

ASIAN FOOD MARKET

1015 N.J. STATE HIGHWAY ROUTE 22 WEST

SITE PLAN

LOT 6.01 BLOCK 159

BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY NEW JERSEY

CERTIFIED LIST OF PROPERTY OWNERS

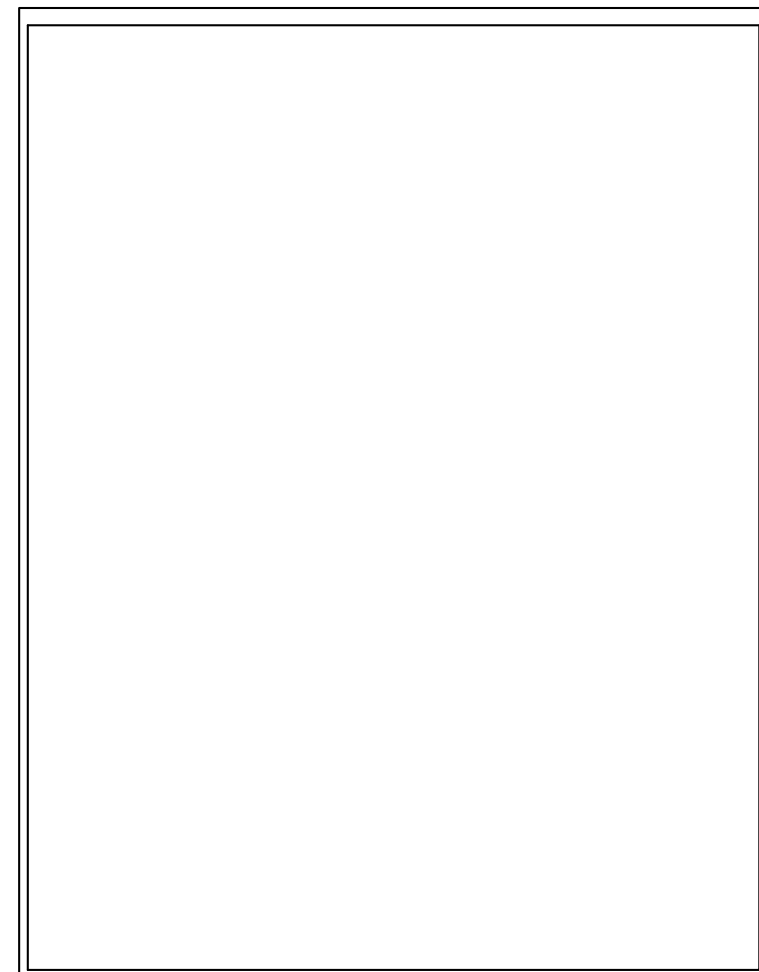
WITHIN 200' OF SITE

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

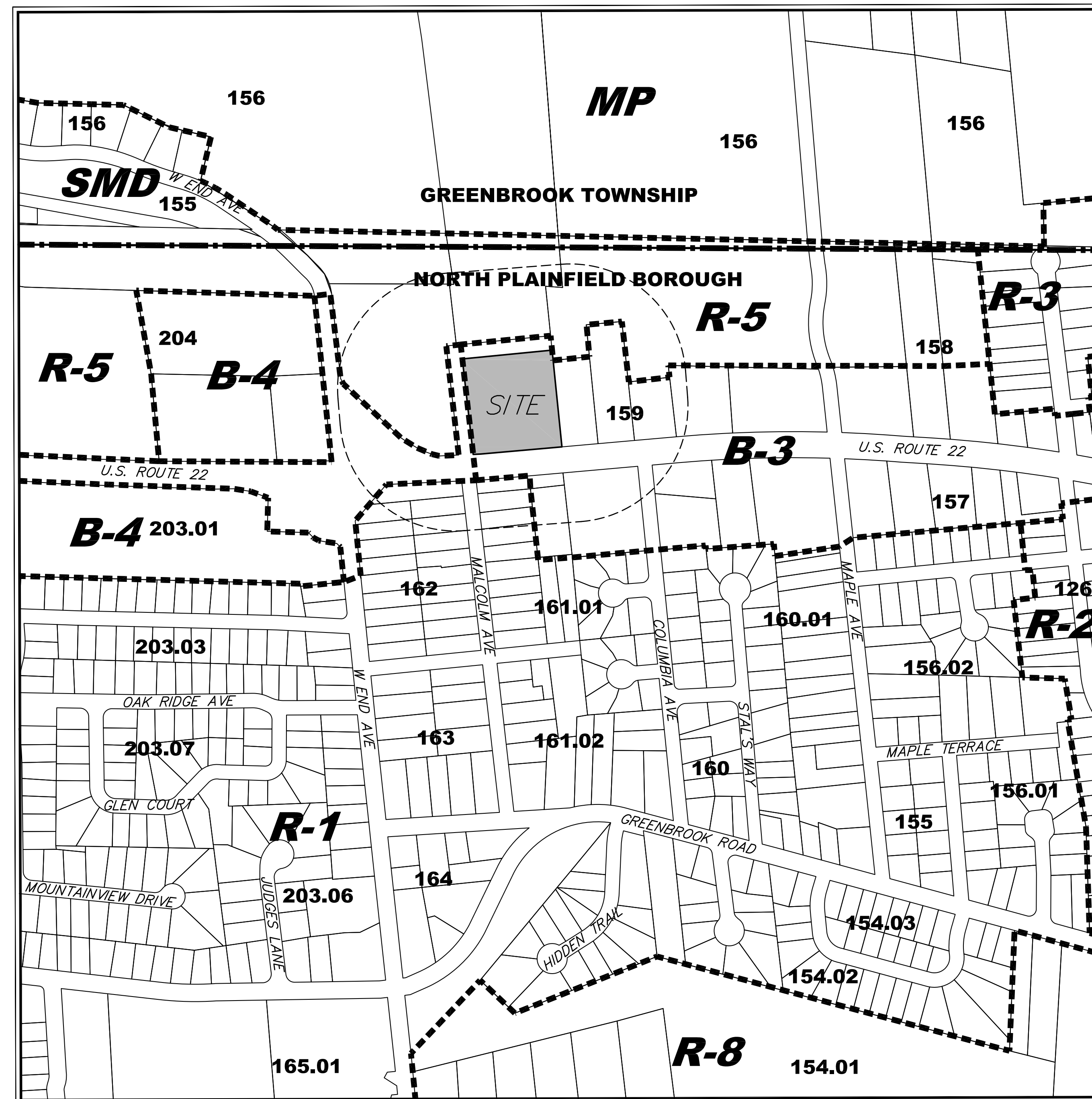
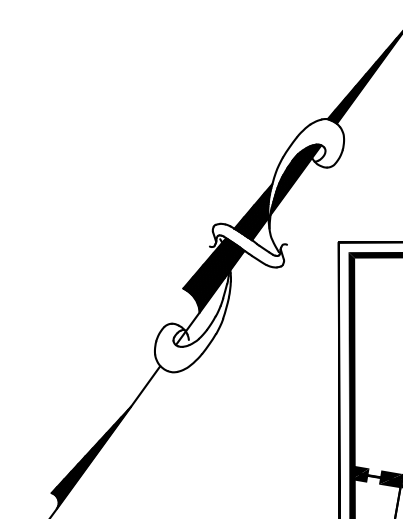
CERTIFIED LIST OF UTILITY CONTACTS

County of Somerset P.O. Box 3000 Somerville, NJ 08876	Public Service Electric & Gas 80 Park Plaza, 76B 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 Rohway 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. TESTA, P.E. - BOROUGH 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)		105 SPACES	104 SPACES
TOTAL SPACES	1/250 S.F. GFA = 94 SPACES		
(WHITE TIGER LAUNDROMAT - 46 MACHINES)		26 SPACES	26 SPACES
TOTAL SPACES	1/2 MACHINES = 23 SPACES		
TOTAL SPACES	117 SPACES	131 SPACES	130 SPACES

