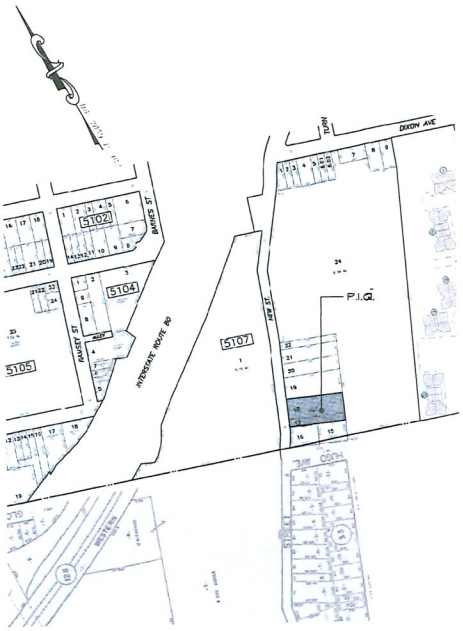
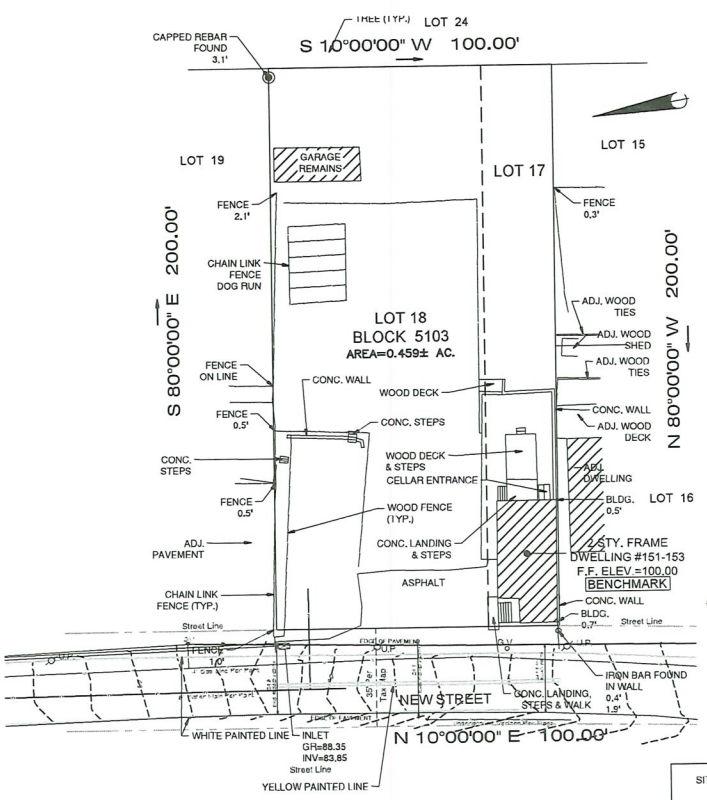


200' RADIUS TAX MAP

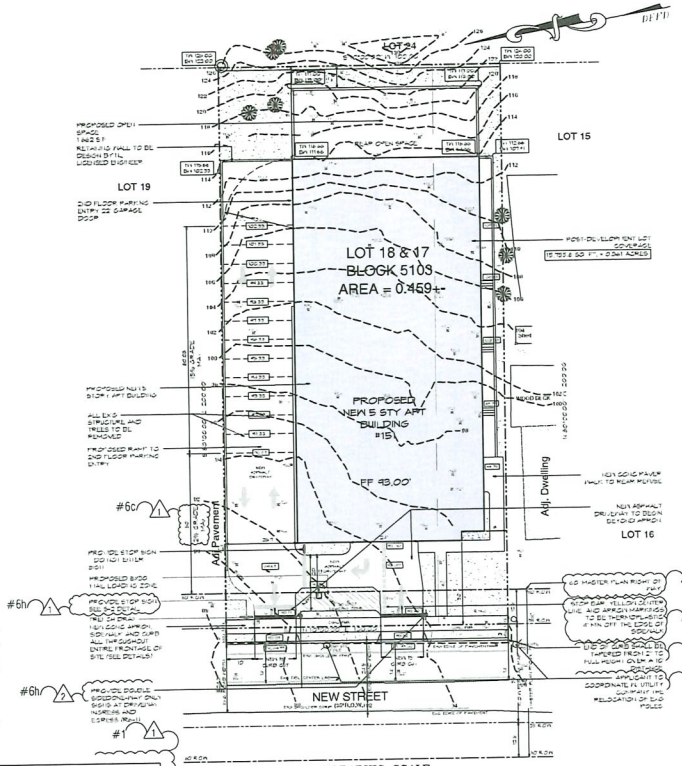
SCALE 1"=200'



