

Franklin Township - Somerset County

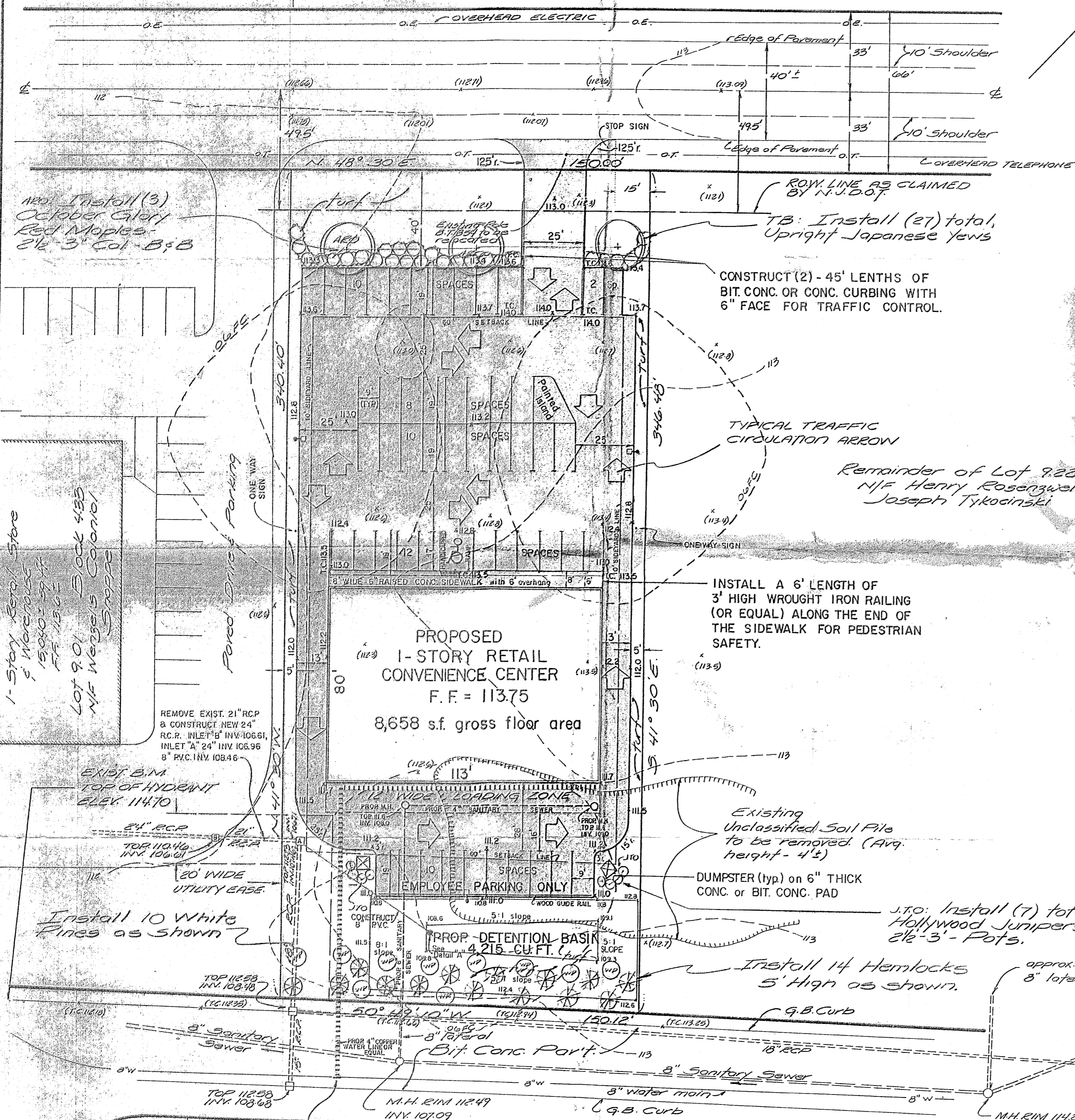
Block 57

Lot 3201

N/H Abram J. Suydam, Jr.

