

BLOCK	LOT	PROPERTY OWNER	ADDRESS
13	8	JAMES & JAMIE CAPEZZUTO	60 CENTER STREET CLINTON, NJ 08809
13	9	ROGER D. MELICK III	64-66 CENTER STREET CLINTON, NJ 08809
14	14	MEREDITH HYLAND & BRAHIM SADOUNI	61 CENTER STREET CLINTON, NJ 08809
14	15	JENNIFER JUDE ENGLISH	65 CENTER STREET CLINTON, NJ 08809
14	16	ROBERT PYLE & JENNIFER SMITH	67 CENTER STREET CLINTON, NJ 08809
14	17	MICHAEL FOKKEN, NELLY MACYS	69 CENTER STREET CLINTON, NJ 08809
14	18-19	JOHN J. HARNEY	73 CENTER STREET CLINTON, NJ 08809
14	20-21 & 25	CLINTON PRESBYTERIAN CHURCH	91 CENTER STREET CLINTON, NJ 08809
14	22	RIVERSIDE CEMETERY	CENTER STREET CLINTON, NJ 08809
14	23	SHAWN & KELLY BOYD	93 CENTER STREET CLINTON, NJ 08809
14	24	JOHN & CATHERINE WOOD	101 CENTER STREET CLINTON, NJ 08809
14	26	PATRIK HELLBERG & AMY FREY	109 CENTER STREET CLINTON, NJ 08809
14	27	MRS. PIERCE	111 CENTER STREET CLINTON, NJ 08809
14	28	ALLYSON C. IRONS	15 GEORGES PLACE CLINTON, NJ 08809
14	29	BYRON GAMBLE	17 GEORGES PLACE CLINTON, NJ 08809
14	30	BRIAN HARRIS & LISA INTRABARTOLA	19 GEORGES PLACE CLINTON, NJ 08809
14	31	REBECCA WALTERS	23 GEORGES PLACE CLINTON, NJ 08809
14	31.01	ANGELO YACONE & MELISSA GALLAGHER	25 GEORGES PLACE CLINTON, NJ 08809
14	33	ELIZABETHTOWN WATER C/O AMERICAN WATER SHARED GENERAL TAX DEPARTMENT	P.O. BOX 5627 CHERRY HILL, NJ 08034-0590
14	34	LUKE & EMILY JACOBS	1 CENTRAL AVENUE CLINTON, NJ 08809
15	14	HUNTERDON COUNTY BD. OF REC.COM	P.O. BOX 2900- DAN BUSH FLEMINGTON, NJ 08822-2900
15	15	MEGHAN & ERICK HEDA	48 HALSTEAD STREET CLINTON, NJ 08809
15	16	ALAN & KATHRYN VAN NATTA	52 HALSTEAD STREET CLINTON, NJ 08809
15	32	UNKNOWN C/O TAX COLLECTOR TOWN OF CLINTON	P.O. BOX 5194 CLINTON, NJ 08809
17	2	ANSUYA RIVERBEND LLC	P.O. BOX 157 ANNANDALE, NJ 08801
17.01	2.03	ANSUYA RIVERBEND LLC	P.O. BOX 157 ANNANDALE, NJ 08801
17.01	3 & 4	SARANNA LLC/GLEICHER, J.	5 DEER HILL ROAD ASBURY, NEW JERSEY 08802
18	5	Z & F LLC	3322 US HIGHWAY 22, Suite 1401 SOBRANCOBURG, NJ 08876-4407
21	1	KEITH & MICHELLE MILLER	70 CENTER STREET CLINTON, NJ 08809
21	2	STEVEN & LESLIE TSUKROFF	72 CENTER STREET CLINTON, NJ 08809

NOTICE TO BE SERVED FROM CERTIFIED LIST OBTAINED FROM THE MUNICIPALITY

ADDITIONAL PARTIES TO BE NOTIFIED

PROPERTY OWNER	ADDRESS
CLINTON WATER DEPARTMENT ATTN: ROGER PLAISTED	P.O. BOX 5194 CLINTON, NJ 08809
CLINTON SEWER DEPARTMENT ATTN: PAUL KLITSCH	P.O. BOX 5194 CLINTON, NJ 08809
COMCAST CABLE COMPANY CONSTRUCTION 732-652-2700	800 RAHWAY AVE UNION, NJ 07083
JCP&L (ELECTRICITY) 800-662-3115	300 MADISON AVENUE MORRISTOWN, NJ 07960
ELIZABETH GAS CO. 800-522-4560	P.O. BOX 1450 ELIZABETH, NJ 07207-1450
CENTURYLINK TELEPHONE COMPANY OF NJ	180 CENTER STREET CLINTON, NJ 08809
AT & T 800-252-1133	50 PATRICIA DRIVE FLANDERS, NJ 07836

PRELIMINARY MAJOR SUBDIVISION AND PRELIMINARY SITE PLAN CLINTON COMMONS

BLOCK 14 LOT 32
TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY

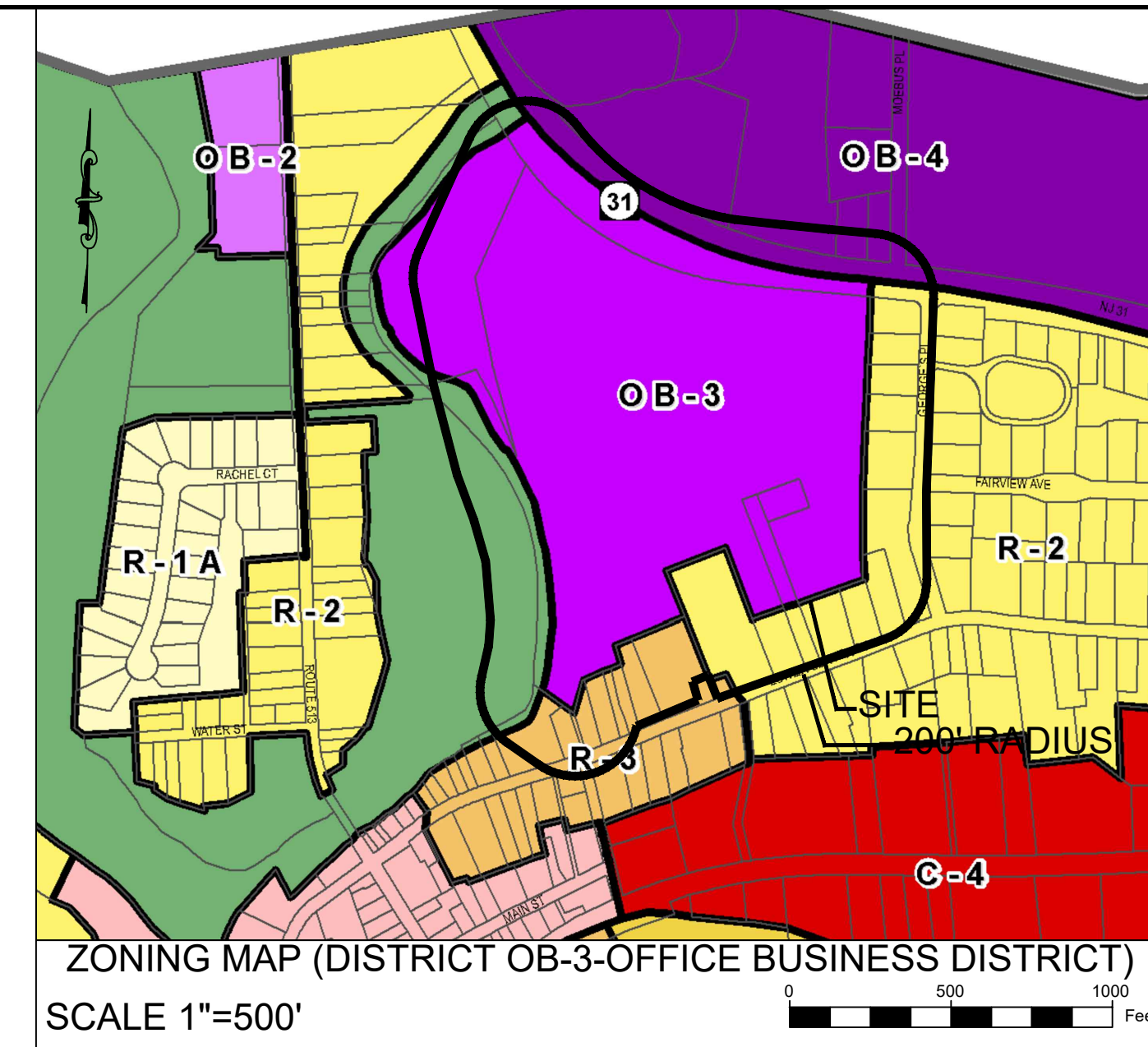
PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

PLAN INDEX
SHEET No. TITLE

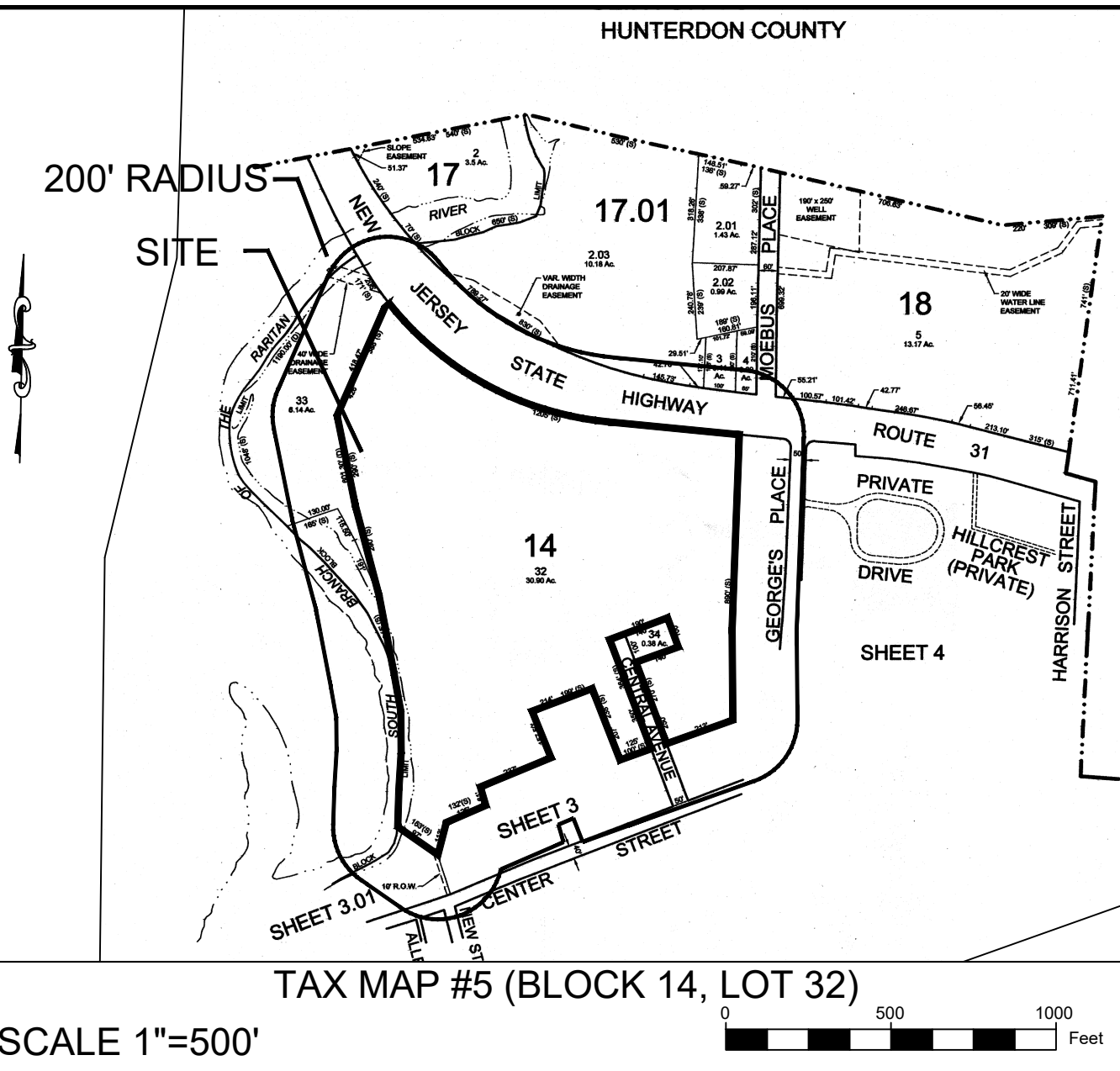
- COVER SHEET
- PLAN OF SURVEY
- OVERALL SITE PLAN
- SITE PLAN - NORTH
- SITE PLAN - SOUTH
- GRADING PLAN AND DRAINAGE PLAN- NORTH
- GRADING PLAN AND DRAINAGE PLAN- SOUTH
- UTILITY PLAN - NORTH
- UTILITY PLAN - SOUTH
- LIGHTING PLAN
- PLAN AND PROFILE OF ROUTE #31
- PLAN AND PROFILE OF CLINTON COMMONS DRIVE
- PLAN AND PROFILE OF PLYMOUTH DR. & BUCKINGHAM DR.
- PLAN AND PROFILE OF STRATFORD DR. & LANCASTER DR.
- PLAN AND PROFILE OF CENTER AVE. & UTILITY PROFILES
- OFFSITE WATER MAIN PLAN, RIPARIAN PERMIT PLAN
- SECTIONS OF PROP. STREETS
- PROFILE OF PROP. UTILITY - I
- PROFILE OF PROP. UTILITY - II
- ADA RAMP DETAILS
- SOIL EROSION AND SEDIMENT CONTROL PLAN
- SOIL EROSION AND SEDIMENT CONTROL DETAILS
- STANDARD CONSTRUCTION DETAILS - I
- STANDARD CONSTRUCTION DETAILS - II

OUTSIDE AGENCY APPROVALS:

- COUNTY APPROVAL
- COUNTY SOIL CONSERVATION DISTRICT APPROVAL
- NJDOT ACCESS PERMIT
- NJDEP FLOOD HAZARD AREA PERMIT
- NJDEP WETLANDS DISTURBANCE PERMIT
- HIGHLANDS MUNICIPAL REFERRAL APPLICATION



ZONING MAP (DISTRICT OB-3-OFFICE BUSINESS DISTRICT)
SCALE 1"=500'



TAX MAP #5 (BLOCK 14, LOT 32)
SCALE 1"=500'

GENERAL NOTES:

- OWNER: AMBE HOLDINGS AT CLINTON, LLC
3 MEHA COURT, MANALAPAN, NJ 07726
- APPLICANT: CLINTON MOEBUS 34, LLC
43 WEST PROSPECT ST, SUITE 201 EAST BRUNSWICK, NJ 08816
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOC., INC., DATED 03/20/16 OR LAST REVISED 01-10-22.
- 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 NAVD 1988 DATUM.
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.
- 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.

- 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.

TOWN OF CLINTON ZONING REQUIREMENTS		
ITEM	REQUIRED	PROPOSED LOT 32.01
ZONING DISTRICT	C-5 (ROUTE 31 COMMERCIAL DISTRICT)	
MIN LOT AREA (S.F.)	N/A	322,058 S.F.
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE		
FRONT YARD SETBACK (FT)	50 FT	59.6 FT
SIDE YARD SETBACK (FT)	100 FT	101.1 FT
REAR YARD SETBACK (FT) TO PROPERTY BOUNDARY	50 FT	450.69 FT
MAX FLOOR AREA RATIO	30%	5.52% *
MAX IMPERVIOUS COVERAGE	55%	38.2% *
PARKING SETBACKS		
FRONT YARD SETBACK (FT)	5 FT	16.6 FT
FRONT YARD SETBACK FROM EOP	30 FT	31.2 FT
SIDE YARD SETBACK (FT)	50 FT	51 FT
REAR YARD SETBACK (FT) TO PROPERTY BOUNDARY	25 FT	410.26 FT
PARKING REQUIREMENT (SPACES)	1 SPACE/50 SF PATRON AREA 1 SPACE/180 SF MERCHANDISING AREA	177.07 REQ. 176 PAVED + 40 BANNED = 216 PROVIDED

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

TOWN OF CLINTON ZONING REQUIREMENTS		
ITEM	REQUIRED	PROPOSED LOT 32.02
ZONING DISTRICT	MF-1 (MULTI FAMILY HOUSING DISTRICT)	
MIN LOT AREA (S.F.)	15 AC.	9.10 AC. V
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE		
MIN NUMBER OF UNIT PER BLDG	3 UNITS	3 UNITS
DENSITY	66 UNITS	66 UNITS
IMPERVIOUS COVERAGE	35%	24.8%*
BLDG SETBACK FROM TRACK	50 FT	50 FT
BLDG SETBACK FROM INTERNAL ROAD	15 FT	15 FT
MIN DIST BETWEEN BLDG	20 FT	20 FT
MAX DEPTH OF DECK/PATIO	10 FT	10 FT
MAX DECK/PATIO EXT INTO BUFFER	7 FT	7 FT
MAX STORIES	2 1/2	2 1/2
MAX BUILDING HEIGHT	35 FT	< 35 FT
MAX HEIGHT FOR WALKOUT BLDG	45 FT	< 45 FT

- * 226,160 S.F. (6.19 AC) OPEN SPACE AREA INCLUDED
* 277,695 S.F. (6.38 AC) OPEN SPACE AREA INCLUDED
(V) INDICATES THAT A VARIANCE IS REQUIRED
(-) INDICATES NO VARIANCE IS REQUIRED
(ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

CERTIFICATIONS/APPROVALS

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

DATE	BOARD CHAIRMAN
DATE	BOARD SECRETARY
DATE	ENGINEER

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS MAJOR SUBDIVISION PLAN WITH THE PLANNING BOARD OF THE TOWN OF CLINTON.

DATE: BEENA HALALI
AMBE HOLDINGS OF CLINTON, LLC

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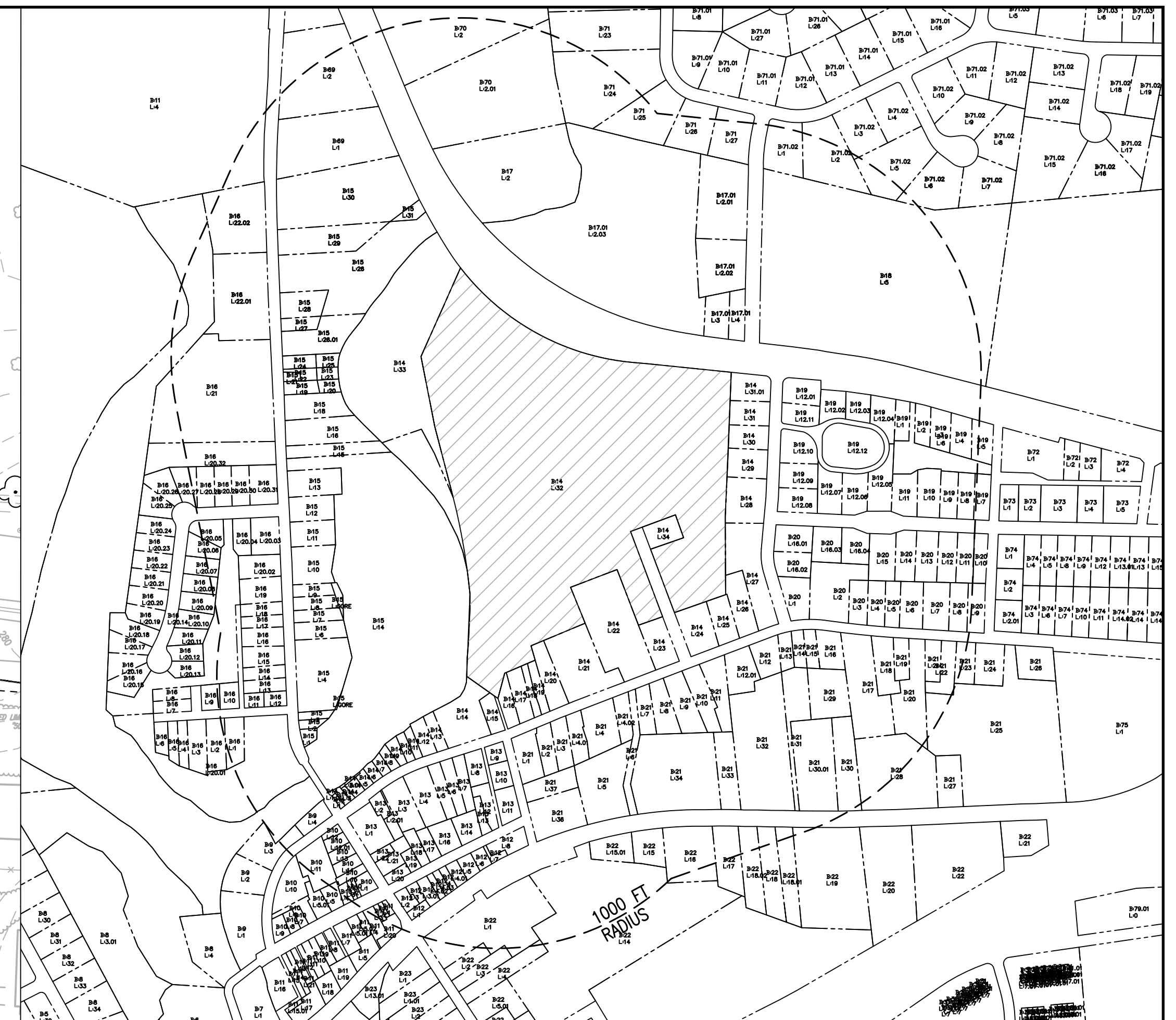
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-0572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	TWP	REVISION	BY	DATE
11	TWP		BH	4-28-23
10	TWP/ FIRE		BH	4-19-23
9	TWP FIRE DEPT		BH	3-5-23
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

DATE: 4/28/2023
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:	
COVER SHEET	
JOB NO.: 8144/32606	DRAWING NO.: 1
SCALE: NTS	24
CHECKED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	



KEY MAP SCALE: 1"=400'

SURVEY REFERENCE:

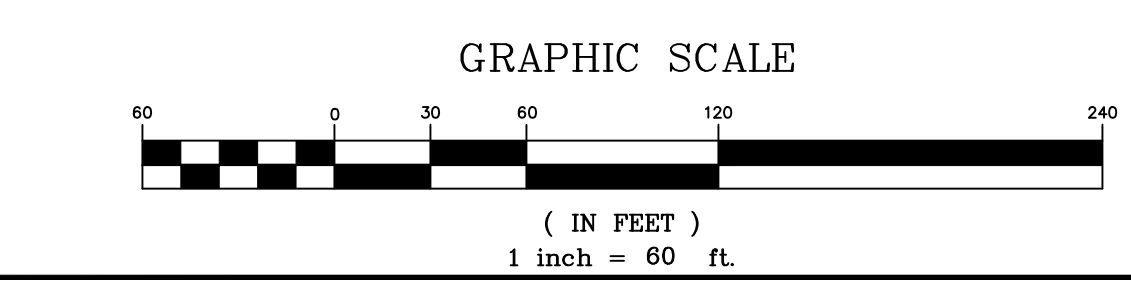
- DEED BOOK 2138 PAGE 8
- AERIAL TOPOGRAPHIC PLAN BY MID-ATLANTIC PHOTOGRAMMETRY SERVICES, INC. P.A. DATED 4-16-2009
- PARTIAL TOPOGRAPHIC PLAN BY STUDER & MCLEOD/DOWNY, P.A. DATED 10-28-1998.

GENERAL NOTES

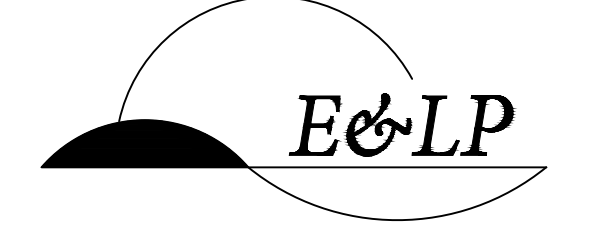
- THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND.
- THIS SURVEY WAS PREPARED WITH A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ZT-1809 DATED APRIL 4, 2017.
- IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE UNDERSIGNED LICENSED LAND SURVEYOR IT IS NOT AN AUTHENTIC COPY AND MAY HAVE BEEN ALTERED.
- R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE TAX MAPS FOR THIS MUNICIPALITY.
- THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- 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.
- 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).
- THIS LAND SURVEY IS PREPARED FOR THE BENEFIT OF THE PARTIES LISTED AND IS NOT PREPARED FOR OR CERTIFIED TO SUBSEQUENT PARTIES.

LINE	LENGTH	BEARING
L1	71.35	N51°08'13"W
L2	22.72	S24°31'06"W
L3	66.12	S39°25'21"W
L4	73.43	S21°18'32"E
L5	56.18	S07°53'48"W
L6	62.31	S22°30'21"E
L7	77.48	S38°12'25"W
L8	98.73	S26°28'19"W
L9	101.93	S05°18'34"E
L10	57.76	S16°14'40"E
L11	95.47	S15°08'10"E
L12	125.44	S09°55'22"E
L13	40.32	S41°42'50"E
L14	35.23	S05°52'51"W
L15	125.04	S11°55'13"E
L16	14.28	S31°21'19"W
L17	100.27	S22°28'52"E
L18	49.83	S08°03'47"E
L19	88.23	S11°48'55"E
L20	100.95	S10°55'19"E
L21	150.37	S04°14'31"E
L22	133.52	S01°41'37"W
L23	102.08	S15°10'19"W
L24	64.17	S25°30'11"W
L25	52.23	N30°36'42"W
L26	51.52	N28°32'59"W
L27	53.35	N32°35'59"W
L28	125.52	N32°58'21"W
L29	38.53	N59°58'35"W
L30	52.08	N25°48'00"W
L31	64.93	N13°08'09"W
L32	34.02	S05°14'50"W
L33	34.21	S19°07'02"E
L34	39.74	S00°55'55"W

LINE	LENGTH	BEARING
L37	17.57	N34°57'19"E
L38	21.06	N00°53'18"W
L39	124.29	N21°36'54"E
L40	46.32	N29°32'22"E
L41	74.16	N17°16'55"E
L42	63.13	N50°59'34"E
L43	37.33	N35°14'43"E
L44	123.05	N02°37'37"E
L45	167.06	N36°01'44"W
L46	77.77	N19°56'45"W
L47	217.84	N30°30'50"W
L48	51.30	N12°52'34"E
L49	72.40	N09°16'28"W
L50	53.19	N33°54'22"E
L51	121.37	N38°52'12"W
L52	171.52	N14°36'11"W
L53	137.74	N06°37'06"E
L54	30.55	N47°29'00"E
L55	49.46	N08°50'44"E
L56	47.48	N12°32'13"W
L57	73.18	N00°14'40"E
L58	5.47	N46°32'50"W



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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-0572
A PROFESSIONAL ASSOCIATION

CERTIFICATE OF AUTHORIZATION NO. 24GA2021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP/ FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-6-23
8	TWP REV	BH	1-18-23
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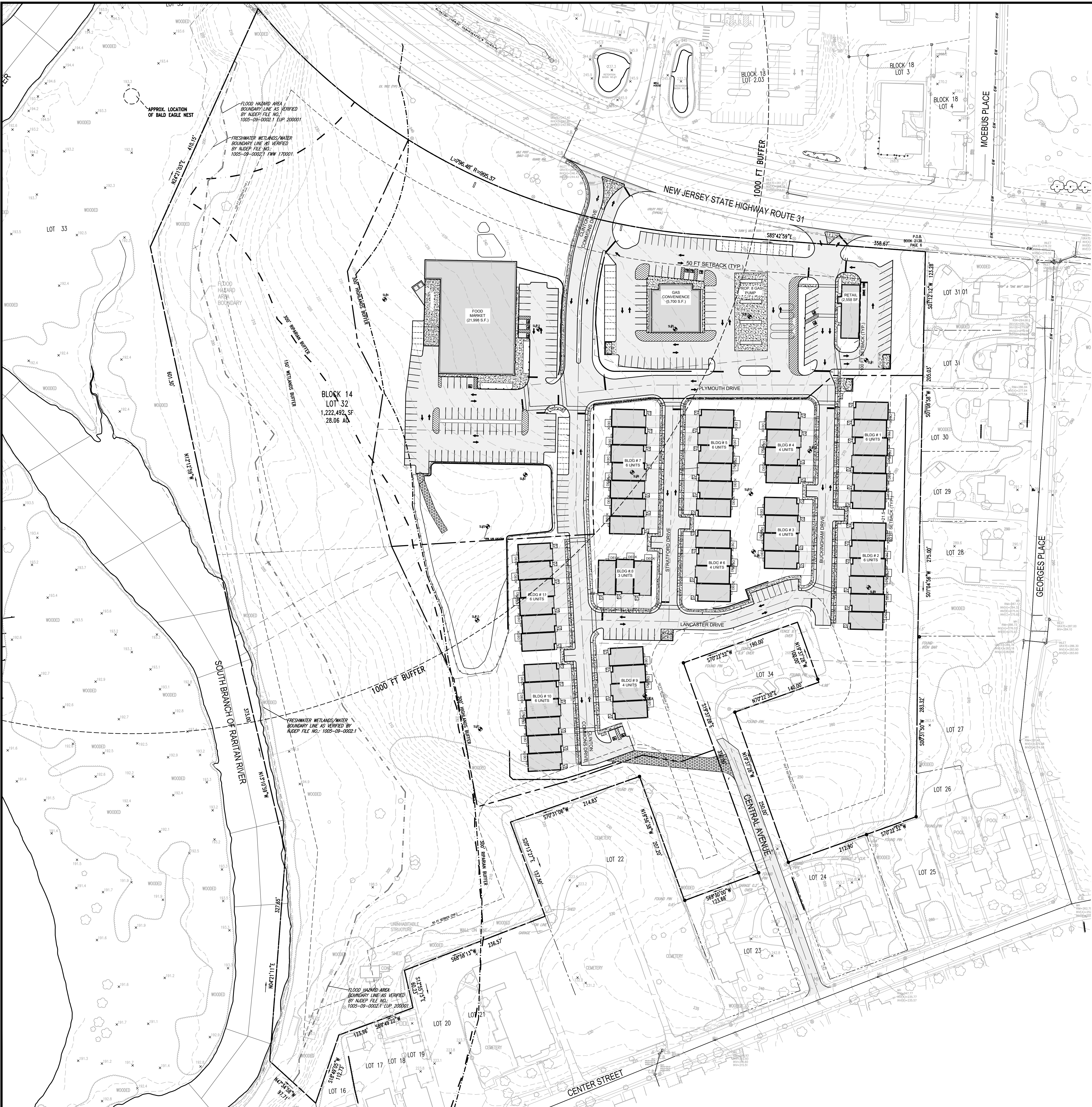
4/28/2023 DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24G04258200

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:
PLAN OF SURVEY

JOB NO.: 8144/32606	DRAWING NO.: 2
SCALE: 1"=60'	24
DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	



GENERAL NOTES:

- THE PROPERTY IS KNOWN AS LOTS 32 IN BLOCK 14 AS SHOWN ON THE OFFICIAL TAX MAP #5 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-5 ZONING DISTRICT. APPLICANT IS PROPOSING TO CONSTRUCT THREE RETAIL BUILDING OF TOTAL 30,256 S.F. IN C-5 ZONE AND 56 TOWNHOUSE IN MF-1 ZONE.
- PARKING REQUIREMENT:
 - COMMERCIAL PARKING REQUIREMENT:
 - PROP. LOT 32.01 (TRUCK & TRAILER SITE):
 - RESTAURANT: 1 SPACE / 50 OF PATRON AREA
 - PROP. LOT 32.02 (GAS WITH CONVENIENCE STORE):
 - =(1160/50)=23.2 SPACES (23 SPACES PROVIDED)
 - =(1368/180)=7.6 SPACES (7 SPACES PROVIDED)
 - RETAIL SPACE: 1 SPACE / 180 S.F. OF RETAIL MERCHANDISING AREA
 - =(5100/180)=28.3 SPACES (28 SPACES PROVIDED)
 - 49 PROVIDED, 24 BANKED PARKING
 - PROP. LOT 32.03 (FOOD MARKET):
 - RETAIL SPACE: 1 SPACE / 180 S.F. OF RETAIL MERCHANDISING AREA
 - =(1368/180)=7.6 SPACES (7 SPACES PROVIDED)
 - =(100/180)=0.55 SPACES (0 SPACES PROVIDED)
 - 100 PROVIDED, 16 BANKED PARKING
 - TOTAL REQUIRED PARKING FOR ALL COMMERCIAL AREAS = 177.07 SPACES.
 - PROPOSED SPACES = 176 SPACES AND 40 BANKED PARKING, TOTAL = 216 SPACES.
 - RESIDENTIAL PARKING REQUIREMENT:
 - TOWNHOUSE PARKING REQ. = 2.4 SPACE / UNIT @ 56' x 24' = 134.4 SPACES REQ.
 - PROPOSED PARKING = EACH UNIT HAS A TWO CAR GARAGE WITH DRIVEWAY.
 - THEREFORE, EACH UNIT PROVIDES 3.5 PARKING SPACE = 56' x 24' = 134.4 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:
 - MAX GROUND SIGN REQUIREMENT = 80 S.F.
 - MAX SIGN HEIGHT = 15 FT.
 - MAX SIGN WIDTH = 8 FT.
- R.S.I.S. REQUIREMENTS:

REQUIREMENT	PROVIDED
RESIDENTIAL ACCESS - ALL STREET EXCEPT LANCASTER DRIVE & ENTRANCE BLVD	20 FT
HIGH DENSITY AND PARKING	24 FT (COMPLIES)
CURB	NONE
SIDEWALK	BOTH SIDES
RESIDENTIAL ACCESS - LANCASTER DRIVE	30 FT
HIGH DENSITY - ON ST. PARKING	28 FT
CURB	BOTH SIDES
SIDEWALK	BOTH SIDES
STREET GRADE	
MIN GRADE	0.5%
MAX GRADE	1.5%
MAX GRADE 50 FT FROM INTERSECTION	7.48%
	5%
- THE FLOOD HAZARD BOUNDARY IS APPROVED BY NJDEP FILE NO. 1005-09-0002.1 FHA 090001.
- 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 TO BE SERVICED 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 DRAWING AND THE DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED 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:
 - N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS AMENDED CURRENTLY.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - 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 2058 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.
- APPLICANT SHALL MAINTAIN ACCESS TO THE CONSTRUCTION SITE 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 SIGNS. 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 PRIOR TO CONSTRUCTION BEGINS.
- 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 OF 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 INDICATORATION SHOULD 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 STORM WATER MANAGEMENT AND OPEN SPACE 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 HALLED 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 OWNERS. THE OPEN TRENCHES SHALL BE PROTECTED OVERNIGHT FOR SAFETY. THE ACCESS TO THE HOME LOCATED AT THE END OF THE CENTRAL AVE TO BE ALWAYS OPEN FOR HOME OWNER AS WELL AS EMERGENCY VEHICLES.

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 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.
- ALL TREES SHALL PLANTED NO CLOSER THAN 10 FEET FROM SEWER MAINS AND LATERALS.

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NO.	TWP.	REV.	BY	DATE
11	TWP.		BH	4-28-23
10	TWP.	FIRE	BH	4-18-23
9	TWP.	FIRE DEPT.	BH	3-6-23
8	TWP.	REV.	BH	1-18-23
7	FIRE DEPT.	REV.	BH	1-23-21
6	TWP.	REV.	BH	8-31-21
5	TWP.	REV.	BH	5-24-21
NO.	REVISION		BY	DATE

4/28/2023 DATE *WJ* WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24G804258200

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

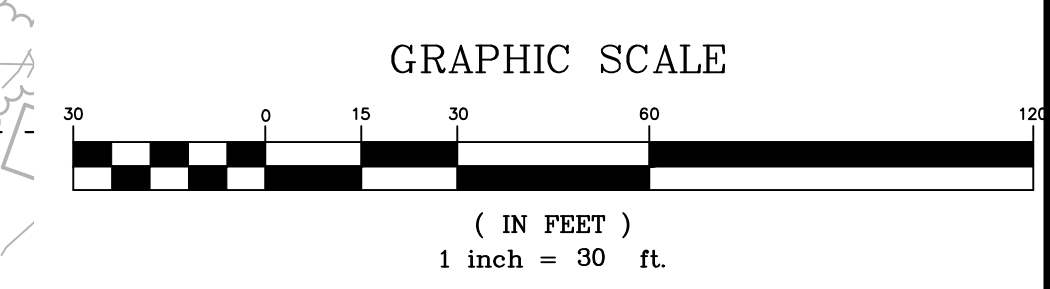
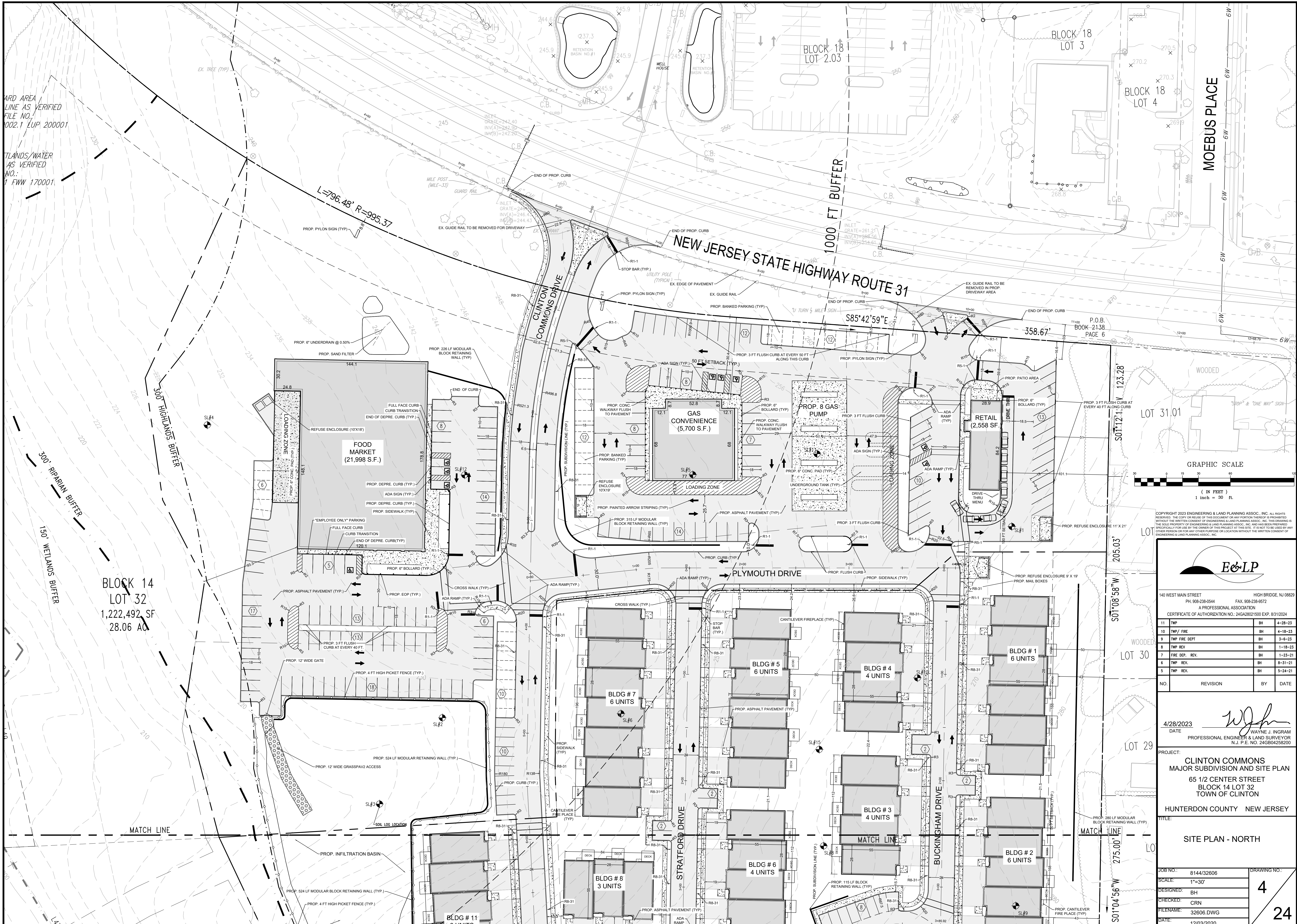
TITLE: OVERALL SITE PLAN

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

24

WARD AREA
LINE AS VERIFIED
FILE NO.:
002.1 LUP 200001

LANDS/WATER
AS VERIFIED
NO.:
1 FWW 170001



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11	TWP	BH	4-28-23
10	TWP / FIRE	BH	4-18-23
9	TWP / FIRE DEPT	BH	3-6-23
8	TWP / REV	BH	1-18-23
7	FIRE DEPT. REV.	BH	1-23-21
6	TWP / REV.	BH	9-31-21
5	TWP / REV.	BH	5-24-21
NO.	REVISION	BY	DATE

4/28/2023
DATE

WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24G804256200

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	DRAWING NO.:	
SCALE:	1"=30'		
DESIGNED:	BH		4
CHECKED:	CRN		24
FILENAME:	32606.DWG		
DATE:	12/03/2020		

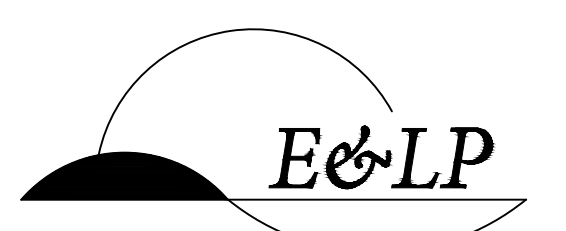
BLOCK 14
LOT 32
1,222,492 SF
28.06 AC

MATCH LINE

MATCH LINE



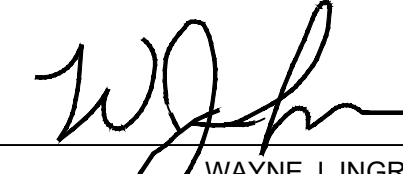
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9	TWP / FIRE DEPT	BH	3-6-23
8	TWP / REV	BH	1-18-23
7	FIRE DEPT. REV.	BH	1-23-21
6	TWP / REV.	BH	8-31-21
5	TWP / REV.	BH	5-24-21

4/28/2023 DATE

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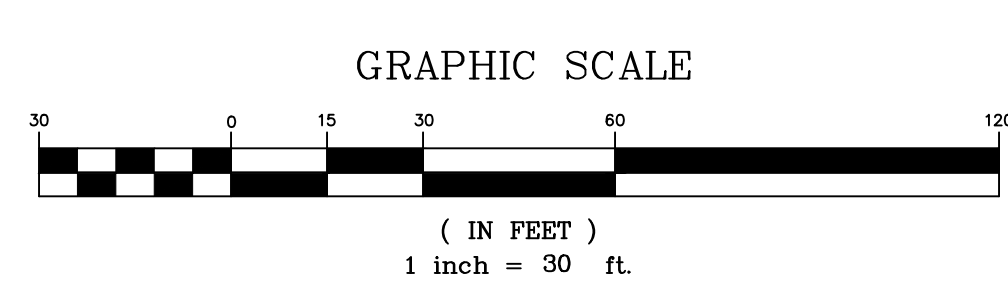
PROJECT:
**CLINTON COMMONS
 MAJOR SUBDIVISION AND SITE PLAN**
 65 1/2 CENTER STREET
 BLOCK 14 LOT 32
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
SITE PLAN - SOUTH

JOB NO.: 8144/32606 DRAWING NO.:

SCALE: 1"=30' **5**

DESIGNED: BH
 CHECKED: CRN
 FILENAME: 32606.DWG
 DATE: 12/03/2020 **24**



HAZARD AREA
LINE AS VERIFIED
FILE NO. 0002.1 LUP 200001

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

BLOCK 18
LOT 4

MOEBUS PLACE

NEW JERSEY STATE HIGHWAY ROUTE 31



P.O.B.
BOOK 2138
PAGE 6

358.67'

123.28'

205.03'

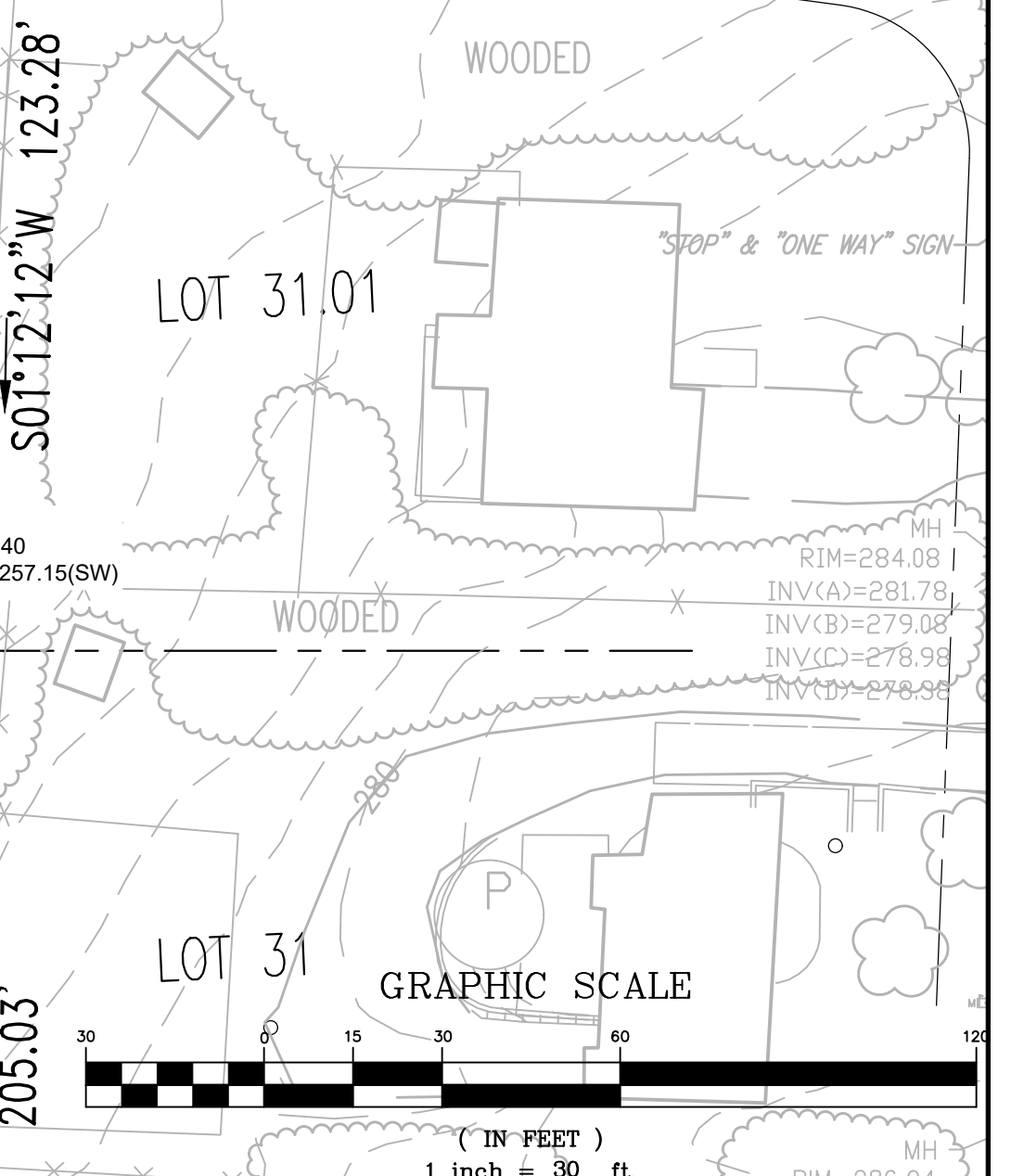
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275.00' W

