

ZONING MAP (DISTRICT C-1)
SCALE 1"=500'

TAX MAP (SHEET 3.01, BLOCK 10, LOT 1)
SCALE 1"=150'

USGS MAP (HIGHBRIDGE QUAD)
SCALE 1"=300'

GENERAL NOTES:

- OWNER/APPLICANT:
DJV HOLDINGS
2 MAIN STREET
CLINTON, NJ 08809
- SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS SURVEY", DATED 01/10/2022, PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- ALL ELEVATIONS GIVEN ARE ON NADV 88.
- THE SUBJECT PARCEL, BLOCK 10 LOT 1, CONSISTS OF 5,592 S.F. (0.13 ACRES).
- THE SUBJECT PARCEL IS PARTIALLY LOCATED IN A DESIGNATED FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (SEE SEPARATE FHA PLAN)
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.
- EXISTING UTILITIES ARE TO REMAIN IN USE FOR PROPOSED BUILDING RENOVATIONS. IF INADEQUATE, NEW UTILITIES WILL BE INSTALLED.

NOTES:

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.

COUNTY APPROVAL BLOCK

PARKING SCHEDULE			
LAND USE	REQUIRED SPACES	UNITS	EXISTING/PROPOSED SPACES
OFFICE	N/A (SEE NOTE)	3,134 SF	1 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED			1 SPACES

NOTE:
1. ACCORDING TO TOWN OF CLINTON ZONING REGULATIONS 88-62 (B) PARKING AND LOADING, THE SITE IS LOCATED IN C-1 ZONE DISTRICT THAT LIES EAST OF THE SOUTH BRANCH OF THE RARITAN RIVER AND NORTH OF STATE ROUTE 173 WHERE PARKING REQUIREMENTS SHALL NOT APPLY FOR CHANGES IN USE.

MINOR SITE PLAN 2-8 MAIN STREET

BLOCK 10, LOT 1
TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY

PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

CERTIFICATIONS/APPROVALS

MUNICIPALITY
THIS PLAN IS HEREBY APPROVED BY THE LAND USE BOARD OF THE TOWN OF CLINTON, HUNTERDON COUNTY

DATE _____ BOARD CHAIRMAN

DATE _____ BOARD SECRETARY

DATE _____ TOWN ENGINEER

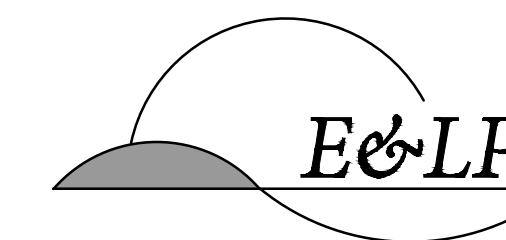
THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF HUNTERDON COUNTY, NEW JERSEY.

DATE _____ BOARD CHAIRMAN

I CERTIFY THAT I AM THE OWNER OF THIS PROPERTY AND CONSENT TO THE FILING OF THIS APPLICATION.

DATE _____ [OWNER]

COPYRIGHT 2022 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.



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. 8/31/2022

NO.	REVISION	BY	DATE
2	FOR NEW BUILDING LAYOUT	KFO	6/20/2022
1	PER FIRE DEPARTMENT COMMENTS	KFO	5/31/2022

NO.	REVISION	BY	DATE
6/20/2022			

DATE 6/20/2022
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
DJV HOLDINGS
2-8 MAIN STREET
BLOCK 10, LOT 1
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:

COVER SHEET

JOB NO.:	0121572	DRAWING NO.:	1/8
SCALE:	N.T.S.		
DESIGNED:	SBP		
CHECKED:	KFO		
FILENAME:	COVER.DWG		
DATE:	03/08/2022		

200 FT PROPERTY OWNERS' LIST						
JOB NUMBER	BLOCK	LOT	PROPERTY OWNER NAME	ADDRESS	CITY	STATE ZIP
0121572	10	1	DJV HOLDINGS, LLC	99 GRAYROCK ROAD, SUITE 206	CLINTON	NJ 08809
0121572	10	2	REUTER, CRAIG	15 WEST MAIN STREET	CLINTON	NJ 08809
0121572	10	3	MCCOY, ROGER NEAL REVOCABLE TRUST	3411 19TH AVENUE	KEARNEY	NE 68845
0121572	10	4	CASTLE RIDGE PROPERTIES	PO BOX 4595	WARREN	NJ 07059
0121572	10	5	THE GLAMOUR SHOP, LLC % J. DAVENPORT	1 HOPPING LANE	FLORHAM PARK	NJ 07932
0121572	10	5.01	24 MAIN STREET CLINTON, LLC	PO BOX 632	OLDWICK	NJ 08858
0121572	10	6	SGP, LLC	30-32 MAIN STREET	CLINTON	NJ 08809
0121572	10	10	PARRY HOUSE, LLC	PO BOX 286	PEAPACK	NJ 07977
0121572	10	11	TOWN OF CLINTON	43 LEIGH STREET	CLINTON	NJ 08809
0121572	10	12	6 LEIGH STREET, LLC	325 NORTH AVENUE EAST	WESTFIELD	NJ 07090
0121572	10	12	10 LEIGH STREET, LLC	19 FOOTHILL ROAD	FLEMINGTON	NJ 08822
0121572	10	13	SAGE DEVELOPMENT II, LLC	12 LEIGH STREET	CLINTON	NJ 08809
0121572	10	14	SES REAL ESTATE HOLDING, LLC	107 EVERITT'S ROAD	RINGOES	NJ 08551
0121572	10	15	LEIGH STREET REALTY, LLC % S. AKAWAY	20 LEIGH STREET	CLINTON	NJ 08809
0121572	11	1	JOHN ALEXANDER REAL ESTATE, LLC	46 HALSTEAD STREET	CLINTON	NJ 08809
0121572	11	2	JOHN ALEXANDER REAL ESTATE, LLC	46 HALSTEAD STREET	CLINTON	NJ 08810
0121572	11	3	DJOMBALIC, SELVIA	5 MAIN STREET	CLINTON	NJ 08809
0121572	11	4	CLINTON MAIN STREET, LLC	7-11 MAIN STREET	CLINTON	NJ 08809
0121572	11	5	DUBAR REALTY LLC ETALS % A. SCHWARTZ	334 LONELY LANE	BANGOR	PA 18013
0121572	11	5.01	DORA 17 MAIN LLC	146 BRYANS ROAD	HAMPTON	NJ 08827
0121572	11	5.02	DORA 17 MAIN LLC	146 BRYANS ROAD	HAMPTON	NJ 08828
0121572	11	7	PKD GROUP LLC	390 NORTH BROADWAY #130	JERICHO	NY 11753
0121572	11	8	REIST, BRIGITTA & SEBASTIAN TRUSTEES	1555 LAMINGTON ROAD	BEDMINSTER	NJ 07921
0121572	11	20	QA REAL ESTATE DEVELOPMENT LLC	875 MEMORIAL PARKWAY	PHILLIPSBURG	NJ 08865
0121572	12	1	LEIGH PROPERTIES, LLC	35 LEIGH STREET	CLINTON	NJ 08809
0121572	12	2	ROTERMUND PROPERTIES, LLC	48 LILAC DRIVE	LEBANON	NJ 08833
0121572	12	3	ALTERWEIN, MARION	4 EAST MAIN STREET	CLINTON	NJ 08809
0121572	12	3.01	DICKENS LANE, LLC	PO BOX 46	LEBANON	NJ 08833
0121572	12	4.02	JSJ INVESTMENTS, LLC	111 PROVIDENCE BLVD.	KENDALL PARK	NJ 08824
0121572	13	1	CWB28, LLC	156 BRYANS ROAD	HAMPTON	NJ 08827
0121572	13	2.01	LANCE, JAMES / LEONARD	PO BOX 5240	CLINTON	NJ 08809
0121572	13	18	LIONE, STEVEN G. & HOLLY B.K.	7 EAST MAIN STREET	CLINTON	NJ 08809
0121572	13	19	HISENA, HAXHI RUDOLFO	146 BRYANS ROAD	HAMPTON	NJ 08827
0121572	13	20	27 LEIGH STREET, LLC	146 BRYANS ROAD	HAMPTON	NJ 08828
0121572	13	21	CLINTON PROPERTIES, LLC	9 WALDEN DRIVE	ALLENDALE	NJ 08801
0121572	13	22	LEIGH STREET CLINTON PROPERTIES, LLC	4 PINE PLACE	ANNENDALE	NJ 08801

PLAN INDEX	
SHEET No.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS SURVEY
3	DEMOLITION PLAN
4	SITE PLAN
5	SIGHT DISTANCE AND TURNING CIRCULATION EXHIBITS
6	GRADING & DRAINAGE PLAN
7	LIGHTING & LANDSCAPING PLAN
8	DETAILS

OUTSIDE AGENCY APPROVALS:

- HUNTERDON COUNTY PLANNING BOARD
- TOWN OF CLINTON LAND USE BOARD
- NJDEP LAND USE REGULATION FHA PERMIT BY RULE

UTILITIES

PROPERTY OWNER NAME	ADDRESS	ADDRESS 2	CITY	STATE	ZIP
CLINTON WATER DEPARTMENT - ATTN: SUPERINTENDENT	PO BOX 5194		CLINTON	NJ	08809
CLINTON SEWER DEPARTMENT - ATTN: SUPERINTENDENT	PO BOX 5194		CLINTON	NJ	08809
COMCAST CABLE CO - CONSTRUCTION	50 RANDOLPH ROAD		SOMERSET	NJ	08873
JCP&L	300 MADISON AVE & PUNCH BOWL RD		MORRISTOWN	NJ	07960
CENTURYLINK - ENGINEERING DEPT	160 CENTER STREET		CLINTON	NJ	08809
ELIZABETHTOWN GAS CO	520 GREEN LANE		UNION	NJ	07083
AT&T	50 PATRICIA DRIVE		FLANDERS	NJ	07836
NJDOT	1035 PARKWAY AVE, CN 600		TRENTON	NJ	08625
HUNTERDON COUNTY PLANNING BOARD	314 ROUTE 12, BLDG 1, 1ST FLR	PO BOX 2900	FLEMINGTON	NJ	08822-2900

