

# ASIAN FOOD MARKET

## SITE PLAN LOT 6.01 BLOCK 159

**BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY NEW JERSEY**

### CERTIFIED LIST OF PROPERTY OWNERS

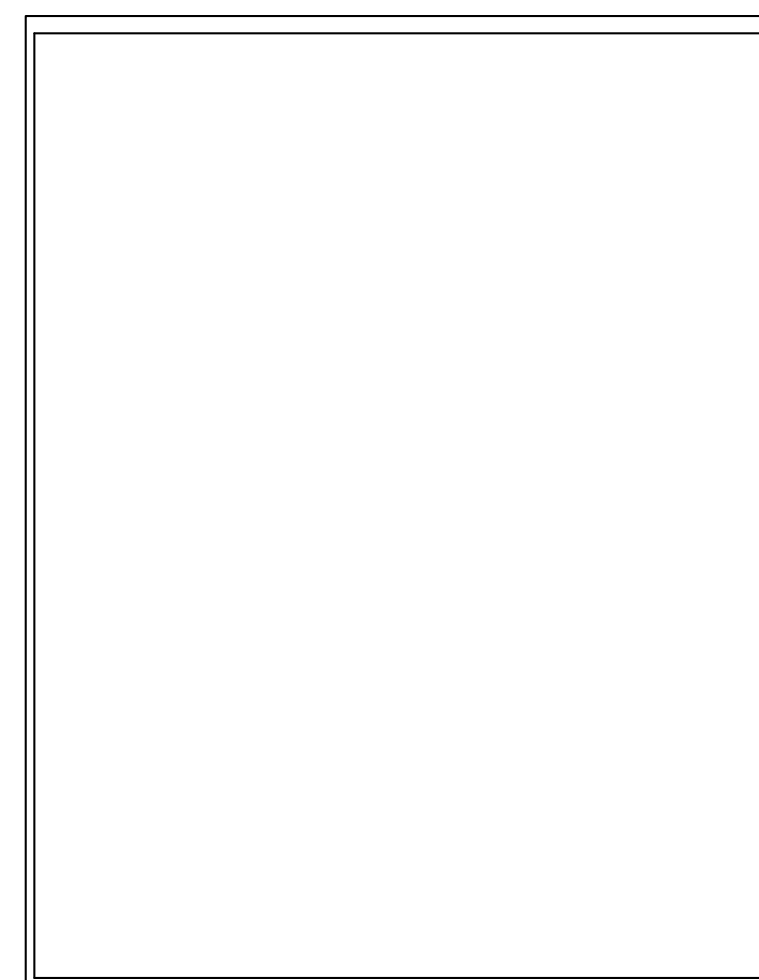
#### WITHIN 200' OF SITE

LOT	BLOCK	CLASS	PROPERTY LOCATION	OWNERS NAME & ADDRESS
4	159	2	995 NJSH 22 W	SIPERSTEIN 65 SCOTT DRIVE WATCHUNG, NJ 07069
5	159	2	1005 NJSH 22 W	SIPERSTEIN 65 SCOTT DRIVE WATCHUNG, NJ 07069
8	159	2	447-469 LITTLE PLACE	MALCOLM GARDENS LLC 820 MORRIS TURNPIKE/SUITE 301 SHORT HILLS, NJ 07078
9	159	2	450 WEST END AVENUE	WEST END GARDEN APARTMENTS MR. SHWARZ 820 MORRIS TURNPIKE/SUITE 301 SHORT HILLS, NJ 07078
1	161.01	2	1012 NJSH 22 E	STATE OF NEW JERSEY 1035 PARKWAY AVENUE TRENTON, NJ 0820
2	161.01	2	1100 NJSH 22 E	948 REALITY LIMITED LIABILITY CO. 45 CONSTITUTION WAY SOMERSET, NJ 08873
3	161.01	2	992-1008 NJSH 22 E	BLUE EAGLE REALTY, LLC 46A SAMMIS AVENUE DOVER, NJ 07801
21	161.01	2	410 MALCOLM AVENUE	PIECZKA, MAREK & FERUS, JOLANTA 410 MALCOLM AVENUE NORTH PLAINFIELD, NJ 07060
10	162	2	1014 NJSH 22 E	STATE OF NEW JERSEY 1035 PARKWAY AVENUE TRENTON, NJ 08618
11	162	2	411 MALCOM AVENUE	FRASER, CAROL & CARLYLE 411 MALCOLM AVENUE NORTH PLAINFIELD, NJ 07060

