611 WEST FRONT STREET

PRELIMINARY AND FINAL SITE PLAN APPROVAL

BLOCK: 233 – LOTS: 2, 3, 7 & 12
611–19 WEST FRONT ST., 118–20 PLAINFIELD AVE. &
115–33 WAYNEWOOD PARK, CITY OF PLAINFIELD,
UNION COUNTY, NEW JERSEY

INDEX OF DRAWINGS

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SP-101.00	GENERAL NOTES AND 200' PROPERTY OWNER'S LIST	E2PM
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SP-103.00	SITE AND UTILITY PLAN	E2PM
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SP-110.00	SEWER PROFILES	E2PM
C-100.00	SOIL EROSION AND SEDIMENT CONTROL DETAILS	E2PM
C-101.00	CONSTRUCTION DETAILS-PAVEMENT	E2PM
C-102.00	CONSTRUCTION DETAILS-STORMWATER MANAGEMENT	E2PM
C-103.00	CONSTRUCTION DETAILS-STORMWATER MANAGEMENT	E2PM
C-104.00	CONSTRUCTION DETAILS- UTILITY	E2PM
C-105.00	CONSTRUCTION DETAILS- MISCELLANEOUS	E2PM
C-106.00	CONSTRUCTION DETAILS- MISCELLANEOUS	E2PM

REQUIRED PERMITS

- SOIL EROSION & SEDIMENT CONTROL PERMIT
- NJPDES GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY - SG3
- NJDEP SANITARY TREATMENT WORKS APPROVAL (TWA)
- WATER MAIN EXTENSION APPROVAL (NJAW)
- PLAINFIELD MUNICIPAL UTILITIES AUTHORITY (PMUA)
- NEW JERSEY AMERICAN WATER (NJAW)
- COUNTY PLANNING BOARD (ROUTE #603 PLAINFIELD AVENUE)
- NEW JERSEY DOT ROAD OPENING PERMIT FOR WEST FRONT STREET (ROUTE 28) IS NOT REQUIRED FOR THE PROJECT AS WEST FRONT STREET IS MAINTAINED BY THE CITY OF PLAINFIELD. THE CITY OF PLAINFIELD WILL ISSUE THE ROAD OPENING PERMIT.

SUSTAINABILITY STATEMENT

1. SOLAR PANELS, ENERGY EFFICIENT APPLIANCES & ELECTRIC VEHICLE CHARGING STATIONS

ACCESSIBILITY STATEMENT

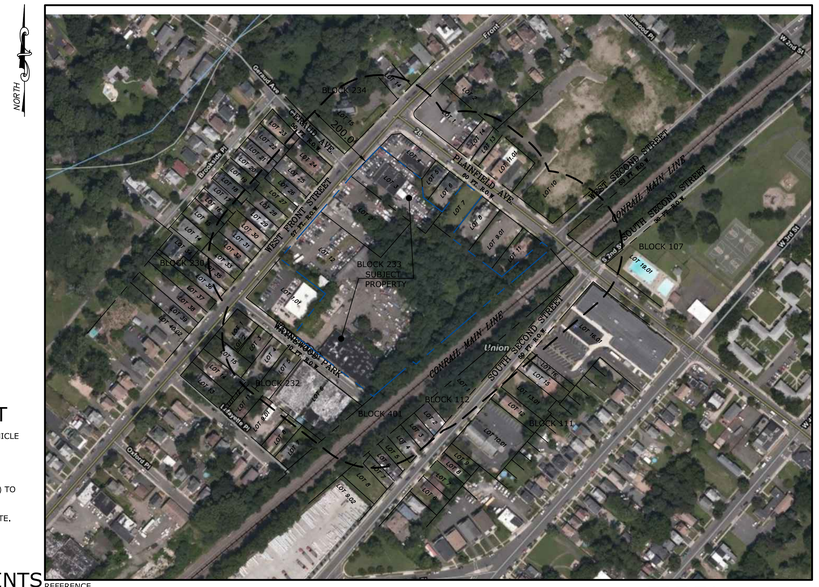
1. PROJECT IS WITHIN A 15 MINUTE WALKING DISTANCE (0.8 MILE) TO THE PLAINFIELD TRAIN STATION.
2. NJ TRANSIT BUS ROUTES 57, 65, 113, 114 & 819 SERVES THE SITE.

FLOOD ZONE

NO WETLANDS ARE PRESENT ON THE SITE.

ENVIRONMENTAL CONSTRAINTS

THE SITE IS NOT IN A FLOOD HAZARD AREA.

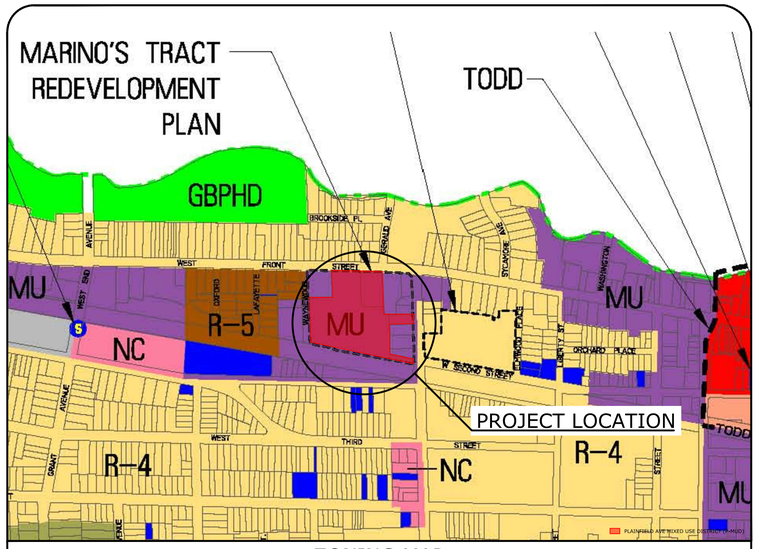


REFERENCE
CITY OF PLAINFIELD TAX MAPS (SHEETS 130, 131 & 157-160)

SITE LOCATION MAP

0 100' 200' 400'
SCALE: 1"=200'

SUBJECT PROPERTY



ZONING MAP

SCALE: NTS

I CONSENT TO THE FILING OF THESE DRAWINGS WITH THE PLANNING BOARD OF THE CITY OF PLAINFIELD

OWNER:
SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

APPLICANT:
SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

I HAVE REVIEWED THESE DRAWINGS AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

CITY ENGINEER DATE

APPROVED BY THE PLANNING BOARD OF THE CITY OF PLAINFIELD

CHAIRMAN DATE

SECRETARY DATE

PROJECT DESCRIPTION

TWO SEPARATE BUILDINGS WITH ONE CONTAINING AN 18,000 SF COMMERCIAL SPACE ON THE GROUND FLOOR. RESIDENTIAL APARTMENTS ABOVE WITH 136 STUDIO, 158 ONE-BEDROOM AND 207 TWO-BEDROOM UNITS. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS AND AMENITIES.

SURFACE PARKING, LIGHTING, LANDSCAPING AND STORMWATER MANAGEMENT FACILITIES ARE INCORPORATED INTO THE REDEVELOPMENT OF THE SUBJECT PROPERTY.

ZONING TABLE

CITY OF PLAINFIELD, NJ
MARINO'S TRACT REDEVELOPMENT PLAN
(MU ZONE)
PROPOSED COMMERCIAL AND RESIDENTIAL ARE PERMITTED USES IN THE ZONE

ZONING DATA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (S.F./AC.)	10,000	245,064 (5.62)	245,064 (5.62)
MIN. LOT FRONTAGE (FT.)	100	417.66 (WEST FRONT STREET)	417.66 (WEST FRONT STREET)
SET BACKS			
MIN. FRONT YARD (FT.)	5	3.3 (WEST FRONT STREET)	5.0 (WEST FRONT STREET & WAYNEWOOD PARK)
MIN. REAR YARD (FT.)	15	> 15.0	5.0 (V) (CONRAIL RIGHT-OF-WAY)
MIN. SIDE YARDS (FT.)	5	0.1	5.0
MIN. SIDE YARD ALONG A STREET (FT.)	10	N/A	5.0
MAX. BUILDING COVERAGE	80%	15.9%	67.6%
MAX. IMPERVIOUS COVERAGE	90%	60.6%	89.6%
MAX. BUILDING HEIGHT	65'	< 65'	63.0'
MAX. NUMBER OF STORIES	5	2	5
FLOOR AREA RATIO	2.5	1.59	2.37
DENSITY (MAX. NUMBER OF UNITS)	90 / AC.	1 / AC.	89 / AC.

VARIANCES REQUESTED

1. REQUIRED REAR YARD SETBACK (BULK REQUIREMENT) - REQUIRES A 15 FT REAR YARD SETBACK; AND PROPOSED IS A 5 FT SETBACK
2. SECTION 17:9-24.B REQUIRES A 10-FOOT WIDE BUFFER AROUND ALL SIDES OF A PARKING AREA ADJACENT TO A NONRESIDENTIAL USE; AND PROPOSED IS A 2-FOOT BUFFER;
3. SECTION 17:9-24.C.1 REQUIRES THAT PARKING LOTS SHALL BE SUITABLY BUFFERED 5-FEET WIDE; AND PROPOSED IS A 2-FOOT BUFFER;
4. SECTION 17:9-42.0 REQUIRES PARKING TO BE SET BACK 5 FEET FROM A PROPERTY LINE; AND PROPOSED IS A 2-FOOT SETBACK;
5. SECTION 17:9-42.0 REQUIRES BUILDINGS TO BE SETBACK 5 FEET FROM DRIVEWAYS AND PARKING AREAS; AND PROPOSED IS 2 FEET;
6. SECTION 17:9-42.E PROHIBITS PARKING LOTS IN ANY REQUIRED FRONT YARD AREA; PARKING LOCATED WITHIN THE FRONT YARD ALONG WAYNEWOOD PARK;
7. SECTION 17:9-43.B REQUIRES THAT A MINIMUM OF 5% OF THE INTERIOR AREA OF THE PARKING LOT BE PROVIDED WITH PLANTING ISLANDS CONTAINING A MINIMUM OF 1 DECIDUOUS TREE PLANTED FOR EVERY 5 PARKING SPACES ABUTTING SUCH ISLAND; AND 3.3% OF THE INTERIOR IS PROPOSED TO BE IMPROVED WITH PLANTING ISLANDS;
8. SECTION 17:9-43.B.1 REQUIRES THAT LANDSCAPING ISLANDS HAVE A MINIMUM WIDTH OF 10-FEET; AND MINIMUM PROPOSED IS 1.8 FEET;
9. SECTION 17:9-43.B.2 REQUIRES THAT NO MORE THAN 8 PARKING SPACES BE PLACED IN A ROW WITHOUT AN INTERVENING LANDSCAPE ISLAND; AND 45 SPACES ARE PROPOSED IN A ROW WITHOUT AN INTERVENING ISLAND;

PARKING CALCULATION

RESIDENTIAL
REQUIRED 1 SPACE PER UNIT
NO. OF UNITS = 501 ; TOTAL NO. OF SPACES REQUIRED = 501
PROPOSED NO. OF RESIDENTIAL SPACES = 474

COMMERCIAL
REQUIRED 1 SPACE PER 300 SF
TOTAL AREA = 18,000 SF ; TOTAL NO. OF SPACES REQUIRED = 60
PROPOSED NO. OF COMMERCIAL SPACES = 60

NO. OF ELECTRICAL VEHICLE CHARGING STATIONS = 27 (PHASE I)
BONUS NO. OF SPACES = 27

TOTAL NO. OF SPACES REQUIRED = 561
TOTAL NO. OF SPACES PROVIDED = 534
TOTAL NO. OF SPACES PROVIDED WITH ELECTRIC VEHICLE CREDIT = 561

ADA PARKING REQUIREMENTS
11 SPACES FOR PARKING LOTS BETWEEN 551-600 SPACES (2% OF TOTAL)
2 VAN ACCESSIBLE SPACES OF THE 11 REQUIRED

NO. OF TOTAL HANDICAP SPACES PROVIDED = 13
NO. OF VAN ACCESSIBLE PARKING SPACES = 4
NO. OF VEHICLE PARKING SPACES = 9

LOADING CALCULATION

PLAINFIELD ORDINANCE (SECTION 17:11-13) REQUIRES 1 LOADING SPACES FOR COMMERCIAL AREAS BETWEEN 10,001-23,999 S.F.

PROVIDED 1 LOADING AREA 16 FT x 52 FT WITH A 15' HEIGHT CLEARANCE

PROJECTED SANITARY FLOW

UNIT	TOTAL NUMBER OF UNITS	DAILY SEWER FLOW PER NJAC 7:14A-23	TOTAL FLOW
STUDIO	136	150 GPD/UNIT	20,400 GPD
1-BEDROOM	158	150 GPD/UNIT	23,700 GPD
2-BEDROOM	207	225 GPD/UNIT	46,575 GPD
COMMERCIAL	18,000 SF	0.1 GPD/SF	1,800 GPD
		TOTAL FLOW	92,475 GPD*

* NJDEP TWA PERMIT REQUIRED

PROJECTED WATER DEMAND

UNIT	TOTAL NUMBER OF UNITS	DAILY WATER DEMAND PER NJAC 5:21-5.2/7:10-12.6	TOTAL DEMAND
STUDIO	136	95 GPD/UNIT	12,920 GPD
1-BEDROOM	158	95 GPD/UNIT	15,010 GPD
2-BEDROOM	207	140 GPD/UNIT	28,980 GPD
COMMERCIAL	18,000 SF	0.125 GPD/SF	2,250 GPD
		TOTAL FLOW	59,160 GPD

WAIVERS REQUESTED

10. SECTION 17:9-42.H REQUIRES THAT THE MAXIMUM WIDTH OF A CURB CUT IS 26 FEET; AND THE CURB CUT ON WEST FRONT ST IS 37 FEET WIDE AND THE CURB CUT ON PLAINFIELD AVENUE IS 33 FEET WIDE
11. SECTION 17:11-8 REQUIRES EACH DWELLING UNIT TO BE PROVIDED WITH 350 CUBIC FEET OF SEPARATE STORAGE SPACE; AND INSUFFICIENT STORAGE SPACE IS PROPOSED (REQ. 350 SF .. PR. LESS THAN 350 SF)
12. SECTION 17:11-8-B9b - EACH UNIT ABOVE GROUND FLOOR SHALL BE PROVIDED WITH A PRIVATE BALCONY AREA (REQ. 316 .. PR. 163)
NO. OF POTENTIAL UNITS WITH BALCONY ABOVE GROUND FLOOR = 458
PROPOSED NO. OF BALCONIES = 260
13. SECTION 17:9-43.Q. - PARKING SPACES ARE TO BE A MINIMUM OF 9' WIDE X 18' LONG
PROVIDED 51 COMPACT CAR SPACES (8' WIDE X 18' LONG)

LOT COVERAGE CALCULATIONS

ON-SITE IMPERVIOUS COVERAGE

BUILDING	165,736 SF
CONCRETE & PAVEMENT AREAS	53,891 SF
TOTAL ON-SITE IMPERVIOUS COVERAGE	219,627 SF

ON-SITE PERVIOUS COVERAGE

LAWN & OPEN SPACE	25,437 SF
TOTAL PERVIOUS COVERAGE	25,437 SF

BUILDING COVERAGE

BUILDING = (165,736/245,064) X 100 = 67.6%

LOT COVERAGE

LOT COVERAGE = (219,627/245,064) X 100 = 89.6%

TOTAL AREA OF DISTURBANCE = 5.62 AC

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT
SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS AND THE ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT. LLC. AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION, SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

DRAWING TITLE

TITLE SHEET

CHECKED BY: JF	DRAWN BY: HB
SCALE: AS NOTED	SHEET NO: 1 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

SP-100.00

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION AND EXISTING UTILITIES SHOWN HEREON WAS TAKEN FROM A MAP PREPARED BY DPK CONSULTING, LLC ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOTS 2, 3, 7 & 12, BLOCK 233, WEST FRONT STREET & PLAINFIELD AVENUE, CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY" DATED 4-8-20, LAST REVISED 2-9-2022.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE EXCAVATING TEST PITS, IF NECESSARY. CONTRACTOR SHALL CALL FOR UTILITY MARK-OUT PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
3. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PLAINFIELD.
4. CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
5. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF FIELD CONDITIONS OR CONFLICTS THAT WOULD ADVERSELY IMPACT CONSTRUCTION AS PROPOSED ON THE PLANS.
6. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING IMPROVEMENTS AND VEGETATION INTENDED TO REMAIN.
7. ALL EXISTING ONSITE IMPROVEMENTS SHALL BE REMOVED UNLESS NOTED OTHERWISE.
8. E2 PROJECT MANAGEMENT LLC. ASSUMES NO RESPONSIBILITY FOR THE METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO CONSTRUCTION, OR ANY FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES.
9. ANY STRUCTURES TO BE REMOVED SHALL HAVE EXCAVATIONS BACKFILLED WITH STRUCTURAL FILL AND PROPERLY COMPACTED, AS PER PROJECT SPECIFICATIONS.
10. PER FEMA MAP 34039C0039F, THE SUBJECT PROPERTY DOES NOT CONTAIN ANY LAND WITHIN A DELINEATED FLOOD HAZARD AREA.
11. NO CONSTRUCTION SHALL TAKE PLACE UNTIL A PRE-CONSTRUCTION CONFERENCE HAS BEEN HELD WITH THE TOWNSHIP ENGINEER. SUCH MEETING SHALL INCLUDE SUCH PERSONNEL AS THE TOWNSHIP ENGINEER MAY REQUIRE.
12. THE MAXIMUM PERMITTED SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL FOR ALL SITE GRADING.
13. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR THEN HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE SOIL EROSION AND SEDIMENT CONTROL NOTES FOR SEEDING SPECIFICATIONS.
14. ALL CONSTRUCTION SHOW HEREIN SHALL CONFORM TO MUNICIPAL/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND N.J. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED, UNLESS SPECIFICALLY SHOWN OTHERWISE HEREIN. IN CASE OF CONFLICT, THE MORE RESTRICTIVE SHALL GOVERN. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY QUESTIONS REGARDING CONFLICTS.
15. HANDICAPPED RAMPS AND CURB CUTS WILL BE PROVIDED AT ALL INTERSECTIONS AND PEDESTRIAN CROSSINGS, AS PER DETAILS.
16. ANY DAMAGE TO THE RIGHT-OF-WAY MUST BE REPAIRED/INSTALLED TO EQUAL STANDARDS.
17. ALL IMPROVEMENTS WITHIN THE CITY OF PLAINFIELD'S RIGHT OF WAY SHALL CONFORM TO CITY OF PLAINFIELD'S STANDARDS.
18. THE APPLICANT WILL PETITION FOR NO STREET PARKING TO BE IMPLEMENTED ALONG WAYNEWOOD PARK ALONG THE PROPERTY FRONTAGE.

UTILITY NOTES

1. THE SUBJECT PROPERTY HAD NUMEROUS RESIDENTIAL BUILDINGS. ALL THE HISTORICAL BUILDINGS HAVE BEEN DEMOLISHED. HOWEVER, THE SITE MOST LIKELY HAS SUBSURFACE OBSTRUCTIONS SUCH AS FOUNDATIONS, PITS, SLABS, AND UTILITY LINES. CONTRACTOR SHALL TAKE APPROXIMATE PRECAUTIONS.
2. GAS, ELECTRIC, TELEPHONE, WATER AND CABLE LINES MAY BE INSTALLED BY THE RESPECTIVE UTILITY. THE EXACT LOCATION OF EACH MAIN SHALL BE COORDINATED BY THE OWNER/GENERAL CONTRACTOR AND SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
3. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE OTHERWISE NOTED.
4. EXISTING INLETS SHALL BE RELOCATED AND/OR RESET TO MATCH TO THE NEW CURB LINE WHERE SHOWN.
5. ALL PROPOSED ELECTRICAL TRANSFORMERS SHALL BE LOCATED INSIDE A BUILDING OR ON A CONCRETE SLAB AS PER PSE&G STANDARDS..
6. DESIGN OF ELECTRICAL UTILITIES FROM THE ELECTRICAL POLES TO THE TRANSFORMERS INCLUDING PRIMARY CONDUITS, PULLBOXES, MANHOLES, AND TRANSFORMER VAULTS ARE PENDING PSE&G APPROVAL. PSE&G APPROVAL WILL BE FOUND ON SEPARATE DRAWINGS FROM THIS SET.
7. ALL RCP DRAINAGE PIPE SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFICATION FOR ASTM C76 "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE", LATEST VERSION, IN CONFORMANCE WITH THE FOLLOWING.
   -PIPES WITH COVER EQUAL TO OR LESS THAN 3 FT. SHALL BE CLASS IV PIPE
   -PIPES WITH COVER GREATER THAN 3 FT. SHALL BE CLASS III.
   -ALL PIPES SHALL UTILIZE A CLASS C WALL THICKNESS.
   -ALL PIPE REACHES SHALL BE CONSTRUCTED USING THE SAME CLASS AND WALL THICKNESS PIPE.
8. ALL CATCH BASINS SHALL BE NJDOT TYPE "A", "B" OR "E".
9. CONTRACTOR SHALL COORDINATE FIRE HYDRANT LOCATIONS WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION. A PLAN OF SAME SHALL BE SUBMITTED TO THE DESIGN ENGINEER.
10. SANITARY SEWER MANHOLE RIMS SHALL BE RESET TO PROPOSED NEW PAVEMENT GRADE AS REQUIRED.
11. EXISTING WATER VALVE AND GAS VALVE BOXES SHALL BE RESET TO PROPOSED NEW PAVEMENT GRADE AS REQUIRED.
12. A MINIMUM HORIZONTAL DISTANCE OF 10 FT OR A MINIMUM OF 18" VERTICAL DISTANCE IS REQUIRED BETWEEN SANITARY SEWER AND POTABLE WATER PIPING. IF EITHER OF THESE DISTANCES CANNOT BE ACHIEVED, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE AT THE CONFLICT LOCATION. SEE DETAIL NO. 1 ON SHEET C-102.00.
13. ALL WATER UTILITY INSTALLATIONS SHALL CONFORM TO THE LATEST AMERICAN WATER WORKS ASSOCIATION SPECIFICATIONS. WATER SYSTEMS SHALL BE INSTALLED PER THE NEW JERSEY PLUMBING CODE AND AS PER THE REQUIREMENTS OF AMERICAN WATER WORKS COMPANY, SHORT HILLS, NEW JERSEY.
14. ALL PROPOSED WATER MAINS, LOOPS, AND FIRE AND DOMESTIC WATER SERVICE SIZES SHOWN, WILL BE ADJUSTED AND SIZED BASED UPON THE RESULTS OF FIRE FLOW TESTS AND SUBSEQUENT DESIGN CALCULATIONS TO BE PROVIDED BY OTHERS.
15. ALL BUILDINGS WILL BE FIRE PROTECTED WITH FIRE ALARMS, FIRE DEPARTMENT TIE-INS, SPRINKLER SYSTEMS, STANDPIPES, AND SIAMESE CONNECTIONS. THE DRAUGHTING STATION WILL BE AS DIRECTED BY THE HOBOKEN FIRE DEPT. ALL CONSTRUCTION WILL BE IN KEEPING WITH ALL APPLICABLE FIRE CODES. FOR DETAILS SEE MECHANICAL ELECTRIC AND PLUMBING PLANS.
16. ALL WATER MAINS SHALL CROSS ABOVE SANITARY MAINS. A TYPICAL CROSSING SHOULD PROVIDE 18 INCHES OF CLEARANCE. IF LESS THEN 18 INCHES IS PROVIDED THE CROSSINGS MUST BE CONSTRUCTED AS SHOWN ON THE "WATER MAIN/SANITARY MAIN CROSSING WITH LESS THEN 18" CLEARANCE" DETAIL. WATER MAINS MUST CROSS WITH A MINIMUM 6" CLEARANCE ABOVE SANITARY MAINS.

