

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
505	1		15F	PLAINFIELD SENIOR CITIZENS HOUSING P.O. Box 5227 PRINCETON, NJ 08540	601-25 W 7TH ST
505	2		2	HOMER, SHELDON 712 PLAINFIELD AVE PLAINFIELD, N.J. 07060	712-18 PLAINFIELD AV
505	3		2	STANLEY, BRIAN MICHAEL, LELAND P 720-24 PLAINFIELD AVE PLAINFIELD, NJ 07060	720-24 PLAINFIELD AV
762	2		2	BENI DENNIS & MAHAMATI 525 W SEVENTH ST PLAINFIELD, NJ 07060	517-27 W 7TH ST
762	3		4C	PRIME REALTY ASSOC., LLC P.O. BOX 1054 BRICK, N.J. 08723	501-15 W 7TH ST
762	5		2	LEE CHANDRANATHIE 512-18 W 7TH ST PLAINFIELD, NJ 07060	512-18 W 7TH ST
762	6.01		2	JACKSON, JUDY S 526 W 8TH ST PLAINFIELD, NJ 07060	526 W 8TH ST
762	6.02		2	FRED, SUZANNE 526 W 8TH ST PLAINFIELD, NJ 07060	526 W 8TH ST
762	6.03		2	PORTER, T. JUDANA 528 W 8TH ST PLAINFIELD, NJ 07060	528 W 8TH ST
762	6.04		2	RANDALL, JACOB R 530 W 8TH ST PLAINFIELD, NJ 07060	530 W 8TH ST
762	7		2	JEAN-PIERRE, GERALD & KAY KEE 522-52 W 8TH ST PLAINFIELD, N.J. 07060	522-52 W 8TH ST
762	8		2	BOYD, ALYSIA M. & SEARLES, GARNELL 715-17 PLAINFIELD AV PLAINFIELD, NJ 07060	715-17 PLAINFIELD AV
762	9		4C	PLAINFIELD KENILWORTH EPLC 400 EASTERN PROM SUITE 4 BROOKLYN, NY 11213	703-13 PLAINFIELD AV
767	17		2	PARDEE, EDDY ET ALLS 514-16 W 7TH ST PLAINFIELD, NJ 07060	514-16 W 7TH ST
767	18		4C	PHILIP REALTY LLC 518-22 W 7TH ST PLAINFIELD, NJ 07060	518-22 W 7TH ST
767	19		15F	CHRISTHAVEN ACADEMY FOUNDATION INC 626 W 7TH ST PLAINFIELD, NJ 07060	512-24-28 W 7TH ST
767	20		15F	CHRISTHAVEN ACADEMY FOUNDATION INC 16 MOUNT BIRREL RD #267 WARDEN, NJ 07059	520-34 W 7TH ST
767	21		4C	WESTSIDE APARTMENTS L.P. 500 SILVER AVE STE 240 LINDWOOD, NJ 08701	526-40 W 7TH ST

