

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.

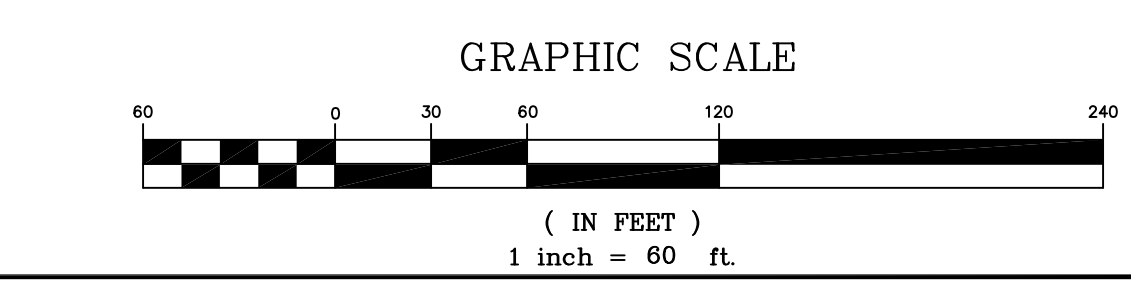
GENERAL NOTES

- 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-1386 DATED MARCH 2, 2016.
- 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.

WETLANDS LINE TABLE		
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	92.31	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°06'10"E
L12	123.44	S09°55'22"E
L13	40.32	S41°42'59"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	49.93	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	54.17	S25°00'11"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	39.53	N59°08'55"W
L30	52.08	N25°48'18"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

RIPARIAN BUFFER LINE TABLE		
LINE	LENGTH	BEARING
L59	24.99	N15°10'19"E
L60	159.02	N01°41'37"E
L61	166.90	N04°14'31"W
L62	110.88	N10°55'19"W
L63	148.30	N25°48'18"W
L64	129.90	N22°28'52"W
L65	114.30	N29°38'08"W

FLOOD HAZARD AREA LINE TABLE		
LINE	LENGTH	BEARING
L37	17.26	N37°03'37"E
L38	20.04	N07°55'31"E
L39	172.35	N23°00'47"E
L40	74.00	N18°20'29"E
L41	59.11	N52°09'40"E
L42	43.44	N20°32'42"E
L43	118.90	N01°42'14"E
L44	184.96	N33°52'24"W
L45	55.85	N16°57'05"W
L46	200.18	N31°00'13"W
L47	197.92	N00°56'41"W
L48	41.64	N26°24'30"W
L49	34.56	N50°13'56"W
L50	99.21	N14°53'55"W
L51	115.97	N22°38'53"W
L52	211.20	N14°43'45"E
L53	97.95	N19°12'13"E
L54	2.66	N61°40'32"W



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 CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP: 8/31/2022

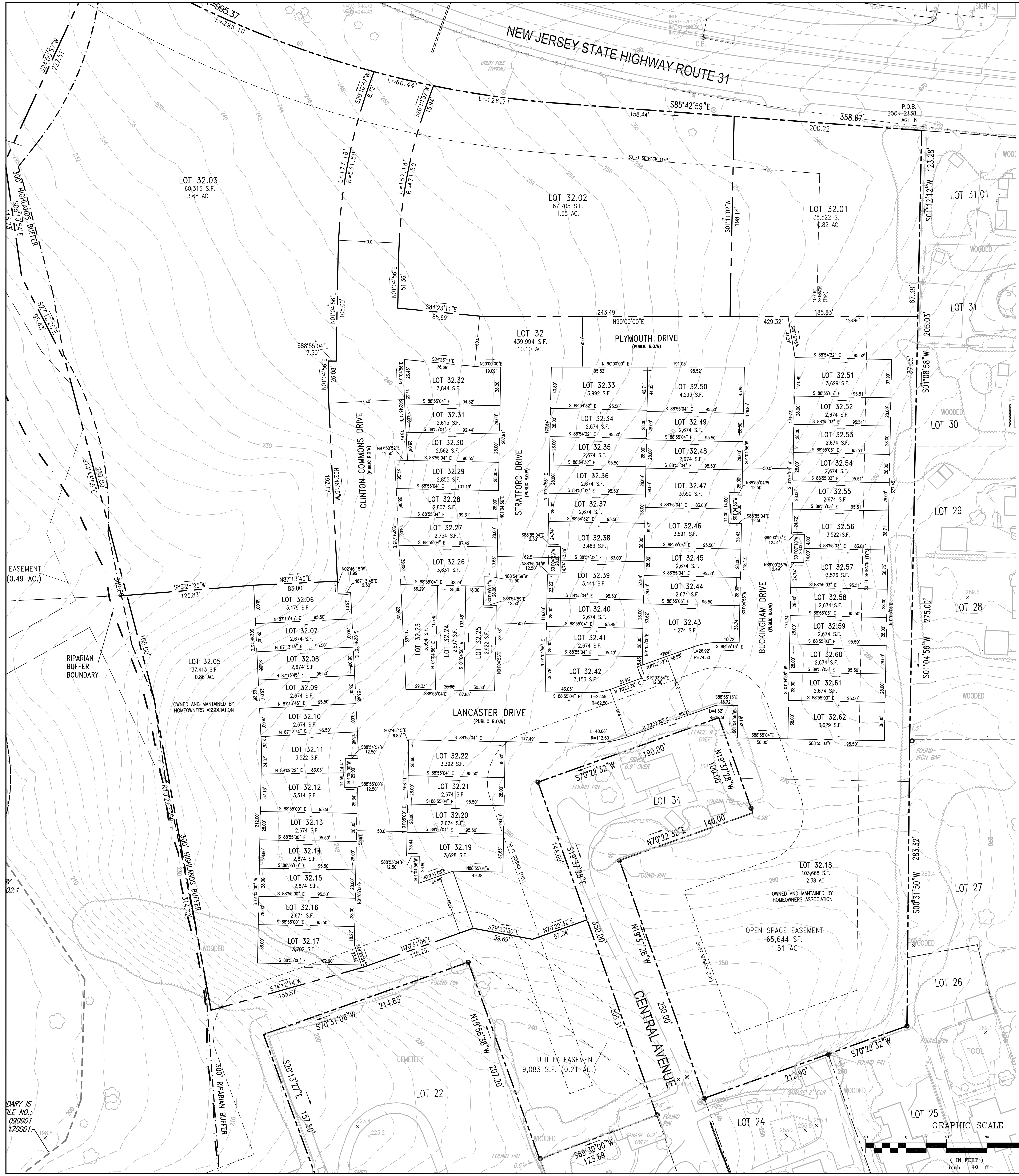
NO.	REVISION	BY	DATE
1	DEP. REV.	BH	1-30-21

12/3/2020
 DATE
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

PROJECT:
**CLINTON COMMONS
 MINOR 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'	23
DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	



THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF N.J.A.C. 17:27 AS WELL AS THE PROVISIONS OF N.J.S.A. 17:27.1 THROUGH 17:27.10. THE MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF TOWN OF CLINTON, THE PROPER AUTHORITY FOR SUCH APPROVAL. THIS MAP SHALL BE FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF _____ 20____ WHICH IS 95 DAYS FROM THE DATE OF THE APPROVAL.

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY CLERK'S OFFICE ON OR BEFORE _____

SECRETARY OF THE PLANNING BOARD _____ DATE _____
 CHAIRMAN OF THE PLANNING BOARD _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED _____ MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

WAYNE INGRAM P.L.S. NJ LIC. No. 24GB04258200 _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

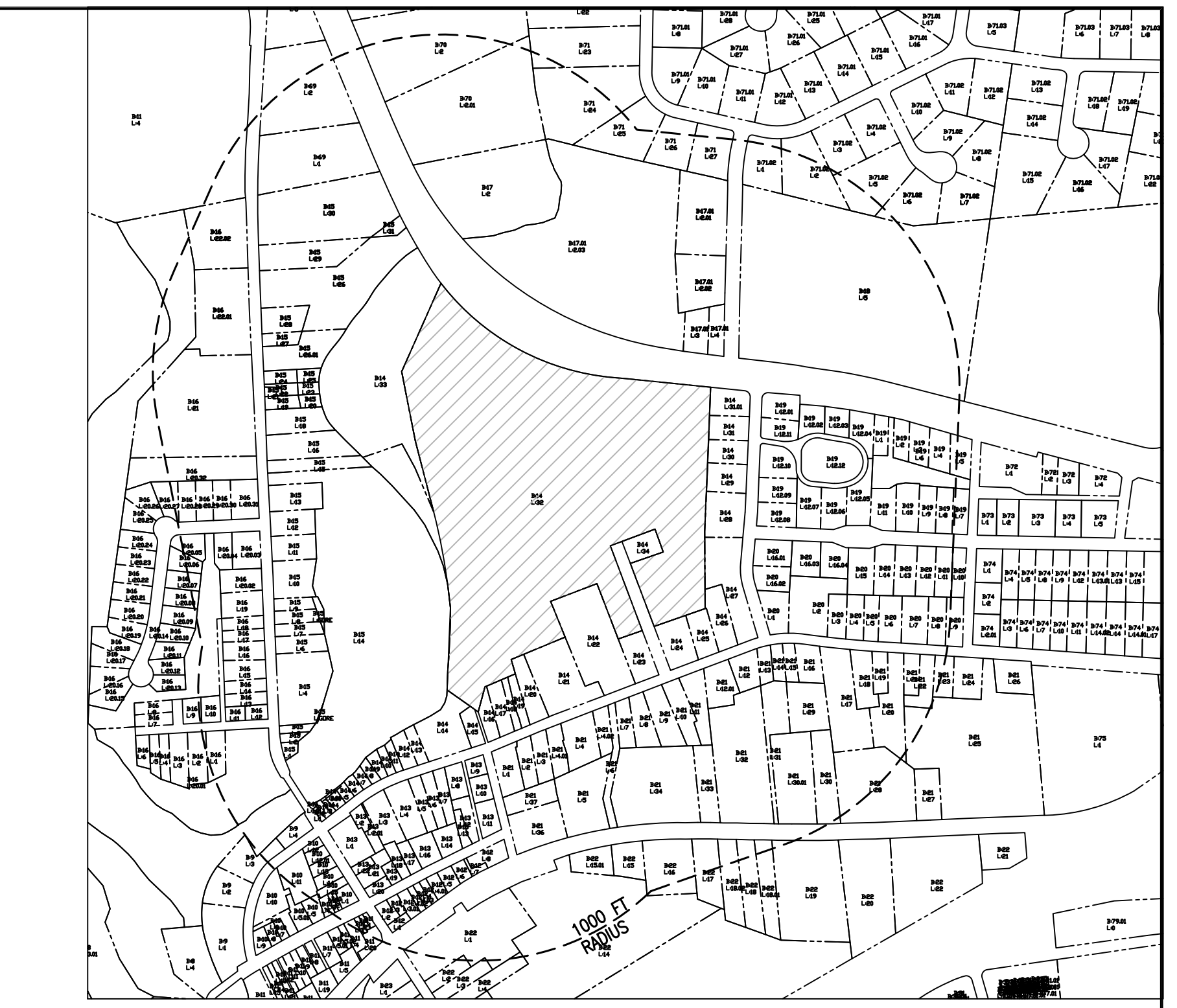
TOWNSHIP OFFICER _____ DATE _____

FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONMOUTH ON _____ AS CASE _____ SHEET _____

THE UNDERSIGNED INDIVIDUALS, BEENA HALARI, MANAGING MEMBER OF AMBE HOLDINGS OF CLINTON, LLC, HEREBY DECLARES THAT SHE IS THE OWNER OF LOT 32. 32.01 & 32.02 BLOCK 14 DELINEATED HEREON, AND HEREBY CONSENTS TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK IN THE COUNTY OF HUNTERDON.

BEENA HALARI, _____ DATE _____
 MEMBER OF AMBE HOLDINGS OF CLINTON, LLC (OWNER)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON, BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____ BEFORE ME, A NOTARY PUBLIC OF THE STATE OF NEW JERSEY, APPEARED BEENA HALARI, WHO BY BEING DULY SWORN ON HER OATH, DID DEPOSE AND ACKNOWLEDGE THAT SHE IS THE OWNER OF LOT 32. 32.01 & 32.02 BLOCK 14 AS SHOWN ON THIS MAP AND THAT THE FOREGOING CONSENT WAS EXECUTED BY HER AS AND FOR HER VOLUNTARY ACT AND DEED.



KEY MAP SCALE: 1"=500'

NOTARY PUBLIC _____ MUNICIPAL CLERK _____

GENERAL NOTES:

- OWNER: AMBE HOLDINGS AT CLINTON, LLC; APPLICANT: CLINTON MOEBUS 34, LLC; 3 MEHA COURT, SUITE 204, MANALAPAN, NJ 07728
 - BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOC., INC., DATED 6/30/2016 OR LAST REVISED.
 - 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.
 - THE SUBJECT PARCEL, BLOCK 14, LOT 32 CONSISTS OF 1,222,492 S.F. (28.065 ACRES).
 - NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.
- 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	PROPOSED LOT 32.03	PROPOSED LOT 32.04
ZONING DISTRICT		C-5 (ROUTE 31 COMMERCIAL DISTRICT)		
MIN LOT AREA (S.F.)	N/A	35,322 S.F.	67,705 S.F.	160,315 S.F.
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	50 FT	59.6 FT	77.7 FT	108.60 FT
SIDE YARD SETBACK (FT)	100 FT	101.1 FT	352.98 FT	361 FT
REAR YARD SETBACK (FT)	50 FT	459.69 FT	479.35 FT	577.53 FT
MAX FLOOR AREA RATIO	30%	5.57% *	5.57% *	5.57% *
MAX IMPERVIOUS COVERAGE	55%	39.1% *	39.1% *	39.1% *
PARKING SETBACKS				
FRONT YARD SETBACK (FT)	5 FT	13.9 FT	7.7 FT	10.6 FT
FRONT YARD SETBACK FROM EOP	30 FT	30.3 FT	34.4 FT	98.23 FT
SIDE YARD SETBACK (FT)	50 FT	51 FT	203.23 FT	318.45 FT
REAR YARD SETBACK (FT) TO PROPERTY BOUNDARY	25 FT	410.26 FT	420.28 FT	499.50 FT
PARKING REQUIREMENT (SPACES)	1 SPACE/50 SF, PATRON AREA	65/50=17	54/41=13.2	21/98=112.21
	1 SPACE/180 SF, RETAIL AREA	24 PROVIDED	73 PROVIDED	127 PROVIDED

(V) INDICATES THAT A VARIANCE IS REQUIRED
 (-) INDICATES NO VARIANCE IS REQUIRED
 (ENC) INDICATES AN EXISTING NON-COMFORMING CONDITION
 * 235,229 S.F. (5.40 AC) OPEN SPACE AREA INCLUDED

TOWN OF CLINTON ZONING REQUIREMENTS		
ITEM	REQUIRED	PROPOSED LOT 32
ZONING DISTRICT	MF-1 (MULTI-FAMILY HOUSING DISTRICT)	
MIN LOT AREA (S.F.)	15 AC.	10.10 AC V
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE		
MIN NUMBER OF UNIT PER BLDG	3 UNITS	3 UNITS
DENSITY	56 UNITS	56 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	10 FT V
MAX STORES	2 1/2	2 1/2
MAX BUILDING HEIGHT	35 FT	< 36 FT
MAX HEIGHT FOR WALKOUT BLDG	45 FT	< 45 FT

(V) INDICATES THAT A VARIANCE IS REQUIRED
 (-) INDICATES NO VARIANCE IS REQUIRED
 (ENC) INDICATES AN EXISTING NON-COMFORMING CONDITION
 *284,127 S.F. (6.52 AC) OPEN SPACE AREA INCLUDED

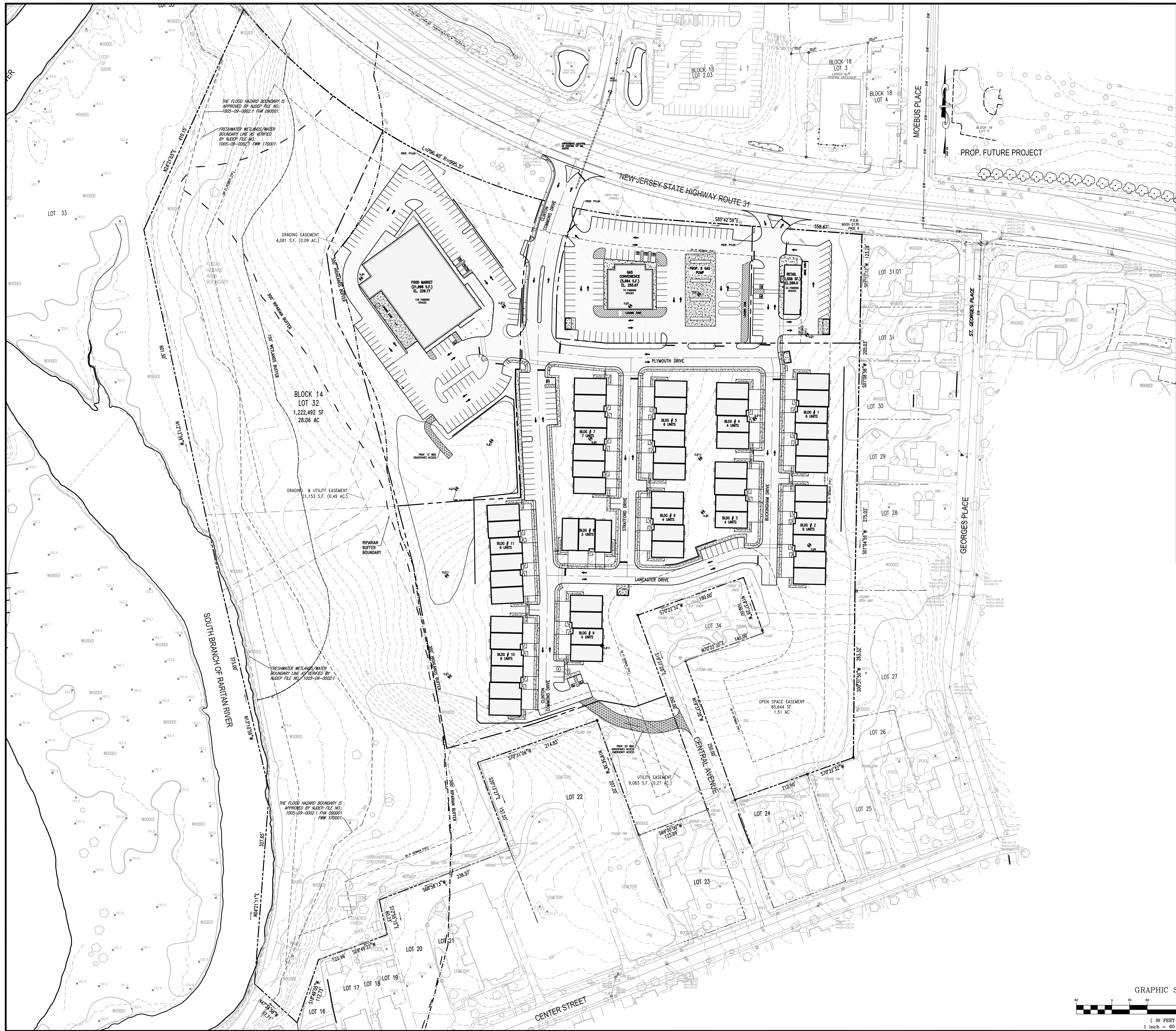
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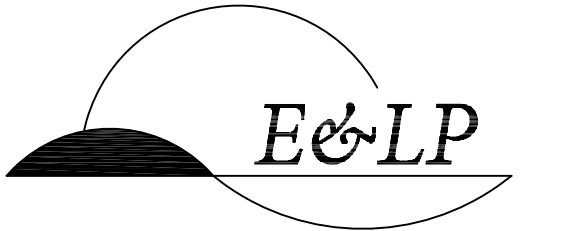
12/3/2020
 DATE: 12/3/2020
 PROJECT: CLINTON COMMONS MINOR SUBDIVISION AND SITE PLAN
 65 1/2 CENTER STREET BLOCK 14 LOT 32 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY
 TITLE: PRELIMINARY SUBDIVISION PLAT
 JOB NO.: 8144/32606 DRAWING NO.: 3
 SCALE: 1"=40'
 DESIGNED: BH
 CHECKED: CRN
 FILENAME: 32606.DWG
 DATE: 12/03/2020

23



- GENERAL NOTES:**
1. THE PROPERTY IS KNOWN AS LOTS 32 IN BLOCK 14 AS SHOWN ON THE OFFICIAL TAX MAPS #6 OF THE TOWN OF CLINTON, HUNTERDON COUNTY, NJ.
 2. OUTBOUND SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY, LOTS 11, 12 & 27 PREPARED BY CREST ENGINEERING ASSOCIATES, DATED 8-19-18.
 3. TOTAL LOT AREA: 1,222,492 S.F. (28.06 ACRES).
 4. THE PROPERTY IS LOCATED IN MF-1 AND C-5 ZONING DISTRICT. APPLICANT IS PROPOSING TO CONSTRUCT THREE RETAIL BUILDING TOTAL 30,250 S.F. IN C-5 ZONE AND 56 TOWNHOMES IN MF-1 ZONE.
 5. **PARKING REQUIREMENTS:**
COMMERCIAL PARKING REQUIREMENT:
 RETAIL SPACE: 1 SPACE / 180 S.F. OF RETAIL MERCHANDISING AREA
 = 31 (848 + 5484 - 21,800/180) = 153.94 SPACES
 RESTAURANT: 1 SPACE / 50 OF PATRON AREA
 = 8000/50 = 17 SPACES
 TOTAL REQUIRED PARKING FOR COMMERCIAL AREA = 170.94 SPACES
 PROPOSED SPACES = 231 SPACE
RESIDENTIAL PARKING REQUIREMENT:
 TOWNHOMES PARKING REQ. = 2.4 SPACE / UNIT
 = 56 * 2.4 = 134.4 SPACES REQ.
 PROPOSED PARKING EACH UNIT HAS A TWO CAR GARAGE WITH DRIVEWAY THEREFORE EACH UNIT PROVIDES 3.5 PARKING SPACE = 56 * 3.5 = 196 SPACE
 OFF STREET PARKING = 54 PARKING
 TOTAL SPACES PROVIDED = 196 + 53 + 249 SPACE = 134.4 REQ.
 6. **SIGN REQUIREMENTS:**
 SIGN TO COMPLY WITH SECTION 88.64 WITH REGARD TO ALL SIGN REQUIREMENTS FOR C-3 ZONE EXCEPT FOLLOWING:
 A. MAX GROUND SIGN REQUIREMENT = 80 S.F.
 B. MAX SIGN HEIGHT = 15 FT.
 C. MAX SIGN WIDTH = 8 FT.
 7. THE FLOOD HAZARD BOUNDARY IS APPROVED BY NJDEP FILE NO. 1005-09-0002.1 FWA 090001.
 8. NONE OF THE PROPOSED DEVELOPMENT IS LOCATED WITHIN FLOODWAY OR FLOOD HAZARD AREA LIMITS.
 9. FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO. 1005-09-0002.1 FWA 10001.
 10. PROPOSED LOT NUMBERS SHALL BE APPROVED BY THE TOWN OF CLINTON TAX ASSESSOR.
 11. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 12. HOUSE NUMBERS TO BE ASSIGNED BY POSTMASTER.
 13. PROPOSED BUILDINGS TO BE SERVICED BY PUBLIC SEWER AND WATER.
 14. 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.
 15. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED BY THE ENGINEER AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION BY CONTACTING THE UNDERGROUND UTILITY PLANT LOCATION SERVICES (1-800-275-1000) TO OBTAIN A MARKOUT OF THE UTILITIES.
 16. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
 17. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION SHOULD OR COULD RENDER THE DESIGNS SHOWN HEREON AS INAPPROPRIATE OR INEFFECTIVE.
 18. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
 19. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
 A. N.J. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED CURRENTLY.
 B. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 20. 48 HOURS NOTICE MUST BE PROVIDED TO THE TOWNSHIP ENGINEER PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS.
 21. **PROJECT PHASING:**
 PHASE - I - 30 TOWNHOMES
 PHASE - II - 26 TOWNHOMES
 PHASE - III - PROPOSED 2608 S.F., RETAIL PAD
 PHASE - IV - PROPOSED GAS CONVENIENCE PAD
 PHASE - V - PROPOSED FOOD MARKET
 PHASE - VI - ACCESS TO ROUTE #31 WITH RIGHT IN AND RIGHT OUT DRIVEWAYS
 PHASE - VII - TRAFFIC LIGHT AND TURN AROUND RAMP AT DRIVEWAY EXIT SUBJECT TO NJDOT APPROVAL AND ADJUSTION OF EASEMENT FROM OWNER OF LOT 2.03 IN BLOCK 18 FOR JUGHANDLE. THIS PHASE IS NOT REQUIRED FOR THE PROJECT TO MOVE FORWARD.

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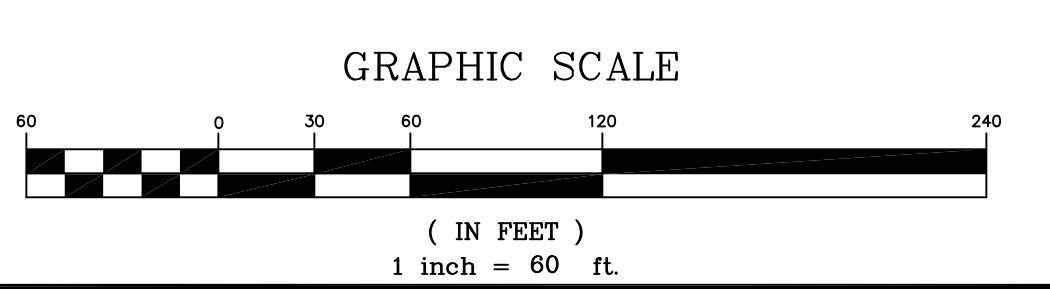
12/3/2020
 DATE
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

PROJECT:
**CLINTON COMMONS
 MINOR 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
 SCALE: 1"=60'
 DESIGNED: BH
 CHECKED: CRN
 FILENAME: 32606.DWG
 DATE: 12/03/2020

DRAWING NO.:
4
23



HAZARD BOUNDARY IS NJDEP FILE NO. 2.1 FHW 090001.

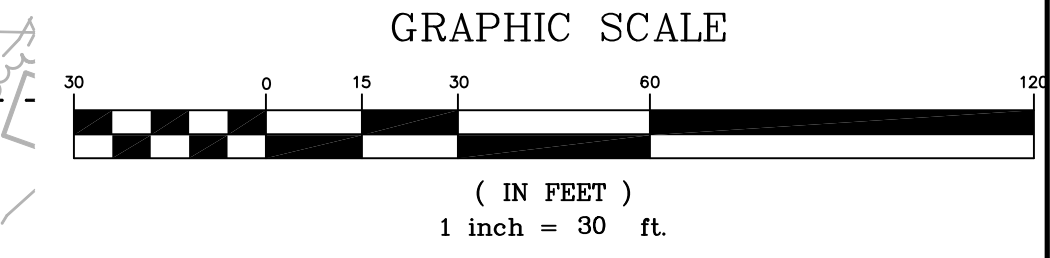
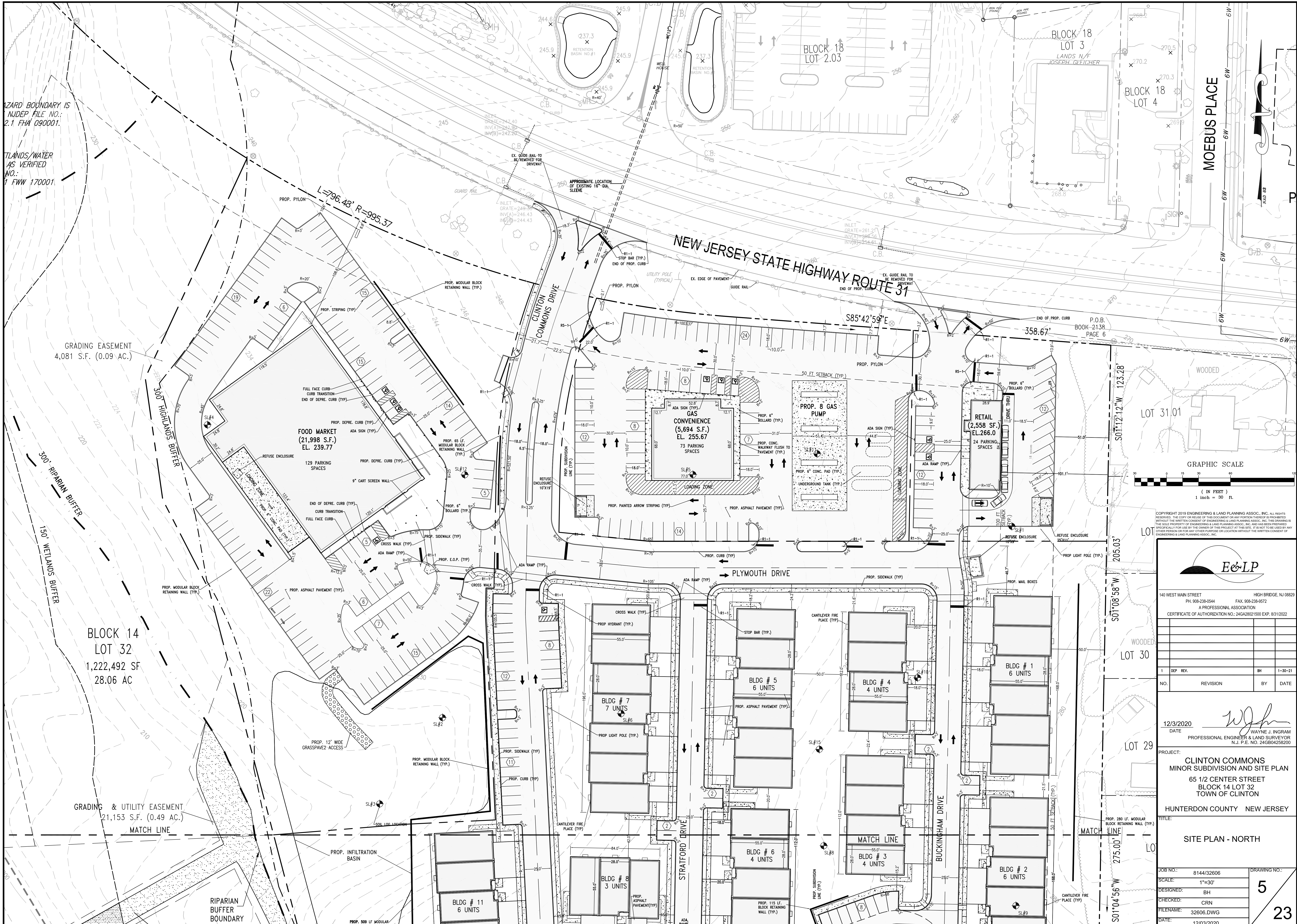
LANDS/WATER AS VERIFIED NO. 1 FWW 170001.

