

PRELIMINARY & FINAL USE VARIANCE & PARKING EXPANSION SITE PLAN

PREPARED FOR

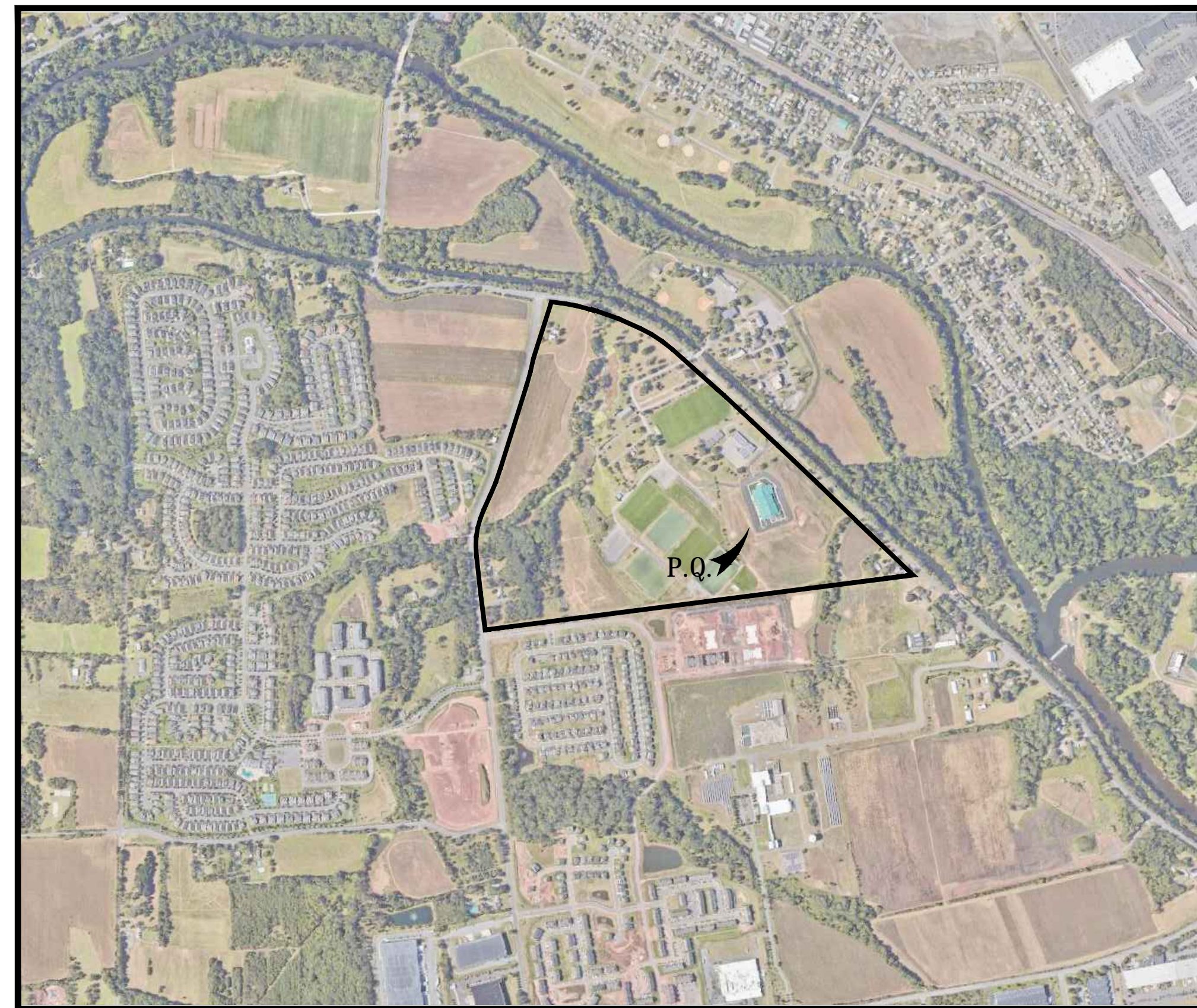
PILLAR OF FIRE BLOCK 516.01 LOT 1.01 SITUATED IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

GENERAL NOTES:

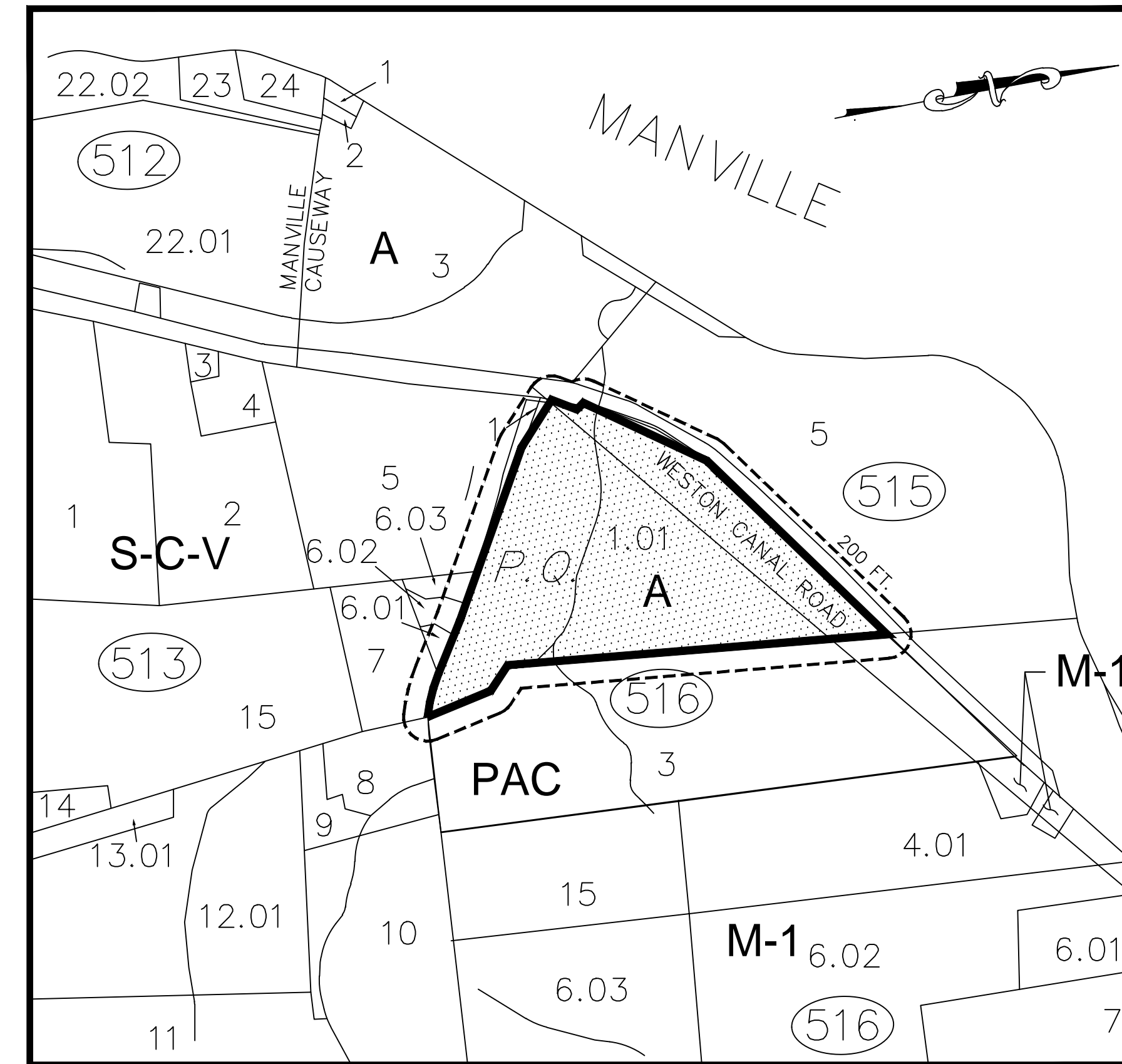
- SUBJECT PROPERTY BLOCK 516.01 LOT 1.01 AS SHOWN SHEET 92 OF THE OFFICIAL TAX MAP OF FRANKLIN TOWNSHIP, AREA OF BLOCK 5016, LOTS 1, 2 AND 3, 6,528,164 SQ. FT/ 149,8660 AC.
- ENTIRE PROPERTY IS LOCATED WITHIN THE A-AGRICULTURAL ZONE AS PER THE FRANKLIN TOWNSHIP ZONING MAP.
- HORIZONTAL DATUM IS BASED ON NAD 83. TOPOGRAPHY SHOWN AS ACQUIRED FROM TOWNSHIP OF FRANKLIN (DATUM IS NAVD 88).
- PHYSICAL FEATURES SHOWN AS TAKEN FROM TOWNSHIP TOPOGRAPHY.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON REFERENCE No. 1, THIS SURVEY SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE CURRENT TITLE SEARCH.
- SURVEY PREMISES SUBJECT TO TOWNSHIP OF FRANKLIN SLOPE EASEMENTS AND DRAINAGE EASEMENT ALONG SCHOOL HOUSE ROAD PER DEED BOOK 5188, PAGE 3746 AND AS SHOWN ON REFERENCE No. 3.
- WETLAND FLAGS DELINEATED BY ECOLSCIENCES, INC. DURING FEBRUARY 2006 AND FIELD LOCATED BY VAN CLEEF ENGINEERING ASSOCIATES DURING FEBRUARY 2006. THE WETLAND FLAGS WERE RESTORED TO THEIR ORIGINAL LOCATIONS BY VAN CLEEF ENGINEERING ASSOCIATES IN MARCH 2018 BASED ON ORIGINAL COORDINATE LOCATION OF THE FLAGS. ADDITIONAL FLAG LOCATION CONFIRMATION/DELINEATION ACTIVITIES BY ECOLSCIENCES CONDUCTED ON 4/13/2018.
- WETLANDS/WATERS BOUNDARIES ON-SITE WERE PREVIOUSLY DELINEATED BY ECOLSCIENCES AND THE APPROVED NJDEP LOI EXTENSION EXPIRED ON JANUARY 5, 2017. NJDEP FILE No. 1808-06-0017.1.
- SOILS INFORMATION AS SHOWN TAKEN FROM A REPORT ENTITLED "SOIL SURVEY OF SOMERSET COUNTY, NEW JERSEY", SHEET #25 AS PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
- 100 YEAR FLOOD AND FLOOD HAZARD ELEVATIONS AS TAKEN FROM A MAP ENTITLED "STATE OF NEW JERSEY, DEPARTMENT OF CONSERVATION AND ECONOMIC DEVELOPMENT, DIVISION OF WATER POLICY AND SUPPLY, DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, MILLSTONE RIVER, STA. 11+69.15 TO STA. 12+49.00, FRANKLIN TOWNSHIP, MANVILLE BOROUGH, SOMERSET COUNTY, NEW JERSEY" AS PREPARED BY ANDERSON-NICHOLS AND CO. (PLATE M1-1) DATED FEBRUARY 1, 1973, ADOPTED AUGUST 1, 2003.
- UTILITY LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED (HORIZONTALLY AND VERTICALLY) IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
- SCARIFIED PAVEMENT IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, FEDERAL AND STATE LAWS.
- SEE ARCHITECTURAL PLANS PREPARED BY THE YARRINGTON ARCHITECTURAL GROUP FOR INFORMATION REGARDING THE PROPOSED RECREATION FACILITY.
- SEE PLANS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LLC FOR INFORMATION REGARDING SANITARY SEWER.
- NO SOIL CAN BE IMPORTED TO OR REMOVED FROM SITE UNTIL SOIL IMPORTATION PERMIT HAS BEEN OBTAINED.
- AS-BUILT PLAN TO BE SUBMITTED TO TOWNSHIP OF FRANKLIN PRIOR TO A C/O INSPECTION OR RELEASE OF THE PERFORMANCE BONDS.
- MAXIMUM CAPACITY OF SANCTUARY AREA TO BE 750 PEOPLE.
- EITHER FLOOR SEATING OR BLEACHER SEATING MAY BE USED BUT THE USE OF BOTH AT THE SAME TIME IS PROHIBITED BY THE SITE PLAN RESOLUTION.
- COMPETITIVE SPORTING EVENTS WITHIN THE GYMNASIUM WILL BE LIMITED TO INTERNAL GROUPS AND WILL NOT INCLUDE OUTSIDE GROUPS.
- ALL LIGHTS WILL BE TURNED OFF WHEN THE BUILDING IS NOT OCCUPIED.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
- THE INSTALLATION OF SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MUTCD IN DESIGN AND PLACEMENT ON THE SITE.
- AN ORANGE CONSTRUCTION FENCE SHALL BE ERRECTED ALONG THE WETLANDS BUFFERS PRIOR TO ANY CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
- EXISTING SEPTIC SYSTEM LOCATION IS APPROXIMATE.

REFERENCES:

- "WETLANDS DELINEATION PLAN PREPARED FOR LOT 1.01 IN BLOCK 516.01, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 6-29-18.
- "AS BUILT PLAN, PILLAR OF FIRE, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, BLOCK 516 LOTS 1, 2 & 3" BY BRUNSWICK SURVEYING INCORPORATED, DATED 12/22/14.
- PLAN ENTITLED "BOUNDARY SURVEY AND TOPOGRAPHIC MAPPING PREPARED FOR BLOCK 516, LOTS 1, 2 AND 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES AND DATED JAN. 20, 2006.
- TOWNSHIP OF FRANKLIN TAX MAP SHEET #92.
- "FINAL MAP CANAL WALK - PHASE VI FRANKLIN TOWNSHIP BLOCK 513.01, LOT 15.01" BY FISK ASSOCIATES DATED AUGUST 20, 2004 REVISED 12-01-04 AS FILED WITH THE OFFICE OF THE SOMERSET COUNTY CLERK IN BOOK 5716, PAGE 2285 AS INSTRUMENT #2005016485.
- "GENERAL PROPERTY PARCEL MAP - THE RECONSTRUCTION OF SCHOOL HOUSE ROAD-WESTON CANAL ROAD TO METTLERS ROAD" TOWNSHIP OF FRANKLIN BY THE REYNOLDS GROUP INC. DATED 12-29-00 REVISED THRU 5-24-01.
- N.J.R.R.&C. CO. DELAWARE AND RARITAN CANAL MAP SHEET Nos. 58.
- "20' WIDE EASEMENTS IN FAVOR OF PUBLIC SERVICE ELECTRIC & GAS CO. AND OTHER UTILITIES FROM BLOCK 516, LOTS 2 & 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. No. 27513, DATED MARCH 15, 2013.
- "50' CONSERVATION BUFFER EASEMENT TO TOWNSHIP OF FRANKLIN FROM BLOCK 516, LOT 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. No. 27513, LAST REVISED JULY 9, 2010.
- "CANAL ROAD R.O.W. DEDICATION PLAN PREPARED FOR BLOCK 516, LOTS 1, 2 AND 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. No. 27513, LAST REVISED JULY 9, 2010.
- "ORCC CONSERVATION EASEMENT MAP PREPARED FOR BLOCK 516, LOTS 1, 2 AND 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. No. 27513, DATED JULY 12, 2010.