TOWN OF CLINTON ZONING REQUIREMENTS				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING DISTRICT			C-1	
MINIMUM LOT AREA (SF)	1,200 SF	5,529 SF	5,529 SF	-
MINIMUM WIDTH	18 FT	108 FT	97.63 FT	-
MINIMUM BUILDING SETBACK FOR PRINCIPAL STRUCTURE				
FRONT YARD (FT)	0 FT	0.9 FT	0.9 FT	-
SIDE YARD - EACH OF TWO SIDES (FT)	0 or 10 FT	12.0 FT	11.58 FT	-
REAR YARD (FT)	0 FT	19.10 FT	18.99 FT	-
MAXIMUM BUILDING HEIGHT (FT)	35 FEET	<35 FEET	<35 FEET	-
MAXIMUM NUMBER OF STORIES	2 STORIES	2 STORIES	2 STORIES	-
MAXIMUM BUILDING COVERAGE	87%	55.5%	56.4%	-
MAXIMUM FLOOR AREA RATIO	87%	105.5%	111.5%	V
MAXIMUM IMPERVIOUS COVERAGE	100%	100%	100%	

- (V) INDICATES THAT A VARIANCE IS REQUIRED
(-) INDICATES NO VARIANCE IS REQUIRED
(ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

IMPERVIOUS COVER CALCULATIONS				
EX. ITEM	EXISTING COVERAGE (S.F.)	PERCENTAGE (%)	PROPOSED COVERAGE (S.F.)	PERCENTAGE (%)
STRUCTURES	3,095	56.0	3,134	56.7
PAVEMENT & DRIVEWAY	2,434	44.0	2,395	43.3
TOTAL	5,529	100	5,529	100

REFERENCE:

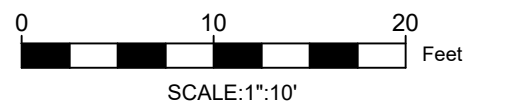
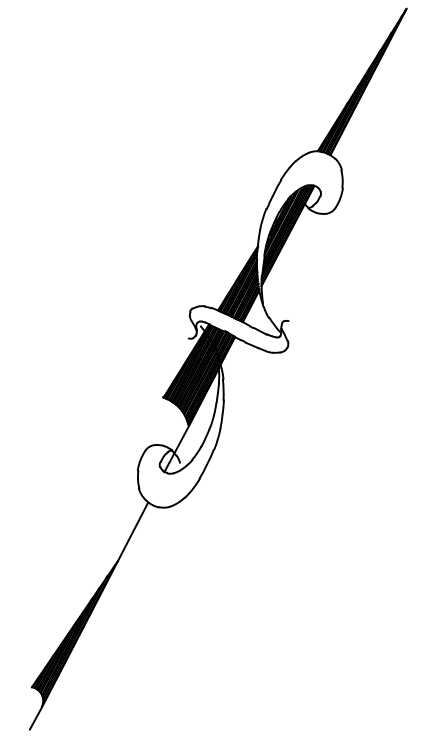
- PROPERTY OWNER INFORMATION PROVIDED BY THE TOWN CLERK OF THE TOWN OF CLINTON ON 10/16/2019.

GENERAL NOTES:

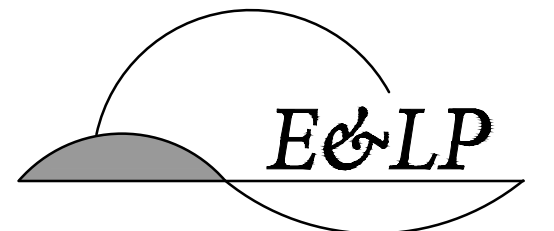
1. THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND. BOUNDARY INFORMATION IS BASED ON MAP REF. #1.
2. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE UNDERSIGNED LICENSED LAND SURVEYOR IT IS NOT AN AUTHENTIC COPY AND MAY HAVE BEEN ALTERED.
3. R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE TAX MAPS FOR THIS MUNICIPALITY.
4. THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
5. THIS SURVEY MAKES NO REPRESENTATION TO THE LOCATION OF ANY SUB-SURFACE UTILITIES OR STRUCTURES THAT WERE NOT VISIBLE AT THE TIME OF THIS SURVEY.
6. VERTICAL CONTROL FOR THIS PROJECT IS BASED ON NAVD 1988 DATUM ESTABLISHED BY NETWORK RTK G.P.S. OBSERVATIONS.
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM "THE ULTIMATE USER" PURSUANT TO P.L.2003, C.14 N.J.S.A. C45:8-36.3 AND N.J.A.C.13:40-5.1(D).
8. THIS LAND SURVEY IS PREPARED FOR THE BENEFIT OF THE PARTIES LISTED AND IS NOT PREPARED FOR OR CERTIFIED TO SUBSEQUENT PARTIES.

SURVEY REFERENCE:

1. A MAP ENTITLED "PLAN OF SURVEY, DJV HOLDINGS LLC, TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY, BLOCK 10 LOT 1," PREPARED BY BRUNSWICK SURVEYING INC. DATED 02/26/2021.
2. A MAP ENTITLED "PLAN OF SURVEY, LOT 1 BLOCK 10, TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY," PREPARED BY CHARLES O'MALLEY P.L.S., DATED 04/20/1993.

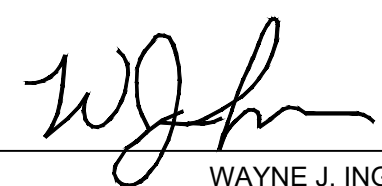


COPYRIGHT 2022 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.



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. 8/31/2022

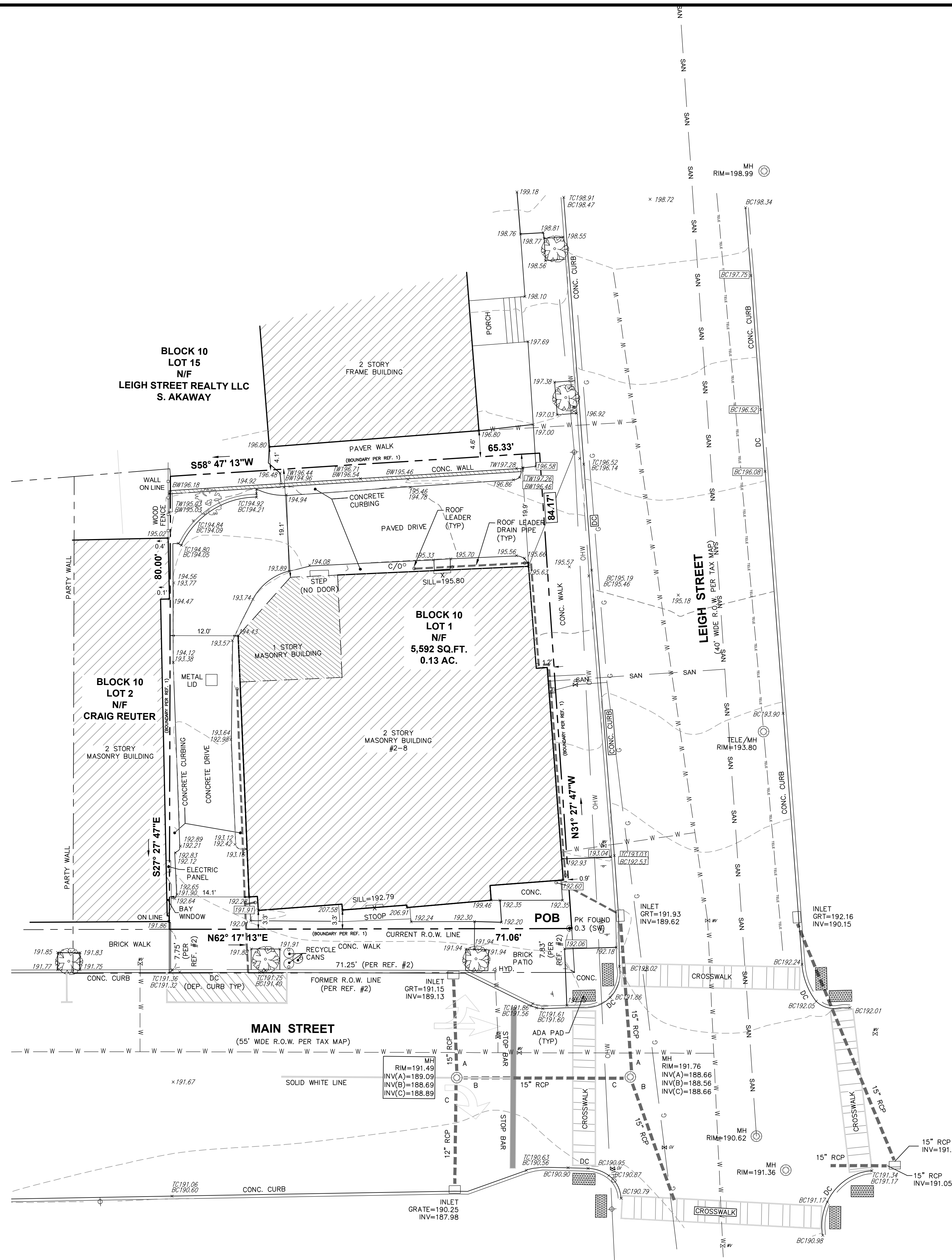
NO.	REVISION	BY	DATE
2	FOR NEW BUILDING LAYOUT	KFO	6/20/2022
1	PER FIRE DEPARTMENT COMMENTS	KFO	5/31/2022

6/20/2022 DATE

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

PROJECT:
 DJV HOLDINGS
 2-8 MAIN STREET
 BLOCK 10, LOT 1
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

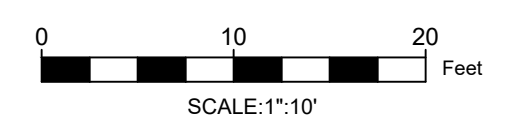
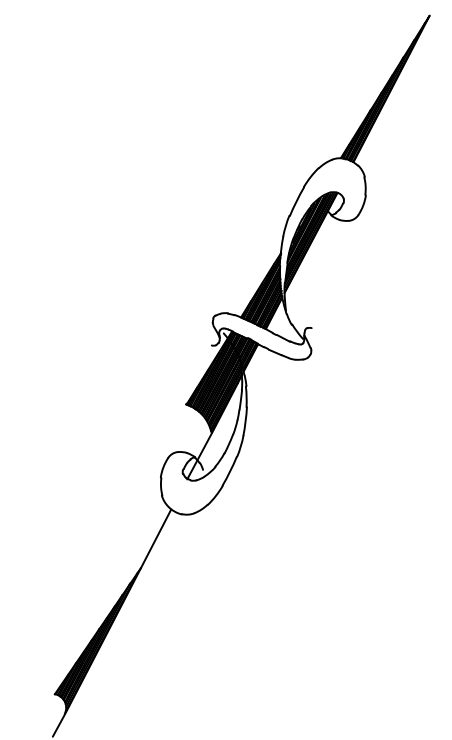
TITLE:
**BOUNDARY &
 TOPOGRAPHIC SURVEY**

JOB NO.:	0121572	DRAWING NO.:	2 <hr/> 8
SCALE:	1"=10'		
DESIGNED:	SBP		
CHECKED:	KFO		
FILENAME:	DEMOLITION PLAN.DWG		
DATE:	03/08/2022		

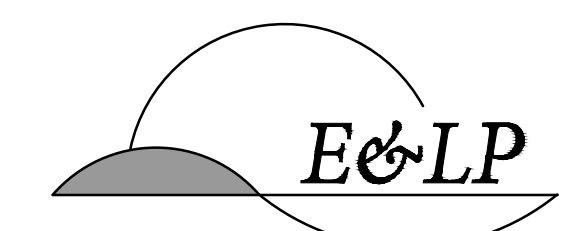


LEGEND

	PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	SITE FEATURES TO BE REMOVED

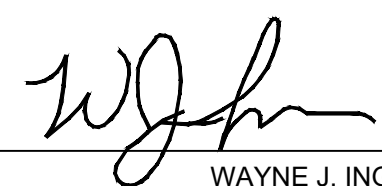


COPYRIGHT 2022 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.



