



- LEGEND**
- STREET SIGN
  - CLEANOUT
  - SANITARY MANHOLE
  - DRAINAGE MANHOLE
  - CATCH BASIN
  - CATCH BASIN
  - SOIL BORING
  - GUY WIRE
  - UTILITY POLE
  - P.K. NAIL FOUND
  - CONC. MONUMENT FOUND
  - IRON BAR FOUND
  - MAILBOX
  - STREET TREE
  - EXIST. SPOT ELEVATION
  - EXISTING CONTOUR LINE
  - GAS LINE
  - WATER LINE
  - WATER VALVE
  - FIRE HYDRANT
  - LIGHT POST

ELEVATIONS SHOWN ARE BASED ON NAVD 88



**SCHEDULE OF AREA YARD AND BULK REQUIREMENTS**  
 BOROUGH OF CALDWELL, ESSEX COUNTY, NEW JERSEY  
 ZONE RD/OP DISTRICT

BULK ITEM	REQUIRED	LOT 2, BLOCK 55 PROPOSED	COMPLY
PERMITTED USE	ALL USE PERMITTED IN THE DISTRICT	MULTIFAMILY	YES
MINIMUM LOT AREA	22,500 S.F. (0.517 ACRES)	7,518 S.F. (0.172 Ac.)	NO (1)
MINIMUM LOT WIDTH	50.0 FEET	50.0 FEET	YES
MINIMUM FRONT YARD	40.0 FEET	5.0 FEET	NO (2)
MINIMUM ONE SIDE YARD	10.0 FEET	5.0 FEET	NO (2)
MINIMUM BOTH SIDE YARD	20.0 FEET	21.2 FEET	YES
MINIMUM REAR YARD	30.0 FEET	83.0 FEET	YES
MAXIMUM BUILDING HEIGHT	3 STORES/ 35 FEET	2 STORES/26.11 FEET	NO (2)
MAXIMUM BUILDING COVERAGE	30%	28.9% (1,696 S.F.)	YES
MAXIMUM LOT COVERAGE	60%	75.7% (5,689 S.F.)	NO (2)
DENSITY	20 UNITS/AC.	23.2 UNITS/AC.	NO (2)
MINIMUM NUMBER OF SPACES	2 SPACES PER UNITS (6 SPACES)	7 SPACES	NO (2)
MINIMUM PARKING SETBACK FROM ANY PROPERTY LINE	5.0 FEET	2.0 FEET	NO (2)
MINIMUM PARKING SETBACK FROM BUILDING	20.0 FEET	18.0 FEET	NO (2)

NOTE:  
 (1) - PRE-EXISTING NON-COMFORMITY  
 (2) - VARIANCE REQUESTED

REV.	DATE	DESCRIPTION	CHK'D	APP'VD

**Harbor Consultants Inc.**  
 Engineers & Surveyors  
 320 NORTH AVENUE EAST  
 CRANFORD, N.J. 07016  
 Phone (908) 276-2715 Fax (908) 709-1738  
 Email: info@hctc.net

**CONCEPT PLAN**  
 No. 183 ROSELAND AVENUE  
 LOT 2, BLOCK 55  
 ESSEX COUNTY  
 NEW JERSEY

SCALE: 1"=20'  
 DATE: 04/29/2019  
 DESIGNED BY: V.E.V.  
 DRAWN BY: S.P.  
 WORK FILE: 2019084-Concept Plan  
 CERTIFICATE OF AUTHORIZATION No. 24GA27962100  
 PROJECT No. 2019084

**VICTOR E. VINEGRA**  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 34480

COPYRIGHT © 2019, HARBOR CONSULTANTS INC. - ALL RIGHTS RESERVED  
 THE CONTENT OF THIS DOCUMENT IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NONINFRINGEMENT. IN NO EVENT SHALL THE COPYRIGHT HOLDER OR ANY CONTRIBUTOR BE LIABLE FOR ANY DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DIRECT, INDIRECT, SPECIAL, INCIDENTAL, AND CONSEQUENTIAL DAMAGES, WITHOUT THE WRITTEN PERMISSION OF HARBOR CONSULTANTS INC. IS PROHIBITED