SOIL AND WASTE MANAGEMENT

1. SOIL, WASTE, SURFACE WATER, AND GROUNDWATER MANAGEMENT SHALL BE COORDINATED WITH THE APPROVED REMEDIAL ACTION WORK PLAN (RAWP) AND WITH THE SITE LICENSED SITE REMEDIATION PROFESSIONAL (LSRP).

2. A SITE SPECIFIC HEALTH AND SAFETY PLAN (HASP) SHALL BE PREPARED, SUBMITTED AND IMPLEMENTED BY CONTRACTOR IN ACCORDANCE WITH RAWP AND IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REQUIREMENTS FOR WORK IN AND WITH CONTAMINATED SOIL AND GROUNDWATER. THE HASP SHALL GOVERN ALL HEALTH AND SAFETY FACETS OF THE PROJECT CONSTRUCTION AND ENCOMPASS THE ACTIVITIES OF ALL PERSONS WHO ENTER THE SITE.

3. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER FOR APPROVAL A SITE SPECIFIC MATERIAL HANDLING PLAN (MHP) IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS ASSOCIATED WITH CONTAMINATED SOIL AND GROUNDWATER HANDLING THROUGHOUT THE COURSE OF THE PROJECT AND AS DIRECTED BY THIS SOIL MANAGEMENT PLAN (SMP). THE MHP WILL DESCRIBE:
   > CONTAMINATED SOIL MANAGEMENT, INCLUDING EXCAVATION, STAGING, RE-USE, WASTE CHARACTERIZATION, AND OFF-SITE TRANSPORTATION AND RECYCLING/DISPOSAL;
   > CONTAMINATED GROUNDWATER MANAGEMENT;
   > SOIL EROSION AND SEDIMENT CONTROL;
   > MANAGEMENT OF NON REGULATED WASTE SUCH AS CONSTRUCTION DEMOLITION DEBRIS;
   > IDENTIFICATION OF TRANSPORTERS THAT WILL BE USED TO TRANSPORT EACH WASTE STREAM;
   TO THE RECYCLING OR TSD FACILITY, INCLUDING CERTIFICATIONS DEMONSTRATING THAT EACH
   TRANSPORTER IS CURRENTLY PERMITTED TO TRANSPORT THE DESIGNATED WASTE STREAM;
   > IDENTIFICATION OF FACILITIES TO BE USED FOR RECYCLING OR DISPOSAL OF WASTE STREAMS,
   AND CERTIFICATIONS DEMONSTRATING THAT EACH FACILITY IS CURRENTLY PERMITTED TO ACCEPT DESIGNATED WASTE STREAM;
   > IDENTIFICATION OF LABORATORIES TO BE USED FOR ANALYZING SAMPLES OF EACH WASTE STREAM AND CERTIFICATIONS DEMONSTRATING THAT EACH LABORATORY IS CURRENTLY CERTIFIED BY THE STATE OF NEW JERSEY AND/OR APPROVED BY THE RECEIVING FACILITY TO
   PERFORM THE ANALYSES;
   > IDENTIFICATION OF ALL PERMITS/APPROVALS REQUIRED TO EXECUTE THE WORK AS WELL AS
   THE ASSOCIATED FEES AND LEAD TIME NEEDED TO ACQUIRE THEM;
   > QUALITY ASSURANCE/QUALITY CONTROL PROCEDURES; AND
   > METHOD TO BE EMPLOYED DURING THE PROJECT TO DOCUMENT LOCATION AND QUANTITIES OF
   CONTAMINATED MATERIALS GENERATED, RE-USED AND RECYCLED/DISPOSED.

4. THE CONTRACTOR SHALL PROVIDE ALL PERSONNEL, MATERIALS AND EQUIPMENT NEEDED TO PROPERLY STORE EXCAVATED MATERIAL AT THE EXCAVATION AND IN TEMPORARY STOCKPILES, IF NEEDED, ANY TEMPORARY STOCKPILE(S) SHALL BE LOCATED AT AREA(S) SELECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

5. TEMPORARY STOCKPILES OF CONTAMINATED SOIL SHALL ONLY BE PLACED ON DRY AREAS ON A LAYER OF MINIMUM 30 MILLIMETERS THICK HDPE SHEETING OR ENGINEER APPROVED EQUAL AND CONTAINED WITH STRAW BALES OR SILT FENCE PLACED CONTINUOUSLY AT THE PERIMETER OF THE TEMPORARY STOCKPILE(S). ALL JOINTS IN THE UNDERLYING HDPE SHEETING SHALL OVERLAP WITH A MINIMUM OF 300 MILLIMETERS AT THE ENDS. THE CONTRACTOR SHALL SEGREGATE MATERIAL OF DIFFERING TYPES AND DEGREES OF CONTAMINATION SO AS TO PREVENT CROSS-CONTAMINATION OF UNCONTAMINATED MATERIAL. PROPERLY LINED AND SEALED ROLL-OFF BINS ARE AN ACCEPTABLE ALTERNATIVE.

6. REGULATED CONTAMINATED WASTE SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS.

7. THE CONTRACTOR SHALL PROVIDE PROTECTION AND ON-GOING MAINTENANCE OF THE TEMPORARY STOCKPILES OF SOIL AND OPEN EXCAVATIONS TO PREVENT THE INFILTRATION OF STORMWATER, MIGRATION OF CONTAMINANTS, DUSTING, EROSION AND UNAUTHORIZED CONTACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE PROPER PROTECTION AND MAINTENANCE MEASURES UNTIL COMPLETION OF THE WORK AND ACCEPTANCE BY THE ENGINEER.

8. DURING ALL SOIL MANAGEMENT OPERATIONS, THE CONTRACTOR SHALL MONITOR AND RECORD, ON DAILY SOIL TRACKING LOGS, THE SOURCE LOCATION, TYPE, QUANTITY, AND DESTINATION OF MATERIAL EXCAVATED, BACKFILLED, REUSED, TEMPORARILY STOCKPILED, AND RECYCLED OR DISPOSED. THE CONTRACTOR SHALL SUBMIT THE DAILY SOIL TRACKING LOG TO THE ENGINEER FOR EACH WORKDAY. THE DAILY SOIL TRACKING LOG SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION:
   > DATE;
   > NAME(S) AND SIGNATURE(S) OF THE CONTRACTOR REPRESENTATIVE(S) RESPONSIBLE FOR PREPARING AND EXECUTING THE SOIL USAGE LOG;
   > LOCATION(S) OF EXCAVATION AND PLACEMENT OF SOIL BY SOIL CATEGORY REFERENCED TO
   CROSS SECTIONS AND SITE MAP;
   > SOURCE AND QUANTITY OF CONTAMINATED SOIL EXCAVATED BY TYPE, HISTORIC FILL BACKFILLED AND REGULATED WASTE REMOVED;
   > SOURCE AND QUANTITY OF NON REGULATED WASTE REMOVED;
   > SOURCE AND QUANTITY OF CLEAN IMPORTED MATERIAL USED FOR COMMON BACKFILL, BASE MATERIAL BENEATH PAVEMENT AND STRUCTURAL SLABS AND/OR ENGINEERING CONTROL;
   > NET BALANCE SHEET BY SOIL/WASTE CATEGORY AND EXPLANATIONS OF WEIGHT DISCREPANCIES; AND
   > RECORDS OF SAMPLE RESULTS AND ANY SHIPPING MANIFESTS THAT APPLY.

9. ALL NEW MATERIALS AND SOIL BROUGHT TO THE SITE MUST BE "CERTIFIED CLEAN" MATERIAL, IN ACCORDANCE WITH NJDEP REQUIREMENTS.

10. THE CONTRACTOR'S WORK SHALL INCLUDE THE SAMPLING AND ANALYSES FOR DISPOSAL AND/OR RECYCLING FACILITY APPROVAL OF ALL REGULATED WASTE DESIGNATED BY THE ENGINEER AS EXCESS, UNUSABLE OR UNSUITABLE MATERIAL FOR THE PROJECT. SAMPLING AND ANALYSES SHALL FOLLOW THE REQUIREMENTS OF THE RECEIVING FACILITY AND THE NJDEP GUIDANCE DOCUMENT FOR THE MANAGEMENT OF EXCAVATED SOILS, AS APPLICABLE.

11. ALL VEHICLES LEAVING THE SITE WITH REGULATED WASTE SHALL BE INSPECTED BY THE CONTRACTOR TO ENSURE THAT NO EXCESS SOIL ADHERES TO THE WHEELS OR UNDER CARRIAGE OF THE VEHICLES, AND THAT THE VEHICLES ARE PROPERLY LINED, SECURELY COVERED AND EQUIPPED TO PREVENT LEAKAGE OF WATER. IN THE EVENT OF LEAKAGE OF SOIL OR WATER TO THE PUBLIC ROADS, THE CONTRACTOR SHALL IMMEDIATELY CLEAN THE ROAD TO RESTORE IT TO THE ORIGINAL CONDITION AND IMMEDIATELY NOTIFY THE ENGINEER VERBALLY AND PROVIDE A WRITTEN FOLLOW-UP REPORT CITING THE DETAILS.

STORMWATER AND GROUNDWATER MANAGEMENT DURING SOIL EXCAVATION

1. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A STORMWATER AND GROUNDWATER MANAGEMENT AND CONTROL PLAN TO MANAGE SURFACE WATER AND GROUNDWATER. THE CONTRACTOR SHALL IDENTIFY ALL REQUIRED PERMITS ON THE MHP AND CONTRACTOR'S PROJECT SCHEDULE ALLOWING ADEQUATE TIME FOR SECURING ALL REQUIRED PERMITS IN TIME FOR CONSTRUCTION.
2. THE CONTRACTOR'S PLAN SHALL SPECIFY METHODS AND EQUIPMENT FOR COLLECTING, PUMPING, TREATING AND DISPOSING OF LIQUIDS GENERATED DURING STORM WATER CONTROL AND DEWATERING; MEASURES TO PREVENT STORM WATER RUN-ON AND RUN-OFF; DEWATERING OF EXCAVATIONS; DECONTAMINATING PERSONNEL AND EQUIPMENT; AND STORING FUELS AND CHEMICALS. THE CONTRACTOR'S PLAN SHALL ALSO IDENTIFY THE APPLICABLE PERMITTING, MONITORING AND REPORTING REQUIREMENTS.
3. STORM AND GROUND WATERS REMOVED FROM EXCAVATIONS IN AREAS OF POTENTIALLY CONTAMINATED SOILS OR GROUNDWATER SHALL BE PASSED THROUGH A TREATMENT SYSTEM THEN DISCHARGED INTO A INFILTRATION BASIN CONSTRUCTED WITHIN THE PROJECT AREA TO PERCOLATE BACK INTO LOCAL GROUNDWATER. THE BASIN(S) WILL BE CONSTRUCTED WITHIN CLOSE PROXIMITY TO THE EXCAVATIONS AND BE DESIGNED TO PREVENT SPREAD OF CONTAMINATION INTO PREVIOUSLY UNCONTAMINATED MEDIA. THE CONTRACTOR WILL OBTAIN APPROVAL FOR PERCOLATION OF CONTAMINATED GROUNDWATER FROM THE NJDEP VIA AN NJDEP ON-SCENE COORDINATOR DISCHARGE AUTHORITY LETTER. THIS APPROVAL WILL BE ISSUED BASED UPON NJDEP REVIEW AND ACCEPTANCE OF THE CONTRACTOR'S PLAN. AS AN ALTERNATE, EFFLUENT MAY BE DISCHARGED TO THE NORTH HUDSON SEWERAGE AUTHORITY WITH APPROPRIATE PERMITS AND APPROVAL.
4. THE CONTRACTOR SHALL MAINTAIN A DAILY LOG DOCUMENTING CONTAMINATED GROUNDWATER AND SURFACE WATER COLLECTION AND HANDLING ACTIVITIES, AND SHALL MAKE THE LOG AVAILABLE TO THE ENGINEER UPON REQUEST. THE LOG SHALL NOTE DAILY WATER REMOVAL, TREATMENT AND DISCHARGE VOLUMES, EFFLUENT SAMPLING ACTIVITIES AND RESULTS (IF REQUIRED), DISCHARGE OR SPILL INCIDENTS, REPORTING ACTIVITIES AND PERTINENT FIELD OBSERVATIONS SUCH AS SHEEN, ODOR, TURBIDITY, AND RUN-ON AND RUN-OFF.
5. AN INSPECTION OF THE EXCAVATION SHALL BE MADE BY THE CITY ENGINEER PRIOR TO THE INSTALLATION OF THE DETENTION BASIN.

NJDEP SITE REMEDIATION NOTES

1. THE IS UNDER NJDEP OVERSIGHT PROGRAM INTEREST NO. PI IS TO BE DETERMINED.
2. THE LICENSED SITE REMEDIATION PROFESSIONAL (LSRP) SHALL DIRECT THE EXCAVATION AND DISPOSAL OF CONTAMINATED SOILS & GROUNDWATER.
3. THE LICENSED SITE REMEDIATION PROFESSIONAL (LSRP) SHALL DETERMINE THE REQUIRED ENGINEERING CONTROLS, IF REQUIRED. COORDINATION WITH SITE PAVING DETAILS WILL BE REQUIRED.

200' PROPERTY OWNER'S LIST

OWNER & ADDRESS REPORT

PLAINFIELD

BLOCK 233 LOT 2; 7; 12

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
107	19.01		15C	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, N J 07060	508-512 W 3RD ST
111	12		2	NOWAK, HARRY & BLOSSY, TE WILJAN 629-31 SO 2ND ST PLAINFIELD, NJ 07060	629-31 SO 2ND ST
111	13.01		1	DIEH, CHONG T 630 MAURER ST JUNELLEN, NJ 08812	623-27 SO 2ND ST
111	15		2	ABRIL, JAIME & AZUCENA 635-33 E 2ND ST PLAINFIELD, NJ 07060	621 SO 2ND ST
111	16.01		1	200 PLAINFIELD AVENUE URBAN RENEWAL 173 BY ICE 53201 ASBURY, NJ 08802	200-22 PLAINFIELD AVE
112	1		15C	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, N J 07061	600-38 SO 2ND ST
112	2		4A	MORRISON REAL ESTATE LLC 1800 LAKE AVE SCOTCH PLAINS, NJ 07076	640-42 SO 2ND ST
112	3		2	URUELES, HEDZON M 644-46 SO 2ND ST PLAINFIELD, NJ 07060	644-46 SO 2ND ST
112	4		2	NORZIL, FRANTZ & WEMOSE 648-50 SO 2ND ST PLAINFIELD, NJ 07060	648-50 SO 2ND ST
112	5		15C	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, N J 07061	652 SO 2ND ST
112	6		4A	GALVAO, HUGO 654 SO 2ND ST BRIDGEWATER NJ 08807	654 SO 2ND ST
112	7		15C	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, N J 07061	656 SO 2ND ST
112	8		15C	CITY OF PLAINFIELD 515 WATCHUNG AVENUE PLAINFIELD, N J 07061	658-60 SO 2ND ST
230	14		2	CHAMBERS, SANDRA 639-41 BROOKSIDE PL PISCATAWAY, NJ 08854	639-41 BROOKSIDE PL
230	15		2	PYLES, CHERYL & KAMEYW 635-37 BROOKSIDE PL PLAINFIELD, NJ 07060	635-37 BROOKSIDE PL
230	16		2	BHARDWAJCH, BIBERT & DEVI 633 BROOKSIDE PL PLAINFIELD, NJ 07060	633 BROOKSIDE PL
230	17		2	JANNA, SANDRA L&MEMBRENO,JOSE M 631 BROOKSIDE PL PLAINFIELD, NJ 07060	631 BROOKSIDE PL
230	18		2	EUTBELLA REALTY LLC 41 DERBY AVE W PLAINFIELD, NJ 07063	629 BROOKSIDE PL
230	19		2	KOKIES, JOZEFF 625-27 BROOKSIDE PL PLAINFIELD, NJ 07060	625-27 BROOKSIDE PL

OWNER & ADDRESS REPORT

PLAINFIELD

BLOCK 233 LOT 2; 7; 12

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
230	20		2	VASQUEZ, ADRIANO 621-23 BROOKSIDE PL PLAINFIELD, NJ 07061	621-23 BROOKSIDE PL
230	21		2	HERNANDEZ, JUAN 619 BROOKSIDE PL PLAINFIELD, NJ 07060	619 BROOKSIDE PL
230	22		2	PENALOZA, HILDA & SANTANA, RIGNARD 47 WASHINGTON AVE W PLAINFIELD, NJ 07060	615-17 BROOKSIDE PL
230	23		2	ORELLANA, MARIA 611-13 BROOKSIDE PLACE PLAINFIELD, NJ 07060	611-13 BROOKSIDE PL
230	24		2	QUOCH-SANCHEZ, RUBEL 610 W FRONT ST PLAINFIELD, NJ 07060	610-14 W FRONT ST
230	25		2	UBIDEN, LILLIANA & LUV, RENE 616-18 W FRONT ST BERNARDSVILLE, NJ 07924	616-18 W FRONT ST
230	26		2	BHING, JAMES & BADOMATTIE 315 CHURCH ST E PLAINFIELD, NJ 07080	620-22 W FRONT ST
230	27		1	DEL RIO, ELENA 624 W 2ND ST PLAINFIELD, NJ 07060	624 W FRONT ST
230	28		2	ABAYA, FERIEA 626-28 W FRONT ST PLAINFIELD, NJ 07060	626-28 W FRONT ST
230	29		2	BIVERA-ROSA & ANGEL E 2C NEW HEXTON AVE PLAINFIELD, NJ 07060	630 W FRONT ST
230	30		3	MEL JO BLDG & OCRAND, CANOQUIN 16 SOUTH HILL WAY BINTON FALLS, NJ 07724	632-34 W FRONT ST
230	31		2	RAMCHAND, PRIYA 636 W FRONT ST PLAINFIELD, NJ 07060	636 W FRONT ST
230	32		2	CARDONA-LINARES,EDGAR & MARYA,MIRIA 638-40 W FRONT ST 638-40 W FRONT ST PLAINFIELD, NJ 07063	
230	33		2	TU, DANDU 642 W 2ND PLAINFIELD, NJ 07708	642 W FRONT ST
230	34		2	SCOTLAND, ANTHONY 644 BROOKSIDE PL PL #1 PLAINFIELD, N J 07063	644 W FRONT ST REAR
230	35		2	PAJAKA, TIOMAL P O BOX 3175 GREEN BROOK NJ 08812	646 W FRONT ST
230	36		2	WARD, ELI 648-50 W FRONT AVE W PLAINFIELD, NJ 07060	648-50 W FRONT ST
232	1		2	COLLAO, CLAUDIA 100-04 WAYNEWOOD PARK PLAINFIELD, NJ 07060	100-04 WAYNEWOOD PARK
232	2		15C	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, N J 07060	106A WAYNEWOOD PARK

OWNER & ADDRESS REPORT

PLAINFIELD

BLOCK 233 LOT 2; 7; 12

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
232	3		2	PLETTES, SANDRA M 106-10 WAYNEWOOD PARK PLAINFIELD, NJ 07060	106-10 WAYNEWOOD PARK
232	4		2	112 WAYNEWOOD PARK, LLC P O BOX 1844 PLAINFIELD, NJ 07061	112-14 WAYNEWOOD PARK
232	5		2	116 WAYNEWOOD PARK, LLC P O BOX 1844 PLAINFIELD, NJ 07061	116-18 WAYNEWOOD PARK
232	6		4B	120 WAYNEWOOD PARK, LLC P O BOX 1844 PLAINFIELD, N J 07061	120-22 WAYNEWOOD PARK
232	7		2	BIGBY, CARRIE 129 LAFAYETTE PL PLAINFIELD, NJ 07060	129 LAFAYETTE PL
232	8		2	SCRUGGS, JAMES 125-27 LAFAYETTE PL PLAINFIELD,NJ 07060	125-27 LAFAYETTE PL
232	9.01		4A	116 WAYNEWOOD PARK, LLC P O BOX 1844 PLAINFIELD, N J 07061	117-23 LAFAYETTE PLACE
232	11		2	VACA, EDGAR - ACOSTA, JIMMY 113-15 LAFAYETTE PL PLAINFIELD, NJ 07060	113-15 LAFAYETTE PL
232	12		15C	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, N J 07061	111 LAFAYETTE PL
232	14		2	QUINTERO, NOEMITO 661 WEST FRONT ST PLAINFIELD, NJ 07060	655-61 W FRONT ST
232	15		4C	WFP FRONT HOLDINGS LLC 1 CAMPUS DRIVE LAWRENCE, NJ 08701	655-57 W FRONT ST
232	1.01		4A	2013 THOMAS RESTAMA REVOCABLE TRUST 635-39 W FRONT ST P O BOX 3196 DEPT 8088 MEMPHIS, TN 38101	635-39 W FRONT ST
232	3		4A	148 WEST FORDHAM REALTY CORP 1099 BROADWAY NEW YORK, NY 10034	605-609 W FRONT ST
232	4		4A	SB 2013 LLC 601-03 W FRONT ST PLAINFIELD, NJ 07060	601-03 W FRONT ST
232	5		2	SHENGWEA, MONCIO 411 SECOND AVE APT 1-R ELIZABETH, NJ 07202	110-12 PLAINFIELD AV
232	6		2	SHENGWEA, MONCIO 411 SECOND AVE APT 1R ELIZABETH, NJ 07202	114-16 PLAINFIELD AV
232	8		4A	VENTLEY, DIANE JONES 122 PLAINFIELD AVE PLAINFIELD, N J 07060	122-24 PLAINFIELD AV
232	9.01		1	CARLILES, LLC 126 PLAINFIELD AVE PLAINFIELD, N J 07060	126-30 PLAINFIELD AV
232	11		2	GUTIERREZ, GERARDO C 132-34 PLAINFIELD AVE PLAINFIELD, N J 07060	132-34 PLAINFIELD AV