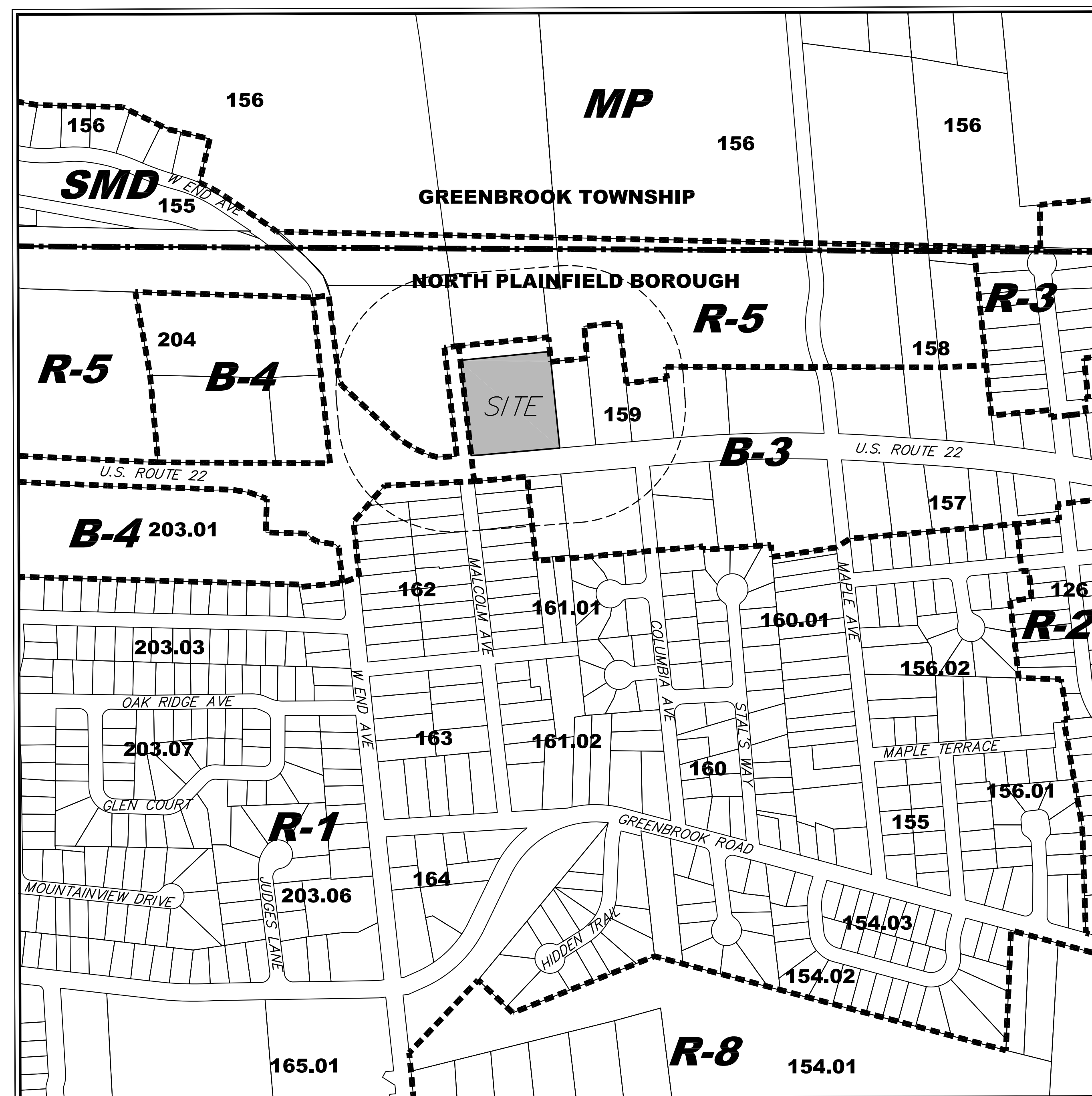
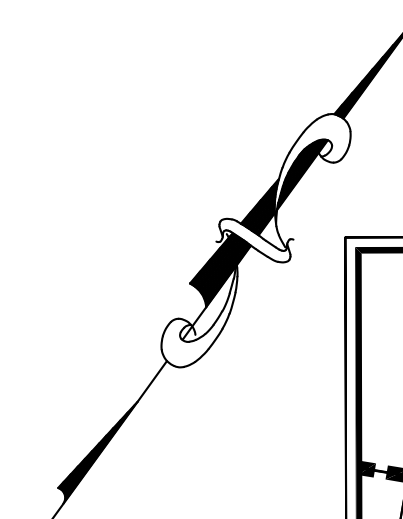
### CERTIFIED LIST OF UTILITY CONTACTS

County of Somerset P.O. Box 3000 Somerville, NJ 08876	Public Service Electric & Gas 80 Park Plaza, T6B Newark, NJ 07102
Verizon 540 Broad Street Newark, NJ 07101	Plainfield Area Regional Sewerage Authority 200 Clay Avenue Middlesex, NJ 08846
NJ-American Wtr Co. c/o SPVS-D Short 1025 Laurel Oak Road Voorhees, NJ 08043	State of NJ DOT 1035 Parkway Avenue Ewing, NJ 08618
Comcast of Plainfield LLC General Manager 800 Rahway Avenue Union, NJ 07083	

SOMERSET COUNTY  
ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.



