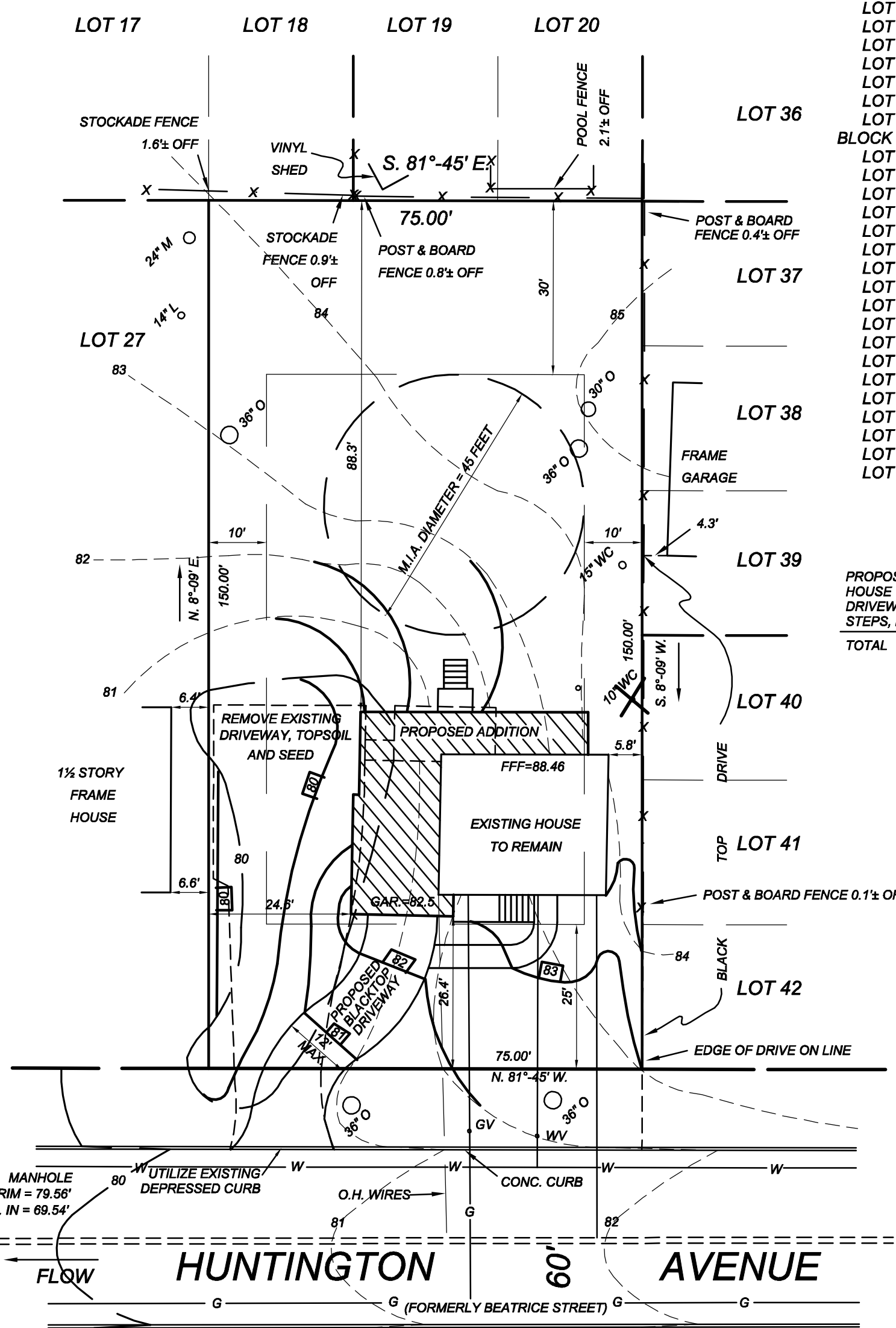


EXISTING CONDITIONS



SCALE: 1 INCH = 20 FEET

FIELD AVENUE 80'



