

# PRELIMINARY AND FINAL SITE PLANS

# PLAINFIELD PORTFOLIO, LLC

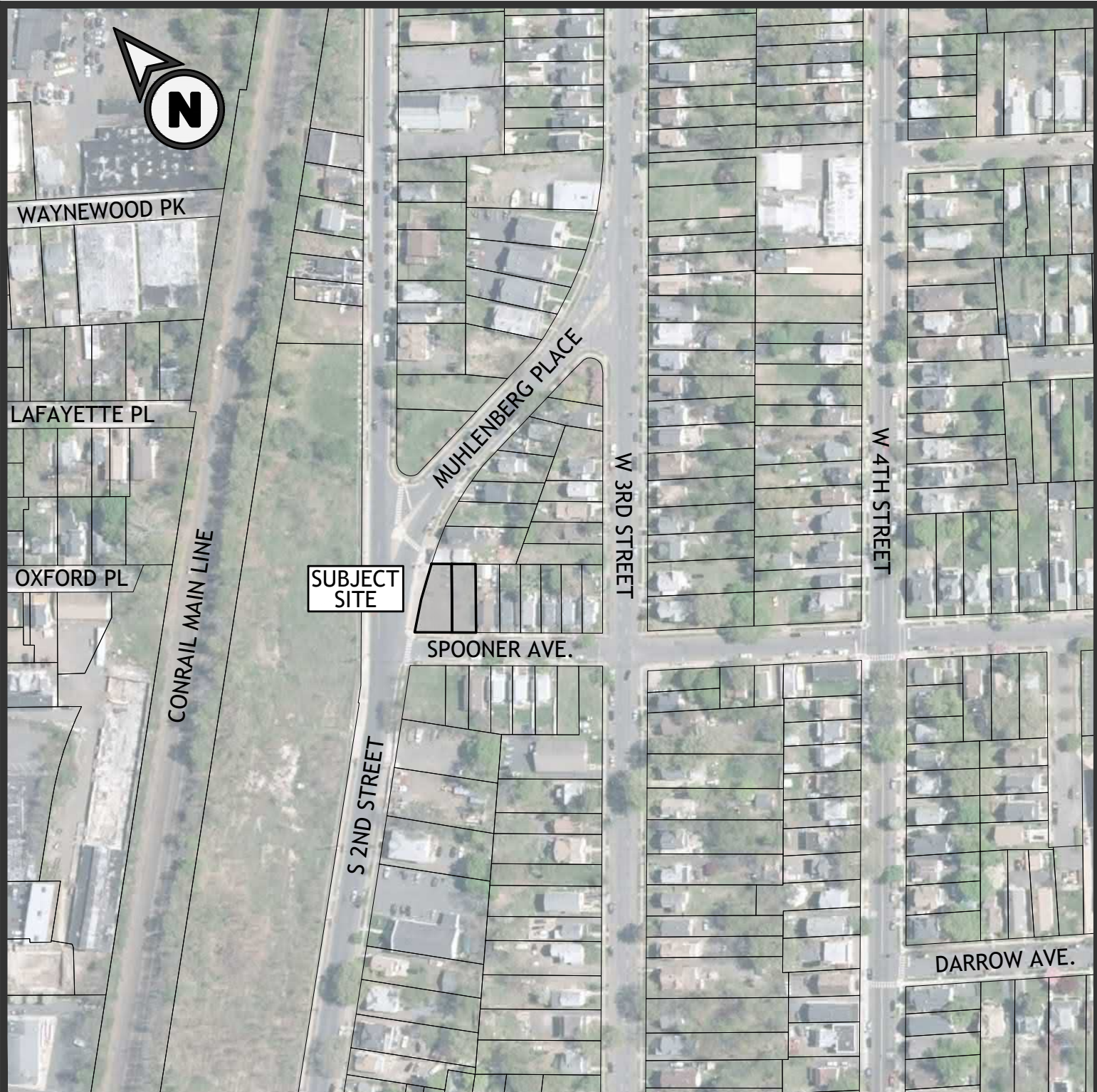
BLOCK 110, LOTS 19 & 20  
CITY OF PLAINFIELD  
UNION COUNTY, NEW JERSEY

## DRAWING INDEX

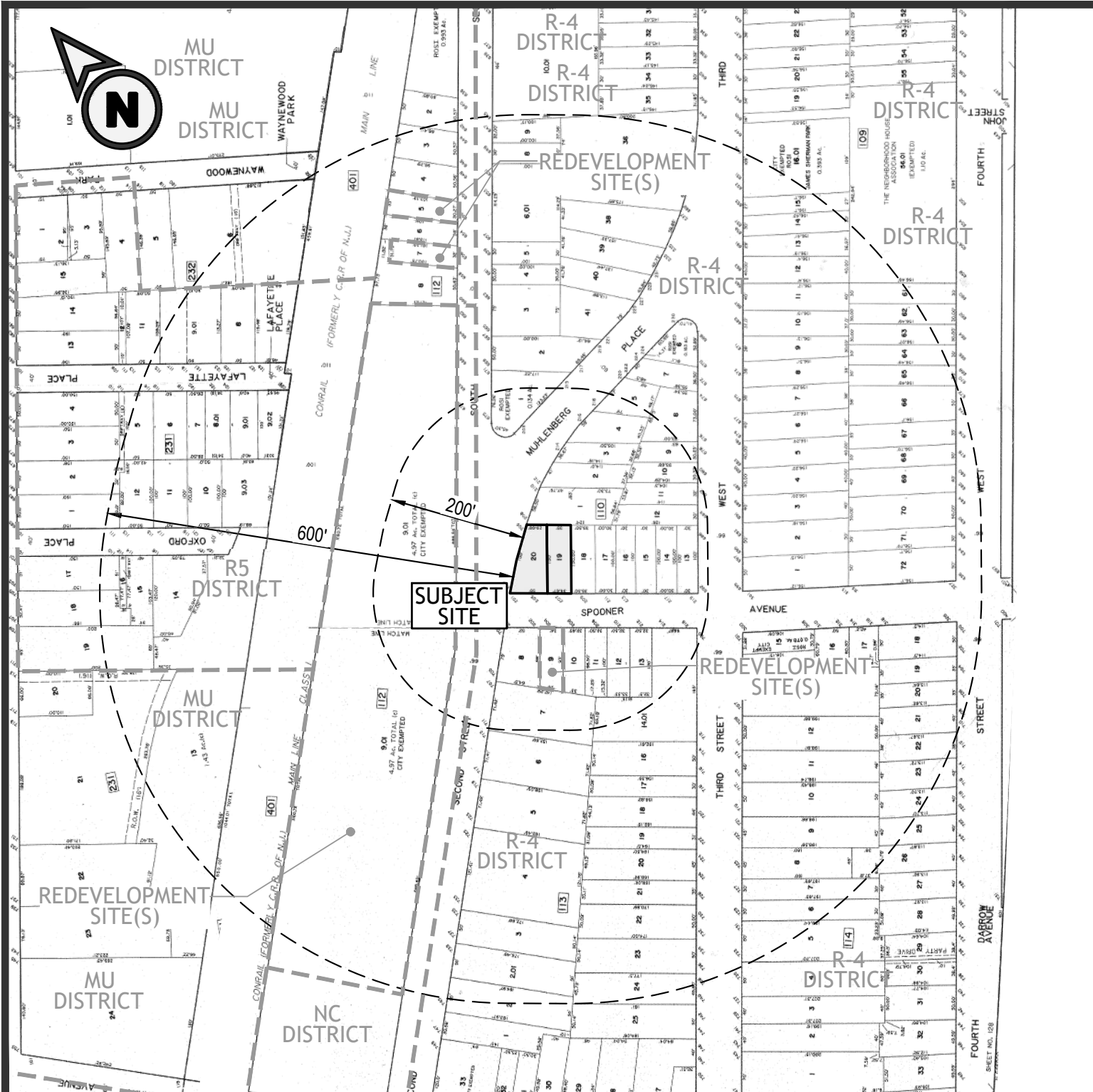
SHEET	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS & REMOVALS PLAN
03	SITE LAYOUT PLAN
04	GRADING, DRAINAGE & UTILITY PLAN
05	LANDSCAPING PLAN
06	SOIL EROSION & SEDIMENT CONTROL PLAN
07	CONSTRUCTION DETAILS

## PROPERTY OWNERS WITHIN TWO HUNDRED FEET

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
110	1	ESTATE OF WINGER ROGER 219 BREZZEWOOD LN CLAYTON, NJ 07520	110	16	OSBUEWU, LEONARD 213 SPOONER AVE PLAINFIELD, NJ 07060
110	2	TRIKHA, MANMOHAN & SEEMA PO BOX 194 SCOTCH PLAINS, NJ 07076	110	17	MENDEZ, RAUL 211 SPOONER AVE PLAINFIELD, NJ 07060
110	3	ST INVESTMENTS LLC 360 VALLEY RD WATCHUNG, NJ 07069	110	18	PINEDA-HERNANDEZ, ELVIS E 209 SPOONER AVE PLAINFIELD, NJ 07060
110	4	PAGUAY, NILSSON P 216 MUEHLBERG PL PLAINFIELD, NJ 07060	111	1	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, NJ 07061
110	5	MUEHLBERG DEVELOPMENT LLC 5 LAWRENCE ST #225 BLOOMFIELD, NJ 07003	112	9.02	SOUTH SECOND STREET REDEVELOPMENT URBAN RENEWAL 171 STATE ROUTE 173 S201 ASBURY PARK, NJ 08802
110	8	WHITE, GEORGE 676 W THIRD ST PLAINFIELD, NJ 07060	113	7	JACKSON PLAINFIELD PROPERTIES LLC 86 GEORGE AVE EDISON, NJ 08820
110	9	PIMENTEL, VICENTA 813 RICHMOND ST APT 1F PLAINFIELD, NJ 07060	113	8	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, NJ 07061
110	10	DUARTE, IRMA D 1116 W 5TH ST PLAINFIELD, NJ 07060	113	9	CITY OF PLAINFIELD 515 WATCHUNG AVE PLAINFIELD, NJ 07061
110	11	BOOKER, CHARLES B. 985 WOODLAND AVE PLAINFIELD, NJ 07060	113	10	ANDREW, MARION 206 SPOONER AVE PLAINFIELD, NJ 07060
110	12	TRIKHA, MANMOHAN & SEEMA 360 VALLEY RD WATCHUNG, NJ 07069	113	11	ALEXANDER, EARL A & DENSON, SYLVIA 208 SPOONER AVE PLAINFIELD, NJ 07060
110	13	DOMINGUEZ-SORIANO, R M & DISLA-RAMO 219 SPOONER AVE PLAINFIELD, NJ 07060	113	12	ORTIZ, RUBEN D PENALO 210 SPOONER AVE PLAINFIELD, NJ 07060
110	14	ROMERO, MARVIN 217 SPOONER AVE PLAINFIELD, NJ 07060	113	13	SURRO, JOSE 212 SPOONER AVE PLAINFIELD, NJ 07060
110	15	RANDOLPH, ELIZABETH 215 SPOONER AVE PLAINFIELD, NJ 07060	113	14.01	NJ CONF. SEVENTH DAY ADVENTIS 2303 BRUNSWICK AVE LAWRENCEVILLE, NJ 08648



VICINITY MAP  
SOURCE: NJGIS.NJ.GOV ORTHOMAGERY TILE 2015



TAX AND ZONING MAP  
SOURCE: CITY OF PLAINFIELD TAX MAP #131, 132, 157 AND 158 AND ZONING MAP - CITY OF PLAINFIELD

## ZONING TABULATION

ZONING DISTRICT:	R-4 (MODERATE DENSITY RESIDENTIAL) - ZONING SHOWN FOR TWO FAMILY				
	REQUIRED/ALLOWED	EXISTING LOT 19	EXISTING LOT 20	PROPOSED COMBINED LOTS	
MINIMUM LOT AREA	10,000 S.F.	3,484 S.F.*	4,518 S.F.*	8,002 S.F.	VARIANCE REQUESTED
MAXIMUM DENSITY (D.U./ACRE)	8.7	-	-	21.8	VARIANCE REQUESTED
MINIMUM LOT WIDTH	80 FT.	34.7 FT.*	51.8 FT.*	86.6 FT.	
MINIMUM LOT FRONTAGE	80 FT.	34.7 FT.*	158.5 FT.	193.1 FT.	
MINIMUM LOT DEPTH	100 FT.	100.0 FT.	100.0 FT.	100.0 FT.	
MINIMUM FRONT YARD SETBACK					
SECOND STREET	25 FT.	(VACANT)	(VACANT)	11.9 FT.	VARIANCE REQUESTED
SPOONER AVENUE	25 FT.	(VACANT)	(VACANT)	16.4 FT.	VARIANCE REQUESTED
MINIMUM SIDE YARD SETBACK	10 FT.	(VACANT)	(VACANT)	15.0 FT.	
MINIMUM SIDE YARD SETBACK COMBINED	25 FT.	(VACANT)	(VACANT)	N/A	
MINIMUM REAR YARD SETBACK	30 FT.	(VACANT)	(VACANT)	10 FT.	VARIANCE REQUESTED
MAXIMUM FLOOR AREA RATIO	N/A	N/A	N/A	N/A	
MAXIMUM % BUILDING COVERAGE	25%	(VACANT)	(VACANT)	38.1%	VARIANCE REQUESTED
MAXIMUM % TOTAL LOT COVER	40%	37.3%	98.0%	55.5%	VARIANCE REQUESTED
MAXIMUM BUILDING HEIGHT	35 FT.	(VACANT)	(VACANT)	34.9 FT.	
MAXIMUM NUMBER OF STORIES	2.5	(VACANT)	(VACANT)	3	VARIANCE REQUESTED
MINIMUM IMPROVABLE LOT AREA	2,400 S.F.	667.4 S.F.*	501.5 S.F.*	2,069 S.F.	VARIANCE REQUESTED
N/A - DIAMETER OF CIRCLE	34 FT.	14.9 FT.*	14.9 FT.*	45.0 FT.	