SUBJECT PREMISES AS SHOWN ON NORTH PLAINFIELD BOROUGH TAX MAP SHEET 49

**KEY MAP**  
Scale 1" = 400'

APPROVED BY NORTH PLAINFIELD BOROUGH  
PLANNING BOARD

DAWN GAEBEL - BOARD SECRETARY	DATE
TOM FAGAN - BOARD CHAIRPERSON	DATE
DAVID E. HOLLOD, P.E. - BOARD ENGINEER	DATE

### ZONE DATA

ZONE "B-3" BUSINESS DISTRICT  
EXISTING USE: ASIAN FOOD MARKET  
PROPOSED USE: ASIAN FOOD MARKET  
TOTAL TRACT AREA LOT 6.01 BLOCK 159 = 100,758 S.F. OR 2.630 ACRES

SCHEDULE OF BULK REQUIREMENTS			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
INTERIOR LOT			
MIN. LOT AREA	-	100,758 SF	100,758 SF
MIN. LOT WIDTH	150 Ft	306.56 Ft	306.56 Ft
PRIMARY STRUCTURE			
MIN. FRONT YARD SETBACK	50 Ft	139.21 FT	131.21 Ft
MIN. SIDE YARD SETBACK	20 Ft	20.4 FT	20.4 FT
MIN. REAR YARD SETBACK	50 Ft	76.98 FT	76.98 Ft
MAX BUILDING HEIGHT	2-1/2 STORIES or 35 FT	1 STORY	2 STORIES OR 27.5 FT

### PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
(23,378 S.F. ASIAN FOOD MARKET)		110 SPACES	110 SPACES
TOTAL SPACES	1/250 S.F. GFA = 94 SPACES		
(WHITE TIGER LAUNDROMAT - 46 MACHINES)		23 SPACES	23 SPACES
TOTAL SPACES	1/2 MACHINES = 23 SPACES		
TOTAL SPACES	117 SPACES	133 SPACES	133 SPACES

### DRAWING LIST

SHTS.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	SITE PLAN

### OWNER/ APPLICANT

Luckie II, LLC  
c/o AFM Corp  
307 Hollywood Avenue  
South Plainfield, N.J. 07080

