

revisions		
no.	date	description
1	01/11/16	REV PARKING/PLAN RESUBMITAL
2	02/18/16	REVISE FLOOR PLAN
3	06/16/17	PER TOWNSHIP AND COUNTY COMMENTS
4	05/07/19	REVISED CURB
5	12/31/20	AMENDED SITE PLAN

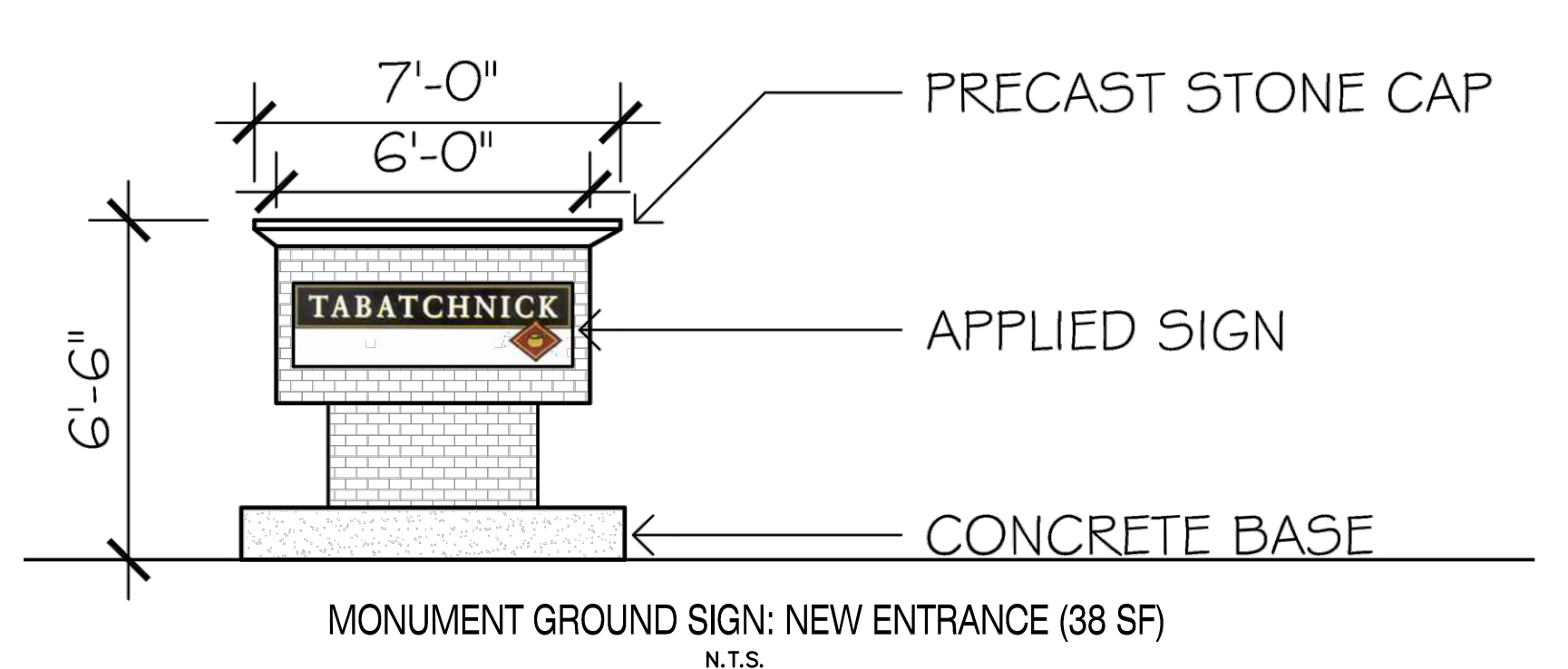
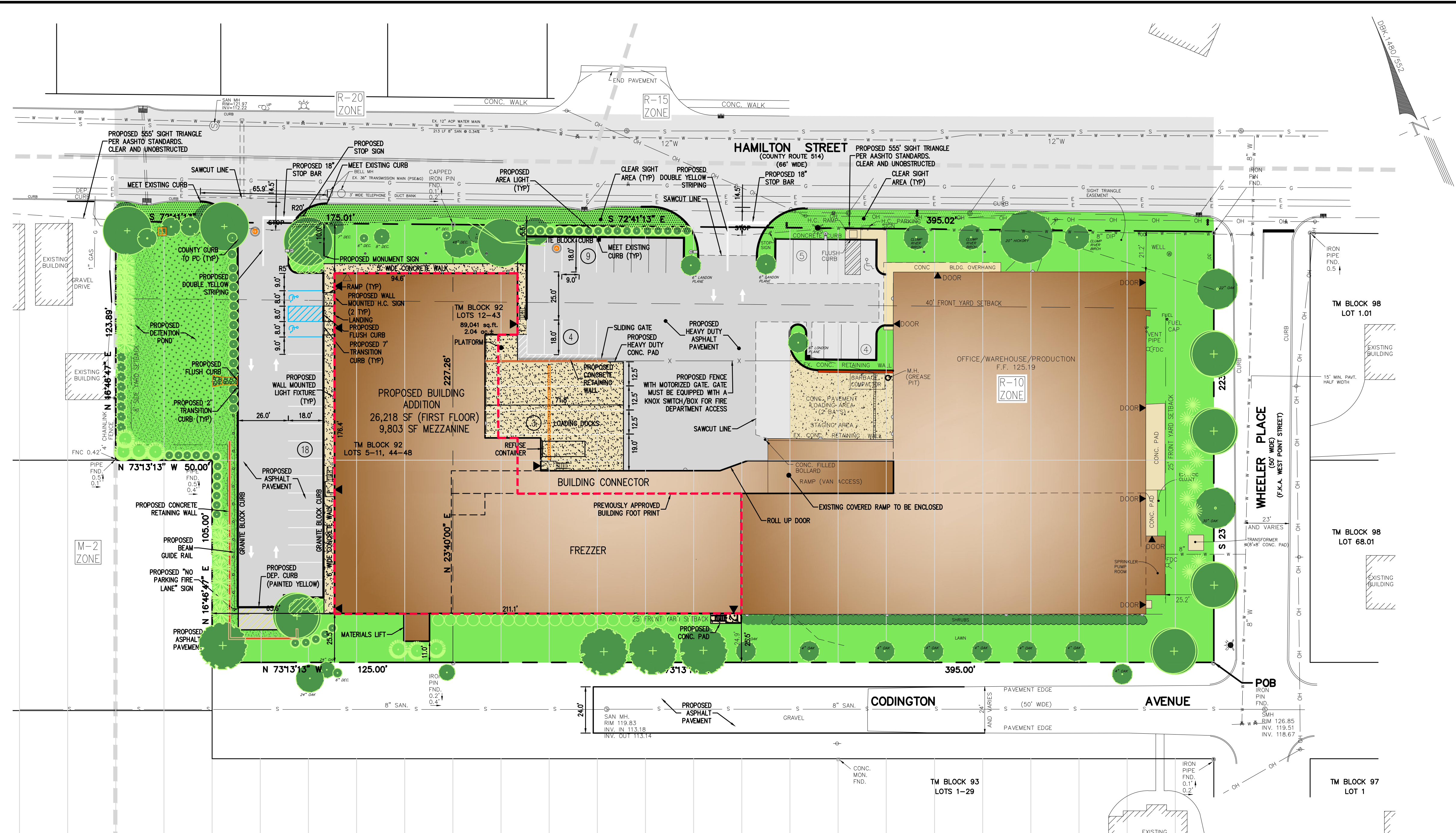
LEGEND	
	GAS VALVE
	GAS METER
	WATER VALVE
	HYDRANT
	WATER METER
	CURB STOP
	DRAINAGE MH
	CURB INLET
	LAWN INLET
	SANITARY MH
	CLEANOUT
	BOLLARD
	SIGN
	LIGHT
	MAIL BOX
	GUY WIRE
	UTILITY POLE
	ELECTRIC MH
	CONIFEROUS TREE
	DECIDUOUS TREE
	FENCE
	GATE POST
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	SANITARY LINE
	OVERHEAD WIRES