American Water SSC
P.O. Box 5227
Cherry Hill, N.J. 08034

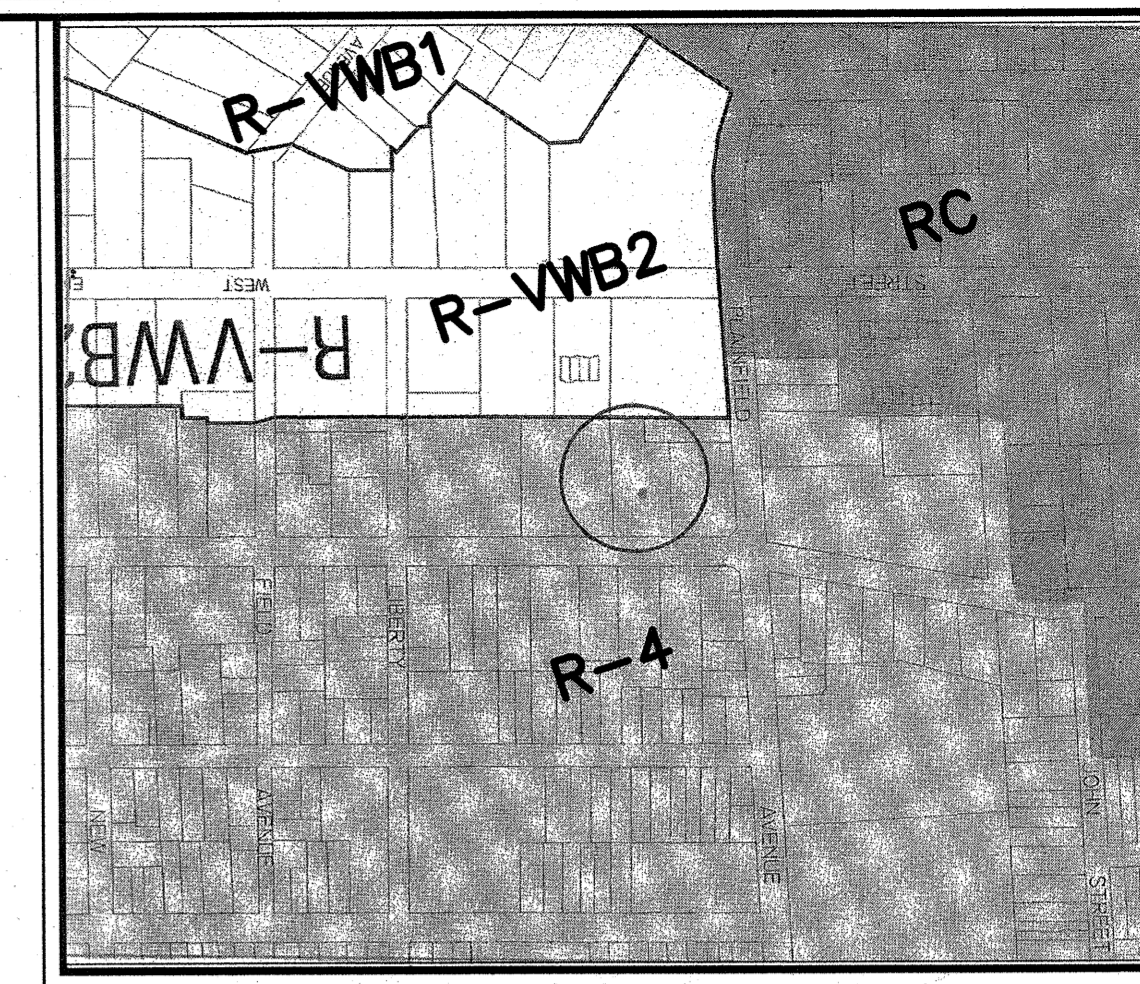
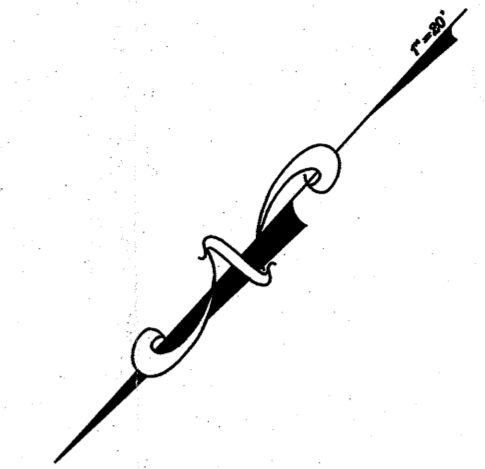
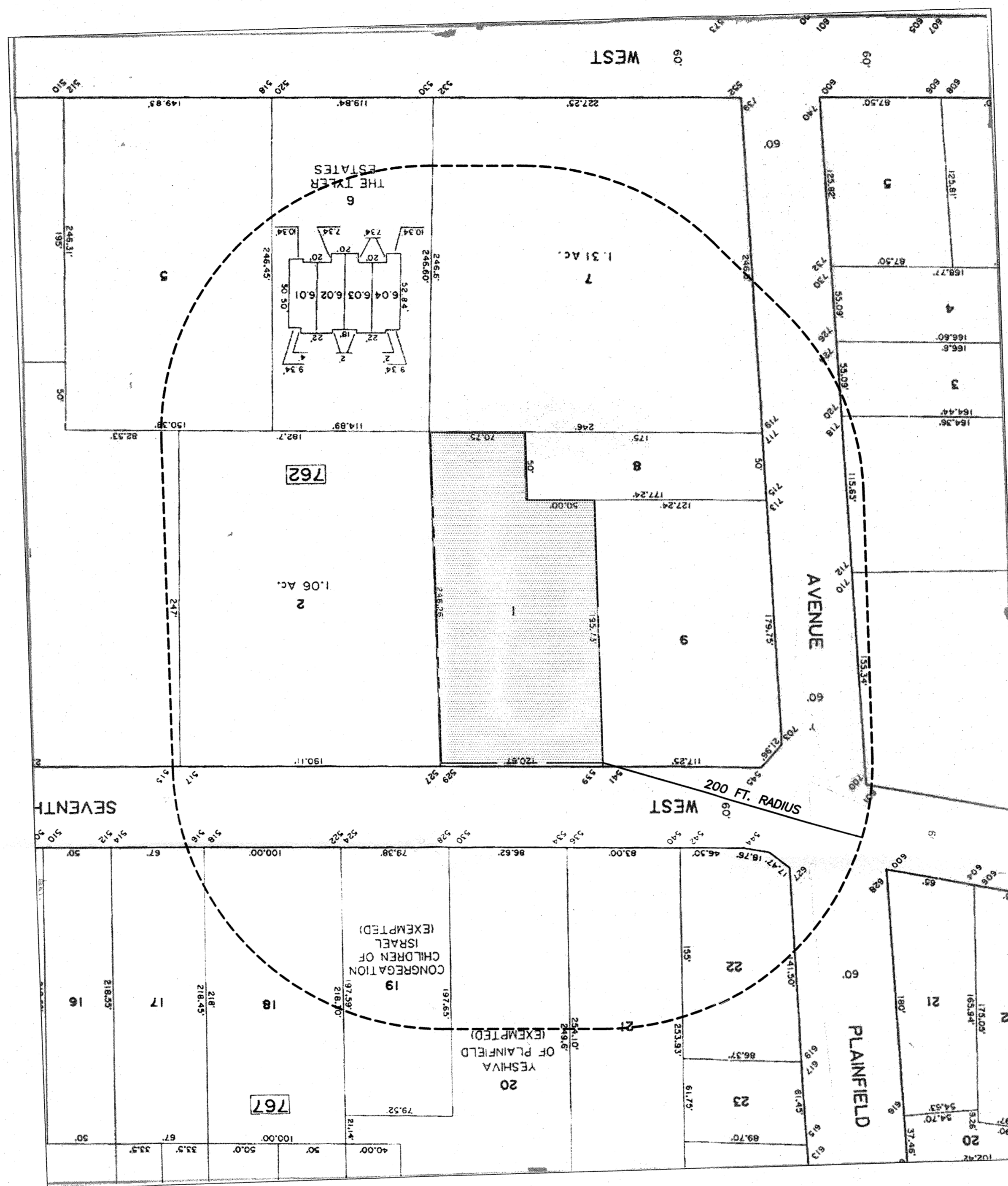
Public Service Electric & Gas Company
Manager - Corporate Properties
90 Rock Plaza, 700
Newark, N.J. 07102

Bell Atlantic NJ
540 Broad Street
Newark, N.J. 07102

Plainfield Municipal Utilities Authority
127 Roosevelt Avenue
Plainfield, N.J. 07060

