

KEY MAP

SCALE: 1" = 1,000'±

SOURCE: USGS MONMOUTH JUNCTION & NEW BRUNSWICK QUADRANGLE - NJ - 7.5-MINUTE SERIES, DATED: 2019.

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

1784 CAPITAL HOLDINGS, LLC

PROPOSED SELF-STORAGE FACILITY

BLOCK 85, LOT 58 & 59.02
 1613 LINCOLN HIGHWAY (NJ ROUTE 27)
 FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY



Know what's below
 Call before you dig.

APPLICANT

1784 CAPITAL HOLDINGS, LLC
 8777 N. GAINES CENTER DRIVE, SUITE 191
 SCOTTSDALE, ARIZONA 85258

OWNER

JOSEPH R AND ROSE FAMA
 FAMA FAMILY LLC
 BOX 534 HIGHWAY 27
 NORTH BRUNSWICK, NJ 08902

ATTORNEY

CHRIS MURPHY
 MURPHY SCHILLER & WILKED LLP
 24 COMMERCE STREET 12TH FLOOR
 NEWARK, NEW JERSEY 07102

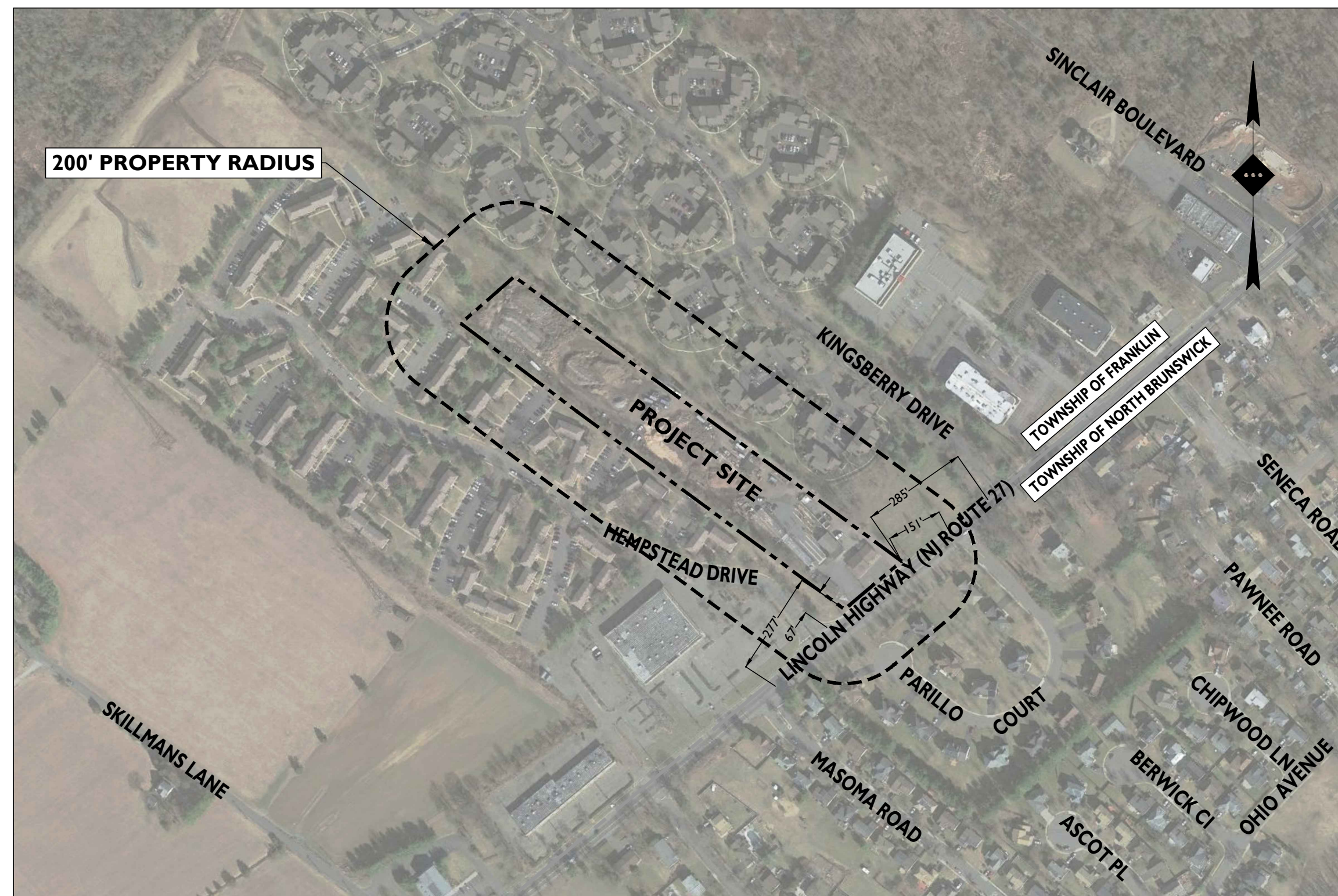
ISSUE	DATE	BY	DESCRIPTION
05	01/24/2022	BID	FOR MUNICIPAL RESUBMISSION
04	07/27/2021	BID	FOR MUNICIPAL RESUBMISSION
03	06/14/2021	BID	FOR SCD RESUBMISSION
02	06/02/2021	BID	FOR MUNICIPAL RESUBMISSION
01	03/12/2021	AHM	FOR AGENCY SUBMISSION

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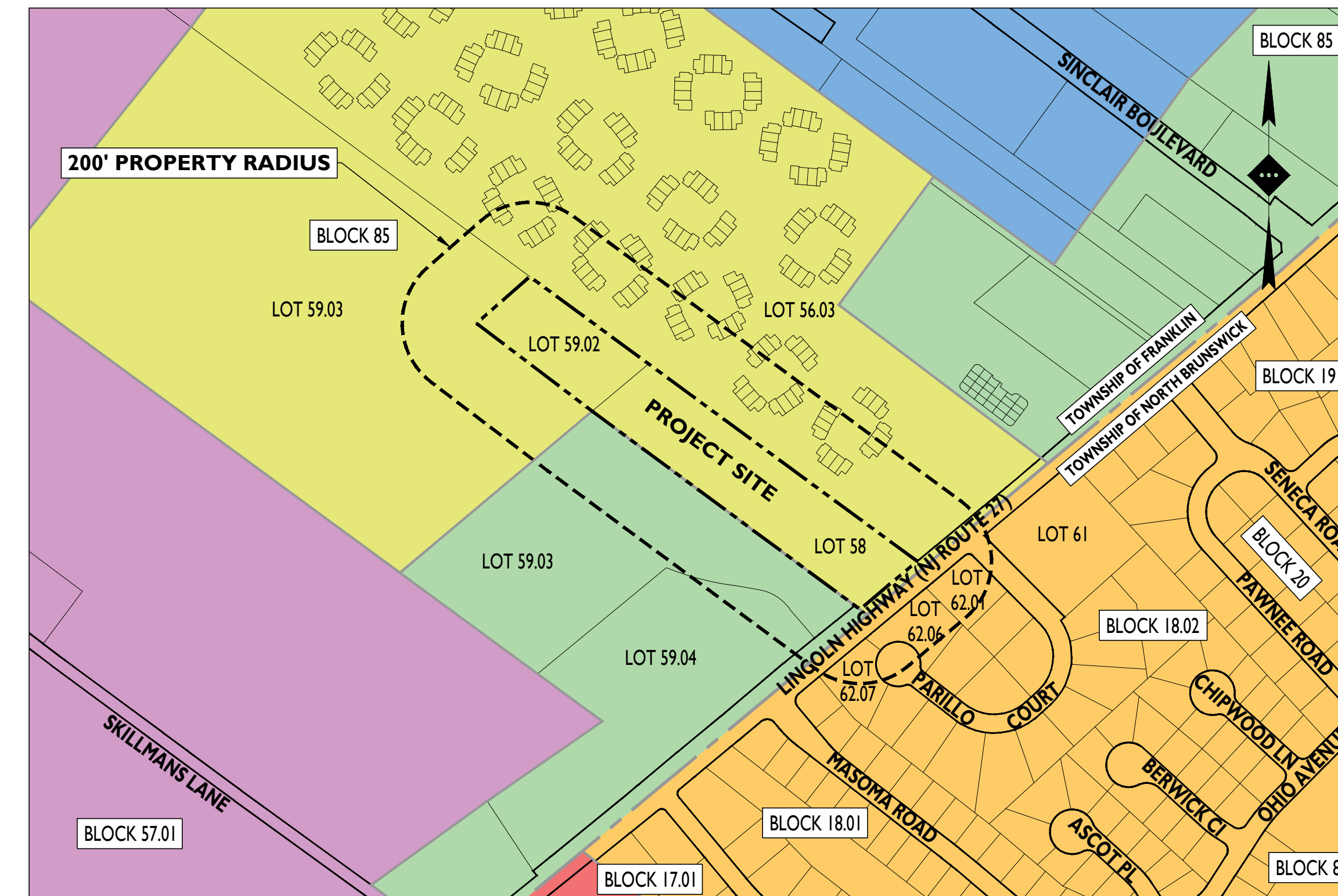
15 Spring Street, Princeton, NJ 08542
 Phone 609.362.6900



AERIAL MAP

SCALE: 1" = 300'±

SOURCE: GOOGLE EARTH PRO, DATED: 02/22/2020.



TAX & ZONING MAP

SCALE: 1" = 300'±

SOURCE: FRANKLIN TOWNSHIP TAX MAP SHEETS 42 & 43, DATED: 01/01/2010; FRANKLIN TOWNSHIP ZONING MAP, DATED: 08/16/2013; TOWNSHIP OF NORTH BRUNSWICK TAX MAP SHEETS 4 & 5, DATED: 04/2013; TOWNSHIP OF NORTH BRUNSWICK ZONING MAP, DATED: 02/20/2007.

ZONING LEGEND

■	C-R (CLUSTER-RESIDENTIAL)
■	A (AGRICULTURAL ZONE)
■	G-B (GENERAL BUSINESS)
■	R-40 (SINGLE-FAMILY RESIDENTIAL)
■	R-2 (SINGLE-FAMILY RESIDENTIAL ZONE)
■	EER (EDUCATION - RECREATION - RESEARCH ZONE)

PLANS PREPARED BY:

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 Phone 201.340.4468 · Fax 201.340.4472

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ATLANSNPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED: 06/08/2020.
 - ARCHITECTURAL PLANS PREPARED BY EAPC ARCHITECTS, DATED: 12/06/2020.
 - GEOTECHNICAL REPORT PREPARED BY WHITESTONE ASSOCIATES, INC. DATED JUNE 2, 2020.
 - STORMWATER MANAGEMENT AREA EVALUATION PREPARED BY WHITESTONE ASSOCIATES, INC. DATED SEPTEMBER 15, 2020.
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, DATED: 02/22/2020.
 - LOCATION MAP OBTAINED FROM USGS MONMOUTH JUNCTION & NEW BRUNSWICK QUADRANGLE - NJ - 7.5-MINUTE SERIES, DATED: 2019.
 - TAX MAPS OBTAINED FROM THE TOWNSHIP OF FRANKLIN TAX MAP SHEETS 42 & 43, DATED: 01/01/2010 & THE TOWNSHIP OF NORTH BRUNSWICK TAX MAP SHEETS 4 & 5, DATED: 04/2013.
 - ZONING MAP OBTAINED FROM THE TOWNSHIP OF FRANKLIN ZONING MAP, DATED: 08/16/2013 & THE TOWNSHIP OF NORTH BRUNSWICK ZONING MAP, DATED: 02/20/2007.
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
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ZONING RELIEF TABLE

RELIEF TYPE	CODE SECTION	REQUIRED	PROPOSED
USE VARIANCE	§ 112-SCHEDULE 1	SELF-STORAGE FACILITY NOT PERMITTED	SELF-STORAGE FACILITY
BULK VARIANCE	§ 112-SCHEDULE 2	MAXIMUM BUILDING HEIGHT: 2.5 STORIES / 35 FT	34.0 FT / 3 STORIES (V)
BULK VARIANCE	§ 112-SCHEDULE 2	MAXIMUM BUILDING COVERAGE: 20% (50,379 SF)	30.5% (76,946 SF) (V)
BULK VARIANCE	§ 112-SCHEDULE 2	MAXIMUM IMPERVIOUS COVERAGE: 40% (116,579 SF)	68.1% (171,469 SF) (V)
VARIANCE	§ 112-SCHEDULE 4	REQUIRED PARKING (WAREHOUSE): 1 SPACE PER 1,000 SF OF GROSS FLOOR AREA FOR THE FIRST 5,000 SF THEN 1 SPACE PER 2,500 SF 1 SPACE x (5,000 SF / 1,000 SF) = 5 SPACES 1 SPACE x ((12,718 SF - 5,000 SF) / 2,500 SF) = 46 SPACES** TOTAL REQUIRED: 51 SPACES	19 SPACES (V)
VARIANCE	§ 112-102.C	PARKING LOCATION REQUIREMENTS: NOT PERMITTED IN FRONT YARD AREA	52.5 FT (V)
DESIGN WAIVERS	§ 112-33.2C.(2)	LIGHTING LEVEL FOR PARKING LOTS REQUIREMENTS: MINIMUM LEVEL = 0.2 FC AVERAGE TO MAXIMUM RATIO: 5:1 MAXIMUM TO MINIMUM RATIO: 20:1 MINIMUM VERTICAL ILLUMINANCE: 0.1 FC	0.1 FC (W) 25.1 FC (W) 134.1 FC (W) 0.0 FC (W)

PRELIMINARY & FINAL MAJOR SITE PLAN

ARCO MURRAY
 DESIGN BUILD

PROPOSED SELF-STORAGE FACILITY
 BLOCK 85, LOT 58 & 59.02
 1613 LINCOLN HIGHWAY (NJ ROUTE 27)
 TOWNSHIP OF FRANKLIN
 SOMERSET COUNTY, NEW JERSEY

JOSHUA H. KLINE, P.E.
 NEW JERSEY LICENSE No. 54347
 LICENSED PROFESSIONAL ENGINEER

STONEFIELD
 engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-200094

TITLE:
COVER SHEET

DRAWING:
C-1

2:\PROJECTS\2020\2000\ARCO MURRAY - 1613 ROUTE 27, FRANKLIN, NJ\CD\101\101\101.DWG



TOWNSHIP OF FRANKLIN 200' PROPERTY OWNERS LIST

Table with 4 columns: BLOCK, LOT, OWNER, OWNER'S ADDRESS. Lists property details for lots 56.03 and 56.04 in Block 85, including owner names like SALEKNO, IRIS D. and DUNBAR HOMES, INC.

SYMBOL DESCRIPTION

- List of symbols and their corresponding descriptions: BUILDING, CONCRETE SIDEWALK / MAT, ASPHALT / CONCRETE CURB, DEPRESSED CURB, PROPERTY LINE, CHAIN LINK FENCE, WOOD FENCE, POLE, LIGHT POLE, SIGNS, WATER VALVE, GAS VALVE, DRAIN, INLET, MAN HOLE, BOX (ELEC. GAS ETC), OVERHEAD WIRE, UNDERGROUND GAS LINE, MAJOR CONTOUR, MINOR CONTOUR, GRADE SPOT SHOT, TOP OF CURB SHOT, BOTTOM OF CURB SHOT, TOP OF WALL SHOT, BOTTOM OF WALL SHOT, AIR CONDITIONING UNIT, DECIDUOUS TREE - DIAMETER NOTED, CONIFEROUS TREE - DIAMETER NOTED, EDGE OF PAVEMENT, DETECTABLE WARNING STRIP, CLEAN OUT, IRON PIN, BENCH MARK.

SURVEY NOTES: 1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

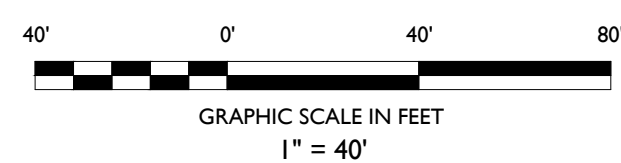


Table with columns: FOR MUNICIPAL RESUBMISSION, BID, DATE, ISSUE, DESCRIPTION. Includes dates like 01/24/2022 and 07/23/2021.

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ARCO MURRAY DESIGN BUILD logo and project information: PRELIMINARY & FINAL MAJOR SITE PLAN; PROPOSED SELF-STORAGE FACILITY; BLOCK 85, LOT 58 & 59.02; 1613 LINCOLN HIGHWAY (NJ ROUTE 27) TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOSHUA H. KLINE, P.E. NEW JERSEY LICENSE No. 54347 LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design logo

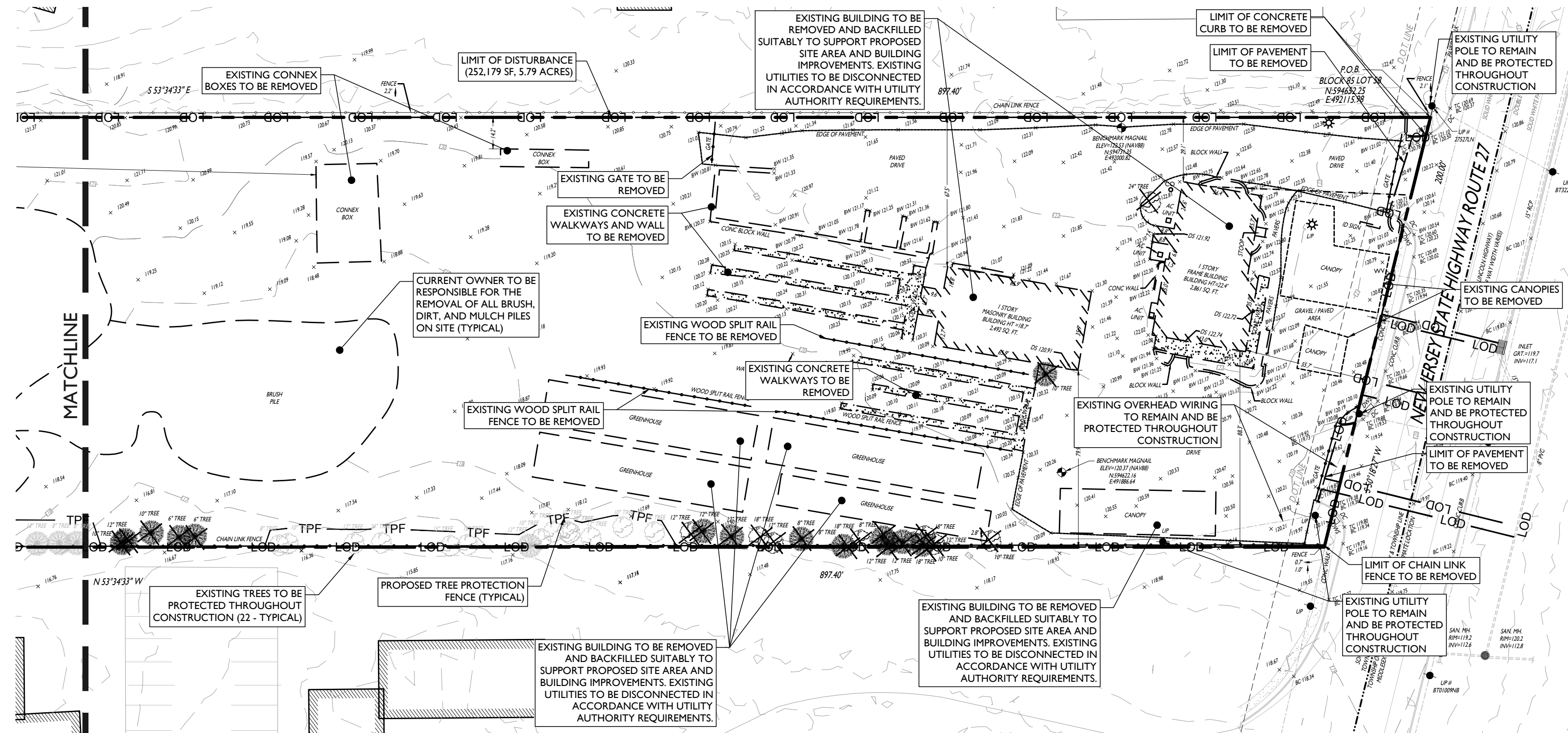
SCALE: 1" = 40' PROJECT ID: PRI-20094

TITLE: EXISTING CONDITIONS PLAN

DRAWING:

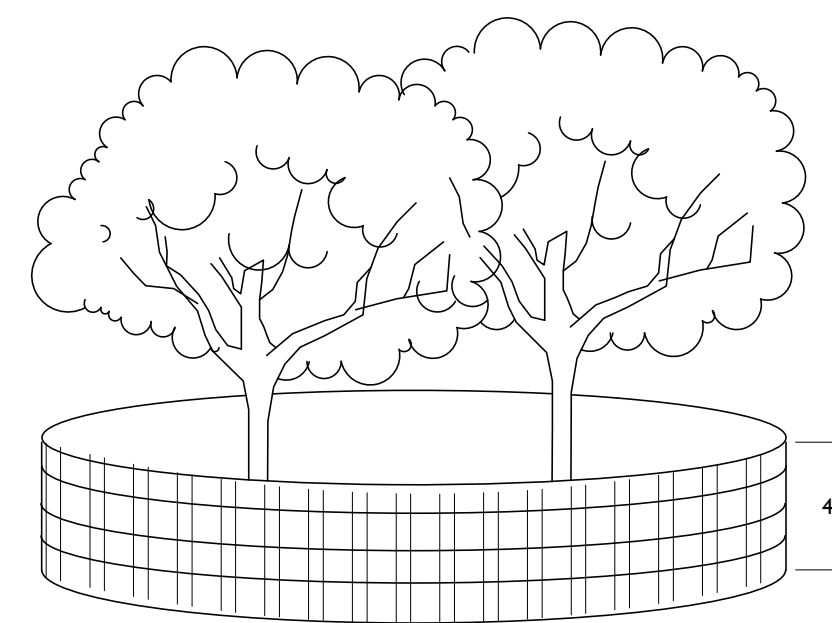
C-2

2:10 PLOT PLAN FOR 1613 LINCOLN HIGHWAY (NJ ROUTE 27), FRANKLIN, NEW JERSEY, INDIVIDUAL SUBDIVISION



TREES REPLACEMENT CHART				
SIZE OF TREE	QUANTITY ON SITE	QUANTITY TO BE REMOVED	MULTIPLIER / FACTOR	TOTAL REPLACEMENT TREES
4 INCHES TO 15 INCHES DBH	83	76	80% OF 76 REMOVED	61
16 INCHES TO 18 INCHES DBH	7	7	3	21
24 INCHES DBH	2	1	5	5
30 INCHES DBH	1	1	8	8
95 TREES TO BE REPLACED				
284 TREES ARE PROPOSED TO BE PLANTED				

SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
— LOD —	LIMIT OF DISTURBANCE
— TPF —	PROPOSED TREE PROTECTION FENCE
	EXISTING TREE TO BE REMAIN AND BE PROTECTED
	EXISTING TREE TO BE REMOVED



- NOTES:
1. SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
 2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
 3. SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6' FROM TREE TRUNK IF NECESSARY.
 4. IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE, NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.

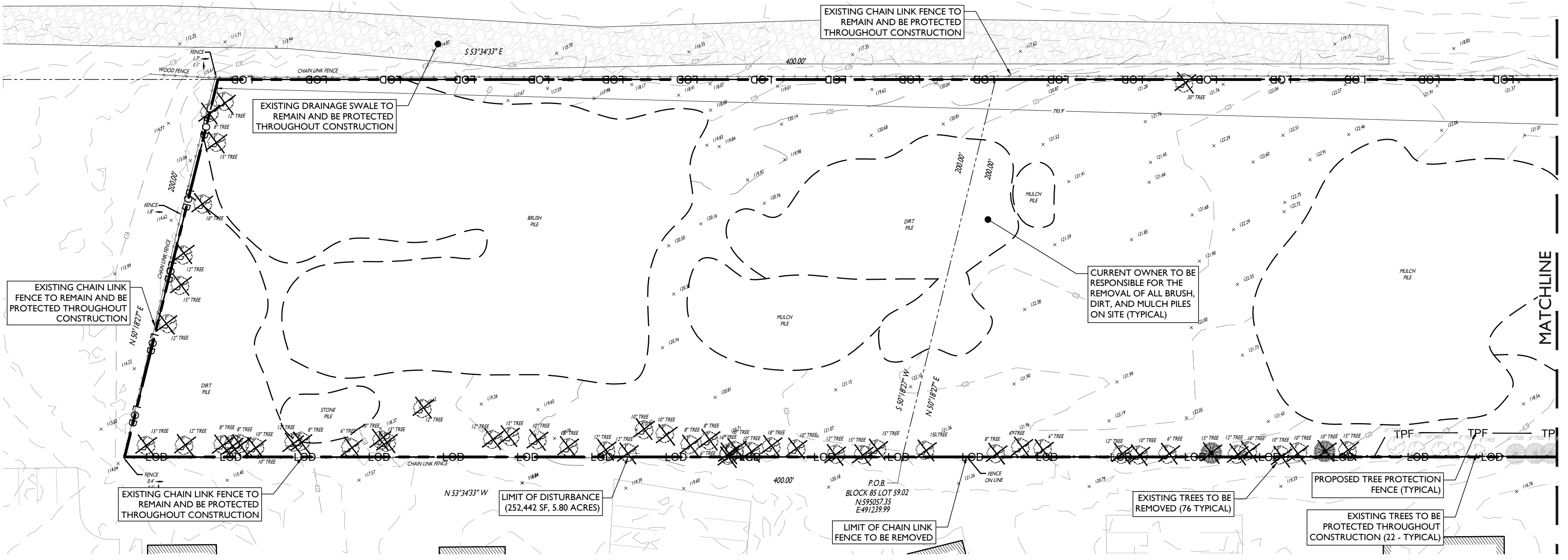
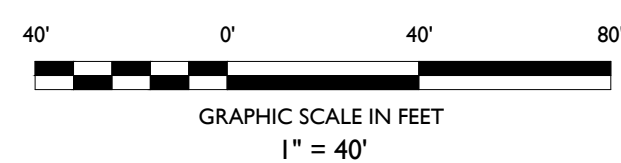
TREE PROTECTION DETAIL
NOT TO SCALE

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DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITIES' REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



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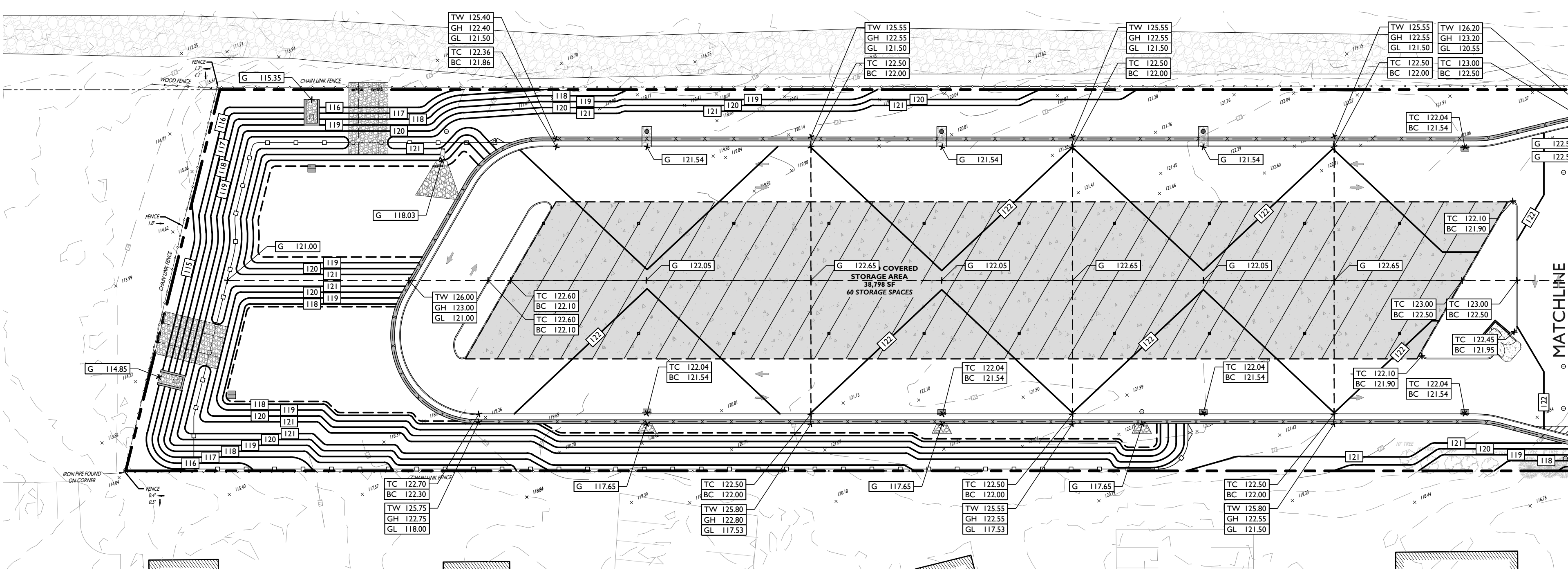
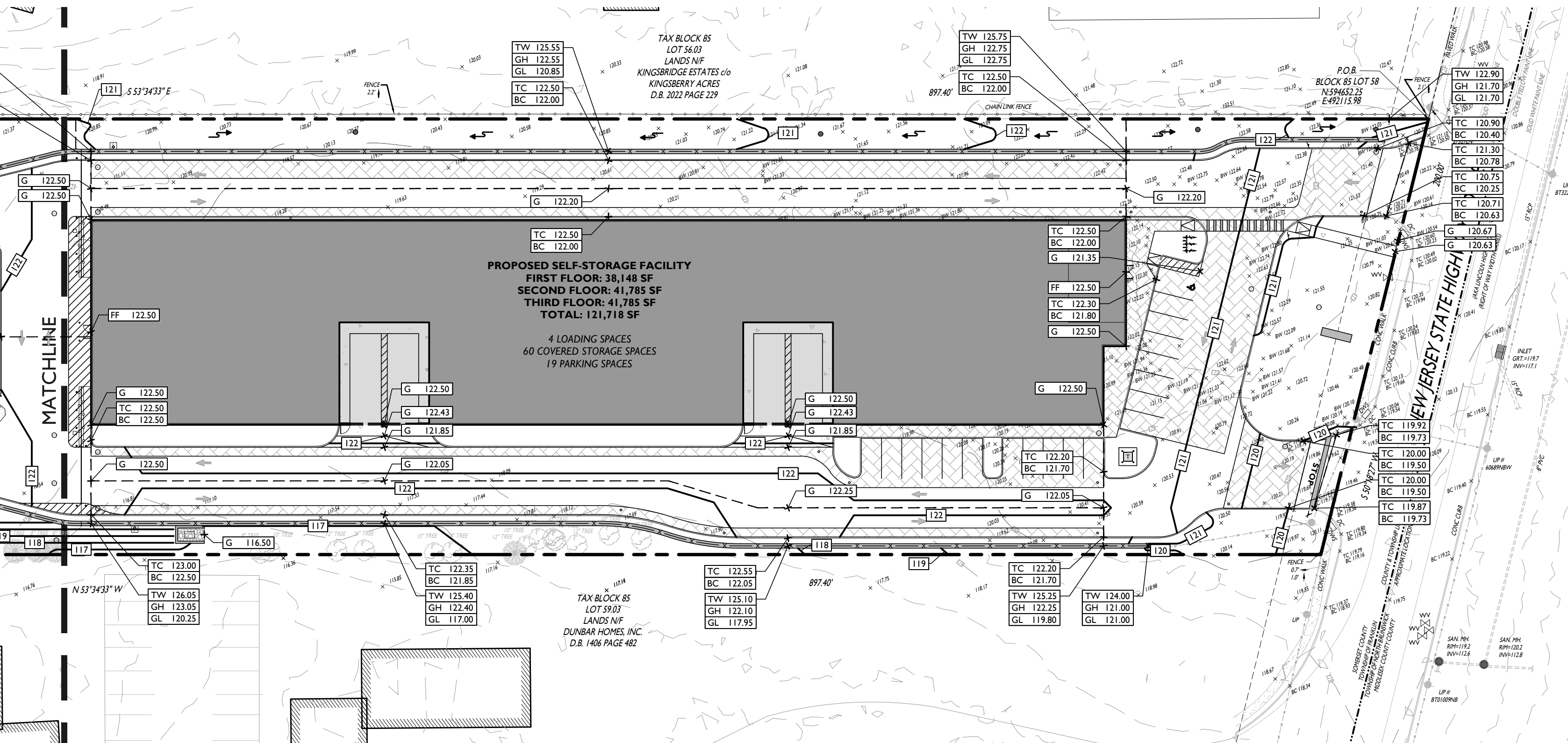
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JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE No. 54347
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 40' PROJECT ID: PRI-200094

TITLE: **DEMOLITION PLAN**

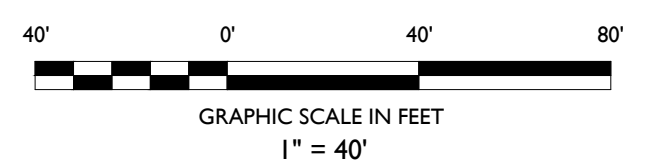
DRAWING: **C-3**



SYMBOL	DESCRIPTION
---	PROPERTY LINE
—100—	PROPOSED GRADING CONTOUR
—RIDLIN—	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X DC 100.12 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
X TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING THE CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ¼ INCH.



