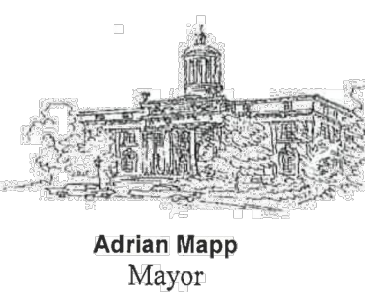
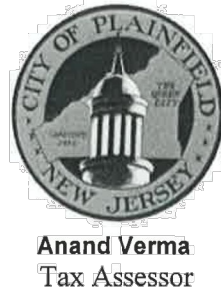


200 FT PROPERTY OWNERS

THE FOLLOWING LIST OF PROPERTY OWNERS WITHIN 200 FEET OF THIS PROPERTY MUST BE NOTIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION



CITY OF PLAINFIELD
DEPARTMENT OF FINANCE
TAX ASSESSOR'S OFFICE
515 WATCHUNG AVENUE, ROOM 201
PLAINFIELD, NEW JERSEY 07060



August 4, 2022

RE: 200 foot list of property owners
1100-10 South Ave./1112-14 South Ave.
1116-18 South Ave.
Block: 623; Lot(s): 1-3

Dear Requestor:

At your request pursuant to N.J.S.A. 40:55D-12, this is to certify that as of the date of this letter our records indicate the following as the property owner(s) for the subject property. I further certify that attached is a complete list of property owners and addresses, taken from the tax map and tax list, within 200 feet of the subject property. See attached.

SUBJECT PROPERTY	OWNERSHIP INFO:
BLOCK:623	ADONI, RAY
LOT: 1-2	9 TEAL COURT
LOCATION: 110-10 South Ave. 1112-14 South Ave.	MARLBORO, NJ 07746
SUBJECT PROPERTY	OWNERSHIP INFO:
BLOCK:623	ELITE AUTO SALES INC
LOT: 3	2104 ROSE COURT
LOCATION: 1116-18 South Ave.	BASKING RIDGE, NJ 07920

Should you have any question, please feel free to contact my office. Thanks

Respectfully Submitted:

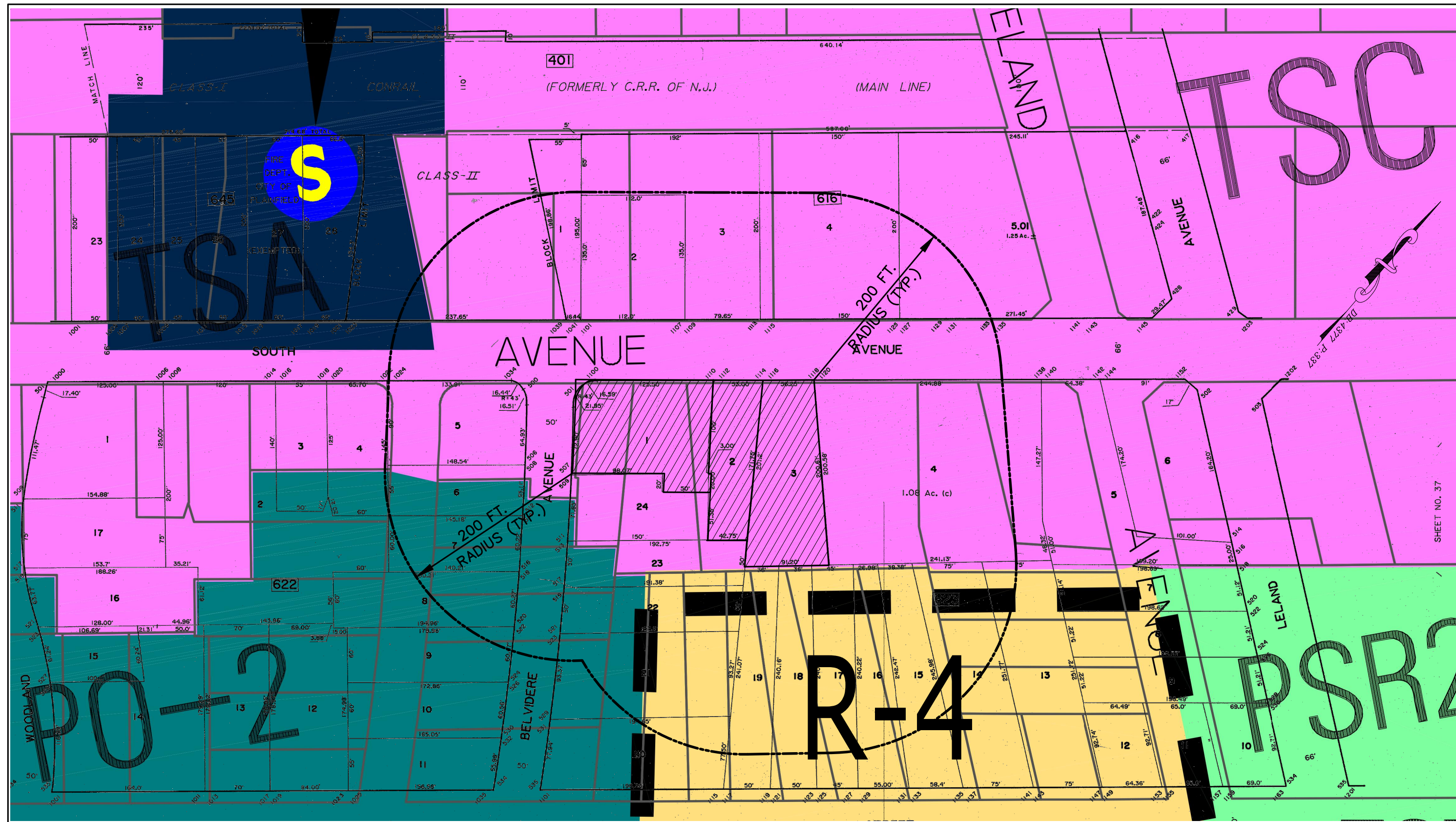
Anand Verma
Anand Verma, CTA, SCGRE
Tax Assessor

Phone: (908) 753-3203 – Fax: (908) 753-3202
E-Mail: taxassessor@plainfieldnj.gov
Website: www.plainfieldnj.gov

OWNER & ADDRESS REPORT

PLAINFIELD					
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
BLOCK 623 LOT 1, 2 & 3 1100-10 SOUTH AVE/1112-14 SOUTH AVE					
401	2		5B	NEW JERSEY TRANSIT CORP PO BOX 10009 NEWARK, N J	1023-39 SOUTH AVE
401	2	B01	4A	OUTFRONT MEDIA 185 HIGWAY 46 FAIRFIELD, NJ	BERKMAN ST
616			4A	SARITA ENTERPRISES, LLC 1041 SOUTH AVE PLAINFIELD, NJ	1041 SOUTH AVE
616	2		4A	BELVIDERE RLTY ASSOC, L L C P O BOX 35 PLAINFIELD, N J	1101-07 SOUTH AVE
616	3		4A	JAGU 1 LLC 28 STATE ST 1ST FL BLOOMFIELD, NJ	1109-1113 SOUTH AVE
616	4		4A	PNC BANK NA C/O NATL TAX SEARCH, LLC 130 S JEFFERSON ST. #300 CHICAGO, IL	1115-25 SOUTH AVE
616	5.01		4A	WALGREEN EASTERN CO, INC P O BOX 1159 C/O TAX DEPT DEERFIELD, IL	1127-45 SOUTH AVE
622	4		2	D1 DONATO, DANIEL 60 PHAR LANE WATCHUNG, NJ	1020-22 SOUTH AVE
622	5		4A	PLAINFIELD DEVELOPMENT INC 27 PRINCE ST ELIZABETH, N J	1024-34 SOUTH AVE
622	6		2	MELENDEZ, ORLANDO & MARIA Y 508-112 BELVIDERE AVE PLAINFIELD, NJ	508-12 BELVIDERE AVE
622	7		2	DIDONATO, DANIEL P O BOX 7032 WATCHUNG, NJ	514-16 BELVIDERE AVE
622	8		2	OWKE, PHILLIP D 518-20 BELVIDERE AVE PLAINFIELD, NJ	518-20 BELVIDERE AVE
622	9		2	NOLAN, JOSEPH P & EMMY JO 522 BELVIDERE AVE PLAINFIELD, N J	522-24 BELVIDERE AVE
623			4A	ADONI, RAMON & JILL 9 TEAL COURT MARLBORO, N J.	1100-10 SOUTH AVE
623	2		1	ADONI, RAY 9 TEAL COURT MARLBORO, N J	1112-14 SOUTH AVE
623	3		4A	ELITE AUTO SALES INC 2104 ROSE COURT BASKING RIDGE, N J	1116-18 SOUTH AVE
623	4		4A	EPFUS, JEO & EPFUS, SCOTT 1120-38 SOUTH AVE PLAINFIELD, NJ	1120-38 SOUTH AVE
623	13		2	KNORRLE, AMIR G & NADIRAH F 1143 E 7TH ST PLAINFIELD, NJ	1143-47 E 7TH ST
623	14		2	HAWKINS, ANDRO K & PAULETTE 1137 E 7TH ST PLAINFIELD, NJ	1137-41 E 7TH ST

1110-1118 SOUTH AVENUE
BLOCK 623 LOT 1, 2 & 3
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY



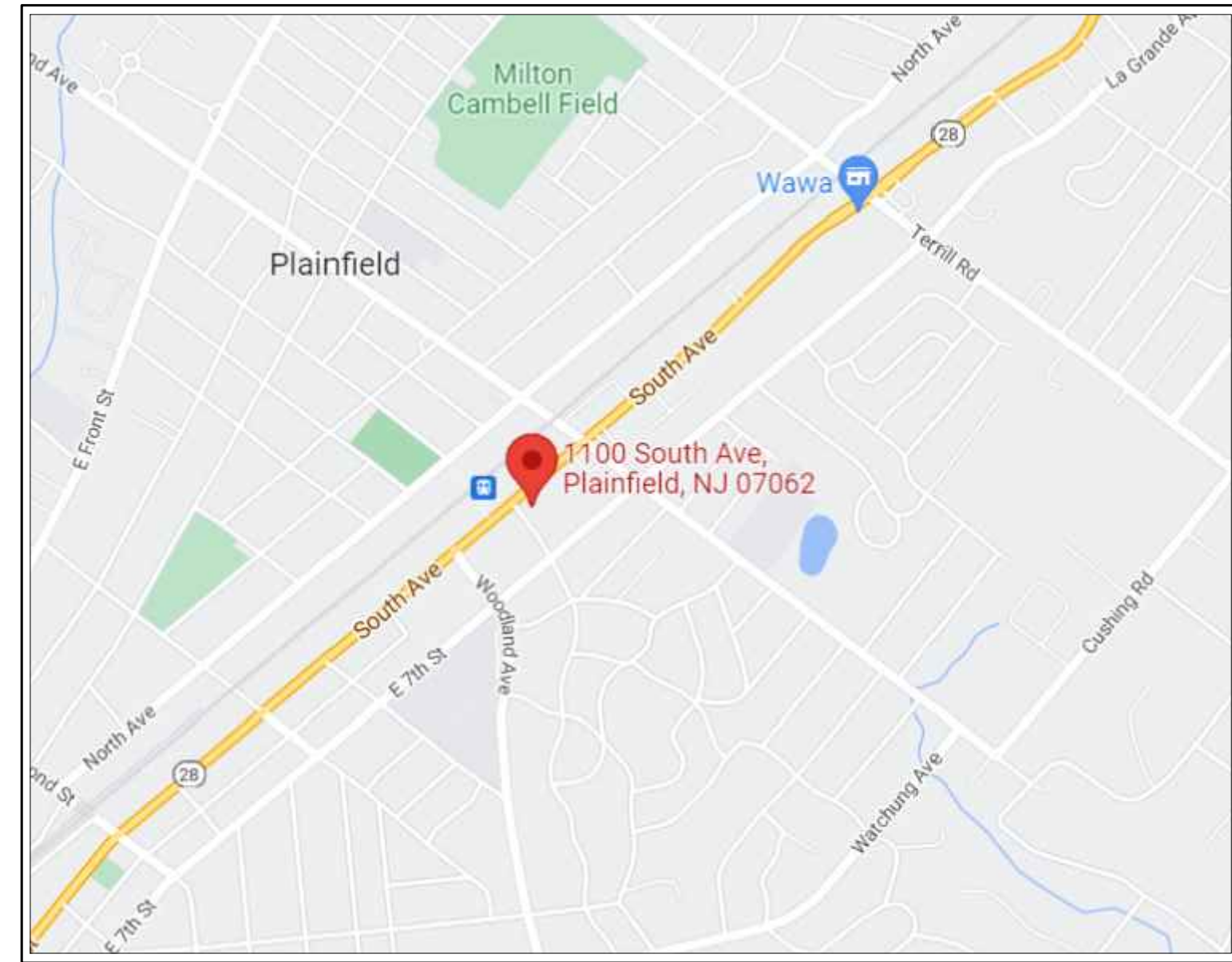
SOURCE:
TAX MAP - CITY OF PLAINFIELD

AREA MAP

SCALE: 1"= 100'

