



- GENERAL NOTES:**
- THE PROPERTY IS KNOWN AS LOTS 32 IN BLOCK 14 AS SHOWN ON THE OFFICIAL TAX MAPS #6 OF THE TOWN OF CLINTON, HUNTERDON COUNTY, NJ.
  - OUTBOUND SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY, LOTS 11, 12 & 22" PREPARED BY CREST ENGINEERING ASSOCIATES, DATED 9-19-18.
  - TOTAL LOT AREA: 1,222,492 S.F. (28.06 ACRES).
  - THE PROPERTY IS LOCATED IN MF-1 AND C-3 ZONING DISTRICT. APPLICANT IS PROPOSING TO CONSTRUCT THREE RETAIL BUILDINGS OF TOTAL 30,256 S.F. IN C-3 ZONE AND 56 TOWNHOUSE UNITS IN MF-1 ZONE.
  - PARKING REQUIREMENTS:  
**COMMERCIAL PARKING REQUIREMENT:**  
 PROP. LOT 32.01 (TACO BELL SITE)  
 RESTAURANT: 1 SPACE / 150 S.F. OF PATRON AREA  
 = (1160/90) = 23.2 SPACES (23 SPACES PROVIDED)  
 PROP. LOT 32.02 (GAS WITH CONVENIENCE STORE)  
 RETAIL SPACE: 1 SPACE / 180 S.F. OF RETAIL MERCHANDISING AREA  
 = (5700/180) = 31.66 SPACE (33 SPACES PROVIDED)  
 = 489 PROVIDED, 24 BANKED PARKING.  
 PROP. LOT 32.03 (FOOD MARKET)  
 RETAIL SPACE: 1 SPACE / 180 S.F. OF RETAIL MERCHANDISING AREA  
 = (21,998/180) = 122.21 SPACES (120 SPACES PROVIDED)  
 = 104 PROVIDED, 16 BANKED PARKING.  
**TOTAL REQUIRED PARKING FOR ALL COMMERCIAL AREAS = 177.07 SPACES.**  
 PROP. SPACES = 176 SPACE AND 40 BANKED PARKING, TOTAL = 216 SPACES  
**RESIDENTIAL PARKING REQUIREMENT:**  
 TOWNHOUSE PARKING REQ. = 2.4 SPACE / UNIT = 56 \* 2.4 = 134.4 SPACES REQ.  
 PROPOSED PARKING: EACH UNIT HAS A TWO CAR GARAGE WITH DRIVEWAY  
 THEREFORE, EACH UNIT PROVIDES 3.5 PARKING SPACE = 56 \* 3.5 = 196 SPACE  
 PARKING = 27 PARKING  
**TOTAL SPACES PROVIDED = 196 + 27 = 223 SPACE > 134.4 REQ.**
  - SIGN REQUIREMENTS:**  
 SIGN TO COMPLY WITH SECTION 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 = 8 FT.
  - R.S.I.S. REQUIREMENTS:**

