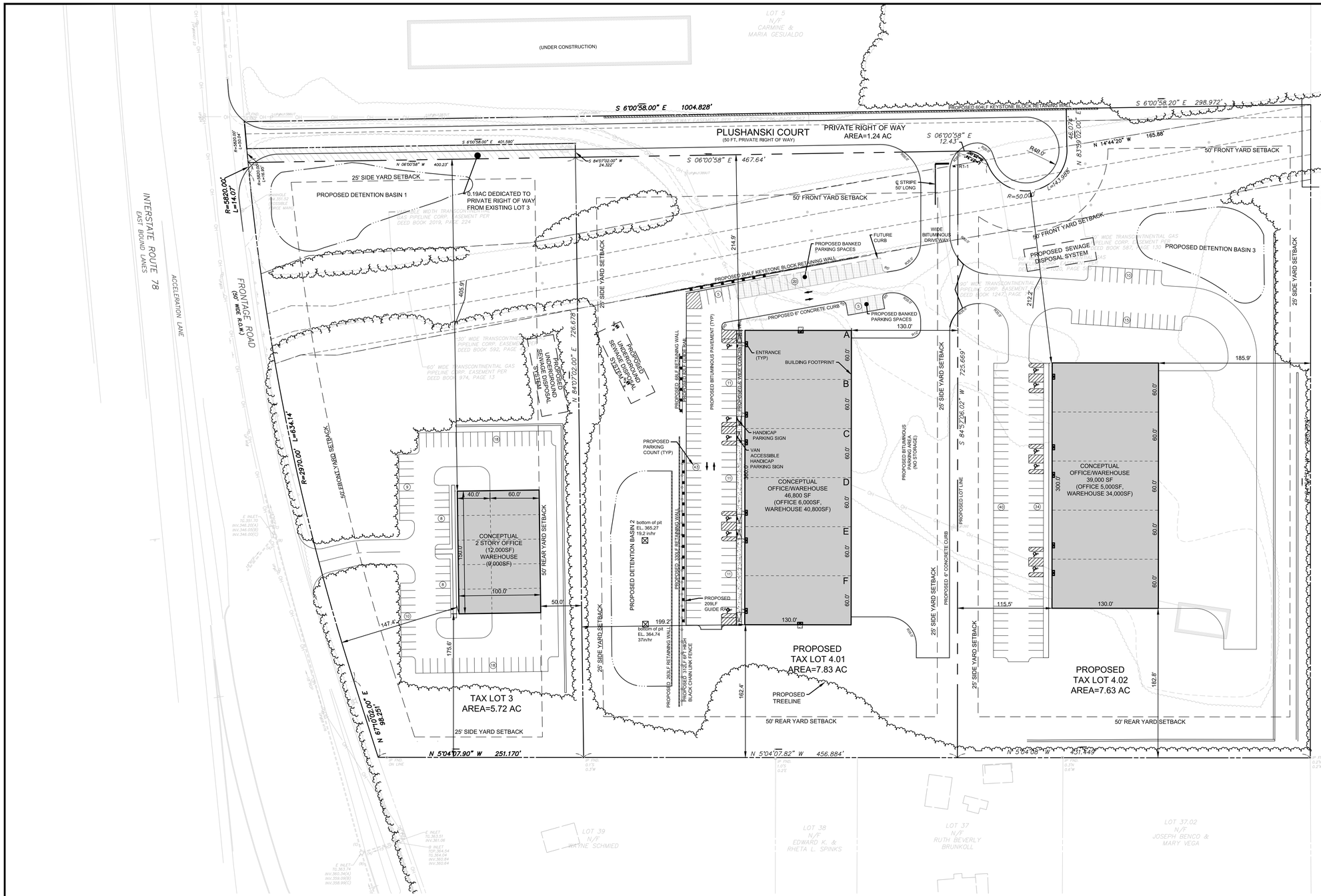
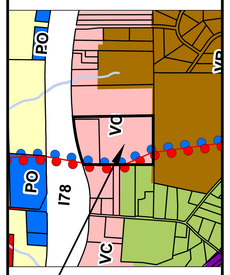


REV. / ISSUE	DATE	DESCRIPTION

ORIENTATION / KEY PLAN



PROJECT LOCATION

GRAPHIC SCALE
(IN FEET)
1 inch = 1,000 ft.

