

# SITE IMPROVEMENTS

## 100-122 Division Street BLOCK 7 LOT 117 CITY OF ELIZABETH

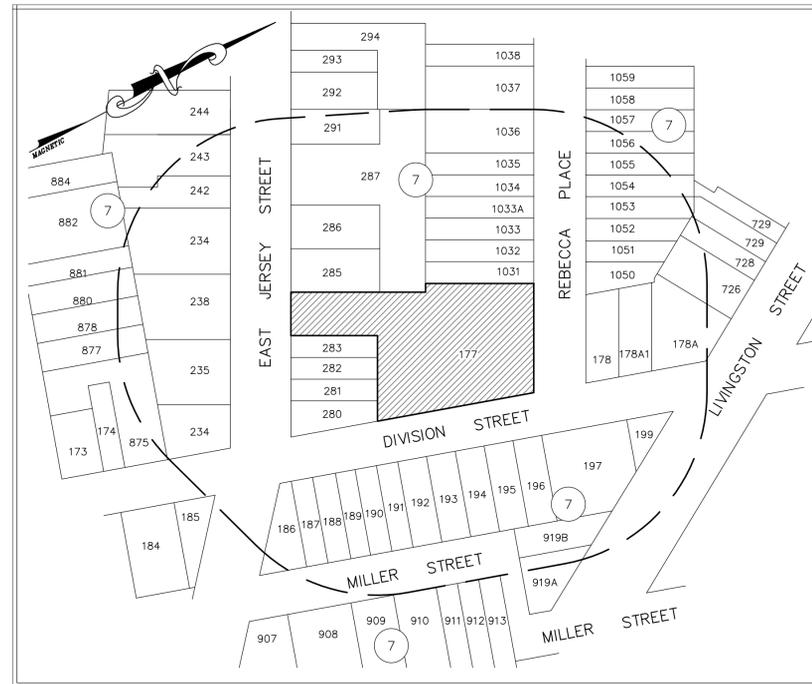
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C-06	CONSTRUCTION DETAILS

### SITE NOTES:

- PROJECT IS LOCATED IN THE METROPOLITAN PLANNING AREA (PA 1 ZONE)
- PROJECT IS NOT IN A FLOOD HAZARD AREA PER FIRM PANEL 34039C0024F WITH EFFECTIVE DATE OF SEPTEMBER 20, 2006.

### DESIGN NOTES:

- SPECIFICATIONS WILL FOLLOW N.J.DOT 2019 UNLESS OTHERWISE SPECIFIED OR PROVIDED BY OWNER.



200' RADIUS MAP  
(NOT TO SCALE)

APPLICATION No. \_\_\_\_\_

CHAIRMAN - PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY - PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER - PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

ZONING ANALYSIS LOT 7, LOT 117 (CORNER LOT)						
ZONING DISTRICT: Publiz Zone						
REGULATION	PERMITTED USE	REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUIRED	NOTES
17.36.180-Public (P) Zone	Yes					
Minimum Lot Area		1 Ac	0.5888 Ac	No change	n/a	No change to the existing conditions
Lot Frontage		150'	125.51'	No change	n/a	No change to the existing conditions
Front Yard Setback		20'	0.5' Min. & 10.68 Max.	No change	n/a	No change to the existing conditions
Side Yard Setback		none	0.73' Min. & 11.9 Max.	No change	no	
Rear Yard Setback		none		No change	no	
Lot Depth		n/a		No change	no	
Lot Width		n/a		No change	no	
Maximum Accessory Building Height		1.5 story or 30' (whichever is less)		1 story (16.7')	no	
Open Space		n/a			no	
Building Coverage		n/a	31.63%	35.35%	no	

8810202	Update Site Plan of Owner's Request	Y.B.V.	E.A.R.
Date	Revision	Drawn By	Checked By
100-122 Division Street BLOCK 7 LOT 117 City Of Elizabeth Union County New Jersey			
COVER SHEET			
Edwin A. Reimon, P.E., C.M.E. 251 Ridge Road Lyndhurst, NJ 07071		Job #: 03118 Scale: As Shown Date: 4/23/2018	Sheet #: C-01
Edwin A. Reimon, P.E. NJ PROFESSIONAL ENGINEER NO. 246301040		Drawn By: Y.B.V.	Checked By: E.A.R.

PROJECT:

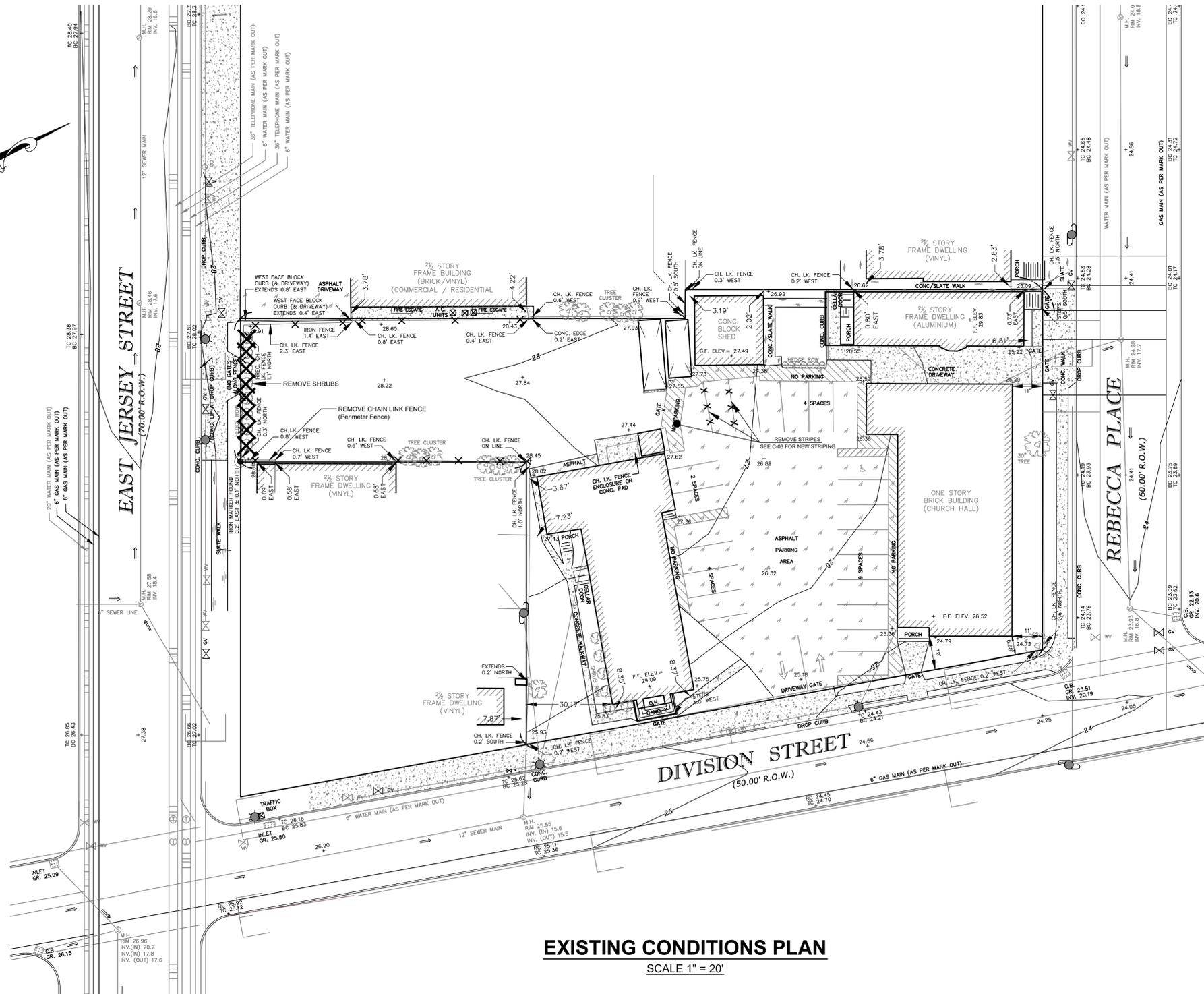
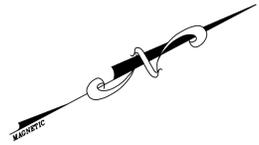
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DATE: 6/9/2020

PROJECT:

TIME: 5:20 PM

DATE: 6/9/2020



### LEGEND

- PROJECT BOUNDARY LINE
- OVERHEAD WIRES
- CURB LINE
- DROP CURB
- MANHOLE—TELEPHONE
- MANHOLE—PUBLIC SERVICE
- CATCH BASIN INLET
- WATER VALVE
- GAS VALVE
- UNMARKED VALVE
- OIL FILL CAP
- FIRE HYDRANT
- SIGN POST
- LIGHT POST
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- HEDGE LINE
- TREE
- FENCE (METAL)
- FENCE (WOOD OR VINYL)
- ASPHALT
- CONCRETE
- SLATE

## EXISTING CONDITIONS PLAN

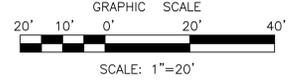
SCALE 1" = 20'

### NOTES

1. LOCATIONS AND TYPES OF UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD LOCATION AND UTILITY MAP LOCATION. PRIOR TO ANY EXCAVATION CONTACT THE CITY OF ELIZABETH ENGINEER'S OFFICE, SEWER, WATER AND TRAFFIC DEPARTMENT, N.J. BELL TEL. CO., AND PUBLIC SERVICE ELECTRIC & GAS CO.
- FOR LOCATION, DEPTH AND MARK-OUT OF UTILITIES YOU MUST CALL 800-272-1000
2. STANDARD COVER FOR GAS: 3.0' +/- AVERAGE.
3. STANDARD COVER FOR WATER: 4.0' +/- AVERAGE.
4. ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING AND ARE BASED ON NAVD 1988 DATUM
5. THIS SURVEY IS SUBJECT TO THE FACTS AND FINDINGS OF A COMPLETE TITLE SEARCH.

THIS SURVEY IS CERTIFIED TO:  
 ST. JOSEPH SOCIAL SERVICE CENTER  
 ATS TITLE AGENCY, INC. (16ATS-10121)  
 WESTCOR LAND TITLE INSURANCE COMPANY  
 RAFAEL J. BETANCOURT, ESQ.