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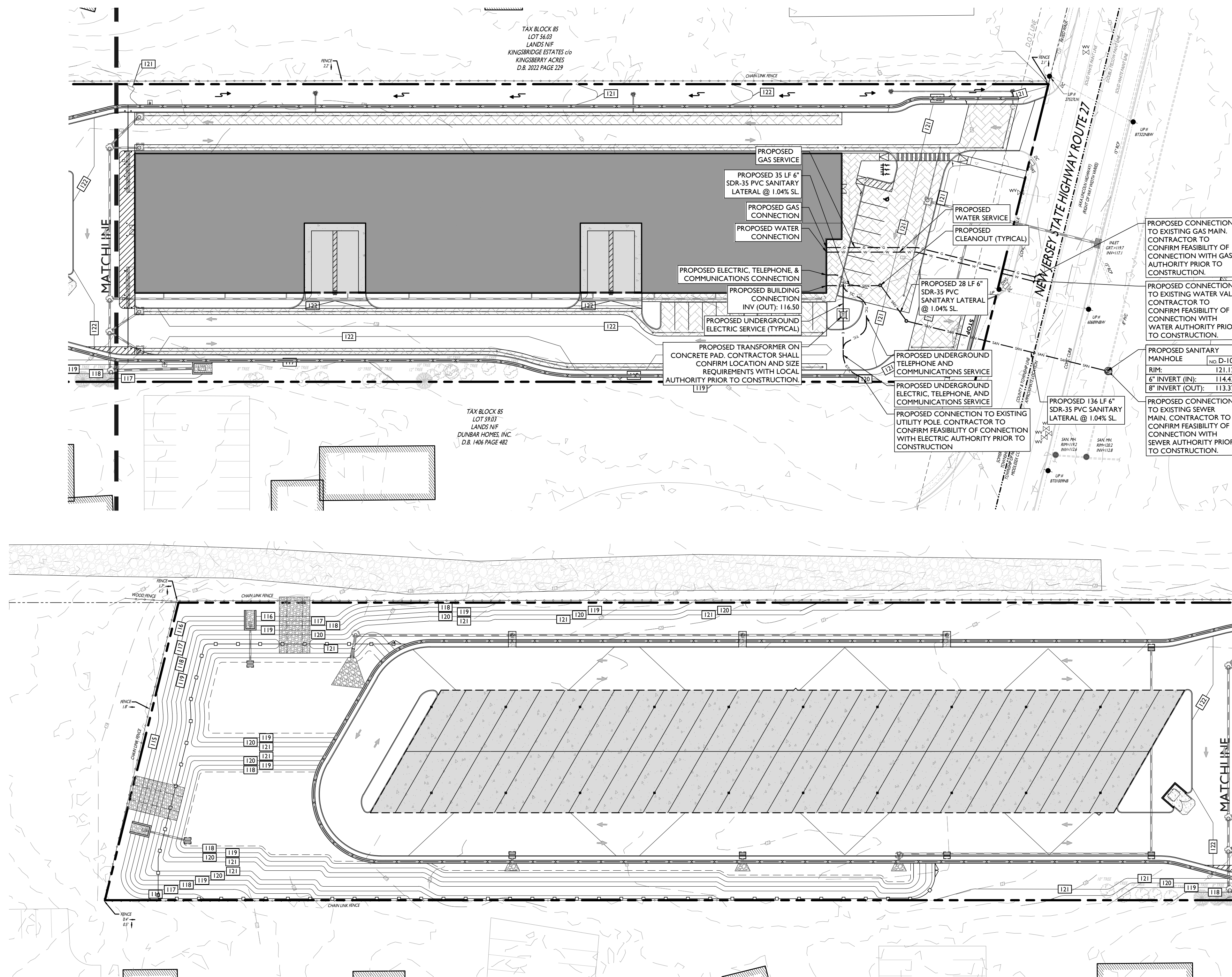
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SCALE: 1" = 40' PROJECT ID: PRI-200094

TITLE: **GRADING PLAN**

DRAWING: **C-5**

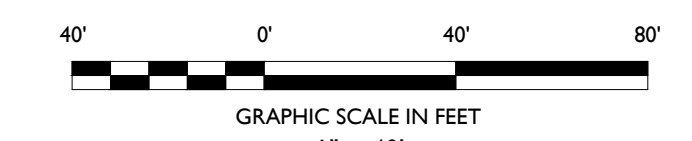
Z:\PROJECTS\2023\2023-0000-ARCO MURRAY - 161 ROUTE 27 FRANKLIN, NEW JERSEY\DWG\UTIL.DWG



SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— F —	PROPOSED FIRE SERVICE
— E/T/C —	PROPOSED ELECTRICAL DATA CONDUITS
— T/C —	PROPOSED DATA CONDUITS
— E —	PROPOSED ELECTRIC CONDUITS
— OH —	PROPOSED OVERHEAD WIRES
— G —	PROPOSED GAS LINE
⊗	PROPOSED VALVE
⊙	PROPOSED SANITARY MANHOLE / CLEANOUT
⊙	PROPOSED UTILITY POLE
⊙	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
11. 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 TEN FT. (10'). MINIMUM VERTICAL CLEARANCE BETWEEN PIPE CROSSING SHALL BE EIGHTEEN INCHES (18') WITH THE SANITARY SEWER BELOW THE WATER LINE. IF SUCH MINIMUM VERTICAL CLEARANCE CANNOT BE PROVIDED, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE TEN FT. (10') FROM EACH SIDE OF THE CROSSING OR A TOTAL OF TWENTY FT. (20').
12. WATER MAINS CROSSING STONN SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN EIGHTEEN (18) INCHES. PIER SUPPORTS FOR THE STONN LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY.
13. SANITARY SEWER LATERALS CROSSING STONN SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN EIGHTEEN (18) INCHES. PIER SUPPORTS FOR THE STORM LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY.



NO.	DATE	ISSUE	BY	DESCRIPTION
05	01/24/2022			FOR MUNICIPAL RESUBMISSION
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15 Spring Street, Princeton, NJ 08542
Phone: 609.362.6900

PRELIMINARY & FINAL MAJOR SITE PLAN

ARCO MURRAY DESIGN BUILD

PROPOSED SELF-STORAGE FACILITY
BLOCK 85, LOT 58 & 59 02
1613 LINCOLN HIGHWAY (NJ ROUTE 27)
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE No. 54347
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-200094

TITLE:
UTILITY PLAN

DRAWING:
C-7

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	2	CREE EDGE AREA LIGHT WITH BLS - 12L - 4,000K - 10,380 LUMENS - 130W	TYPE III	0.9	CREE	3MB-E
	B	7	CREE EDGE WALL-MOUNTED AREA LIGHT - 06L - 700 MA - 4,000K - 10,842 LUMENS	TYPE IV	0.9	CREE	SEC-EDG-4M-06-E-12-700-40K
	C	16	CREE EDGE WALL-MOUNTED AREA LIGHT - 04L - 700 MA - 4,000K - 7,312 LUMENS	TYPE IV	0.9	CREE	SEC-EDG-4M-04-E-12-700-40K
	D	16	CREE XSP WALL MOUNTED LIGHT - 8L - 4,000K	TYPE III	0.9	CREE	XSPW-B-WM-3ME-8L-40K -UL-WH
	E	4	CREE XSP WALL MOUNTED LIGHT - 8L - 4,000K	TYPE IV	0.9	CREE	XSPW-B-WM-4ME-8L-40K -UL
	F	14	CREE C-LITE CANOPY LIGHT - 7L - 4,000 K	TYPE V	0.9	CREE	C-CP-B-SQ-7L-40K

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 112-33.2A(1)	ONLY SHIELDED LIGHT FIXTURES SHALL BE USED	COMPLIES
§ 112-33.2A(4)	LIGHT POLE REQUIREMENTS: UNLESS LOCATED > 3 FT BEHIND CURB, FOUNDATIONS = MINIMUM 30"	COMPLIES
§ 112-33.2B(1)	LIGHT TRESPASS REQUIREMENTS: ADJUTS RESIDENTIAL ZONE: MAXIMUM 0.1 FC AT PROPERTY LINE	0.1 FC
§ 112-33.2C(2)	LIGHTING LEVEL FOR PARKING LOTS REQUIREMENTS: MINIMUM LEVEL = 0.2 FC AVERAGE = 1.0 FC AVERAGE TO MAXIMUM RATIO: 5:1 MAXIMUM TO MINIMUM RATIO: 20:1 MINIMUM VERTICAL ILLUMINANCE: 0.1 FC	0.1 FC (W) 2.52 FC (W) 25.1 FC (W) 134.1 FC (W) 0.0 FC (W)
§ 112-33.2C(2)	MINIMUM VERTICAL ILLUMINANCE TO BE MEASURED 5 FT ABOVE PARKING SURFACE	COMPLIES
§ 112-33.2E(1)	OUTDOOR LIGHTING SHALL BE REDUCED, ACTIVATED BY MOTION SENSOR, OR TURNED OFF DURING NON-OPERATIVE HOURS	COMPLIES
§ 112-206.10	PEDESTRIAN WALKWAY LIGHTING REQUIREMENTS: MUST BE PEDESTRIAN LEVEL, BOLLARD, GROUND-MOUNTED AND/OR LOW GLARE	COMPLIES

(W) WAIVER

SYMBOL

--- PROPOSED CALCULATION AREA

--- PROPOSED ISOMETRIC LINE

A (XX')

+xx

PROPOSED AREA LIGHT

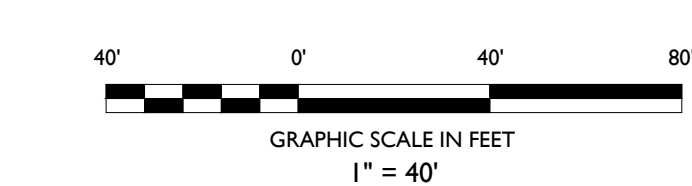
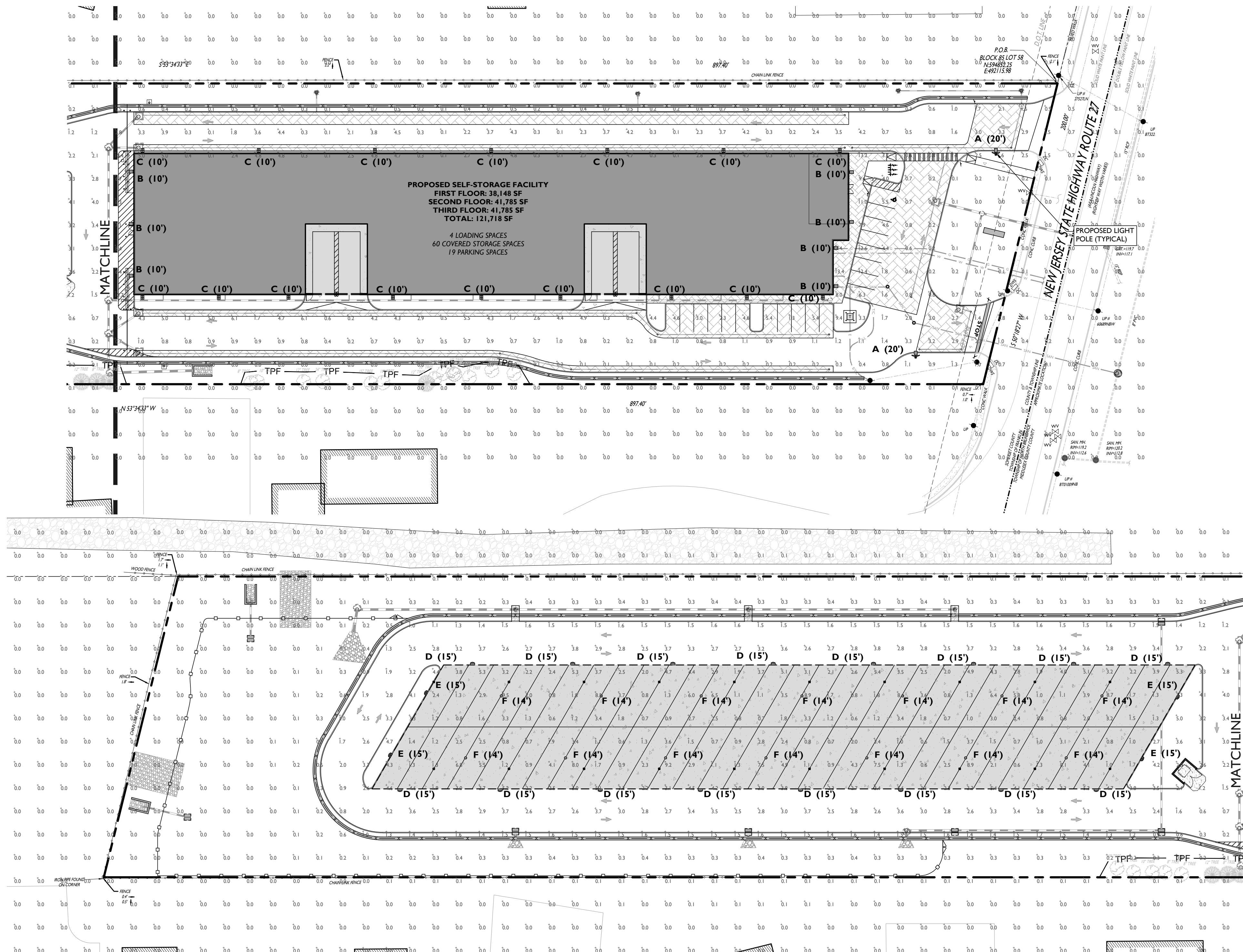
PROPOSED BUILDING MOUNTED LIGHT

DESCRIPTION

PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)

PROPOSED LIGHTING INTENSITY (FOOTCANDLES)

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



BID	BY	DESCRIPTION
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SCALE: 1" = 40' PROJECT ID: PRI-200094

TITLE:
LIGHTING PLAN

DRAWING:
C-8

SOMERSET - UNION COUNTY SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. 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.
3. PERMANENT VEGETATION TO BE SEED OR SOILED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 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 TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCES OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND 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 STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PRELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARDS FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD OF 1'12" TO 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR HIGHER PRIOR TO SEEDING PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. THE SOMERSET-UNION COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
11. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATION STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER IT, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

12. IN THAT N.J.S.A. 424-39 ET SEQ. REQUIRES THAT NO CERTIFICATES 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.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS 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.
15. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
16. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
17. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
19. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. THE DISTRICT RESERVES THE RIGHT TO DETERMINE WHEN CERTIFICATION OF A NEW AND SEPARATE SOIL EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR THESE ACTIVITIES.
20. ALL SOIL STOCKPILES AREA TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #2.
21. A UNIFORM APPLICATION OF TOPSOIL WILL BE APPLIED TO AN AVERAGE DEPTH OF 5.0 INCHES, WITH A MINIMUM OF 4.0 INCHES.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

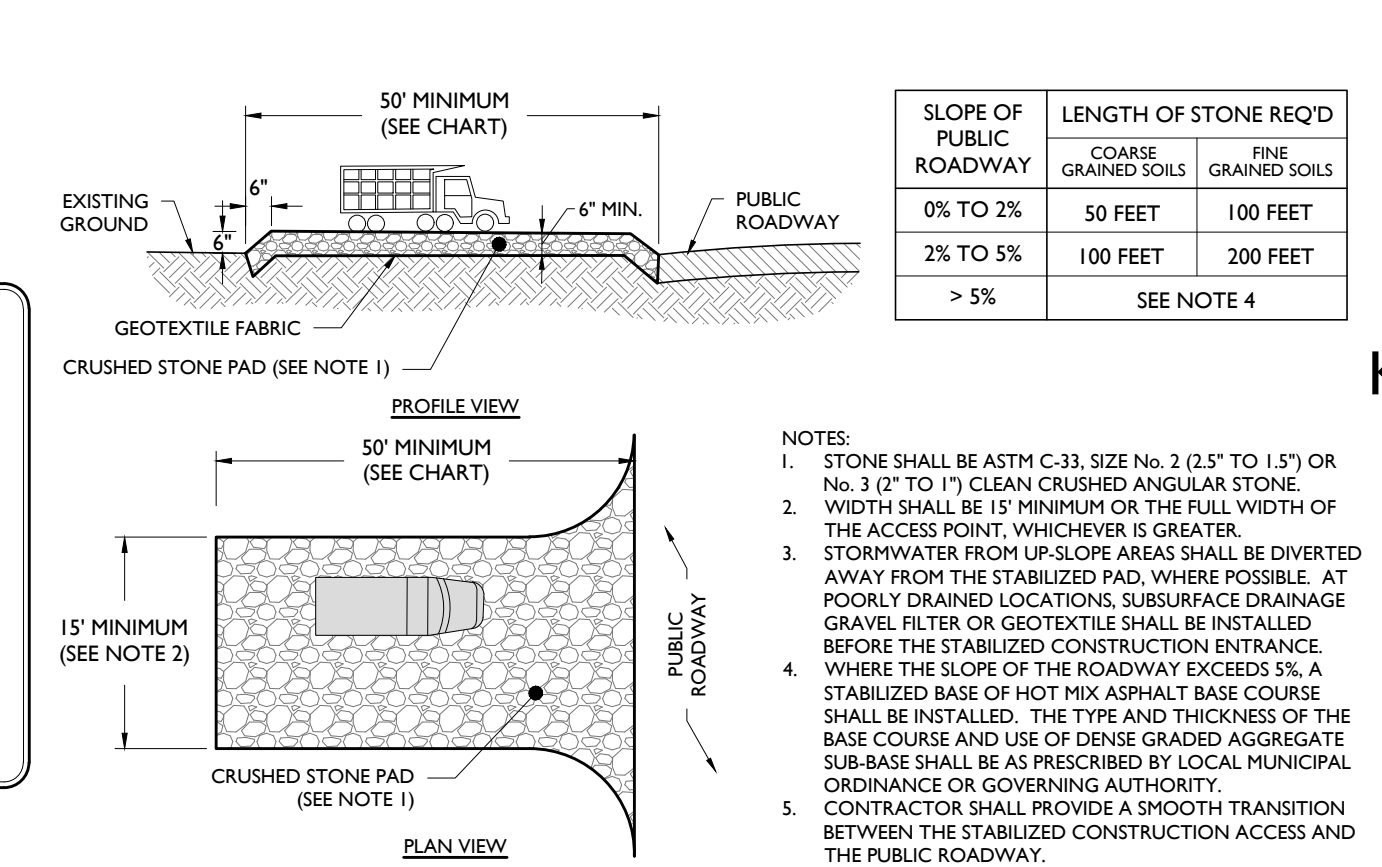
SEQUENCE OF CONSTRUCTION

1. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE (2 DAYS).
2. INSTALL TEMPORARY DRAINAGE STRUCTURES (2 DAYS).
3. DEQUILSH EXISTING PAVEMENT, GRAVEL, TREES, AND BRUSH (7 DAYS).
4. ROUGH GRADING AND TEMPORARY SEEDING (21 DAYS).
5. EXCAVATE AND INSTALL DRAINAGE PIPING AND INLETS (30 DAYS).
6. BASIN CONSTRUCTION INCLUDING ALL STRUCTURES AND STABILIZATION (14 DAYS).
7. INSTALL INLET FILTERS (1 DAY).
8. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (100 DAYS).
9. SOIL RESTORATION MEASURES (3 DAYS).
10. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING & TOP SOILING (7 DAYS).
11. REMOVE SOIL EROSION MEASURES (1 DAY).

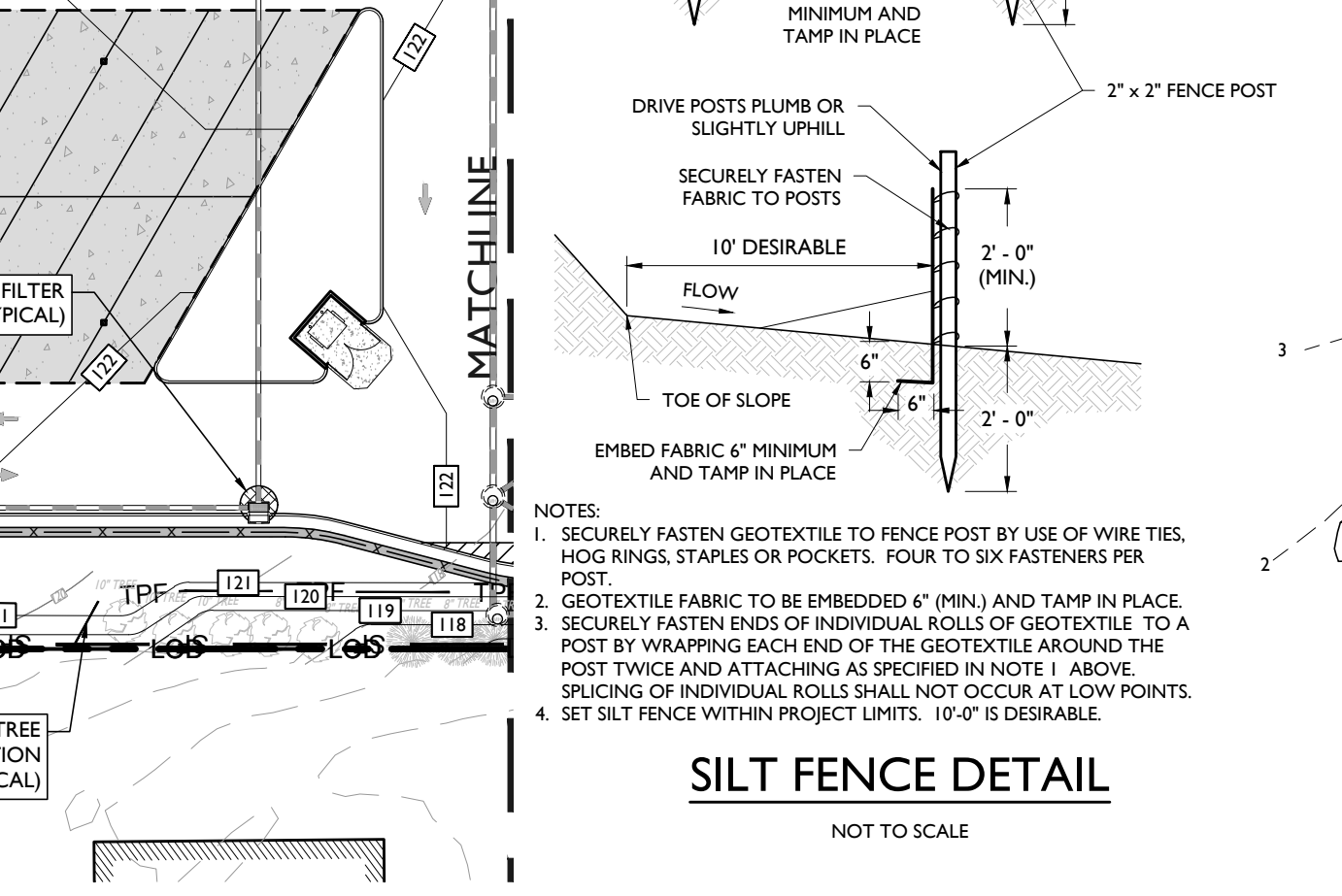
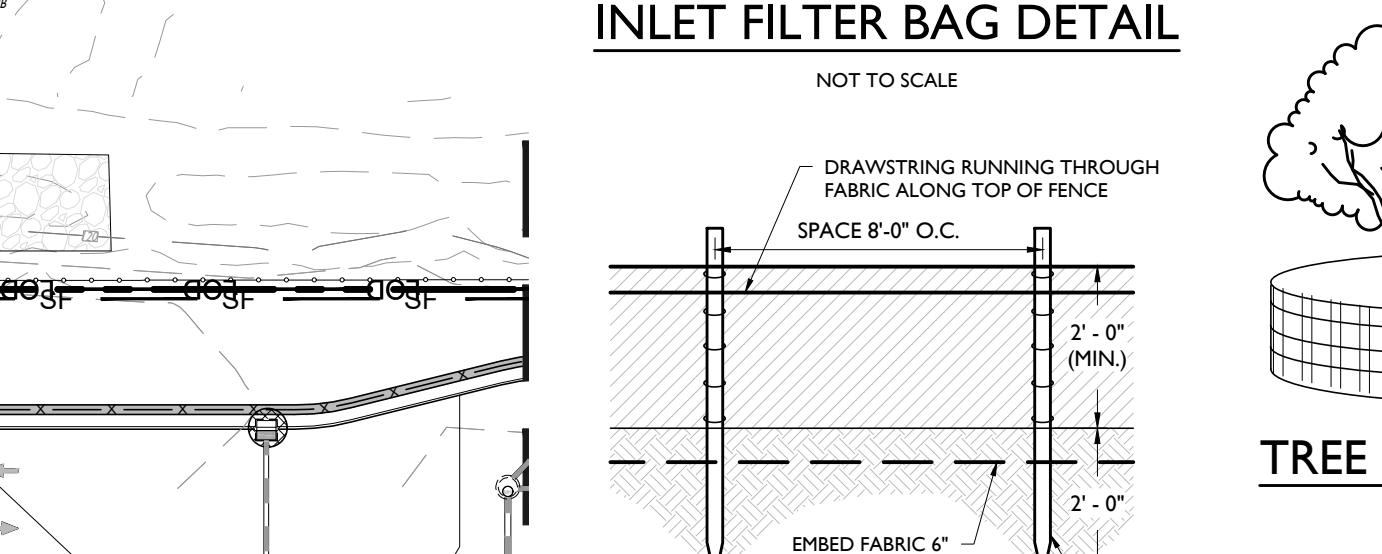
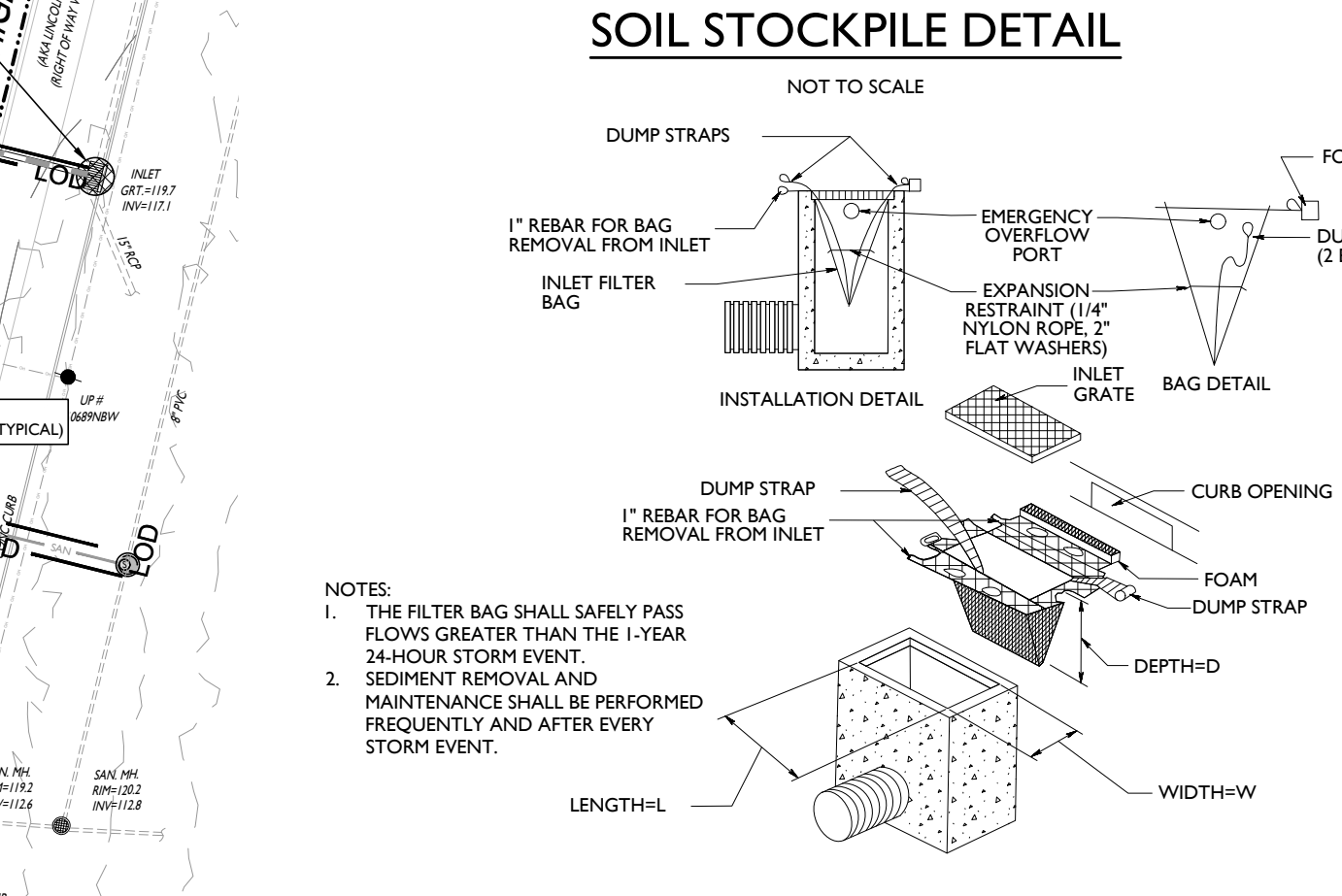
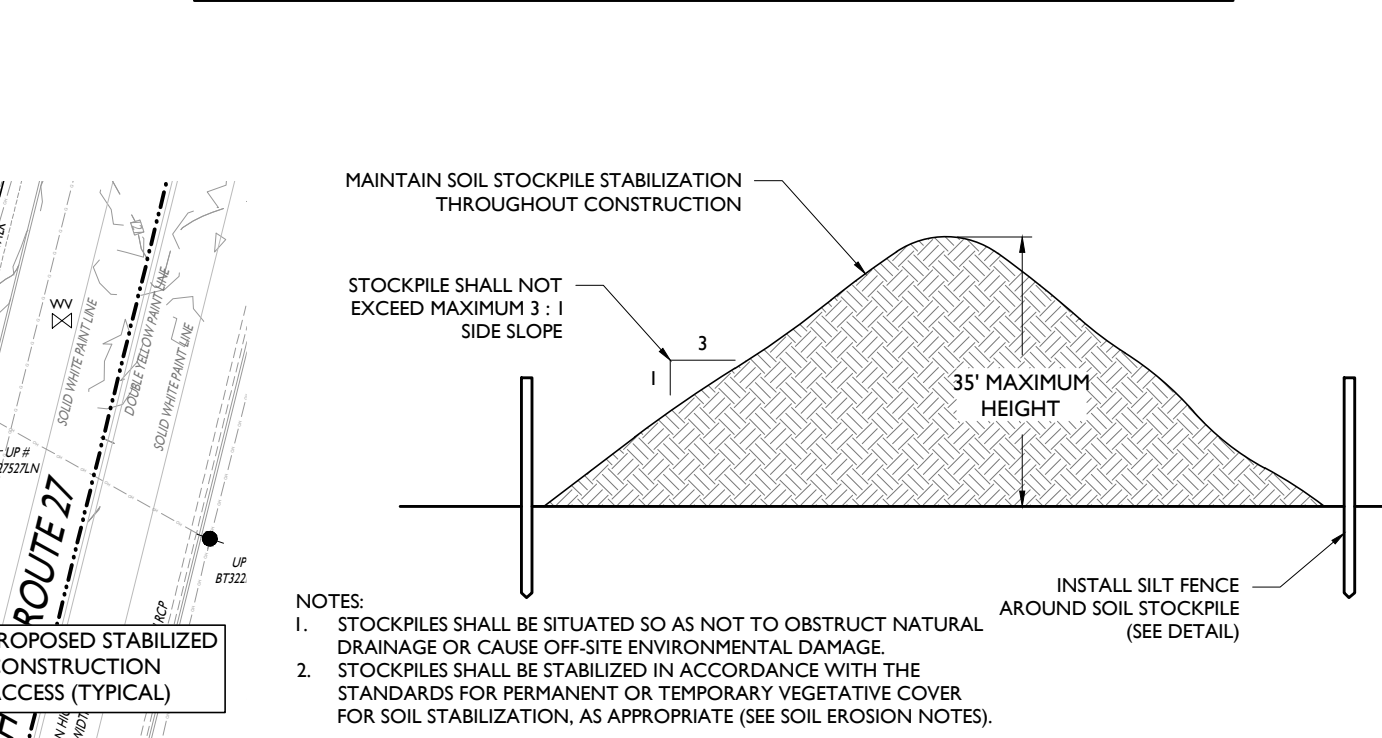
NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	ROYCE SILT LOAM (RO1B)	PENN SILT LOAM (PENB)
PERCENT OF SITE COVERAGE	66.5%	33.5%
HYDROLOGIC SOIL GROUP	C	C
DEPTH TO RESTRICTIVE LAYER	39 TO 40 INCHES	30 TO 40 INCHES
SOIL PERMEABILITY	0.20 TO 0.40 IN / HR	0.00 TO 0.06 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES	> 80 INCHES