\* PRE-EXISTING NONCONFORMITY

## VARIANCES REQUESTED

SECTION	DESCRIPTION
17-9-B	PERMITTED PRINCIPAL USES INCLUDE SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENTS; WHEREAS A 4 SINGLE FAMILY DWELLING IS PROPOSED.
17-9-B	A MINIMUM LOT AREA OF 7,500 S.F. FOR A SINGLE FAMILY DEVELOPMENT AND 10,000 S.F. FOR A TWO-FAMILY DEVELOPMENT IS REQUIRED; WHEREAS A LOT AREA OF 8,000 S.F. IS PROPOSED. LOTS 19 & 20 ARE BEING COMBINED AND ARE BOTH PRE-EXISTING NONCONFORMING.
17-9-B	A DENSITY NOT TO EXCEED 7.2 DWELLING UNITS PER ACRE FOR SINGLE FAMILY DWELLING UNITS AND 8.7 DWELLING UNITS PER ACRES IS PROPOSED.
17-9-B	A MINIMUM FRONT YARD SETBACK OF 25 FEET IS REQUIRED; WHEREAS A FRONT YARD SETBACK OF 11.9 FT. IS PROPOSED ALONG SOUTH SECOND STREET AND A FRONT YARD SETBACK OF 16.4 FT. IS PROPOSED ALONG SPOONER AVE.
17-9-B	A MINIMUM REAR YARD SETBACK OF 30 FEET IS REQUIRED; WHEREAS A REAR YARD SETBACK OF 10 FT. IS PROPOSED.
17-9-B	A MAXIMUM BUILDING COVERAGE OF 25% IS PERMITTED; WHEREAS A BUILDING COVERAGE OF 38.1% IS PROPOSED.
17-9-B	A MAXIMUM PERCENT OF LOT COVER OF 40% IS PERMITTED; WHEREAS A LOT COVER PERCENTAGE OF 55.5% IS PROPOSED.
17-9-B	A MAXIMUM NUMBER OF STORIES OF 2.5 IS PERMITTED; WHEREAS A MAXIMUM NUMBER OF STORIES OF 3 IS PROPOSED.
17-9-B	A MINIMUM IMPROVABLE LOT AREA OF 2,000 S.F. FOR A SINGLE FAMILY DEVELOPMENT AND 2,500 S.F. FOR A TWO-FAMILY DEVELOPMENT IS REQUIRED; WHEREAS AN IMPROVABLE LOT AREA OF 2,069 S.F. IS PROPOSED. LOTS 19 & 20 ARE BEING COMBINED AND ARE BOTH PRE-EXISTING NONCONFORMING.

## GENERAL NOTES

- LOCATION: BLOCK 110, LOTS 19 & 20  
201 - 207 SPOONER AVENUE  
CITY OF PLAINFIELD, UNION COUNTY, NJ  
TAX MAP SHEET # 113
- OWNER: PLAINFIELD PORTFOLIO, LLC  
429 CHESTNUT STREET  
ROSELLE PARK, NJ 07240
- APPLICANT: PLAINFIELD PORTFOLIO, LLC  
429 CHESTNUT STREET  
ROSELLE PARK, NJ 07240
- LOT AREA: LOT 19 - 3,484 S.F.  
LOT 20 - 4,518 S.F.  
COMBINED LOTS 19 & 20 - 8,002 S.F. (0.183 ACRES)
- ZONE DISTRICT: R4 - MODERATE DENSITY DISTRICT
- EXISTING USE: VACANT LOT
- PROPOSED USE: 4 - SINGLE FAMILY DWELLING
- INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR SPOONER AVENUE, LOTS 19 & 20, BLOCK 110, SITUATED IN THE CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY", DATED MARCH 3, 2021, PREPARED BY CLEARPOINT SERVICES, LLC.
- THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, PANEL 161 OF 301, MAP NUMBER 340350161E, EFFECTIVE DATE SEPTEMBER 2007. SUBJECT SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE AND/OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.
- REFUSE/RECYCLING TO BE STORED IN ROLLING CARTS, AS PROVIDED BY PLAINFIELD MUNICIPAL UTILITY AUTHORITY (PMUA), AND STORED ON A CONCRETE PAD AS SHOWN ON THIS SITE PLAN. COLLECTION SHALL BE BY WAY OF NORMAL MUNICIPAL PICK UP FOR RESIDENTIAL PROPERTIES BY PMUA.

## COVERAGE BREAKDOWN

EXISTING LOT 19 COVERAGE	EXISTING LOT 20 COVERAGE	PROPOSED COMBINED LOT COVERAGE
COMPACTED GRAVEL TOTAL 1,300 S.F. 1,300 S.F.	BUILDING/OVERHANGS CONCRETE TOTAL 4,012 S.F. 416 S.F. 4,428 S.F.	3,285 S.F. 331 S.F. 3,616 S.F. 4,444 S.F.
(1,300 S.F./3,484 S.F. = 0.373) 37.3%	(4,428 S.F./4,518 S.F. = 0.980) 98.0%	(4,444 S.F./8,002 S.F. = 0.555) 55.5%

## FLOOR AREA BREAKDOWN

EXISTING LOT 19 FLOOR AREA	EXISTING LOT 20 FLOOR AREA	PROPOSED COMBINED LOT FLOOR AREA
(VACANT LOT)	(VACANT LOT)	GROUND FLOOR FIRST FLOOR SECOND FLOOR TOTAL 3,047 S.F. 3,066 S.F. 3,094 S.F. 9,207 S.F.
		(9,207 S.F./8,002 S.F. = 1.15)

## OFF-STREET PARKING ANALYSIS

§ 17-9-42 AND R.S.I.S. TABLE 4.4  
PROPOSED (4) FOUR 2-BEDROOM SINGLE FAMILY DWELLING @ 1.5 SPACES EACH  
REQUIRED NUMBER OF SPACES = 6 SPACES  
TOTAL SPACES PROVIDED = 8 SPACES (4 GARAGE SPACES) ON-SITE

## CITY OF PLAINFIELD ZONING BOARD OF ADJUSTMENT

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
CITY ENGINEER	DATE

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scale: 1"=100'

revisions  
1. 08.11.21 revised per completeness review

manTERRA  
DESIGN LLC

## PLAINFIELD PORTFOLIO, LLC

BLOCK 110, LOTS 19 & 20  
201 - 207 SPOONER AVENUE  
CITY OF PLAINFIELD, UNION COUNTY, NJ  
TAX MAP SHEET # 131

## COVER SHEET

GIOVANNI MANILIO, PE  
NEW JERSEY PROFESSIONAL ENGINEER 47552

manTERRA  
DESIGN LLC

drawn by ar date 06.04.2021  
checked by jam scale AS SHOWN

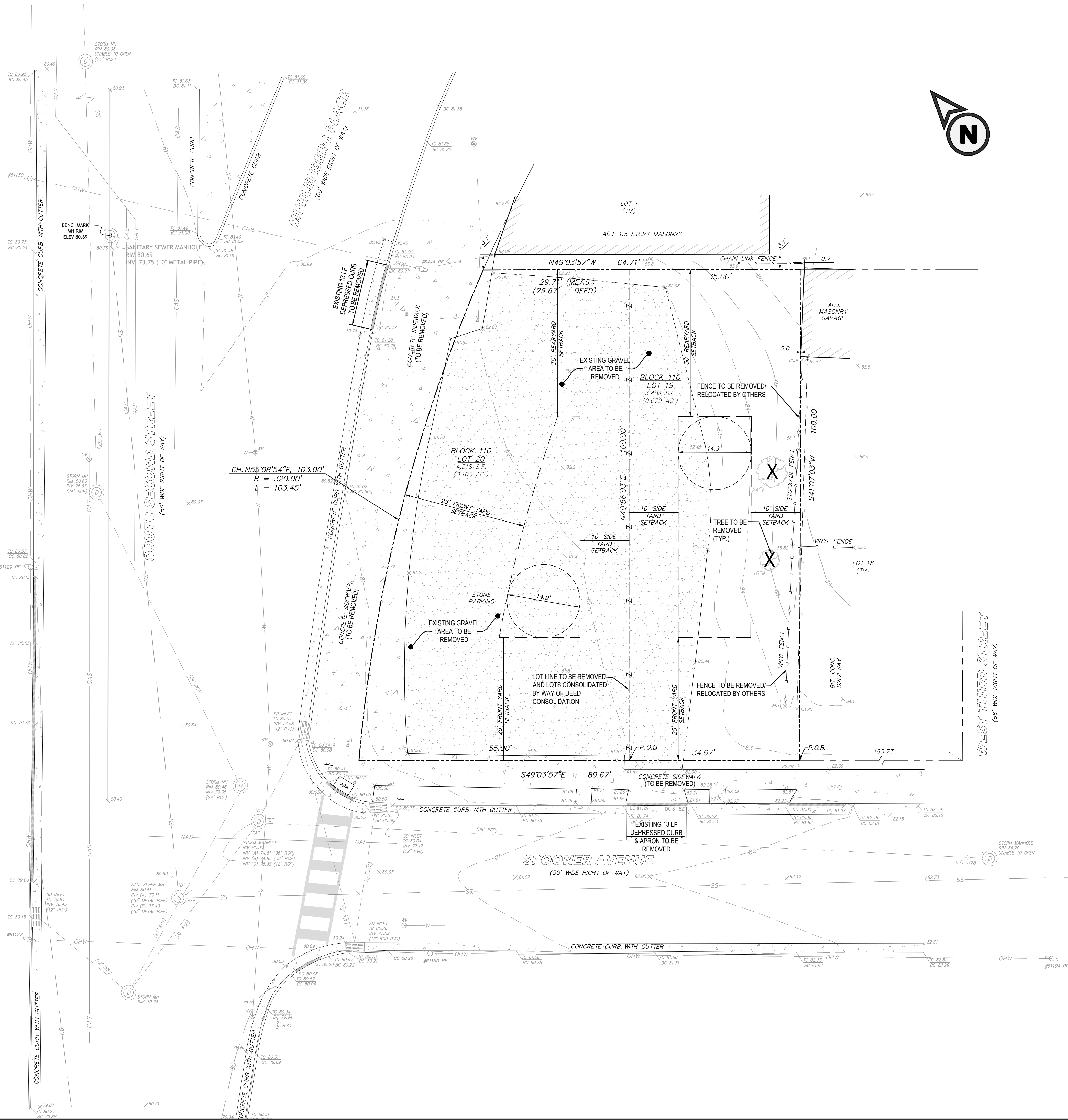
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manterradesign.com  
certificate of authorization: 24GA28327100

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### GENERAL NOTES

1. INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR SPOONER AVENUE, LOTS 19 & 20, BLOCK 110, SITUATED IN THE CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY", DATED MARCH 3, 2021, PREPARED BY CLEARPOINT SERVICES, LLC.
2. THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, PANEL 161 OF 301, MAP NUMBER 34035C0161E, EFFECTIVE DATE SEPTEMBER 2007. SUBJECT SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
3. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE AND/OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.

revisions  
1. 08.11.21 revised per completeness review

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DESIGN LLC

### PLAINFIELD PORTFOLIO, LLC

BLOCK 110, LOTS 19 & 20  
201 - 207 SPOONER AVENUE  
CITY OF PLAINFIELD, UNION COUNTY, NJ  
TAX MAP SHEET # 131

### EXISTING CONDITIONS & REMOVALS PLAN

GIOVANNI MANILIO, PE  
NEW JERSEY PROFESSIONAL ENGINEER 47552

manTERRA  
DESIGN LLC

drawn by ar date 06.04.2021  
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VERTICAL DATUM, AS SHOWN, BASED ON NAVD 88

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2. THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP: SOMERSET COUNTY, NEW JERSEY, MAP 1601 OF 30, MAP NUMBER 3405520161E, EFFECTIVE DATE SEPTEMBER 2007. SUBJECT SITE IS LOCATED WITHIN ZONE A (AREA OF MINIMAL FLOOD HAZARD).
3. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE; THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. REASONABLE CARE SHALL BE USED TO LOCATE UTILITIES. ANY DAMAGE OR DISRUPTION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE AND/OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.

revisions		
1.	08.11.21	revised per completeness review

**man** | **TERRA**  
DESIGN LLC

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CITY OF PLAINFIELD, UNION COUNTY, NJ  
TAX MAP SHEET # 131

**GIOVANNI MANILIO, PE**  
NEW JERSEY PROFESSIONAL ENGINEER 47552

**man|TERRA**  
DESIGN LLC

drawn by	ar	date	06.04.202
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ALL ROOF DOWNSPOUTS, NOT DEPICTED ON THIS PLAN, SHALL DRAIN TO SPLASH BLOCKS AND LOCATION OF DOWNSPOUTS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS.

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## PLAINFIELD PORTFOLIO, LLC

BLOCK 110, LOTS 19 & 20  
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CITY OF PLAINFIELD, UNION COUNTY, NJ  
TAX MAP SHEET # 131