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURPOSE OF MUNICIPALITY SUBMITTAL, PURCHASE AND/OR MORTGAGE FROM LENDER AS NAMED. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO AND OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD.



100-122 Division Street BLOCK 7 LOT 117 City of Elizabeth Union County New Jersey	<b>EXISTING CONDITIONS PLAN</b>
Edwin A. Reimon, P.E., C.M.E. 251 Ridge Road Lyndhurst, NJ 07071 Edwin A. Reimon, P.E. <small>N.J. PROFESSIONAL ENGINEER NO. 2626104600</small>	Job #: 03118 Scale: 1" = 20' Date: 4/23/2018 Drawn By: V.B.V. Checked By: E.A.R. Sheet #: <b>C-02</b>

PROJECT:

DATE: 6/9/2020

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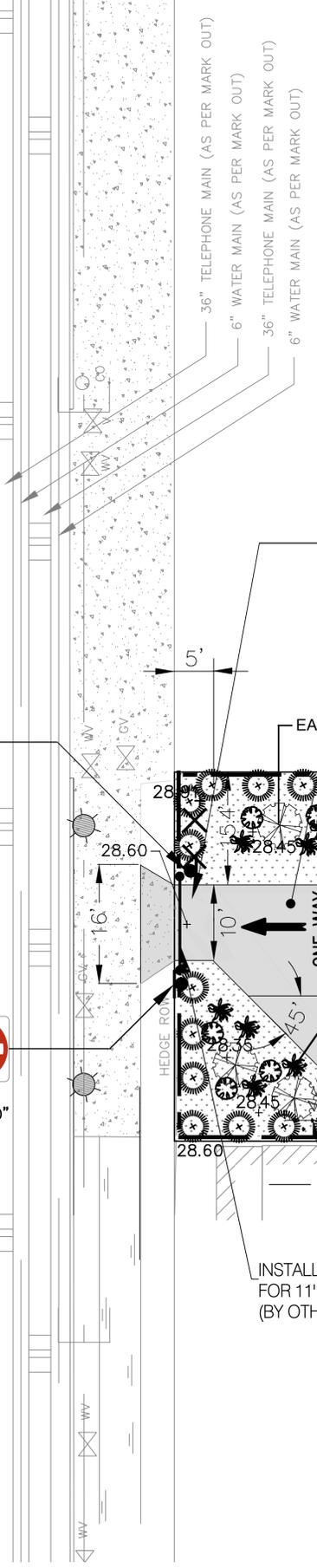
# EAST JERSEY STREET

(70.00' R.O.W.)

M.H. RIM 28

M.H. RIM 27.58

20" WATER MAIN (AS PER MARK OUT)  
6" GAS MAIN (AS PER MARK OUT)  
6" GAS MAIN (AS PER MARK OUT)



36" TELEPHONE MAIN (AS PER MARK OUT)  
6" WATER MAIN (AS PER MARK OUT)  
36" TELEPHONE MAIN (AS PER MARK OUT)  
6" WATER MAIN (AS PER MARK OUT)

REMOVE SHRUBS  
PAVEMENT  
1 1/2" SURFACE COURSE  
3" BASE COURSE  
6" D.G.A. TO 95% COMPACTION  
(AASHTO T-99)

INSTALL ROLLING FENCE GATE (GREEN)  
FOR 11' OPENING, TYPE PVC - 5' HIGH  
(BY OTHERS)

2 1/2 STORY  
FRAME BUILDING  
(BRICK / VINYL)  
(COMMERCIAL / RESIDENTIAL)

INSTALL FENCE TYPE PVC,  
5' HIGH (GREEN)

LANDSCAPE AREA  
(GRASS)

CENTERLINE OF SWALE (TYP.)

