PRELIMINARY AND FINAL SITE PLAN

		200 FFFT OW	NEDG LIGT	229	39	86 MARTIN STREET	PIERRE, MARIE M
BLOCK	LOT	200 FEET OW	PROPERTY OWNER & ADDRESS				86 MARTIN STREET
BLUCK	LUI	PROPERTY LOCATION	PROPERTY OWNER & ADDRESS	147	12	774 HAMILTON STREET	SOMERSET, NJ 08873 GUMAN, JOHN A. & LINDA D.
145	18	802 HAMILTON STREET	FASTLANE MGMT LLC. 802 HAMILTON STREET				774 HAMILTON STREET SOMERSET, NJ 08873
			SOMERSET, NJ 08873	226	33	51 MARTIN STREET	OSTERGREN, STEPHEN
145	17	802 HAMILTON STREET	FASTLANE MGMT LLC. 802 HAMILTON STREET				34 MILBURN DRIVE HILLSBOROUGH, NJ 08844
147	14	774 HAMILTON STREET	SOMERSET, NJ 08873 GUMAN, JOHN A. & LINDA D.	147	34	133 VICTOR STREET	DEJESUS, MIGUEL 133 VICTOR STREET
147	14	114 HAMILION STREET	774 HAMILTON STREET				SOMERSET, NJ 08873
226	38	61 MARTIN STREET	SOMERSET, NJ 08873 LEWIS, EVANELLO	225	17	64 MARTIN STREET	BROWN, GENEVA 580 LEWIS STREET
LLO		or married or the control of the con	61 MARTIN STREET				SOMERSET, NJ 08873
226	35	61 MARTIN STREET	SOMERSET, NJ 08873 LEWIS, EVANELLO	226	4	143 SHEVCHENKO AVENUE	DAVIS, MICHELLE 143 SHEVCHENKO AVENUE
			61 MARTIN STREET SOMERSET, NJ 08873	226	1	143 SHEVCHENKO AVENUE	SOMERSET, NJ 08873 DAVIS, MICHELLE
226	2	143 SHEVCHENKO AVENUE	DAVIS, MICHELLE	220		143 STIEVOTIENIKO AVENDE	143 SHEVCHENKO AVENUE
			143 SHEVCHENKO AVENUE SOMERSET, NJ 08873	228	27	142 SHEVCHENKO AVENUE	SOMERSET, NJ 08873 BETANCOURT, ROCIO C
226	40	71 MARTIN STREET	LEWIS, EVANELLO				142 SHEVCHENKO AVENUE
			61 MARTIN STREET SOMERSET, NJ 08875	147	9	790 HAMILTON STREET	SOMERSET, NJ 08873 790 HAMILTON ST, LLC
229	4	138 SHEVCHENKO AVENUE	FRANKLIN FIRE DISTRICT #3 P.O. BOX 348				P.O. BOX 98 SOMERSET, NJ 08875
			SOMERSET, NJ 08875	147	35	133 VICTOR STREET	DEJESUS, MIGUEL
147	11	774 HAMILTON STREET	GUMAN, JOHN A. & LINDA D. 774 HAMILTON STREET				133 VICTOR STREET SOMERSET, NJ 08873
			SOMERSET, NJ 08873	147	30	127 VICTOR STREET	NUNEZ, MANUEL & HERNANDEZ, RODRIGO
225	1.03	773 HAMILTON STREET	RITE SOMERSET, LLC %RITE AID CORP. P.O. BOX 3165				127 VICTOR STREET SOMERSET, NJ 08873
226	12	390 LEWIS STREET	HARRISBURG, PA 17105 HASER, PAUL B.	226	3	143 SHEVCHENKO AVENUE	DAVIS, MICHELLE 143 SHEVCHENKO AVENUE
220	12	350 LEWIS STREET	390 LEWIS STREET				SOMERSET, NJ 08873
226	11	390 LEWIS STREET	SOMERSET, NJ 08873 HASER, PAUL B.	145	15	820 HAMILTON STREET	JADDU, ALLESHA 820 HAMILTON STREET
			390 LEWIS STREET	000	10.01	004151480 070557	SOMERSET, NJ 08873
225	18	62 MARTIN STREET	SOMERSET, NJ 08873 BUBROW APPLIANCES, INC.	226	13.01	384 LEWIS STREET	BUTLER, TYRONE & RHONDA KINLEY 384 LEWIS STREET
			86 CONNOLLY DRIVE MILLTOWN, NJ 08850	229	1	138 SHEVCHENKO AVENUE	SOMERSET, NJ 08873 FRANKLIN FIRE DISTRICT#3
226	37	61 MARTIN STREET	LEWIS, EVANELLO	223		130 SHEVOHENIKO AVENDE	P.O. BOX 348
			61 MARTIN STREET SOMERSET, NJ 08873	145	21	135 VICTOR STREET	SOMERSET, NJ 08875 FULL GOSPEL TEMPLE OF PRAISE
147	39	117 CHESTER AVENUE	ROBERTS, CYNTHIA S				135 VICTOR STREET
			9 MONTICELLO AVENUE EWING, NJ 08618	147	33	133 VICTOR STREET	SOMERSET, NJ 08873 DEJESUS, MIGUEL
147	2	796 HAMILTON STREET	U.S. BANK TRUST, N.A. % RESICAP 3630 PEACHTREE ROAD NE-1500				133 VICTOR STREET SOMERSET, NJ 08873
			ATLANTA, GA 30326	145	16	820 HAMILTON STREET	JADDU, ALLESHA
147	7	790 HAMILTON STREET	790 HAMILTON ST, LLC P.O. BOX 98				820 HAMILTON STREET SOMERSET, NJ 08873
	•	224151410 277757	SOMERSET, NJ 08875	226	5	155 SHEVCHENKO AVENUE	DOBSON, CALVIN J
226	9	394 LEWIS STREET	HUSBANDS, PHILLIP R & JENNIFER P 394 LEWIS STREET				155 SHEVCHENKO AVENUE SOMERSET, NJ 08873
226	39	71 MARTIN STREET	SOMERSET, NJ 08873 LEWIS, EVANELLO	226	10	394 LEWIS STREET	HUSBANDS, PHILLIP R & JENNIFER P 394 LEWIS STREET
220	38	TI MARIIN STREET	61 MARTIN STREET				SOMERSET, NJ 08873
147	40	117 CHESTER AVENUE	SOMERSET, NJ 08875 ROBERTS, CYNTHIA S	147	8	790 HAMILTON STREET	790 HAMILTON ST, LLC P.O. BOX 98
			9 MONTICELLO AVENUE	4.47	10	774 HAMILTON STREET	SOMERSET, NJ 08875
228	29-30	83 MARTIN STREET	EWING, NJ 08618 AP REALTY GROUP, LLC	147	10	774 HAMILION STREET	GUMAN, JOHN A. & LINDA D. 774 HAMILTON STREET
		10.21	250 STELTON ROAD, STE. 5 PISCATAWAY, NJ 08854	228	25	142 SHEVCHENKO AVENUE	SOMERSET, NJ 08873 BETANCOURT, ROCIO C
228	22-24	150 SHEVCHENKO AVENUE	AP REALTY GROUP, LLC	220	20	THE STIEV STIEVING TWENCE	142 SHEVCHENKO AVENUE
			250 STELTON ROAD, STE. 5 PISCATAWAY, NJ 08854	145	20	802 HAMILTON STREET	SOMERSET, NJ 08873 FASTLANE MGMT LLC.
226	36	61 MARTIN STREET	LEWIS, EVANELLO				802 HAMILTON STREET SOMERSET, NJ 08873
			61 MARTIN STREET SOMERSET, NJ 08873	225	16	64 MARTIN STREET	BROWN, GENEVA
147	6	790 HAMILTON STREET	790 HAMILTON ST, LLC P.O. BOX 98				580 LEWIS STREET SOMERSET, NJ 08873
			SOMERSET, NJ 08875	147	4	794 HAMILTON STREET	MOREANO-PONCE, JORGE
226	34	51 MARTIN STREET	OSTERGREN, STEPHEN 34 MILBURN DRIVE				794 HAMILTON STREET SOMERSET, NJ 08873
229	38	88 MARTIN STREET	HILLSBOROUGH, NJ 08844 DIAZ, ARELIS	225	5.01	781 HAMILTON STREET	BUBROW APPLIANCES, INC. 86 CONNOLLY DRIVE
229	30	00 MARTIN STREET	100 ROOSELVELT AVENUE APT V9				MILLTOWN, NJ 08850
226	6	155 SHEV CHENKO AVENUE	CARTERET, NJ 07008 DOBSON, CALVIN J	147	32	129 VICTOR STREET	SALAMAH, SALAMAH 96 LONGFIELD CT.
			155 SHEVCHENKO AVENUE	4.47		700 HAMILTON OTDEET	EAST BRUNSWICK, NJ 08816
229	3	138 SHEVCHENKO AVENUE	SOM ERSET, NJ 08873 FRANKLIN FIRE DISTRICT #3	147	1	796 HAMILTON STREET	U.S. BANK TRUST, N.A. % RESICAP 3630 PEACHTREE ROAD NE-1500
			P.O. BOX 348 SOMERSET, NJ 08875	147	5	794 HAMILTON STREET	ATLANTA, GA 30326 MOREANO-PONCE, JORGE
228	28	142 SHEVCHENKO AVENUE	BETANCOURT, ROCIO C	147	J	704 HAWIETON STREET	794 HAMILTON STREET
			142 SHEVCHENKO AVENUE SOMERSET, NJ 08873	228	26	142 SHEVCHENKO AVENUE	SOMERSET, NJ 08873 BETANCOURT, ROCIO C
229	5-9	799 HAMILTON STREET	GILL PETROLEUM INC.				142 SHEVCHENKO AVENUE
			863 HIGHWAY 35 SOUTH MIDDLETOWN, NJ 07748	229	2	138 SHEVCHENKO AVENUE	SOMERSET, NJ 08873 FRANKLIN FIRE DISTRICT#3
147	31	126 VICTOR STREET	SALAMAH, SALAMAH				P.O. BOX 348 SOMERSET, NJ 08875
			96 LONGFIELD CT. EAST BRUNSWICK, NJ 08816	225	19	62 MARTIN STREET	BUBROW APPLIANCES, INC.
145	19	802 HAMILTON STREET	FASTLANE MGMT LLC. 802 HAMILTON STREET				86 CONNOLLY DRIVE MILLTOWN, NJ 08850
4.47	20	400 VICTOR OTREET	SOMERSET, NJ 08873				
147	36	133 VICTOR STREET	DEJESUS, MIGUEL 133 VICTOR STREET	UTILITIES			
147	3	794 HAMILTON STREET	SOMERSET, NJ 08873 MOREANO-PONCE, JORGE	BUCKEY	PIPE LINE	COMPANY	RIGHT OF WAY DEPARTMENT PO BOX 368
.4/		104 HAWILTON STREET	794 HAMILTON STREET		T 04 5: -		EMMAUS, PA 18049-0368
229	40	86 MARTIN STREET	SOMERSET, NJ 08873 PIERRE, MARIE M	COMCAS	CABLE		BUSINESS MANAGER 279 AMWELL ROAD
			86 MARTIN STREET	OUNIOGO	חוחבר ויייב י	D.	HILLSBOROUGH, NJ 08844
147	13	774 HAMILTON STREET	SOMERSET, NJ 08873 GUMAN, JOHN A. & LINDA D.	SUNOCO	PIPELINE I		RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX/ 525 FRITZTOWN ROAD
			774 HAMILTON STREET SOMERSET, NJ 08873				SINKING SPRING, PA 19608
		1	COMPLICE I, NO 00073				

SOMERSET, NJ. 08873				COMEDCET			
147 32 129 VICTOR STREET	225	E 04	704 HAMILTON STREET				
MILLTOWN, NJ 08850	225	5.01	TO I HAMILION SIKEET				
147 32 129 VICTOR STREET							
96 LONGFIELD CT. EAST BRUNSWICK, NJ 08816 147 1 796 HAMILTON STREET U.S. BANK TRUST, N.A. % RESICAP 3630 PEACHTREE ROAD NE-1500 ATLANTA, GA 30326 147 5 794 HAMILTON STREET MOREANO-PONCE, JORGE 794 HAMILTON STREET SOMERSET, NJ 08873 228 26 142 SHEVCHENKO AVENUE BETIANCOURT, ROCIO C 142 SHEVCHENKO AVENUE SOMERSET, NJ 08873 229 2 138 SHEVCHENKO AVENUE FRANKLIN FIRE DISTRICT #3 P.O. BOX 348 SOMERSET, NJ 08875 225 19 62 MARTIN STREET BUBROW APPLIANCES, INC. 86 CONNOLLY DRIVE MILLTOWN, NJ 08850 UTILITIES BUCKEYE PIPE LINE COMPANY RIGHT OF WAY DEPARTMENT PO BOX 368 EMMAUS, PA 18049-0368 BUSINESS MANA GER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONITELLO COMPLEX 525 FRITZTOWN ROAD	147	32	129 VICTOR STREET				
EAST BRUNSWICK, NJ 08816		02	120 VIOTOR OTREET				
3630 PEACHTREÉ ROAD NE-1500 ATLANTA, GA 30326 47							
ATLANTA, GA 30326 47 5 794 HAMILTON STREET MOREANO-PONCE, JORGE 794 HAMILTON STREET SOMERSET, NJ 08873 28 26 142 SHEVCHENKO AVENUE BETANCOURT, ROCIO C 142 SHEVCHENKO AVENUE SOMERSET, NJ 08873 29 2 138 SHEVCHENKO AVENUE FRANKLIN FIRE DISTRICT #3 P.O. BOX 348 SOMERSET, NJ 08875 19 62 MARTIN STREET BUBROW APPLIANCES, INC. 36 CONNOLLY DRIVE MILLTOWN, NJ 08850 30 CONNOLLY DRIVE MILLTOWN, NJ 08850 30 CONNOLLY DRIVE MILLTOWN, NJ 08850 30 CONCAST CABLE 30 COMPANY RIGHT OF WAY DEPARTMENT PO BOX 368 EMMAUS, PA 18049-0368 BUSINESS MANAGER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN ROAD	47	1	796 HAMILTON STREET	U.S. BANK T	RUST, N.A. % RESICAP		
147 5				3630 PEACH	TREE ROAD NE-1500		
794 HAMILTON STREET SOMERSET, NJ 08873 SOMERSET, NJ 08873 BETANCOURT, ROCIO C 142 SHEVCHENKO AVENUE SOMERSET, NJ 08873 SOMERSET, NJ 08873 SOMERSET, NJ 08873 SOMERSET, NJ 08873 P.O. BOX 348 SOMERSET, NJ 08875 P.O. BOX 348 SOMERSET, NJ 08875 SOMERSET, NJ 08850 SOMERSET, NJ 0850 SOM				ATLANTA, GA	30326		
SOMERSET, NJ 08873	47	5	794 HAMILTON STREET	MOREANO-P	ONCE, JORGE		
228 26							
142 SHEVCHENKO AVENUE SOMERSET, NJ 08873							
SOMERSET, NJ 08873 SOMERSET, NJ 08873 FRANKLIN FIRE DISTRICT #3 P.O. BOX 348 SOMERSET, NJ 08875 SOMERSET, NJ 08876 SOMERS	228	26	142 SHEVCHENKO AVENUE				
229 2 138 SHEVCHENKO AVENUE FRANKLIN FIRE DISTRICT #3 P.O. BOX 348 SOMERSET, NJ 08875 BUBROW APPLIANCES, INC. 86 CONNOLLY DRIVE MILLTOWN, NJ 08850 UTILITIES BUCKEYE PIPE LINE COMPANY RIGHT OF WAY DEPARTMENT PO BOX 368 EMMAUS, PA 18049-0368 BUSINESS MANAGER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN ROAD							
P.O. BOX 348 SOMERSET, NJ 08875 BUBROW APPLIANCES, INC. 86 CONNOLLY DRIVE MILLTOWN, NJ 08850 JILLITIES BUCKEYE PIPE LINE COMPANY RIGHT OF WAY DEPARTMENT PO BOX 368 EMMAUS, PA 18049-0368 BUSINESS MANAGER 279 AM WELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX; 525 FRITZTOWN ROAD	20	2	120 SHEVCHENKO AVENIJE				
SOMERSET, NJ 08875	.29	2	136 SHEVCHENKO AVENUE				
BUBROW APPLIANCES, INC. 86 CONNOLLY DRIVE MILLTOWN, NJ 08850 DITILITIES BUCKEYE PIPE LINE COMPANY RIGHT OF WAY DEPARTMENT PO BOX 368 EMMAUS, PA 18049-0368 EMMAUS, PA 18049-0368 COMCAST CABLE BUSINESS MANA GER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN ROAD							
86 CONNOLLY DRIVE MILLTOWN, NJ 08850 UTILITIES BUCKEYE PIPE LINE COMPANY RIGHT OF WAY DEPARTMENT PO BOX 368 EMMAUS, PA 18049-0368 EMMAUS, PA 18049-0368 BUSINESS MANAGER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN ROAD	225	19	62 MARTIN STREET				
MILLTOWN, NJ 08850 UTILITIES BUCKEYE PIPE LINE COMPANY RIGHT OF WAY DEPARTMENT PO BOX 368 EMMAUS, PA 18049-0368 EMMAUS, PA 18049-0368 BUSINESS MANAGER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN ROAD	120	10	SE MARTIN OTTLE				
BUCKEYE PIPE LINE COMPANY RIGHT OF WAY DEPARTMENT PO BOX 368 EMMAUS, PA 18049-0368 BUSINESS MANA GER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN ROAD							
BUCKEYE PIPE LINE COMPANY RIGHT OF WAY DEPARTMENT PO BOX 368 EMMAUS, PA 18049-0368 COMCAST CABLE BUSINESS MANAGER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX/525 FRITZTOWN ROAD							
PO BOX 368 EMMAUS, PA 18049-0368 COMCAST CABLE BUSINESS MANAGER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX 525 FRITZTOWN ROAD	JTILITI	ES					
PO BOX 368 EMMAUS, PA 18049-0368 COMCAST CABLE BUSINESS MANAGER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COM PLEX 525 FRITZTOWN ROAD	DUCKE	VE DIDE LIN	IE COMPANY	DIGHT OF W	V DEBARTMENT		
EMMAUS, PA 18049-0368 COMCAST CABLE BUSINESS MANAGER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX/ 525 FRITZTOWN ROAD	SUCKE	TE FIFE LIN	.E COMPANT		DEFARIMENT		
DOMCAST CABLE BUSINESS MANAGER 279 AMWELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX/ 525 FRITZTOWN ROAD					18049_0368		
279 AM WELL ROAD HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX/ 525 FRITZTOWN ROAD	COMCA	STCABLE					
HILLSBOROUGH, NJ 08844 SUNOCO PIPELINE LP RIGHT OF WAY DEPARTMENT MONTELLO COMPLEX/ 525 FRITZTOWN ROAD	,0111011	O' G'IDEE					
MONTELLO COMPLEX/ 525 FRITZTOWN ROAD							
	SUNOC	O PIPELINE	LP	RIGHT OF W	AY DEPARTMENT		
SINKING SPRING, PA 19608				MONTELLO C	COMPLEX 525 FRITZTOWN RC	AD	
				SINKING SPE	RING, PA 19608		
				ential uses	NALYSIS IN HBD D Required 8 Spaces*	ISTRICT Proposed 0 Spaces	
Residential portions of mixed-use buildings - (RSIS) - Mid rise apartment		Commer 3 parking (2,728 sf)	tion rcial and other nonresid spaces per 1,000 square feet	ential uses of floor area	Required 8 Spaces*	Proposed 0 Spaces	
Residential portions of mixed-use buildings - (RSIS) - Mid rise apartment		Commer 3 parking (2,728 sf) Residen	tion rcial and other nonresid spaces per 1,000 square feet tial portions of mixed-us	ential uses of floor area	Required 8 Spaces* - (RSIS) - Mid rise a	Proposed 0 Spaces partment	Non-

		unted attached s						
Description	Required	Existing	Comment					
Max. number per ground-floor bus iness	1	-						
Location	Main public entrance							
Max. height from ground level to the uppermost portion of the sign	≤ height of the sill or bottom of any second- story window or 16 feet, whichever is less							
Min. height from ground level to the lowermost portion of the sign		3	Proposed sign(s) will comply with zoning					
Max. area	1.2sf/linear foot of building frontage occupied by the use; Max. 60sf	-	requirements					
Max. horizontal s ign dimension	≤75% of the width of the building frontage occupied by the use; Max. 30 feet	э						
Max. vertical sign dimension	5 feet			PARKING AN	NALYSIS IN HBD D	ISTRICT		
			s located on comer lots and having a	Description	Required	Proposed	Comment	
	d facade with a disp	lay window fronti	ng on a public street	The second secon	Roquirou	11000000	Commont	
Max. number per ground-floor bus iness	1			Commercial and other nonresidential uses				
Max. area	24 sf			3 parking spaces per 1,000 square feet of floor area (2,728 sf)	8 Spaces*	RSIS) - Mid rise apartment		
Location			Proposed sign(s) will comply with zoning requirements	Residential portions of mixed-use buildings -	- (RSIS) - Mid rise a	partment		
Location			requiencies	1 Bedroom, 1.8 spaces (9 Units)	16 Spaces*	Proposed 0 Spaces apartment 16 Spaces 32 Spaces None 48 Spaces treet loading spaces result in the l	Conforming	
Max. horizontal sign dimension	≤width of the display window			2 Bedrooms, 2.0 spaces (16 Units) 3 Bedrooms, 2.1 spaces	32 Spaces None		Conforming Not Applicable	
Secondary wall-mounted	signs - Ground-flo	or business uses	having a side or rear public entrance	Total Required	48 Spaces	48 Spaces	Conforming	
	frontin	g on a parking lo	t	Notes:				
Max. number per ground-floor bus iness	1							
Location	Centered above the secondary public entrance			* § 112-101 Fractional spaces required. When units of measurement determining the number of required space, such fraction shall be disregarded.	off-street parking and off-str	reet loading spaces result in t	the requirement of a fraction	
Max. height from ground level to the uppermost portion of the sign	≤ height of the sill or bottom of any second- story window or 16 feet, whichever is less	ē	Proposed sign(s) will comply with zoning requirements	** § 112-105 Parking in HBD District. B. Parking location. (2) Parking for commercial and other nonresidential uses shall be prov (a) Providing the required spaces on site.	off-street parking and off-street loading spaces result in the requirement of a fra			
Min. height from ground level to the lowermost portion of the sign	≥o reet			(b) Providing the required spaces on other properties within 1,500				
Max. area Max. horizontal sign dimension Max. vertical sign dimension	9 sf 5 feet 3 feet			(c) For every space not provided by alternatives in Subsection B(2)(dedicated by the Township for the purpose of constructing on-stree			· ·	
max. vertical sign difficultion	J reet				Company of the second second	Charles and the second second	and the second s	