The Reynolds Group Inc.
 State of New Jersey
 Certificate of Authorization
 Number 24CA27969200
 21M-00004300
 Henry E. Reynolds Jr., P.L.S., P.P.
 F. Mitchel Ardmán, P.E., P.P.
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project
TABATCHNICK FINE FOODS, INC.
NEW FOOD PROCESSING & FREEZER FACILITY
 BLOCK 92, LOTS 5-48
 1230 HAMILTON STREET
 TOWNSHIP OF FRANKLIN
 SOMERSET COUNTY, NEW JERSEY

DIMENSION PLAN	
job number	97-021-6
scale	1"=30'
checked by	FMA
drawn by	AA
date	08/07/15
drawing number	3
sheet	3 of 14



- ADDITIONAL NOTES:**
- ALL EXISTING LOTS SHALL BE CONSOLIDATED PROPOSED LOT 5.01 BLOCK 92
 - THE TRIANGULAR AREA BETWEEN THE LINES OF SIGHT FOR EACH DRIVEWAY AND THE COUNTY ROAD SHALL BE KEPT CLEAR OF ALL SIGHT OBSTRUCTIONS. NO PERMANENT OF TEMPORARY STRUCTURE OR VEGETATION OVER 2'-6" HIGH SHALL BE PLACED WHICH WILL VIOLATE THE INTENT OF THE CLEAR SIGHT AREA.

**FRANKLIN TOWNSHIP ENGINEERING DEPARTMENT
 STANDARD NOTES APPLICABLE TO ALL PROJECTS**

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING, AS APPLICABLE:

- NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
- CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- STATE OF NEW JERSEY B.O.C.A. CODE AND BARRIER-FREE DESIGN REGULATIONS AS CURRENTLY AMENDED.
- CURRENT ANSI/AWWA STANDARDS, SPECIFICATIONS AND REQUIREMENTS FOR THE WATER SUPPLY SYSTEM.
- NFPA 24-92 FOR FIRE SPRINKLER LINES THAT APPLY FOR INSTALLATION AND TESTING.

AS-BUILT PLANS OF THE ENTIRE SITE, PREPARED BY A NEW JERSEY LICENSED LAND SURVEYOR IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS, ARE TO BE PROVIDED TO THE TOWNSHIP PRIOR TO A CERTIFICATE OF OCCUPANCY INSPECTION OR THE RELEASE OF THE PERFORMANCE BOND.

NO SOIL CAN BE IMPORTED TO OR EXPORTED FROM THE SITE UNTIL A SOIL IMPORTATION OR EXPORTATION PERMIT HAS BEEN OBTAINED FROM THE TOWNSHIP AS REQUIRED BY THE ORDINANCE. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 112-BN OF THE ORDINANCE.

THE SUBGRADE OF ALL STREETS AND PARKING AREAS MUST BE PROOF-ROLLED USING A TRI-AXLE TANDEM DUMP TRUCK WITH A MINIMUM CERTIFIED WEIGHT OF 70,000 LBS FULLY LOADED. THE PROOF-ROLL IS TO BE CONDUCTED UNDER THE DIRECT SUPERVISION OF THE TOWNSHIP ENGINEER OR HIS REPRESENTATIVE.

