

PRELIMINARY & FINAL SITE PLAN

PROPOSED MIXED-USE BUILDING

No. 347-351 WEST CLAY AVENUE WEST

LOTS No. 1 & 2, BLOCK No. 307
TAX MAP SHEET No. 3

BOROUGH OF ROSELLE PARK UNION COUNTY NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200' RADIUS

BLOCK & LOT	PROPERTY LOCATION	OWNER/MAIL ADDRESS
210 9	414 SEATON AVE	POSSO, JORGE A & DIANNA I 414 SEATON AVE ROSELLE PARK, NJ 07204
210 10	410 SEATON AVE	POSSO, JORGE A & DIANNA I 414 SEATON AVE ROSELLE PARK, NJ 07204
210 11	408 SEATON AVE	MARTINEZ, HERMANO & TERAN, ELSY 408 SEATON AVE ROSELLE PARK, NJ 07204
210 12	400 SEATON AVE	CASCO, JOHN JR 400 SEATON AVE ROSELLE PARK, NJ 07204
211 1	435 WESTFIELD AVE	OUTDOOR SYSTEMS, INC. 185 U.S. HIGHWAY 46 FAIRFIELD, NJ 07004
214 1	108-112 FAITOUTE AVE	SIGNATURE HOLDINGS, LLC 100 FAITOUTE AVE ROSELLE PARK, NJ 07204
214 2	112 FAITOUTE AVE	SIGNATURE REAL ESTATE, LLC 100 FAITOUTE AVE ROSELLE PARK, NJ 07204
214 3	110 FAITOUTE AVE	VENTURO, ROBERT W 100 FAITOUTE AVE ROSELLE PARK, NJ 07204
214 4	108 FAITOUTE AVE	VENTURO, ATTILIO & THATIANA 816 HAMILTON PL ROSELLE PARK, NJ 07204
214 5	405 WESTFIELD AVE	VENTURO, ATTILIO S 816 HAMILTON PL ROSELLE PARK, NJ 07204
305 1	323 FAITOUTE AVE	REED, SAMUEL W 12 CANDICE WAY EAST HANOVER, NJ 07936
305 2	356 SEATON AVE	RICCIO, FRANK N JR & FRANK 356 SEATON AVE ROSELLE PARK, NJ 07204
305 3	352 SEATON AVE	CASTRO, ELIDA 707 CHESTNUT ST ROSELLE PARK, NJ 07204
305 4	348 SEATON AVE	PETRACCA, ANTONIO & FONTINA 348 SEATON AVE ROSELLE PARK, NJ 07204
305 5	344 SEATON AVE	DIXON, KAREN M 410 WEST WEBSTER AVE ROSELLE PARK, NJ 07204
305 6	340 SEATON AVE	JANKOWSKI, DEAN & MARY 340 SEATON AVE ROSELLE PARK, NJ 07204

UTILITY COMPANIES

COMCAST CABLEVISION
GEORGE PALYCA, ENGR. COORD.
800 RAHWAY AVENUE
UNION, NJ 07083

VERIZON
TOM TONTIN
445 GEORGES RD.
NORTH BRUNSWICK, NJ 08902

UC PLANNING BOARD
ADMIN. BUILDING
ELIZABETHTOWN PLAZA
ELIZABETH, NJ 07207

PUBLIC SERVICE ELECTRIC & GAS CO.
STEVEN J. KELLEY, DIVISION MANAGER
909 WEST GRAND ST.
ELIZABETH, NJ 07207

NJ AMERICAN WATER CO.
DONNA SHORT, GIS SUPERVISOR
1025 LAUREL OAK RD.
Voorhees, NJ 08043

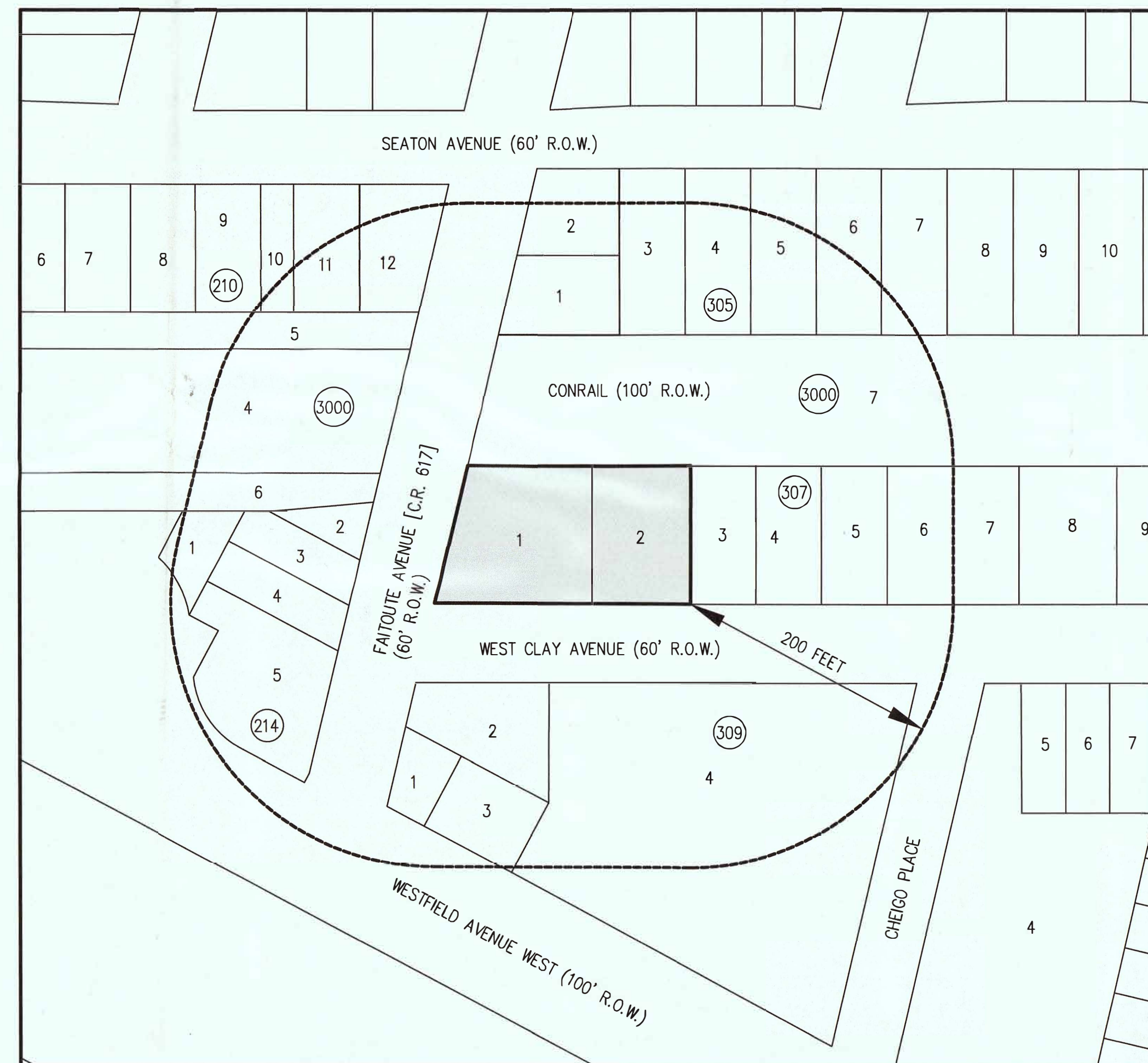
ELIZABETHTOWN GAS COMPANY
ENGINEERING DEPT.
520 GREEN LANE
UNION, NJ 07083

CONRAIL
PROPERTY TAX DEPT.
P.O. BOX 8500-4450
PHILADELPHIA, PA 19178-4450

RAHWAY VALLEY SEWAGE AUTHORITY
1050 EAST HAZLEWOOD AVE.
RAHWAY, NJ 07065

OWNER:
LOT 1
PAUL W. MINITELLI
351 WEST CLAY AVENUE
ROSELLE PARK, NJ 07204
LOT 2
JOSEPH GRAZIO
347 WEST CLAY AVENUE
ROSELLE PARK, NJ 07204

APPLICANT
WEST CLAY ASSOCIATES LLC
84 HILLCREST DRIVE
CLARK, NJ 07066



PROJECT AREA MAP

N.T.S.

PREPARED AUGUST 2017

FOR

WEST CLAY ASSOCIATES LLC
94 HILLCREST DRIVE
CLARK, NJ 07066

LIST OF PROPERTY OWNERS WITHIN 200' RADIUS

BLOCK & LOT	PROPERTY LOCATION	OWNER/MAIL ADDRESS
305 7	336 SEATON AVE	MACRI, PETER & ROSE (TENANTS/COMMON) 336 SEATON AVE ROSELLE PARK, NJ 07204
307 3	343 CLAY AVE W	PALEY, MARK 343 CLAY AVE W ROSELLE PARK, NJ 07204
307 4	337 W CLAY AVE	JAN VINCENT M. MANAGEMENT LLC 11 ROMORE PL CRANFORD, NJ 07016
307 5	333 W CLAY AVE	LUCERO, LAURA K. 333 W CLAY AVE ROSELLE PARK, NJ 07204
307 6	329 W CLAY AVE	SHAW, MICHAEL & CESPEDES, MIRIAM 329 W CLAY AVE ROSELLE PARK, NJ 07204
309 1	361 WEST WESTFIELD	SIGNATURE HOLDINGS, LLC 100 FAITOUTE AVE ROSELLE PARK, NJ 07204
309 2	354 W CLAY AVE	SIGNATURE REAL ESTATE, LLC 100 FAITOUTE AVE ROSELLE PARK, NJ 07204
309 3	357 W WESTFIELD AVE	SIGNATURE HOLDINGS, LLC 100 FAITOUTE AVE ROSELLE PARK, NJ 07204
309 4.01	W WESTFIELD AVE	CHURCH OF THE ASSUMPTION 133 CHIEGO PLACE ROSELLE PARK, NJ 07204
309 4.02	W WESTFIELD AVE	CHURCH OF THE ASSUMPTION 133 CHIEGO PLACE ROSELLE PARK, NJ 07204
309 4.03	W WESTFIELD AVE	CHURCH OF THE ASSUMPTION 133 CHIEGO PLACE ROSELLE PARK, NJ 07204
3000 4	REAR SEATON AVENUE	CONSOLIDATED RAIL CORP.-TAX DEPT P.O. BOX 8499 PHILADELPHIA, PA 19101
3000 5	REAR SEATON AVENUE	CONSOLIDATED RAIL CORP.-TAX DEPT P.O. BOX 8499 PHILADELPHIA, PA 19101
3000 6	REAR SEATON AVENUE	CONSOLIDATED RAIL CORP.-TAX DEPT P.O. BOX 8499 PHILADELPHIA, PA 19101
3000 7	WEST CLAY AVE	CONSOLIDATED RAIL CORP.-TAX DEPT P.O. BOX 8499 PHILADELPHIA, PA 19101

ARCHITECTURAL DRAWINGS PREPARED BY:
WAGA ENTERPRISES ARCHITECTS, LLC
2109 ST. GEORGES AVENUE
RAHWAY, NJ 07065
(732) 382-2000

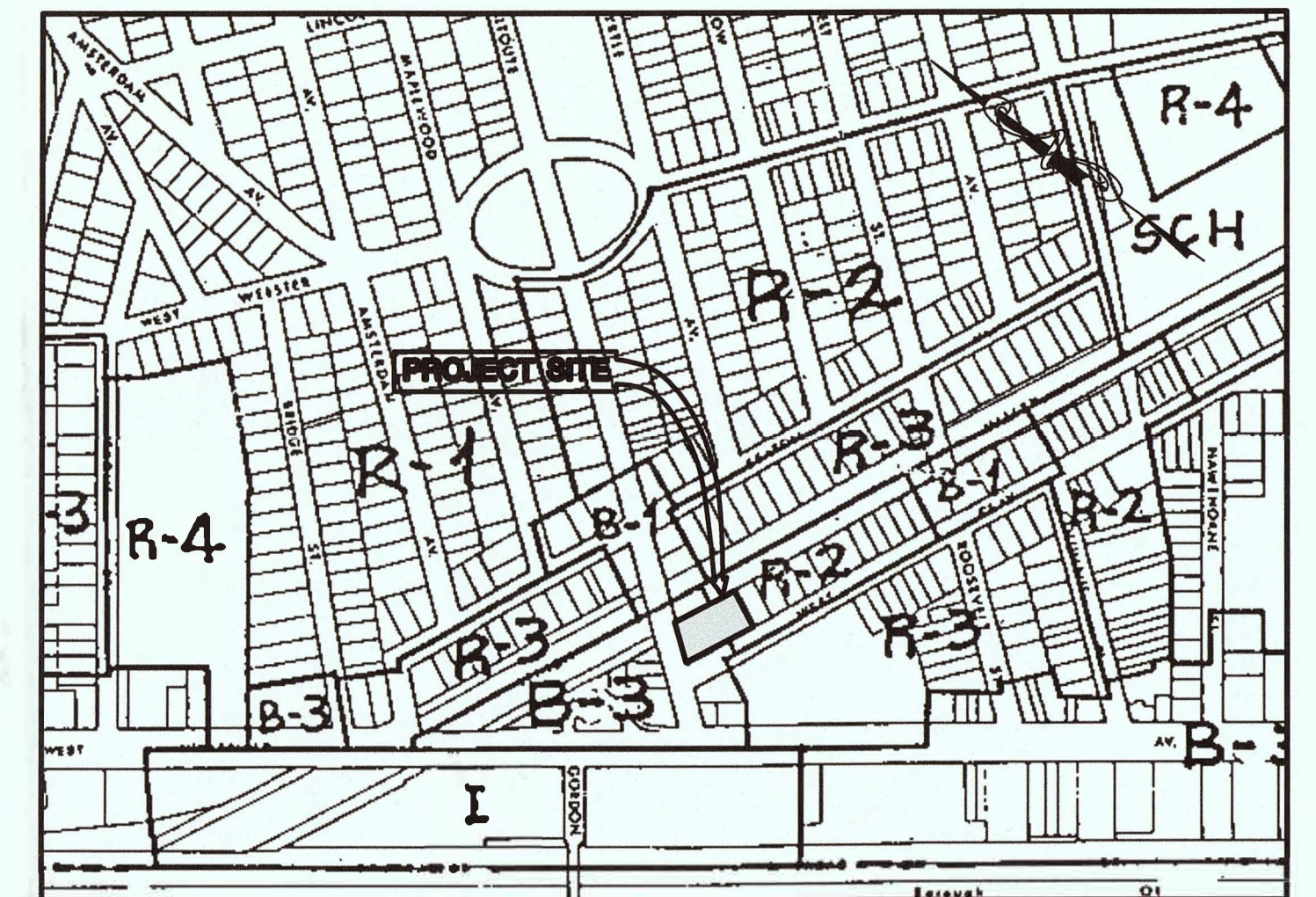
CERTIFICATION OF APPROVAL

APPROVED BY THE BOARD OF ADJUSTMENT OF THE
BOROUGH OF ROSELLE PARK

CHAIRMAN _____ DATE _____

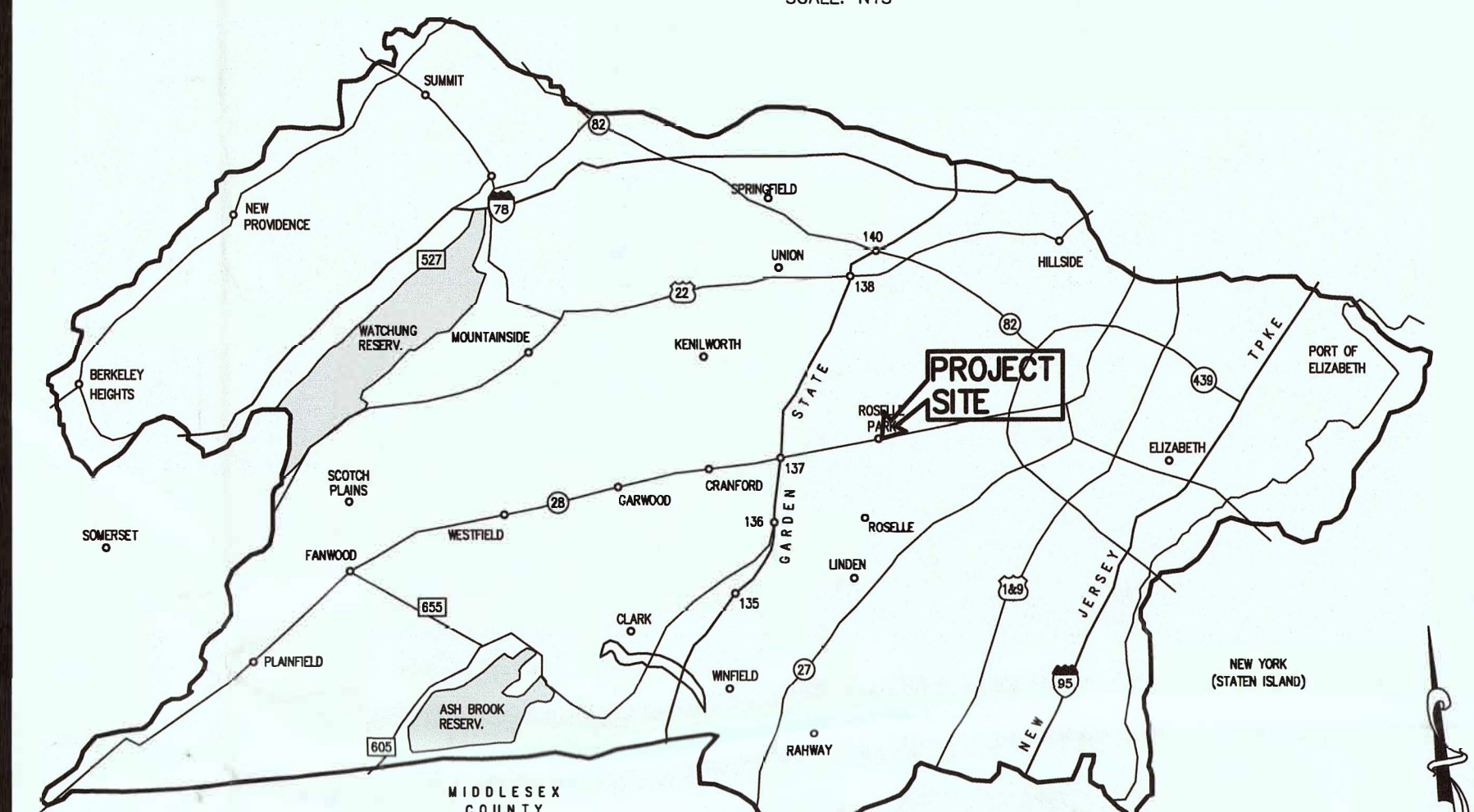
SECRETARY _____ DATE _____

ENGINEER _____ DATE _____



ZONING MAP

SCALE: NTS



UNION COUNTY KEY MAP

N.T.S.

