

PREPARED FOR: 46-48 GROVE N PLAINFIELD, LLC
 IMPORTANT NOTES, PLEASE REVIEW:
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MORGAN
 engineering & surveying

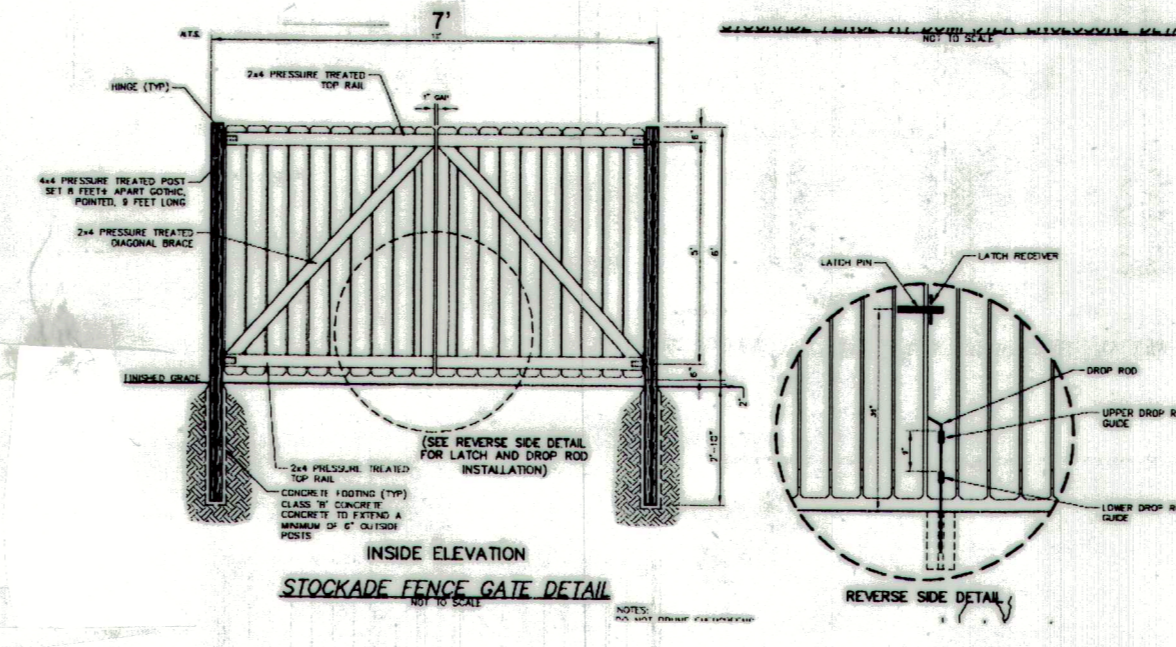
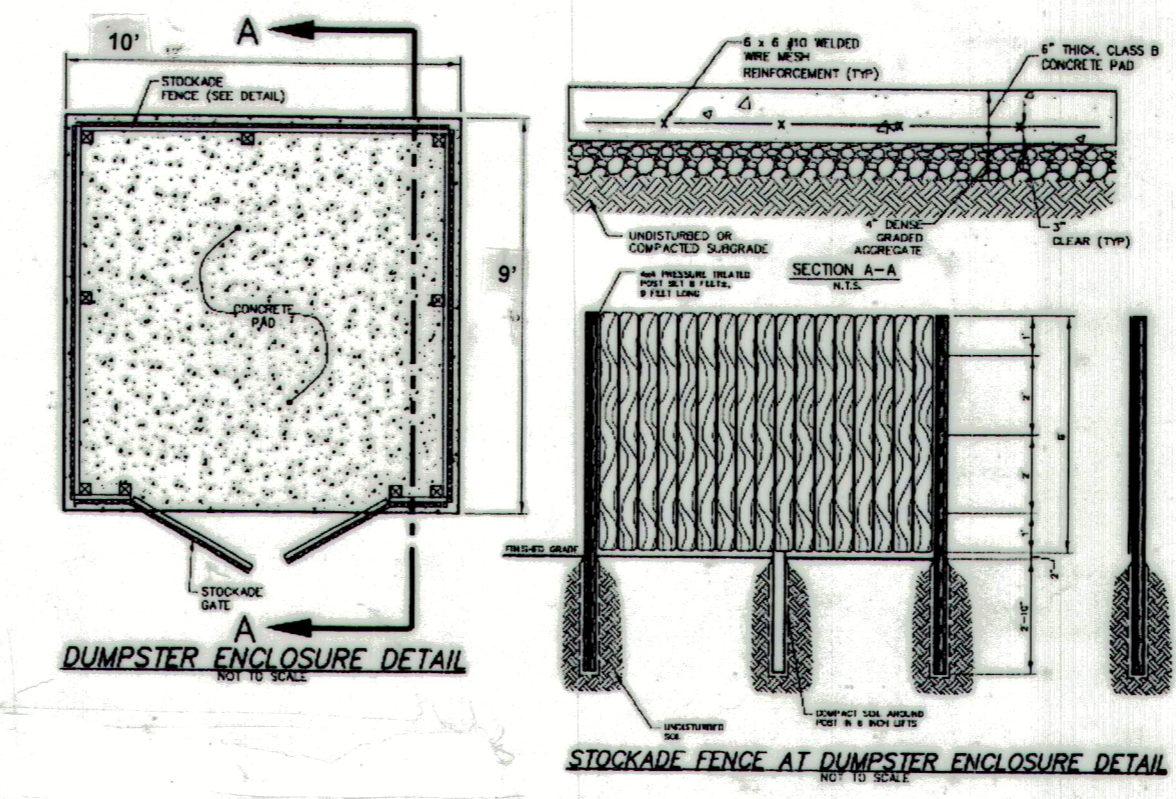
DAVID J. VON STEENBURG
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. NO. 34500