## GRADING, DRAINAGE AND UTILITY PLAN

GIOVANNI MANILIO, PE  
NEW JERSEY PROFESSIONAL ENGINEER 47552

manTERRA  
DESIGN LLC

drawn by ar date 06.04.2021

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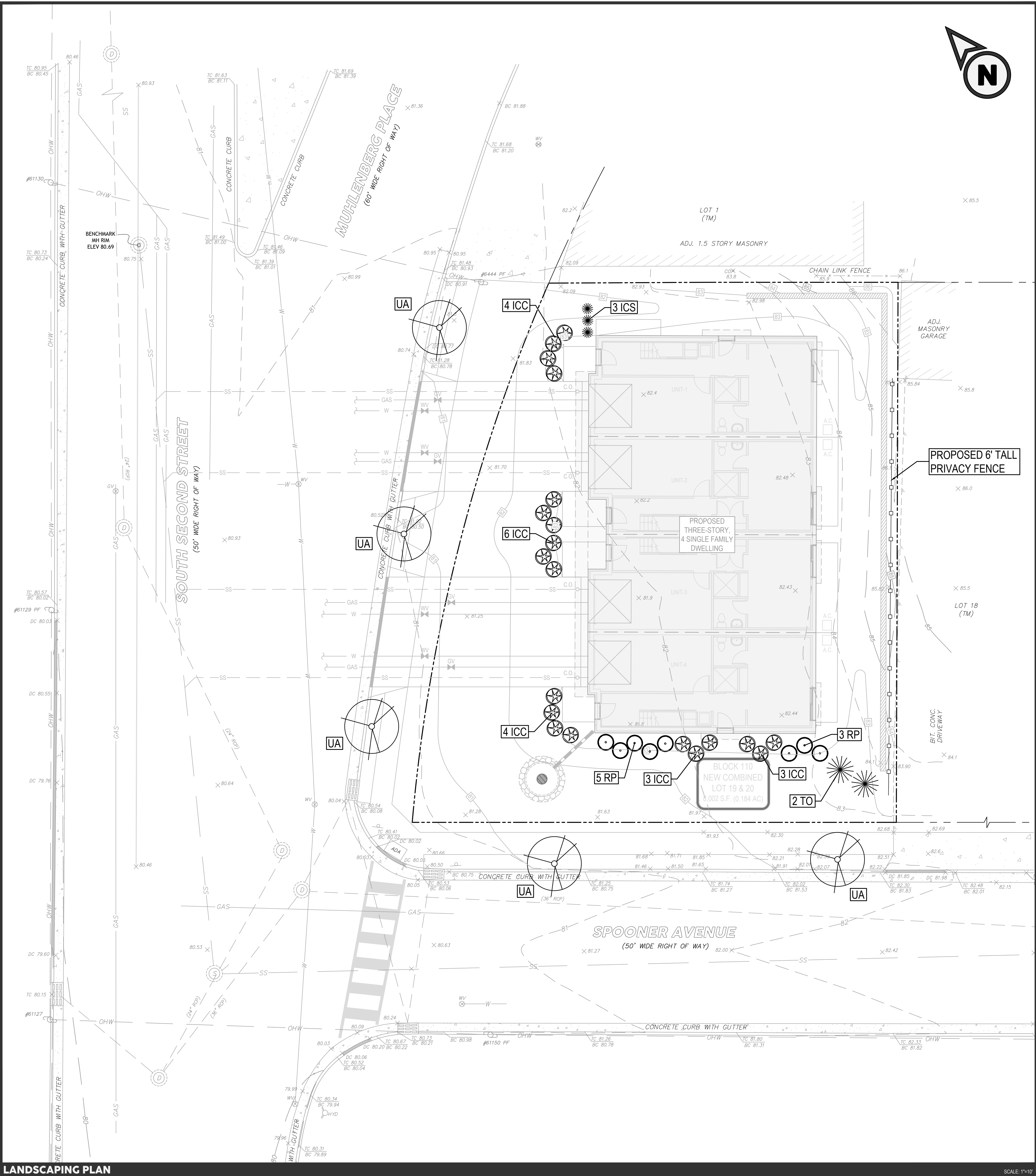
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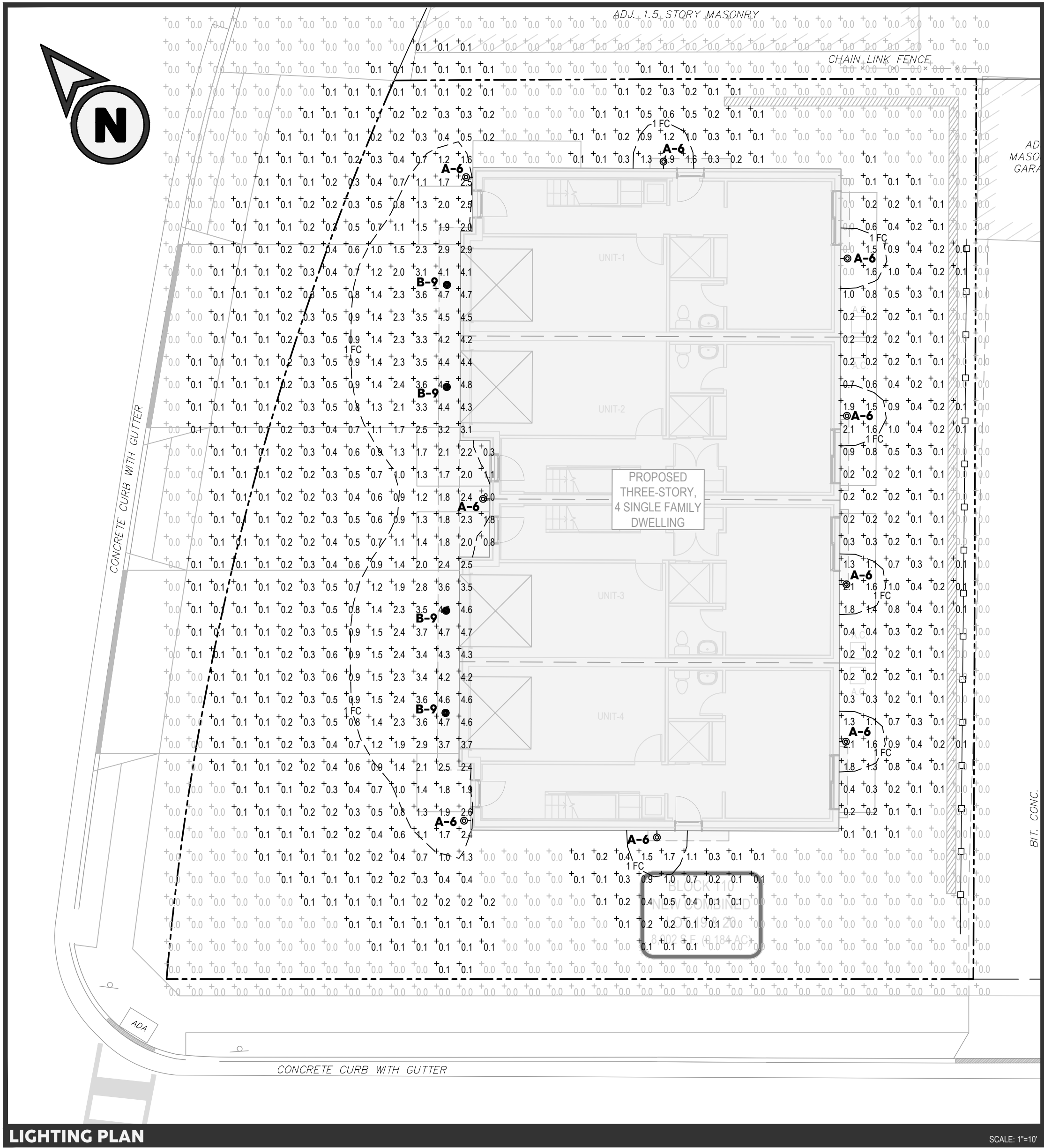
VERTICAL DATUM, AS SHOWN, BASED ON NAVD 88





LANDSCAPING PLAN

SCALE: 1"=10'



LIGHTING PLAN

LIGHTING LEGEND

A-6 MOUNTING HEIGHT  
B-9 MOUNTING HEIGHT  
C-12 MOUNTING HEIGHT  
A-6 LIGHT FIXTURE DESIGNATION  
B-9 LIGHT FIXTURE DESIGNATION  
C-12 LIGHT FIXTURE DESIGNATION

LIGHTING NOTES:

- ALL LIGHTING SHALL BE PER BELOW SCHEDULE OR APPROVED EQUAL. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE BOARD ENGINEER AND DESIGN ENGINEER/ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO ORDERING.

LIGHTING SCHEDULE

TYP.	DESCRIPTION	ARRANGEMENT	LUM. WATTS	LLF	HEIGHT	QTY
A	KUZZO EW22109-BK	WALL MOUNTED	6	0.95	6'	9
B	SEA GULL 14601S-15	RECESSED CANOPY	12	0.95	9'	4

GENERAL NOTES

- NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE UNLESS AUTHORIZED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY AND REGULATORY AGENCIES.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" MINIMUM.
- ALL DISTURBED AND PERMANENT TURF AREAS SHALL BE SEEDED WITH A GENERAL PURPOSE MIXTURE SIMILAR TO THE FOLLOWING: SC3 SEED MIX #14 (TALL TURF FESCUE, PERENNIAL RYEGRASS) OR APPROVED EQUAL. SEE SOIL EROSION AND SEDIMENT CONTROL SHEETS FOR SEEDING SPECIFICATIONS.
- TOPSOIL PROTECTION: NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. ALL TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL RE-GRADED SURFACES SO AS TO PROVIDE AN EVEN COVER AND SHALL BE STABILIZED BY SEEDING OR PLANTING. ALL RE-GRADED TURF AREAS SHALL BE COVERED BY A SIX (6) INCH MINIMUM THICKNESS OF TOPSOIL. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE, TOPSOIL MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF THE NADOT SPECIFICATIONS, AND CERTIFIED AS FREE OF ANY TOXINS SHALL BE PROVIDED TO RESULT IN A SIX (6) INCH MINIMUM THICKNESS.
- LAWN AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% AND A MAXIMUM OF 3 FEET HORIZONTAL TO 1 FOOT VERTICAL.
- UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUNSCALDS, WINDBURN, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 1/4" IN WHICH HAVE NOT COMPLETELY CALLEDUS WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE AT ALL TIMES.

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scale: 1"=10'

VERTICAL DATUM, AS SHOWN, BASED ON NAVD 88

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LLC

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LANDSCAPING  
PLAN

GIOVANNI MANILIO, PE  
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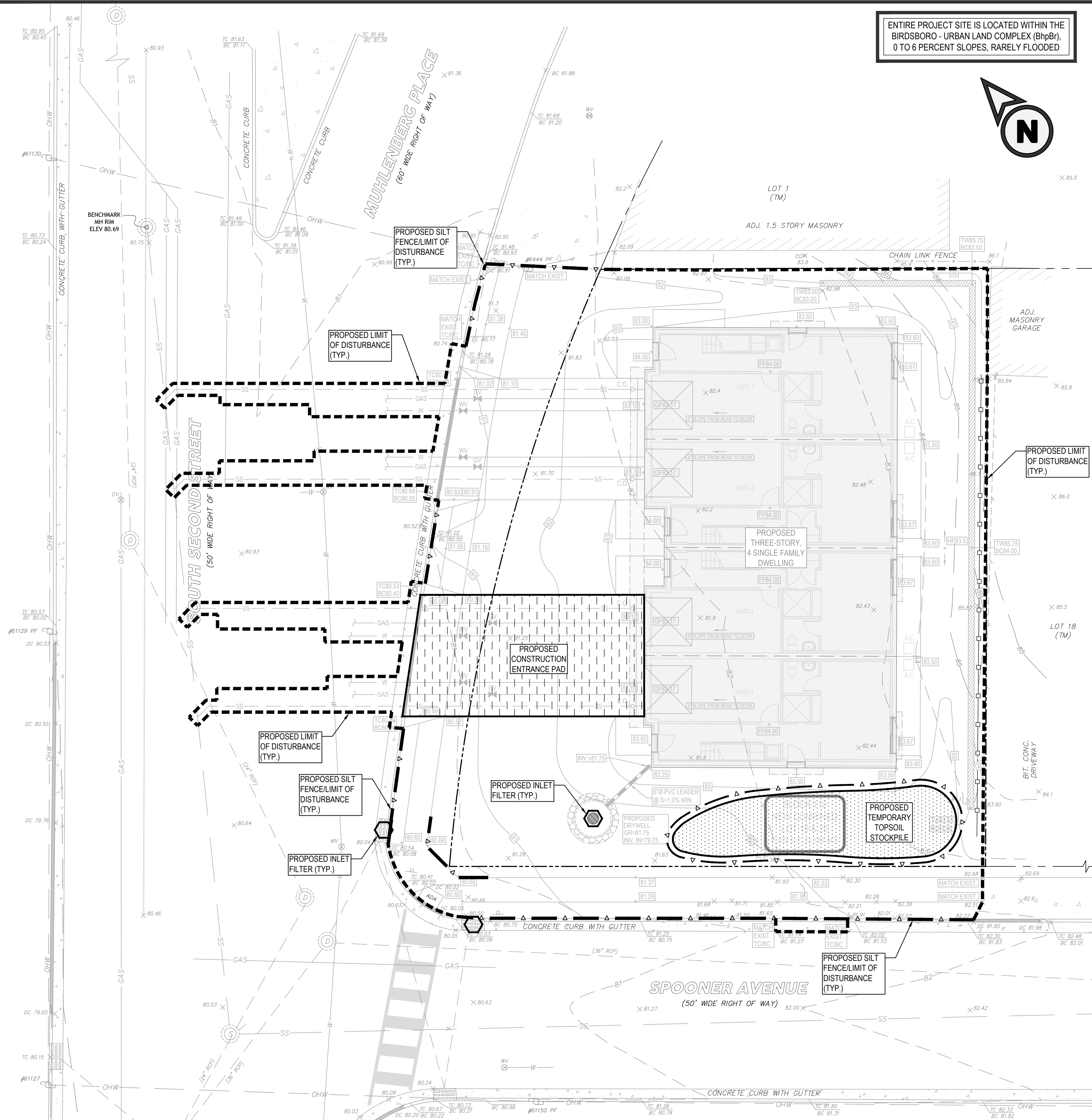
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### SEQUENCE OF CONSTRUCTION:

NOTIFY THE SOIL CONSERVATION DISTRICT WITH WRITTEN NOTIFICATION 48 HOURS PRIOR TO ANY LAND DISTURBANCE AND CONDUCT PRE-CONSTRUCTION MEETING.	2 DAYS
INSTALL SILT FENCE AS DEPICTED ON SOIL EROSION AND SEDIMENT CONTROL PLAN.	2 DAYS
CLEAR SITE AND STRIP TOPSOIL AND STORE FOR FUTURE USE.	2 DAYS
INSTALL STONE TRACKING PAD AS DEPICTED ON SOIL EROSION AND SEDIMENT CONTROL PLAN.	1 DAY
ROUGH GRADE AREAS FOR PROPOSED IMPROVEMENTS.	2 WEEKS
CONSTRUCT STORM DETENTION SYSTEM ALONG WITH DOWNSTREAM OUTFALL PRIOR TO ANY STORM DRAINAGE PIPE INSTALLED INTO THE SYSTEM.	2 WEEKS
STABILIZE ALL CRITICAL AREAS SUBJECT TO EROSION.	ONGOING
CONSTRUCT BUILDING, RETAINING WALL, WALKS AND PAVEMENT SUBBASE	8 MONTHS
CONSTRUCT DRYWELL AND TIE ROOF LEADER TO SYSTEM	2 DAYS
FINE GRADE, PLACE TOPSOIL, INSTALL LANDSCAPE PLANTINGS, SEED, AND MULCH IN ACCORDANCE WITH PERMANENT SEEDING AND MULCHING STANDARDS.	1 WEEK
AFTER LANDSCAPE STABILIZATION, REMOVE ALL SILT FENCINGS.	1 DAY
FINAL PAVE AND STRIPE PARKING AND DRIVEWAY AREAS.	1 DAY
TOTAL DURATION	± 10 MONTHS

### GENERAL NOTES

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- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE AND/OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.

ALL ROADS AND WALKWAYS SHALL BE SWEEPED DAILY, OR AS REQUIRED, THROUGHOUT THE DURATION OF CONSTRUCTION.

### STANDARD FOR PERMANENT VEGETATIVE COVER

- SITE PREPARATION:
  - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
  - IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
  - TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 3 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
  - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
- SEEDED PREPARATION:
  - UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL, WHICH HAS BEEN SCREENED AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAINTENANCE IS AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://WWW.RUTGERS.EDU/COUNTY). FERTILIZER SHALL BE APPLIED AT THE RATE OF 50 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 SEEDED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
  - WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.
  - HIGH ACID PRODUCING SOILS HAVING A pH OF 4 OR LESS OR CONTAINING RICH SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A pH OF 5 OR MORE BEFORE INITIATING SEEDING. SEE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
- SEEDING:

PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

SITE CONTAINS SOIL F&B FREEHOLD SANDY LOAM 2 TO 5 PERCENT SLOPES AND CLASSIFIED AS "WELL DRAINED" AS PER NJ WEB SOIL SURVEY USDA PLANTING MIXTURE TO BE USED: MIX-10 (RESIDENTIAL/COMMERCIAL USE)

TALL FESCUE (TURF-TYPE) @ 265 LB/AC.  
PERENNIAL RYEGRASS @ 20 LB/AC.  
OR  
WHITE CLOVER @ 5 LB/AC. (WHITE CLOVER CAN BE EXCLUDED ON LAWN SITES)

SITE IS LOCATED WITHIN USDA PLANT HARDNESS ZONE 6B. PLANTING DATES:  
OPTIMAL DATE: 3/01 TO 4/30  
ACCEPTABLE DATE: 5/01 TO 8/14 (\*)  
NOTE: (\*) SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.
- MULCHING:

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANT WITH THIS MULCHING REQUIREMENT.

