

PRELIMINARY & FINAL SITE PLAN

PINE STREET RAHWAY, LLC

LOTS 8, 9 & 10, BLOCK 358
TAX MAP SHEET No. 99

CITY OF RAHWAY UNION COUNTY NEW JERSEY

LIST PROPERTY OWNERS & UTILITIES 200 FEET

BLOCK & LOT	PROPERTY LOCATION	OWNER/MAIL ADDRESS
357 1	BARNETT STREET	HARTZ LINDEN PROPERTIES, INC 400 PLAZA DRIVE SECAUCUS, NJ 07094
358 1	PINE & WALL STREETS	CITY OF RAHWAY 1 CITY HALL PLAZA RAHWAY, NJ 07065
358 2	2077 WALL STREET	BASKERVILLE, SHELETTE & KELLY 2077 WALL STREET RAHWAY, NJ 07065
358 3	2085 WALL STREET	HASSELL, THURUS & GWENDOLYN 2085 WALL STREET RAHWAY, NJ 07065
358 4	2083 WALL STREET	GONZALEZ, HERBERT 2083 WALL STREET RAHWAY, NJ 07065
358 5	2105 WALL STREET	MC KINNEY, QUINCY D SR & SHERI L 2105 WALL STREET RAHWAY, NJ 07065
358 6	2113 WALL STREET	GARDERE, RAY PO BOX 1787 LINDEN, NJ 07036
358 7	2135 BARNETT STREET	OSMEROS, VALERIE J & LANZAN UNITS 2135 BARNETT STREET RAHWAY, NJ 07065
359 13	2096 WALL STREET	RASHEED, AMIN HANEE 2096 WALL STREET RAHWAY, NJ 07065
359 14	2088 WALL STREET	SCOD, NEWEL KEVIN & JENNIFER 2088 WALL STREET RAHWAY, NJ 07065
359 15	2080 WALL STREET	SPINKS, HENRY J & LINDA T 2080 WALL STREET RAHWAY, NJ 07065
359 16	2074 WALL STREET	LEFSKY, MAX & SYLVIA 2074 WALL STREET RAHWAY, NJ 07065

APPLICANT & OWNER:
PINE STREET RAHWAY, LLC
180 WEST STREET
COLONIA, NJ 07067

CERTIFICATION OF APPROVAL

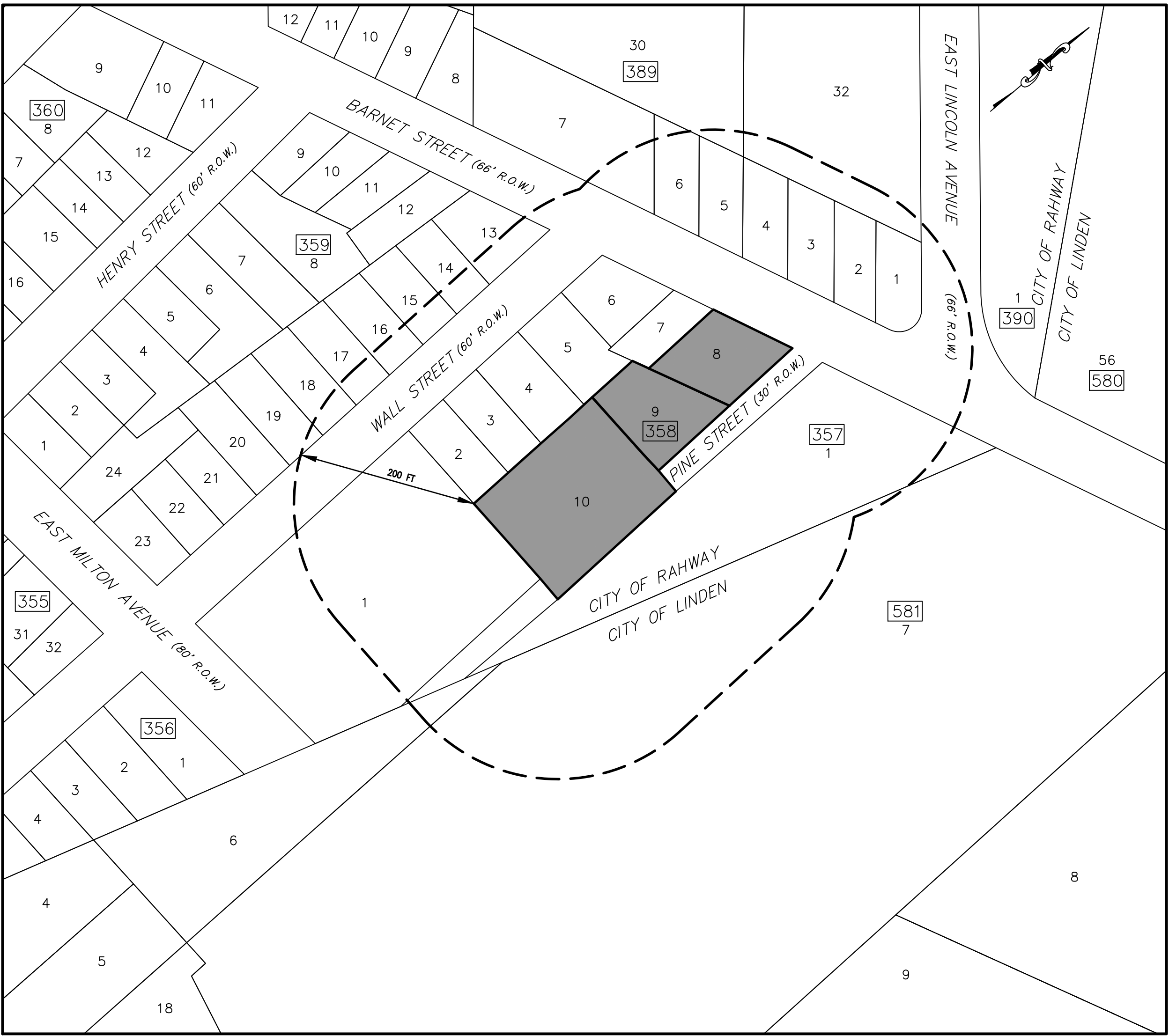
APPROVED BY THE ZONING BOARD OF ADJUSTORS
OF THE CITY OF RAHWAY

PRELIMINARY _____ FINAL _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____



PROJECT AREA MAP
SCALE: 1" = 100'

PREPARED MARCH 2021

FOR

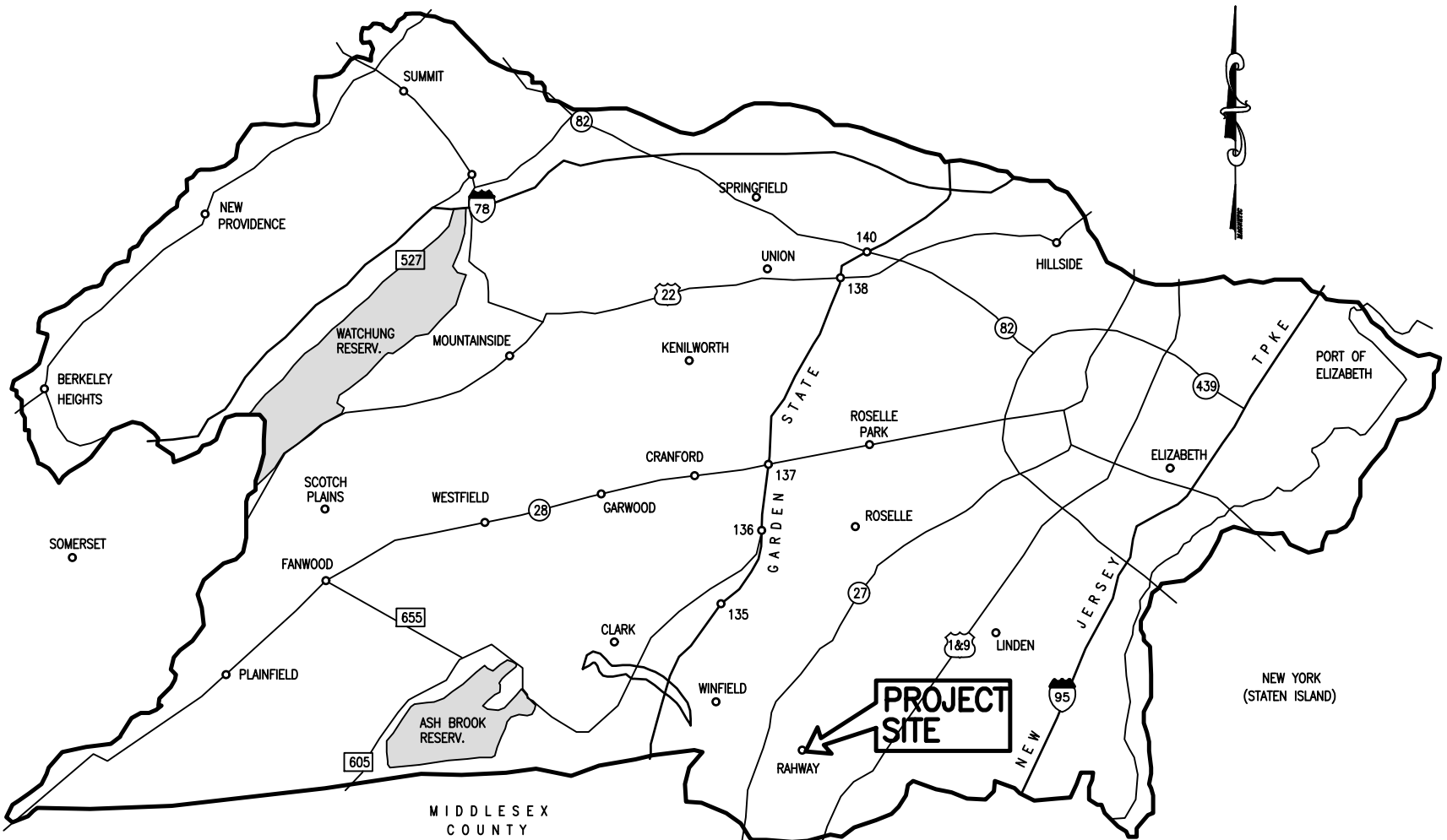
PINE STREET RAHWAY, LLC
180 WEST STREET
COLONIA, NJ 07067

LIST PROPERTY OWNERS & UTILITIES 200 FEET

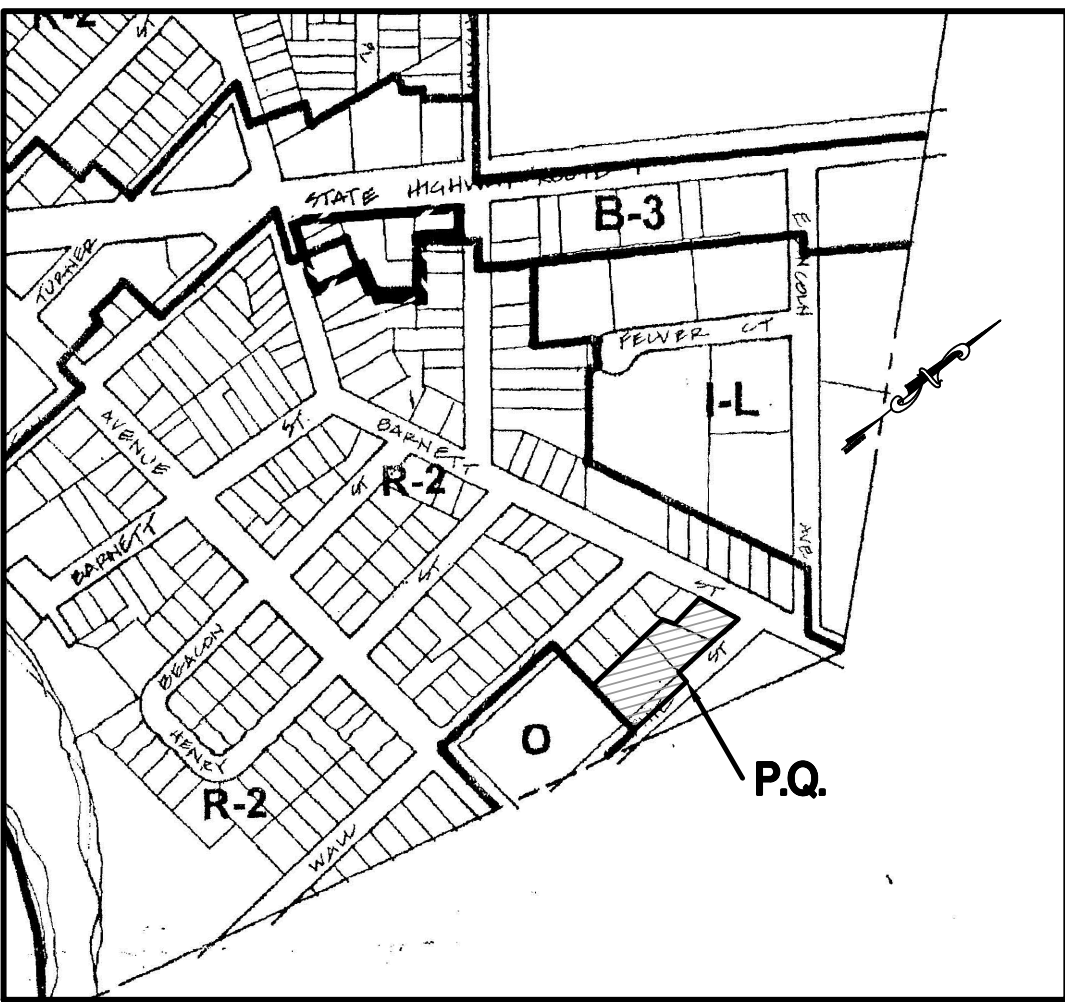
BLOCK & LOT	PROPERTY LOCATION	OWNER/MAIL ADDRESS
359 17	2066 WALL STREET	JONES, MICHAEL & TOWANNA 2066 WALL STREET RAHWAY, NJ 07065
359 18	2058 WALL STREET	SMONDIS, W - MICHELIS, W 2058 WALL STREET RAHWAY, NJ 07065
359 19	2050 WALL STREET	MARTIN, ANTONIN F & ADRIANNE 2050 WALL STREET RAHWAY, NJ 07065
389 1	2182 BARNETT STREET	GARWOOD, ANDREW A 2182 BARNETT STREET RAHWAY, NJ 07065
389 2	2172 BARNETT STREET	GONZALEZ, LITA 2172 BARNETT STREET RAHWAY, NJ 07065
389 3	2162 BARNETT STREET	ZIOLKOWSKI, THOMAS & PATRICIA A 2162 BARNETT STREET RAHWAY, NJ 07065
389 4	2152 BARNETT STREET	RDN HOLDINGS LLC 429 CHESTNUT STREET ROSELLE PARK, NJ 07204
389 5	2142 BARNETT STREET	ALEXANDRE, FRANCK & CHERILYN YVERNE 2142 BARNETT STREET RAHWAY, NJ 07065
389 6	2132 BARNETT STREET	PAIGE, JIMMY & PATRICIA 2132 BARNETT STREET RAHWAY, NJ 07065
389 7	2110 BARNETT STREET	ENGLISH RAHWAY CONG. OF JEHOWA'S 2110 BARNETT STREET RAHWAY, NJ 07065
389 30	2131 FELVER COURT	JAN HOLDINGS LLC 1794 OAK TREE ROAD EDISON, NJ 08820
389 32	759 E. LINCOLN AVENUE	HACON REALTY, LLC 5 MEDINAH COURT MONROE, NJ 08831
581 6	1999 WALL STREET REAR	CITY OF LINDEN 301 NORTH WOOD AVENUE LINDEN, NJ 07036
581 7	2001 LOWER ROAD	2001 LOWER RD CORP % HARTZ MTN 400 PLAZA DR BOX 1515 SECAUCUS, NJ 07096

