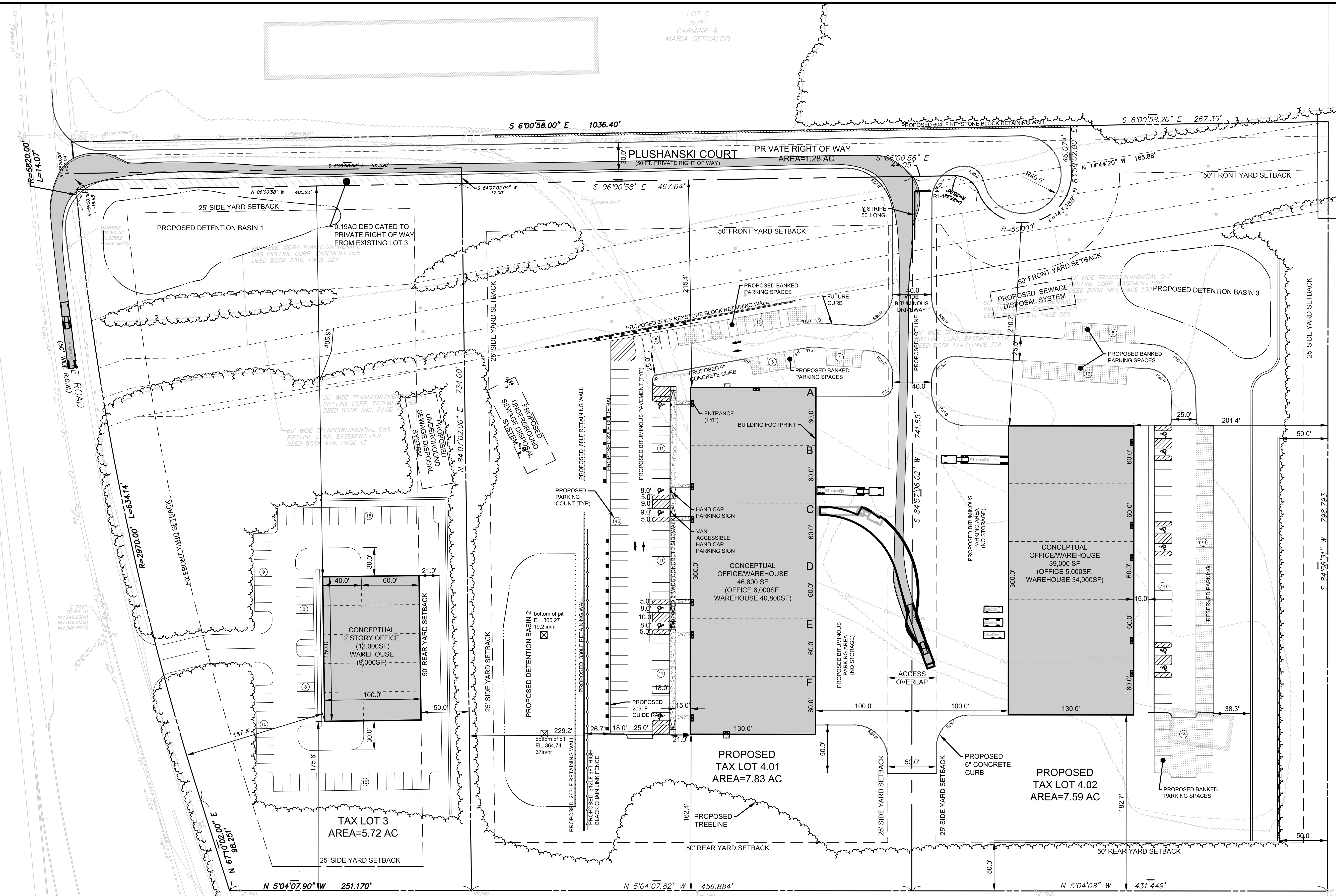
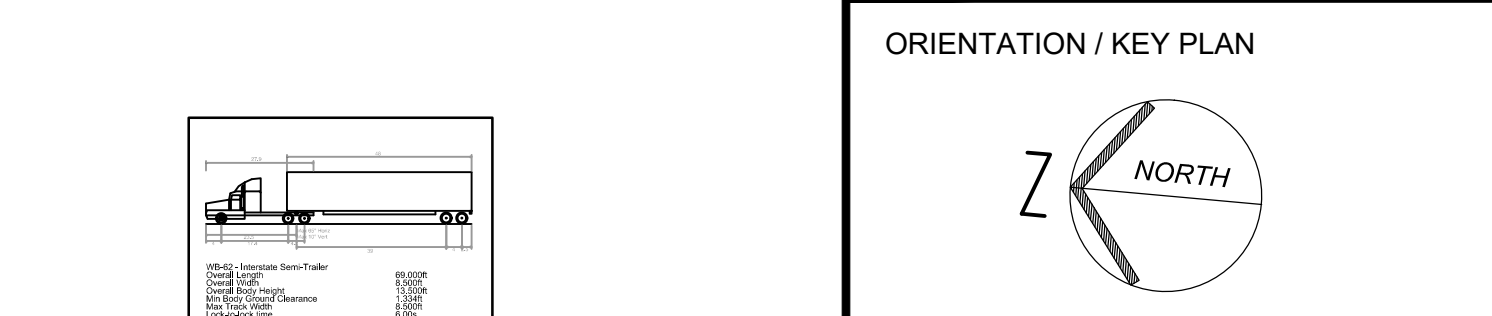