CONSTRUCTION CASTINGS:

NOTE THAT ALL CASTINGS SHALL BE OF UNITED STATES MANUFACTURE AND N.J.DOT APPROVED. IF OTHER THAN CAMPBELL, NEENAH, BRIDGESTATE, EMPORIA, QUINR OR EAST JORDAN IRONWORKS CASTINGS ARE PLANNED TO BE USED, COMPLETE DATA MUST BE SUBMITTED INCLUDING, BUT NOT NECESSARILY LIMITED TO, AN AFFIDAVIT CERTIFYING THAT THE CASTINGS WERE MADE IN THE U.S.; LOAD CAPACITY BASED ON THE STANDARD HIGHWAY LOADING; WEIGHTS AND CONFIGURATIONS OF THE CASTINGS AND METALLURGICAL ANALYSIS. ALL GRATES ARE TO BE "BICYCLE SAFE".

GENERAL NOTES

- CONTOURS SHOWN ARE BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY THE REYNOLDS GROUP, INC., JULY 2014 AND PRIOR AS-BUILT INFORMATION. VERTICAL DATUM IS NAVD 88 BASED ON GPS OBSERVATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL BURIED UTILITIES. THE UTILITIES SHOWN WERE COMPILED FROM VARIOUS ENGINEERING PLANS AND BY FIELD INSPECTION. STORM SEWER PIPES AND SANITARY LINES WERE MEASURED AT MANHOLES AND PIPE RUNS WERE ASSUMED TO BE STRAIGHT BETWEEN MANHOLES. IF ADDITIONAL UTILITIES ARE FOUND, OR A CONFLICT WITH PROPOSED UTILITIES ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. INFORMATION ON UTILITY COMPANY LINES IS BASED UPON GENERAL INFORMATION ONLY AS PROVIDED BY UTILITY COMPANIES. CONTRACTOR MUST CONTACT THE UTILITY MARKOUT SERVICE, 1-800-272-1000, PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL DIG A TEST PIT AT ALL LOCATIONS WHERE PROPOSED LINES CROSS EXISTING UTILITY LINES TO VERIFY DEPTHS. THE CONTRACTOR SHALL PROVIDE THIS INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL EXCAVATED MATERIAL WHICH IS UNSUITABLE FOR BACKFILL SHALL BE REMOVED FROM SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROPER DISPOSAL OF THIS MATERIAL. BURIED FOUNDATIONS, IF ANY, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL ENGINEERING DEPARTMENT AND SEWERAGE AUTHORITY, THE STANDARDS OF THE RESPECTIVE UTILITY COMPANIES AND THE N.J.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007 AND AS UPDATED.
- TRAFFIC AND PARKING SIGNS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", U.S.D.O.T. FEDERAL HIGHWAY ADMINISTRATION, 2009 AND AS UPDATED.
- ALL CASTINGS ARE TO BE U.S. MANUFACTURE. IF OTHER THAN CAMPBELL OR NEENAH CASTINGS ARE USED, COMPLETE DATA MUST BE SUBMITTED.
- EXCAVATIONS OR TRENCHING WITHIN CLOSE PROXIMITY TO UNDERGROUND FACILITIES OR UTILITY POLES WILL REQUIRE PROTECTION IN AN APPROVED MANNER TO PREVENT DAMAGE OR INTERRUPTION OF SERVICE TO UNDERGROUND FACILITIES. THE COST TO PROVIDE THIS PROTECTION WILL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT IN AN APPROVED MANNER, EXISTING THRUST BLOCKS WHICH ARE RESTRAINING EXISTING UTILITIES SHALL NOT BE UNDERMINED.
- EXISTING MAINS TO WHICH CONNECTIONS SHALL BE MADE ARE SIZED AND LOCATED IN ACCORDANCE WITH BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE PREPARED TO ACCOMMODATE CHANGES IN THE SIZE OR LOCATION BY MAINTAINING AT THE JOB SITE ADDITIONAL PIPE FITTINGS AND VALVES IN THE RANGES OF SIZES BEING USED. THIS ADDITIONAL MATERIAL SHALL BE AVAILABLE TO PREVENT DELAYS IN CONSTRUCTION.

10. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OFF-SITE, AND AT NO ADDITIONAL COST TO THE OWNER.

11. ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM. OPEN TRENCHES SHALL BE STEEL PLATED OR BARRICADED WHEN WORK IS NOT IN PROGRESS. ALL EXISTING CONTOUR LINES, PROFILES AND SPOT ELEVATIONS ARE APPROXIMATE.

12. ALL PROPOSED CONTOURS SHALL BE GRADED TO BLEND EVENLY WITH EXISTING CONTOURS.

13. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES, ROADS, PIPELINES, TREES, SHRUBBERY, GRASS AREA, ETC., DURING THE PROGRESS OF HIS WORK AND SHALL REMOVE FROM THE SITE ALL CUTTINGS, DRILLINGS, DEBRIS AND UNUSED MATERIALS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL RESTORE THE SITE TO ITS ORIGINAL CONDITION, INCLUDING AT THE CONTRACTOR'S SOLE EXPENSE, THE REPLACEMENT OF GRASSED AREAS WHICH HAVE BEEN DAMAGED.

14. IT IS THE INTENT TO SAVE TREES NOTED. THE CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO MINIMIZE ADVERSE IMPACTS ON THE TREES.

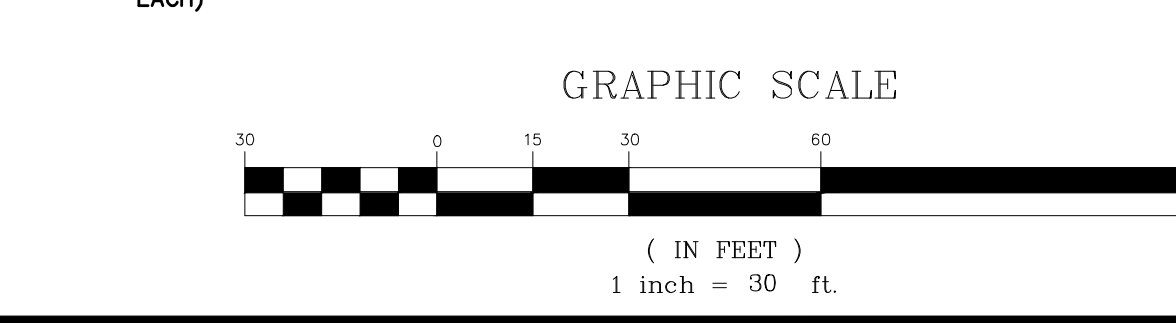
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SURROUNDING PROPERTY AND SHALL RESTORE ANY PROPERTY DAMAGED AS A RESULT OF HIS OPERATIONS. ALL RESTORATION WILL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

16. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER ON THE INSTALLATION OF THE NEW WATER SERVICE. THE CONTRACTOR SHALL PROVIDE MECHANICAL JOINT RETAINER GLANDS AND THRUST BLOCKS AT ALL MECHANICAL JOINT FITTINGS. CONTRACTOR SHALL REMOVE EXISTING STORM SEWER PIPING AS REQUIRED TO INSTALL NEW UTILITIES (STORM, SEWER, WATER, ETC.). ALL OPEN ENDS OF STORM PIPING ABANDONED IN PLACE SHALL BE SEALED CLOSED WITH BRICK AND MORTAR.

17. CONTRACTOR SHALL TIE ALL ROOF LEADERS INTO STORM SEWER PIPING WHERE SHOWN.

18. THE CONTRACTOR SHALL GRADE ALL AREAS TO PROVIDE POSITIVE SLOPE TO CATCH BASINS.

19. SANITARY SEWER AND WATER SERVICE ARE AVAILABLE TO THE SITE VIA TOWNSHIP MAINS IN HAMILTON STREET AND CODINGTON AVENUE. PROJECTED INCREASE IN SANITARY SEWER FLOW IS 300 GPD (20 EMPLOYEES AT 15 GPD EACH)



J:\ENGINEERING\PROJECTS\1997\97-021-6 TABATCHNICK\CAD\RENDERING\97-021-6_RENDERING_(RS).DWG

