

PROPERTY OWNERS WITHIN 200 FEET OF SITE

BLOCK/LOT	OWNERS NAME & ADDRESS	SHEET #	TITLE
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	1 of 12	LOCATION MAP
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	2 of 12	LOCATION & TOPOGRAPHIC SURVEY
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	3 of 12	DEMOLITION PLAN
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	4 of 12	PROJECT OVERVIEW
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	5 of 12	HORIZONTAL CONTROL PLAN
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	6 of 12	GRADING & UTILITIES PLAN
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	7 of 12	SOIL EROSION CONTROL PLAN
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	8 of 12	LIGHTING PLAN
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	9 of 12	LANDSCAPE PLAN
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	10 of 12	CONSTRUCTION DETAILS
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	11 of 12	CONSTRUCTION DETAILS
110/7/9	WANG, SCOTT C 1000 WASHINGTON ST RABBITON, NJ 08899	12 of 12	CONSTRUCTION DETAILS

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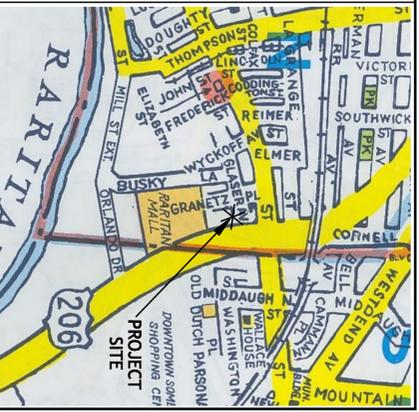
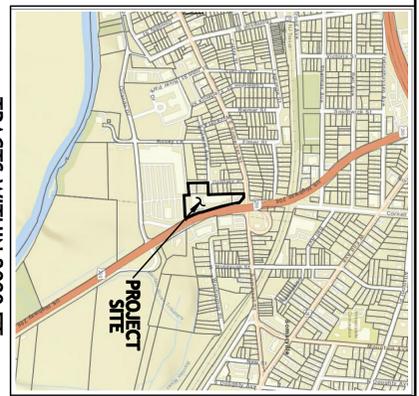
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AMENDED PRELIMINARY & FINAL SITE PLAN

RARITAN CROSSING

BLOCK 116.01 LOTS 11.01, 25, 26.01, 27 & 27.01, BLOCK 112 LOT 3

BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY



ZONE DATA

DESCRIPTION	REQUIRED / ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	11,000 S.F.	150,358 S.F.	150,358 S.F.
MAX. LOT WIDTH	100 FT.	693.0 FT.	693.0 FT.
ROUTE 206	142.5 FT.	142.5 FT.	142.5 FT.
SOMERSET ST	142.5 FT.	142.5 FT.	142.5 FT.
MIN. FRONT YARD SETBACK (RT. 206)	50 FT.	37.38 FT.**	28.68 FT.
MIN. SIDE YARD SETBACK	10 FT.	13.2 FT.	13.2 FT.
MIN. REAR SETBACK	10 FT.	8.2%	8.2%
MAX. LOT COVERAGE	85%	4 STORES/	4 STORES/
MAX. BLDG. HEIGHT	60 FT.	34 FT.	60 FT.

AREA AND YARD RESTRICTIONS (B-3), FOR OVERALL PROJECT SITE

EXISTING NON-COMPLIANCE
 **VARIANCE REQUESTED
 PRODUCT DESCRIPTION: REPLACE 3 STORY COMMERCIAL BUILDING WITH A 4 STORY RESIDENTIAL APARTMENT FACILITY WITH UNDERGROUND PARKING.

THE FOLLOWING APPROVALS ARE REQUIRED:
 1. RARITAN BOROUGH LAND USE BOARD
 2. SOMERSET COUNTY PLANNING BOARD
 3. RARITAN BOROUGH BUILDING DEPARTMENT (APPLICABLE PERMITS)
 4. SOMERSET UNION SOIL CONSERVATION DISTRICT
 5. NJDEP APPLICABLE PERMITS

VARIANCES/WARRANTS:
 - PRE-EXISTING WARRANTS/AVANCES EXIST AS INDICATED IN THE ZONING DATA (AREA & YARD RESTRICTIONS) CHART ABOVE.

PARKING SUMMARY:
 194 SPACES EXIST ON SITE AND APPROXIMATELY 62,007 TOTAL SF. OF 67'A EXISTS ON SITE.

RESIDENTIAL	UNITS PARKING/TOTAL
ONE BEDROOM APARTMENTS	34 18 612
TWO BEDROOM APARTMENTS	36 20 76
THREE BEDROOM APARTMENTS	3 21 63
TOTAL	114 SPACES REQUIRED RESIDENTIAL

SHOPPING CENTER PROPOSED (MINUS 3,228 S.F. MEDICAL) = 22,480 S.F.
 SHOPPING CENTER 2,000 S.F. REQUIRED 36 SPACES
 MEDICAL 3,228 S.F. REQUIRED 36 SPACES (5 PER DOCTOR PLUS 1 FOR EACH ADDITIONAL EMPLOYEE (3) FOR 8 SPACES
 TOTAL PROPOSED REQUIRED = 242 SPACES
 ELECTRIC VEHICLE MAKE READY CHARGING STATIONS = 36 SPACES
 REQUIRED PARKING SPACES = 242 SPACES
 10% REDUCTION OF REQUIRED = 24 SPACES
 TOTAL REQUIRED = 218 SPACES
 PROPOSED SPACES PROVIDED = 239 SPACES(213** SPACES ON-SITE & 26 SPACES OFF-SITE)
 11 PROPOSED ADA SPACES
 **26 SPACES ON LOT 11.01, BLOCK 116.01 PER AGREEMENT
 **VARIANCE AS MAY BE REQUIRED FOR ON-SITE PARKING

OWNER/APPLICANT
 RARITAN MALL, LLC
 148 EAST 5TH STREET B7A
 BAYONNE, NJ 07002
 PH.: 908-874-8666

APPROVED BY THE RARITAN BOROUGH LAND USE BOARD

LAND USE BOARD CHAIRMAN
 DATE

LAND USE BOARD SECRETARY
 DATE

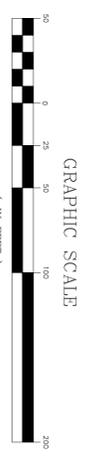
BOARD ENGINEER
 DATE

GARY V. MARMO
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE NO. 37899
 DATE 10/30/23

LOCATION MAP
 PROJECT NO. 15147

LOTS 11.01, 25, 26.01, 27 & 27.01 BLOCK 116.01
LOT 3 BLOCK 112
 SHEET NUMBER 1 OF 12

- REFERENCES:**
1. A PLAN ENTITLED "PLAN OF SURVEY, PREPARED FOR GRANITZ PLAZA INVESTORS, L.L.C. BLOCK 116.01, LOTS 25, 26.01 AND 27, SITUATED IN BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY", PREPARED BY DE WIND ASSOCIATES AND DATED SEP. 24, 2001.
 2. ADDITIONAL SURVEY INFORMATION PROVIDED BY DAVID A. STIRES ASSOCIATES, LLC FROM FIELD WORK PERFORMED IN JULY, 2010, LAST UPDATED AUGUST, 2022.