275.00' W

275.00' W

275.00' W



LOT 31.01

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

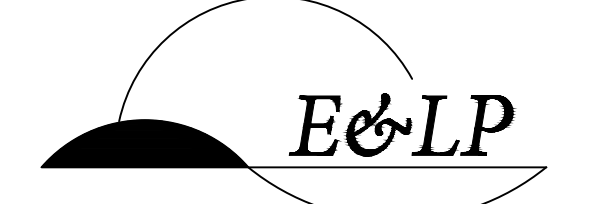
LOT 24

LOT 23

LOT 22

LOT 21

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10	TWP / FIRE	BH	4-18-23
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8	TWP REV	BH	1-18-23
7	FIRE DEPT. REV.	BH	1-23-21
6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

4/28/2023
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

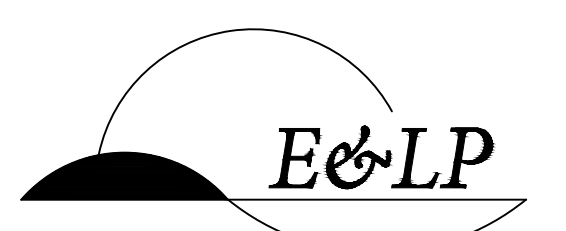
TITLE:
GRADING AND DRAINAGE
PLAN - NORTH

JOB NO.:	8144/32606	DRAWING NO.:	6
SCALE:	1"=30'		
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32606.DWG		
DATE:	12/03/2020		

24




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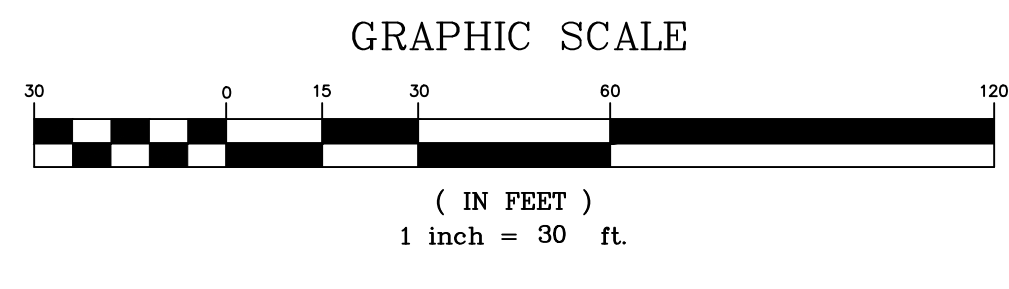
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7	FIRE DEPT. REV.	BH	1-23-21
6	TWP / REV.	BH	8-31-21
5	TWP / REV.	BH	5-24-21

4/28/2023 DATE

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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:
**GRADING AND DRAINAGE
 PLAN - SOUTH**

JOB NO.:	8144/32606	DRAWING NO.:	7
SCALE:	1"=30'	CHECKED:	CRN
DESIGNED:	BH	DATE:	12/03/2020
FILENAME:	32606.DWG		24





HAZARD AREA
LINE AS VERIFIED
FILE NO.
0002.1 LUP 200001

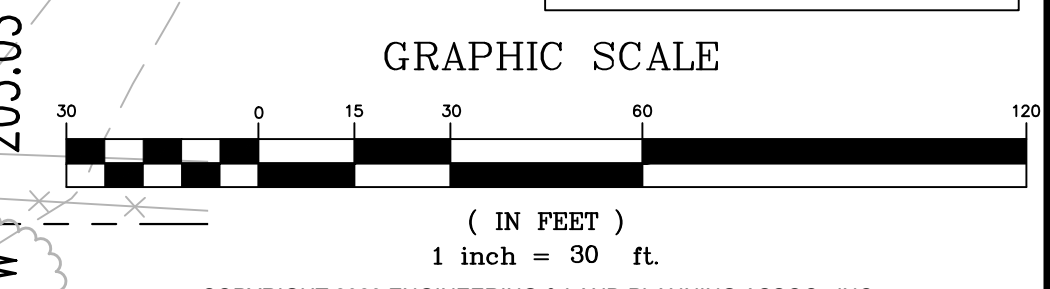
WETLANDS/WATER
LINE AS VERIFIED
FILE NO.
271 FWW 170001

BLOCK 18
LOT 4

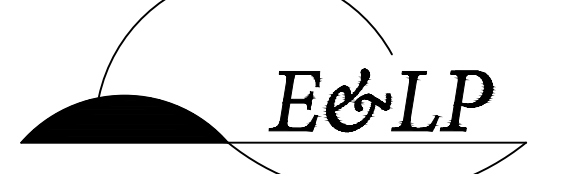
MOEBUS PLACE

P.O.B.
BOOK-2138
PAGE 6

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



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10	TWP / FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-6-23
8	TWP REV	BH	1-18-23
7	FIRE DEPT. REV.	BH	1-23-21
6	TWP REV.	BH	9-31-21
5	TWP REV.	BH	5-24-21

DATE: 4/28/2023
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24GB04256200

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:
 UTILITY PLAN - NORTH

JOB NO.:	8144/32606	DRAWING NO.:	8
SCALE:	1"=30'	DESIGNED:	BH
CHECKED:	CRN	FILENAME:	32606.DWG
DATE:	12/03/2020		24

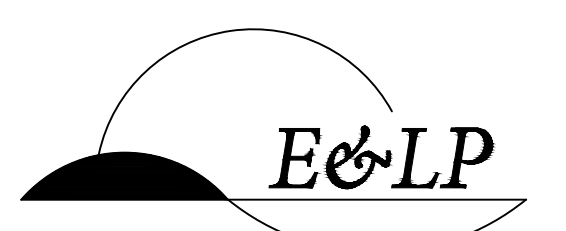
BLOCK 14
 LOT 32
 1,222,492 SF
 28.06 AC

MATCH LINE

MATCH LINE



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10	TWP / FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-6-23
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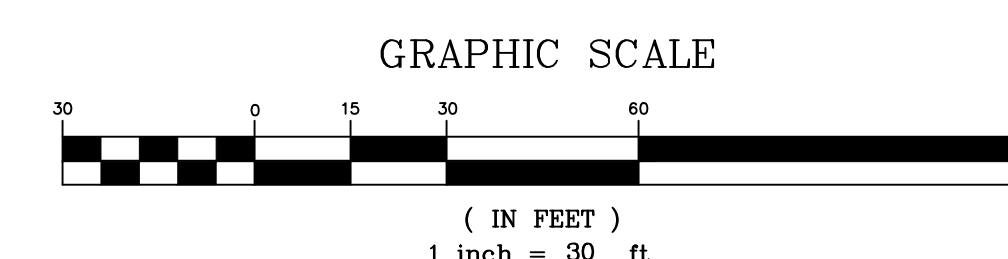
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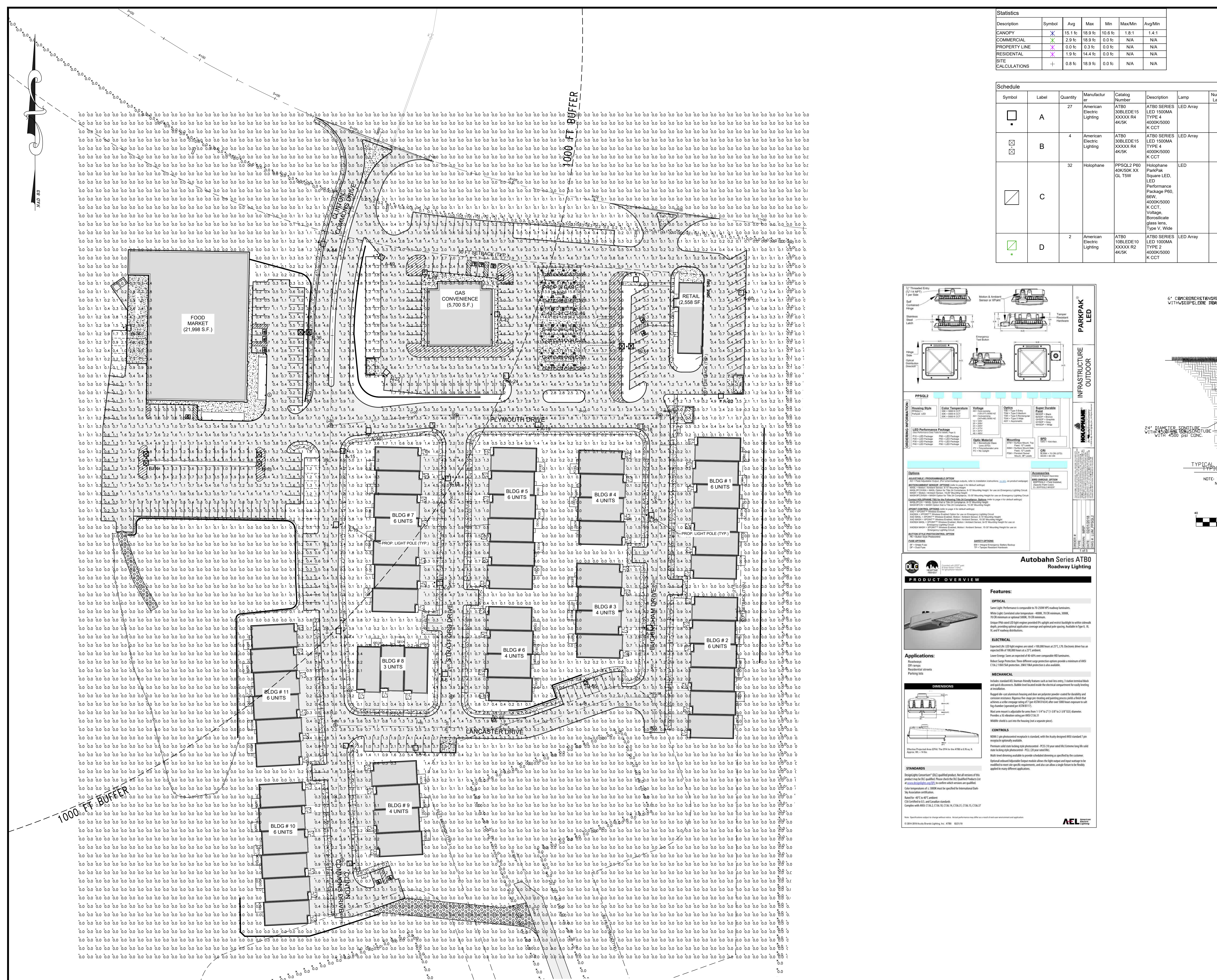
PROJECT:
CLINTON COMMONS
MAJOR SUBDIVISION AND SITE PLAN
 65 1/2 CENTER STREET
 BLOCK 14 LOT 32
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
UTILITY PLAN - SOUTH

JOB NO.:	8144/32606	DRAWING NO.:	9
SCALE:	1"=30'	CHECKED:	CRN
DESIGNED:	BH	DATE:	12/03/2020
FILENAME:	32606.DWG		

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





Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	X	15.1 ft	18.9 ft	10.6 ft	1.8:1	1.4:1
COMMERCIAL	X	2.9 ft	18.9 ft	0.0 ft	N/A	N/A
PROPERTY LINE	X	0.0 ft	0.3 ft	0.0 ft	N/A	N/A
RESIDENTIAL	X	1.9 ft	14.4 ft	0.0 ft	N/A	N/A
SITE CALCULATIONS	+	0.8 ft	18.9 ft	0.0 ft	N/A	N/A

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	27	American Electric Lighting	ATB0 30BLEDE15 1500MA TYPE 4 4000K/5000 K CCT	ATB0 SERIES LED 1500MA TYPE 4 4000K/5000 K CCT	LED Array	1	ATB0_30BLE DE15_XXXXX_R4_4K_5K.1.es	16482	0.9	145
⊗	B	4	American Electric Lighting	ATB0 30BLEDE15 1500MA TYPE 4 4000K/5000 K CCT	ATB0 SERIES LED 1500MA TYPE 4 4000K/5000 K CCT	LED Array	1	ATB0_30BLE DE15_XXXXX_R4_4K_5K.1.es	16482	0.9	290
◻	C	32	Holophane	PPSQ2 P60 40K/50K XX GL TSW	Holophane ParkPak Square LED, LED Performance Package P60, 66W, 4000K/5000 K CCT, Voltage, Borosilicate glass lens, Type V, Wide	LED	1	PPSQ2_P60_40K_50K_X_K_GL_TSW.1.es	7193	0.9	66
◻	D	2	American Electric Lighting	ATB0 10BLEDE10 1000MA TYPE 2 4000K/5000 K CCT	ATB0 SERIES LED 1000MA TYPE 2 4000K/5000 K CCT	LED Array	1	ATB0_10BLE DE10_XXXXX_R2_4K_5K (1).es	4293	0.9	37

PARKPAK LED
INFRASTRUCTURE OUTDOOR

OPERATING INFORMATION:

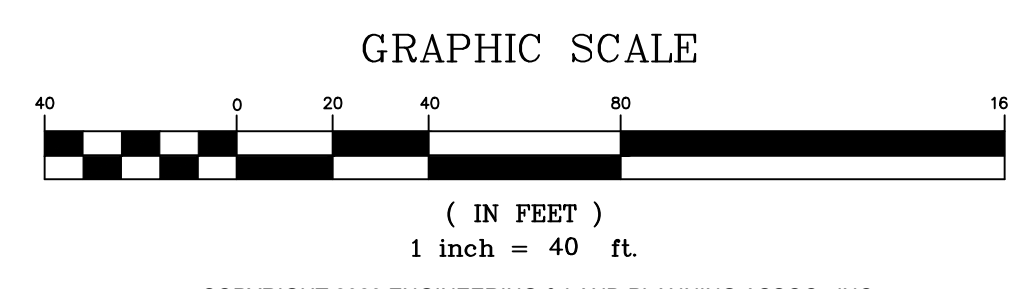
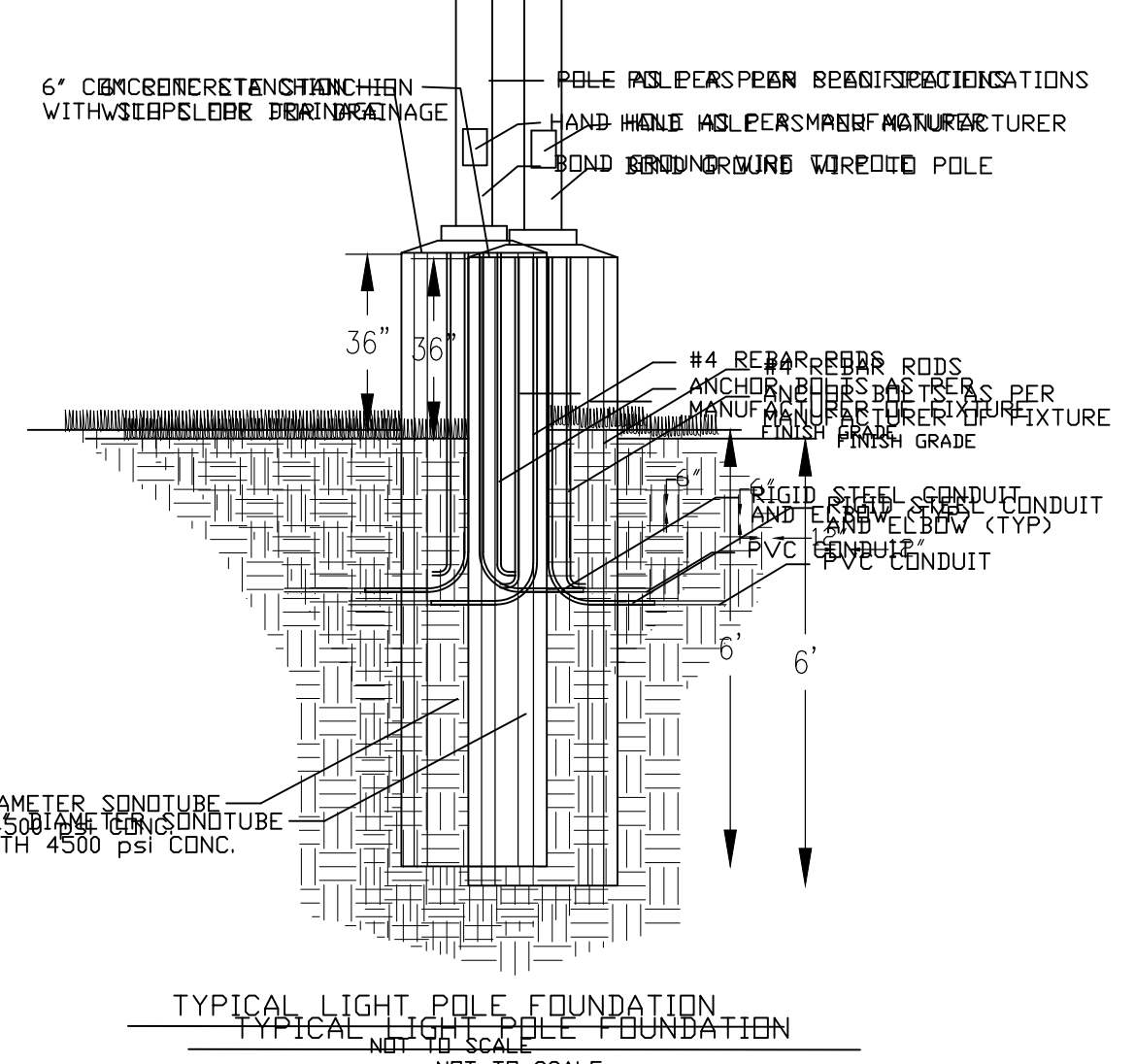
- Mounting Style: Standard LED
- Color Temperature: 4000K, 5000K
- Voltage: 120V, 277V
- Optics: Clear Lens, Clear Lens, Clear Lens
- Super Durable: Clear Lens, Clear Lens, Clear Lens

Options:

- Adjustable, non-adjustable, or fixed
- Non-adjustable mounting options
- Adjustable mounting options

Accessories:

- Adjustable mounting arm
- Adjustable mounting arm



Autobahn Series ATB0
Roadway Lighting

PRODUCT OVERVIEW

Applications: Roadways, Off ramps, Residential streets, Parking lots

FEATURES:

- Optical: True Light Performance is comparable to 70,000 RPM roadway luminaires.
- Electrical: Expected life: LED light engines are rated 100,000 hours at 27°C L70. Electronic driver has an expected life of 100,000 hours at 27°C ambient.
- Mechanical: Includes standard LED luminaire housing with a heat sink, 1" cast aluminum black anodized aluminum housing. Includes standard LED luminaire housing with a heat sink, 1" cast aluminum black anodized aluminum housing.

STANDARDS: Design to UL 1609 (Type I) and UL 1609 (Type II) qualified products. Not all accessories of this product are UL qualified. Please check the UL Qualified Product List at www.electrical-testing.com for more information. All accessories are UL qualified.

E&LP

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PH: 908-238-0544 FAX: 908-238-9572

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CERTIFICATE OF AUTHORIZATION NO. 24G82021500 EXP. 03/31/2024

NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP / FIRE	BH	4-18-23
9	TWP / FIRE DEPT	BH	3-6-23
8	TWP / REV	BH	1-18-23
7	FIRE DEPT. REV.	BH	1-23-21
6	TWP / REV.	BH	9-31-21
5	TWP / REV.	BH	5-24-21

4/28/2023
DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24G804256200

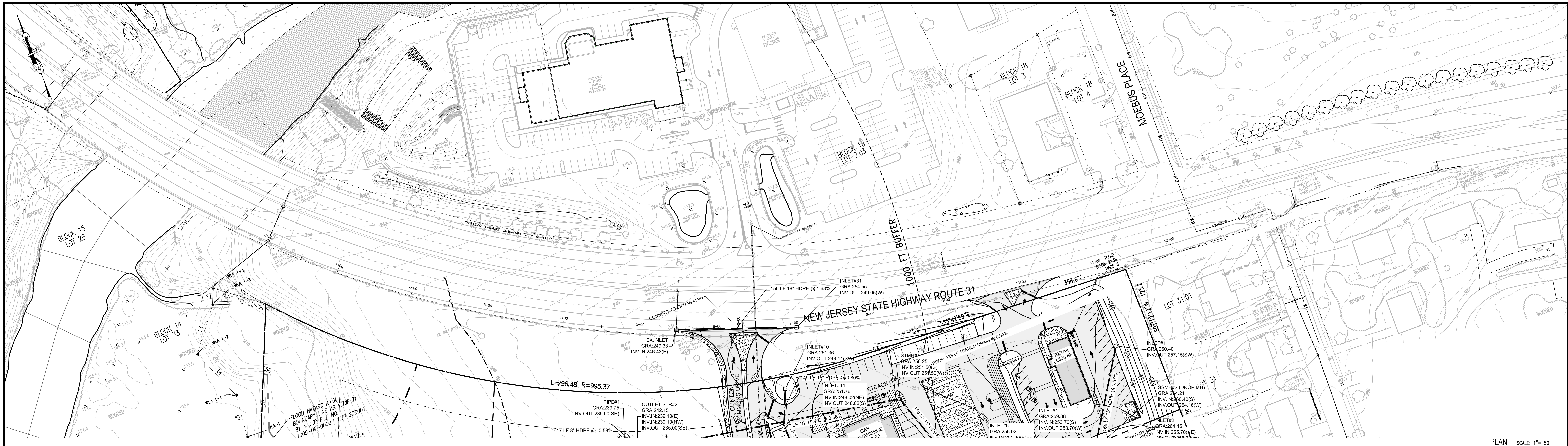
PROJECT: **CLINTON COMMONS MAJOR SUBDIVISION AND SITE PLAN**

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

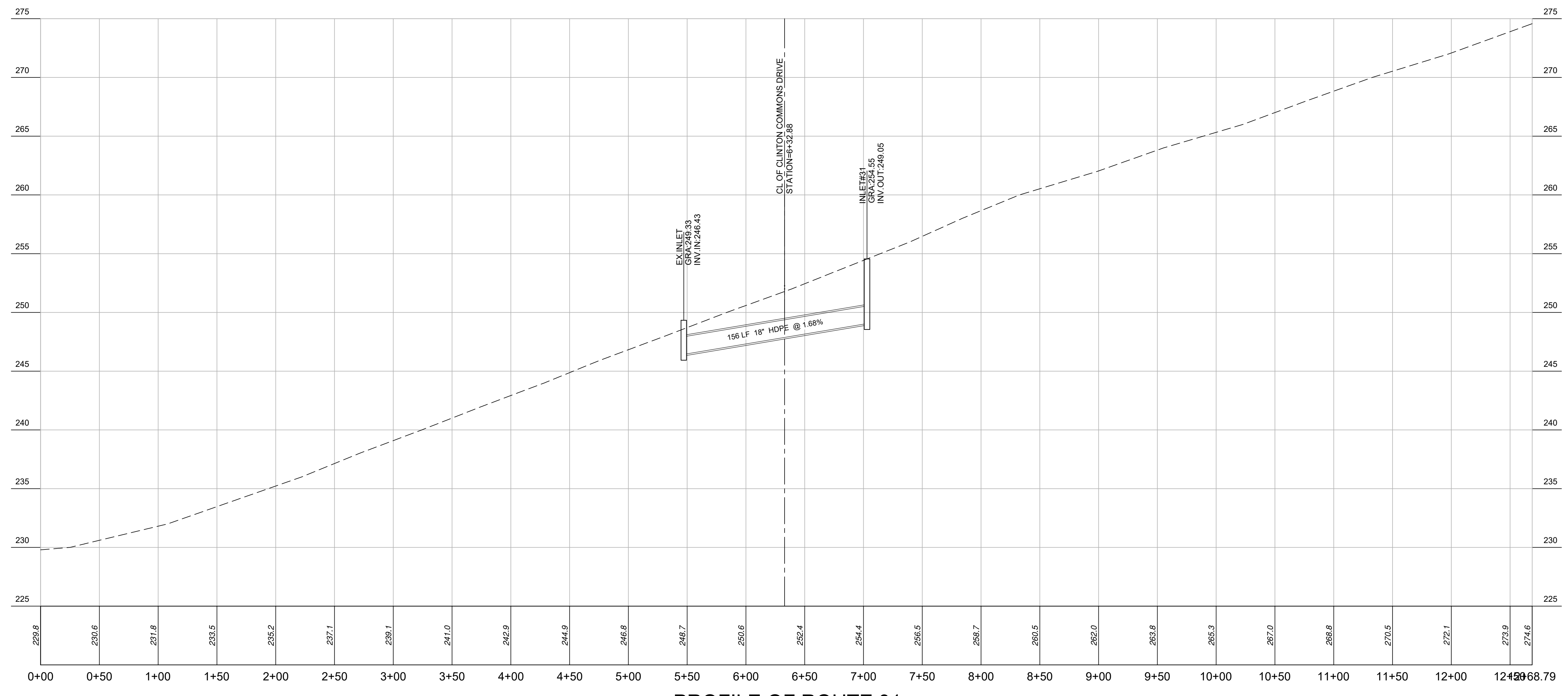
HUNTERDON COUNTY NEW JERSEY

TITLE: **LIGHTING PLAN**

JOB NO.:	8144/32606	DRAWING NO.:
SCALE:	1"=40'	10
DESIGNED:	BH	24
CHECKED:	CRN	
FILENAME:	32606.DWG	
DATE:	12/03/2020	

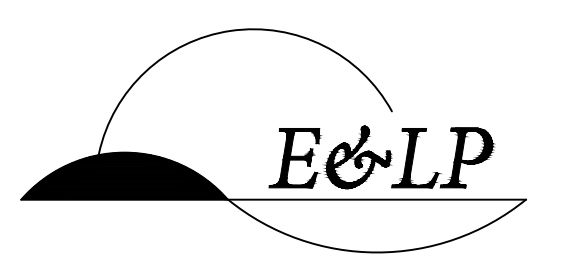


PLAN SCALE: 1"= 50'
 PROFILE SCALE: H: 1"=50'
 V: 1"=5'



PROFILE OF ROUTE 31

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CERTIFICATE OF AUTHORIZATION NO. 24GA28021500 EXP. 8/31/2024

11	TWP	BH	4-28-23
10	TWP/ FIRE	BH	4-18-23
9	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
NO.	REVISION	BY	DATE

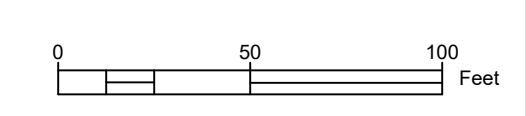
4/28/2023 DATE

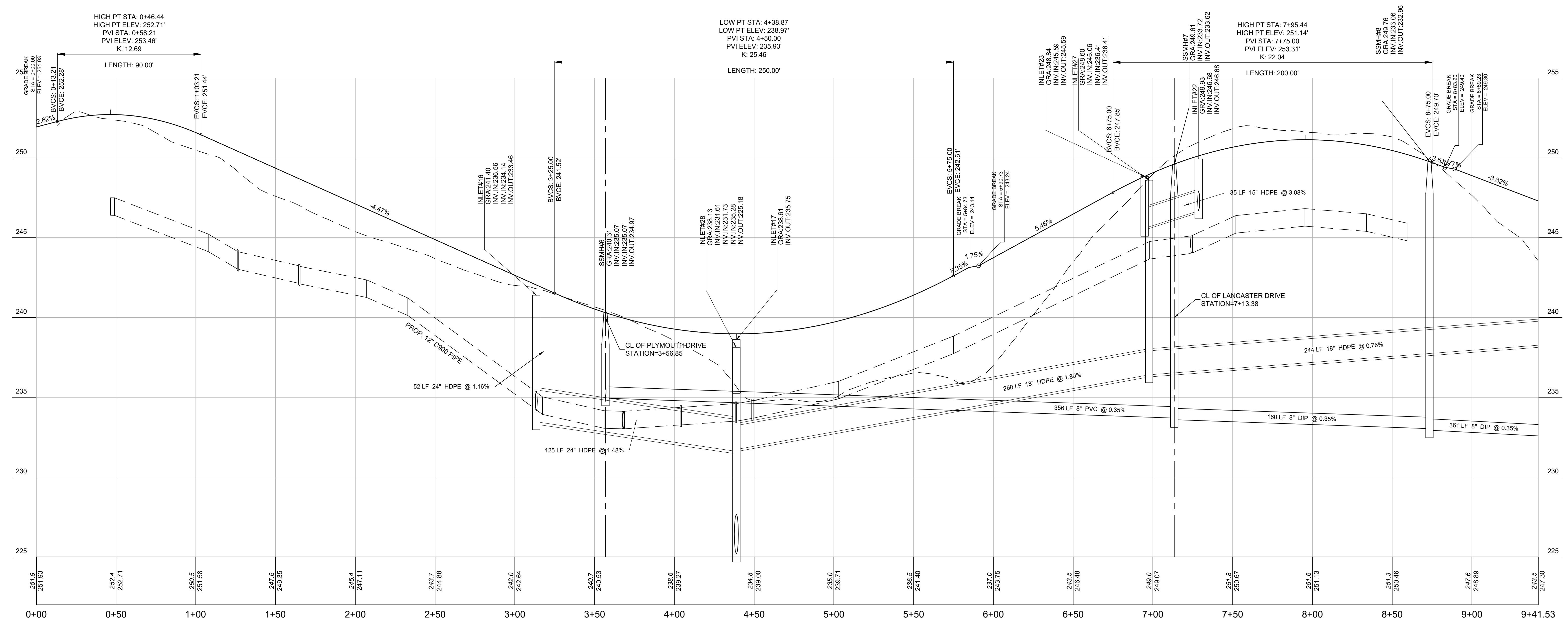
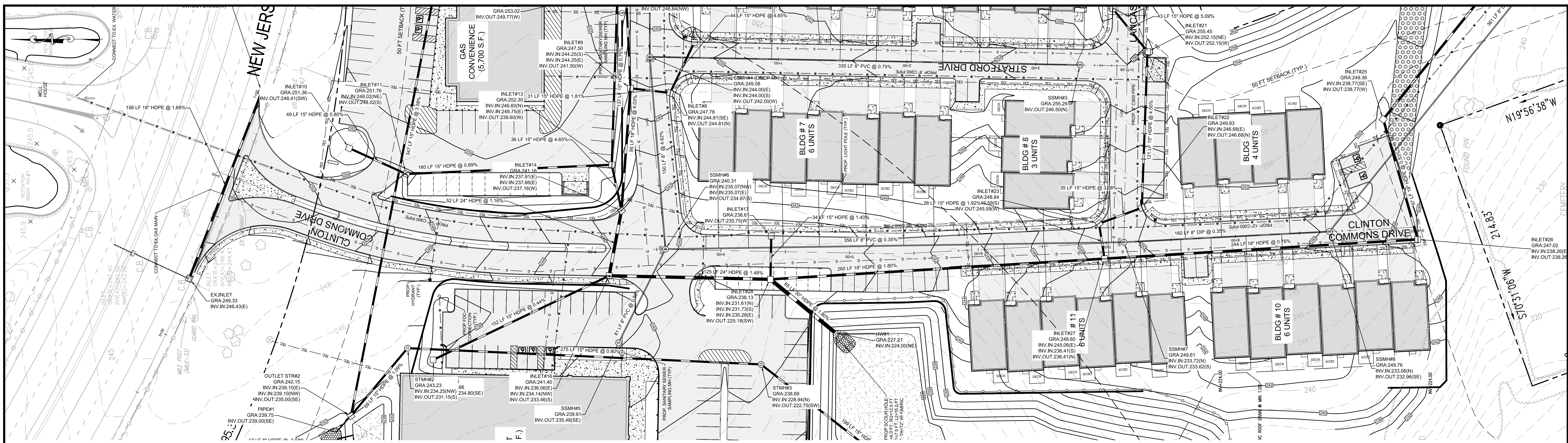
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24GB04256200

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:
PLAN AND PROFILE OF
ROUTE #31

JOB NO.:	8144/32606	DRAWING NO.:	
SCALE:	1"=50'		
DESIGNED:	BH		11
CHECKED:	CRN		24
FILENAME:	32606.DWG		
DATE:	12/03/2020		

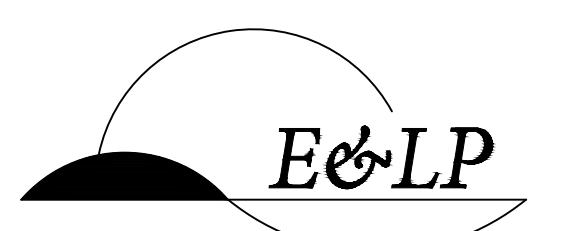




PROFILE OF CLINTON COMMONS DRIVE

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

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CERTIFICATE OF AUTHORIZATION NO. 24GAB2021500 EXP. 8/31/2024

NO.	TWP	REV.	BY	DATE
11	TWP		BH	4-28-23
10	TWP / FIRE		BH	4-18-23
9	TWP FIRE DEPT		BH	3-6-23
8	TWP REV.		BH	1-18-23
7	FIRE DEPT. REV.		BH	1-23-21
6	TWP REV.		BH	8-31-21
5	TWP REV.		BH	5-24-21

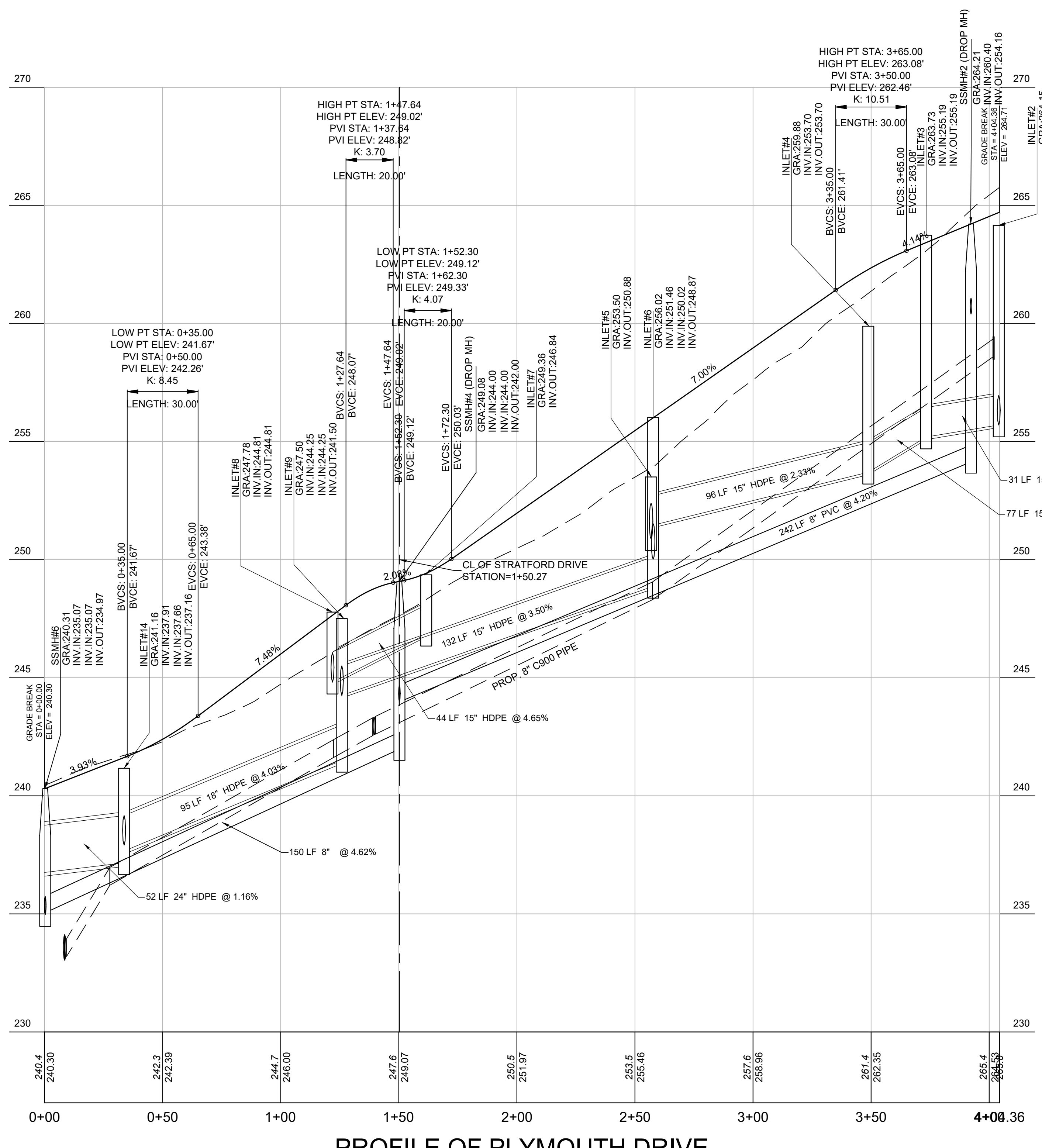
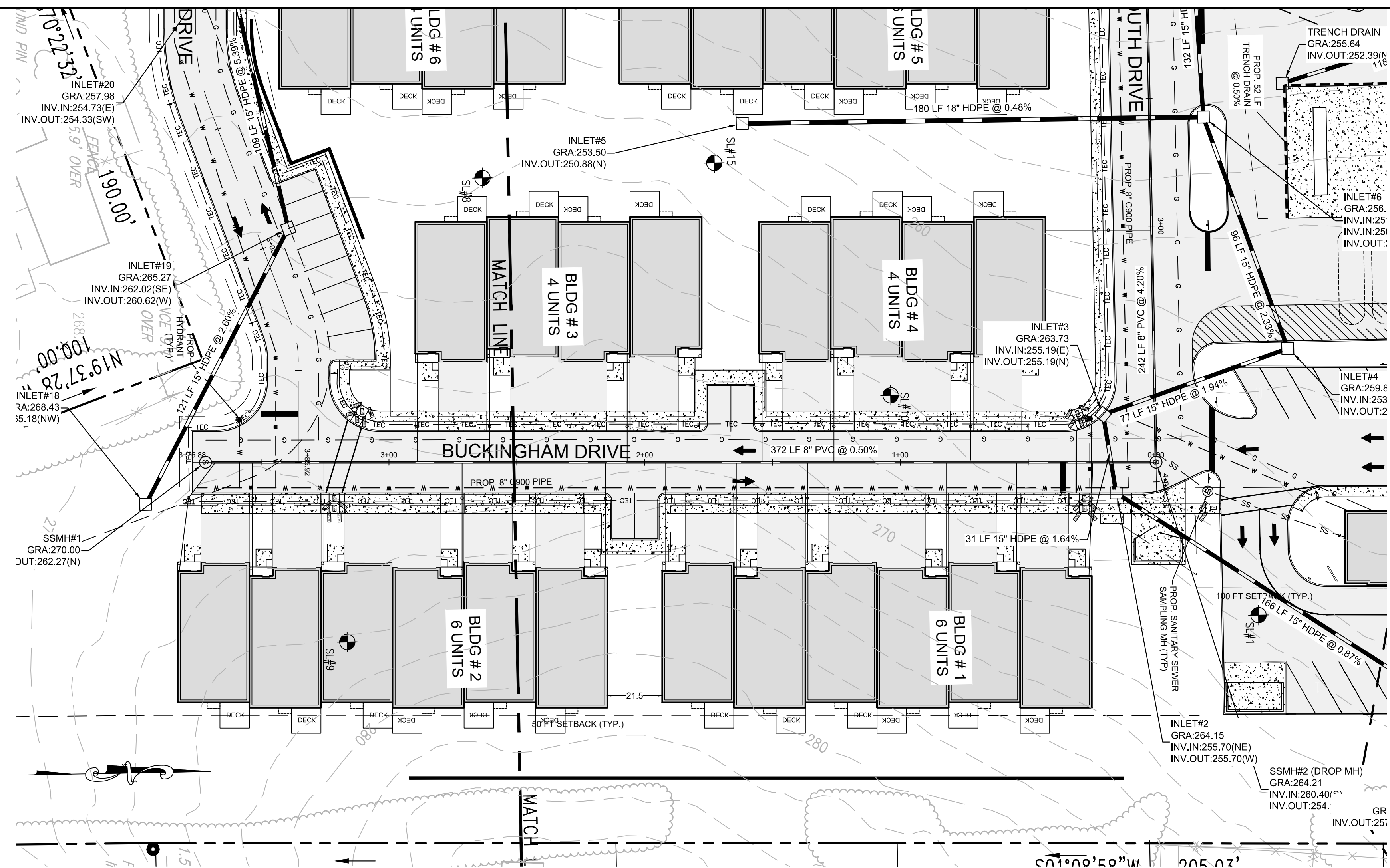
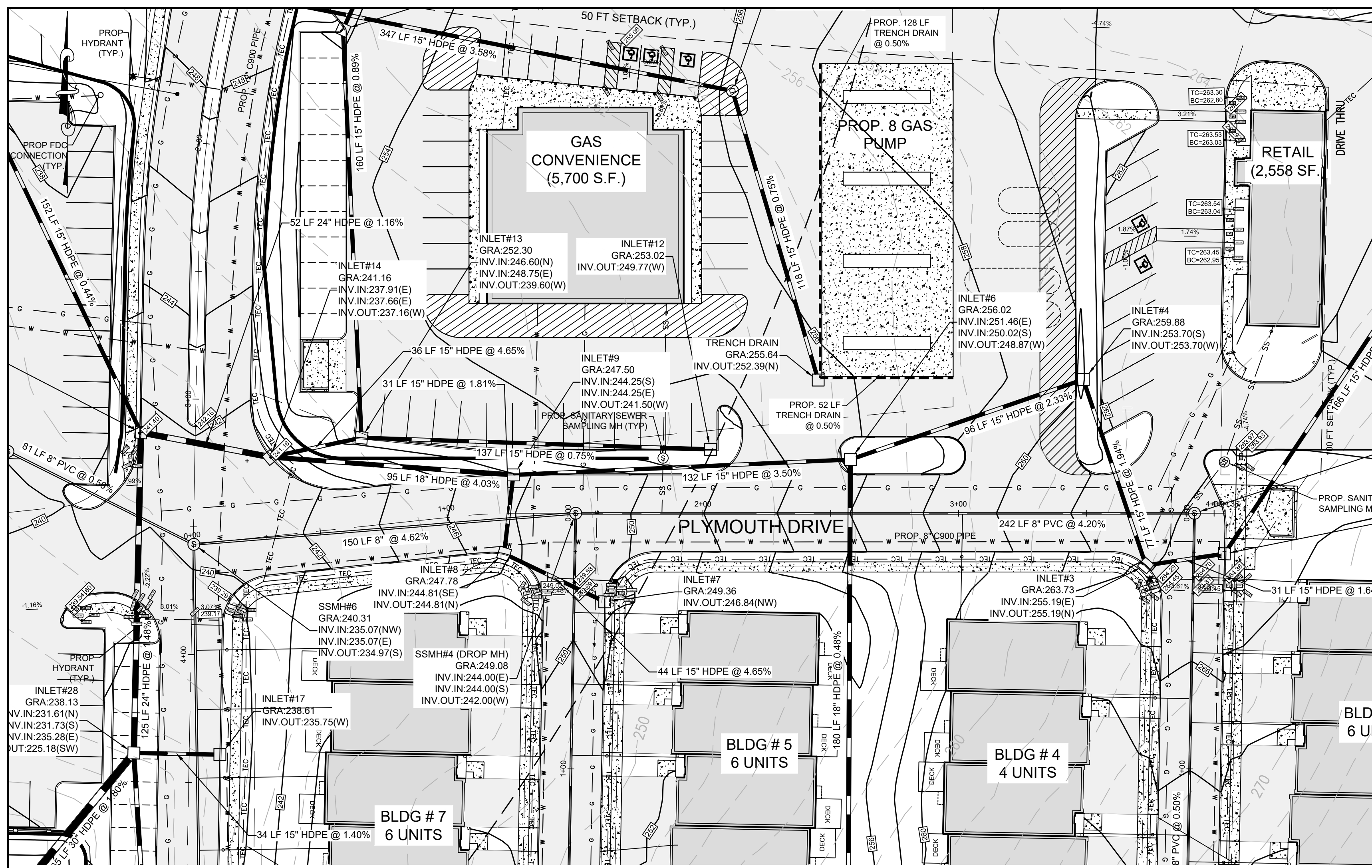
NO. REVISION BY DATE

4/28/2023
DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24G804256200

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

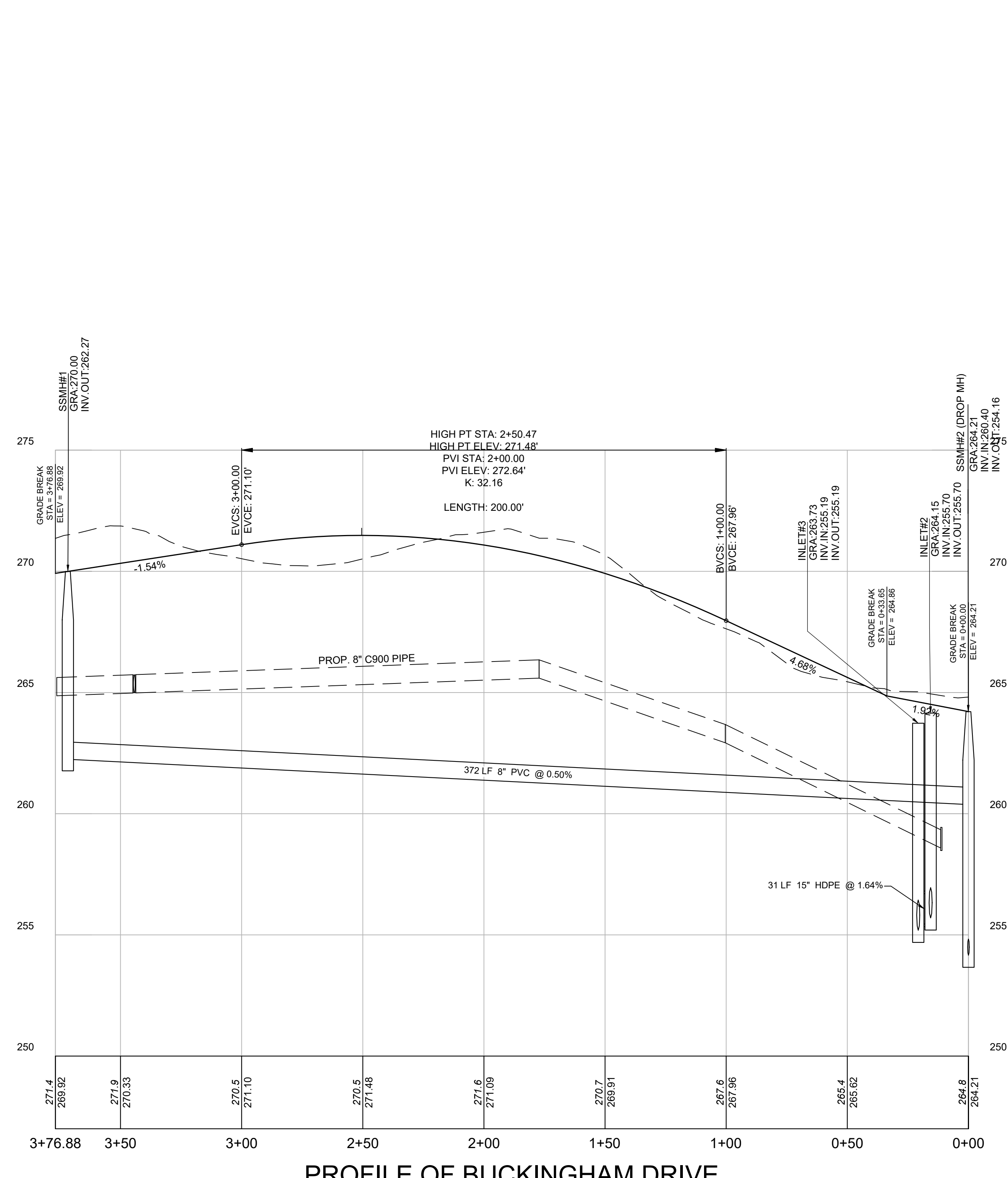
TITLE:
PLAN AND PROFILE OF
CLINTON COMMONS DRIVE

JOB NO.:	8144/32606	DRAWING NO.:	12
SCALE:	1"=30'	DATE:	12/03/2020
DESIGNED:	BH		24
CHECKED:	CRN		
FILENAME:	32606.DWG		



PROFILE OF PLYMOUTH DRIVE

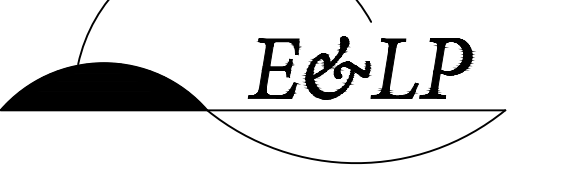
SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'



