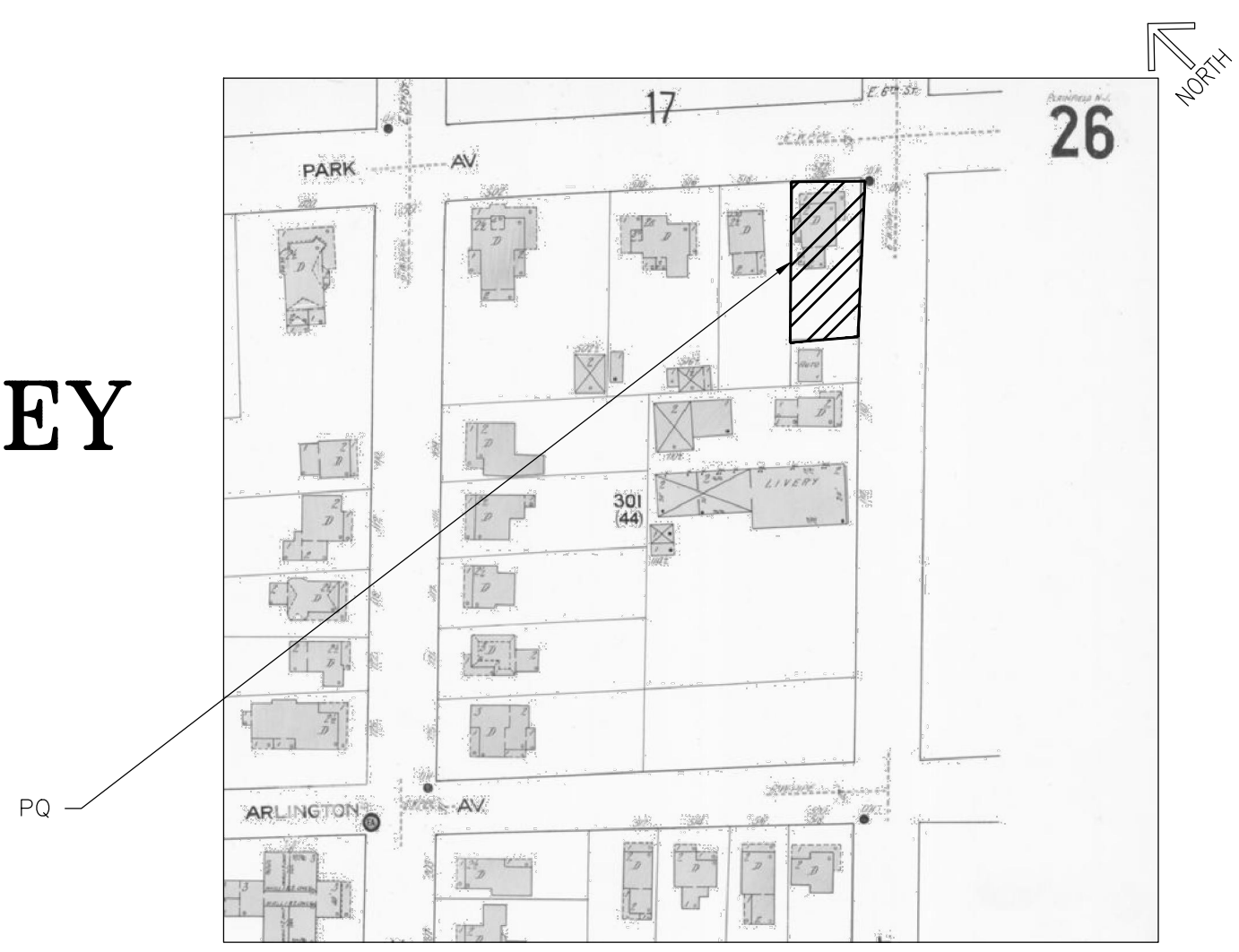
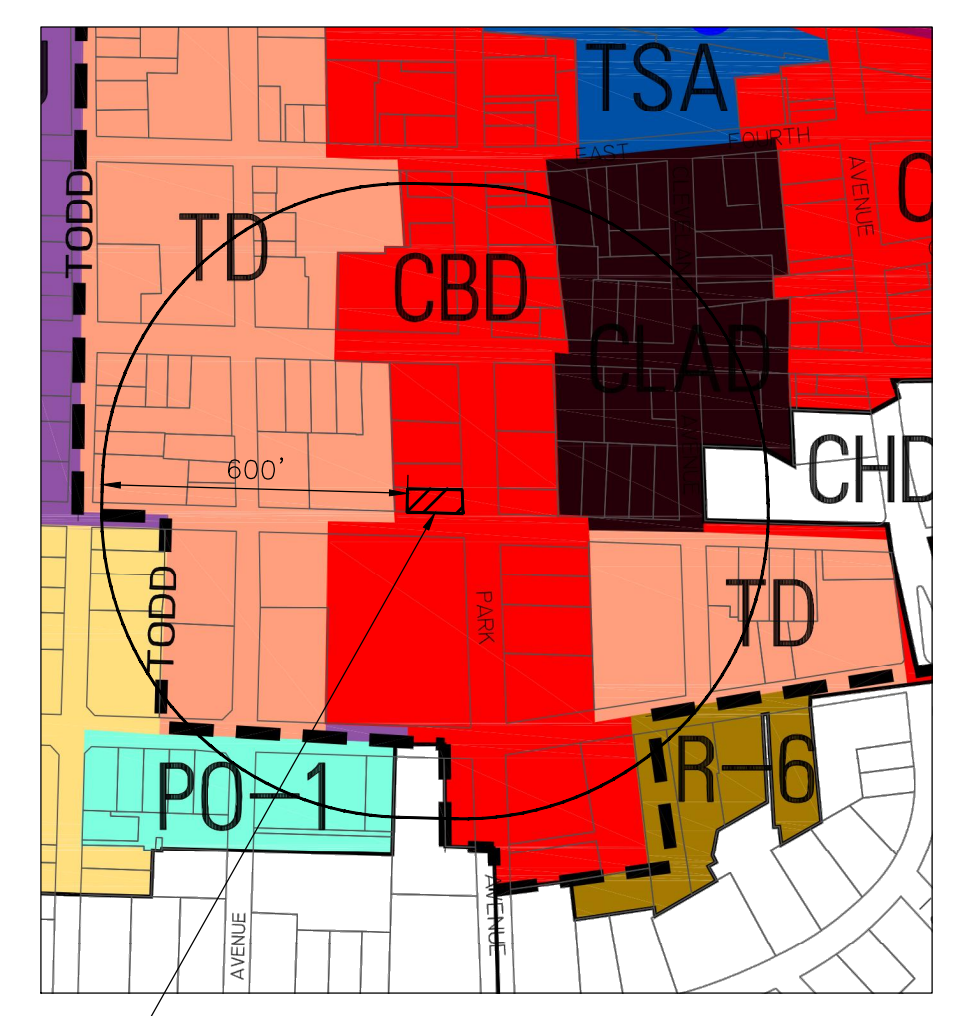


522 PARK AVENUE BLOCK 705, LOT 8 CITY OF PLAINFIELD UNION COUNTY, NEW JERSEY



SANBORN MAP (Circa 1910)
SCALE: N.T.S.



ZONING MAP
SCALE: N.T.S.
0 600 1200 Feet



LOCATION PLAN
SCALE: N.T.S.

OWNER:
522-526 PARK LLC
505 SOMERSET STREET
PLAINFIELD, NEW JERSEY 07060
TEL: (732) 249-7700

APPLICANT:
522-526 PARK AVE URBAN REVIVAL LLC
82 MONROE STREET, #1
HOBOKEN, NEW JERSEY 07030
TEL: (516) 993-1735
EMAIL: mcm5489@gmail.com

ENGINEER:
FRANK H. LEHR ASSOCIATES
101 SOUTH HARRISON STREET
EAST ORANGE, NEW JERSEY 07018
TEL: (973) 673-2520
FAX: (973) 673-6623
EMAIL: info@flehrr.com

THE QUEEN, PLAINFIELD

PROJECT DESCRIPTION
PROPOSED CONSTRUCTION OF A 5-STORY BUILDING W/ GROUND FLOOR RETAIL AND 14 APARTMENTS ABOVE AND A ROOFTOP TERRACE. STORAGE AND AN EXERCISE ROOM WILL BE IN THE BASEMENT. LIMITED TRUCK TRAFFIC IS ANTICIPATED; CURB SIDE LOADING WILL BE UTILIZED ON WEST SIXTH STREET.

3 RETAIL UNITS- (15) Employees

HOURS OF OPERATION
M-F 8:00 AM- 8 PM
S/S 8:00AM- 8 PM

SHEET INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 GRADING, DRAINAGE AND UTILITY PLAN
- C-4 LIGHTING PLAN
- C-5 LANDSCAPE AND PLANTING PLAN
- C-6 DETAILS
- C-7 DETAILS
- C-8 SOIL EROSION AND SEDIMENT CONTROL PLAN
- SURVEY
- A100 FLOOR PLANS
- A101 FLOOR PLANS
- A200 ELEVATIONS

Regulation	Signage ¹		
	REQUIRED	PROPOSED	VARIANCE
Sign Face Area (Max)	24 SF (Each)	10.68 SF (Each)	NO
Height from Ground (Max)	14 FT	11.33 FT	NO
Horizontal Dimension (Max)	12.5 FT	8.75 FT	NO
Vertical Dimension (Max)	2.5 FT	2.0 FT	NO

¹ Refer to architectural drawings for locations, positions, dimensions and total heights of all signs

SITE HAS 5 PROPOSED SIGNS, 4 RETAILS SIGNS AND 1 SIGN DESIGNATED FOR THE BUILDING NAME.

APPROVED BY THE PLANNING BOARD OF THE CITY OF PLAINFIELD AT A MEETING HELD ON THE _____ DAY OF _____, 20

CITY ENGINEER _____ BOARD SECRETARY _____
BOARD CHAIRMAN _____
RESOLUTION NUMBER _____ DATE _____

ZONING TABLE

CITY OF PLAINFIELD				
REGULATION	REQUIRED	EXISTING	PROPOSED	VARIANCE
PARCEL:	Block 705; Lot 8			
ZONE DISTRICT:	TODD South Redevelopment Plan Central Business District (CBD)			
EXISTING USE:	Surface Parking			
PROPOSED USE:	Mixed Use: Commercial and Residential			
USE:	Mixed-use residential dwellings	Used Car Lot w/ Trailer	Mixed-use residential dwellings	NO
LOT				
Area (Min)	5,000 SF	5,109 SF 0.12 Acres	5,109 SF 0.12 Acres	NO
Width (Min)	50 FT	46.27 FT	46.27 FT	YES ¹
Frontage- Park Ave (Min)	N.R.	47.66 FT	47.66 FT	NO
Frontage- W 6th St (Min)	N.R.	110.34 FT	110.34 FT	NO
Depth (Min)	N.R.	108.88 FT	108.88 FT	NO
YARD				
Front Park Ave.	0 FT	98.4 FT	0 FT	NO
Front W 6th St.	0 FT	15.3 FT	0.15 FT	NO
Side	0 FT	5 FT, 15.3 FT	0 FT, 0.15 FT	NO
Combined Side Yards	0 FT	20.3 FT	0.15 FT	NO
Rear	10 FT	1.3 FT	10.0 FT	NO
BUILDING				
Building Height (Max)	85 FT	10 FT	68.04	NO
Number of Stories (Max)	8 ST	1 ST	5 ST	NO
Maximum Floor Area Ratio (FAR)	7.2	0.04	4.41	NO
Density (d.u. per acre Max)	125 d.u./1 Acre 14.66 d.u./0.12 Acres	N/A	117 d.u./1 Acre 14 d.u./0.12 Acres	NO
IMPERVIOUS COVERAGE				
Max Percent Building Cover	90%	4% 209 SF	88.3% 4,510 SF	NO
Max Total Impervious Area	95%	100% ¹ 5,109 SF	94.7% 4,836 SF	NO
OPEN SPACE				
Open Space	10% 511 SF	0 SF	987 SF- Exercise Room 1573 SF- Rooftop Terrace	NO

¹ Existing Nonconforming Lot Width

Parking Requirements			
Residential ¹	Units	Spc/Unit	Requirement
Dwelling Unit	14	0.8	12
	SF	Spc/300 SF	
Retail ²	2,455	1	9
TOTAL Parking Required	21 SPACES		
TOTAL Parking Provided	21 SPACES ³		

¹ Per the TODD South Redevelopment Plan, Page 44, "Residential Dwelling Units within a 0.25-mile radius of the Train Station shall have a parking requirement of 0.8 spaces per unit.
² Per the Land Use Ordinance of the City of Plainfield, 17:9-43. Parking, Driveways and Loading. Table of Parking Regulations.
³ Per the TODD Ordinance, Page 7, 17:9-42R "Purchase of long-term parking permits from the city parking bureau that must be renewed in order to retain certificates of occupancy, the property owner bears the obligation of obtaining the permits."