PROPOSED CONDITIONS



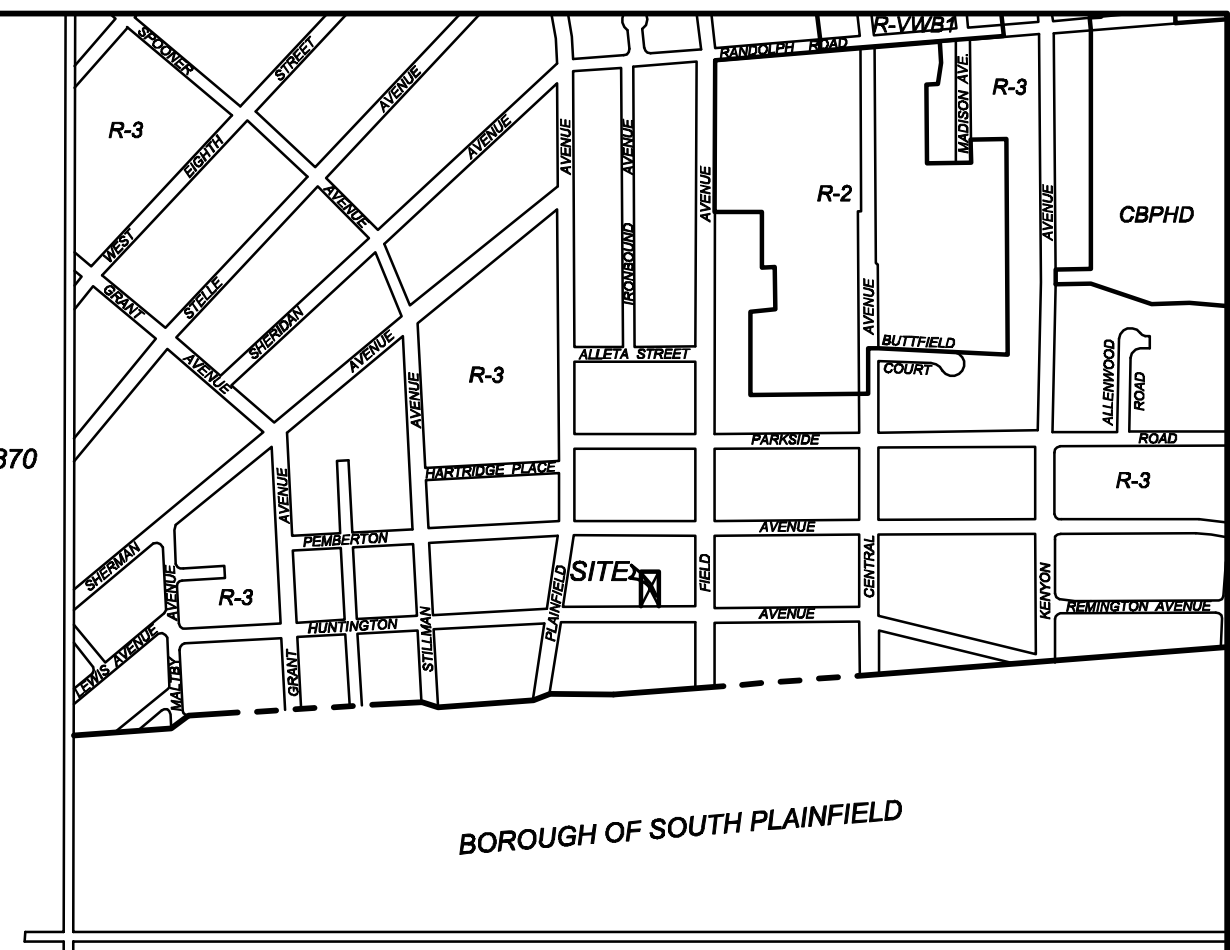
SCALE: 1 INCH = 20 FEET

- BLOCK 748**
 LOT 2
 LOT 3
 LOT 4
 LOT 5
 LOT 6
 LOT 7
 LOT 8
 LOT 9
 LOT 10
 LOT 11
- BLOCK 749**
 LOT 1
 LOT 2
 LOT 3
 LOT 4
 LOT 5
 LOT 6
 LOT 7
 LOT 8
 LOT 9
 LOT 10
 LOT 11
 LOT 12
 LOT 13
 LOT 14
 LOT 15
 LOT 16
 LOT 17
 LOT 18
 LOT 19
 LOT 20