PROFILE OF BUCKINGHAM DRIVE

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

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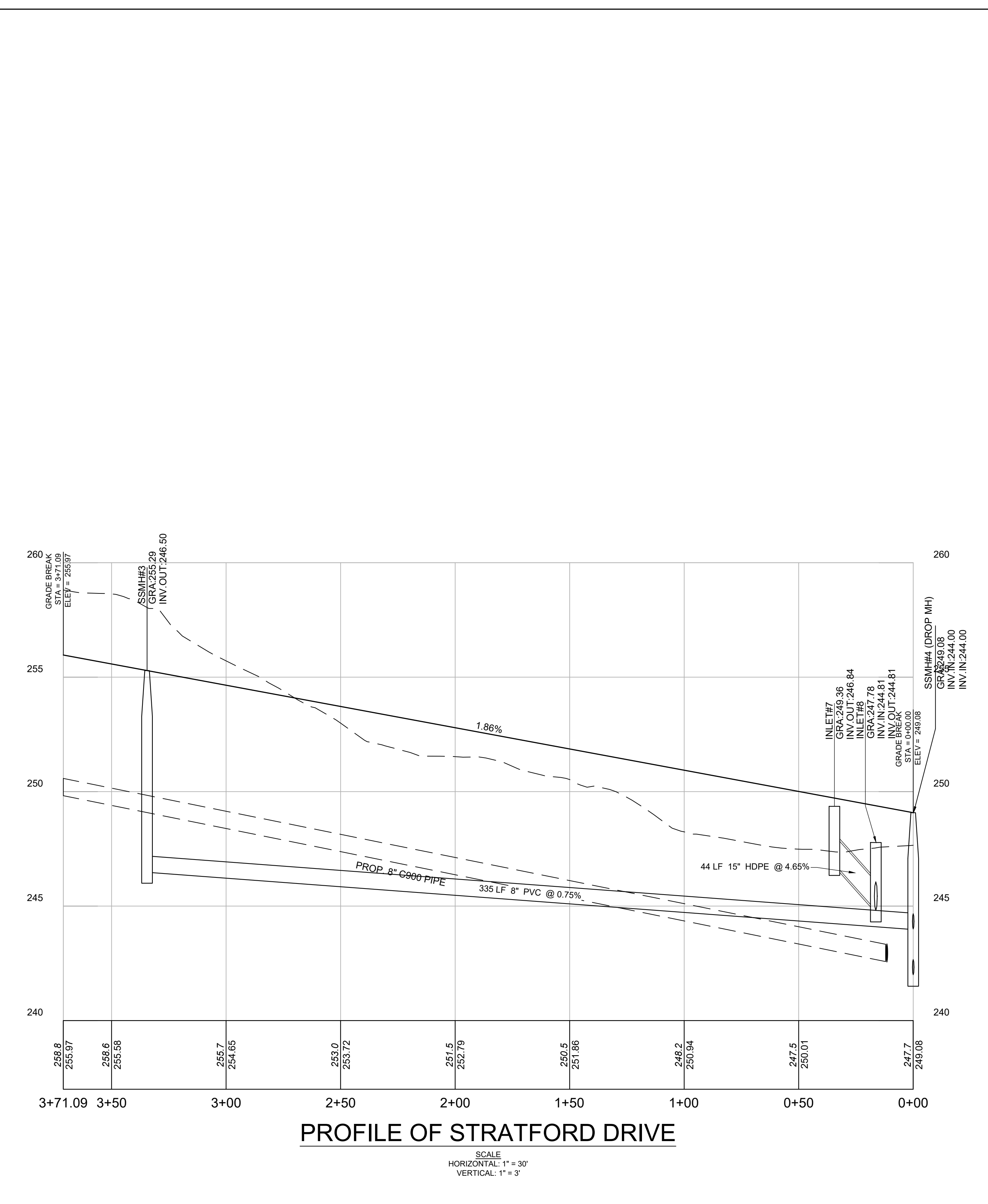
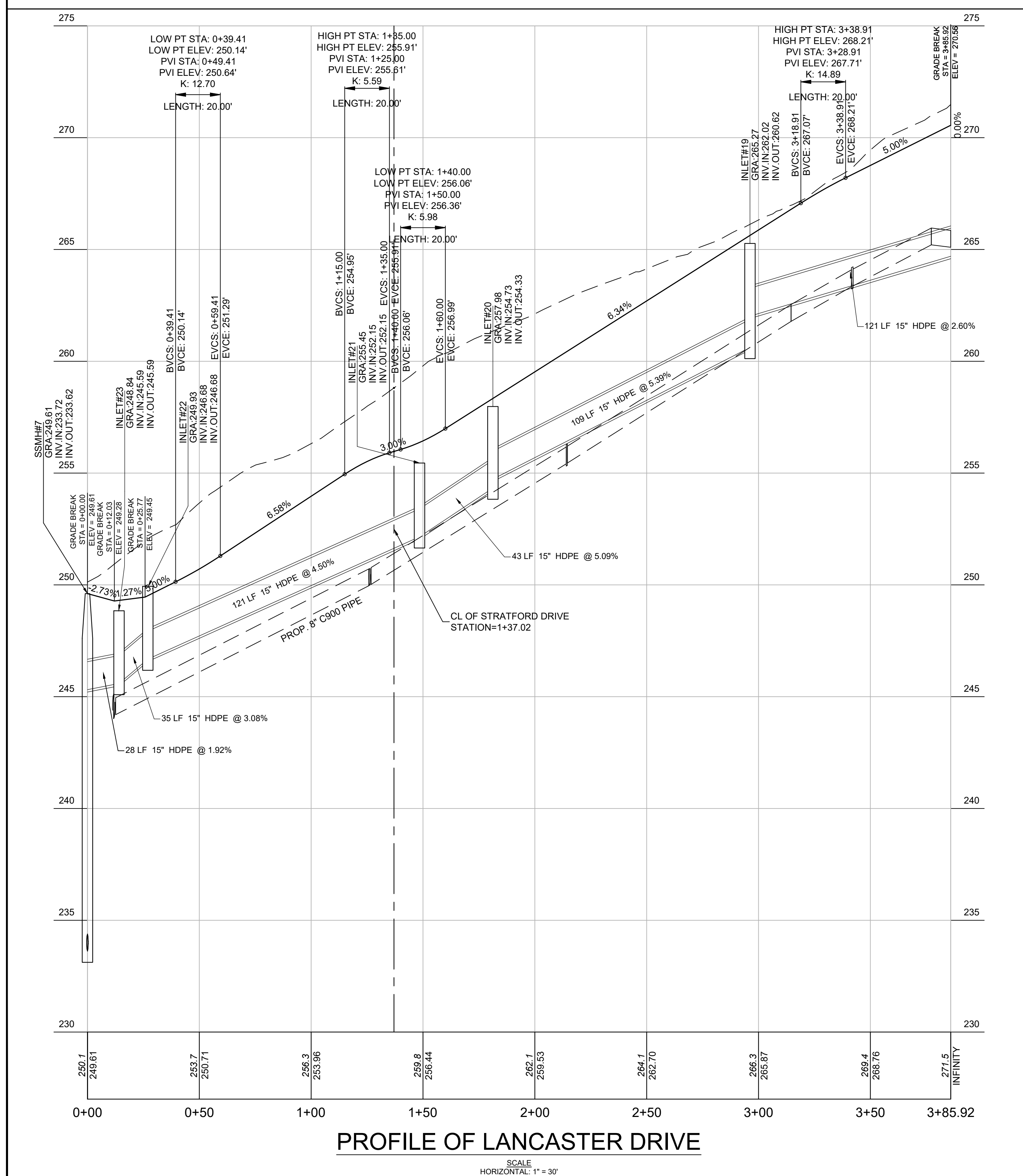
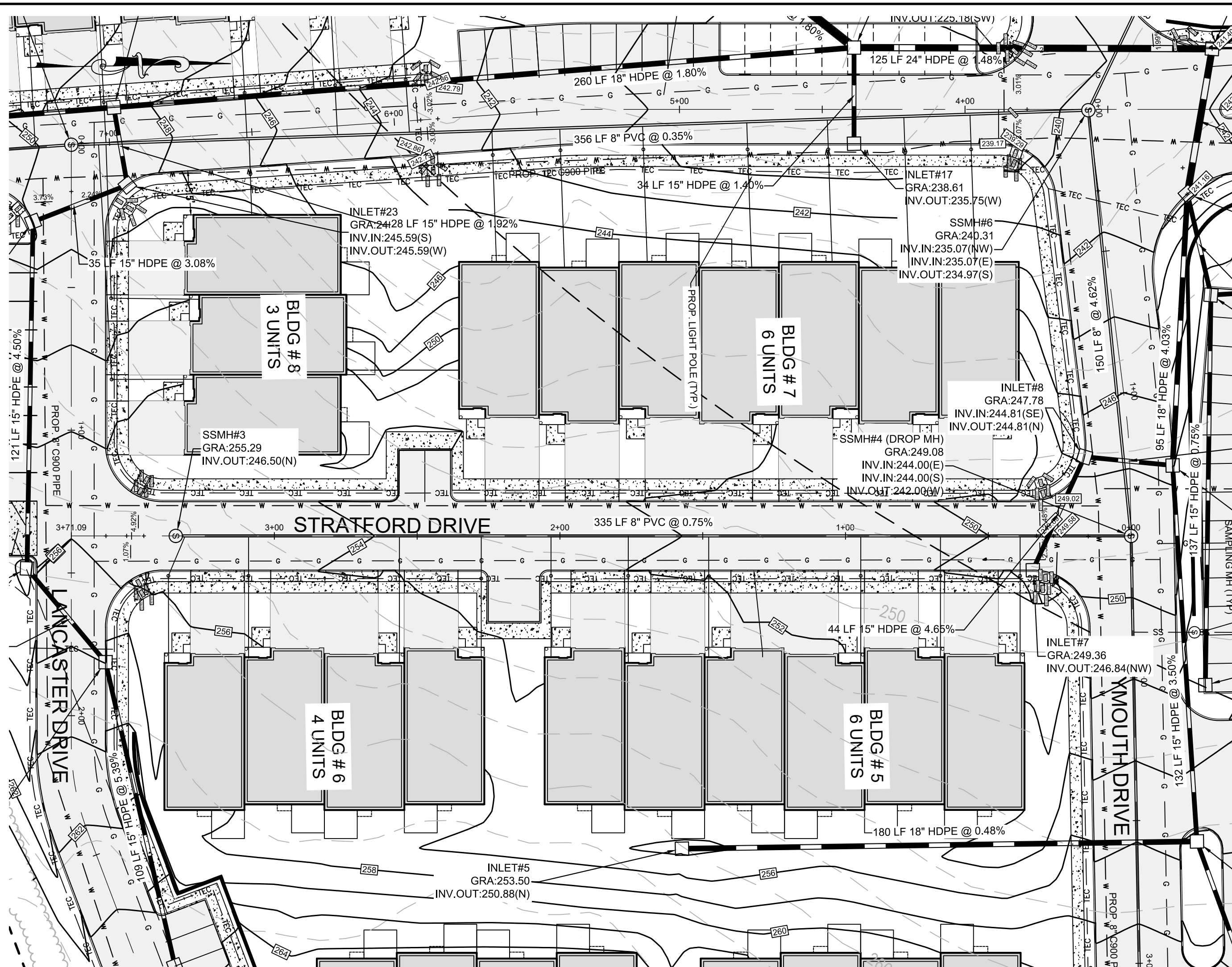
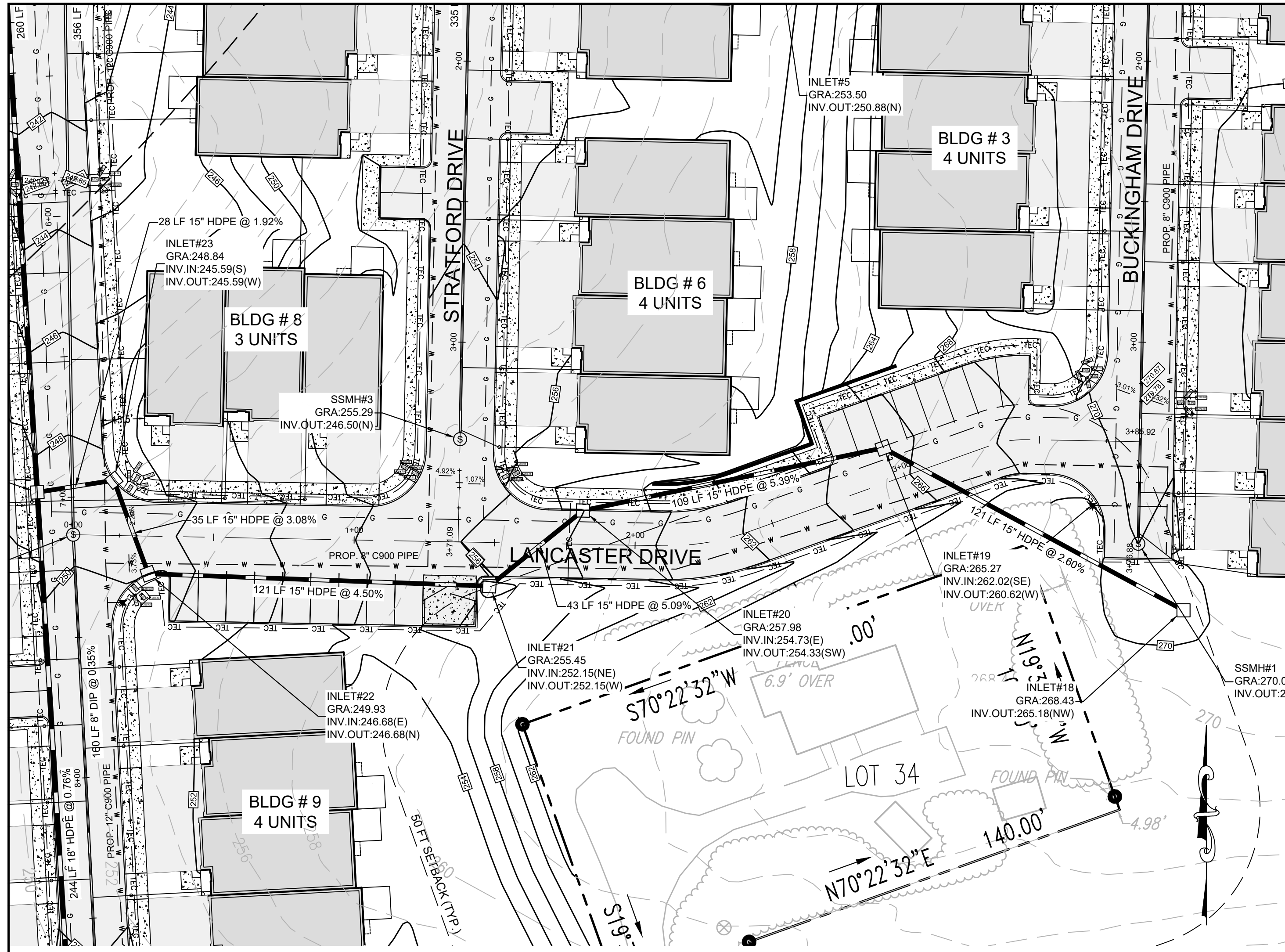
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11	TWP	BH	4-28-23
10	TWP/ FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-6-23
8	TWP REV	BH	1-18-23
7	FIRE DEP. REV.	BH	1-23-21
6	TWP DEP. REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

4/28/2023
 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:
 PLAN AND PROFILE OF
 PLYMOUTH DRIVE AND
 BUCKINGHAM DRIVE

JOB NO.:	8144/32606	DRAWING NO.:	13
SCALE:	1"=30'		24
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32606.DWG		
DATE:	12/03/2020		



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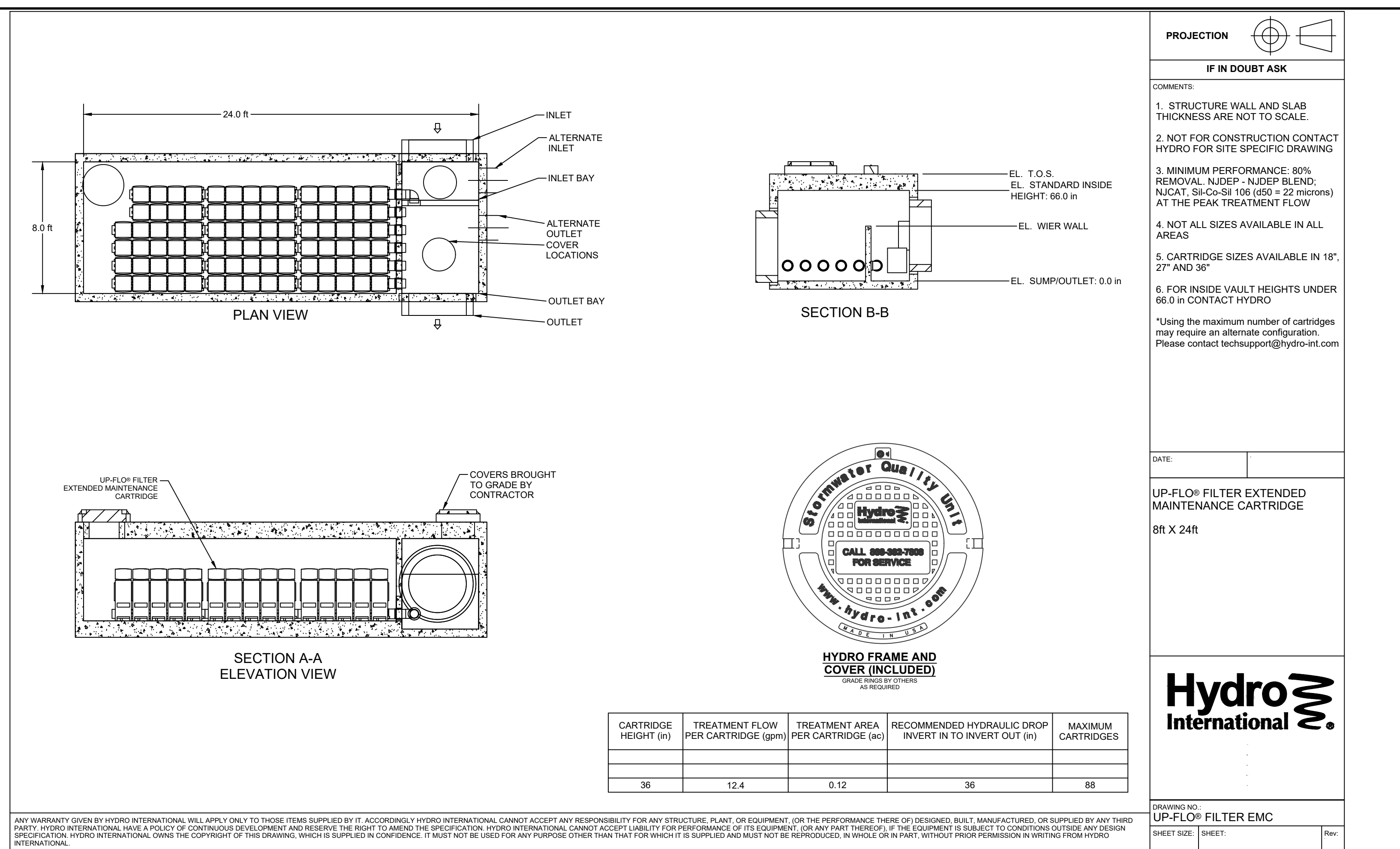
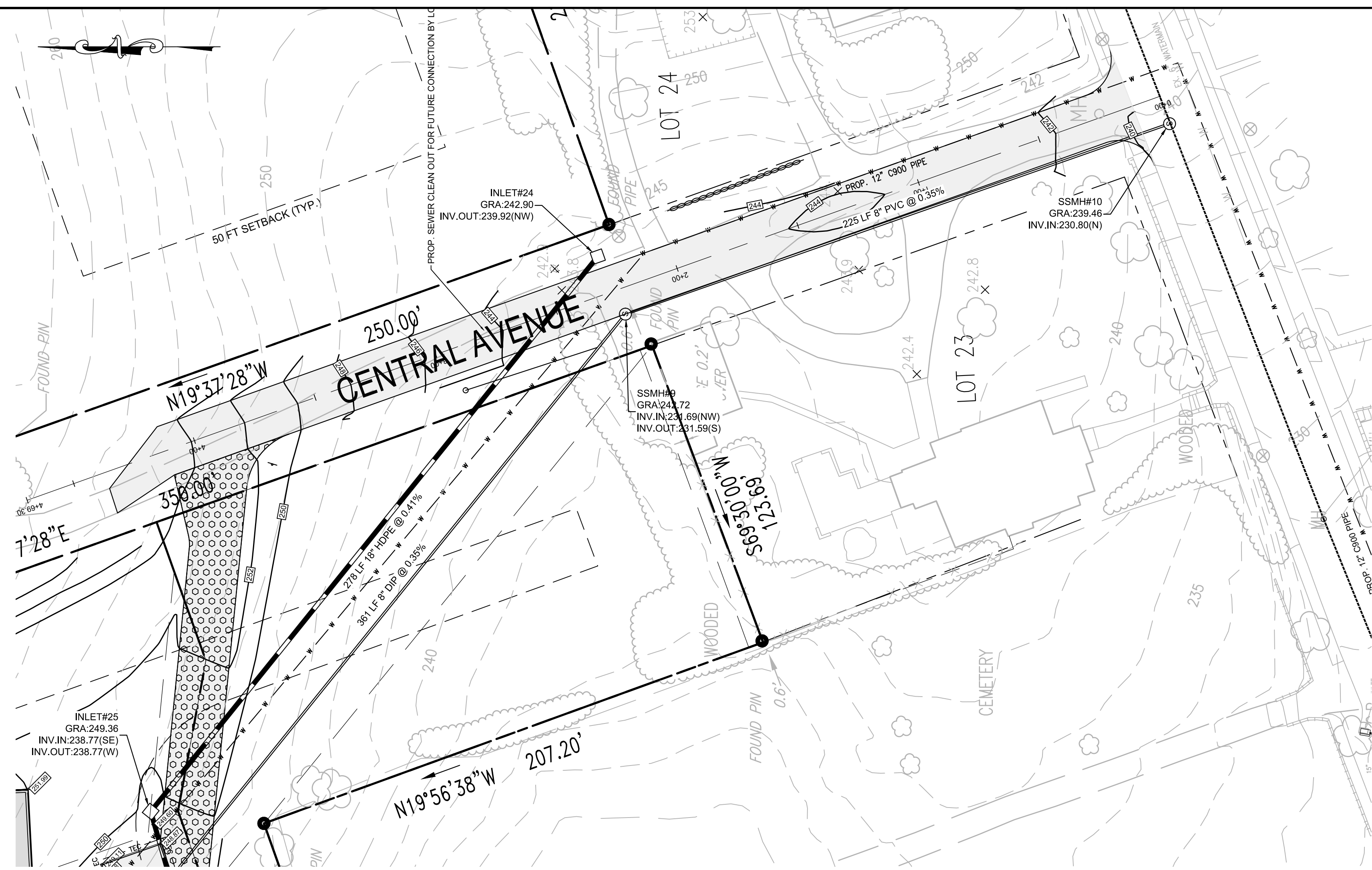
NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP / FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-8-23
8	TWP REV	BH	1-18-23
7	FIRE DEP. REV.	BH	1-23-21
6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

4/28/2023 DATE WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

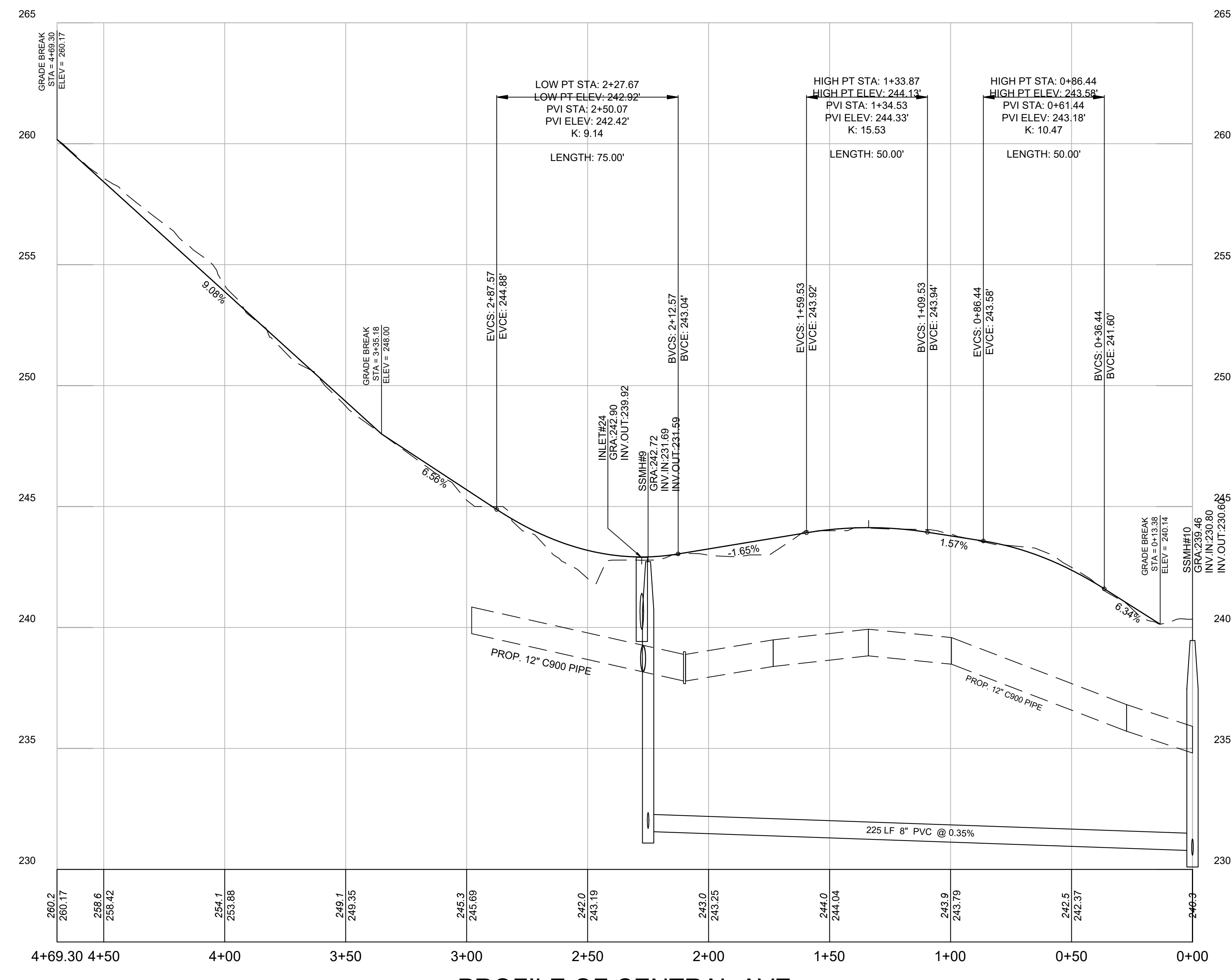
PROJECT:
**CLINTON COMMONS
MAJOR SUBDIVISION AND SITE PLAN**
65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON
HUNTERDON COUNTY NEW JERSEY

TITLE:
**PLAN AND PROFILE OF
STRATFORD DRIVE AND
LANCASTER DRIVE**

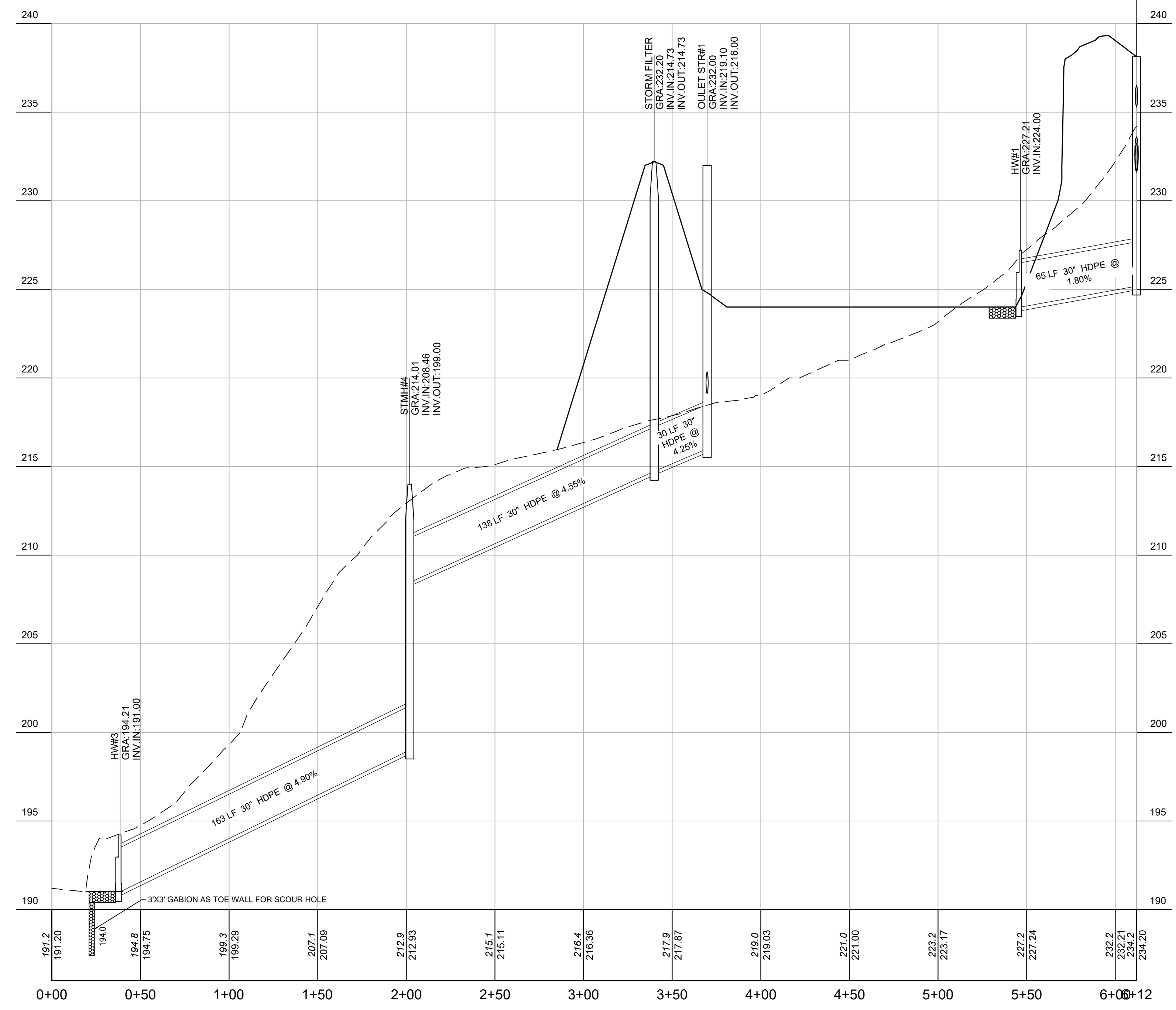
JOB NO.: 8144/32606	DRAWING NO.: 14
SCALE: 1"=30'	24
DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	



UPFLOW FILTER DETAIL (N.T.S.)



PROFILE OF CENTRAL AVE



PROFILE OF INLET#28 TO HW#1

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

NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP/ FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-6-23
8	TWP REV	BH	1-18-23
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5	TWP REV.	BH	5-24-21

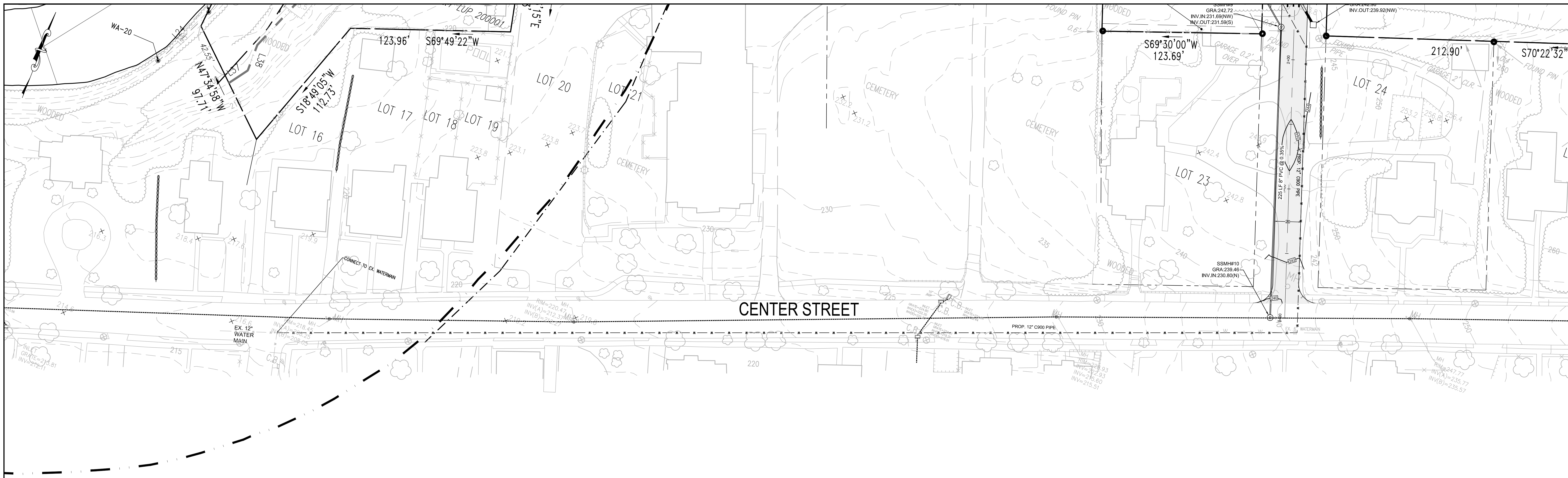
4/28/2023
 DATE

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

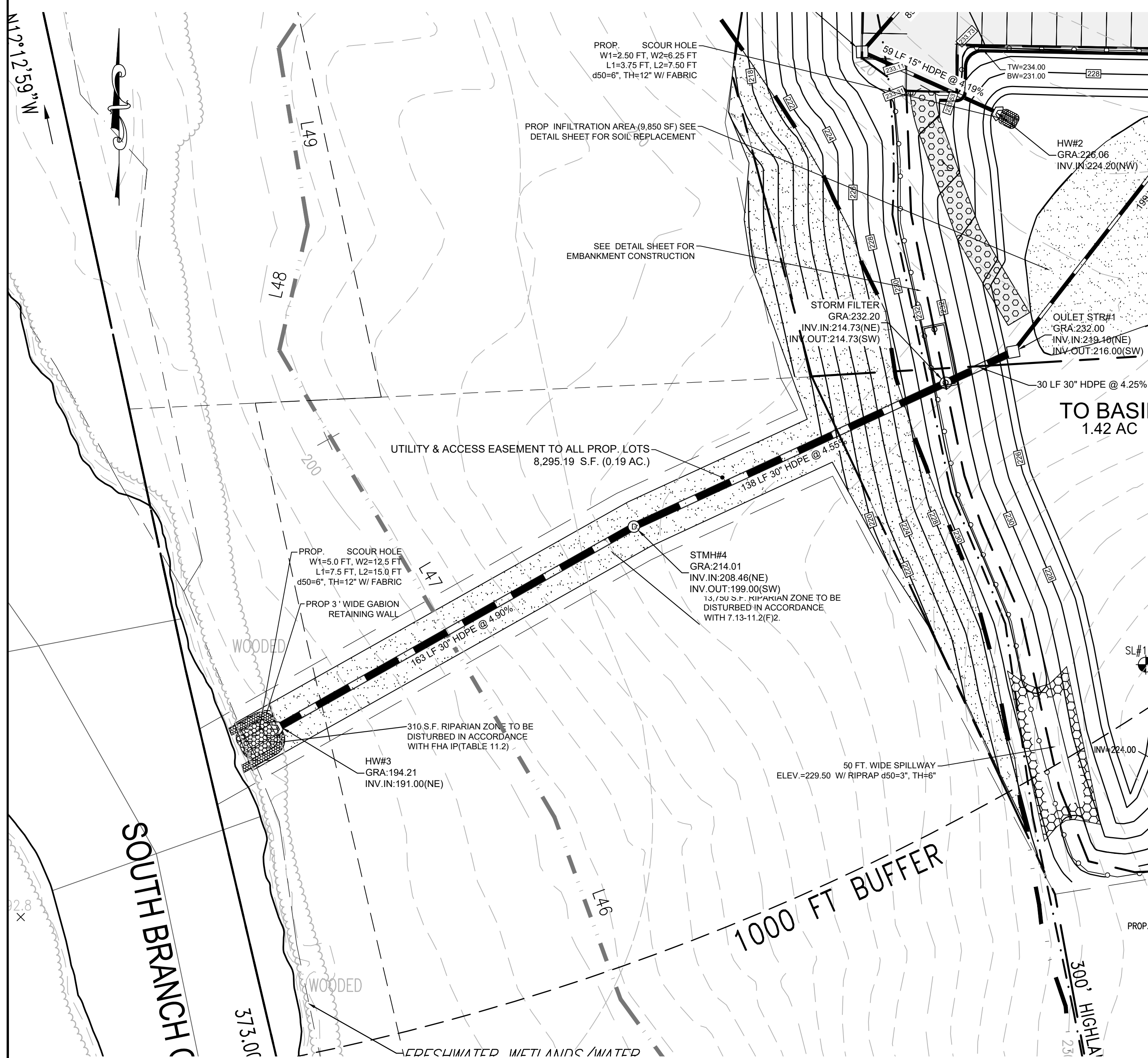
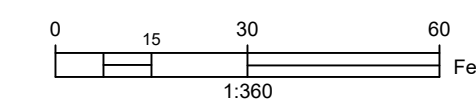
PROJECT:
CLINTON COMMONS MAJOR SUBDIVISION AND SITE PLAN
 65 1/2 CENTER STREET
 BLOCK 14 LOT 32
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
PLAN AND PROFILE OF CENTRAL AVE., UTILITY PROFILES & UPFLOW FILTER DETAIL

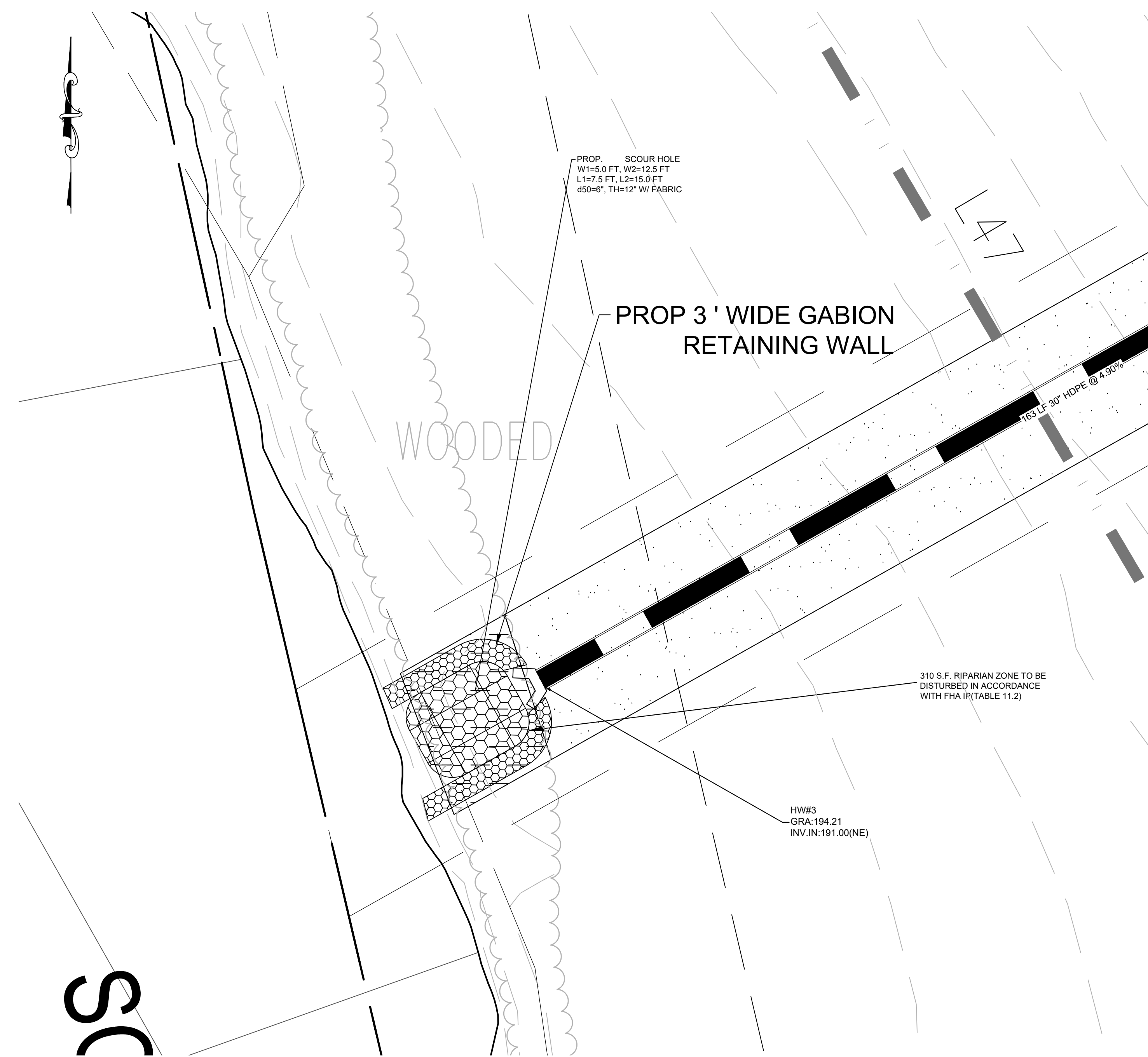
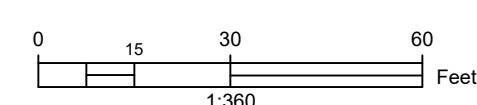
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DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	



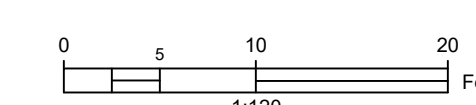
OFF SITE WATER MAIN PLAN



RIPARIAN BUFFER PERMIT PLAN



ENLARGEMENT OF H.W.#3



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 CERTIFICATE OF AUTHORIZATION NO. 24GA28021500 EXP. 8/31/2024

