

HISTORIC SURVEY

DATE BOARD OF ADJUSTMENT CHAIRMAN BOARD OF ADJUSTMENT SECRETARY DATE **BOROUGH ENGINEER** DATE

OWNER /APPLICANT GERALD S. AND PATRICIA A. WILLIAMSON 12 ANITA DRIVE PISCATAWAY, N.J.

MAXIMUM BUILDING HEIGHT

MINIMUM LOT AREA

MINIMUM LOT WIDTH

MINIMUM FRONTAGE

MINIMUM REAR YARD

MINIMUM SIDE YARD

MINIMUM FLOOR AREA

MINIMUM FRONT YARD

LOT 12 LOT 11 STOCKADE N.48°-30'E. BLOCK 83 CHAIN LINK **FENCE** 3,275 SQ. FT. PROPOSED STOCKADE FENCE / DOWNSPOUT LOT 17 10.5' LOT 15 102.5 ATTACHED (8) POST & WIRE FENCE PROPOSED 2 - STORY HOUSE SEE ARCHITECT'S PLANS FENCE 1.7'± OFF - 1.0'± ON FFF = 105.00 HOUSE 2.3" BASEMENT = 95.00 2 STORY FRAME HOUSE PROPOSED LOT COVERAGE HOUSE 1.143 DRIVEWAY STEPS, WALKS, ETC. 69 STEPS, WALKS, ETC. 1,428 SQ. FT. GAR. EL. 102.5 = 103.00 14.0' 10.5' CHAIN LINK FENCE -2.4'± OFF PORCH CONC. CURB 2.0'± OFF CLEAN S. 48°-30' W. PROP. DRIVEWAY PROPOSED CONC. CURB REPLACE EXISTING DEPRESSED DEPRESSED CURB CURB WITH FULL FACED CUR ======== HARMONY STREE1 PROPOSED CONDITIONS

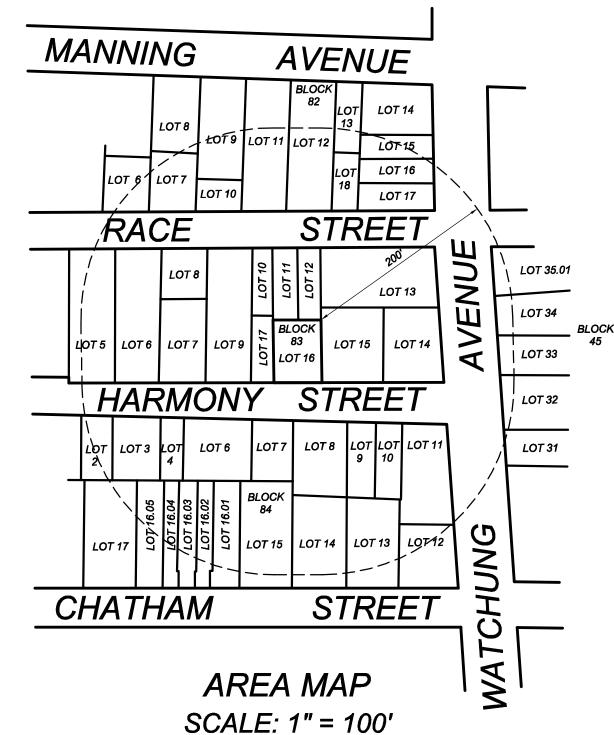
SCALE: 1 INCH = 10 FEET

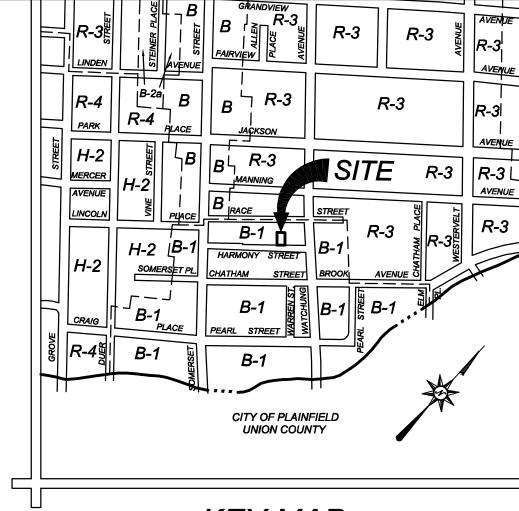
B-1 ZONING

REQUIRED **PROPOSED** 5 STORIES / 50 FEET 2 STORIES / 28 FEET 3,275 SQUARE FEET N/A N/A 50 FEET 50 FEET 5 FEET + 5 FEET FOR EACH STORY IN EXCESS OF 2 (5 FT.) 15.0 FEET 20 FEET + 5 FEET FOR EACH STORY IN EXCESS OF 2 (20 FT.) 10.0 FEET 10 FEET + 5 FEET FOR EACH STORY IN EXCESS OF 2 (10 FT.) 10.0 FEET MAXIMUM BUILDING COVERAGE 1,143 / 3,275 X 100 = 34.9% 2,325 SQ. FT. N/A

SEPTEMBER 28, 2007.

