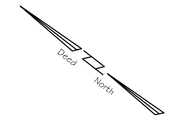
XREFS: 1171103-ALTA Survey

SOIL EROSION AND SEDIMENT CONTROL NOTES

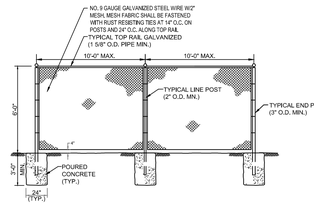
1. The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.
2. All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence and maintained until permanent protection 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 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 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 NJSA 4:24-39 et seq., requires that no Certificate of Occupancy be issued before the provisions of the Certified Plan for Soil Erosion and Sediment Control have been complied with for permanent measures, all site work for site plans and all work around individual lots in subdivisions, will have to be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the Municipality.
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,

Project site is located in the Metropolitan Planning Area (PA-1) District and has been previously developed therefore, is exempt from soil restoration under exemption #6 on page 19-2 of the New Jersey Standards for Soil Erosion Sediment Control.



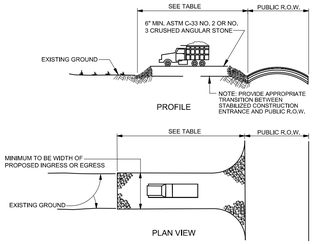
SEQUENCE OF CONSTRUCTION

1.1.	Install Vehicle Tracking Pad and Inlet Protection	3 Days
1.2.	Construct and Remove new addition as applicable	16 Weeks
1.3.	Finalize subgrade for parking area	1 Week
1.4.	Construct parking area	3 Weeks
1.5.	Remove Vehicle Tracking Pad & Pave Driveways	3 Days
1.6.	Install Permanent Stabilization, if applicable	1 Week
1.7.	Remove Vehicle Tracking Pad and Inlet Protection	1 Day



CHAIN LINK FENCE

NOTES:
1. NEW FENCE SHALL MATCH EXISTING FENCE, (MATERIAL AND FINISH).
2. REPAIR EXISTING FENCE AS NEEDED.

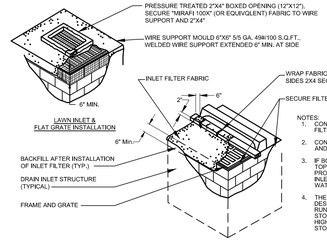


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

SEE "STANDARDS FOR S.E. AND S.C. IN N.J." SECTION #29 DATED JANUARY 2014 (AS AMENDED) FOR DETAILED REQUIREMENTS

STABILIZED CONSTRUCTION ACCESS DETAIL

N.T.S.



INLET FILTER BARRIER PROTECTION DETAIL

DUST CONTROL NOTES

1. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES NECESSARY TO REASONABLY CONTROL SOIL EROSION AND TO PREVENT SEDIMENT FROM WASHING DOWNSTREAM OR FROM BEING BLOWN ABOUT THE SITE AND INTO ADJACENT NEIGHBORHOODS.
2. THE CONTRACTOR IS TO FOLLOW THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN INCLUDING THE GENERALIZED SEQUENCE OF CONSTRUCTION.
3. DUST CONTROL METHODS, EQUIPMENT, PRODUCTS, SEQUENCE OF OPERATIONS, AND MAINTENANCE IS TO FOLLOW THE REQUIREMENTS OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, LATEST REVISION. THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST (PAGE NUMBERS REFER TO THE NJ STANDARDS):

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)
TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.
STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.
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	APPLICATION RATE
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 APPLY ACCORDING TO MFR. INSTRUCTIONS MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND POLYACRYLAMIDE (PAM)– DRY SPRAY PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG.20-1).
ACIDUATED SOY BEAN SOAP STICK NONE COARSE SPRAY 1200

4. IF SOIL, DUST, OR MUD SHOULD GET TRACKED ONTO AREA ROADWAYS, THE CONTRACTOR IS TO USE POWER BROOMS, SWEEPERS, OR OTHER SUITABLE MEANS TO PROMPTLY REMOVE SUCH MATERIALS.
5. THE CONTRACTOR IS TO MAINTAIN THE SOIL EROSION, SEDIMENT CONTROL AND DUST CONTROL FEATURES UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED, APPROVED, AND ACCEPTED BY THE OWNER.

CITY OF LINDEN L-I LIGHT INDUSTRIAL ZONE

PRIOR USE:	WAREHOUSE WITH ANCILLARY OFFICE
PROPOSED USE:	WAREHOUSE WITH ANCILLARY OFFICE, WITH OUTDOOR STORAGE OF AUTOMOBILES.

