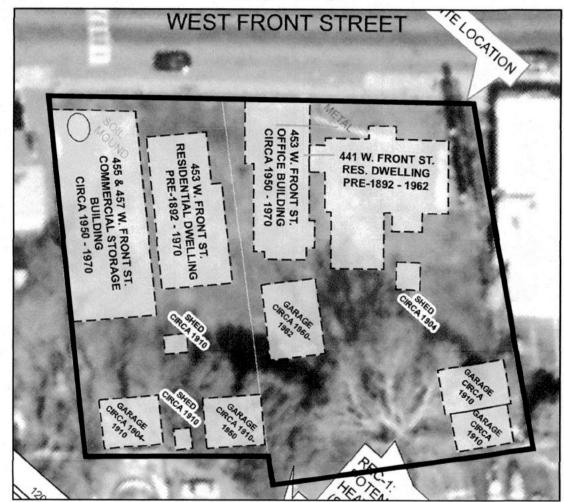


ZONING MAP SCALE: N.T.S.



POTENTIAL RECOGNIZED ENVIRONMENTAL **CONDITIONS LOCATION MAP**

(SEE GENERAL NOTE #13) SCALE: 1" = 40'

OWNER'S NAME & ADDRESS

PROPERTY OWNERS WITHIN 200':

217	1	CALLANDS CONSTRUCTION LLC 2560 HIGHWAY 22 EAST #142	239	5.01	ELEFTHERIOU, STEVEN 59 SUYDAM AVE	239	22	CITY OF PLAINFIELD 515 WATCHUNG AVE
		SCOTCH PLAINS, NJ 07076			EDISON, NJ 08817			PLAINFIELD NJ 07060
	2	33 SANDERS AND 686 WEST FRONT LLC 1315 MURRAY AVE PLAINFIELD NJ, 07060	239	8	RMJ REALTY C/O RYZOFF 15224 W PASADENA DR SURPRISE, AZ 85374	239	23	HILL, ORA L BAILEY 440 PARKSIDE RD PLAINFIELD NJ 07060
	3	ALTAMARINO TORQUINO 449 ORCHARD PLACE PLAINFIELD NJ 07061	239	9	CPC OF THE WMM-USA FOUNDATION IN PO BOX 8457 GRAND RAPIDS, MI 49518	239	24	SANDOVAL, IDALIA E 113 LIBERTY ST PLAINFIELD, NJ 07060
	•	LEO 447 LLC 225 MADISON AVE PLAINFIELD NJ 07060	239	10	LOUISE, CRAMEN 240 OAK TREE AVE SOUTH PLAINFIELD, NJ 07060	239	25	BIRBAL, PREM P 994 W 7TH ST PLAINFIELD NJ 07060
	5	MENDEZ, JOSE A. & DELGADILLO, MARIA L 445 ORCHARDS PL PLAINFIELD, NJ 07060	239	11	FIGUEROA ENCARNACION & MANUEL 426 ORCHARD PL PLAINFIELD, NJ 07060	240	3	QUINTERO JOSE & BLANCA 52 HARRISON AVE NORTH PLAINFIELD NJ 07060
	6	YUN, CHEN 441–43 ORCHARDS PLACE PLAINFIELD, NJ 07080	239	12	SOUS, MARIA B 42B ORCHARDS PLACE PLAINFIELD,NJ 07060	240	4	MISSBRENNER FAMILY TRUST 23 WHIPPLE RD WAYNE NNJ 07470
	7	MORAN, FANNY 437-39 ORCHARDS PLACE PLAINFIELD, NJ 07060	239	13	JANAJRI, YURISA P.O. BOX 1454 PLAINFIELD, NJ 07061	241	7	IGLESIA FUENTE DE SALAVCION MISIONE 422 W FRONT ST PLAINFIELD NJ 07060
	8	SODHI, RAJPAL S. & SURINDER K 21 QUAIL RUN WARREN, NJ 07059	239	14	HP GROUP PROPERTIES OF USA LLC 7 KORITZ COURT ∦201 MONROE, NJ 10950	241	8	BROTHERS UNITED OF PLIANFIELD LLC 424 W FRONT ST PLAINFIELD, NJ 07060
	9	CASTRO, MARCO A ZURITA	239	15	BRITO, NERI/MAYORGA SONNIA D 436 ORCHARDS PLACE PLAINFIELD, NJ 07060	241	9.01	PAREDES JORGE & MARIA 12 WASHINGTON AVE PLAINFIELD, NJ 07060
	10	431 ORCHARDS PLACE PLAINFIELD, NJ 07060 SOLIS, MARIA B	239	16	SURAJI LLC 21 QUAIL RUN WARREN, NJ 07059	241	10&12	BRINK, VINCENT JR 74 MAPLE STREET WATCHUNG, NJ 07060
		429 ORCHARDS PLACE PLAINFIELD, NJ 07060	239	17	CANAS-CANAS SANTANA & ROSA E/ETAL 442 ORCHARDS PLACE	241	11	CEPEDA, BRELI R 430-32 W FRONT ST
	11	QUIQIINTUNA, JORGE TARQUINO 427 ORCHARDS PL PLAINFIELD, NJ 07060	239	18	PLAINFIELD, NJ 07060 REYES, JUAN	241	13	PLAINFIELD, NJ 07060 CONTRERA, SUSELY ET ALLS
	12	ALMANZA, MARIA N 280 CORBETT PL	2.03	10	446–48 ORCHARDS PLACE PLAINFIELD, NJ 07060	7.00	200	24 BOYLAN TERRACE BERNARDSVILLE, NJ 07924
		PLAINFIELD NJ 07060	239	19	GREEN, CHARLOTTE M 450 ORCHARDS PL	241	14	FRANCO, AGUEDA & RAMON 442 WEST FRONT ST
	2	FONSECA, GLORIA 149 MANNING AVE 1ST FL NORTH PLAINFIELD, NJ 07060	239	20	PLAINFIELD, NJ 07060 LOPEZ, ANGEL PINTO	241	15	PLAINFIELD, NJ 07062 ZAVALA CANDELARIA
	3	VILLACIS, WILSON E 467 W. FRONT ST	200	20	452 PLACE ORCHARDS PLACE PLAINFIELD, NJ 07060			444 W FRONT ST PLAINFIELD, NJ 07060
		PLAINFIELD, NJ 07060	239	21	MEJIA ARMANDO & ORELLANA BLANCA	241	16	PAREDES & VARGAS LLC 12 WASHINGTON AVE
	4	ISHAMEL, ARBDOOL 459 W FRONT ST PLAINFIELD, NJ 07060			442 ORCHARDS PLACE PLAINFIELD, NJ 07060			PLAINFIELD, NJ 07060

UTILITY COMPANIES WITHIN 200:

PLAINFIELD MUNICIPAL UTILITES AUTHORITY

127 ROOSEVELT AVENUE

PLAINFIELD, NJ 07060

COMCAST CABLEVISION 73 ROCK AVENUE

PLAINFIELD, NJ 07060

AT&T ATTN: NANCY PENCE

OF EX. LIGHT WEST FRONT OSTREET (NEW JERSEY ROUTE 28 92 (57' WIDE R.O.W.) (APPROX. DEPTH PROVIDED BY PMUA) EX. 1 STY. COMMERCIAL BUILDING WOOD FENCE T.M. Lot 8 T.M. Lot 4 APPROX. LOCATION OF DEED BK.5345 PG.429 T.M. **LOT 7** BLOCK 239 T.M. LQT 5.01 EX. ASPHALT PARKING AREA (0.575 Ac.+) EX. 6 WD. FENCE EX. IRRG.WD. FENCE 72.92' S 57°24'00" W EX. 4' CHAINS 51 09'00' W N 37°51'00" W 12.56' T.M. Lot 19 LINK FENCE T.M. Lot 18 T.M. Lot 14 T.M. Lot 17 T.M. Lot 15 T.M. Lot 16 TOTAL LIMIT OF DISTURBANCE **EXISTING CONDITIONS** 24,700 SF OR 0.57 AC. (SEE GENERAL NOTE #13) SCALE: 1" = 20' ZONING DATA TABLE **VARIANCE / WAIVER LISTING** ZONING DISTRICT = MU MIXED USE ZONE 1) VARIANCE REQUESTED FOR FRONT YARD SETBACK WHERE 10