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. 8/31/2022

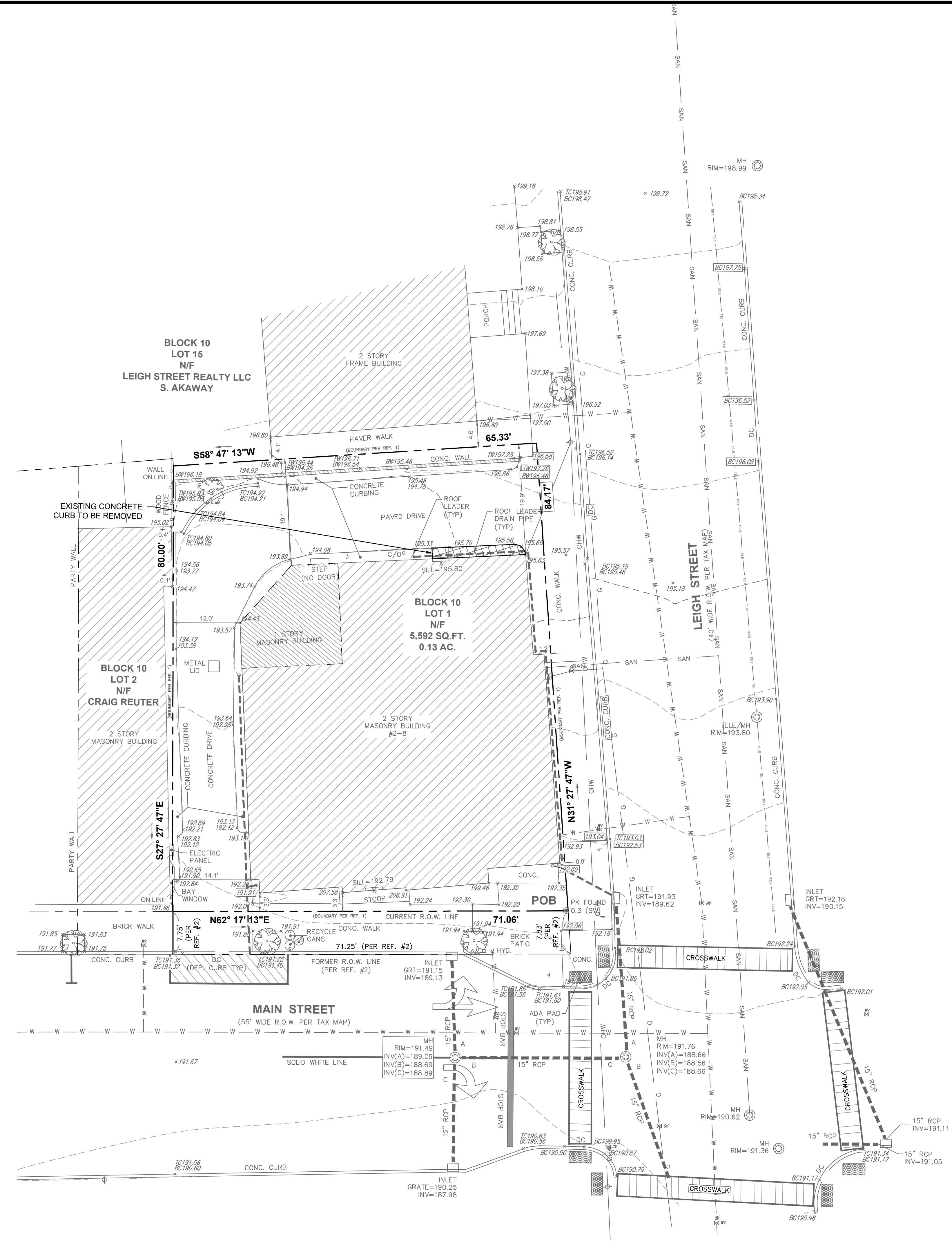
NO.	REVISION	BY	DATE
2	FOR NEW BUILDING LAYOUT	KFO	6/20/2022
1	PER FIRE DEPARTMENT COMMENTS	KFO	5/31/2022

6/20/2022 DATE

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

PROJECT:
 DJV HOLDINGS
 2-8 MAIN STREET
 BLOCK 10, LOT 1
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
DEMOLITION PLAN

JOB NO.:	0121572	DRAWING NO.:	3 8
SCALE:	1"=10'		
DESIGNED:	SBP		
CHECKED:	KFO		
FILENAME:	DEMOLITION PLAN.DWG		
DATE:	03/08/2022		



LAYOUT NOTES:

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER FOR DECISION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER IF THERE IS ANY CONFLICT BETWEEN THE COORDINATE POINTS AND DIMENSIONS WHEN LAYING OUT IN THE FIELD.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF BELOW GRADE UTILITY STRUCTURES DURING SITE LAYOUT AND REPORT ANY DISCREPANCIES BETWEEN FOOTINGS AND EXISTING BELOW-GRADE STRUCTURES TO ENGINEER FOR DECISION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL STAKE OR FLAG ALL SITE ELEMENTS TO BE CONSTRUCTED IN THE FIELD FOR APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION.
- ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE STATED. ALL LINES ARE ASSUMED TO BE PARALLEL UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE TO FACE OF CURB, WALL OR BUILDING UNLESS OTHERWISE STATED.
- FOR EXISTING CONTROL POINTS, SEE TOPOGRAPHIC SURVEY.

SITE NOTES:

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
- DO NOT SCALE OFF DRAWINGS, USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OF ENGINEER ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO THE BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
- PRESERVE AND PROTECT ALL EXISTING STRUCTURES, FURNISHINGS, SURFACE MATERIALS, ABOVE AND BELOW -GRADE UTILITIES, FOOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO LIMIT OF WORK DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- THE EXISTENCE AND LOCATION OF EACH UNDERGROUND UTILITY IS NOT GUARANTEED AND UNDOCUMENTED CONDITIONS MAY EXIST. COORDINATE WITH ENGINEER FOR LOCATIONS OF UTILITIES NOT SHOWN ON THE BASE DRAWING INCLUDING, BUT NOT LIMITED TO, HIGH VOLTAGE ELECTRIC, ABANDONED STEAM LINES, ABANDONED WATER LINES, TELEPHONE, CABLES, ETC. STAKE OUT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY THAT IS DAMAGED DURING SITE WORK OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- MAINTAIN VEHICULAR TRAFFIC FLOW TO AND AROUND THE SITE. MAINTAIN CLEARLY MARKED PEDESTRIAN ACCESS TO AREAS ON-SITE NOT AFFECTED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURES AS REQUIRED TO MEET PROPOSED GRADES, INCLUDING DRAIN INLETS, MANHOLES AND LIGHT POLE BASES. CONTRACTOR SHALL MEET EXISTING GRADES AT ALL EDGES OF LIMIT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MEASURES TO PREVENT SOIL EROSION. APPROVED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED BEFORE SITE CLEARING AND SITE GRADING OPERATIONS BEGIN.
- SOIL DISTURBANCE WITHIN TREE PROTECTION ZONES SHALL BE KEPT TO A MINIMUM. HEAVY MACHINERY, MECHANICAL TRENCHING OR MATERIAL STORAGE IS NOT PERMITTED WITHIN THE TREE PROTECTION ZONE. ALL DIGGING WITHIN TREE PROTECTION ZONE SHALL BE BY HAND.
- CORE AERATOR, TOP DRESSING MACHINE, AIR SPADING, HAND DIGGING OR OTHER APPROVED METHOD OF DIGGING AND TRENCHING SHALL BE USED IN PLACE OF ROTOTILLER TO COMPLETE ALL WORK IN TREE PROTECTION ZONES. CARE MUST BE TAKEN TO AVOID DISTURBANCE TO ROOTS OF ALL EXISTING TREES, INCLUDING ROOTS EXTENDING OUTSIDE THE TREES PROTECTION ZONES. EXCAVATION WITHIN PROTECTED ZONES SHALL BE BY MEANS OF AIR SPADING, OPERATED BY A TRAINED AND CERTIFIED OPERATOR.
- CONTRACTOR SHALL REPLACE ANY SECTIONS OF CONCRETE WHICH ARE AFFECTED OR DAMAGED BY PROPOSED CONSTRUCTION OPERATIONS.

