

**27-33 WESTFIELD AVENUE
26-30 WASHINGTON STREET
TAX LOTS 8.01, 10.01 & 36, BLOCK 91
TOWNSHIP OF CLARK
UNION COUNTY, NEW JERSEY**

91	5.01	20 WASHINGTON ST -UNIT 16 AP1-B	CARDEN, AYLISA A 20 WASHINGTON ST - UNIT 16 AP-1B CLARK, NJ 07066
91	5.01	20 WASHINGTON ST -UNIT 17 AP2-B	COMMINS, EDWARD J & D AMBOLA, DENISE 20 WASHINGTON ST -UNIT 17 AP-2B CLARK, NJ 07066
91	5.01	20 WASHINGTON ST -UNIT 18 AP2-BA	PZARDO, ALEJANDRA 20 WASHINGTON ST -UNIT 18 AP-2A CLARK, NJ 07066
91	5.01	20 WASHINGTON ST -UNIT 19 AP1-A	MALONEY, AMY 20 WASHINGTON ST - UNIT 19 AP-1A CLARK, NJ 07066
91	5.01	20 WASHINGTON ST -UNIT 20 AP2-A	SAMSEL, CHESTER P H 20 WASHINGTON ST -UNIT 20 AP-2A CLARK, NJ 07066
91	5.01	15 WESTFIELD	HERN, THOMAS WILLIAM 15 WESTFIELD - UNIT 1A CLARK, NJ 07066
91	5.01	15 WESTFIELD -UNIT 02 AP1-A	SVEL, MAUREEN 15 WESTFIELD -UNIT 02 AP-1A CLARK, NJ 07066
91	5.01	15 WESTFIELD -UNIT 03 AP2-A	DEPETER, PETER JOHN 15 WESTFIELD -UNIT 03 AP-2A CLARK, NJ 07066
91	5.01	15 WESTFIELD -UNIT 04 AP1-BB	SAMSEL, KEVIN 15 WESTFIELD -UNIT 04 AP-1B CLARK, NJ 07066
91	5.01	15 WESTFIELD -UNIT 05 AP1-B	SCARBLETT, LECAMARIE 15 WESTFIELD -UNIT 05 AP-1B CLARK, NJ 07066
91	5.01	15 WESTFIELD -UNIT 06 AP1-2B	RAMOS, DOMAR 15 WESTFIELD -UNIT 06 AP-1B CLARK, NJ 07066
		17 WESTFIELD	RUFULO PROPERTAY MANG. WEST. AVE. L.C. 17 WESTFIELD - SUITE 201 CLARK, NJ 07066
91	7	2123 WESTFIELD	D & D HOLDING CO., LLC P.O. BOX 591 CLARK, NJ 07066
91	11	35 WESTFIELD AVE	REN GUO LIN LLC 35 WESTFIELD AVE CLARK, NJ 07066
91	13	37 WESTFIELD AVE	AA REALTY HOLDING LLC 37 WESTFIELD AVE CLARK, NJ 07066
91	13	45 WESTFIELD AVE	GEOFFREY, DILLON M & LAUREN N WESTFIELD DRIVE CLARK, NJ 07066
91	14.01	5350 WESTFIELD AVE	B & R REAL ESTATE P/ RAKESH SARNI 5350 WESTFIELD AVENUE CLARK, NJ 07066
91	30	52 WESTFIELD AVE	QUADRY, PETER 52 WESTFIELD ST CLARK, NJ 07066
91	31	44 WASHINGTON ST	CLARK, NJ 07066
91	32	40 WASHINGTON ST	CLARK, NJ 07066
91	34	34 WASHINGTON ST	CLARK, NJ 07066
91	37	22 WASHINGTON ST	CLARK, NJ 07066
1.01	5.01	56 WESTFIELD AVE	INVESTORS FINANCIAL SERVICES, INC 101 E PARKWAY SHIRKIS, NJ 07075
1.01	2.01	52 WESTFIELD AVE	CLARK BROADWAY ASSOCIATES LLC 800 MORRIS TURNPIKE #301 TOWNSHIP HILLS, NJ 07076
1.01	6	30 WESTFIELD AVE	TOBA, L L C 30 WESTFIELD AVE CLARK, NJ 07066
1.01	8.01	26 WESTFIELD AVE	TOBA, L L C 26 WESTFIELD AVE CLARK, NJ 07066
1.01	10.01	10 WESTFIELD AVE	WESTFIELD GRANFORD PLAZA LLC 15 WALNUT AVE CLARK, NJ 07076
1.01	13	10 LINCOLN BLVD	CLARK REAL ESTATE COMPANY 26 WESTFIELD AVE CLARK, NJ 07066
1.01	14	14 LINCOLN BLVD	AA REALTY ASSOC. LLC 106 CANAL ST BETH, NJ 08630
UTILITY COMPANIES & GOVERNMENT ENTITIES TO BE NOTIFIED			
PUBLIC SERVICE ELECTRIC & GAS COMPANY			MANAGER CORPORATE PROPERTIES 80 PARK PLAZA, T8B NEWARK, NJ 07102
COMCAST			800 RAINBOW AVENUE NEWARK, NJ 07102
MIDDELSEX WATER COMPANY			NEWARK, NJ 07103
NEW JERSEY - AMERICAN WATER COMPANY, INC.			1200 RUSSELL ROAD BETH, NJ 08630
ELIZABETH-TOWN GAS CO			1200 LAUREL CROOK ROAD YORDBINES, NJ 08043
RAHWAY VALLEY SEWERAGE AUTHORITY			1 ELIZABETH TOWNSHIP PLAZA RAHWAY, NJ 07065
NEW JERSEY TRANSIT			ONE PENN PLAZA EAST NEWARK, NJ 07102
VERIZON			4600 BROAD STREET NEWARK, NJ 07102



27 WESTFIELD AVE, LLC
148 McFARLANE ROAD
COLONIA, NJ 07067

Electric Vehicle Charging Station			
15% of Required Parking Spaces (73.88 Spaces)	11.08 Spaces*	12 Spaces	Conforming
Off-street loading spaces for commercial and industrial uses			
Floor Area Devoted to Use 5,000 sf to 30,000 sf (1,600 sq ft)	1	1	Conforming
* When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction in excess of one-half, while a fraction in excess of one-half shall be counted as one parking space. ** Each EV ready space will count as two spaces towards minimum parking requirements for a maximum reduction of 30% of the total number of parking spaces required.			

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

DESIGN AVENUE AND VARIANCE SCHEDULE		
BLOCK 91 - 27-33 WESTFIELD AVENUE, 26-30 WASHINGTON STREET - TOWNSHIP OF CLARK		
Code Regulation	Required	Proposed
VARIANCE SCHEDULE		
Redevelopment Plan 5.3.6 — Access Requirements	2. The minimum width of such sidewalks shall be ten (10) feet, except that those sidewalks providing connections to existing sidewalks on adjacent properties shall have a width that is equivalent to the average width of such sidewalks.	5 ft. provided along Washington Street
Redevelopment Plan 5.5.5 — Landscaping, Screening and Walls	To the extent practicable, landscaping is encouraged along all building elevations and at building entrances. Individual planters shall be placed along the building frontage.	Some provided

SHEET	TITLE	ISSUED	REVISED
1	COVER SHEET	07/17/23	04/02/24
2	DEMOLITION PLAN	07/17/23	N/A
3	SITE DEVELOPMENT PLAN	07/17/23	04/02/24
4	GRADING AND UTILITY PLAN	07/17/23	04/02/24
5	LIGHTING AND LANDSCAPE PLAN	07/17/23	04/02/24
6	CONSTRUCTION DETAILS	07/17/23	01/11/24
7	CONSTRUCTION DETAILS	07/17/23	04/02/24
8	CONSTRUCTION DETAILS	11/11/23	01/11/24
9	SOIL EROSION AND SEDIMENT CONTROL PLAN	07/17/23	N/A
10	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	07/17/23	N/A

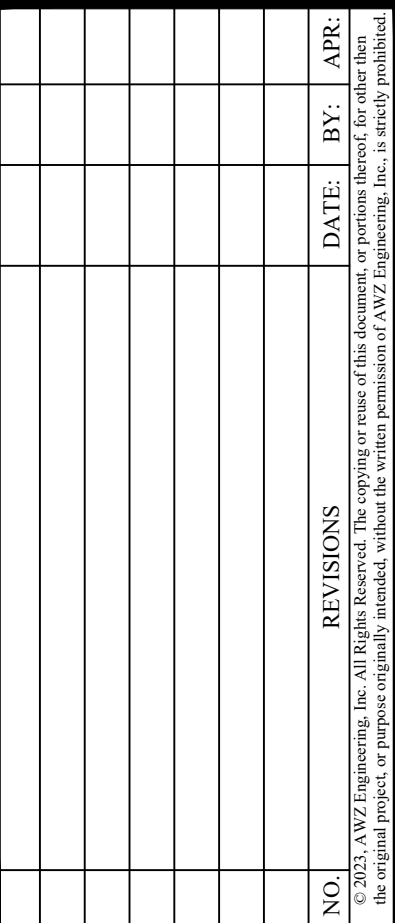
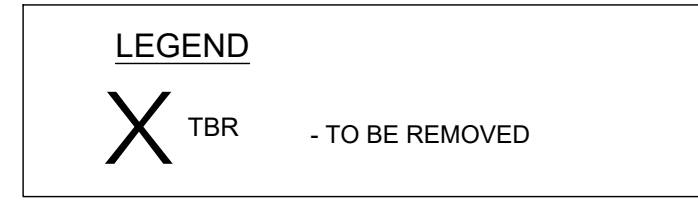
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BLOCK 91
27-33 WESTFIELD AVENUE
26-30 WASHINGTON STREET
TOWNSHIP OF CLARK
UNION COUNTY, NEW JERSEY
Cover Sheet
JOB NUMBER: 22-0107
SCALE: AS SHOWN
C-01
SHEET 1 OF 8

AWZENGEERING, INC.
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Pennsylvania Certificate of Authority No.: 3771354

N.J. LICENSE NO. 39812 P.A. LICENSE NO. 44982E
N.Y. LICENSE NO. 06662S M.D. LICENSE NO. 1406B



ADNAN A. KHAN, P.E., C.M.E.

PROFESSIONAL ENGINEER

Adam Khan 04/02/24
DATE

N.J. LICENSE NO. 39812	P.A. LICENSE NO. 45052E
V. LICENSE NO. 096427	M.D. LICENSE NO. 41902

N.Y. LICENSE NO. 086433 M.D. LICENSE NO. 41803

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27-33 WESTFIELD AVENUE
BLOCK 91

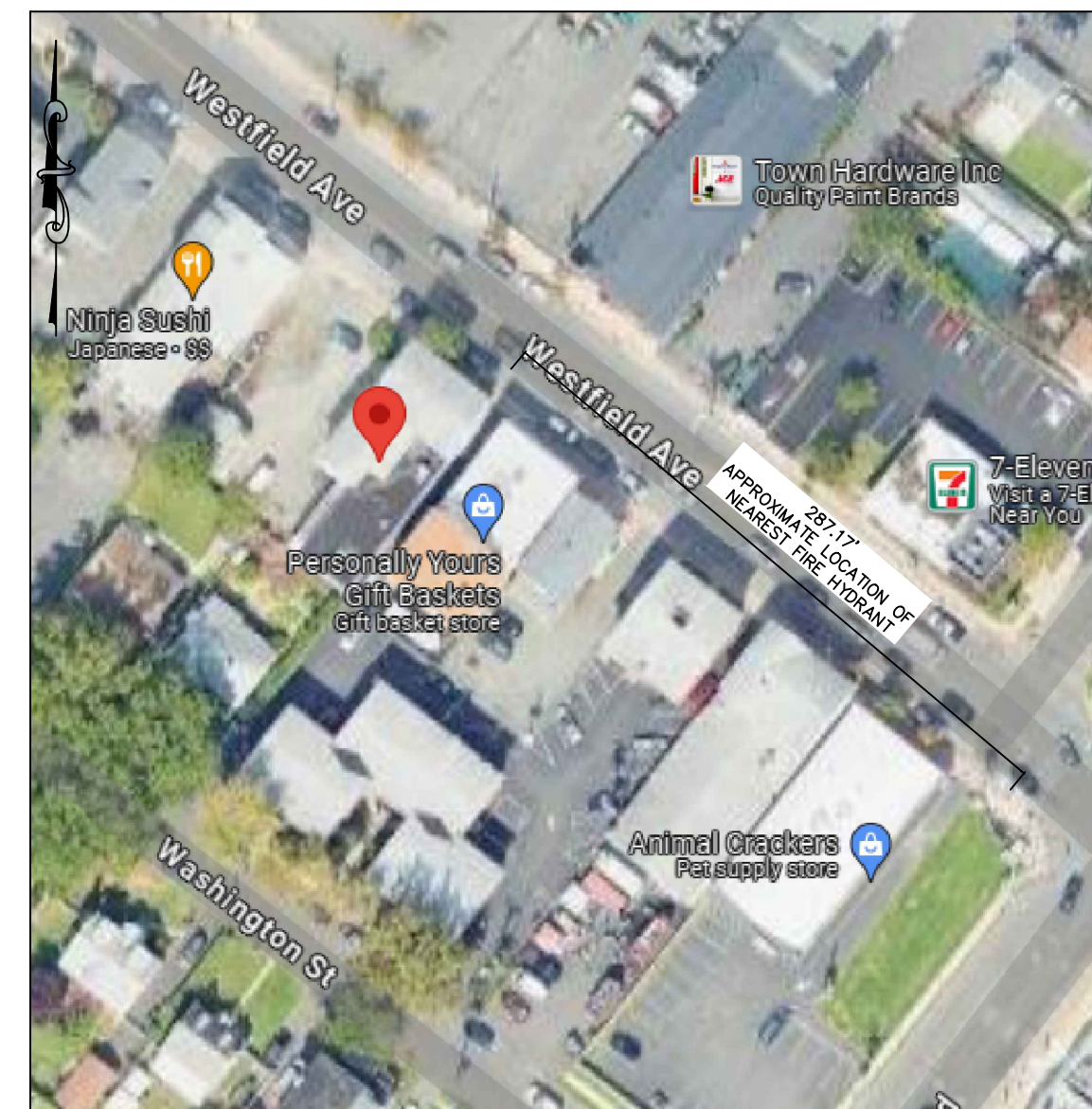
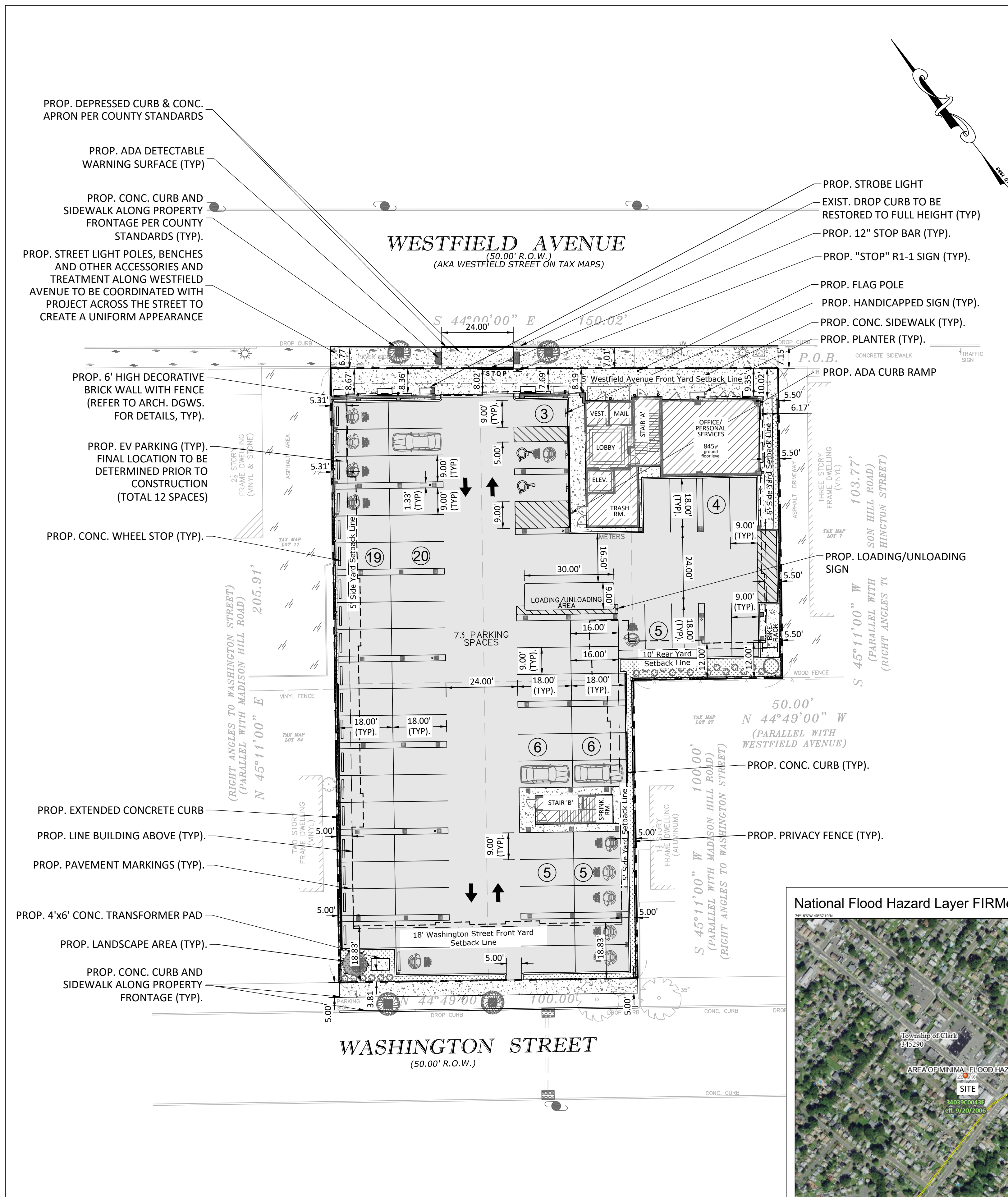
**26-30 WASHINGTON STREET
TOWNSHIP OF CLARK
UNION COUNTY, NEW JERSEY**