AERIAL MAP
SCALE: 1"=1000'±



KEY MAP
SCALE: 1"=1000'±

OWNERS WITHIN 200'

BLOCK	LOT	OWNER & ADDRESS
513.01	5	PILLAR OF FIRE WESTON CANAL ROAD ZAREPHATH, NJ 08890 PROPERTY LOCATION: WESTON CANAL RD
513.01	6.01	CANAL WALK ASSOCIATES, LLC 812 CENTRAL AVENUE WESTFIELD, NJ 07090 PROPERTY LOCATION: 170 SCHOOL HOUSE RD
513.01	6.02	CANAL WALK ASSOCIATES, LLC 812 CENTRAL AVENUE WESTFIELD, NJ 07090 PROPERTY LOCATION: 174 SCHOOL HOUSE RD
513.01	6.03	HEPBURN, GEORGE ROBERT & DOROTHY P. 178 SCHOOL HOUSE RD SOMERSET, NJ 08873 PROPERTY LOCATION: 178 SCHOOL HOUSE RD
513.01	8	MESSINEO, LEONARD J. JR. & AGNES M. 154 SCHOOL HOUSE ROAD SOMERSET, NJ 08873 PROPERTY LOCATION: 154 SCHOOL HOUSE RD
513.01	9	ALFONSO, MARIA LOUISA 150 SCHOOL HOUSE ROAD SOMERSET, NJ 08873 PROPERTY LOCATION: 150 SCHOOL HOUSE RD
513.01	15.01	CANAL WALK ASSOCIATES, LLC 812 CENTRAL AVENUE WESTFIELD, NJ 07090 PROPERTY LOCATION: 239 WESTON RD
513.21	25	ZACHARCZYK, STANLEY A. & SARAH J. 4 CONSTITUTION WAY SOMERSET, NJ 08873 PROPERTY LOCATION: 4 CONSTITUTION WAY
515	3	PILLAR OF FIRE WESTON CANAL ROAD ZAREPHATH, N.J. 08890 PROPERTY LOCATION: WESTON CANAL RD
515	4	STATE OF NJ DEP JOHN FITCH PLAZA TRENTON, N.J. 08625 PROPERTY LOCATION: 550 WESTON CANAL RD
515	5	PILLAR OF FIRE WESTON CANAL ROAD ZAREPHATH, N.J. 08890 PROPERTY LOCATION: WESTON CANAL RD
516	1	PILLAR OF FIRE WESTON CANAL ROAD ZAREPHATH, N.J. 08890 PROPERTY LOCATION: WESTON CANAL RD
516	2	PILLAR OF FIRE WESTON CANAL ROAD ZAREPHATH, N.J. 08890 PROPERTY LOCATION: 75 SCHOOL HOUSE RD
516	3	PILLAR OF FIRE WESTON CANAL ROAD ZAREPHATH, N.J. 08890 PROPERTY LOCATION: 69 SCHOOL HOUSE RD
516	4.01	SELODY, STEVE & SELODY, KENNETH 555 WESTON CANAL ROAD SOMERSET, NJ 08873 PROPERTY LOCATION: 545 WESTON CANAL RD
516	4.02	SELODY, STEVE JR. & DOLORES 555 WESTON CANAL ROAD SOMERSET, NJ 08873 PROPERTY LOCATION: 555 WESTON CANAL RD
516	5	SELODY, KENNETH II 549 WESTON CANAL ROAD SOMERSET, NJ 08873 PROPERTY LOCATION: 549 WESTON CANAL RD
516	15	SUMMERFIELDS @ FRANKLIN LLC 812 CENTRAL AVENUE WESTFIELD, NJ 07090 PROPERTY LOCATION: 63 SCHOOL HOUSE RD

PRELIMINARY & FINAL PARKING EXPANSION SITE PLAN
PILLAR OF FIRE
BLOCK 516.01 LOT 1.01
FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

INDEX OF SHEETS

- COVER SHEET
- EXISTING FEATURES PLAN
- PARKING EXPANSION SITE PLAN
- GRADING, DRAINAGE & UTILITY PLAN
- LANDSCAPE PLAN
- LIGHTING PLAN
- SOIL EROSION AND SEDIMENT CONTROL PLAN
- SITE CONSTRUCTION DETAILS
- SOIL EROSION & SEDIMENT CONTROL DETAILS

FRANKLIN TOWNSHIP APPROVALS

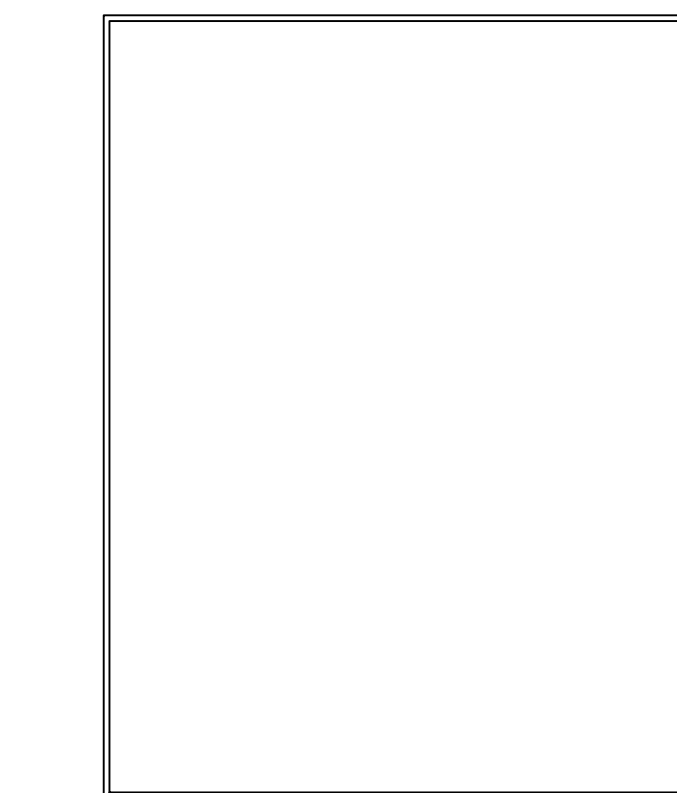
APPLICATION NO. _____
APPROVED BY: _____

CHAIRPERSON - BOARD OF ADJUSTMENT _____ DATE _____

SECRETARY - BOARD OF ADJUSTMENT _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

SOMERSET COUNTY
ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS SUBMITTED" BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. BIDS FOR CONSTRUCTION SHOULD NOT BE BASED ON THESE PLANS UNTIL THE PLANS ARE ACCEPTED BY THE COUNTY.

ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

PREPARED BY
VAN CLEEF ENGINEERING ASSOCIATES, LLC
P.O. BOX 5877,
32 BROWER LANE
HILLSBOROUGH, NEW JERSEY 08844

SEPTEMBER 23, 2019
REVISED: APRIL 10, 2020
REVISED: MAY 26, 2020
REVISED: JULY 8, 2020
REVISED: JULY 30, 2020

PROPERTY IS SERVICED BY THE FOLLOWING UTILITIES:

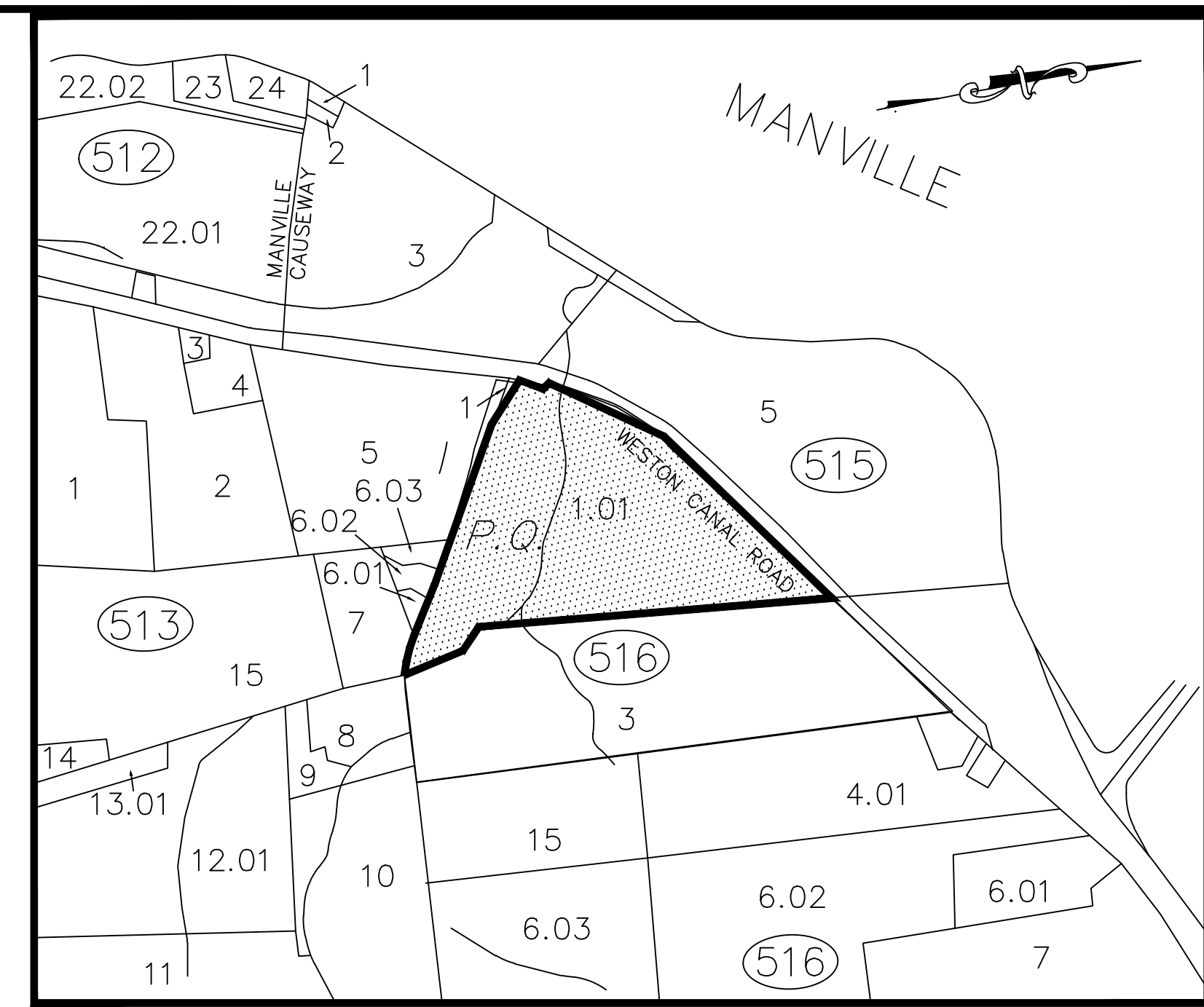
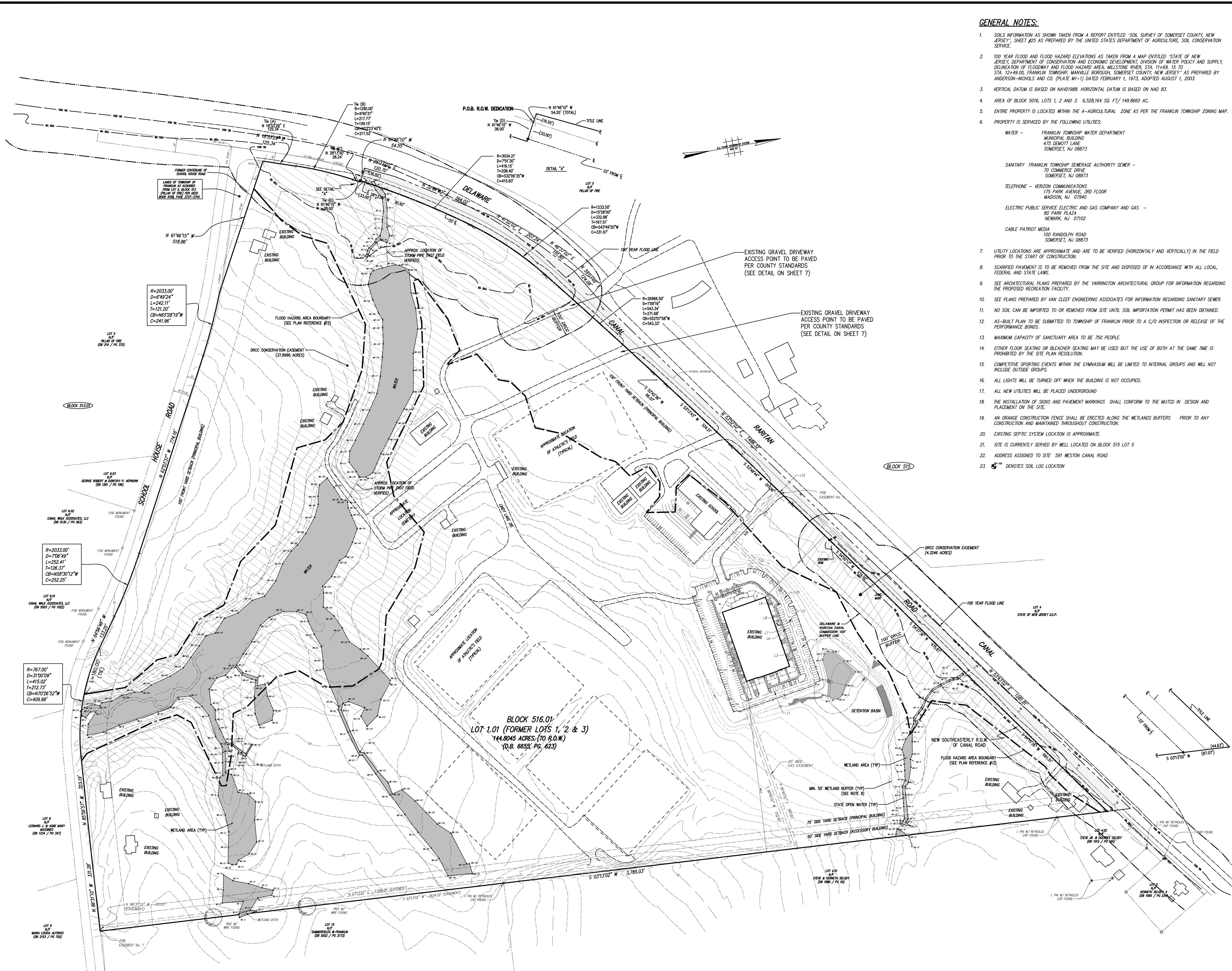
WATER	FRANKLIN TOWNSHIP WATER DEPARTMENT MUNICIPAL BUILDING 475 BEMOTT LANE SOMERSET, NJ 08873
SANITARY FRANKLIN TOWNSHIP SEWERAGE AUTHORITY SEWER	70 COMMERCE DRIVE SOMERSET, NJ 08873
TELEPHONE	VERIZON COMMUNICATIONS 178 PARK AVENUE, 3RD FLOOR MADISON, NJ 07840
ELECTRIC PUBLIC SERVICE	ELECTRIC AND GAS COMPANY AND GAS 80 PARK PLAZA NEWARK, NJ 07102
CABLE	COMCAST 100 RANDOLPH ROAD SOMERSET, NJ 08873

OWNER/APPLICANT

ROBERT SANDER
PILLAR OF FIRE
2 MINISTRY CENTER DRIVE
ZAREPHATH, NJ 08890

BY: *Michael K. Ford*
Michael K. Ford

New Jersey Professional Engineer
No. 34722



GENERAL NOTES:

- SOILS INFORMATION AS SHOWN TAKEN FROM A REPORT ENTITLED "SOIL SURVEY OF SOMERSET COUNTY, NEW JERSEY", SHEET #25 AS PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
- 100 YEAR FLOOD AND FLOOD HAZARD ELEVATIONS AS TAKEN FROM A MAP ENTITLED "STATE OF NEW JERSEY, DEPARTMENT OF CONSERVATION AND ECONOMIC DEVELOPMENT, DIVISION OF WATER POLICY AND SUPPLY, DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, MILLSTONE RIVER, STA. 11469.15 TO STA. 12448.00, FRANKLIN TOWNSHIP, MANVILLE BOROUGH, SOMERSET COUNTY, NEW JERSEY" AS PREPARED BY ANDERSON-NICHOLS AND CO. (PLATE M-1) DATED FEBRUARY 1, 1973, ADOPTED AUGUST 1, 2003.
- VERTICAL DATUM IS BASED ON NAVD1988. HORIZONTAL DATUM IS BASED ON NAD 83.
- AREA OF BLOCK 516, LOTS 1, 2 AND 3, 6,528,164 SQ. FT./ 149,866.00 AC.
- ENTIRE PROPERTY IS LOCATED WITHIN THE A-AGRICULTURAL ZONE AS PER THE FRANKLIN TOWNSHIP ZONING MAP.
- PROPERTY IS SERVICED BY THE FOLLOWING UTILITIES:
 WATER - FRANKLIN TOWNSHIP WATER DEPARTMENT
 MUNICIPAL BUILDING
 475 DEMOTT LANE
 SOMERSET, NJ 08873
 SANITARY FRANKLIN TOWNSHIP SEWERAGE AUTHORITY SEWER -
 70 COMMERCE DRIVE
 SOMERSET, NJ 08873
 TELEPHONE - VERIZON COMMUNICATIONS
 125 PARK AVENUE, 3RD FLOOR
 MADISON, NJ 07940
 ELECTRIC PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND GAS -
 80 PARK PLAZA
 NEWARK, NJ 07102
 CABLE PATRIOT MEDIA
 100 RANDOLPH ROAD
 SOMERSET, NJ 08873
- UTILITY LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED (HORIZONTALLY AND VERTICALLY) IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
- SCAFFOLD PAVEMENT IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, FEDERAL, AND STATE LAWS.
- SEE ARCHITECTURAL PLANS PREPARED BY THE YARRINGTON ARCHITECTURAL GROUP FOR INFORMATION REGARDING THE PROPOSED RECREATION FACILITY.
- SEE PLANS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES FOR INFORMATION REGARDING SANITARY SEWER.
- NO SOIL CAN BE IMPORTED TO OR REMOVED FROM SITE UNTIL SOIL IMPORTATION PERMIT HAS BEEN OBTAINED.
- AS-BUILT PLAN TO BE SUBMITTED TO TOWNSHIP OF FRANKLIN PRIOR TO A C/O INSPECTION OR RELEASE OF THE PERFORMANCE BOND.
- MAXIMUM CAPACITY OF SANITARY AREA TO BE 750 PEOPLE.
- OTHER FLOOR SEATING OR BLEACHER SEATING MAY BE USED BUT THE USE OF BOTH AT THE SAME TIME IS PROHIBITED BY THE SITE PLAN RESOLUTION.
- COMPETITIVE SPORTING EVENTS WITHIN THE GYMNASIUM WILL BE LIMITED TO INTERNAL GROUPS AND WILL NOT INCLUDE OUTSIDE GROUPS.
- ALL LIGHTS WILL BE TURNED OFF WHEN THE BUILDING IS NOT OCCUPIED.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
- THE INSTALLATION OF SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MUTCD IN DESIGN AND PLACEMENT ON THE SITE.
- AN ORANGE CONSTRUCTION FENCE SHALL BE ERRECTED ALONG THE WETLANDS BUFFERS PRIOR TO ANY CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
- EXISTING SEPTIC SYSTEM LOCATION IS APPROXIMATE.
- SITE IS CURRENTLY SERVICED BY WELL LOCATED ON BLOCK 515 LOT 5
- ADDRESS ASSIGNED TO SITE: 591 WESTON CANAL ROAD
- ⊕ DENOTES SOIL LOG LOCATION

PLAN REFERENCES:

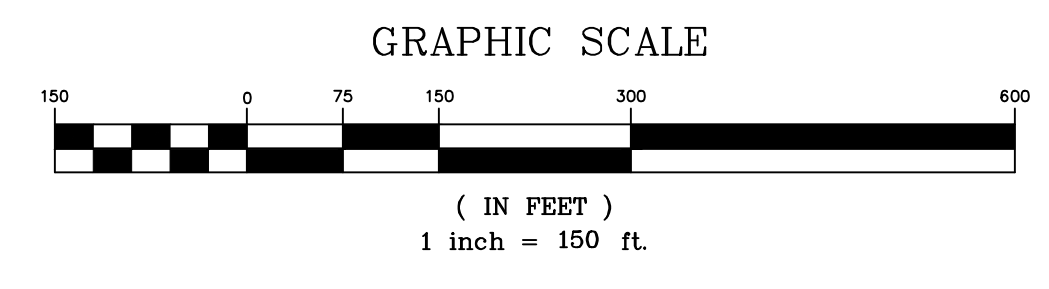
- "WETLANDS DELINEATION PLAN PREPARED FOR LOT 1.01 IN BLOCK 516.01, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, MICHAEL K. FORD, N.J.P.E. LIC. NO. 34722, LAST REVISED 6-25-18.
- "AS BUILT PLAN, PILLAR OF FIRE, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, BLOCK 516 LOTS 1, 2 & 3" BY BRONKUS SURVEYING INCORPORATED, DATED 12/22/14.
- PLAN ENTITLED "BOUNDARY SURVEY AND TOPOGRAPHIC MAPPING PREPARED FOR BLOCK 516, LOTS 1, 2 AND 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES AND DATED JAN. 20, 2006.
- TOWNSHIP OF FRANKLIN TAX MAP SHEET #92.
- "FINAL MAP CANAL WALK - PHASE V FRANKLIN TOWNSHIP BLOCK 513.01, LOT 15.01" BY FSK ASSOCIATES DATED AUGUST 20, 2004 REVISED 12-01-04 AS FILED WITH THE OFFICE OF THE SOMERSET COUNTY CLERK IN BOOK 5176, PAGE 2285 AS INSTRUMENT #2005016485.
- "GENERAL PROPERTY PARCEL MAP - THE RECONSTRUCTION OF SCHOOL HOUSE ROAD-WESTON CANAL ROAD TO 'MILLERS ROAD' TOWNSHIP OF FRANKLIN BY THE RENOLDIS GROUP INC. DATED 12-29-00 REVISED THRU 5-23-01.
- N.J.R.R.C. CO. DELAWARE AND RARITAN CANAL MAP SHEET NOS. 58.
- "20' WIDE EASEMENTS IN FAVOR OF PUBLIC SERVICE ELECTRIC & GAS CO. AND OTHER UTILITIES FROM BLOCK 516, LOTS 2 & 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. NO. 27513, DATED MARCH 15, 2015.
- "50' CONSERVATION BUFFER EASEMENT TO TOWNSHIP OF FRANKLIN FROM BLOCK 516, LOT 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. NO. 27513, LAST REVISED MAY 8, 2013.
- "CANAL ROAD R.O.W. DEDICATION PLAN PREPARED FOR BLOCK 516 - LOTS 1, 2 AND 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. NO. 27513, LAST REVISED JULY 9, 2010.
- "DRCC CONSERVATION EASEMENT MAP PREPARED FOR BLOCK 516, LOTS 1, 2 AND 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. NO. 27513, DATED JULY 12, 2010.
- "PRELIMINARY & FINAL SITE PLAN PREPARED FOR BLOCK 516, LOTS 1, 2 & 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ" BY VAN CLEEF ENGINEERING ASSOCIATES, WILLIAM C. TANNER, N.J.P.E. LIC. NO. 24792, LAST REVISED JULY 15, 2013.

NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON REFERENCE No. 1 ABOVE. THIS SURVEY SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE CURRENT TITLE SEARCH.
- SURVEY PREMISES SUBJECT TO TOWNSHIP OF FRANKLIN SLOPE EASEMENTS AND DRAINAGE EASEMENT ALONG SCHOOL HOUSE ROAD PER DEED BOOK 5186, PAGE 3748 AND AS SHOWN ON REFERENCE MAP #3.
- TOTAL SURVEY AREA = 6,307,684 S.F. / 144,804.5 ACRES.
- TOPOGRAPHY SHOWN AS ACQUIRED FROM TOWNSHIP OF FRANKLIN (DATUM IS NAVD 88).
- PHYSICAL FEATURES SHOWN AS TAKEN FROM TOWNSHIP TOPOGRAPHY.
- WETLAND FLAGS DELINEATED BY ECOSCIENCES, INC. DURING FEBRUARY 2006 AND FIELD LOCATED BY VAN CLEEF ENGINEERING ASSOCIATES DURING FEBRUARY 2006. THE WETLAND FLAGS WERE RESTORED TO THEIR ORIGINAL LOCATIONS BY VAN CLEEF ENGINEERING ASSOCIATES IN MARCH 2018 BASED ON ORIGINAL COORDINATE LOCATION OF THE FLAGS. ADDITIONAL FLAG LOCATION CORROBORATION/DELINEATION ACTIVITIES BY ECOSCIENCES CONDUCTED ON 4/13/2018.
- WETLANDS/WATERS BOUNDARIES ON-SITE WERE PREVIOUSLY DELINEATED BY ECOSCIENCES AND THE APPROVED NECEP LOI EXTENSION EXPIRED ON JANUARY 5, 2017. NECEP FILE NO. 1808-56-00171.
- NEW APPLICATION FOR LOI HAS BEEN FILED. NEW LOI HAS NOT YET BEEN ISSUED. WETLAND BUFFERS SHOWN HEREON ARE SUBJECT TO CHANGE ONCE LOI HAS BEEN ISSUED.

GAS EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	258.77'	N9° 09' 55"W
L2	258.89'	S9° 09' 55"E
L3	207.03'	S80° 29' 05"W
L4	247.15'	N80° 29' 05"E
L5	65.53'	N9° 30' 55"W
L6	45.53'	S9° 30' 55"E
L7	20.00'	S80° 29' 05"W
L8	65.53'	N9° 30' 55"W
L9	156.15'	S80° 29' 05"W
L10	160.93'	N80° 29' 05"E
L11	232.62'	S53° 37' 47"W
L12	217.39'	N53° 37' 47"E
L13	282.85'	N36° 22' 13"W
L14	242.79'	S36° 22' 13"E
L15	20.00'	N53° 48' 44"E



DATE:	SEPTEMBER 23, 2019
SCALE:	1" = 150'
DESIGNED BY:	M.K.F.
DRAWN BY:	K.H.
CHECKED BY:	M.K.F.
ADDED PR. SIGN PER CLIENT	M.K.F. 5-26-20
REVISED PER COUNTY	M.K.F. 4-10-20
JOB NO.	99-11-FS.01


Michael K. Ford, P.E.
 Professional Engineering, New Jersey Lic. No. 34722


Van Cleef
 ENGINEERING ASSOCIATES, LLC
 32 BROWER LANE, PO BOX 9077, HILLSBOROUGH, NJ 08844
 EMAIL: CONTACT@VANCLEEFENGINEERING.COM
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE: (609) 359-8291 FAX: (609) 359-1595
 NJ LLC CERT. NO. 24G2812300

EXISTING FEATURES PLAN
 PREPARED FOR
LOT 1.01 IN BLOCK 516.01
 SITUATED IN
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

ZONING SCHEDULE - A: AGRICULTURAL

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	6 ACRES	144.8045 ACRES	144.8045 ACRES
MINIMUM LOT FRONTAGE	400 FEET	2,471.42 FEET (SCHOOL HOUSE ROAD)	2,471.42 FEET (SCHOOL HOUSE ROAD)
MINIMUM FRONT YARD DEPTH	100 FEET	32.11 FEET	32.11 FEET*
MINIMUM SIDE YARD DEPTH	75 FEET	9.4 FEET	9.4 FEET*
MINIMUM TOTAL SIDE YARD DEPTH	150 FEET	N/A	N/A
MINIMUM REAR YARD DEPTH	200 FEET	N/A	N/A
MAXIMUM BUILDING HEIGHT	50 FEET**	40 FEET	40 FEET
MAXIMUM LOT COVERAGE	10%	1.59%	1.59%
MAXIMUM IMPERVIOUS COVERAGE	20%	7.62%	8.71%

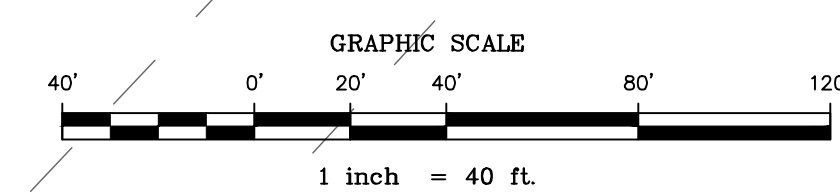
* EXISTING NONCONFORMITY PER 112-28.B, THE MAXIMUM BUILDING HEIGHT OF PUBLIC SCHOOLS, FEDERAL, STATE AND MUNICIPAL BUILDINGS, HOSPITALS AND CHURCHES SHALL BE LESS THAN OR EQUAL TO 50 FEET.

PARKING CALCULATIONS

REQUIRED PARKING* = 1,356 SPACES
 EXISTING PARKING = 251 SPACES
 NET INCREASE = 224 SPACES
 TOTAL PROVIDED = 475 SPACES**

* AREA WHERE SERVICE WILL BE HELD = 19,596 SF @ 1 SPACE PER 15 SF
 OFFICE BUILDING = 12,560 SF @ 1 SPACE PER 250 SF
 ** VARIANCE REQUIRED

BLOCK 516.01
 LOT 1.01 (FORMER LOTS 1, 2 & 3)
 144.8045 ACRES (TO R.O.W.)
 (D.B. 6655, PG. 623)



DATE:	SEPTEMBER 23, 2019
SCALE:	1" = 40'
DESIGNED BY:	M.K.F.
DRAWN BY:	K.H.
CHECKED BY:	M.K.F.
JOB NO.:	99-11-FS.01

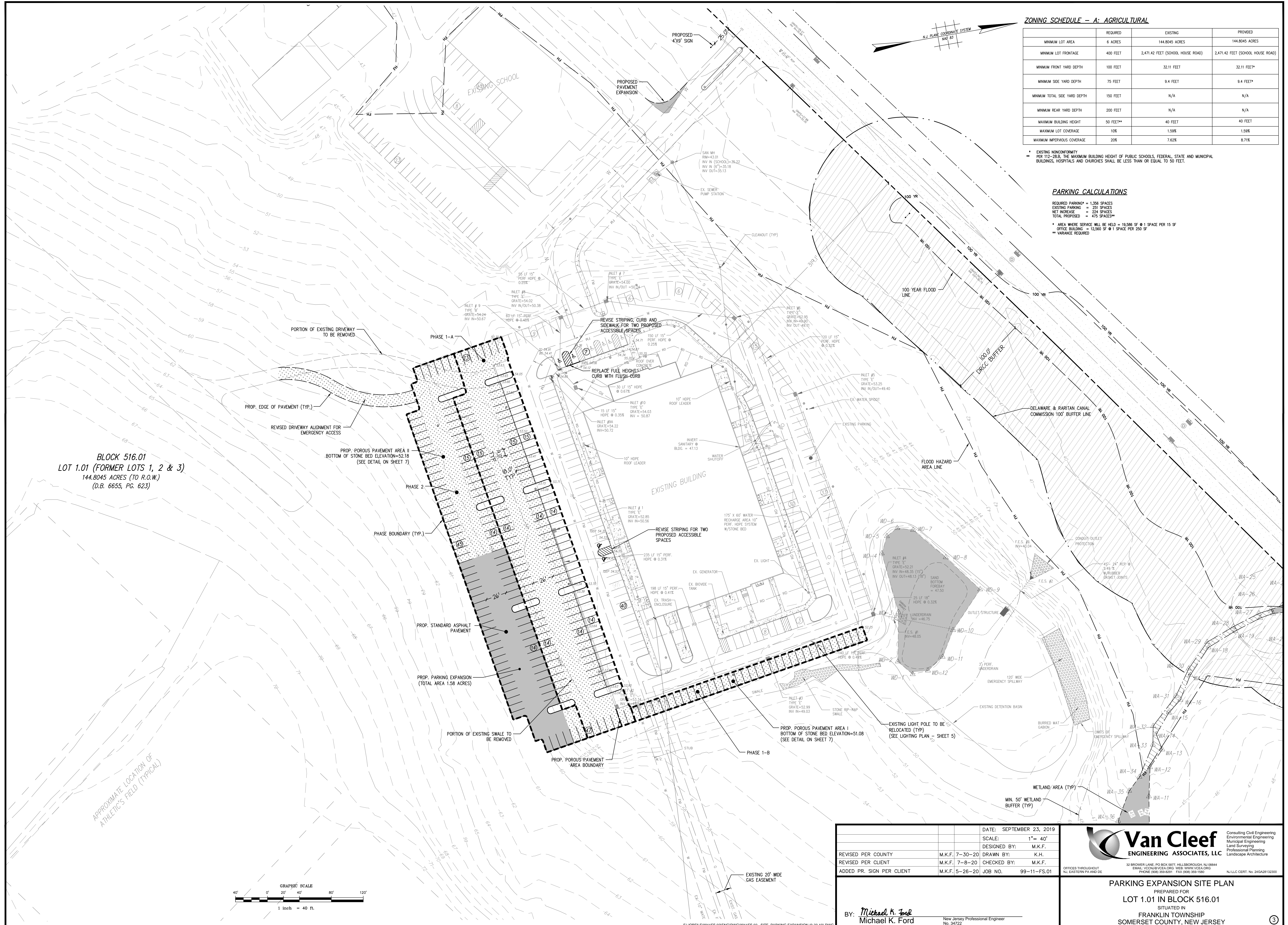
Van Cleef
 ENGINEERING ASSOCIATES, LLC

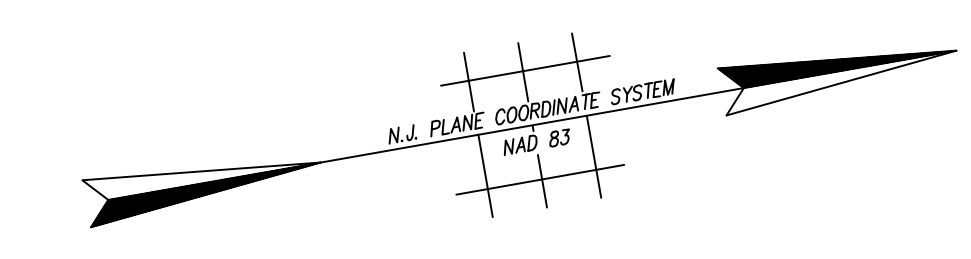
Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

32 BROWER LANE, PO BOX 8077, HILLSBOROUGH, NJ 08844
 EMAIL: VCC@VANCEA.ORG WEB: WWW.VANCEA.ORG
 OFFICES THROUGHOUT NJ, EASTERN PA AND DE. PHONE: (908) 359-6291 FAX: (908) 359-1590 N.L.L.C. CERT. NO. 240428132300

PARKING EXPANSION SITE PLAN
 PREPARED FOR
 LOT 1.01 IN BLOCK 516.01
 SITUATED IN
 FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