REMOVE TRAILERS

TREE CLUSTER

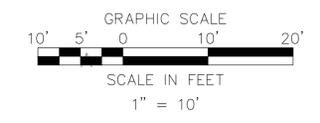
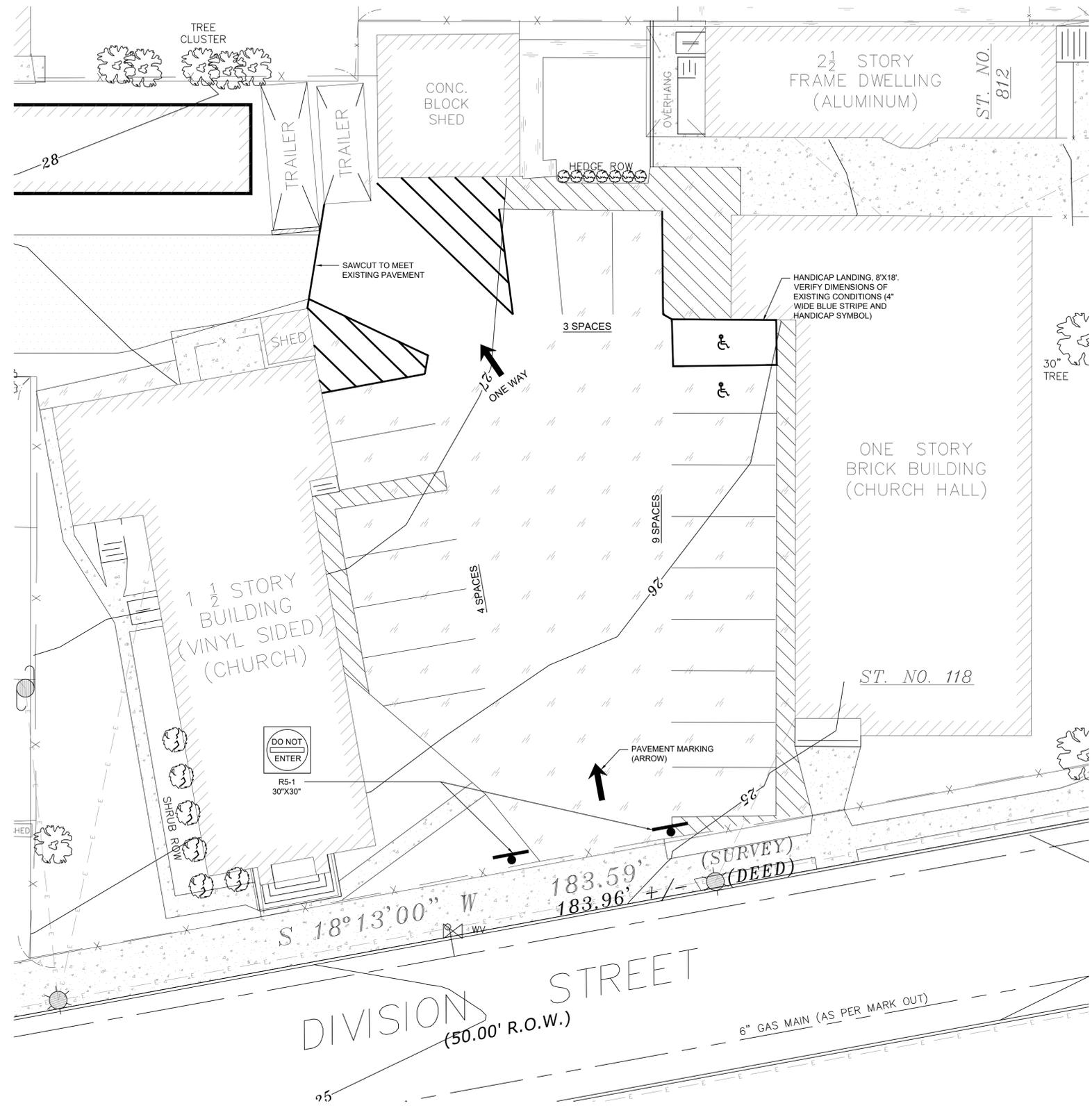
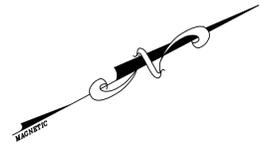
TRAILER

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DATE: 09/13/2021



Date	Revision	Drawn By	Checked By
100-122 DIVISION STREET BLOCK 7 LOT 117			
City of Elizabeth		Union County	New Jersey
<b>SITE PARKING AND CIRCULATION PLAN</b>			
Edwin A. Reimon, P.E., C.M.E. 251 Ridge Road Lyndhurst, NJ 07071		Job #: 03118 Scale: AS SHOWN Date: 09/13/2021	Sheet #:
Edwin A. Reimon, P.E. NJ PROFESSIONAL ENGINEER NO. 24603869400		Drawn By: A.R.	Sheet #: C-04
		Checked By: E.A.R.	

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

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

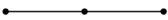
SEQUENCE OF CONSTRUCTION

1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES.	1 DAY
2. INSTALL TEMPORARY FENCING, INLET FILTER AND TRACKING PAD.	1 WEEK
3. CLEAR AND ROUGH GRADE THE SITE	1 WEEK
4. CONSTRUCT ALL ON SITE FEATURES, DRIVEWAY AND PARKING AREA, SUB-BASE AND ROUGH GRADING.	2 MONTHS
5. FINAL-GRADE AS REQUIRED TO INSTALL FINAL GROUND COVER	1 WEEK
6. REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES.	1 WEEK
DURATION	3 MONTHS