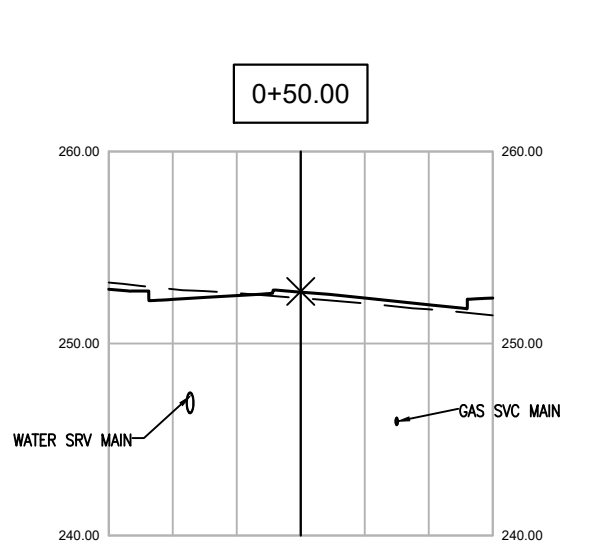
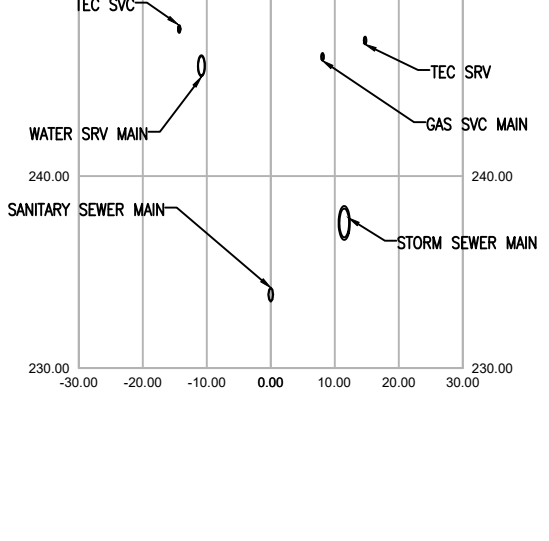
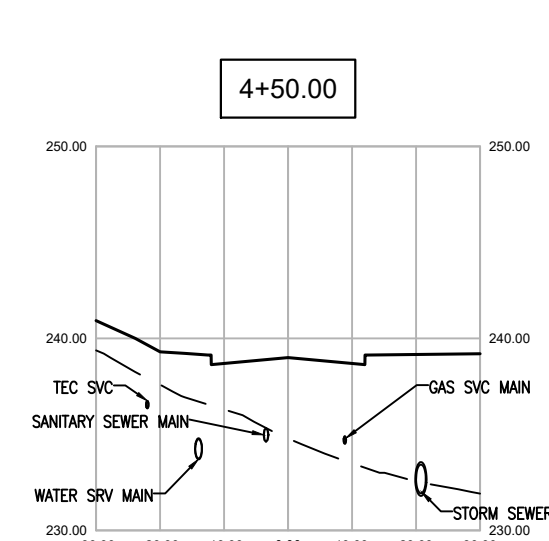
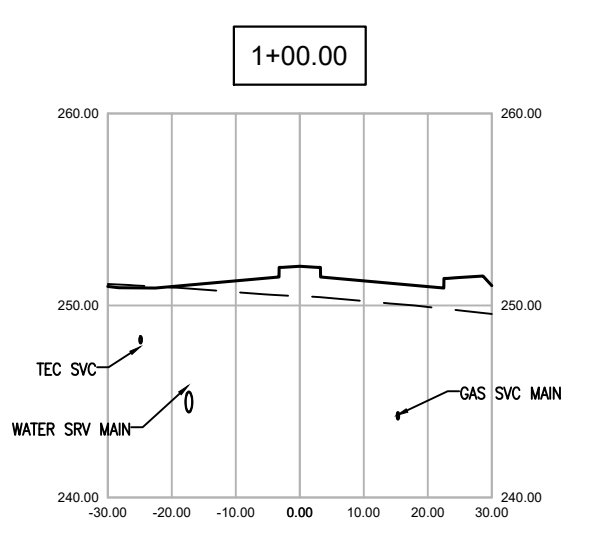
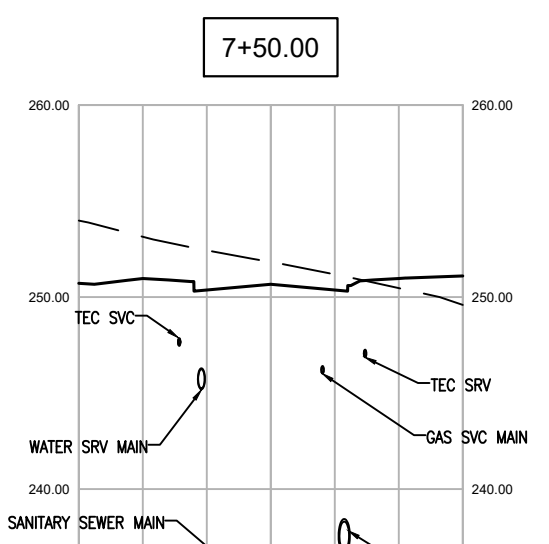
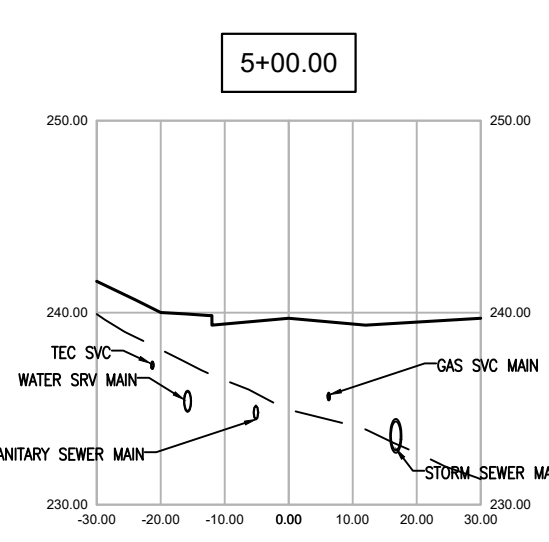
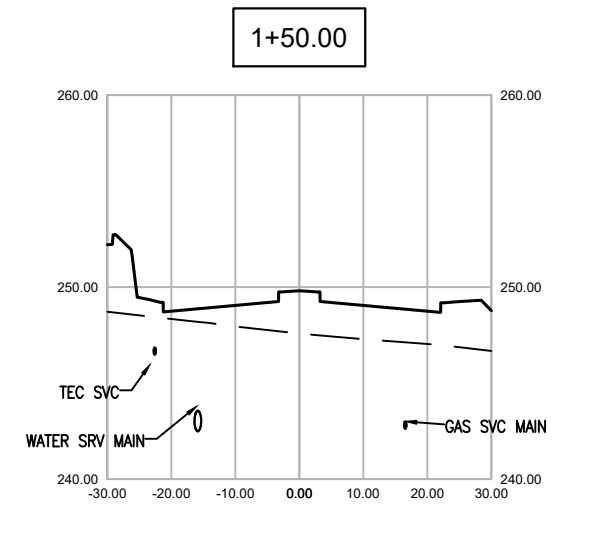
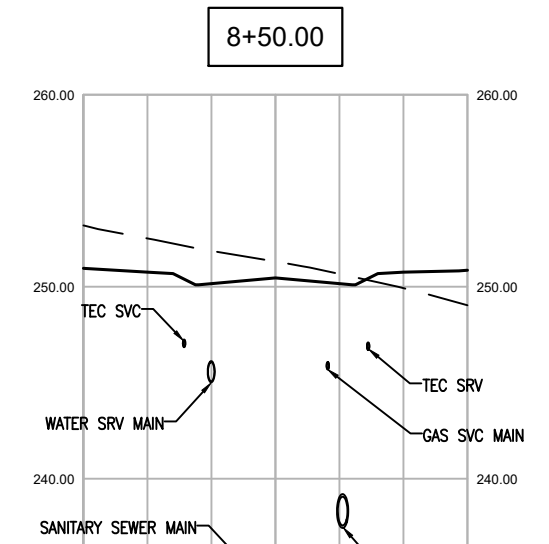
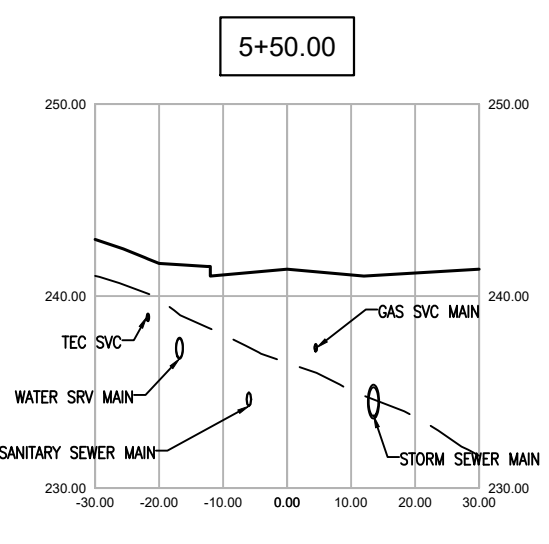
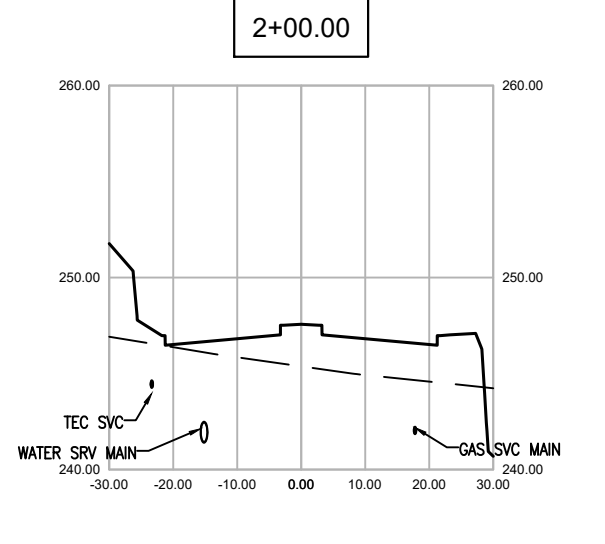
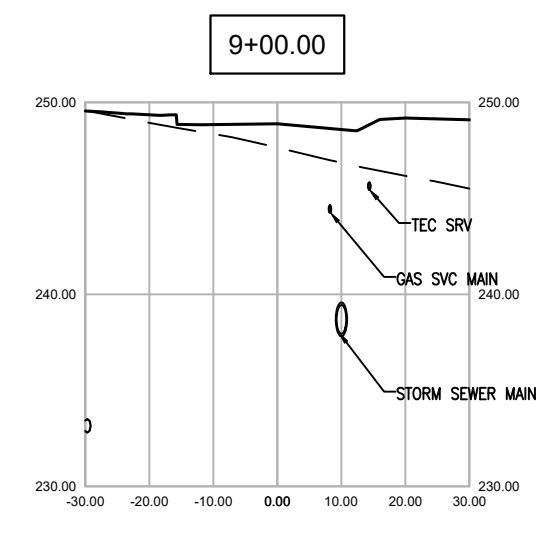
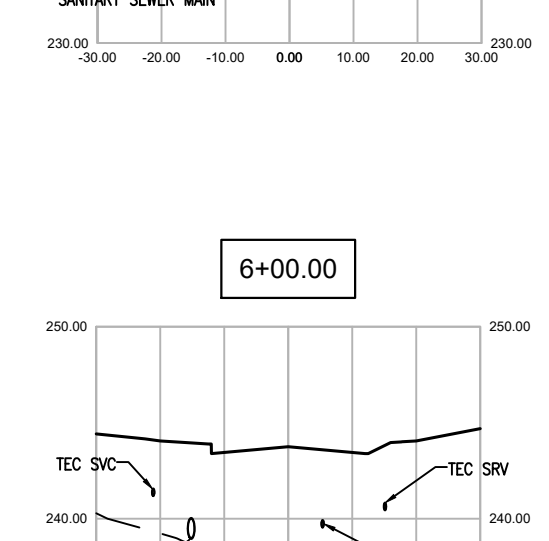
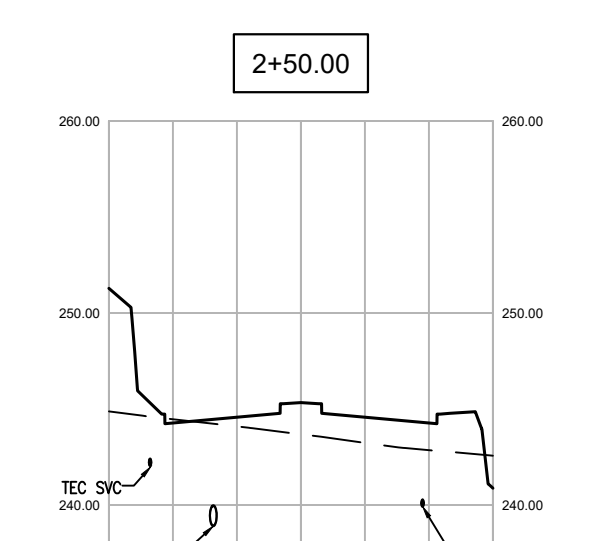
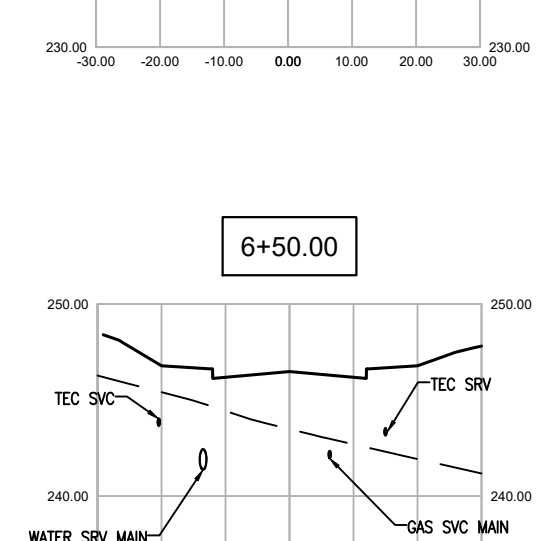
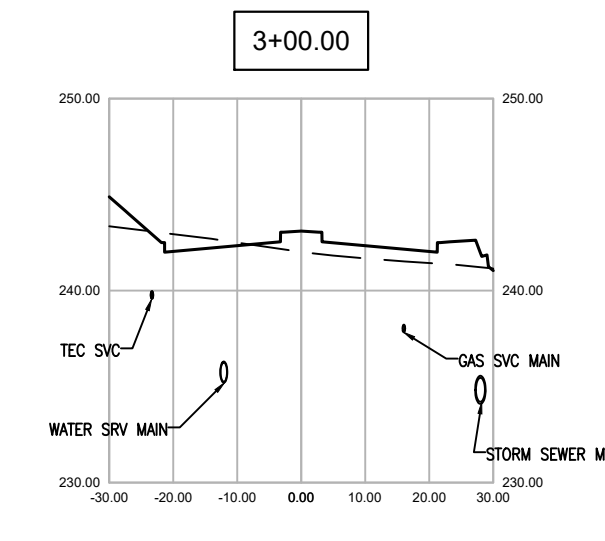
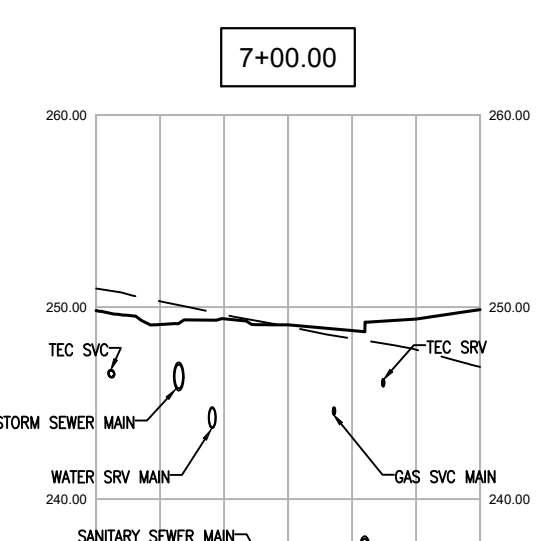
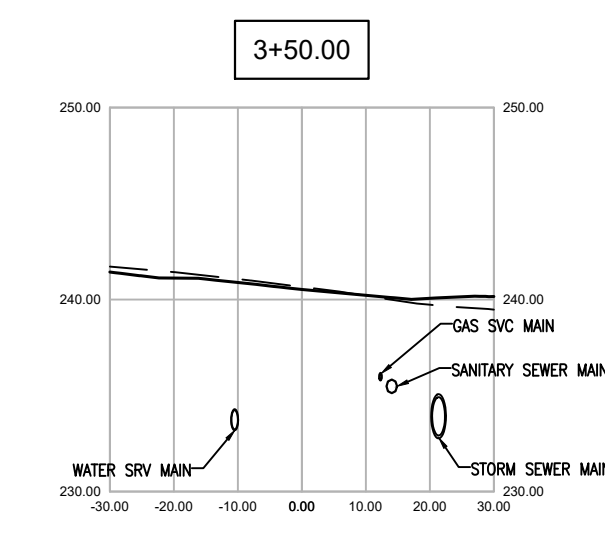
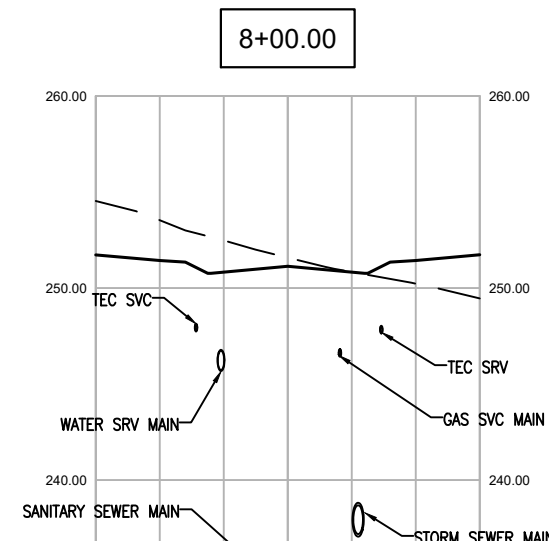
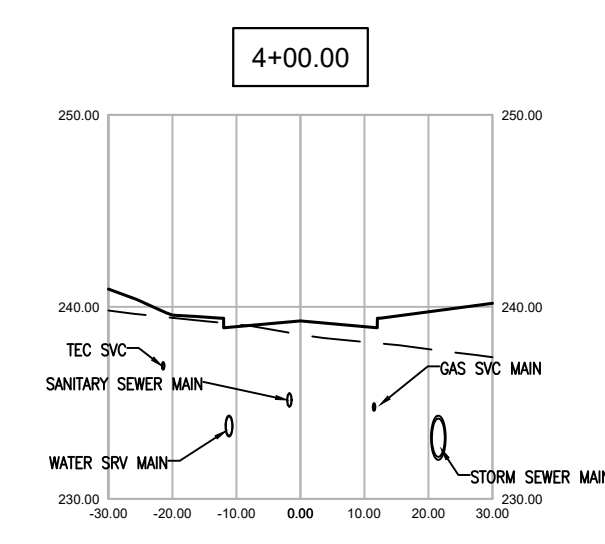
NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP/ FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-8-23
8	TWP REV.	BH	1-18-23
7	FIRE DEP. REV.	BH	1-23-21
6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

4/28/2023 DATE WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

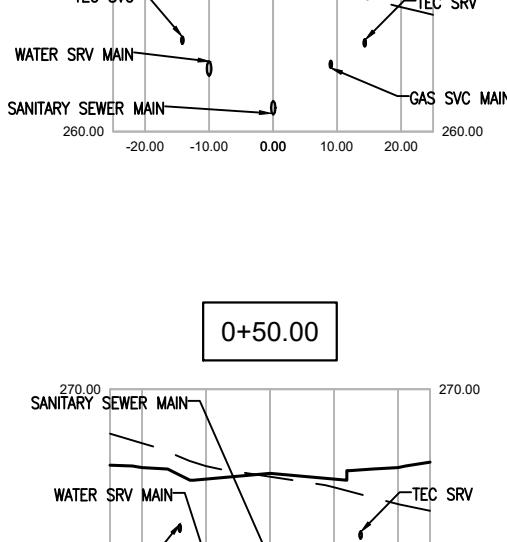
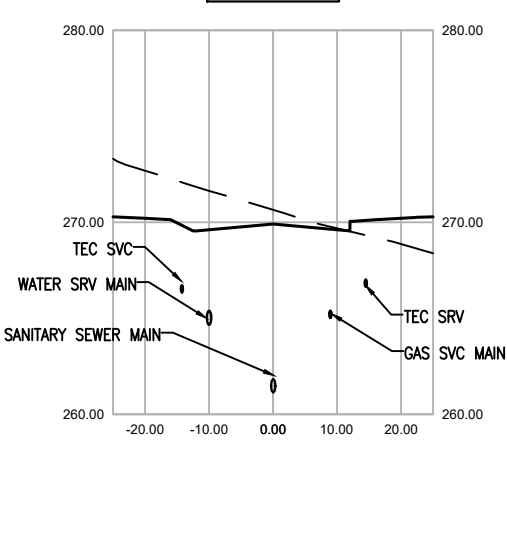
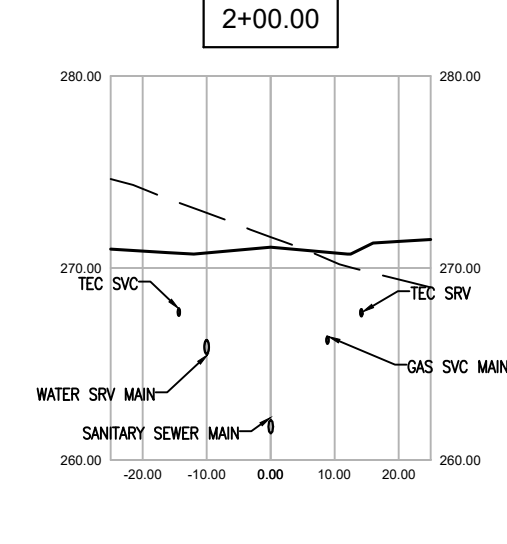
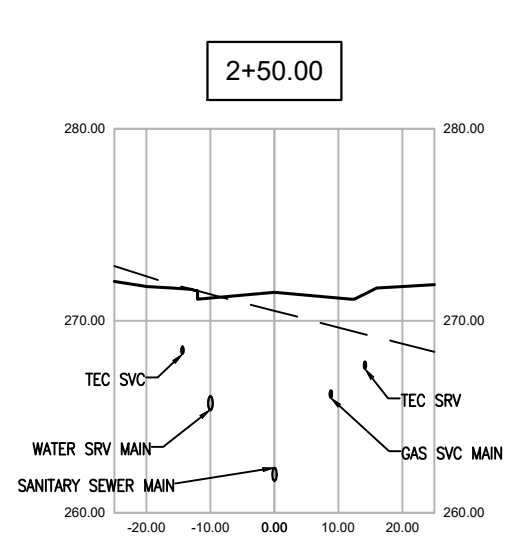
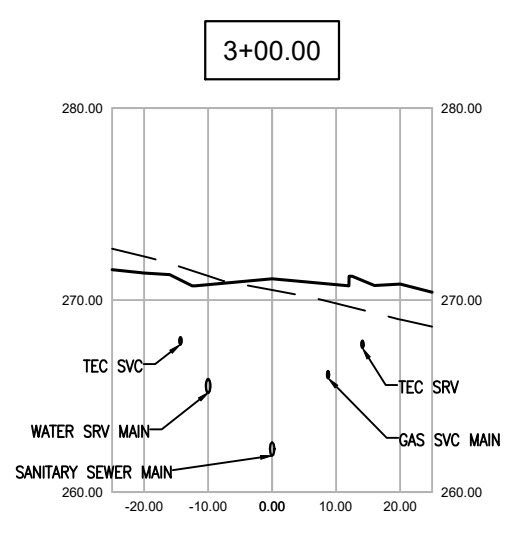
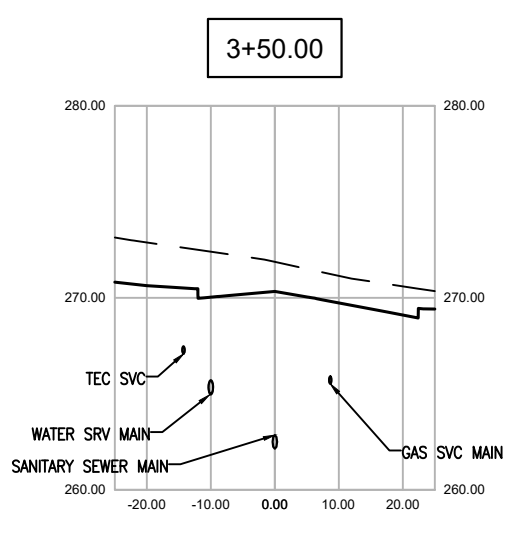
PROJECT:
CLINTON COMMONS
 MAJOR SUBDIVISION AND SITE PLAN
 65 1/2 CENTER STREET
 BLOCK 14 LOT 32
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
OFFSITE WATER MAIN & RIPARIAN BUFFER PLAN

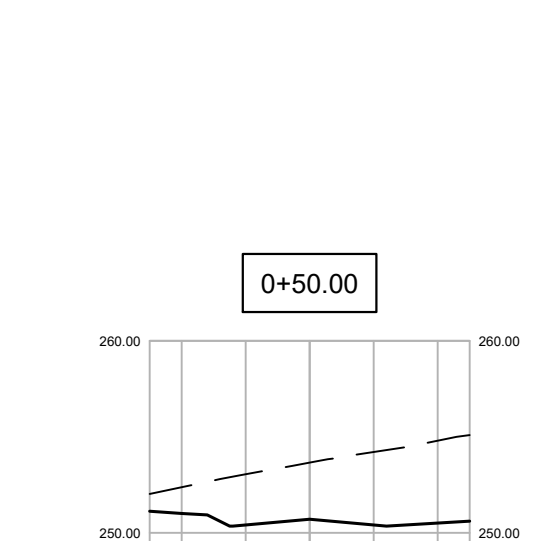
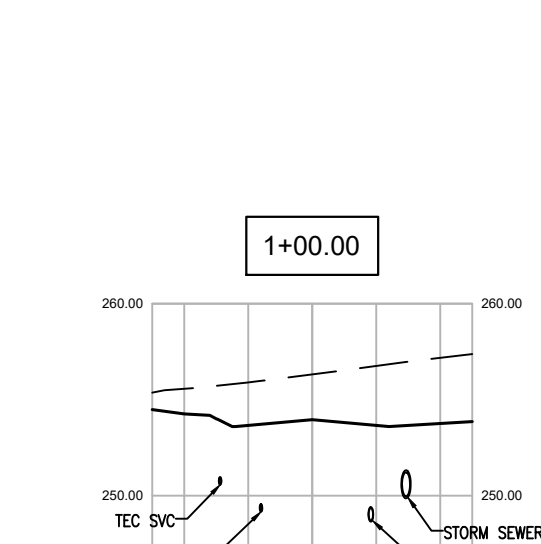
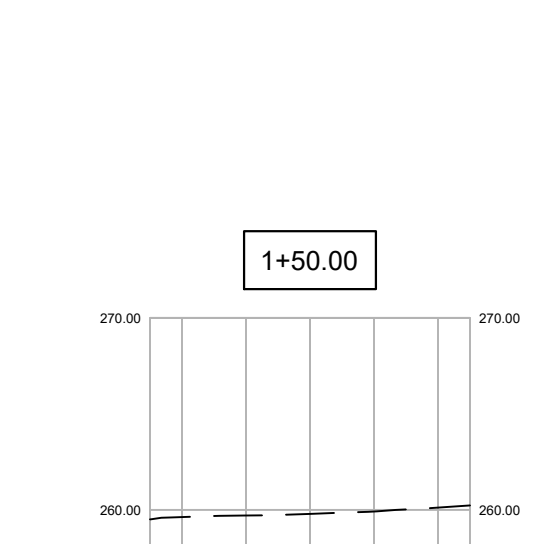
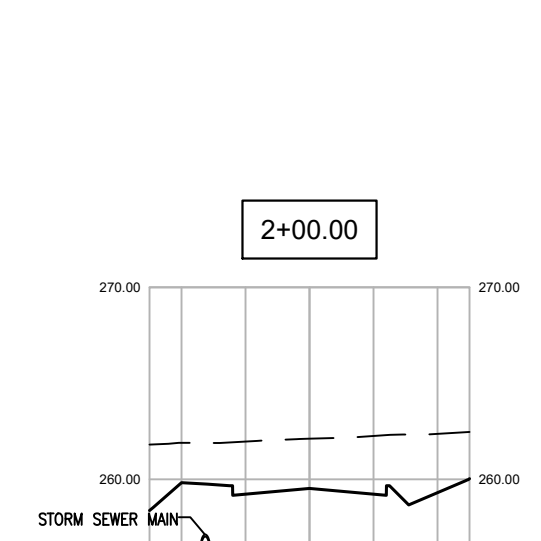
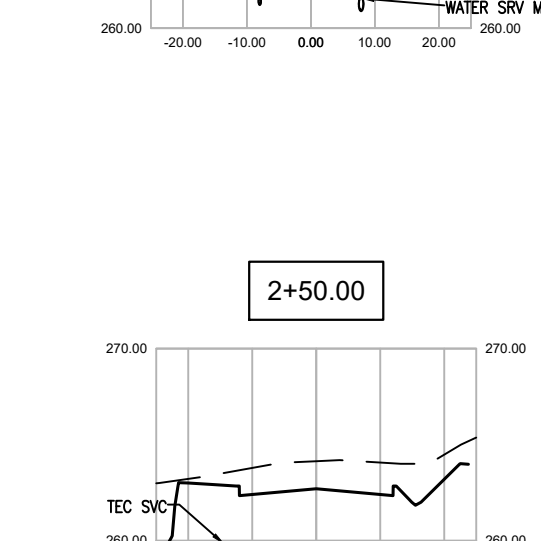
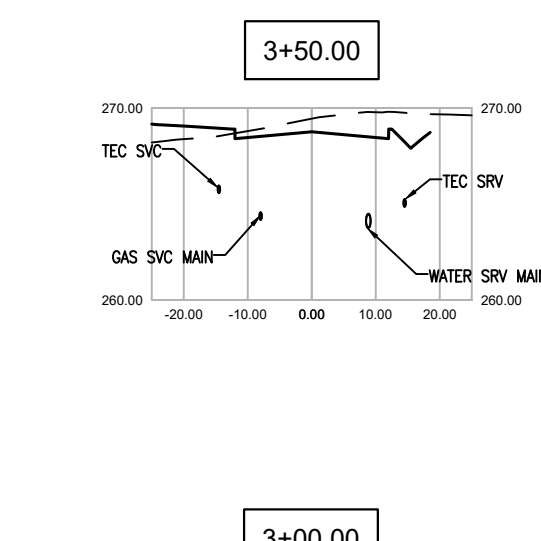
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DATE: 12/03/2020	



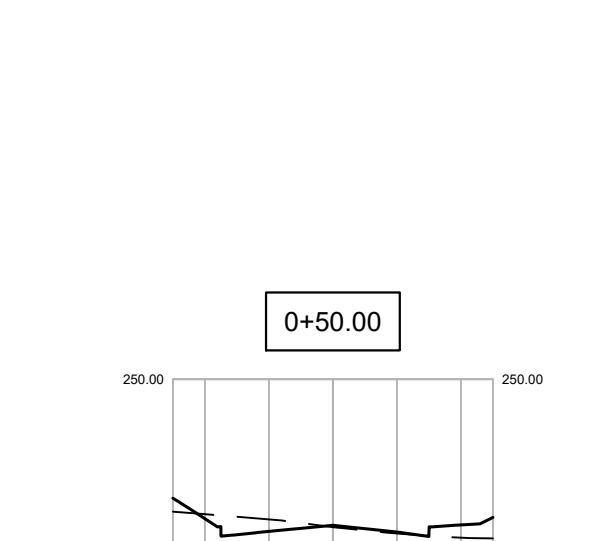
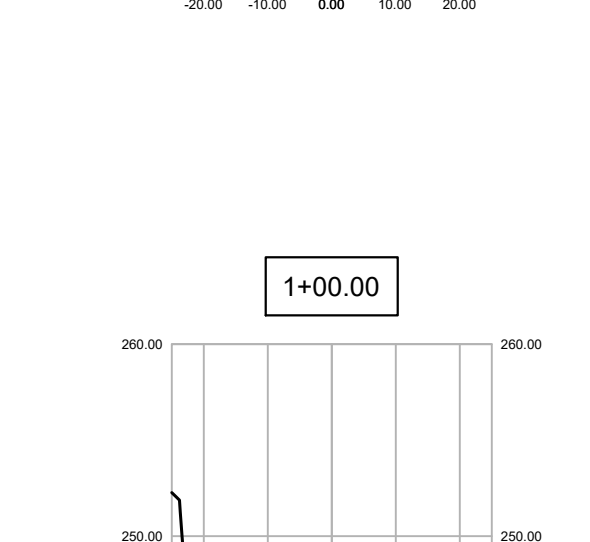
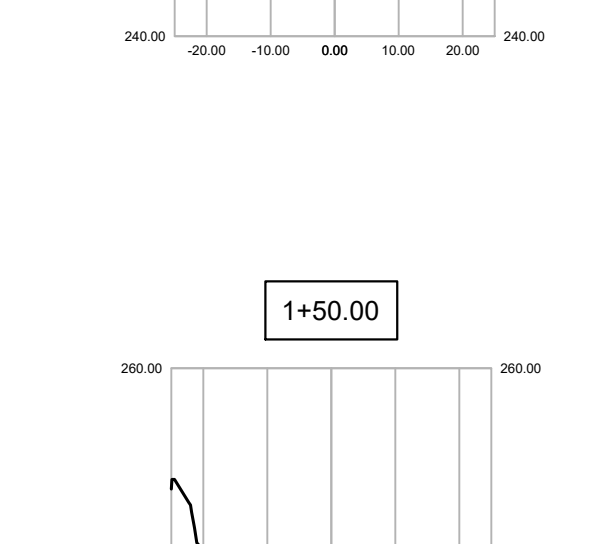
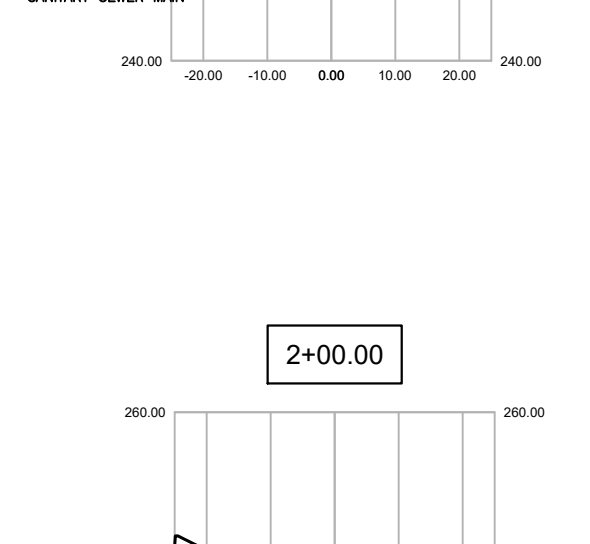
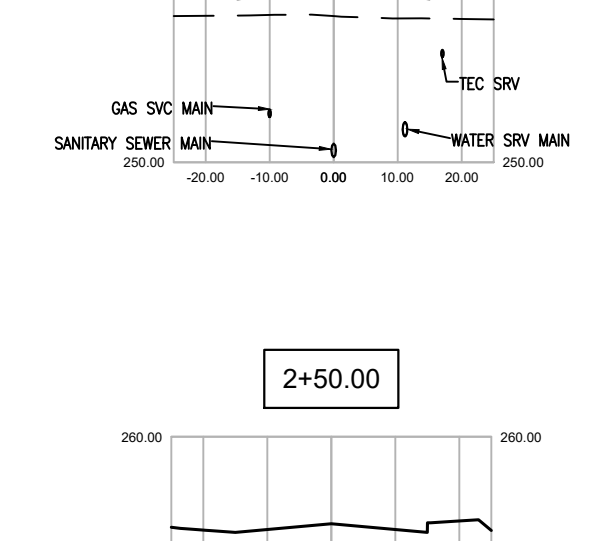
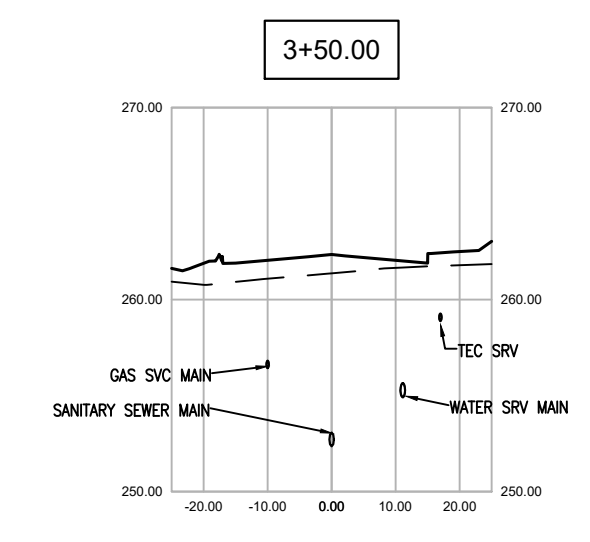
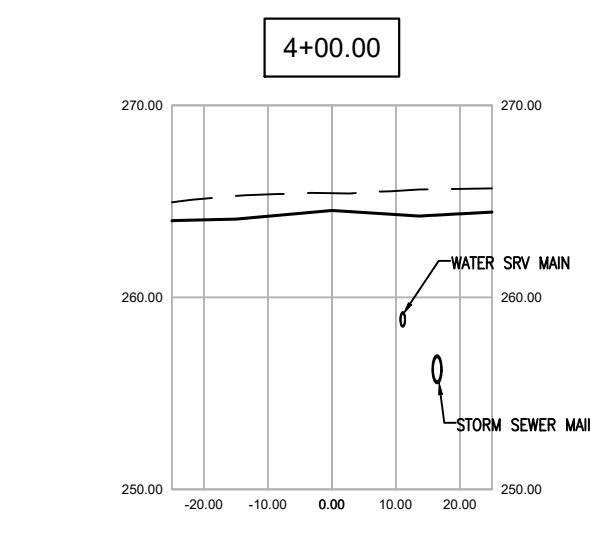
CLINTON COMMONS DR



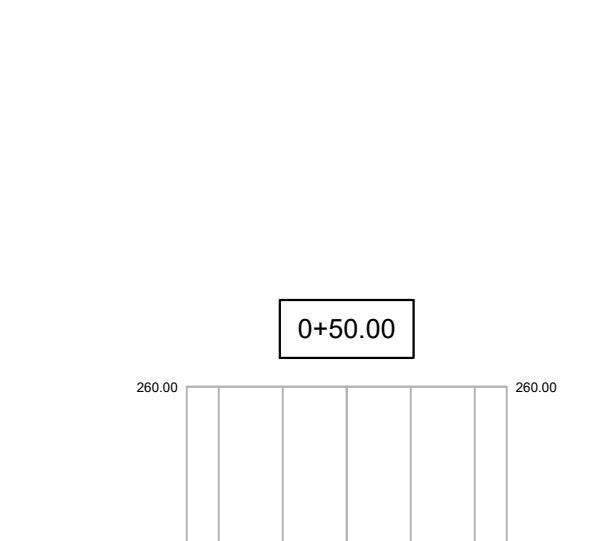
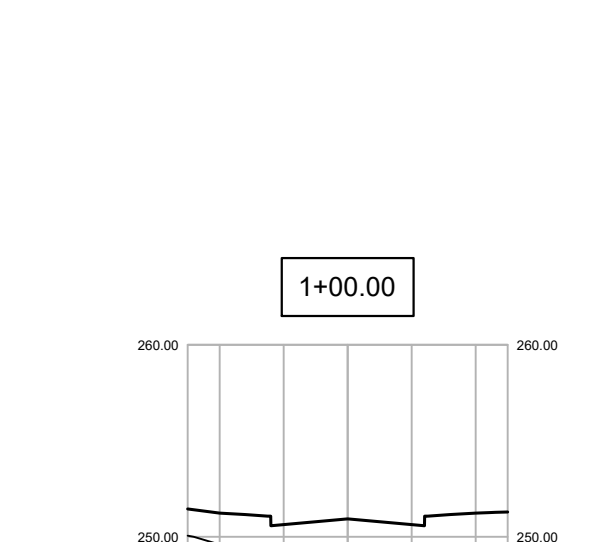
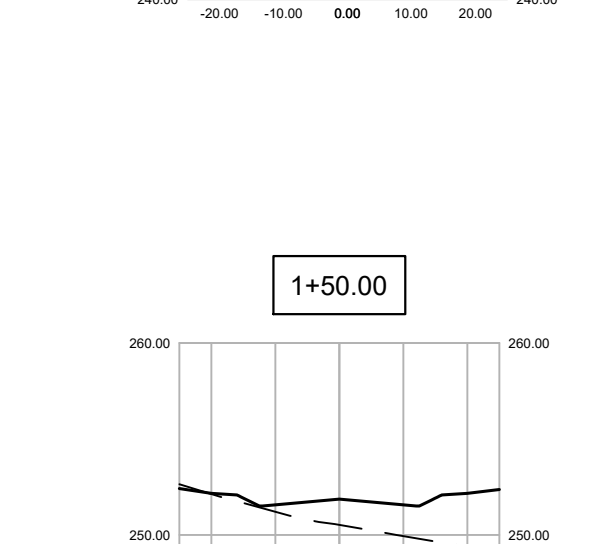
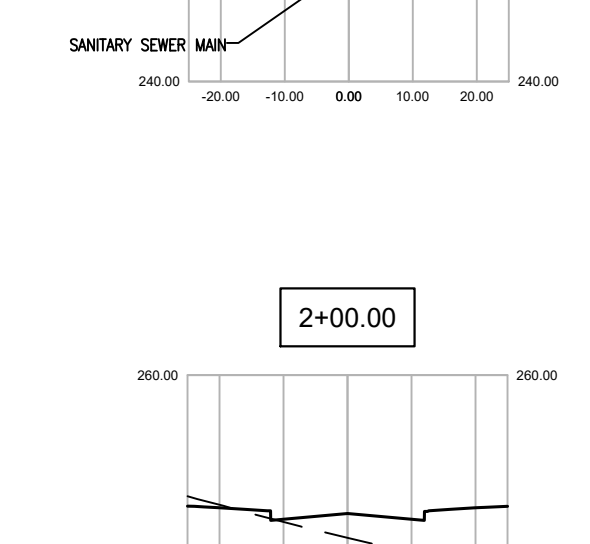
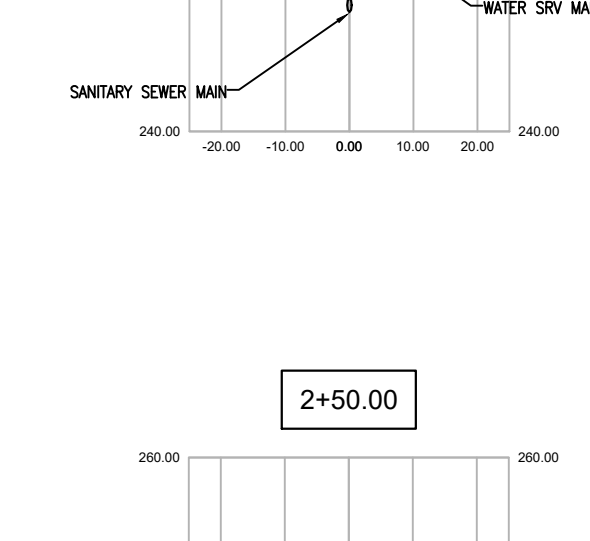
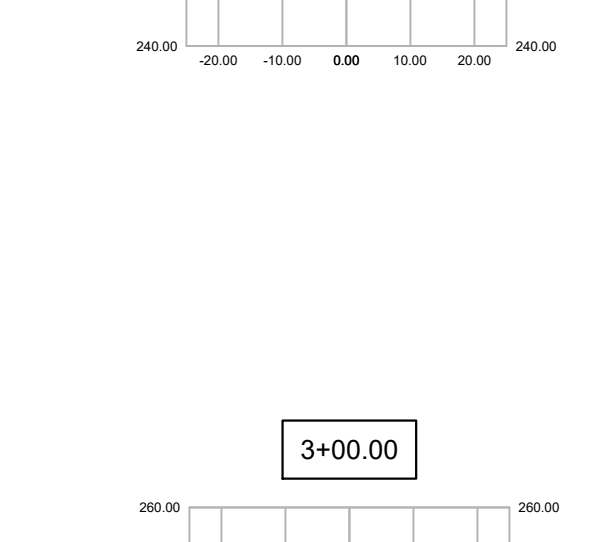
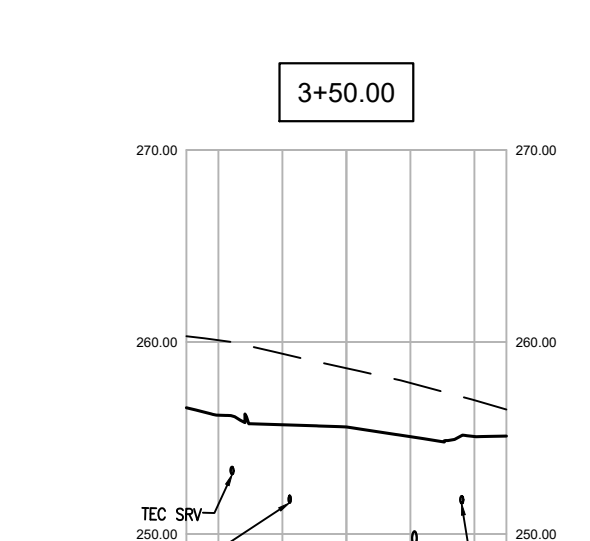
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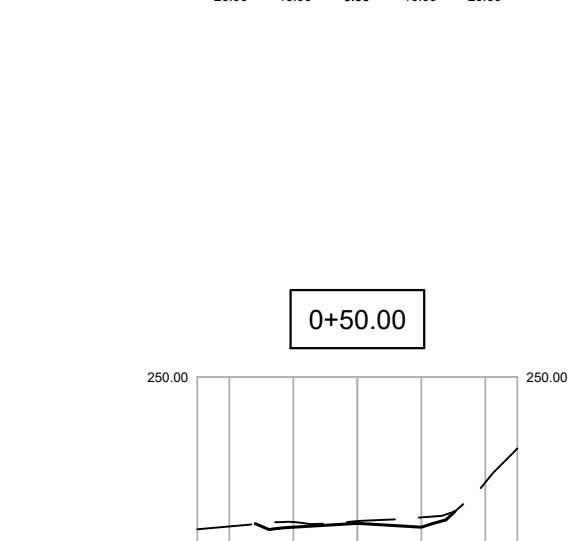
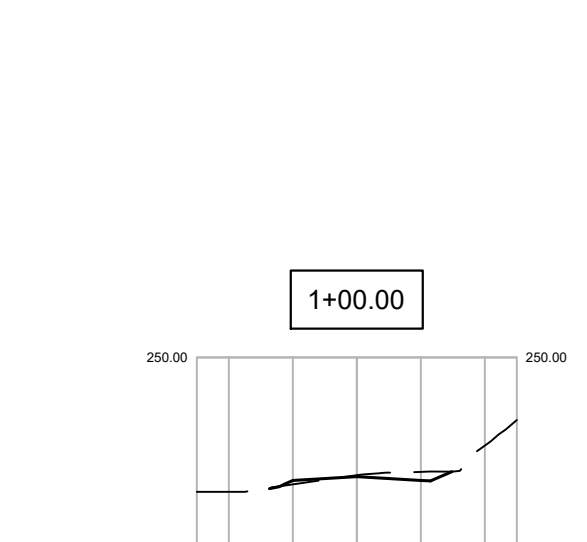
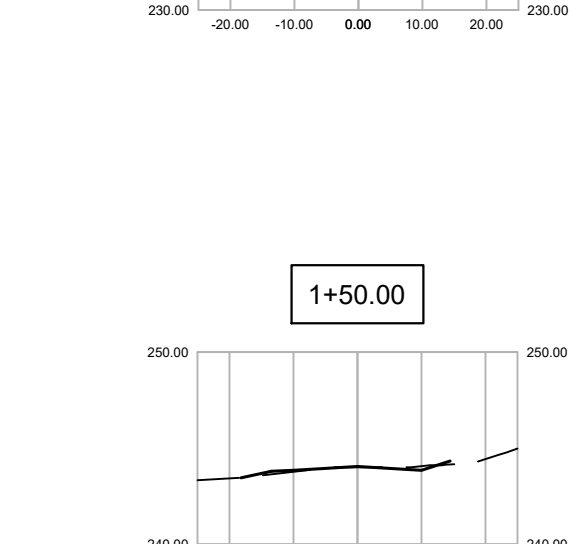
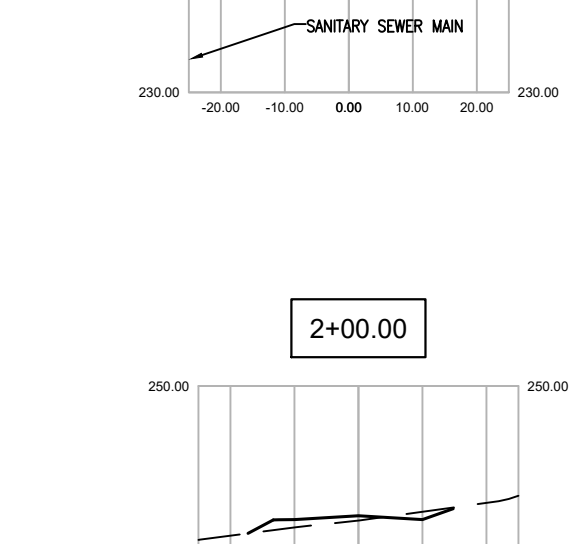
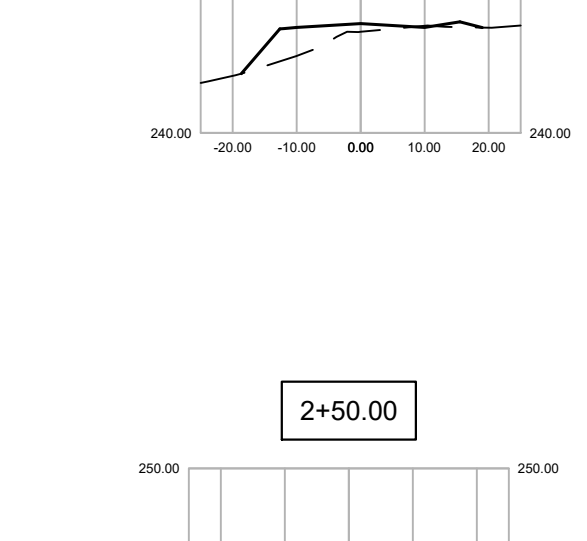
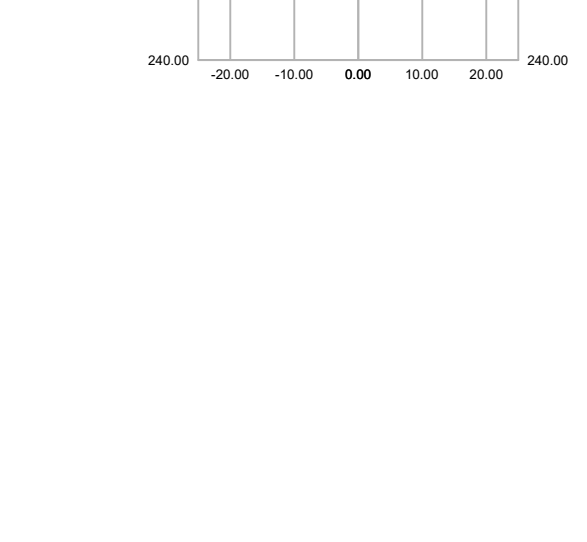
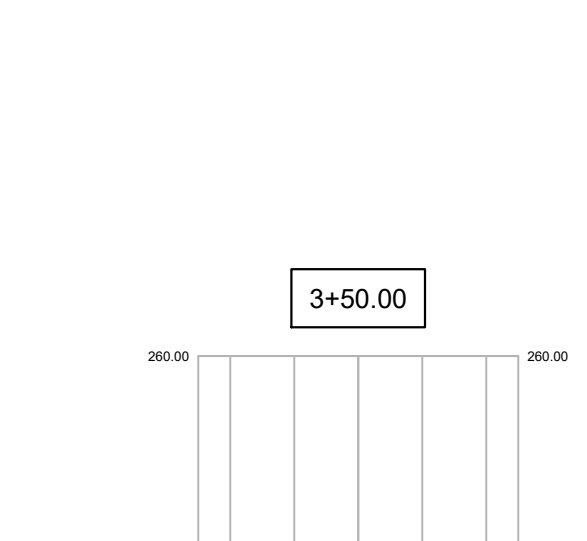
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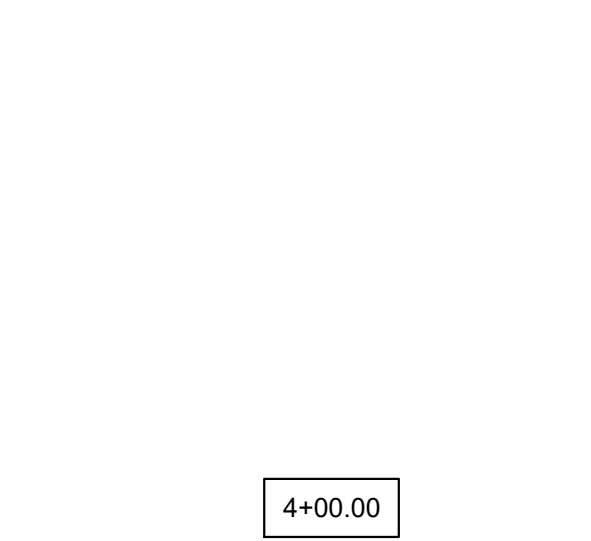
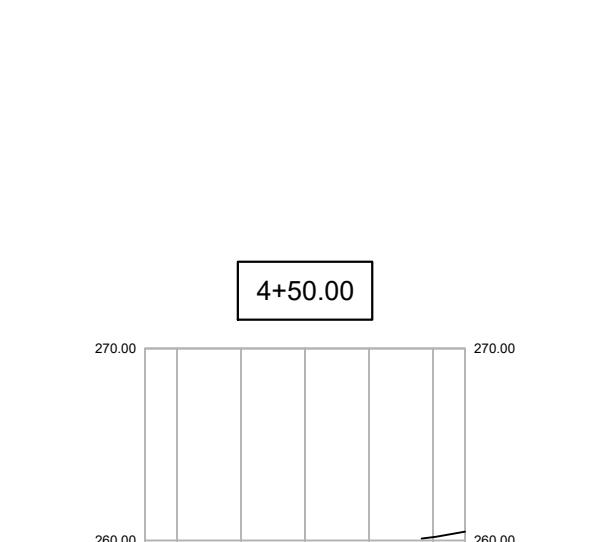
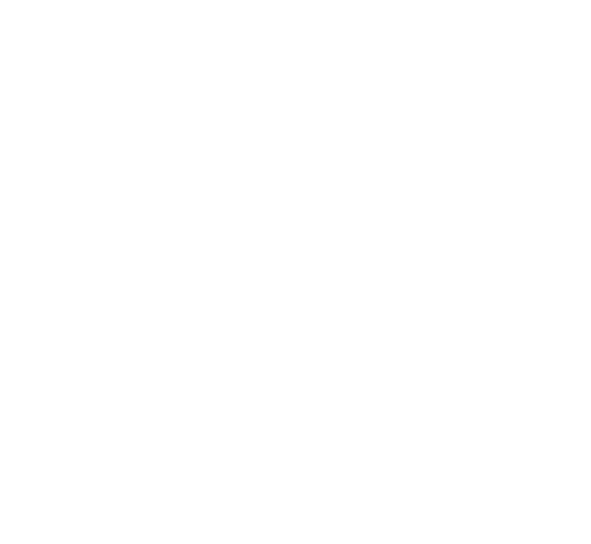
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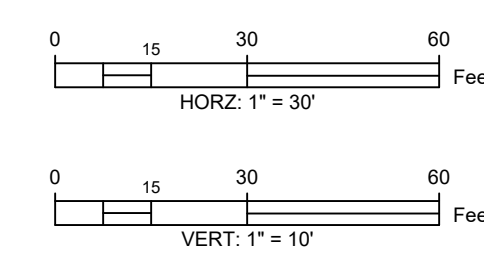
STRATFORD DR



