

TOWN OF CLINTON			
BLOCK	LOT	PROPERTY LOCATION	OWNER NAME & ADDRESS
1	1	122 ROUTE 173	LAWRENCE L. WEINSCHENK 6 GOOSE TOWN DRIVE CLINTON, NEW JERSEY 08809
1	2	72 LAKEVIEW AVENUE	RUPAL SEN 72 LAKEVIEW AVENUE CLINTON, NEW JERSEY 08809
1	60.01	DEMOTT POND	TOWN OF CLINTON 43 LEIGH STREET P.O. BOX 5194 CLINTON, NEW JERSEY 08809
1	60.02	VILLAGE ROAD	PARK VALLEY CLINTON LLC C/O MANGO & HUBER 11 DUNDAR ROAD SPRINGFIELD, NEW JERSEY 07081
2	1	120 WEST MAIN STREET	BLUE RINGO PARTNERS LLC 120 WEST MAIN STREET CLINTON, NEW JERSEY 08809
2	27	116 ROUTE 173	BFB REALTY GROUP LLC 390 NO. BROADWAY, SUITE #130 JERICHO, NEW YORK 11753
2	27.01	7 LINGERT AVENUE	ARAM R. PAPAZIAN P.O. BOX 83 PITTS TOWN, NEW JERSEY 08867
2	27.03	114 WEST MAIN STREET	BFB REALTY GROUP LLC 390 NO. BROADWAY, SUITE #130 JERICHO, NEW YORK 11753
2	28	110 ROUTE 22	VINCENT & SHARON TOMARO 110 WEST MAIN STREET CLINTON, NEW JERSEY 08809
3	1	101 WEST MAIN STREET	ROWLAND HOUSE LLC/CLINTON II LLC 25 E SPRING VALLEY, SUITE 280 MAYWOOD, NEW JERSEY 07607
3	2.01	109 ROUTE 22	PDC PROPERTIES LLC 439 GRAND AVENUE EWING, NEW JERSEY 08628
3	2.03	107 WEST MAIN STREET	KAREL INVESTMENTS LLC 107 WEST MAIN STREET CLINTON, NEW JERSEY 08809 OR 15 MOUNTAIN ROAD LEBANON, NEW JERSEY 08833
TOWNSHIP OF UNION			
3	1	69 BAPTIST CHURCH ROAD	THODE GEORGE W / MARGRET OSBORNE 798 BROOKSON AVENUE NW PALM BAY, FLORIDA 32907
13	1	61 FRONTAGE ROAD	HUNTERDON MEDICAL CENTER 4TH FL FIN 2100 WESTCOTT DRIVE FLEMINGTON, NEW JERSEY 08822
13	7	ROUTE 173 E	FW LLC, FOSTER WHEELER REALTY SVS P.O. BOX 9000 HAMPTON, NEW JERSEY 08827
14	16	69 BAPTIST CHURCH ROAD	THODE GEORGE W / MARGRET OSBORNE 798 BROOKSON AVENUE NW PALM BAY, FLORIDA 32907
UTILITIES			
CLINTON WATER DEPARTMENT P.O. BOX 5194 CLINTON, NEW JERSEY 08809 908-735-2265 ATTN: ART DYSART IV, WATER SUPERINTENDENT		CENTURYLINK TELEPHONE COMPANY OF NEW JERSEY 160 CENTER STREET CLINTON, NEW JERSEY 08809 1-866-304-6820 ATTN: ENGINEERING DEPARTMENT	
ELIZABETH TOWN GAS COMPANY 520 GREEN LANE UNION, NEW JERSEY 07083 800-242-5830		JCP&L (ELECTRICITY) 300 MADISON AVE & PUNCH BOWL ROAD MORRISTOWN, NEW JERSEY 07960 800-662-3115	
CLINTON SEWER DEPARTMENT P.O. BOX 5194 CLINTON, NEW JERSEY 08809 908-735-8616 ATTN: BOB NEIZGODA, SUPERINTENDENT		COMCAST CABLE COMPANY COMCAST CONSTRUCTION 50 RANDOLPH ROAD SOMERSET, NEW JERSEY 08873 732-652-2700	
AT&T 50 PATRICIA DRIVE FLANDERS, NEW JERSEY 07836 800-252-1133		NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE CN 600 TRENTON, NEW JERSEY 08625	
INDEX OF SHEETS			
SHT. No.	DESCRIPTION		
1	COVER SHEET		
2	CONDITIONAL USE PLAN		
3	ADA GRADING PLAN		
4	LIGHTING PLAN		
5 - 6	CONSTRUCTION DETAILS		

FINAL SITE PLAN  
FOR  
TEJOMAYA LLC  
COURTYARD ASSISTED LIVING  
BLOCK 3, LOT 2  
TOWN OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY

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R-2

R-2A

R-3

C-3

I

ZONING LEGEND

ZONE BOUNDARY LINE

TOWNSHIP BOUNDARY LINE

ONE FAMILY RESIDENCE DISTRICT

ONE FAMILY & MULTI-FAMILY RES

ONE & TWO FAMILY RESIDENCE

COMMERCIAL DISTRICT

INDUSTRIAL DISTRICT

OB-1

OB-2

PRD-P

PARD

OFFICE BUILDING DISTRICT

OFFICE BUILDING DISTRICT

PLANNED UNIT DEVELOPMENT

PARKS AND RECREATION DISTRICT

KEY & ZONING MAP

ZONING SUMMARY TABLE

	REQUIRED	EXISTING	PROPOSED LOT 2
MINIMUM LOT AREA	130,680 SF	383,223 SF	383,223 SF
MINIMUM LOT WIDTH	350 FT	1,217.56 FT	1,217.56 FT
MINIMUM LOT FRONTAGE	350 FT	1,230.08 FT	1,230.08 FT
MINIMUM LOT DEPTH	200 FT	388.67 FT	388.67 FT
PRINCIPAL BUILDING			
MINIMUM FRONT YARD	100 FT	137 FT	137 FT
MINIMUM REAR YARD	100 FT	105 FT	105 FT
MINIMUM SIDE YARD	50 FT	76 FT	76 FT
TOTAL TWO SIDE YARDS	100 FT	855 FT	855 FT
MAXIMUM BUILDING HEIGHT	40 FT	40 FT	40 FT
MAXIMUM FLOOR AREA RATIO	0.20	0.28 (E)	0.28 (E)
MAXIMUM IMPERVIOUS COVERAGE	80 %	38.09 %	38.09 %
PARKING			
ASSISTED LIVING: 0.5 SPACE PER DWELLING UNIT/BEDS*	61	262	257
ADULT DAY CARE	7		
ADA (201 - 300 SPACES):	7	10	7
TOTAL	122	272	264