200' RADIUS MAP
0 200 400 Feet

522 Park Avenue
Block 705, Lot 8
City of Plainfield
Union County, New Jersey

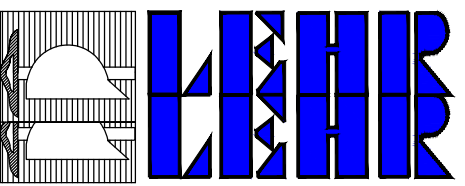
COVER SHEET

NO.	DATE	REVISION/ISSUE
2	3/11/20	New Footprint
1	2/25/20	Basement/12 Units/Gas

DESIGNED BY: LTB
CHECKED BY: RJA
DATE: 11/21/19
SCALE: AS NOTED

PROJECT NO:
9250

SHEET NO:
C-1
1 OF 12



FRANK H. LEHR ASSOCIATES
CONSULTING CIVIL ENGINEERS
101 South Harrison Street
East Orange, New Jersey 07018
Tel: 973 673 2620
Fax: 973 673 6623
WWW.FHLEHR.COM
Certificate of Authorization No. 24CA2790400

Richard J. Adelson
Professional Engineer
NJ License No. GE035233

522 Park Avenue
Block 705, Lot 8
City of Plainfield
Union County, New Jersey

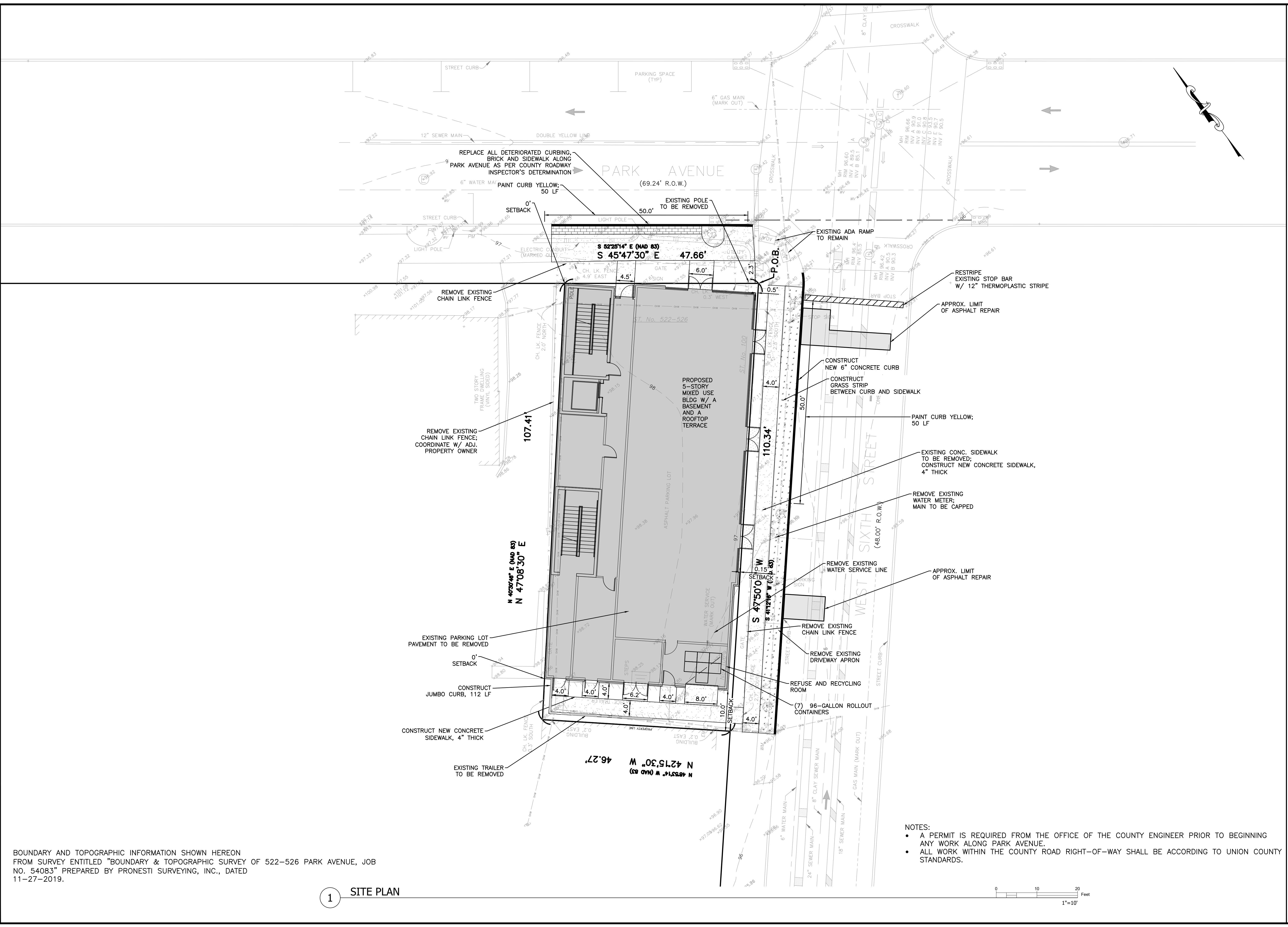
SITE PLAN

NO.	DATE	REVISION/ISSUE
2	3/11/20	New Footprint
1	2/25/20	Basement/12 Units/Gas

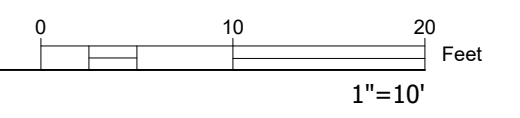
DESIGNED BY	LTB
CHECKED BY	RJA
DATE	11/21/19
SCALE	1"=10'

PROJECT NO.
9250

SHEET NO.
C-2
2 OF 12

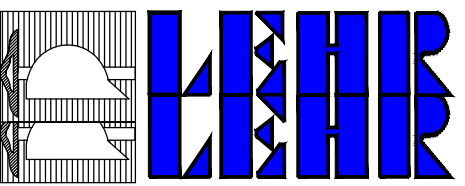


- NOTES:
- A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG PARK AVENUE.
 - ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO UNION COUNTY STANDARDS.



BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON FROM SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 522-526 PARK AVENUE, JOB NO. 54083" PREPARED BY PRONESTI SURVEYING, INC., DATED 11-27-2019.

1 SITE PLAN



FRANK H. LEHR ASSOCIATES
CONSULTING CIVIL ENGINEERS
101 South Harrison Street
East Orange, New Jersey 07018
Tel: 973 673 2620
Fax: 973 673 6623
WWW.FHLEHR.COM
Certificate of Authorization No. 24CA2790400

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Richard J. Adelson
Professional Engineer
NJ License No. GE035233

522 Park Avenue
Block 705, Lot 8
City of Plainfield
Union County, New Jersey

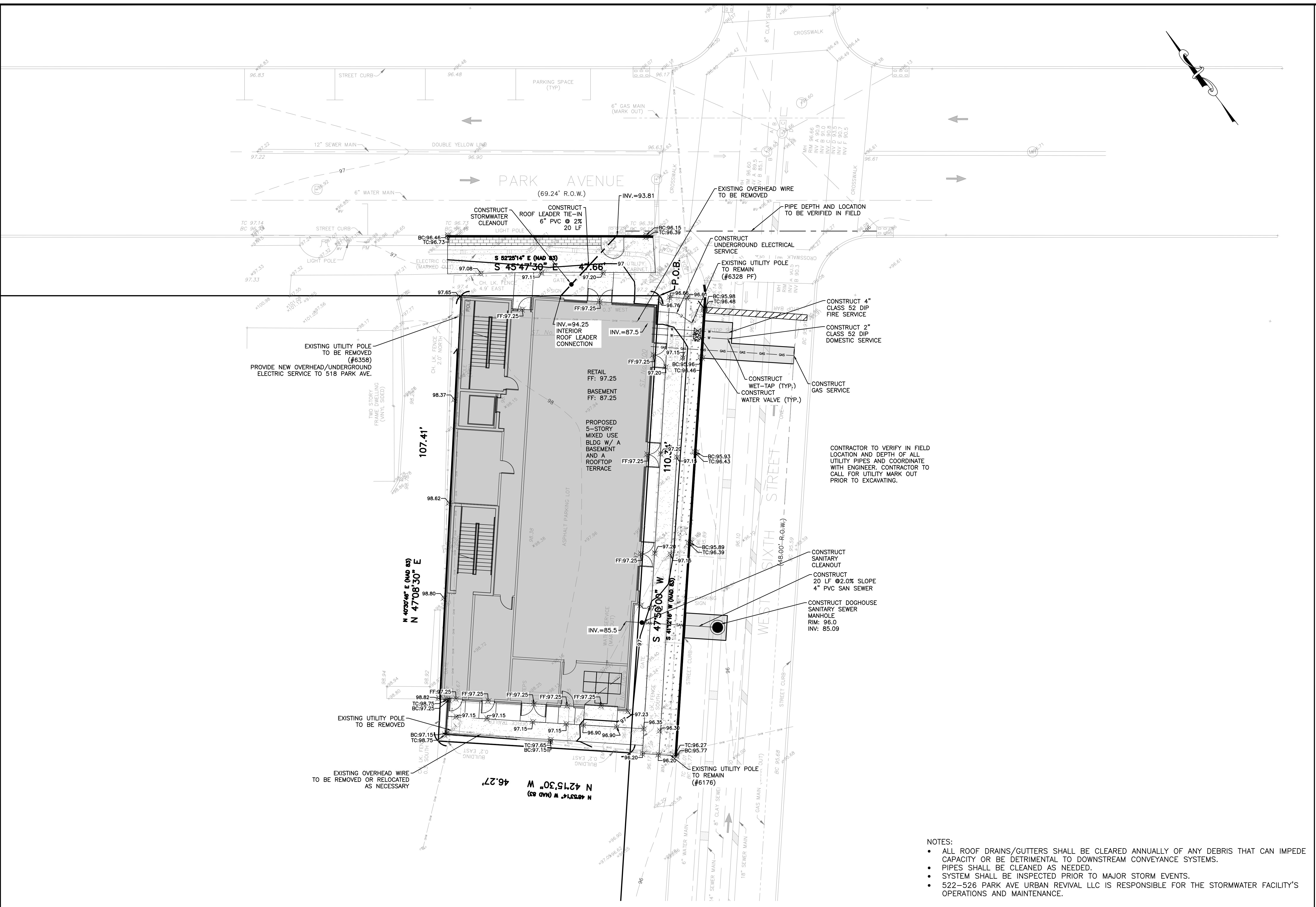
GRADING, DRAINAGE
AND UTILITY PLAN

NO.	DATE	REVISION/ISSUE
2	3/11/20	New Footprint
1	2/25/20	Basement/12 Units/Gas

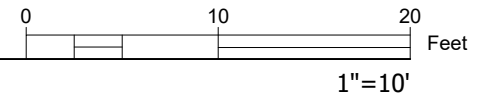
DESIGNED BY	LTB
CHECKED BY	RJA
DATE	11/21/19
SCALE	1"= 10'

PROJECT NO.
9250

SHEET NO.
C-3
3 OF 12



- NOTES:
- ALL ROOF DRAINS/GUTTERS SHALL BE CLEARED ANNUALLY OF ANY DEBRIS THAT CAN IMPEDE CAPACITY OR BE DETRIMENTAL TO DOWNSTREAM CONVEYANCE SYSTEMS.
 - PIPES SHALL BE CLEANED AS NEEDED.
 - SYSTEM SHALL BE INSPECTED PRIOR TO MAJOR STORM EVENTS.
 - 522-526 PARK AVE URBAN REVIVAL LLC IS RESPONSIBLE FOR THE STORMWATER FACILITY'S OPERATIONS AND MAINTENANCE.



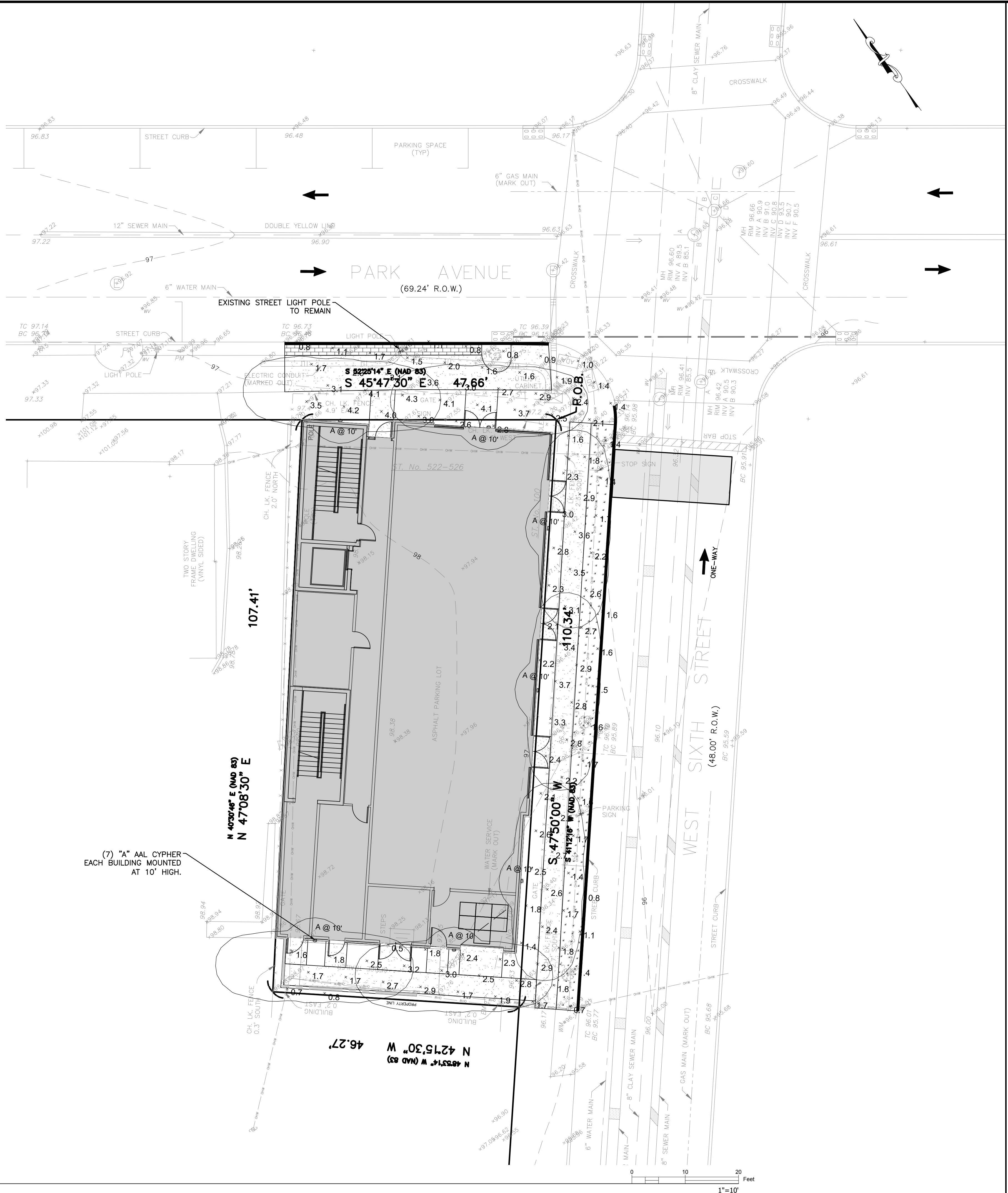
1 GRADING, DRAINAGE AND UTILITY PLAN

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	7	ARCHITECTURAL AREA LIGHTING	CY1-15-4K7-3-2-WG-R	CY1	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	CY1-15-4K7-3-2-WG-R.rules	1707	0.9	17.25

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	4.3 fc	0.5 fc	8.6:1	4.4:1



"A", AAL Cypher Series
4K LED



1 LIGHTING PLAN

Richard J. Adelson
Professional Engineer
NJ License No. GE035233

522 Park Avenue
Block 705, Lot 8
City of Plainfield
Union County, New Jersey

LIGHTING PLAN

NO.	DATE	REVISION/ISSUE
2	3/11/20	New Footprint
1	2/25/20	Basement/12 Units/Gas

DESIGNED BY	LTB
CHECKED BY	RJA
DATE	11/21/19
SCALE	1" = 10'

