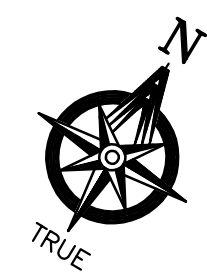
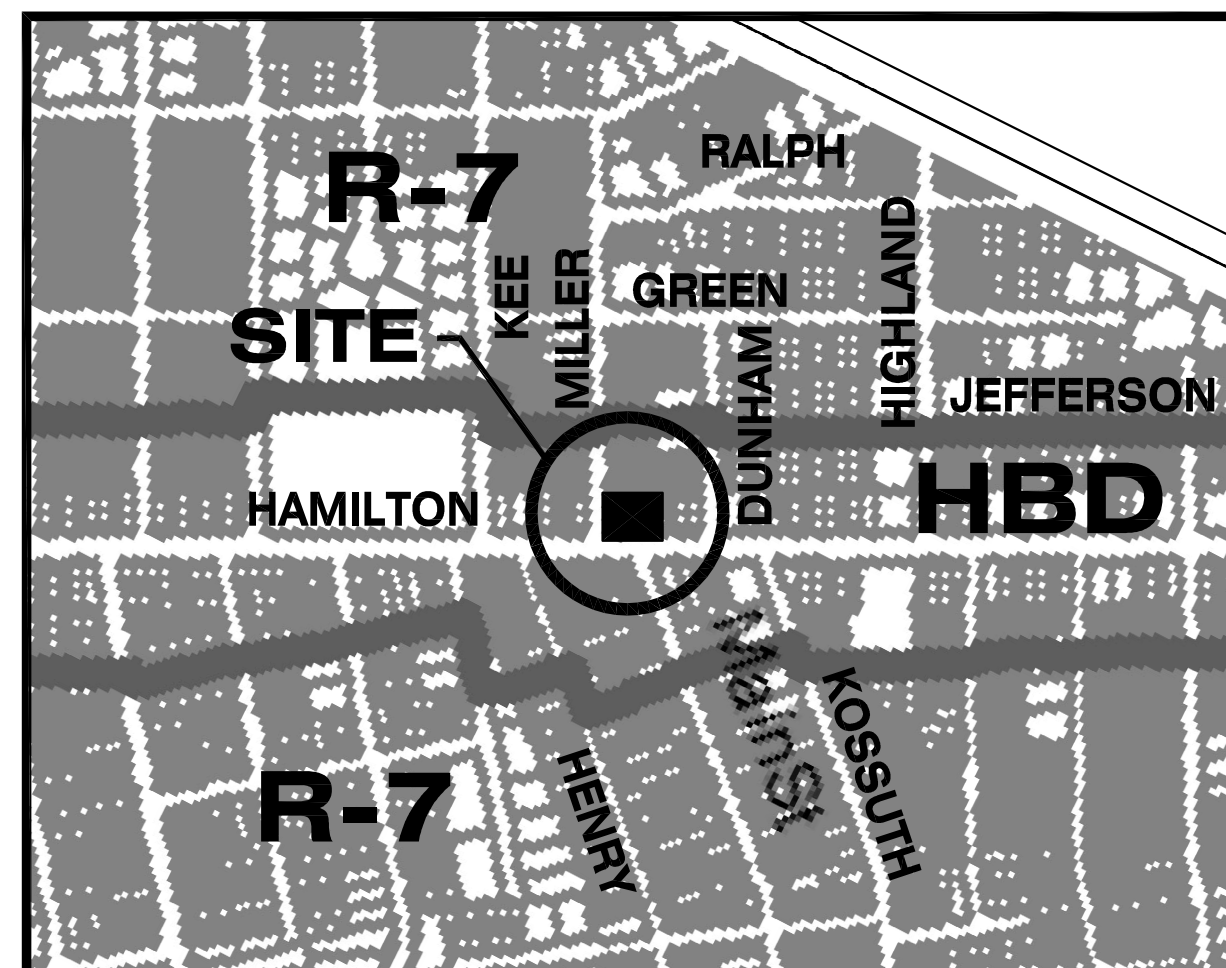


| REV: | COMMENT                   | DATE    |
|------|---------------------------|---------|
| 0    | FOR ZONING BOARD APPROVAL | 30OCT20 |

# PRELIMINARY AND FINAL SITE PLAN APPLICATION



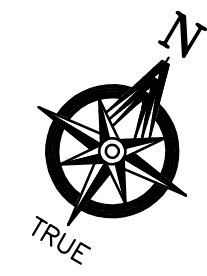
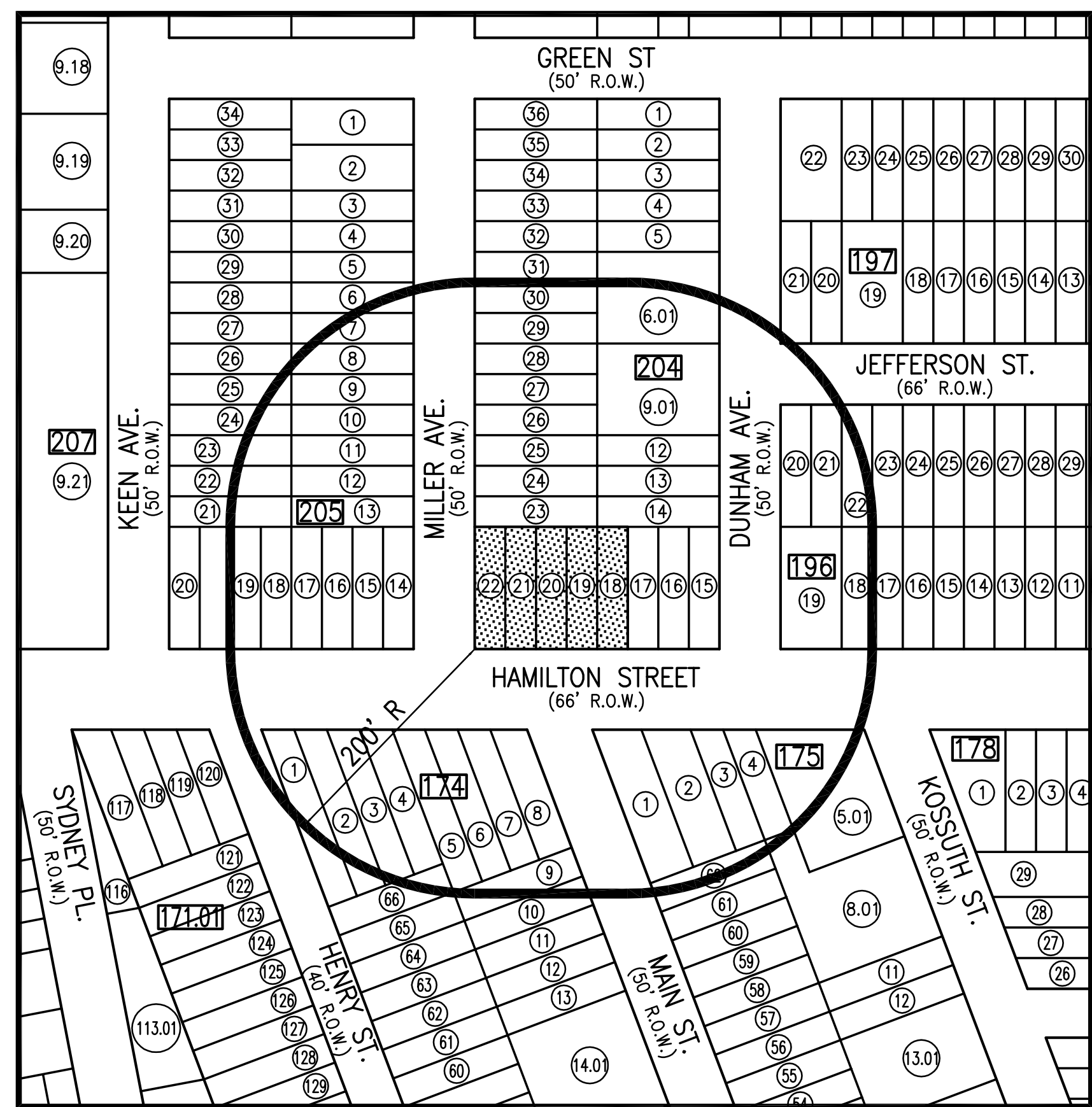
ZONING/KEY MAP  
SCALE: 1" = 400'

LOCATED AT  
587 HAMILTON STREET  
BLOCK 204, LOTS 18-22  
TOWNSHIP OF FRANKLIN  
COUNTY OF SOMERSET

APPLICANT/OWNER  
HAMILTON STREET DEVELOPMENT, LLC  
587 HAMILTON STREET  
SOMERSET, NJ 08873

## INDEX OF DRAWINGS (PROJECT S20200)

- 1 COVER SHEET
- 2 GENERAL CONSTRUCTION NOTES
- 3 DEMOLITION PLAN
- 4 SITE IMPROVEMENT PLAN
- 5 PROPOSED GRADING, DRAINAGE & UTILITY PLAN
- 6 PROPOSED LIGHTING PLAN
- 7 PROPOSED LANDSCAPING PLAN
- 8 DRAINAGE SYSTEM PLAN AND SECTION
- 9 HBD STREETScape CONSTRUCTION DETAILS
- 10 HBD STREETScape CONSTRUCTION DETAILS AND SANITARY SEWER PROFILES
- 11 SITE PLAN CONSTRUCTION DETAILS
- 12 SITE PLAN CONSTRUCTION DETAILS
- 13 SITE PLAN CONSTRUCTION DETAILS
- 14 SITE PLAN CONSTRUCTION DETAILS
- 15 SOIL EROSION & SEDIMENT CONTROL PLAN & DETAILS
- 16 SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
- 17 SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
- 18 SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS



200' RADIUS MAP  
SCALE: 1" = 100'

# Ronald J. Sadowski, P.E.

10 EDWARD AVENUE  
EDISON, N.J. 08820  
(732)-744-6392  
ronsadowski@verizon.net

BLOCK: 204 LOTS 18-22  
ZONE: HBD HAMILTON STREET BUSINESS DISTRICT  
TOWNSHIP OF FRANKLIN, NEW JERSEY  
SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS

|                               | REQUIRED | PROPOSED LOT |
|-------------------------------|----------|--------------|
| MINIMUM LOT AREA (SQ.FT.)     | 10,000   | 12,500       |
| MINIMUM LOT FRONTAGE (FEET)   | 100      | 100          |
| MINIMUM SETBACKS (FEET)       |          |              |
| MAIN STRUCTURE                |          |              |
| MINIMUM FRONT YARD (FEET)     | 0        |              |
| HAMILTON ST. (FEET)           |          | 0            |
| MILLER AVE. (FEET)            |          | 0            |
| MINIMUM 1 SIDE YARD (FEET)    | 5        | 5.0          |
| MINIMUM 2 SIDE YARD (FEET)    | 15       | 75.0         |
| MINIMUM REAR YARD (FEET)      | 20       | N.A.         |
| MAX. BLDG. HEIGHT (STORIES)   | 3        | 3            |
| MAX. BLDG. HEIGHT (FEET)      | 40       | 36.55        |
| ACCESSORY BUILDINGS           |          |              |
| MINIMUM REAR YARD (FEET)      | 5        | N.A.         |
| MINIMUM SIDE YARD (FEET)      | 5        | N.A.         |
| MAXIMUM BUILDING COVERAGE (%) | 40       | 28.3         |
| TOTAL IMPERVIOUS COVERAGE (%) | 85       | 81.1         |

NOTE: TOTAL IMPERVIOUS COVER = 10,140 SQ.FT. = 0.23 AC.