STABILIZED CONSTRUCTION ACCESS DETAIL



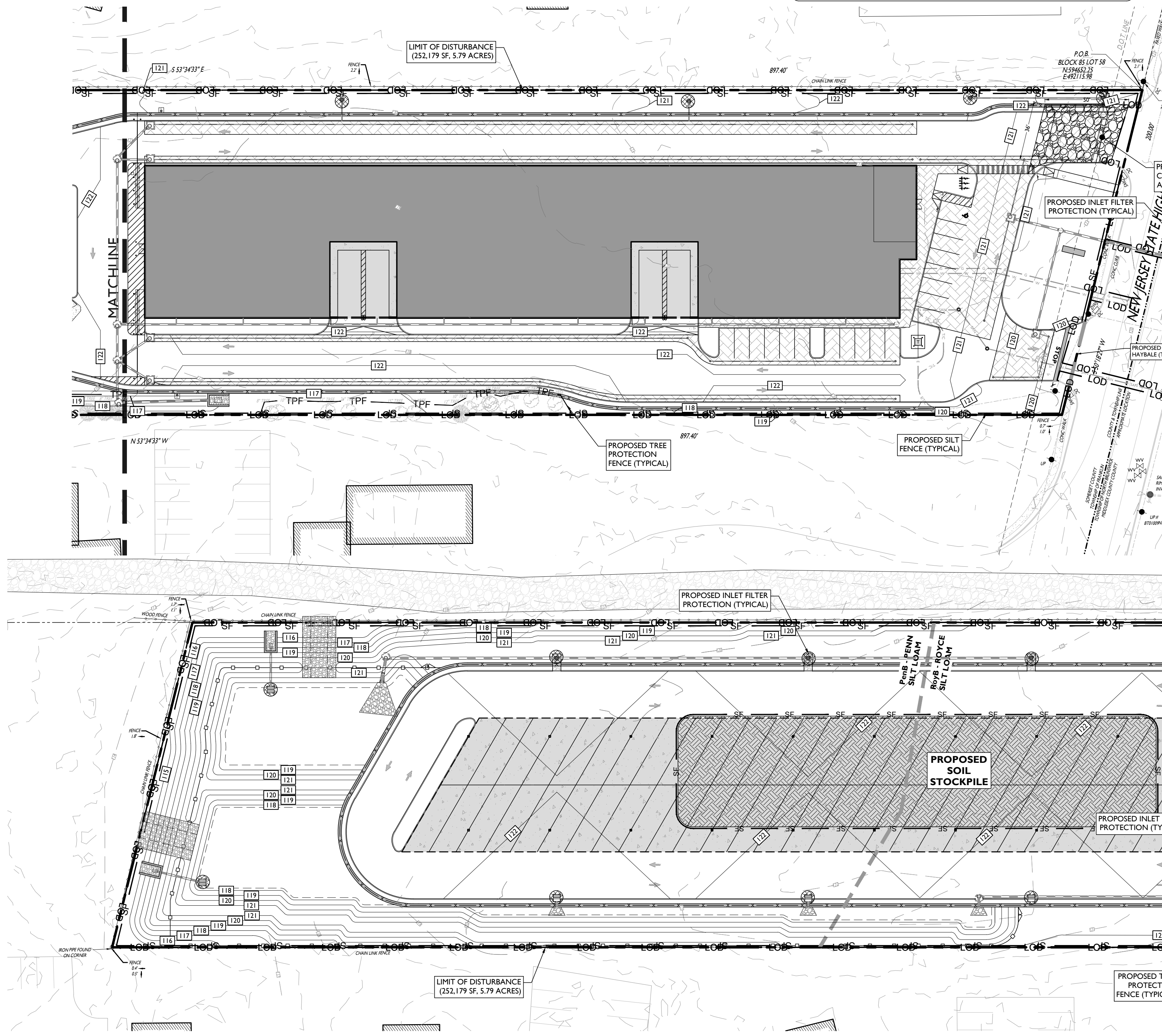
SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
- - - -	ADJACENT PROPERTY BOUNDARY
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SILT FENCE
---	PROPOSED TREE PROTECTION FENCE
---	PROPOSED STOCKPILE & EQUIPMENT STORAGE
---	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED INLET PROTECTION FILTER

SEEDING SPECIFICATIONS:

1. TEMPORARY SEEDING AND MULCHING: GROUND LIME/STONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS/1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". SEED - PERENNIAL RYEGRASS 100 LBS/ACRE (23 LBS/1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS/1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
2. PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED). GROUND LIME/STONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS/1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4". SEED - TURF TYLE TALL FESCUE (BAND OF 3 CULTIVARS) 350 LBS/ACRE (8 LBS/1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION). MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS/1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

MULCH ANCHORING SPECIFICATIONS:

1. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
 - A. 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.
 - B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 30 FEET LONG.
 - C. CRIMPER MULCH ANCHORING "COOLER TOOL" - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.



LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 112-206.9-A(1) PARKING LOT LANDSCAPING	(A) INTERIOR LANDSCAPE SHALL MINIMIZE THE EXPANSIVE APPEARANCE OF PARKING LOTS. PROVIDE SHADED PARKING AREAS, AND MITIGATE NEGATIVE ACOUSTIC IMPACTS OF VEHICLES. (B) PROVIDE TREES AND OTHER LANDSCAPE SCREENING TO PARKING AREAS. (C) THE INTERIOR OF ALL UNCOVERED PARKING BLOCK SPACES MUST BE LANDSCAPED.	COMPLIES
§ 112-206.9-A(2) LANDSCAPING	(A) PROVIDE AN ATTRACTIVE, SHADED ENVIRONMENT ALONG STREET EDGES, PROVIDE VISUAL COHESION ALONG STREETS, BUFFER TRAFFIC, FOCUS VIEWS, AND INCREASE SENSE OF NEIGHBORHOOD SCALE AND CHARACTER. (B) ALLOW CONTINUOUS LANDSCAPED HEDGE. (C) A LOW DECORATIVE MASONRY WALL IN COMBINATION WITH LANDSCAPE.	COMPLIES
§ 112-206.9-A(3) PARKING LOT LANDSCAPING	(3) ENTRY LANDSCAPING ANNOUNCES AND HIGHLIGHTS ENTRIES IN THE DEVELOPMENT. (A) BUILDING SETBACK AREAS ALONG THOROUGHFARE, COLLECTOR, OR RESIDENTIAL STREETS OR ALONG PRIVATE DRIVES, MUST BE LANDSCAPED. (B) ARTICULATE BUILDING FACADES WITH LANDSCAPED SEATING AREAS TO PROVIDE VISUAL INTEREST AND PEDESTRIAN-FRIENDLY PLACES. (C) LANDSCAPING AT STREET INTERSECTIONS AND DRIVEWAY CORNERS MUST "PULL BACK" TO OPEN VIEW LINES INTO THE SITE AND NOT INTERFERE WITH SIGHT TRIANGLES.	COMPLIES

§ 112-206.9-A(4) PARKING LOT LANDSCAPING	SPECIAL ATTENTION SHOULD BE PAID TO PRESERVING USE OF NATURAL FEATURES AND VEGETATION WHICH ARE SIGNIFICANT BECAUSE OF UNIQUE CHARACTER, HISTORY, SIZE, VARIETY AND/OR GROWTH HABITS	COMPLIES
§ 112-206.9-A(4) PARKING LOT LANDSCAPING	(1) LOCATE LOADING DOCKS, STORAGE, AND SERVICE AREAS IN AREAS OF LOW VISIBILITY (2) NO AREAS FOR OUTDOOR STORAGE, TRASH COLLECTION OR COMPACTION, LOADING, OR OTHER SUCH USES MUST BE LOCATED WITHIN 20 FEET OF ANY PUBLIC STREET, PUBLIC SIDEWALK, OR INTERNAL PEDESTRIAN WALKWAY. (3) LOADING DOCKS, TRUCK PARKING, STORAGE, TRASH SERVICE FUNCTIONS MUST BE INCORPORATED INTO THE OVERALL DESIGN OF THE BUILDING AND LANDSCAPING SO THAT THE VISUAL AND ACOUSTIC IMPACTS OF THESE FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS. SCREENING MATERIALS MUST BE THE SAME AS, OR OF EQUAL QUALITY TO, THE MATERIALS USED FOR THE PRIMARY BUILDING AND LANDSCAPING.	COMPLIES

LANDSCAPING NOTES

- ALL PLANT RELOCATIONS/SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.
- A MINIMUM OF SIX (6) INCHES OF TOPSOIL SHALL BE INSTALLED IN ALL DISTURBED AND PLANTING AREAS. SAME SHOULD BE NOTED ON THE PLANS.

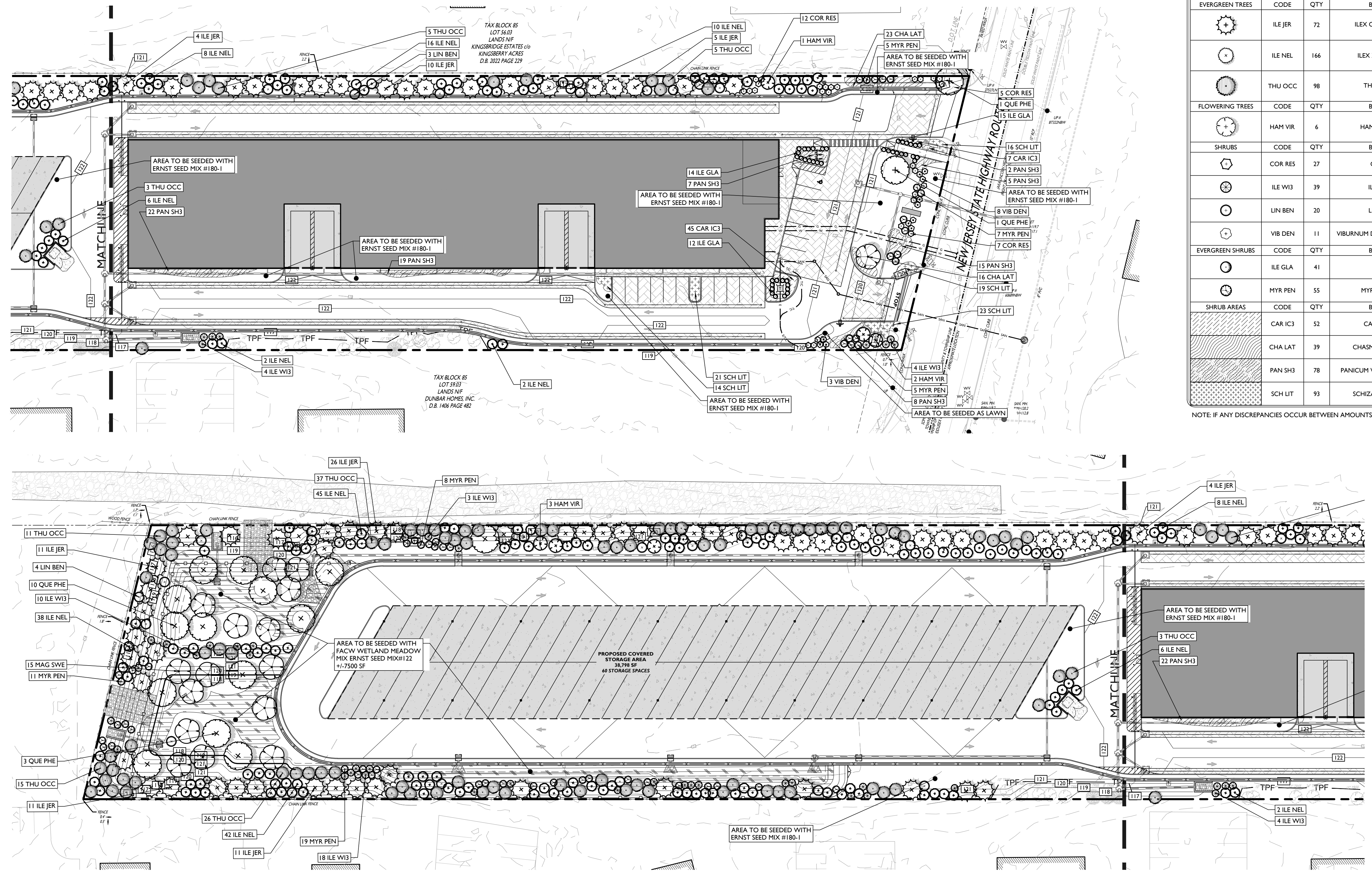
IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	MAG SWE	17	MAGNOLIA VIRGINIANA	SWEET BAY	3" CAL	B&B
	QUE PHE	17	QUERCUS PHELLOS	WILLOW OAK	3" CAL	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ILE JER	72	ILEX OPACA 'JERSEY QUEEN'	AMERICAN HOLLY	6' - 7' HT	B&B
	ILE NEL	166	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6' - 7' HT	B&B
	THU OCC	98	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' - 7' HT	B&B
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	HAM VIR	6	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	4' - 5' HT.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	COR RES	27	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL.	POT
	ILE W3	39	ILEX VERTICILLATA	WINTERBERRY	5 GAL.	POT
	LIN BEN	20	LINDERA BENZOIN	SPICEBUSH	7 GAL.	POT
	VIB DEN	11	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	7 GAL.	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ILE GLA	41	ILEX GLABRA	INKBERRY HOLLY	3 GAL.	POT
	MYR PEN	55	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL.	POT
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	CAR IC3	52	CAREX X 'ICE DANCE'	ICE DANCE SEDGE	1 GAL.	24" o.c.
	CHA LAT	39	CHASMANTHUM LATIFOLIUM	WOOD OATS	1 GAL.	36" o.c.
	PAN SH3	78	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	3 GAL.	48" o.c.
	SCH LIT	93	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL.	30" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A POOL, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 272-1000 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS YOUR RESPONSIBILITY TO OBTAIN THESE SERVICES BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE" YOU DIG WHERE THE UNDERGROUND UTILITIES ARE LOCATED (SUCH AS WATER, GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) ONCE THE SERVICES ARE MARKED OUT, YOU CAN DIG WITHOUT THE RISK OF INTERRUPTING SERVICE FROM DAMAGING PROPERTY OR PERSONS.

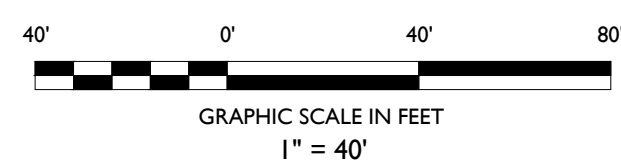
ONE CALL

NEW JERSEY

IF YOU ARE HAVING A PROFESSIONAL DO THE WORK FOR YOU, THEY ARE RESPONSIBLE TO OBTAIN THESE SERVICES AND MARK THEM OUT WITH PAPER OR A FLAG. THE FOLLOWING LIST WILL HELP YOU IDENTIFY WHAT UTILITY IS LOCATED AT YOUR SITE.

UTILITY MARKINGS: MAGENTA, PROPOSED EXCAVATION - WHITE.

COMMUNICATION TV-CABLE, WATER, BLUE, SEWER-GREEN, TELEPHONE, SURVEY MARKINGS-MAGENTA, PROPOSED EXCAVATION - WHITE.



ISSUE	DATE	BY	DESCRIPTION
05	01/24/2022	BID	FOR MUNICIPAL RESUBMISSION
04	07/23/2021	BID	FOR MUNICIPAL RESUBMISSION
03	06/14/2021	BID	FOR SCD RESUBMISSION
02	06/02/2021	BID	FOR MUNICIPAL RESUBMISSION
01	03/12/2021	AHM	FOR AGENCY SUBMISSION

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PRELIMINARY & FINAL MAJOR SITE PLAN

ARCO MURRAY
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PROPOSED SELF-STORAGE FACILITY
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SOMERSET COUNTY, NEW JERSEY

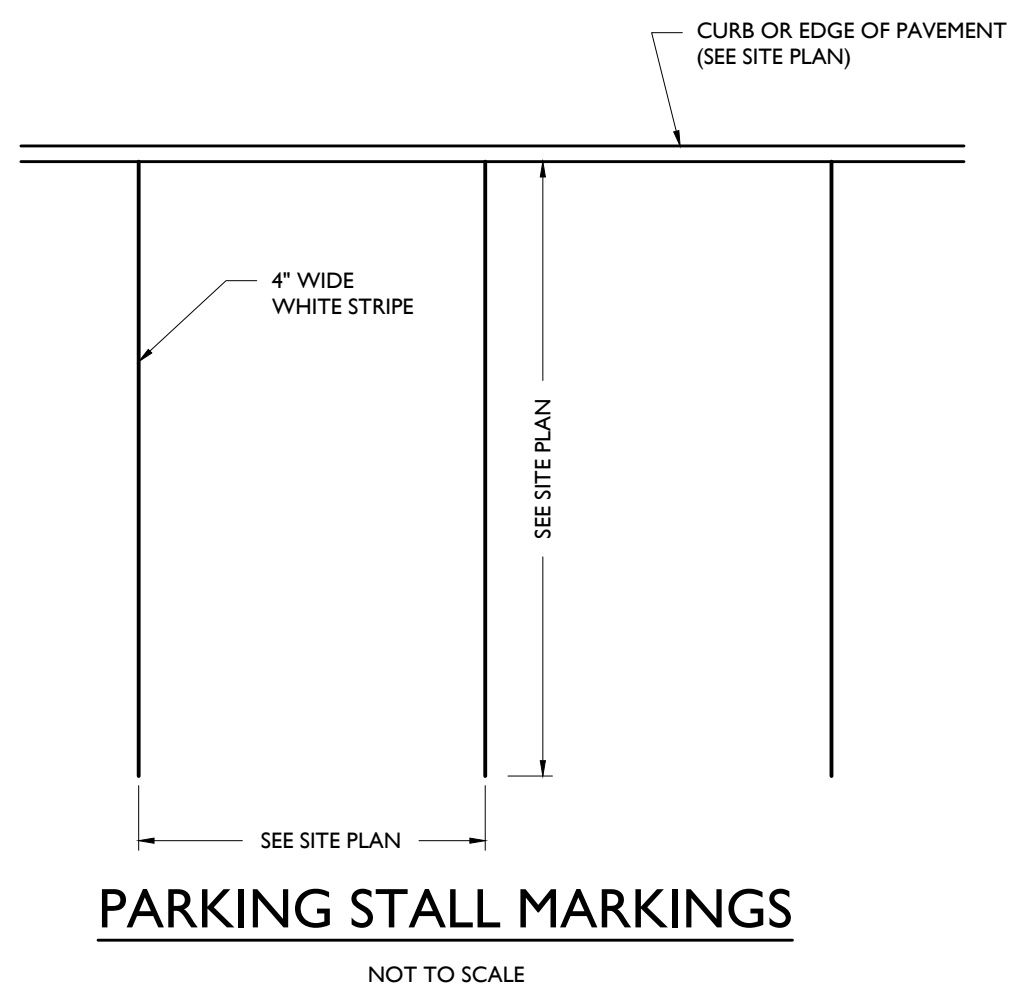
JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE No. 54347
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: PRI-200094

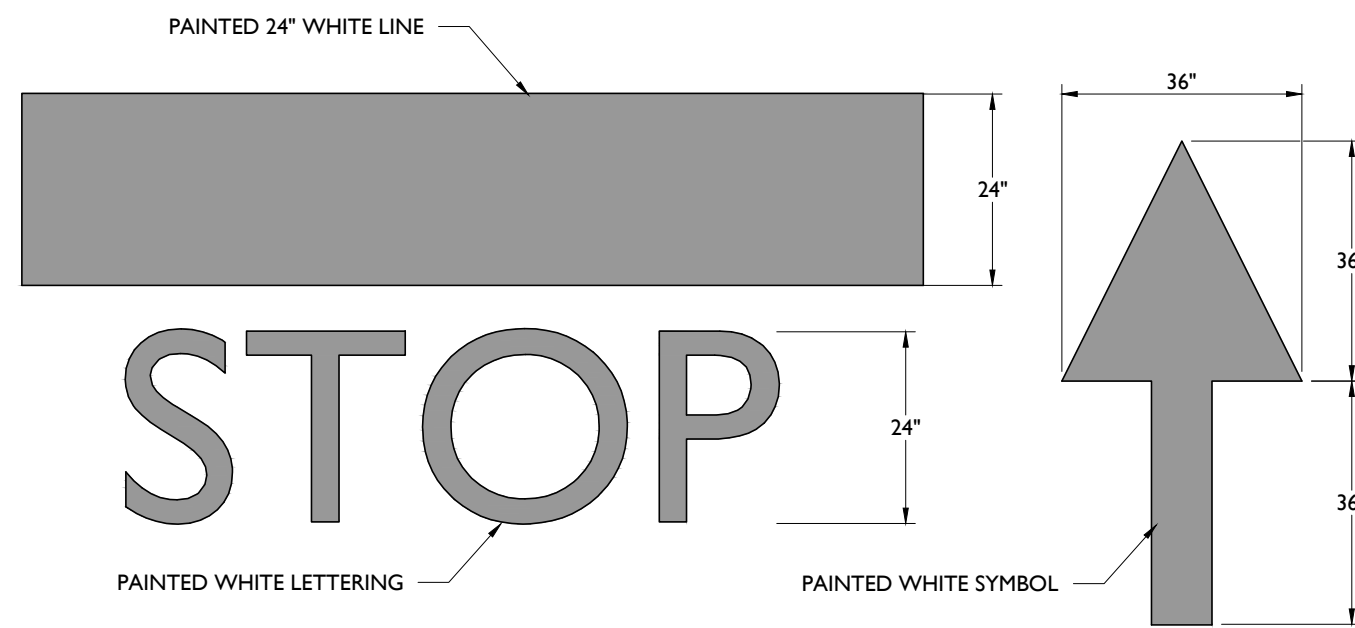
TITLE:
LANDSCAPING PLAN

DRAWING:
C-10



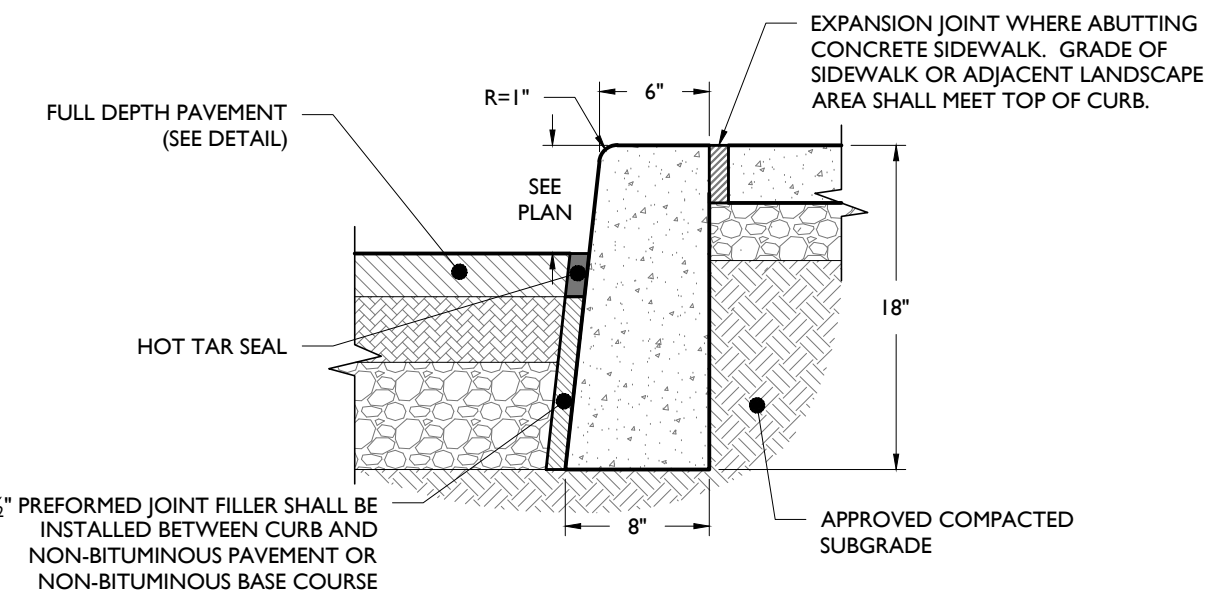
PARKING STALL MARKINGS

NOT TO SCALE



STOP BAR & ARROW DETAILS

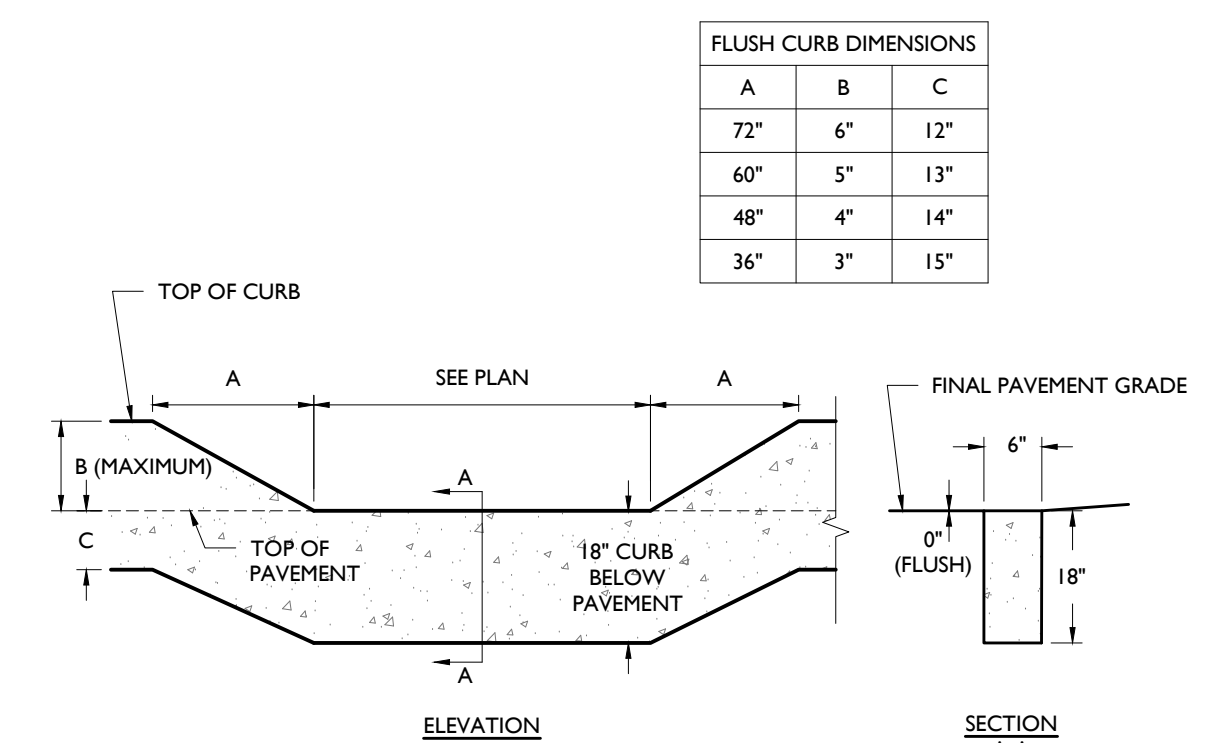
NOT TO SCALE



CONCRETE CURB DETAIL

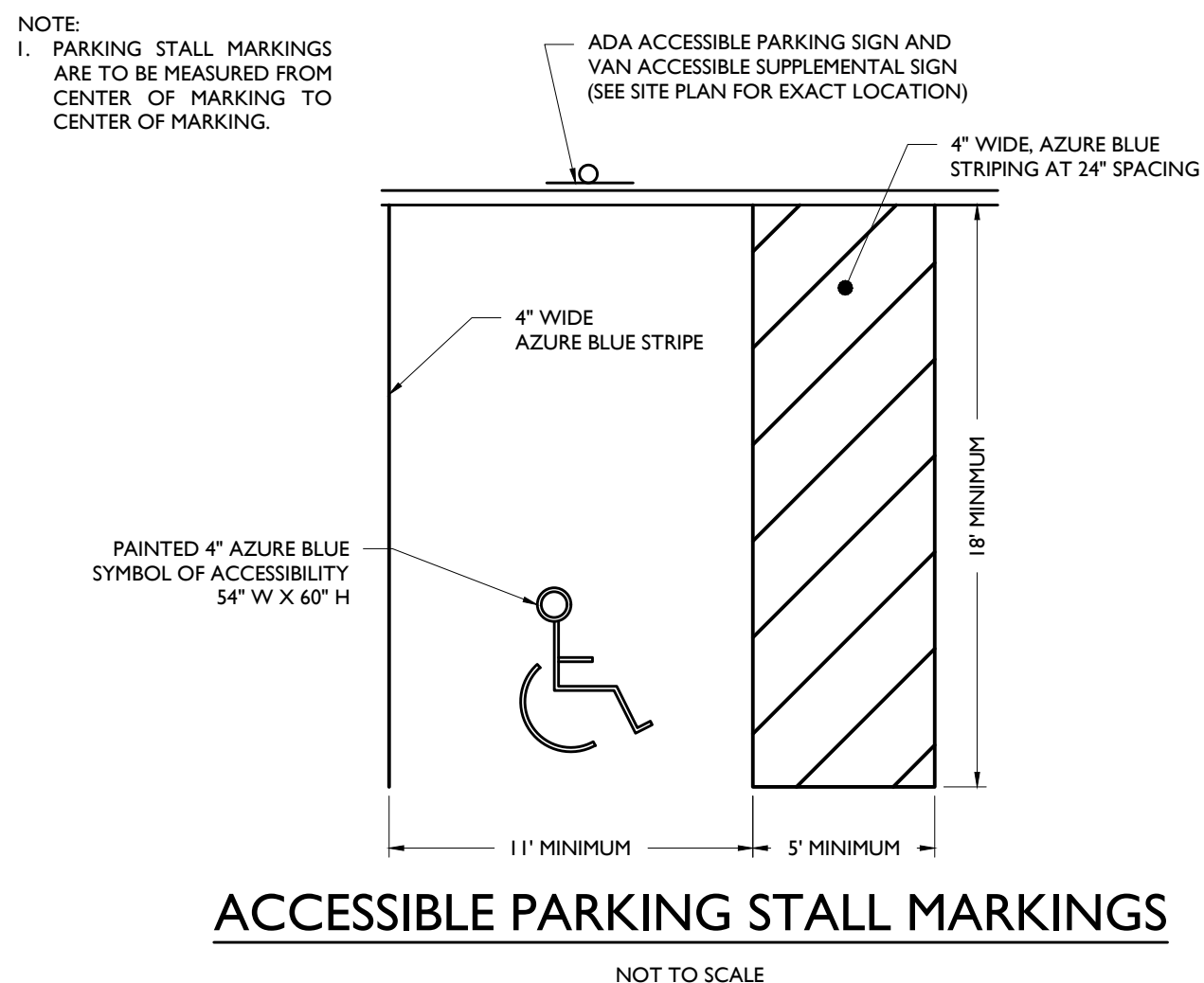
NOT TO SCALE

- NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE.
 3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.