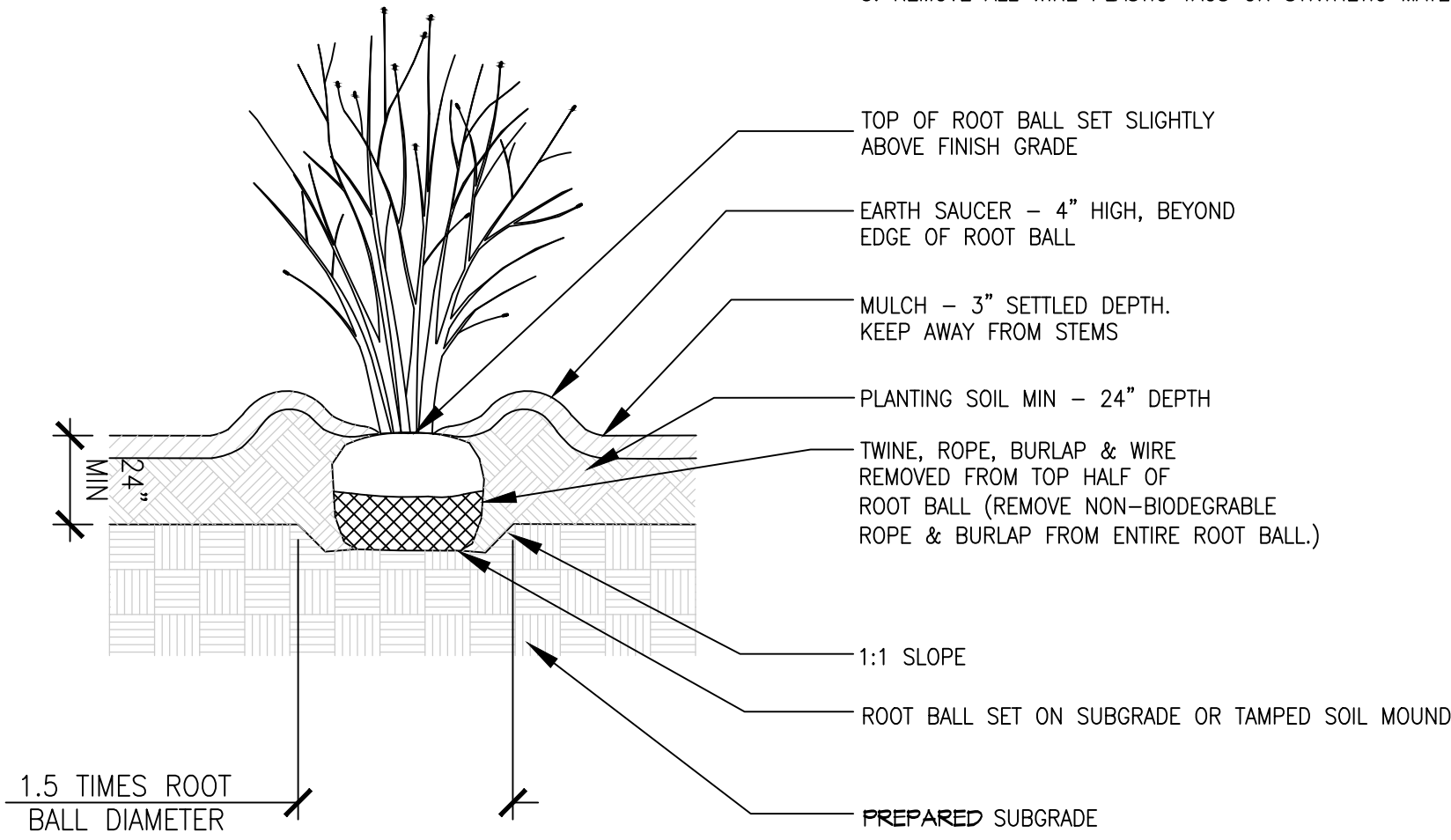
PROJECT NO.
9250

SHEET NO.
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4 OF 12

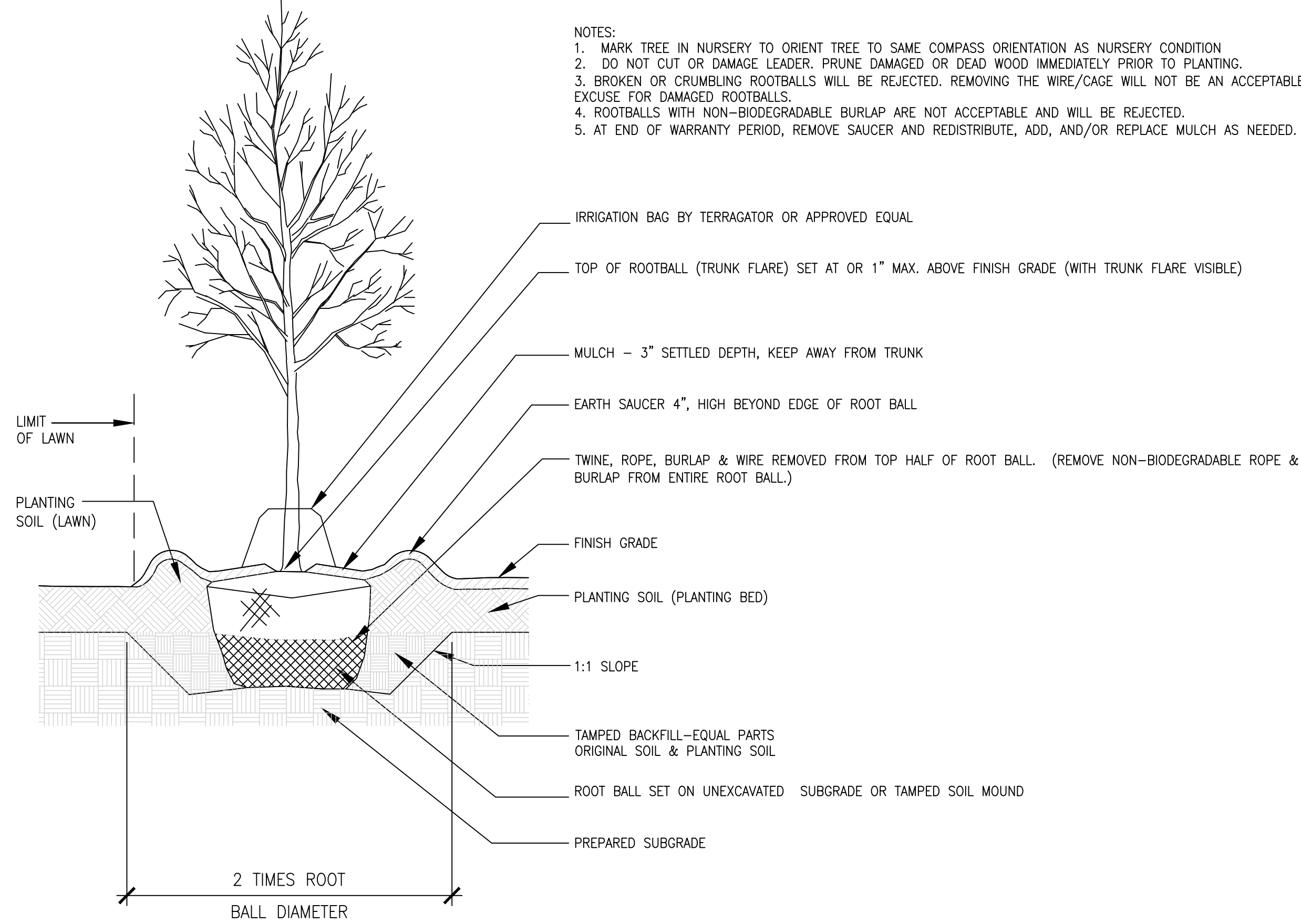
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
PO	1	Platanus x Acerifolia	Bloodgood	2.5"-3" CAL/BLB
JV	1	Juniperus Virginiana	Emerald Sentinel	4'-5' HT
MV	2	Magnolia Virginiana	Sweetbay Magnolia	7'-8' HT/BLB/ Multi-Stem
SHRUBS				
BW	5	Buxus	Green Velvet	24" HT ROUND
GROUND COVER				
HEM	45	Hemerocallis	Stella de Oro	1 GALLON

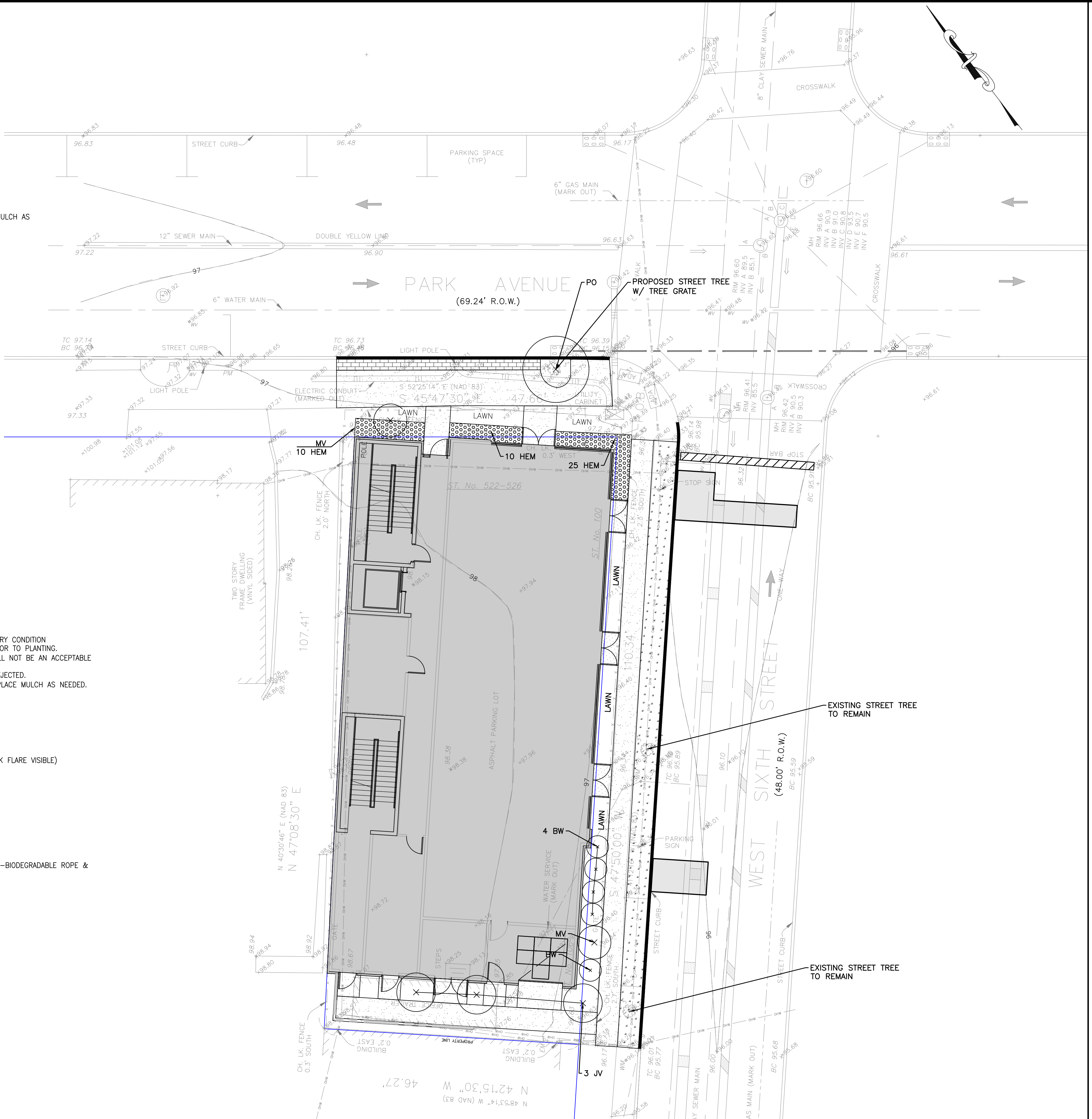
- NOTES:
 1. SEPARATE AND SPREAD POT-BOUND ROOTS.
 2. PRUNE ONLY AFTER REVIEW WITH THE LANDSCAPE ARCHITECT.
 3. AT END OF WARRANTY PERIOD REMOVE SAUCER, AND REDISTRIBUTE, ADD, AND/OR REPLACE MULCH AS NEEDED.
 4. ROOTBALLS WITH NON-BIODEGRADABLE BURLAP ARE NOT ACCEPTABLE AND WILL BE REJECTED.
 5. REMOVE ALL WIRE PLASTIC TAGS OR SYNTHETIC MATERIALS FROM PLANTS PRIOR TO PLANTING.