PROPOSED SIGNAGE

PROTECT	YOURSELF
A PHC	ONE CALL

Freestanding signs. Not permitted

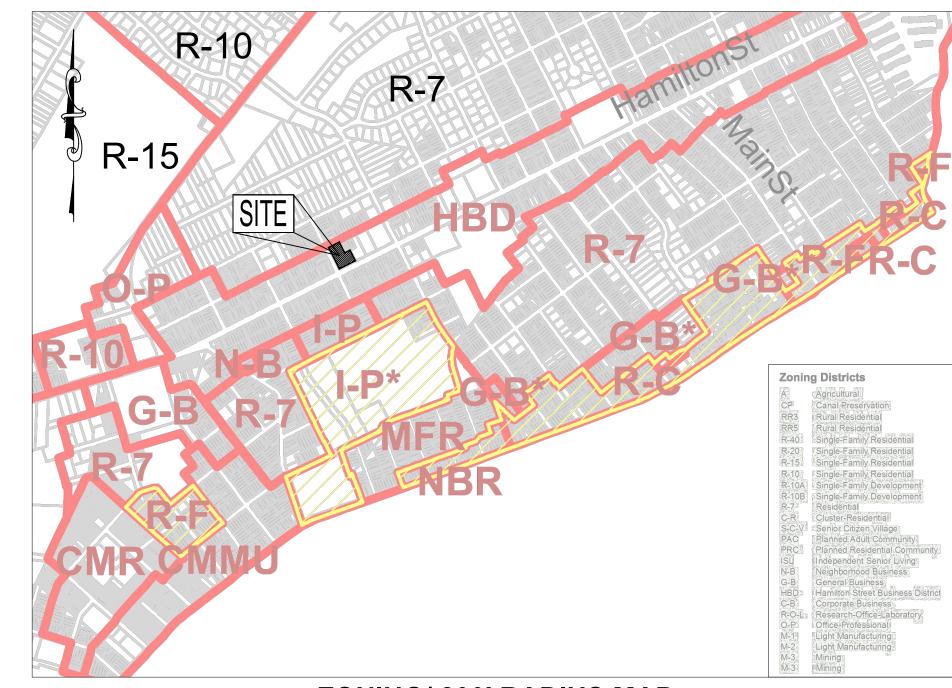


DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

OWNER / APPLICANT:

789 HAMILTON, LLC 15 STOCKTON ROAD KENDALL PARK, NJ 08824

789 HAMILTON STREET **TAX LOTS 6-15, BLOCK 225** TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NEW JERSEY



ZONING/200' RADIUS MAP

SCALE: ±1"=800'

	LOCK 225 TOWNSHIP	OI I KANKLIN - SOMEI		
Regulation	General	Existing	Proposed	Comment
	Requirements	Lots 6-15	Lots 6-15	
Principal Uses	Retail, Mixed-Use Building*, Restaurants*, Professional Offices*, Single Family Dwellings**	Single Family Dwelling	Mixed-Use Building	Conforming
Min. Lot Area***	10,000 sf	25,000 sf	25,000 sf	Conforming
Min. Lot Frontage	100 ft.	100 ft.	100 ft.	Conforming
Min. Front Yard (Principal) Front Yard Lines That Meet Hamilton Street ROW (Hamilton Street)	0 ft.***	20.88 ft.	0.00 ft.	Conforming
Min. Front Yard (Principal) Front Yard Lines Along Street ROW Intersecting Hamilton Street (Shevchenko Avenue)	0 ft.***	9.62 ft.	0.00 ft.	Conforming
Min. Front Yard (Principal) All Front Yard Lines That Meet Secondary Streets Parallel to Hamilton Street (Martin Street)	10 ft.****	52.45 ft.	10.00 ft.	Conforming
Max. Front Yard (Principal) Front Yard Lines That Meet the Hamilton Street and Intersecting Street ROW	10 ft.****	21.16 ft. (e)	0.00 ft.	Conforming
Min. One Side Yard (Principal)	Oft./5ft.****	24.38 ft.	5.00 ft.	Conforming
/lin. Two Sides Yard (Principal)	15 ft.	63.82 ft.	25.00 ft.	Conforming
Min. Rear (Principal)	20 ft.	N/A	N/A	Not Applicable
Min. Side Yard (Accessory)	5 ft.	8.15 ft.	N/A	Not Applicable
Min. Rear (Accessory)	5 ft.	N/A	N/A	Not Applicable
Min. Side Yard (Garden Shed)*****	3 ft.	5.30 ft.	N/A	Not Applicable
Min. Rear (Garden Shed)******	5 ft.	N/A	N/A	Not Applicable
Max. Building Height	2 1/2 Sty./40 ft.*****	1 1/2 Sty./≤40 ft.	3 Sty <i>J</i> ≤40 ft.	Conforming
Max. Lot Coverage (Building Coverage)	50%	10.02%	61.99% (V)	Variance is Required
Max. Impervious Coverage 30%	85%	17.48%	94.78% (V)	Variance is Required
Max. Floor Area Ratio	-	-	•	

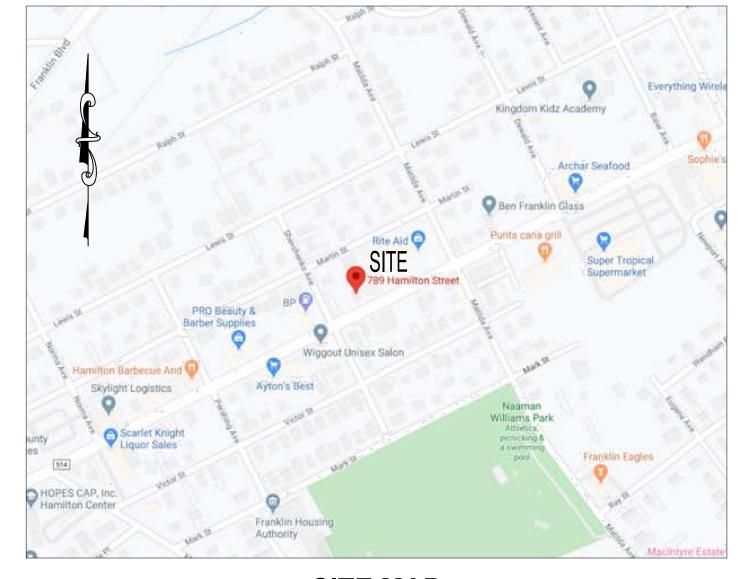
Only for lots not fronting on Hamilton Street. *** Every lot created for one- or two-family use shall be capable of containing an "effective square" as indicated in § 112-33.4 for

**** Minimum front building setback shall be as follows: (a) Zero feet from front yard lines that meet the Hamilton Street right-of-way, provided that adequate sight lines are maintained at all intersections per Institute of Transportation (b) Zero feet from front yard lines along street rights-of-way intersecting Hamilton Street, provided adequate sight lines are maintained at all intersections per ITE standards; (c) Ten feet from all front yard lines that meet secondary streets parallel to Hamilton Street, provided adequate sight lines are maintained at all intersections per ITE standards. (d) Maximum front yard setback shall be 10 feet from front yard lines that meet the Hamilton Street and intersecting street rights-of-way.

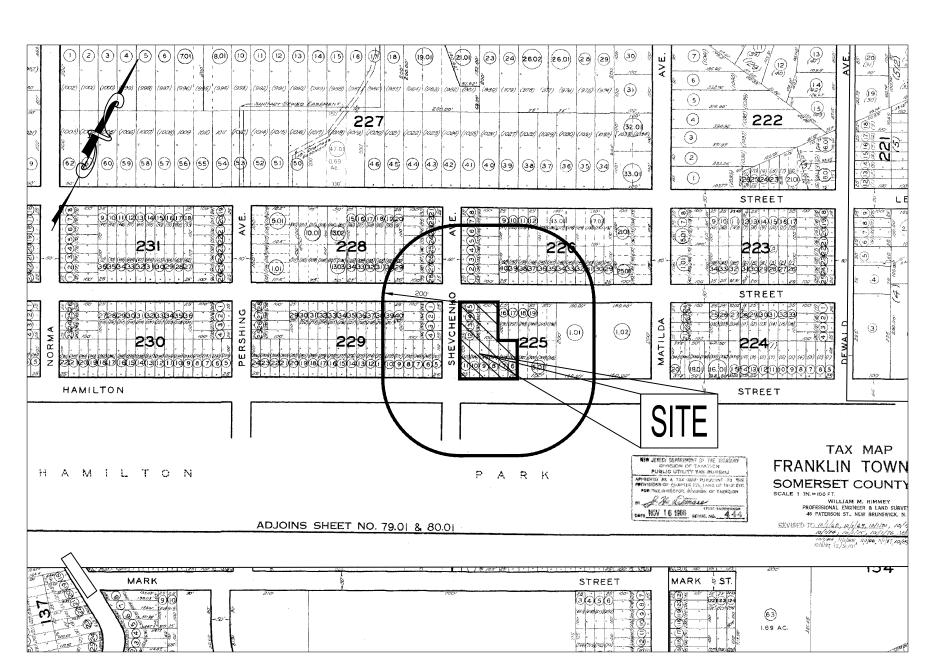
***** The side yard setback may be reduced to zero feet along any portion of a side lot line where a building on an adjacent lot is built at a zero-foot setback to the same side lot line. In such an instance, either the minimum five-foot minimum side setback or the reduction to zero feet shall be permitted. ****** Maximum permitted building height shall be increased to 3 stories and 40 feet, provided all residential units contain no more than 2 bedrooms and no less than 1/3 of the residential units contain no more than 1 bedroom. Maximum permitted building height shall be increased to 4 stories and 50 feet, provided all residential units contain no more than 2 bedrooms; no less than 1/3 of the residential units contain no more than 1 bedroom; the development site is at least 40,000 square feet in size; and the development site has a lot

frontage and lot depth each equal to at least 200 feet. (e) Pre-existing Nonconformity N/A - Denotes Not Applicable (V) Variance is Required NA - Denotes Not Available

LOTS 6-15, BLOCK 225 - 789 HAMILTON STREET - TOWNSHIP OF FRANKLIN
Regulation Required Prop
112-102
J. HBD: No parking shall be located in any required setback
Prop
Parking located



SITE MAP



200' TAX MAP SCALE: 1"= ± 250"

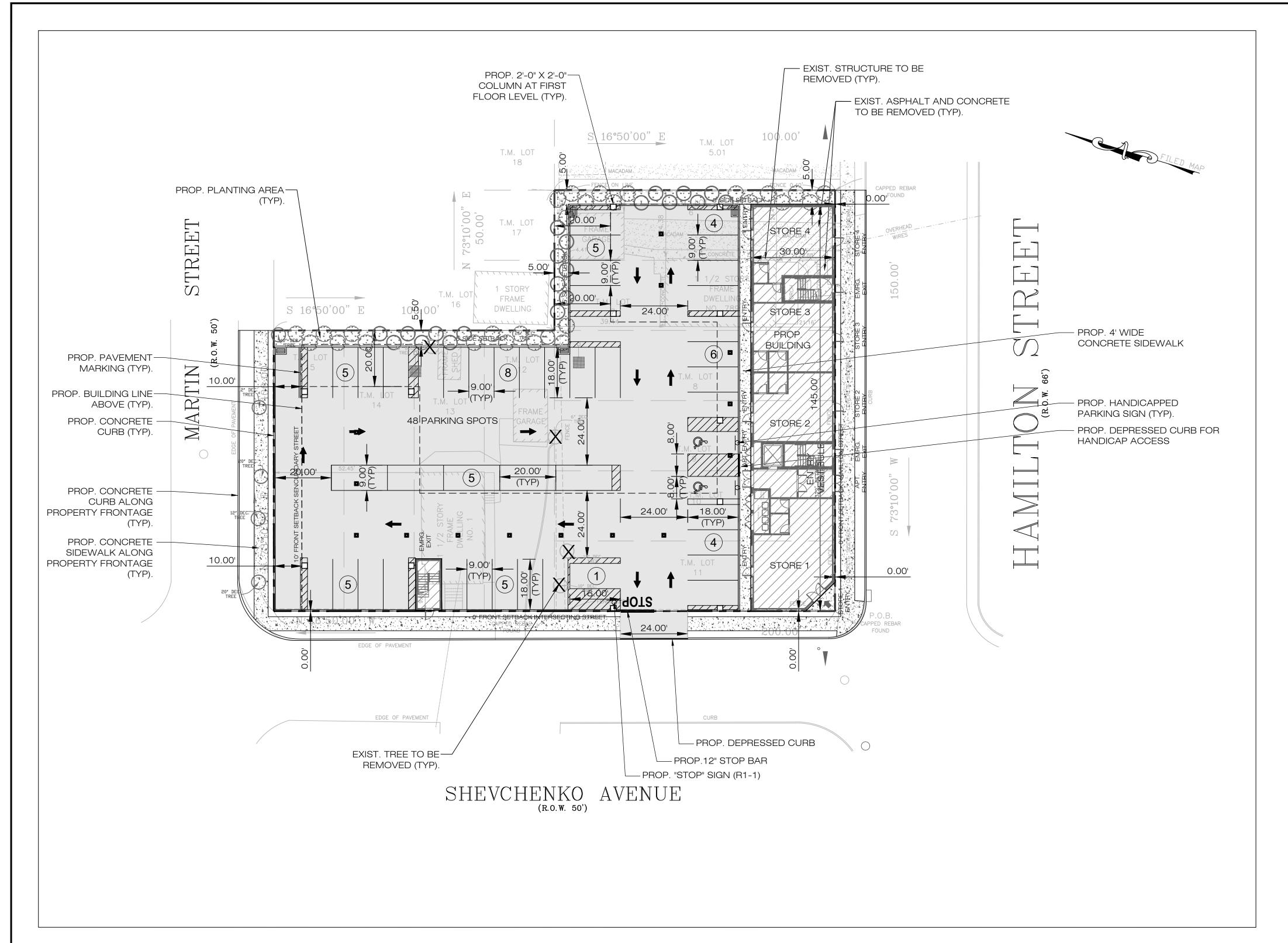
APPROVED BY ZONING BOARD OF ADJUST	MENT - TOWNSHIP OF FRANKLIN
BOARD SECRETARY:	DATE:
BOARD CHAIRMAN:	DATE:
BOARD ENGINEER:	DATE:

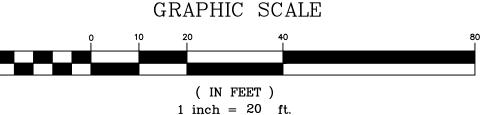
SHEET	INDEX OF DRAWINGS	ISSUED	REVISED	Ľ
1	COVER SHEET	07/27/20	N/A	
2	SITE DEVELOPMENT PLAN	07/27/20	10/27/20	┢
3	GRADING PLAN	07/27/20	N/A	1
4	UTILITY PLAN	07/27/20	N/A	ı
5	LIGHTING AND LANDSCAPE PLAN	07/27/20	10/27/20	
6	TRAFFIC CIRCULATION PLAN	07/27/20	N/A	
7	CONSTRUCTION DETAILS	07/27/20	N/A	1
8	CONSTRUCTION DETAILS	07/27/20	N/A	
9	CONSTRUCTION DETAILS	07/27/20	N/A	ı
10	CONSTRUCTION DETAILS	07/27/20	N/A	1
11	SOIL EROSION AND SEDIMENT CONTROL PLAN	07/27/20	N/A	1
12	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	07/27/20	N/A	ı
				1
				1

	APPROVED BY AK NO. REVISIONS DATE: BATE. NO. BATE: BY:	77/20 VTE	DATE: 03/25/20 DESIGNED BY AK DATE: 03/25/20			
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20-0203

JOB NUMBER: SCALE: AS SHOWN C-01





GENERAL NOTES:

- PARCEL IS KNOWN AS TAX LOTS 6-15, IN BLOCK 225 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF FRANKLIN.
- 2. AREA OF PARCEL = 25,000 S.F. OR 0.57 ACRES.
- 3. PARCEL IS LOCATED ENTIRELY IN THE HBD (HAMILTON STREET BUSINESS) DISTRICT AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF FRANKLIN.
- 4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
- 5. THIS IS A SITE DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- 6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- 7. ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY KTJ ASSOCIATES, LLC OF NESHANIC STATION NJ, DATED 01/27/19.
- 8. PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY AMRARCH DESIGN STUDIO. OF SOMERVILLE, NJ, DATED 06/19/20 AND REVISED 07/15/20, RECEIVED AS DIGITAL FILE
- 9. UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- 10. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSING LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
- 11. ALL SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 18 INCHES BELOW POTABLE WATER LINES AND IN SEPARATE TRENCHES.
- 12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. DESIGN AND INSTALLATION OF WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- 13. WATER AND GAS SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE. UTILITY CONNECTIONS SHALL COMPLY WITH THE COUNTY/MUNICIPAL ROAD OPENING PERMIT REQUIREMENTS.
- 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN OUTS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- 15. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- 16. LOCATION OF PROPOSED ROOF DRAINS ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION. ALL PROPOSED ROOF LEADERS TO BE DISCHARGED AWAY FROM THE FOUNDATION AND ADJACENT PROPERTIES.
- 17. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR
- 18. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
- 19. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
- NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", A CURRENTLY AMENDED.
- CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND
- REQUIREMENTS.

 "RESIDENTIAL SITE IMPROVEMENT STANDARDS", N.J. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS
- CURRENTLY AMENDED.

 STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
- 20. CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE", AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE".
- 21. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
- 22. THE EXISTING BUILDING, DRIVEWAY, AND OTHER STRUCTURES TO BE RAZED AND MATERIALS SHOULD BE REMOVED FROM SITE AND PROPERLY DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 23. ALL PROPOSED TRAFFIC CONTROL SIGNS AND STRIPING SHALL CONFORM IN FACE DESIGN AND CONSTRUCTION TO THE SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), U.S.D.O.T., FEDERAL HIGHWAY ADMINISTRATION. SPECIFICALLY, REGULATORY & WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH DIAMOND GRADE REFLECTIVE SHEETING, SERIES 4000 TYPE XI DESIGNATION PER ASTM.
- 24. ALL PROPOSED CURB RAMPS, SIDEWALKS, WARNING SURFACES, SIGNING, STRIPING, CROSSWALKS AND HANDICAP PARKING SPACES SHALL BE IN COMPLIANCE WITH THE LATEST AMERICANS WITH DISABILITIES ACT (ADA).
- 25. ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
- 26. TOP SOILING & SEEDING WILL BE PLACED IN THE AREAS DISTURBED DURING CONSTRUCTION AND / OR AS DIRECTED BY THE ENGINEER.
- 27. ALL ROOFTOP EQUIPMENT SHALL BE ARCHITECTURALLY SCREENED. EQUIPMENT SHALL NO BE VISIBLE FROM HAMILTON STREET AND SHEVCHENKO AVENUE OR THE ADJACENT RESIDENCES.
- 28. AN AS-BUILT PLAN PREPARED BY A LICENSED LAND SURVEYOR IS TO BE SUBMITTED TO THE TOWNSHIP PRIOR TO ANY CERTIFICATE OF OCCUPANCY INSPECTION OR THE RELEASE OF PERFORMANCE BONDS.
- 29. NO SOIL CAN BE IMPORTED TO OR REMOVED FROM THE SITE UNTIL A SOIL IMPORTATION OR EXPORTATION PERMIT HAS BEEN OBTAINED FROM THE TOWNSHIP AS REQUIRED BY THE ORDINANCE. SOIL SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE ORDINANCE.

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803	DATE: 10/27/20	© 202 the ori	© 2020, AWZ Engineering, Inc. All Rights Reserved. The copying or reuse of this document, or portions thereof, for other then the original project, or purpose originally intended, without the written permission of AWZ Engineering, Inc., is strictly prohibited.	portions there ineering, Inc.,	of, for other is strictly pr	r then ohibited.