DRAWING LIST

SHTS. DESCRIPTION

- 1 COVER SHEET
- 2 TOPOGRAPHIC SURVEY
- 3 SITE PLAN
- 3A LIGHTING 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

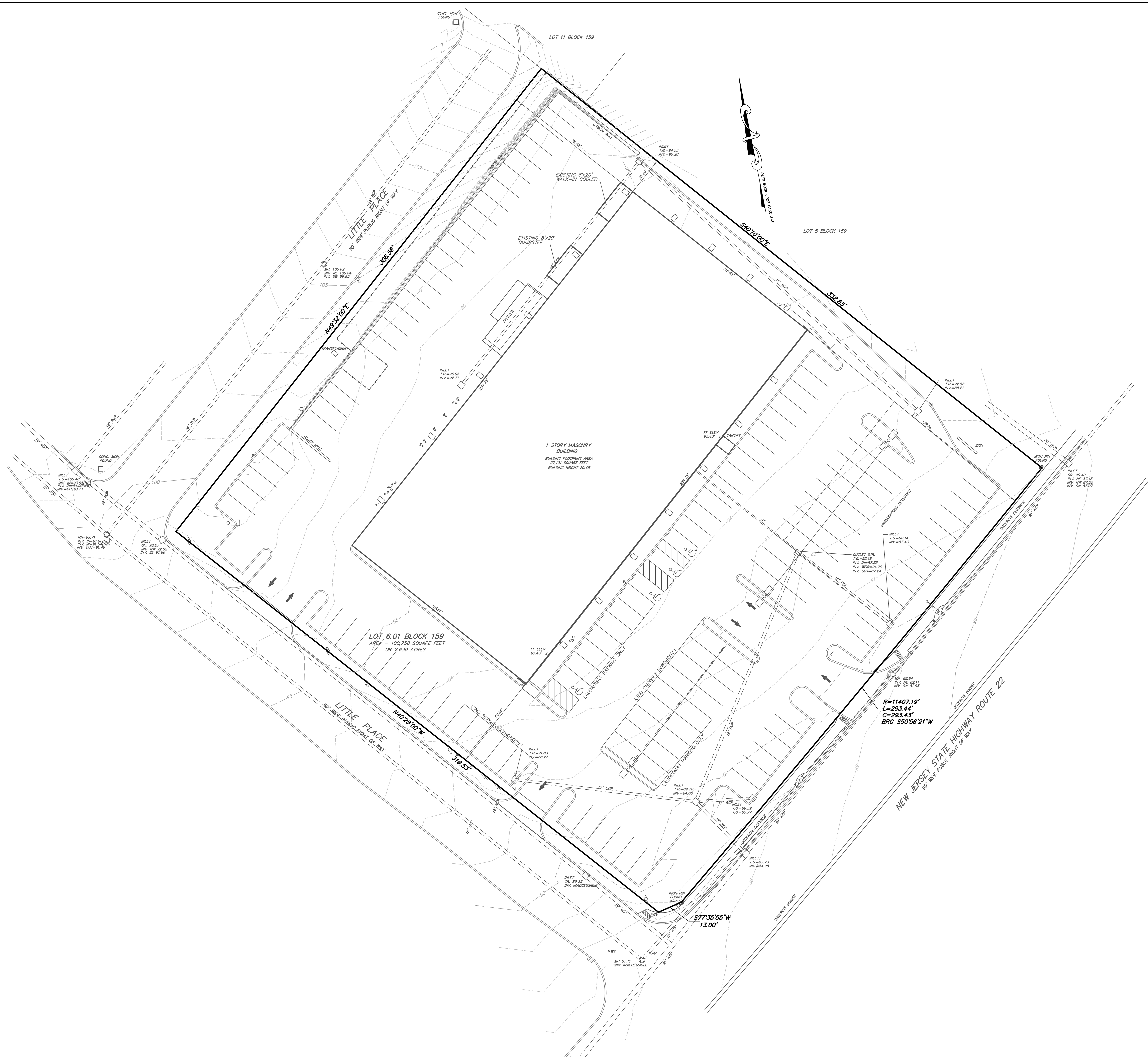


STIRES ASSOCIATES, P.A.