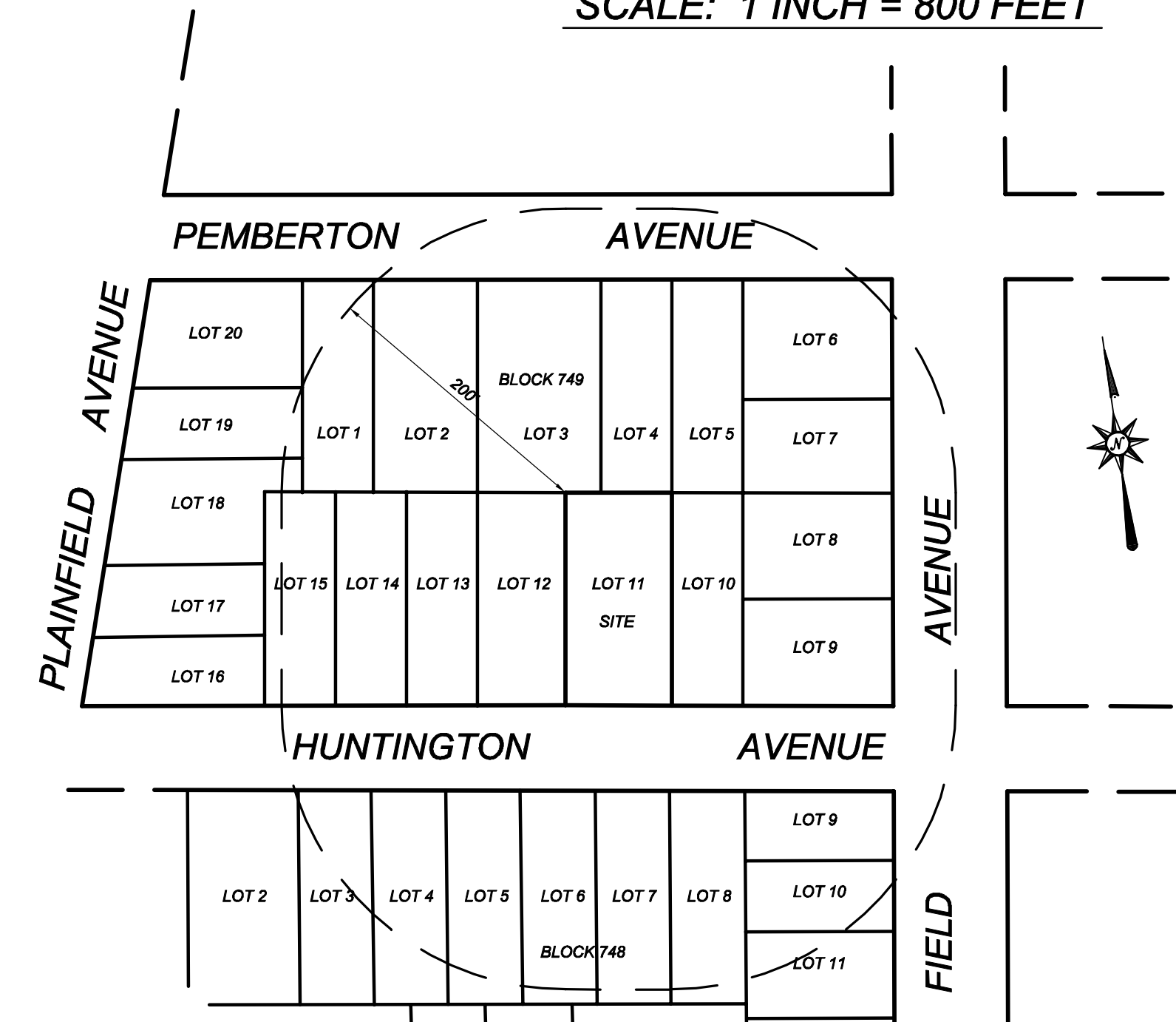
- GARLAND, PIERRE M
 BLOUNT, FRANCES
 THEISS, ROZALIA M.
 BRUNO, JESSE & CRYSTAL
 BEARFIELD, SAMUEL & MONICA
 PEARSON, WILLIAM D & DIANE K
 MCCLOUD, FRANCES
 CUNNINGHAM, NAEMA
 LEACH, CHRIS
 THOMPSON, EARL & KAREN D SIMMONS
- 535 HUNTINGTON AVE Plainfield, NJ 07060
 531 HUNTINGTON AVE Plainfield, NJ 07060
 525 HUNTINGTON AVE Plainfield, NJ 07060
 521-23 HUNTINGTON AVE Plainfield, NJ 07060
 517-19 HUNTINGTON AVE Plainfield, NJ 07060
 515 HUNTINGTON AVE Plainfield, NJ 07060
 509 HUNTINGTON AVE Plainfield, NJ 07060
 501-07 HUNTINGTON AVE Plainfield, NJ 07060
 1304-06 FIELD AVE Plainfield, NJ 07060
 1310 FIELD AVE Plainfield, NJ 07060

- VIRGO MANAGEMENT LLC
 MOORE, HERBERT J & ODETHEL L
 JACKSON, TONYETTE M
 RAMROOP, GEETA G & ROLDAN, SEAN
 GARVEY, RAYMOND A & BETTY J
 PATE, ROSE A
 WARE, KESHAMA
 VINCENT, CECIL & SHARON
 HOLLOWAY, JAMES & VICTORIA
 MORRIS, RONALD & PHYLLIS
 CHMIELEWSKI, THOMAS & JOAN
 FANTAUZZI, GILBERTO
 HOGAN, RONALD & TAUSHA
 GRAY, EULA
 MELENDEZ, CARMEN D & MARROQUIN L
 SIMMONS, TROY LEONARD L & MARCIA E
 JONES, TASSAH J
 BROWN, GEORGE & EDNA
- 177 SOUTH BEACH AVE SU14 Old Greenwich, CT 06870
 527 PEMBERTON AVE Plainfield, NJ 07060
 517-21 PEMBERTON AVE Plainfield, NJ 07060
 513-15 PEMBERTON AVE Plainfield, NJ 07060
 509 PEMBERTON AVE Plainfield, NJ 07060
 1204 FIELD AVE Plainfield, NJ 07060
 1206-10 FIELD AVE Plainfield, NJ 07060
 1214 FIELD AVE Plainfield, NJ 07060
 1218 FIELD AVE Plainfield, NJ 07060
 508 HUNTINGTON AVE Plainfield, NJ 07060
 514 HUNTINGTON AVE Plainfield, NJ 07060
 518-20 HUNTINGTON AVE Plainfield, NJ 07060
 522-24 HUNTINGTON AVE Plainfield, NJ 07060
 1348 SLOANE BLVD Plainfield, NJ 07060
 530-32 HUNTINGTON AVE Plainfield, NJ 07060
 1211 PLAINFIELD AVE Plainfield, NJ 07060
 1207-09 PLAINFIELD AVE Plainfield, NJ 07060
 535 PEMBERTON AVE Plainfield, NJ 07060

