GENERAL NOTES :

1. THE PROPERTY IS KNOWN AS LOTS 32 IN BLOCK 14 AS SHOWN ON THE OFFICIAL TAX MAPS #5 OF THE TOWN OF CLINTON, HUNTERDON COUNTY, NJ
2. OUTBOUND SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY, LOTS 11,12 &22" PREPARED BY CREST ENGINEERING ASSOCIATES, DATED 9-19-18.
3. TOTAL LOT AREA: 1,222,492 S.F. (28.065 ACRES)
4. THE PROPERTY IS LOCATED IN MF-1 AND C-5 ZONING DISTRICT. APPLICANT IS PROPOSING TO CONSTRUCT THREE RETAIL BUILDING OF TOTAL 30,250 S.F. IN C-5 ZONE AND 56 TOWNHOMES IN MF-1 ZONE.
5. PARKING REQUIREMENTS :
   COMMERCIAL PARKING REQUIREMENT :
   RETAIL SPACE: 1 SPACE / 180 S.F. OF RETAIL MERCHANDISING AREA
   =(21,998 + 5494= 27,692/180) = 153.84 SPACES
   RESTAURANT : 1 SPACE / 50 OF PATRON AREA =(1160/50)= 23.2 SPACES
   TOTAL REQUIRED PARKING FOR COMMERCIAL AREA = 177.04 SPACES PROP. SPACES = 190 SPACE
   RESIDENTIAL PARKING REQUIREMENT :
   TOWNHOMES PARKING REQ. = 2.4 SPACE / UNIT= 56 * 2.4 = 134.4 SPACES REQ.
   PROPOSED PARKING = EACH UNIT HAS A TWO CAR GARAGE WITH DRIVEWAY
   THERFORE EACH UNIT PROVIDES 3.5 PARKING SPACE = 56*3.5 = 196 SPACE, OFF STREET PARKING = 37 PARKING INCLUDING 10 FUTURE BANKED PARKING SPACE
   TOTAL SPACES PROVIDED = 196 + 37 = 233 SPACE > 134.4 REQ.
6. SIGN REQUIREMENTS :
   SIGN TO COMPLY WITH SECTOIN 88.64 WITH REGARD TO ALL SIGN REQUIREMENTS FOR C-3 ZONE, EXCEPT FOLLOWING
   A. MAX GROUND SIGN REQUIREMENT = 80 S.F.
   B. MAX SIGN HEIGHT = 15 FT.
   C. MAX SIGN WIDTH = 8FT.
7. R.S.I.S. REQUIREMENTS :

	REQUIREMENT	PROVIDED
RESIDENTIAL ACCESS : ALL STREET EXCEPT LANCASTER DRIVE & ENTRANCE BLVD		
HIGH DENSITY-NO PARKING CARTWAY	20 FT	24 FT. (COMPLIES)
CURB	NONE	BOTH SIDE
SIDEWALK	BOTH SIDES	BOTH SIDE IN FRONT OF UNITS
RESIDENTIAL ACCESS : LANCASTER DRIVE		
HIGH DENSITY - ON ST. PARKING	28 FT	30 FT
CURB	BOTH SIDES	BOTH SIDE
SIDEWALK	BOTH SIDES	ONE SIDE (WAIVER REQ)
STREET GRADE		
MIN GRADE	0.5%	1.5%
MAX GRADE	12%	7.48%
MAX GRADE 50 FT FROM INTERSECTION	5%	5%

8. THE FLOOD HAZARD BOUNDARY IS APPROVED BY NJDEP FILE NO.: 1005-09-0002.1,FHA 090001.
7. NONE OF THE PROPOSED DEVELOPMENT IS LOCATED WITHIN FLOODWAY OR FLOOD HAZARD AREA LIMITS.
8. FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1005-09-0002.1 FWW 170001
9. PROPOSED LOT NUMBERS SHALL BE APPROVED BY THE TOWN OF CLINTON TAX ASSESSOR.
10. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
11. HOUSE NUMBERS TO BE ASSIGNED BY POSTMASTER.
12. PROPOSED BUILDINGS TO BE SERVICED BY PUBLIC SEWER AND WATER.
13. THIS PRELIMINARY MAJOR SITE PLAN WILL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWING AND THE DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
14. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED BY THE ENGINEER AS TO ACCURACY OR COMPLETENESS.THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION BY CONTACTING THE UNDERGROUND UTILITY PLANT LOCATION SERVICES (1-800-272-1000) TO OBTAIN A MARKOUT OF THE UTILITIES.
15. 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, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
16. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION SHOULD OR COULD RENDER THE DESIGNS SHOWN HEREON AS INAPPROPRIATE OR INEFFECTIVE.
17. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
18. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
   A. N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS AMENDED. CURRENTLY
   B. CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
20. 48 HOURS NOTICE MUST BE PROVIDED TO THE TOWNSHIP ENGINEER PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS.
21. PROJECT PHASING :
   PHASE - I - 30 TOWNHOMES
   PHASE- II - 26 TOWNHOMES
   PHASE-III - PROPOSED 2558 S.F. RETAIL PAD
   PHASE -IV - PROPOSED GAS CONVENIENCE PAD
   PHASE-V - PROPOSED FOOD MARKET
21. A KNOX BOX ACCESS SYSTEM TO BE INSTALLED FOR EACH COMMERCIAL STRUCTURE WITH THE LOCATION DETERMINED AFTER CONSULTATION WITH THE CLINTON FIRE MARSHAL AND CLINTON FIRE CHIEF OR HIS DESIGNEE.
22. ADEQUATE ACCESS INTO AND THROUGHOUT THE CONSTRUCTION SITE BE MAINTAINED FOR THE FIRE DEPARTMENT (AND ALL FIRST RESPONDERS) AT ALL TIMES OF CONSTRUCTION.
23. FIRE HYDRANT/S MUST BE ACTIVE, TESTED AND APPROVED IN THE IMMEDIATE AREA PRIOR TO THE PLACEMENT OF ANY COMBUSTIBLES UPON THE CONSTRUCTION SITE.
24. ROAD IDENTIFICATION SIGNAGE SHOULD BE IN PLACE (EVEN IF TEMPORARY) DURING THE CONSTRUCTION SUCH THAT ALL EMERGENCY FIRST RESPONDERS WILL BE ABLE TO EASILY NAVIGATE THE CONSTRUCTION SITE;
25. THE ROOF AND/OR FLOOR TRUSS SIGNAGE THAT WOULD BE REQUIRED FOR THE BUILDING IF TRUSSES ARE PLANNED TO BE USED. TYPICALLY, THIS SIGNAGE IS PLACED ON THE LEFT OF ENTRANCE OF THE BUILDING ON MONUMENT TYPE SIGNS. A DETAIL OF TYPICAL SIGNAGE IS PROVIDED ON DETAIL SHEET.
26. THE CONSTRUCTION OF THE WATER AND SEWER WITHIN THE CENTRAL AVE TO BE REVIEWED FOR ACCESS TO EXISTING HOME OWNERS PRIOR TO CONSTRUCTION BEGINS.
27. IN ORDER TO PREVENT ADVERSE IMPACTS TO NESTING EAGLES, NO WORK IS PERMITTED WITHIN 1000' OF THE NEST, JANUARY 1ST THROUGH JULY 31ST. SPECIFICALLY, THIS INCLUDES THE PROPOSED OUTFALL THAT FALLS WITHIN AREAS REGULATED UNDER THE FLOOD HAZARD AREA CONTROL ACT RULES AND FRESHWATER WETLAND PROTECTION ACT RULES.
28. STRUCTURAL DESIGN OF THE PROP RETAINING WALLS PREPARED BY A PROFFESIONAL ENGINEER TO BE PROVIDED PRIOR TO CONSTRUCTION.
29. THERE IS NO FIRE ALARM SYSTEM INDICATED AS BEING INSTALLED FOR THE PROPOSED STRUCTURES. WHILE THIS FIRE PROTECTION SYSTEM MAY NOT BE REQUIRED UNDER THE CONSTRUCTION CODE, SHOULD THE APPLICANT WISH TO INSTALL ONE THE LOCATION OF ANY FIRE ALARM ANNUNCIATOR LOCATION NEEDS TO BE DISCUSSED WITH THE CLINTON FIRE MARSHAL IN CONSULTATION WITH THE CLINTON FIRE DEPARTMENT CHIEF OFFICERS.
30. THE RESIDENTIAL DEVELOPMENT WILL BE ASSIGNED TO A HOME OWNER ASSOCIATION TO BE FORMED AT LATER DATE. THE APPLICANT WILL ENTER INTO A CONTRIBUTION AGREEMENT WITH HOA FOR MAINTAIN THE STORM WATER BASIN TIME OF CREATION OF THE HOA. UNTIL THEN, ALL STORM WATER MANAGEMENT AND OPEN SPACE TO BE MAINTAINED BY APPLICANT.
31. THE MAINTENANCE AND SNOW PLOWING OF THE CENTRAL AVE TO BE PERFORMED BY APPLICANT UNTIL TRANSFER OF RESPONSIBILITY TO THE HOA.