EXISTING USE = VACANT LOT

PROPOSED LISE - 3 STORY MIVED LISE (PETAIL / DESIDENTIAL)

SITE DATA	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS
MIN. LOT AREA	5,000 S.F.	25,035 S.F.	25,035 S.F.
MAX. DENSITY (D.U. PER ACRE)	25 (14 UNITS)	-	10 UNITS
MIN. LOT DEPTH	100*	140.36	140.36
MIN. LOT WIDTH	50'	169.43'	169.43'
MIN. LOT FRONTAGE	50'	170.05'	170.05
MIN. FRONT YARD	10'	_	5' ①
MIN. ONE SIDE YARD	5'	_	10'
MIN. TOTAL SIDE YARD	10'	-	63.1
MIN. REAR YARD	15'	s—s	72.5'
MAX. BLDG. HEIGHT	35' / 3 STY.	-	35' / 3 STY.
MAX. BLDG. COVERAGE	60%		23.6% 5,917sf
MAX. IMP. COVERAGE	70%	44.0% 11,015sf/0.25ac.	76.5% ② 19,140sf/0.44ac.
MAX. F.A.R.	1.8		0.73 (18,187sf)
MINIMUM IMPROVABLE LOT AREA (M.L.A.)	2,100 SF	-	19,342 SF
M.L.A. DIA. CIRCLE	27 FT.	_	58 FT.

FEET IS REQUIRED AND 5 FEET IS PROPOSED. (17: ATTACHMENT: 2)

(2) VARIANCE REQUESTED FOR IMPERVIOUS COVERAGE WHERE 70% IS REQUIRED AND 76.5% IS PROPOSED. (17: ATTACHMENT: 2)

3 VARIANCE REQUESTED FOR PARKING SPACES REQUIREMENTS WHERE 40 SPACES ARE REQUIRED AND 34 SPACES ARE PROPOSED. (17:9-42 (J.2))

4) VARIANCE REQUESTED FOR COMMERCIAL BUFFER, WHERE 5 FT IS REQUIRED AND 0 FT IS PROPOSED. (17:9-24.C)

(5) VARIANCE REQUESTED FOR SIDE PARKING, WHERE ONLY PARKING IN THE REAR OF A BUILDING OR THE INTERIOR OF A SITE IS ALLOWED AND PARKING ON THE SIDE IS PROPOSED. (17:9-42.R)

(6) VARIANCE REQUESTED FOR LANDSCAPED PLANTING, WHERE MORE THAN 10 PARKING SPACES REQUIRES AN LANDSCAPED PLANTING ISLAND, NONE IS PROVIDED. (17:9-43.B)

(7) DESIGN WAIVER REQUESTED FOR OPEN SPACE, WHERE ALL UNITS ABOVE THE GROUND FLOOR REQUIRED AT LEAST 64 SF OF OPEN SPACE, NONE IS PROVIDED. (17:11-8.B.9b)

SITE IMPERVIOUS COVERAGE 8,125 S.F. / 0.19 AC INCREASE (0.19 AC. < 0.25 AC.)

LOT COVERAGE LOT AREA = 25,035 SF

BUILDING = $5,917 \text{ SF} \pm$ CONCRETE = 940 SF± $PAVEMENT = 12,283 SF\pm$ $GRASS = 5,894 SF\pm$

LOT AREA = 25,035 SF EXISTING = 11,015 SF \pm = 44.0%

(SEE GENERAL NOTE #13) PROPOSED = 19,140 S.F. = 76.5%

SITE IMPERVIOUS COVERAGE

PARKING REQUIREMENTS {CHAPTER 17:9-42}: REQUIRED - LAUNDROMAT = 1 SPACE / 2 WASHER & DRYER MACHINES = 108 MACHINES = 27 SPACES REQUIRED - APARTMENTS (PER R.S.I.S) = 1.8 SPACES X 5 ONE-BEDROOM = 9 SPACES REQ'D

= 2.0 SPACES X 4 TWO-BEDROOM = 8 SPACES REQ'D TOTAL PARKING REQUIRED = 44 SPACES - 4 SPACE EVCS CREDIT = 40 SPACES REQUIRED TOTAL SPACES PROVIDED ON SITE = 34 SPACES (VARIANCE) (3)

ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS (PL 2021-CH.171) PROPOSED PARKING SPACES FOR APARTMENTS = 17 PARKING SPACES PROVIDED

REQUIRED 15% OF TOTAL TO BE 'MAKE READY' SPACES = 3 SPACES REQUIRED (5% SHALL BE AVAILABLE TO PEOPLE WITH DISABILITIES = 1 SPACE) 1/3 INSTALLED AT C.O. WITH REMAINDER INSTALLED AS MAKE READY SPACES

PROPOSED PARKING SPACES FOR LAUNDROMAT = 17 PARKING SPACES PROVIDED REQUIRED 'MAKE READY' SPACES FOR PARKING UNDER 50 SPACES = 1 SPACE REQUIRED

TOTAL EVCS SPACES REQUIRED = 4 SPACES (2 INSTALLED, 2 MAKE READY) TOTAL EVCS SPACES PROVIDED = 2 SPACES INSTALLED (INCLUDES 1 ACCESSIBLE SPACE) 2 SPACES 'MAKE READY'

PARKING CREDIT FOR INSTALLATION OF EVCS SPACES

APPROVAL OF, AND AT THE DISCRETION OF THE BOROUGH ENGINEER.

CREDIT = EVCS SPACE = 2 STANDARD SPACES = 4 EVCS SPACES PROPOSED x 2 = 8 SPACES UP TO 10% MAX. OF ALL SPACES = 0.10 * 36 SPACES = 4 SPACES TOTAL CREDIT FOR EVCS SPACES = 4 SPACES CREDIT

1) ALL REQUIRED ELECTRIC VEHICLE CHARGING SPACES SHALL HAVE APPROPRIATE IDENTIFICATION SIGNAGE AND/OR PAVEMENT MARKINGS 2) 'MAKE READY' SPACES SHALL BE PRE—WIRED FOR FAST, AND EASY FUTURE INSTALLATION OF LEVEL

2 OR DC FAST CHARGING EQUIPMENT IN ACCORDANCE WITH P.L. 2021 C. 171 (7/9/2021)

3) APPLICANT SHALL FULLY INSTALL 'MAKE READY' CHARGING SPACES IN ACCORDANCE WITH THE TIMING SCHEDULE UNDER P.L. 2021 C. 171 (7/9/2021) 4) SPACES SHOWN ON THE PLAN MAY BE RELOCATED WITHIN THE PARKING AREA UPON REVIEW AND



GENERAL NOTES:

 PROPERTY KNOWN AS BLOCK 239, LOTS 5.01 & 7, AS SHOWN ON TAX MAP SHEET 62 OF THE CITY OF PLAINFIELD, UNION COUNTY, NJ, CONTAINING A TOTAL OF 25,035 SQUARE FEET (0.575 ACRE) MORE OR LESS.

PLAN/VARIANCE PLAN AND OTHER AGENCY REVIEW AND APPROVAL. THEY SHALL NOT BE SATISFIED ON THE DRAWING AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR

TITLED "BOUNDARY AND TOPOGRAPHICAL SURVEY TAX MAP LOTS 5.01 & 7 BLOCK 239 CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY TAX MAP SHEET 160" PREPARED BY JUAN RODRIGUEZ LICENSE NO. 24GS04323000 OF AMERIECH ENGINEERING DATED JUNE 03, 2021 (AMERTECH JOB #21-026). HORIZONTAL DATUM=NAD1983. VERTICAL DATUM=NAVD 1988.

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 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 7. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN

HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING: CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.

CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS AND REQUIREMENTS. STATE OF NEW JERSEY B.O.C.A. CODE AND BARRIER-FREE DESIGN REGULATIONS AS CURRENTLY AMENDED. . FEDERAL AMERICANS WITH DISABILITIES REGULATIONS, INCLUDING COMPLIANCE WITH THE US

ACCESS BOARD'S ADA ACCESSIBILITY GUIDE (ADAAG) AND PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

8. THE PROPOSED BUILDING FOOTPRINT SHOWN ON THIS PLAN INDICATES FOUNDATION DIMENSIONS ONLY AND DO NOT REPRESENT STRUCTURAL FEATURES, OVERHANGS, ETC. ABOVE. (SEE ARCHITECTURAL PLANS)

. NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT THE PRIOR APPROVAL OF THE CITY ENGINEER. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.