COVER SHEET

ASIAN FOOD MARKET SITE PLAN  
LOT 6.01 BLOCK 159

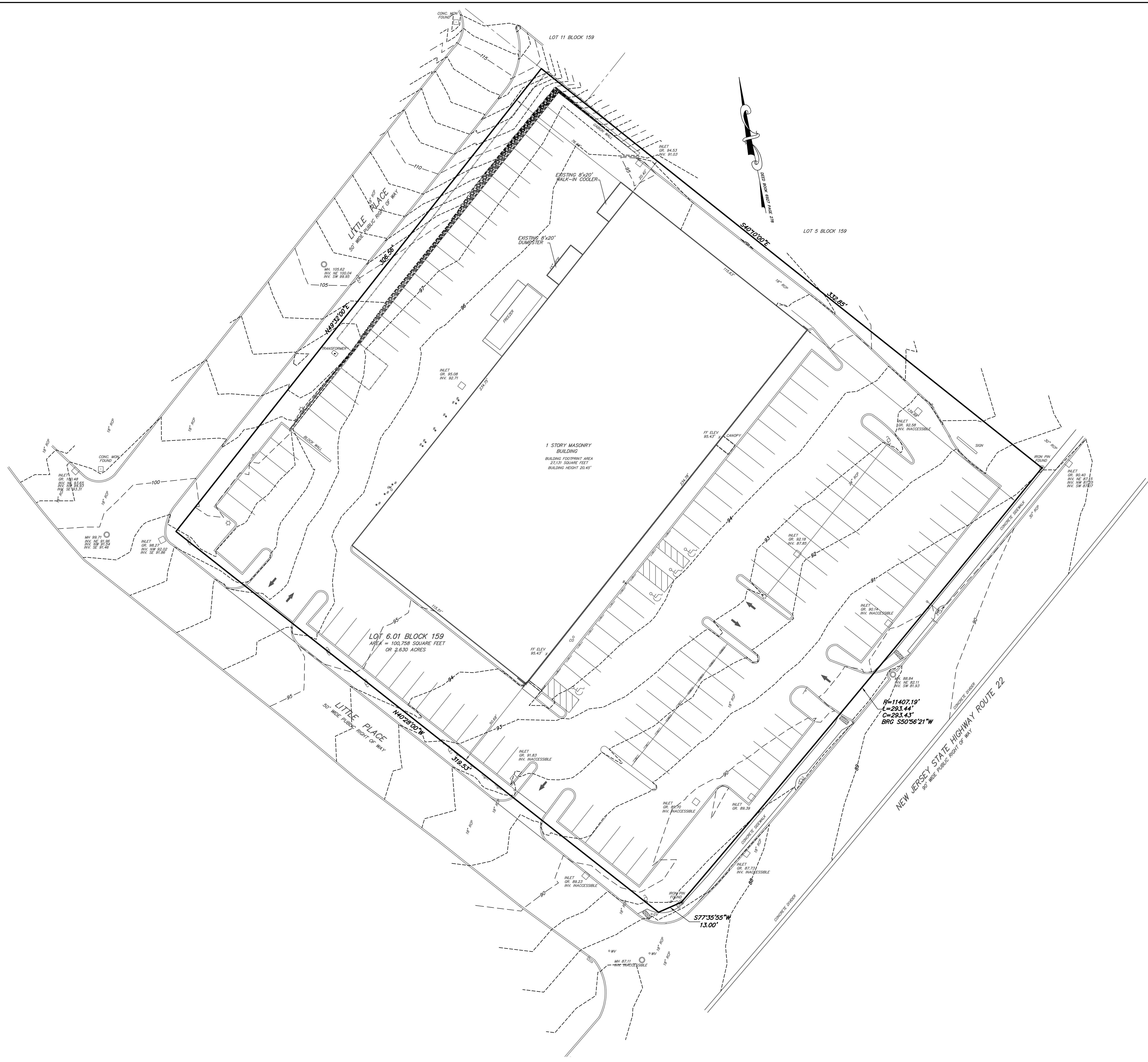


**STIRES ASSOCIATES, P.A.**  
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS

43 West High Street, Somerville, New Jersey 08876  
Phone (908) 725-0230 Fax (908) 707-0831

CRAIG W. STIRES PROFESSIONAL ENGINEER	N.J. LICENSE No. 39078	DESIGNED BY: xxx
<i>Craig W. Stires</i>	DATE: 1/26/21	DRAWN BY: CWS
	SCALE: 1" = 20'	CHECKED BY: CWS
	PROJECT No. 21031	SHEET NUMBER
		1 OF 3

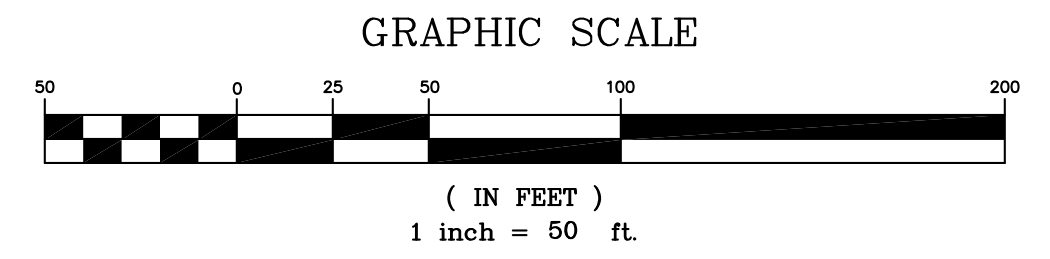
DATE	REVISION	BY



- V GAS VALVE
- WV WATER VALVE
- UM UTILITY MANHOLE
- LP LIGHT POLE
- HYDRANT
- ↑ SIGN (ROAD)
- UP UTILITY POLE
- GA GUY ANCHOR
- INLET
- GAS MAIN
- WATER MAIN
- STORM SEWER PIPE
- SANITARY SEWER PIPE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- ANGULAR DEGREES
- ' ANGULAR MINUTES
- " ANGULAR SECONDS