REQUIREMENT	PROVIDED
RESIDENTIAL ACCESS - ALL STREET EXCEPT LANCASTER DRIVE & ENTRANCE BLVD	24 FT. (COMPLIES)
HIGH DENSITY-NO PARKING	CARTWAY
CURB	NONE
SIDEWALK	BOTH SIDES
RESIDENTIAL ACCESS - LANCASTER DRIVE	28 FT
HIGH DENSITY - ON ST. PARKING	BOTH SIDES
CURB	BOTH SIDES
SIDEWALK	BOTH SIDES
STREET GRADE	MIN. GRADE
MIN. GRADE	MAX GRADE
MAX GRADE 50 FT FROM INTERSECTION	
  - THE FLOOD HAZARD BOUNDARY IS APPROVED BY NJDEP FILE NO. 1005-09-0002.1 FWA 09001.
  - NONE OF THE PROPOSED DEVELOPMENT IS LOCATED WITHIN FLOODWAY OR FLOOD HAZARD AREA LIMITS.
  - FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO. 1005-09-0002.1 FFW 170001
  - PROPOSED LOT NUMBERS SHALL BE APPROVED BY THE TOWN OF CLINTON TAX ASSESSOR.
  - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - HOUSE NUMBERS TO BE ASSIGNED BY POSTMASTER.
  - PROPOSED BUILDINGS SHALL BE APPROVED BY PUBLIC SEWER AND WATER.
  - THIS PRELIMINARY MAJOR SITE PLAN WILL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND THE DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
  - 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 (1.800.272.1900) TO OBTAIN A MARKOUT OF THE UTILITIES.
  - 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.
  - 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.
  - ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
  - 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.  
 48 HOURS NOTICE MUST BE PROVIDED TO THE TOWNSHIP ENGINEER PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS.
  - PROJECT PHASING:**  
 PHASE - I - 30 TOWNHOUSE  
 PHASE - II - 26 TOWNHOUSE  
 PHASE - III - PROPOSED 2568 S.F. RETAIL PAD  
 PHASE - IV - PROPOSED GAS CONVENIENCE PAD  
 PHASE - V - PROPOSED FOOD MARKET
  - 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.
  - ADEQUATE ACCESS INTO AND THROUGHOUT THE CONSTRUCTION SITE BE MAINTAINED FOR THE FIRE DEPARTMENT (AND ALL FIRST RESPONDERS) AT ALL TIMES OF CONSTRUCTION.
  - FIRE HYDRANTS MUST BE ACTIVE, TESTED AND APPROVED IN THE IMMEDIATE AREA PRIOR TO THE PLACEMENT OF ANY COMBUSTIBLES UPON THE CONSTRUCTION SITE.
  - 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.
  - 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 SIGN. A DETAIL OF TYPICAL SIGNAGE IS PROVIDED ON DETAIL SHEET.
  - THE CONSTRUCTION OF THE WATER AND SEWER WITHIN THE CENTRAL AVE TO BE REVIEWED FOR ACCESS TO EXISTING HOME OWNERS BEGINNING.
  - 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.
  - STRUCTURAL DESIGN OR THE PROP. RETAINING WALLS PREPARED BY A PROFESSIONAL ENGINEER TO BE PROVIDED PRIOR TO CONSTRUCTION.
  - 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 DETECTOR LOCATION NEEDS TO BE DISCUSSED WITH THE CLINTON FIRE MARSHAL. IN CONSULTATION WITH THE CLINTON FIRE DEPARTMENT CHIEF OFFICERS.
  - 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.
  - THE MAINTENANCE AND SNOW PLOWING OF THE CENTRAL AVE TO BE PERFORMED BY APPLICANT UNTIL TRANSFER OF RESPONSIBILITY TO THE HOA. THE SEWER ALIGNMENT IS ALONG WESTERN EDGE OF PAVEMENT SO WE CAN KEEP THE ACCESS TO THE CENTRAL AVE OPEN DURING CONSTRUCTION. AN 8" FT HIGH STEEL BOX TO BE USED TO LIMIT THE WIDTH OF TRENCH. THE EXCAVATED MATERIAL TO BE HAULED AND STOCK PILED ON THE SITE. THE TRENCHING TO BE KEPT TO MIN LENGTH AS MUCH AS POSSIBLE. THE BOTH HOMES LOCATED AT THE INTERSECTION OF CENTRAL AVE AND CENTER ST HAS TWO ACCESS DRIVEWAYS FROM CENTRAL AVE. THE CONSTRUCTION SHOULD ALWAYS KEEP ONE ACCESS DRIVEWAY OPEN FOR USE BY HOME OWNER. THE OPEN TRENCHES SHALL BE PROTECTED OVERNIGHT FOR SAFETY. THE ACCESS TO THE HOME LOCATED AT END OF THE CENTRAL AVE TO BE ALWAYS OPEN FOR HOME OWNER AS WELL AS EMERGENCY VEHICLES.

- PHASING GENERAL NOTES:**
- THE PROJECT IS DIVIDED IN THE FIVE PHASES AS DESCRIBED IN NOTE 21 OF GENERAL NOTES ON THIS PLAN.
  - THE LIMITS OF IMPROVEMENTS FOR EACH PHASE IS SHOWN AS DETAILED BELOW:  
 A. THE LIMITS OF PROPOSED PAVING, SIDEWALK AND BUILDING IMPROVEMENTS ARE SHOWN ON THE DRAWING #4 AND #5 USING PHASING LINES.  
 B. THE LIMITS OF PROPOSED DRAINAGE IMPROVEMENTS FOR EACH PHASE ARE SHOWN ON DRAWING #6 AND #7 USING PHASING LINE.  
 C. THE LIMITS OF PROPOSED SEWER, WATER, GAS, CABLE AND PHONES IMPROVEMENTS ARE SHOWN ON DRAWING #8 AND #9 USING PHASING LINE.  
 NOTE: THE UTILITIES TO BE EXTENDED 5 FT BEYOND THE LIMITS LINE SHOWN ON ABOVE PLANS FOR EASE OF FUTURE CONNECTION.
  - SEQUENCE OF CONSTRUCTION OF EACH PHASE:  
 TO BE CONSTRUCTED FIRST - PHASE I  
 TO BE CONSTRUCTED SECOND - PHASE II  
 TO BE CONSTRUCTED THIRD - PHASE III  
 TO BE CONSTRUCTED FOURTH - EITHER PHASE IV OR PHASE V  
 TO BE CONSTRUCTED FIFTH - LAST REMAINING PHASE

- SANITARY SEWER GENERAL NOTES:**
- ALL PROPOSED RESIDENTIAL UNITS TO BE PROVIDED WITH GRAVITY BASEMENT SERVICE BY THE PUBLIC SEWER.
  - 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 CIRCUMSTANCES 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 IN ACCORDANCE WITH THE PLUMBING CODE.
  - ALL TREES SHALL PLANTED NO CLOSER THAN 10 FEET FROM SEWER MAINS AND LATERALS.