INTERSTATE ROUTE 78
ACCELERATION LANE

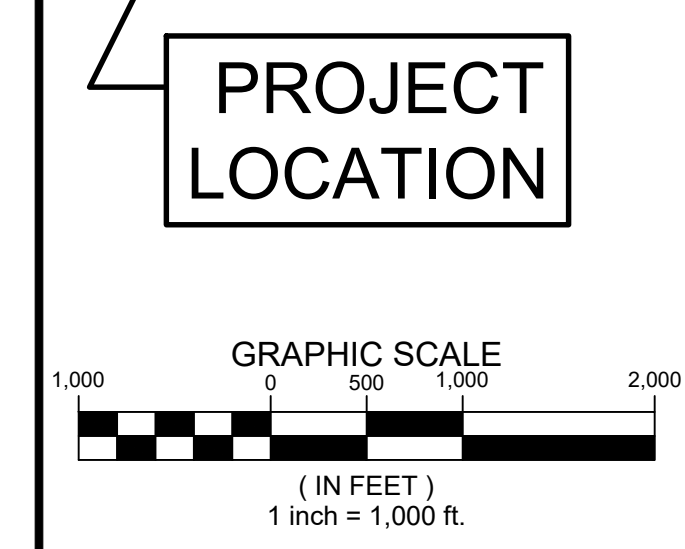
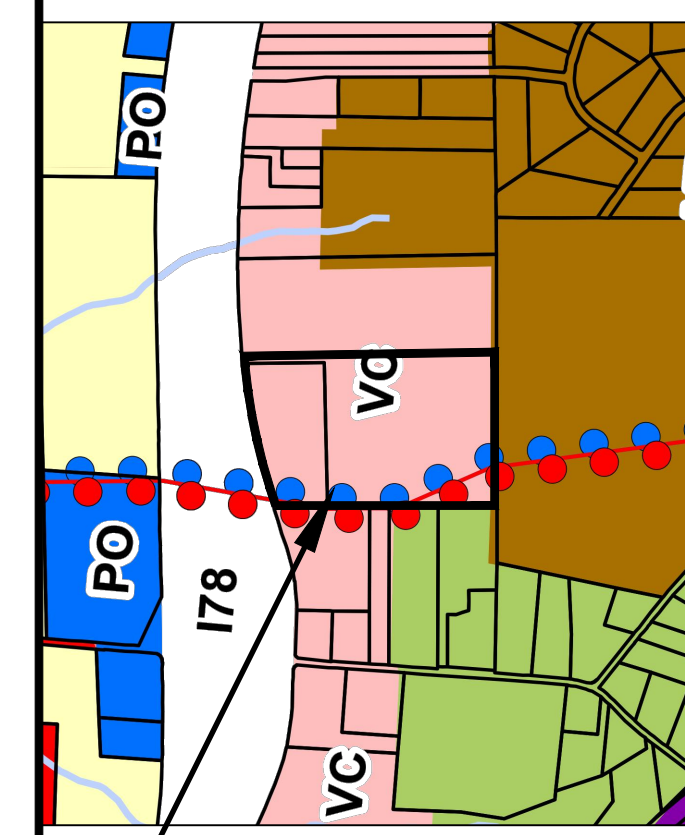