10. ALL EXISTING STRUCTURES AND UNDER/ABOVE GROUND UTILITIES LOCATED ON TRACT SHALL BE REMOVED UNLESS OTHERWISE NOTED TO REMAIN. ALL DEMOLITION ACTIVITIES TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE AND/OR

ANY OTHER GOVERNING BODIES STANDARDS. 11. BEFORE ANY SOIL IS IMPORTED TO OR REMOVED FROM THE SITE, A SOIL PERMIT WILL BE

REQUIRED FROM THE CITY. 12. SIDEWALK AND CURB ALONG THE PROPERTY'S FRONTAGE WILL BE INSPECTED AT THE TIME OF CONSTRUCTION BY THE MIDDLESEX COUNTY OFFICE OF PUBLIC WORKS AND/OR THE CITY ENGINEER AND SUCH IMPROVEMENTS WILL BE REPAIRED OR REMOVED/REPLACED AS DIRECTED BY THE COUNTY DIRECTORY OF PUBLIC WORKS AND/OR CITY ENGINEER.

13. THE POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS LOCATION MAP PREPARED BY ADVANCED ENVIRONMENTAL SERVICES LLC DATED MAY 07, 2021 SHOWS POTENTIAL EXISTING SLABS AND FOUNDATIONS ON SITE. ALL MATERIALS ASSOCIATED WITH THE EXISTING STRUCTURES SHALL BE REMOVED IN THEIR ENTIRETY. IN ADDITION, SEE GEOTECHNICAL ENGINEERING REPORT BY GEO-TECHNOLOGY ASSOCIATES, INC DATED NOVEMBER 2021 FOR ADDITION DETAILS ON EXISTING FINDINGS.

14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP No. 34039C0039F DATED SEPTEMBER 20, 2006 FOR THE CITY OF

15. AN INSPECTION OF THE EXCAVATION SHALL BE MADE BY THE CITY ENGINEER PRIOR TO THE INSTALLATION OF THE DETENTION BASIN. 16. THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

	SHEET INDEX
SHT NO.	DESCRIPTION
1	COVER SHEET & EXISTING CONDITIONS PLAN
2	ENGINEERING & IMPROVEMENT PLANS
3	LANDSCAPING PLAN & LIGHTING PLANS
4	SOIL EROSION & SEDIMENT CONTROL PLAN
5 - 6	CONSTRUCTION DETAILS

CITY POLICE DEPARTMENT NOTES:

1. THE ADEQUATE EXTERIOR LIGHTING LEVELS THROUGHOUT THE

MAIN ENTRANCE DOORS TO THE UPPER RESIDENTIAL FLOORS SHALL BE ACCESS CONTROLLED WITH REMOTE CONTROL FROM APARTMENTS.

ENTRANCES, EXITS, ELEVATORS (IF SO EQUIPPED) AND EXTERIOR INCLUDING THE PARKING AREAS. POLICE SHOULD HAVE ACCESS

4. ELEVATORS SHOULD HAVE A TELEPHONE WITH THE ABILITY TO

5. A "NO LOITERING OR NO TRESPASSING" SIGN SHALL BE ADDED

6. A "ACTIVE DRIVEWAY SIGN" SHALL BE ADDED TO THE SITE.

CITY FIRE COMPANY NOTES:

1. THE NUMERICAL LABELING OF THE APARTMENTS WILL BE

COORDINATED WITH THE FIRE DEPARTMENT PRIOR TO THE INSTALLATION OF SIGNS.

2. THE STAIR TOWERS SHALL BE LABELED ALPHABETICALLY AND COORDINATED WITH THE FIRE DEPARTMENT PRIOR TO THE

MASTER KEYS SHALL BE DEVELOPED AND COORDINATED WITH FIRE DEPARTMENT TO ACCESS AREAS AND ROOMS THROUGHOUT THE FACILITY TO LIMIT EXCESSIVE KEYS IN KNOX BOX.

4. ALL ELEVATOR FIRE OVERRIDE CONTROL KEYS TO BE KEYED AS

THE BUILDING SHALL BE EQUIPPED WITH A KNOX BOX RAPID ENTRY SYSTEM. THE INSTALLATION IS TO BE COORDINATED WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.

6. THE INSTALLATION OF A TRUSS SIGN ABOVE THE KNOX BOX TO BE COORDINATED WITH FIRE DEPARTMENT PRIOR TO

7. THE FIRE ALARM SYSTEM COMPLIANT WITH NFPA 72 CODE

INSTALLING OF CARBON MONOXIDE DETECTION SHALL BE IN COMPLIANT WITH APPLICABLE CODES.

A FDC SHOULD BE A SIAMESE CONNECTION WITH NYC CORP. THREADS. LOCATED ON THE SOUTH SIDE OF THE BUILDING FACING WEST FRONT STREET. THIS INSTALLATION IS TO BE

APARTMENTS SHALL BE LOCAL SOUNDING ONLY.

SHALL BE INSTALLED. THE FIRE ALARM SYSTEM WILL BE

INTEGRATED INTO ONE INDEPENDENT SYSTEM INCLUDING ALL OF

THE COMMERCIAL AND RESIDENTIAL FIRE PROTECTION SYSTEMS.

TWO FIRE ALARM CONTROL PANEL REMOTE ANNUNCIATOR SHALL BE INSTALLED AND LOCATION SHALL BE COORDINATED WITH FIRE

DEPARTMENT PRIOR TO INSTALLATION. SMOKE DETECTORS FOR

COORDINATED WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.

PER PLAINFIELD FIRE DEPARTMENT SPECIFICATION (YALE 3502).

3. RECORDED CCTV SHOULD BE PROVIDED IN PUBLIC AREAS.

PROPERTY FROM DUSK TO DAWN.

TO THE BUILDING.

INSTALLATION OF SIGNS.

UNDER SEPARATE COVER 1) BOUNDARY LINE TOPOGRAPHIC SURVEY PLAN SHT 1 OF 1

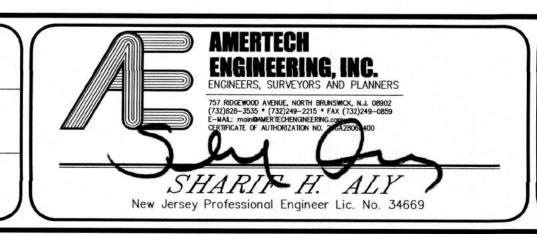
APPROVED BY THE PLANNING BOARD OF CITY OF PLAINFIELD CHAIRMAN SECRETARY

ENGINEER

DWNER/APPLICANT METREAL UNITED GROUP ATTN: ANDREW DANG 593 ARLINGTON AVE SOUTH PLAINFIELD, NJ 07080

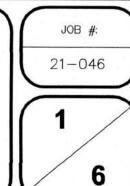
OWNER'S NAME & ADDRESS

				CAD#:	DESIGN BY:	DATE:
				21046 SHT1-COVER	SA	12/19/2021
				PB#:	DRAWN BY:	SCALE:
				PB-NUM	KP	AS SHOWN
3	PER PLANNING BOARD MEETING & STAFF REPORTS	3/2/2023	KP/SA			
2	REV PER CME LETTER 6/23/2022	9/26/2022	GRQ/SA	BOOK#:	Checked by:	FILE NO .:
1	PER COMPLETENESS REVIEW #1 DATED 2/7/2022	5/5/2022	KP/SA	11 "		
NO.	REVISION	DATE	Dr/Ck)(-	SA	21-046