SOIL COMPACTION EXEMPTION NOTE

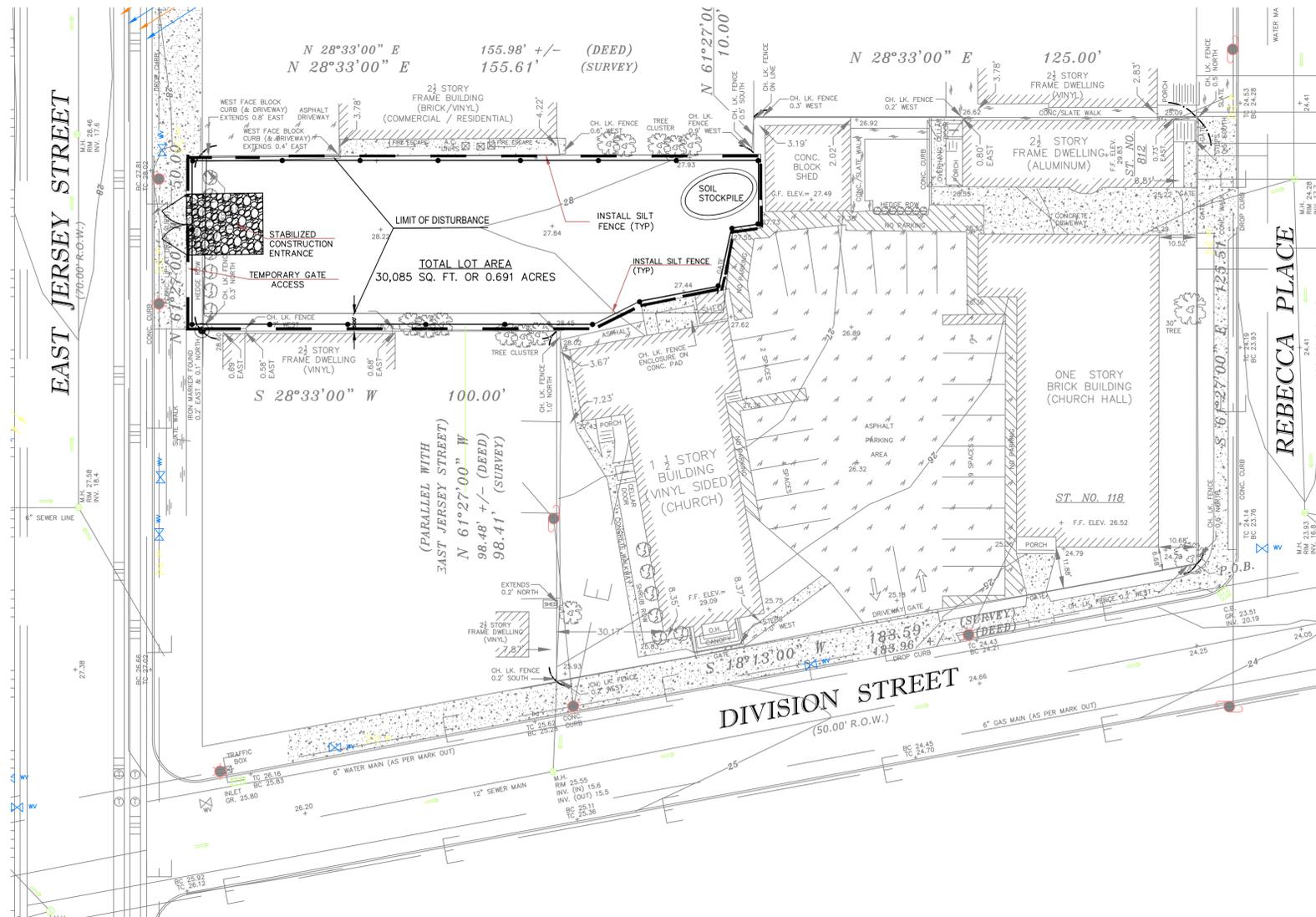
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATION PA1 AREAS FALL UNDER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

SOIL EROSION LEGEND

-  SILT FENCE
-  LIMIT OF DISTURBANCE
-  STABILIZED CONSTRUCTION ENTRANCE

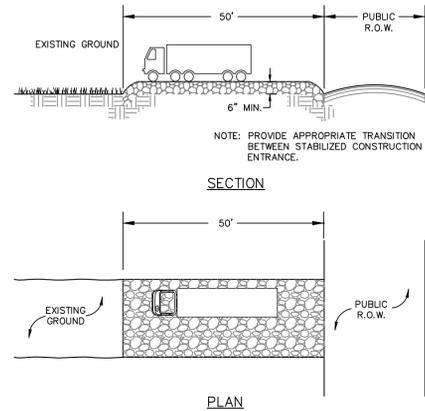
SOIL EROSION CONTROL PLAN

SCALE: 1"= 1'



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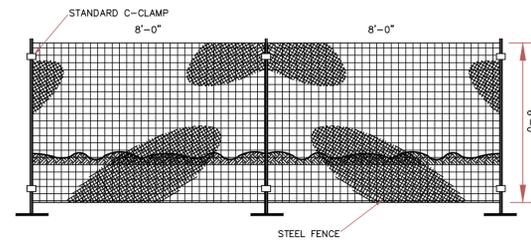
<p><b>100-122 Division Street BLOCK 7 LOT 117</b></p> <p>City of Elizabeth      Union County      New Jersey</p>	
<p><b>SOIL EROSION CONTROL PLAN</b></p>	
<p>Edwin A. Reimon, P.E., C.M.E. 251 Ridge Road Lyndhurst, NJ 07071</p>	<p>Job #: 03118 Scale: AS SHOWN Date: 4/23/2018</p>
<p>Edwin A. Reimon, P.E. NJ PROFESSIONAL ENGINEER NO. 24GE03869400</p>	<p>Drawn By: V.B.V. Checked By: E.A.R.</p> <p>Sheet #: C-05</p>