GRADING EASEMENT 4,081 S.F. (0.09 AC.)

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

GRADING & UTILITY EASEMENT 21,153 S.F. (0.49 AC.)

RIPARIAN BUFFER BOUNDARY



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12/3/2020 DATE *WJ* WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04256200

PROJECT: CLINTON COMMONS MINOR 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.:	5
SCALE:	1"=30'		23
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32606.DWG		
DATE:	12/03/2020		



GRADING & UTILITY EASEMENT
21,153 S.F. (0.49 AC.)
MATCH LINE

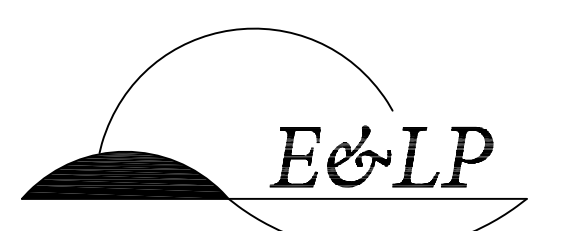
PROF. 280 LF. MODULAR
BLOCK RETAINING WALL (TYP.)
MATCH LINE

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

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

THE FLOOD HAZARD BOUNDARY IS
APPROVED BY NJDEP FILE NO.
1005-09-0002.1, FHA 090001
FWW 170001.

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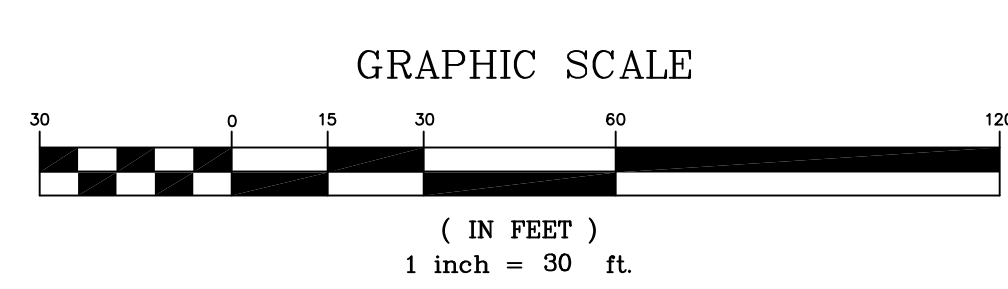
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO. 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
1	DEP. REV.	BH	1-30-21

12/3/2020
DATE
PROJECT: CLINTON COMMONS
MINOR 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.:	6
SCALE:	1"=30'	CHECKED:	CRN
DESIGNED:	BH	DATE:	12/03/2020
FILENAME:	32606.DWG		



HAZARD BOUNDARY IS BY NJDEP FILE NO.: 002.1 FHA 090001.

WETLANDS/WATER VE AS VERIFIED E. NO.: 271 FWW 170001.

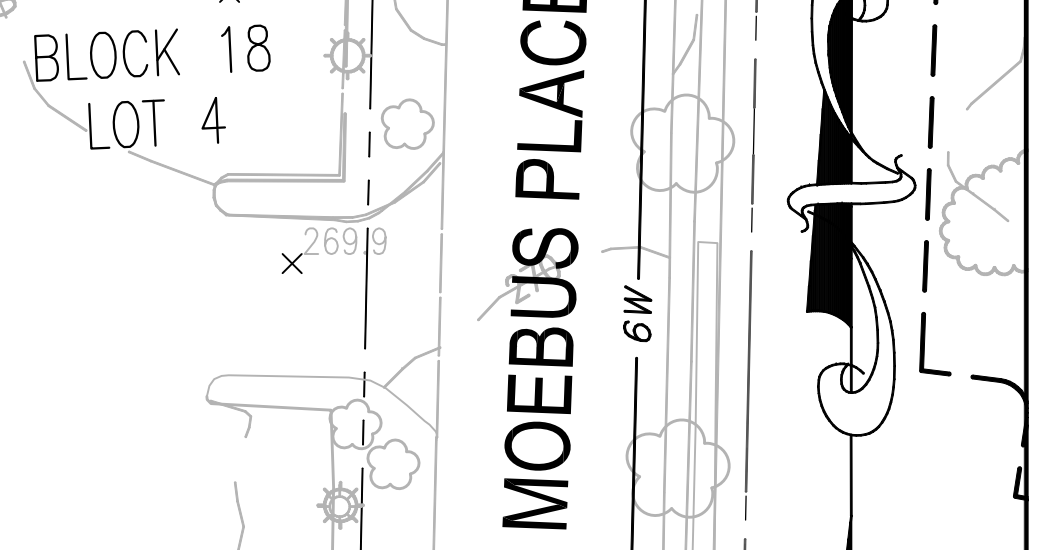
GRADING EASEMENT 4,081 S.F. (0.09 AC.)

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

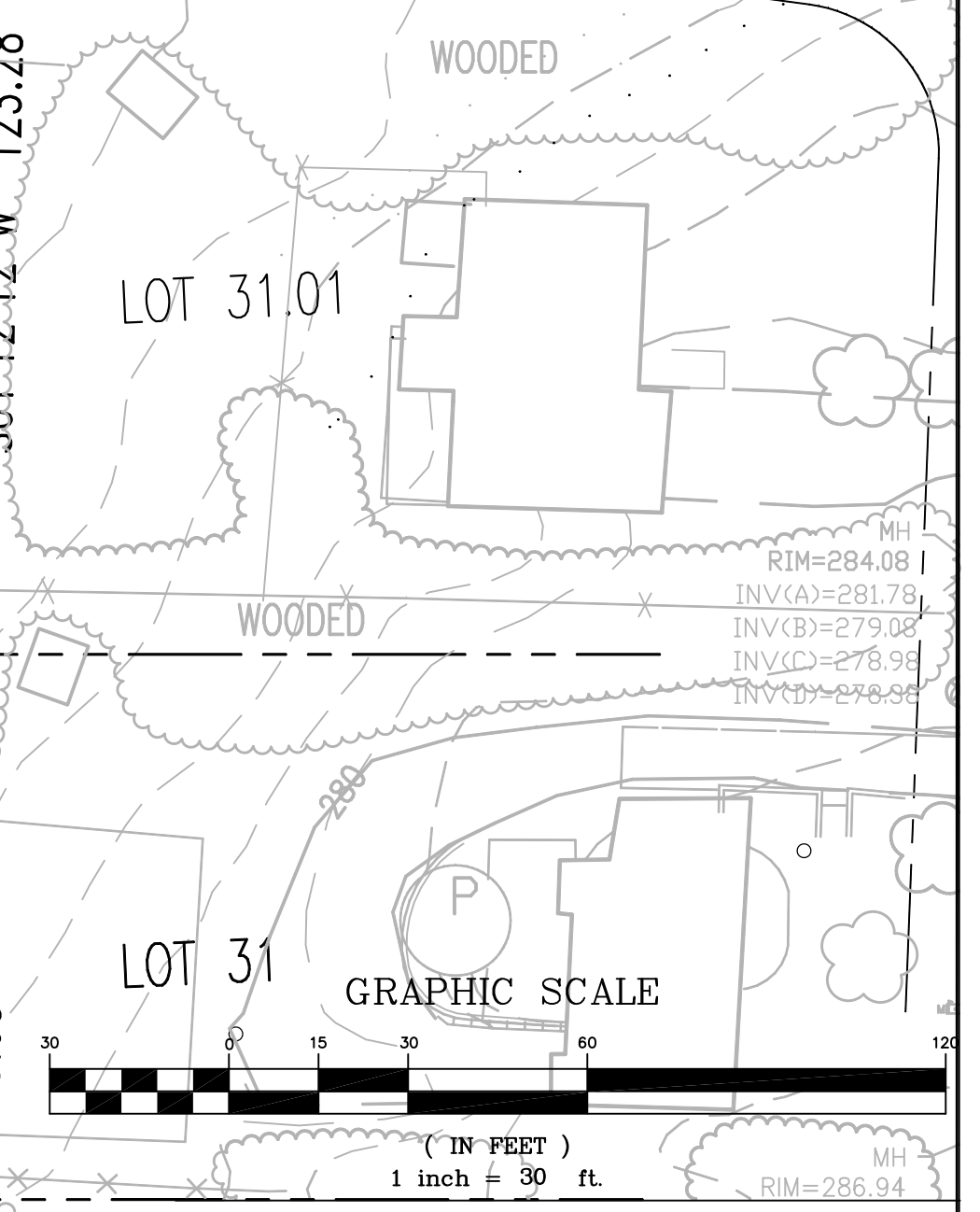
GRADING & UTILITY EASEMENT 21,153 S.F. (0.49 AC.)

RIPARIAN BUFFER BOUNDARY

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



P.O.B. BOOK 2138 PAGE 6



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CERTIFICATE OF AUTHORIZATION NO.: 24G2021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE
1	DEF. REV.	BH	1-30-21

12/3/2020 DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24G04258200

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

TITLE:
GRADING PLAN - NORTH

JOB NO.: 8144/32606	DRAWING NO.: 7
SCALE: 1"=30'	
DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	23



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

THE FLOOD HAZARD BOUNDARY IS APPROVED BY NJDEP FILE NO.: 1005-09-0002.1, FHA 090001 FWW 170001.

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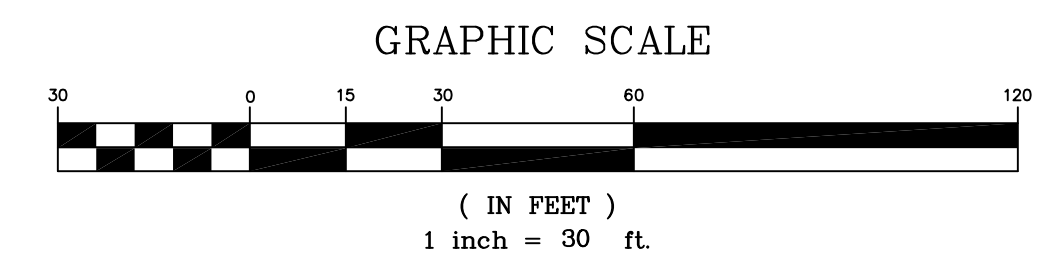
12/3/2020 DATE
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

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

HUNTERDON COUNTY NEW JERSEY

TITLE:
GRADING PLAN - SOUTH

JOB NO.:	8144/32606	DRAWING NO.:	8
SCALE:	1"=30'		23
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32806.DWG		
DATE:	12/03/2020		



HAZARD BOUNDARY IS BY NJDEP FILE NO.: 002.1 FHA 090001.

WETLANDS/WATER VE AS VERIFIED E. NO.: 21 FWW 170001.

GRADING EASEMENT 4,081 S.F. (0.09 AC.)

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

GRADING & UTILITY EASEMENT 21,153 S.F. (0.49 AC.)

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

FOOD MARKET (21,998 S.F.) EL. 239.77

NEW JERSEY STATE HIGHWAY ROUTE 31

PLYMOUTH DRIVE

LANCASTER DRIVE

MOEBUS PLACE

BLOCK 18 LOT 4

LOT 31.01

LOT 30

LOT 2

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

DRAINAGE AND UTILITY PLAN - NORTH

JOB NO.: 8144/32606
SCALE: 1"=30'
DESIGNED: BH
CHECKED: CRN
FILENAME: 32806.DWG
DATE: 12/03/2020

9

23

P.O.B. BOOK-2138 PAGE 6

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

GRAPHIC SCALE (IN FEET) 1 inch = 30 ft

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12/3/2020 DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

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

TITLE: DRAINAGE AND UTILITY PLAN - NORTH

JOB NO.:	8144/32606	DRAWING NO.:	9
SCALE:	1"=30'		
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32806.DWG		
DATE:	12/03/2020		



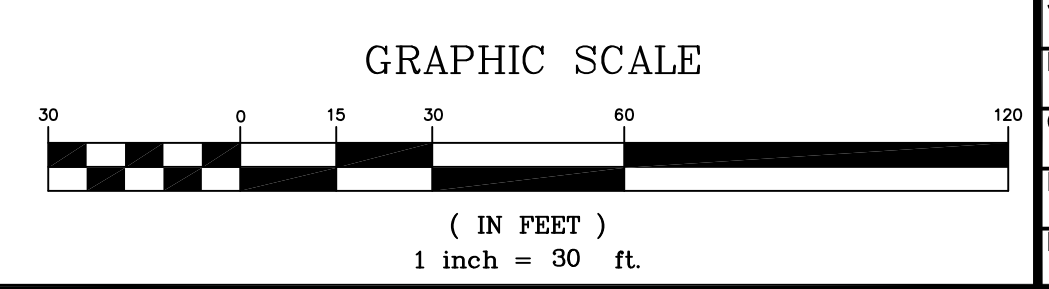
GRADING & UTILITY EASEMENT
21,153 S.F. (0.49 AC.)
MATCH LINE

RIPIARIAN
BUFFER
BOUNDARY

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

THE FLOOD HAZARD BOUNDARY IS
APPROVED BY NJDEP FILE NO. 1005-09-0002.1 FHA 090001
FWW 170001.

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



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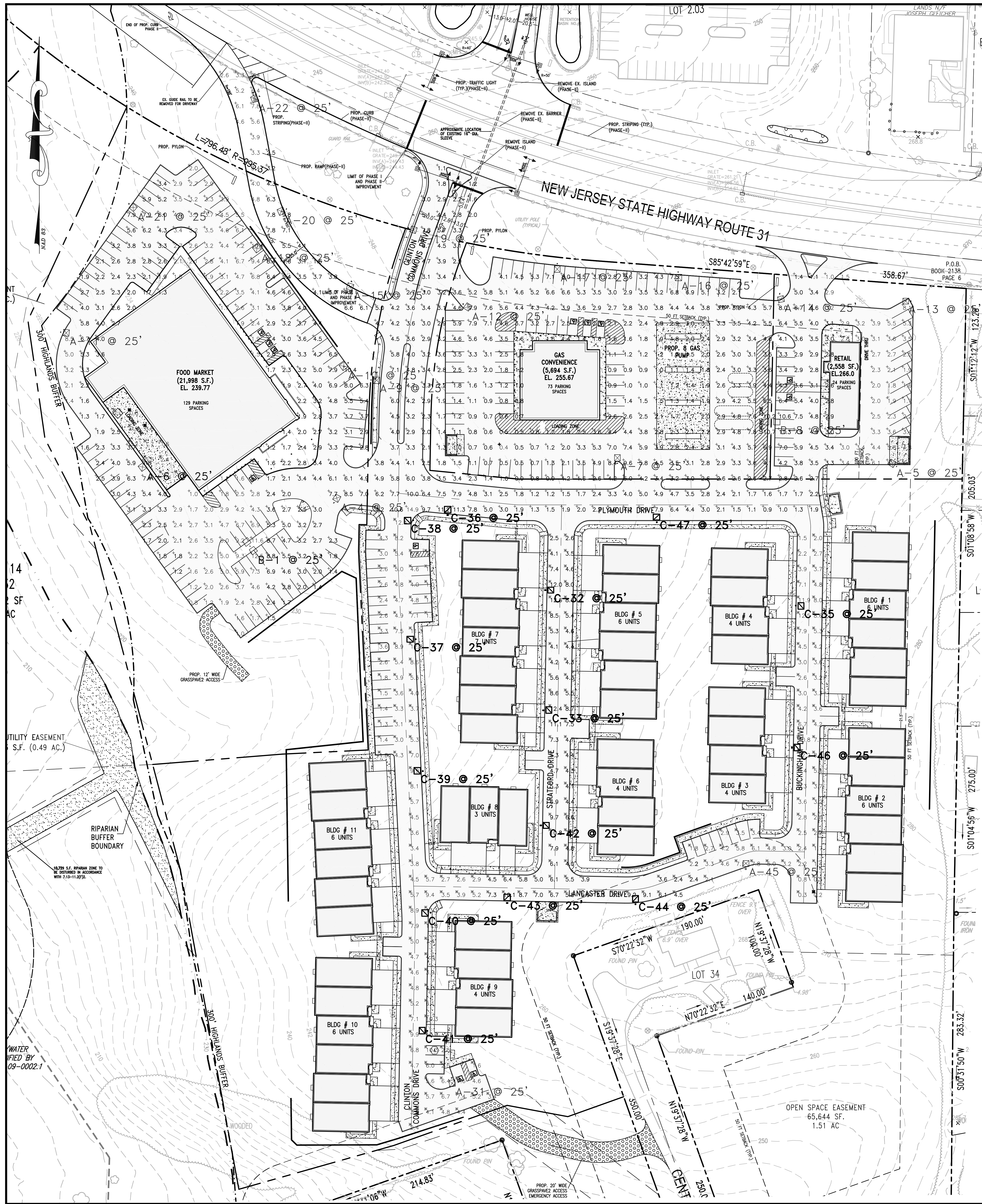
12/3/2020 DATE
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PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
**CLINTON COMMONS
MINOR SUBDIVISION AND SITE PLAN**
65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

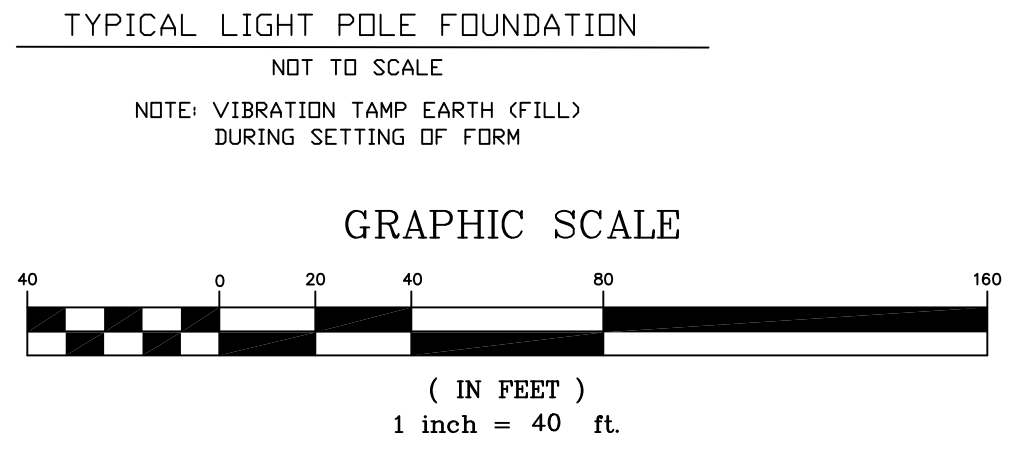
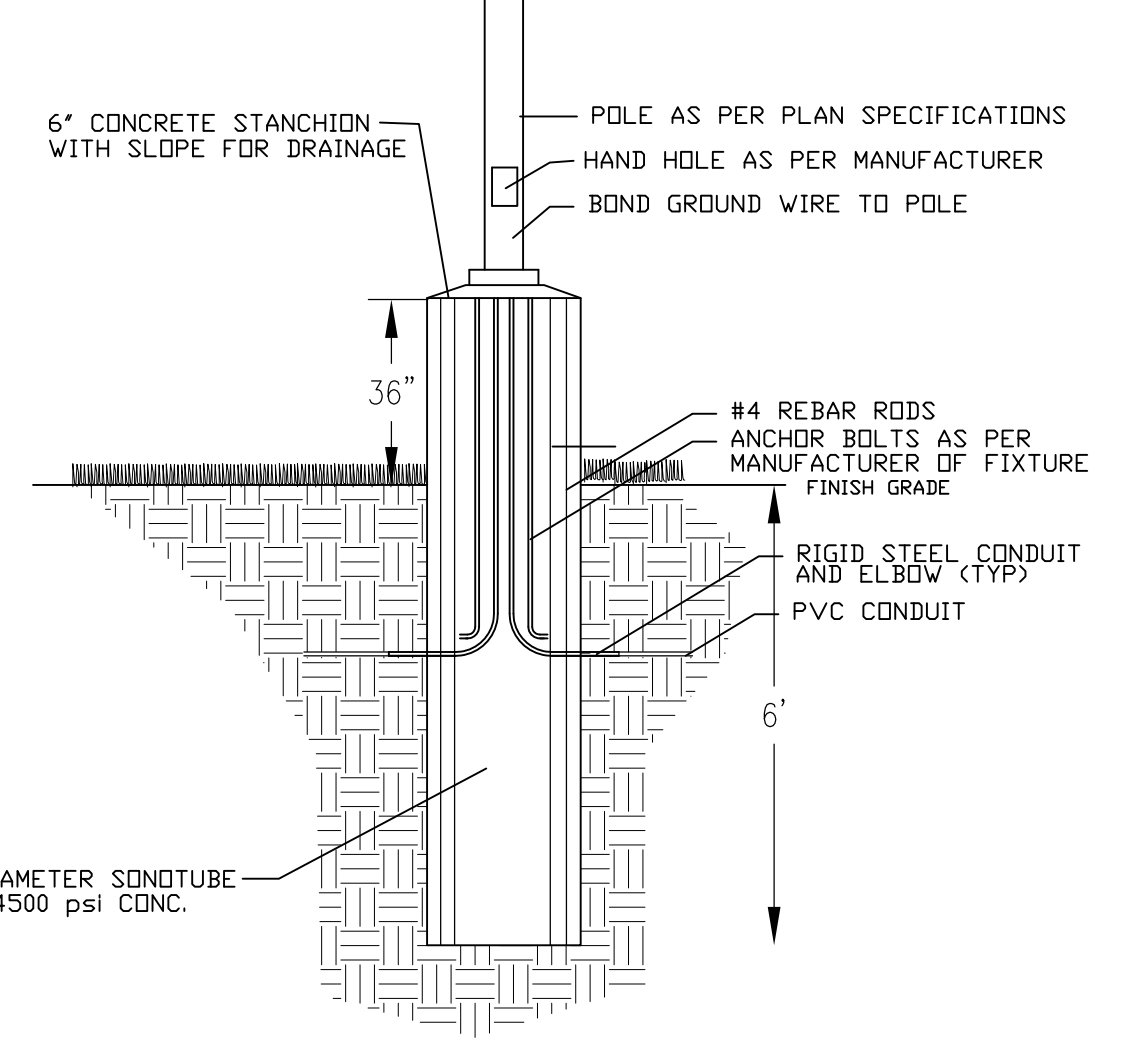
TITLE:
**DRAINAGE AND UTILITY
PLAN - SOUTH**

JOB NO.:	8144/32606	DRAWING NO.:	10
SCALE:	1"=30'		23
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32806.DWG		
DATE:	12/03/2020		



Statistics						
Description	Symbol	Min	Avg	Max/Min	Max	Avg/Min
CALCULATIONS	+	0.4 fc	3.6 fc	37.3:1	14.9 fc	9.0:1
LOADING ZONE	X	0.8 fc	2.0 fc	6.9:1	5.5 fc	2.5:1
RESIDENTIAL CALCULATIONS	X	0.2 fc	5.2 fc	69.5:1	13.9 fc	26.0:1

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
⊗	A	20	American Electric Lighting	ATB2 80BLEDE15 XXXXX R4 4K/5K	ATB2 SERIES LED 1500MA TYPE 4 4000K/5000 K CCT	LED Array	1	ATB2_80BLE DE15_XXXXX_R4_4K_5K.I es	41609	0.9	388
□	B	2	American Electric Lighting	ATB2 80BLEDE15 XXXXX R4 4K/5K	ATB2 SERIES LED 1500MA TYPE 4 4000K/5000 K CCT	LED Array	1	ATB2_80BLE DE15_XXXXX_R4_4K_5K.I es	41609	0.9	776
⊗	C	14	American Electric Lighting	ATB2 80BLEDE15 XXXXX R2 4K/5K	ATB2 SERIES LED 1500MA TYPE 2 4000K/5000 K CCT	LED Array	1	ATB2_80BLE DE15_XXXXX_R2_4K_5K.I es	40324	0.9	388



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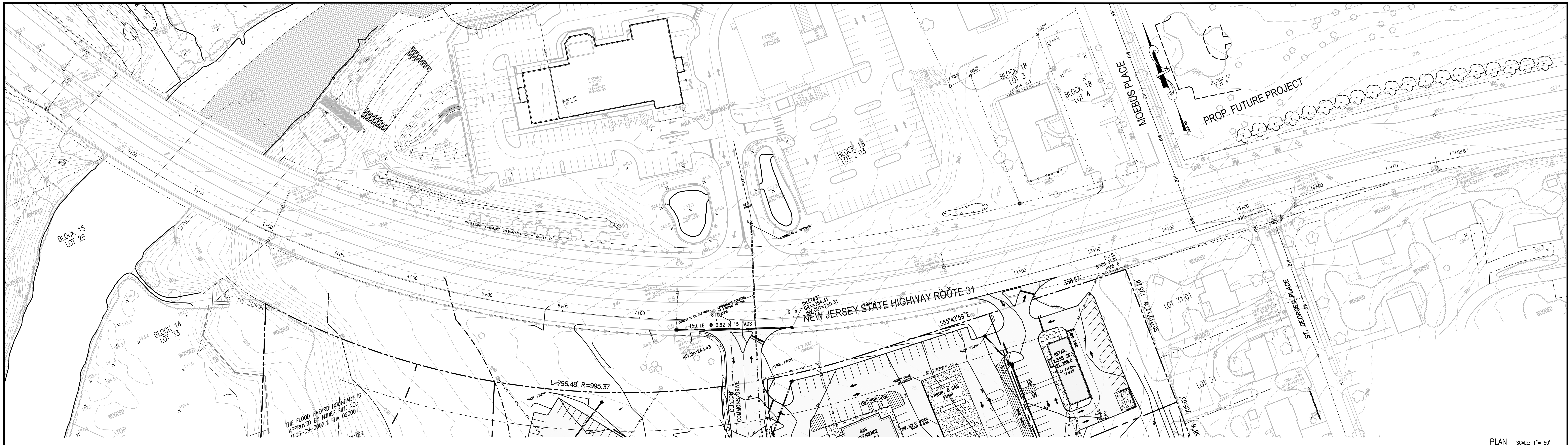
1	DEF. REV.	BH	1-30-21
NO.	REVISION	BY	DATE

12/3/2020 DATE WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

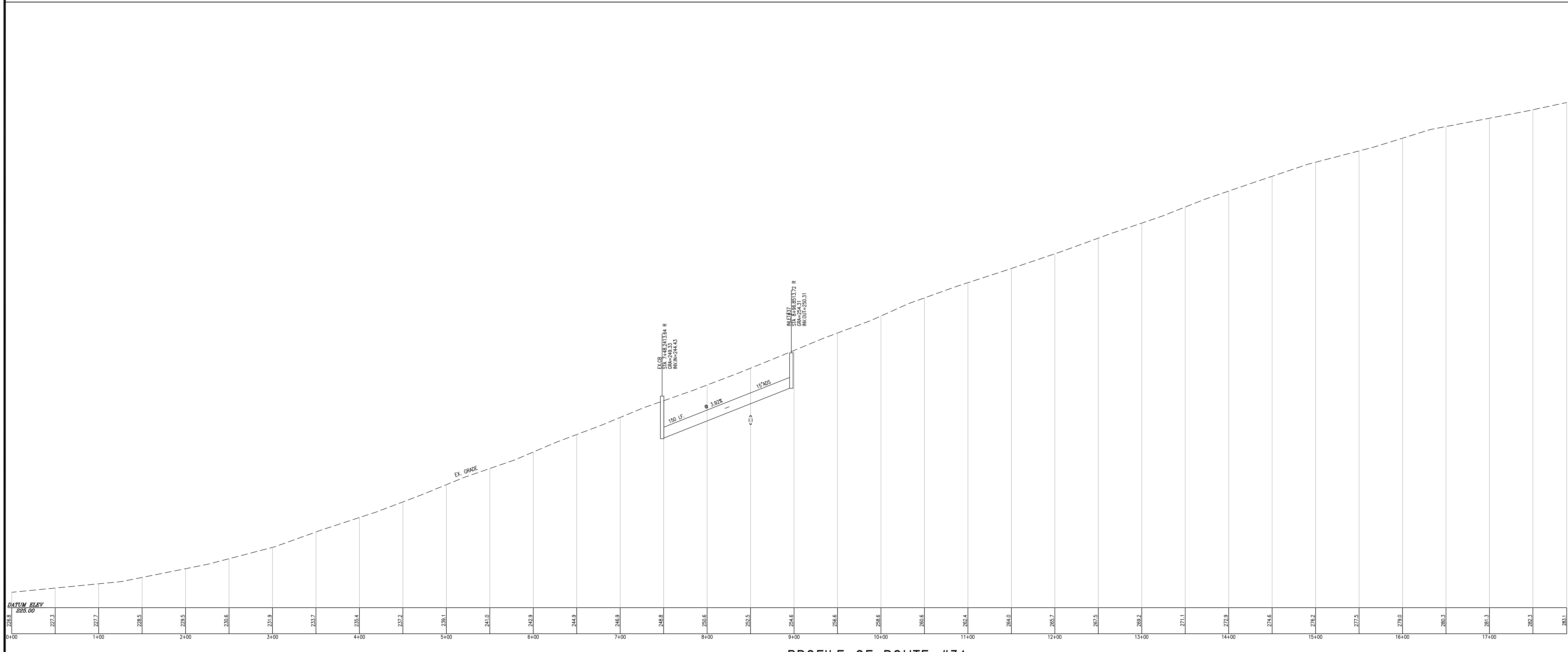
PROJECT: CLINTON COMMONS MINOR SUBDIVISION AND SITE PLAN
65 1/2 CENTER STREET BLOCK 14 LOT 32 TOWN OF CLINTON
HUNTERDON COUNTY NEW JERSEY