MUNICIPAL & UTILITIES CONTACT LIST

COMCAST 800 RAHWAY AVENUE LINDEN, NJ 07063 PHONE: 800-851-8557 CONTACT: GEORGE PALYCA EMAIL: GEORGE.PALYCA@CABLE.COMCAST.COM	PUBLIC SERVICE ELECTRIC & GAS COMPANY 80 PARK PLAZA, T18A NEWARK, NJ 07101 PHONE: 732-764-3166 CONTACT: JOE MOOTZ EMAIL: JOSEPH.MOOTZ@PS&G.COM
SUEZ-RAHWAY TREATMENT PLANT 1045 WESTFIELD AVENUE RAHWAY, NJ 07065 PHONE: 732-709-4068 CONTACT: ANDREW SUAREZ EMAIL: ANDREW.SUAREZ@SUEZ-NA.COM	ELIZABETHTOWN GAS COMPANY 320 GREEN LANE UNION, NJ 07083 PHONE: 908-289-5000 CONTACT: GREG BALINT EMAIL: GREG.BALINT@ELGASRESOURCES.COM
VERIZON 909 WEST MAIN STREET FRESHKILL, NJ 07728 PHONE: 732-683-5146 CONTACT: JIAN CHAN EMAIL: JIAN.CHAN@VERIZON.COM	RAHWAY VALLEY SEWERAGE AUTHORITY JOHN BIGNOCORE, PE RAHWAY, NJ 07065 PHONE: 732-388-0868 EXT. 231 EMAIL: JBIGNOCORE@RAHWAYVALLEYSA.COM
RAHWAY POLICE DEPARTMENT SOT. MARK DEERING EMAIL: MWDK@RAHWAYPOLICE.COM	DIRECTOR OF PUBLIC WORKS MIKE SMALLING EMAIL: MSMALLING@CITYOFRAHWAY.COM
	RAHWAY CITY ENGINEER JACQUELINE FOUSHEE, P.E., C.M.E. JFOUSHEE@CITYOFRAHWAY.COM



UNION COUNTY KEY MAP
N.T.S.



CITY OF RAHWAY ZONING MAP
N.T.S.

SHEET INDEX

SHEET No.	DESCRIPTION	PREPARED	LAST REVISED
1	COVER SHEET	3/26/2021	
2	EXISTING CONDITIONS & DEMOLITION PLAN	3/26/2021	
3	LAYOUT & DIMENSIONING PLAN	3/26/2021	
4	GRADING & UTILITIES PLAN	3/26/2021	
5	LANDSCAPING & LIGHTING PLAN	3/26/2021	
6	SOIL EROSION & SEDIMENT CONTROL PLAN	3/26/2021	
7	CONSTRUCTION DETAILS - 1	3/26/2021	
8	CONSTRUCTION DETAILS - 2	3/26/2021	

(*) ARCHITECTURAL DRAWINGS PREPARED BY:

RAYMOND L. CASELLI, ARCHITECT, LLC
100 SPRINGBROOK ROAD
MORRISTOWN, NJ 07960
PHONE: (973) 267-2909

PRELIMINARY & FINAL SITE PLAN

PINE STREET RAHWAY, LLC
LOTS 8, 9 & 10, BLOCK 358 (TAX MAP SHEET 99)
CITY OF RAHWAY UNION COUNTY NEW JERSEY

COVER SHEET

HARBOR CONSULTANTS ENGINEERS & SURVEYORS



320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Tel. (908) 276-2715 Fax (908) 709-1738

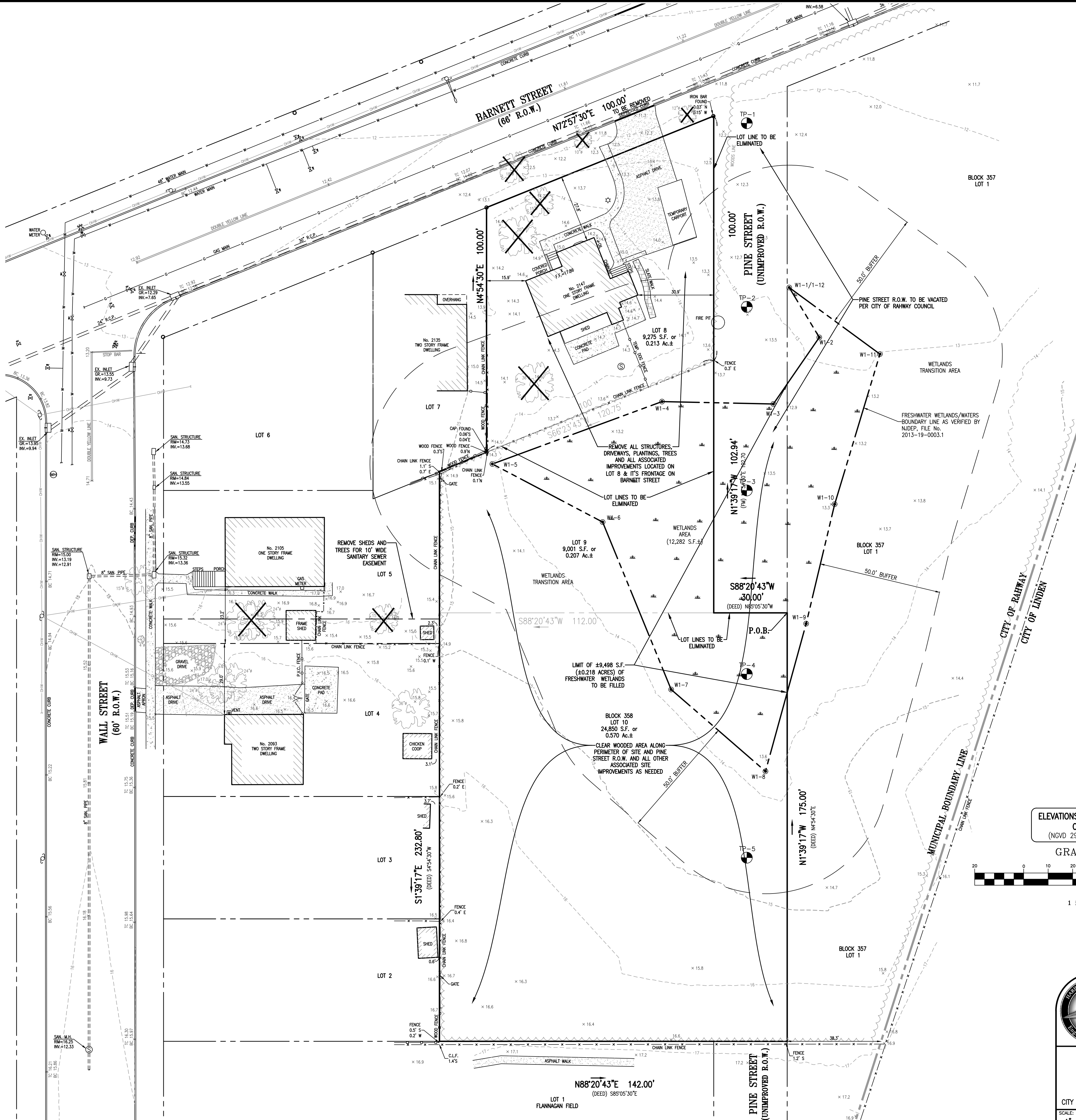
VICTOR E. VINEGRA

PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460
PROJECT No. 2019121

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- LEGEND**
- | | |
|----------------------|-----------------------|
| STREET SIGN | IRON BAR FOUND |
| CLEANOUT | MAILBOX |
| SANITARY MANHOLE | STREET TREE |
| DRAINAGE MANHOLE | EXIST. SPOT ELEVATION |
| CATCH BASIN | EXISTING CONTOUR LINE |
| CATCH BASIN | GAS LINE |
| SOIL BORING | WATER LINE |
| GUY WIRE | GAS VALVE |
| UTILITY POLE | WATER VALVE |
| P.K. NAIL FOUND | FIRE HYDRANT |
| CONC. MONUMENT FOUND | LIGHT POST |



ELEVATIONS SHOWN ARE BASED
ON NAVD 88
(NGVD 29= 1.04' + NAVD 88)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
Email: info@hcicg.net

PRELIMINARY AND FINAL SITE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN

PINE STREET RAHWAY, LLC
LOTS 8, 9 & 10, BLOCK 358
UNION COUNTY NEW JERSEY

CITY OF RAHWAY
SCALE: 1" = 20'
DATE: 3/26/2021
DESIGNED BY: V.E.V.
DRAWN BY: C.V.F.
WORK FILE: T:\2019121\FINALS

VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460

CERTIFICATE OF AUTHORIZATION No. 246A27962100
PROJECT No. 2019121

DESCRIPTION:-

BEING KNOWN AND DESIGNATED AS LOTS 9 & 10 IN BLOCK 358
ON THE CITY OF RAHWAY TAX ASSESSMENT MAP.
BEING MORE COMMONLY KNOWN AS PINE STREET
CITY OF RAHWAY, UNION COUNTY, NEW JERSEY

NOTES:-

1. REFERENCES WERE MADE TO DEED BOOK 5343, PAGE 778 AND DEED BOOK 5925, PAGE 91
2. AT THE REQUEST OF THE OWNERS, PROPERTY CORNERS WERE NOT SET AT THIS TIME.
3. DIMENSIONS AS SHOWN ARE NOT INTENDED FOR THE CONSTRUCTION OF FENCES OR PERMANENT STRUCTURES.
4. OFFSETS SHOWN ARE MEASURED FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

CERTIFICATION:-

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON JUNE 12, 2019, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS FROMLGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS"

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

TO: JOSEPH CIMILICCA

REFERENCE:-

BEING KNOWN AS LOTS 11-14, ON A MAP ENTITLED "MAP OF 15 LOTS AT RAHWAY, NJ PROPERTY OF ANN S. WHEELER AND PHEBE GARNETT" FILED IN THE UNION COUNTY CLERK'S OFFICE ON MAY 12, 1873 AS MAP No. 144A.

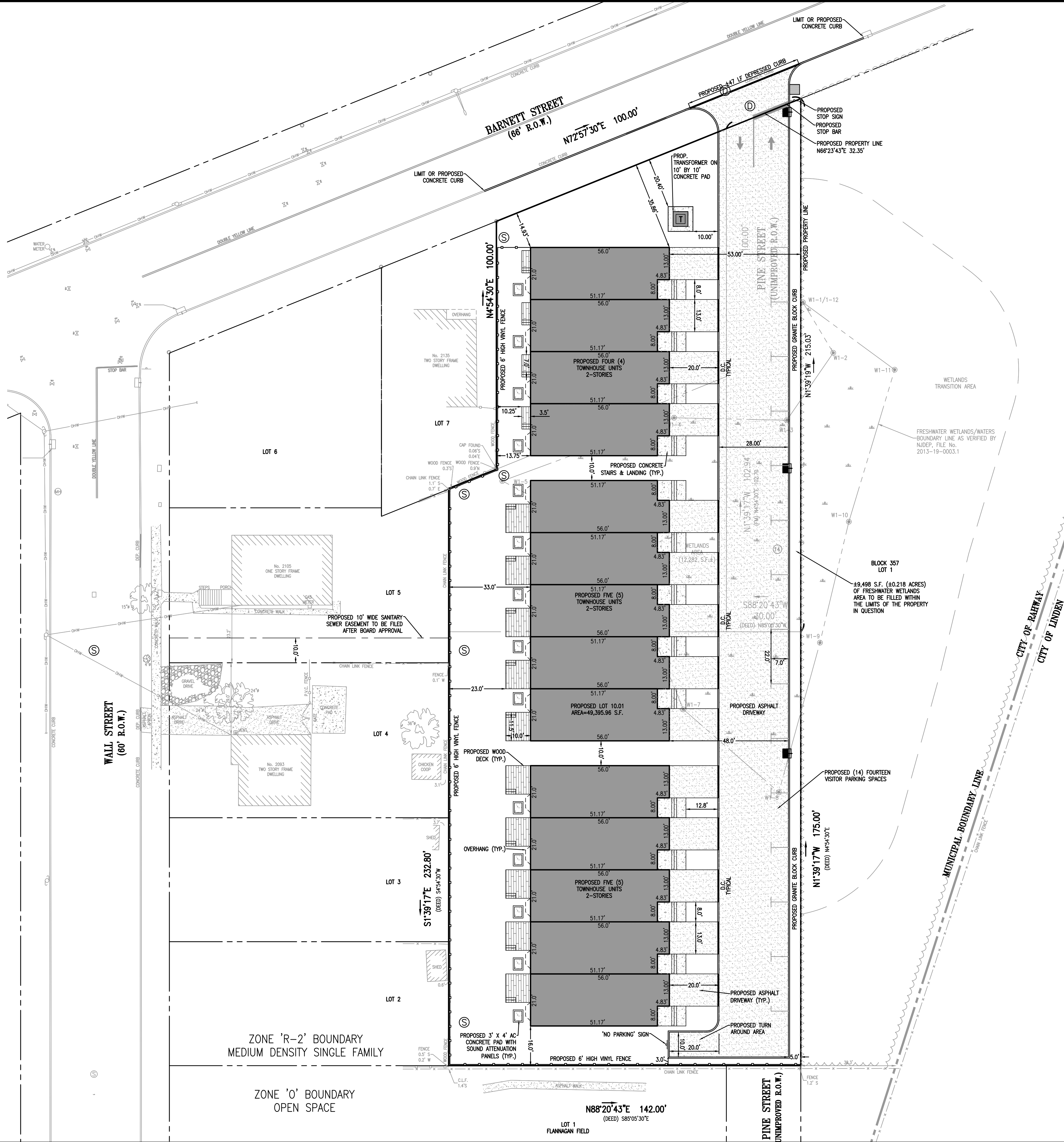
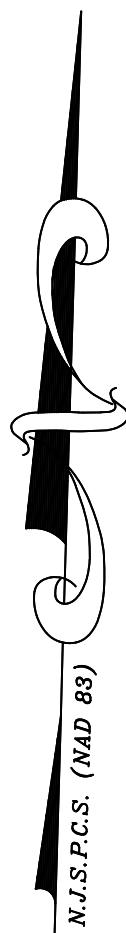
AND ALSO KNOWN AS LOT 6, BLOCK 126, ON A MAP ENTITLED "LAWRENCE PARK, MAP OF SUB-DIVISION OF LAND" FILED IN THE UNION COUNTY CLERK'S OFFICE ON AUG. 23, 1956 AS MAP No. 450-A.