**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

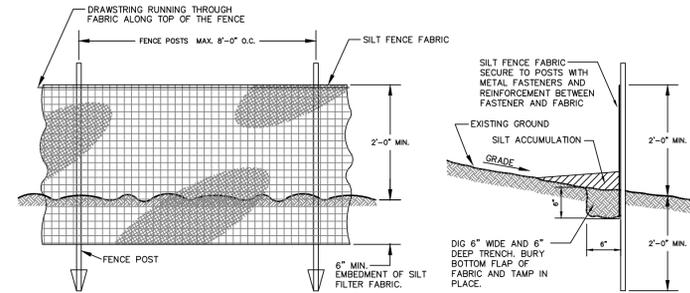
A STABILIZED CRUSHED STONE, VEHICLE WHEEL-CLEANING PAD SHALL BE INSTALLED AT POINTS OF ACCESS TO A CONSTRUCTION SITE. THE PAD WILL BE OF SUFFICIENT SIZE TO REDUCE OFF-SITE TRACKING OF SEDIMENT OF CONSTRUCTION VEHICLES AND WILL BE MAINTAINED IN GOOD ORDER UNTIL ALL ROADWAYS ARE STABILIZED.

DESIGN CRITERIA:  
 A) STONE SIZE: ASTM C-33, SIZE NO. 2 OR 3, CRUSHED STONE.  
 B) THICKNESS: MINIMUM SIX (6) INCHES.  
 C) WIDTH: NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.  
 D) LENGTH: 50' FOR COARSE GRADED SOILS.



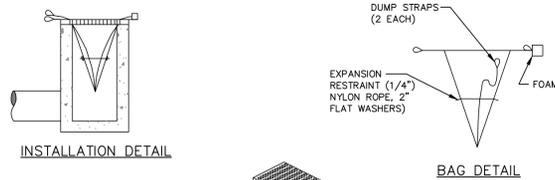
**TEMPORARY CHAIN LINK FENCE/GATE DETAIL**  
NOT TO SCALE

- NOTES:
1. SECURE FENCE WITH STANDARD CLAMP WITH BACKING PLATE AND NUT.
  2. GATE TO BE SECURED WITH GATE LOCKING SET.

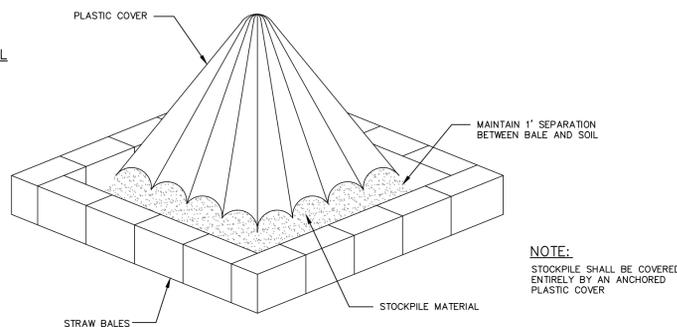


**SILT FENCE DETAIL**  
NOT TO SCALE

MATERIALS:  
 SILT FENCE CLOTH: FILTER X, POLY-FILTER X, MIRFI 100X, LAUREL EROSION CONTROL CLOTH, BDM OR APPROVED EQUAL (SUN RESISTANT).  
 FENCE POST: 2" HARDWOOD OR "1" OF "D" TYPE STEEL (WEIGHING NOT LESS THAN 1.33 POUNDS PER LINEAR FOOT).



**INLET PROTECTION DETAIL**  
NOT TO SCALE



**SOIL STOCKPILE PROTECTION DETAIL**  
NOT TO SCALE

NOTE:  
 STOCKPILE SHALL BE COVERED ENTIRELY BY AN ANCHORED PLASTIC COVER

**VEGETATIVE COVER MAINTENANCE NOTES**

1. MAINTENANCE SHOULD OCCUR ON A REGULAR BASIS, CONSISTENT WITH FAVORABLE PLANT GROWTH, SOIL AND CLIMATIC CONDITIONS. THIS INVOLVES REGULAR SEASONAL WORK FOR MOWING, FERTILIZING, LIMING, WATER, PRUNING, FIRE CONTROL, WEED AND PEST CONTROL, RESEEDING AND TIMELY REPAIRS.
2. MOWING ON IMPROVED AREAS, SUCH AS LAWNS, CERTAIN RECREATION FIELDS AND PICNIC AREAS SHALL BE FREQUENT. ON SEMI-IMPROVED AREAS, MOWING WILL BE INFREQUENT. UNIMPROVED AREAS MAY BE LEFT UNMOWED TO PERMIT NATURAL SUCCESSION.
3. FERTILIZER SHOULD BE APPLIED AS NEEDED TO MAINTAIN A DENSE STAND OF DESIRABLE SPECIES. FREQUENTLY MOWED AREAS AND THOSE ON SANDY SOILS WILL REQUIRE MORE FERTILIZATION.
4. LIME REQUIREMENT SHOULD BE DETERMINED BY SOIL TESTING TO BE DONE EVERY 2 OR 3 YEARS. FERTILIZATION WILL INCREASE THE NEED FOR LIMING.
5. WEED INVASION MAY RESULT FROM ABUSIVE MOWING AND INADEQUATE FERTILIZATION AND LIMING. BRUSH INVASION IS A COMMON CONSEQUENCE OF LACK OF MOWING. CONTROL OF WEEDS OR BRUSH SHALL BE ACCOMPLISHED BY USING HERBICIDES OR MECHANICAL METHODS.
6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE DURING AND AFTER CONSTRUCTION.