OWNER / APPLICANT

BRIAN PLUSHANSKI
73 ROUTE 173
SUITE 1
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CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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

04/06/20
SIGNATURE DATE

PROJECT

PLUSHANSKI

BLOCK 22.02, LOTS 3 & 4
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

SHEET TITLE

CONCEPT PLAN

PROJECT NO.: 06548.0001		DRAWN BY:	IK
SCALE:	AS SHOWN	CHECKED BY:	WS
DATE:	04-06-2020	SHEET	1 OF 1
SHEET NO.	C-01		

GROSS SITE AREA LOT 3 (PER ORD. 30-6.3(b)1(a)			
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 PROPOSED LOT 4.01 (PER ORD. 30-6.3(b)1(a)			
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 PROPOSED LOT 4.02 (PER ORD. 30-6.3(b)1(a)			
PROPERTY AREA	LESS LANDS WITHIN EXISTING R.O.W.	LESS LANDS RESTRICTED BY COVENANTS AND EASEMENTS	EQUALS GROSS SITE AREA
7.63 ACRES	N/A	0.91 ACRES	6.72 ACRES

MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR NONRESIDENTIAL LOT 3 (ORD. 30-6.3(5a)		
GROSS SITE AREA	TIMES MAX. IMPERVIOUS RATIO	EQUALS MAX. IMPERVIOUS SURFACE
4.78ACRES	0.20	0.96 ACRES

MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR NONRESIDENTIAL PROPOSED LOT 4.01 (ORD. 30-6.3(5a)		
GROSS SITE AREA	TIMES MAX. IMPERVIOUS RATIO	EQUALS MAX. IMPERVIOUS SURFACE
6.85 ACRES	0.20	1.37 ACRES

MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR NONRESIDENTIAL PROPOSED LOT 4.02 (ORD. 30-6.3(5a)		
GROSS SITE AREA	TIMES MAX. IMPERVIOUS RATIO	EQUALS MAX. IMPERVIOUS SURFACE
6.72 ACRES	0.20	1.34 ACRES

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

NET BUILDABLE SITE AREA LOT 4.01	
TOTAL TRACT AREA	7.83 AC
LESS EASEMENTS DEDICATIONS	0.98 AC
LESS LAND WITH NATURAL RESOURCES RESTRICTIONS	2.82 AC
NET BUILDABLE SITE AREA	4.03 AC
TOTAL AREA OF LAND DISTURBANCE FOR PROPOSED LOT 4.0	6.18 AC*

*DISTURBANCE AREA WITHIN THE EASEMENT IS EXCLUDED

NET BUILDABLE SITE AREA LOT 4.02	
TOTAL TRACT AREA	7.63 AC
LESS EASEMENTS DEDICATIONS	0.91 AC
LESS LAND WITH NATURAL RESOURCES RESTRICTIONS	2.26 AC
NET BUILDABLE SITE AREA	4.46 AC
TOTAL AREA OF LAND DISTURBANCE FOR PROPOSED LOT 4.01	6.21 AC

PARKING SUMMARY FOR PROPOSED LOT 3.0 BASED ON ORDINANCE		
ITEM	REQUIRED	PROPOSED
2-STORY (12,000SF) 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

PARKING SUMMARY FOR PROPOSED LOT 4.01 BASED ON ORDINANCE		
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 (6,000SF) OFFICE PARKING	OFFICE AREA /250 SF MAINTENANCE/STORAGE AREA /500 SF	6,000SF/250 GSF= 24 SPACES
TOTAL	106 SPACES	106 SPACES

PARKING SUMMARY FOR PROPOSED LOT 4.02		
2-STORY (5,000SF) 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	99 SPACES