## 200 FOOT PROPERTY OWNERS LIST

| BLOCK | LOT            | NAME/ADDRESS  | BLOCK | LOT          | NAME/ADDRESS   | BLOCK | LOT          | NAME/ADDRESS  |
|-------|----------------|---|-------|--------------|--|-------|--------------|---|
| 174   | 3,4,5,6, 7,8,9 | 586 HAMILTON STREET, LLC<br>P.O. BOX 467<br>DARTON, NJ 08810                | 196   | 17,18        | KHADASH, IBRAHIM SALEM<br>39 CAREY ARTHUR DR<br>WAYNE, NJ 07470  | 204   | 19,20, 21,22 | 587 HAMILTON STREET<br>SOMERSET, NJ 08873                                       |
| 174   | 10             | FEON, LLC<br>130 MAIN STREET<br>SOMERSET, NJ 08873                          | 196   | 19           | RAMOS, JUAN R & Xiomara<br>578 HAMILTON ST<br>SOMERSET, NJ 08873 | 204   | 23,24        | HASSANI, MOHAMMAD E. & BEBE FRISHTA<br>11 MILLER AVE<br>SOMERSET, NJ 08873      |
| 175   | 1              | 77 ALEXANDRIA, LLC<br>P.O. BOX 1965<br>NEW BRUNSWICK, NJ 08903              | 196   | 20,21, 22,23 | CANNING, MAUREEN<br>180 JEFFERSON ST<br>SOMERSET, NJ 08873       | 204   | 25,26, 27,28 | WILLIS, MICHAEL E. & SANDRA L.<br>17 MILLER AVE<br>SOMERSET, NJ 08873           |
| 175   | 2,3,4          | GOFFREY, AHMAD & UREKKE BROWNE<br>578 HAMILTON STREET<br>SOMERSET, NJ 08873 | 197   | 21           | GANIT, ROBERT<br>21 DUNHAM AVE<br>SOMERSET, NJ 08873             | 204   | 29,30        | LEE, HENRY KEH & HELEN L.M., TRUSTEES<br>23 MILLER AVENUE<br>SOMERSET, NJ 08873 |
| 175   | 5,01           | UNITED PRODUCTS INC.<br>P.O. BOX 1462<br>NEW BRUNSWICK, NJ 08903            | 204   | 6,01         | NATAL, LUIS & MARIA COLON<br>26 DUNHAM AVE<br>SOMERSET, NJ 08873 | 205   | 8            | GALVAN, OSCAR & MAYRA M<br>22 MILLER AVE<br>SOMERSET, NJ 08873                  |
| 175   | 8,01           | DAUBIN, GUGLIELMO & ELUENA<br>130 KOSSUTH ST<br>SOMERSET, NJ 08873          | 204   | 9,01         | NILESKI, BETTY<br>18 DUNHAM AVE<br>SOMERSET, NJ 08873            | 205   | 9,10, 11     | ROMITO, STEPHEN W<br>9 VERONICA AVE<br>SOMERSET, NJ 08873                       |
| 175   | 62             | ZUBARU, AHMED<br>123 MAIN STREET<br>SOMERSET, NJ 08873                      | 204   | 12,13        | FIGUEROA, AUREO L<br>14 DUNHAM AVE<br>SOMERSET, NJ 08873         | 205   | 12,13        | RIVERA, JOSEPH<br>10 MILLER AVE<br>SOMERSET, NJ 08873                           |
|       |                |   | 204   | 14,15, 16,17 | 577 SOMERSET, LLC<br>71 SUTTON RD<br>CALIFON, NJ 07830           | 205   | 14,15        | WALTON, VENNISE<br>593 HAMILTON ST.<br>SOMERSET, NJ 08873                       |

THE FOLLOWING UTILITIES MUST ALSO BE NOTIFIED:

- RIGHT-OF-WAY DEPARTMENT  
BUCKEYE PIPE LINE COMPANY  
P.O. BOX 368  
EMMAUS, PA 18049-0368
- FRANKLIN TOWNSHIP SEWERAGE AUTHORITY  
70 COMMERCE AVE.  
SOMERSET, NJ 08873  
SINKING SPRING, PA 19608
- FRANKLIN TOWNSHIP SEWERAGE AUTHORITY  
70 COMMERCE AVE.  
SOMERSET, NJ 08873
- BUSINESS MANAGER  
COMCAST CABLE  
278 ANNELL ROAD  
HILLSBOROUGH, NJ 08844
- SUNOCO PIPELINE L.P.  
RIGHT OF WAY DEPT.  
MONTELLO COMPLEX  
525 FRITZTOWN ROAD  
THE COUNTY.
- THE COUNTY OF SOMERSET  
P.O. BOX 3000  
SOMERSET, NJ 08876

SOMERSET COUNTY  
ACCEPTANCE STAMP

APPROVED BY THE FRANKLIN TOWNSHIP ZONING BOARD AS A SITE PLAN:

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

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

RONALD J. SADOWSKI  
NJPE #38261

1

1 OF 18

S20200

| REFERENCES                     |                            |         |
|--------------------------------|----------------------------|---------|
| BALANCE OF SITE PLAN DRAWINGS. |                            |         |
| REV                            | REVISION DESCRIPTION       | DATE    |
| 0                              | FOR ZONING BOARD APPROVAL. | 30OCT20 |

### GENERAL CONSTRUCTION NOTES

- OWNER/APPLICANT: HAMILTON STREET DEVELOPMENT, LLC  
C/O FRED HANIKEN  
587 HAMILTON STREET  
SOMERSET, NJ 08873
- LOCATION: BLOCK 204 LOTS 18-22  
587 HAMILTON STREET
- ZONING: HBD- HAMILTON BUSINESS DISTRICT
- EXISTING USE: HBD - VACANT LAND
- PROPOSED USE: HBD - MIXED-USE (COMMERCIAL/RESIDENTIAL)
- PARKING  
ON-SITE REQUIRED = 17 SPACES  
A. RESIDENTIAL = (7) 1-BEDROOM APARTMENTS @ 1.8 SPACES PER = 13 SPACES  
(2) 2-BEDROOM APARTMENTS @ 2.0 SPACES PER = 4 SPACES
- BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY DATED AUGUST 20, 2020, PREPARED BY BRAGINSKY SURVEYING, LLC, 2 AUSTIN AVENUE, ISELIN, NJ 08830.
- THE PROPOSED DEVELOPMENT IS TO BE SERVICED BY PUBLIC SANITARY SEWER AND WATER FACILITIES.
- PER FEMA FLOOD INSURANCE RATE MAPS (FIRM) THE PROJECT SITE IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOODING.
- PER USDA SOIL SURVEY MAP THE SITE SOIL IS "KkoC" KLINEVILLE WITH A HYDROLOGIC SOIL GROUP "D".
- WATERLINE AND SANITARY SEWER LATERALS TO BE A MINIMUM 10 FEET APART HORIZONTALLY AND 18 INCHES VERTICALLY UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE AUTHORITY INCLUDING BUT NOT LIMITED TO, SOMERSET COUNTY RULES AND REGULATIONS, THE FRANKLIN TOWNSHIP LAND USE ORDINANCE, AND STATE APPROVING AGENCIES.
- THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE DEVELOPMENT AND ARE NOT GUARANTEED FOR ACCURACY AND OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE SO IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN 18 INCHES CLEAR SHALL BE CONCRETE ENCASED.
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ARE TO BE PROVIDED BY THEIR RESPECTIVE UTILITY COMPANIES.
- 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.
- ALL EXISTING AND PROJECT-GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SPOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST 6 INCHES OF COVER ON THOSE AREAS.
- COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHALL MEET ALL MANUFACTURER AND TOWNSHIP REQUIREMENTS.
- ALL GRADING OF LAWN AREAS SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 12 FEET HORIZONTAL TO 1 FOOT VERTICAL WITHIN 8 FEET OF ALL FOUNDATIONS AND 3 FEET HORIZONTAL TO 1 FOOT VERTICAL IN ALL OTHER AREAS.
- AN AS-BUILT PLAN OF THE ENTIRE DEVELOPMENT, CERTIFIED BY A NEW JERSEY LICENSED LAND SURVEYOR SHALL BE SUBMITTED TO THE TOWNSHIP PRIOR TO RELEASE OF THE PERFORMANCE BOND.
- NO SOIL SHALL BE IMPORTED OR EXPORTED FROM THE SITE UNTIL A SOIL IMPORTATION OR EXPORTATION PERMIT HAS BEEN OBTAINED FROM THE TOWNSHIP AS REQUIRED BY ORDINANCE. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 112-8N OF THE LAND USE ORDINANCE.
- THE LOWEST FLOOR ELEVATIONS, INCLUDING RESIDENTIAL BASEMENTS IF PROPOSED, ARE TO BE SET A MINIMUM 2 FEET ABOVE THE SEASONAL HIGH GROUNDWATER ELEVATION.
- ALL UNDERGROUND STORAGE BASIN PIPE JOINTS ARE TO BE GASKETED (WATERTIGHT).
- GROUNDWATER DEPTH WAS FOUND TO BE AT ELEVATION 95.0.
- REFER TO THE SITE GRADING PLAN FOR FINISHED FLOOR ELEVATIONS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS SHALL CONFORM WITH CURRENT MUTCD STANDARDS.
- OFFICIAL STREET ADDRESSES SHALL BE OBTAINED FROM THE FRANKLIN TOWNSHIP 911 COORDINATOR.
- SUBMISSION OF AN ENGINEERING COST ESTIMATE WILL BE REQUIRED ONCE FINAL PLANS ARE SIGNED-OFF ON BY THE BOARD. UPON APPROVAL, APPLICANT SHALL PROVIDE APPROPRIATE BONDS AND ENGINEERING INSPECTION FEES AND ATTEND A PRE-CONSTRUCTION MEETING, PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
- ALL FEES SHALL BE PAID BY THE APPLICANT AT THE TIME OF ADOPTION OF A RESOLUTION OF SITE PLAN APPROVAL FOR THE COST OF MAKING UPGRADES AND MODIFICATIONS TO THE TAX MAPS AND GEOGRAPHIC INFORMATION SYSTEM (GIS) (SECTION 112-329).
- AT THE TIME THAT FINAL PLANS ARE SUBMITTED FOR SIGNATURE BY THE MUNICIPAL OFFICIALS, THE APPLICANT SHALL SUBMIT CAD-GENERATED DATA FILES, PREPARED BY A NEW JERSEY LICENSED LAND SURVEYOR, DIRECTLY TRANSLATABLE INTO AN IDENTICAL IMAGE OF THE PLAN PER THE REQUIREMENTS OF SECTION 112-329.