10,27/20

Harm A. Man 10,27/20

ICENSE NO. 39812 P.A. LICENSE NO. 45052E

ICENSE NO. 086435 M.D. LICENSE NO. 41803

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MILTON STREET
SHIP OF FRANKLIN
COUNTY, NEW JERSEY

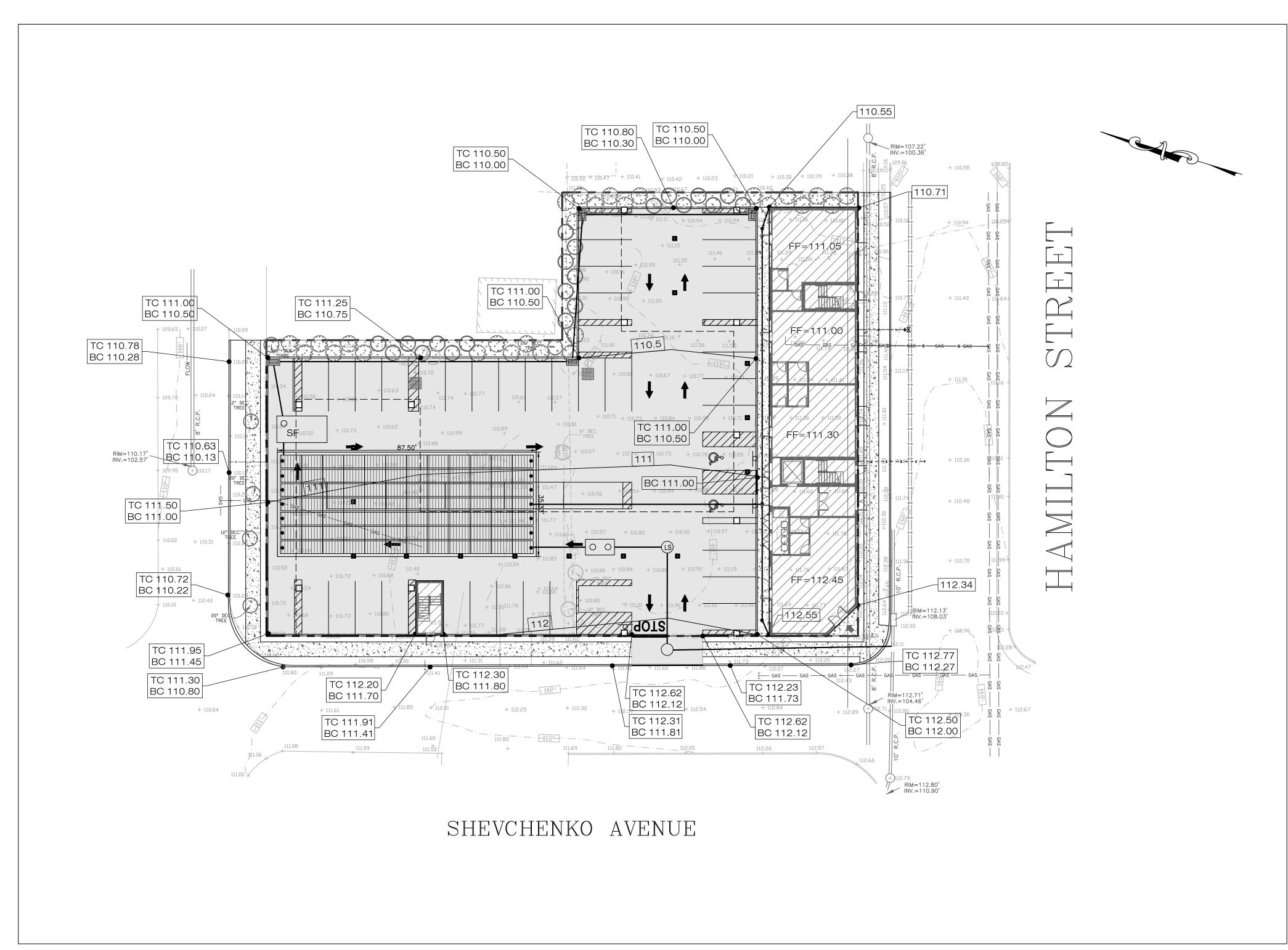
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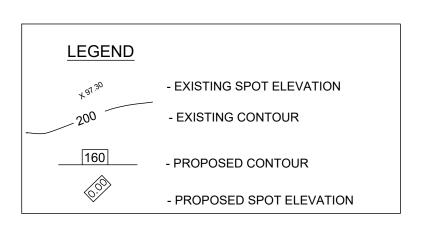
JOB NUMBER: 20-0203

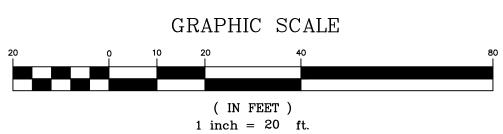
SCALE: AS SHOWN

C-02

SHEET 2 OF 10







GRADING NOTES

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH HEREIN.
- 2. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS. PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. THE MATERIAL FROM DEMOLITION SHALL NOT BE USED AS FILL MATERIAL.
- 3. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SOLELY AT THE CONTRACTOR'S OWN RISK.
- 4. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED.
- 5. SUB-BASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIAL. SHOULD SUB-BASE BE DEEMED UNSUITABLE, SUB-BASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- 6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FINISHED GRADES AT THE BUILDING EXTERIOR WITH THE ARCHITECT. ANY DISCREPANCIES WITH THE GRADING PLAN SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING PRIOR TO PLACEMENT OF FILL.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- 9. CONSTRUCTION EQUIPMENT ENTRANCE AND/OR STORAGE OF MATERIAL, SUPPLIES OR STOCKPILING WITHIN THE FOOTPRINT OF THE PROPOSED STORMWATER INFILTRATION SYSTEM IS PROHIBITED.

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07/27/20	© 2020, AWZ Engineering, Inc. All Rights Reserved. The copying or reuse of this document, or portions thereof, for other then the original project, or purpose originally intended, without the written permission of AWZ Engineering, Inc., is strictly prohibited.	portions there neering, Inc.,	of, for other is strictly pr	r then ohibited.

MACA 10/27/20 DATE:

DATE 03/25/20

APPROVED BY

APPROVED BY

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APPROVED BY

AR

NAM.D. LICENSE NO. 45052E

M.D. LICENSE NO. 41803

ADNAN A. KHAN, P.E.
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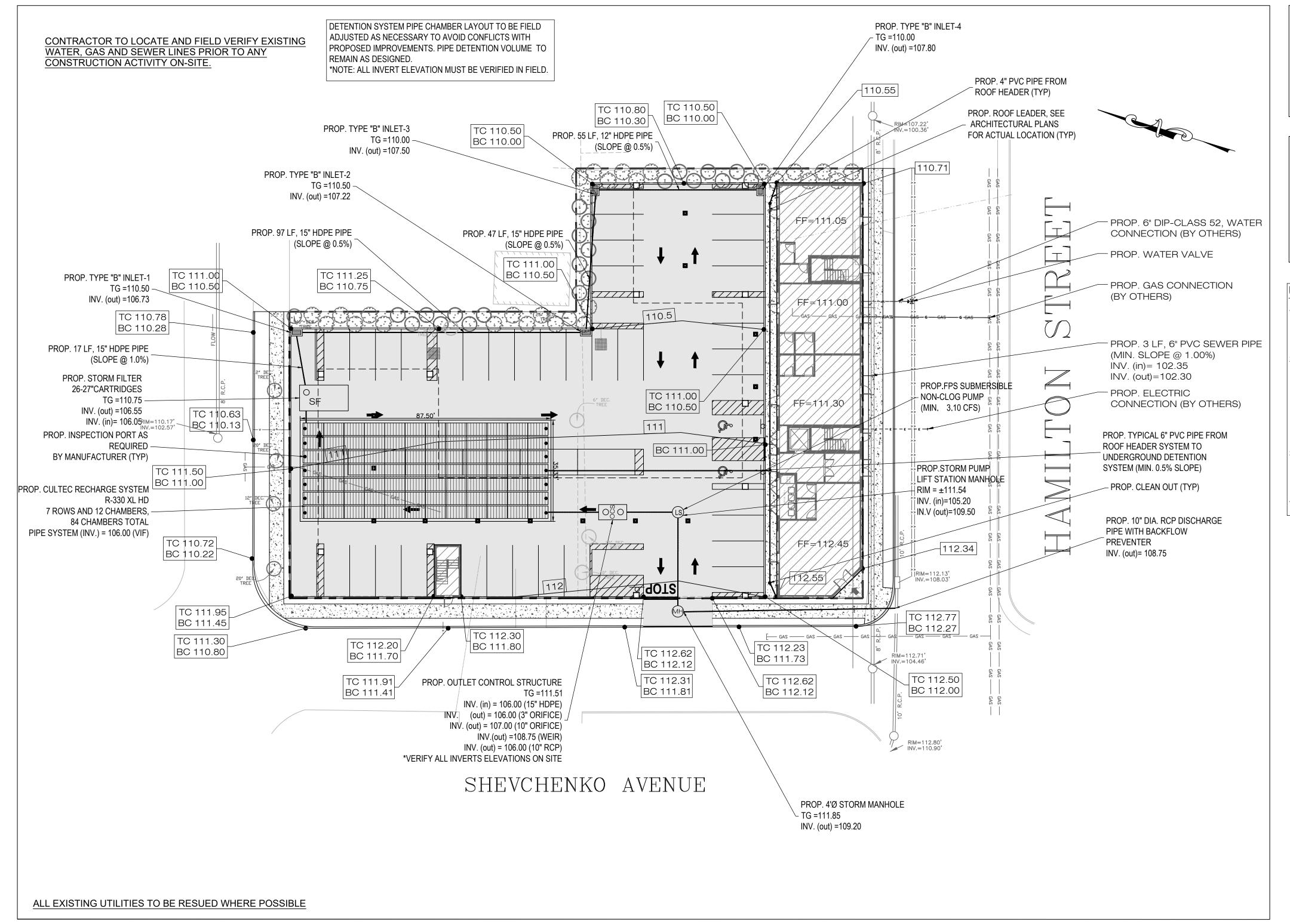
BLOCK 225 ILTON STREET P OF FRANKLIN

AX LOTS 6-15 789 HAMILTON TOWNSHIP OF FI

JOB NUMBER: 20-0203

SCALE: AS SHOWN

C-03
SHEET 3 OF 10



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING SPOT ELEVATION

- PROPOSED SPOT ELEVATION

- EXISTING CONTOUR

- PROPOSED CONTOUR

SEWER DEMAND WORKSHEET:

AS PER N.J.A.C. 7:14A-23.3 (a) - PROJECTED FLOW CRITERIA FOR THE PROPOSED USE IS AS FOLLOWS:

STORES & SHOPPING CENTERS = 0.10 GALLONS PER DAY PER SQUARE FOOT = 0.10 x 2,728 = 272.8 GPD ONE-BEDROOM UNIT = 150 GALLONS PER DAY PER UNIT = 150 x 9 = 1,350 GPD TWO-BEDROOM UNIT = 225 GALLONS PER DAY PER UNIT = 225 x 16 = 3,600 GPD

TOTAL PROJECTED SEWER FLOW = 5,222.8 GPD

WATER DEMAND WORKSHEET:

PER N.J.A.C. 7:10-12.6 & N.J.A.C 5:21, TABLE 5.1, FOR PROPOSED USE, THE WATER DEMAND IS AS FOLLOWS:

STORES & OFFICE BUILDINGS = 0.125 GALLONS PER DAY PER SQUARE FOOT = 0.125 x 2,728 = 341 GPD ONE-BEDROOM UNIT = 120 GALLONS PER DAY PER UNIT = 120 x 9 = 1,080 GPD TWO-BEDROOM UNIT = 175 GALLONS PER DAY PER UNIT = 175 x 16 = 2,800 GPD

TOTAL PROJECTED WATER DEMAND = 4,221 GPD

UTILITY NOTES

Pervious

Impervious

Lot Coverage

Building Coverage

- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS/ OR ORDINANCES OF FRANKLIN TOWNSHIP, NJDEP, AWWA AND ALL APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.
- THE MINIMUM CLEARANCES BETWEEN WATER MAINS AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE STATE STANDARDS, i.e. MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND SANITARY SEWER IN PARALLEL SHALL BE 10 FT, MINIMUM VERTICAL CLEARANCE BETWEEN PIPE CROSSING SHALL BE 18 INCHES WITH THE SANITARY BELOW THE WATER LINE. IF SUCH VERTICAL CLEARANCE CANNOT BE PROVIDED, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE 10 FT. FROM EACH SIDE OF THE CROSSING OR A TOTAL OF 20 FT.
- 3. WATER MAINS CROSSING STORM SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN 18 INCHES, PIER SUPPORTS FOR THE STORM LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY.
- THE MINIMUM DEPTH OF COVER FOR THE WATER MAIN SHALL BE 4 FT. FROM THE TOP OF THE PIPE TO THE FINISHED GRADE.

Block 225, Lots 6-:	15	
DESCRIPTION	EXISTING	PROPOSED
Lot Area	25,000.00	25,000.00
1 1/2 Story Frame Lot 13	885.98	0.00
Frame Shed Lot 13	97.83	0.00
Frame Garage Lot 12	229.38	0.00
1 1/2 Story Frame Lot 7	957.25	0.00
Frame Garage Lot 6	334.53	0.00
Proposed Building (First Floor)	0.00	4,467.36
Proposed Building (Second Floor)	0.00	15,498.01
in the computation of building coverage)	2,504.97	15,498.01
Conc. Porch	173.34	0.00
Conc. Drive, Landing and Walk	894.52	0.00
Conc. Sidewalk	0.00	633.77
Columns	0.00	48.00
Conc. Curb	24.28	289.33
Total Concrete	1,092.14	971.10
	771.67	18,255.93
Pavement		
Pavement Green Area/Dirt	20,631.22	1,305.61

20,631.22

4,368.78

17.48

10.02

23,694.39

94.78

61.99

ADNAN.

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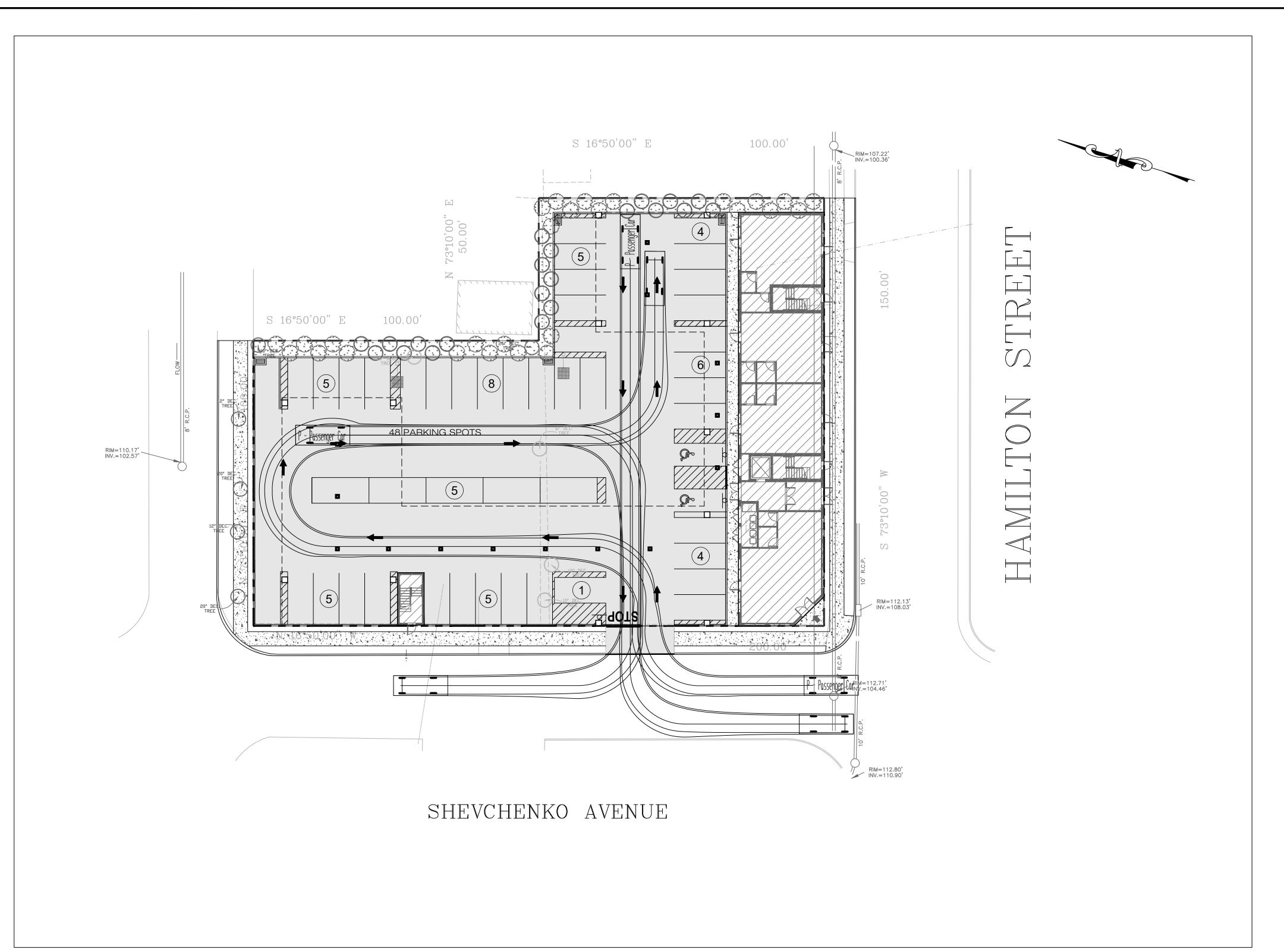
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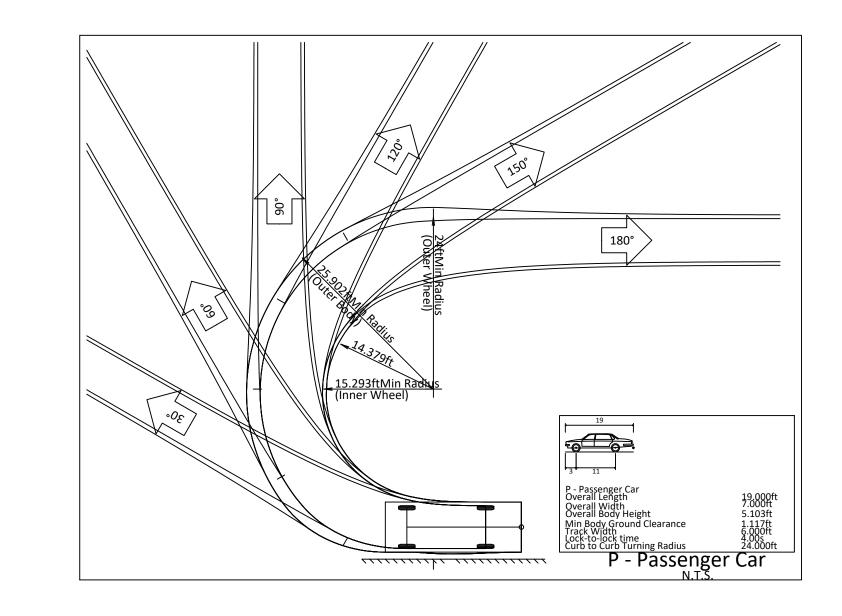
JOB NUMBER: 20-0203

SCALE: AS SHOWN

C-04

SHEET 4 OF 10





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FS 6-15
789 HAMILTON STREET
TOWNSHIP OF FRANKLIN
IERSET COUNTY, NEW JERSEY

JOB NUMBER: 20-0203

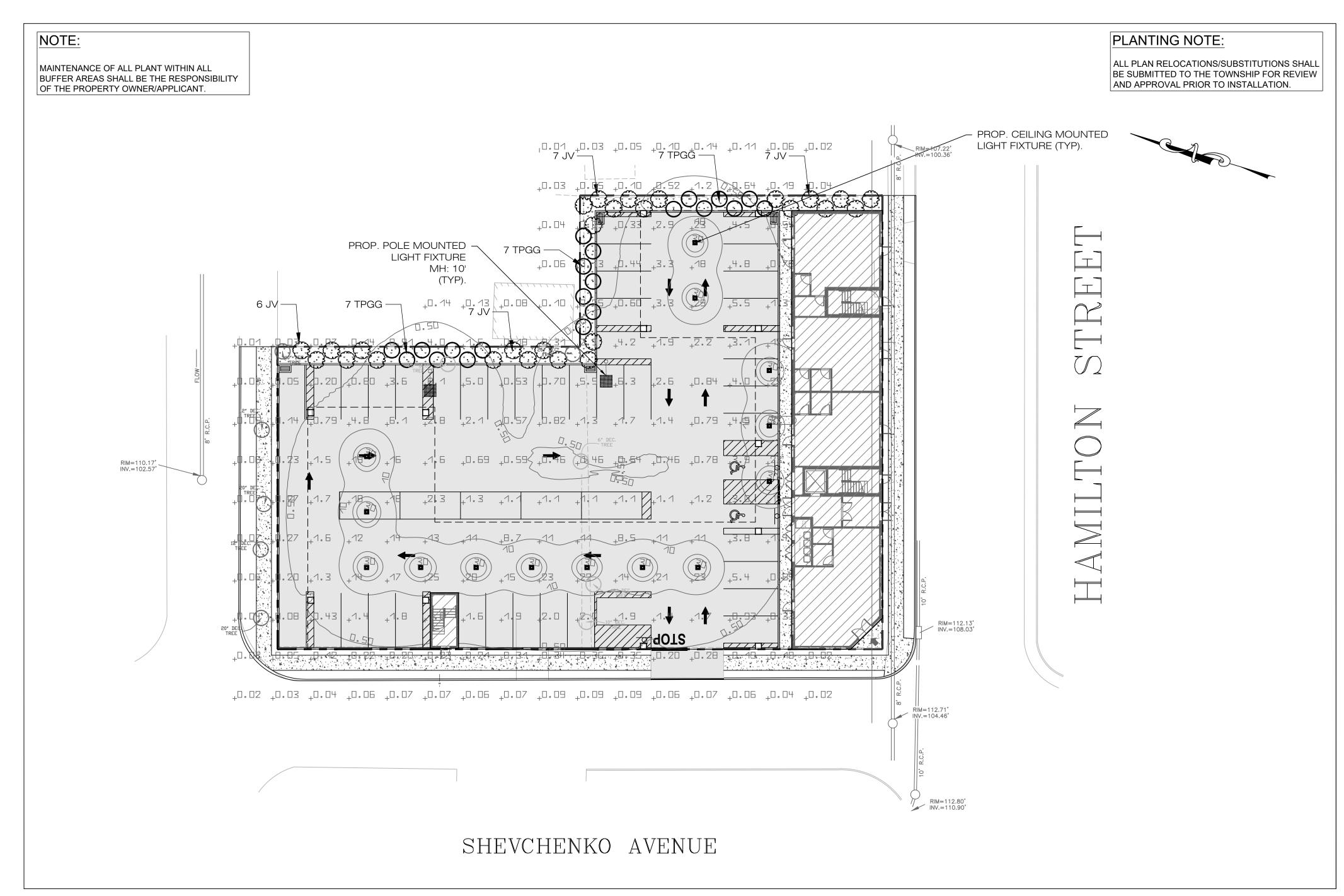
20-0203 SCALE: AS SHOWN

C-05
SHEET 5 OF 10

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LIGHTING NOTES:

- 1. LIGHT POLE MOUNTING HEIGHT FOR THE PROPOSED FIXTURES IS 10 FEET FROM PROPOSED FINISH GRADE.
- THE LED LIGHTING THROUGHOUT THE SITE SHOULD BE DIRECTED DOWNWARD ONLY.
- 3. ALL LIGHT FIXTURES SHALL BE SHIELD TO AVOID ANY SPILLAGE ONTO ADJOINING PROPERTIES.
- 4. LIGHT FIXTURES LOCATIONS TO BE VERIFIED IN FIELD.
- LIGHT POLE FOUNDATION BASE SHALL BE AT MINIMUM 30" IN HEIGHT.