Comcast Cablevision
73 Rock Avenue
Plainfield, N.J. 07061

AT&T
2315 Salem Road
Cherry, Co. 30013
Attn: Nancy Ponce



GENERAL NOTES

- PROPERTY KNOWN AS 529-539 W. SEVENTH STREET, PLAINFIELD, ALSO KNOWN AS LOT 1 IN BLOCK 762 AS SHOWN ON THE CITY OF PLAINFIELD TAX MAP, SHEET NUMBER 111.
- PROPERTY IS LOCATED IN THE R-4 RESIDENTIAL ZONE.
- TOTAL TRACT AREA IS 27,197.23 S.F. OR 0.624 ACRE.
- PROPOSED SUBDIVISION CREATES 2 NEW LOTS.
PROPOSED LOT 1.01 - 12,377.46 S.F. (PROPOSED BUILDING LOT)
PROPOSED LOT 1.02 - 14,857.77 S.F. (PROPOSED BUILDING LOT)
- ELEVATION DATUM IS ASSUMED. HORIZONTAL DATUM IS ASSUMED.
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 'X' (AREA OUTSIDE ANY SPECIAL FLOOD HAZARD ZONE)
- OWNER & APPLICANT: MAHAMATI & DENNIS BENI 525 W. SEVENTH STREET PLAINFIELD, NJ 07060
- THIS PLAN IS PREPARED FROM A FIELD SURVEY PERFORMED BY FLETCHER ENGINEERING, INC. ON OCTOBER 17, 2018. PROPERTY OUTBOUND BEARINGS AND DISTANCES OBTAINED FROM DEED BOOK 5669, PAGE 0792.
- INDIVIDUAL PLOT & GRADING PLANS SHALL BE SUBMITTED FOR ENGINEERING DEPARTMENT REVIEW DURING THE BUILDING PERMIT APPLICATION PHASE.
- APPLICANT INTENDS TO PERFECT THE SUBDIVISION BY DEED.
- THE PROPOSED WATER AND SEWER LATERAL CONNECTIONS SHALL BE SEPARATED BY A DISTANCE OF AT LEAST 10 FT HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN IN ACCORDANCE WITH NJAC SECTION 7:14-23.6(4).
- SINCE WEST 7TH STREET IS A COUNTY ROAD, COUNTY APPROVAL IS NEEDED PRIOR TO CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS WITHIN THE RIGHT OF WAY.
- THE APPLICANT INTENDS TO PERFECT THE SUBDIVISION BY DEED.

BUILDING HEIGHT CALCULATION:

PROPOSED LOT 1.01
AVERAGE EXISTING GRADE: 101.4 + 101.4 + 101.0 + 101.0 / 4 = 101.20

DISTANCE FROM FIRST FLOOR TO PEAK OF ROOF (FT.) = 30.59'

ELEV. OF PEAK = 104.41 + 30.59 = 135.00

BUILDING HEIGHT: 135.00 - 101.2 = 33.80'

PROPOSED LOT 1.02
AVERAGE EXISTING GRADE: 101.5 + 101.5 + 101.5 + 101.5 / 4 = 101.50

DISTANCE FROM FIRST FLOOR TO PEAK OF ROOF (FT.) = 30.30'

ELEV. OF PEAK = 104.56 + 30.59 = 135.15

BUILDING HEIGHT: 135.15 - 101.50 = 33.65'

ZONING REQUIREMENTS - R-4 ZONE

	REQUIRED	PROPOSED LOT 1.01	PROPOSED LOT 1.02
MINIMUM LOT AREA	7,500 SF	12,377.46	14,859.77
MAXIMUM DENSITY (D.U. PER ACRE)	5.8	3.5	2.9
MINIMUM LOT WIDTH	50 FT	60.33	60.33
MINIMUM LOT FRONTAGE	50 FT	60.33	60.33
MINIMUM LOT DEPTH	100 FT	195.72	246.28
FRONT PRINCIPAL BUILDING SETBACK	25 FT	35	35
REAR ACCESSORY BUILDING SETBACK	10/20 FT	10.15/20.32	10.14/20.31
FRONT SIDE (ONE/BOTH)	30 FT	119.6	170.1
REAR SIDE	10 FT	N.A.	N.A.
REAR ACCESSORY BUILDING SETBACK	10 FT	N.A.	N.A.
MAXIMUM LOT COVERAGE (BLDG.)	25 %	13.0	10.8
MAX LOT COVERAGE (ALL IMPERVIOUS)	40 %	18.7	15.6
MAXIMUM HEIGHT (FT./STORIES)	35/2 1/2	33.80/2	33.65/2
MINIMUM IMPROVABLE AREA (M.I.A.)	2,000 SF	12,377.46	14,859.77
M.I.A. DIAMETER OF CIRCLE	31 FT	60.33	60.33

EXISTING NONCONFORMITY *
VARIANCE REQUESTED **

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE CITY OF PLAINFIELD PLANNING BOARD ON: _____

ATTEST: _____ CHAIRMAN

SECRETARY _____ DATE _____

THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MIDDLESEX COUNTY ON OR BEFORE WHICH DATE IS ONE HUNDRED NINETY (190) DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE CITY OF PLAINFIELD PLANNING BOARD.

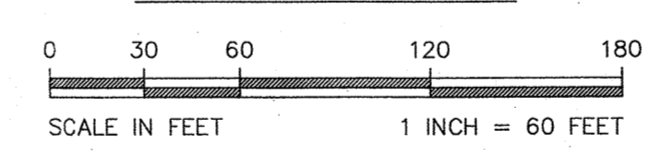
SECRETARY _____

MUNICIPAL ENGINEER _____



AERIAL MAP
SCALE: N.T.S.

