

### TREE PLANTING DETAIL

PLANTING NOTES:

ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK FREE FROM OBJECTIONABLE DISFIGUREMENT AND DISEASE, CONFORMING WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, TRUE TO VARIETY AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.

PRIOR THE THE INSTALLATION OF PLANT MATERIAL, THE RESULTS OF PHYSICAL AND CHEMICAL TESTING OF THE SUBSOIL AND TOPSOIL SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND ENGINEERING TO ASSESS SOIL COMPOSITION AND IF THE PH IS ACCEPTABLE FOR THE PROPOSED PLANTINGS.

TREES AND SHRUBS SHALL BE PLANTED ONLY WHEN THE SOIL IS FROST FREE AND

ALL MATERIAL SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL IS NO HIGHER THAN THE FINISHED GRADE. PLANTING PITS ARE TO BE DUG AT LEAST 8 INCHES DEEPER AND 12 INCHES WIDER THAN THE ROOT BALL AND ARE TO BE BACK FILLED WITH PREPARED PLANTING SOIL CONSISTING OF EQUAL PARTS NATIVE SOIL AND HUMUS. THE USE AND PLANTING OF BARE ROOT MATERIAL IS PROHIBITED.

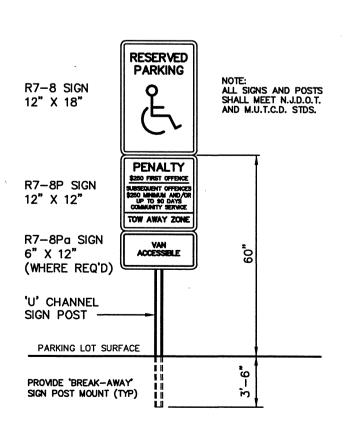
ALL TREES ARE TO BE STAKED WITH CEDAR STAKES GUYED WITH HOSE COVERED

6. ALL PLANTINGS ARE TO BE MULCHED WITH A MIN. 3 INCH DEPTH OF SHREDDED ORGANIC MATERIAL NOT READILY SUBJECT TO MOVEMENT BY WIND OR WATER.

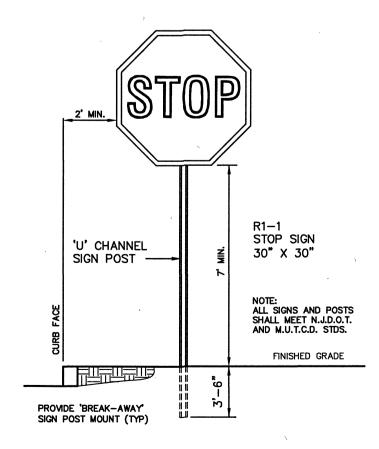
WATERING SAUCERS SHALL BE PROVIDED AROUND EACH TREE.

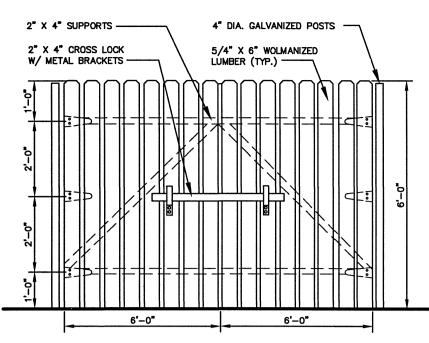
8. ALL PLANT MATERIALS ARE TO BE GUARANTEED BY THE APPLICANT FOR ONE GROWING SEASON AND SHALL BE IN HEALTHY AND VIGOROUS CONDITION. NECESSARY WATERING AND OTHER MAINTENANCE DURING THE GUARANTEE PERIOD IS THE RESPONSIBILITY OF THE APPLICANT.

9. UPON ESTABLISHMENT OF PLANT MATERIAL, APPROXIMATELY ONE GROWING SEASON, ALLSTAKES, GUYING, TREE WRAPING, AND SAUCERS SHALL BE REMOVED. 10. ANY PLANT CHANGES SHALL BE APPROVED BY THE BOARD PLANNER PRIOR TO INSTALLING THE PLANTS.