TOWN OF CLINTON SOLID WASTE STORAGE NOTES:

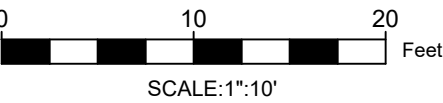
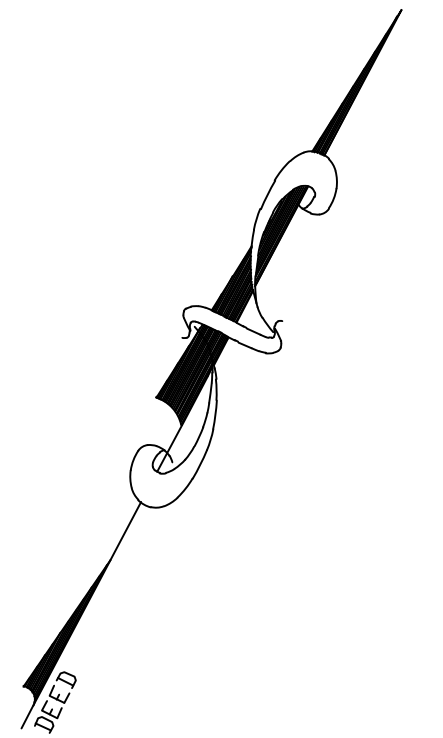
- GARBAGE PICK UP INFORMATION IS AS FOLLOWS:
EVERY TUESDAY AT CURBSIDE (OUT BEFORE 7 AM)
- RECYCLING PICK UP INFORMATION IS AS FOLLOWS:
EVERY FRIDAY AT CURBSIDE (OUT BEFORE 7 AM)

TOWN OF CLINTON FIRE DEPARTMENT NOTES:

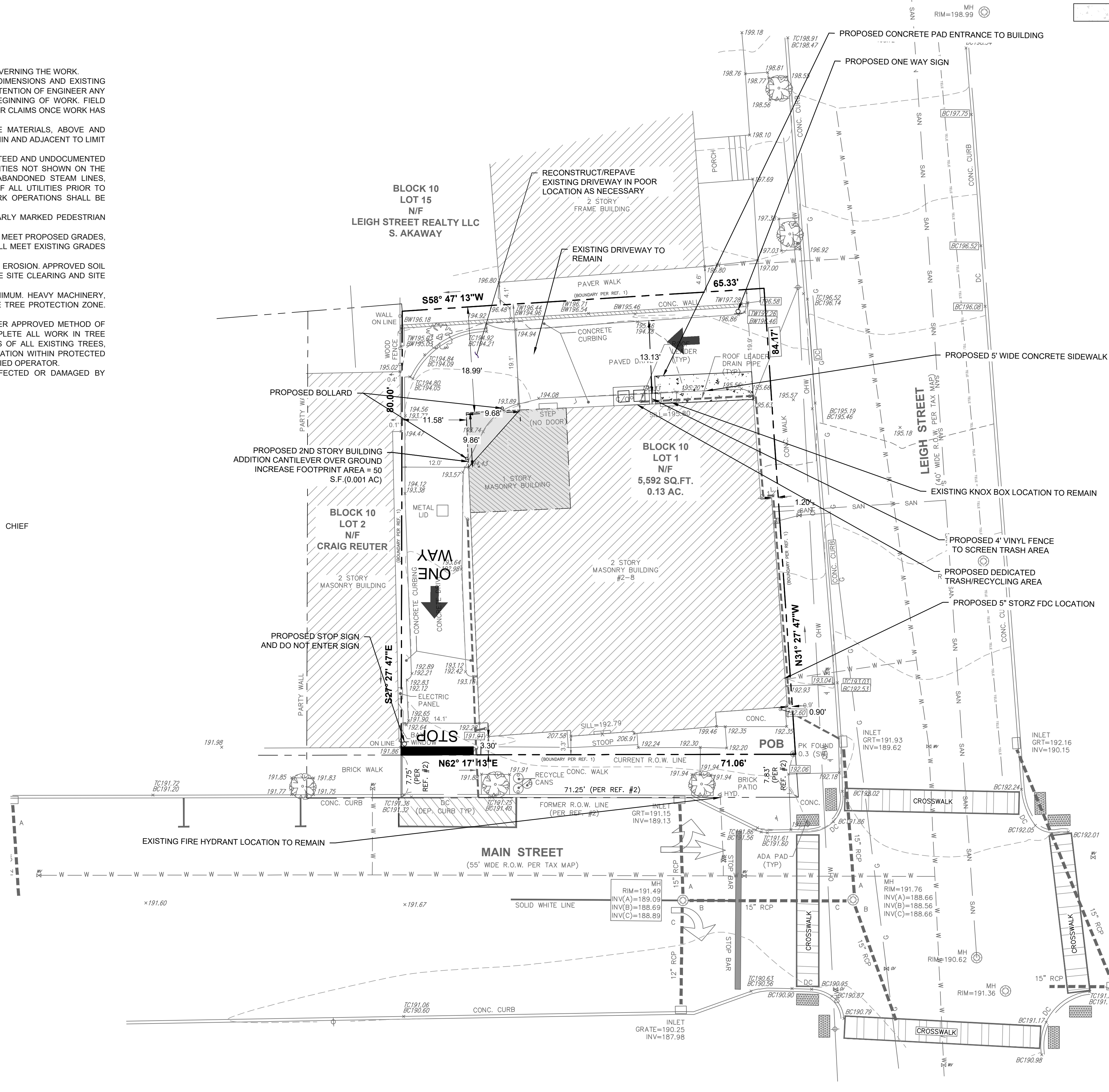
- FIRE ANNUNCIATOR PANEL TO BE LOCATED IN THE BUILDING PER FIRE CHIEF RECOMMENDATIONS

LEGEND

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- PROPOSED CONCRETE CURB
- BUILDING ADDITION
- PROPOSED CONCRETE



COPYRIGHT 2022 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.



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. 8/31/2022

NO.	REVISION	BY	DATE
2	FOR NEW BUILDING LAYOUT	KFO	6/20/2022
1	PER FIRE DEPARTMENT COMMENTS	KFO	5/31/2022

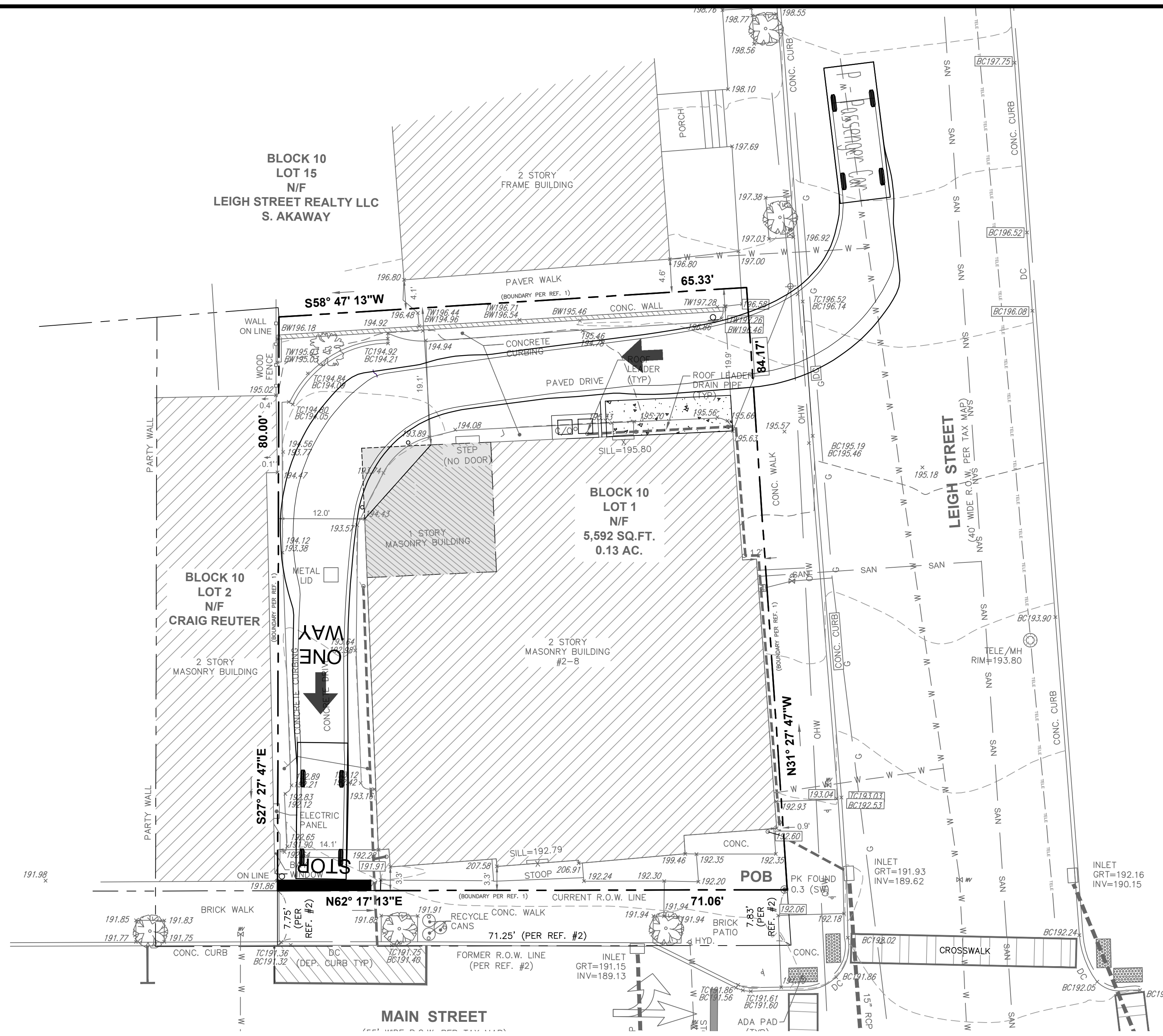
DATE: 6/20/2022
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 DJV HOLDINGS
 2-8 MAIN STREET
 BLOCK 10, LOT 1
 TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

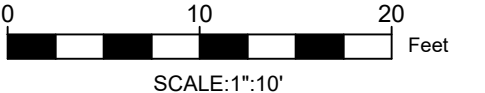
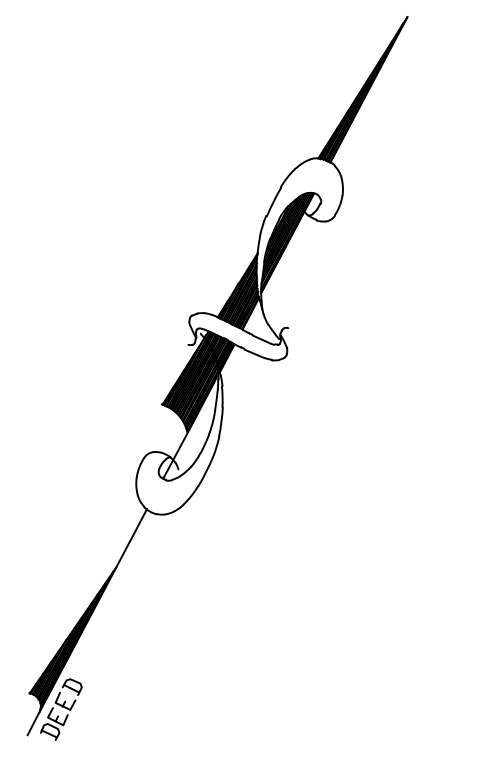
TITLE:
SITE PLAN

JOB NO.:	0121572	DRAWING NO.:	4 8
SCALE:	1"=10'		
DESIGNED:	SBP		
CHECKED:	KFO		
FILENAME:	SITE PLAN.DWG		
DATE:	03/08/2022		

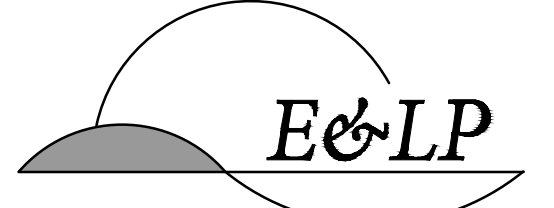


LEGEND

	PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	PROPOSED CONCRETE CURB
	BUILDING ADDITION
	PROPOSED CONCRETE

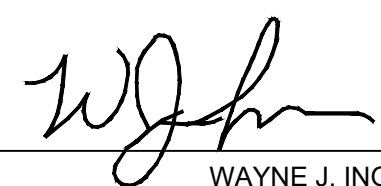


COPYRIGHT 2022 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.