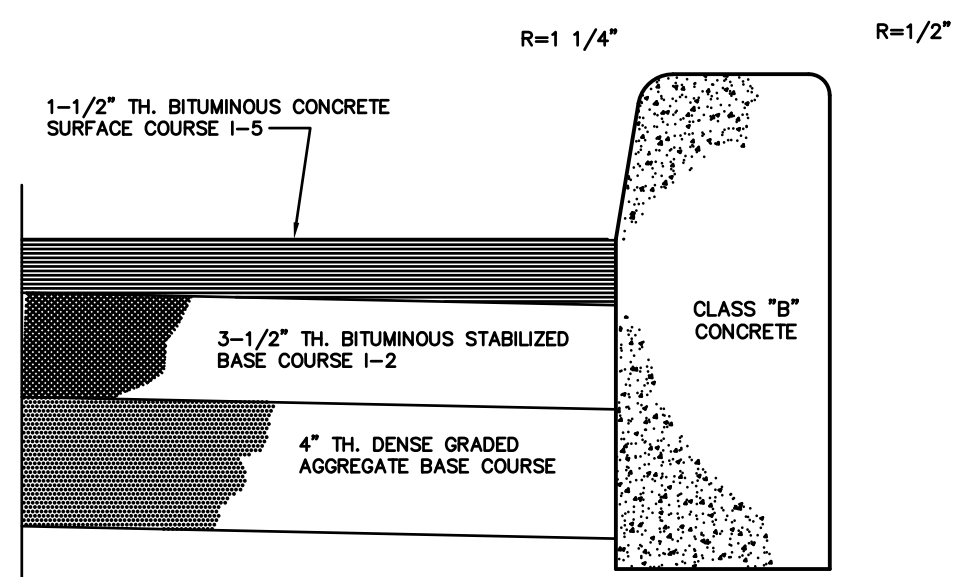
**GENERAL NOTES**

1. NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND ON THE PREMISES.
2. NO CHANGES IN THE STREET RIGHT OF WAY LINES, COMPLETED OR PROPOSED WERE FOUND ON THE SUBJECT PREMISES.
3. NO OBSERVABLE EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WERE FOUND ON THE SUBJECT PREMISES.
4. NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE FOUND ON THE SUBJECT PREMISES.
5. AS SHOWN ON A PLAT ENTITLED "SUBDIVISION OF PROPERTY OF HERBERT VOLLERS SITUATED IN BRANCHBURG TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" AS RECORDED IN THE SOMERSET COUNTY CLERK'S OFFICE JANUARY 2, 1974 AS MAP 1502.
6. BY GRAPHIC PLOTTING ONLY NO PORTION OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY FALLS WITHIN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34035C0127E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
7. PREMISES APPEAR NOT TO BE OF NATURAL GRADE AREAS OF THE PREMISES MAY HAVE BEEN FILLED TO RAISE THE GRADE, FILED MAP SHOWS DRAINAGE DITCH THROUGH CENTER OF PREMISES WHICH IS NO LONGER THERE.
8. ELEVATION REFERENCES NAVD 88

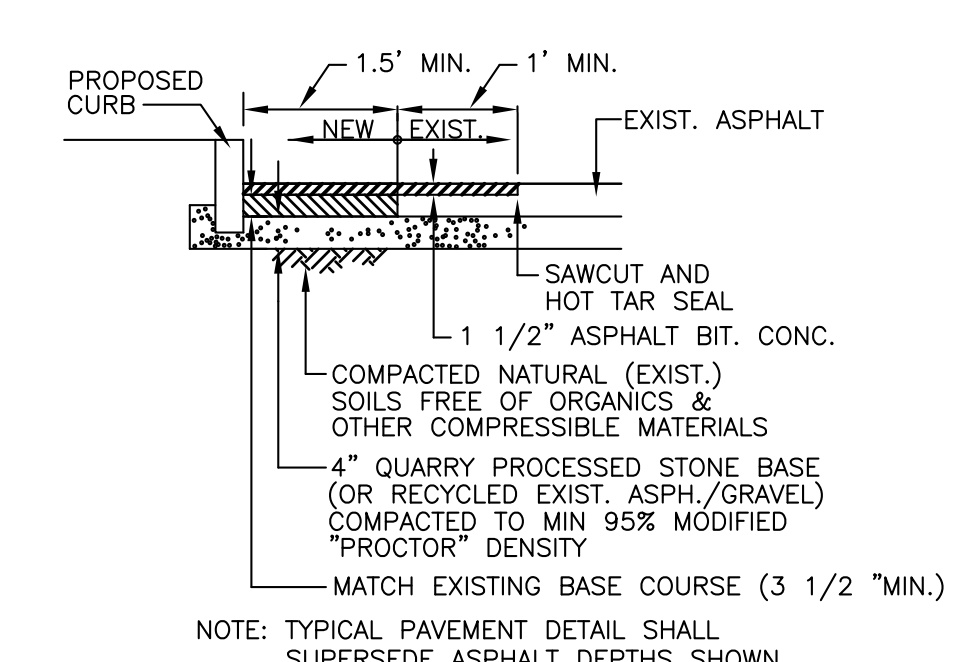


<b>TOPOGRAPHIC SURVEY</b>	
<b>ASIAN FOOD MARKET</b> <b>LOT 6.01 BLOCK 159</b> BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY NEW JERSEY	
<b>STIRES ASSOCIATES, P.A.</b> ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS 43 West High Street, Somerville, New Jersey 08876 Phone (908) 725-0230 Fax (908) 707-0831	
<b>RICHARD C. MATHEWS</b> PROFESSIONAL LAND SURVEYOR 	DESIGNED BY: CWS DRAWN BY: CWS CHECKED BY: ROM SHEET NUMBER <b>2 OF 3</b>
DATE: 01/19/21 SCALE: 1"=20' PROJECT No. 21031	DATE: _____ REVISION: _____ BY: _____