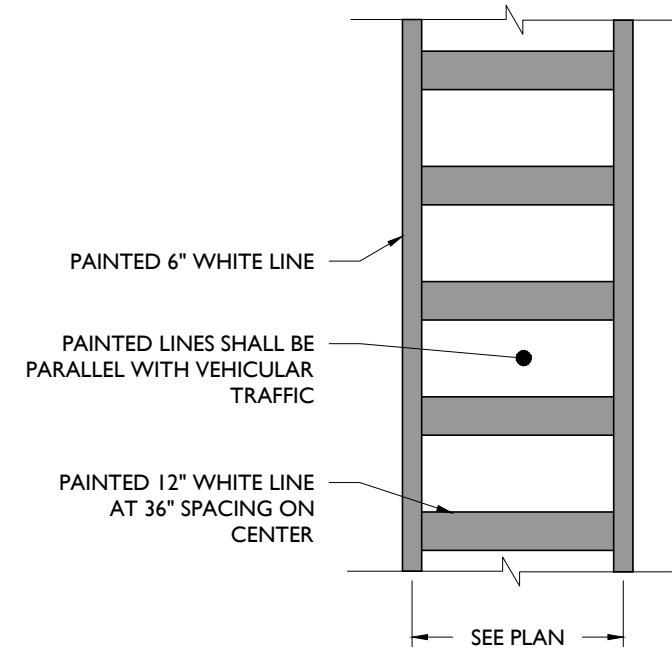
FLUSH CURB DETAIL

NOT TO SCALE



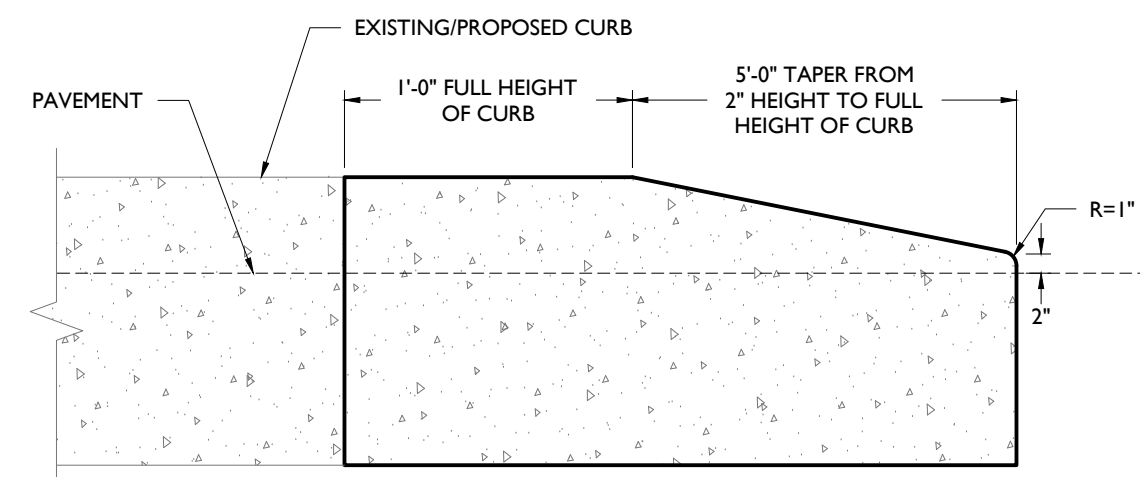
ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE



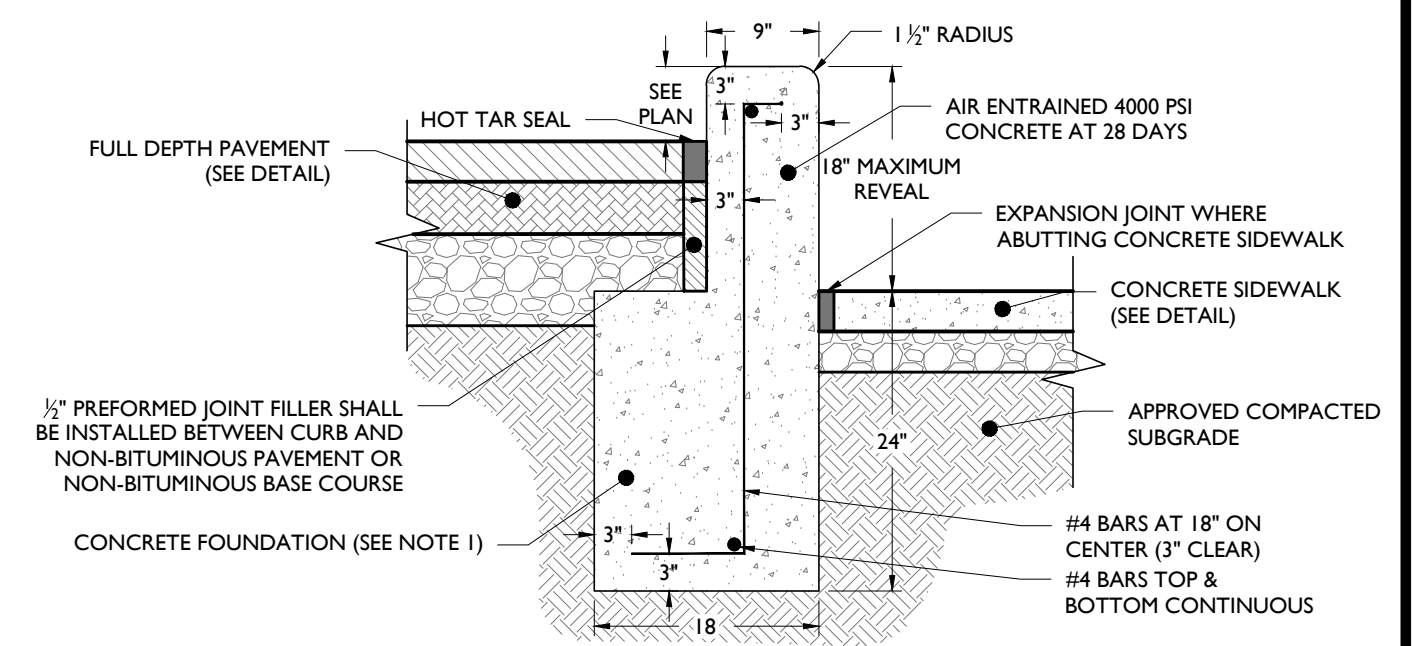
CROSSWALK DETAIL

NOT TO SCALE



CURB TAPER DETAIL

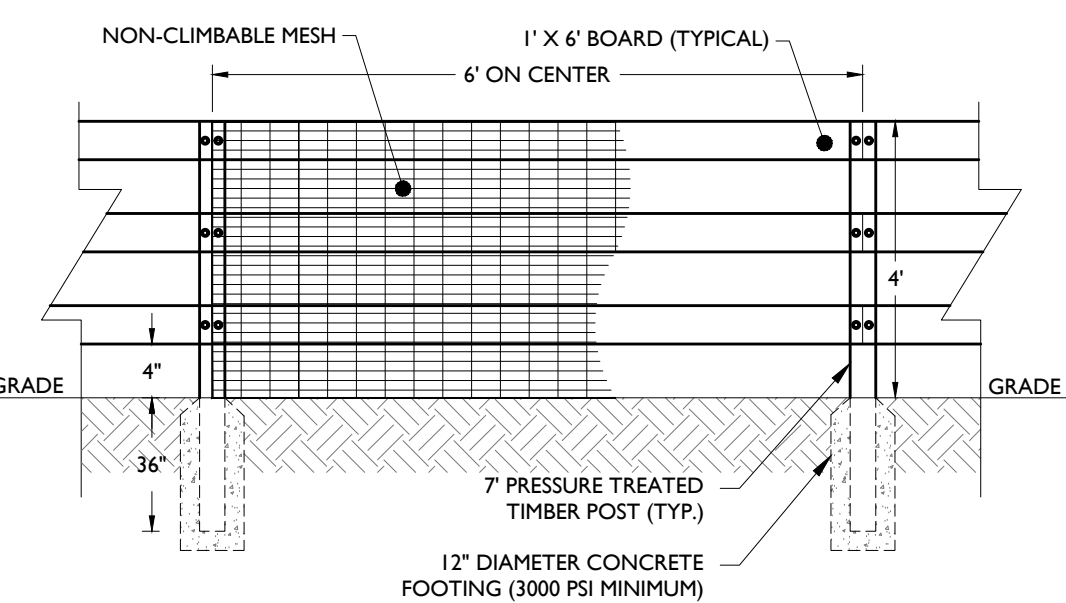
NOT TO SCALE



EXTENDED CONCRETE CURB DETAIL

NOT TO SCALE

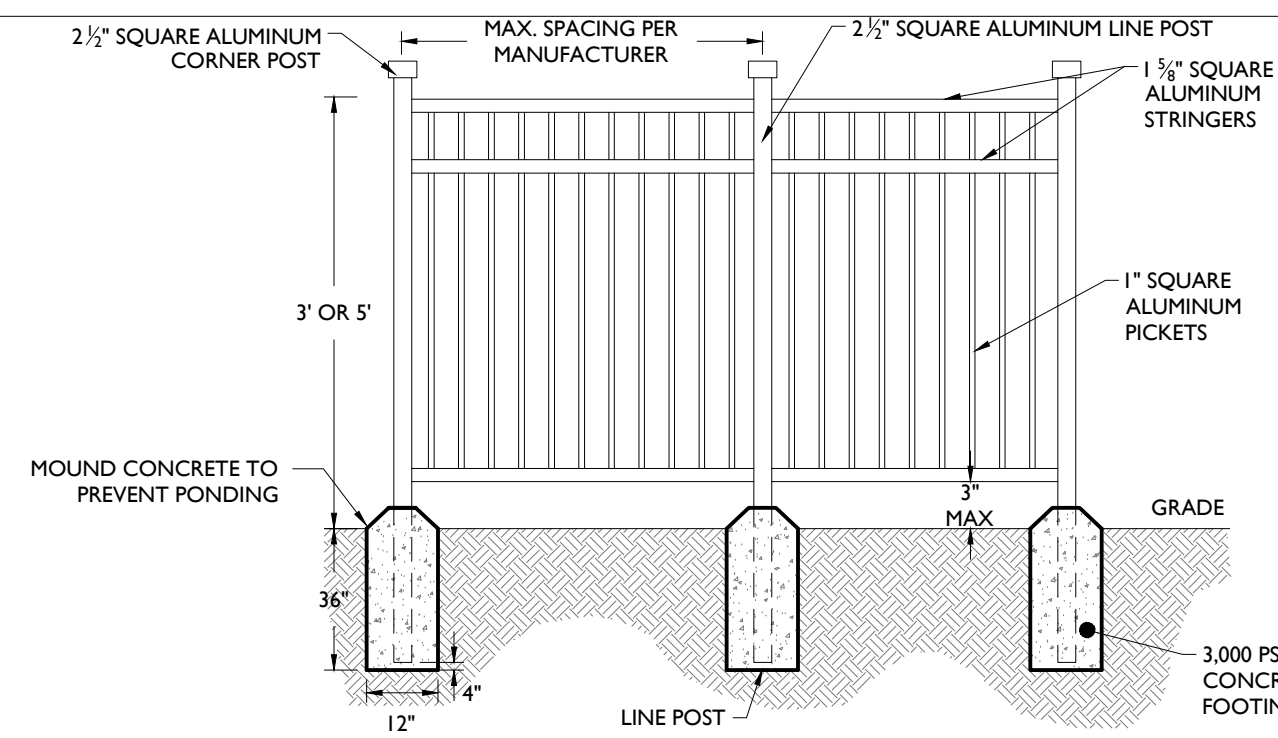
- NOTES:
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 50 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 3. 1" DEEP AND 1/2" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS, OR 30 FOOT MAX.



SPLIT RAIL FENCE DETAIL

NOT TO SCALE

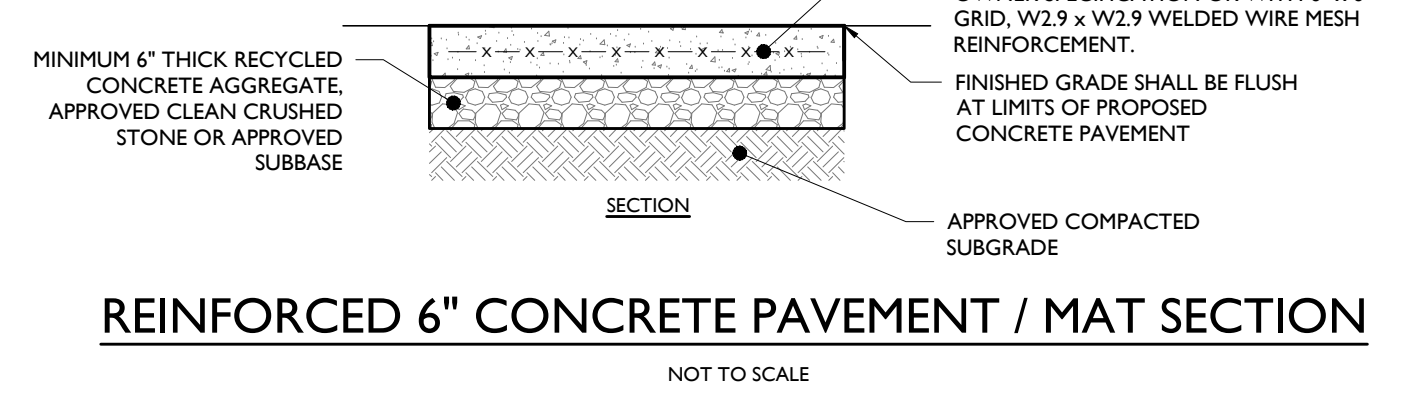
- NOTE:
1. ALL WOOD TO BE PRESSURE TREATED



WROUGHT IRON FENCE

NOT TO SCALE

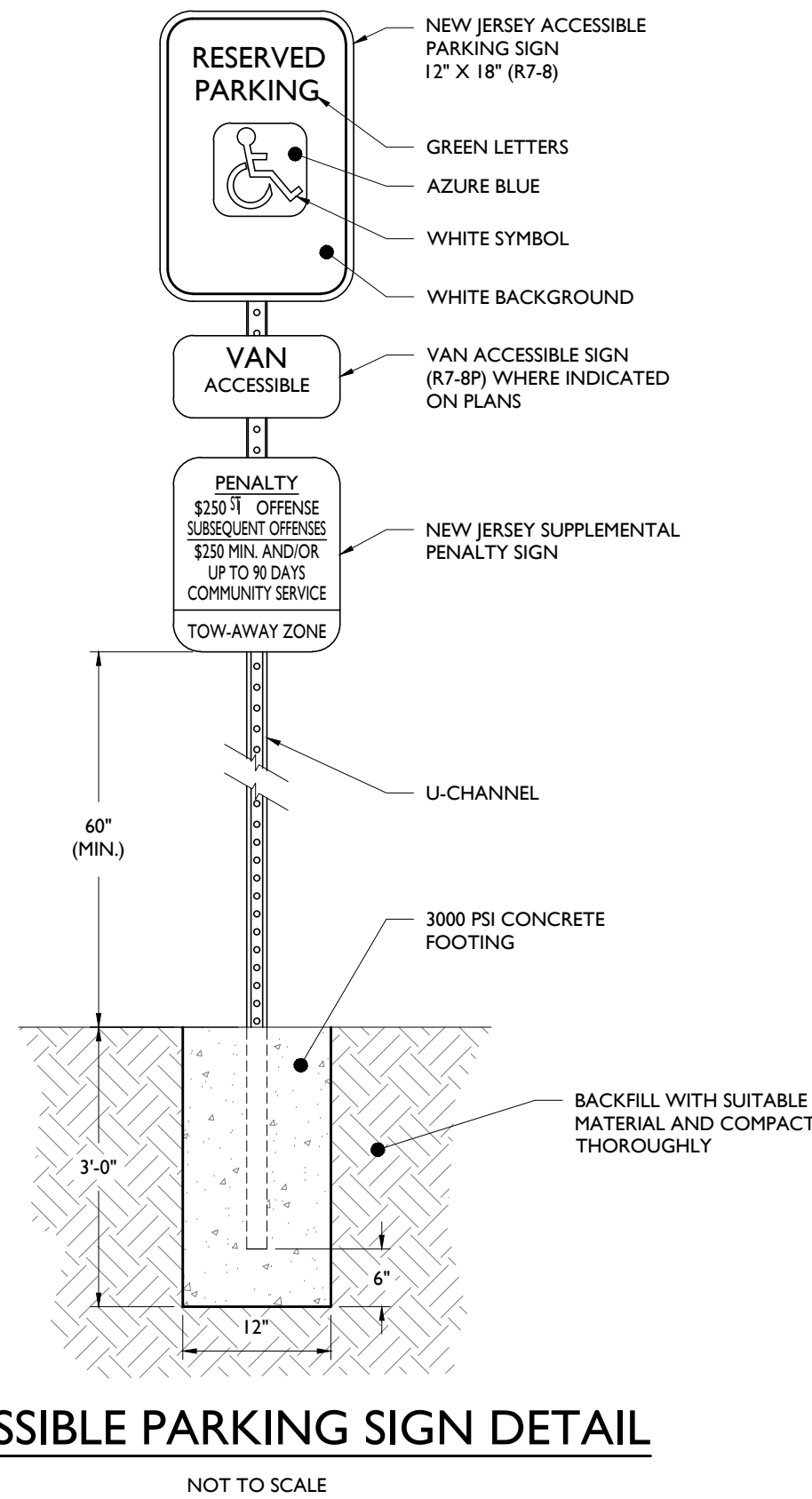
- NOTES:
1. FENCE TO BE JERITH MANUFACTURING CO., ALUMINUM FENCE OR APPROVED EQUIVALENT.
 2. CONTRACTOR TO PROVIDE ALL HARDWARE NECESSARY FOR FENCE CONSTRUCTION AND OPERATION, PER SITE DESIGN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS.
 3. FENCE TO BE INSTALLED FOLLOWING SITE GRADING.
 4. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN.
 5. VIBRATE OR TAMP BACKFILL FOR CONSOLIDATION SURROUNDING FENCE POSTS.



REINFORCED 6" CONCRETE PAVEMENT / MAT SECTION

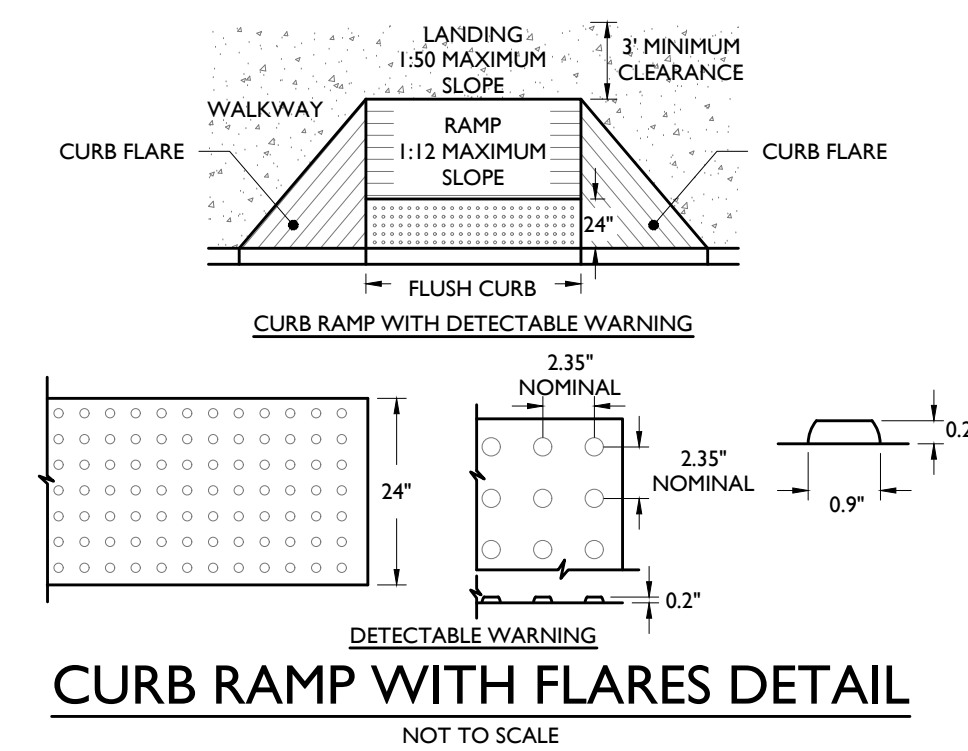
NOT TO SCALE

- NOTES:
1. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 60' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 2. 1" DEEP BY 1/2" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED BETWEEN EXPANSION JOINTS AT 15' INTERVALS MAX.
 3. CONCRETE SHALL RECEIVE BROOM FINISH.
 4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.



ACCESSIBLE PARKING SIGN DETAIL

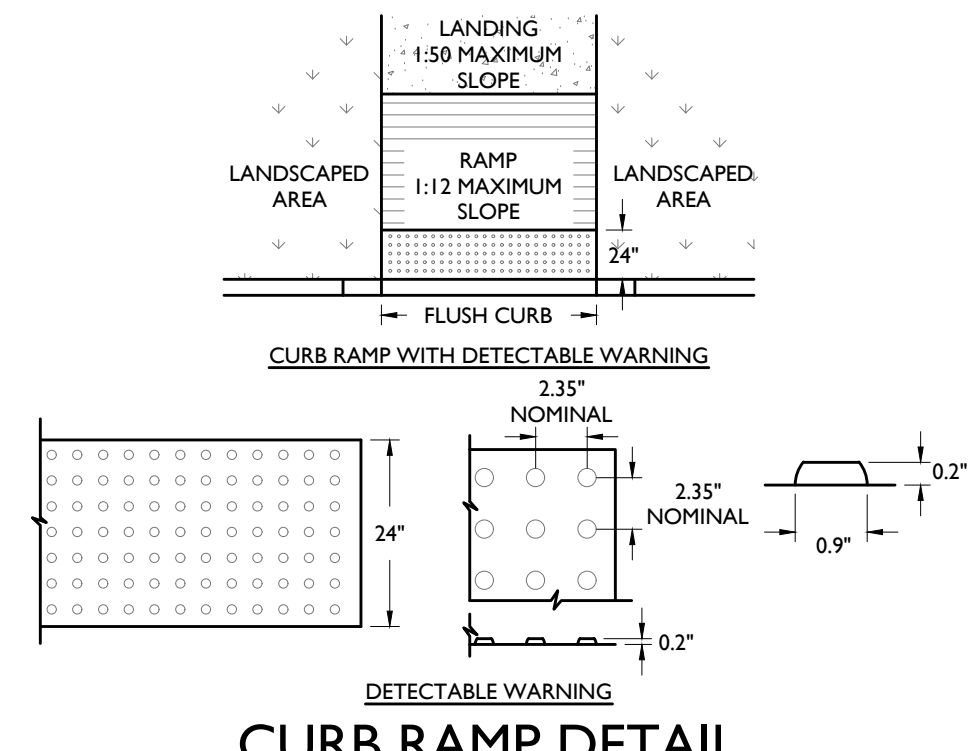
NOT TO SCALE



CURB RAMP WITH FLARES DETAIL

NOT TO SCALE

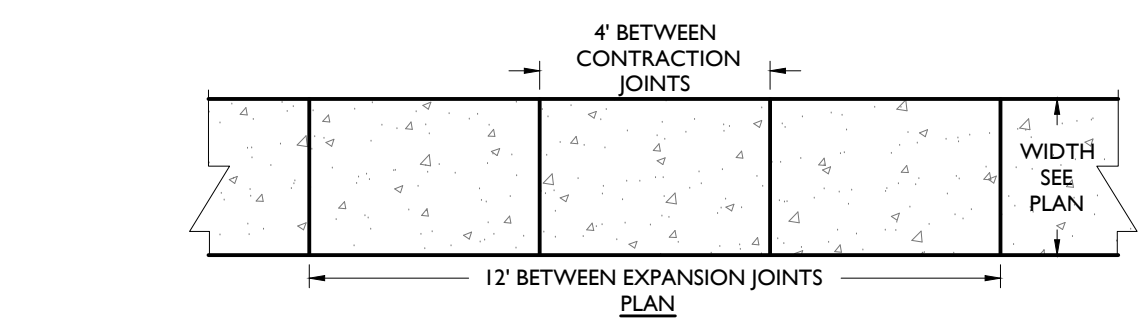
- NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
 2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 3. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
 4. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
 5. WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
 6. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
 7. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



CURB RAMP DETAIL

NOT TO SCALE

- NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
 2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
 3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
 5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
 6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

- NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT.
 2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM THE SURFACE.
 3. 1" DEEP BY 1/2" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
 4. EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

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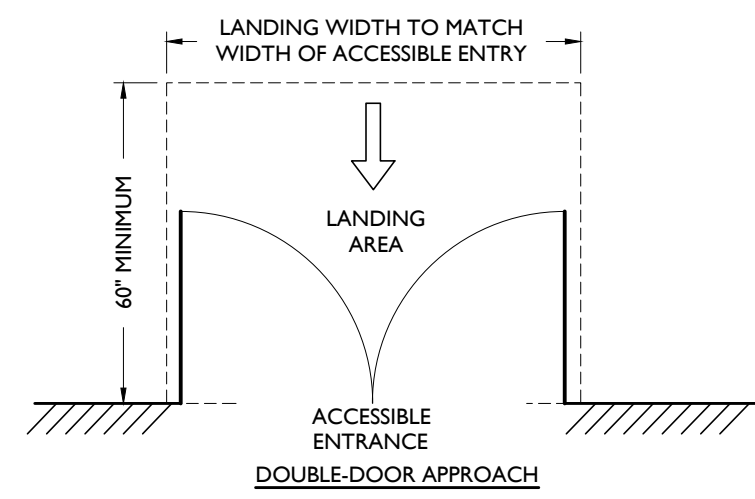
JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE NO. 54347
LICENSED PROFESSIONAL ENGINEER

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SCALE: AS SHOWN PROJECT ID: PRI-200094

TITLE:
CONSTRUCTION DETAILS

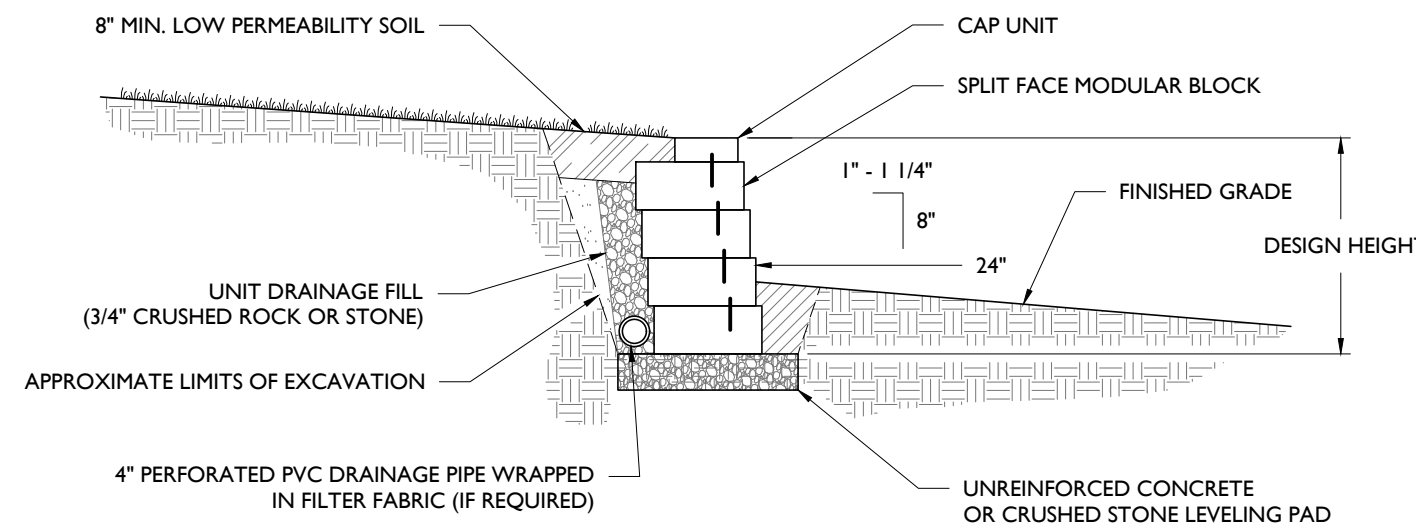
DRAWING:
C-12



ACCESSIBLE ENTRANCE LANDING DETAIL

- NOTES:
1. MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS
 2. DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
 3. CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE CONSTRUCTION IF THE ACCESSIBLE ENTRANCE ON SITE DOES NOT MATCH THE SCENARIO SHOWN ABOVE.