Right of Way Line 33' From the center line as monumented by New Jersey Department of Transportation, in compliance with Record Deeds, and in accordance with Tax Map of North Brunswick Township.

N. J. STATE HIGHWAY ROUTE 27

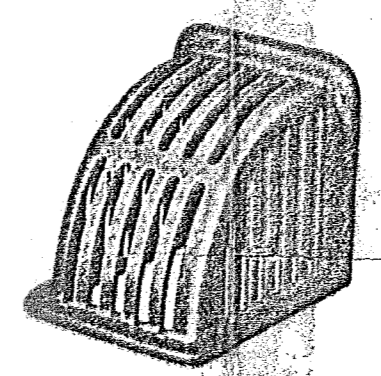
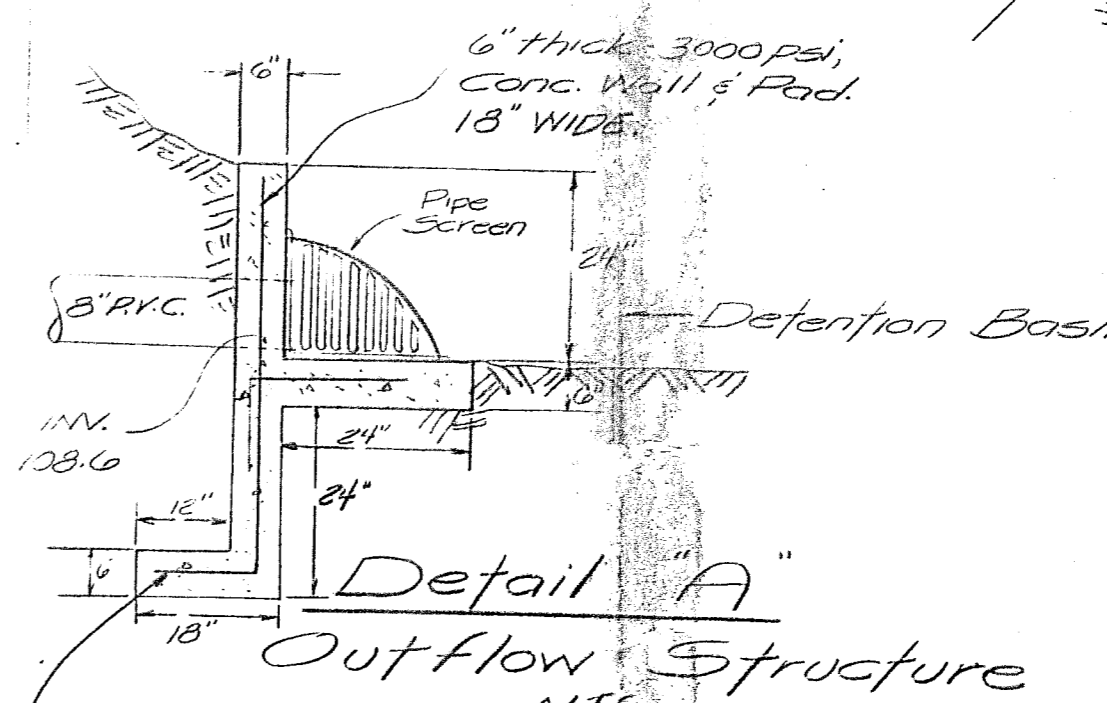


PROPOSED
1-STORY RETAIL
CONVENIENCE CENTER
F.F. = 113.75
8,658 s.f. gross floor area