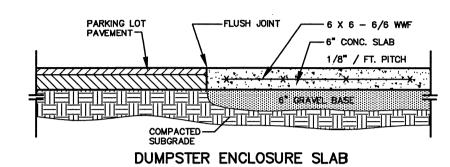


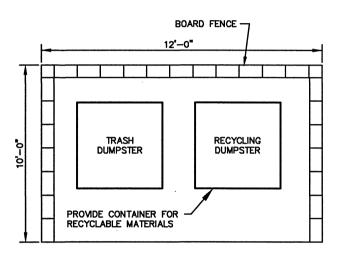
HANDICAP PARKING SIGN DETAIL NOT TO SCALE





TRASH ENCLOSURE GATE DETAIL

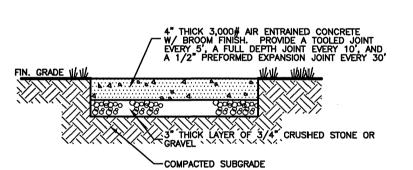




PLAN VIEW

THREE REMAINING SIDES OF DUMPSTER ENCLOSURE TO BE 6 FT. HIGH BOARD FENCE. 2. PAD TO BE 10' X 12' X 6" THICK 4,000 PSI CONCRETE WITH 6" X 6" X 6/6 W.W.M. 3. PROVIDE ROOM INSIDE ENCLOSURE FOR RECYCLABLE MATERIALS. AS SHOWN.

DUMPSTER ENCLOSURE DETAIL NOT TO SCALE



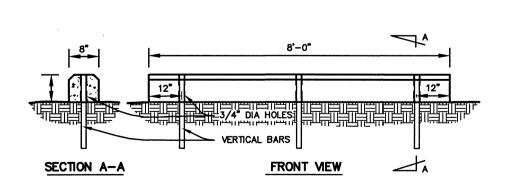
TACK COAT ----2" FABC-1 SURFACE COURSE 4" STABILIZED BASE COURSE X4° DENSE GRADE AGGREGATE BASE COURSEX

SIDEWALK DETAIL

NOT TO SCALE

NOTE:
MIX NUMBERS ARE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION,
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1989.