DEMOLITION PLAN

JOB NUMBER:
22-0107

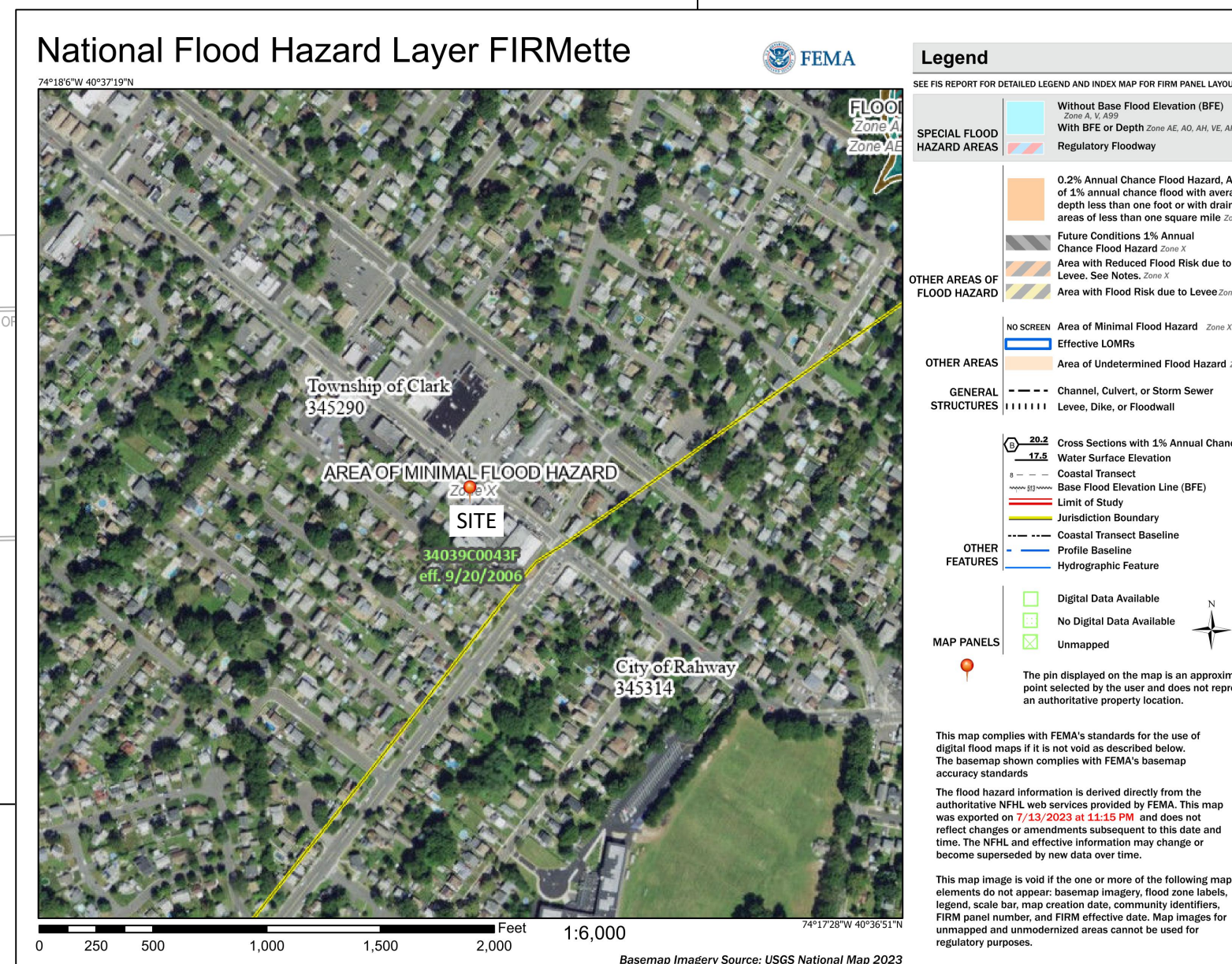
SCALE: AS SHOWN

C-02
SHEET 2 OF 8



GOOGLE IMAGE
SCALE: 1"=±80'

REGULATORY NOTE:
THE SUBJECT PROPERTY IS ENTIRELY LOCATED OUTSIDE THE LIMITS OF THE FLOOD HAZARD AREA AS SHOWN ON THE FEMA FIRM FLOOD INSURANCE RATE MAP (EFFECTIVE DATE, 09/20/06, MAP NO. 34039C0043F).



FEMA FIRM RATE MAP
N.T.S.

- GENERAL NOTES:

1. PARCEL IS KNOWN AS TAX LOTS 8.01, 10.01 & 36, IN BLOCK 91 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF CLARK.
2. AREA OF PARCEL = 25,726.00 S.F. OR 0.59 ACRES.
3. PARCEL IS LOCATED ENTIRELY IN THE DTV (DOWNTOWN VILLAGE) (BLOCK 91 REDEVELOPMENT PLAN) DISTRICT AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF CLARK.
4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
5. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
7. ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY BRAGINSKY SURVEYING, LLC OF ISELIN NJ, DATED 02/15/22 AND AMENDED 05-20-22.
8. PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY ANADAL ARCHITECTURE & DESIGN PC OF WOODBRIDGE, NJ, RECEIVED AS DIGITAL FILE MARCH 2023 AND UPDATED MARCH 2024.
9. UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
10. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSING LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
11. LOCATION OF PROPOSED ROOF DRAINS SHALL BE COORDINATED WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION. ALL PROPOSED ROOF LEADERS TO BE DISCHARGED AWAY FROM THE FOUNDATION AND ADJACENT PROPERTIES.
12. ALL SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 18 INCHES BELOW POTABLE WATER LINES AND IN SEPARATE TRENCHES.
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. DESIGN AND INSTALLATION OF WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
14. WATER AND GAS SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE. UTILITY CONNECTIONS SHALL COMPLY WITH THE COUNTY/MUNICIPAL ROAD OPENING PERMIT REQUIREMENTS.
15. SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
16. NO ON-SITE SOIL TESTING AND GROUNDWATER ASSESSMENT HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS, CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
17. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
18. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
19. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
 - NUDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", A CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - "RESIDENTIAL SITE IMPROVEMENT STANDARDS", N.J. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS CURRENTLY AMENDED.
 - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
20. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
21. ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
22. ANY EXISTING CURBS OR OTHER OBJECTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
23. APPLICANT SHALL BE RESPONSIBLE FOR RESTORING THE ASPHALT PAVEMENT AND CURBING TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

[illegible]

ADNAN A. KHAN, P.E., C.M.E.

PROFESSIONAL ENGINEER

Pran A Khan 04/02/24
DATE

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**26-30 WASHINGTON STREET
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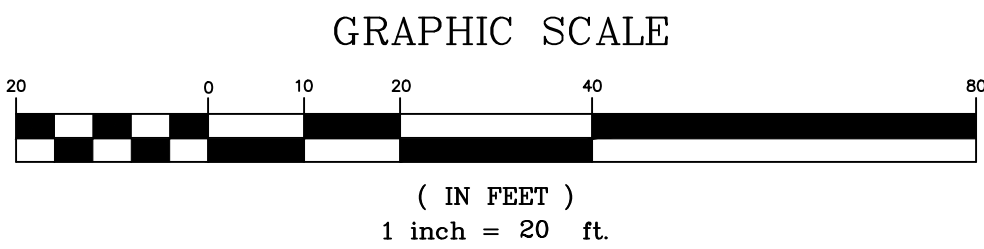
SITE DEVELOPMENT PLAN

JOB NUMBER:
22-0107

SCALE: AS SHOWN

C-03

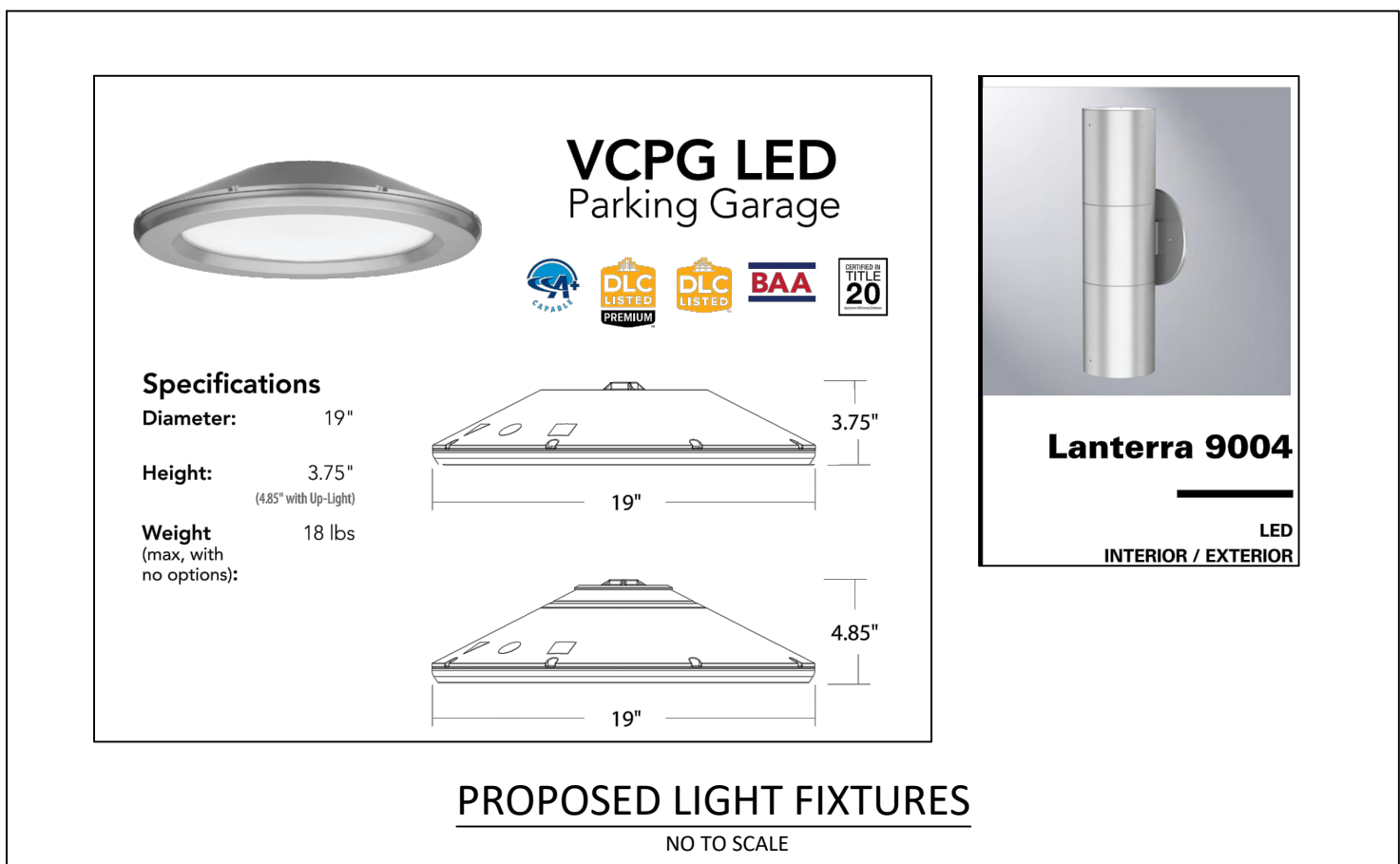
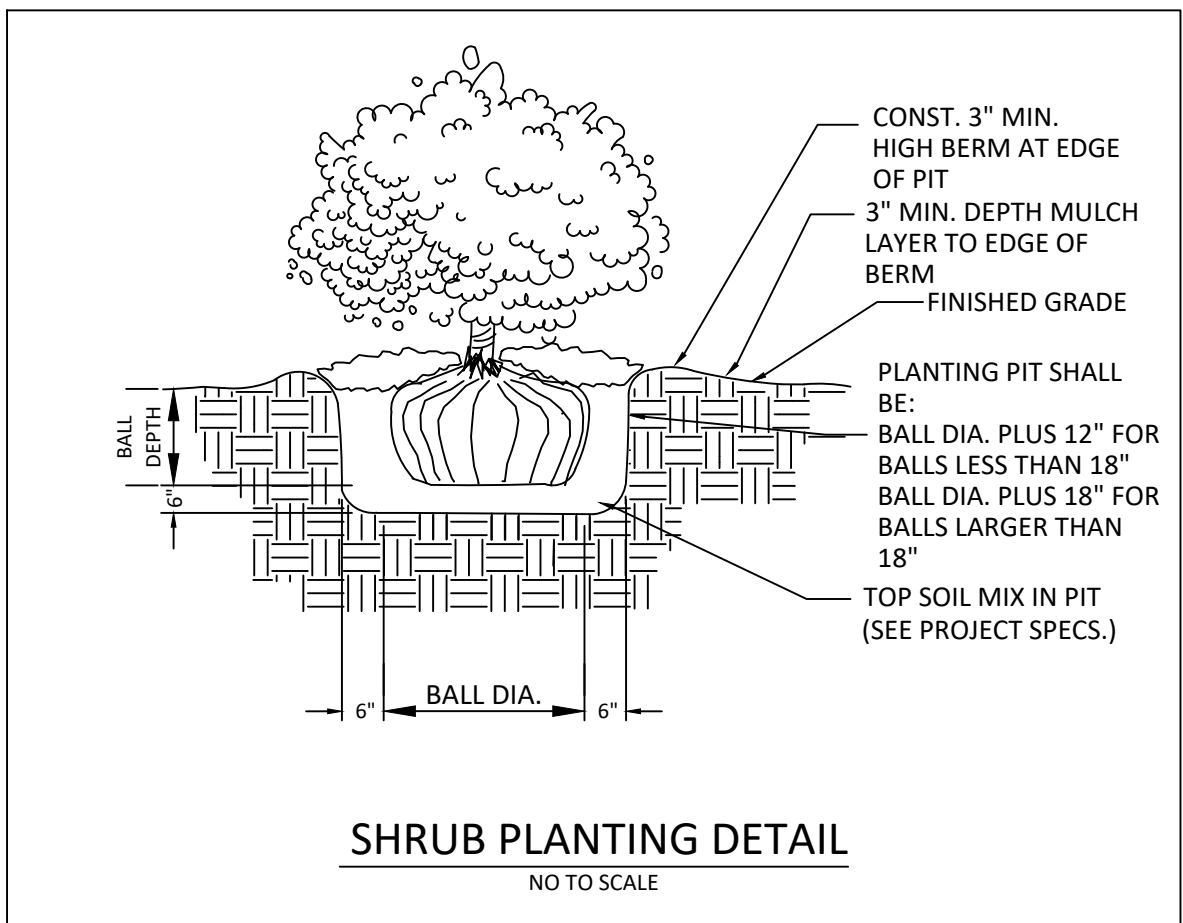
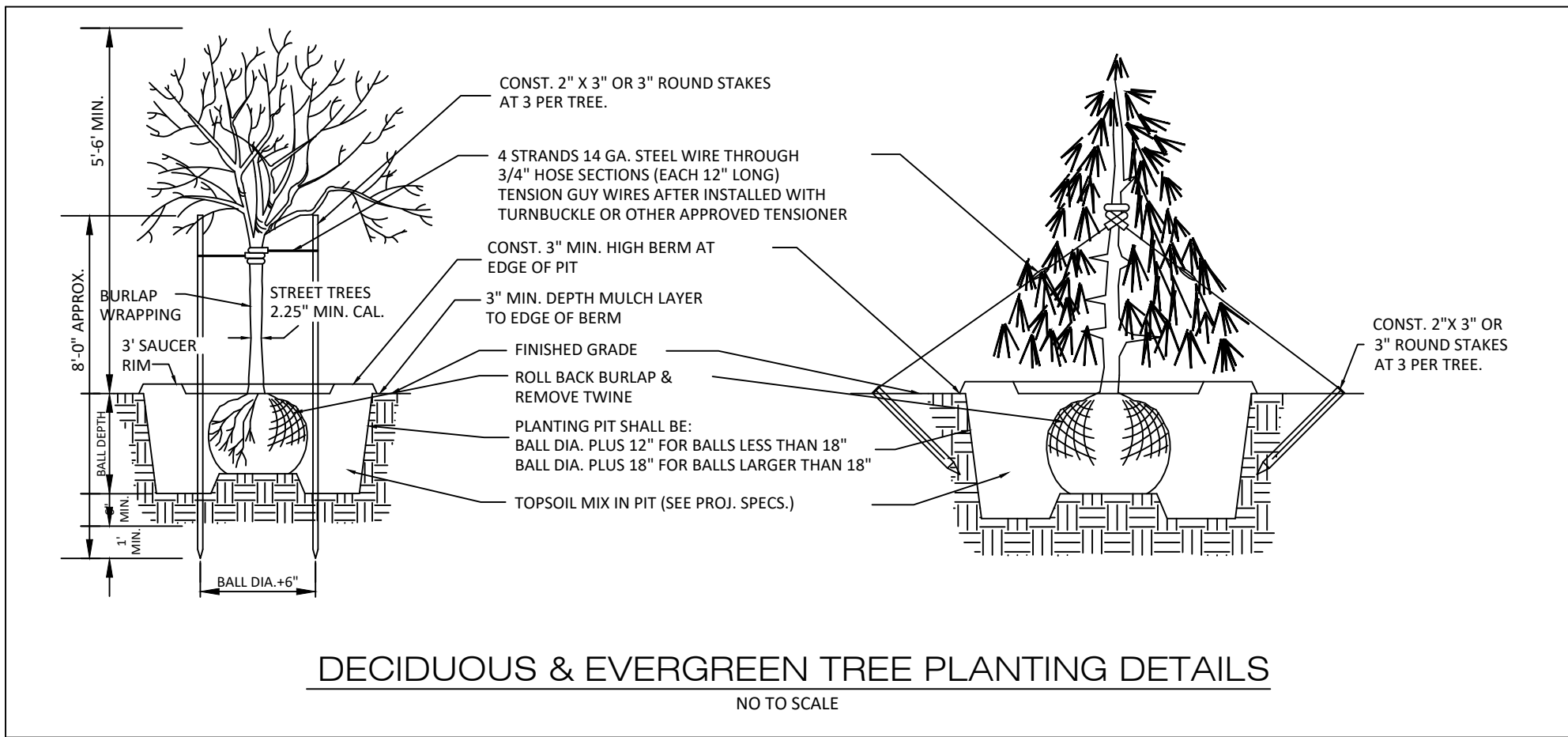
SHEET 3 OF 8