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A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
8	TWP FIRE DEPT	BH	3-6-23
8	TWP REV	BH	1-18-23
7	FIRE DEP. REV.	BH	1-23-21
6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21
4	DEP REV.	BH	4-23-21
3	DEP REV.	BH	4-20-21

1/18/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:

CLINTON COMMONS
MAJOR SUBDIVISION AND SITE PLAN
65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:

OVERALL SITE PLAN

SANITARY SEWER GENERAL NOTES :

1. ALL PROPOSED RESIDENTIAL UNITS TO BE PROVIDED WITH GRAVITY BASEMENT SERVICE BY THE PUBLIC SEWER.
2. GREASE INTERCEPTORS OR TRAPS, OWNED AND MAINTAINED BY THE PROPERTY OWNER, SHALL BE INSTALLED FOR ALL COMMERCIAL FACILITIES INVOLVING FOOD PREPARATION OR THAT WILL DISCHARGE LIQUID WASTE CONTAINING GREASE. ANY FLAMMABLE LIQUIDS, OR OTHER HARMFUL COMPONENTS. GREASE INTERCEPTORS OR TRAPS ARE TO BE PROVIDED FOR THE PROPOSED FOOD MARKET AND GAS/CONVENIENCE AND RETAIL USES. UNDER NO CONDITION IS ANY COMMERCIAL, NON- COMMERCIAL ESTABLISHMENT, ALLOWED TO DISCHARGE LIQUID WASTE CONTAINING GREASE, OR ANY FLAMMABLE WASTES, OR OTHER HARMFUL INGREDIENTS INTO A SANITARY SEWER SYSTEM. GREASE INTERCEPTOR DESIGN SHALL BE ACCORDANCE WITH THE PLUMBING CODE.
3. ALL TREES SHALL PLANTED NO CLOSER THAN 10 FEET FROM SEWER MAINS AND LATERALS.

0 30 60 120 Feet
SCALE: 1"=60'

JOB NO.:	8144/32606	DRAWING NO.:
SCALE:	1"=60'	3
DESIGNED:	BH	
CHECKED:	CRN	24
FILENAME:	32606.DWG	
DATE:	12/03/2020	

NEW JERSEY STATE HIGHWAY ROUTE 31

L=796.48' R=995.37

S85°42'59"E

358.67'

P.O.B.
BOOK 2138
PAGE 6

S01°12'1"

123.28'

S01°08'58"W

205.03'

S01°04'56"W

275.00'

1000 FT. BUFFER

MOEBUS PLACE

BLOCK 18
LOT 2.03

BLOCK 18
LOT 3

BLOCK 18
LOT 4

LOT 31.01

LOT 30

LOT 29

WOODED

CLINTON COMMONS DRIVE

PLYMOUTH DRIVE

STRATFORD DRIVE

BUCKINGHAM DRIVE

GAS CONVENIENCE (5,700 S.F.)

PROP. 8 GAS PUMP

RETAIL (2,558 SF.)

FOOD MARKET (21,998 S.F.)