  - STRAW OR HAY, UNROTATED SMALL GRASS STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (90 TO 120 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A COMPOST OR A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS:

  - PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
  - MULCH NETTINGS: STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED. CRUMPER (MULCH ANCHORING TOOL): A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
  - LIQUID MULCH-BINDERS: MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.
    - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
    - USE ONE OF THE FOLLOWING:
      - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPAIR GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      - SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

  - WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
  - PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LB/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

- SEEDING:

TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 SF. OR PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1,000 SF. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.

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  - PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
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  - LIQUID MULCH-BINDERS: MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
    - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
    - USE ONE OF THE FOLLOWING:
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      - SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

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  - PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LB/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

### DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

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 USED	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)		
POLYACRYLAMIDE (PAM)-DRY SPRAY			
ADJULATED 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 SOIL 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.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

### APPLICANT

PLAINFIELD PORTFOLIO, LLC  
429 CHESTNUT STREET  
ROSELLE PARK, NJ 07204  
PHONE: 908-275-1141

### SITE INFORMATION

BLOCK 110, LOTS 19 & 20  
201-207 SPOONER AVENUE  
PLAINFIELD, NEW JERSEY  
LOT AREA = 8,002 (0.183 AC)  
DISTURBANCE = 10,979 S.F. (0.25 AC)

### SOMERSET-UNION SOIL CONSERVATION DISTRICT

SOMERSET COUNTY 4-H CENTER  
308 MILLTOWN ROAD, BRIDGEWATER, NJ 08807  
PHONE: 908-526-2701 FAX: 908-575-3977  
SOILCONSERVATION@CO.SOMERSET.NJ.US

THE PROJECT IS EXEMPT FROM THE IMPLEMENTATION OF SOIL RESTORATION STANDARDS AS THE PARCEL IS LOCATED WITHIN PLANNING AREA 1 AND IS WITHIN A URBAN ENTERPRISE ZONE, WITHIN AREAS OF PREVIOUS DEVELOPMENT.



VERTICAL DATUM, AS SHOWN, BASED ON NAVD 88

### SOIL EROSION AND SEDIMENT CONTROL NOTES

REVISED 8/24/20

- 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.
- 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.
- PERMANENT VEGETATION SHALL BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (7TH EDITION, LAST REVISED JULY 2017).
- 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 OF PRELIMINARY GRADING.
- 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.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAN 3:1).
- TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50x20x4 PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- 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 ADJACENT 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. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 3 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES.
- IN THAT NUSA 424-39 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 SITES 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.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- 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 RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
- THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
- MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
- 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.
- 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.

### STANDARD FOR TEMPORARY VEGETATIVE COVER

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- SITE PREPARATION:
  - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.
  - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
  - IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 1/2" TO 1" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
- SEEDED PREPARATION:
  - APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAINTENANCE IS AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMEING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
  - WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDED IS PREPARED.
  - INSPECT SEEDED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
  - SOILS HIGH IN SULFIDES OR HAVING A pH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.
- SEEDING:

TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 SF. OR PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1,000 SF. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.

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- MULCHING:

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  - STRAW OR HAY, UNROTATED SMALL GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (90 TO 120 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A COMPOST OR A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS:

  - PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
  - MULCH NETTINGS: STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED. CRUMPER (MULCH ANCHORING TOOL): A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
  - LIQUID MULCH-BINDERS: MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
    - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
    - USE ONE OF THE FOLLOWING:
      - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPAIR GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      - SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

  - WOOD-FIBER OR PAPER-FIBER MULCH SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
  - PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LB/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

