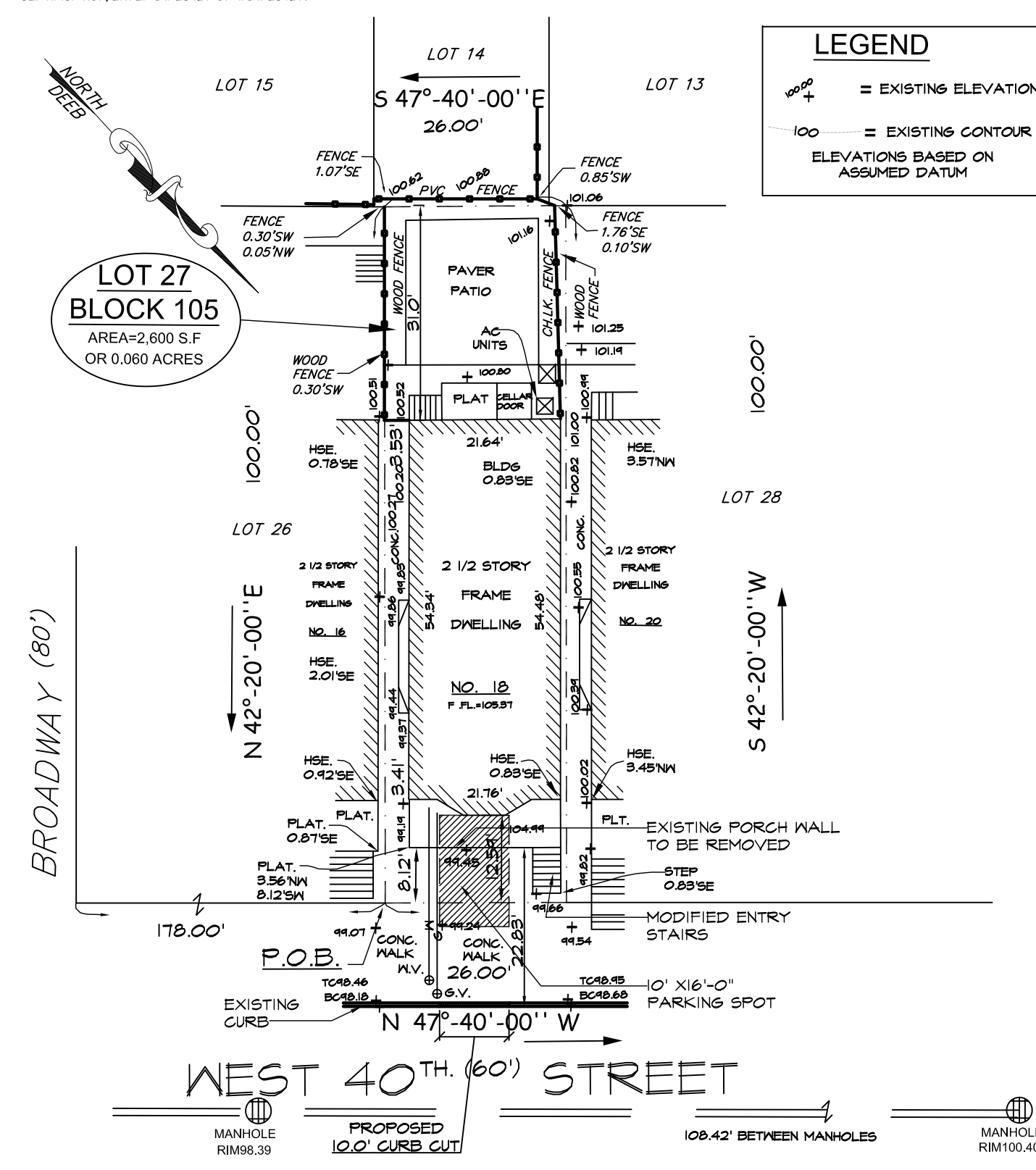


THIS CERTIFICATION IS MADE ONLY TO HEREIN NAMED PARTIES FOR PURCHASE OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER OR RESPONSIBILITY OF LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AGENCIES, REAL ESTATE, OR TO ANY OTHER PERSON NOT LISTED IN THIS CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.