SHEET INDEX			
SHEET No.	DESCRIPTION	PREPARED	LAST REVISED
1	COVER SHEET	8/29/17	1/15/18
2	EXISTING CONDITIONS AND DEMOLITION PLAN	8/29/17	1/15/18
3	LAYOUT AND DIMENSIONING PLAN	8/29/17	1/15/18
4	GRADING AND UTILITIES PLAN	8/29/17	1/15/18
5	LANDSCAPING AND LIGHTING PLAN	8/29/17	1/15/18
6	SOIL EROSION AND SEDIMENT CONTROL PLAN	8/29/17	1/15/18
7	CONSTRUCTION DETAILS-1	8/29/17	1/15/18
8	CONSTRUCTION DETAILS-2	8/29/17	1/15/18

PRELIMINARY & FINAL SITE PLAN

PROPOSED MIXED-USE BUILDING

No. 347-351 WEST CLAY AVENUE
LOTS No. 1 AND 2, BLOCK No. 307
BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

COVER SHEET

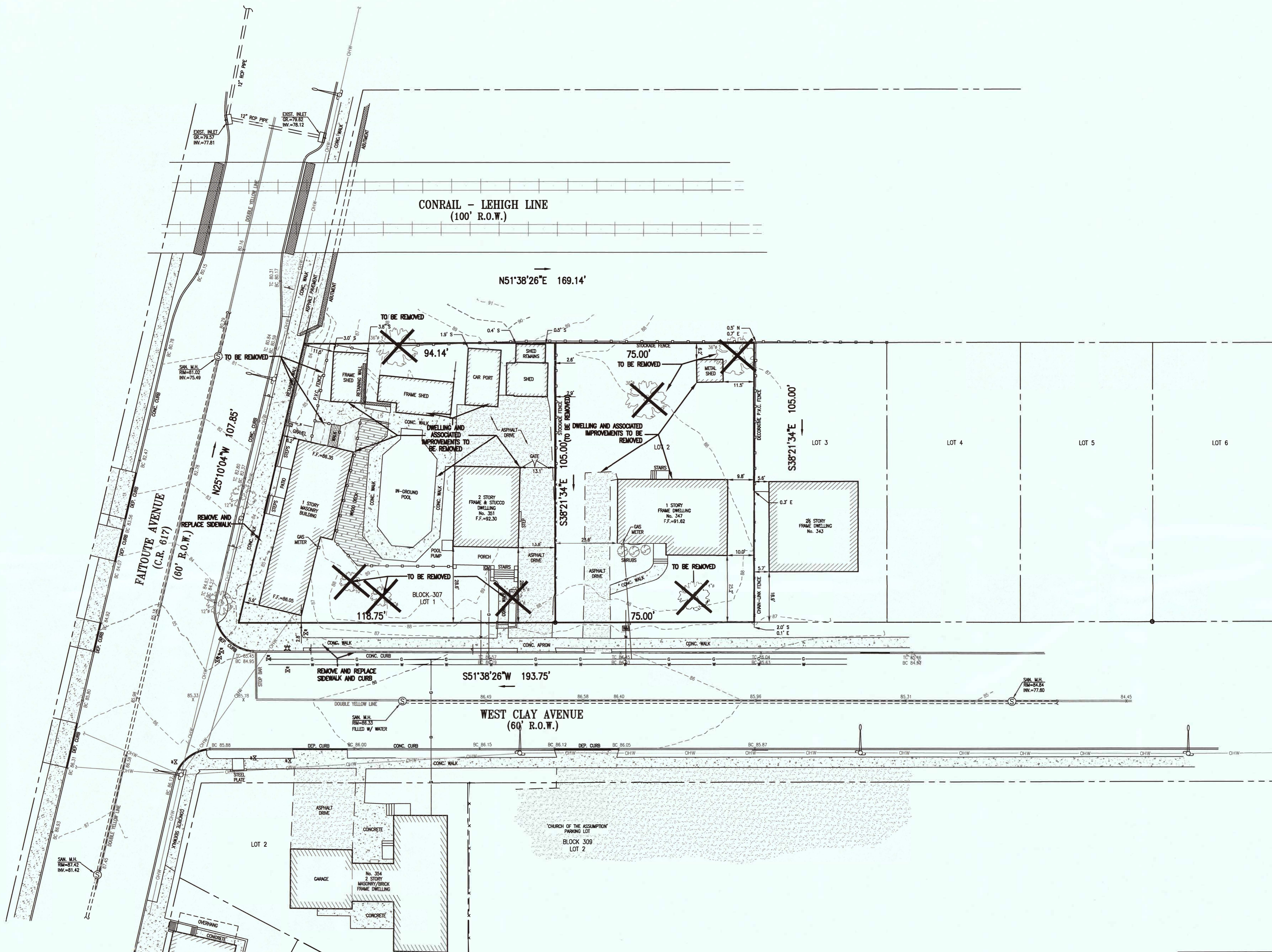
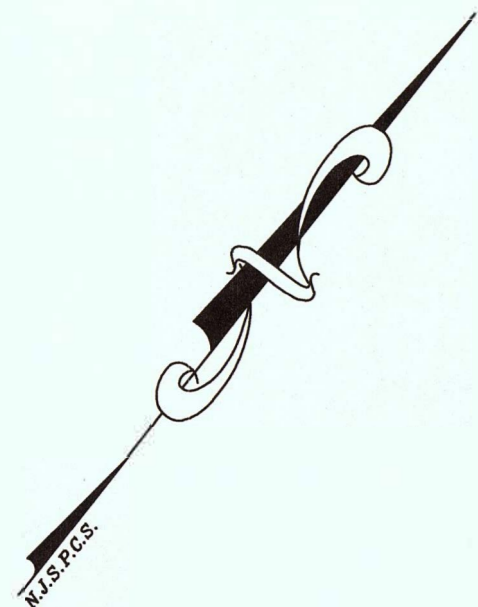
HARBOR CONSULTANTS
ENGINEERS & SURVEYORS



320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Tel. (908) 276-2715 Fax (908) 709-1738

VICTOR E. VINEGRA
P.E. & L.S. Lic. No. 34460

PROJECT No. 20017027



DEMOLITION NOTES:-

1. WORK TO BE IN ACCORDANCE WITH ALL LOCAL AND STATE RULES AND REGULATIONS AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
2. PROTECT AT ALL TIMES ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAYS FROM DAMAGE, DUST AND DEBRIS. PROVIDE FOR THE SAFETY OF PEDESTRIANS AT ALL TIMES.
3. ALL UNDERGROUND PIPING TO BE REMOVED SHALL BE CAPPED AT THE PROPERTY LINE.
4. THE USE OF EXPLOSIVES IS PROHIBITED WITHOUT THE REQUIRED LOCAL AND STATE PERMITS.
5. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES BETWEEN PLAN AND FIELD INFORMATION ARE TO BE REPORTED IMMEDIATELY TO HARBOR CONSULTANTS.
6. THE DISRUPTION OF EXISTING UTILITY SERVICES SHALL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. ANY REQUIRED DISRUPTION OF SERVICES SHALL BE COORDINATED IN ADVANCE WITH THE RESPECTIVE AUTHORITY AND AFFECTED USERS SHALL BE ADEQUATELY NOTIFIED.
7. ALL CONSTRUCTION DEBRIS AND REFUSE SHALL BE DISPOSED OF OFF-SITE IN AN APPROPRIATE MANNER.

CERTIFICATION:-

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON MARCH 7, 2017, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH INFORMATION OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

REFERENCE:-

BEING KNOWN AS LOT 1, BLOCK 307, DRAWN IN ACCORD WITH A SURVEY MADE BY EDWIN F. MORSBACH, ROSELLE PARK, NEW JERSEY DATED FEBRUARY 24, 1962 AND FILED IN THE UNION COUNTY CLERKS OFFICE SEPTEMBER 10, 1986 IN DEED BOOK 3468, PAGE 216.

DESCRIPTION:-

BEING KNOWN AND DESIGNATED AS LOTS 1 & 2 IN BLOCK 307 ON THE BOROUGH OF ROSELLE PARK TAX ASSESSMENT MAP.

BEING MORE COMMONLY KNOWN AS Nos. 347 & 351 THE BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY

NOTES:-

1. REFERENCES WERE MADE TO DEED BOOK 3468, PAGE 216 & DEED BOOK 5635 PAGE 246.
 2. AT THE REQUEST OF THE OWNERS, PROPERTY CORNERS WERE NOT SET AT THIS TIME.
 3. DIMENSIONS AS SHOWN ARE NOT INTENDED FOR THE CONSTRUCTION OF FENCES OR PERMANENT STRUCTURES.
 4. OFFSETS SHOWN ARE MEASURED FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

GENERAL NOTES:-

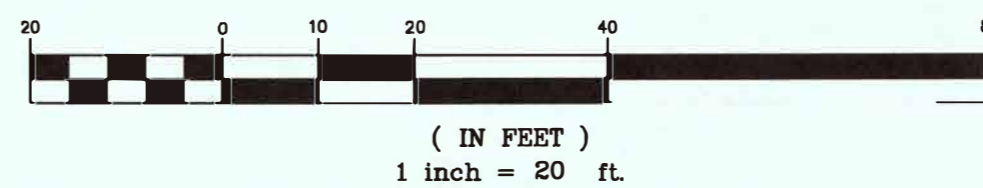
1. THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO SUCH FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE. THE PROPERTY ALSO MAY BE SUBJECT TO THE FOLLOWING:
 - A) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD.
 - B) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD.
 - C) EASEMENTS OR CLAIMS OF EASEMENTS, SHOWN BY THE PUBLIC RECORD.
 - D) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
2. NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.
3. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.
4. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATION.
5. PROPERTY IS SITUATED IN FLOOD ZONE X (BASE FLOOD ELEVATIONS DETERMINED FOR A PLAN ENTITLED "FIRM" FLOOD INSURANCE RATE MAP FOR THE BOROUGH OF ROSELLE PARK COMMUNITY/PANEL No. 340473 0022 F, MAP No. 3403900022F EFFECTIVE DATE SEPTEMBER 20th, 2006.
6. PLANIMETRIC FEATURES SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., MARCH 7, 2017.
7. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., MARCH 7, 2017.

LEGEND

- | | |
|----------------------|-----------------------|
| STREET SIGN | IRON BAR FOUND |
| CLEANOUT | MAILBOX |
| SANITARY MANHOLE | STREET TREE |
| DRAINAGE MANHOLE | EXIST. SPOT ELEVATION |
| CATCH BASIN | EXISTING CONTOUR LINE |
| CATCH BASIN | GAS LINE |
| SOIL BORING | WATER LINE |
| GUY WIRE | GAS VALVE |
| UTILITY POLE | WATER VALVE |
| P.K. NAIL FOUND | FIRE HYDRANT |
| CONC. MONUMENT FOUND | LIGHT POST |

ELEVATIONS SHOWN ARE BASED ON NAVD 88

GRAPHIC SCALE



REV.	DATE	DESCRIPTION	CHK'D.	APP'D.
1	1/15/18	REVISIONS PER NECTIA LETTER OF 12-08-2017		



Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
Email: info@hcbic.net

PRELIMINARY AND FINAL SITE PLAN
EXISTING CONDITIONS AND DEMOLITION PLAN

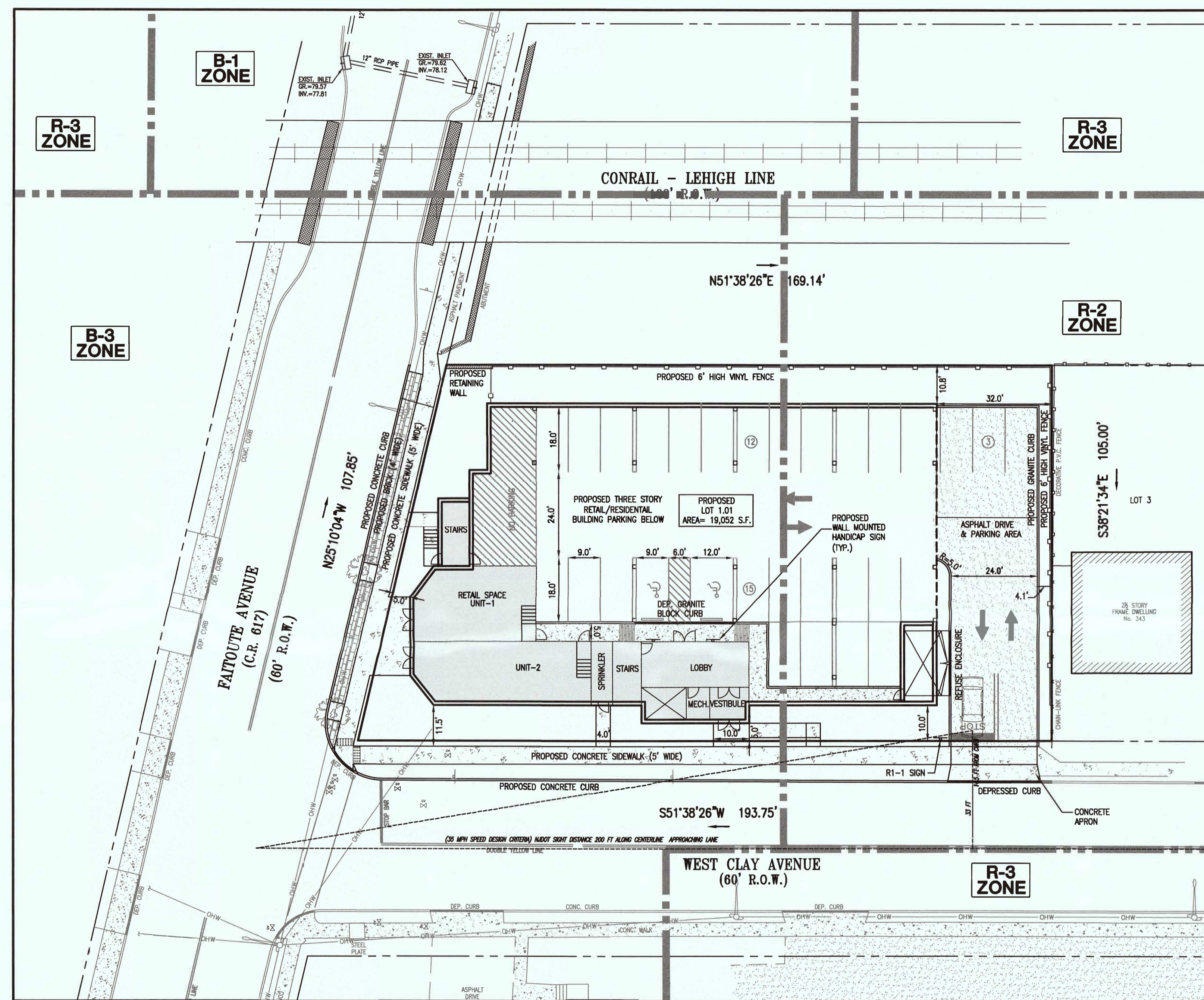
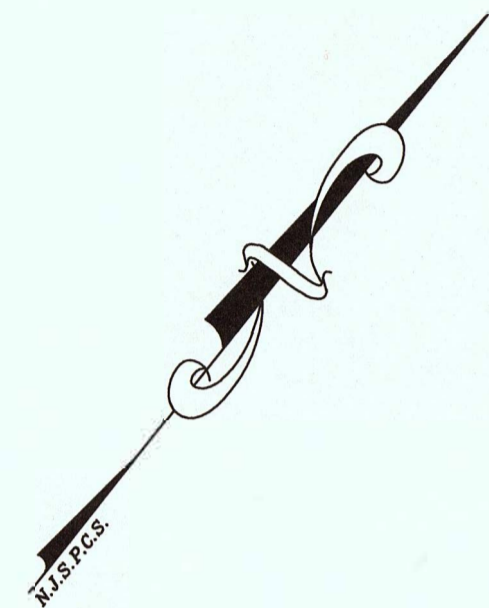
347-351 WEST CLAY AVENUE
LOTS 1 & 2, BLOCK 307

BOROUGH OF ROSELLE PARK UNION COUNTY NEW JERSEY

SCALE: DATE: 8/29/17 DESIGNED BY: V.E.V. DRAWN BY: C.V.F./A.M. WORK FILE: 2017027_Exist

VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460

CERTIFICATE OF AUTHORIZATION No. 246A27962100 PROJECT No. 2017027



SUMMARY OF VARIANCES:

- 'C' VARIANCES (R-2)**
- MINIMUM FRONT SETBACK IS 20.0 FEET, WHEREAS 5.0 FEET IS PROPOSED.
 - MINIMUM SIDE YARD SETBACK IS 10.8 FEET, WHEREAS 5.0 FEET IS PROPOSED.
 - MINIMUM BOTH SIDE YARD SETBACKS IS 21.6 FEET, WHEREAS 15.8 FEET IS PROPOSED.
 - MINIMUM PARKING REQUIRED IS 36 SPACES WHEREAS, 30 SPACES IS PROPOSED.
 - FOUR TANDEM/STACKED PARKING SPACES ARE PROPOSED, WHEREAS THEY ARE NOT PERMITTED.