	Luminaire parts list									
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity		
1	Cree Inc	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 122W, 4000K	BXCCAxA08-Ux7 CPY250-A-xx-F-A-U L-xx-40K	1x72 type XTE AWT LEDs on white square PCB. 4000K color temperature.	8239 lm	0.95	81.4 W	14		
2 □─	Cree Inc	CONFIGURED FROM Cree XSP		1xCONFIGURED FROM Five type MDA LEDs	5329 lm	0.95	53 W	2		

[#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
	1	Calculation surface 1	Perpendicular illuminance (Adaptive)	0.00 fc	37.35 fc	3.4 fc	/	/

GRAPHIC SCALE 20 0 10 20 40 80 (IN FEET) 1 inch = 20 ft.

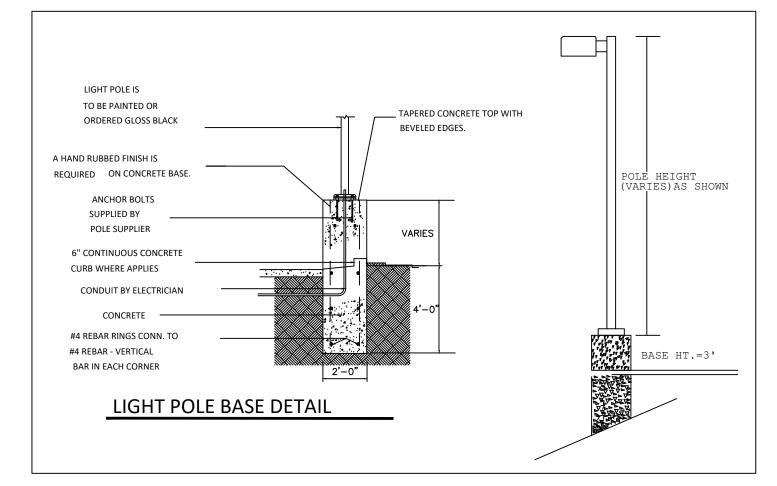
TREE REPLACEMENT SCHEDULE (Sec.222-5.1) BLOCK 225 - 789 HAMILTON STREET TOWNSHIP OF FRANKLIN

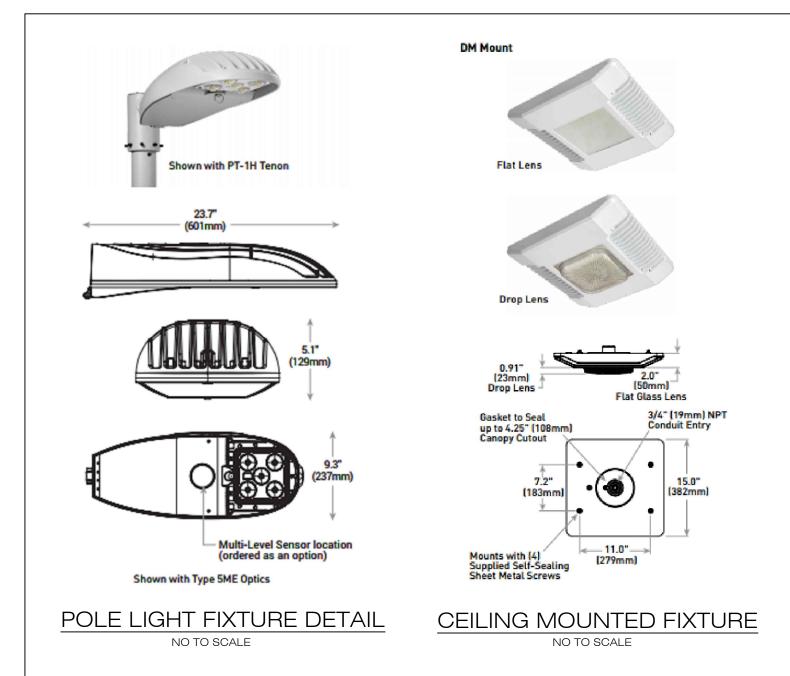
TOWNSHIP OF FRANKLIN						
	Required	Removed	Required Tree			
Regulation	Replacement Trees	Lots 6-15	Replacement			
Existing Tree Removed			Number of Replacement Trees (Min. Size 2.5" Caliper)			
Less than 16" *	75% (3)	3	3			
Less than 21"	4	1	4			
TOTAL		4	7			

* Deres nte me

* Percentage of Trees Removed from Entire Development (60% to 79%) - Percentage of Trees to be Replaced (60%).

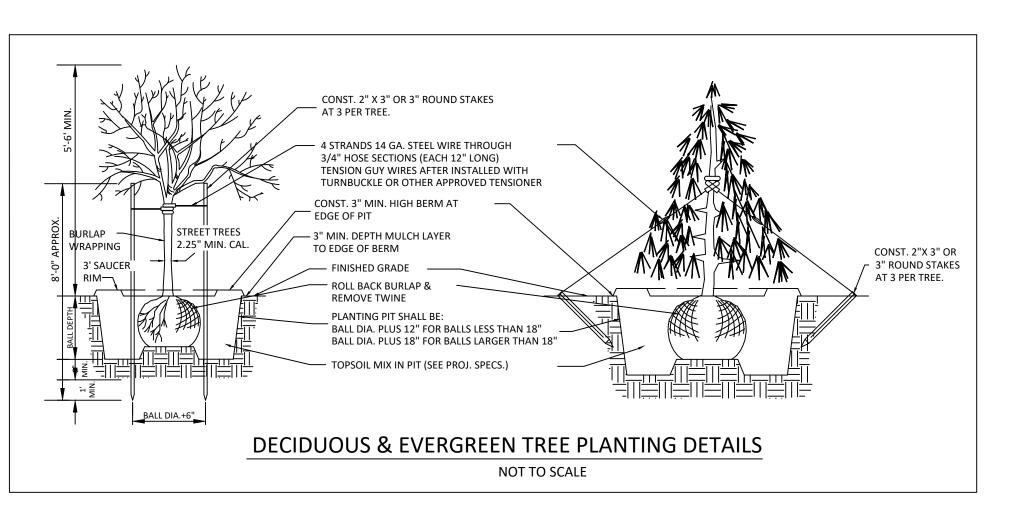
Approximately 48, 3" -4" caliper replacement trees are proposed for the site.





PROPOSED PLANTING SCHEDULE

<u>KEY</u>	QTY SYMBOL	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>REMARKS</u>
EVERGRE	EN TREE(S)				
JV	27	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12-14'	B+B
TPGG TOTAL	$\frac{21}{48}$ \odot	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT 'ARBORVITAE'	12-14'	B+B
NOTE: 1. IF ANY D	DISCREPANCIES OCCUR	R BETWEEN AMOUNTS SHOWN IN THE PLAN	N AND THE PLANT LIST, THE PLAN SHALI	L DICTATE.	



THIS PLAN TO BE USED FOR LIGHTING & LANDSCAPING PURPOSE ONLY

	DRAWN BY					
C.M.E.	EC/LF					
`	DATE					
NEER	03/25/20					
	DESIGNED BY					l
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NSE NO. 41803	10/27/20	© 202 the or	© 2020, AWZ Engineering, Inc. All Rights Reserved. The copying or reuse of this document, or portions thereof, for other the original project, or purpose originally intended, without the written permission of AWZ Engineering, Inc., is strictly prob	or portions there	of, for other is strictly pro	유

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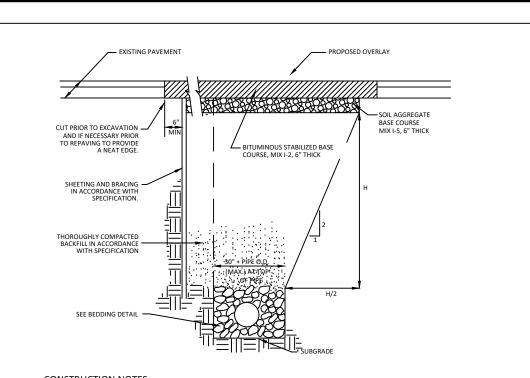
HAMILTON STREET
NSHIP OF FRANKLIN
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789 HAMILTON
TOWNSHIP OF I

JOB NUMBER: 20-0203

SCALE: AS SHOWN

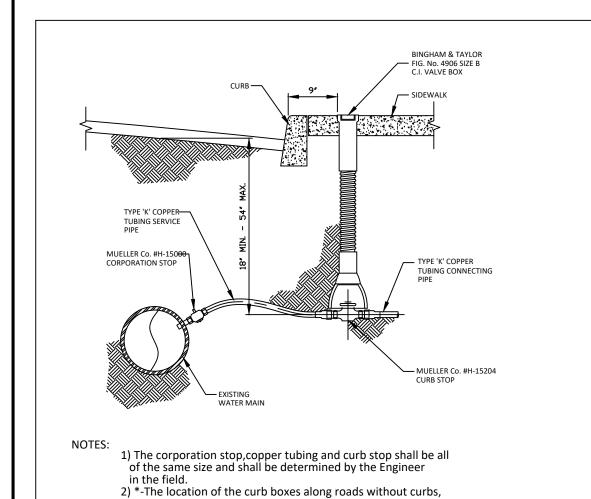
C-06
SHEET 6 OF 10



CONSTRUCTION NOTES:

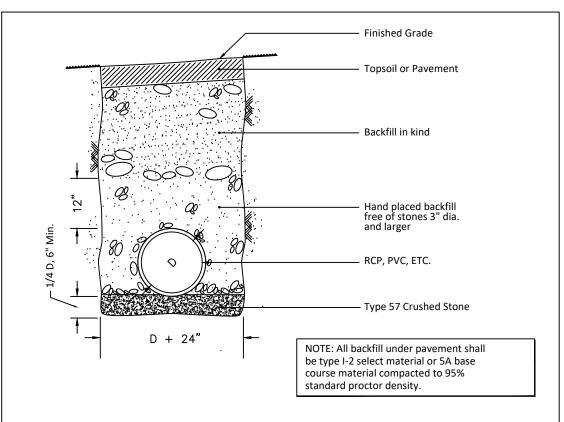
- AT MANHOLES BITUMINOUS STABILIZED BASE IS TO BE PLACED 6" BEYOND THE TRENCH LIMIT OR 6" BEYOND DAMAGED PAVEMENT BASE COURSE WHICHEVER IS GREATER.
- 3. ANY SUPERFICIAL SURFACE DAMAGE CAUSED BY THE CONTRACTOR OUTSIDE THE LIMIT SHOWN, SHALL BE REPAIRED. WHEN THE EXISTING PAVEMENT IS DAMAGED BEYOND THE LIMITS SHOWN THE CONTRACTOR SHALL REMOVE THE DAMAGED PAVEMENT AND REPLACE WITH 6" STABILIZED BASE AS SHOWN ABOVE.

TRENCH AND TEMPORARY PAVEMENT REPAIR NOT TO SCALE



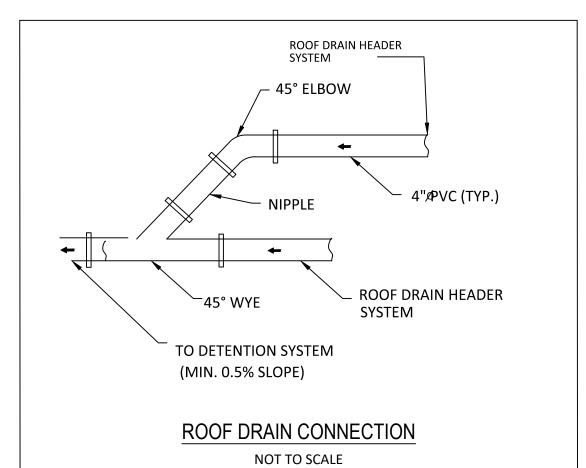
SERVICE CONNECTION SCHEMATIC

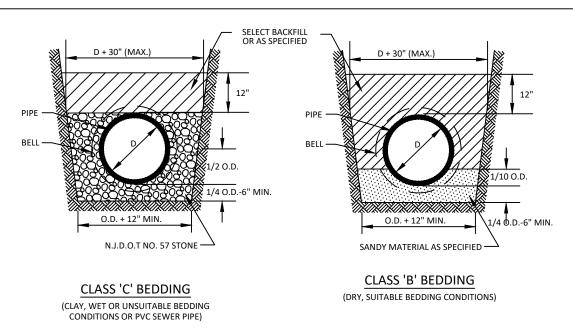
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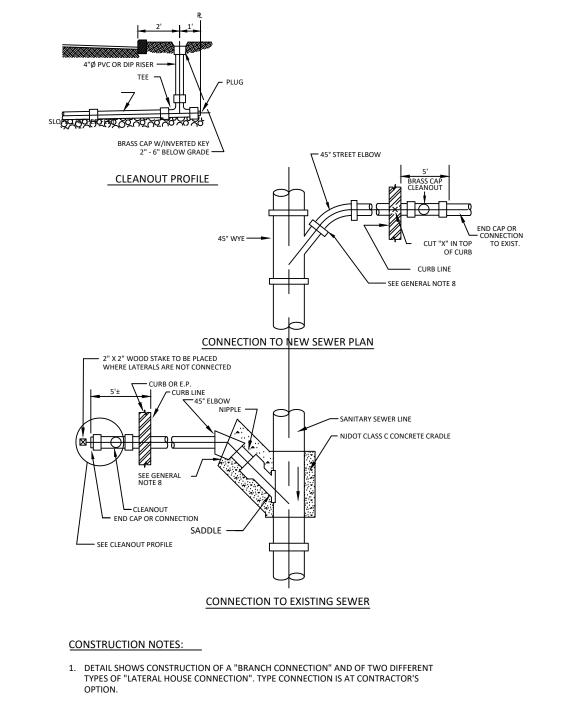
PIPE BEDDING AND BACKFILL DETAIL

NOT TO SCALE



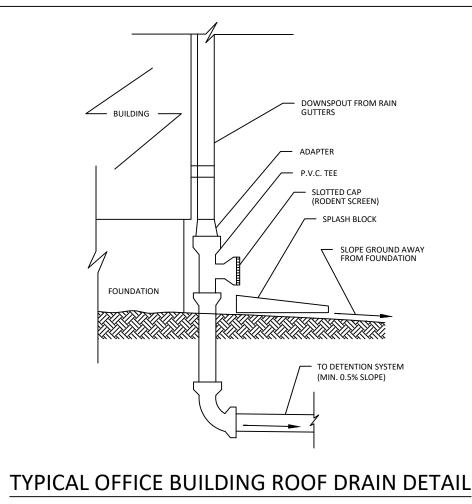


SANITARY SEWER PIPE BEDDING DETAIL NOT TO SCALE

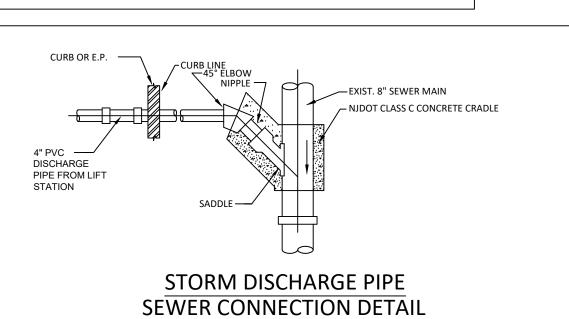


2. SIZE OF LATERAL AS SHOWN ON THE PLANS OR AS REQUIRED BY THE ENGINEERING DEPARTMENT

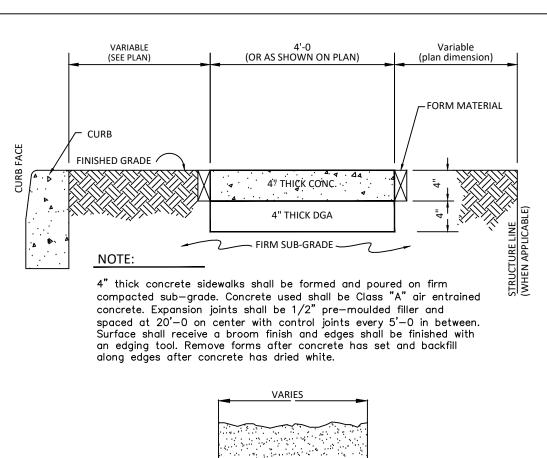
BRANCH AND LATERAL HOUSE CONNECTIONS NOT TO SCALE

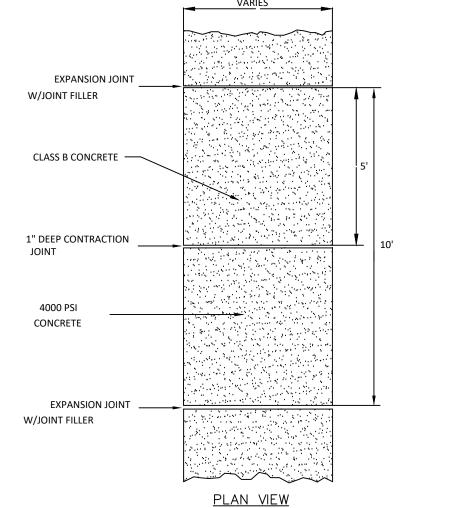


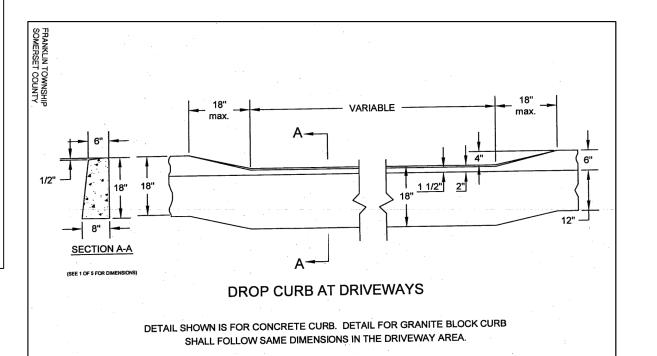
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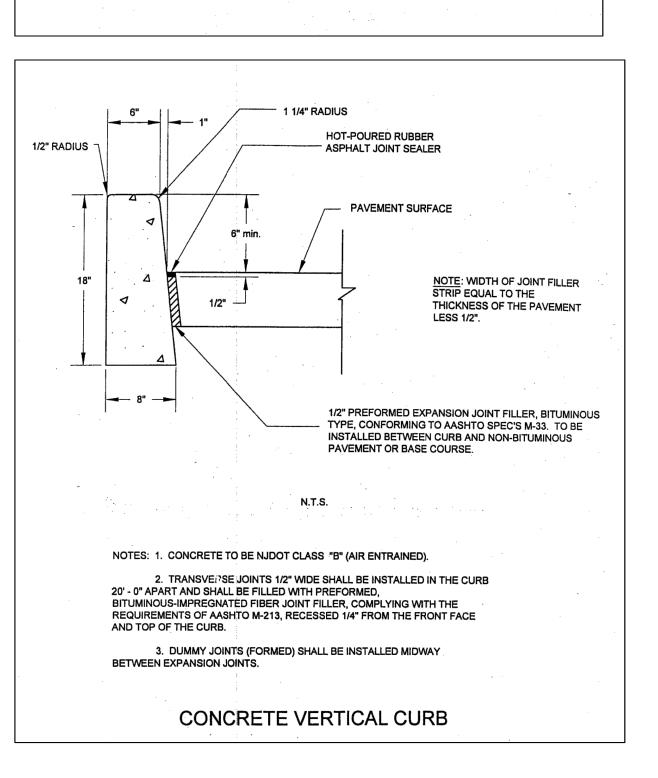