TITLE: LIGHTING PLAN

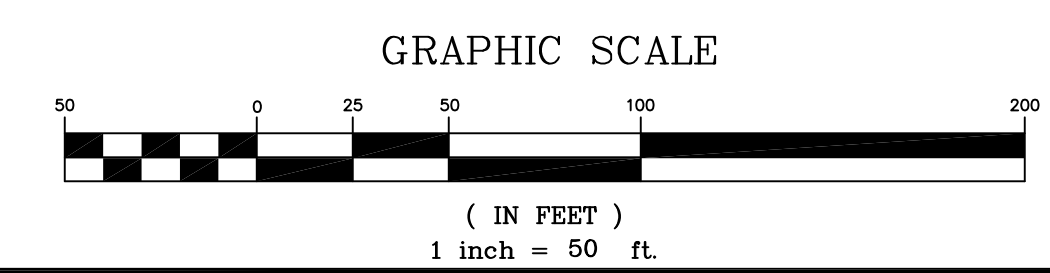
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SCALE: 1"=40'	23
DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	



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



PROFILE OF ROUTE #31
 SCALE: H: 1"=50'
 V: 1"=5'



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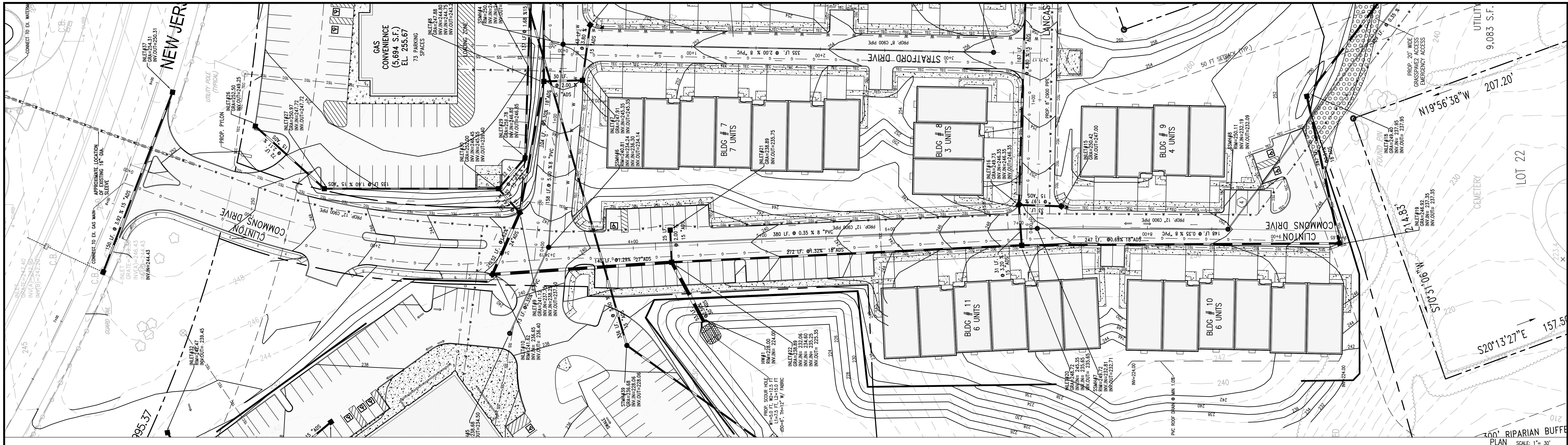
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12/3/2020
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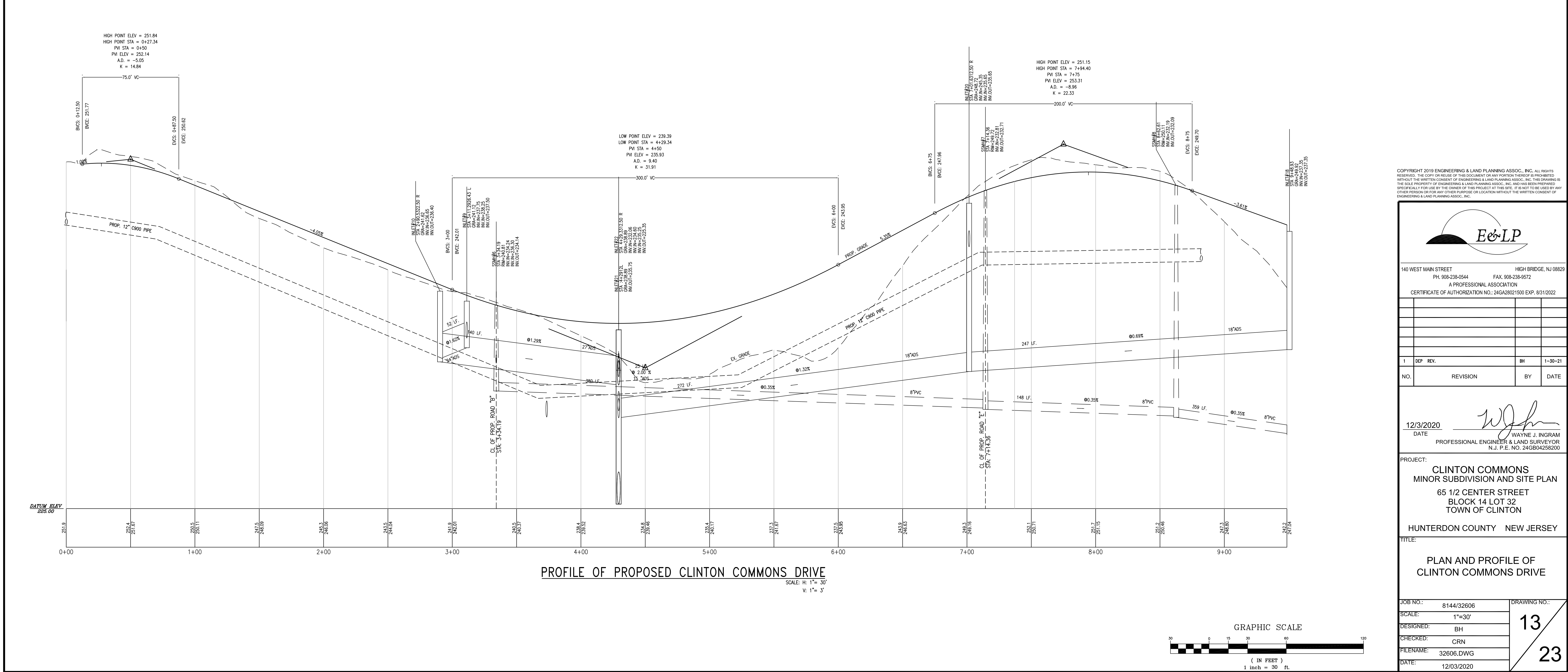
PROJECT:
**CLINTON COMMONS
 MINOR SUBDIVISION AND SITE PLAN**
 65 1/2 CENTER STREET
 BLOCK 14 LOT 32
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
**PLAN AND PROFILE OF
 ROUTE #31**

JOB NO.:	8144/32606	DRAWING NO.:	12 23
SCALE:	1"=50'		
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32606.DWG		
DATE:	12/03/2020		

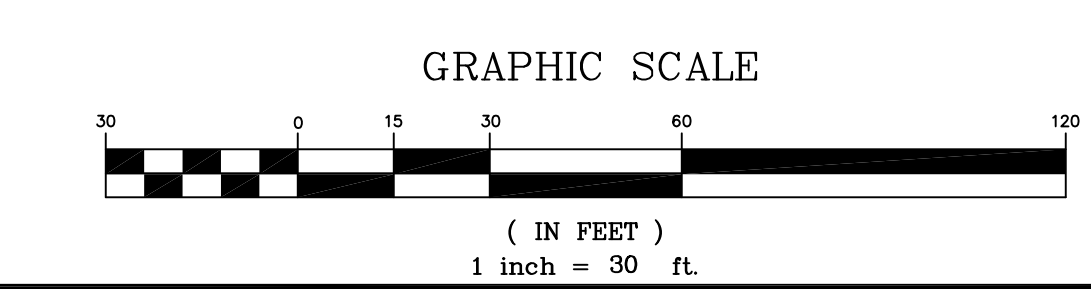


PLAN SCALE: 1" = 30'



PROFILE OF PROPOSED CLINTON COMMONS DRIVE

SCALE: H: 1" = 30'
V: 1" = 3'



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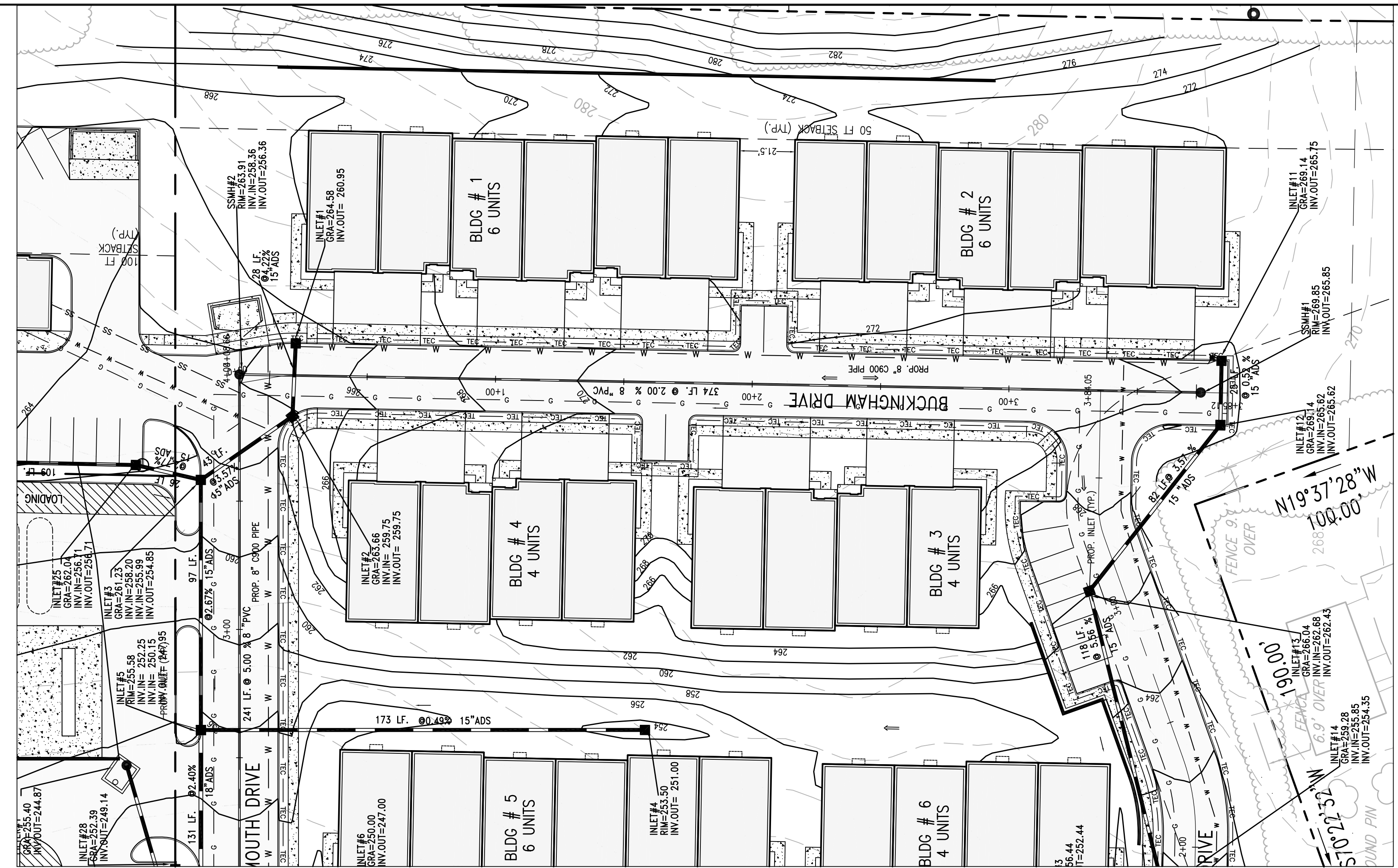
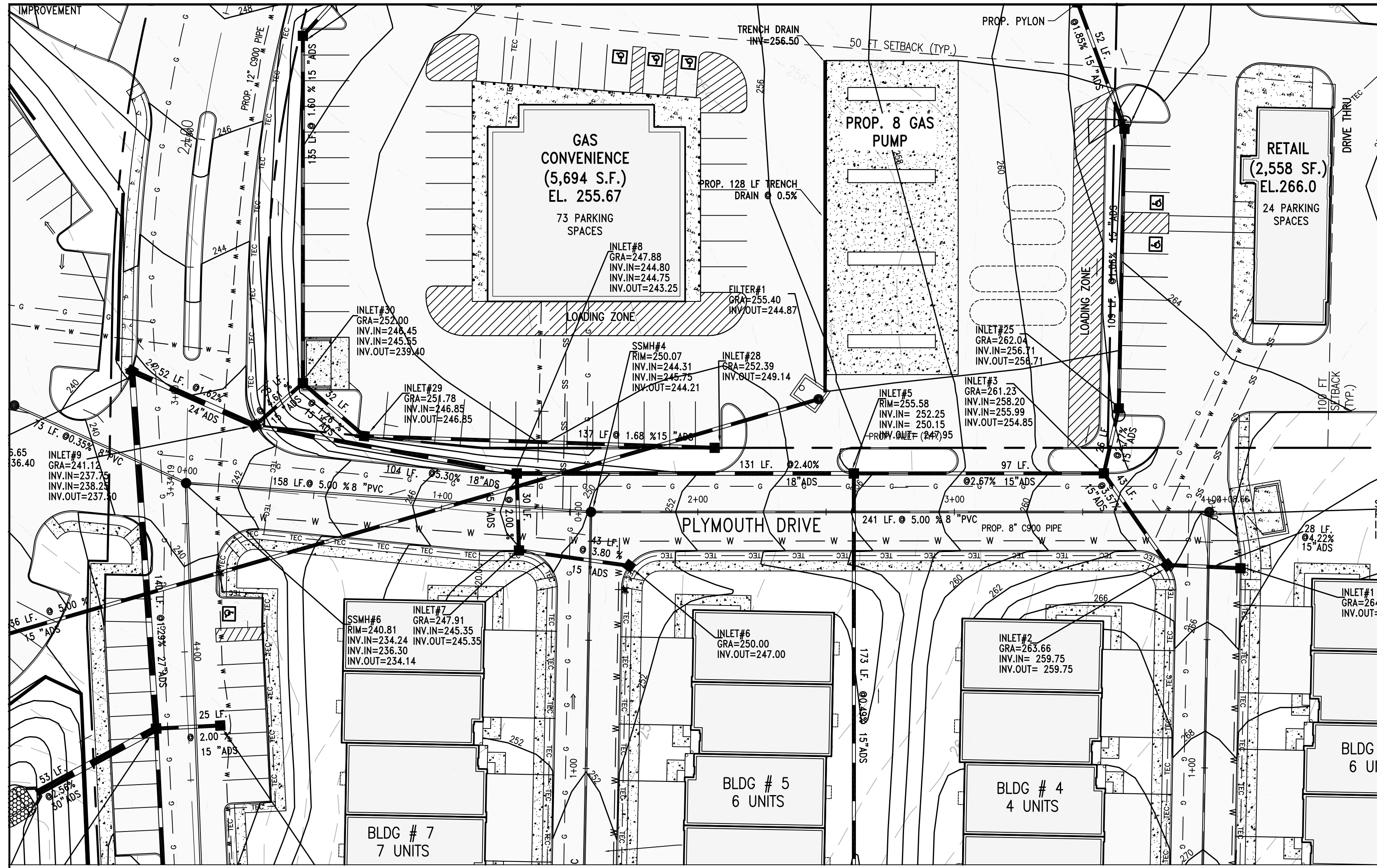
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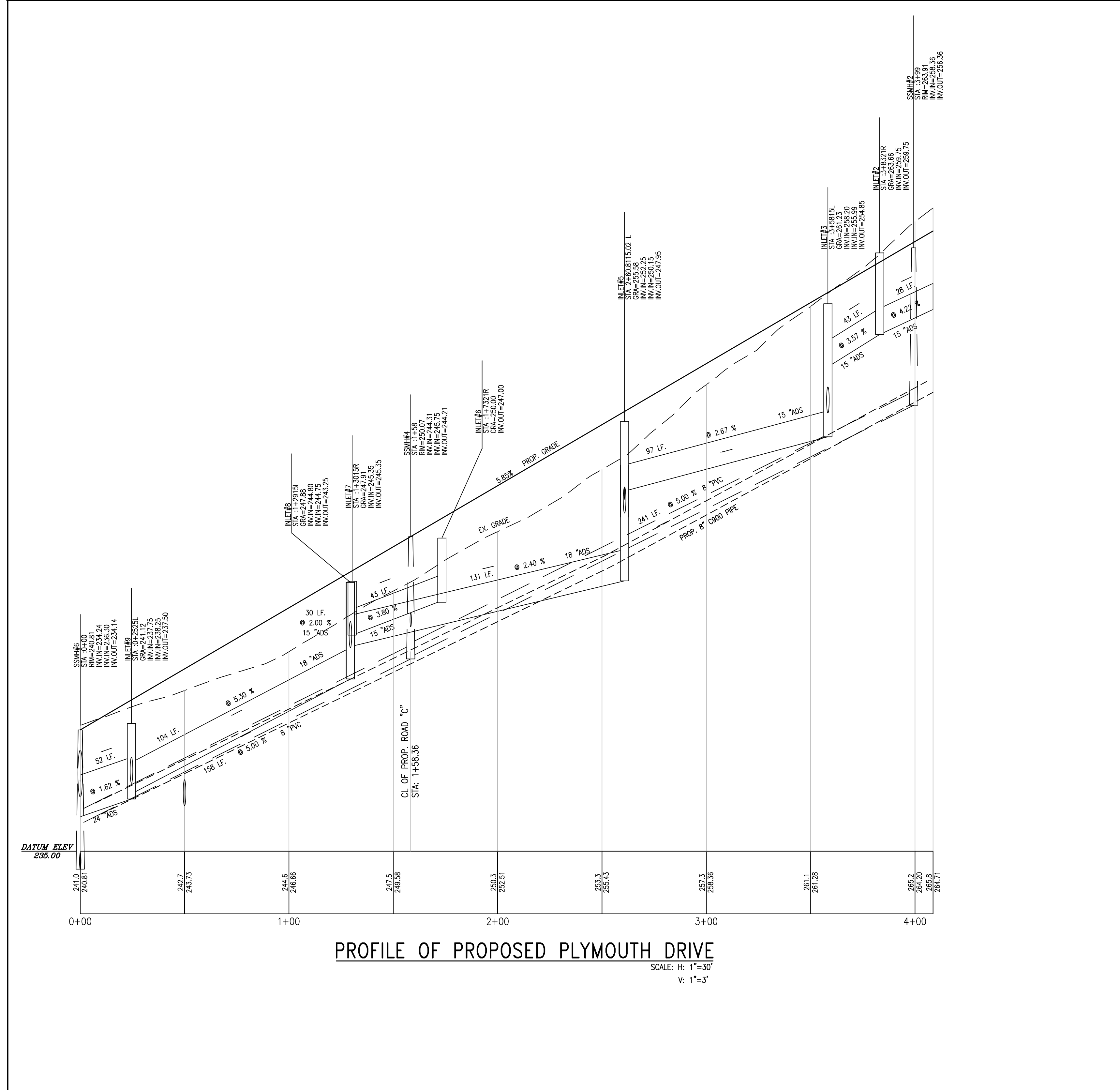
PROJECT:
**CLINTON COMMONS
 MINOR SUBDIVISION AND SITE PLAN**
 65 1/2 CENTER STREET
 BLOCK 14 LOT 32
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
**PLAN AND PROFILE OF
 CLINTON COMMONS DRIVE**

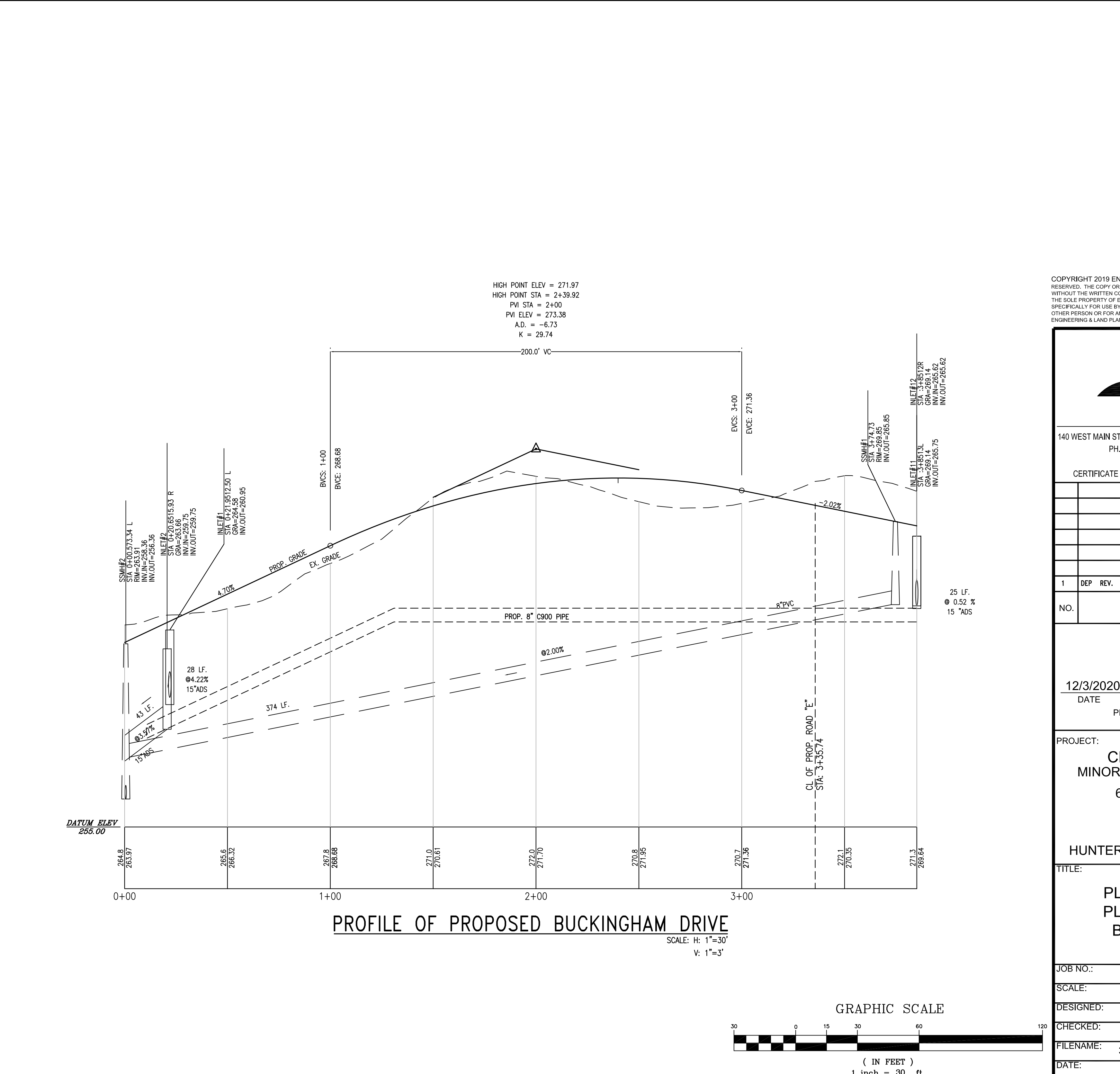
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DATE:	12/03/2020		



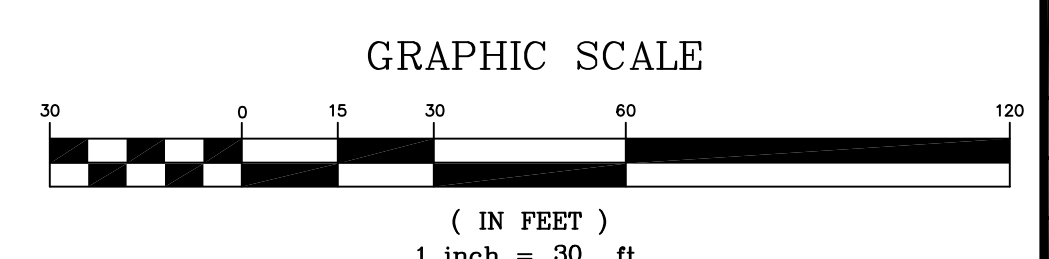
PLAN SCALE: 1" = 30'



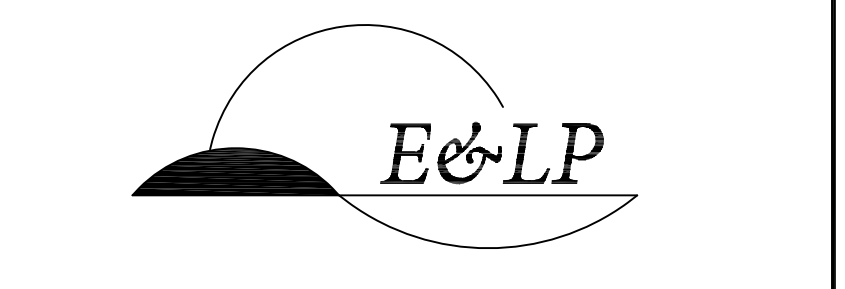
PROFILE OF PROPOSED PLYMOUTH DRIVE
SCALE: H: 1"=30'
V: 1"=3'



PROFILE OF PROPOSED BUCKINGHAM DRIVE
SCALE: H: 1"=30'
V: 1"=3'



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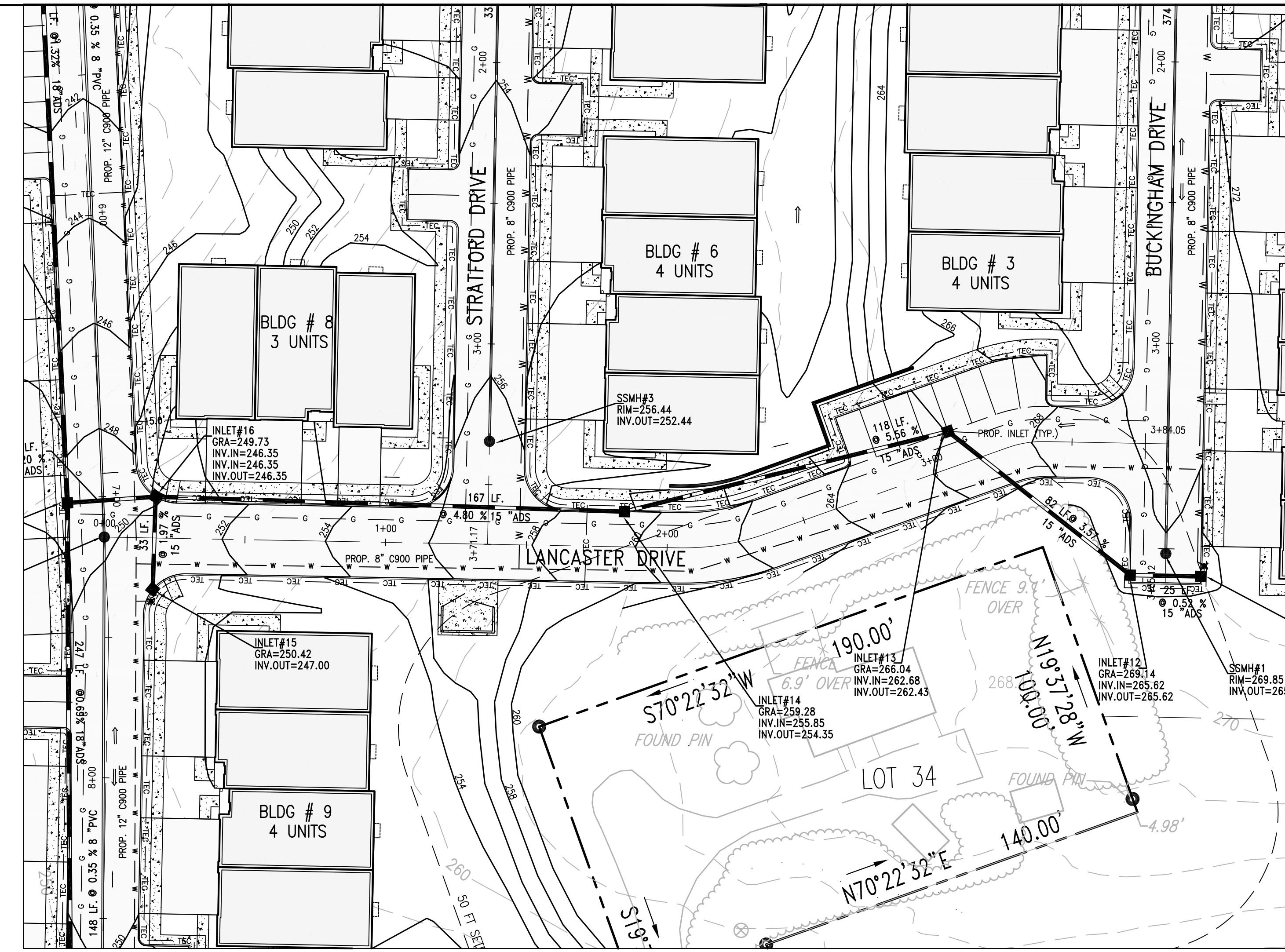
NO.	REVISION	BY	DATE
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12/3/2020
 DATE *WJ*
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24G804258200