- 'C' VARIANCES (B-3)**
- MINIMUM FRONT SETBACK IS 10.0 FEET, WHEREAS 5.0 FEET IS PROPOSED.
 - MINIMUM SIDE YARD SETBACK IS 10.0 FEET, WHEREAS 5.0 FEET IS PROPOSED.
 - MINIMUM BOTH SIDE YARD SETBACKS IS 20.0 FEET, WHEREAS 10.8 FEET IS PROPOSED.
 - MINIMUM PARKING REQUIRED IS 36 SPACES WHEREAS, 30 SPACES IS REQUIRED.
 - FOUR TANDEM/STACKED PARKING SPACES ARE PROPOSED, WHEREAS THEY ARE NOT PERMITTED.

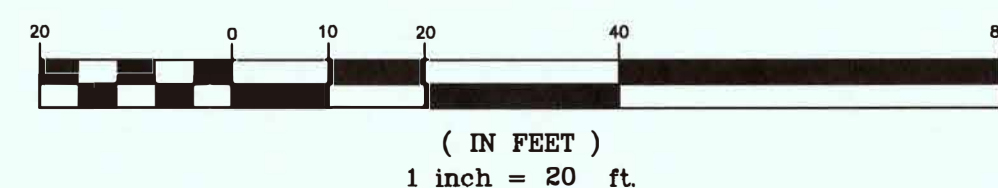
- 'D' VARIANCES**
- PROPOSED MIXED USE IS NOT A PERMITTED USE IN A R-2 ZONE.
 - PROPOSED MIXED USE IS NOT A PERMITTED USE IN A B-3 ZONE.
 - MAXIMUM DENSITY IS 20 UNITS/ACRE, WHEREAS 32 UNITS/ACRE (14 UNITS/0.44 ACRES) IS PROPOSED.
 - MAXIMUM HEIGHT IS 2.5 STORIES/28 FEET PERMITTED, WHEREAS 3 STORIES/43 FEET IS PROPOSED.

LEGEND

- | | | |
|----------------------|--------|-----------------------|
| STREET SIGN | ○ | IRON BAR FOUND |
| CLEANOUT | □ | MAILBOX |
| SANITARY MANHOLE | ⊗ | STREET TREE |
| DRAINAGE MANHOLE | ⊗ | EXIST. SPOT ELEVATION |
| CATCH BASIN | — 10 — | EXISTING CONTOUR LINE |
| CATCH BASIN | — 0 — | GAS LINE |
| SOIL BORING | — 0 — | WATER LINE |
| GUY WIRE | — 0 — | GAS VALVE |
| UTILITY POLE | — 0 — | WATER VALVE |
| P.K. NAL FOUND | ⊗ | FIRE HYDRANT |
| CONC. MONUMENT FOUND | ☆ | LIGHT POST |

ELEVATIONS SHOWN ARE BASED ON NAVD 88

GRAPHIC SCALE



SCHEDULE OF AREA, YARD & BULK REQUIREMENTS BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY R-2 TWO-FAMILY RESIDENTIAL ZONE			
ITEM	PERMITTED OR REQUIRED	PROPOSED	COMPLY
PERMITTED USE	SINGLE FAMILY	MIXED USE	NO (1)
MINIMUM LOT AREA	7,500 S.F.	19,052 S.F.	YES
MINIMUM LOT WIDTH	75 FEET	107.85 FEET	YES
MINIMUM FRONT YARD SETBACK	20 FEET	5.0 FEET	NO (1)
MINIMUM EACH SIDE YARD SETBACK	10% OF LOT WIDTH 10.8 FEET	5.0 FEET	NO (1)
MINIMUM BOTH SIDE YARD SETBACK	20% OF LOT WIDTH 21.6 FEET	15.8 FEET	NO (1)
MINIMUM REAR YARD SETBACK	35 FEET	32.0 FEET	NO (1)
MAXIMUM BUILDING LOT COVERAGE	NONE	62.0% (11,821 S.F.)	YES
MAXIMUM BUILDING HEIGHT	2-1/2 STORIES 28 FEET	3 STORIES 43.5 FT	NO (1)

(1) VARIANCE REQUESTED

SCHEDULE OF AREA, YARD & BULK REQUIREMENTS BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY B-3 ARTERIAL BUSINESS DISTRICT ZONE			
ITEM	PERMITTED OR REQUIRED	PROPOSED	COMPLY
PERMITTED USE	RETAIL	MIXED USE	NO (1)
MINIMUM LOT AREA	15,000 S.F.	19,052 S.F.	YES
MINIMUM LOT WIDTH	75 FEET	107.85 FEET	YES
MINIMUM FRONT YARD SETBACK	10 FEET	5.0 FEET	NO (1)
MINIMUM EACH SIDE YARD SETBACK	10 FEET	5.0 FEET	NO (1)
MINIMUM BOTH SIDE YARD SETBACK	20 FEET	15.8 FEET	NO (1)
MINIMUM REAR YARD SETBACK	25 FEET	32.0 FEET	YES
MAXIMUM BUILDING LOT COVERAGE	-	62.0% (11,821 S.F.)	YES
MAXIMUM BUILDING HEIGHT	2-1/2 STORIES(2) 28 FEET(2)	3 STORIES 43.5 FEET	NO (1)

(1) VARIANCE REQUESTED
(2) WHEN A LOT OR LOTS OR PART THEREOF IN A B-3 ARTERIAL BUSINESS DISTRICT ABUTS A RESIDENTIAL DISTRICT, THE LOT OR LOTS OR PART THEREOF SO ABUTTING SHALL BE GOVERNED BY THE HEIGHT REGULATIONS FOR THE RESIDENTIAL DISTRICT ABUTTING.

DESCRIPTION:

- BEING MORE COMMONLY KNOWN AS NO. 347-351 WEST CLAY AVENUE, BOROUGH OF ROSELLE PARK, UNION COUNTY, NEW JERSEY.

GENERAL NOTES:

- SITE AREA LOTS 1 & 2, BLOCK 307 = 19,052 S.F. (0.437 ACRES).
- LOT 1 IS SITUATED IN THE B-3 ARTERIAL BUSINESS DISTRICT ZONE AND LOT 2 IS SITUATED IN THE R-2 TWO-FAMILY RESIDENTIAL ZONE AS SHOWN ON BOROUGH OF ROSELLE PARK ZONING MAP.
- BOUNDARY & TOPOGRAPHIC INFORMATION PREPARED BY HARBOR CONSULTANTS INC., DATED MARCH 14, 2017
- ALL PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH BOROUGH OF ROSELLE PARK STANDARD DETAILS.
- ALL SIDEWALKS/PEDESTRIAN IMPROVEMENTS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ALL ADA AND NJ BARRIER FREE SUB CODE REQUIREMENTS.

SANITARY SEWER CONTRIBUTION

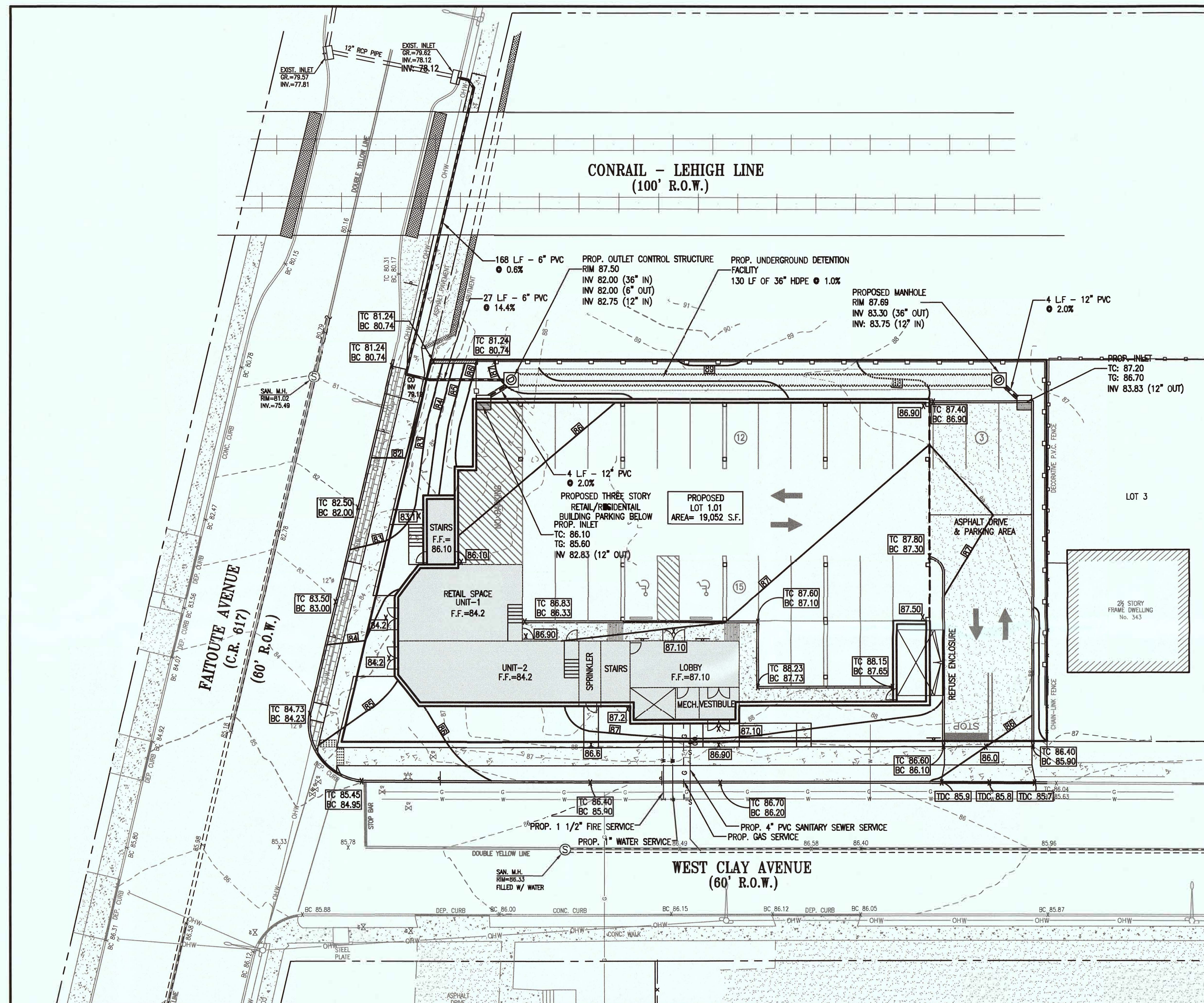
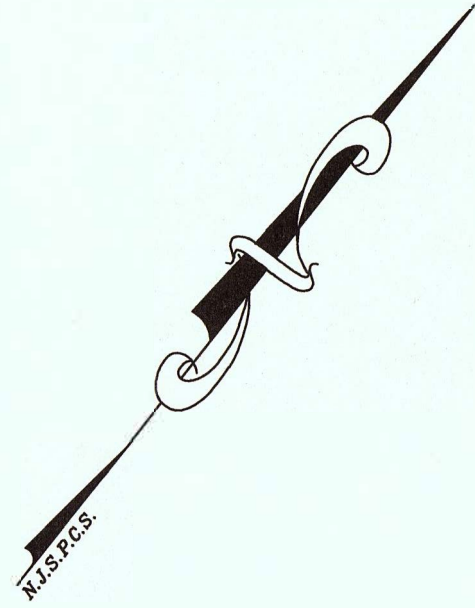
12 TWO BEDROOM UNITS @ 225 GPD/UNIT = 2,700 GPD
2 THREE BEDROOM UNITS @ 300 GPD/UNIT = 600 GPD
1,588 SF (RETAIL) @ 0.100 GPD/SF = 159 GPD
TOTAL = 3,459 GPD

PARKING ANALYSIS

12 TWO BEDROOM UNITS @ 2 SPACE/UNIT = 24 SPACES
2 THREE BEDROOM UNITS @ 2.1 SPACE/UNIT = 4.2 SPACES
1,588 SF (RETAIL) @ 1 SPACE/200 SF = 8 SPACES
TOTAL SPACES REQUIRED = 36 SPACES
TOTAL SPACES PROVIDED = 30 SPACES (1)

(1) VARIANCE REQUESTED

		Harbor Consultants Inc. Engineers & Surveyors 320 NORTH AVENUE EAST CRANFORD, N.J. 07016 Phone (908) 276-2715 Fax (908) 709-1738 Email: info@hcieg.net	
PRELIMINARY AND FINAL SITE PLAN LAYOUT AND DIMENSIONING PLAN No. 347-351 WEST CLAY AVENUE LOTS 1 & 2, BLOCK 307 BOROUGH OF ROSELLE PARK UNION COUNTY NEW JERSEY		VICTOR E. VINEGRA PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY LICENSE NO. 34460	
SCALE: 1"=20'	DATE: 8/29/17	DESIGNED BY: V.E.V.	DRAWN BY: C.V.F.
WORK FILE: 2017027_L&D		CERTIFICATE OF AUTHORIZATION NO. 24GA27962100	
PROJECT NO. 2017027			



- NOTES:
- ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
 - PROPERTIES ARE SITUATED IN FLOOD ZONE X PER A PLAN ENTITLED "FIRM" FLOOD INSURANCE RATE MAP, FOR THE BOROUGH OF ROSELLE PARK COMMUNITY/PANEL No. 340473 0022 F, MAP No. 3403900022F EFFECTIVE DATE SEPTEMBER 20th, 2006.
 - UNDERGROUND UTILITIES WERE MARKED OUT AT TIME OF SURVEY.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND BASED UPON FIELD OBSERVATION AND THE BOROUGH OF ROSELLE PARK UTILITY KEY MAPS.
 - PUBLIC SEWER, WATER, GAS, ELECTRIC, CATV, AND TELEPHONE SERVICES ARE PRESENTLY SERVING THE PROPERTY, AND WILL SERVE THE PROPOSED ADDITION.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES BETWEEN PLAN AND FIELD INFORMATION ARE TO BE REPORTED IMMEDIATELY TO HARBOR CONSULTANTS.
 - THE DISRUPTION OF EXISTING UTILITY SERVICES SHALL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. ANY REQUIRED DISRUPTION OF SERVICES SHALL BE COORDINATED IN ADVANCE WITH THE RESPECTIVE AUTHORITY AND AFFECTED USERS SHALL BE ADEQUATELY NOTIFIED.
 - THIS SITE PLAN MAKES NO CERTIFICATION OR REPRESENTATION AS TO THE LOCATION OF ANY UNDERGROUND ELECTRICAL, PHONE OR CABLE CONDUITS AND/OR WIRES WHICH MAY BE PRESENT ON THE SITE.
 - ALL PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH BOROUGH OF ROSELLE PARK DETAILS.
 - THE GRADING AND DRAINAGE FOR THE SITE SHALL BE CONSTRUCTED SUCH THAT THERE IS NO ADVERSE IMPACT ON ADJACENT PROPERTIES.
 - THE APPLICANT SHALL BE RESPONSIBLE TO ADDRESS ANY POST CONSTRUCTION DRAINAGE ISSUES AS A RESULT OF THE PROJECT AT THE OWNERS EXPENSE TO THE SATISFACTION OF THE BOROUGH CONSTRUCTION DEPARTMENT AND BOROUGH ENGINEER.
 - ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

DIG SAFELY - NEW JERSEY

CALL BEFORE YOU DIG
1-800-272-1000
IT'S THE LAW

 **Dig Safely**

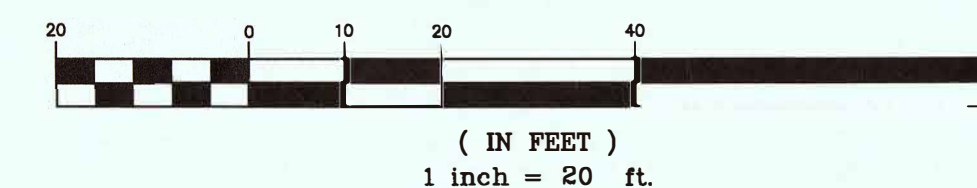
NEW JERSEY ONE CALL
CONTRACTORS SHALL CALL 1-800-272-1000
MINIMUM THREE DAYS, MAXIMUM 10 DAYS NOTICE PRIOR TO
BEGINNING EXCAVATION

LEGEND

- | | | |
|----------------------|---|-----------------------|
| STREET SIGN | ○ | IRON BAR FOUND |
| CLEANOUT | □ | MAILBOX |
| SANITARY MANHOLE | ⊗ | STREET TREE |
| DRAINAGE MANHOLE | ⊗ | EXIST. SPOT ELEVATION |
| CATCH BASIN | ⊗ | EXISTING CONTOUR LINE |
| CATCH BASIN | ⊗ | GAS LINE |
| SOIL BORING | ⊗ | WATER LINE |
| GUY WIRE | ⊗ | GAS VALVE |
| UTILITY POLE | ⊗ | WATER VALVE |
| P.K. NAIL FOUND | ⊗ | FIRE HYDRANT |
| CONC. MONUMENT FOUND | ⊗ | LIGHT POST |