PROPOSED COVERAGE
 HOUSE 1,412 SQUARE FEET
 DRIVEWAY 394 SQUARE FEET
 STEPS, PATIOS, ETC. 214 SQUARE FEET
 TOTAL 2,020 SQUARE FEET



KEY MAP
 SCALE: 1 INCH = 800 FEET



AREA MAP
 SCALE: 1 INCH = 100 FEET

R 3 ZONING

	REQUIRED	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT AREA	12,000 SQ. FT.	11,250 SQ. FT.	11,250 SQ. FT.	EXISTING VARIANCE
MAXIMUM DENSITY	3.5 D.U./ACRE	3.87 D.U./ACRE	3.87 D.U./ACRE	EXISTING VARIANCE
MINIMUM LOT WIDTH	100 FEET	75.00 FEET	75.00 FEET	EXISTING VARIANCE
MINIMUM LOT FRONTAGE	100 FEET	75.00 FEET	75.00 FEET	EXISTING VARIANCE
MINIMUM LOT DEPTH	100 FEET	150.00 FEET	150.00 FEET	CONFORMS
FRONT YARD SETBACK	25 FEET	30.1 FEET	28.4 FEET	CONFORMS
SIDE YARD SETBACK	10 FEET	5.8 FEET	5.8 FEET	EXISTING VARIANCE
COMBINED SIDE YARD SETBACKS	30 FEET	45.6 FEET	5.8 + 24.6 = 30.4 FEET	CONFORMS
REAR YARD SETBACK	30 FEET	95.6 FEET	88.3 FEET	CONFORMS
MAXIMUM FLOOR AREA RATIO	N/A	N/A	N/A	N/A
MAXIMUM PERCENT BUILDING COVERAGE	25%	1,412 / 11,250 X 100 = 6.24%	1,412 / 11,250 X 100 = 12.66%	CONFORMS
MAXIMUM PERCENT TOTAL LOT COVERAGE	40%	2,277 / 11,250 X 100 = 20.24%	2,020 / 11,250 X 100 = 17.96%	CONFORMS
MINIMUM NUMBER OF STORIES	N/A	N/A	N/A	N/A
MAXIMUM NUMBER OF STORIES	3	3 STORIES	3 STORIES	CONFORMS
MAXIMUM BUILDING HEIGHT	35 FEET	< 35 FEET	33.08' FEET	CONFORMS
MINIMUM IMPROVABLE AREA	3,000 SQ. FT.	4,275 SQUARE FEET	4,275 SQUARE FEET	CONFORMS
M.I.A. - DIAMETER OF CIRCLE	38 FEET	45 FEET	45 FEET	CONFORMS

- NOTES:**
 1) SURVEY INFORMATION SHOWN HEREON BASED ON A SURVEY BY THIS OFFICE. (FIELD WORK DECEMBER 16, 2020)
 THIS IS SHOWN ON THIS SHEET ON THE EXISTING CONDITIONS VIEW.
 2) TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PREPARED BY THIS OFFICE ON A NGVD 1929 DATUM. THIS IS SHOWN ON THIS SHEET ON THE EXISTING CONDITIONS VIEW.
 3) PROPERTY IS LOCATED IN A FLOOD ZONE X ("AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN") ON FLOOD INSURANCE RATE MAP NUMBER 34039C0039F, EFFECTIVE DATE SEPTEMBER 20, 2006. (NGVD 1929)
 4) ALL WORK INVOLVING DISTURBANCE OF THE EXISTING SANITARY SEWER SYSTEM (IF ANY) SHALL BE COORDINATED WITH THE PLAINFIELD MUNICIPAL UTILITIES AUTHORITY (PMUA).
 5) STORMWATER MANAGEMENT SHALL BE ADDRESSED IN ACCORDANCE WITH CITY REQUIREMENTS AT TIME OF SITE PLAN TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION.
 6) ALL EXISTING UTILITIES TO BE UTILIZED TO THAT EXTENT PRACTICAL.
 7) BEING KNOWN AS LOTS 28, 29 AND 30 ON A MAP ENTITLED, "MAP OF THE FIELD PROPERTY", DATED APRIL 1895 AND FILED IN THE OFFICE OF THE REGISTER OF UNION COUNTY ON APRIL 27, 1896 AS MAP NO. 276, FILE NO. 276.
 8) FENCES SHOWN ARE ON ADJOINING PROPERTIES. NO NEW FENCES ARE PROPOSED.

OWNER / APPLICANT:
 JANNAH CONSTRUCTION, LLC
 3 TOWNSLEY COURT
 EDISON, NEW JERSEY 08817
 (732)306-3661

BOARD OF ADJUSTMENT CHAIRMAN	DATE
BOARD OF ADJUSTMENT SECRETARY	DATE
CITY ENGINEER	DATE

LOT 11, BLOCK 749
 IN THE
CITY OF PLAINFIELD
 UNION COUNTY, NEW JERSEY

RICHARD G. TITUS
 N.J. PROFESSIONAL
 LAND SURVEYOR
 LIC NO. GS33181

TITUS SURVEYING & ENGINEERING, P.C.
 618 SOMERSET STREET
 NORTH PLAINFIELD, NEW JERSEY 07060
 PHONE: (908) 756-9047 FAX: (908) 756-9055