2 SHRUB PLANTING DETAIL
NTS



3 B&B TREE PLANTING DETAIL
NTS



1 LANDSCAPE AND PLANTING PLAN

FLEHR
 FRANK H. LEHR ASSOCIATES
 CONSULTING CIVIL ENGINEERS
 101 South Harrison Street
 East Orange, New Jersey 07018
 Tel: 973 673 2620
 Fax: 973 673 6623
 WWW.FHLEHR.COM
 Certificate of Authorization No. 24GA27990600
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Richard J. Adelson
 Professional Engineer
 NJ License No. GE035233

522 Park Avenue
 Block 705, Lot 8
 City of Plainfield
 Union County, New Jersey

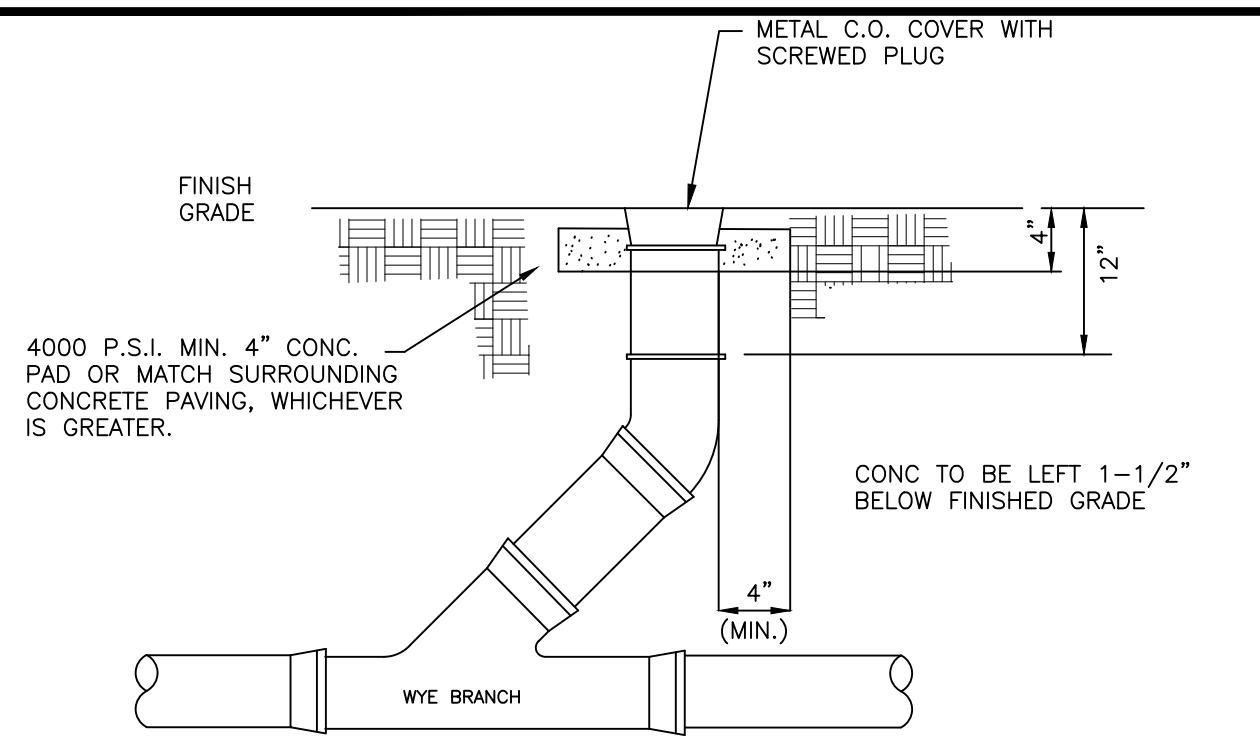
LANDSCAPE &
 PLANTING PLAN

NO.	DATE	REVISION/ISSUE
2	3/11/20	New Footprint
1	2/25/20	Basement/12 Units/Gas

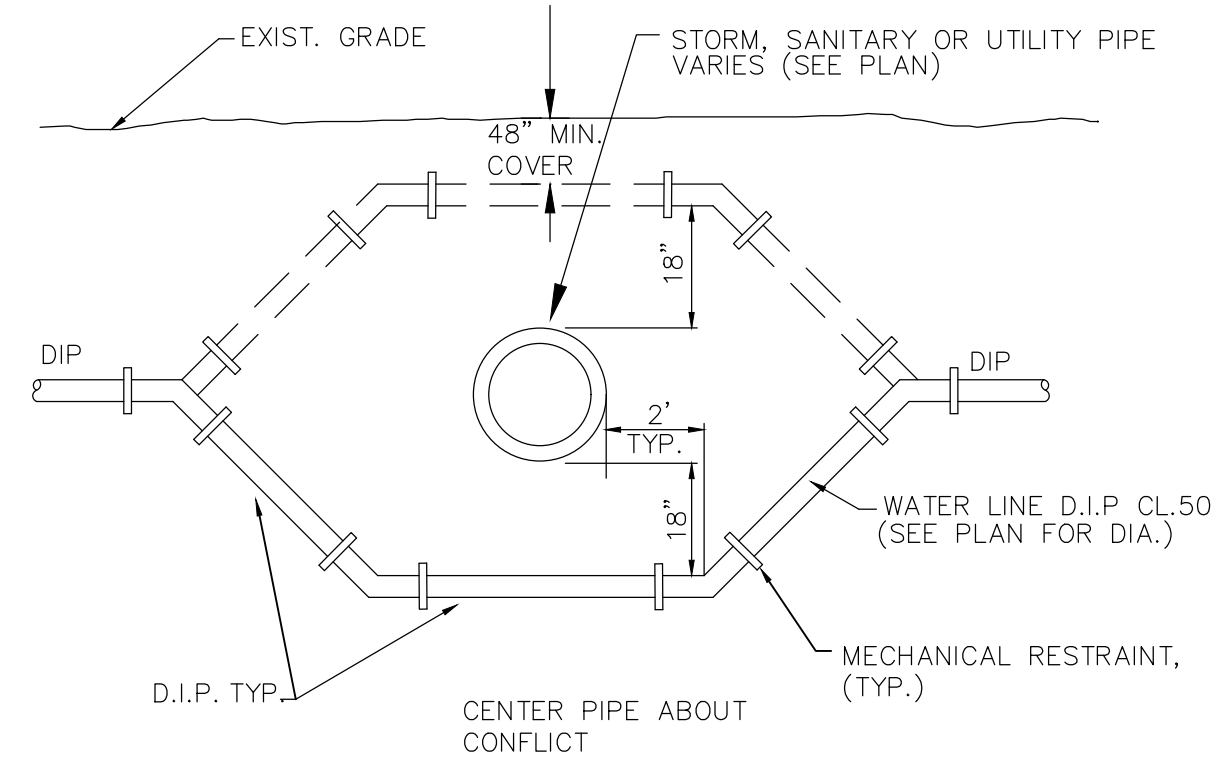
DESIGNED BY	LTB
CHECKED BY	RJA
DATE	11/21/19
SCALE	1"= 10'

PROJECT NO.
9250

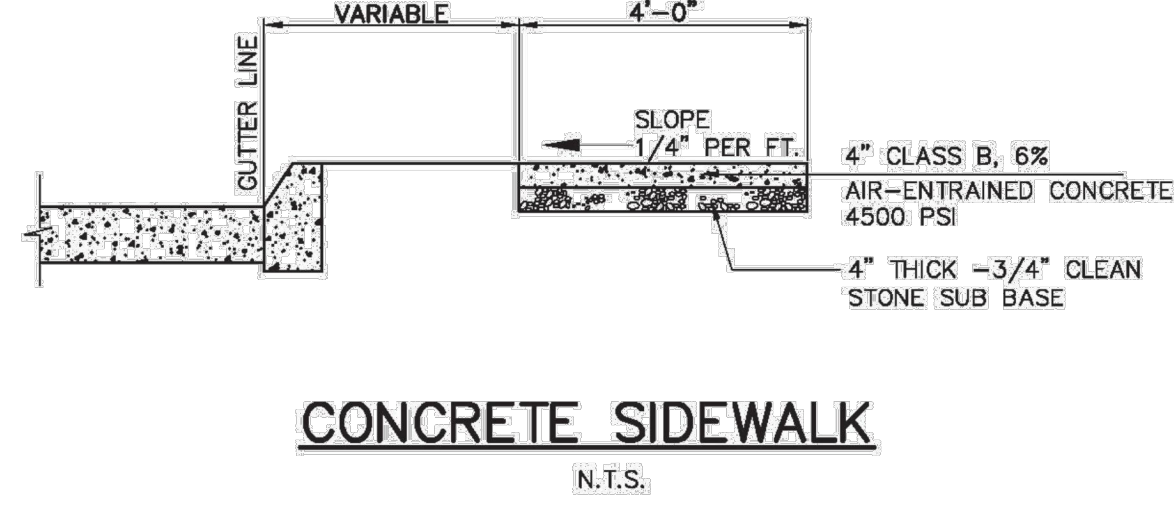
SHEET NO.
C-5
 5 OF 12



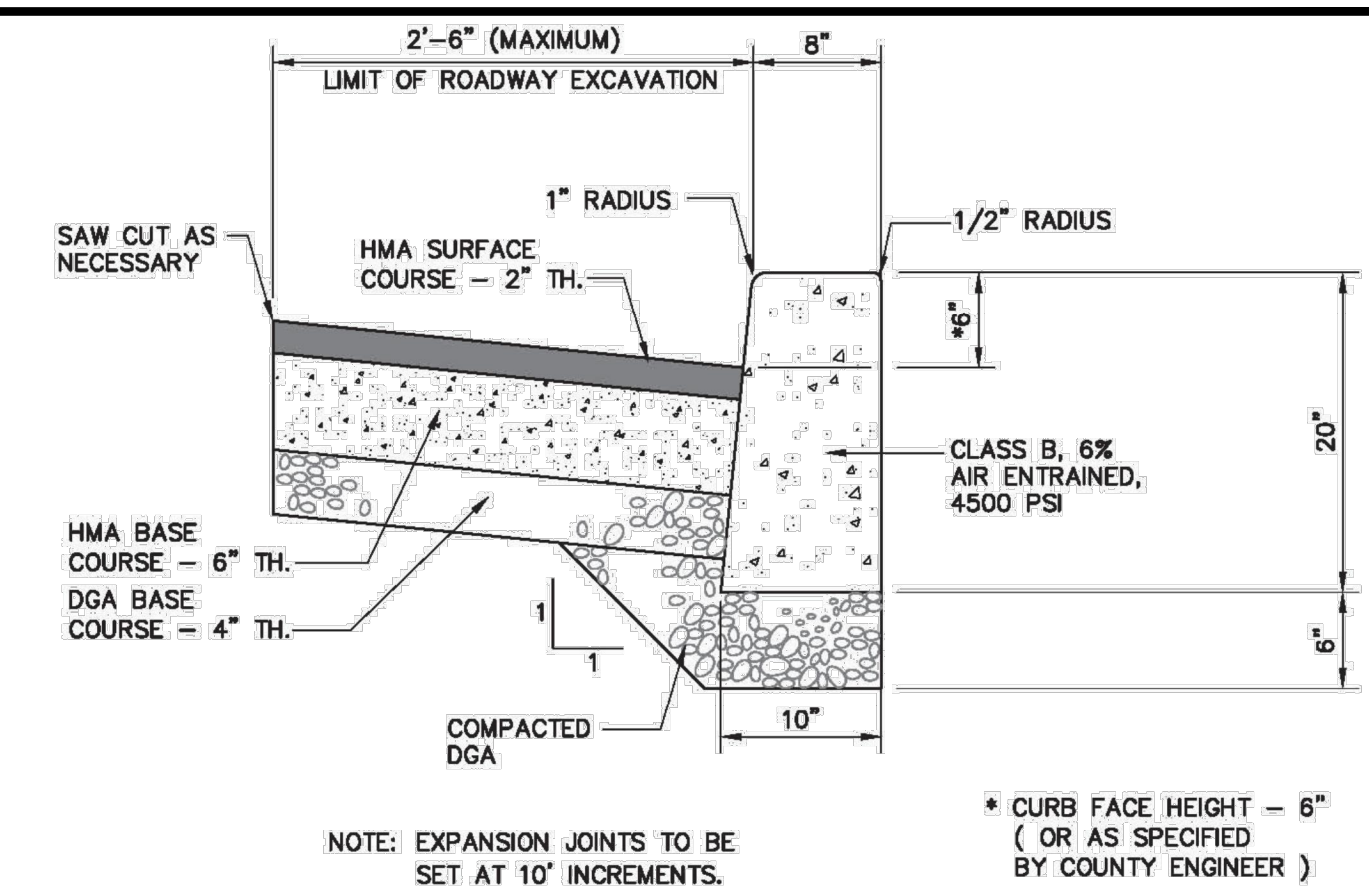
SANITARY SEWER CLEANOUT DETAIL
Scale: N.T.S.



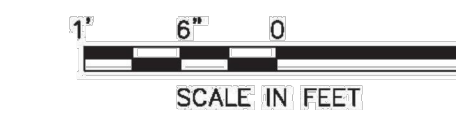
UTILITY CONFLICT
Scale: N.T.S.



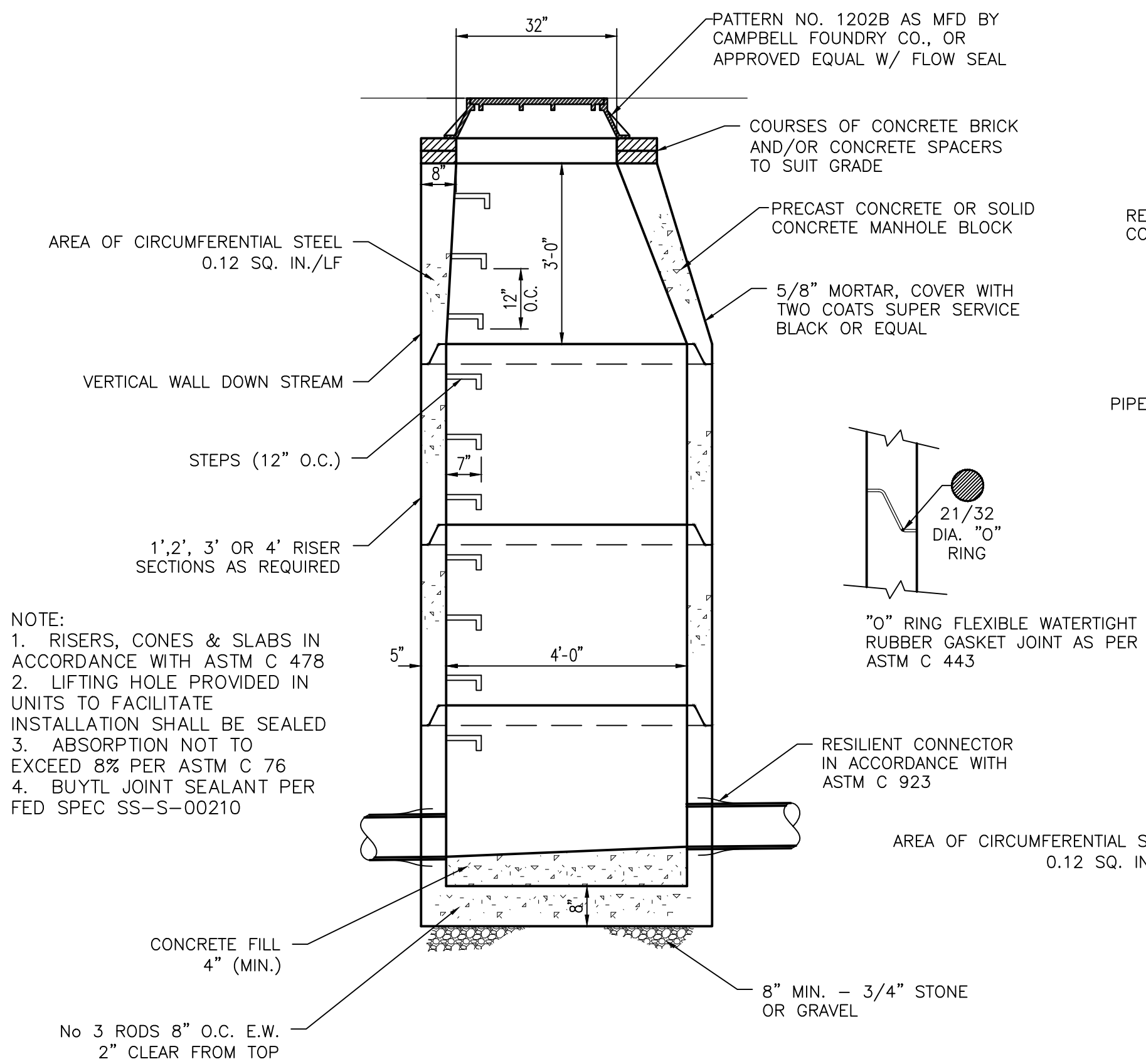
CONCRETE SIDEWALK
N.T.S.