(E)

= PRE-EXISTING NON-CONFORMING CONDITION

= VARIANCE PREVIOUSLY APPROVED

= PARKING FOR ASSISTED LIVING IS NOT SPECIFIED BY ORDINANCE.

ITE LAND USE CODE 254 ASSISTED LIVING RECOMMENDS 0.5 PARKING SPACES PER DWELLING UNIT.

GENERAL INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS LOT 2 IN BLOCK 3 AS SHOWN ON SHEET 1 OF THE OFFICIAL TAX MAP OF THE TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY, DATED DECEMBER, 1968 AND REVISED THROUGH JUNE, 1982.

2. THE PROPERTY IS LOCATED IN THE OFFICE BUILDING DISTRICT (OB-2) ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 383,223 SF.

APPLICANT: TEJOMAYA LLC  
111 WEST MAIN STREET  
CLINTON, NJ 08809  
(908)-894-5926

OWNER: SNG PROPERTIES LLC  
111 WEST MAIN STREET  
CLINTON, NJ 08809  
(908)-894-5926

3. THE SUBJECT PROPERTY IS PRESENTLY AN EXISTING 143 ROOM HOLIDAY INN. THE APPLICANT PROPOSES TO CHANGE THE USE TO A 110 ROOM, 122 BED ASSISTED LIVING FACILITY, WHICH IS A CONDITIONAL USE IN THE OB-2 DISTRICT.

4. THE CONDITIONS OF THE CONDITIONAL USE INCLUDE:  
4.1. SHARED ACCESS SHALL BE PROVIDED WITH A MINIMUM OF ONE OF THE ADJACENT PROPERTIES. (V)  
4.2. SHARED PARKING SHALL BE PROVIDED WITH A MINIMUM OF ONE OF THE ADJACENT PROPERTIES. (V)  
4.3. BARRIER-FREE GARDENS AND COURTYARDS SHALL BE PROVIDED INTERNAL TO THE SITE AND SHALL BE SURROUNDED BY THE BUILDING(S), TO THE EXTENT FEASIBLE. THE GARDEN SHALL BE CONSISTENT WITH THE PRINCIPLES FOR A HEALING GARDEN CONTAINED IN THE 2008 MASTER PLAN LAND USE ELEMENT. (C)  
4.4. SOUND LEVELS WITHIN THE INTERIOR OF THE BUILDING SHALL NOT EXCEED 52 dBA. (C)  
4.5. SOUND LEVELS WITHIN THE BARRIER-FREE GARDENS AND COURTYARDS SHALL NOT EXCEED 60 dBA DURING DAYTIME HOURS AND 55 dBA DURING EVENING HOURS. (V)  
(C) = CONFORMING  
(V) = VARIANCE RECEIVED

5. BOUNDARY SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "PLAN OF SUBDIVISION", SHEET 2 OF 2, DATED MARCH 24, 2017, REVISED FEBRUARY 7, 2020 PREPARED BY JACK W. SHOEMAKER, P.L.S. LIC. NO. 035878 OF NEW JERSEY OF FIRST ORDER, LLC.

6. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "PLAN OF SUBDIVISION", SHEET 2 OF 2, DATED MARCH 24, 2017, REVISED FEBRUARY 7, 2020 PREPARED BY JACK W. SHOEMAKER, P.L.S. LIC. NO. 035878 OF NEW JERSEY OF FIRST ORDER, LLC.

7. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD1983. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

8. BENCHMARK REFERENCE: MAG. NAIL. ELEVATION: 246.07 FEET NAVD 1988.

9. NO FRESH-WATER WETLANDS ARE KNOWN TO EXIST ON THE SITE.

10. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CLINTON, COUNTY OF HUNTERDON, NEW JERSEY, DATED SEPTEMBER 25, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

11. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

12. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.

13. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

14. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

15. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.

16. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.  
THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

DEVELOPMENT REVIEW CHECKLIST WAIVERS

H. CERTIFICATION AND WILL SERVE LETTERS FROM THE TOWN OF CLINTON WATER SEWER DEPARTMENT THAT THE WATER AND SEWER SYSTEMS POSSESS SUFFICIENT UNCOMMITTED CAPACITY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. WILL SERVE LETTER ISSUED TO THE WATER/SEWER DEPARTMENT ON 11/15/2020.

I. PROVIDE WILL SERVE AND REVIEW LETTERS FROM TOWN OF CLINTON FIRE AND RESCUE COMPANIES. WILL SERVE LETTER ISSUED TO THE RESCUE SQUAD ON 11/15/2020.

J. PROVIDE WILL SERVE LETTER FOR PUBLIC UTILITIES INCLUDING JCP&L AND ELIZABETH TOWN GAS COMPANY. WILL SERVE LETTER ISSUED TO JCP&L AND ELIZABETH TOWN GAS COMPANY ON 11/15/2020.

K. COMPLETED APPLICATION WITH APPROPRIATE FEES AND REQUIRED INFORMATION SUBMITTED DIRECTLY TO THESE AGENCIES WITH COPIES PROVIDED TO THE TOWN FOR VERIFICATION OF THESE SUBMISSIONS.  
1. HUNTERDON COUNTY DEPARTMENT OF HEALTH. APPLICATION ISSUED TO THE DEPARTMENT OF HEALTH ON 11/15/2020.