DATE	JOB NO.	BOOK	PAGE	DR. BY	CHECKED	SHEET
JUNE 6, 2021	1-862-20	359	52	LM	WLT	1 OF 2

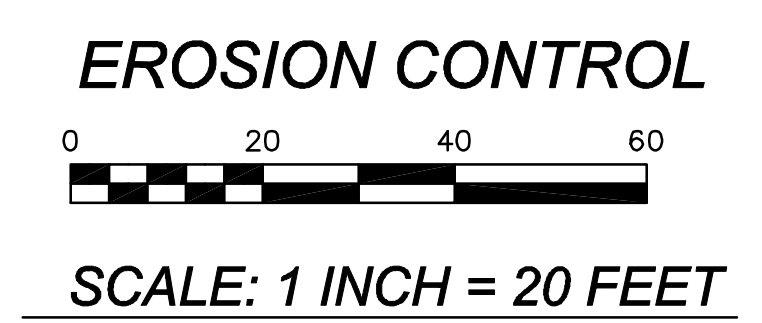
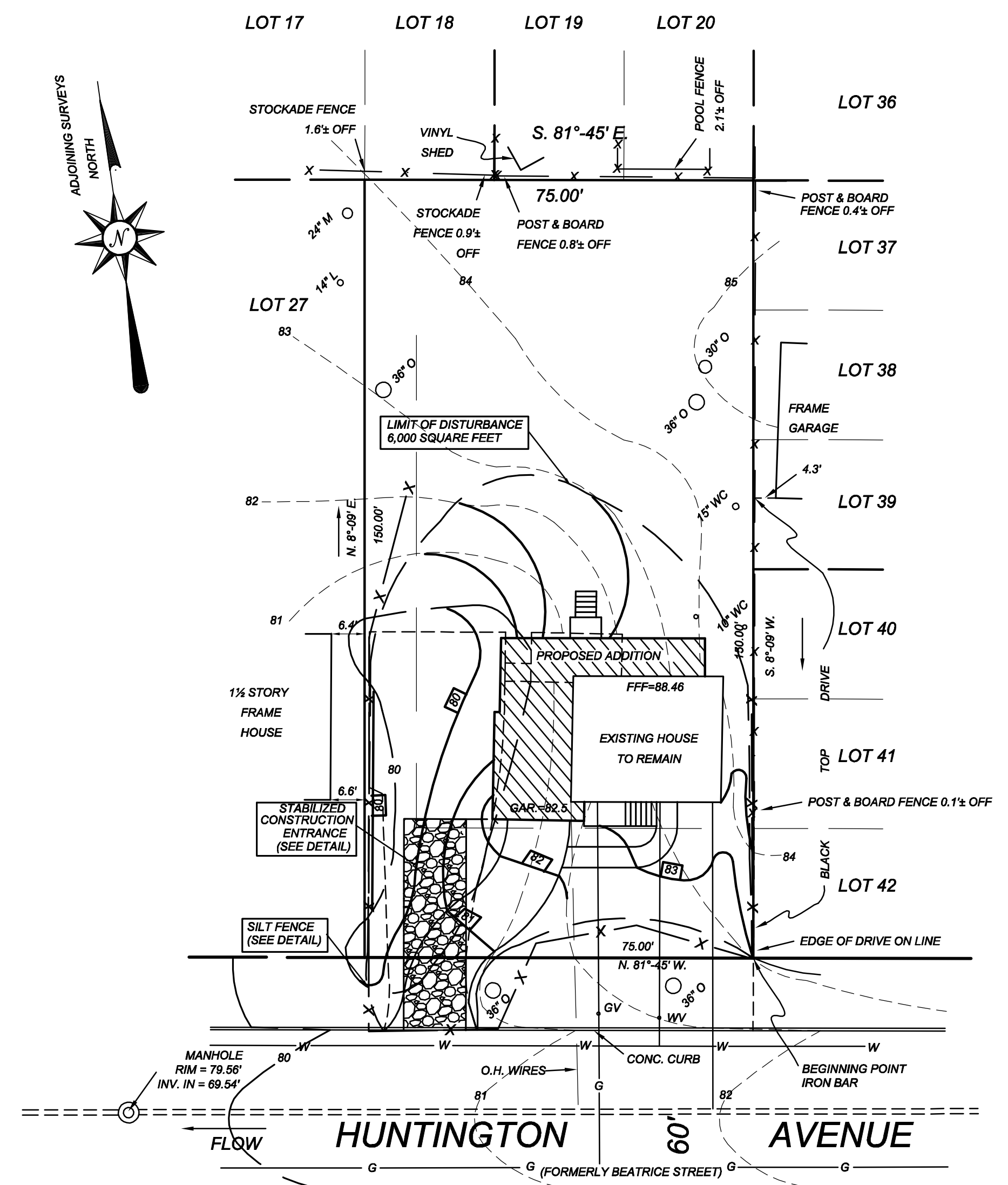
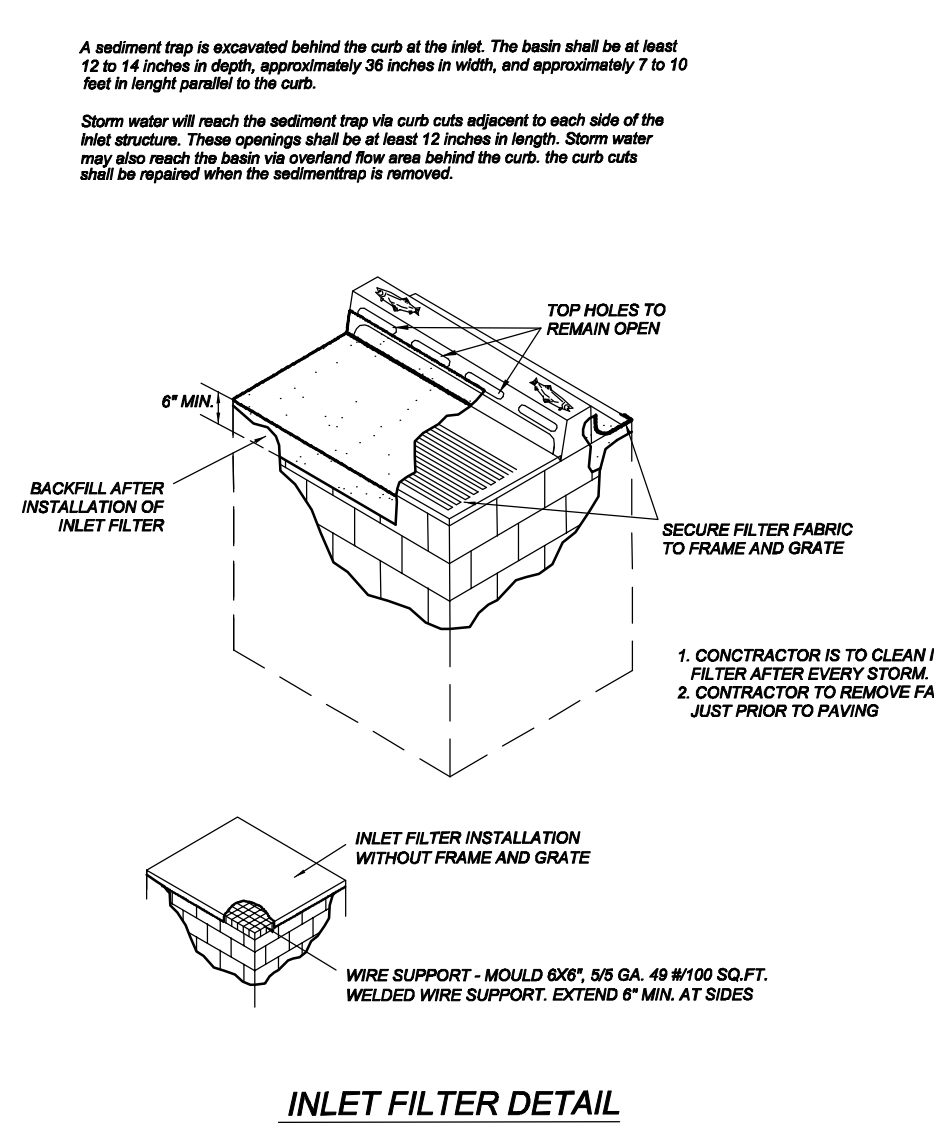
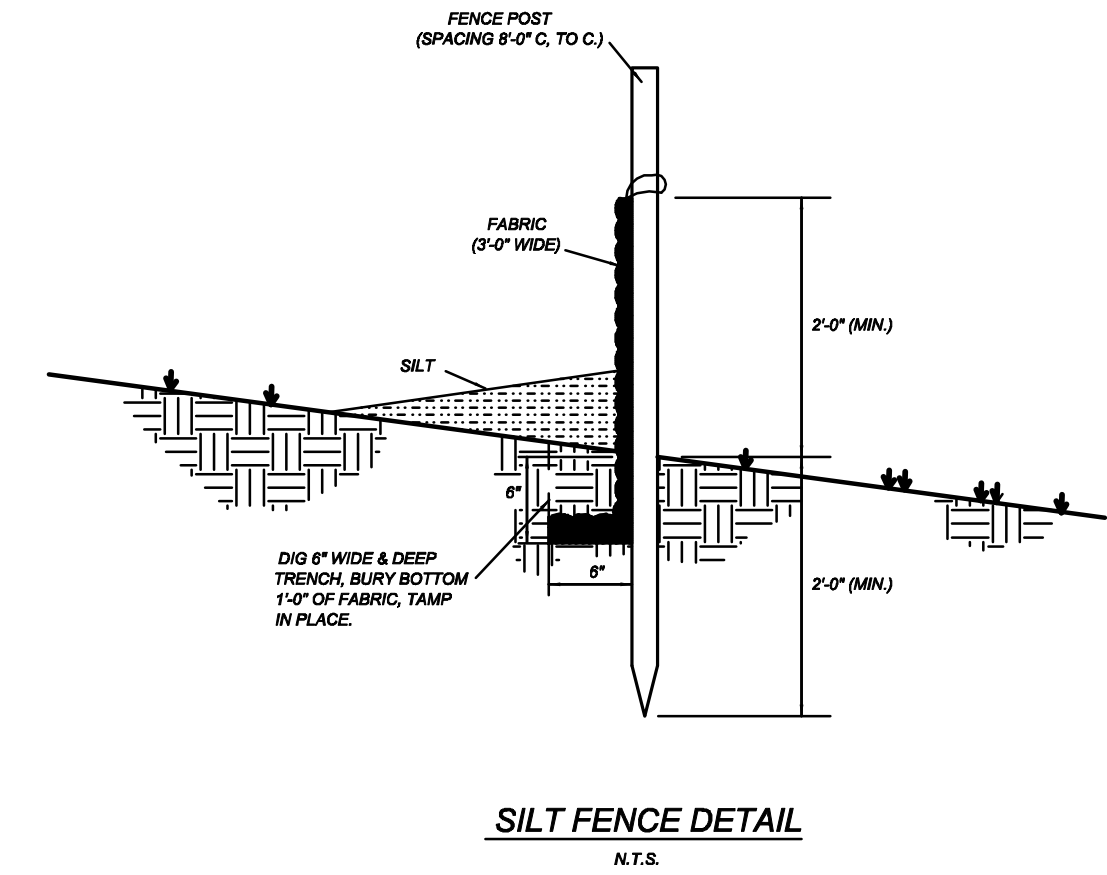