BLOCK 22, PROPOSED LOTS 3 & 4.01, & 4.02 ZONING STATISTICS SUMMARY PER VILLAGE COMMERCIAL (VC) ZONE				
ITEM	REQUIRED	LOT 4.01	LOT 4.02	LOT 3.0
MIN. LOT AREA	2 AC.	7.83 AC.	7.63 AC.	5.72 AC.
MAX. GROSS DENSITY (DU/AC)	0.5	N/A	N/A	N/A
MIN LOT WIDTH	150 FT.	467.47 FT.+/-	431.30 FT.+/-	400.29 FT.+/-
MAX. BUILDING COVERAGE	6%	13.9 % *	11.7 % *	6%
MAX. IMPERVIOUS SURFACE	20%	40% (3.11AC)**	36.7% (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	214.9 FT.	212.2 FT.	147.4 FT.
MIN YARDS - SIDE (EACH)	25 FT	130.00 FT.	115.5 FT.	175.6 FT.
MIN YARDS - REAR	50 FT	162.40 FT.	182.80 FT.	50 FT.

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

BLOCK 22, PROPOSED LOTS 3 & 4.01, & 4.02 ZONING STATISTICS SUMMARY PER FORMER LIGHT INDUSTRIAL ZONE	
ITEM	REQUIRED
MIN. LOT AREA	3 AC.
MIN LOT WIDTH	400 FT.
MAX. BUILDING COVERAGE	35%
MAX. IMPERVIOUS COVERAGE	75%
MIN YARDS - FRONT	100 FT
MIN YARDS - SIDE (EACH)	75 FT
MIN YARDS - REAR	100 FT

SOIL SUMMARY

SYMBOL	SOIL NAME	LOT 4	LOT 3
BegD2	BERKS CHANNERY LOAM, 12 TO 18 % SLOPES***	1.47 ACRES	1.37 ACRES
BefB	BEDINGTON CHANNERY SILT LOAM, 2 TO 6 % SLOPES **	1.17 ACRES	2.50 ACRES
PHG	PITS, SAND AND GRAVEL*	9.09 ACRES	-
ROPF	ROUGH BROKEN LAND, SHALE	0.66 ACRES	-
NotC2	NORTON LOAM, 6 TO 12% SLOPES, ERODED***	2.24 ACRES	2.02 ACRES
PdtC2	PATTENBURG GRAVELLY LOAM, 6 TO 12% SLOPES, ERODED **	1.92 ACRES	-

BEDROCK GEOLOGY (TWP. NRI-MAP 3-GEOLOGY) - WEATHERED SHALE, MUDSTONE AND SANDSTONE

* NOT HIGHLY ERODIBLE (TWP. NRI, MAP 7 - ERODIBLE SOILS)

** POTENTIALLY HIGHLY ERODIBLE (TWP. NRI, MAP 7)

*** HIGHLY ERODIBLE (TWP. NRI, MAP 7)

AREAS WITHIN NotC2 SOIL TYPE IS NOT SUITABLE FOR SEPTIC (TYPE III RESTRICTION) (TWP. NRI, MAP 13, "SEPTIC SUITABILITY FOR SOILS")

AREAS WITHIN BefB SOIL TYPE CLASSIFIED AS A PRIME-FARMLAND SOILS (TWP.NRI MAP 6, "AGRICULTURAL SOILS AND STATEWIDE IMPORTANT SOIL")

AREAS WITHIN NotC2 & PdtC2 SOIL TYPES CLASSIFIED AS A STATE-IMPORTANTE SOILS (TWP.NRI MAP 6, "AGRICULTURAL SOILS AND STATEWIDE IMPORTANT SOIL")

Steep Slopes Areas (AC)

Number	Slopes	Lot 3	Lot 4	Color
1	10-15%	1.4	2.6	
2	15-20%	0.7	1.7	
3	>20%	1.1	2.7	

NATURAL RESOURCE CALCULATIONS EXISTING LOT 3

DATA MAP REQUIRED	NATURAL RESOURCES	RESOURCES PROTECTION RATIO	AREAS OF LAND IN NATURAL RESOURCES	ALLOWABLE RESOURCES LAND PROTECTION	ACRES OF LAND IN NATURAL RESOURCES TO BE DISTURBED
HYDROLOGIC	FLOODPLAIN SOILS	1	0.00 AC	0.00 AC	0.00 AC
SURFACE	FRESHWATER WETLAND	1	0.00 AC	0.00 AC	0.00 AC
FEATURES:	C-1 RIPARIAN ZONE	1	0.00 AC	0.00 AC	0.00 AC
	10-15%	0.65	1.4 AC	0.49 AC	0.53 AC
SLOPES:	15-20%	0.80	0.7 AC	0.14 AC	0.13 AC
	>20%	0.90	1.1 AC	0.11 AC	0.10 AC