### PROJECTED DAILY DEMAND/CONSUMPTION:

- SANITARY FLOW: NJAC 7:14A PROJECTED FLOW  
**PROPOSED CONDITION**  
A. 1 BEDROOM APARTMENT = 150 GPD  
No. OF UNITS = 7  
PROJECTED FLOW = 7 x 150 GPD = 1,050 GPD  
B. 2 BEDROOM APARTMENT = 225 GPD  
No. OF UNITS = 2  
PROJECTED FLOW = 2 x 225 GPD = 450 GPD  
TOTAL PROJECTED AVERAGE FLOW = 1,500 GPD  
ESTIMATED PEAK FLOW = 2.5 x AVG. = 2.5 x 1,500 = 3,750 GPD
- WATER NJAC 5:21-5 & 7:10-12.6 AVERAGE WATER DEMAND  
**PROPOSED CONDITION: DOMESTIC DEMAND**  
A. 1 BEDROOM APARTMENT = 120 GPD  
No. OF UNITS = 7  
PROJECTED DEMAND = 7 x 120 GPD = 840 GPD  
B. 2 BEDROOM APARTMENT = 175 GPD  
No. OF UNITS = 2  
PROJECTED DEMAND = 2 x 175 GPD = 350 GPD  
TOTAL PROJECTED AVERAGE DEMAND = 1,190 GPD  
ESTIMATED PEAK DEMAND = 2.5 x AVG. = 2.5 x 1,190 = 2,975 GPD

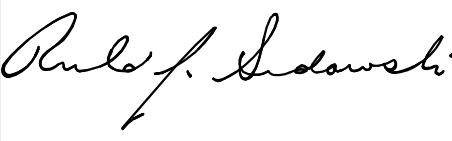
### PROPOSED STREET ADDRESSES

BLOCK 204 LOTS 18-22 587 HAMILTON STREET

Owner / Project  
PRELIMINARY AND FINAL  
SITE PLAN APPLICATION  
587 HAMILTON STREET  
BLOCK 204 LOTS 18-22  
FRANKLIN TOWNSHIP, NEW JERSEY

**RONALD J. SADOWSKI, P.E.**  
ENGINEERING & CONSTRUCTION MANAGEMENT  
10 EDWARD AVENUE  
EDISON, NEW JERSEY 08820  
(732) 744-6392  
ronsadowski@verizon.net

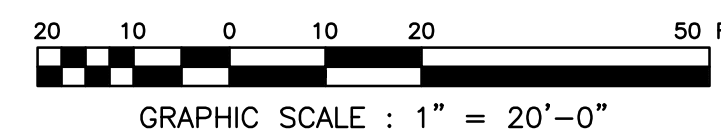
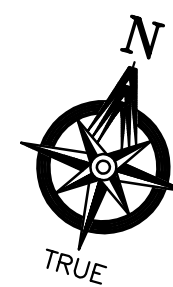
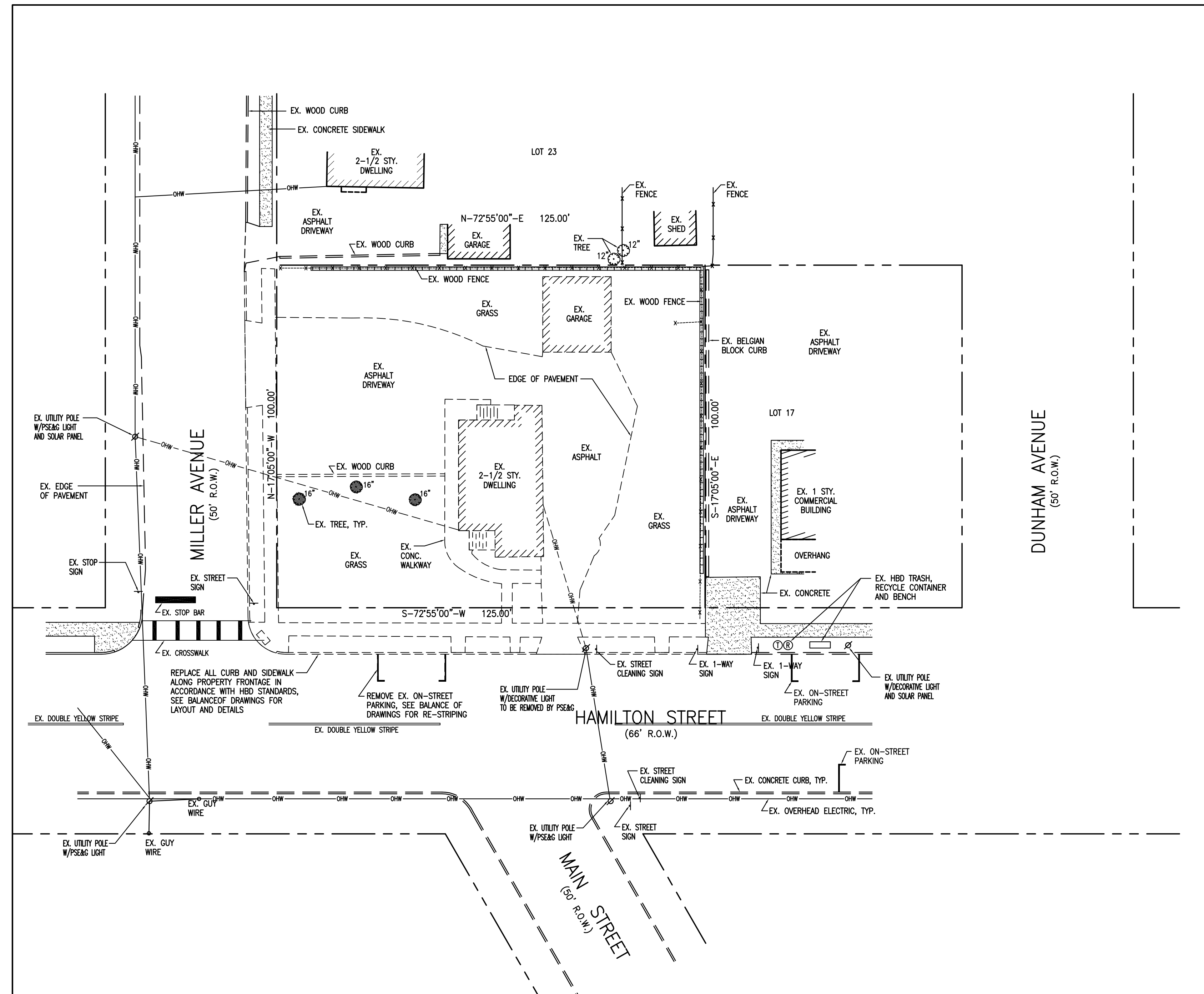
### GENERAL CONSTRUCTION NOTES

| DRAWN CHECKED   | RJS RJS | SCALE DATE            | AS NOTED 01AUG20 |
|---|---------|-----------------------|------------------|
|  |         | PROJECT NO.<br>S19010 |                  |
| RONALD J. SADOWSKI<br>PROFESSIONAL ENGINEER<br>NJPE #38261                            |         | DRAWING NO.<br>2      |                  |

REFERENCES

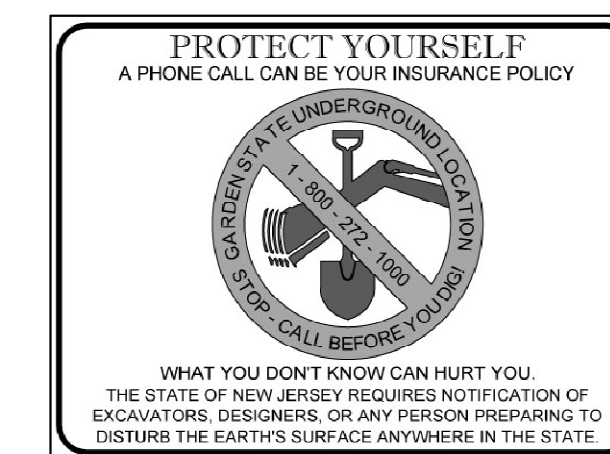
BOUNDARY AND TOPOGRAPHIC SURVEY DATED AUGUST 20, 2020, PREPARED BY BRAGINSKY SURVEYING, LLC, 2 AUSTIN AVENUE, ISLEIN, NJ 08830.

| REV | REVISION DESCRIPTION       | DATE    |
|-----|----------------------------|---------|
| 0   | FOR ZONING BOARD APPROVAL. | 30OCT20 |



DEMOLITION NOTES:

1. ALL EXISTING IMPROVEMENTS WITHIN PROPERTY LINES TO BE REMOVED IN THEIR ENTIRETY.
2. ALL EXISTING CURB AND SIDEWALK ALONG PROPERTY FRONTAGE TO BE REMOVED AND REPLACED TO CONFORM WITH TOWNSHIP HBD STANDARDS. REFER TO BALANCE OF SITEPLAN DRAWINGS FOR LAYOUT AND DETAILS.
3. ALL EXISTING UTILITIES ON SITE TO BE REMOVED TO THEIR RESPECTIVE MAIN SERVICES IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY STANDARDS.