L. FOUR (4) COPIES AND A DIGITAL COPY OF THE ENVIRONMENTAL IMPACT STATEMENT/NATURAL RESOURCE INVENTORY (REFERENCE ORDINANCE REQUIREMENT UNDER CHAPTER 88), REFERENCE TOWN OF CLINTON ENVIRONMENTAL RESOURCE INVENTORY. MR. CLERICO RECOMMENDED THIS WAIVER BE GRANTED IN HIS 2/14/20 MEMORANDUM.

M. VALID LOI ISSUED BY THE NJDEP FOR ENTIRE PROJECT OR FOD LOI ISSUED BY THE NJDEP FOR AREA OF PROPOSED DEVELOPMENT. BOARD WILL CONSIDER A REQUEST FOR WAIVER IF SUFFICIENT EVIDENCE IS PRESENTED TO DETERMINE THAT THERE IS NO IMPACT ON ANY WETLAND AREA. MR. CLERICO RECOMMENDED THIS WAIVER BE GRANTED IN HIS 2/14/20 MEMORANDUM.

N. PROPERTIES LOCATED IN THE DESIGNATED CARBONATE DRAINAGE AREA OR CARBONATE ROCK DISTRICT (REFERENCED ORDINANCE REQUIREMENTS UNDER CHAPTER 88-44) SHALL UNDERTAKE A GEOLOGIC INVESTIGATION ASSESSMENT AND SUBMIT FOUR (4) COPIES AND A DIGITAL COPY OF A PHASE I CHECKLIST. MR. CLERICO RECOMMENDED THIS WAIVER BE GRANTED IN HIS 2/14/20 MEMORANDUM.

O. LOCATION OF ALL MAN-MADE AND NATURAL FEATURES INCLUDING BUT NOT LIMITED TO: LIST HISTORIC BUILDINGS WITHIN 200', DEDICATED OPEN SPACE, CULVERTS, STRUCTURES, DRAIN PIPES, WATER COURSES, RAILROADS, BRIDGES, WOODED AREAS, ROCK OUTCROPS, UNDERGROUND STORAGE TANKS, FENCES, WETLANDS (SPECIFIC SOURCE AND NOTATION IF THERE ARE ANY WETLANDS PRESENT), SWAMPS, BUILDINGS, STREETS, DRAINAGE RIGHT-OF-WAY AND EASEMENTS. MR. CLERICO RECOMMENDED THIS WAIVER BE GRANTED IN HIS 2/14/20 MEMORANDUM.

P. PLAN AND PROFILE DRAWINGS OF ALL EXISTING AND PROPOSED DRAINAGE AND UTILITY LAYOUTS, DRAWN AT A SCALE OF 1"=50' VERTICAL. MR. CLERICO RECOMMENDED THIS WAIVER BE GRANTED IN HIS 2/14/20 MEMORANDUM.

Q. PLAN AND PROFILE DRAWINGS OF ALL EXISTING AND PROPOSED STORM SEWER INCLUDING DRAINAGE SWALES. MR. CLERICO RECOMMENDED THIS WAIVER BE GRANTED IN HIS 2/14/20 MEMORANDUM.

R. LOCATIONS, SIZE AND DETAILS OF ALL EXISTING AND PROPOSED SIGNS. MR. CLERICO RECOMMENDED THIS WAIVER BE GRANTED IN HIS 2/14/20 MEMORANDUM.

S. LOCATION OF SOLID WASTE STORAGE, SCREENING AND MEANS OF DISPOSAL INCLUDING AMOUNT OF PICK UP PER WEEK AND RECYCLING FACILITIES. PICKUP WILL BE 1 TO 2 TIMES PER WEEK AND RECYCLING IS HANDLED IN THE FACILITY.

T. FOUR (4) SIGNED AND SEALED SETS AND A DIGITAL COPY OF AS-BUILT PLANS AND PROFILES OF ALL ROADS, UTILITIES AND STORMWATER FACILITIES. TEMPORARY WAIVER FOR AS-BUILT PLAN AND THE AS-BUILT PLAN WILL BE SUBMITTED FOR FINAL SITE PLAN.

RELIEF GRANTED

1. GRANT OF "D(3)" VARIANCE TO ALLOW DEVIATIONS FROM CONDITIONAL USE REQUIREMENTS AS AN ASSISTED LIVING FACILITY. SUBJECT TO THE CONDITIONS SET IN RESOLUTION 2021-08, THE BOARD HEREBY GRANTS A "D(3)" VARIANCE FROM ORDINANCE SECTION 88-63.B TO ALLOW THE ASSISTED LIVING FACILITY AND PROPOSED IMPROVEMENTS DESPITE THE DEVIATIONS FROM THE CONDITIONAL USE ORDINANCE.

2. GRANT OF EXCEPTIONS RELATIVE TO LIGHTING. SUBJECT TO THE CONDITIONS SET IN RESOLUTION 2021-08, THE BOARD HEREBY GRANTS EXCEPTIONS FROM ORDINANCE SECTION 88-44B(1)(g)(1), WHICH PROVIDES THAT ALL LIGHTS SHALL BE FOCUSED DOWNWARD SO THAT THE DIRECT SOURCE OF LIGHT IS NOT VISIBLE FROM ADJOINING STREETS OR PROPERTIES TO ALLOW THE EXISTING LIGHT FIXTURES TO BE ANGLED AT 45 DEGREES WHICH TO ALLOW CERTAIN AREAS OF THE PROPERTY TO HAVE A MINIMUM OF 2 AND 1 FOOT CANDLES.

3. GRANT OF AMENDED PRELIMINARY SITE PLAN APPROVAL. SUBJECT TO THE CONDITIONS SET IN RESOLUTION 2021-08, THE BOARD HEREBY GRANTS AMENDED PRELIMINARY SITE PLAN APPROVAL FOR THE PROPOSED IMPROVEMENTS.