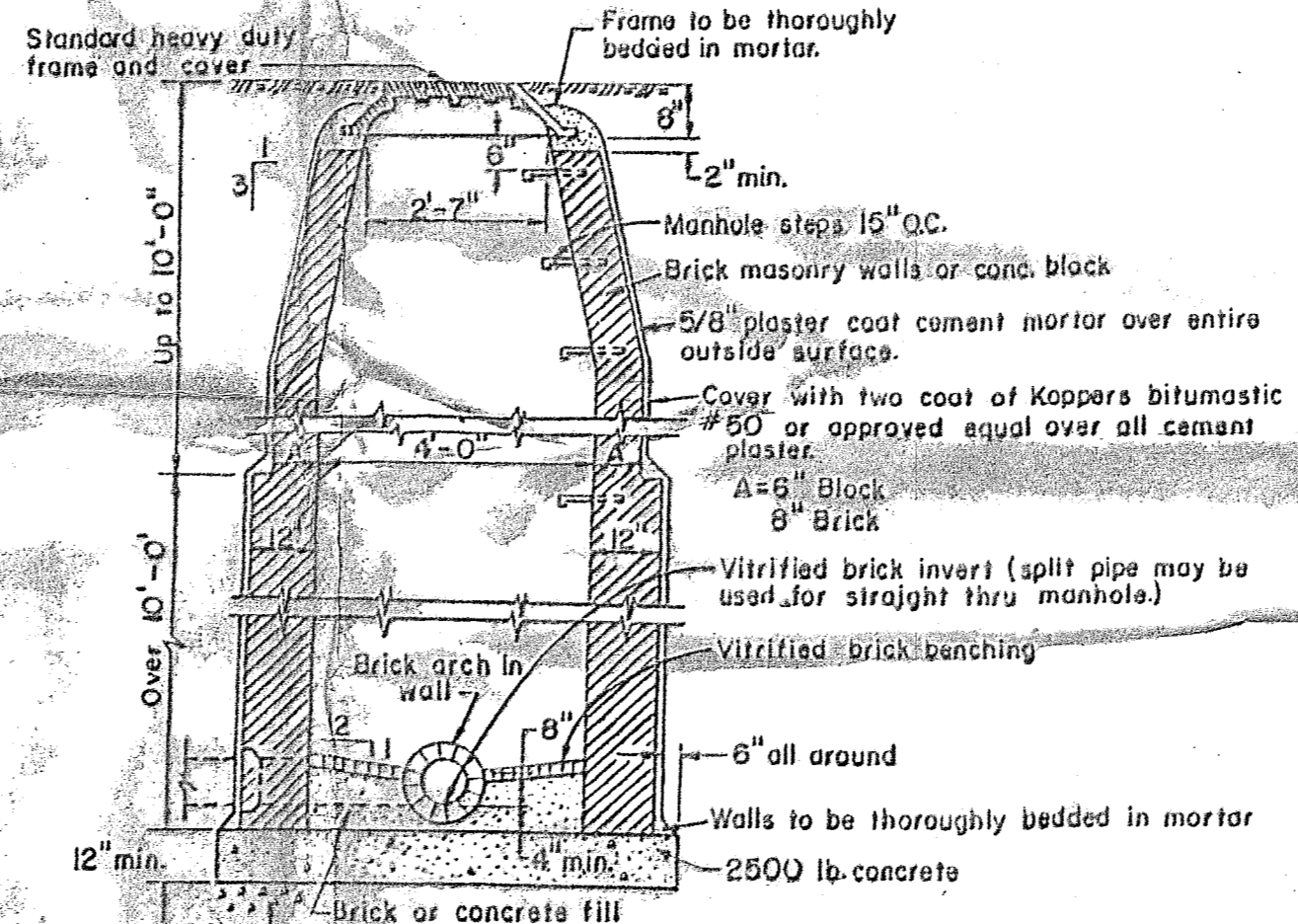
DELTA COURT

905	906	907	908	909	910	911	912	913	914	915
					Block 433					
					Lots 901-920					
					N/H Brook Pine Inc.					
					for Henry Rosenzweig					

S.C.S. STANDARDS	
TEMPORARY SEEDING (EARLY SPRING)	
PREPARATION:	FERTILIZER (10-20-10) AT 14 lbs./1000 sq. ft. LIME AT 90 lbs./1000 sq. ft.
SEED MIX:	ANNUAL RYEGRASS AT .9 lbs./1000 sq. ft.
PERMANENT SEEDING	
PREPARATION:	FERTILIZER (10-20-10) AT 14 lbs./1000 sq. ft. LIME AT 133 lbs./1000 sq. ft.
SEED MIX:	PERENNIAL RYEGRASS AT 1/2 lbs./1000 sq. ft. CHEWINGS RED FESCUE AT 3/8 lbs./1000 sq. ft. CREEPING RED FESCUE AT 3/8 lbs./1000 sq. ft. KENTUCKY BLUEGRASS AT 3/8 lbs./1000 sq. ft.
MULCHING (REQUIRED ON SLOPES > 3:1)	UNROTTED SALT HAY AT 70-90 lbs./1000 sq. ft.