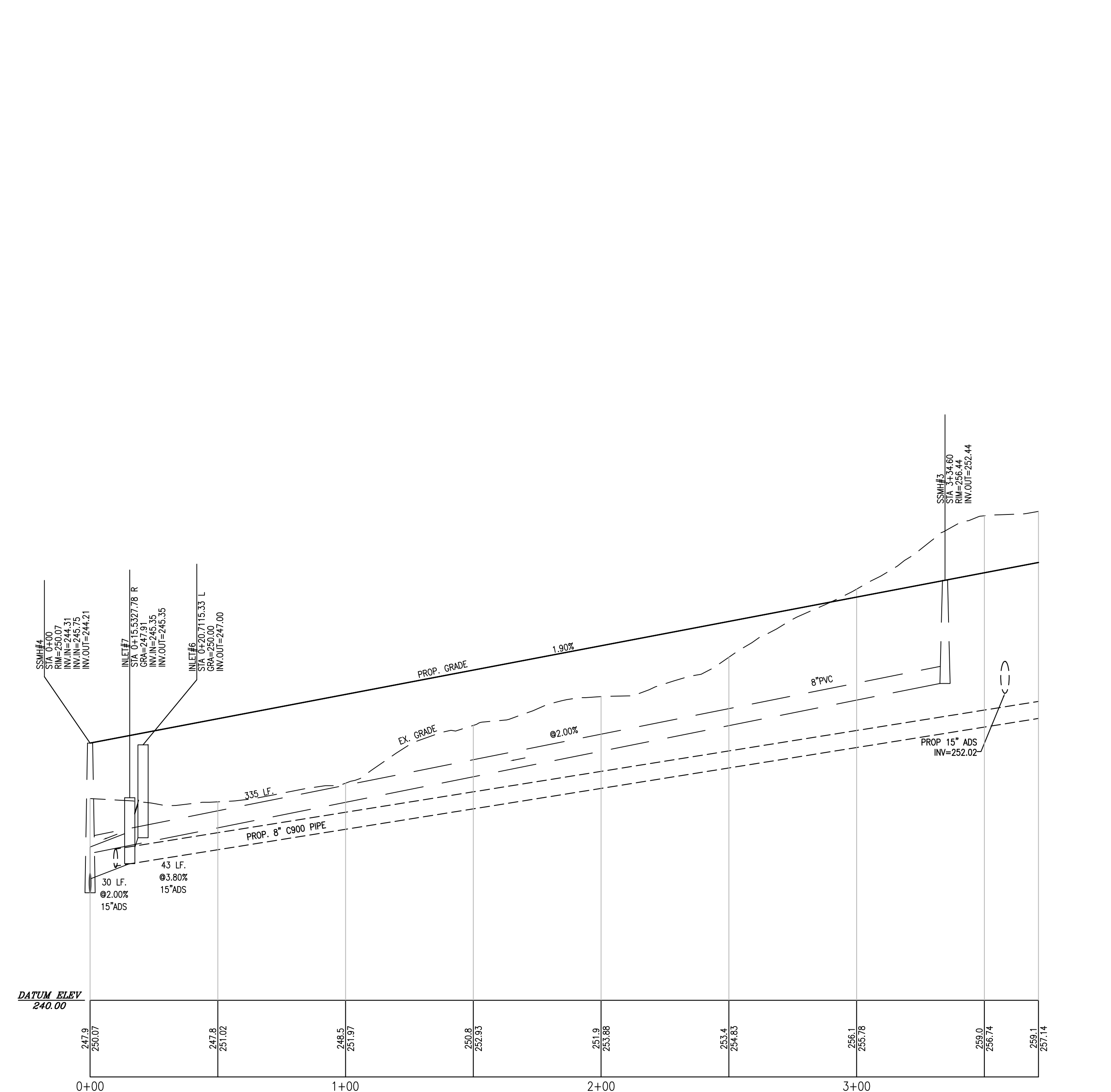
PROJECT:
 CLINTON COMMONS
 MINOR SUBDIVISION AND SITE PLAN
 65 1/2 CENTER STREET
 BLOCK 14 LOT 32
 TOWN OF CLINTON
 HUNTERDON COUNTY NEW JERSEY

TITLE:
 PLAN AND PROFILE OF
 PLYMOUTH DRIVE AND
 BUCKINGHAM DRIVE

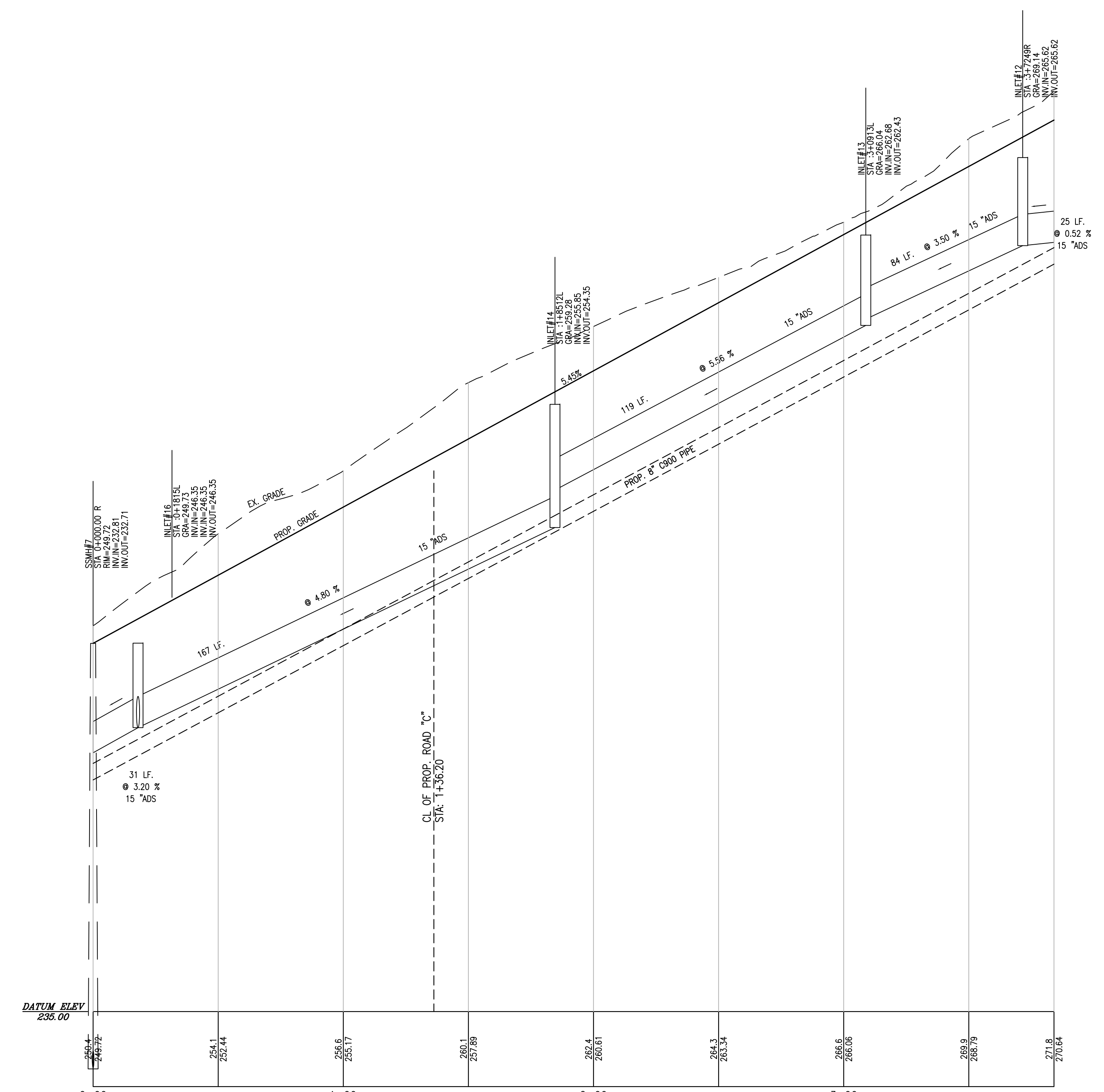
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DATE:	12/03/2020		



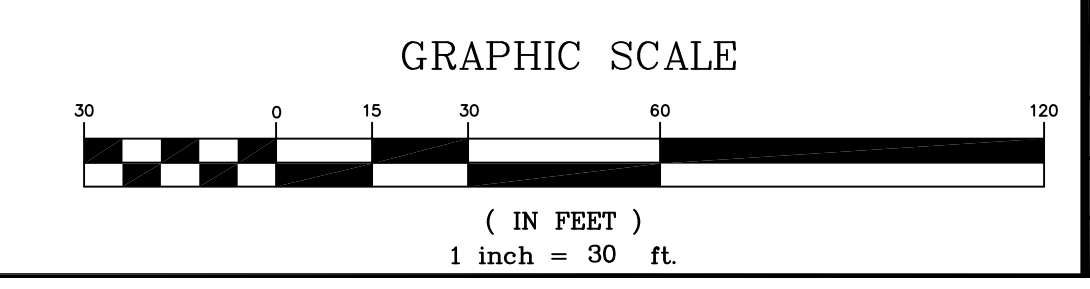
PLAN SCALE: 1" = 30'



PROFILE OF PROPOSED STRATFORD DRIVE
SCALE: H: 1"=30'
V: 1"=3'



PROFILE OF PROPOSED LANCASTER DRIVE
SCALE: H: 1"=30'
V: 1"=3'



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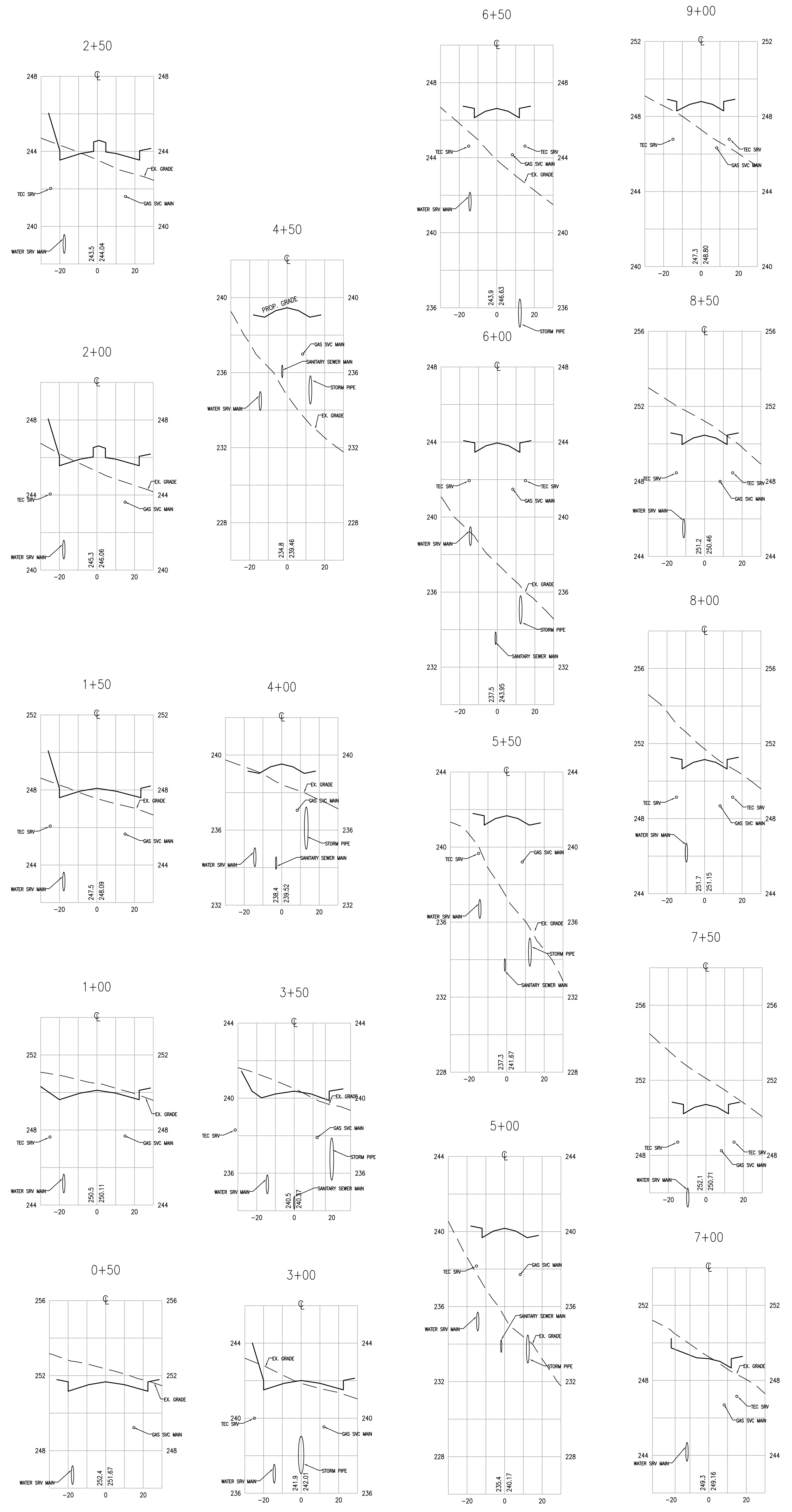
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1	DEP. REV.	BH	1-30-21

12/3/2020
DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24G04258200

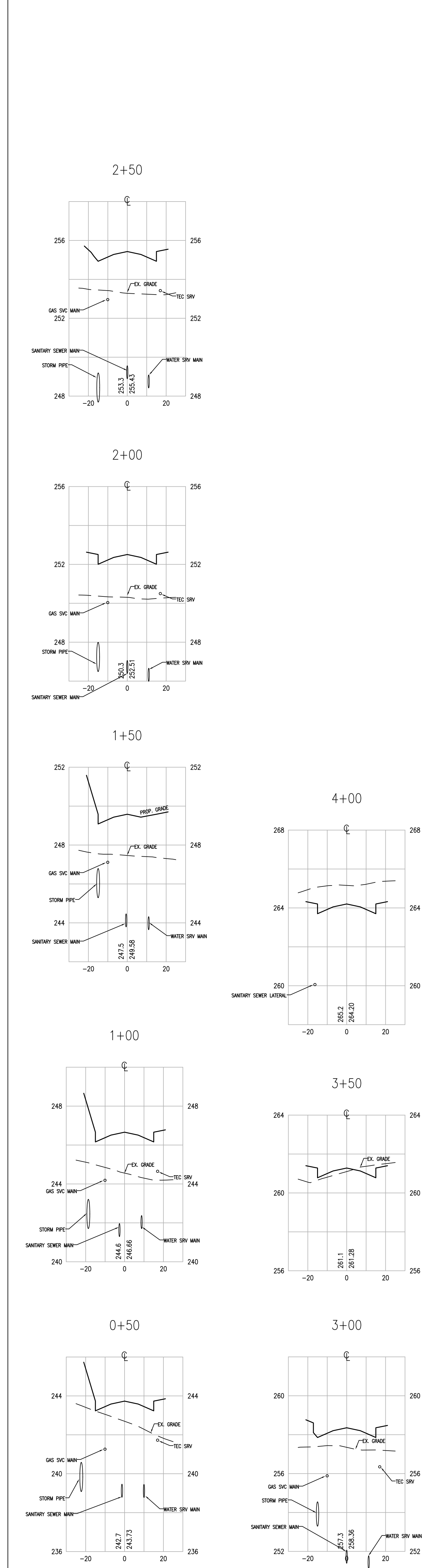
PROJECT:
CLINTON COMMONS
MINOR SUBDIVISION AND SITE PLAN
65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON
HUNTERDON COUNTY NEW JERSEY

TITLE:
PLAN AND PROFILE OF
STRATFORD DRIVE AND
LANCASTER DRIVE

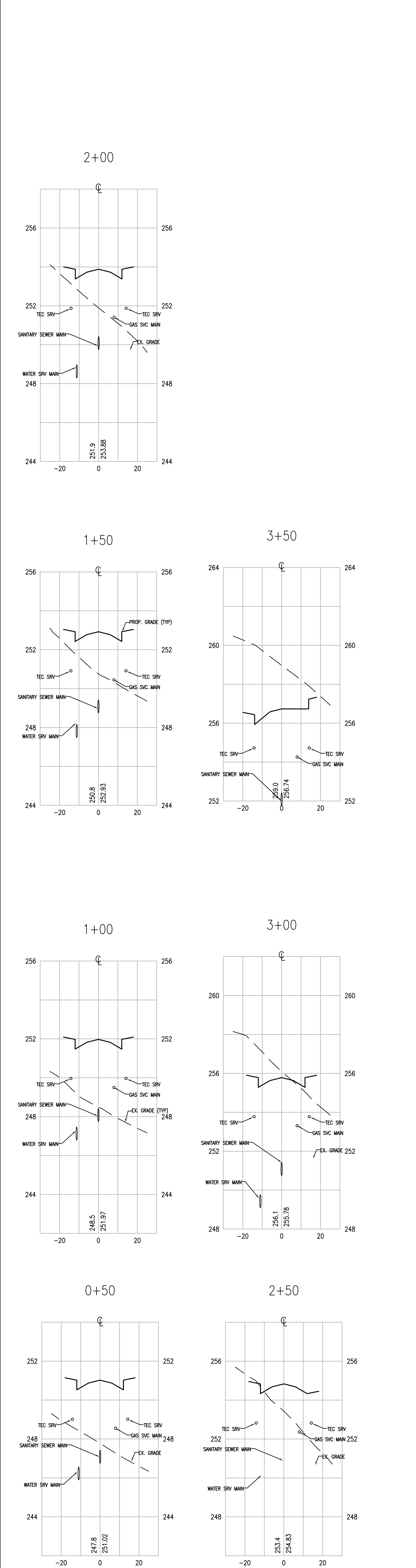
JOB NO.:	8144/32606	DRAWING NO.:	15
SCALE:	1"=30'		23
DESIGNED:	BH		
CHECKED:	CRN		
FILENAME:	32606.DWG		
DATE:	12/03/2020		



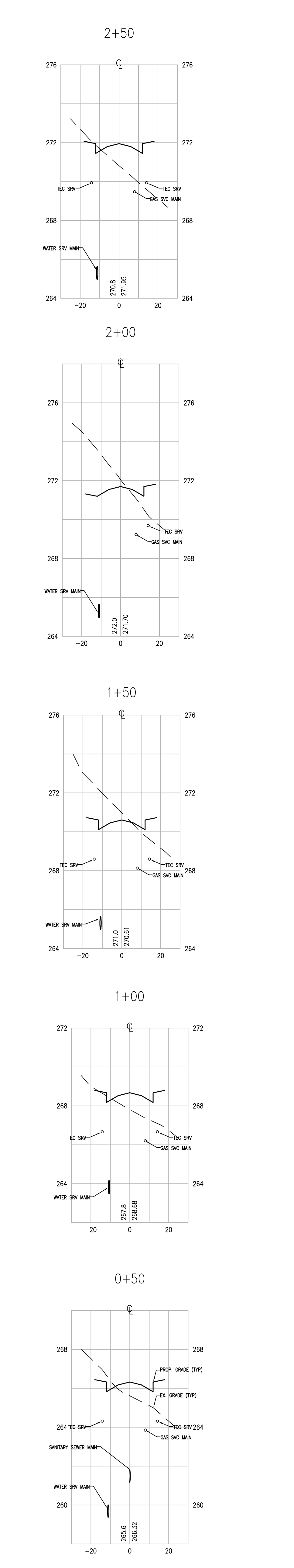
CROSS SECTION OF CLINTON COMMONS DR.



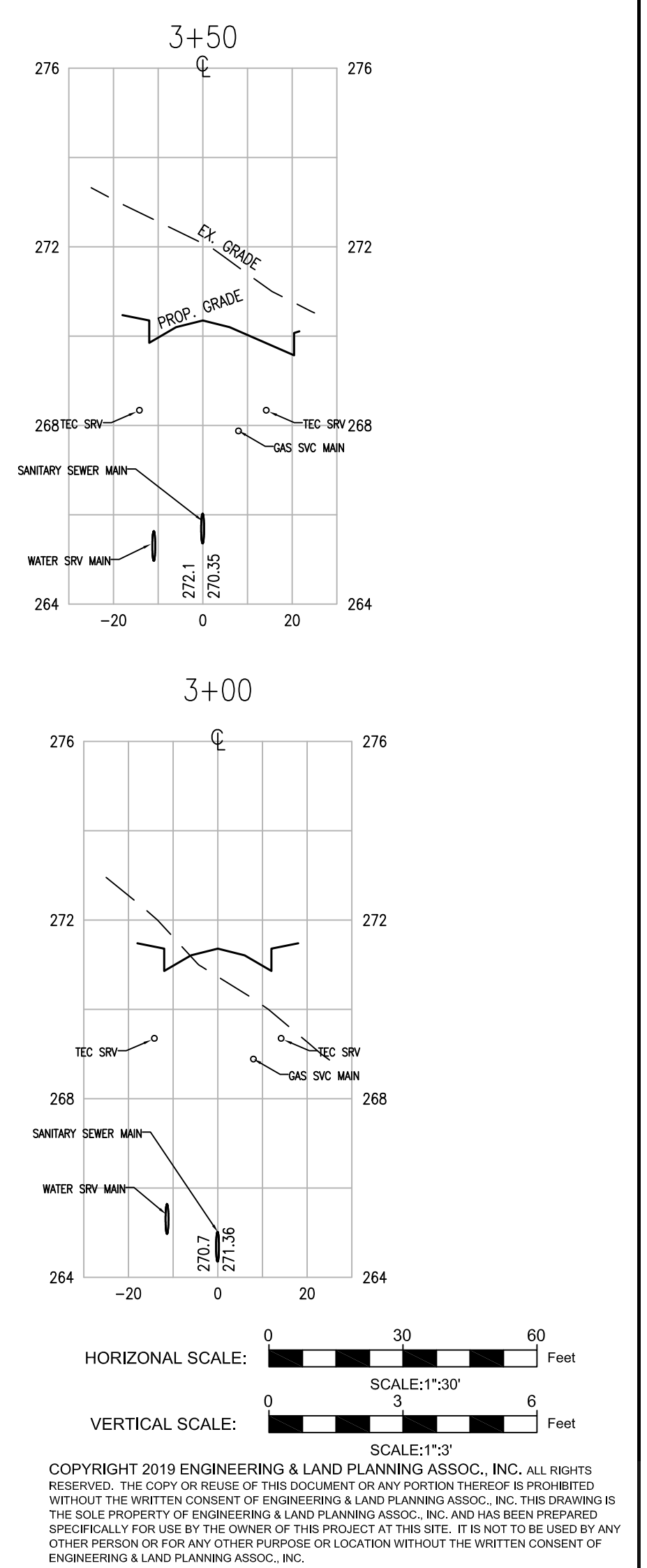
CROSS SECTION OF PLYMOUTH DR.



CROSS SECTION OF STRATFORD DR.



CROSS SECTION OF BUCKINGHAM DR.



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

NO.	REVISION	BY	DATE
1	DEP. REV.	BH	1-30-21

12/3/2020
DATE

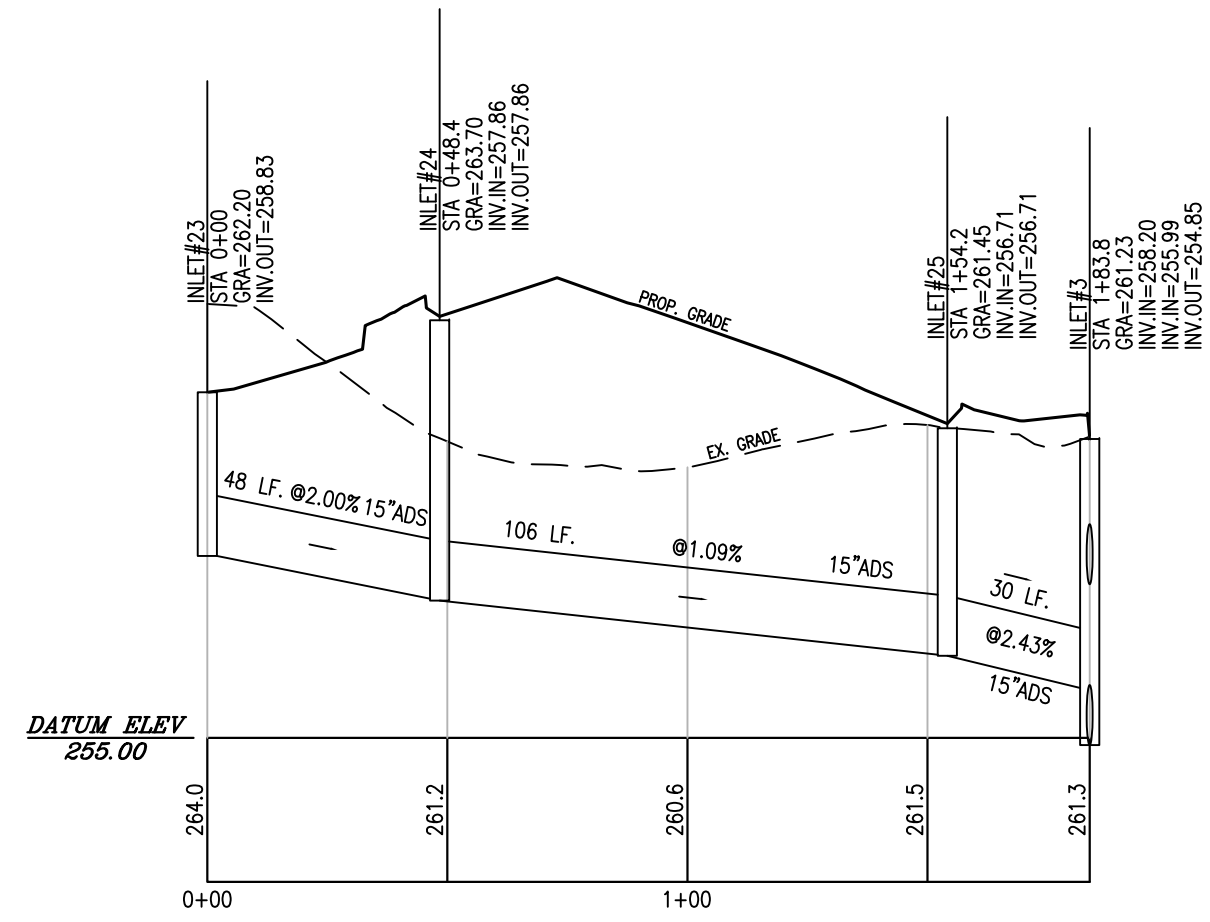
WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24GB04258200