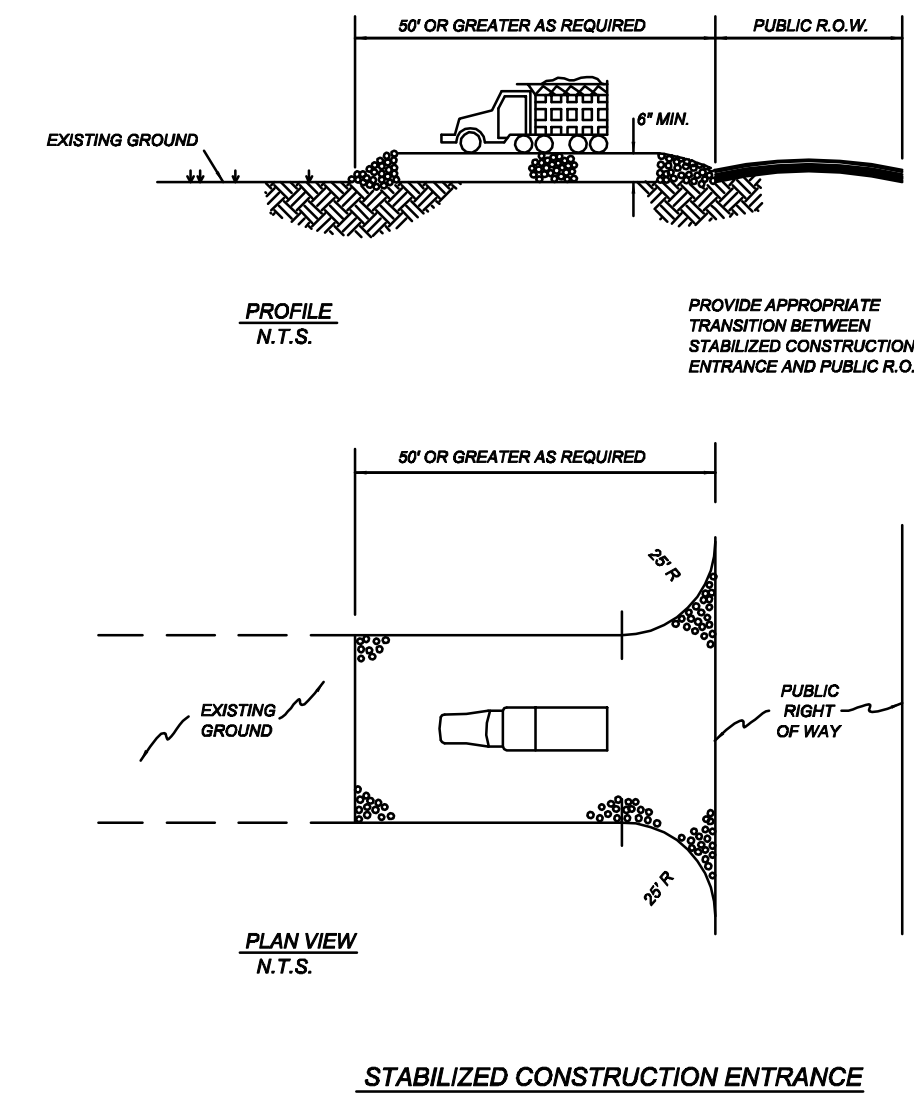
Richard G. Titus
 W. LELAND TITUS
 N.J. PROFESSIONAL
 ENGINEER
 LIC NO. GE31635