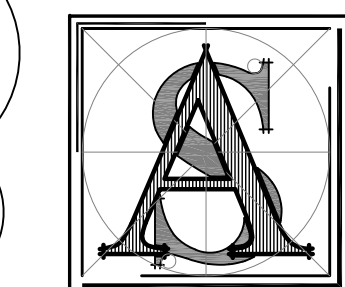
SUBJECT TO EASEMENTS AND RESTRICTIONS THAT AFFECT SUBJECT PROPERTY SUBJECT TO AN ACCURATE TITLE SEARCH, UNDERGROUND UTILITIES, UNDERGROUND TANKS, TREES, LANDSCAPE FEATURES, HAZARDOUS WASTE, FRESHWATER WETLANDS, FLOOD-RIPARIAN DELINEATIONS, IF ANY, ARE NOT SHOWN HEREIN.



ZONING REQUIREMENTS
 18 - WEST 40 ST, BAYONNE, NJ
 TAX LOT 27 & TAX BLOCK 105
 ZONE: R-2 (TWO FAMILY ZONING)

NOTES:
 INFORMATION FOR SITE PLAN TAKEN FROM
 SURVEY PREPARED BY GB ENGINEERING, LLC
 ENGINEERING & SURVEYORS
 DATED: MAY 11, 2021.

	ORDINANCE	EXISTING	PROPOSED
MIN. LOT AREA	2500 S.F.	2600 S.F.	NO CHANGE
MIN. LOT WIDTH & FORTAGE	25 FT.	25 FT.	NO CHANGE
MIN. LOT DEPTH	100 FT.	100 FT.	NO CHANGE
SETBACKS:			
FRONT YARD:	20.0 FT.	12.59 FT.	NO CHANGE
REAR YARD:	20.0 FT.	31.0 FT.	NO CHANGE
LEFT SIDE YARD:	3.0 FT.	3.41 FT.	NO CHANGE
RIGHT SIDE YARD:	3.0 FT.	0.83 FT.	NO CHANGE
BOTH SIDE YARD:	6.0 FT.	4.24 FT.	NO CHANGE
PARKING:			
APT #1	1 1/4		
2 BEDROOM			
APT #2	1 1/4		
2 BEDROOM			
TOTAL	2 1/2		
4 BEDROOM	2 1/2		1
	PARKING SPOTS		PARKING SPOT PROVIDED
IMPERVIOUS COVERAGE CALCULATIONS:			
RESIDENCE (PRINCIPAL STRUCTURE):		1197 S.F.	NO CHANGE
FRONT COVERED PORCH/STEPS:		188 S.F.	174 S.F.
AC UNITS:		6 S.F.	NO CHANGE
CONC WALKWAY:		465 S.F.	479 S.F.
REAR PLAT/STEPS:		57 S.F.	NO CHANGE
CELLAR DOOR:		25 S.F.	NO CHANGE
PAVER PATIO:		396 S.F.	NO CHANGE
MAX. TOTAL COVERAGE:	2340 S.F. OR 90%	2334 S.F. OR 89.7%	NO CHANGE



AS Architectural Design, LLC
 Ayman Sedra, AIA

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 Roseland, NJ 07068
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 Fax: 973-970-1928
 asedra@asadesignsllc.com
 www.asadesignsllc.com