MAJOR SITE PLAN TAX MAP LOTS 5.01 & 7 BLOCK 239 CITY OF PLAINFIELD UNION COUNTY, NEW JERSEY TAX MAP SHEET No. 160

COVER SHEET & EXISTING CONDITIONS PLAN



AMERICAN WATER SSC

CHERRY HILL, NJ 08034

80 PARK PLAZA TER

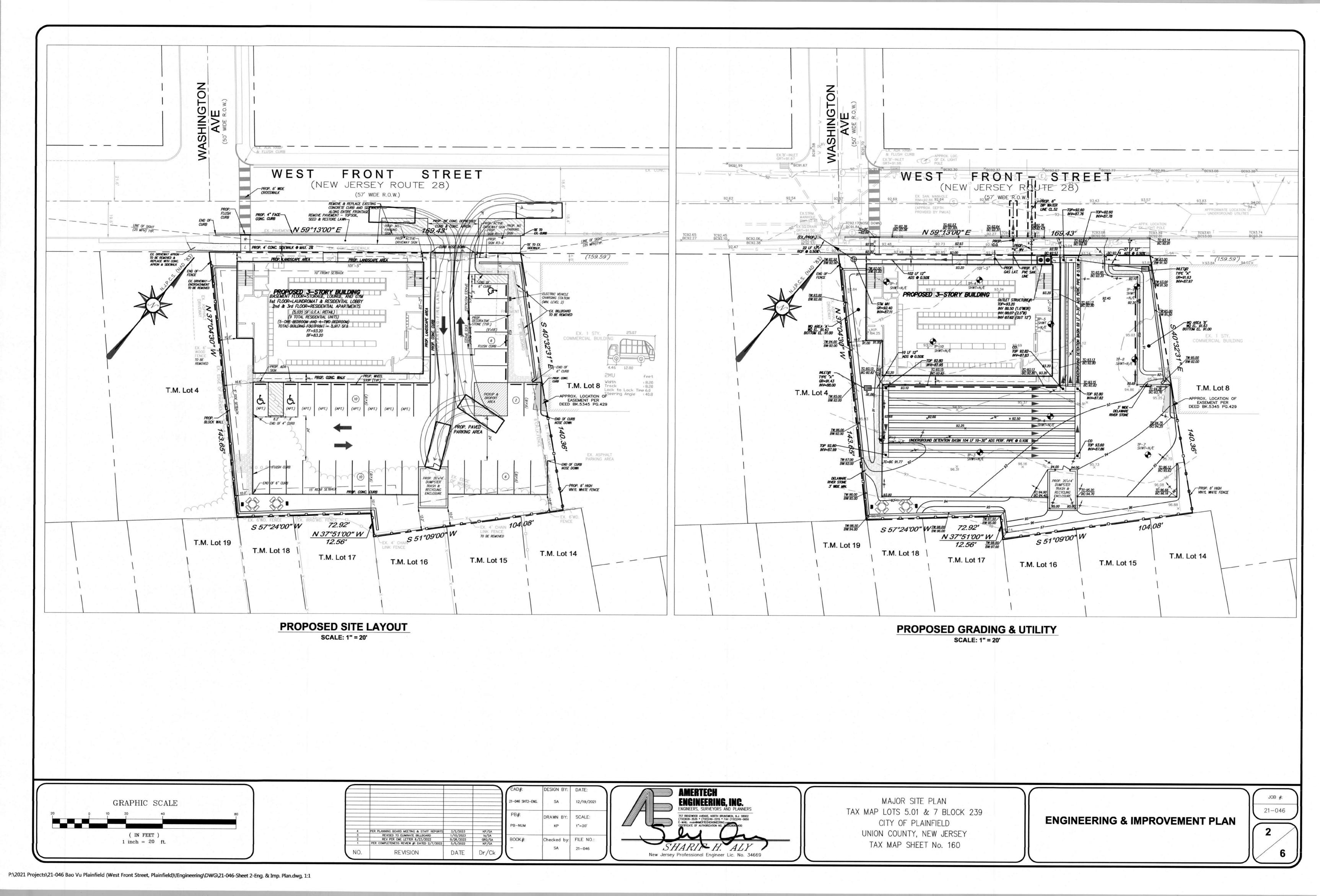
NEWAR, NJ 07102

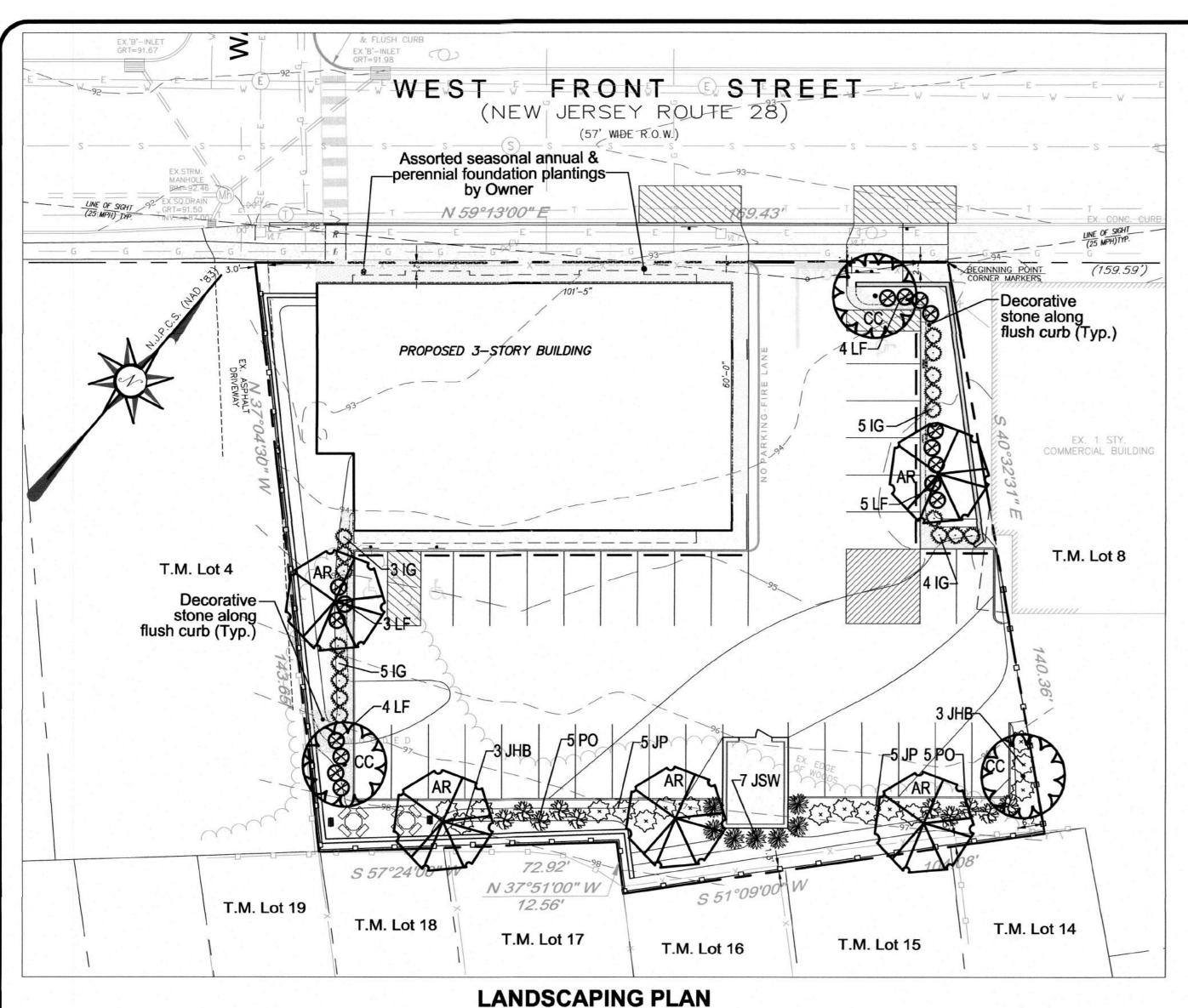
BELL ATLANTIC NJ

NEWARK, NJ 07102

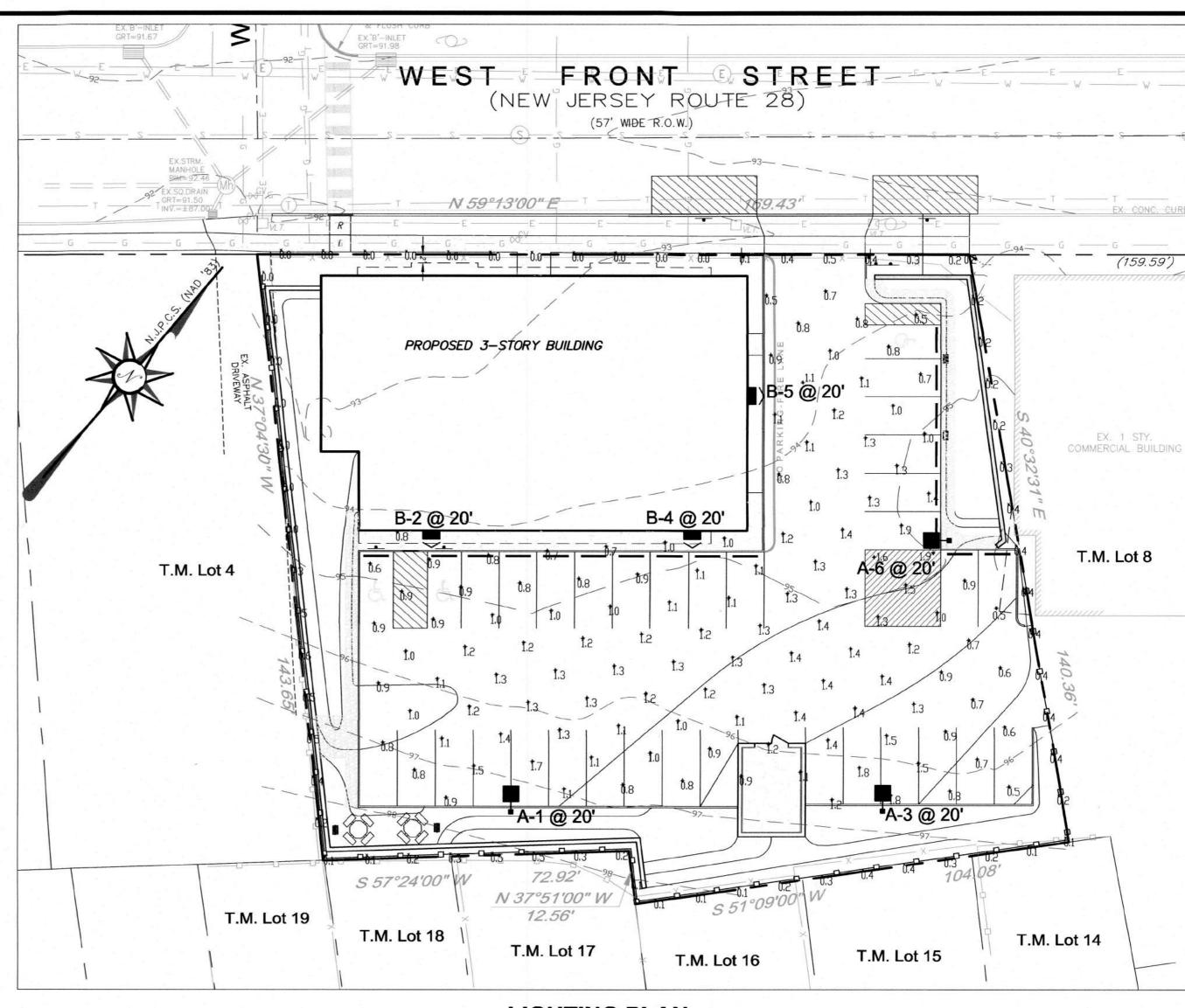
PUBLIC SERVICE ELECTRIC & GAS COMPANY

MANAGER- CORPORATE PROPERTIES





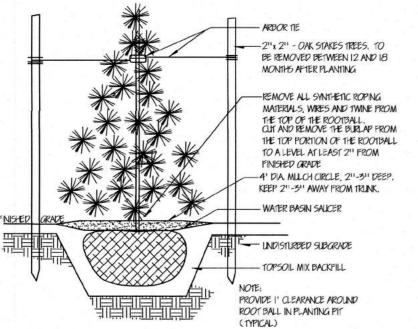
AMERICAN ELECTRIC LIGHTING AUTOBAHN Series "ATB0" LED 700MA Type 4 Distribution Houseside Sheild to be provided on all fixtures (OR APPROVED EQUIVALENT) EXISTING LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW 'LED' FIXTURES. EXISTING POLES AND LOCATIONS SHALL REMAIN. FINISHED GRADE POLE MOUNT LIGHT DETAIL



SCALE: 1" = 20'

LANDSCAPING SCHEDULE

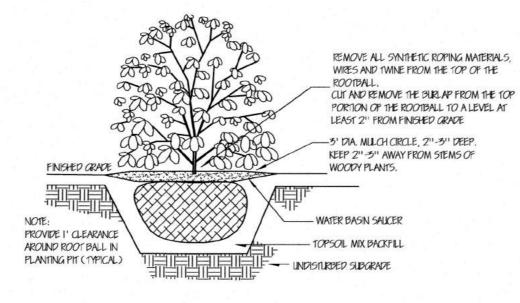
SIZE * SPACE * ROOT KEY QUANT. COMMON NAME BOTANICAL NAME CERCIS CANADENSIS CC EASTERN REDBUD 3" CAL. MIN. * 30' O.C. MIN. * B&B ACER RUBRUM 'FRANKSRED' 3" CAL. MIN. * 40' O.C. MIN. * B&B RED SUNSET MAPLE BLUE CHIP JUNIPER JHB JUNIPERUS HORIZONTALIS 'BLUE CHIP' 18"-24" * 5' O.C. * 3 GAL., GOLD COAST JUNIPER JP JUNIPERUS X PFITZERIANA 'AUREA' JSW WICHITA BLUE JUNIPER 5'-6' HT. * 5' O.C. * B&B JUNIPERUS SCOPULORUM 'WICHITA BLUE' 0 IG 17 ILEX GLABRA INKBERRY HOLLY 18"-24" * 4' O.C. * 3 GAL., 泰 PO 10 DIABLO NINEBARK PHYSOCARPUS OPULIFOLIUS 'MONLO' 24"-30" * 4' O.C. * 5 GAL. RAINBOW LEUCOTHOE 18"-24" * 4' O.C. * 3 GAL., LF 16 LEUCOTHOE FONTANESIANA 'RAINBOW



EVERGREEN TREE PLANTING DETAIL

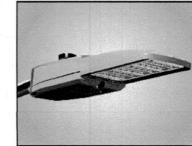
LANDSCAPING NOTES:

- PRIOR TO THE START OF WORK, ALL NECESSARY PERMITS ARE TO BE OBTAINED.