LOADING ZONE

BLOCK 14
LOT 32
1,222,492 SF
28.06 AC

300' HIGHLANDS BUFFER

300' RIPARIAN BUFFER

150' WETLANDS BUFFER

RIPARIAN BUFFER BOUNDARY

MATCH LINE

BLDG # 1
6 UNITS

BLDG # 2
6 UNITS

BLDG # 3
4 UNITS

BLDG # 4
4 UNITS

BLDG # 5
6 UNITS

BLDG # 6
4 UNITS

BLDG # 7
6 UNITS

BLDG # 8
3 UNITS

BLDG # 11
6 UNITS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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8	TWP FIRE DEPT	BH	3-6-23
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5	TWP REV.	BH	5-24-21
4	DEP REV.	BH	4-23-21
3	DEP REV.	BH	4-20-21

1/18/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
CLINTON COMMONS
MAJOR SUBDIVISION AND SITE PLAN
65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON
HUNTERDON COUNTY NEW JERSEY

TITLE:
SITE PLAN - NORTH

JOB NO.:	8144/32606
SCALE:	1"=30'
DESIGNED:	BH
CHECKED:	CRN
FILENAME:	32606.DWG
DATE:	12/03/2020

DRAWING NO.: 4 / 24

MATCH LINE

MATCH LINE

MATCH LINE

SOUTH BRANCH OF RARITAN RIVER

1000 FT BUFFER

300' HIGHLANDS BUFFER

300' RIPARIAN BUFFER

RIPARIAN BUFFER BOUNDARY

FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1005-09-0002.1

FLOOD HAZARD AREA BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1005-09-0002.1 LUP 200001

3,022 S.F. WETLANDS BUFFER TO BE DISTURBED IN ACCORDANCE WITH G.P.#11

270 S.F. WETLANDS TO BE DISTURBED IN ACCORDANCE WITH G.P.#11

OPEN SPACE LOT

PROP. INFILTRATION BASIN

PROP. 524 LF MODULAR BLOCK RETAINING WALL (TYP.)

PROP. 4 FT HIGH POST & RAIL FENCE (TYP.)

PROP. SOIL LOG LOCATION (TYP.)

PROP. POND (TYP.)

SOIL LOG LOCATION

BLDG # 11
6 UNITS

BLDG # 10
6 UNITS

BLDG # 8
3 UNITS

BLDG # 9
4 UNITS

BLDG # 6
4 UNITS

BLDG # 3
4 UNITS

BLDG # 2
6 UNITS

STRATFORD DRIVE

BUCKINGHAM DR

LANCASTER DRIVE

CLINTON COMMONS DRIVE

CENTRAL AVENUE

CANTILEVER FIRE PLACE (TYP)

CANTILEVER FIREPLACE (TYP)

PROP. ASPHALT PAVEMENT (TYP)

PROP. SIDEWALK (TYP.)

CROSS WALK (TYP)

STOP BAR (TYP.)

ADA RAMP (TYP)

PROP. ARROW (TYP)

PROP. FLUSH CURB AT EVERY 40 FT.

PROP. 115 LF BLOCK RETAINING WALL (TYP)

PROP. SUBDIVISION LINE (TYP)

PROP. 280 LF MODULAR BLOCK RETAINING WALL (TYP)

PROP. CANTILEVER FIRE PLACE (TYP)

PROP. REFUSE ENCLOSURE 9' X 19'

PROP. MAIL BOXES

ADA RAMP

ADA SIGN (TYP)

PROP. CURB (TYP)

TOT LOT/ PLAY AREA

50 FT SETBACK (TYP.)

PROP. GATE WITH KNOX BOX

END OF PROP. 20' WIDE PAVEMENT RECONSTRUCTION

PROP. "EMERGENCY ACCESS ONYL" SIGN.

PROP. 20' WIDE GRASSPAVE2 ACCESS EMERGENCY ACCESS WITH ROADSIDE MARKER AT EVERY 50 FT ON BOTH SIDES 5 FT AWAY FROM EDGE OF DRIVE.

PROP. 212 LF MODULAR BLOCK RETAINING WALL WITH SPLIT RAIL FENCE (TYP)

PROP. 20' WIDE PAVEMENT RECONSTRUCTION

PROP. SEWER CLEAN OUT FOR FUTURE CONNECTION BY LOT 34

N13°10'59"W 373.00'

N04°21'11"E 327.65'

N19°37'28"W 100.00'

S70°22'32"W 190.00'

S19°37'28"E 140.00'

N70°22'32"E 140.00'

N19°37'28"W 350.00'

N19°56'38"W 207.20'

S70°31'06"W 214.83'

S20°13'27"E 157.50'

S68°58'13"W 236.57'

S12°55'15"E 60.23'

S69°49'22"W 123.96'

S69°30'00"W 123.69'

S70°22'32"W 212.90'

S01°04'56"W 275.00'

S00°31'50"W 283.32'

LOT 34

LOT 28

LOT 27

LOT 26

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

CEMETERY

WOODED

FOUND PIN

FOUND IRON BAR

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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1/18/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:

CLINTON COMMONS
MAJOR SUBDIVISION AND SITE PLAN

65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON

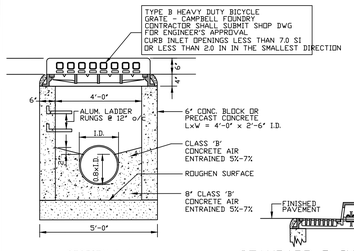
HUNTERDON COUNTY NEW JERSEY

TITLE:

SITE PLAN - SOUTH

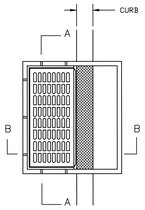
JOB NO.:	8144/32606
SCALE:	1"=30'
DESIGNED:	BH
CHECKED:	CRN
FILENAME:	32606.DWG
DATE:	12/03/2020

DRAWING NO.: 5 / 24



SECTION A–A

SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION



PLAN

STANDARD B–INLET

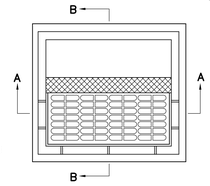
NOT TO SCALE

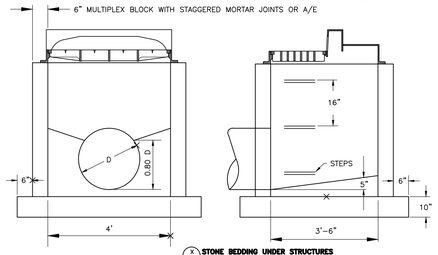
10 TYPE B INLET DETAIL

NTS

GENERAL NOTES

1. FOOTER AND INVERT TO BE NJDOT CLASS "B" CONCRETE (4500 PSI AT 28 DAYS).
2. THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
3. CASTING TO BE CAMPBELL FOUNDRY NO. 2618 (BICYCLE SAFE GRATE) OR EQUIVALENT.
4. PROVIDE WROUGHT IRON STEPS 16" O.C.
5. WHEN ADDITIONAL DEPTH IS SCHEDULED WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
6. SLAB TO BE NJDOT CLASS "B" CONCRETE 4500 PSI AT 28 DAYS.
7. INLET TO BE CHANNELED WITH PIPES FLUSH WITH WALL OF INLET





SECTION A–A

THROUGH INVERT DETAIL

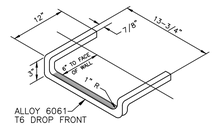
X STONE BEDDING UNDER STRUCTURES X

SECTION B–B

TERMINAL INVERT DETAIL

INLET TYPE B

N.T.S.