NOT TO SCALE



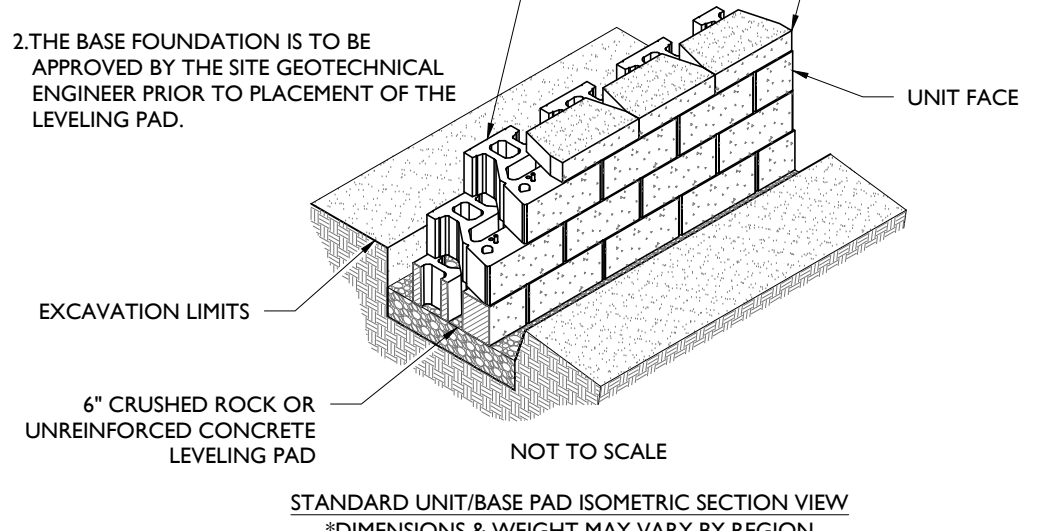
TYPICAL GRAVITY WALL SECTION
STANDARD UNIT - 1' SETBACK

BLOCK WALL DETAIL

NOT TO SCALE

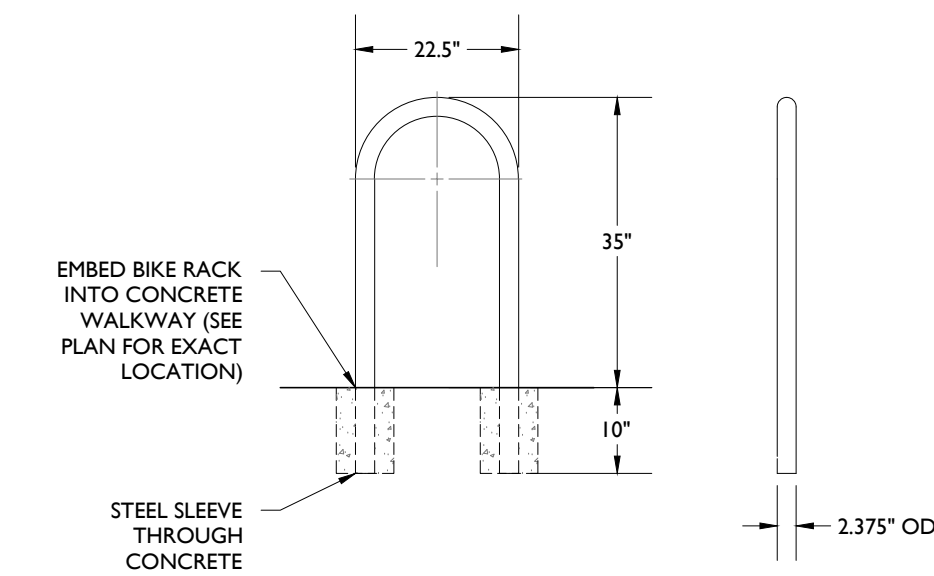
BASE LEVELING PAD NOTES:

1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI UNREINFORCED CONCRETE
2. THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.



- NOTES:
1. RETAINING WALL DESIGN PLANS TO BE PREPARED BY LICENSED PROFESSIONAL IN THE STATE OF NEW JERSEY.
 2. KEYSTONE WALL SYSTEM, OR APPROVED EQUIVALENT, TO BE CONSTRUCTED.

2

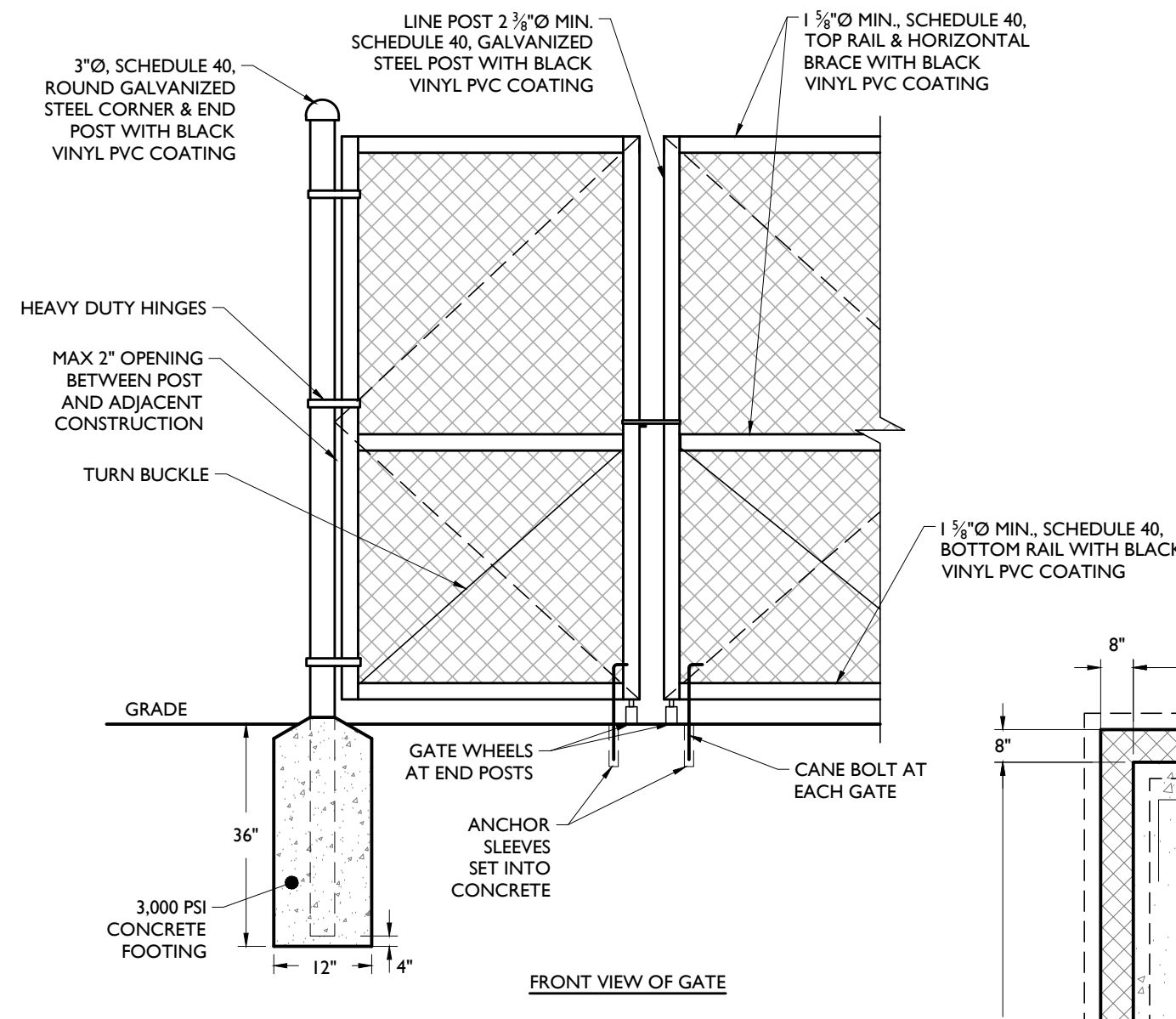


HOOP RACK HD IN GROUND MOUNTED BIKE RACK DETAIL

NOT TO SCALE

- NOTES:
1. BIKE RACK TO BE MANUFACTURED BY DERO BIKE RACKS OR APPROVED EQUAL.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

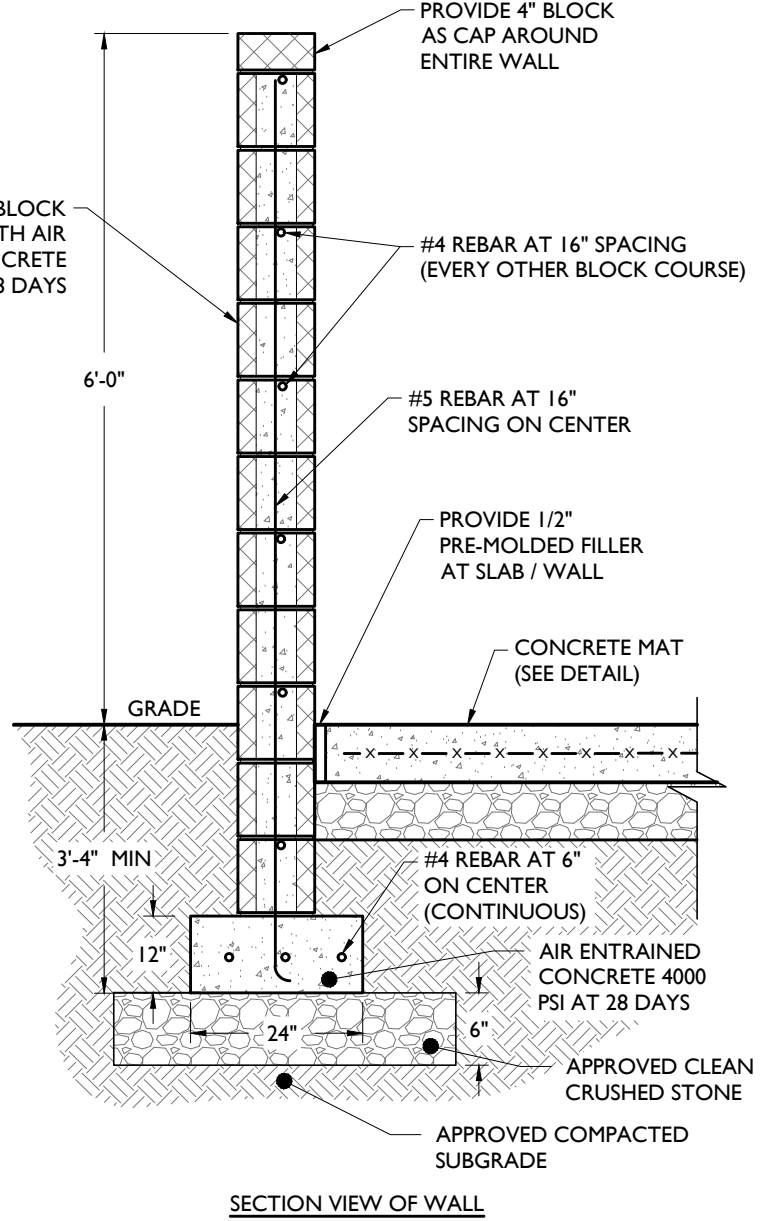
3



TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE

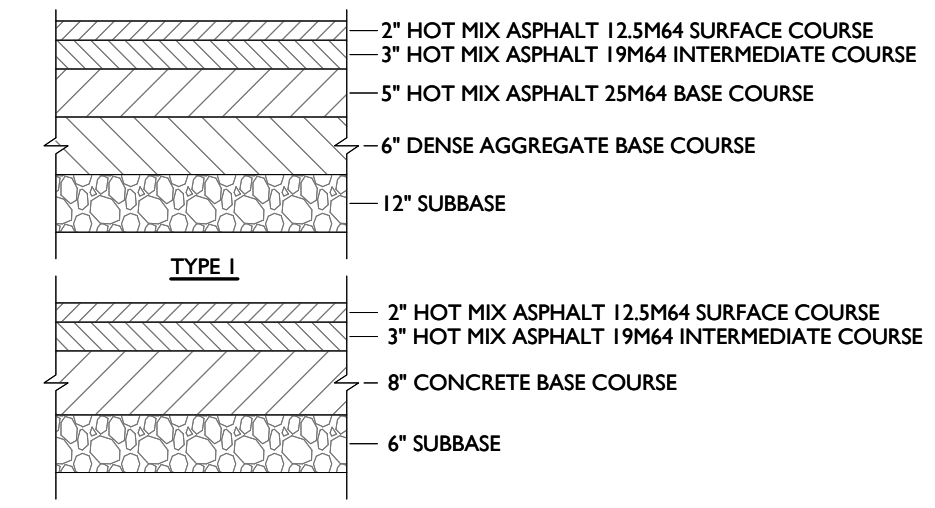
NOTE: BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER



SECTION VIEW OF WALL

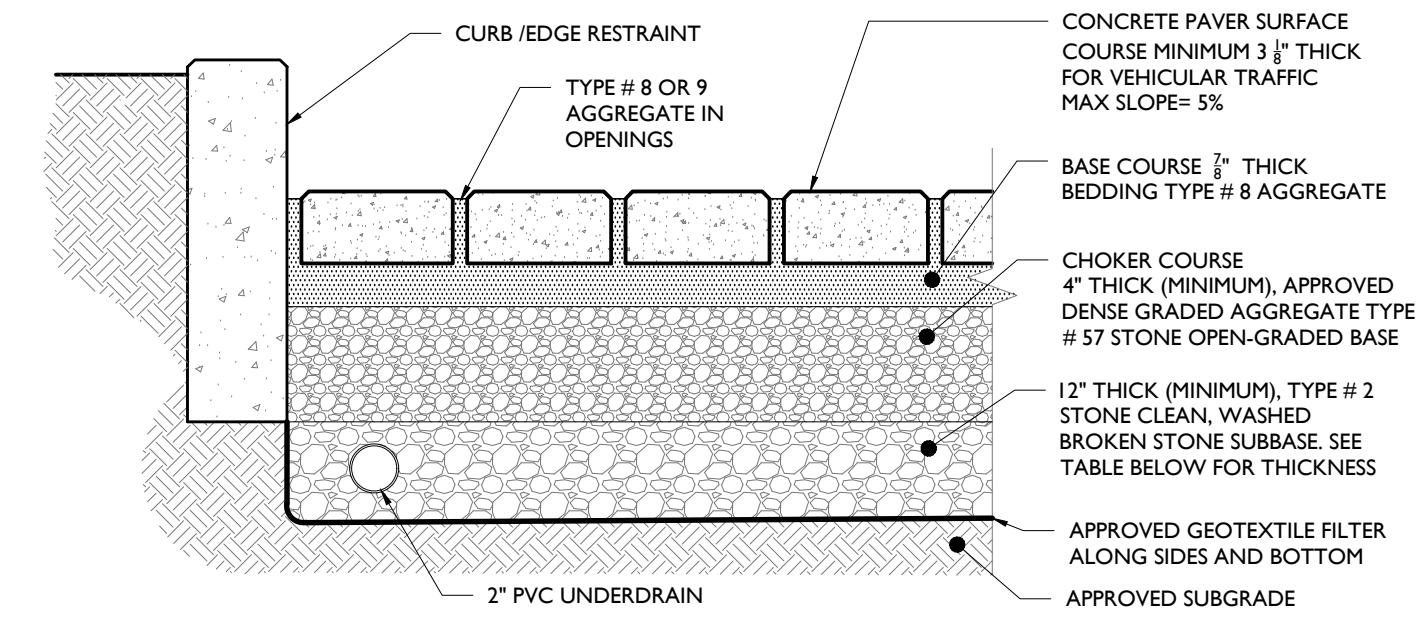
NJDOT PAVEMENT SECTION AND REPAIR STRIP DETAIL

(FOR USE WITHIN NJDOT ROW)
NOT TO SCALE



- NOTES:
1. FOR AREAS 5.0 FEET OR MORE IN WIDTH, USE TYPE 1.
 2. FOR AREAS LESS THAN 5.0 FEET IN WIDTH WHEN PROPER ASPHALT COMPACTION IS NOT POSSIBLE, USE TYPE 2.
 3. IF PAVEMENT CONSTRUCTION ENCOACHES ON EXISTING TRAVEL LANES, THE ENTIRE LANE SHALL BE MILLED AND RESURFACED.
 4. FOR MILLING AND RESURFACING, USE HOT MIX ASPHALT 12.5 ME SURFACE COURSE, 2" THICK.
 5. SAW CUT PAVEMENT PRIOR TO EXCAVATION.
 6. UNDERCUT SOFT SUBGRADE AREAS AND REPLACE WITH ADDITIONAL DENSE GRADED AGGREGATE BASE COARSE.
 7. UNIFORMLY SPRAY TACK COAT WHEN PLACING HOT MIX ASPHALT ON PAVED SURFACE.
 8. USE POLYMERIZED JOINT ADHESIVE FOR LONGITUDINAL JOINT OF THE NEW SURFACE COARSE WITH EXISTING HOT MIX ASPHALT, CURB, OR ANY VERTICAL SURFACE ALONG THE NEW SURFACE.
 9. EXISTING CONCRETE PAVEMENT SHOULD BE REPAIRED IN KIND FOR FULL WIDTH OF LANE IN ACCORDANCE WITH THE STANDARD DETAIL CD-453.
 10. DENSE GRADED AGGREGATE BASE COARSE AND SUBBASE SHOULD EXTEND A MINIMUM OF 3' BEYOND THE OUTER EDGE OF THE PROPOSED CURB.
 11. REPAIR ANY ASPHALT PAVEMENTS, WHICH EXHIBIT HIGH SEVERITY CRACKING, POTHOLES, OR OTHER DAMAGE IN ACCORDANCE WITH 401.03.01.D OF 2007 NJDOT SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (ITEM NO. 401.021P).
 12. IF ANY PAVEMENT CONSTRUCTION (WIDENING, NEW/RESETTING CURB ETC.) ENCOACH AN EXISTING TRAVEL LANE, THEN MILL 2" OF EXISTING PAVEMENT AND RESURFACE WITH 2" THICK HOT MIX ASPHALT 12.5 ME SURFACE COURSE THE FULL WIDTH OF THAT TRAVEL LANE ALONG NEW CONSTRUCTION WITHOUT ANY JOINTS.
 13. UNDERCUT SOFT SUBGRADE AREAS AND REPLACE WITH ADDITIONAL SUBBASE WHERE THE WATER TABLE IS NOT ENCOUNTERED WITHIN THE DEPTH OF EXCAVATION.
 14. SHOULD THE EXISTING CORE THICKNESS SHOW ASPHALT DEPTH LESS THAN 8", THIS PAVEMENT SECTION SHALL BE USED.
 15. CONTRACTOR TO EXCAVATE AND REPLACE ANY UNSTABLE MATERIAL WITH SUBBASE.

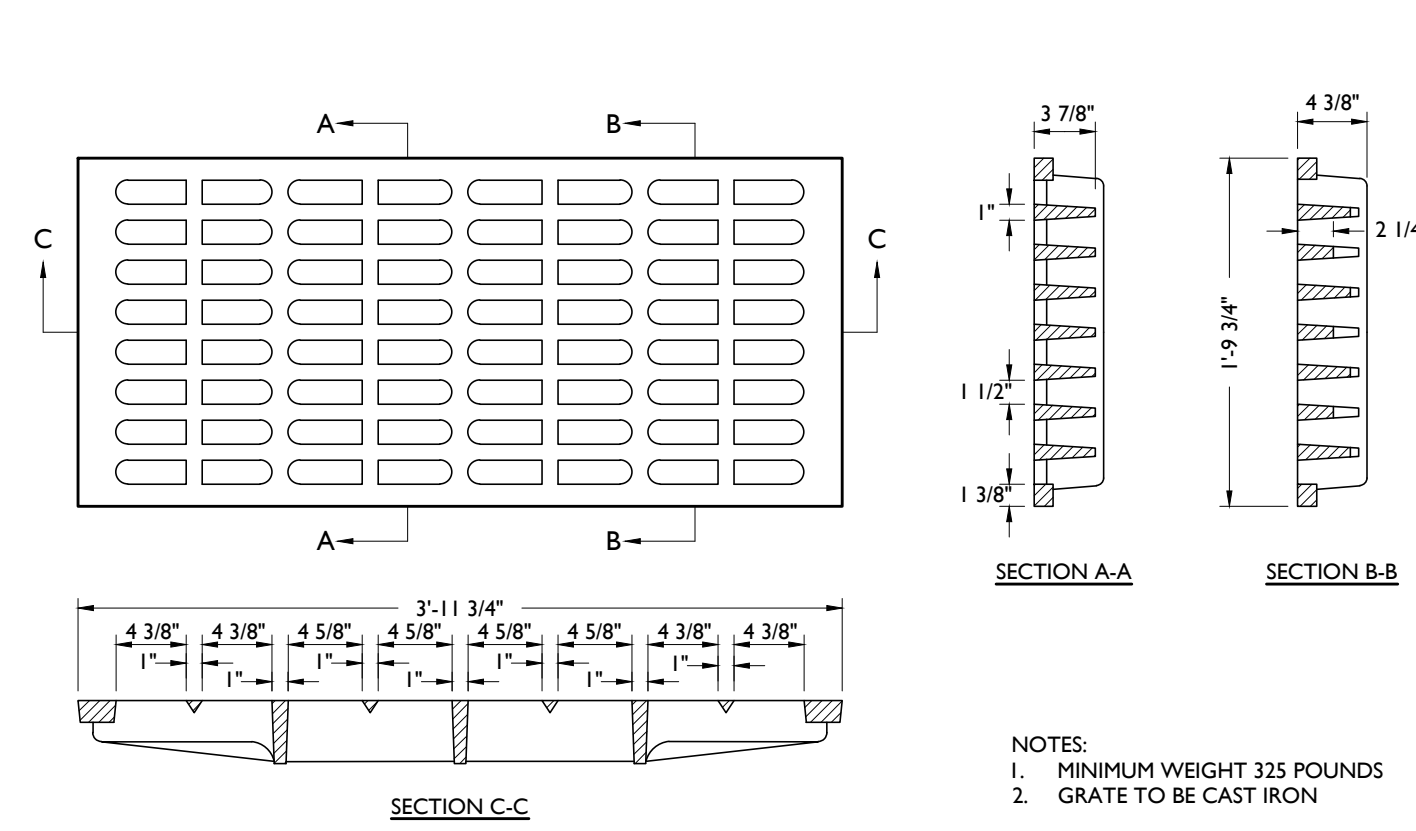
5



PERMEABLE INTERLOCKING PAVER DETAIL

NOT TO SCALE

- NOTES:
1. PERVIOUS PAVER MUST BE IN ACCORDANCE WITH NJ STORMWATER BEST MANAGEMENT PRACTICES MANUAL, CHAPTER 9.7
 2. FILTER FABRIC IS REQUIRED ALONG THE SIDES AND BOTTOM OF THE SYSTEM TO PREVENT MITIGATION OF FINES FROM THE SURROUNDING SOIL.
 3. THE STORAGE BED IN THIS TYPE OF SYSTEM CONSISTS OF AN AGGREGATE LAYER AND AN UNDERDRAIN, WHICH IS A NETWORK OF PIPES THAT COLLECT RUNOFF AND TRANSPORT IT TO THE OUTFLOW SECTION OF THE SYSTEM.
 - 3.1. THE AGGREGATE LAYER MUST HAVE SUFFICIENT DEPTH TO PROVIDE AT LEAST 3 INCHES OF AGGREGATE ABOVE AND BELOW THE PIPE NETWORK. IT MUST CONSIST OF CLEAN, WASHED, OPEN-GRADED AASHTO NO. 2 BROKEN STONE.
 - 3.2. WITHIN THE AGGREGATE LAYER, THE NETWORK OF PIPES MUST BE ABLE TO WITHSTAND THE DESIGN LOADS.
 - 3.3. THE MANIFOLD OR OTHER MECHANISMS USED TO COLLECT FLOW FROM THE PERVIOUS PAVING SYSTEM MUST BE NON-PERFORATED.
 4. ALL JOINTS MUST BE SECURE AND WATERTIGHT.
 - 3.5. THE CAPACITY OF THE UNDERDRAIN MUST BE SUFFICIENT TO ALLOW THE SYSTEM TO DRAIN WITHIN 72 HOURS.
 4. THE SEASONAL HIGH WATER TABLE (SHWT) OR BEDROCK MUST BE AT LEAST 1 FOOT BELOW THE BOTTOM OF THE STORAGE BED.
 5. AT LEAST ONE INSPECTION PORT, WITH A REMOVABLE CAP, MUST BE PROVIDED AT THE UPSTREAM AND DOWNSTREAM ENDS OF THE PERFORATED SECTION OF THE NETWORK OF PIPES AND BE FLUSH WITH THE SURFACE OF THE SURFACE LAYER AND EACH LOCATION DENOTED IN THE MAINTENANCE PLAN. EACH INSPECTION PORT MUST BE PLACED AT LEAST 3 FEET FROM ANY EDGE. THE SIZE OF THE INSPECTION PORT MUST BE LARGE ENOUGH TO ALLOW FOR MAINTENANCE ACTIVITIES. ADDITIONALLY, EACH INSPECTION PORT MUST EXTEND DOWN TO THE UNDERDRAIN PIPE NETWORK.
 6. CONCRETE PAVERS MUST CONFORM TO ASTM C936 AND HAVE A MINIMUM THICKNESS OF 3.125 INCHES WHEN SUBJECT TO VEHICULAR TRAFFIC.
 7. IF THE PROPOSED EDGE RESTRAINT IS FLUSH CURB, THE SUBGRADE OR BASE MATERIAL UNDER THE CURB PORTION ONLY MUST BE COMPACTED.
 8. PAVER UNITS MUST BE INSTALLED OVER A BEDDING COURSE CONSISTING OF CLEAN, WASHED OPEN-GRADED AASHTO NO. 8 BROKEN STONE.
 9. THE MINIMUM CHOKER COURSE THICKNESS IS 4 INCHES.
 10. STORAGE BED AGGREGATE MUST BE CLEAN, WASHED AND OPEN-GRADED AASHTO NO. 2 BROKEN STONE.
 11. POST-CONSTRUCTION TESTING OF THE PERMEABLE INTERLOCKING PAVER UNIT SURFACE COURSE IS REQUIRED AND MUST CONFORM TO THE METHODS OF ASTM C1781 - STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE UNIT PAVEMENT SYSTEMS.

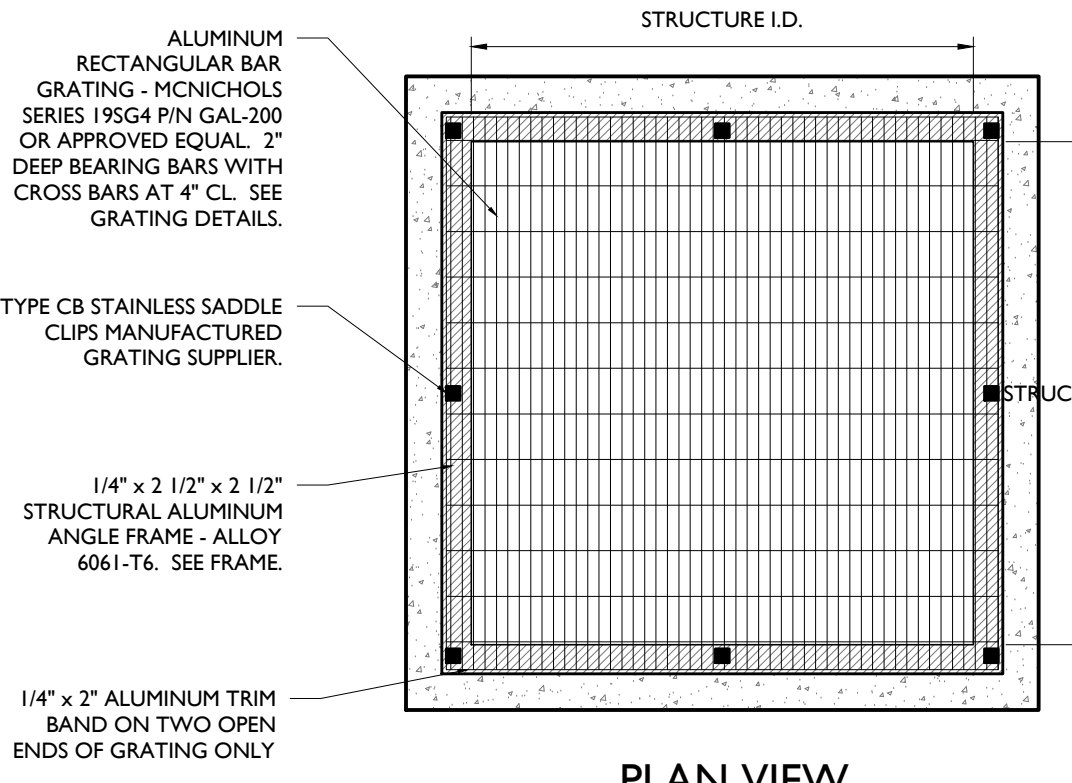


BICYCLE SAFE GRATE

NOT TO SCALE

- NOTES:
1. MINIMUM WEIGHT 325 POUNDS
 2. GRATE TO BE CAST IRON

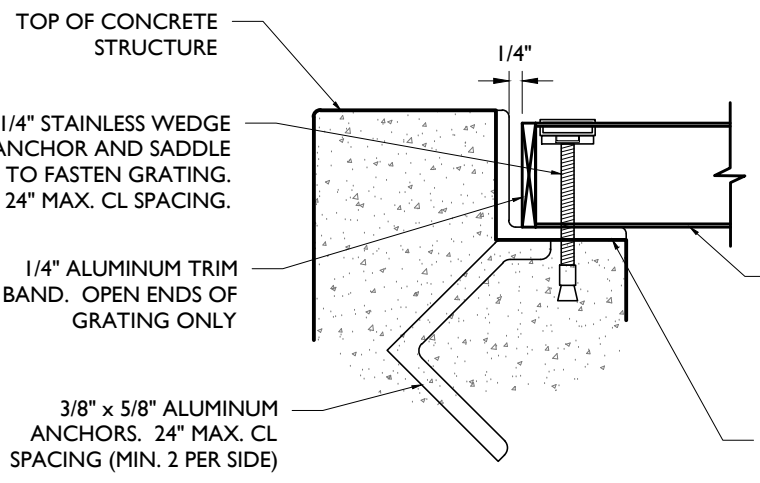
8



FLAT TRASH RACK DETAIL

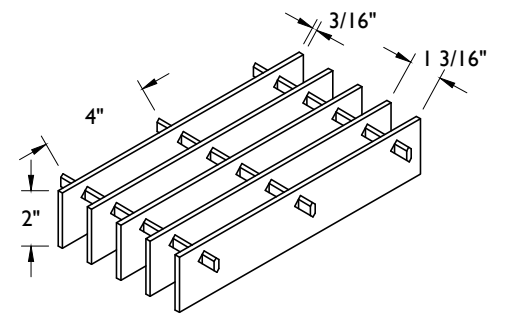
NOT TO SCALE

- NOTES:
1. ALL ALUMINUM TO BE ALLOY 6061-T6.
 2. FRAME ANCHORS FOR CONCRETE SHALL BE WELDED TO UNDERSIDE OF FRAME. FRAME TO BE CAST IN CONCRETE.
 3. ALL FASTENERS TO BE STAINLESS STEEL TYPE 308 OR 304.
 4. 1 1/4" x 3 1/4" WEDGE ANCHORS MAY BE SUBSTITUTED WITH 1 1/4" x 2 1/2" STAINLESS SELF-TAPPING TEK SCREWS IF INSTALLING CONTRACTOR PREFERENCES.