OWNER & ADDRESS REPORT

PLAINFIELD					
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
BLOCK 623 LOT 1, 2 & 3 1100-10 SOUTH AVE/1112-14 SOUTH AVE					
623	15		2	TALBOT, ADRIENNE 1133 E 7TH ST PLAINFIELD, NJ	1133-35 E 7TH ST
623	16		2	FELTON, BRYAN 1129 E 7TH STREET PLAINFIELD, NJ	1129-31 E 7TH ST
623	17		2	RUBI, HUGO A & ROSARIO 1125-27 E 7TH ST PLAINFIELD, NJ	1125-27 E 7TH ST
623	18		2	DARWISH, GAMAL 14 ARROWOOD LN MONMOUTH JUNCTION, NJ	1121-23 E 7TH ST
623	19		2	THEODORE, GLADISSE 1117-19 E 7TH ST PLAINFIELD, NJ	1117-19 E 7TH ST
623	20		2	MUSARRA, SALVATORE & MARIA 531-35 BELVIDERE AVE PLAINFIELD, NJ	531-35 BELVIDERE AVE
623	21		2	CRIGLER R J, SPED J M 523-29 BELVIDERE AVE PLAINFIELD, NJ	523-29 BELVIDERE AVE
623	22		2	MELENDEZ, MARIA Y 519-21 BELVIDERE AVE PLAINFIELD, NJ	519-21 BELVIDERE AVE
623	23		2	LOWE, MICHAEL 517 BELVIDERE AVE PLAINFIELD, NJ	513-17 BELVIDERE AVE
623	24		2	RODRIGUES, JOAQUINA 27 PRINCE STREET ELIZABETH, NJ	509-11 BELVIDERE AVE



LOCATION MAP

NTS
SOURCE: GOOGLE MAPS

INDEX OF DRAWINGS

- 1..... SP-1 COVER SHEET
- 2..... SP-2 DEMOLITION PLAN
- 3..... SP-3 SITE PLAN
- 4..... SP-4 GRADING AND UTILITY PLAN
- 5..... SP-5 LANDSCAPE PLAN
- 6..... SP-6 LIGHTING PLAN
- 7..... SP-7 SOIL EROSION AND SEDIMENT CONTROL PLAN

APPLICANT

1100 SA LLC
122 Main Street
West Orange, NJ 07052

CITY OF PLAINFIELD APPROVALS

PLANNING BOARD CHAIRMAN _____ DATE _____

PLANNING BOARD SECRETARY _____ DATE _____

CITY ENGINEER _____ DATE _____

COUNTY OF UNION APPROVALS

COUNTY PLANNING BOARD _____ DATE _____

SECRETARY _____ DATE _____

PLANNING ENGINEER _____ DATE _____

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING,
PREPARED BY MARC J.CIFONE PLS ON 02-22-22.
VERTICAL DATUM NAVD 1988.
HOUSE LAYOUT TAKEN FROM PLAN PREPARED BY ROBERT DOOLEY
HERO ARCHITECTURE

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410

Paul W. Anderson
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

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Anderson Consulting Services LLC
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Fax: 973.975.0703
www.pwanderson-cs.com

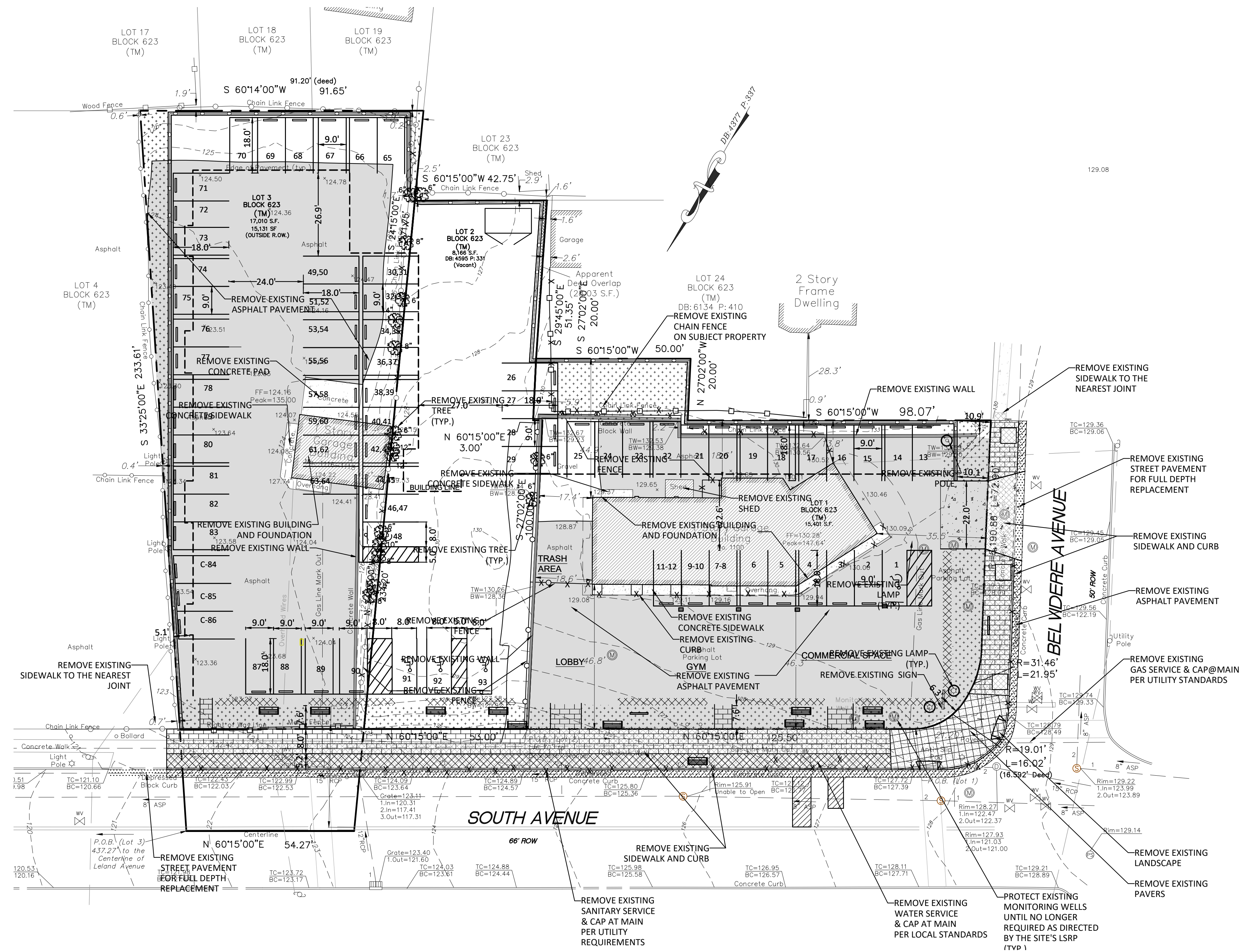
Proj. No.	PLAINFIELD
Date	03-14-22
Drawn by	ET
Designed by	PWA
Checked by	PWA
Scale	AS SHOWN

1110-1118 SOUTH AVENUE
BLOCK 623 LOT 1, 2 & 3
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY

COVER SHEET

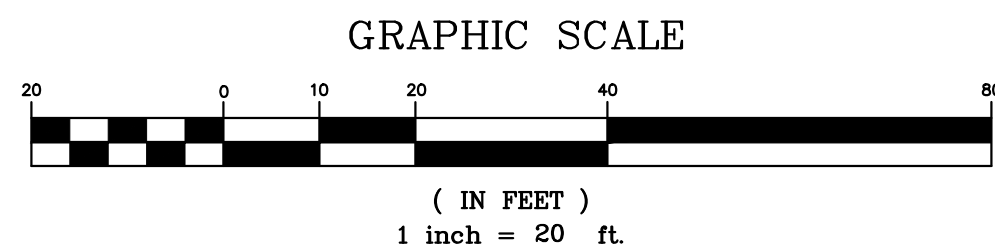
SP-1

SHEET 1 OF 7



811
Know what's below.
Call before you dig.

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.



REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J.CIFONE PLS ON 02-22-22.
VERTICAL DATUM NAVD 1988.
HOUSE LAYOUT TAKEN FROM PLAN PREPARED BY ROBERT DOOLEY HERO ARCHITECTURE

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33419
Paul W. Anderson
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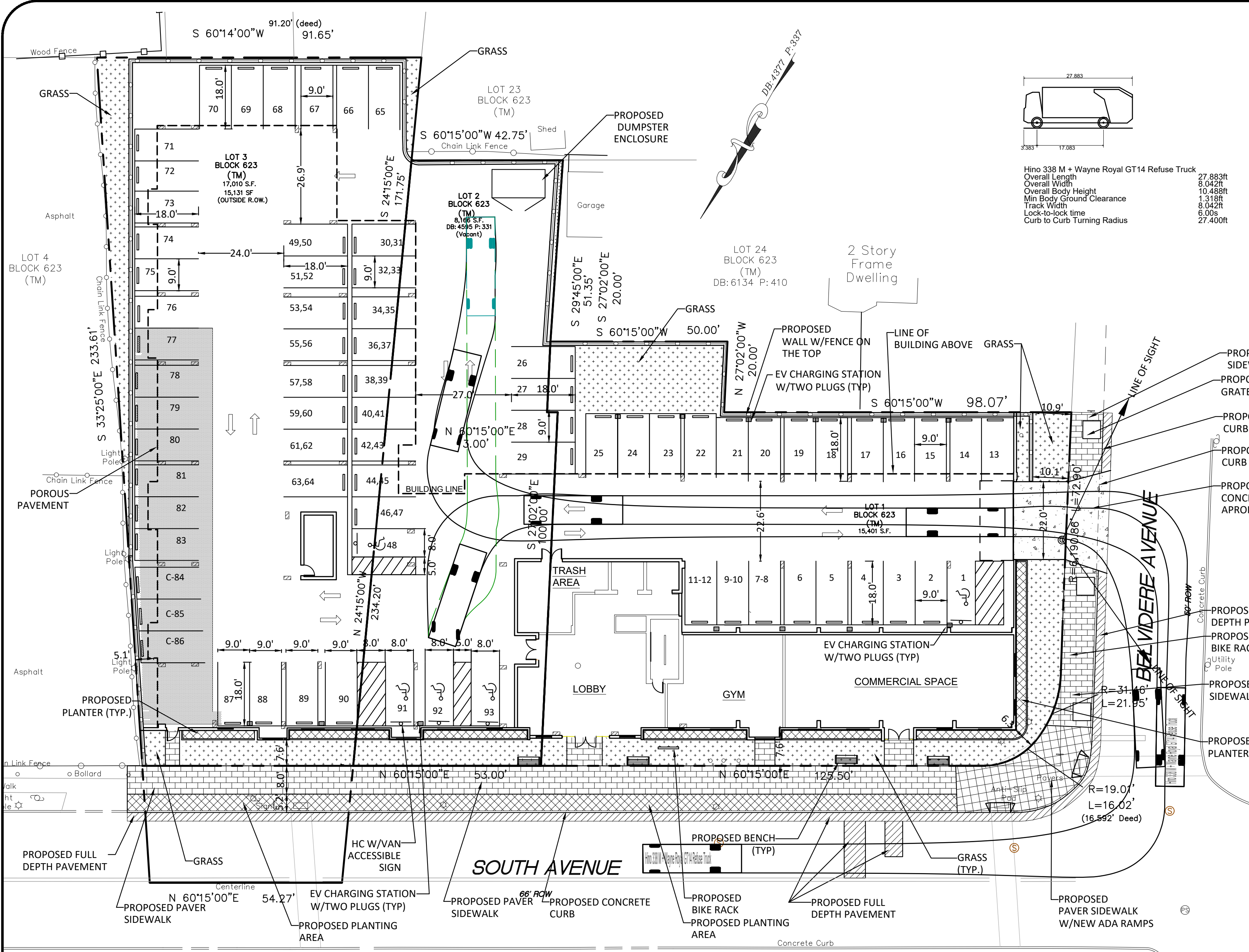
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Proj. No. 03-14-22
Date 03-14-22
Drawn by ET
Designed by PWA
Checked by PWA
Scale AS SHOWN

1110-1118 SOUTH AVENUE
BLOCK 623 LOT 1, 2 & 3
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY
DEMOLITION PLAN