ELEVATIONS SHOWN ARE BASED
ON NAVD 88

GRAPHIC SCALE

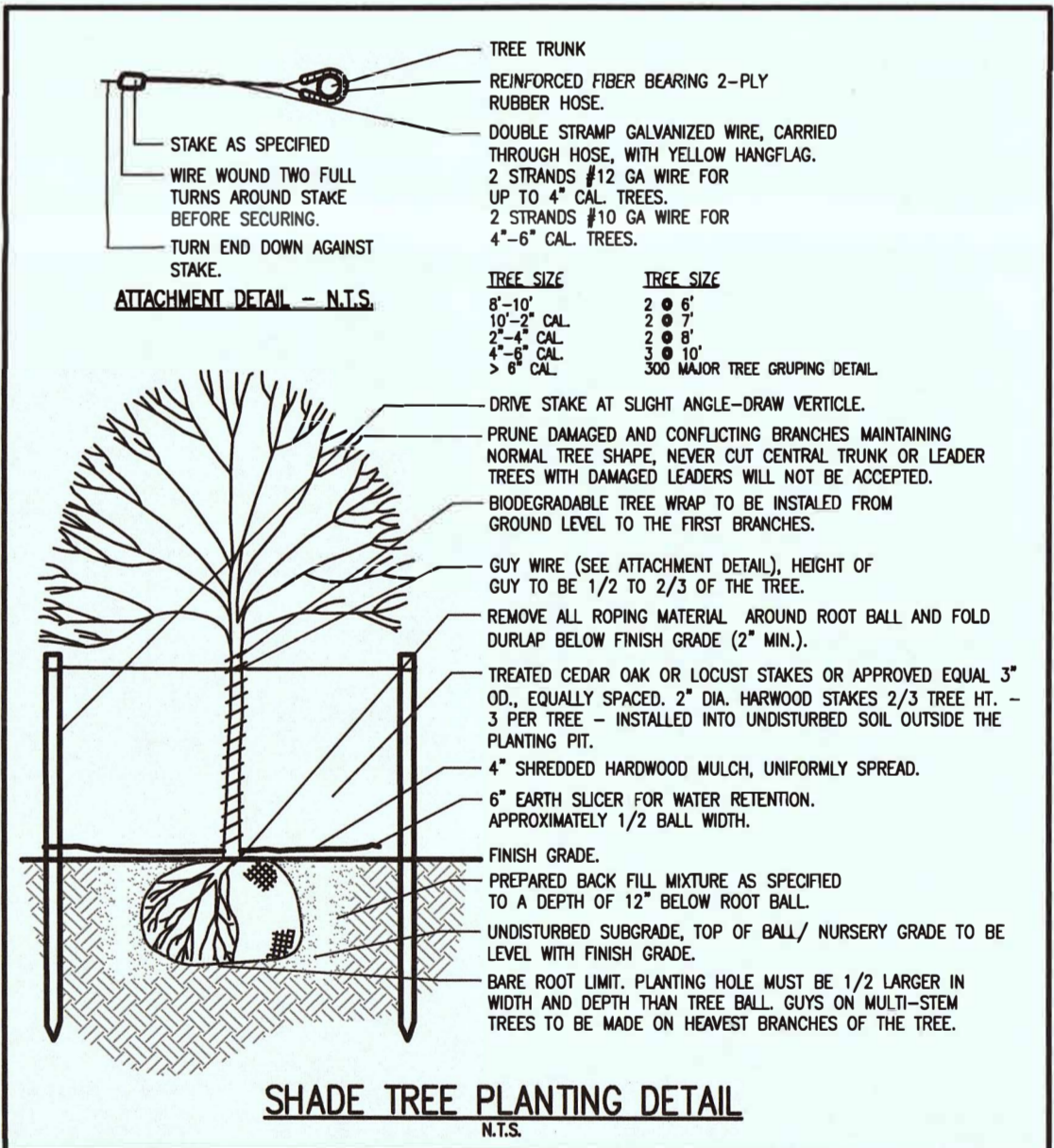
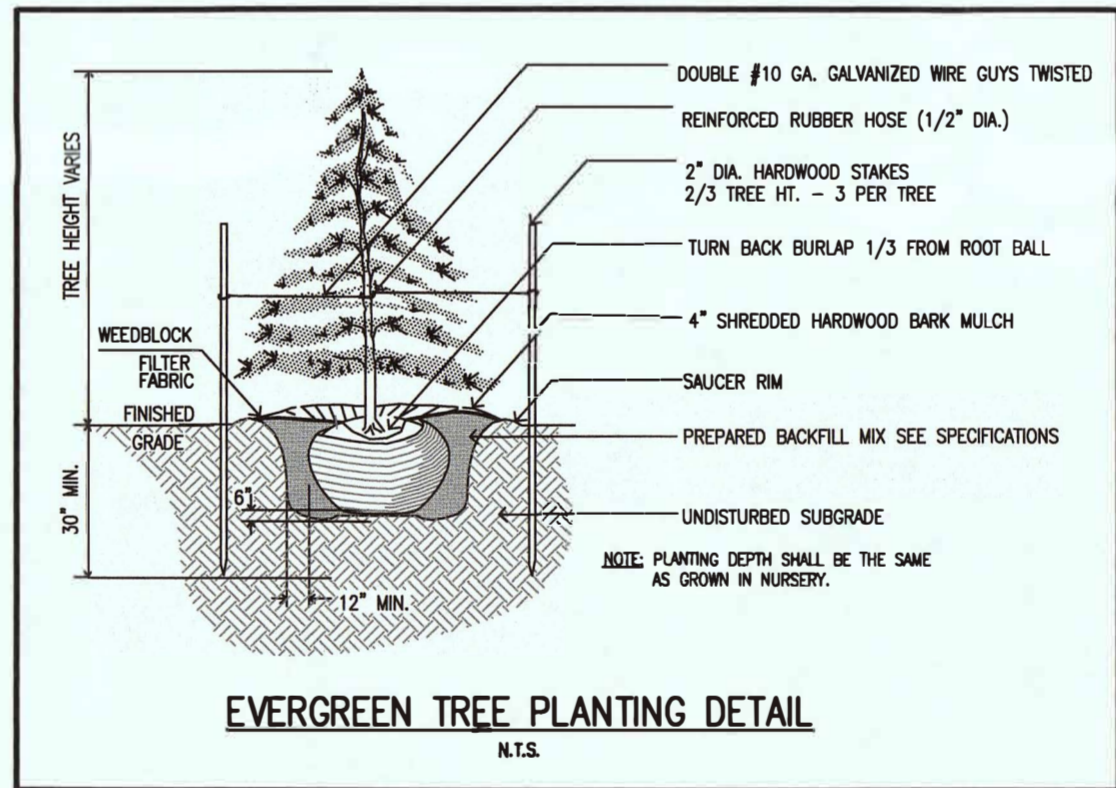
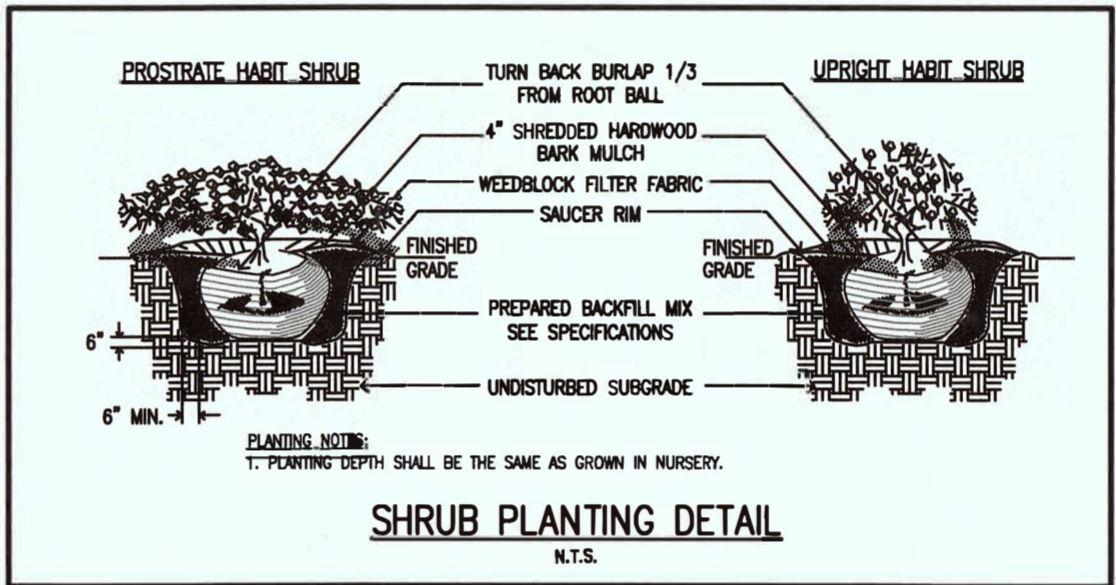
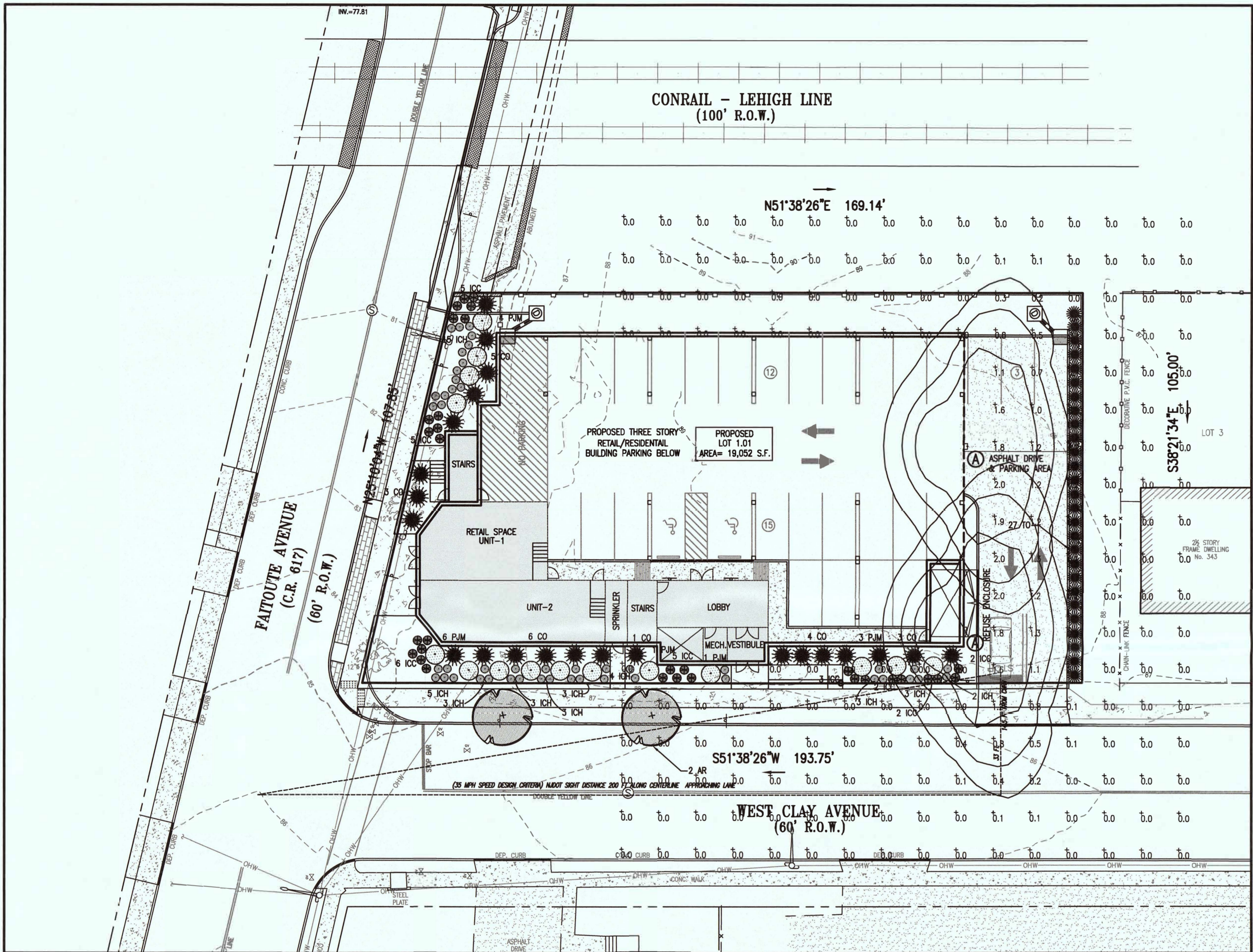
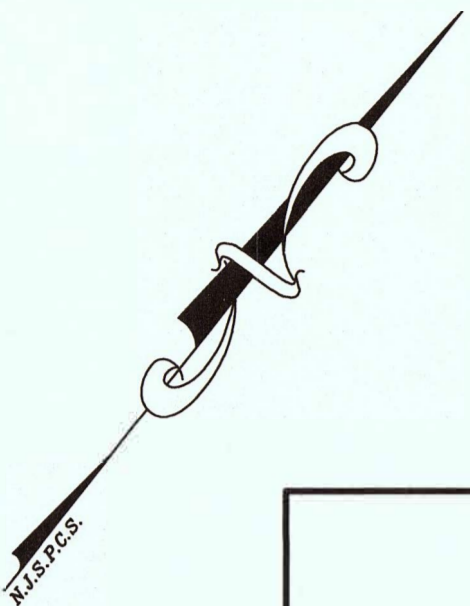


Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
Email: info@hcieg.net

PRELIMINARY AND FINAL SITE PLAN
GRADING AND UTILITY PLAN
No. 347-351 WEST CLAY AVENUE
LOTS No. 1 AND 2, BLOCK No. 307

BOROUGH OF ROSELLE PARK	UNION COUNTY	NEW JERSEY
SCALE: 1"=20'	DATE: 8/29/17	DESIGNED BY: V.E.V.
	DRAWN BY: C.V.F./A.M.	WORK FILE: 2017027_G&U
CERTIFICATE OF AUTHORIZATION No. 24GA27962100	PROJECT No. 2017027	

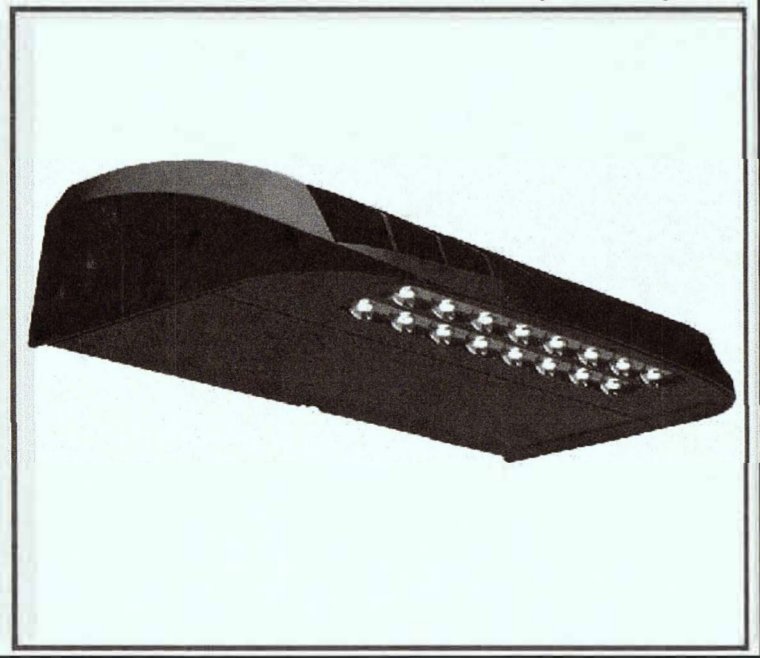
VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460



PLANTING NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE LANDSCAPING PLANS.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN OR EQUIVALENT.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED.
5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN THREE VERTICAL LOCATIONS.
8. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED IN THE FIELD. AT THAT TIME, THE LOCATIONS OF THE PLANTING MATERIAL SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL SHALL BE SELECTED AT THE NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL SHALL BE TAGGED AT THE NURSERY, INDICATING BOTANICAL NAME, COMMON NAME, VARIETY AND SIZE. IT IS ASSUMED THAT ALL PLANT MATERIAL IS AVAILABLE IN CENTRAL NEW JERSEY.
11. AT PLANTING TIME, ALL PLANTS SHALL BE THINNED BY REMOVING A BALANCED ONE - THIRD OF THE VEGETATION MATERIAL.
12. ALL TREES TO BE TREE FORM AND CLEAR OF BRANCHES TO SEVEN FEET ABOVE GROUND.
13. ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING.
14. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
15. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
16. TOPSOIL SHALL BE SANDY LOAM, FREE FROM SUBSOIL, STONES LARGER THAN ONE INCH, OR ANY UNSERVICEABLE MATERIAL. IT IS RECOMMENDED THAT A MINIMUM OF 4" OF TOP SOIL IS PROVIDED FOR ALL LAWN AND LANDSCAPED AREAS.
17. ALL PLANTS SHALL BE WATERED THOROUGHLY, TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
18. ALL PLANTS AND THE ENTIRE SHRUB BED SHALL RECEIVE A MINIMUM OF A 4 INCH LAYER OF SHREDDED HARDWOOD BARK MULCH. MULCH ALL PINES TO WITHIN 3 INCHES OF BRANCH ENDS. OVER 10 MIL FABRIC EQUAL TO "WEEDBLOCK".
19. TREE STAKES AND GUY WIRES TO BE CHECKED AFTER FIRST YEAR ALONG WITH CONDITIONS OF PLANT MATERIAL. STAKES AND GUY WIRES SHALL BE REMOVED AFTER A ONE YEAR PERIOD.
20. TOPSOIL OR SEED ALL DISTURBED AREAS AS A RESULT OF ANY AND ALL CONSTRUCTION OR STORAGE EQUIPMENT, WHETHER AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED.
21. THE FOLLOWING SEED MIXTURES SHALL BE USED WITHIN THE AREAS SPECIFIED:
 - LAWN AREAS
 - KENTUCKY BLUE GRASS 30 LBS./ACRE
 - HARD FESCUE 30 LBS./ACRE
 - PERENNIAL RYEGRASS 30 LBS./ACRE
 - OPTIMUM SEEDING DATES: 2/15 TO 5/1 AND 9/15 TO 10/15
22. NO GRADING, PLANTING OR STRUCTURE SHALL BE EXERCISED OR MAINTAINED MORE THAN THREE (3) FEET ABOVE THE STREET CENTER LINE IN THE ESTABLISHED SIGHT TRIANGLES. ANY PROPOSED OR EXISTING STREET TREES LOCATED IN THE SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED UP TO EIGHT (8) FEET ABOVE FINISHED GRADE.
23. IF REMOVAL OF THE EXISTING VEGETATION EXTENDS BEYOND THE LIMITS SHOWN, ADDITIONAL PLANTINGS SHALL BE ADDED AT THE DISCRETION OF THE PLANNING BOARD LANDSCAPE ARCHITECT ALONG THE PERIPHERY OF THE SITE FOR SCREENING PURPOSES. NO TREE SHALL BE LOCATED CLOSER THAN 15 FEET TO ANY LIGHT POLE.
24. LOCATION AND SPECIES OF TREES WILL BE FIELD ADJUSTED AT THE TIME OF INSTALLATION IF THE LANDSCAPE ARCHITECT FINDS THAT CONFLICTS OCCUR BETWEEN LANDSCAPING AND LIGHTING.
25. SHOULD DISCREPANCIES OCCUR BETWEEN THE QUANTITY OF PLANTINGS SHOWN ON THE PLANTING SCHEDULE AND THE PLANS, THE NUMBER AS SHOWN ON THE PLANS SHOULD BE FIELD.
26. ALL SHADE TREES MUST BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE EDGE OF ANY DRIVEWAY OR LIGHT POLE. NO TREES SHALL BE PLANTED CLOSER THAN TEN (10) FEET TO ANY UTILITY.

