

MINOR SUBDIVISION

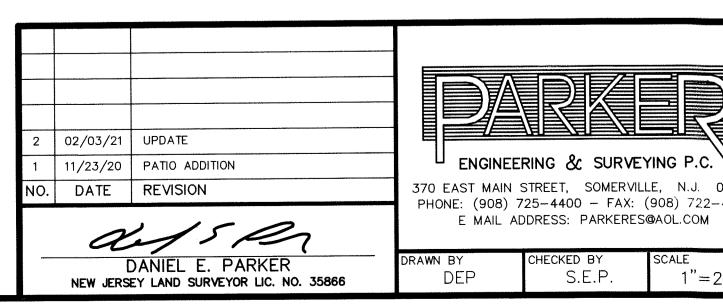
1 inch = 20 ft.

GRAPHIC SCALE (IN FEET)

ZONING SCHEDULE: RETAIL BUSINESS ZONE: B-1

** INDICATES PROPOSED NON-CONFORMANCE

BULK ITEM	REQUIRED	EXISTING	EXISTING	PROPOSED	PROPOSED
PRINCIPAL BUILDING		LOT 7	LOT 10	LOT 7	LOT 10
1. MIN. LOT AREA	N/A	18,371 S.F.	2,649 S.F.	14,362 S.F.	6,658 S.F.
2. MIN. FRONT YARD	5 FT.	8.6 FT.	0.56 FT. 🖈	8.6 FT.	0.56 FT. 🖈
3. MIN. SIDE YARD	10 FT.	10.6 FT.	0.08 FT. 🖈	10.6 FT.	0.08 FT. 🖈
			(OVER LINE, LOT 11)		(OVER LINE, LOT 11)
4. MIN. REAR YARD	20 FT.	84.6 FT.	0.81 FT. * (OVER LINE, LOT 7)	84.6 FT.	47.9 FT.
5. MAX. BUILDING HEIGHT (STORIES)	5 STORIES	2 STORIES	1 STORY	2 STORIES	1 STORY
MAX. BUILDING HEIGHT (FEET)	50 FT.	30.0 FT.	15.0 FT.	30.0 FT.	15.0 FT.
6. PRIMARY INTENDED USE	RETAIL BUSINESS	RETAIL BUSINESS	RETAIL BUSINESS	COMMERCIAL/RESIDENTIAL	RETAIL BUSINESS
* INDICATES EXISTING NON-CON	FORMANCE				





SITE PLAN & MINOR SUBDIVISION
TAX MAP LOTS 7 & 10 BLOCK 43.00 BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY, NEW JERSEY

> STEPHEN E. PARKER
> NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187 02/20/20

- AREA OF LOT 10 TO BECOME PART OF LOT 7

LOT 7

PROPOSED NEW PROPERTY LINE

0.25' —

LOT 10

DETAIL

N.T.S.

CHECKED BY S.E.P.

1"=20'