OWNER & ADDRESS REPORT

PLAINFIELD

BLOCK 233 LOT 2; 7; 12

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
235	1		4A	MARINA SAND LLC 421 ELIZABETHAN APT -R ELIZABETH, NJ 07202	547-53 W FRONT ST
235	2		2	542 WEST FRONT STREET, LLC P O BOX 7020 WATCHUNG, NJ 07069	543-45 W FRONT ST
235	10		15F	HOUSING AUTHORITY OF PLAINFIELD 510 PARK AVE PLAINFIELD, NJ 07060	518-78 W 2ND ST
235	11.01		2	MORETTA, MARIO E 119 PLAINFIELD AVE PLAINFIELD, NJ 07060	119-25 PLAINFIELD AV
235	13		2	COLMAN, CHARLES 117 PLAINFIELD AVE PLAINFIELD, NJ 07060	117 PLAINFIELD AVE
235	14		2	LOPEZ, ANGELO & TAMAYA 115-19A PLAINFIELD AVE PLAINFIELD, N J 07060	113-15 PLAINFIELD AVE

UTILITY COMPANIES

American Water SSC
P O Box 5427
Cherry Hill, N.J. 08034

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, N.J. 07102

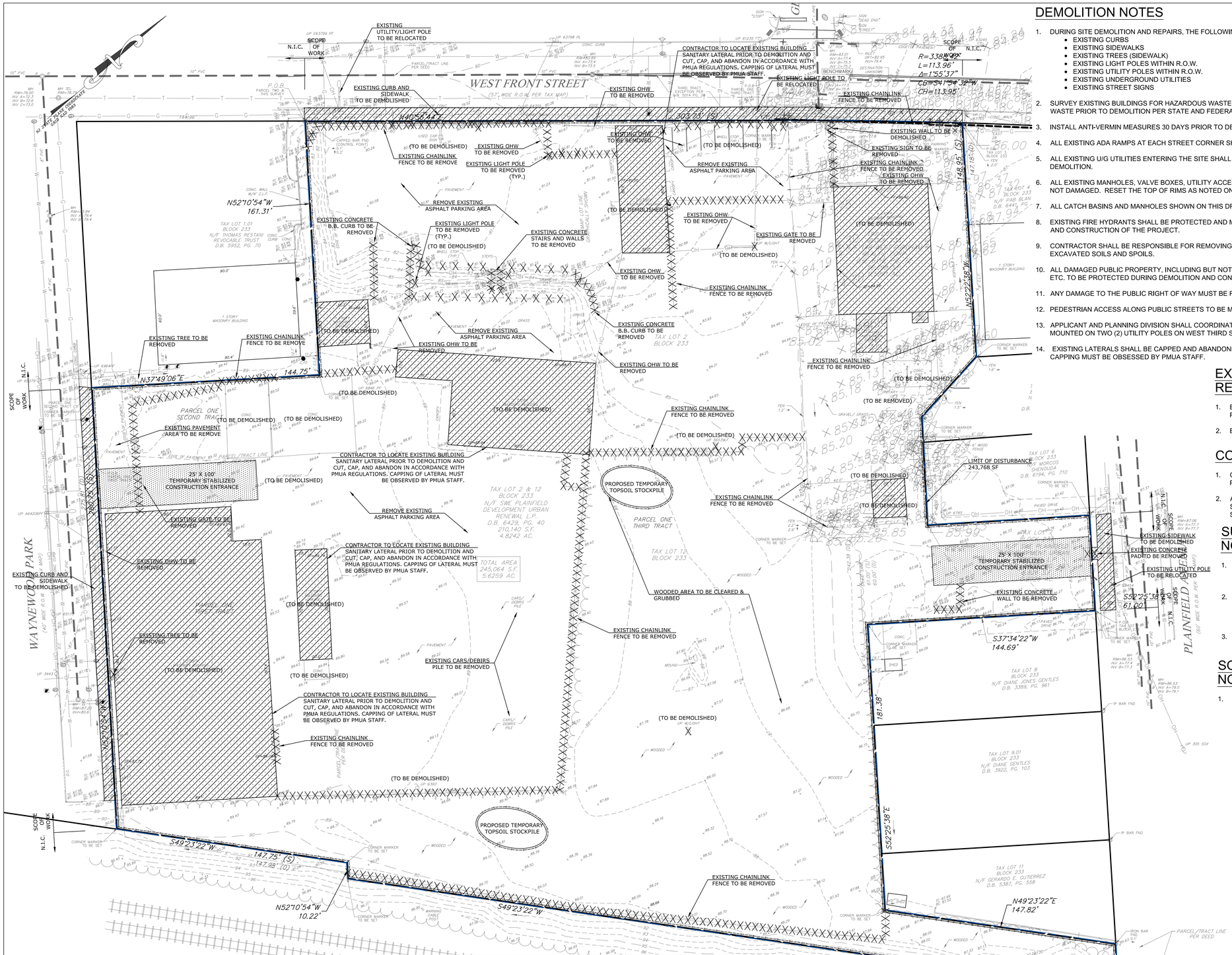
Bell Atlantic N J
540 Broad Street
Newark, N. J. 07102

Plainfield Municipal Utilities Authority
127 Roosevelt Avenue
Plainfield, N.J. 07060

Comcast Cablevision
72 Rock Avenue
Plainfield, N. J. 07063

AT&T
2325 Salem Road
Conyers, Ga. 30013
Attn: Nancy Pence

NJ STATE PLANE COORDINATE GRID AND DATUM
WEST FRONT STREET
NORTH BLDG
SOUTH BLDG
E
E
E



THE PROJECT IS LOCATED WITHIN A METROPOLITAN PLANNING AREA (PA1) AND URBAN ENTERPRISE ZONE. AS SUCH, PER NEW JERSEY DEPARTMENT OF AGRICULTURE STATE SOIL CONSERVATION COMMITTEE TECHNICAL BULLETIN 2018-2.0, THE PROJECT IS EXEMPT FROM THE STANDARD FOR LAND GRADING (REVISED 2017) WHICH CONTAINS PROVISIONS FOR MEASURES TO IMPROVE SOIL QUALITY ON CONSTRUCTION SITES THROUGH TESTING AND/OR REMEDIATION OF EXCESSIVELY COMPACTED SOIL.

DEMOLITION NOTES

1. DURING SITE DEMOLITION AND REPAIRS, THE FOLLOWING FEATURES SHALL REMAIN UNLESS SPECIFIED:
   - EXISTING CURBS
   - EXISTING SIDEWALKS
   - EXISTING TREES (SIDEWALK)
   - EXISTING LIGHT POLES WITHIN R.O.W.
   - EXISTING UTILITY POLES WITHIN R.O.W.
   - EXISTING UNDERGROUND UTILITIES
   - EXISTING STREET SIGNS
2. SURVEY EXISTING BUILDINGS FOR HAZARDOUS WASTE. REMOVE ALL HAZARDOUS WASTE AND SOLID WASTE PRIOR TO DEMOLITION PER STATE AND FEDERAL RULES AND REGULATIONS.
3. INSTALL ANTI-VERMIN MEASURES 30 DAYS PRIOR TO DEMOLITION.
4. ALL EXISTING ADA RAMPS AT EACH STREET CORNER SHALL NOT BE DEMOLISHED.
5. ALL EXISTING U/G UTILITIES ENTERING THE SITE SHALL BE RE-LOCATED OR REMOVED PRIOR TO ANY DEMOLITION.
6. ALL EXISTING MANHOLES, VALVE BOXES, UTILITY ACCESS, CATCH BASINS ETC. SHALL BE PROTECTED AND NOT DAMAGED. RESET THE TOP OF RIMS AS NOTED ON PLANS.
7. ALL CATCH BASINS AND MANHOLES SHOWN ON THIS DRAWING SHALL BE CLEANED OUT.
8. EXISTING FIRE HYDRANTS SHALL BE PROTECTED AND MAINTAINED ACTIVE THROUGHOUT THE DEMOLITION AND CONSTRUCTION OF THE PROJECT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL U/G OBSTRUCTIONS AND DISPOSING OF ALL EXCAVATED SOILS AND SPOILS.
10. ALL DAMAGED PUBLIC PROPERTY, INCLUDING BUT NOT LIMITED TO, CURBING, LIGHT POLES, LANDSCAPING, ETC. TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
11. ANY DAMAGE TO THE PUBLIC RIGHT OF WAY MUST BE REPAIRED/INSTALLED TO EQUAL STANDARDS.
12. PEDESTRIAN ACCESS ALONG PUBLIC STREETS TO BE MAINTAINED AT ALL TIMES.
13. APPLICANT AND PLANNING DIVISION SHALL COORDINATE WITH PSEG FOR THE REMOVAL OF FLOODLIGHTS MOUNTED ON TWO (2) UTILITY POLES ON WEST THIRD STREET.
14. EXISTING LATERALS SHALL BE CAPPED AND ABANDONED IN PLACE PER PMUA REGULATIONS. LATERAL CAPPING MUST BE OBSESSED BY PMUA STAFF.

EXISTING TREE PROTECTION & REMOVAL NOTES

1. EXISTING TREES THAT ARE TO REMAIN SHALL BE PROTECTED.
2. EXISTING TREES SHALL BE TRIMMED BACK AS NEEDED.

CONSTRUCTION SAFETY

1. CONTRACTOR SHALL IMPLEMENT A SIDEWALK PROTECTION PLAN TO SAFEGUARD THE PEDESTRIANS.
2. ANY SIDEWALK CLOSURES DURING CONSTRUCTION SHALL BE COORDINATED WITH THE CITY, COUNTY AND STATE AS REQUIRED.

SUPPORT OF EXCAVATION NOTES

1. CONTRACTOR SHALL PREPARE A SUPPORT OF EXCAVATION PLAN FOR DEMOLITION EXCAVATIONS ADJACENT TO EXISTING STRUCTURES.
2. CONTRACTOR SHALL HIRE A MONITORING ENGINEER LICENSED IN THE STATE OF NJ WITH EXPERIENCE IN MONITORING EXISTING STRUCTURES DURING DEMOLITION AND EXCAVATION.
3. EXISTING STRUCTURES SHALL BE MONITORED FOR VIBRATIONS AND SETTLEMENT.

SOIL EROSION CONTROL NOTES

1. PROVIDE INLET PROTECTION FOR ALL EXISTING CATCH BASINS AND ALSO FOR FUTURE CATCH BASINS AFTER CONSTRUCTION.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SILT FENCE
- LIMIT OF DISTURBANCE
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE BASIN
- STORM MANHOLE
- SIGN
- CHAIN LINK FENCE
- STOCKADE FENCE
- OVERHEAD WIRES
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- DOOR LOCATION
- SURFACE MOUNTED LIGHT POLE
- LIGHT POLE
- CEILING LIGHT FIXTURE
- PROPOSED TREE

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT
SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, NJ. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION WORK MUST BE DONE IN COMPLIANCE WITH OSHA STANDARDS, SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION, SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/23

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

DRAWING TITLE

EXISTING CONDITION, DEMOLITION AND SESC PLAN

CHECKED BY: JF	DRAWN BY: HB
SCALE: 1" = 30'	SHEET NO: 3 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

SP-102.00

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT
SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
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N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

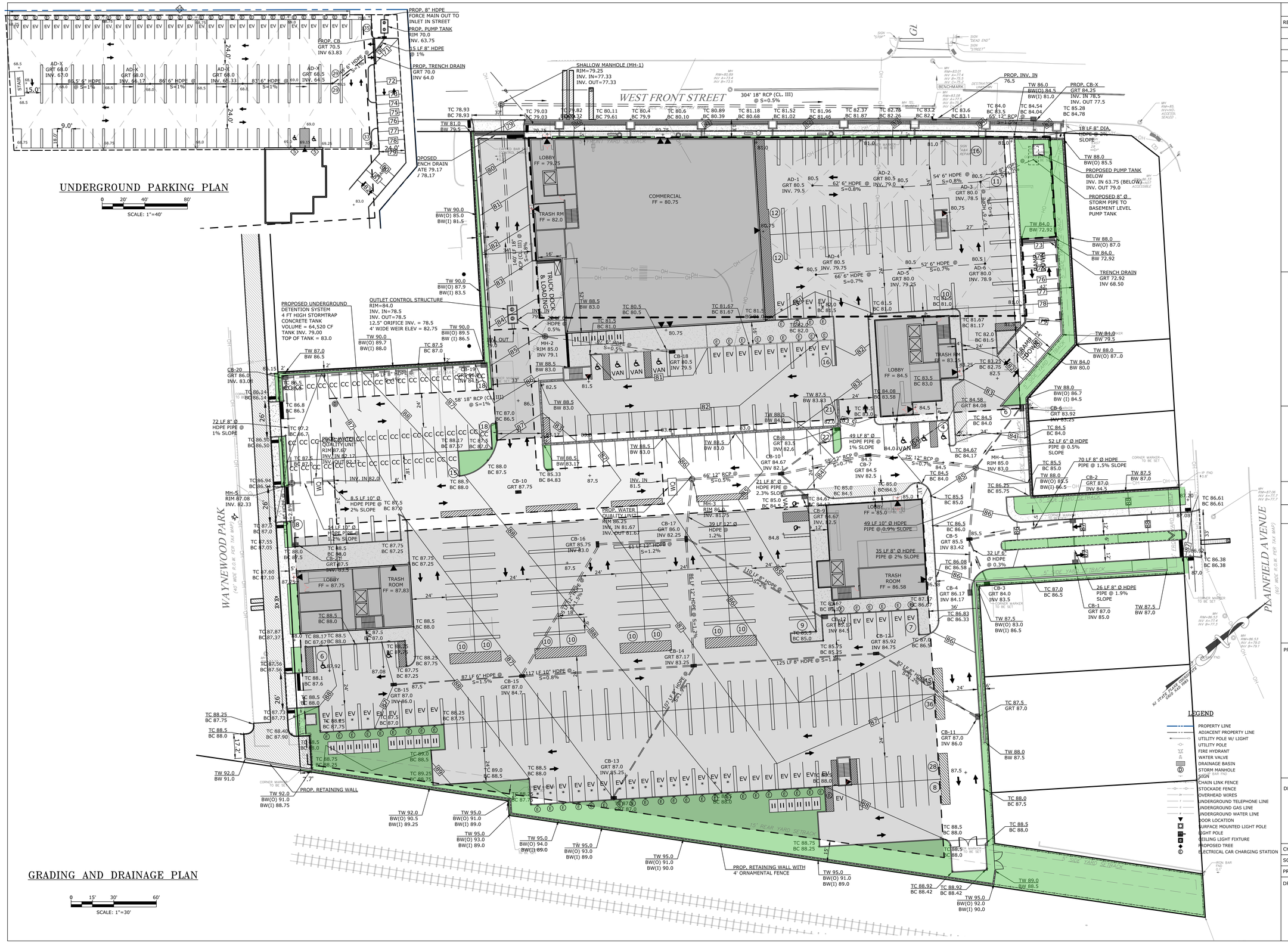
DRAWING TITLE

SITE AND UTILITY PLAN

CHECKED BY: JF	DRAWN BY: HB
SCALE: 1" = 30'	SHEET NO: 4 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

SP-103.00



SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT

SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, NJ. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY AND PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION, SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

DRAWING TITLE

GRADING AND DRAINAGE PLAN

CHECKED BY: JF	DRAWN BY: HB
SCALE: 1" = 30'	SHEET NO: 5 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

SP-104.0

Key	Quantity	Common Name	Scientific Name	Size/Root	Spacing/Notes
Shade / Street Trees					
Ac	8	Hedge Maple	Acer campestre	3.0" Cal. Min. / B&B	Spaced as Shown
Ar	4	October Glory Red Maple	Acer rubrum 'October Glory'	3.0" Cal. Min. / B&B	Spaced as Shown
Tc	6	'Chancellor' Linden	Tilia cordata 'Chancellor'	3.0" Cal. Min. / B&B	Spaced as Shown
Ornamental Trees					
Cv	6	Winter King Hawthorne	Crataegus viridis 'Winter King'	2-2.5" Cal. / B&B	Spaced as Shown
Shrubs					
Axg	20	Little Richard Abelia	Abelia x grandiflora	#3 Cont.	Spaced as Shown
Jc	32	Sea Green Chinese Juniper	Juniperus chinensis 'Sea Green'	3.5-4.0' / B&B	Spaced as Shown

PLANT LIST
N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT
SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

THIS DRAWING DOES NOT INCLUDE NECESSARY COMMENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION, SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

DRAWING TITLE

LANDSCAPING PLAN

CHECKED BY: JF	DRAWN BY: HB
SCALE: 1" = 30'	SHEET NO: 6 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

SP-105.00

PLANTING NOTES:

1. THE LANDSCAPE PLAN IS TO BE USED FOR LANDSCAPING PURPOSES ONLY, THE CONTRACTOR SHOULD EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS, ETC., AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK.
2. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUN SCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. UTILITIES
3. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOLS RELATED TO THE EXECUTION OF THIS CONTRACT.
4. EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND.
5. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT GRADE AT THE NURSERY. BORE TO EXISTING
6. IN THE EVENT THAT PLANTING DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE LANDSCAPING PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF TWELVE MONTHS FROM TIME OF FINAL ACCEPTANCE OF THE PROJECT OR AS REGULATED BY THE APPROVING AUTHORITY, IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE.
8. ANY SUBSTITUTIONS OF PLANT MATERIAL WITH REGARDS TO SIZE, SPECIES, VARIETY, ETC., SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT AND THE TOWNSHIP.
9. PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
10. UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF AN EVERGREEN TREE BE TOPPED.
11. ALL DISTURBED AREAS TO BE TOPSOILED 5" THICK, FERTILIZED, SEEDED, AND MULCHED WITH SALT HAY. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS, AND OTHER FOREIGN MATTER.
12. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF BALL. ALL PLASTIC MATERIAL, SYNTHETIC BURLAP AND STRING OR CONTAINERS SHALL BE REMOVED AT THE TIME OF PLANTING. THE WIRE BASKETS AND PLASTIC LINERS OF CONTAINER GROWN TREES AND SHRUBS MUST BE COMPLETELY REMOVED. NO CONTAINER GROWN MATERIAL WILL BE ACCEPTED IF IT IS ROOT BOUND.
13. THE DEPTH OF PLANT PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE AGGREGATE (3/4" TO 1 1/2" DIAMETER) WHEREVER POOR DRAINAGE OCCURS OR WHERE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
14. GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CROTCH APART. GUY WIRES TO SECOND BRANCH (MINIMUM ONE-THIRD HEIGHT OF TREE). USE TWO GUYS PER TREE UNLESS OTHERWISE INDICATED. TREE STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE GROWING SEASON.
15. PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
16. PLANTING BACKFILL MIXTURE SHALL CONSIST OF ONE PART TOPSOIL, ONE PART NATIVE SOIL AND ONE PART PEAT MOSS. NOTE THAT PLANTING MIXTURE MAY CHANGE BASED UPON SOIL CONDITIONS.
17. MULCH, 4" IN DEPTH, SHALL BE EITHER WOOD CHIPS, PINE BARK, OR SHREDDED RETARDANT HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION. A WEED BARRIER SHALL BE USED IN ALL NON GRASSED AREA.
18. ALL PLANT MATERIAL SHALL BE GIVEN A MINIMUM OF 5 GALLONS OF WATER AT THE TIME OF INSTALLATION AND SHALL BE WATERED AT INTERVALS DURING ESTABLISHMENT TO THE INSTALLATION OF THE PLANT MATERIAL. ENSURE ADAPTATION TO THE SITE. PRIOR TO IT TO FULLY THE CONTRACTOR SHALL FILL EACH PLANTING PIT WITH WATER AND ALLOW PERCOLATE INTO THE GROUND PRIOR TO PLACEMENT OF THE PLANT.
19. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY PERCOLATION PROBLEMS PRIOR TO INSTALLATION.
20. PREFERRED PLANTING TIME PERIODS ARE FROM SEPTEMBER 1 TO DECEMBER 20 OR MARCH 20 TO MAY 31. NO PLANTING SHALL BE EXECUTED DURING ABNORMALLY HOT WEATHER OR WHEN THE GROUND IS FROZEN.
21. THE CONTRACTOR SHALL REMOVE ALL DAMAGED BRANCHES AND NURSERY TAGS AT THE TIME OF INSTALLATION.
22. SLOW RELEASE FERTILIZER TABLETS OR PACKETS OF 20-10-5 COMPOSITION SHALL BE ADDED TO ALL PLANTING PITS AT THE FOLLOWING RATIOS: 1 PER SHRUB, 2 PER DECIDUOUS OR EVERGREEN TREES UP TO 2" IN CALIPER AND 3 FOR DECIDUOUS AND EVERGREEN TREES ABOVE 2" IN CALIPER.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

SITE PREPARATION

1. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
2. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING .
3. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
4. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

SEEDBED PREPARATION

1. 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-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
2. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH 4-1 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014 A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
3. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

SEEDING

1. SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.
   - 1.1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.
   - 1.2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85O F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING= RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
   - 1.3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85O MANY GRASSES BECOME ACTIVE AT 65O SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.
2. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY 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, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
3. 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.
4. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

STANDARD ROOT BALL SIZES FOR NURSERY-GROWN SHADE TREES

CALIPER* (IN.)	HEIGHT RANGE (FT-IN.)	MAX. HEIGHT (FT)	MIN. BALL DIA. (IN.)	MIN. BALL DEPTH (IN.)
½	5-6	8	12	9
¾	6-8	10	14	10½
1	8-10	11	16	12
1¼	8-10	12	18	13½
1½	10-12	14	20	13½
1¾	10-12	14	22	14½
2	12-14	16	24	16
2½	12-14	16	28	18½
3	14-16	18	32	19½
3½	14-16	18	38	23
4	16-18	22	42	25
5	18-20	26	54	32½

* UP TO AND INCLUDING THE 4-IN. CALIPER SIZE, THE CALIPER MEASUREMENT INDICATES THE DIAMETER OF THE TRUNK 6 IN. ABOVE GROUND LEVEL. FOR LARGER SIZES, THE CALIPER MEASUREMENT IS TAKEN 12 IN. ABOVE GROUND LEVEL.