140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-0544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO.: 24GA2021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
2	FOR NEW BUILDING LAYOUT	KFO	6/20/2022
1	PER FIRE DEPARTMENT COMMENTS	KFO	5/31/2022

6/20/2022
 DATE 
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

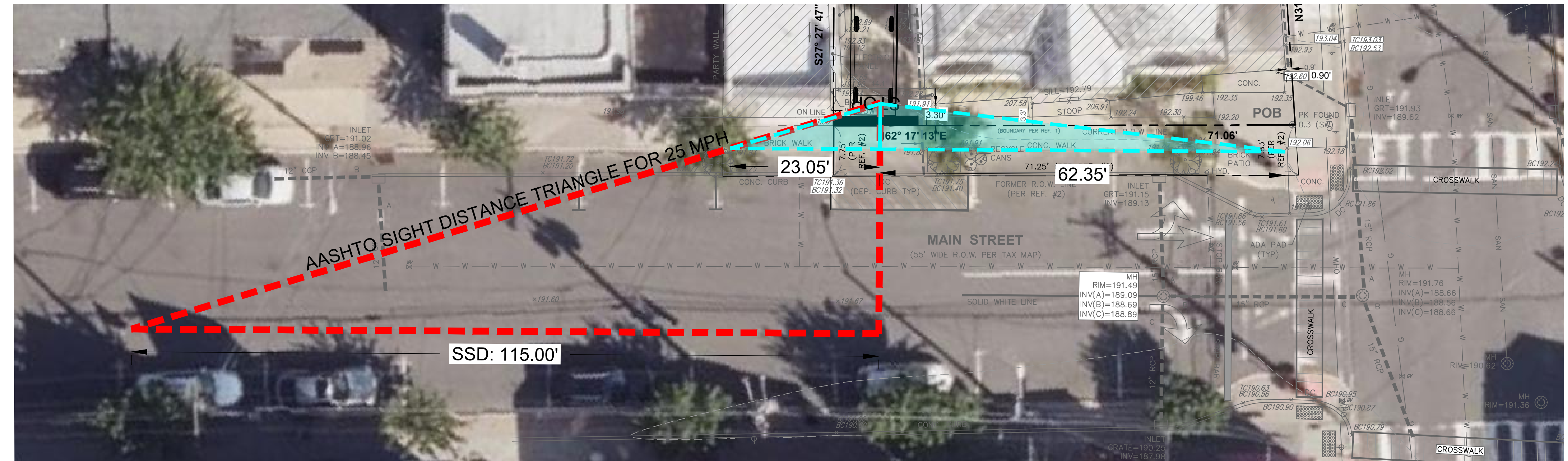
PROJECT:
 DJV HOLDINGS
 2-8 MAIN STREET
 BLOCK 10, LOT 1
 TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:
**SIGHT DISTANCE &
 TURNING CIRCULATION
 EXHIBIT**

JOB NO.:	0121572	DRAWING NO.:	5 8
SCALE:	1"=10'		
DESIGNED:	SBP		
CHECKED:	KFO		
FILENAME:	SITE PLAN.DWG		
DATE:	03/08/2022		

TURNING CIRCULATION EXHIBIT



SIGHT DISTANCE EXHIBIT

NOTES:

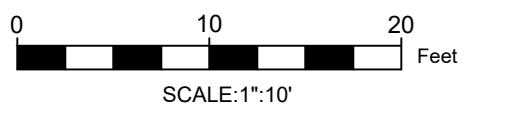
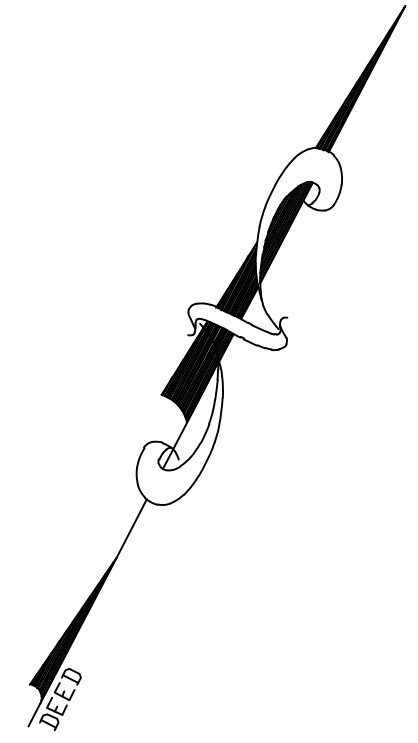
1. PROPOSED SOIL DISTURBANCE ARE LESS THAN 5,000 S.F. IF APPLICANT EXPANDS DISTURBANCE BEYOND 5,000 S.F. A HUNTERDON COUNTY SOIL CONSERVATION DISTRICT PERMIT IS REQUIRED

ADA NOTES:

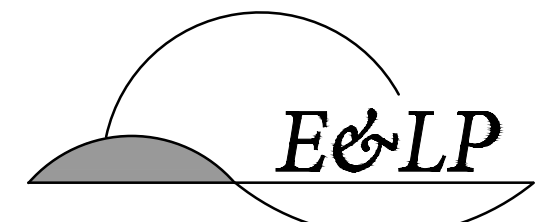
1. EXISTING SIDEWALK ALONG FRONTAGE APPEARS TO BE ADA ACCESSIBLE. SHOULD LOCATIONS NOT MEET ADA STANDARDS THEY SHALL BE REMOVED AND REPLACED TO ADA COMPLIANCE.

LEGEND

- LOD ——— LIMIT OF DISTURBANCE
- XEG: XXX.XX EXISTING GRADE SPOT GRADE
- XFG: XXX.XX PROPOSED FINISH GRADE SPOT GRADE
- XTC: XXX.XX PROPOSED TOP OF CURB SPOT GRADE
- XBC: XXX.XX PROPOSED BOTTOM OF CURB SPOT GRADE



COPYRIGHT 2022 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.



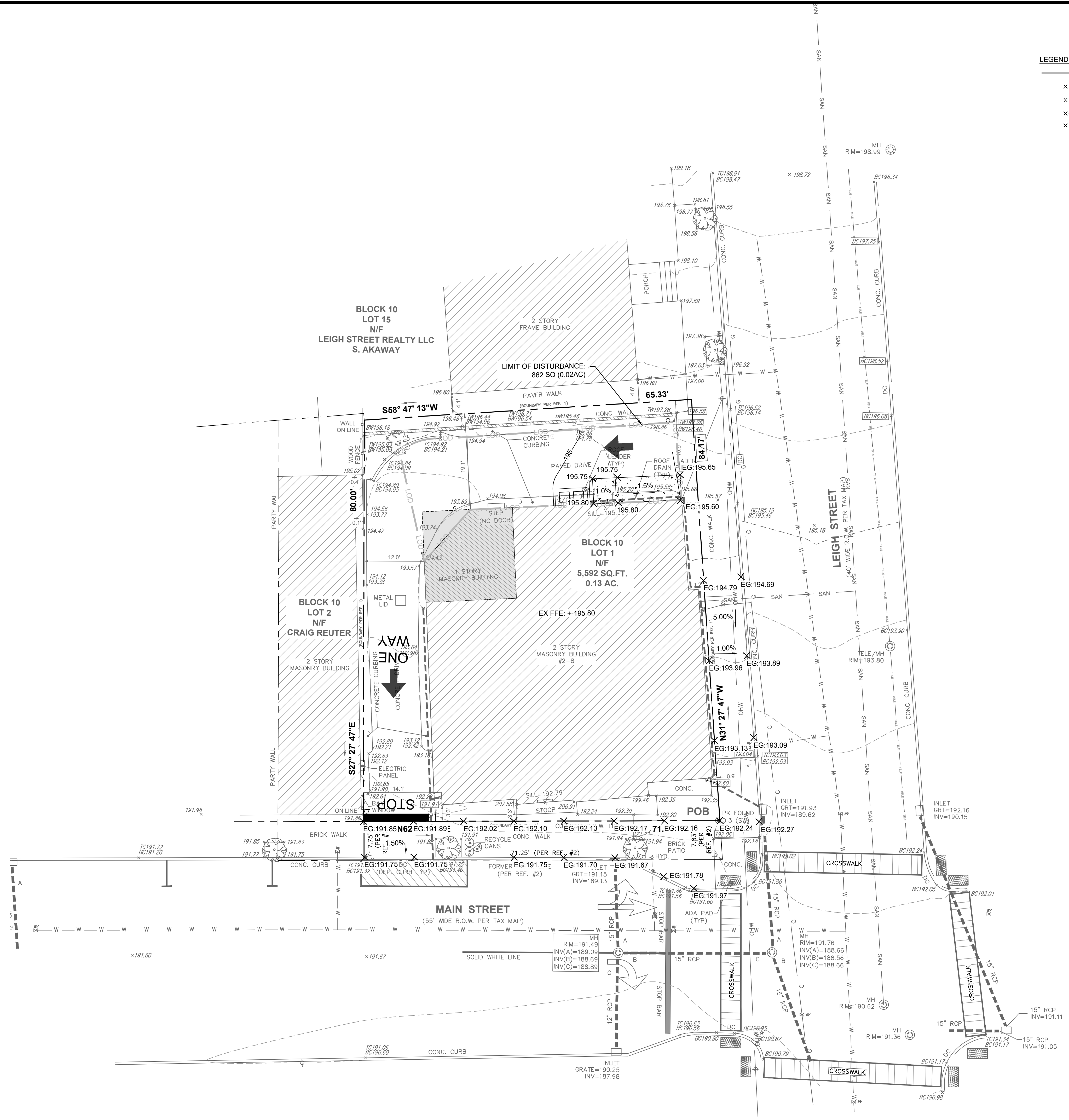
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-0544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
2	FOR NEW BUILDING LAYOUT	KFO	6/20/2022
1	PER FIRE DEPARTMENT COMMENTS	KFO	5/31/2022