FRAME EMBEDMENT DETAIL

STRUCT	WIDTH	HEIGHT
OS1	48"	20"
OS2	24"	24"



GRATE DETAIL

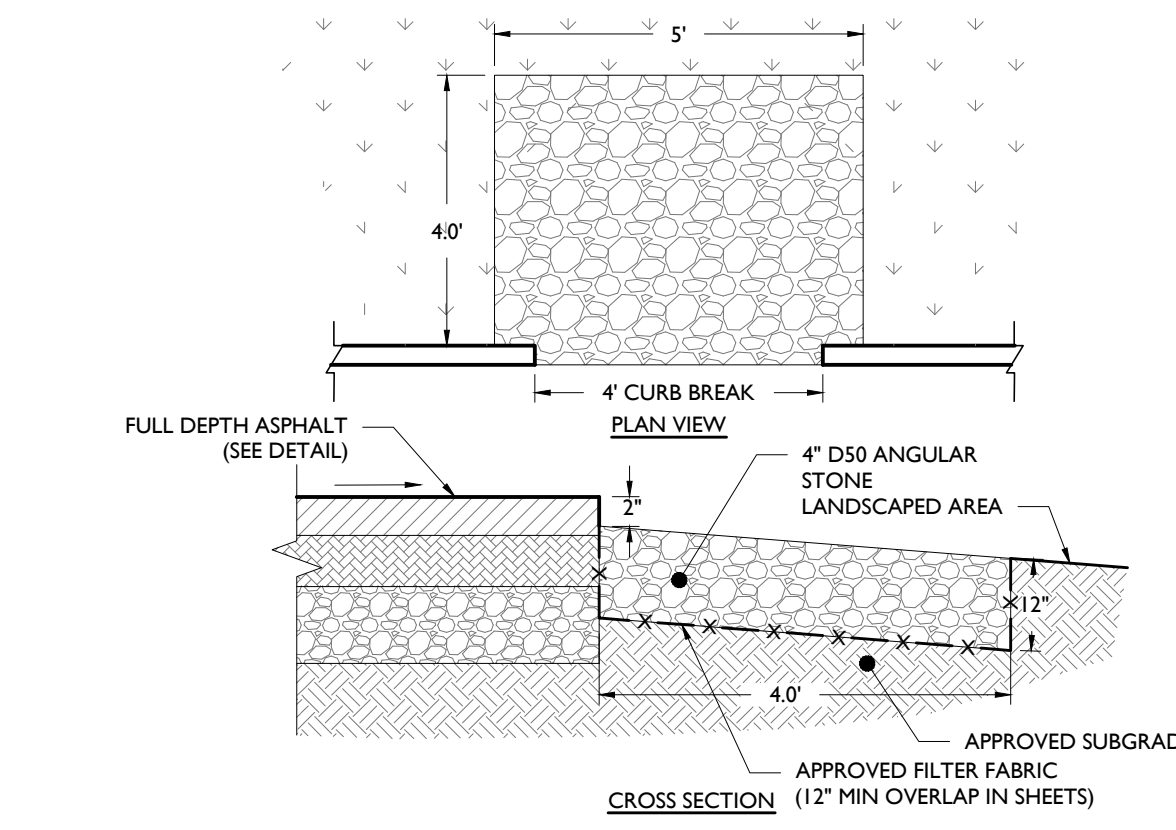
(SOURCE: EFFLUENT DESIGN & FABRICATION, LLC)

4

6

PAVER SECTION I.D.	BOTTOM OF STONE ELEV.	TOP OF STONE ELEV.	WQDS ELEVATION	100-YEAR STORM ELEV.
PV-1	117.54'	119.58'	117.91'	119.22'
PV-2	117.69'	118.83'	118.47'	118.69'
PV-3	119.21'	120.54'	119.65'	120.09'
PV-4	119.83'	121.33'	120.59'	121.29'
PV-5	119.43'	121.03'	120.08'	121.15'
PV-6	120.00'	121.18'	120.83'	121.15'

7



CURB BREAK WITH RIP-RAP PAD DRAINAGE DETAIL

NOT TO SCALE

9

BID	ISSUE	DATE	BY	DESCRIPTION
05	01/24/2022			FOR MUNICIPAL RESUBMISSION
04	07/27/2021			FOR MUNICIPAL RESUBMISSION
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01	03/12/2021			FOR AGENCY SUBMISSION

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ARCO MURRAY DESIGN BUILD

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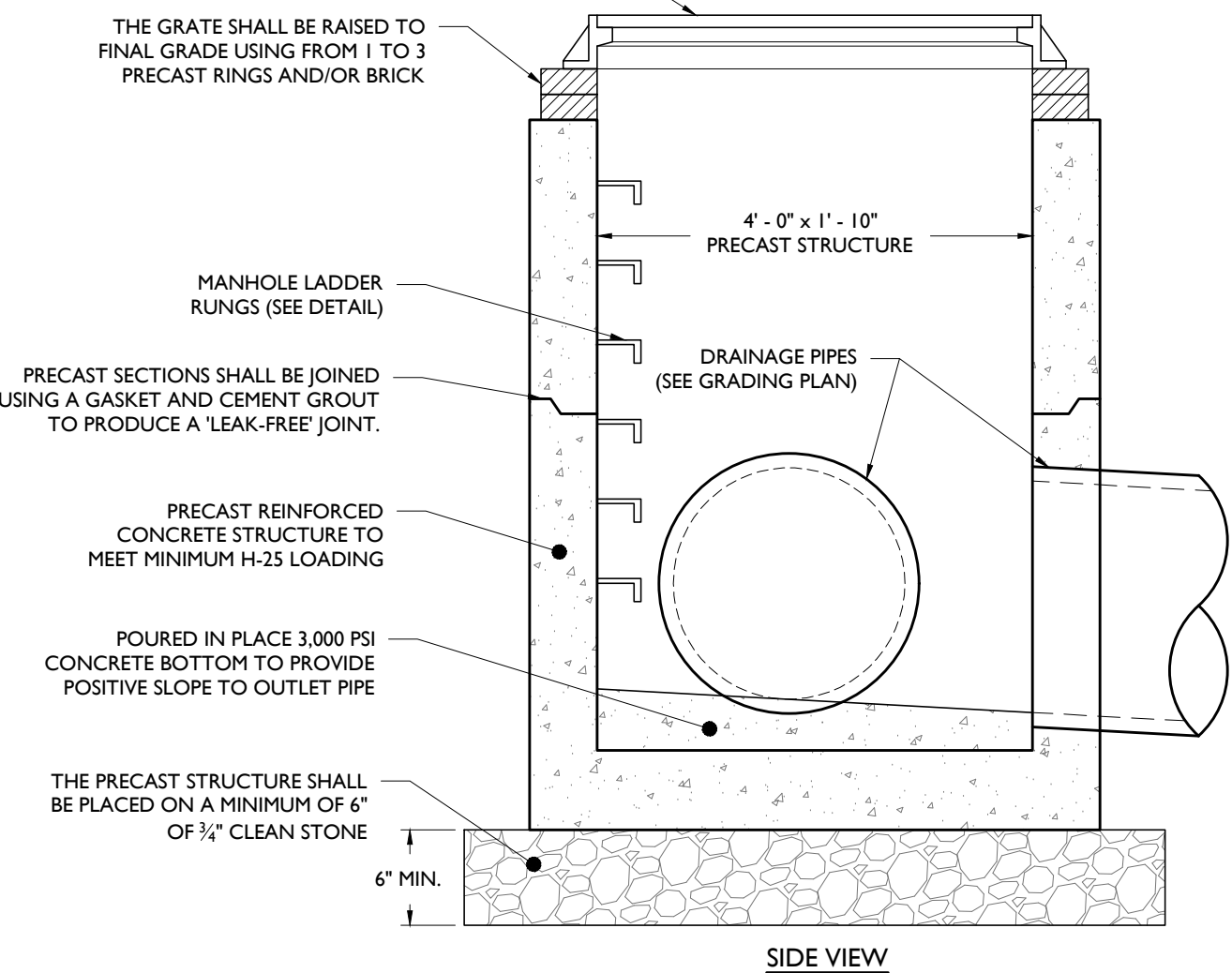
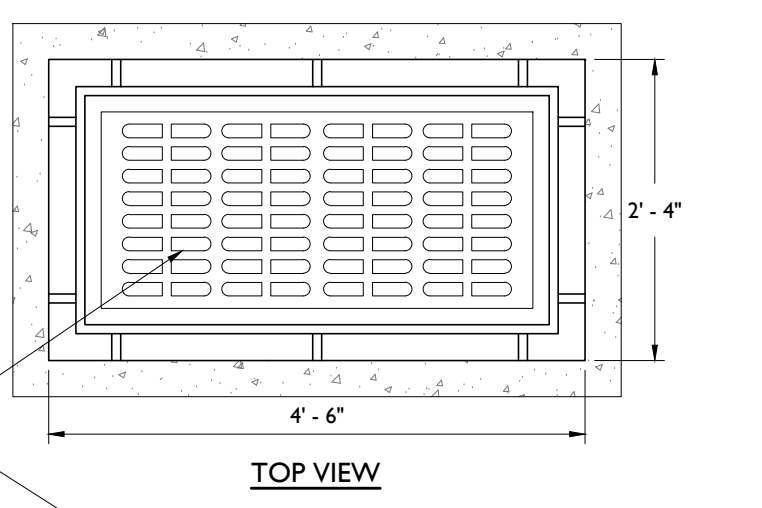
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SCALE: AS SHOWN PROJECT ID: PRI-200094

TITLE: CONSTRUCTION DETAILS

DRAWING: C-13

- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

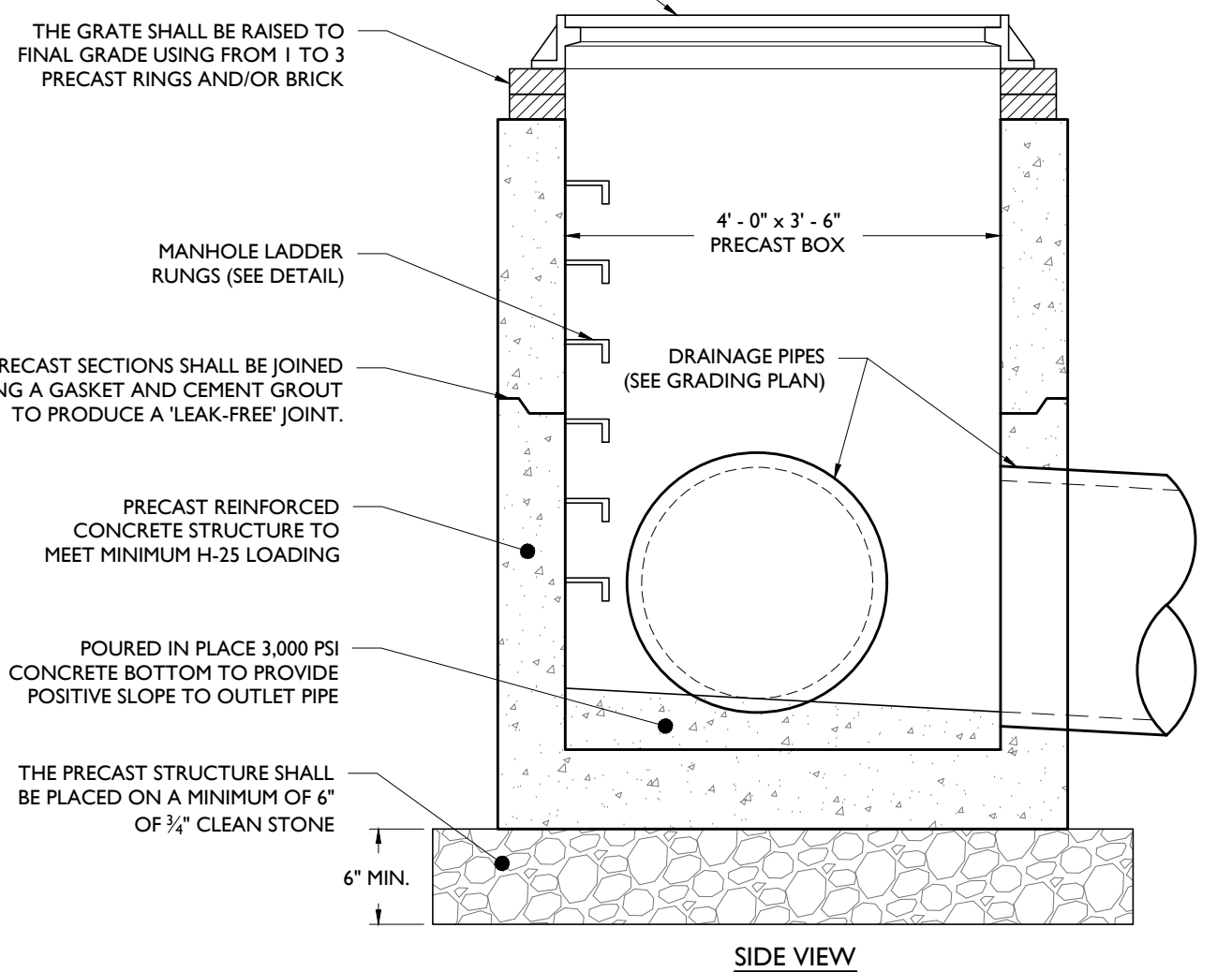
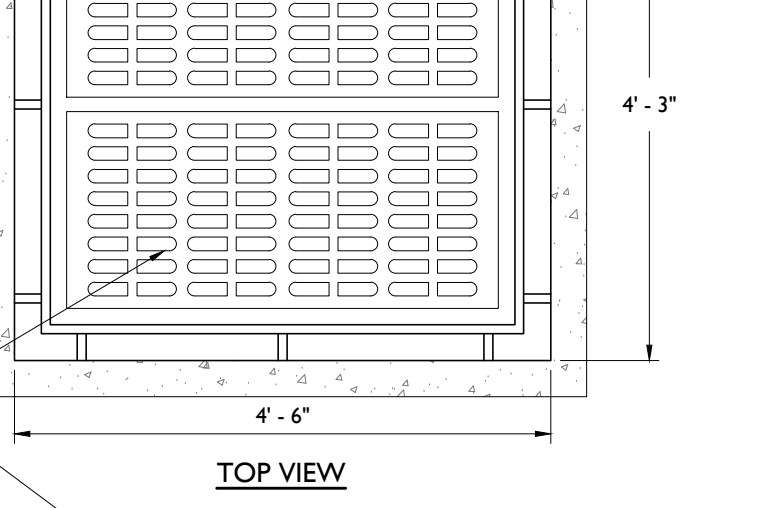


TYPE 'A' STORM INLET DETAIL

NOT TO SCALE

1

- NOTES:
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 2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
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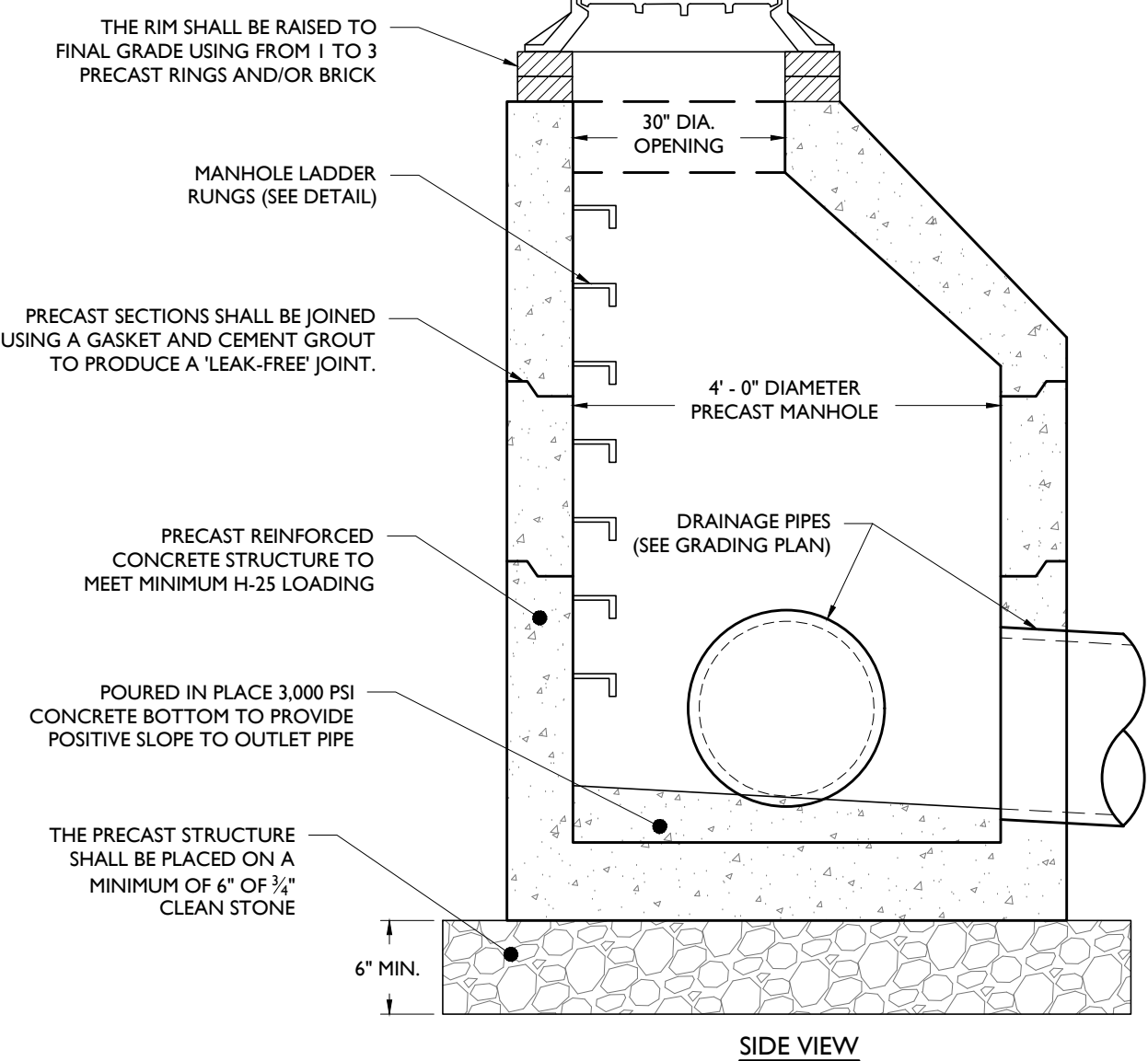
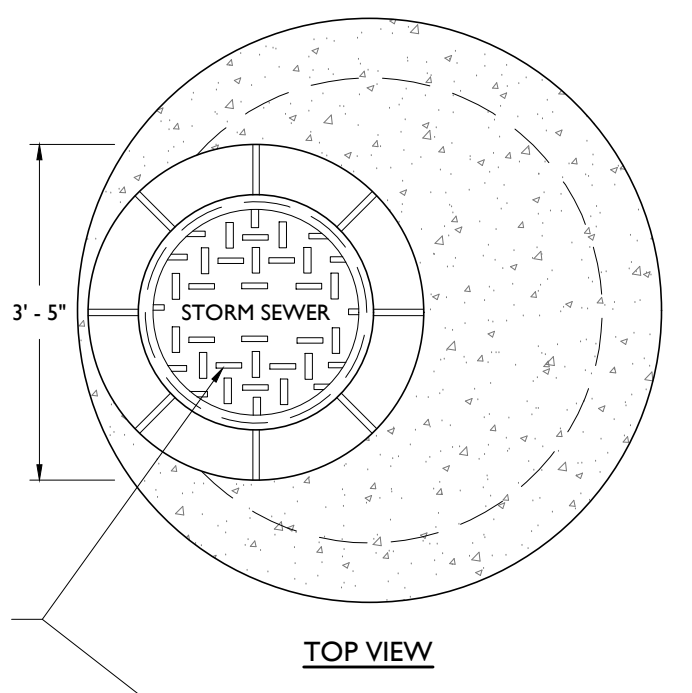


TYPE 'E' STORM INLET DETAIL

NOT TO SCALE

2

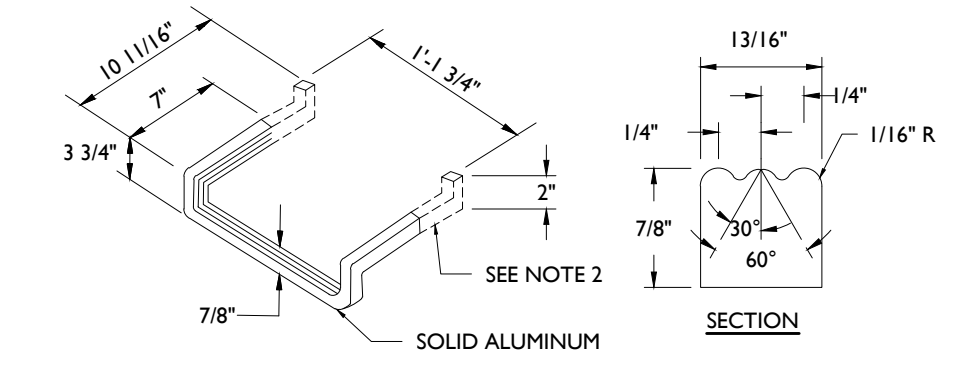
- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND COVER TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.



STORM MANHOLE DETAIL

NOT TO SCALE

3

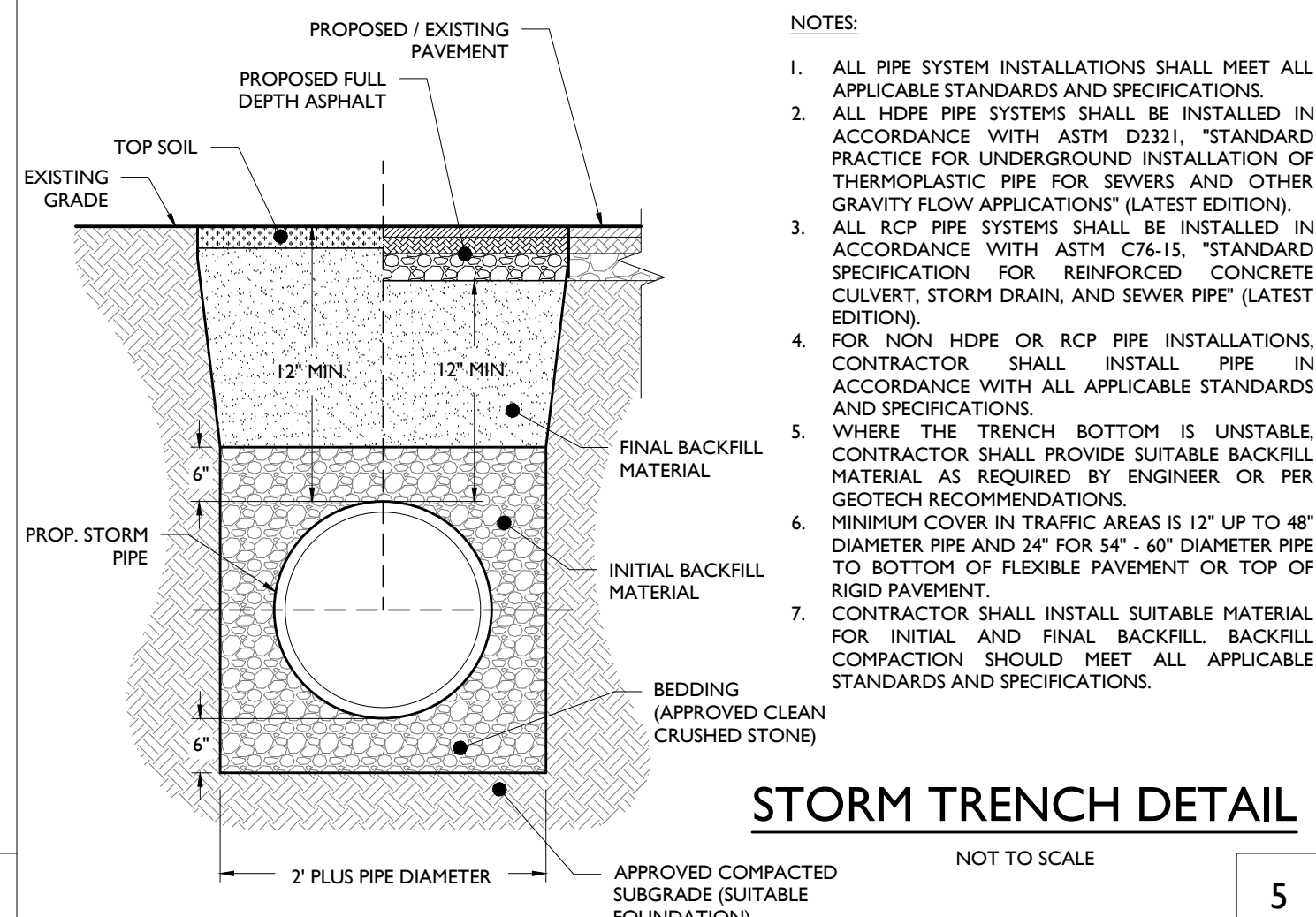


- NOTES:
1. ALUMINUM STEP SHALL BE EXTRUDED ALUMINUM 6061-T6 ALLOW DROOP FRONT DESIGN OR APPROVED EQUAL.
 2. THE PORTION TO BE IMBEDDED IN THE CONCRETE SHALL BE COATED WITH COAL TAR PITCH OR OTHER APPROVED MATERIAL AND SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARD.
 3. LADDER RUNGS SHALL BE ALIGNED AND INSTALLED BETWEEN ALL PRECAST MANHOLE SECTIONS.