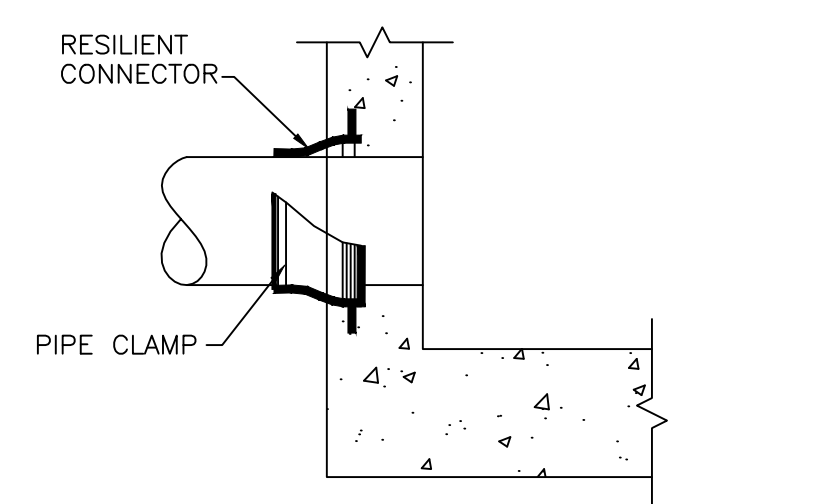
TYPICAL ROADWAY EXCAVATION & RESTORATION AT CURBS



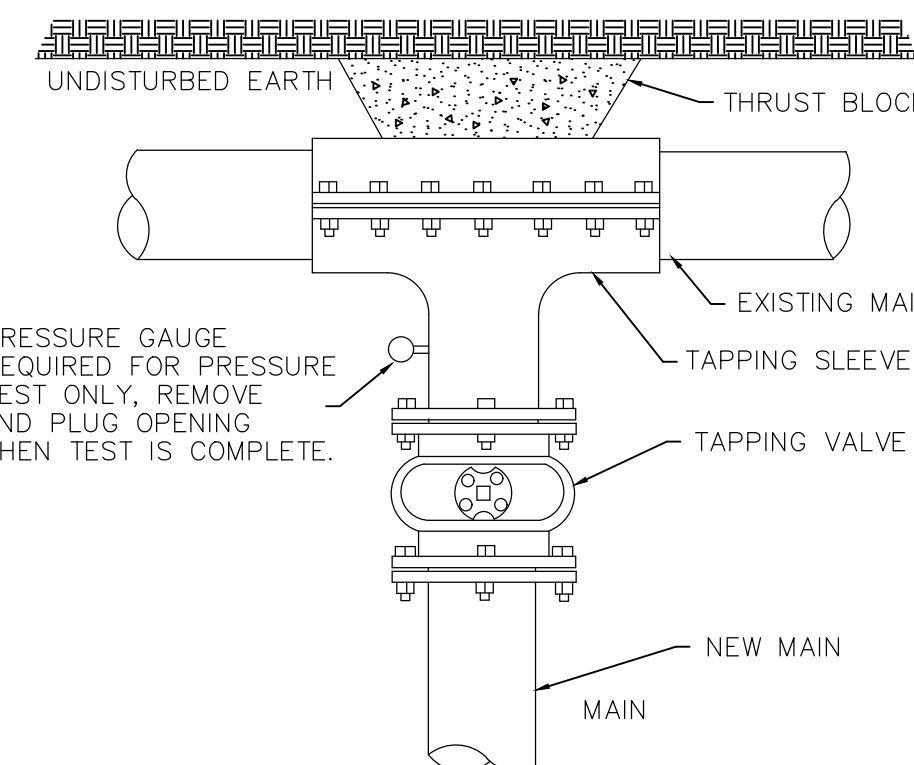
HMA SURFACE COURSE - NJDOT SUPERPAVE HOT MIX ASPHALT SURFACE COURSE. (AS PER ENGINEER'S SPECIFICATIONS).
HMA BASE COURSE - NJDOT SUPERPAVE HOT MIX ASPHALT 19.5 M64 BASE COURSE. NOTE: CONSTRUCT IN LAYERS NOT MORE THAN 3\"/>



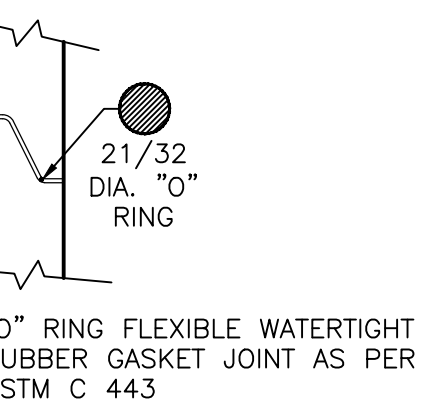
SANITARY SEWER MANHOLE
Scale: N.T.S.



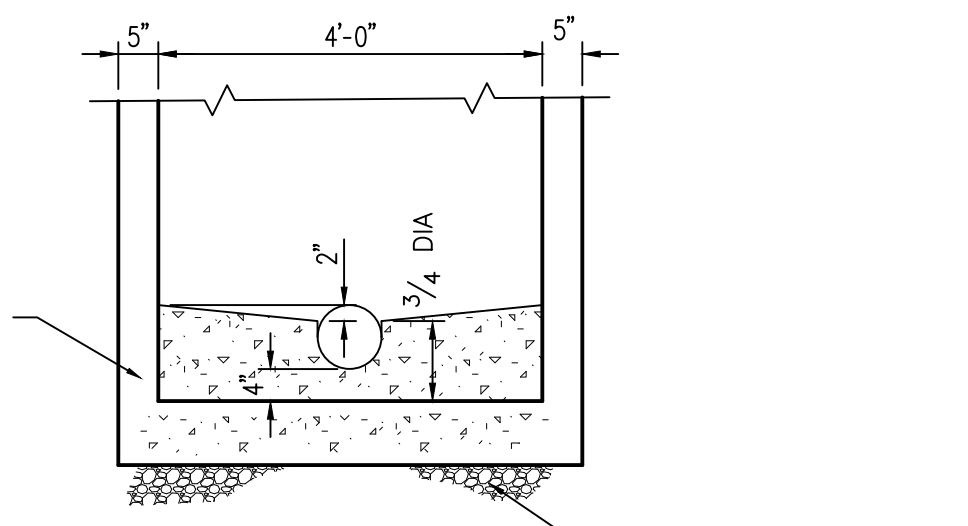
RESILIENT CONNECTOR
Scale: N.T.S.



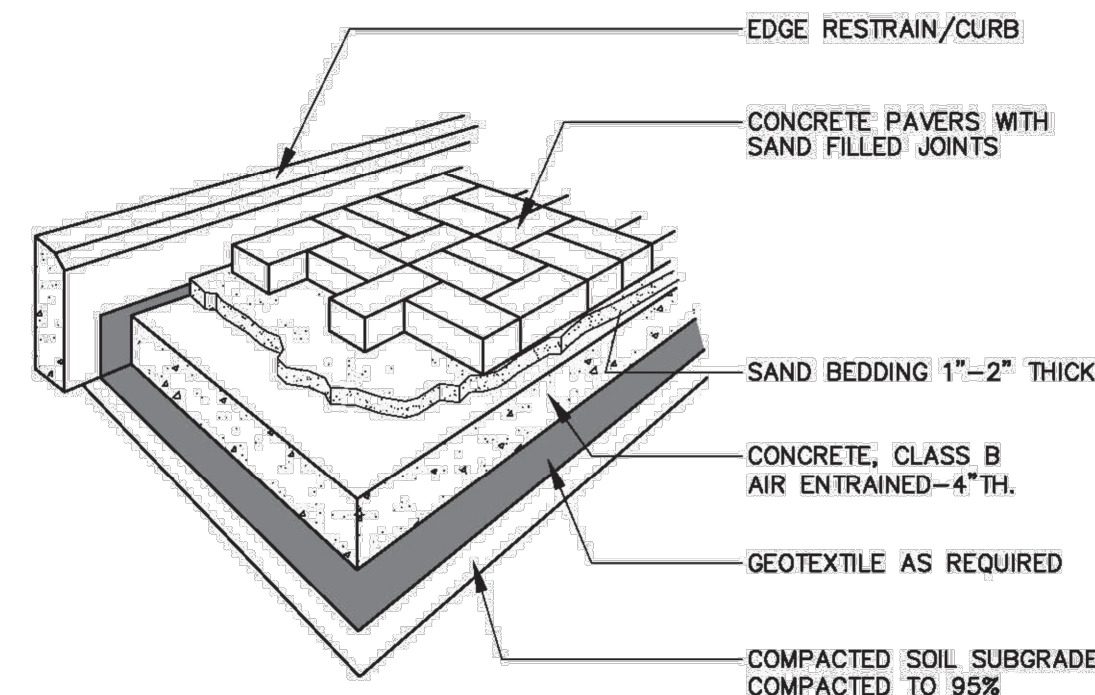
WET TAP
Scale: N.T.S.



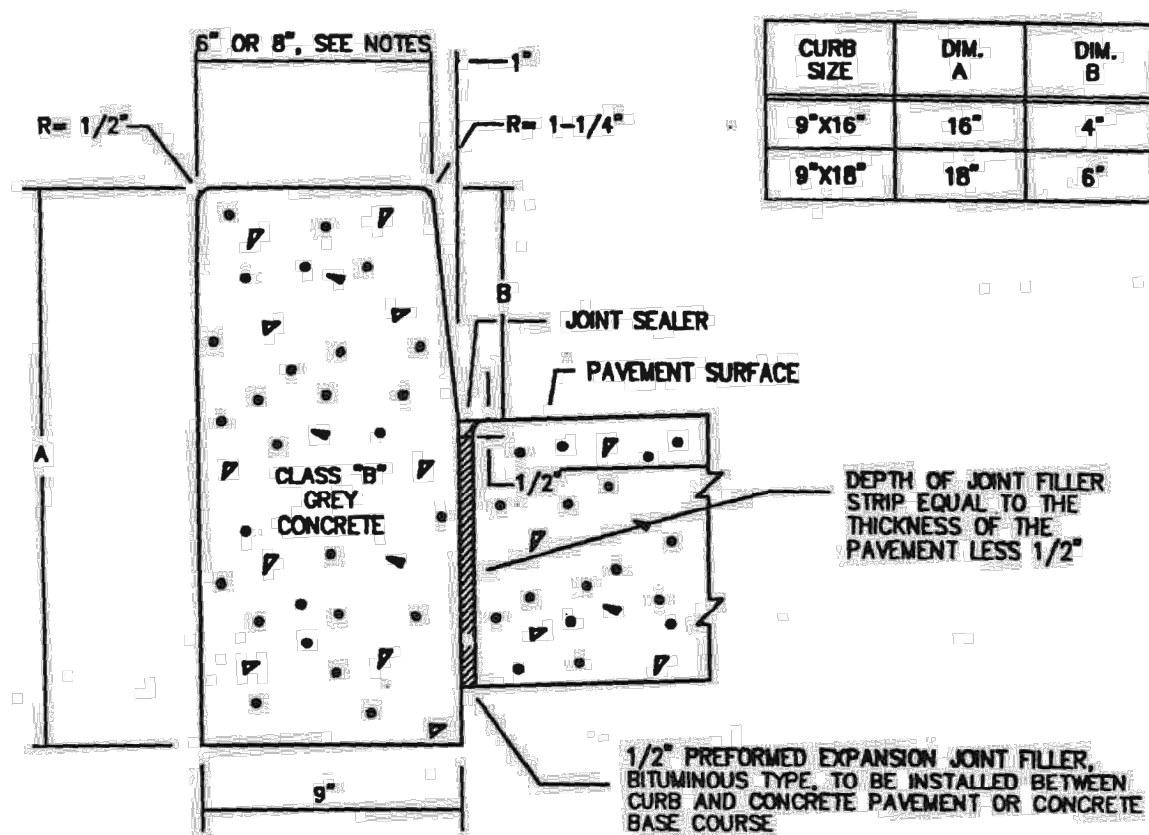
21/32 DIA. "O" RING
"O" RING FLEXIBLE WATERTIGHT RUBBER GASKET JOINT AS PER ASTM C 443



CHANNEL DETAIL
Scale: N.T.S.