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KEY	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<u>SHADE TREE(S)</u>						
AROG	1		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" RANGE	B+B
TC	4		TILIA CORDATA GLENLEVEN	GLENLEVEN LINDEN	3-4" CAL.	B+B
TOTAL	5					
<u>EVERGREEN TREE(S)</u>						
JV	1		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	9-10'	B+B
TOTAL	1					
<u>SHRUBS</u>						
JSM	21		JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	3-4' HT	B+B
TOTAL	21					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	Lithonia Lighting	VCPG LED WITH P1 - PERFORMANCE PACKAGE, 3000K, T5E OPTIC TYPE, UP-LIGHT 2 PACKAGE	VCPG LED P1 30K T5E MVOLT UPL2	1x	4253 lm	0.80	34.9 W	29
2	COOPER LIGHTING SOLUTIONS - LUMIERE (FORMERLY EATON)	LUMIERE LANTERNA 9004 LED WALL LUMINAIRE, RECESSED LENS, FLOOD OPTIC, BLACK HOUSING.	9004-W2-[RW, RIJ]-LED2790-F-BK-L3-UNV	1x (1) 2790K CCT, 90 CRI LED	4005 lm	0.80	57.2 W	11

NO.	REVISED	REVISIONS	DATE:	BY:
1	PER DRC MEETING & REVIEW COMMENTS	1/1/123	LF	AK
2	PER DRC MEETING & REVIEW COMMENTS	07/1/234	LF	AK
3	PER REVIEW COMMENTS & ARCH. CHANGES	04/02/24	EC/LF	AK

ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER

Adnan A. Khan 04/02/24
DATE

N.J. LICENSE NO. 39812 P.A. LICENSE NO. 45052/E
N.Y. LICENSE NO. 086435 M.D. LICENSE NO. 41803

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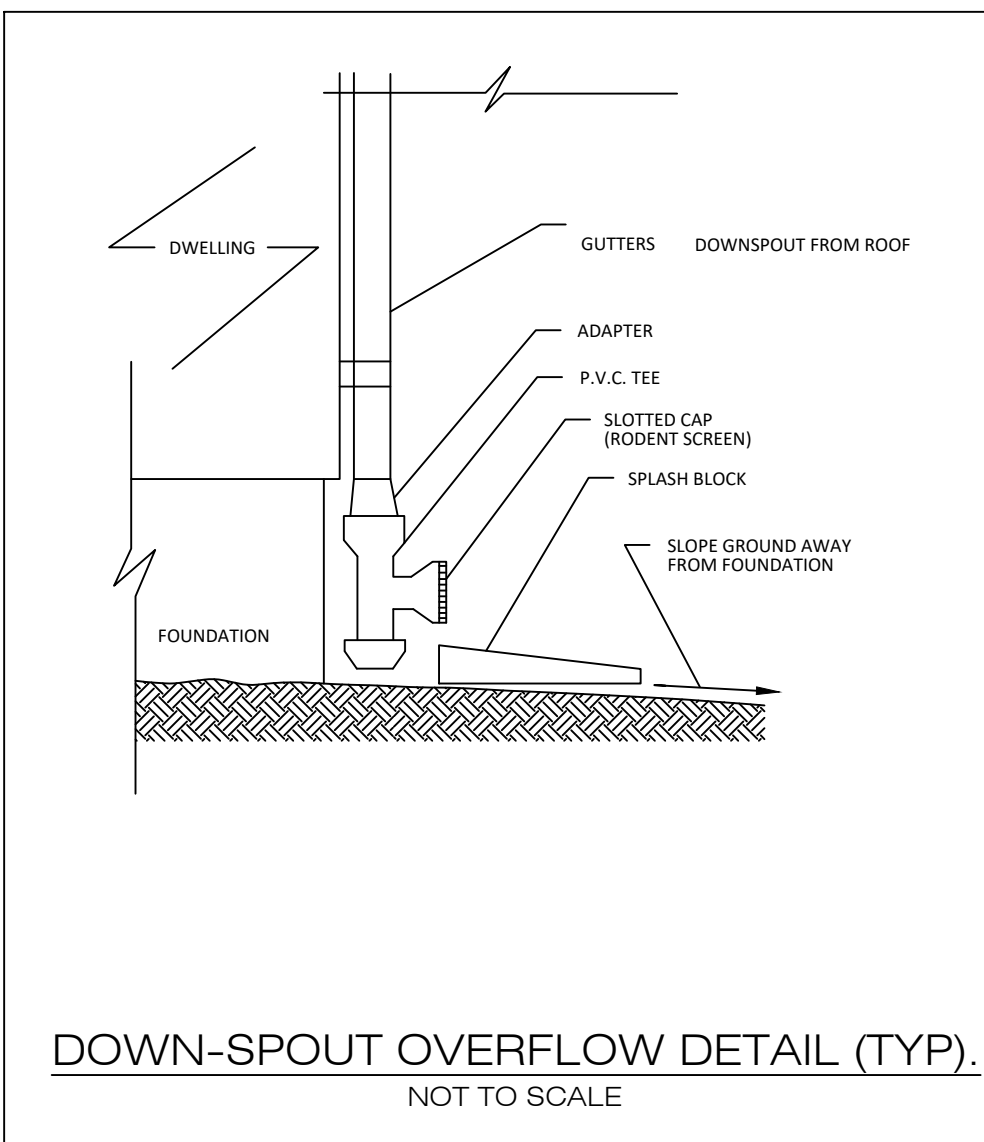
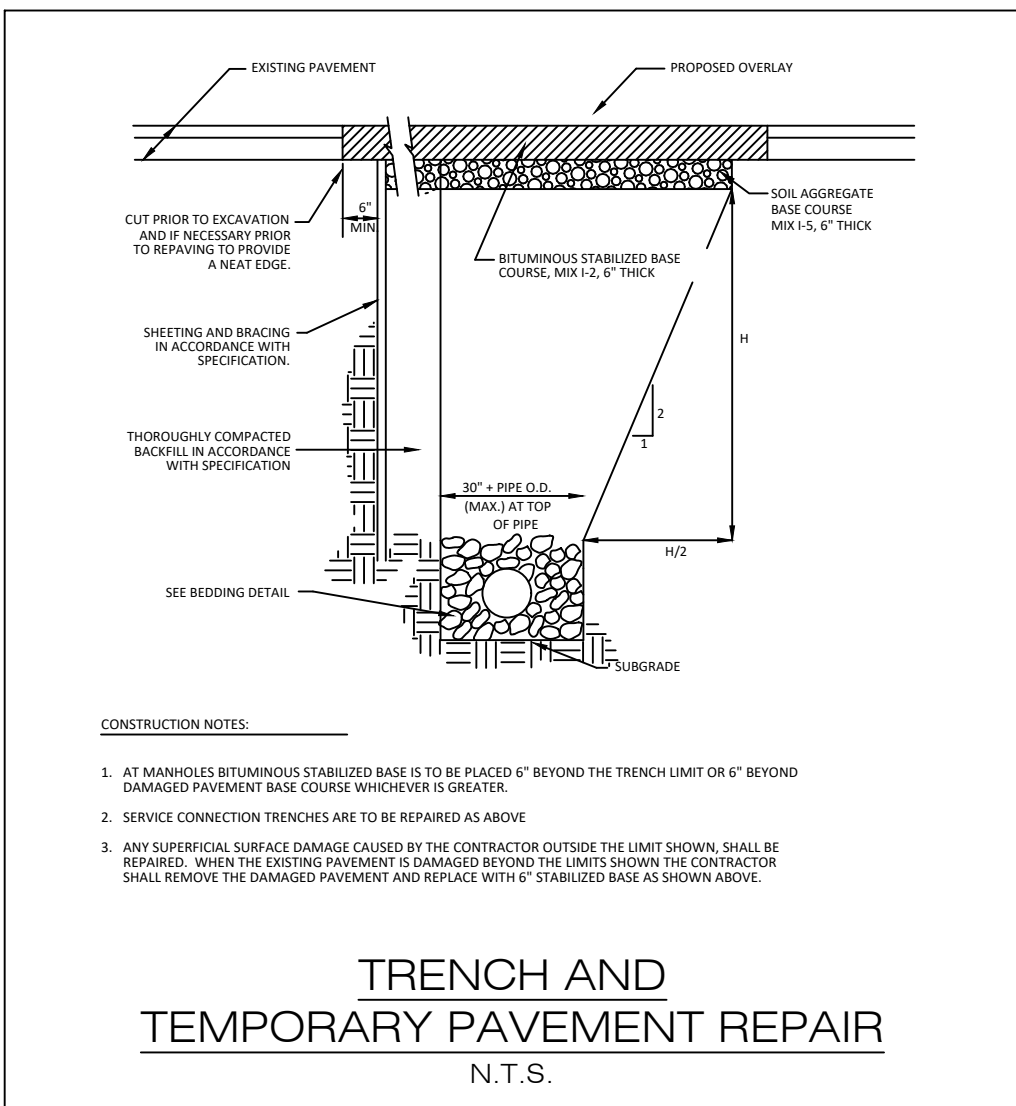
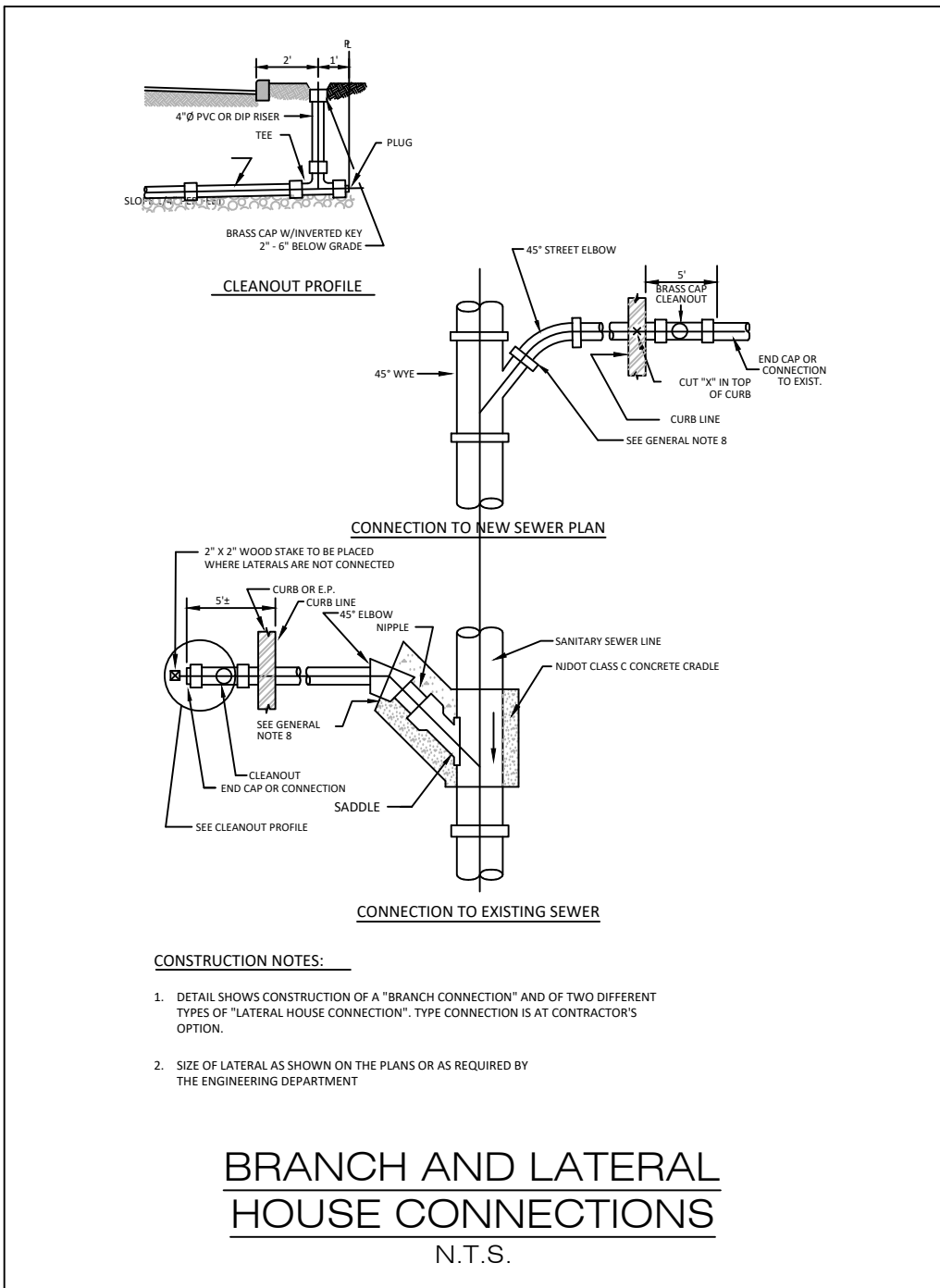
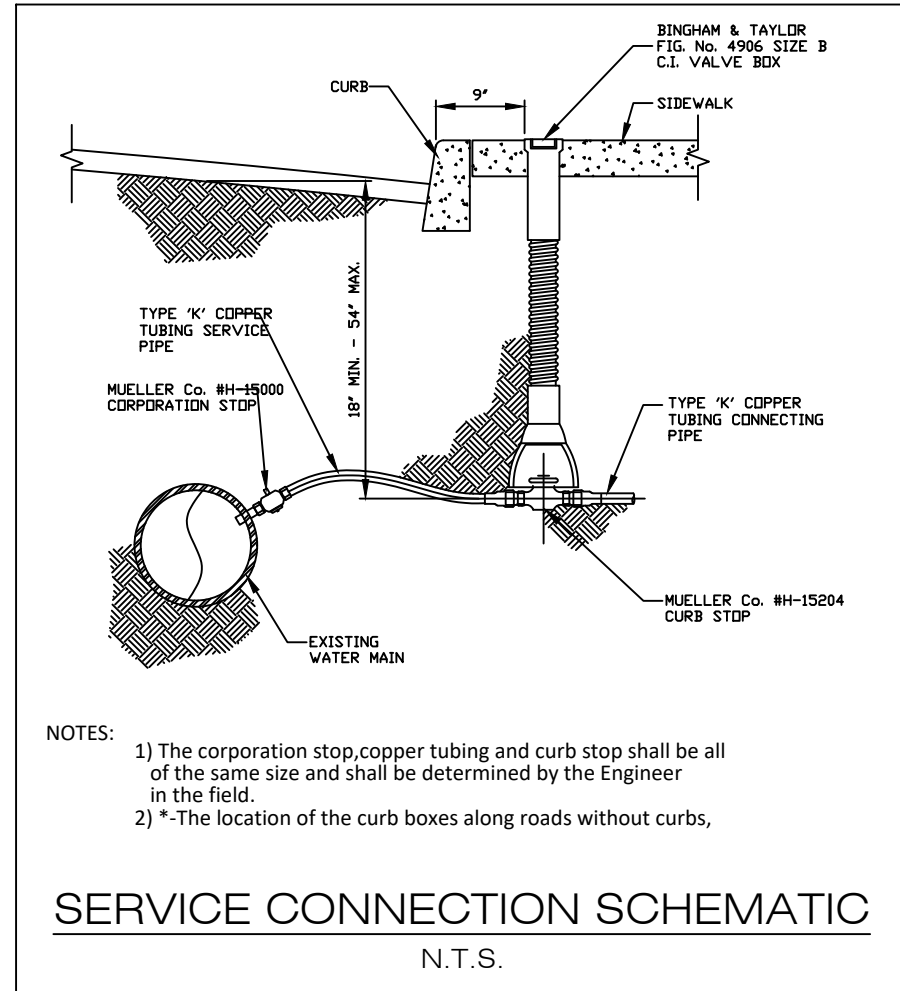
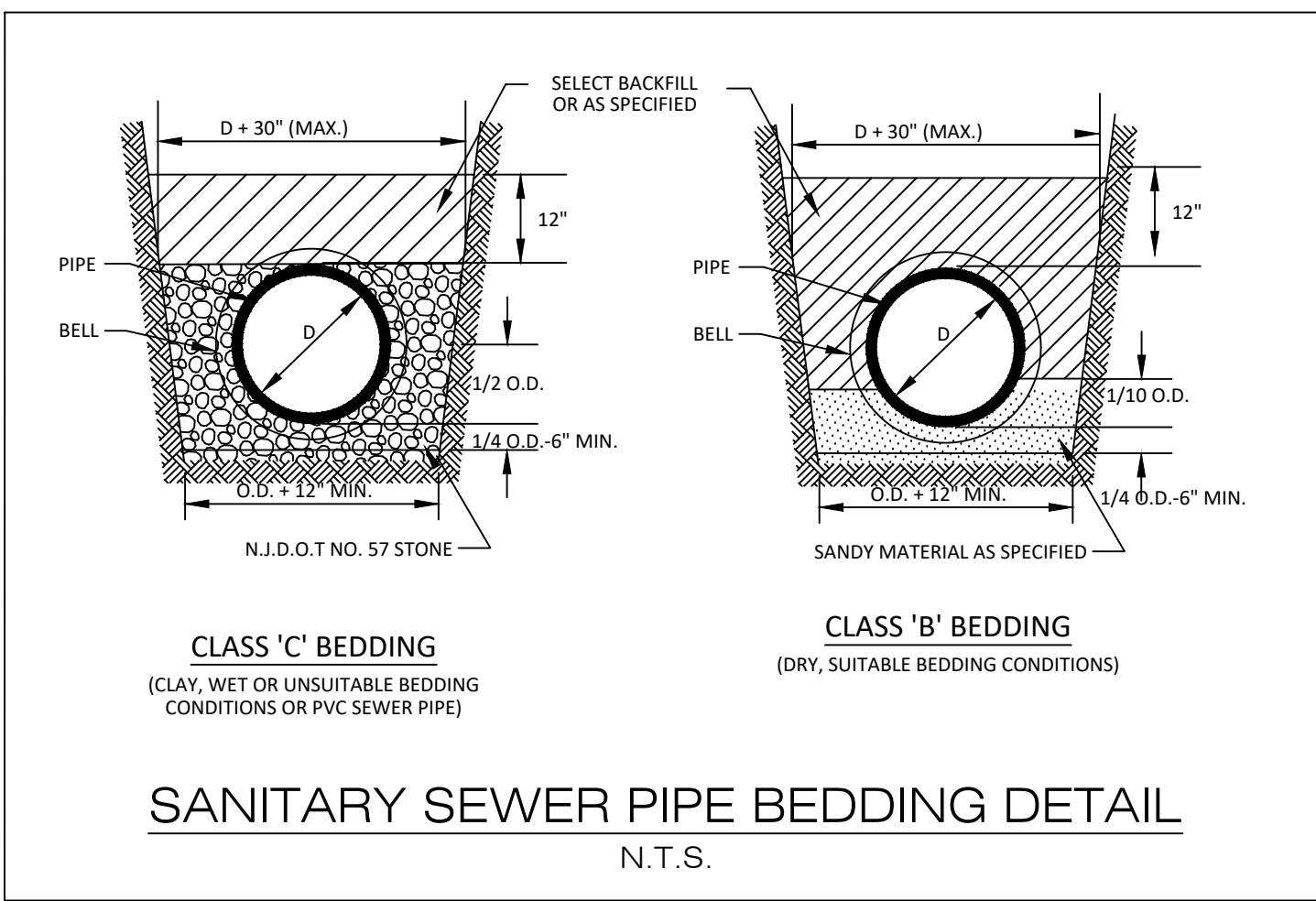
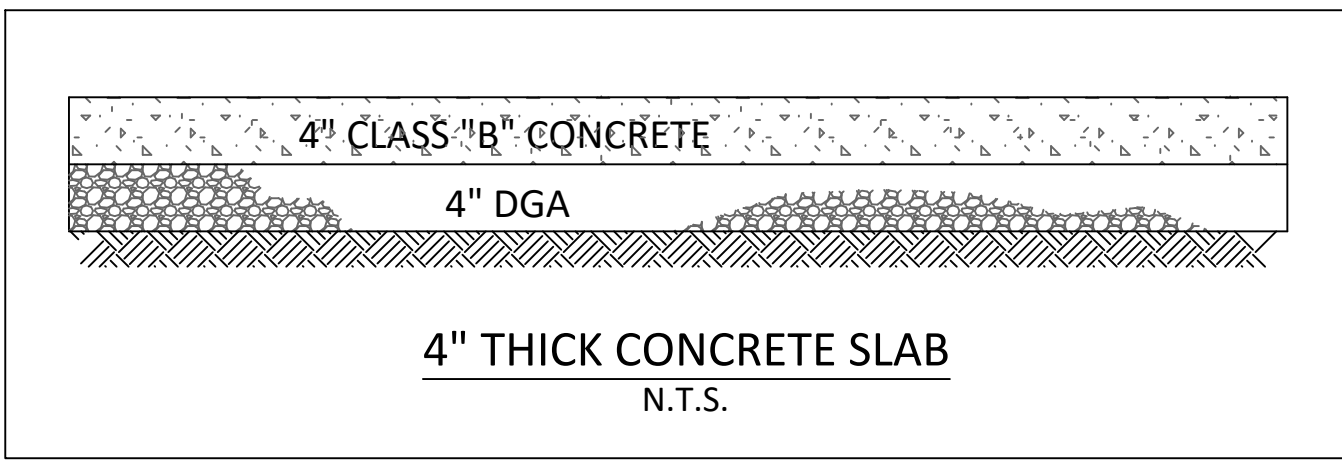