MANHOLE STEP

NOT TO SCALE

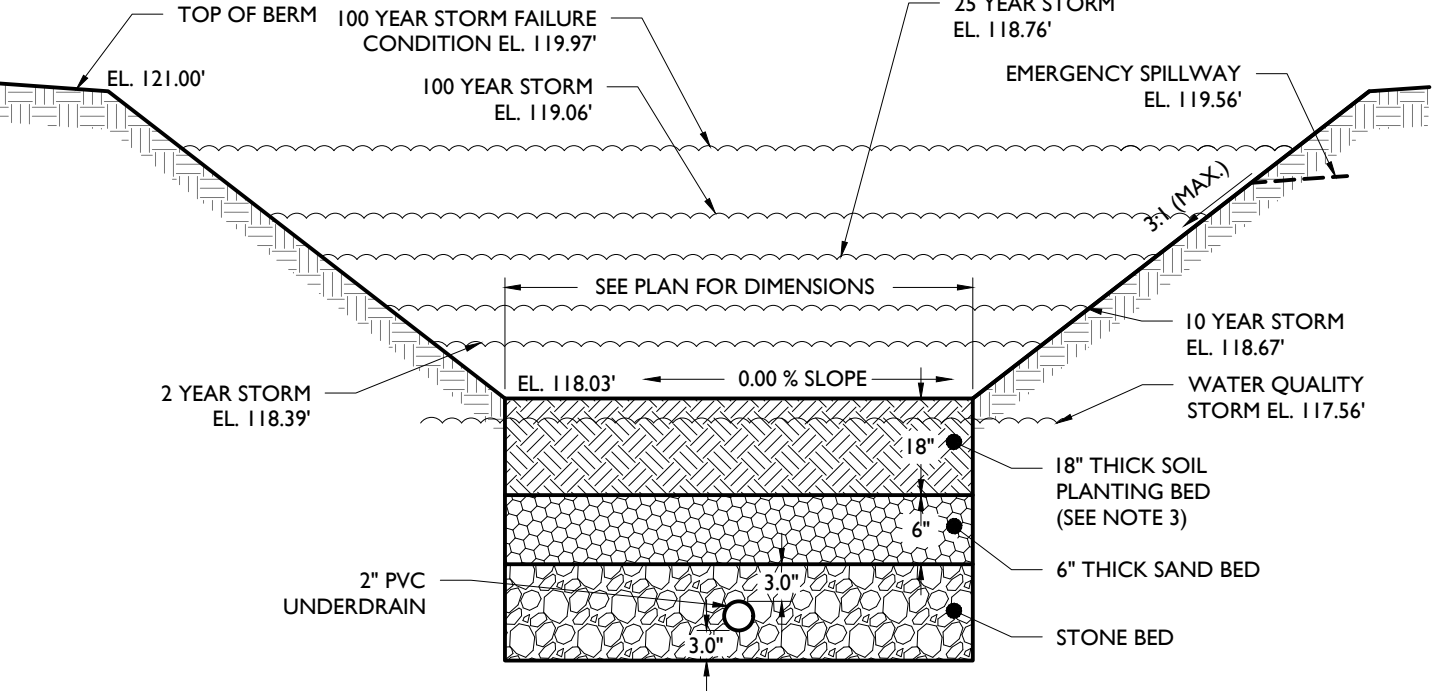
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STORM TRENCH DETAIL

NOT TO SCALE

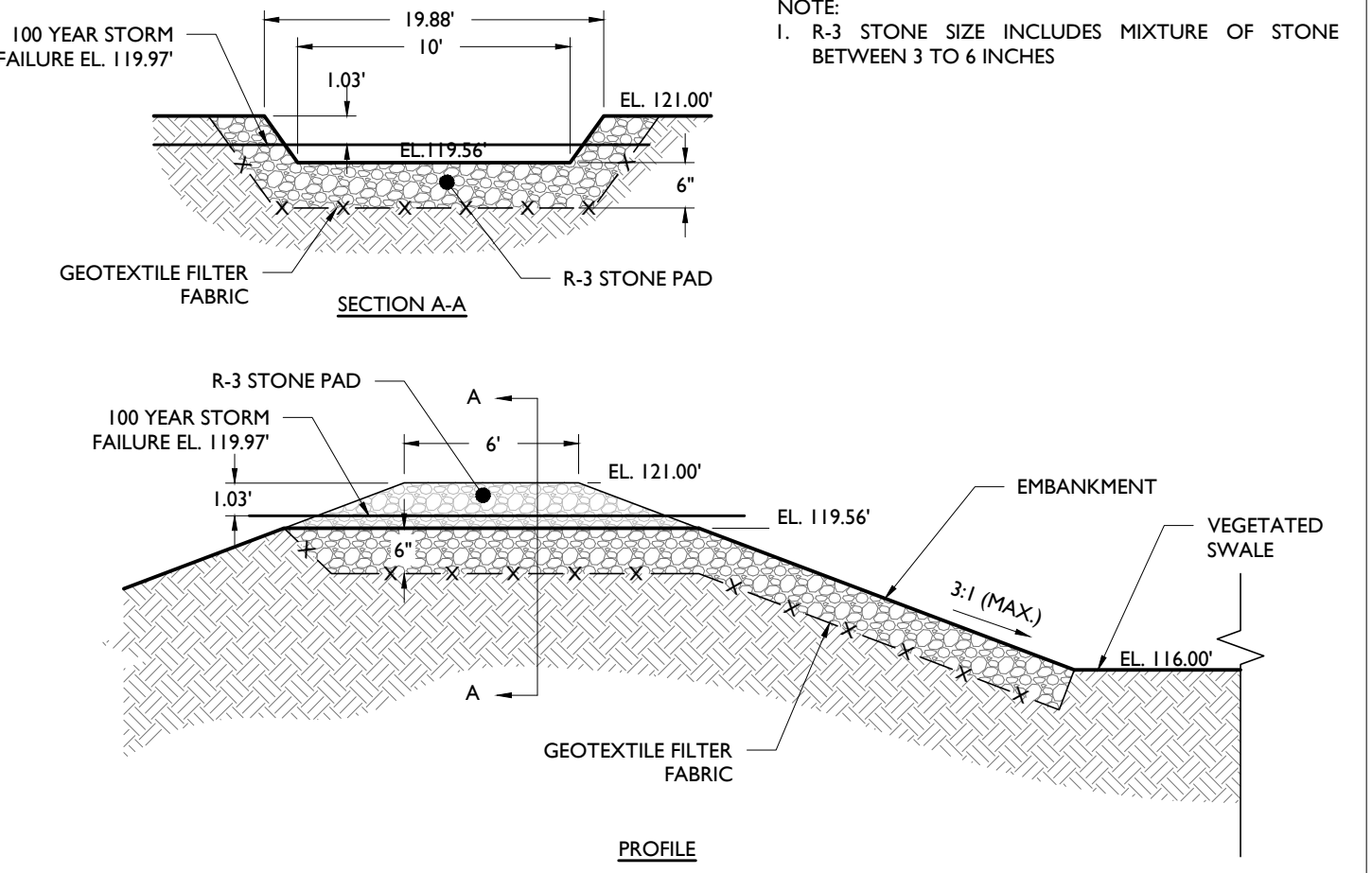
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BIORETENTION SYSTEM (B-1) DETAIL

NOT TO SCALE

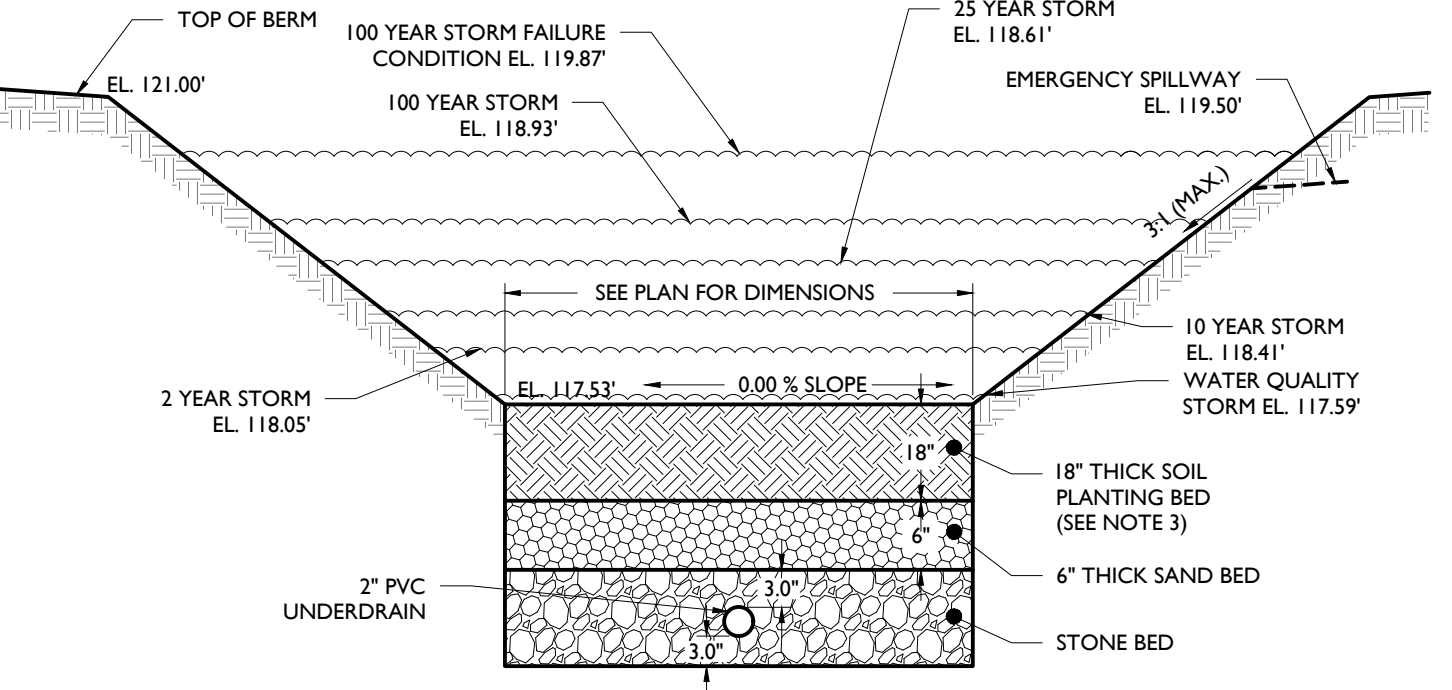
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EMERGENCY SPILLWAY DETAIL (BASIN B-1)

NOT TO SCALE

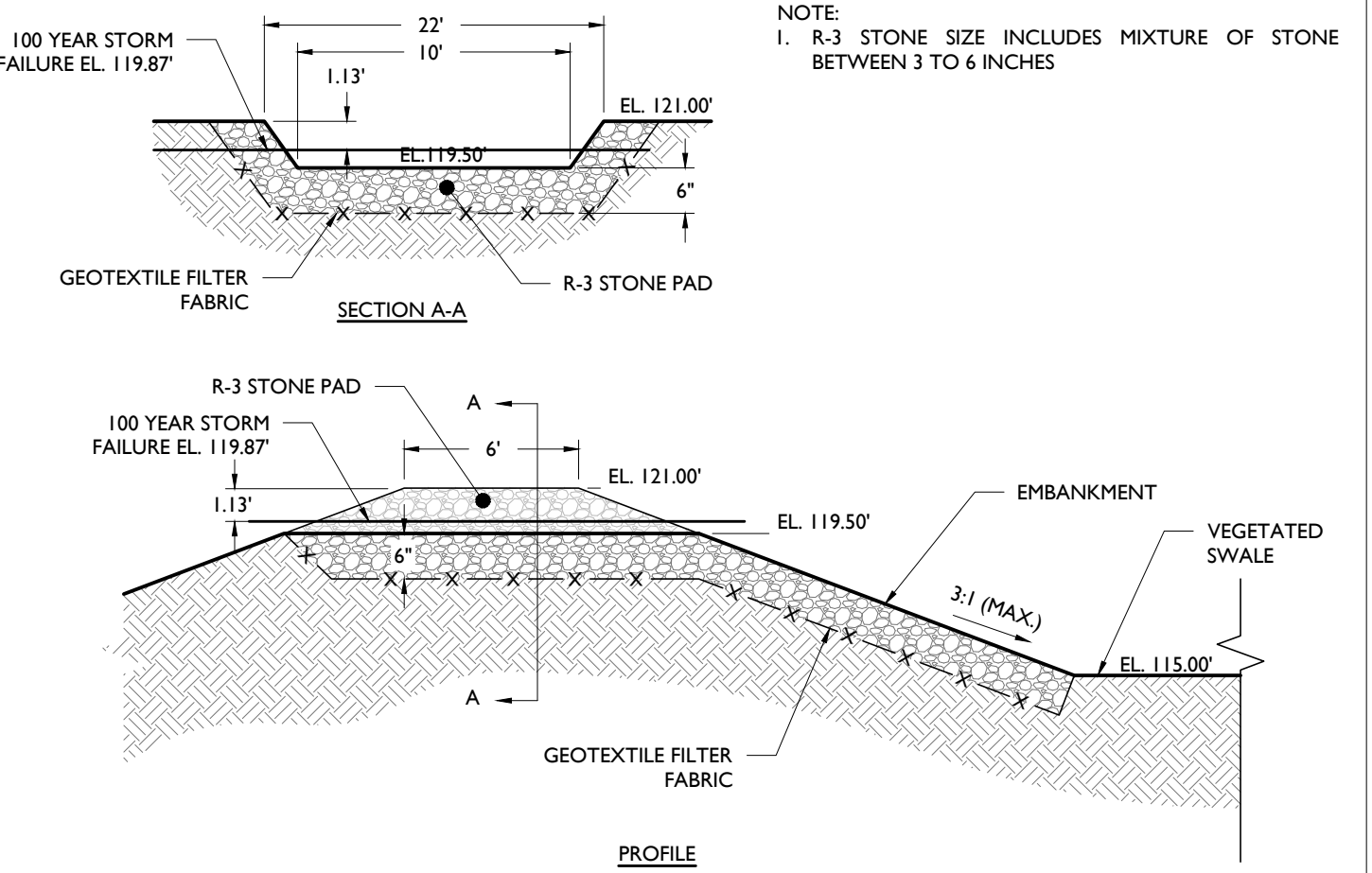
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BIORETENTION SYSTEM (B-2) DETAIL

NOT TO SCALE

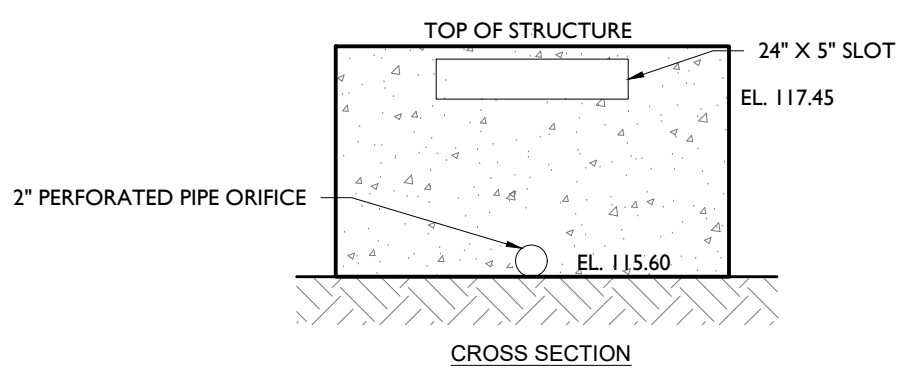
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EMERGENCY SPILLWAY DETAIL (BASIN B-2)

NOT TO SCALE

10

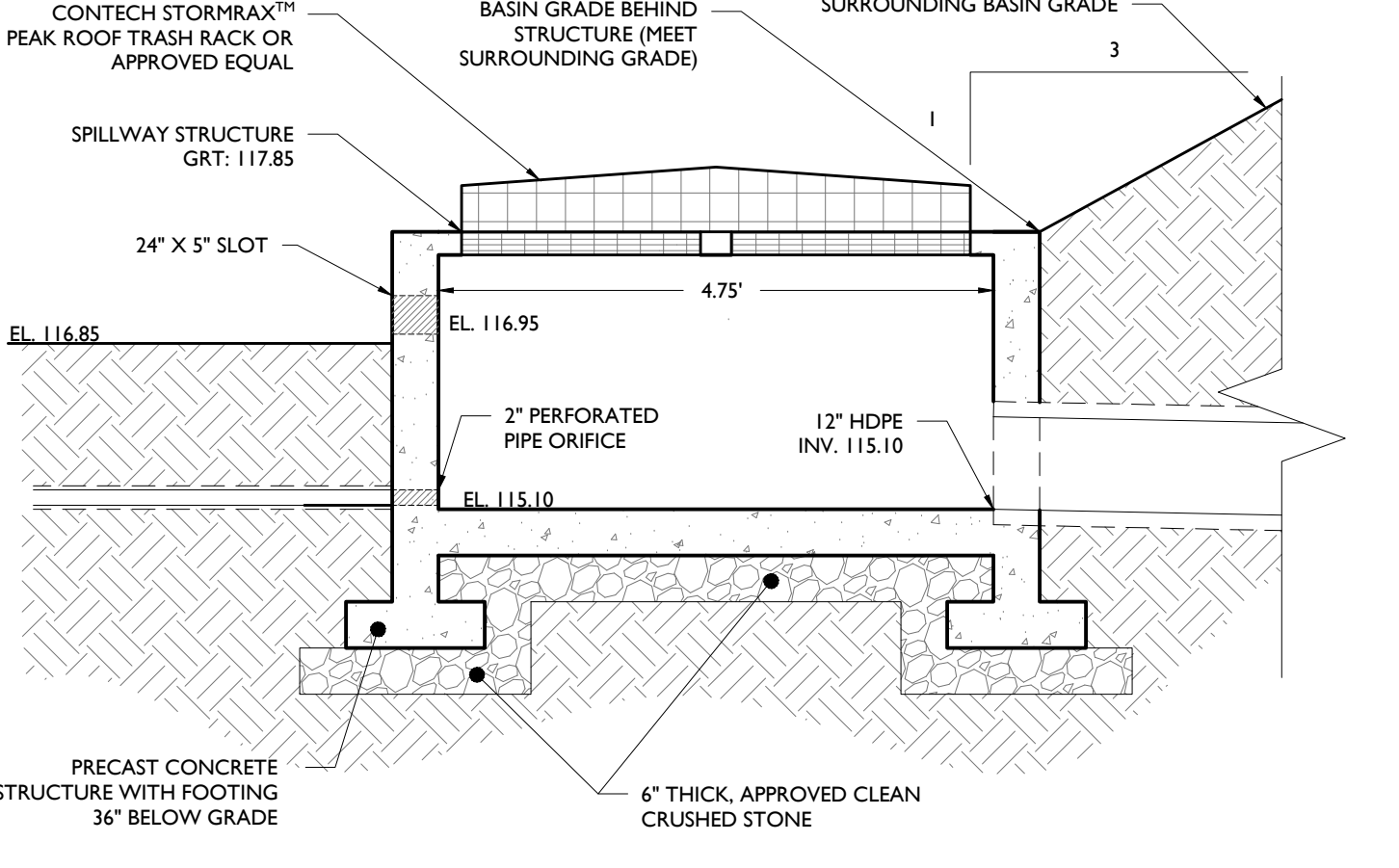


- NOTE:
1. STRUCTURE SHALL SUPPORT H25 LOADING.
 2. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. TRASH RACKS CONSTRUCTED OF NON-CORROSIVE MATERIALS TO BE PROVIDED.

ABOVE-GROUND OUTLET STRUCTURE (OS-6) DETAIL

NOT TO SCALE

8



ABOVE-GROUND OUTLET STRUCTURE (OS-7) DETAIL

NOT TO SCALE

11

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05	01/24/2022	BID	FOR MUNICIPAL RESUBMISSION
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03	06/14/2021	BID	FOR SCD RESUBMISSION
02	06/02/2021	BID	FOR MUNICIPAL RESUBMISSION
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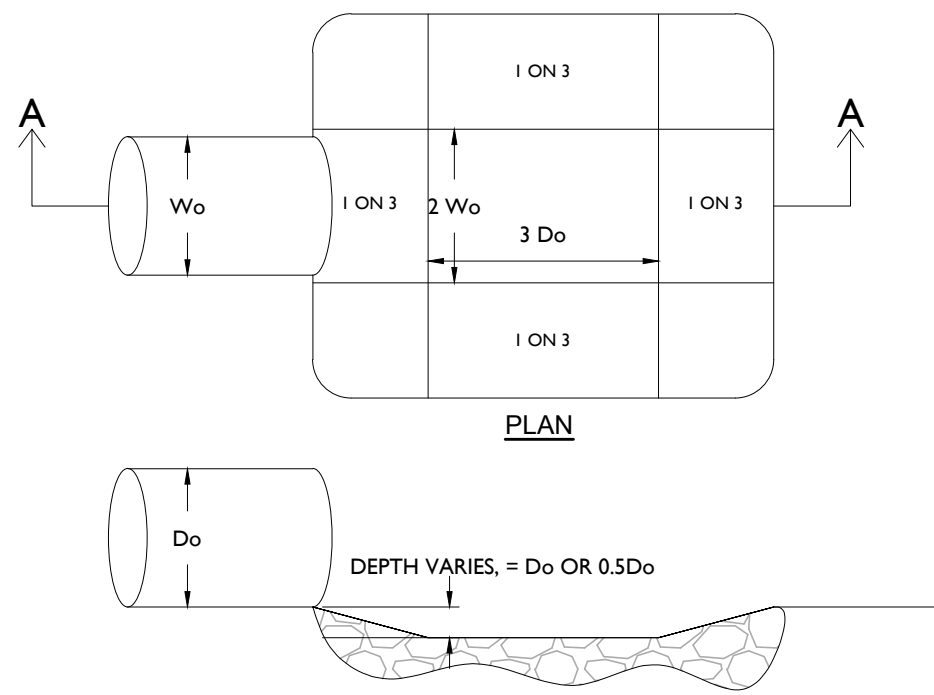
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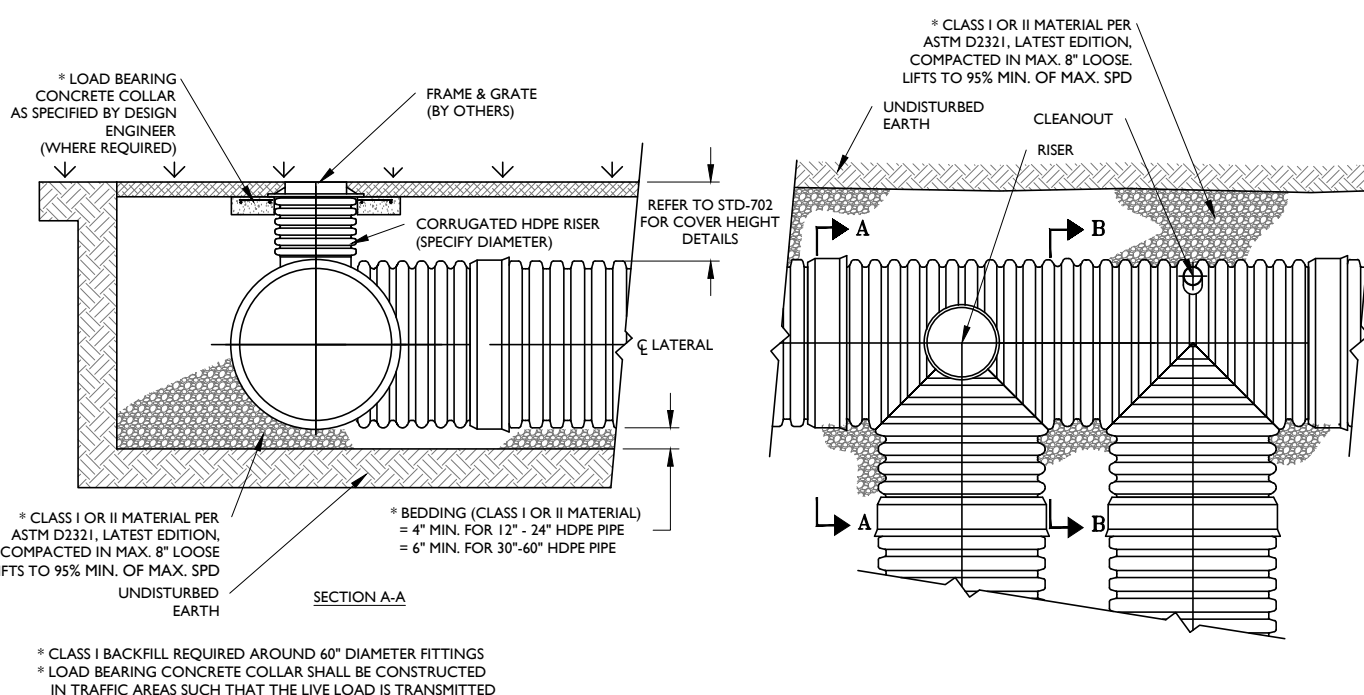
TITLE:
CONSTRUCTION DETAILS

DRAWING:
C-14

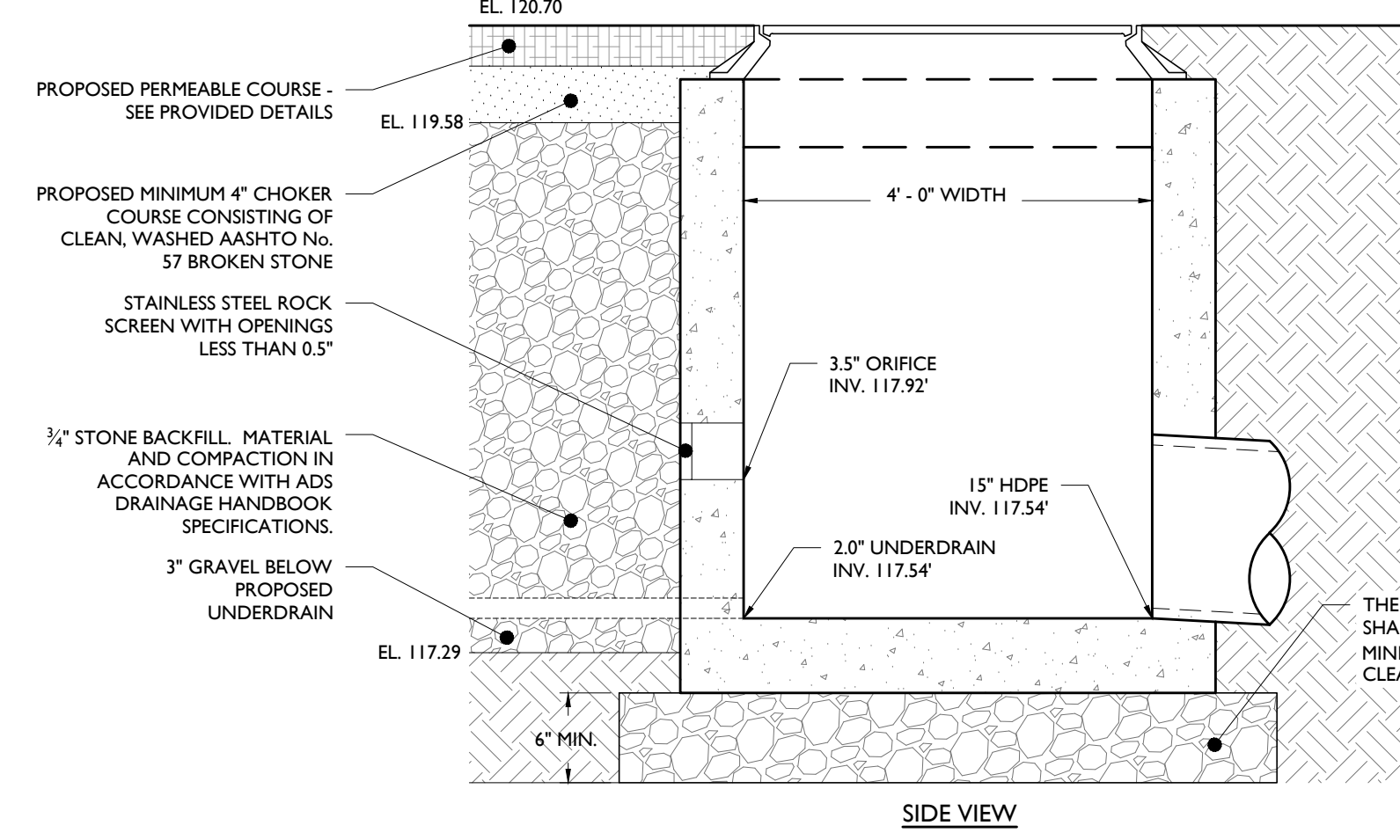
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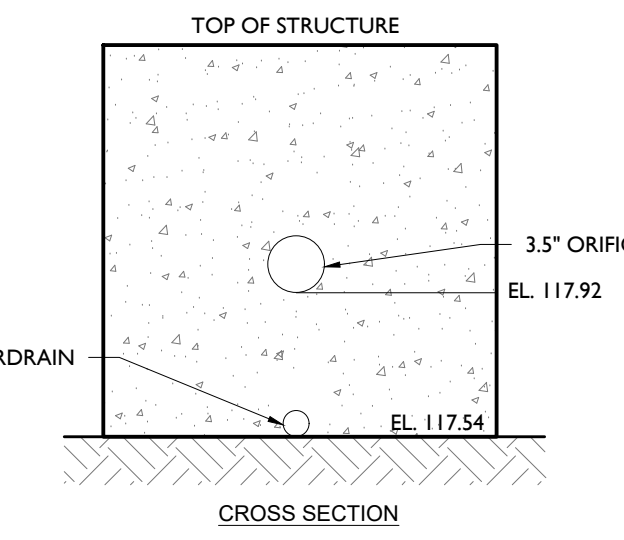
PREFORMED SCOUR HOLE
NOT TO SCALE



ADS TYPICAL RISER/CLEAN-OUT DETAIL
NOT TO SCALE



PERVIOUS PAVER OUTLET STRUCTURE (OS-1)
NOT TO SCALE



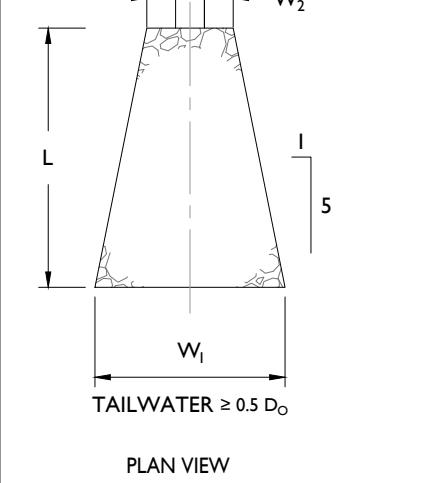
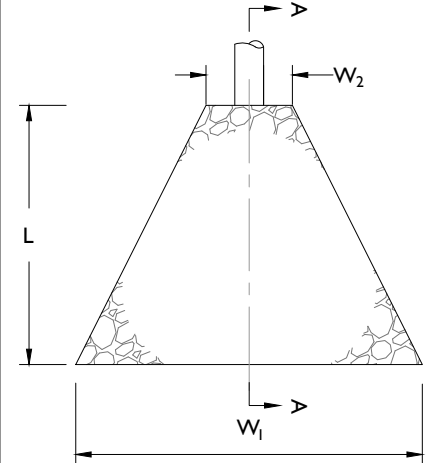
NOTE:
1. STRUCTURE SHALL SUPPORT H2S LOADING.
2. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
3. ALL JOINTS TO BE WATER-TIGHT.

RIP-RAP SIZING CHART					
FES #	L (ft)	W1 (ft)	W2 (ft)	D50 (in)	Th* (in)
1	19.00	23.00	5.00	6.00	12.00
2	21.00	25.00	5.00	6.00	12.00

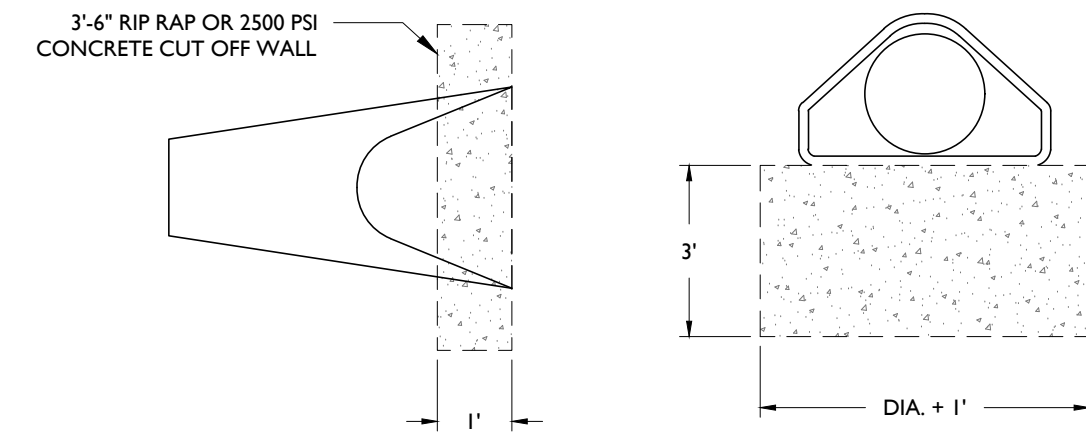
(*) = MINIMUM APRON THICKNESS SHALL BE TWO TIMES THE D50 SIZE FOR THE APRON.

