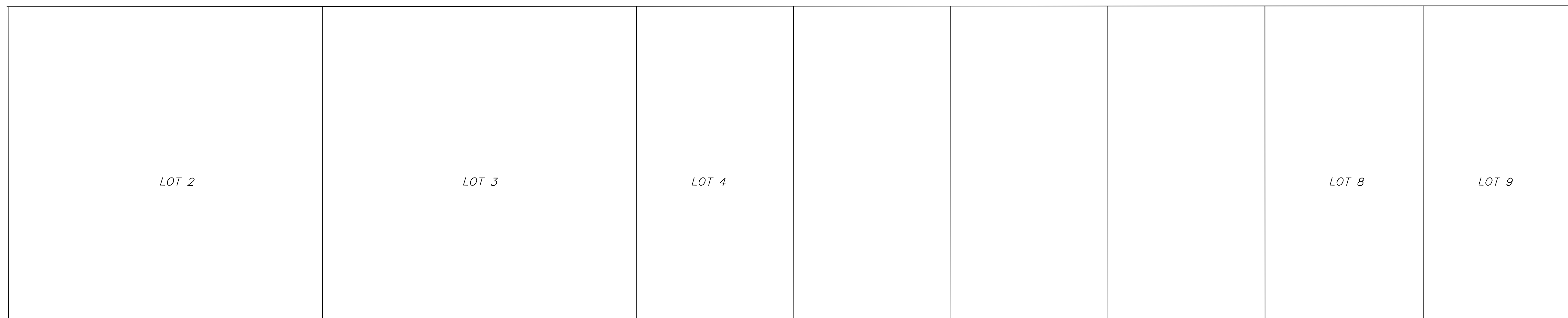


WASHINGTON

(50'ROW)

STREET



AVENUE

ZONE DD	REQUIRED	LOTS 14 & 15 EXISTING	LOTS 14 & 15 PROPOSED
LOT AREA	5,000 S.F.	11,100 S.F.	11,100 S.F.
LOT WIDTH	40.00'	75.00'	75.00'
LOT DEPTH	N/A	148.00'	148.00'
FRONT SETBACK	12.0'	5.72'*	12.0'
SIDE SETBACK	5'/15'	3.22'/25.85'	5'/20.33'
REAR SETBACK	85.0'	52.11'	70.87' *
MAX. BLDG. COV.	50%	16.23%	28.85%
MAX. IMP. COV.	85%	65.99%	84.98%
MAX. BLDG. HT.	3 STY./36'	2 STY./20'+/-	3 STY./32.75'
MAX. DENSITY	20 UNITS/ACRE 0.2548 X 20 = 5.1		4 UNITS
PARKING :	13 SPACES	-	16 SPACES ON-SITE 1 SPACE ON-STREET

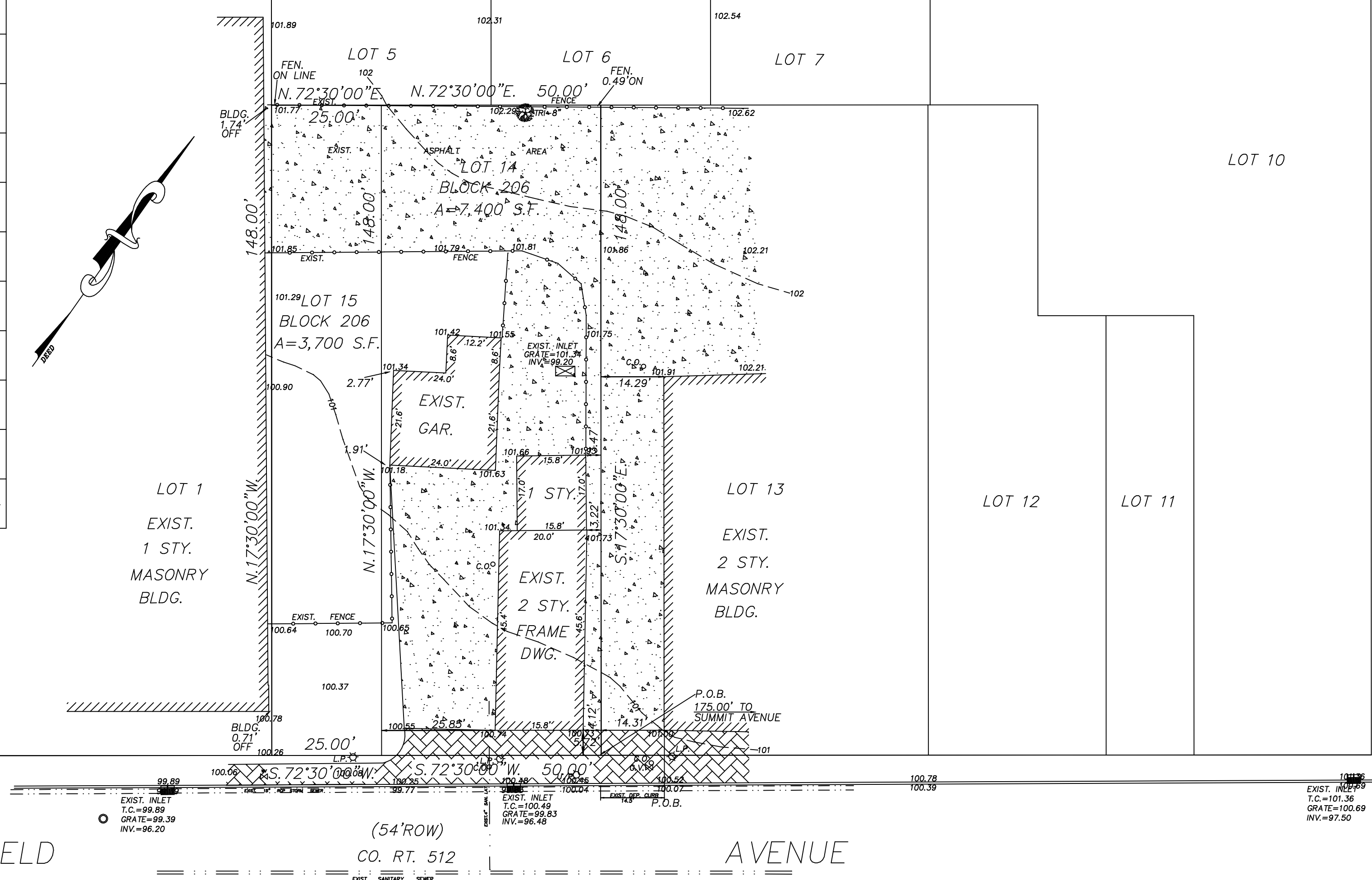
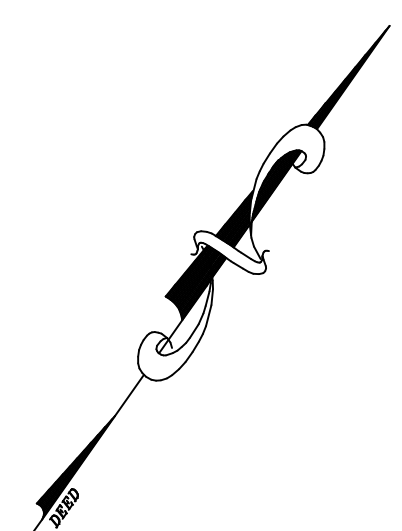
(60'ROW)