SURVEY OF PROPERTY

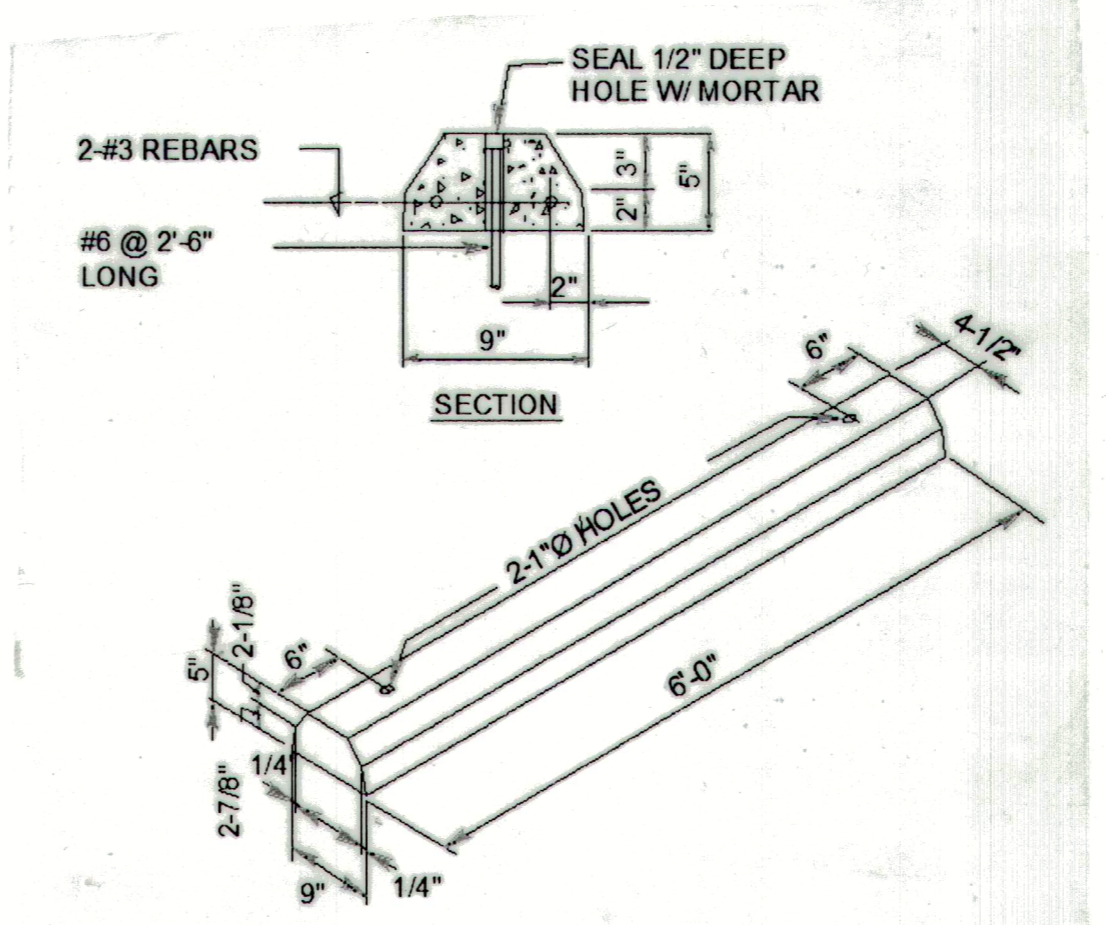
LOT 15.01 BLOCK 91
 BOROUGH OF NORTH PLAINFIELD
 COUNTY OF SOMERSET NEW JERSEY

NOTES

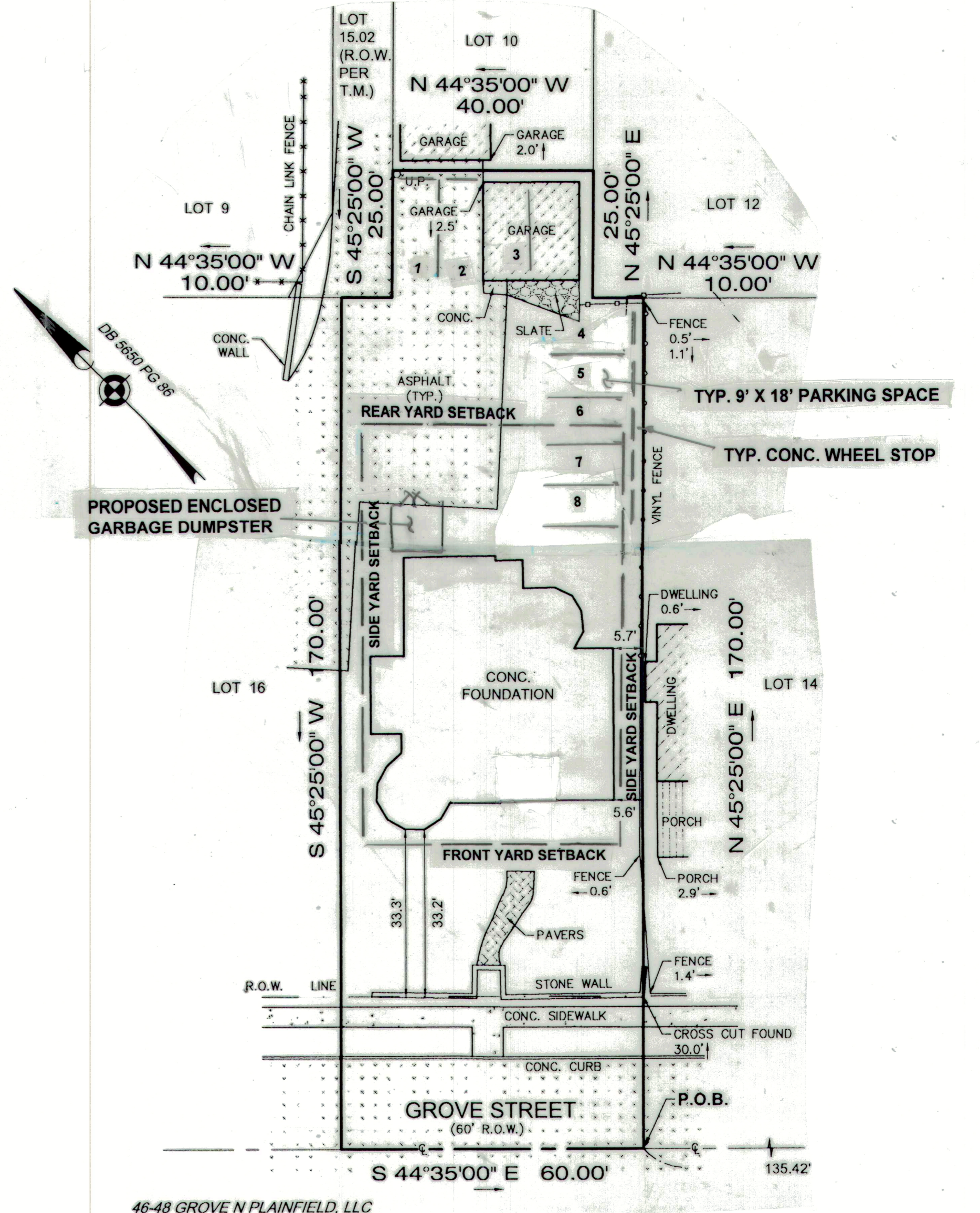
- The new four family residence will use the existing water and sanitary sewer laterals connections that previously serviced the four family residence.
- All on-site parking spaces shall be set two feet of the side or rear property lines (Section 22-117.4 (f)). Additionally, all outside parking areas shall be screened from adjacent residential uses by the use of solid fencing that shall not exceed six feet in height (Section 22-117.5 (e)).
- The applicant will be seeking a waiver from the requirement of installing a concrete or bituminous concrete parking surface and installation of either a concrete or Belgian block curbing (Section 22-117.5 (i)) so as to not create any new drainage problems on the parcel.