GENERAL NOTES:-

1. THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO SUCH FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE. THE PROPERTY ALSO MAY BE SUBJECT TO THE FOLLOWING:
 - A.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD.
 - B.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD.
 - C.) EASEMENTS OR CLAIMS OF EASEMENTS, SHOWN BY THE PUBLIC RECORD.
 - D.) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
2. NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.
3. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.
4. WETLAND BOUNDARY LINE HAS BEEN DETERMINED FROM FIELD DELINEATION BY EASTERN STATES ENVIRONMENTAL ASSOCIATES, FIELD LOCATED BY HARBOR CONSULTANTS INC., JUNE 2019.
5. PROPERTY IS SITUATED IN FLOOD ZONE X (BASE FLOOD ELEVATIONS DETERMINED) PER A PLAN ENTITLED "TRIM" FLOOD INSURANCE RATE MAP, FOR THE CITY OF RAHWAY COMMUNITY/PANEL No. 346214 0044 F, MAP No. 34620044F EFFECTIVE DATE SEPTEMBER 2009, 2006.
6. PLANIMETRIC FEATURES SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., JUNE 12, 2019.
7. 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. 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. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., JUNE 12, 2019.

DEMOLITION NOTES:-

1. WORK TO BE IN ACCORDANCE WITH ALL LOCAL AND STATE RULES AND REGULATIONS AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
2. PROTECT AT ALL TIMES ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAYS FROM DAMAGE, DUST AND DEBRIS. PROVIDE FOR THE SAFETY OF PEDESTRIANS AT ALL TIMES.
3. ALL UNDERGROUND PIPING TO BE REMOVED SHALL BE CAPPED AT THE PROPERTY LINE. EXISTING ON-SITE UNDERGROUND UTILITIES TO BE ABANDONED AND FULLY FILLED IN PLACE. CONTRACTOR SHALL CUT AND CAP ALL CONNECTIONS AT THE PROPERTY LINE.
4. THE USE OF EXPLOSIVES IS PROHIBITED WITHOUT THE REQUIRED LOCAL AND STATE PERMITS.
5. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES BETWEEN PLAN AND FIELD INFORMATION ARE TO BE REPORTED IMMEDIATELY TO HARBOR CONSULTANTS.
6. THE DISRUPTION OF EXISTING UTILITY SERVICES SHALL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. ANY REQUIRED DISRUPTION OF SERVICES SHALL BE COORDINATED IN ADVANCE WITH THE RESPECTIVE AUTHORITY AND AFFECTED USERS SHALL BE ADEQUATELY NOTIFIED.
7. ALL CONSTRUCTION DEBRIS AND REFUSE SHALL BE DISPOSED OF OFF-SITE IN AN APPROPRIATE MANNER.
8. ANY DAMAGE TO THE PUBLIC RIGHT OF WAY MUST BE REPAIRED/INSTALLED TO EQUAL STANDARDS.

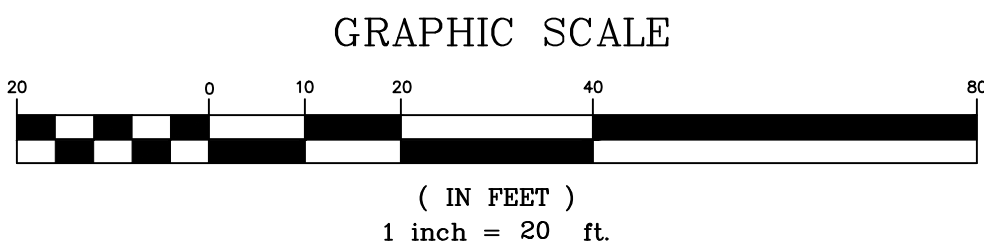


SCHEDULE OF AREA YARD AND BULK REQUIREMENTS CITY OF RAHWAY, UNION COUNTY, NEW JERSEY ZONE: R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL ZONE				
BULK ITEM	REQUIRED	EXISTING CONDITIONS	PROPOSED LOT 10.01 CONDITIONS	COMPLY
PERMITTED USE	SINGLE FAMILY DETACHED DWELLING COMMUNITY RESIDENCE RESIDENTIAL HEALTH CARE USES	SINGLE FAMILY & VACANT LAND	TOWNHOUSES	NO
MINIMUM LOT AREA	20,000 S.F.	43,126.00 S.F.	49,395.96 S.F.	YES
MINIMUM LOT WIDTH	100 FEET	366.00 FEET	122.75 FEET	YES
MINIMUM LOT DEPTH	200 FEET	93.0 FEET	361.42 FEET	YES
PRINCIPAL BUILDING				
MINIMUM FRONT YARD	30 FEET	27.80 FEET	14.93 FEET	NO
MINIMUM ONE SIDE YARD	20 FEET	15.90 FEET	13.75 FEET	NO
MINIMUM BOTH SIDE YARDS	40 FEET	46.8 FEET	61.75 FEET	YES
MINIMUM REAR YARD	30 FEET	29.28 FEET	16.00 FEET	NO
MAXIMUM HEIGHT	40 FEET 3 STORES	423 FEET 1 STORY	34.0 FEET 2 STORES	YES YES
ACCESSORY BUILDING				
MINIMUM SIDE YARD	10 FEET	15 FEET	N/A	N/A
MINIMUM REAR YARD	10 FEET	15 FEET	N/A	N/A
MAXIMUM HEIGHT	15 FEET 1 STORY	15 FEET 1 STORY	N/A	N/A
MAXIMUM COVERAGE				
MAXIMUM BUILDING COVERAGE	20%	2.40%	32.10%	NO
MAXIMUM LOT COVERAGE	50%	6.30%	64.83%	NO
MAXIMUM FLOOR AREA RATIO	40%	2.40%	63.65%	NO

- NO = VARIANCE NEEDED.
- GENERAL NOTES:**
- SITE AREA LOTS 8, 9 & 10, BLOCK 358 = 43,126.00 S.F. (0.99 AC.). (ADDED AREA OF VACATED PORTION OF PINE STREET WOULD PUT THE TOTAL AREA AT 49,395.96 S.F.)
 - BEING KNOWN AS PINE STREET, CITY OF RAHWAY, NEW JERSEY
 - LOT IS SITUATED IN ZONE R-2 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL ZONE) AS SHOWN ON CITY OF RAHWAY ZONING MAP.
 - BOUNDARY & TOPOGRAPHIC INFORMATION PREPARED BY HARBOR CONSULTANTS, INC., DATED JUNE 13, 2019, REVISED JANUARY 21, 2021.
 - PUBLIC SEWER, WATER, GAS, ELECTRIC, CATV, AND TELEPHONE SERVICES ARE PRESENTLY SERVING THE PROPERTY.
 - ALL PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH CITY OF RAHWAY STANDARD DETAILS.
 - A RIGHT-OF-WAY CONSTRUCTION PERMIT APPLICATION WILL BE REQUIRED FROM THE CITY OF RAHWAY.
 - ALL APPLICABLE STATE PERMITS SHALL BE OBTAINED PRIOR TO ANY WORK.
 - ALL EXCESS SOIL RESULTING FROM CONSTRUCTION SHALL BE REMOVED FROM THE SITE.
 - THE APPLICANT SHALL NOTIFY THE CITY, IN WRITING, 48 HOURS PRIOR TO CONSTRUCTION OF ANY SITE IMPROVEMENTS.
 - REQUIRED REGULATORY APPROVALS: NO WORK IS PROPOSED WITHIN THE REGULATED AREA.

PARKING SCHEDULE				
PARKING	RSIS STANDARD	REQUIRED	PROPOSED	COMPLY
LOTS 8-10 14-(3) BEDROOM TOWNHOUSES	2.4 PARKING SPACES PER UNIT	33.6 SPACES	42 SPACES	YES
TOTAL		34 SPACES	42 SPACES	YES

- NOTE:
- GARAGE SPACES ARE INCLUDED IN PARKING ANALYSIS.
 - THE PROPOSED (14) FOURTEEN PARALLEL PARKING SPACES LOCATED IN THE ROADWAY CAN BE USED FOR BOTH RESIDENTIAL AND VISITOR PARKING.



REV.

DATE

DESCRIPTION

CHK'D.

APP'D

3

VICTOR E. VINEGRA

PROFESSIONAL ENGINEER & LAND SURVEYOR

NEW JERSEY LICENSE NO. 34460

320 NORTH AVENUE EAST

CRANFORD, N.J. 07016

Phone (908) 276-2715 Fax (908) 709-1738

Email: info@hcicg.net

PRELIMINARY AND FINAL SITE PLAN

LAYOUT & DIMENSIONING PLAN

PINE STREET RAHWAY, LLC

LOTS 8, 9 & 10, BLOCK 358

UNION COUNTY NEW JERSEY

SCALE: 1" = 20'

DATE: 3/26/2021

DRAWN BY: V.E.V.

CHECKED BY: C.V.F.

WORK FILE: T:\2019121\FINALS

CERTIFICATE OF AUTHORIZATION NO. 24GA27962100

PROJECT NO. 2019121

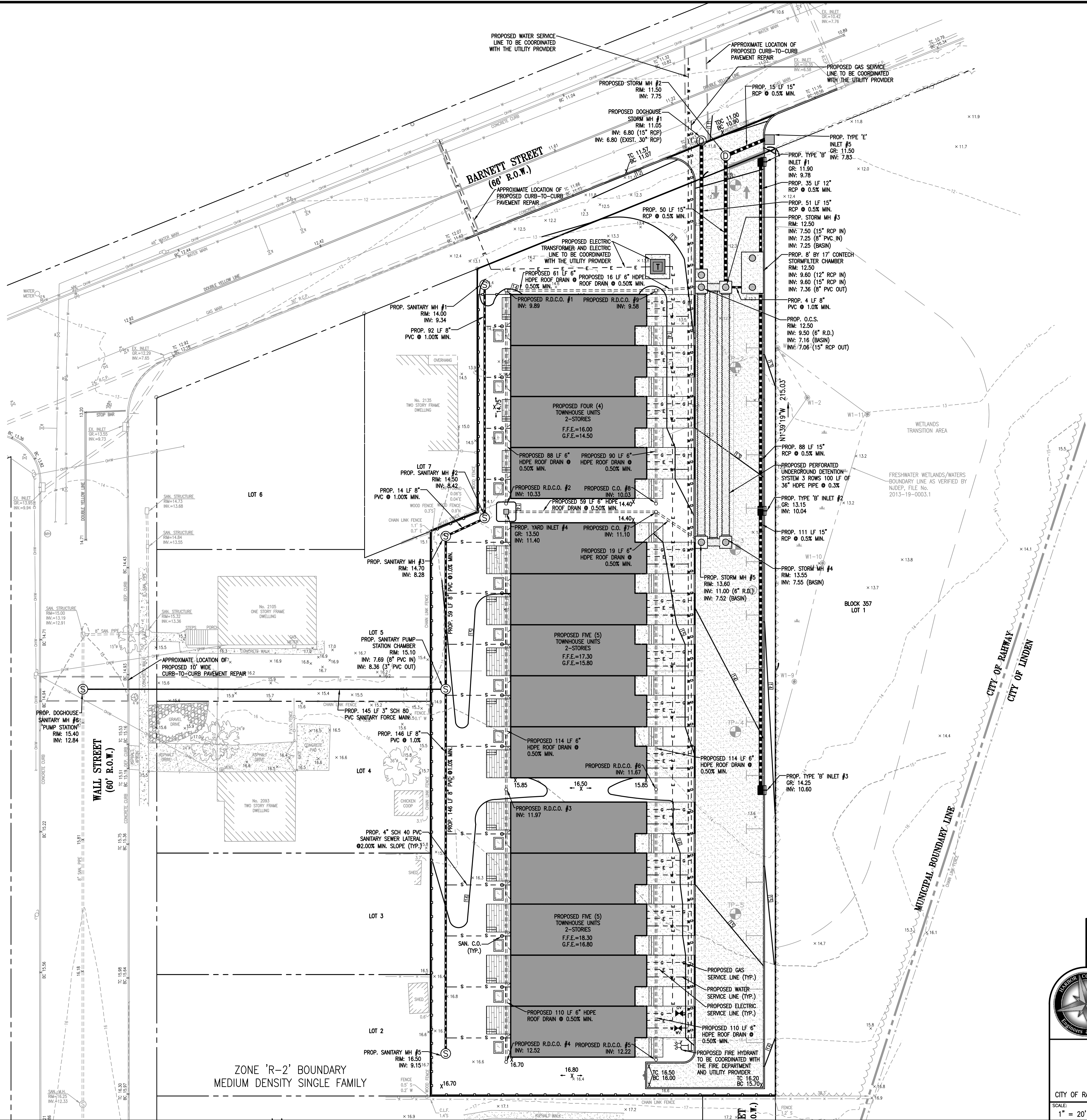
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LEGEND	
STREET SIGN	IRON BAR FOUND
CLEANOUT	MAILBOX
SANITARY MANHOLE	STREET TREE
DRAINAGE MANHOLE	EXIST. SPOT ELEVATION
CATCH BASIN	EXISTING CONTOUR LINE
CATCH BASIN	GAS LINE
SOIL BORING	WATER LINE
GUY WIRE	GAS VALVE
UTILITY POLE	WATER VALVE
P.K. NAIL FOUND	FIRE HYDRANT
CONC. MONUMENT FOUND	LIGHT POST

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- | | |
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| UTILITY POLE | WATER VALVE |
| P.K. NAIL FOUND | FIRE HYDRANT |
| CONC. MONUMENT FOUND | LIGHT POST |



DIG SAFELY - NEW JERSEY

CALL BEFORE YOU DIG
1-800-272-1000
IT'S THE LAW

Dig Safely

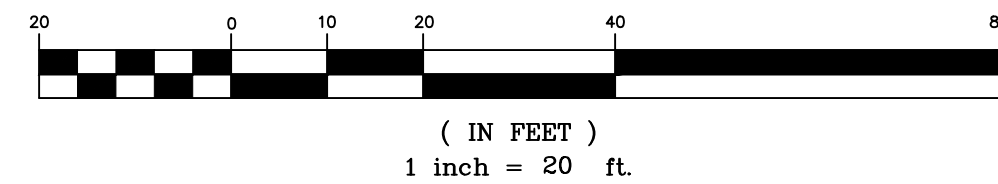
NEW JERSEY ONE CALL
CONTRACTORS SHALL CALL 1-800-272-1000
MINIMUM THREE DAYS, MAXIMUM 10 DAYS NOTICE PRIOR TO BEGINNING EXCAVATION

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION IN ACCORDANCE WITH EXISTING LOCAL, COUNTY, OR STATE REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION IN THESE MATTERS.
- THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- ALL GRADING OPERATIONS SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES AND SHALL ELIMINATE PONDING AREAS.
- INFORMATION AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN COLLECTED FROM VARIOUS SOURCES. THE RESULTS OF SUCH INVESTIGATIONS ARE SHOWN ON THE CONTRACT DRAWINGS AND ARE NOT GUARANTEED AS TO ACCURACY. THE CONTRACTOR IS PARTICULARLY DIRECTED TO THE FACT THAT UNDERGROUND OBJECTS ON MATERIAL, LOCATION, ELEVATION, OR TYPE IS NOT WARRANTED TO BE APPROXIMATELY CORRECT (NOR CAN THEY BE ASSUMED TO BE THE ONLY SUBSURFACE OBJECTS OR MATERIAL WHICH MAY BE ENCOUNTERED IN THE WORK).
- THE COORDINATION OF THE LOCATION OR RELOCATION WHERE REQUIRED OF TELEPHONE, ELECTRIC, GAS AND WATER FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND SAME SHALL BE COORDINATED WITH THE RESPECTIVE UTILITIES COMPANIES TO INSURE COMPLETION WITHIN THE TIME PERMITTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR THE STATE OF NEW JERSEY WORKER HEALTH AND SAFETY ACT (NJACA 12:10 ET SEQ.) AS AMENDED AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) (29 CFR 1910), AS AMENDED WITH REGARD TO WORKER AND JOB SITE SAFETY.
- THE CONTRACTOR IS ADVISED THAT HE SHALL EXERCISE EXTREME CARE WHAT WORKING NEAR EXISTING WATER MAINS IN THE PROJECT AREA.
- EXCAVATIONS OR TRENCHING WITHIN CLOSE PROXIMITY TO UNDERGROUND FACILITIES OR UTILITY POLES WILL REQUIRE PROTECTION TO THE PREVENT DAMAGE OR INTERRUPTION OF SERVICE TO FACILITIES. THE COST TO PROVIDE THIS PROTECTION WILL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS OF THE "HIGH VOLTAGE PROXIMITY ACT".
- EXACT LOCATION OF NEW TREES TO BE DETERMINED AT THE FIELD PRIOR TO INSTALLATION AND APPROVED BY THE TOWNSHIP OF DOVER.
- ALL CURB, SIDEWALK AND OTHER FEATURES ALONG BARNETT STREET FRONTAGE WILL BE REPLACED AS SPECIFIED ON THE SITE PLANS OR AS DIRECTED BY THE CITY ENGINEER.
- ALL PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- SOLID WASTE IS TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL EXISTING BUILDINGS AND STRUCTURES, IF ANY, SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE DEVELOPMENT.