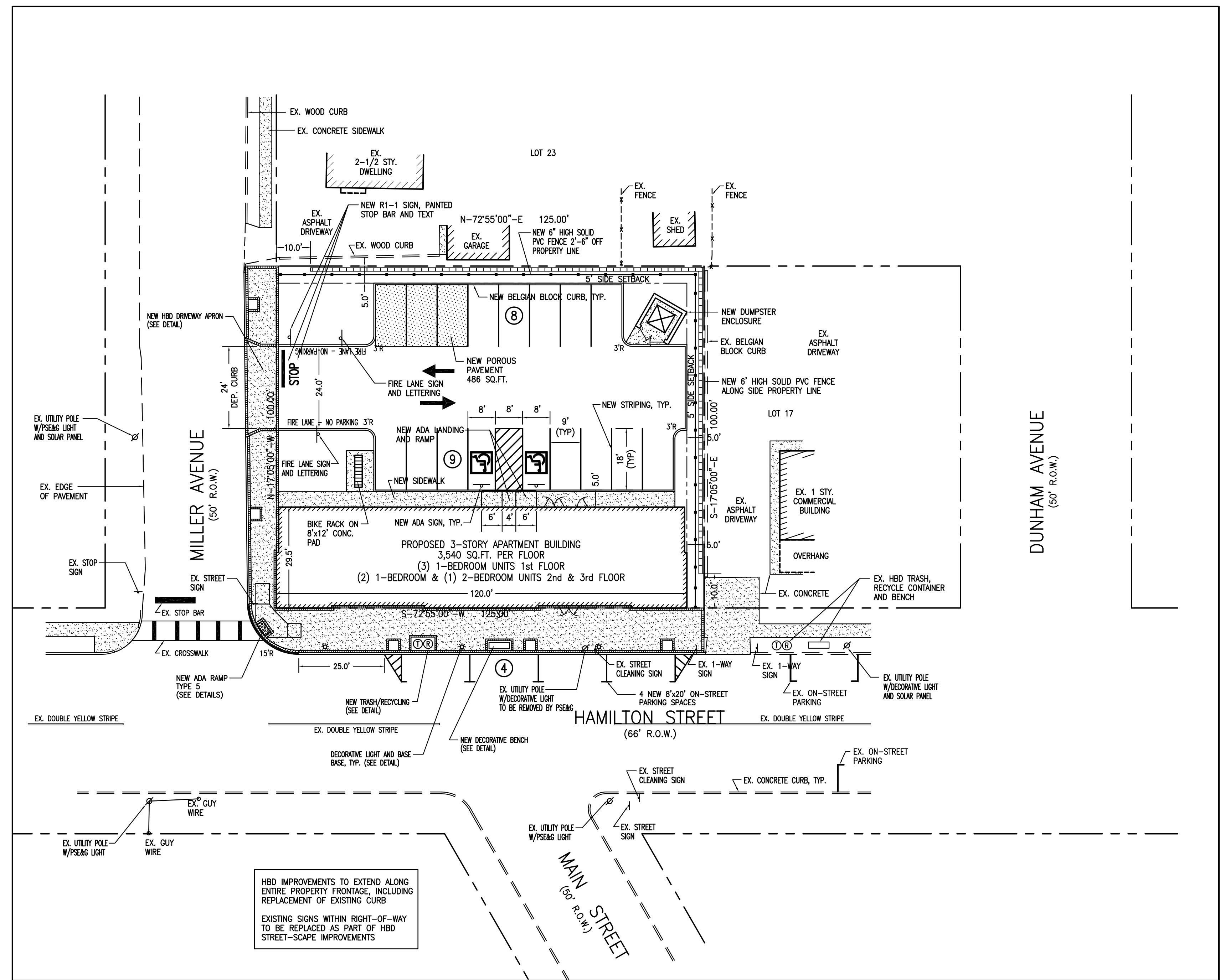
Owner / Project  
 PRELIMINARY AND FINAL  
 SITE PLAN APPLICATION  
 587 HAMILTON STREET  
 BLOCK 204 LOTS 18-22  
 FRANKLIN TOWNSHIP, NEW JERSEY

**RONALD J. SADOWSKI, P.E.**  
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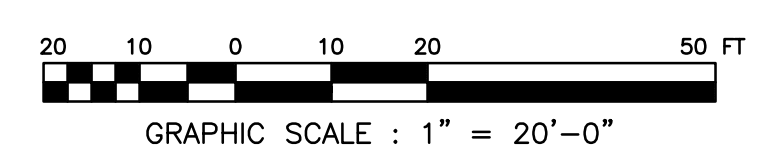
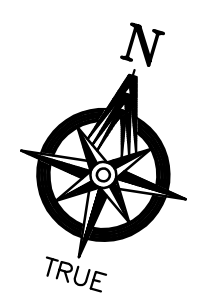
DEMOLITION PLAN

|  |            |                       |                     |
|--|------------|-----------------------|---------------------|
| DRAWN<br>CHECKED   | RJS<br>RJS | SCALE<br>DATE         | AS NOTED<br>01AUG20 |
| <i>Ronald J. Sadowski</i>                                  |            | PROJECT NO.<br>S20200 |                     |
| RONALD J. SADOWSKI<br>PROFESSIONAL ENGINEER<br>NJPE #38261 |            | DRAWING NO.<br>3      |                     |

| REFERENCES  |                            |         |
|---|----------------------------|---------|
| BOUNDARY AND TOPOGRAPHIC SURVEY DATED AUGUST 20, 2020, PREPARED BY BRAGINSKY SURVEYING, LLC, 2 AUSTIN AVENUE, ISLEIN, NJ 08830. |                            |         |
| REV   | REVISION DESCRIPTION       | DATE    |
| 0   | FOR ZONING BOARD APPROVAL. | 30OCT20 |



HBD IMPROVEMENTS TO EXTEND ALONG ENTIRE PROPERTY FRONTAGE, INCLUDING REPLACEMENT OF EXISTING CURB  
EXISTING SIGNS WITHIN RIGHT-OF-WAY TO BE REPLACED AS PART OF HBD STREET-SCAPE IMPROVEMENTS

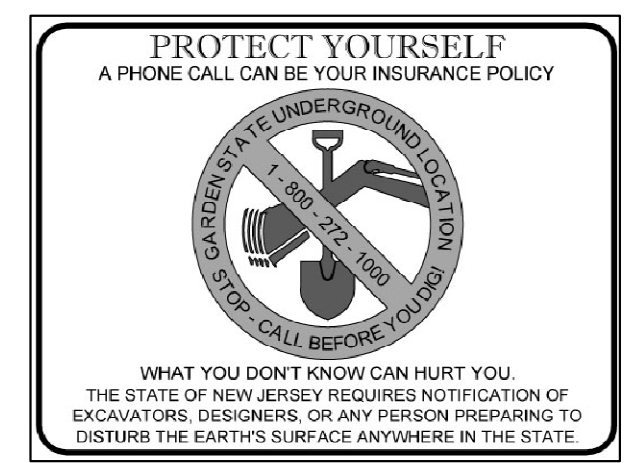


Owner / Project  
**PRELIMINARY AND FINAL SITE PLAN APPLICATION**  
 587 HAMILTON STREET  
 BLOCK 204 LOTS 18-22  
 FRANKLIN TOWNSHIP, NEW JERSEY

**RONALD J. SADOWSKI, P.E.**  
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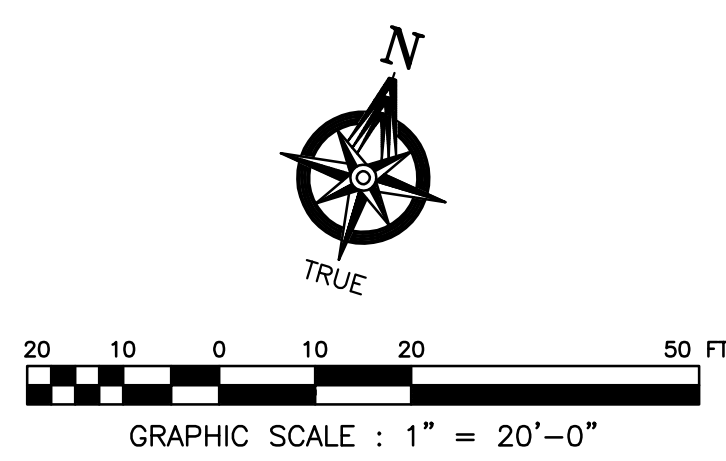
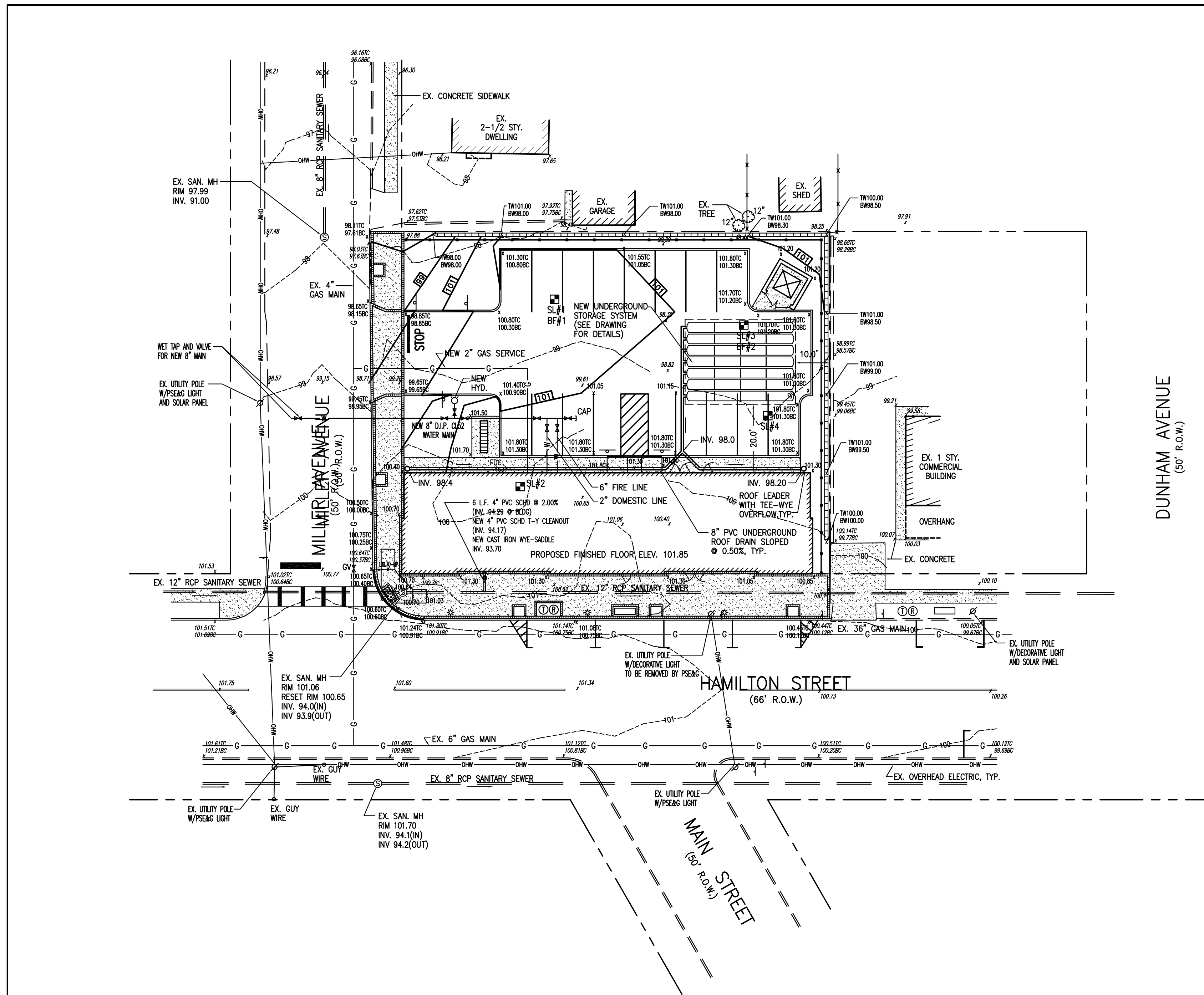
**SITE IMPROVEMENT PLAN**

|  |            |                       |                     |
|--|------------|-----------------------|---------------------|
| DRAWN CHECKED  | RJS<br>RJS | SCALE DATE            | AS NOTED<br>01AUG20 |
| <i>Ronald J. Sadowski</i>                                  |            | PROJECT NO.<br>S20200 |                     |
| RONALD J. SADOWSKI<br>PROFESSIONAL ENGINEER<br>NJPE #38261 |            | DRAWING NO.<br>4      |                     |





| REFERENCES  |                            |         |
|---|----------------------------|---------|
| BOUNDARY AND TOPOGRAPHIC SURVEY DATED AUGUST 20, 2020, PREPARED BY BRAGINSKY SURVEYING, LLC, 2 AUSTIN AVENUE, ISLEIN, NJ 08830. |                            |         |
| REV   | REVISION DESCRIPTION       | DATE    |
| 0   | FOR ZONING BOARD APPROVAL. | 30OCT20 |