COUNTY APPROVAL BLOCK

LEHIGH VALLEY  
941 Marcon Boulevard,  
Suite 801  
Allentown, PA 18109  
Phone: 610.868.4201  
COLLIERS ENGINEERING & DESIGN, INC.  
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN  
DATE: 11/02/2020  
PROJECT NUMBER: 20060208A  
DRAWING NAME: C-COVER

CHECKED BY: CRK

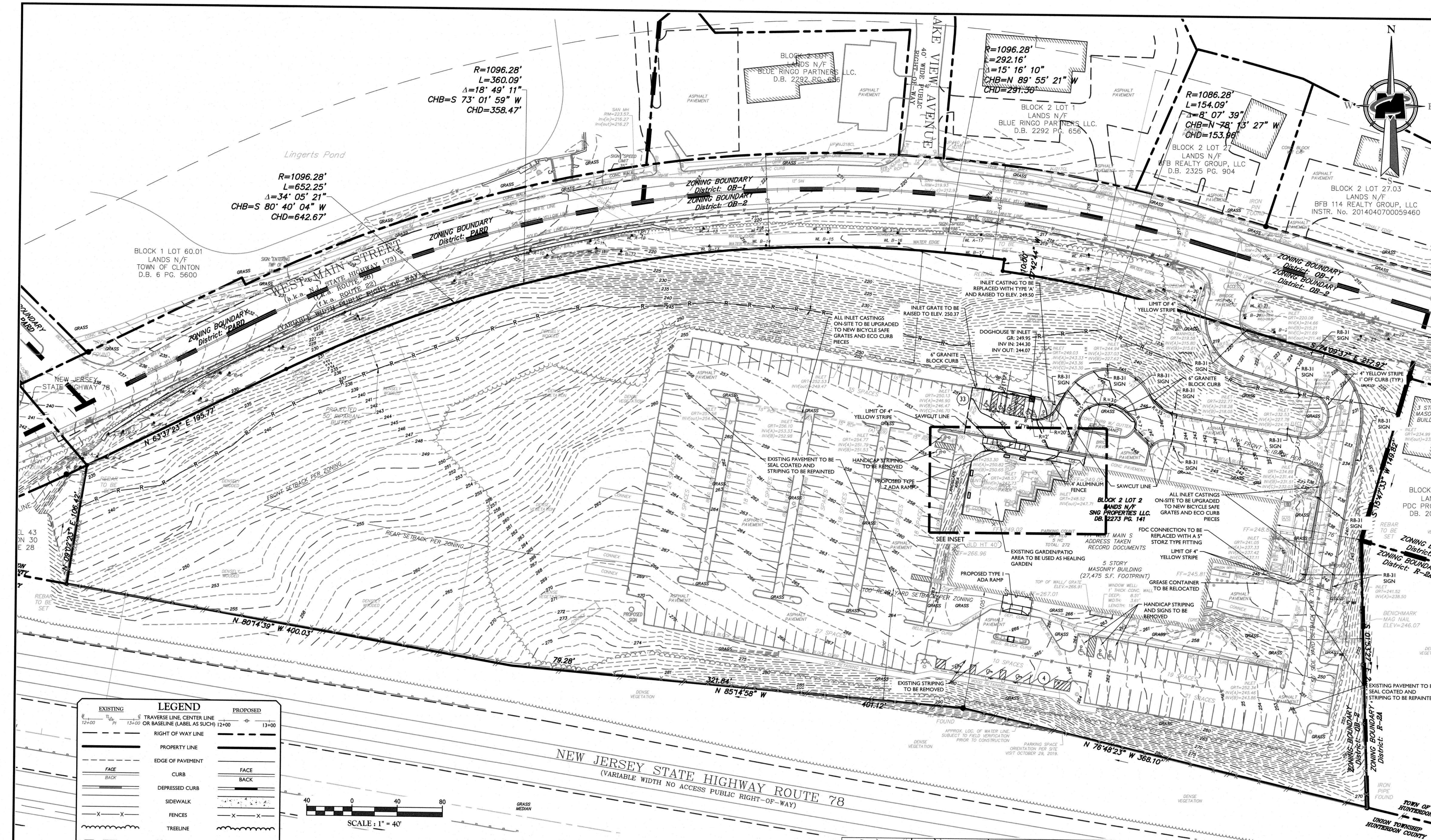
SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 of 6

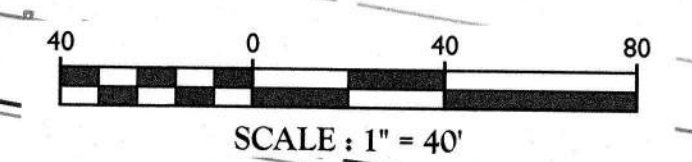
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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LEGEND	
EXISTING	PROPOSED
12+00	13+00
TRAVELER LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
RIGHT OF WAY LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
CURB	
DEPRESSED CURB	
SIDEWALK	
FENCES	
TREELINE	
ROADWAY SIGNS	
WETLAND LINE	
MUNICIPAL BOUNDARY LINE	
STALL COUNT	
ADA ACCESSIBLE STALL	
DEPRESSED CURB AND ADA RAMP	
DIRECTION OF TRAFFIC FLOW	
SAWCUT LINE	
BITUMINOUS CONCRETE PAVEMENT	
FIRE FIDRANT	
RETAINING WALL	
LIGHT POLES	