No.	Date	Revision	Revised By	Checked By

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SCALE IN FEET

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**OVERALL SITE PLAN**  
 FOR  
**CLINTON COMMONS**  
 65 1/2 CENTER STREET  
 TOWN OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY

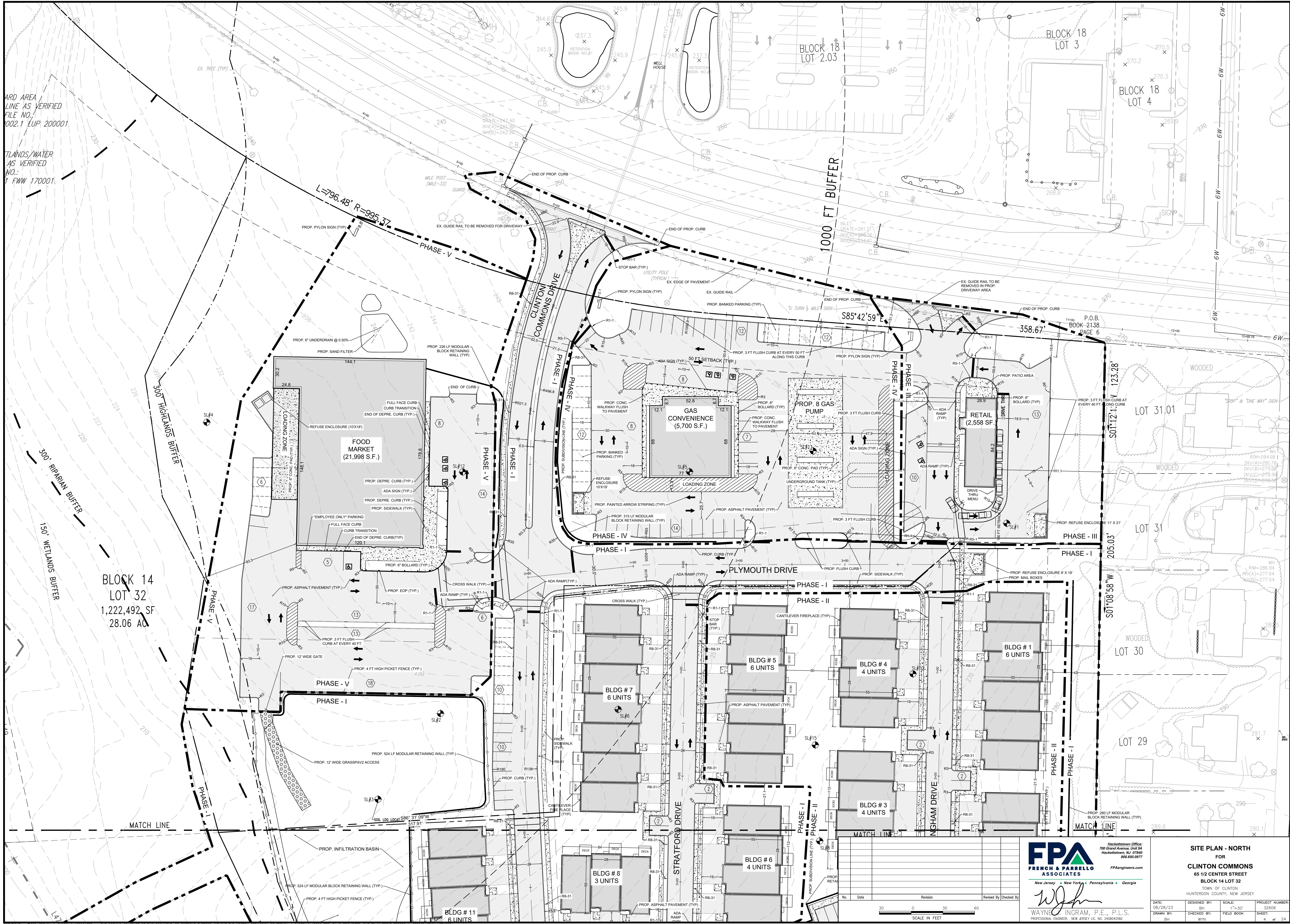
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 DESIGNED BY: BH  
 DRAWN BY: BH  
 CHECKED BY: WYV