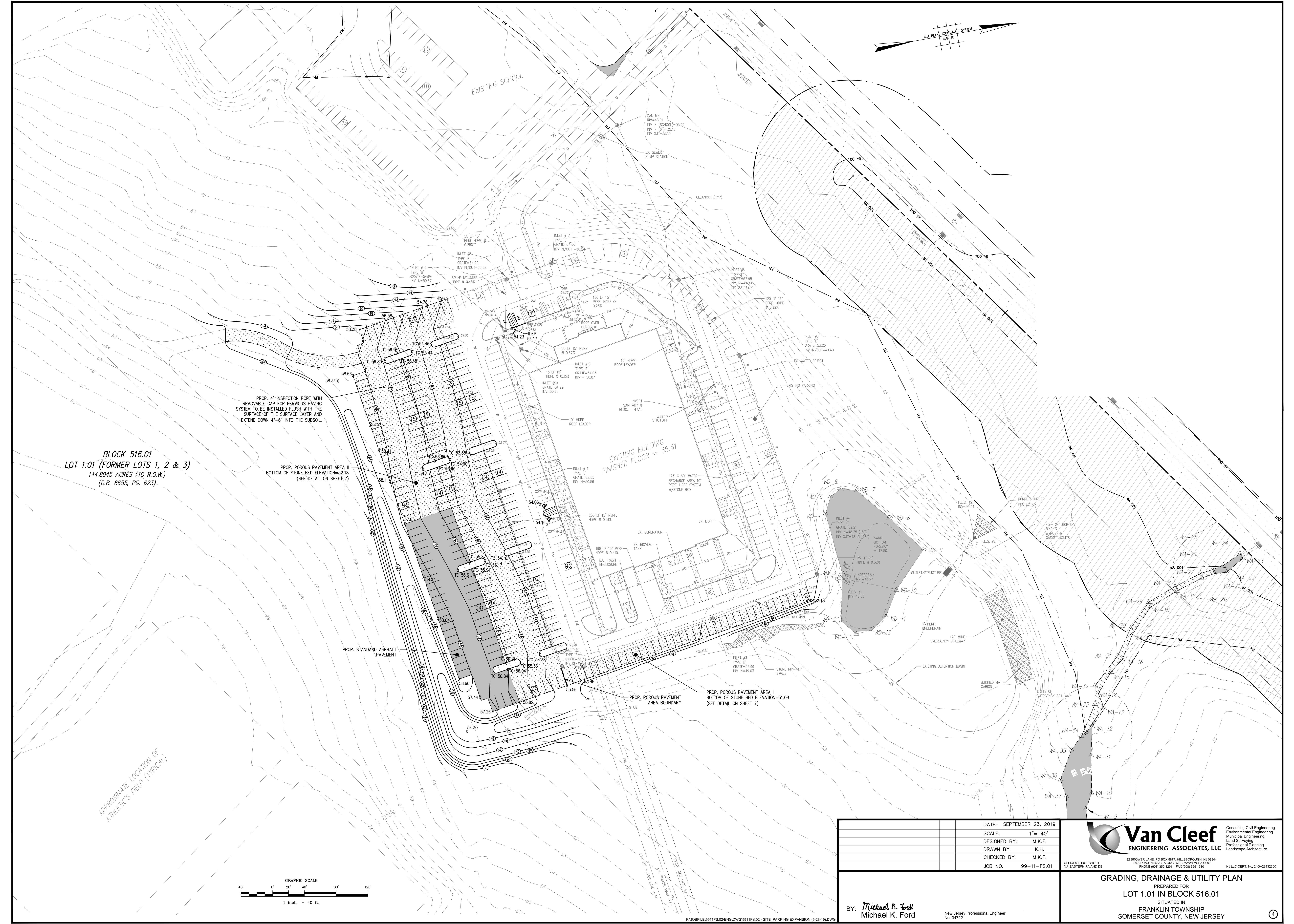
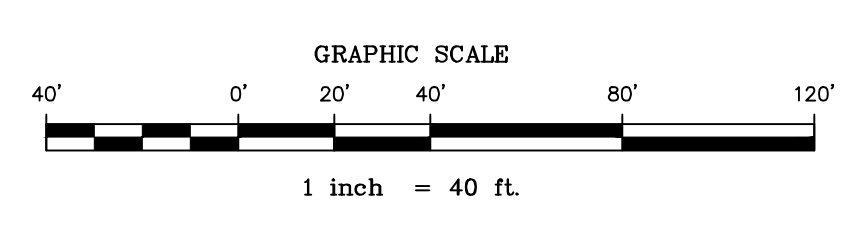
BY: *Michael K. Ford*
 Michael K. Ford
 New Jersey Professional Engineer
 No. 34722





BLOCK 516.01
 LOT 1.01 (FORMER LOTS 1, 2 & 3)
 144.8045 ACRES (TO R.O.W.)
 (D.B. 6655, PG. 623)

APPROXIMATE LOCATION OF
 ATHLETIC'S FIELD (TYPICAL)



DATE:	SEPTEMBER 23, 2019
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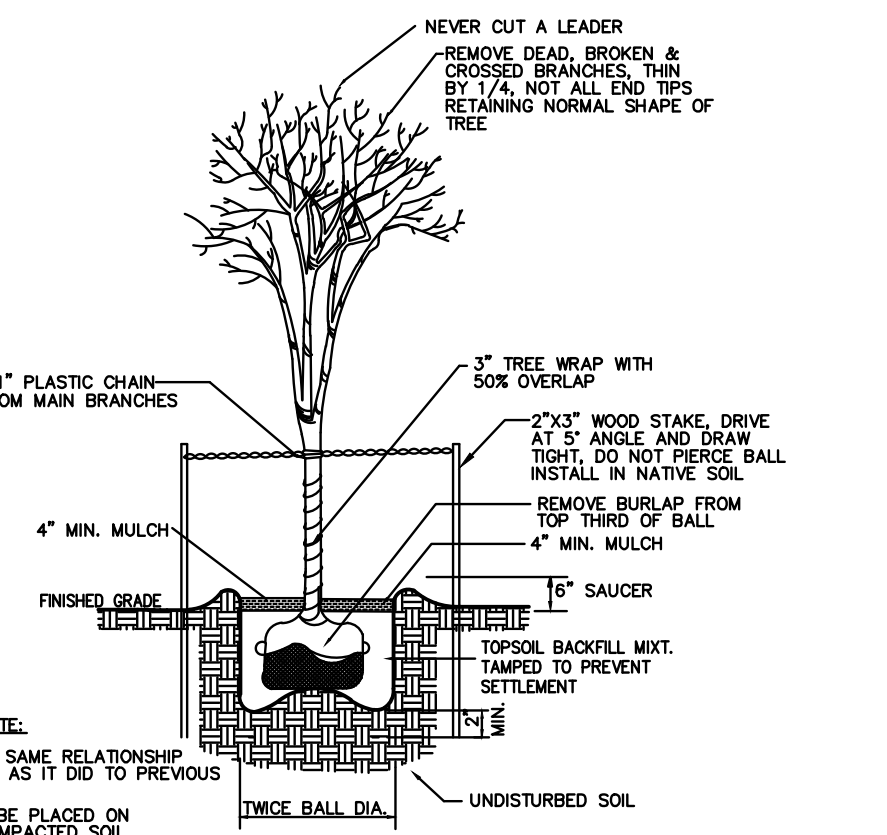
BY: *Michael K. Ford*
 Michael K. Ford
 New Jersey Professional Engineer
 No. 34722

GRADING, DRAINAGE & UTILITY PLAN
 PREPARED FOR
 LOT 1.01 IN BLOCK 516.01
 SITUATED IN
 FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

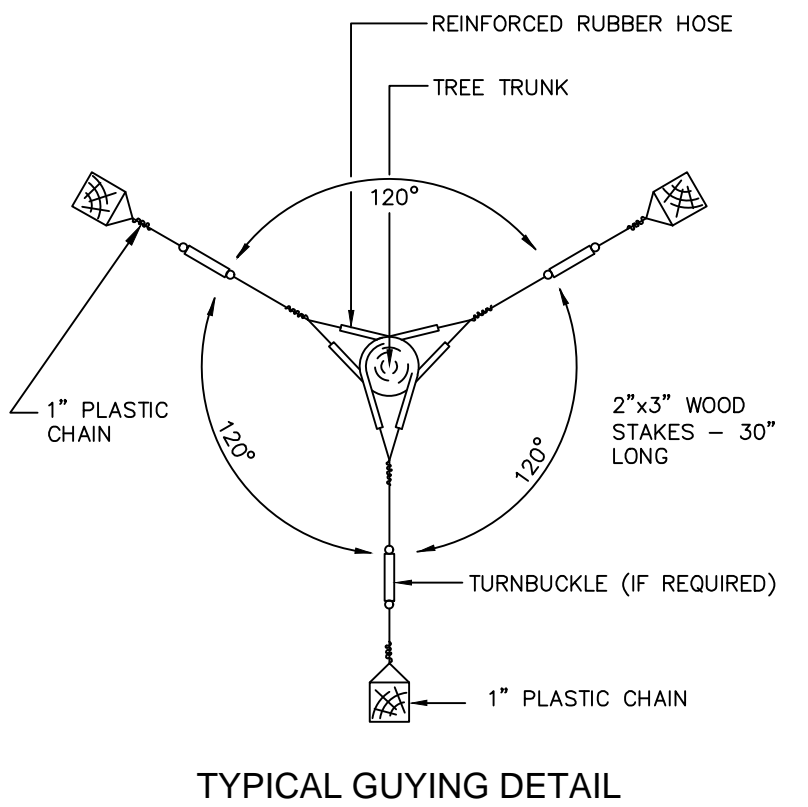
PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPEC	QTY
UP	ULMUS PARVIFLORA "ALLEE"	ALLEE ASH	2 1/2-3" CAL.	B&B	6
AC	FAMELIANDBER CANADENSIS	SERVOBERRY	8-10' HEIGHT	B&B	4
CC	CERCIS CANADENSIS	EASTERN REDBUD	8-10' HEIGHT	B&B	6

- NOTES:
- IN THE EVENT THERE IS A CONFLICT BETWEEN THE LANDSCAPING PLAN AND THE LANDSCAPING SCHEDULE, THE PLAN SHALL GOVERN.
 - TREE CALIPER TO BE MEASURED AT DIAMETER AT 1' ABOVE THE GROUND. ALL PROPOSED TREES TO BE MIN. 10'-12" TALL.

- GENERAL LANDSCAPING NOTES:
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS PROFOUND ROOT SYSTEMS. ALL PLANTS SHALL BE NURSERY-GROWN UNLESS OTHERWISE STATED; THEY SHALL HAVE BEEN GROWING UNDER THE SAME CLIMATE CONDITIONS AS THE MUNICIPALITY FOR AT LEAST TWO (2) YEARS PRIOR TO DATE OF PLANTING. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR CONDITION OR WHICH ARE NOT TRUE TO NAME SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE PLANTS.
 - ALL PLANT MATERIAL SHALL BE TWICE TRANSPLANTED, NURSERY-GROWN OF SPECIFIC QUALITY. THEY SHALL BE OF SYMMETRICAL GROWTH OR TYPICAL OF THE VARIETY AND SUPPLIED FROM SOURCES IN THE SAME HARDINESS ZONE AS THE DEVELOPMENT IS LOCATED AND FREE OF INSECT AND DISEASE PROBLEMS OR OBJECTIONABLE DISFIGUREMENTS. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE SHALL BE TAKEN IN PREPARING PLANTS FOR MOVING. ALL BALLED AND BURLAPPED PLANTS SHALL BE DULC TO MEET OR EXCEED THE USDA STANDARDS FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN (1990), OR MOST RECENT EDITION, AND THE HEIGHT, SPREAD AND/OR CALIPER FOR TREES AND SHRUBS LISTED IN SECTION 515.1 - RECOMMENDED PLANT USE.
 - PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY.
 - ANY PLANT MATERIAL WHICH DOES NOT SURVIVE SHALL BE REPLACED BY THE DEVELOPER. FINANCIAL SECURITY SHALL BE POSTED WITH THE TOWNSHIP IN AN AMOUNT EQUAL TO THE ESTIMATED COST OF TREES AND PLANTINGS, TO BE RELEASED TWENTY FOUR (24) MONTHS FROM TOWNSHIP ACCEPTANCE OF THE INSTALLATION AND SATISFACTORY REPLACEMENT OF ALL DEAD PLANTINGS.
 - ONLY THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING AND LIGHTING UNLESS OTHERWISE SPECIFIED. PROPOSED TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES AND FIFTEEN (15) FEET OF OVERHEAD UTILITIES.
 - NO PLANTING LAYOUT MODIFICATIONS OR PLANT SUBSTITUTES WILL OCCUR WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER. THERE WILL BE NO PRIOR APPROVAL TO MODIFICATIONS OCCURRING IN THE FIELD.
 - THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
 - ALL SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL SHRUBBERY MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED A MATURE HEIGHT OF 3' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL SHADE TREES PLANTED OR EXISTING IN SIGHT TRIANGLES SHALL BE PRUNED SO AS NOT TO HAVE BRANCHES BELOW 7'-0".
 - ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. 1" PLASTIC CHAINS SHALL BE ATTACHED TO THE TREE AT TWO THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-TRUNKED TREES. PROVIDE TWO TO THREE TREE STAKES PER TREE AS NOTED ON THE PLANS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE TREE WRAP WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL.
 - PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 1/2" AND FILLED WITH SAND.
 - ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO EXISTING GRADE.
 - NEARLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING ALL PLANT MATERIAL SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
 - ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. SEED MIXTURE SHALL BE AS LISTED IN THE SEEDING SCHEDULE.
 - ALL PLANTING BEDS SHALL RECEIVE MINIMUM NATURAL 4" DEPTH OF SHREDDED HARDWOOD BARK.



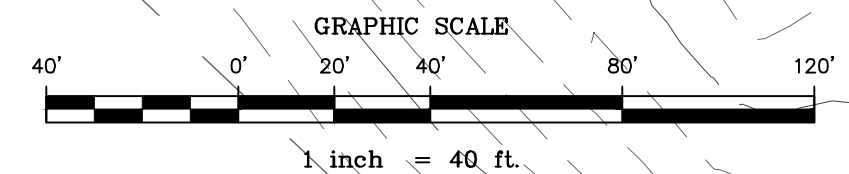
TYPICAL PLANTING FOR TREES TO 3 1/2" CAL.



TYPICAL GUYING DETAIL (NOT TO SCALE)

BLOCK 516.01
LOT 1.01 (FORMER LOTS 1, 2 & 3)
144.8045 ACRES (TO R.O.W.)
(D.B. 6655, PG. 623)

APPROXIMATE LOCATION OF ATHLETIC'S FIELD (TYPICAL)



DATE:	SEPTEMBER 23, 2019
SCALE:	1" = 40'
DESIGNED BY:	M.K.F.
DRAWN BY:	K.H.
REVISOR PER CLIENT:	M.K.F. 7-8-20
ADDED PR. SIGN PER CLIENT:	M.K.F. 5-26-20
CHECKED BY:	M.K.F.
JOB NO.:	99-11-FS.01

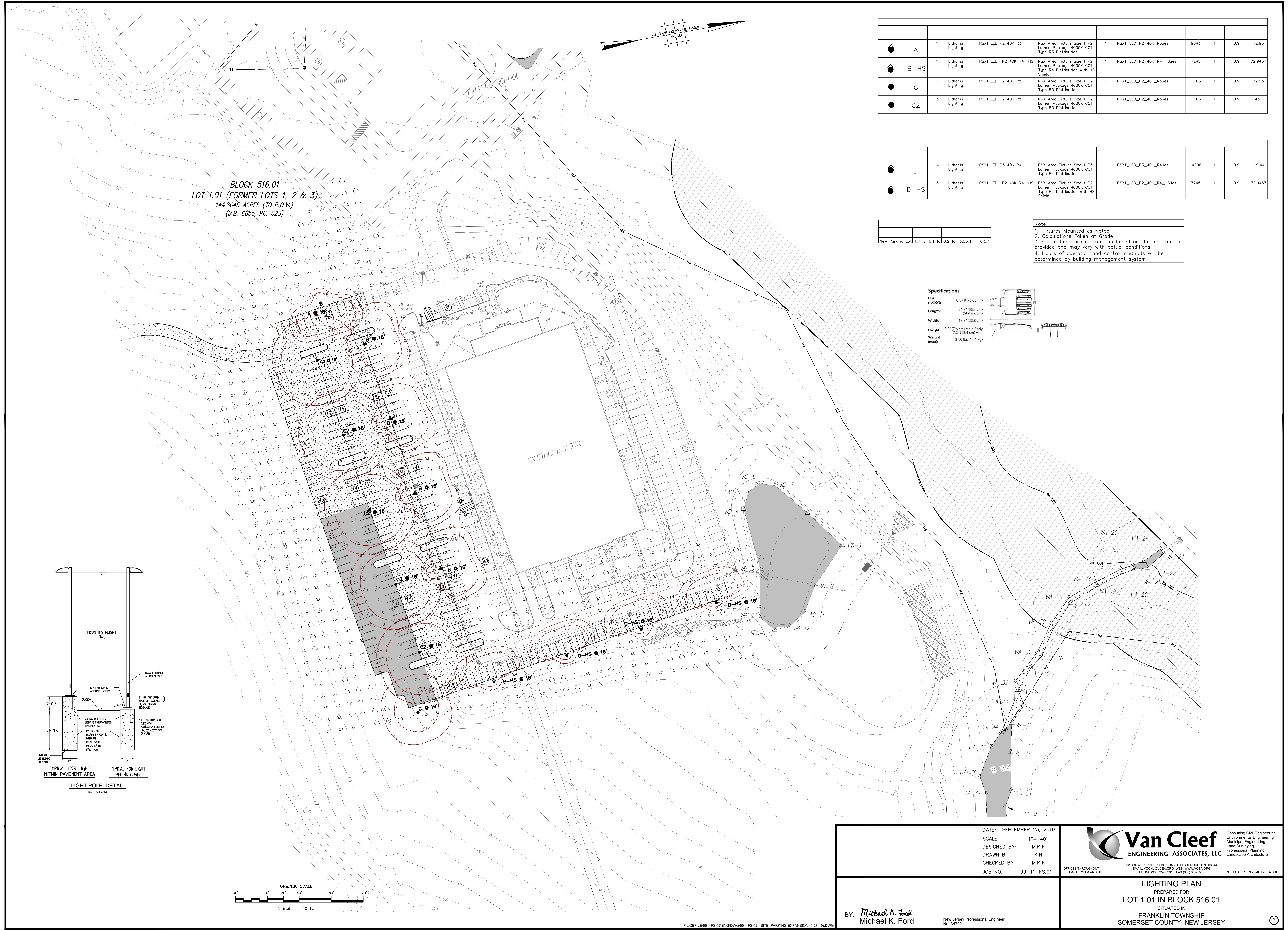
Van Cleef
ENGINEERING ASSOCIATES, LLC

Consulting Civil Engineering
Environmental Engineering
Municipal Engineering
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Professional Planning
Landscape Architecture

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OFFICES THROUGHOUT NJ, EASTERN PA AND DE. PHONE: (908) 359-8291 FAX: (908) 359-1590 N.J.L.L.C. CERT. NO. 240428132300

LANDSCAPE PLAN
PREPARED FOR
LOT 1.01 IN BLOCK 516.01
SITUATED IN
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

BY: **Michael K. Ford**
Michael K. Ford
New Jersey Professional Engineer
No. 34722



BLOCK 516.01
 LOT 1.01 (FORMER LOTS 1, 2 & 3)
 144.8045 ACRES (TO R.O.W.)
 (D.B. 6655, PG. 623)