PROPOSED PARKING SUMMARY:

COMMERCIAL - REQUIRED 90 SPACES - PROVIDED 81 SPACES*
 MEDICAL - REQUIRED 8 SPACES - PROVIDED 7 SPACES*
 RESIDENTIAL - REQUIRED 144 SPACES - PROVIDED 129 SPACES*
 TOTAL - REQUIRED 242 SPACES - PROVIDED 218 SPACES*
 *BASED ON PROVIDING EV CHARGING STATIONS PER STATE LAW

UTILITY & OTHER AGENCY CONTACTS

UTILITY	CONTACT NAME & ADDRESS	CONTACT NAME & ADDRESS
PUBLIC SERVICE ELECTRIC & GAS COMPANY	1500 WASHINGTON ST RABBITON, NJ 08899	DONNA SHURT OS SUPERVISOR CO. NO. 20 GROVE STREET SOMERSET, NJ 08864
WATER & SEWER DEPARTMENT	1500 WASHINGTON ST RABBITON, NJ 08899	ALAN PROPERTY MANAGEMENT 1000 WASHINGTON ST SOMERSET, NJ 08864
NEW JERSEY TURNPIKE AUTHORITY	1500 WASHINGTON ST RABBITON, NJ 08899	RARITAN BOROUGH CLERK RABBITON, NJ 08864-1809
STATE DEPARTMENT OF TRANSPORTATION	1500 WASHINGTON ST RABBITON, NJ 08899	STATE COMMISSIONER OF TRANSPORTATION 25 WEST 10th AVE. SOMERSET, NJ 08864-4000

NOTICE

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DAVID A. STIRES ASSOCIATES, L.L.C.
 ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

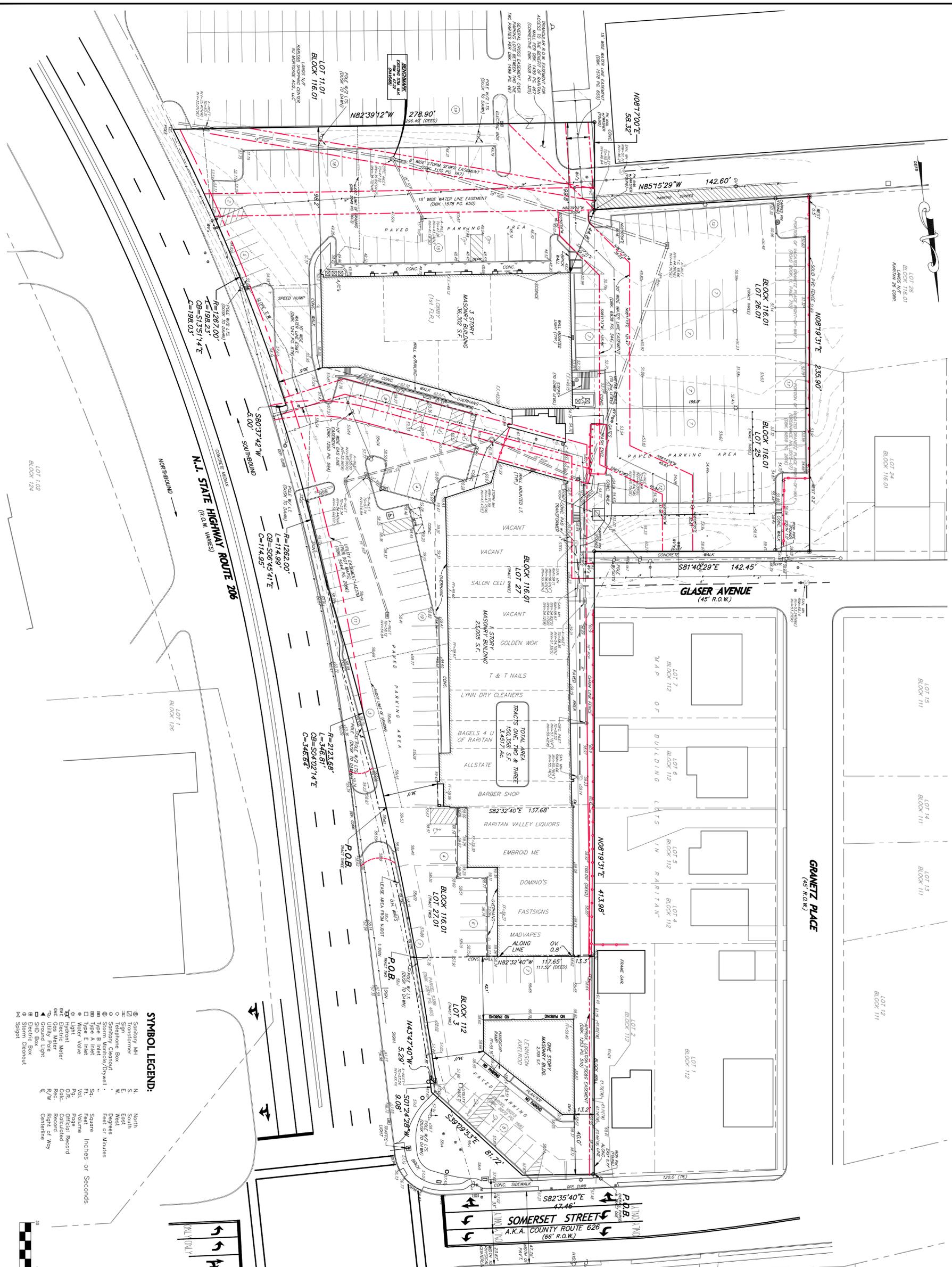
678 US HWY 202/206 N. SUITE 6
BRIDGEWATER, NJ 08807
PHONE: (908)252-7000
WWW.DASAS.COM

GEORGE H. FOLK
 PROFESSIONAL ENGINEER
 N.J. LICENSE NO. 35298
 DATE 10/30/23

DESIGNED BY: [Signature]
 DRAWN BY: GVM/SMT
 CHECKED BY: GHF

SCALE: 1"=50'

PROJECT NO. 15147



NOTICE

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DATE: _____

REVISION: _____

BY: _____

DAVID A. STIRES ASSOCIATES, LLC.
 ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

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 BRIDGEWATER, N.J. 08807
 PHONE: (908)252-7000
 WWW.DASTIRES.COM

GARY V. MARMO
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE NO. 37599
 DATE: 10/30/23

DESIGNED BY: _____
 DRAWN BY: GVM
 CHECKED BY: DAS

LOCATION & TOPOGRAPHIC SURVEY

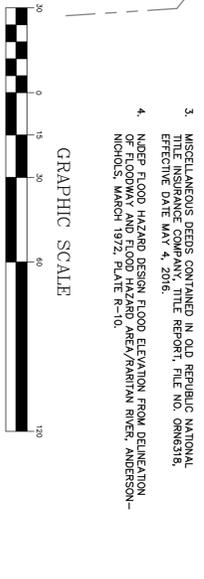
LOTS 11.01, 25, 26.01, 27 & 27.01 BLOCK 116.01
 LOT 3 BLOCK 112

BOROUGH OF RARITAN
 SOMERSET COUNTY
 NEW JERSEY

PROJECT NO. 15147
 SHEET NUMBER 2 OF 12

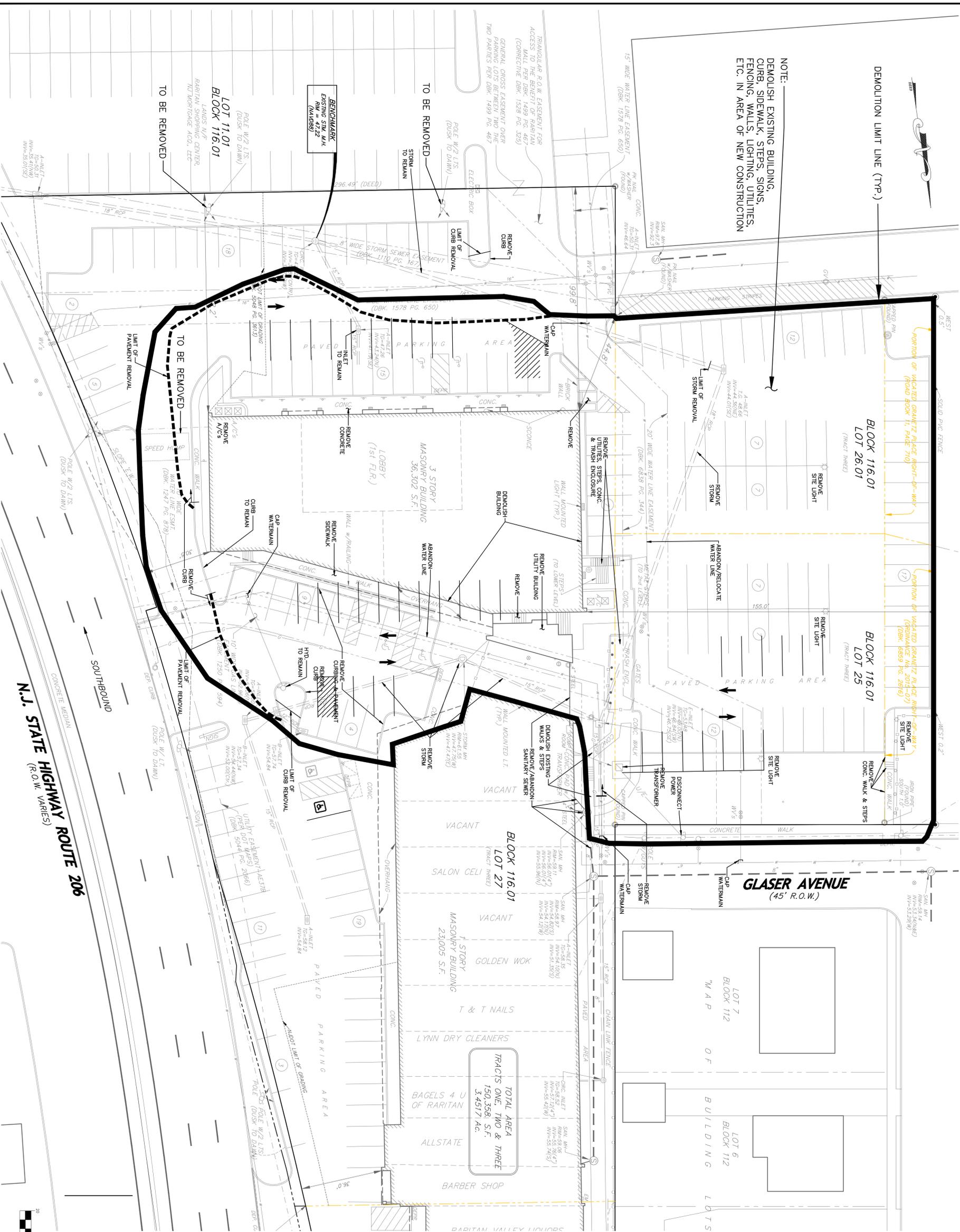
SYMBOL LEGEND:

⊙	Sanitary Man	N	North
⊙	Sign	S	South
⊙	Telephone Box	E	East
⊙	Sanitary Churnout	W	West
⊙	Manhole	⊙	Page
⊙	Type A Inlet	⊙	Volume
⊙	Type B Inlet	⊙	Page
⊙	Water Valve	⊙	Official Record
⊙	Hydrant	⊙	Record
⊙	Gas Meter	⊙	Right of Way
⊙	Utility Pole	⊙	Centerline
⊙	Storm Light		
⊙	Electric Box		
⊙	Storm Churnout		
⊙	Sprink		



- SURVEY REFERENCES:**
1. PLAN ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 206 (1953), SECTION 15L, FROM SOUTH OF BROOKS BOULEVARD TO FRELINGHUYSEN AVENUE," SHEETS 17 & 18 OF 22.
 2. PLAN ENTITLED "MAP OF BUILDING LOTS IN RARITAN, N.J.," FILED AS MAP NO. 91-B IN THE SOMERSET COUNTY CLERK'S OFFICE, EFFECTIVE DATE MAY 4, 2016.
 3. MISCELLANEOUS DEEDS CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT, FILE NO. 08N4288, EFFECTIVE DATE OCTOBER 7, 2014.
 4. NDEP FLOOD HAZARD DESIGN FLOOD ELEVATION FROM DELINEATION MAPS, WASH 1974, PLATE 6-11.

- MISCELLANEOUS NOTES**
1. PLAN ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 206 (1953), SECTION 15L, FROM SOUTH OF BROOKS BOULEVARD TO FRELINGHUYSEN AVENUE," SHEETS 17 & 18 OF 22.
 2. PLAN ENTITLED "MAP OF BUILDING LOTS IN RARITAN, N.J.," FILED AS MAP NO. 91-B IN THE SOMERSET COUNTY CLERK'S OFFICE, EFFECTIVE DATE OCTOBER 7, 2014.



DEMOLITION LIMIT LINE (TYP.)

DEMOLISH EXISTING BUILDING, CURB, SIDEWALK, STEPS, SIGNS, FENCING, WALLS, LIGHTING, UTILITIES, ETC. IN AREA OF NEW CONSTRUCTION

NOTE:

1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES AND RECORD THE LOCATION OF BURIED UTILITIES SHOWN FOR LACK THEREOF. THE CONTRACTOR SHALL CONTACT THE UTILITY MARK OUT SERVICE BY CALLING 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION.

2. ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

3. ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS, AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURE DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROPRIATE LOCATION. UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.

4. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS OF THE BOROUGH OF RARITAN AND RIS STANDARDS.

5. IN INSTANCES WHERE THE BOROUGH SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATION FOR ROAD AND PAVEMENT CONSTRUCTION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, VERSION 2007.

6. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.

7. THE SITE DOES NOT CONTAIN ANY FRESHWATER WETLAND AREAS NOR IS IT SUBJECT TO ANY OFF TRACT TRANSITION AREAS.

8. SOILS ON SITE ARE: Bmh-BROADBAND SILT LOAM & BgM-BROADBAND SILT LOAM.

9. SITE IS CURRENTLY SERVED BY SANITARY SEWER, WATER, GAS, ELECTRIC & TELEPHONE. A KNOX BOX SHALL BE INSTALLED AT THE PROPERTY SUBJECT TO THE REVIEW AND APPROVAL OF THE BOROUGH FIRE CODE OFFICIAL.

10. APPROVAL OF THE BOROUGH FIRE CODE OFFICIAL.

11. TOTAL LAND DISTURBANCE = 22,945 S.F. or 1.67 AC.

12. DETECTABLE WARNING SURFACE SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ADA STANDARDS.

13. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE MDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

14. THE PROPOSED APARTMENT BUILDING IS TO BE FULLY SPRINKLERED.

15. RECYCLING AND GARBAGE REMOVAL IS TO BE PROVIDED BY A PRIVATE CARTER.

16. PROPOSED BUILDING DIMENSIONS TO BE VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION.

17. REDUCTION OF IMPERVIOUS COVERAGE EQUALS 11,072 S.F.

18. SIGNAGE SHALL BE POSTED WITH THE PARKING GARAGE AREA NOTIFYING ALL RESIDENTS AND VISITORS OF THE POTENTIAL OF FLOOD RISK.

19. GARBAGE COLLECTION FROM THE OUTDOOR DUMPSTERS SHALL NOT BE BEFORE 7AM OR ON WEEKENDS.

20. THE USE OF THE ROOFTOP SHALL CEASE AT 10PM.

21. WAFFER SIGNAGE TO ORLANDO DRIVE AND SOMERSET STREET SHALL BE PROVIDED FOR BICYCLE AND PEDESTRIAN USE.

22. ACCESS TO GLASER AVENUE IS FOR EMERGENCY USE ONLY AND WILL BE RESTRICTED BY MEANS AS DIRECTED BY THE POLICE AND EMERGENCY SERVICES.

DEMOLITION NOTES

1. EXISTING UTILITIES, PAVEMENT, CURB, LANDSCAPING, BUILDING, WATER SERVICES, GAS SERVICES, ELECTRIC SERVICES, CONCRETE SIDEWALK, LIGHTING FEATURES, ETC. SHALL BE REMOVED, CAPPED, RECONSTRUCTED, AND/OR RELOCATED AS NECESSARY IN THE AREAS OF CONSTRUCTION.

2. SITE LIGHTING, UNDERGROUND CONDUIT, WATER, GAS, TELEPHONE, SANITARY SEWER CONDUITS SHALL REMAIN AND PROTECT ALL UTILITIES IN AREAS OF EXCAVATION.

3. THE CONTRACTOR SHALL NOT REMOVE FROM SERVICE ANY UTILITY WITHOUT PERMISSION FROM THE BOROUGH ENGINEER. CAPPED OR TAKEN OFF SERVICE WATER, SITE LIGHTING AND MISCELLANEOUS UTILITY SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL BACKFILL ALL DEMOLITION TO SURFACE USING SUITABLE MATERIAL THAT SHALL BE APPROVED BY THE BOROUGH ENGINEER OR HIS FIELD REPRESENTATIVE AND SHALL FILL AND COMPACT BACKFILL IN LIFTS TO ASSURE 95% PROCTOR.

5. ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE REMOVED OR RELOCATED TO ALLOW THE PROJECT TO PROCEED.

GENERAL NOTES

1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES AND RECORD THE LOCATION OF BURIED UTILITIES SHOWN FOR LACK THEREOF. THE CONTRACTOR SHALL CONTACT THE UTILITY MARK OUT SERVICE BY CALLING 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION.

2. ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

3. ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS, AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURE DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROPRIATE LOCATION. UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.

4. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS OF THE BOROUGH OF RARITAN AND RIS STANDARDS.

5. IN INSTANCES WHERE THE BOROUGH SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATION FOR ROAD AND PAVEMENT CONSTRUCTION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, VERSION 2007.

6. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.

7. THE SITE DOES NOT CONTAIN ANY FRESHWATER WETLAND AREAS NOR IS IT SUBJECT TO ANY OFF TRACT TRANSITION AREAS.

8. SOILS ON SITE ARE: Bmh-BROADBAND SILT LOAM & BgM-BROADBAND SILT LOAM.

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10. APPROVAL OF THE BOROUGH FIRE CODE OFFICIAL.

11. TOTAL LAND DISTURBANCE = 22,945 S.F. or 1.67 AC.

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13. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE MDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

14. THE PROPOSED APARTMENT BUILDING IS TO BE FULLY SPRINKLERED.

15. RECYCLING AND GARBAGE REMOVAL IS TO BE PROVIDED BY A PRIVATE CARTER.

16. PROPOSED BUILDING DIMENSIONS TO BE VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION.

17. REDUCTION OF IMPERVIOUS COVERAGE EQUALS 11,072 S.F.

18. SIGNAGE SHALL BE POSTED WITH THE PARKING GARAGE AREA NOTIFYING ALL RESIDENTS AND VISITORS OF THE POTENTIAL OF FLOOD RISK.

19. GARBAGE COLLECTION FROM THE OUTDOOR DUMPSTERS SHALL NOT BE BEFORE 7AM OR ON WEEKENDS.

20. THE USE OF THE ROOFTOP SHALL CEASE AT 10PM.

21. WAFFER SIGNAGE TO ORLANDO DRIVE AND SOMERSET STREET SHALL BE PROVIDED FOR BICYCLE AND PEDESTRIAN USE.

22. ACCESS TO GLASER AVENUE IS FOR EMERGENCY USE ONLY AND WILL BE RESTRICTED BY MEANS AS DIRECTED BY THE POLICE AND EMERGENCY SERVICES.

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DATE: 12/14/23

REVISION PER BOROUGH COMMENTS

BY: SAIT

DAVID A. STIRES ASSOCIATES, LLC.
ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

GEORGE H. FOLK
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 35298
DATE: 10/30/23

DESIGNED BY: GHF
DRAWN BY: SAIT
CHECKED BY: GHF

SCALE: 1" = 20'

PROJECT NO. 15147

LOT 11.01, 25, 26.01, 27 & 27.01 BLOCK 116.01
LOT 3 BLOCK 112
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY

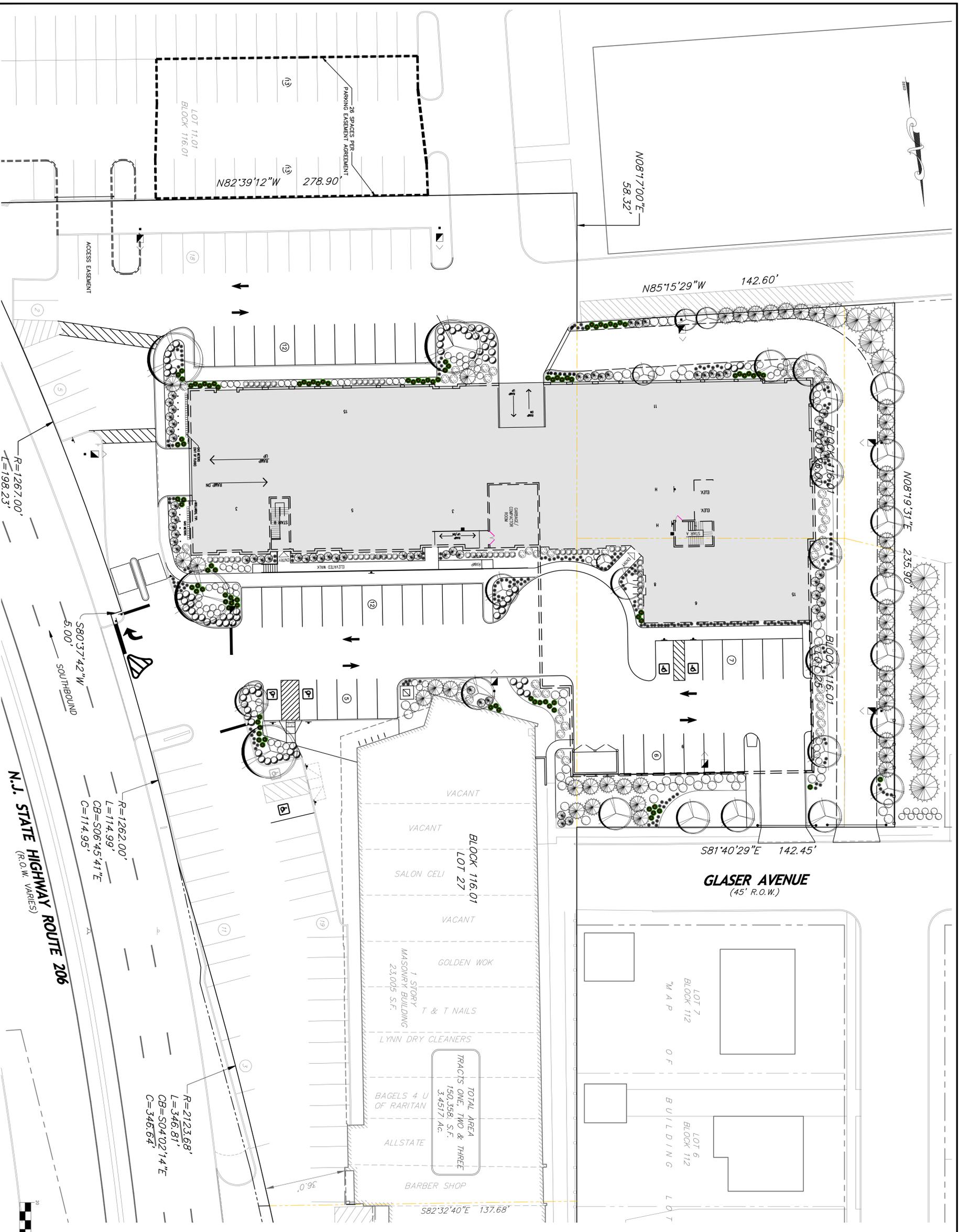
SHEET NUMBER 3 OF 12

DAS
DAVID A. STIRES ASSOCIATES, LLC.
ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

678 US HWY 202/206 N. SUITE 6
BRIDGEWATER, NJ 08807
PHONE: (908)252-7000
WWW.DASDESIGN.COM

DEMOLITION PLAN

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft



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DATE	REVISION	BY
12/14/23	REVISION PER BOROUGH COMMENTS	SMF

DAVID A. STIRES ASSOCIATES, LLC.
 ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

