PRELIMINARY & FINAL SITE PLAN

33 & 37 WEST PRICE STREET

LOTS 40 & 41 BLOCK 253

CITY OF LINDEN

UNION COUNTY, NEW JERSEY

APPLICANT:

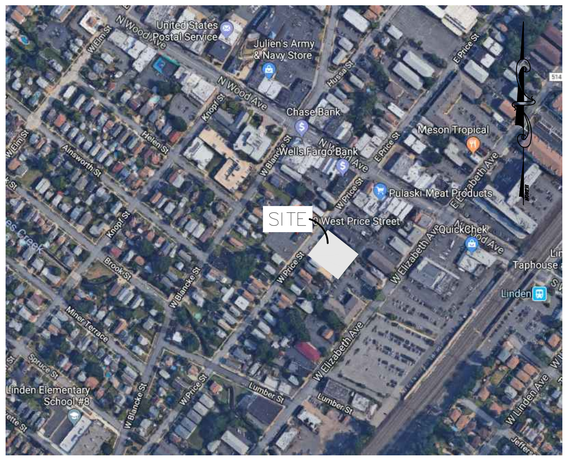
LINDEN HARMONY URBAN REDEVELOPMENT LLC
107 E CURTIS STREET
LINDEN, NJ 07036
TELEPHONE: 908-482-1517

OWNER - LOT 40, BLOCK 253

K&J NIEMCZYK
107 E CURTIS STREET
LINDEN, NJ 07036
TELEPHONE: 908-482-1517

OWNER - LOT 41, BLOCK 253

GRUNWALD PROPERTIES LLC
107 EAST CURTIS STREET
LINDEN, NJ 07036
TELEPHONE: 908-482-1517



KEY MAP
SCALE: 1"= 300'

SHEET INDEX

SHEET No.	TITLE
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9.	CONSTRUCTION DETAILS

CITY OF LINDEN

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

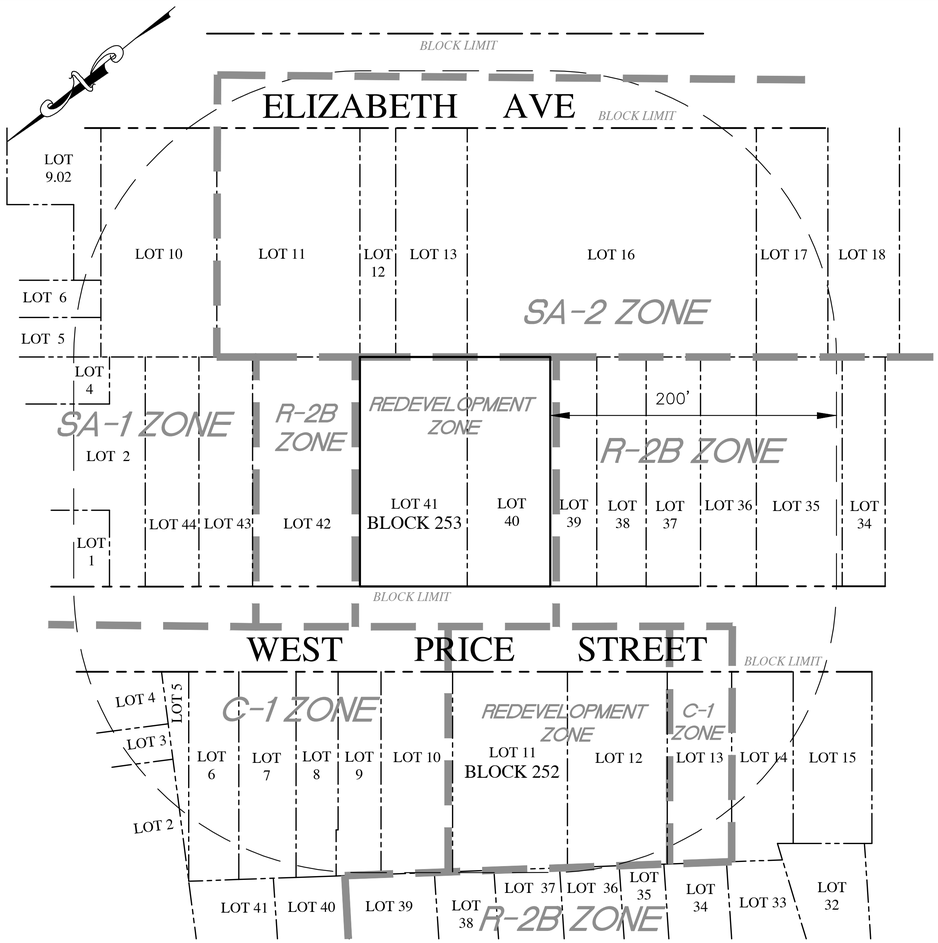
ENGINEER _____ DATE _____

811 Know what's below. Call 1 (800) 272-1000 before you dig.

CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP LLC
95 MATAWAN ROAD | SECOND FLOOR
MATAWAN, NJ 07747
P. 732-566-0297 | www.cplpartnership.com
CERTIFICATES OF AUTHORIZATION - BOARD OF ENGINEERS & LAND SURVEYORS: 24GA28159600 | BOARD OF ARCHITECTS: 21AC00069600

Job No.: 19008
Date: DECEMBER 05 2019
Revised: FEBRUARY 06 2020
MAY 12, 2020

\\PLOT FILES\ENGINEERING\2019\19008\PRELIMINARY & FINAL SITE PLAN\



VICINITY MAP

SCALE 1"=50'

PROPERTY OWNERS LIST WITHIN 200'

BLOCK	LOT/QUAL	
252	2	NORTH WOOD LLC P.O. BOX 112 NETCONG, NJ 07857
252	3	207 NORTH WOOD AVE LLC 1100 DONNA CT. LINDEN, NJ 07036
252	4	UNITED COUNTIES C/O THOMSON REUTERS P.O. BOX 2609 CARLSBAD, CA 92018
252	5	NORTH WOOD LLC P.O. BOX 112 NETCONG, NJ 07857
252	6	JOHN MONACO 23 PROSPECT RD. LIVINGSTON, NJ 07039
252	7	CHEMICLENE, INC. 22 W. PRICE ST. LINDEN, NJ 07036
252	8	CPS REALTY LLC 23 WYNCREST RD. MARLBORO, NJ 07746
252	9	JORGE A. COSTA 26 W. PRICE ST. LINDEN, NJ 07036
252	10	DUFEK & MIGLIARO REALTY LLC 170 REGINA AVE. RAHWAY, NJ 07065
252	11	PJV BUILDRS 14 FRESH PONDS RD. MONROE, NJ 08831
252	12	PJV BUILDRS 14 FRESH PONDS RD. MONROE, NJ 08831
252	13	RUI COSTA – ISABEL HENRIQUES 100 W. PRICE ST. LINDEN, NJ 07036
252	14	MARINO & FELICIDADE SILVA 555 STRATFORD RD. UNION, NJ 070083
252	15	Z & E CONSTRUCTION LLC 110 W. PRICE ST. LINDEN, NJ 07036
252	36	BEATA SLAWNSKI 41 W. BLANCKE ST. LINDEN, NJ 07036
252	37	FRANK E. III & BEATA K. URBAN 37 W. BLANCKE ST. LINDEN, NJ 07036
253	1	JFM LLC 131–133 N. WOOD AVE. LINDEN, NJ 07036
253	2	PULASKI MEAT PRODUCTS CO. 123 N. WOOD AVENUE LINDEN, NJ 07036
253	4	PULASKI MEAT PRODUCTS CO. 123 N. WOOD AVENUE LINDEN, NJ 07036
253	5	LIGNOS LLC 4 SYCAMORE WAY WARREN, NJ 07059
253	6	AGNES BLIZNIAK 1009 ANTOINETTE DR. MONROE TWP., NJ 08831
253	9.02	JACEK & RENATA ZAREBA 49 LATOURETTE ST. STATEN ISLAND, NY 10309
253	10	MELAM REALTY LLC 16 W. ELIZABETH AVE. LINDEN, NJ 07036
253	11 CA01	SHIRLEY DAVIS 28 W. ELIZABETH AVE., A–1 LINDEN, NJ 07036
253	11 CA02	PAUL D'ANNA 28 W. ELIZABETH AVE., A2 LINDEN, NJ 07036
253	11 CA03	GEORGE KANTOR 28 W. ELIZABETH AVE., A3 LINDEN, NJ 07036
253	11 CA04	JOHN J. MALDARI 2101 KIMBALL ST. BROOKLYN, NY 11234
253	11 CA05	LINA A. SANTACRUZ–MURCIA 28 W. ELIZABETH AVE., A5 LINDEN, NJ 07036
253	11 CA06	SILVIA LICKOVA 210 W. ELIZABETH AVE., A6 LINDEN, NJ 07036
253	11 CB01	SARA GELFOND LLC 30 EDWARDS LANE MANALAPAN, NJ 07726
253	11 CB02	SARA GELFOND LLC 30 EDWARDS LANE MANALAPAN, NJ 07726
253	11 CB03	LORENZO MARTIN 152 CHILTON ST. ELIZABETH, NJ 07202
253	11 CB04	KRP GROUP LLC 28 W. ELIZABETH AVE., B4 LINDEN, NJ 07036
253	11 CB05	A & H REALTY LLC 620 GREEN BRIAR CT. WESTFIELD, NJ 07090
253	11 CB06	JEFF BRAEN 325 MAIN ST. LITTLE FALLS, NJ 07424
253	11 CC01	WILLIAM A. DANIEL 213 ACADEMY TERR. LINDEN, NJ 07036
253	11 CC02	LUCJAN PAJAK 28 W. ELIZABETH AVE. C2 LINDEN, NJ 07036
253	11 CC03	DAGOBERTO LAZARA ESTRADA 28 W. ELIZABETH AVE C–3 LINDEN, NJ 07036
253	11 CC04	COLLEEN KING 28 W. ELIZABETH AVE. C4 LINDEN, NJ 07036
253	11 CC05	HECTOR CARRO 12A UNIVERSITY CIRCLE LINDEN, NJ 07036
253	11 CC06	BAJRO KAPO 28 W. ELIZABETH AVE C6 LINDEN, NJ 07036
253	12	HEBERT VASQUEZ 34 W. ELIZABETH AVE. LINDEN, NJ 07036
253	13	WALDEMAR & JOANN JAMROZ 19 FAIRVIEW RD. CLARK, NJ 07066
253	16	100 WEST ELIZABETH AVENUE LLC 107 E. CURTIS ST. LINDEN, NJ 07036
253	17	AMERICAN LEGION LINDEN POST NO. 102 112 W. ELIZABETH AVE. LINDEN, NJ 07036
		112 W. ELIZABETH AVE. LINDEN, NJ 07036
253	35	109 W. PRICE ST. LINDEN CORP. 390 BROADWAY BAYONNE, NJ 07002
253	36	WALTER SR. – WALTER JR. MALCA 107 W. PRICE ST. LINDEN, NJ 07036
253	37	JAVIER H. ALARCON 103 W. PRICE ST. LINDEN, NJ 07036
253	38	MANUAL PAYARES – SAMARA PALLARES 101 W. PRICE ST. LINDEN, NJ 07036
253	39	ROBERT D. PARRY 47 W. PRICE ST. LINDEN, NJ 07036
253	40	K & J NIEMCZYK 107 E. CURTIS ST. LINDEN, NJ 07036
253	41	GRUNWALD PROPERTIES LLC 107 E. CURTIS ST. LINDEN, NJ 07036
253	42	BRONISLAW & MARTA POLEJ 6 HILLSIDE DR. EAST HANOVER, NJ 07936
253	43	PULASKI MEAT PRODUCTS INC. 123 N. WOOD AVE. LINDEN, NJ 07036
253	44	PULASKI MEAT PRODUCTS INC. 123 N. WOOD AVE. LINDEN, NJ 07036