- All parking spaces shall be 9 feet wide and 18 feet in length (Section 22-117.5 (j)). Each parking space will have a concrete wheel stop place roughly 3 feet away from the property line.
- All fencing along the right side property line that was damaged by the fire that destroyed the original house will be replaced in-kind.
- The fire suppression system for the 4 family dwelling will be designed by K & E FIRE PROTECTION CORP., 14 Plaza Nine, Manalapan, New Jersey 07726. The assessment of the proposed building has been completed and preliminary layout completed, with completion pending approval of the application.
- The existing garage will be modified by eliminating the vehicle doors on the left side of the structure and installation of a single overhead garage door on the side facing the residence. A single parking spot will be located in the garage.



10' X 9' DUMPSTER ENCLOSURE DETAIL



PRECAST CONCRETE WHEEL STOP



PLOT PLAN
 SCALE: 1" = 20'

This plan was prepared in accordance with N.J.A.C. 13:41-4.2

REVISIONS			
No.	DESCRIPTION	DATE	APPROVED

Wayne T. McCabe
 WAYNE T. McCABE DATE:
 PROFESSIONAL PLANNER
 N.J. P. LICENSE No. 2009



McCABE & McCABE
 125 HIGH STREET
 NEWTON, NEW JERSEY 07860
 (973) 579-2525 FAX (973) 579-2849
 HISTORIC RESOURCES, PRESERVATION AND PLANNING

PROJECT: 46-48 GROVE STREET RESTORATION	TITLE: PLOT PLAN
BLOCK 91 LOT 15.01 BOROUGH OF NORTH PLAINFIELD COUNTY OF SOMERSET NEW JERSEY	
W.O. No.: 22-05	SCALE: AS NOTED
DATE: JUNE 9, 2022	SHEET No.: 2