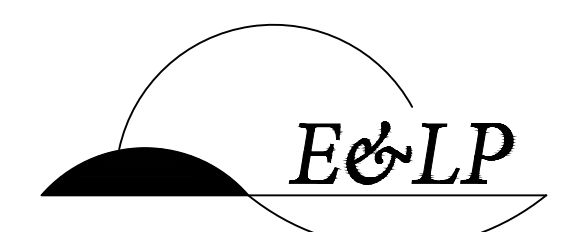
CENTRAL AVE



CENTRAL AVE



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NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP / FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-8-23
8	TWP REV.	BH	1-18-23
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6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

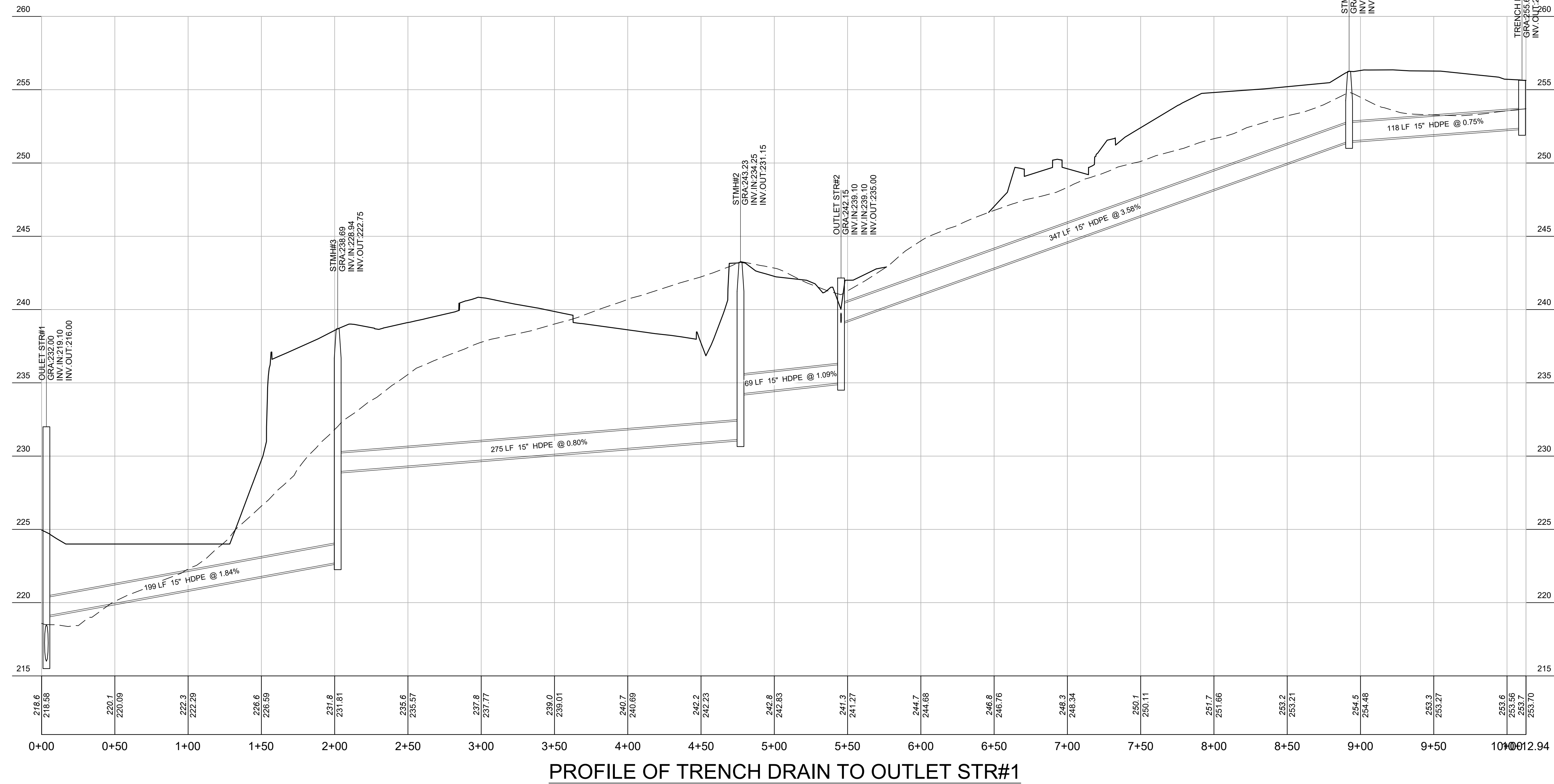
NO.	REVISION	BY	DATE

4/28/2023 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

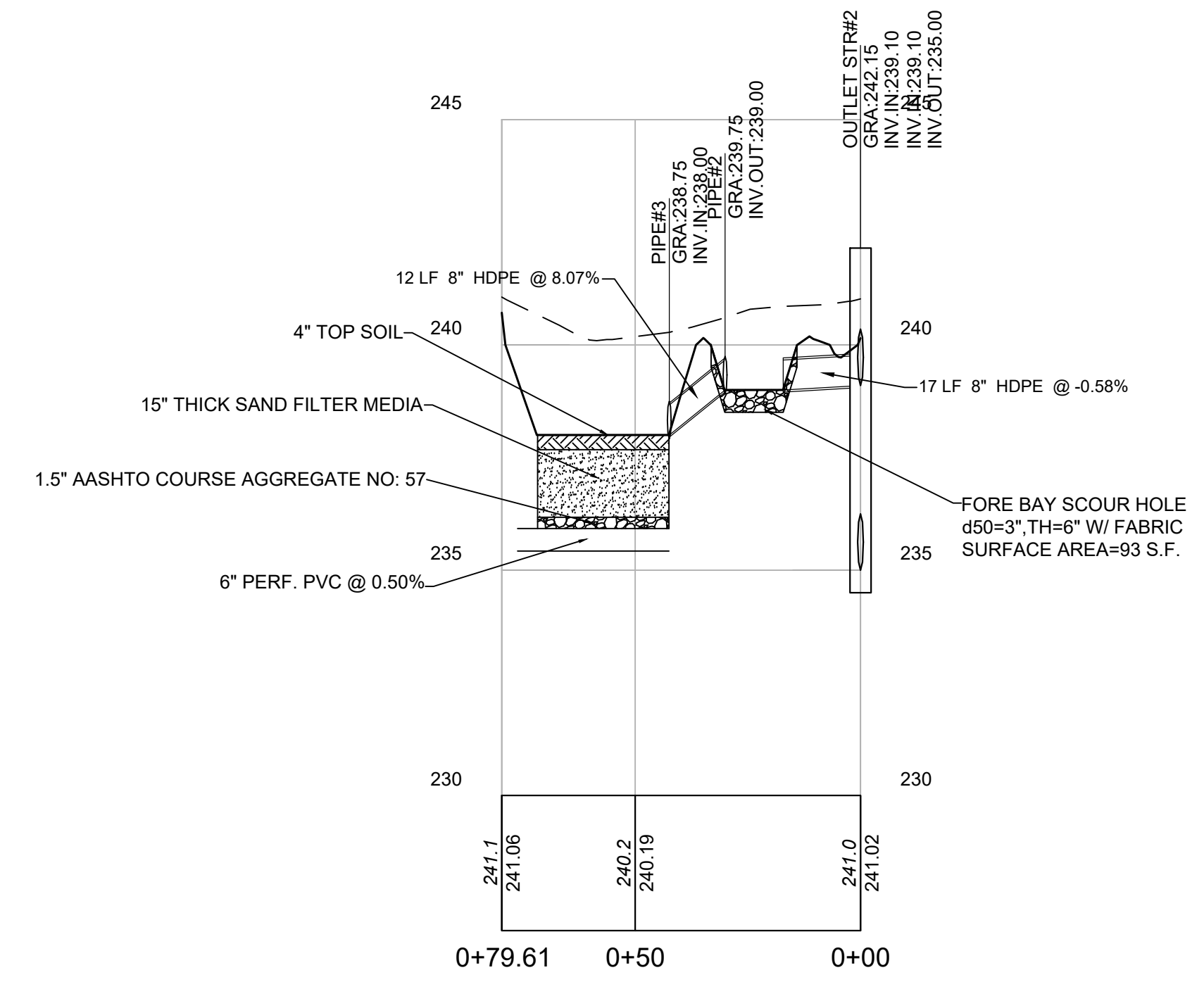
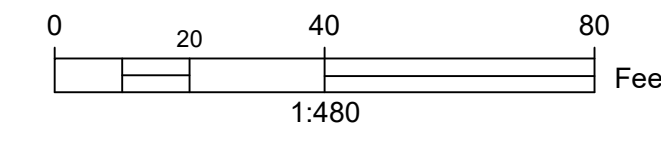
TITLE:
 SECTIONS OF PROP. ROADS

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DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32606.DWG		
DATE:	12/03/2020		



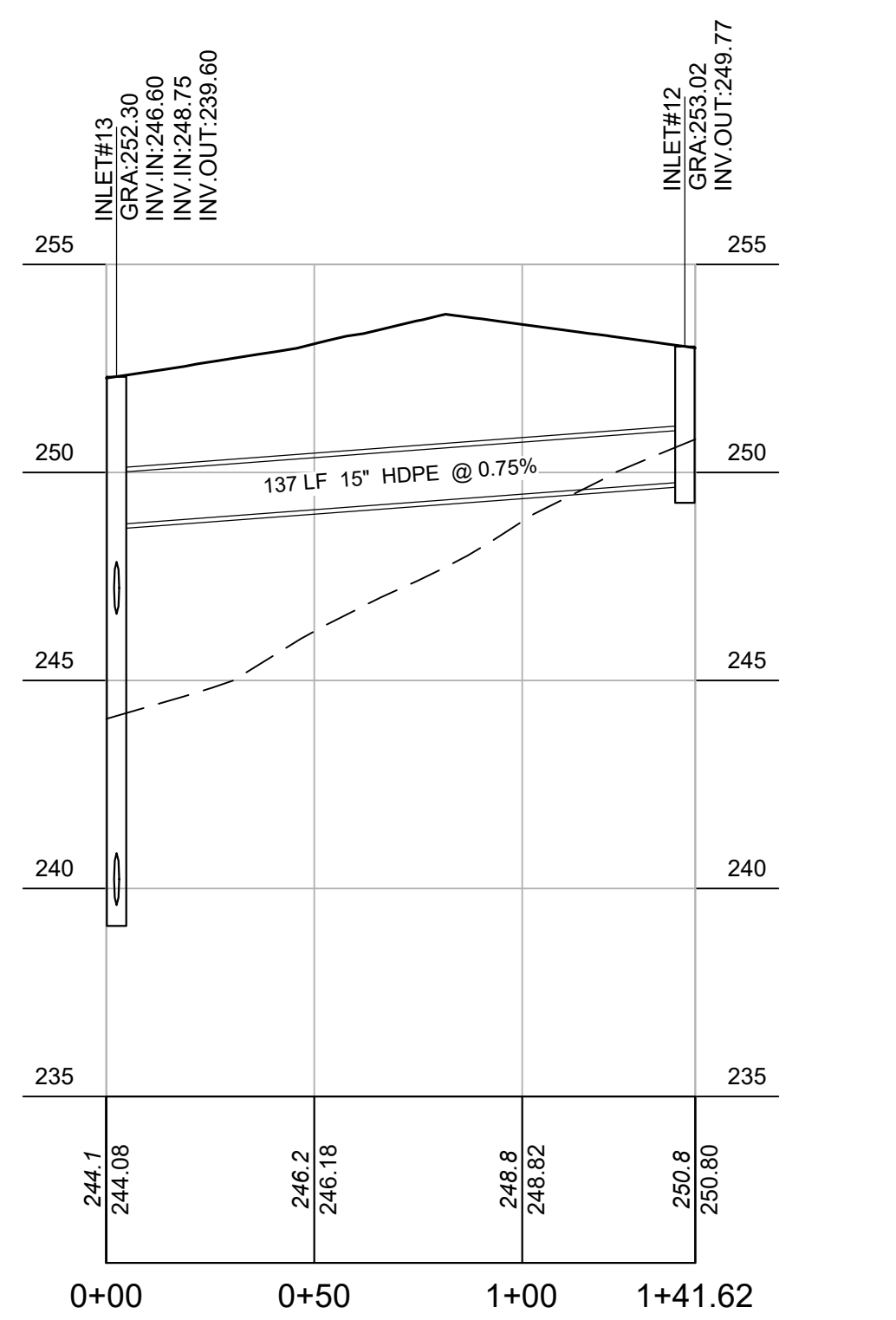
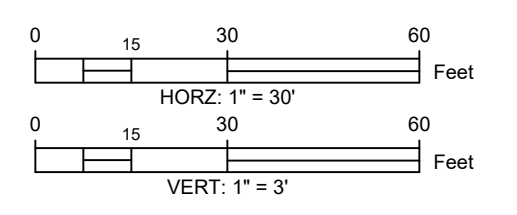
PROFILE OF TRENCH DRAIN TO OUTLET STR#1

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



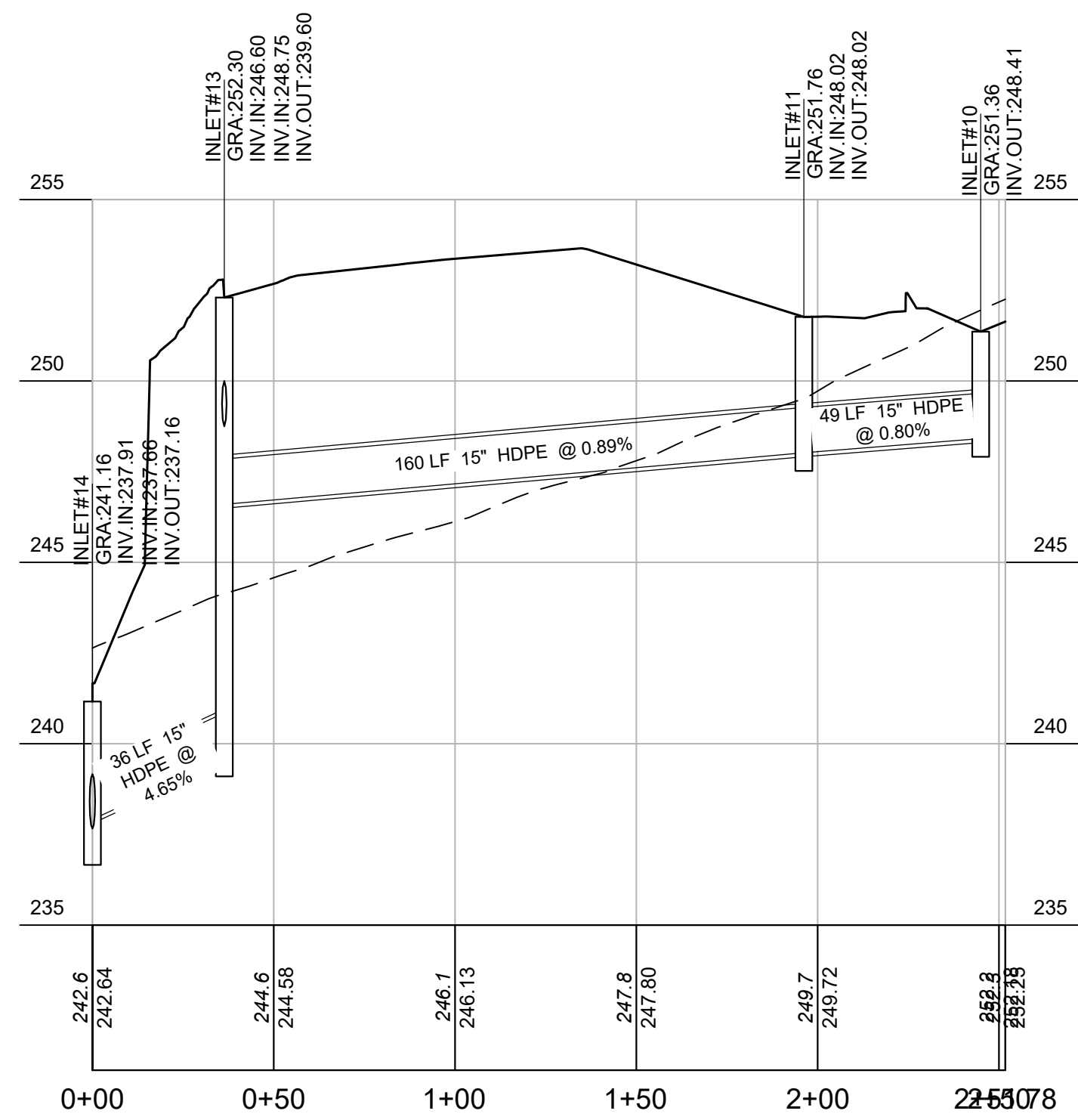
PROFILE OF SAND FILTER

SCALE
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VERTICAL: 1" = 3'



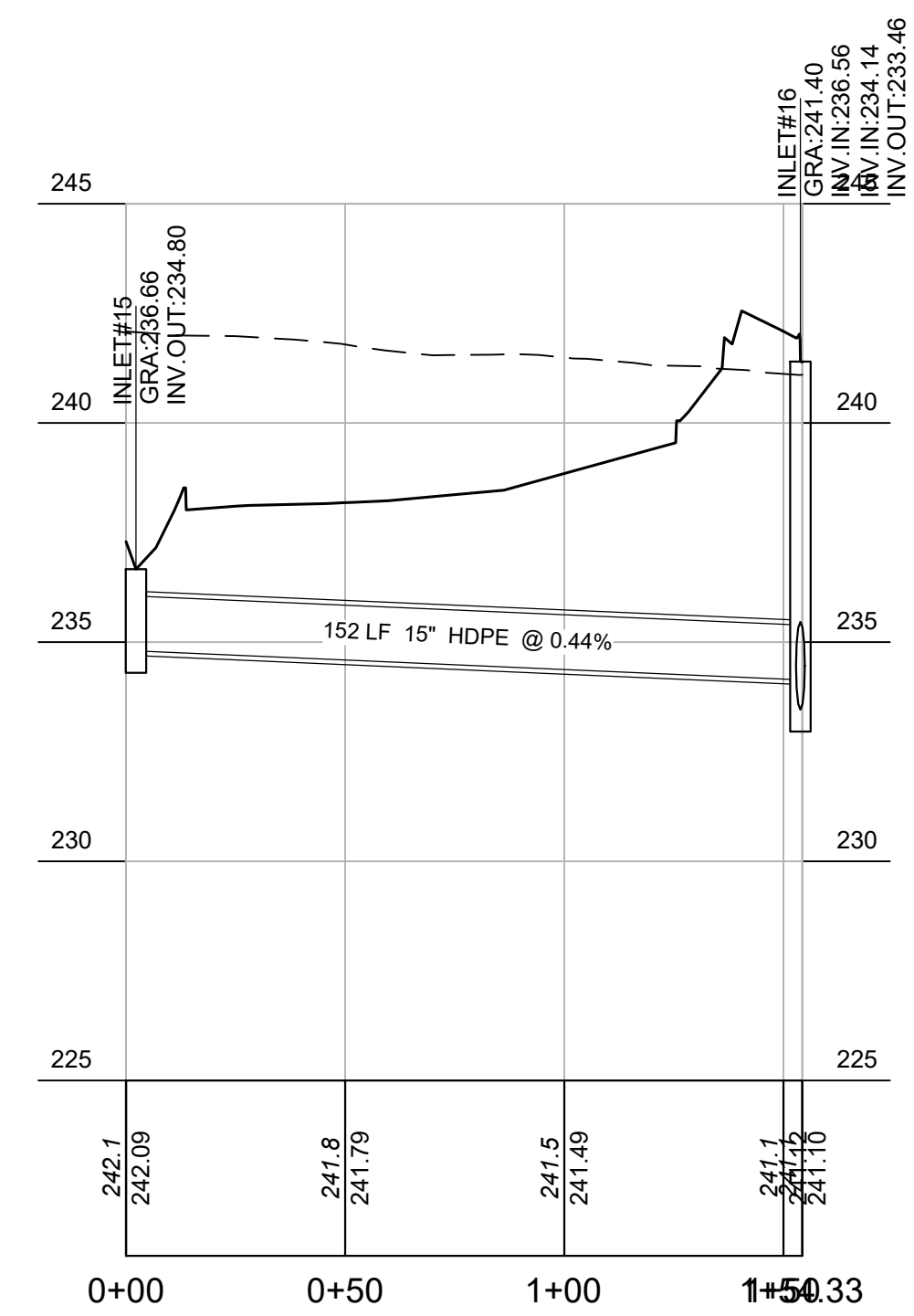
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SCALE
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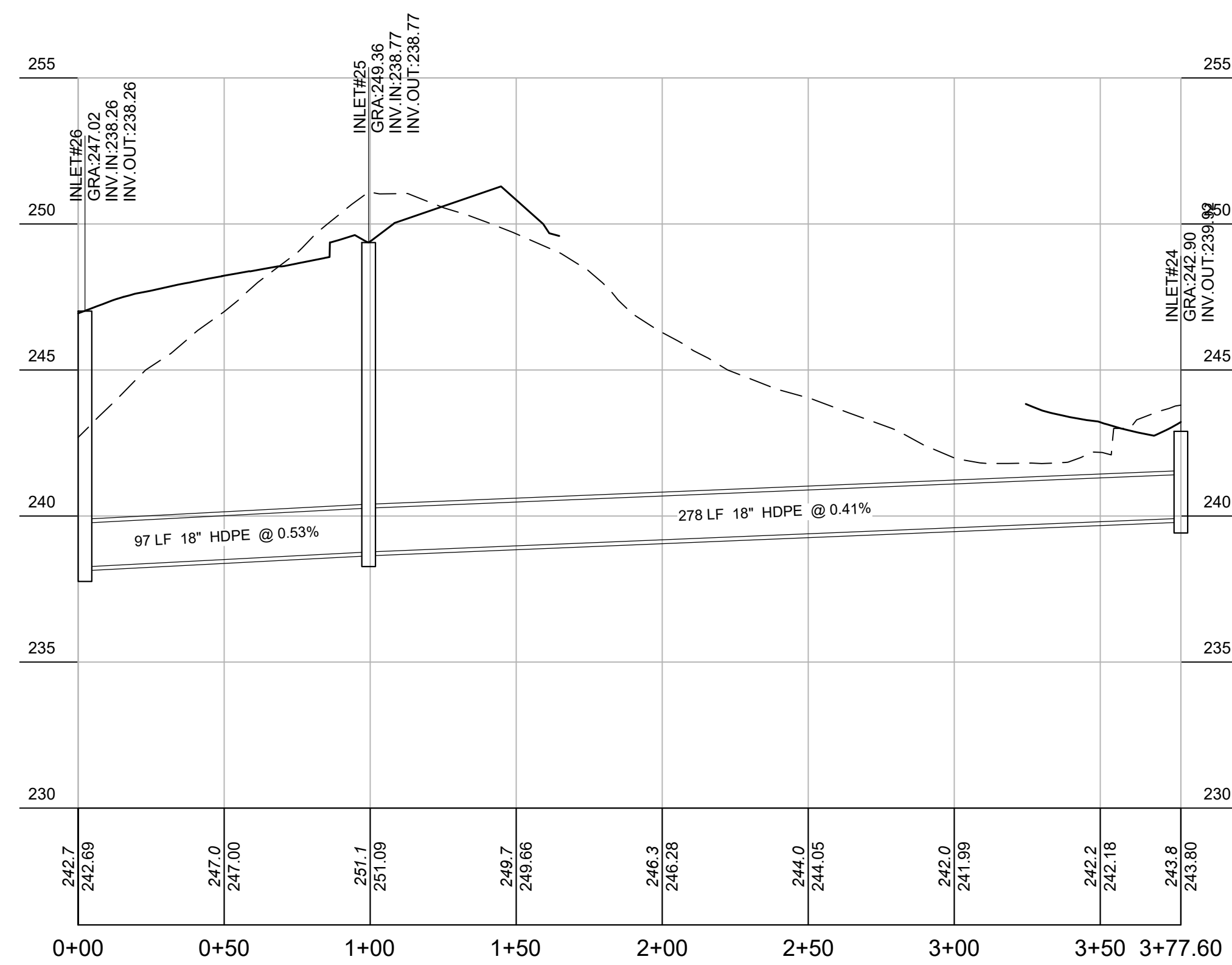
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SCALE
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PROFILE OF INLET#15 TO INLET#16

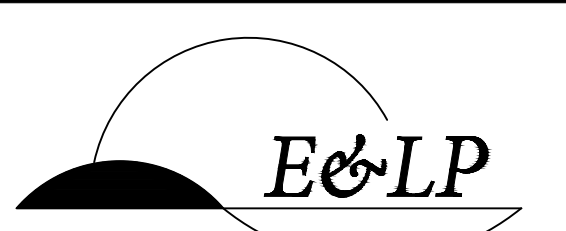
SCALE
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VERTICAL: 1" = 4'



PROFILE OF INLET#24 TO INLET#26

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

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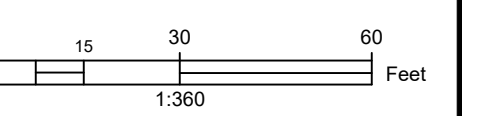
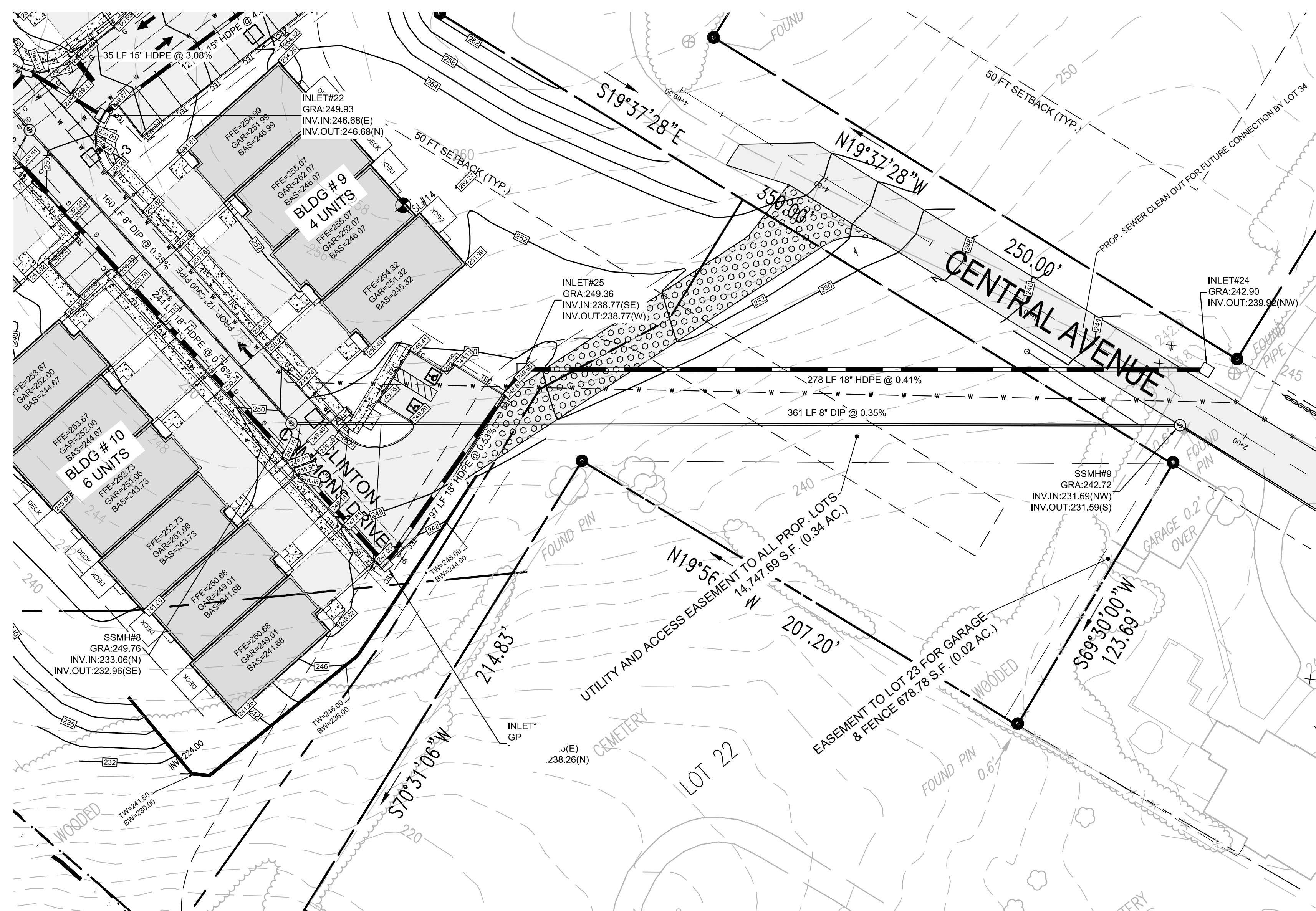
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11	TWP	BH	4-28-23
10	TWP / FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-6-23
8	TWP REV.	BH	1-18-23
7	FIRE DEP. REV.	BH	1-23-21
6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

DATE: 4/28/2023
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

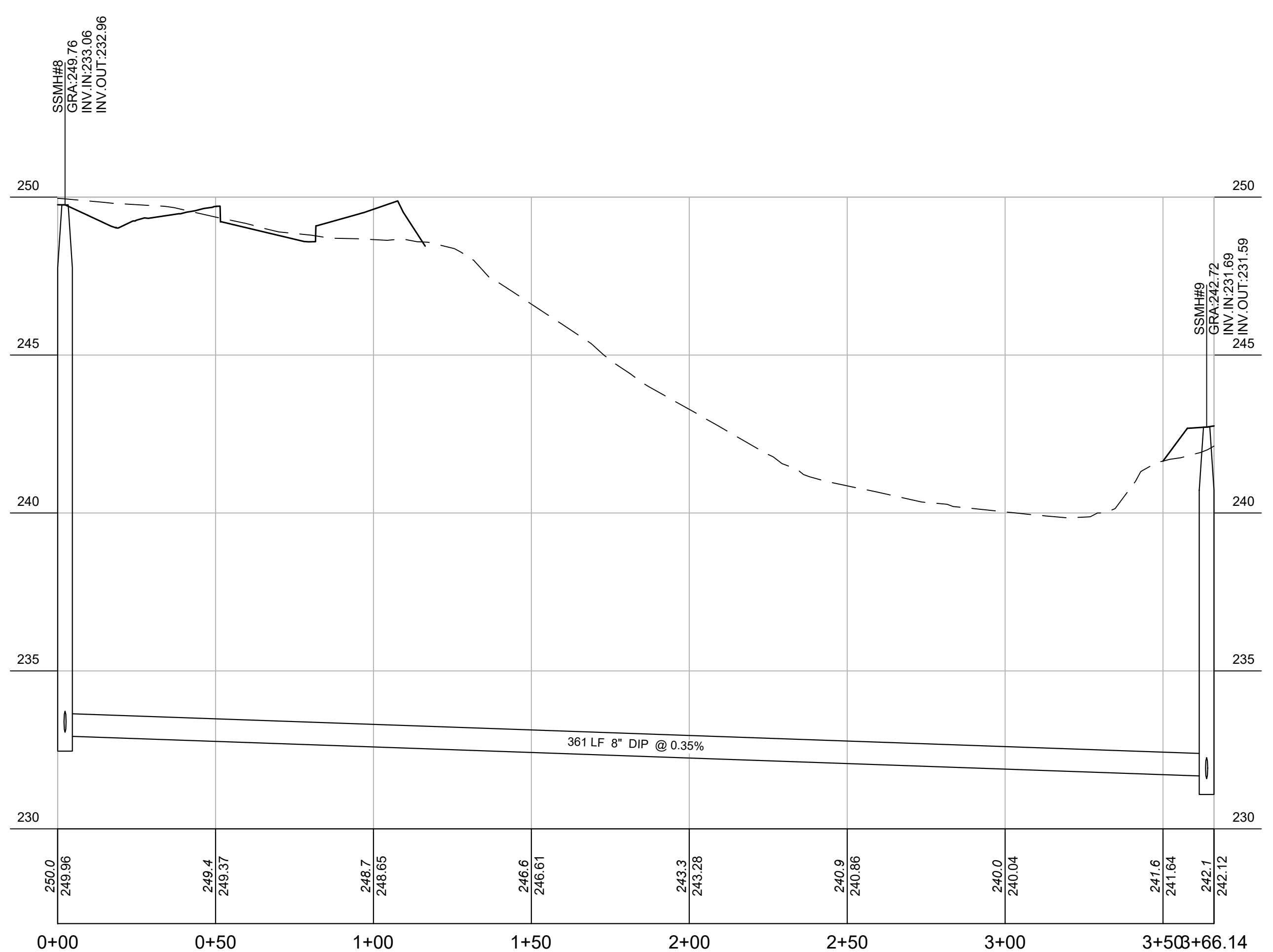
PROJECT:
CLINTON COMMONS
MAJOR SUBDIVISION AND SITE PLAN
65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON
HUNTERDON COUNTY NEW JERSEY

TITLE:
PROFILE OF PROPOSED
UTILITY - I

JOB NO.:	8144/32606	DRAWING NO.:	18
SCALE:	AS SHOWN		24
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32606.DWG		
DATE:	12/03/2020		



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PROFILE OF SSMH#8 TO SSMH#9

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'



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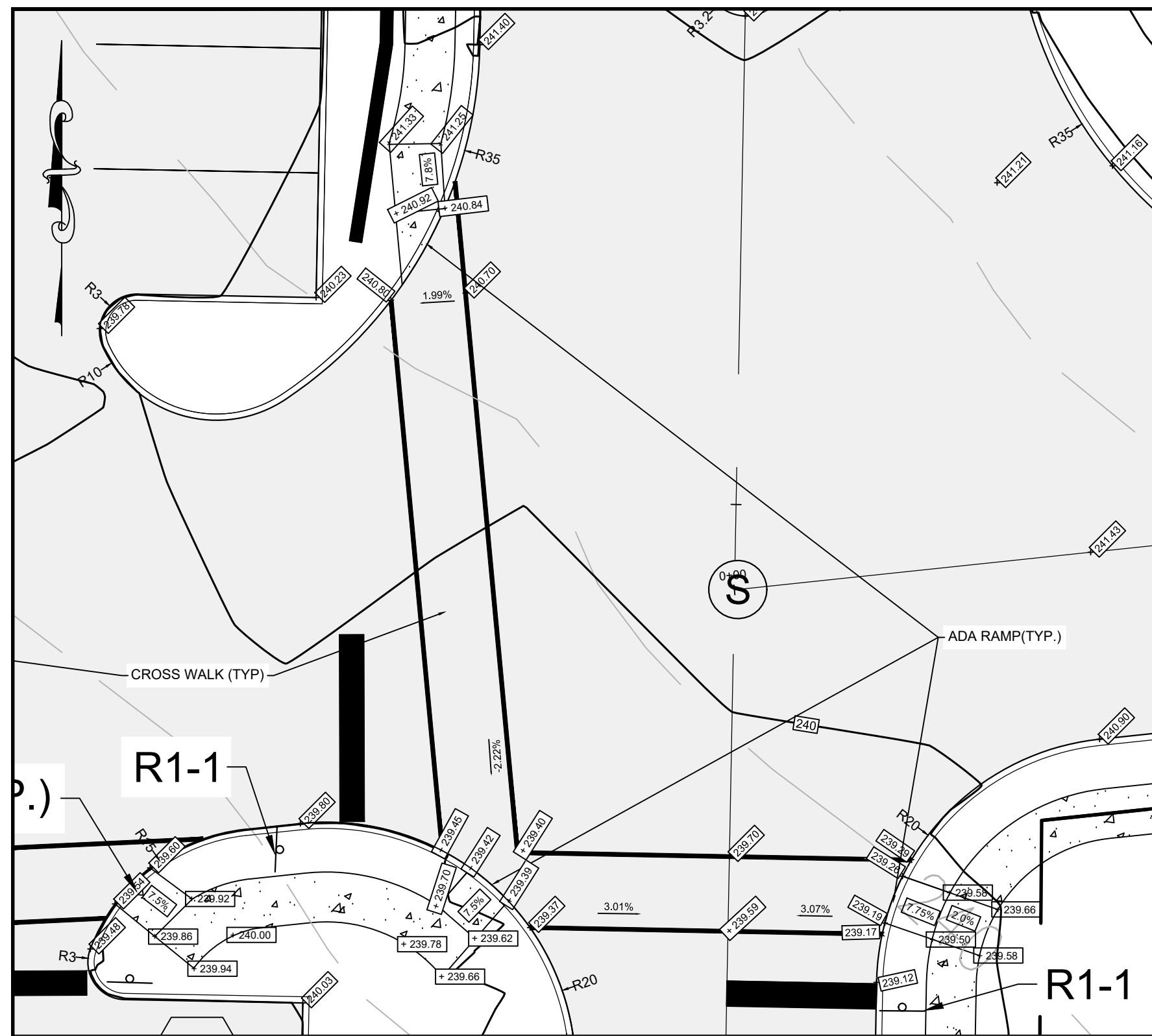
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8	TWP REV.	BH	1-18-23
7	FIRE DEP. REV.	BH	1-23-21
6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

4/28/2023
DATE
WJ
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

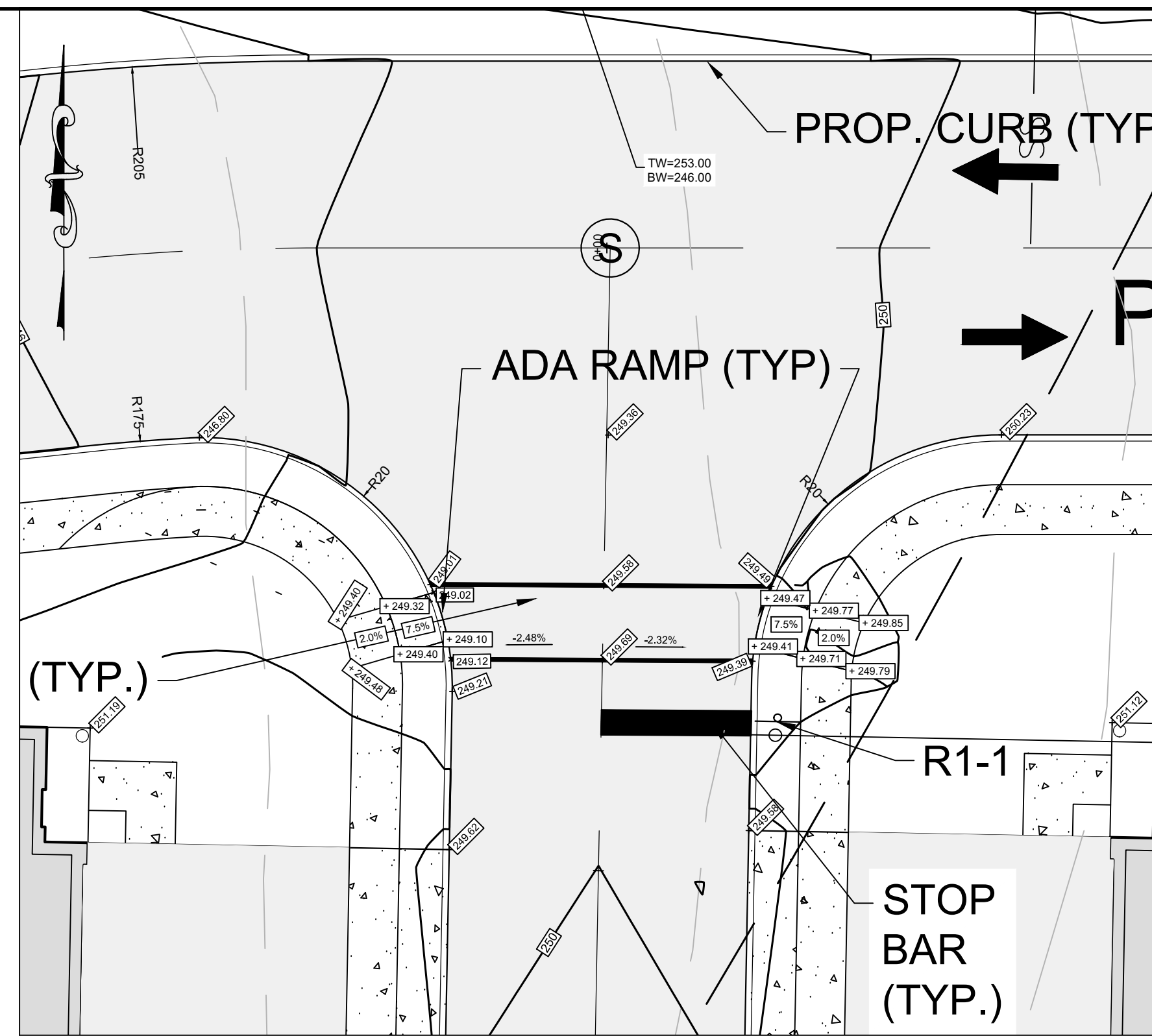
PROJECT:
CLINTON COMMONS
MAJOR SUBDIVISION AND SITE PLAN
65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON
HUNTERDON COUNTY NEW JERSEY