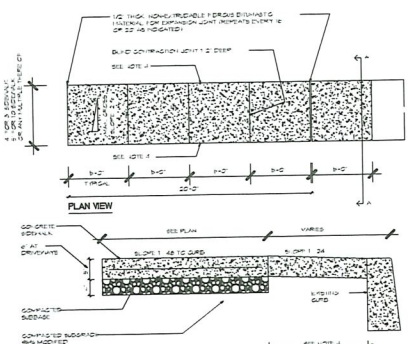
EXISTING SITE PLAN

SCALE 1" = 20'

SITE PLAN BASED ON SURVEY PREPARED BY DARMSTATTER, INC. MICHAEL H. DARMSTATTER P.L.S. NJ LIC. #43409 Date: 04/10/2025



NOTE:
ENTIRE SITE AND SITE PERIMETER TO BE EQUIPPED WITH VIDEO SECURITY THROUGHOUT PUBLIC AREAS AND SITE LIGHTING ALONG THE TRAVELLED PUBLIC WAY AND PARKING AREA. SURVEILLANCE CAMERAS TO CONNECT TO CITY OF PATERSON POLICE DEPARTMENT SYSTEM



CONCRETE SIDEWALK DETAIL

NOT TO SCALE

NOTES:

- NEW SEWER MAIN LINE BY NJ LICENSED ENGINEER
- ALL EXISTING UTILITIES TO BE REMOVED FROM THE EXISTING/ DEMOLISHED STRUCTURE
- ALL DISTURBED STRIPING SHALL BE RESTORED WITH THERMOPLASTIC STRIPING IN THE ROADWAY
- APPLICANT SHALL PROVIDE SOIL TESTING / LOGS PRIOR TO THE APPLICATION BEING CONSIDERED BY THE BOARD, AND PROVIDE A WRITTEN RESPONSE CONFIRMING ADEQUATE SEPARATION FROM THE GROUNDWATER TABLE AND DEMONSTRATING A 72 HOUR DRAIN TIME.
- UPON OBTAINING THE CERTIFICATE OF OCCUPANCY FROM THE CITY OF PATERSON, THE APPLICANT SHALL SUBMIT AN INSPECTION REPORT FROM A NEW JERSEY-LICENSED PROFESSIONAL ENGINEER ON THE CONDITIONS OF THE STORMWATER SYSTEM. THE APPLICANT SHALL ADDRESS ANY RECOMMENDATIONS, IF ANY, WITHIN 90 CALENDAR DAYS OF THE REPORT. THE INSPECTION REPORT IS TO BE PERFORMED AND SUBMITTED EVERY 2 YEARS TO THE PATERSON CONSTRUCTION OFFICIAL AND THE PASSAIC COUNTY PLANNING BOARD.
- APPLICANT TO PROVIDE FULL-HEIGHT CURBING ALONG THE SITE FRONTAGE.
- PROPOSED STOP SIGN POSTS SHALL BE BREAKAWAY.

#5
#6h
#8
#11
#14
#16

SENATE BILL S3223
MINIMUM REQUIRED MAKE-READY ELECTRIC VEHICLE SPACES:
15% OF PROPOSED OFF-STREET PARKING
(45 PROPOSED SPACES)(0.15) = 7 TOTAL MAKE-READY SPACES
MINIMUM REQUIRED ACCESSIBLE MAKE-READY ELECTRIC VEHICLE SPACES
5% OF TOTAL MAKE-READY SPACES
(7 MAKE-READY SPACES)(0.05) = 0 ACCESSIBLE MAKE-READY SPACE
*MAKE-READY SPACE REQUIRED PARKING REDUCTION
1 MAKE-READY SPACE SHALL COUNT NO LESS THAN 2 PARKING SPACES FOR PURPOSES OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT PROVIDED IT DOES NOT REDUCE MORE THAN 10% OF OTHERWISE REQUIRED PARKING SPACES
MAXIMUM EV MAKE-READY SPACE PARKING REDUCTION PER RSIS
REQUIRED PARKING = (45 PARKING SPACES)(0.1) = 5 SPACE REDUCTION

5 EV SPACES = 5
0 ACCESSIBLE MAKE READY = 5 TOTAL

LOBBY/ LIVABLE F.A.R.