- ALL PLANT MATERIAL IS TO BE FIRST QUALITY NURSERY GROWN STOCK. 3. ALL PLANTING MATERIALS AND PLANTING METHODS SHALL MEET OR EXCEED MUNICIPAL ORDINANCES AND THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 4. WOODED AREAS THAT ARE PROPOSED TO REMAIN SHALL BE STAKED OUT AND PROTECTED WITH SNOW FENCE PRIOR TO THE START OF CLEARING OPERATIONS. THE TOWNSHIP ENGINEERS OFFICE SHALL BE NOTIFIED WHEN THESE AREAS
- HAVE BEEN MARKED AND WILL INSPECT FOR CONFORMANCE WITH THE PLAN. ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL.
- 6. SEEDED LAWN SHALL BE IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS SHOWN ON THE APPROVED SOIL EROSION
- AND SEDIMENT CONTROL PLAN. TOPSOIL USED IN PLANTING PITS AND FOR BACKFILLING FOR TREES AND SHRUBS SHALL BE FERTILE AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND SHALL HAVE A PH OF 5.5 TO 6.5. IT SHALL HAVE UNIFORM COMPOSITION, BE FREE FROM LARGE STONES, WOOD AND OTHER FOREIGN OBJECTS AND SHALL NOT CONTAIN SUBSTANCES TOXIC TO PLANT GROWTH. POOR OR SANDY SOILS MAY BE USED IF SUPPLEMENTED BY A MINIMUM OF 50% BY VOLUME OF PEAT MOSS.
- 8. ALL TREES ARE TO BE PROPERLY PLANTED, MULCHED, STAKED AND WRAPPED, AS SHOWN ON THE PLANTING DETAILS. ALL EXCESS MULCH ABOVE 4" SHALL BE REMOVED FROM AROUND THE STEM OF THE TREES AND PLANTS. 9. TREES SHALL BE LOCATED EIGHT FEET MINIMUM FROM A FIRE HYDRANT AND TWENTY-FIVE FEET FROM LIGHT
- STANDARDS AND 8 FEET MINIMUM FROM DRIVEWAYS. 10. ANY PLANT MATERIAL RECIEVED IN WIRE BASKETS SHALL BE PLANTED FIRST, AND THE TOP 1/3 OF THE BASKET SHALL BE CUT AWAY AND REMOVED. ALL SUPPORT ROPES, NATURAL OR SYNTHETIC, SHALL BE CUT AWAY FROM THE TRUNKS.
- 11. ALL PRUNING SHALL BE PERFORMED AT THE NURSERY. NO FIELD PRUNING IS PERMITTED. 12. PLANT SPECIES, SIZE & SPACING OF LANDSCAPING SHOWN ON THIS PLAN MAY BE ALTERED ONLY AT THE DISCRETION OF THE TOWNSHIP PLANNING OFFICE, SHADE TREE COMMISSION OR OTHER AUTHORIZED AGENT OF THE TOWNSHIP AS FIELD CONDITIONS AND/OR AVAILABILITY WARRANTS.