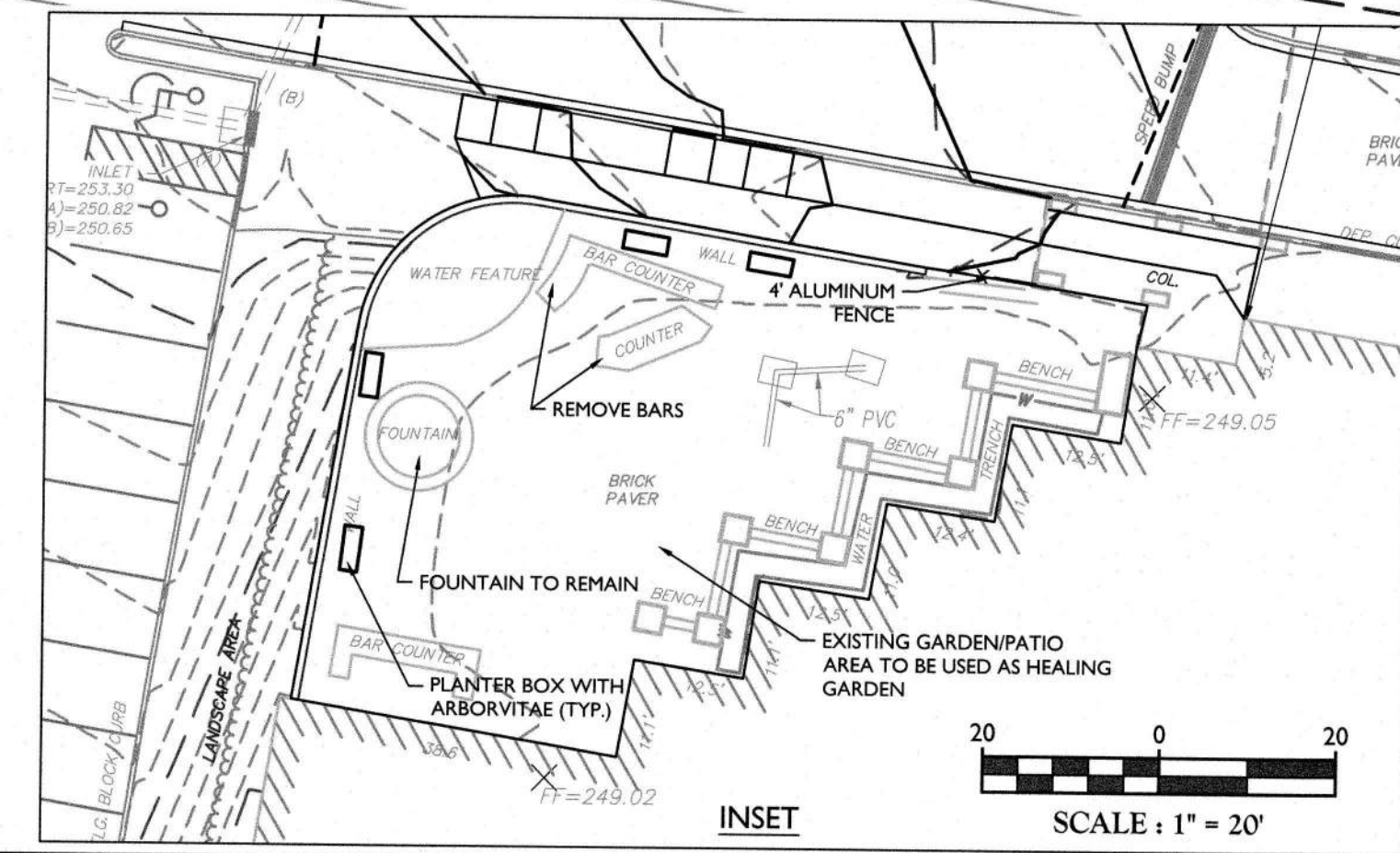


I, GILSHAN CHIHABRA OF TEJOMAYA LLC AND SNG PROPERTIES LLC HEREBY CERTIFY THAT I AM THE APPLICANT AND OWNER OF BLOCK 2 LOT 3 IN THE TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY AND THAT I GIVE CONSENT TO FILE THE SITE PLANS HEREON.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT:  
TEJOMAYA LLC  
111 WEST MAIN STREET  
CLINTON, NJ 08809

OWNER:  
SNG PROPERTIES LLC  
111 WEST MAIN STREET  
CLINTON, NJ 08809



- NOTES:
1. KNOX BOXES TO BE INSTALLED AT BOTH ENTRANCES.
  2. PARKING LOT PAVEMENT TO BE REPAIRED USING TYPE II JOINT SEALER IN CONFORMANCE WITH ASTM D 6690. RESEALING OF PARKING LOT TO BE COMPLETED USING COAL TAR EMULSIFIED ASPHALT.

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MASER

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Know what's below.

Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION
1	1/07/21	REVISED PER TOWN RESOLUTION 2021-08 AND PROFESSIONAL REVIEW LETTERS
2	6/15/21	REVISED PER TOWNSHIP ENGINEERING REVIEW LETTER DATED 5/17/21.

Charles R. Roseberry

NEW JERSEY LICENSED PROFESSIONAL ENGINEER

LICENSE NUMBER: GE07546

COLLIERS ENGINEERING AND DESIGN, INC.

N.J. C.O.A. #: 24GA27986500

FINAL SITE PLAN

FOR

TEJOMAYA LLC

COURTYARD ASSISTED LIVING

BLOCK 3 LOT 2

TOWN OF CLINTON HUNTERDON COUNTY NEW JERSEY

LEHIGH VALLEY

941 Marcon Boulevard, Suite 801

Allentown, PA 18109

Phone: 610.868.4201

COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: 11/02/2020	DRAWN BY: CJK	CHECKED BY: CRR
PROJECT NUMBER: 2006028A	DRAWING NAME: C-LAYT-CDUS		