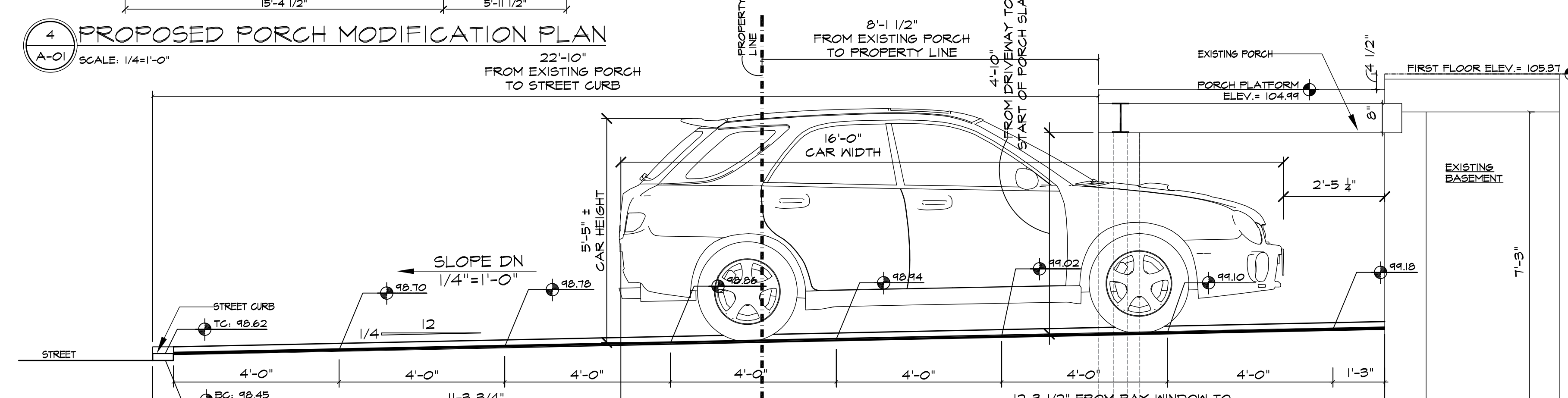
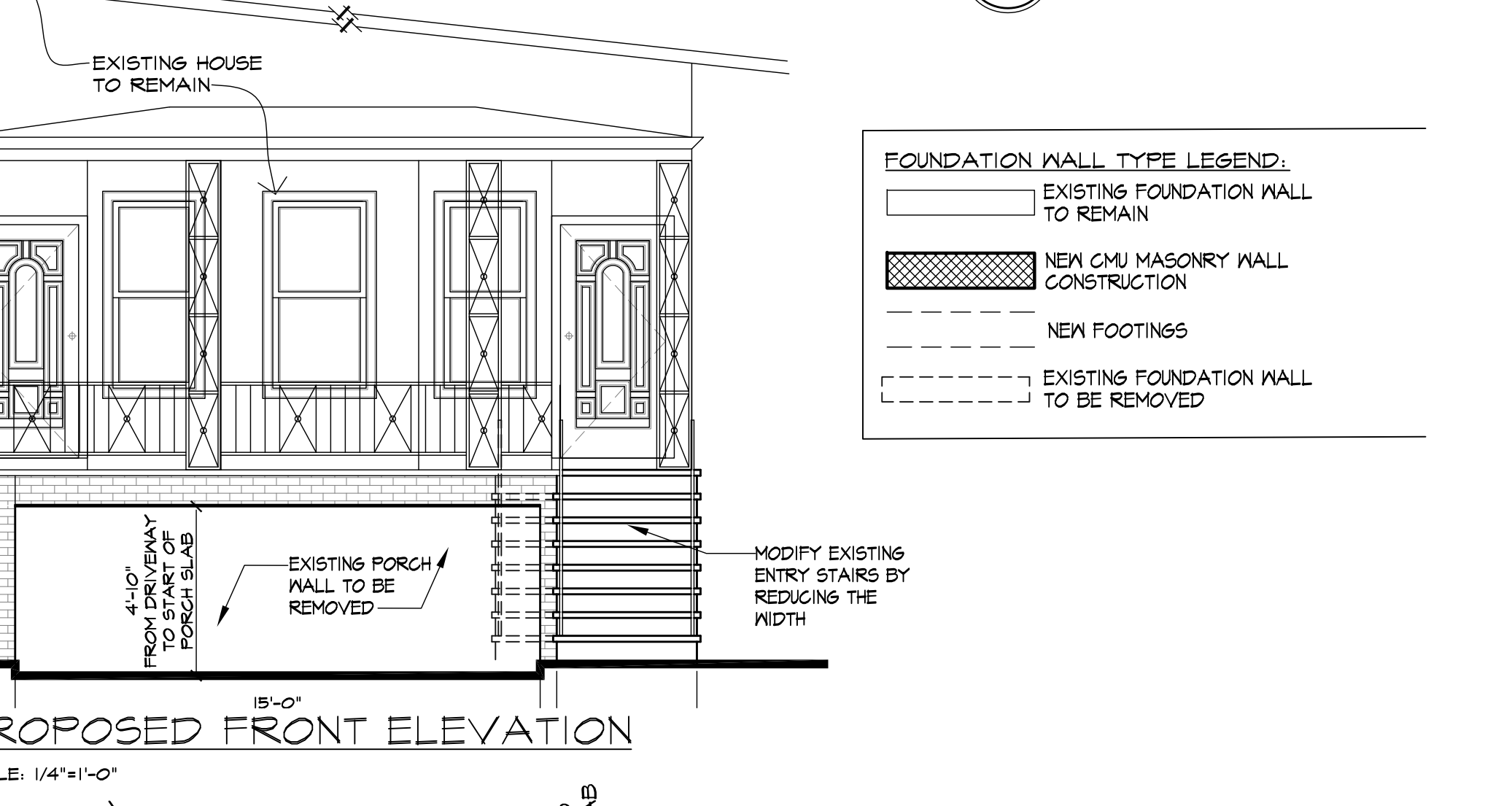
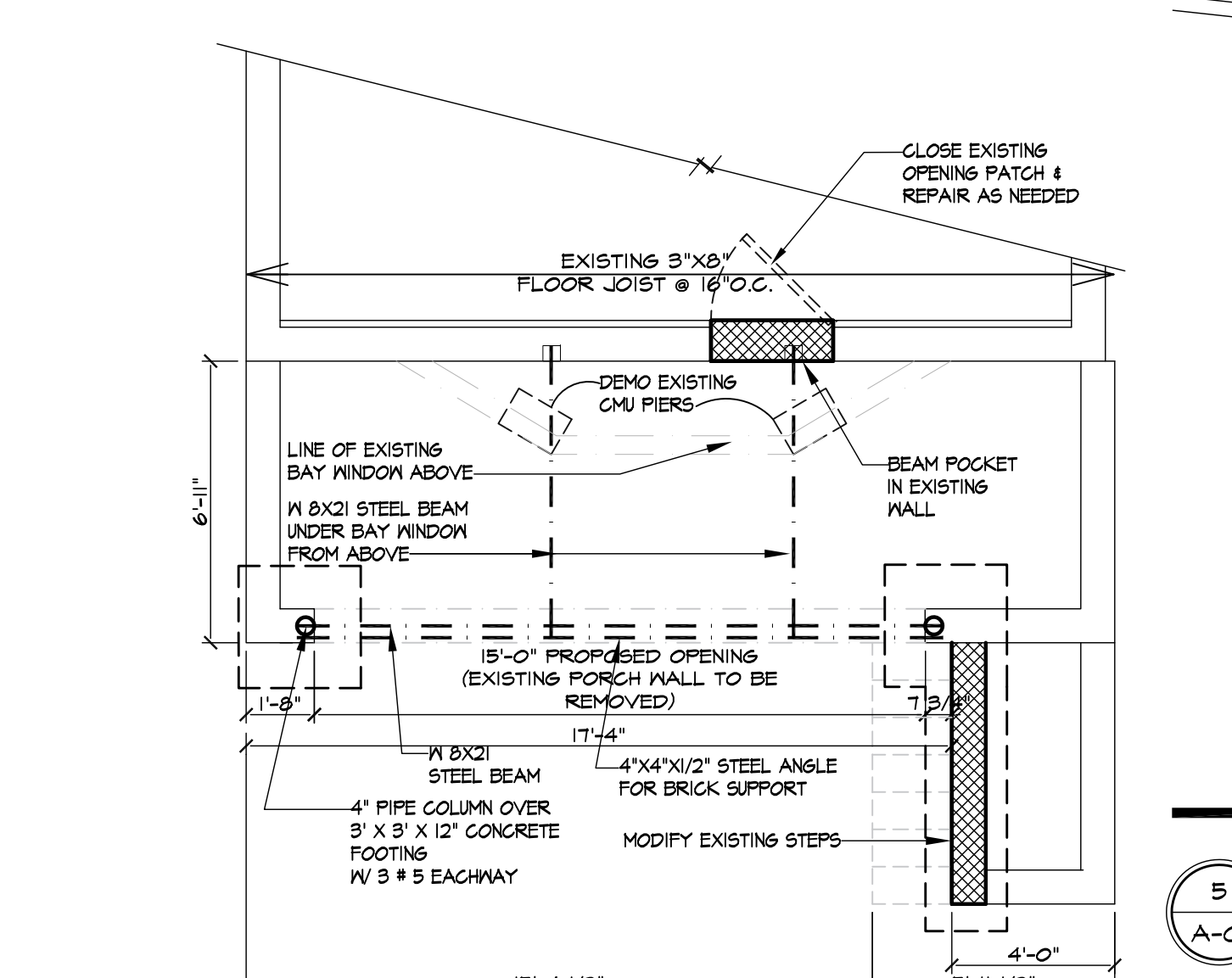
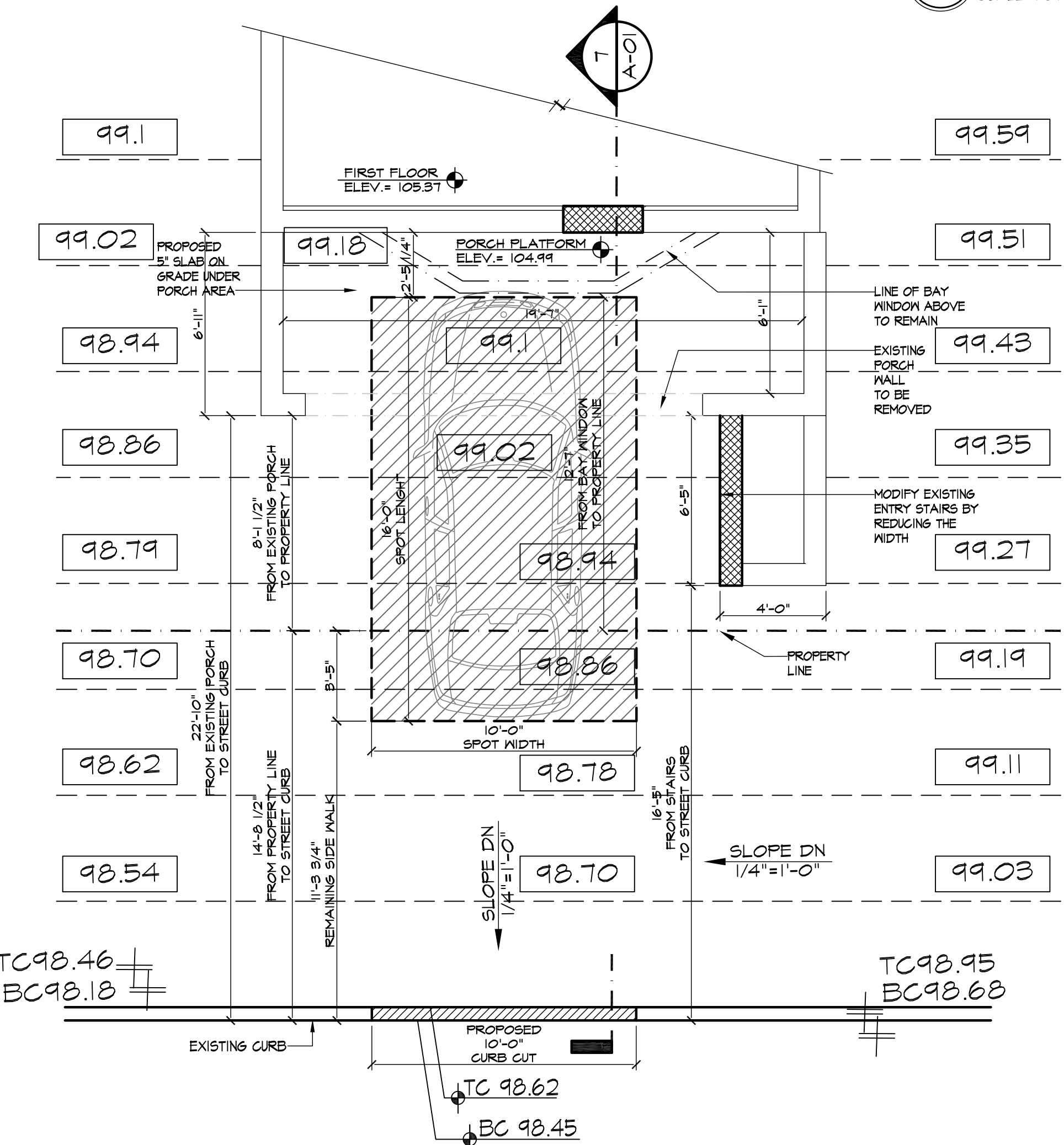
Set Backs & Dates:

Date:	Issue:
02-25-2021	PARKING SPOT LAYOUT FOR ZONING REVIEW
07-27-2021	VARIANCE SUBMISSION
06-30-2022	REVISION #1 AS PER TOWN ENGINEER REVIEW
04-18-2023	REVISION #2 AS PER TOWN ENGINEER REVIEW COMMENTS DATED 11-09-22

1 PROPOSED SITE PLAN
 A-01 SCALE: 1"=20'

2 PROPOSED ZONING ANALYSIS
 A-01 SCALE: NOT TO SCALE

6 EXISTING FRONT VIEW
 A-01 SCALE: NOT TO SCALE



Proposed Parking Spot To Two Family House
Kalds Residence
 18 West 40th Street, Bayonne, NJ 07002
 Lot 27 & Block 105

NJ LIC. # 21A102018700
 PA LIC. # RA408960
 TN LIC. # 106000



Drawing Title:	Date:
AS	07-27-2021
Scale:	
Drawn By:	A-01
AS	