PLAINFIELD

PARKING REQUIREMENT:  
 RETAIL @ 1 SPACE /300 S.F. = 1,673/300 = 5.6 SPACES  
 1 BEDROOM @ 1.8 SPACES/UNIT = 1 X 1.8 = 1.8 SPACES  
 2 BEDROOM @ 2.0 SPACES/UNIT = 3 X 2.0 = 6.0 SPACES

RETAIL = 5.6 SPACES  
 RESIDENTIAL = 7.8 SPACES  
 13 SPACES

VARIANCES REQUIRED \*



AVENUE

(60'ROW)

SUMMIT

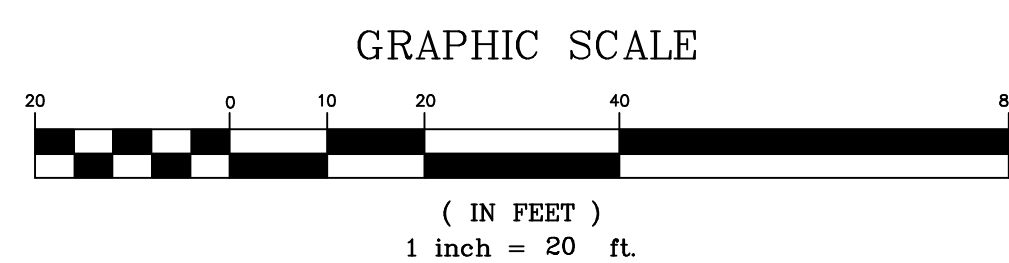
- VARIANCES REQUIRED:
- SECTION 6.3.2.E.3 REAR YARD SETBACK.
  - SECTION 6.3.2.H.2 ENCLOSED GROUND FLOOR PARKING.

- DESIGN WAIVER REQUIRED:
- SECTION 10.6.8.B.8 LANDSCAPING AROUND TRASH ENCL.
  - SECTION 11.1.4.A.1.b LANDSCAPING WITHIN PARKING LOT.
  - SECTION 11.1.4.A.3 DISTANCE BTW. DRIVEWAY & LOT LINE.
  - SECTION 11.1.4.A.2.b PARKING LOT SCREENED FROM R.O.W. AND ADJACENT PROPERTIES.
  - SECTION 19.5.5.B.2 DOWNTOWN STREETScape.

SPRINGFIELD

(54'ROW)  
CO. RT. 512

AVENUE



PREPARED BY:	REVISIONS	BOUNDARY & TOPOGRAPHIC SURVEY OF		
<b>EDWARD S. DEC</b>	1 Dec. 11, 2019	<b>495 - 497 SPRINGFIELD AVENUE</b> TOWNSHIP OF BERKELEY HEIGHTS, UNION CO., N.J. BEING ALSO KNOWN AS LOTS 14 & 15, BLOCK 206 AS DESIGNATED ON THE TAX MAP OF THE TOWNSHIP OF BERKELEY HEIGHTS, UNION CO., N.J.		
	2 May 20, 2020			
	3 APR. 2, 2021			
		<b>GUARRIELLO &amp; DEC ASSOC. LLC</b> CIVIL ENGINEERS AND LAND SURVEYORS 131 NORTH MICHIGAN AVENUE P.O. BOX 208 KENILWORTH, N.J. 07033 TEL-908-620-1139 FAX-908-620-1102		
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR # 24GB03987400 CERTIFICATE OF AUTH. # 24CA28048500	SCALE 1" = 20'	DATE JUNE 14, 2019	JOB # B55-15	SHEET # 2 OF 5