MIRADA WALL SCONCE (XWM)



MIRADA WALL SCONCE LUMINAIRE
N.T.S.

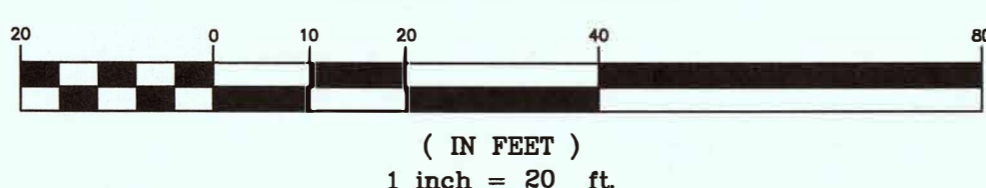
PROPOSED LIGHTING FIXTURE LIST

SYMBOL	KEY	QTY	LIGHT FIXTURE DESCRIPTION
[Symbol]	A	2	LSI INDUSTRIES XWM-2-LED-03-3.0-VOLTS-FINISH(MOUNTED AT 14')

NOTE:
LED LIGHTS SHALL CONTAIN BACKLIGHT CONTROL, SHIELDING, AND SPILL PREVENTION MEASURES.

ELEVATIONS SHOWN ARE BASED
ON NAVD 88

GRAPHIC SCALE



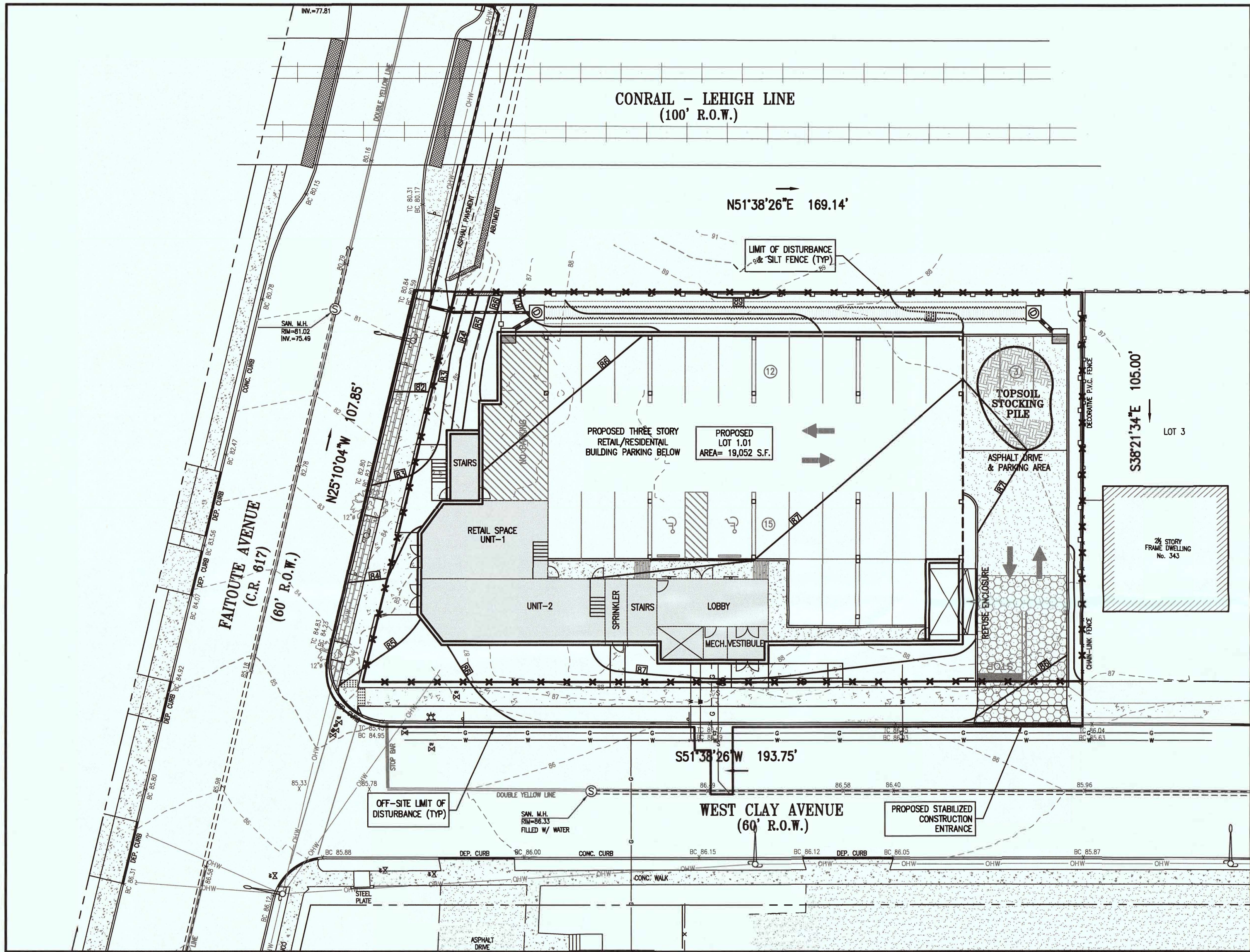
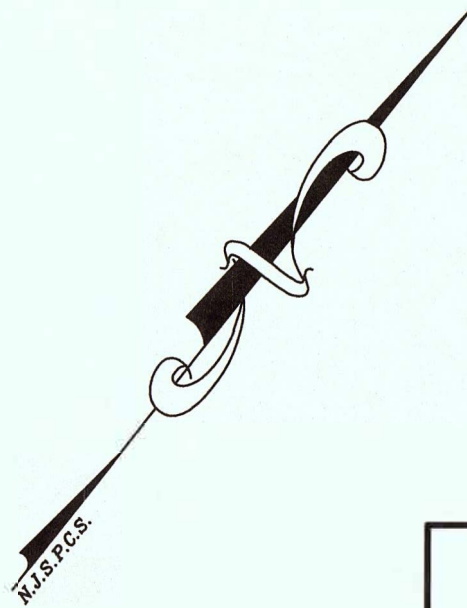
Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07018
Phone (908) 276-2715 Fax (908) 709-1738
Email: info@hcieg.net

PRELIMINARY AND FINAL SITE PLAN
LANDSCAPING AND LIGHTING PLAN
No. 347-351 WEST CLAY AVENUE
LOTS No. 1 AND 2, BLOCK No. 307
BOROUGH OF ROSSELLE PARK UNION COUNTY NEW JERSEY

SCALE: 1"=20' DATE: 8/29/17 DESIGNED BY: V.E.V. DRAWN BY: C.V.F./A.M. WORK FILE: 2017077 I&H

VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460

5



STANDARD FOR STABILIZATION WITH MULCH ONLY

(REVISED PER "NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7th EDITION, JANUARY 2014)

- METHODS AND MATERIALS**
- I. SITE PREPARATION:**
- A. GRADE, AS NEEDED AND FEASIBLE, TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
- B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- II. PROTECTIVE MATERIALS:**
- A. UNWETTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATING ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
- B. (ELIMINATED FROM 7th EDITION, JANUARY 2014)
- C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
- D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
- E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, PLASTIC, MAY BE USED.
- F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
- G. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
- III. MULCH ANCHORING:**
- SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
- A. **PEGS AND TWINE:**
DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CROSS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
- B. **MULCH NETTINGS:**
STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
- C. **COMB-TOOTH MULCH ANCHORING TOOL:**
A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE DONE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE DONE ON THE CONTOUR.
- D. **LIQUID MULCH-BINDERS:**
1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND COULD CARRY THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
2. USE ONE OF THE FOLLOWING:
- A. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MAINTAINED NETWORKS OF SOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTONIC EFFECT OR IMPIDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
- B. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKLY UNTIL GERMINATION OF GRASS.
- SEEDING SCHEDULE**
- (REVISED PER "NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7th EDITION, JANUARY 2014)
1. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOUDS, LUMPS OR OTHER UNSUITABLE MATERIAL.
2. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.
3. TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 SF OR GRASS RYE APPLIED AT A RATE OF 2.4 LBS. PER 1,000 SF. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEM OCCURS, THE ERODED AREAS SHALL BE REPAIRED AND STABILIZED WITH A MULCH AS INDICATED IN NOTE 6.
4. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. SITE CONTAINS SOIL: HALEDON-URBAN LAND-HASBROUCK COMPLEX, 0 TO 8 PERCENT SLOPES CLASSIFIED AS "SOMWHAT POORLY DRAINED" AS PER NJ WEI SOIL SURVEY USA.
- PLANTING MIXTURE TO BE USED: MIX-18 (RESIDENTIAL/COMMERCIAL USE)**
- ROUGH BLUEGRASS @ 90 lb/Ac
STRONG CREEPING RED FESCUE @ 130 lb/Ac.
- SITE IS LOCATED WITHIN USDA PLANT HARDINESS ZONE 6b. PLANTING DATES:
ACCEPTABLE DATE: 3/01 TO 4/30
ACCEPTABLE DATE: 5/01 TO 6/15 (**)
OPTIMAL DATE: 8/15 TO 10/15
- (**) SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX SEEDS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.
5. PERMANENT SEEDING TO BE APPLIED BY CYCLONE SPREADER OR OTHER APPROVED METHOD, AT A RATE OF 150#/ACRE. SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.
6. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-10 APPLIED AT A RATE OF 110#/1000 SF OR AS DETERMINED BY SOIL TEST. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF 90#/1000SF. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF 135#/1000 SF.
7. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH.
8. ALL SEEDING AREAS SHALL BE MULCHED. MULCH SHALL CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER, LIQUID MULCH BINDER, OR AN APPROVED EQUAL AT A RATE OF 70-90 LBS. PER 1000 SF.

GENERAL NOTES:

1. SOMERSET-UNION CONSERVATION DISTRICT
SOMERSET COUNTY 4-H CENTER
508 MILTOWN ROAD
BRIDGEWATER, NJ 08807
(908)-526-2701
2. OWNER/APPLICANT:
DIVERSE DEVELOPMENT LLC
84 HILLCREST DRIVE
CLARK, NJ 07066
3. THIS PLAN IS ONLY TO BE USED AS A GUIDE TO THE IMPLEMENTATION OF SOIL EROSION CONTROL MEASURES. IT IS NOT TO BE USED FOR CONSTRUCTION. REFER TO GRADING & UTILITY PLAN AND SUPPLEMENTS THEREOF.
4. ALL ROADS AND WALKWAYS WILL BE SWEEPED DAILY THROUGH THE DURATION OF CONSTRUCTION.
5. AREA WITHIN LIMIT OF DISTURBANCE
22,817 S.F. (0.52± ACRES)

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCES OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY DRAINAGEWAYS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARDS FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD OF 1 1/2' TO 2' STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
11. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATION STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER IT, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN THAT N.J.S.A. 424-39 ET SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
15. UNFILTERED DEMATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEMATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEMATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
16. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE WITHDRAWN OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
17. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
19. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR THESE ACTIVITIES.
20. ALL SOIL STOCKPILES AREA TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #2.

SEQUENCE OF CONSTRUCTION OPERATIONS

ACTIVITY	TIME PERIOD
1. Install silt fence.	1 Day
2. Install stabilized construction entrance.	1 Day
3. Demolish existing structures and associated improvements.	2 Weeks
4. Strip topsoil, stockpile and stabilize.	2 Days
5. Excavate and construct Foundation.	2 Month
6. Back fill Foundation, rough grade site and apply temporary seeding and or mulch as required.	3 Days
7. Begin Building construction.	9 Months
8. Connect underground utilities.	2 Week
9. Install services walkways and pave driveway.	3 Days
10. Finish grading site and apply permanent stabilization measures.	1 Week
11. Remove temporary soil erosion control measures.	1 Day
12. Complete Building and Landscaping.	2 Weeks

DIG SAFELY - NEW JERSEY

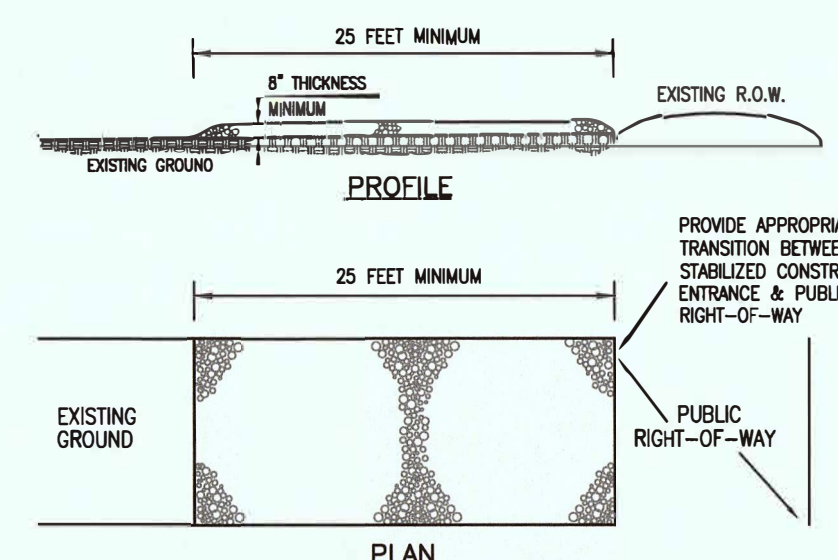
CALL BEFORE YOU DIG
1-800-272-1000
IT'S THE LAW

Dig Safely

NEW JERSEY ONE CALL
CONTRACTORS SHALL CALL 1-800-272-1000
MINIMUM THREE DAYS, MAXIMUM 10 DAYS NOTICE PRIOR TO BEGINNING EXCAVATION

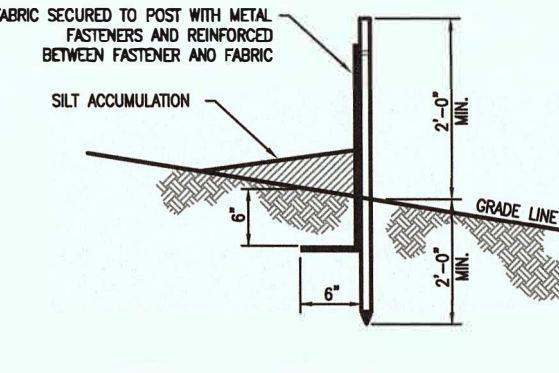
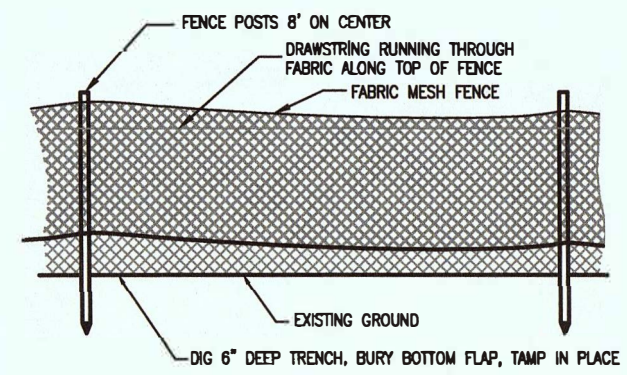
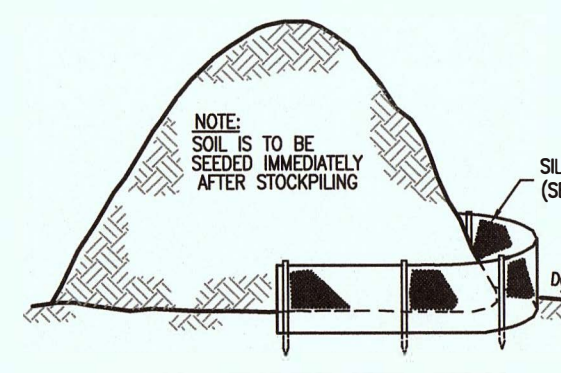
COPYRIGHT © 2017, HARBOR CONSULTANTS INC. - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF HARBOR CONSULTANTS INC. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM HARBOR CONSULTANTS INC.

- LEGEND**
- STREET SIGN
SANITARY MANHOLE
DRAINAGE MANHOLE
CATCH BASIN
CATCH BASIN
SOIL BORING
GUY WIRE
UTILITY POLE
P.K. NAIL FOUND
CONC. MONUMENT FOUND
- IRON BAR FOUND
MAILBOX
STREET TREE
EXIST. SPOT ELEVATION
EXISTING CONTOUR LINE
GAS LINE
WATER LINE
GAS VALVE
WATER VALVE
FIRE HYDRANT
LIGHT POST

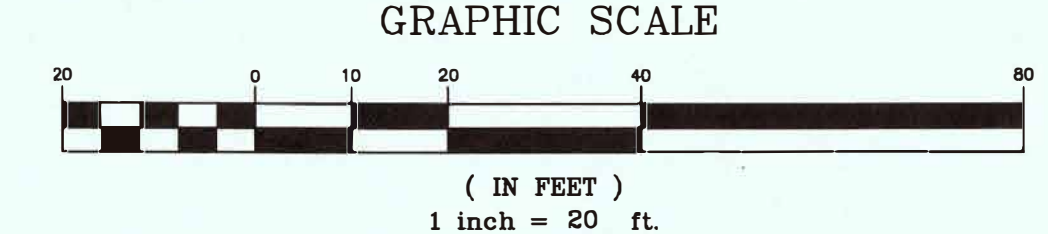


STABILIZED CONSTRUCTION ENTRANCE SPECIFICATIONS

1. STONE SIZE - USE ASTM C-33, SIZES NO. 2 OR 3. USE CRUSHED STONES.
2. LENGTH - AS EXISTING, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN 8 INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, BUT IN NO CASE LESS THAN 15' WIDE.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STONE DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT (SPILLED, DROPPED, WASHED, OR TRACKED) ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
7. AT POORLY DRAINING LOCATIONS, SUBSURFACE DRAINAGE SHALL BE INSTALLED BEFORE INSTALLATION.