PARKING LOT PAVEMENT DETAIL NOT TO SCALE



INSTALL ON PAVEMENT SURFACE W/ NO. 4 VERTICAL BARS X 2'-0" LONG

PRECAST CONCRETE WHEEL STOP NOT TO SCALE

CONSTRUCTION MITIGATION MEASURES

- 1. THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL REMAIN IN FULL FORCE AND EFFECT DURING THE COURSE OF CONSTRUCTION OF THE ENTIRE PROJECT. FAILURE TO COMPLY WITH THE SOIL EROSION AND SEDIMENT CONTROL PLANS SHALL RESULT IN A WORK STOPPAGE UNTIL THE CONDITIONS ARE CORRECT AND THE PLAN REIMPLEMENTED.
- 2. ADDITIONALLY, THE FOLLOWING CONSTRUCTION MITIGATION PRACTICES SHALL BE REQUIRED ON SITE: A. ANTI-VANDALISM HORNS ON EQUIPMENT SHALL BE ELIMINATED
- B. THE EXCAVATION, GRADING, PAVING, ERECTION, DEMOLITION, ALTERATION OR REPAIR OF ANY PREMISES, STREET, BUILDING OR STRUCTURE IS PROHIBITED AT ANY TIME ON SUNDAYS, NATIONAL HOLIDAYS, OR OTHER THAN BETWEEN THE HOURS OF 8:00 A.M. AND 4:00 P.M. ON SATURDAYS OR BETWEEN THE HOURS OF 7:30 A.M. AND 6:00 P.M. ON ALL OTHER DAYS, EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH, WELFARE AND SAFETY, AND THEN ONLY IN ACCORDANCE WITH APPROVAL FIRST OBTAINED FROM THE TOWNSHIP ENGINEER. RELATED TO LAND CLEARING AND GRADING. DRAINING SEWER AND WATER UTILITIES OTHER WORK, SUCH APPROVAL MAY BE GRANTED FOR A PERIOD NOT TO EXCEED THREE (3) DAYS OR LESS WHILE THE EMERGENCY CONTINUES. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO INTERIOR OR EXTERIOR REPAIRS OR TO INTERIOR ALTERATIONS, THE WORK FOR WHICH IS ACTUALLY PERFORMED BY A HOMEOWNER OR OCCUPANT, PERSONALLY, BETWEEN THE HOURS OF 8:00 A.M. AND 10:00 P.M. UPON RESIDENTIAL PREMISES, PROVIDED THAT THE WORK SHALL BE DONE WITHOUT UNDUE NOISE OR DISTURBANCE OF THE PEACE AND QUIET OF THE NEIGHBORHOOD.
- C. ANTI-LITTER REGULATIONS SHALL BE IMPOSED ON SIGHT. D. THE APPLICANT SHALL ESTABLISH REGULATIONS FOR THE SAFE AND PROPER TRANSFER AND TRANSPORT OF FUEL ON SITE.
- E. TRUCK MATS SHALL BE LOCATED BY THE SOIL CONSERVATION SERVICE IN CONJUNCTION WITH THE TOWNSHIP ENGINEER IN SUCH PLACES AS TO MINIMIZE THE TRACKING OF DIRT AND MUD ONTO THE TRAVELED ROADS. THE MATS SHALL BE MAINTAINED AND ALTERED AS NECESSARY TO ACHIEVE THE REQUIRED RESULTS.
- F. CLEAN UP AND WASH DOWN OF TRUCKS AND EQUIPMENT SHALL BE REQUIRED BEFORE LEAVING THE CONSTRUCTION SITE. THE DEVELOPER SHALL PROVIDE SUFFICIENT LABORERS AND EQUIPMENT TO CONTROL TRUCKING AT ALL ACTIVE EXITS FROM THE SITE
- G. ADEQUATE PROVISIONS FOR SAFE CONTROL OF EMPLOYEE PARKING, INCLUDING EMPLOYEES OF THE CONTRACTOR AND SUBCONTRACTORS, SHALL BE REQUIRED ON SITE DURING CONSTRUCTION
- H. VIOLATIONS OF ANY OF THESE CONSTRUCTION MITIGATION MEASURES SHALL RESULT IN A STOP WORK ORDER, WHICH ORDER SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE CONDITION IS REMEDIED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
- 3. PRIOR TO CONSTRUCTION, INCLUDING SITE WORK ACTIVITY, A PRECONSTRUCTION MEETING SHALL BE REQUIRED TO INCLUDE THE TOWNSHIP REPRESENTATIVES, THE APPLICANT AND ITS ENGINEERS AND CONTRACTORS. THE PRECONSTRUCTION MEETING SHALL NOT BE HELD UNTIL A COPY OF THE ENGINEER'S OPINION OF PROBABLE COST HAS BEEN SUBMITTED TO THE MUNICIPALITY FOR COMPUTATION OF ENGINEERING INSPECTION FEES AND FOR A DETERMINATION OF PERFORMANCE BONDS AND SAID FEES AND BONDS HAVE BEEN SUBMITTED AND APPROVED BY THE TOWNSHIP ATTORNEY. NINE SETS OF PLANS CONTAINING ALL CORRECTIONS, ADDITIONS, AND DELETIONS REQUIRED BY THE APPROVING BOARD AT LEAST TEN DAYS PRIOR TO THE RECONSTRUCTION MEETING. COPIES OF ALL PERMITS FROM THE FEDERAL, STATE, AND COUNTY AGENCIES SHALL BE PROVED TO THE TOWNSHIP AT THE MEETING.