SP-2

SHEET 2 OF 7



TODN - SOUTH AVE REDEVELOPMENT PLAN
TSC ZONE

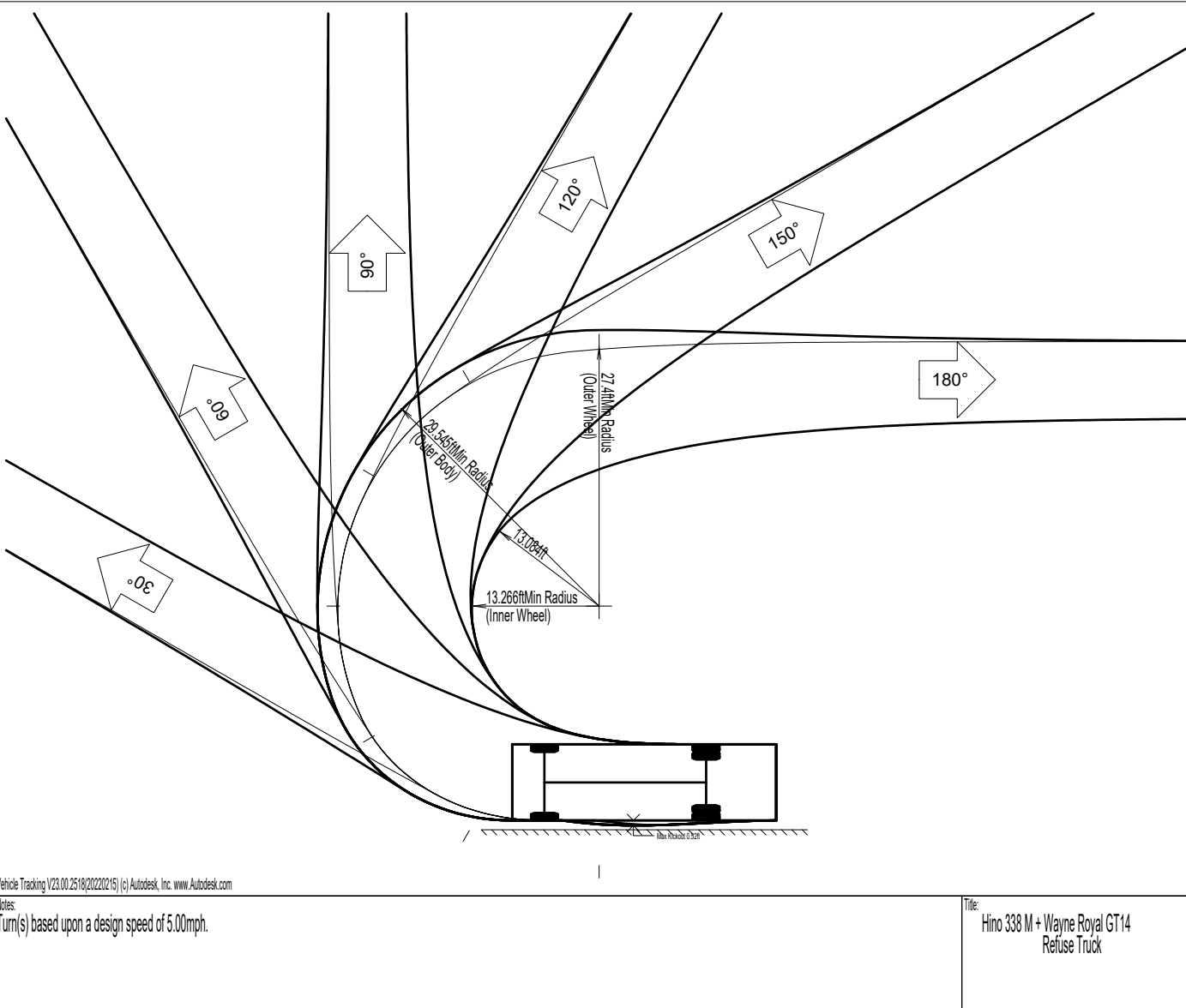
	REQUIRED	EXISTING	PROPOSED	COMMENT
LOT AREA	10,000 SF	38,698 SF	38,698 SF	C
MINIMUM FY	0 FT	35.5 FT	6.3 FT	C
MAXIMUM FY	5 FT	46.3 FT	10.1 FT	C
MINIMUM SY	5 FT	17.4 FT	5.1 FT	C
COMBINED SY	20 FT	52.9 FT	NA	NA
MAXIMUM BUILDING COVERAGE	75%	11.1%	59.3%	C
MAXIMUM IMPERVIOUS COVERAGE	90%	65%	88.1%	C
DENSITY	100 UNITS/ACRE	NA	99.05	C
FLOOR AREA RATIO	3.3	.11	2.8	C
MAXIMUM BUILDING HEIGHT	70 FT	17.3 FT	67.5 FT	C
MAXIMUM NUMBER OF STORIES	6	1	5	C
NUMBER OF STORIES W/IN 20 FT	4	1	5	V
NON-RESIDENTIAL SPACE GROUND FLOOR	40% COVERAGE	100%	40%	C
MINIMUM 1ST FLOOR HEIGHT	12 FT		16 FT	C
MINIMUM OPEN SPACE	5% OF PROPERTY	34% OF	3689 SF	C
PARKING	1 PER UNIT 1 PER 300 RETAIL	93 SPACES		C

- NOTE:**
 1. 26 PLUGS FOR EV. RECHARGING PROVIDED
 2. FAR 108.392/38.698 = 2.8, SEE ARCH. A000-00

PARKING REQUIRED

- 1 PER RESIDENTIAL UNIT = 8
 1 PER 300 FOR RETAIL = 6
 CREDIT 8 SPACE FOR EV CHARGING STATION PER STATE CODE
 TOTAL REQUIRED = 86

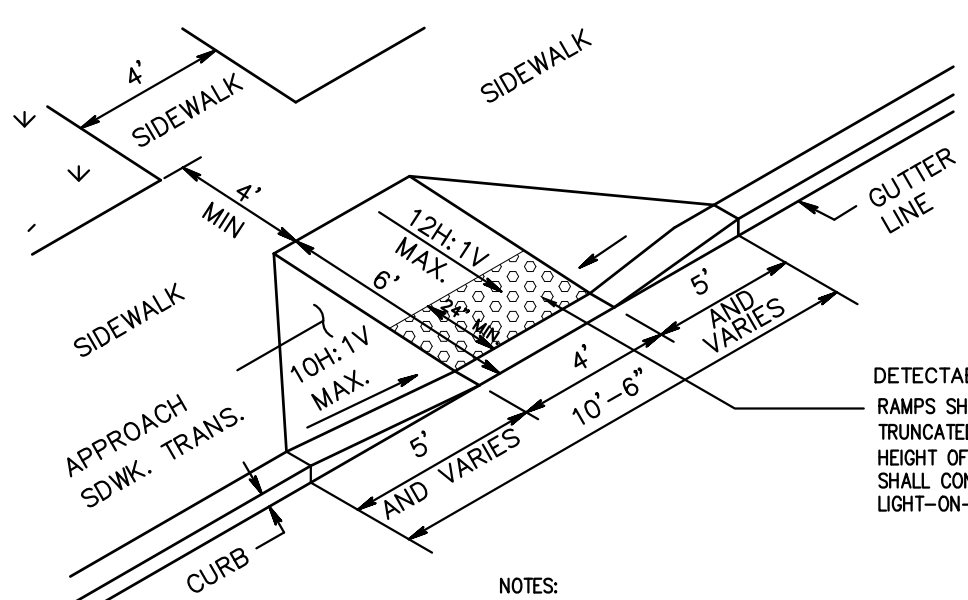
811 NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.



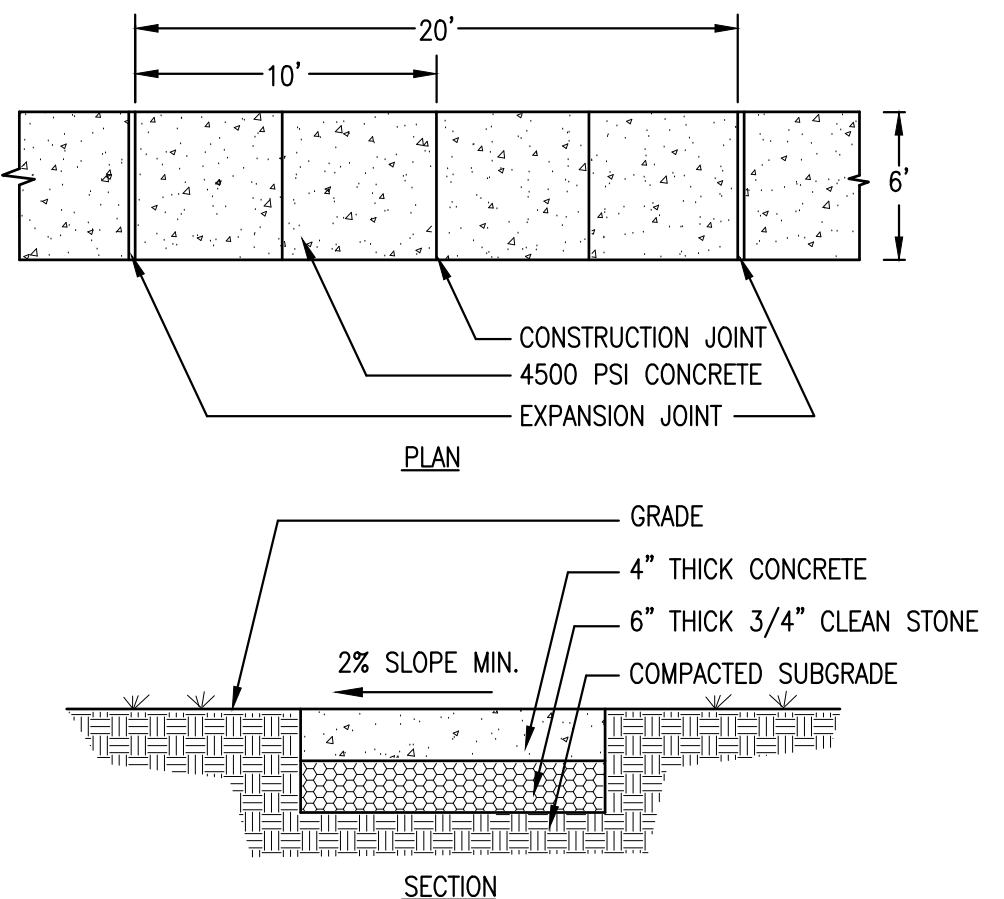
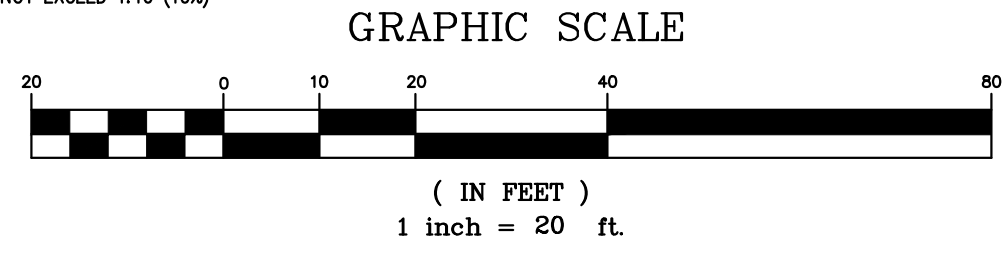
REAR-LOAD GARBAGE TRUCK TURNING TEMPLATE
SCALE: NTS

IMPERVIOUS AREA = 38,698 SF

	% LOT COVERAGE	FLOOR AREA RATIO
BUILDING = 24,259 SF	62.7 %	0.63
PAVEMENT = 8,548 SF	22.0 %	0
GRASS = 3,973 SF	10.3 %	0
WALL = 574 SF	1.5 %	0
PAVER = 261 SF	0.7 %	0
PLANTER = 615 SF	1.6 %	0
CONCRETE = 468 SF	1.2 %	0



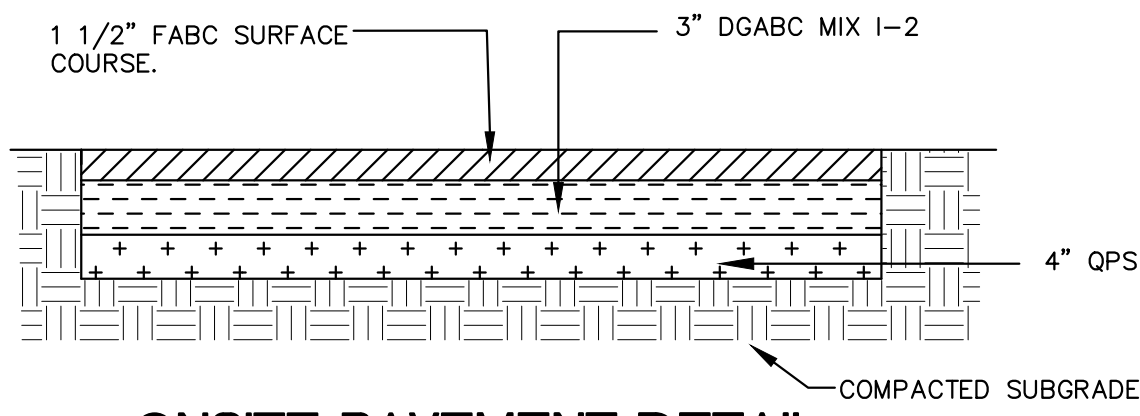
- NOTES:**
 1. RAMP'S SHALL COMPLY WITH THE GUIDELINES SET FORTH BY THE AMERICANS WITH DISABILITIES ACT (ADA)
 2. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 1:12 (8.33%)
 3. MAXIMUM SLOPE ON FLARE SIDE WITHIN SIDEWALK SHALL NOT EXCEED 1:10 (10%)
 4. MAXIMUM CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)



- NOTE:**
 1. ALL CONCRETE SHALL CONFORM TO N.J.D.O.T. SPECS. CLASS "B", AIR-ENTRAINED, 4500 P.S.I. MINIMUM AT 28 DAYS. ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM. ALL JOINTS AND EDGES SHALL BE TOOLED AND ROUNDED.
 2. SUBBASE AND FORMWORK SHALL BE FIRM AND APPROVED BY THE MUNICIPAL ENGINEER OR HIS REPRESENTATIVE PRIOR TO POURING.
 3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO TOWNSHIP STANDARDS, SPECS., AND INSPECTIONS.
 4. WHEN SIDEWALK ABUTS CURB OR SIDEWALK, A 1/2" THICK NON-EXTRUDABLE, FIBROUS BITUMASTIC EXPANSION JOINT IS REQUIRED.