revisions  
1. 08.11.21 revised per completeness review

## PLAINFIELD PORTFOLIO, LLC

BLOCK 110, LOTS 19 & 20  
201-207 SPOONER AVENUE  
CITY OF PLAINFIELD, UNION COUNTY, NJ  
TAX MAP SHEET # 131

## SOIL EROSION & SEDIMENT CONTROL PLAN

GIOVANNI MANILLO, PE  
NEW JERSEY PROFESSIONAL ENGINEER #7552

manTERRA DESIGN LLC

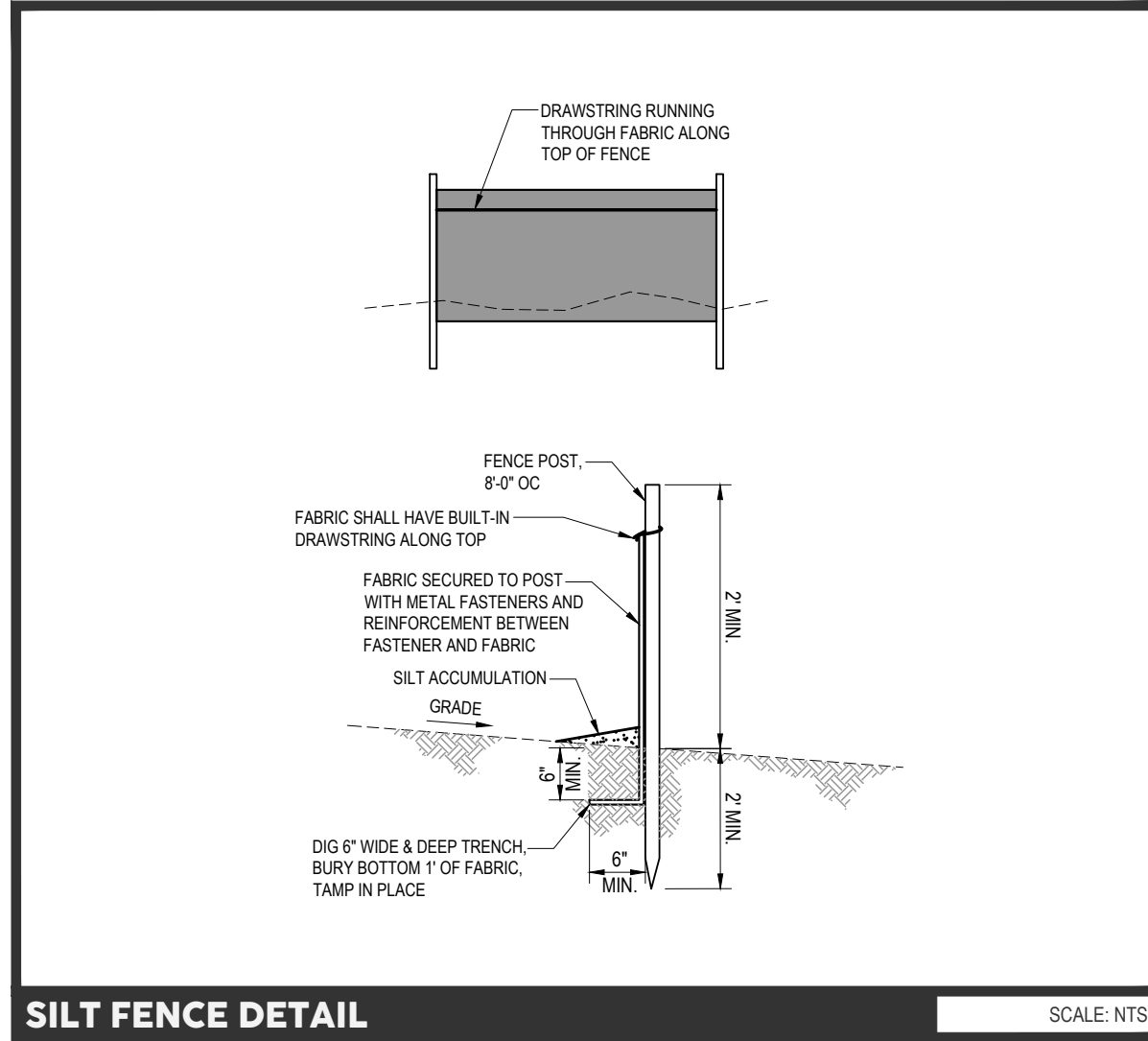