MICHAEL F. STONAC, MANAGER ENGINEERING DESIGN
ONE ELIZABETHTOWN PLAZA
3RD FL. EAST
UNION, NJ 07083

DONNA SHORT
GIS SUPERVISOR
NEW JERSEY–AMERICAN WATER COMPANY, INC.
1025 LAUREL OAK ROAD
VOORHEES, NJ 08043

PUBLIC SERVICE ELECTRIC & GAS
MANAGER – CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

ELIZABETHTOWN GAS COMPANY
GREG BALINT
520 GREEN LANE
UNION, NJ 07083

VERIZON
C/O THOMAS GRABOWSKI
445 GEORGE ROAD
NORTH BRUNSWICK, NJ 08902

COMCAST CABLE
800 RAHWAY AVENUE
UNION, NJ 07083

SUN PIPE LINE COMPANY
RIGHT OF WAY DEPT–26TH FLOOR
1801 MARKET STREET
PHILADELPHIA, PA 19103–1699

SUNOCO PIPELINE L.P.
RIGHT–OF–WAY DEPT.
MONTELLO COMPLEX
525 FRIZTOWN ROAD
SINKING SPRING, PA 19608

UNION COUNTY PLANNING BOARD
UNION COUNTY COURTHOUSE
ELIZABETH, NJ 07207

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GENERAL NOTES

1. APPLICANT:

   LINDEN HARMONY URBAN REDEVELOPMENT LLC
   107 EAST CURTIS STREET
   LINDEN, NJ 07036
   TELEPHONE: 908–412–1517

   OWNER – LOT 40, BLOCK 253

   K&J NIEMCZYK
   107 EAST CURTIS STREET
   LINDEN, NJ 07036
   TELEPHONE: 908–412–1517

   OWNER – LOT 41, BLOCK 253

   GRUNWALD PROPERTIES LLC
   107 EAST CURTIS STREET
   LINDEN, NJ 07036
   TELEPHONE: 908–412–1517

2. BEING KNOWN AS LOTS 40 & 41, BLOCK 253 AS SHOWN ON SHEET 49 OF THE TAX MAPS OF THE CITY OF LINDEN, UNION COUNTY, NEW JERSEY.

3. AREA OF TRACT = 21,280 SF OR 0.4885 AC. AND IS LOCATED IN THE REDEVELOPMENT ZONE.

4. BULK REQUIREMENTS FOR THE REDEVELOPMENT ZONE

	REDEVELOPMENT ZONE*	PROPOSED
MINIMUM LOT AREA	5,000 SF	21,280 SF
MINIMUM LOT WIDTH	50 FT	133 FT
MINIMUM LOT DEPTH	–	160 FT
MINIMUM FRONT YARD	5 FT	5 FT
MINIMUM REAR YARD	10 FT	15 FT
MINIMUM SIDE YARD	5 FT	5 FT
MAXIMUM BUILDING HEIGHT	50 FT	50 FT
MAXIMUM NUMBER OF STORIES	4	4
BUILDING COVERAGE	90%	67.7%
DENSITYMAX. NUMBER OF UNITS 90/AC	44	36
MINIMUM OPEN SPACE	10%	10.8%
FLOOR AREA RATIO	2.2	2.0

*BULK REQUIREMENTS PER WEST PRICE STREET REDEVELOPMENT PLAN DATED MAY 22, 2019

5. PARKING REQUIREMENTS*

   REQUIRED

   1 BEDROOM – 36 @ 1.0 SPACES/UNIT* = 36

   PROVIDED 50

   *PER PARKING AGREEMENT WITH THE CITY OF LINDEN, 10 PARKING STALLS TO BE PROVIDED TO CITY OF LINDEN FOR USE BY LOCAL MERCHANTS. THESE PARKING STALLS TO BE AVAILABLE MONDAY THROUGH FRIDAY FROM 9:00 AM TO 6:00 PM AND SATURDAY FROM 10:00 AM TO 6:00 PM FOR USE BY TAGGED MERCHANTS ONLY.

6. BOUNDARY INFORMATION SHOWN HEREIN OBTAINED FROM "BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 40 & 41, BLOCK 253, CITY OF LINDEN, UNION COUNTY, NEW JERSEY" PREPARED BY RICHARD RUCHALSKI, PLS, DATED AUGUST 22, 2019. HORIZONTAL DATUM: NAD 1983.

7. TOPOGRAPHIC INFORMATION SHOWN HEREON FIELD OBTAINED BY THE CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, LLC, JULY 2019. VERTICAL DATUM: NGVD 1988.

8. ALL CONSTRUCTION SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE "NEW JERSEY DEPARTMENT OF TRANSPORATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" DATED 2001, AS SUPPLEMENTED AND SUPPLEMENTAL SPECIFICATIONS PREPARED BY THE CHESTER, PLOUSSAS, LISOWSKI PARTNERSHIP, LLC, WHICH SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CITY OF LINDEN.

9. EXISTING UTILITIES:

   A. OWNER AND CONTRACTOR ARE HEREBY NOTIFIED THAT EXISTING UTILITIES ARE PRESENT IN THE VICINITY OF THE PROJECT. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION.

   B. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITIES ALONG THE LINE OF THE PROPOSED WORK THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION. CONTRACTORS SHALL NOT PROCEED WITH WORK IN STREETS WHERE UTILITIES HAVE NOT BEEN LOCATED AND MARKED BY UTILITY COMPANIES. CONTRACTOR SHALL CALL 1–800–272–1000 FOR MARK–OUT PRIOR TO COMMENCING WORK.

   C. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES, SUCH THAT CONFLICTS MAY BE AVOIDED.

   D. A LIST OF SOME OF THE PRINCIPAL UTILITY COMPANIES THAT MAY BE ENCOUNTERED ALONG THE LINE OF CONSTRUCTION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

   1) VERIZON TELEPHONE COMPANY
   2) ELIZABETHTOWN GAS COMPANY
   3) PUBLIC SERVICE ELECTRIC & GAS CO.
   4) NEW JERSEY AMERICAN WATER COMPANY
   5) COMCAST CABLE COMPANY

10. STORM SEWER:

    ALL STORM SEWERS SHOWN HEREIN SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS V UNLESS OTHERWISE NOTED.

11. SANITARY SEWER:

    A. ALL POLYVINYL CHLORIDE SANITARY SEWER PIPE SHOWN HEREON SHALL CONFORM TO ASTM D–3034 WITH A MINIMUM WALL THICKNESS DESIGNATION OF SDR–35 FOR PIPE 4 TO 15 INCHES IN DIAMETER.

    B. ALL SANITARY SEWERS SHOWN HEREON SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF LINDEN.

    C. SEWER LATERAL SHALL BE 6" MINIMUM, COMPRISED OF WYE CONNECTION AND CLEAN–OUT.

    D. THESE PLANS ARE FINAL FOR SANITARY SEWER PURPOSES.

12. WATER:

    A. ALL WATER MAINS SHOWN HEREON SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE CITY OF LINDEN AND THE NEW JERSEY AMERICAN WATER COMPANY.

    B. N.J.A.C. 7:10–11.10(E)5
    ALL WATER MAINS AND SANITARY OR INDUSTRIAL SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT. AT CROSSING OF SEWER LINES AND WATER MAINS, THE TOP OF SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (I.E. DUCTILE IRON OR REINFORCED CONCRETE PIPE), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.

    C. BUILDING SERVICE CONNECTION SHALL BE 6" MINIMUM (OR GREATER AS REQUIRED FOR FIRE SUPPRESSION SYSTEM) COMPRISED OF CORPORATION STOP, CURB STOP AND WATER METER. ARCHITECT AND/OR MECHANICAL ENGINEER TO DETERMINE SIZE OF SERVICES BASED ON FIRE SERVICE REQUIREMENTS.

13. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED, INCLUDING REVISED PLANS AS REQUIRED.

14. SOIL EROSION & SEDIMENT CONTROL:

    A. ALL INSTALLATION, CONSTRUCTION AND MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL ELEMENTS SHALL BE IN COMPLIANCE WITH THE PLANS AS APPROVED BY THE SOMERSET–UNION SOIL CONSERVATION DISTRICT. A COPY OF SAID PLAN SHALL BE MAINTAINED ON THE PROJECT SITE.

    B. CONSTRUCTION ENTRANCE STONE IS TO BE 2–1/2" CRUSHED STONE, 8" DEEP BY 50' LONG BY ROAD WIDTH. ENTRANCE STONE IS TO BE MAINTAINED AT ALL TIMES. BURLAP OR FILTER FABRIC CLOTH TO BE USED AS REQUIRED.

    C. SOIL EROSION AND SEDIMENT CONTROL DISTRICT SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF PROJECT COMMENCEMENT.

15. ALL MAIL DELIVERIES SHALL BE HANDLED INTERNALLY WITHIN THE BUILDING LOBBY AND/OR MAILROOM.

16. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH TITLE 29 OF THE CODE OF FEDERAL REGULATIONS (CFR), PART 1926 – SAFETY & HEALTH REGULATIONS FOR CONSTRUCTION AND ALL OTHER APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES.