NOTES:

1. SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, FOR COMPLETE LIST OF NURSERY STANDARDS FOR OTHER TYPES AND SIZES OF TREES AND SHRUBS.
2. SEE INTERNATIONAL SOCIETY OF ARCHITECTURE'S "PRINCIPLES AND PRACTICES OF PLANTING TREES AND SHRUBS." 1997

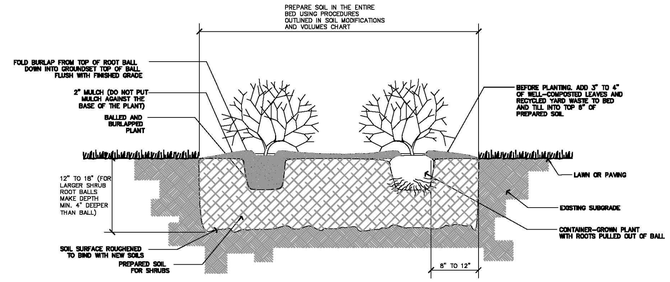
SOIL IMPROVEMENT

THE QUALITY OF SOIL AVAILABLE FOR PLANTING VARIES WIDELY FROM SITE TO SITE, ESPECIALLY AFTER CONSTRUCTION ACTIVITY HAS OCCURRED. THE NATURE OF CONSTRUCTION RESULTS IN COMPACTION, FILLING, CONTAMINATION, AND GRADING OF THE ORIGINAL SOIL ON A SITE, RAPIDLY MAKING IT USELESS FOR PLANTING. PREVIOUS HUMAN ACTIVITY AT A SITE CAN ALSO AFFECT THE ABILITY OF THE SOIL TO SUPPORT PLANTS.

DURING THE DESIGN PHASE, ASSUMPTIONS MUST BE MADE REGARDING THE PROBABLE CONDITION OF THE SOIL AFTER CONSTRUCTION IS COMPLETE. THE HEALTH OF EXISTING OR REMAINING SOIL DETERMINES WHAT TYPES OF SOIL PREPARATION WILL BE REQUIRED AND THE VOLUME OF SOIL TO BE PREPARED. CONDITIONS WILL VARY FROM LOCATION TO LOCATION WITHIN A PROJECT, AND DETAILS MUST BE CONDITION-SPECIFIC. FOR LARGE PROJECTS OR EXTREME CONDITIONS, IT IS USEFUL TO CONSULT AN EXPERT EXPERIENCED IN MODIFYING PLANTING SOILS AT URBAN SITES.

NOTES:

1. IF SITE OR DESIGN CONSTRAINTS PROHIBIT USE OF THE DIMENSIONS SHOWN IN THE PLANTING DETAILS, FOLLOW THE GUIDELINES FOR PLANTING IN URBAN AREAS.
2. WHENEVER POSSIBLE THE SOIL IMPROVEMENT AREA SHOULD BE CONNECTED FROM TREE TO TREE.
3. ALWAYS TEST SOIL FOR PH AND NUTRIENT LEVELS AND ADJUST THESE AS REQUIRED.
4. LOOSEN SOIL WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT WHEN POSSIBLE. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE.
5. THE BOTTOM OF PLANTING SOIL EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO FILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



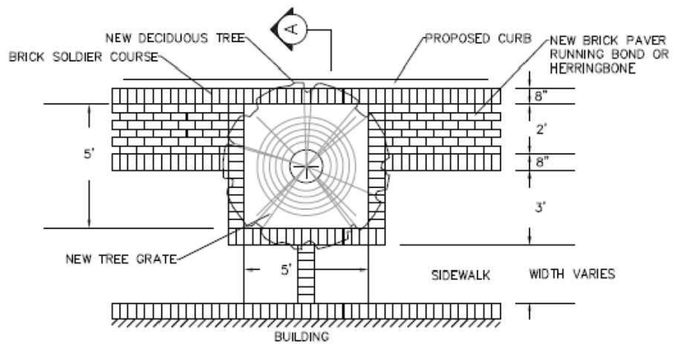
NOTES:

1. FOR CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZAE SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.
3. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE; DESIGN ALTERNATIVE DRAINAGE SYSTEMS AS REQUIRED.
4. CONFIRM THAT THE SOIL ON TOP OF THE ROOT BALL IS AT THE ORIGINAL GRADE IN WHICH THE PLANT WAS ORIGINALLY PLANTED. REMOVE ALL SOIL ABOVE THE TRUNK FLARE.

SECTION

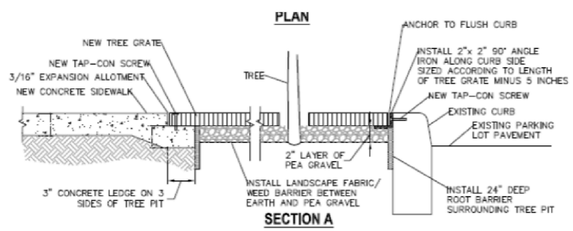
SHRUB PLANTING (1 / SP-106)

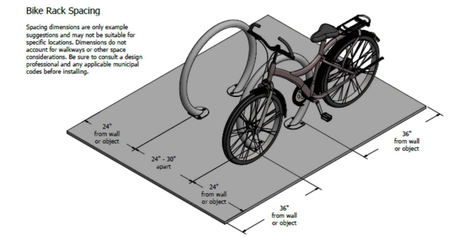
N.T.S.

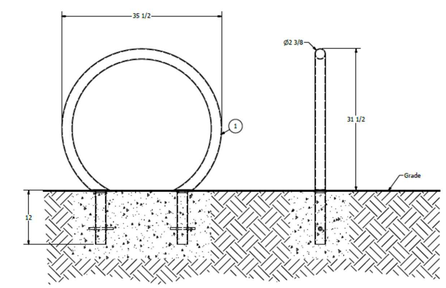


STREETSCAPE PAVER AND TREE GRATE DETAIL (3 / SP-106)

N.T.S.

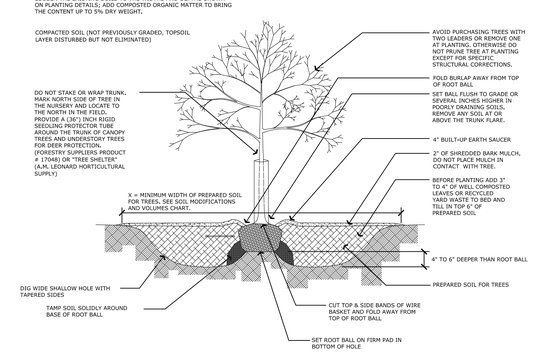






BICYCLE RACK DETAIL (2 / SP-106)

N.T.S.



NOTES:

1. FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZAE SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
3. PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
4. THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

TREE PLANTING DETAIL (6 / SP-106)

N.T.S.

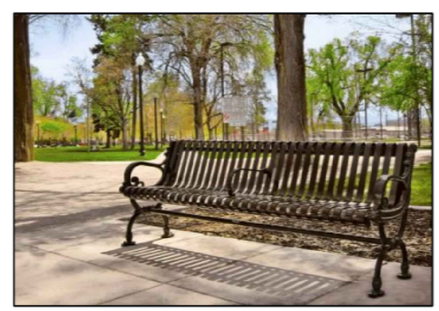
PERMANENT VEGETATIVE MIXTURES, PLANTING RATES AND PLANTING DATES

SEED MIXTURE	PLANTING RATES		PLANTING DATES O - OPTIMAL PLANTING PERIOD A - ACCEPTABLE PLANTING PERIOD PLANT HARIDNESS ZONE									MAINTENANCE LEVEL	REMARKS
			ZONE 5B, 6A			ZONE 6B			ZONE 7A, 7B				
	LBS/ ACRE	LBS/1000 SQ.FT.	3/15 -5/31	6/1 -7/31	8/1 -10/1	3/1 -4/30	5/1 -8/14	8/15 -10/15	2/1 -4/30	5/1 -8/14	8/15 -10/30		
WARM SEASON MIXTURE #4													
SWITCHGRASS	10	.25	O			O			O			C-D	NATIVE WARM SEASON MIXTURE
BIG BLUESTEM	5	.10											
LITTLE BLUESTEM	5	.10											
SAND LOVEGRASS	4	.10											
COSTAL PANICGRASS	10	.20											
COOL SEASON MIXTURE #7													
STRONG CREEPING RED FESCUE	130	3	A	A	O	A	A	O	A	A	O	B-D	SUITTABLE WATERWAY MIX. CANADA BLUEGRASS MORE DROUGHT TOLERANT USE REDTOP FOR INCREASED DROUGHT TOLERANCE
KENTUCKY BLUEGRASS	50	1											
PERENNIAL RYEGRASS OR	20	.60											
REDTOP	10	.25											
PLUS WHITE CLOVER	5	.10											

Model # S-42 w/ recycling package

TRASH RECEPTACLE DETAIL (4 / SP-106)

N.T.S.



Model # CR-10

MODEL #CR-10 BENCH DETAIL (5 / SP-106)

N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT

SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, NJ. 07866
PHONE: (973) 299-5200
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5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

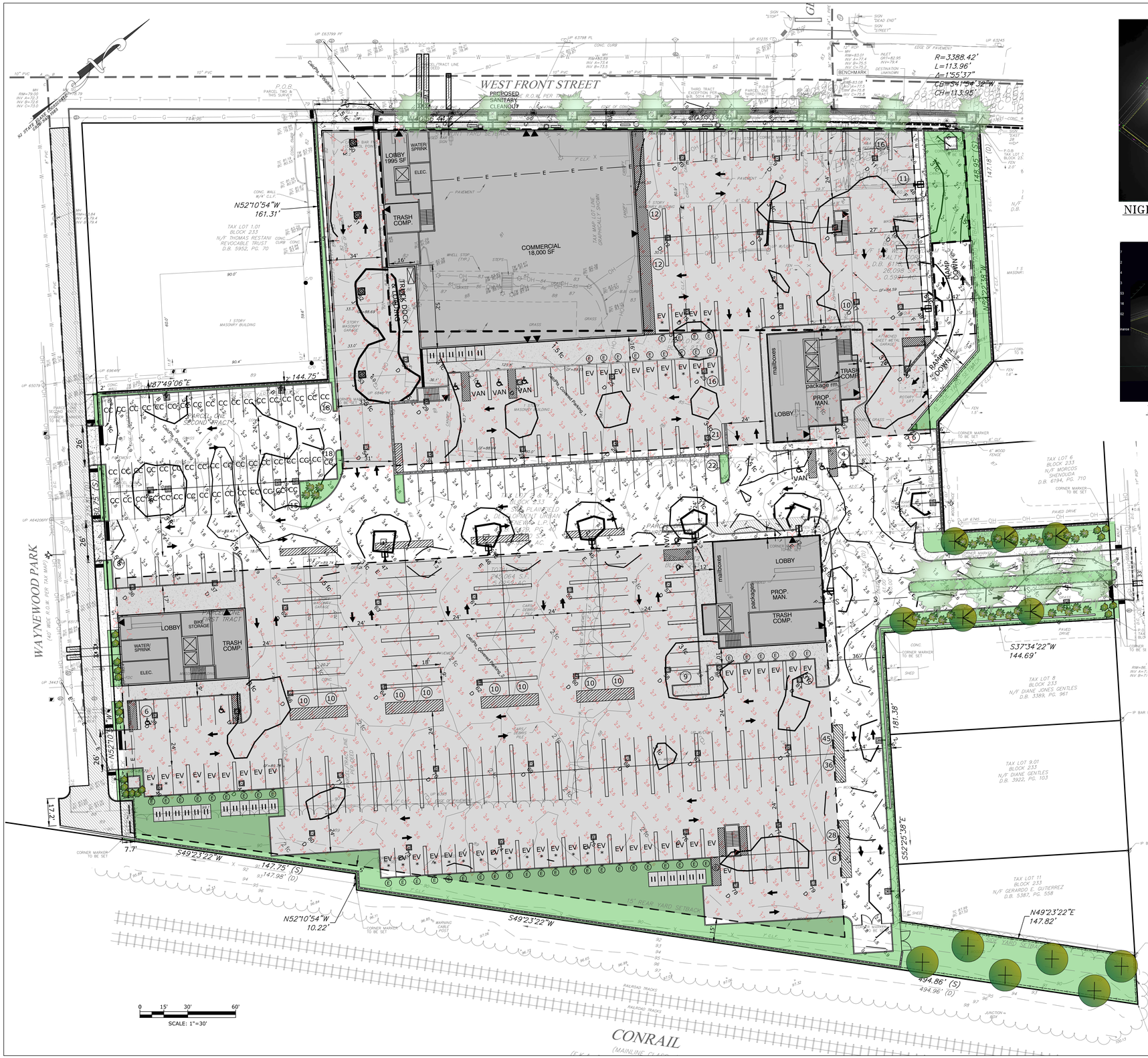
DRAWING TITLE

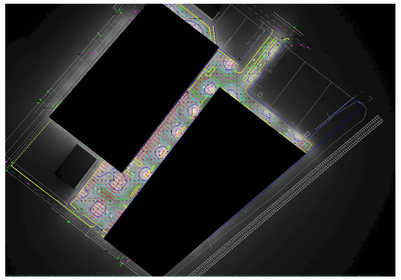
LANDSCAPING DETAILS

CHECKED BY: JF	DRAWN BY: HB
SCALE: 1" = 30'	SHEET NO: 7 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

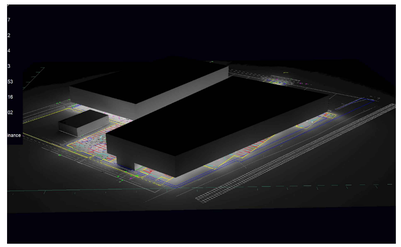
DRAWING NO.

SP-106.00

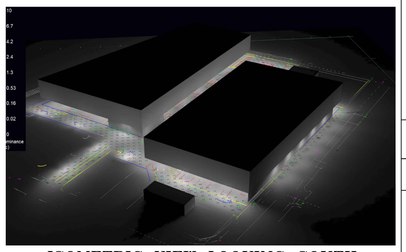




NIGHT TIME AERIAL VIEW OF PROPERTY



ISOMETRIC VIEW LOOKING NORTH WAYNEWOOD PARK/CONRAIL



ISOMETRIC VIEW LOOKING SOUTH WEST FRONT STREET/PLAINFIELD AVENUE

N.T.S.

NOTES

1. PUBLIC STREET LIGHT POLES TO BE INSTALLED AND OWNED BY PSE&G.
2. STREET LIGHT POLE FOUNDATIONS SHALL BE DESIGNED BY PSE&G.

LIGHTING REQUIREMENTS

(SECTION 17:11-12)

PARKING LOTS	1.0 - 2.5 FC AVERAGE ILLUMINATION
LOADING AREAS	3.0 - 5.0 FC AVERAGE ILLUMINATION
PEDESTRIAN WALKWAYS	0.5 - 1.0 FC AVERAGE ILLUMINATION

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE BASIN
- STORM MANHOLE
- SIGN
- CHAIN LINK FENCE
- STOCKADE FENCE
- OVERHEAD WIRES
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- DOOR LOCATION
- SURFACE MOUNTED LIGHT POLE
- LIGHT POLE
- CEILING LIGHT FIXTURE
- PROPOSED TREE
- ELECTRICAL CAR CHARGING STATION

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT

SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
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N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

1" = 30'

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

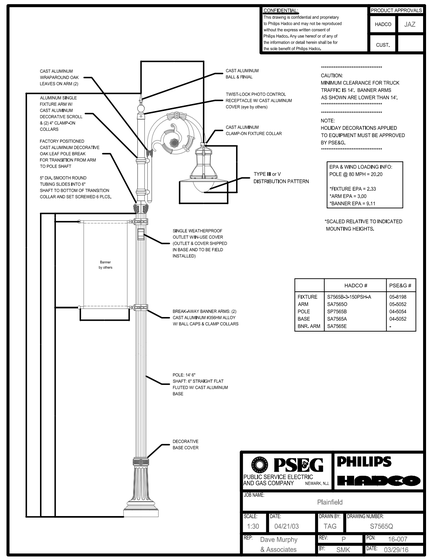
DRAWING TITLE

LIGHTING PLAN

CHECKED BY: JF	DRAWN BY: HB
SCALE:	SHEET NO: 9 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

SP-107.00



STREET LIGHT

1
SP-108

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_2 Walkway	Illuminance	Fc	1.16	2.4	0.6	1.93	4.00	Readings taken @ 0'-0" AFG	10	10	Horizontal
CalcPts_Covered Parking_1	Illuminance	Fc	2.99	6.0	1.2	2.49	5.00	Readings taken @ 0'-0" AFG	10	10	Horizontal
CalcPts_Covered Parking_2	Illuminance	Fc	2.31	3.8	1.2	1.93	3.17	Readings taken @ 0'-0" AFG	10	10	Horizontal
CalcPts_Open Parking	Illuminance	Fc	2.34	7.7	0.6	3.90	12.83	Readings taken @ 0'-0" AFG	10	10	Horizontal
CalcPts_Open Parking_1	Illuminance	Fc	2.75	6.1	0.8	3.44	7.63	Readings taken @ 0'-0" AFG	10	10	Horizontal
StatArea_1 Loading Area	Illuminance	Fc	4.43	6.0	2.7	1.64	2.22	Readings taken @ 0'-0" AFG			

Luminaire Schedule											
Symbol	Tag	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating
	J	4	PRT80Y D10	Single	9929	9929	1.000	PRT80Y_D10	80.5	80.5	322	B3-U5-G3
	B	6	ALED3T50Y	SINGLE	6377	6377	1.000	ALED3T50Y (TYPE III)	53.5	53.5	321	B1-U0-G2
	C	1	ALED4T50Y	SINGLE	6790	6790	1.000	ALED4T50Y (TYPE IV)	51.4	51.4	51.4	B1-U0-G2
	B	2	ALED3T50Y x 2 @ 180°	BACK-BACK	6377	12754	1.000	ALED3T50Y (TYPE III)	53.5	107	214	B1-U0-G2
	D	57	PRT55Y D10	SINGLE	6155	6155	1.000	PRT55Y_D10	57.4	57.4	3271.8	B3-U5-G2
	E	5	WPLED4T50Y	SINGLE	6790	6790	1.000	WPLED4T50Y (TYPE IV)	51.4	51.4	257	B1-U0-G2
	F	3	WPLED3T50Y	SINGLE	6377	6377	1.000	WPLED3T50Y (TYPE III)	53.5	53.5	160.5	B1-U0-G2
	G	5	ALED5T26Y D10	SINGLE	2877	2877	1.000	ALED5T26Y/D10	27.2	27.2	136	B2-U1-G1

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	Z	Orient	Tilt
1	B	511456.357	647943.178	17.5	232.182	0
2	B	511381.323	648001.081	17.5	232.182	0
3	B	511394.023	648141.483	17.5	142.431	0
4	B	511344.109	648077.439	17.5	142.431	0
5	G	510906.783	648055.265	15	52.354	0
6	G	510940.217	648093.475	15	52.354	0
7	G	510972.549	648130.583	15	52.354	0
8	G	511005.248	648168.793	15	52.354	0
9	D	511062.077	648189.793	14	52.354	0
10	D	511022.741	648145.315	14	52.354	0
11	D	511102.194	648236.157	14	52.354	0
12	D	511054.571	648105.477	14	52.354	0
13	D	511089.892	648151.483	14	52.354	0
14	D	511118.514	648188.76	14	52.354	0
15	D	511097.335	648083.988	14	52.354	0
16	D	511133.355	648130.459	14	52.354	0
17	D	511162.568	648168.337	14	52.354	0
18	D	511144.178	648216.938	14	52.354	0
19	D	511183.022	648187.068	14	52.354	0
20	D	511215.065	648164.933	14	232.441	0
21	D	511245.363	648144.191	14	232.457	0
22	D	511213.491	648114.393	14	232.457	0
23	D	511132.615	648067.916	14	52.354	0
24	D	511165.475	648041.863	14	52.354	0
25	D	511097.242	648021.951	14	52.354	0
26	D	511130.102	647995.898	14	52.354	0
27	D	511061.869	647975.986	14	52.354	0
28	D	511094.729	647949.933	14	52.354	0
29	D	511032.641	647924.015	14	52.354	0
30	D	511059.224	647903.987	14	52.354	0
31	B	510965.457	647762.969	17.5	52.419	0
31	B	510963.177	647760.005	17.5	232.419	0
32	B	511014.247	647826.368	17.5	52.419	0
32	B	511011.967	647823.404	17.5	232.419	0
33	C	511291.181	648124.509	17.5	232.182	0
34	B	510920.901	647805.279	17.5	322.419	0
35	B	510964.812	647862.339	17.5	322.419	0
36	D	510999.357	647708.743	14	52.354	0
37	D	511031.403	647749.237	14	52.354	0
38	D	511069.184	647666.425	14	52.354	0
39	D	511101.23	647706.919	14	52.354	0
40	D	511105.024	647638.938	14	52.354	0
41	D	511137.07	647679.432	14	52.354	0
42	E	511247.76	648046.383	17.5	142.419	0
43	F	511287.171	648035.109	17.5	52.419	0
44	E	511208.193	647994.813	17.5	142.419	0
45	E	511168.626	647943.243	17.5	142.419	0
46	E	511129.06	647891.673	17.5	142.419	0
47	E	511089.493	647840.103	17.5	142.419	0
48	F	511131.923	648245.114	17.5	52.457	0
49	F	511193.775	648197.578	17.5	52.427	0
50	J	510880.112	647995.974	14	52.354	0
51	J	510916.163	647968.298	14	52.354	0
52	J	510953.8	647938.664	14	52.354	0
53	J	510993.347	647904.797	14	52.354	0
54	D	511029.399	647876.758	14	52.354	0
55	D	510970.886	647957.265	14	52.354	0
56	D	511004.272	647931.516	14	52.354	0
57	D	511218.736	647963.026	14	52.354	0
58	D	511258.742	647927.452	14	52.354	0
59	D	511180.816	647914.263	14	52.354	0
60	D	511224.08	647881.64	14	52.354	0
61	D	511144.609	647866.194	14	52.354	0
62	D	511187.406	647833.338	14	52.354	0
63	D	511107.678	647818.627	14	52.354	0
64	D	511150.009	647786.354	14	52.354	0
65	D	511071.889	647772.402	14	52.354	0
66	D	511114.454	647739.546	14	52.354	0
67	D	511310.584	647907.438	14	52.354	0
68	D	511284.016	647872.246	14	52.354	0
69	D	511246.959	647824.236	14	52.354	0
70	D	511210.238	647777.342	14	52.354	0
71	D	511173.805	647729.385	14	52.354	0
72	D	511345.021	647952.483	14	52.354	0
73	D	511236.237	647732.134	14	52.354	0
74	D	511271.61	647778.099	14	52.354	0
75	D	511307.321	647823.69	14	52.354	0
76	D	511342.927	647869.42	14	52.354	0
77	D	511377.833	647916.131	14	52.354	0
78	D	511388.588	647871.043	14	52.354	0
79	D	511419.508	647908.584	14	52.354	0
80	D	511189.712	647692.195	14	52.354	0
81	D	511317.879	647985.75	14	52.354	0
82	D	511279.084	647952.816	14	52.354	0
83	G	511037.947	648207.003	15	52.354	0
Total Quantity: 85						

LIGHTING SCHEDULE

N.T.S.