SCALE: 1"=60'  
 FIELD BOOK

PROJECT NUMBER: 32606  
 SHEET: 3 of 24

WARD AREA  
LINE AS VERIFIED  
FILE NO.  
002.1 LUP 200001

LANDS/WATER  
AS VERIFIED  
NO.  
FWW 170001



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

BLOCK 18  
LOT 3

BLOCK 18  
LOT 4

LOT 31.01

LOT 31

LOT 30

LOT 29

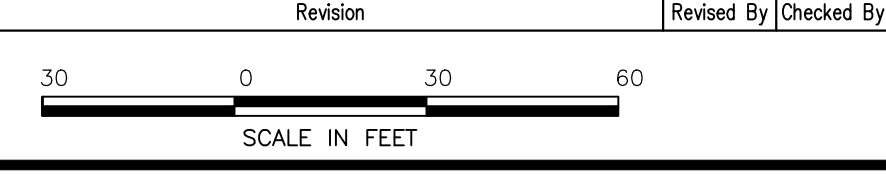
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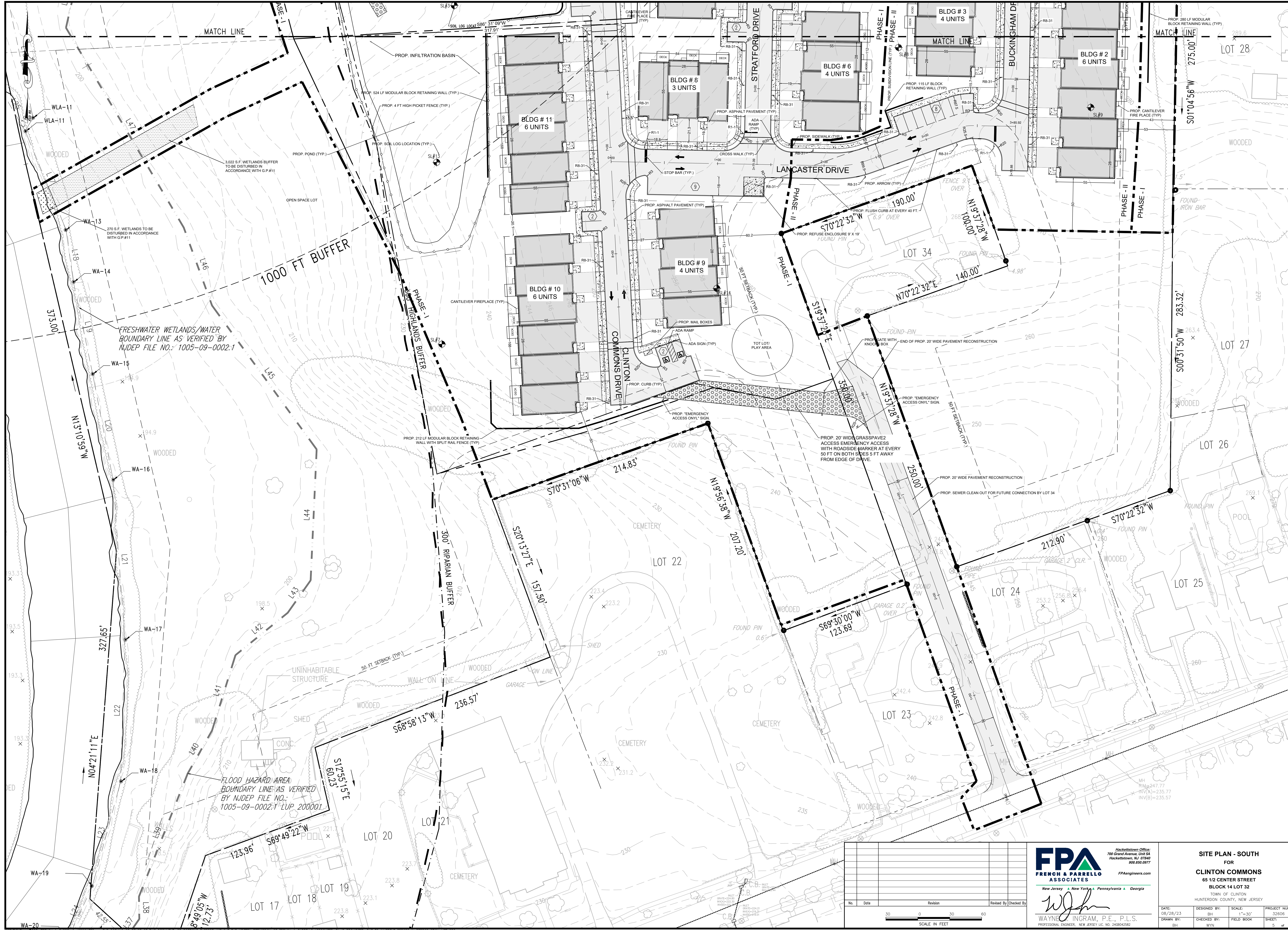
Wayne C. Ingram, P.E., P.L.S.  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 249894262