1) SURVEY INFORMATION SHOWN HEREON BASED ON A SURVEY BY THIS OFFICE. 2) TOPOGRAPHICAL INFORMATION SHOWN HEREON BASED ON FIELD TOPOGRAPHY OBTAINED BY THIS OFFICE. 3) PROPERTY LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) AS PER FLOOD INSURANCE RATE MAP NUMBER 34035C0181E, EFFECTIVE





KEY MAP SCALE: 1" = 600'

OWNERS WITHIN 200 FEET

BLOCK 45 LOT 31 BOND, BRIAN & LINDA LOT 32 MORA, CARLOS O. & MARIA D. LOT 33 TOFIGHBAKHSH, AKBAR MALDONADO, JUAN C. LOT 34 LOT 35.01 4 K'S, L.L.C., THE BLOCK 82 EEC&CPINOS.LLC LOT 6 LOT 7 WALIA, RITU & WALIA, RISHA T JIMENEZ, VANESSA LOT 8 CASTILLO, ANGEL LOT 9 **LOT 10** GORKIN REALTY LLC, **LOT 11** BARTON, VICTOR M & BLANCA L GOOD CENTURY, L.L.C. ALOMAR, MIGUEL E. LOT 14 FAST REALTY, LLC % P. FERRARA MI QUERIDO VIEJO LLC.% Y.ZAVALA,ESQ **LOT 16** DELLA FORTUNA, ARMANDO & MARIO **LOT 17** QUISINTUNA, MARTHA & MAZAQUIZA, FERN LOT 18 MONTALVO, ALEXANDRIA BLOCK 83 **GORKIN REALTY LLC** LOT 5 **GORKIN REALTY LLC** LOT 6 BLACK, EDWARD LOT 7 LOT 8 VEGA, WILLIAM LOT 9 GONZALEZ, MARIA E. **LOT 10** GARAY, JASON S. LOT 11 PATEL, YOGINI & PATEL, BINNY LOT 12 LI, ZHUFENG & ZHENG, XIAOZHENG **LOT 13** ARANGO, CARLOS A. & MARIA T. URIBE-LOT 14 MOGHADDAS, AKBAR & SHAHIN PARSI **LOT 15** SHCHUR, DAMIAN **LOT 16** WILLIAMSON, GERALD S & PATRICIA A LOT 17 FLORES, GALO & NANCY BLOCK 84 GARCES, BERTHA A. LOT 2 ZAFAR, IJAZ & NAZIA LOT 3 LOT 4 FLORES, GALO & LAURA LOT 6 SRV PROPERTY THREE LLC LOT 7 SOLIS, MILTON LOT 8 NUNEZ, CARLOS LOT 9 PHONE TECH INC. LOT 10 AGYEMAN, ISHA LOT 11 TAYLOR, BRIAN M & TAYLOR, KATTY C.W FUNK, DONALD & FUNK, BRUCE **LOT 12** CHATHAM STREET,LLC LOT 13 LOT 14 PY ASSET MGMT LLC LOT 15 GONZALEZ, GEORGE A. LOT 16.01 CHIN, BING YUEY, JEANNIE & VIRGINIA VASQUEZ, LUIS S. LOT 16.02 LOT 16.03 PEREZ,KEILA MICHELLE LOT 16.04 PILLOT, FELIX O. LOT 16.05 FRANCO, JOSE L. & MONSALVE, MABEL

TRADING POST REALTY #3, LLC

PHONE: (908) 756-9047

414 WEST MILL ROAD Long Valley, NJ 07853 102 WATCHUNG AVE. North Plainfield, NJ 07060 4 SINCLAIR RD Edison, NJ 08820 112 WATCHUNG AVENUE North Plainfield, NJ 07060 114 WATCHUNG AVENUE North Plainfield, NJ 07060

67 DUMONT AVENUE Dumont, NJ 07628 27 RACE STREET North Plainfield, NJ 07060 28 MANNING AVE. North Plainfield, NJ 07060 32 MANNING AVENUE North Plainfield, NJ 07060 33 RACE STREET North Plainfield, NJ 07060 38 MANNING AVENUE North Plainfield, NJ 07060 1029 SHADOWLAWN DRIVE Green Brook, NJ 08812 44 MANNING AVE. North Plainfield, NJ 07060 312 STATE STREET Perth Amboy, NJ 08861 75 WATCHUNG AVENUE North Plainfield, NJ 07060 307 ARNOLD AVENUE North Plainfield, NJ 07063 113 WATCHUNG AVENUE North Plainfield, NJ 07060 43 RACE STREET North Plainfield, NJ 07060