ELEVATIONS SHOWN ARE BASED
ON NAVD 88
(NGVD 29= 1.04' + NAVD 88)

GRAPHIC SCALE



Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
Email: info@hcg.net

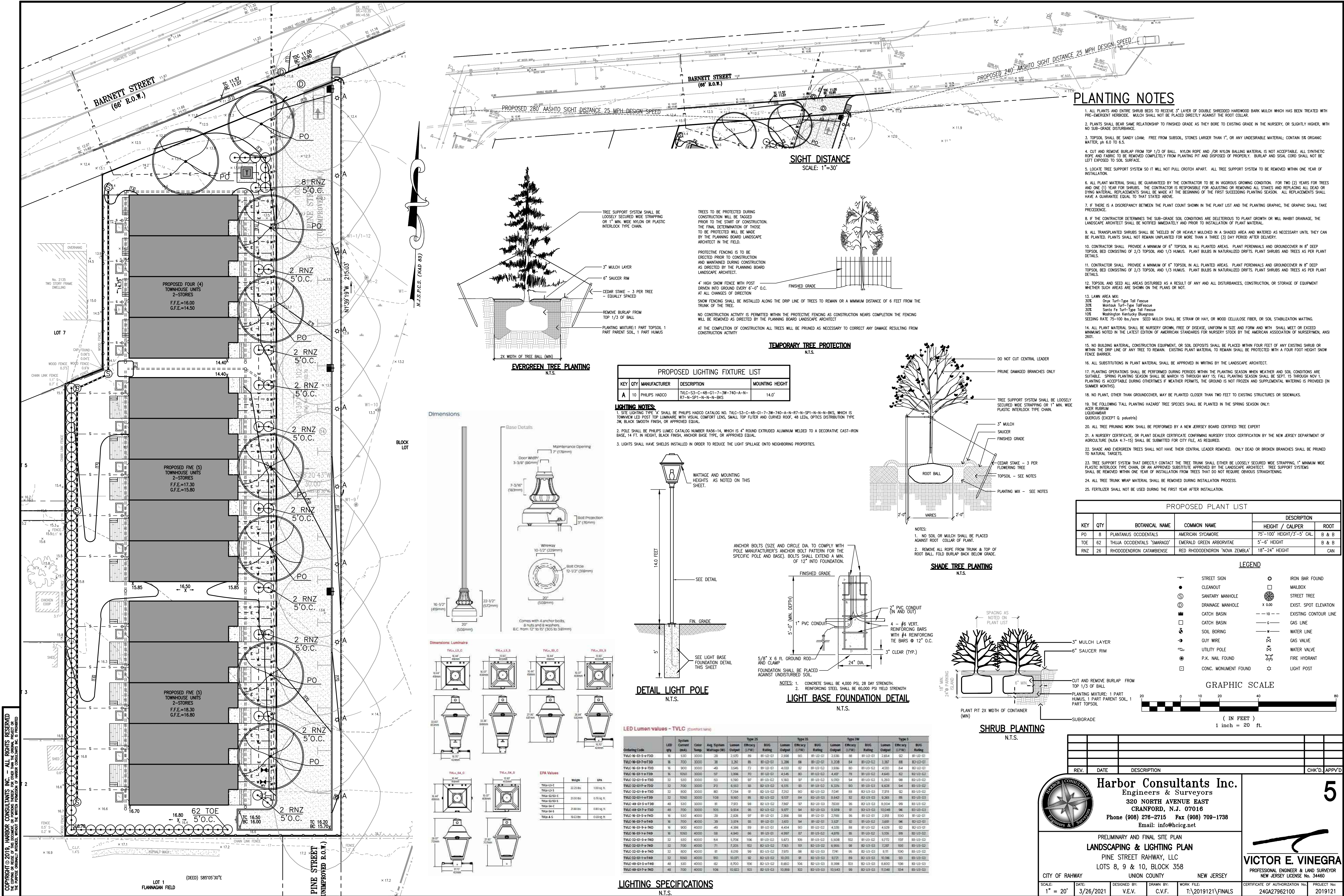
PRELIMINARY AND FINAL SITE PLAN
GRADING & UTILITIES PLAN
PINE STREET RAHWAY, LLC
LOTS 8, 9 & 10, BLOCK 358

CITY OF RAHWAY UNION COUNTY NEW JERSEY

SCALE: 1" = 20'
DATE: 3/26/2021
DESIGNED BY: V.E.V.
DRAWN BY: C.V.F.
WORK FILE: T:\2019121\FINALS

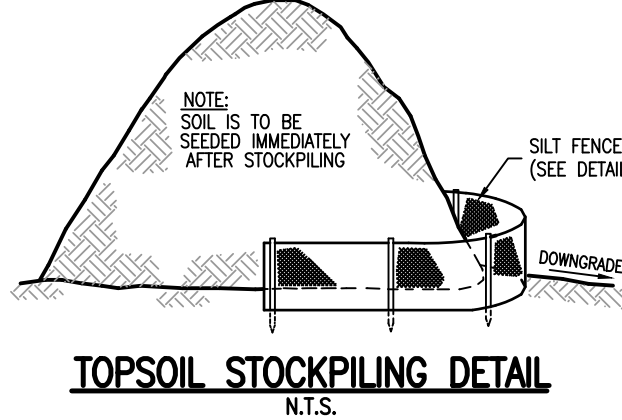
VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460

CERTIFICATE OF AUTHORIZATION No. 246A27962100 PROJECT No. 2019121



SEQUENCE OF CONSTRUCTION OPERATIONS

ACTIVITY	TIME PERIOD
1. Install silt fence.	1 Day
2. Install stabilized construction entrance.	1 Day
3. Demolish existing structures and associated improvements.	1 Week
4. Strip topsoil, stockpile and stabilize.	2 Days
5. Excavate and construct foundation.	2 Months
6. Back fill Foundation, rough grade site and apply temporary seeding and or mulch as required.	3 Days
8. Install services walkways and pave driveway.	3 Days
9. Finish grading site and apply permanent stabilization measures.	1 Week
10. Remove temporary soil erosion control measures.	1 Day
11. Complete Building and Landscaping.	6 Months



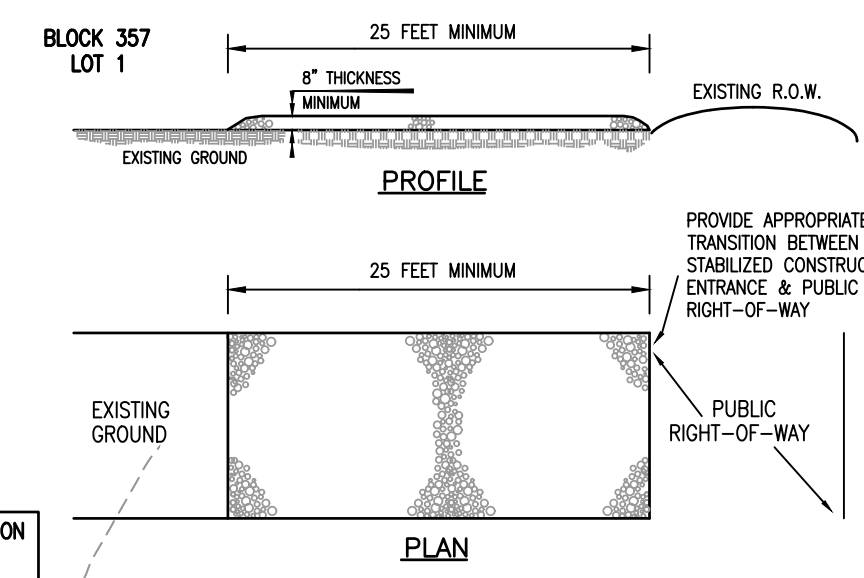
TOPSOIL STOCKPILING DETAIL
N.T.S.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. 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 STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEED OR SOOED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCES OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARDS FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD OF 1 1/2" TO 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
11. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATION STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, IT 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.
12. IN THAT N.J.S.A. 42A-39 ET SEQ. REQUIRES THAT NO CERTIFICATES 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.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
15. UNFILTERED DRAINAGE IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DRAINAGE OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DRAINAGE METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
16. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
17. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
19. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR THESE ACTIVITIES.
20. ALL SOIL STOCKPILES AREA TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #2.
21. A UNIFORM APPLICATION OF TOPSOIL WILL BE APPLIED TO AN AVERAGE DEPTH OF 5.0 INCHES, WITH A MINIMUM OF 4.0 INCHES.
22. THIS PROJECT IS EXEMPT FROM SOIL RESTORATION AS IT FALLS UNDER THE URBAN REDEVELOPMENT AREA EXEMPTION. THIS PROJECT IS WITHIN THE METROPOLITAN PLANNING AREA (PA-1) AND IS PREVIOUSLY DEVELOPED.

STABILIZED CONSTRUCTION ENTRANCE SPECIFICATIONS

1. STONE SIZE - USE ASTM C-33, SIZES NO. 2 OR 3. USE CRUSHED STONES.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN 8 INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, BUT NOT LESS THAN 15' WIDE.
5. MAINTENANCE - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN MAINTENANCE IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT AND PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
7. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE SHALL BE INSTALLED BEFORE INSTALLATION.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

GENERAL NOTES:

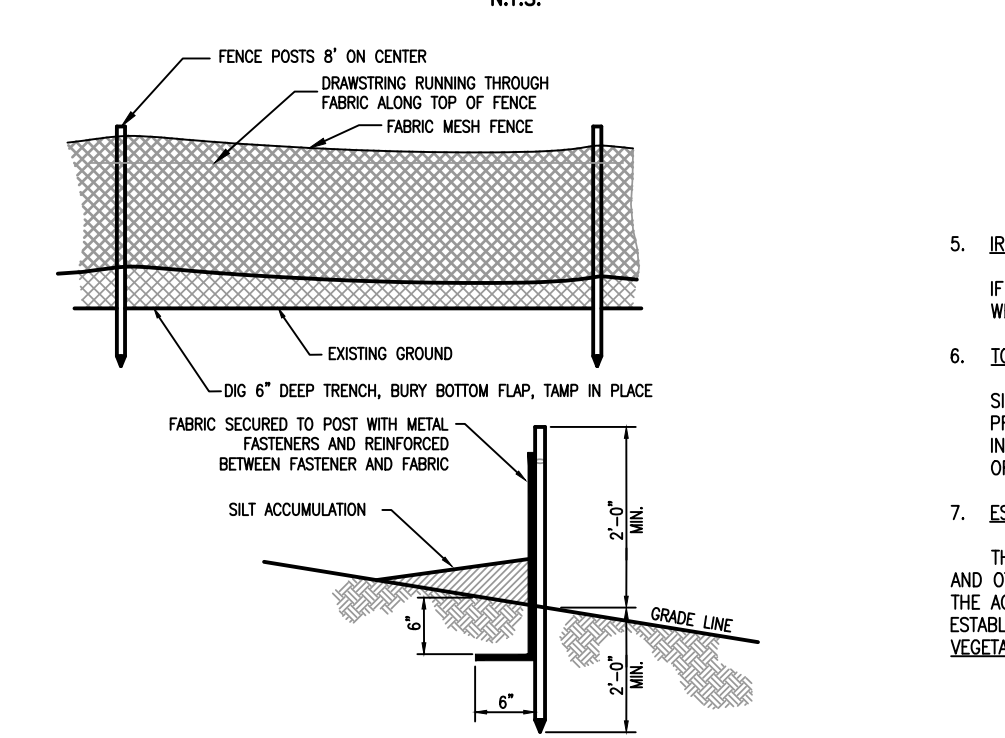
1. SOMERSET-UNION CONSERVATION DISTRICT
SOMERSET COUNTY 4-H CENTER
308 MILTOWN ROAD
BRIDGEWATER, NJ 08807
(908)-526-2701
2. APPLICANT/OWNER:
PINE STREET RAHWAY, LLC
180 WEST STREET
COLONIA, NJ 07067
3. THIS PLAN IS ONLY TO BE USED AS A GUIDE TO THE IMPLEMENTATION OF SOIL EROSION CONTROL MEASURES. IT IS NOT TO BE USED FOR CONSTRUCTION. REFER TO GRADING & UTILITY PLAN AND SUPPLEMENTS THERETO.
4. ALL ROADS AND WALKWAYS WILL BE SWEEP DAILY THROUGHOUT THE DURATION OF CONSTRUCTION.
5. AREA WITHIN LIMIT OF DISTURBANCE
54,232 S.F. (1.24± ACRES)

LEGEND

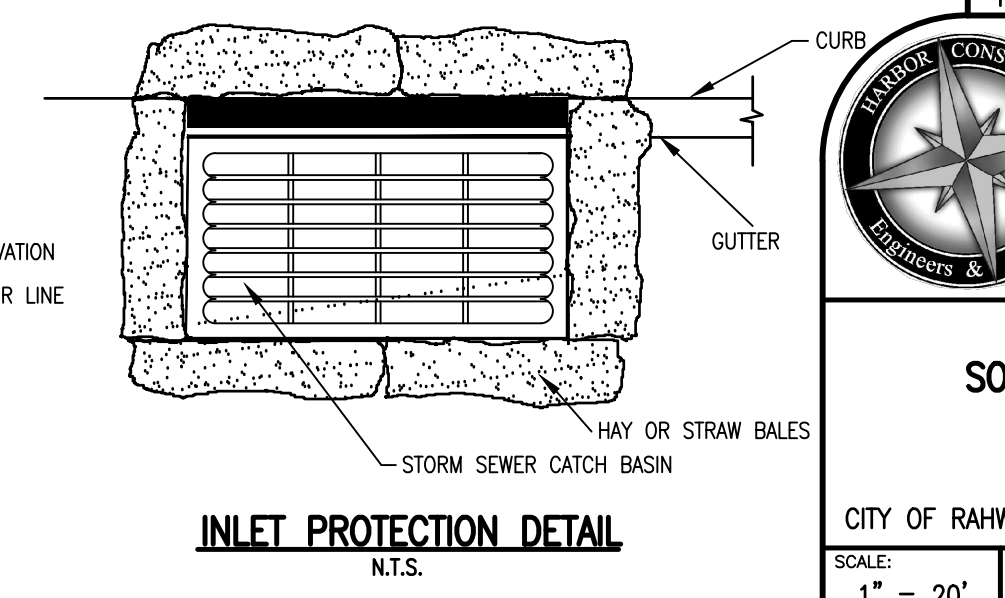
- | | |
|----------------------|-----------------------|
| STREET SIGN | IRON BAR FOUND |
| CLEANOUT | MAILBOX |
| SANITARY MANHOLE | STREET TREE |
| DRAINAGE MANHOLE | EXIST. SPOT ELEVATION |
| CATCH BASIN | EXISTING CONTOUR LINE |
| CATCH BASIN | GAS LINE |
| SOIL BORING | WATER LINE |
| GUY WIRE | GAS VALVE |
| UTILITY POLE | WATER VALVE |
| P.K. NAIL FOUND | FIRE HYDRANT |
| CONC. MONUMENT FOUND | LIGHT POST |

ELEVATIONS SHOWN ARE BASED
ON NAVD 88
(NGVD 29 = 1.04' + NAVD 88)

STORM SEWER INLET TYPE "B" PROTECTION DETAIL



STORM SEWER INLET TYPE "B" PROTECTION DETAIL
N.T.S.