NATURAL RESOURCE CALCULATIONS EXISTING LOT 4

DATA MAP REQUIRED	NATURAL RESOURCES	RESOURCES PROTECTION RATIO	AREAS OF LAND IN NATURAL RESOURCES	ALLOWABLE RESOURCES LAND PROTECTION	ACRES OF LAND IN NATURAL RESOURCES TO BE DISTURBED
HYDROLOGIC	FLOODPLAIN SOILS	1	0.00 AC	0.00 AC	0.00 AC
SURFACE	FRESHWATER WETLAND	1	0.00 AC	0.00 AC	0.00 AC
FEATURES:	C-1 RIPARIAN ZONE	1	0.00 AC	0.00 AC	0.00 AC
	10-15%	0.65	2.6 AC	0.91 AC	1.83 AC
SLOPES:	15-20%	0.80	1.7 AC	0.34 AC	1.35 AC
	>20%	0.90	2.7 AC	0.27 AC	1.31 AC

GROSS SITE AREA LOT 3 (PER ORD. 30-6.3(b)1(a)

PROPERTY AREA	LESS LANDS WITHIN EXISTING R.O.W.	LESS LANDS RESTRICTED BY COVENANTS AND EASEMENTS	EQUALS GROSS SITE AREA
5.879 ACRES	N/A	0.94 ACRES	4.94 ACRES

MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR NONRESIDENTIAL LOT 3 (ORD. 30-6.3(5a)

GROSS SITE AREA	TIMES MAX. IMPERVIOUS RATIO	EQUALS MAX. IMPERVIOUS SURFACE
4.94ACRES	0.20	0.99 ACRES

NET BUILDABLE SITE AREA CALCULATION

TOTAL TRACT AREA	5.879 AC
LESS EASEMENTS DEDICATIONS	0.94 AC
LESS LAND WITH NATURAL RESOURCES RESTRICTIONS	2.46 AC
NET BUILDABLE SITE AREA	2.48 AC
TOTAL AREA OF LAND DISTURBANCE FOR LOT 3	1.15 AC TOTAL

GROSS SITE AREA LOT 4 (PER ORD. 30-6.3(b)1(a)

PROPERTY AREA	LESS LANDS WITHIN EXISTING R.O.W.	LESS LANDS RESTRICTED BY COVENANTS AND EASEMENTS	EQUALS GROSS SITE AREA
16.547 ACRES	N/A	2.33 ACRES	14.22 ACRES