17. FOR ARCHITECTURAL PLANS, SEE PLANS PREPARED BY CHESTER, PLOUSSAS, LISOWSKI PARTNERSHIP, LLC DATED JUNE 08, 2019.

18. BUILDING SQUARE FOOTAGE

GROUND FLOOR	797 SF (NON–HABITABLE)
LEVEL 2	13,626 SF
LEVEL 3	13,626 SF
LEVEL 4	13,626 SF
	41,675 SF

DATE	REVISIONS
FEB. 06, 2020	REVISED PER SOMERSET–UNION SCD REVIEW
MAY 12, 2020	REVISED PER CITY OF LINDEN REVIEW

GREGORY PLOUSSAS, PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
MICHAEL PUCCI, PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
RICHARD G. RUCHALSKI, PROFESSIONAL LAND SURVEYOR, PROFESSIONAL PLANNER
ROBERT S. LARSEN, REGISTERED ARCHITECT, PROFESSIONAL PLANNER
JOSEPH M. DELUCIA, REGISTERED ARCHITECT

GREGORY PLOUSSAS, PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER, N.J. LIC. NO. 25518, N.J. LIC. NO. 2135

cpl partnership
planning
architecture
engineering
surveying

VICINITY MAP & GENERAL NOTES
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FILE NO.	19008
DATE:	DEC. 05, 2019
SCALE:	1"=50'
DRAWN BY:	JVB
CHECKED BY:	GP
DRAWING NO.	BM19008
SHEET NO.	2 OF 9

\\PLOT FILES\ENGINEERING\2019\19008\PRELIMINARY & FINAL SITE PLAN\2020-02-06\

N38°36'01"E 133.00'

PAVEMENT | CLF | GRASS | CLF | TC: 28.21 BC: 27.91 CHAIN LINK FENCE | CONC. CURB | TC: 28.33 BC: 28.01 | 5.63' | 5.83' | TC: 28.60 BC: 28.24 | BLOCK CURB | TC: 28.59 BC: 28.14 | TC: 28.03 BC: 28.20 | WOOD FENCE | FENCE 0.43' OUTSIDE P/L | 0.39' | I.P. FND ON LINE | REBAR FND

FENCE 0.53' OUTSIDE P/L

PAVEMENT

29.02 | 9.93' | 28.59

RAISED BUILDING WITH PARKING UNDER

FIRE ESCAPE

28.26 | 27.85

N41°55'00"W (DEED)
N51°23'59"W 160.00'

PAVEMENT

28.01 | 27.60

FIRE ESCAPE

CHAIN LINK FENCE

27.42 | 27.20 | 9.84' | 27.32

275.00 FROM THE SOUTHWESTERLY S/L OF NORTH WOOD AVENUE

PAVEMENT

FENCE 0.67' OUTSIDE P/L

GV | 26.5 | 26.65

LIMIT OF SIDEWALK REMOVAL

26.59 | GV

UP 60600

MHO | TC: 26.80 BC: 26.36 | TC: 26.80 BC: 26.36 | DEP

LIMIT OF CURB REMOVAL

LOT 42

LOT 41
(DB 6265 PG. 158)
#33 W. PRICE STREET

E.O.P.

ENTIRE EXISTING PAVED PARKING AREA TO BE REMOVED

OLD PAVED DRIVEWAY

GRASS

SOIL BORING | 27.0

SOIL BORING

SOIL BORING

SANITARY CLEANOUT TO BE REMOVED AND ABANDONED

FIRE HYDRANT TO BE REMOVED AND RELOCATED (SEE SITE PLAN)

EXISTING CONCRETE SIDEWALK TO BE REMOVED

TREE TO BE REMOVED

CONCRETE SIDEWALK TO BE REMOVED

6" DOGWOOD

SAN CO.

PARKING METER

UP 64890

MHO | TC: 26.20 BC: 25.74

EXISTING CURB TO BE REMOVED AND REPLACED (SEE SITE PLAN)

296 LF | 8" ASB

W E S T P R I C E S T R E E T
(60' WIDE R.O.W.)

EXISTING PAVEMENT TO BE REMOVED AND REPLACED FOR STORM PIPE INSTALLATION (SEE SITE PLAN)

INLET
GR: 26.39
INV: 22.69(OUT)
INV: 22.54

24" RCP

EXISTING CURB AND SIDWALK AREA TO BE REMOVED AND REPLACED FOR STORM DOGHOUSE INSTALLATION AS NEEDED (SEE SITE PLAN)

TC: 25.79 BC: 25.48 | DEP | TC: 25.79 BC: 25.48 | DEP

24" RCP

EXIST. CURB TO BE REMOVED

TC: 25.53 BC: 25.16

BLOCK 253

LOT 40 & 41

AREA=21,280 S.F.

LOT 40
(DB 5920 PG. 154)
#37 W. PRICE STREET

UP 6061LD

MHO | SIGN | MHO

CONCRETE CURB | 5" DOGWOOD

EXISTING DEPRESSED CURB TO BE REMOVED AND REPLACED (SEE SITE PLAN)

EXISTING CONCRETE DRIVEWAY APRON TO BE REMOVED

EXISTING DEPRESSED CURB TO BE REMOVED AND REPLACED (SEE SITE PLAN)

FENCE AND GATE TO BE REMOVED

WALL TO BE REMOVED | TW: 27.68 BW: 25.81 | TW: 27.54 BW: 25.63 | TW: 27.54 BW: 25.63 | R.R. TIE WALL

SAN CO. | TW: 27.54 BW: 25.63

FENCE POST (TYP.)

N41°55'00"W (DEED)
N51°23'59"W 160.00'

LOT 39

LOT 38

LOT 37

WOOD SHED | 2.22' | 26.23 | 26.09 | 3.27' | 25.92 | 26.10 | 26.19

WOOD FENCE

REBAR FND | 26.39 | 26.22 | 26.1

26.03 | 26.01

CONC.

26.02 | 26.57

E.O.P.

LIMIT OF PAVEMENT REMOVAL

ENTIRE EXISTING PAVED PARKING AREA TO BE REMOVED

26.53 | 2.32' | 25.9

OLD PAVED DRIVEWAY

#47
2-STORY
FRAME

DW CONC.

25.80

25.90 | PORCH W/STEP | 25.7 | CONC WALK

MAG NAIL FND | 0.37' | REBAR FND | 0.03' | 0.06' | REBAR FND. ON LINE | 0.1

25.22 | 25.10 | LIMIT OF SIDEWALK REMOVAL

CONCRETE SIDEWALK

25.33 | 25.28 | 25.08

LIMIT OF CURB REMOVAL

UP 60823LD

MHO | TC: 25.13 BC: 24.66 | DEP | TC: 25.32 BC: 24.86 | TC: 24.76 BC: 24.30 | TC: 24.23 BC: 23.83

SMH
RIM: 25.25
INV: 19.45
INV: 19.45

25.55

8" ASB | 187 LF | 24.95

ONE WAY

N48°05'00"E (DEED)
N38°36'01"E 133.00'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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MAY 12, 2020	REVISED PER CITY OF LINDEN REVIEW

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CERTIFICATES OF AUTHORIZATION - BOARD OF ENGINEERS & LAND SURVEYORS: 24GA28159000 | BOARD OF ARCHITECTS: 21AC00069900

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SHEET NO. 3 OF 9

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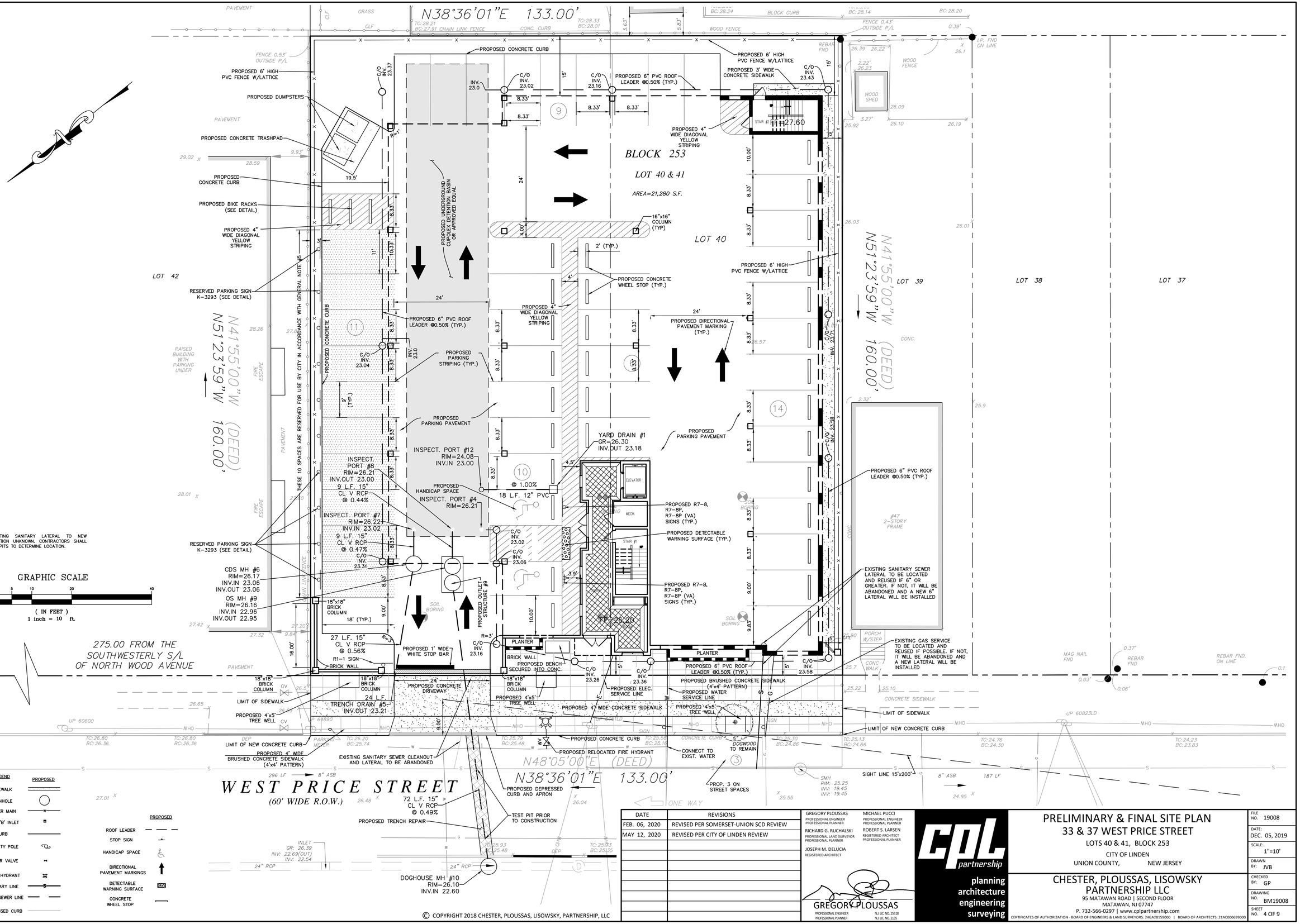

NOTES:

1. CONNECT EXISTING SANITARY LATERAL TO NEW BUILDING. LOCATION UNKNOWN. CONTRACTORS SHALL PERFORM TEST PITS TO DETERMINE LOCATION.