LANDS TO BE CONVEYED FROM BLOCK 22, LOT 5 TO BLOCK 22, LOT 4 CONTAINING 694 S.F. ± 0.0159 AC. ±



WB-62-1ST TRUCK PROFILE
SCALE: 1"=50'

LOT 34
N/F
FALLONE AT UNION, LLC



OWNER / APPLICANT
BRIAN PLUSHANSKI
73 ROUTE 173
SUITE 1
HAMPTON, NJ 08827

PAULUS, SOKOLOWSKI AND SARTOR, LLC
1433 ROUTE 34
SUITE A4
WALL, NJ 07727
PHONE: (848) 206-2626
CERTIFICATE OF AUTHORIZATION NO. 24G2803270

ALL DIMENSIONS MUST BE CHECKED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. IN THE CONTRACT ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS OR NOT SCALE. THE DRAWINGS TO BE USED TO DETERMINE DIMENSIONS. THESE CONTRACT DRAWINGS CONTAIN FIELD NOTES SPECIFICALLY FOR THE NOTED PROJECT AND SHOULD NOT BE USED FOR CONSTRUCTION OR RECONSTRUCTION OF THIS PROJECT OR FOR ANY OTHER PROJECT. THE CONTRACTOR'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR RECONSTRUCTION OF THIS PROJECT. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS. COPYRIGHT 2018 PAULUS, SOKOLOWSKI AND SARTOR, LLC. ALL RIGHTS RESERVED.

WILLIAM SALMON, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 41319

SIGNATURE: _____ DATE: 04/06/20

PROJECT: PLUSHANSKI

BLOCK 22, LOTS 3 & 4
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

SHEET TITLE: CONCEPT PLAN

PROJECT NO.: 06548.0001 DRAWN BY: JK
SCALE: AS SHOWN CHECKED BY: WS
DATE: 04-06-2020 SHEET 1 OF 1
SHEET NO. _____

C-01

PROPERTY AREA	LESS LANDS WITHIN EXISTING R.O.W.	LESS LANDS RESTRICTED BY COVENANTS AND EASEMENTS	EQUALS GROSS SITE AREA
5.72 ACRES	N/A	0.94 ACRES	4.78 ACRES

GROSS SITE AREA	TIMES MAX IMPERVIOUS RATIO	EQUALS MAX IMPERVIOUS SURFACE
4.78 ACRES	0.20	0.96 ACRES

TOTAL TRACT AREA	LESS EASEMENTS	LESS LAND WITH NATURAL RESOURCES RESTRICTIONS	NET BUILDABLE SITE AREA	TOTAL AREA OF LAND	DISTURBANCE FOR LOT 3
5.72 AC	0.94 AC	2.44 AC	2.34 AC	1.84 AC TOTAL	

ITEM	REQUIRED	PROPOSED
2-STORY (12,000 SF) OFFICE PARKING	OFFICE AREA /250 SF	12,000SF/250 GSF= 48 SPACES
1-STORY (9,000 SF) MAINTENANCE OFFICE PARKING	MAINTENANCE/STORAGE AREA /500 SF	9,000SF/500 GSF= 18 SPACES
TOTAL	66 SPACES	71 SPACES