	REQUIRED	EXISTING	PROPOSED
MINIMUM:			
LOT AREA	10,000 SF	182,814 SF	NC
MIN. LOT WIDTH	100 FT	293.56 FT	NC
MIN. LOT DEPTH	100 FT	609.57 FT	NC
MIN. YARD SETBACKS			
FRONT	30 FT	77.13 FT	NC
SIDE - LEFT	12 FT	32.05 FT	NC
SIDE - RIGHT	12 FT	0.40 FT ENC	NC
SIDE - COMBINED	24 FT	32.45 FT. ENC	NC
REAR	25 FT	79.50 FT	NC
HABITABLE FLOOR AREA	2,500 SF	67,885 SF	58,835 SF
MAXIMUM:			
LOT COVERAGE	50% (91,407 sf)	90.8% (166,004 SF) ENC	93.5% (170,949 SF) V
BUILDING HEIGHT	65 FT.	25 FT +/-	NC
PARKING:			

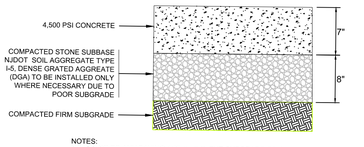
	REQUIRED	EXISTING	PROPOSED
PARKING	65 CARS	51 CARS - ENC	48 CARS - V

NR: NO REQUIREMENT
NC: NO CHANGE
ENC: EXISTING NON-CONFORMING CONDITION TO REMAIN
V: VARIANCE REQUIRED

PARKING CALCULATIONS

USE	AREA	CRITERIA	REQUIRED
OFFICE	3,855 SF	1 / 400 SF. GFA	9.6
WAREHOUSE (16 EMPLOYEES)	54,980 SF	1 / 1000 SF. GFA	55.0
TOTAL REQUIRED			64.6 = 65 CARS

PLAN SHOWS 281 OUTDOOR VEHICLE STORAGE
PARKING SPACES FOR EMPLOYEE ACCESS ONLY



NOTES:
1. PRIOR TO ANY PAVING ACTIVITIES, THE SUBGRADE OR SUBBASE SHALL BE PROOF ROLLED AND WITNESSED BY THE TOWNSHIP ENGINEER.
2. PRIOR TO INSTALLATION OF PAVEMENT, THE SUBGRADE SHOULD BE SURFACE COMPACTED WITH A MINIMUM OF 6 PASSES WITH A VIBRATOR ROLLER HAVING A MINIMUM STATIC WEIGHT OF 5-TONS.
3. ALL AREAS TO BE PAVED SHALL BE PROOF ROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC WEIGHT OF 5-TONS OR A FULLY LOADED TANDEM DUMP TRUCK.
4. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE-DRAINING SOIL.
5. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.

CONCRETE PAVEMENT SECTION LOADING AREAS

SURVEY NOTES

1. PO BEING LOT 49.01, IN BLOCK 421, AS SHOWN ON CITY OF LINDEN TAX MAPS.
2. LOT AREA = 182,814 SF, OR 4.197 AC.
3. BUILDING FOOTPRINT AREA = 72,847 S.F.± OR 1.672 ACRES±.
4. PARKING PROVIDED = 49 STANDARD + 2 HANDICAP SPACES OR 51 TOTAL PARKING SPACES.
5. PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 34039C0044F EFFECTIVE DATE SEPTEMBER 20, 2006.
6. UTILITIES THAT SERVICE THIS PROPERTY ARE LOCATED IN THE RIGHT OF WAY OF WEST BLANCKE STREET AND/OR ADJACENT EASEMENTS AND ARE CONNECTED TO THE BUILDING WITHOUT CROSSING ADJACENT PROPERTIES.
7. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.

LEGEND

- Manhole
- Inlet
- Light Post
- Concrete Curb
- Fence
- Sign
- FDC (Fire Department Connection)
- Hydrant
- Monitoring Wells
- Gas Valve

REVISIONS

1	Building Updated, Lighting Coordinated	7-01-2020	2	Building Revised per Client	7-13-2020

SITE PLAN

1200 WEST BLANCKE STREET
TAX LOT 49.01, BLOCK 421

CITY OF LINDEN
UNION COUNTY, NJ

C A S E Y &

K E L L E R
INCORPORATED

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
New Jersey Professional Engineer License No. 24GE04103600 DATE 06-26-2019
New Jersey Professional Planner No. 30084

950931 REFERENCE	MTL CHK. BY	CFA DRAWN BY
1184 MAP NO.	281.114 FIELD BOOK	DWG.NO. 3
1171103 JOB NO.	1" = 30' SCALE	

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