INLET PROTECTION DETAIL
N.T.S.

STANDARD FOR STABILIZATION WITH VEGETATIVE COVER

(REVISED PER "NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7th EDITION, JULY 2017)

METHODS AND MATERIALS

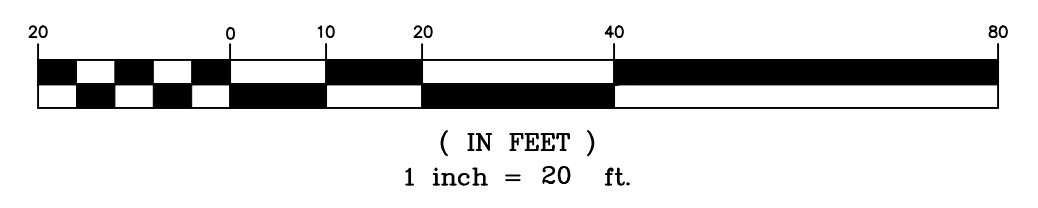
1. SITE PREPARATION
 - A. GRADE, AS NEEDED AND FEASIBLE, TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHERING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - D. INSTALLED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDBED PREPARATION
 - A. UNIFORMLY APPLY GROUND LIME AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT, WITH SOIL WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE TOPSOIL. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
 - B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL PREPARATION OF THE SEEDBED SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - C. HIGH ACID PRODUCING 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 OF SPECIFIC REQUIREMENTS.
3. SEEDING
 - A. SELECT A MIXTURE FROM TABLE 4-3 OR USE A MIXTURE RECOMMENDED BY RUTGERS CO-OPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITH 12 MONTHS OF THE PLANTING DATE. NO SEED MIXTURES SHALL BE USED 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 AND MOVED ONE.
 2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT 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 4-3 MIXTURES 8 TO 20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL-SEASON GRASSES.
4. MULCHING
 - A. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, OR OUTLITTER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDER OR OUTLITTER 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.
 - B. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR. SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
 - C. 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-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.
 - D. MULCHING-MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT 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.

- A. STRAW OF WHEAT, UNROTATED SALT GRASS, HAY FREE OF SEEDS, 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 (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE LIQUID. HAY MULCH IS NOT REQUIRED FOR ESTABLISHING FINE TURF OR LAWN DUE TO THE PRESENCE OF WEED SEED.
- APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE EACH 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.
 1. PEGS AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS 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 MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CROSS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE TIGHT TURNS.
 2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.
 3. CRIMPER (MULCH ANCHORING COULTER 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 TRAVELABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE, NOT TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
 4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT GRASS, HAY OR STRAW MULCH.
 - (A) APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. 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 MIXED WITH WATER FORMULATES A GEL, AND WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MIXTURES OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPROVE GROWTH OF TURF GRASSES. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. WHEN 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 OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

- B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OF GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPED 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. APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 40-75 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, SEEDING AREAS WHERE SEED-SEE 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.

5. IRRIGATION (WHERE FEASIBLE)
 - A. IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ANOMALOUSLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
6. TOPDRESSING
 - A. SINCE SOIL ORGANIC MATTER CONTENT AND LOW RELEASE NITROGEN FERTILIZER (NITROGEN INSOLUBLE) ARE PRESCRIBED IN SECTION 2A - SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOPDRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL 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 NITROGEN DEFICIENCY IN THE TURF IS ALLEVIATED.
7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION
 - A. 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 THE 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 RATE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDING SPECIES) AND MOVED ONE.

GRAPHIC SCALE



REV.	DATE	DESCRIPTION	CHK'D.	APP'VD

Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
Email: info@hcginc.net

6

PRELIMINARY AND FINAL SITE PLAN
SOIL EROSION & SEDIMENT CONTROL PLAN
PINE STREET RAHWAY, LLC
LOTS 8, 9 & 10, BLOCK 358
UNION COUNTY
NEW JERSEY

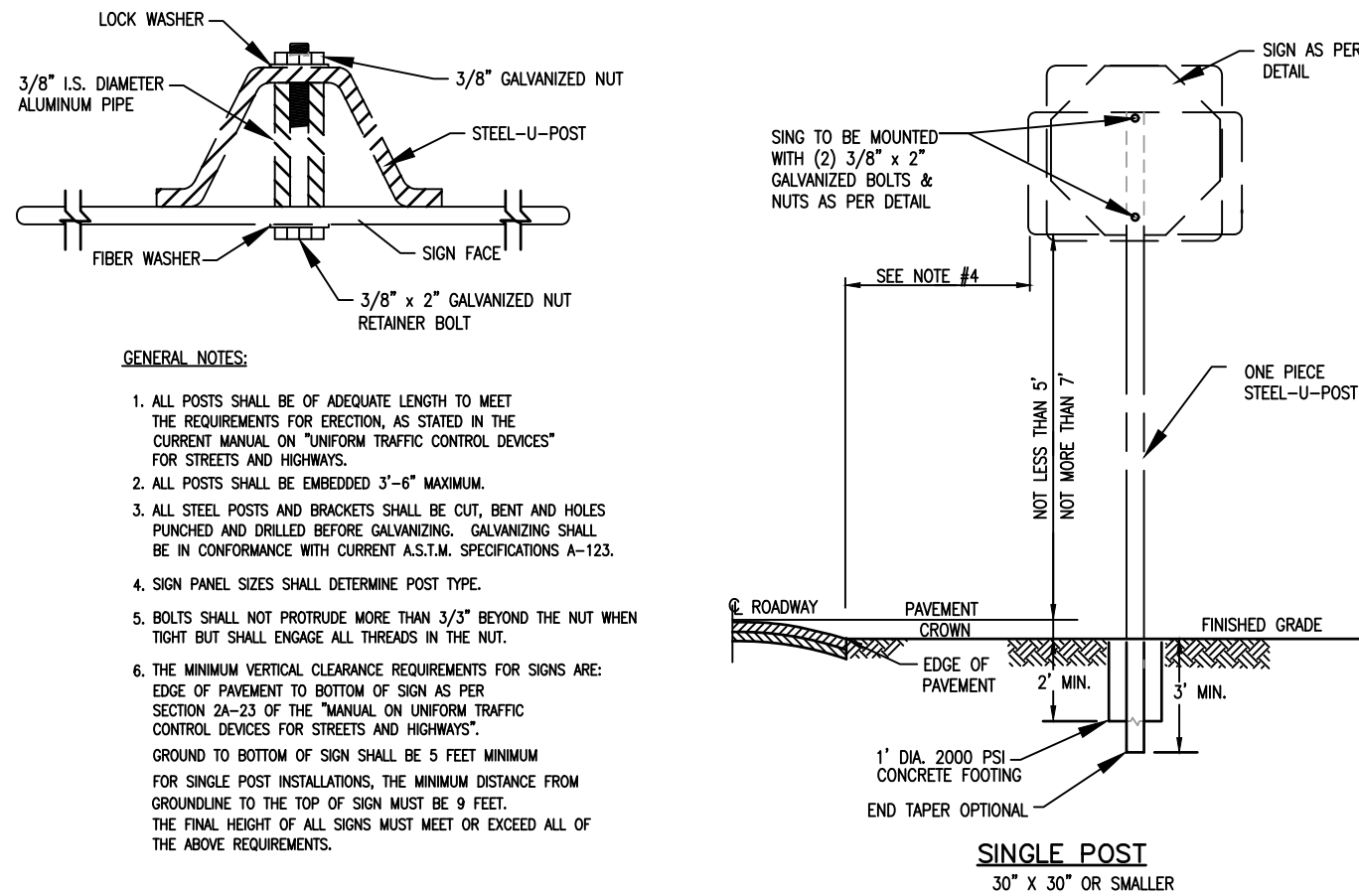
VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE NO. 34460

CITY OF RAHWAY
SCALE: 1" = 20'
DATE: 3/26/2021
DESIGNED BY: V.E.V.
DRAWN BY: C.V.F.
WORK FILE: T:\2019121\FINALS

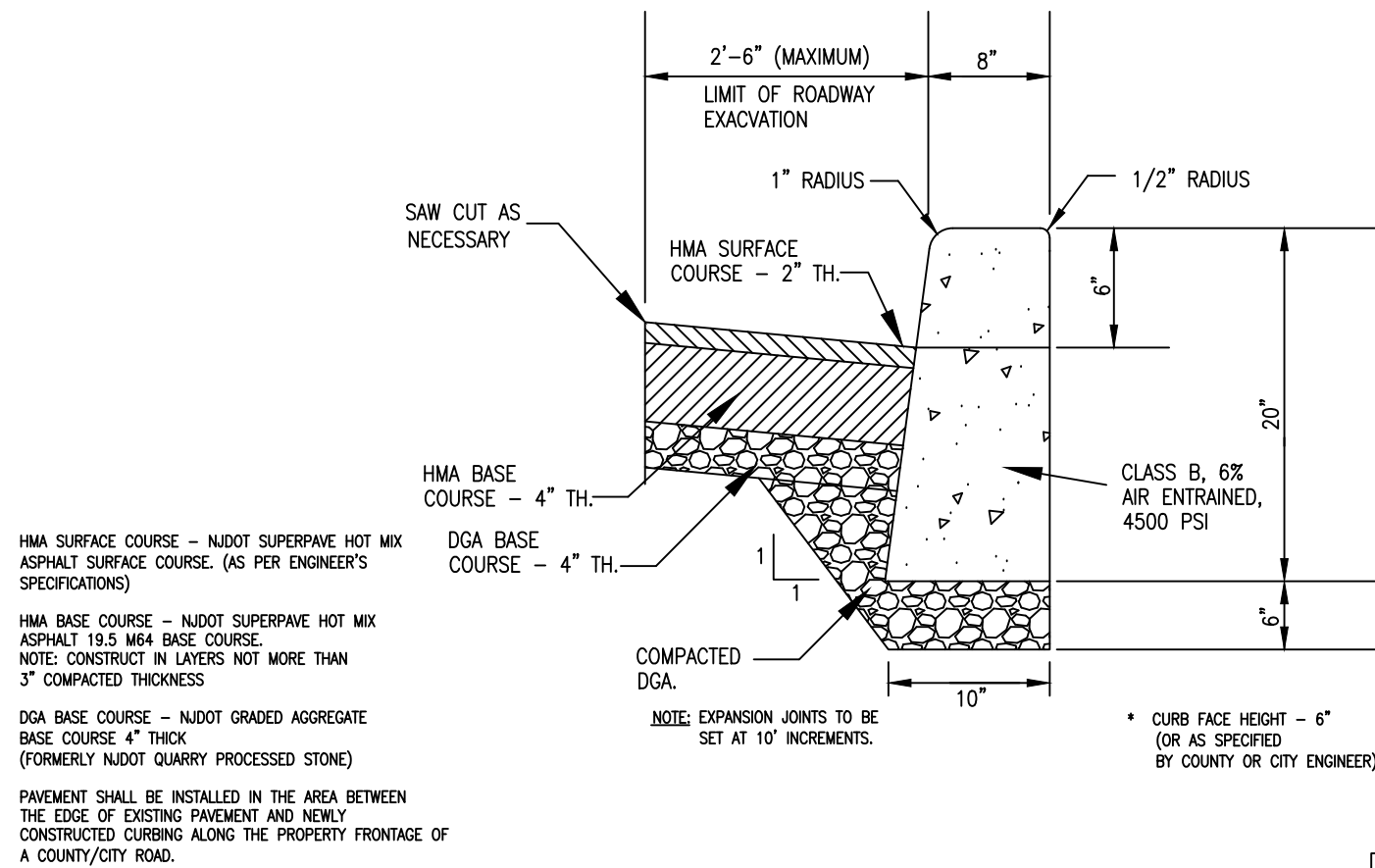
CERTIFICATE OF AUTHORIZATION NO. 246A27962100
2019121