DATE: 6/20/2022
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

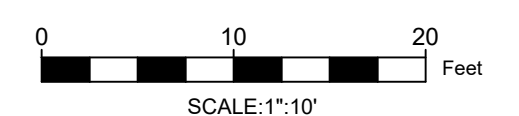
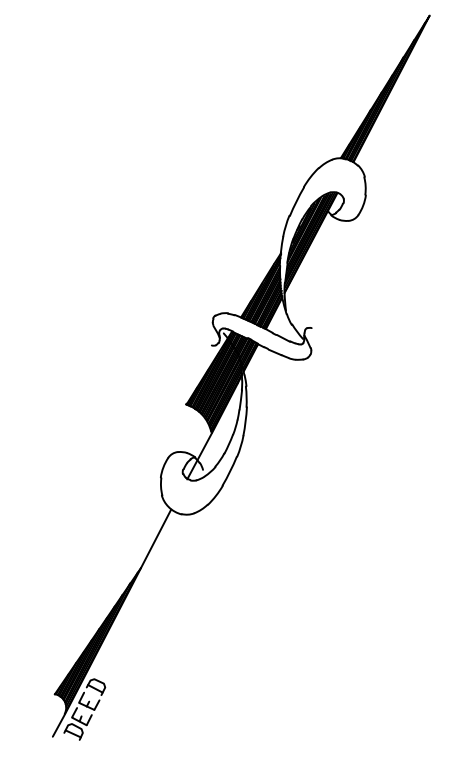
PROJECT:
 DJV HOLDINGS
 2-8 MAIN STREET
 BLOCK 10, LOT 1
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

GRADING PLAN	
JOB NO.: 0121572	DRAWING NO.: 6/8
SCALE: 1"=10'	
DESIGNED: SBP	
CHECKED: KFO	
FILENAME: GRADING PLAN.DWG	
DATE: 03/08/2022	

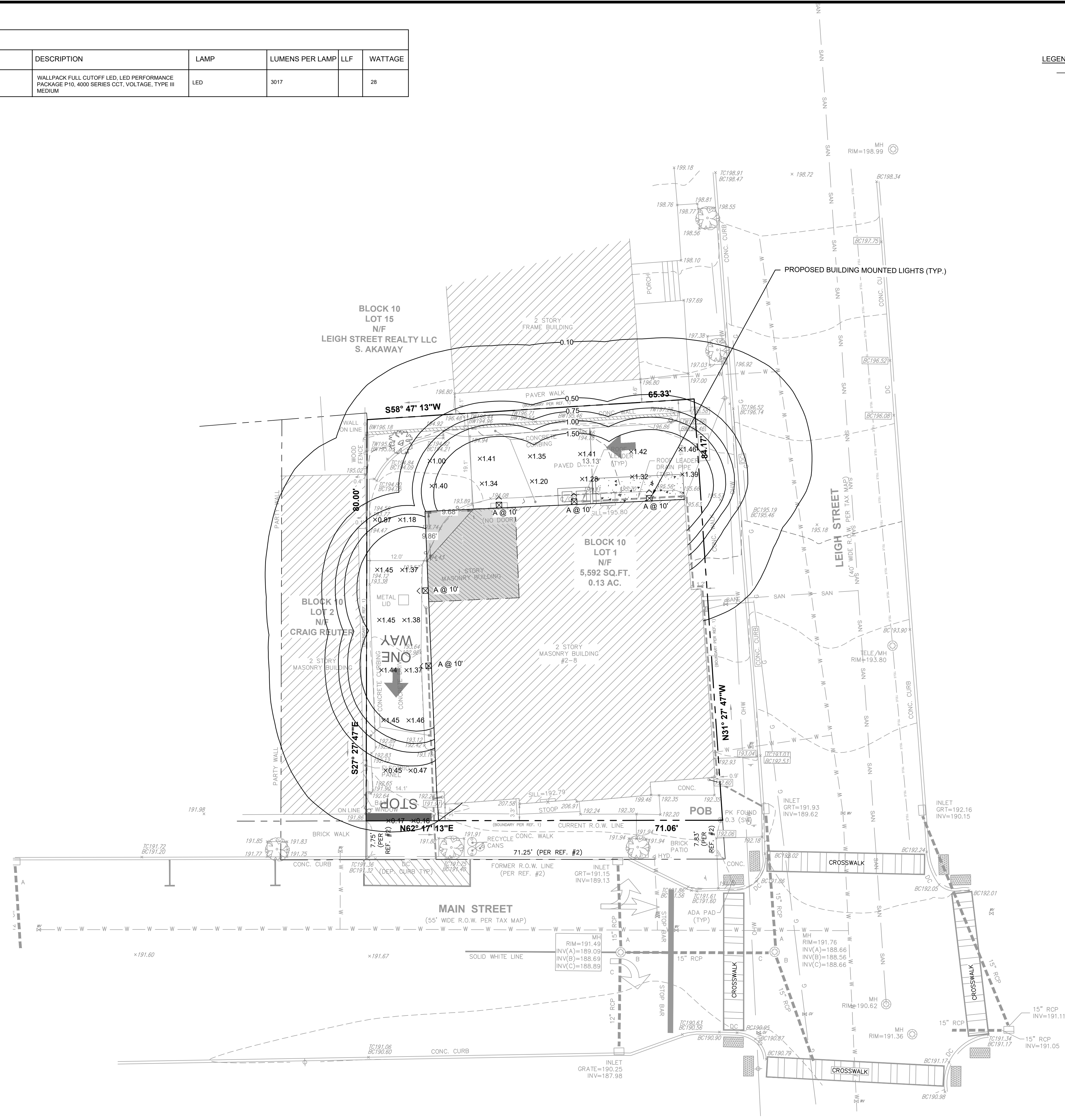


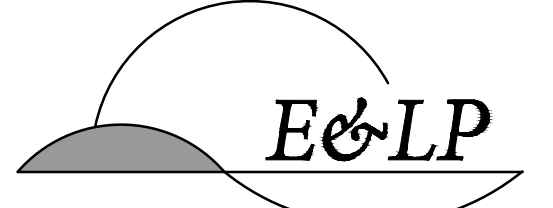
LIGHTING SCHEDULE							
SYMBOL	LABEL	QTY.	MANUFACTURER	DESCRIPTION	LAMP	LUMENS PER LAMP	WATTAGE
⊠	A	5	HOLOPHANE	WALLPACK FULL CUTOFF LED, LED PERFORMANCE PACKAGE P10, 4000 SERIES CCT, VOLTAGE, TYPE III MEDIUM	LED	3017	28

LEGEND
 —X.XX— PROPOSED ISO CONTOUR
 X.XX PROPOSED LIGHTING ISO
 ⊠ PROPOSED LAMP



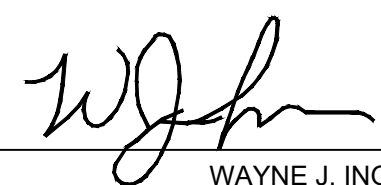
COPYRIGHT 2022 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.





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. 8/31/2022

NO.	REVISION	BY	DATE
2	FOR NEW BUILDING LAYOUT	KFO	6/20/2022
1	PER FIRE DEPARTMENT COMMENTS	KFO	5/31/2022

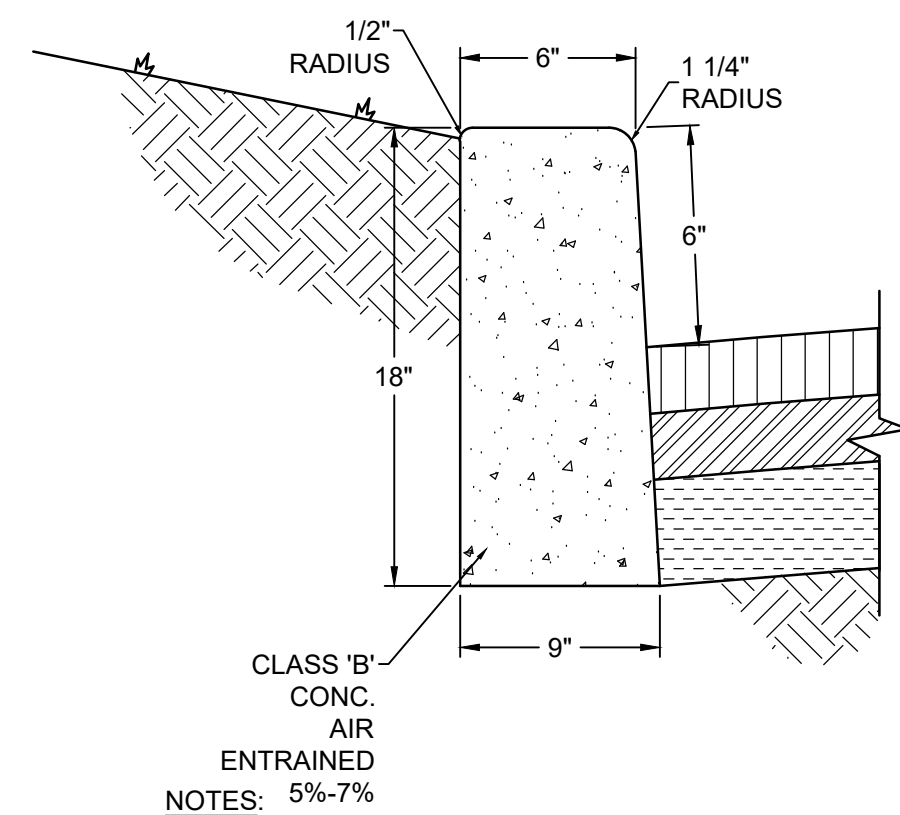
6/20/2022 DATE  WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT: DJV HOLDINGS
 2-8 MAIN STREET
 BLOCK 10, LOT 1
 TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE: LIGHTING PLAN