EXISTING	LEGEND	PROPOSED
	SIDEWALK	
S D	MANHOLE	
W	WATER MAIN	W
	TYPE 'B' INLET	
	CURB	
	UTILITY POLE	
	WATER VALVE	
	FIRE HYDRANT	
S	SANITARY LINE	S
	STORM SEWER LINE	
	DEPRESSED CURB	

PROPOSED	
ROOF LEADER	
STOP SIGN	
HANDICAP SPACE	
DIRECTIONAL PAVEMENT MARKINGS	
DETECTABLE WARNING SURFACE	
CONCRETE WHEEL STOP	

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MAY 12, 2020	REVISED PER CITY OF LINDEN REVIEW

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PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER

RICHARD G. RUCHALSKI
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

JOSEPH M. DELUCIA
REGISTERED ARCHITECT

MICHAEL PUCCI
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ROBERT S. LARSEN
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PROFESSIONAL PLANNER

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
N.J. LIC NO. 25518
N.J. LIC NO. 2135

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PRELIMINARY & FINAL SITE PLAN
33 & 37 WEST PRICE STREET
LOTS 40 & 41, BLOCK 253
CITY OF LINDEN
UNION COUNTY, NEW JERSEY

CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP LLC
95 MATAWAN ROAD | SECOND FLOOR
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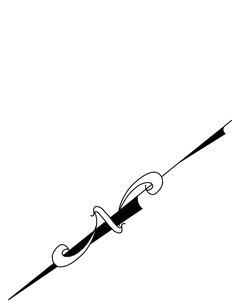

N48°05'00"E (DEED)
N38°36'01"E 133.00'

N41°55'00"W (DEED)
N51°23'59"W 160.00'

N41°55'00"W (DEED)
N51°23'59"W 160.00'

N48°05'00"E (DEED)

BLOCK 253
LOT 40 & 41
AREA=21,280 S.F.

LOT 40
LOT 39
LOT 38
LOT 37
LOT 42

FF=27.60
FF=26.20

275.00 FROM THE SOUTHWESTERLY S/L OF NORTH WOOD AVENUE

PAVEMENT
GRASS
CONC. CURB
BLOCK CURB
WOOD FENCE
CHAIN LINK FENCE
FENCE 0.53' OUTSIDE P/L
FENCE 0.43' OUTSIDE P/L
VINYL SHED
WOOD SHED
#47 2-STORY FRAME
REBAR FND
P. FND ON LINE
RAISED BUILDING WITH PARKING UNDER
FIRE ESCAPE
STAIR #1
ELEVATOR
MECH.
SOIL BORING
PORCH W/STEP
CONC WALK
CONCRETE SIDEWALK
MAG NAIL FND
REBAR FND
REBAR FND. ON LINE
UP 60600
UP 60823LD
MHO
SIGN
DOGWOOD
GV
CLF
CONC.

TC 27.40 BC 26.90
TC 27.60 BC 27.10
TC 27.70 BC 27.20
TC 27.20 BC 26.70
TC 27.02 BC 26.52
TC 26.90 BC 26.40
TC 26.85 BC 26.35
TC 26.80 BC 26.30
TC 26.78 BC 26.28
TC 26.65 BC 26.15

26.3 TC
25.8 BC

25.7 DEP
25.5 DEP
25.6 TC
25.1 BC
25.16 TC
24.66 BC

LEGEND:

- X 73.4 — INDICATES PROPOSED SPOT OR PAVEMENT GRADE.
- X 73.4 T.C. — INDICATES PROPOSED TOP OF CURB GRADE.
- INDICATES DIRECTION OF FLOW.
- 70.0 F.F. 74.0 — INDICATES FINISHED GRADE AT BUILDING CORNER
- INDICATES BUILDING FOOTPRINT, FINISHED FLOOR
- 13 — INDICATES PROPOSED (1) ONE FOOT CONTOURS.
- 15 — INDICATES PROPOSED (5) FIVE FOOT CONTOURS.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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GREGORY PLOUSSAS
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PROFESSIONAL PLANNER — NJ LIC.NO. 2135

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33 & 37 WEST PRICE STREET
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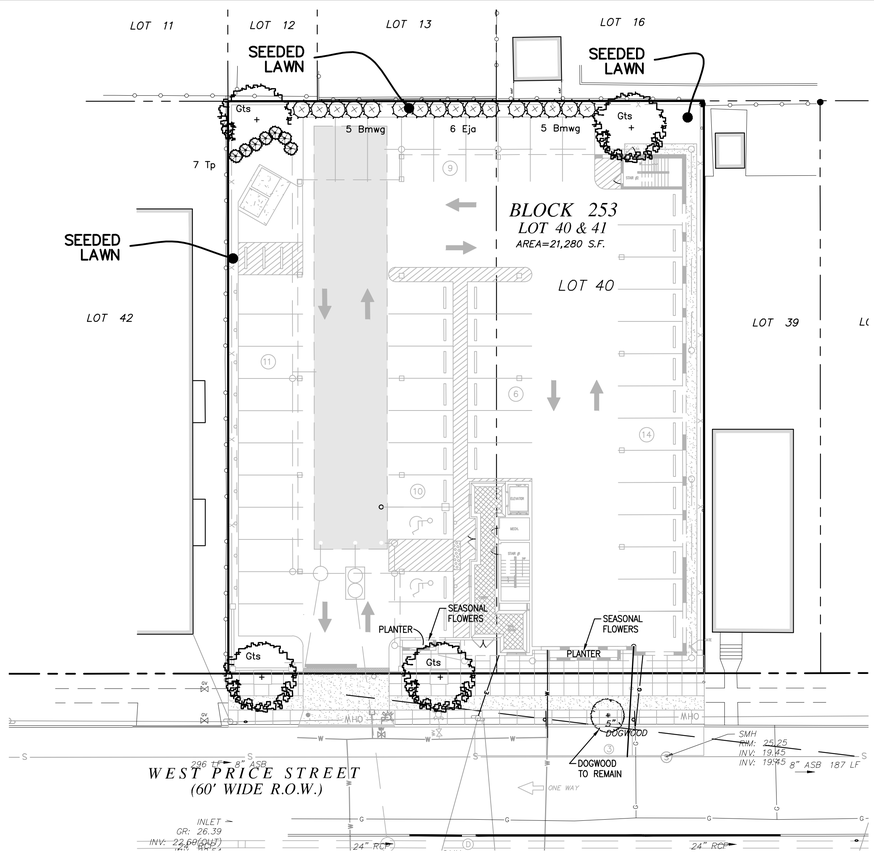
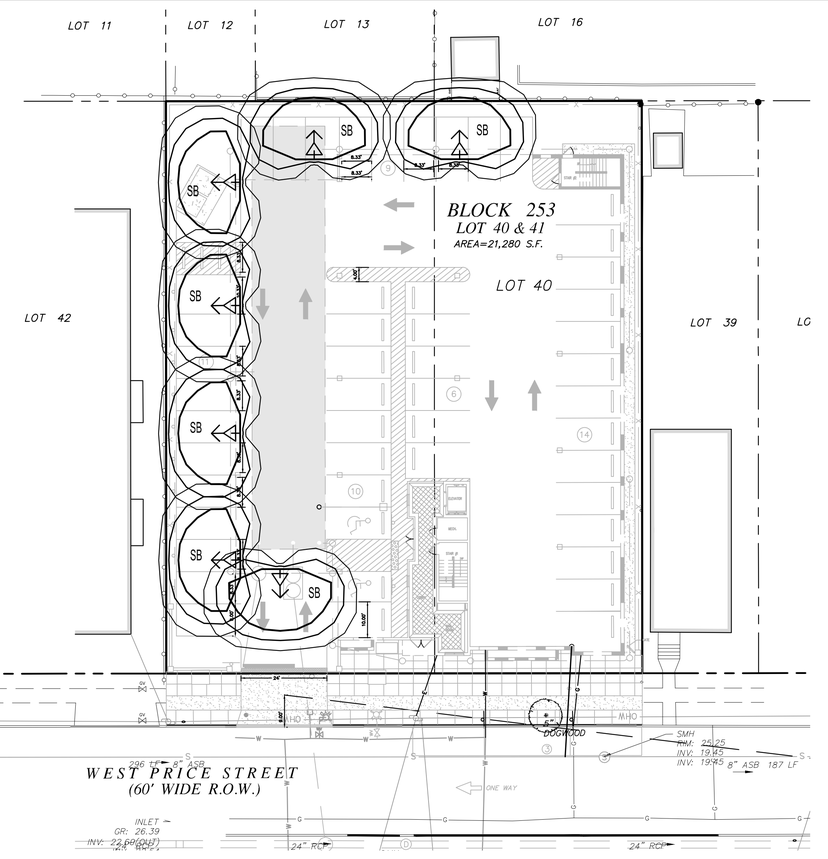




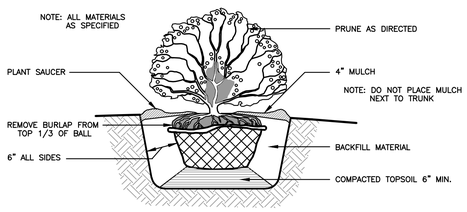
LANDSCAPING PLAN

LANDSCAPE KEY

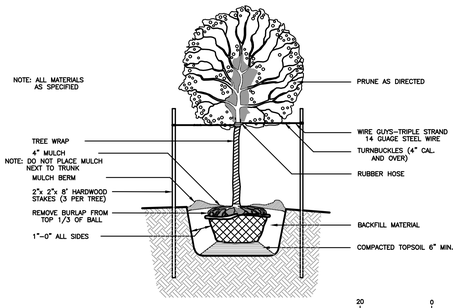
SYMBOL	DESCRIPTION
+	PROPOSED SHADE TREE
⊗	PROPOSED EVERGREEN TREE
⊗	PROPOSED EVERGREEN SHRUB
	PROPOSED PERENNIAL

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CALIPER	COMMENTS
EVERGREEN TREES						
Tp	Thuja x Plicata	GREEN GIANT ARBORVITAE	7	5'-6'	3"-4" O.C.	B & B, HEAVY SPECIMEN
SHADE TREES						
Gts	Gleditsia triacanthos f. inermis 'Christie'	HALKA THORNLESS HONEYLOCUST	4	16'	3" CAL.	B & B, BRANCHED @ 7'-0"
EVERGREEN SHRUBS				HEIGHT	SPACING	
Bmwg	Buxus Microphylla 'Winter Gem'	WINTER GEM BOXWOOD	10	24"- 30"	24"-36" o.c.	Container, heavy specimen. Plant in continuous mulch bed.
Eja	Euonymous japonica 'Aurea'	GOLDEN EUONYMUS	6	24"-30"	3"-4" o.c.	B & B, heavy specimen. Plant in continuous mulch bed.



PLANTING DETAIL
TYPICAL SHRUB
N.T.S. LD-002f



PLANTING DETAIL
TYPICAL DECIDUOUS TREE
N.T.S. LD-002c

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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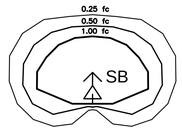
LIGHTING PLAN

NOTES:
1. PROPOSED LIGHT FIXTURES TO BE STERNBERG LIGHTING S540–XRLED SEVILLE SERIES OR APPROVED EQUAL.

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
SB	↥	Sterberg Lighting 1DW/S540-XRLED-3L45T4-MDL07-SV1-4HSS-478WBBB-COLOR	(1) LED 27K 22 WATTS	1770	WALL MOUNT REMOTE DRIVER IN WBBB	0.85	7



WALL LIGHT (SB)
N.T.S.

PROPOSED "SB" LIGHTING DETAILS
N.T.S.