3RD-5TH FLOOR = 2,453(3)
SECOND FLOOR = 401
GROUND FLOOR = 401
LOBBY = 337
TOTAL = 27,498
F.A.R= (1.34)

AMENITY SPACE BREAKDOWN

FITNESS CENTER	= 671
ROOF TOP TERRACE	= 3,317
3RD FL. REAR AMENITY SPACE	= 1,662
TOTAL	= 5,650

EXISTING CONDITIONS :

1. THE ARCHITECT IS NOT RESPONSIBLE TO UNCOVER, INVESTIGATE, EXAMINE, TEST, ANALYZE OR PRESENT METHODS TO MITIGATE, CORRECT OR ELIMINATE THE FOLLOWING CONDITIONS THAT MAY OR MAY NOT BE PRESENT AT THE SITE:
   1.1 ASBESTOS, MOLD, RADON, LEAD, HOT WATER, MOISTURE, ENVIRONMENTAL PROBLEMS, HAZARDOUS MATERIALS, POLLUTANTS, GENERAL DETERIORATION, DETERIORATION OF STRUCTURE AND NON-STRUCTURAL MEMBERS, INADEQUATE SOILS, BEARING CAPACITY, INSECT INFESTATION, TESTING & ADEQUACY OF ELECTRICAL / PLUMBING / MECHANICAL SYSTEM / EQUIPMENT, SUBSURFACE CONDITIONS, ABOVE GROUND / UNDER GROUND UTILITIES, FIRE / SMOKE DAMAGED, PREVIOUSLY-INSTALLED MATERIALS OR WORKMANSHIP.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OWNER TO HAVE THE EXISTING CONDITIONS VERIFIED IN THE FIELD, INCLUDING THOSE ITEMS LISTED ABOVE, TO DETERMINE IF THE PREMISES IS ADVERSELY AFFECTED BY THE ABOVE-LISTED ITEMS PRIOR TO BEGINNING WORK.
3. ARCHITECT SHALL BE NOTIFIED IN WRITING OF SUCH FINDINGS.

PROPOSED GRADING / LANDSCAPING SITE PLAN

SCALE 1" = 20'

ZONING ORDINANCE DATA

ZONE R-3	LOT 17 & 18 REQUIRED R-3	BLOCK 5103 PROPOSED R-3 (LOW-RISE APTS)	VARIANCE
USE	R-3	R-3 (LOW-RISE APTS)	
LOT AREA MIN.	15,000 SQ. FT.	20,000 SQ. FT.	
FRONT YARD SETBACK MIN.	20'	30'	
SIDE SETBACK (ONE) MIN.	20'	6'	YES
SIDE SETBACK (BOTH) MIN.	40'	30.0'	YES
REAR SETBACK MIN.	20'	70'	
BLDG. HEIGHT, FT MAX.	60'	59'-2"	
BLDG. STORIES MAX.	7	5	
LOT BLDG COVERAGE MAX.	20%	47%	YES
# OF DWELLING UNITS MAX.	23	23	
FLOOR AREA RATIO MAX.	1.4 (28,000 SQ. FT.)	1.39 (27,905 SQ. FT.)	
LOT WIDTH MIN.	100'	100'	ENG
OPEN SPACE/AMENITY AREAS MIN. 300 S.F. PER 3-BEDROOM (0 UNITS) 250 S.F. PER 2-BEDROOM (15 UNITS) 200 S.F. PER 1-BEDROOM (8 UNITS)	6,600 SQ. FT.	6,600 SQ. FT.	
PARKING 2.5 PER 3-BEDROOM (0) = 0.0 SPACES 2 PER 2-BEDROOM (15) = 30 SPACES 1.8 PER 1-BEDROOM (8) = 14.4 SPACES TOTAL = 43.5 SPACES EV REDUCTION = 5 TOTAL REQ'D = 43	40	45	

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PROPOSED 23 UNIT APARTMENT
FOR:
ALIMI BUILDERS
LOT 17 & 18 BLOCK 5103
151 NEW STREET,
PATERSON, NJ

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DRAWN BY	DATE	REV.	COMMENT
GR	03-26-25		
GR	11-14-25		ZONING LETTER REV. 11-14-25
GR	12-19-25		REV. AS PER MEETING
GR	1-14-26		REV. AS PER PASSAIC COUNTY LETTER, 01.22.26
GR	1-19-26		REV. AS PER PASSAIC COUNTY LETTER, 02.20.26
GR	1-26-26	1	REV. AS PER PASSAIC COUNTY LETTER, 02.20.26
GR	2-17-26	2	REV. AS PER PASSAIC COUNTY LETTER, 04.15.26

SITE PLAN / DETAILS

MATTHEW G. EVANS
ARCHITECT • PLANNER
N.J. NO. 12400

SHEET NUMBER
S-1