20-22 RACE STREET North Plainfield, NJ 07060 24 RACE STREET North Plainfield, NJ 07060 P.O. BOX 417 Westfield, NJ 0709 30 RACE STREET North Plainfield, NJ 07060 32 RACE STREET North Plainfield, NJ 07060 72 JAMES STREET Hopelawn, NJ 08861 38 RACE STREET North Plainfield, NJ 07060 40 RACE STREET North Plainfield, NJ 07060 539 MOUNTAIN AVENUE North Plainfield, NJ 07062 1 BUSYBEE LANE Warren, NJ 07059 41 HARMONY STREET North Plainfield, NJ 07060 12 ANITA DR Piscataway, NJ 08854 35 HARMONY STREET North Plainfield, NJ 07060

20 HARMONY STREET North Plainfield, NJ 07060 463 MOUNTAIN AVENUE North Plainfield, NJ 07062 26 HARMONY ST North Plainfield, NJ 07060 29 SOMERSET STREET Somerville, NJ 08876 36 HARMONY ST North Plainfield, NJ 07060 23 WILSON AVENUE North Plainfield, NJ 07060 18 ROCKAGE ROAD Warren, NJ 07059 46 HARMONY STREET North Plainfield, NJ 07060 95 WATCHUNG AVENUE North Plainfield, NJ 07060 70 CENTURY LANE Watchung, NJ 07069 P.O. BOX 284 Neshanic Station, NJ 08853 35 CLARK AVE Edison, NJ 08817 33 CHATHAM STREET North Plainfield, NJ 07060 31 CHATHAM STREET North Plainfield, NJ 07060 727 REDFIELD RD. North Plainfield, NJ 07063 27 CHATHAM STREET North Plainfield, NJ 07060 25 CHATHAM STREET North Plainfield, NJ 07060 23 CHATHAM STREET North Plainfield, NJ 07060 BOX 544 Middlesex, NJ 08846

LOT 16, BLOCK 83 IN THE

BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY, NEW JERSEY

RICHARD G. TITUS N.J. PROFESSIONAL LAND SURVEYOR LIC NO. GS33181

TITUS SURVEYING & ENGINEERING, P.C.

618 SOMERSET STREET

NORTH PLAINFIELD. NEW JERSEY 07060

FAX: (908) 756-9055

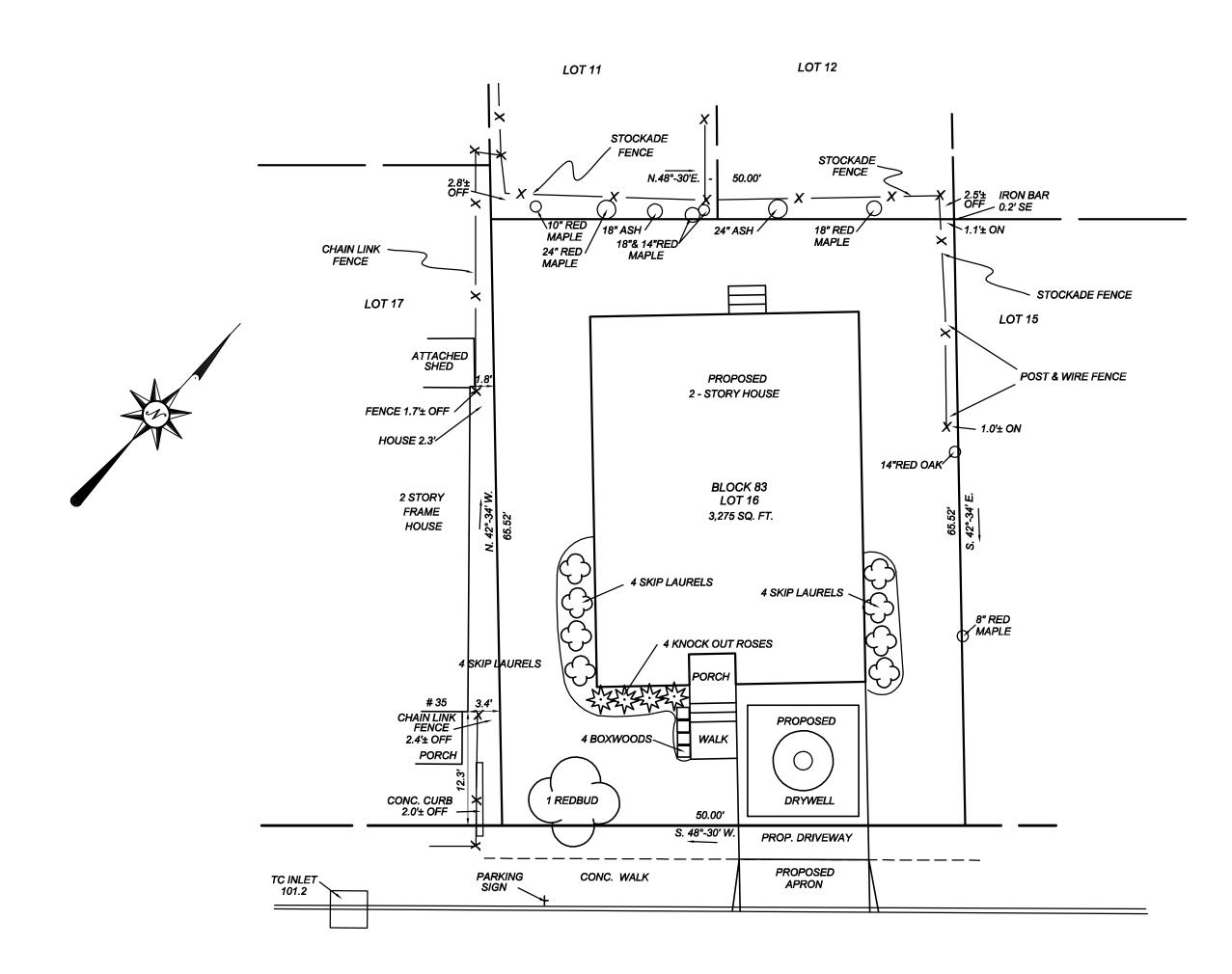
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W. Leland Titro W. LELAND TITUS N.J. PROFESSIONAL