PROJECT:
**CLINTON COMMONS
MINOR SUBDIVISION AND SITE PLAN**
65 1/2 CENTER STREET
BLOCK 14 LOT 32
TOWN OF CLINTON

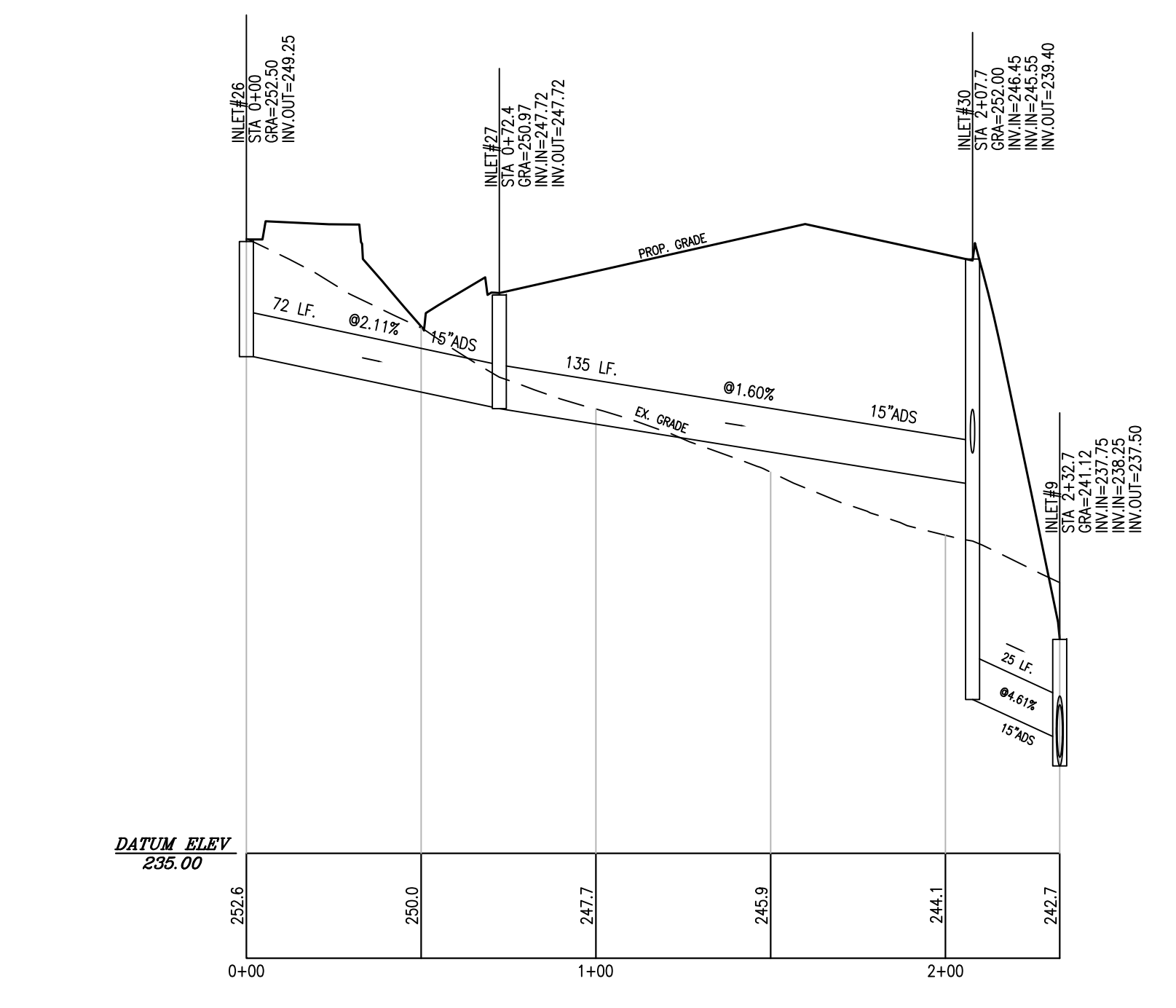
HUNTERDON COUNTY NEW JERSEY

TITLE:
**SECTIONS OF CLINTON
COMMONS DR, PLYMOUTH
DR, STRATFORD DR,
BUCKINGHAM DR**

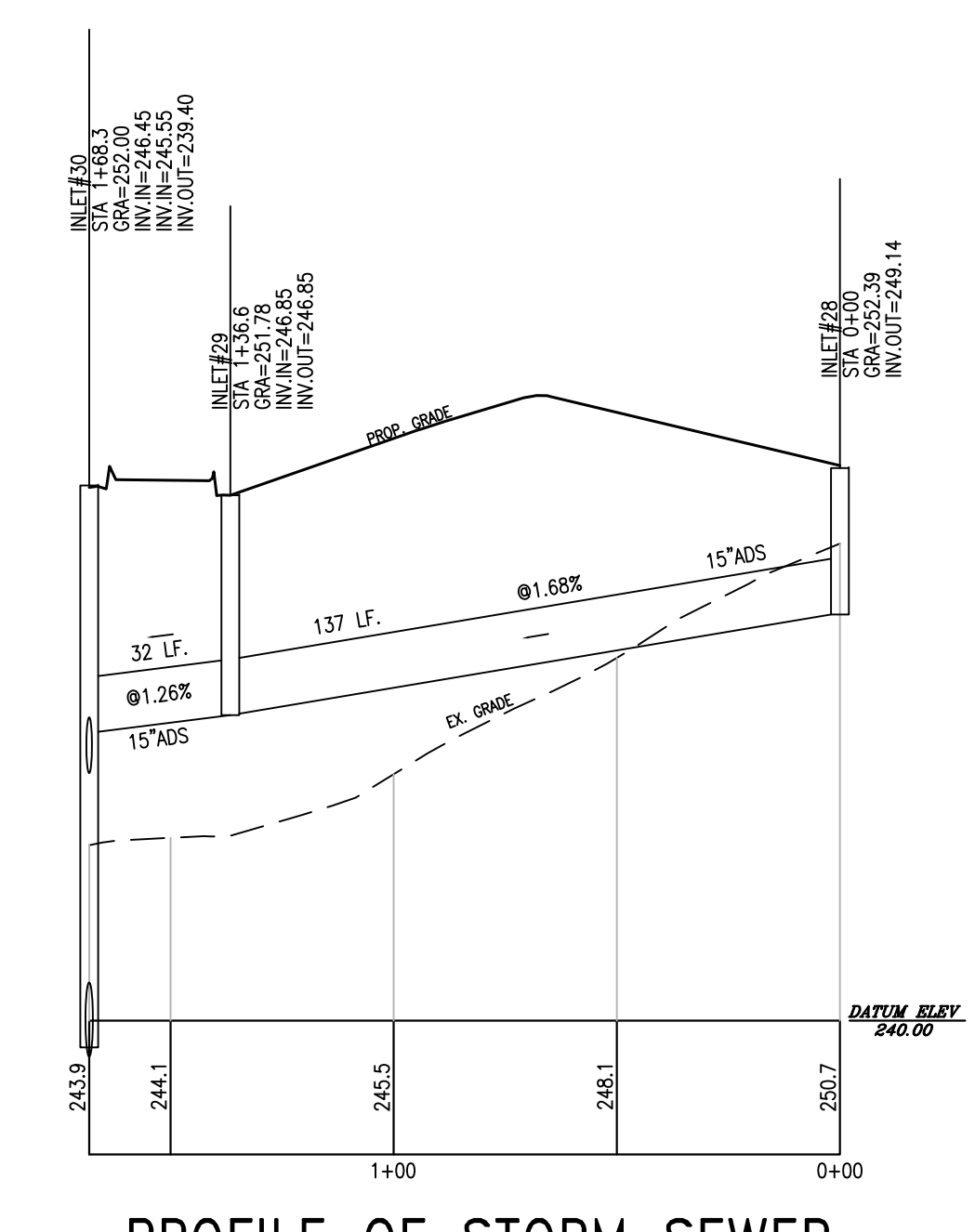
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DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	



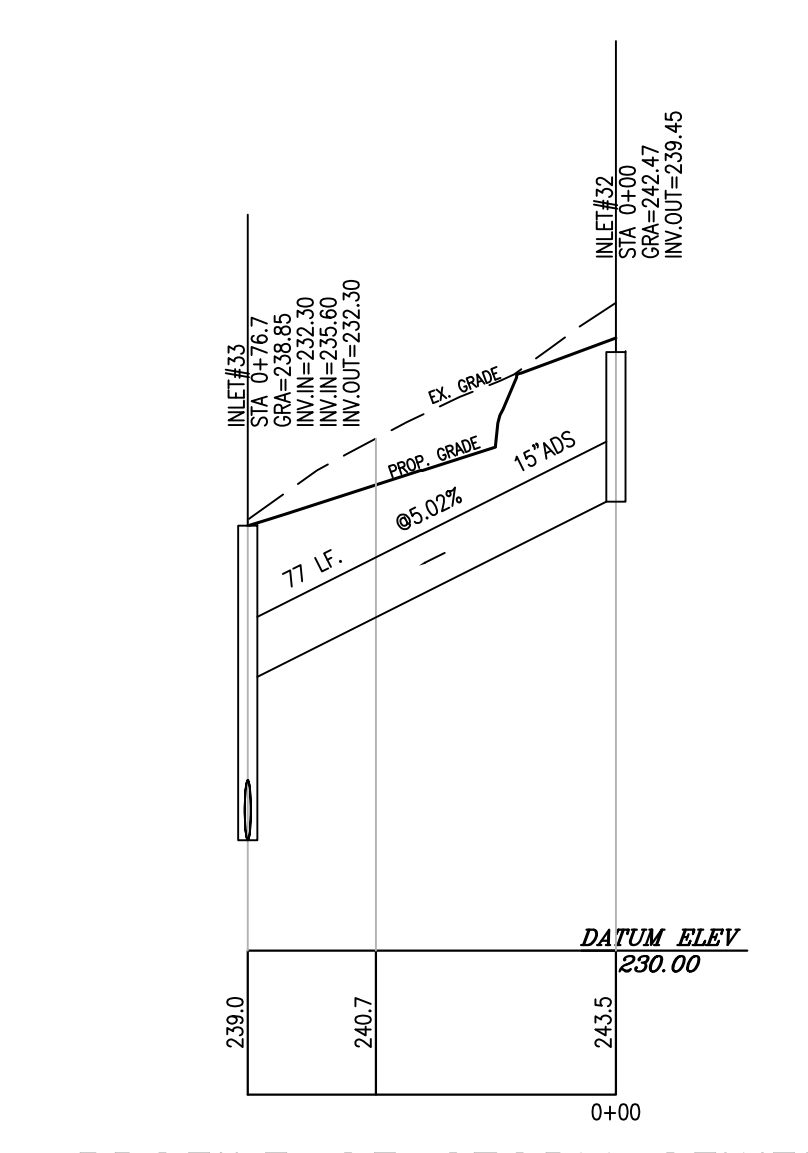
PROFILE OF STORM SEWER FROM INLET #23 TO INLET#3



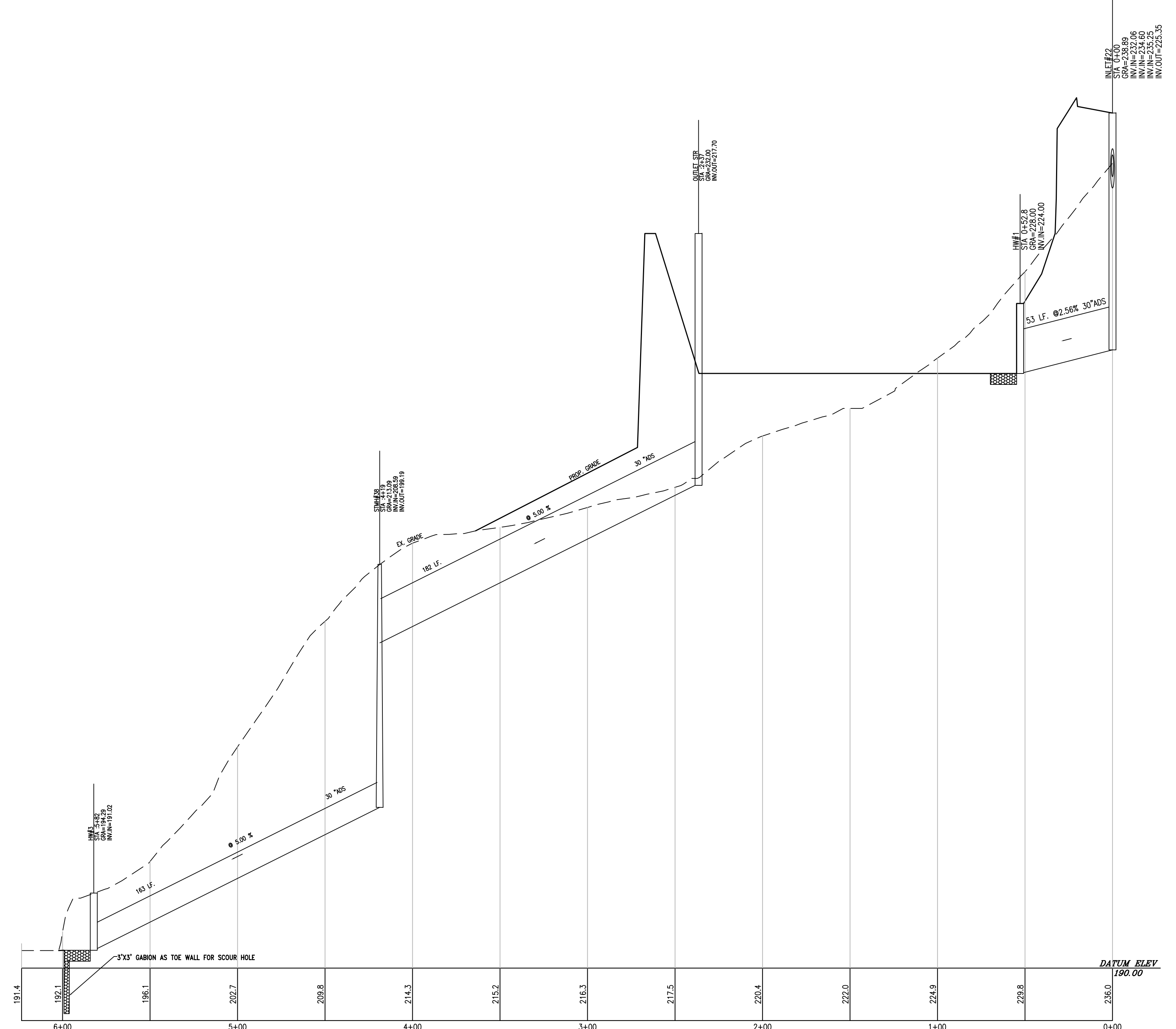
PROFILE OF STORM SEWER FROM INLET #26 TO INLET#9



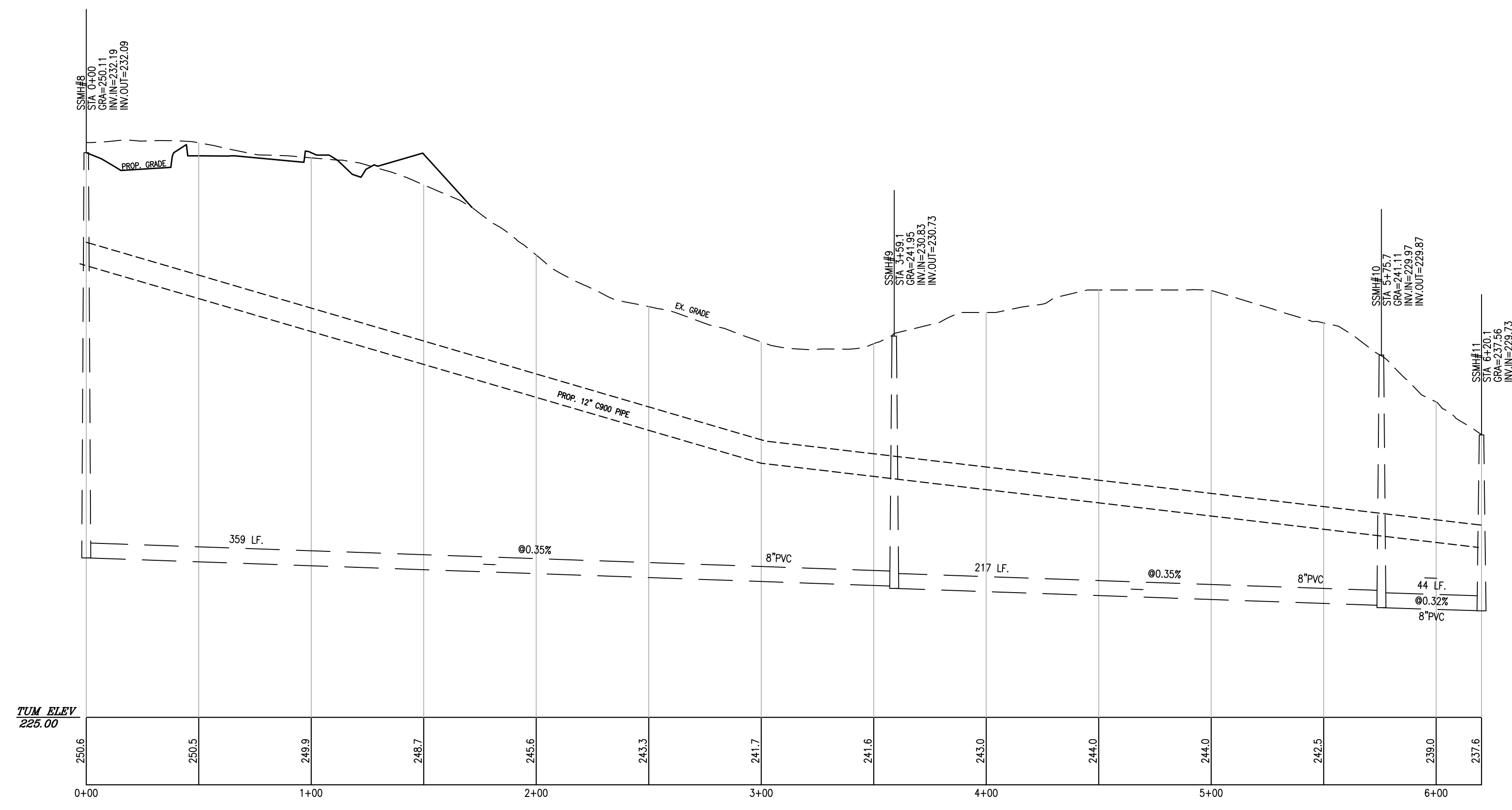
PROFILE OF STORM SEWER FROM INLET #28 TO INLET#30



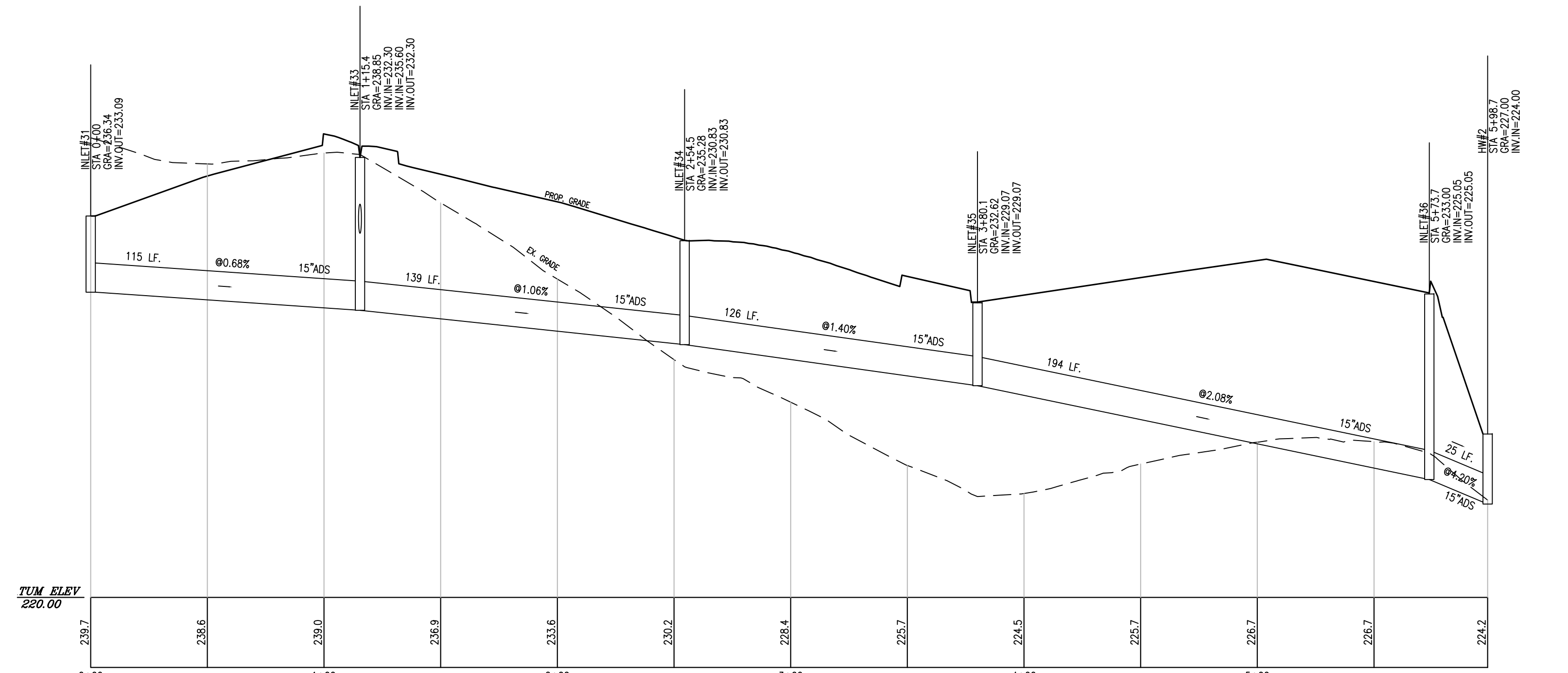
PROFILE OF STORM SEWER FROM INLET #32 TO INLET#33



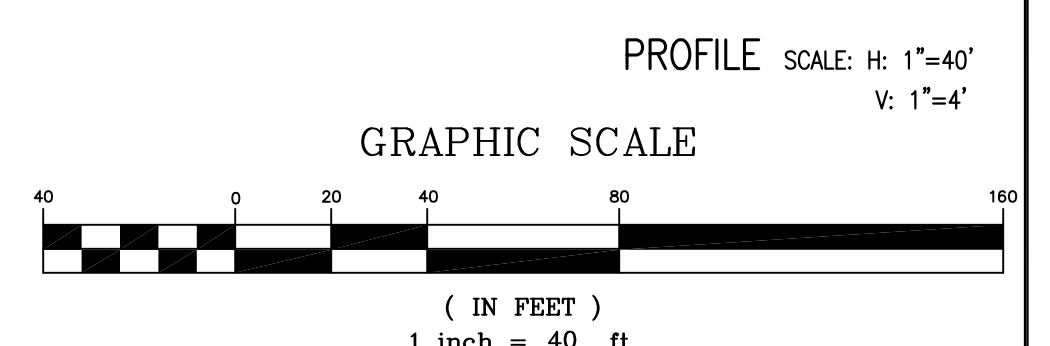
PROFILE OF STORM SEWER FROM INLET #22 TO HW#3



PROFILE OF SANITARY SEWER AND WATER FROM SSMH #8 TO SSMH#11



PROFILE OF STORM SEWER FROM INLET #23 TO INLET#3



PROFILE SCALE: H: 1"=40'
V: 1"=4'

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CERTIFICATE OF AUTHORIZATION NO.: 24G28021500 EXP: 8/31/2022

NO.	REVISION	BY	DATE
1	DEF. REV.	BH	1-30-21

12/3/2020 *WJ*
DATE WAYNE J. INGRAM
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. NO. 24G804258200

PROJECT:
CLINTON COMMONS
MINOR 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.: 19
SCALE: 1"=40'	23
DESIGNED: BH	
CHECKED: CRN	
FILENAME: 32606.DWG	
DATE: 12/03/2020	

SOIL EROSION AND SEDIMENT CONTROL NOTES

- The Hunterdon County Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
- 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.
- 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.
- 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. New Jersey and a Report of Compliance has been issued. 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.
- 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.
- 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.
- 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.
- The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. After initial roadways are paved, individual lots require a stabilized construction access mat 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.
- All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
- 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 accomplished, any soil that will not provide a suitable environment for permanent vegetative stabilization 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.
- 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 temporary erosion control practices (stone terracing, strategically placed limestone check dam, wood chips, weed cloth) should be installed to limit the movement of high acid producing soils from, around or off the site.
- Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
- Unfilled 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.
- 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.
- 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 if on an area greater than 5,000 square feet is disturbed.
- All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6. 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.

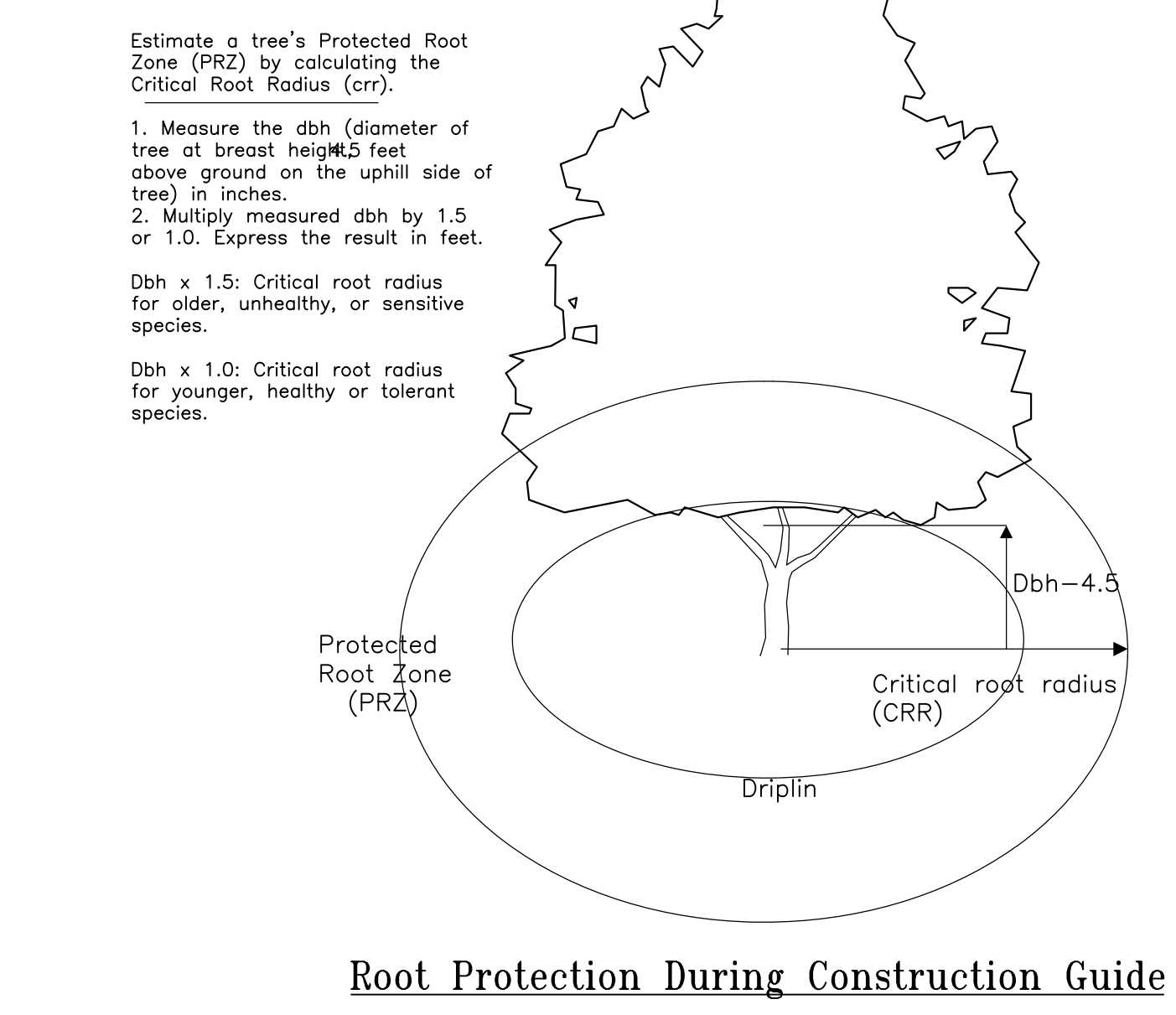
Hunterdon County Soil Conservation District
687 Pittstown Rd.
Frenchtown, NJ 08825
(908) 788-9466 Phone

TEMPORARY STABILIZATION SPECIFICATIONS

- Apply ground limestone at a rate of 2 tons per acre or 90 pounds per 1,000 square feet unless Soil testing indicate otherwise.
- 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.
- 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.
- Apply seed mixtures as follows:
 ZONE 1a: 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 inches, AND;
 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;
 Pearl millet 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;
 Zone 1b: 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.
 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 may be utilized.

PERMANENT STABILIZATION SPECIFICATIONS

- Apply ground limestone at a rate determined by field test.
- 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.
- 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)
- Apply seed mixtures as follows:
 ZONE 1a, 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 (blends) 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 1b, 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 600 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.
 Zone 1c: 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.
 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 may be utilized.



