUCED STALL) = 14 STALLS

PROVIDED
TOTAL PROVIDED = 14 TOTAL SPACES
7 - 9' X 18' ("NON MAKE READY")
2 - 9' X 18' ("MAKE READY")
1 - ADA ("MAKE READY" WITH EVSE EQUIPMENT)
4 - PARALLEL ("NON MAKE READY")

GENERAL NOTES

- THIS PLAN IS NOT FOR CONSTRUCTION.
- THIS PLAN IS INTENDED TO BE UTILIZED AS PART OF THE USE VARIANCE APPLICATION FOR THE PROJECT.
- THE SUBJECT PROPERTY IS IDENTIFIED AS LOTS 12 & 13 IN BLOCK 95 AS SHOWN ON THE BOROUGH OF RARITAN TAX MAP SHEET 22.
- TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON REFERENCE NUMBER 3.
- LOTS 12 & 13 ARE LOCATED WITHIN THE "R-4, MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT" AS PER THE RARITAN ZONE MAP DATED JUNE 2013.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FIRM FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 134 OF 301, MAP NUMBER 34035C0134E, EFFECTIVE DATE SEPTEMBER 28, 2007.
- EXISTING CONDITIONS ARE REPRESENTED WITH AN "ITALIC" FONT AND PROPOSED CONDITIONS ARE REPRESENTED WITH AN "UPRIGHT" FONT.
- ALL EXISTING ON-SITE STRUCTURES WOULD BE DEMOLISHED AS PART OF THE SITE DEVELOPMENT.
- LOT OWNER INFORMATION PER SOMERSET COUNTY TAX SEARCH WEB SITE, OCTOBER 08, 2021.

REFERENCES

- THE BOROUGH OF RARITAN TAX MAP SHEET 22.
- THE BOROUGH OF RARITAN ZONE MAP DATED JUNE 2013.
- SURVEY ENTITLED: "17-19 COLFAX STREET, BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY, BLOCK 95, LOTS 12 & 13", PREPARED BY GEORGE J. ANDERSON, LLC, DATED 05/01/2018.
- ARCHITECTURAL PLANS ENTITLED: "ADDITION & ALTERATIONS TO EXISTING BUILDING FOR: PRI ENTERPRISES LLC, AT 17-19 COLFAX STREET IN RARITAN, NJ", PREPARED BY JAMES P. CUTILLO ASSOCIATES, DATED REVISED 02/01/2022.
- FIRM FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 134 OF 301, MAP NUMBER 34035C0134E, EFFECTIVE DATE SEPTEMBER 28, 2007.

"CHAPTER 207 LAND USE AND DEVELOPMENT" VARIANCES REQUESTED

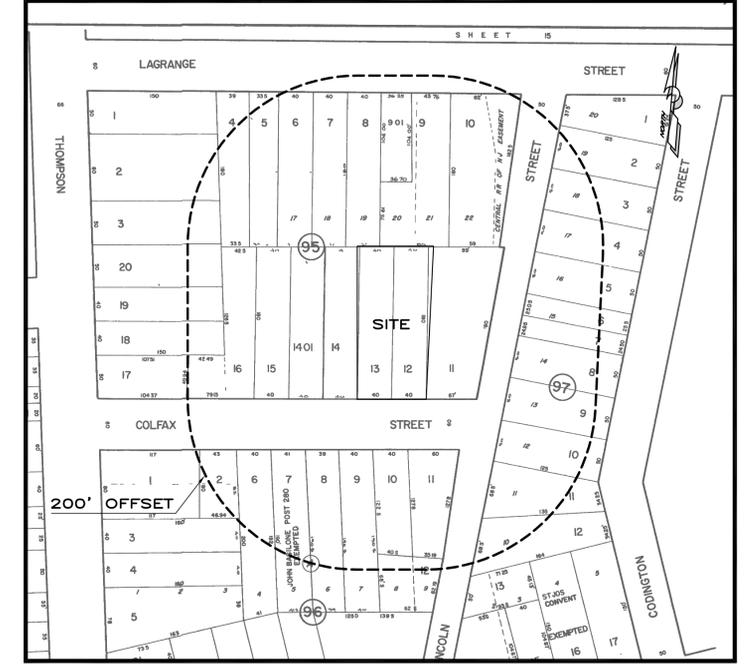
SECTION 207-108 A
PERMITTED PRINCIPAL USES.
APPLICATION REQUESTS "MULTIFAMILY RESIDENTIAL" AS A PERMITTED PRINCIPAL USE.