DAS
 678 US HWY 202/206 N. SUITE 6
 BRIDGEWATER, NJ 08807
 PHONES: (908) 252-7000
 WWW.DASDESIGN.COM

GEORGE H. FOLK
 PROFESSIONAL ENGINEER
 N.J. LICENSE No. 35298
 DATE 10/30/23

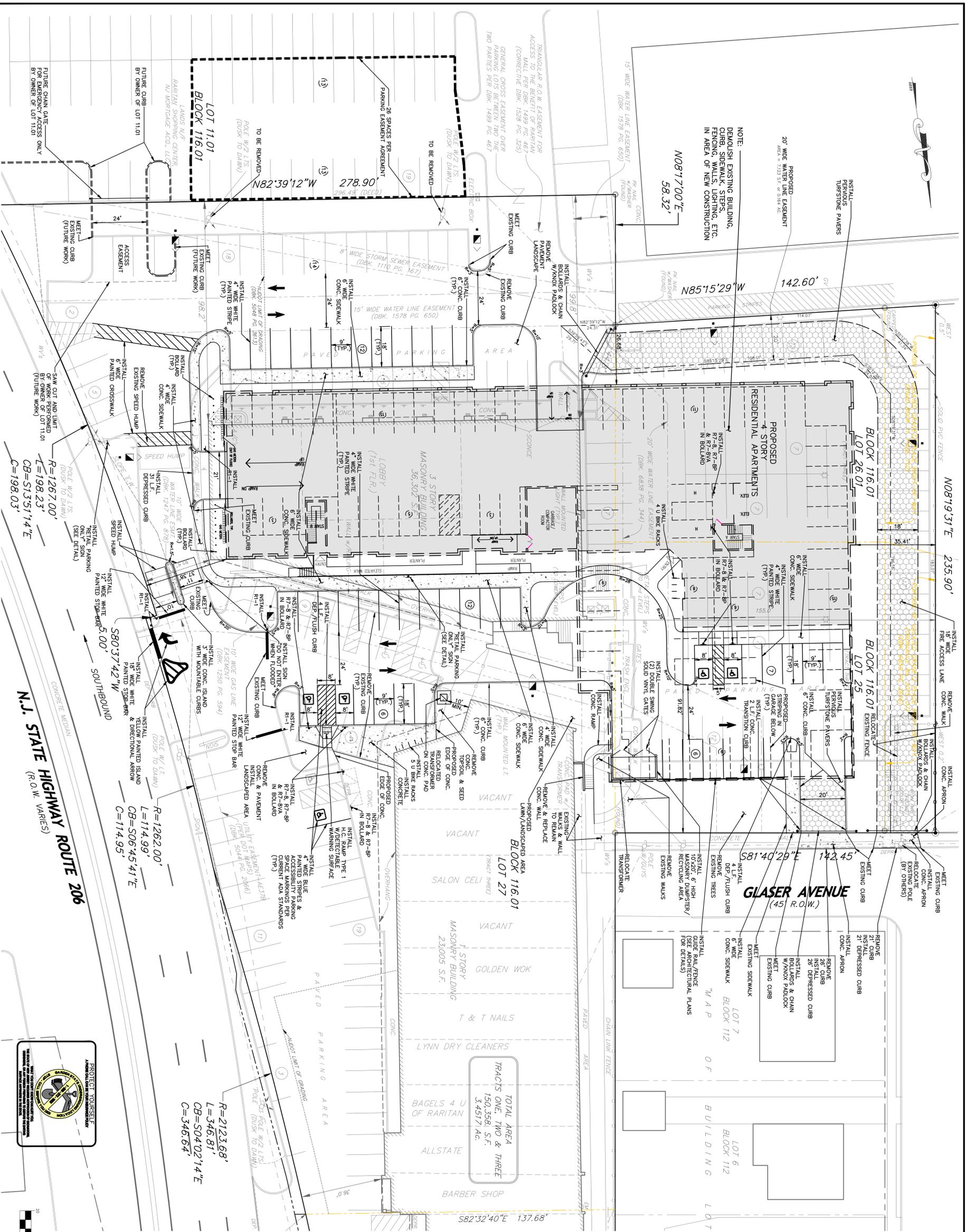
DESIGNED BY: GHF
 DRAWN BY: SMF
 CHECKED BY: GHF

PROJECT OVERVIEW

LOTS 11.01, 25, 26.01, 27 & 27.01 BLOCK 116.01
 LOT 3 BLOCK 112
 SOMERSET COUNTY NEW JERSEY

PROJECT No. 15147
 SHEET NUMBER 4 OF 12





GENERAL NOTES

- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. DAVIS CONSULTANTS SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES.
- ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- ALL DEBRIS, CONCRETE CHIPS, TREE STUMPS, AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL NO UNSUITABLE MATERIALS SHALL BE REMOVED TO BE BLENDED ON SITE.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS OF THE BOROUGH OF RAHWAY AND RISR STANDARDS.
- IN INSTANCES WHERE THE PROPOSED SPECIFICATIONS PRODUCE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, VERSION 2007.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- THE SITE DOES NOT CONTAIN ANY FRESHWATER WETLAND AREAS NOR IS IT SUBJECT TO ANY OFF TRACT TRANSITION AREAS.
- SOILS ON SITE ARE: BmB-gROSSBRO SILT LOAM & BmB-gROSSBRO SILT LOAM.
- SITE IS CURRENTLY SERVED BY SANITARY SEWER, WATER, GAS, ELECTRIC & TELEPHONE.
- A KNOX BOX SHALL BE INSTALLED AT THE PROPERTY SUBJECT TO THE REVIEW AND APPROVAL OF THE BOROUGH FIRE CODE OFFICIAL.
- TOTAL LAND DISTURBANCE = 72,946 S.F. or 1.67 AC.
- DETECTABLE WARNING SURFACE SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ADA STANDARDS.
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE ADOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
- THE PROPOSED APARTMENT BUILDING IS TO BE FULLY SPRINKLERED.
- RECYCLING AND GARBAGE REMOVAL IS TO BE PROVIDED BY A PRIVATE CARTER.
- PROPOSED BUILDING DIMENSIONS TO BE VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION.
- REDUCTION OF IMPERVIOUS COVERAGE EQUALS 11,072 S.F.
- SIGNAGE SHALL BE POSTED WITHIN THE PARKING GARAGE AREA NOTICING ALL RESIDENTS AND VISITORS OF THE POTENTIAL OF FLOOD RISK.
- GARBAGE COLLECTION FROM THE OUTDOOR DUMPSTERS SHALL NOT BE BEFORE 7AM OR ON WEEKENDS.
- THE USE OF THE ROOFTOP SHALL CEASE AT 10PM.
- WAYFINDER SIGNS TO ORLANDO DRIVE AND SOMERSET STREET SHALL BE PROVIDED FOR BICYCLE AND PEDESTRIAN USE.
- ACCESS TO GLASER AVENUE IS FOR EMERGENCY USE ONLY AND WILL BE RESTRICTED BY MEANS AS DIRECTED BY THE POLICE AND EMERGENCY SERVICES.

DEMOLITION NOTES

- EXISTING UTILITIES, PAVEMENT, CURB, LANDSCAPING, BUILDING, WATER SERVICES, GAS SERVICES, ELECTRICAL SERVICES, CONCRETE SIDEWALK, LIGHTING FEATURES, ETC. SHALL BE DEMOLISHED AND RELOCATED AS NECESSARY IN THE AREAS OF CONSTRUCTION.
- SITE LIGHTING, UNDERGROUND CONDUIT, WATER, GAS, TELEPHONE, SANITARY SEWER LATERALS AND STORM DRAINAGE ALL SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL UTILITIES IN AREAS OF EXCAVATION.
- THE CONTRACTOR SHALL NOT REMOVE FROM SERVICE ANY UTILITY WITHOUT THE WRITTEN APPROVAL OF THE BOROUGH ENGINEER. ALL UTILITIES SHALL BE WATER, SITE LIGHTING AND MISCELLANEOUS UTILITY SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BACKFILL ALL DEMOLITION TO SUBGRADE USING SUITABLE MATERIAL THAT SHALL BE APPROVED BY THE BOROUGH ENGINEER OR HIS FIELD REPRESENTATIVE AND SHALL PLACE AND COMPACT BACKFILL IN LIFTS TO ASSURE 95% PROCTOR.
- ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE REMOVED OR RELOCATED TO ALLOW THE PROJECT TO PROCEED.

ADA COMPLIANT NOTES

- H.C. RAMPS TO BE PROVIDED WITH ADA RATINGS, AS APPROPRIATE.
- CONCRETE SIDEWALKS TO HAVE A MAXIMUM CROSS-SLOPE OF 2% MAXIMUM, 1:48.
- H.C. RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF 1:12 OR 8.33%.
- CONTRACTOR CONSTRUCTING ANY ADA ACCESSIBLE IMPROVEMENT SHALL HAVE A CONSTRUCTION MEETING WITH THE BOROUGH ENGINEER AND BE RESPONSIBLE FOR IMPROVEMENT PRIOR TO CONSTRUCTION TO VERIFY SITE CONDITIONS AND PROPOSED IMPROVEMENT.