SHRUB PLANTING DETAIL

PRODUCT OVERVIEW



Same Light: Performance is comparable to 70-250W HPS roadway luminaires. White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, III, and Vinzelway distributions. ELECTRICAL

Applications:

Effective Projected Area (EPA): The EPA for the ATBC is 0.76 sq. it. Approx. Wt. - 14 lbs.

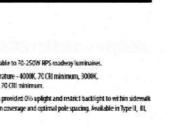
Complies with AVSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Rated for 40°C to 40°C ambient CSA Certifier to U.S. and Canadian standards includes standard AEL lineman-Friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling Rugged die-cast aluminum housing and door are polyester powder-coates for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that

CONTROLS NEWA 3 pin photocontrol receptade is standard, with the Acuity designed AMSI standard 7 pin eceptade optionally available.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designiights.org-QFL to confirm which versions are qualified Color temperatures of < 3000K must be specified for International Dark-

Autobahn Series ATB0 Roadway Lighting



Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient. Lower Energy: Sares an expected of 40-60% over comparable HID luminaires. Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kY/SkA protection. 20kV/10kA protection is also available.

achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt Wast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" Q.B.) diameter. Provides a 3G vibration rating per ANSI C136.31 Wildlife shield is cast into the housing (not a separate piece).

Premium salid state locking style photoconurol - PCSS (10 year rated life) Extreme long life soli-state locking style photocontrol - PCLL (20 year rated life). Multi-level dimming available to provide scheduled dimming as specified by the customer. Optional on poard Adjustable Output module allows the light output and input wartage to be modified to meet site specific recuirements, and also can allow a single focuse to be flexibly applied in many different applications

LIGHTING PLAN SCALE: 1" = 20'

Note: Actual performance may differ as a result of end-user environment and application.

All values are design at applical sales, measured under labestates conditions at 5°.

Specifications subject to drange-sixthout notice.

LIGHTING NOTES:

1. THIS LIGHTING SUBMITTAL IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND TO PROVIDE THE APPLICANT AND REVIEWING AGENCY WITH INFORMATION REGARDING THE LIGHTING DISTRIBUTION ON THE GROUND PROVIDED BY THE STYLE, TYPE AND DISTRIBUTION PATTERN OF LIGHTS SHOWN ON THIS PLAN. 2. THIS LIGHTING SUBMITTAL IS STRICTLY BASED ON THE INFORMATION PROVIDED TO

AMERTECH ENGINEERING, INC. FROM ACUITY BRANDS, AND IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. 3. ALL ELECTRICAL PLANS FOR EXTERIOR LIGHTING TO SERVICE PANEL SHALL BE

DESIGNED BY NJ LICENSED ELECTRICIAN OR MECHANICAL ENGINEER. 4. INSTALLATION OF ALL SITE LIGHTING ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, CODES, AND REGULATIONS.

Acuity Brands - Exteriors l. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11). 2. Please refer to the "luminaire locations" for mounting heights.

3. Product information can be obtained at www.Acuitybrands.com or through your local Ken Sadowski Sales Representative

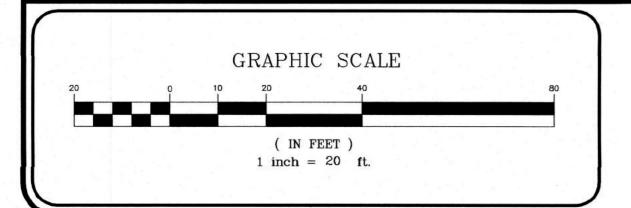
Holophane Sales Channel m 973-527-5150 www.acuitybrands.com Customer Sales Support: NortheastSalesSupport@Holophane.com

> Description * 1.1 fc 2.1 fc 0.3 fc 7.0:1 3.7:1 PARKING LOT 0.1 fc | 2.2 fc | 0.0 fc PEDESTRIAN WALKWAYS: Based on analysis shown, footcandle values across

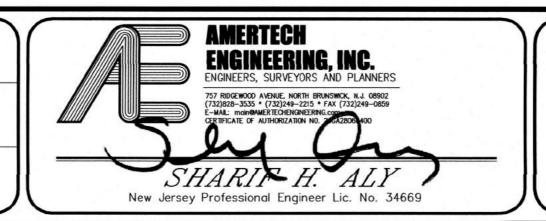
the sidewalk areas on site are a minimum 0.5FC to 1.0FC with an average of 0.8FC.

Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
Α	3	American Electric Lighting	ATB0 P202 R4 4K/5K HSS	Autobahn Small P202 Package Roadway Type IV 4000K/5000K House side shield	1	5703	0.9	49
В	3	Holophane	HLWPC2 P10 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Forward Throw Medium	1	3209	0.9	28

(855)231-9466



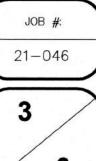
				CAD#:	DESIGN BY:	DATE:
				21-046 SHT3-LAND&LIT	SA	12/19/2021
				PB#:	DRAWN BY:	SCALE:
Heren and				PB-NUM	KP	1"=20'
3	PER PLANNING BOARD MEETING & STAFF REPORTS	3/2/2023	KP/SA			-T
2	REV PER CME LETTER 6/23/2022	9/26/2022	GRQ/SA	BOOK#:	Checked by:	FILE NO.:
1	PER COMPLETENESS REVIEW #1 DATED 2/7/2022	5/5/2022	KP/SA	11 "		
NO.	REVISION	DATE	Dr/Ck)(-	SA	21-046