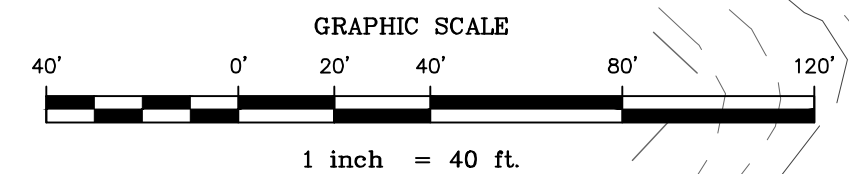
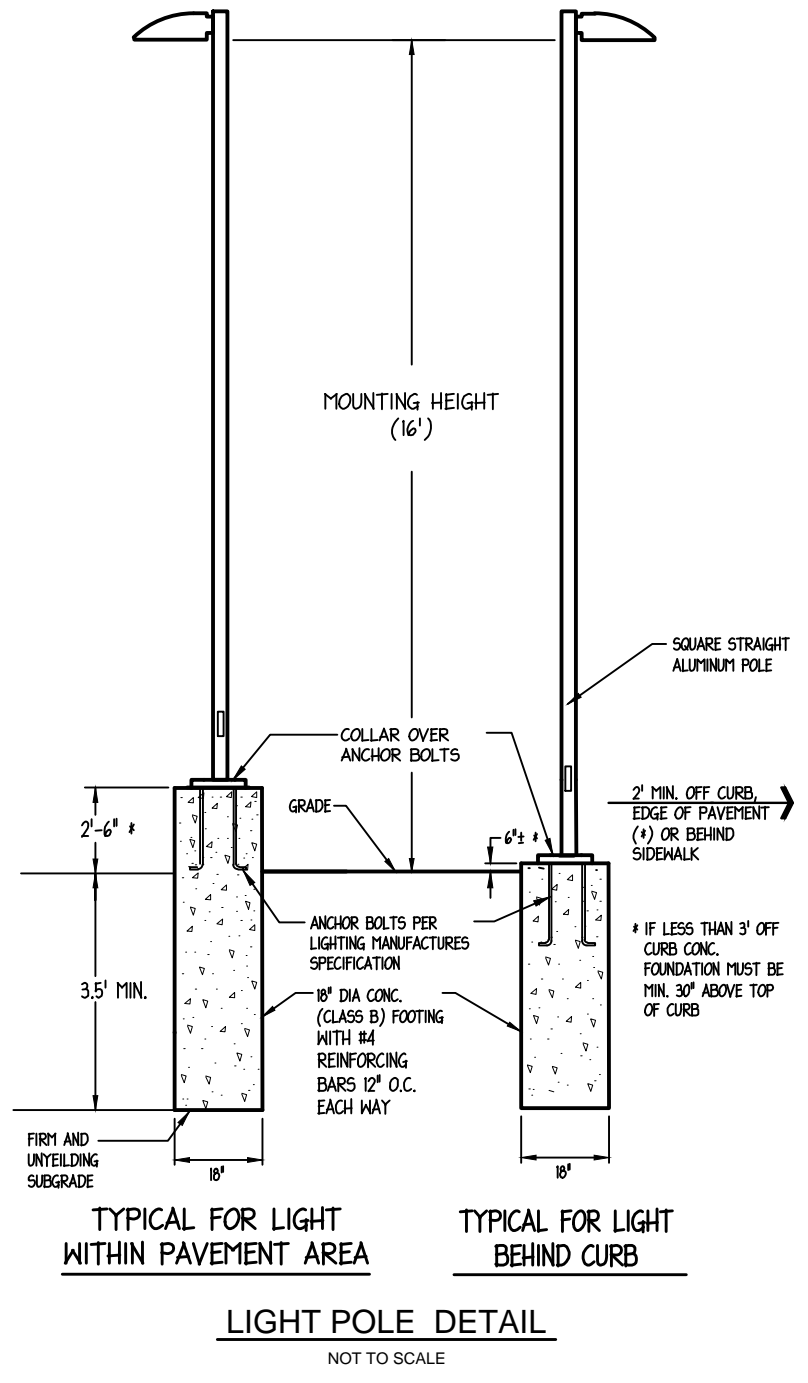
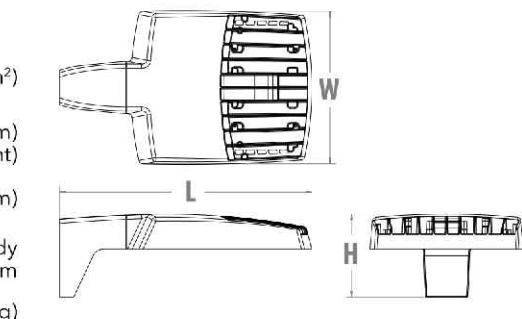
Fixture	Quantity	Manufacturer	Model	Notes	File Name	Area (sq. ft.)	Height (ft.)	Beam Angle	Footcandle
A	1	Lithonia Lighting	RSX1 LED P2 40K R3	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution	RSX1_LED_P2_40K_R3.ies	9843	1	0.9	72.95
B-HS	1	Lithonia Lighting	RSX1 LED P2 40K R4 HS	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution with HS Shield	RSX1_LED_P2_40K_R4_HS.ies	7245	1	0.9	72.9467
C	1	Lithonia Lighting	RSX1 LED P2 40K R5	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R5 Distribution	RSX1_LED_P2_40K_R5.ies	10106	1	0.9	72.95
C2	5	Lithonia Lighting	RSX1 LED P2 40K R5	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R5 Distribution	RSX1_LED_P2_40K_R5.ies	10106	1	0.9	145.9

Fixture	Quantity	Manufacturer	Model	Notes	File Name	Area (sq. ft.)	Height (ft.)	Beam Angle	Footcandle
B	4	Lithonia Lighting	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution	RSX1_LED_P3_40K_R4.ies	14206	1	0.9	109.44
D-HS	3	Lithonia Lighting	RSX1 LED P2 40K R4 HS	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution with HS Shield	RSX1_LED_P2_40K_R4_HS.ies	7245	1	0.9	72.9467

Area	Area (sq. ft.)	Height (ft.)	Beam Angle	Footcandle
New Parking Lot	1.7	6.1	6.1	0.2
Lot	30.5	1	8.5	1

- Note
1. Fixtures Mounted as Noted
 2. Calculations Taken at Grade
 3. Calculations are estimations based on the information provided and may vary with actual conditions
 4. Hours of operation and control methods will be determined by building management system

Specifications
 EPA (ft²@0°): 0.57 ft² (0.05 m²)
 Length: 21.8" (55.4 cm) (SPA mount)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 2.2" (5.6 cm) Arm
 Weight (max): 31.0 lbs (14.1 kg)



DATE:	SEPTEMBER 23, 2019
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CHECKED BY:	M.K.F.
JOB NO.:	99-11-FS-01

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 ENGINEERING ASSOCIATES, LLC

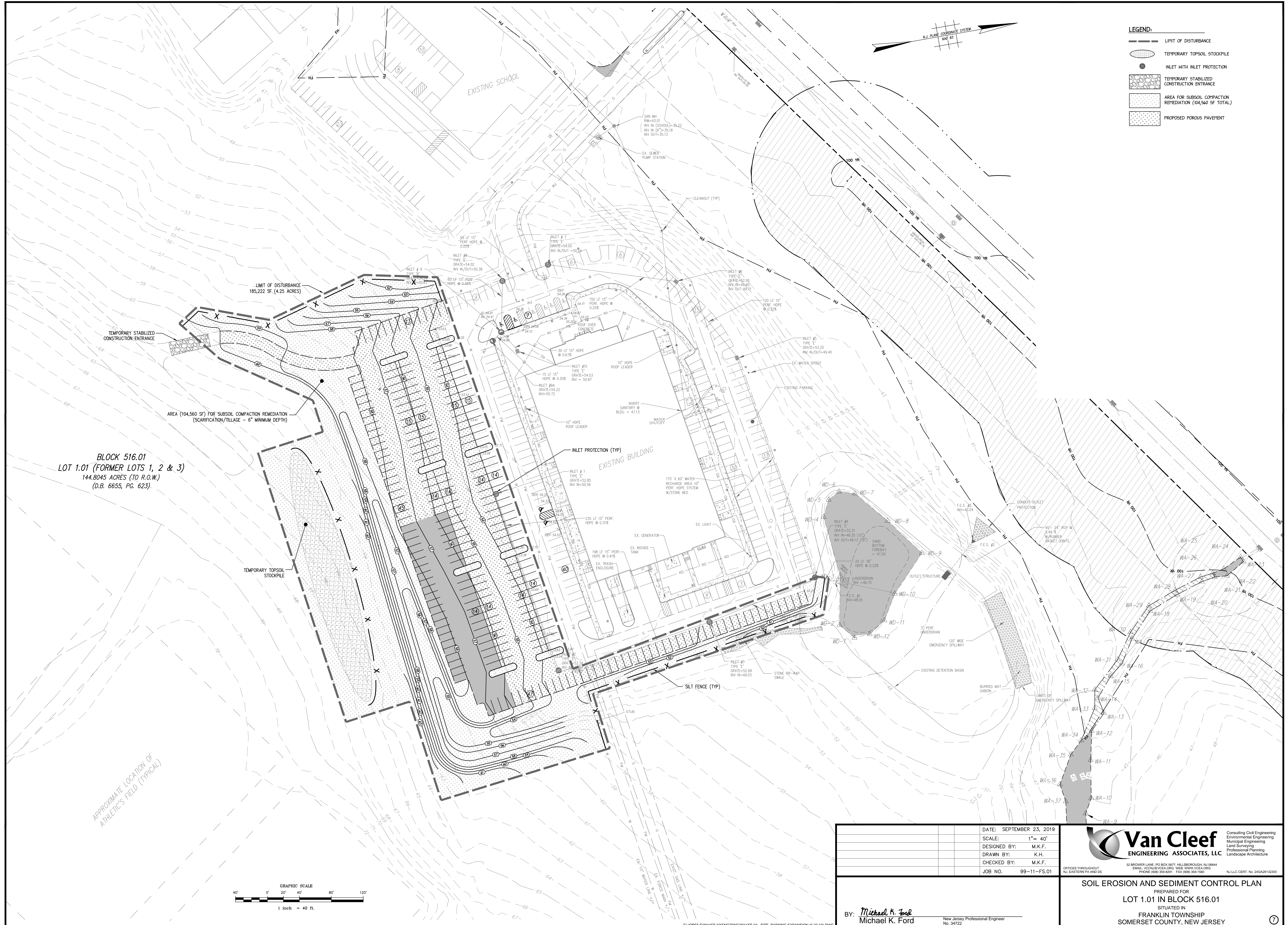
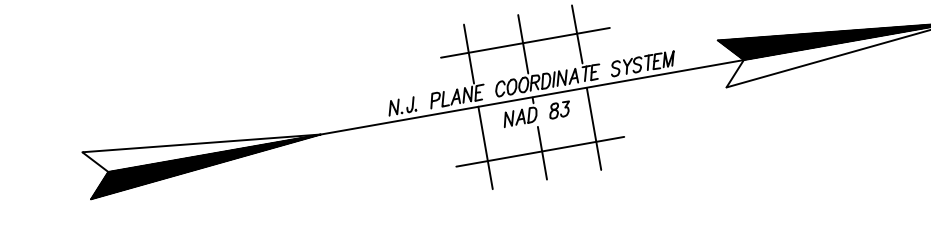
Consulting Civil Engineering
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 EMAIL: VCEA@VCEA.ORG WEB: WWW.VCEA.ORG
 OFFICES THROUGHOUT NJ, EASTERN PA AND DE. PHONE: (908) 359-8291 FAX: (908) 359-1590 N.J.L.C. CERT. No. 24042813230

BY: *Michael K. Ford*
 Michael K. Ford
 New Jersey Professional Engineer
 No. 34722

LIGHTING PLAN
 PREPARED FOR
 LOT 1.01 IN BLOCK 516.01
 SITUATED IN
 FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

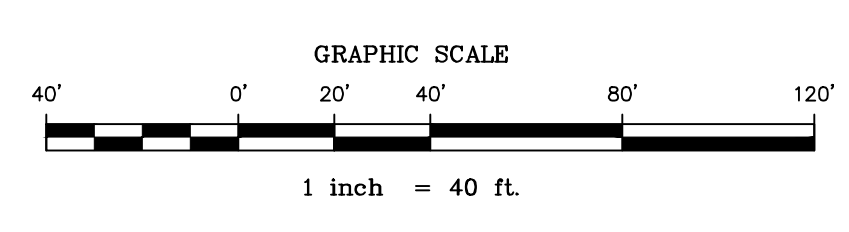
- LEGEND:**
- LIMIT OF DISTURBANCE
 - TEMPORARY TOPSOIL STOCKPILE
 - INLET WITH INLET PROTECTION
 - ▨ TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
 - ▨ AREA FOR SUBSOIL COMPACTION REMEDIATION (104,560 SF TOTAL)
 - ▨ PROPOSED POROUS PAVEMENT



BLOCK 516.01
 LOT 1.01 (FORMER LOTS 1, 2 & 3)
 144.8045 ACRES (TO R.O.W.)
 (D.B. 6655, PG. 623)

AREA (104,560 SF) FOR SUBSOIL COMPACTION REMEDIATION
 (SCARIFICATION/TILLAGE - 6" MINIMUM DEPTH)

LIMIT OF DISTURBANCE
 185,222 SF (4.25 ACRES)



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CHECKED BY:	M.K.F.
JOB NO.:	99-11-FS.01