PROPERTY INFORMATION

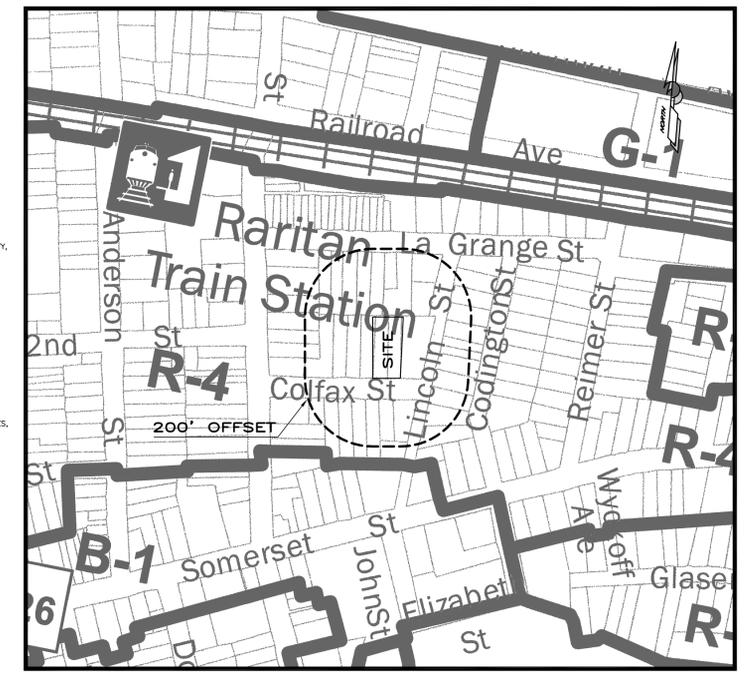
BLOCK: 95
LOT: 12
ADDRESS: 19 COLFAX STREET
RARITAN, NEW JERSEY 08869

BLOCK: 95
LOT: 13
ADDRESS: 17 COLFAX STREET
RARITAN, NEW JERSEY 08869

TOTAL TRACT AREA: 15,394.45 SF. [0.353 (±) ACRES]
(AREA PER REFERENCE NUMBER 3)
(ADDRESS PER SOMERSET COUNTY TAX SEARCH WEB SITE, OCTOBER 08, 2021)



KEY MAP
(SCALE: 1" = 100')
(BASED ON THE BOROUGH OF RARITAN TAX MAP SHEET 22)



ZONE MAP
(SCALE: 1" = 250')
(BASED ON THE BOROUGH OF RARITAN ZONING MAP JUNE 2013)

02/04/22	BULK REQS. FOR EX. LOTS 12 & 13, ARCH. PROGRAM & ADDED "MAKE READY" STALLS.
DATE	REVISIONS

drawn by: MC
checked by: PMcC
MATTHEW G. CLARK

USE VARIANCE SITE PLAN
17-19 COLFAX STREET
BLOCK 95 - LOTS 12 & 13
BOROUGH OF RARITAN
SOMERSET COUNTY, NEW JERSEY

MCB ENGINEERING ASSOCIATES, LLC
P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681
Email: mcbea@mcbea.com
Certificate of Authorization No.: 24028108300

N.J. PROFESSIONAL ENGINEER LICENSE No. 40394	date: AS NOTED	project no.: 10/08/2021	sheet no.: 4273	1 OF 1
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