**SOIL LOG #1 (SL)/BASIN FLOOD TEST #1 (BF)**

Test Date: October 16, 2020

- 0" - 8" TOPSOIL
  - 8" - 16" 10YR5/4 YELLOW BROWN CLAY LOAM, SUBANGULAR BLOCKY, FRABLE
  - 16" - 48" 10YR5/4 DARK YELLOW BROWN FRACTURED ROCK (SHALE), 20% GRAVEL, 40% COBBLES, 30% STONE, WITH 10% CLAY LOAM AS FILLER, SUBANGULAR BLOCKY, FRABLE, MOTTLING @ 36", COMMON MEDIUM, DISTRICT 10YR7/1 NO SEEPAGE
- BOTTOM OF TEST PIT @ 3'-0" (36")  
(MACHINE REFUSAL @ 48")

**BASIN FLOODING TEST RESULTS**

|  |  |
|--|--|
| 1st FILLING                                | 12" WATER EMPTIED LESS IN 2 HOURS 20 MINUTES |
| 2nd FILLING                                | 12" WATER EMPTIED LESS IN 3 HOURS 45 MINUTES |
| RESULT: POSITIVE FRACTURED ROCK SUBSTRATUM |  |
| PERMEABILITY RATE OF 0.5 INCH/HOUR         |  |

**SOIL LOG #2 (SL)**

Test Date: October 16, 2020

- 1" - 8" TOPSOIL
  - 9" - 16" 10YR5/4 YELLOW BROWN CLAY LOAM, SUBANGULAR BLOCKY, FRABLE
  - 16" - 68" 10YR4/4 DARK YELLOW BROWN FRACTURED ROCK (SHALE), 20% GRAVEL, 40% COBBLES, 30% STONE, 10% CLAY LOAM AS FILLER, SUBANGULAR BLOCKY, FRABLE
- SEEPAGE @ 68", 6" WATER ACCUMULATED IN 4 HOURS  
(MACHINE REFUSAL @ 68")

**SOIL LOG #3 (SL)/BASIN FLOOD TEST #2 (BF)**

Test Date: October 26, 2020

- 2" - 14" TOPSOIL
  - 14" - 30" 10YR5/4 YELLOW BROWN CLAY LOAM, SUBANGULAR BLOCKY, FRABLE
  - 30" - 54" 10YR5/4 DARK YELLOW BROWN FRACTURED ROCK (SHALE), 15% GRAVEL, 30% COBBLES, 40% STONE, WITH 15% CLAY LOAM AS FILLER, SUBANGULAR BLOCKY, FRABLE, MOTTLING @ 42", COMMON MEDIUM, DISTRICT 10YR7/1
- BOTTOM OF TEST PIT @ 2'-8" (32")  
(MACHINE REFUSAL @ 54")

**BASIN FLOODING TEST RESULTS**

|  |   |
|--|---|
| 1st FILLING                                | 12" WATER EMPTIED LESS IN 4 HOURS 5 MINUTES |
| 2nd FILLING                                | 12" WATER EMPTIED LESS IN 4 HOURS 0 MINUTES |
| RESULT: POSITIVE FRACTURED ROCK SUBSTRATUM |   |
| PERMEABILITY RATE OF 0.5 INCH/HOUR         |   |

**SOIL LOG #4 (SL)**

Test Date: October 26, 2020

- 1" - 10" TOPSOIL
  - 10" - 28" 10YR5/4 YELLOW BROWN CLAY LOAM, SUBANGULAR BLOCKY, FRABLE
  - 28" - 50" 10YR4/4 DARK YELLOW BROWN FRACTURED ROCK (SHALE), 20% GRAVEL, 40% COBBLES, 30% STONE, 10% CLAY LOAM AS FILLER, SUBANGULAR BLOCKY, FRABLE, MOTTLING @ 42", COMMON, MEDIUM, DISTRICT 10YR7/1
- SEEPAGE @ 50"

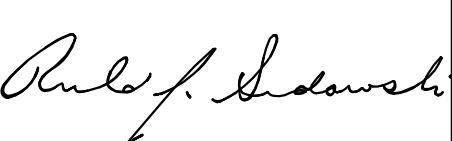
SOIL TESTS CONDUCTED BY ERIC RUPNARAIN, NJPE #44508, GOLDENBAUM BAIL ENGINEERING, INC., 1509 ROUTE 179, LAMBERTVILLE, NJ 08530

Owner / Project  
**PRELIMINARY AND FINAL  
 SITE PLAN APPLICATION  
 587 HAMILTON STREET  
 BLOCK 204 LOTS 18-22  
 FRANKLIN TOWNSHIP, NEW JERSEY**

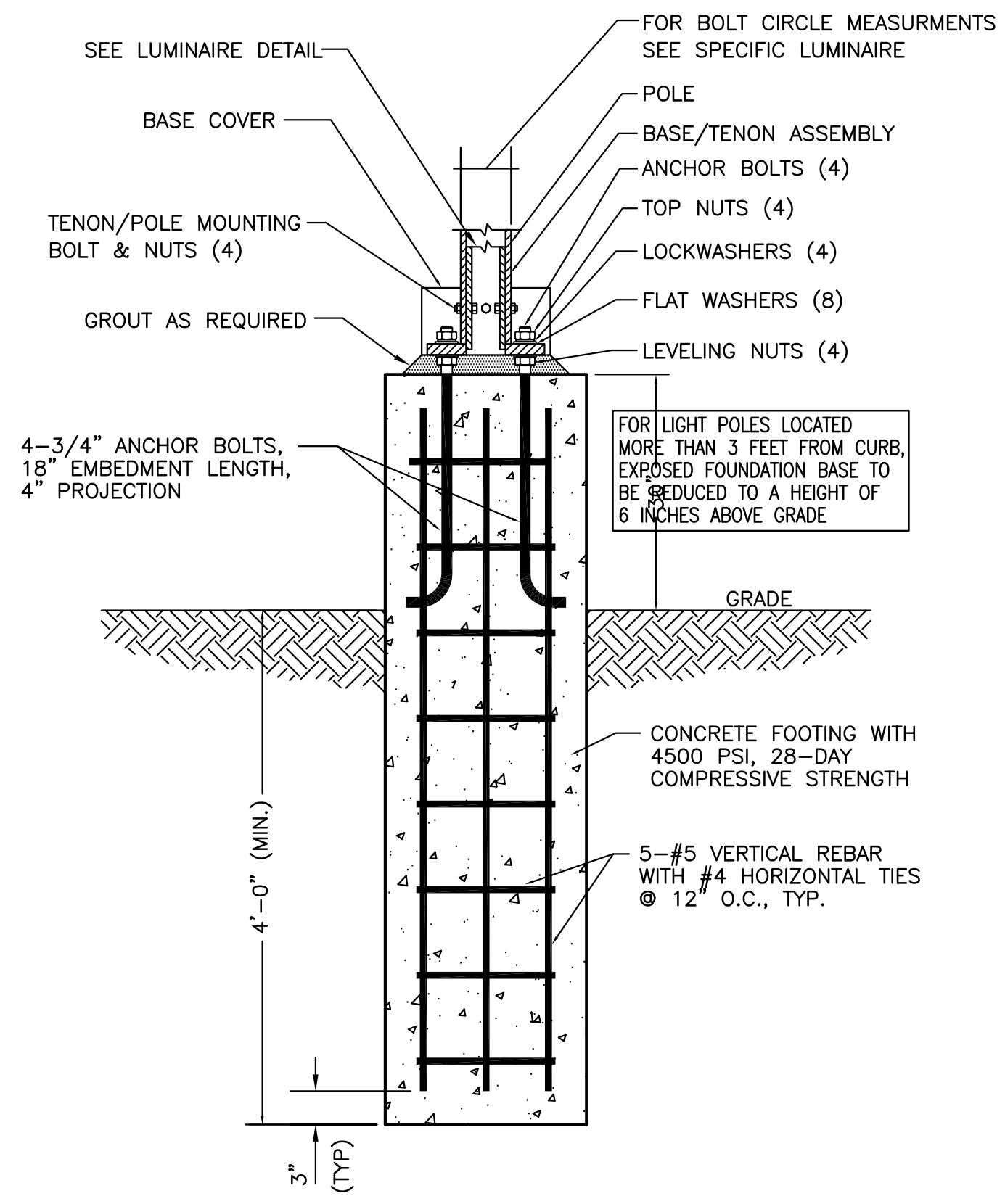
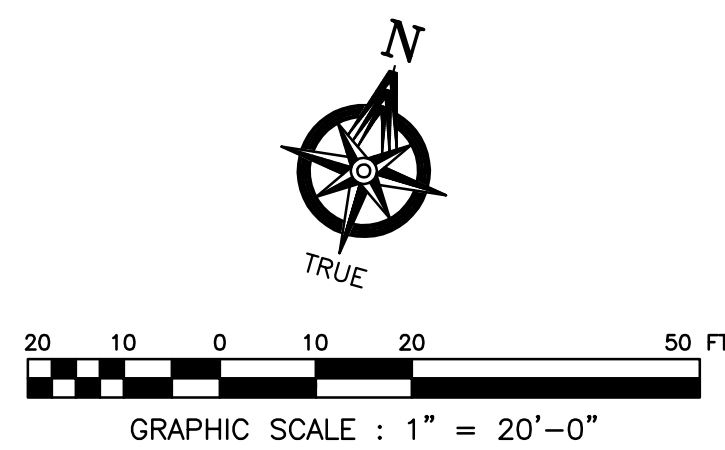
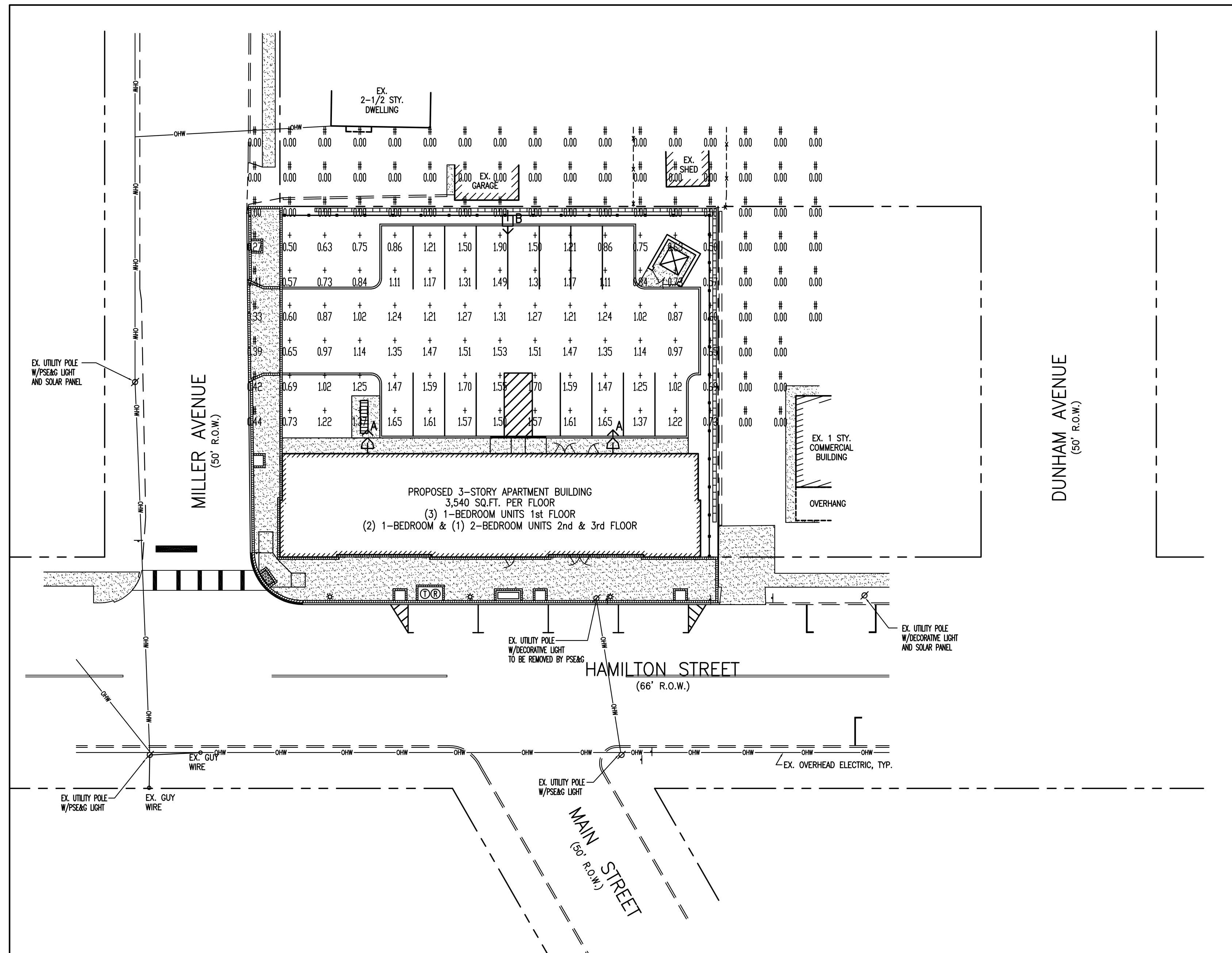
**RONALD J. SADOWSKI, P.E.**