PARKING RELOCATION PLAN

- POTENTIAL NUMBER OF CARS TO BE RELOCATED: 84 GARAGE SPACES + 33 LOW SURFACE SPACES = 117 MAXIMUM. 96 SPACES REMAIN AVAILABLE ON-SITE.
- OFF-SITE PARKING FACILITY IS AT RAHWAY VALLEY PROFESSIONAL CENTER (RAHWAY VALLEY PROFESSIONAL CENTER) WHICH IS LOCATED ONE MILE AWAY (4 MINUTE DRIVE) AND HAS 287 PARKING SPACES AVAILABLE.
- LEASES WILL BE NEGOTIATED BY RELOCATION PLAN THAT WILL BE MADE AVAILABLE AT RAHWAY VALLEY PROFESSIONAL CENTER.
- LANDLORD WILL ARRANGE FOR TRANSPORTATION OF RESIDENTS FROM OFF-SITE PARKING LOCATION BACK TO SITE AND VICE VERSA.



NOTICE

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF DAVID A. STIRES ASSOCIATES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF DAVID A. STIRES ASSOCIATES, LLC IS STRICTLY PROHIBITED.

DATE: 12/14/23
 REVISION: REVISED PER BOROUGH COMMENTS
 BY: SAJT

DAVID A. STIRES ASSOCIATES, LLC.
 ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

678 US HWY 202/206 N. SUITE 6
 BRIDGEWATER, NJ 08807
 PHONE: (908)252-7000
 WWW.DASAJT.COM

GEORGE H. FOLK
 PROFESSIONAL ENGINEER
 N.J. LICENSE NO. 35298
 DATE: 10/30/23
 SCALE: 1" = 20'

PROTECT YOURSELF
 THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF NEW JERSEY HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE BOARD'S REGULATIONS AND STANDARDS. THIS REVIEW IS LIMITED TO TECHNICAL ASPECTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

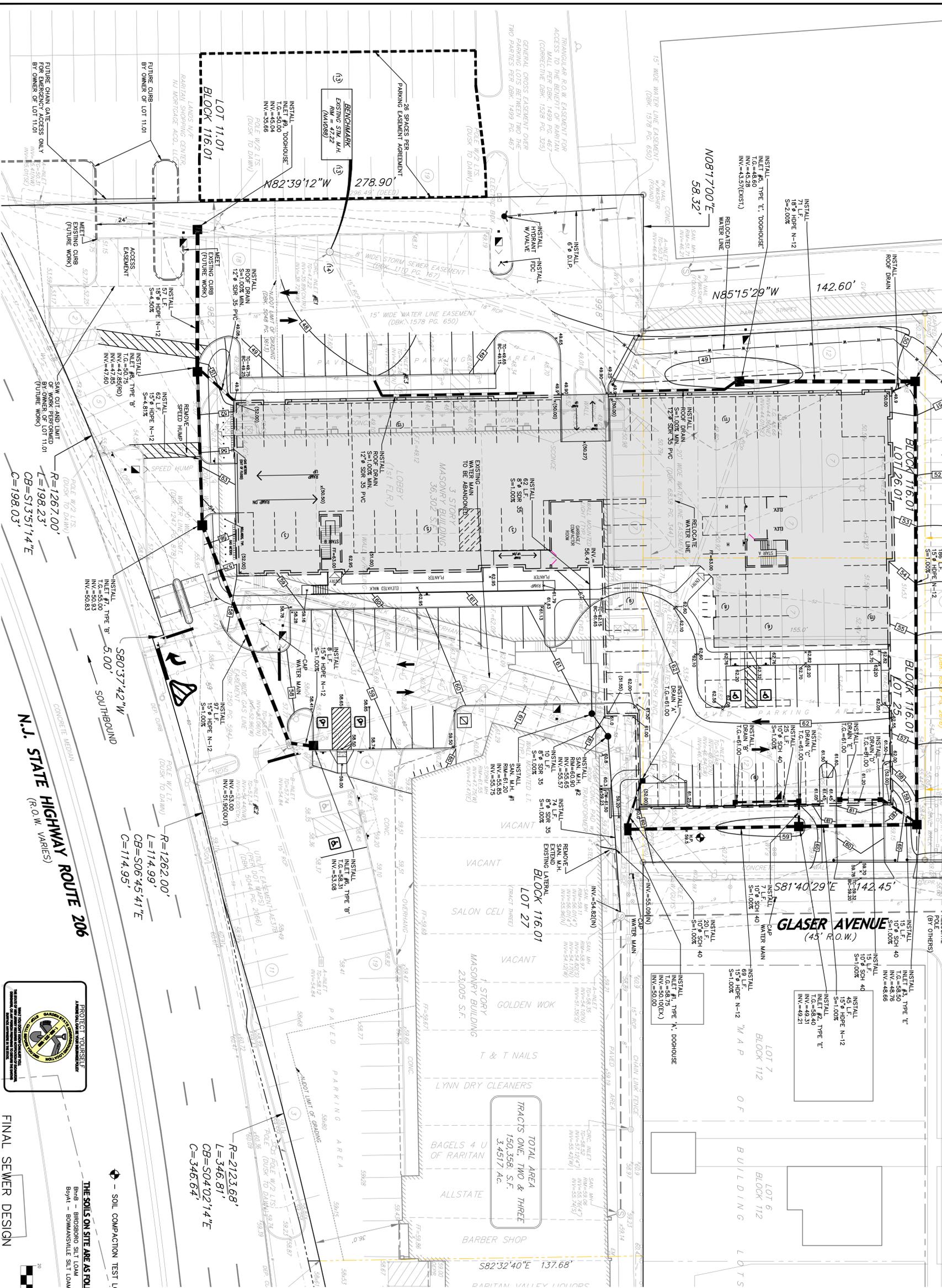
HORIZONTAL CONTROL PLAN
 PROJECT NO. 15147
 SHEET NUMBER 5 OF 12

GENERAL NOTES

1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DEPTH OF ALL UTILITIES AND THE LOCATION OF BURIED UTILITIES SHOWN FOR LACK THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF BURIED UTILITIES SHOWN FOR LACK THEREOF. CALLING 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION.
2. ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
3. ALL DEBRIS, CONCRETE CURBS, TREE STUMPS, AND OTHER UNDESIRABLE MATERIALS SHALL BE REMOVED FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
4. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS OF THE BOROUGH OF RARITAN AND RBS STANDARDS.
5. IN SITUATIONS WHERE THE BOROUGH SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND EXCEED THE MOST RECENT CONSTRUCTION STANDARDS OF THE BOROUGH OF RARITAN AND RBS STANDARDS FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, VERSION 2007.
6. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
7. THE SITE DOES NOT CONTAIN ANY FRESHWATER WETLANDS AND AREAS NOT IS IT SUBJECT TO ANY TRACT TRANSITION AREAS.
8. SOILS ON SITE ARE: BmB-BROSDORO SILT LOAM & BoyA-BOWMANSVILLE SILT LOAM.
9. SITE IS CURRENTLY SERVED BY SANITARY SEWER, WATER, GAS, ELECTRIC & TELEPHONE. A KNOX BOX SHALL BE INSTALLED AT THE PROPERTY SUBJECT TO THE REVIEW AND APPROVAL OF THE BOROUGH FIRE CODE OFFICIAL.
10. TOTAL LAND DISTURBANCE = 72,945 S.F. OR 1.67 AC.
11. DETRIMENTAL WARNING SURFACE SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ADA STANDARDS.
12. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE MAJOR STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
13. THE PROPOSED APARTMENT BUILDING IS TO BE FULLY SPRINKLERED.
14. RECYCLING AND GARBAGE REMOVAL IS TO BE PROVIDED BY A PRIVATE CARTER.
15. PROPOSED BUILDING DIMENSIONS TO BE VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION.
17. REDUCTION OF IMPERVIOUS COVERAGE EQUALS 11,072 S.F.
18. SIGNAGE SHALL BE POSTED WITHIN THE PARKING GARAGE AREA, NOTING ALL RESIDENTS AND VISITORS OF THE POTENTIAL OF FLOOD RISK.
19. GARBAGE COLLECTION FROM THE OUTDOOR DUMPSTERS SHALL NOT BE BEFORE 7AM OR ON WEEKENDS.
20. THE USE OF THE ROOFTOP SHALL CEASE AT 10PM.
21. WARNING SIGNS TO ORLANDO DRIVE AND SOMERSET STREET SHALL BE PROVIDED FOR BICYCLE AND PEDESTRIAN USE.
22. ACCESS TO GLASER AVENUE IS FOR EMERGENCY USE ONLY AND WILL BE RESTRICTED BY MEANS AS DIRECTED BY THE POLICE AND EMERGENCY SERVICES.