200 FT. RADIUS MAP



RECEIVED
FEB - 7 2019
PLANNING DIVISION

NO.	REVISION	EEJ	DATE
1	NEW HOUSES	EEJ	11-05-19

MINOR SUBDIVISION
PREPARED FOR
529-539 W. SEVENTH STREET
LOT 1 IN BLOCK 762
CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY

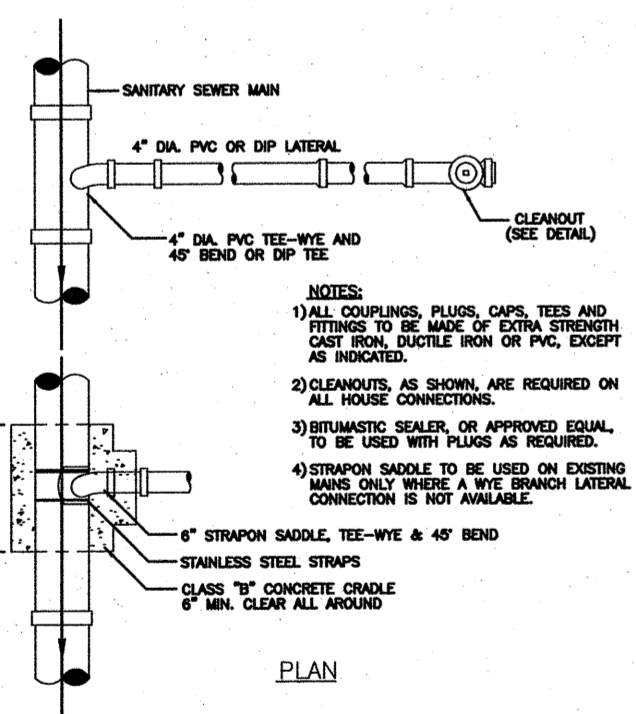
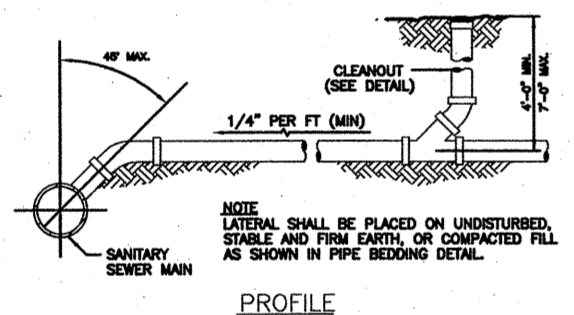
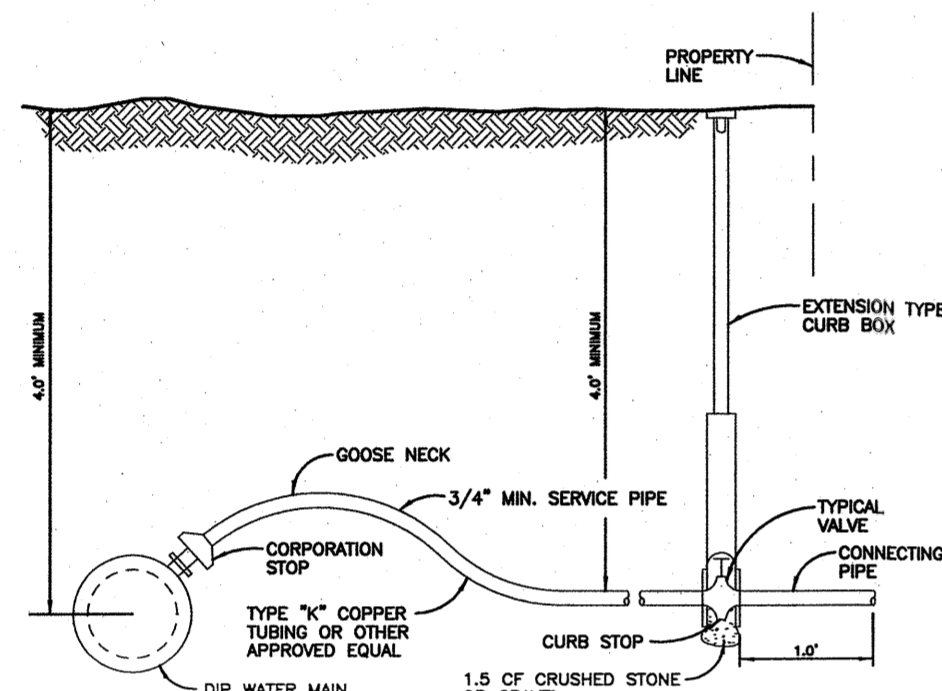
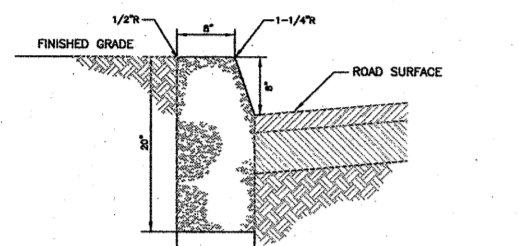
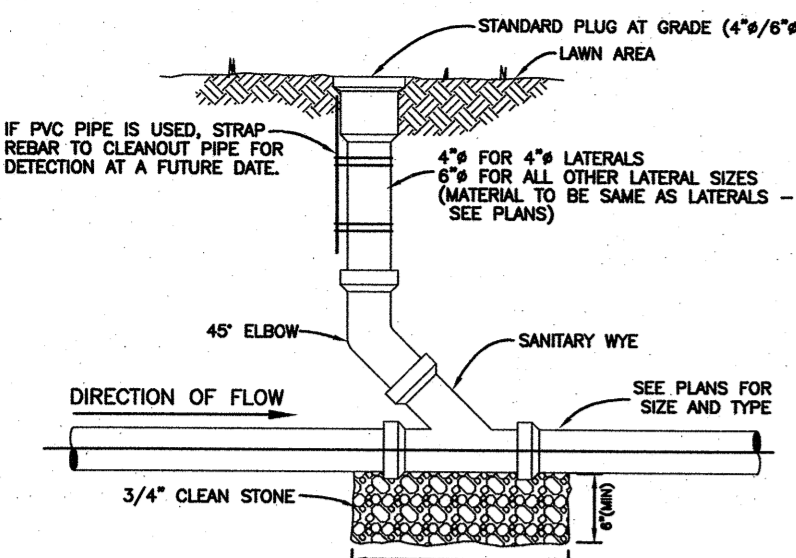
FLETCHER ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS
P.O. Box 329 • Fords, NJ 08863 • Phone 732-738-8809 • Fax 732-738-6727