**SEEDING SCHEDULE**

1. TEMPORARY SEEDING WHERE REQUIRED SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEM OCCURS, THE ERODED AREAS SHALL BE REPAIRED AND STABILIZED AS DESCRIBED IN SESC NOTE #6.

SEED SELECTION	SEEDING RATES	OPTIMUM SEEDING DATE (Zone 6b)
SPRING OATS	● 2.0 LBS / 1000 SF	3/1 - 5/15 8/15 - 10/1
WEeping LOVEGRASS	● 0.2 LBS / 1000 SF	5/15 - 8/15

2. Permanent seeding where required shall consist of the following mixture or approved equal.

SEED SELECTION	SEEDING RATES	OPTIMUM SEEDING DATE		
		3/1 - 4/30	5/1 - 8/14	8/15 - 11/15
Tall Fescue	● 2.7 lbs / 1000 sf			
Perennial Ryegrass	● 0.7 lbs / 1000 sf	O	A	O
Kentucky Bluegrass	● 0.9 lbs / 1000 sf			

Note: O = Optimal Planting Period  
 A = Acceptable Planting Period

3. SLOPED AREA TO BE COVERED WITH MULCH FOR STABILIZATION.
4. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE RUTGERS CO-OPERATIVE EXTENSION OFFICE. FERTILIZER SHALL BE APPLIED AT THE RATE 500 POUNDS PER ACRE OR 11 POUNDS PER 1000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATED OTHERWISE. APPLY LIMESTONE IN ACCORDANCE WITH TABLE 1 BELOW, AND/OR THE RESULTS OF 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. TABLE 1 IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION RATES.

TABLE 1: LIMESTONE APPLICATION RATE BY SOIL TEXTURE

SOIL TEXTURE	TONS/ACRES	LBS./1000 SQ.FT.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

- NOTE: PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.
5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE #6.
  6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL SPREAD AT RATES OF 90 TO 115 LBS./1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER.
  7. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISK, SPRINGTOOTH HARRROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARRROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS SPREAD. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
  8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
  9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

**DUST CONTROL NOTES**

- AS PER STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 1999, THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
- MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1)
  - VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1)
  - SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS) KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON			
POLYACRYLAMIDE (PAM) - DRY SPRAY			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

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)

- 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, 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 OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

Date	Revision	Drawn By	Checked By
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100-122 Division Street  
 BLOCK 7 LOT 117  
 City Of Elizabeth Union County New Jersey

**SOIL EROSION CONTROL PLAN DETAILS**

Edwin A. Reimon, P.E., C.M.E.  
 251 Ridge Road  
 Lyndhurst, NJ 07071

Job #: 03118  
 Scale: AS SHOWN  
 Date: 4/23/2018

Drawn By: V.B.V.  
 Sheet #: C-06

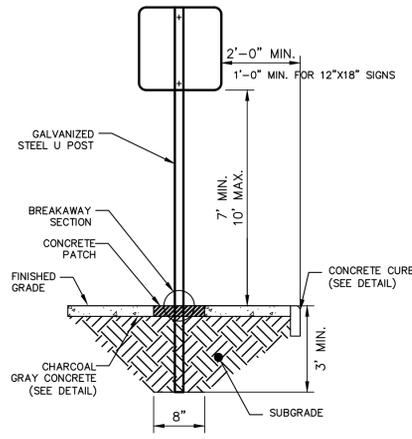
Checked By: E.A.R.

Edwin A. Reimon, P.E.  
 NJ PROFESSIONAL ENGINEER NO. 24GE03869400

PROJECT

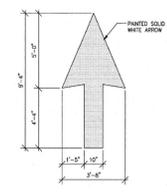
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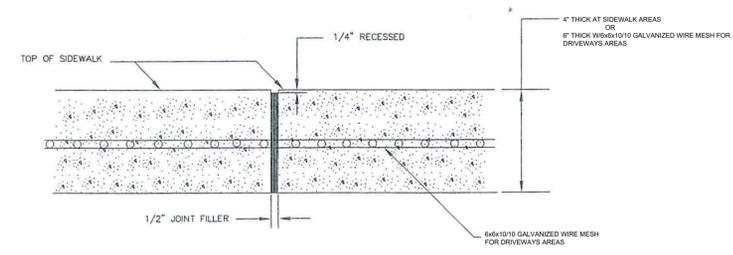
- NOTES:**
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
  2. ALL POSTS AND BRACKETS SHALL BE CUT AND BENT AND THE HOLES SHALL BE PUNCHED OR DRILLED BEFORE GALVANIZING. GALVANIZING SHALL CONFORM TO THE CURRENT A.S.T.M. SPECIFICATIONS.
  3. PARKING RESTRICTION SIGNS SHALL BE MOUNTED 45° TO TRAFFIC. ALL OTHER SIGNS SHALL BE MOUNTED 90° TO TRAFFIC OR AS DIRECTED IN THE FIELD BY THE ENGINEER.