ENGINEERING & CONSTRUCTION MANAGEMENT  
 10 EDWARD AVENUE  
 EDISON, NEW JERSEY 08820  
 (732) 744-6392  
 ronsadowski@verizon.net

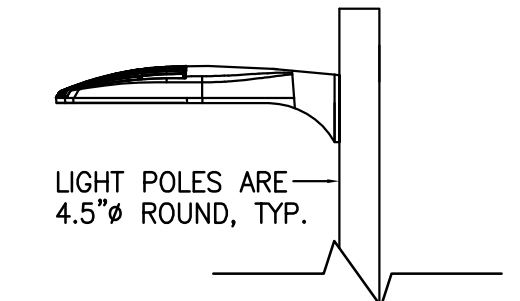
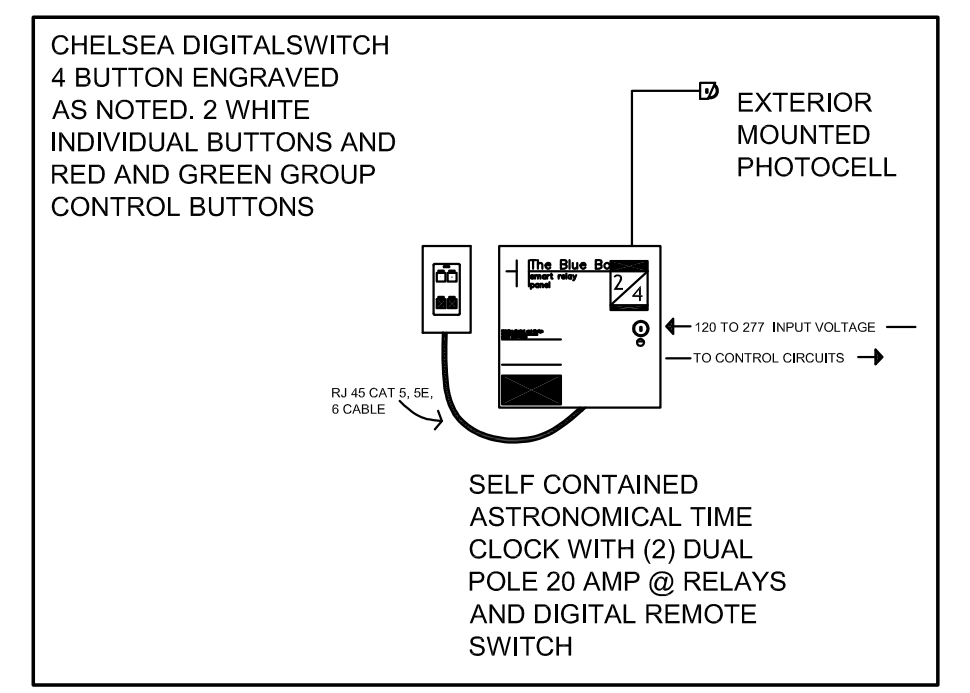
**PROPOSED GRADING,  
 DRAINAGE & UTILITY  
 PLAN**

|   |     |             |          |
|---|-----|-------------|----------|
| DRAWN   | RJS | SCALE       | AS NOTED |
| CHECKED   | RJS | DATE        | 01AUG20  |
| <br>RONALD J. SADOWSKI<br>PROFESSIONAL ENGINEER<br>NJPE #38261 |     | PROJECT NO. | S20200   |
|   |     | DRAWING NO. | 5        |





TYPICAL CONCRETE LIGHT POLE FOUNDATION  
N.T.S.



POLE-MOUNTED LIGHT DETAIL

DXF file created by LitePro 2.037 on 8/16/2020 8:56:56 AM

| CALCULATION SUMMARY |                  |                                   |         |       |           |             |             |             |            |
|---------------------|------------------|-----------------------------------|---------|-------|-----------|-------------|-------------|-------------|------------|
| AREA NAME           | DIMENSIONS       | GRID / TYPE                       | # PTS   | SPAC  | GROUP     | AVE         | MAX         | MIN         | MAX/MIN    |
| SITE                | 814.90x502.10 FT | PARKING @ GRADE / OFFSITE @ GRADE | 78 / 72 | 10.00 | <-> / <-> | 1.15 / 0.03 | 1.90 / 0.44 | 0.50 / 0.00 | 3.80 / N/A |

| KJ LUDWIG-SOMERSET (09/13/17) LUMINAIRE SCHEDULE |        |  |      |        |       |   |      |     |      |
|--|--------|--|------|--------|-------|---|------|-----|------|
| TYP  | SYMBOL | DESCRIPTION  | LAMP | LUMENS | WATTS | MOUNTING/BALLAST  | LLF  | QTY | LMH  |
| A  | ⊕      | UTRONA 1W-DSKO LED-20C-530-40K-1FTM-VOLTS-COLOR-WB-HS-A3 | (1)  | 25266  | 45    | BUILDING SURFACE MOUNTED FIXTURE 16.5' ABOVE GRADE                      | 0.85 | 2   | 16.5 |
| B  | ⊕      | UTRONA 1A-DSKO LED-20C-530-40K-1M-VOLTS-COLOR-RPA-HS-A3  | (1)  | 24530  | 45    | 1400-4545SS4-1A-COLOR-A3 ON 2.5' CONCRETE PER FIXTURE 16.5' ABOVE GRADE | 0.85 | 1   | 16.5 |

NOTE: HOUSE-SIDE SHIELDS TO BE INSTALLED SHOULD LIGHT LEVELS EXCEED 0.1 FOOT-CANDLES AT PROPERTY LINE.

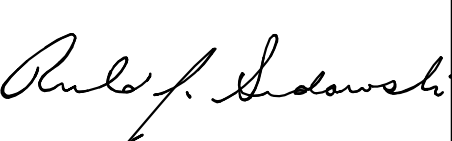
| REFERENCES                     |  |  |
|--------------------------------|--|--|
| BALANCE OF SITE PLAN DRAWINGS. |  |  |

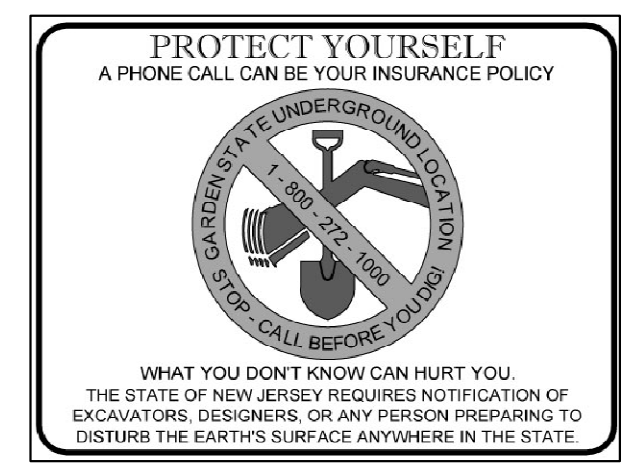
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|-----|----------------------------|---------|
| 0   | FOR ZONING BOARD APPROVAL. | 30OCT20 |

Owner / Project  
**PRELIMINARY AND FINAL SITE PLAN APPLICATION**  
 587 HAMILTON STREET  
 BLOCK 204 LOTS 18-22  
 FRANKLIN TOWNSHIP, NEW JERSEY