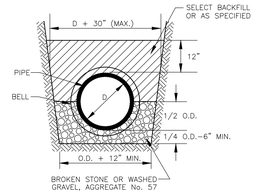


CONSTRUCTION NOTE:

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

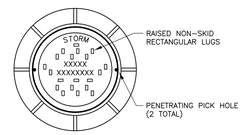
ALUMINUM LADDER RUNG

N.T.S.



CLASS 'C' BEDDING

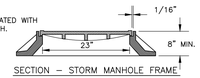
PIPE BEDDING



PLAN – STORM MANHOLE FRAME

CONSTRUCTION NOTES:

1. STORM MANHOLE FRAME AND COVER CASTINGS SHALL CONFORM TO THE LATEST ASTM A–48 CLASS 30 SPECIFICATION.
2. FRAME AND COVERS SHALL BE COATED WITH TWO COATS OF ASPHALTUM VARNISH.



SECTION – STORM MANHOLE FRAME

STORM MANHOLE COVERS AND FRAMES SHALL BE:

STANDARD (Heavy Traffic Type)

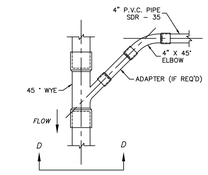
Campbell Foundry Company ———Pattern No. 1202B, or equal. w/ Flow Seal Cover

STORM MANHOLE FRAME & COVER

NOT TO SCALE

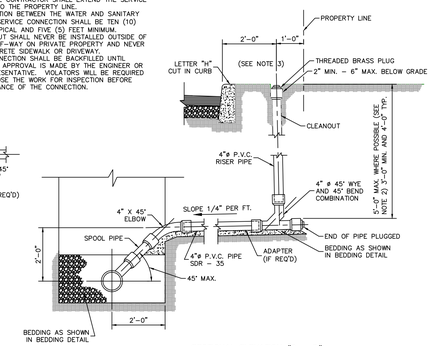
NOTES:

1. ALL COUPLINGS, PLUGS & CAPS TO BE STD. FOR TYPE OF PIPE USED & INSTALLATION TO BE WATERTIGHT.
2. 1/4" PER FOOT SLOPE GOVERNS OVER CONFLICTS WITH THE 3' MIN. COVER DIMENSION.
3. CLEANOUTS ARE TO BE LOCATED TWO (2) FEET FROM CURB IN THE PLANTER AREA. WHERE CURBS DO NOT EXIST, PLACE CLEANOUT ONE (1) FOOT OUTSIDE OF PROPERTY LINE.
4. SPECIAL WYE FITTING SERVICE CONNECTION SHALL ONLY BE PERMITTED TO MAINTAIN THE THREE (3) FOOT MINIMUM COVER DIMENSION.
5. CLEANOUTS ARE REQUIRED ON ALL SERVICE CONNECTIONS.
6. THE SITE CONTRACTOR SHALL EXTEND THE SERVICE PIPING TO THE PROPERTY LINE.
7. SEPARATION BETWEEN THE WATER AND SANITARY SEWER SERVICE CONNECTION SHALL BE TEN (10) FEET TYPICAL AND FIVE (5) FEET MINIMUM.
8. CLEANOUT SHALL NEVER BE INSTALLED OUTSIDE OF RIGHT–OF–WAY ON PRIVATE PROPERTY AND NEVER IN CONCRETE SIDEWALK OR DRIVEWAY.
9. NO CONNECTION SHALL BE BACKFILLED UNTIL WRITTEN APPROVAL IS MADE BY THE ENGINEER OR A REPRESENTATIVE. VIOLATORS WILL BE REQUIRED TO EXPOSE THE WORK FOR INSPECTION BEFORE ACCEPTANCE OF THE CONNECTION.



STANDARD WYE FITTING SERVICE CONNECTION

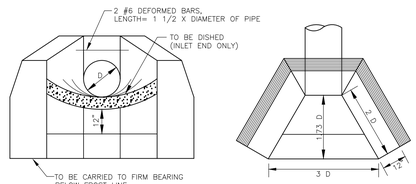
PLAN VIEW



SECTIONAL ELEVATION "D – D"

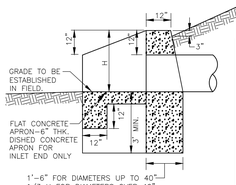
TYPICAL 4" SERVICE CONNECTION

NO SCALE



END VIEW OF INLET END ONLY

PLAN



OUTLET END

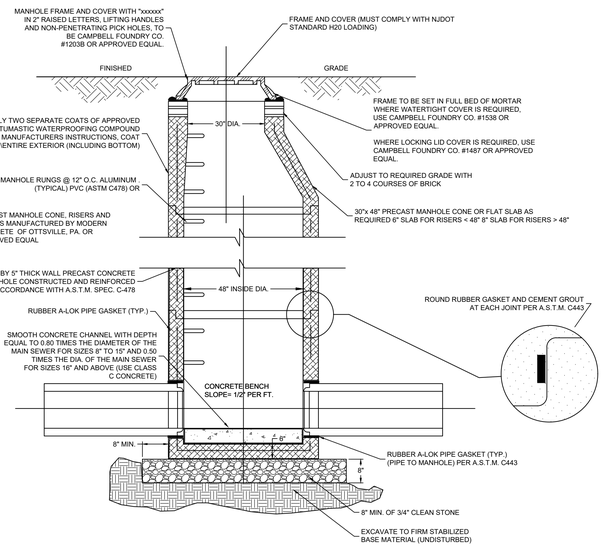
HEADWALLS IN CUBIC YARDS			APRONS IN CUBIC YARDS
PIPE SIZE	CORR. METAL	REIN. CONC	
12"	1.4 CY	1.4 CY	0.2 CY
15"	1.7	1.7	0.2
18	2.1	2.1	0.3
21"	2.5	2.5	0.4
24"	2.9	2.9	0.5
27"	3.3	3.4	0.6
30"	3.7	3.8	0.7
36"	4.7	4.8	0.9
42"	5.8	6.3	1.2
48"	7.6	8.4	1.5
54"	9.7	10.7	1.8
60"	12.2	13.4	2.1
66"	15.0	16.4	2.5
72"	18.1	19.9	3.0

GENERAL NOTES:

1. ALL EDGES TO BE CHAMFERED 1"
2. CONCRETE TO BE N.J.D.O.T. CLASS "C"
3. APRONS TO BE 6" THK. CONC., FLAT AT OUTLET END, DISHED AT INLET END
4. EXPOSED PORTIONS OF WALL TO BE RUBBED AND FLOATED.
5. FOR ARCH PIPE, THE SPAN SHALL BE SUBSTITUTED FOR D.