SHEET TITLE

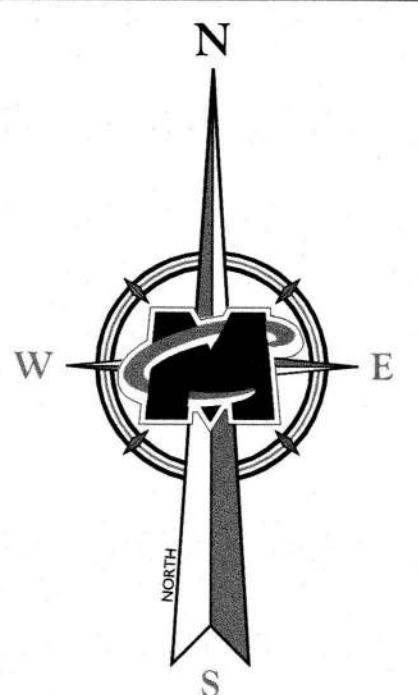
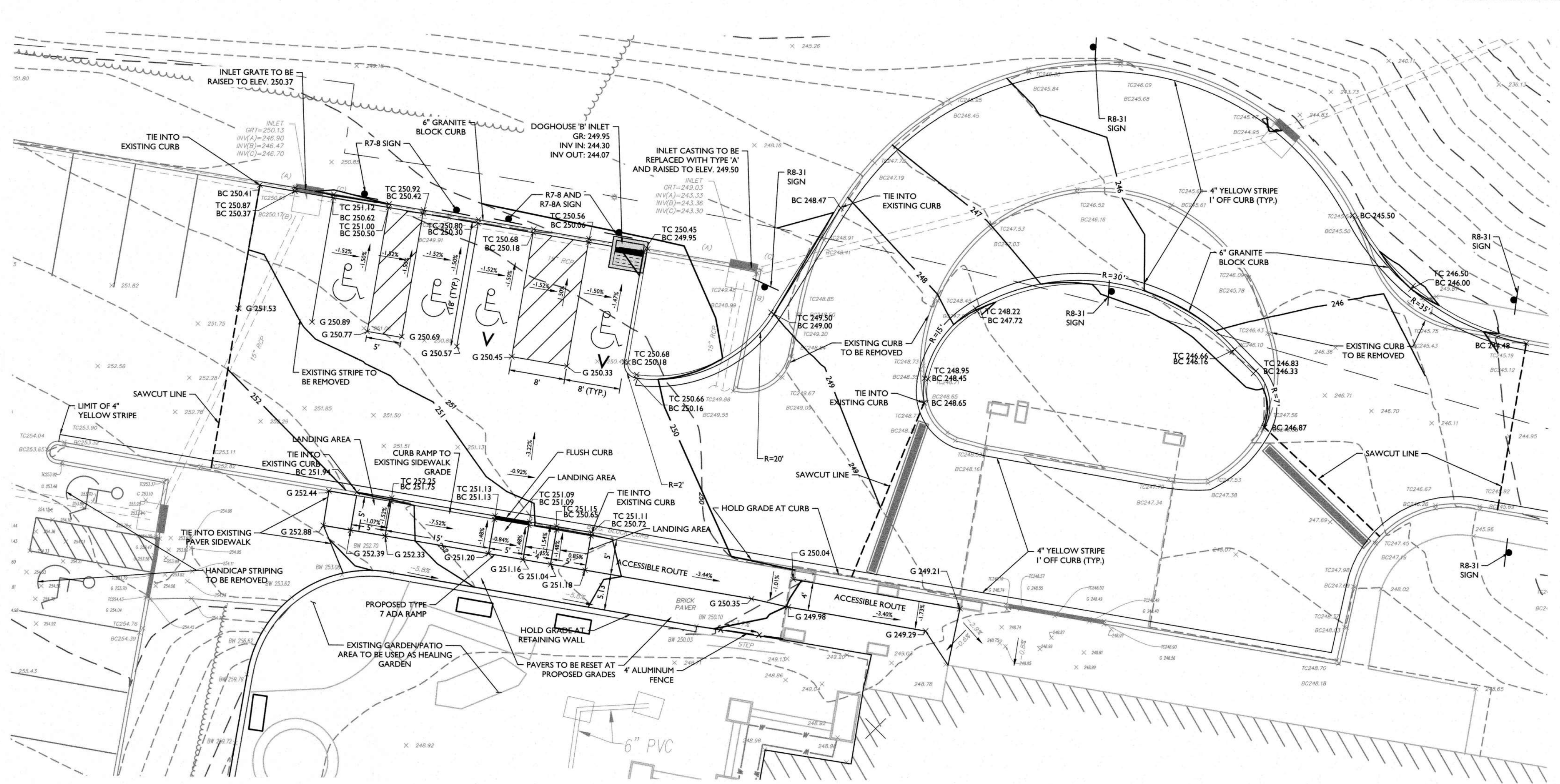
CONDITIONAL USE PLAN