Pipe Screen
Neenah Foundry Co. # R 7512-A
or equal.



MANHOLE DETAIL
N.T.S.

NOTES

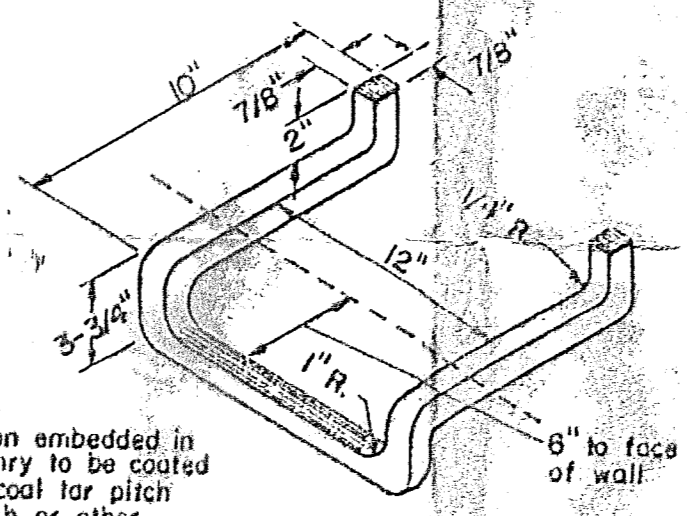
- Parcel known as part of Lot 9.22, Block 4.33 as shown on Sheet 4 of the North Brunswick Township Tax Map
- Parcel Zoned C-2 (Commercial)
- Parcel contains 1.182 Acres of land.
- 106.1 --- denotes existing contour.
- (106.1) denotes existing elevation.
- 106.1 denotes proposed grade.
- TC 106.1 denotes top of curb.
- All construction to be done in accordance with Land Use Chapter 145 from the Code of the Township of North Brunswick.

PARKING COMPUTATIONS

- 8,658 s.f. gross floor area.
- 8,658 s.f. at 1 space per 200 s.f. = 4329
- Parking required - 43 spaces @ 9' wide x 19' deep - Minimum 1 space to be provided for the physically handicapped.

C-2 ZONING REQUIREMENTS

	Required	Provided
Area	20,000 s.f.	51,487.9 s.f.
Width	150 ft.	150 ft.
Depth	100 ft.	340.40 ft.
Side Yard	10 ft.	18 ft.
Rear Yard	35 ft.	90 ft.
Front Setback	60 ft.	170 ft.
Parking Spaces	43	52



ALUMINUM M.H. STEPS
SCALE: 1-1/2" = 1'-0"

Owner:
Henry Rosenzweig & Joseph Tykocinski
P.O. Box 855
East Brunswick, N.J. 08816

Contract Purchaser:
Daniel P. DiStefano
918 Easton Avenue
Somerset, N.J. 08873

Proposed Convenience Center Site Plan
Part of Lot 922, Block 433
for Daniel P. DiStefano

Township of North Brunswick
Middlesex County - New Jersey

SCALE: 1 inch = 30 feet	
DATE: March 9, 1985	
REVISION	DATE
General	1/15/85
N.J. DOT Rev.	4/25/85

AMERTECH ENGINEERING INC.
ENGINEERING, LAND SURVEYING & PLANNING
757 RIDGEWOOD AVE.
NORTH BRUNSWICK, N.J. 08902
TEL: (201) 242-2215, 828-3535

4-23-85
GEORGE S. VECCHI, P.E. & P.S. No. 9861

LIGHTING NOTE
* indicates proposed 350 watt mercury vapor lamp in Spero "T4" (or equivalent) shielded luminaire, mounted on 20' wood poles (or equivalent). Total of 3 lamps to be installed on 3 poles indicated. (Total of 3 units shown on plan).