

GENERAL NOTES

1. THE TOPOGRAPHIC AND BOUNDARY INFORMATION WAS FROM PLANS PREPARED BY WILLIAM M. DORAN AND SONS ENTITLED SURVEY PLAT, S4 ESTATES, LLC, DATED 8/27/16, LAST REVISED 3/21/17. ADDITIONAL TOPOGRAPHIC INFORMATION WAS SUPPLEMENTED FROM ACTUAL FIELD SURVEYS PERFORMED BY STIRES ASSOCIATES, PA SURVEY PERSONNEL DURING APRIL 2018.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. STIRES ASSOCIATES, P.A. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN NOR LACK THEREOF. THE CONTRACTOR SHALL CONTACT THE UTILITY MARK OUT SERVICE BY CALLING 1-800-272-1000 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
4. ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURE DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE. ALL REGULATED MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL NJDEP REGULATIONS.
5. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS IN THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY AS AMENDED AND SUPPLEMENTED THERETO.
6. IN INSTANCES WHERE THE TOWNSHIP SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF "THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
7. CONCRETE PIPE SHALL BE CLASS 5 MORTAR JOINT PIPE UNLESS OTHERWISE NOTED.
8. ANY EXCESS FILL OR ANY OTHER MATERIAL IS TO BE REMOVED FROM THE SITE, THE PROJECT OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL AND WILL NOTIFY THE SOMERSET UNION SOIL CONSERVATION DISTRICT AS TO THE PLANNED DISPOSAL SITE LOCATION, IF APPLICABLE, A SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO, REVIEWED AND CERTIFIED BY THE SOMERSET UNION SOIL CONSERVATION DISTRICT PRIOR TO ANY MATERIAL REMOVAL FROM THE PROJECT SITE.
9. MAXIMUM ALLOWABLE VEGETATED SLOPES SHALL BE 3:1.
10. ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE SOIL CONSERVATION DISTRICT OR TOWNSHIP ENGINEER IF FIELD CONDITIONS WARRANT THEM.
11. UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE DETERMINED BY THE UTILITY COMPANIES.
12. THE CONTRACTOR SHALL RESET EXISTING UTILITY FEATURES TO REMAIN (VALVE BOXES, GRATES, RIMS, ETC.) TO PROPOSED GRADE.
13. FILL UNDER ROADWAY MUST BE COMPACTED IN MAXIMUM LIFTS OF 8" AND TO 95% STANDARD PROCTOR DENSITY AND CONSIST OF TYPICAL LOAD BEARING BORROW MATERIAL.
14. ANY WORK WITHIN A TOWNSHIP RIGHT OF WAY OR TOWNSHIP EASEMENT REQUIRES A PERMIT TO OPEN PUBLIC GROUND FROM THE BOROUGH ENGINEER.
15. ALL STRUCTURES ARE TO BE PRECAST.
16. PRIOR TO THE COMMENCEMENT OF SITE CLEARING, GRADING OR CONSTRUCTION, THE PERMITEE SHALL HAVE A SILT FENCE AND A CONSTRUCTION DEBRIS FENCE ERRECTED. THESE FENCES SHALL REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, AND UNTIL SUCH TIME AS THE SITE IS STABILIZED.
17. VERTICAL DATUM= NAVD88, HORIZONTAL DATUM= NAD83
18. STORM AND SANITARY SEWER PIPING SHALL BE INSTALLED PRIOR TO ALL OTHER UTILITIES.
19. TOWNSHIP ENGINEER MUST BE PROVIDED A MINIMUM OF TWO (2) BUSINESS DAYS NOTICE PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO CONSTRUCTION.
20. ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS AND SIGNAGE SHALL BE OF SPECIFICATION, DESIGN AND INSTALLATION IN CONFORMANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
21. LIMITS OF DISTURBANCE ARE TO BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION. TREE PROTECTION FENCING TO BE PROVIDED ADJACENT TO EXISTING TREE LINES THAT ARE NOT TO BE DISTURBED.
22. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL.
23. ALL CURBS ADJOINING THE FIRE LANES SHALL BE PAINTED YELLOW.
24. THE PROPOSED BUILDING SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER.
25. THE CONTRACTOR SHALL LOCATE AND INSPECT THE EXISTING SANITARY SEWER AND WATER SERVICE LINES TO DETERMINE IF THEY ARE ADEQUATE TO SERVICE THE PROPOSED BUILDING. AN APPROVAL FROM THE TOWNSHIP UTILITY DEPARTMENTS TO UTILIZE THE EXISTING SERVICE SHALL BE OBTAINED.
26. THE SEWER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH THE AUTHORITIES STANDARD SPECIFICATIONS. THE SERVICE LINE SHALL BE A PVC SDR-35 AND SHALL HAVE A MINIMUM COVER OF FOUR (4') FEET.
27. THE SITE SHALL MEET THE NJ BARRIER FREE AND ADA REQUIREMENTS.
28. THE SANITARY SEWER LATERAL AND WATER SERVICE SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTALLY AND/OR 18" VERTICALLY.
29. ALL IMPROVEMENTS WITHIN THE RIGHT OF WAY OF ROUTE 27 SHALL BE IN ACCORDANCE WITH NJDOT STANDARDS. AN ACCESS PERMIT SHALL BE OBTAINED FROM THE NJDOT.
30. PAVEMENT GRADING SHALL BE A MINIMUM OF 0.5%.
31. THE PROPOSED BUILDING WILL BE SERVICED BY A FIRE SUPPRESSION SYSTEM.
32. ALL UTILITIES SERVICING THE SITE SHALL BE UNDERGROUND.
33. AN AS-BUILT SURVEY PREPARED BY A LICENSED LANDS SURVEYOR IN THE STATE OF NEW JERSEY SHALL BE SUBMITTED TO THE TOWNSHIP PRIOR TO A CERTIFICATE OF OCCUPANCY INSPECTION OR THE RELEASE OF THE PERFORMANCE BONDS.
34. NO SOIL CAN BE REMOVED OR IMPORTED FROM THE SITE WITHOUT A SOIL PERMIT ISSUED BY THE TOWNSHIP. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH CHAPTER 206 OF THE TOWNSHIP ORDINANCE.
35. THE PROPOSED RETAIL WILL BE OPEN SEVEN (7) DAYS/WEEK, 9 AM TO 9 PM, MONDAY-FRIDAY AND 10 AM TO 5 PM ON SUNDAY. THE PROPOSED RESTAURANT WILL BE OPEN SEVEN (7) DAYS/WEEK 10 AM TO 10 PM.
36. THE LARGEST VEHICLE THAT WILL MAKE DELIVERIES TO THE SITE WILL BE A 30' BOX TRUCK.
37. THE PROPOSED AIR CONDITIONING UNITS SHALL BE LOCATED IN THE ROOF OF THE PROPOSED BUILDING.
38. THE PROPOSED PARKING AREA LIGHTING SHALL BE SET ON TIMERS TO TURN OFF 1.5 HOURS AFTER CLOSING.
39. THE PROPOSED LIGHT FIXTURES SHALL BE INSTALLED A MINIMUM OF THREE (3') BEHIND THE FACE OF CURB OR PLACED ON A 30" HIGH FOUNDATION. ALL LIGHT FIXTURES LOCATED WITHIN THE PARKING AREA SHALL BE PLACED ON A FOUR (4') FOOT HIGH THREE (3') FOOT DIAMETER CONCRETE BASE.
40. THE APPLICANT SHALL PERMIT THE FRANKLIN TOWNSHIP POLICE TO ENFORCE TITLE 39 REGULATIONS AT THE SITE.
41. THE OWNER OF THE SITE WILL SCHEDULE THE GARBAGE REMOVAL FROM THE SITE TO OCCUR NO EARLIER THAN 7 AM.