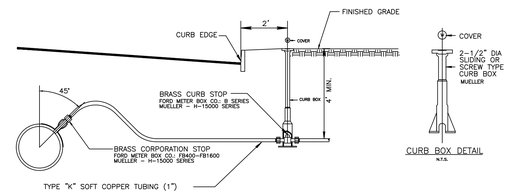
CONCRETE HEADWALL

N.T.S.



PRECAST CONCRETE MANHOLE

NTS



CURB BOX DETAIL

N.T.S.

WATER SERVICE CONNECTION

N.T.S.

NOTES :

1. COORDINATE EXACT SERVICE LATERAL LOCATIONS WITH BUILDINGS' ARCHITECTURAL/MECHANICAL PLANS.
2. HORIZONTAL ALIGNMENTS : PROVIDE A MINIMUM OF 2' CLEAR BETWEEN LATERALS IN GENERAL PROVIDE A MINIMUM OF 10' CLEAR BETWEEN DOMESTIC WATER AND SANITARY SEWER LATERALS OR PROVIDE A MINIMUM OD 18" VERTICAL CLEARANCE.
3. VERTICAL ALIGNMENTS : PROVIDE A MINIMUM COVER OF 4' FROM TOP OF PIPE FOR SANITARY, WATER AND FIRE WATER. PROVIDE A MINIMUM OF 2–1/2' FROM TOP OF PIPE FOR GAS, ELECTRIC AND TELEPHONE.

NOTES:

1. HYDRANT SHALL BE 4'–0" FROM THE EDGE OF PAVEMENT WHERE NO CURB EXISTS OR AS DIRECTED BY THE ENGINEER.
2. PROVIDE CONCRETE BOLLARDS IF NECESSARY AS DIRECTED BY THE ENGINEER.
3. ALL HYDRANTS SHALL BE BAGGED UNTIL THE WATER MAIN HAS BEEN PUT INTO SERVICE.
4. MAXIMUM ALLOWABLE HYDRANT BURY DEPTH SHALL NOT EXCEED 8 FEET.

5" STORTZ FITTING FOR STEAMER NOZZLE ON ROAD SIDE

PROVIDE 1' SQUARE 3000 PSI CONCRETE COLLAR 6" DEEP AROUND VALVE BOX IF NOT IN PAVEMENT

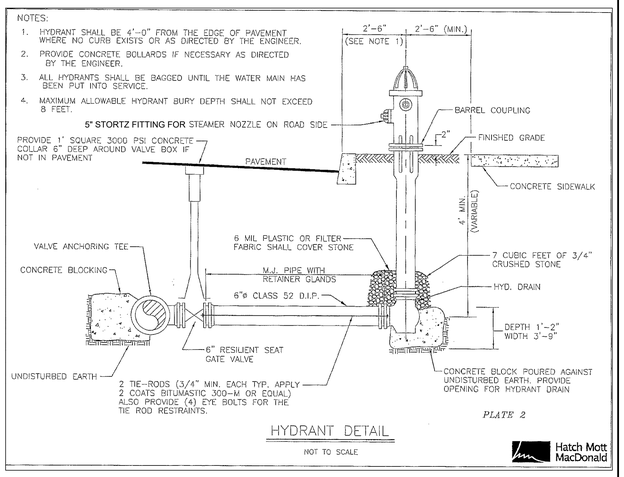
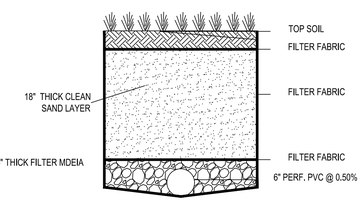


PLATE 2

HYDRANT DETAIL

NOT TO SCALE

Hatch Mott MacDonald

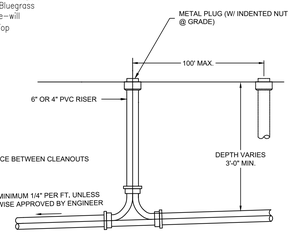


A TYPICAL SURFACE SAND FILTER SECTION

BIOFILTRATION BASIN SEED MIX

%	BOTANICAL NAME	COMMON NAME
8 %	Tripsacum dactyloides	Eastern Gama Grass
6 %	Elymus canadensis	Canada Wild Rye
5 %	Andropogon gerardii	Big Bluestem, Rountree
5 %	Andropogon scoparius	Little Bluestem, Camper
5 %	Chamaecrista fasciculata	Partridge Pea
5 %	Panicum virgatum	Switch Grass, Shelter
4 %	Sorghastrum nutans	Indian Grass, Holt
4 %	Coreopsis tinctoria	Plains Coreopsis
2 %	Poa palustris	Fowl Bluegrass
2 %	Muhlenbergia schreberi	Nimble–will
4 %	Agrostis alba	Red Top
50 %	Avena sativa	Oats

SEED AT 40 LB. /ACRE



NOTES:

1. MAXIMUM DISTANCE BETWEEN CLEANOUTS IS 100'

SLOPE MINIMUM 1/4" PER FT, UNLESS OTHERWISE APPROVED BY ENGINEER

STANDARD CLEANOUT DETAIL

NTS

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E&LP

140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
8	TWP FIRE DEPT	BH	3–6–23
8	TWP REV	BH	1–18–23
7	FIRE DEP. REV.	BH	1–23–21
6	TWP REV.	BH	8–31–21
5	TWP REV.	BH	5–24–21
4	DEP REV.	BH	4–23–21
3	DEP REV.	BH	4–20–21