PROPOSED PS4 POLES TO BE MOUNTED ON 30" TALL CONCRETE BASE. BASE TO BE DESIGNED BY OTHERS.

PR4-11-15WT

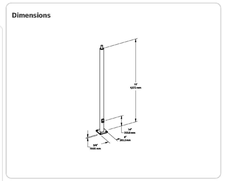
PS4-11-15D

PR4-11-15WT

Color: Bronze

Weight: 93.3 lbs

Dimensions



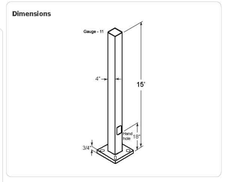
PS4-11-15D2

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 105.8 lbs

Dimensions



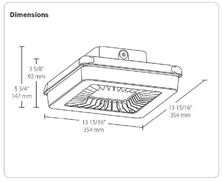
PRT55Y/D10

This ultra high efficiency LED garage light delivers up to 118 lumens per Watt. Available in 30, 42 and 55 Watt versions that replace 70 to 175 Watt metal halide fixtures. Fixture measures 14" L x 14" W.

Color: Bronze

Weight: 10.6 lbs

Dimensions



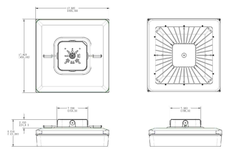
PRT80Y/D10

This ultra high efficiency LED large garage light delivers up to 111 lumens per Watt. Available in 70, 80 and 105W versions. Fixture measures 18" L x 18" W.

Color: Bronze

Weight: 19.6 lbs

Dimensions

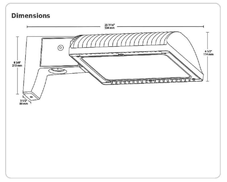


ALED3T50Y

Color: Bronze

Weight: 32.0 lbs

Dimensions

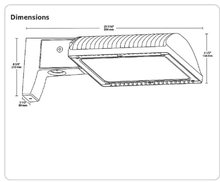


ALED4T50Y

Color: Bronze

Weight: 32.0 lbs

Dimensions

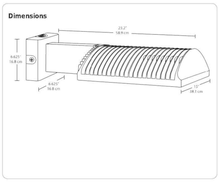


WPLED4T50Y

Color: Bronze

Weight: 34.8 lbs

Dimensions

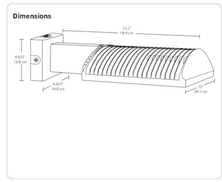


WPLED3T50Y

Color: Bronze

Weight: 34.8 lbs

Dimensions



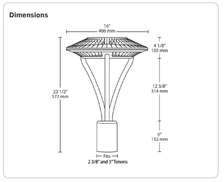
ALED5T26Y

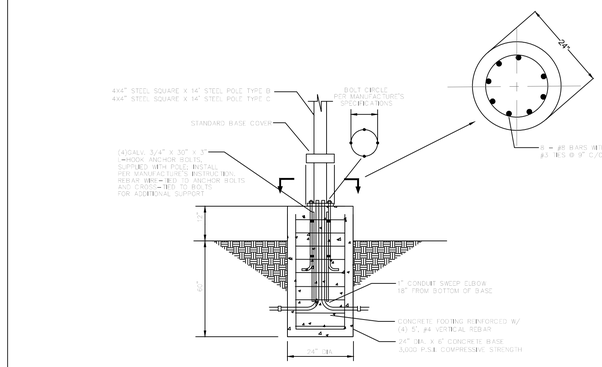
High output LED pole top area light with IES type V circular distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 21.8 lbs

Dimensions





LIGHT POLE FOUNDATION DETAIL

N.T.S.

2
SP-108

SCHEDULE OF REVISIONS

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5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

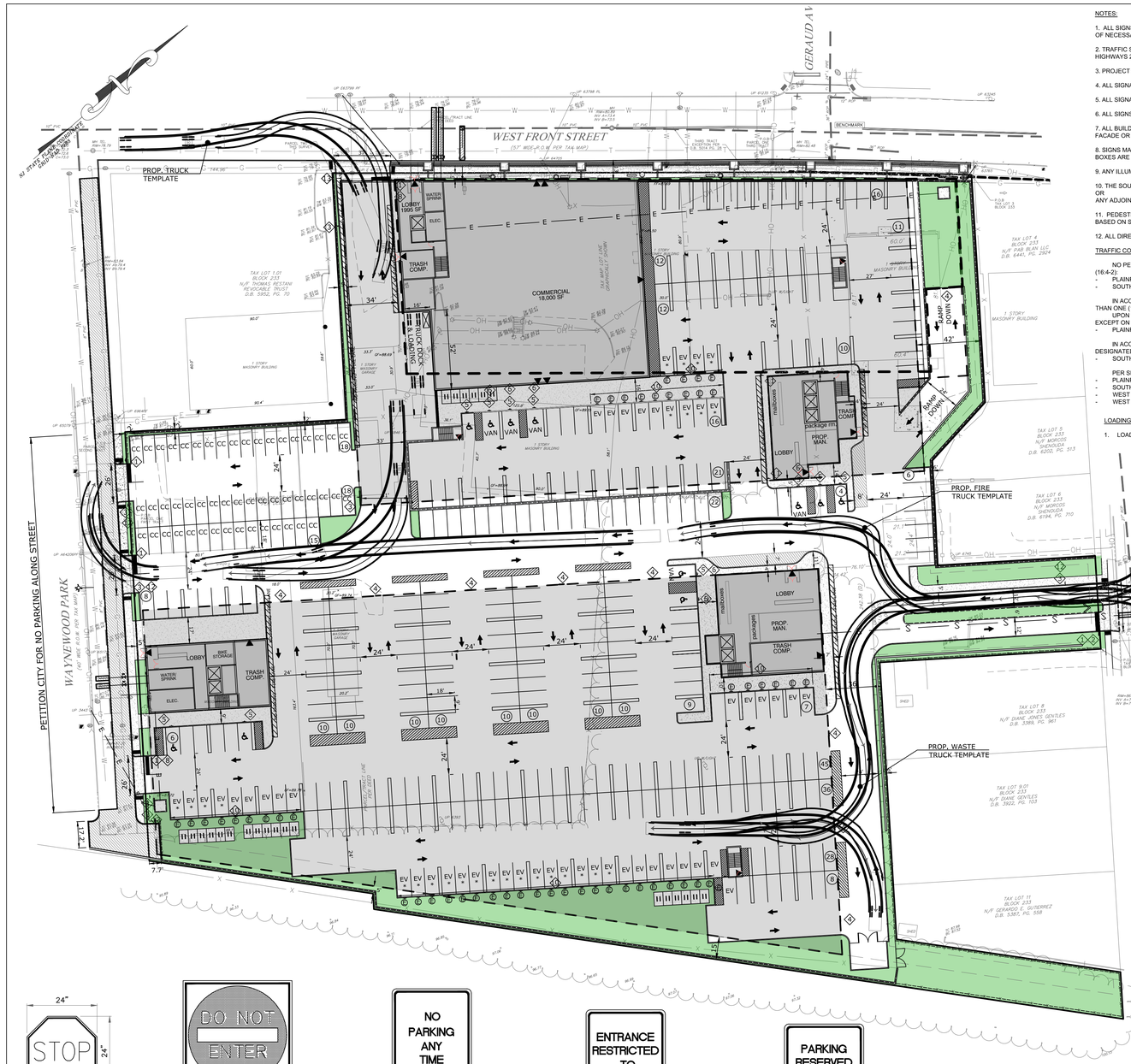
DRAWING TITLE

LIGHTING DETAILS

CHECKED BY: JF	DRAWN BY: HB
SCALE: AS NOTED	SHEET NO: 9 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

SP-108.00



NOTES:

1. ALL SIGNS SHALL BE APPROVED BY THE BOARD AS PART OF THE SITE PLAN APPLICATION PRIOR TO THE ISSUANCE OF NECESSARY PERMITS.

2. TRAFFIC SIGNS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS 2009 EDITION INCLUDING REVISION 1 DATED MAY 2012 AND REVISION 2 DATED MAY 2012.

3. PROJECT SIGNS FINAL LOCATIONS AND APPEARANCE TO BE APPROVED BY THE TOWNSHIP ENGINEER.

4. ALL SIGNAGE SHALL BE IN COMPLIANCE PER TOWNSHIP ORDINANCE 17:9-51.

5. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY LUO.

6. ALL SIGNS ARE SUBJECT TO ZONING PERMIT WHEN NOT INCLUDED AS PART OF THIS PLAN.

7. ALL BUILDING AND/OR USES SHALL DISPLACE THE STREET ADDRESS OF THE BUILDING ON THE FRONT FACADE OR FRONT DOOR OF THE BUILDING SUCH THAT IT IS VISIBLE FROM THE ADJOINING STREET RIGHT-OF-WAY.

8. SIGNS MAY BE LIT FROM GOOSENECK FIXTURES. BACKLIT HALO, OR UP-LIGHTS. INTERNALLY LIT SIGNS AND SIGN BOXES ARE PROHIBITED.

9. ANY ILLUMINATION SHALL BE LIMITED TO EITHER INDIRECT LIGHTING OR DIFFUSED LIGHTING.

10. THE SOURCE OF ANY LIGHTING SHALL BE SHIELDED IN SUCH A MANNER AS TO NOT BE VISIBLE FROM THE STREET OR
ANY ADJOINING RESIDENTIAL PROPERTY.

11. PEDESTRIAN CROSSING SIGNAGE SHALL BE PLACED A MINIMUM OF 250 FT. PRIOR TO THE PEDESTRIAN CROSSING BASED ON STOPPING DISTANCE FOR A SPEED LIMIT OF 35 MPH. (MUCD SECTION 7B.11).

12. ALL DIRECTIONAL, TRAFFIC SAFETY, AND ADA SIGNS SHALL BE TITLE 39 COMPLIANT.

TRAFFIC CONTROLS ON ADJACENT STREETS. (PER ARTICLE 30 OF THE CITY OF PLAINFIELD LAND USE ORDINANCE)

NO PERSON SHALL PARK A VEHICLE AT ANY TIME UPON ANY OF THE FOLLOWING STREETS OR PARTS OF STREETS (16:4-2):
- PLAINFIELD AVE. - EAST SIDE - FROM SOUTH SECOND STREET TO WEST 5TH STREET
- SOUTH SECOND ST. - NORTH SIDE - FROM LIBERTY STREET TO A POINT 335 FEET WEST OF SPOONER AVE.

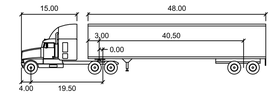
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16:4-5, NO PERSON SHALL PARK A VEHICLE FOR LONGER THAN ONE (1) HOUR
UPON ANY OF THE FOLLOWING STREETS OR PARTS OF STREETS BETWEEN THE HOURS OF 8 A.M. TO 6 P.M. EXCEPT ON THURSDAYS THE TIME WILL BE FROM 8 A.M. TO 9 P.M.:
- PLAINFIELD AVE. - WEST SIDE - FROM SOUTH SECOND STREET TO WEST FOURTH STREET

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16:8-1, THE FOLLOWING DESCRIBED LOCATIONS ARE HEREBY DESIGNATED AS LOADING ZONES:
- SOUTH SECOND ST. - SOUTH SIDE FROM POINTS 440 FEET TO 610 FEET WEST OF PLAINFIELD AVE.

PER SECTION 16:7-1, THE FOLLOWING STREETS OR PARTS OF STREETS ARE DESIGNATED AS THROUGH STREETS:
- PLAINFIELD AVE. BETWEEN WEST FRONT STREET AND WEST SEVENTH STREET
- SOUTH SECOND STREET BETWEEN PLAINFIELD AVENUE AND GRANT AVENUE
- WEST THIRD STREET BETWEEN CENTRAL AVENUE AND PLAINFIELD AVENUE
- WEST THIRD STREET BETWEEN PLAINFIELD AVENUE AND GRANT AVENUE

LOADING & UNLOADING:

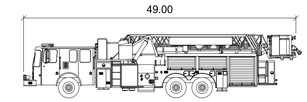
1. LOADING & UNLOADING IS RESTRICTED DURING THE HOURS OF 7 TO 9 AM AND 3 TO 5 PM.



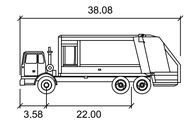
WB-62

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



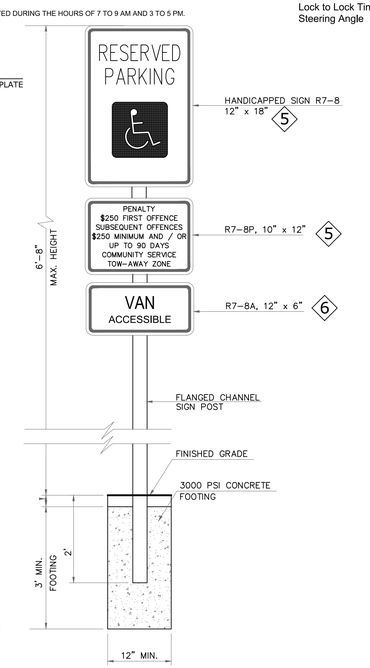
PLAINFIELD AERIAL



Rear-Load Garbage Truck

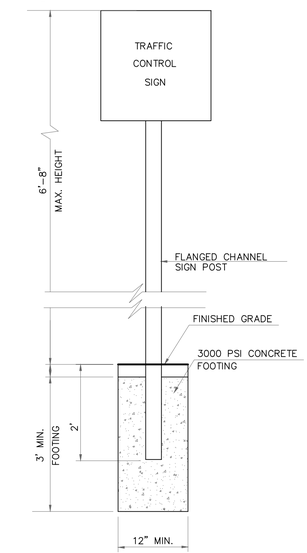
feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4



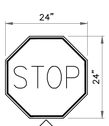
HANDICAPPED PARKING SIGN

N.T.S.



MOUNTING POST FOR TRAFFIC CONTROL SIGNS

N.T.S.



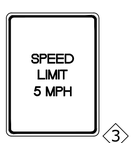
1
"STOP" SIGN
N.T.S.

2
"DO NOT ENTER" SIGN
N.T.S.

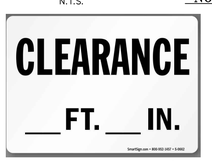
7
"NO PARKING ANY TIME" SIGN
N.T.S.

9
RESIDENTIAL PARKING SIGN
N.T.S.

11
COMMERCIAL PARKING SIGN
N.T.S.



3
SPEED LIMIT 5 MPH SIGN
N.T.S.



CLEARANCE = X'-X"

4
BUILDING CLEARANCE SIGN (BUILDING MOUNTED SIGN)
N.T.S.

8
"RIGHT TURN ONLY" SIGN
N.T.S.

10
ELECTRIC VEHICLE CHARGING SIGN
N.T.S.

12
RESIDENTIAL PARKING SIGN
N.T.S.

13
"TRUCK ACCESS ONLY" SIGN
N.T.S.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE BASIN
- STORM MANHOLE
- SIGN
- CHAIN LINK FENCE
- STOCKADE FENCE
- OVERHEAD WIRES
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- DOOR LOCATION
- ELECTRICAL CAR CHARGING STATION

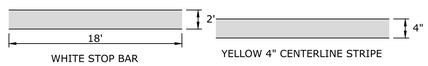
TRAFFIC CONTROL PLAN

0 20' 40' 80'

SCALE: 1"=40'

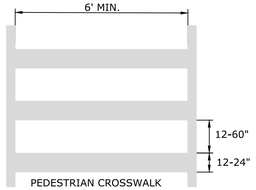
BLUE HANDICAP SYMBOL

ARROWS



WHITE STOP BAR

YELLOW 4" CENTERLINE STRIPE



PEDESTRIAN CROSSWALK

NOTE: THE DESIGN OF THE LINES AND GAPS SHOULD AVOID THE WHEEL PATHS IF POSSIBLE, AND THE GAP BETWEEN THE LINES SHOULD NOT EXCEED 2.5 TIMES THE WIDTH OF THE DIAGONAL OR LONGITUDINAL LINES.

REFERENCE:
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOR STREETS AND HIGHWAYS, 2009 - SECTION 3B.18

STREETSCAPE DESIGN MANUAL - CITY OF PLAINFIELD - SEPT. 2015

TRAFFIC STRIPING

N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT

SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS AND THE ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT, LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION, SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

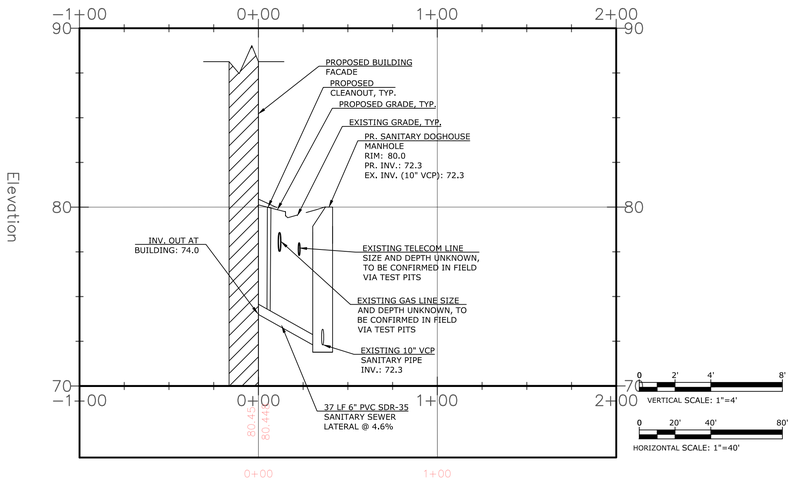
DRAWING TITLE

TRAFFIC CONTROL AND TRUCK TURNING PLAN

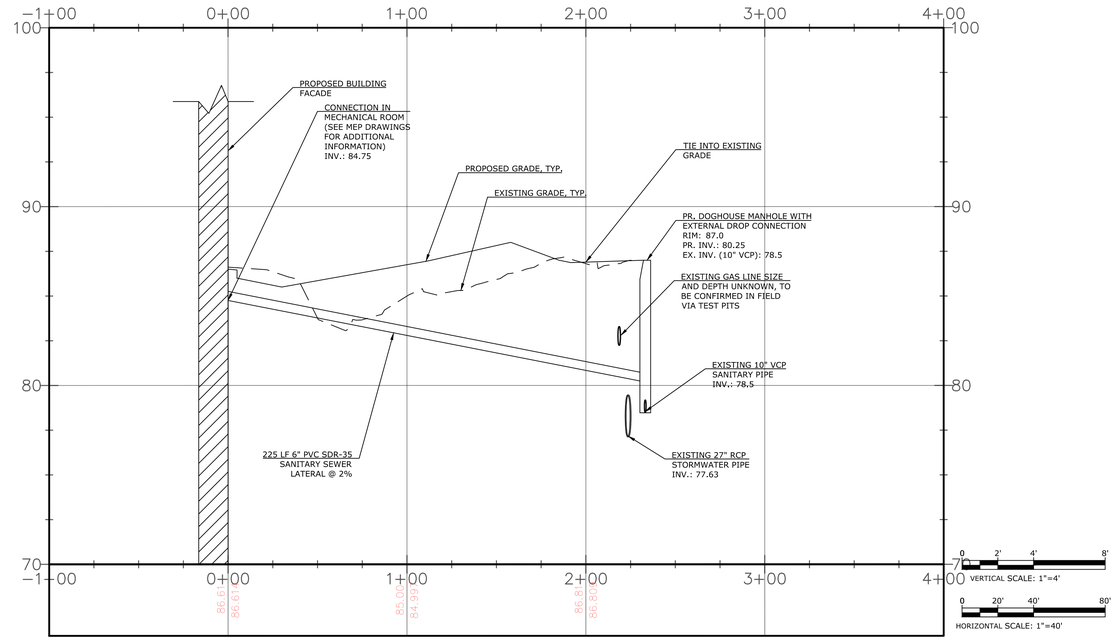
CHECKED BY: JF	DRAWN BY: HB
SCALE: 1" = 40'	SHEET NO: 10 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

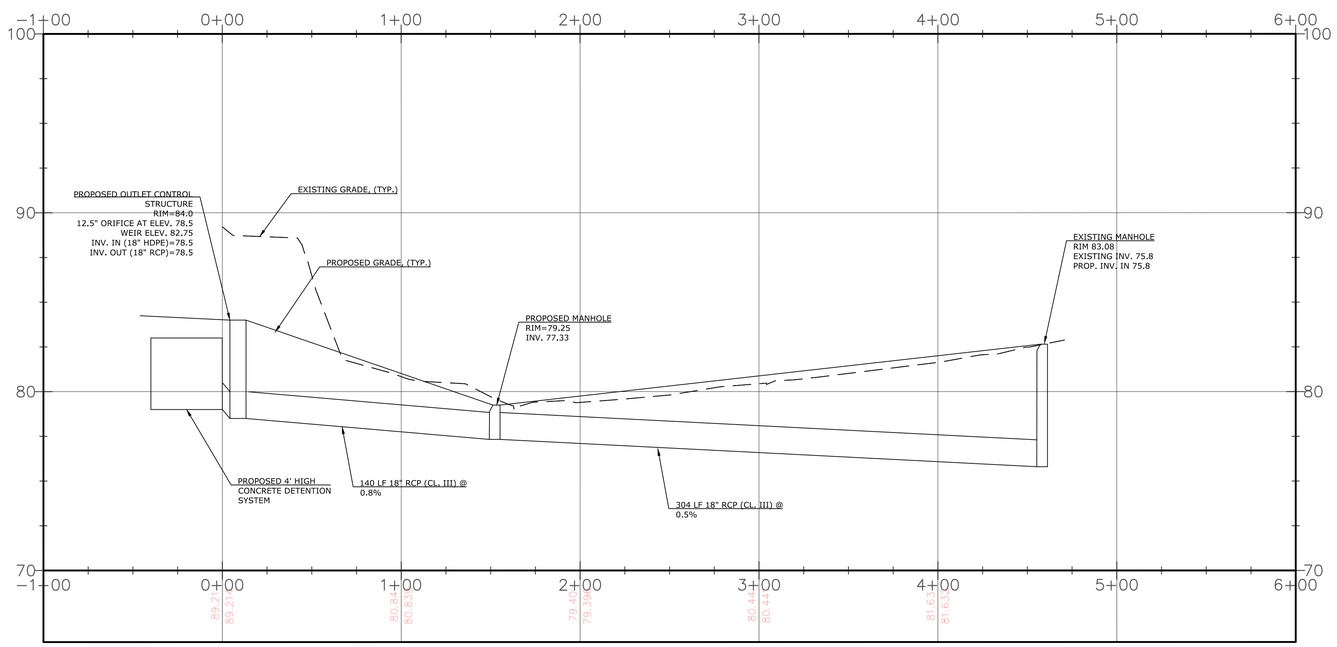
SP-109.00



WEST FRONT STREET SANITARY SEWER LATERAL PROFILE



PLAINFIELD AVENUE SANITARY SEWER LATERAL PROFILE



STORM SEWER PROFILE

VERTICAL 0 2' 4' 8'
SCALE: 1"=4'