TITLE:
PROFILE OF PROPOSED
UTILITY - II

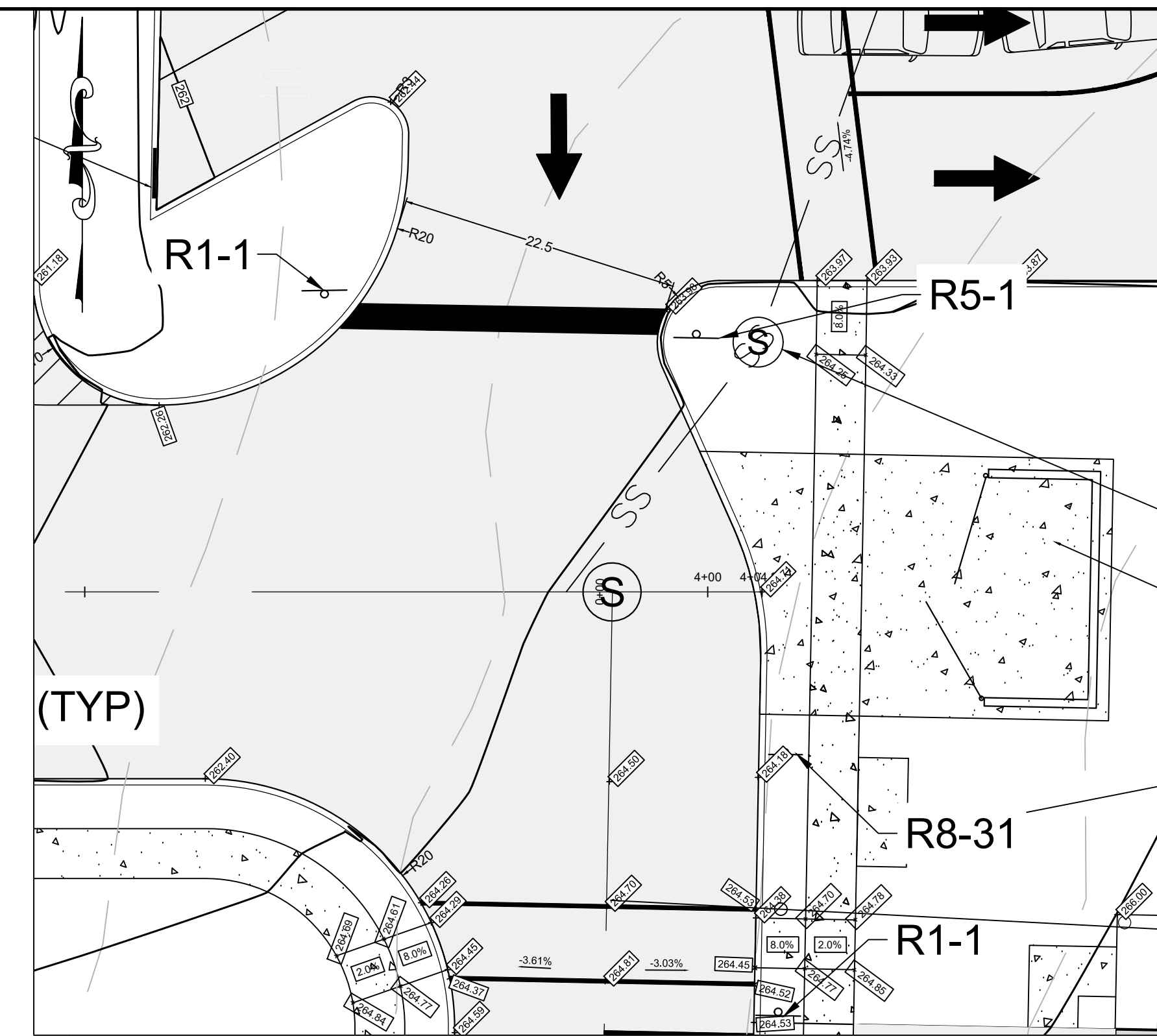
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DATE: 12/03/2020	



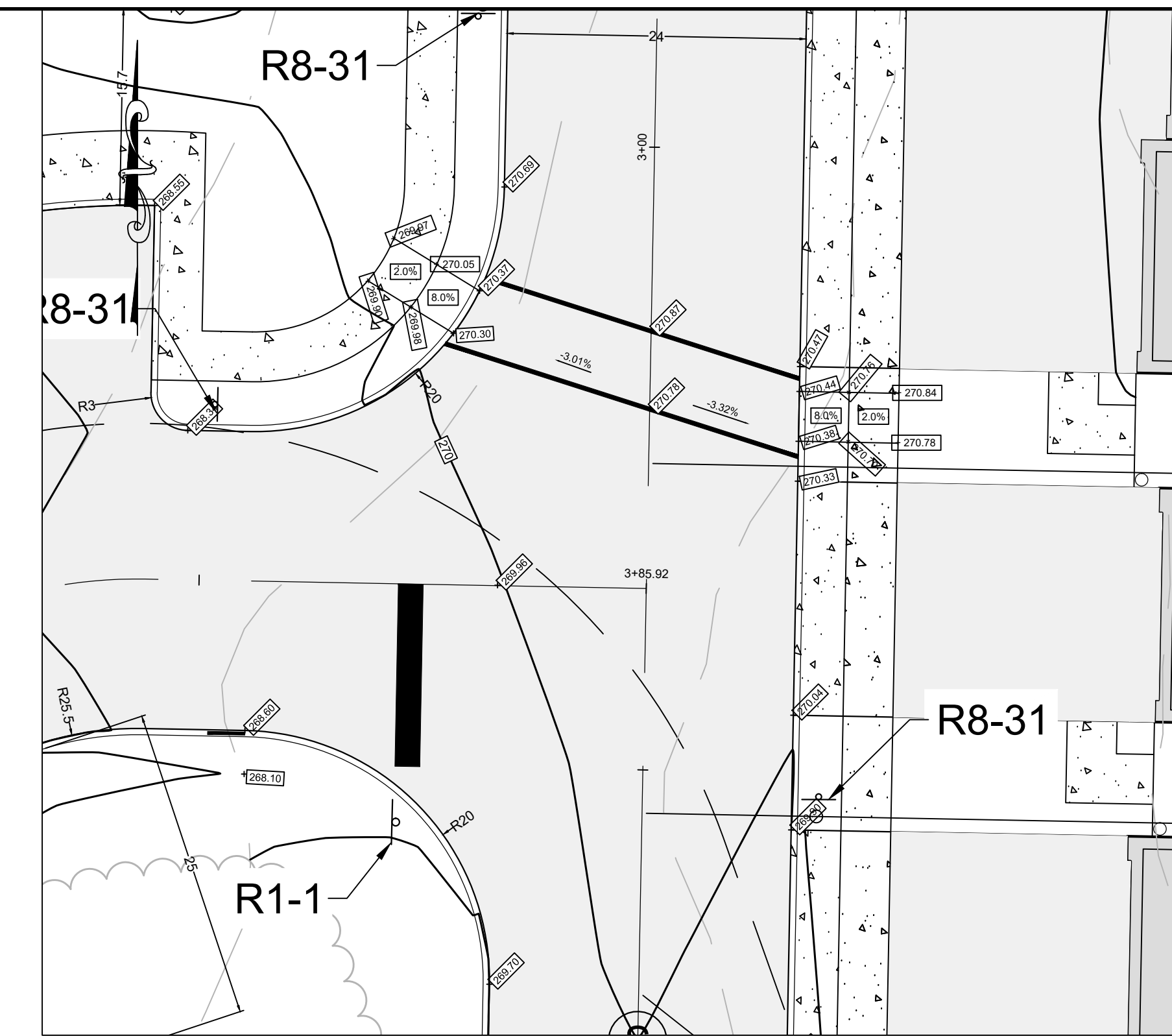
CLINTON COMMONS DR AND PLYMOUTH DR INTERSECTION



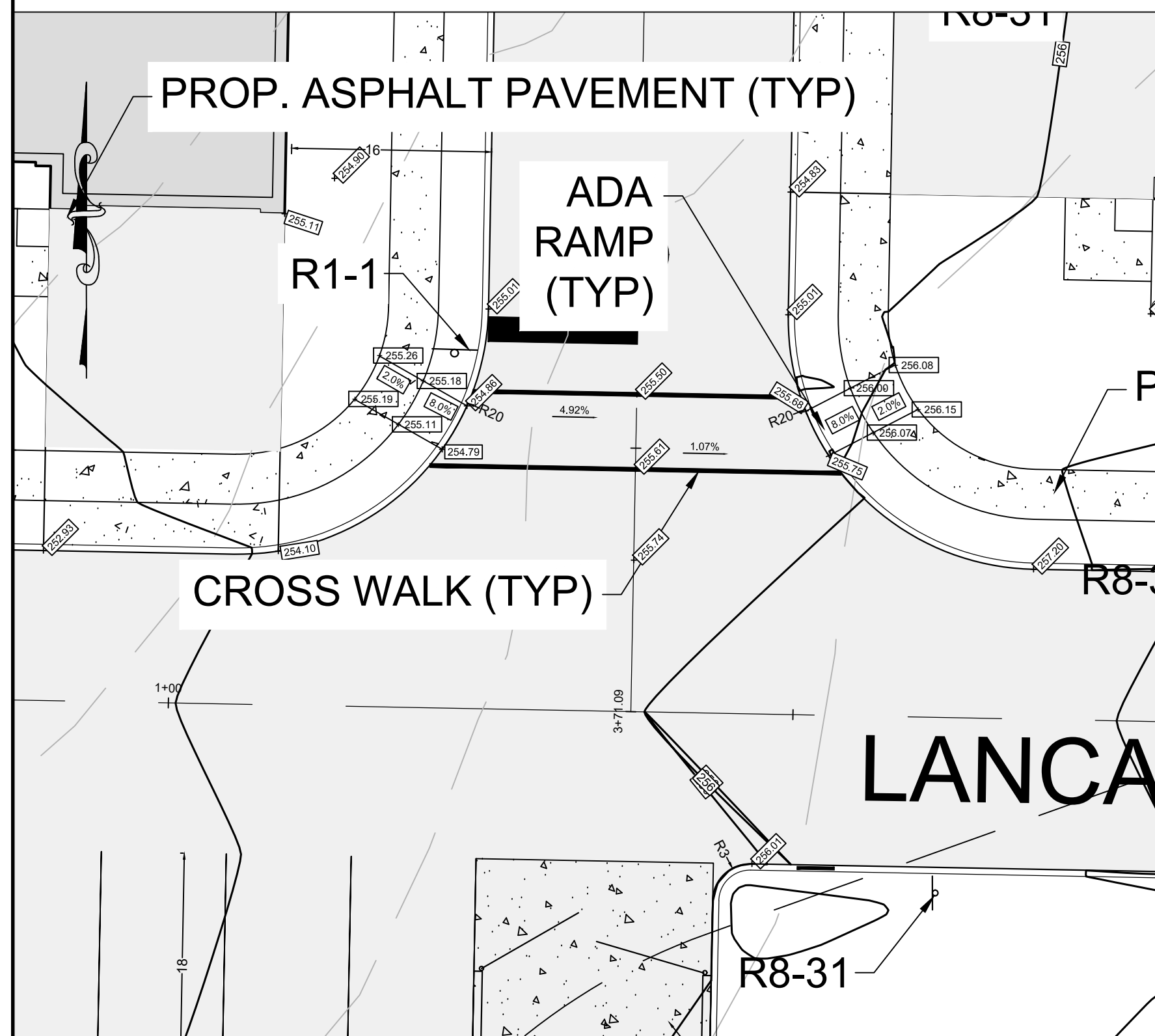
PLYMOUTH DR AND STRATFORD DR INTERSECTION



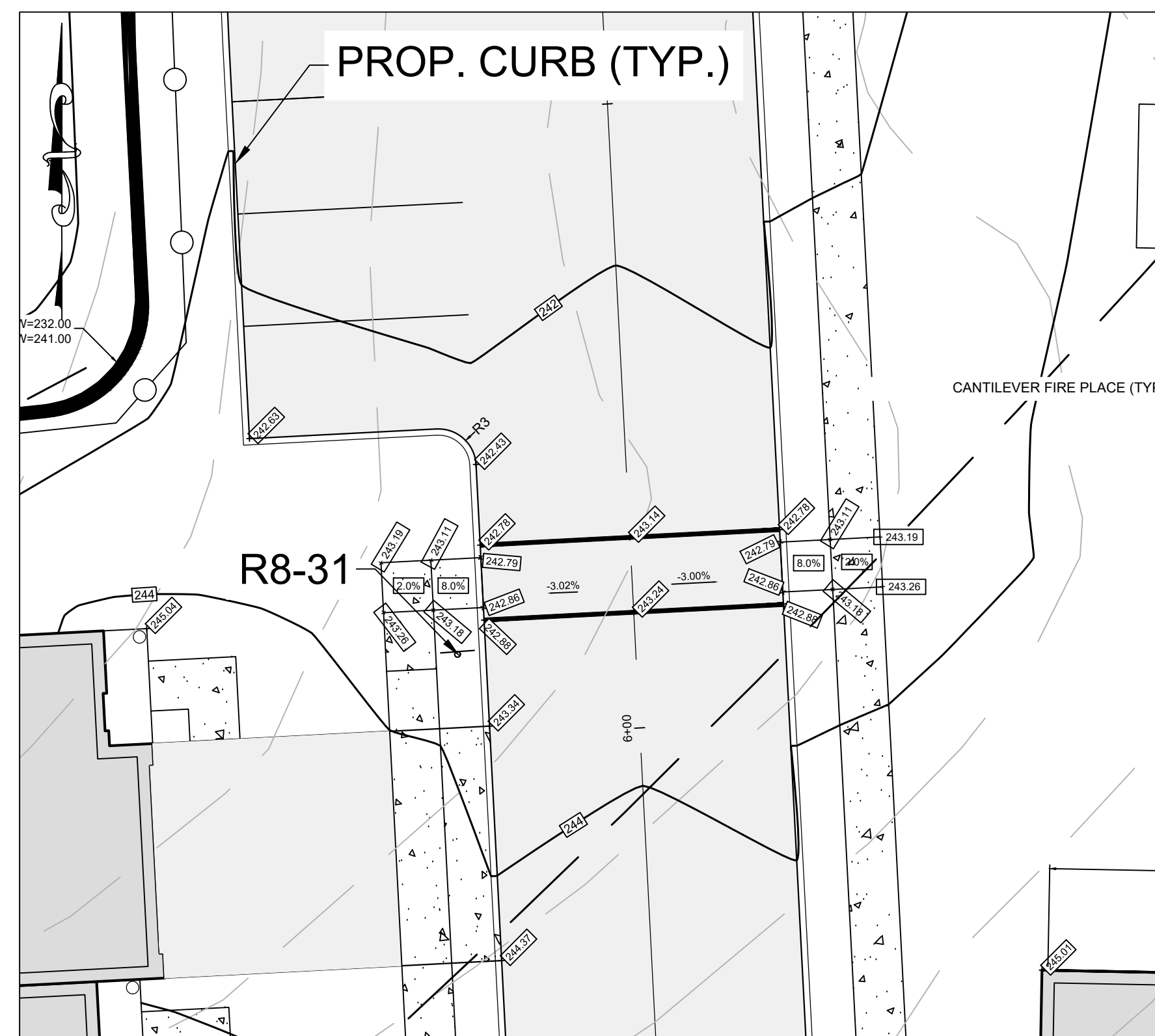
PLYMOUTH DR AND BUCKINGHAM DR INTERSECTION



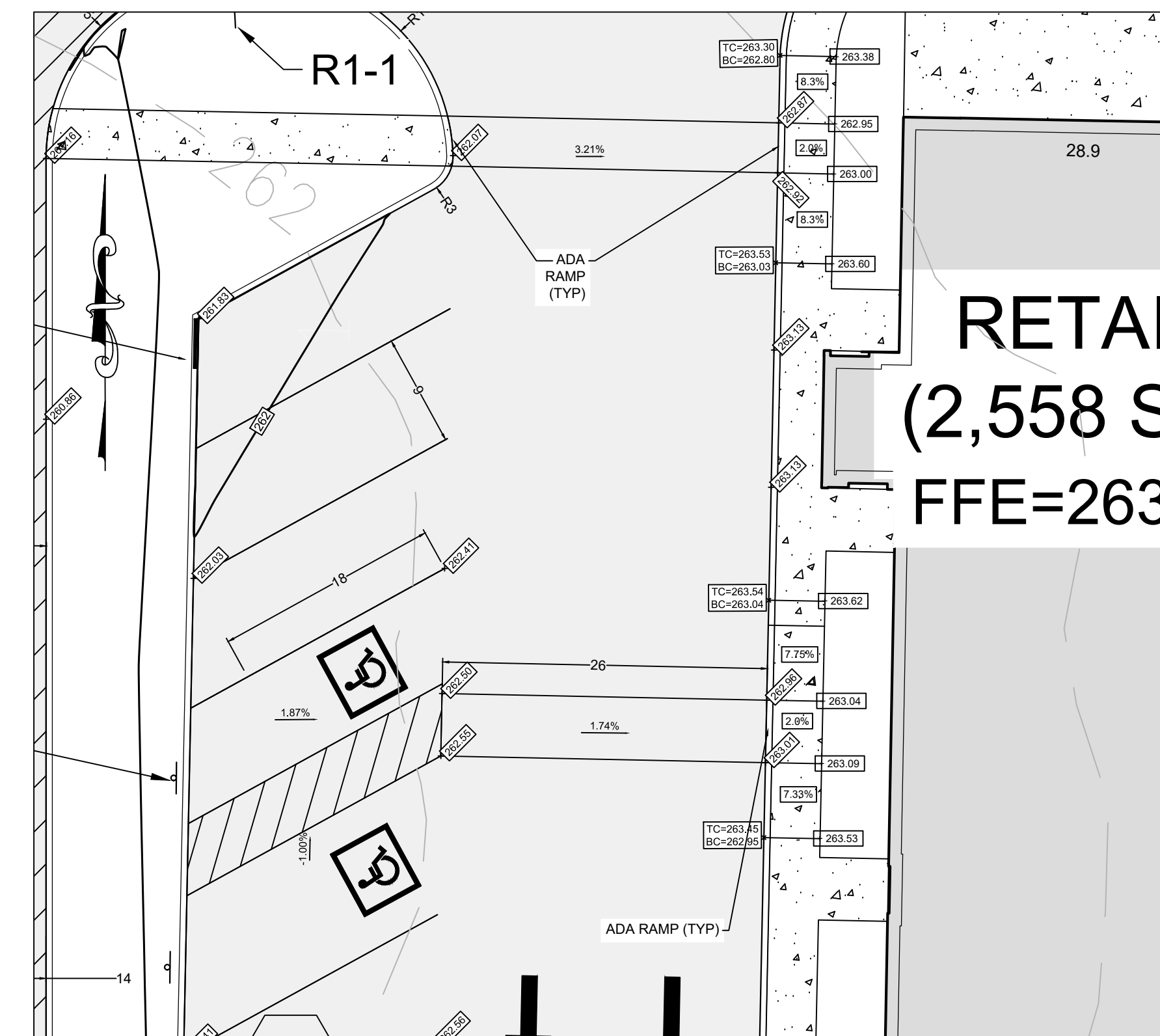
BUCKINGHAM DR. AND LANCASTER DR. INTERSECTION



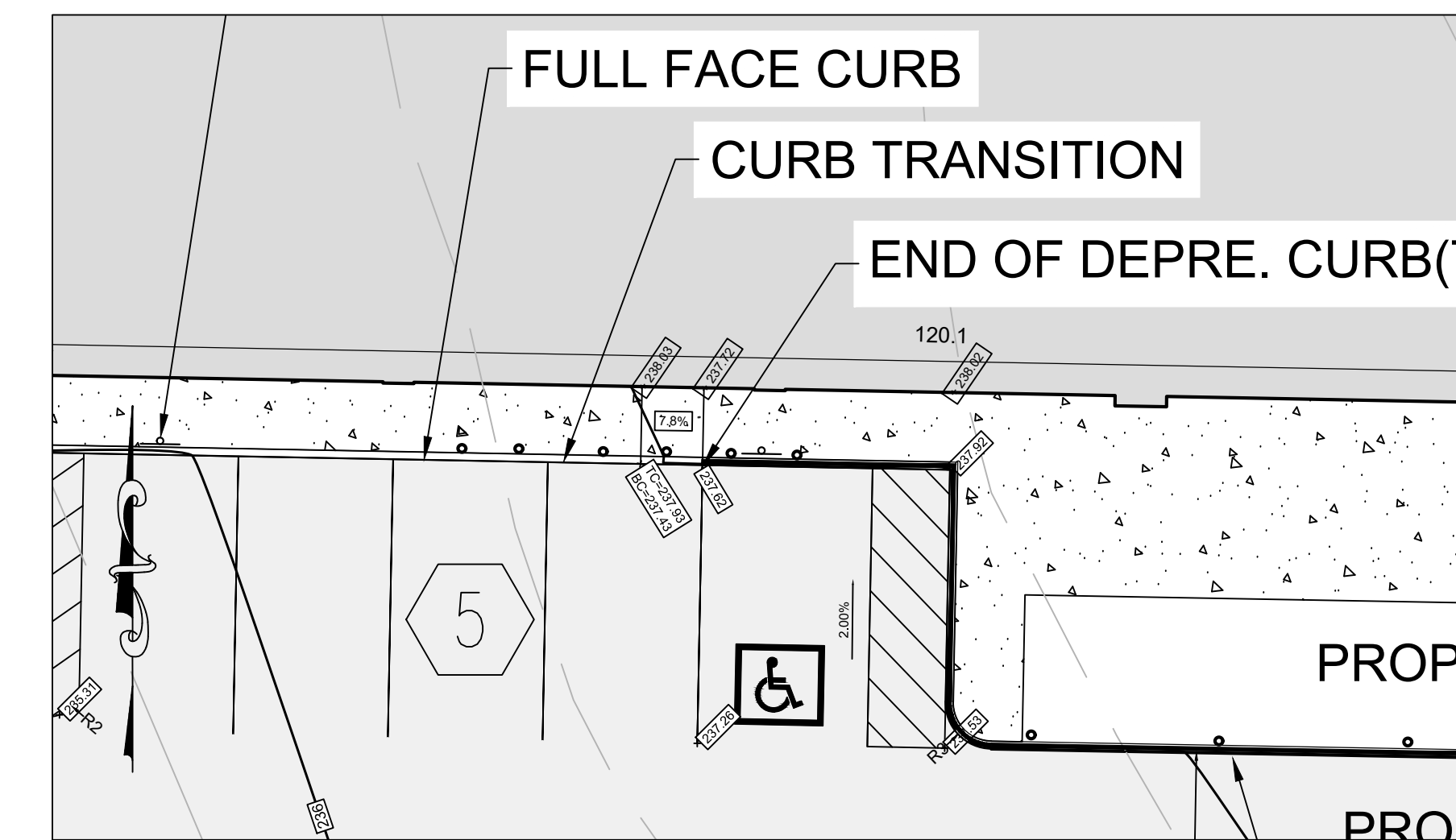
STRATFORD DR AND LANCASTER DR INTERSECTION



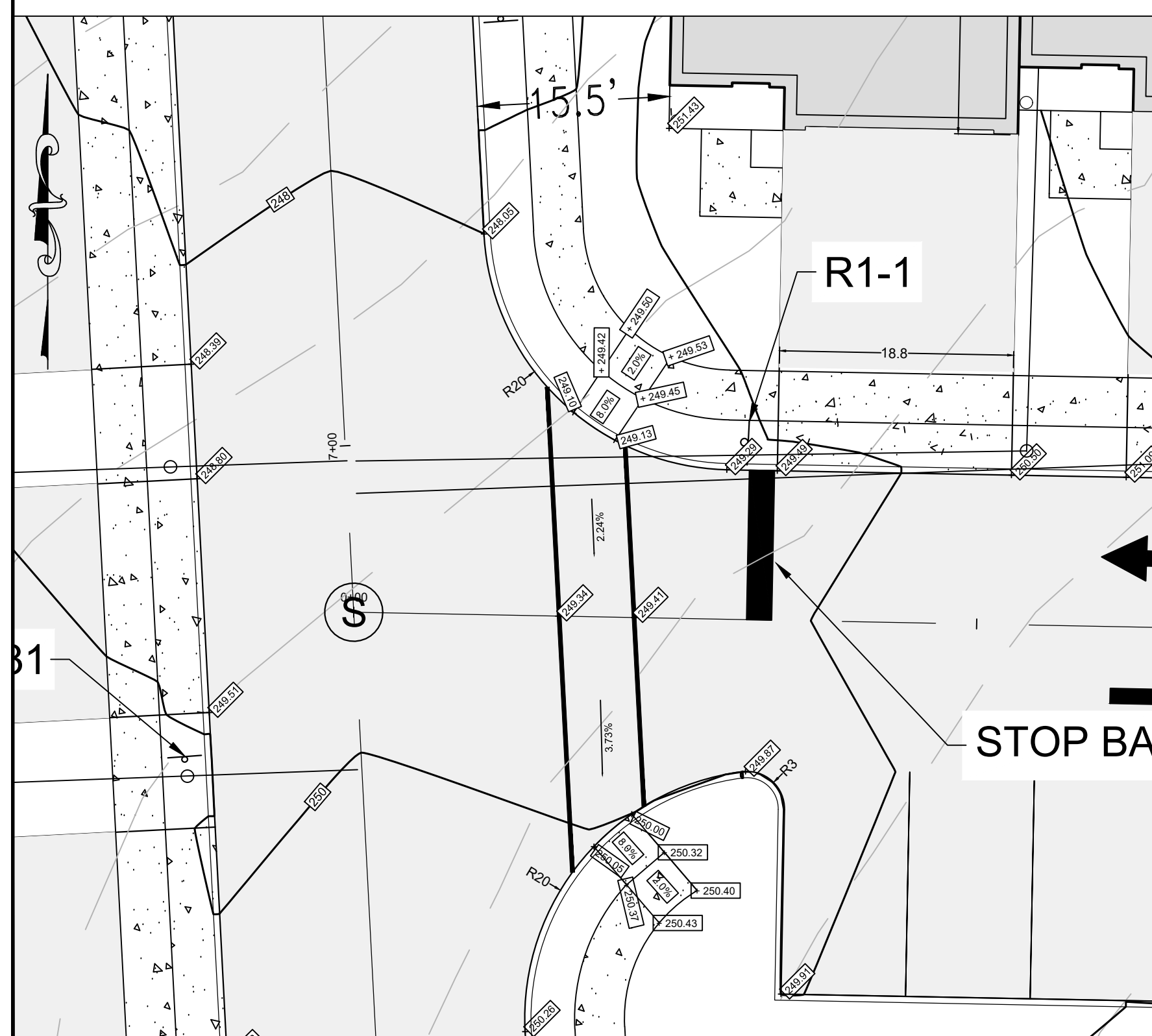
CLINTON COMMONS DR ADA RAMPS AT STA 5+88



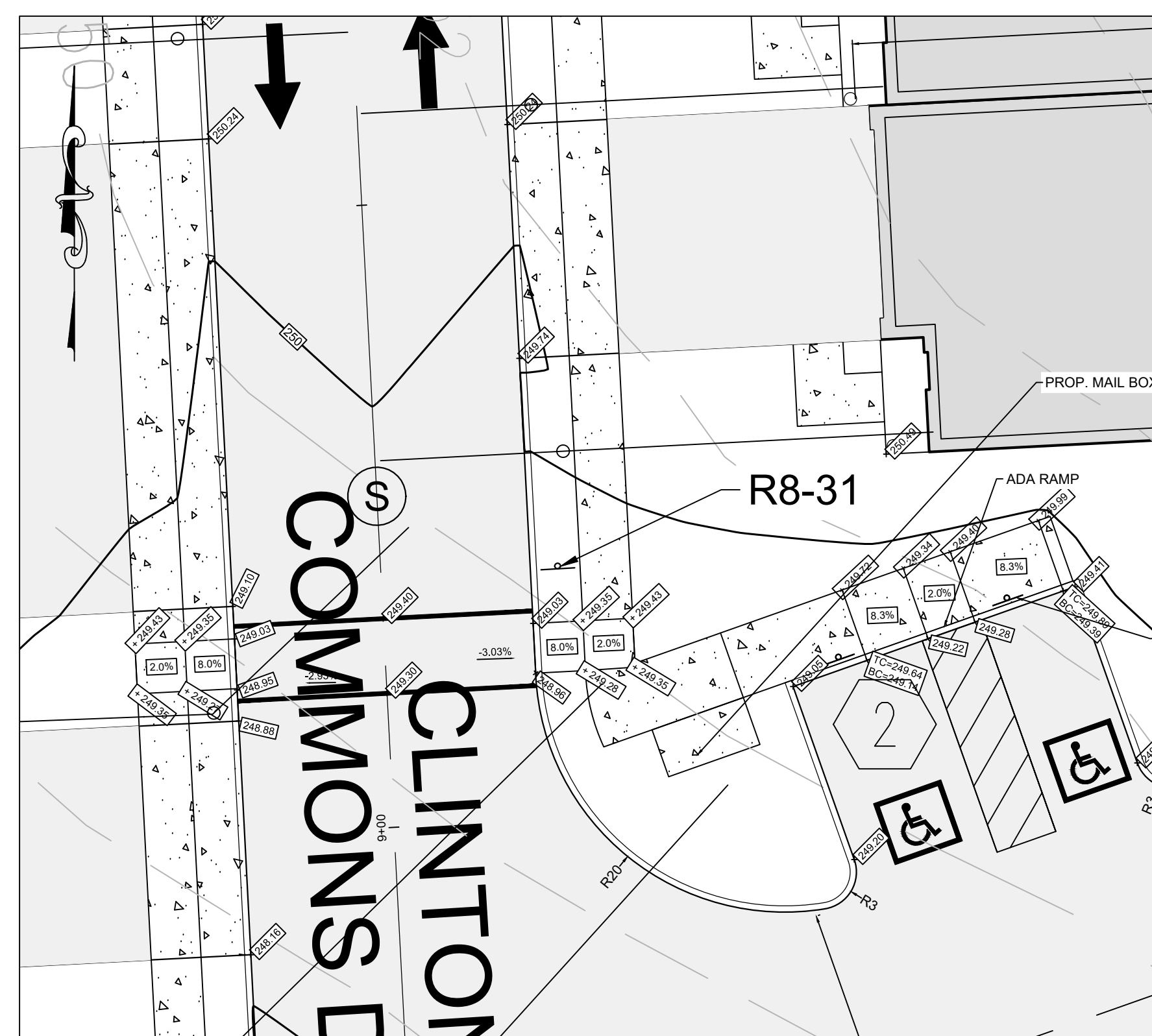
TACO BELL



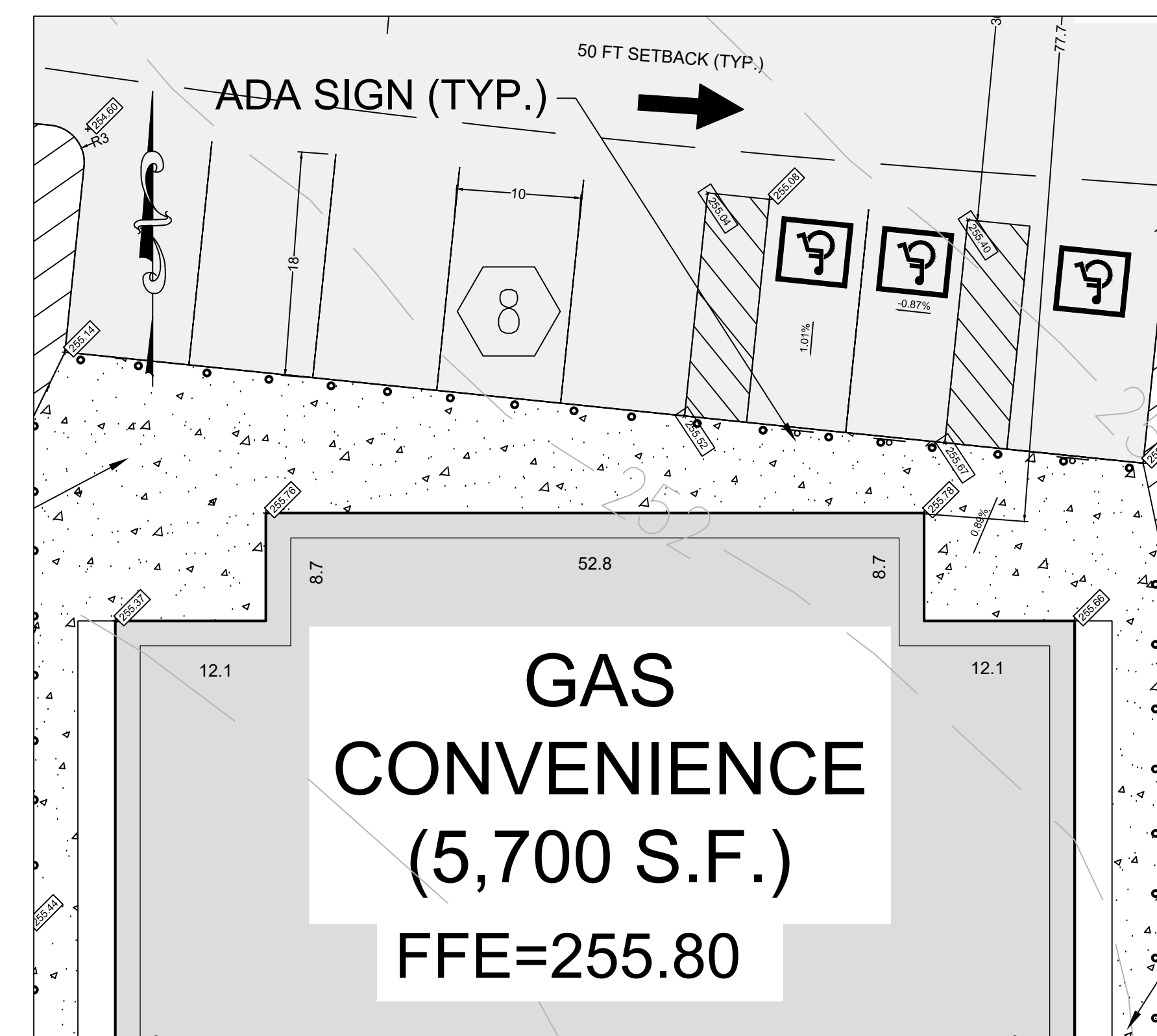
FOOD MARKET ADA ACCESS



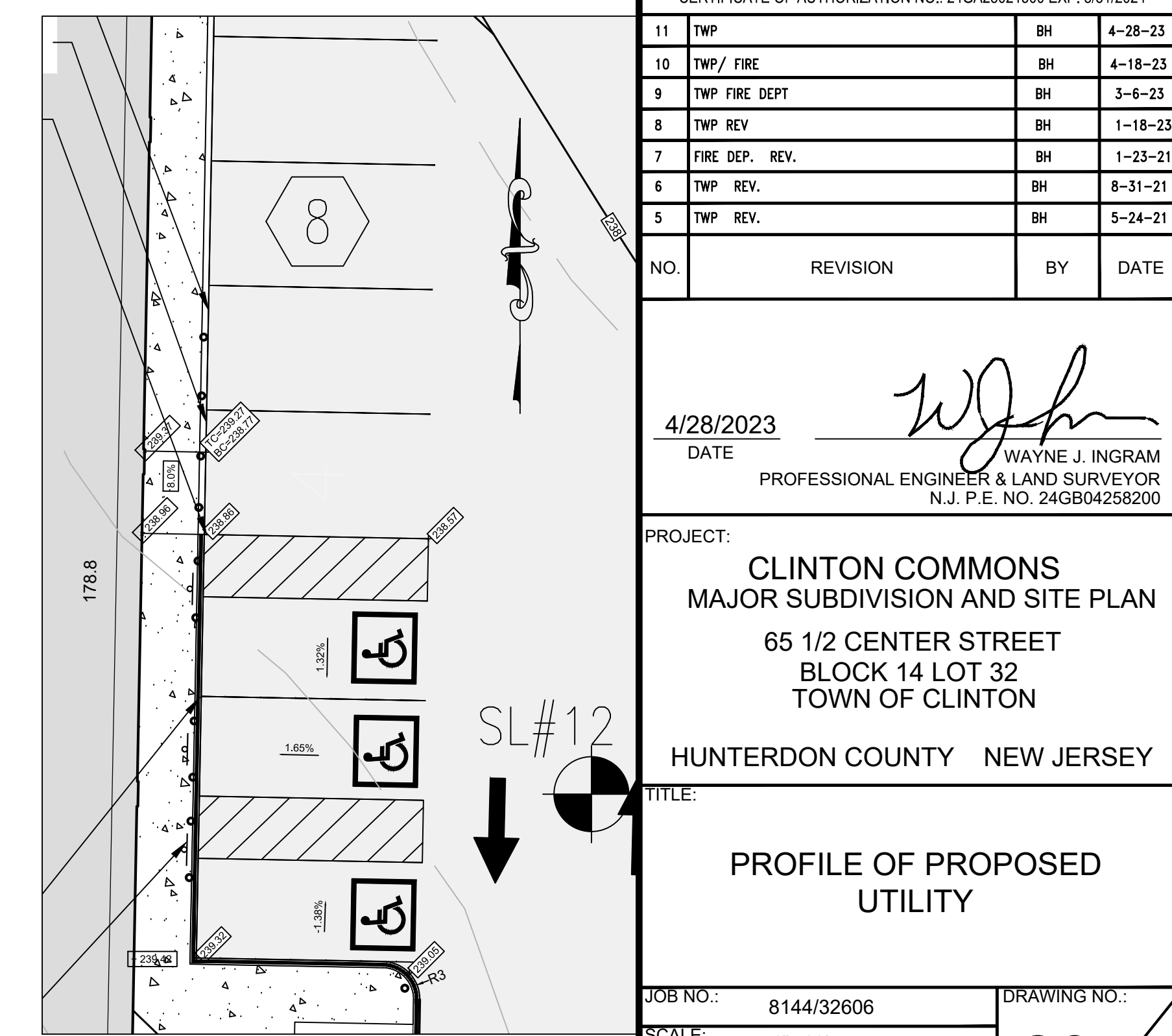
CLINTON COMMONS DR AND LANCASTER DR INTERSECTION



CLINTON COMMONS DR ADA RAMPS AT STA 8+86



GAS CONVENIENCE ADA ACCESS



FOOD MARKET ADA ACCESS

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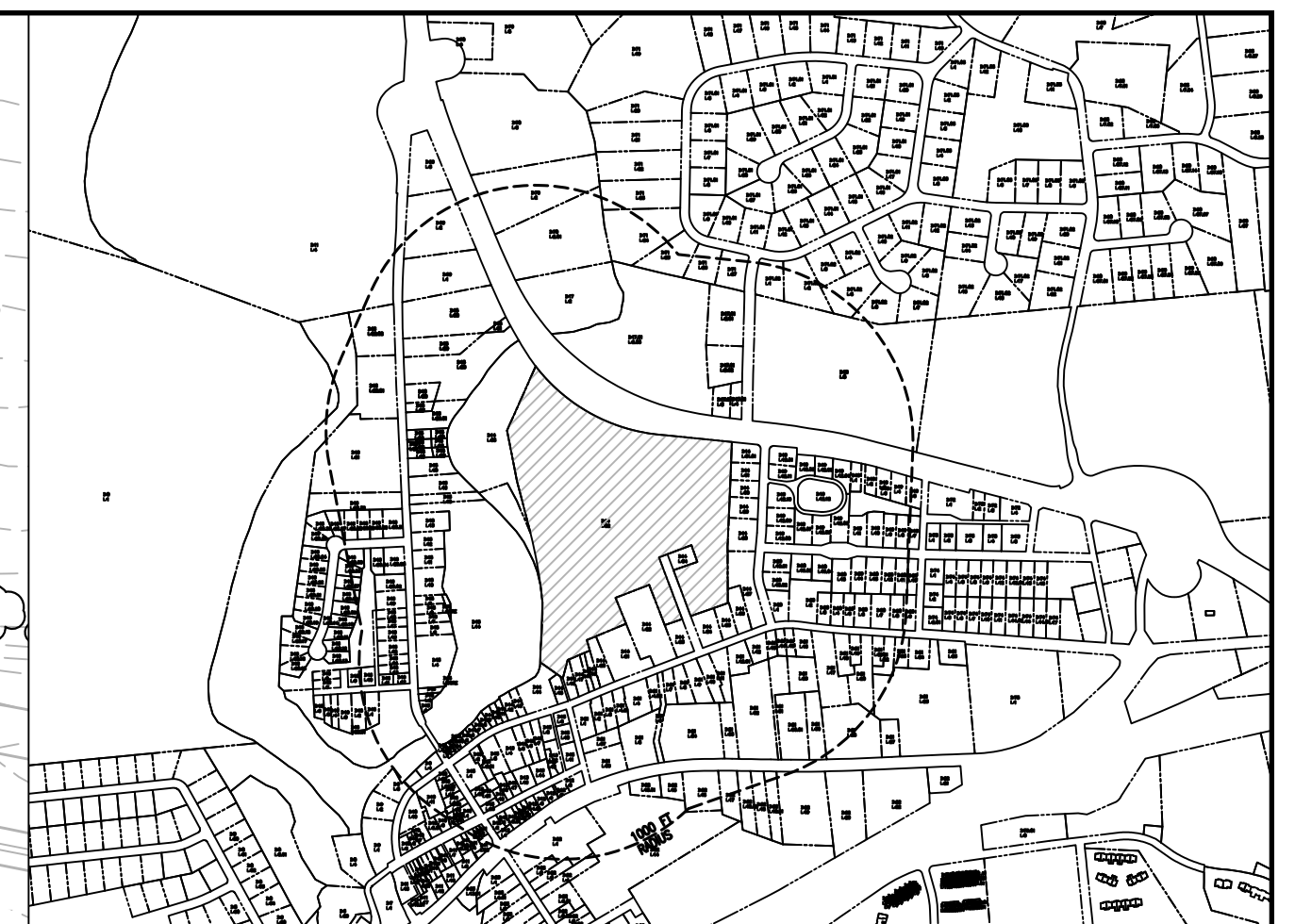
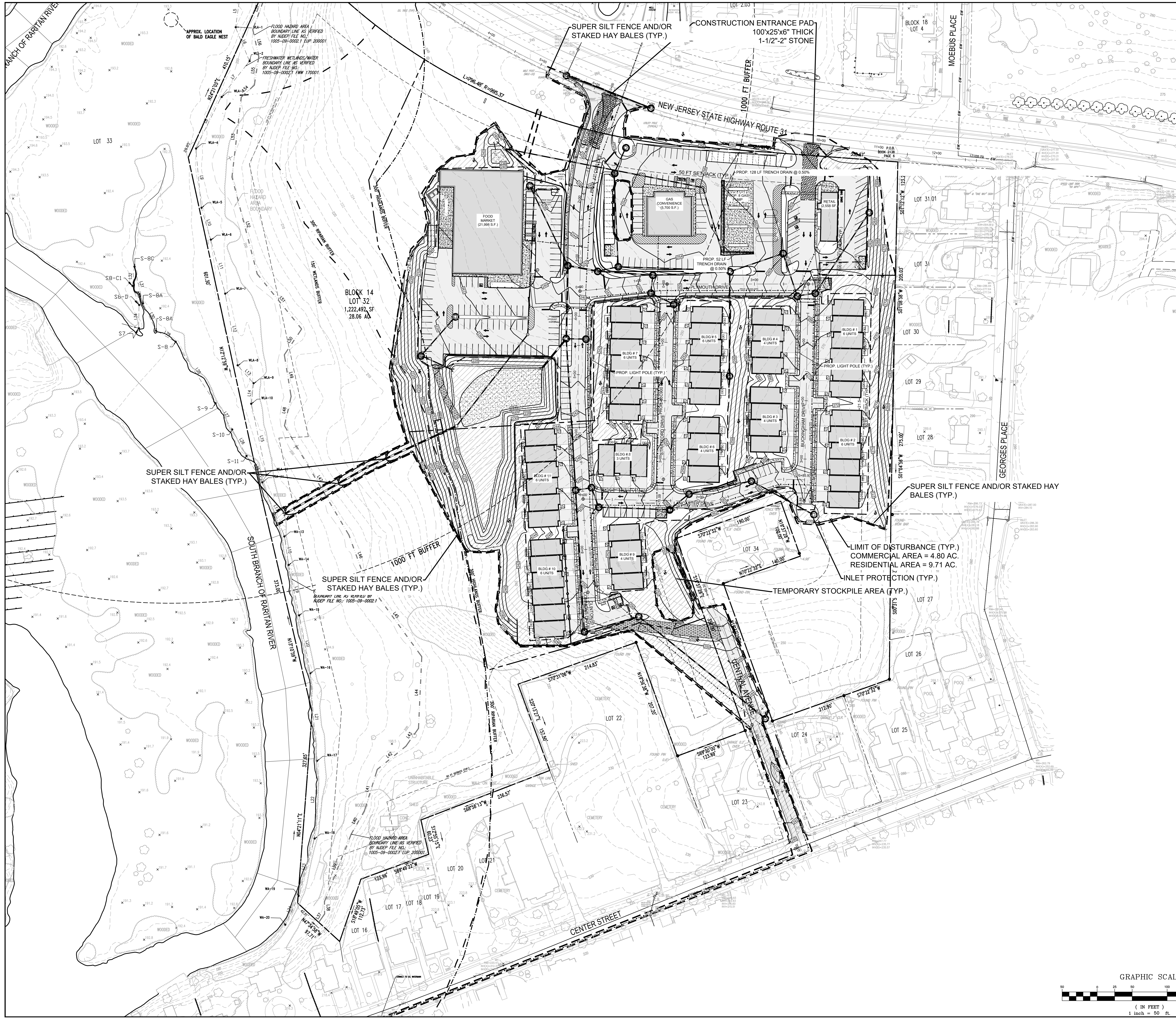
NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP/ FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-8-23
8	TWP REV	BH	1-18-23
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6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

4/28/2023 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:
 PROFILE OF PROPOSED UTILITY

JOB NO.: 8144/32606	DRAWING NO.: 20
SCALE: 1"=10'	24
DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	



KEY MAP
SCALE: 1"=1000'

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

LIMIT OF DISTURBANCE (TYP.)
COMMERCIAL AREA = 4.80 AC.
RESIDENTIAL AREA = 9.71 AC.