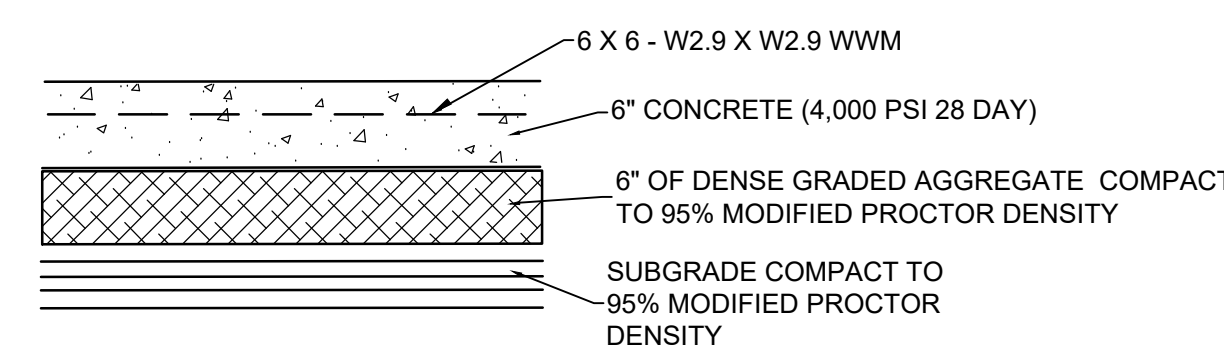
JOB NO.:	0121572	DRAWING NO.:	7
SCALE:	1" = 10'		8
DESIGNED:	SBP		
CHECKED:	KFO		
FILENAME:	LIGHTING PLAN.DWG		
DATE:	03/08/2022		



- NOTES:
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN CURB 20'-0" APART & SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF ASTM D 1751-83, RECESSED 1/4" IN FROM THE FRONT FACE AND TOP OF CURB.
 2. CONTRACTION JOINTS SHALL BE PROVIDED EVERY 10 FEET.

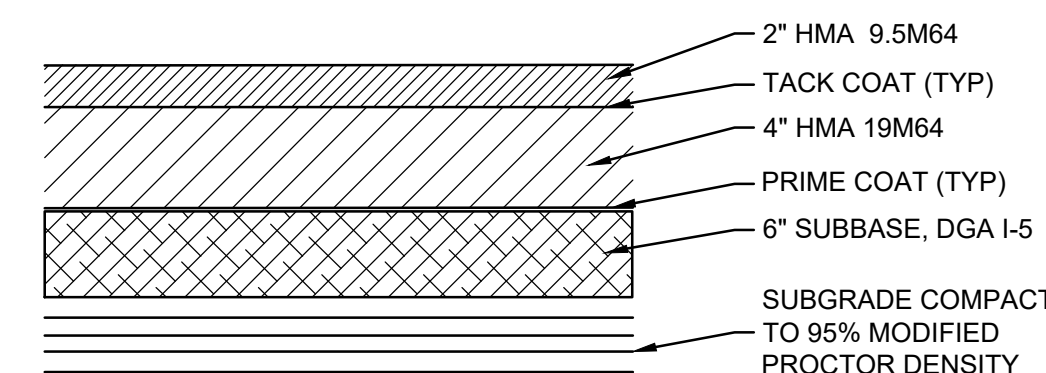
1 CONCRETE CURB DETAIL

NTS



2 CONCRETE PAD DETAIL

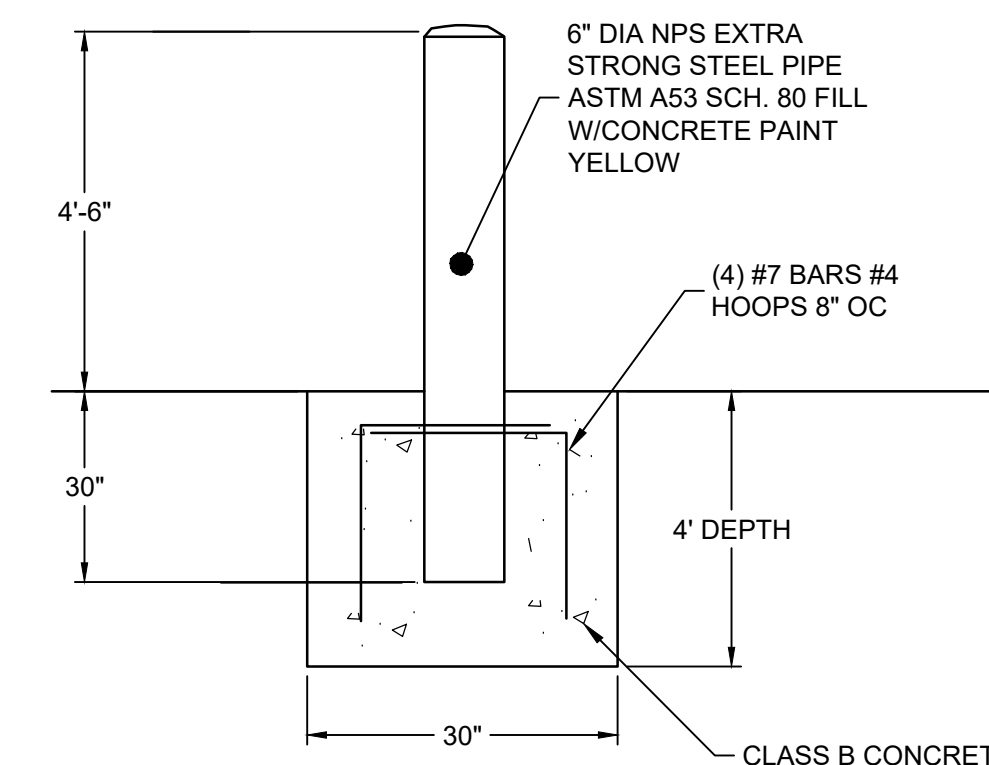
NTS



- 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.