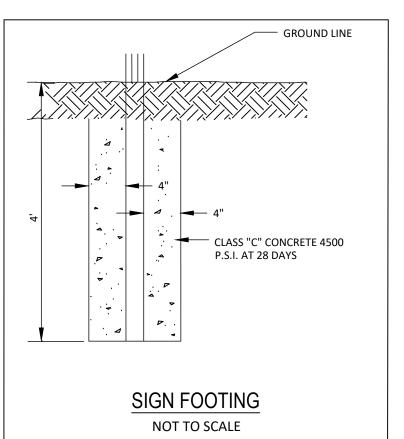


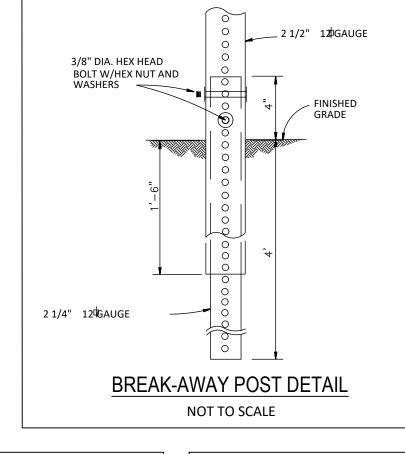


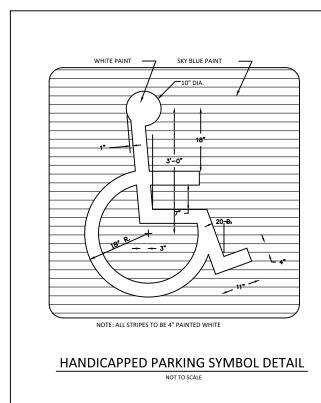
CONCRETE SIDEWALK DETAIL

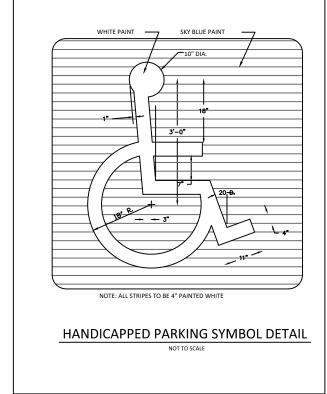
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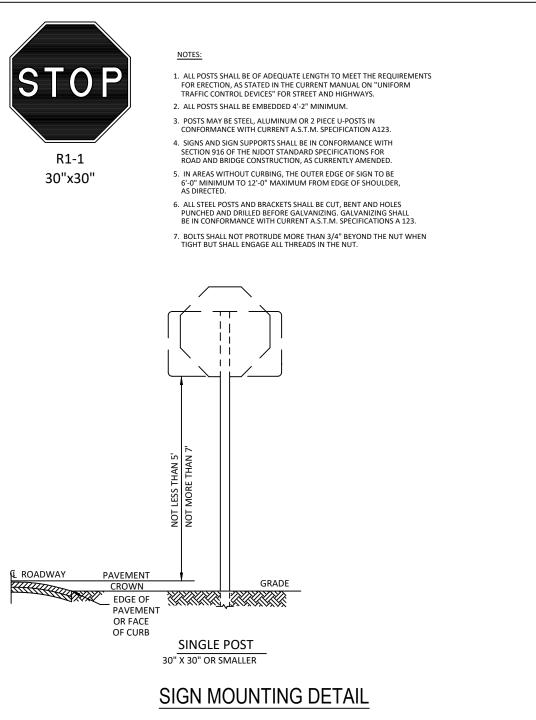










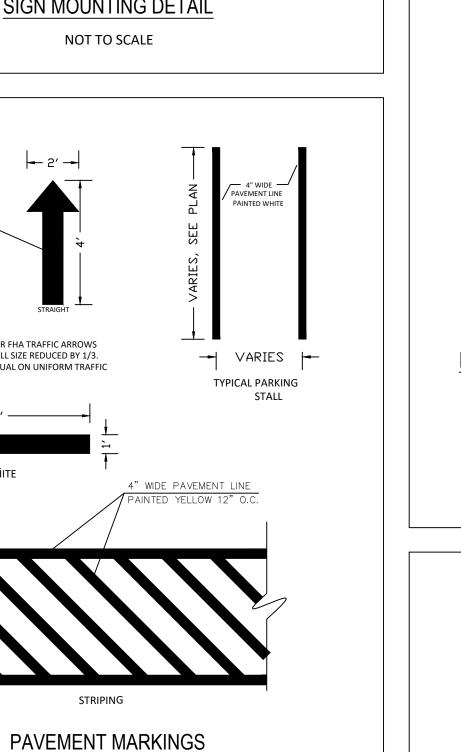


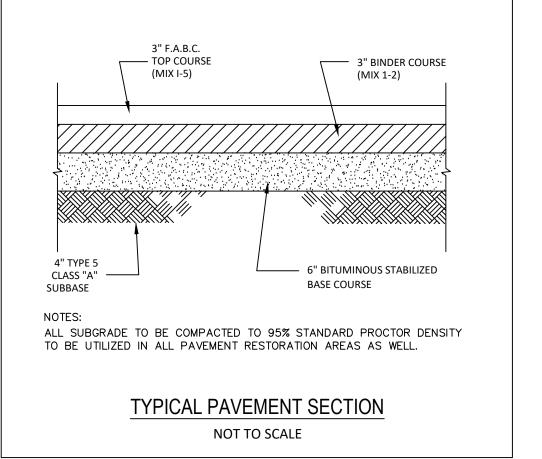
MAY BE USED WITH OVERALL SIZE REDUCED BY 1/3.

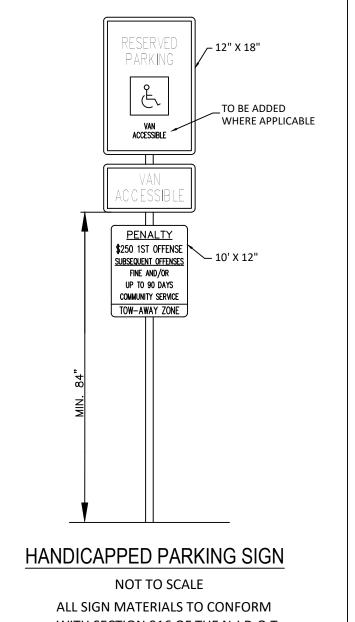
CONTROL DEVICES".

SEE PAGE 3B-40 FHA "MANUAL ON UNIFORM TRAFFIC

NOT TO SCALE

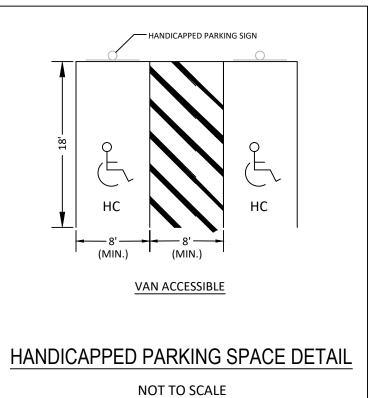






WITH SECTION 916 OF THE N.J.D.O.T. STANDARD SPECIFICATIONS FOR

ROAD AND BRIDGE CONSTRUCTION AND ASTM D1535

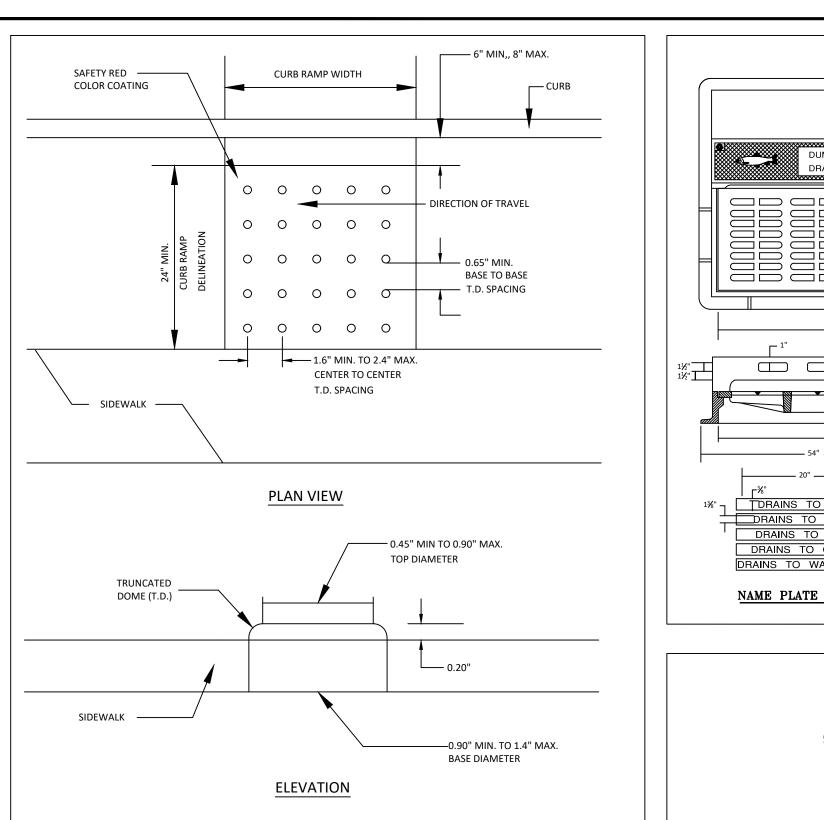


JOB NUMBER:

KHAN, SIONAL

20-0203 SCALE: AS SHOWN

C-07**SHEET 7 OF 10**



DETECTABLE WARNING SURFACE

AT SIDEWALK RAMPS DETAIL

NOT TO SCALE

DETECTABLE WARNING SURFACE APPLICATION INSTRUCTIONS

1. CLEAN MAT(S) WITH RUBBING ALCOHOL AND LET DRY. LAY MAT(S) FLAT, AWAY FROM THE ACTUAL FINAL PLACEMENT. (IF NECESSARY, BEND THEM SLIGHTLY TO MAKE THEM LIE FLAT.

2. CLEAN THE SURFACE USING A PRESSURE WASH OF AT LEAST 2.500 PSI, IF THERE IS GUM OR OTHER CONTAMINATS ON THE SURFACE. CLEAN WITH A WIRE BRUSH. ALTERNATIVELY, NEW CONCRETE WILL REQUIRE ONLY A CITRIC CLEANER APPLICATION. AGITATE WITH A DECK BRUSH, RINSE OFF THOROUGHLY AND DRY THOROUGHLY.

3. PLACE MAT(S) ONTO THE APPLICATION SURFACE.

4. MASK OFF AREA AROUND THE MAT(S) WITH A GOOD-QUALITY DUCT TAPE (THE DUCT TAPE BONDS BETTER TO THE CONCRETE THAN REGULAR MASKING TAPE.

5. REMOVE THE MAT(S) FROM THE WORKING AREA, REMEMBERING THE EXACT POSITION THEY WERE IN.

6. PLACE THE ADHESIVE IN THE CAULK GUN. CUT OFF $\frac{1}{4}$ " TO $\frac{1}{2}$ " OF THE PLASTIC TIP AND PIERCE THE INNER SEAL OF THE CAULK

7. SQUEEZE OUT A LARGE BEAD OF ADHESIVE ON THE HALF OF THE SURFACE.

8. USING A SERRATED TROWEL. SPREAD THE ADHESIVE TO COVER THE ENTIRE MASKED-OFF SURFACE (PAYING PARTICULAR ATTENTION TO MAKING SURE THAT THE PERIMETER OF THE AREA IS COVERED RIGHT UP TO THE DUCT-TAPPED EDGES). A 1-1/4 TUBE COVERS 4 SQUARE FEET.

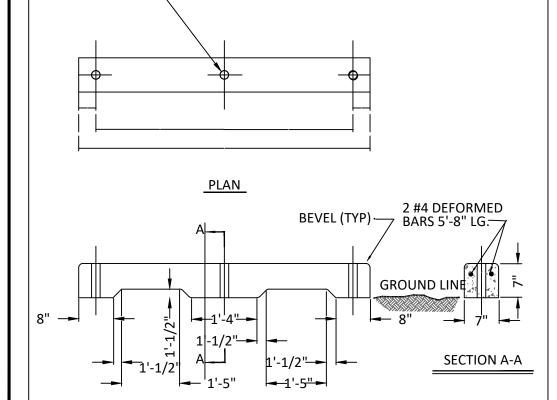
9. CAREFULLY PLACE THE MAT(S) BACK IN THEIR ORIGINAL POSITION ON THE SURFACE. MAKING SURE THAT THEY ARE NOT OVERLAPPING THE DUCT TAPE.

10. LAY A SMALL, FLAT BOARD (1 SQUARE FOOT OR SMALLER) ON THE TOP OF THE DOMES AND PRESS DOWN FIRMLY. MOVE THE BOARD AROUND. MAKING SURE THAT ALL AREAS OF EACH MAT HAVE BEEN PRESSED DOWN. USE THE END OF THE BOARD OR ANOTHER BOARD TO PRESS DOWN ALL AREAS IN BETWEEN THE DOMES. WORK FROM THE CENTER OUT AND PAY PARTICULAR ATTENTION TO PRESSING DOWN ALL AREAS AROUND THE OUTSIDE PERIMETER.

11. REMOVE ANY EXCESS ADHESIVE WITH A RAG WET WITH XYLENE. IF NEED BE, DURABAK CAN LATER BE USED FOR TOUCH-UP WITH A SMALL BRUSH.

12. LET ADHESIVE DRY FOR AT LEAST 6 HOURS BEFORE ALLOWING FOOT TRAFFIC.

3 HOLES @ 1" O /

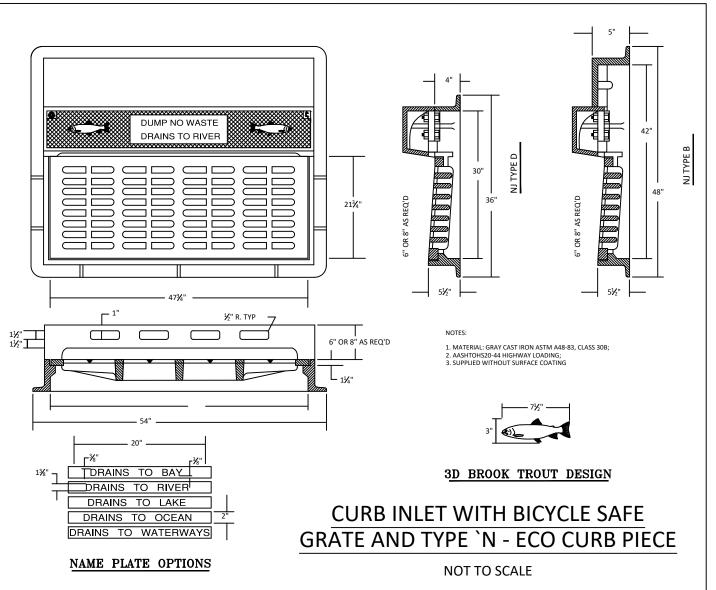


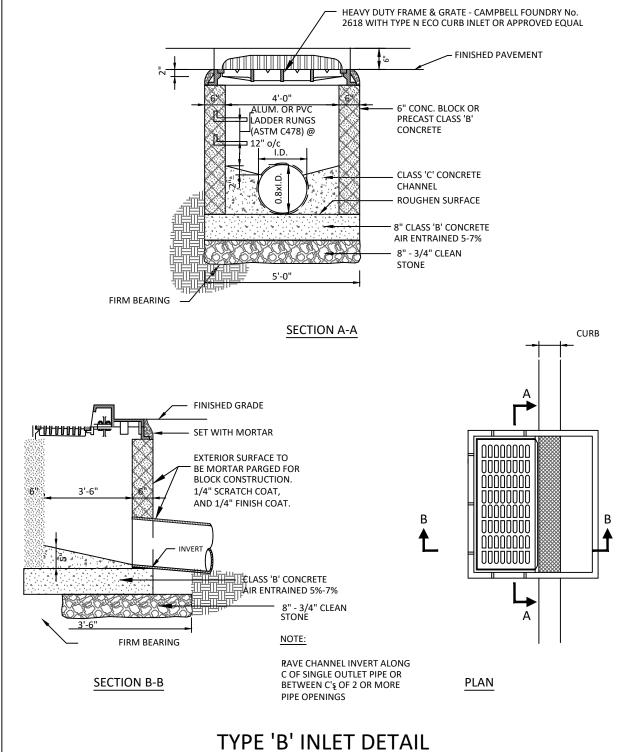
GENERAL NOTES:

- 1. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 P.S.I.
- 2. UNIT TO BE PINNED TO SURFACE WITH 3-3/4" DIA. STEEL RODS, 24" MINIMUM LENGTH.
- 3. ALL BEVELS TO BE 1/2".
- 4. ALL ANGLES TO BE 45°.

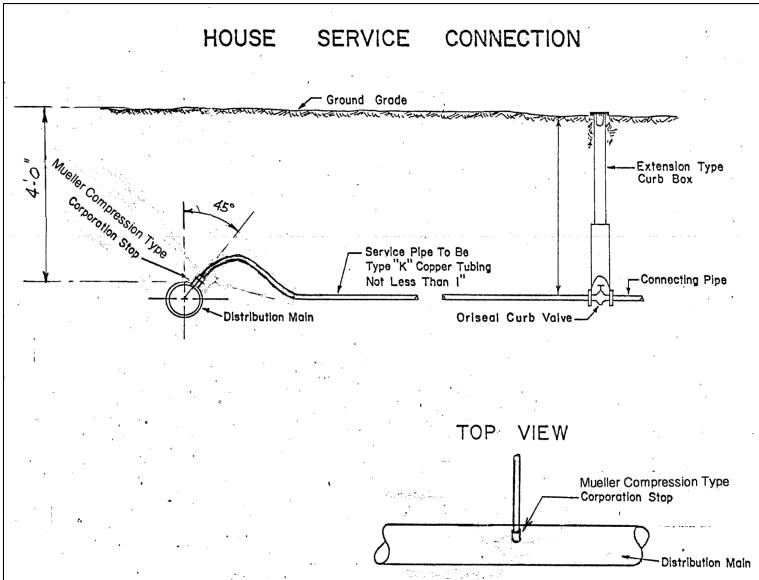
PRECAST BUMPER CURB

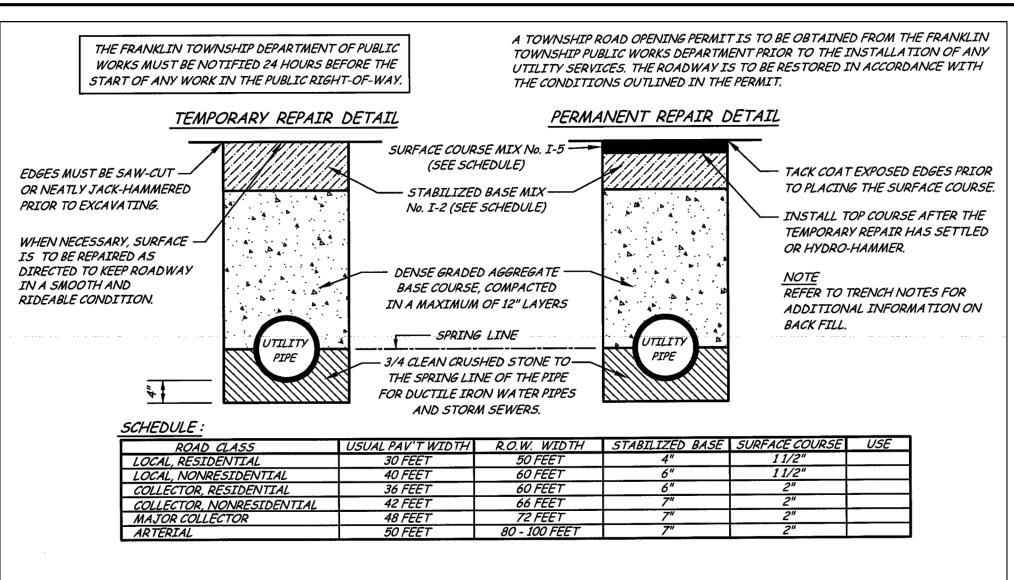
NOT TO SCALE





NOT TO SCALE





RESTORATION OF STREET OPENINGS

N.T.S.