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: CWS
	DATE 1/26/21	CHECKED BY: CWS
SCALE: 1" = 20'		SHEET NUMBER
PROJECT No. 21031		1 of 3

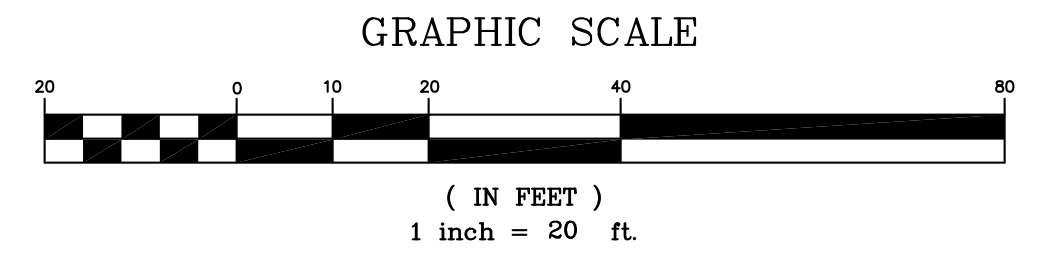
02/08/22	REV.	PER	TOWNSHIP	COMMENT	CWS
DATE		BY	REVISION		BY



- GAS VALVE
- WATER VALVE
- UTILITY MANHOLE
- ⊙ LIGHT POLE
- ⊙ HYDRANT
- ⊙ SIGN (ROAD)
- ⊙ UTILITY POLE
- ⊙ 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

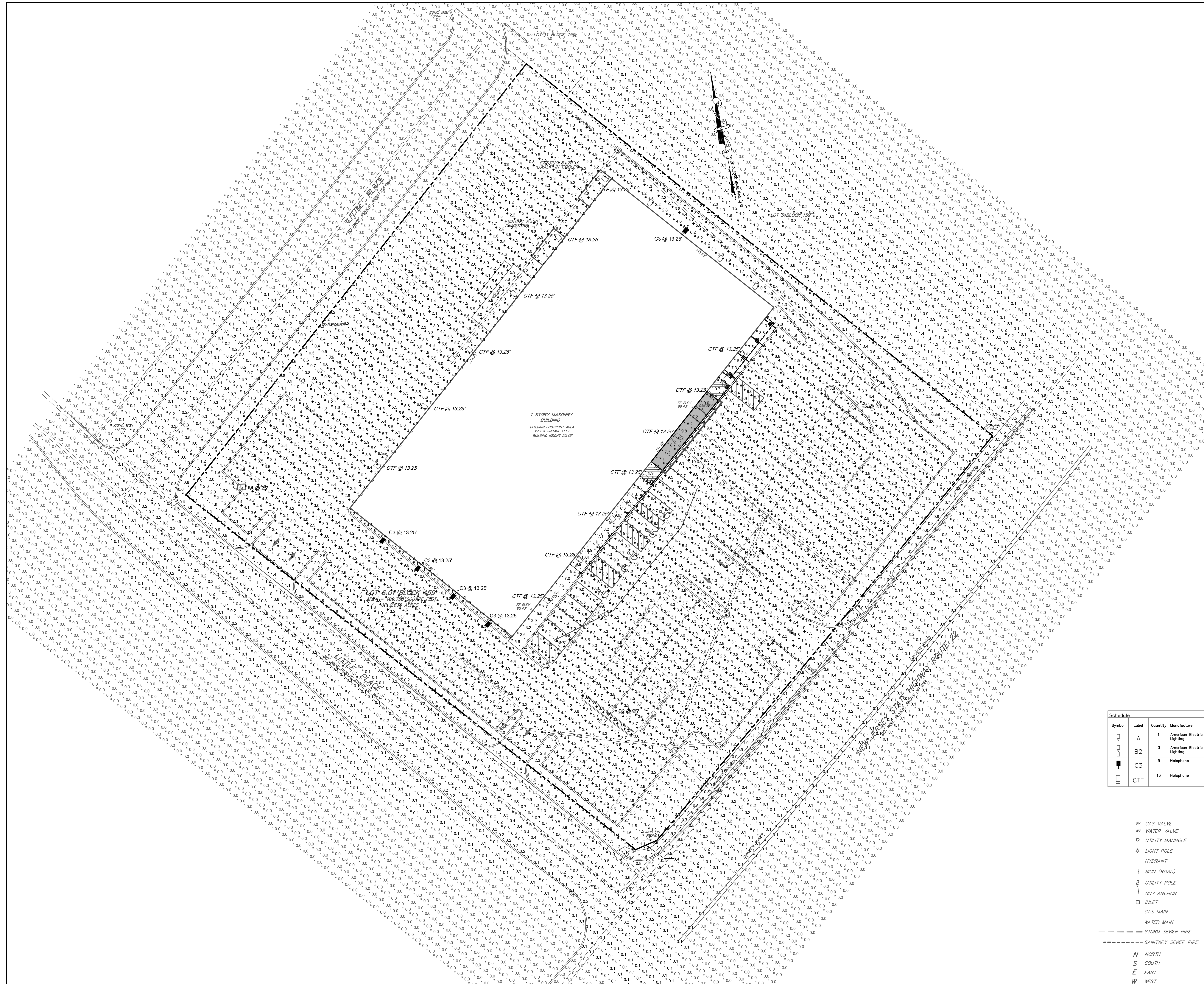
1. NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND ON THE PREMISES.
2. NO CHANGES IN THE STREET RIGHT OF WAY LINES, COMPLETED OR PROPOSED WERE FOUND ON THE SUBJECT PREMISES.
3. NO OBSERVABLE EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WERE FOUND ON THE SUBJECT 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