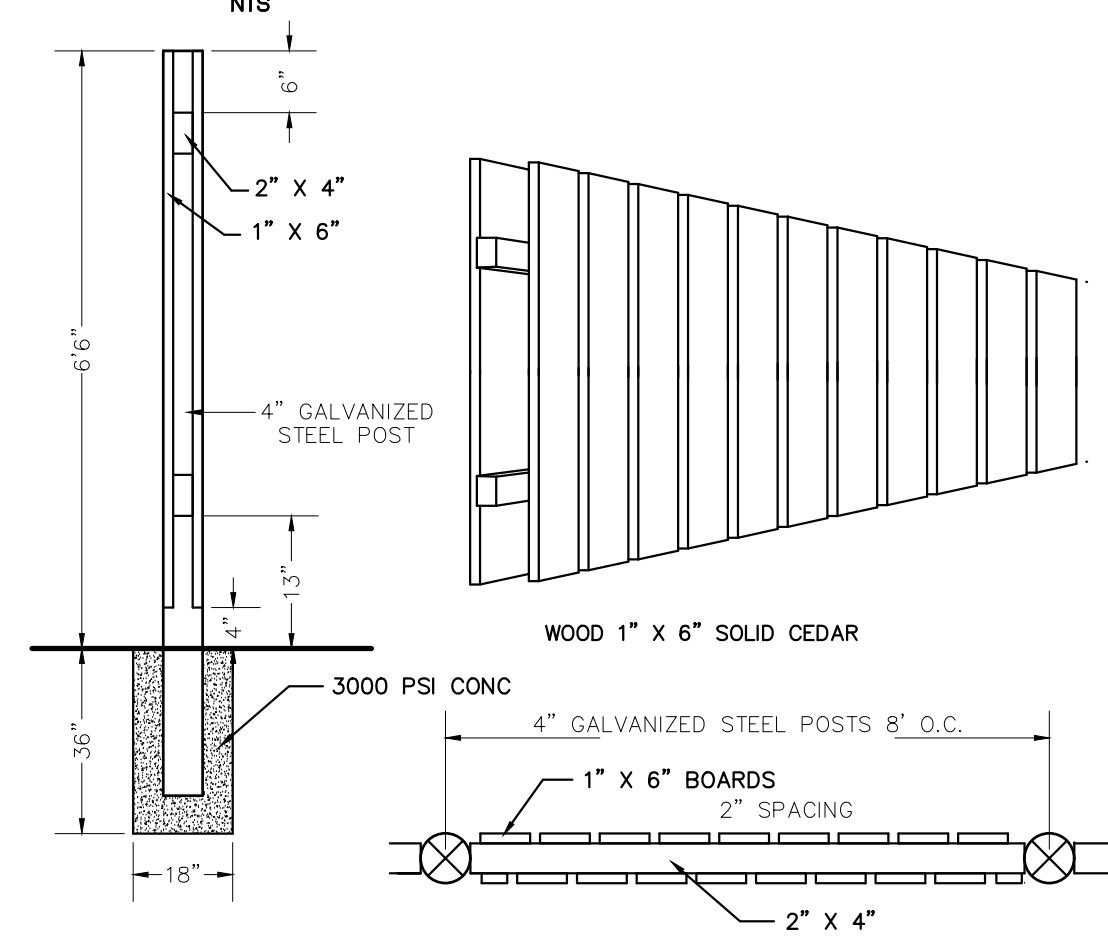
CONCRETE SIDEWALK

NTS.



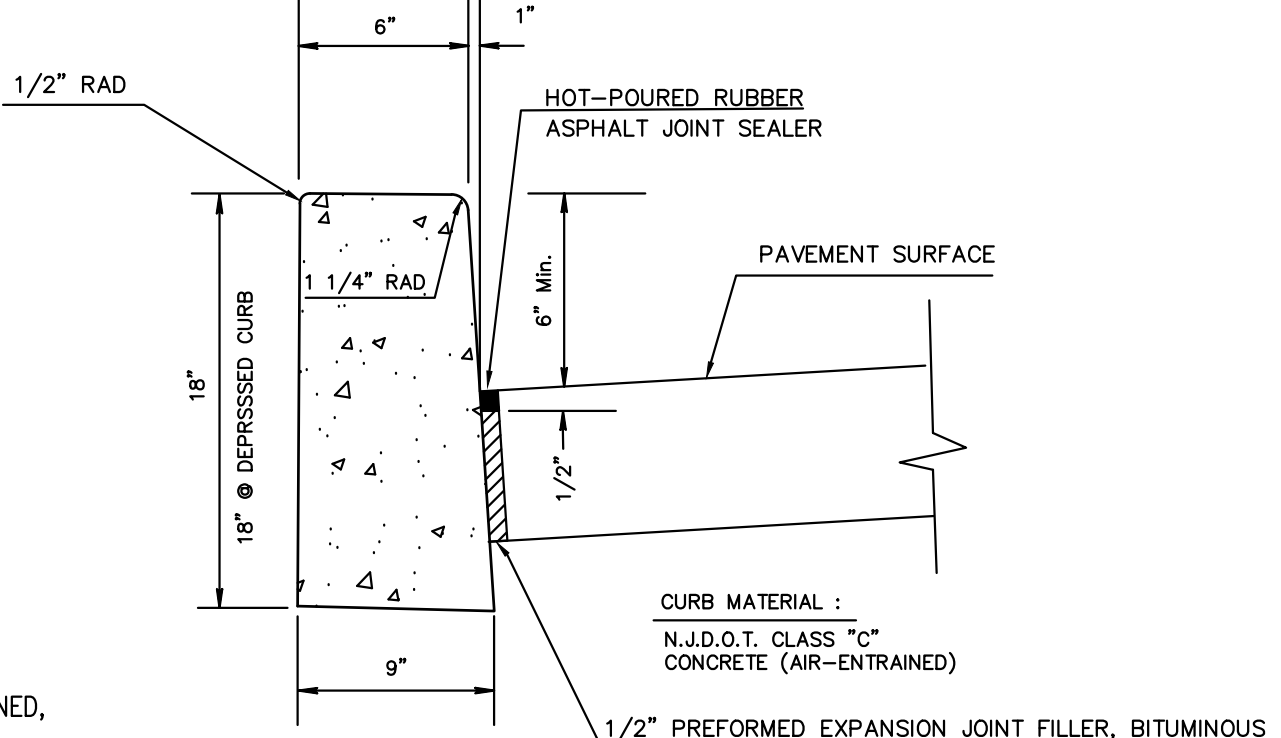
ONSITE PAVEMENT DETAIL

NTS.



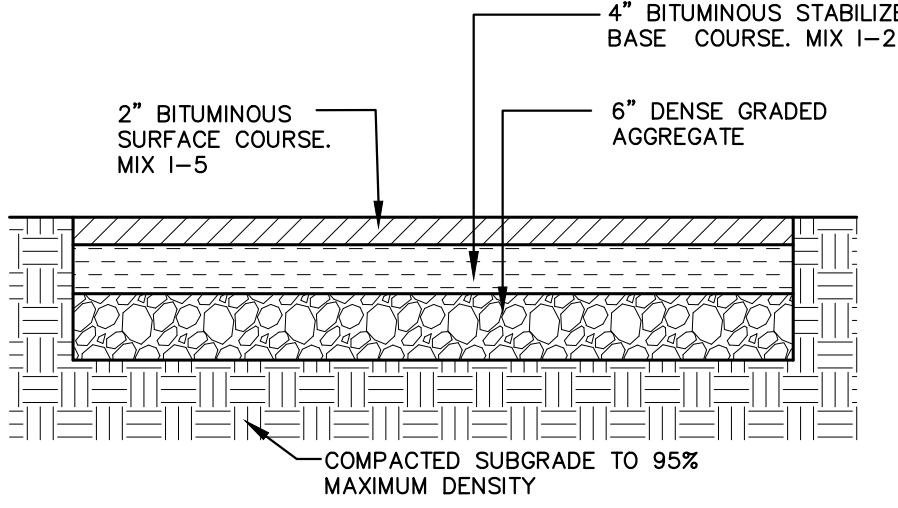
DUMPSTER ENCLOSURE AREA AND FENCE

NTS.



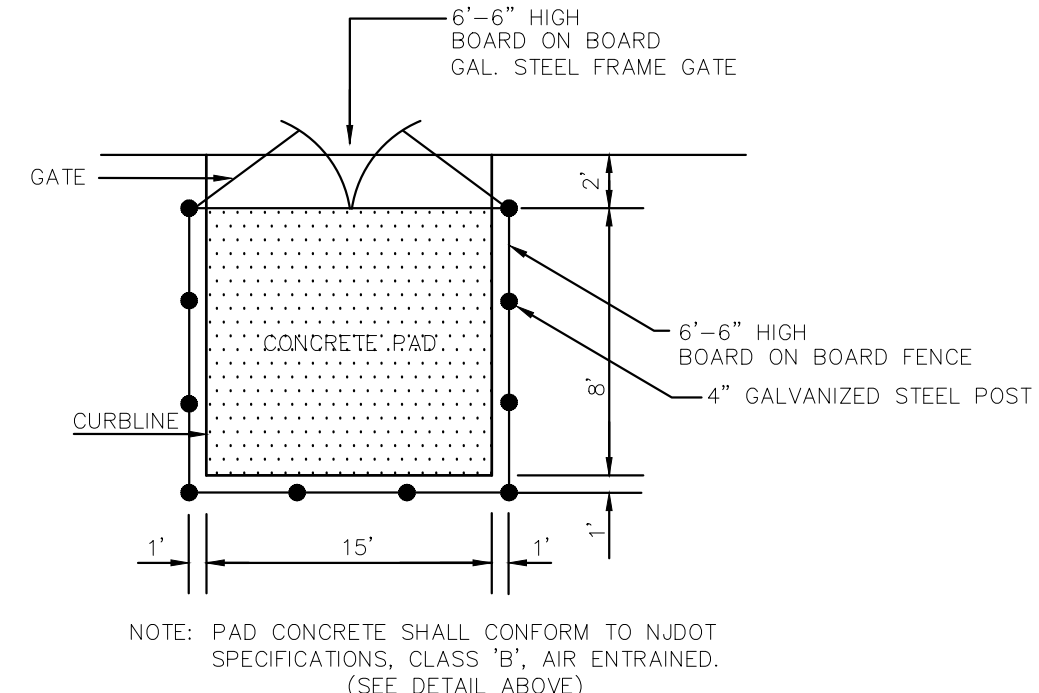
CONCRETE VERTICAL CURB

SCALE: N.T.S.



ROADWAY FULL DEPTH ASPHALT PAVEMENT

SCALE: NTS



CONCRETE UNIT PAVERS (SIDEWALK)

SCALE: NTS

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. CIPONE, PLS ON 02-22-22. VERTICAL DATUM NAVD 1988. HOUSE LAYOUT TAKEN FROM PLAN PREPARED BY ROBERT DOOLEY HERO ARCHITECTURE

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410

Paul W. Anderson
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

Revisions	11-21-22 PER COMPLETENESS REVIEW

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40 Miller Drive
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TEL: 973.975.0703
Fax: 973.975.0703
www.pwanderson-cs.com

CERTIFICATE OF AUTHORIZATION
24G20182400

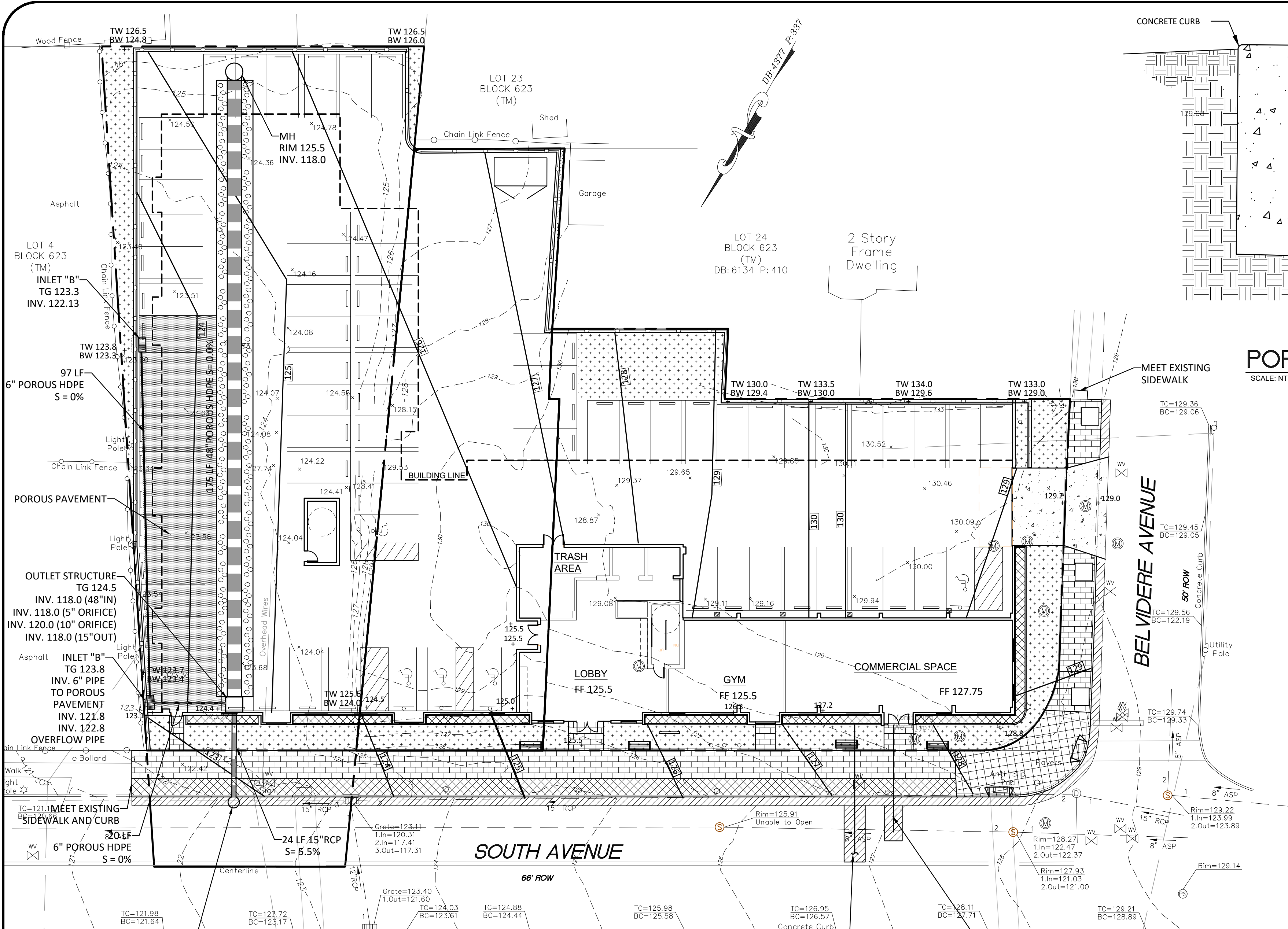
Proj. No.	PLANFIELD
03-14-22	ET
Drawn by	PWA
Designed by	PWA
Checked by	AS SHOWN
Scale	

1110-1118 SOUTH AVENUE
BLOCK 623 LOT 1, 2 & 3
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY

SITE PLAN

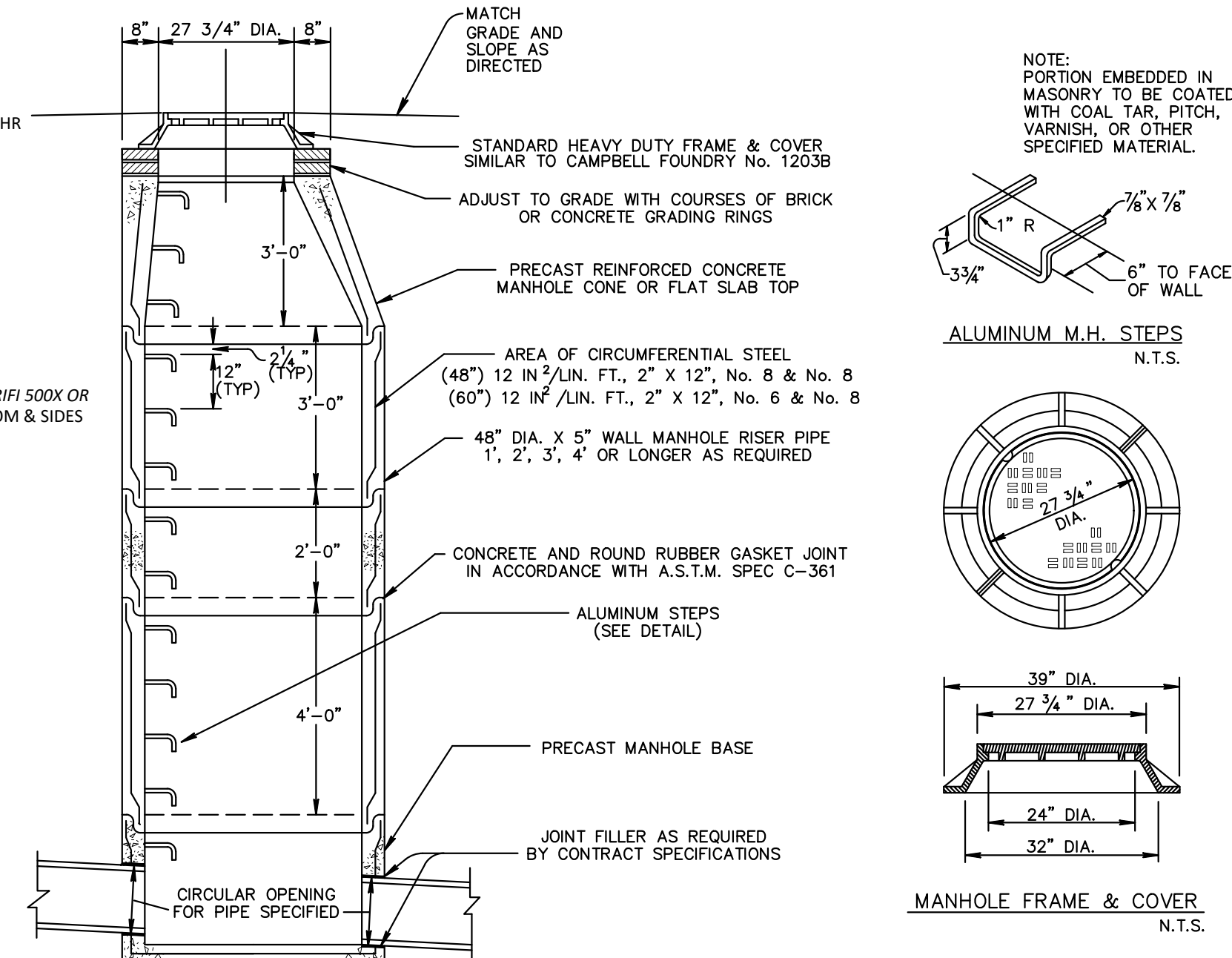
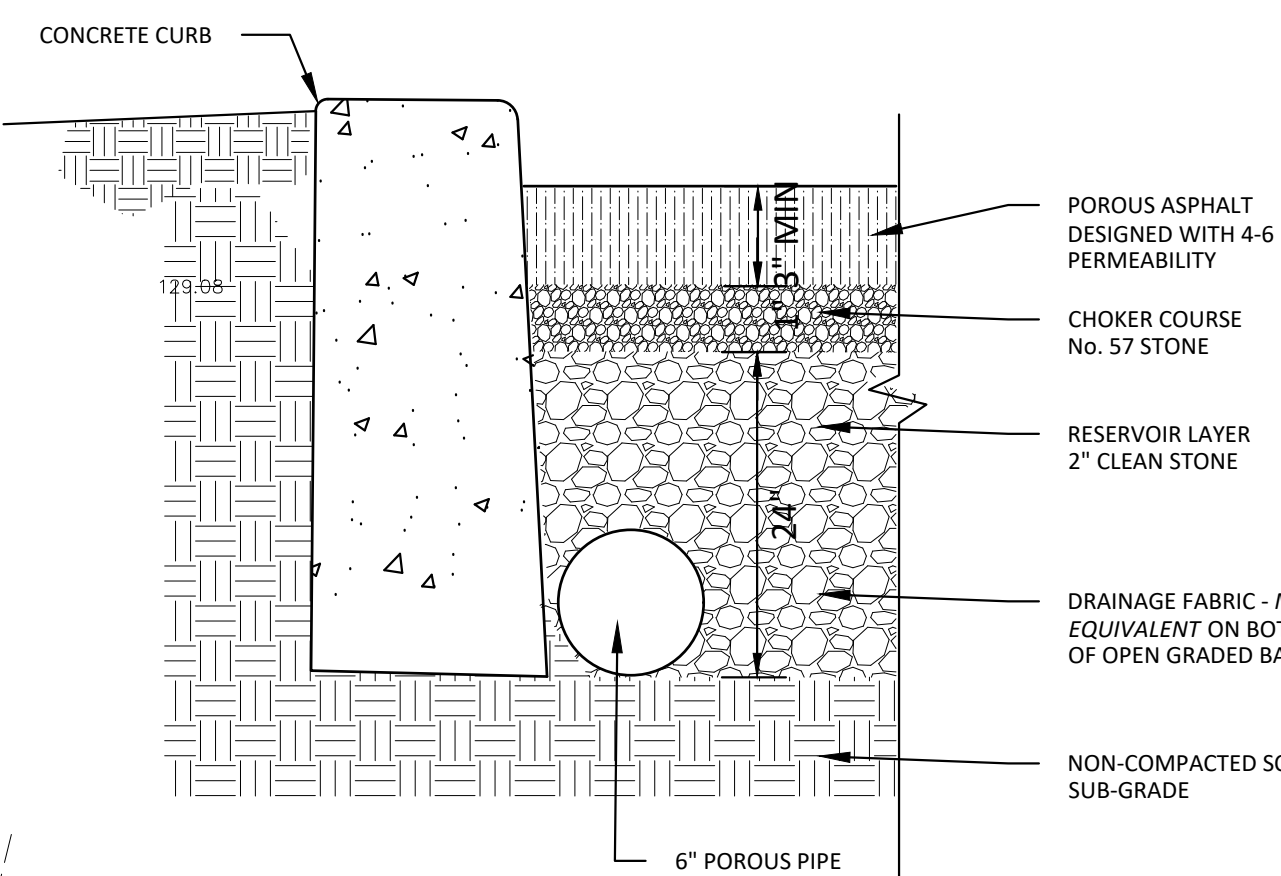
SP-3

SHEET 3 OF 7



POROUS ASPHALT DETAIL

SCALE: N.T.S.



STANDARD PRECAST STORM MANHOLE

N.T.S.

AVERAGE GRADE CALCULATION

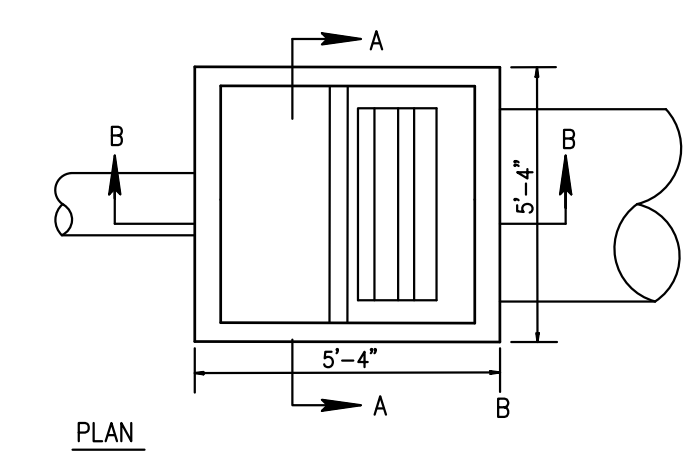
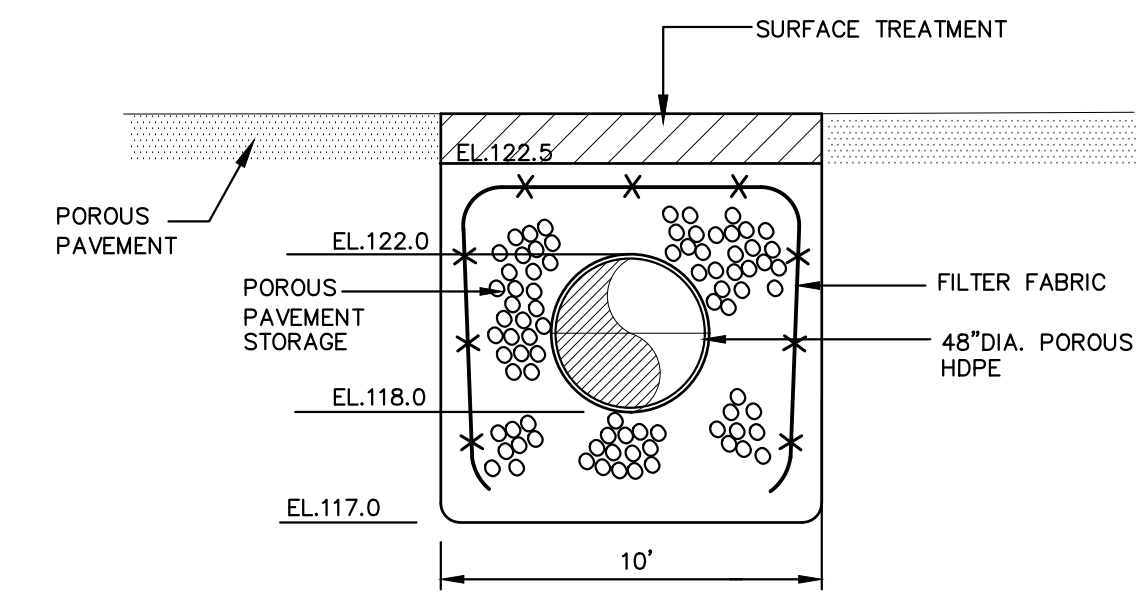
$$\frac{123 + 125.5 + 128.8 + 129.2 + 129.4 + 126 + 123.8}{7} = 126.5$$

BUILDING HEIGHT CALCULATION

$$\begin{aligned} FF &= 125.5 \\ \text{HEIGHT FF TO ROOF} &= 68.5' \\ \text{ROOF ELEVATION} &= 194' \\ \text{BUILDING HEIGHT} &= 194 - 126.5 = 67.5 \text{ FT} \end{aligned}$$

DETENTION PIPE DETAIL

SCALE: N.T.S.