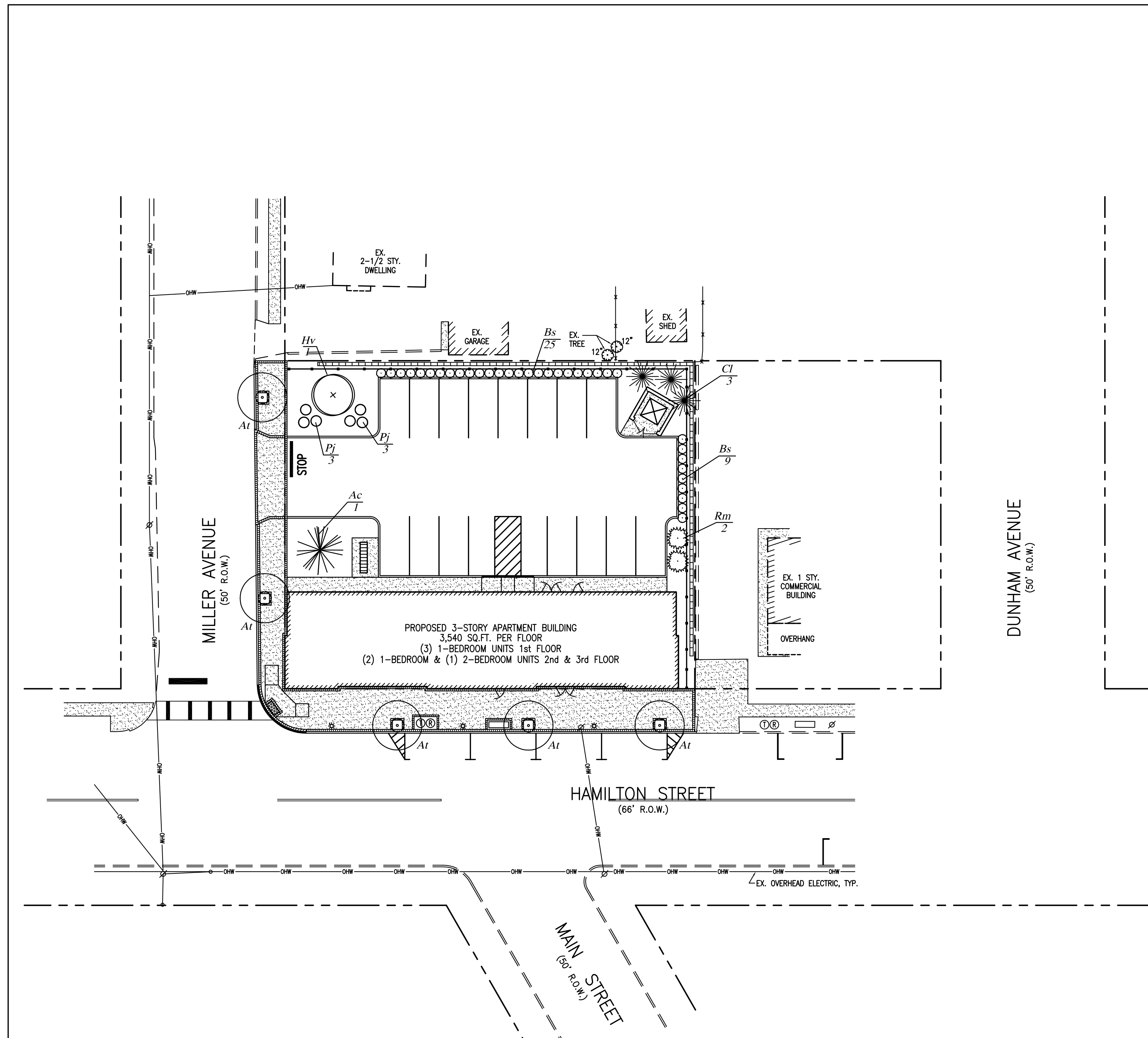
**RONALD J. SADOWSKI, P.E.**  
 ENGINEERING & CONSTRUCTION MANAGEMENT  
 10 EDWARD AVENUE  
 EDISON, NEW JERSEY 08820  
 (732) 744-6392  
 ronsadowski@verizon.net

PROPOSED LIGHTING PLAN

|   |         |             |                  |
|---|---------|-------------|------------------|
| DRAWN CHECKED   | RJS RJS | SCALE DATE  | AS NOTED 01AUG20 |
| <br>RONALD J. SADOWSKI<br>PROFESSIONAL ENGINEER<br>NJPE #38261 |         | PROJECT NO. | S20200           |
|   |         | DRAWING NO. | 6                |



| REFERENCES                     |                            |         |
|--------------------------------|----------------------------|---------|
| BALANCE OF SITE PLAN DRAWINGS. |                            |         |
| REV                            | REVISION DESCRIPTION       | DATE    |
| 0                              | FOR ZONING BOARD APPROVAL. | 30OCT20 |



**PLANTING NOTES**

- ALL PLANT MATERIAL TO BE FIRST QUALITY, NURSERY GROWN STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS. QUALITY AND SIZE OF PLANTS, INCLUDING ROOT SIZE SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1 (MOST RECENT ADDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR TO VERIFY ALL PLANT DISCREPANCIES INCLUDING PLANT QUANTITIES BETWEEN PLANT LIST AND PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING QUANTITY WHICH IS GREATER.
- NO SUBSTITUTES SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PROPOSED PLANT MATERIAL SHALL BE BALLED AND BURLAPPED UNLESS NOTED OTHERWISE ON PLANTING SCHEDULE.
- ALL INSTALLED PLANT MATERIALS SHALL BEAR THE SAME RELATION TO GRADE WHEN INSTALLED ON SITE AS EXISTED IN NURSERY PRIOR TO DIGGING.
- HOLES FOR PLANT MATERIALS (B&B) SHALL BE DUG A MINIMUM OF TWICE THE BALL DIAMETER. ALL PLANTS SHALL BE LOCATED IN THE CENTER OF THEIR RESPECTIVE PITS.
- B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- PLANTS SHALL NOT BE BOUND AT ANY TIME WITH WIRE OR ROPE AS TO DAMAGE THE BARK AND BRANCHES.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE THE CONTRACTOR WILL PROTECT THE STOCK THAT IS NOT PLANTED AND KEEP WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR MORE THAN A THREE DAY PERIOD AFTER BEING DELIVERED.
- ALL STAKING AND GUYING WIRES SHALL BE FLAGGED WITH A BRIGHT REFLECTIVE MATERIAL TO WARN PEDESTRIANS
- TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION AND ALL LOCATIONS SHOWN AS LAWN AREAS ON PLAN.
- ALL PLANTS SHALL BE PLANTED IN AN APPROVED BACKFILL MIXTURE THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. ONLY SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER ETC., SHALL BE USED FOR PLANTING
- ALL SHRUB BEDS AND TREE SAUCERS TO BE MULCHED AS DETAILED.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF ANY OF THE PROPOSED PLANTING MATERIAL.
- PROVIDE SNOW/TREE PROTECTION FENCING AS REQUIRED AROUND EXISTING TREES TO BE SAVED.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL (NOT INCLUDING LAWNS) FOR A PERIOD OF TWO (2) YEARS FROM DATE OF ACCEPTANCE.
- AFTER THE PLANTING CONTRACTOR HAS COMPLETED THE TERMS OF HIS CONTRACT, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PROPOSED PLANTINGS BY PROVIDING THE CORRECT METHODS OF WEEDING, SPRAYING, WATERING, PRUNING AND FERTILIZING ACCORDING TO GOOD HORTICULTURAL PRACTICE.
- ALL TREES TO BE BRANCHED 7' HIGH.

**PLANTING SCHEDULE**

| KEY              | QTY. | BOTANICAL NAME            | COMMON NAME             | SIZE        | ROOT  | SPACING  |
|------------------|------|---------------------------|-------------------------|-------------|-------|----------|
| SHADE TREES      |      |                           |                         |             |       |          |
| At               | 5    | ACER TATARICUM            | TATARIAN MAPLE          | 2.5-3" CAL. | B&B   | AS SHOWN |
| ORNAMENTAL TREES |      |                           |                         |             |       |          |
| Hv               | 1    | HAMAMELIS VERNALIS        | VERNAL WITCHHAZEL       | 6-7' HT.    | B&B   | AS SHOWN |
| EVERGREEN TREES  |      |                           |                         |             |       |          |
| Ac               | 1    | ABIES CONCOLOR            | WHITE FIR               | 7-8' HT.    | B&B   | AS SHOWN |
| Ci               | 3    | CUPRESSOCYPARIS LEYLANDII | LEYLAND CYPRESS         | 6-7' HT.    | B&B   | 8' O.C.  |
| EVERGREEN SHRUBS |      |                           |                         |             |       |          |
| Bs               | 34   | BUXUS SEMPERVIRENS        | GREEN VELVET BOXWOOD    | 18-24" HT.  | CONT. | 3' O.C.  |
| Rm               | 2    | RHODODENDRON MAXIMUM      | ROSEBAY RHODODENDRON    | 3-4' HT.    | B&B   | 6' O.C.  |
| Pj               | 6    | PIERIS JAPONICA           | MOUNTAIN FIRE ANDROMEDA | 18-24"      | CONT. | 3' O.C.  |

NOTE:  
 ALL PLANT RELOCATIONS/SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.  
 NO TREES SHALL BE WITHIN 10 FEET OF ANY SANITARY LATERAL OR MAIN.

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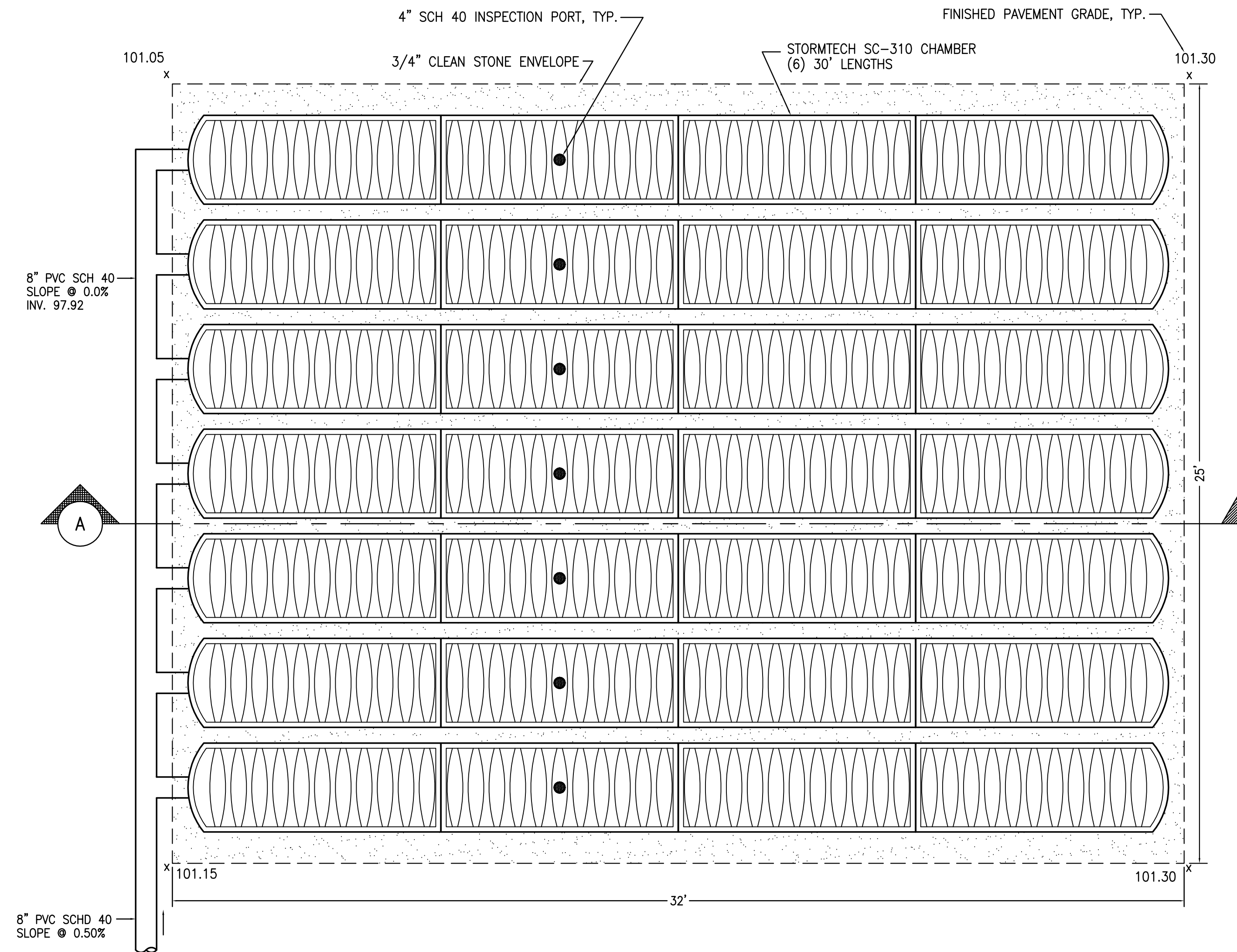
**RONALD J. SADOWSKI, P.E.**  
 ENGINEERING & CONSTRUCTION MANAGEMENT  
 10 EDWARD AVENUE  
 EDISON, NEW JERSEY 08820  
 (732) 744-6392  
 ronsadowski@verizon.net

