



1 GROUND LEVEL PLAN
A100 SCALE: 1" = 40'-0"



BLOCK 3207, LOTS 18 & 19		ZONING ANALYSIS		
	ZONING REQ'T ZONE: ML1D-4 (EXISTING)	ZONING REQ'T ZONE: ML1D-4 (PROPOSED RESIDENTIAL)	PROPOSED	
USE AND BULK COMPLIANCE				
PROPOSED USE	MULTI-FAMILY RESIDENTIAL (PERMITTED)			
LOT AREA (MIN.)	274,428 SF (6.3 ACRES)	274,428 SF (6.3 ACRES)	286,544 SF (6.58 ACRES)	
LOT WIDTH (MIN.)	200 FT.	200 FT.	300 FT	
MAXIMUM IMPERVIOUS COVERAGE	60%	60%	58%	
MAXIMUM BUILDING COVERAGE	20%	30%	17%	
MAXIMUM BUILDING HEIGHT	2 STORIES/ 25 FT.	3 STORIES/ 40 FT. (45 FT MECH'L.)	3.5 STORIES/40 FT. (45 FT MECH'L.)	
MINIMUM FRONT YARD SETBACK				
PATERSON-HAMBURG TURNPIKE*	100 FT. FROM R.O.W.	85 FT. FROM R.O.W.	79 FT. FROM R.O.W.*	
GEOFFREY WAY	75 FT. FROM R.O.W.	40 FT.	157'-6" FT.	
MINIMUM SIDE YARD SETBACK	25 FT.	40 FT.	280 FT	
MINIMUM REAR YARD SETBACK	50 FT.	40 FT.	50 FT	
LANDSCAPE BUFFER	-	25 FT.	10 FT. MIN.	

* SETBACK CONTINGENT ON PROPOSED 100 FT RIGHT OF WAY (W/ 17 FT. DEDICATION ON EACH SIDE OF ROADWAY)

RESIDENTIAL MATRIX		
UNIT STYLE		SUBTOTAL
AFFORDABLE		15
1 BEDROOM W/ DEN		30
2 BEDROOM		20
2 BEDROOM W/ DEN		33
BUILDING UNIT COUNT SUBTOTAL		98
GROSS BUILDING FOOTPRINT	48,486 SF	

*BALCONIES/PATIOS ARE EXCLUDED FROM BUILDING AREA CALCS.