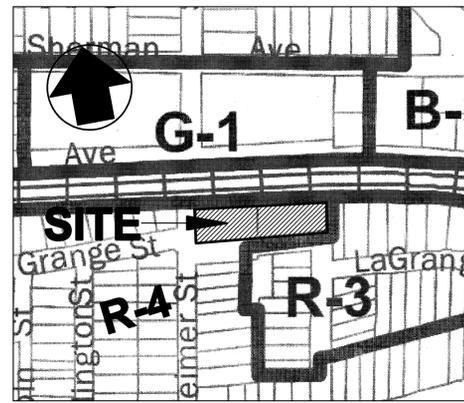
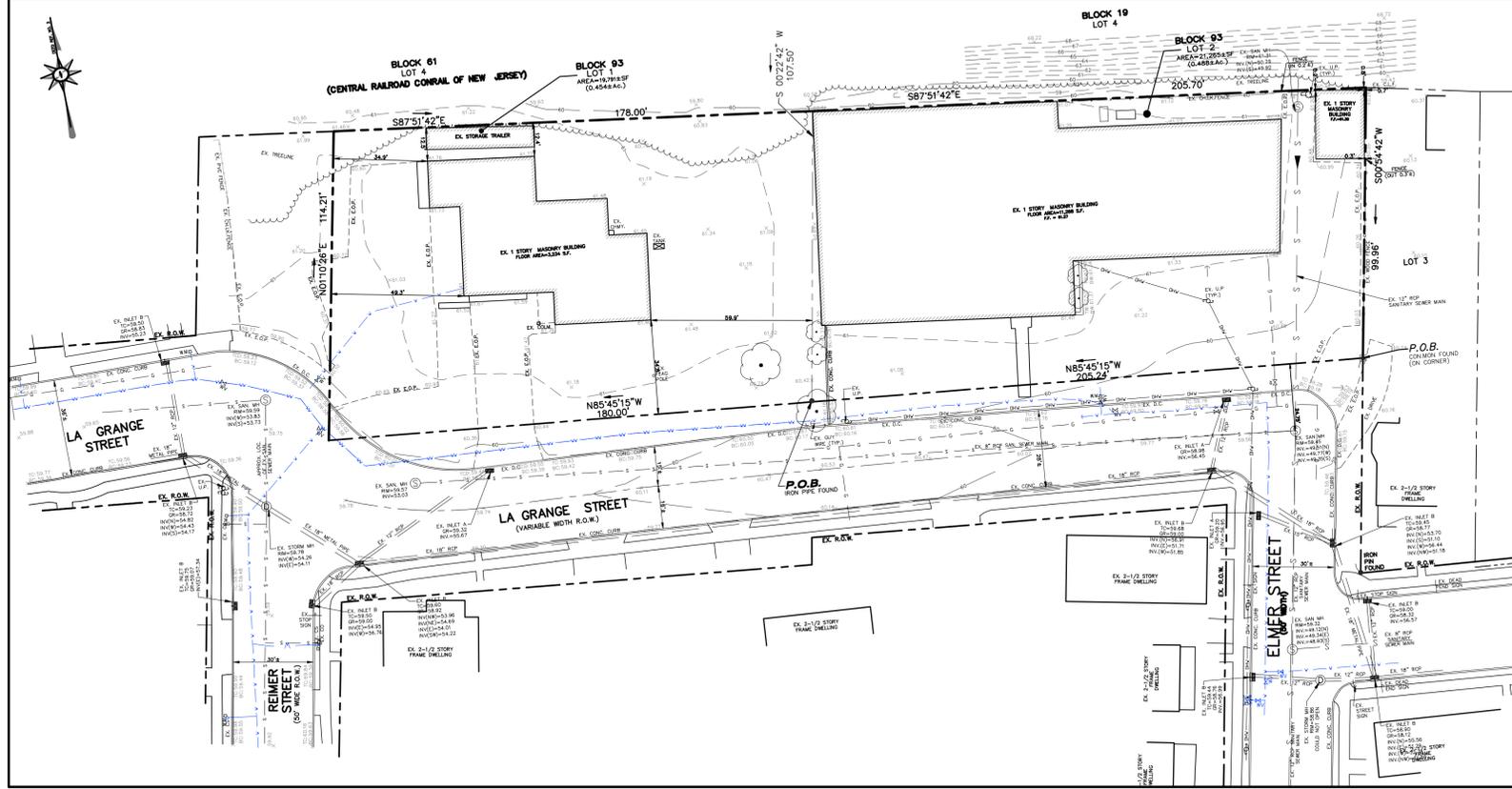


TAX MAP/ KEY MAP
SCALE: 1" = 200'



ZONING MAP
N.T.S.