SCALE: 1"=20'
DATE: 11-19-18
FILE NO.: 854818
DRAWN: EEJ
CHECKED: [Signature]

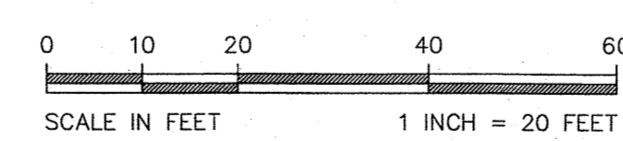
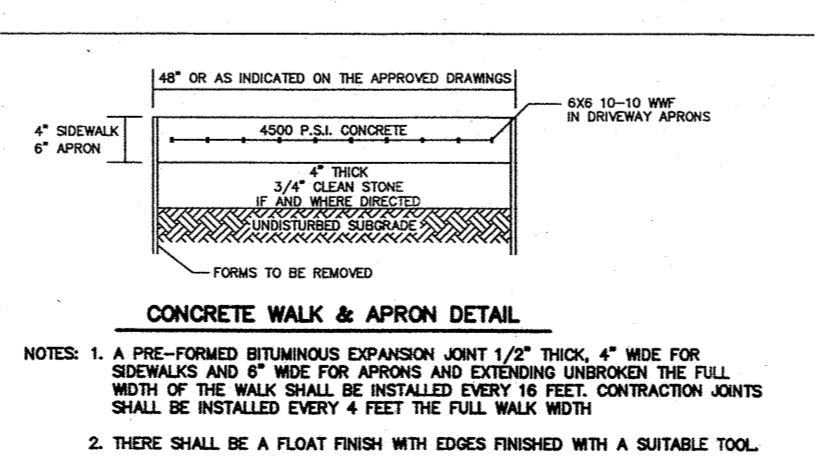
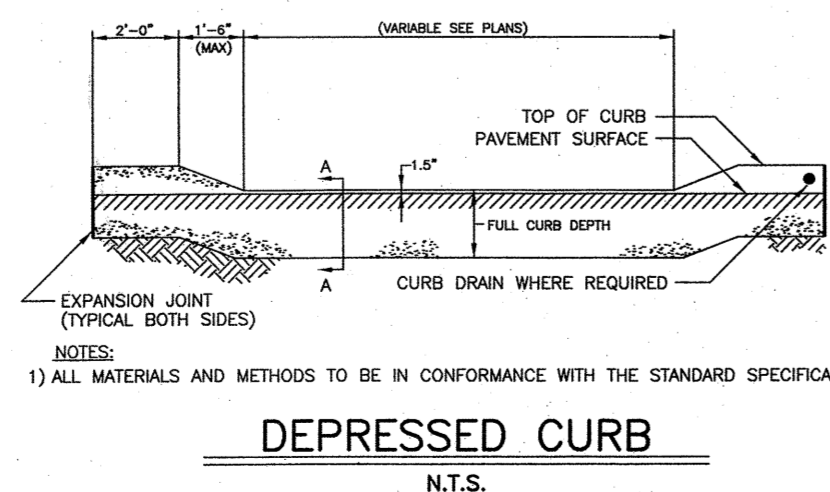
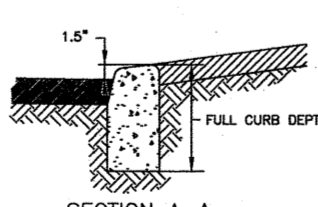
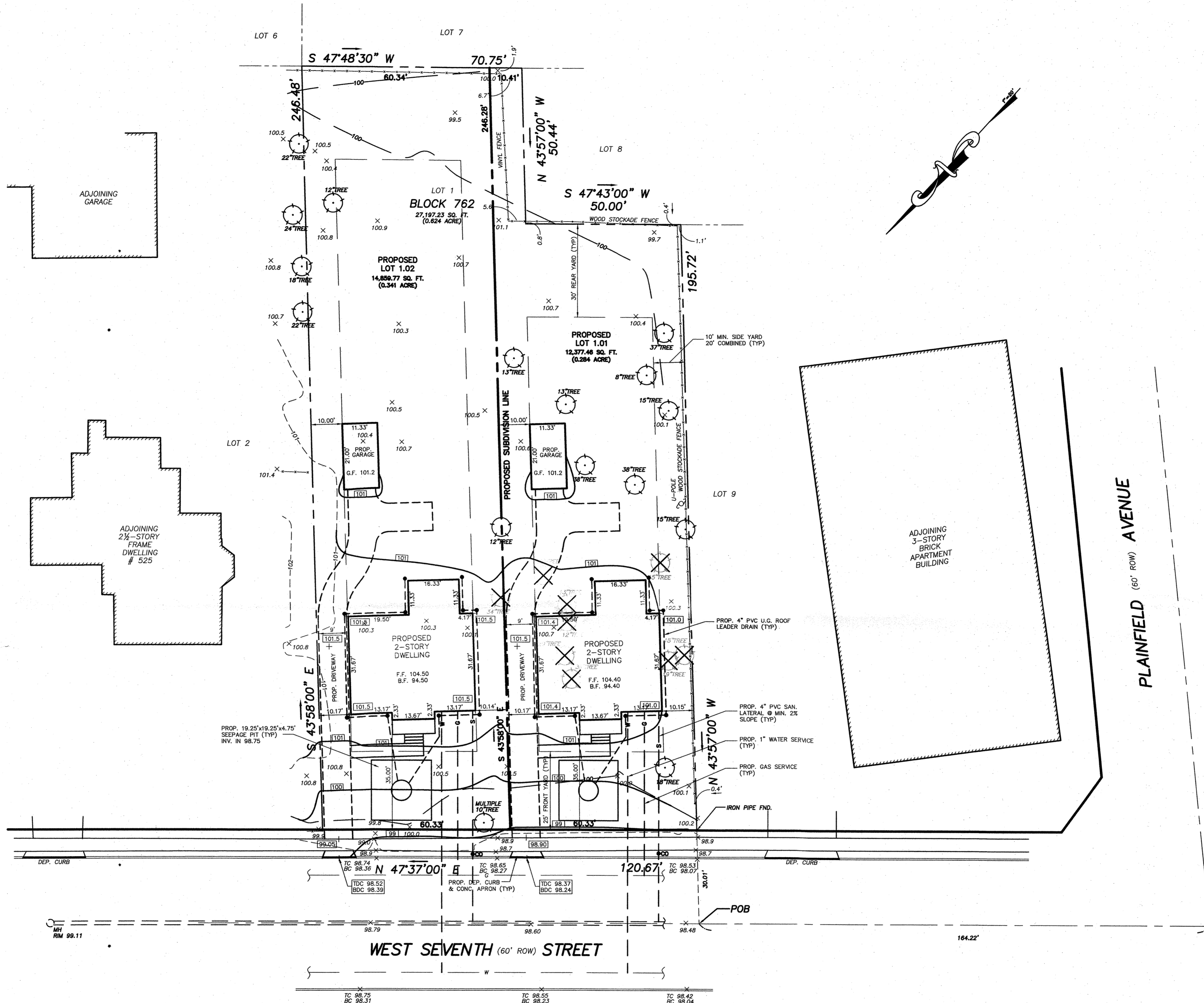