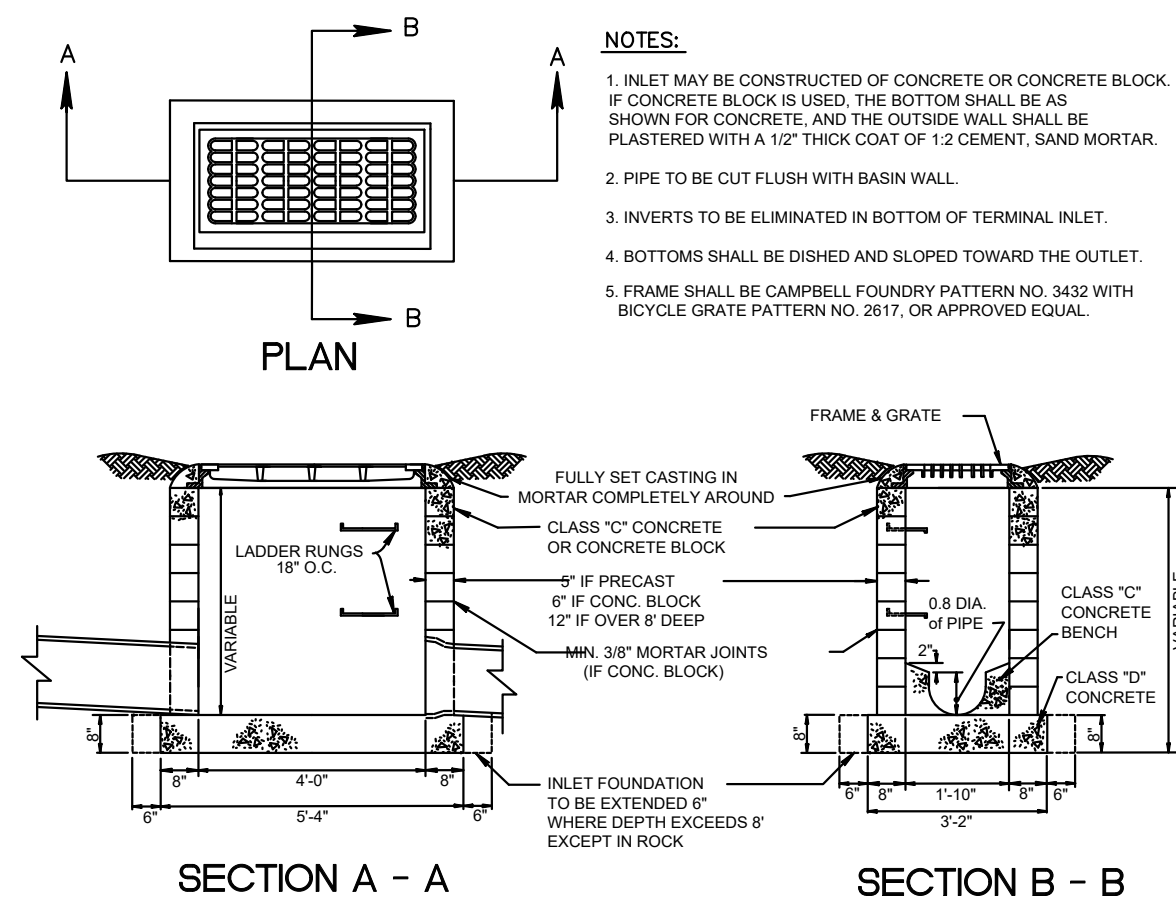
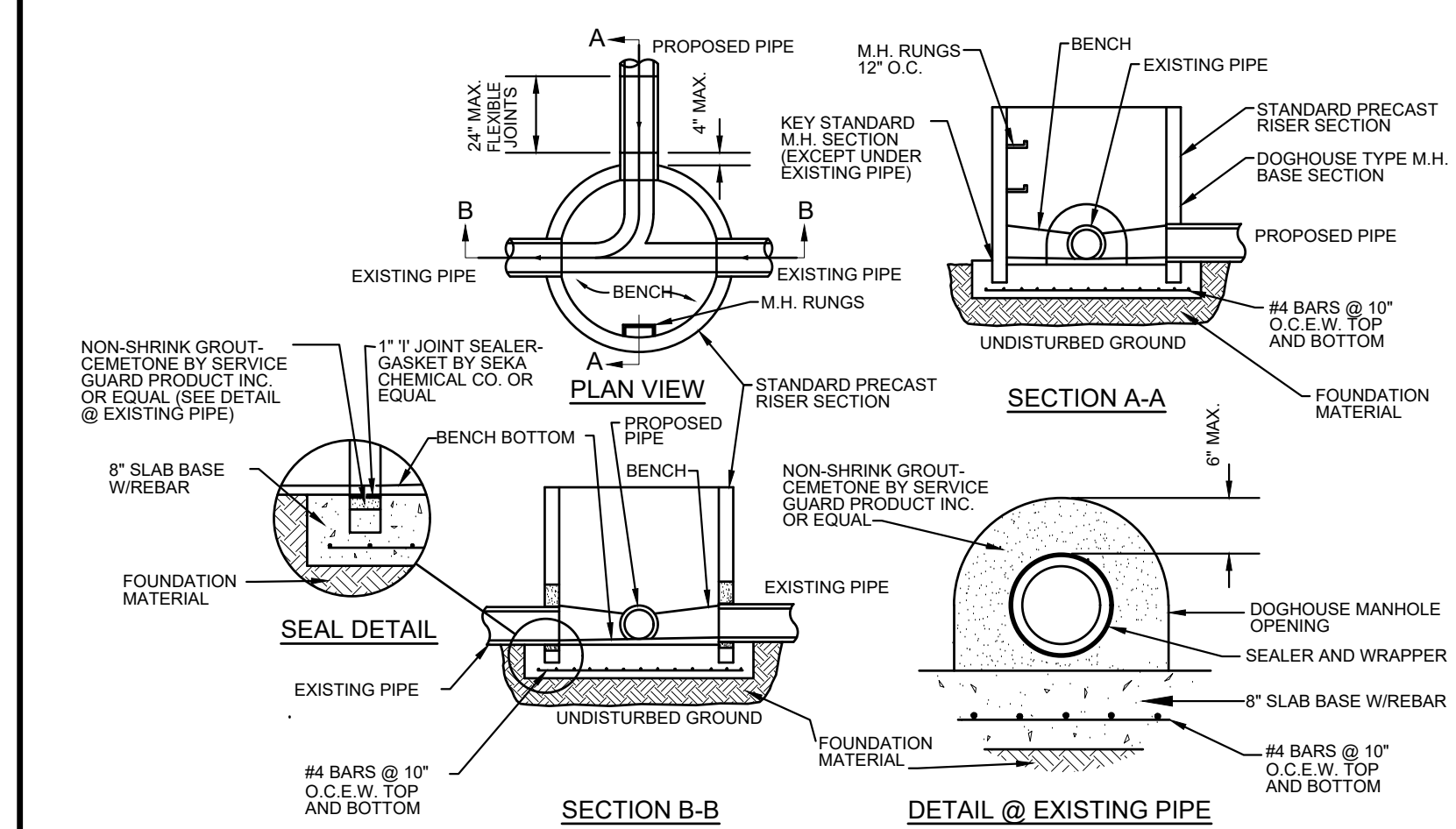
NOTES:

1. STRUCTURE MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE, AND THE OUTSIDE WALL SHALL BE PLASTERED WITH A 1/2" THICK COAT OF 1:2 CEMENT, SAND MORTAR.
2. PIPE TO BE CUT FLUSH WITH BASIN WALL.
3. FRAME AND GRATES SHALL BE CAMPBELL FOUNDRY PATTERN #1202 OR APPROVED EQUAL.

Sanitary Sewer Calculation

59 studio or 1 Br Units @ 150 gal/day = 8850 Gal/day
29- 2 Br Units @ 225 gal/day = 6525 Gal/day
Commercial Space: 1774 SF @ .1 gal/sf/day = 177 Gal/day
Total: 15,552 Gal/day

DOGHOUSE MANHOLE

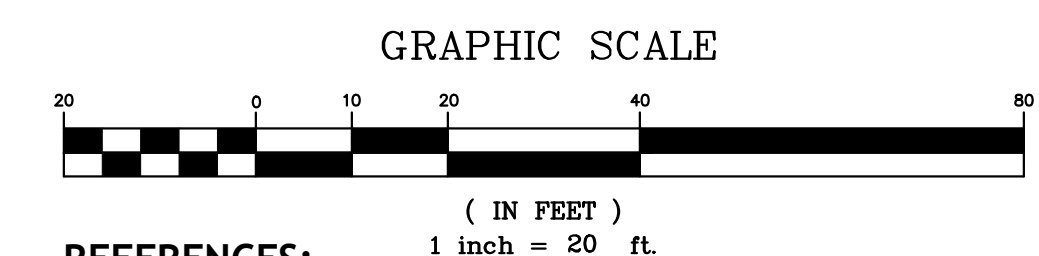


STORM OUTLET STRUCTURE #1

SCALE: N.T.S.

NOTE:

1. ALL RETAINING WALLS UNDER 3.5 FT TO BE MODULAR BLOCK OVER 3.5 FT. TO BE CONCRETE WALLS DESIGNED AS PART OF THE BUILDING BY THE STRUCTURAL ENGINEER.
2. THE PROJECT IS NOT LOCATED IN A FLOOD PLAIN PER FEMA MAPPING. FEMA FLOOD ELEVATION 120 FT LOWEST ELEVATION ONSITE 126 FT.



REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. CIFONE PLS ON 02-22-22. VERTICAL DATUM NAVD 1988. HOUSE LAYOUT TAKEN FROM PLAN PREPARED BY ROBERT DOOLEY HERO ARCHITECTURE

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410

Paul W. Anderson

SIGNATURE INVALID WITHOUT PAISED SEAL OF P.E.

11-21-22 PER COMPLETENESS REVIEW

Revisions

1110-1118 SOUTH AVENUE
BLOCK 623 LOT 1, 2 & 3
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY

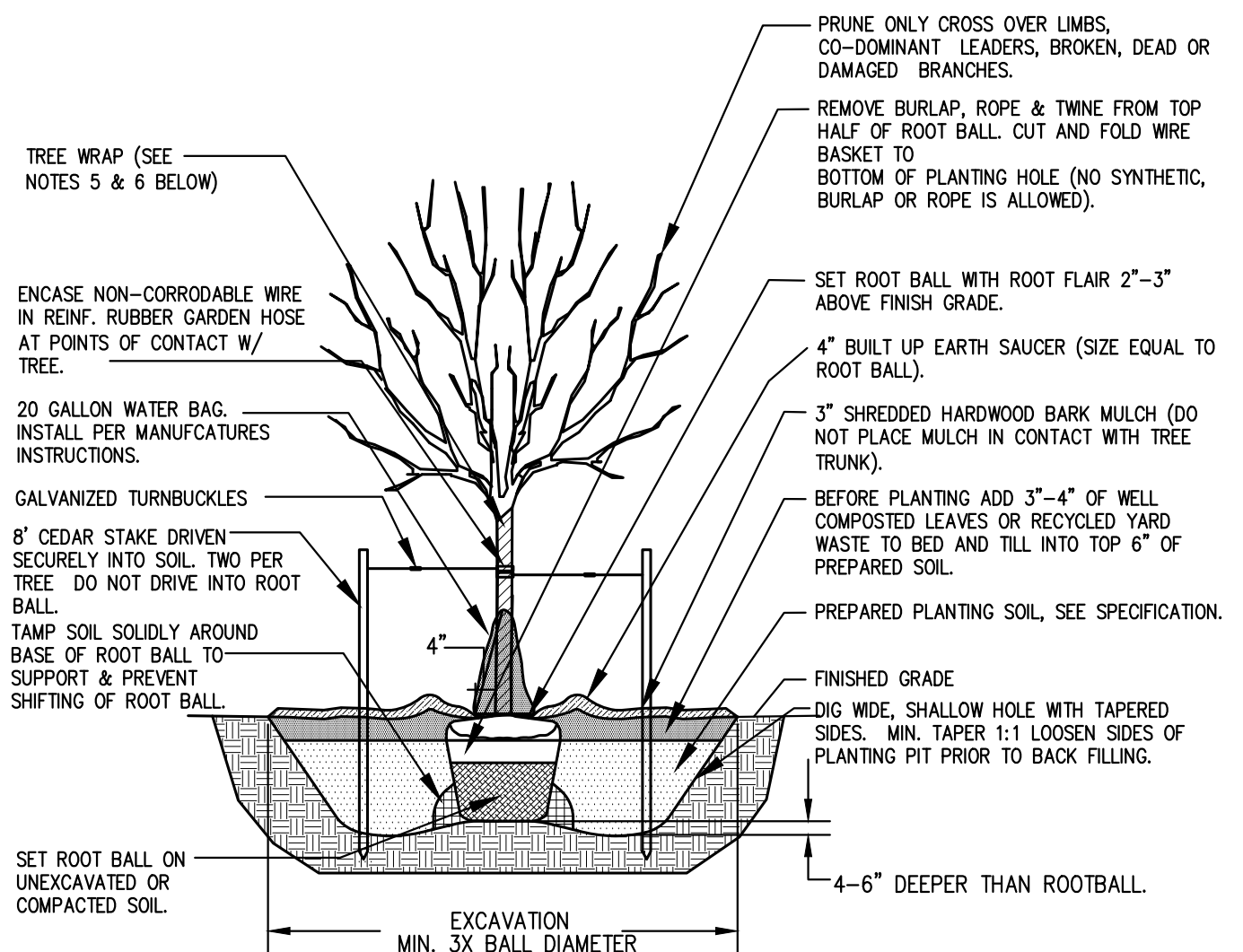
GRADING AND UTILITY PLAN

SP-4

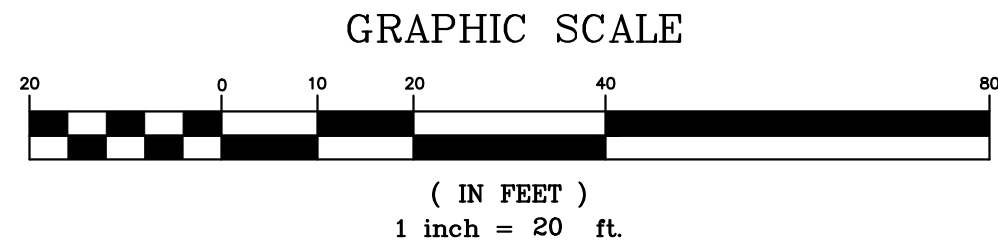
SHEET 4 OF 7



PLANT LIST						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
ORNAMENTAL TREES						
P10	9	PRUNUS X INCAMP OKAME	OKAME CHERRY	2.5-3"	B&B	
SHRUBS						
BLB8C	127	BUDDELEIA LO & BEHOLD BLUE CHIP JR.	BUTTERFLY BUSH		2 GAL.	
BMWG	40	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD		2 GAL.	
PERENNIALS						
SSF	33	SEDUM SPARKLER FIRECRACKER	FIRECRACKER SEDUM		1 GAL.	
BGBA	30	BOUTELLOE GRACILIS 'BLOND AMBITION'	BLOND AMBITION GRASS			
AAT	30	AGASTACHE AURANTIACA 'TANGO'	HUMMING BIRD MINT 'TANGO'			
PAL	30	PEROVSKIA ATRIPLICIFOLIA 'LISSUTT'	LACEY BLUE DWARF RUSSIAN SAGE			



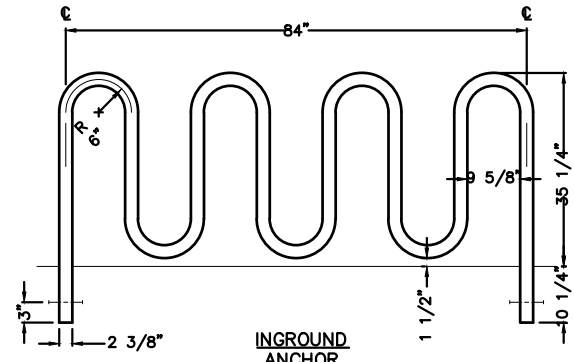
SHADE TREE PLANTING DETAIL
(NOT TO SCALE)



REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING,
PREPARED BY MARC J.CIFONE PLS ON 02-22-22.
VERTICAL DATUM NAVD 1988.
HOUSE LAYOUT TAKEN FROM PLAN PREPARED BY ROBERT DOOLEY
HERO ARCHITECTURE

A A A RIBBON BIKE RACK
COMPANY
521 FIFTH AVENUE, 17TH
FLOOR
NEW YORK, NY 10017
TOLL FREE: 1 (800)
849-3488



NOTES:

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2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info

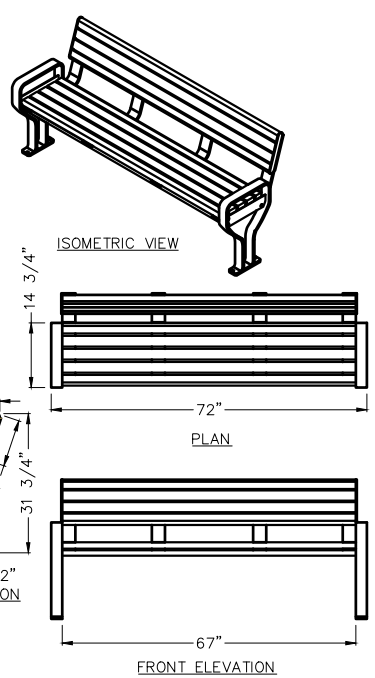
REFERENCE NUMBER
4349-009.