REVISED FEBRUARY 6, 2024

LOT 17

ENGINEER LIC NO. GE31635



LANDSCAPING PLAN SCALE: 1 INCH = 10 FEET

LANDSCAPING TABLE

SYMBOL (QUANTIT	Y COMMON NAME	SCIENTIFIC NAME	SIZE
1 REDBUD	1	RED BUD	Cercis canadensis	1 INCH
\odot	8	SKIP LAURELS	Prunus lauroceraus "Schipaensis"	3' HIGH
2/X	8	KNOCKOUT ROSE	Rosa 'RADrazz"	2 GALLON
	8	WINTER GEM BOXWOOD	Prunus lauroceraus "Schipaensis"	24" HIGH

DRAINAGE CALCULATIONS RATIONAL METHOD

Q = CIA

I = 3.2 INCHES/HR. AND I = 7.5 INCHES/24 HOURS

C - EXISTING = 0.40 LAWN AREAS

C - PROPOSED = 1.00 IMPERVIOUS COVERAGE

INCREASE IN C = 0.60

PROPOSED COVERAGE

INCREASE =

1,428 SQUARE FEET

 $Q 1 HR. = 0.60 \times 0.277 \times 1,428 = 237 CUBIC FEET$ Q 24 HR. = $0.60 \times 0.625 \times 1,428 = 536$ CUBIC FEET

INFILTRATION USE SOIL TYPE - BhnBr (Birdsboro silt loam)(WEB SOIL SURVEY) PERMEABILITY = 0.6 INCHES PER HOUR

USE 12' X 12' PIT = 144 S.F.