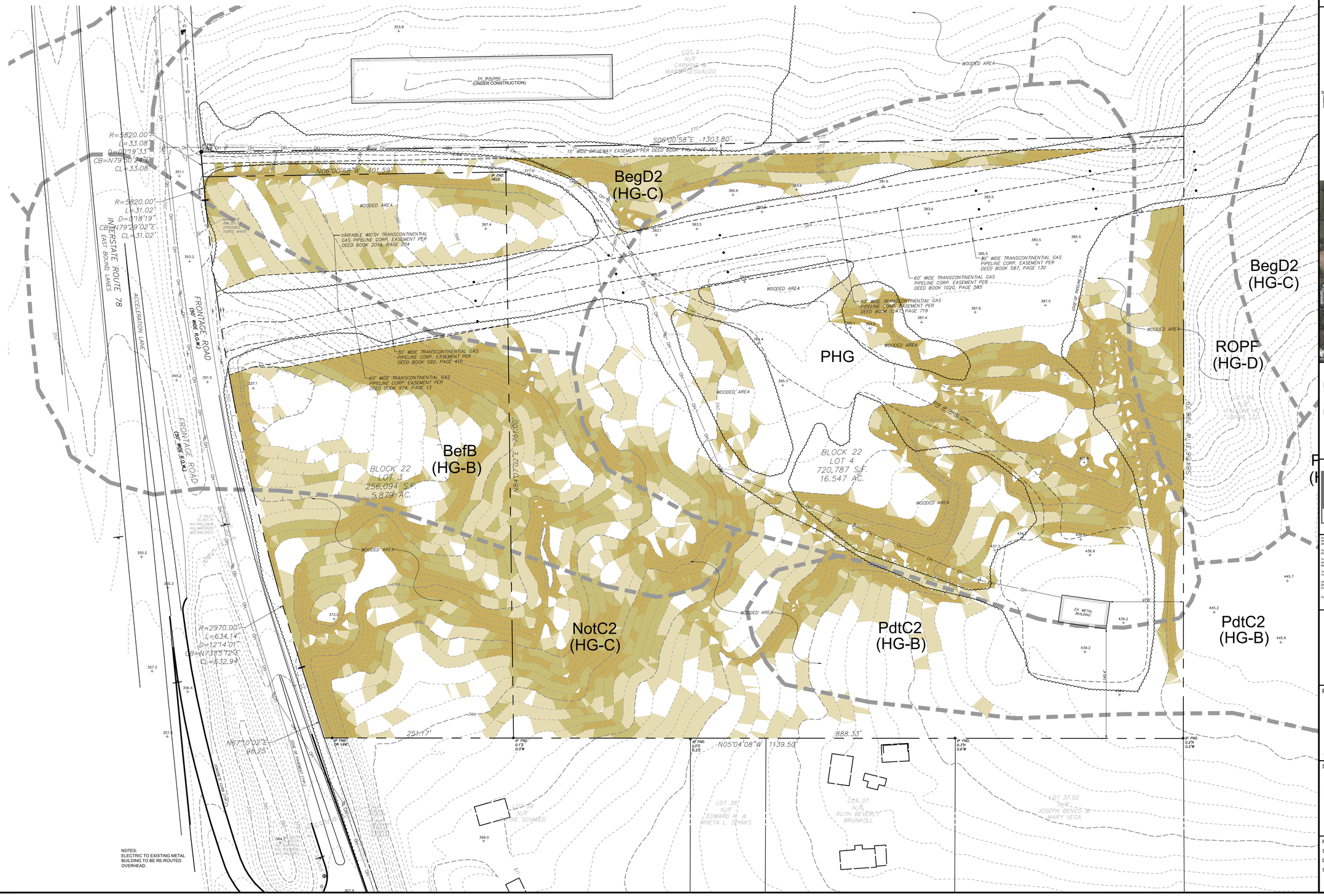
MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR NONRESIDENTIAL LOT 4 (ORD. 30-6.3(5a)

GROSS SITE AREA	TIMES MAX. IMPERVIOUS RATIO	EQUALS MAX. IMPERVIOUS SURFACE
14.22 ACRES	0.20	2.84 ACRES

NET BUILDABLE SITE AREA CALCULATION

TOTAL TRACT AREA	16.547 AC
LESS EASEMENTS DEDICATIONS	2.33 AC
LESS LAND WITH NATURAL RESOURCES RESTRICTIONS	5.48 AC
NET BUILDABLE SITE AREA	8.74 AC
TOTAL AREA OF LAND DISTURBANCE FOR LOT 4	7.49 AC*

*DISTURBANCE AREA WITHIN THE EASEMENT (0.8AC) EXCLUDED FROM THE TOTAL DISTURBANCE (8.29AC)



NOTES:
ELECTRIC TO EXISTING METAL BUILDING TO BE RE-ROUTED OVERHEAD.

REV. / ISSUE	DATE	DESCRIPTION

ORIENTATION / KEY PLAN

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

PROJECT LOCATION

OWNER / APPLICANT

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CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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

SIGNATURE — DATE: 04/06/20

PROJECT

PLUSHANSKI

BLOCK 22.02, LOTS 3 & 4
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

SHEET TITLE

EXISTING CONDITIONS & ENVIRONMENTAL CONSTRAINTS PLAN

PROJECT NO.: 06548.0001	DRAWN BY: IK
SCALE: AS SHOWN	CHECKED BY: WS
DATE: 04-06-2020	SHEET 1 OF 1
SHEET NO.	C-01-1