1/18/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GE04258200

PROJECT:

CLINTON COMMONS
MAJOR SUBDIVISION AND SITE PLAN

65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:

STANDARD CONSTRUCTION DETAILS -I

JOB NO.:	8144/32606	DRAWING NO.:	23 / 24
SCALE:	NTS		
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32606.DWG		
DATE:	12/03/2020		

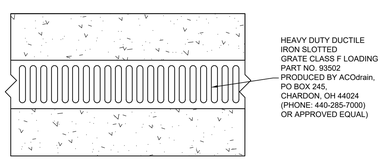
DIAMETER OF PIPE (d)	22 1/2" ELBOW "A"	45° ELBOW "A"	90° ELBOW "A"	TEE "A"	PLUG "A"
6"	1.1	2.1	4.0	2.8	
8"	1.9	3.7	6.8	4.8	
10"	2.8	5.6	10.3	7.3	
12"	4.0	7.9	14.5	10.3	
16"	7.0	13.6	25.2	17.8	
20"	10.7	21.0	38.9	27.5	
24"	15.3	30.0	55.5	39.2	

"A" – CONTACT BEARING AREA OF BLOCK WITH EARTH, IN SQUARE FEET

NOTES:

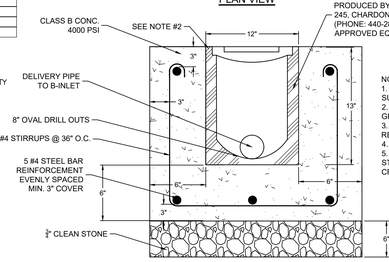
1. BEARING AREAS ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2000 LBS. PER SQ. FT. FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
2. ALL CONCRETE THRUST BLOCKS SHALL BE CLASS "C".
3. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.
4. THE COST OF THRUST BLOCKS SHALL BE INCLUDED IN THE PRICE BID FOR WATER MAINS.

TABLE OF THRUST BLOCKS



PLAN VIEW

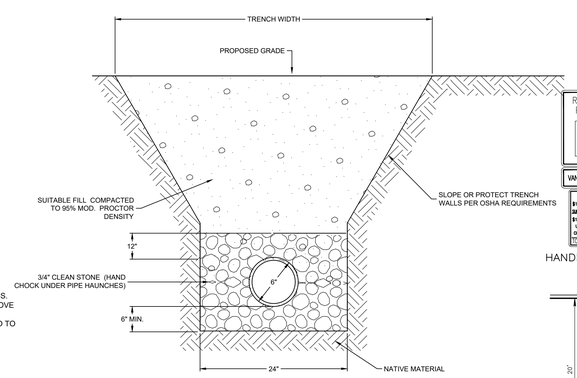
HEAVY DUTY DUCTILE IRON SLOTTED GRATE CLASS F LOADING PART NO. 93502 PRODUCED BY ACOdrain, PO BOX 245, CHARDON, OH 44024 (PHONE: 440-285-7000) OR APPROVED EQUAL)



SECTION VIEW

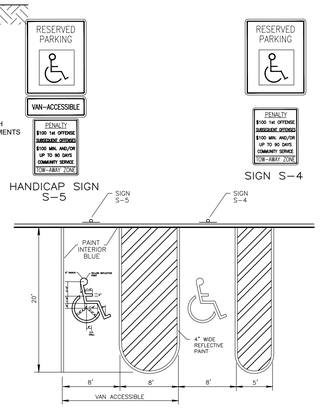
S300K TRENCH DRAIN SYSTEM PRODUCED BY ACOdrain, PO BOX 245, CHARDON, OH 44024 (PHONE: 440-285-7000) OR APPROVED EQUAL

NOTES:
1. VERIFY THAT DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
2. FINISHED CONCRETE MUST BE 1/8" MIN. ABOVE GRATE.
3. 4000 PSI CONCRETE TO BE USED (VIBRATED TO REMOVE AIR POCKETS).
4. HS-20 LOADING MIN.
5. AS NECESSARY CONCRETE ENCASE STORMDRAIN BENEATH TRENCH DRAIN AT CROSSING



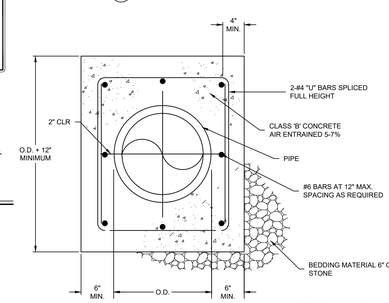
P.V.C. SANITARY SEWER TRENCH

NTS



DETAIL HANDICAP PARKING STALL

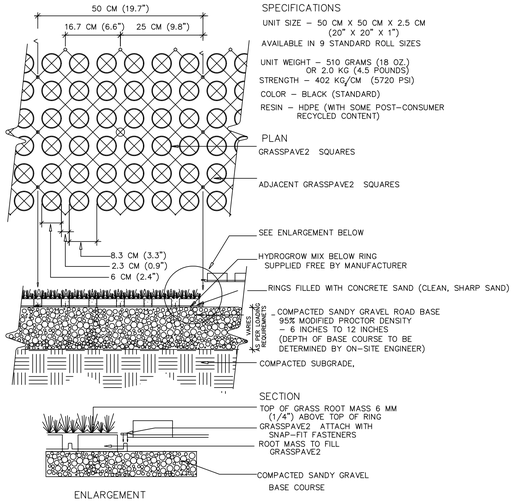
N.T.S.



REFER TO PLAN AND PLAN DETAILS FOR OVERALL DIMENSIONS OF ENCASEMENT

CONCRETE ENCASEMENT DETAIL

NTS



SPECIFICATIONS

UNIT SIZE – 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")

AVAILABLE IN 9 STANDARD ROLL SIZES

UNIT WEIGHT – 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)

STRENGTH – 402 KG/CM (5720 PSI)

COLOR – BLACK (STANDARD)

RESIN – HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

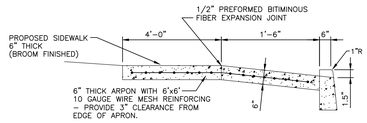
1 / 1 OF 1

NOT TO SCALE

Invisible Structures, Inc.