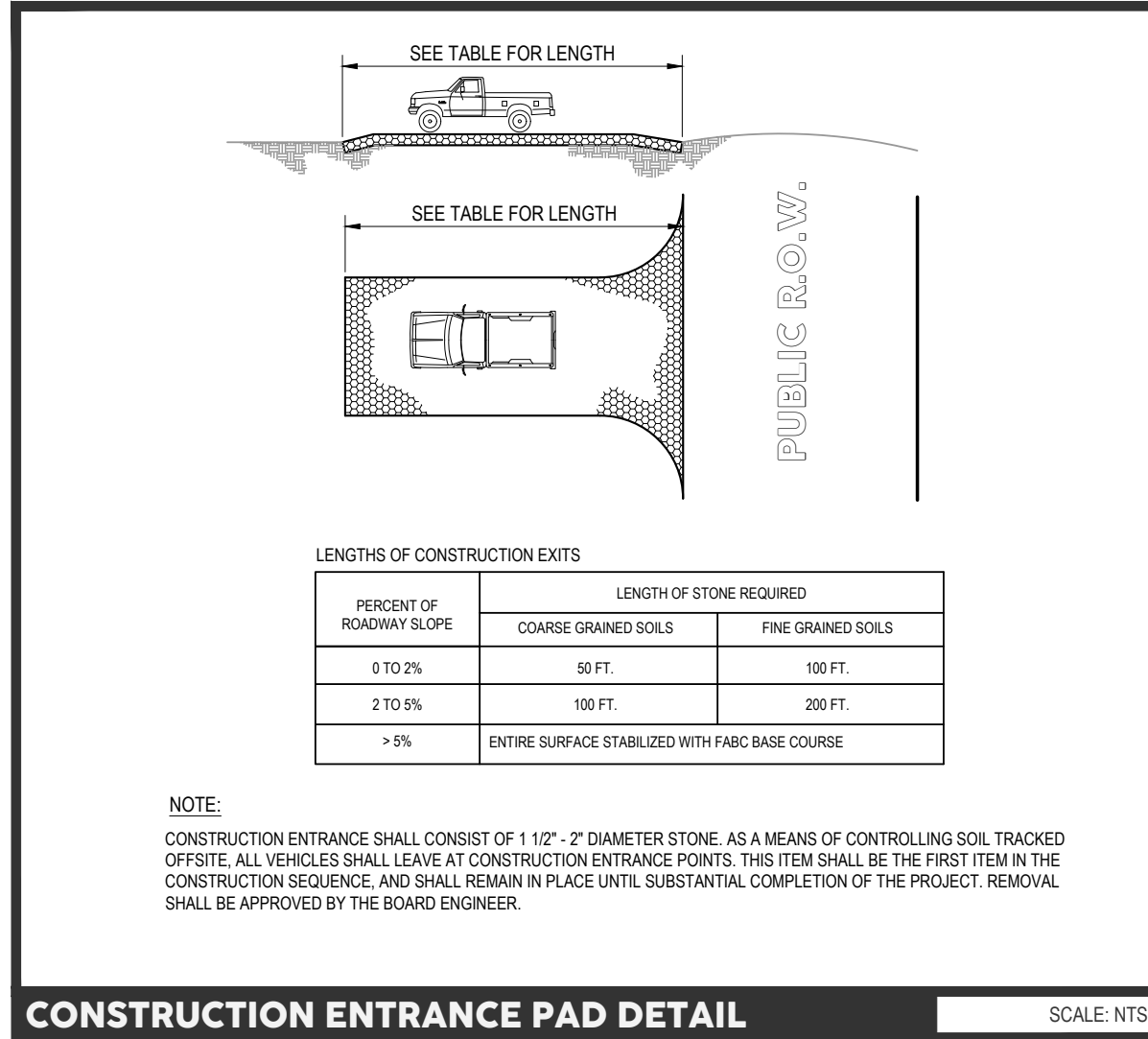
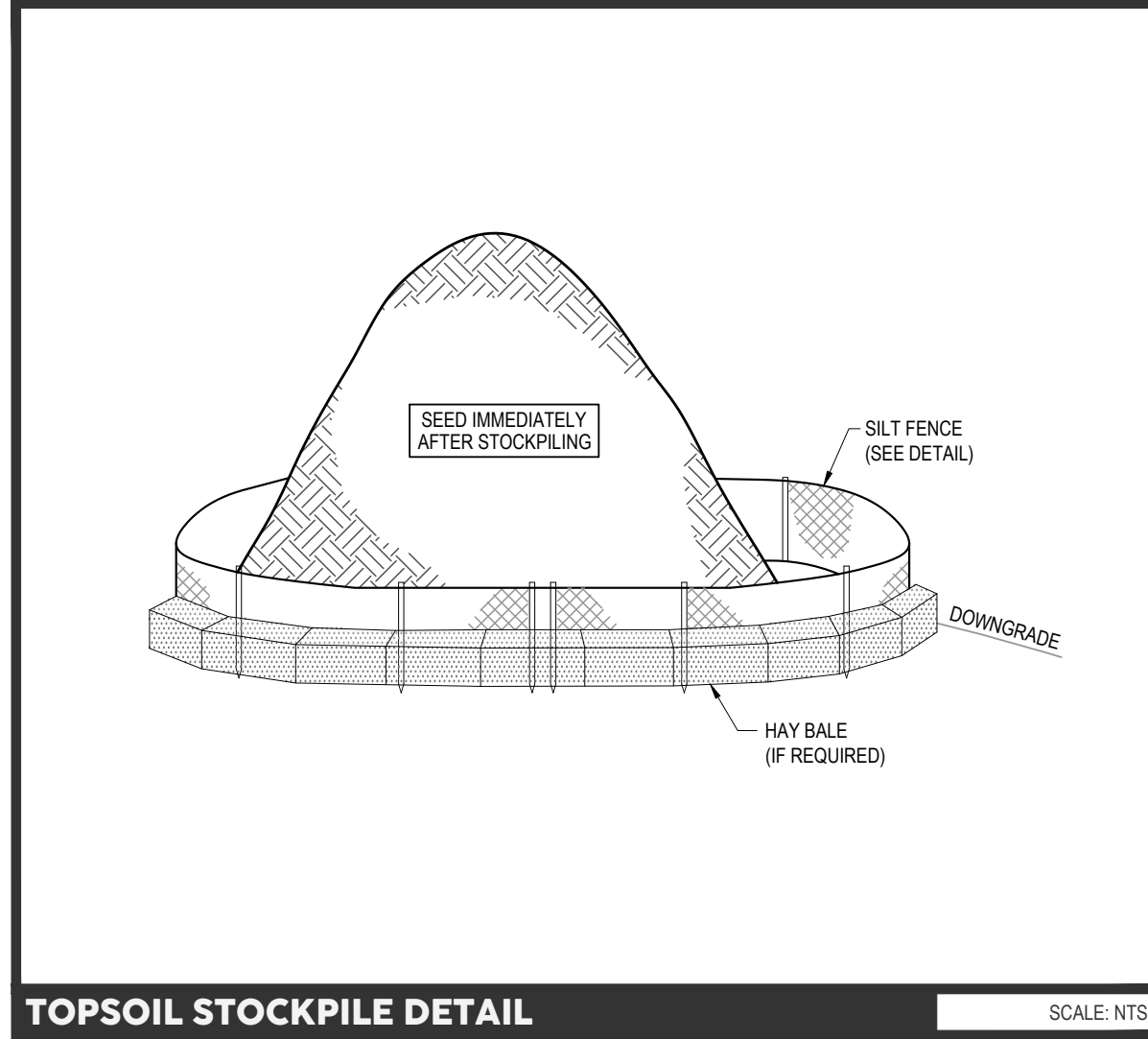
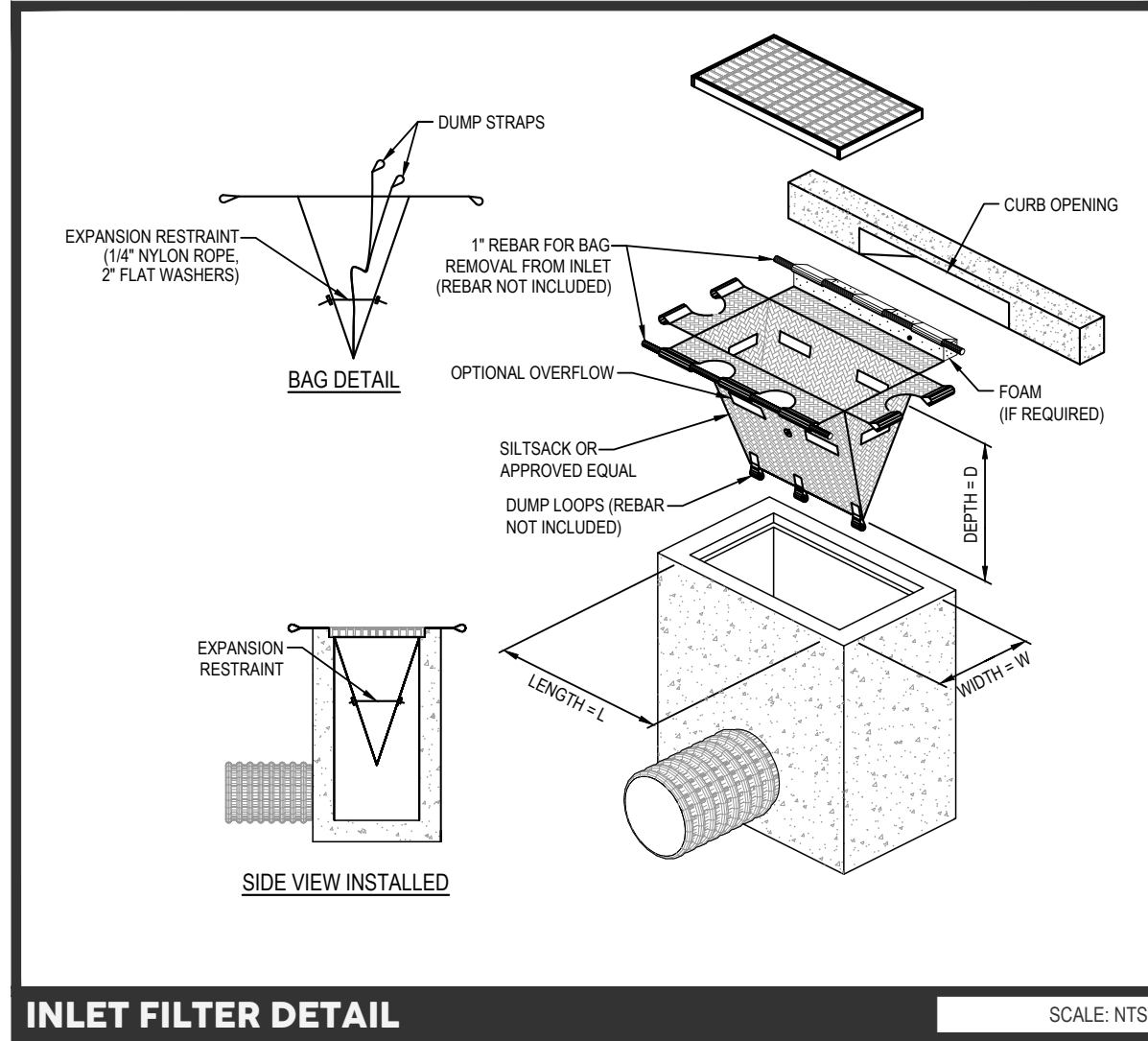
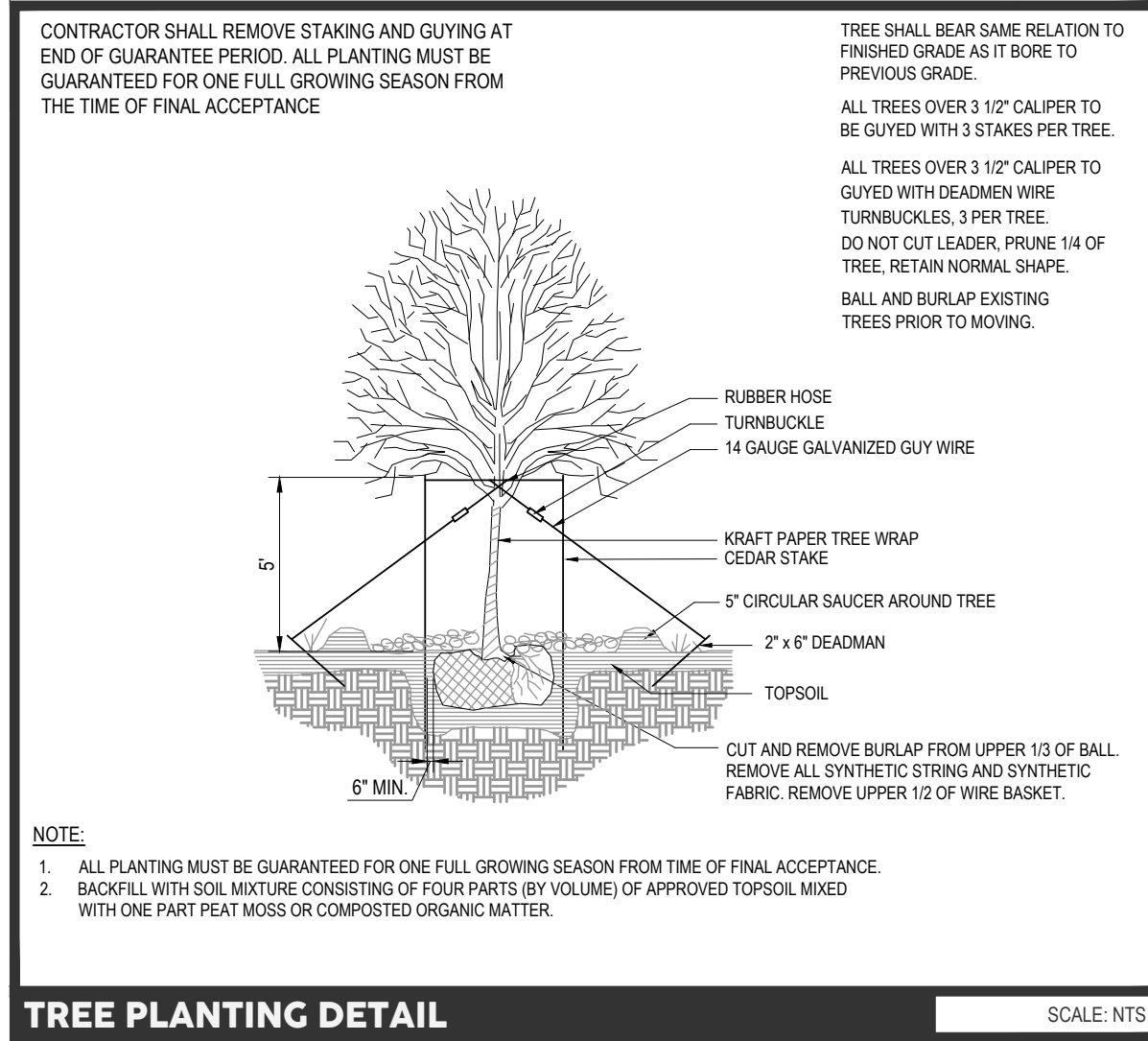
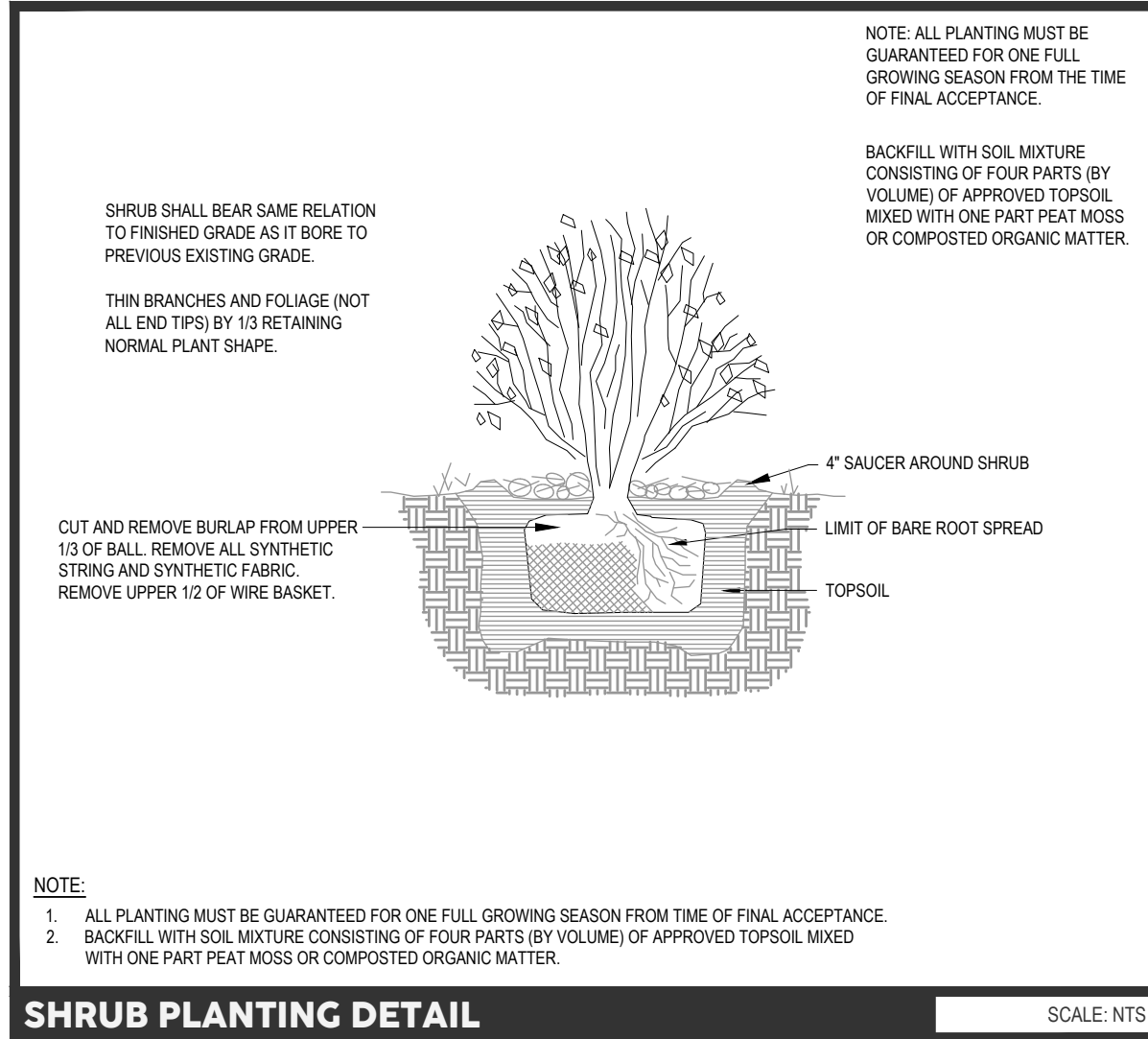
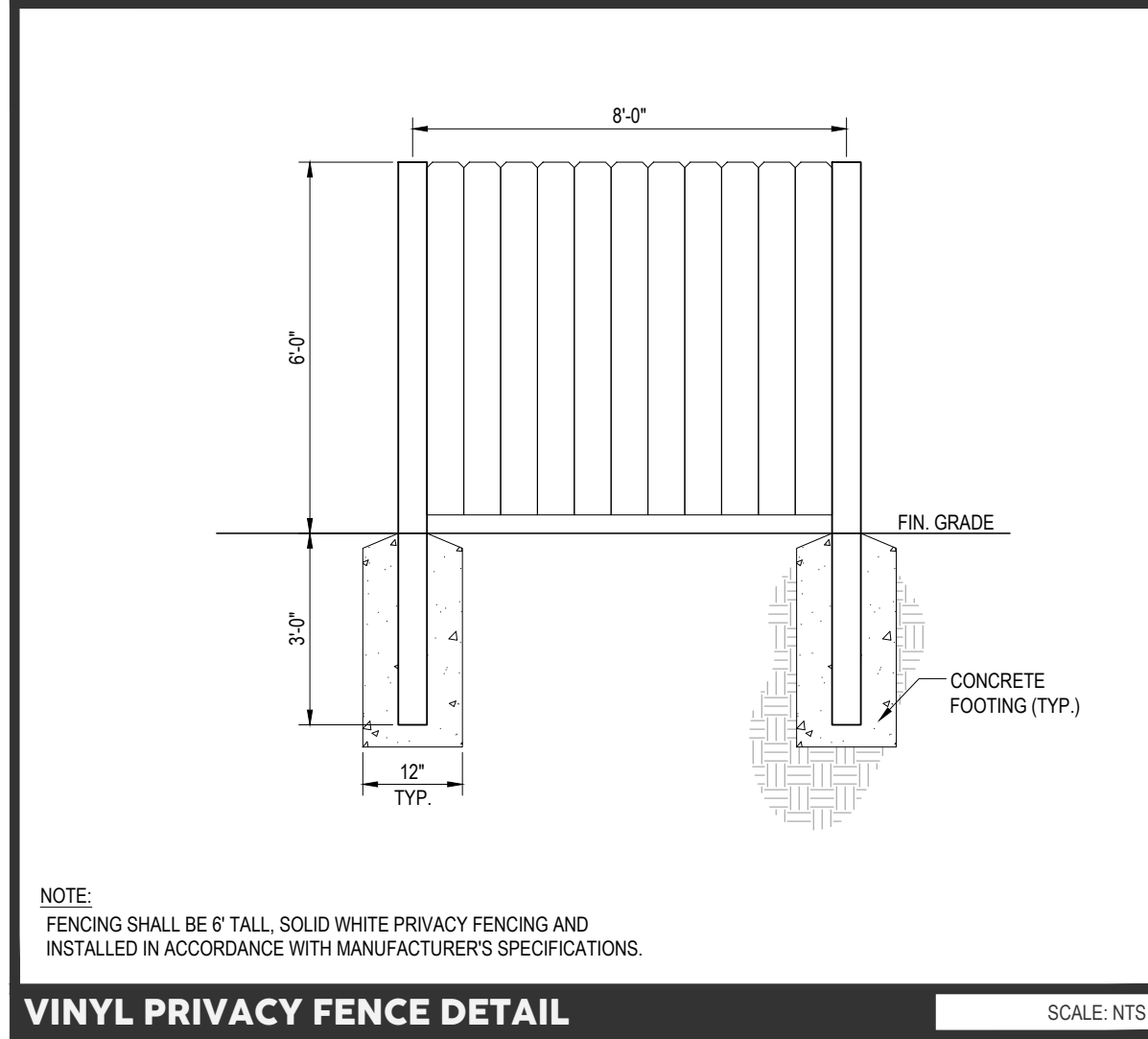
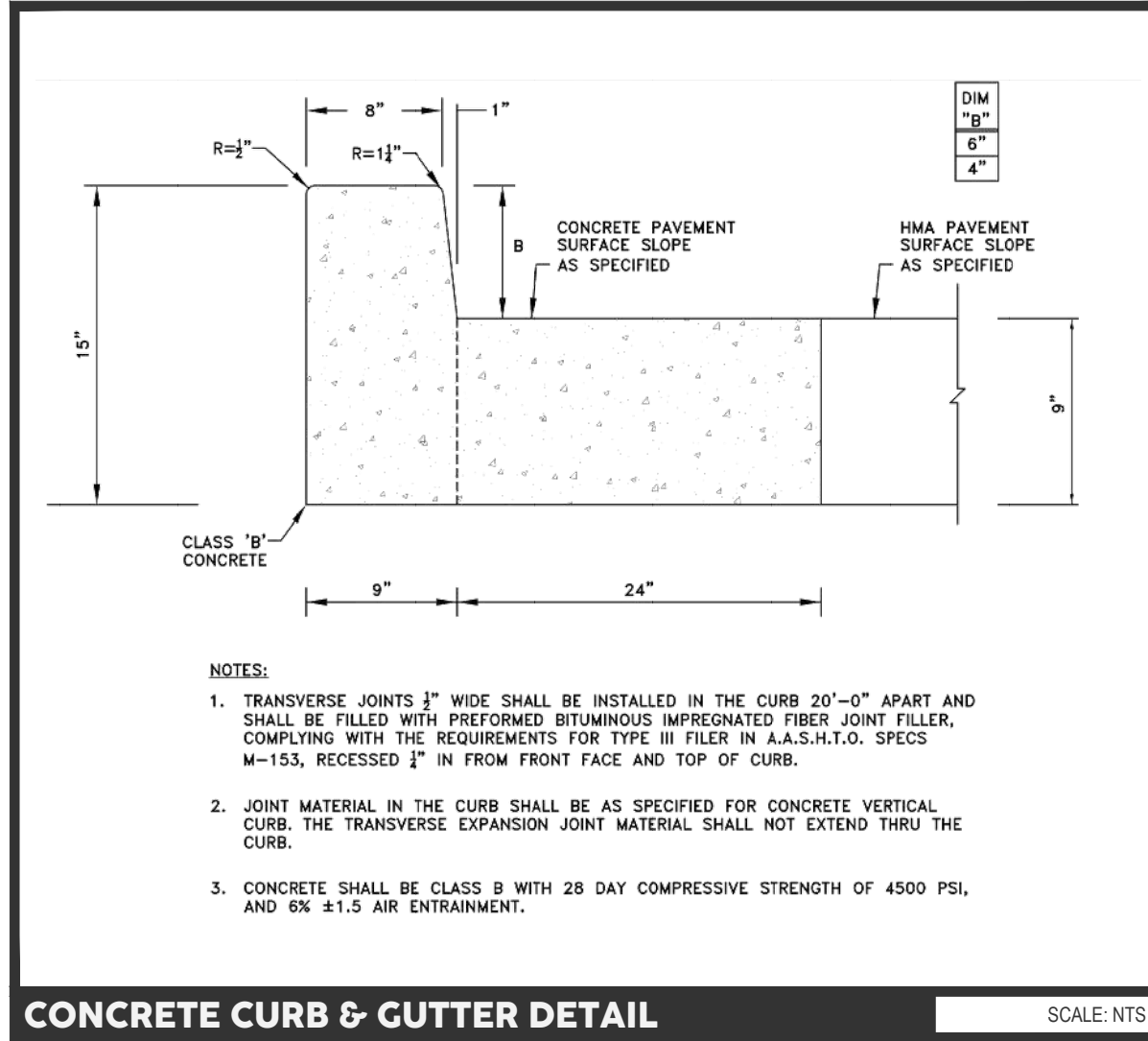
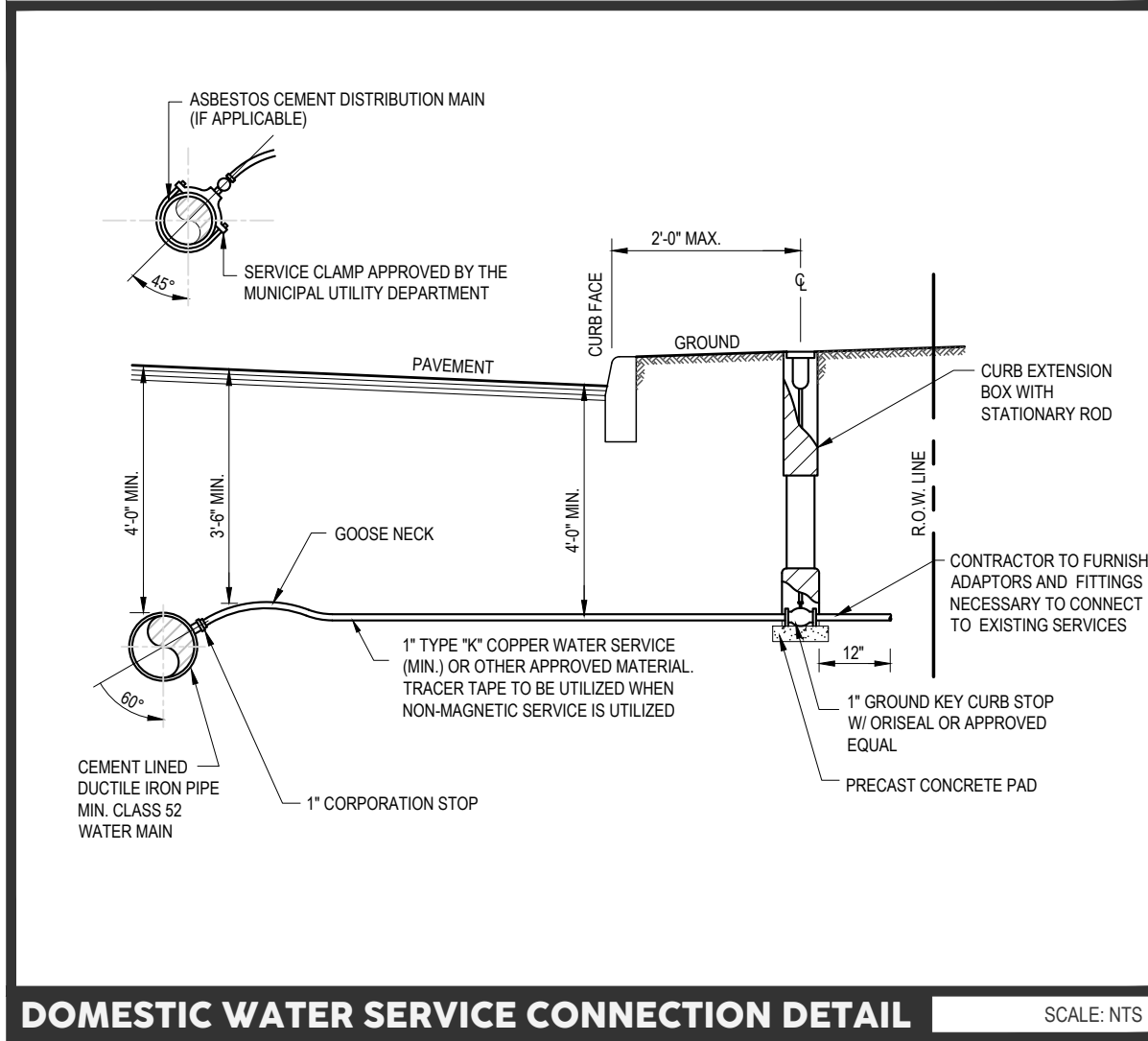
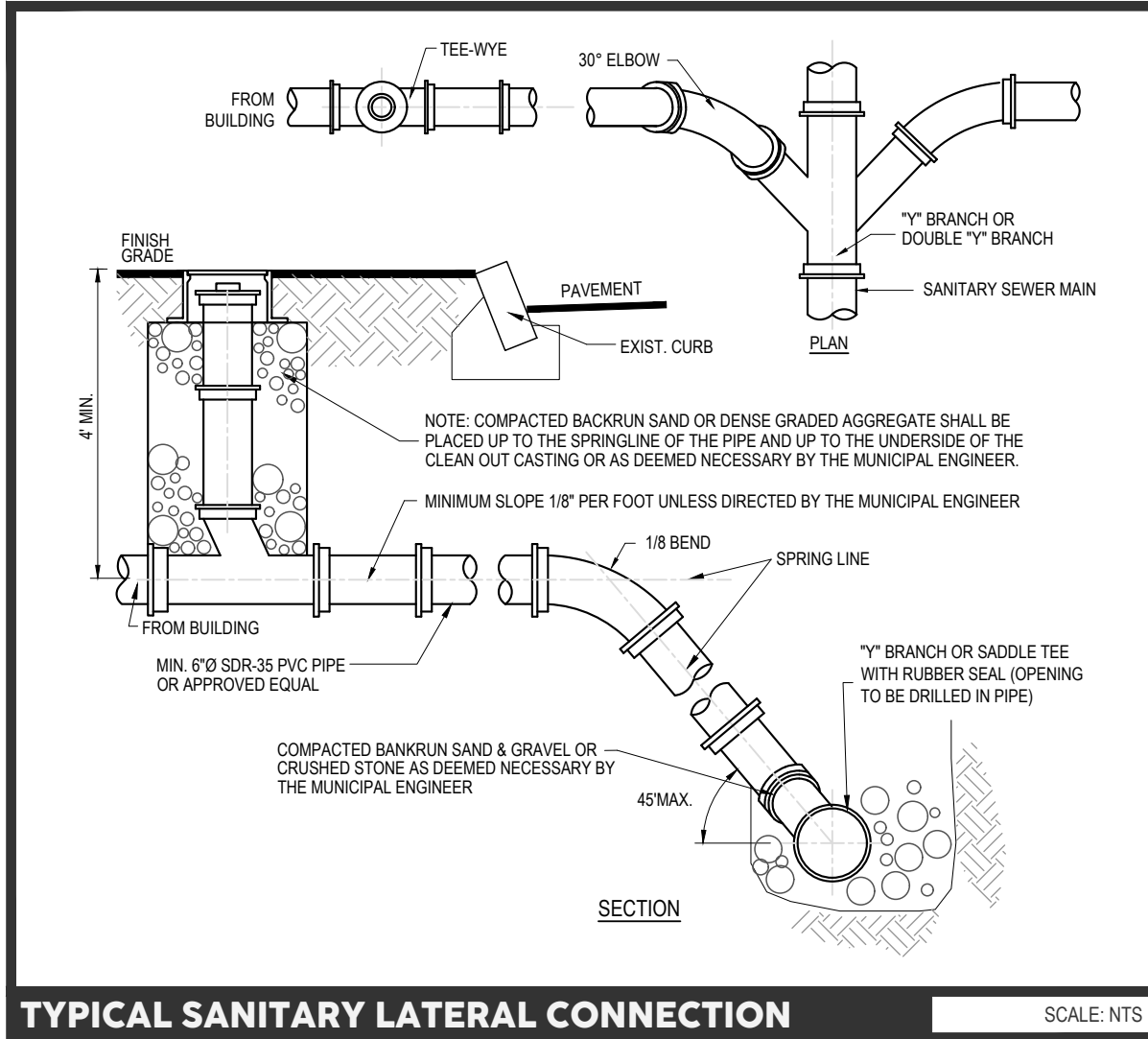
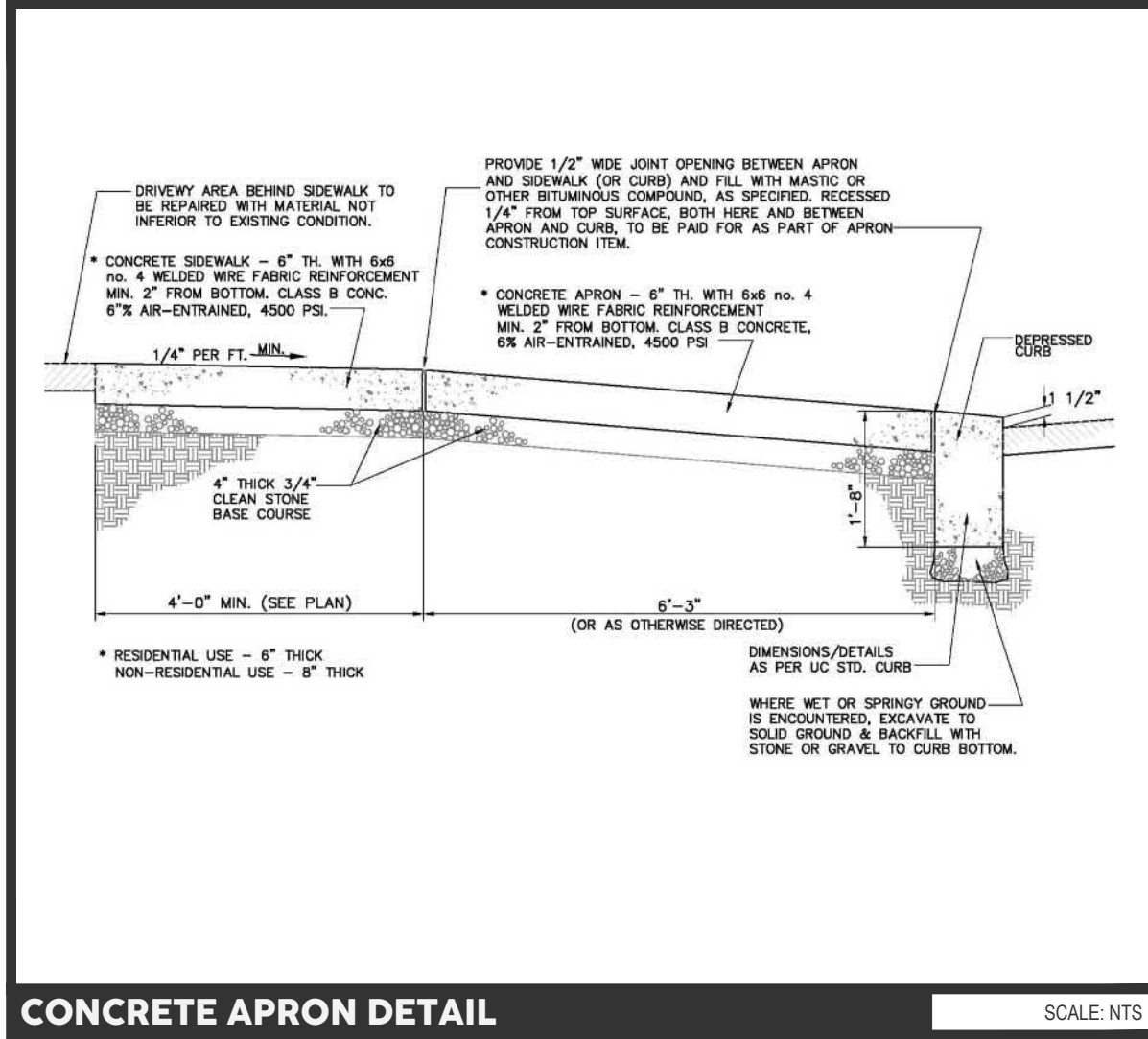
