

Zone R3 - Residential

Description	Required	Existing	Lot "A"	Lot "B"
Minimum Lot Size	7,500 sq.ft.	46,300 sq.ft.	29,401 sq.ft.	16,899 sq.ft.
Minimum Lot Width	75 feet	297.3 feet	129.0 feet	168.3 feet
Minimum Front Yard	25 feet	74.6 feet	74.6 feet	>25 feet
Minimum Rear Yard	35 feet	N/A	68.9 feet	N/A
Minimum Side Yard One	8 feet	24.6 feet	24.6 feet	>8 feet
Minimum Side Yard Both	20 feet	90.9 feet	53.9 feet	>20 feet
Maximum Building Height	35 feet	25± feet	25± feet	<35 feet
	2½ stories	1½ stories	1½ stories	<2½ stories
Maximum Impervious Surface	30%	11.0%	15.8%	<30% 25.96% (as shown)

Notes:

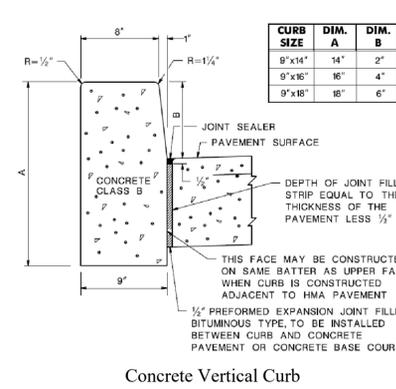
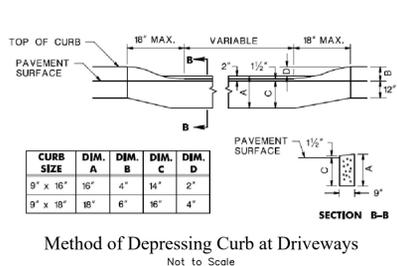
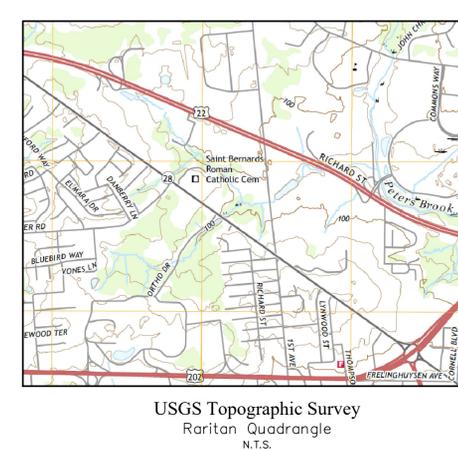
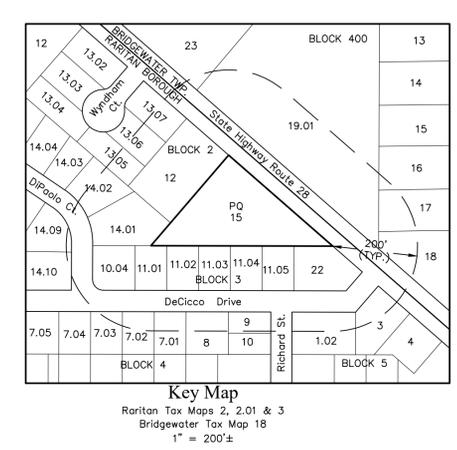
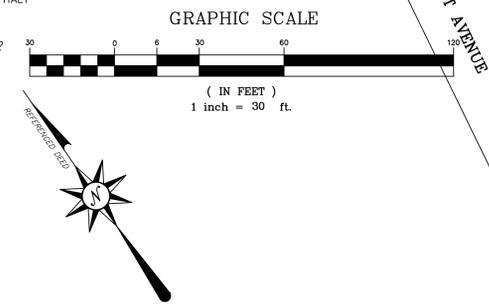