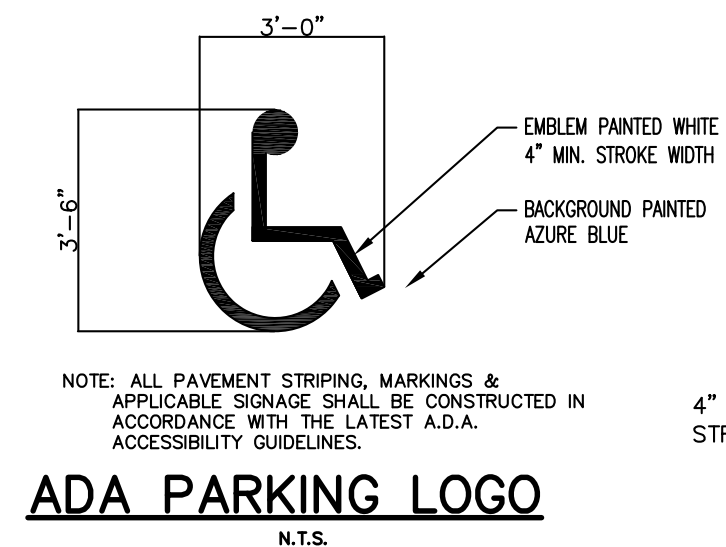




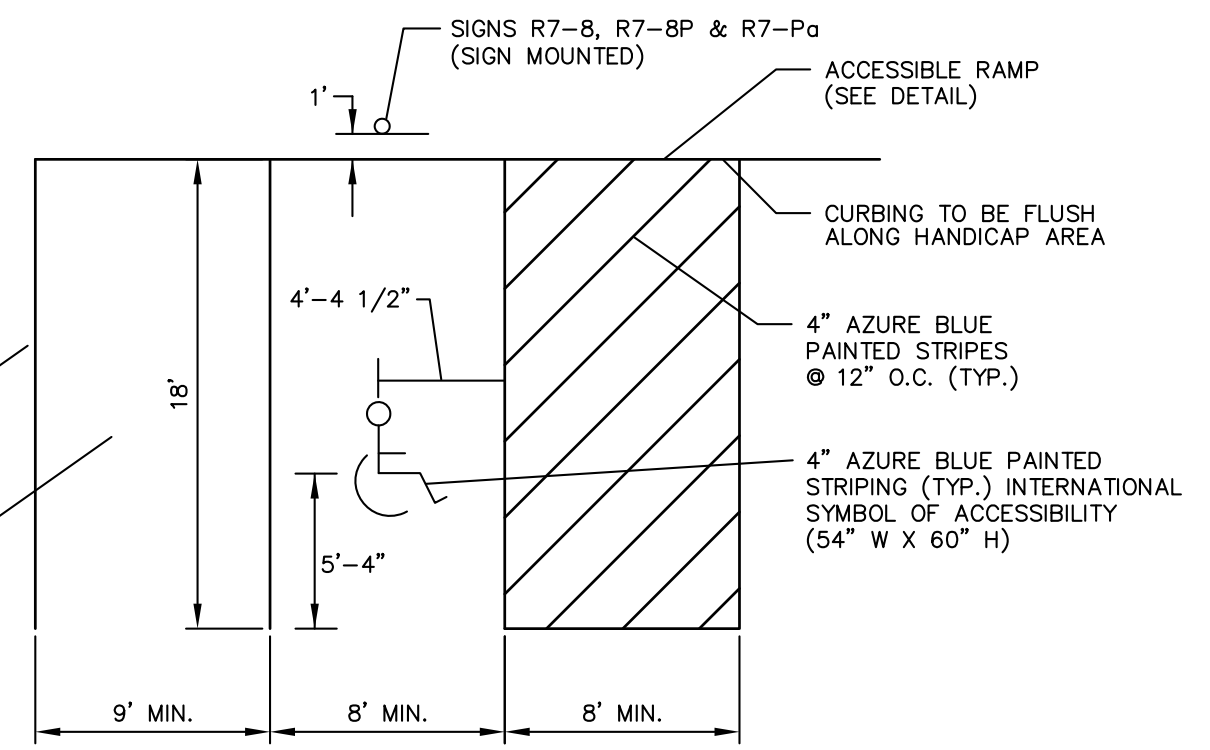
PAVEMENT & CONCRETE CURB DETAIL  
N.T.S.



ASPHALT REPAIR STRIP  
N.T.S.

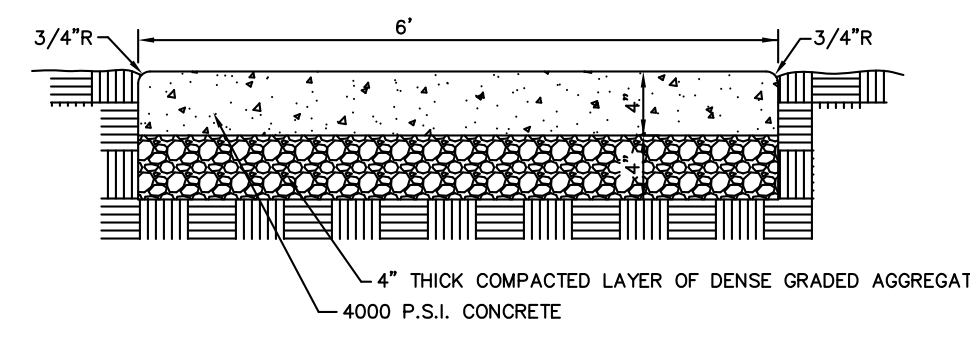


ADA PARKING LOGO  
N.T.S.