- 4. ALL NON-DISTURBED AREAS ON SITE SHALL BE DEMARCATED BY SNOW FENCE DURING CONSTRUCTION, AND THE SNOW FENCE SHALL BE INSTALLED ON SITE PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING SITE WORK. A VIOLATION OF THE NON-DISTURBED AREAS WILL RESULT IN A STOP WORK ORDER FOR THAT AREA AFFECTED BY THE VIOLATION, AS DETERMINED BY THE TOWNSHIP ENGINEER; AND STOP WORK ORDER SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE VIOLATION IS CORRECTED AND ANY DAMAGE CREATED BY THE VIOLATION IS RESTORED TO ITS ORIGINAL STATE.
- 5. SHOULD BLASTING BE REQUIRED ON SITE, THE APPLICANT SHALL, IN ADDITION TO ANY STATE PERMITS THAT MAY BE REQUIRED, NOTIFY ALL OWNERS WITHIN 200 FEET OF THE PROPERTY LINE. TWO (2) WEEKS PRIOR TO THE DATE OF SAID BLASTING AND SHALL CONDUCT A MEETING WITH THE PROPERTY OWNERS AT LEAST ONE (1) WEEK PRIOR TO BLASTING. THE PURPOSE OF THE MEETING SHALL BE TO INFORM THE RESIDENTS AND TO ADVISE THEM OF SUCH MITIGATION MEASURES AS MAY BE APPROPRIATE. THE BLASTING CONTRACTOR SHALL USE A SEISMOGRAPH AND SEND THE TEST RESULTS TO THE STATE AND TO THE TOWNSHIP.
- 6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR FOOTING AND FOUNDATION ONLY, THE ROADS SHALL BE IN PASSABLE CONDITIONS AND THE SANITARY SEWERS ACCEPTED. PRIOR TO THE ISSUANCE OF THE FRAMING PERMIT THE ROADS MUST BE PAVED, AND FIRE HYDRANTS ACTIVE AND READY FOR USE. SANITARY SEWERS UNDER PAVED AREAS WILL NOT BE APPROVED UNTIL THE BASE COURSE OF ASPHALT IS INSTALLED. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, ALL UTILITIES, INCLUDING STREET LIGHTS, SHALL BE ACTIVATED AND ROAD SIGNS SHALL BE INSTALLED.
- 7. CONSTRUCTION OF IMPROVEMENTS TO EXISTING PUBLIC ROADS SHALL BE GIVEN PRECEDENCE TO ON-SITE CONSTRUCTION.
- 8. DEVELOPERS SHALL BE HELD RESPONSIBLE FOR DAMAGE TO PUBLIC ROADS, PRIVATE PROPERTY. VEHICLES, AND PERSONNEL INJURIES, CAUSED BY THEIR ACTIONS, AS DETERMINED BY THE TOWNSHIP ENGINEER. NO PERMANENT CERTIFICATES OF OCCUPANCY WILL BE ISSUED TO DEVELOPERS WITH UNRESOLVED INSURANCE CLAIMS.
- 9. SANITARY FACILITIES MUST BE PROVIDED FOR CONSTRUCTION WORKERS. FACILITIES MUST ALSO BE PROVIDED FOR DISPOSAL OF FOOD AND DRINK CONTAINERS. NO GARBAGE IS TO BE DISPOSED OF ON THE SITE.
- 10. IF A SITE IS TO BE LEFT UNWORKED FOR MORE THAT THIRTY DAYS, THAT SITE MUST BE GRADED AND SEEDED. 11. NO PIPE, CURB, CONTROL STRUCTURE, INLET, MANHOLE, OR LOW FLOW CHANNEL SHALL BE CONSTRUCTED WITHOUT CUTSHEETS. THE CONTRACTOR SHALL ALLOW
- TWO WORKING DAYS FOR THE TOWNSHIP ENGINEERING DEPARTMENT TO CHECK THE PROPOSED ELEVATIONS AGAINST THOSE ON THE CUTSHEET. 12. TWO WORKING DAYS NOTICE SHALL BE GIVEN TO THE TOWNSHIP ENGINEER PRIOR TO STARTING OR RESTARTING CONSTRUCTION. FOUR DAY NOTICE SHALL
- BE GIVEN FOR PAVING WORK. 13. NO SANITARY SEWER IS TO BE USED FOR THE TRANSMISSION OF SANITARY