EXISTING CONDITIONS
SCALE: 1" = 30'

GENERAL NOTES:

- PROPERTY KNOWN AS LOTS 1 & 2 IN BLOCK 93, TAX MAP SHT. 53, RARITAN BOROUGH, CONTAINING A TOTAL OF 0.93 ACRES MORE OR LESS.
- BOUNDARY & TOPOGRAPHICAL INFORMATION FOR T.M. LOTS 1 AND 2 SHOWN HEREON IS TAKEN FROM A MAP TITLED "BOUNDARY & TOPOGRAPHICAL SURVEY TAX MAP LOTS 1 & 2, BLOCK 93 BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY" PREPARED BY JUAN J. RODRIGUEZ N.J. LICENSE # 246504333000 OF AMERTECH ENGINEERING INC., DATED 8/22/2024.(AEI PROJECT #18-021).
- TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON NAD83 1983 HORIZONTAL DATUM IS BASED ON THE NAD 83 DATUM. VERTICAL DATUM IS NAVD 1988. THE CONVERSION FOR NAVD 1988 TO NGVD 1929 IS AS FOLLOWS: NAVD1988 + 1.07' = NGVD1929. (AEI JOB#18-021)
- 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 UTILITY INFORMATION 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, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
- BARRIER-FREE FACILITIES TO BE DESIGNED FOR THIS FACILITY, INCLUDING BUT NOT LIMITED TO PARKING SPACES, RAMPS, SIGNAGE & PAVEMENT MARKINGS SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT OF 1990, FEDERAL TITLE 2 ADA REGULATIONS AND PROWAG GUIDELINES AS CURRENTLY REVISED AND AMENDED.
- UTILITY SERVICE CONNECTIONS FOR THE PROPOSED BUILDINGS HAVE BEEN SHOWN BASED ON INFORMATION PROVIDED BY THE CLIENT, ARCHITECT AND/OR MECHANICAL CONSULTANT AND ARE SUBJECT TO AGENCY REVIEW AND APPROVAL. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, MATERIAL AND LOCATION SHOWN WITH MOST CURRENT AND APPROVED ARCHITECTURAL AND/OR MECHANICAL PLANS. IF A DISCREPANCY OR CONFLICT IS FOUND, CONTRACTOR SHALL NOTIFY THE UNDERSIGNED ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
B. CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
C. CURRENT PREVAILING BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NJ INCLUDING THE BARRIER FREE SUBCODE.
D. CURRENT PREVAILING FEDERAL A.D.A. REGULATIONS INCLUDING REVISED TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990, INCLUDING AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS PERTAINING TO SAFETY FOR BOTH THE GENERAL PUBLIC AND ALL WORKERS. SPECIFICALLY, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF NEW JERSEY WORKER HEALTH SAFETY ACT (N.J.A.C. 12-10 AS AMENDED E.T. SEQ.) AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT; US OSHA (CFR 29, PART 1926 AS AMENDED).
- DURING THE PROSECUTION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE CONDITION WITH REGARD TO SAFETY, INCLUDING BUT NOT LIMITED TO: DANGER INGRESS AND EGRESS FOR THE PUBLIC, FIRE HAZARDS, DUST CONTROL, FLOODING, AND/OR ANY OTHER DANGEROUS OR HAZARDOUS CONDITIONS.
- ALL DISTURBED OR OPEN AREAS SHALL BE PROPERLY PROTECTED WITH BARRICADES, WARNING SIGNS, CONES, LIGHTS AND BE MADE SAFE AND PASSABLE AT THE END OF EVERY WORK DAY. ALL TRENCHES OR OTHER OPENINGS SHALL BE SUITABLY BACKFILLED AT THE END OF EACH WORKING DAY.
- DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THE BUILDING FOOTPRINTS SHOWN ON THIS PLAN INDICATE FOUNDATION DIMENSIONS ONLY AND DO NOT REPRESENT STRUCTURAL FEATURES, OVERHANGS, ADDITIONS ETC. ABOVE. (SEE ARCHITECTURAL PLANS)
- ALL CLEARING & GRADING TO BE PERFORMED IN STRICT CONFORMANCE WITH APPLICABLE STATE AND TOWNSHIP CODES.
- NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT THE PRIOR APPROVAL OF THE TOWNSHIP ENGINEERING DEPT. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- RECYCLING AND REFUSE SHALL BE STORED WITHIN THE TRASH ENCLOSURE ONLY AND DISPOSAL SHALL BE PICKED UP BY PRIVATE HAULER.
- ELECTRIC, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND APPROVED BY THE TOWNSHIP ENGINEER.
- THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

