



U.S.G.S. MAP
PLAINFIELD QUADRANGLE
N.T.S.

KEY MAP
TAX MAP - SHEET No. 1
N.T.S.

PISCATAWAY TOWNSHIP PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER NAME
116	1.01	RAMIREZ-ALVARADO, LUIS A.
116	5.01	ARCE, MARIBEL
116	9.01	CASTRO, RAYMUNDO & ANDREA
116	13.01	ACOSTA, FABIO & GRISELDA
117	50	GRAHAM, ANTHONY & MARTHA KOSARIO-
123	1.01	ELLER OUTDOOR ADVER-UNITED DIV. INC.
123	3.01	ELLER OUTDOOR ADVER-UNITED DIV. INC.
123	41.01	JACKSON, GILBERT G. & JACQUELINE
124	1.01	JA & JM ASSOCIATES LLC.
124	3.01	FACEFIELD LLP.
124	6.01	SONI INVESTMENT HOLDING LLC.
124	8.01	SONI INVESTMENT HOLDING LLC.
124	10.01	KRISHNA 424 LLC.
124	19.01	PERRYHA LLC.
124	27	WEINSTEIN, STEVEN
124	28.01	WEINSTEIN, STEVEN
124	31.01	BRAXTON, CRAIG W. & MELIZZA V.
124	34.01	COX, MAURICE

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AND DESIGNATED AS LOT 29, BLOCK 3 AS SHOWN ON THE CURRENT TAX MAP (SHEET 1) OF THE BOROUGH OF SOUTH PLAINFIELD, MIDDLESEX CO., N.J.
- THE SUBJECT PROPERTY LIES WITHIN THE OBC-1 ZONE.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS OF MINIMAL FLOODING) AS PER THE FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY COMMUNITY PANEL No. 340230027F, DATED 07/06/2010.
- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ON AND IN THE VICINITY OF THE PROJECT SITE ARE APPROXIMATE AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. FOR UTILITY MARKOUT, CALL (1-800-272-1000).
- SITE PLAN PREPARED FROM AN ACTUAL BOUNDARY AND FIELD SURVEY PERFORMED BY THIS FIRM, COMPLETED 05/27/11, AND UPDATED BY THIS FIRM, DANIEL E. PARKER, N.J.P.L.S. LICENSE No. 35886. ELEVATIONS ARE BASED ON N.G.V.D. OF 1929.
- APPLICANT REQUESTS WAIVER FROM PROVIDING ON-SITE STORM WATER DETENTION, AN ENVIRONMENTAL IMPACT STATEMENT AND TOPOGRAPHY WITHIN 200 FT. OF THE SUBJECT PROPERTY BASED ON N.J.G.C.S. DATUM.
- BUILDINGS, STRUCTURES, PAVED AREAS, WOODED AREAS, ETC. ON ADJOINING PROPERTIES HAVE BEEN OBTAINED FROM ACTUAL FIELD OBSERVATION AND ARE SCHEMATIC ONLY.
- TOTAL LOT AREA = 17,951.71 Sq.Ft. (0.412 Ac.)
TOTAL EXISTING GROUND FLOOR BUILDING AREA = 2,770 Sq. Ft. = 15.4%
TOTAL PROPOSED GROUND FLOOR BUILDING AREA = 2,487 Sq. Ft. = 13.7%
TOTAL PROPOSED BUILDING AREA = 11,683.0 Sq. Ft. = 65.1%
- EXISTING OPEN SPACE = 2,527 Sq. Ft. = 14.1%
PROPOSED OPEN SPACE = 2,994 Sq. Ft. = 16.7%
- TOTAL EXISTING AREA OF IMPERVIOUS COVERAGE = 15,425 Sq. Ft. = 85.9%
TOTAL PROPOSED AREA OF IMPERVIOUS COVERAGE = 14,958 Sq. Ft. = 83.3%
- TOTAL NUMBER OF EMPLOYEES ON SITE = 4
MAXIMUM NUMBER OF EMPLOYEES IN ONE SHIFT = 4
- PROPOSED NUMBER OF PARKING STALLS ON SITE = 34
- THE EXISTING WASTEWATER FLOW = 720 GALLONS PER DAY
THE PROPOSED WASTEWATER FLOW:
1,726 S.F. RETAIL SPACE @ 0.1 GAL./S.F./DAY = 172.6 G.P.D.
2 - ONE BEDROOM APARTMENTS @ 150 GAL./DAY = 300 G.P.D.
8 - TWO BEDROOM APARTMENTS @ 225 GAL./DAY = 1,800 G.P.D.
1 - THREE BEDROOM APARTMENT @ 300 GAL./DAY = 300 G.P.D.
TOTAL PROPOSED WASTEWATER FLOW = 172.6 + 300 + 1,800 + 300 = 2,572.6 GALLONS PER DAY
THEREFORE THE PROPOSED INCREASE IN DAILY WASTEWATER FLOW = (2,572.6) - (720) = 1,852.6 GALLONS PER DAY.
- RECYCLABLE WASTE WILL BE SEPARATED AND STORED IN CONTAINERS INSIDE THE PROPOSED ENCLOSURE.
- UPON COMPLETION OF THIS PROJECT, THE APPLICANT SHALL PROVIDE AN AS-BUILT DRAWING TO THE SATISFACTION OF THE BOROUGH ENGINEER.
- THERE ARE NO KNOWN EXISTING UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY. IF, DURING CONSTRUCTION, ANY UNDERGROUND TANKS ARE DISCOVERED, THE TANKS SHALL BE REMOVED IN FULL COMPLIANCE WITH N.J.D.E.P. REGULATIONS.
- SINCE THERE IS LESS THAN ONE ACRE OF TOTAL DISTURBANCE AND A DECREASE IN IMPERVIOUS COVERAGE, THIS PROJECT IS CLASSIFIED AS A MINOR STORMWATER PROJECT.