SEWAGE UNTIL THE OPERATIONS PERMIT IS ISSUED.

14. THE EXCAVATION, GRADING, PAVING, ERECTION, DEMOLITION, ALTERATION OR REPAIR OF ANY PREMISES, STREET, BUILDING OR STRUCTURE IS PROHIBITED IF THE EFFECT OF SUCH WORK OR ANY ACTIVITY CONNECTED WITH SUCH WORK IS TO CAUSE NOISE, FUMES, SMOKE OR DUST, WHICH PRODUCES A DELETERIOUS EFFECT BEYOND THE BOUNDARIES AND PERIMETER OF THE SITE FROM WHICH IT IS EMANATING.

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO 'N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' 2007 AND ALL AMMENDMENTS THERETO, EXCEPT WHERE 2001 IS SPECIFIED.

2. ALL SHOP DRAWINGS FOR PRECAST STRUCTURES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO FABRICATION.

## **COVERAGE ANALYSIS:**

#### EXISTING IMPERVIOUS

ONE STORY BUILDING (GARAGE)	<sup>2,064</sup> S.F.
THREE STORY BUILDING (MIX USE)	2,321 S.F.
GRAVEL DRIVEWAY	3,841 S.F.
PAVED DRIVEWAY	4,501 S.F
DECK	263 S.F
CONCRETE	15 S.F
TOTAL	13,005 S.F.
TOTAL PROPOSED IMPERVIOUS	13,005 S.F.
	13,005 S.F. 2,064 S.F.
PROPOSED IMPERVIOUS	13,005 S.F. 2,064 S.F. 2,321 S.F.
PROPOSED IMPERVIOUS  ONE STORY BUILDING (GARAGE)	2,064 S.F.
PROPOSED IMPERVIOUS  ONE STORY BUILDING (GARAGE)  THREE STORY BUILDING (MIX USE)	2,064 S.F. 2,321 S.F.
PROPOSED IMPERVIOUS  ONE STORY BUILDING (GARAGE)  THREE STORY BUILDING (MIX USE)  DUMPSTER PAD	2,064 S.F. 2,321 S.F. 120 S.F.

13,005 S.F. - 12,738 S.F. = 267 S.F. (DECREASE)

SOMERSET COUNTY ACCEPTANCE STAMP

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS SUBMITTED" BY A STAFF

MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION, BIDS

FOR CONSTRUCTION SHOULD NOT BE BASED ON THESE PLANS

UNTIL THE PLANS ARE ACCEPTED BY THE COUNTY.

ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE

STAMPED DATE

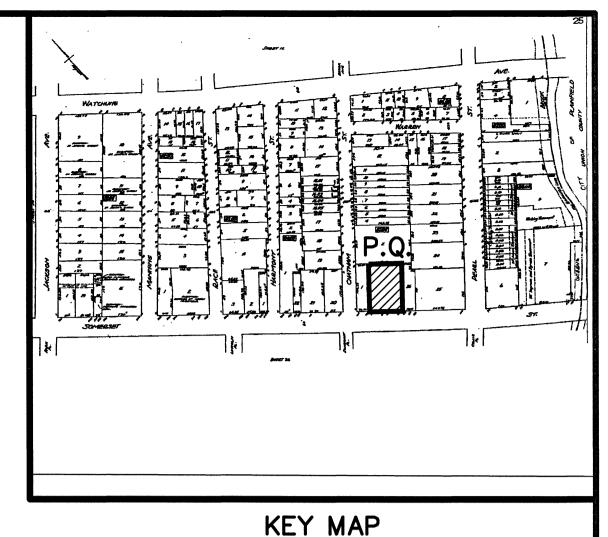
DANIEL E. PARKER

NEW JERSEY LAND SURVEYOR LIC. NO. 35866

#### PARKING REQUIREMENTS

THE TOTAL BUSINESS FLOOR AREA ON THIS SITE = 4,385 S.F. NO PARKING STALLS ARE REQUIRED SINCE THE GROSS BUSINESS FLOOR AREA IS LESS THAN 5,000 S.F. PER R.S.I.S. STANDARDS, EACH 3 BEDROOM APARTMENT REQUIRES 2 PARKING STALLS, THEREFORE, THE TOTAL NUMBER OF REQUIRED RESIDENTIAL STALLS = 8. THE TOTAL NUMBER OF REQUIRED PARKING STALLS FOR THIS SITE = 8. THE TOTAL NUMBER OF PROPOSED PARKING STALLS = 16.