**SIGN POST DETAIL**  
NOT TO SCALE



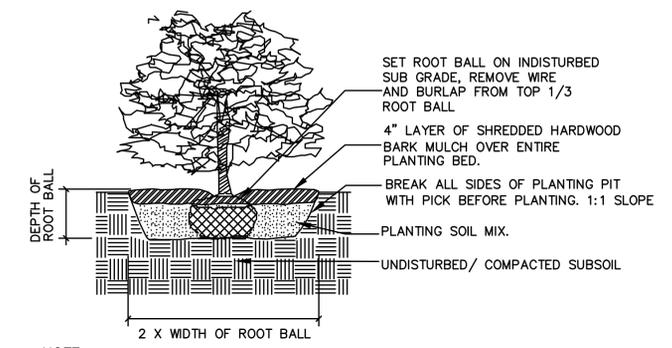
**TRAFFIC MARKING - ARROWS**

- NOTES:**
1. TRAFFIC MARKING ARROWS SHALL BE WHITE PREFERRED THERMOPLASTIC.
  2. TRAFFIC MARKINGS ALL TYPE SHALL COMPLY WITH THE NCDOT STANDARD SPECIFICATIONS FOR PAVEMENT TRAFFIC STRIPES AND MARKINGS.



**CONCRETE DRIVEWAY DETAIL**

NOT TO SCALE



- NOTE:**  
NO MULCH OR PLANTING SOIL IS TO BE IN CONTACT WITH THE STEM OF SHRUB.  
NO SYNTHETIC BURLAP OR ROPE IS TO REMAIN IN PLANTING HOLE.

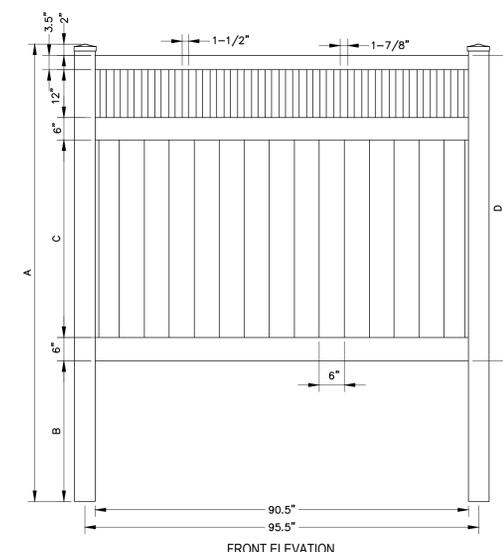
**SHRUB PLANTING DETAIL**

SCALE: N.T.S.

- POST CAP MODEL**
- FRENCH GOTHIC - V55FG
  - TEARDROP - V55TD
  - COACHMAN - V55CM
  - BALL - V55BC
  - SOLAR - V55P
  - SOLAR - V55O
  - NEW ENGLAND - V55NE
  - FLAT - V55FO

- POST OPTIONS:**
- 5" X 5" - .140 WALL
  - 5" X 5" H.D. - .250 WALL
  - MAJESTIC™ 8" X 8" - .250 WALL

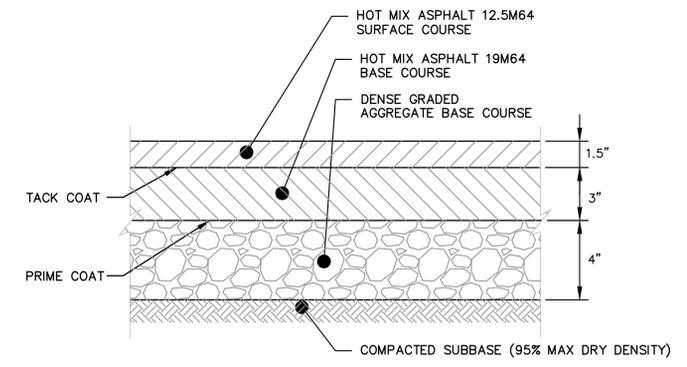
- NOTES:**
1. VINYL FENCES SHALL BE ARE ASTM F964-09 COMPLIANT.
  2. COLOR PER OWNER.
  3. INCLUDES METAL REINFORCEMENT BOTTOM RAIL.



**VINYL FENCE DETAIL**

NOT TO SCALE

	A		B		C		D	
H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES	
3	60	3	22	3	8.5	3	36	
4	84	4	34	4	20.5	4	48	
5	96	5	34	5	32.5	5	60	
6	108	6	34	6	44.5	6	72	
8	144	8	46	8	68.5	8	96	
10	168	10	46	10	92.5	10	120	



**FULL DEPTH PAVEMENT DETAIL**

NOT TO SCALE

Date	Revision	Drawn By	Checked By
100-122 Division Street BLOCK 7 LOT 117 City of Elizabeth Union County New Jersey			
<b>DETAILS PLAN</b>			
Edwin A. Reimon, P.E., C.M.E. 251 Ridge Road Lyndhurst, NJ 07071		Job #: 03118 Scale: AS SHOWN Date: 4/23/2018	
Edwin A. Reimon, P.E. NJ PROFESSIONAL ENGINEER NO. 24GE03869400		Drawn By: V.B.V.	Sheet #: <b>C-07</b>