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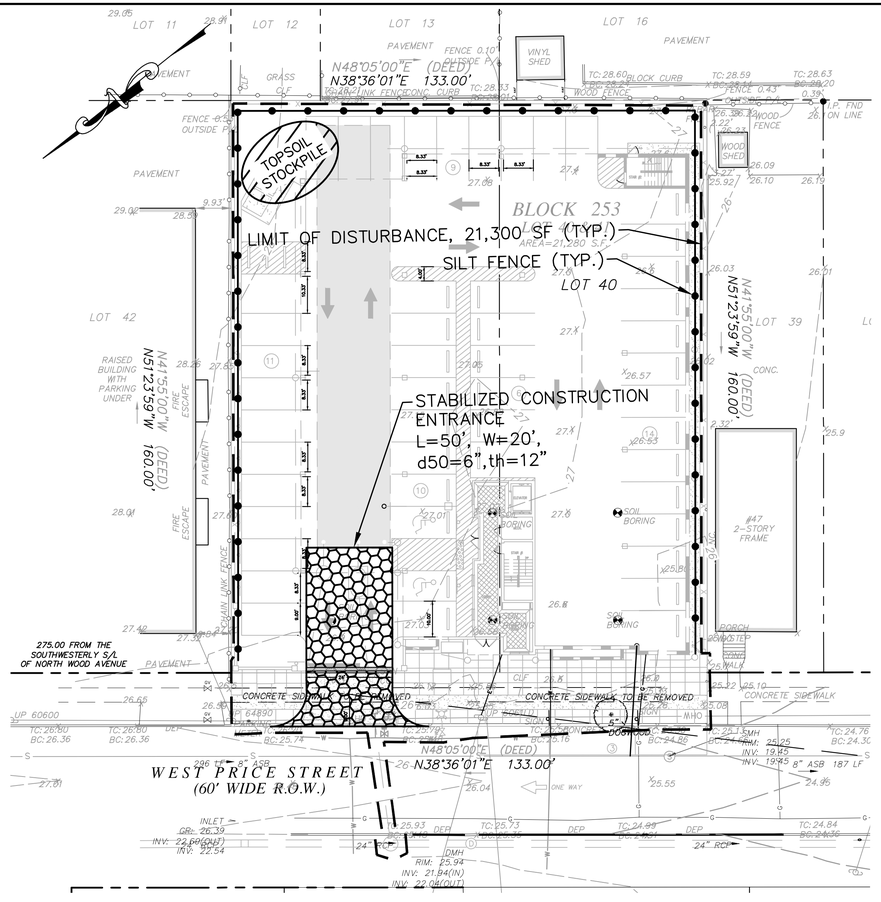


SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
4. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OF 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 THAT 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 FINAL 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.

BASIC COMPACTION NOTES:

1. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6' TO 12' INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH ABOVE.
3. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6' TO 12' INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
4. SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (6' TO 12') AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN ORDER TO PLANNED INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLE, IRRIGATION SYSTEMS, ETC.).
5. TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR OVER-SIZED TIRES RATHER THAN THE NORMAL RUBBER TIRES. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
6. FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE-VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO BREAKUP CLOGGED SURFACE LAYERS FOLLOWED BY REGRADING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY. SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY. THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RETILED AND DISTURBED VEGETATION REPLANTED.

IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL

STAGE		APPROXIMATE DURATION
1.	NOTIFY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT IN WRITING AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE.	N/A
2.	INSTALL SILT FENCE AROUND CONSTRUCTION AREA AS REQUIRED. PROVIDE TEMPORARY CONSTRUCTION ENTRANCES, ESTABLISH ROUGH GRADES AS NECESSARY FOR CONSTRUCTION OF ACCESS DRIVES AND PARKING AREAS ON SITE. PROVIDE TEMPORARY STABILIZATION OF EXPOSED SOIL NOT SUBJECT TO CONSTRUCTION TRAFFIC.	1 WEEK
3.	AREAS WITHIN LIMITS OF DISTURBANCE FOR CONSTRUCTION SHALL BE DEMOLISHED, SCARIFIED, AND EXCAVATED TO SUB-GRADE.	2 WEEKS
4.	GRADING OF PARKING AREAS SHALL TAKE PLACE NEXT IF FOR ANY REASON THE WORK IS STOPPED OR INTERRUPTED AT THIS POINT AND DOES NOT BEGIN FOR A PERIOD OF SEVEN (7) DAYS, THE DISTURBED AREAS WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH THESE STANDARDS.	2 WEEKS
5.	INSTALL ALL OTHER UNDERGROUND UTILITIES INCLUDING UNDERGROUND DETENTION BASIN.	3 WEEKS
6.	INLET PROTECTION SHALL BE PLACED AT ALL INLETS AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION OF EXPOSED AREAS ARE COMPLETED. THIS STAGE SHALL BEGIN IMMEDIATELY UPON COMPLETION OF STAGE "5". (COMMENCE BUILDING CONSTRUCTION)	1 DAY
7.	A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE ROADWAYS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITY-TIES ARE PRESENT, THE SUB-BASE SHALL BE IN-STALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING. ALL PAVED ROADS MUST BE KEPT CLEAN AT ALL TIMES.	1 WEEK
8.	DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY DIVERSION BERMS, HAY BALE, GROUND COVER OR AS OTHERWISE SHOWN ON APPROVED SOIL EROSION PLAN. THIS STAGE SHALL BE STARTED WITHIN THREE (3) DAYS OF THE COMPLETION OF STAGE "5".	2 TO 3 DAYS
9.	PLACEMENT OF ROADWAY CURBING, SIDEWALKS AND BASE COURSE SHALL TAKE PLACE NEXT. THIS STAGE SHALL NOT BEGIN UNTIL THE COMPLETION OF STAGES "7" AND "8".	8 WEEKS
10.	CONSTRUCTION OF BUILDING	40 WEEKS
11.	ALL AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED. EROSION MEASURES CAN NOW BE REMOVED.	1 WEEK
12.	REQUEST FOR FINAL APPROVAL FROM CITY.	

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION NOTES:

1. Topsoil Stripping and Stockpiling
   - A. Field exploration should be made to determine whether quantity and/or quality of surface soil justifies stripping.
   - B. A 6-inch stripping depth is typical, but may vary depending on the particular soil structure or pre-existing use.
   - C. Stockpiles should be located so as not to obstruct natural drainage or cause off-site environmental damage, and shall be delineated on the Certified Soil Erosion and Sediment Control Plan and be constructed in accordance with the Topsoil Stockpile Detail.
   - D. Stockpiles should be Temporarily Stabilized according to the STANDARDS.
2. Site Preparation
   - A. Install erosion control measures and facilities such as silt fence, diversions, sediment basins, and channel stabilization.
   - B. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, tacking,
3. Seedbed Preparation
   - A. TOPSOIL REQUIRED
     MIN. DEPTH: 5" (UNSETTLED)
     pH: 6.0 to 8.0
     ORGANIC MATTER CONTENT: 2.75% MIN.
     NITRATE NZ: 50 LBS/ACRE (50% WATER INSOLUBLE)
     PHOSPHORUS: 100 LBS/ACRE
     POTASSIUM: 50 LBS/ACRE
   - B. THE CONTRACTOR SHOULD BE AWARE OF THE POSSIBILITY, DEPENDING UPON THE SITE CONDITIONS, THAT ALL TOPSOIL MAY HAVE TO BE PROVIDED FROM AN OFF-SITE SOURCE.
   - C. Topsoil should be handled only when dry enough to work without damaging soil structure.
   - D. Apply a uniform 5 inches (unsettled) of topsoil on all disturbed areas. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more and the top 5 inches shall conform to the Topsoil STANDARD and shall be limed according to the specifications.
   - E. If the topsoil becomes compacted, the surface must be scarified 6' to 12' to provide good seed-to-soil bond.
   - F. Apply limestone and fertilizer according to soil test recommendations such as those offered by Rutgers University Cooperative Extension. If soil testing is not feasible, fertilizer (10-20-10) with 50% water insoluble nitrogen should be applied at the typical rate of 500 lbs/acre or 11 lbs/1,000 square feet.
   - G. Apply limestone equivalent to 50% calcium plus magnesium oxides (pulverized dolomitic limestone is preferred for most soils south of the New Brunswick - Trenton Fall Line) as follows:

Soil Texture	Tons/Acre	lbs/1,000 sq. ft.
Clay, clay loam, high organic	3	135
Sandy loam, loam, silt loam	2	90
Loamy sand, sand	1	45

   - H. Work lime and fertilizer into the soil to a depth of 4 inches. The final harrowing or disc operation should be on the general contour. Continue tillage until a uniform, fine seedbed is prepared.
   - I. Remove from the surface all stones 2 inches or larger in any dimension, and other objectionable stones or debris such as wire, tree roots, pieces of concrete, clods, lumps, or other unsuitable material.
4. Seeding
   - A. Select a seed mixture approved by the Mercer County SCD.
   - B. Apply seed uniformly by hand, cyclones, drop seeder, drill cultipacker, or hydroseeder*. The latter may be justifiable for large, steep areas where conventional applications are not feasible. Hydroseeding shall be a two-step process: MULCH SHALL NOT BE MIXED WITH THE SEED. THE SEED MUST BE APPLIED FIRST to assure proper seed to soil contact. The hydromulch is then sprayed over the seeding. For optimum results, the seed should be incorporated into the soil to a depth of ¼ to ½ inch depending upon species.
     *The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the STANDARDS.
   - C. After seeding, the soil should be packed with a corrugated roller. When performed on the contour, rolling will minimize sheet erosion and maximize water conservation.
5. Mulching
   - A. Unrotted straw, hay free of seeds, or salt hay is REQUIRED on all seeding at a rate of 1.5 to 2 tons/acre, (70 to 90 lbs./1,000 square feet), except where a crimper is used instead of a liquid mulch-binder, then the rate of application is 3 tons per acre.
   - B. Mulch anchoring should be accomplished immediately after placement to minimize loss due to wind or water. This may be done according to the following methods:
     1. Wood-fiber or paper-fiber mulch at the RATE OF 1,500 LBS/ACRE applied by the hydroseeder. Use is limited to only the optimum seeding season.
     2. Synthetic or Organic Binders
     3. Peg and twine, mulch netting, and mechanical crimping.
     4. Crimping requires a higher mulch rate (3 tons/acre).

     NOTE: 1) One bale of hay weighs 40-60 lbs depending on how it was baled.
     2) 1,500 gallon tank of hydromulch covers .5 acres.

Please Note: The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 of the STANDARDS are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. (Up to 50% reduction is application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the District. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% evenly distributed vegetative cover (of the seeded species) and mowed once.)

6. Temporary seeding mixes

Mix: Early Spring/ Late Summer to Early Fall	Mix: Late Fall	Mix: Mid-Summer
100% Perennial Ryegrass	100% Cereal Rye	40% Pearl MilleT (German or Hungarian)
Rate: 100 lbs/acre	Rate: 112 lbs/acre	20% Weeping Lovegrass
		Rate: 100 lbs/acre

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION NOTES CONTINUED:

7. Recommended Permanent Seeding Mixes

OPTIMUM SEEDING DATES: March 1 to May 15 and August 15 to October 15
Lawns - Rate 200 lbs/acre

Mercer Co. SCD Preferred Mix for LAWNS AND DETENTION BASINS
70% Turf type Tall Fescue*#
20% Perennial Ryegrass
10% Kentucky Bluegrass

MIX: LAWNS - Low Maintenance, Drought & Heavy Traffic
80% Tall Fescue turf type (Low growing varieties)*#
10% Perennial Ryegrass (Low growing varieties)

MIX: SHADE
65% Hard, Chewings, or Creeping Red Fescue*
20% Kentucky Bluegrass
5% Perennial Ryegrass

MIX: LAWNS - Quality Sun and Shade
20% Perennial Ryegrass
30% Chewings Fescue
35% Creeping Red Fescue
15% Kentucky Bluegrass

MIX: MOIST DETENTION BASIN BOTTOMS
40% Flat Pea (with proper inoculant)
25% Perennial Ryegrass
25% Tall Fescue or Strong Creeping Red Fescue
10% Redtop

(*Include at least three varieties in mix)

Use the above mix for infrequent mowing. For a #Exclude K-31) regular mowing regime, substitute Rough Bluegrass and/or Tall Fescue for the Flat Pea.

Conservation Plantings

MIX: RECLAMATION, EROSION CONTROL & ACID SOILS - Rate: 150 lbs/acre
40% Switchgrass
25% Sericia Lespedeza or Flat Pea
15% Tall fescue or Creeping Red Fescue
15% Deertongue
5% Birdsfoot Trefoil

MIX: WILDFLOWER MEADOW
Rate: 50 lbs/acre
72% Hard or Sheeps Fescue
22% Northeast/Mid-Atlantic Wildflower Mixture
6% Birdsfoot Trefoil

MIX: WILDLIFE HABITAT ENHANCEMENT
Rate: 100 lbs/acre
40% Switchgrass or Coastal Panicgrass
30% Canada Bluegrass or Smooth Bromegrass
10% Orchardgrass
10% White Clover
5% Japanese Millet
5% Birdsfoot Trefoil

MIX: WATERWAYS & WET BASINS*
Rate: 100 lbs/acre
40% Switchgrass
30% Canada Bluegrass or Smooth Bromegrass
15% Rough Bluegrass (Shade) or Tall Fescue (open)
10% Alsike Clover or Ladino White Clover
10% Birdsfoot Trefoil or Creeping Foxtail
4% Japanese Millet
1% Red Top
(*Should not be mowed less than 6 inches)

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1)

VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1)

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:01	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:01	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON	APPLY ACCORDING TO MANUFACTUR'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			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

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

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

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

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

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

LEGEND

- INDICATES PROPOSED LIMIT OF DISTURBANCE
- INDICATES PROPOSED SILT FENCE
- INDICATES PROPOSED TOPSOIL STOCKPILE
- INDICATES PROPOSED INLET PROTECTION

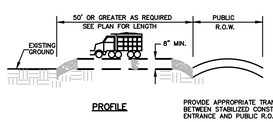
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

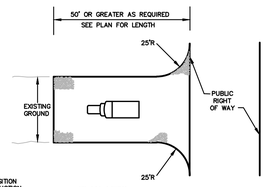
LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
>5%	ENTIRE SURFACE STABILIZED WITH FABRIC BASE COURSE	



PROFILE

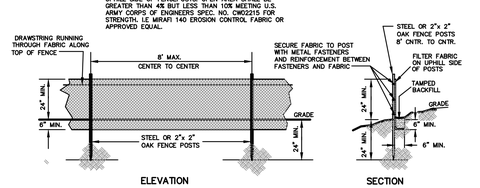
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.



PLAN VIEW

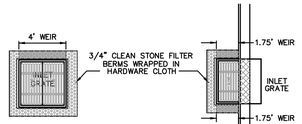
STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S. DET-77

NOTE: SYNTHETIC FILTER FABRIC SHALL BE FIRMLY ATTACHED TO UPHILL SIDE OF FENCEPOSTS. OPEN AREA SHALL BE GREATER THAN 4/8 BUT LESS THAN 10/8 MEETING U.S. ARMY CORPS OF ENGINEERS SPEC. NO. CWO3215 FOR STRENGTH, LE MIRAFI 140 EROSION CONTROL FABRIC OR APPROVED EQUAL.



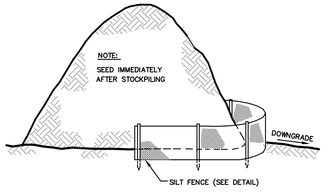
NOTE:
1. THE SILT FENCE MUST BE PERIODICALLY INSPECTED AND REPAIRED WHEN NECESSARY UNTIL THE DISTURBED AREA IS STABILIZED.
2. WHERE HEAVY SEDIMENT LOADING IS EXPECTED, A METAL FENCE WITH SIX INCH OR SMALLER OPENINGS AND AT LEAST TWO FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED.

SILT FENCE
N.T.S. SE-003

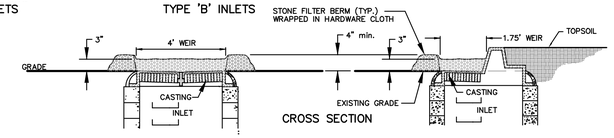


TYPE 'A' and 'E' INLETS

TYPE 'B' INLETS



TYPICAL TOPSOIL STOCKPILE
NTS SE-012



CROSS SECTION

INLET PROTECTION DETAIL AT LOW POINTS
N.T.S.

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DATE	REVISIONS
FEB. 06, 2020	REVISED PER SOMERSET-UNION SCD REVIEW
MAY 12, 2020	REVISED PER CITY OF LINDEN REVIEW

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER

MICHAEL PUCCI
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER

RICHARD G. RUCHALSKI
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

ROBERT S. LARSEN
REGISTERED ARCHITECT
PROFESSIONAL PLANNER

JOSEPH M. DELUCIA
REGISTERED ARCHITECT

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER N.J. LIC NO. 25518
PROFESSIONAL PLANNER N.J. LIC NO. 2135

cpl partnership
planning
architecture
engineering
surveying

SOIL EROSION & SEDIMENT CONTROL PLAN
33 & 37 WEST PRICE STREET

LOTS 40 & 41, BLOCK 253
CITY OF LINDEN
UNION COUNTY, NEW JERSEY

CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP LLC
95 MATAWAN ROAD | SECOND FLOOR
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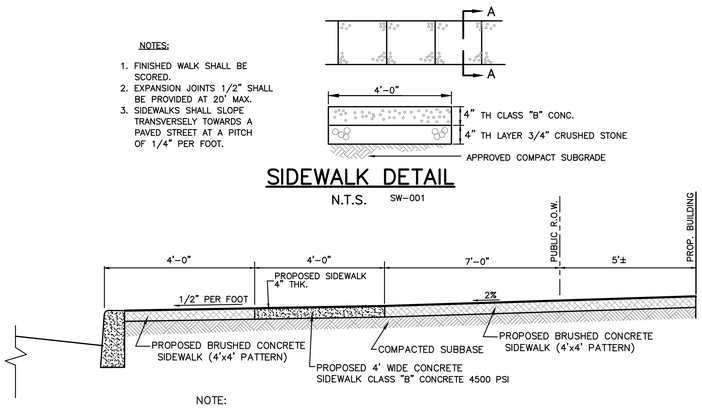
P. 732-566-0297 | www.cplpartnership.com
CERTIFICATES OF AUTHORIZATION - BOARD OF ENGINEERS & LAND SURVEYORS: 24GA28159000 | BOARD OF ARCHITECTS: 21AC00699000

FILE NO.	19008
DATE:	DEC. 05, 2019
SCALE:	1"=20'
DRAWN BY:	JVB
CHECKED BY:	GP
DRAWING NO.	BM19008
SHEET NO.	7 OF 9

\\PLOT FILES\ENGINEERING\2019\19008\PRELIMINARY & FINAL SITE PLAN\2020-02-06\



NOTES:

1. FINISHED WALK SHALL BE SCORED.
2. EXPANSION JOINTS 1/2" SHALL BE PROVIDED AT 20' MAX.
3. SIDEWALKS SHALL SLOPE TRANSVERSELY TOWARDS A PAVED STREET AT A PITCH OF 1/4" PER FOOT.

SIDEWALK DETAIL

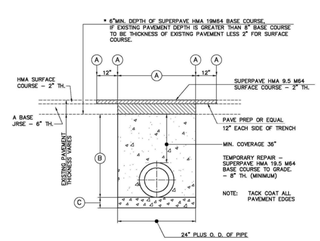
N.T.S. SW-001

NOTE:
SIDEWALK TO PROVIDE TOOLED EXPANSION JOINTS EVERY 4', AND PREMOLDED ASPHALT IMPREGNATED EXPANSION JOINTS EVERY 12'.

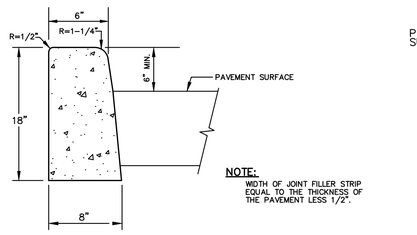
STANDARD CONCRETE SIDEWALK DETAIL

SW-001b

N.T.S.



HOT MIX ASPHALT PAVEMENT TRENCH RESTORATION



NOTE:
WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".

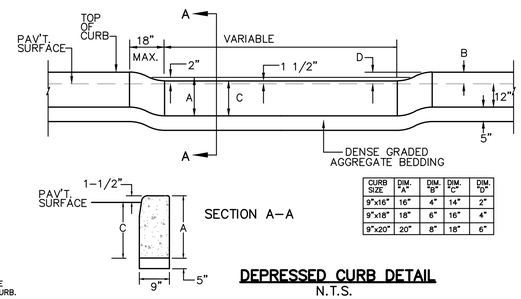
NOTES:

1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
2. TRANVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE CURB DETAIL WITHIN SITE

N.T.S.

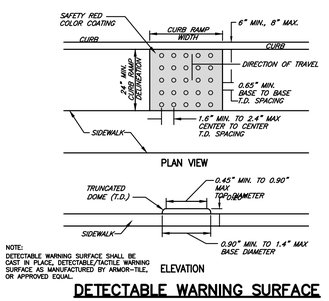
CB-001A RSIS



CURB SIZE	DIM. "A"	DIM. "B"	DIM. "C"	DIM. "D"
9"x16"	16"	4"	14"	2"
9"x18"	18"	6"	16"	4"
9"x20"	20"	8"	18"	6"

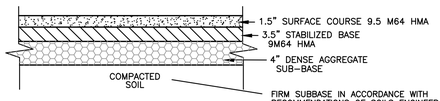
DEPRESSED CURB DETAIL

N.T.S.



NOTE:
DETECTABLE WARNING SURFACE SHALL BE CAST IN PLACE, DETECTABLE/TACTILE WARNING SURFACE AS MANUFACTURED BY ARMOR-TILE, OR APPROVED EQUAL.

DETECTABLE WARNING SURFACE



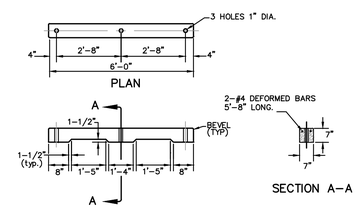
PARKING AREA PAVING

TYPICAL PAVING SECTIONS

N.T.S.

RD-001

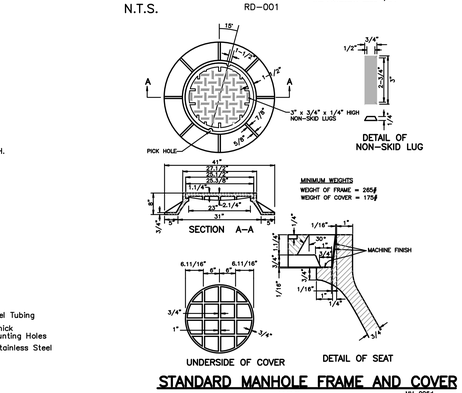
NOTE:
WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".



GENERAL NOTES:
1. CONCRETE USED TO HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 P.S.I.
2. UNIT TO BE PINNED TO SURFACE WITH 3-3/4" DIA. STEEL RODS, 24" MINIMUM LENGTH.
3. ALL BEVELS TO BE 1/2".
4. ALL ANGLES TO BE 45°.
5. PLACE WHEEL STOP AT 2 FEET FROM CURB

WHEEL STOP

N.T.S. FN-012



STANDARD MANHOLE FRAME AND COVER

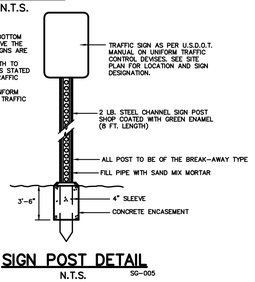
N.T.S. MH-006d

MATERIALS LIST
(1) Tubing -Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate -Ø 7 1/2" x 1/4" Thick Steel Plate with Three Ø 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)

TRAFFIC SIGN

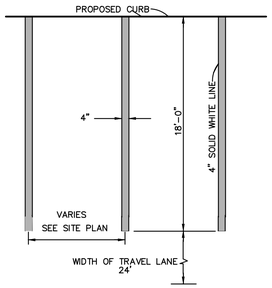
N.T.S.

GENERAL NOTES:
1. ALL SIGNS SHALL BE ERECTED WITH THE BOTTOM OF THE SIGN NOT LESS THAN 7 FEET ABOVE THE PAVEMENT OR GROUND OR 9 FEET IF 2 SIGNS ARE PROVIDED.
2. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
3. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM WITH THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".



SIGN POST DETAIL

N.T.S. SG-005



PARKING LOT STRIPING DETAIL

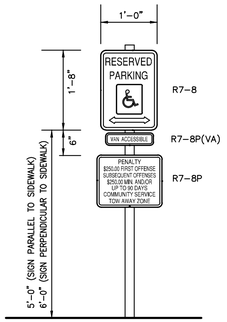
N.T.S. SG-009

NOTE:
ALL STRIPING SHALL BE THERMOPLASTIC.

BENCH DETAIL

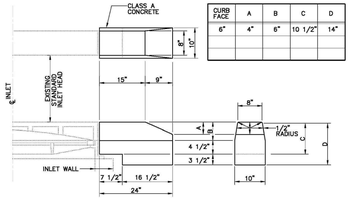
OR APPROVED EQUAL

N.T.S.

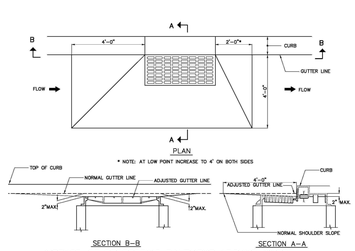


HANDICAPPED PARKING SPACE IDENTIFICATION SIGN

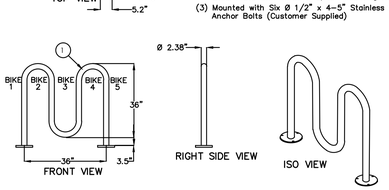
N.T.S. SG-003a



PRECAST CONCRETE CURB ENDS AT INLET

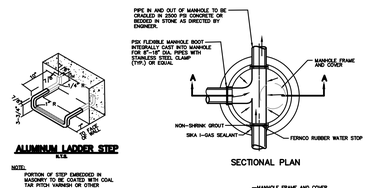


METHOD OF DEPRESSING PAVEMENT AROUND INLETS

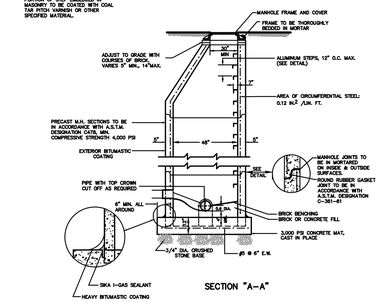


BIKE RACK DETAIL

OR APPROVED EQUAL

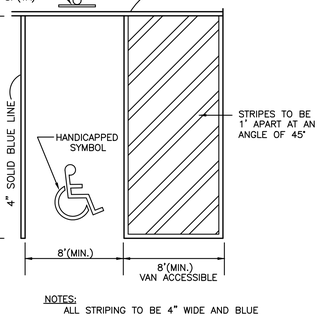


NOTE:
PORTION OF STEP EMBEDDED IN MASONRY TO BE COATED WITH COAL TAR PITCH VARNISH OR OTHER SPECIFIED MATERIAL.



DOGHOUSE MANHOLE

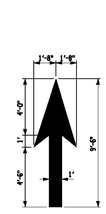
N.T.S. MH-015



NOTES:
ALL STRIPING TO BE 4" WIDE AND BLUE

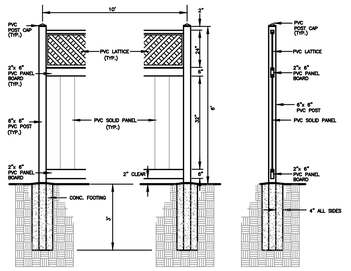
HANDICAPPED PARKING SPACES

N.T.S. SG-003e



WHITE PAINTED PAVEMENT MARKING

N.T.S.



PVC FENCING DETAIL

NTS FN-004b

DATE	REVISIONS
FEB. 06, 2020	REVISED PER SOMERSET-UNION SCD REVIEW
MAY 12, 2020	REVISED PER CITY OF LINDEN REVIEW

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER

MICHAEL PUCCI
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER

RICHARD G. RUCHALSKI
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

ROBERT S. LARSEN
REGISTERED ARCHITECT
PROFESSIONAL PLANNER

JOSEPH M. DELUCIA
REGISTERED ARCHITECT

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
N.J. LIC. NO. 25518
N.J. LIC. NO. 2135

cpl partnership
planning
architecture
engineering
surveying

CONSTRUCTION DETAILS
33 & 37 WEST PRICE STREET
LOTS 40 & 41, BLOCK 253

CITY OF LINDEN
UNION COUNTY, NEW JERSEY

CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP LLC
95 MATAWAN ROAD | SECOND FLOOR
MATAWAN, NJ 07747
P. 732-566-0297 | www.cplpartnership.com
CERTIFICATES OF AUTHORIZATION - BOARD OF ENGINEERS & LAND SURVEYORS: 24GA28159000 | BOARD OF ARCHITECTS: 21AC00069900

FILE NO.	19008
DATE:	DEC. 05, 2019
SCALE:	N.T.S.
DRAWN BY:	JVB
CHECKED BY:	GP
DRAWING NO.	BM19008
SHEET NO.	8 OF 9

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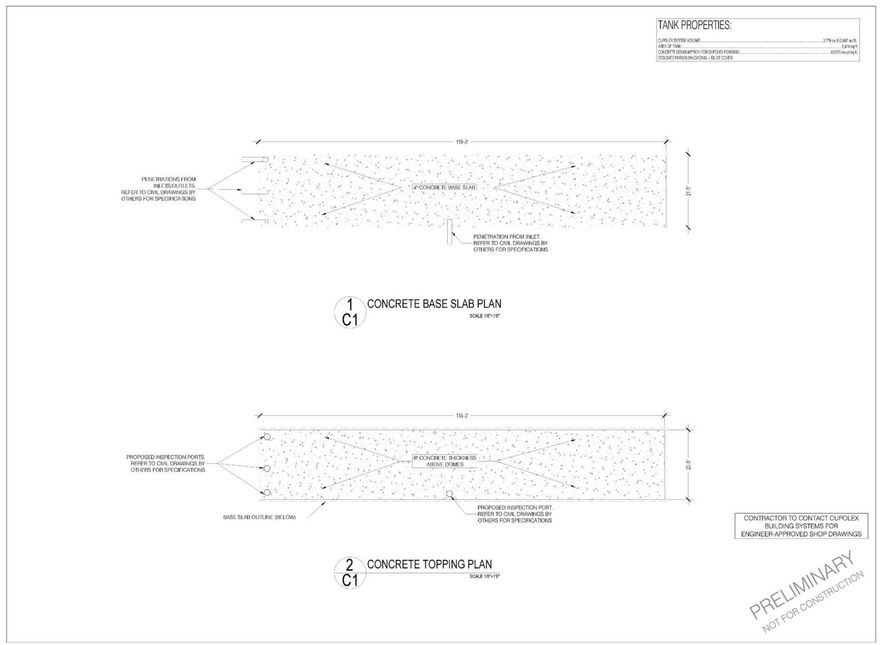
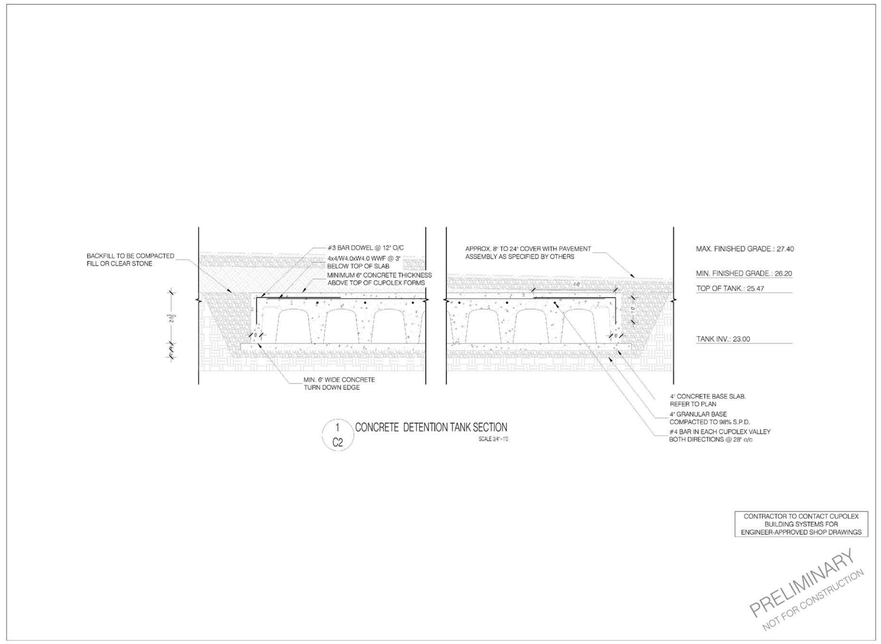
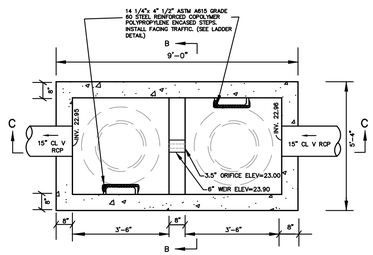
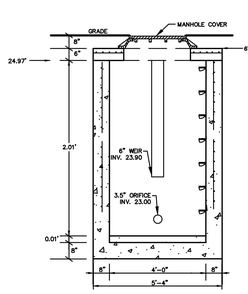
\\PLOT FILES\ENGINEERING\2019\19008\PRELIMINARY & FINAL SITE PLAN\2020-02-06\