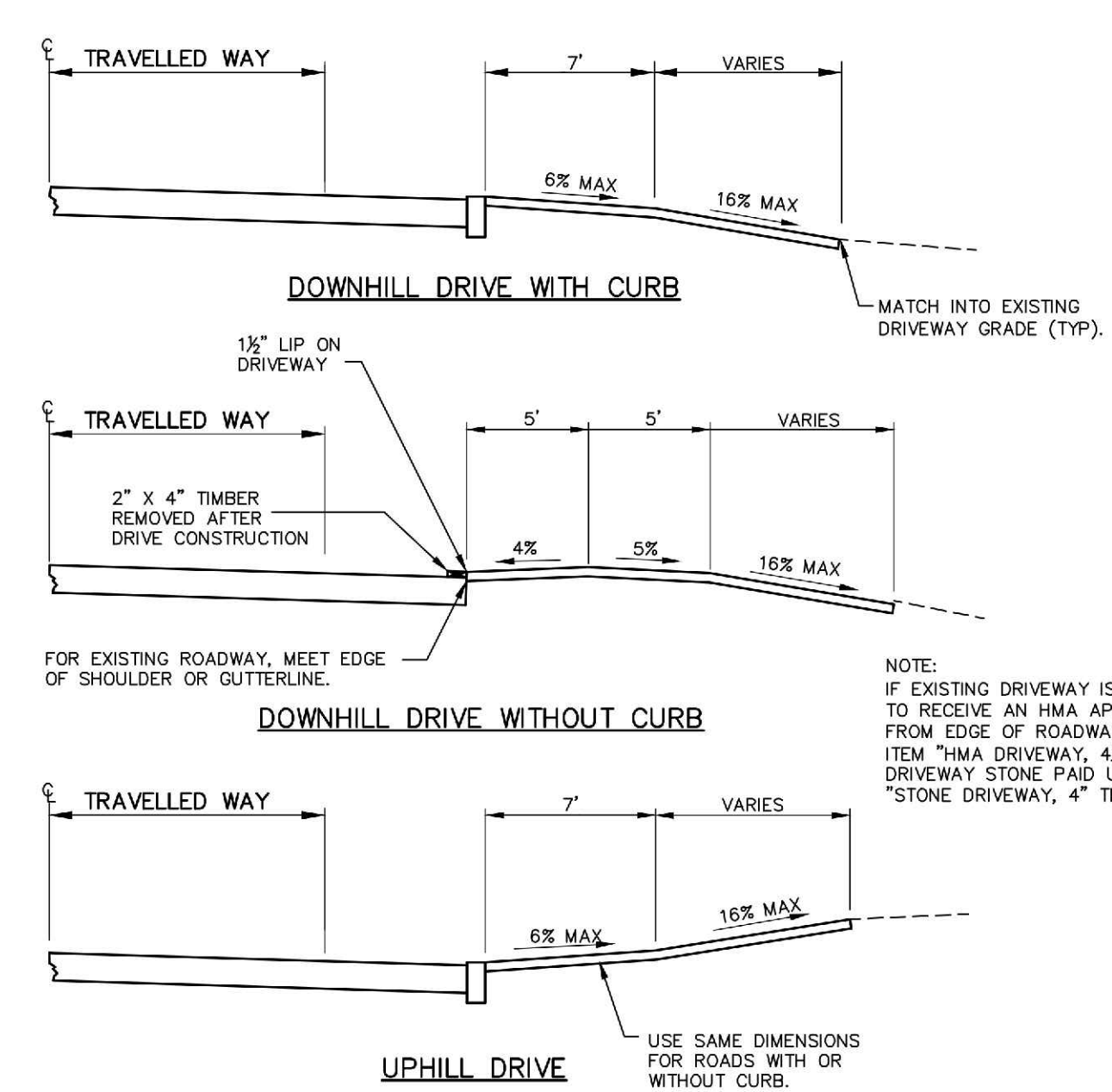
Van Cleef
 ENGINEERING ASSOCIATES, LLC

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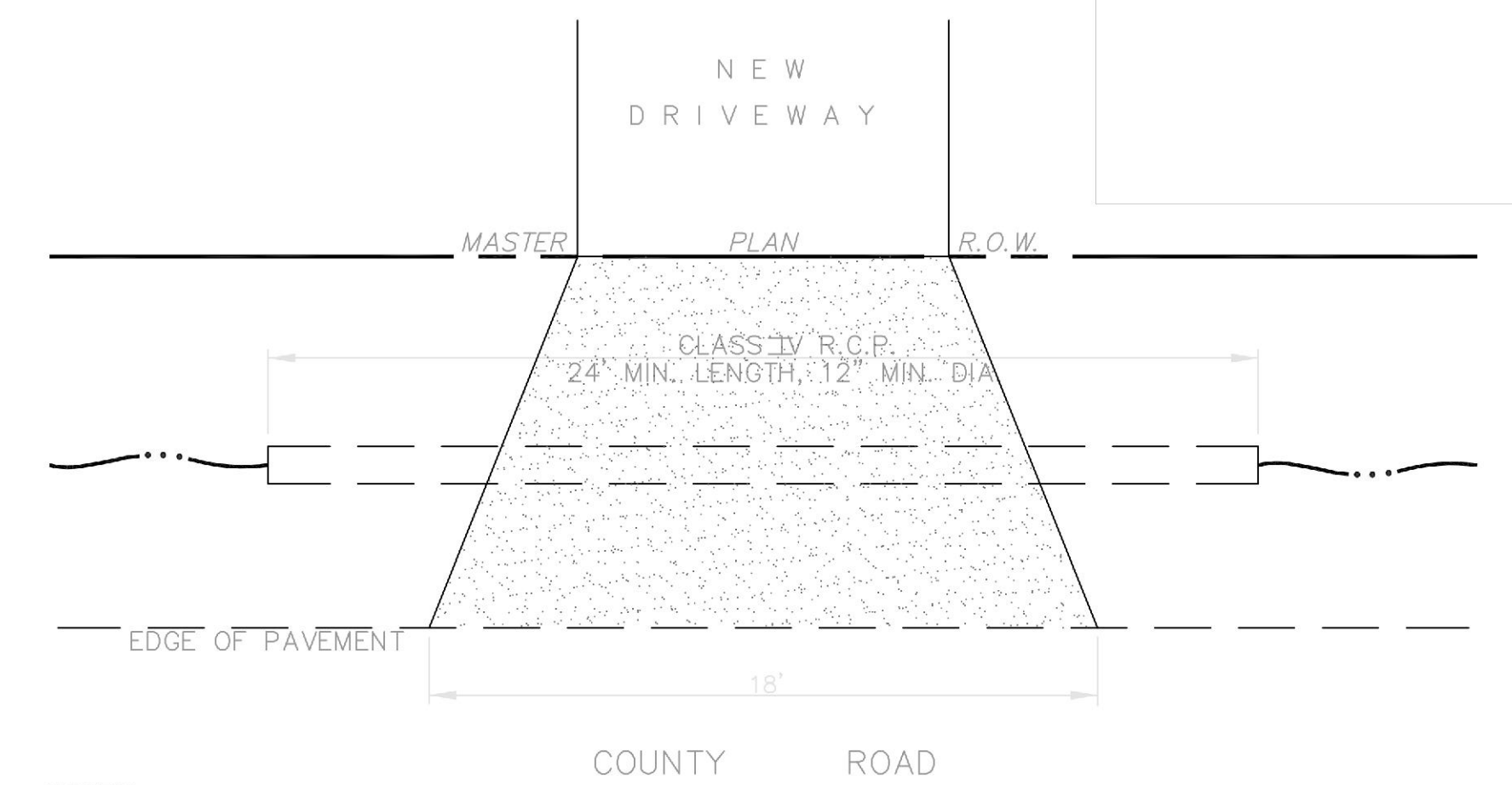
30 BROWER LANE, PO BOX 3077, HILLSBOROUGH, NJ 08844
 EMAIL: VCEA@VCEA.ORG WEB: WWW.VCEA.ORG
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SOIL EROSION AND SEDIMENT CONTROL PLAN
 PREPARED FOR
 LOT 1.01 IN BLOCK 516.01
 SITUATED IN
 FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

BY: *Michael K. Ford*
 Michael K. Ford
 New Jersey Professional Engineer
 No. 34722

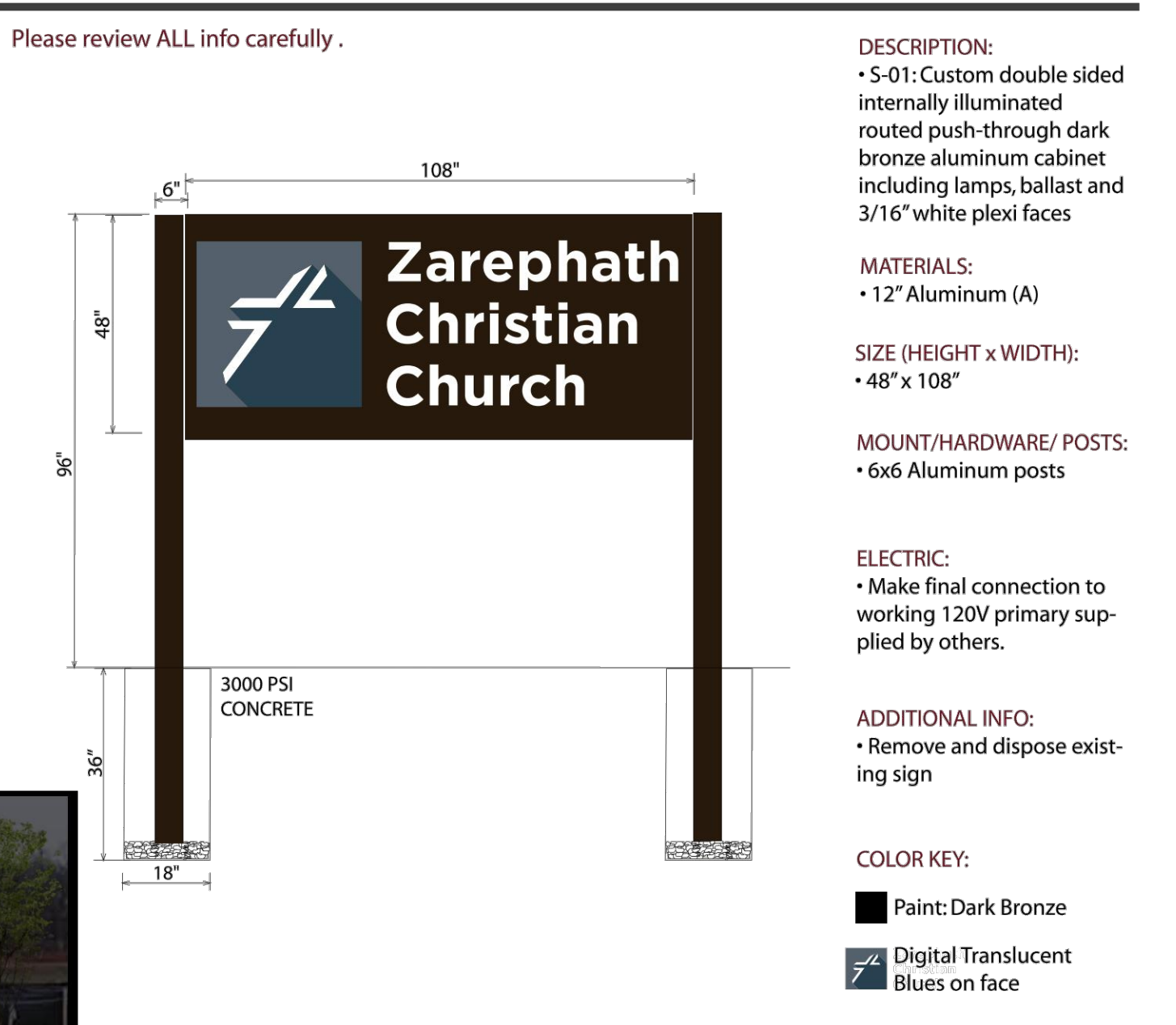


SOMERSET COUNTY DRIVEWAY PROFILES
N.T.S.



NOTES:
1. THE PAVED DRIVEWAY APRON (SHADED AREA ABOVE) SHALL BE COMPOSED OF BITUMINOUS CONCRETE SURFACE COURSE, 1 1/2" THICK, AND BITUMINOUS STABILIZED BASE COURSE, 3" THICK. THE APRON SHALL BE A MINIMUM OF 10' FROM THE EDGE OF THE PAVEMENT, OR TO THE MASTER PLAN R.O.W. PROFILE SHALL NOT EXCEED 6% WITHIN COUNTY R.O.W.
2. A ROAD-OPENING PERMIT IS REQUIRED BEFORE CONSTRUCTION COMMENCES IN THE COUNTY R.O.W.
3. THE COMPLETED DRIVEWAY MUST NOT IMPEDE THE FLOW OF STORMWATER ALONG THE COUNTY ROAD. IF NECESSARY, A PIPE IS TO BE INSTALLED AS ILLUSTRATED ABOVE. IF A PIPE IS NOT NECESSARY, THE APRON SHALL BE CONSTRUCTED TO CONVEY FLOWS OVER IT.

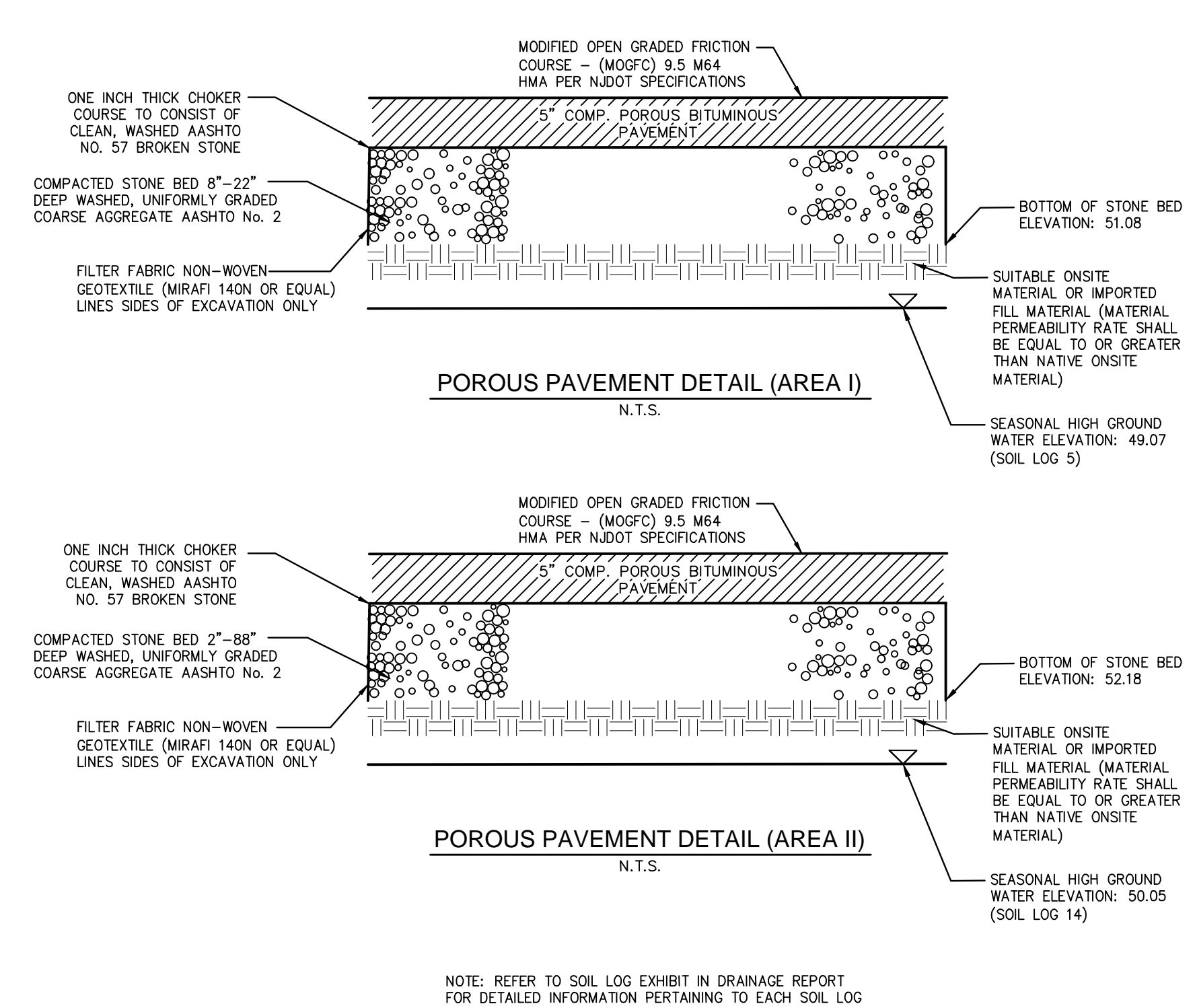
SOMERSET COUNTY DRIVEWAY APRON DETAIL
N.T.S.



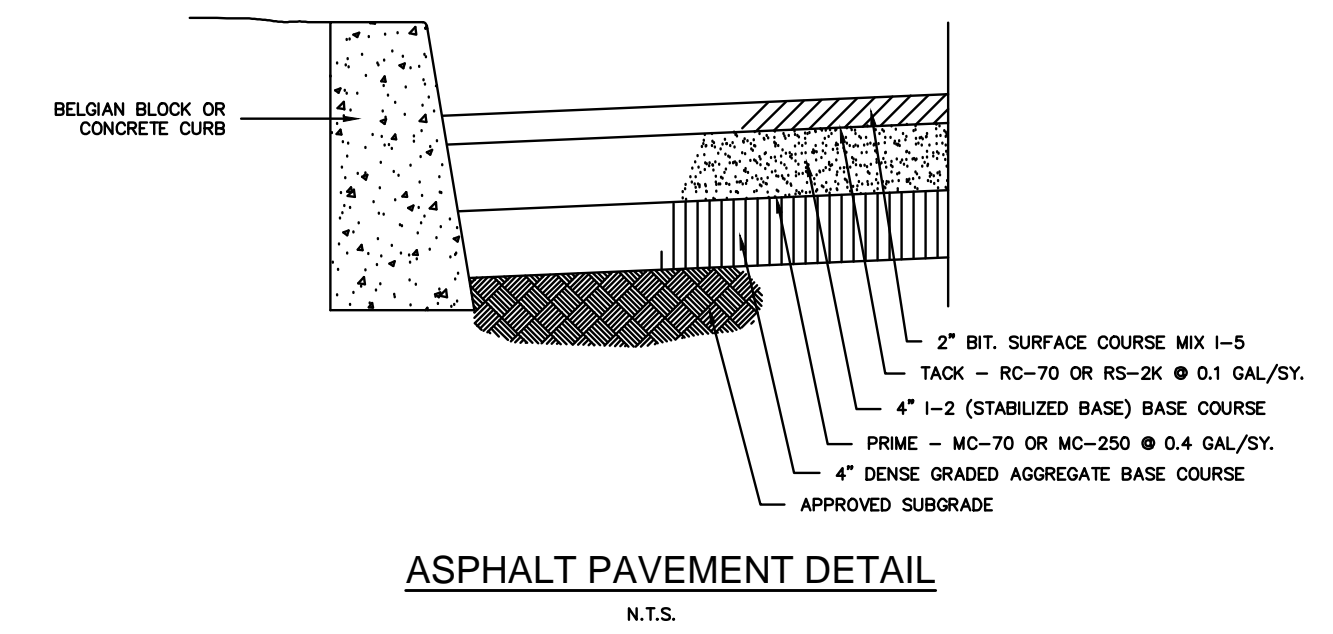
LOUMARC Signs PROJECT REFERENCE # 29042

Job Name: Zarepath Christian	Original Design Date: 02/17/20	Block: ###	Lot: ###
Address: 591 Weston Canal	1st Set Revisions (included): 02/28/20	This design is the property of Loumarc Signs and MAY NOT be used by any other individual, company, corporation or entity without express written consent. Compensation will be required for all artwork, materials and labor applied to any verbal or written order that is cancelled. Any changes to final design will incur additional charges.	
City/State: Somerset	Add'l Revisions (may accrue charges):	Design Scale (Photo): 1000%	
Designer: Teri Olsen			

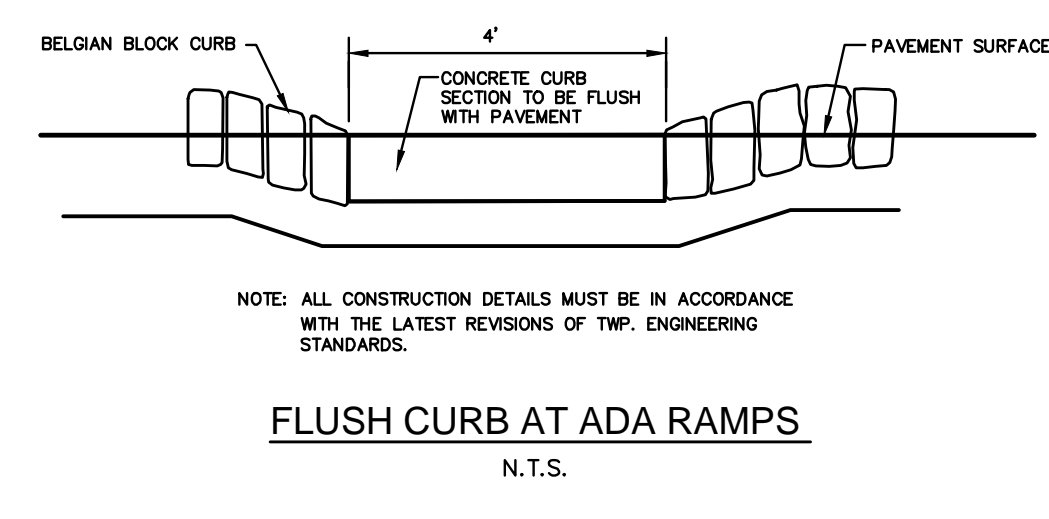
PROPOSED SIGN DETAIL
N.T.S.