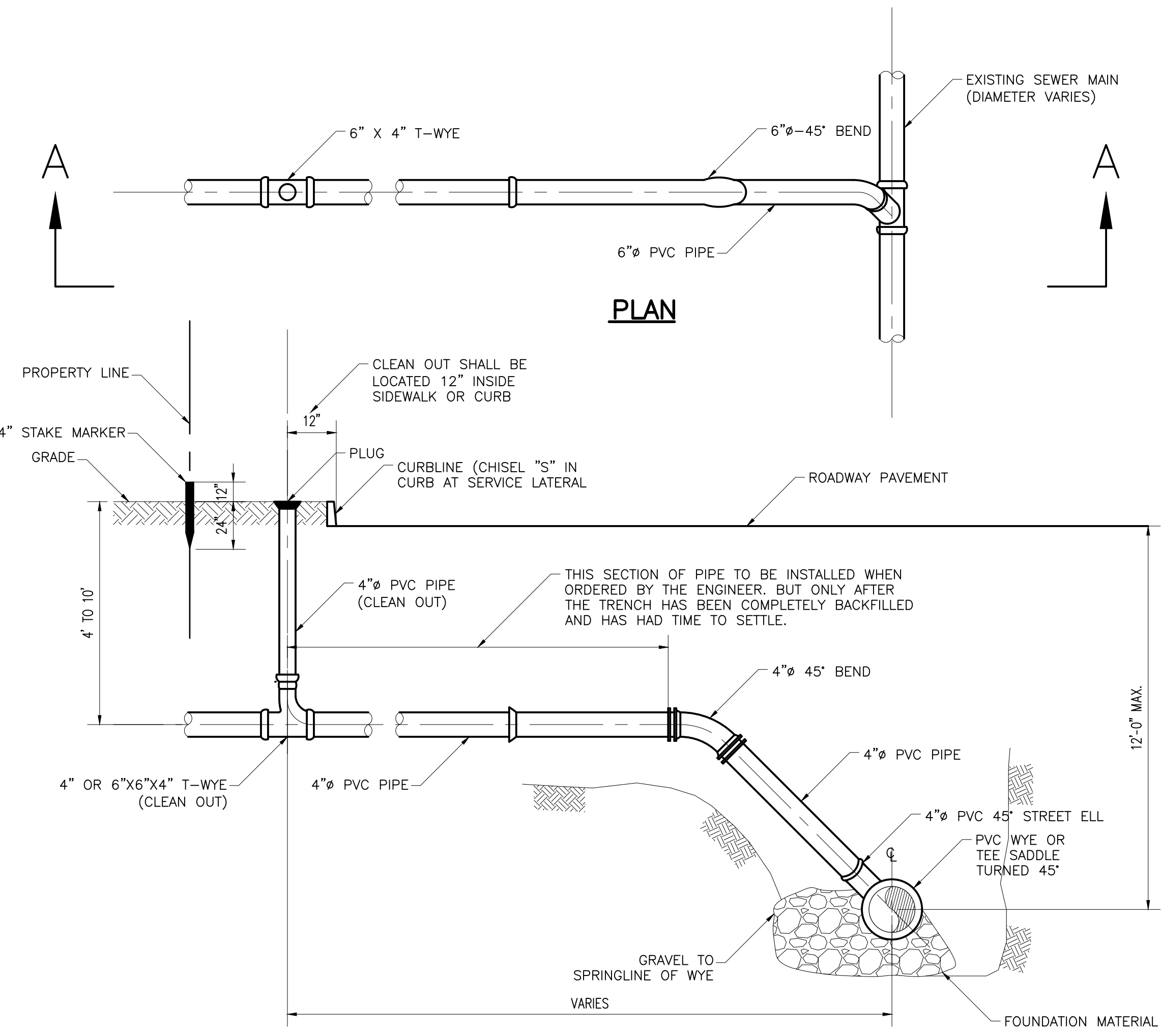


INTERLOCKING BRICK PAVER DETAIL
NOT TO SCALE

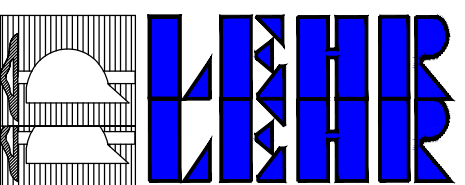


NOTES:
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20 FEET APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.
8" SHALL ONLY BE USED IF & WHERE REQUIRED BY THE CITY OF PLAINFIELD.

CONCRETE VERTICAL CURB
N.T.S.



PROFILE SEWER SERVICE DETAIL
Scale: N.T.S.



FRANK H. LEHR ASSOCIATES
CONSULTING CIVIL ENGINEERS
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Tel: 973 673 2620
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522 Park Avenue
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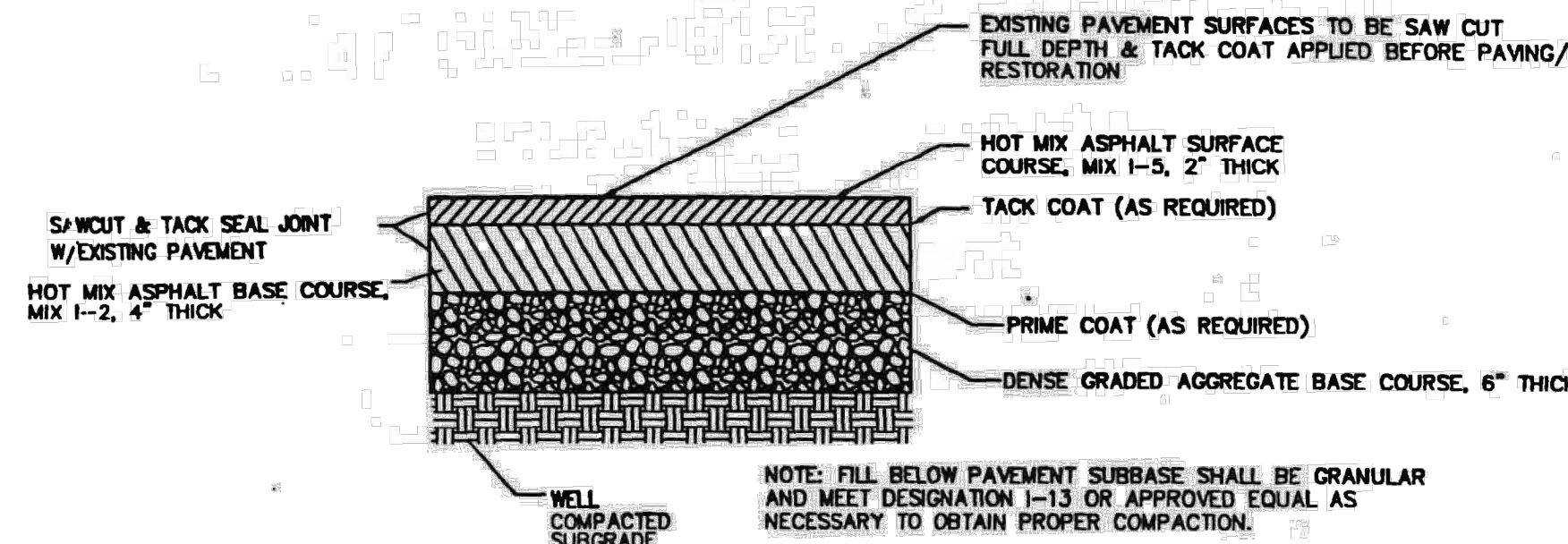
DETAILS

NO.	DATE	REVISION/ISSUE
2	3/11/20	New Footprint
1	2/25/20	Basement/12 Units/Gas

DESIGNED BY: LTB
CHECKED BY: RJA
DATE: 11/21/19
SCALE: AS NOTED

PROJECT NO. 9250

SHEET NO. C-6
6 OF 12

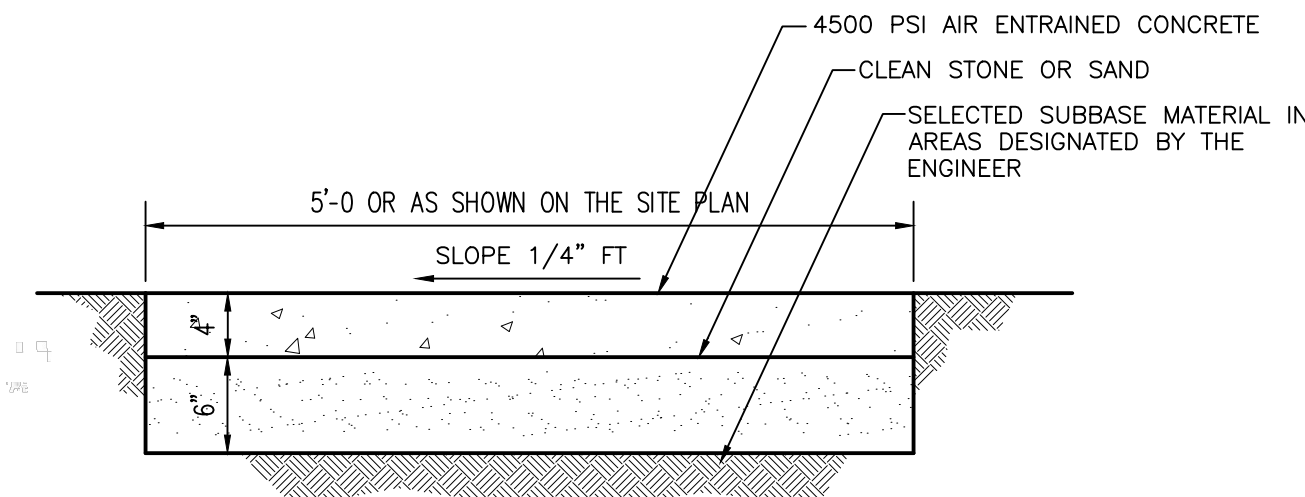


BITUMINOUS PAVEMENT RESTORATION DETAIL

N.T.S.

PLAINFIELD STANDARD DETAIL

N.T.S.

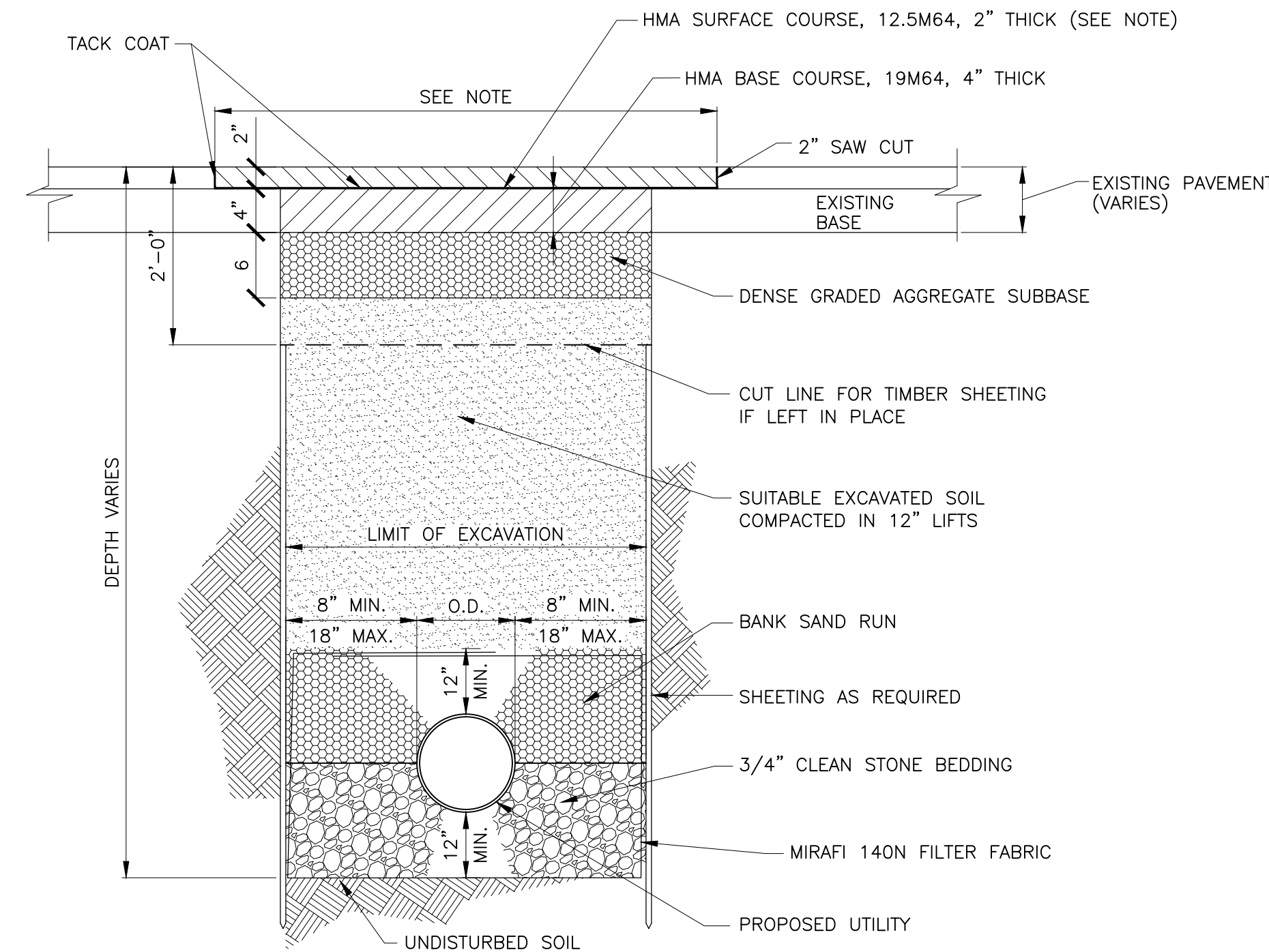


4\"/>

Scale: N.T.S.

NOTES:

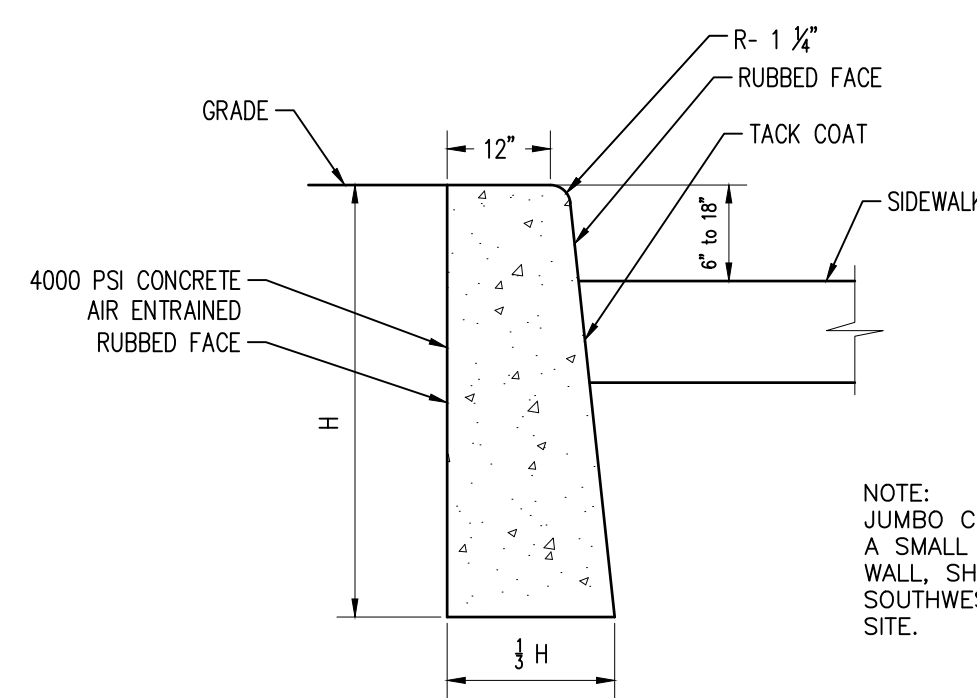
1. CONCRETE TO TEST CLASS B PER SQ. INCH MINIMUM ON 28 DAY COMPRESSIVE TEST.
2. ALL CONCRETE IS TO BE PROPERLY CURED USING A CURING COMPOUND, SALT HAY, BURLAP OR OTHER METHOD ACCEPTABLE TO MUNICIPAL ENGINEER.
3. CONCRETE SLUMP TO BE 3(±1) INCHES OR AS DIRECTED BY THE MUNICIPAL ENGINEER.
4. STEEL SEPARATORS SHALL BE USED WITH ALL THE FORMS TO CREATE A CONSTRUCTION JOINT EVERY 8 FEET ALONG THE SIDEWALK.
5. A HALF INCH EXPANSION JOINT OF A NON-EXTRUDABLE, FIBROUS BITUMASTIC MATERIAL SHALL BE PLACED ON 16 FOOT CENTERS MAXIMUM.
6. CONTRACTORS TO NOTIFY MUNICIPAL ENGINEER 24 HOURS PRIOR TO POURING.
7. A HALF INCH EXPANSION JOINT OF NON-EXTRUDABLE, FIBROUS BITUMASTIC MATERIAL SHALL BE ADDED CONTINUOUSLY BETWEEN THE CURB AND SIDEWALK WHERE A GRASS AREA IS NOT APPROVED.