HORIZONTAL 0 20' 40' 80'
SCALE: 1"=40'

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

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I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

DRAWING TITLE

SEWER PROFILES

CHECKED BY: JF	DRAWN BY: HB
SCALE: 1" = 40'	SHEET NO: 11 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

SP-110.00

SOMERSET-UNION SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS
4. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAT 3:1)
9. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6"PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
10. AT THE TIME WHEN 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 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 STABILIZATION WILL HAVE TO BE EMPLOYED.
11. IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
18. HYDRO SEEDING IS A TWO- STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
19. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

TOPSOIL STOCKPILE PROTECTION: (APPLY DURING GROWING SEASON)

A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
B) APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
C) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH
F) PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

TEMPORARY STABILIZATION SPECIFICATIONS: (APPLY DURING GROWING SEASON)

A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
B) APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
C) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR MAY MULCH

PERMANENT STABILIZATION SPECIFICATIONS: (APPLY DURING GROWING SEASON)

A) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
B) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL
C) APPLY FERTILIZER (10-20-00) AT A RATE 11 LBS. PER 1000 SQ. FT.
D) APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ. FT.
E) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ. FT.
F) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

SEEDING FOR NON-GROWING SEASON STABILIZATION:

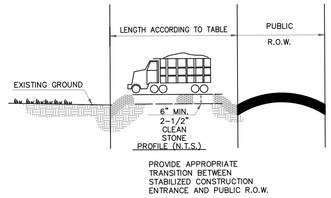
A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
B) APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
C) MULCH WITH UNROTTED SMALL-GRAIN STRAW OR SALT HAY AT 2 TONS PER ACRE SPREAD UNIFORMLY AT 90 LBS. PER 1000 SQ. FT.
D) APPLY A LIQUID MULCH BINDER SUCH AS ORGANIC AND VEGETABLE BASED BINDERS OR SYNTHETIC BINDERS IMMEDIATELY AFTER SEEDING. APPLY AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

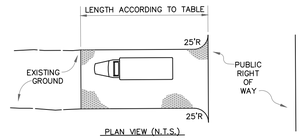
REQUIREMENTS FOR DUST CONTROL:

1. CONTRACTOR SHALL EMPLOY MEASURES TO CONTROL BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, AS NECESSARY.
2. METHODS FOR CONTROLLING DUST SHALL INCLUDE MULCHES, VEGETATIVE COVER, SPRAY-ON ADHESIVES, TILLAGE, SPRINKLING, BARRIERS, CALCIUM CHLORIDE, AND STONE COVER.
3. DUST CONTROLS SHALL COMPLY WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE [1]	

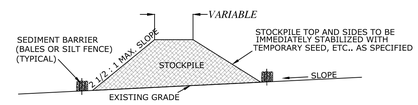
1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.



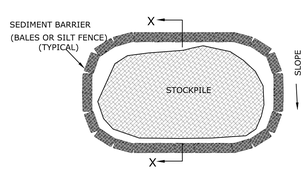


TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



SECTION X- X



PLAN VIEW

NOTES:
1. STOCKPILES TO BE PLACED AS DETERMINED IN THE FIELD.
2. STOCKPILES NOT TO BE PLACED IN AREA WITH CONCENTRATED FLOW, WETLANDS, EXTREME SLOPE, OR WITHIN 100 FEET OF A NATURAL STREAM.
3. TOPSOIL IS TO BE STOCKPILED SEPARATELY FROM OTHER EXCAVATED MATERIALS.

TYPICAL STOCKPILE CONSTRUCTION

N.T.S.

NOTE:

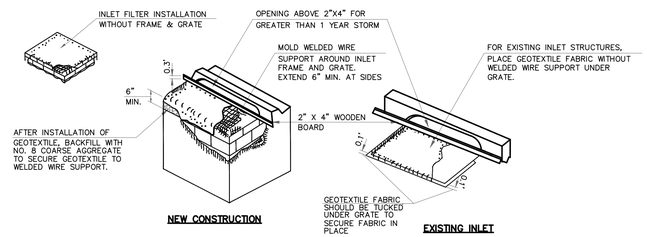
SNOW FENCE TO BE PLACED AT DRIP LINE OF TREES.

TREE PROTECTION FENCE

N.T.S.

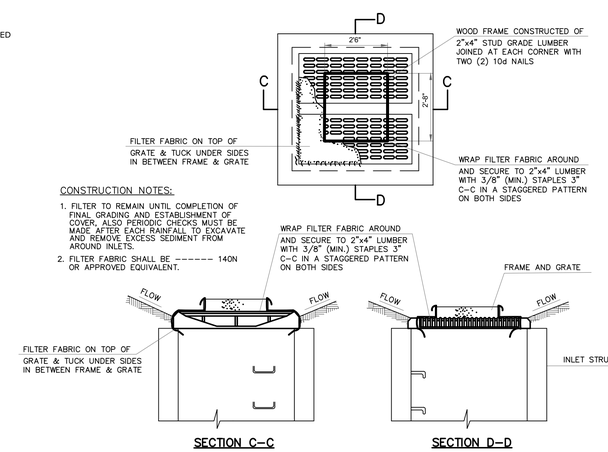
SEQUENCE OF CONSTRUCTION

		WORK DAYS
1.	INSTALL FILTER FABRIC FENCING, INLET PROTECTION AND GRAVEL TRACKING BLANKET	2
2.	REMOVE TREES, LIGHT POLES, FENCING, ON-SITE CURBING AND SIDEWALK; CLEAN AND GRUB SITE	14
3.	DEMOLISH EXISTING BUILDINGS, STRUCTURES, PAVEMENT	30
4.	STRIP TOPSOIL AND STOCKPILE	2
5.	ROUGH GRADE SITE	3
6.	BUILDING CONSTRUCTION & SITE IMPROVEMENTS	240
7.	UTILITY CONSTRUCTION	21
8.	FINAL SITE GRADING	21
9.	GRADE OUT TOPSOIL, PERMANENT SEEDING AND PLANTING	7
10.	REMOVE ALL TEMPORARY SOIL EROSION MEASURES	3



B-TYPE INLET FILTER

N.T.S.

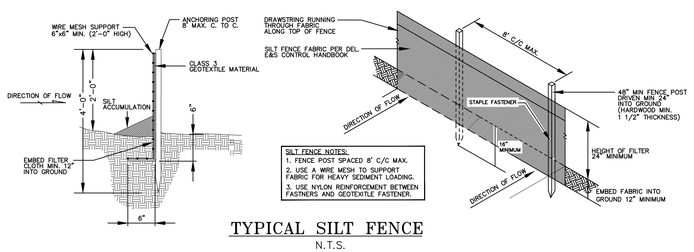


CONSTRUCTION NOTES:

1. FILTER TO REMAIN UNTIL COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF COVER. ALSO PERIODIC CHECKS MUST BE MADE AFTER EACH RAINFALL TO EXCAVATE AND REMOVE EXCESS SEDIMENT FROM AROUND INLETS.
2. FILTER FABRIC SHALL BE ------ 140N OR APPROVED EQUIVALENT.

A OR E-TYPE INLET FILTER

N.T.S.



SILT FENCE NOTES:
1. FENCE POST SPACED 8' C/C MAX.
2. USE A WIRE MESH TO SUPPORT FABRIC FOR HEAVY SEDIMENT LOADING.
3. USE NYLON REINFORCEMENT BETWEEN FASTNERS AND GEOTEXTILE FASTENER.

TYPICAL SILT FENCE

N.T.S.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS **PRIOR TO THE APPLICATION OF TOPSOIL** (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE **GRAPHICALLY DENOTED** ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. **COMPACTION TESTING LOCATIONS** ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATED COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

A. PROBING WIRE TEST (SEE DETAIL)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
N. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

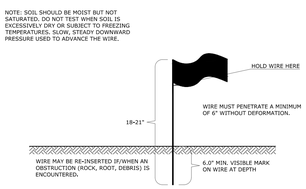
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH OR SIMILAR) IS PROPOSED AS PART OF SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

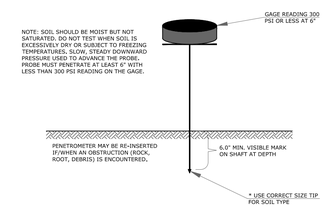
PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION **PRIOR TO PLACEMENT OF TOPSOIL** AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



PROBING WIRE TEST - 15.5 GA STEEL WIRE (SURVEY FLAG)

N.T.S.



HANDHELD SOIL PENETROMETER TEST

N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT
SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, NJ. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST COMPLY WITH OSHA STANDARDS AND REGULATIONS. UNDER THE COPYRIGHT ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT, THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT, LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION, SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

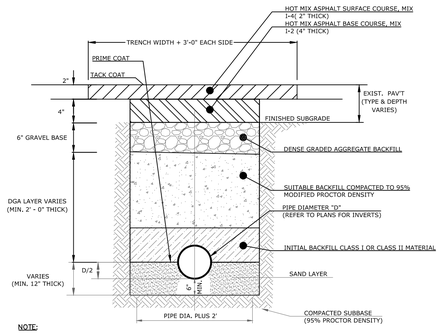
DRAWING TITLE

SOIL EROSION AND SEDIMENT CONTROL DETAILS

CHECKED BY: JF	DRAWN BY: HB
SCALE: AS NOTED	SHEET NO: 12 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

C-100.00

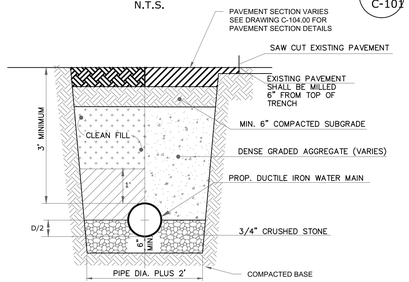


NOTE:

1. ASPHALT PAVEMENT BASED ON EQUIVALENT CBR OF 4 REQUIRES SIX (6) INCH MINIMUM BASE COURSE.
2. REPAIRS TO STREETS SHALL BE CITY OF PLAINFIELD REQUIREMENTS OR A MINIMUM THICKNESS AS SPECIFIED HEREIN.
3. REPAIR WIDTH & LENGTH (MILLING & PAVING) TO BE A MINIMUM OF 3' PAST TRENCH OPENING OR AS DETERMINED BY THE ENGINEER OR AS SHOWN ON THE PLANS
4. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND TACK-COATED WITH EMULSIFIED ASPHALT.
5. IN AREAS WITH WET OR UNSTABLE BOTTOMS US 2" CLEAN BROKEN STONE TO STABILIZE TRENCH BOTTOM TO SOLID, STABLE FOUNDATION.
6. CONTRACTOR SHALL REPAIR ANY SETTLED AREA WITH STABILIZED BASE AFTER A SIX MONTH PERIOD OR ONE WINTER SEASON TO ENSURE NEW PAVEMENT SURFACE REMAINS FLUSH WITH EXISTING PAVEMENT.

R.O.W. PAVEMENT & TRENCH RESTORATION (1 / C-101)

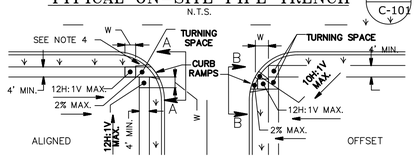
N.T.S.

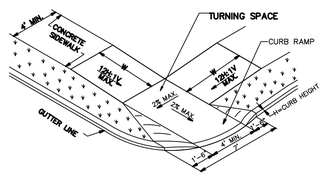


1. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND TACK-COATED WITH EMULSIFIED ASPHALT.
2. IN AREAS WITH WET OR UNSTABLE BOTTOMS USE 3/4" CLEAN BROKEN STONE TO STABILIZE TRENCH BOTTOM TO SOLID, STABLE FOUNDATION.
3. CONTRACTOR SHALL REPAIR ANY SETTLED AREAS WITH STABILIZED BASE AFTER A SIX MONTH PERIOD OR ONE WINTER SEASON TO ENSURE NEW PAVEMENT SURFACE REMAINS FLUSH WITH EXISTING PAVEMENT.
4. REFER TO DRAWING C-104.00 FOR PAVEMENT THICKNESS

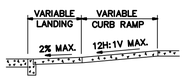
TYPICAL ON-SITE PIPE TRENCH (4 / C-101)

N.T.S.





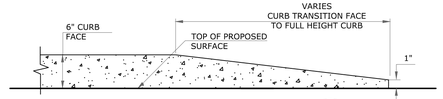
NOTE:
CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT (CURB RAMP TYPES 5 & 6).



SECTION THROUGH CURB RAMPS 5 AND 6

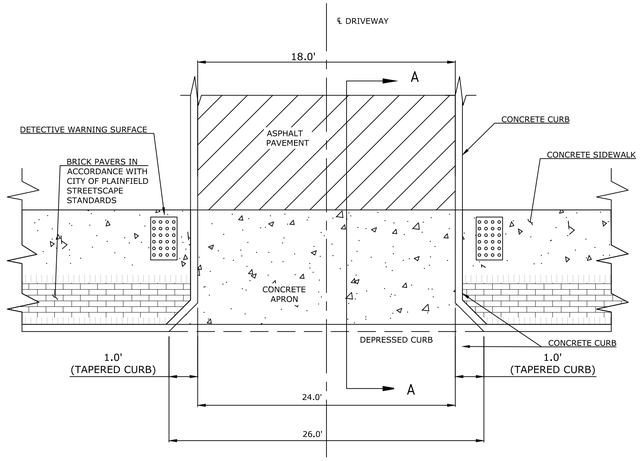
N.J.D.O.T. CURB RAMP TYPE 6 (7 / C-101)

N.T.S.



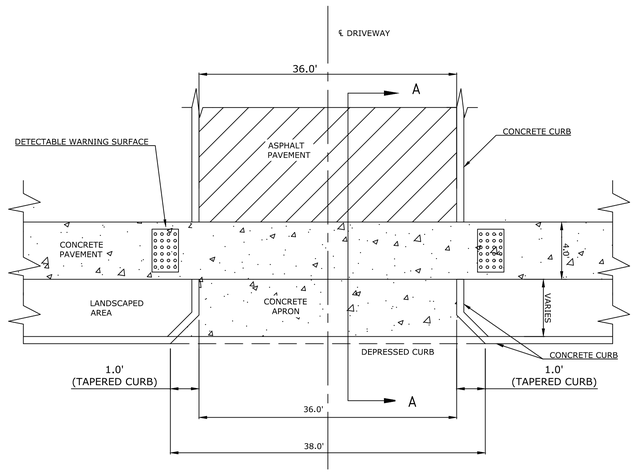
CURB TRANSITION (2 / C-101)

N.T.S.



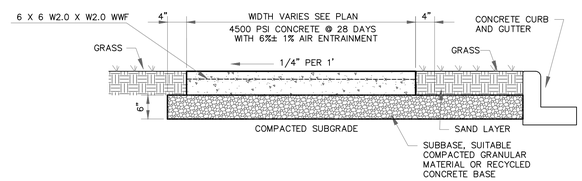
TYPICAL CONCRETE DRIVEWAY APRON DETAIL TYPE B (5 / C-101)

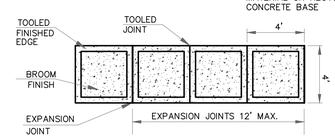
N.T.S.



TYPICAL CONCRETE DRIVEWAY APRON DETAIL TYPE A (3 / C-101)

N.T.S.

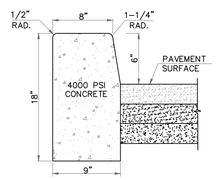




1. ANY CONCRETE PLACED BETWEEN NOVEMBER 15 AND APRIL 1 MUST CONFORM TO ARTICLES 501.11 AND 501.17 OF THE N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1989 EDITION, USING 2% CALCIUM CHLORIDE, HOT WATER, COVERED W/SALT HAY.
2. WHERE SIDEWALK ABUTS CURBING, INSTALL EXPANSION JOINT BETWEEN CURB AND SIDEWALK ALONG ENTIRE LENGTH.
3. SLUMP TEST: 3"- 4".
4. EXPANSION JOINTS EVERY 12', CONSTRUCTION JOINTS EVERY 4' AT A DEPTH OF 1/4 THICKNESS OF CONCRETE.
5. ALL SIDEWALK MUST BE SPRAYED WITH WHITE PIGMENTED CURING COMPOUND AFTER BROOM FINISHING.

TYPICAL SIDEWALK DETAIL TYPE A (6 / C-101)

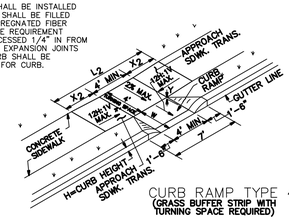
N.T.S.



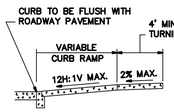
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENT OF A.A.S.H.T.O. SPEC. M-123, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB. EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

CONCRETE CURB WITHIN R.O.W. (8 / C-101)

N.T.S.



CURB RAMP TYPE 4
(GRASS BUFFER STRIP WITH TURNING SPACE REQUIRED)



SECTION THROUGH CURB RAMPS 1 THROUGH 4

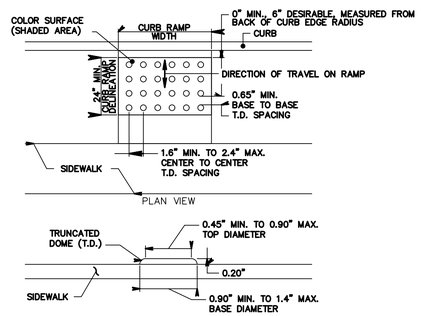
CURB RAMP TYPE 4				
W FEET	H INCHES	Y INCHES	X2 FEET	L2 FEET
2.5	3	2.5	0.5	5
	4	2.5	1.5	7
	5	2.5	2.5	9
	6	2.5	3.5	11
	7	2.5	4.5	13
	8	2.5	5.5	15
	9	2.5	6.5	17
3.0	3	**	**	**
	4	3.0	1	6
	5	3.0	2	8
	6	3.0	3	10
	7	3.0	4	12
	8	3.0	5	14
	9	3.0	6	16
3.5	3	**	**	**
	4	3.5	0.5	5
	5	3.5	1.5	7
	6	3.5	2.5	9
	7	3.5	3.5	11
	8	3.5	4.5	13
	9	3.5	5.5	15
4.0	3	**	**	**
	4	**	**	**
	5	4.0	1	6
	6	4.0	2	8
	7	4.0	3	10
	8	4.0	4	12
	9	4.0	5	14

NOTES:

1. KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SIDEWALK.
2. CONSTRUCT CURB RAMP TYPES 1, 2, 3, 4 & 7 PERPENDICULAR TO CURBLINE, AS SHOWN.
3. IF A CURB RAMP IS REQUIRED, THE LOCATION OF THE DETECTABLE WARNING SURFACE MUST BE AT THE BOTTOM OF THE RAMP AND WITHIN THE REQUIRED DISTANCE FROM THE RAIL.
4. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS.
5. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
6. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES INDICATES THE PAY LIMIT FOR CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
7. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES INDICATES THE PAY LIMIT FOR VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
8. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, USE CURB RAMP TYPE 7, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
9. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED. SEE PLANS.
10. DIMENSIONS SHOWN IN TABLES ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS. WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON CROSS SLOPES SHOWN.
11. THE 12H:1V MAX SLOPE IS THE RUNNING SLOPE FOR CURB RAMPS, BUT ONLY THE 12H:1V SLOPE MEASURED AS X IS THE RUNNING SLOPE FOR TYPE 3 AND TYPE 4 CURB RAMPS. ENSURE THE RUNNING SLOPE OF CURB RAMPS DOES NOT REQUIRE ITS LENGTH TO EXCEED 15 FEET. THE RUNNING SLOPE MAY EXCEED THE 12H:1V MAX SLOPE SO AS NOT TO EXCEED THE 15 FEET MAXIMUM LENGTH.

N.J.D.O.T. CURB RAMP TYPE 4 (9 / C-101)

N.T.S.