12,738 S.F.



TAX MAP - SHEET No. 25

#### **GENERAL NOTES:**

- 1. SUBJECT PROPERTIES KNOWN AND DESIGNATED AS LOTS 27 & 28, BLOCK 85 AS SHOWN ON THE CURRENT TAX MAP (SHEET 25) OF THE BOROUGH OF NORTH PLAINFIELD, SOMERSET CO., N.J.
- 2. SURVEY BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION FOR LOTS 27 & 28. BLOCK 85 ARE TAKEN FROM A SURVEY PREPARED BY GEOSPATIAL SURVEYING AND LAYOUT, ANDRZEJ NAMYSLAK, N.J.P.L.S. No. 24GS04335900,
- 3. THE SUBJECT PROPERTIES LIE WITHIN THE B-1 (BUSINESS) ZONE.

FOR UTILITY MARKOUT, CALL (1-800-272-1000)

- 4. THE SUBJECT PROPERTY IS LOCATED IN ZONE 'X' (AREAS OF MINIMAL FLOOD HAZARD) AS PER THE FEMA FLOOD MAP PANEL No. 34035C0181E, DATED SEPTEMBER 28, 2007.
- 5. THE LOCATION OF ALL SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT SITE ARE APPROXIMATE AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
- 6. AS PER THE NJDEP GEOWEB WEBSITE, THERE ARE NO FRESHWATER WETLANDS WITHIN 150 FT OF THE SUBJECT PROPERTIES.
- 7. BUILDINGS, STRUCTURES, PAVED AREAS, WOODED AREAS, ETC. ON ADJOINING PROPERTIES HAVE BEEN OBTAINED FROM ACTUAL FIELD OBSERVATION AND ARE SCHEMATIC ONLY.
- 8. THERE ARE NO PROPOSED CHANGES TO ANY OF THE UTILITY SERVICES TO THE EXISTING BUILDINGS. NO NEW UTILITIES ARE REQUIRED OR PROPOSED.
- 9. ARCHITECTUAL DESIGN PLANS PREPARED BY: ROBERT F. KRAUSE/ARCHITECT 414 NORTH WASHINGTON AVENUE DUNELLEN, N.J. 08812
- PH: 732-781-6116 10. THE APPLICANT IS PROPOSING TO MODIFY THE FOUR EXISTING (2) BEDROOM APARTMENTS INTO (3) BEDROOM APARTMENTS. AS A RESULT, IN ACCORDANCE WITH NJAC 7:14-23, THERE WILL BE AN INCREASE IN WASTEWATER FLOW FROM EACH APARTMENT OF 75 GPD. THEREFORE, THE TOTAL INCREASE IN WASTEWATER
- FLOW FROM THIS SITE WILL BE 300 GPD. 11. DECREASE IN IMPERVIOUS COVERAGE = 267 S.F. TOTAL AREA OF DISTURBANCE = 8,696 S.F. THEREFORE, THIS PROJECT IS CLASSIFIED AS A MINOR PROJECT FOR THE
- PURPOSES OF STORMWATER MANAGEMENT. 12. THE SUBJECT PROPERTY IS LOCATED IN THE B-1 BUSINESS ZONE

# OWNER/APPLICANT:

PRIME 144 SOMERSET LLC. 140-150 SOMERSET STREET NORTH PLAINFIELD, N.J., 07060

# ATTORNEY:

KEVIN J. O'CONNOR, ESQ. LUM, DRASCO & POSITAN, LLC. 103 EISENHOWER PARKWAY, SUITE 401 ROSELAND, N.J., 07068 PH: 973-403-9000

## **OWNERS CONSENT:**

I HEREBY CONSENT TO THE FILING OF THIS SITE PLAN, WITH THE BOARD OF ADJUSTMENT OF THE BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY.