BIKE RACK

9 CAPACITY, INGROUND ANCHOR MOUNT, GALVANIZED BIKE RACK

Wishbone
site furnishings

WISHBONE SITE
FURNISHINGS
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TOLL FREE:
1-866-626-0476
PHONE: (604)
626-0476
FAX: (604) 626-0496
www.wishboneitd.com

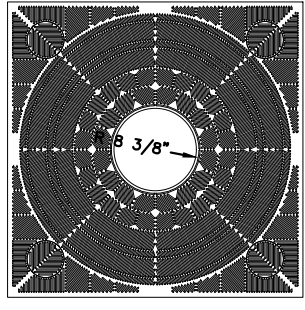


PARK BENCHES & SEATING

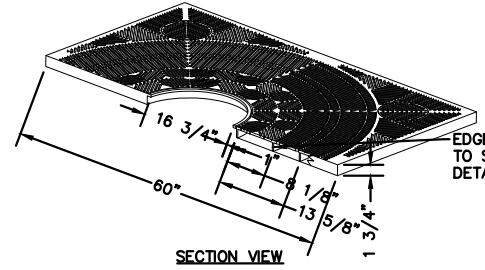
KOBLE PARK BENCH (K-6)

CANTERBURY  DESIGNS

**CANTERBURY
INTERNATIONAL 5632
W. WASHINGTON BLVD.
LOS ANGELES, CA
90016
TOLL FREE:
1-800-935-7111
PHONE (323)
936-7111
FAX (323) 936-7115
www.canterburyintl.com**



PLAN VIEW



SECTION V

MANUFACTURE NOTES:

1. MADE OF 100% RECYCLED CAST GRAY IRON & CAST ALUMINUM.
2. FINISHED IN NATURAL RAW (STANDARD FOR CAST IRON) OR POLYESTER POWDER COAT (SPECIFY COLOR).
3. BREAKOUT POINT TO EXPAND OPENING AT 16 3/4", 33", 44".
4. SLOT OPENING: 3/8" IN COMPLIANCE WITH ADA GUIDELINES.
5. FITS CANTERBURY 5" SQUARE ANGLE STEEL FRAME.
6. ALL DIMENSIONS NOMINAL.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. DO NOT SCALE DRAWING.
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT
www.CADDetails.com/info AND ENTER
REFERENCE NUMBER SP-5 London.

TREE GRATES

CONORAN TREE GRATE - 5' SQUARE

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER

LIC. NO. 33410

Paul W. Gaud

SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

11-21-22 PER COMPLETENESS REVIEW

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CERTIFICATE OF AUTHORIZATION

FAX: 573.573.0703
www.pwanderson-cs.com

ACS
Anderson Consulting Services LLC
40 Miller Drive

Proj. No.	PLANFIELD
Date	03-14-22
Drawn by	ET
Designed by	PWA
Checked by	PWA
Scale	AS SHOWN

1110-1118 SOUTH AVENUE
BLOCK 623 LOT 1, 2 & 3

CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY

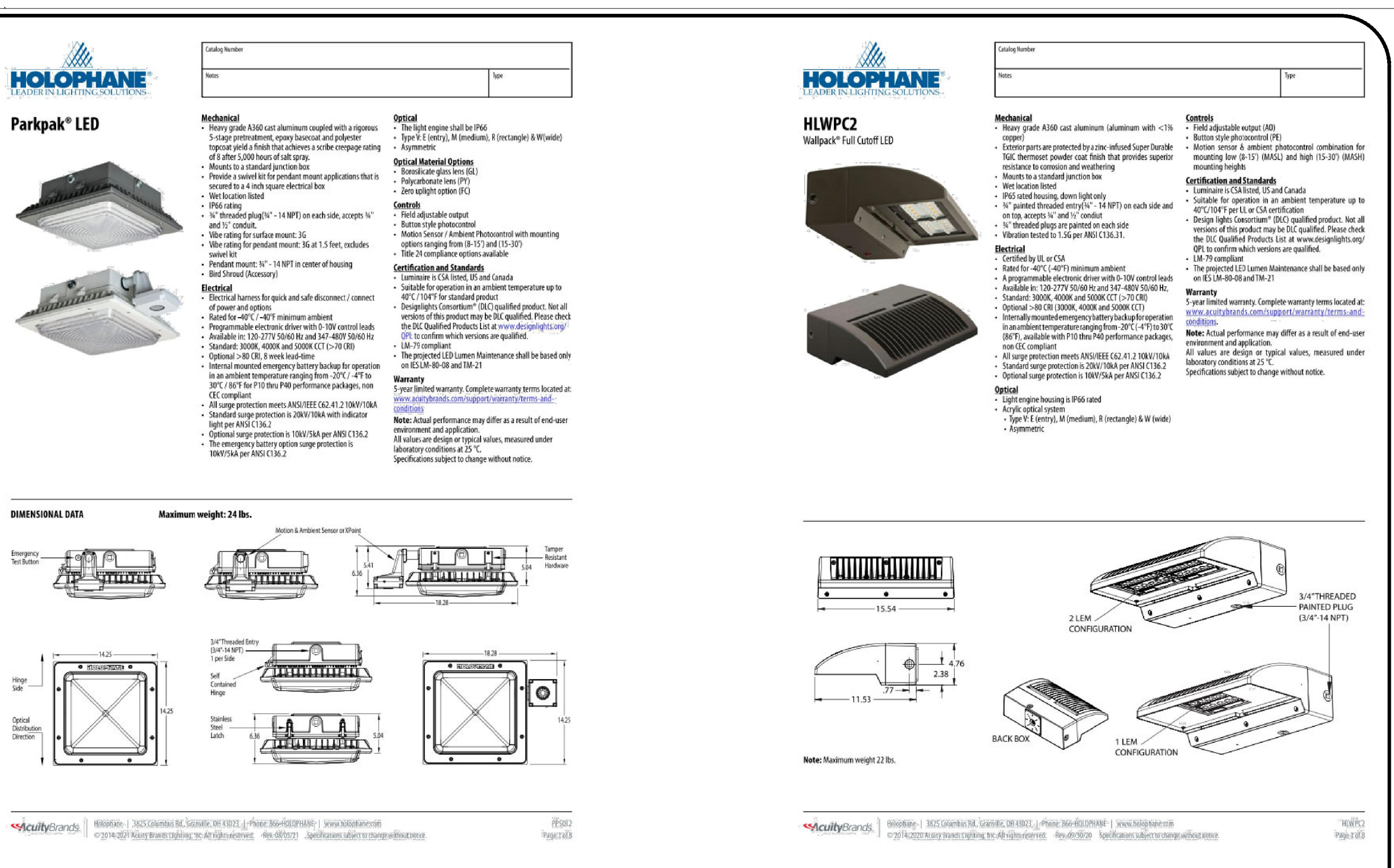
LANDSCAPE PLAN

SP-5

SHEET 5 OF 7



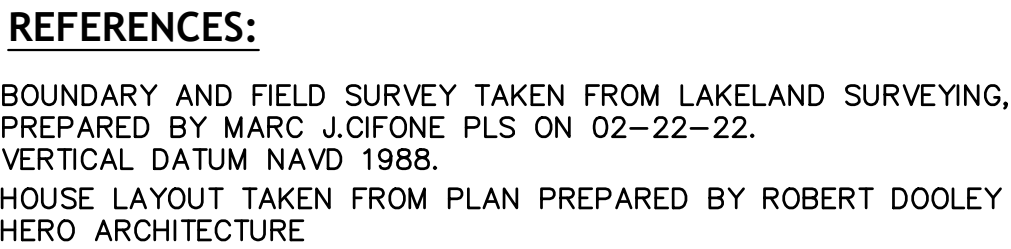
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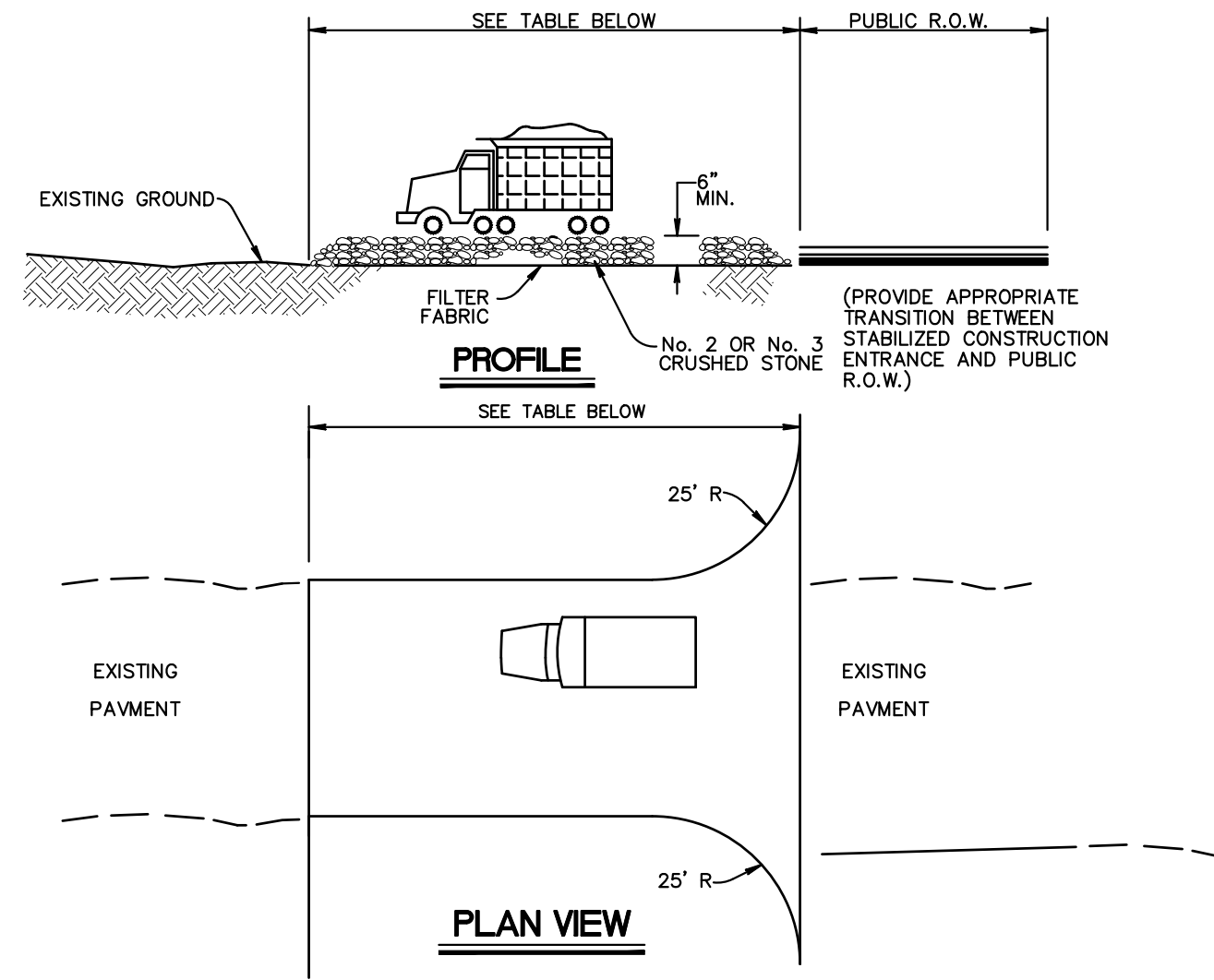
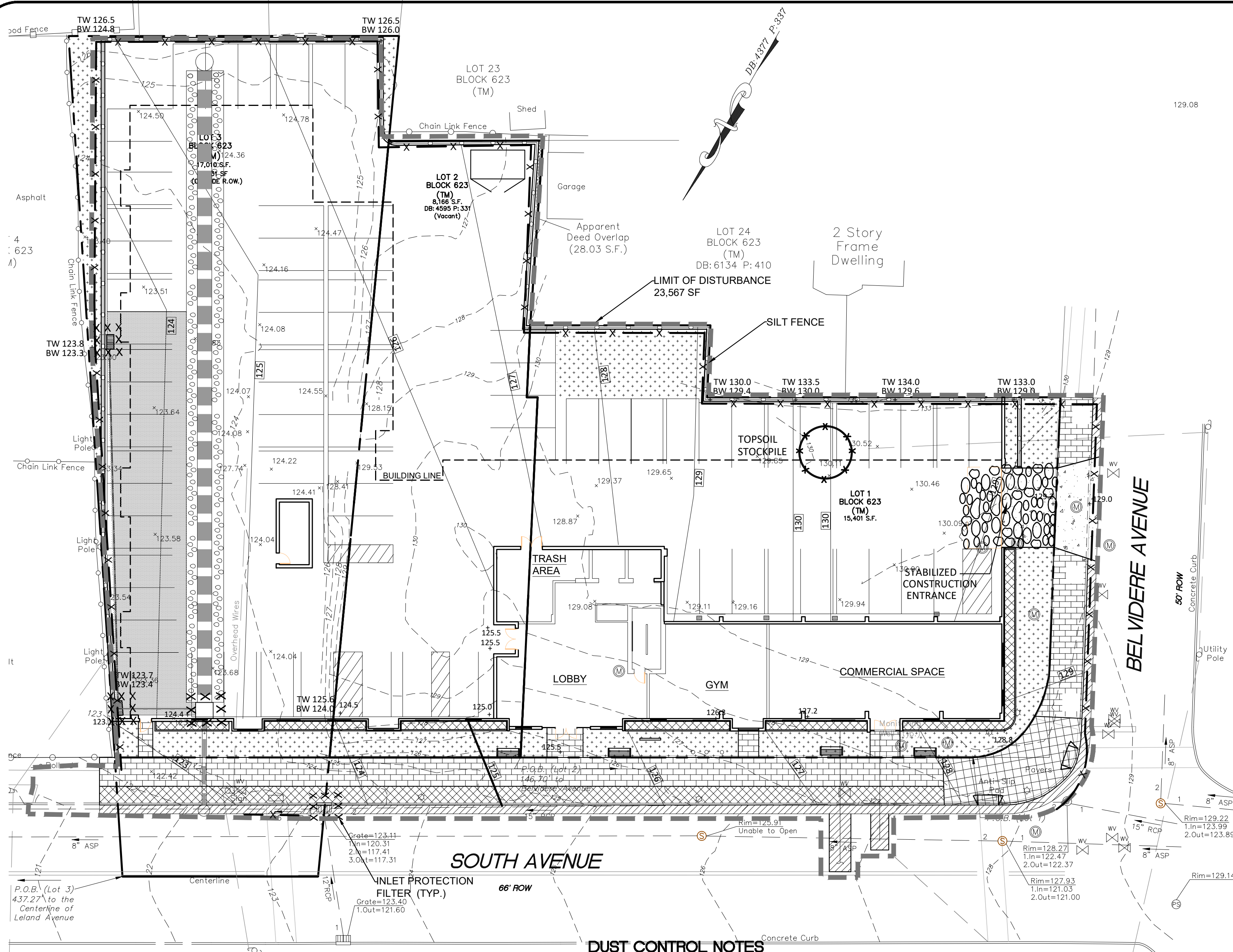