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH: 908-238-0544 FAX: 908-238-6572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO. 24GA28021500 EXP. 8/31/2024

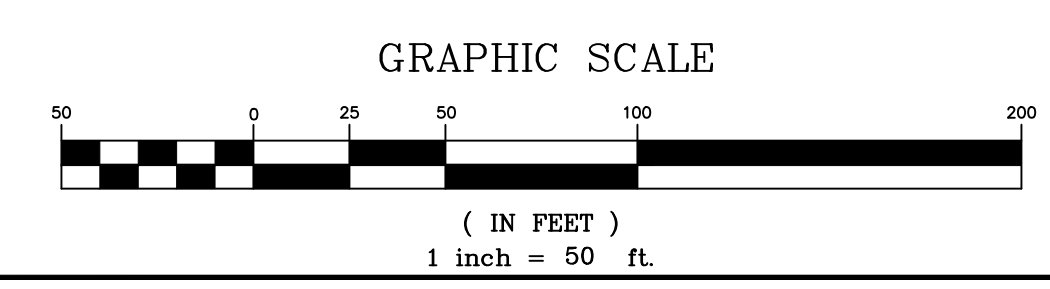
NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP/ FIRE	BH	4-18-23
9	TWP FIRE DEPT	BH	3-8-23
8	TWP REV	BH	1-18-23
7	FIRE DEP. REV.	BH	1-23-21
6	TWP REV.	BH	8-31-21
5	TWP REV.	BH	5-24-21

4/28/2023 DATE
Wayne J. Ingram
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:
SOIL EROSION AND
SEDIMENT CONTROL PLAN

JOB NO.: 8144/32606	DRAWING NO.: 21
SCALE: 1"=50'	24
DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	



SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. The Hunterdon County Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
2. All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
3. Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
4. N.J.S.A. 4:24-39 et. seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plan and Standards for Soil Erosion and Sediment Control in New Jersey and a Report of Compliance has been issued.
5. Upon written request from the applicant, the District may issue a Report of Compliance with conditions on a lot-by-lot or section-by-section basis, provided that the project or portion thereof is in satisfactory compliance with the sequence of development and temporary measures for soil erosion and sediment control have been implemented, including provisions for stabilization and site work.
6. Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre, according to the Standard for Stabilization with Mulch Only.
7. Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, and a mulch anchor, in accordance with State Standards.
8. A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.
9. The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will access the construction site. After interior roadways are paved, individual lots require a stabilized construction access consisting of one inch to two inch (1" - 2") stone for a minimum length of ten feet (10') equal to the lot entrance width. All other access points shall be blocked off.
10. All soil washed, dropped, applied, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
11. Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading. At the time that site preparation for permanent vegetative stabilization is going to be completed, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
12. In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 450 lbs/1,000 sq ft of surface area) and covered with a minimum of 12" of settled soil with a pH of 5 or more, or 24" where trees or shrubs are to be planted.
13. Conduct Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
14. Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize sediment transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering.
15. Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet. Temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
16. Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities.
17. All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6.
18. The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of construction of the project.

Hunterdon County Soil Conservation District
687 Pittstown Rd.
Frenchtown, NJ 08825
(908) 788-9466 Phone

TEMPORARY STABILIZATION SPECIFICATIONS

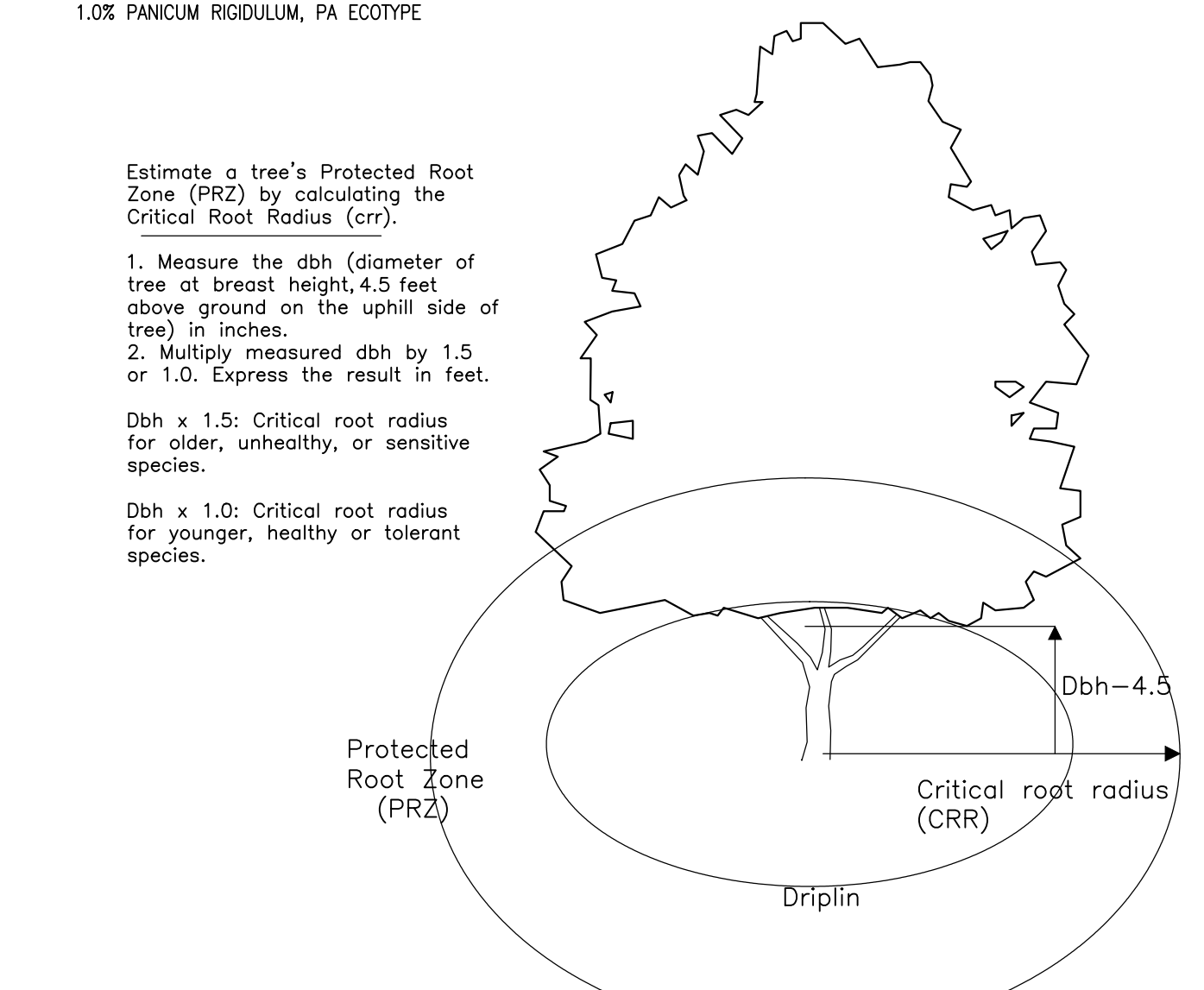
- 1. Apply ground limestone at a rate of 2 tons per acre or 90 pounds per 1,000 square feet unless Soil testing indicates otherwise.
2. Apply fertilizer at a rate of 500 pounds per acre or 11 pounds per 1,000 square feet with 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise.
3. Work lime and fertilizer into the soil as nearly as practical to a depth of 4" with a disc, springtooth harrow, or other suitable equipment.
4. Apply seed mixtures as follows:
ZONE 6a: Cool Season Mix
Perennial ryegrass at 100 pounds per acre or 1 pound per 1,000 square feet, March 1 thru May 15 and August 15 thru October 1, to a depth of 0.5 inch, OR:
Spring oats at 86 pounds per acre or 2 pound per 1,000 square feet, March 1 thru May 15 and August 15 thru October 1, to a depth of 1 inch, OR:
Winter barley at 96 pounds per acre or 2.2 pound per 1,000 square feet, August 15 thru October 1, to a depth of 1 inch, OR:
Winter cereal rye at 112 pounds per acre or 2.8 pound per 1,000 square feet, August 1 thru November 15, to a depth of 1 inch, OR:
Peppermint at 20 pounds per acre or 0.5 pound per 1,000 square feet, May 15 thru August 15, to a depth of 1 inch, OR:
Millet (German or Hungarian) at 30 pounds per acre or 0.7 pound per 1,000 square feet, May 15 thru August 15, to a depth of 1 inch, OR:
Hard fescue at 175 pounds per acre or 4.0 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.5 inches, AND:
Kentucky bluegrass (blend) at 45 pounds per acre or 1.0 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch
ZONE 6b: DETENTION BASINS, SWALES, DITCHES, POND AND CHANNEL BANKS, BERMS;
Perennial ryegrass at 10 pounds per acre or 0.25 pounds per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inches, AND:
Strong creeping red fescue at 800 pounds per acre or 1.4 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inches, AND:
Kentucky bluegrass at 40 pounds per acre or 0.9 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch, AND:
Redtop at 3 pounds per acre or 0.1 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch, AND:
White clover at 5 pounds per acre or 0.1 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch.
5. Mulch with unrotted soil hay or small grain straw immediately after seeding at a rate of 1.5 to 2 tons per acre or 70 to 90 pounds per 1,000 square feet and secure with peg and twine, mulch netting, crimpers or liquid mulch-binders.
6. Where the season and other conditions may not be suitable for growing an erosion resistant cover or where stabilization is needed for a short period until more suitable protection can be applied, stabilization with mulch only will be utilized.

- 1. Apply ground limestone at a rate determined by field test.
2. Apply fertilizer at a rate of 500 pounds per acre or 11 pounds per 1,000 square feet with 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise.
3. Work lime and fertilizer into the soil as nearly as practical to a depth of 4" with a disc, springtooth harrow, or other suitable equipment. (NOTE: Lime stone rate to be determined by the soil testing in the field)
4. Apply seed mixtures as follows:
ZONE 6a: RESIDENTIAL AND COMMERCIAL AREAS;
Perennial ryegrass at 45 pounds per acre or 1.0 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inches, AND:
Hard fescue at 175 pounds per acre or 4.0 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inches, AND:
Kentucky bluegrass (blend) at 45 pounds per acre or 1.0 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch
ZONE 6b: DETENTION BASINS, SWALES, DITCHES, POND AND CHANNEL BANKS, BERMS;
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Kentucky bluegrass at 40 pounds per acre or 0.9 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch, AND:
Redtop at 3 pounds per acre or 0.1 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch, AND:
White clover at 5 pounds per acre or 0.1 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch.
5. Mulch with unrotted soil hay or small grain straw immediately after seeding at a rate of 1.5 to 2 tons per acre or 70 to 90 pounds per 1,000 square feet and secure with peg and twine, mulch netting, crimpers or liquid mulch-binders.
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PERMANENT STABILIZATION SPECIFICATIONS

- 1. Apply ground limestone at a rate determined by field test.
2. Apply fertilizer at a rate of 500 pounds per acre or 11 pounds per 1,000 square feet with 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise.
3. Work lime and fertilizer into the soil as nearly as practical to a depth of 4" with a disc, springtooth harrow, or other suitable equipment. (NOTE: Lime stone rate to be determined by the soil testing in the field)
4. Apply seed mixtures as follows:
ZONE 6a: RESIDENTIAL AND COMMERCIAL AREAS;
Perennial ryegrass at 45 pounds per acre or 1.0 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inches, AND:
Hard fescue at 175 pounds per acre or 4.0 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inches, AND:
Kentucky bluegrass (blend) at 45 pounds per acre or 1.0 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch
ZONE 6b: DETENTION BASINS, SWALES, DITCHES, POND AND CHANNEL BANKS, BERMS;
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White clover at 5 pounds per acre or 0.1 pound per 1,000 square feet, March 1 thru October 15, to a depth of 0.25 to 0.5 inch.
5. Mulch with unrotted soil hay or small grain straw immediately after seeding at a rate of 1.5 to 2 tons per acre or 70 to 90 pounds per 1,000 square feet and secure with peg and twine, mulch netting, crimpers or liquid mulch-binders.
6. Where the season and other conditions may not be suitable for growing an erosion resistant cover or where stabilization is needed for a short period until more suitable protection can be applied, stabilization with mulch only will be utilized.

STORMWATER MANAGEMENT BASIN AND RAIN GARDENS
25.0% PANICUM VIRGATUM, 'SHELTER'
20.0% CAREX VULPINOIDEA, PA ECOTYPE
20.0% ELYMUS VIRGIDICUS, PA ECOTYPE
4.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE
3.0% JUNCUS EFFUSUS
1.0% JUNCUS TENAX, PA ECOTYPE
1.0% PANICUM RIGIDULUM, PA ECOTYPE



Root Protection During Construction Guide

STABILIZATION WITH MULCH ONLY

- 1. Site Preparation
A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading.
B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.
2. Protective Materials
A. Unrotted small-grain straw, at 2.0 to 2.5 tons per acre, is spread uniformly at 90 to 115 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the soil cannot be seen below the mulch.
B. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.
C. Wood-fiber or paper-fiber mulch at the rate of 1,500 pounds per acre (or according to the manufacturer's requirements) may be applied by a hydroseeder.
D. Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.
E. Woodchips applied uniformly to a minimum depth of 2 inches may be used. Woodchips will not be used on areas where flowing water could wash them into an inlet and plug it.
F. Gravel, crushed stone, or slag at the rate of 9 cubic yards per 1,000 sq. ft. applied uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 (ASTM C-33) is recommended.
3. Mulch Anchoring - should be accomplished immediately after placement of hay or straw mulch to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area and steepness of slopes.
A. Peg and Twine - Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stokes may be driven before or after applying mulch. Secure mulch with soil surface by stretching twine between pegs in a cross-crease and a square pattern. Secure twine around each peg with two or more round turns.
B. Mulch Nettings - Staple paper, cotton, or plastic nettings over mulch. Use degradable netting in areas to be mowed. Netting is usually available in rolls 4 feet wide and up to 300 feet long.
C. Crimper Mulch Anchoring Cutter Tool - A tractor-drawn implement especially designed to punch and anchor mulch into the soil surface. This practice affords maximum erosion control, but its use is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On sloping land, the operation should be on the contour.
D. Liquid Mulch-Binders
1. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of banks. Remainder of area should be uniform in appearance.
2. Use one of the following:
a. Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials that mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Vegetable based gels shall be applied at rates and weather conditions recommended by the manufacturer.
b. Synthetic Binders - High polymer synthetic emulsion, mixable with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.
STANDARDS FOR DUST CONTROL
1. To be utilized on exposed soil surfaces to prevent blowing and movement of dust to minimize on and off site damage and improve traffic safety.
2. The following methods should be considered to control dust:
a. Mulches - see the standard for stabilization with mulch.
b. Vegetative cover - see the standard for temporary vegetative cover and permanent cover.
c. Spray on adhesives - for use on mineral soils only. Not to be used on muck soils. Traffic must be kept off these areas.
Table: Latex emulsion, Resin in water, water dilution, type of nozzle, apply gallons/acre.

STANDARDS FOR DUST CONTROL

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b. Vegetative cover - see the standard for temporary vegetative cover and permanent cover.
c. Spray on adhesives - for use on mineral soils only. Not to be used on muck soils. Traffic must be kept off these areas.
Table: Latex emulsion, Resin in water, water dilution, type of nozzle, apply gallons/acre.
3. Site Preparation
A. Field exploration should be made to determine whether quantity and/or quality of surface soil justifies stripping.
B. Stripping shall be confined to the immediate construction area.
C. Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5.
D. A 4-6 inch stripping depth is common, but may vary depending on the particular soil.
E. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage.
F. Stockpiles should be vegetated in accordance with standards previously described herein; see standards for Permanent (pg. 4-1) or Temporary (pg.7-1) Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.
3. Site Preparation
A. Grade at the onset of the optimal seeding period so as to minimize the duration and area of exposure of disturbed soil to erosion. Immediately proceed to establish vegetative cover in accordance with the specified seed mixture. Time is of the essence.
B. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and other material which may have been ordered with sand, silt, clay, organic matter, fertilizer or lime and has the appearance of topsoil. Topsoil substitutes may be utilized on sites with insufficient topsoil for establishing permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil noted above. Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.
2. Stripping and Stockpiling
A. Field exploration should be made to determine whether quantity and/or quality of surface soil justifies stripping.
B. Stripping shall be confined to the immediate construction area.
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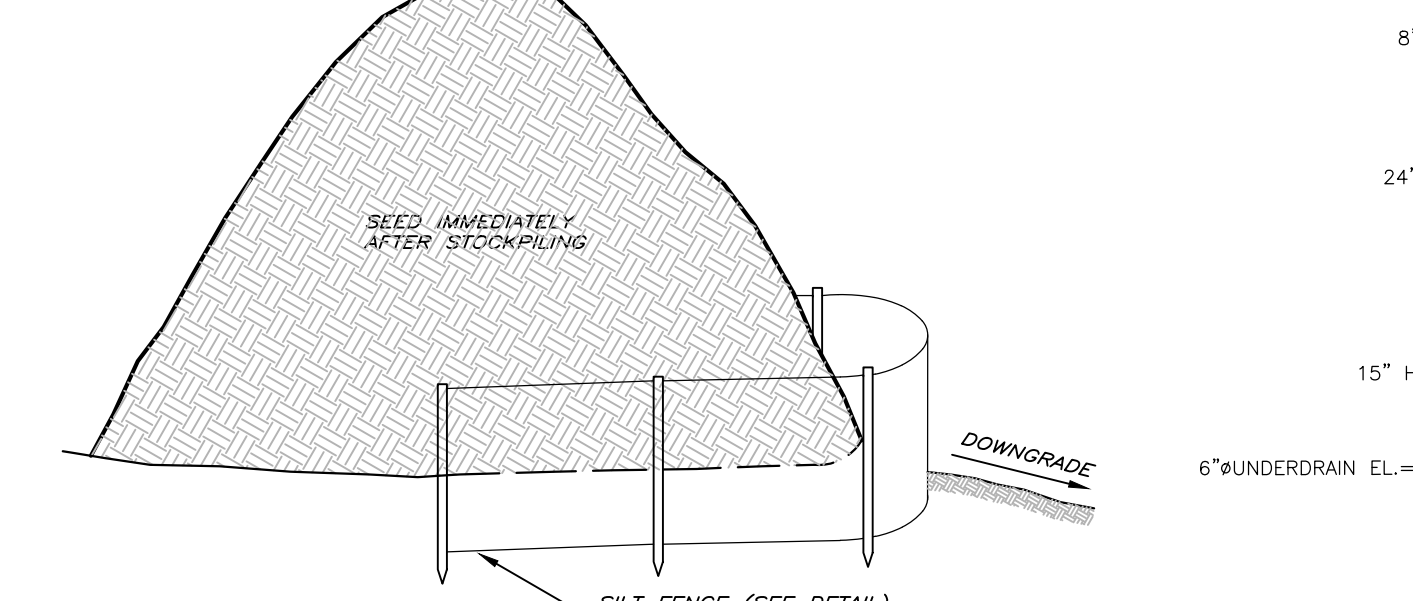
- 1. Tillage - this is a temporary emergency measure to roughen the surface and bring clods to the surface. This method should be used before soil starts blowing. Begin plowing on windward side of site. Chisel type plows with 12" spacing and spring toothed harrows may produce the desired effect.
e. Sprinkling - the site is sprinkled with water until damp as necessary to control dust.
f. Barriers - solid board fences, snow fences, barbed fences, cattle walls, toy bales, and similar materials can be used to control air currents and soil blowing.
g. Calcium Chloride - shall be in the form of loose dry granules or flakes fine enough to spread through commonly used spreaders at a rate that will keep surfaces moist but not cause pollution or plant damage. If used on steeper slopes, then used other practices to prevent washing into streams or accumulation around plants.
h. Stone - Cover surface with crushed stone or loose gravel.

TOPSOIL STOCKPILE PROTECTION

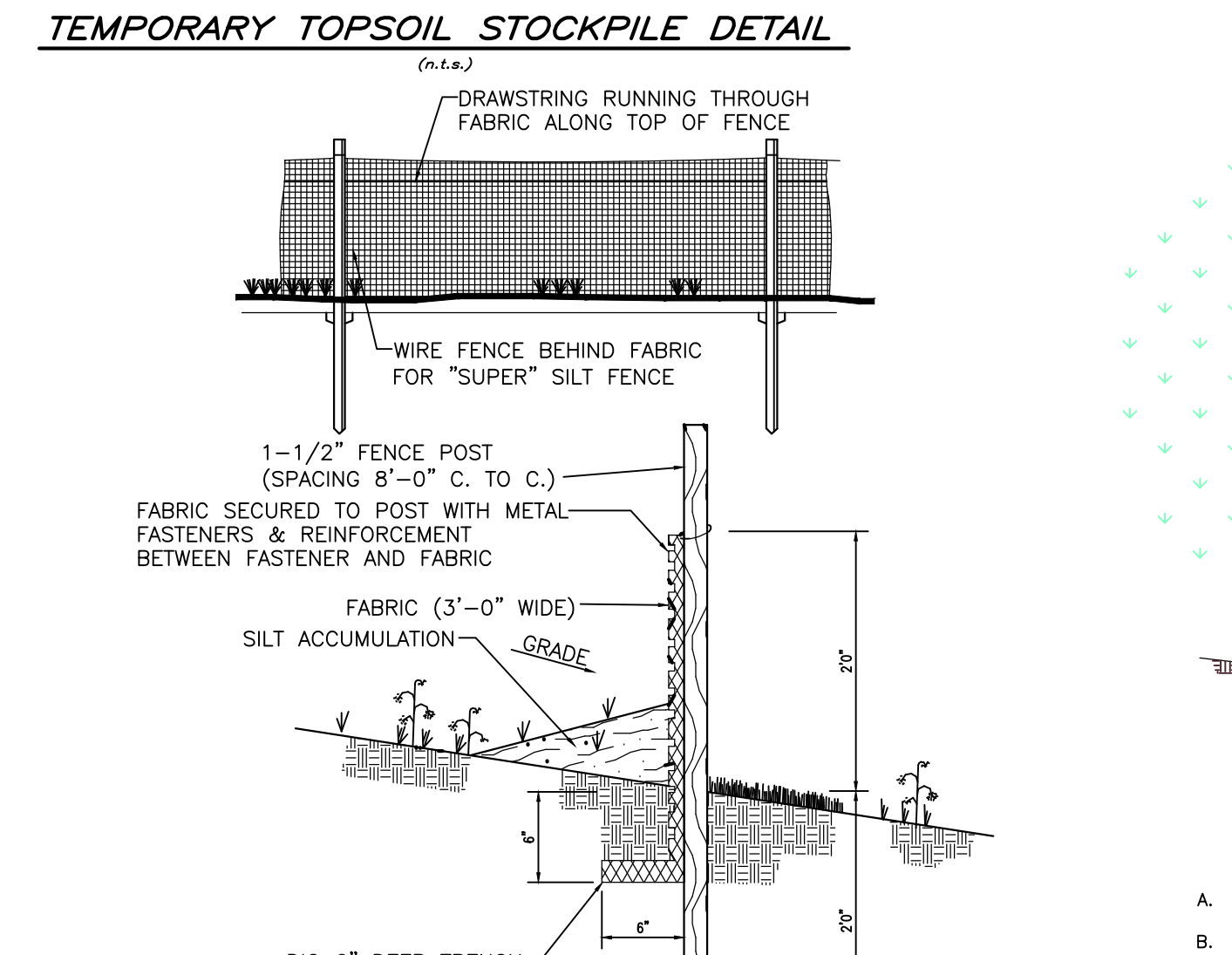
- 1. Construct temporary diversion berm and/or hay bales around stockpile area as required.
2. Apply limestone at a rate of 90 lbs/1000 SF.
3. Apply fertilizer at a rate of 11 lbs/1000 SF.
4. Apply Perennial Ryegrass at a rate of 1 lb/1000 SF.
5. Mulch with unrotted soil hay or small grain straw immediately after seeding. Apply at a rate of 90 lbs/1000 SF.

PROPOSED SEQUENCE OF DEVELOPMENT

- 1. WEED
INSTALL SOIL EROSION AND SEDIMENTATION CONTROL DEVICES
1. WEED
CLEAR SITE VEGETATION, PERFORM STRIPPING OPERATION AND STOCKPILE AS REQUIRED TO CONSTRUCT BUILDINGS, PAVEMENT AREAS, AND ACCESS DRIVE
2. WEED
EXCAVATE AND ROUGH GRADE FOR SITE IMPROVEMENTS
INSTALL ONSITE STORM AND SANITARY SEWER AND ELECTRICAL INLET FILTERS
3. WEED
INSTALL REMAINING SUBSURFACE UTILITIES, AND INTERNAL CONDUIT FOR SITE LIGHTING
INSTALL CURBING AND RETAINING WALLS
4. WEED
FINAL GRADE AND COMPACT PARKING AREA AND ACCESS DRIVE
CONSTRUCT BITUMINOUS STABILIZED BASE COURSE
5. WEED
CONSTRUCT CONCRETE WALKWAYS, TOPSOIL AND STABILIZE PROPOSED LAWN AREAS
6. WEED
CONSTRUCT BITUMINOUS SURFACE COURSE
7. WEED
INSTALL LIGHTING AND LANDSCAPING
REMOVE SEDIMENT FROM BASIN, RESHAPE BASIN BOTTOM AS NECESSARY.
INSTALL ADDITIONAL RIP-RAP AS NECESSARY AFTER REMOVAL OF EXCESS SILT
1. WEED
FINAL CLEANUP INCLUDING THE REMOVAL OF SILT FENCE
1. WEED
TOTAL: 42 WEEKS
* NOTE: BUILDING FOUNDATION CONSTRUCTION MAY COMMENCE AFTER ROUGH GRADING FOR SITE IMPROVEMENTS AND SHOULD BE COMPLETE PRIOR TO INSTALLATION OF CURBING AND RETAINING WALLS.