PROPERTY OWNERS WITHIN 200':

BOROUGH OF RARITAN:					
B OCK	O"	PROPERTY OWNER	B OCK	O"	PROPERTY OWNER
93	2	LA GRANGE ST LLC 7100 SOMERSET STREET RARITAN, NJ 08869	98	22	GODDY, FREDY & TRINA 21 REMER STREET RARITAN, NJ 08869
99	5	PAPKA, DAVID V 58 LAGRANGE STREET RARITAN, NJ 08869	99	22	TRACON, H DEAN 7485 FLINT FOREST DR COOPERBURG, PA 18038
98	21	SMYKOWSKI, ROBERT M 19 REMER STREET RARITAN, NJ 08869	99	24	BROWN, THOMAS & JILL 18 ELMER STREET RARITAN, NJ 08869
98	1	BOWER, ERIC & BOWEN G & TURY E 822 ROUND BROOK AVENUE RARITAN, NJ 08869	99	24	BROWN, THOMAS & JILL 18 ELMER STREET RARITAN, NJ 08869
92	27	RAMON, OSCAR C 53 LAGRANGE ST RARITAN, NJ 08869	99	2	RENA, MARIA L, MANALO, IRVEN D R 20 REMER ST RARITAN, NJ 08869
99	1	PERSON, MARY 22 REMER STREET RARITAN, NJ 08869	93	1	FIRST AID & RESCUE SQUAD, INC / SARHE 21 PARK AVENUE SOMERVILLE, NJ 08876
99	23	OBERTI, FELIX & DIRCO SALVATORE A 16 ELMER STREET RARITAN, NJ 08869	93	5	FARNICA, CHRISTINE 65 LA GRANGE STREET RARITAN, NJ 08869
98	22.01	AJRAJ, DILIPKUMAR D. & YOGNA 54 LA GRANGE ST RARITAN, NJ 08869	99	1	PERSON, MARY 22 REMER STREET RARITAN, NJ 08869
98	3	YASANSKI, DOROTHY 800 INDEPENDENT DR. WEST UPPER MERIDEN, MD 20772	100	6	CARRA, ANTONIO & DIAMAZO, LISA 101 ROBBINS ROAD SOMERVILLE, NJ 08876
61	4	CENTRAL RR OF NJ C/O NJ TRANSIT 24 JOHNSON DR RARITAN, NJ 08869	99	23	OBERTI, FELIX & DIRCO SALVATORE A 16 ELMER STREET RARITAN, NJ 08869
99	25	CARRA, DENISE 20 ELMER STREET RARITAN, NJ 08869	93	6	HUSAK, JOHN P 67 LAGRANGE ST RARITAN, NJ 08869
98	20	HERRER, ALEJANDRO & GONZALEZ, MARIA 17 REMER STREET RARITAN, NJ 08869	61	4	CENTRAL RR OF NJ C/O NJ TRANSIT 24 JOHNSON DR RARITAN, NJ 08869
99	6	WELLY, KATH & WARD-WELLY, REBECCA 14 REMER STREET RARITAN, NJ 08869	99	25	CARRA, DENISE 20 ELMER STREET RARITAN, NJ 08869
92	28.01	POJANTAN, REGINA C 55A LA GRANGE STREET RARITAN, NJ 08869	59	3	J&K PROPERTIES, LLC 107 SHERMAN AVENUE RARITAN, NJ 08869
99	4	ROCHELLE, ROSANNE ELIZABETH 16 REMER ST RARITAN, NJ 08869	99	6	WELLY, KATH & WARD-WELLY, REBECCA 14 REMER STREET RARITAN, NJ 08869
99	3	MOZINA, MARK 878 SHERWOOD ROAD BROCKHART, NJ 08807	59	8.01	RARITAN BOROUGH SHERMAN AVE RARITAN, NJ 08869
99	2	BOWER, ERIC & BOWEN G & TURY E 822 ROUND BROOK AVENUE RARITAN, NJ 08869	99	4	ROCHELLE, ROSANNE ELIZABETH & AKEEM 16 REMER ST RARITAN, NJ 08869
92	28.02	SLIBEN, DAVID J & SHEILA A 55B LAGRANGE STREET RARITAN, NJ 08869	99	3	MOZINA, MARK 878 SHERWOOD ROAD BROCKHART, NJ 08807
59	1	RARITAN BOROUGH 22 FIRST ST RARITAN, NJ 08869	100	1	ROCCO, FORTUNATO & CARMELA 15 ELMER STREET RARITAN, NJ 08869