STABILIZATION WITH MULCH ONLY

- Site Preparation**
 - 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.
 - Install needed erosion control practices such as diversions, grass stabilization structures, channel abatement measures, sediment basins, and waterways. See Standards 11 through 42.
- Protective Materials**
 - 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.
 - Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.
 - 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.
 - Mulch netting, such as paper, jute, excelsior, cotton, or plastic, may be used.
 - 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.
 - 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.
- 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.
 - 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. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
 - Mulch Netting - 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.
 - Crimper Mulch Anchoring Coupler Tool - tractor-drawn implement especially designed to punch and anchor mulch into the soil surface. This practice offers 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.
 - Liquid Mulch-Binders
 - Applications should be heavier at edges where wind catches the mulch, in valleys, and on crests of banks. Residue of area should be uniform in appearance.
 - Use one of the following:
 - 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.
 - Synthetic Binders - High polymer synthetic emulsion, miscible 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

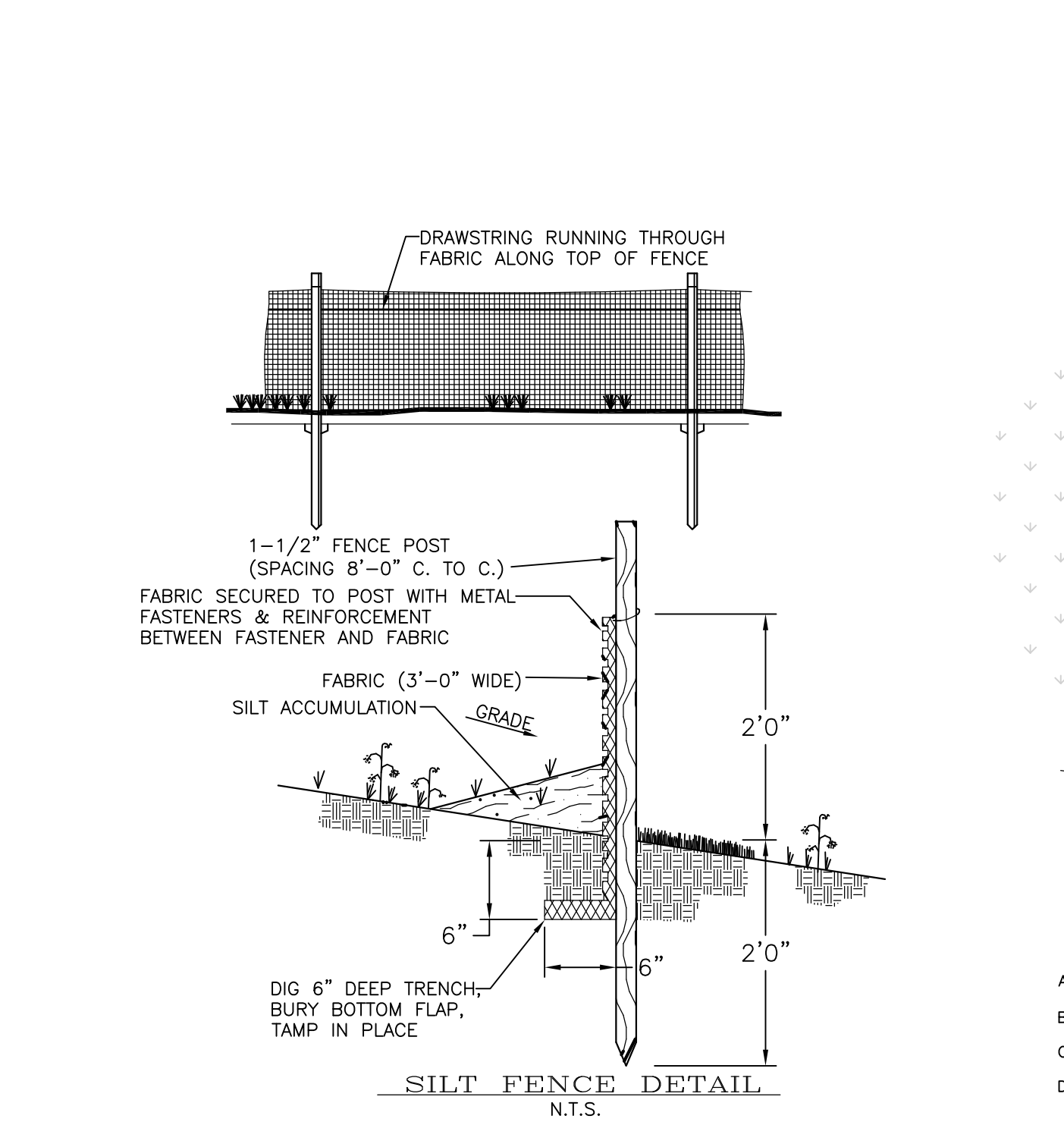
- To be utilized on exposed soil surfaces to prevent blowing and movement of dust to minimize on and off site damage and improve traffic safety.
 - The following methods should be considered to control dust:
 - Mulches - see the standard for stabilization with mulch.
 - Vegetative cover - see the standard for temporary vegetative cover and permanent cover.
 - Spay on adhesives - for use on mineral soils only. Not to be used on muck soils. Traffic must be kept off these areas.
- | | water | type of | apply |
|----------------|----------|------------|--------------|
| | dilution | nozzle | gallons/acre |
| Latex emulsion | 12.5:1 | fine spray | 235 |
| Resin in water | 4:1 | fine spray | 300 |
- 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.
 - Sprinkling - the site is sprinkled with water until damp as necessary to control dust.
 - Barriers - solid board fences, snow fences, burlap fences, crate walls, hay bales, and similar materials can be used to control air currents & soil blowing.
 - Calcium Chloride - shall be in the form of loose dry granules or flakes fine enough to feed 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.
 - Stone - Cover surface with crushed stone or loose gravel.

TOPSOIL STOCKPILE PROTECTION

- Construct temporary diversion berm and/or hay bale barriers around stockpile area as required.
- Apply limestone at a rate of 90 lbs/1000 SF.
- Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 SF.
- Apply Perennial Ryegrass at a rate of 1 lb/1000 SF.
- 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

- Provide tree protection fencing then perform site clearing operation. (15 day)
- Install temporary gravel pads at all construction entrances, as shown on the plans. (2 day)
- Install dug-in and staked hay bales or sediment barrier fencing as shown on the plans. (5 day)
- Grade lot. (30 week)
- Construct infiltration basin. (10 days)
- Install sanitary sewer, waterlines and any other utilities. (8 week)
- Begin building construction. (1 month)
- Final grade road and other undisturbed areas. (20 days)
- Pave roads. (10 day)
- Apply permanent seeding as per standards. (10 days)
- Perform soil compaction testing. (2 day)
- Finish building construction. (12 months)
- Install landscaping. (30 days)
- Remove silt/free protection fence and inlet filters once permanent seeding is established. (10 day)

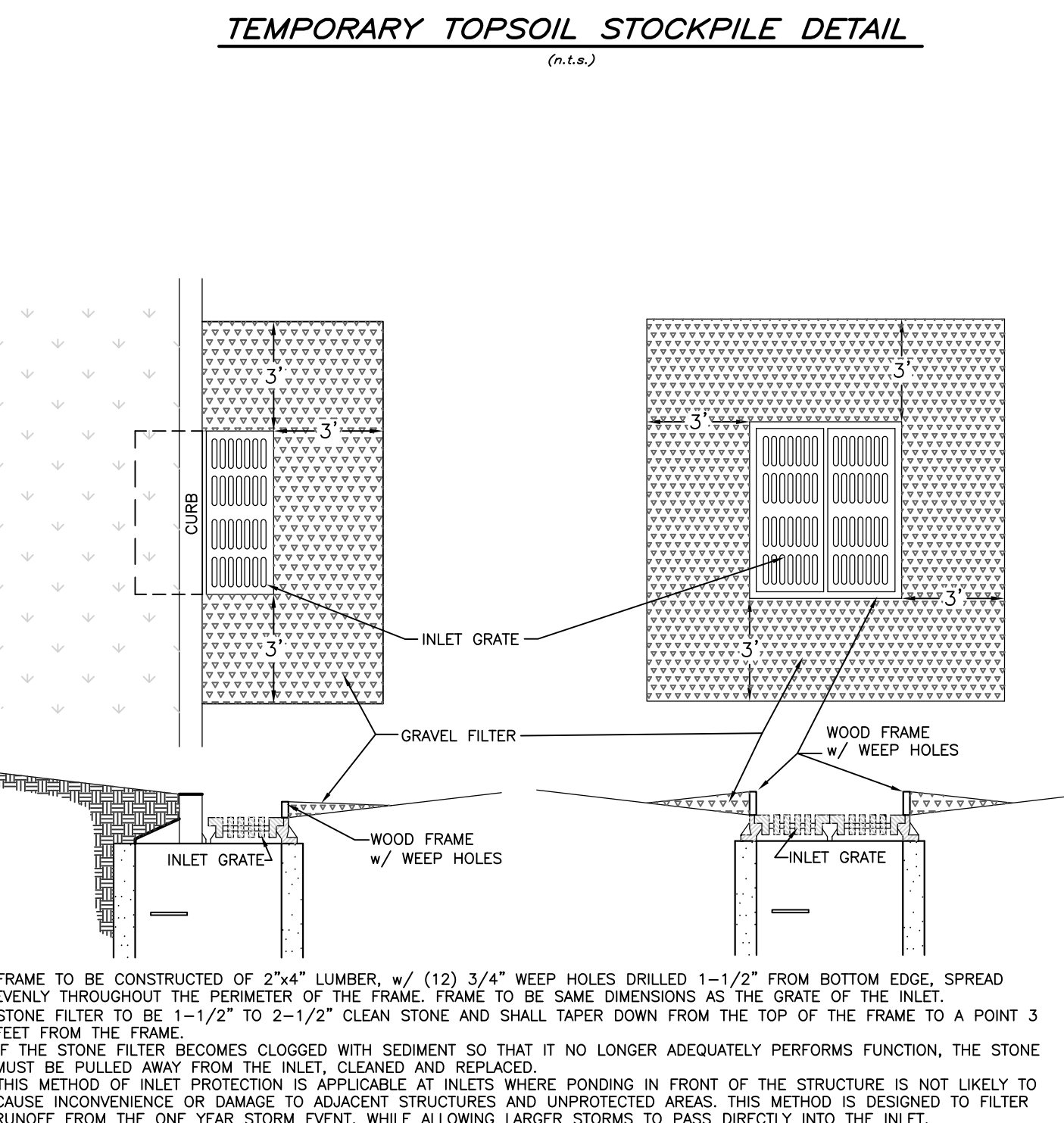
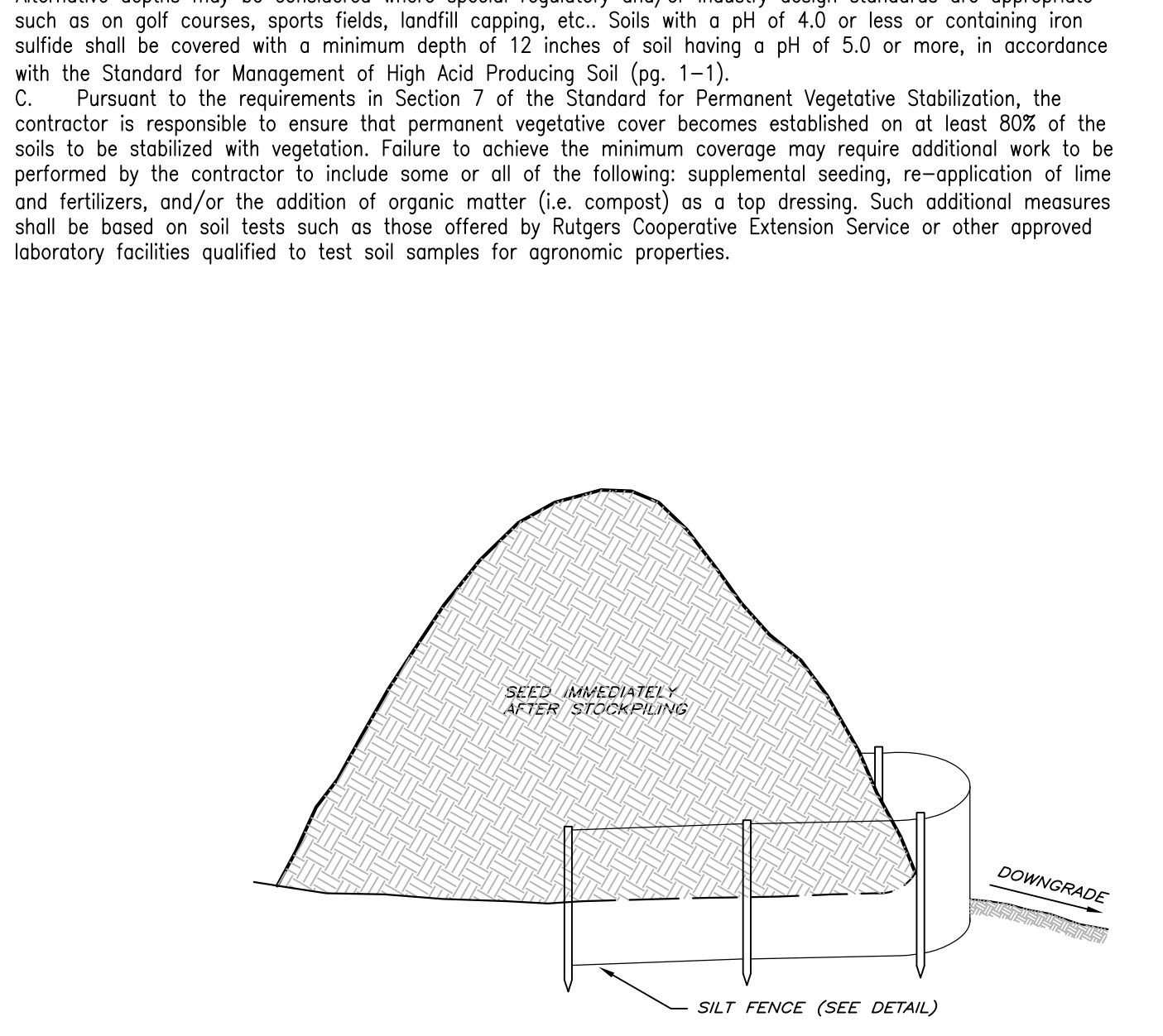
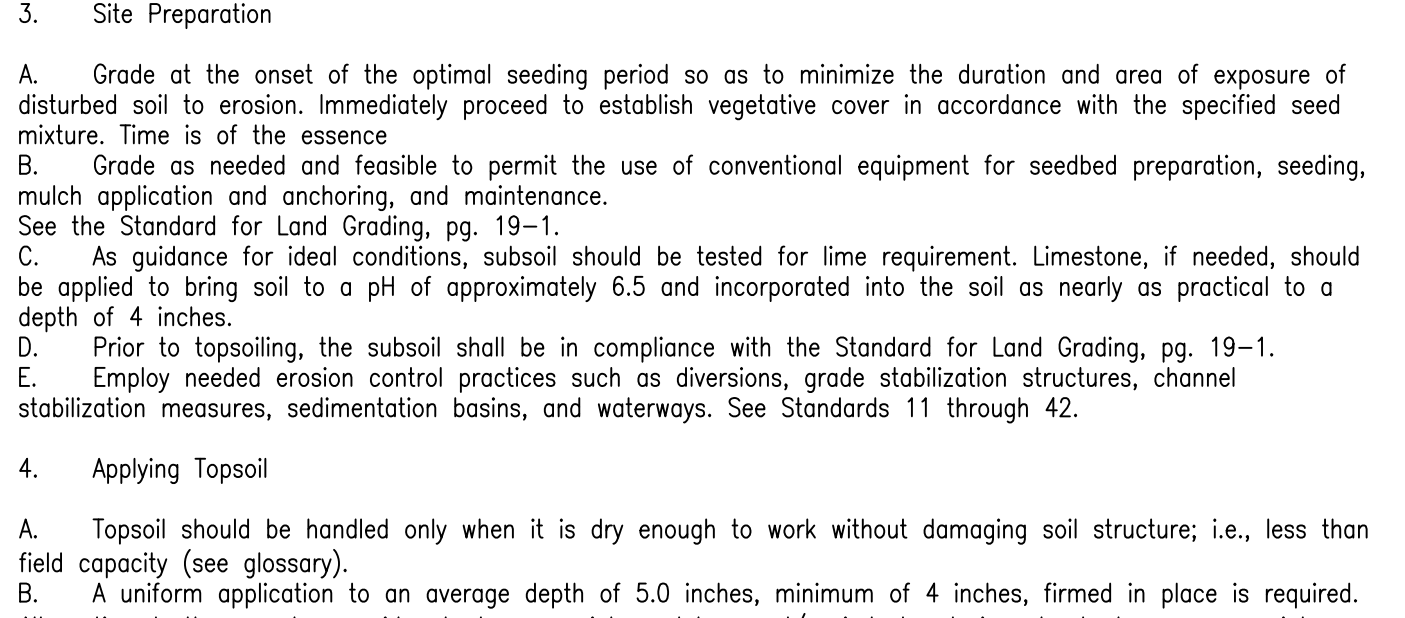


MANAGEMENT OF HIGH ACID PRODUCING SOIL

- Limit the excavation area and exposure time when high acid producing soils are encountered.
- Topsoil stripped from the site shall be stored separately from temporarily stockpiled high acid producing soils.
- Stockpiles of high acid producing soil should be located on level land to minimize its movement, especially when the material has a high clay content.
- 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.
- Silt fence shall be installed at the toe of slope to contain movement of the stockpiled material. Topsoil shall not be applied to the stockpiles to prevent topsoil contamination with high acid producing soil.
- High acid producing soils with a pH of 4 or less, or containing iron sulfides (including borrow from cuts) shall be ultimately placed or buried with limestone applied at the rate of 8 tons per acre (or 275 pounds per 1,000 square feet of surface area) and covered with a minimum of 12 inches of settled soil with a pH of 5 or more except as follows:
 - Areas where trees or shrubs are to be planted shall be covered with a minimum of 24 inches of soil with a pH of 5 or more.
 - Disposal areas shall not be located within 24 inches of any surface of a slope or bank, such as berm, stream banks, ditches and others to prevent potential lateral leaching damages.
- Equipment used for movement of high acid producing soils should be cleaned at the end of each day to prevent spreading of high acid soil materials to other parts of the site, into streams or stormwater conveyances and to protect machinery from accelerated rusting.
- Non-vegetative erosion control practices (stone terracing, strategically placed limestone check dam, wood chips, weed cloth) should be installed to limit the movement of high acid producing soils from, around or off the site.
- Following burial or removal of high acid producing soil, topsoiling and seeding of the site, (see Temporary Vegetative Cover for Soil Stabilization, pg. 7-1, Permanent Vegetative Cover for Soil Stabilization, pg. 4-1 and Topsoiling, pg. 8-1) monitoring should continue for approximately 6 to 12 months to assure there is adequate stabilization and that no high acid soil problems emerge. If problems still exist the affected area must be treated as indicated above to correct the problem.
- Monitoring of areas where high acid producing soil has been placed or buried should be performed for at least 2 years or longer if problems occur, to assure there is no migration of potential acid leachate.

METHODS AND MATERIALS FOR TOPSOILING

- Materials
 - Topsoil should be friable¹, loamy², free of debris, objectionable weeds and stones, and contain no toxic substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive in conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desiccate seedlings and adversely impact growth). Imported topsoil shall have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives.
 - Topsoil substitute is a soil material which may have been amended with sand, silt, clay, organic matter, fertilizer or other soil amendments. Topsoil substitute may be utilized on sites with insufficient topsoil for establishing permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil above. Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.
- Stripping and Stockpiling
 - Field exploration should be made to determine whether quantity and or quality of surface soil justifies stripping.
 - Stripping shall be confined to the immediate construction area.
 - Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5.
 - A 4-6 inch stripping depth is common, but may vary depending on the particular soil.
 - Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage.
 - Stockpiles shall 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.
- Site Preparation
 - 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.
 - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.
 - See the Standard for Land Grading, pg. 19-1.
 - As guidance for ideal conditions, subsoil should be tested for lime requirement. Limestone, if needed, should be applied to bring soil to a pH of approximately 6.5 and incorporated into the soil as nearly as practical to a depth of 4 inches.
 - Prior to topsoiling, the subsoil shall be in compliance with the Standard for Land Grading, pg.19-1.
 - Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways. See Standards 11 through 42.
- Applying Topsoil
 - Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity (see glossary).
 - A uniform application to an average depth of 5.0 inches, minimum of 4 inches, firmed in place is required. Alternative depths may be considered where special regulatory and/or industry design standards are appropriate such as on golf courses, sports fields, landfill capping, etc. Soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more, in accordance with the Standard for Management of High Acid Producing Soil (pg. 1-1).
 - Pursuant to the requirements in Section 7 of the Standard for Permanent Vegetative Stabilization, the contractor is responsible to ensure that permanent vegetative cover becomes established on at least 80% of the soils to be stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to include some or all of the following: supplemental seeding, re-application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing. Such additional measures shall be based on soil tests such as those offered by Rutgers Cooperative Extension Service or other approved laboratory facilities qualified to test soil samples for agronomic properties.



SOIL DE-COMPACTION AND TESTING REQUIREMENTS

Soil Compaction Testing Requirements

- Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
- Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
- Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
- In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

- Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
- Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
- Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
- In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

- Probing Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Tube Bulk Density Test (licensed professional engineer required)
- Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil Compaction Testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District approval.

- Probing Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Tube Bulk Density Test (licensed professional engineer required)
- Nuclear Density Test (licensed professional engineer required)

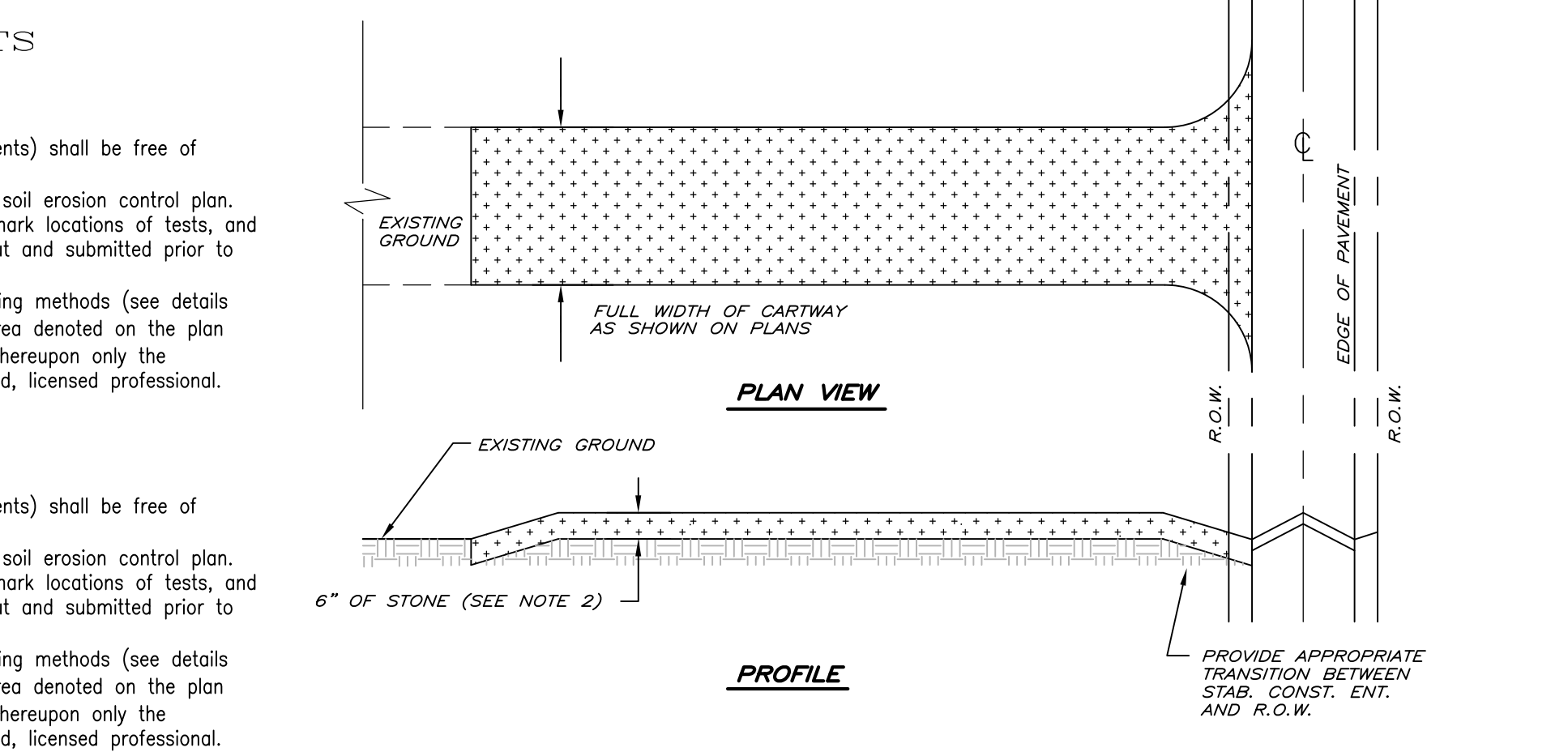
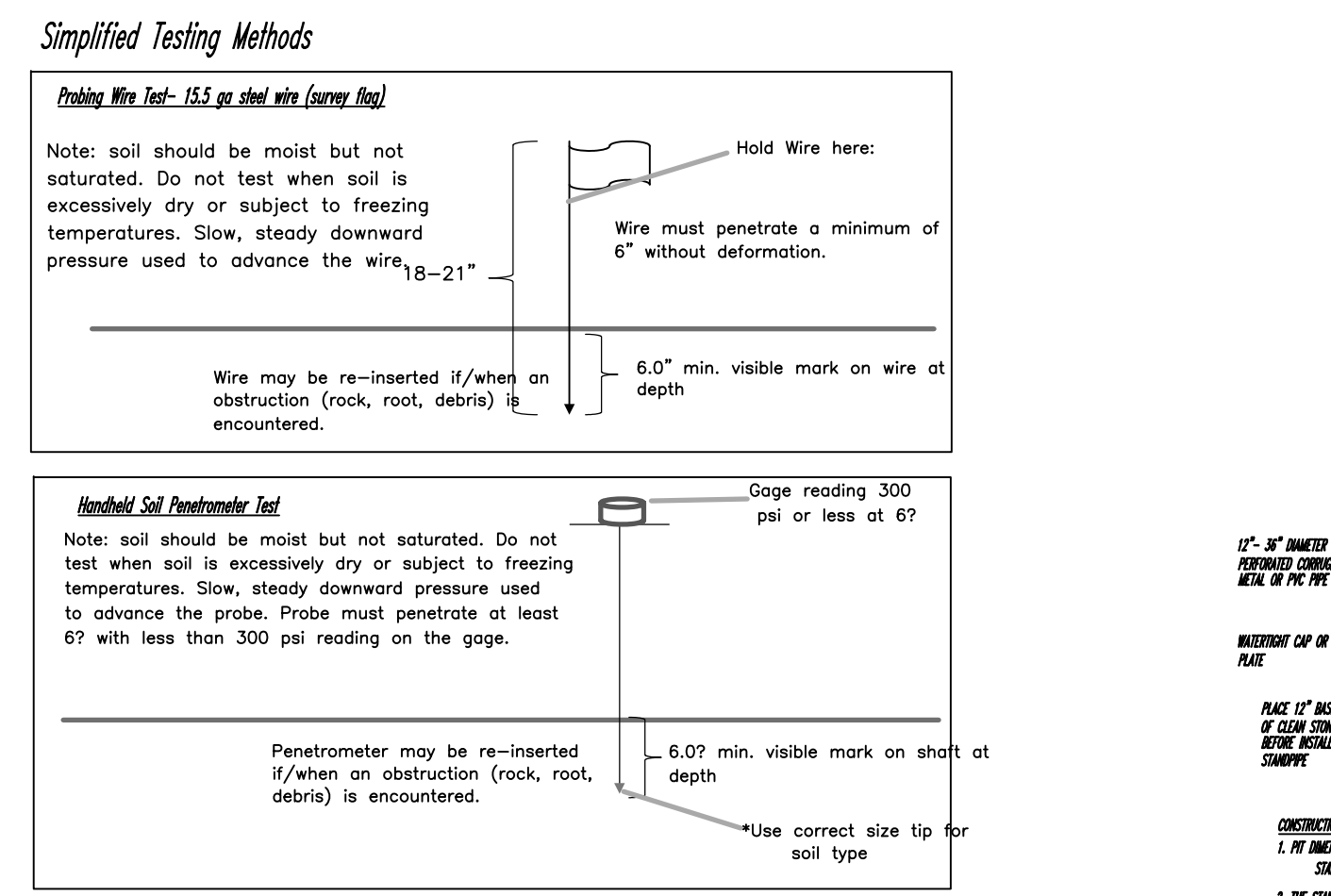
Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