**SITE PLAN - NORTH**  
FOR  
**CLINTON COMMONS**  
65 1/2 CENTER STREET  
BLOCK 14 LOT 32  
TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

DATE: 08/28/23	DESIGNED BY: BH	SCALE: 1"=30'	PROJECT NUMBER: 32606
DRAWN BY: BH	CHECKED BY: WYN	FIELD BOOK:	SHEET: 4 of 24



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**SITE PLAN - SOUTH**  
 FOR  
**CLINTON COMMONS**  
 65 1/2 CENTER STREET  
 BLOCK 14 LOT 32  
 TOWN OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY

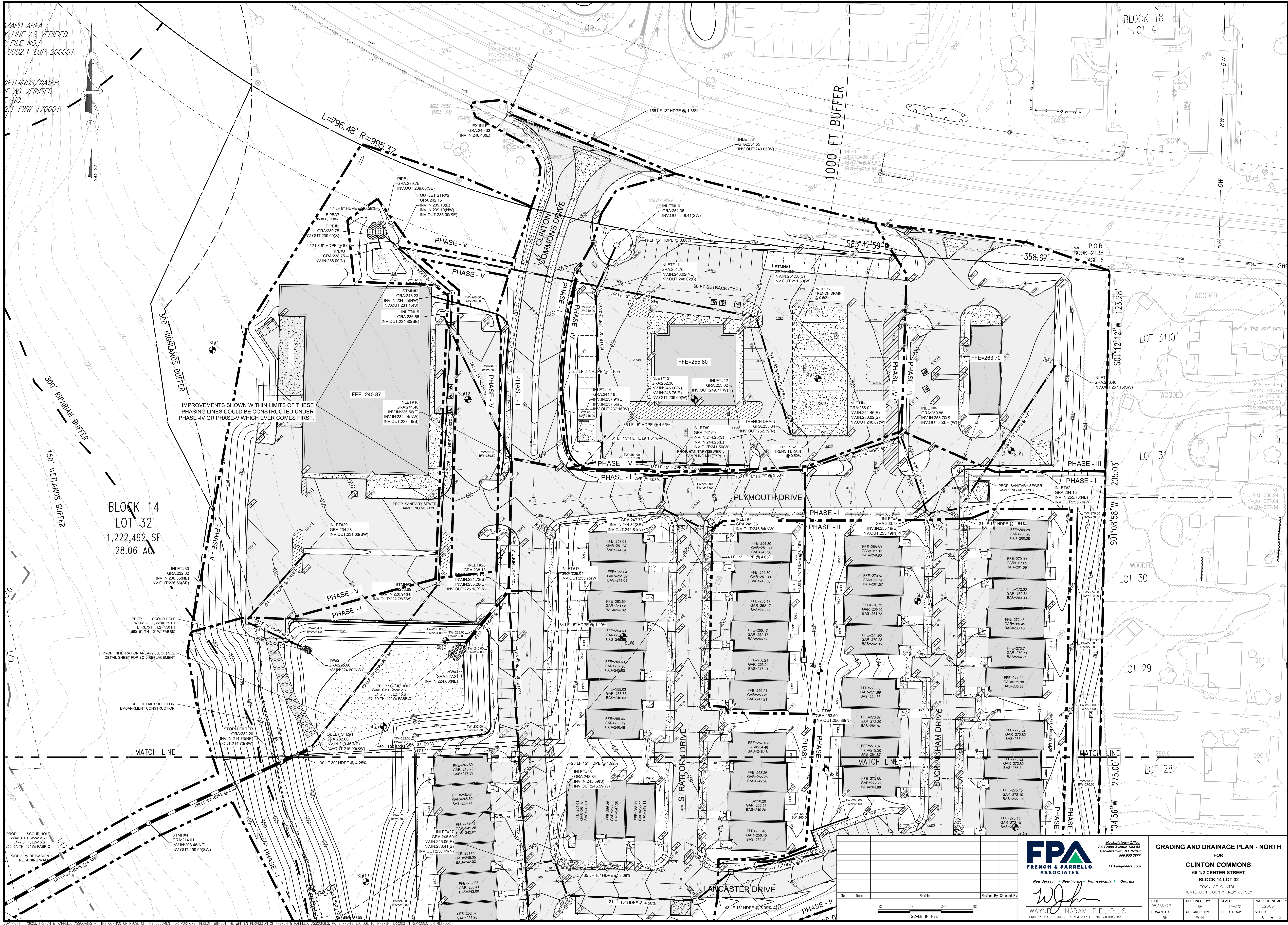
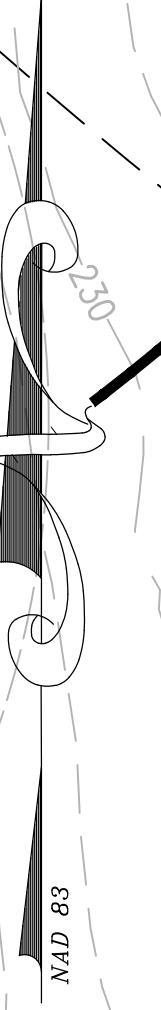
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 PROJECT NUMBER: 32606