ITEM	REQUIRED	LOT 4.01	LOT 4.02	LOT 3.0
MIN LOT AREA	2 AC.	7.83 AC.	7.59 AC.	5.72 AC.
MAX GROSS DENSITY (DU/AC)	0.5	N/A	N/A	N/A
MIN LOT WIDTH	150 FT.	467.64 FT +/-	431.30 FT +/-	734.00 FT +/-
MAX BUILDING COVERAGE	6%	13.9 %*	11.7 %*	6%
MAX IMPERVIOUS SURFACE	20%	40% (3.11AC)**	36.9% (2.80AC)**	21% (1.22AC)**
MAX BUILDING HEIGHT	LESSER OF 35 FT OR 2 1/2 STORIES	<35 FT	<35 FT	<35 FT
FLOOR AREA RATIO	0.125	0.137	0.117	0.084
MIN YARDS - FRONT	50 FT	215.4 FT.	210.7 FT.	147.4 FT.
MIN YARDS - SIDE (EACH)	25 FT	100.0 FT.	100.0 FT.	175.6 FT.
MIN YARDS - REAR	50 FT	162.40 FT.	182.70 FT.	50 FT.

PROPERTY AREA	LESS LANDS WITHIN EXISTING R.O.W.	LESS LANDS RESTRICTED BY COVENANTS AND EASEMENTS	EQUALS GROSS SITE AREA
7.83 ACRES	N/A	0.98 ACRES	6.85 ACRES

GROSS SITE AREA	TIMES MAX IMPERVIOUS RATIO	EQUALS MAX IMPERVIOUS SURFACE
6.85 ACRES	0.20	1.37 ACRES

TOTAL TRACT AREA	LESS EASEMENTS	LESS LAND WITH NATURAL RESOURCES RESTRICTIONS	NET BUILDABLE SITE AREA	TOTAL AREA OF LAND	DISTURBANCE FOR PROPOSED LOT 4.01
7.83 AC	0.98 AC	2.82 AC	4.03 AC	6.18 AC*	

ITEM	REQUIRED	PROPOSED
1-STORY (40,800 SF) MAINTENANCE OFFICE PARKING (BASED ON 80 EMPLOYEES)	MAINTENANCE/STORAGE AREA /500 SF	40,800SF/500 GSF= 82 SPACES
1-STORY (6,000 SF) OFFICE PARKING	OFFICE AREA /250 SF	6,000SF/250 GSF= 24 SPACES
TOTAL	106 SPACES	106 SPACES

ITEM	REQUIRED
MIN LOT AREA	3 AC.
MIN LOT WIDTH	400 FT.
MAX BUILDING COVERAGE	35%
MAX IMPERVIOUS SURFACE	75%
MIN YARDS - FRONT	100 FT
MIN YARDS - SIDE (EACH)	75 FT
MIN YARDS - REAR	100 FT

PROPERTY AREA	LESS LANDS WITHIN EXISTING R.O.W.	LESS LANDS RESTRICTED BY COVENANTS AND EASEMENTS	EQUALS GROSS SITE AREA
7.59 ACRES	N/A	0.89 ACRES	6.70 ACRES

GROSS SITE AREA	TIMES MAX IMPERVIOUS RATIO	EQUALS MAX IMPERVIOUS SURFACE
6.70 ACRES	0.20	1.34 ACRES

TOTAL TRACT AREA	LESS EASEMENTS	LESS LAND WITH NATURAL RESOURCES RESTRICTIONS	NET BUILDABLE SITE AREA	TOTAL AREA OF LAND	DISTURBANCE FOR PROPOSED LOT 4.02
7.59 AC	0.89 AC	2.26 AC	4.44 AC	6.21 AC	

ITEM	REQUIRED	PROPOSED
2-STORY (5,000 SF) OFFICE PARKING	OFFICE AREA /250 SF	5,000SF/250 GSF= 20 SPACES
1-STORY (34,000 SF) MAINTENANCE OFFICE PARKING	MAINTENANCE/STORAGE AREA /500 SF	34,000SF/500 GSF= 68 SPACES
TOTAL	88 SPACES	101 SPACES

*VARIANCES REQUIRED (BUILDING COVERAGE)
**VARIANCES REQUIRED (IMPERVIOUS SURFACE)
(DRIVEWAY IMPERVIOUS AREA WITHIN THE EASEMENT IS EXCLUDED (LOT 4.01))