ACS
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www.pwandersen.com

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SPILL SUMMARY	+	0.7 fc	4.4 fc	0.0 fc	N/A	N/A
EXTERIOR PARKING SUMMARY	□	2.0 fc	4.4 fc	1.0 fc	4.4:1	2.0:1
PARKING GARAGE SUMMARY	✱	1.9 fc	2.9 fc	1.0 fc	2.9:1	1.9:1
SIDEWALK SUMMARY	□	1.3 fc	2.4 fc	0.5 fc	4.8:1	2.6:1

811 NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.



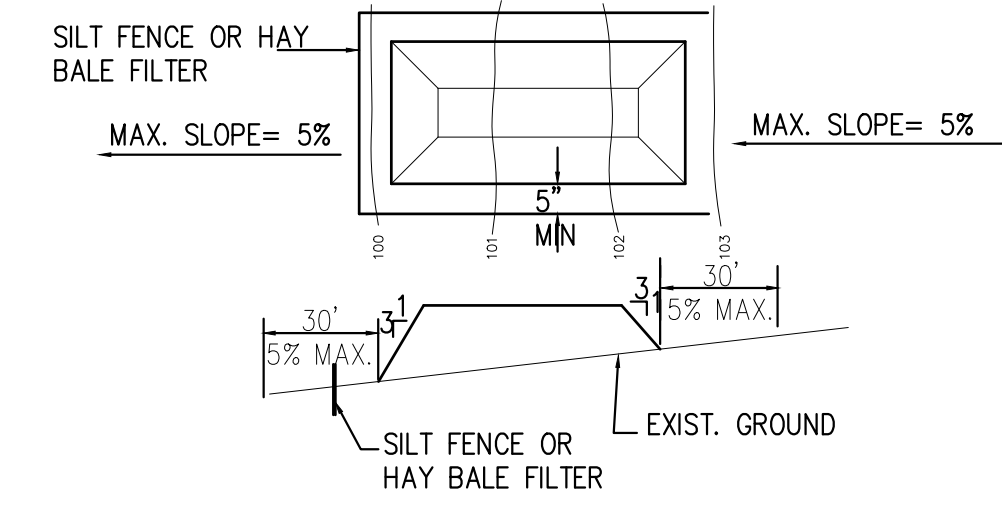


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 - 2%	50 FT	100 FT
2 - 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.

STABILIZED CONSTRUCTION ENTRANCE

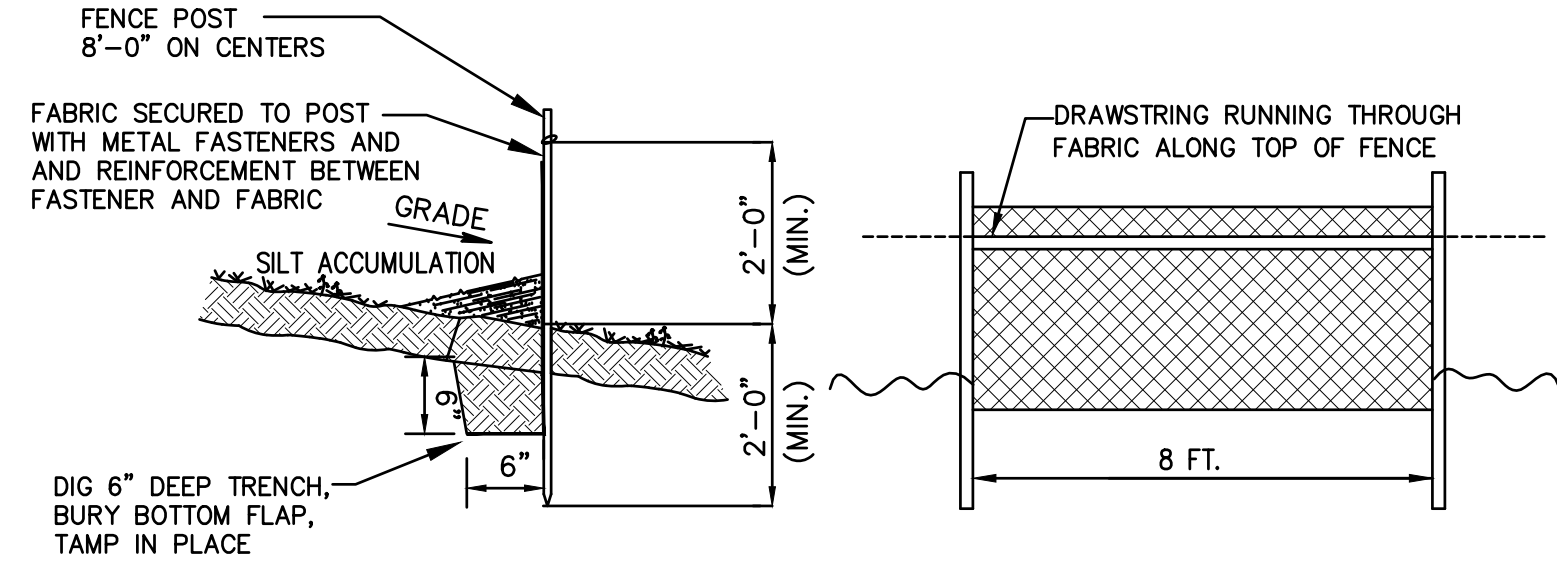
SCALE: NTS



- NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN
 2. ALL SIDE SLOPES SHALL BE MAXIMUM 3:1
 3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS AS STATED ON THIS SHEET.
 4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.

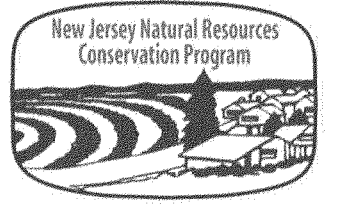
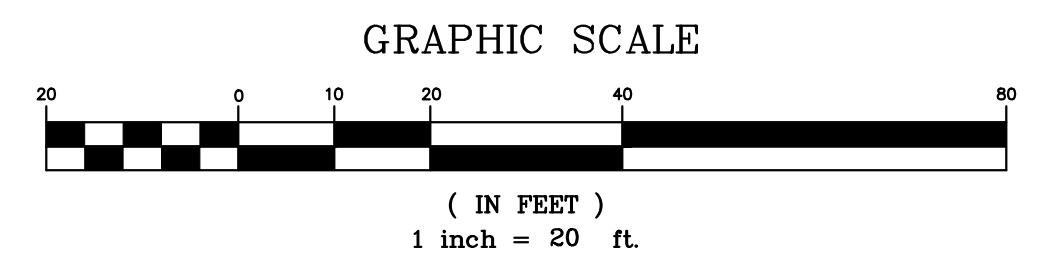
SOIL STOCKPILE

NTS



SILT FENCE DETAIL

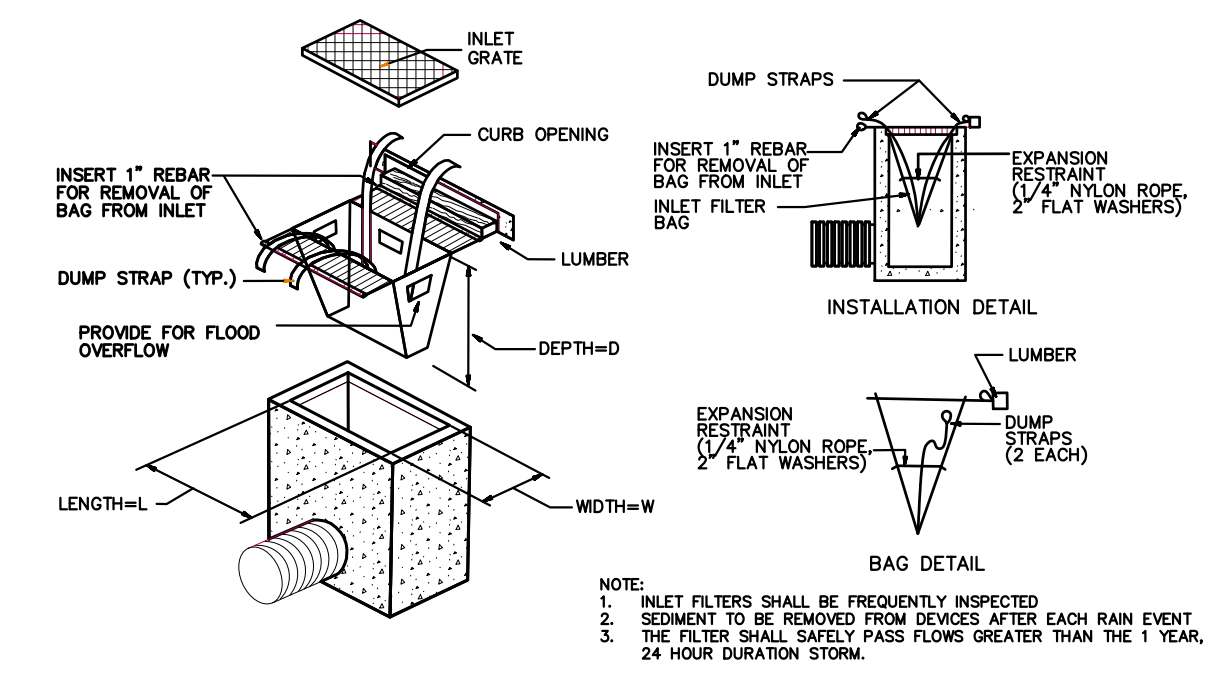
NTS



SOMERSET - UNION SOIL CONSERVATION DISTRICT
Somerset County 4-H Center
308 Milltown Road • Bridgewater, NJ 08807
(908) 526-2701 Fax (908) 575-3977

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 than 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 NISA 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.



2. DETAIL OF INLET SEDIMENT CONTROL DEVICE

SCALE: NTS

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. CIFONE PLS ON 02-22-22. VERTICAL DATUM NAVD 1988. HOUSE LAYOUT TAKEN FROM PLAN PREPARED BY ROBERT DOOLEY HERO ARCHITECTURE

SOIL COMPACTION EXEMPTION NOTE
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1), UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

CONSTRUCTION SEQUENCE

- | | |
|-----------------------------------|---------|
| Install sediment control devices, | 1 day |
| Site clearing | 1 week |
| Building construction | 1 year |
| Rough grading | 3 weeks |
| Pavement & Surface treatments | 2 weeks |
| Drainage construction | 4 weeks |
| Final grading and stabilization | 1 week |
| Remove sediment control devices | 1 day |

DUST CONTROL NOTES

- THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST.
- MULCHES:** SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY. (PG. 5-1)
- VEGETATIVE COVER:** SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1) PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1)
- SPRAY ON ADHESIVES:** ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS:

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS / ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)- SPRAY ON POLYACRYLAMIDE (PAM)- DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG. 26-1)		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE: TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING: SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE: SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE: COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

811
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PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410
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Revisions
11-21-22 PER COMPLETENESS REVIEW

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Proj. No.	PLANFIELD
Date	03-14-22
Drawn by	ET
Designed by	PWA
Checked by	PWA
Scale	AS SHOWN

1110-1118 SOUTH AVENUE
BLOCK 623 LOT 1, 2 & 3
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY
SOIL EROSION AND SEDIMENT CONTROL PLAN

SP-7

SHEET 7 OF 7