SURVEY
 SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT PREMISES MAY BE SUBJECT TO COVENANTS, RESTRICTIONS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS WOULD BE DISCLOSED BY A CURRENT TITLE COMMITMENT.

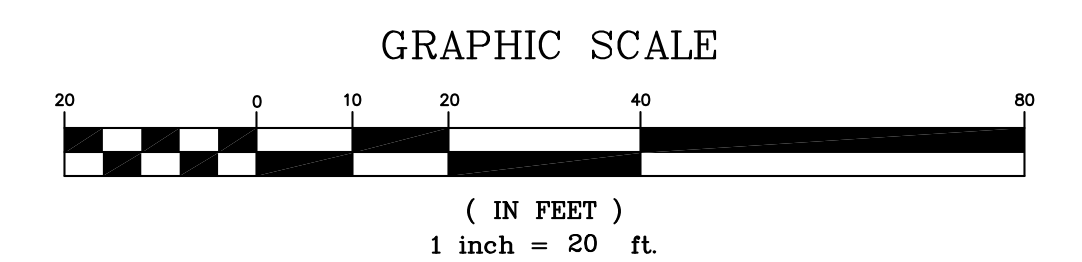
TOPOGRAPHIC
 UTILITIES AS SHOWN HEREON WERE BASED UPON LOCATED SURFACE FEATURES SUCH AS VALVES, MANHOLES, INLETS, AND OTHER FEATURES ALONG WITH PAINTED UTILITY MARK-OUTS AND UTILITY PLANS BY OTHERS, WHERE ACCESS PERMITTED SIZES AND DEPTHS TO INVERTS OF PIPES WERE MEASURED AND SHOWN HEREON. ALL UNDERGROUND LINES BETWEEN STRUCTURES ARE ASSUMED TO RUN IN A STRAIGHT LINE. OTHER UTILITIES MAY EXIST UNDER THE SURVEYED PREMISES WHICH ARE NOT KNOWN TO THE UNDERSIGNED AND ALL PROPOSED TRENCHES OR PIPE CROSSINGS MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES FOR CONFLICTS.

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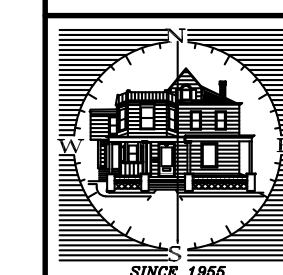
HORIZONTAL SURVEY DATUM ESTABLISHED FROM NEW JERSEY STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983 (NAD1983).

VERTICAL SURVEY DATUM ESTABLISHED FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988).



HORIZONTAL CONTROL PLAN

S4 ESTATES, LLC
 LOTS 32.02 BLOCK 34.01
 FRANKLIN TOWNSHIP SOMERSET COUNTY NEW JERSEY



STIRES ASSOCIATES, P.A.
 ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
 43 West High Street, Somerville, New Jersey 08876
 Phone (908) 725-0230 Fax (908) 707-0831

CRAIG W. STIRES PROFESSIONAL ENGINEER 	N.J. LICENSE No. 39078	DESIGNED BY: CWS
	DATE: 01/30/20	CHECKED BY: CWS
SCALE: 1" = 20'	SHEET NUMBER: 3	PROJECT No. 20037

DATE	REVISION	BY
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