1 HR. = 0.6 INCHES/HR. X 144 S.F. X 1 FT./12 IN. = 7 CUBIC FEET

24 HR. = 0.6 INCHES/HR. X 144 S.F. X 1 FT./12 IN. X 24 HRS. = 173 CUBIC FEET

STORAGE REQUIRED

Q-P = STORAGE

1 HR. = 237 - 7 = 230 CUBIC FEET

24 HR. = 536 - 173 = 363 CUBIC FEET

PROPOSED STORAGE

USE 1 - 68" HIGH SEEPAGE TANK $OUTSIDE = Pi(6.5/2)^2 \times 5.67 = 188 \ CU.FT.$

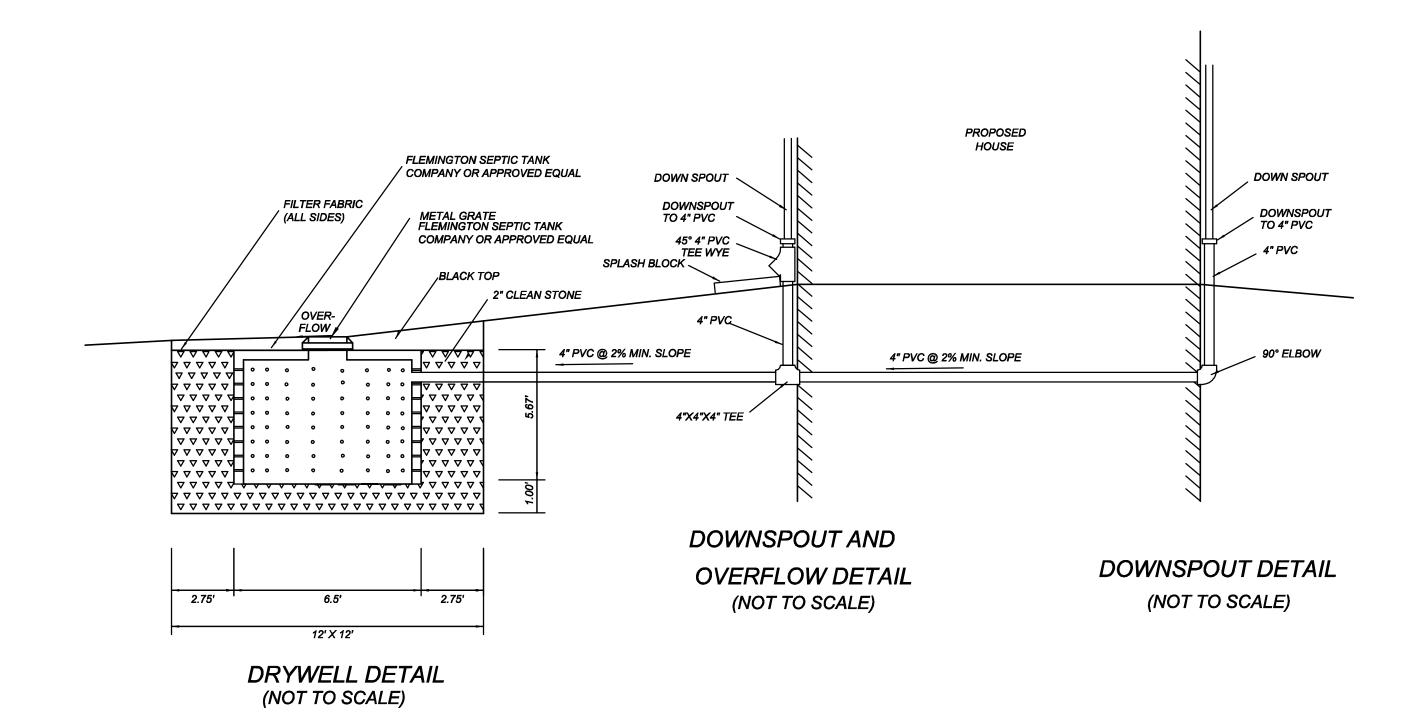
INSIDE = $Pi(6.0/2)^2 \times 5.67 = 160 \text{ CU. FT.}$

VOLUME PROVIDED

VOLUME PROVIDED = 12' X 12' X 6.67' = 960 CUBIC FEET

0.4 VOIDS [960 - 188] = 309 CUBIC FEET

STORAGE = 309 + 160 = 469 CUBIC FEET



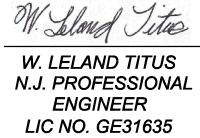
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LAND SURVEYOR SOMERSET COUNTY, NEW JERSEY LIC NO. GS33181

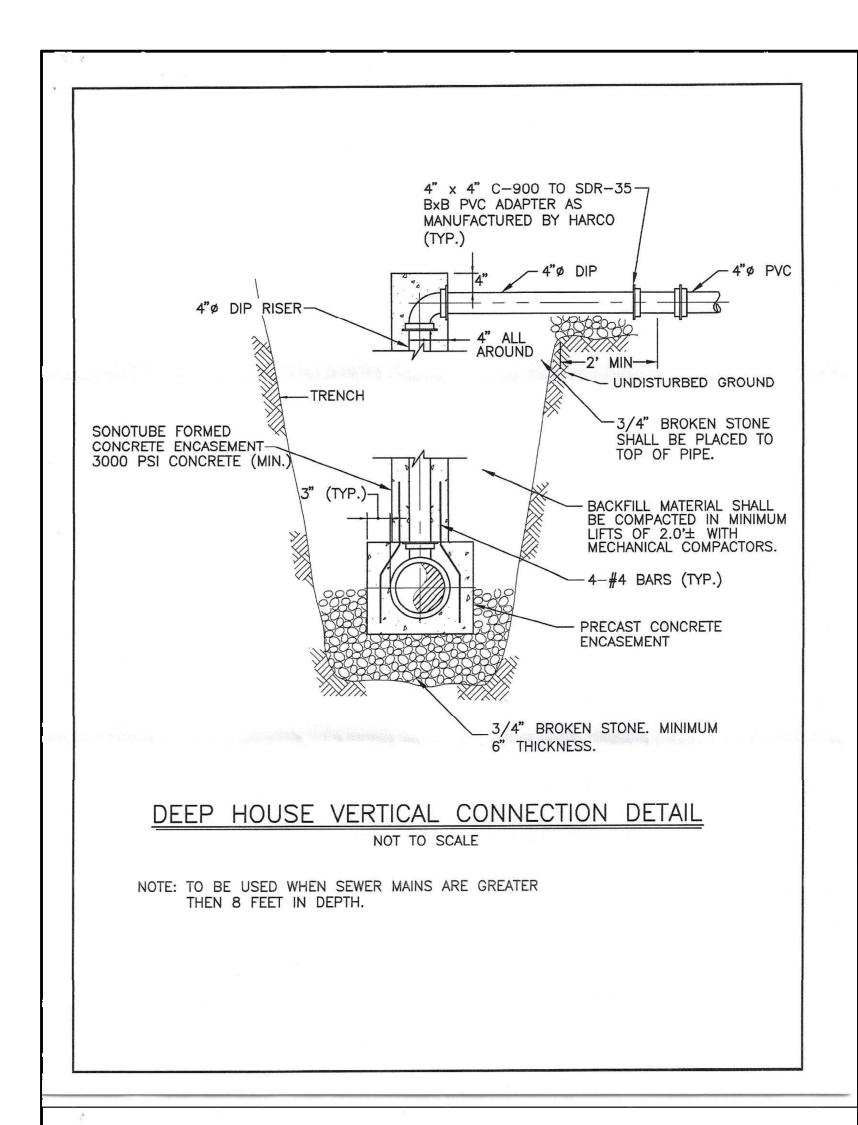
TITUS SURVEYING & ENGINEERING, P.C. 618 SOMERSET STREET

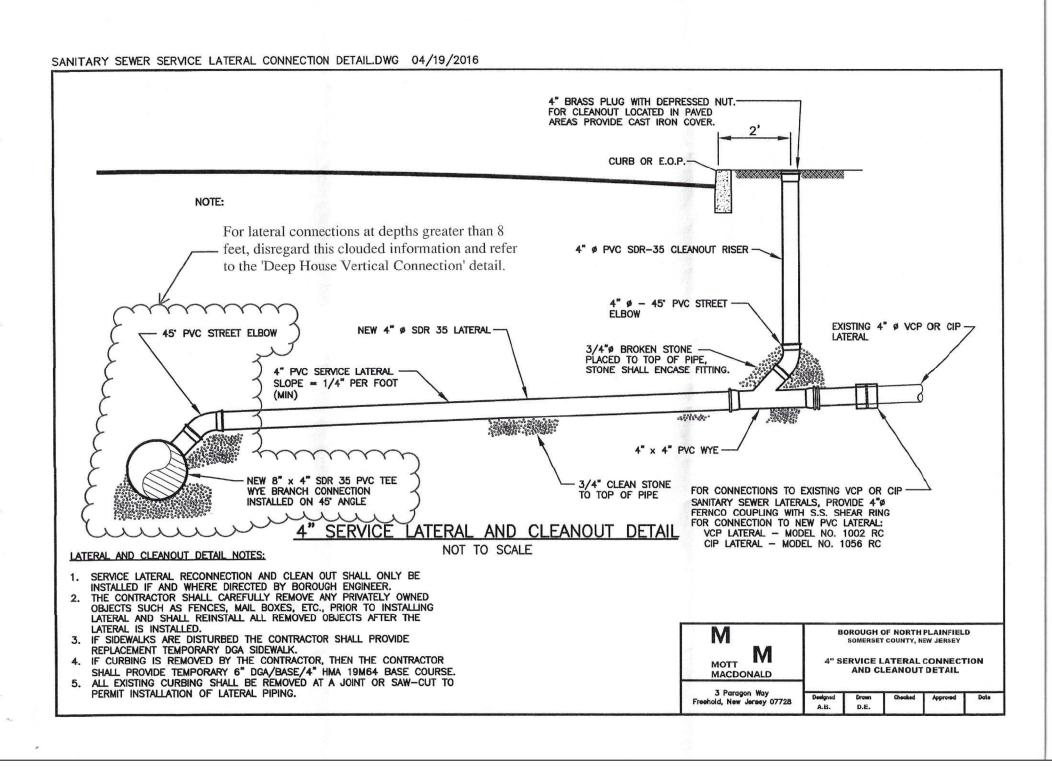
NORTH PLAINFIELD, NEW JERSEY 07060 FAX: (908) 756-9055 PHONE: (908) 756-9047

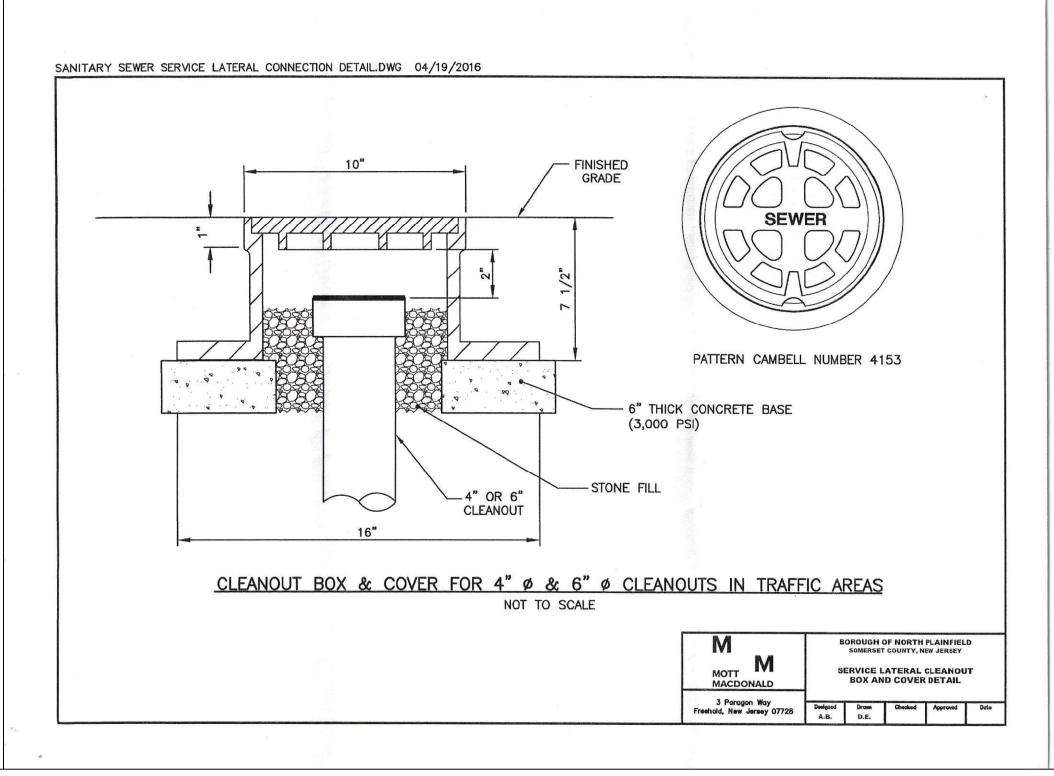
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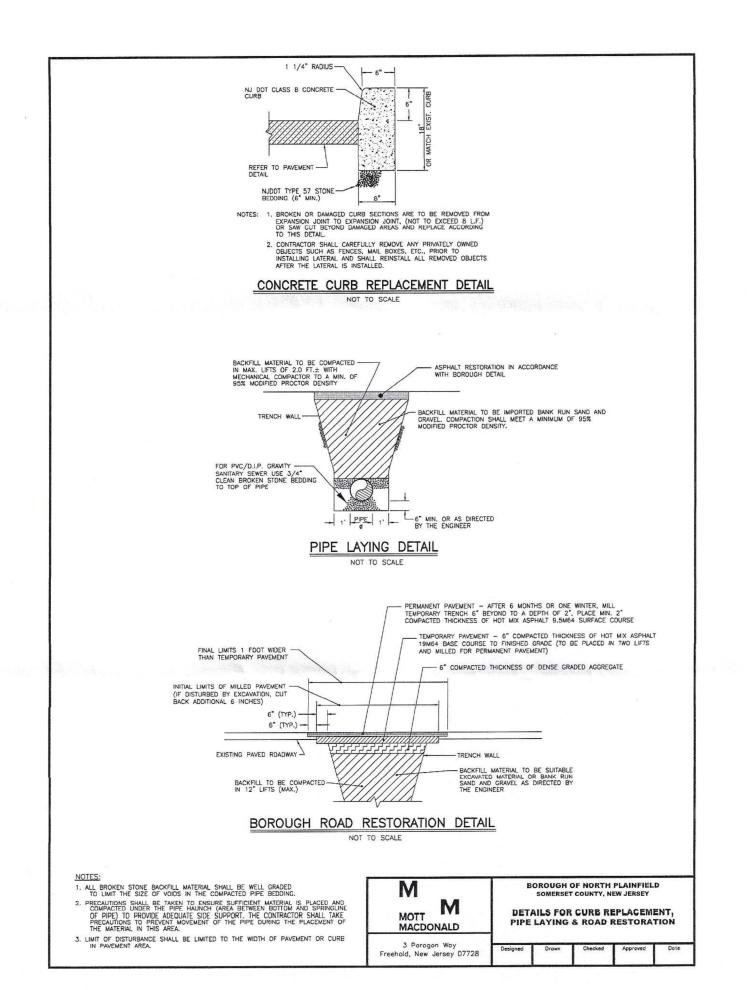