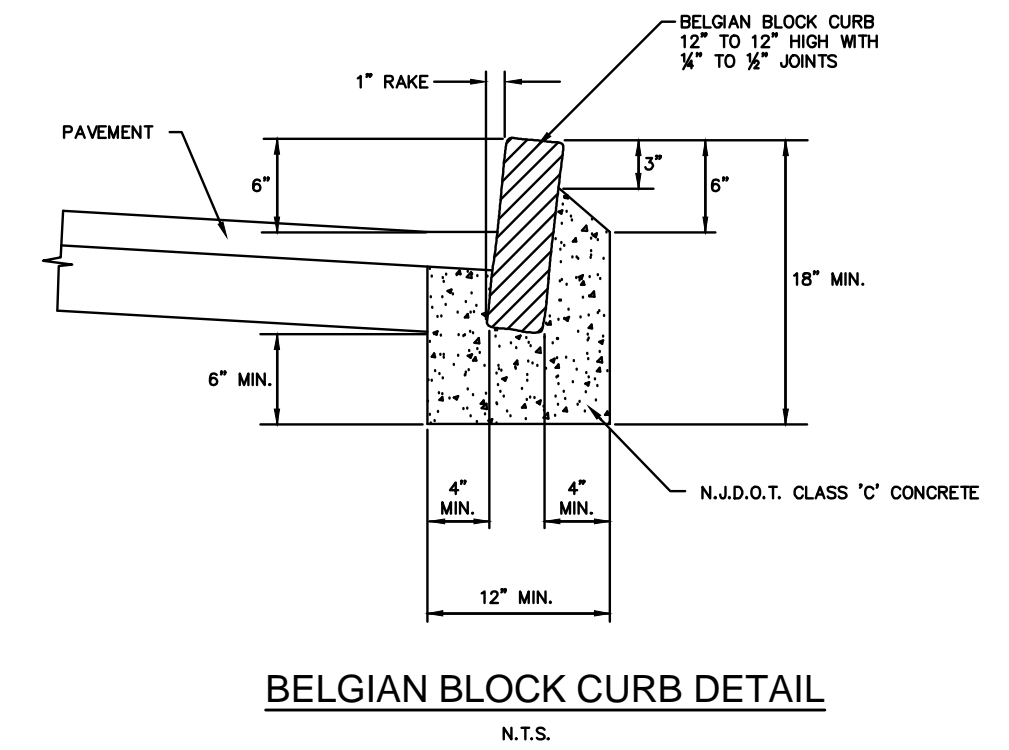
NOTE: REFER TO SOIL LOG EXHIBIT IN DRAINAGE REPORT FOR DETAILED INFORMATION PERTAINING TO EACH SOIL LOG



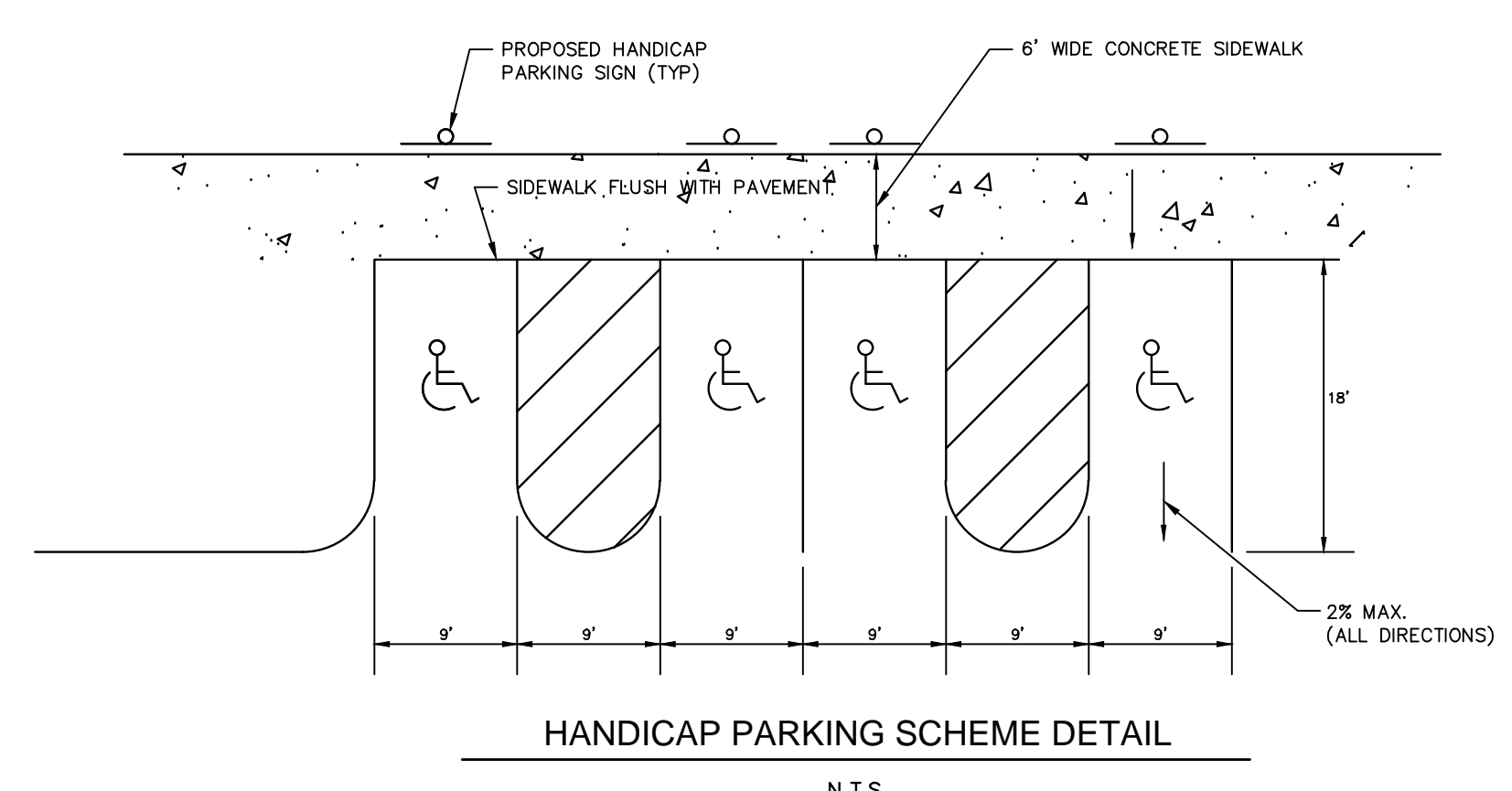
ASPHALT PAVEMENT DETAIL
N.T.S.



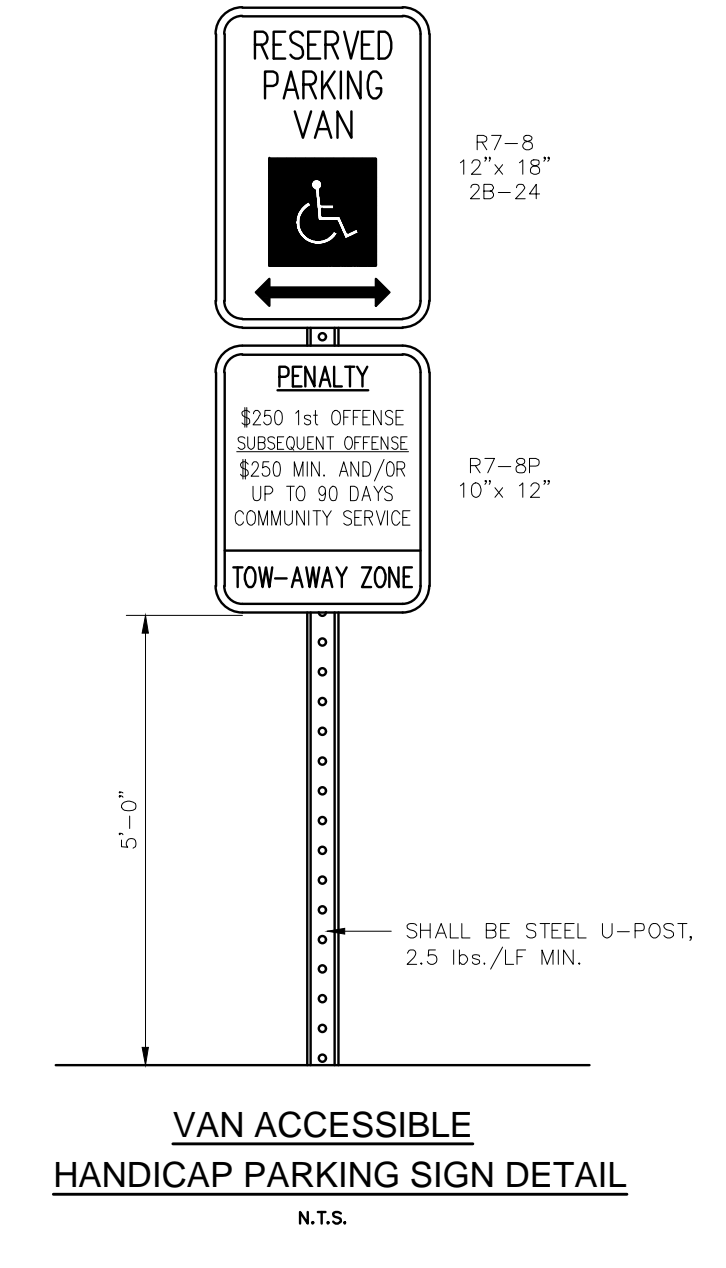
FLUSH CURB AT ADA RAMPS
N.T.S.



BELGIAN BLOCK CURB DETAIL
N.T.S.



HANDICAP PARKING SCHEME DETAIL
N.T.S.



VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL
N.T.S.

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FRANKLIN TOWNSHIP STANDARD DETAILS AND IF DISCREPANCIES EXIST BETWEEN THESE DETAILS SHOWN HEREON AND THE TOWNSHIP STANDARDS, THE TOWNSHIP STANDARD DETAILS SHALL PREVAIL.
2. ALL UTILITY BACKFILL MATERIALS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP ENGINEER.
3. ALL TRAFFIC CONTROL SIGNS MUST COMPLY WITH CURRENT "MANDATORY UNIFORM TRAFFIC CONTROL DEVICES".
4. ALL SITE CONCRETE SHALL BE 4,500 PSI, AIR ENTRAINED.

DATE: SEPTEMBER 23, 2019	DESIGNED BY: M.K.F.
SCALE: AS SHOWN	DRAWN BY: K.H.
CHECKED BY: M.K.F.	JOB NO. 99-11-FS-01
ADDED PR. SIGN PER CLIENT M.K.F. 5-26-20	
REVISED PER COUNTY M.K.F. 4-10-20	

Michael K. Ford, P.E.
Professional Engineering, New Jersey Lic. No. 34722

Van Cleef
ENGINEERING ASSOCIATES, LLC

30 BROWER LANE, PO BOX 9477, HILLSBOROUGH, NJ 08844
EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 359-8291 FAX: (609) 359-1595
NJ LLC CERT. NO. 24GA28123200

CONSTRUCTION DETAILS
PREPARED FOR
LOT 1.01 IN BLOCK 516.01
SITUATED IN
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL PLANS

1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
4. PERMANENT VEGETATION SHALL BE SEED OR SODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED AT THE RATE OF 100 POUNDS PER ACRE OR PRELIMINARY GRADING.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
9. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A SODIUM SULFIDE OF 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE COMPLETED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT 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.
11. IN THAT N.J.S.A. 42A-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT FEATURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR REVIEW AND APPROVAL. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
18. HYDRO SEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., AND THE ADDITION OF ORGANIC MATTER TO PROMOTE CONSISTENT, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO- MULCH SHOULD BE APPLIED AT A RATE OF 500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
19. UNFILTERED DEMATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEMATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEMATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEMATERING.

BASIN CONSTRUCTION NOTES

1. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH ABOVE.
3. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
4. SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (4" TO 12") AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN PLANNED PEROUS AREAS TO ENHANCE THE INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
5. TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR FOUR-WHEEL TIRES RATHER THAN THE NORMAL RUBBER TIRES. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING ORGAG OR EQUIVALENT GRADING EQUIPMENT.
6. FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE-VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO REDUCE SURFACE LAYER FOLLOWED BY REGARDING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY. SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY. THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RETILLED AND DISTURBED VEGETATION REPLANTED.

AGRONOMIC RECOMMENDATIONS

- SEED, FERTILIZE, LIME AND TOPSOIL (IF REQUIRED) ALL SCALPED AREAS IMMEDIATELY AFTER FINISHED GRADING IS COMPLETED. LIME AND FERTILIZER RECOMMENDATIONS ARE AS FOLLOWS OR ACCORDING TO RESULTS OF SOIL TESTS.
- A. FERTILIZER TO BE APPLIED AT THE RATE OF 500 LBS. PER ACRE, 10-20-10.
 - B. TEMPORARY SEEDING:
 - LIME: 2 TONS PER ACRE GROUND AREA FERTILIZER: 500 LBS. PER ACRE 10-20-10
 - SEED: USE THE FOLLOWING SEED MIXTURE(S) AND RATES BASED ON THE TYPE OF YEAR:
 - EARLY SPRING/LATE SUMMER TO EARLY FALL 50% PERENNIAL RYEGRASS RATE = 100 LBS/ACRE
 - LATE FALL 50% CEREAL RYE RATE = 100 LBS/ACRE
 - MID-SUMMER 40% PEARL MILLET 40% MILLET (GERMAN OR HUNGARIAN) 20% KEEPING LOVEGRASS RATE = 100 LBS/ACRE
 - C. PERMANENT SEEDING: (TO BE APPLIED DURING PERIODS OF 30% - 100% INFILTRATION)
 - LIME: 2 TONS PER ACRE GROUND AREA FERTILIZER: 500 LBS. PER ACRE 10-20-10
 - SEED:
 - LANNS - QUALITY SUN AND SHADE 45% PERENNIAL RYEGRASS 20% CREEPING RED FESCUE 15% KENTUCKY BLUEGRASS
- NOTE: TOPSOIL IS TO BE APPLIED AT A DEPTH OF 6 INCHES FOR ALL PERMANENT STABILIZATION.

SEQUENCE OF CONSTRUCTION

1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON PLANS INCLUDING SILT FENCE (3 DAYS).
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE SOIL EROSION SEDIMENT CONTROL PLANS AND DETAILS (1 DAY).
 3. STRIP, STOCKPILE AND STABILIZE TOPSOIL AT LOCATIONS AS SHOWN ON PLANS (3 DAYS).
 4. CONSTRUCT CURBING AND BASE COURSE PAVEMENT. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS CONSTRUCTION PROGRESSES (3 WEEKS).
 5. PERFORM SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE - 4" MINIMUM DEPTH).
 6. FINE GRADE AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE MINIMUM STABILIZATION REQUIREMENTS. (1 WEEK).
 7. STABILIZE ANY REMAINING DISTURBED AREAS (2 DAYS).
 8. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES (2 DAYS).
 9. INSTALL F.A.B.C. TOP COURSE PAVING FOR DRIVEWAY (2 DAYS).
- ESTIMATED DURATION OF PROJECT = 3 MONTHS +/-

MINIMUM STABILIZATION REQUIREMENTS

- I. SITE PREPARATION.
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING AND MAINTENANCE. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
 - B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS.
- II. SEEDING PREPARATION.
 - A. APPLY LIME AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE HOLDERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITE OR WHERE TESTING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIME AND FERTILIZER AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	LBS./1,000 SQ. FT.
CLAY, CLAY LOAM AND HIGH ORGANIC SOIL	3	185
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

 FULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRISTON LINE.
 - B. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
 - C. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
 - D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.
- III. SOIL CONDITIONS.
 - A. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE SEEDING PREPARATION. THE ADDED SOIL SHALL BE LINED AS ABOVE.
- IV. SEEDING.
 - A. SEE AGRONOMIC RECOMMENDATIONS OR USE MIXTURE RECOMMENDED BY THE COOPERATIVE EXTENSION SERVICE OR SOIL CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT.
 - B. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. THE LATTER MAY BE JUSTIFIABLE FOR LARGE, STEEP AREAS WHERE CONVENTIONAL VEHICLES CANNOT TRAVEL. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED. EXCEPT FOR DRILLED, HYDROSEEDER OR CULTIPACKER SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/2 INCH DEEPER ON COARSE TEXTURED SOIL.
 - C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- V. MULCHING.
 - A. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. (THE EXISTENCE OF SATISFACTORY PERMANENT VEGETATION AT THE TIME OF PROJECT OR UNIT COMPLETION SHALL BE DEEMED AS COMPLIANCE WITH THIS MULCHING REQUIREMENT.)
 - B. MULCH MATERIALS SHOULD BE UNBOTTED SMALL GRAINS OF STRAW, HAY FREE OF SEEDS OR SALT HAY TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A COPPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (CROCKINGING OR ADHESIVE AGENT), THE RATE OF APPLICATION MUST BE DOUBLE THE LOWER RATE. MULCH COPPER-BINDERS MUST NOT GO TO THE MATERIALS.
 - C. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES AND CONDITIONS.
 1. PEG AND THINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STRAW MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING THINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE THINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DRAINABLE NETTING IN AREAS TO BE FIRMED.
 3. GRIPPER (MULCH ANCHORING TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMETHAT LIKE A DISC-HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOED TO THE BROADCAST LONG FEISS MULCH 5 TO 6 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVELABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKLING OR ADHESIVE AGENT IS REQUIRED.
 4. LIQUID MULCH-BINDERS - MAYBE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCHES.
 - A. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, AN VALLEYS AND AT CORNERS. THE REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
 - B. USE OF THE FOLLOWING:
 - SYNTHETIC OR ORGANIC BINDERS - BINDERS SUCH AS CURASOL, DCA-70, PETRO-SET AND TERRA-TACK MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS.