DETECTABLE WARNING SURFACE (10 / C-101)

N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT

SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
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N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

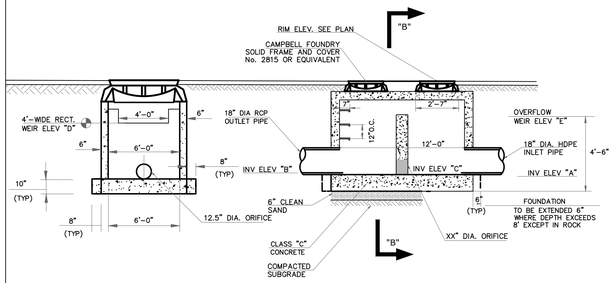
DRAWING TITLE

CONSTRUCTION DETAILS-PAVEMENT

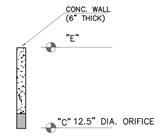
CHECKED BY: JF	DRAWN BY: HB
SCALE: AS NOTED	SHEET NO: 13 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

C-101.00



SECTION B–B

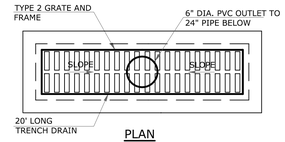


OUTFLOW CONTROL

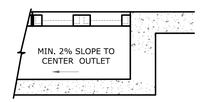
	INVERTS				
	"A"	"B"	"C"	"D"	"E"
NODE	78.5	78.5	78.5	82.75	83.0

OUTLET CONTROL STRUCTURE (1 / C-102)

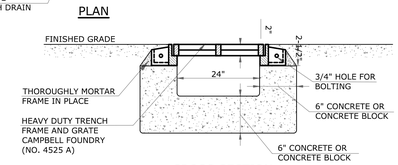
SCALE: NTS



PLAN



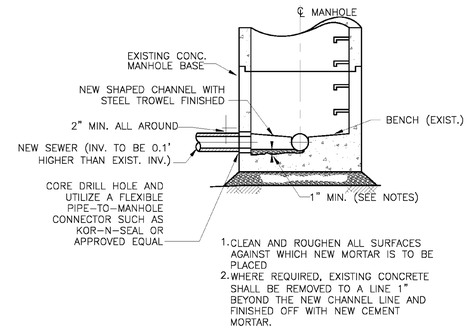
SECTION



CROSS SECTION

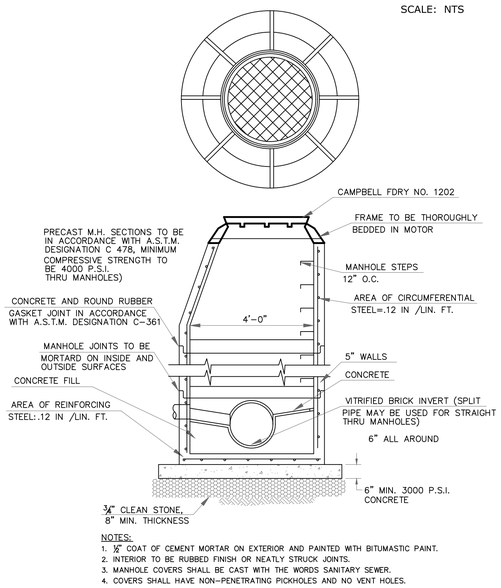
TRENCH DRAIN (2 / C-102)

SCALE: NTS



NEW CONNECTION TO EXISTING MANHOLE (3 / C-102)

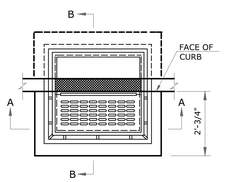
N.T.S.



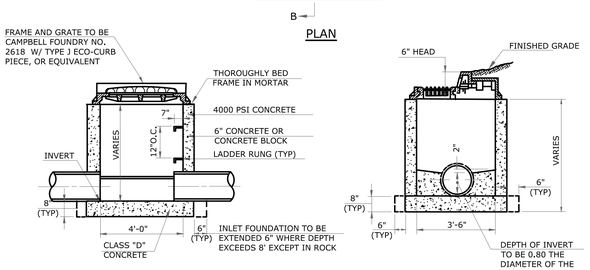
NOTES:
1. ½" COAT OF CEMENT MORTAR ON EXTERIOR AND PAINTED WITH BITUMASTIC PAINT.
2. INTERIOR TO BE RUBBED FINISH OR NEATLY STRUCK JOINTS.
3. MANHOLE COVERS SHALL BE CAST WITH THE WORDS SANITARY SEWER.
4. COVERS SHALL HAVE NON–PENETRATING PICKHOLES AND NO VENT HOLES.

STORM DRAINAGE MANHOLE (4 / C-102)

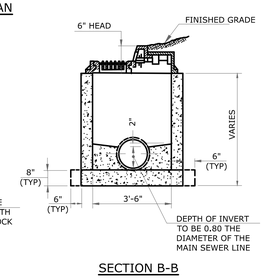
N.T.S.



PLAN



SECTION A-A



SECTION B-B

TYPE "B" INLET (5 / C-102)

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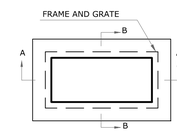

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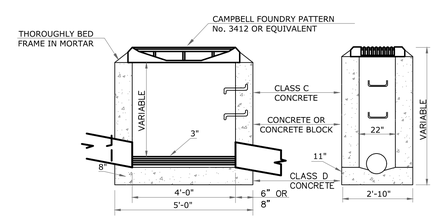


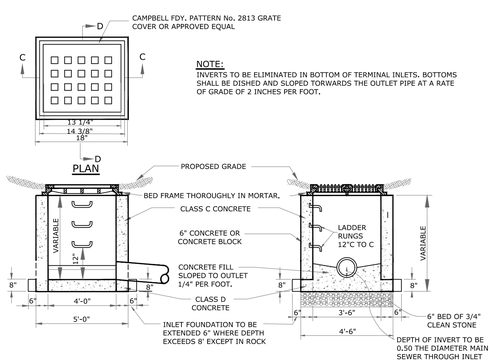
SECTION A-A SECTION B-B

TYPE "A" INLET (6 / C-102)

N.T.S.

PVC CONNECTION TO INLET (7 / C-102)

N.T.S.

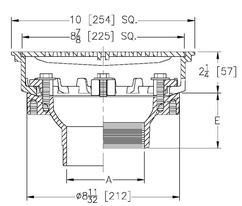


NOTE:
INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TORWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.

SECTION 'C-C' SECTION 'D-D'

AREA DRAIN (8 / C-102)

N.T.S.



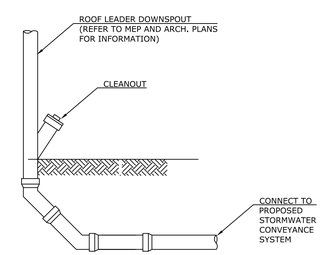
A Pipe Size In. [mm]	Approx. Wt. Lbs. [kg]	Grate Open Area Sq. In. [cm²]
2, 3, 4 [51, 76, 102]	20 [9]	21 [136]

ENGINEERING SPECIFICATION ZURNZ158
10" [254mm] Square Top Prom-Deck drain, Dura-Coated cast iron body with rotatable square promenade frame with seepage openings, frame clamps and light duty heel-proof grate.

ZURN PRODUCT NO. Z158 (10 [254] SQUARE TOP PROM-DECK DRAIN

TERRACE FLOOR DRAIN (9 / C-102)

N.T.S.



STORMWATER ROOF LEADER AND CLEANOUT (10 / C-102)

N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT
SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

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N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

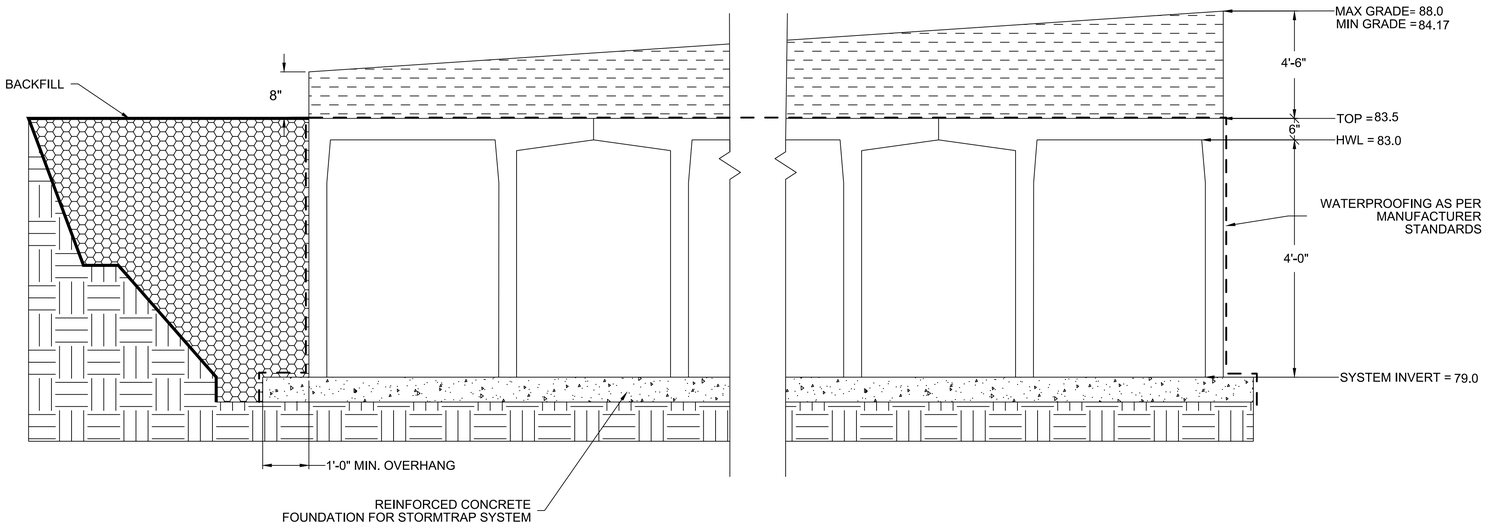
DRAWING TITLE

CONSTRUCTION DETAILS-
STORMWATER MANAGEMENT

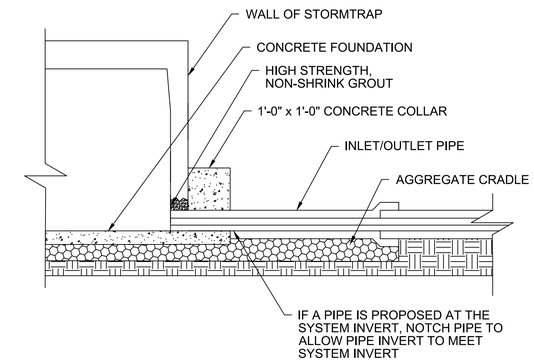
CHECKED BY: JF	DRAWN BY: HB
SCALE: AS NOTED	SHEET NO: 14 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

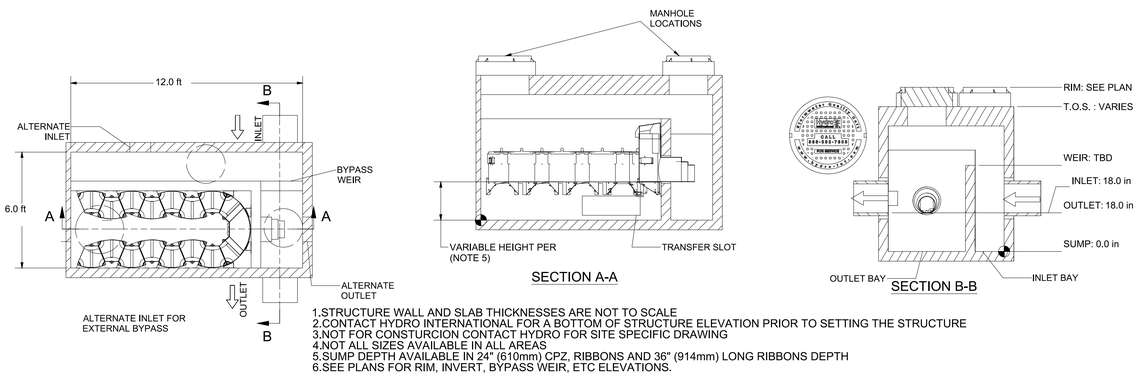
C-102.00



1 C-103 UNDERGROUND STORMWATER DETENTION TANK (STORMTRAP)
N.T.S.



2 C-103 PIPE CONNECTION DETAIL
N.T.S.



1.STRUCTURE WALL AND SLAB THICKNESSES ARE NOT TO SCALE
2.CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING THE STRUCTURE
3.NOT FOR CONSTURCION CONTACT HYDRO FOR SITE SPECIFIC DRAWING
4.NOT ALL SIZES AVAILABLE IN ALL AREAS
5.SUMP DEPTH AVAILABLE IN 24" (610mm) CPZ, RIBBONS AND 36" (914mm) LONG RIBBONS DEPTH
6.SEE PLANS FOR RIM, INVERT, BYPASS WEIR, ETC ELEVATIONS.

HYDRO INTERNATIONAL UP-FLO FILTER WATER QUALITY UNIT (80% TSS REMOVAL) 3 C-103
N.T.S.

PUMP PIT NOTES

1. PUMPS SHALL BE FLYGHT PUMP, MODEL NP 3102 LT ~ ADAPTIVE 423 WITH 5 HP MOTOR OR EQUIVALENT. PUMPS SHALL BE INSTALLED IN PARALLEL ARRANGEMENT. EACH PUMP CAPABLE OF 481 GPM AT ABOUT 20 FT TDH.

2. PUMPS SHALL BE INSTALLED WITH STEEL LIFTING RAILS. PROVIDE LIFTING CHAIN.

3. PUMP PIT SHALL BE 60" DIA. PRECAST REINFORCED CONCRETE, CONFORMING WITH ASTM C-478. STEPS SHALL CONFORM WITH CURRENT OSHA STDS AND SPACE AT 12" INTERVALS.

4. INSIDE AND OUTSIDE OF PIT SHALL BE SEALED WITH 2 COATS OF AN INERT COATING BY THE MANUFACTURER TO PREVENT CORROSION (COAL TAR PITCH OR EQUIVALENT).

5. ALL OPENINGS IN PIT SHALL BE SEALED WITH NON-SHRINK GROUT AND COVERED ON OUTSIDE WITH TAR.

6. A GAS TIGHT SEAL SHALL BE PROVIDED WHERE THE ELECTRICAL CONDUIT ENTERS THE PIT.

7. PROVIDE HIGH WATER ALARM (BELL AND LIGHT) INSIDE THE BUILDING WITH AUTOMATIC RESET SILENCING SWITCH ON SEPARATE DEDICATED CIRCUIT.

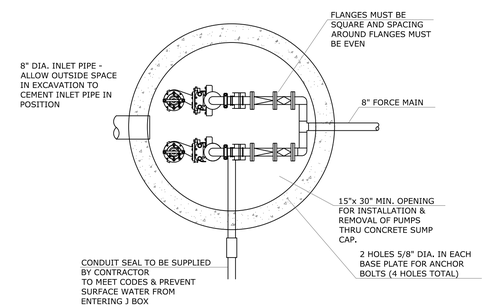
8. ALL ELECTRIC WORK SHALL BE PERFORMED IN ACCORDANCE WITH N.E.C. ALL ELECTRIC SERVICE LINES TO PIT SHALL BE PROTECTED BY CONDUIT.

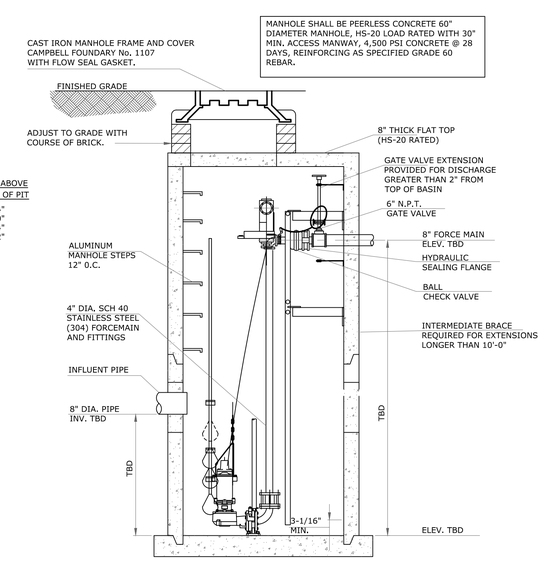
9. WATER SOURCE SHALL BE PROVIDED WITHIN REASONABLE DISTANCE TO PERMIT WASHDOWN OF PIT AS NEEDED.

10. ELECTRICAL POWER TO PUMP BY OWNER/CONTRACTOR

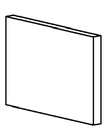
11. SET PUMP FLOAT CONTROLS AS FOLLOWS:

	ELEV.	HEIGHT ABOVE BOTTOM OF PIT
ALARM LEVEL ELEV.	TBD	44"
LAG PUMP ON ELEV.	TBD	30"
LEAD PUMP ON ELEV.	TBD	24"
PUMP OFF ELEV.	TBD	12"
BOTTOM OF PIT ELEV.	TBD	0

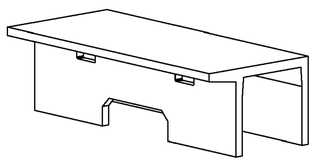




7 C-103 PUMP PIT
N.T.S.

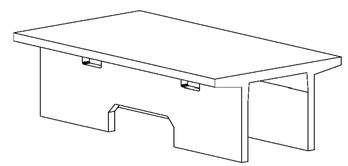


4 C-103 STORMTRAP – TYPE IV END PANEL
N.T.S.



NOTE: TYPE SPIV MODULE IS A SHORTENED TYPE IV MODULE

5 C-103 STORMTRAP – TYPE IV MODULE
N.T.S.



6 C-103 STORMTRAP – TYPE II MODULE
N.T.S.

SCHEDULE OF REVISIONS

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DRAWING TITLE

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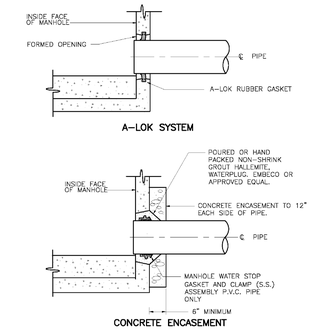
STORMWATER MANAGEMENT

CHECKED BY: JF	DRAWN BY: HB
SCALE: AS NOTED	SHEET NO: 14 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

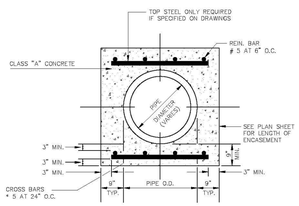
DRAWING NO.

C-103.00



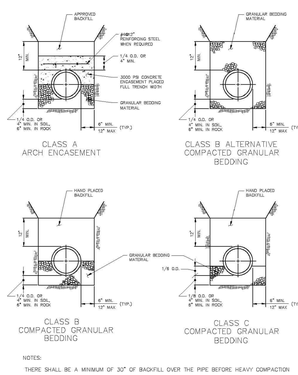
PIPE CONNECTIONS (1 / C-104)

N.T.S.



CONCRETE ENCASEMENMT (5 / C-104)

N.T.S.

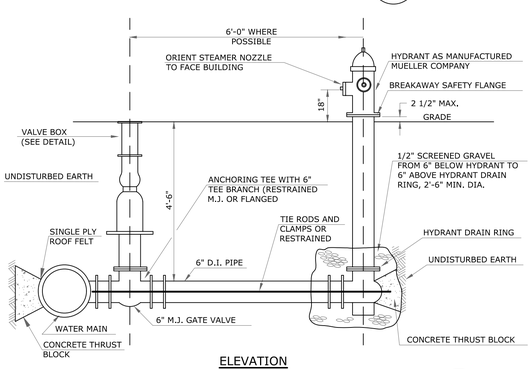


NOTES:

THERE SHALL BE A MINIMUM OF 30" OF BACKFILL OVER THE PIPE BEFORE HEAVY COMPACTION

BEDDING DETAIL (6 / C-104)

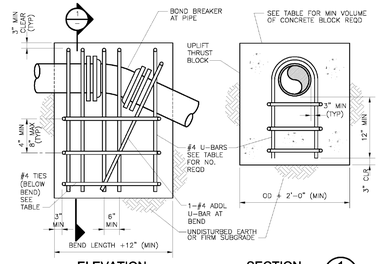
N.T.S.



ELEVATION

TYPICAL FIRE HYDRANT ASSEMBLY (8 / C-104)

N.T.S.



ELEVATION SECTION 1

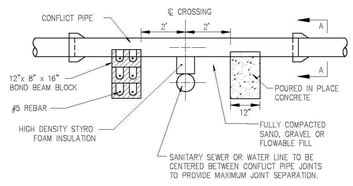
PIPE SIZE (IN.)	PIPE O.D. (IN.)	60 DEG		45 DEG		30 DEG		22.5 DEG		#4 TIES REQD
		REINF	CONC	REINF	CONC	REINF	CONC	REINF	CONC	
3	3.96	2	1	2	0.5	2	0.5	2	0.5	2
4	4.80	2	1	2	1.0	2	0.5	2	0.5	2
6	6.90	2	2	2	1.5	2	1.0	2	1.0	2
8	9.05	2	3.5	2	3	2	2	2	1.5	2
10	11.10	2	5	2	4	2	3	2	2.0	2
12	13.20	3	7	3	6	2	4	2	3	2
14	15.30	4	9	4	7	3	5	2	4	4
16	17.40	6	12	5	10	3	7	3	5	4
18	19.50	7	15	6	12	4	9	3	7	4

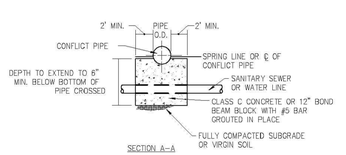
NOTES:

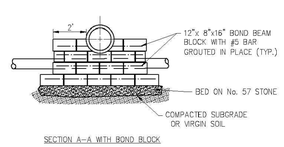
1. "REINF" = NO. OF #4-U-BARS REQUIRED.
2. "CONCRETE" = VOLUME OF CONCRETE BLOCK REQUIRED, CU YD.
3. MAXIMUM TEST PRESSURE = 1.50x1.50 PSI.
4. MINIMUM GRADE 40 REBAR.

THRUST BLOCK FOR UPPER VERTICAL BENDS WITH REINFORCING BARS (2 / C-104)

N.T.S.

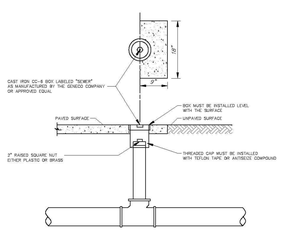






CONCRETE CRADLE (7 / C-104)

N.T.S.

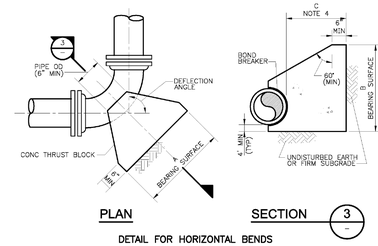


NOTES:

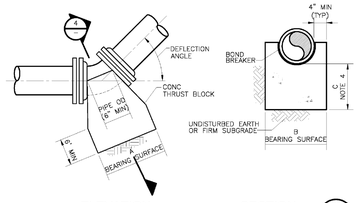
1. AT LEAST ONE CLEANOUT MUST BE PROVIDED ON EACH LATERAL.
2. A CLEANOUT WILL BE PROVIDED FOR EACH LATERAL BETWEEN THE CURB AND THE SIDEWALK.
3. IN GENERAL, OWNERSHIP AND MAINTENANCE OF LATERALS AND CLEANOUTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE LOCATION OF ALL CLEANOUTS MUST BE APPROVED BY THE TOWNSHIP PLUMBING DEPARTMENT.
5. ALL CLEANOUTS LOCATED WITHIN PAVEMENT OR CONCRETE MUST BE PROTECTED WITH A CC-6 BOX.

CLEAN OUT (C.O.) (9 / C-104)

N.T.S.