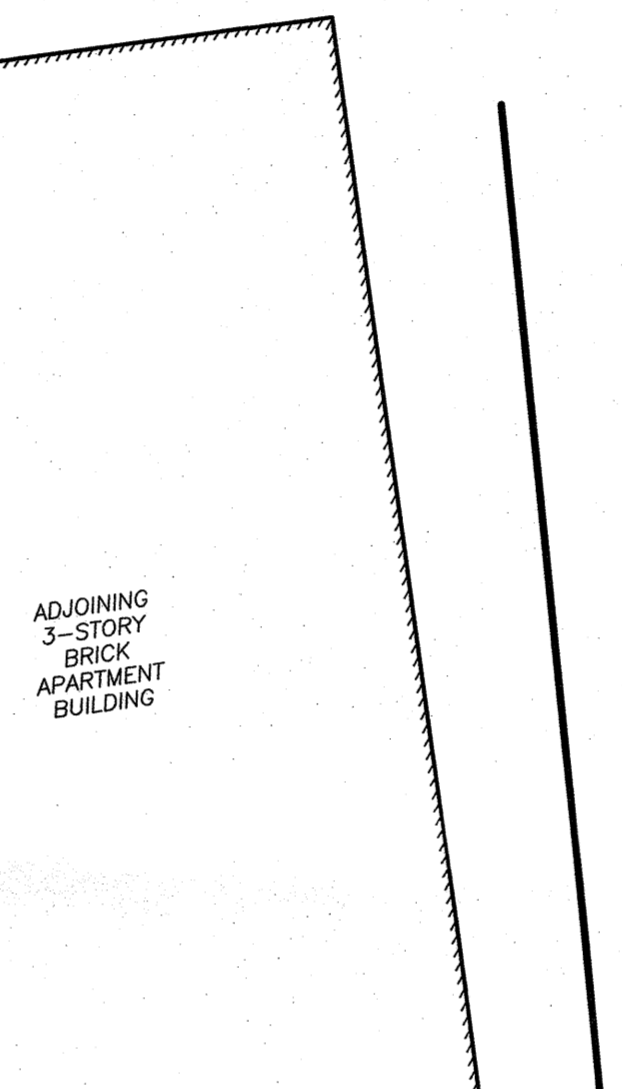
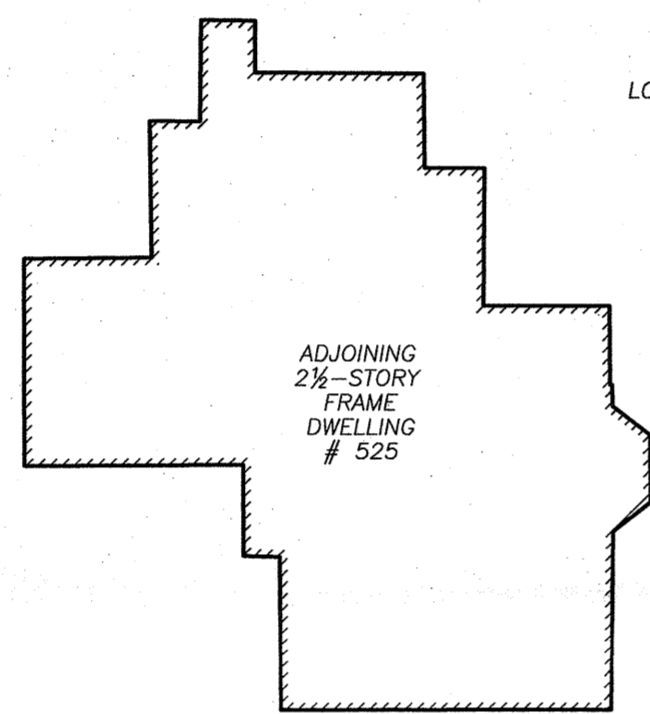
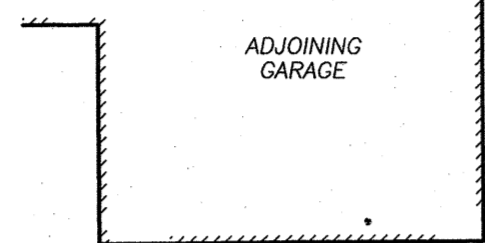
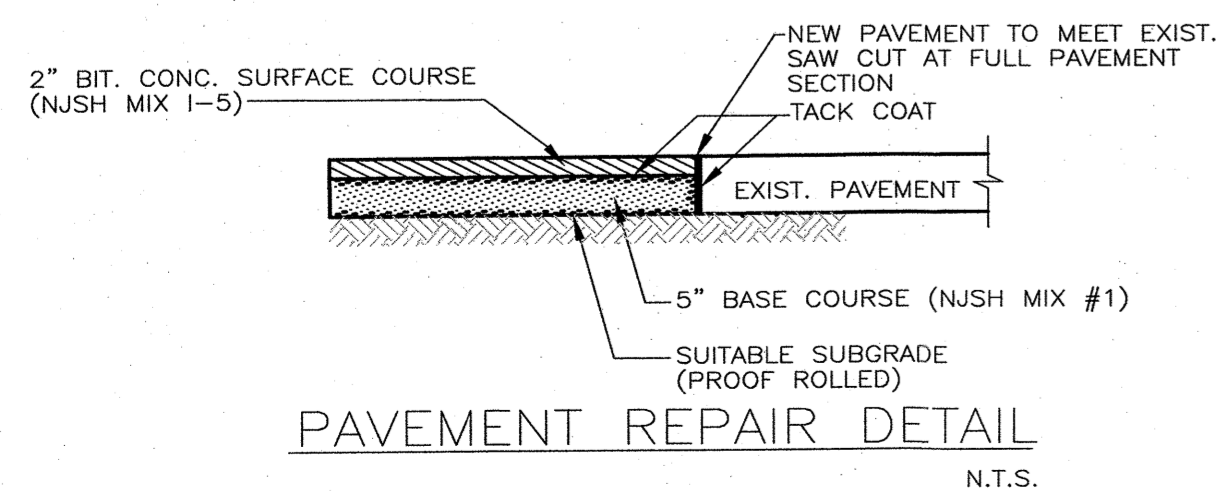
ANDREW K. WO, P.E. AND P.L.S.
PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR
New Jersey LICENSE NO. GB34581

