1034 WILLIAM STREET
ELIZABETH, NJ  ACCOUNT # 9-1420
WARD # 5

PROPOSED NEW TWO FAMILY DWELLING

PROJECT INFORMATION
ADDRESS: 1034 WILLIAM STREET
ACCOUNT #: 9-1420
EXISTING USE: VACANT LOT
PROPOSED USE: TWO FAMILY DWELLING
WORK PROPOSED: Proposed New 2 FAMILY DWELLING

TOTAL LOT AREA: 1,984 SQ. FT. (0.046 ACRES)

PROPOSED LOT COVERAGE
ENTIRE SITE
GROUND FLOOR AREA  990 SF.
PARKING  177 SF.
CIRCULATION  339 SF.
LANDSCAPE  478 SF.
TOTAL  1,984 SF.

ZONE: R-2 (ONE & TWO FAMILY DWELLING)
WARD # 5
VARIANCES REQUIRED? YES - SEE ZONING TABLE

UNIT BREAKDOWN
LEVEL - RESIDENTIAL (SF)
GROUND & FIRST FLOOR  (1) 1,430 SF
(1) 3-BEDROOM UNIT
SECOND & TERRACE FLOOR  (1) 1,086 SF
(1) 1-BEDROOM UNIT

APPLICABLE CODES
<table>
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<tr>
<th>USE GROUP</th>
<th>CODE</th>
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<tbody>
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<td>R-2</td>
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CONSTRUCTION TYPE: 2-B

HEIGHT OF STRUCTURE: 35.66'

NUMBER OF STORIES: 3 1/2

NEW FIRST FLOOR AREA: 990 SQ FT.
NEW SECOND FLOOR AREA: 1,430 SQ FT.
NEW THIRD/FLOOR AREA: 1,086 SQ FT.
NEW FOURTH FLOOR AREA: 339 SQ FT.
TOTAL AREA: 1,984 SQ FT.

TOTAL LOT AREA: 1,984 SQ FT.

ZONING ANALYSIS (R-2)

REGULATION
LOT AREA 16,500 SQ FT.
LOT WIDTH 32.92'
REAR YARD SETBACK (FREQUENTLY) 19.82' OK
SIDE YARD SETBACK (FREQUENTLY) 24' OK
REAR YARD SETBACK (FREQUENTLY) 20.83' OK
SIDE YARD SETBACK (FREQUENTLY) OK
MAX. IMPERVIOUS SURFACE COVERAGE: 67.7 % 33.9 % OK
MAX. NO. BLDGS./LOT: 1
MAX. NO. ELD-THRU TPY: 2
MAX. NO. 1ST FLOOR TPY: 2
MAX. NO. 2ND FLOOR TPY: 2
MAX. NO. 3RD FLOOR TPY: 2
MAX. NO. TOTAL TPY: 2
MAX. BUILDING HEIGHT:
FIRST FLOOR 31'-3" OK
SECOND FLOOR 30'-5"
THIRD FLOOR 23'-3"
HEIGHT OF STRUCTURE 55.0'
MAX. BUILDING HPS:
FIRST FLOOR 2000' OK
SECOND FLOOR 1992' OK
THIRD FLOOR 1992' OK
HEIGHT OF STRUCTURE 31'-3" 35.0' OK
MAX. PERCENTAGE LOT COVERAGE:
ENTIRE SITE: 40.0% OK

EXISTING CONDITION

FLOOD HAZARD ZONE NOTE
FLOOD HAZARD ZONE X:
AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN
DID NOT OCCUR IN THE LAST 500 YEARS.

EFFECTIVE DATE: 09-20-2006

APPROVED:

JULIO E. CUCULLU
P.E.
JPI/CPM
ELIZABETH, NJ

CONSULTANTS:

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973.907.7753.FAX
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600 Mountain Rd
ELIZABETH, NJ 07201

ACCT. # 9-1420

ACCOUNT # 9-1420

APPROVED: 9-13-2019
## Proposed New Two Family Dwelling

### Issue for Approval

**Date:** 9/13/2019

**As per H.C. Review Notes (2/11/2020)**

**3/2/2020**

### Owner's List

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### Sheet Title:

**Utility Companies**

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<tr>
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### Sheet Labels

**Sheet No.**

**Page 1** of 7

**Sheet 1:**

- **Drawing:** N/A
- **Issued For Approval:** 9/13/2019
- **As per H.C. Review Notes:** 2/11/2020
- **3/2/2020**

**Sheet 2:**

- **Drawing:** N/A
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**Sheet 3:**

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**Sheet 4:**

- **Drawing:** N/A
- **Issued For Approval:** 9/13/2019

**Sheet 5:**

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- **Issued For Approval:** 9/13/2019

**Sheet 6:**

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- **Issued For Approval:** 9/13/2019

**Sheet 7:**

- **Drawing:** N/A
- **Issued For Approval:** 9/13/2019

**Sheet 8:**

- **Drawing:** N/A
- **Issued For Approval:** 9/13/2019

**Sheet 9:**

- **Drawing:** N/A
- **Issued For Approval:** 9/13/2019
SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. The Stormwater Basin Conversation District must be utilized in writing all erosion control plans based on the condition of the area.
2. Existing Features and Subdivision Control provisions must be plotted on a map and interpreted, as rules, to take into account and incorporated to prevent erosion.
3. Any Howard area that will be closed up more than 30 feet and not used to provide more than 30 feet of roadway, the riverbed or pavement, and maintain appropriate control to prevent erosion.

STORM DRAINAGE SYSTEM DESIGN:

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