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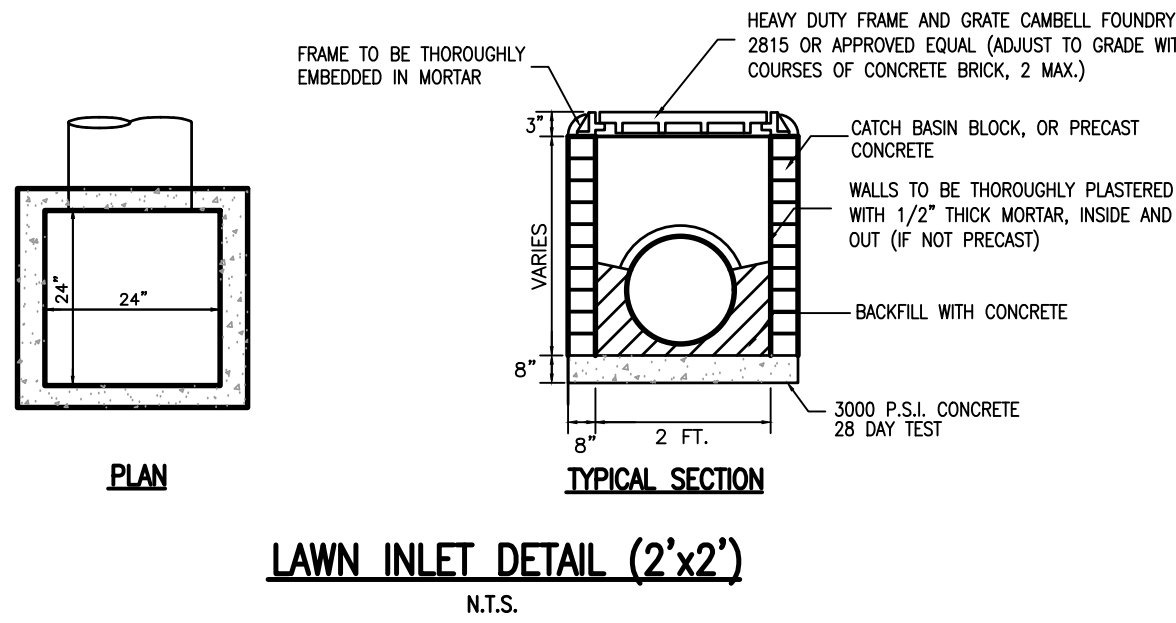
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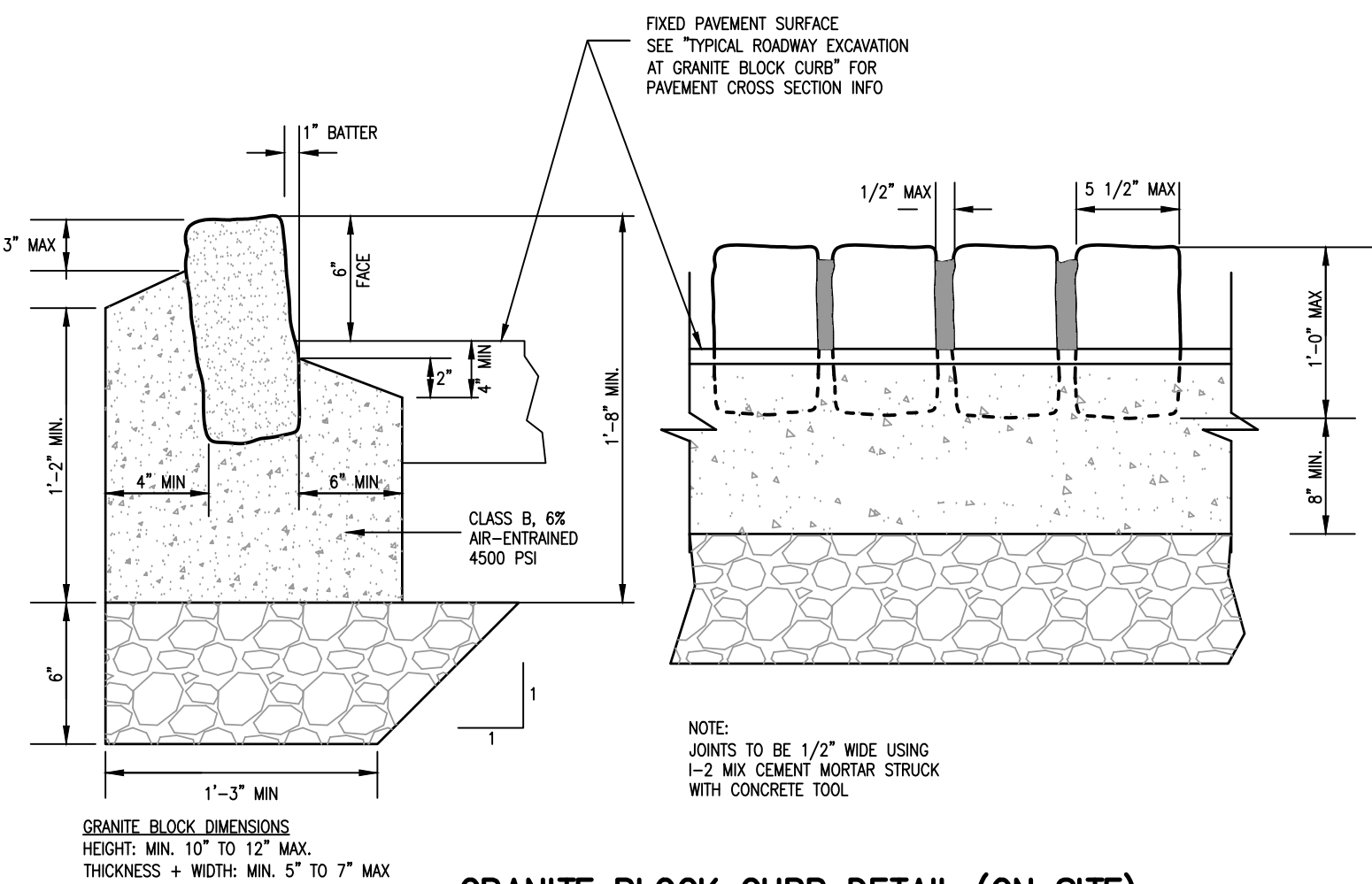
TYPICAL SIGN & MOUNTING DETAIL
N.T.S.



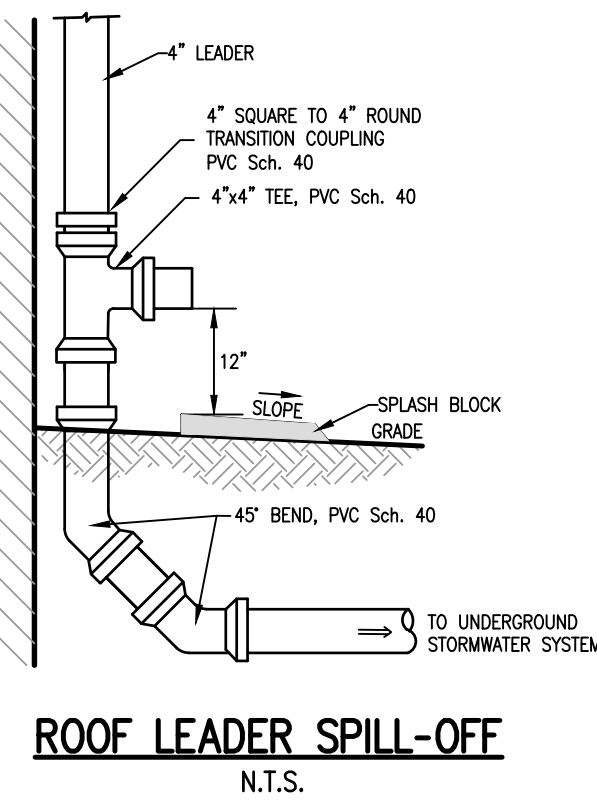
TYPICAL ROADWAY EXCAVATION & RESTORATION AT CURBS
N.T.S.