PAUL J. FLETCHER, P.E., P.P.
PROFESSIONAL ENGINEER N.J. LIC. NO. 32041

MAP NO.: 854818
DWG NO.:
SHEET: 1 OF 2



LATERAL CONNECTION (4" TYPICAL)
N.T.S.

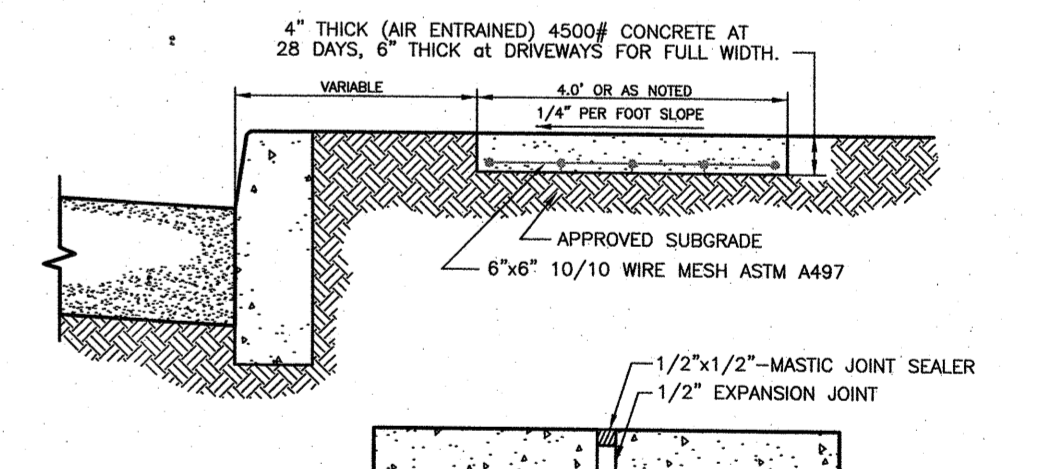
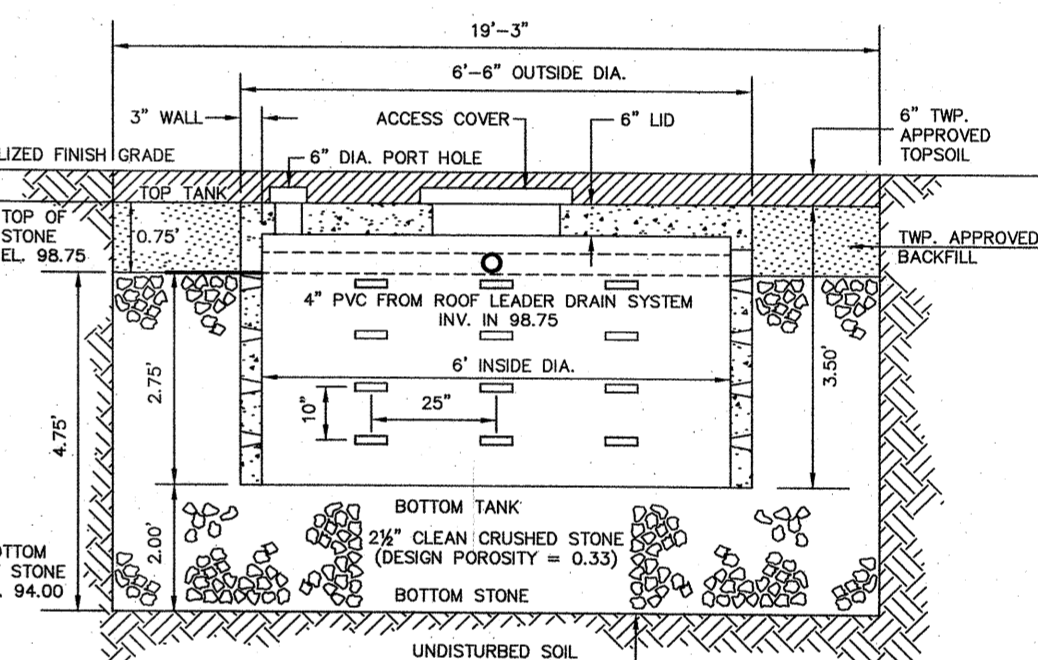
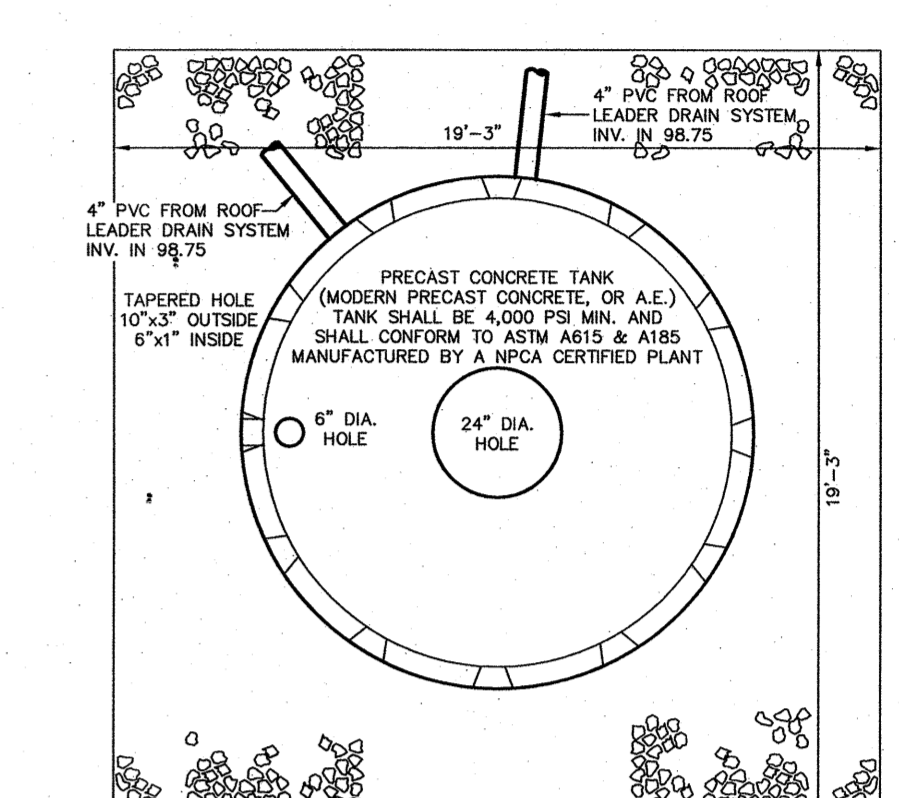


LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 101.00 EXISTING SPOT ELEVATION
- 101.00+ PROPOSED SPOT ELEVATION
- TC 100.50 PROPOSED TOP/BOTTOM CURB ELEV.
- BC 100.00 PROPOSED SURFACE DRAINAGE DIRECTION
- 6" TREE EXISTING TREE TO REMAIN
- 6" TREE EXISTING TREE TO BE REMOVED
- QP PROPOSED TREE

SEEPAGE PIT CALCULATIONS

EXISTING IMPERVIOUS COVERAGE (SF)	0
PROPOSED IMPERVIOUS COVERAGE (SF)	5,929.0
NET INCREASE (SF)	5,929.0
STORAGE REQUIRED (CF)	1,482.3
NET INCREASE x 0.25	1,482.3
USE 19.25' x 19.25' x 4.75' STONE BED w/ 6" I.D., 6.5' O.D., 2.75' DEPTH DRYWELL	
STORAGE IN DRYWELL (CF) = (R^2 (L) x depth)	77.8
STORAGE IN STONE (CF) = (length x width x depth) - (πR^2 (o.d.) x depth) x 0.40	667.6