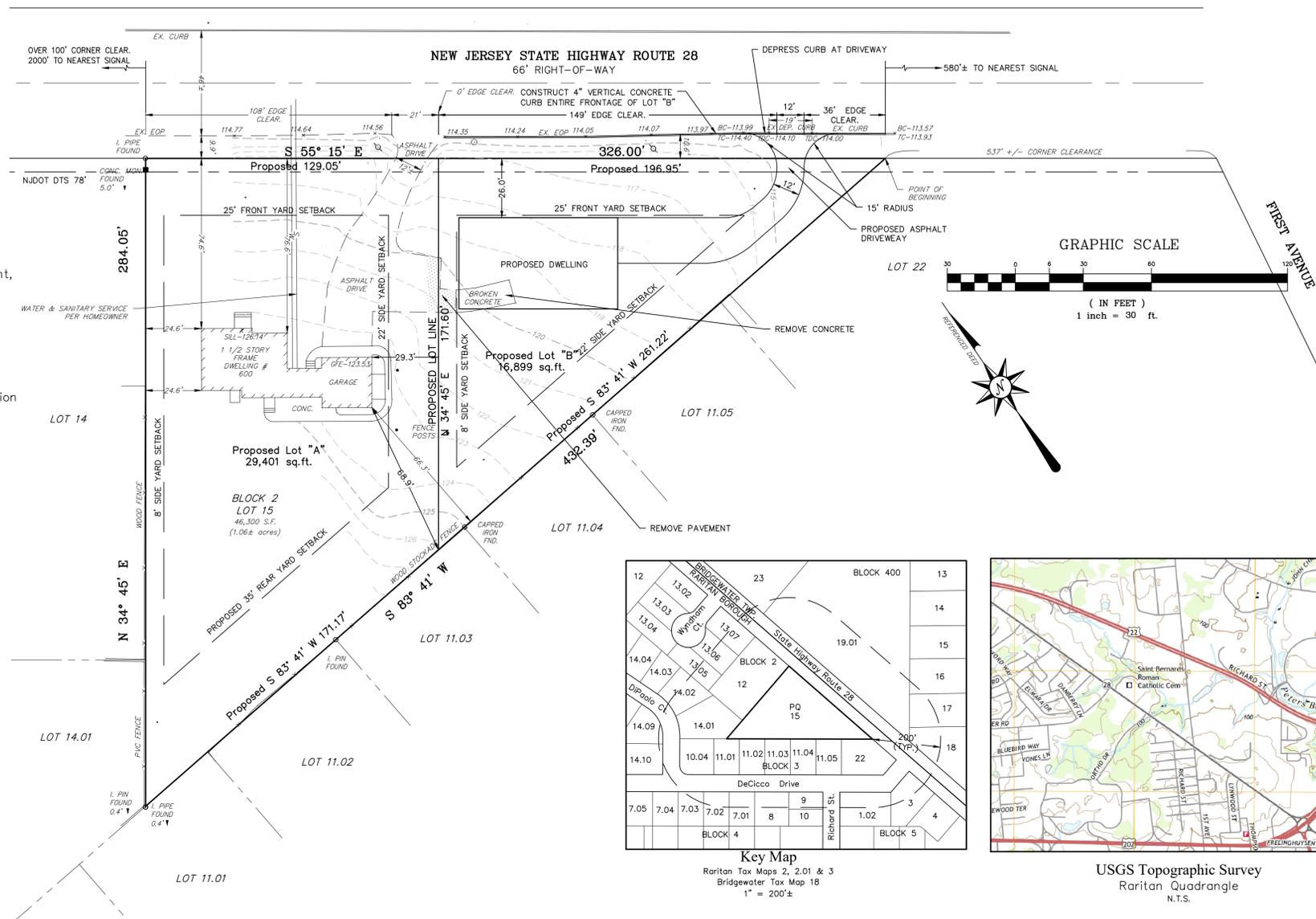
- Proposed house footprint and driveway configuration are shown for feasibility purposes only. Actual footprint, grading and on-lot driveway configuration will be subject of a separate grading & plot plan. The location and configuration of the proposed driveway within the right-of-way will not change.
- All concrete work within NJDOT ROW shall be completed using Class B Concrete.
- This plan is not a filed map nor is it to be construed as a map establishing new lots. This plan is to show that the fully conforming lot is developable and that the access drive complies with NJDOT regulations.
- This is not a dwelling construction plan. Improvements on the proposed lot will be subject to the submission and approval of a Plot Plan showing improvements including lot grading.