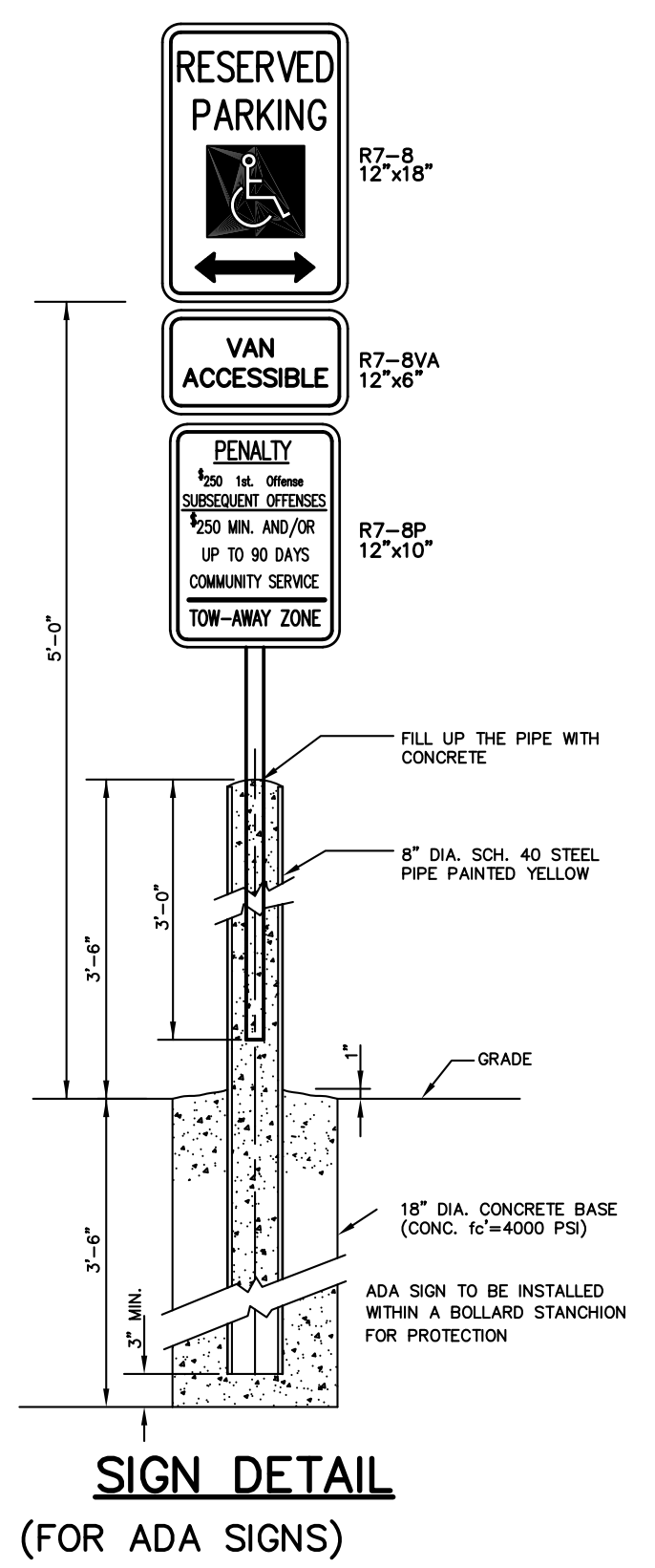
ACCESSIBLE PARKING SPACE DETAIL  
VAN ACCESSIBLE  
NOT TO SCALE

- NOTES:
- PAVEMENT STRIPING FOR ALL ADA PARKING SPACES SHALL BE PAINTED AZURE BLUE.
  - WHERE AN ADA PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
  - ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY GUIDELINES.

