



**LOT 3
BLOCK 108
N/F ST. JOSEPH'S SLOVAC
CHURCH
200' RADIUS OWNERS LIST**

116 12	CL RIVER PARK L.P. 60 ORLANDO DRIVE RARITAN, NJ 08869
116 14	SKYLANDS ENERGY SERVICE, INC. 2 THOMPSON STREET RARITAN, NJ 08869
116.02	BLAIR BRUYER AKA BNB ASSOCIATES 35-41 ORLANDO DRIVE RARITAN, NJ 08869
12.01	REARITION BOROUGH 22 FIRST STREET RARITAN, NJ 08869
12.01	SOMERSET COUNTY PLANNING BOARD 1035 PARKWAY AVENUE PO BOX 600 SOMERVILLE, NJ 08876
12.01	N.J. DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE PO BOX 600 TRENTON, NJ 08625-0600
12.01	PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA 16B NEWARK, NJ 07102
12.01	BELL ATLANTIC 540 BROAD STREET NEWARK, NJ 07102
12.01	SHERWIN ULEP, P.E./FACILITY THE SOMERSET RARITAN VALLEY SEWAGE AUTHORITY PO BOX 6400 BRIDGEWATER, NJ 08807
12.01	NEW HERSEY AMERICAN WATER CO. VORRIEHS, NJ 08043
12.01	BOROUGH OF RARITAN BOROUGH CLERK 22 FIRST STREET RARITAN, NJ 08869
12.01	Cable Vision 275 Centennial Avenue Piscataway, NJ 08855-6805
12.01	CH 6805 SOMERVILLE BOROUGH CLERK 25 WEST END AVENUE SOMERVILLE, NJ 08876
12.01	BRIDGEWATER TOWNSHIP CLERK 100 COMMONS WAY BRIDGEWATER, NJ 08807

LOT: 4 BLOCK 108 B-1 ZONE
21,055 S.F.
0.483 AC.

LOT: 5 BLOCK 108 B-1 ZONE
11,105 S.F.
0.255 AC.

LOT: 14 BLOCK 116
30,099 S.F.
0.691 AC.

PDRD ZONING SCHEDULE

	REQUIRED	PROPOSED
LOT AREA *MIN	2.75 ACRE	2.215 ACRE
LOT COVER	80 %	71.3 %
MAX. HEIGHT	60 FT	SEE SUMMARY
AREA	N/A	23,022 SF
DENSITY	13 UNIT/ACRE	31.6 UNIT/ACRE
FRONT YARD	10 FT	42.3' & 185.4'
1ST SIDE YARD	10 FT	10 FT
2ND SIDE YARD	10 FT	40.9 FT
REAR YARD	10 FT	42 FT
AISLE WIDTH	24 FT	24 FT
STALL SIZE	9'x18'	9'x18'
NUMBER OF STALLS/LOT (1 BEDROOM & 2.0X #2 BEDROOM)	141	158
SETBACKS		
SIDE YARD	5 FT	5 FT
REAR YARD	5 FT	5 FT
BUILDING	5 FT	10 FT

SURFACE COVER

	EXISTING	PROPOSED
BUILDING	26,511 SF	23,022 SF @ 23.9%
DRIVEWAYS & PARKING LOT	12,495 SF	42,268 SF
OTHER SURFACES	2,678 SF	3,432 SF
TOTAL IMPERVIOUS COVER	41,684 SF	68,825 SF @ 71.3%
LANDSCAPE COVER	9,470 SF	28,269 SF @ 28.7%

REQUIRED PARKING AS PER RSIS

NUMBER OF APARTMENTS	REQUIRED PARKING	PROPOSED PARKING
1 BEDROOM	1.8 X 34 = 61.2	UNCOVERED PARKING 117
2 BEDROOM	2.0 X 32 = 64.0	COVERED PARKING 41
3 BEDROOM	2.0 X 4 = 16.0	
TOTAL	141 PARKING REQUIRED	TOTAL PARKING 158

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

OMR ZONING SCHEDULE

	REQUIRED	PROPOSED
LOT AREA *MIN	40000 SF	2,215 ACRE
LOT COVER	60 %	71.22 %
MAX. HEIGHT	60 FT	
AREA	N/A	23,022 SF
DENSITY	N/A	31.6 UNIT/ACRE
FRONT YARD	10 FT	187.30 FT
1ST SIDE YARD	10 FT	10 FT
2ND SIDE YARD	10 FT	40.9 FT
REAR YARD	30 FT	42 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

REVISION DIGEST

NO.	DESCRIPTION	DATE

CONKLIN ASSOCIATES
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 #24A26046300

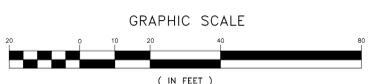
TIBOR LATINCSCS
N.J.P.E. 32444, N.J.P.P. 3738

Tibor Latincscs

**SITE PLAN
LOT 13 - BLOCK 116
RIVERVIEW AT RARITAN
FOR
ORLANDO HEIGHTS, LLC**

**BOROUGH OF RARITAN
SOMERSET COUNTY, NEW JERSEY**

KEY MAP
SCALE: 1" = 200'±



SCALE: 1" = 20'
ORIGINAL PLAN DATE: 4/30/19
SURVEY DATE: 4-09-19

FILE NO.: **LOT NO.:13-116 USE VARIANCE SITE PLAN.dwg**