TOPOGRAPHIC SURVEY	
ASIAN FOOD MARKET LOT 6.01 BLOCK 159 BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY NEW JERSEY	
STIRES ASSOCIATES, P.A. ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS 43 West High Street, Somerville, New Jersey 08876 Phone (908) 725-0250 Fax (908) 707-0831	
RICHARD C. MATHEWS PROFESSIONAL LAND SURVEYOR 	DESIGNED BY: CWS DRAWN BY: CWS CHECKED BY: ROM SHEET NUMBER 2 OF 3
DATE: 02/08/22 REV. PER TOWNSHIP COMMENT REVISION CWS BY	N.J. LICENSE No. 29353 DATE: 01/19/21 SCALE: 1"=20' PROJECT No. 21031

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HOLOPHANE HLWPC2 DETAIL

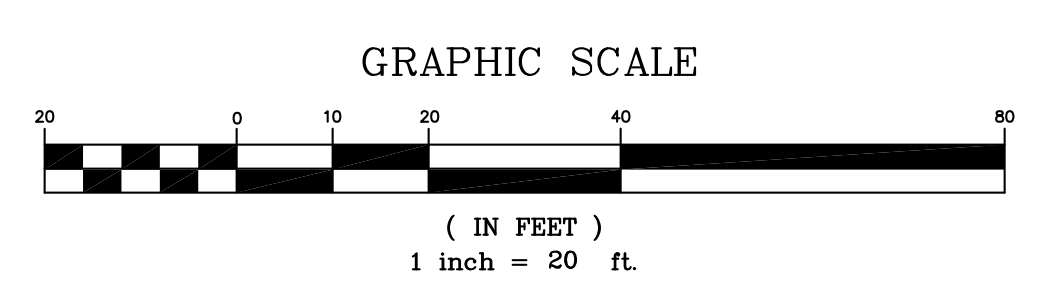


AMERICAN ELECTRIC ATB2 DETAIL

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Site	+	1.2 fc	11.2 fc	0.0 fc	N/A	N/A
Paved and Parking Area Only	✱	3.8 fc	10.6 fc	0.1 fc	106.1%	38.0:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
A	1	American Electric Lighting	ATB2 P601 R4 4K	Autobahn Large P601 Passage Rooftop Type V 4000K/5000K CCT	1	24769	0.94	175	
B2	3	American Electric Lighting	ATB2 P601 R5 4K	Autobahn Large P601 Passage Rooftop Type V 4000K/5000K CCT	1	24679	0.94	350	
C3	5	Holophane	HLWPC2 P40 40K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P40, 4000 series CCT, Voltage, Type II Medium	1	9583	0.92	95	
CTF	13	Holophane	HLWPC2 P40 40K XX TFM	Wallpack Full Cutoff LED, LED Performance Package P40, 4000 series CCT, Voltage, Forward Throw Medium	1	10300	0.92	95	

- GV GAS VALVE
- WV WATER VALVE
- UM UTILITY MANHOLE
- LP LIGHT POLE
- HYDRANT
- SR SIGN (ROAD)
- UP UTILITY POLE
- GA GUY ANCHOR
- IN INLET
- GM GAS MAIN
- WM WATER MAIN
- SS STORM SEWER PIPE
- SS SANITARY SEWER PIPE



LIGHTING PLAN

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

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SHEET NUMBER: 3A OF 3

CRAIG W. STIRES
PROFESSIONAL ENGINEER
N.J. LICENSE No. 39078
DATE: 02/08/22
SCALE: 1"=20'
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