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HAZARD AREA  
LINE AS VERIFIED  
FILE NO.  
0002.1 LUP 200001

WETLANDS/WATER  
LINE AS VERIFIED  
FILE NO.  
21 FWW 170001



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

BLOCK 18  
LOT 4

LOT 31.01

LOT 31

LOT 30

LOT 29

LOT 28

MATCH LINE

MATCH LINE

PROP. SCOUR HOLE  
W=5.0 FT, W2=12.5 FT  
L1=4.75 FT, L2=15.0 FT  
(50\"/>

STM#4  
GRA 214.01  
INV. IN 208.46(N)  
INV. OUT 199.00(S)

INLET#27  
GRA 242.02  
INV. IN 236.41(S)  
INV. OUT 236.41(S)

INLET#27  
GRA 242.02  
INV. IN 236.41(S)  
INV. OUT 236.41(S)

INLET#27  
GRA 242.02  
INV. IN 236.41(S)  
INV. OUT 236.41(S)

INLET#27  
GRA 242.02  
INV. IN 236.41(S)  
INV. OUT 236.41(S)

INLET#27  
GRA 242.02  
INV. IN 236.41(S)  
INV. OUT 236.41(S)

INLET#27  
GRA 242.02  
INV. IN 236.41(S)  
INV. OUT 236.41(S)

INLET#27  
GRA 242.02  
INV. IN 236.41(S)  
INV. OUT 236.41(S)

**GRADING AND DRAINAGE PLAN - NORTH**  
FOR  
**CLINTON COMMONS**  
65 1/2 CENTER STREET  
BLOCK 14 LOT 32  
TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