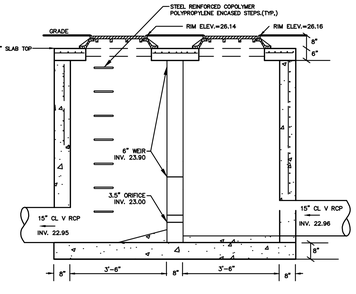




PLAN VIEW



SECTION B–B



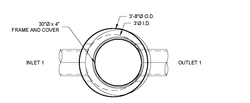
SECTION C–C

OUTLET STRUCTURE NOTES:

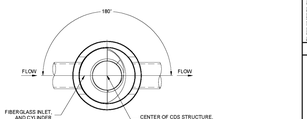
1. ALL CONCRETE TO BE CLASS B AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT THE END OF 28 DAYS.
2. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED BARS CONFORMING TO THE LATEST A.S.T.M. STANDARD, FY = 60,000 PSI.
3. ALL CONCRETE AND CONCRETE WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) LATEST EDITION.
4. ALL REINFORCED SHALL BE LAPPED A MINIMUM OF 2'-0" AT SPLICES WITH SPLICES OF ADJACENT BARS STAGGERED.
5. MINIMUM CLEAR DISTANCE OF REINFORCEMENT IN CONCRETE SHALL BE 2".
6. EXPOSED PORTIONS OF WALLS TO BE RUBBED AND FLOATED.
7. STRUCTURAL DESIGN OF MUST BE SHALL BE PROVIDED BY STRUCTURAL ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURE.
8. STRUCTURE DESIGN TO SUPPORT HL-93 VEHICLE

UNDERGROUND BASIN – OUTLET STRUCTURE #9

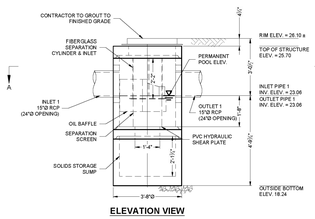
N.T.S.



PLAN VIEW



SECTION A-A



ELEVATION VIEW

MATERIAL LIST (PROVIDED BY CONTECH)

COUNT	DESCRIPTION	INSTALLED BY
1	FIBERGLASS INLET AND CYLINDER	CONTECH
1	2400 micron, 1.5' O.D. x 1.5' SEP. SCREEN	CONTECH
1	3/16 INCH PVC HYDRAULIC SHEAR PLATE *	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1	30"ID x 4" FRAME & COVER, E-dt4160048, OR EQUIV.	CONTRACTOR

* SEE HYDRAULIC SHEAR PLATE DETAIL

SITE DESIGN DATA

MAX WATER QUALITY FLOW RATE	0.52 CFS
MAX PEAK FLOW RATE	5 CFS

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO H-20 LOAD RATING, ASSUMING EARTH COVER OF 0' -2', AND GROUNDWATER ELEVATION AT, OR BELOW THE INVERT OF THE OUTLET PIPE. CONTRACTOR IS RESPONSIBLE TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PIICK = 3500 LBS.
STRUCTURE IS DELIVERED IN 3 PIECES

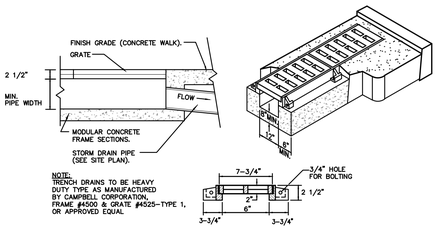
MAX FOOTPRINT = 07'-8"

CONTECH PROPOSAL DRAWING

DRAWN	CHECKED
11/12/19	3/8" = 1'-0"
DESIGNED	APPROVED
TKM	TKM
PROJECT ID	SHEET
###	###
ORDER NO.	SHEET NO.
833727	10
1 OF 1	

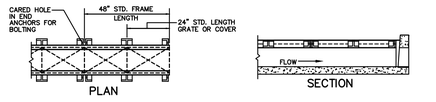
CDS1515-3-C - 833727-10
PRICE STREET
LINDEN, NJ

CONTECH
www.ContechES.com
CONTECH ENGINEERED SOLUTIONS LLC
800-338-1122
513-645-7000
513-645-7993 FAX
9025 Centre Pointe Drive, Suite 400
West Chester, OH 45069



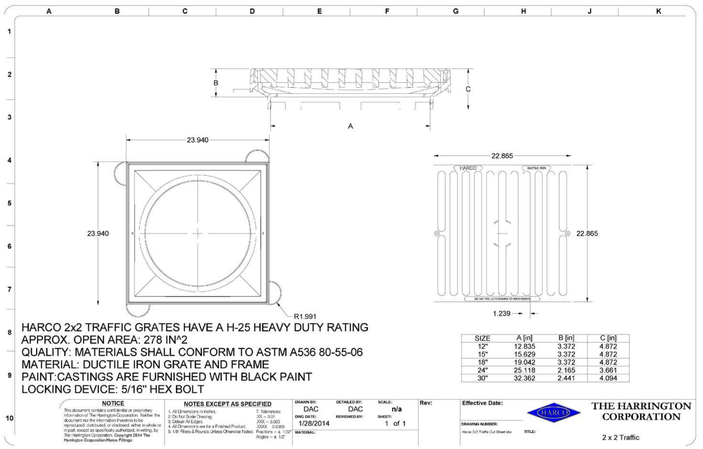
NOTE:
TRENCH DRAINS TO BE HEAVY DUTY TYPE AS MANUFACTURED BY CAMPBELL CORPORATION, FRAME #4500 & GRATE #4525– TYPE 1, OR APPROVED EQUAL

TRENCH FRAME AND GRATE



TRENCH DRAIN DETAIL

N.T.S. SS–006a



SIZE	A [in]	B [in]	C [in]
12"	12.835	3.372	4.872
15"	15.629	3.372	4.872
18"	19.042	3.372	4.872
24"	25.118	2.165	3.661
30"	32.362	2.441	4.094

HARCO 2x2 TRAFFIC GRATES HAVE A H-25 HEAVY DUTY RATING
APPROX. OPEN AREA: 278 IN^2
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 80-55-06
MATERIAL: DUCTILE IRON GRATE AND FRAME
PAINT:CASTINGS ARE FURNISHED WITH BLACK PAINT
LOCKING DEVICE: 5/16" HEX BOLT

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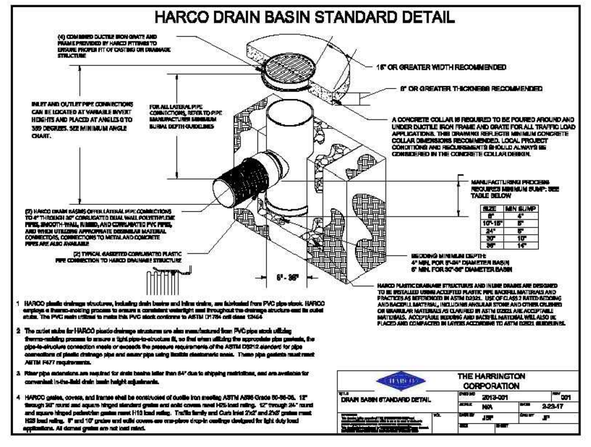
NOTES EXCEPT AS SPECIFIED
1. All dimensions in inches.
2. Do Not Scale Drawing.
3. Tolerances: Fractions ± 1/32" Decimals: .XX = ±.03 .XXX = ±.005 Angles = ± 1/2°
4. All Dimensions are for a Painted Product.
5. 1/8" Radii & Round Unless Otherwise Noted.

DRAWN BY: DAC
DATE (MM/DD/YYYY): 1/28/2014
CHECKED BY: DAC
REVIEWED BY:
SCALE: n/a
SHEET: 1 of 1
MATERIAL:
Rev:
Effective Date:
DRAWING NUMBER:
Harco 2x2 Traffic Cut Sheet.dxt
TITLE:

THE HARRINGTON CORPORATION
2 x 2 Traffic

HARCO DRAIN BASIN STANDARD DETAIL



SIZE	MIN. ID/MP
8"	8"
10"-15"	8"
24"	9"
30"	10"
36"	14"

1 HARCO plastic drainage structures, including drain basins and inline drains, are fabricated from PVC pipe stock. HARCO employs a thermo-sheeting process to ensure a consistent watertight seal throughout the drainage structure and its outlet stubs. The PVC resin utilized to make this PVC stock conforms to ASTM D1784 cell class 12454.

2 The outlet stubs for HARCO plastic drainage structures are also manufactured from PVC pipe stock utilizing thermo-welding process to ensure a tight pipe-to-structure fit, we find when utilizing the appropriate pipe gaskets, the pipe-to-structure connection meets or exceeds the pressure requirements of the ASTM D3212 standard for pipe connections of plastic drainage pipe and water pipe using flexible elastomeric seals. These pipe gaskets must meet ASTM F477 requirements.

3 Riser pipe extensions are required for drain basins taller than 84" due to shipping restrictions, and are available for converted 1x-the-Bell drain basin height adjustments.

4 HARCO grates, covers, and frames shall be constructed of ductile iron meeting ASTM A536 Grade 80-55-06. 12" through 30" drains and square hinged standard grates and solid covers meet H20 load rating. 12" through 24" round and square hinged standard grates meet H25 load rating. Traffic family and Curb Inlet 2'x2' and 2'x3' grates meet H25 load rating. 9" and 12" grates and solid covers are non-plate dropin castings designed for light duty load applications. All domed grates are not load rated.

HARRINGTON CORPORATION

TITLE	THE HARRINGTON CORPORATION		
DRAIN BASIN STANDARD DETAIL	DRAWN BY: JWP	DATE: 2013-021	NO. 001
	SCALE: N/A	SIZE:	3-25-17
	CHECKED BY: JWP	DISCLAIM: JP	
	SIZE:	SHEET:	

2 C6 TYPICAL CUPOLEX RIALTO MANHOLE SECTION
SCALE: 1/2"=1'0"

3 C6 TYPICAL CUPOLEX RIALTO INSPECTION PORT SECTION
SCALE: 1/2"=1'0"

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DATE	REVISIONS
FEB. 06, 2020	REVISED PER SOMERSET-UNION SCD REVIEW
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