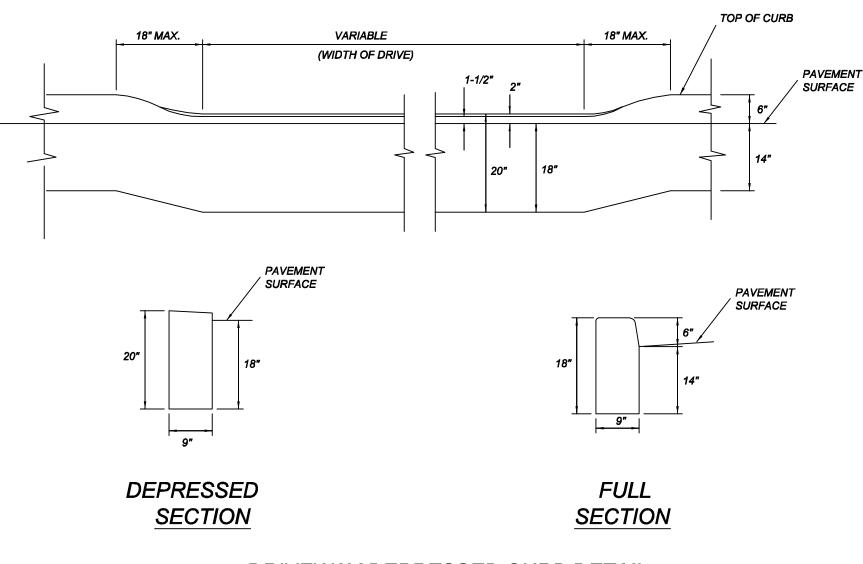
RICHARD G. TITUS N.J. PROFESSIONAL





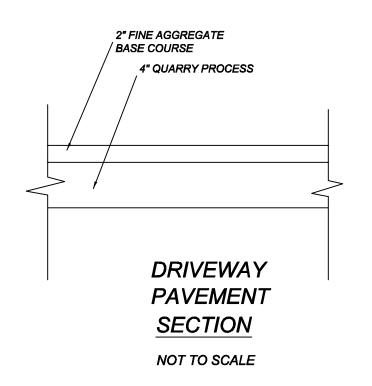


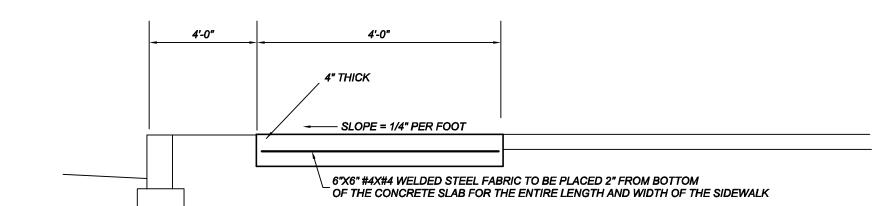




DRIVEWAY DEPRESSED CURB DETAIL N.T.S. CONCRETE TO TEST 4,000 PSI MINIMUM ON 28 DAY TEST. AIR ENTRAINMENT 4% TO 7%.

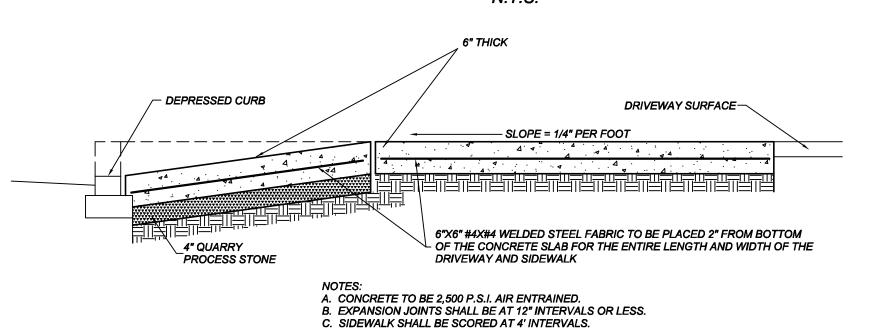
SLUMP TO BE 3" MAXIMUM





NOTES: A. CONCRETE TO BE 2,500 P.S.I. AIR ENTRAINED. B. EXPANSION JOINTS SHALL BE AT 12" INTERVALS OR LESS. C. SIDEWALK SHALL BE SCORED AT 4' INTERVALS.

CONCRETE SIDE WALK



C. SIDEWALK SHALL BE SCORED AT 4' INTERVALS.

CONCRETE DRIVEWAY CROSSING N.T.S.

DETAILS

LOT 16, BLOCK 83 IN THE

BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY, NEW JERSEY RICHARD G. TITUS N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS33181

TITUS SURVEYING & ENGINEERING, P.C.

618 SOMERSET STREET

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W. LELAND TITUS
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ENGINEER
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