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. 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.
2. Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
3. 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.
4. 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

- A. Probing Wire Test (see detail)
- B. Hand-held Penetrometer Test (see detail)
- C. Tube Bulk Density Test (licensed professional engineer required)
- D. 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.

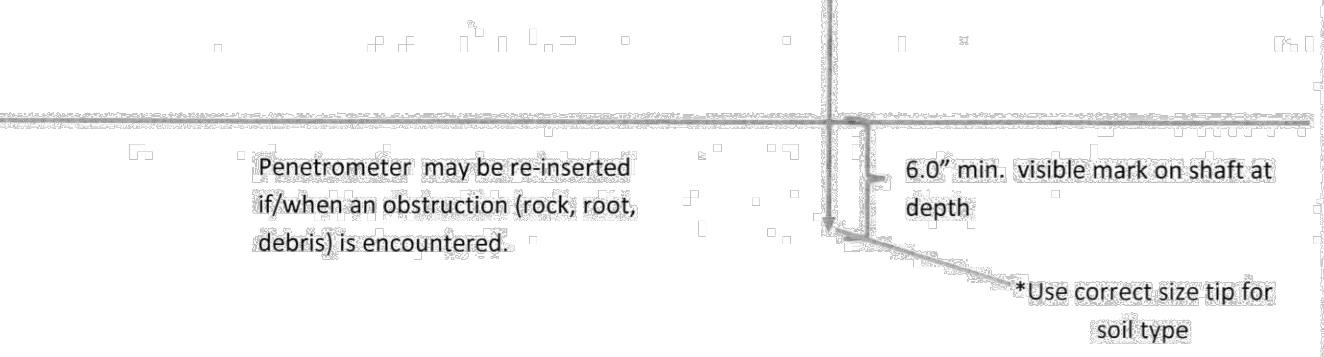
Procedures for Soil Compaction Mitigation

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 may be substituted subject to District Approval.

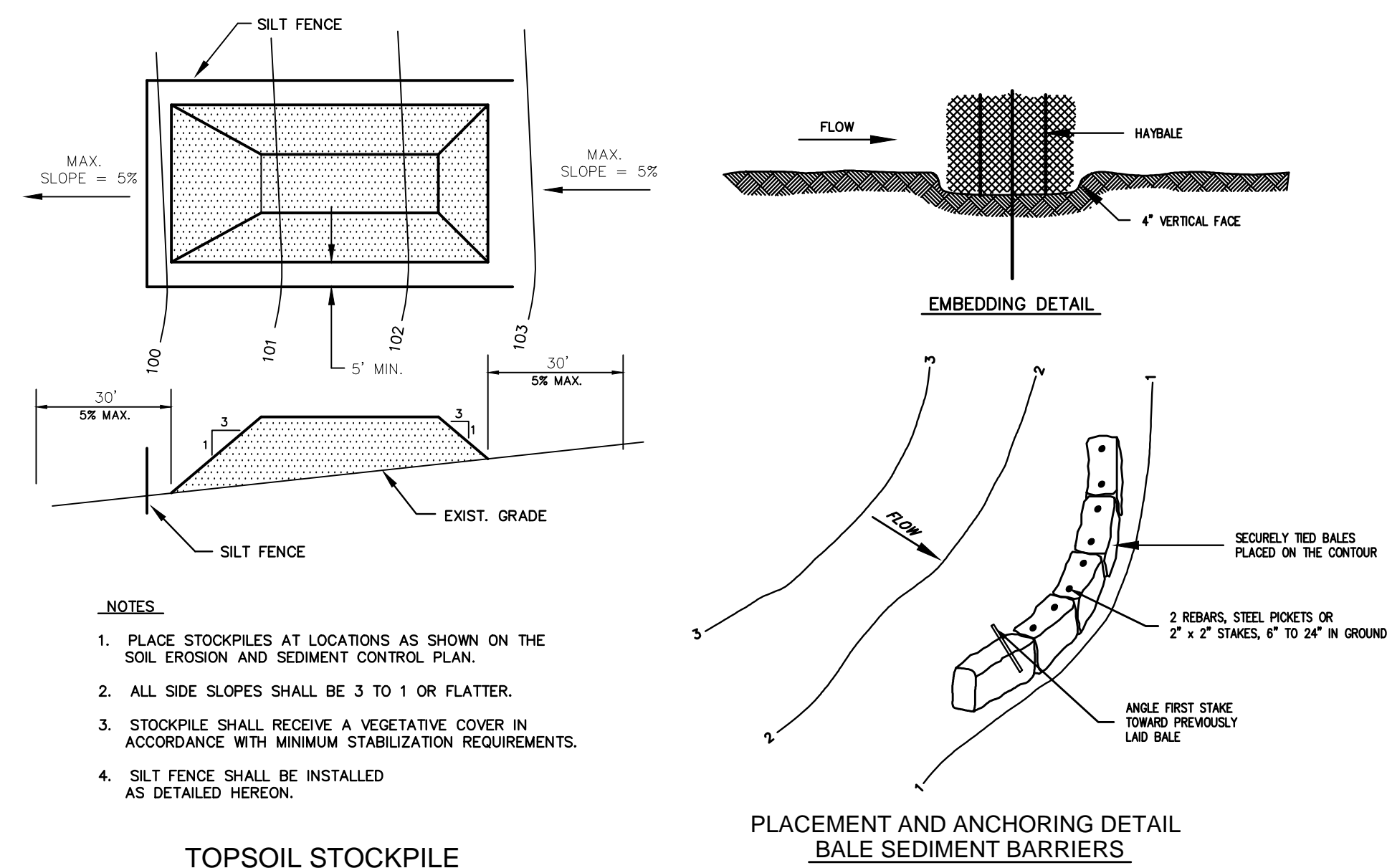
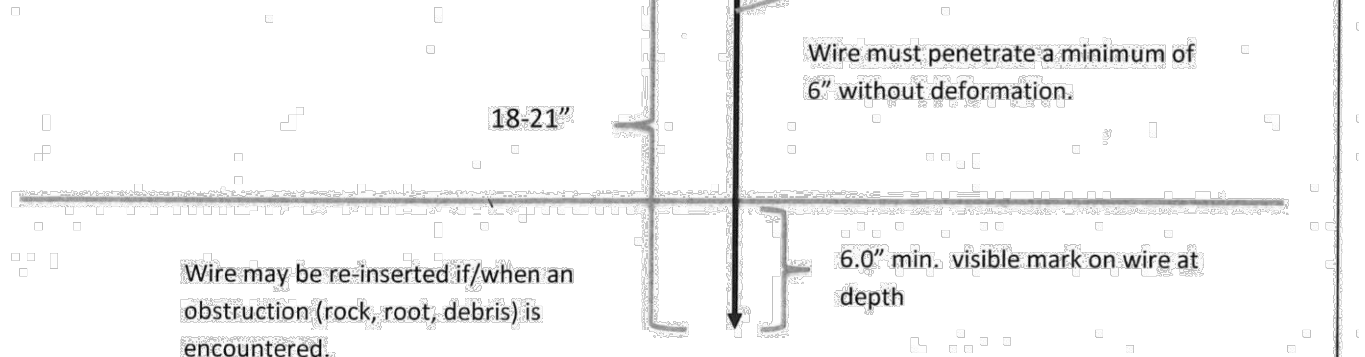
Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the gage.

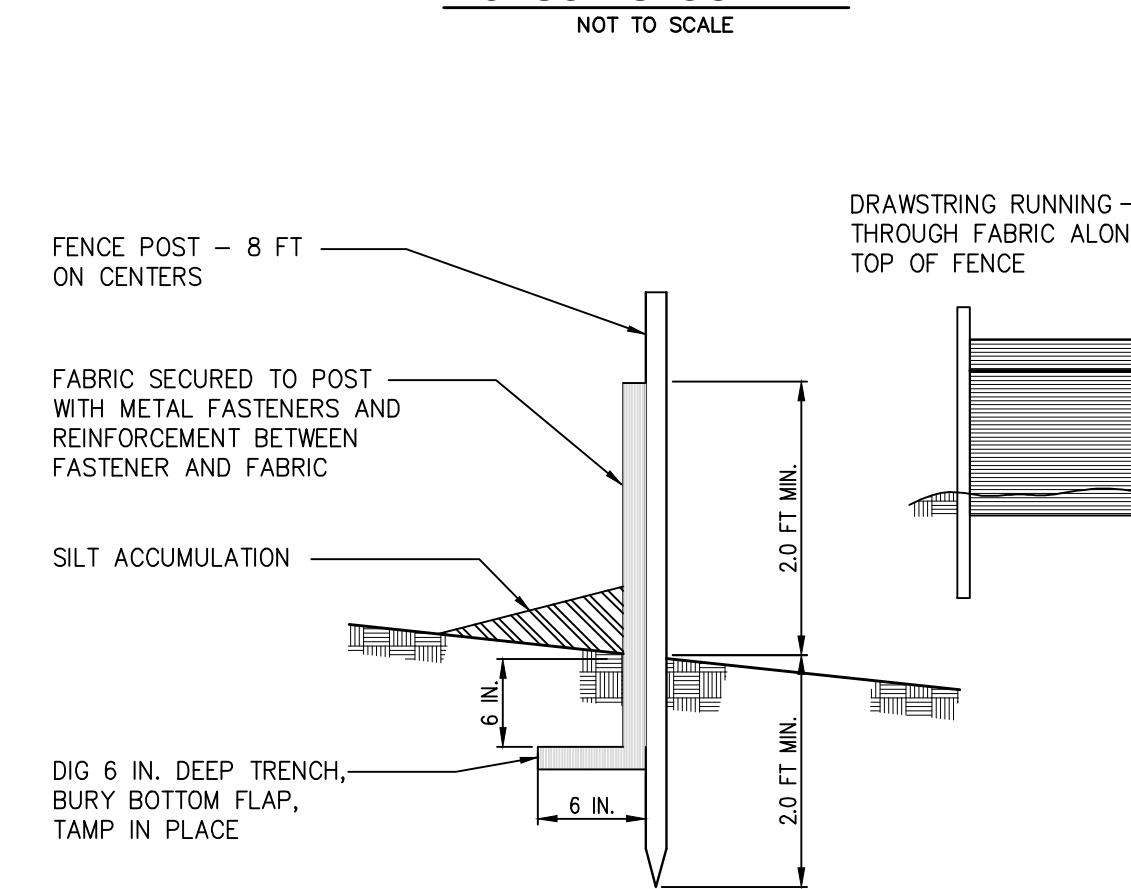


Probing Wire Test- 15.5 ga steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.

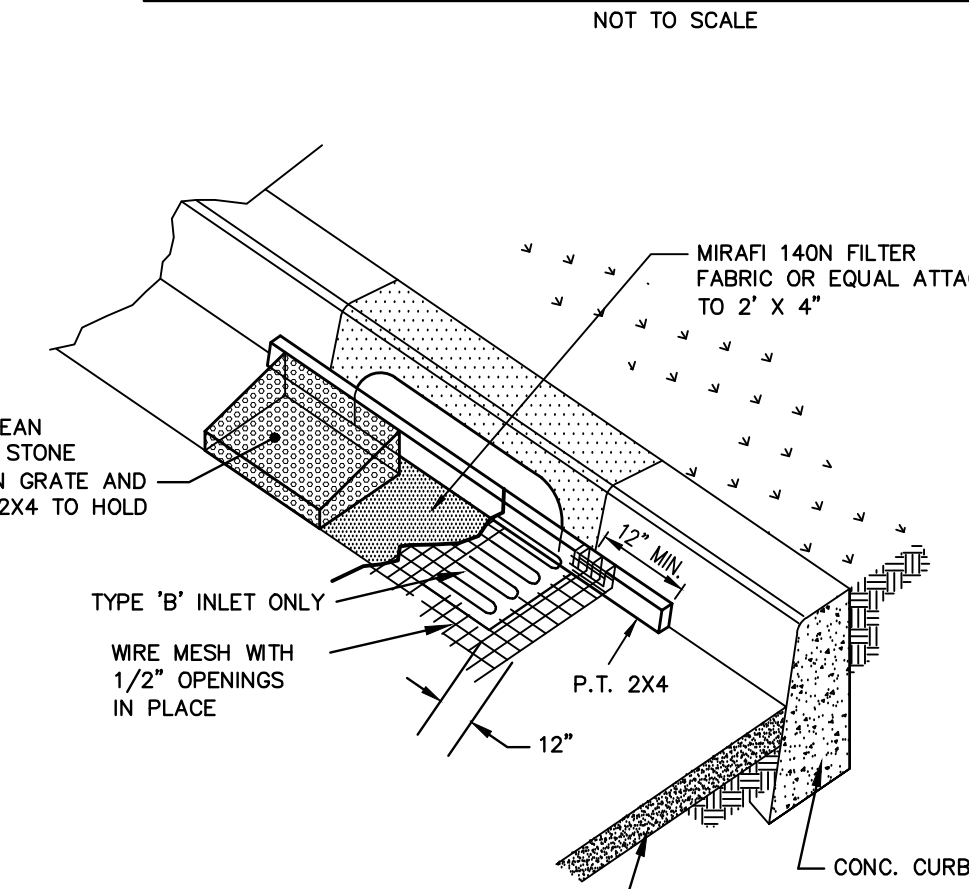


TOPSOIL STOCKPILE



1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5%.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND ITS ENDS.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.

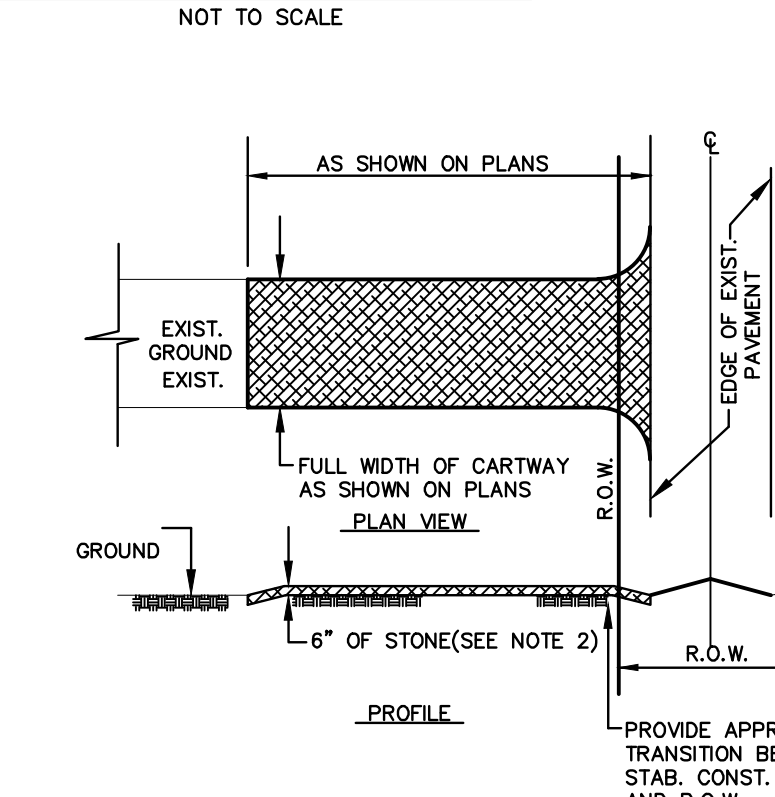
SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL



NOTES:

1. PLACE INLET FILTERS AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SHALL BE PILED SO THAT ALL OPENINGS IN THE INLET ARE NOT COMPLETELY COVERED AND FILTER POSITION TO ALLOW FLOW INTO THE CATCH BASIN.
3. INLETS ARE TO BE CLEANED AFTER EVERY STORM.

INLET FILTER AFTER PAVING



NOTES:

1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 OR 3, CRUSHED STONE.
3. THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6\"/>

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

DATE:	SEPTEMBER 23, 2019
SCALE:	AS SHOWN
DESIGNED BY:	M.K.F.
DRAWN BY:	K.H.
CHECKED BY:	M.K.F.
JOB NO.:	99-11-FS.01

Van Cleef
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Consulting Civil Engineering
Bridge Design
Highway Design
Construction Inspection
Geotechnical Engineering
Water/Wastewater
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture

SOIL EROSION & SEDIMENT CONTROL DETAILS

PREPARED FOR
LOT 1.01 IN BLOCK 516.01
SITUATED IN
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

Michael K. Ford, P.E.
Professional Engineering, New Jersey Lic. No. 34722