Agronomic Recommendations

- Disturb as little area as possible when excavation foundations and storing topsoil.
- Place topsoil and excavation material from foundations on downhill side of lot, whenever possible to trap runoff from scalped areas.
- Seed, fertilized, and lime all disturbed areas immediately after finished grading is complete. Lime and fertilizer recommendations are as follows or according to results of soil tests:
 - Lime to be applied at the rate of 4,000 lbs. per acre (ground limestone)
 - Fertilizer to be at the rate of 500 lbs. of 10-10-10- per acre.
 - For critical areas such as road cuts and fills on slopes of 3:1 or greater, ground limestone should be increased to 4,000lbs. per acres and fertilizer to 1,000lbs. per acre.
- Mulching is required on all seeding. Materials shall be unrotted small grain straw, hay free of seeds, or salt hay to be applied at the rate of 70 to 90 lbs. per 1,000 square feet. Mulching shall be spread uniformly so that approximately 75% to 95% of the soil surface will be covered. Mulch to be anchored using synthetic or organic binders such as Curasol, DCA-70, Petro-set or Terra-tack at rates recommended by the manufacturer.
- Seeding rates and mixtures recommended:
 - Temporary seeding
 - Lime: 2 tons per acre of ground area.
 - Fertilizer: 500 Pounds per acre 10-20-10
 - seed: Mar. 1 to May 15 and Aug. 15 to Oct. 1 - 40lbs. of perennial rye grass per acre.
 - Permanent seeding (for critical areas, such as road or driveway cuts and fills on slopes of 3:1 or steeper)
 - Lime: 3 tons per acre of ground area.
 - Fertilizer: 500 pounds per acre 10-20-10
 - Seed Mar. 1 to May 15 and Aug. 15 to Sept. 10 - 45lbs. of Kentucky 31 Fescue and 10 lbs. of crownvetch per acre. This is a general recommendation; other seedings can be used.
 - Permanent Seeding (road Right-of-Way and Movable areas, not lawn areas)
 - Lime: 3 tons per acre of ground area.
 - Fertilizer: 500 Pounds per acre 10-20-10
 - Seed: 80 lbs. of Kentucky 31 Fescue and 2 to 5 lbs. of annual rye grass per acre. Other seedings are acceptable provided they are adaptable to the area and are perennial. Date and rate of application according to standards for soil erosion and sediment control in New Jersey
 - Permanent Seeding (lawn areas)
 - Lime: 3 tons per acre of ground area.
 - Fertilizer: 500 pounds per acre 10-20-10 incorporated 4 inches into the soil.
 - Seed: dates Mar. 1 to May 15 and Aug. 15 to Oct. 1 - 60 lbs. of Kentucky bluegrass, 20 lbs. of a red fescue, and 40 lbs. of a perennial rye grass per acre.
 - Shade areas: Increase red fescue 20 lbs. and decrease Kentucky bluegrass 20 lbs.
 - Other mixtures acceptable provided they meet "Standards for Approved Lawn Seed Mixtures" N.J. Agricultural Experimental Station and Cooperative Extension Service
- Permanent stabilization by sodding
 - Lime: 3 tons per acres of ground area.
 - Fertilizer: 500 pounds per acre 10-20-10
 - Sod: Use good quality of N.J. certified sod of Kentucky bluegrass and Red Fescue.
- General seeding (critical areas, waterways, etc.)
 - 125 lbs. per acre of athletic field mixture or equivalent containing approximately: 54% Kentucky 31 fescue, 17% Kentucky Bluegrass, 20% Creeping Red Fescue, 5% Red top, and 3% Inert

SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN THIRTY (30) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN (10) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (i.e. STEEP SLOPES AND 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 STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (i.e. SLOPES GREATER THAN 3:1).
- THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD OF 1 1/2" TO 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS. IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A pH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF SOIL HAVING A pH OF 5 OR MORE.
- WRITTEN NOTIFICATION IS REQUIRED TO THE SOMERSET- UNION SOIL CONSERVATION DISTRICT SEVENTY-TWO HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NONVEGETATIVE MEANS FOR PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN THAT N.J.S.A. 4:24-39 et. Seq. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR EROSION CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLAN AND ALL WORK AROUND INDIVIDUAL LOT 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 CHANGE TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT PLAN WILL BE REQUIRED FOR THESE ACTIVITIES.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #2.



- CONSTRUCT SILT FENCE AS SHOWN.....2 DAYS
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.....2 DAYS
- ROUGH GRADE SITE.....1 WEEK
- CONSTRUCT ADDITION.....6 MONTHS
- SCARIFICATION /TILLAGE (6" MINIMUM DEPTH) ALL UNIMPROVED DISTURBED AREAS PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.....2 DAYS
- CLEANUP AND SEEDING WITH REMOVAL OF EROSION CONTROL DEVICES.....2 DAYS

EROSION CONTROL PLAN

**LOT 11, BLOCK 749
IN THE
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY**

RICHARD G. TITUS
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DATE	JOB NO.	BOOK	PAGE	DR. BY	CHECKED	SHEET
JUNE 6, 2021	1-862-20	359	52	LM	WLT	2 OF 2

W. Leland Titus
W. LELAND TITUS
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Soil De-compaction and Testing Requirements

- Soil Compaction Testing Requirements**
- Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
 - Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
 - Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
 - In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

- Compaction Testing Methods**
- Probing Wire Test (see detail)
 - Hand-held Penetrometer Test (see detail)
 - Tube Bulk Density Test (licensed professional engineer required)
 - Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

Simplified Testing Methods

