



NORTH

ZONE DATA					
R-M ZONE (RESIDENTIAL MULTIFAMILY DISTRICT)					
SECTION	ITEM	REQUIRED	EXISTING	PROPOSED	CONDITION
215-17.D.1	MINIMUM LOT AREA	5 ACRES	32.4959 AC	32.4959 AC	COMPLIES
215-17.D.2	MINIMUM LOT FRONTAGE	300 FT	3,089 FT	3,089 FT	COMPLIES
215-17.D.3	MINIMUM LOT WIDTH	300 FT	3,007 FT	3,007 FT	COMPLIES
215-17.D.4	MINIMUM LOT DEPTH	500 FT	562 FT	562 FT	COMPLIES
SETBACKS:					
215-17.D.5	MINIMUM FRONT YARD	50 FT	-	87.14 FT	COMPLIES
215-17.D.6	MINIMUM SIDE YARD	50 FT	-	>50 FT	COMPLIES
215-17.D.7	MINIMUM REAR YARD	50 FT	-	>50 FT	COMPLIES
BUILDING REQUIREMENTS:					
215-17.1.1.b	MAXIMUM BUILDING HEIGHT	3 STORIES/45 FT	-	42FT-8IN	COMPLIES
215-17.1.1.c.2	MINIMUM DISTANCE BETWEEN BLDG WALL/PRIVATE STREET	20 FT	-	61.1 FT	COMPLIES
215-17.D.9	MAXIMUM DENSITY (GROSS)	10 DWELLING UNITS PER ACRE	352 UNITS/32.4959 AC = 10.8 UNITS	358 UNITS/32.4959 AC = 11.0 UNITS	EX NON-COMFORMITY
215-17.D.11	MAXIMUM BUILDING COVERAGE	15%	13.5%	14.2%	COMPLIES
215-17.D.12	MAXIMUM LOT COVERAGE TOTAL	35%	54.2%	58.2%	EX NON-COMFORMITY
215-17.D.13	MINIMUM OPEN SPACE	50%	45.8%	41.8%	EX NON-COMFORMITY
PARKING:					
215-36.C.2	MINIMUM STALL SIZE (90° PARKING)	9x18	9x16.7	9X18	COMPLIES
	MINIMUM STALL SIZE (45° PARKING)	-	-	9X18	COMPLIES
RSIS	MINIMUM AISLE WIDTH (90° PARKING)	24 FT	24.6± FT	24 FT	COMPLIES
RSIS	MINIMUM AISLE WIDTH (45° PARKING)	13 FT	-	16.2 FT	COMPLIES
RSIS	1 BEDROOM UNIT (1.8 STALLS PER UNIT)	1.8 x 1 UNIT = 2 STALLS	-	-	-
RSIS	2 BEDROOM UNIT (2.0 STALLS PER UNIT)	2.0 x 5 UNITS = 10 STALLS	-	-	-
	CLUBHOUSE (1 STALL/100 SF)	*3,900 SF/100 SF = 39 STALLS	-	-	-
	TOTAL STALLS REQUIRED/PROVIDED	51 STALL	-	61 STALLS	COMPLIES

* 2ND FLOOR CLUB SPACE PER FLOOR PLANS



REF: AERIAL MAP - BING

DELAWARE HIGHTS
BLOCK 423.03 LOT 225 32.4959 ACRES
SITE PLAN EXHIBIT
11/17/22

JOB# 2019.052.01

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