



PDRD ZONING SCHEDULE		
	REQUIRED	PROPOSED
<b>LOT</b>	LOT AREA *MIN	2.75 ACRE
	LOT COVER	80 %
<b>BUILDING</b>	MAX. HEIGHT	60 FT
	AREA	N/A
	DENSITY	13 UNIT/ACRE
<b>PARKING</b>	FRONT YARD	10 FT
	1ST SIDE YARD	10 FT
	2ND SIDE YARD	10 FT
	REAR YARD	10 FT
	WISLE WIDTH	24 FT
	STALL SIZE	9'x18'
	NUMBER OF STALLS (1.8x#1 BEDROOM & 2.0x#2 BEDROOM)	141
	SIDE YARD	5 FT
	REAR YARD	5 FT
	BUILDING	5 FT
	BUILDING	10 FT
SURFACE COVER		
	EXISTING	PROPOSED
BUILDING	26,511 SF	23,022 SF @ 23.9%
DRIVEWAYS, CURBS & PARKING LOT	60,794 SF	42,376 SF
OTHER SURFACES	2,678 SF	2,406 SF
TOTAL IMPERVIOUS COVER	89,983 SF	67,804 SF @ 70.3%
LANDSCAPE COVER	19,470 SF	28,662 SF @ 29.7%

OMR ZONING SCHEDULE		
	REQUIRED	PROPOSED
<b>LOT</b>	LOT AREA *MIN	40000 SF
	LOT COVER	60 %
<b>BUILDING</b>	MAX. HEIGHT	60 FT
	AREA	N/A
	DENSITY	N/A
<b>PARKING</b>	FRONT YARD	10 FT
	1ST SIDE YARD	10 FT
	2ND SIDE YARD	10 FT
	REAR YARD	30 FT

ROOF & GRADE ELEVATIONS	
DESCRIPTION	ELEV(FT)
ELEV OF HIGHEST RIDGE	116
MEAN ELEVATION OF ROOF HEIGHT	109
AVERAGE FINISHED LOT GRADE ELEVATION	52.9

ROOF HEIGHTS	
DESCRIPTION	HEIGHT(FT)
HIGHEST ROOF TO FINISHED LOT GRADE	63.1
MEAN ROOF OF HIGHEST RIDGE TO FINISHED LOT GRADE	56.1
HIGHEST ROOF TO JOHN STREET	55
MEAN ROOF TO JOHN STREET	48
HIGHEST ROOF TO ORLANDO DRIVE	73
MEAN ROOF TO ORLANDO DRIVE	66

REQUIRED PARKING AS PER RSIS			
NUMBER OF APARTMENTS	REQUIRED PARKING	PROPOSED PARKING	
1 BEDROOM	34	1.8 X 34 = 61.2	UNCOVERED PARKING 117
2 BEDROOM	32	2.0 X 32 = 64.0	COVERED PARKING 41
3 BEDROOM	4	2.0 X 4 = 8.0	
TOTAL	70	141 PARKING REQUIRED	TOTAL PARKING @ 2.25 STALL/APT 158

REVISION DIGEST 12/21/2021 VAN CLEEF REVIEW	<b>CONKLIN ASSOCIATES</b> PROFESSIONAL ENGINEERS AND LAND SURVEYORS 29 CHURCH STREET P.O. BOX 282, RAMSEY, NJ 07446 PHONE (201) 327-0443, FAX (201) 934-1097 CERTIFICATE OF AUTHORIZATION #246A28046300	<b>SITE PLAN</b> <b>LOT 13 - BLOCK 116</b> <b>RIVERVIEW AT RARITAN</b> <b>FOR</b> <b>ORLANDO HEIGHTS, LLC</b>  <b>BOROUGH OF RARITAN</b> <b>SOMERSET COUNTY, NEW JERSEY</b>
SCALE: 1" = 20' ORIGINAL PLAN DATE: 04/19/19 SURVEY DATE: 4-09-19	TIBOR LATINCSCS N.J.P.E. 32444, N.J.P.P. 3736 	FILE NO.: PLOT NO.: 13-116 plot.dwg