DETAIL FOR HORIZONTAL BENDS



DETAIL FOR LOWER VERTICAL BENDS

NOMINAL PIPE SIZE (INCHES)	MAXIMUM PIPE OD (INCHES)	REQUIRED BEARING AREA (SQ FT)					
		90 DEG	60 DEG	45 DEG	30 DEG	22.50 DEG	11.25 DEG
3	3.96	2.0	1.4	1.1	0.7	0.5	0.3
4	4.80	2.9	2.0	1.6	1.1	0.8	0.4
6	6.90	6	4	3	2.2	1.6	0.8
8	9.05	10	7	6	4	3	1.4
10	11.10	15	11	8	6	4	2.1
12	13.20	22	15	12	8	6	3
14	15.30	29	21	16	11	8	4
16	17.40	38	27	20	14	10	5
18	19.50	48	34	26	17	13	7
20	21.60	58	41	32	21	16	8
24	25.80	83	59	45	30	23	12
30	32.00	128	90	69	47	35	18
36	38.30	183	130	99	67	51	25

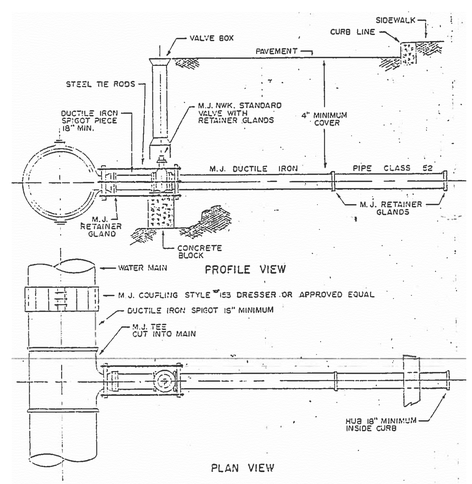
THRUST BLOCKS FOR HORIZONTAL BENDS AND LOWER VERTICAL BENDS

NOTES:

1. MAXIMUM TEST PRESURE = 1.5 x 150 PSI
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
3. BEARING AREA = A x B
4. C SHALL BE GREATER THAN A/2 AND B/2.

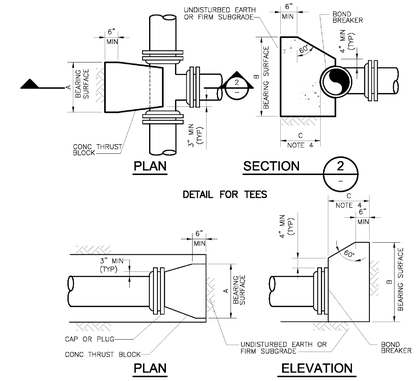
THRUST BLOCKS FOR HORIZONTAL BENDS AND LOWER VERTICAL BENDS (3 / C-104)

N.T.S.



TYPICAL WATER MAIN TAP (10 / C-104)

N.T.S.



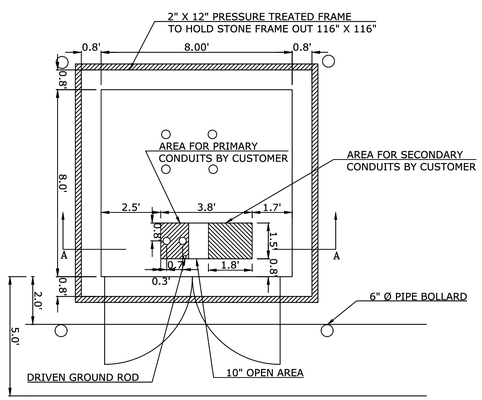
NOMINAL PIPE SIZE (IN)	MAXIMUM PIPE OD (IN)	REQUIRED BEARING AREA (SQ FT)
3	3.96	1.4
4	4.80	2.0
6	6.90	4
8	9.05	7
10	11.10	11
12	13.20	15
14	15.30	21
16	17.40	27
18	19.50	34
20	21.60	41
24	25.80	59
30	32.00	90
36	38.30	130

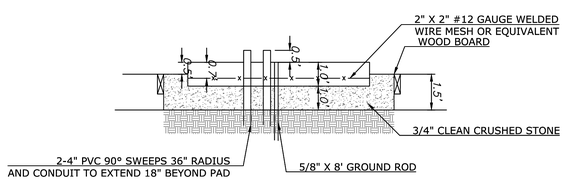
NOTES:

1. MAXIMUM TEST PRESURE = 1.50x150 PSI
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
3. BEARING AREA = A x B
4. C SHALL BE GREATER THAN A/2 AND B/2.

THRUST BLOCK FOR TEES, CAPS AND PLUGS (4 / C-104)

N.T.S.





SECTION "A-A"

TRANSFORMER PAD DETAIL (11 / C-104)

1" = 3'

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
2	05/05/22	ISSUED FOR PLANNING BOARD APPROVAL	HB	JF

OWNER/APPLICANT

SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

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N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

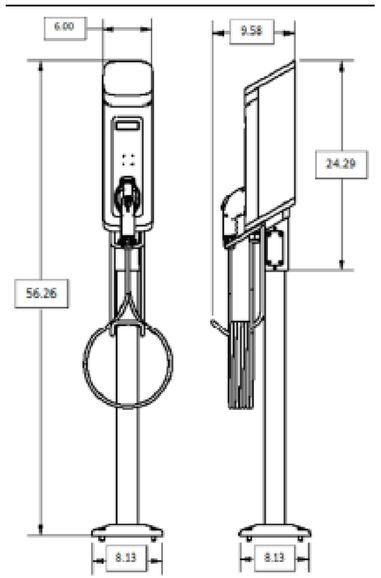
DRAWING TITLE

CONSTRUCTION DETAILS-UTILITY

CHECKED BY: JF	DRAWN BY: HB
SCALE: AS NOTED	SHEET NO: 15 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

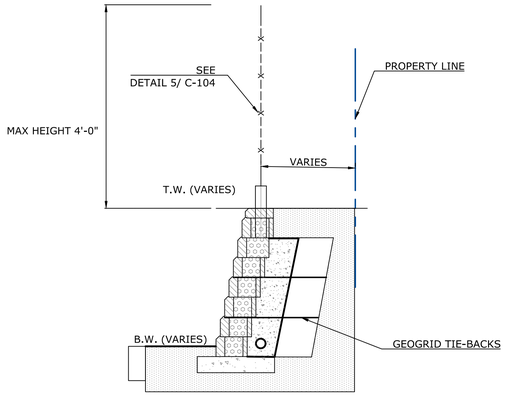
DRAWING NO.

C-104.00



NOTE:
1. THE ELECTRIC VEHICLE CHARGING STATION DESIGN SHALL BE PROVIDED BY SEMACONNECT OR EQUIVALENT.
2. EACH STATION IS DESIGNED TO DRAW A MAXIMUM OPF 30 AMPS.
3. EACH STATION CAN OPERATE ON EITHER A 240V OR 208V CIRCUIT.
4. REFER TO MEP DRAWINGS FOR FURTHER DETAILS

ELECTRIC CHARGING STATION (1 / C-105)
N.T.S.



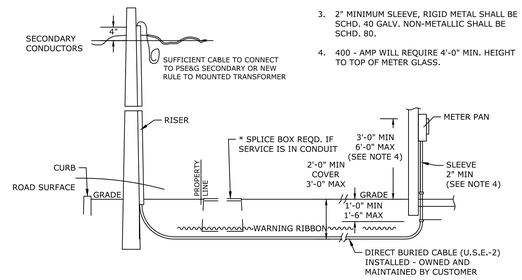
GENERAL NOTES

1. MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED BY THE MANUFACTURER.
2. DETAILED SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS SHALL BE PROVIDED.
3. MAXIMUM SLOPE ABOVE THE WALL SHALL BE 3H: 1V.
4. THE WALL SHALL BE INSTALLED ON A BASE OF 6 MINIMUM THICKNESS OF COMPACTED DENSE GRADED AGGREGATE (DGA), SET LEVEL FRONT TO BACK. BASE SHALL BE SET LEVEL LENGTH WISE; BASE MAY BE STEPPED TO FOLLOW GRADE, IF DESIRED.
5. BASE OF DGA SHALL BE SET ON UNDISTURBED GROUND.
6. POROUS BACKFILL OF CLEAN SONE OR BANK RUN SAND AND GRAVEL SHALL BE USED FOR A MIMIMUM DEPTH OF 2 FEET BEHIND WALL.
7. PROVIDE 4" PERFORATED PVC DRAIN PIPE BEHIND WALL. PIPE SHALL OUTLET TO DAYLIGHT OR TIE INTO ONSITE STORM SEWER SYSTEM.

MODULAR BLOCK RETAINING WALL DETAIL (2 / C-105)
N.T.S.

NOTES:

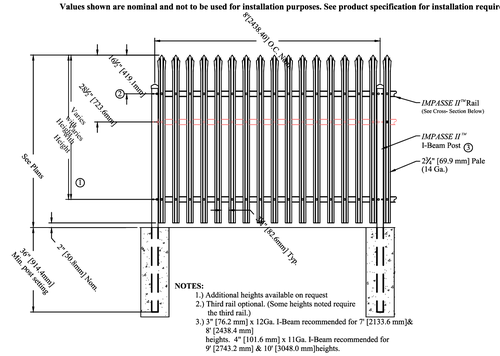
1. COORDINATE ALL ELECTRICAL AND TELCO REQUIREMENTS WITH ELECTRICAL DRAWINGS.
2. FIRST 10' OF U-GUARD RISER TO BE INSTALLED BY CONTRACTOR AND THE REMAINDER TO BE COMPLETED BY PSE&G.
3. 2" MINIMUM SLEEVE, RIGID METAL SHALL BE SCHD. 40 GALV. NON-METALLIC SHALL BE SCHD. 80.
4. 400 - AMP WILL REQUIRE 4'-0" MIN. HEIGHT TO TOP OF METER GLASS.

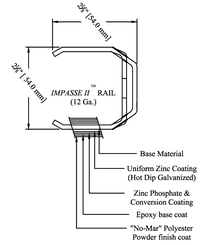


UTILITY POLE TIE-IN DETAIL (3 / C-105)
N.T.S.

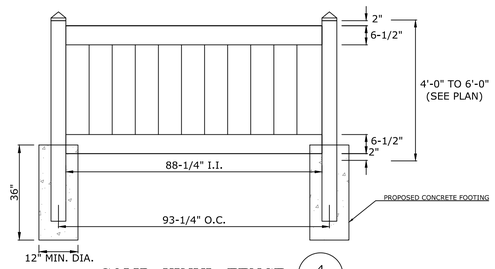
(REFERENCE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS)

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

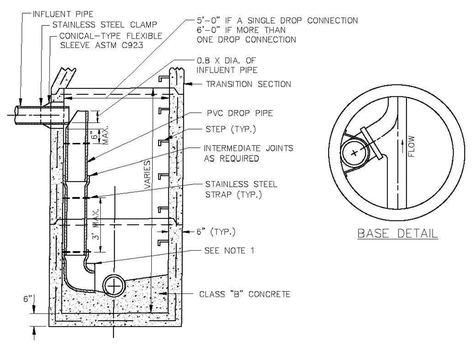




ORNAMENTAL 4' HIGH FENCE (5 / C-105)
N.T.S.



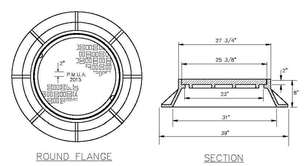
SOLID VINYL FENCE (4 / C-105)
N.T.S.



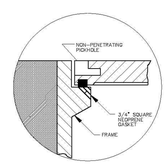
BASE DETAIL

1. INVERT OF DROP PIPE ELBOW MUST BE BETWEEN 0.1 AND 0.2 FEET HIGHER THAN THE INVERT OF THE OUTLET PIPE BENCH ELEVATION AT CHANNEL EDGE. PROVIDE 3" MIN. CONCRETE COVER OVER ELBOW.
2. NOMINAL DIAMETER OF P.V.C. DROP SECTION TO BE 2 INCHES LARGER THAN THE INFLUENT PIPE DIAMETER.
3. 304 STAINLESS STEEL STRAPS TO BE FASTENED TO MANHOLE WALL BY MEANS OF 3/8" STAINLESS STEEL STUDS SET IN MANHOLE WALLS. NUTS, WASHERS AND STUDS TO BE 304 STAINLESS STEEL.
4. STAINLESS STEEL STRAPS TO BE INSTALLED WITHIN 6" OF THE INFLUENT PIPE, THE DROP PIPE ELBOW AND 6" EACH SIDE OF ANY INTERMEDIATE JOINTS. STRAP SPACING MUST NOT EXCEED 3'-0" ON CENTER.
5. ALL INTERMEDIATE JOINTS MUST BE BELL AND SPIGOT TYPE EMPLOYING AN ELOSTOMERIC RING GASKET IN ACCORDANCE WITH A.S.T.M. D-3212. PIPE SHALL BE JOINED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
6. INTERIOR WALLS MUST BE COATED WITH COAL TAR EPOXY MEETING SPECIFICATION C-200(A) OR SSPC-PAINT 16. EPOXY COATING TO BE APPLIED IN TWO COATS WITH MINIMUM DRY FILM THICKNESS OF 18 MILS.
7. IF DROP CONNECTION IS MADE TO EXISTING MANHOLE, THE HOLE FOR THE NEW PIPE MUST BE MADE BY CORING. THE BENCH MUST BE MODIFIED AS REQUIRED TO ALLOW THE INSTALLATION OF THE DROP PIPE BELOW TO MEET THE SPECIFICATIONS INDICATED ABOVE. IF GROUT IS REQUIRED TO BE PLACED, IT MUST BE NON-SHRINK GROUT. THE CONTRACTOR MUST USE SIKA CONCRETE BONDING AGENT TO BOND GROUT TO EXISTING CONCRETE SURFACES. ALL WORK TO COMPLY WITH MANUFACTURERS RECOMMENDATIONS FOR APPLICATION.
8. MANHOLE TO MEET ALL GENERAL REQUIREMENTS FOR MANHOLE CONSTRUCTION SHOWN ON OTHER DETAILS, INCLUDING BUT NOT LIMITED TO THE REQUIREMENT FOR 12" OF CRUSHED STONE PLACED UNDER THE MANHOLE.

SANITARY SEWER EXTERNAL DROP MANHOLE (6 / C-105)
N.T.S.



ROUND FLANGE SECTION



"FLOW-SEAL" MANHOLE COVER

NOTES:

1. FRAME AND COVER TO BE CAMPBELL FOUNDRY NO. 1202 B OR EQUAL
2. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL FRAMES AND COVERS TO BE "FLOW-SEAL" AS MANUFACTURED BY CAMPBELL FOUNDRY OR EQUAL.
3. COVERS TO BE PROVIDED WITH NON-PENETRATING PICK HOLES.
4. COVERS FOR MANHOLES TO BE OWNED BY AUTHORITY MUST HAVE "P.M.U.A." AND YEAR CAST INTO THE COVERS IN 2 INCH LETTERS.
5. PMUA TYPE DISCHARGE CONTROL MANHOLES AND OTHER SANITARY SEWER MANHOLES THAT WILL NOT BE OWNED BY THE AUTHORITY, MUST HAVE THE WORDS "SANITARY SEWER" AND YEAR CAST INTO THE COVER IN 2" LETTERS.

MANHOLE FRAME AND COVER (7 / C-105)
N.T.S.

DOGHOUSE MANHOLE DETAIL (8 / C-105)
N.T.S.

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	03/21/22	ISSUED FOR TRC MEETING	HB	JF
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OWNER/APPLICANT
SWE PLAINFIELD DEVELOPMENT URBAN RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
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FAX: (973) 299-5059
www.E2PM.com

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N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

5/5/22

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME

611 WEST FRONT STREET

TAX LOTS 2, 3, 7 & 12
BLOCK 233
WEST FRONT STREET &
PLAINFIELD AVENUE
CITY OF PLAINFIELD
UNION COUNTY, NJ

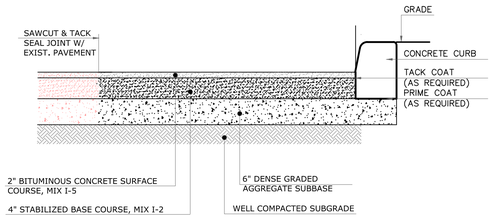
DRAWING TITLE

CONSTRUCTION DETAILS-
MISCELLANEOUS

CHECKED BY: JF	DRAWN BY: HB
SCALE: AS NOTED	SHEET NO: 16 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

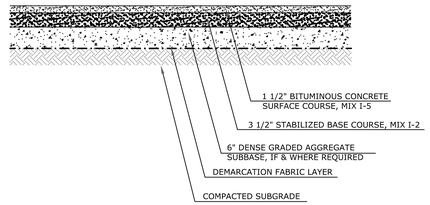
DRAWING NO.

C-105.00



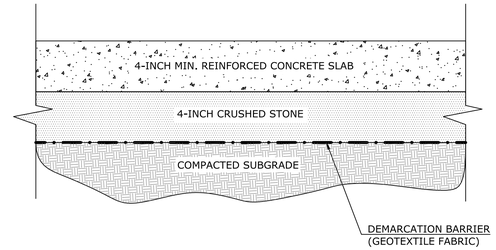
STREET PAVEMENT REPLACEMENT/REPAIR DETAIL (1 / C-106)

N.T.S.



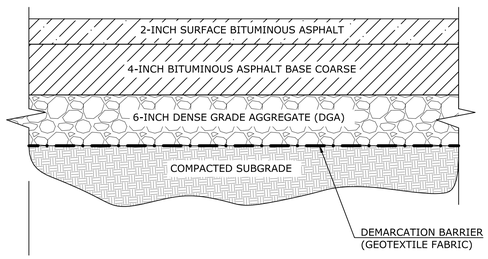
DRIVEWAY/PARKING LOT ASPHALT PAVEMENT (2 / C-106)

N.T.S.



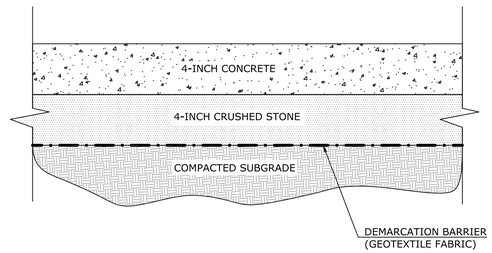
BUILDING SLAB AREA CAP – TYPE 1 (3 / C-106)

N.T.S.



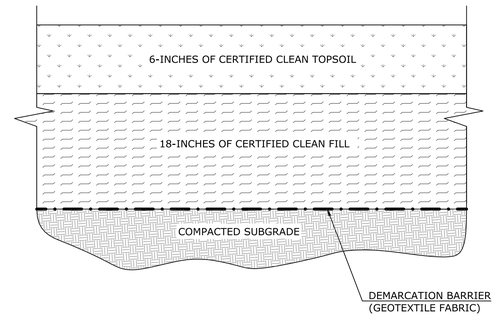
ASPHALT PAVEMENT AREA CAP – TYPE 2 (4 / C-106)

N.T.S.



CONCRETE WALKWAYS – TYPE 3 (5 / C-106)

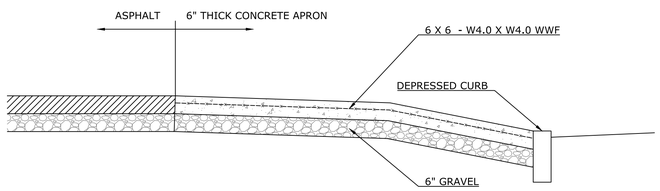
N.T.S.



LANDSCAPE AREAS – TYPE 5 (6 / C-106)

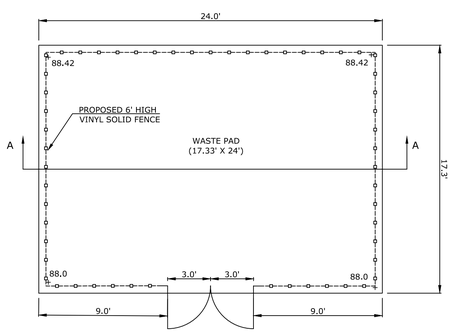
N.T.S.

NOTE: ENGINEERING CONTROLS SHALL BE INCORPORATED WITH N.J.D.E.P. DEED NOTICE AND FILED WITH COUNTY IN ACCORDANCE WITH N.J.D.E.P. RULES & REMEDIAL ACTION PERMIT.



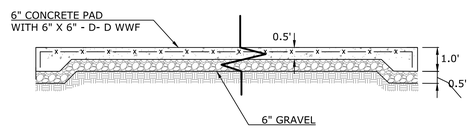
SECTION A–A (7 / C-106)

SCALE: 1" = 2'



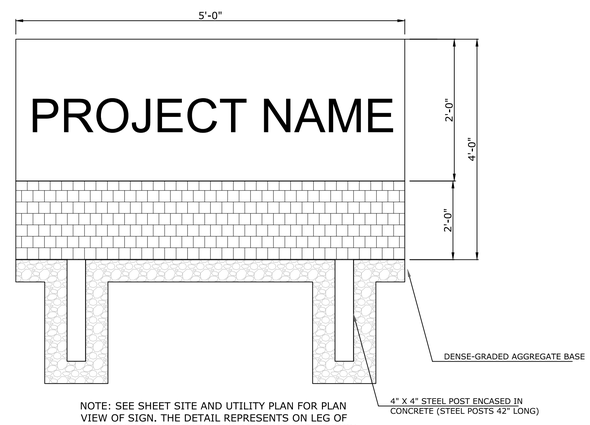
BULK WASTE – TRASH ENCLOSURE (8 / C-106)

SCALE: 1"=5'



CONCRETE PAD SECTION A–A (9 / C-106)

SCALE: 1"=3'



NOTE: SEE SHEET SITE AND UTILITY PLAN FOR PLAN VIEW OF SIGN. THE DETAIL REPRESENTS ON LEG OF TRIANGULAR SIGN. TOTAL SQUARE FOOTAGE OF SIGN IS APPROXIMATELY 28.33 SF (TWICE AREA SHOWN ON DETAIL BELOW AS SIGN FACADE IS DUPLICATED TWICE FOR TWO LEGS OF SIGN)

(10 / C-106) MONUMENT SIGN DETAIL

SCALE: NTS

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
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DRAWING TITLE

CONSTRUCTION DETAILS-
MISCELLANEOUS

CHECKED BY: JF	DRAWN BY: HB
SCALE: AS NOTED	SHEET NO: 17 OF 17
PROJECT #: P-21-30-01	FIRST ISSUE: 03/21/2022

DRAWING NO.

C-106.00