3 ASPHALT PAVEMENT DETAIL

NTS



4 6" BOLLARD DETAIL

NTS



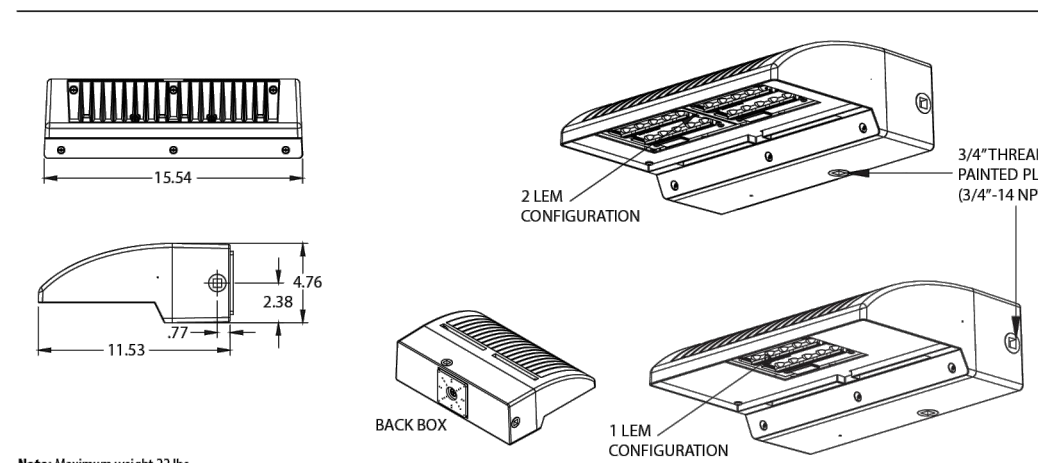
HLWPC2

Wallpack Full Cutoff LED



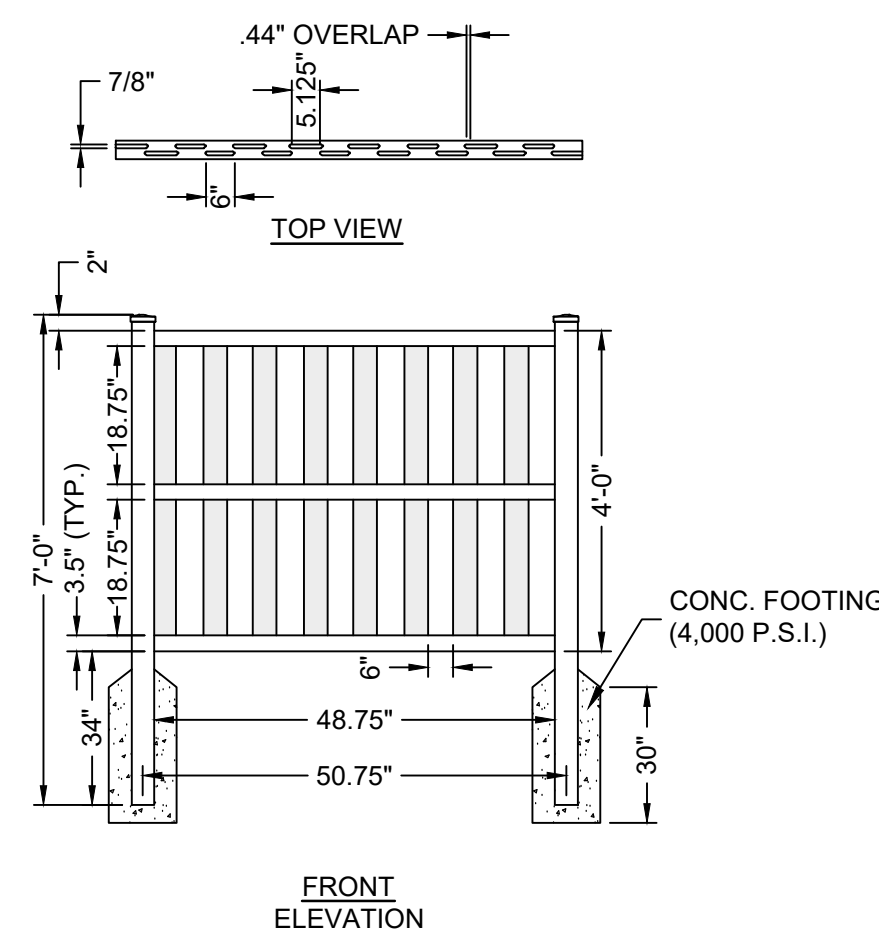
Category Number	
Name	Qty

- Mechanical**
- Heavy grade A380 cast aluminum (aluminum with <1% copper)
 - Exterior parts are protected by a 20x-infrared Super-Durable TGA. The most powerful coat finish that provides superior resistance to corrosion and weathering.
 - Mount to a standard junction box
 - Wet location listed
 - IP53 sealed housing down light only
 - 1/2" spaced threaded every 1/2" - 1/4" (NPT) on each side and on top except 1/2" and 1/4" conical
 - 1/2" spaced plug on post on each side
 - Wet location testing per ANSI C136.1; 36 rating for surface mount and product tested up to 1.5x rated voltage
- Electrical**
- Certified by UL as CSA
 - Rated for 40°C (104°F) minimum ambient
 - A programmable electronic driver with 120V constant load
 - Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
 - Standard: 2000K, 4000K and 5000K (CCT: 70-7000)
 - Optional: 80 CR (3000K, 4000K and 5000K CCT), 8 week ball-life
 - Optional limited warranty amber, 8 week lead-time
 - Internally housed emergency battery backup for operation in an ambient temperature range from -20°C (-4°F) to 30°C (86°F); available with PFI (PFI) PFI performance packages, per UL compliant
 - All surge protection meets ANSI/IEEE C62.41.2 100V/10kA
 - Standard surge protection is 100V/10kA per ANSI C136.2
 - Optional surge protection is 100V/10kA per ANSI C136.2
- Optical**
- Light engine housing is PMA used
 - Aspheric optical system
 - Type V (entry), M (medium), R (rectangle) & W (wide)
 - Asymmetric
- Controls**
- Field adjustable output (AO)
 - Remote cycle photocontrol (PC)
 - Motion sensor & ambient photocontrol combination for mounting low (B-51) (MMS), and high (15-30) (MMS) mounting heights
- Certification and Standards**
- Compliant with UL, IEC and CSA
 - Suitable for operation in an ambient temperature up to 40°C (104°F) per UL or CSA certification
 - Design Lights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Product List at www.designlights.org/
 - QPL: All products which reference are qualified
 - UL-79 compliant
 - The packaged LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21
- Warranty**
- 5-year limited warranty. Complete warranty terms located at www.austriabond.com/Content/Services/terms_and_conditions.asp
- Note:** Actual performance may differ as a result of end-use environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



5 LIGHTING DETAIL

NTS

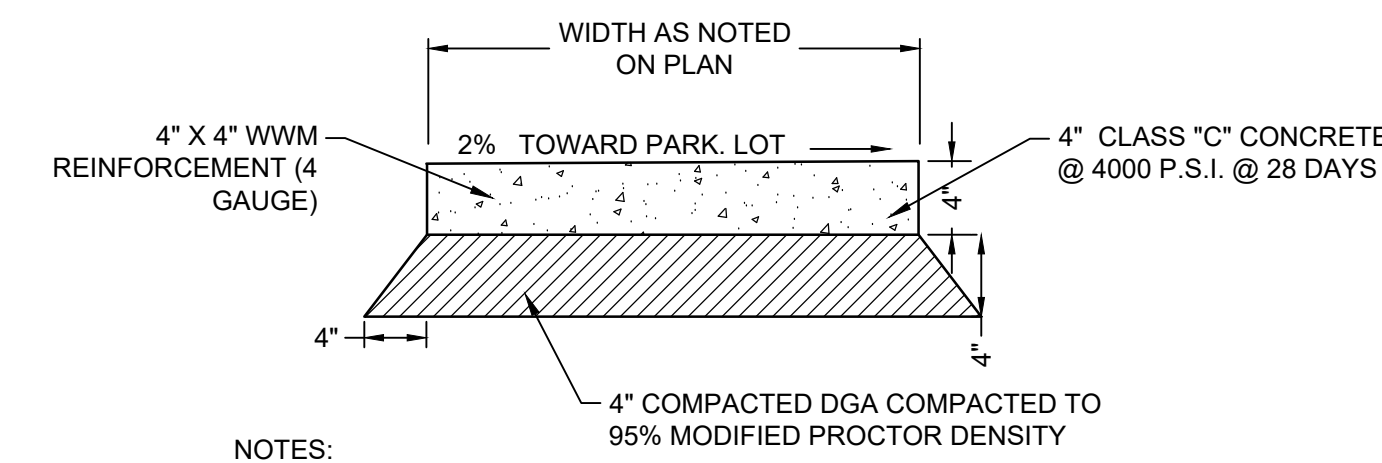


- NOTES:
1. ALL ILLUSIONS VINYL FENCES ARE ASTM F964-09 COMPLIANT
 2. AVAILABLE IN GRAND ILLUSIONS COLOR SPECTRUM (35 COLORS) AND GRAND ILLUSIONS VINYL WOOD-BOND (5 AUTHENTIC WOOD GRAINS)
 3. INCLUDES METAL REINFORCEMENT BOTTOM RAIL
 4. MUST USE SPECIFIED ILLUSIONS VINYL FENCE, FOR WHICH THIS DETAIL APPLIES, OR AN APPROVED EQUAL.

V210-5.6.8.10
ILLUSIONS VINYL FENCE
MEDFORD, NY 11763
www.illusionsfence.com TOLL FREE: 1-800-338-3362

6 4FT VINYL FENCE DETAIL

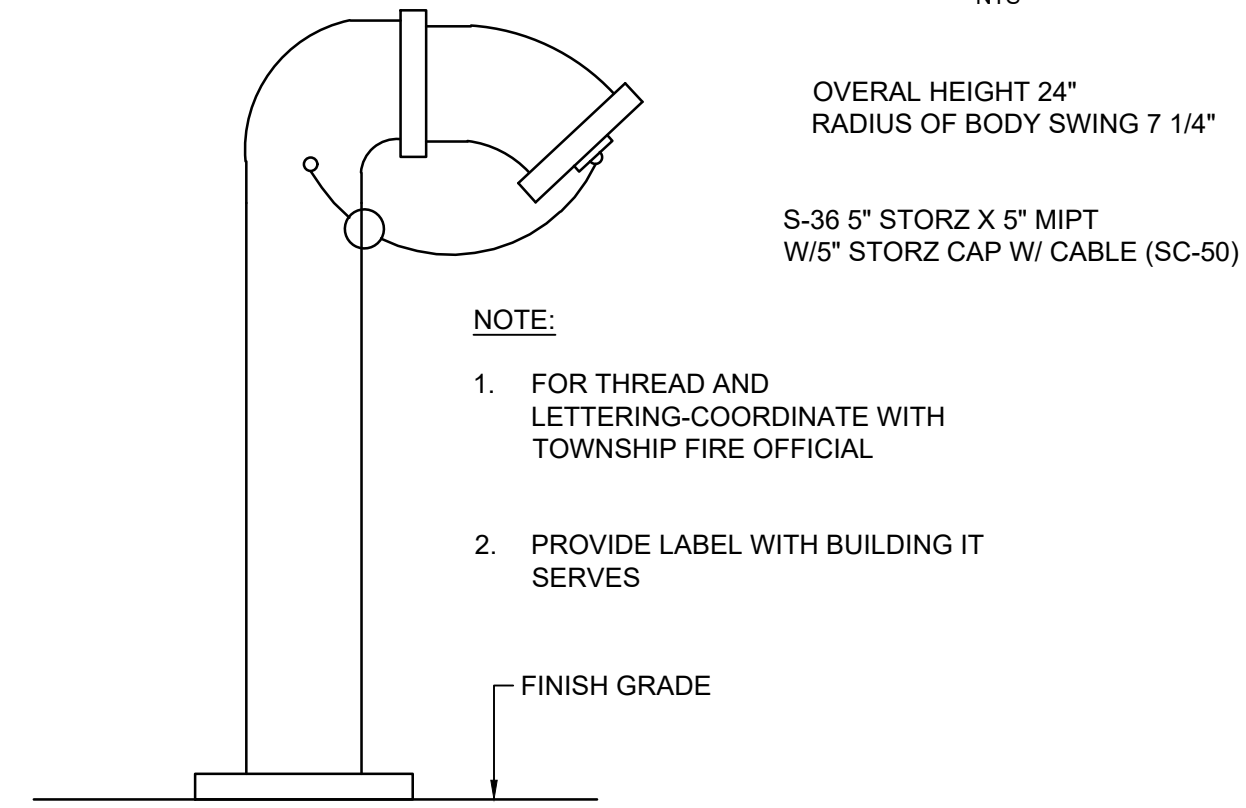
NTS



- NOTES:
- CONSTRUCTION JOINTS AT 4'-0" O.C. WITH 1/2" BITUMINOUS PRE-MOLDED EXPANSION JOINT EVERY 20'-0" AND WHERE SIDEWALK ABUTS EXISTING BUILDINGS, CURBS, OR WALKS. TOOL ALL EDGES 1/2" R.
 - **ALL SIDEWALK CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWN STANDARD.**

7 STANDARD SIDEWALK

NTS



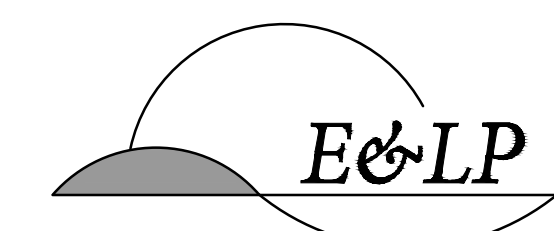
- NOTE:
1. FOR THREAD AND LETTERING-COORDINATE WITH TOWNSHIP FIRE OFFICIAL
 2. PROVIDE LABEL WITH BUILDING IT SERVES

8 5" STORZ FDC DETAIL

NTS

NOTE: SEE ARCHITECTURAL AND MEP PLANS FOR MORE INFORMATION WITH FDC.

COPYRIGHT 2022 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.



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. 8/31/2022

NO.	REVISION	BY	DATE
2	FOR NEW BUILDING LAYOUT	KFO	6/20/2022
1	PUR FIRE DEPARTMENT COMMENTS	KFO	5/31/2022

NO.	REVISION	BY	DATE

6/20/2022 DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
DJV HOLDINGS
2-8 MAIN STREET
BLOCK 10, LOT 1
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:
CONSTRUCTION DETAILS

JOB NO.:	0121572	DRAWING NO.:	8
SCALE:	AS SHOWN		
DESIGNED:	SBP		
CHECKED:	KFO		
FILENAME:	DETAILS.DWG		
DATE:	03/08/2022		8