NOTE: REPAIR WIDTH & LENGTH (MILLING & PAVING) TO BE A MINIMUM OF 5' PAST TRENCH OPENING OR AS DETERMINED BY THE ENGINEER OR AS SHOWN ON THE PLANS.

TRENCH BEDDING DETAIL

Scale: N.T.S.



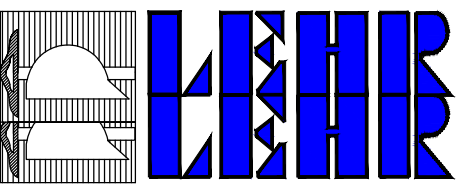
NOTE: JUMBO CURB IS TO ACT AS A SMALL GRAVITY RETAINING WALL, SHOWN ON THE SOUTHWEST SIDE OF THE SITE.

JUMBO CURB DETAIL

Scale: N.T.S.

GENERAL NOTES

1. The Contractor shall familiarize himself with existing field conditions and shall verify conditions and dimensions shown on the design drawings. The Contractor is cautioned that the underground utilities information shown may not be complete or exact. The Contractor shall check with the Owner, the Utility Companies, and the Municipal Engineering Department for location of all utilities known. The Contractor shall verify the location of utilities shown on drawings or indicated by others prior to start of construction. There may be other utilities not known or shown and the Contractor is cautioned to proceed with care. Do not disturb any utility without approval of the Owner. Active utilities disturbed during construction shall be returned to their prior condition.
2. **SAFETY and PROTECTION:** The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions in connection with the work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to: all persons on the work site, or who may be affected by the work; all materials and equipment; and other property at or adjacent to the site, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities, and underground facilities not designated for removal, relocation or replacement during the course of work. The Contractor shall comply with all applicable Laws and Regulations of any public body having jurisdiction for safety of persons or property or to protect them from damage, injury, or loss, and shall erect and maintain all necessary safeguards for such safety and protection.
3. Contractor shall notify and maintain valid utility mark-outs prior to performing excavation. Contractor shall contact the One-Call Center 72 hours prior to the start or restart of excavation.
4. Location of utilities is to be used for reference only. The location, size, and elevation (or invert) of utilities shall be investigated by the Contractor prior to construction. The Contractor shall notify the Engineer of any discrepancies or conflicts. CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, AND ELEVATION OF EXISTING UTILITIES AT PROPOSED CROSSINGS AND TIE-INS PRIOR TO THE START OF CONSTRUCTION. Provide data to Engineer and notify Engineer of any conflicts in writing prior to the start of utility construction.
5. Construction shall conform to all applicable local, state and federal codes and regulations.
6. The Contractor shall notify the adjacent property owners and obtain their permission before labor, materials or equipment work on the lands of others.
7. The Contractor shall remove from the site all debris and rubble, such as broken out paving and concrete footings and dispose of same at an approved disposal site.
8. Contractor's price shall include all fees and expenses associated with utility connections and relocations, including but not limited to pole relocation costs, wet pads and water service materials costs, gas connections cost, electric connection costs, etc.
9. **SITE WORK:** Workmanship, equipment and materials, furnished and placed, shall meet the minimum requirements of the "Standard Specifications for Road and Bridge Construction," Department of Transportation, State of New Jersey, 2007 Edition. Work shall be done so as not to disturb existing utilities and buildings.
10. Standards for Trenching for Subgrade Utilities and Piping: For protection and bracing and shoring and all underpinning operations, Contractor assumes complete responsibility for materials, structures, methods, timing, sequences, and safety for life and property.
11. **Stability of Excavations:** Excavation side slopes are to comply with local codes and ordinances having jurisdiction as well as all applicable state and federal requirements including Occupational Safety and Health Act (OSHA) Standards. Maintain sides and slopes of excavations in safe condition until completion of backfilling. Provide shoring and bracing where allowable excavation side slopes cannot be maintained because of space restrictions or stability of material excavated.
12. **Shoring and Bracing:** Provide complete design of, and all materials for shoring and bracing, such as sheet piling, uprights, stringers and crossbraces, in good serviceable condition. Trench shoring and bracing shall comply with local codes and authorities having jurisdiction. Maintain shoring and bracing in excavations, regardless of time period excavations will remain open. Carry down shoring and bracing as excavation progresses. Provide permanent steel sheet piling or pressure-treated timber sheet piling wherever the work of this Section might permit lateral movement of soil under adjacent structures. Cut off tops as required and leave permanently in place.
13. **Dewatering:** Prevent surface water and subsurface or groundwater from flowing into excavations and from flooding project site and surrounding area. Dewater excavations promptly and continuously throughout the progress of the work, and keep the excavations dry at all times until the structures to be built therein, are completed. Where work is to be performed below groundwater level, the Contractor shall provide, operate and maintain dewatering facilities, including pumps, well points, sumps, suction and discharge lines, and other dewatering system components sufficient to maintain the excavation free from groundwater for the time required to complete the work in proper workmanlike manner. Protect uncompleted work from flooding during storms or from other causes. Do not allow water to accumulate in excavations. Remove water to prevent softening of foundation bottoms, undercutting footings, and soil changes detrimental to stability of subgrade and foundations. Obtain dewatering permits where required.
14. **Manholes:** Shall be precast reinforced concrete manholes shall conform to ASTM C 478.
 - A) Top: Precast concrete, concentric cone, or flat slab as required.
 - B) Base: Cast-in-place or precast concrete.
 - C) Rungs: Aluminum or plastic integrally cast into manhole side walls.
 - D) Frame and Grate: Heavy duty cast iron, as indicated on Drawings.
15. **Concrete Pipe:** Concrete pipe shall conform to ASTM C 443, with bell and spigot gasketed joints, Class IV, Wall B, with no lifting holes.
16. **HDPE Pipe:** High density polyethylene corrugated pipe shall have an integrally formed smooth waterway and shall be designated AASHTO Type 'S' (N-12). Pipe shall have a full circular cross-section, with an outer corrugated pipe wall and an essentially smooth inner wall (waterway). Pipe shall conform to AASHTO designations M252, and M294. Pipe and fittings shall be made from virgin PE compounds which conform with the applicable current edition of the AASHTO Material Specifications for cell classification as defined and described in ASTM D3350. Pipe shall be perforated where indicated. Provide tees and elbows where indicated or required.
17. **PVC Pipe:** All sanitary sewers shall be constructed of PVC pipe conforming to ASTM D 3034 SDR 35
18. **Materials:**
 - A) ¾ inch Gravel: Coarse aggregate, conforming to NJDOT 901.03, and conforming to the Size 57 Coarse Aggregate as specified in NJDOT Table 901.03-1.
 - B) Imported Fill: Structural fill and backfill consisting of certified clean sand and/or gravel, free of vegetable matter or other deleterious substances. The sand and/or gravel shall be well graded and, based upon the portion smaller than 4 inches, it shall contain no more than 70 percent by weight of material finer than the No. 30 sieve and no more than 15 percent by weight of material finer than the No. 200 sieve. Boulders and cobbles having a maximum diameter exceeding 6 inches shall be excluded from the fill material unless specifically approved by the Engineer. Material excavated on site may be used as fill providing it meets these requirements. The suitability of materials proposed as Engineered Fill will be determined by the Engineer.
 - C) Subbase Material: Broken stone, crushed gravel, or blast furnace slag, meeting the requirements for "Dense Graded Aggregate" in Section 901.10 of the NJDOT Standard Specifications
 - D) All imported fill materials shall be certified "environmentally clean" for Residential Use in accordance with the NJDEP Clean Fill Guideline.
19. Fill shall be placed in lifts not exceeding 12" in thickness, and shall be compacted to 95% maximum Modified Proctor density, or in accordance with the project specification.
20. Subgrade: Shape surface of areas under pavement to line, grade and cross section, with finish surface not more than 1/2 inch above or below required subgrade elevation. Verify subgrade profile prior to paving.
21. In areas receiving new pavement, the subgrade shall be thoroughly compacted. The area shall be proofrolled prior to the placement of the base course. Proofrolling shall be accomplished by successive passes of a fully loaded tandem dump truck. Each pass shall overlap the preceding pass to assure full coverage of the area. Proofrolling shall be done in the presence of the Soils Engineer.
22. Grading and placement of fill shall be performed in accordance with the project specifications, and in accordance with the recommendations of the geotechnical report.
23. All required underground piping, conduit, etc., shall be in place prior to finished paving operations.
24. Particular care shall be given to grading in the vicinity of handicap parking and depressed curbs. Maximum cross slope in handicap parking spaces 2%; Maximum cross slope 2%; Maximum slope along accessible route 5%, unless otherwise indicated. Engineer shall be notified in writing immediately of any discrepancies.
25. Subgrade: Shape surface of areas under pavements, sidewalks and foundations to line, grade and cross section, with finish surface not more than 1/2 inch above or below required subgrade elevation. Verify subgrade profile.
26. Concrete construction shall conform to ACI 318, "Building Code Requirements for Reinforced Concrete;" ACI 121R, "Quality Assurance Systems for Concrete Construction;" ACI 301, "Specification for Structure Concrete;" ACI 302.1R, "Guide for Concrete Floor and Slab Construction;" ACI 304.2R, "Placing Concrete by Pumping Methods;" ACI 305, "Hot Weather Concreting;" ACI 306, "Cold Weather Concreting;" ACI 315, "Manual of Standard Practice for Detailing Concrete Structures"
27. Reinforcing steel shall be deformed intermediate grade billet steel bars conforming to ASTM A615 grade 60.
28. Reinforcing steel may not be welded without the approval of the engineer.
29. Concrete shall achieve an ultimate compressive strength at 28 days of 4,000 psi. Submit mix design in accordance with ACI 301 including verification break data.
30. Concrete shall have a conventional slump of 3". High-range water-reducing (HRWR) admixtures: Conform to ASTM C494, Type F or G super plasticizers containing 1 percent maximum chloride ions may be used with low slump (3 inches maximum) concrete to produce flowable concrete (up to 8-inch slump) with early strength gain and 28-day strengths equal to reference concrete. HRWR admixture may be used providing not more than 60 minutes is allowed from addition of admixture to final placement of concrete.
31. Air-entraining admixtures: Exterior slabs shall contain 5% to 7% air entrainment.
32. Location of any construction joints proposed for the concrete construction must be approved by the Engineer.
33. Concrete slab on grade shall be poured on adequate bearing. Contractor shall not pour slab, or concrete pad prior to approval of the subgrade conditions by the Engineer.
34. **Testing:** Take four 6 inch or five 4 inch concrete test cylinders from each day's pour or each 50 cubic yards placed. Two specimens from each set of four shall be tested at 7 days and three specimens shall be tested at 28 days. All concrete testing, sampling, and curing of sample shall comply with ASTM C31 and C309. Should tested cylinders not achieve the specified strength, consult with the Engineer for remedial actions. Repairs shall be in accordance with ACI 301 and ACI 503.2.
35. **Finish: Sidewalks & Equipment Pads:** Coarse Broom.
36. **Curing:** Cure and protect work. Use moist curing methods for initial curing. Apply Super Aqua-Cure VOX in accordance with manufacturer's printed directions.
37. The Contractor shall remove from the site all debris and rubble and dispose of same at an approved disposal site. Contractor shall furnish Owner with proof of proper disposal in the form of a Certificate of Disposal, or other similar documentation, from a properly licensed recycling or disposal facility. Finished work shall be left in broom clean condition.
38. **Abandoned Utilities:** - Close ends of abandoned underground utilities which are indicated to remain in place with sufficiently strong closures to withstand hydrostatic or earth pressure which may result after the ends of abandoned utilities have been closed. Close ends of concrete or masonry utilities with not less than 8" thick concrete brick masonry bulkheads. Close open ends of open piping with threaded metal caps, plastic plugs, or other acceptable methods suitable for size and type of material being closed. Wood plugs are not acceptable.
39. Contractor shall remove and relocate yard hydrants and irrigation systems as necessary.
40. Disturbed areas, whether or not specifically indicated, shall be restored.
41. Excess and unsuitable soil as determined by the Engineer or Municipality, shall be removed from the site.
42. The Contractor shall maintain the site to prevent stormwater runoff onto the properties of others.
43. Contractor shall repair any damage to improvements within the Municipal Right-of-Way, including but not limited to sidewalk, driveway apron, curb, and asphalt pavement.
44. Contractor shall call to coordinate inspections with the Municipality at least 24-hours prior to start of construction as related to grading and drainage improvements on site.
45. Contractor shall furnish a signed and sealed As-Built plan prior to making application for a Certificate of Occupancy. The "As-Built" should accurately show site features including grading, spot elevations, drainage, structures, etc.