GPDET.DWG

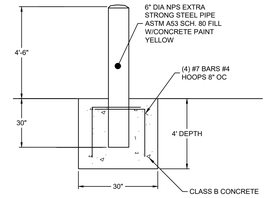
1600 Jackson St., Ste. 340
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
rev. 10/05



NOTE: APRON TO BE CONSTRUCTED OF AIR-ENTRAINED CONCRETE HAVING A 28 DAY COMPRESSIVE STRENGTH OF 4,500 PER RSIS

CONCRETE APRON DETAIL

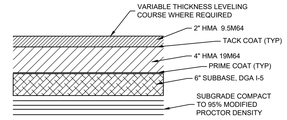
NTS



NOTE: 3" MIN. CLR. REQUIRED ON ALL REBAR.

6" BOLLARD DETAIL

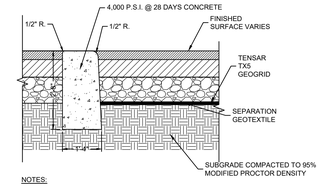
NTS



NOTES:
- PAVING SHALL BE PERFORMED IN CONFORMANCE WITH NJDOT STANDARDS METHODS.
- MATERIAL IS SUBJECT TO PLAN ENGINEER'S APPROVAL OUTSIDE OF R,O,W AND WITHIN PUBLIC R,O,W SUBJECT TO TOWN'S ENGINEER APPROVAL.

ASPHALT PAVEMENT DETAIL

NTS



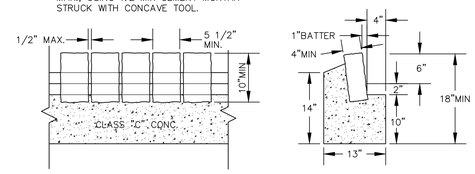
NOTES:

1. WHEN NEW CURB (OR CURB & GUTTER) IS CONSTRUCTED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE WITH A WET SAW BLADE AT ALL TIMES AND THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO EXISTING PAVEMENT.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB (OR CURB AND GUTTER) 20'-0" APART AND SHALL BE FILLED WITH PRE-FORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. SPEC. M-213, RECESSED IN FROM FRONT FACE AND TOP OF CURB.

1 FLUSH CURB DETAIL

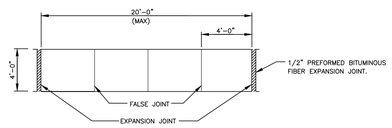
NTS

NOTE:
PROVIDE EXPANSION JOINTS AT 40' INTERVALS. JOINTS TO BE 1/2" WIDE MAX., USING 1:2 MIX CEMENT MORTAR STRUCK WITH CONCAVE TOOL.



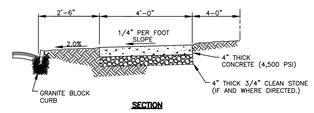
BELGIAN BLOCK CURB

N.T.S.

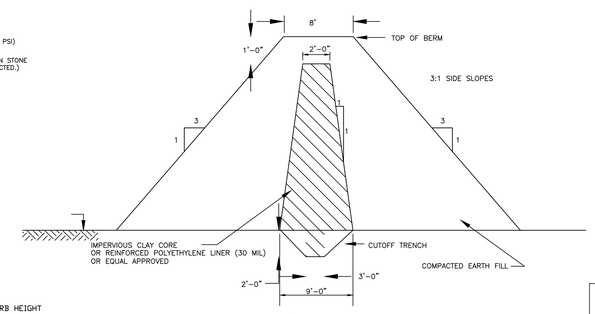


CONCRETE SIDEWALK DETAIL

N.T.S.

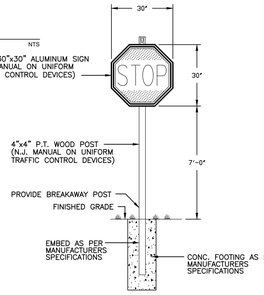


NOTES:
1. DIRECTION OF SLOPE AND GRADE TO BE AS SHOWN ON GRADING PLANS.



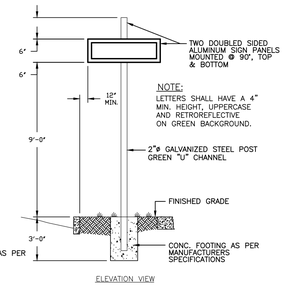
EMBANKMENT / CLAY CORE DETAIL

NOT TO SCALE



STOP SIGN DETAIL

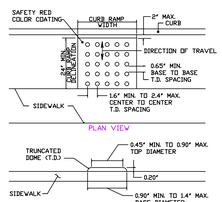
N.T.S.



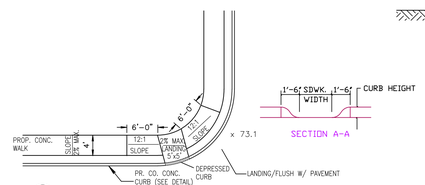
NOTE:
LETTERS SHALL HAVE A 4" MIN. HEIGHT, UPPERCASE AND RETROREFLECTIVE ON GREEN BACKGROUND.

STREET NAME SIGN DETAIL

NTS

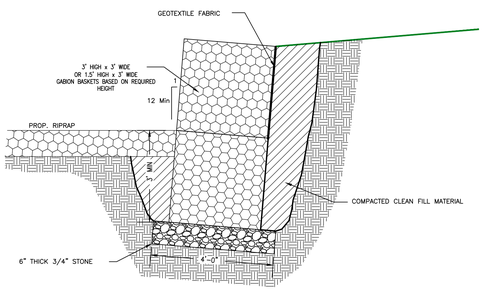


H DETECTABLE WARNING SURFACE



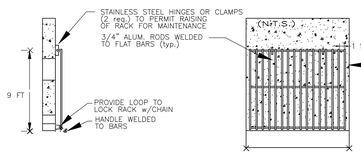
G HANDICAPPED RAMP DETAIL

NTS



GABION WALL DETAIL

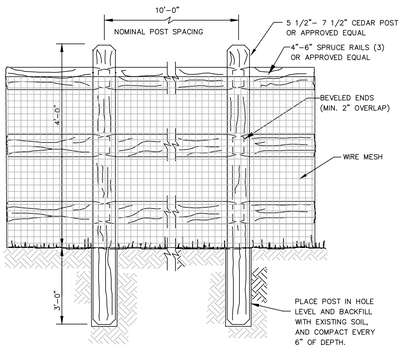
N.T.S.