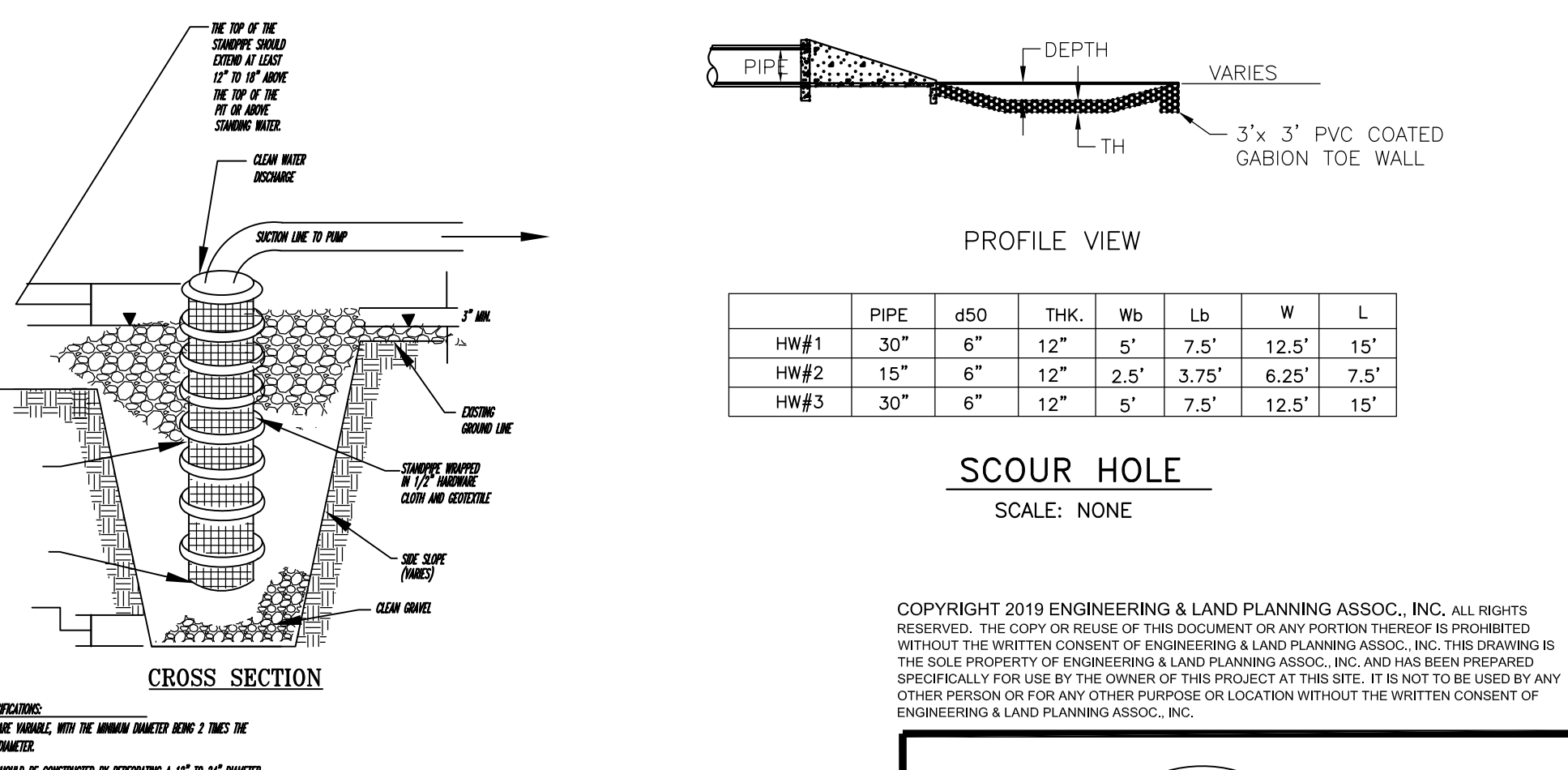
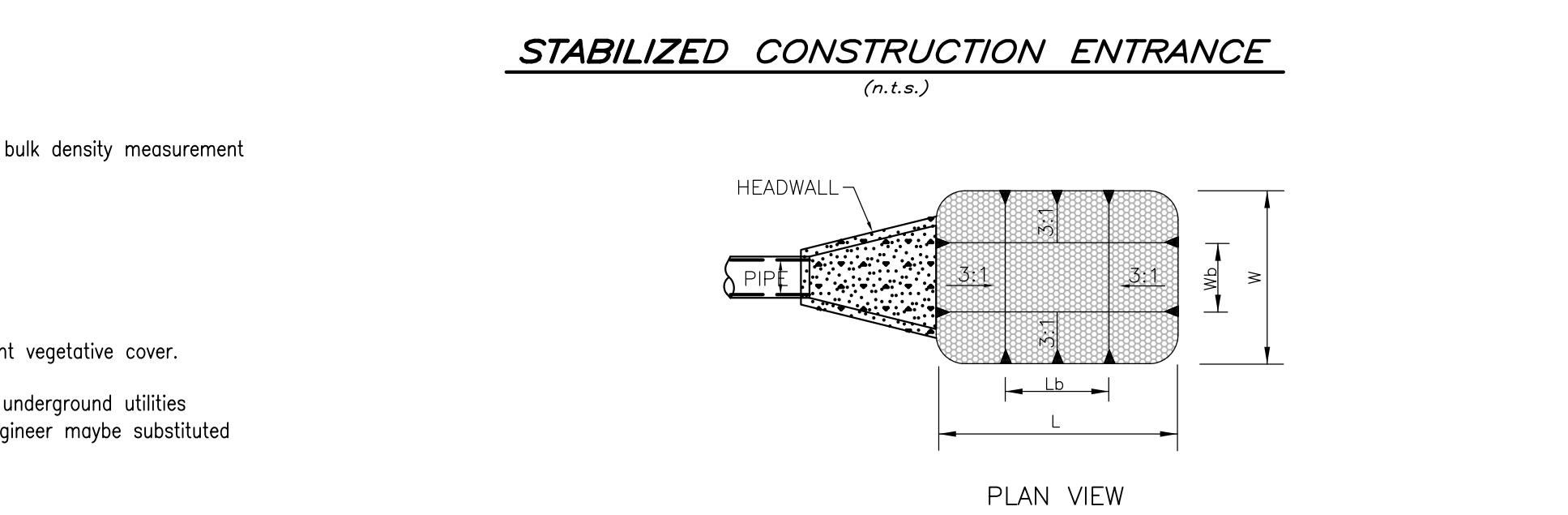
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Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District approval.



STABILIZED CONSTRUCTION ENTRANCE

- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 OR 3 CRUSHED STONE.
- THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6"
- THE WIDTH AT THE EXISTING PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF PORTWAY OF INGRESS AND EGRESS.
- THE STAB. CONST. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC ROADWAY. THIS REQUIREMENT APPLIES TO ALL ADDITIONAL STONE OR ADDITIONAL LENGTHS AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN UP OF ANY MEASURE USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- WHERE TRACKING OF SOIL ONTO ROADWAYS IS A CONTINGUAL OCCURRENCE, ALL CONTRACTORS, BOTH SITE AND DWELLING CONTRACTORS, SHALL MAINTAIN THE ROADWAY AT TWO-HOUR INTERVALS MINIMUM AND PRIOR TO LEAVING THE CONSTRUCTION SITE AT THE DAY END.



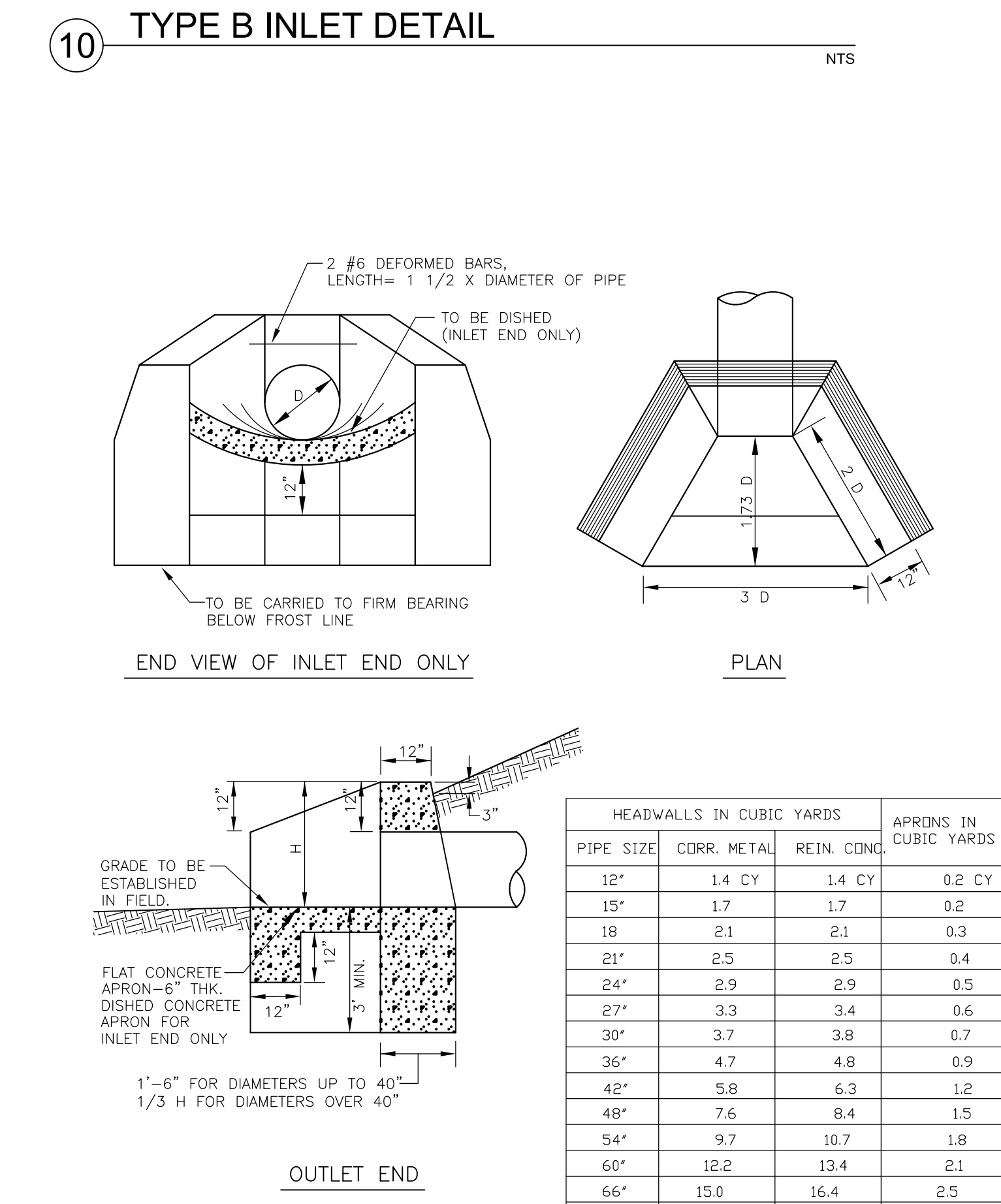
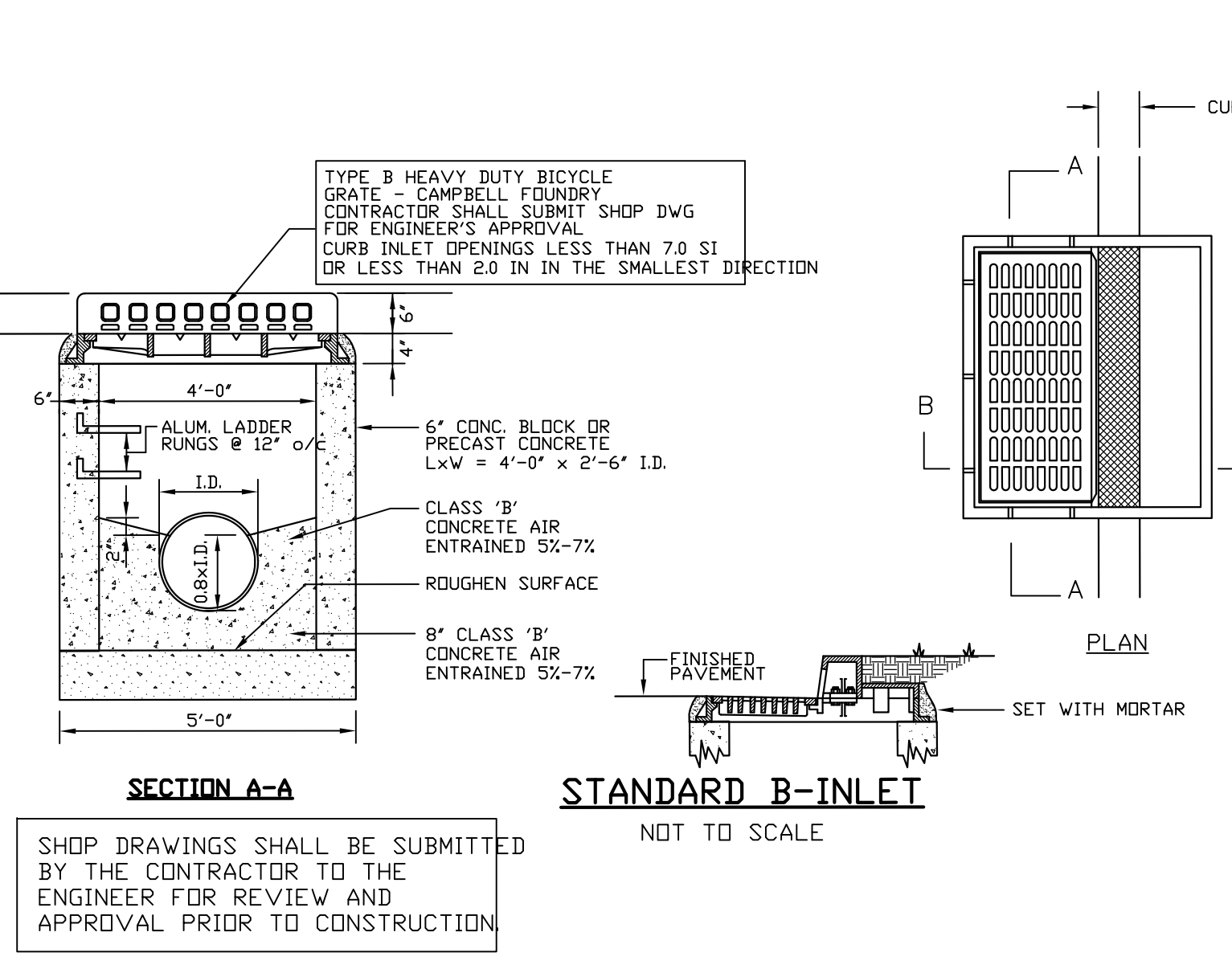
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-4544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO.: 2462A021500 EXP. 8/31/2022

12/3/2020 DATE WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 246B04286200

PROJECT: CLINTON COMMONS
 MINOR 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 DETAILS