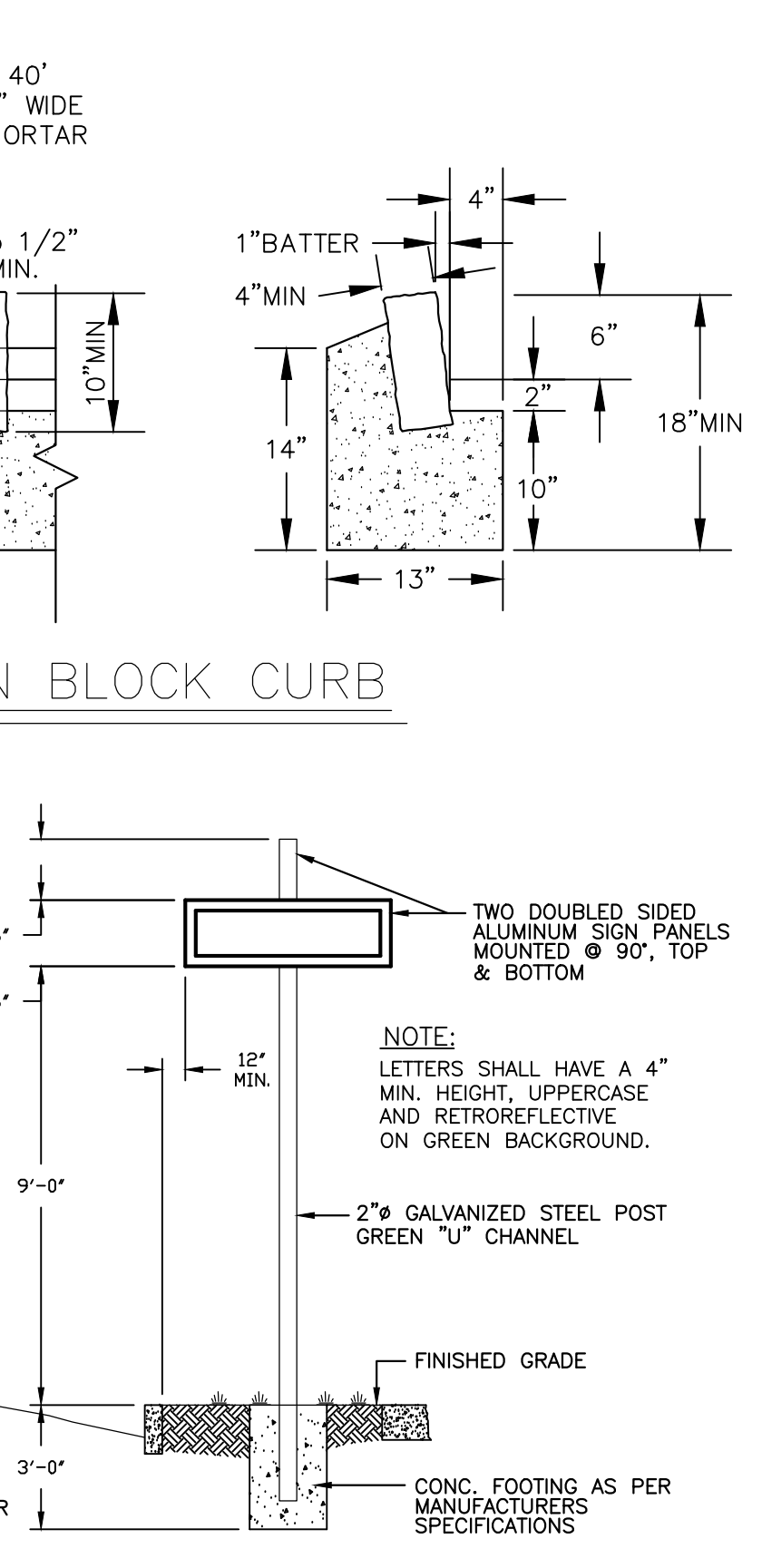
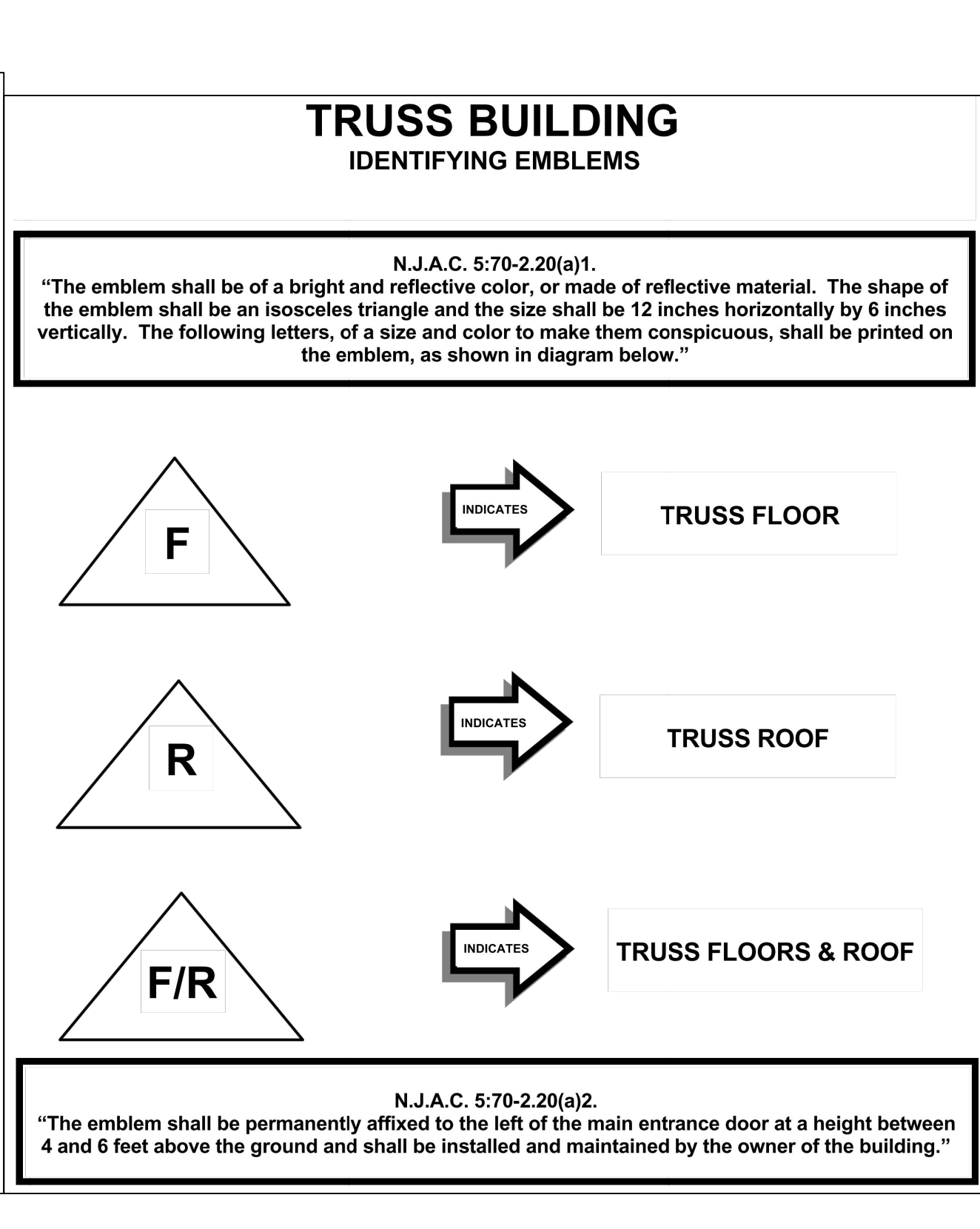
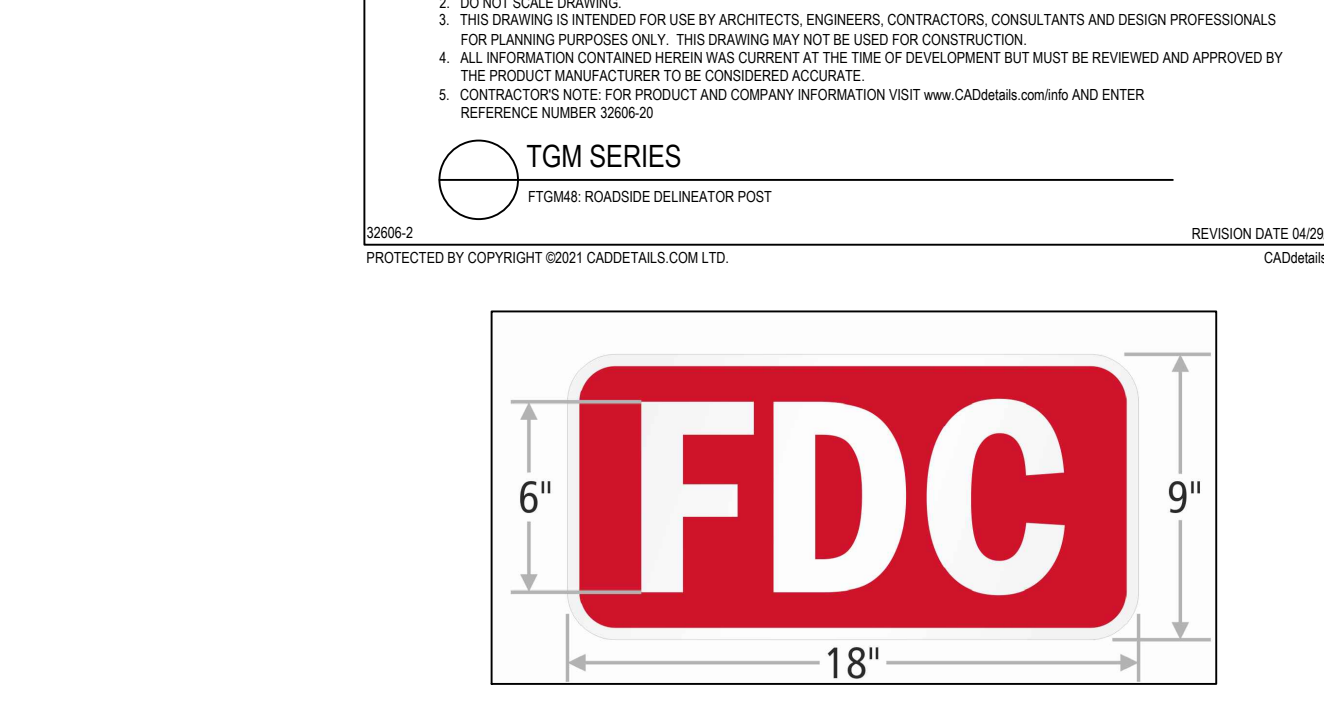
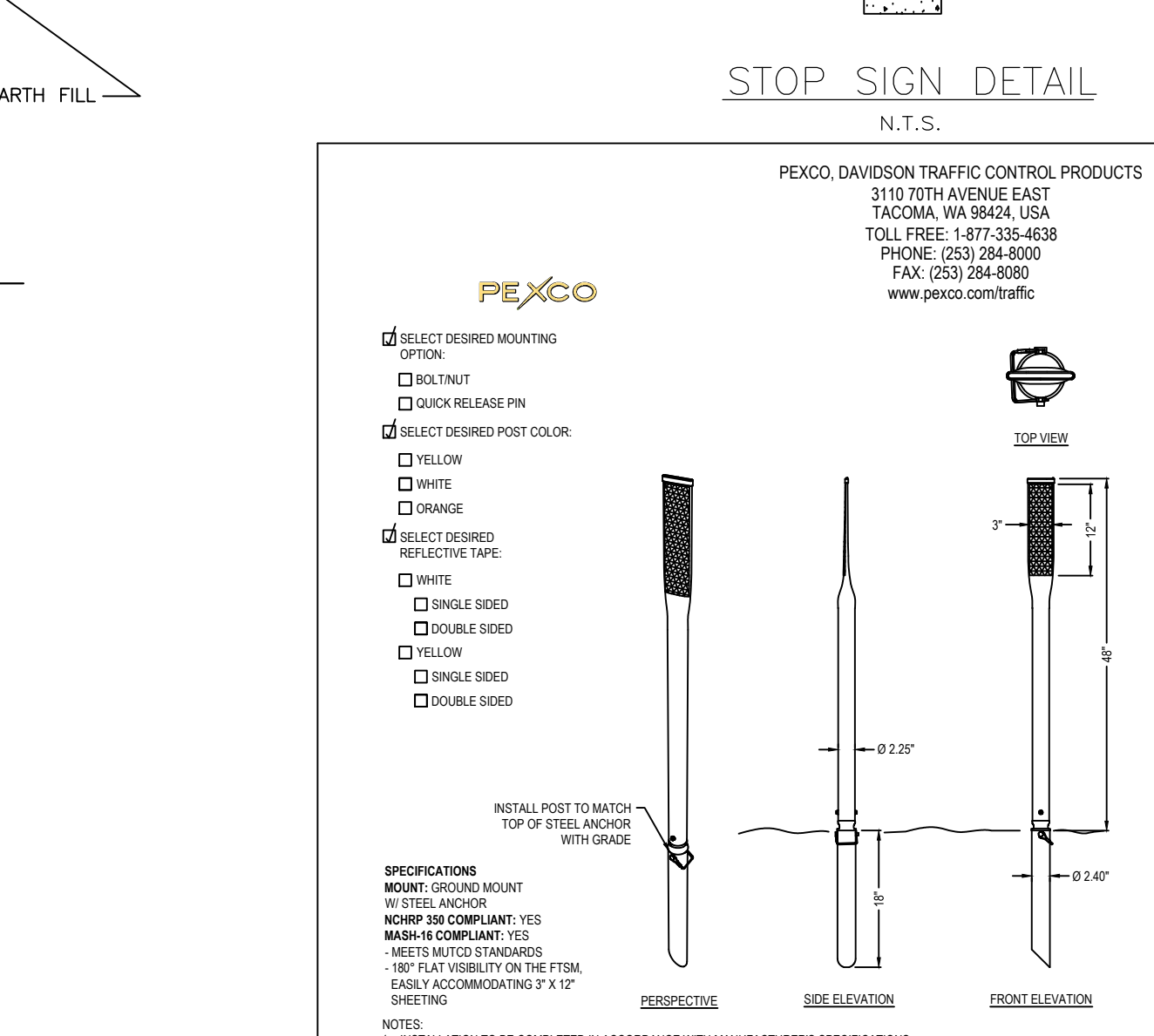
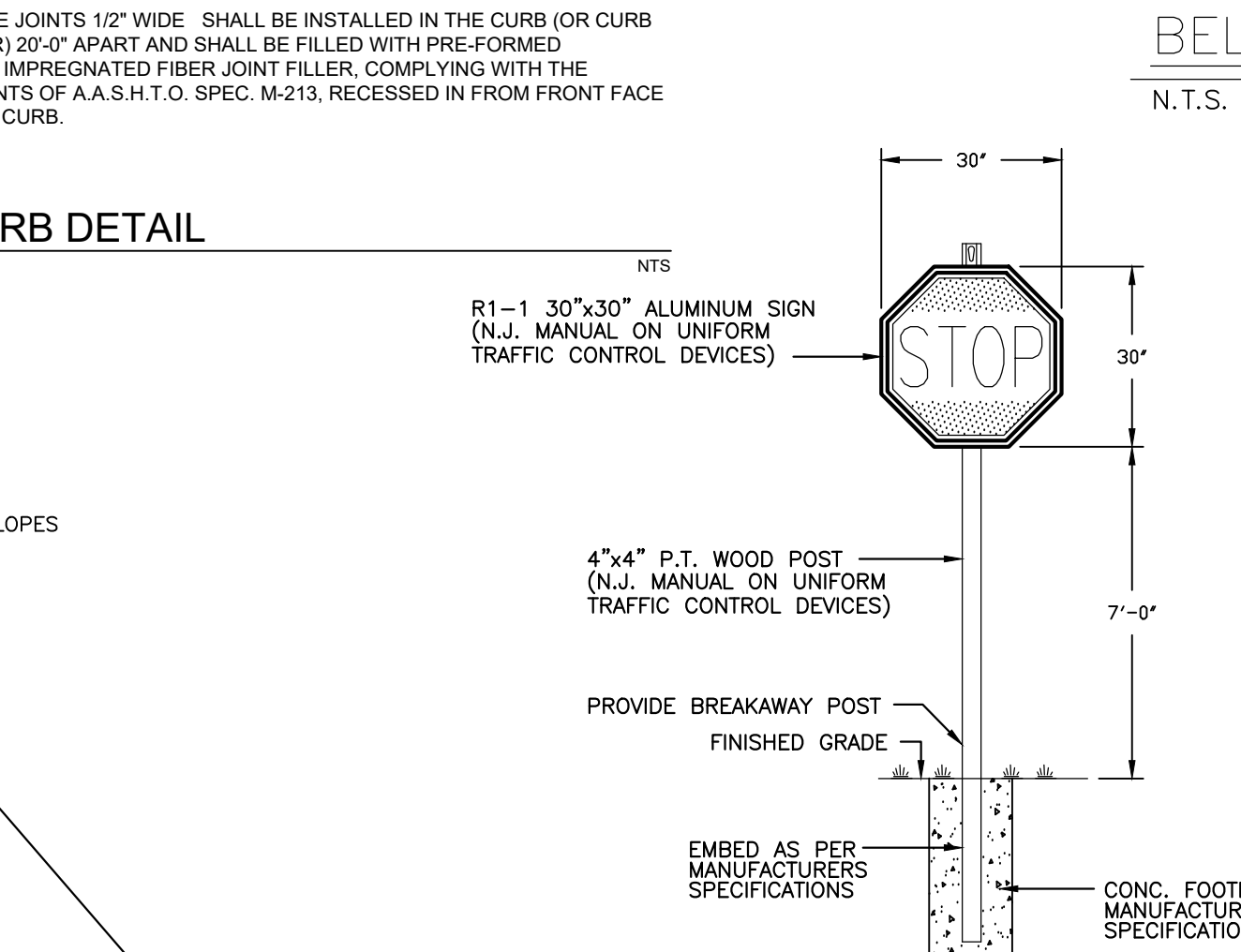
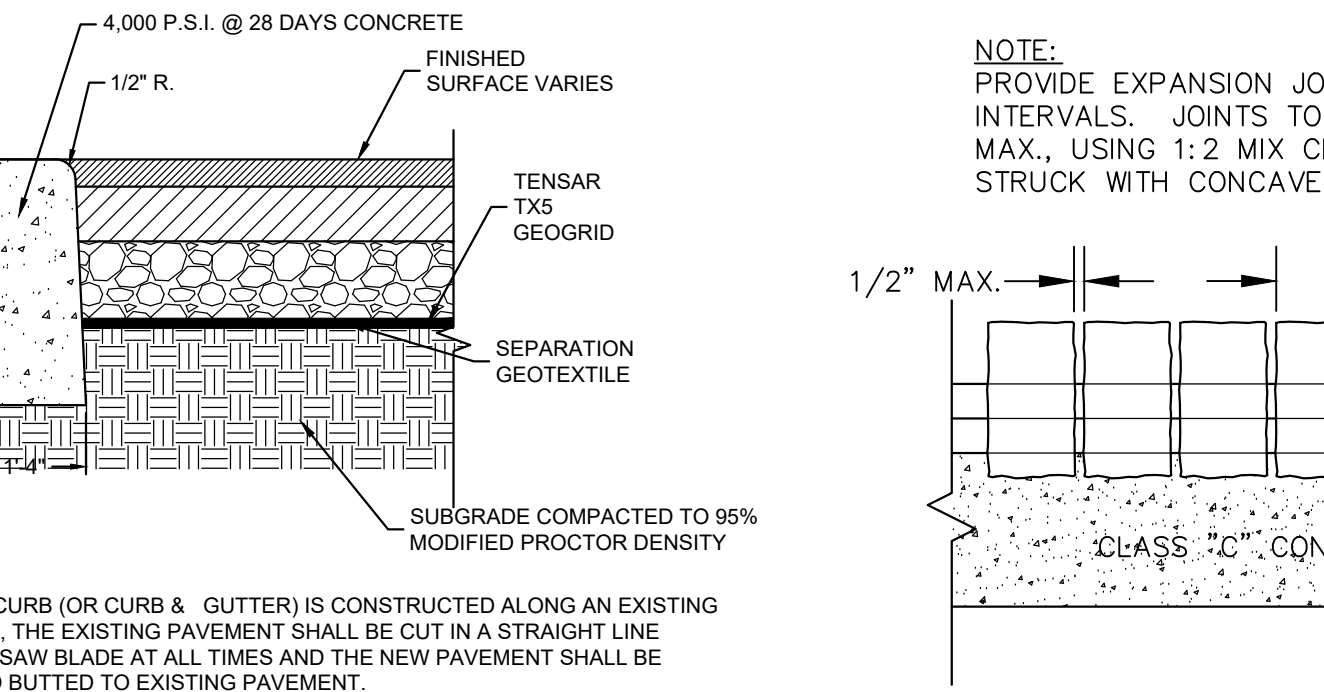
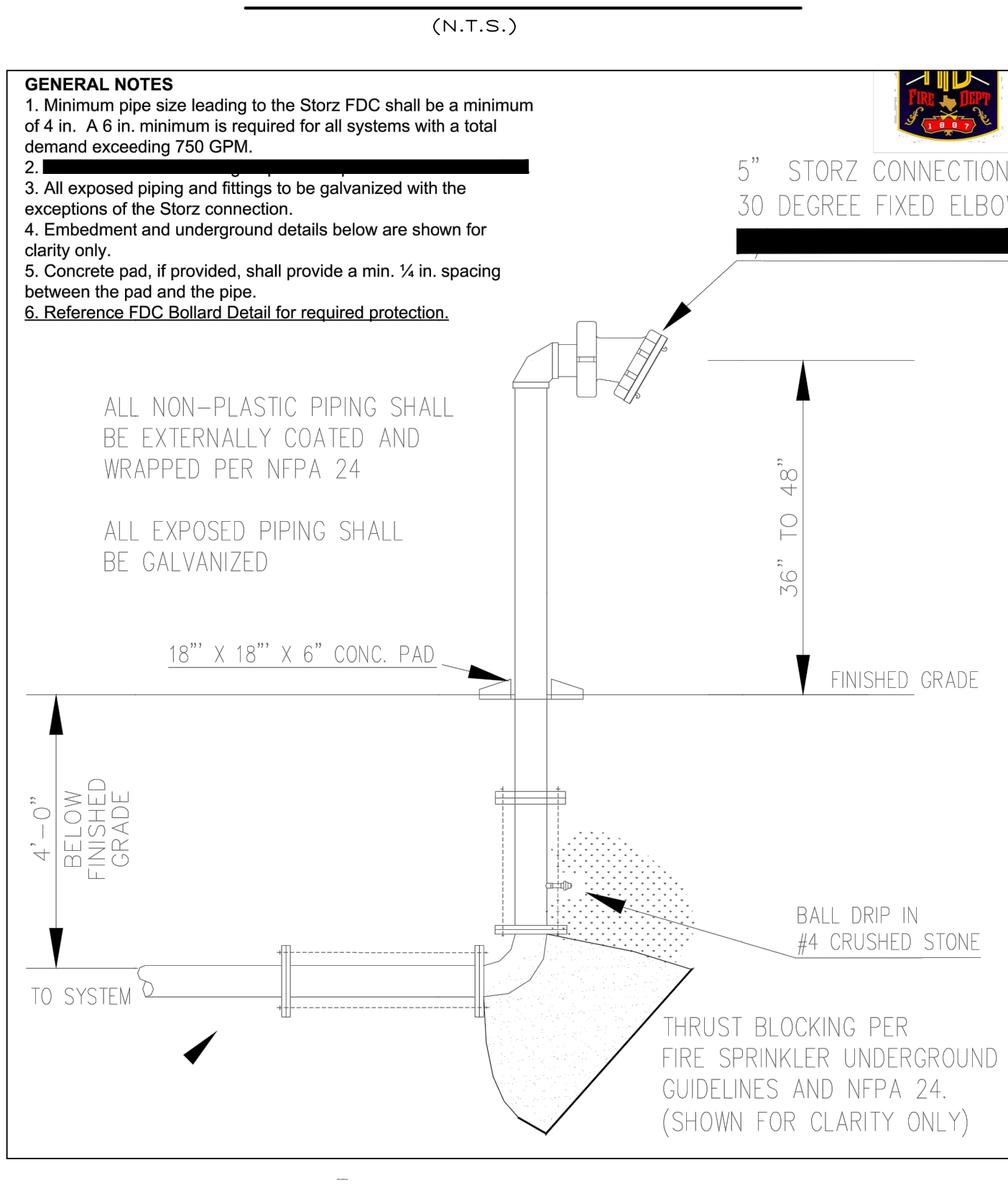
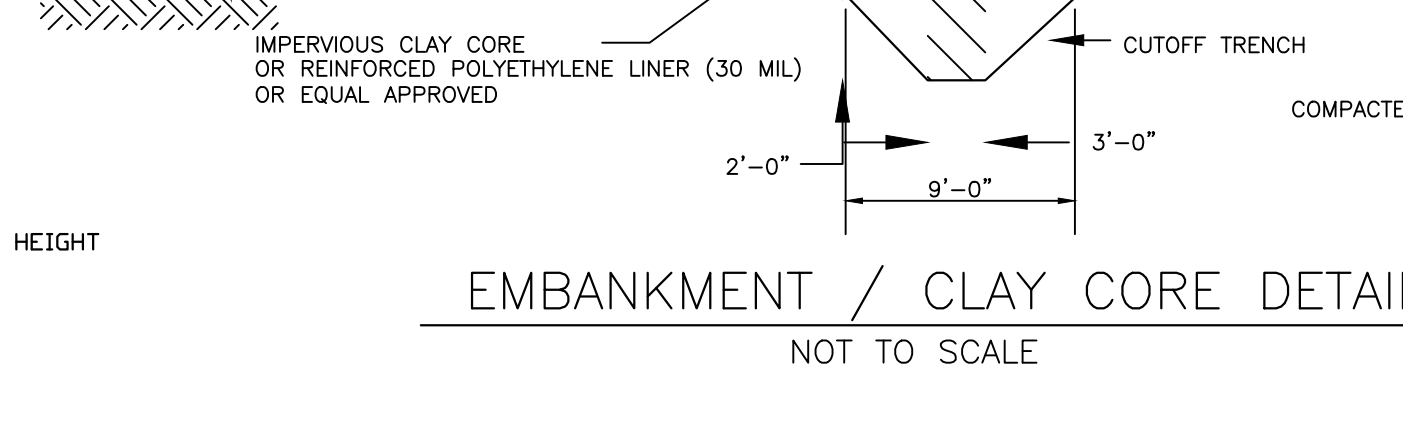
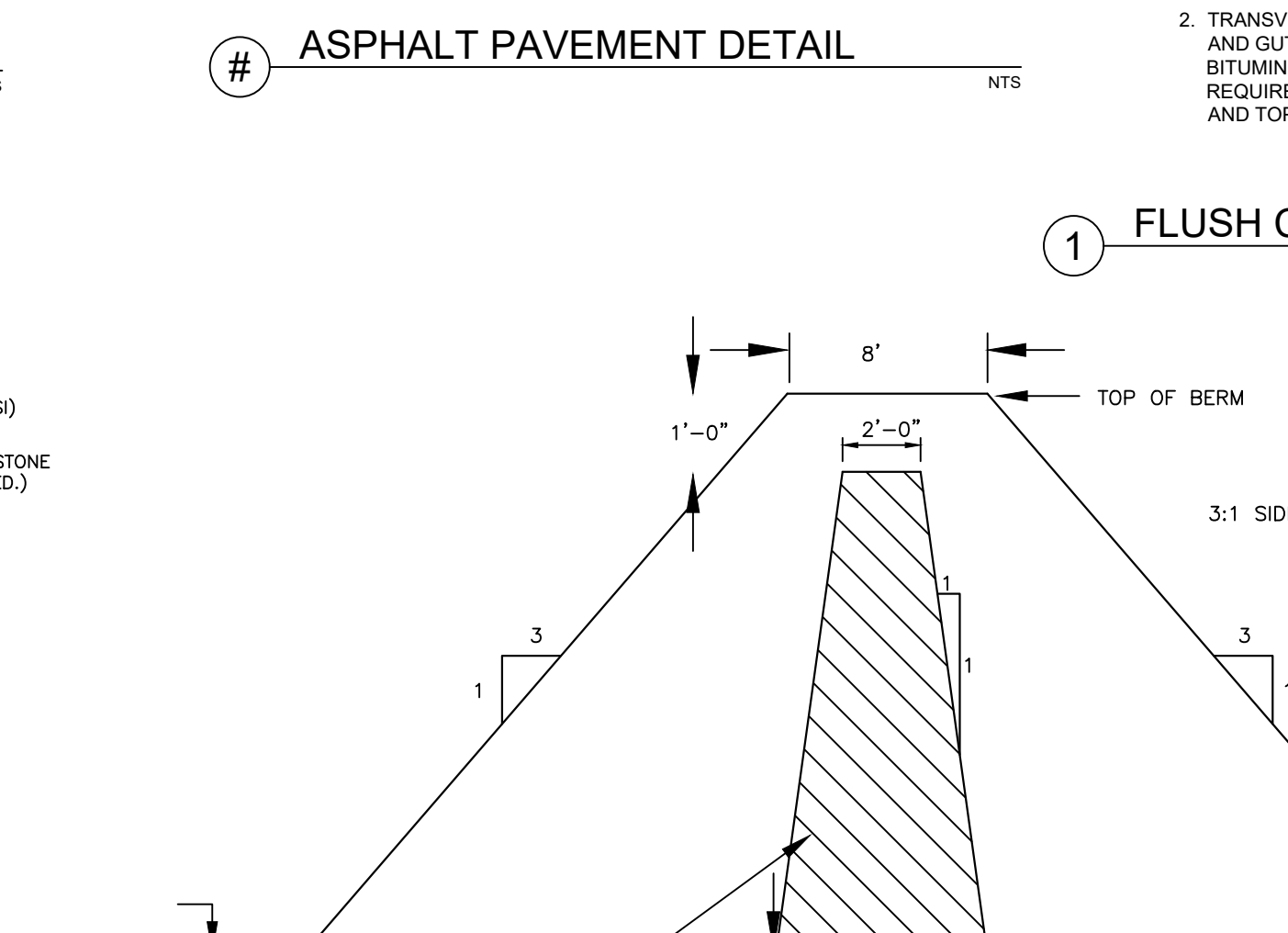
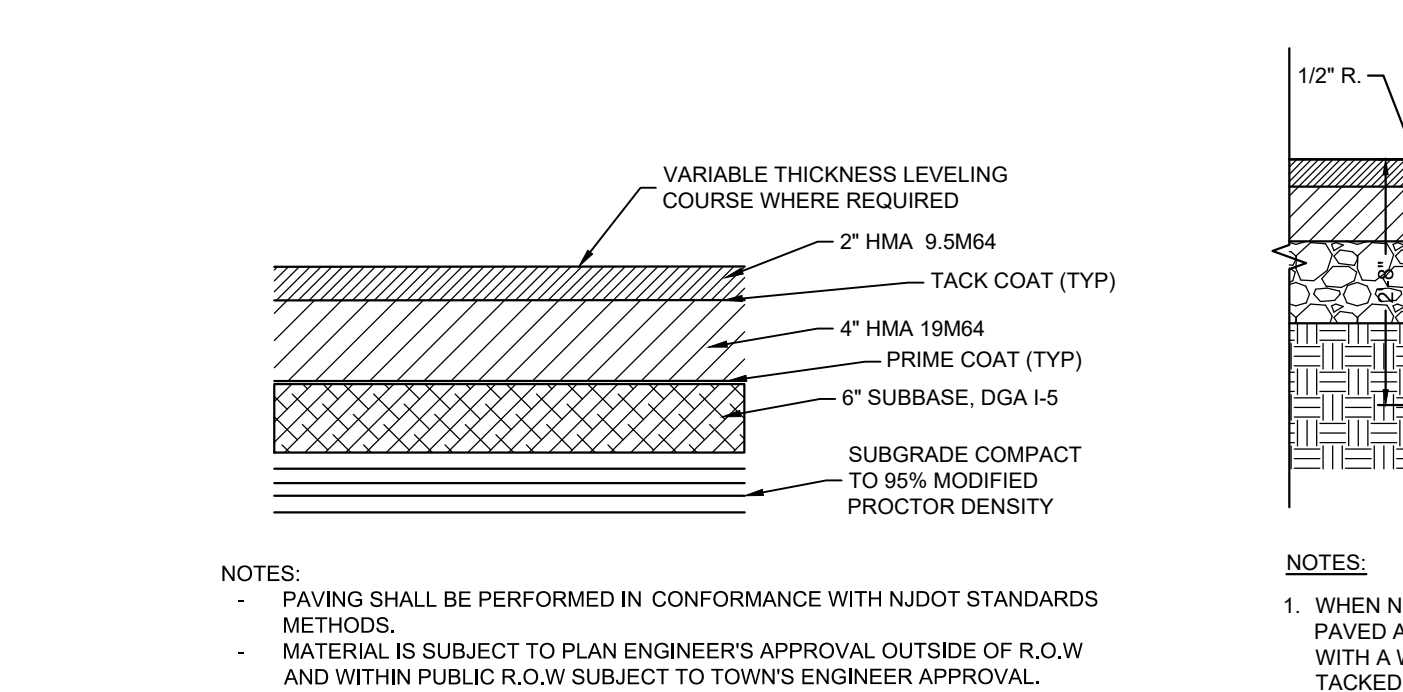
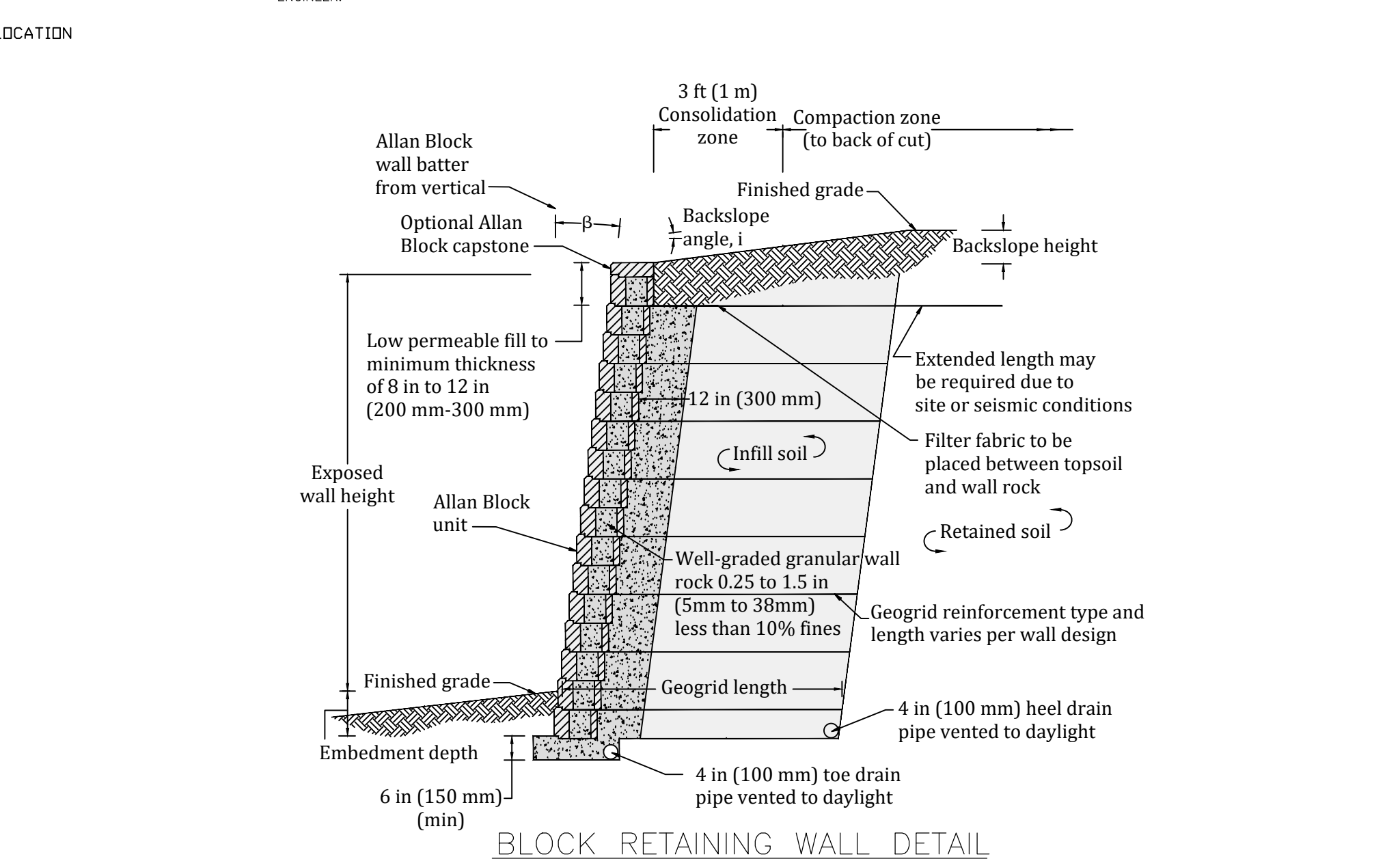
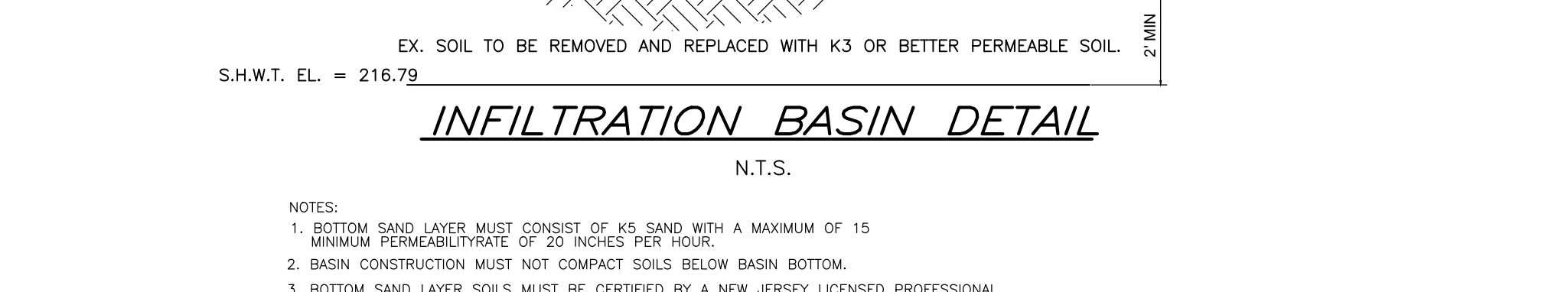
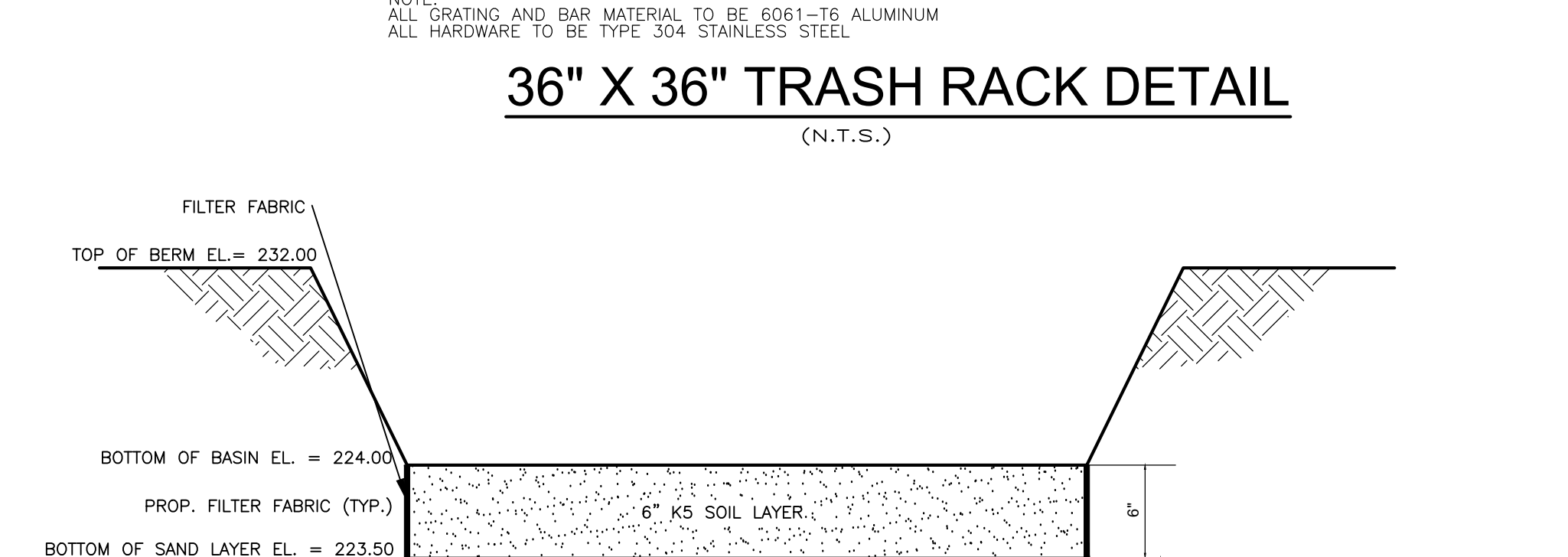
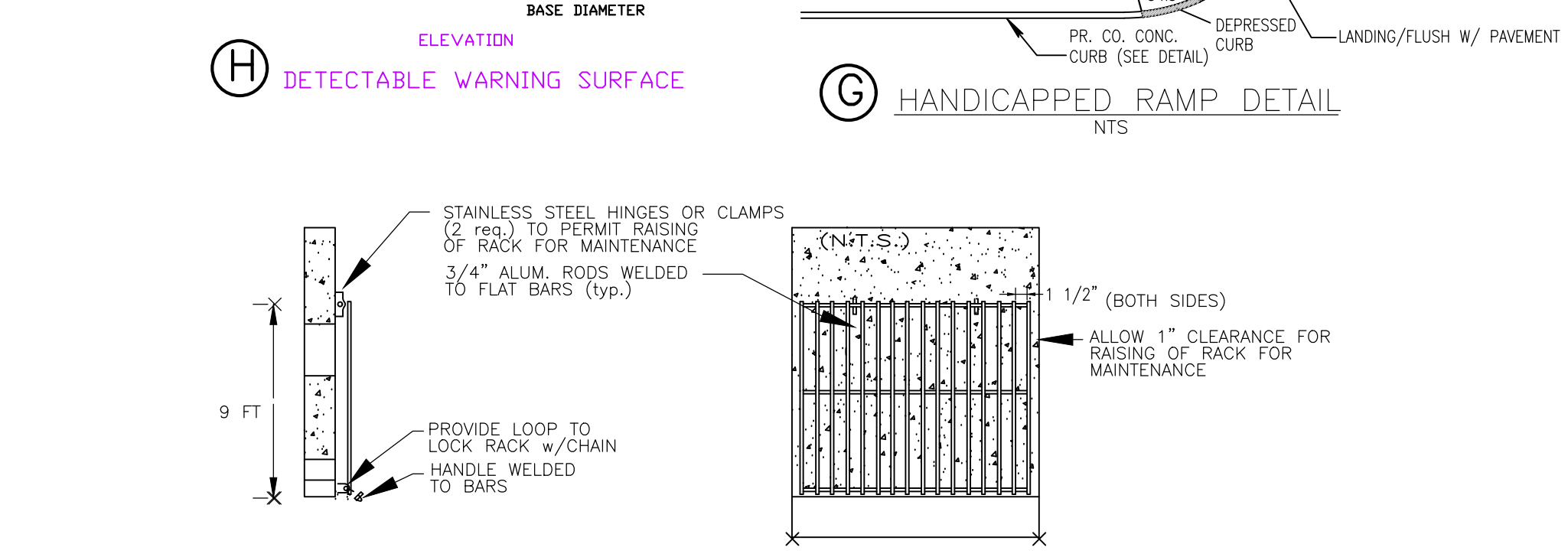
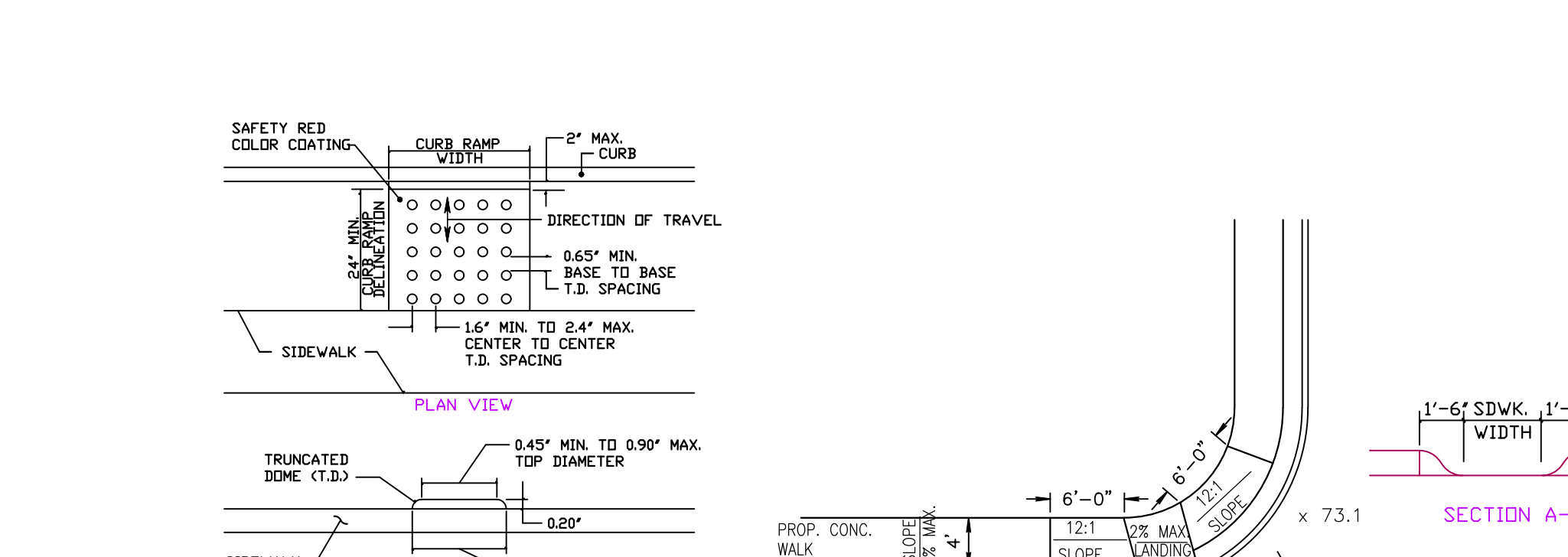
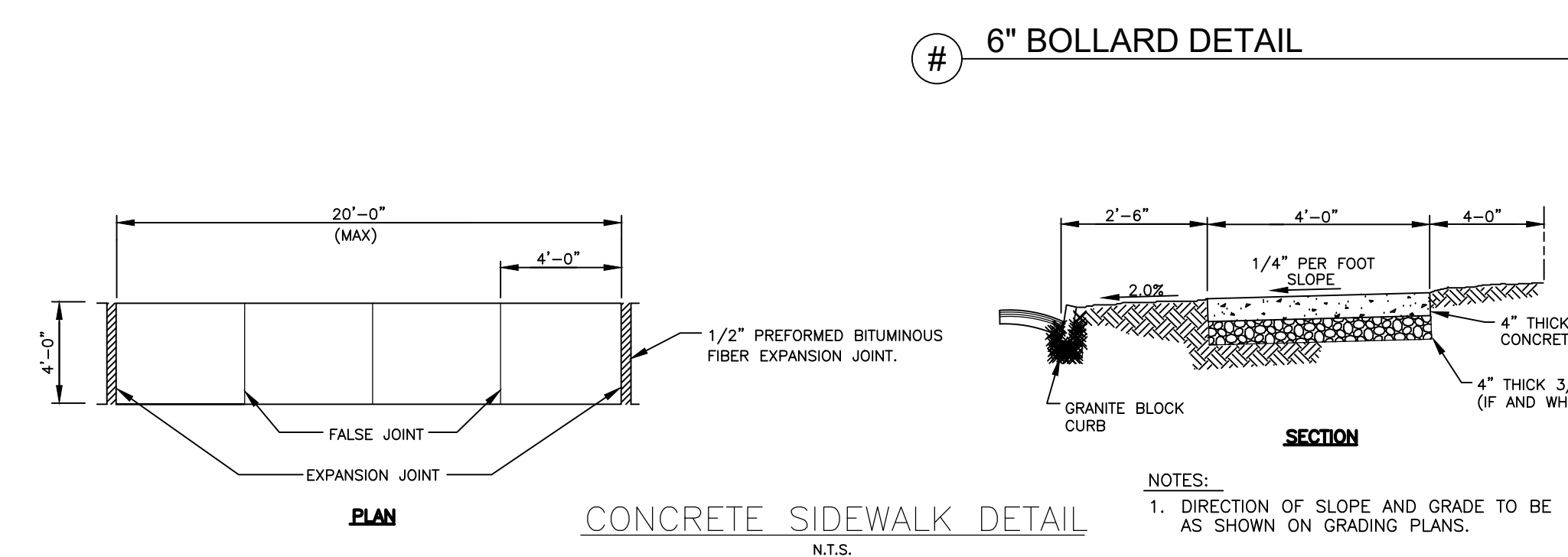
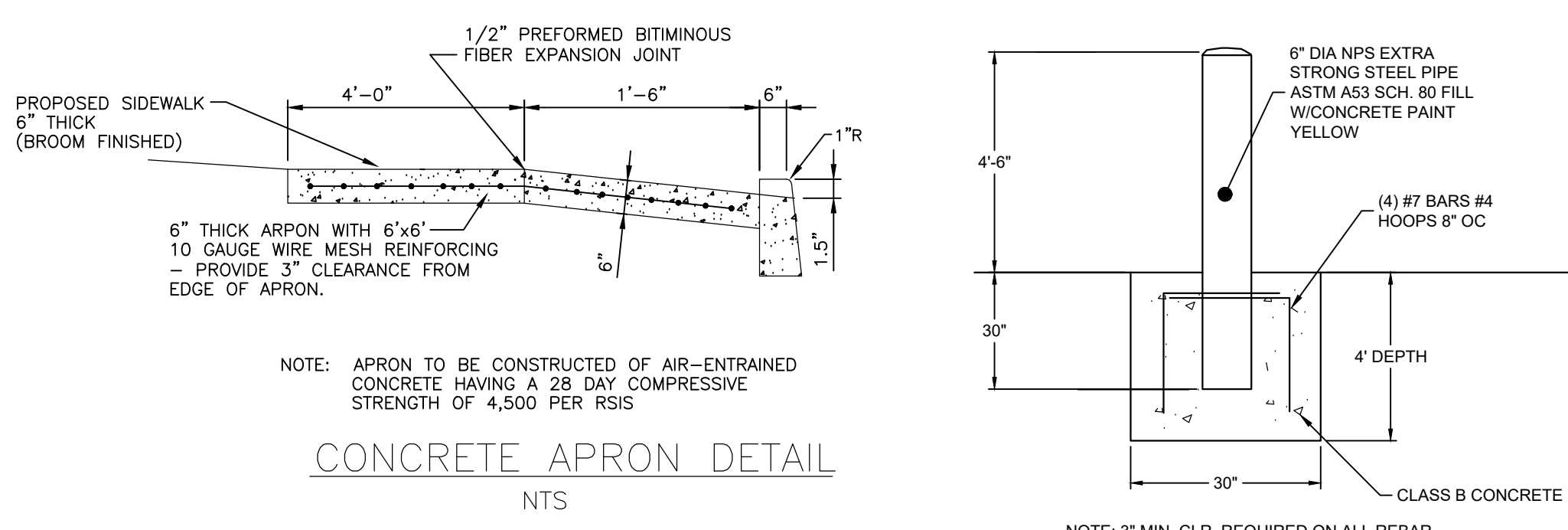
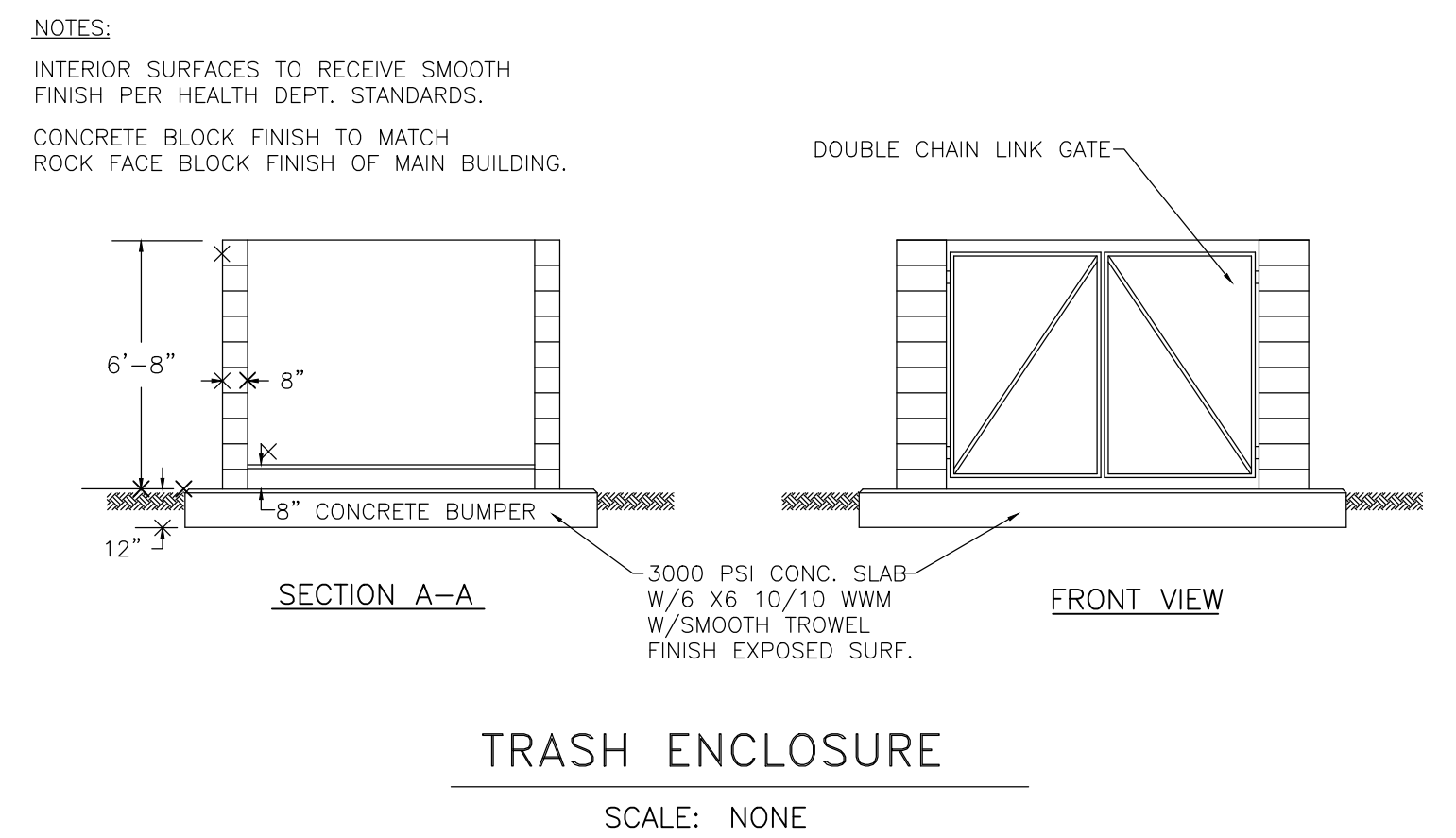
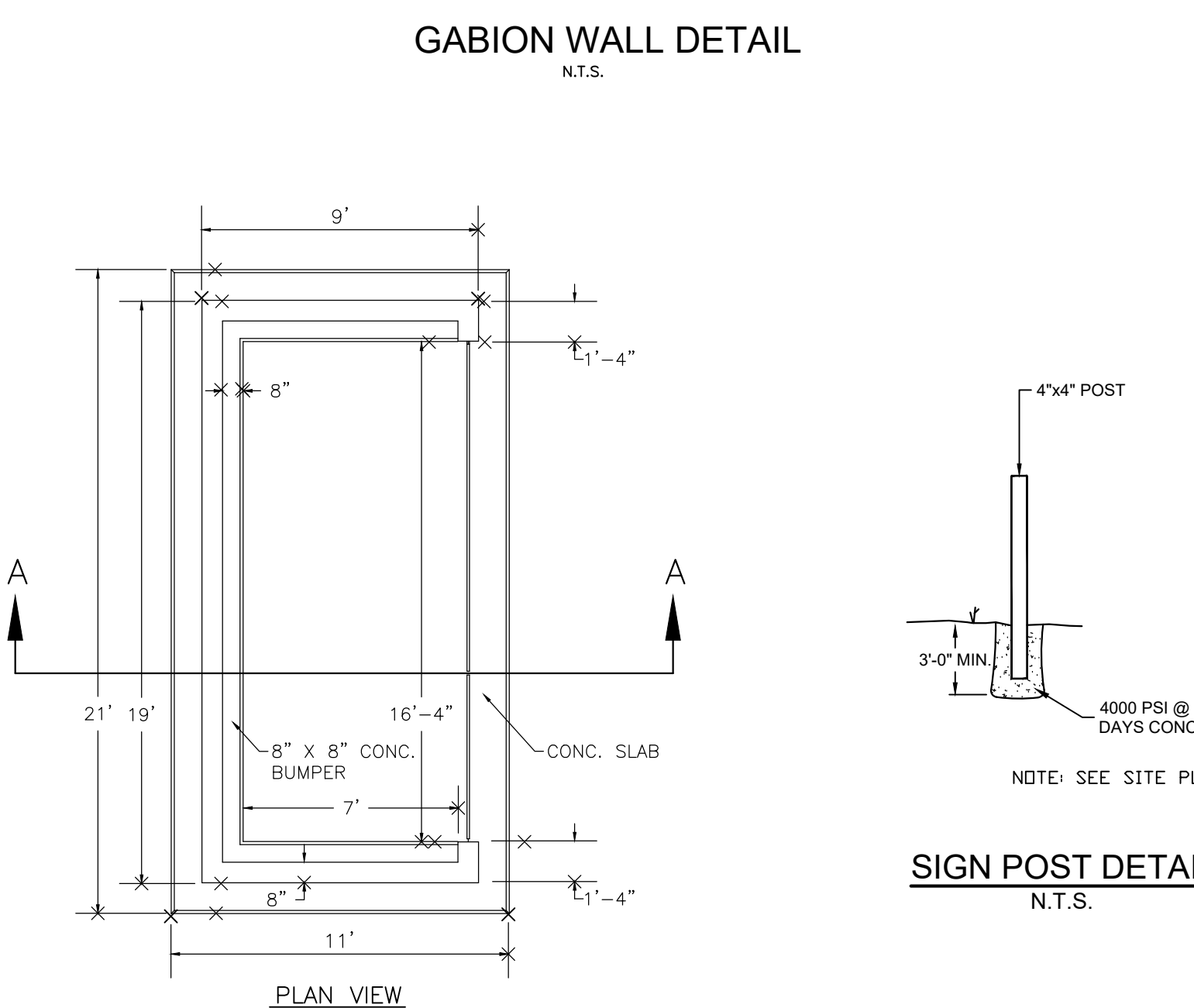
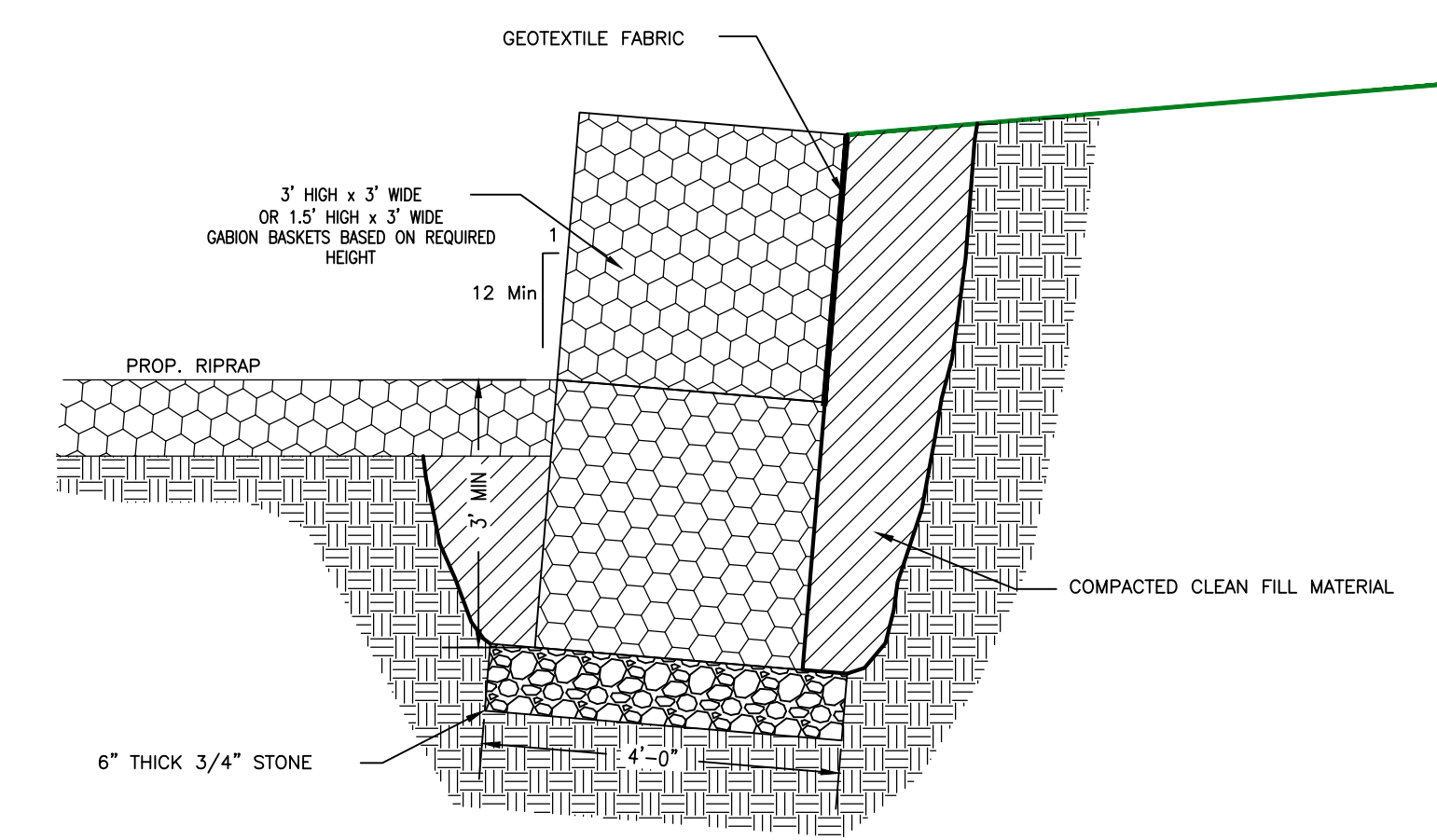
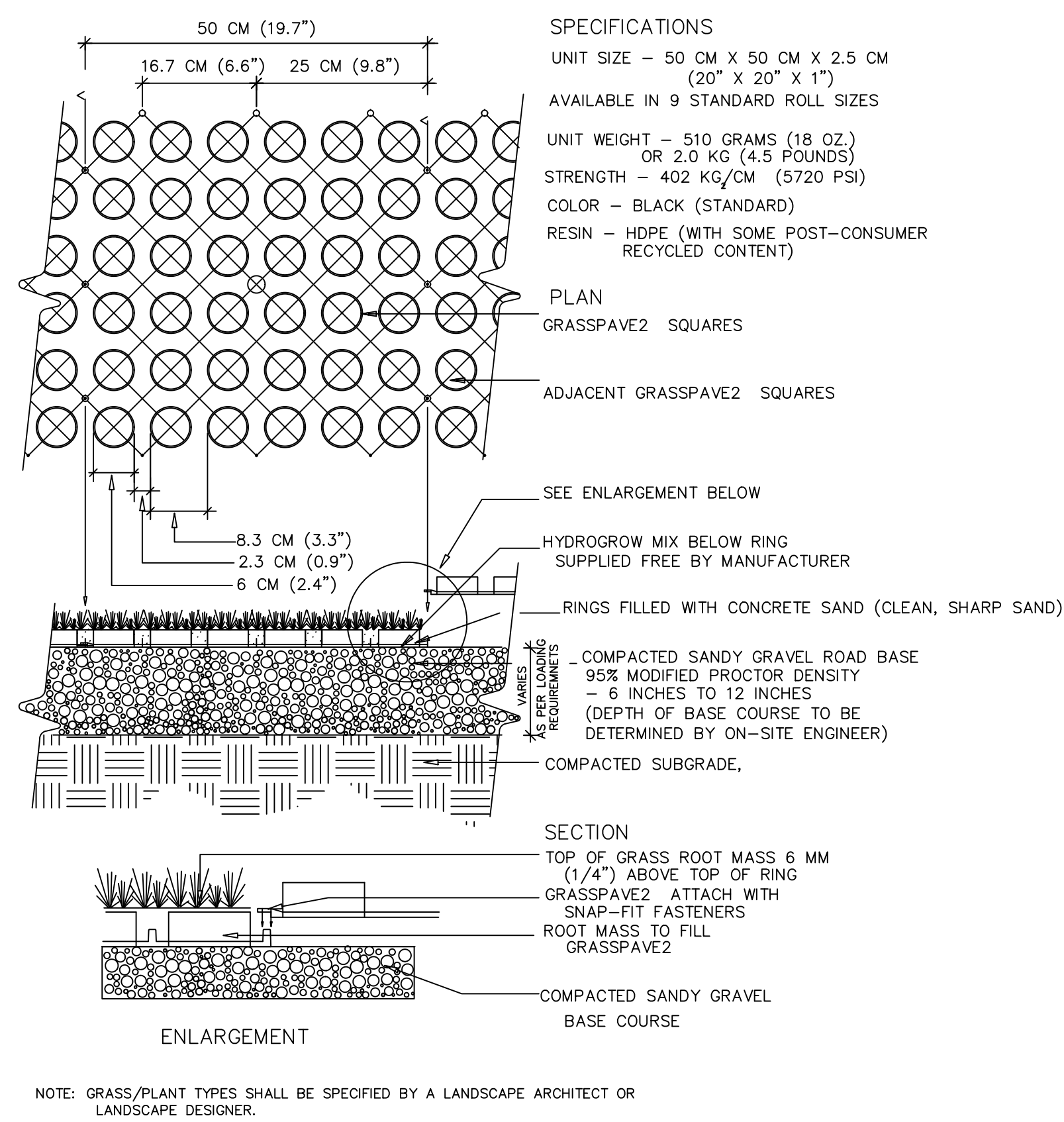
TEMPORARY TOPSOIL STOCKPILE DETAIL



SILT FENCE DETAIL

MANAGEMENT OF HIGH ACID PRODUCING SOIL

- 1. Limit the excavation area and exposure time when high acid producing soils are encountered.
2. Topsoil stripped from the site shall be stored separately from temporarily stockpiled high acid producing soils.
3. Stockpiles of high acid producing soil should be located on level land to minimize its movement, especially when this material has a high clay content.
4. Temporarily stockpiled high acid producing soil material to be exposed more than 30 days should be covered with properly anchored, heavy grade sheets of polyethylene where possible. If not possible, stockpiles shall be covered with a minimum of 3 to 6 inches of wood chips to minimize erosion of the stockpile.
5. Silt fence shall be installed at the toe of slope to contain movement of the stockpiled material. Topsoil not materials may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the soil cannot be seen below the mulch.
6. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.
7. Wood-fiber or paper-fiber mulch at the rate of 1,500 pounds per acre (or according to the manufacturer's requirements) may be applied by a hydroseeder.
8. Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.
9. Woodchips applied uniformly to a minimum depth of 2 inches may be used. Woodchips will not be used on areas where flowing water could wash them into an inlet and plug it.
10. Gravel, crushed stone, or slag at the rate of 9 cubic yards per 1,000 sq. ft. applied uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 (ASTM C-33) is recommended.
11. Mulch Anchoring - should be accomplished immediately after placement of hay or straw mulch to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area and steepness of slopes.
A. Peg and Twine - Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stokes may be driven before or after applying mulch. Secure mulch with soil surface by stretching twine between pegs in a cross-crease and a square pattern. Secure twine around each peg with two or more round turns.
B. Mulch Nettings - Staple paper, cotton, or plastic nettings over mulch. Use degradable netting in areas to be mowed. Netting is usually available in rolls 4 feet wide and up to 300 feet long.
C. Crimper Mulch Anchoring Cutter Tool - A tractor-drawn implement especially designed to punch and anchor mulch into the soil surface. This practice affords maximum erosion control, but its use is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On sloping land, the operation should be on the contour.
D. Liquid Mulch-Binders
1. Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of banks. Remainder of area should be uniform in appearance.
2. Use one of the following:
a. Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials that mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Vegetable based gels shall be applied at rates and weather conditions recommended by the manufacturer.
b. Synthetic Binders - High polymer synthetic emulsion, mixable with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by the manufacturer and remain tacky until germination of grass.
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E&LP

140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-0544 FAX. 908-238-0572
 A PROFESSIONAL ASSOCIATION

CERTIFICATE OF AUTHORIZATION NO. 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
11	TWP	BH	4-28-23
10	TWP/ FIRE	BH	4-18-23
9	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

4/28/2023 DATE

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

PROJECT:
 CLINTON COMMONS
 MAJOR SUBDIVISION AND SITE PLAN
 BLOCK 14 LOT 32
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
 STANDARD CONSTRUCTION
 DETAILS - II

JOB NO.: 8144/32606 DRAWING NO.: 24

SCALE: NTS

DESIGNED: BH

CHECKED: CRN

FILENAME: 32606.DWG

DATE: 12/03/2020

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