APPROVALS:	

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY, ON THIS DAY:

CHAIRMAN SECRETARY DATE

ENGINEER

ENGINEERING & SURVEYING P.C. NO. DATE REVISION

STEPHEN E. PARKER

SITE PLAN 140-150 SOMERSET STREET

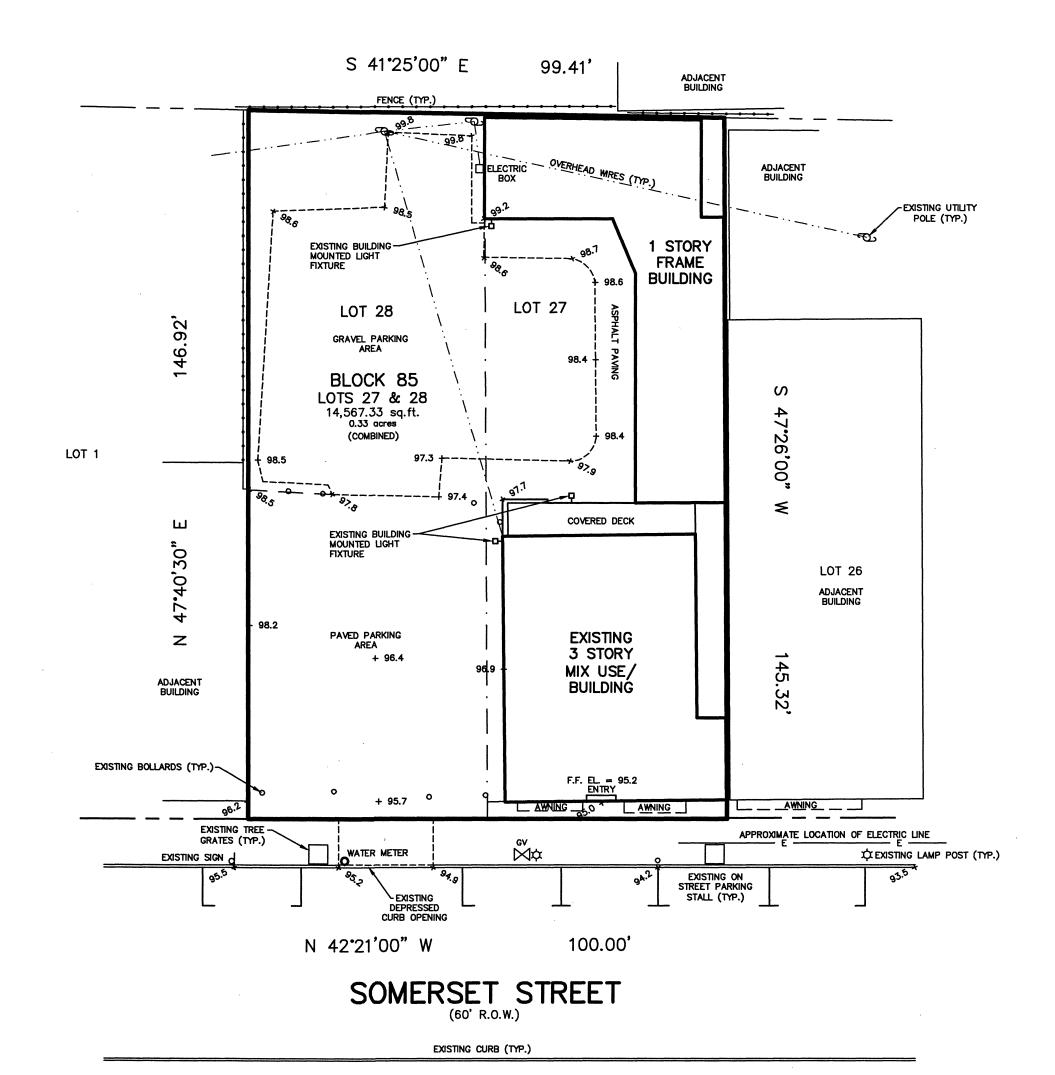
TAX MAP LOTS 27 & 28 BLOCK 85

BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY, NEW JERSEY

NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 PHONE: (908) 725-4400 - FAX: (908) 722-4401 E MAIL ADDRESS: PARKERES@AOL.COM DRAWN BY CHECKED BY

04-11-24



LOT 2