ELEVATIONS SHOWN ARE BASED ON NAVD 88



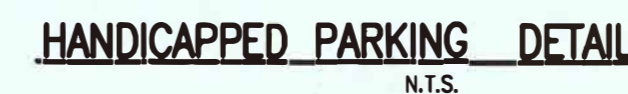
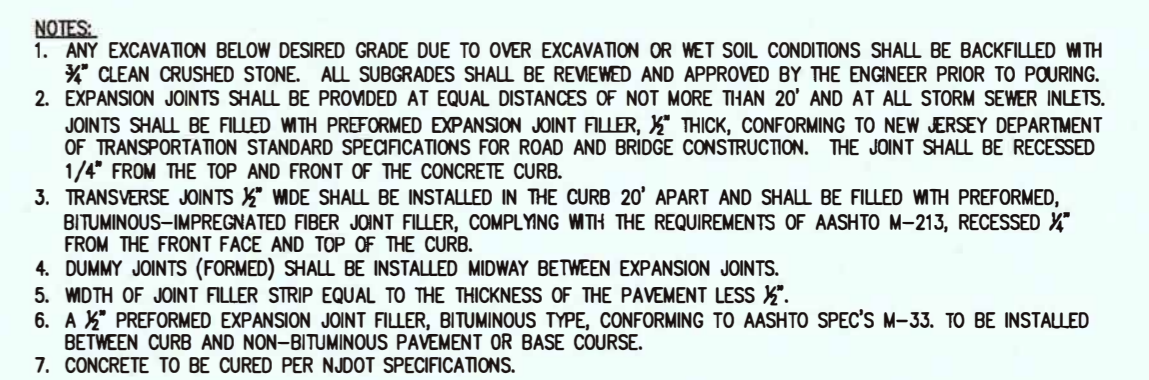
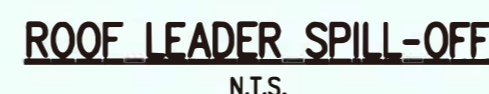
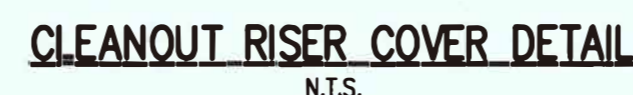
Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
Email: info@hcieg.net

PRELIMINARY AND FINAL SITE PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN
No. 347-351 WEST CLAY AVENUE
LOTS No. 1 AND 2, BLOCK No. 307
BOROUGH OF ROSELLE PARK UNION COUNTY NEW JERSEY

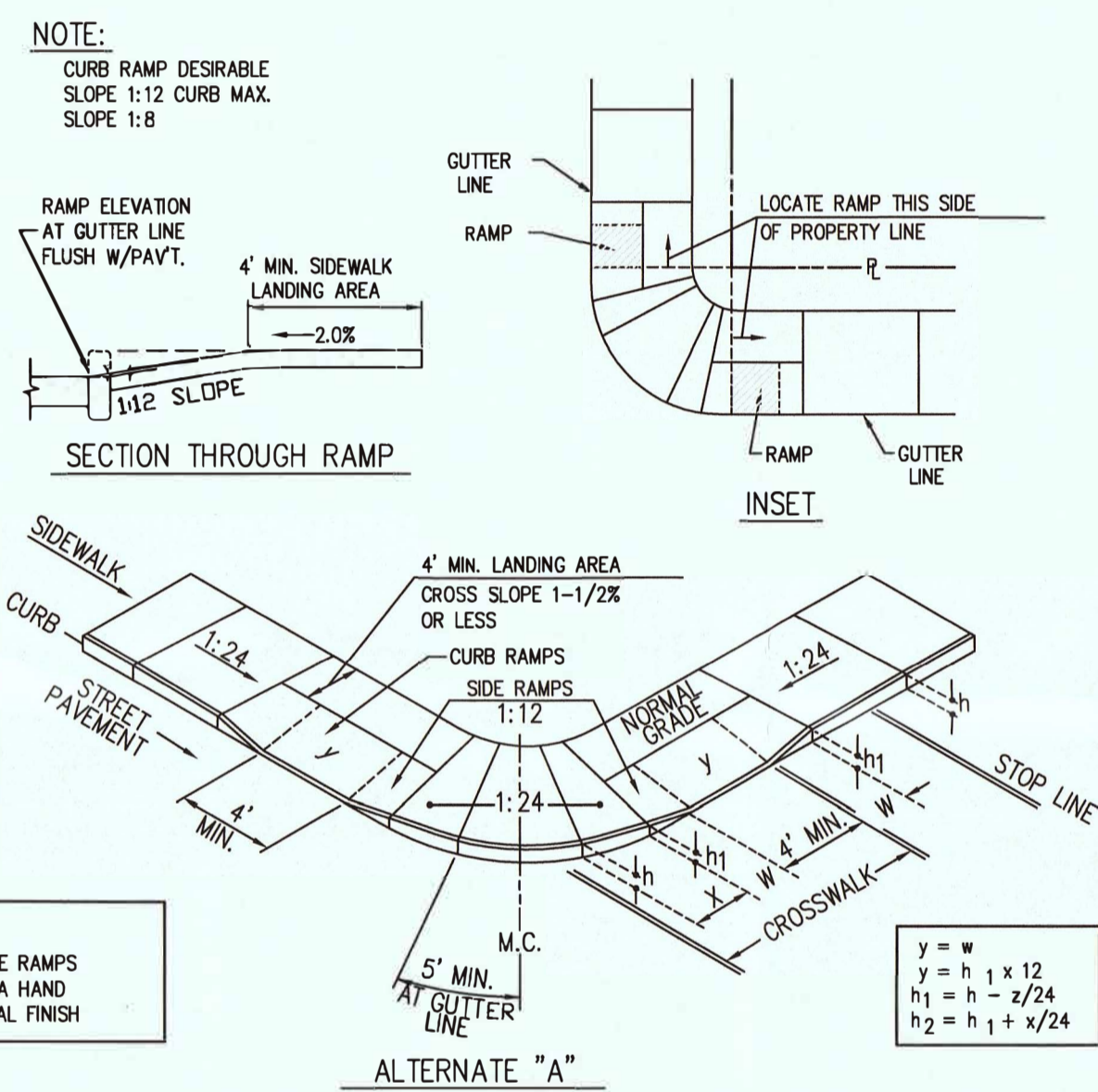
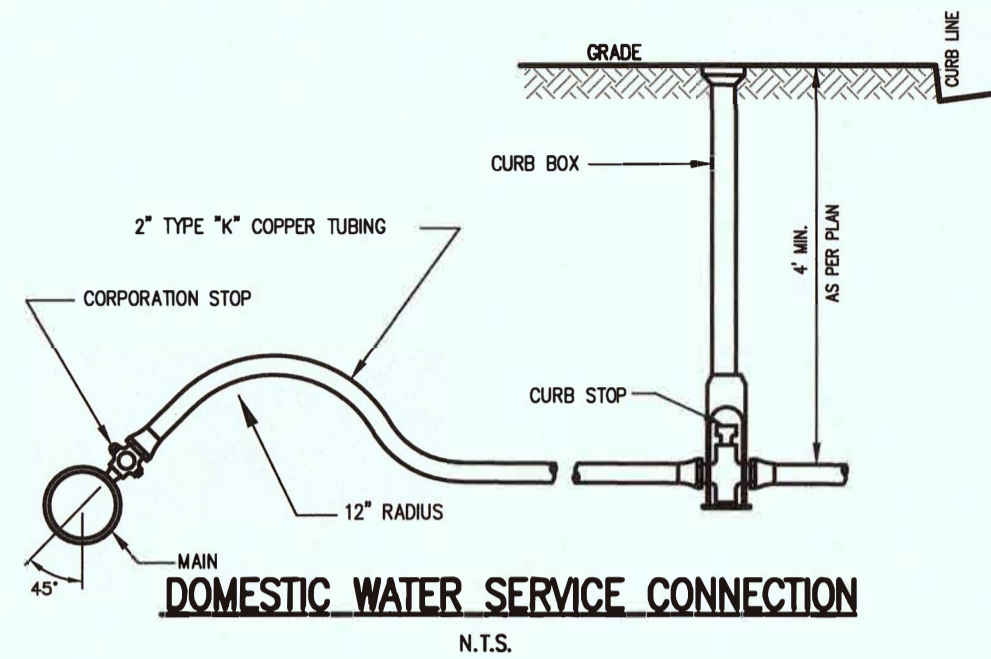
SCALE: 1"=20'
DATE: 8/29/17
DESIGNED BY: V.E.V.
DRAWN BY: C.V.F./A.M.
WORK FILE: 2017027_SESC

CERTIFICATE OF AUTHORIZATION No. 24627962100
PROJECT No. 2017027

VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460



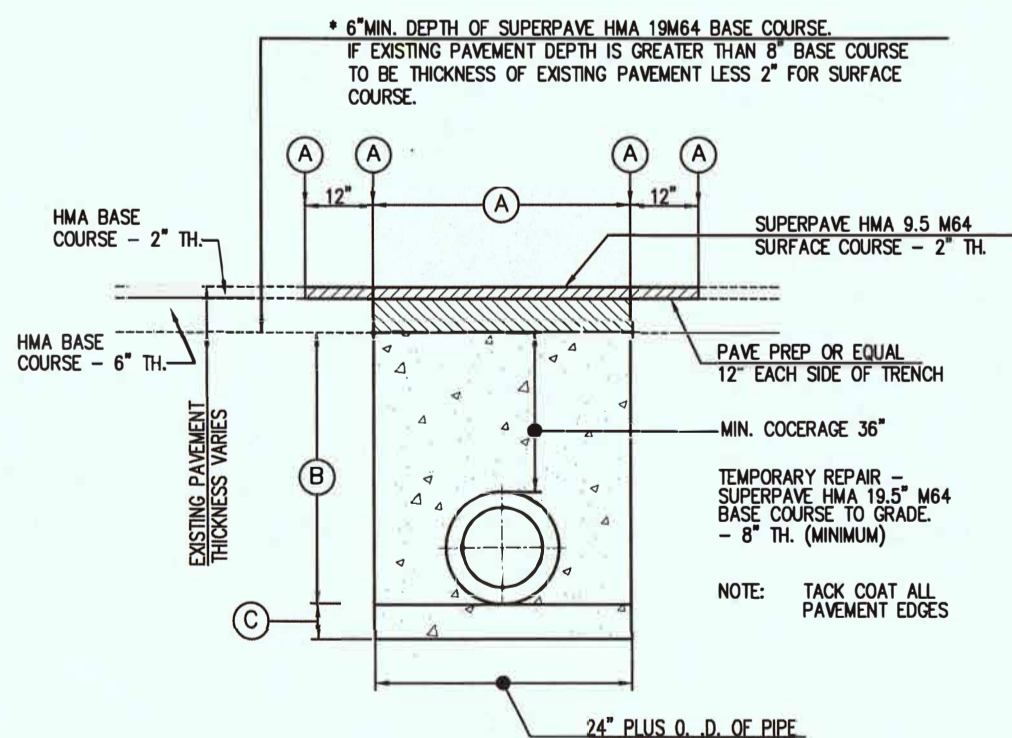
	<h1>Harbor Consultants Inc.</h1> <p>Engineers & Surveyors 320 NORTH AVENUE EAST CRANFORD, N.J. 07016 Phone (908) 276-2715 Fax (908) 709-1738 Email: info@hcicg.net</p>				<div>7</div>  <p>VICTOR E. VINEGRA PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY LICENSE No. 34460</p>	
	<p>PRELIMINARY & FINAL SITE PLAN CONSTRUCTION DETAILS No. 347-351 WEST CLAY AVENUE LOTS 1 & 2, BLOCK 307 BOROUGH OF ROSELLE PARK UNION COUNTY NEW JERSEY</p>					
SCALE: 1"=20'	DATE: 8/29/17	DESIGNED BY: E.V.C.	DRAWN BY: C.V.F./J.A.M.	WORK FILE: 20170227_Details	CERTIFICATE OF AUTHORIZATION No. 24GA27962100	PROJECT No. 20170227