JOB NO.: 8144/32606 DRAWING NO.:
 SCALE: NTS 21
 DESIGNED: BH
 CHECKED: CRN
 FILENAME: 32606.DWG
 DATE: 12/03/2020 23



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

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

CONCRETE HEADWALL

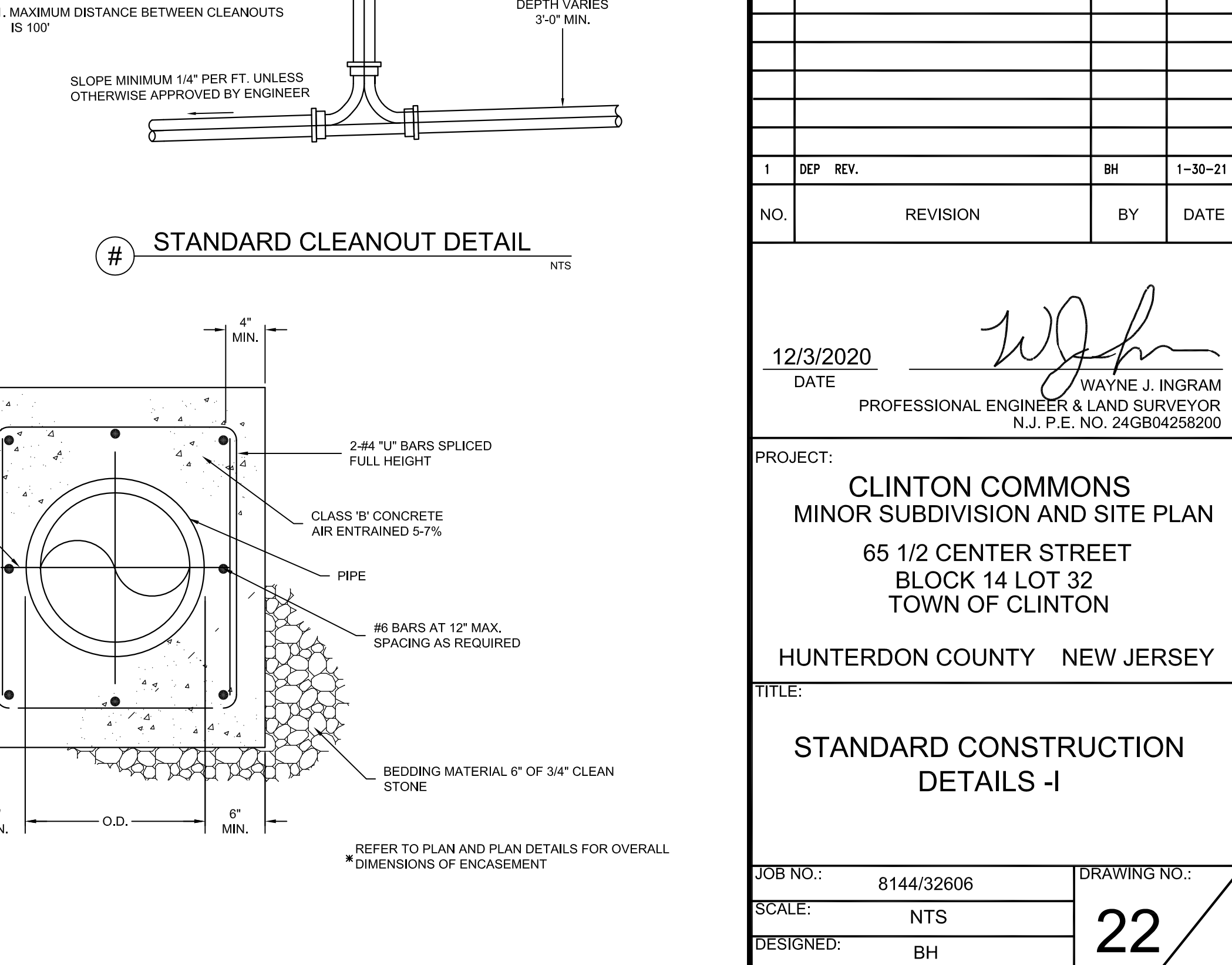
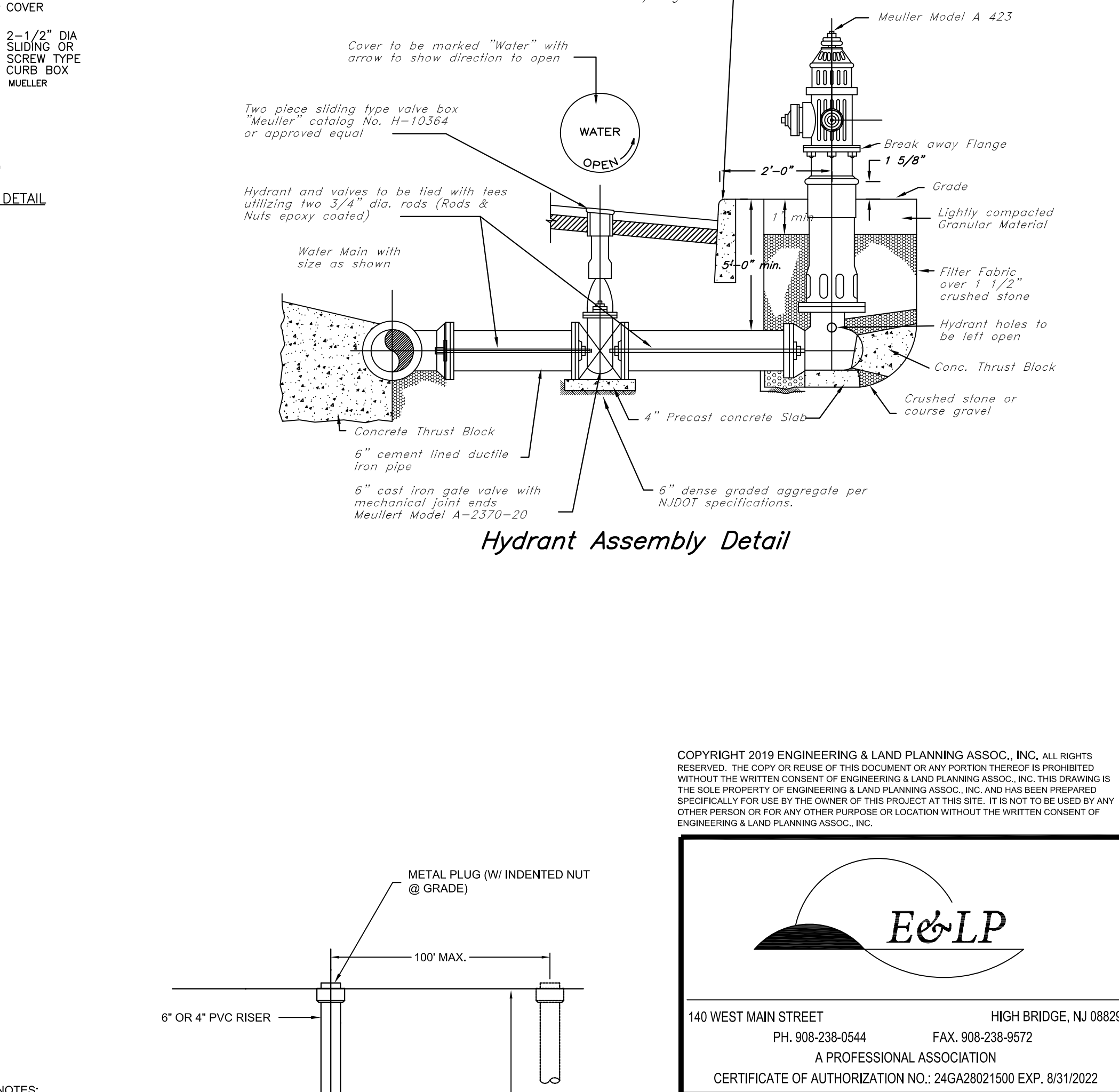
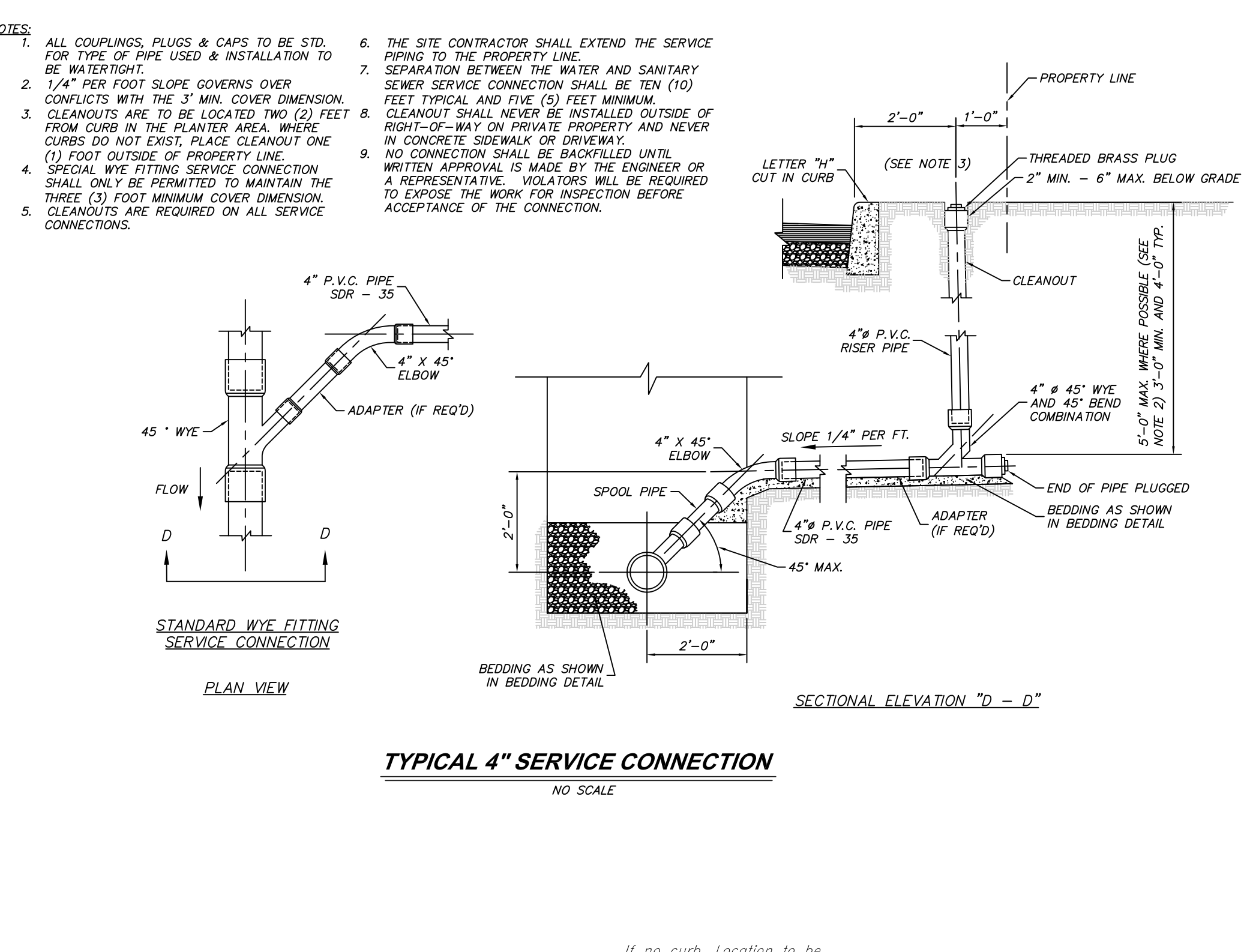
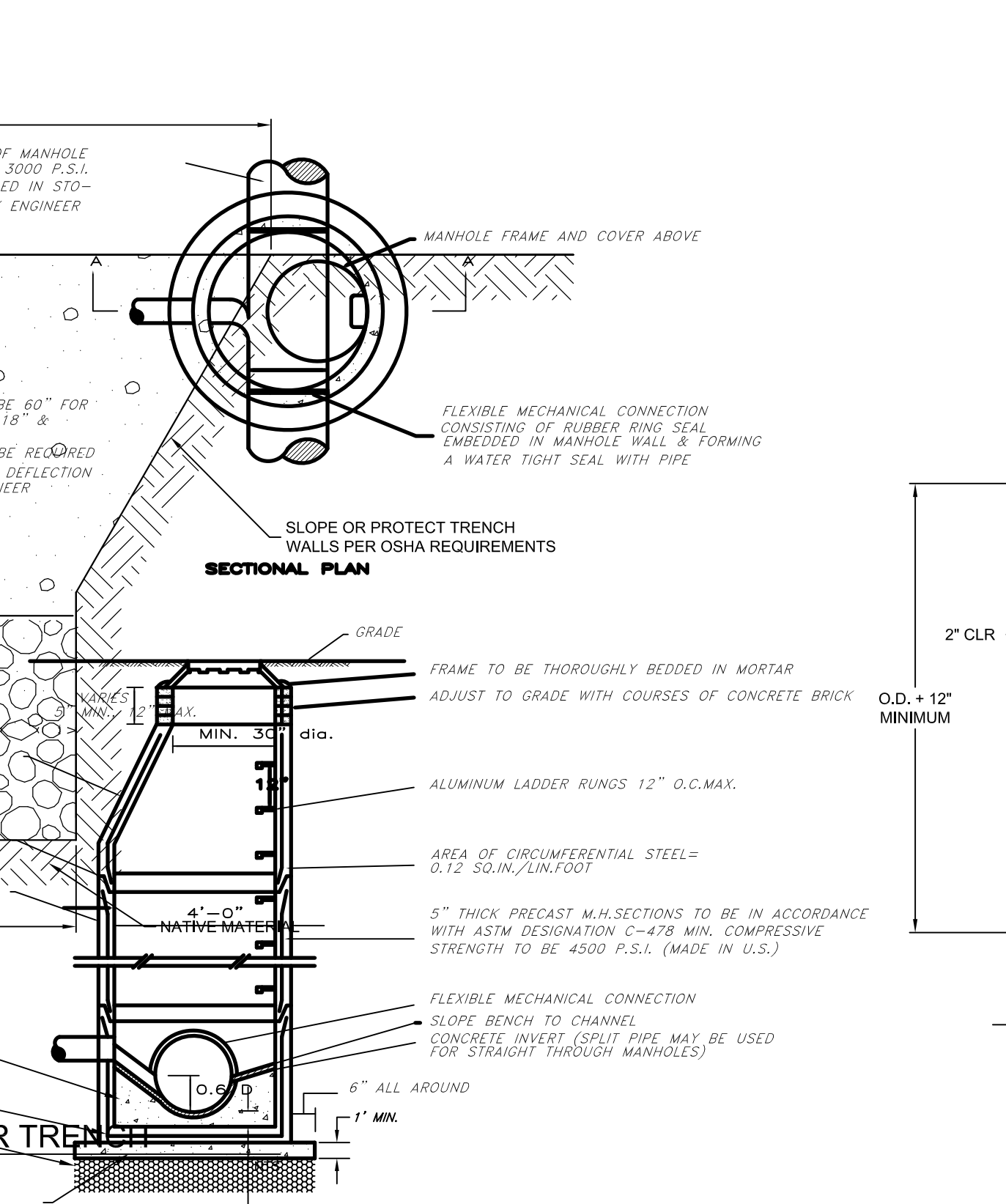
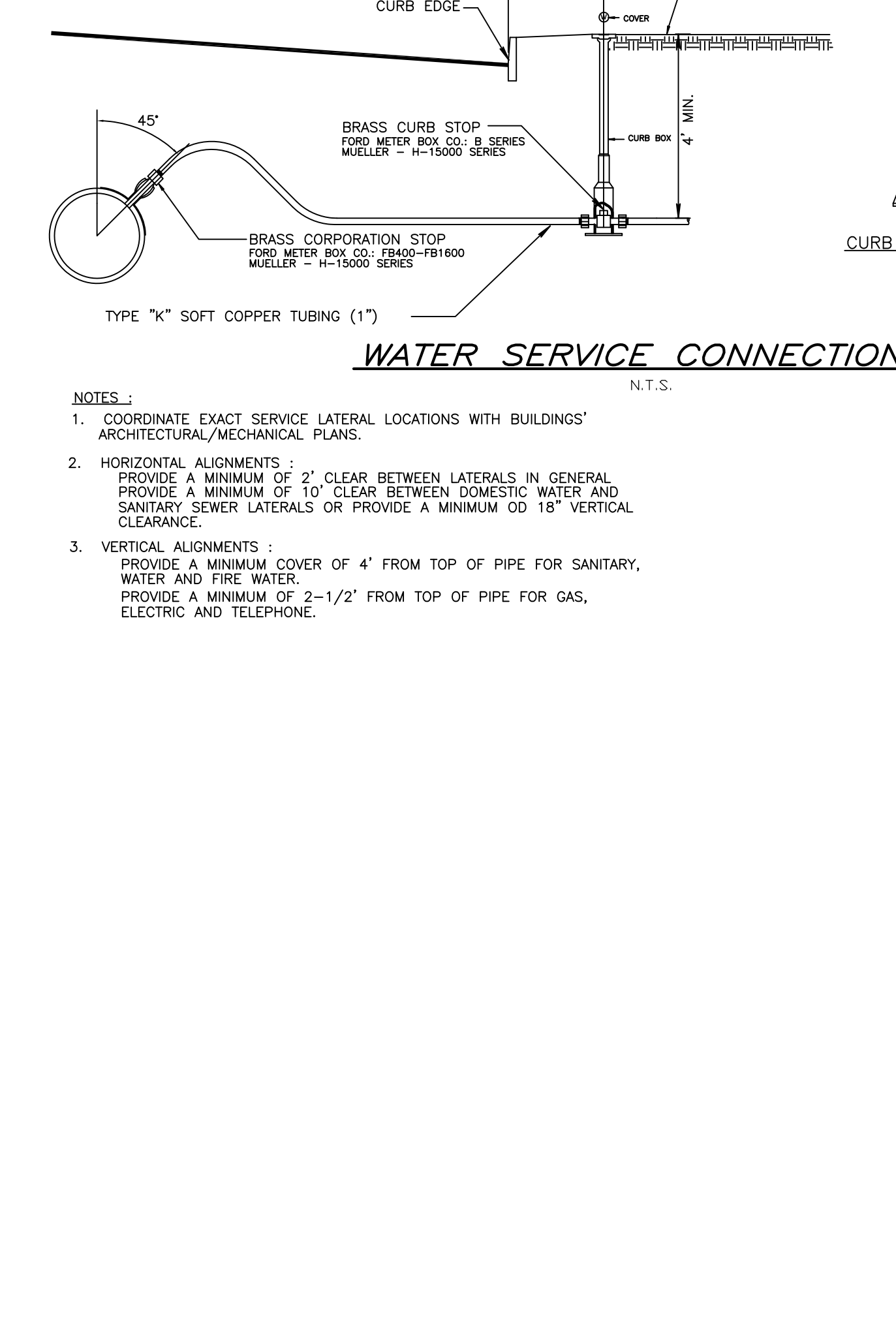
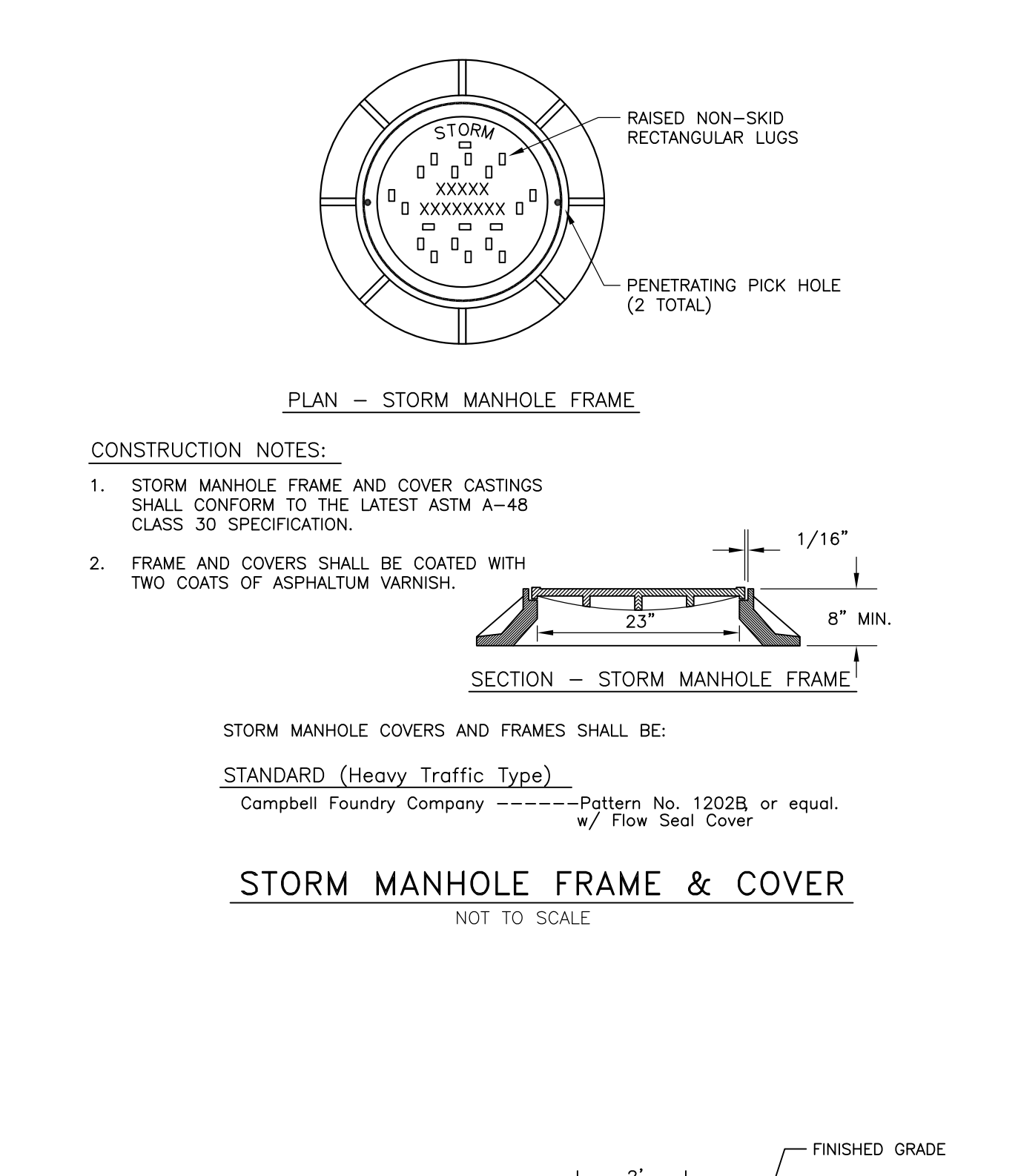
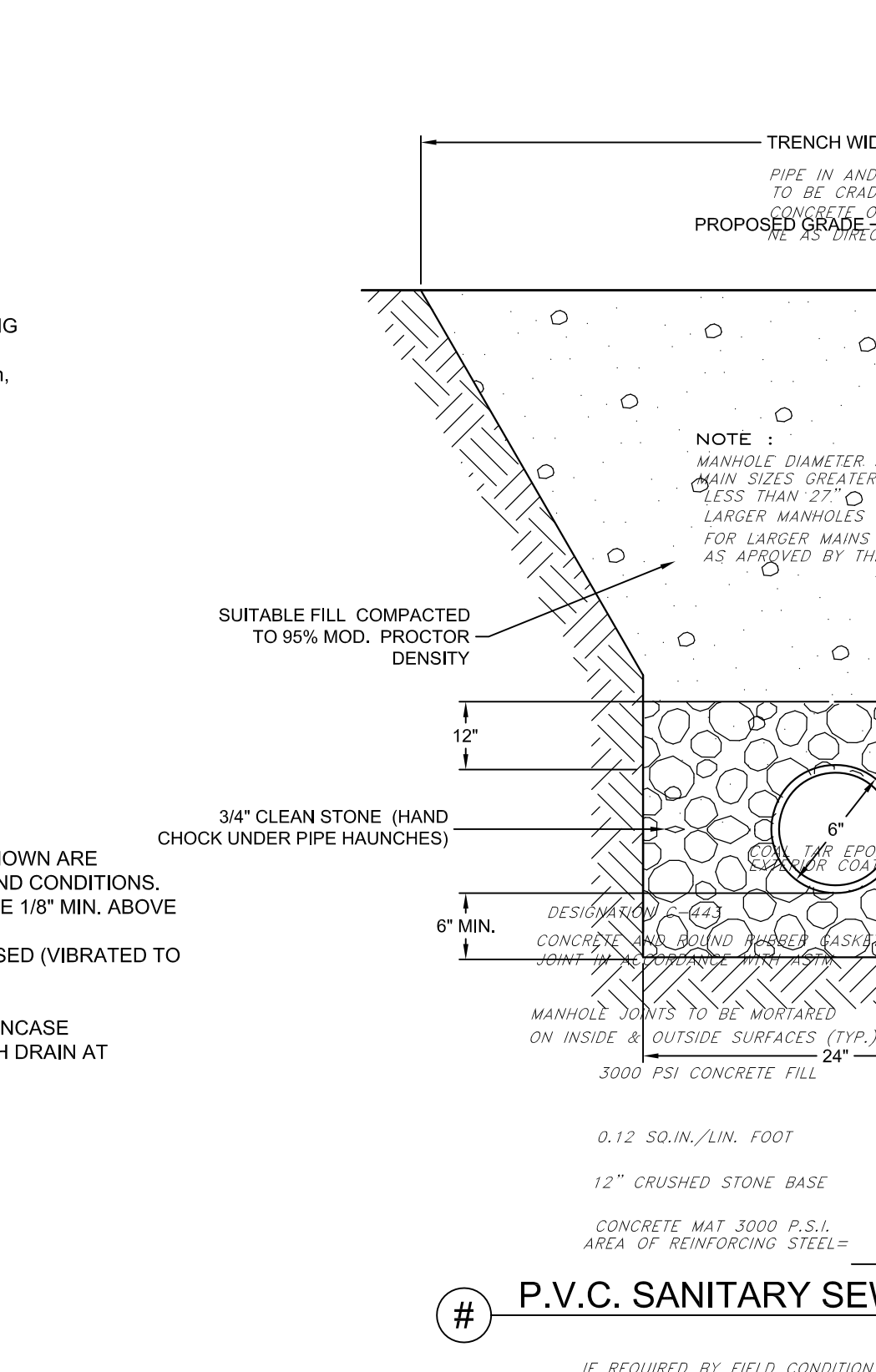
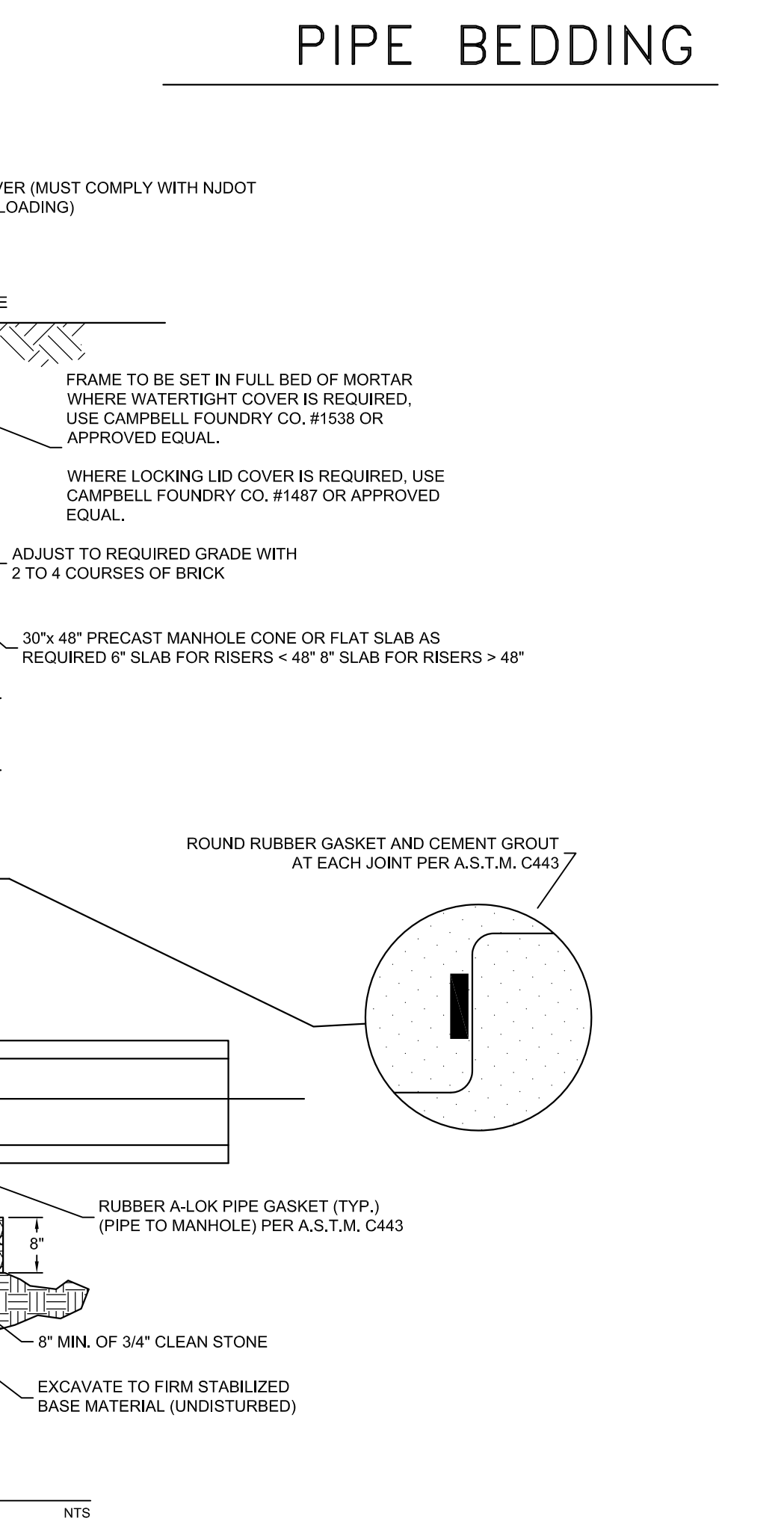
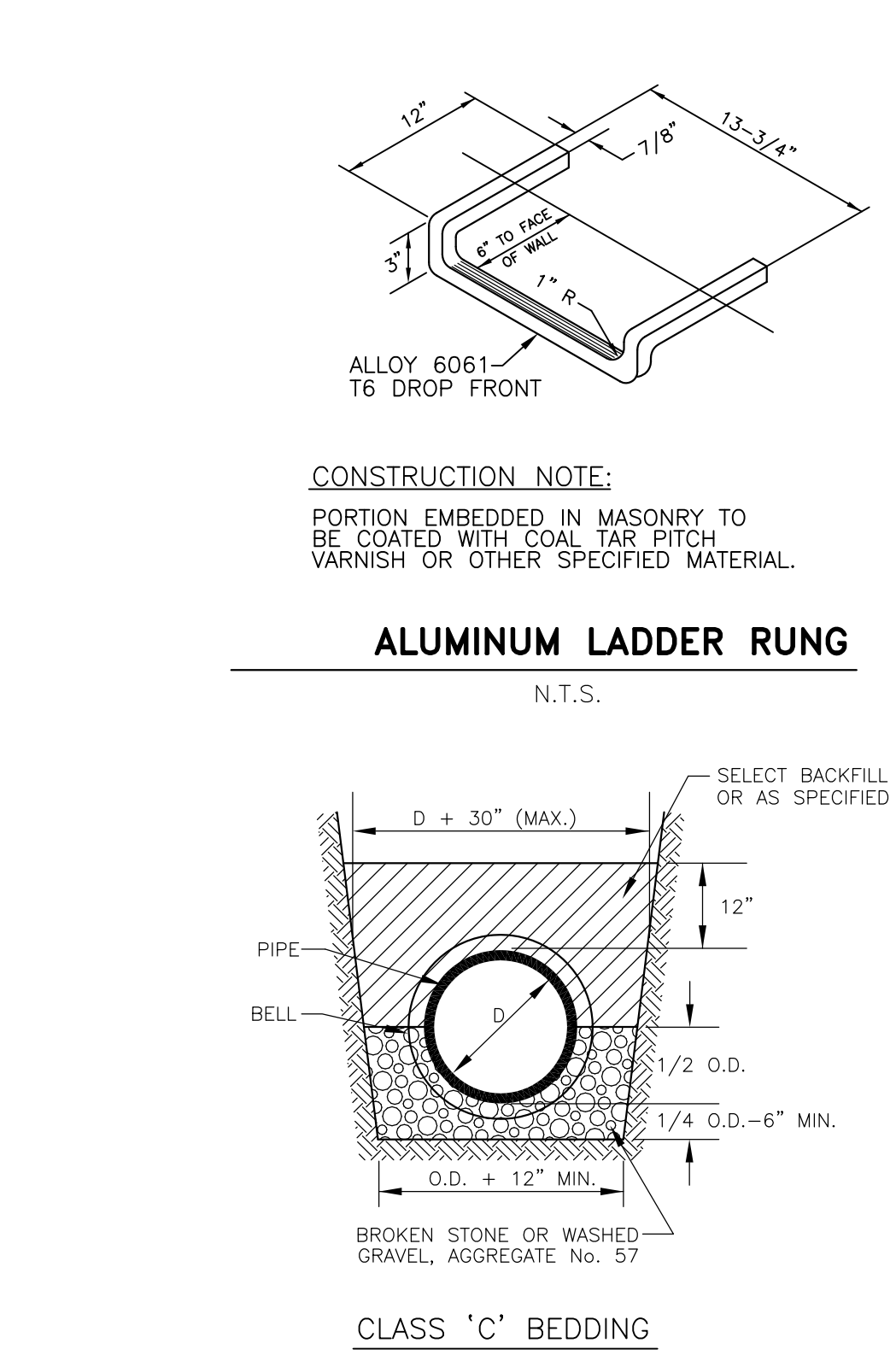
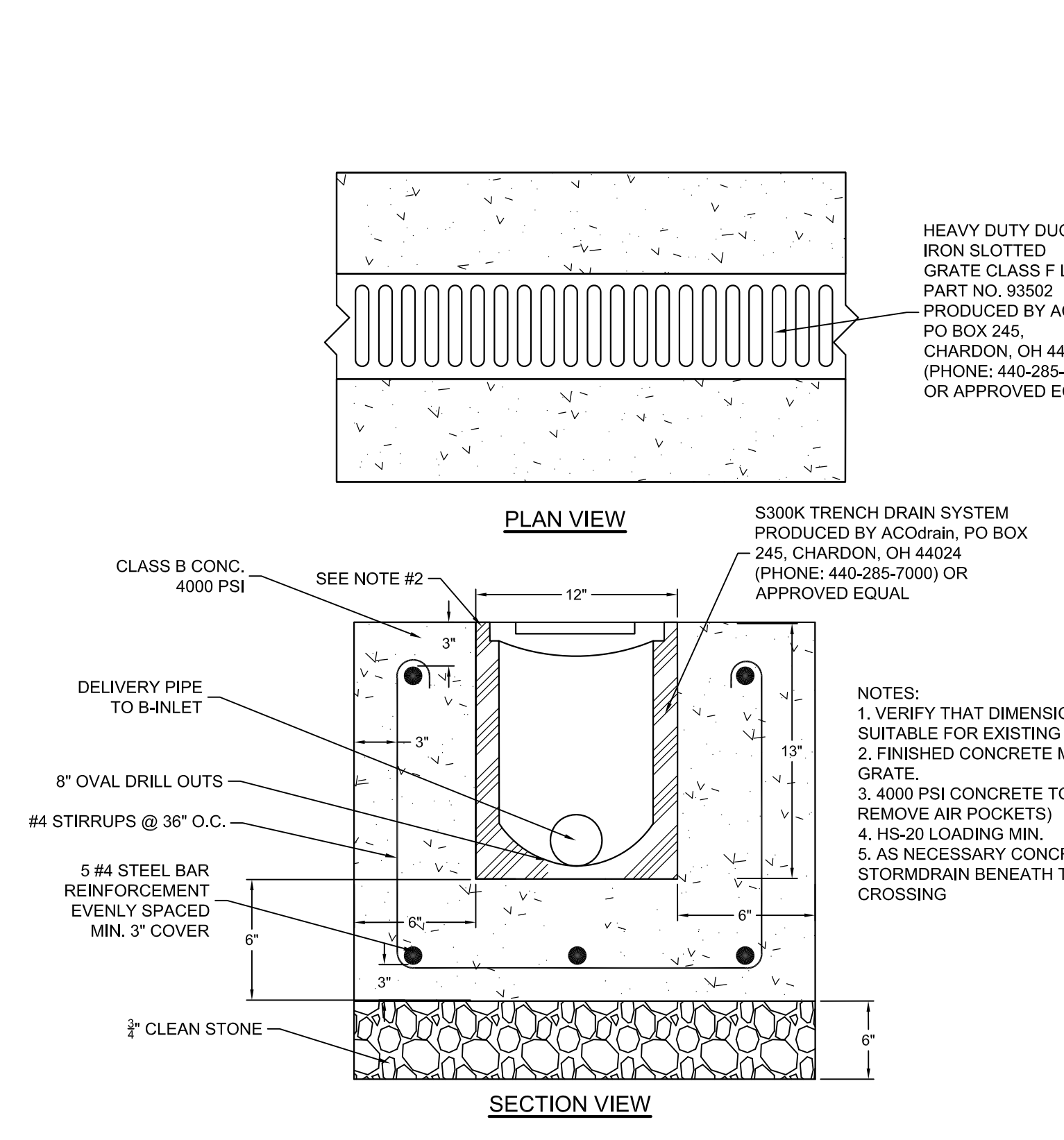
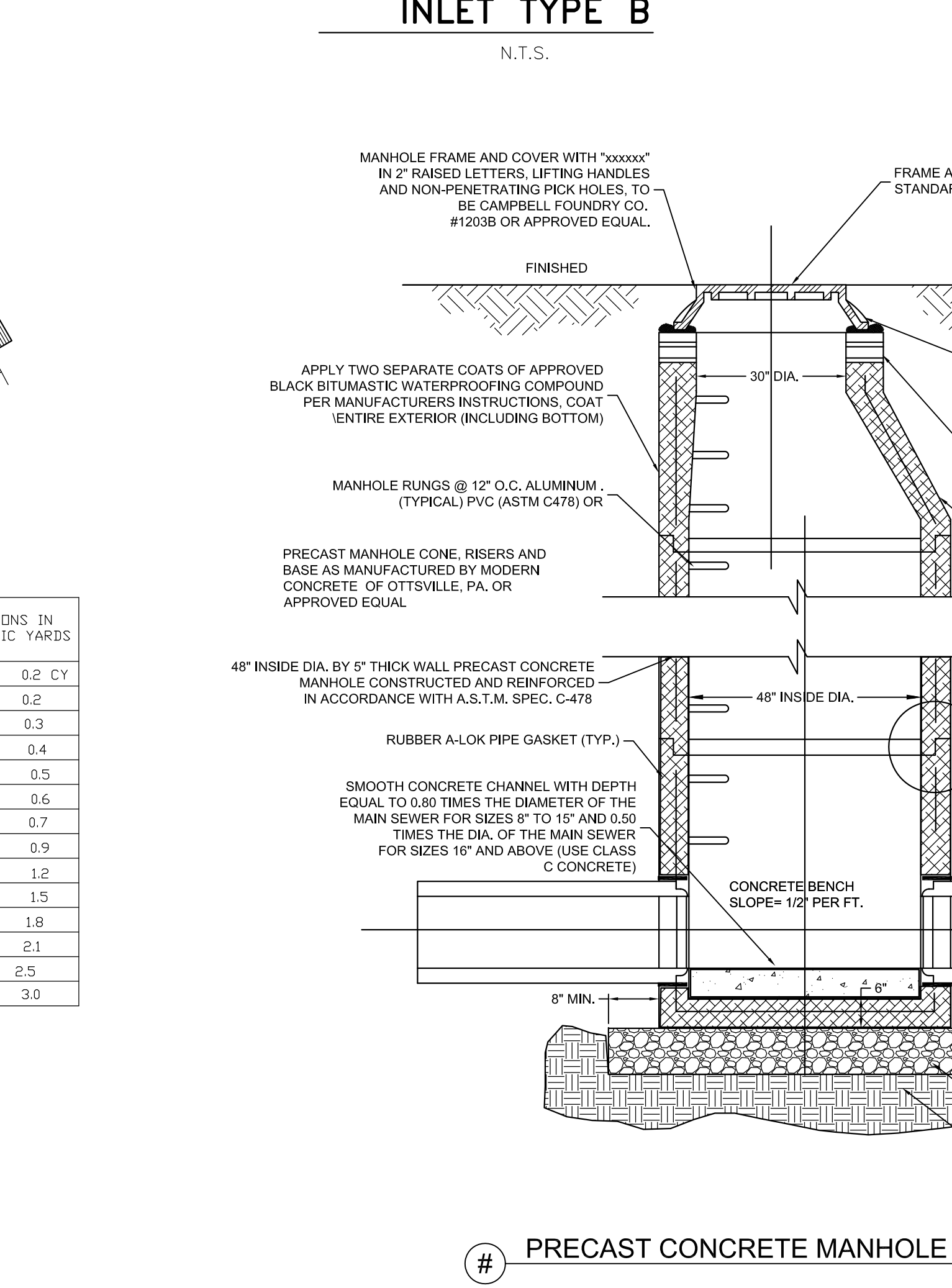
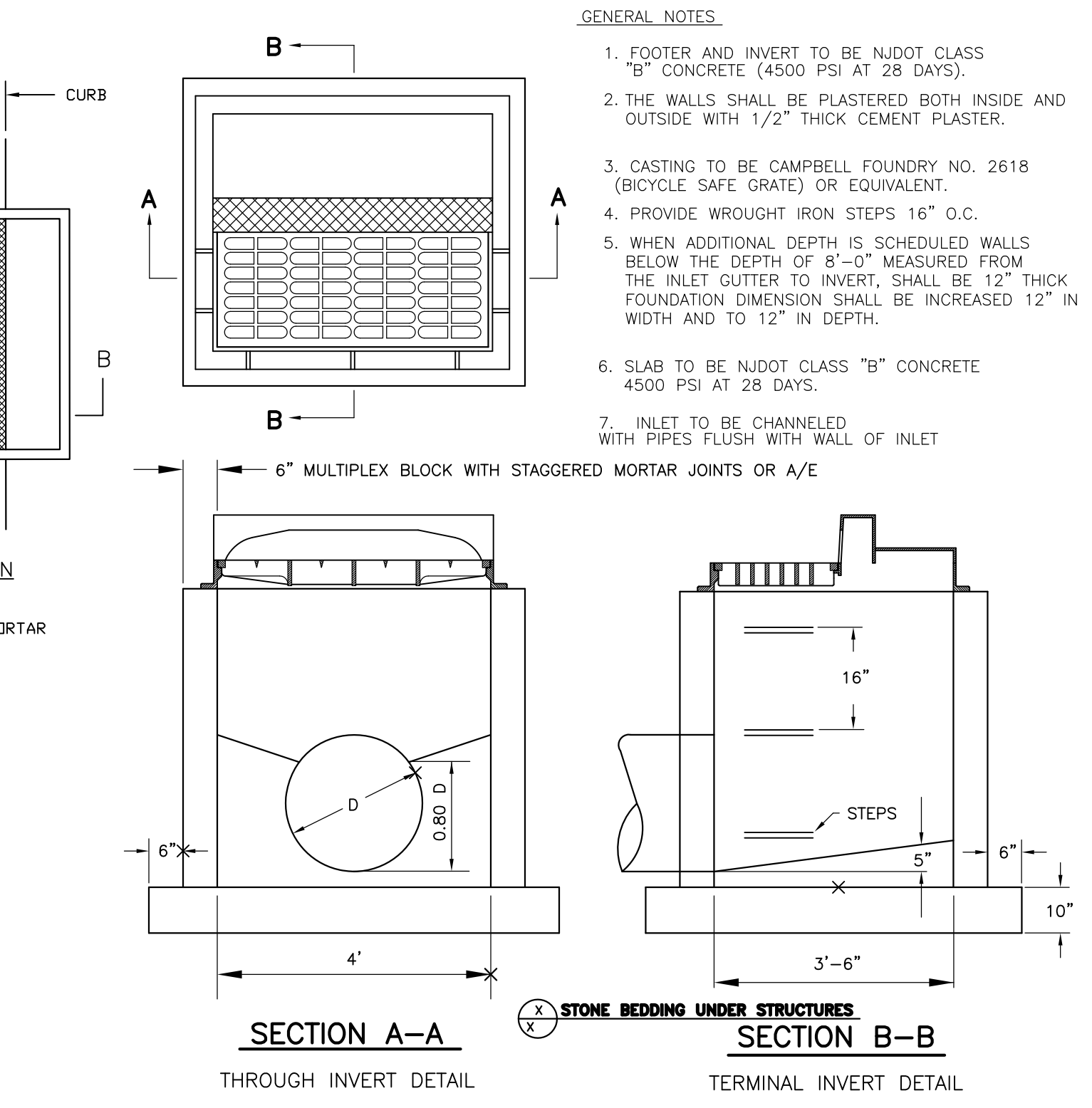
N.T.S.

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

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

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

TABLE OF THRUST BLOCKS



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NO.	REVISION	BY	DATE
1	DEP. REV.	BH	1-30-21

12/3/2020
 DATE
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. P.E. NO. 24G04286200

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

STANDARD CONSTRUCTION
 DETAILS - I

JOB NO.: 8144/32606	DRAWING NO.:
SCALE: N.T.S.	22
DESIGNED: BH	23
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