**PROPOSED  
 LANDSCAPING PLAN**

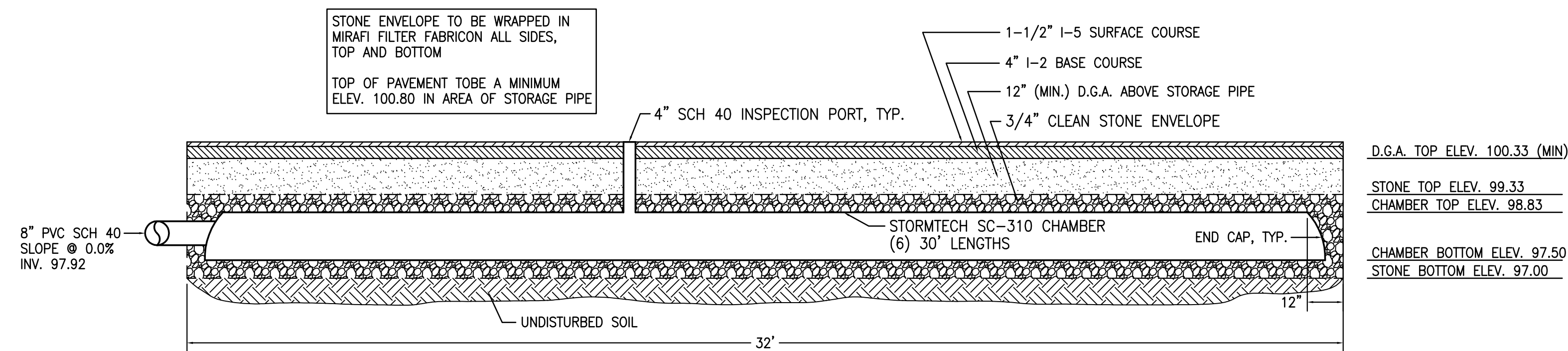
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| DRAWN<br>CHECKED   | RJS<br>RJS | SCALE<br>DATE         | AS NOTED<br>16AUG20 |
| <i>Ronald J. Sadowski</i>                                  |            | PROJECT NO.<br>S20200 |                     |
| RONALD J. SADOWSKI<br>PROFESSIONAL ENGINEER<br>NJPE #38261 |            | DRAWING NO.<br>6      |                     |



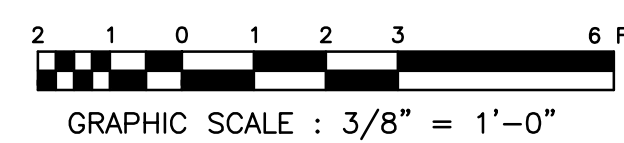




UNDERGROUND STORAGE PLAN VIEW



UNDERGROUND STORAGE SECTION A



REFERENCES

| REV | REVISION DESCRIPTION         | DATE    |
|-----|------------------------------|---------|
| 0   | FOR PLANNING BOARD APPROVAL. | 30OCT20 |

Owner / Project  
 PRELIMINARY AND FINAL  
 SITE PLAN APPLICATION  
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 ronsadowski@verizon.net

DRAINAGE SYSTEM  
 PLAN AND SECTION

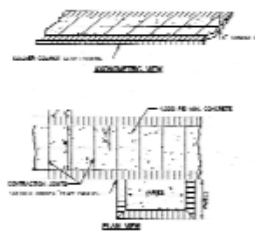
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|---------|-----|-------|----------|
| DRAWN   | RJS | SCALE | AS NOTED |
| CHECKED | RJS | DATE  | 01AUG20  |

PROJECT NO.  
 S20200

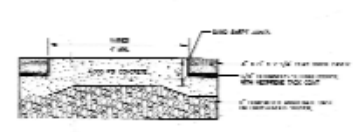
RONALD J. SADOWSKI  
 PROFESSIONAL ENGINEER  
 NJPE #38261

DRAWING NO.  
 8

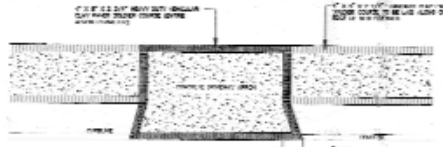




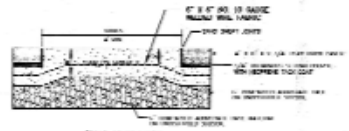
CONCRETE SIDEWALK & PAD DETAIL



NOTES:  
 1. CURB SHALL BE CONCRETE WITH REINFORCING BARS.  
 2. CURB SHALL BE FINISHED WITH A 1/2" SAND FINISH.  
 3. CURB SHALL BE 4" HIGH.  
 4. CURB SHALL BE 12" WIDE.  
 5. CURB SHALL BE 12" ON CENTER.



DRIVEWAY APRON PAVING DETAIL

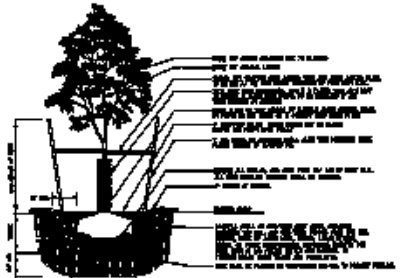


NOTES:  
 1. CURB SHALL BE CONCRETE WITH REINFORCING BARS.  
 2. CURB SHALL BE FINISHED WITH A 1/2" SAND FINISH.  
 3. CURB SHALL BE 4" HIGH.  
 4. CURB SHALL BE 12" WIDE.  
 5. CURB SHALL BE 12" ON CENTER.

HEAVY DUTY SOLDIER COURSE DETAIL



DRIVEWAY APRON AND CURB SECTION



TREE DETAIL



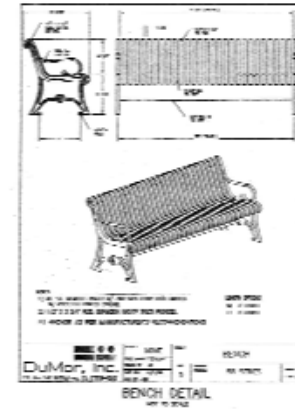
STREET TREE PLANTING DETAIL

CONFINED AREA OF DJ STRUCTURAL SOIL AS MUCH AS POSSIBLE DURING CONSTRUCTION

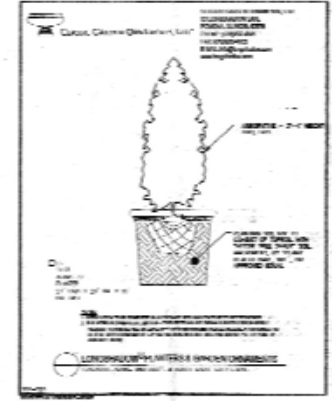
GENERAL NOTES:  
 1. ALL MATERIALS SHALL BE AS SHOWN OR SPECIFIED.  
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.  
 3. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.  
 4. ALL MATERIALS SHALL BE SUBJECT TO TESTING AND APPROVAL BY THE ENGINEER.  
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GENERAL NOTES:  
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 4. ALL MATERIALS SHALL BE SUBJECT TO TESTING AND APPROVAL BY THE ENGINEER.  
 5. ALL MATERIALS SHALL BE SUBJECT TO TESTING AND APPROVAL BY THE ENGINEER.

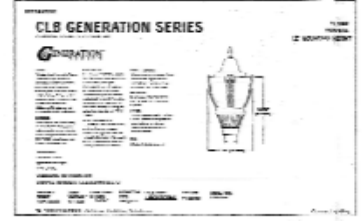
GENERAL NOTES:  
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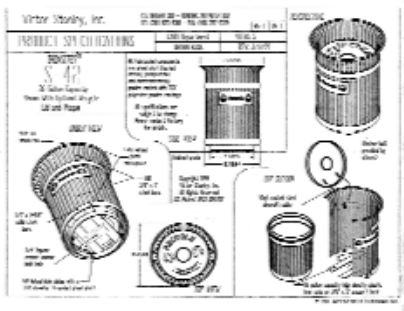
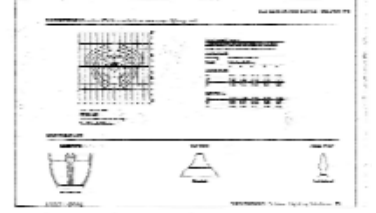
BENCH DETAIL



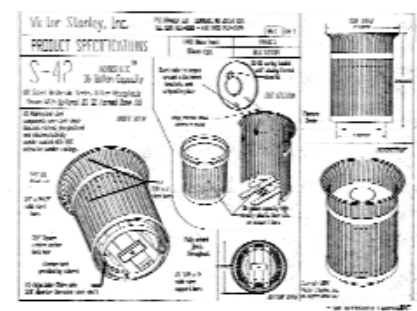
PLANTER DETAIL



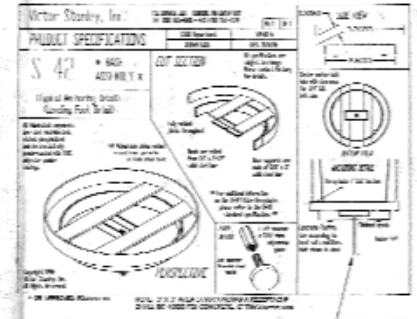
LIGHT FIXTURE DETAIL



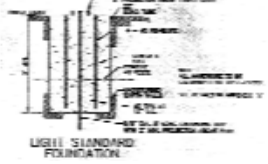
36 GALLON RECYCLE RECEPTACLE DETAIL



36 GALLON TRASH RECEPTACLE DETAIL



36 GALLON WASH RECEPTACLE ANCHORAGE DETAIL



LIGHT STANDARD FOUNDATION

Owner / Project  
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 EDISON, NEW JERSEY 08820  
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 ronsadowski@verizon.net

HBD  
 STREETSCAPE  
 CONSTRUCTION DETAILS

|              |      |             |          |
|--------------|------|-------------|----------|
| DATE CHECKED | DATE | SCALE       | AS NOTED |
|              |      |             | GLASCO   |
| PROJECT NO.  |      | DRAWING NO. |          |
| S20200       |      | A           |          |

RONALD J. SADOWSKI  
 PROFESSIONAL ENGINEER  
 NJPE #38261