NOTE:
ALL GRATING AND BAR MATERIAL TO BE 6061-T6 ALUMINUM
ALL HARDWARE TO BE TYPE 304 STAINLESS STEEL

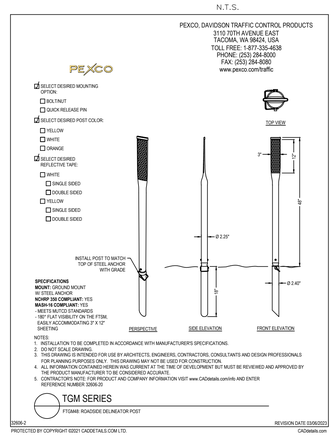
36" X 36" TRASH RACK DETAIL

(N.T.S.)



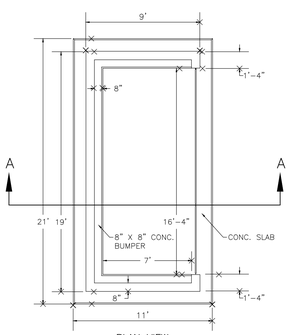
POST AND RAIL FENCE

N.T.S.



FIRE LANE SIGN

NOT TO SCALE

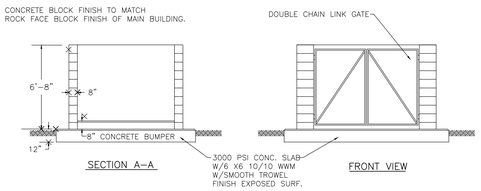


PLAN VIEW

NOTES:

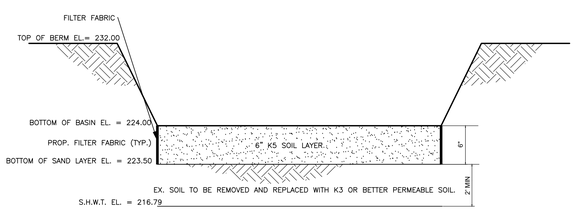
INTERIOR SURFACES TO RECEIVE SMOOTH FINISH PER HEALTH DEPT. STANDARDS.

CONCRETE BLOCK FINISH TO MATCH ROCK FACE BLOCK FINISH OF MAIN BUILDING.



TRASH ENCLOSURE

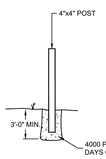
SCALE: NONE



INFILTRATION BASIN DETAIL

N.T.S.

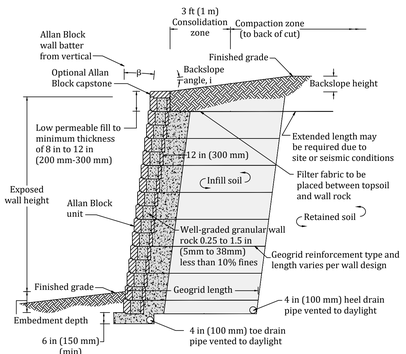
NOTES:
1. BOTTOM SAND LAYER MUST CONSIST OF K5 SAND WITH A MAXIMUM OF 15 MINIMUM PERMEABILITYRATE OF 20 INCHES PER HOUR.
2. BASIN CONSTRUCTION MUST NOT COMPACT SOILS BELOW BASIN BOTTOM.
3. BOTTOM SAND LAYER SOILS MUST BE CERTIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.



NOTE: SEE SITE PLAN FOR LOCATION

SIGN POST DETAIL

N.T.S.

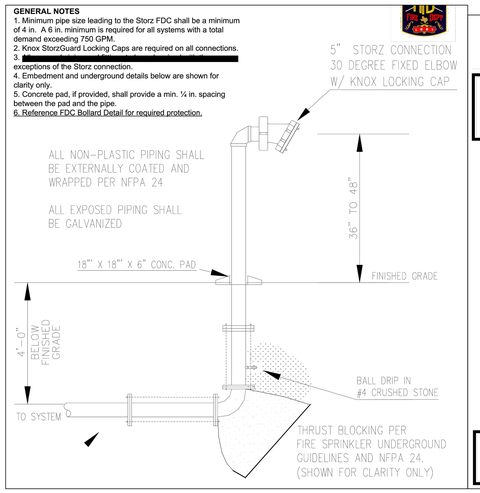


BLOCK RETAINING WALL DETAIL

NTS

GENERAL NOTES

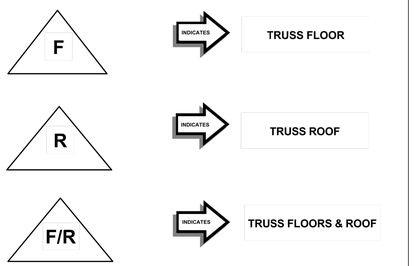
1. Minimum pipe size leading to the Storz FDC shall be a minimum of 4 in. A 6 in. minimum is required for all systems with a total demand exceeding 750 GPM.
2. Knox StorzGuard Locking Caps are required on all connections.
3. [redacted] exceptions of the Storz connection.
4. Embedment and underground details below are shown for clarity only.
5. Concrete pad, if provided, shall provide a min. ¼ in. spacing between the pad and the pipe.
6. Reference FDC Bollard Detail for required protection.



TRUSS BUILDING

IDENTIFYING EMBLEMS

N.J.A.C. 5:70-2.20(a)1.
"The emblem shall be of a bright and reflective color, or made of reflective material. The shape of the emblem shall be an isosceles triangle and the size shall be 12 inches horizontally by 6 inches vertically. The following letters, of a size and color to make them conspicuous, shall be printed on the emblem, as shown in diagram below."



N.J.A.C. 5:70-2.20(a)2.
"The emblem shall be permanently affixed to the left of the main entrance door at a height between 4 and 6 feet above the ground and shall be installed and maintained by the owner of the building."

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A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
8	TWP FIRE DEPT	BH	3-6-23
8	TWP REV	BH	1-18-23
7	FIRE DEP. REV.	BH	1-23-21
6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21
4	DEP REV.	BH	4-23-21
3	DEP REV.	BH	4-20-21

1/18/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
CLINTON COMMONS
MAJOR SUBDIVISION AND SITE PLAN
65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON
HUNTERDON COUNTY NEW JERSEY

TITLE:
STANDARD CONSTRUCTION DETAILS -II

JOB NO.:	8144/32606
SCALE:	NTS
DESIGNED:	BH
CHECKED:	CRN
FILENAME:	32606.DWG
DATE:	12/03/2020

DRAWING NO.: 24 / 24