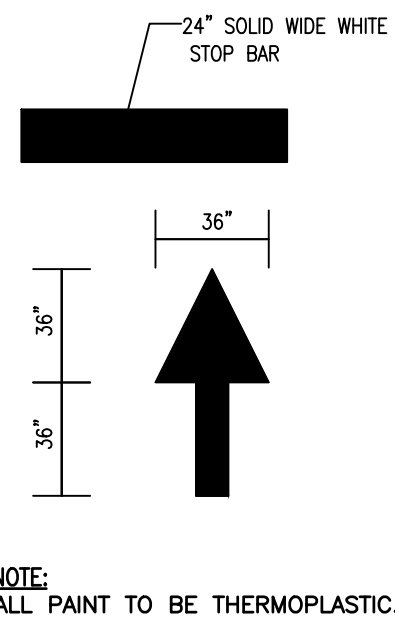
LAWN INLET DETAIL (2'x2')
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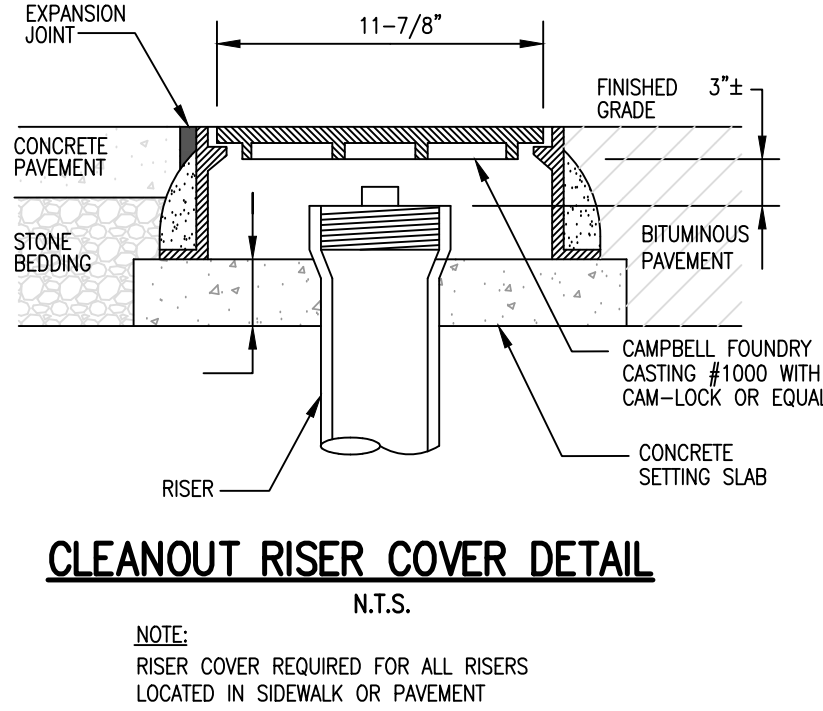
GRANITE BLOCK CURB DETAIL (ON SITE)
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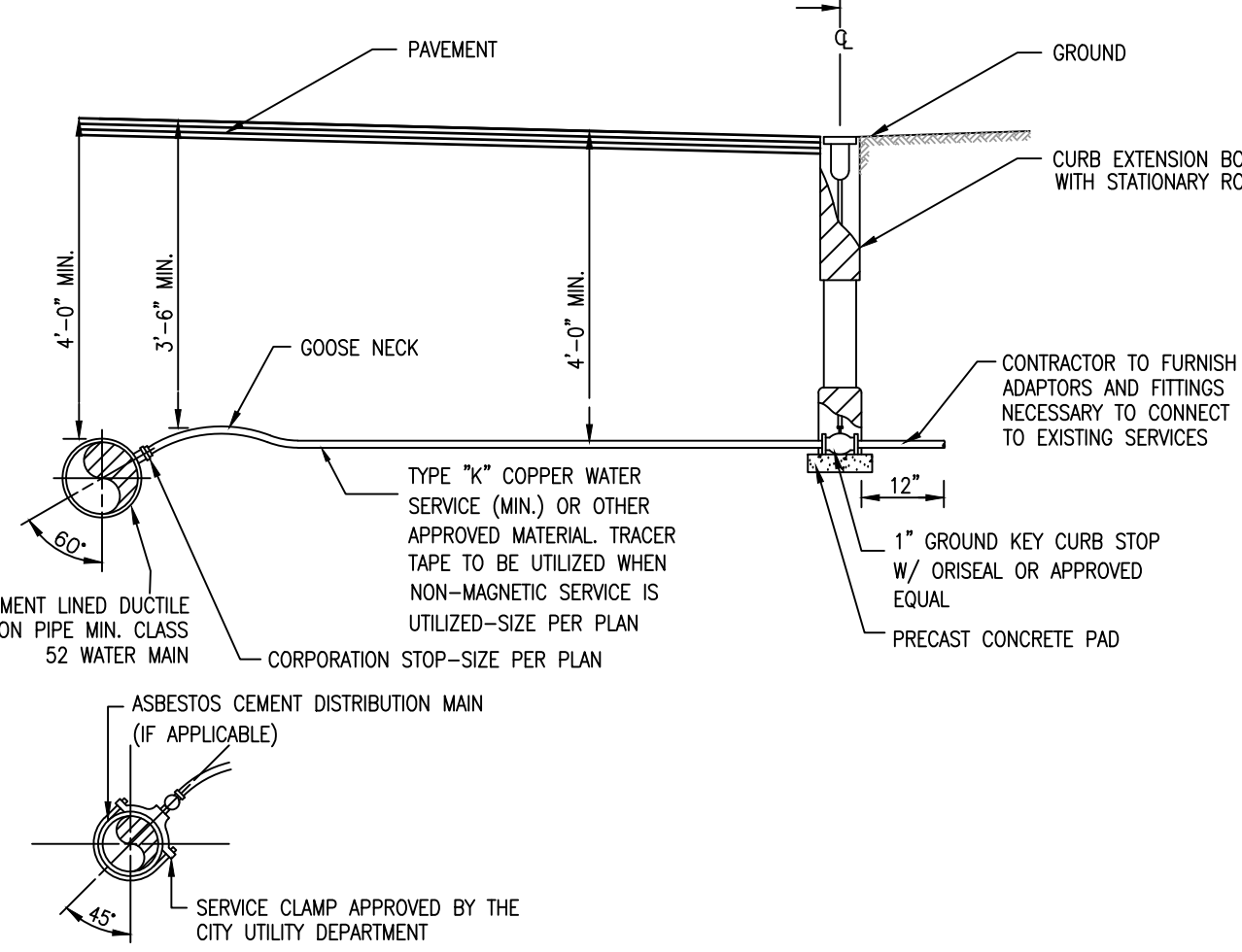
ROOF LEADER SPILL-OFF
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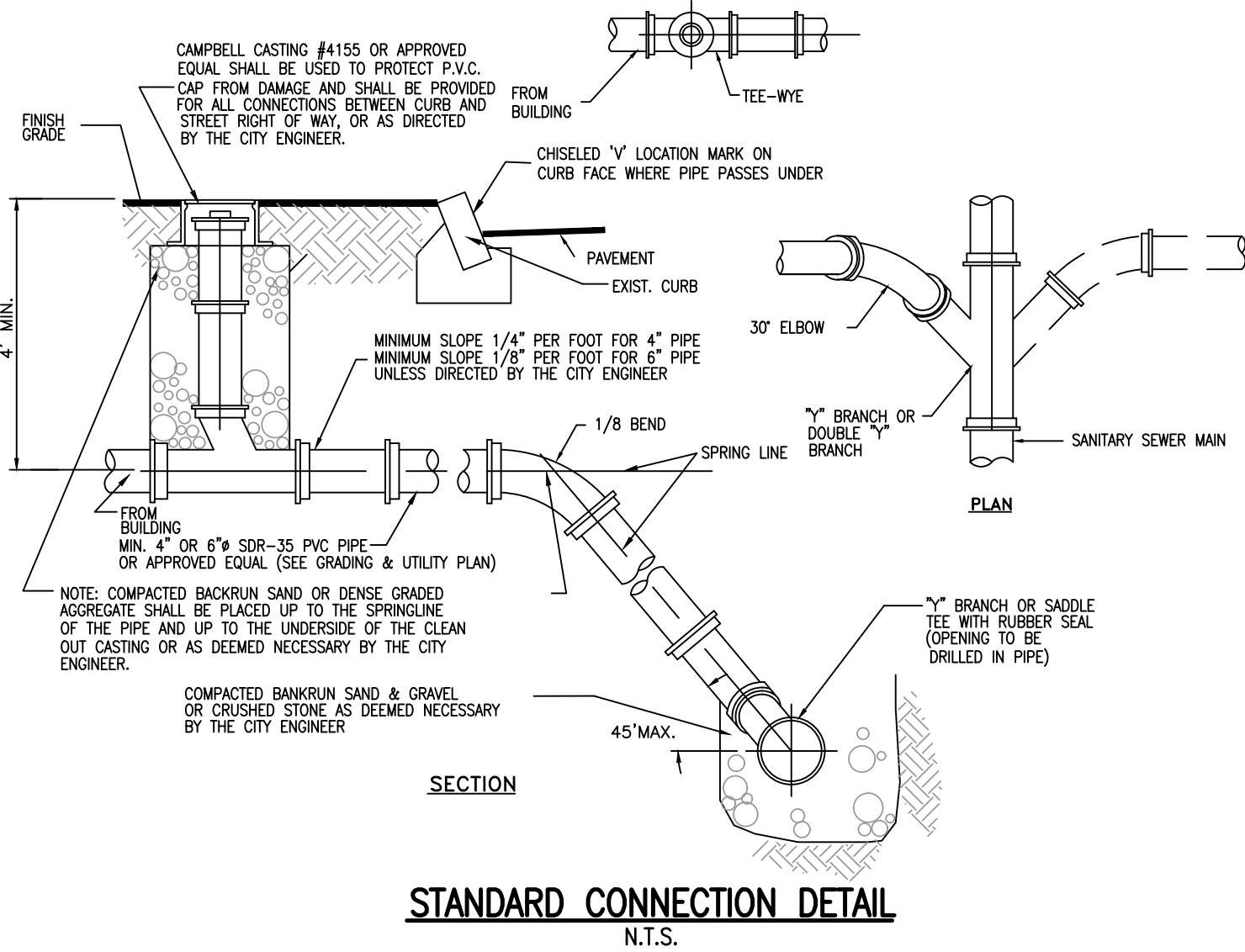
PAINTED MARKING DETAILS
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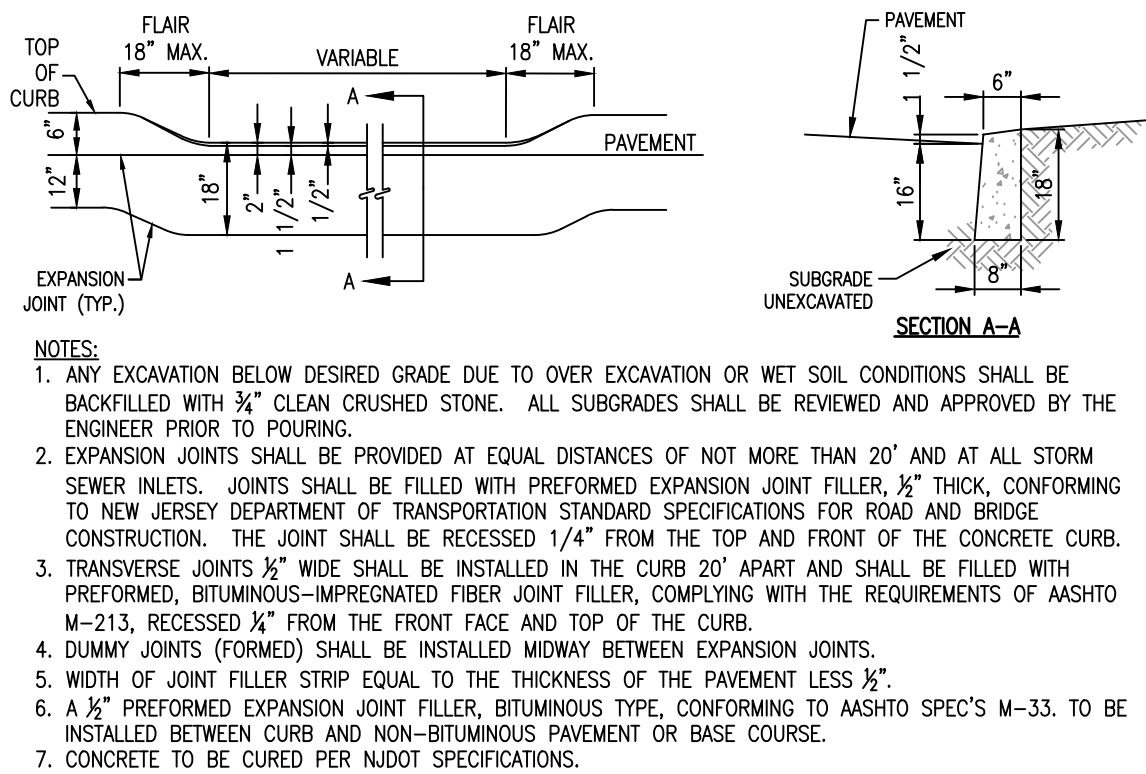
CLEANOUT RISER COVER DETAIL
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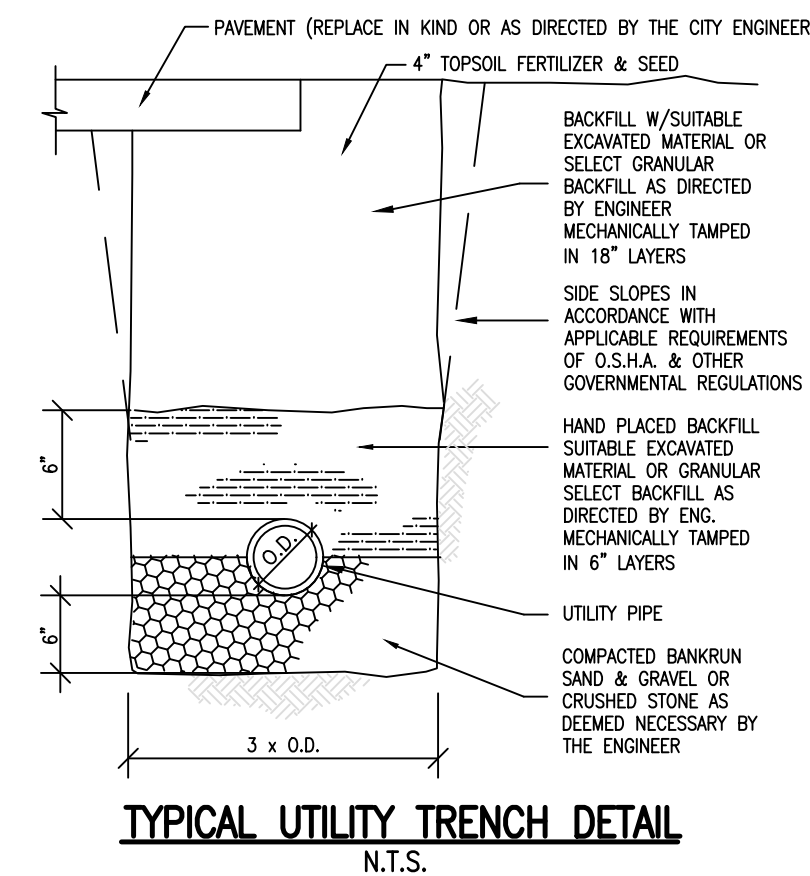
WATER SERVICE CONNECTION DETAIL
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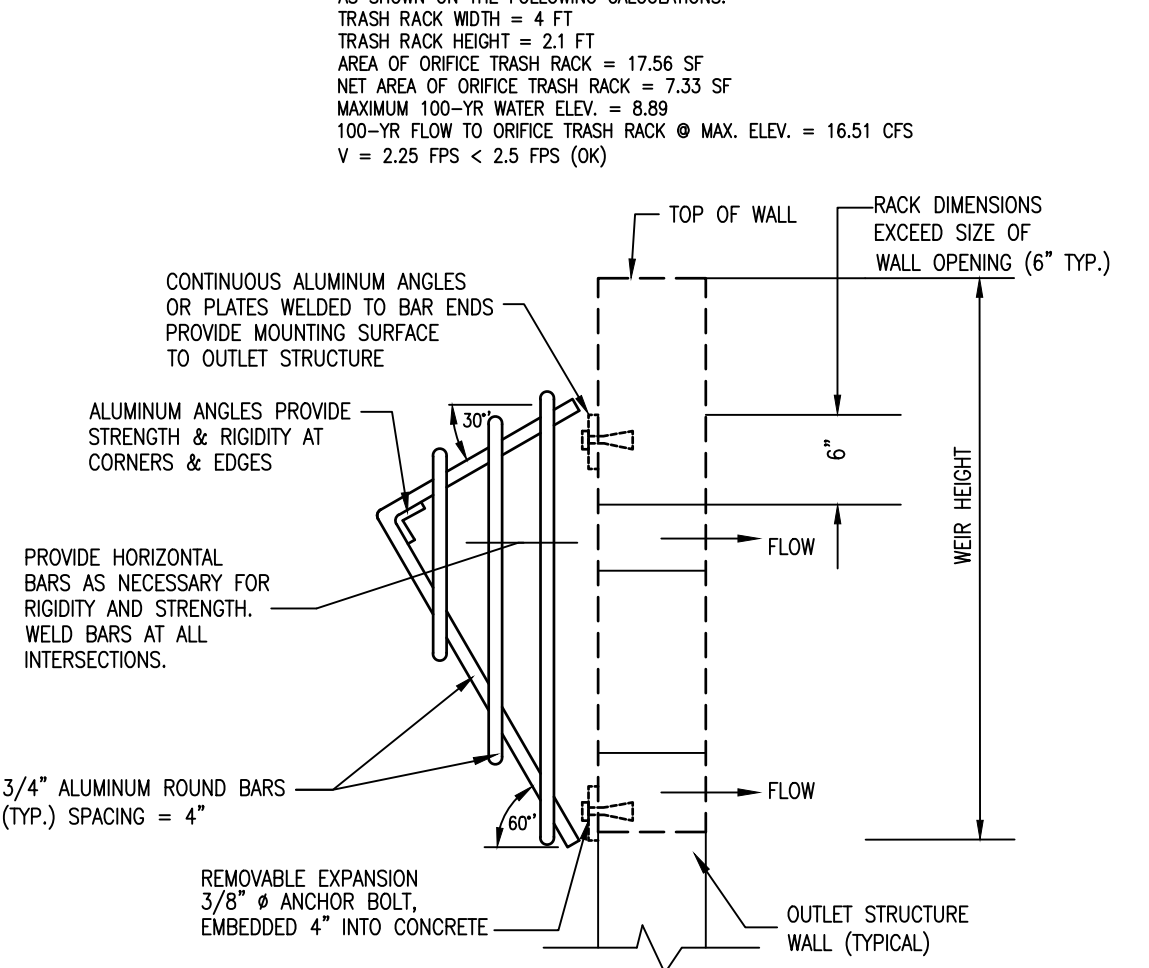
STANDARD CONNECTION DETAIL
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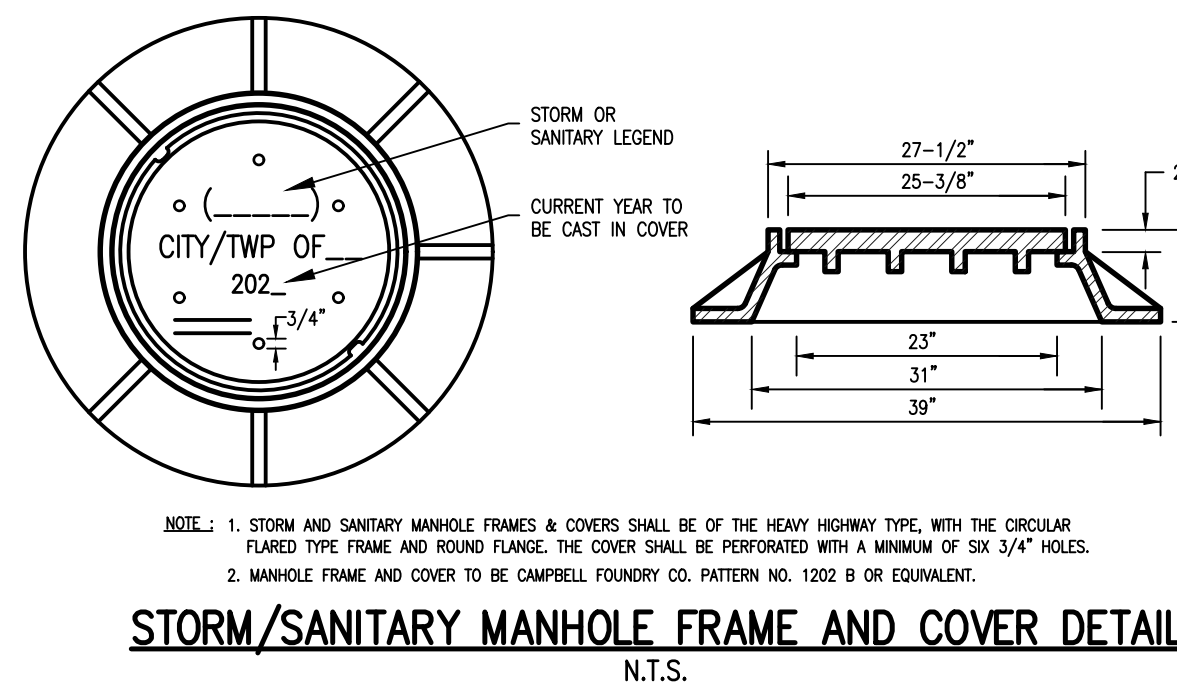
DEPRESSED CONCRETE CURB AT DRIVEWAY
N.T.S.