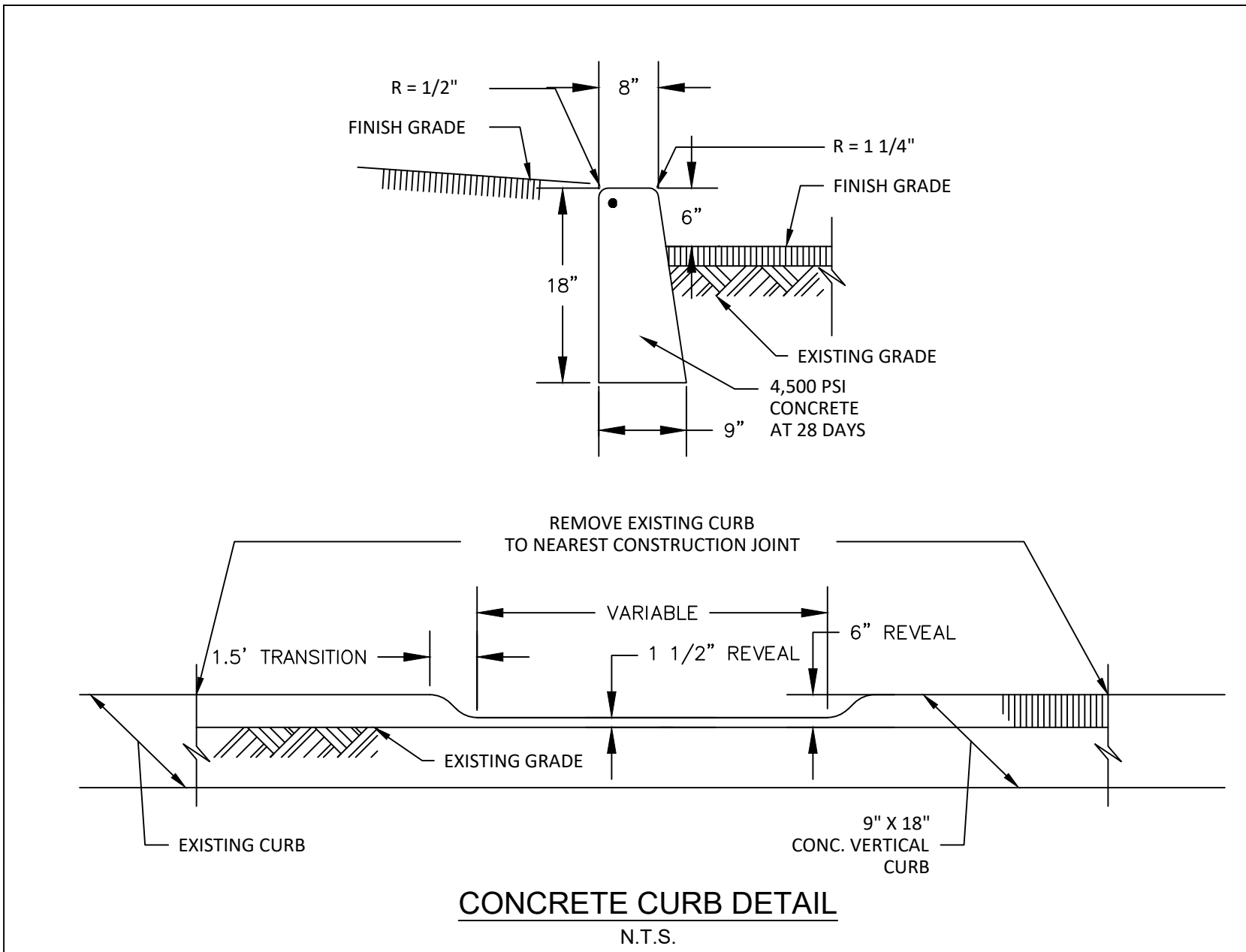
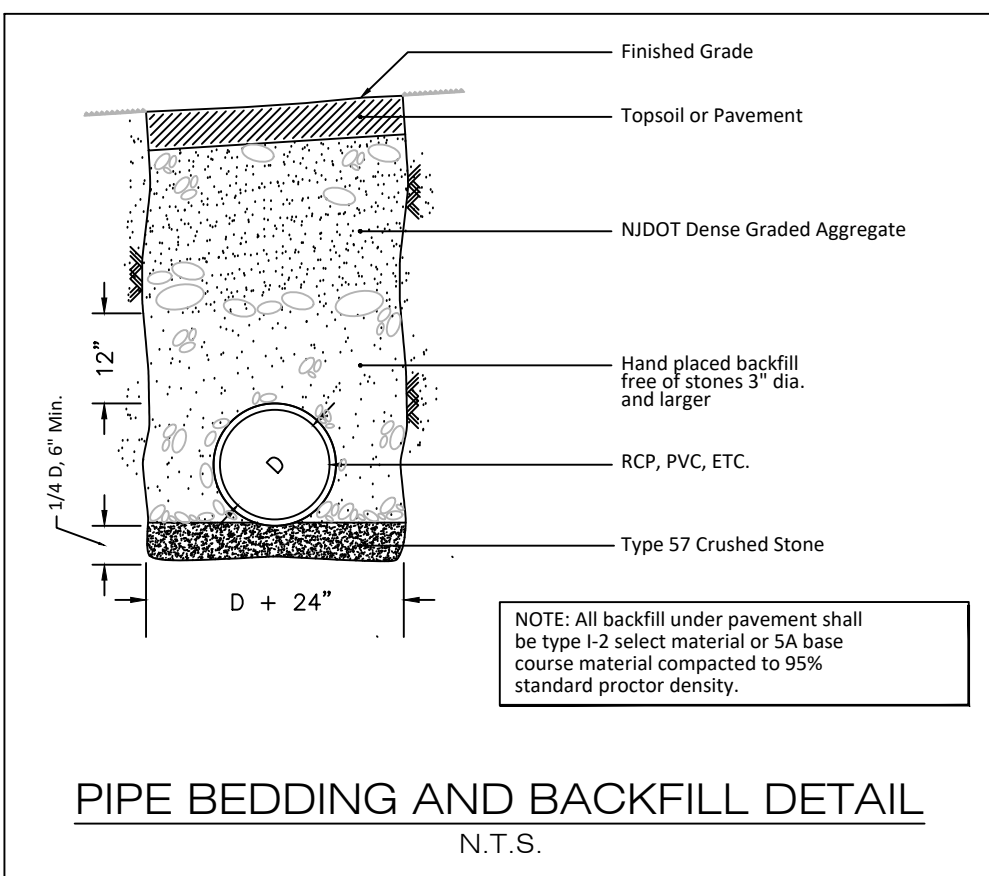
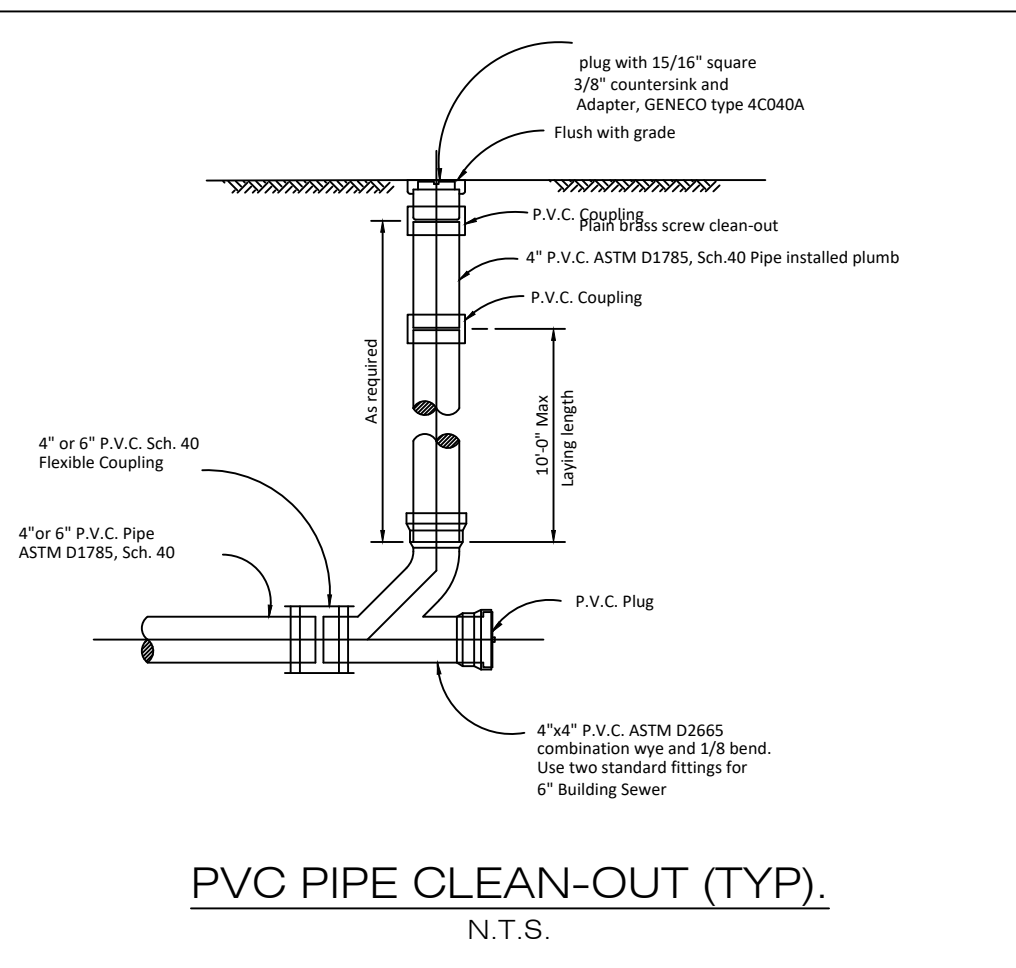
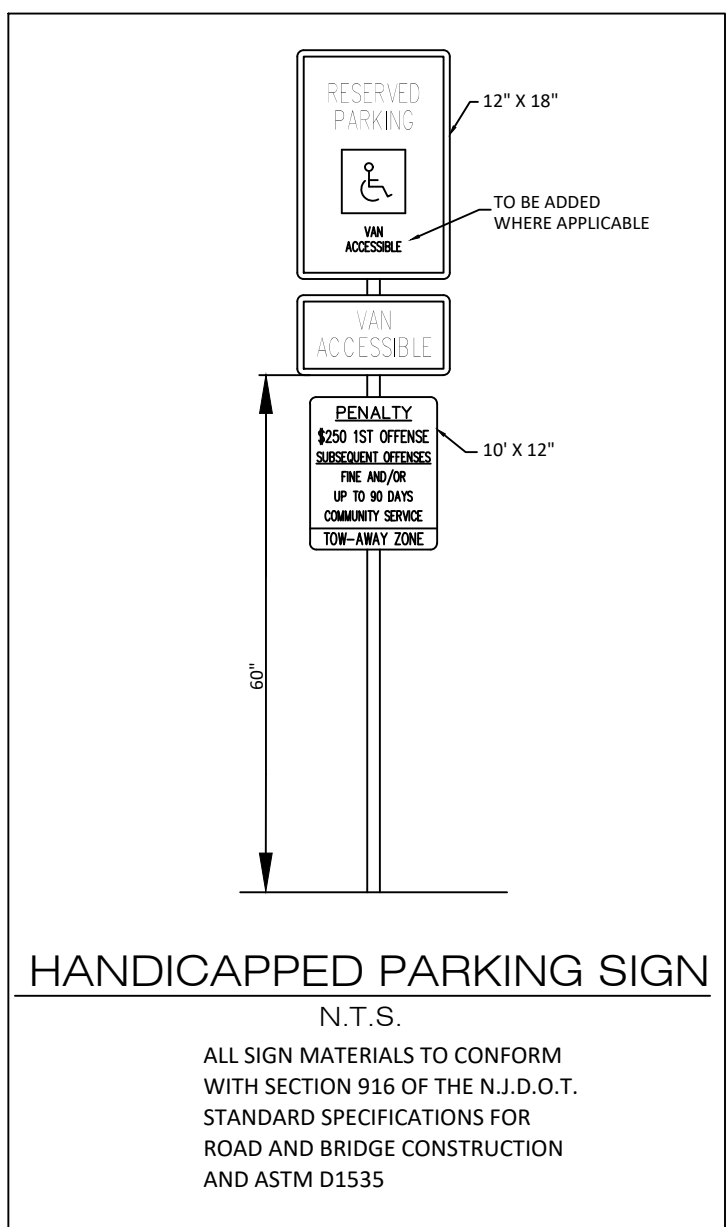
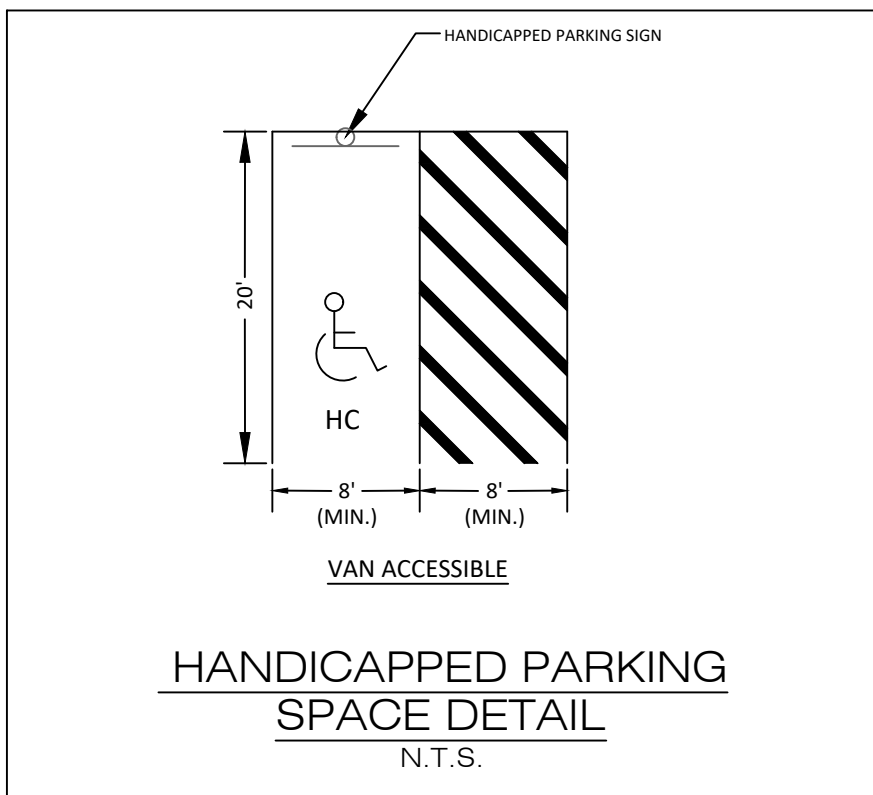
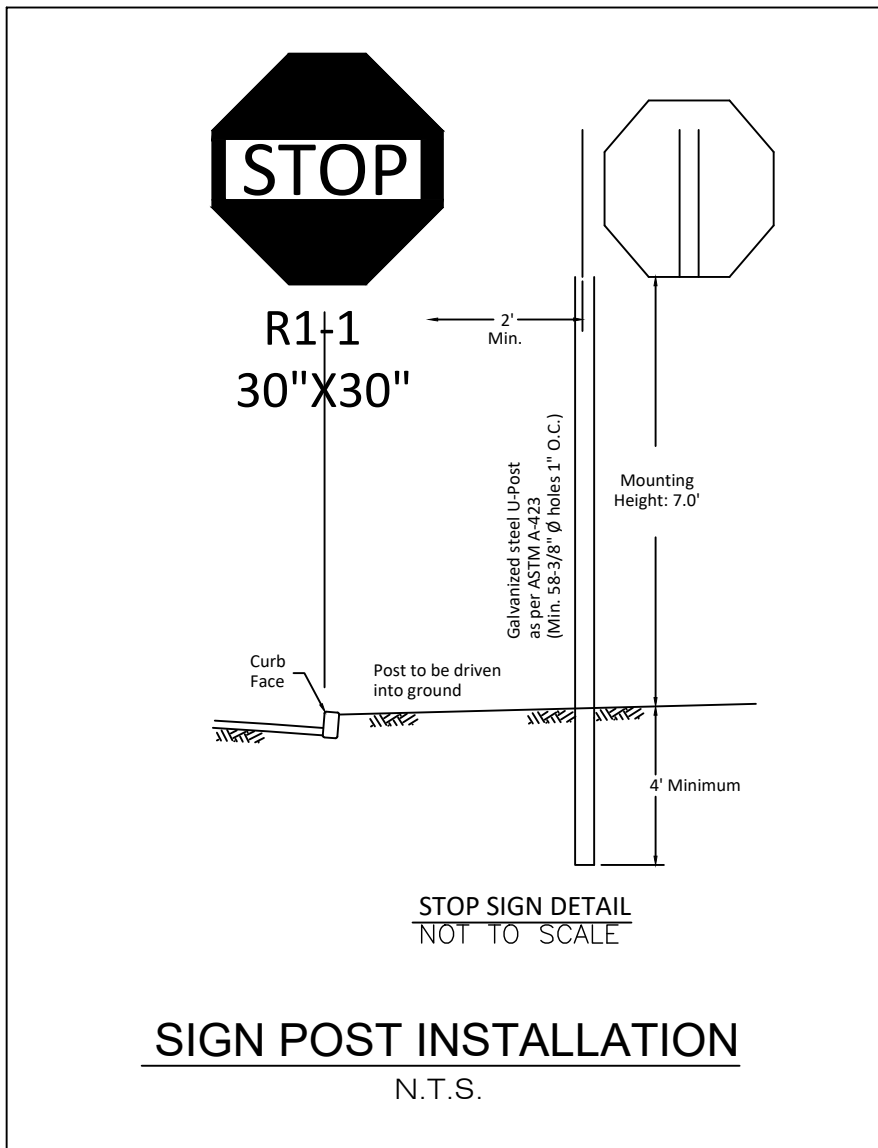
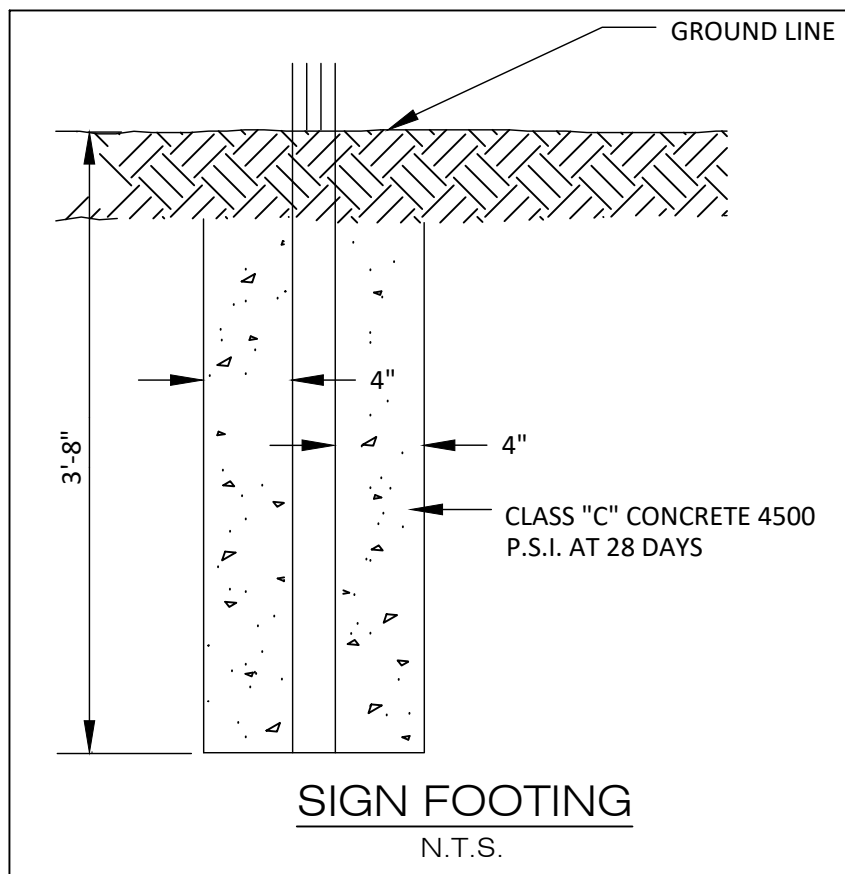
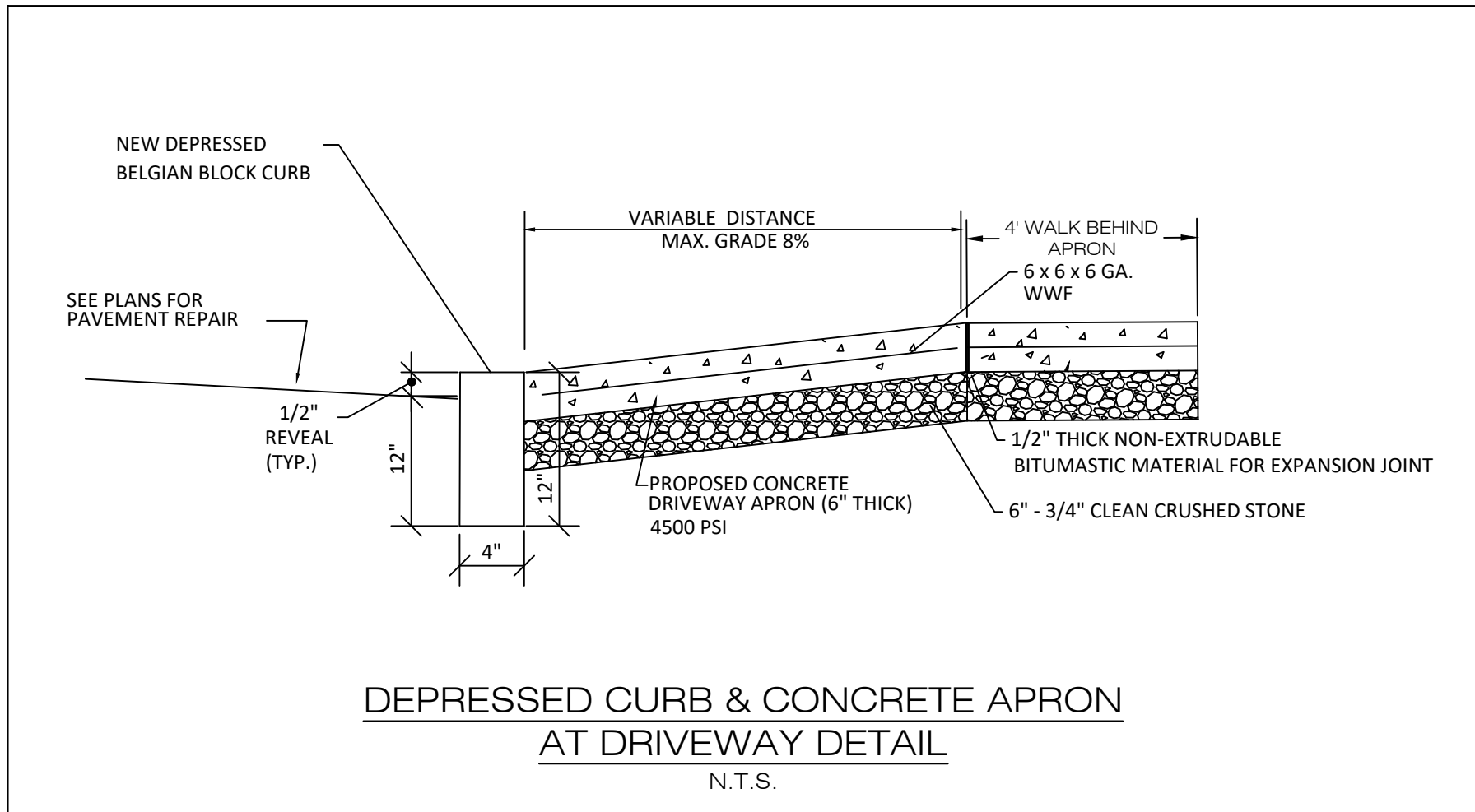
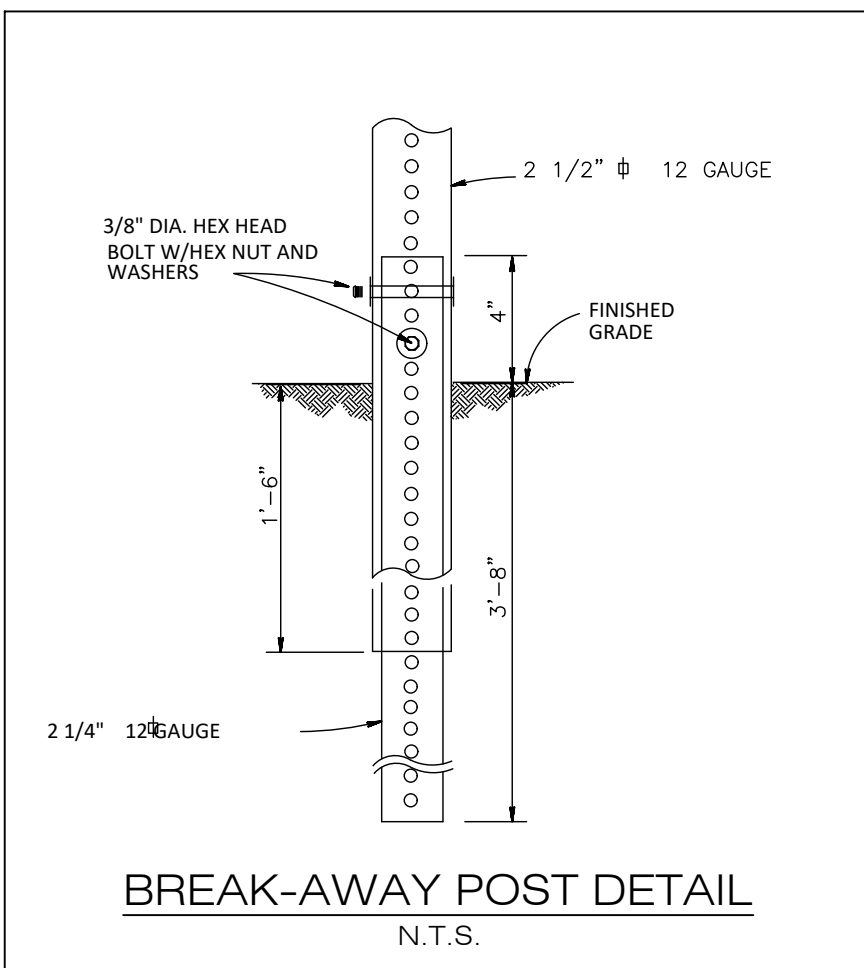
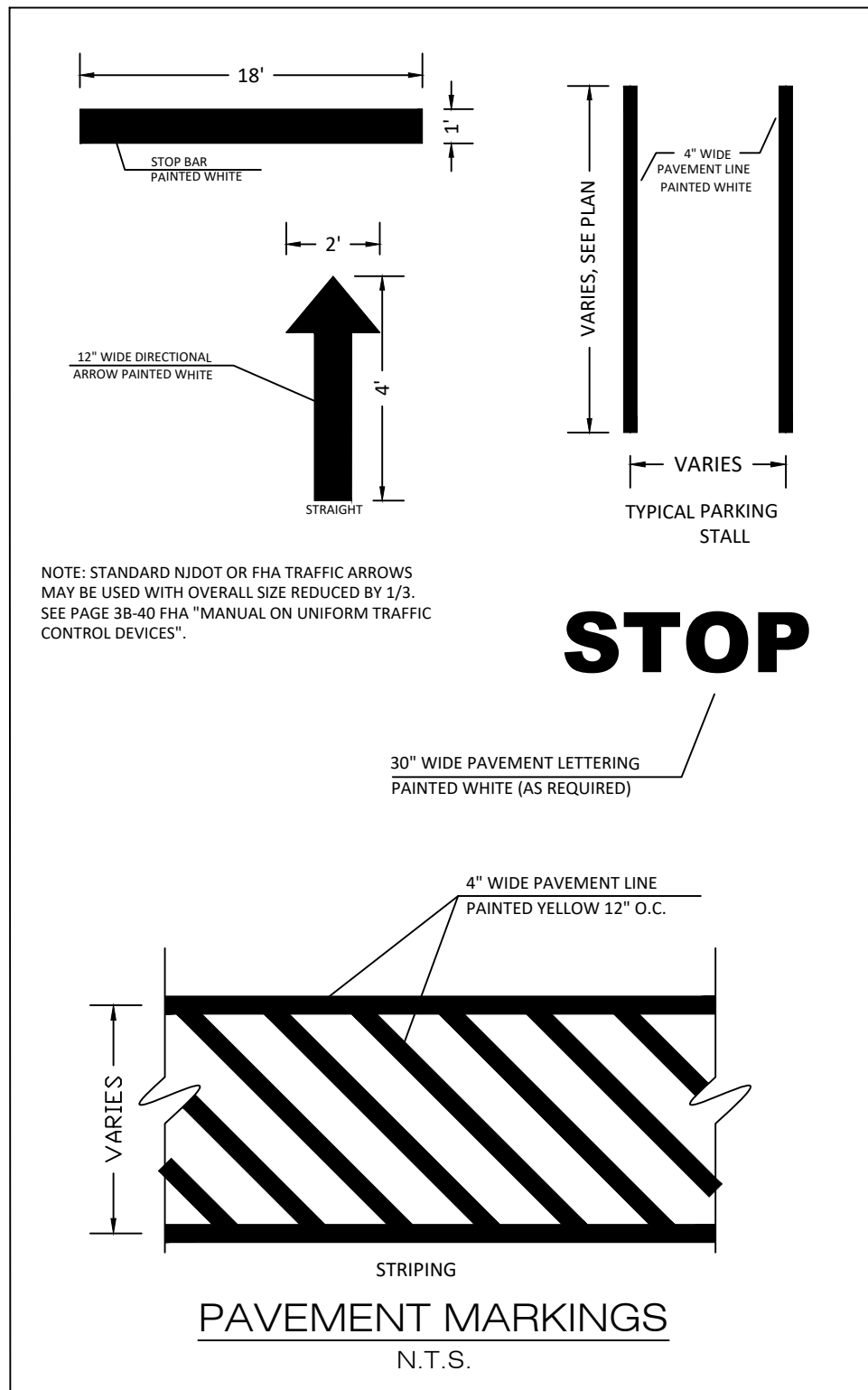
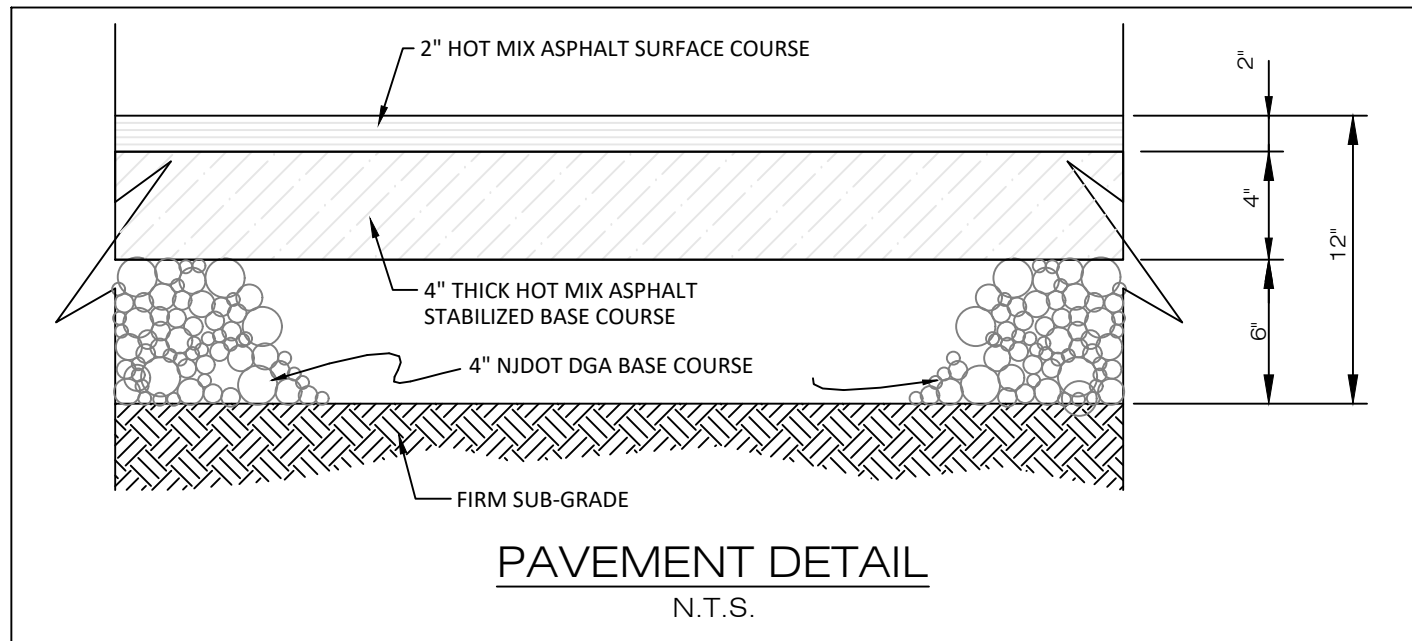
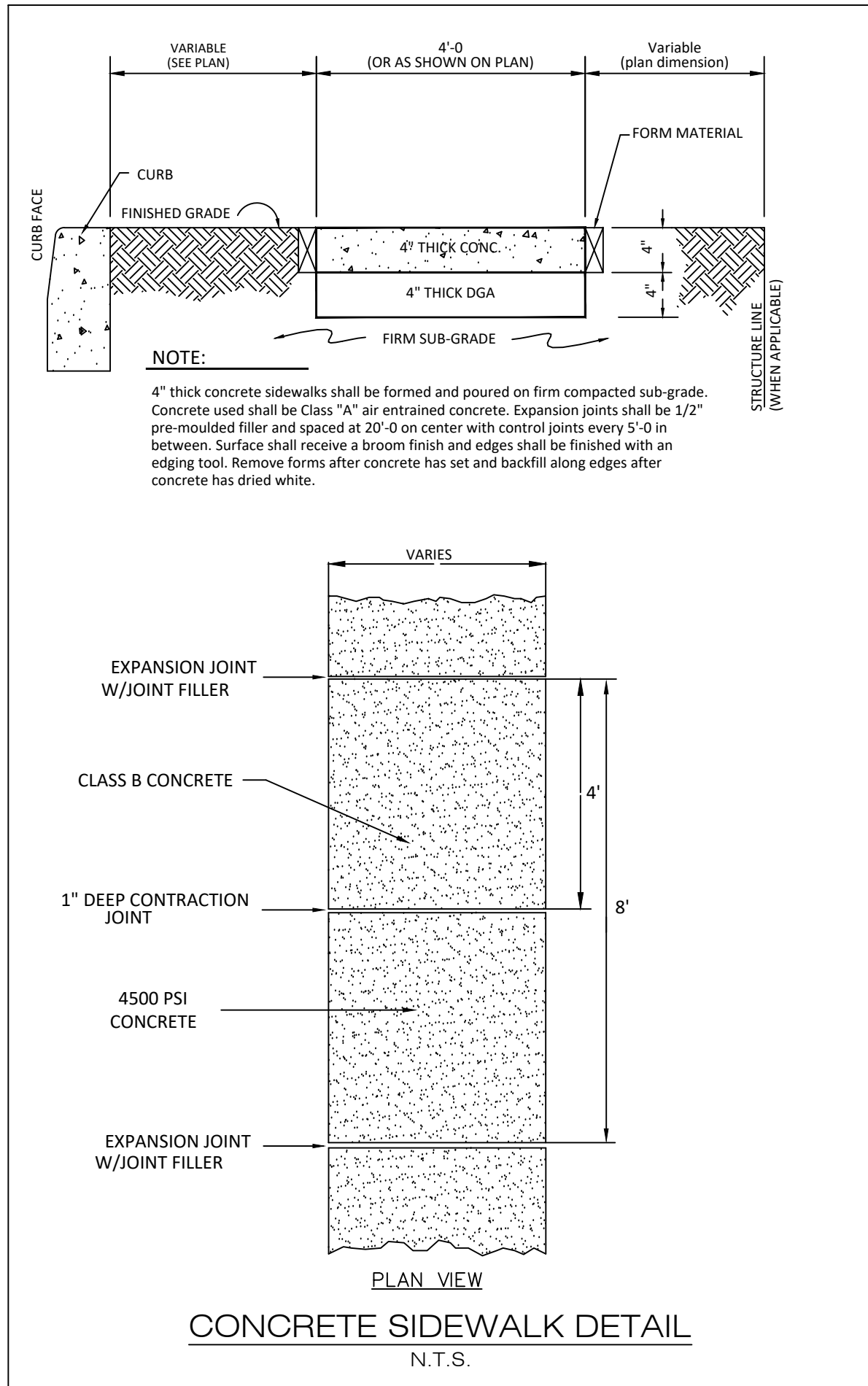
LIGHTING AND LANDSCAPE PLAN