WATER PIPING, FITTINGS AND APPURTENANCES

Service	Material	Jointing	Lining	Manufacturer	Standard
Water Main	Ductile Iron	Push-on Joint	Cement		AWWA C151
Under	Class 52	or Mechanical		1	ANSI A21.51
Ground		Joint		••	
Gate Valves	Ductile Iron resilient seated gate valves open clockwis	retaining	Epoxy coating	U.S. Pipe Co. or approved equal	AWWA C509
Valve Boxes	Cast Iron two- piece 5 1/4" shaft			U.S. Pipe Co. or approved equal	
Mechanical Joint	Ductile Iron Class 52	Mechanical Joint with retaining glands	Cement Lined	U.S. Pipe Co. or approved equal	AWWA C111 ANSI A21.11
Retaining Glands	Ductile Iron	Mechanical Joint		U.S. Pipe Co. or approved equal	AWWA C111
Couplings					
Sleeve	Ductile Iron			U.S. Pipe Co. Or approved equal	ASTM A536
Follower	Ductile Iron		*******	U.S. Pipe Co. or approved equal	ASTM A536
Gasket	Compounded Rubber			U.S Pipe C0. or approved equal	ASTM D2000
Bolts&Nuts	High strength Low alloy Steel			U.S. Pipe Co. or approved equal	AWWA C111
Service Line	Copper Type K	Compression	N/A		
Corporation Cock	Brass	Threaded or soldered	N/A	Mueller No. H-15000	
Interior Service 2-1/2" And smaller	Brass or copper type L	Threaded or soldered	N/A	Mueller or approved equal	

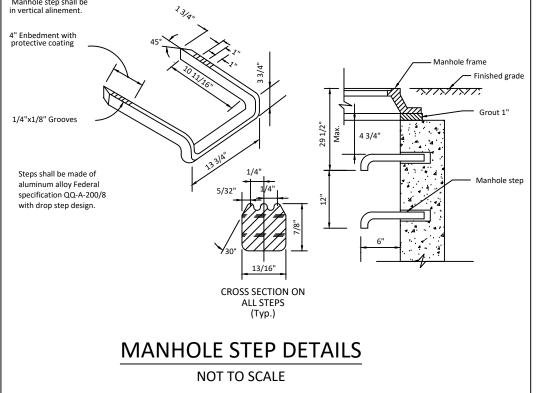
MAINTENANCE OF UNDERGROUND STORM FACILITIES:

UNDERGROUND STORM SYSTEM - The underground drainage system, including all pipes, manholes, catch basins, inlets and appurtenances must be inspected for clogging and excessive debris and sediment accumulation at least annually as well as after every storm exceeding 2 inches of rainfall. Sediment removal should take place when all runoff has drained from the conveyance network and the systems are reasonably dry. Disposal of debris, trash, sediment, and other waste material should be done at suitable disposal/recycling sites and in compliance with all applicable local, state, and federal waste regulations.

All structural components must be inspected for cracking, subsidence, breaching, wearing, and deterioration at least annually. The condition of surrounding and above lying materials shall be inspected for evidence of potential failures or deterioration.

Two people will be needed to perform routine maintenance of the conveyance systems. The routine equipment to be utilized for the maintenance tasks include a jet vacuum vehicle, shovels, lighting equipment and a wheel barrel or truck for the hauling off of debris. No manufacturer's instructions or user manuals are available for maintenance of these components. Maintenance would only take place in the adjacent components of the system, i.e. the catch basins, pipes, and other units outside the seepage pit system. Water, mosquito control chemicals, and concrete repair materials may also be required depending on the condition of the structure.

RESPONSIBLE PARTY FOR ALL STORM STRUCTURE MAINTENANCE See maintenance agreement for information regarding responsible parties for all storm structure



DIAMETER AS SPECIFIED (4' MIN.) CONCRETE AND ROUND RUBBER -GASKET JOINT IN ACCORDANCE WITH ASTM DESIGNATION C-443 2-4 MIL COATS OF BITLIMINOUS MATERIAL — "INERTOL NO. 49", KOPPERS SUPER SERVICE BLACK, OR EQUAL MANHOLE JOINTS TO BE MORTARED -ON INSIDE AND OUTSIDE SURFACES INVERT TO BE NJDOT CLASS `C' CONCRETE AREA OF REINFORCING STEEL = 0.12 SQ. IN. / L.F. 12" THK. COMPACTED FOUNDATION MATERIAL SECTION A-A CONSTRUCTION NOTES:

MANHOLE FRAME AND COVER ABOVE

MANHOLE FRAME AND COVER

AS SPECIFIED-SEE DETAIL -

THOROUGHLY

- AREA OF CIRCUMFERENTIAL

STEEL = 0.12 SQ. IN/LN. FT.

BEDDED IN

MORTAR

PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH LATEST ASTM DESIGNATION C-478, MINIMUM COMPRESSION STRENGTH TO BE 4000 PSI

2. FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTION OF PVC PIPE TO MANHOLE.

3 PRECAST CHANNELS SHALL NOT BE LISED FOR BENDS GREATER THAN 45

POURED CONCRETE LONG RADIUS CHANNELS SHALL BE CONSTRUCTED.

SECTIONAL PLAN

PIPE IN AND OUT OF MANHOLE TO BE

BEDDED IN STONE, OR AS ORDERED

BY ENGINEER.

FLEXIBLE RUBBER MANHOLE SLEEVE OR BOOT, SECURED TO PIPE WITH

STAINLESS STEEL STRAPPING, OR EQUAL. PVC PIPE TO MANHOLE SEAL SHALL BE A-LOK GASKET,

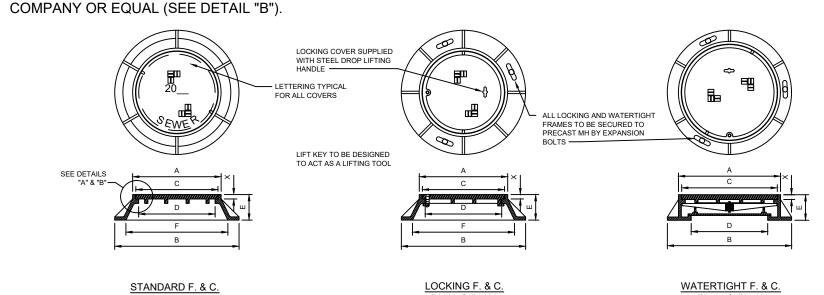
OR EQUAL. —

STANDARD PRECAST STORM MANHOLE

NOT TO SCALE

STANDARD F&C

MANHOLE FRAMES SHALL BE FURNISHED WITH A MACHINED GROOVE TO ACCEPT A 1/4" FLAT NEOPRENE GASKET AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR EQUAL (SEE DETAIL "A"). AS AN OPTION, COVER MAY BE FURNISHED WITH A MACHINED GROVE TO ACCEPT A FLOW SEAL GASKET AS MANUFACTURED BY CAMPBELL FOUNDRY



ALL FRAMES & COVERS

MATERIAL - GRAY CAST IRON ASTM A48, CLASS 30B BEARING SURFACE OF FRAME & COVER SHALL BE MILL MACHINED ALL TYPES OF COVERS SHALL BE LETTERED AS SHOWN ON

ALL COVERS SHALL HAVE TWO (2) NON-PENETRATING PICK HOLES. CONTRACTOR TO PROVIDE CERTIFICATION THAT ALL FRAMES AND

COVERS ARE AMERICAN MADE

#1206 - #1490 A = 32" B = 39" C = 30" D = 24" E = 8" A = 27 3/4" B = 39" C = 25 3/4" C = 31 3/4" D = 30" E = 10" F = 32" X = 1 3/8"

DROP LIFTING HANDLE SHALL BE GALVANIZED STEEL LOCK DEVICE SHALL BE BRONZE CAM LOCK. FRAME OR COVER SHALL BE FURNISHED WITH A MACHINED GROOVE AND A NEOPRENE GASKET, AS SHOWN IN DETAIL "A" OR "B".

LOCKING FRAMES & COVERS

A = 38 1/2" B = 44 1/2" C = 36" D = 30" E = 8"

WATERTIGHT FRAMES & COVERS INTERLOCKING BAR SHALL BE DUCTILE IRON OR STEEL. INNERCOVER SHALL HAVE TWO LIFTING HANDLES CAST IN PLACE INNERCOVER LOCKING DEVICE SHALL BE BRONZE OR BRASS.

 3/4" SQUARE NEOPRENE GASKET CEMENTED TO 1/4" FLAT NEOPRENE GASKET CEMENTED TO FRAME WITH AN EPOXY BASED BONDING AGE DETAIL "B" DETAIL "A"

TYPICAL MANHOLE FRAME AND COVER

NOT TO SCALE

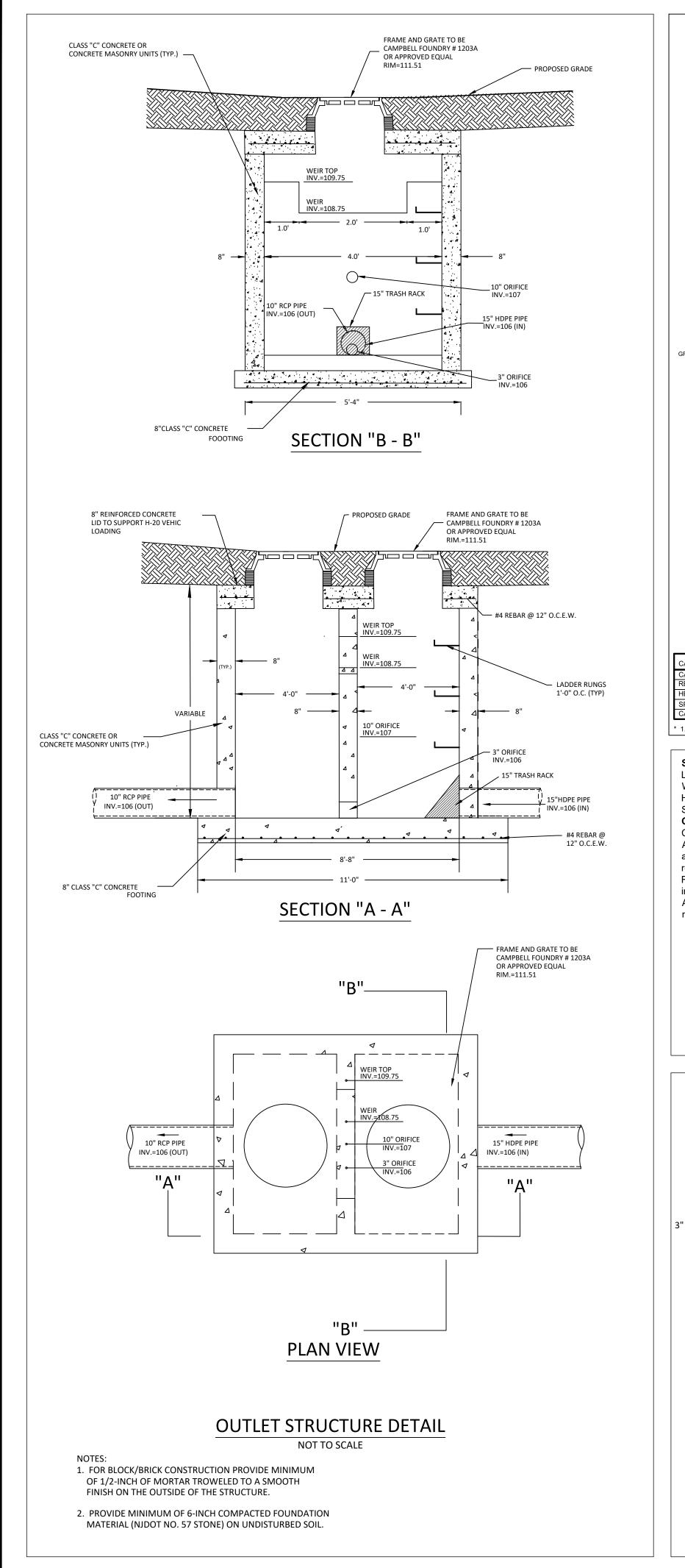
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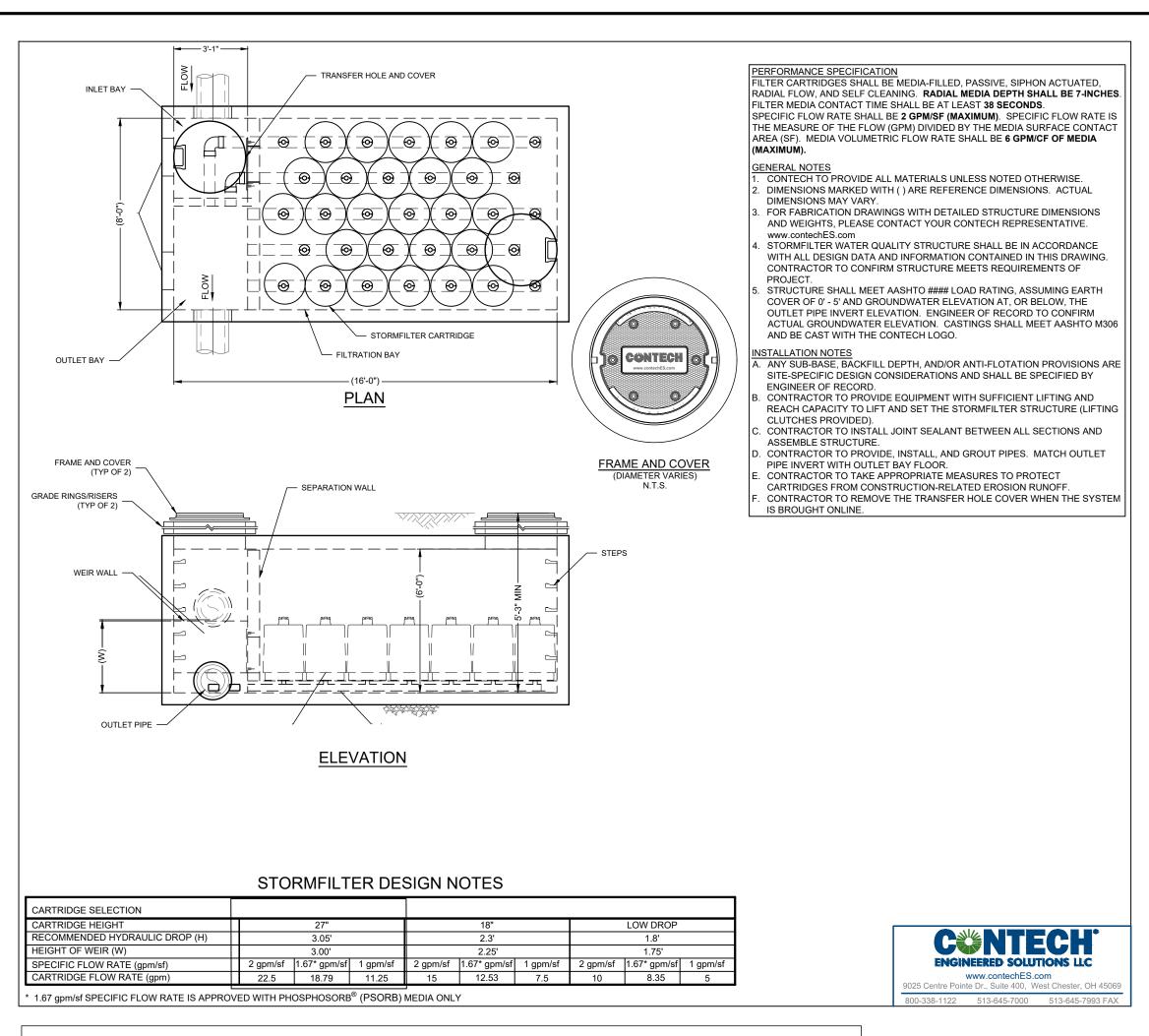
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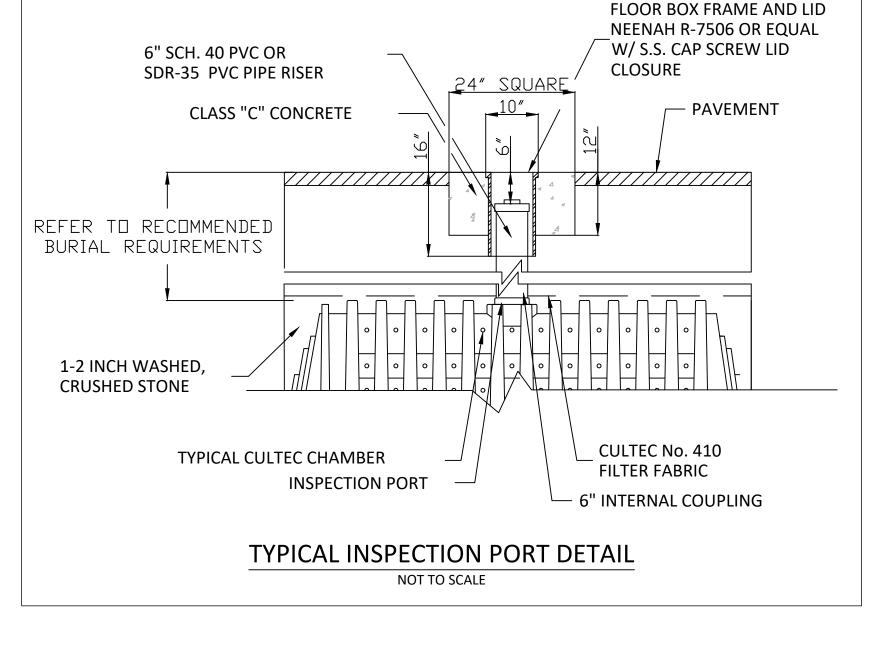
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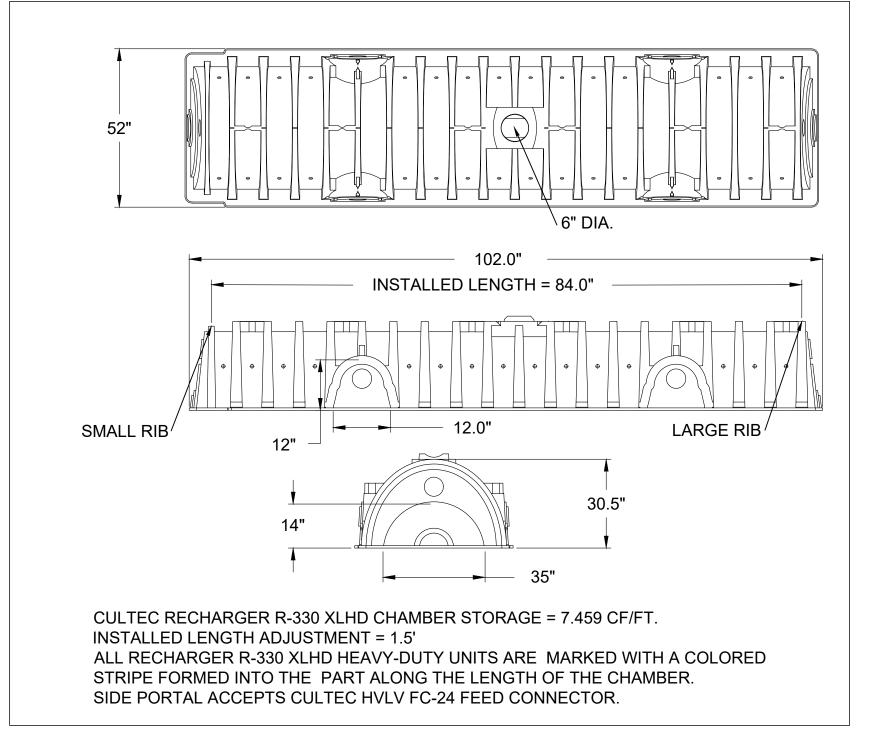
C-08