SHEET NUMBER

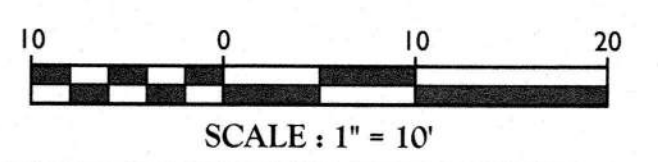
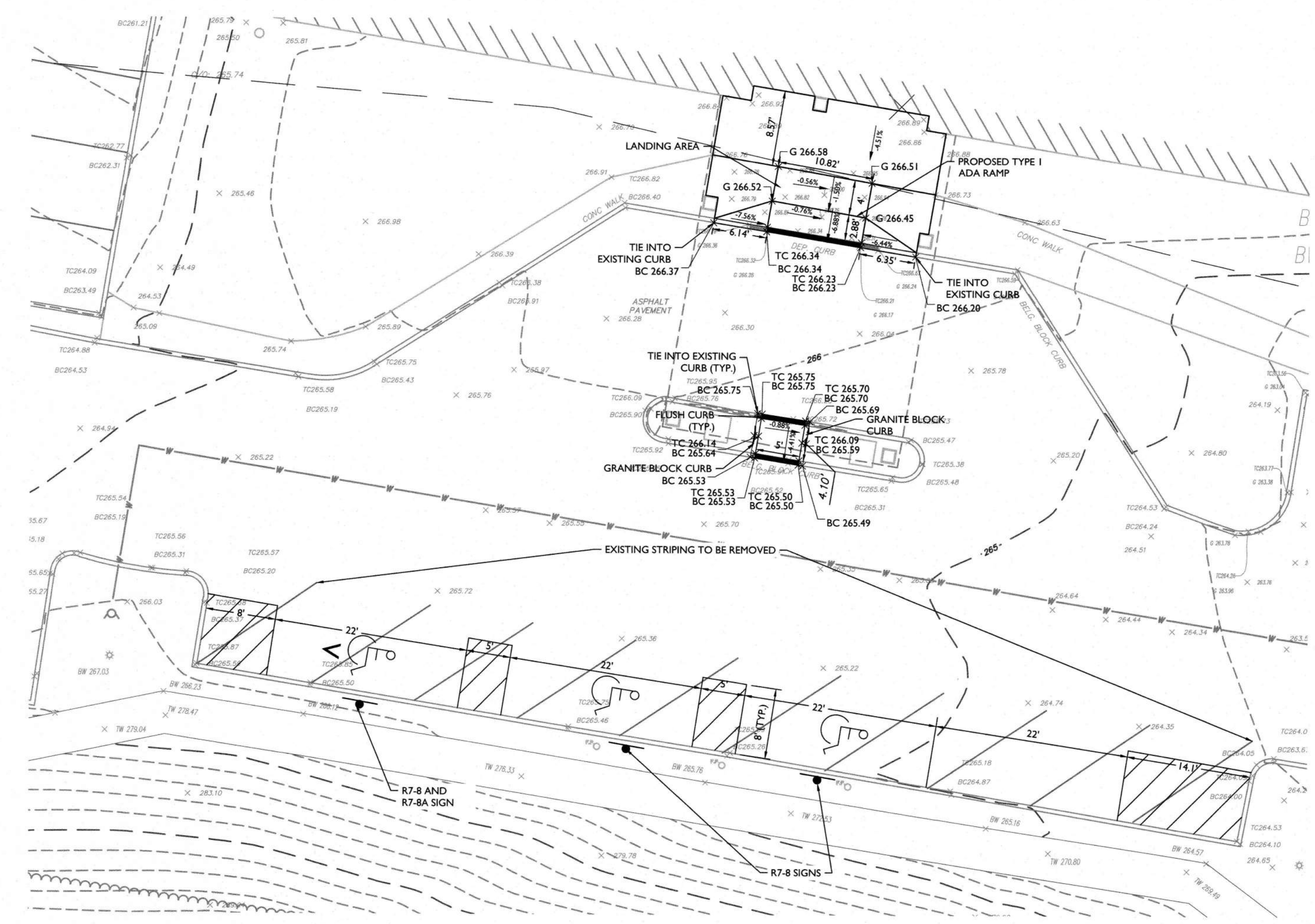
2 of 6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





EXISTING	LEGEND	PROPOSED
12+00	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00	13+00
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
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---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	DIRECTION OF TRAFFIC FLOW	---
---	SAWCUT LINE	---
---	BITUMINOUS CONCRETE PAVEMENT	---
---	FIRE FIDRANT	---
---	RETAINING WALL	---
---	LIGHT POLES	---



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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION
1	1/27/21	REVISED PER TOWN RESOLUTION 2018-08 AND PROFESSIONAL REVIEW LETTER DATED 5/17/21.
2	6/1/21	REVISED PER TOWNSHIP ENGINEERING REVIEW LETTER DATED 5/17/21.

**Charles R. Roseberry**  
NEW JERSEY LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: GE75546  
COLLIERS ENGINEERING AND DESIGN, INC.  
NJ C.O.A. #: 24627986500

**FINAL SITE PLAN**  
FOR  
**TEJOMAYA LLC**  
**COURTYARD ASSISTED LIVING**  
BLOCK 3  
LOT 2  
TOWN OF CLINTON  
HUNTERDON COUNTY  
NEW JERSEY

**LEHIGH VALLEY**  
941 Marcon Boulevard,  
Suite 801  
Allentown, PA 18109  
Phone: 610.868.4201  
COLLIERS ENGINEERING & DESIGN, INC.  
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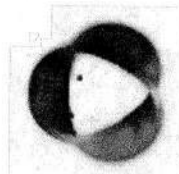
SCALE: AS SHOWN DATE: 11/02/2020 DRAWN BY: CJK CHECKED BY: CKR  
PROJECT NUMBER: 20056028A DRAWING NAME: C-LATT-CDUS

SHEET TITLE:  
**ADA GRADING PLAN**

SHEET NUMBER:  
3 of 6

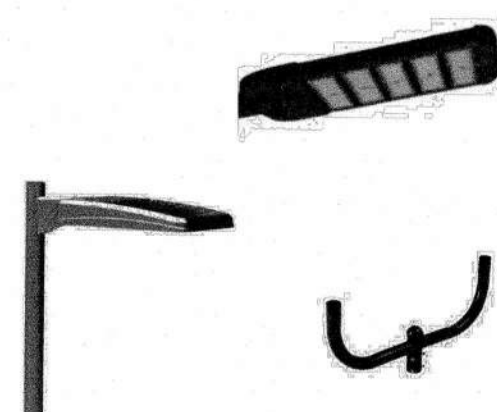
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





EP-7 technologies, LLC  
making energy efficient, while saving your money!