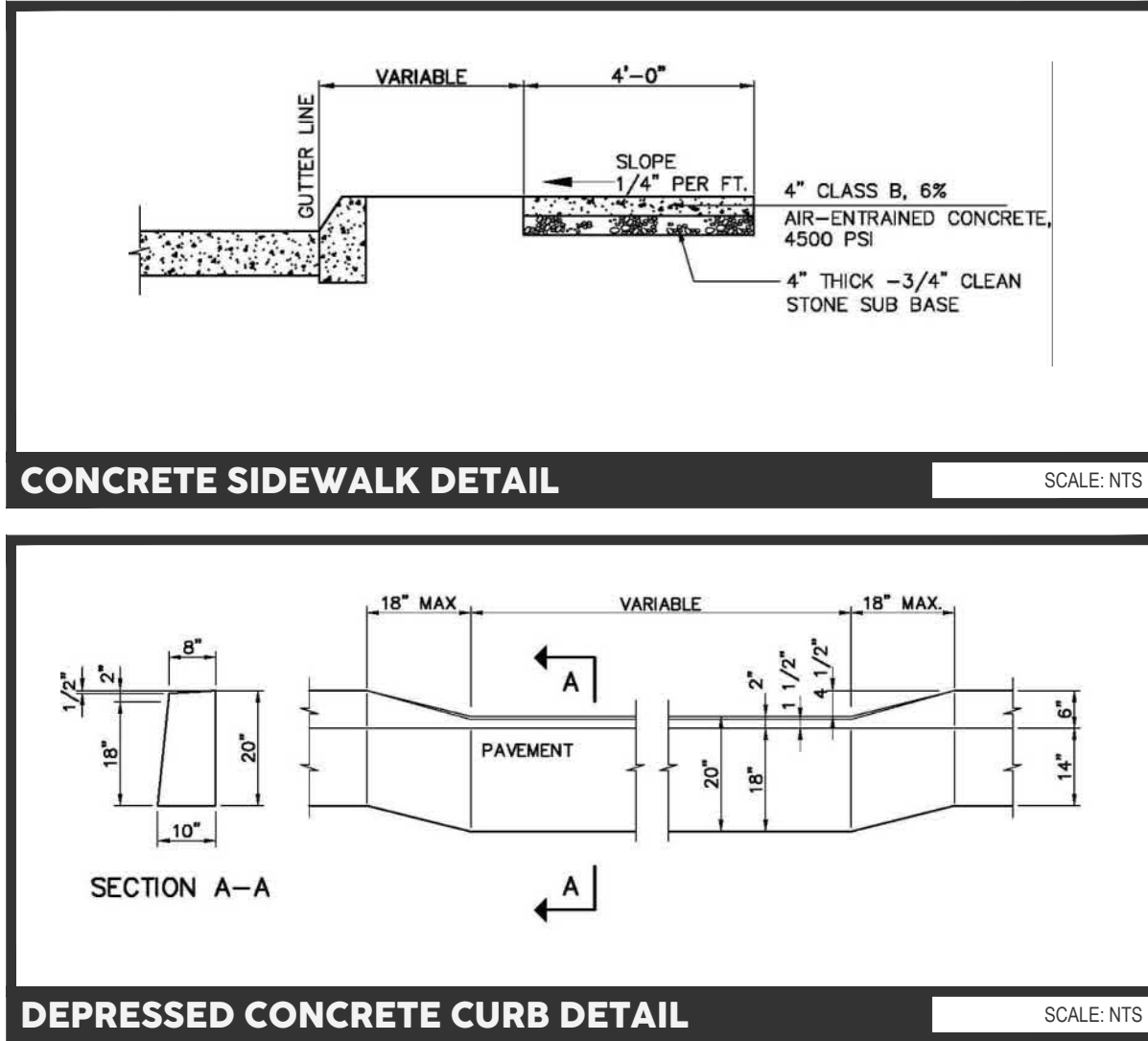
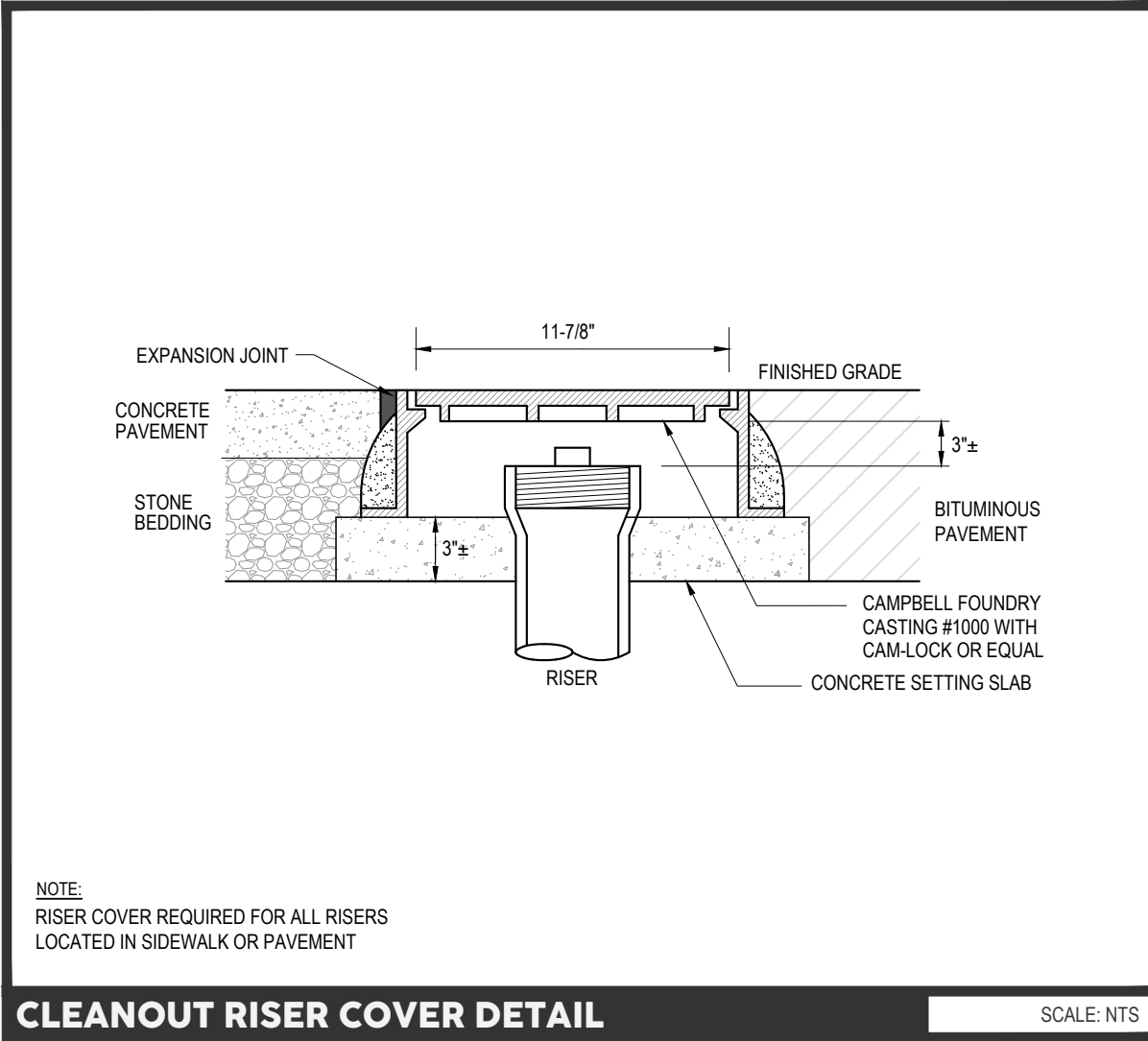
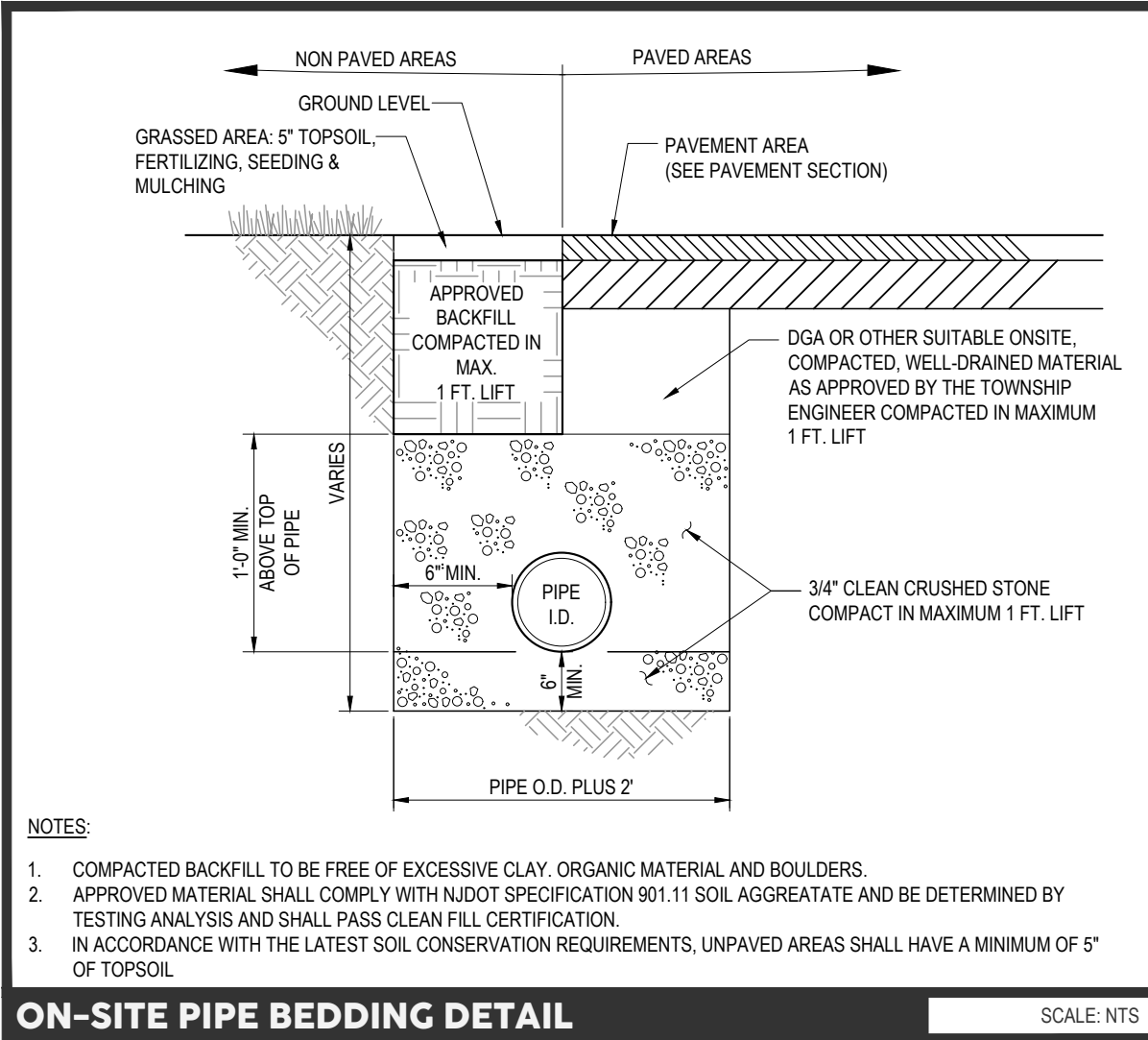
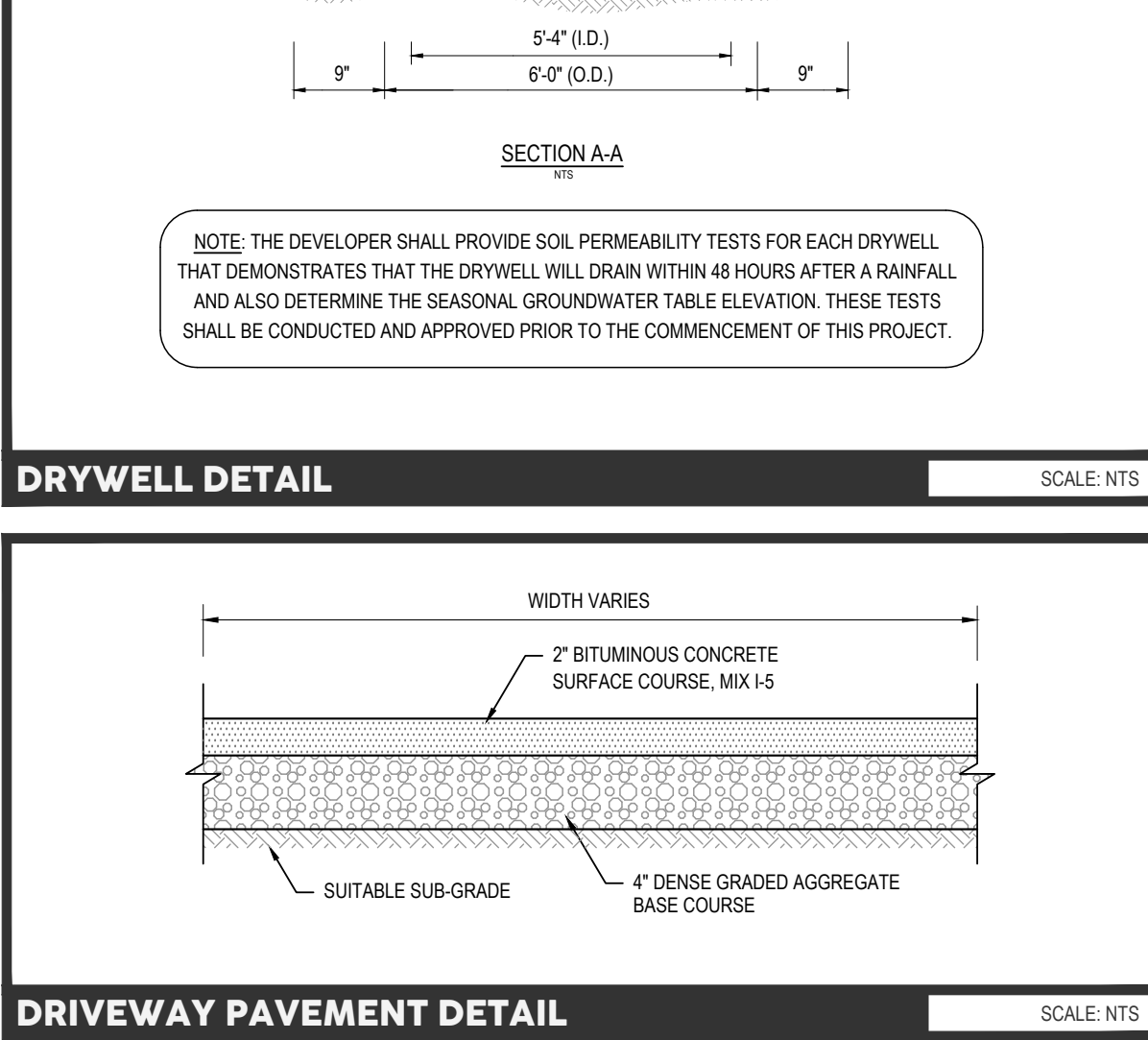
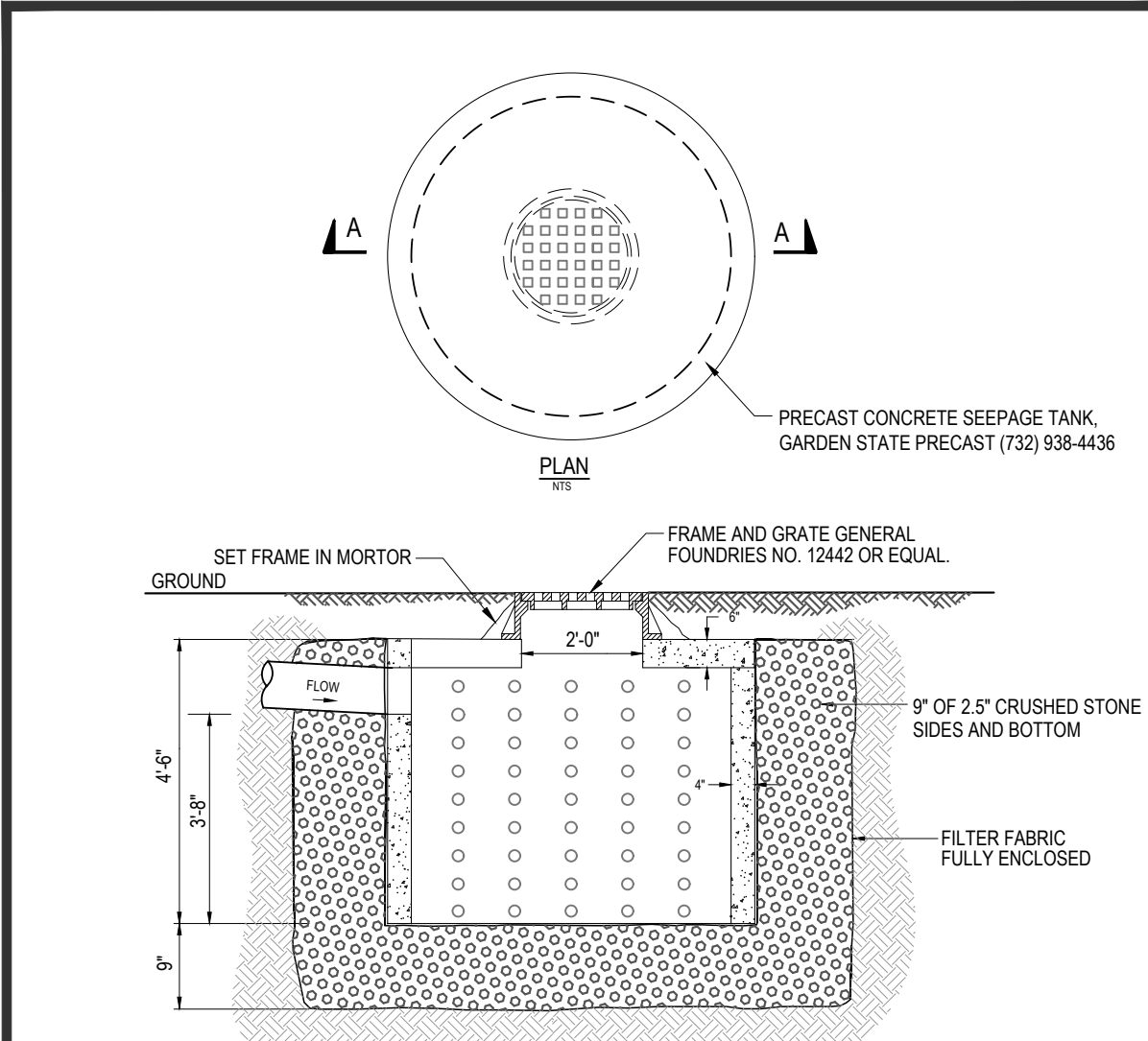
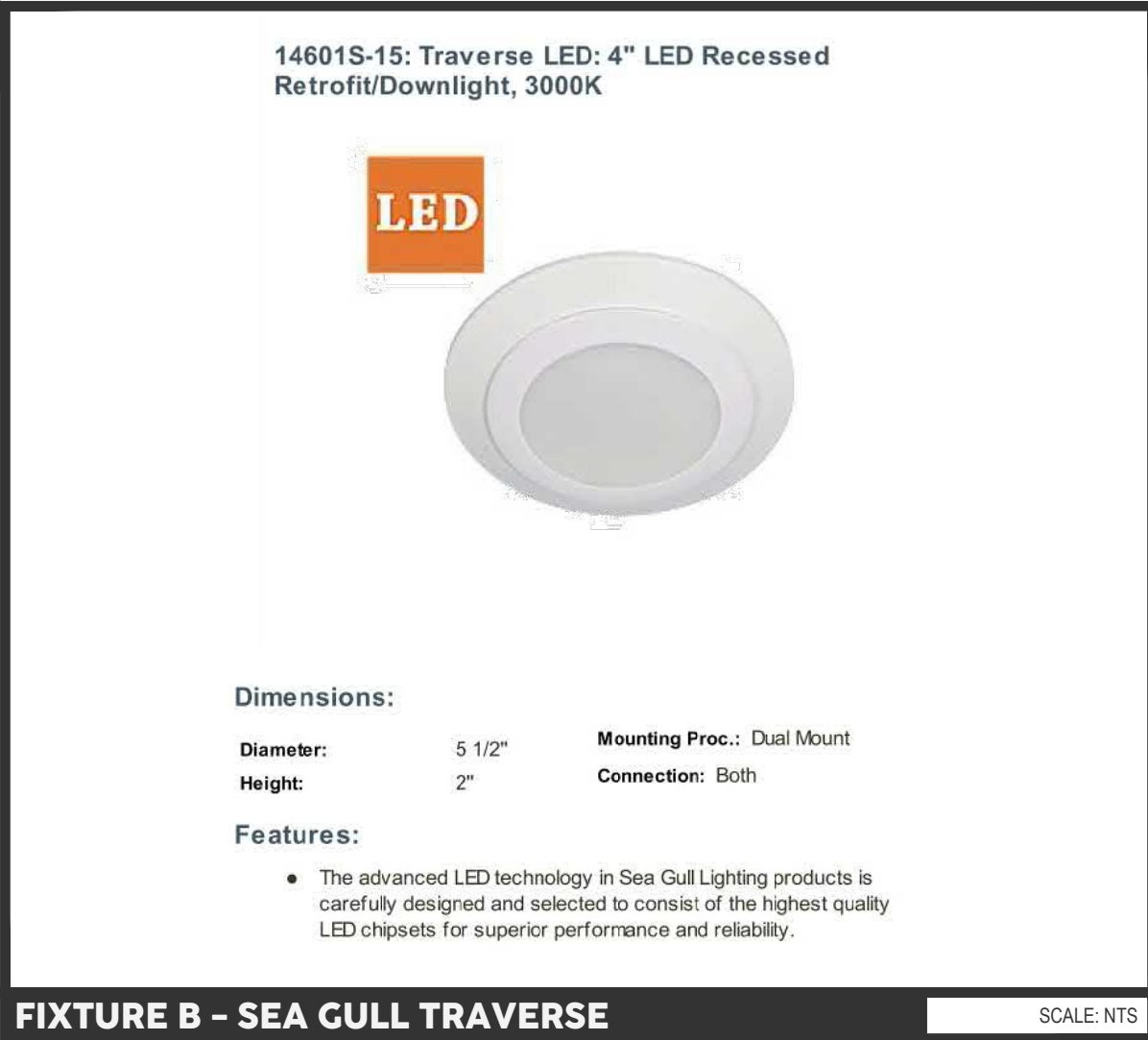
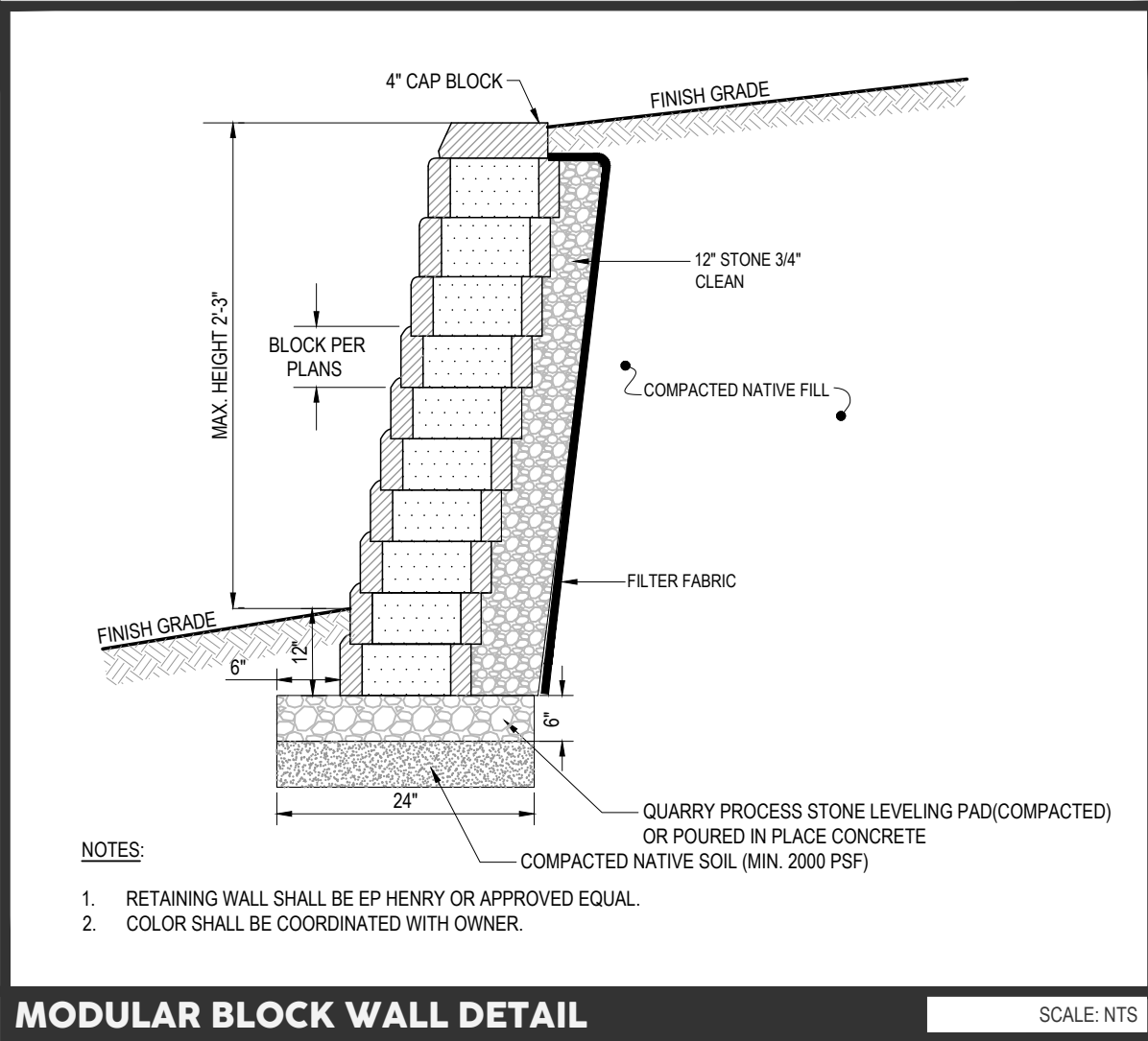
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revisions

1. 08.11.21 revised per completeness review

manTERRA

DESIGN LLC

PLAINFIELD

PORTFOLIO,

LLC

BLOCK 110, LOTS 19 & 20  
201 - 207 SPOONER AVENUE  
CITY OF PLAINFIELD, UNION COUNTY, NJ  
TAX MAP SHEET # 131

CONSTRUCTION

DETAILS

GIOVANNI MANILIO, PE

NEW JERSEY PROFESSIONAL ENGINEER 47552

manTERRA

DESIGN LLC

drawn by

ar

date

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