JOB NUMBER:
22-0107

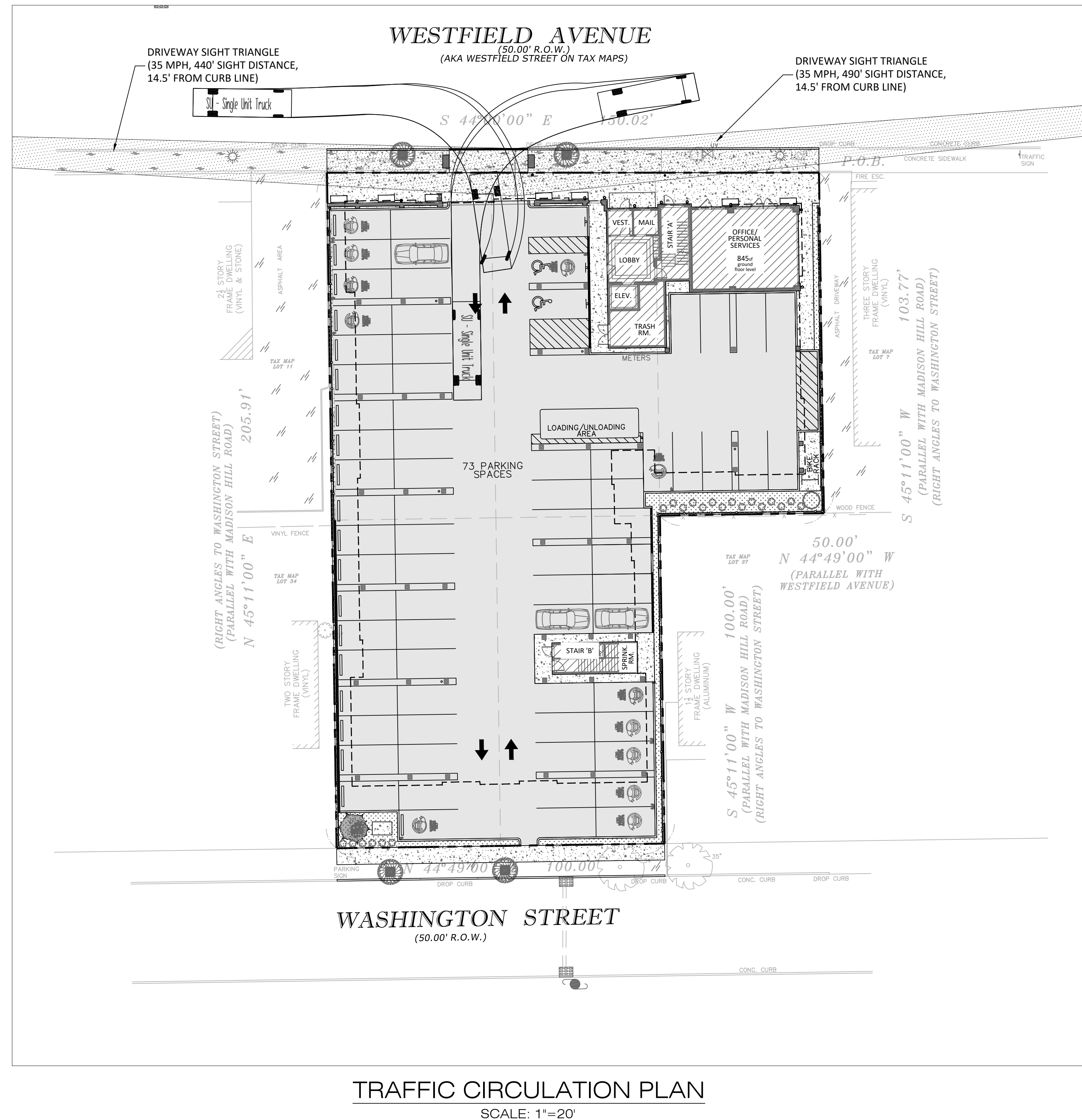
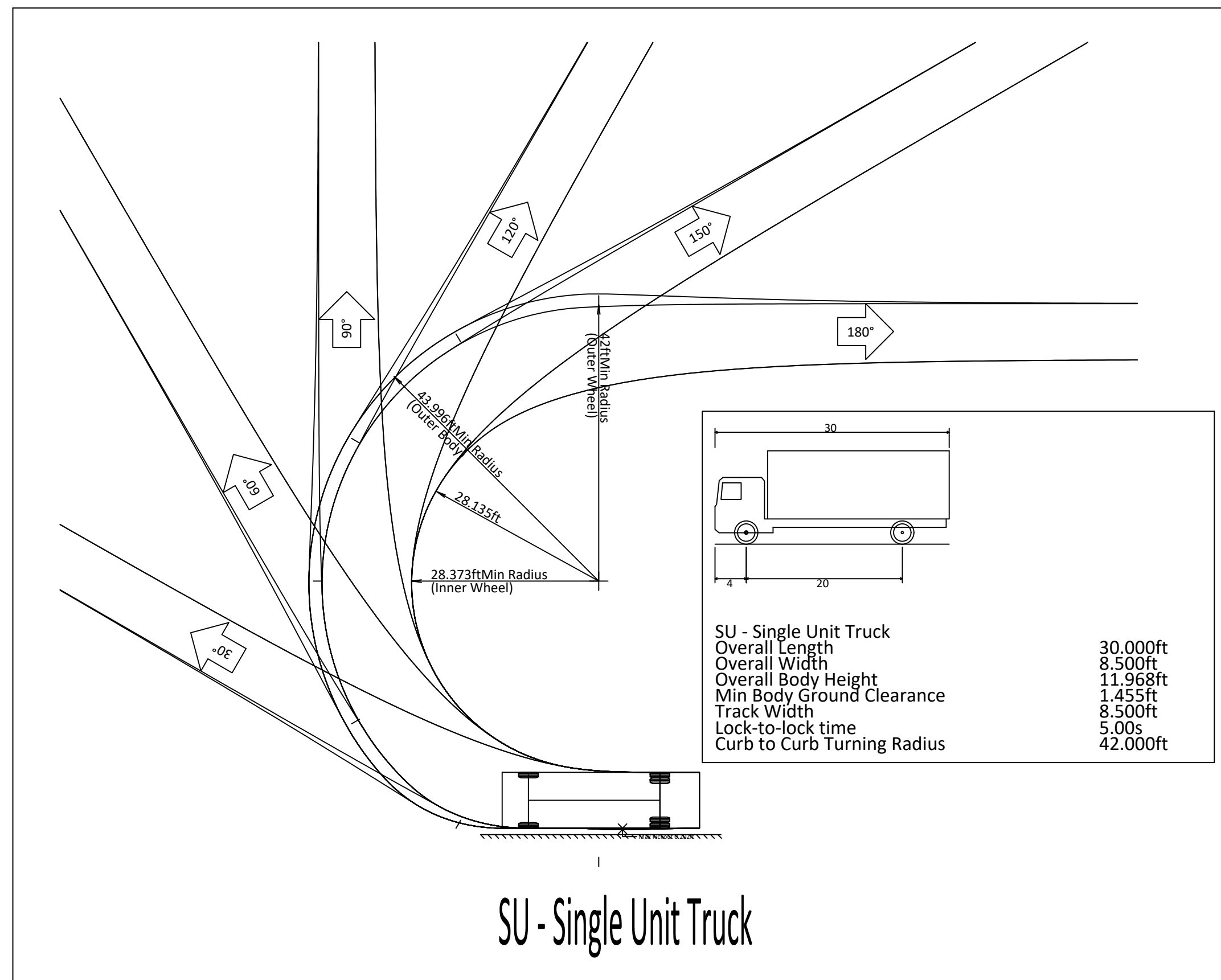
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C-05

SHEET 5 OF 8



DRAWN BY LF		DATE: 02/24/23		DESIGNED BY AK		DATE: 04/24/23		APPROVED BY AK		DATE: 01/11/24		REVISED BY AK		DATE: 01/11/24		APPROVED BY AK	
ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER 04/02/24 DATE N.J. LICENSE NO. 39812 P.A. LICENSE NO. 49063E M.D. LICENSE NO. 41803																	
AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-7080 Fax: 973-588-7079 www.awzengineering.com e-mail: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 3771354																	
BLOCK 91 TAX LOTS 8.01, 10.01 & 36 27-33 WESTFIELD AVENUE 26-30 WASHINGTON STREET TOWNSHIP OF CLARK UNION COUNTY, NEW JERSEY CONSTRUCTION DETAILS																	
JOB NUMBER: 22-0107																	
SCALE: AS SHOWN																	
C-06 SHEET 6 OF 8																	



TAX LOTS 8.01, 10.01 & 36

27-33 WESTFIELD AVENUE

26-30 WASHINGTON STREET

TOWNSHIP OF CLARK

UNION COUNTY, NEW JERSEY

BLOCK 91

AWZ ENGINEERING, INC.

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New Jersey Certificate of Authorization No.: 24GA28118400

Pennsylvania Certificate of Authority No.: 3771354

ADNAN A. KHAN, P.E., C.M.E.

PROFESSIONAL ENGINEER



04/02/24

DATE

DRAWN BY

LF

DATE

04/24/24

DESIGNED BY

AK

DATE

04/24/24

APPROVED BY

AK

DATE

04/24/24

1

PER DRC MEETING & REVIEW COMMENTS

11/1/23

LF

AK

2

PER REVIEW COMMENTS & ARCH. CHANGES

04/02/24

LF

AK

NO.

REVISIONS

DATE:

BY:

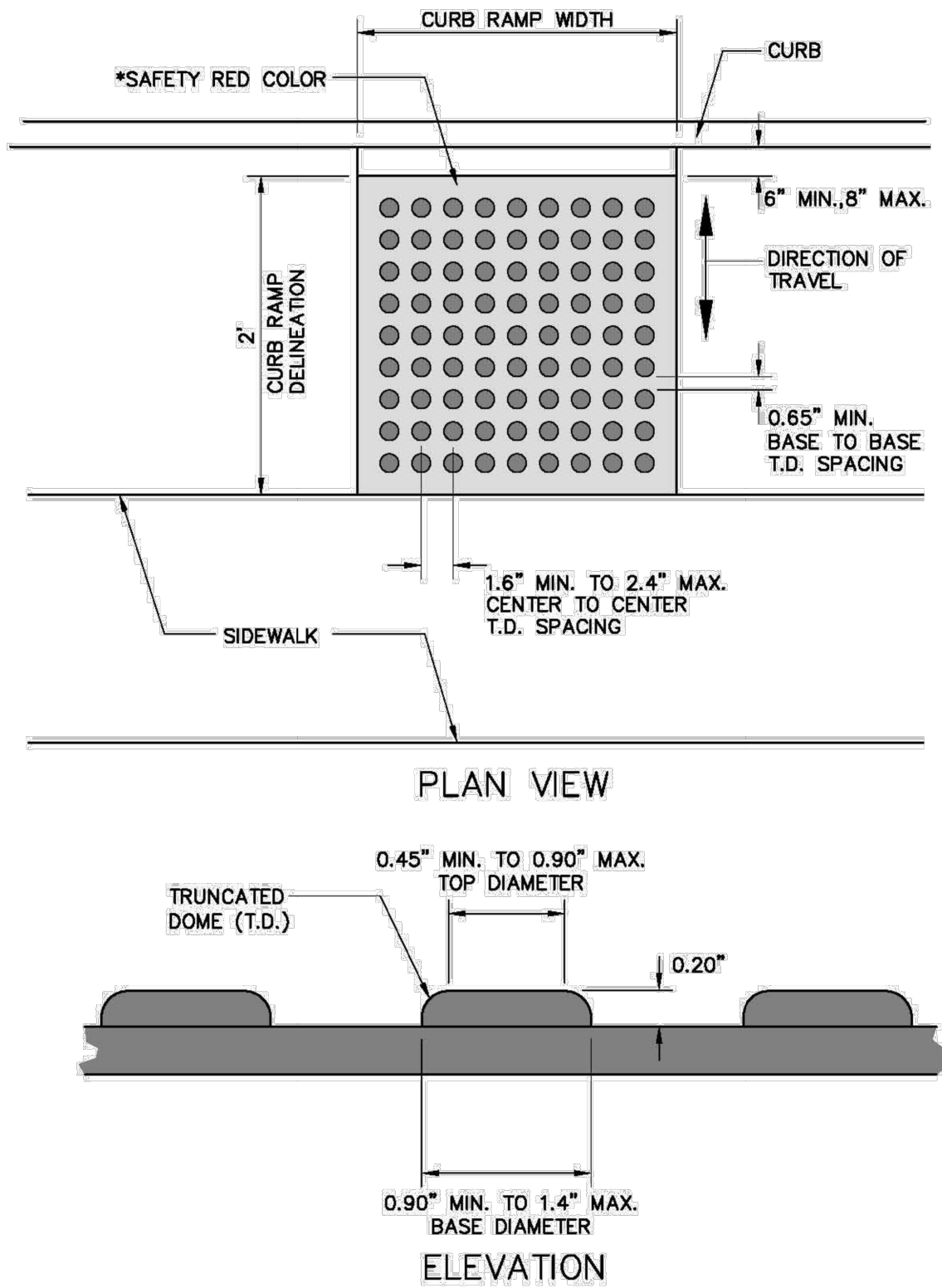
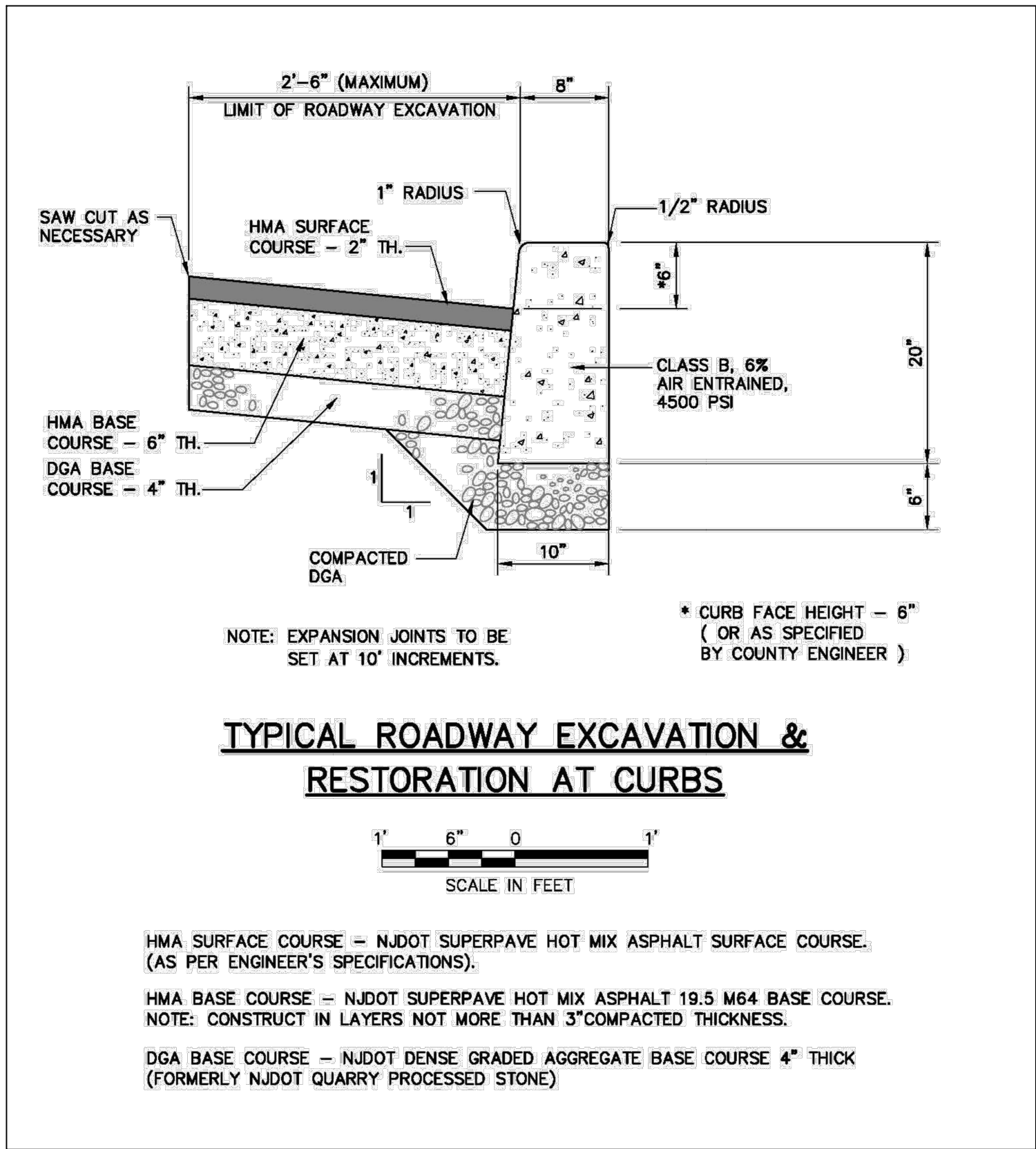
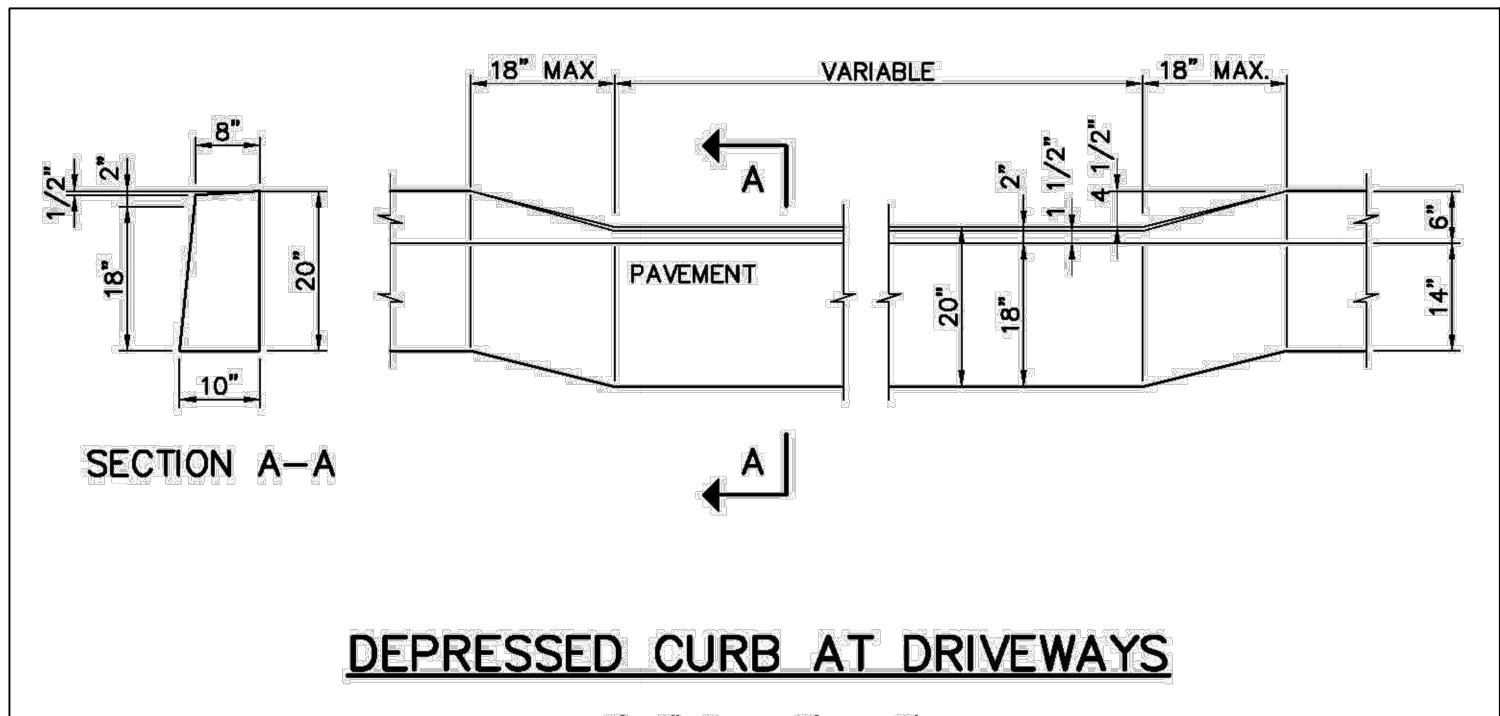
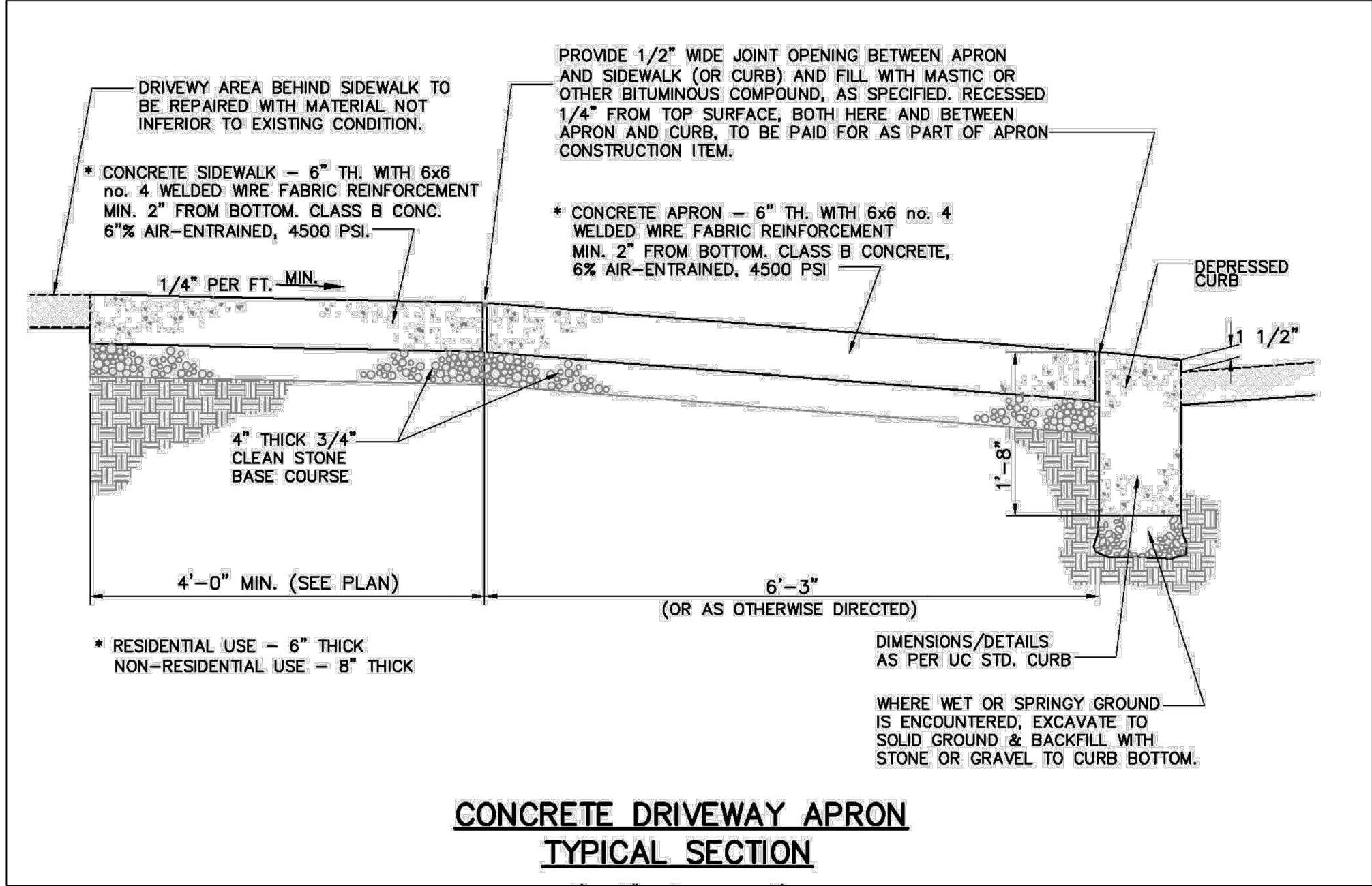
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04/20/24

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C-07

SHEET 7 OF 8



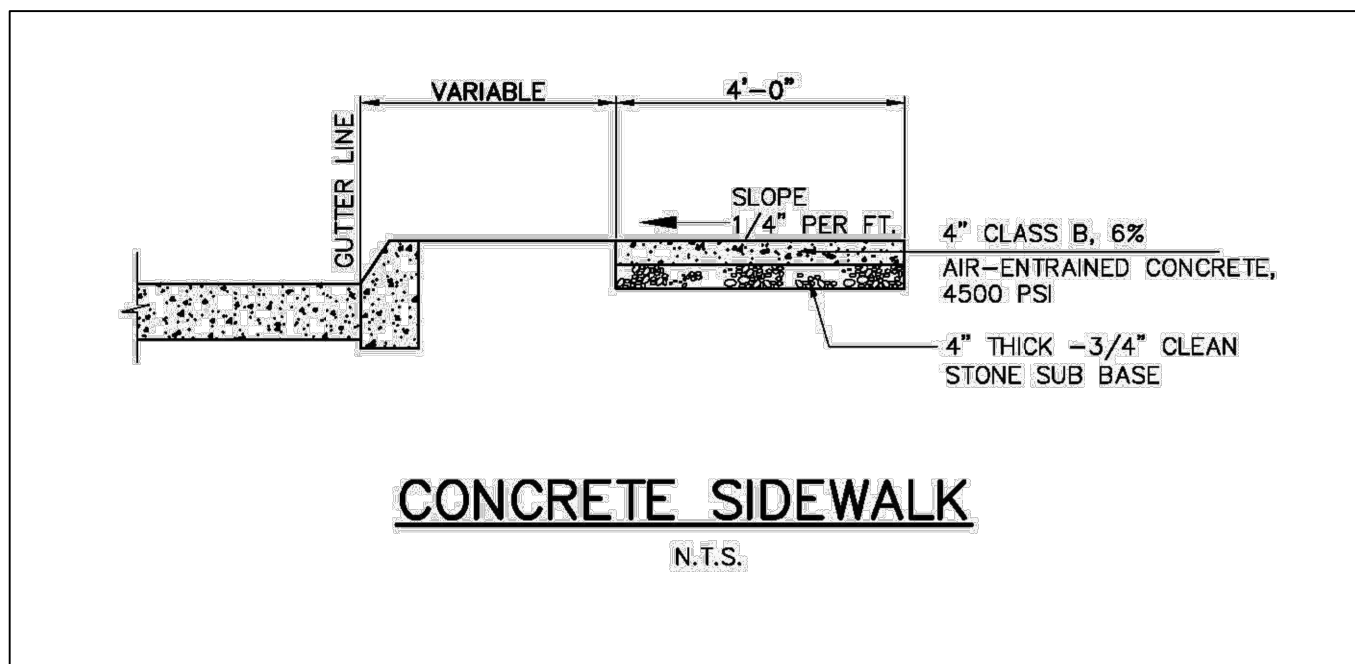
* MATERIAL TO BE USED AT ALL HANDICAP RAMPS AND OTHER AREAS REQUIRING DETECTABLE WARNING SURFACES SHALL BE:

- DETECTABLE WARNING SURFACES — CAST IN PLACE TILES; OR
- DETECTABLE WARNING SURFACES — RETROFIT SURFACE MOUNT TILES.

AS MANUFACTURED BY "ADA SOLUTIONS, INC." OR APPROVED EQUAL.

DETECTABLE WARNING SURFACE

1.52



DRAWN BY LF		DATE: 02/24/23		DESIGNED BY AK		DATE: 04/24/23		APPROVED BY AK		NO.		REVISED BY LF		DATE: 01/11/24		AK		APR	
ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER										DATE: 04/02/24									
www.awzenengineering.com										P.A. LICENSE NO. 49065E M.D. LICENSE NO. 41803									
Main Office: 150 River Road, Suite B3, Montville, NJ 07045										Pennsylvania Office: Scranton, PA 18504									
Tel: 973-588-7080										Fax: 973-588-7079									
e-mail: info@awzenengineering.com										New Jersey Certificate of Authority No.: 24GA28118400									
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BLOCK 91		TAX LOTS 8.01, 10.01 & 36		27-33 WESTFIELD AVENUE		26-30 WASHINGTON STREET		TOWNSHIP OF CLARK		UNION COUNTY, NEW JERSEY		COUNTY CONSTRUCTION DETAILS	
JOB NUMBER: 22-0107												SCALE: AS SHOWN	
C-08												SHEET 8 OF 8	

THIS PLAN IS TO BE USED FOR SOIL EROSION CONTROL PURPOSES ONLY

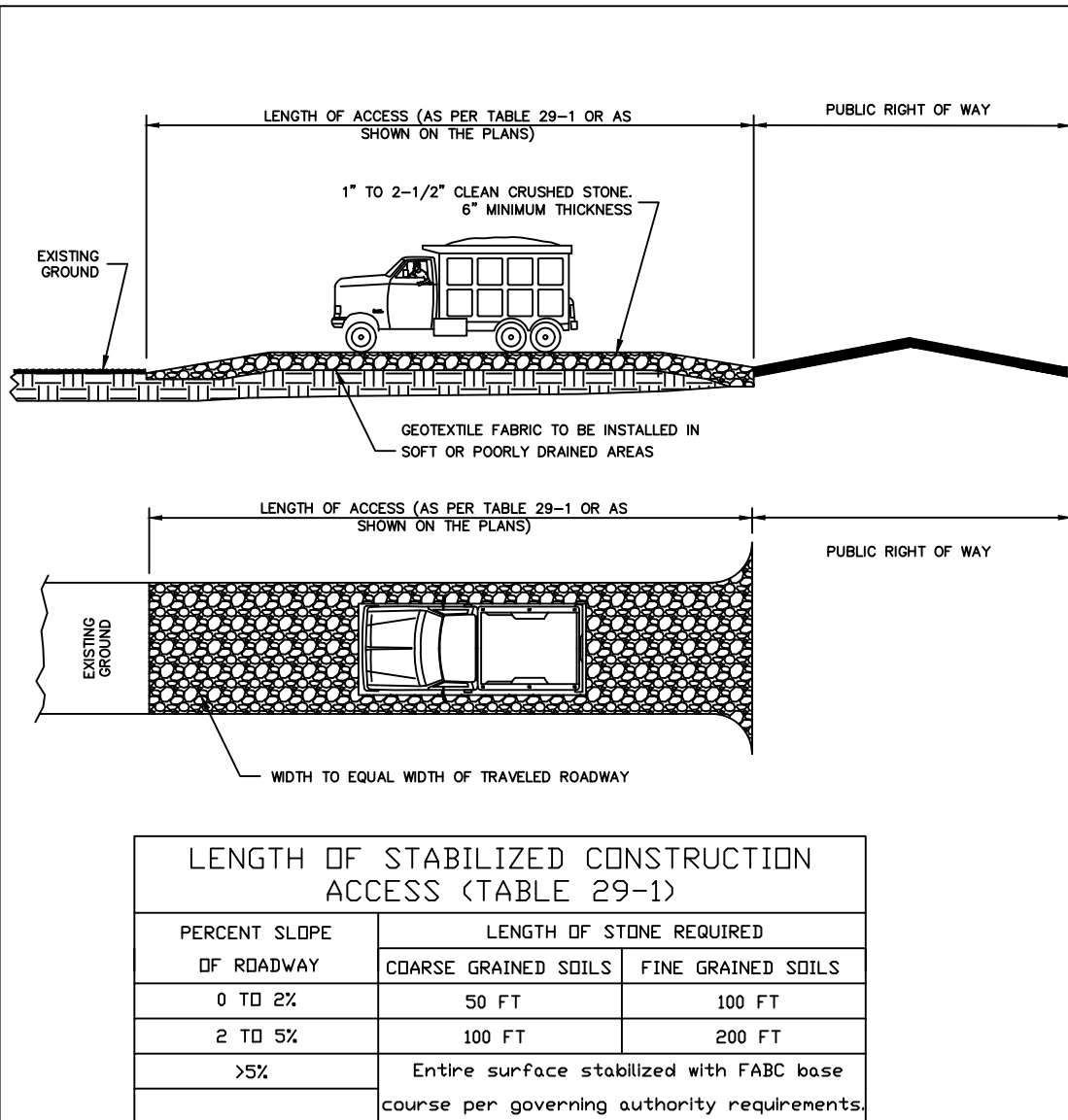


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The diagram shows a cross-section of a road with a 1" to 2-1/2" clean crushed stone base. A geotextile fabric is installed in the soft or poorly drained areas. The length of access is shown as 28'-0" or as shown on the plans. The width of access is shown as 28'-0" or as shown on the plans. The diagram also shows the public right of way and the existing ground.