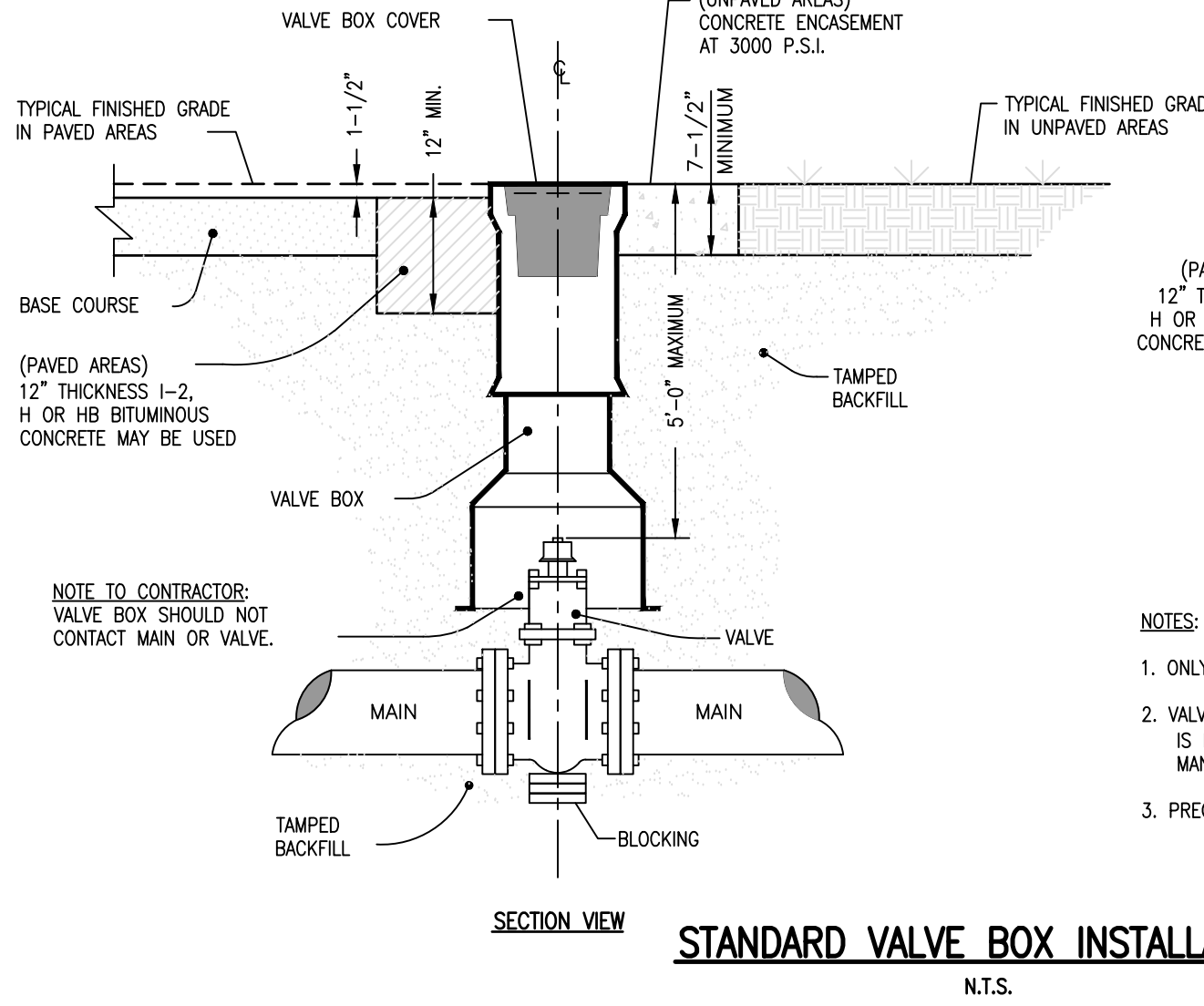
TYPICAL UTILITY TRENCH DETAIL
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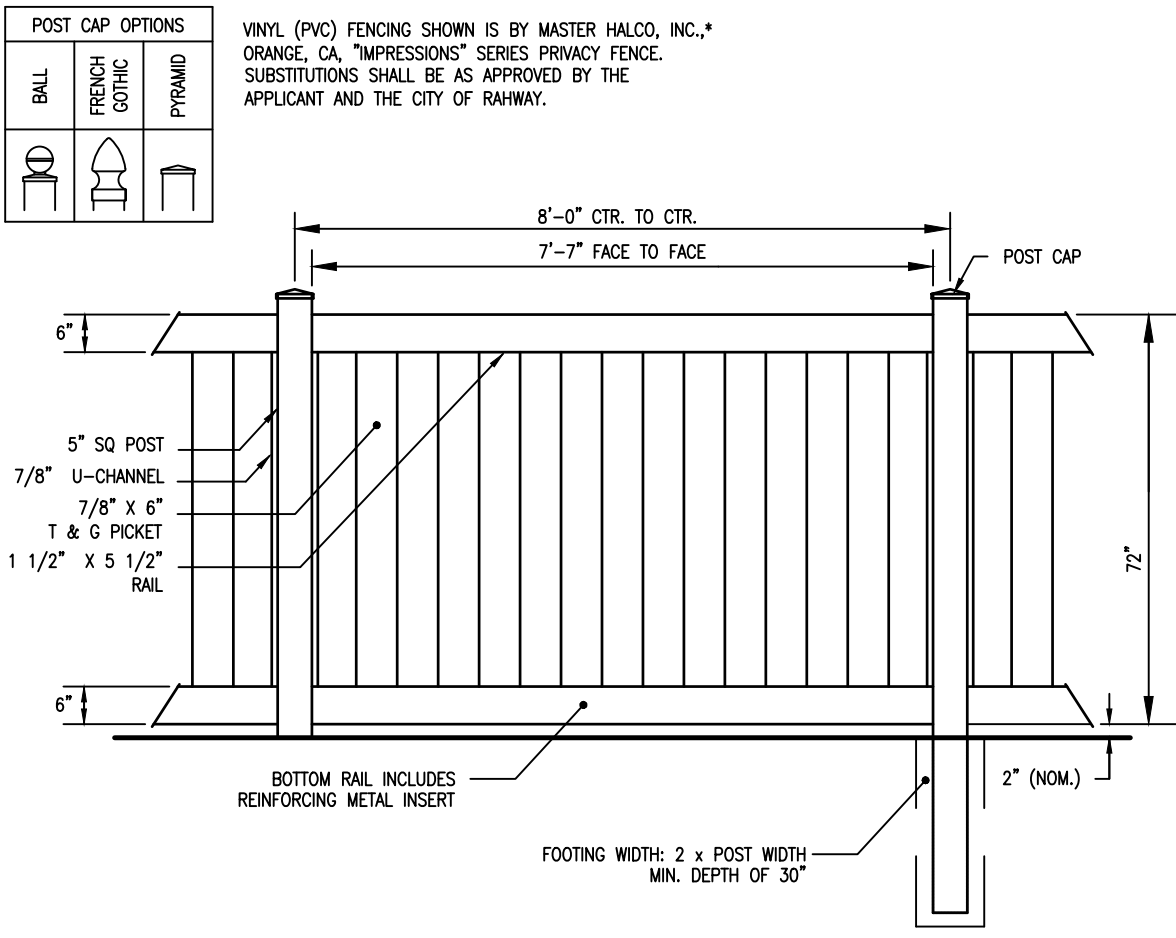
ORIFICE TRASH RACK DETAIL
NOT TO SCALE



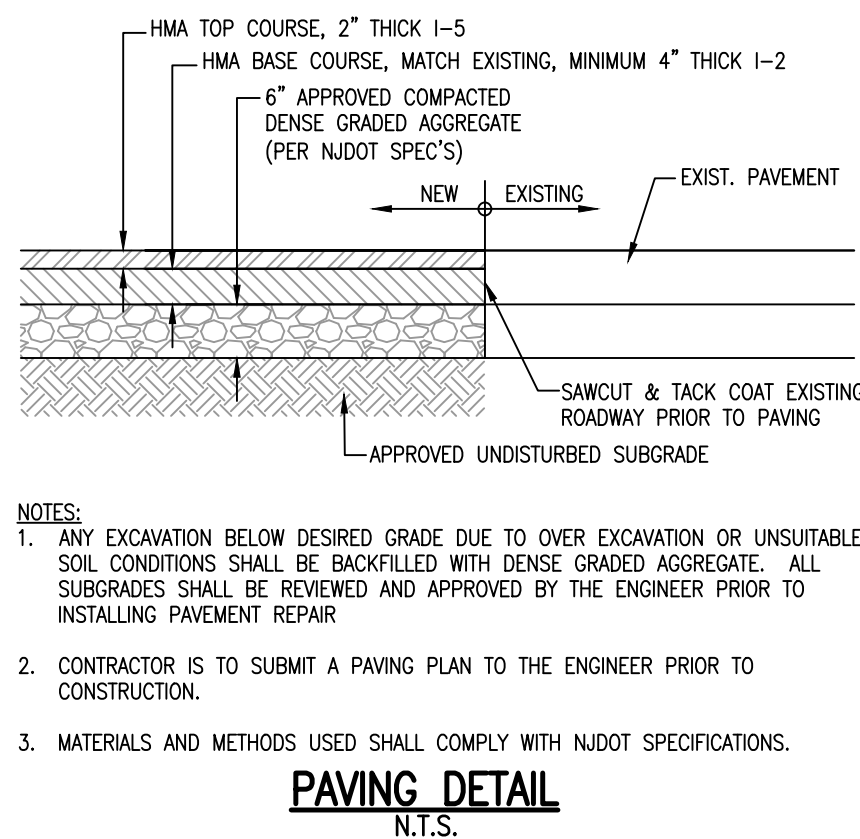
STORM/SANITARY MANHOLE FRAME AND COVER DETAIL
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STANDARD VALVE BOX INSTALLATION
N.T.S.

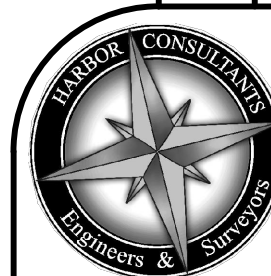


DECORATIVE VINYL FENCE
N.T.S.



PAVING DETAIL
N.T.S.

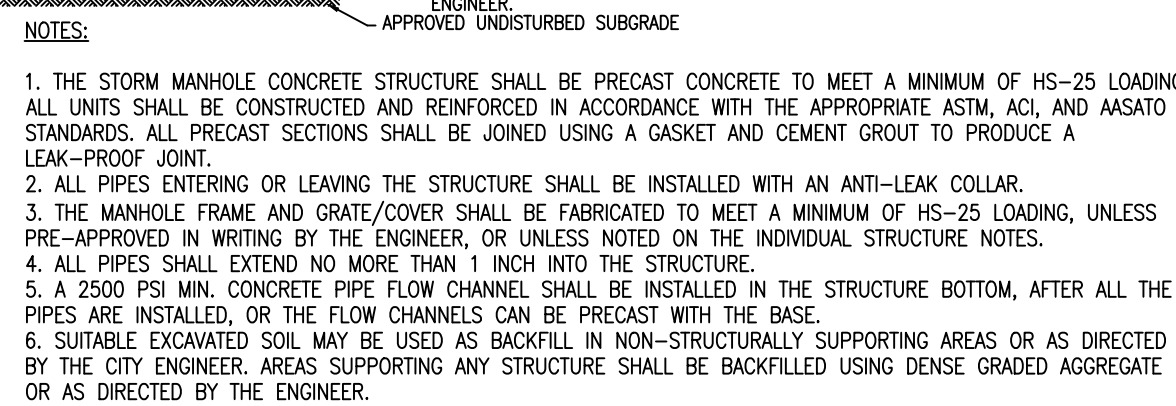
REV.	DATE	DESCRIPTION	CHK'D.	APP'VD
1	3/26/2021	PRELIMINARY AND FINAL SITE PLAN		
2	3/26/2021	CONSTRUCTION DETAILS - 1		
3	3/26/2021	PINE STREET RAHWAY, LLC		
4	3/26/2021	LOTS 8, 9 & 10, BLOCK 358		
5	3/26/2021	UNION COUNTY		
6	3/26/2021	NEW JERSEY		
7	3/26/2021	SCALE: 1" = 20'		
8	3/26/2021	DATE: 3/26/2021		
9	3/26/2021	DESIGNED BY: V.E.V.		
10	3/26/2021	CHECKED BY: C.V.F.		
11	3/26/2021	WORK FILE: T:\2019121\FINALS		
12	3/26/2021	CERTIFICATE OF AUTHORIZATION No. 24627962100		
13	3/26/2021	PROJECT No. 2019121		



Harbor Consultants Inc.
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320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
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PRELIMINARY AND FINAL SITE PLAN
CONSTRUCTION DETAILS - 1
PINE STREET RAHWAY, LLC
LOTS 8, 9 & 10, BLOCK 358
UNION COUNTY
NEW JERSEY

VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460



N.T.S



N.T.S



N.T.S.



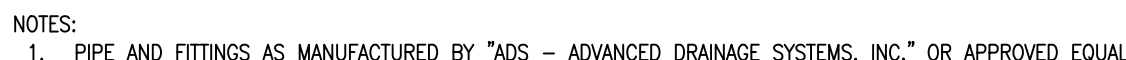
NTS



1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
2. THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR.
3. HEAVY DUTY INLET FRAME AND BICYCLE TYPE GRATE TO BE CAMPBELL FOUNDRY PATTERN NO. 3425 OR APPROVED EQUAL.



NTS



NTS



1. FOOTER TO BE N.J.D.O.T. CLASS "D" CONC.
2. INVERT TO BE CLASS "C" CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. PROVIDE 7/8" DIA. ALUMINUM LADDER RUNGS, 12" O.C.
5. ALL PRECAST STRUCTURES TO RECEIVE BITUMASTIC TAR COAT OUTSIDE ONLY.
6. ALL STORM SEWER PIPE SHALL HAVE A 6" STONE BEDDING TO 1/2 DIAMETER OF PIPE.



CARTRIDGE SELECTION									
CARTRIDGE HEIGHT	27"			18"			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.25'			2.7'			1.8'		
HEIGHT OF WEIR (W)	3.00'			2.25'			1.75'		
SPECIFIC FLOW RATE (gpm/sqft)	2 gpm/sqft	1.67 gpm/sqft	1 gpm/sqft	2 gpm/sqft	1.67 gpm/sqft	1 gpm/sqft	2 gpm/sqft	1.67 gpm/sqft	1 gpm/sqft
CARTRIDGE FLOW RATE (gpm)	22.5	18.75	11.25	15	12.53	7.5	10	8.35	5

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



ETER VARIES)

SITE SPECIFIC DATA REQUIREMENTS			
STRIKING TIME (D)			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
CARTIDGE HEIGHT (27", 18", LOW DROP(D))			*
NUMBER OF CARTRIDGES REQUIRED			*
CARTIDGE FLOW RATE			*
MEDIA TYPE (PERLITE, ZPP, PSDBR)			*
PIPE DATA:	LE	MATERIAL	DIAMETER
INLET PIPE	*	*	*
CUTOUT PIPE	*	*	*
UPSTREAM RIM ELEVATION			*
DOWNSTREAM RIM ELEVATION			*
ANTI-CLOGATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

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PERFORMANCE SPECIFICATION
 FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS. SPECIFIC FLOW RATE SHALL BE 2 GPM/SF (MAXIMUM). SPECIFIC FLOW RATE IS THE MEASURE OF THE GPM DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE 6 GPM/CF OF MEDIA (MAXIMUM).

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND HEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE.
4. STORMWATER 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.
5. STRUCTURE SHALL MEET ASHSTO HDS LOAD RATING, ASSUMING EARTH COVER OF 0' ± AND GROUNDWATER ELEVATION AT, OR, THE OUTLET PIPE RISE ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHSTO MDS AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES

A. ANY SUBBASE, BACKFILL DEPTH, AND ANCHOR ANTI-FLUTATION 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 STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).

C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.

D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES, MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.

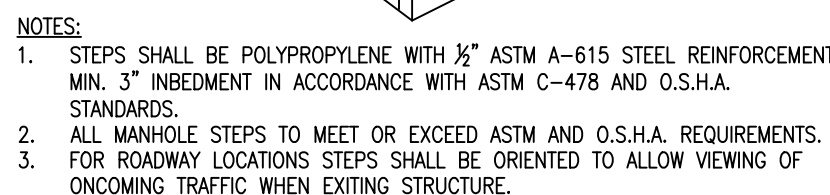
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH
ENGINEERING SOLUTIONS LLC

www.contechES.com
1 Centre Pointe Dr., Suite 400, West Chester, OH
336-1122 513-645-7000 513-645-7000

THE STORMWATER MANAGEMENT STORMFILTER
8' x 16' PEAK DIVERSION STORMFILTER
STANDARD DETAIL



N.T.S.



N.T.S



1. INLET FRAME AND GRATES TO BE BICYCLE
SAFE, CAMPBELL FOUNDRY PATTERN NO. 3425
OR APPROVED EQUAL.