TOTAL STORAGE PROVIDED PER LOT	745.4
TOTAL STORAGE PROVIDED	1,490.8



- NOTES:**
- 1) EXPANSION JOINTS TO BE LOCATED AT MAXIMUM OF 20' O.C. AT ALL STRUCTURES, AND WHERE SIDEWALK ABUTS THE CURB.
 - 2) EXPANSION MATERIALS TO BE 1/2" PREMOULDED, ASPHALT IMPREGNATED, JOINT FILLER.
 - 3) TONGUE JOINTS TO BE SPACED EQUAL TO THE SIDEWALK WIDTH (6' MAX).
 - 4) ALL MATERIALS AND METHODS TO BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS.
 - 5) 6 INCHES OF CONCRETE AND WIRE MESH REINFORCING ARE REQUIRED IN THE DRIVEWAY SIDEWALK AND CONCRETE APRON AREAS.

1	NEW HOUSES	EEJ	11-05-19
NO.	REVISION	DRAWN	DATE

MINOR SUBDIVISION
PREPARED FOR
529-539 WEST SEVENTH STREET
LOT 1 IN BLOCK 762
CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY

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SCALE	DATE	FILE NO.	MAP NO.
1"=20'	10-17-18	854818	
DRAWN	CHECKED	DWG NO.	SHEET
EEJ	17		2 OF 2

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