SOUTH PLAINFIELD PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER NAME
2	7	HENRY TURCIOS
2	8 & 9	ERWIN & CARMEN PELAEZ
2	10	DERRICK & MARCIA MARSH-HINDS
2	11	GERALD S. & MYRNA M. ROBERTS
3	23	JOSE MELGAR
3	24	1321-1323 JACOBUS STREET, LLC.
3	27	JULIO H. & PERIA SIERRA
3	28	J & S ASSOCIATES, LLC.
3	32	1317 W 7TH, LLC.
3	33	704 CLINTON AVE, LLC.
3	33.01	FACEFIELD LLP. (RACEWAY PETROLEUM)
3	34	J & S ASSOCIATES, LLC.
4	7	VINCE E. & WANDA L. PARKS

OWNER/APPLICANT:

1335 WEST 7TH STREET ASSOCIATES, LLC.
1879 MORRIS AVENUE
UNION, NJ 07083
908-988-3500

APPLICANT'S ATTORNEY:

WALTER K ABRAMS, ESQ.
2201 SOUTH CLINTON AVENUE
SOUTH PLAINFIELD, NJ 07080
908-757-2700

APPROVALS:

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

CHAIRMAN

SECRETARY

ENGINEER

DATE

DATE

DATE

OWNERS CONSENT:

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

OWNER _____ DATE _____

SITE DATA SHEET

<p>SITE PLAN 1335 WEST SEVENTH STREET TAX MAP LOT 29 BLOCK 3 BOROUGH OF SOUTH PLAINFIELD MIDDLESEX COUNTY, NEW JERSEY</p>		
<p>PARKER ENGINEERING & SURVEYING P.C. 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 (908) 725-4400 FAX (908) 722-4401 E MAIL ADDRESS: PARKERES@AOL.COM</p>		
NO.	DATE	REVISION
<p>DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866</p>		
DRAWN BY	CHECKED BY	SCALE
PJD	S.E.P.	1" = 100'
DATE	FILE	SHEET
02/04/20	6527	1 OF 7