NOTES:

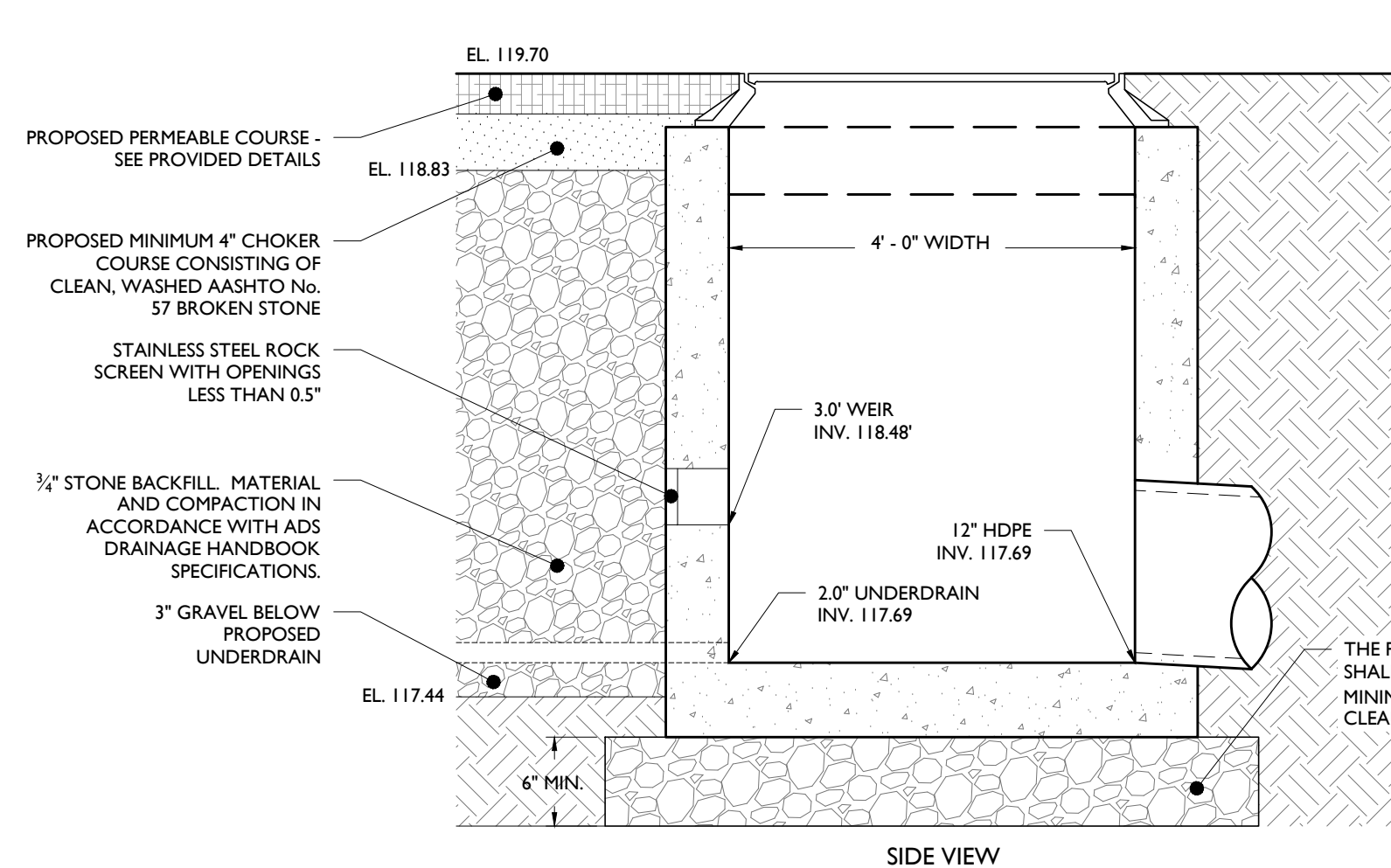
- APRON @ CHANNEL BOTTOM GRADE
- SIDE SLOPE RANGE FROM 1:1 TO 2:1
- RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES, BY WEIGHT, SHALL BE LARGER THAN THE #50 SIZE.
- BASKET WIRE TO BE GALVANIZED STEEL. MESH OPENING SHALL NOT EXCEED 4.5" OR HAVE AN AREA GREATER THAN 10 SQIN.



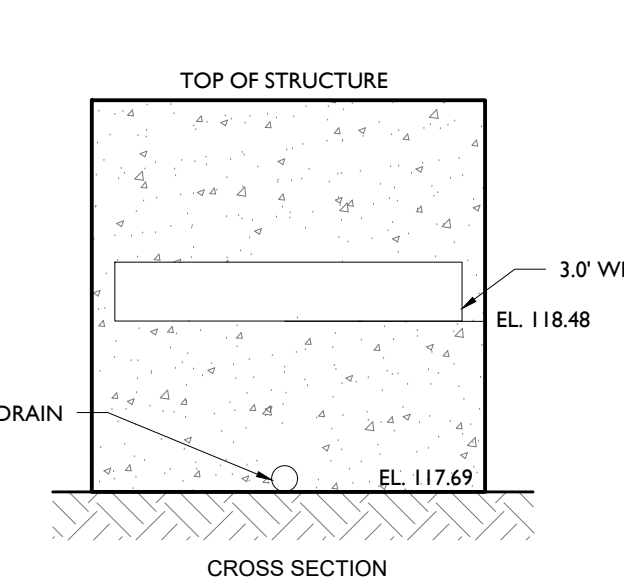
RIP-RAP PAD
NOT TO SCALE



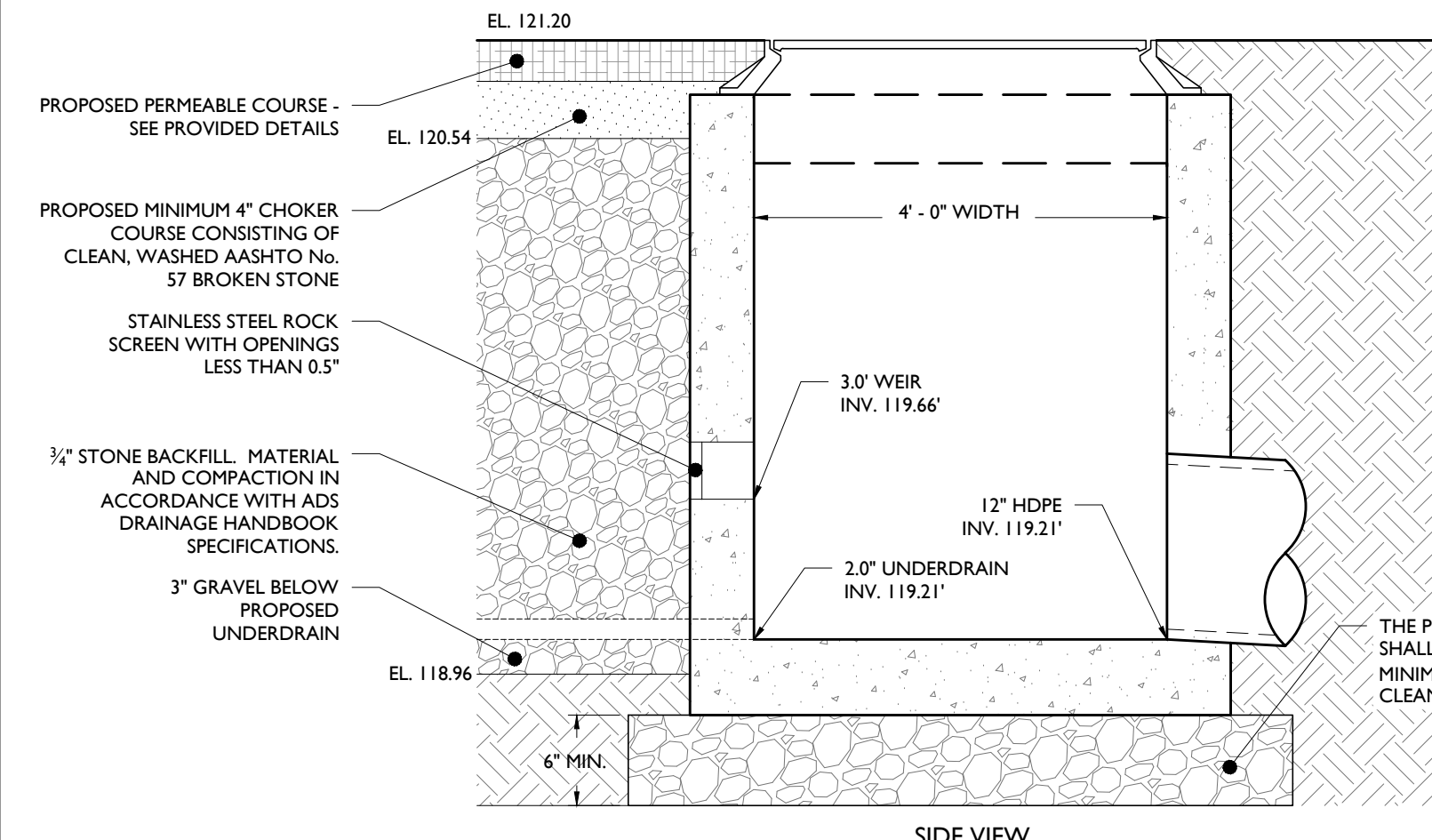
FLARED END SECTION DETAIL
NOT TO SCALE



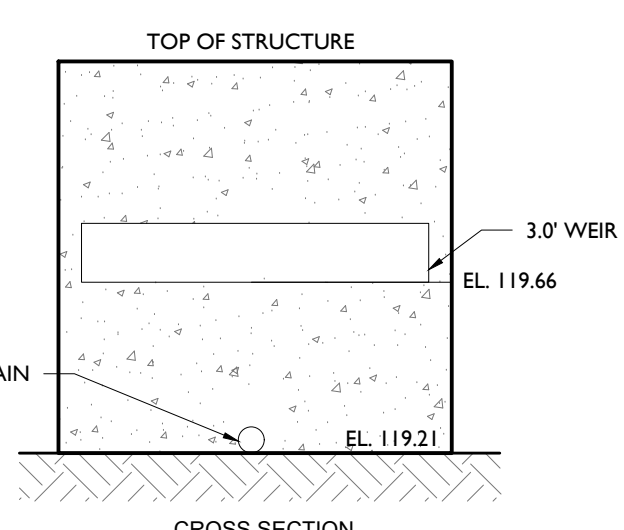
PERVIOUS PAVER OUTLET STRUCTURE (OS-2)
NOT TO SCALE



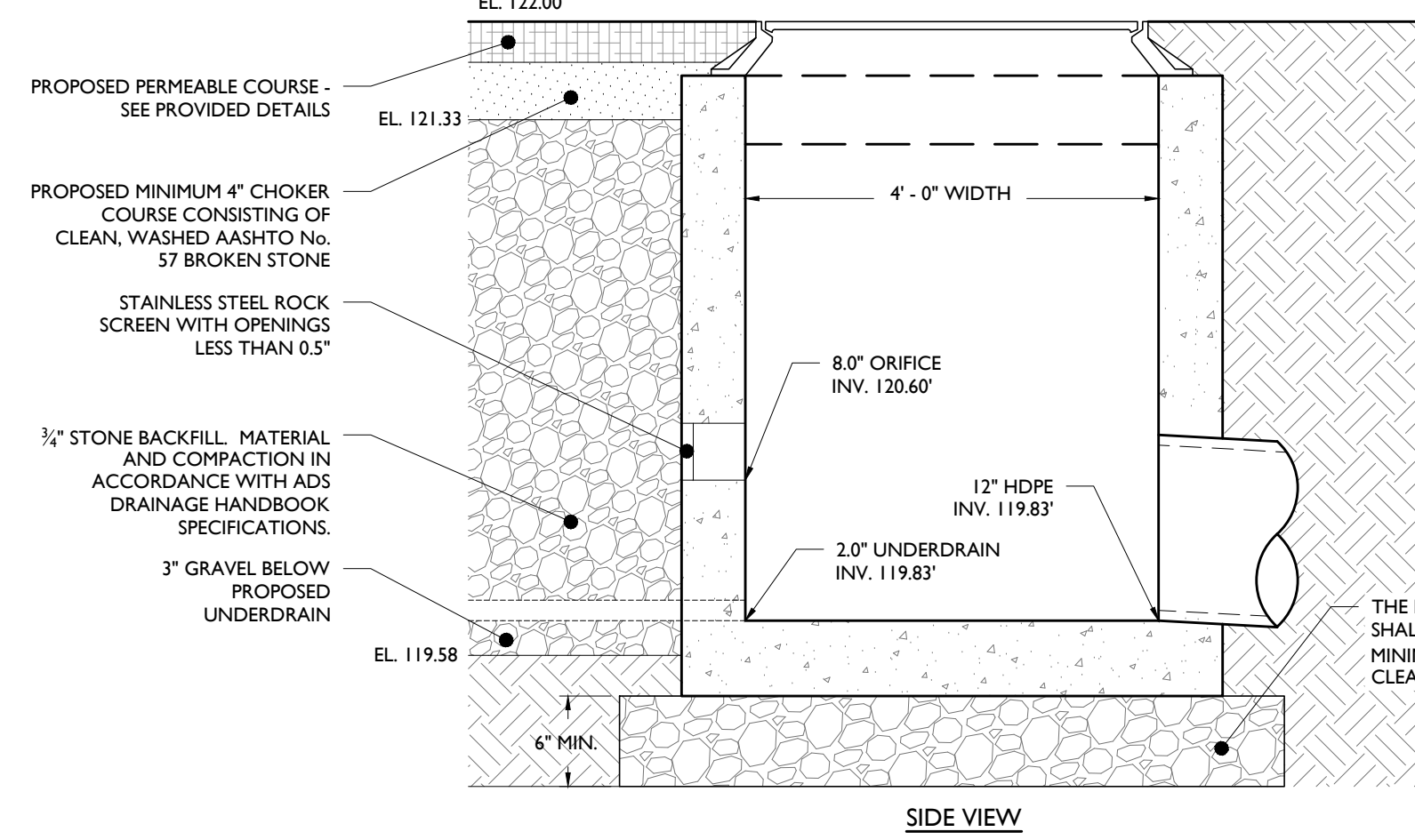
NOTE:
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2. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
3. ALL JOINTS TO BE WATER-TIGHT.



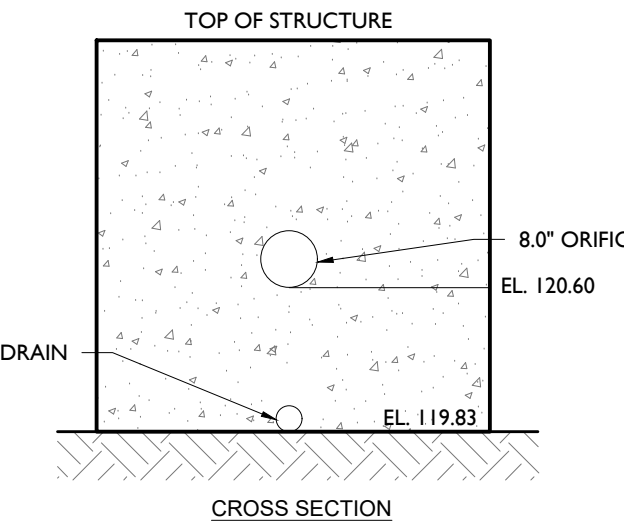
PERVIOUS PAVER OUTLET STRUCTURE (OS-3)
NOT TO SCALE



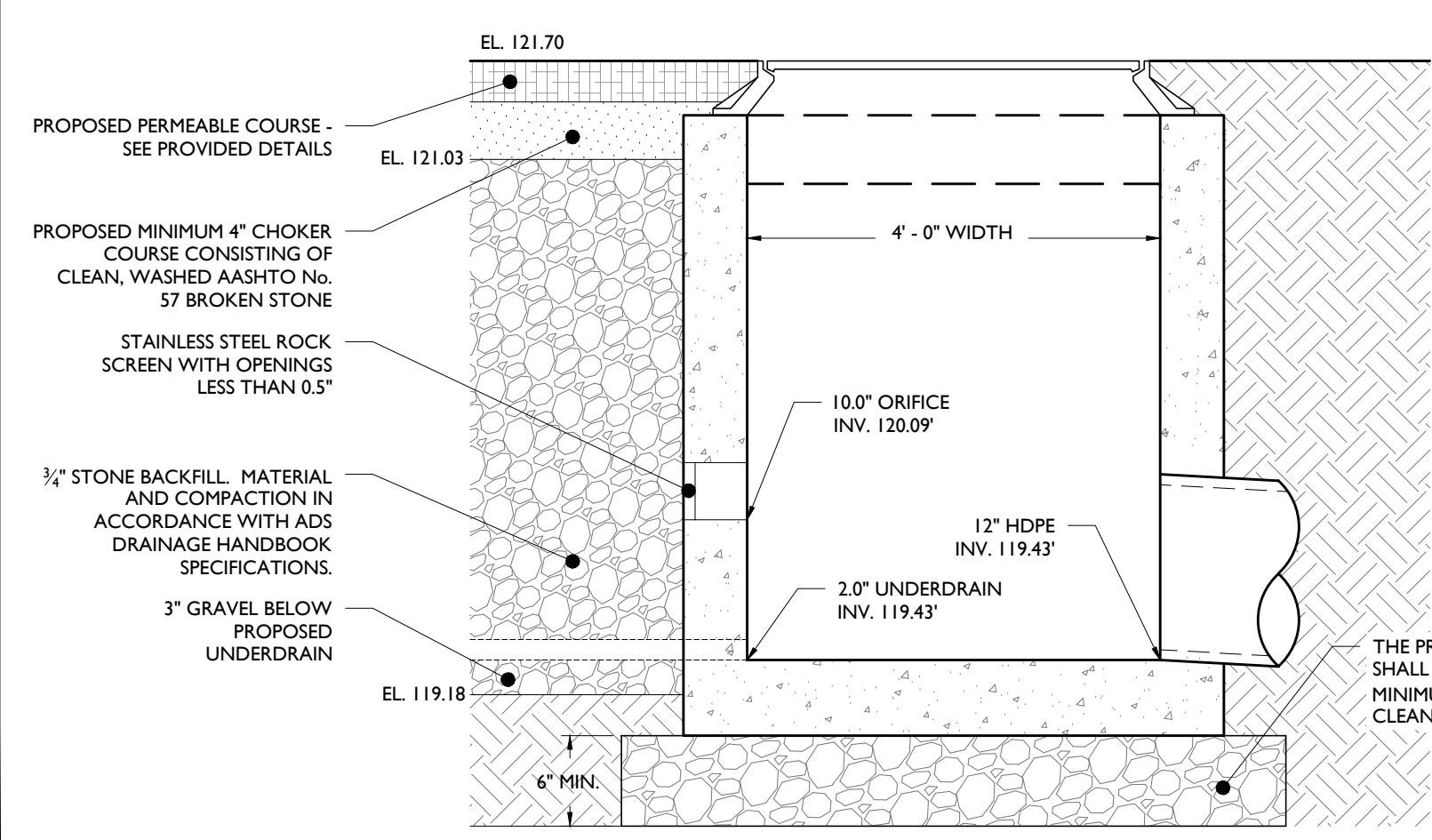
NOTE:
1. STRUCTURE SHALL SUPPORT H2S LOADING.
2. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
3. ALL JOINTS TO BE WATER-TIGHT.



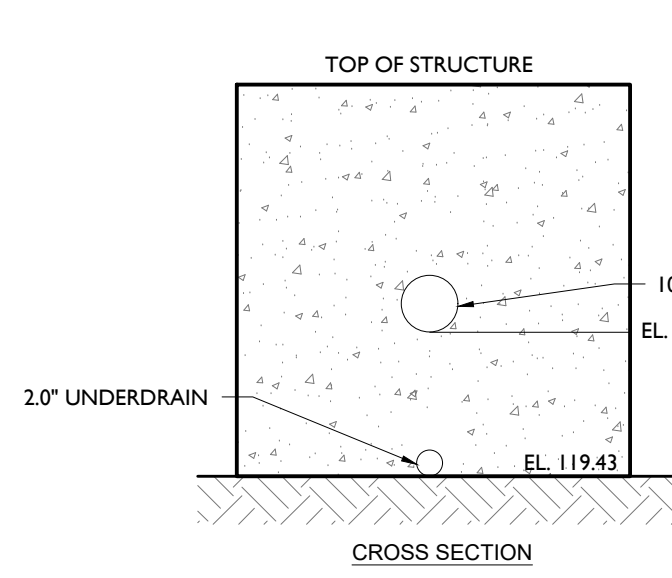
PERVIOUS PAVER OUTLET STRUCTURE (OS-4)
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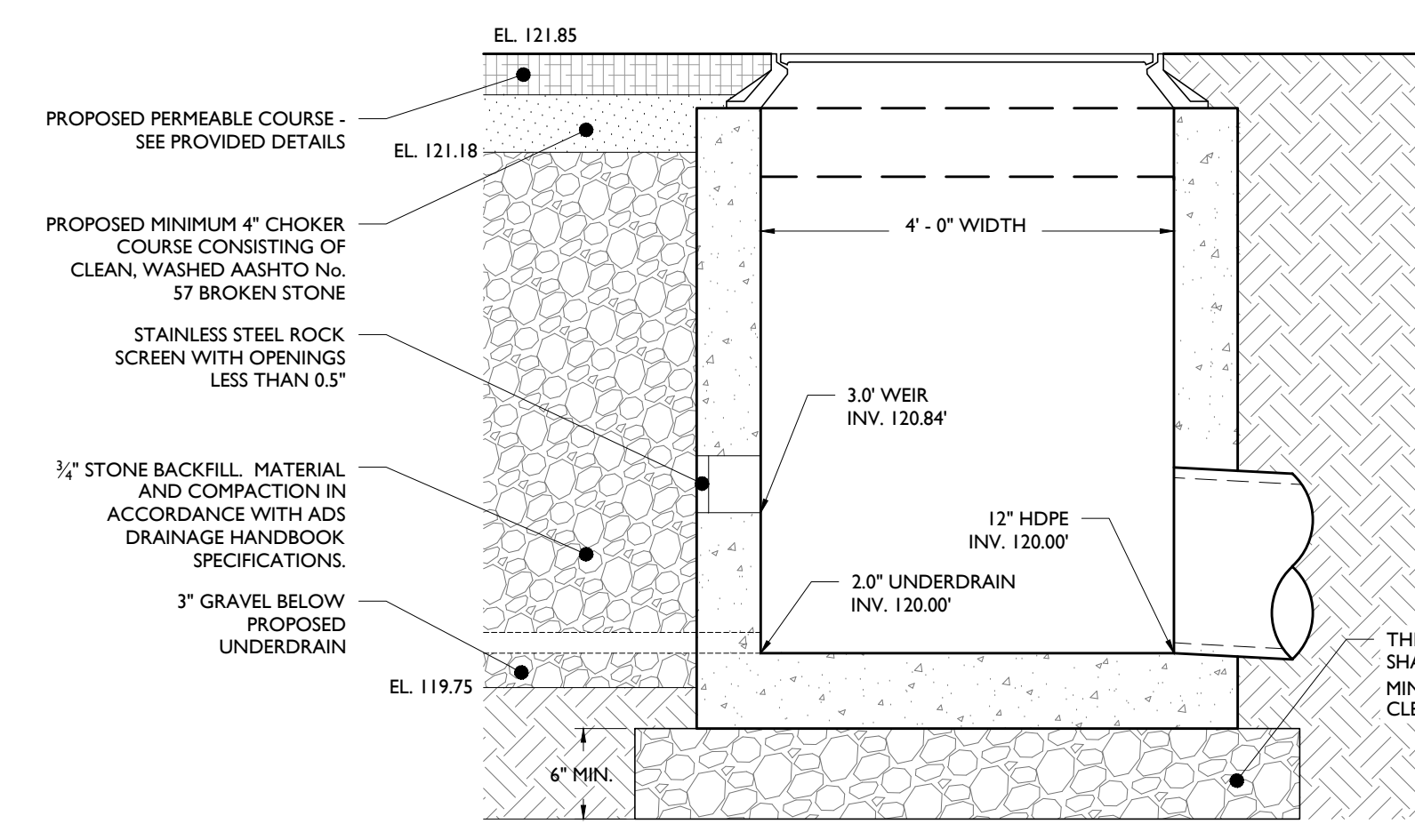
NOTE:
1. STRUCTURE SHALL SUPPORT H2S LOADING.
2. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
3. ALL JOINTS TO BE WATER-TIGHT.



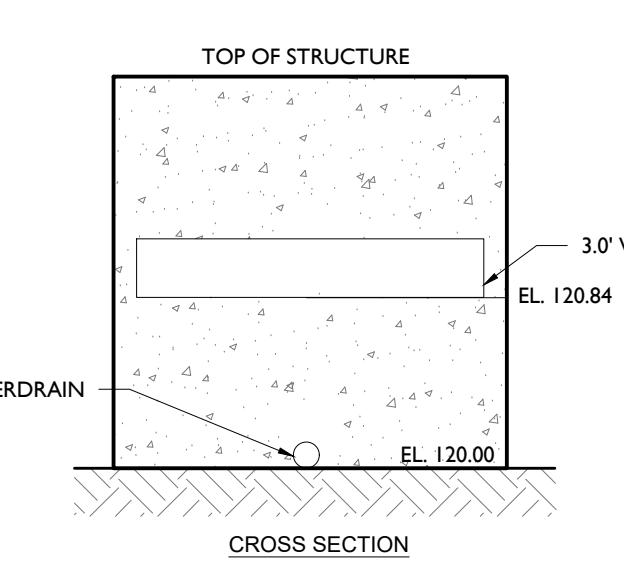
PERVIOUS PAVER OUTLET STRUCTURE (OS-5)
NOT TO SCALE



NOTE:
1. STRUCTURE SHALL SUPPORT H2S LOADING.
2. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
3. ALL JOINTS TO BE WATER-TIGHT.



PERVIOUS PAVER OUTLET STRUCTURE (OS-6)
NOT TO SCALE



NOTE:
1. STRUCTURE SHALL SUPPORT H2S LOADING.
2. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
3. ALL JOINTS TO BE WATER-TIGHT.

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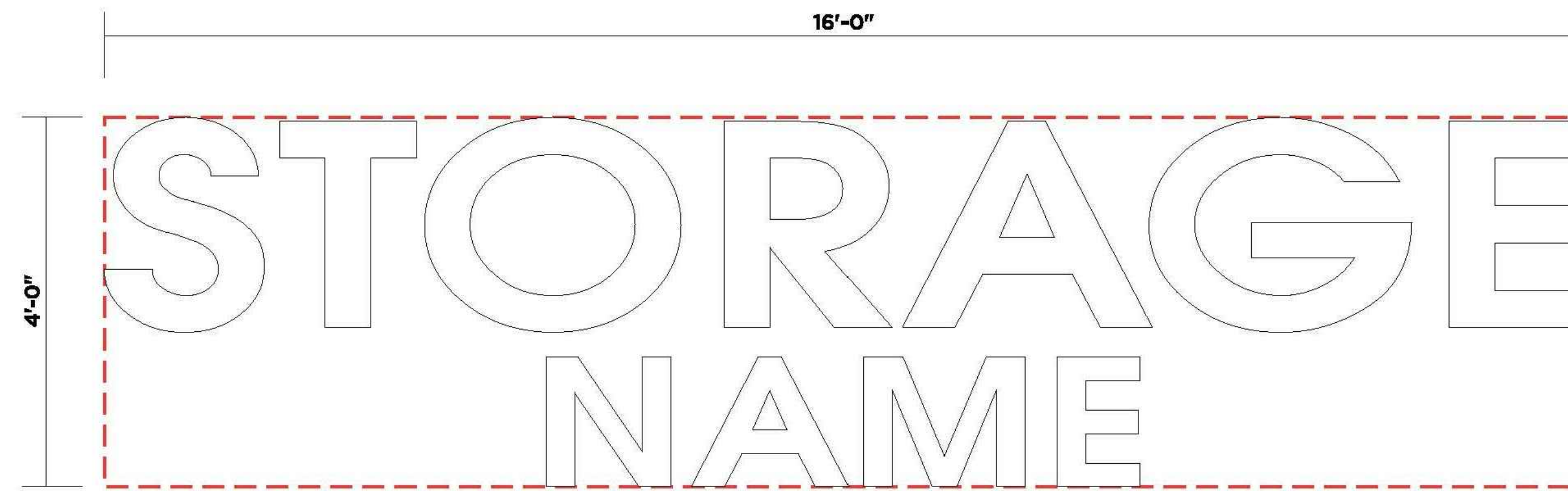
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SCALE: AS SHOWN PROJECT ID: PRI-20094

TITLE: **CONSTRUCTION DETAILS**

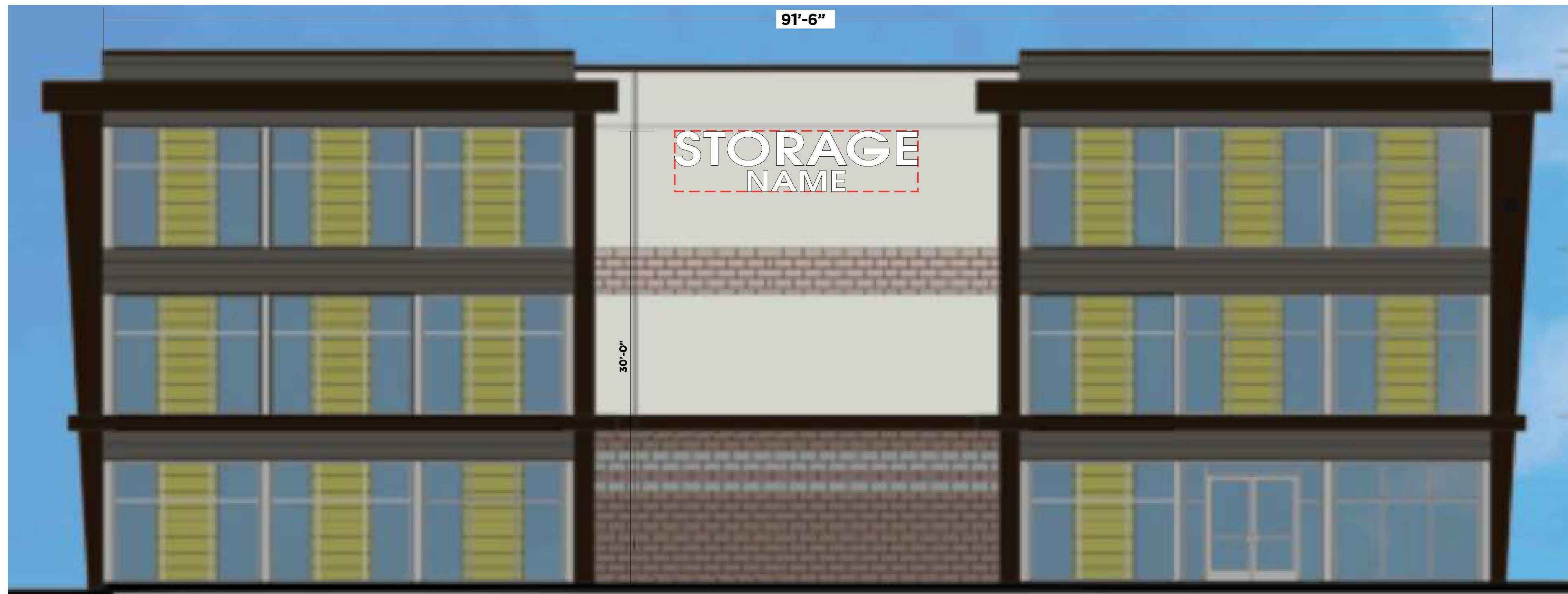
DRAWING: **C-15**

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A MAIN STORAGE SIGN - 64 Sq.Ft.

- Illuminated Pan Channel Letters - Style and Colors TBD
- Mounted Flush To Building



EAST ELEVATION

BUILDING SIGN DETAILS

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ISSUE	DATE	BY	DESCRIPTION
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02	06/02/2021	BID	FOR MUNICIPAL RESUBMISSION
01	03/12/2021	AHM	FOR AGENCY SUBMISSION

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SCALE: AS SHOWN PROJECT ID: PRI-200094

TITLE:
**CONSTRUCTION
DETAILS**

DRAWING:
C-16

