Preliminary and Final Site Plan Approval of a Proposed 3 Family Dwelling at:
618-620 Meadow Street
City of Elizabeth, Union County, NJ
Block 8 & Lot 1259

ZONING INFORMATION

1. The site plan has been prepared utilizing a property survey prepared by: Robert H. K. F. P. L., Inc., 365397
2. Property Owner: Hoss Construction, LLC
3. Applicant: Hoss Construction, LLC
5. Lot Area: 11,760 SF; 1.32 acres
6. Lot Use: R-D1
7. The property is located in the R-D1, One Family Residential zone. According to Section 90-15 of the City of Elizabeth Zoning Regulations, the maximum allowable density is 1.75 SF per allowable square foot. A Three Family Dwelling is a principal permitted use.

ANEX:

1. We are not proposing any prohibited uses.
2. We are not proposing any conditional uses.

BUILDING INFORMATION

1. Building Location:
   618-620 Meadow Street, Elizabeth, NJ
2. Building Area
   SF: 4,135

3. Building Area Total
   4,135 SF

4. Architectural Building Code:
   International Residential Code (New Jersey Edition) /2018
   Neat Code
   International Building Code (New Jersey Edition) /2018
   Neat Code

5. Exterior Building Code:
   Neat Code

6. Fire Protection Code:
   International Building Code (New Jersey Edition) /2018

7. Member of New Jersey: NA/NC

DRAWING PACKAGE

DATE: 02/15/2021
SIGNATURE: DAVE H. HUTCHINSON
PREPARED BY: JACOB FRIEDMAN
DRAWING TITLE: P-10-21 PREPARED FOR: Hoss Construction, LLC
CHECKED BY: ROBERT H. K. F. P. L., INC., 365397
FILE NAME: P-10-21
DRAWING SHEET: 1/5
DRAWING NUMBER: 02/21

UTILITY COMPANIES:

AREA MAP (200 FT. RADIUS)

LOCATION MAP

SCALE: 1" = 20' RF

0 60 120 180 240