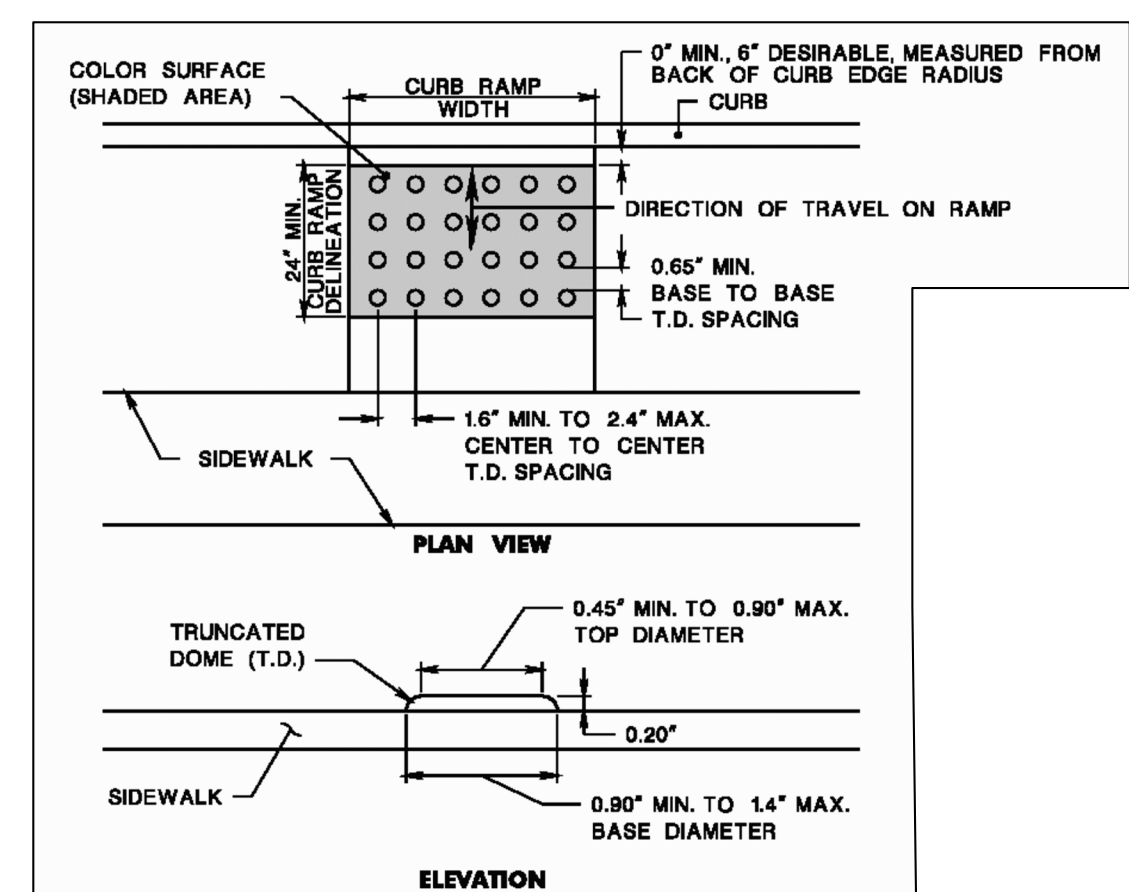


CONCRETE SIDEWALK DETAIL  
N.T.S.

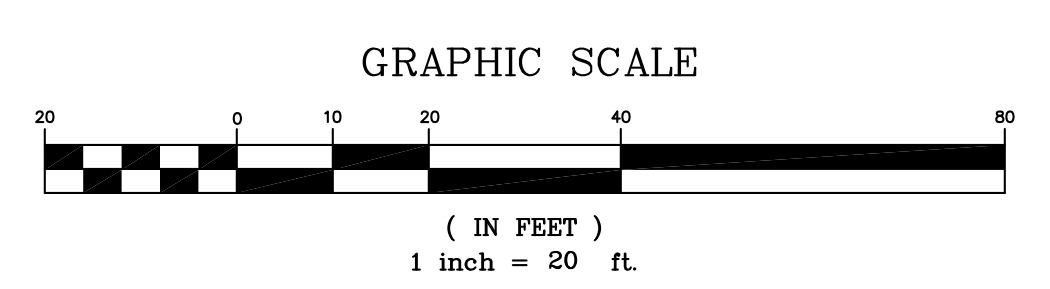
SIDEWALK TO HAVE EXPANSION JOINTS EVERY 20' FILLED WITH 4"x4"x1/2" PREFORMED BITUMINOUS-IMPREGATED FIBER JOINT FILLER AND 2" DEEP FALSE JOINTS EVERY FIVE FEET BETWEEN EXPANSION JOINTS.



SIGN DETAIL  
(FOR ADA SIGNS)



DETECTABLE WARNING SURFACE



GRAPHIC SCALE

SITE PLAN

ASIAN FOOD MARKET  
LOT 6.01 BLOCK 159  
BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY NEW JERSEY

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**3 OF 3**

**CONSTRUCTION DETAILS**

**ISLAND WALKWAY OPENING AT INTERSECTIONS**

**PUBLIC SIDEWALK CURB RAMPS DETECTABLE WARNING SURFACE**

**CONSTRUCTION DETAILS**

**CURB RAMPS**

NOTE: TYPE 3 RAMP IS NOT APPLICABLE USE TYPE 5. TYPE 4 RAMP IS NOT APPLICABLE USE TYPE 5.