DATE: 08/28/23 DESIGNED BY: BH SCALE: 1"=30' PROJECT NUMBER: 32606  
DRAWN BY: WJN CHECKED BY: FIELD BOOK SHEET: 6 of 24

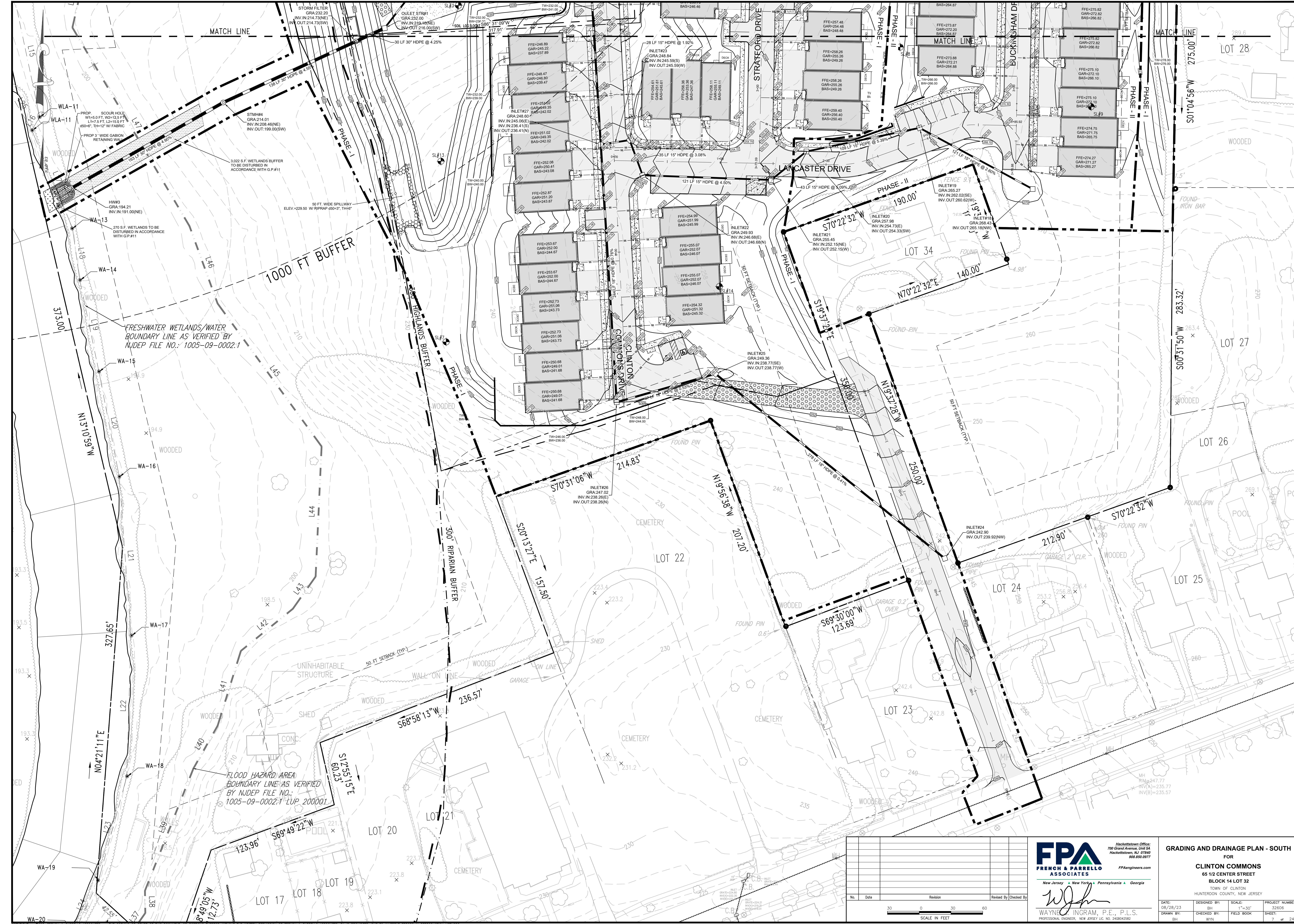
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SCALE IN FEET  
0 30 60

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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

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**GRADING AND DRAINAGE PLAN - SOUTH**  
 FOR  
**CLINTON COMMONS**  
 65 1/2 CENTER STREET  
 BLOCK 14 LOT 32  
 TOWN OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY

DATE: 08/28/23 DESIGNED BY: BH SCALE: 1"=30' PROJECT NUMBER: 32606  
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HAZARD AREA  
LINE AS VERIFIED  
FILE NO. 17-0002.1 LUP 200001

WETLANDS/WATER  
LINE AS VERIFIED  
FILE NO. 17-0002.1 FWW 170001

300' RIPARIAN BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

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300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

300' WETLANDS BUFFER

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

FOOD MARKET  
(21,998 S.F.)

SSMH5  
GRA 239.91  
INV. OUT. 235.48 (SE)

GAS CONVENIENCE  
(5,700 S.F.)

SL#5

PROP. 8 GAS PUMP

RETAIL  
(2,558 S.F.)

BLDG # 7  
6 UNITS

SL#6

BLDG # 5  
6 UNITS

BLDG # 4  
4 UNITS

BLDG # 1  
6 UNITS

BLDG # 8  
3 UNITS

SSMH3  
GRA 245.29  
INV. OUT. 246.50 (N)

BLDG # 6  
4 UNITS

BLDG # 3  
4 UNITS

BLDG # 2  
6 UNITS

BLDG # 11  
6 UNITS

SSMH7  
GRA 249.41  
INV. IN. 233.72 (N)

LEGEND:

- WATER SERVICE LINE
- GAS SERVICE LINE
- SANITARY SEWER LINE
- SANITARY SEWER LATERAL
- UNDERGROUND TELEPHONE
- ELECTRIC AND CABLE

UTILITY PLAN - NORTH  
FOR  
CLINTON COMMONS  
65 1/2 CENTER STREET  
BLOCK 14 LOT 32  
TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

