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9/29/2023

Allison Witt
Land Use Board
Town of Clinton
Municipal Building
43 Leigh St
Clinton, NJ 08809

Reference:

Preliminary and Final Major Subdivision and Preliminary Site Plan application

Clinton Moebus 34, LLC
Bl. 14 Lot 32 Center Street & Route #31
Town of Clinton, Hunterdon County, NJ

Hi Allison

As per our discussion during last public hearing, attached please find a description of each phase.

Phasing description

Phase -I

Phase – I the Improvements shown on Drawing# 4 & 5 for buildings and roadways as listed below
Building constructions

- Building # 6 thru 11 (Total 30 Townhouse units) as shown within limit of Phase - I limits

Roadway Improvements

- Clinton Common Drive – Entire length of roadway
- Plymouth drive – Entire length of roadway
- Stratford drive – Entire Length of roadway
- Lancaster drive – Station 0+00 to Sta 1+70
- Central Ave – Entire length of proposed improvement
- 20 ft wide Emergency access from end of Clinton Common drive to Central Ave.
- All sidewalk improvement shown along the proposed roadway improvement listed above.

Phase -I The improvement shown on Drawing # 6 & 7 for Storm drainage construction

- Construction of Infiltration basin and access drive to basin
- Storm drainage System from inlet # 2 to HW #1
- Part of storm pipe from Inlet #1 to Inlet #2 located within the Phase – I Limits

- Part of storm pipe from Inlet #5 to Inlet #6 located within the Phase-I boundary
- Storm drainage System from inlet # 7 to Inlet #9
- Part of storm pipe from Inlet #14 to Inlet #15 located within the Phase-I boundary
- Part of storm pipe from Inlet #15 to Inlet #16 located within the Phase-I boundary
- Storm drainage System from inlet # 17 to Inlet #28
- Part of storm pipe from STMH #1 to Outlet Str #2 located within the Phase-I boundary
- Part of storm pipe from Inlet #21 to Inlet #22 located within the Phase-I boundary
- Storm drainage System from inlet # 24 to Inlet #28.
- Storm drainage System from inlet # 30 to HW #2
- Storm drainage System from STMH #2 to HW #3
- All scour holes associated with above listed headwalls

Phase -I The improvement shown on Drawing # 8 & 9 for Sewer, Water, Gas, Electric Telephone and Cable Utilities

- Part of sanitary sewer pipe from SSMH #1 to SSMH #2 located within the Phase – I Limits
- Sanitary sewer System downstream from SSMH #2 to SSMH #10
- Sanitary sewer, water and gas servicing Taco bell, Convenience store and retail building located within Phase-I limits
- All watermains, Gas lines, Electric, Phone and Cable lines shown within limits of the Phase-I improvements

Phase- I Landscaping Improvements

- All residential buffer located along the Easterly property line within the limits of Phase-I shown on site plan sheet # 4 & 5
- All landscaping buffer along lot 34 property lines.

Phase -II

Phase – II the Improvements shown on Drawing# 4 & 5 for buildings and roadways as listed below
Building constructions

- Building # 1 thru 5 (Total 26 Townhouse units) as shown within limit of Phase -II limits

Roadway Improvements

- Buckingham Drive – from limits of Phase-1 to end of roadway
- Lancaster drive – from limits of Phase-1 to end of roadway
- All sidewalk improvement shown along the proposed roadway improvement listed above.

Phase -II The improvement shown on Drawing # 6 & 7 for Storm drainage construction

- Storm drainage System from inlet # 5 to downstream pipe installed under phase- I
- Storm drainage System from inlet # 18 to downstream pipe installed under phase- I

Phase -II The improvement shown on Drawing # 8 & 9 for Sewer, Water, Gas, Electric Telephone and Cable Utilities

- Sanitary sewer from SSMH #1 to downstream pipe installed under phase- I
- All watermains, Gas lines, Electric, Phone and Cable lines shown within limits of the Phase-II improvements

Phase- II Landscaping Improvements

- All Landscaping within the limits of Phase-II shown on site plan sheet # 4 & 5

Phase -III

Phase – III the Improvements shown on Drawing# 4 for buildings and roadways as listed below

Building constructions

- Taco Bell building as shown within limit of Phase -III limits

Roadway Improvements

- Driveway and parking improvements shown within limits of Phase-III improvement

Phase -III The improvement shown on Drawing # 6 for Storm drainage construction

- Storm drainage System from inlet # 1 to downstream pipe installed under phase- I

Phase -III The improvement shown on Drawing # 8 for Sewer, Water, Gas, Electric Telephone and Cable Utilities

- All watermains, Gas lines, Electric, Phone and Cable lines shown within limits of the Phase-III improvements

Phase- III Landscaping Improvements

- All Landscaping within the limits of Phase-III shown on site plan sheet # 4 & 5

Phase -IV

Phase – IV the Improvements shown on Drawing# 4 for buildings and roadways as listed below

Building constructions

- Gas Convenience building and prop gas pumps as shown within limit of Phase -IV limits

Roadway Improvements

- Driveway and parking improvements shown within limits of Phase-IV limits

Phase -IV The improvement shown on Drawing # 6 for Storm drainage construction

- Storm drainage System from trench drain to downstream pipe installed under phase- I
- Storm drainage system from Inlet # 10 to downstream pipe installed under Phase -I
- Storm drainage from Inlet #12 to Inlet #13.

Phase -IV The improvement shown on Drawing # 8 for Sewer, Water, Gas, Electric Telephone and Cable Utilities

- All watermains, Gas lines, Electric, Phone and Cable lines shown within limits of the Phase-IV improvements

Phase- IV Landscaping Improvements

- All Landscaping within the limits of Phase-IV shown on site plan sheet # 4 & 5

Phase -V

Phase – V the Improvements shown on Drawing# 4 for buildings and roadways as listed below

Building constructions

- Retail building as shown within limit of Phase -V limits

Roadway Improvements

- Driveway and parking improvements shown within limits of Phase-V limits

Phase -V The improvement shown on Drawing # 6 for Storm drainage construction

- Storm drainage system from Inlet # 15 to downstream pipe installed under Phase -I
- Storm drainage from Inlet #12 to Inlet #13.

Phase -V The improvement shown on Drawing # 8 for Sewer, Water, Gas, Electric Telephone and Cable Utilities

- All watermains, Gas lines, Electric, Phone and Cable lines shown within limits of the Phase-III improvements

The following are common storm drainage improvement these could be constructed as part of Phase -IV or Phase -V whichever comes first

- The storm drainage improvements from pipe upstream to Outlet str #2, constructed under phase -I improvement to the STMH #2
- Sand Filter construction including riprap as shown

Phase- V Landscaping Improvements

- All Landscaping within the limits of Phase-II shown on site plan sheet # 4 & 5

Any improvements not individually listed above but located in each Phase will be part of improvements for that phase such as Dumpsters, Parking spaces, traffic signage, traffic stripping, Mail boxes, fire hydrants, Landscaping, lighting, retaining walls etc.

Please feel free to contact me if you need any further information. Thanks

Very Truly Yours,

Bhaskar Halari, P.E.