**UTILITIES TO BE NOTIFIED
BOROUGH OF RARITAN:**

SOMERSET COUNTY PLANNING BOARD P.O. BOX 800 SOMERVILLE, NJ 08876
N.J. DEPARTMENT OF TRANSPORTATION 1325 PARKWAY AVE P.O. BOX 400 TRENTON, NJ 08646-0400
PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER, COMMERCIAL PROPERTIES 80 PARK SQUARE NEWARK, NJ 07102
862 ALDEN 540 BRIDGE ST NEWARK, NJ 07102
SHERMAN AVE, P.E. / FACILITY ENGINEER THE SOMERSET RARITAN VALLEY SERVICE AGENCY 107 SHERMAN AVENUE RARITAN, NJ 08869
NEW JERSEY ANDRION WATER CO. 7055 SANDY HILL DR PROFFERS, NJ 08843
BOROUGH OF RARITAN BOROUGH CLERK 22 FIRST ST RARITAN, NJ 08869
CABLE BROADBAND 215 DUNDONVILLE AVE HIGHLAND PARK, NJ 08854-6803 CK 6803
SOMERVILLE BOROUGH CLERK 22 WEST OAK AVENUE SOMERVILLE, NJ 08876
BROCKHART TOWNSHIP CLERK 100 CONANT WAY BROCKHART, NJ 08807

ZONING SCHEDULE - R-4 MEDIUM TO HIGH RESIDENTIAL DISTRICT

EXISTING USE: LOT 1 IS OCCUPIED BY THE SOMERVILLE FIRST AID & RESCUE SQUAD
LOT 2 IS OCCUPIED BY A 12,600SF BUILDING IN USE BY TWO LIGHT INDUSTRIAL ENTITIES

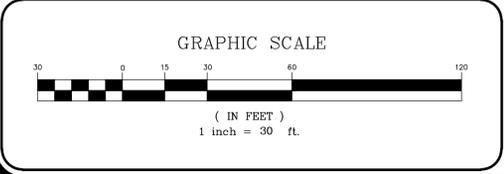
PROPOSED USE: THREE (3) TOWNHOME BUILDINGS
BUILDING #1 - FIVE (5) TOWNHOME UNITS
BUILDING #2 - FIVE (5) TOWNHOME UNITS
BUILDING #3 - FOUR (4) TOWNHOME UNITS & TWO (2) AFFORDABLE UNITS

NOTE: ZONING REQUIREMENTS TAKEN FROM THE LA GRANGE REDEVELOPMENT PLAN DATED AUGUST 15, 2022.

	REQUIRED	PROPOSED
MINIMUM LOT AREA	2,200 SF	2,200 SF
MINIMUM FRONT YARD SETBACK	25 FT.	25.33 FT.
MINIMUM SIDE YARD SETBACK	8 FT.	11.1 FT.
COMBINED SIDE YARD SETBACK	20 FT.	24.2 FT.
MINIMUM REAR YARD SETBACK	15 FT.	15.1 FT.
MAXIMUM BUILDING HEIGHT	2 1/2 STY/ 35 FT.	>35 FT.
MAXIMUM IMPERVIOUS COVERAGE	65%	57.0%

LIMIT OF DISTURBANCE ON-SITE = 41,247 SF(0.95 Ac.)

PARKING ANALYSIS:
(PER LA GRANGE REDEVELOPMENT PLAN DATED AUGUST 15, 2022)
AUTOMOBILE PARKING REQUIREMENTS
PARKING REQUIRED = 2 OFF STREET PARKING SPACES FOR EACH TOWNHOME UNIT
PARKING PROVIDED = 2 DRIVEWAY SPACES & 1 GARAGE SPACE



APPLICANT/OWNER:
LA GRANGE ST LLC
ATTN: JOSEPH NASER
549 Lincoln BLVD
Middlesex New Jersey 08846

NO.	REVISION	DATE	Dr/Ck

CAD#: 18-021 Cover
DESIGN BY: SA
DATE: 8/20/2024
PB#: DRAWN BY: JA
SCALE: 1"=20'
BOOK#: Checked by: SA
FILE NO.: 18-021

PRELIMINARY & FINAL MAJOR SITE PLAN
TAX MAP LOTS 1 & 2, BLOCK 93
BOROUGH OF RARITAN
SOMERSET COUNTY, NEW JERSEY
TAX MAP SHEET #16

57 & 59 LA GRANGE STREET
COVER SHEET/ EXISTING CONDITIONS

JOB #:
18-021
1
5