NOTE:
RAMPS & SIDE RAMPS
SHALL HAVE A HAND
BROOMED FINAL FINISH

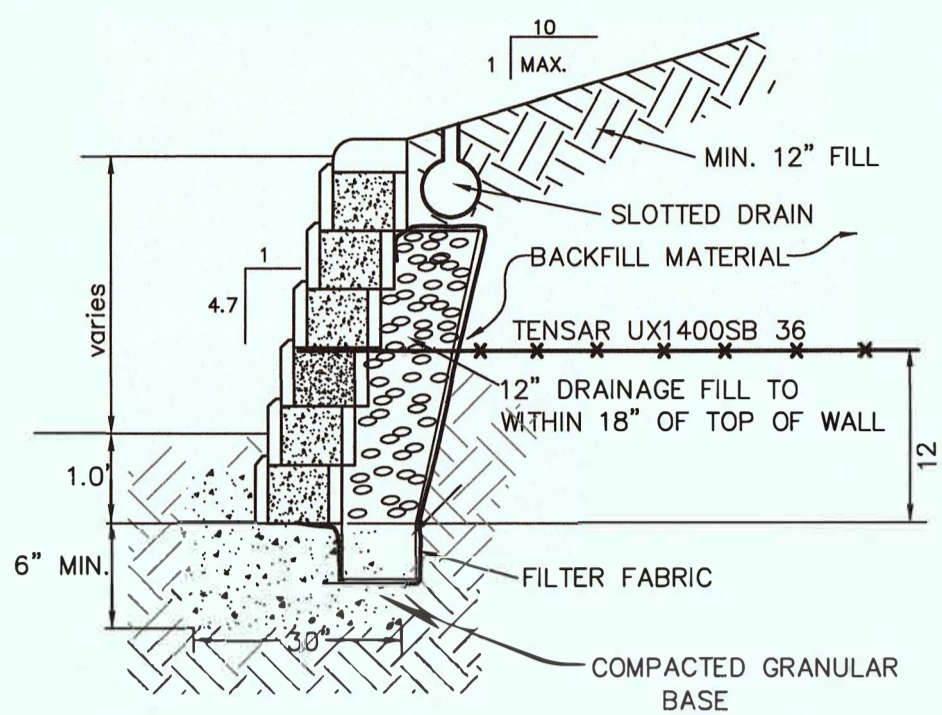
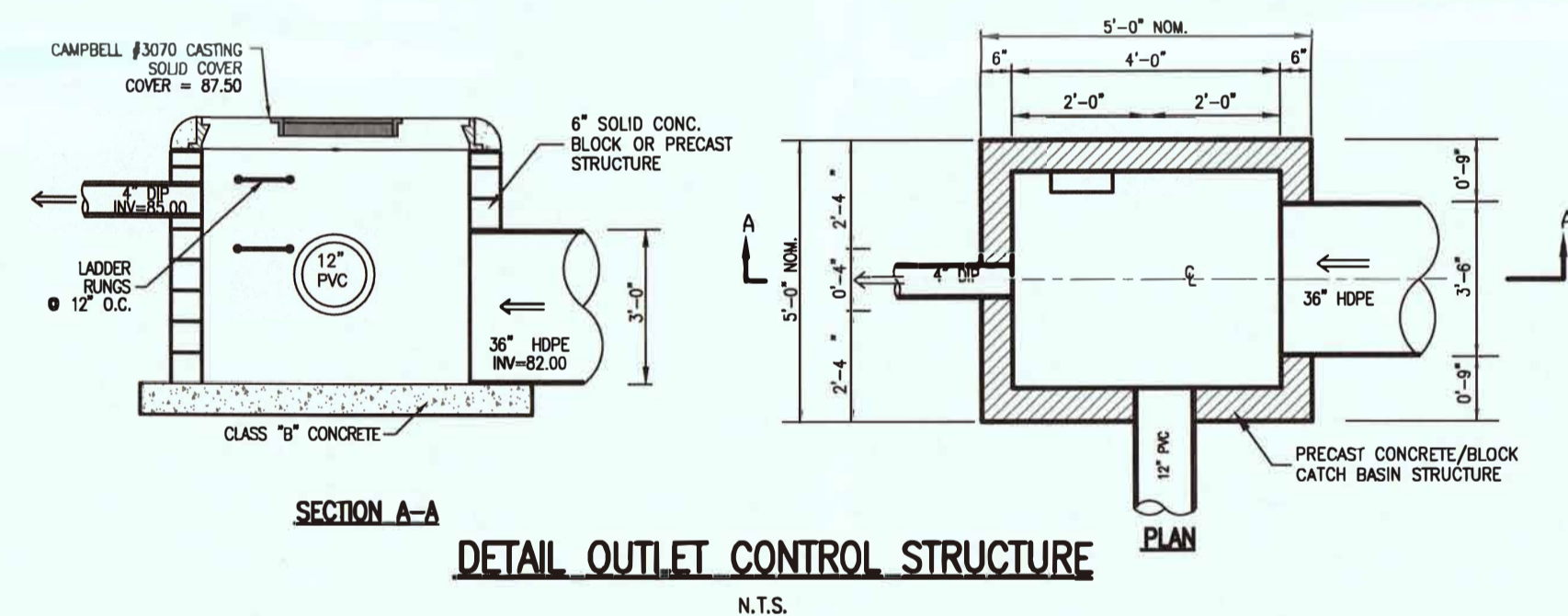
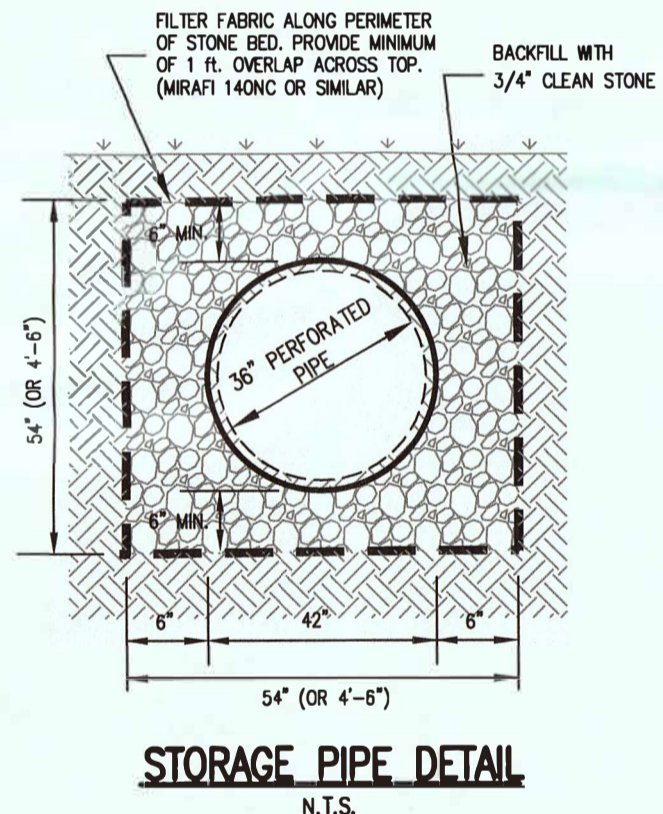
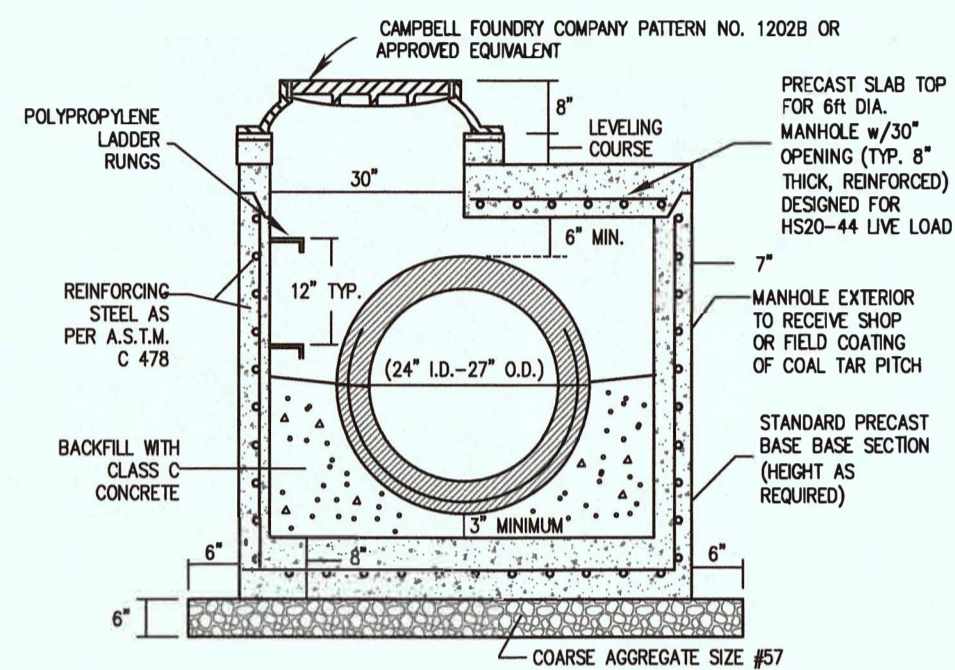
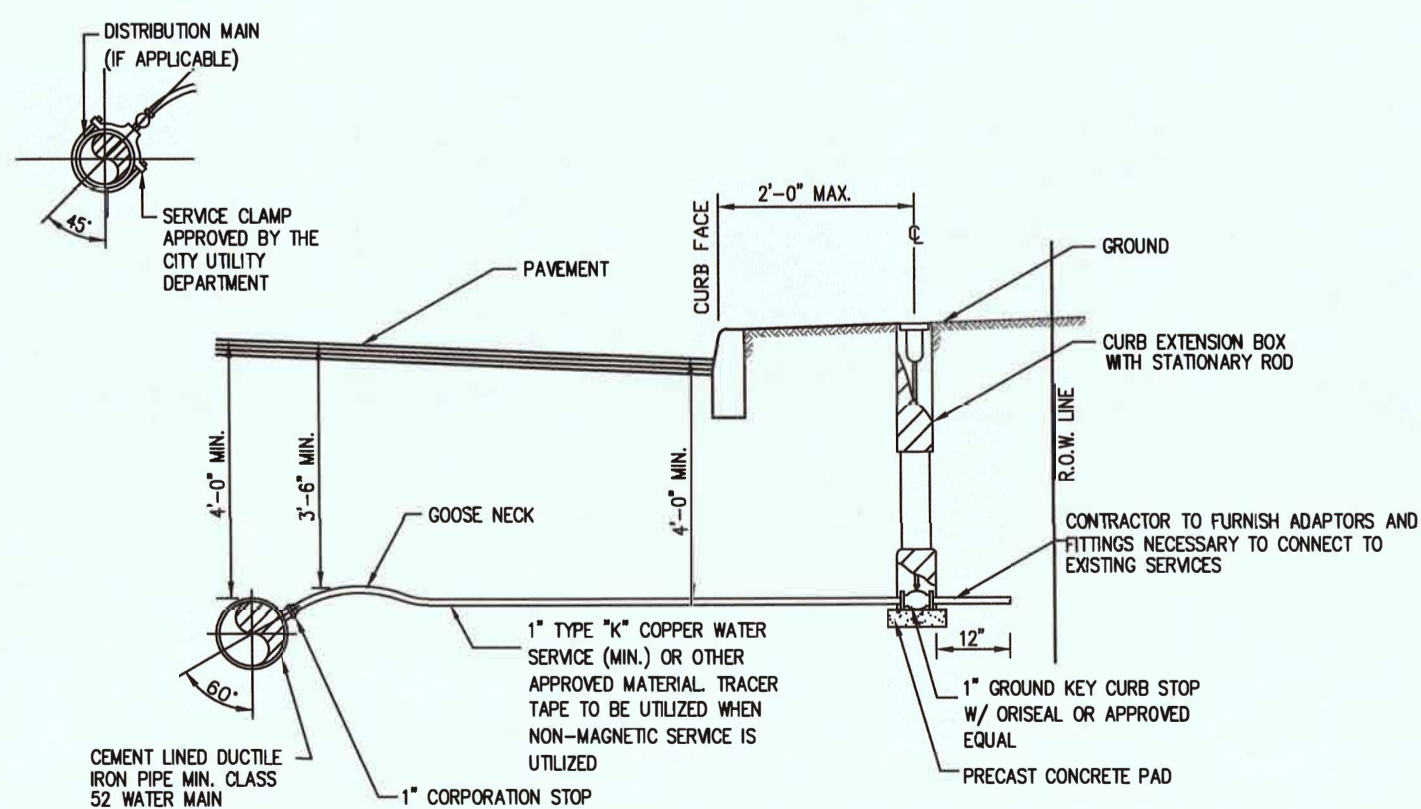
NOTE: RAMPS TO BE INSTALLED AND CONSTRUCTED IN
ACCORDANCE WITH THE "BARRIER FREE DESIGN
REGULATIONS" AS ADOPTED BY THE STATE OF
NEW JERSEY AND AS MAY BE AMENDED.

HANDICAP RAMP DETAIL
N.T.S.



- (A) EXISTING HOT MIX ASPHALT OR CONCRETE PAVEMENT TO BE SAW CUT.
(B) DENSE GRADED AGGREGATE BASE COURSE.
(C) 3/4" CLEAN STONE, 6" LAYER. USE ONLY IF PIPE SIZE IS 36" OR
LARGER OR IF MET CONDITIONS ARE PRESENT.
- * IF EXISTING PAVEMENT IS CONCRETE, RESTORATION
MATERIAL FOR BASE COURSE SHALL ALSO BE CONCRETE,
OR AS REQUIRED BY THE COUNTY ENGINEER.
- NOTE: IF EXCAVATION IS WITHIN 2' OF CURB, REMOVE PAVEMENT TO
CURB AND REPLACE.

**HOT MIX ASPHALT PAVEMENT
TRENCH RESTORATION**
N.T.S.



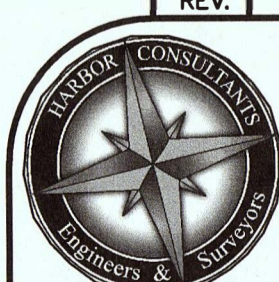
RETAINING WALL NOTES:

(FOR ALL RETAINING WALL DETAILS ON THIS SHEET)

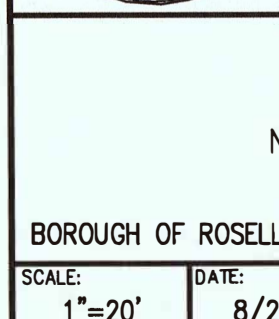
- DRAINAGE FILL SHALL BE 1/2" - 3/4" WASHED RIVER RUN GRAVEL AND SHALL BE INSTALLED BEHIND THE WALL TO WITHIN 18" OF THE TOP OF THE WALL.
- GRANULAR BASE SHALL BE 3/4" CRUSHED GRAVEL, MINIMUM 6" THICK, COMPACTED TO 95% MODIFIED PROCTOR.
- GEOTECHNICAL ENGINEER SHALL INSPECT AND VERIFY THAT THE FOUNDATION (FOOTING) SOILS ARE OF A SUITABLE BEARING MATERIAL BASED ON THE ASSUMED SOIL PARAMETERS IN THE DESIGN OF THE WALL. SOILS SHALL NOT BE OVER EXCAVATED UNLESS UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL SHALL BE REMOVED ONLY UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE PROVISIONS OF THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
- COMPACTION TESTS SHALL BE PERFORMED AS THE WALL IS INSTALLED UNDER THE DIRECTION OF THE SITE GEOTECHNICAL ENGINEER. COMPACTION SHALL BE TO 95% MODIFIED PROCTOR DENSITY.
- BACKFILL MATERIAL SHALL CONSIST OF WELL DRAINED LOAMY SAND, SANDY LOAM, LOAM TO SANDY CLAY LOAM AS SPECIFIED ON THE U.S.D.A. SYSTEM OF SOIL TEXTURAL CLASSIFICATION. ALL BACKFILL MATERIAL SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- CONTRACTOR SHALL ESTABLISH TURF IMMEDIATELY UPON COMPLETION OF THE WALL.
- BENCH CUT ALL EXCAVATED SLOPES.
- BASE MATERIALS SHALL BE PLACED UPON UNDISTURBED SOILS.
- A POST & RAIL FENCE SHALL BE INSTALLED ALONG THE TOP OF ALL RETAINING WALLS WITH A HEIGHT OF 2.5 FEET OR GREATER. (SEE DETAIL)

MODULAR BLOCK RETAINING WALL

N.T.S.



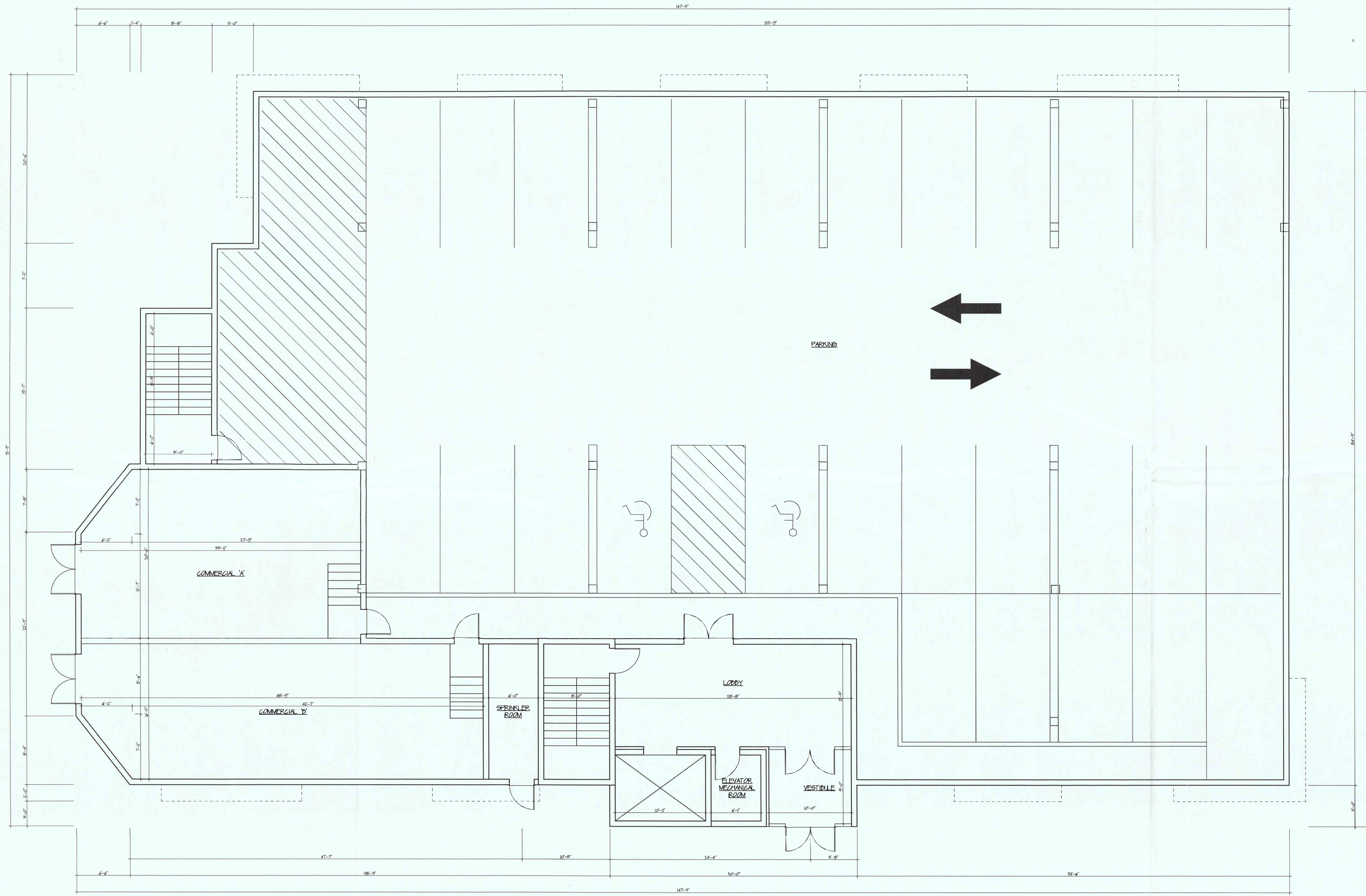
Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
Email: info@hcieg.net



VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460

REV.	DATE	DESCRIPTION	CHK'D.	APP'D.
1	1/05/18	REVISIONS PER NEGIA LETTER OF 12-08-2017		

SCALE: 1"=20'	DATE: 8/29/17	DESIGNED BY: V.E.V.	DRAWN BY: C.V.F./A.M.	WORK FILE: 2017027_Details	CERTIFICATE OF AUTHORIZATION No. 24GA27962100	PROJECT No. 2017027
---------------	---------------	---------------------	-----------------------	----------------------------	---	---------------------



PROPOSED GROUND FLOOR PLAN
SCALE: 3/8" = 1'-0"



WAGA ENTERPRISES
ARCHITECTS, LLC

ARCHITECTURE.
SPACE PLANNING.
INTERIOR DESIGN.
CONSTRUCTION SERVICES.

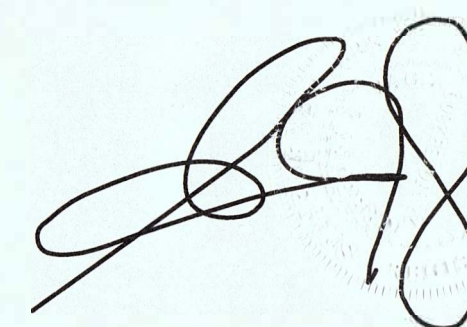
2109 ST. GEORGES AVENUE
RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED MIXED-USE BUILDING

WEST CLAY ASSOCIATES, LLC

WEST CLAY AVENUE

ROSELLE PARK, NEW JERSEY



GREGORY J. WAGA, R.A., AIA.

NEW JERSEY
21A101332800

NEW YORK
037184-1

NORTH CAROLINA
13489

DELAWARE
S5-0007819

FLORIDA
AR98285

PENNSYLVANIA
RA407216

PROJECT NO.: 17-098

DATE: 12 MAY 2017

SCALE: AS SHOWN

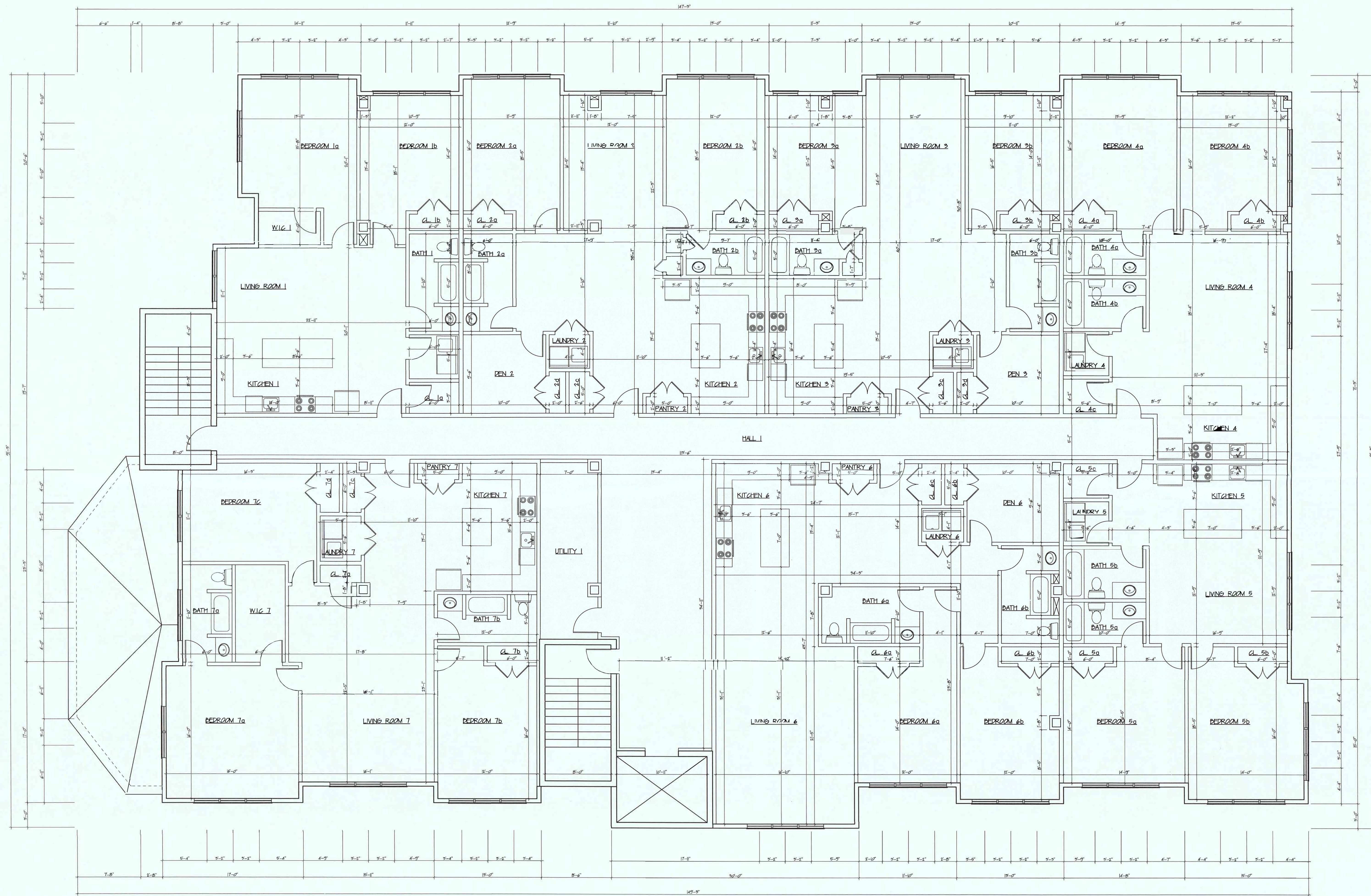
DRAWN BY: KS

REVISION:
CONCEPT 'A' 25 MAY 2017
CONCEPT 'B' 6 JUN 2017
CONCEPT 'C' 16 JUN 2017
CONCEPT 'D' 21 JUN 2017
CONCEPT 'E' 21 SEP 2017

DRAWING DESCRIPTION:
PROPOSED GROUND FLOOR PLAN

DRAWING NO.:

A-1



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

UNIT COUNT			
UNIT	AREA	UNIT	AREA
1	1,144 SQ. FT.	5	1,154 SQ. FT.
2	1,150 SQ. FT.	6	1,172 SQ. FT.
3	1,429 SQ. FT.	7	1,504 SQ. FT.
4	1,220 SQ. FT. TOTAL		11,740 SQ. FT.

a) INCLUSIVE OF EXPRESSLY SHARED SPACES



WAGA ENTERPRISES
ARCHITECTS, LLC

ARCHITECTURE.
SPACE PLANNING.
INTERIOR DESIGN.
CONSTRUCTION SERVICES.

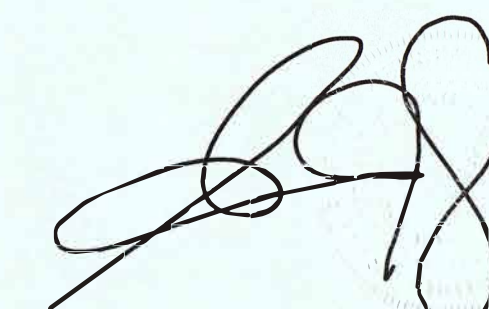
2109 ST. GEORGES AVENUE
RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED MIXED-USE BUILDING

WEST CLAY ASSOCIATES, LLC

WEST CLAY AVENUE

ROSELLE PARK, NEW JERSEY



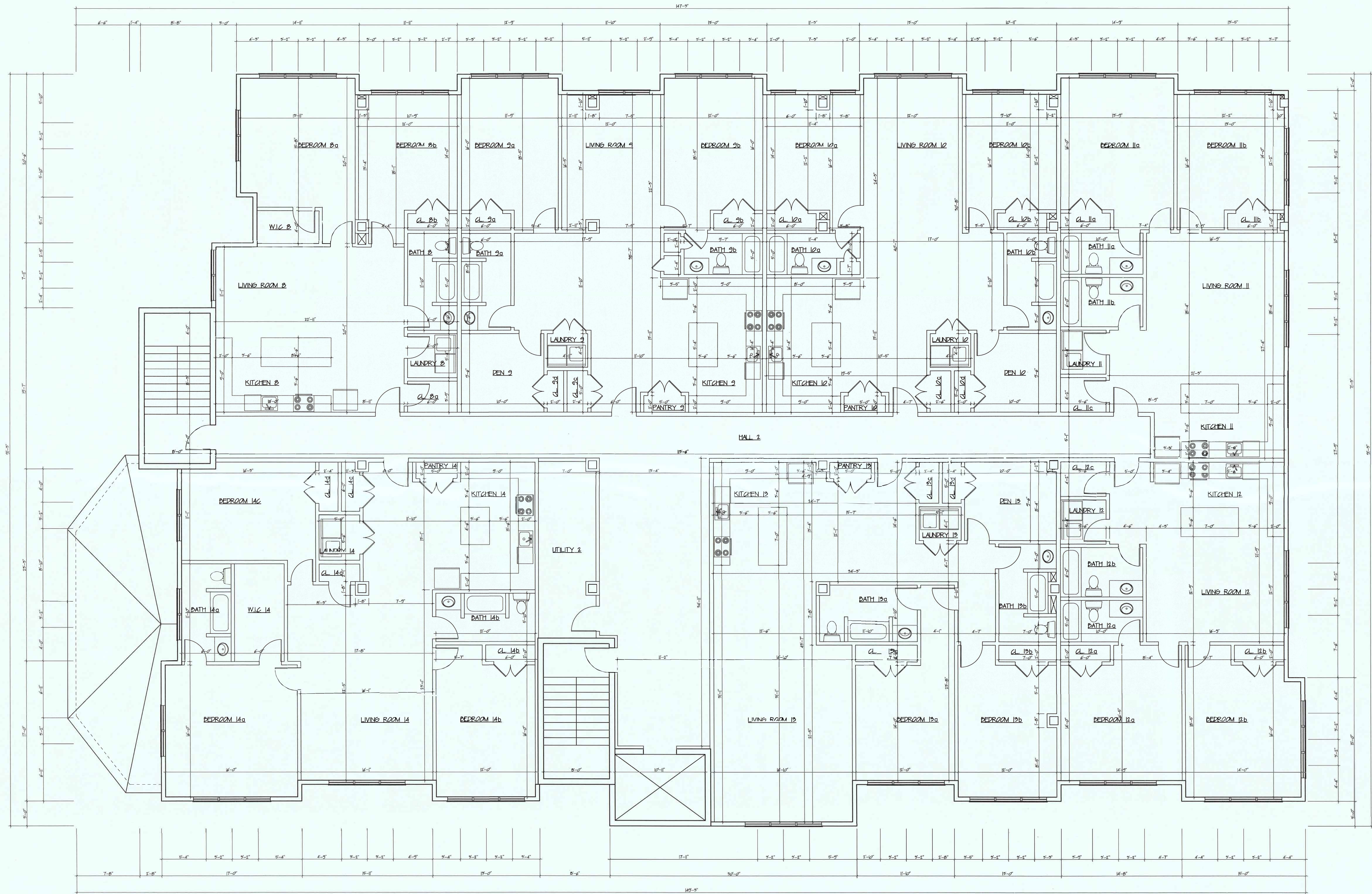
GREGORY J. WAGA, R.A., AIA.
NEW JERSEY 21A101332800
NEW YORK 037184-1
NORTH CAROLINA 13489
DELAWARE S5-0007819
FLORIDA AR98285
PENNSYLVANIA RA407216

PROJECT NO.: 17-098
DATE: 12 MAY 2017
SCALE: AS SHOWN
DRAWN BY: KS
REVISION:
CONCEPT 'A' 25 MAY 2017
CONCEPT 'B' 6 JUN 2017
CONCEPT 'C' 16 JUN 2017
CONCEPT 'D' 21 JUN 2017
CONCEPT 'E' 21 SEP 2017

DRAWING DESCRIPTION:
PROPOSED SECOND FLOOR PLAN

DRAWING NO.:

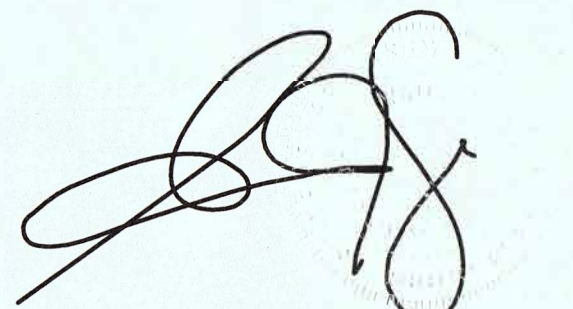
A-2



PROPOSED THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

UNIT COUNT			
UNIT	AREA	UNIT	AREA
9	1,144 SQ. FT.	12	1,184 SQ. FT.
10	1,510 SQ. FT.	13	1,772 SQ. FT.
11	1,429 SQ. FT.	14	1,504 SQ. FT.
TOTAL		11,740 SQ. FT.	

3) INCLUDES OF EGRESS/ STAIRWELL SPACES



GREGORY J. WAGA, R.A., AIA.
NEW JERSEY 21A101332800
NEW YORK 037184-1
NORTH CAROLINA 13489
DELAWARE SS-0007819
FLORIDA AR98285
PENNSYLVANIA RA407216

PROJECT NO.: 17-098

DATE: 12 MAY 2017

SCALE: AS SHOWN

DRAWN BY: KS

REVISION:
CONCEPT 'A' 25 MAY 2017
CONCEPT 'B' 6 JUN 2017
CONCEPT 'C' 16 JUN 2017
CONCEPT 'D' 21 JUN 2017
CONCEPT 'E' 21 SEP 2017

DRAWING DESCRIPTION:
PROPOSED THIRD FLOOR PLAN

DRAWING NO.:



**ARCHITECTURE.
SPACE PLANNING.
INTERIOR DESIGN.
CONSTRUCTION SERVICES.**

2109 ST. GEORGES AVENUE
RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED MIXED-USE BUILDING

WEST CLAY ASSOCIATES, LLC

WEST CLAY AVENUE

ROSELLE PARK, NEW JERSEY



NEW JERSEY 21A101332800	NEW YORK 037184-1
NORTH CAROLINA 13489	DELAWARE S5-0007819
FLORIDA AR98285	PENNSYLVANIA RA407216

PROJECT NO.: 17-098

DATE: 12 MAY 2017

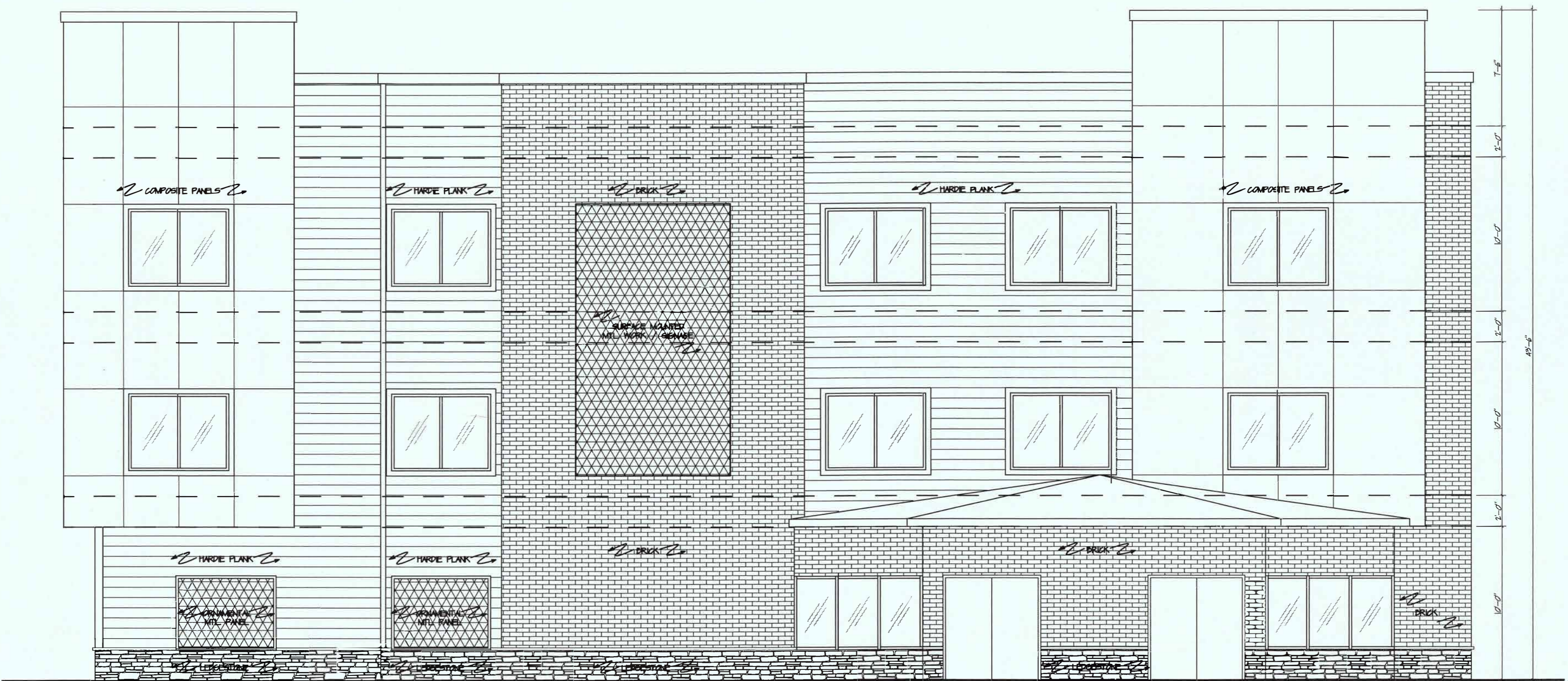
SCALE: AS SHOWN

DRAWN BY: KS

REVISION:	
CONCEPT 'A'	25 MAY 2017
CONCEPT 'B'	6 JUN 2017
CONCEPT 'C'	16 JUN 2017
CONCEPT 'D'	21 JUN 2017
CONCEPT 'E'	21 SEP 2017

DRAWING DESCRIPTION:
EXIST FRONT ELE. W/ ALT.
EXIST REAR ELE. W/ ALT.

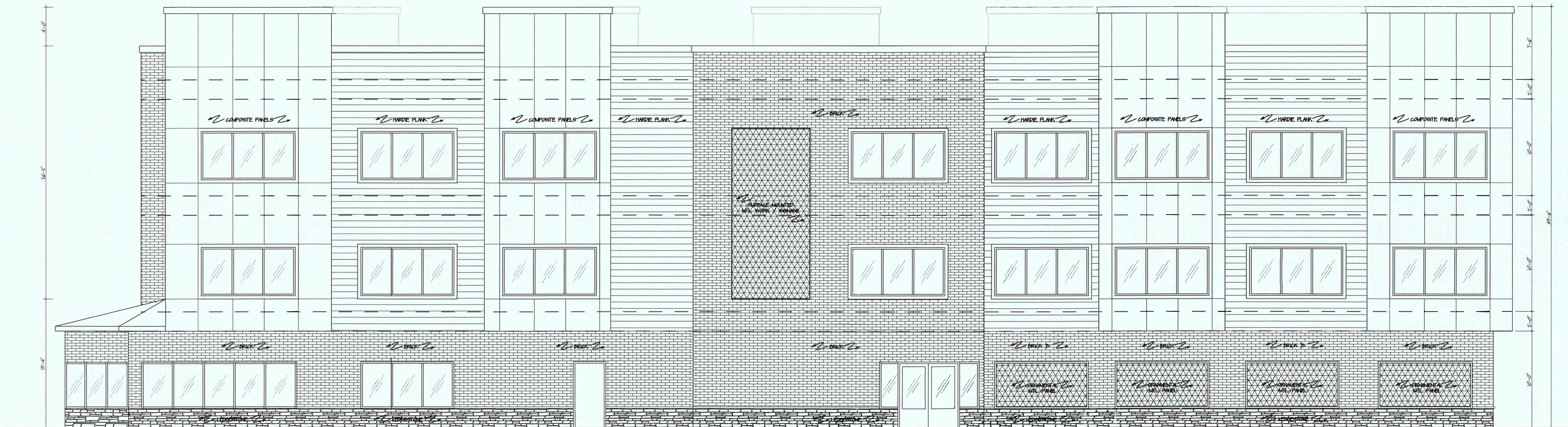
DRAWING NO.:



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$



PROPOSED LEFT SIDE ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$



WAGA ENTERPRISES
ARCHITECTS, LLC

ARCHITECTURE.
SPACE PLANNING.
INTERIOR DESIGN.
CONSTRUCTION SERVICES.

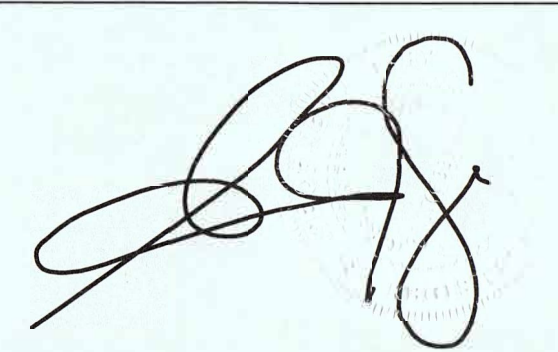
2109 ST. GEORGES AVENUE
RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED MIXED-USE BUILDING

WEST CLAY ASSOCIATES, LLC

WEST CLAY AVENUE

ROSELLE PARK, NEW JERSEY



GREGORY J. WAGA, R.A., AIA.
NEW JERSEY 21A101332800 NEW YORK 037184-1
NORTH CAROLINA 13489 DELAWARE SS-0007819
FLORIDA AR98285 PENNSYLVANIA RA407216

PROJECT NO.: 17-098

DATE: 12 MAY 2017

SCALE: AS SHOWN

DRAWN BY: KS

REVISION:
CONCEPT 'A' 25 MAY 2017
CONCEPT 'B' 6 JUN 2017
CONCEPT 'C' 16 JUN 2017
CONCEPT 'D' 21 JUN 2017
CONCEPT 'E' 21 SEP 2017

DRAWING DESCRIPTION:
EXIST RIGHT SIDE ELE. W/ ALT.
EXIST LEFT SIDE ELE. W/ ALT.

DRAWING NO.:

A-5