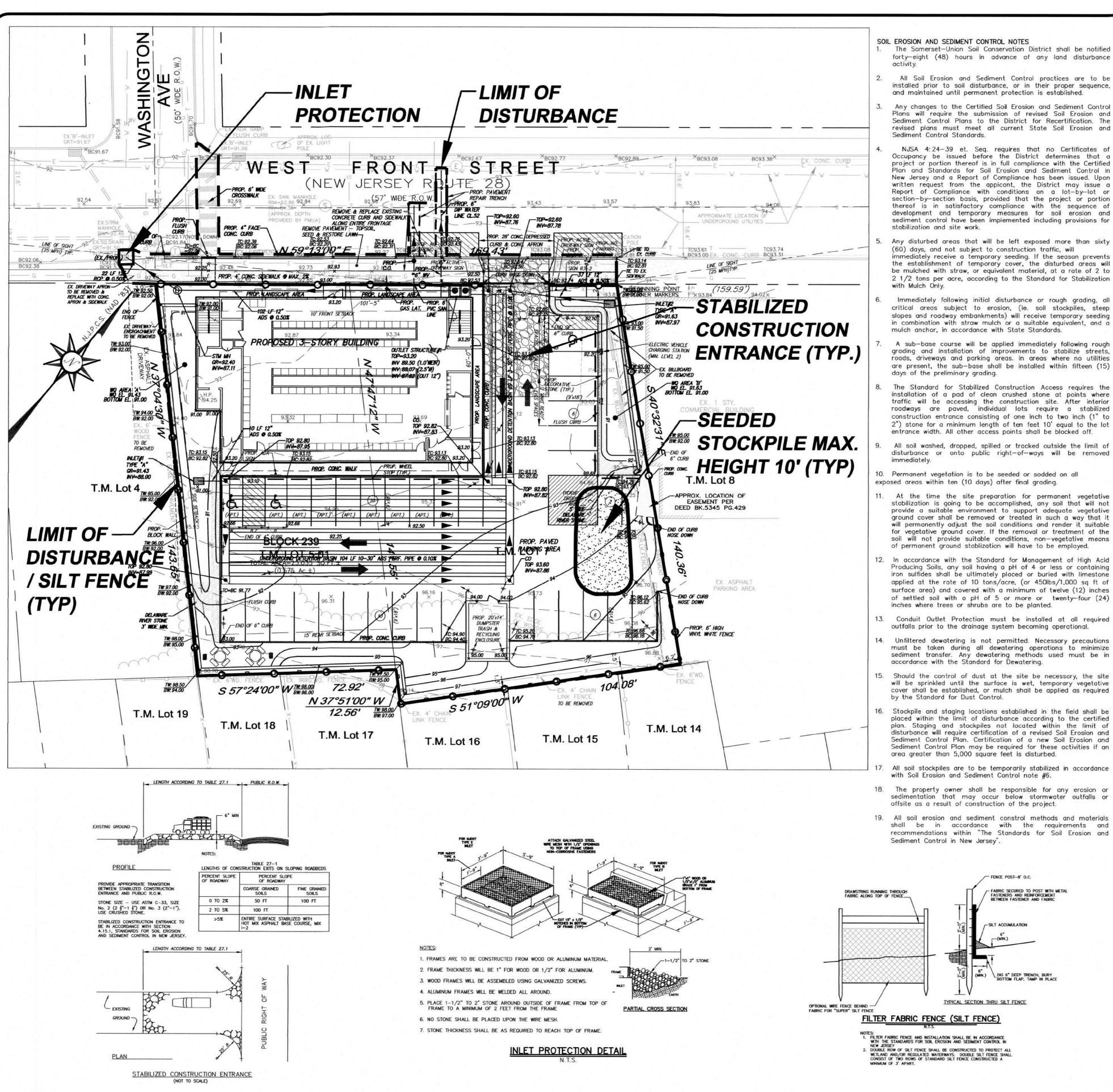


MAJOR SITE PLAN TAX MAP LOTS 5.01 & 7 BLOCK 239 CITY OF PLAINFIELD UNION COUNTY, NEW JERSEY TAX MAP SHEET No. 160

HOLOPHANE

LANDSCAPING AND LIGHTING





SOIL EROSION AND SEDIMENT CONTROL NOTES The Somerset-Union Soil Conservation District shall be notified forty-eight (48) hours in advance of any land disturbance

All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.

Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for Recertification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.

NJSA 4:24-39 et. Seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plan and Standards for Soil Erosion and Sediment Control in New Jersey and a Report of Compliance has been issued. Upon written request from the appicant, the District may issue a Report of Compliance with conditions on a lot-by-lot or section-by-section basis, provided that the project or portion thereof is in satisfactory compliance with the sequence of development and temporary measures for soil erosion and sediment control have been implemented including provisions for stabilization and site work.

Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre, according to the Standard for Stabilization

Immediately following initial disturbance or rough grading, all critical areas subject to erosion, (ie. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, and a mulch anchor, in accordance with State Standards.

A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.

The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. After interior roadways are paved, individual lots require a stabilized construction entrance consisting of one inch to two inch (1" to 2") stone for a minimum length of ten feet 10' equal to the lot entrance width. All other access points shall be blocked off.

All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways will be removed

Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10 days) after final grading.

At the time the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it

will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stablization will have to be employed. 12. In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing

of settled soil with a pH of 5 or more or twenty-four (24) inches where trees or shrubs are to be planted. Conduit Outlet Protection must be installed at all required

14. Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize sediment transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering.

15. Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet, temporary vegetative cover shall be established, or mulch shall be applied as required by the Standard for Dust Control.

16. Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.

All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6.

FENCE POST-8' O.C.

18. The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of construction of the project.

19. All soil erosion and sediment constrol methods and materials shall be in accordance with the requirements and recommendations within "The Standards for Soil Erosion and Sediment Control in New Jersey".

Grade slopes as per plan.

SLOPE STABILIZATION STANDARDS

Creeping Red Fescue @ 1.2 lbs/1000sf.

Tacking Specifications this sheet.

Hard Fescue

Chewings Fescue

Kentucky Bluegrass

Perennial Ryegrass

White Clover

- Strong Creeping Red Fescue

EXCESSIVELY DRAINED LOTS (MIXTURE #10):

. Apply Limestone at a rate of approximately 2 tons/acre and fertilizer at approximately 500 pounds/acre (10-20-10 or equal).

3. Work lime and fertilizer into soil to a depth of 4 inches.

Basins steep slopes to be stabilized w/jute matting or equivalent

approved slope stabilization and a water tolerant seeding mix (SCD MIX

Temporary seeding shall consist of Spring Oats applied at a rate

of 2.0lbs per 1,000sf (86lbs/Acre) or Perennial Ryegrass at a

rate of 1.0lbs per 1,000 sf (100lbs/Acre). Apply ground

limestone and fertilizer according to soil test recommendations.

Fertilizer shall be applied at the rate of 500 pounds per acre

or 11 pounds per 1,000 square feet of 10-20-10 or equivalent

with 50% water insoluble nitrogen unless a soil test indicates

otherwise. Temporary seeding to be maintained until disturbed

areas are permanently stabilized with permanent seeding. Mulch

seeded area with a mulch as indicated under Mulching &

Permanent Seeding shall consist of the following mixture or

approved equal (Refer to Standards for Soil Erosion & Sediment

Control in New Jersey for Optimum and Acceptable Seeding

@ 45lbs/Ac (0.1lbs/1000sf)

@ 20lbs/Ac (0.5lbs/1000sf)

@ 5lbs/Ac (0.10lbs/1000sf)

Tall Fescue (turf-type) @ 265lbs/Ac. (6lbs/1000 sf)

Perennial Ryegrass @ 20lbs/Ac. (5lbs/1000 sf)

WELL TO MODERATELY WELL DRAINED LOTS (MIXTURE #6):

Fine Fescue (Blend) @ 130lbs/Ac. (3lbs/1000sf)

(White Clover can be eliminated when used to establish lawns)

POORLY DRAINED LOTS & DETENTION BASINS (MIXTURE #16):

Rough Bluegrass @ 90lbs/Ac (2.0lbs/1000 sf)

#18) consisting of Rough Bluegrass @ 2.0 lbs/1000sf and Strong

4. Apply seed 40 pound/acre by hand, cyclone seeder or hydro seeder 5. Roll seed bed to a uniform compaction.

unmowed to permit natural succession. 6. Mulch and stabilize as per mulching and tacking specifications

7. Steep slopes to be stabilized w/ jute matting or equivalent approved slope stablization blanket (4:1 or steeper).

on sandy soils will require more fertilization. Lime requirement should be determined by soil testing to be

fertilization and liming. Brush invasion is a common consequence of lack of mowing. Control of weeds or

for maintenance during and after construction.

MULCHING & TACKING SPECIFICATIONS Mulching shall be applied to all disturbed areas immediately after construction and following the application of temporary and/or permanent seeding in accordance with the "Standards for Soil Erosion and Sediment Control in New Jersey". Mulching to consist of the following:

a) Straw or Hay. Unrotted small grain straw, hay free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90lbs/1,000sf), except that where a crimper is used instead of a liquid mulch binder (tackifying or adhesive agent), the rate of application is 3 tons per acre.

b) Wood-fiber or paper-fiber mulch applied at a rate of 1,500lbs per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder c) Pelletized mulch applied at a rate of 60-75lbs/1,000sf and

2. Mulching shall be anchored in accordance with the "Standards for Soil Erosion and Sediment Control in New Jersey". Anchoring for proposed Mulch shall be accomplished using one of the following

b) Mulch Nettings. c) Crimper (mulch anchoring tool).

Strong Creeping Red Fescue @ 130lbs/Ac (3lbs/1000sf)

Conventional Seeding is performed by applying seed uniformly by following methods should be considered for controlling dust: hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, Stabilization with Sod (p.6-1)*. by raking or dragging. Depth of seed placement may be 1/4 <u>Spray-On Adhesives</u> - On mineral soils (not effective on muck soils). inch deeper on coarse-textured soil.