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STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

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B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or discing operation should be the general contour. Continue tillage until a reasonable uniform seedbed is prepared.

C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled in accordance with the above.

D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pp. 1-1.

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C. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed preparation. See Standard for Management of High Acid Producing Soils for specific requirements.

SEEDING

A. Select a mixture from Table 4-3 or use mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested.

(1) Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover with the specified seed mixture for the seeded area and mowed once.

(2) Warm season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85°F and above. See Table 4-3, mixtures 1 to 7. Planting rates for warm season grasses shall be the amount of Pure Live Seed (PLS) as determined by germination testing results.

(3) Cool Season Mixtures are grasses and legumes which maximize growth at temperatures below 85°F. Many grasses become active at 65°F. See Table 3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of Pure Live Seed is not required for cool season grasses.

8. Conventional Seeding. Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or outlaid seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil.

C. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact restore capillarity, and improve seedling emergence. This is preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

D. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibred mulch may be applied with a hydroseeder following seeding. (Also see Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.

MULCHING

Is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

Straw or Hay, Unrotted small grain straw, hay free of seeds, or salt hay to be applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (lockflying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must cut and grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.

Application. Spread mulch uniformly by hand or mechanically so that approximately 85% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.

Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.

Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure twine around each peg with two or more round turns.

Mulch Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.

Crimper (mulch anchoring coulters tool). A tractor-drawn implement, somewhat like a disc-harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No lockflying or adhesive agent is required.

Liquid Mulch-Binders. May be used to anchor salt hay, hay or straw mulch.

a. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of slopes. The remainder of the area should be uniform in appearance.

b. Use one of the following:

(1) Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials when with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membranes, used on the mulch and impede growth of turf-grass. Use of rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

Wood-fiber or paper-fiber mulch. Shall be made from wood, plant fibers or paper containing no growth retardants, insecticides or other materials, used at a rate of 1,500 pounds per acre (20 lbs. per 1,000 square feet) and may be applied by a hydroseeder. This mulch shall not be mixed in the soil with seed. Use on limited flatter slopes and during optimum seeding periods in spring and fall.

Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs./1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or desirable.

Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

IRRIGATION (where feasible)

If soil moisture is deficient, and mulch is not used, supply new seedlings with adequate water (a minimum of 1/4 inch twice a day until vegetation is well established). This is especially true when seedlings are made in normally dry or hot weather or on droughty sites.

TOPDRESSING

Since soil organic matter content and slow fertilizer (water insoluble) are prescribed in Section 2A, Seedbed Preparation in this Standard, no follow-up of topdressing is mandatory.

An exception may be made in cases where gross nitrogen deficiency exists to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross until the gross nitrogen deficiency in the turf is ameliorated.

ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

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 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in 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% vegetative cover of the seeded species and mowed once. Note this designation of mowed once does not guarantee the permanency of the turf should other maintenance factors be neglected or otherwise mismanaged.

TABLE 4-2

PERMANENT STABILIZATION MIXTURES FOR VARIOUS USES

Diagram illustrating the length of stabilized construction access (Table 29-1) and the width of stabilized construction access (Table 29-1).

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C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled in accordance with the above.

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C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled in accordance with the above.

D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pp. 1-1.

SEEDING

A. Select seed from recommendations in Table 7-2.

Diagram illustrating the length of stabilized construction access (Table 29-1) and the width of stabilized construction access (Table 29-1).

The diagram shows a cross-section of a road with a 1" to 2-1/2" clean crushed stone base. A geotextile fabric is installed in the soft or poorly drained areas. The length of access is shown as 28'-0" or as shown on the plans. The width of access is shown as 28'-0" or as shown on the plans. The diagram also shows the public right of way and the existing ground.

SEEDING PREPARATION

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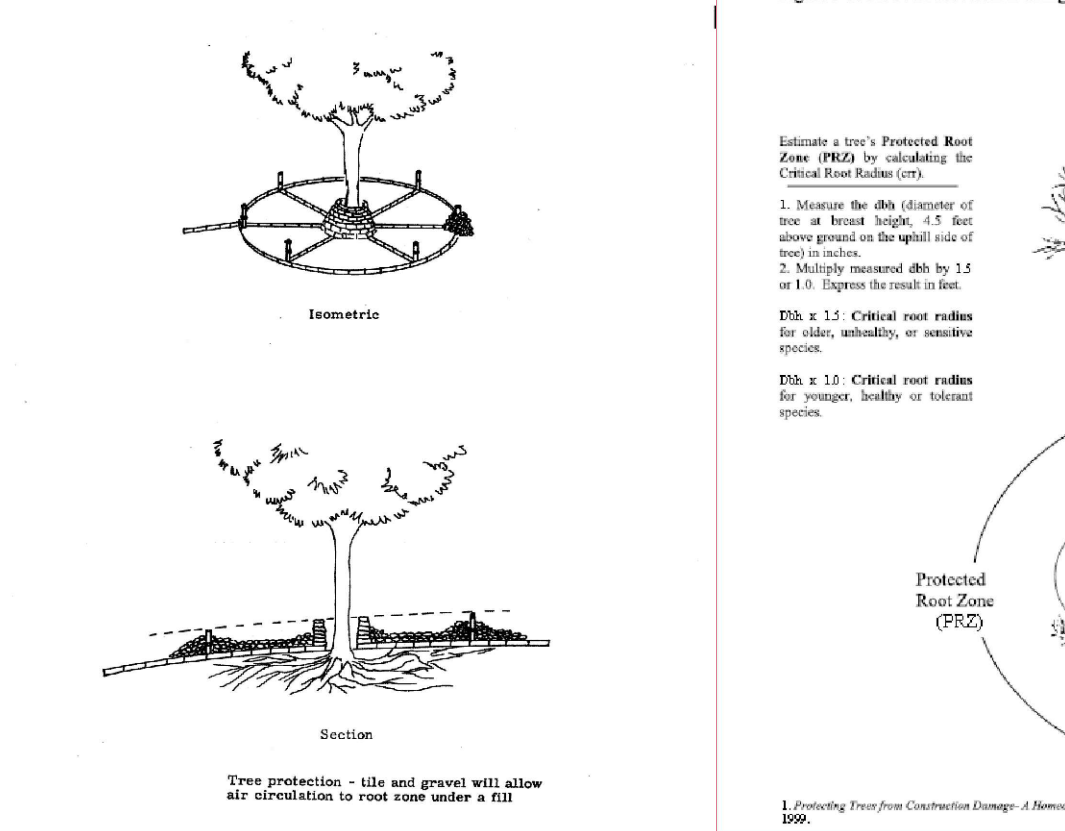
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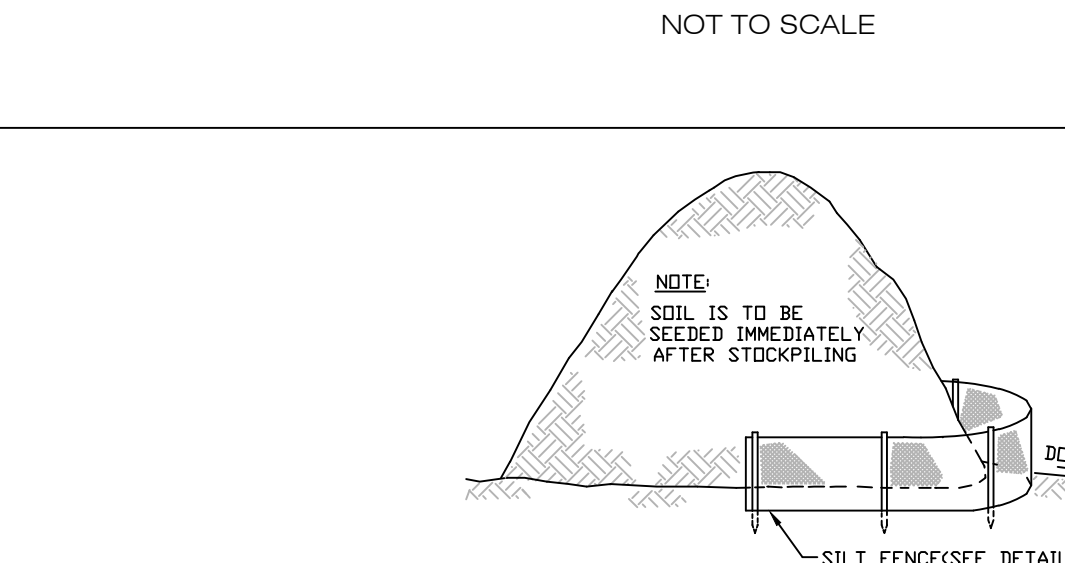
SEEDING

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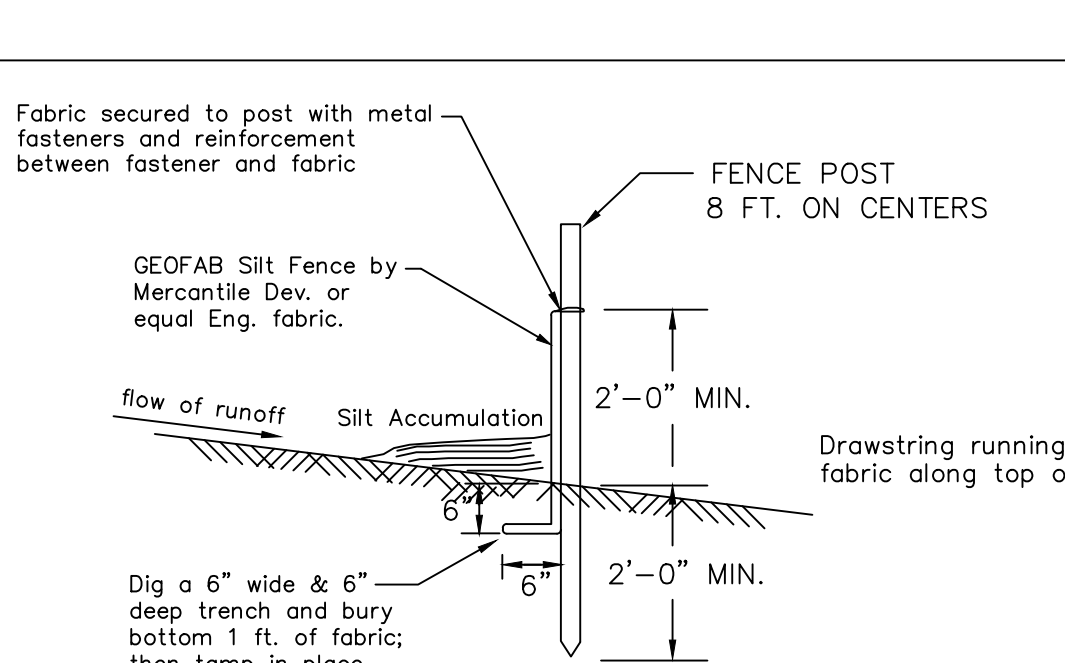
TREE PROTECTION DETAIL

NOT TO SCALE



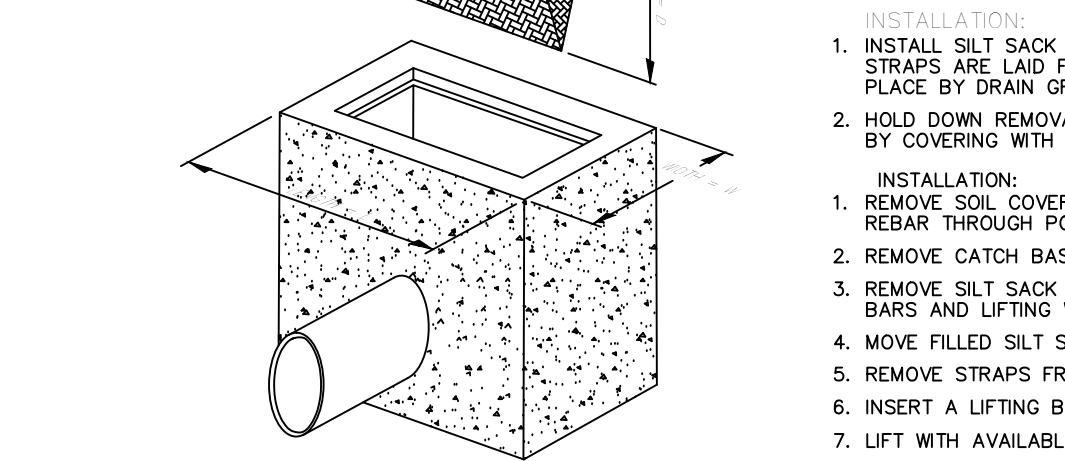
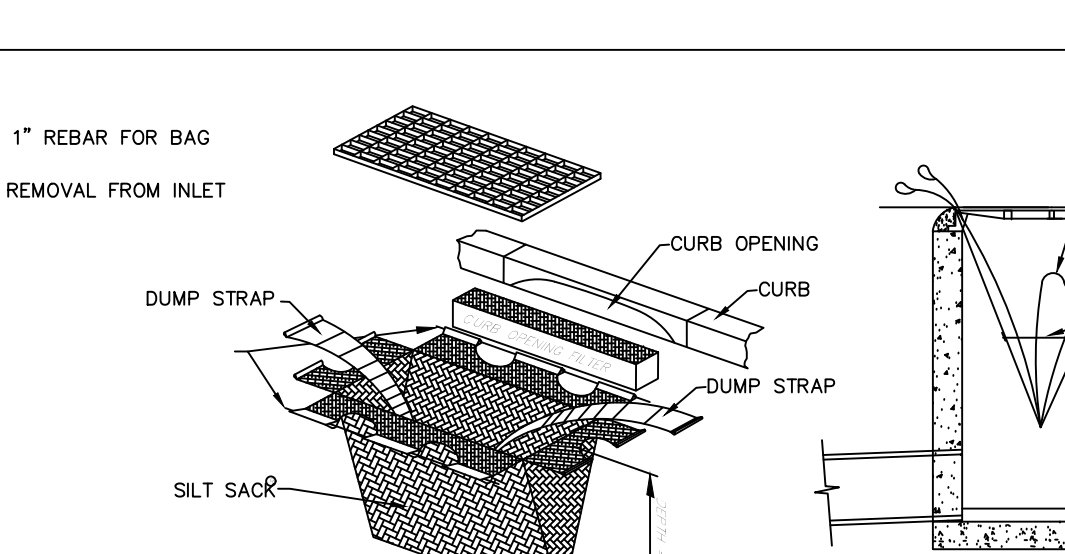
TOPSOIL STOCKPILING DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



NOTES:

1. CONTRACTOR TO CHECK AND IF REQUIRED MAINTAIN AND CLEAN THE SILT SACK AFTER EVERY RAIN EVENT.

2. THE INLET PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1" YEAR 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

SEEDING PREPARATION

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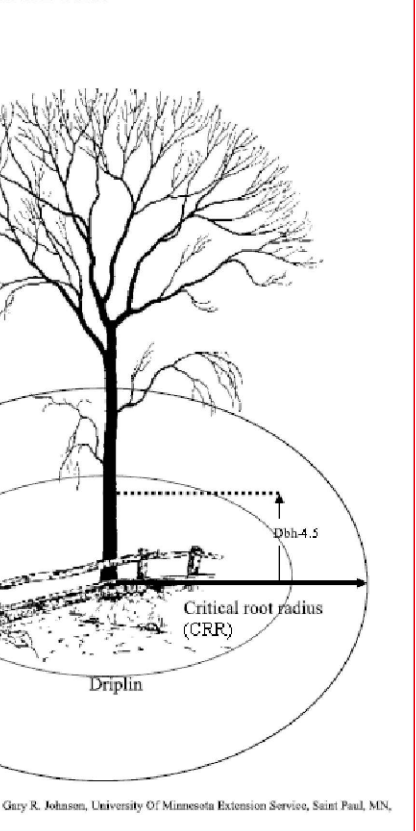
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SEEDING PREPARATION

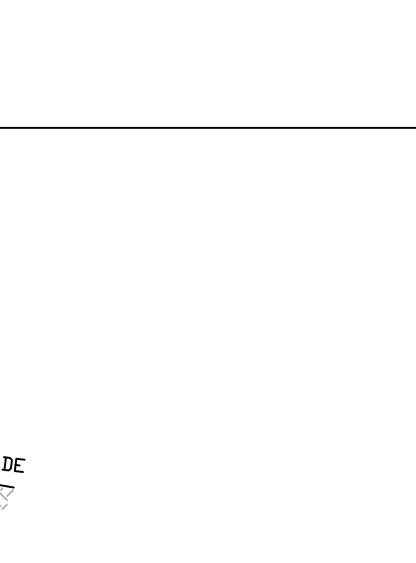
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TRENCH DRAIN INLET PROTECTION DETAIL

NOT TO SCALE



TRENCH DRAIN INLET PROTECTION DETAIL

NOT TO SCALE