ROOF DRAIN SIZING DESIGN

TOTAL ROOF AREA = 0.54 AC.
 $Q_p = cA = 0.98(6.0)(0.54) = 3.17$ cfs
 USE 12" SDR 35 PVC CAPACITY = 4.00 cfs



DEMOLITION NOTES

1. EXISTING UTILITIES, MANHOLE COVERS, LANDSCAPING, BUILDINGS, WATER SERVICES, AND OTHER STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED TO THE POINTS INDICATED ON THE PLAN. ALL DEMOLITION SHALL BE COMPLETED AND/OR RELOCATED AS NECESSARY IN THE AREAS OF CONSTRUCTION.
2. SITE LIGHTING, UNDERGROUND CONDUIT, WATER, GAS, TELEPHONE, SANITARY SEWER, LATERALS AND STORM DRAINAGE ALL SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL UTILITIES IN AREAS OF EXCAVATION.
3. THE CONTRACTOR SHALL NOT REMOVE FROM SERVICE ANY UTILITY WITHOUT VERIFICATION THAT THE SERVICE HAS BEEN REROUTED, CAPPED OR TAKEN OUT OF SERVICE. ROOF LEAKERS, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE, AND ALL UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BRACKET ALL DEMOLITION TO SUBGRADE USING SUITABLE REPRESENTATIVE AND SHALL PLACE AND COMPACT BACKFILL IN AREAS TO ASSURE 95% PROCTOR.
5. ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE REMOVED OR RELOCATED TO ALLOW THE PROJECT TO PROCEED.

**STORES & SHOPPING CENTERS
 SANITARY SEWER CALCULATION**
 25,705 S.F. (0.125 gpd/S.F.) = 3,214 gpd

**RESIDENTIAL APARTMENTS
 SANITARY SEWER CALCULATIONS**

1 BEDROOM APARTMENT - 34 UNITS @ 150 gpd/UNIT = 5,100 gpd
 2 BEDROOM APARTMENT - 38 UNITS @ 225 gpd/UNIT = 8,550 gpd
 3 BEDROOM APARTMENT - 3 UNITS @ 300 gpd/UNIT = 900 gpd
 TOTAL = 14,550 gpd

PROPOSED TOTAL SANITARY SEWER = 17,764 gpd
 2x = 55,528 gpd DESIGN

EXISTING TOTAL SANITARY SEWER = 62,007 S.F. (0.125 gpd/S.F.) = 7,752 gpd

LATERAL CAPACITY
 8" SDR 35 PVC @ 1.0% SLOPE HAS A CAPACITY OF 475,000 gpd AT HALF FULL PIPE DISCHARGE.

ADA COMPLIANT NOTES

1. H.C. RAMPS TO BE PROVIDED WITH ADA RAILINGS, AS APPROPRIATE.
2. CONCRETE SIDEWALKS TO HAVE A MAXIMUM GROSS-SLOPE OF 2% MAXIMUM, 1:48.
3. H.C. RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF 1:12 OR 6.33%.
4. CONTRACTOR CONSTRUCTING ANY ADA ACCESSIBLE IMPROVEMENTS SHALL HAVE A PRE-CONSTRUCTION MEETING WITH OWNER, ENGINEER, AND BOROUGH OFFICIAL REPRESENTATIVE TO REVIEW AND APPROVE ALL PROPOSED IMPROVEMENTS TO VERIFY SITE CONDITIONS AND PROPOSED IMPROVEMENTS.

GRAPHIC SCALE
 1 inch = 20 ft

GRADING AND UTILITIES PLAN

LOTS 11.01, 25, 26.01, 27 & 27.01 BLOCK 116.01
 LOT 3 BLOCK 112
 BOROUGH OF RARITAN NEW JERSEY

PROJECT NO. 15147
 SHEET NUMBER 6 OF 12

NOTICE

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF DAVID A. STIRES ASSOCIATES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF DAVID A. STIRES ASSOCIATES, LLC. IS STRICTLY PROHIBITED. A SEALS ASSOCIATES, LLC.

DATE	12/14/23	REVISION	REVISED PER BOROUGH COMMENTS	BY	SM
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DAVID A. STIRES ASSOCIATES, LLC.
 ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

DAS
 678 US HWY 202/206 N. SUITE 6
 BRIDGEWATER, NJ 08807
 PHONE: (908)252-7000
 WWW.DASSTIRES.COM

GEORGE H. FOLK
 PROFESSIONAL ENGINEER
 N.J. LICENSE NO. 35298
 DATE 10/30/23
 CATEGORY OF ENGINEERING: CIVIL
 CATEGORY OF PROJECT: SANITARY SEWER

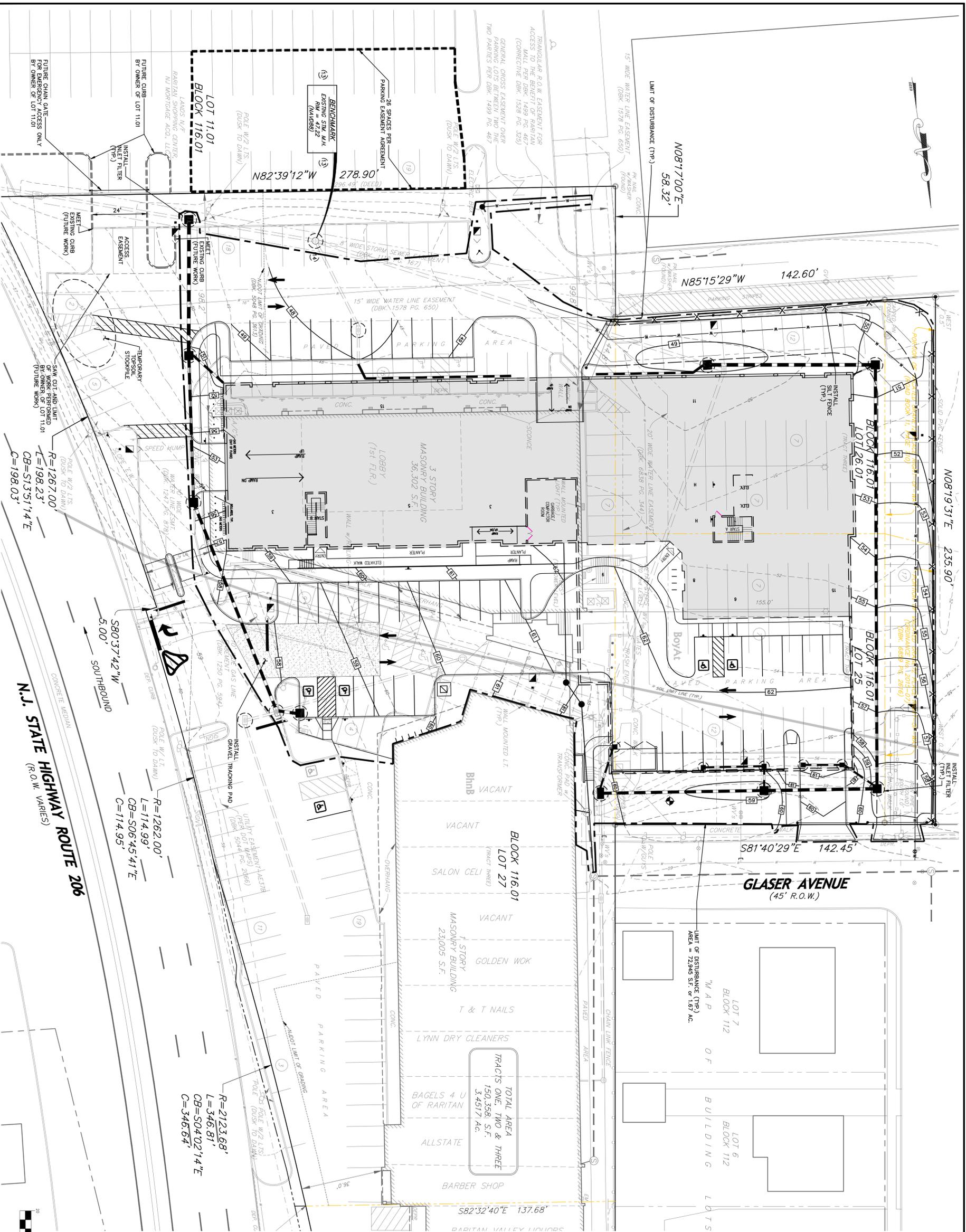
PROJECT: YOURSELF
 APPROVED FOR THE BOROUGH OF RARITAN
 PROJECT NO. 15147

DESIGNED BY: GHF
DRAWN BY: SM
CHECKED BY: GHF
SCALE: 1" = 20'