FRANK H. LEHR ASSOCIATES
CONSULTING CIVIL ENGINEERS
101 South Harrison Street
East Orange, New Jersey 07018
Tel: 973 673 2620
Fax: 973 673 6623
WWW.FHLEHR.COM
Certificate of Authorization No. 24CAZ790400

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Richard J. Adelson
Professional Engineer
NJ License No. GE035233

522 Park Avenue
Block 705, Lot 8
City of Plainfield
Union County, New Jersey

DETAILS

NO.	DATE	REVISION/ISSUE
2	3/11/20	New Footprint
1	2/25/20	Basement/12 Units/Gas

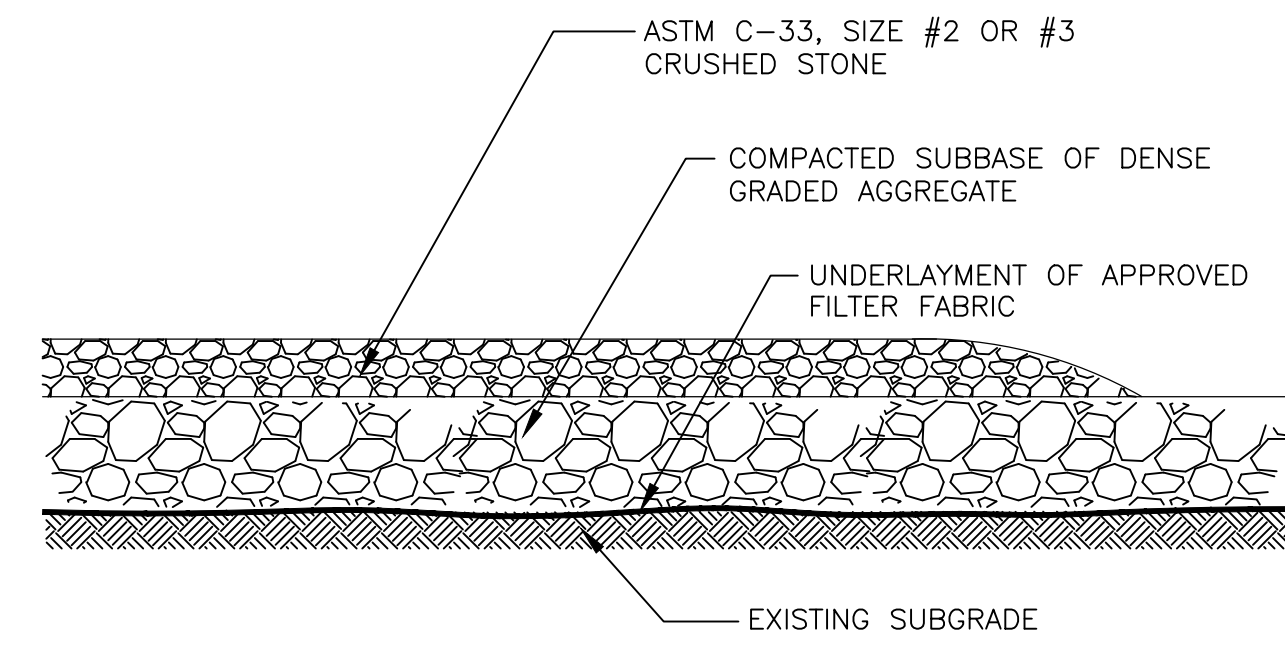
DESIGNED BY	LTB
CHECKED BY	RJA
DATE	11/21/19
SCALE	AS NOTED

PROJECT NO.
9250

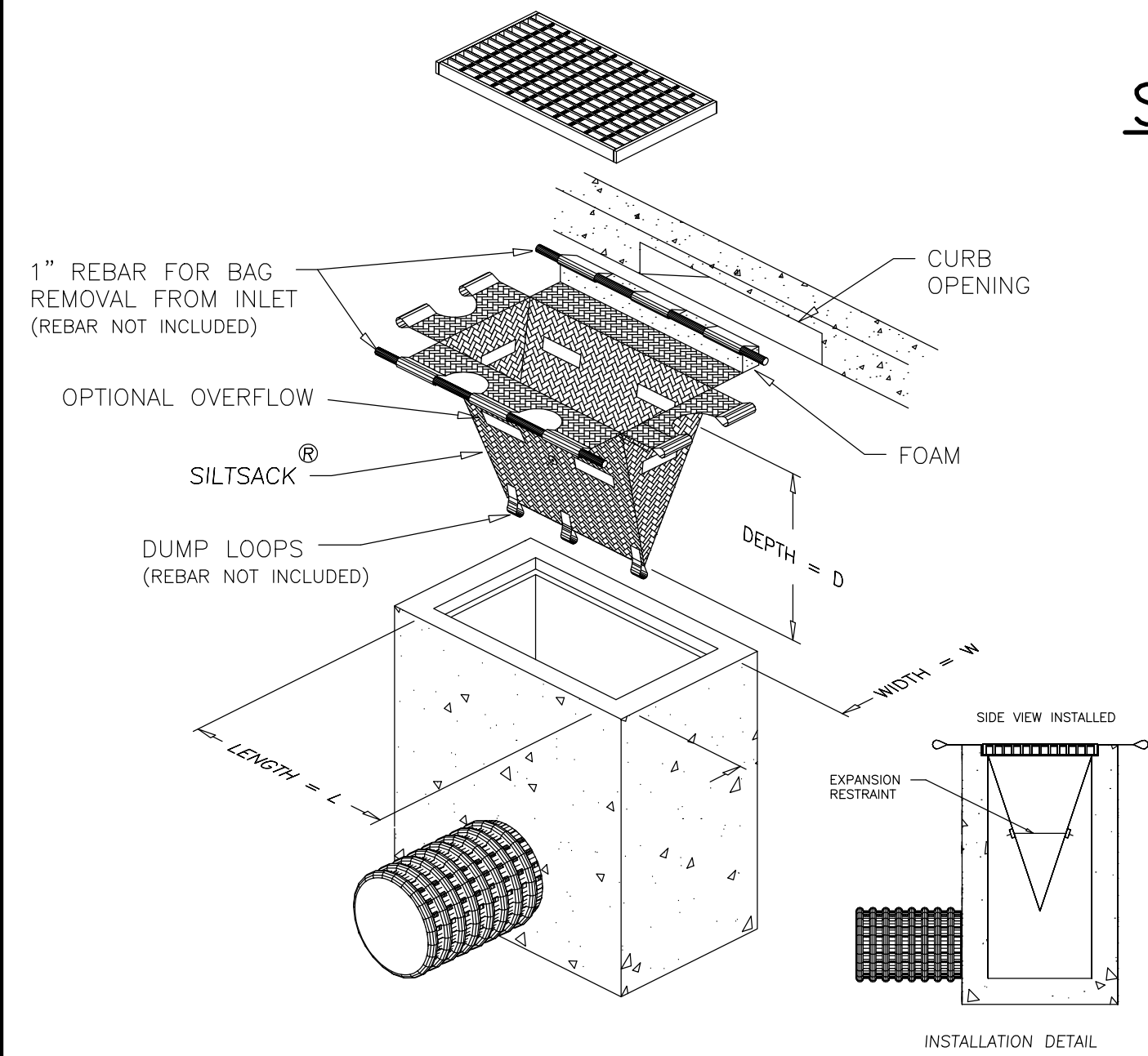
SHEET NO.
C-7
7 OF 12

SOIL EROSION AND SEDIMENT CONTROL NOTES

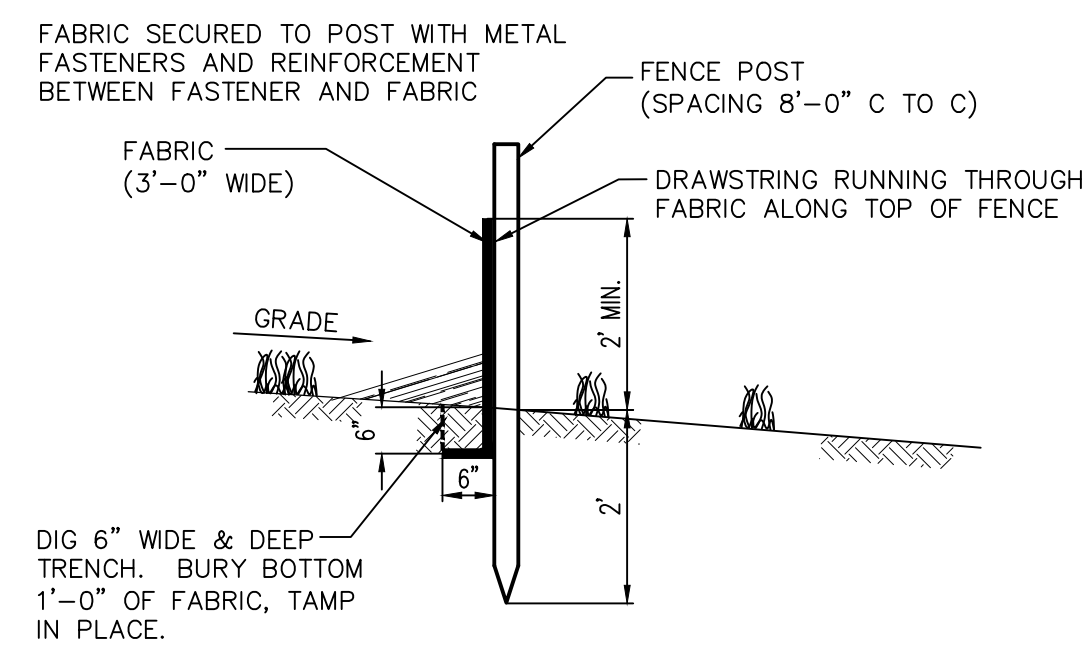
- The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.
- All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence and maintained until permanent protection 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 seeded or sodded 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.
- 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.
- 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 50'x30'x6" pad of 1 1/2" or 2" stone, at all construction driveways, immediately after initial site disturbance.
- 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.
- 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.
- 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 re-certification. 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, as opposed to straw, is limited to optimum seeding dates as listed in the NJ Standards.
- 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.



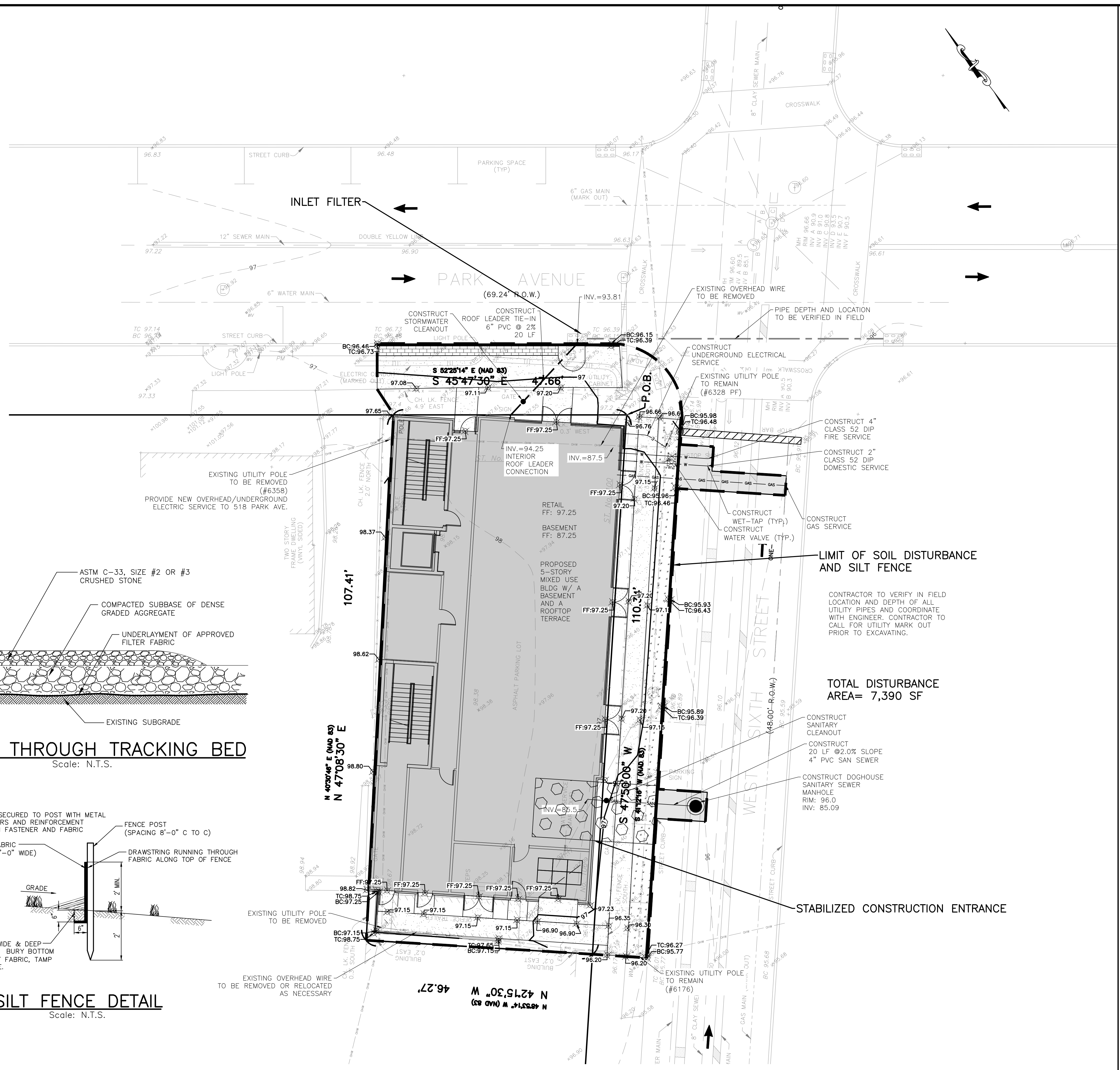
SECTION THROUGH TRACKING BED
Scale: N.T.S.



INLET FILTER DETAIL
Scale: N.T.S.



SILT FENCE DETAIL
Scale: N.T.S.

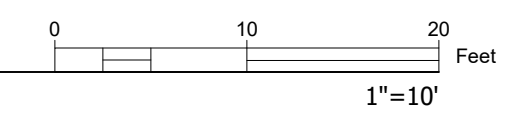


LIMIT OF SOIL DISTURBANCE AND SILT FENCE

TOTAL DISTURBANCE AREA= 7,390 SF

STABILIZED CONSTRUCTION ENTRANCE

1 SOIL EROSION AND SEDIMENT CONTROL PLAN



FRANK H. LEHR ASSOCIATES
CONSULTING CIVIL ENGINEERS
101 South Harrison Street
East Orange, New Jersey 07018
Tel: 973 673 2620
Fax: 973 673 6623
WWW.FHLEHR.COM
Certificate of Authorization No. 24CA2790400
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Richard J. Adelson
Professional Engineer
NJ License No. GE035233

522 Park Avenue
Block 705, Lot 8
City of Plainfield
Union County, New Jersey

SOIL EROSION AND SEDIMENT CONTROL PLAN

NO.	DATE	REVISION/ISSUE
2	3/11/20	New Footprint
1	2/25/20	Basement/12 Units/Gas

DESIGNED BY	LTB
CHECKED BY	RJA
DATE	11/21/19
SCALE	1" = 10'

PROJECT NO.
9250

SHEET NO.
C-8
8 OF 12