Reference:

"Plan of Survey, prepared for Lot 15 in Block 2, located in Raritan Borough, Somerset County, New Jersey" by Saladin Associates, PC, Somerville, NJ; dated 09-04-19.

Property Owners within 200 feet

Block-Lot: 2-14.09 HUNTER, BRANDON & HUNTER, SHANNA 3 DIPAOLLO COURT RARITAN, NJ 08869	Block-Lot: 4-9 ZHAO, CAIXIA & LIU, JUNMIN 1405 RICHARD ST RARITAN, NJ 08869
Block-Lot: 4-7.01 HUANG, CHAO & LI, XIUCAI 7 DECICCO DRIVE RARITAN, NJ 08869	Block-Lot: 2-13.07 RAVINDER, DAVID K & SARITA 2 WYNDHAM CT RARITAN NJ 08869
Block-Lot: 2-14.02 NAIR, PRADOSH VASUDEVAN & PRENI 6 DIPAOLLO COURT RARITAN, NJ 08869	Block-Lot: 3-11.04 MAGO, AMULAYA 8 DECICCO DRIVE RARITAN, NJ 08869
Block-Lot: 2-13.05 THAYI, RAM & SREEKALA 6 WYNDHAM COURT RARITAN, NJ 08869	Block-Lot: 5-3 LOCASCIO, MARIE, TRUSTEE 614 ROUTE 28 RARITAN, NJ 08869
Block-Lot: 2-14 BABYNYUK, DMYTRO & LIUYA 590 RT 28 E RARITAN, NJ 08869	Block-Lot: 2-14.01 WARUSWITHANA, KAUSHAL N. & ANOJA 4 DIPAOLLO COURT RARITAN, NJ 08869
Block-Lot: 2-14.10 THOMAS, VIJAY A & BINCY 1 DIPAOLLO COURT RARITAN, NJ 08869	Block-Lot: 3-11.02 CORREIA, TOLENTINO M & GLORIA L 12 DECICCO DRIVE RARITAN, NJ 08869
Block-Lot: 2-13.06 PATEL, JIGNESH S & REENA J 4 WYNDHAM COURT RARITAN NJ 08869	Block-Lot: 4-8 SHAH, MEHUL & MAJUMDAR, NEHA 5 DECICCO DRIVE RARITAN, NJ 08869
Block-Lot: 3-11.03 SEKHAR, CHANDRA & SEKHAR USHA 10 DE CICCIO DR RARITAN, NJ 08869	Block-Lot: 3-22 MEHALICK, J. & P. 1461 DOMINIC STREET MANVILLE, N. J. 08835
Block-Lot: 4-7.02 SHAH, ASHOK & PRITI 9 DECICCO DRIVE RARITAN, NJ 08869	Block-Lot: 3-11.01 LOVELLO, CARA 14 DECICCO DRIVE RARITAN, NJ 08869
Block-Lot: 4-7.03 GANPAT, VIJAY & SHARMELA 11 DECICCO DRIVE RARITAN, NJ 08869	Block-Lot: 3-10.04 INDUKURI, VENKATA S & KALPANA 2 DIPAOLLO COURT RARITAN, NJ 08869
Block-Lot: 5-1.02 CORRADO, DANIEL & MARGARET 1410 RICHARD STREET RARITAN, NJ 08869	Block-Lot: 3-11.05 GUDIMELLA, NARASIMHAM & YUSU P. 6 DECICCO DRIVE RARITAN, NJ 08869



Application No. _____

APPROVALS OF THE BOARD

Chairman _____ DATE _____

Secretary _____ DATE _____

Board Engineer _____ DATE _____

NO.	DATE	DESCRIPTION
1.	1.3/26/2020	Rev. per NJDOT Comments
2.	6/30/2020	Rev. per completeness comments

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D'Amico Engineering, LLC
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Certificate of Authorization: 2GA28227800
Deborah D'Amico, P.E. NJ Lic. No. 93421
project:

Minor Subdivision
Lot 15 in Block 2
Raritan Borough
Somerset County
New Jersey

sheet title:
Dimension Plan & Feasibility Layout

file: 2019-112
scale: 1"=30'
date: 02/05/2020

drawn/checked: DD
sheet: 1 OF 1