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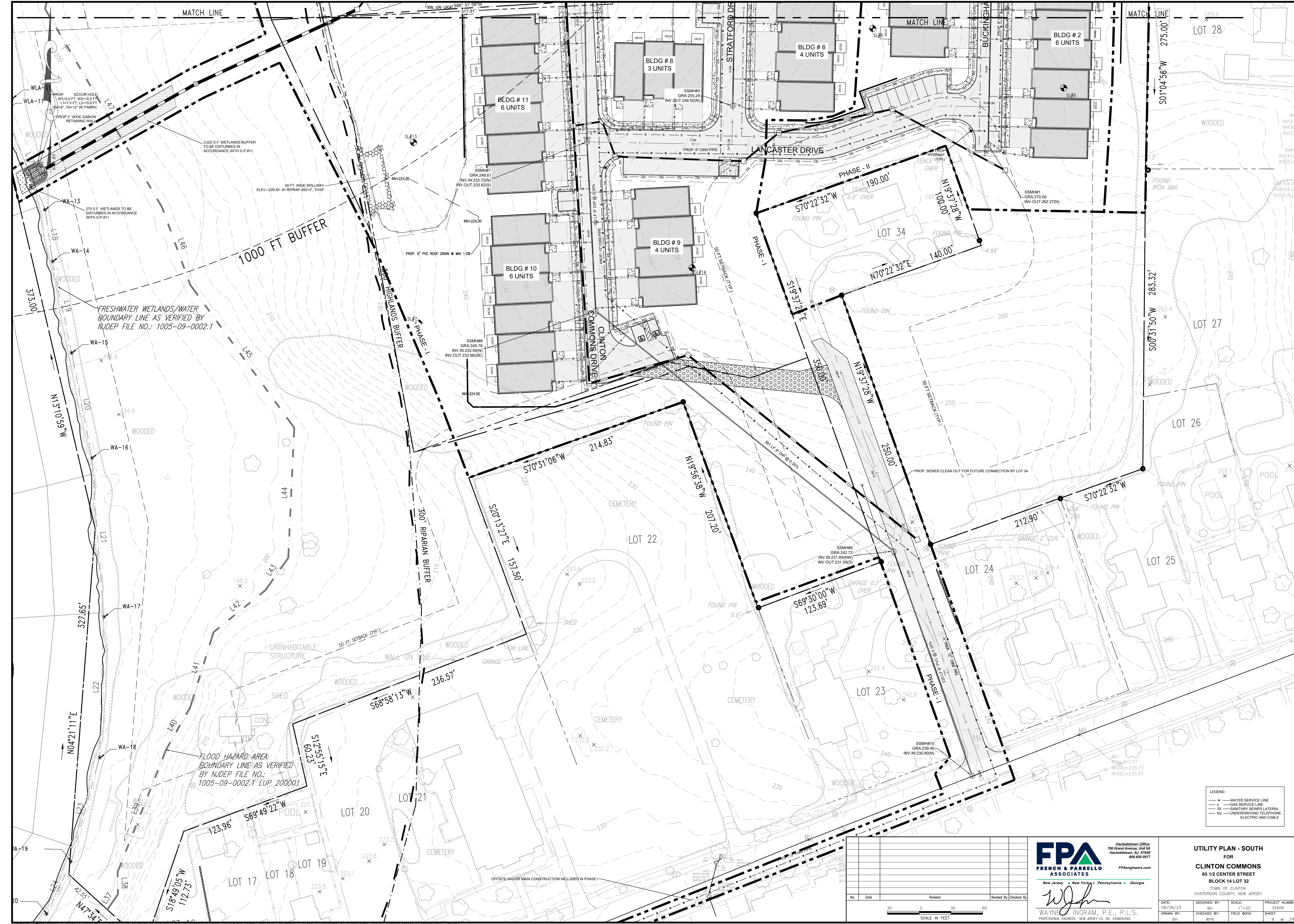
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Revised By: \_\_\_\_\_



DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
08/28/23	BH	1"=30'	32606
DRAWN BY:	CHECKED BY:	FIELD BOOK:	SHEET:
BH	WYN		8 of 24

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MATCH LINE

MATCH LINE

1000 FT BUFFER

HIGHLANDS BUFFER

300' RIPARIAN BUFFER

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

- LEGEND:
- W — WATER SERVICE LINE
  - G — GAS SERVICE LINE
  - SS — SANITARY SEWER LATERAL
  - TEC — UNDERGROUND TELEPHONE, ELECTRIC AND CABLE

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**UTILITY PLAN - SOUTH**  
 FOR  
**CLINTON COMMONS**  
 65 1/2 CENTER STREET  
 BLOCK 14 LOT 32  
 TOWN OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY

DATE: 08/28/23 DESIGNED BY: SCALE: 1"=30' PROJECT NUMBER:  
 DRAWN BY: CHECKED BY: FIELD BOOK SHEET:  
 BH: WYN

WAYNE C. INGRAM, P.E., P.L.S.  
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 240942562

No.	Date	Revision	Revised By	Checked By

SCALE IN FEET

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