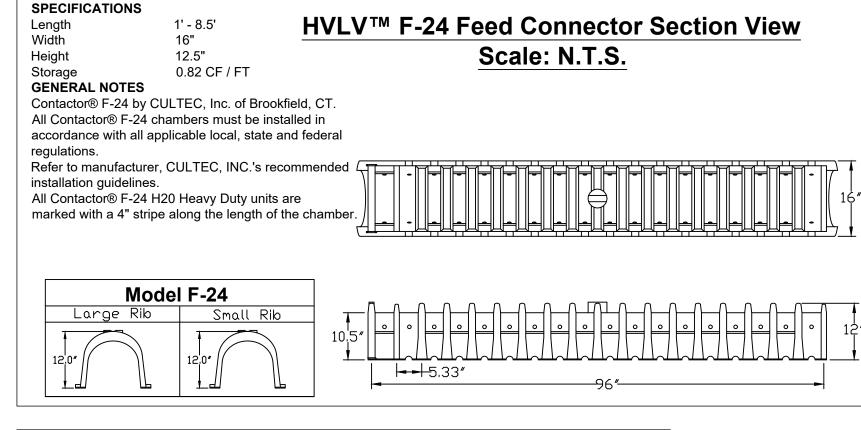
SHEET 8 OF 10

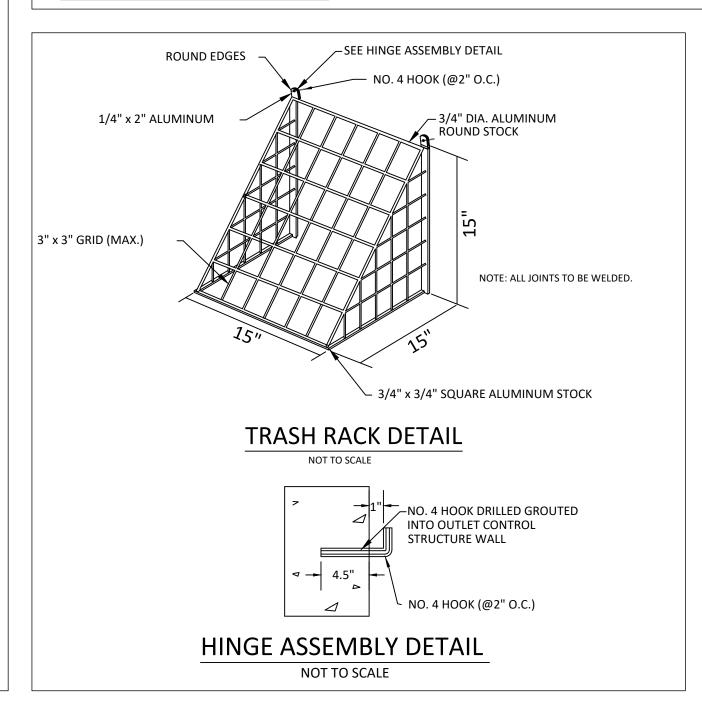


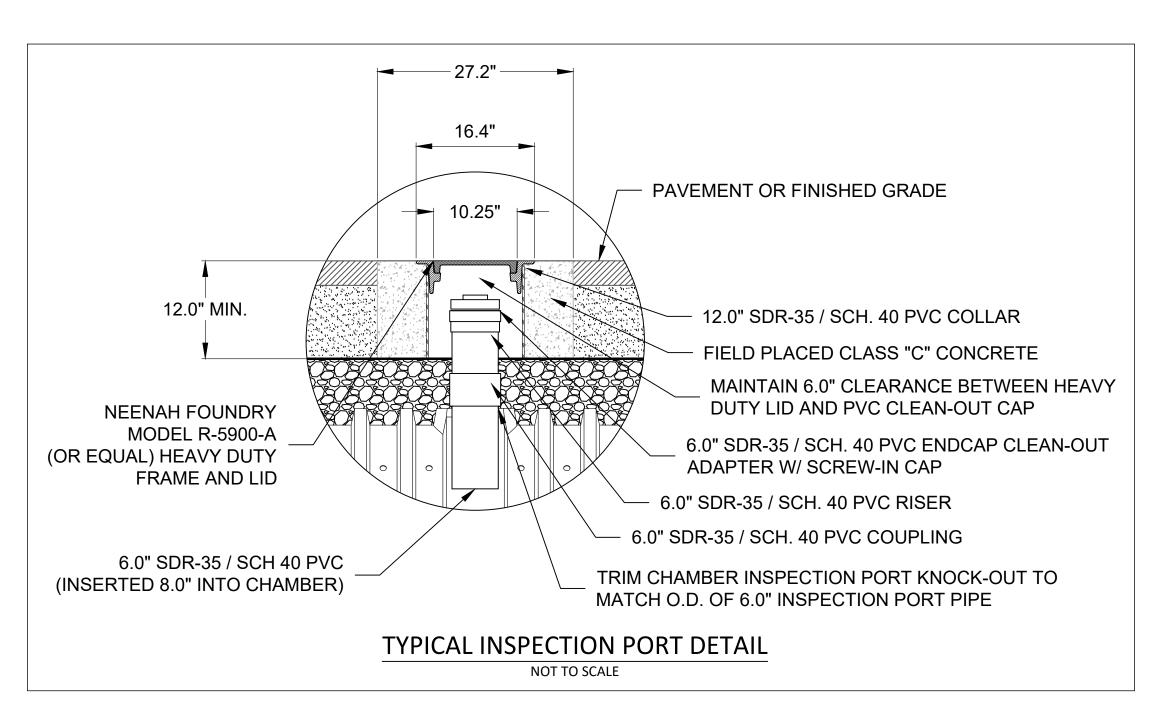


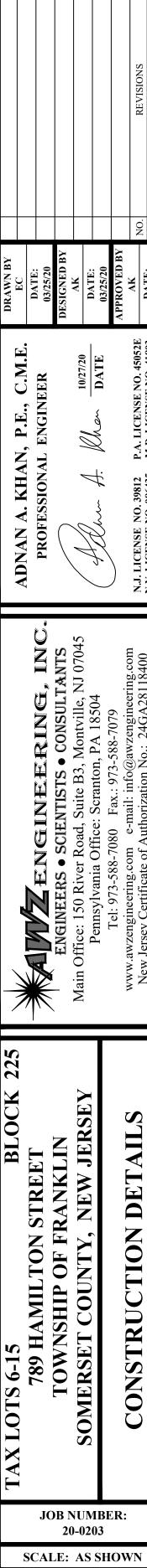






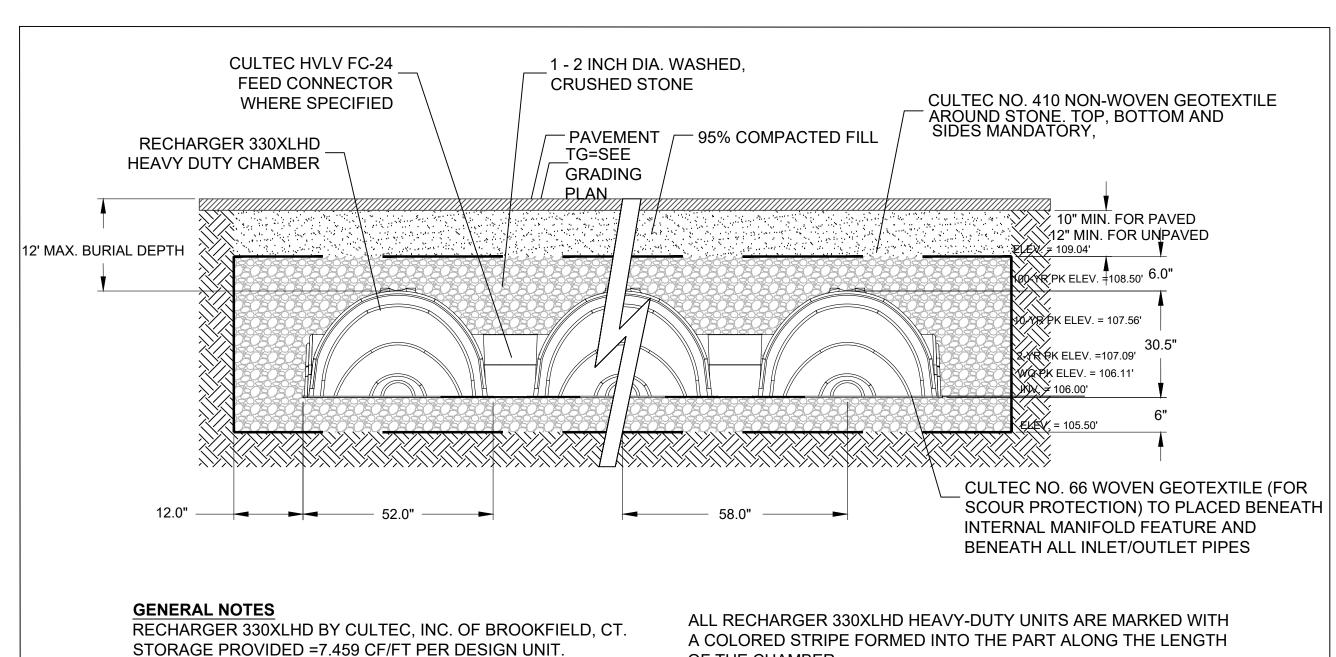






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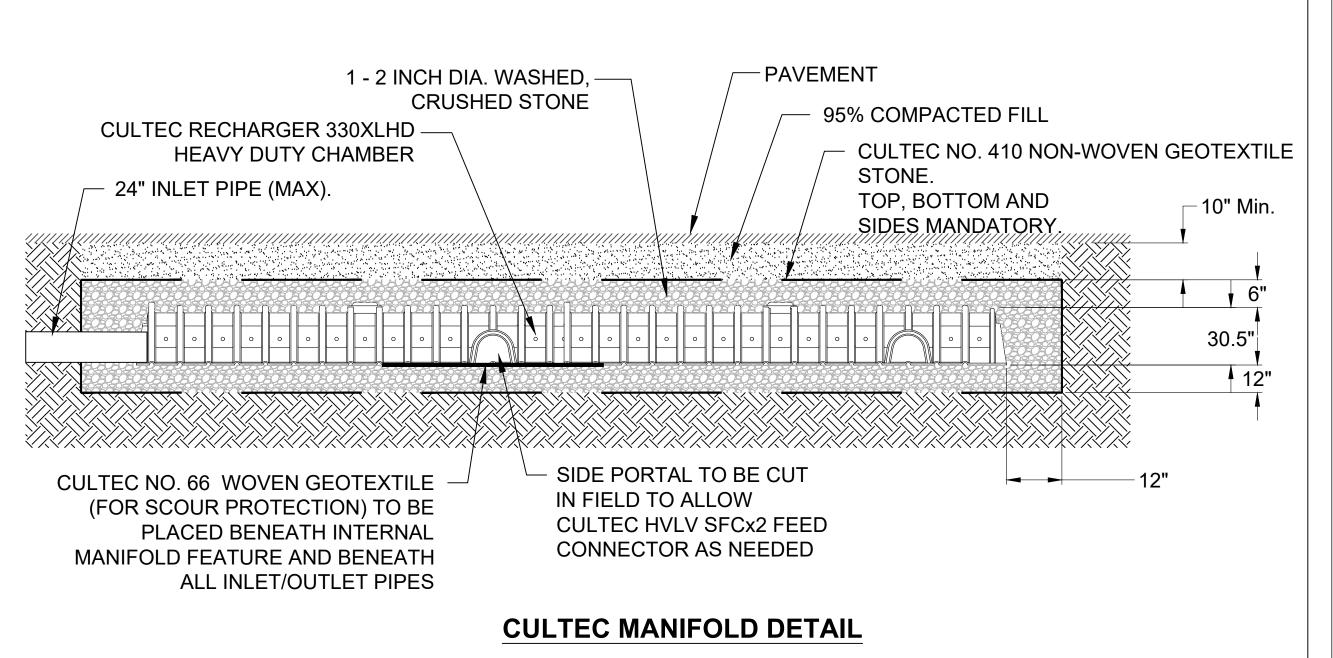
SHEET 9 OF 10

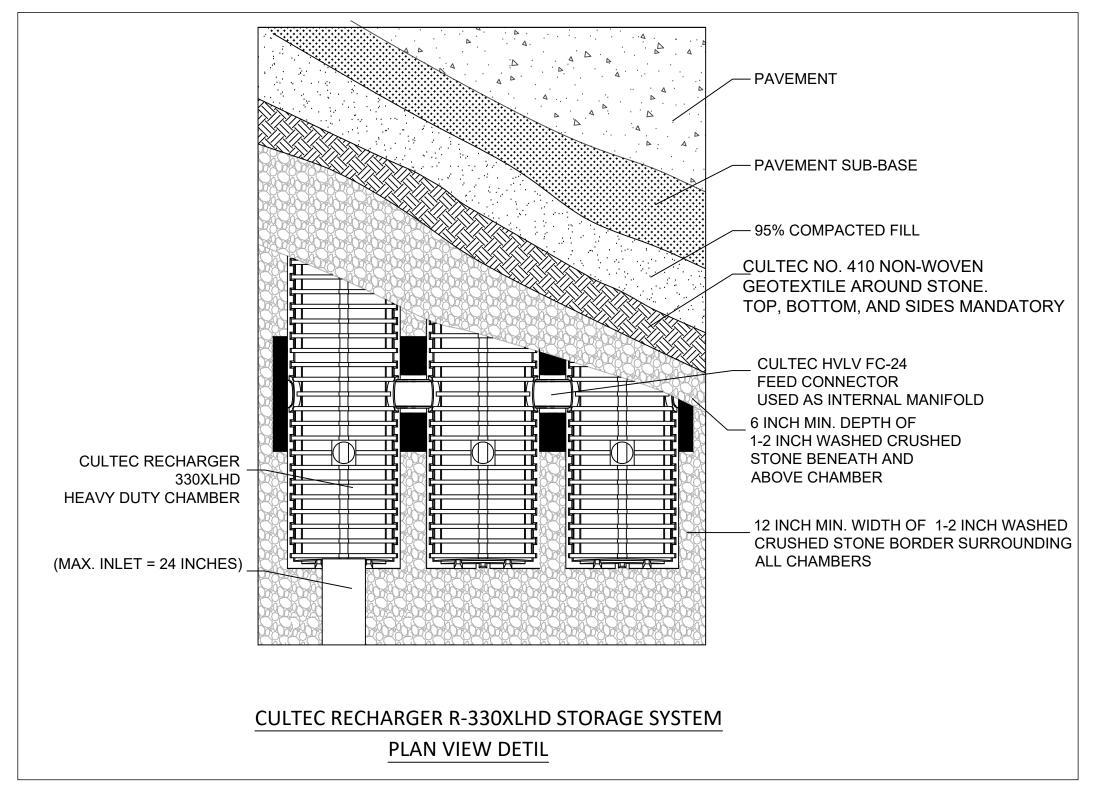


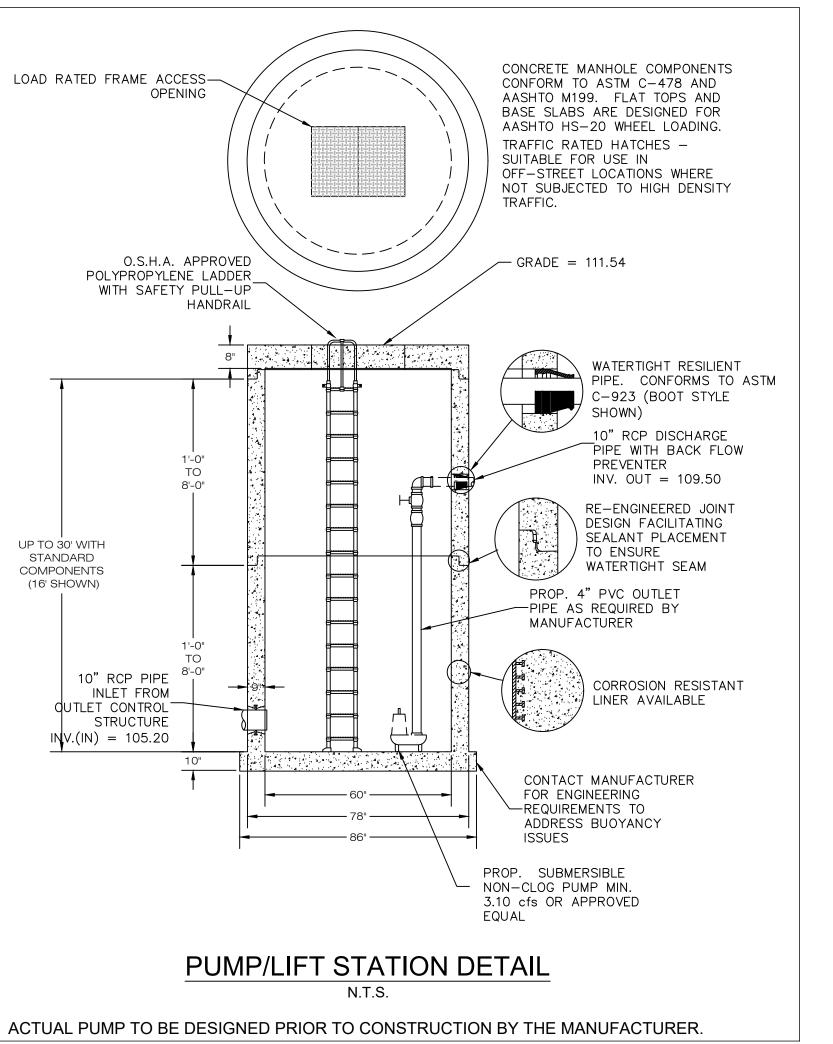
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12'. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER 330XLHD TYPICAL CROSS SECTION







A. KHAN, FESSIONAL E

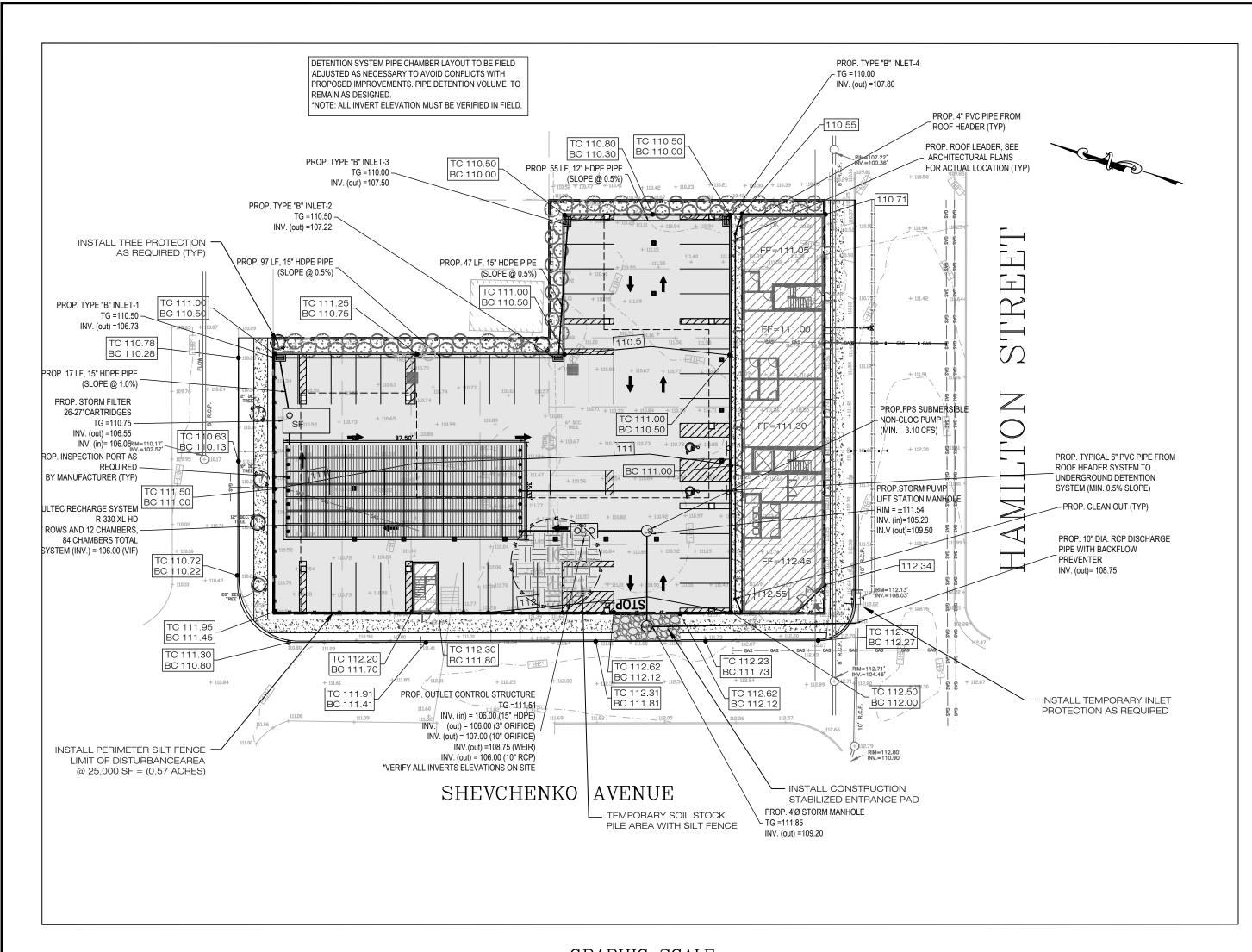
P.E., ENGINE

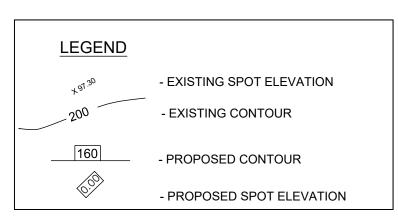
JOB NUMBER: 20-0203

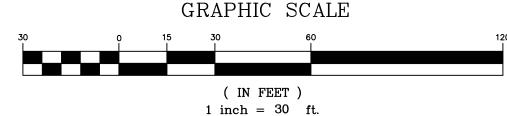
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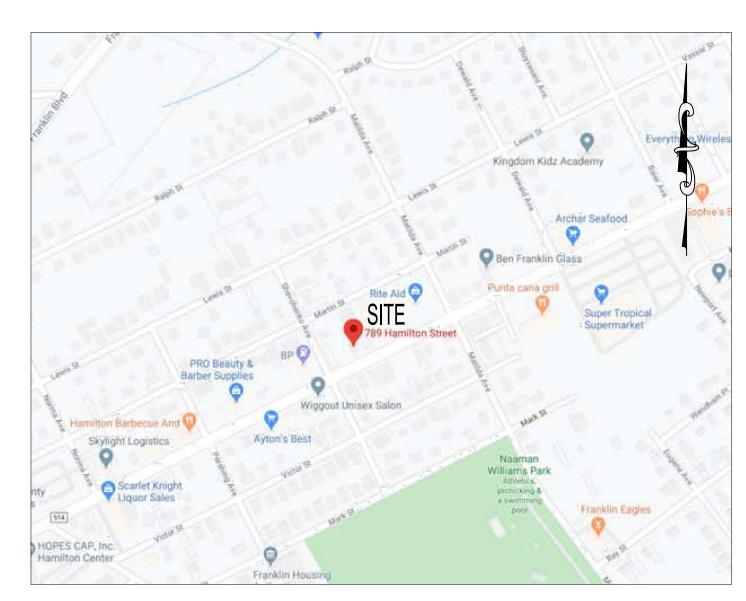
C-10

SHEET 10 OF 10









SITE MAP SCALE: ±1"=150'

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST: MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1) OF STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. NOTE: ALL PAGE REFERENCES ARE FOR ABOVE DOCUMENT DATED 7/99. VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1) SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE			
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200			
LATEX EMULSION	12.5:1	FINE SPRAY	235			
BASIN IN WATER	4:1	FINE SPRAY	300			
POLYACRYLAMIDE (PAM) - SPRAY ON	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG.26-1)					
POLYACRYLAMIDE (PAM)-SDRY SPRAY						
	SEE SEDIME	NI DASIN STAINL	DAND (FG.20-1)			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200			

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

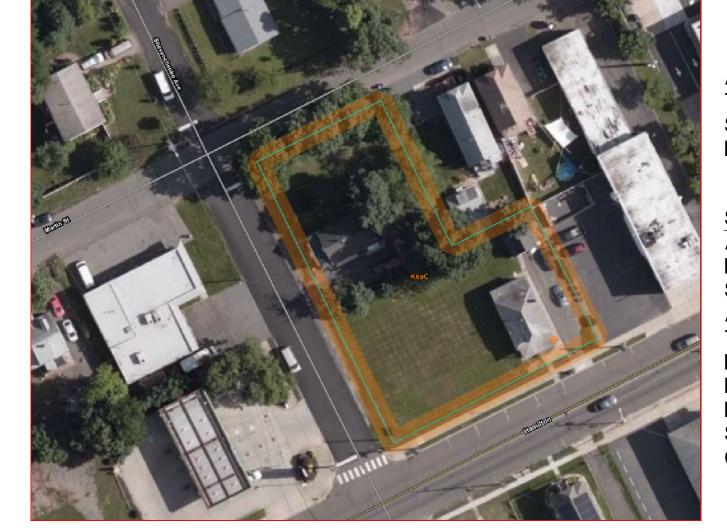
STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT **SOIL EROSION AND SEDIMENT CONTROL NOTES:**

- 1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 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 STATE STANDARDS.
- PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- 5. 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 WITHIN 15 DAYS OF PRELIMINARY GRADING.
- 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 STATE STANDARDS.
- 7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
- 8. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X1" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- 9. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- 10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE 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 OR PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- 11. IN THAT NJSA 4:24-39 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 MEASURES, 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 RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- 14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN
- 15. MULCHING IN THE STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE, CONDITIONS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING THE LIFE OF THE 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. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF THE SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN THE SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE STANDARDS.



DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



USDA WEB SOIL SURVEY MAP

ACCORDING TO USDA WEB SOIL SURVEY THE MAP UNIT SYMBOL FOR THE ENTIRE SITE IS "KkoC" (KLINESVILLE CHANNERY LOAM, 6 TO 12 PERCENT SLOPES).

SOIL MANAGEMENT NOTE: ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1,110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.

N.T.S.

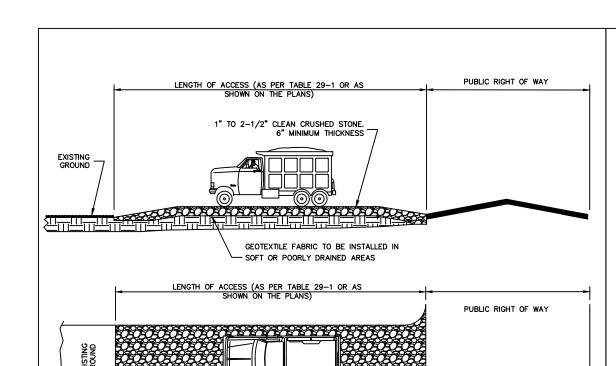
THIS PLAN IS TO BE USED FOR SOIL EROSION CONTROL PURPOSES ONLY

JOB NUMBER: 20-0203

SCALE: AS SHOWN

S-01

SHEET 1 OF 2



LENGTH OF STABILIZED CONSTRUCTION ACCESS (TABLE 29-1) LENGTH OF STONE REQUIRED PERCENT SLOPE OF ROADWAY JARSE GRAINED SOILS | FINE GRAINED SOILS

WIDTH TO EQUAL WIDTH OF TRAVELED ROADWAY

Entire surface stabilized with FABC base course per governing authority requirements

0 TO 2%

2 TO 5%

1. ALL INDIVIDUAL LOT INGRESS/EGRESS POINTS SHALL REQUIRE STABILIZED CONSTRUCTION ENTRANCE ACCESS.

50 FT

100 FT

2. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

100 FT

200 FT

3. STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 DR 3, CRUSHED STONE. 4. THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 6".

5. THE WIDTH AT THE EXISTING PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.

6. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURE USED TO TRAP SEDIMENT. 7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

8. WHERE TRACKING OF SOIL ONTO ROADWAYS IS A CONTINUAL OCCURRENCE, ALL CONTRACTORS BOTH SITE AND DWELLING CONTRACTORS, SHALL BE REQUIRED TO BROOM SWEEP THE ROADWAY AT 2 HOUR INTERVALS MINIMUM AND PRIOR TO LEAVING THE CONSTRUCTION SITE AT THE END OF THE DAY.

PROPOSED SEQUENCE OF DEVELOPMENT		
Installation of all sediment and erosion control devices (including silt fences and stabilized construction access) prior to any major soil disturbances or in their proper sequence and maintenance until permanent protection is established.	1	Week
Site demolition, clearing, clear and remove all debris as necessary. All remaining vegetation to be properly protected and to remain in its natural state.	1	Week
General and preliminary grading of all pavement areas to grade.	1	Week
Layout and location of all proposed utilities.	1	Week
Construction of all proposed utilities and drainage facilities. Installation of all erosion control measures affected by said facilities such as inlet sediment barriers, building construction.	3	5 Weeks
Pavement subbase course to be applied immediately following preliminary grading and construction of improvements in order to stabilize pavement areas.	1	Week
Installation of all pavement base material.	1	Week
Fine grading of all lot areas including construction of all soil erosion control as necessary.	1	Week
Stabilization of all off pavement areas.	1	Week
Complete all landscaping and vegetative cover.	1	Week
Removal of all temporary sediment and erosion control devices.	u	pon

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

<u>DEFINITION</u>
Establishment of temporary vegetative cover on soils exposed for periods of two to six months which

<u>PURPOSE</u>
To temporarily stabilize the soil and reduce damage from wind and water erosion until permanent stabilization is accomplished

Provides temporary protection against the impacts of wind and rain, slows the over land movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.

On exposed soils that have the potential for causing off—site environmental damage.

METHODS AND MATERIALS

SITE PREPARATION

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, page 19-1

B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

C. Immediately prior to seeding and topsoil application, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.)

A. Apply limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre of 11 lbs. per 1000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise.Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium magnesium to grasses and legumes.

B. Work lime and fertilizer into the 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 the general contour. Continue tillage until a reasonable uniform seedbed is prepared.

). Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retille

n accordance with the above. D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1—1.

SEEDING A. Select seed from recommendations in Table 7-2

TABLE 7-2 TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH.

SEED SELECTIONS	SEEDING (pou		OPTIMUM SEEDING DATE ² Based on Plant Hardiness Zone ³		OPTIMUM SEEDING	
SEED SEEE HONS	Per Acre	Per 1000 Sq. Ft.	ZONE 5b,6s	ZONE 6b	ZONE 7a,b	DEPTH⁴ (inches)
COLD SEASON GRASSES						
1. Perennial ryegrass	100	1.0		3/1-5/15 8/15-10/1	2/15-5/1 8/15-10/15	0.5
2. Spring oats	86	2.0		3/1-5/15 8/15-10/1	2/15-5/1 8/15-10/15	1.0
3. Winter Barley	96	2.2			8/15-10/15	
4. Annual ryegrass	110	1.0	3/15-6/1 8/1-9/15	3/15-6/1 8/1-9/15	2/15-5/1 8/15-10/15	0.5
5. Winter Cereal Rye	112	2.8		8/1-11/15		1.0
WARM SEASON GRASSES						
6. Pearl Millet	20	0.5	6/1-8/1	5/15-8/15	5/1-9/1	1.0
7. Millet (German or Hungarian)	30	0.7	6/1-8/1	5/15-8/15	5/1-9/1	0.25

Seeding rate for warm season grass, selections 5-7 shall be adjusted to reflect the amount of Pure Line Seed (PLS) as determined by a germination test result. No adjustment is required for May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated. Plant Hardiness Zone (see figure 7—1, pg. 7—4.) 4. Twice the depth for sandy soils.

B. Conventional Seeding. Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked 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 1/4 inch deeper on coarse textured soil.

. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (also see Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too

obstructed with rocks, stumps, etc. D. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improved seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement. Straw or Hay. Unrotted small grain 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 crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons

Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will

establishing fine turf or lawns due to the presence of weed seed. Application. Spread mulch uniformly by hand or mechanically so that approximately 85% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1.000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This

per acre. Mulch chopper—blowers must <u>not</u> grind the mulch. Hay mulch is not recommended for

may be done by one of the following methods, depending upon the size of the area, steepness of 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 Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable

Crimper (mulch anchoring coulter tool). A tractor-drawn implement, somewhat like a disc-harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.

ı. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests

of banks. The remainder of the area should be uniform in appearance.

Use one of the following:

completion

(1) Organic and Vegetable Based Binders - Naturally occuring, powder based, hydrophilic materials when with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf-grass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) 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 recommended by the manufacturer and remain tacky until germination of grass. Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

Wood-fiber or paper-fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs./1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or desirable.

Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

STANDARD FOR

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for

To permanently stabilize the soil, assuring conservation of soil and water, and to enhance the

Slows the over land movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.

WHERE APPLICABLE On exposed soils that have the potential for causing off—site environmental damage.

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading.

B. Immediately prior to seeding and topsoil application, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.)

Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the STANDARD FOR TOPSOILING. D. Install needed erosion control practices or facilities such as diversions, grade stabilization structures,

channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

SEEDBED PREPARATION

A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre of 11 lbs. per 1000

square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one—half the rate described above during seedbed preparation and repeat another one—half rate application of the same fertilizer within 3 to 5 weeks after seeding.

B. Work lime and fertilizer into the 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 the general contour. Continue tillage until a reasonable uniform seedbed is prepared. High acid producing soil. 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 initiating seedbed reparation. See Standard for Management of High Acid—Producing Soils for specific requirements. 4. Select a mixture from Table 4—3 or use mixture recommended by Rutgers Cooperative Extension or

Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed

germaination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested (1) Seeding rates specified are required whan a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed

mixture for the seeded area and mowed once. (2) Warm season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85°F and above. See Table 4-3, mixtures 1 to 7. Planting rates for warm season grasses shall be the amount of Pure Live Seed (PLS) as determined by germination testing results. (3) Cool Season Mixtures are grasses and legumes which maximize growth at temperatures below 85°F. Many grasses become active at 65°F. See Table 3, mixtures 8—20. Adjustment of planting rates to

compensate for the amount of Pure Live Seed is not required for cool season grasses. B. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil C. After seeding, firming the soil with a corrugated roller will assure good seed—to soil contact restore capillarity, and improve seeding emergence, this is preferred method. When performed on the contour, sheet erosion will be minimize and water conservation on site will be maximized.

. <u>Hydroseeding</u> is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (also see Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.

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 vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

Straw or Hay. Unrotted small grain straw, hay free of seeds, or salt hay to be applied at the rate of I-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch—binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.

Application. Spread mulch uniformly by hand or mechanically so that approximately 85% of the soil surface will be covered. For uniform distribution of hand—spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall 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

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 Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable

Crimper (mulch anchoring coulter tool). A tractor-drawn implement, somewhat like a disc-harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required. Liquid Mulch-Binders. May be used to anchor salt hay, hay or straw mulch.

a. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.

(1) Organic and Vegetable Based Binders — Naturally occuring, powder based, hydrophilic materials when with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf-grass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state. (2) 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 recommended by the manufacturer and remain tacky until germination of grass. Note: All names given above are registered trade names. This does not constitute a recommendation

Wood-fiber or paper-fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs./1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

IRRIGATION (where feasible)

If soil moisture is deficient, and mulch is not used, supply new seedings with adequate water (a minimum of 1/4 inch twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites.

Since soil organic matter content and slow fertilizer (water insoluble) are prescribed in Section 2A. Seedbed Preparation in this Standard, no follow—up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross until the gross nitrogen deficiency in the turf is ameliorated

ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

of these products to the exclusion of other products.

The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a <u>Report of Compliance</u> from the district. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once. Note this designation of mowed once does not guarantee the permanency of the turf should other maintenance factors be neglected or otherwise mismanaged.

PERMANENT STABILIZATION MIXTURES FOR VARIOUS USES						
Application	PLANTING MIXTURES BY SOIL DRAINAGE CLASS/1 (see Table 4-3)					
Application	Excessively <u>Drained</u>	Well to Moderately Well <u>Drained</u>	Somewhat Poorly to Poorly <u>Drained</u>			
Residential/commercial lots	10, 12, 15	6, 10, 12, 13, 14, 15	16			
Pond and channel banks, dikes, berms, and dams	2, 5, 6, 10	5, 6, 7, 8, 9, 15	2, 8, 16, 17			
Drainage ditches, swales, detention basins	2, 9, 11	2, 7, 9, 11, 12, 17	2, 9, 16, 17			
Filter Strips	12	11, 12	11, 12			
Grasses waterway, spillways	2, 3, 9, 10, 12	6, 7, 9, 10, 11, 12	2, 9, 11, 12			
Recreation areas, athletic fields	5, 12, 15, 18	12, 13, 14, 15, 18	16			
Special Problem Sites Steep slope and banks, roadsides, borrow areas	2, 3, 6, 8	2, 3, 5, 7, 8, 9, 10, 15 18	2, 9, 10, 11, 12			
Sand and gravel pits, Sanitary landfills	1, 2, 3, 4, 6, 21	1, 2, 3, 4, 5, 6, 8, 15, 20	2, 8			
Dredged material, spoilbanks, borrow areas	2, 3, 6, 20	2, 3, 6, 11	2, 8			
Streambanks & shorelines²	2, 8, 20, 21a	2, 8, 19b, 20, 21a, 21b	2, 8, 19a, 21a,b,c,d			
Utility rights—of—way	3, 7, 180	3, 7	8, 9, 17			

. Refer to Soil Surveys for drainage class descriptions. . Refer to Soil Bioengineering Standard for additional seed mixtures. 4. See Appendix E for description of turf grasses and cultivars

PERMANENT VEGETATIVE MIXTURES, PLANTING RATES AND PLANTING DATES1 PLANTING DATES REMARKS Optimal Planting period MIXTURE² A = Acceptable Planting period PLANT HARDINESS ZONES (see Figure 4-1) Zone 6b | Zone 7a, 7 | lbs./ | 3/15 | 6/1 | 8/1 | 3/1 | 5/1 | 8/15 | 2/1 | 5/1 | 8/15 | 5 | 1 | 10/0 | 8/14 | 10/15 | 4/30 | 8/14 | 11/30 | 8/14 | 10/15 | 4/30 | 8/14 | 11/30 | WARM SEASON SEED MIXTURES **NEW JERSEY** PANICGRASS PLUS OR | 15 | .45 | USE DEERTONGUE IF PH PINELANDS MIXTURE C−D | NATIVE WARM-SEASON | A | A | O | A | A | O | A | A | O | COOL SEASON SEED MIXTURES KENTUCKY BLUEGRASS PLUS WHITE CLOVER

FESCUE KENTUCKY BLUE GRASS | A | A | O | A | A | O | A | A | O | ESCUE IN HEAVY SHADE WOODY VEGETATION. WILD RYE (ELYMUS) | O | A | A | O | A | A | O | A | A AIAIOIAIAIOIAIAIOI | A | A | O | A | A | O | A | A | O MOIST SHADE A | A | O | A | A | O | A | A | O

A | A | O | A | A | O | A | A SISTENT UNDE 18. HARD OR SHEEP |O|A|O|O|A|O|O|A|OB. SALTMEADOWN SEA LEVEL. 20 AMERICAN 1. A. PURPLEOSIEI LSO REFER TO

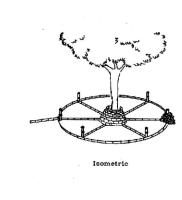
1 See Appendix B for descriptions of turf grass mixtures and cultivars. The actual amount of warm season grass mixture used in Table 3 (seed mix 1-7) shall be adjusted to reflect the amount of Pure Live Seed (PLS) as determined by germination testing results. No adjustment is required for cool season shall be adjusted to reflect the amount of Pure Live Seed (PLS) as determined by germination testing results. No adjustment is required for cool season grasses (seed mixtures and/or rates not listed above may be used if recommended by the local Soil Conservation District, Natural Resources Conservation Service; recommendations of Rutgers Cooperative Extension may be used if approved by the Soil Conservation District. Legumes (white clover, flatpea, lespedaza) should be mixed with proper innoculant prior to planting.

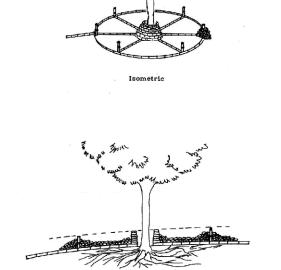
3 Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage of the seeded area and mowed once. Grass seed mixture checked by the State Seed Analyst, New Jersey Department of Agriculture, Trenton, New Jersey, will assure the purchaser that the mixture obtained is the mixture ordered, pursuant to the N.J. State Seed Law, N.J.S.A. 4:8–17.13 et. seq.

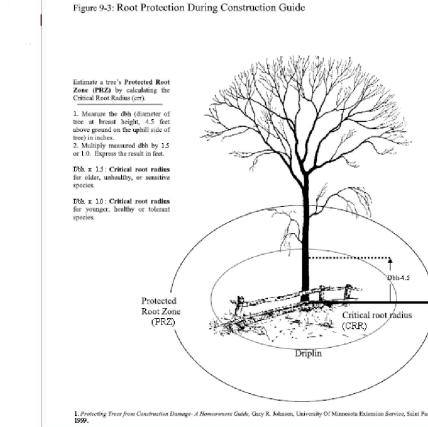
0-optimal planting period A=acceptable planting period

Maintenance Level: Intensive mowing, (2-4 days), fertilization, lime, pest control and irrigation (Examples — high maintenance lawns, commercial and recreation areas, public facilities). Frequent mowing, (4-7 days), occasional fertilization, lime and weed control (Examples — home lawns, commercial sites, school sites). Periodic mowing (7-14 days), occasional fertilization and lime (Examples — home lawns, parks). Infrequent or no mowing, fertilization and lime the first year of establishment (Examples — roadsides, recreation areas, public open spaces).

5 Summer seddings should be only conducted when the site is irrigated. Mixes including white clover require that at least six weeks of growing season after seeding to ensure establishment before freezing conditions.

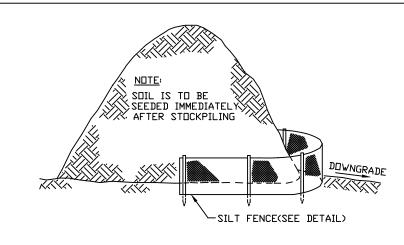






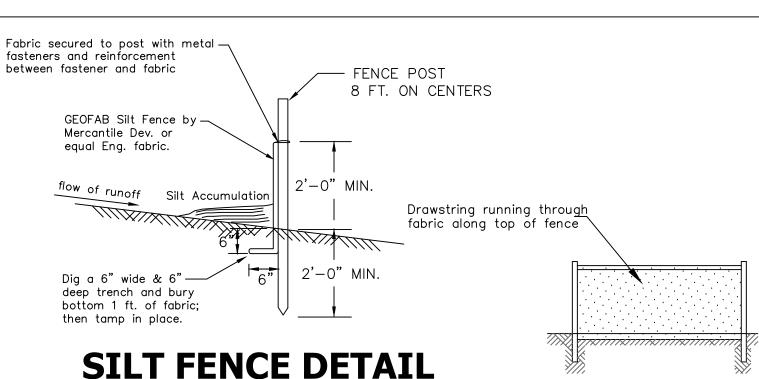
TREE PROTECTION DETAIL

NOT TO SCALE



TOPSOIL STOCKPILING DETAIL

NOT TO SCALE



NOT TO SCALE

2 EACH DUMP STRAPS REBAR FOR BAG CURB OPENING FILTER REMOVAL FROM INLET (1/4" NYLON ROPE, 2" FLAT WASHERS) INSTALL SILT SACK IN CATCH BASIN, MAKING SURE EMPTYING STRAPS ARE LAID FLAT OUTSIDE OF BASIN AND HELD IN PLACE BY DRAIN GRATE. BY COVERING WITH SOIL. REMOVE SOIL COVERING REMOVAL FLAP POCKETS AND INSERT REBAR THROUGH POCKETS. 2. REMOVE CATCH BASIN COVER GRATE.

2. HOLD DOWN REMOVAL FLAP POCKETS AND EMPTYING STRAPS

3. REMOVE SILT SACK FROM CATCH BASIN BY ATTACHING TO BOTH BARS AND LIFTING WITH AVAILABLE EQUIPMENT.

4. MOVE FILLED SILT SACK TO DUMPING AREA AND SET ON GROUND 5. REMOVE STRAPS FROM LIFTING BARS 6. INSERT A LIFTING BAR THROUGH BOTH EMPTYING STRAPS

7. LIFT WITH AVAILABLE EQUIPMENT WITH EMPTYING STRAPS

1. CONTRACTOR TO CHECK AND IF REQUIRED MAINTAIN AND CLEAN THE SILT SACK AFTER EVERY RAIN EVENT. 2. THE INLET PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL.

TRENCH DRAIN INLET PROTECTION DETAIL

SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

NOT TO SCALE

KHAN, SIONAL

JOB NUMBER:

20-0203 **SCALE: AS SHOWN**

S-02

SHEET 2 OF 2