THE SOILS ON SITE ARE AS FOLLOWS:
 BmB - BROSDORO SILT LOAM
 BoyA - BOWMANSVILLE SILT LOAM

SOIL COMPACTION TEST LOCATION

FINAL SEWER DESIGN



NOTICE
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DATE: 12/14/23
REVISION: REVISED PER BOROUGH COMMENTS
BY: [Signature]

DAVID A. STIRES ASSOCIATES, LLC.
ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

DAS
678 US HWY 202/206 N. SUITE 6
BRIDGEWATER, NJ 08807
PHONE: (908)252-7000
WWW.DASDESIGN.COM

GEORGE H. FOLK
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 35298
DATE: 10/30/23
CADD/SCALE: 250/35000

SOIL EROSION CONTROL PLAN
PROJECT NO. 15147
SHEET NUMBER 7 OF 12

LOTS 11.01, 25, 26.01, 27 & 27.01 BLOCK 116.01
LOT 3 BLOCK 112
BOROUGH OF RARITAN
SOMERSET COUNTY
NEW JERSEY

DESIGNED BY: GHF
DRAWN BY: SAH
CHECKED BY: GHF
SCALE: 1" = 20'

PROJECT YOURSELF
AMERICAN SOCIETY OF CIVIL ENGINEERS
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY
No. 250358880

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

THE SOILS ON SITE ARE AS FOLLOWS:
Bhnb - BRIDGEPORT SILT LOAM (B)
Boyl - BOWMANVILLE SILT LOAM (B/D)

SOIL COMPACTION TEST LOCATION

ADA COMPLIANT NOTES
1. H.C. RAMPS TO BE PROVIDED WITH ADA RAILINGS, AS APPROPRIATE.
2. CONCRETE SIDEWALKS TO HAVE A MAXIMUM GROSS-SLOPE OF 2% MAXIMUM, 1:48.
3. H.C. RAMPS TO HAVE A MAXIMUM RUNNING SLOPE OF 1:12 OR 8:33X.
4. CONTRACTOR CONSTRUCTING ANY ADA ACCESSIBLE RAMP OR SIDEWALK SHALL PROVIDE THE CONSTRUCTION WITH OWNER, ENGINEER, AND BOROUGH OFFICIAL TO VERIFY SITE CONDITIONS AND PROPOSED IMPROVEMENTS.

DEMOLITION NOTES
1. EXISTING UTILITIES, PAVEMENT, CURB, LANDSCAPING, BUILDING, WATER SERVICES, GAS SERVICES, ELECTRIC SERVICES, CONCRETE SIDEWALK, LIGHTING FEATURES, ETC. SHALL BE REMOVED, CAPPED, RECONSTRUCTED, AND/OR RELOCATED AS NECESSARY IN THE AREAS OF CONSTRUCTION.
2. SITE LIGHTING, UNDERGROUND CONDUIT, WATER, GAS, TELEPHONE, SANITARY SEWER CONDUIT SHALL VERIFY AND PROTECT ALL UTILITIES IN AREAS OF DEMOLITION.
3. THE CONTRACTOR SHALL NOT REMOVE FROM SERVICE ANY UTILITY WITHOUT THE WRITTEN PERMISSION OF THE BOROUGH ENGINEER OR HIS FIELD REPRESENTATIVE. SITE LIGHTING AND MISCELLANEOUS UTILITY SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BACKFILL ALL DEMOLITION TO SURFACE USING SUITABLE MATERIAL THAT SHALL BE APPROVED BY THE BOROUGH ENGINEER OR HIS FIELD REPRESENTATIVE AND SHALL PLACE AND COMPACT BACKFILL IN LIFTS TO ASSURE 95% PROCTOR.
5. ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE REMOVED OR RELOCATED TO ALLOW THE PROJECT TO PROCEED.

GENERAL NOTES
1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. DAVID A. STIRES ASSOCIATES, LLC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UTILITIES SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES BY CALLING 1-800-25-2100 PRIOR TO THE START OF CONSTRUCTION.
2. ANY IMPROVEMENTS IN REPERCHED COPING, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
3. ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS, AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURNED ON SITE.
4. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS OF THE BOROUGH OF RARITAN AND N.J.S. STANDARDS.
5. IN INSTANCES WHERE THE BOROUGH SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND EXCEED THE MOST RECENT CONSTRUCTION STANDARDS OF THE BOROUGH OF RARITAN AND N.J.S. STANDARDS FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION VERSION 2007.
6. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
7. THE SITE DOES NOT CONTAIN ANY FRESHWATER WETLAND AREAS NOR IS IT SUBJECT TO ANY OTHER PROTECTION AREAS.
8. SOILS ON SITE ARE: Bhnb-BRIDGEBORO SILT LOAM & Boyl-BOWMANVILLE SILT LOAM.
9. SITE IS CURRENTLY SERVED BY SANITARY SEWER, WATER, GAS, ELECTRIC & TELEPHONE.
10. A HONEY BOW SHALL BE INSTALLED AT THE PROPERTY SUBJECT TO THE REVIEW AND APPROVAL OF THE BOROUGH FIRE CODE OFFICIAL.
11. TOTAL LAND DISTURBANCE = 72,945 S.F. or 1.67 AC.
12. DETECTABLE WARNING SURFACE SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ADA STANDARDS.
13. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE N.J.DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
14. THE PROPOSED APARTMENT BUILDING IS TO BE FULLY SPRINKLERED.
15. RECYCLING AND GARBAGE REMOVAL IS TO BE PROVIDED BY A PRIVATE CARTER.
16. PROPOSED BUILDING DIMENSIONS TO BE VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION.
17. REDUCTION OF IMPERVIOUS COVERAGE EQUALS 11,072 S.F.
18. SIGNAGE SHALL BE POSTED WITHIN THE PARKING GARAGE AREA NOTIFYING ALL RESIDENTS AND VISITORS OF THE POTENTIAL OF FLOOD RISK.
19. GARBAGE COLLECTION FROM THE OUTDOOR DUMPSTERS SHALL NOT BE BEFORE 7AM OR ON WEEKENDS.
20. THE USE OF THE ROOF TOP SHALL CEASE AT 10PM.
21. WARNING SIGNS TO ORLANDO DRIVE AND SOMERSET STREET SHALL BE PROVIDED FOR BICYCLE AND PEDESTRIAN USE.
22. ACCESS TO GLASER AVENUE IS FOR EMERGENCY USE ONLY AND WILL BE RESTRICTED BY MEANS AS DIRECTED BY THE POLICE AND EMERGENCY SERVICES.

MAP OF BUILDING LOTS
LOT 7
LOT 6
LOT 112
LOT 112

MAP OF DISTURBANCE (TP) AREA = 72,945 S.F. or 1.67 AC.

MAP OF BUILDING LOTS
LOT 7
LOT 6
LOT 112
LOT 112

MAP OF DISTURBANCE (TP) AREA = 72,945 S.F. or 1.67 AC.

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MAP OF DISTURBANCE (TP) AREA = 72,945 S.F. or 1.67 AC.

MAP OF BUILDING LOTS
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MAP OF DISTURBANCE (TP) AREA = 72,945 S.F. or 1.67 AC.

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