## LED PARKING LOT LIGHTS



Product Specifications					
Catalog No.	Power (W)	Voltage	DLC Code	Lumens	Price
FPL-LED-150W-CW	120W	100-277VAC	P82Y\$&UP	16300lms	To be quoted
FLP-LED-180W-CW	180W	100-277VAC	PJ2BFB28	21600lms	To be priced
FPL-LED-240W-CW	240W	100-277VAC	P56K618U	28800lms	To be quoted
FPL-LED-300W-CW	300W	100-277VAC	PYA4WBD8	35600lms	To be quoted

### General Specifications:

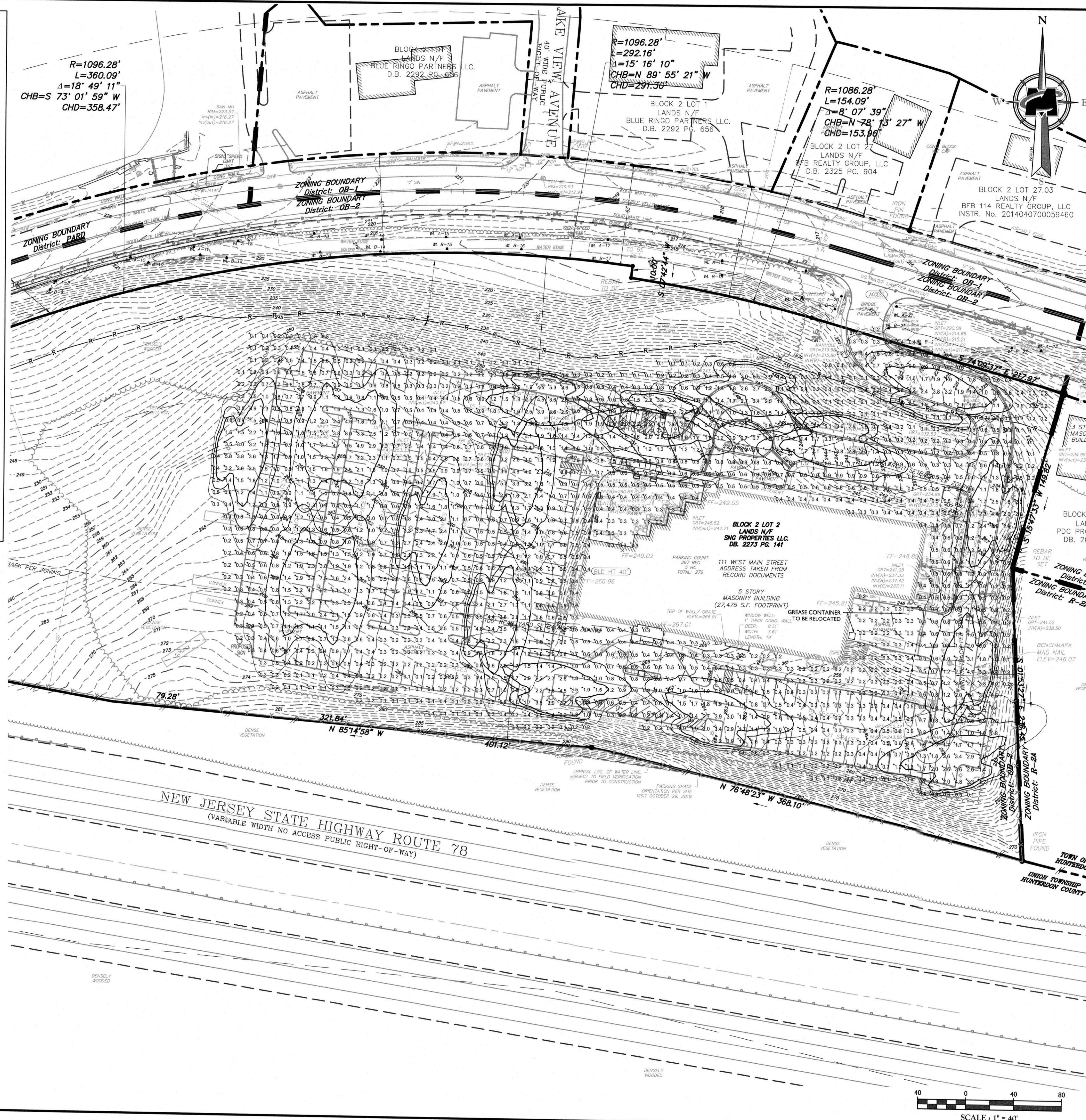
Case Color: Brown / Silver  
Light Color (CCT) 5700K

Calculation of Watts to Lumens:  
100 W = 1600 Lumens = 16 watts

159 Meadowlake Dr., Downingtown, PA 19335 Ph. 215-534-9899, Fax 610-269-4181  
E-mail sale@ep-technologies.net

NOTE:  
EXISTING LIGHTS MOUNTED AT 15' WITH A 45° MOUNTING  
ANGLE

EXISTING	LEGEND	PROPOSED
12+00	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
13+00	RIGHT OF WAY LINE	13+00
FACE	PROPERTY LINE	FACE
BACK	EDGE OF PAVEMENT	BACK
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
X-X	FENCES	X-X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	
	SAWCUT LINE	
	BITUMINOUS CONCRETE PAVEMENT	
	FIRE HYDRANT	
	RETAINING WALL	
	LIGHT POLES	



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Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
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DATE  
REV  
DESCRIPTION  
1 1/1/21  
2 6/1/21

Charles R. Roseberry  
NEW JERSEY LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: GE37546  
COLLIERS ENGINEERING AND DESIGN, INC.  
N.J. C.O.A. # 246A27986500

FINAL SITE PLAN  
FOR  
TEJOMAYA LLC  
COURTYARD  
ASSISTED LIVING

BLOCK 3  
LOT 2  
TOWN OF CLINTON  
HUNTERDON COUNTY  
NEW JERSEY

LEHIGH VALLEY  
941 Marcon Boulevard,  
Suite 801  
Allentown, PA 18109  
Phone: 610.868.4201  
COLLIERS ENGINEERING & DESIGN, INC.  
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN  
DATE: 11/02/2020  
PROJECT NUMBER: 20006028A  
DRAWING NAME: C-LIGHT

LIGHTING PLAN

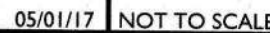
4 of 6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.







6 of 6

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**

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