After seeding, firming the soil with a corrugated roller will assure good seed—to—soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

Mulching is required on all seeding. Stabliize all seeded areas with mulch as indicated in Mulching & Tacking Notes.

If season prevents the establishment of temporary or permanent seeding, exposed area to be stabilized with mulch as

Mulch used for exposed areas where season prevents the establishment of permanent or temporary cover to consist of small grain straw or salt hay anchored with a wood and fibre mulch binder or an approved equal. Mulch will spread at rates of 90 to 115 lbs/1000 sf and anchored with a mulch anchoring tool or liquid mulch binder. For mulch application with seeding see the Mulching and Tacking Specifications this shee

Soil shall be tested for liming requirements at the time of seedbed preparation. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-op Extension offices. Fertilizer shall be applied at the rate of 500lbs per acre or 11lbs/1,000sf of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the soil to a depth of 4 inches with a disc, springtooth harrow or other suitable equipment. The final harrowing or discing operation should be on the General contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.

Where sod is used for permanent vegetative stabilization all requirements and recommendations contained within the "Standard for Permanent Stabilization with Sod" in the current Soil Erosion and Sediment Control Standards in New Jersey.

The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once. Note this designation of mowed once does not guarantee the permanency of the turf should other maintenance factors be neglected or otherwise mismanaged.

VEGETATIVE COVER MAINTENANCE NOTES

Maintenance should occur on a regular basis, consistent with favorable plant growth, soil and climatic conditions. This involves regular seasonal work for mowing, fertilizing, liming, water, pruning, fire control, weed and pest control, reseeding and timely repairs.

Mowing on improved areas, such as lawns, certain recreation fields and picnic areas shall be frequent. On semi-improved areas, mowing will be infrequent. Unimproved areas may be left

Fertilizer should be applied as needed to maintain a dense stand of desirable species. Frequently mowed areas and those

done every 2 or 3 years. Fertilization will increase the need for

Weed invasion may result from abusive mowing and inadequate brush shall be accomplished by using herbicides or mechanical

The Property Owner (or tenant by contract) shall be responsible

activated with 0.2 to 0.4 inches of water.

a) Peg & Twine.

d) Liquid Mulch Binders. (May be used to anchor hay or straw

Keep traffic off these areas.

Mulches - See Standards for Stabilization with Mulches Only (p.5-1).* Vegetative Cover - See Standards for: Temporary Vegetative Cover (p. 7-1)*, Permanent Vegetative Cover (p. 4-1)*, and Permanent

Dilution Type of Nozzle nionic Asphalt Emulsion 12.5:1 Fine Spray Latex Emulsion 235 300 4:1 Resin in Water Fine Spray

Polyacrylamide (PAM) - spray on Apply according to manufacturer's instructions. May

Polyacrylamide (PAM) — dry spread also be used as an additive to sediment basins to

flocculate and precipitate suspended colloids. See Sediment Basin standard, p. 26-1

articulated Soy Been Soap Stick None Coarse Spray

<u>Tillage</u> — To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring—toothed harrows are examples soil samples for agronomic properties. of equipment which may produce the desired effect.

Sprinkling - site is sprinkled until the surface is wet.

Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents

Calcium Chloride — Shall be in the form of loose, dry granules or flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plantdamage. If used on steeper slopes, then use other practices to prevent washing into

Stone - Cover surface with crushed stone or coarse gravel.

not be allowed to grow on stockpiles.

streams or accumulation around plants.

* Standards for Soil Erosion and Sediment Control in New Jersey, Jan., 2014.

Stockpiles should be situated so as not to obstruct natural drainage or cause off-site environmental damage. Stockpiles should be vegetated in accordance with standards described with the Seeding Schedule hereon for Permanent or Temporary Vegetative Cover for Soil Stabilization. Weeds should

Standard for Topsoiling

A. Topsoil should be friables, loamyz, free of debris, objectionable weeds and stones, and contain no toxic substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desiccate seedlings and adversely impact growth). Imported topsoil shall have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives.

B. Topsoil substitute is a soil material which may have been amended with sand, silt, clay, organic matter, fertilizer or lime and has the appearance of topsoil. Topsoil substitutes may be utilized on sites with insufficient topsoil for establishing permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil noted above. Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.

2.Stripping and Stockpiling

A. Field exploration should be made to determine whether quantity and or quality of surface soil justifies stripping.

B. Stripping shall be confined to the immediate construction area.

C. Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5.

D. A 4-6 inch stripping depth is common, but may vary depending on the particular soil.

E. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage.

F. Stockpiles should be vegetated in accordance with standards of Permanent or Temporary Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.

A .Grade at the onset of the optimal seeding period so as to minimize the duration and area of exposure of disturbed soil to erosion. Immediately proceed to establish vegetative cover in accordance with the specified seed mixture. Time is of the essence

B. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

C. As guidance for ideal conditions, subsoil should be tested for lime requirement. Limestone, if needed, should be applied to bring soil to a pH of approximately 6.5 and incorporated into the soil as nearly as practical to a depth of 4 inches.

D. Prior to topsoiling, the subsoil shall be in compliance with the

E. Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation

A. Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity.

B. A uniform application to an average depth of 5.0 inches, minimum of 4 inches, firmed in place is required. Alternative depths may be considered where special regulatory and/or industry design standards are appropriate such as on golf courses, sports fields, landfill capping, etc., Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more. in accordance with the Standard for Management of High Acid Producing

Pursuant to the requirements in Section 7 of the Standard for Permanent Vegetative Stabilization, the contractor is responsible to ensure that permanent vegetative cover becomes established on at least 80% of the soils to be stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to include some or all of the following: supplemental seeding re-application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing. Such additional measures shall be based on soil tests such as those offered by Rutgers Cooperative Extension Service or other approved laboratory facilities qualified to tes-

SEQUENCE OF OPERATIONS

1. Silt fence to be installed immediately before clearing. Install stabilized construction entrance as noted.

Clear and establish rough grades. All exposed surfaces will be stabilized as defined in Soil Erosion and Sediment Control

THREE DAYS Construct driveway, and utility services. ONE WEEK

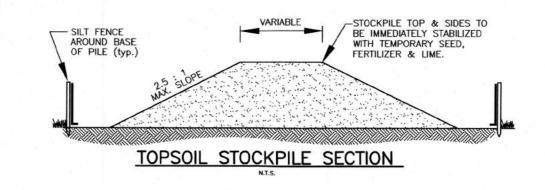
Clear and grade building area and construct building. All disturbed areas will receive appropriate temporary and permanent stabilization as defined in soil erosion and sediment control notes 1 and 2.

ONE WEEK Remove silt fence and inlet barricades after all disturbed areas

establish permanent vegetative cover.

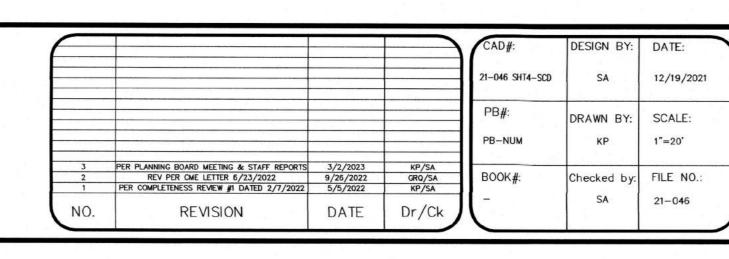
have been stabilized.

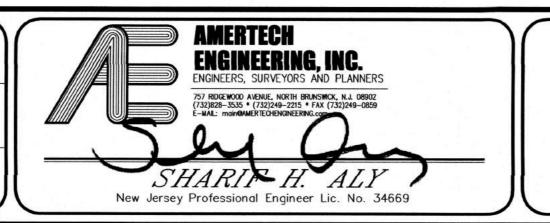
Establish finished grades, place concrete sidewalks and



All soil erosion and sediment control methods and materials shall be in accordance with the requirements and recommendations within "The Standards for Soil Erosion and Sediment Control in New Jersey".

GRAPHIC SCALE (IN FEET 1 inch = 20 ft.





MAJOR SITE PLAN TAX MAP LOTS 5.01 & 7 BLOCK 239 CITY OF PLAINFIELD UNION COUNTY, NEW JERSEY TAX MAP SHEET No. 160

SOIL EROSION & SEDIMENT CONTROL PLAN

JOB #:

