

SITE PLAN FOR DRIVEWAY ACCESS

BLOCK 502.01, LOT 47.02
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

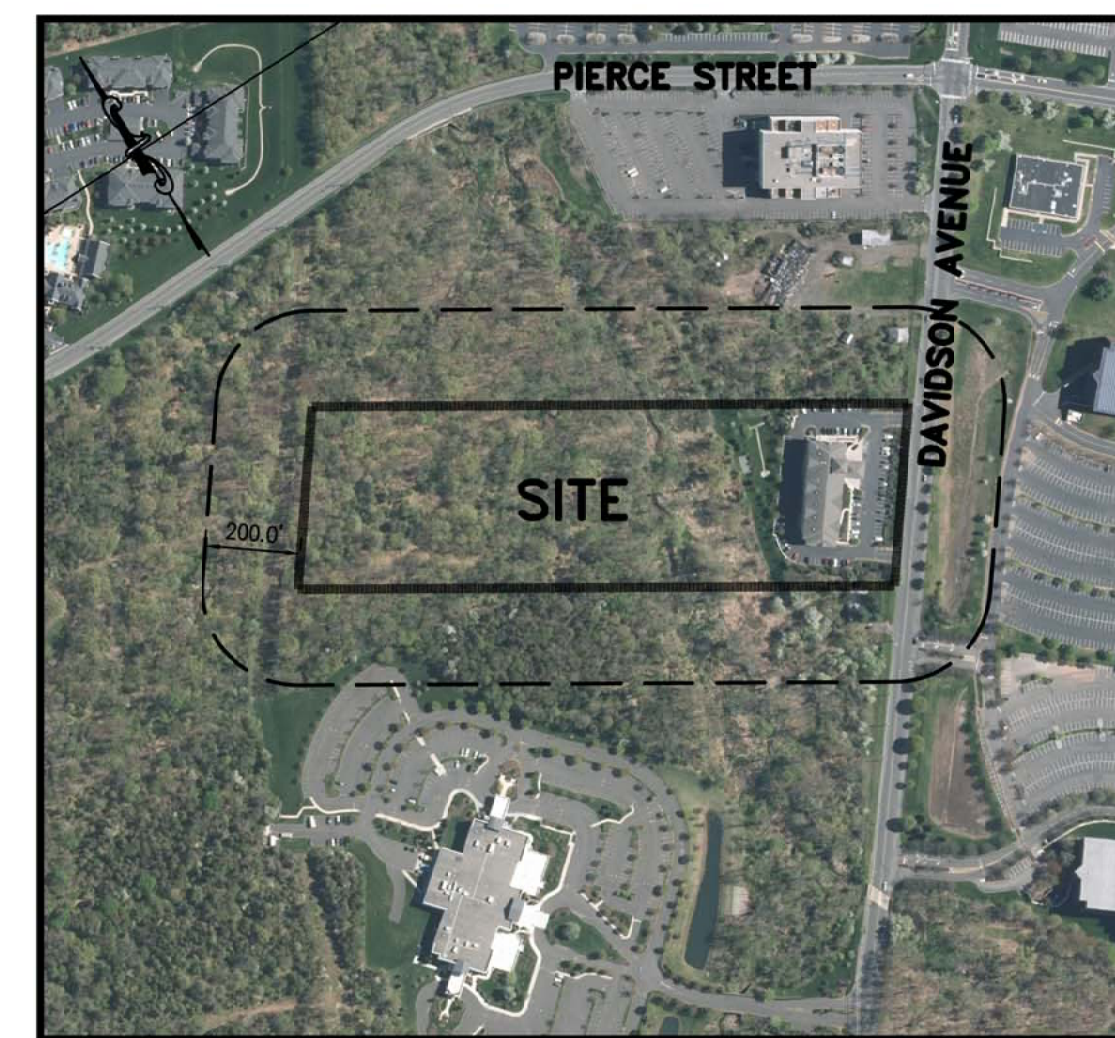
CERTIFIED LIST OF PROPERTY OWNERS

BLOCK	LOT	OWNER NAME & ADDRESS
502.01	7.01	TRACIAR CORPORATION PO BOX 476 SOUTH BOUND BROOK, NJ 08880
502.01	10.03	PR KC SOMERSET OWNERCO, LP & PRUDENTIA 220 W. CERMANTOWN PKE-#250 PLYMOUTH MEETING, PA 19462
502.01	53.01	PALACE SOMERSET PK HOLDING, LLC 333 DAVIDSON AVENUE SOMERSET, NJ 08873
502.01	6.01	BALOGH ASSOCS II, LLC 31 SCHOOL HOUSE ROAD SOMERSET, NJ 08873
502.01	46.01	FRANKLIN STORAGE, LLC 210 S. NEWMAN STREET HACKENSACK, NJ 07601
468.12	5.02	SHI INTERNATIONAL CORPORATION 290 DAVIDSON AVENUE SOMERSET, NJ 08873
468.12	11.02	SHI INTERNATIONAL COR. & NG, PAUL 290 DAVIDSON AVENUE, STE 101 SOMERSET, NJ 08873
502.01	5	PALACE @ SOMERSET PK HOLDING, LLC 333 DAVIDSON AVENUE SOMERSET, NJ 08873
501.02	45.01	FRANKLIN STORAGE, LLC 210 S. NEWMAN STREET HACKENSACK, NJ 07601

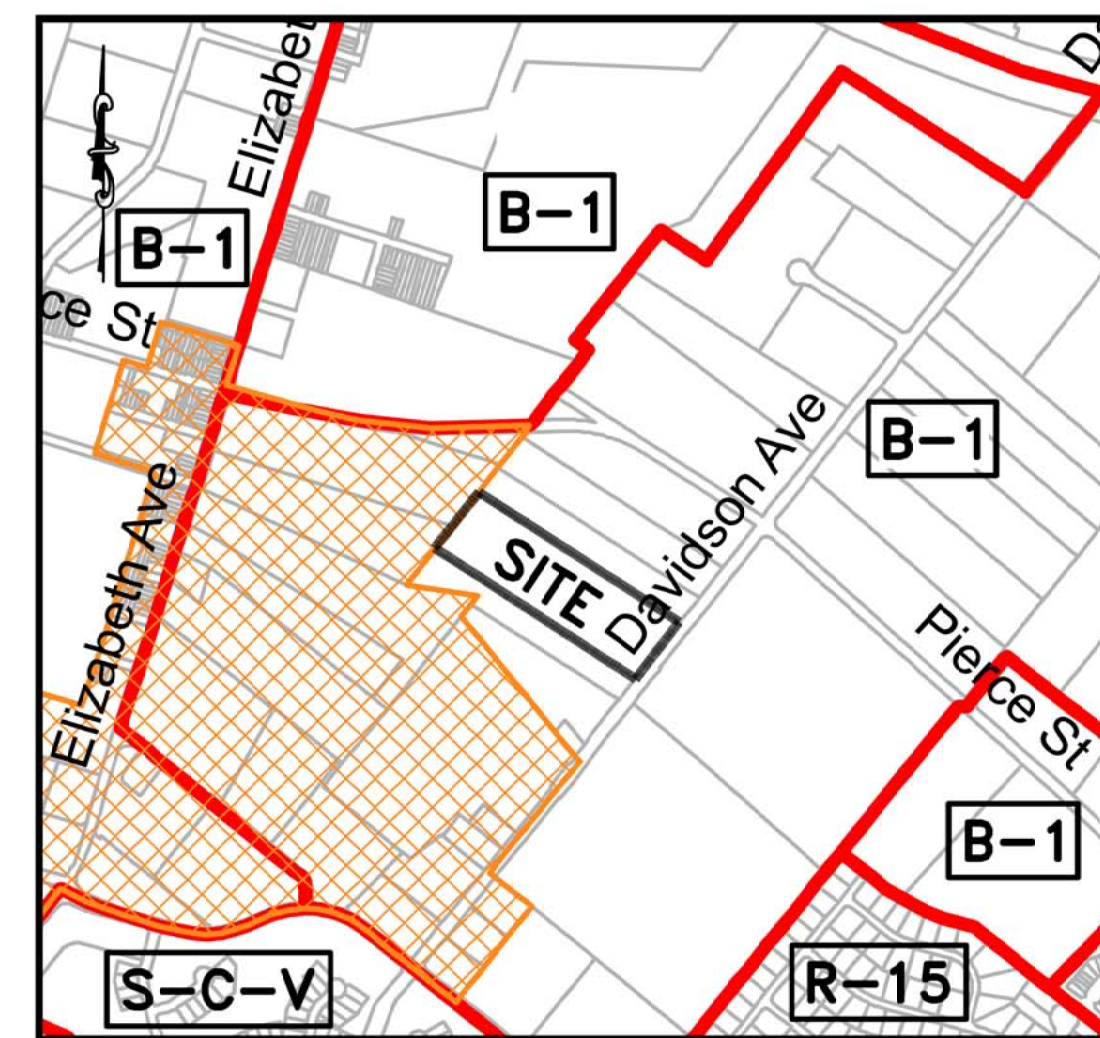
RIGHT-OF-WAY DEPARTMENT
BUCKEYE PIPE LINE COMPANY
PO BOX 368
EMMAUS, PA 18049-0368

BUSINESS MANAGER
COMCAST CABLE
279 AMWELL ROAD
HILLSBOROUGH, NJ 08844

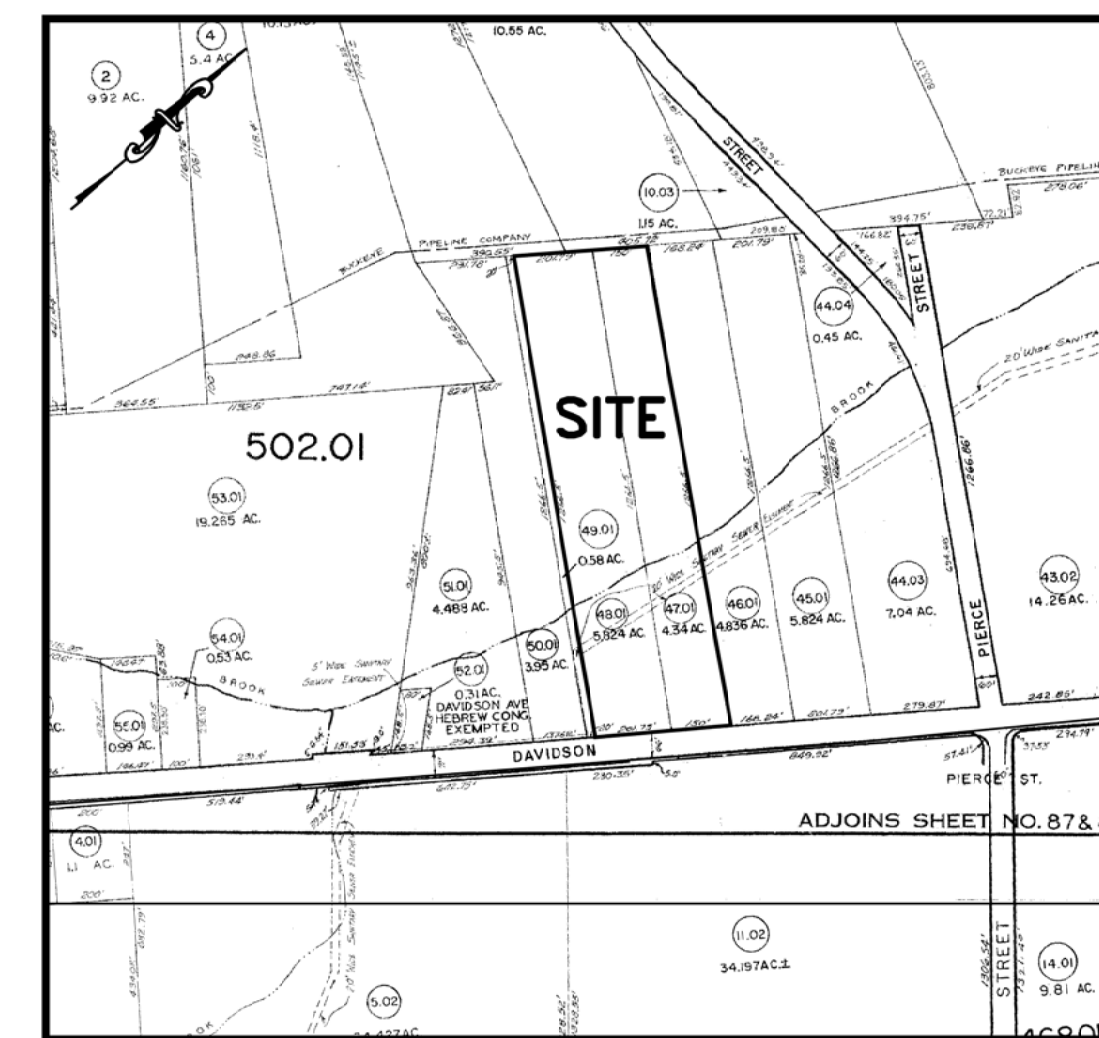
SINOCO PIPELINE LP
RIGHT-OF-WAY DEPT.
MONTELO COMPLEX
525 FRITZTOWN ROAD
SINKING SPRING, PA 19608



200' LOCATION MAP
SCALE: 1"=400'±



ZONE MAP
SCALE: 1"=1000'±



KEY MAP
SCALE: 1"=500'±
TOWNSHIP OF FRANKLIN TAX MAP SHEET NO. 89

OWNER/APPLICANT:

ROYAL SOMERSET INN, LLC
28 AMBROSE VALLEY LANE
PISCATAWAY, NJ 08854

revisions		
no.	date	description
1	03/29/23	REMOVE PROPOSED SUBDIVISION LINE



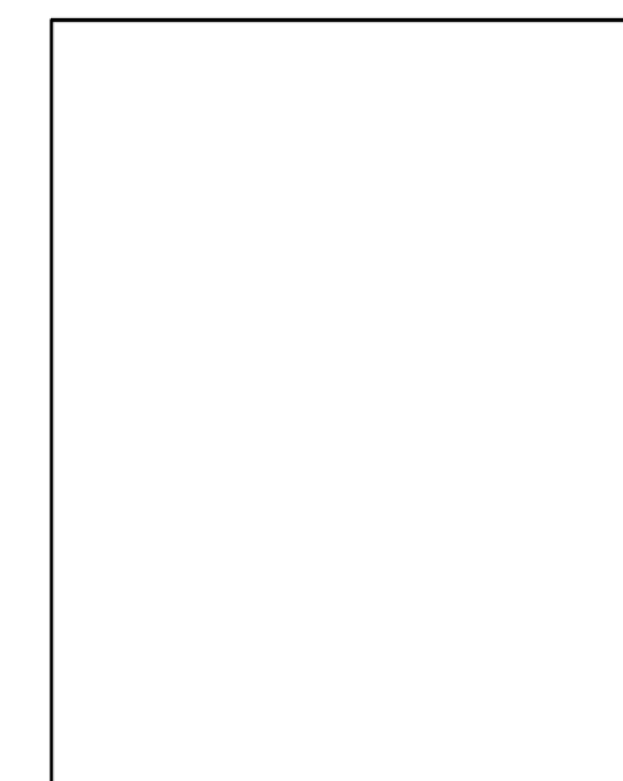
The Reynolds Group Inc.
575 Route 28, Suite 110
Raritan, N.J. 08869
908-722-1500
Fax 908-722-7035
www.reynoldsgroup.com

State of New Jersey
Certificate of Authorization
Number 24GA27989200
21MH0004300

F. Mitchel Ardman, P.E., P.P.
Jeffrey D. Reynolds, P.L.A.

F. Mitchel Ardman
F. MITCHEL ARDMAN
N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

SOMERSET COUNTY ACCEPTANCE STAMP



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

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

ZONE DATA:

B-1 ZONE (BUSINESS & INDUSTRY)

DESCRIPTION	REQUIRED	EXISTING ①	PROPOSED
MINIMUM LOT AREA (SF)	2 AC.	10.77 AC.	10.77 AC.
MINIMUM FRONTAGE (FT.)	150	371 FT.	371 FT.
MINIMUM FRONT YARD (FT.)	50	75 FT. CANOPY ①	75 FT.
MINIMUM ONE SIDE YARD (FT.)	10	117.9 FT BUILDING ①	117.9 FT.
MINIMUM BOTH SIDE YARDS (FT.)	50	78.5 FT.	78.5 FT.
MINIMUM REAR YARD (FT.)	25	160.3 FT.	160.3 FT.
MINIMUM BUILDING FAR	0.5	1,059 FT.	1,059 FT.
MAXIMUM BUILDING LOT COVERAGE (%)	50	HOTEL (EXEMPT)	0.15
MAXIMUM IMPERVIOUS COVERAGE (%)	60	3.12%	3.12%
MAXIMUM BUILDING HEIGHT (STORIES/FT.)	5/65	13.53%	16.58%
		4 STY./72 FT.	4 STY./72 FT.

PARKING REQUIREMENT

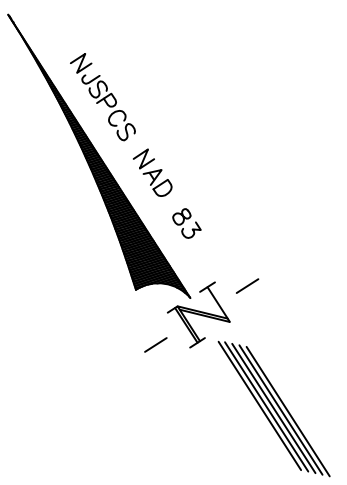
100 ROOMS 1SPACE/ROOM = 100 REQUIRED
100 EXISTING
92 PROVIDED (VARIANCE REQUIRED)

- ① VARIANCES PREVIOUSLY GRANTED, ORIGINAL APPROVAL UNDER C.B. ZONE STANDARDS
② VARIANCE REQUIRED

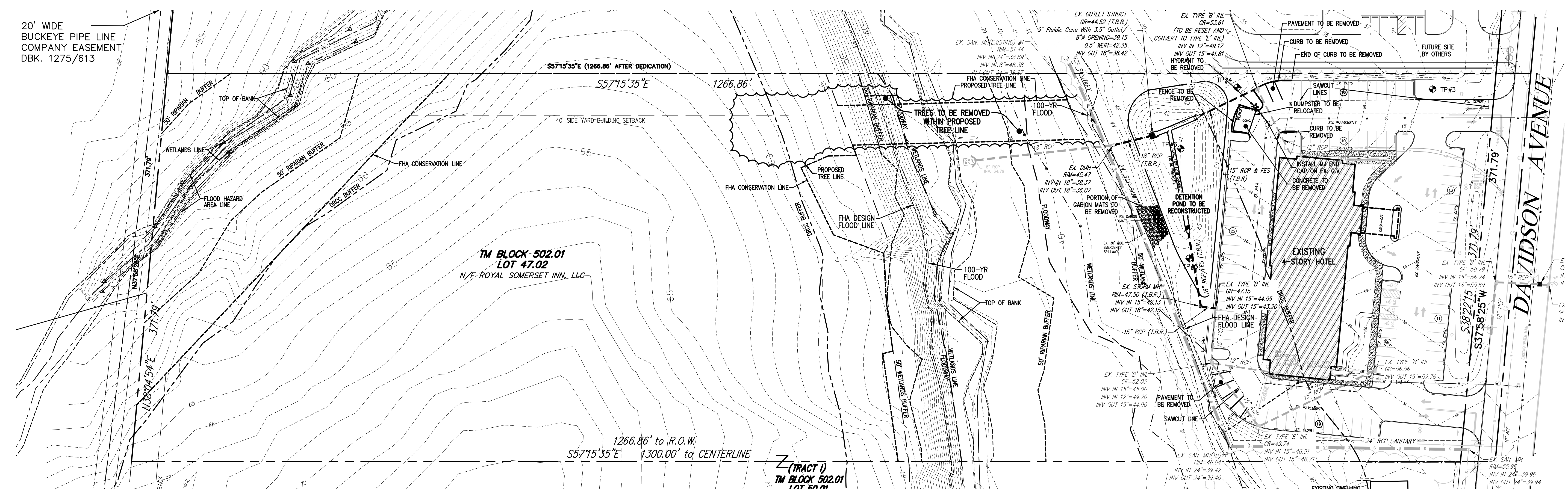
SHEET INDEX:

1	COVER SHEET
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	OVERALL SITE PLAN
4	DIMENSION PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE AND LIGHTING PLAN
8	SOIL EROSION AND SEDIMENT CONTROL PLAN
9	DRIVEWAY AND STORM PROFILES
10	PROPOSED CULVERT END VIEWS
11	SOIL EROSION AND SEDIMENT CONTROL DETAILS
12-16	CONSTRUCTION DETAILS
	FTSA STANDARD DETAILS (SHEETS 1-3)





20' WIDE
BUCKEYE PIPE LINE
COMPANY EASEMENT
DBK. 1275/613



revisions		
no.	date	description
1	03/29/23	REMOVE PROPOSED SUBDIVISION LINE

LEGEND

- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER METER
- CURB STOP
- FIRE DEPT. CONNECTION
- 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
- RAILING
- WALL
- GATE POST
- W - WATER LINE
- G - GAS LINE
- E - ELECTRIC LINE
- S - SANITARY LINE
- OH - OVERHEAD WIRES

ENVIRONMENTAL LINE LEGEND

- DRCC BUFFER
- WETLANDS LINE
- WETLANDS BUFFER
- FHA DESIGN FLOOD LINE
- FHA FLOODWAY
- 100-YR FLOOD
- 50' RIPARIAN BUFFER

DEMOLITION NOTES:

- A PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR FROM THE OFFICE OF THE CONSTRUCTION OFFICIAL PRIOR TO BEGINNING ANY WORK.
- THE REYNOLDS GROUP INC. IS NOT RESPONSIBLE FOR THE SPECIFICATIONS FOR THE REMOVAL OF ANY CONTAMINATED SOIL ENCOUNTERED DURING EXCAVATION.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
- PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC AROUND CONSTRUCTION SITE.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF ELEMENT TO BE DEMOLISHED, AND ADJACENT FACILITIES OR WORK TO REMAIN.
- REMOVE PROTECTIONS AT COMPLETION OF PROJECT OR AT AN APPROPRIATE TIME PRIOR.
- PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.
- CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREET, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING AUTHORITIES.
- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING, AND POLLUTION.
- BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
- TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO A TREE PROTECTION ZONE OR INTO TREES THAT ARE TO BE RETAINED.
- WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.

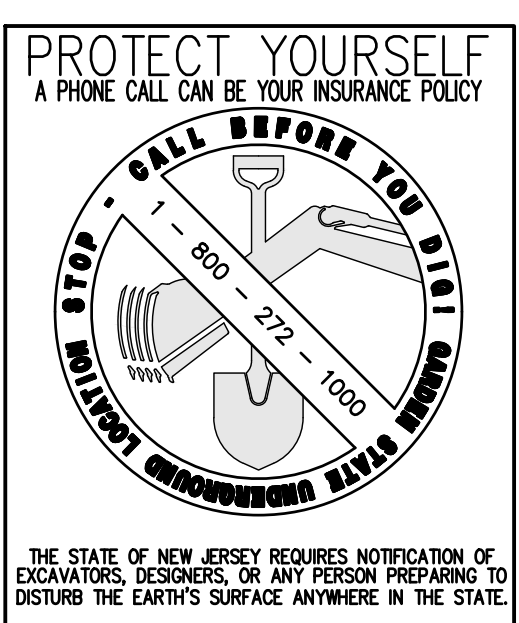
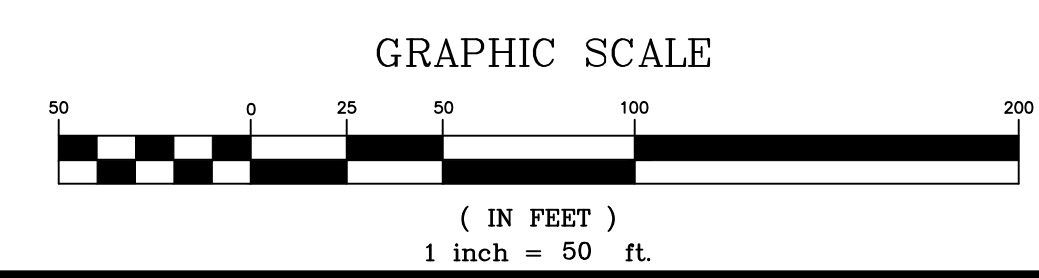
REFERENCE:

- BOUNDARY AND TOPOGRAPHIC IS BASED UPON A MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF BLOCK 502.01, LOTS 50.01, 51.01 AND 52.01, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY" PREPARED BY REYNOLDS GROUP INC. DATED MAY 13, 2016.

MAP ENTITLED "MAP OF SURVEY" BLOCK 502.01, LOT 47.02, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY" DATED AUGUST 9, 2006.
- FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP DLUR FILE NO. 1808-17-0003.1 DATED AUGUST 30, 2017 FOR BLOCK 502.01, LOTS 50.01, 51.01 AND 52.01.
- THE FOLLOWING PERMITS WERE OBTAINED FROM NJDEP FOR BLOCK 502.01 LOT 47.02:

FLOOD HAZARD AREA
VERIFICATION: PERMIT No. 1801-10-0003.1 FHA 120001
INDIVIDUAL PERMIT: PERMIT No. 1801-10-0003.1 FHA 120002

FRESHWATER WETLANDS
GENERAL PERMIT No. 10: PERMIT No. 1801-10-0003.1 FWW 120001
GENERAL PERMIT No. 11: PERMIT No. 1801-10-0003.1 FWW 120002



The Reynolds Group Inc.

State of New Jersey
Certificate of Authorization
Number 24GA27969200
Z1MH00004300

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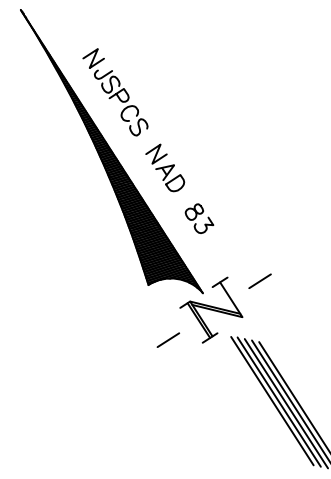
project
DRIVEWAY ACCESS

BLOCK 502.01, LOT 47.02
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

drawing title
**EXISTING CONDITIONS/
DEMOLITION PLAN**

job number	22-005	drawing number	2
scale	1"=50'		
checked by	FMA/AEC		
drawn by	A.A.		
date	11/28/22	sheet 2 of 16	

J:\ENGINEERING\PROJECTS\2022\22-005 - COLLETSVILLE_SOMERSET_LAND_DESIGN\22-005 BASEMAP (R) DWG - (1/29/23)

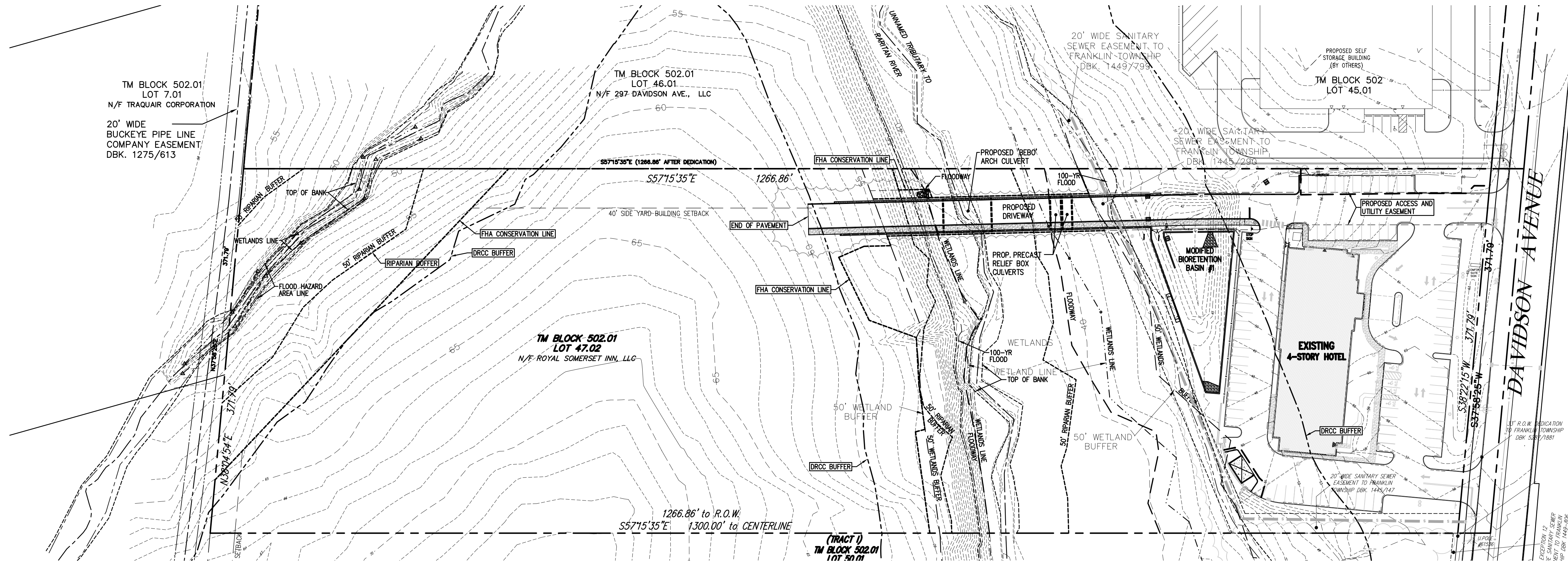


TM BLOCK 502.01
LOT 7.01
N/F TRACAIR CORPORATION
20' WIDE
BUCKEYE PIPE LINE
COMPANY EASEMENT
DBK. 1275/613

TM BLOCK 502.01
LOT 46.01
N/F 297 DAVIDSON AVE., LLC

TM BLOCK 502.01
LOT 47.02
N/F ROYAL SOMERSET INN, LLC

TM BLOCK 502
LOT 45.01



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	WETLANDS BUFFER
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	100YR FLOOD
	50' RIPARIAN BUFFER

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project
DRIVEWAY ACCESS
BLOCK 502.01, LOT 47.02
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY
drawing title
OVERALL PLAN

job number 22-005	drawing number 3
scale 1"=60'	checked by FMA/AEC
drawn by A.A.	date 11/28/22
sheet 3 of 16	

GENERAL NOTES:

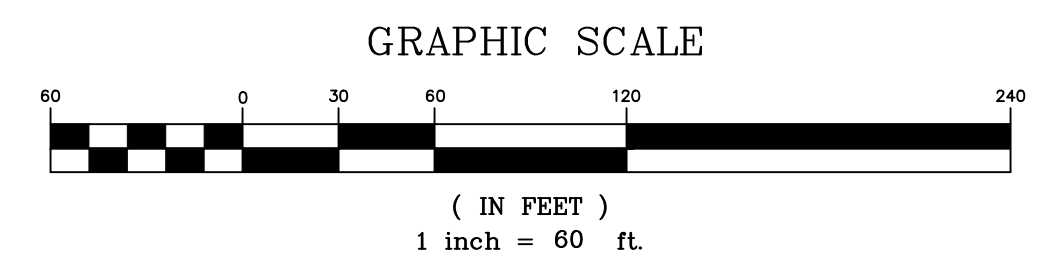
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL BURIED UTILITIES. THE UTILITIES SHOWN WERE COMPILED FROM VARIOUS ENGINEERING PLANS AND BY FIELD INSPECTION. STORM SEWER PIPES AND SANITARY LINES WERE MEASURED AT MANHOLES AND PIPE RUNS WERE ASSUMED TO BE STRAIGHT BETWEEN MANHOLES. IF ADDITIONAL UTILITIES ARE FOUND, OR A CONFLICT WITH PROPOSED UTILITIES ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- 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. THE CONTRACTOR SHALL OBTAIN A SOIL REMOVAL PERMIT FROM THE TOWNSHIP PRIOR TO THE REMOVAL OF ANY MATERIAL FROM THE SITE.
- CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL A MINIMUM OF 3 WORKING DAYS PRIOR TO COMMENCEMENT OF WORK FOR UTILITY MARKOUTS.
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE FRANKLIN TOWNSHIP ENGINEERING DEPARTMENT AND SEWAGE AUTHORITY, SOMERSET COUNTY, THE RESPECTIVE UTILITY COMPANIES AND THE N.J.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019 AND AS AND AS UPDATED.
- TRAFFIC AND PARKING SIGNS AND PAVEMENT MARKINGS 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 EXCESS EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OFF-SITE, AND AT NO ADDITIONAL COST TO THE OWNER INCLUDING FEES FOR OBTAINING A SOIL REMOVAL PERMIT.
- IT IS THE INTENT TO SAVE AS MANY TREES AS POSSIBLE. THE CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO MINIMIZE ADVERSE IMPACTS ON THE TREES.
- 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 EXPENSES WILL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REMOVE EXISTING STORM SEWER PIPING AS REQUIRED. ALL OPEN ENDS OF STORM PIPING ABANDONED IN PLACE SHALL BE SEALED CLOSED WITH BRICK AND MORTAR. THE CONTRACTOR SHALL TIE ALL ROOF LEADERS INTO STORM SEWER PIPING WHERE SHOWN.
- CONSTRUCTION AND DEMOLITION ACTIVITY, EXCLUDING EMERGENCY WORK, SHALL NOT BE PERFORMED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. WEEKDAYS, OR BETWEEN THE HOURS OF 6:00 P.M. AND 9:00 A.M. ON WEEKENDS AND FEDERAL HOLIDAYS, UNLESS SUCH ACTIVITIES CAN MEET THE LIMITS SET FORTH IN N.J.A.C. 7:29.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES, ROADS, PIPELINES, TREES, SHRUBBERY, GRASSED AREAS, 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.
- UPON COMPLETION OF THE PROJECT, AN AS-BUILT PLAN OF THE ENTIRE SITE MUST BE DONE BY A LICENSED SURVEYOR AND SUBMITTED TO THE TOWNSHIP ENGINEER.
- REFER TO OTHER PLAN SHEETS FOR ADDITIONAL NOTES.

SANITARY SEWER AND WATER USAGE:

THERE IS NO ADDITIONAL WATER AND SEWER DEMAND AS PART OF THIS PROJECT.

FIRE PREVENTION NOTE:

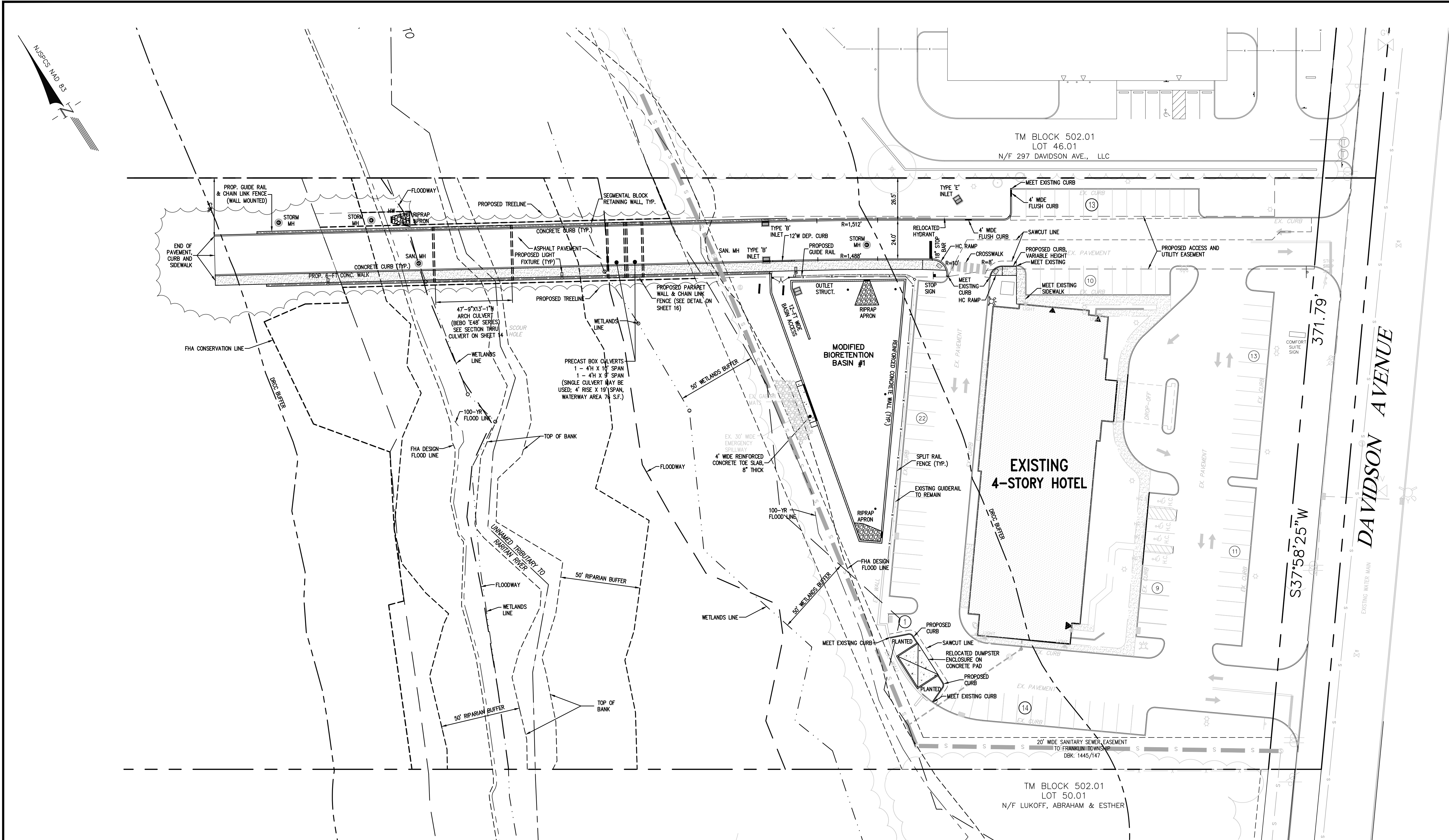
THE FIRE PREVENTION BUREAU WILL DESIGNATE "NO PARKING -FIRE LANE" UPON COMPLETION OF THE PROJECT.



PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

J:\ENGINEERING\PROJECTS\2022\22-005 - COLLESDS SOMERSET_LAND DESIGN\22-005 BASEMAP (R) DWG - (07/29/23)



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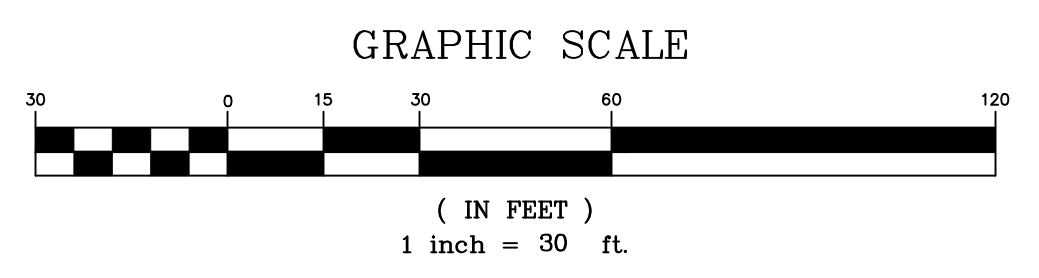
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project
DRIVEWAY ACCESS

BLOCK 502.01, LOT 47.02
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

drawing title
DIMENSION PLAN

job number	22-005	drawing number	4
scale	1"=30'		
checked by	FMA/AEC		
drawn by	A.A.		
date	11/28/22	sheet 4 of 16	

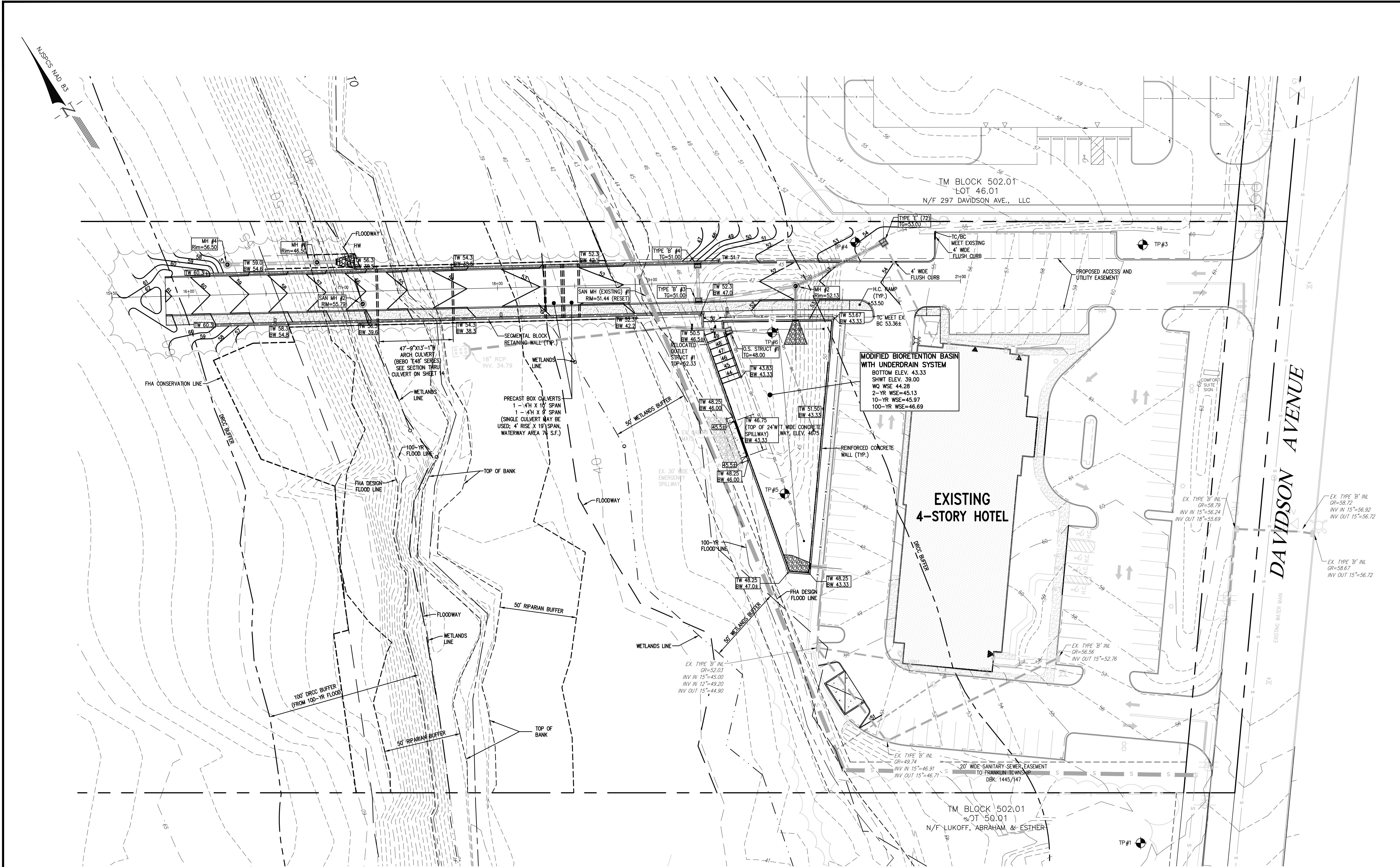


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800-272-1000
1-800-272-1000

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J:\ENGINEERING\PROJECTS\2022\22-005 - COLLESDO SOMERSET_LAND DESIGN\22-005 BASEMAP (R) DWG - (1/29/23)



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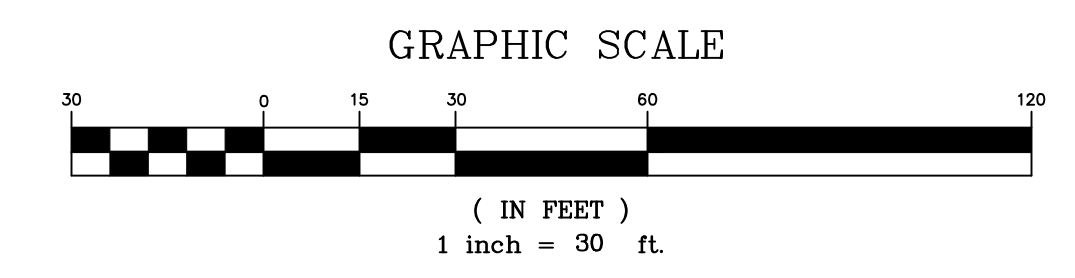
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DRIVEWAY ACCESS

BLOCK 502.01, LOT 47.02
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SOMERSET COUNTY, NEW JERSEY

drawing title

GRADING PLAN

job number	22-005	drawing number	
scale	1"=30'	5	
checked by	FMA/AEC		
drawn by	A.A.		
date	11/28/22	sheet 5 of 16	

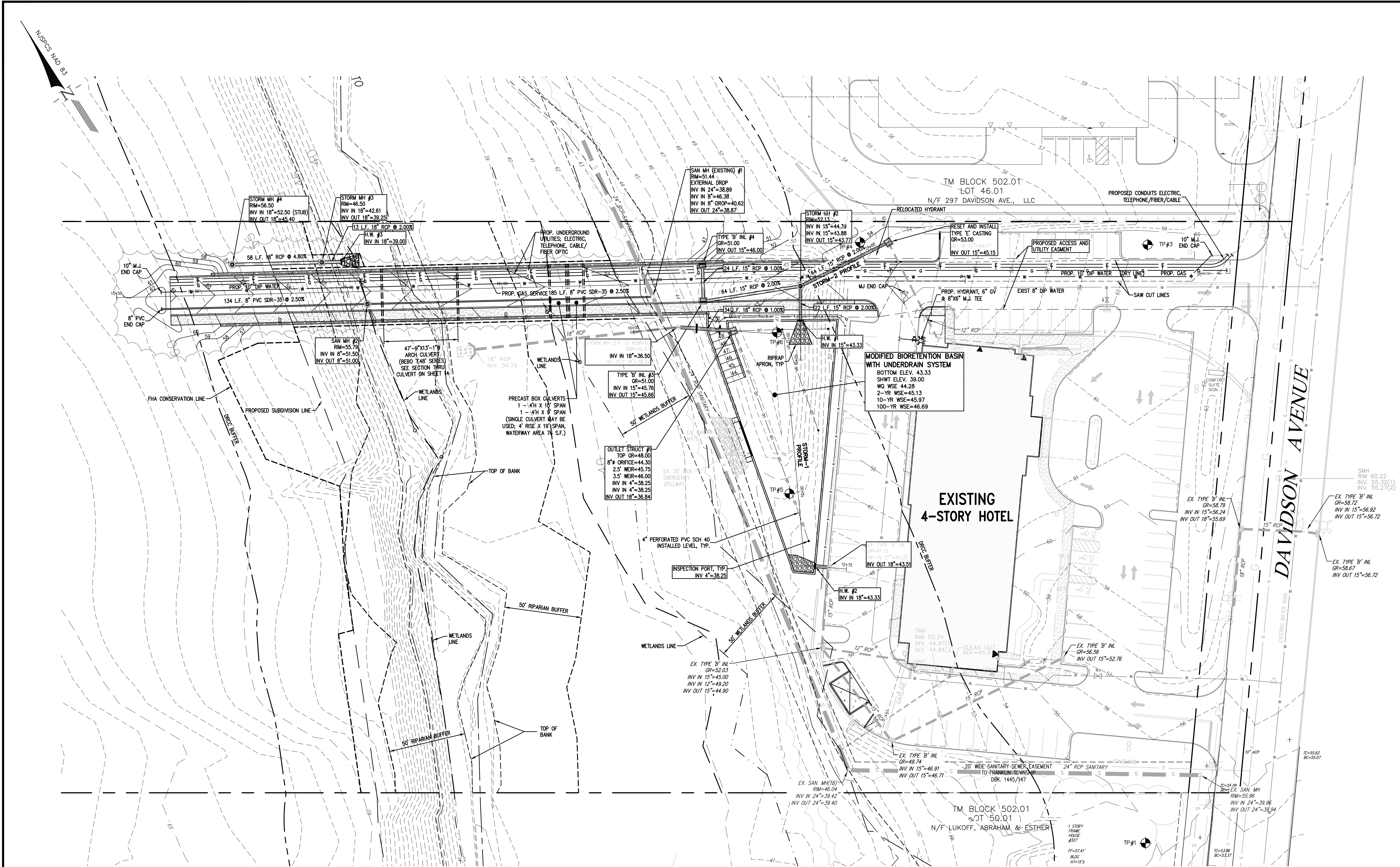


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1-800-272-1000

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

J:\ENGINEERING\PROJECTS\2022\22-005 - COLLETSO SOMERSET_TOWNSHIP\22-005 BASEMAP (R) DWG - (12/29/23)



GRADING AND UTILITY NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND INFORMATION (SIZE, DEPTH, SLOPE, ETC.) VIA TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. LOCATIONS AND INFORMATION FROM TEST PITS SHALL BE PROVIDED TO THE OWNER AND ENGINEER IN WRITING. SHOULD ANY CONFLICTS ARISE, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IN WRITING. CONSTRUCTION SHALL NOT PROCEED UNTIL CONFLICT IS RESOLVED.
- 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, 2019 AND AS UPDATED.
- THE CONTRACTOR SHALL GRADE ALL AREAS TO PROVIDE POSITIVE SLOPE TO CATCH BASINS, LAWN AREAS SHALL BE GRADED AT A MINIMUM 2% SLOPE, AND AWAY FROM THE BUILDING. PAVEMENT AREAS SHALL HAVE A 1% MINIMUM SLOPE, UNLESS OTHERWISE NOTED.
- ALL PROPOSED CONTOURS SHALL BE GRADED TO BLEND EVENLY WITH EXISTING CONTOURS. ALL EXISTING CONTOUR LINES, PROFILES AND SPOT ELEVATIONS AREA APPROXIMATE.
- IF SITE IS TO BE LEFT UNWORKED FOR MORE THAN 30 DAYS, THE SITE SHALL BE GRADED AND SEEDED AT THE CONTRACTORS EXPENSE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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.
- 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. WITHIN THE WETLANDS AND TRANSITION AREAS, THE UPPERMOST 18" OF EXCAVATION SHALL BE BACKFILLED WITH THE ORIGINAL TOPSOIL MATERIAL IF FEASIBLE. THE TRENCH AREA SHALL BE REPLANTED WITH APPROPRIATE INDIGENOUS SPECIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT IN AN APPROVED MANNER EXISTING THRUST BLOCKS WHICH ARE RESTRAINING EXISTING UTILITIES. EXISTING THRUST BLOCKS SHALL NOT BE UNDERMINED.
- STORM & SANITARY IMPROVEMENTS SHALL BE INSTALLED BEFORE OTHER UTILITIES.
- GAS LINE TO BUILDING TO BE INSTALLED BY UTILITY COMPANY.
- SANITARY SEWER MAIN SHALL BE PVC SDR-35. SANITARY SEWER LATERAL SHALL BE SCHEDULE 40 PVC WITH CLEAN OUTS AS REQUIRED BY PLUMBING CODE. ALL CLEANOUTS IN PAVED AREA TO BE CONSTRUCTED IN ACCORDANCE WITH THE 'SIGHT TEE' DETAIL.
- THE SEWER UTILITY AUTHORITY SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO A CONNECTION BEING MADE TO THE EXISTING SANITARY SEWERS AND/OR MANHOLES TO SCHEDULE REQUIRED INSPECTIONS.
- WATER LINES SHALL BE DIP, CLASS 52, SIZES AS NOTED ON PLAN. ALL WATER DISTRIBUTION PIPES, VALVES, FITTINGS AND APPURTENANCES SHALL BE LEAD FREE IN ACCORDANCE TO THE LATEST SAFE DRINKING WATER ACT, NSF/ANSI 61 AND ANWA REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE FIRE OFFICIAL FOR REMOVAL OF EXISTING FIRE HYDRANT AND INSTALLATION OF A NEW FIRE HYDRANT.
- 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.
- SANITARY SEWER AND WATER MAINS SHALL BE SEPARATED A MINIMUM OF 10' HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED.
- 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.
- STORM SEWERS SHALL BE CONSTRUCTED OF CLASS III RCP UNLESS OTHERWISE NOTED. STORM PIPE LAD THROUGH WETLANDS AND TRANSITION AREAS SHALL BE PROPERLY SEALED TO PREVENT LEAKING OR INFILTRATION.
- ALL CASTINGS ARE TO BE U.S. MANUFACTURE. IF OTHER THAN CAMPBELL OR NEENAH CASTINGS ARE USED, COMPLETE DATA MUST BE SUBMITTED.
- NO PIPE, INLET, MANHOLE, CURB, CONTROL CONTROL STRUCTURE OR LOW FLOW CHANNEL SHALL BE CONSTRUCTED WITHOUT CUT SHEETS. THE CONTRACTOR SHALL ALLOW TWO WORKING DAYS TO CHECK THE PROPOSED ELEVATIONS AGAINST THOSE ON THE CUT SHEET.
- REINFORCED CONCRETE PIPES FROM THE BIORETENTION BASIN OUTLET STRUCTURE SHALL BE INSTALLED WITH RUBBER GASKETS.



revisions		
no.	date	description
1	03/29/23	REMOVE PROPOSED SUBDIVISION LINE

LEGEND

- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER METER
- CURB STOP
- FIRE DEPT. CONNECTION
- 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
- RAILING
- WALL
- GATE POST
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY LINE
- OVERHEAD WIRES

ENVIRONMENTAL LINE LEGEND

- DRCC BUFFER
- WETLANDS LINE
- WETLANDS BUFFER
- FHA DESIGN FLOOD LINE
- FHA FLOODWAY
- 100-YR FLOOD
- 50' RIPARIAN BUFFER

The Reynolds Group Inc.

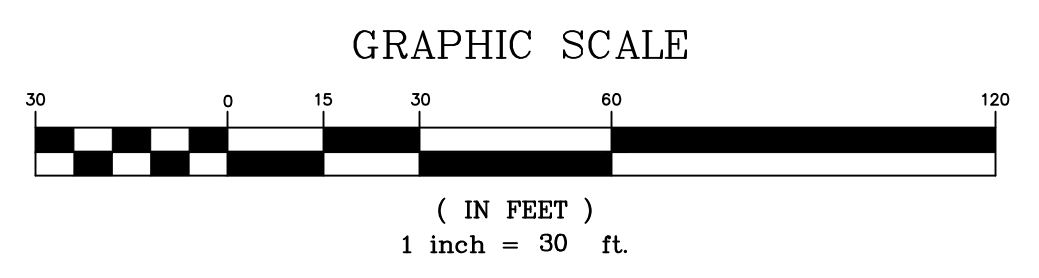
State of New Jersey
Certificate of Authorization
Number 24GA27969200
21MH0004300

F. Mitchell Ardman, P.E., P.P.
Jeffrey D. Reynolds, P.L.A.

F. Mitchell Ardman
F. MITCHEL ARDMAN
N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
DRIVEWAY ACCESS
BLOCK 502.01, LOT 47.02
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

drawing title UTILITY PLAN	
job number 22-005	drawing number 6
scale 1"=30'	checked by FMA/AEC
drawn by A.A.	date 11/28/22
sheet 6 of 16	



J:\ENGINEERING\PROJECTS\2022\22-005 - COLLEGGED SOMERSET\CAD\DESIGN\22-005 BASEMAP (R) DWG - (2/29/23)

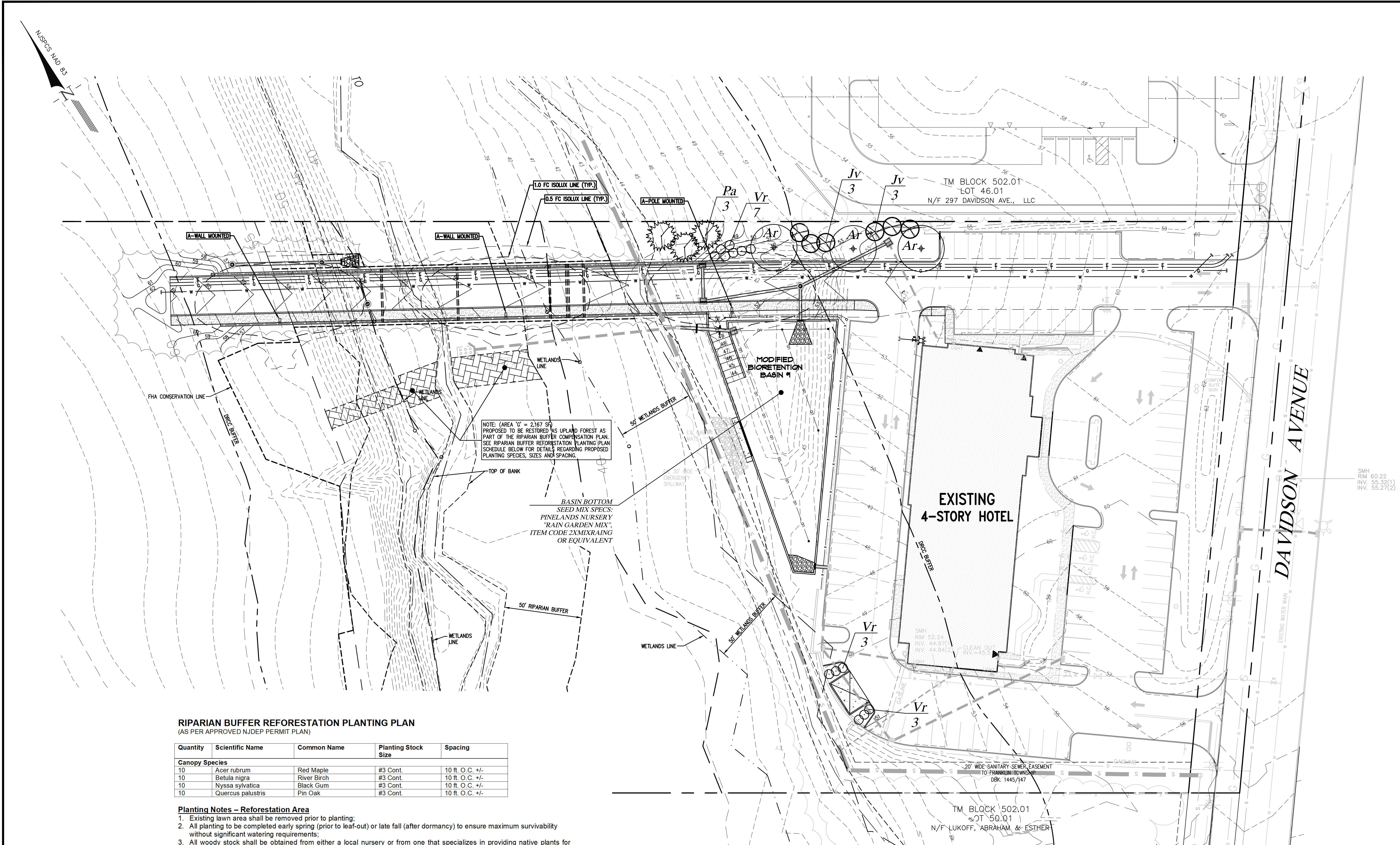
revisions		
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LEGEND

- GAS VALVE
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- DRCC BUFFER
- WETLANDS LINE
- WETLANDS BUFFER
- FHA DESIGN FLOOD LINE
- FHA FLOODWAY
- 100YR FLOOD
- 50' RIPARIAN BUFFER



NOTE: (AREA "G" = 2,167 SF) PROPOSED TO BE RESTORED AS UPLAND FOREST AS PART OF THE RIPARIAN BUFFER COMPENSATION PLAN. SEE RIPARIAN BUFFER REFORESTATION PLANTING PLAN SCHEDULE BELOW FOR DETAILS REGARDING PROPOSED PLANTING SPECIES, SIZES AND SPACING.

BASIN BOTTOM SEED MIX SPECS: PINELANDS NURSERY "RAIN GARDEN MIX", ITEM CODE 2X MIX RAING OR EQUIVALENT

RIPARIAN BUFFER REFORESTATION PLANTING PLAN
(AS PER APPROVED NJDEP PERMIT PLAN)

Quantity	Scientific Name	Common Name	Planting Stock Size	Spacing
Canopy Species				
10	<i>Acer rubrum</i>	Red Maple	#3 Cont.	10 ft. O.C. +/-
10	<i>Betula nigra</i>	River Birch	#3 Cont.	10 ft. O.C. +/-
10	<i>Nyssa sylvatica</i>	Black Gum	#3 Cont.	10 ft. O.C. +/-
10	<i>Quercus palustris</i>	Pin Oak	#3 Cont.	10 ft. O.C. +/-

Planting Notes - Reforestation Area

- Existing lawn area shall be removed prior to planting;
- All planting to be completed early spring (prior to leaf-out) or late fall (after dormancy) to ensure maximum survivability without significant watering requirements;
- All woody stock shall be obtained from either a local nursery or from one that specializes in providing native plants for restoration;
- All plants shall be watered immediately upon delivery and will be moistened daily in the early morning until such time as they are planted;
- Canopy species will be planted at 15 feet on center intervals. The selection of the particular tree species to plant at each location will be conducted on a semi-random or biased basis. The creation of monotypic stands will, however, be avoided by having no more than 5 individuals of the same species adjacent to each other.
- Prior to installation of all plants referenced above, including native grass seeding mixtures, Contractor will scarify soil to a minimum depth of six (6) inches, including throughout the detention basin.
- Prior to planting, the Environmental Specialist/Ecologist shall approve, in the field, the proposed layout.

Watering Schedule

Maintenance Item	Schedule	Rate	Inspection Requirement	Maintenance Requirement
Watering	Weekly - Early Morning Only	Minimum One (1) Inch	Weekly - during first growing season or until vegetation becomes established. Inspect for dry soils, wilted vegetation.	Increase watering frequency as required to maintain soil moisture and plant vigor.

Notes

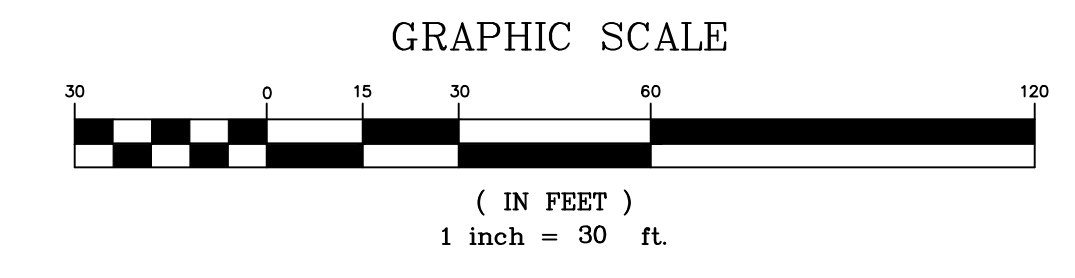
- Watering not required during periods of adequate precipitation - minimum one (1) inch rain/week
- Ensure water soaks into soil to a minimum depth of six (6) inches below ground surface - do not allow water to run off
- Woody vegetation (trees and shrubs) may require higher volume of water than those areas seeded with the grass mixtures - inspect weekly and adjust volume as necessary

Schedule

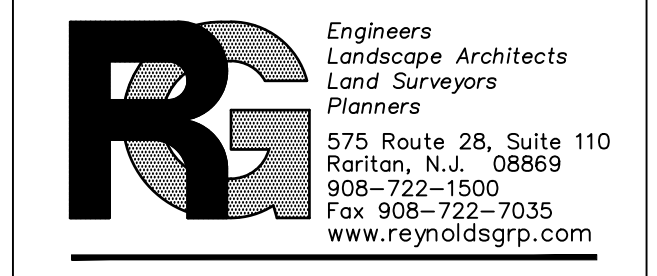
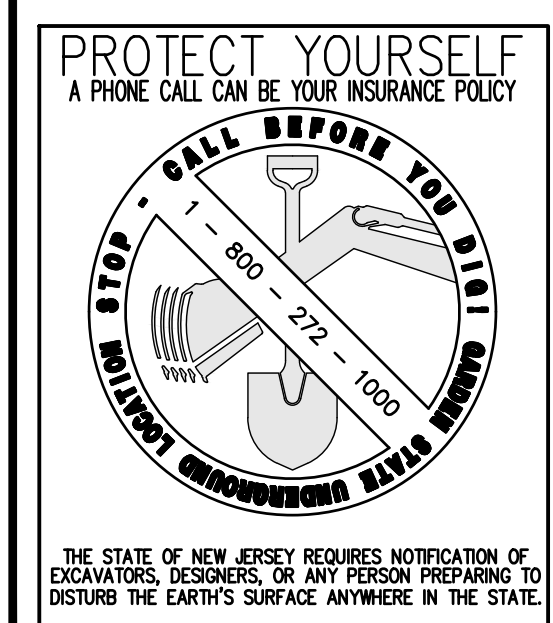
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	Lithonia Lighting	DSX2 LED P1 30K T28 MVOLT	DSX2 LED P1 30K T28 MVOLT - POLE / WALL MOUNTED - 29' MOUNTING HEIGHT	LED	1	DSX2_LED_P1_30K_T28_MVOLT.ies	17221	0.9	140

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
SHADE TREES						
Ar	3	<i>Acer rubrum</i>	Red Maple	2.5-3" Cal.	B&B	As Shown
EVERGREEN TREES						
Jv	6	<i>Juniperus virginiana</i>	Eastern Red Cedar	6' Ht. (MIN.)	B&B	10' oc
Pa	3	<i>Picea abies</i>	Norway Spruce	6' Ht. (MIN.)	B&B	15' oc
EVERGREEN SHRUB						
Vr	13	<i>Viburnum x rhytidophyllum</i>	Leatherleaf Viburnum	30-36"	B&B	5' oc



THIS PLAN TO BE USED FOR LANDSCAPE & LIGHTING PURPOSES ONLY.



The Reynolds Group Inc.

State of New Jersey
Certificate of Authorization
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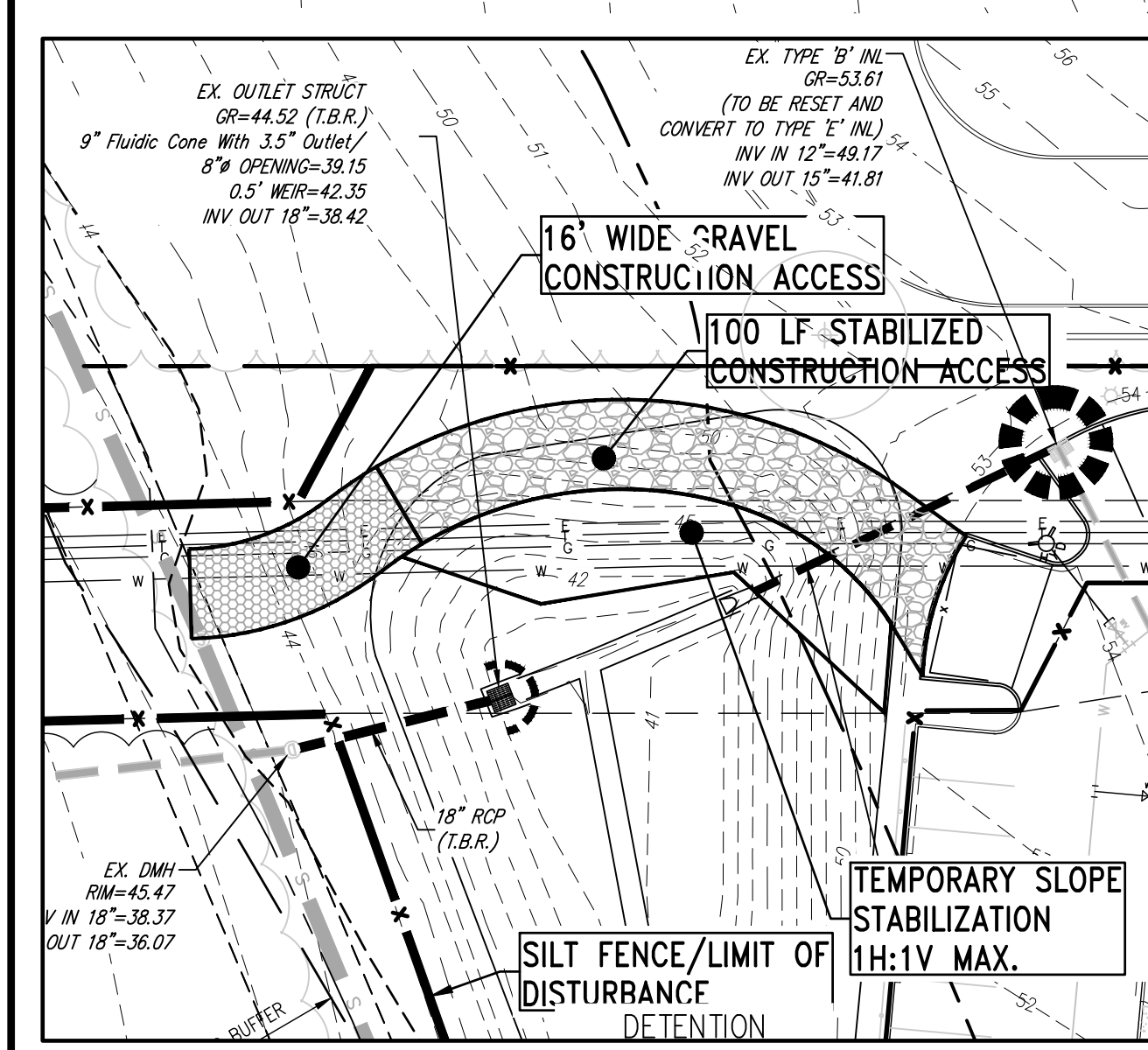
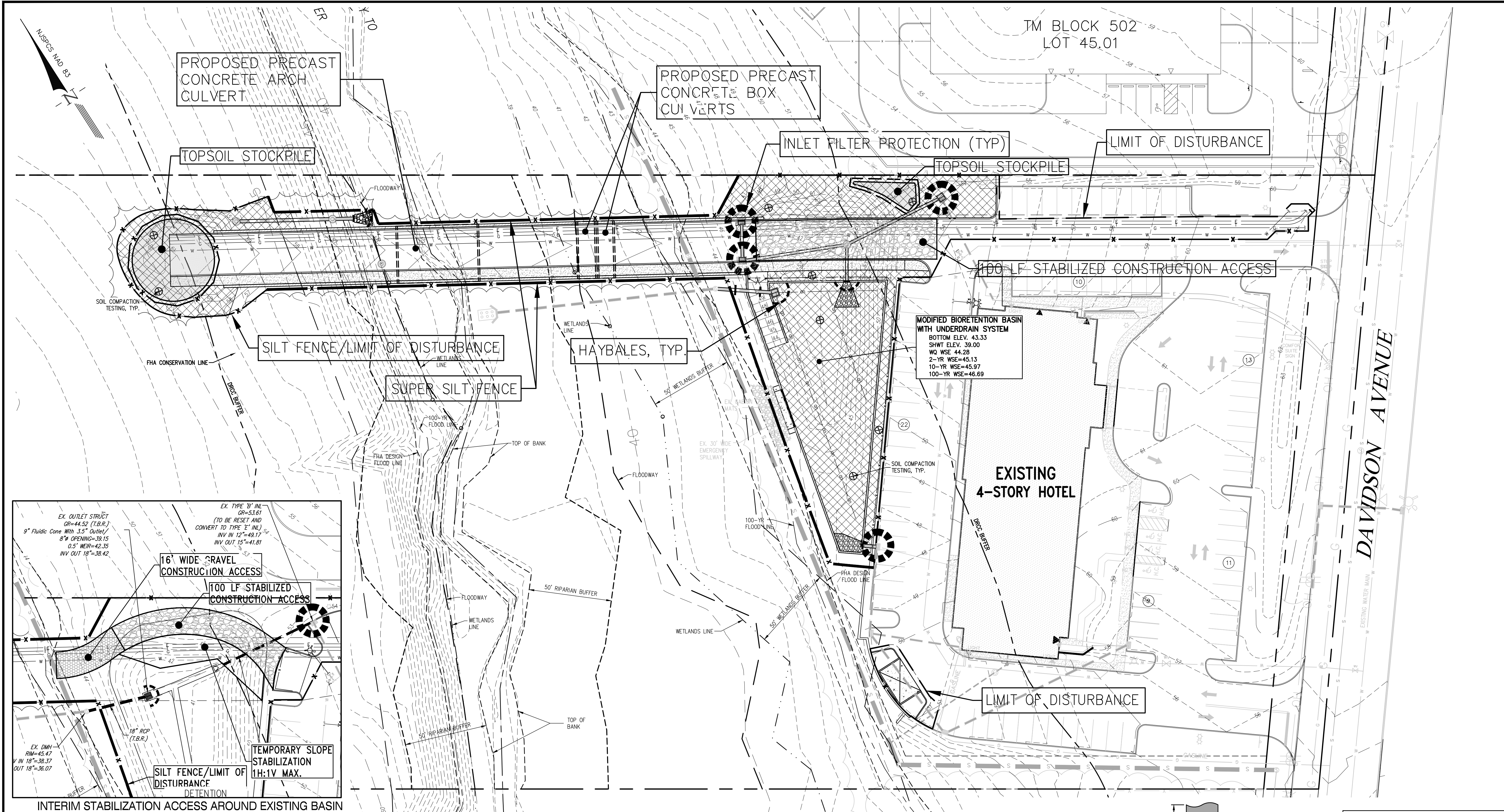
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project
DRIVEWAY ACCESS
BLOCK 502.01, LOT 47.02
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

LANDSCAPE PLAN AND LIGHTING PLAN

job number	22-005	drawing number	
scale	1"=30'		
checked by	FMA/AEC		
drawn by	A.A.		
date	11/28/22	sheet	7 of 16

J:\ENGINEERING\PROJECTS\2022\22-005 - COLLESDALE SOMERSET_LANDSCAPE\22-005 BASEMAP (R) DWG - (2/29/23)



revisions		
no.	date	description
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ENVIRONMENTAL LINE LEGEND	
	DRCC BUFFER
	WETLANDS LINE
	WETLANDS BUFFER
	FEMA DESIGN FLOOD LINE
	FEMA FLOODWAY
	100YR FLOOD
	50' RIPARIAN BUFFER

RE Engineers
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The Reynolds Group Inc.
State of New Jersey
Certificate of Authorization
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F. Mitchel Ardmn, P.E., P.P.
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N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
DRIVEWAY ACCESS
BLOCK 502.01, LOT 47.02
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY
drawing title
SOIL EROSION AND SEDIMENT CONTROL PLAN
job number 22-005 drawing number
scale 1"=30'
checked by FMA/AEC
drawn by A.A.
date 11/28/22 sheet 8 of 16

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
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 NJ STATE STANDARDS.
3. PERMANENT VEGETATION SHALL BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION LAST REVISED JANUARY 2014.
5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAN 3:1).
8. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES.
11. IN THAT N.J.S.A. 4:24-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
18. HYDRO SEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENT GROUND SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE UPON COMPLETION OF SEEDING OPERATION. HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.

SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

- A. PROBING WIRE TEST (SEE DETAIL BELOW)
- B. HAND-HELD PENETROMETER TEST (SEE DETAIL BELOW)
- C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.

WIRE MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

PROBING WIRE TEST-15.5 GA STEEL WIRE (SURVEY FLAG)

18-21" HOLD WIRE HERE
WIRE MUST PENETRATE A MINIMUM OF 6" WITHOUT DEFORMATION.
VISIBLE MARK ON WIRE AT DEPTH
6.0" MIN.

NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. PROBE MUST PENETRATE AT LEAST 6" WITH LESS THAN 300 PSI READING ON THE GAGE.

PENETROMETER MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

6.0" MIN. GAGE READING 300 PSI OR LESS AT 6"
VISIBLE MARK ON WIRE AT DEPTH
USE CORRECT SIZE TIP FOR SOIL TYPE

HANDHELD SOIL PENETROMETER TEST

SOIL COMPACTION TESTING AND MITIGATION REQUIREMENTS

COMPACTION MITIGATION AREA 16,135 SF (0.37 AC.)
LIMIT OF DISTURBANCE 40,786 SF (0.94 AC.)

SCD LEGEND

- LIMIT OF DISTURBANCE
- x- SILT FENCE
- x-x- SUPER SILT FENCE
- SOIL COMPACTION MITIGATION AREA

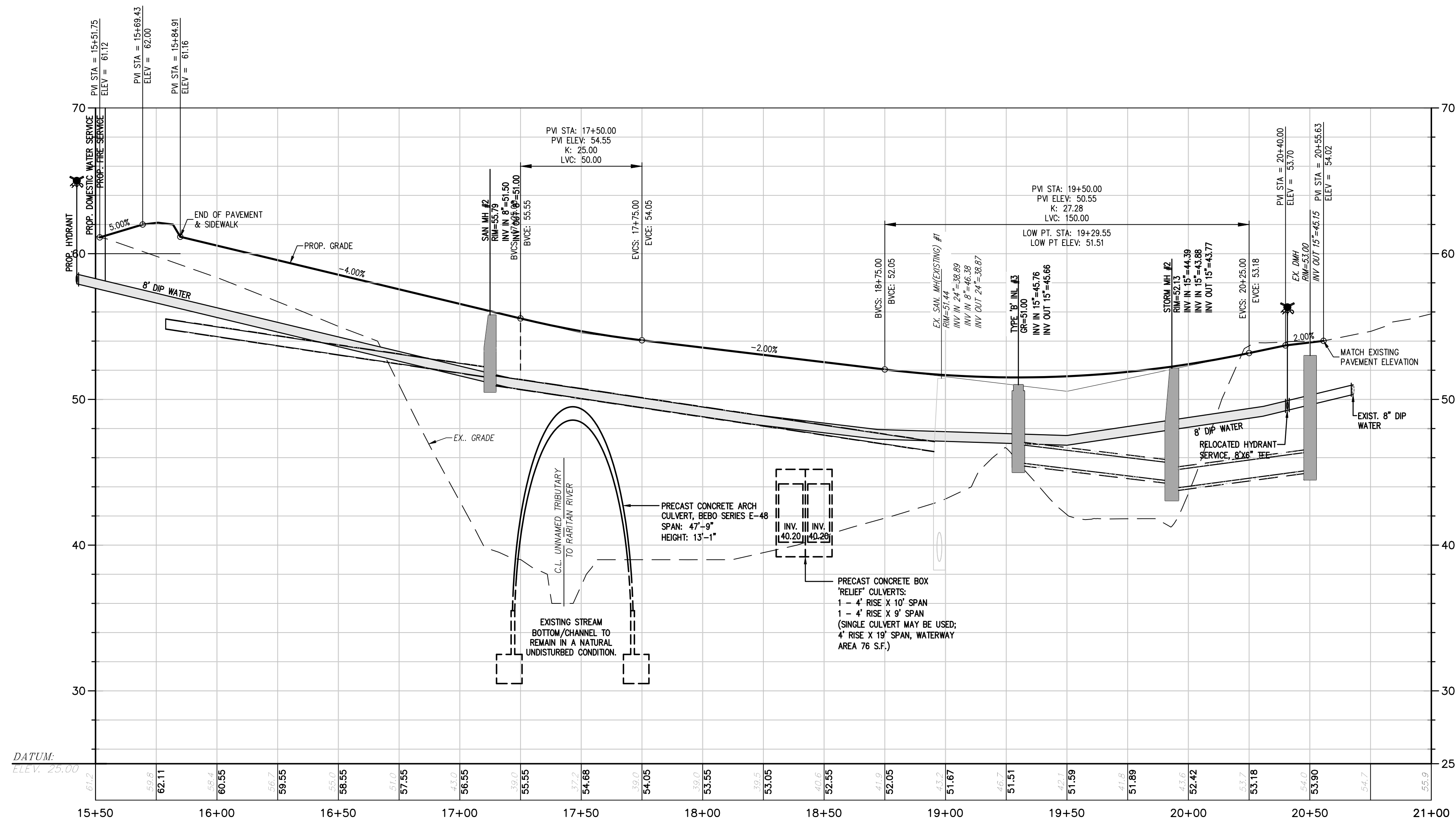
GRAPHIC SCALE
1" = 30 FT.

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

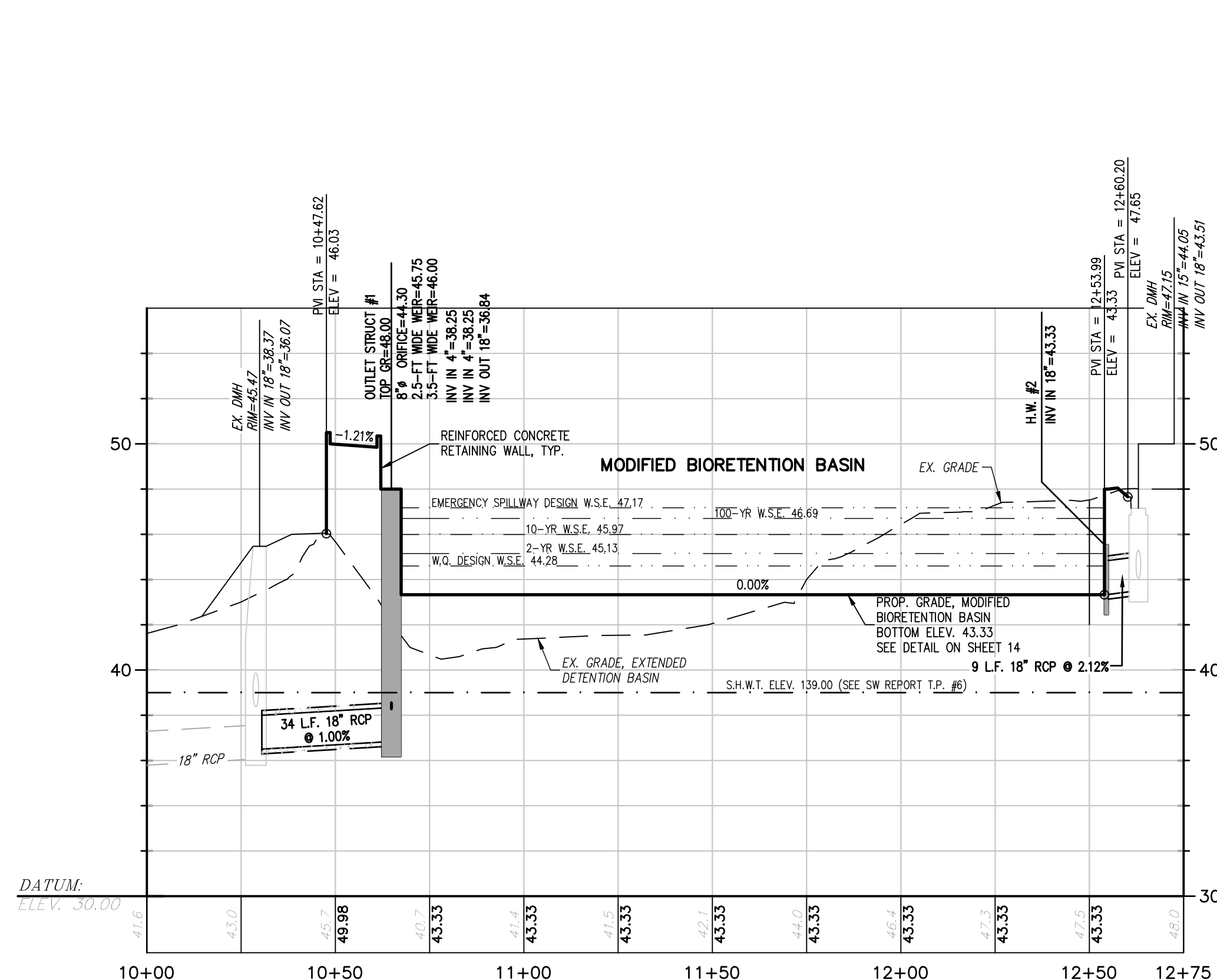
CALL BEFORE YOU DIAL
1-800-272-1000

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

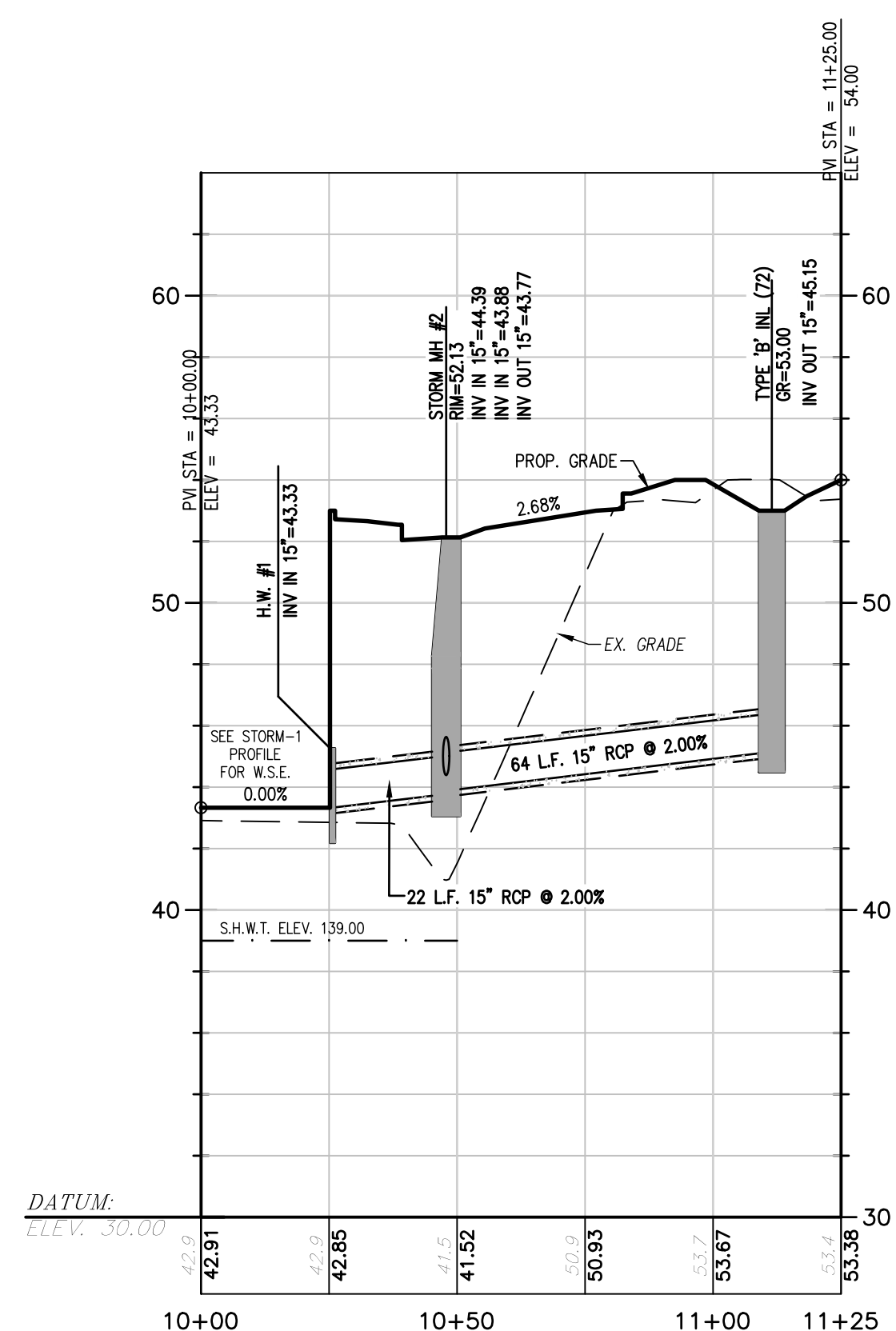
THIS PLAN TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY. SEE SHEET 12 FOR DETAILS



DRIVEWAY - CULVERT PROFILE



STORM-1 PROFILE



STORM-2 PROFILE

revisions		
no.	date	description
1	03/29/23	REMOVE PROPOSED SUBDIVISION LINE

- LEGEND**
- GAS VALVE
 - GAS METER
 - WATER VALVE
 - HYDRANT
 - WATER METER
 - CURB STOP
 - FIRE DEPT. CONNECTION
 - DRAINAGE MH
 - CURB INLET
 - LAWN INLET
 - SANITARY MH
 - CLEANOUT
 - SIGN
 - LIGHT
 - MAIL BOX
 - GUY WIRE
 - UTILITY POLE
 - ELECTRIC MH
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - FENCE
 - RAILING
 - WALL
 - GATE POST
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - SANITARY LINE
 - OVERHEAD WIRES

- ENVIRONMENTAL LINE LEGEND**
- DRCC BUFFER
 - WETLANDS LINE
 - WETLANDS BUFFER
 - FEMA DESIGN FLOOD LINE
 - FEMA FLOODWAY 100YR FLOOD
 - 50' RIPARIAN BUFFER

The Reynolds Group Inc.
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 Landscape Architects
 Land Surveyors
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 Raritan, N.J. 08869
 908-722-1500
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 www.reynoldsgroup.com

The Reynolds Group Inc.
 State of New Jersey
 Certificate of Authorization
 Number 24GA27969200
 21MH00004300
 F. Mitchel Ardman, P.E., P.P.
 Jeffrey D. Reynolds, P.L.A.

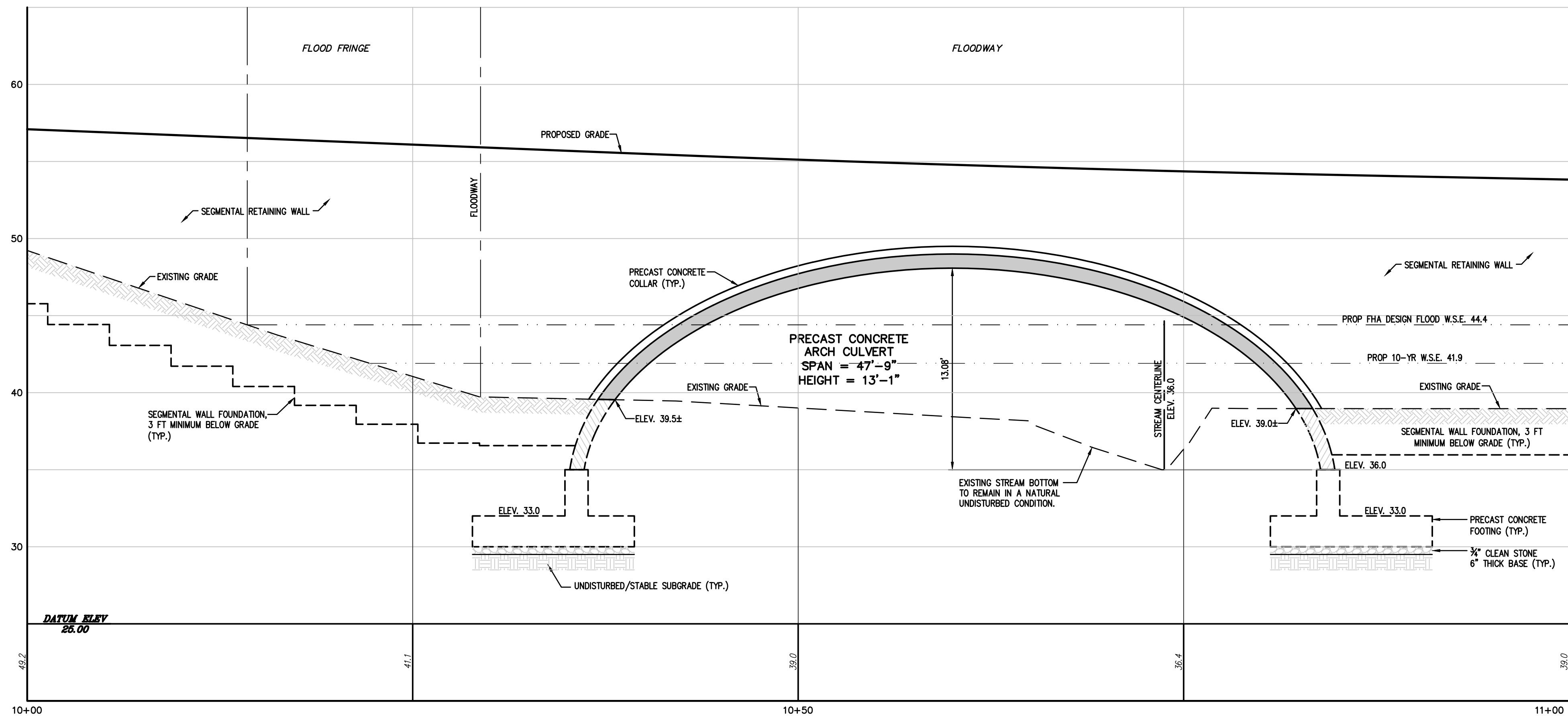
F. Mitchel Ardman
F. MITCHEL ARDMAN
 N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
DRIVEWAY ACCESS
 BLOCK 502.01, LOT 47.02
 TOWNSHIP OF FRANKLIN
 SOMERSET COUNTY, NEW JERSEY

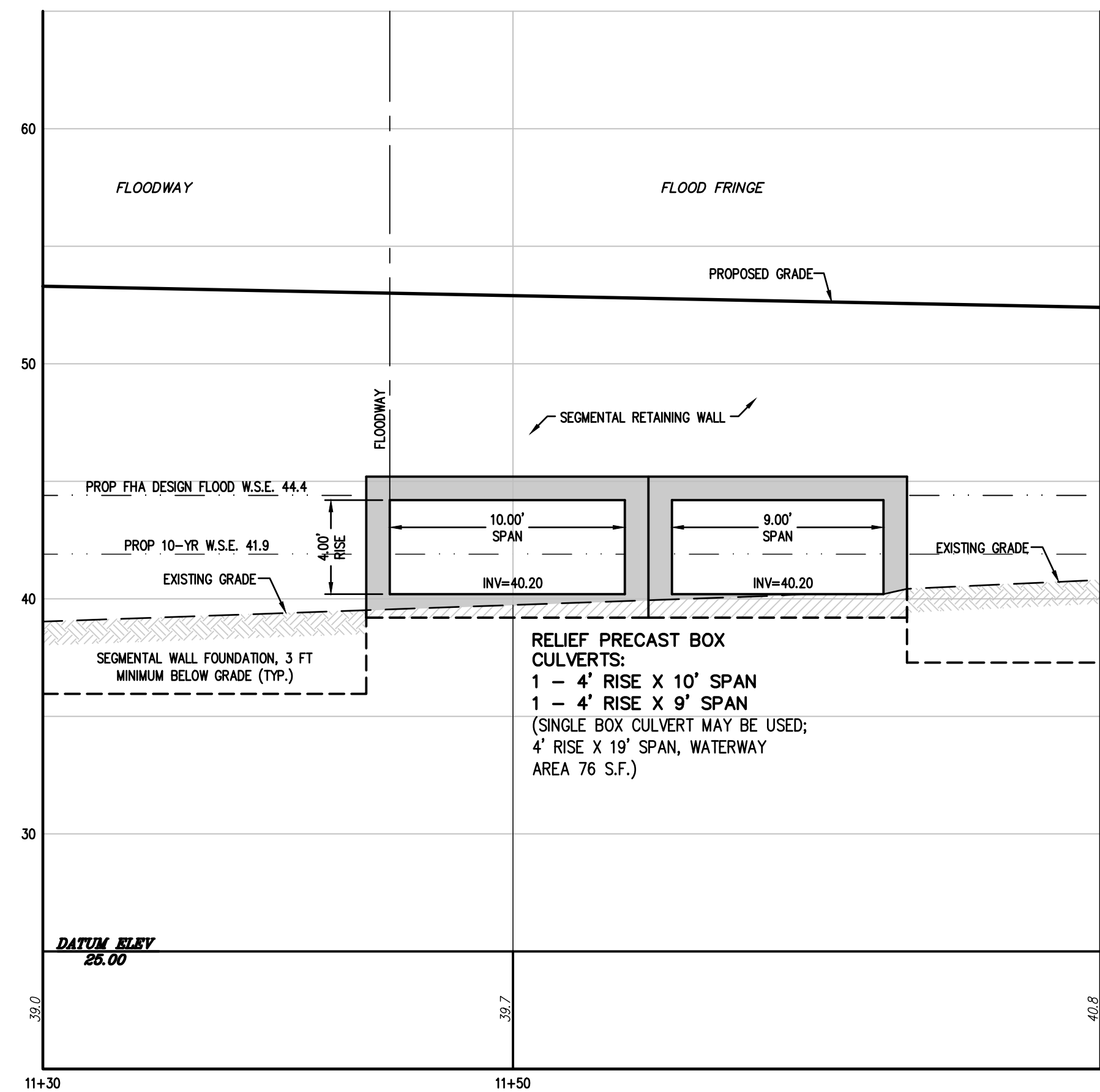
drawing title
DRIVEWAY AND STORM PROFILES

job number	22-005	drawing number	9
scale	1"=30'		
checked by	FMA/AEC		
drawn by	A.A.		
date	11/28/22	sheet 9 of 16	

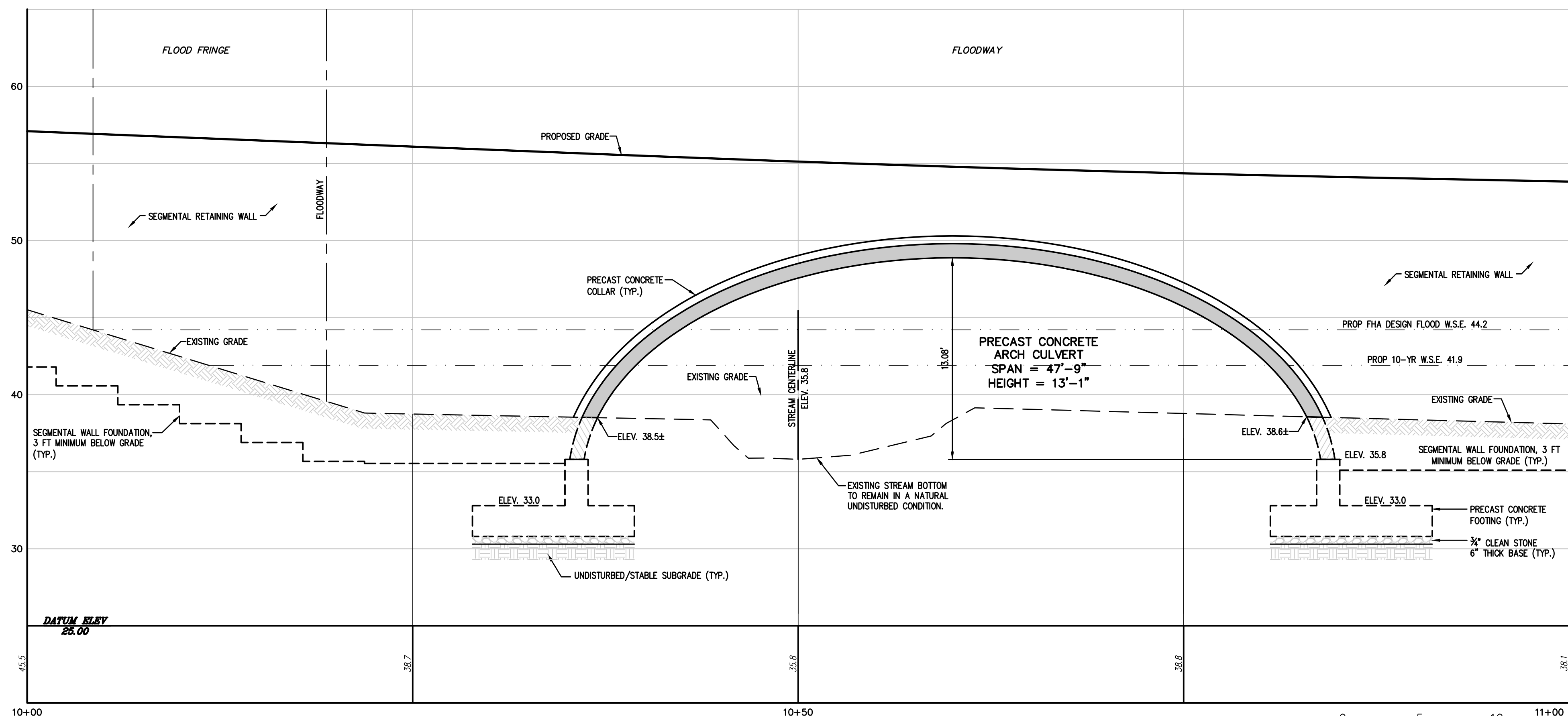
revisions		
no.	date	description
1	03/29/23	REMOVE PROPOSED SUBDIVISION LINE



UPSTREAM ARCH CULVERT/RETAINING WALL
 (LOOKING DOWNSTREAM)
 HORIZONTAL SCALE: 1" = 5'-0"
 VERTICAL SCALE: 1" = 5'-0"

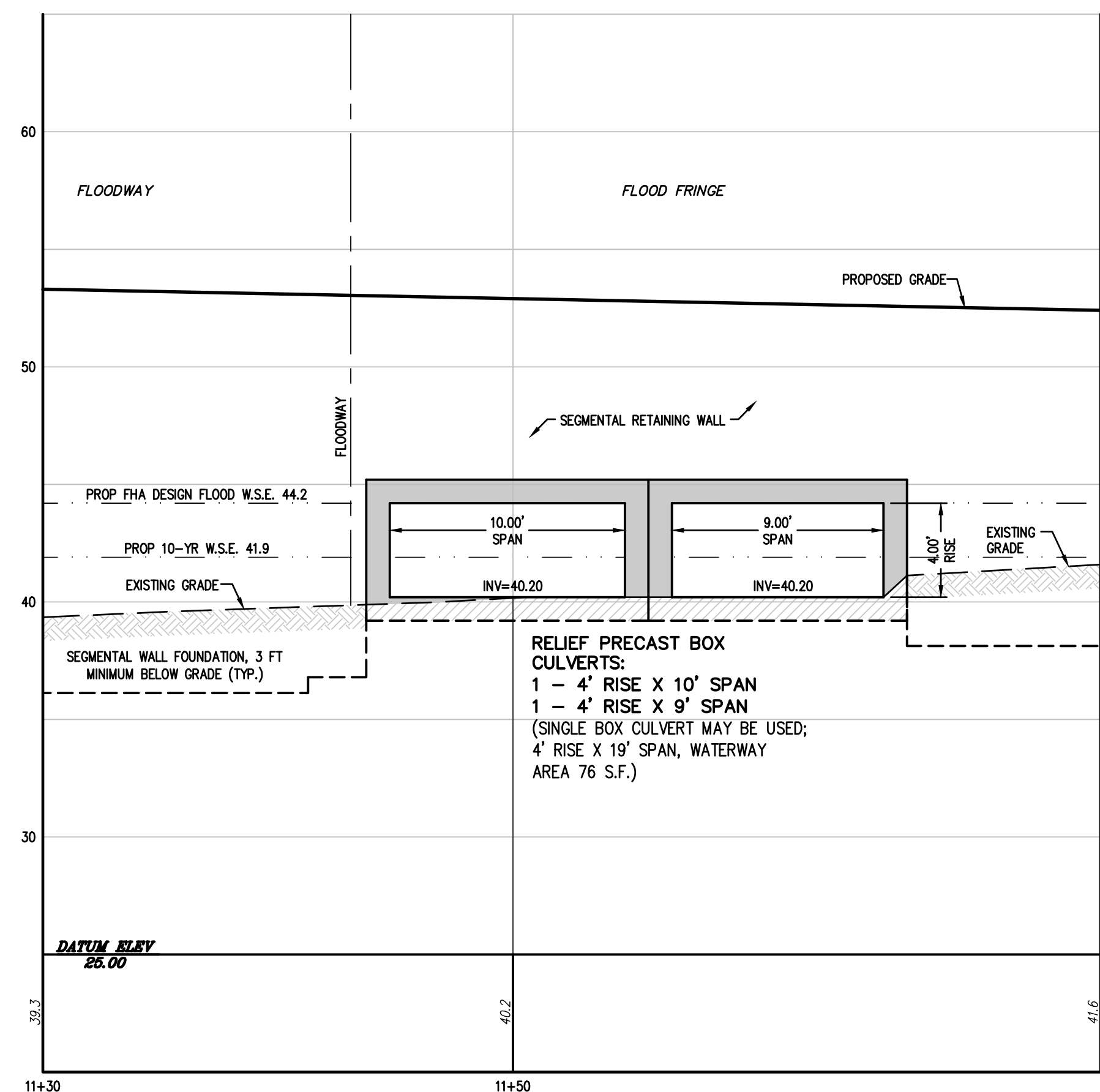
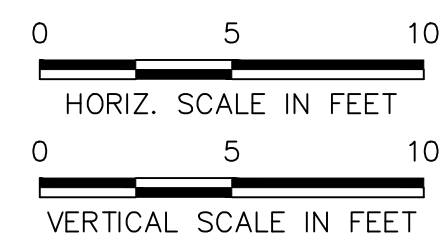


UPSTREAM RELIEF CULVERTS/RETAINING WALL
 (LOOKING DOWNSTREAM)
 HORIZONTAL SCALE: 1" = 5'-0"
 VERTICAL SCALE: 1" = 5'-0"

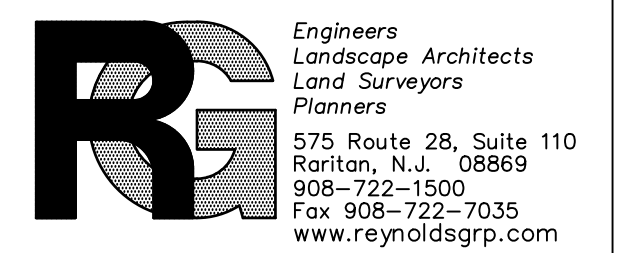


DOWNSTREAM ARCH CULVERT/RETAINING WALL
 (LOOKING UPSTREAM)
 HORIZONTAL SCALE: 1" = 5'-0"
 VERTICAL SCALE: 1" = 5'-0"

NOTE:
 SEE SHEET 14 FOR PRECAST
 CONCRETE ARCH AND RELIEF BOX
 CULVERTS, AND SEGMENTAL
 RETAINING WALL CONSTRUCTION
 DETAILS AND STRUCTURAL
 REQUIREMENTS.



DOWNSTREAM RELIEF CULVERTS/RETAINING WALL
 (LOOKING UPSTREAM)
 HORIZONTAL SCALE: 1" = 5'-0"
 VERTICAL SCALE: 1" = 5'-0"



The Reynolds Group Inc.
 State of New Jersey
 Certificate of Authorization
 Number 24GA27969200
 21MH0004300
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 N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
DRIVEWAY ACCESS
 BLOCK 502.01, LOT 47.02
 TOWNSHIP OF FRANKLIN
 SOMERSET COUNTY, NEW JERSEY
 drawing title
**PROPOSED CULVERT
 END VIEWS**

job number	22-005	drawing number	10
scale	AS SHOWN		
checked by	FMA/AEC		
drawn by	A.A.		
date	11/28/22	sheet 10 of 16	

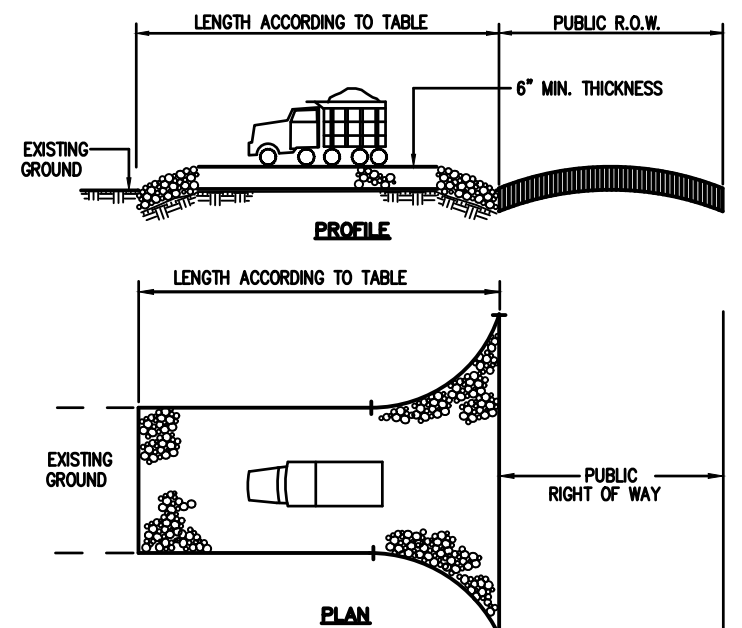
J:\ENGINEERING\PROJECTS\2022\22-005 - COLLETSO SOMERSET_TOWNSHIP\22-005 FMA_CULVERT SECTIONS (01)1296-(1)29 (2)3

IN CASE OF DISCREPANCY, TOWNSHIP STANDARD DETAILS SHALL HOLD.

Table with 3 columns: no., date, description. Row 1: 1, 03/29/23, REMOVE PROPOSED SUBDIVISION LINE.

LEGEND

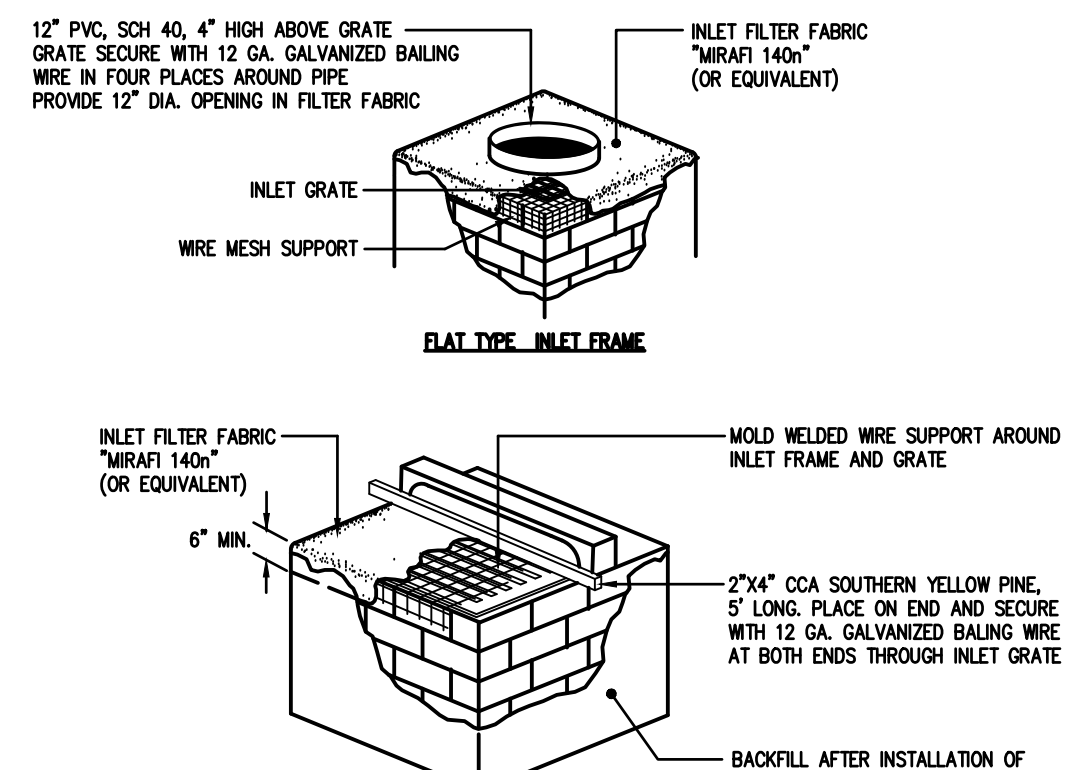
- Icons and symbols for: GAS VALVE, GAS METER, WATER VALVE, HYDRANT, WATER METER, CURB STOP, FIRE DEPT. CONNECTION, DRAINAGE MH, CURB INLET, LAWN INLET, SANITARY MH, CLEANOUT, BOLLARD, SIGN, LIGHT, MAIL BOX, GUY WIRE, UTILITY POLE, ELECTRIC MH, CONIFEROUS TREE, DECIDUOUS TREE, FENCE, RAILING, WALL, GATE POST, WATER LINE, GAS LINE, ELECTRIC LINE, SANITARY LINE, OVERHEAD WIRES.



NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP.)

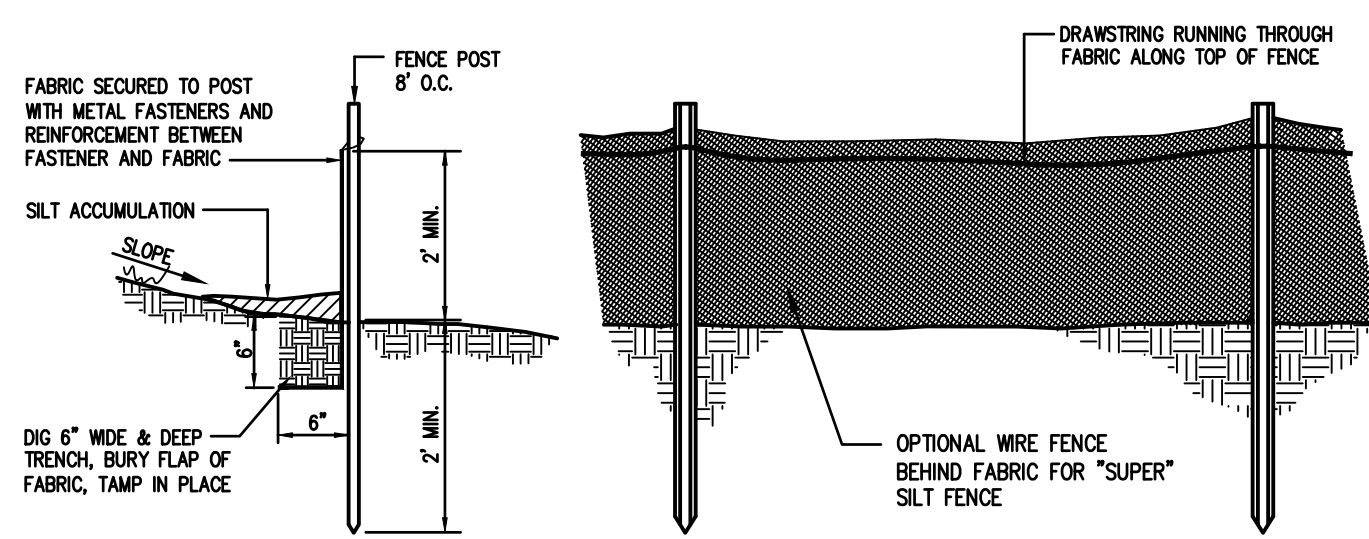
Table with 2 columns: PERCENT SLOPE OF ROADWAY, LENGTH OF STONE REQUIRED. Rows for coarse and fine grained soils.

STABILIZED CONSTRUCTION ACCESS

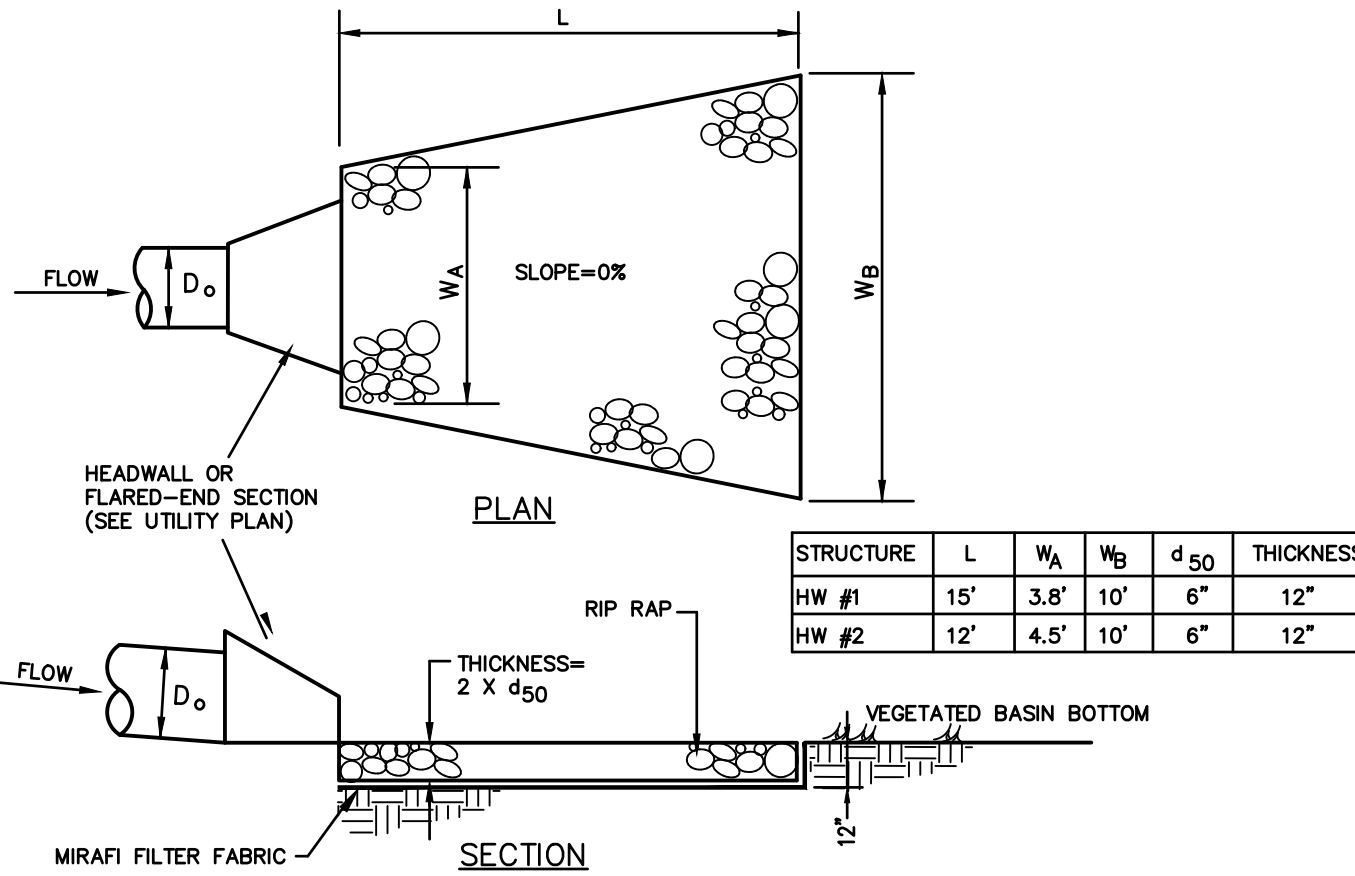


GENERAL NOTES: 1. CONTRACTOR TO CLEAN INLET FILTER AFTER EVERY STORM. 2. FILTER FABRIC, WOOD PIECE OR PVC PIPE TO BE REMOVED AFTER PAVING OR FINAL GRADING AND ESTABLISHMENT OF VEGETATION.

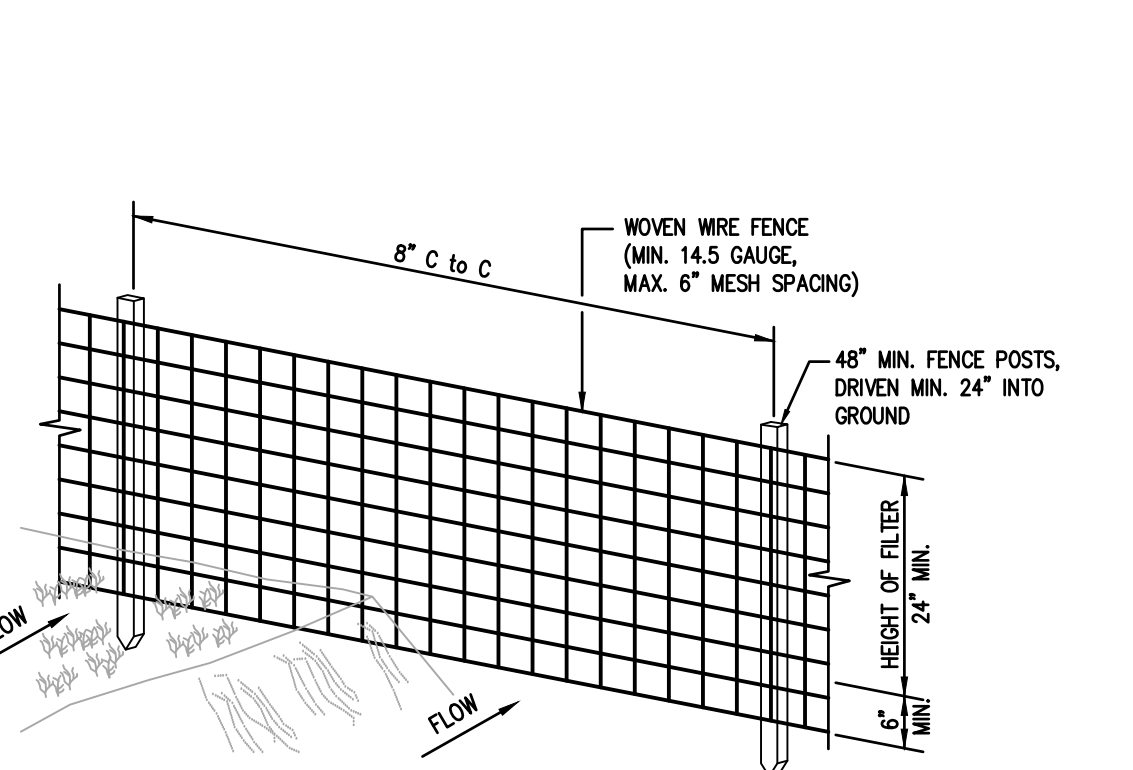
INLET FILTERS



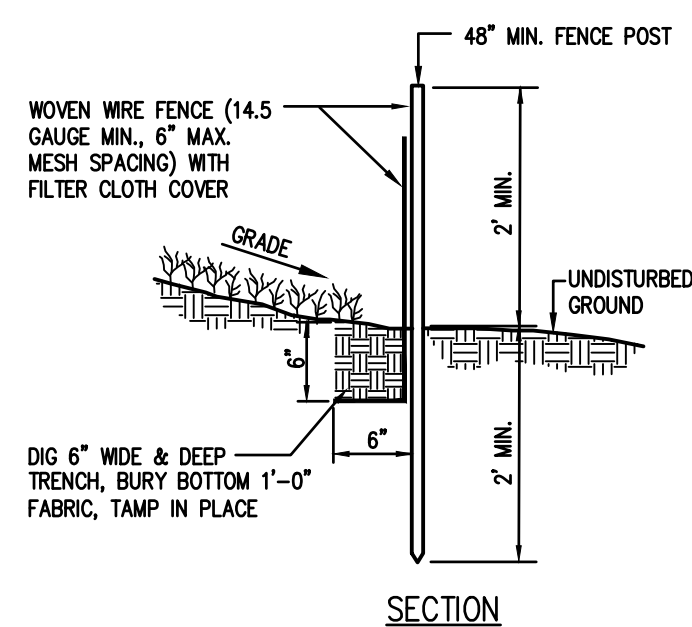
SILT FENCE SEDIMENT BARRIER



RIP RAP APRON



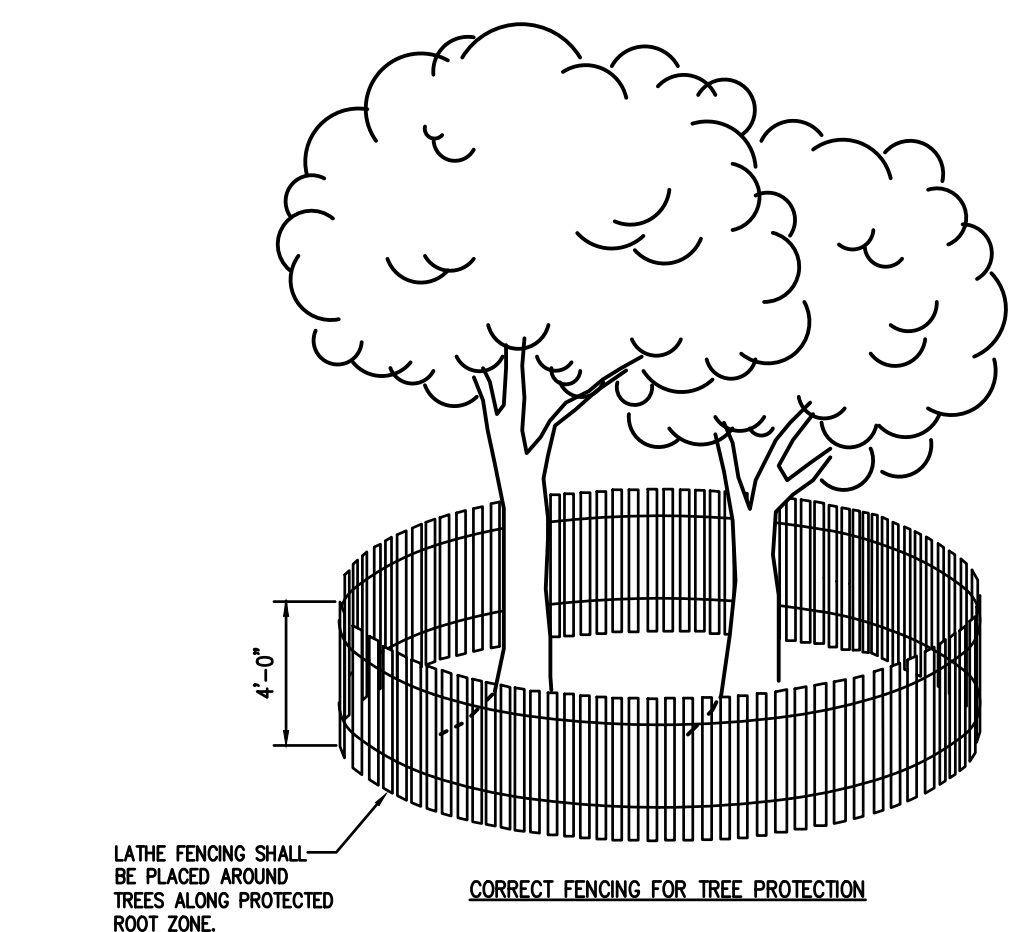
PERSPECTIVE VIEW



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

SUPER SILT FENCE

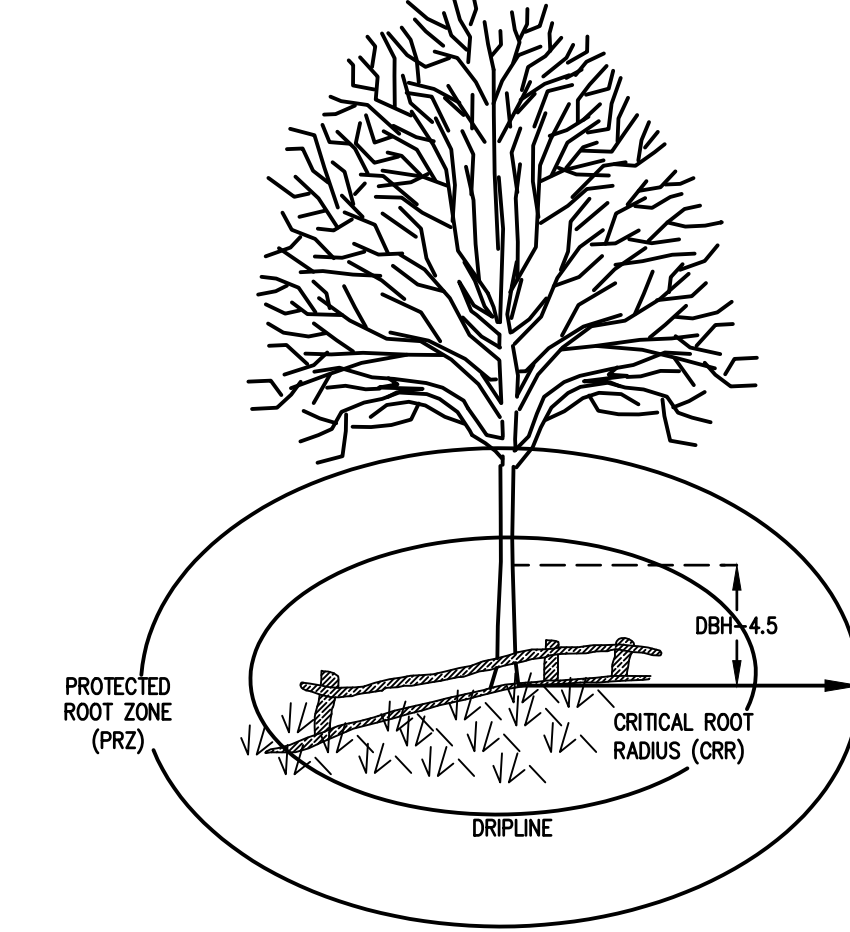


ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).

- 1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE). 2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

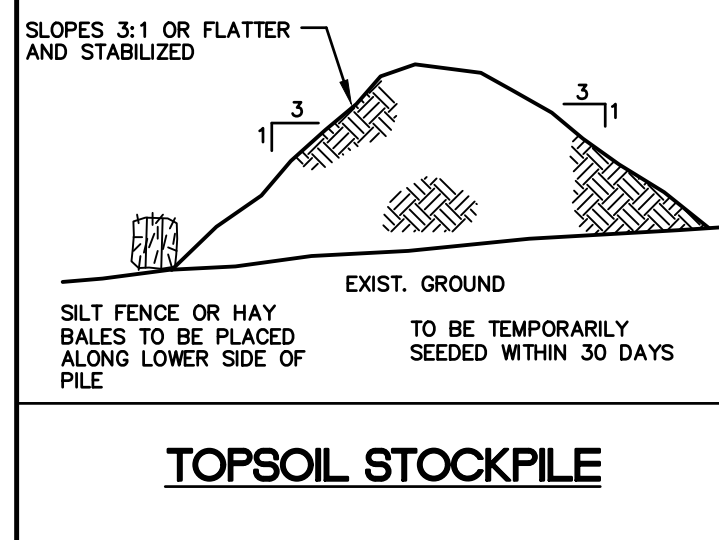
DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES. DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

ROOT PROTECTION FENCING



PERMANENT VEGETATIVE MIXTURES, PLANTING RATES AND PLANTING DATES table with columns for SEED MIXTURE, PLANTING RATE, PLANTING DATES, and REMARKS.

- 1. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. 2. Maintenance Level: A. Intensive mowing (2-4 days), fertilization, lime, pest control and irrigation. B. Frequent mowing (4-7 days), occasional fertilization, lime and weed control. C. Periodic mowing (7-14 days), occasional fertilization and lime. D. Infrequent or no mowing, fertilization and lime the first year of establishment.



TOPSOIL STOCKPILE

STANDARD FOR PERMANENT AND TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. SITE PREPARATION: A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION. C. TOPSOIL SHALL BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. D. INSTALL NEEDED EROSION CONTROL PRACTICES FOR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. 2. SEEDBED PREPARATION: A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED. B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR EQUIVALENT. C. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. D. PERMANENT SEEDING: USE MIXTURE SHOWN IN THE PERMANENT SEEDING TABLE OR USE MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE. E. SEEDING: 1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. 2. WARM SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. 3. COOL SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85°F.

TEMPORARY SEEDING: TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON SOILS EXPOSED FOR PERIODS OF 2 TO 6 MONTHS WHICH ARE NOT BEING GRADED, NOT UNDER ACTIVE CONSTRUCTION, OR NOT SCHEDULED FOR PERMANENT SEEDING WITHIN 60 DAYS.

- B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT. D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK WITH AN ACTUATOR SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED.

- 4. MULCHING: MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. 5. MULCHING: A. STRAW OR HAY. B. CRIPPER (MULCH ANCHORING COULER TOOL).

Temporary Seeding Table

Temporary Vegetative Stabilization Grasses, Seeding Rates, Dates and Depth table with columns for SEED SELECTIONS, SEEDING RATE, OPTIMUM SEEDING RATE, and OPTIMUM SEED DEPTH.

- 1. Seeding rate for warm season grass, selections 6-7 shall be adjusted to reflect the amount of Pure Live Seed (PLS) as determined by a germination test result. 2. May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated. 3. Project is in Plant Hardiness Zone 6b. 4. Twice the depth for sandy soils.

CONSTRUCTION SEQUENCE

Table with 3 columns: SEQUENCE #, DESCRIPTION OF CONSTRUCTION ACTIVITY, TIME (WEEKS). Rows 1-12 detailing construction steps.

NOTES:

- 1. THE ABOVE SEQUENCES WILL OVERLAP. EACH SEQUENCE MAY COMMENCE PRIOR TO THE COMPLETION OF THE PREVIOUS SEQUENCE. 2. CONTRACTOR TO PROVIDE MONTHLY INSPECTION AND REPAIR OF ALL SOIL EROSION MEASURES AND SHALL PROVIDE ROAD SWEEPING AS REQUIRED OR DIRECTED BY OWNER.

- 1. PEG AND TWINE. 2. MULCH NETTINGS. 3. CRIPPER (MULCH ANCHORING COULER TOOL). 4. LIQUID MULCH BINDERS. A. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH. B. USE ONE OF THE FOLLOWING: (1) ORGANIC AND VEGETABLE BASED BINDERS. (2) SYNTHETIC BINDERS.

- C. PELLETED MULCH. D. WOOD-FIBER OR PAPER-FIBER MULCH. E. IRRIGATION (WHERE FEASIBLE): IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER. F. TOP DRESSING: PRESCRIBED IN SECTION 2A - SEEDBED PREPARATION.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

- F. MULCHING: A. STRAW OR HAY. B. CRIPPER (MULCH ANCHORING COULER TOOL). C. PELLETED MULCH. D. WOOD-FIBER OR PAPER-FIBER MULCH. E. IRRIGATION (WHERE FEASIBLE): IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER. F. TOP DRESSING: PRESCRIBED IN SECTION 2A - SEEDBED PREPARATION.

- G. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION: THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. H. MULCHING: A. STRAW OR HAY. B. CRIPPER (MULCH ANCHORING COULER TOOL). C. PELLETED MULCH. D. WOOD-FIBER OR PAPER-FIBER MULCH. E. IRRIGATION (WHERE FEASIBLE): IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER.

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The Reynolds Group Inc.

State of New Jersey Certificate of Authorization Number 24CA27969200

F. Mitchell Ardman, P.E., P.P. Jeffrey D. Reynolds, P.L.A.

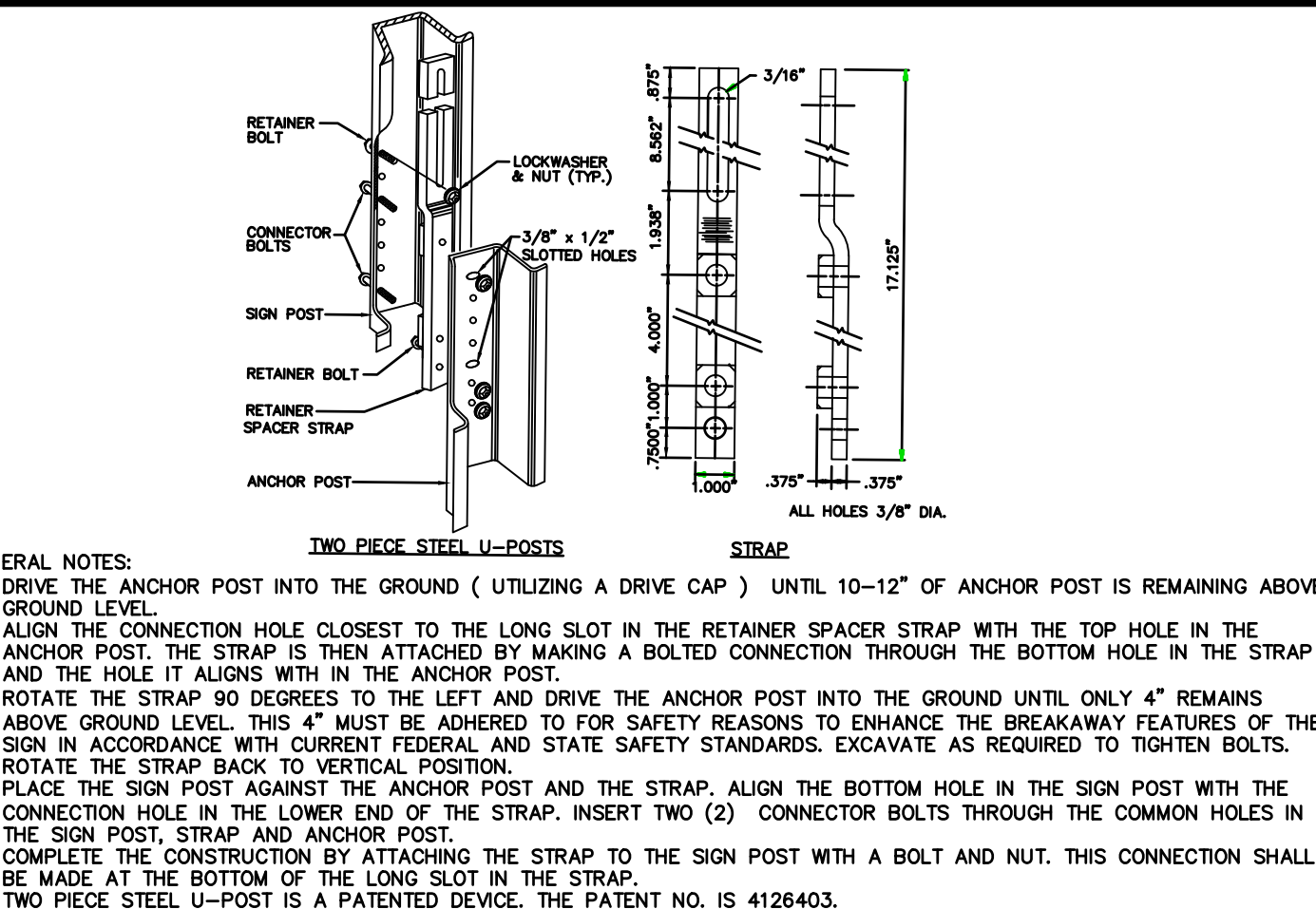
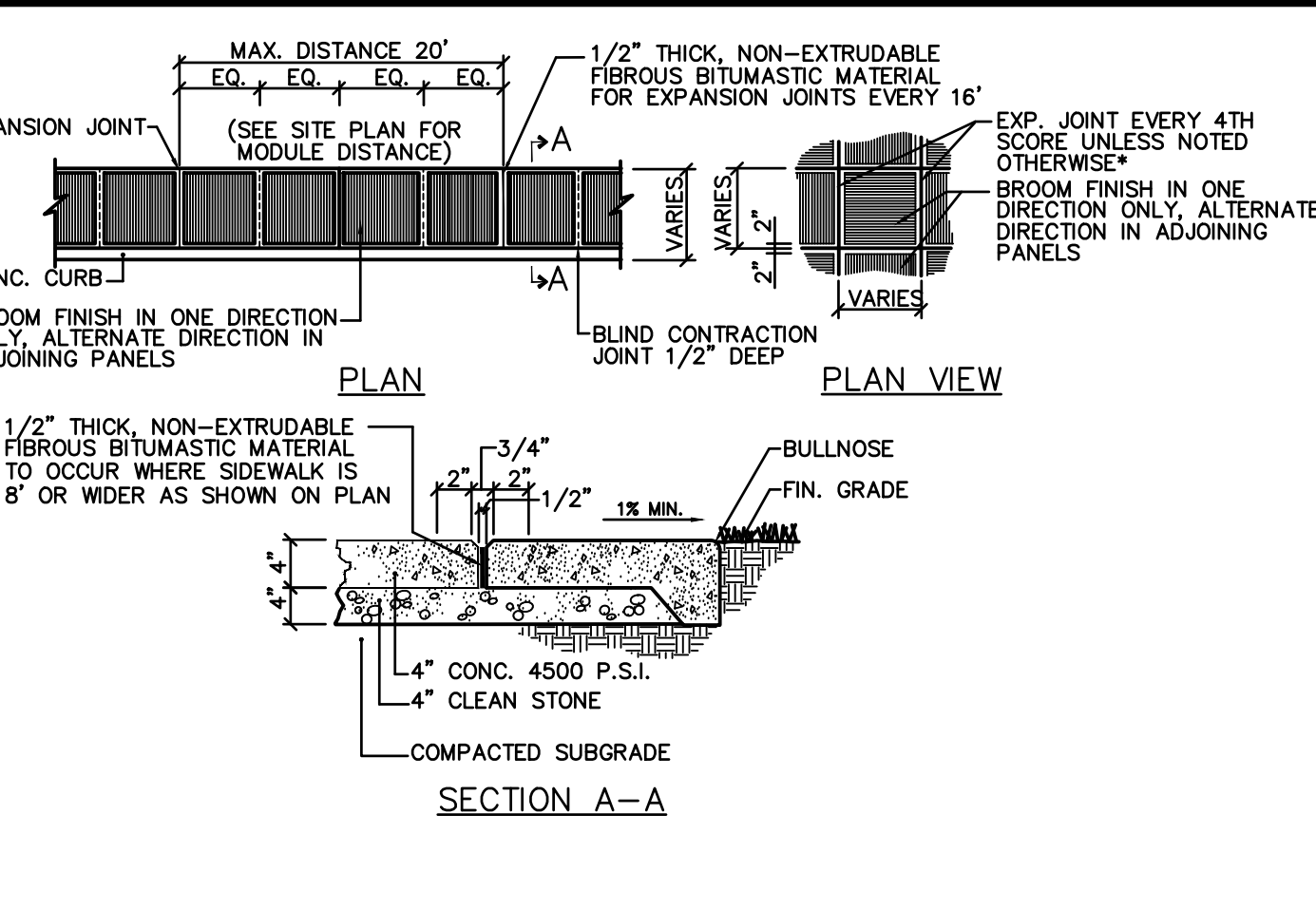
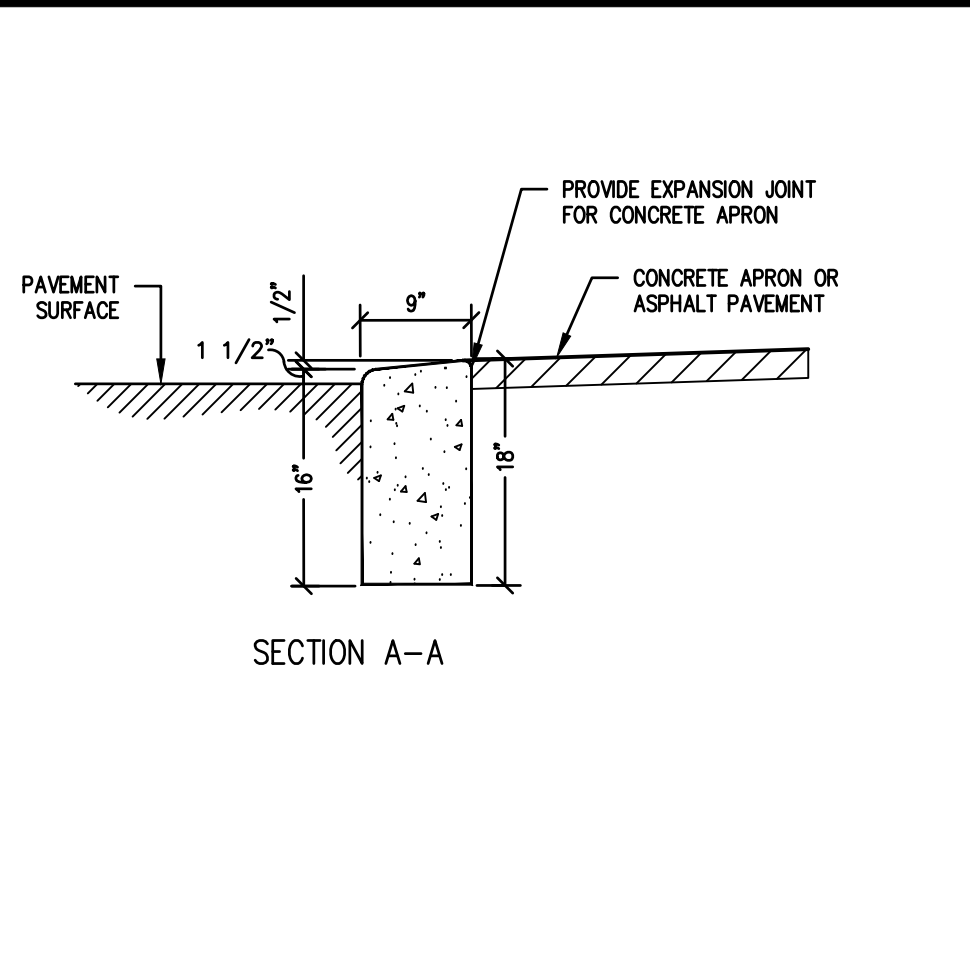
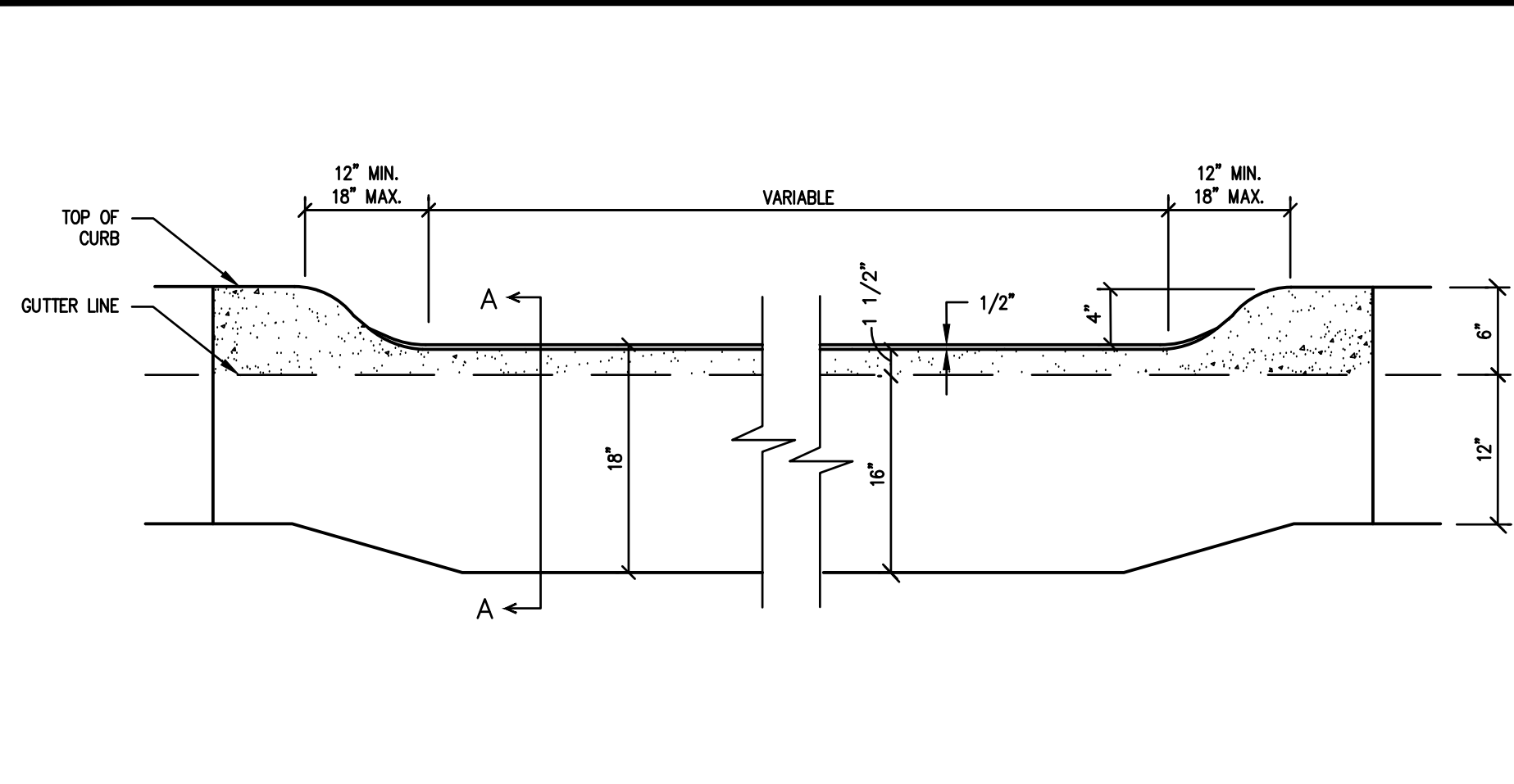
F. Mitchell Ardman F. MITCHEL ARDMAN N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

DRIVEWAY ACCESS

BLOCK 502.01, LOT 47.02 TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NEW JERSEY

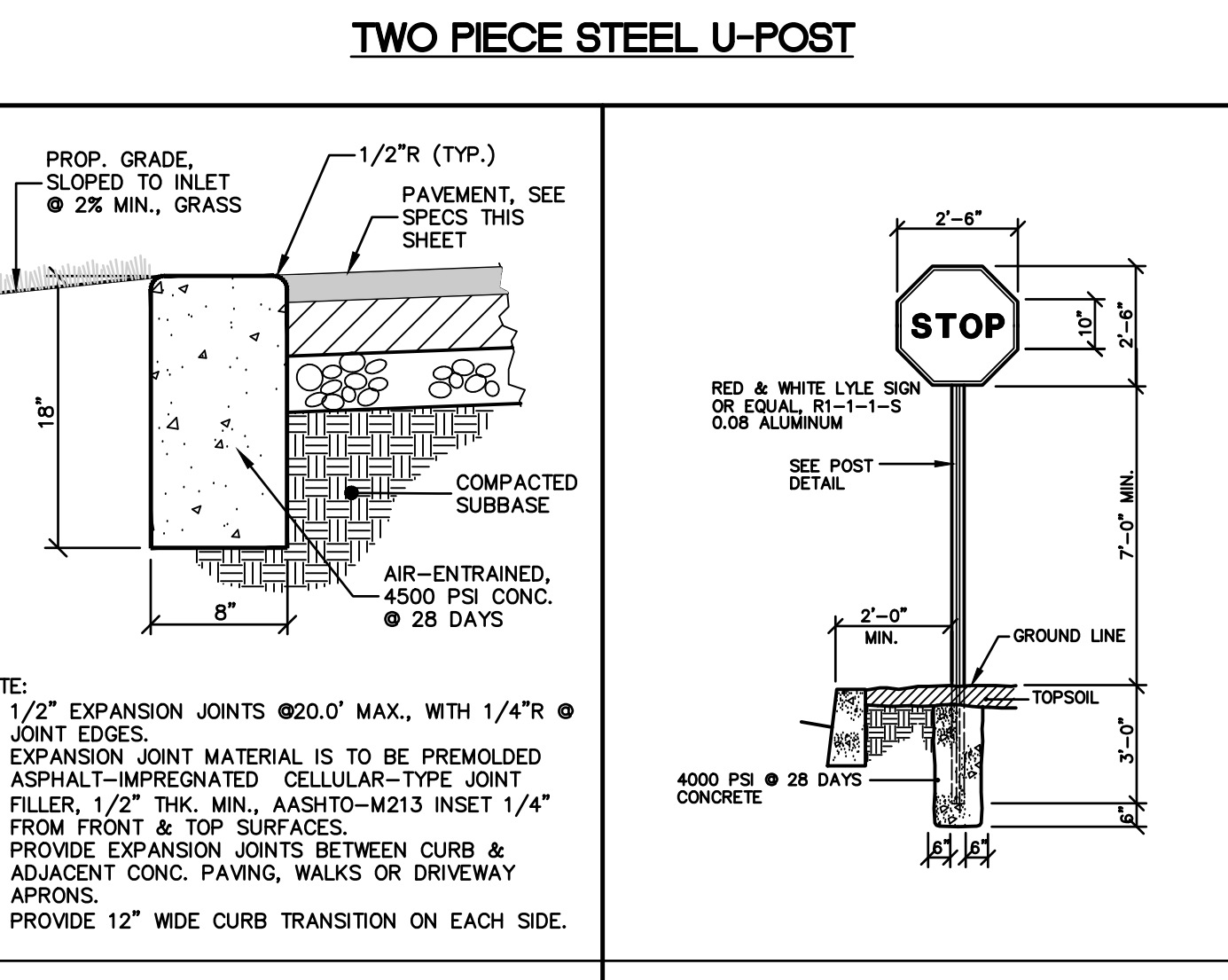
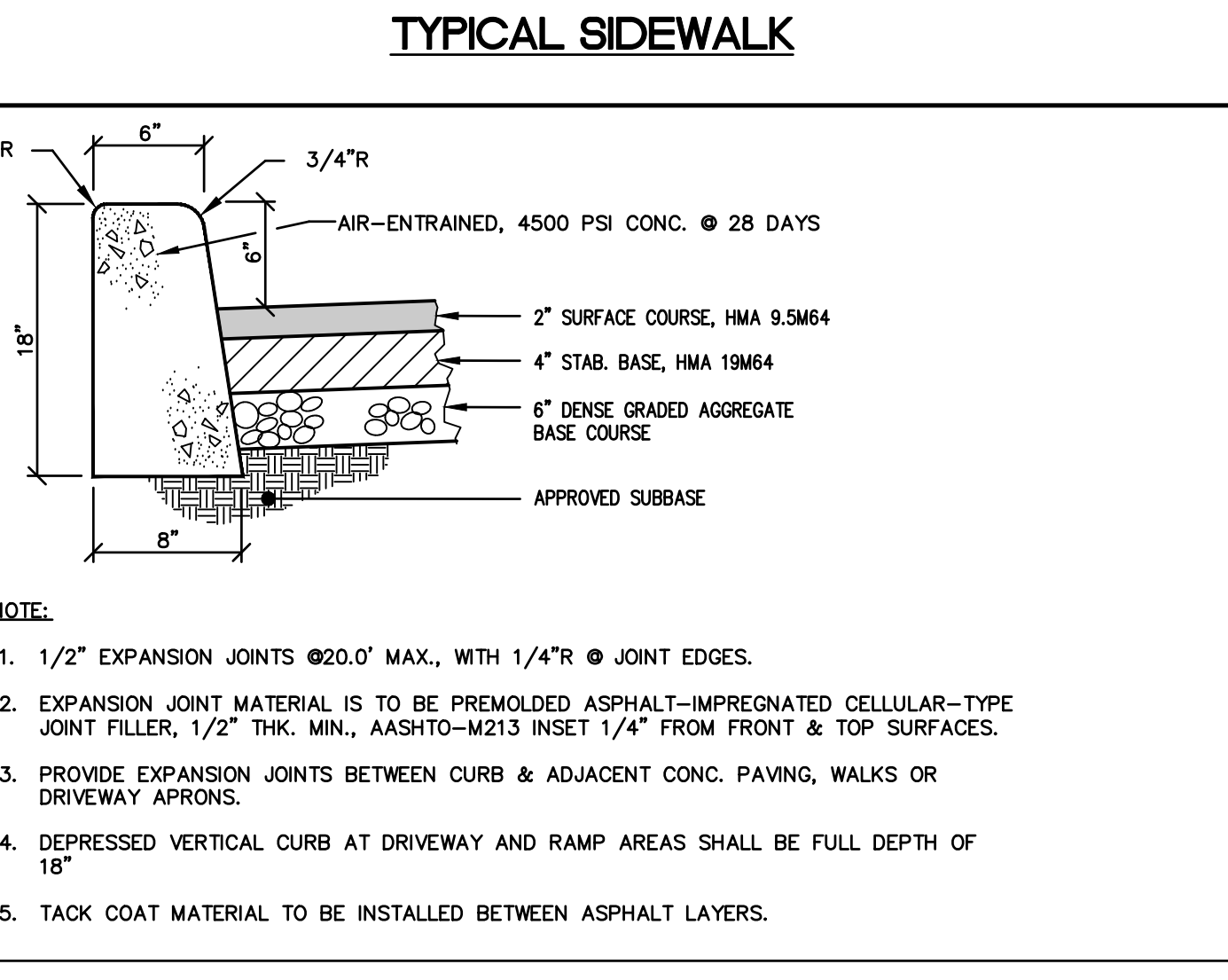
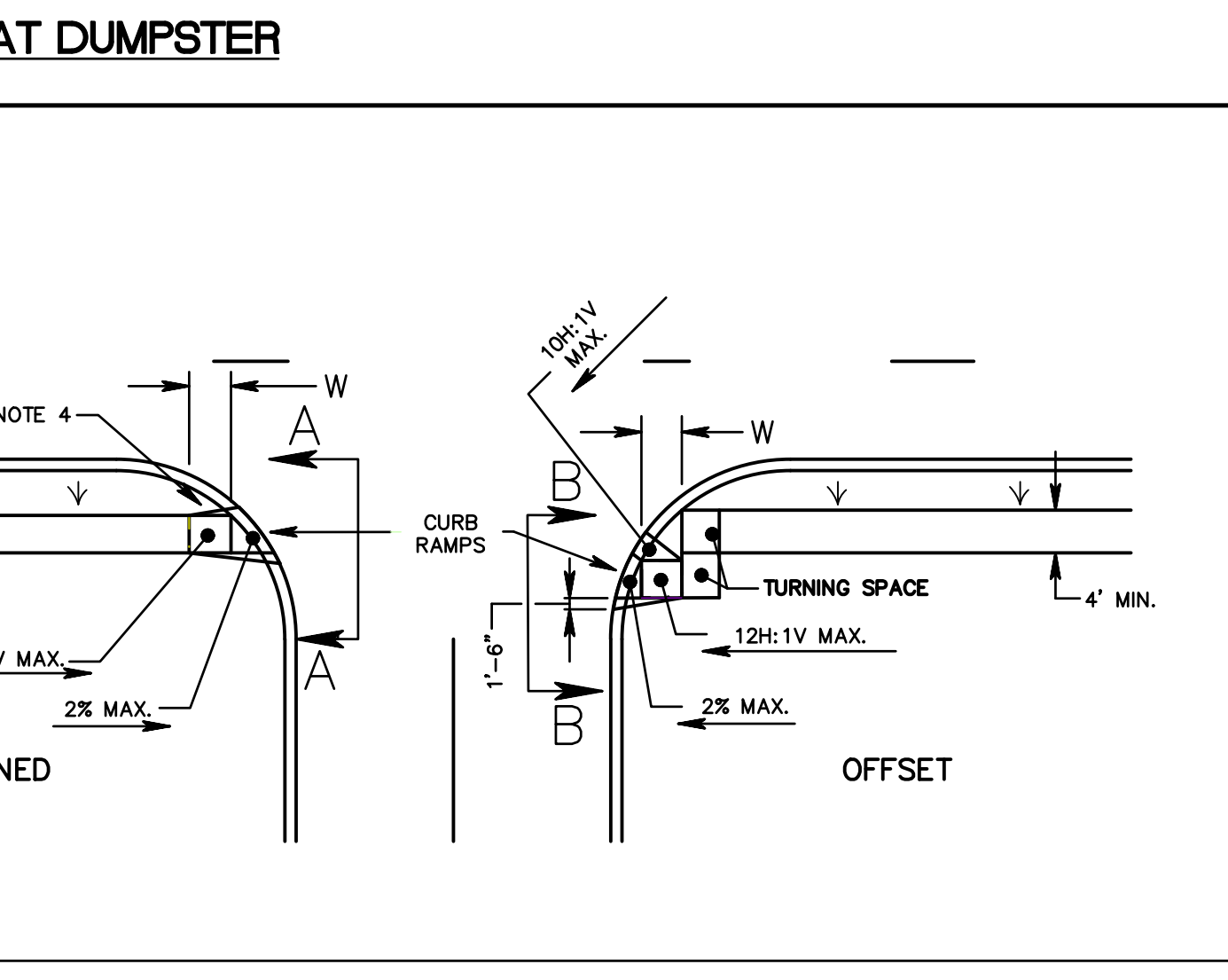
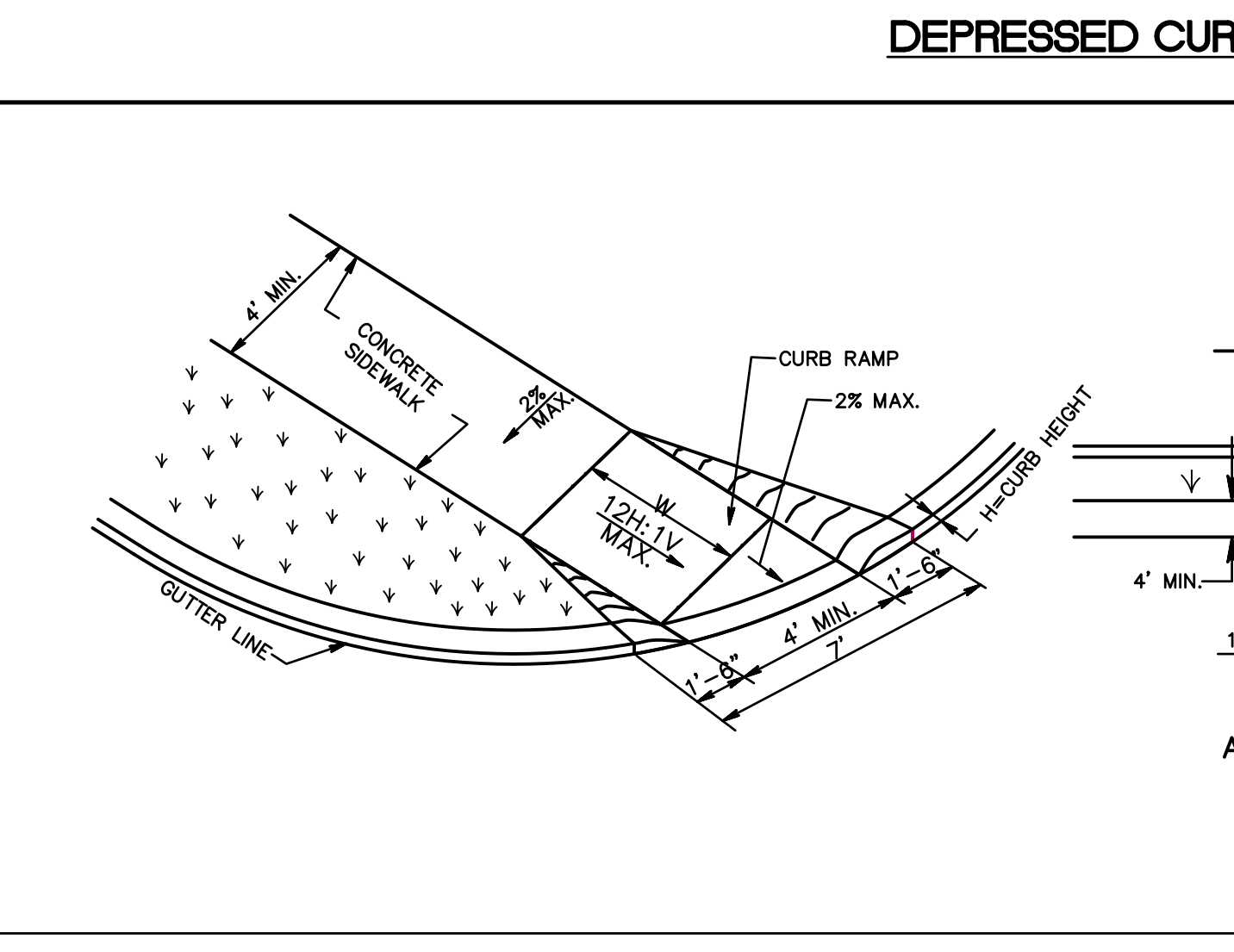
SOIL EROSION & SEDIMENT CONTROL DETAILS

Table with 2 columns: job number, drawing number. Row 1: 22-005, 11. Row 2: AS SHOWN, 11. Row 3: FMA/AEC. Row 4: A.A. Row 5: 11/28/22, sheet 11 of 16.

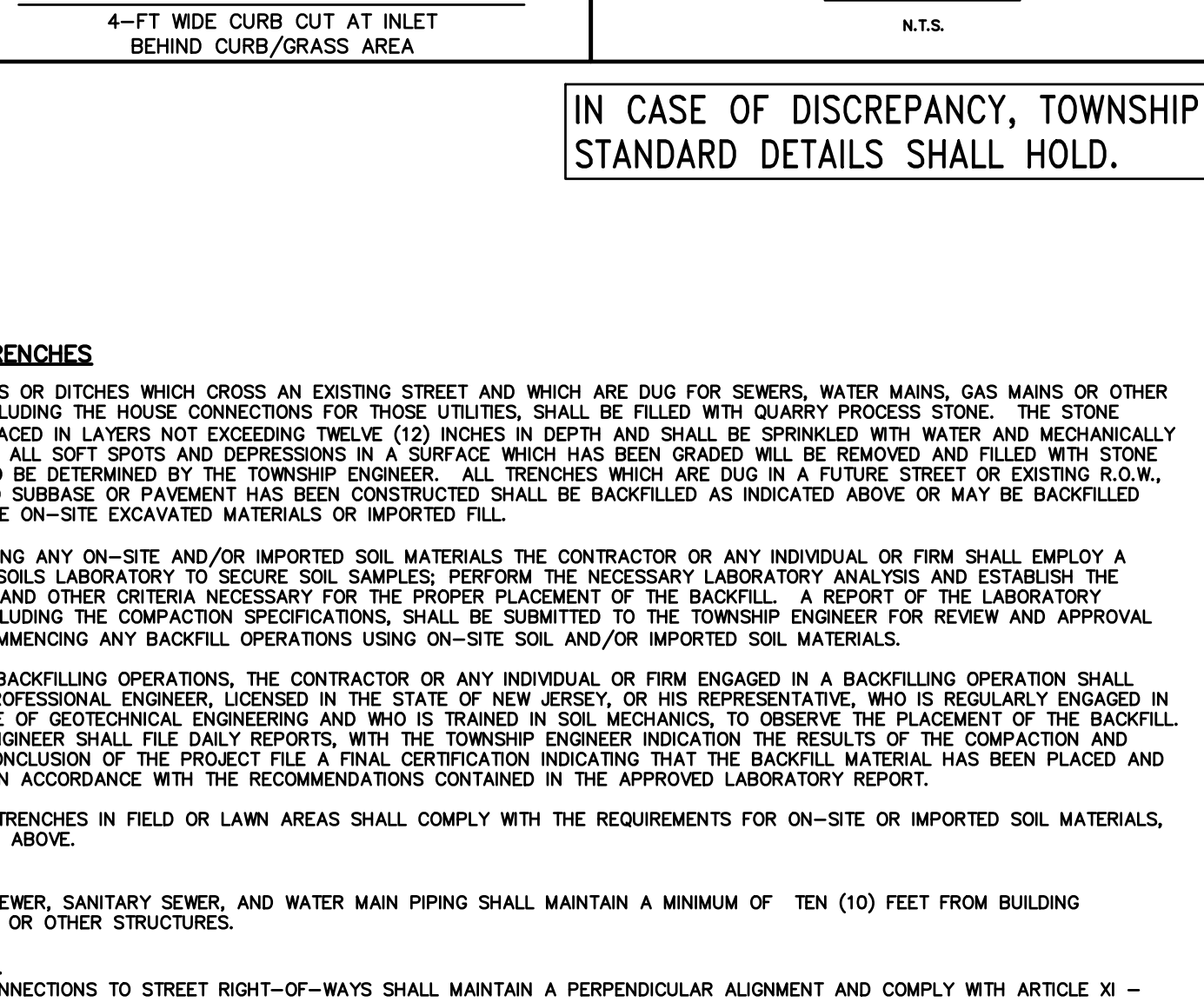
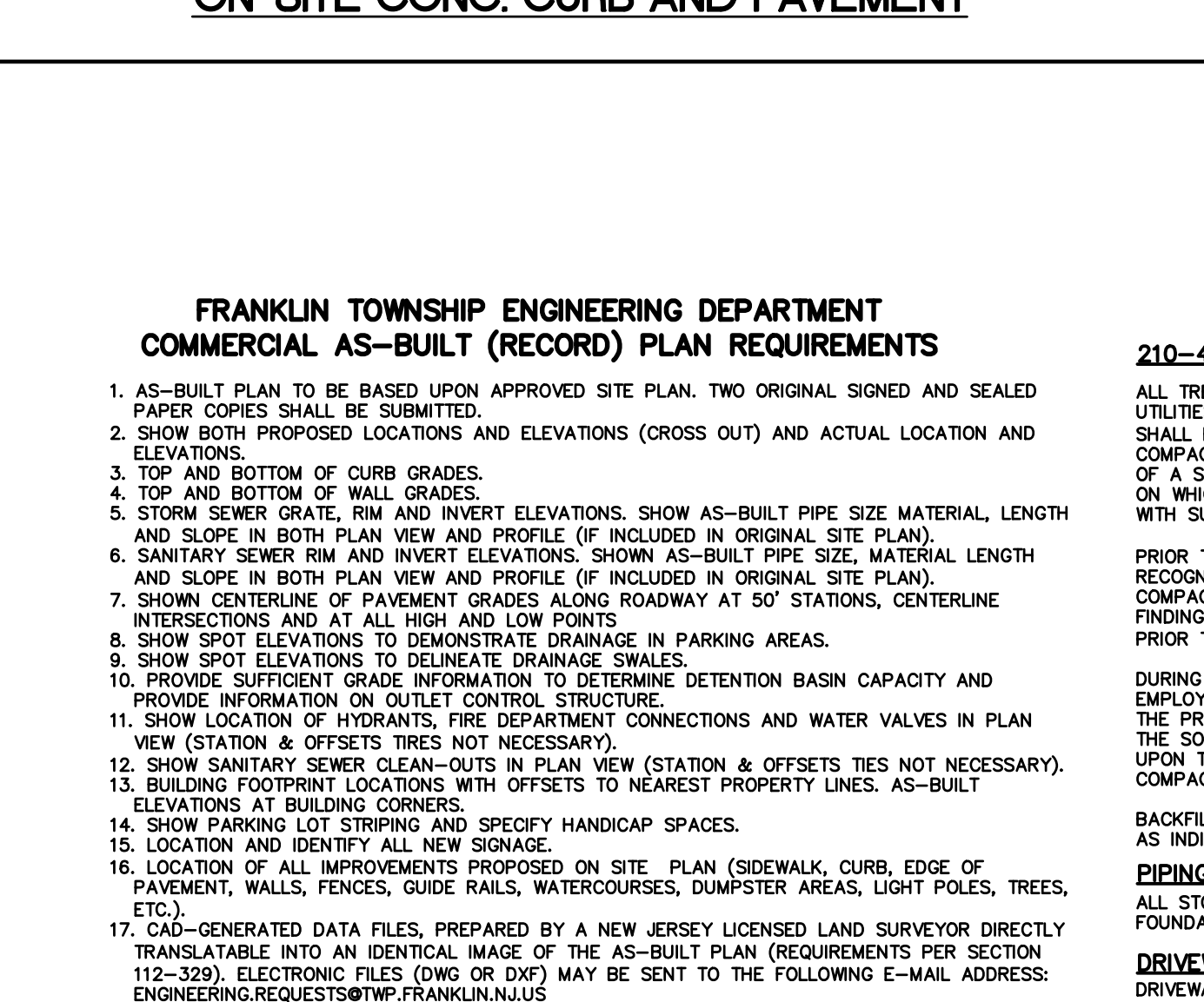
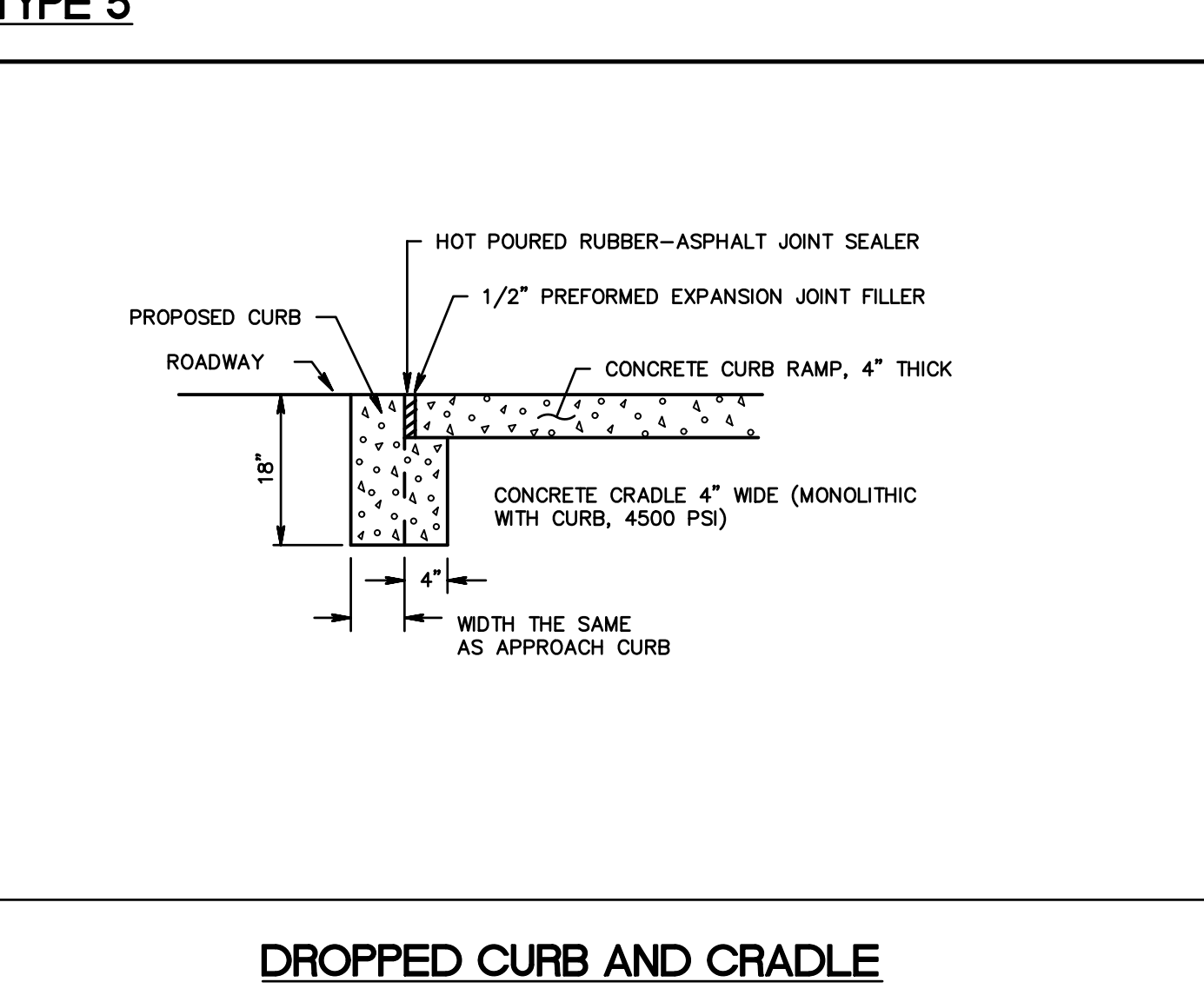
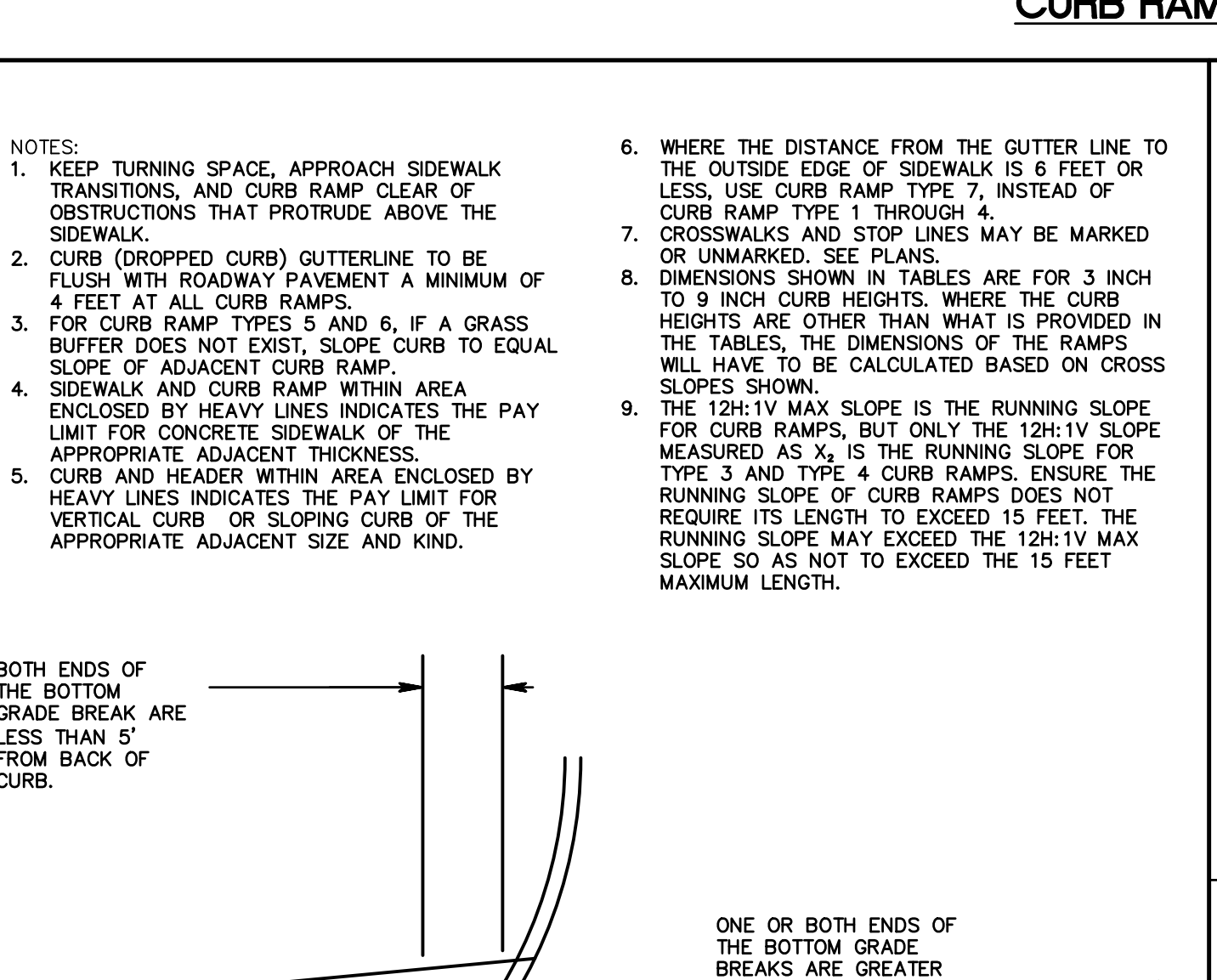


revisions		
no.	date	description
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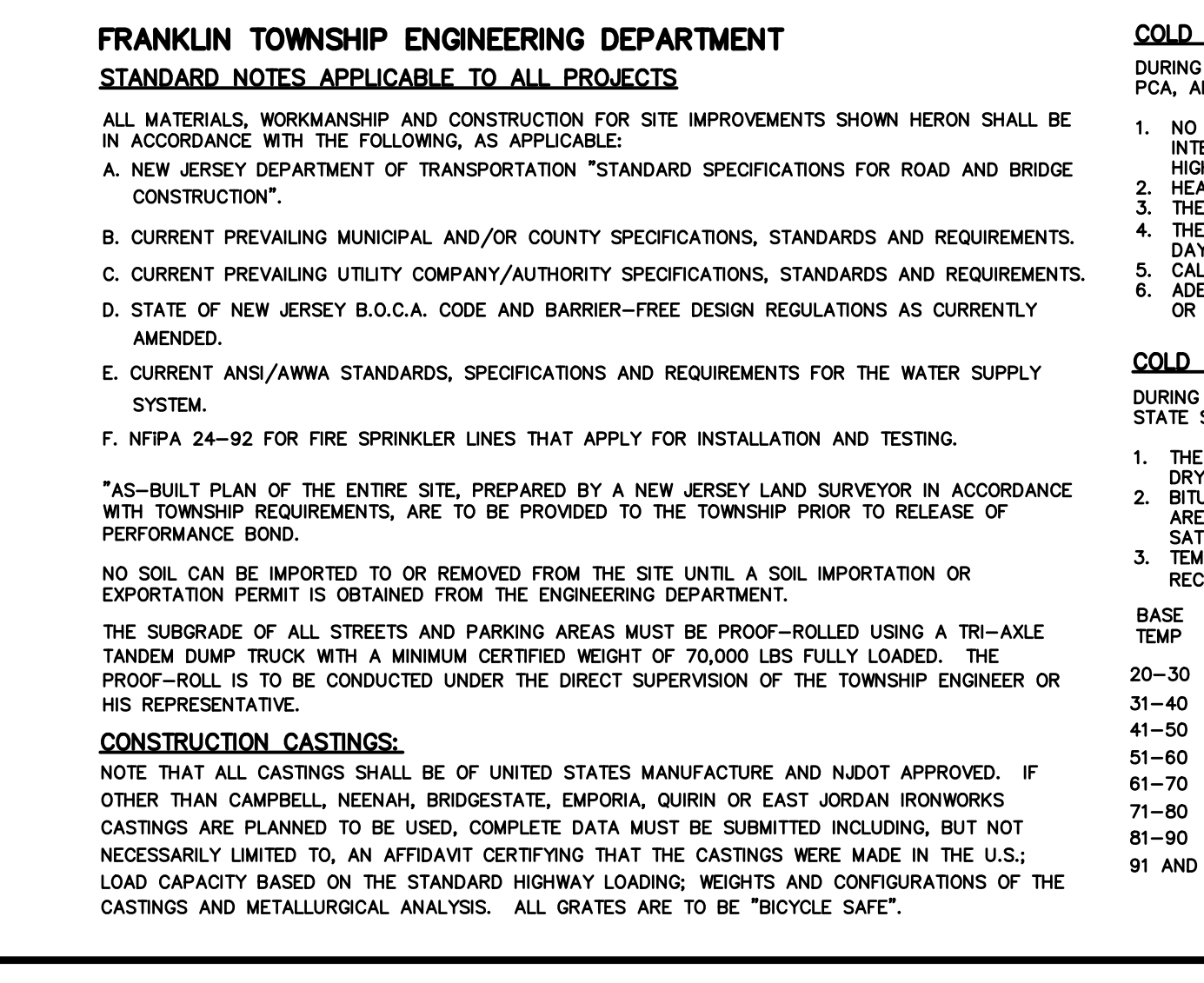
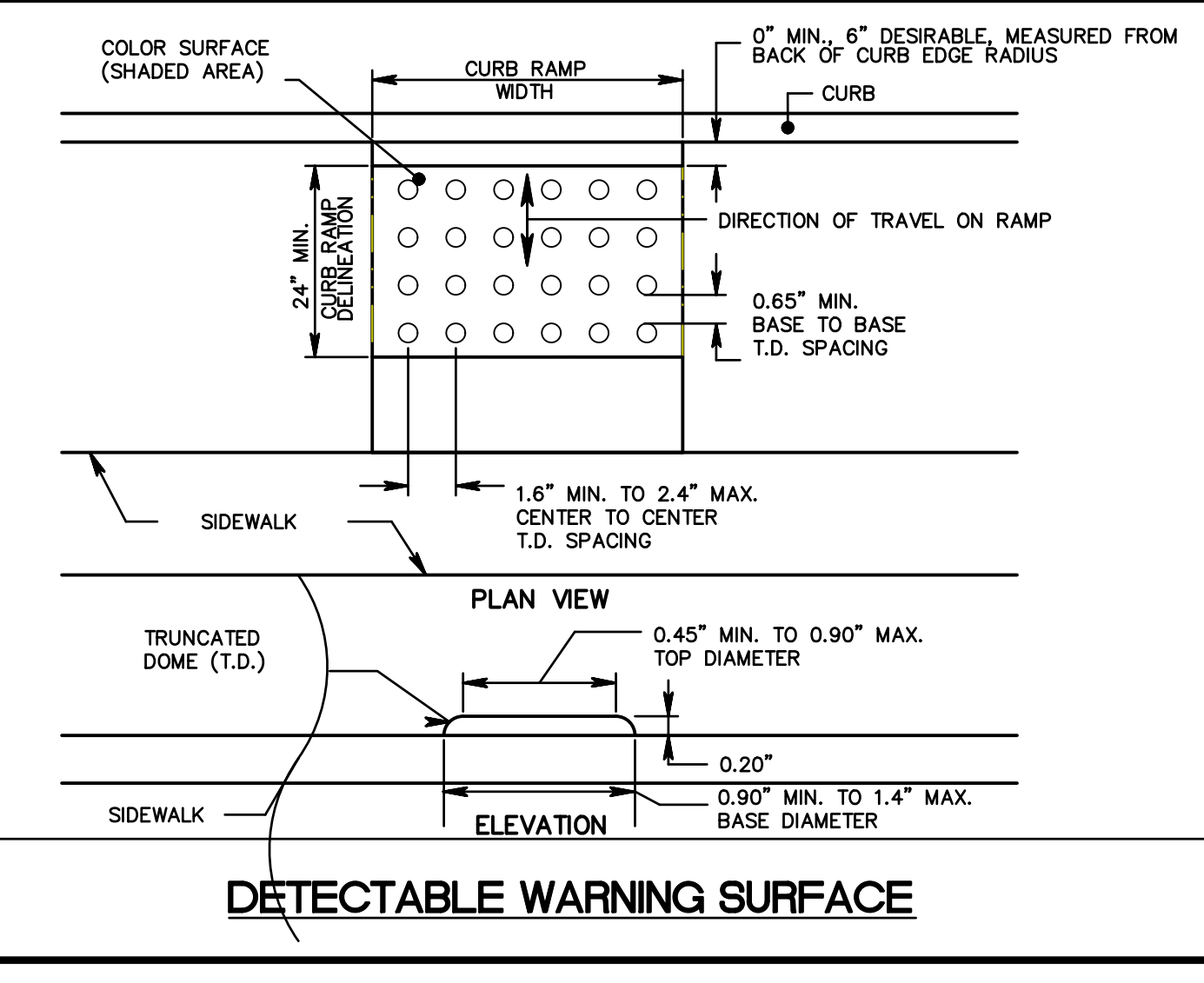
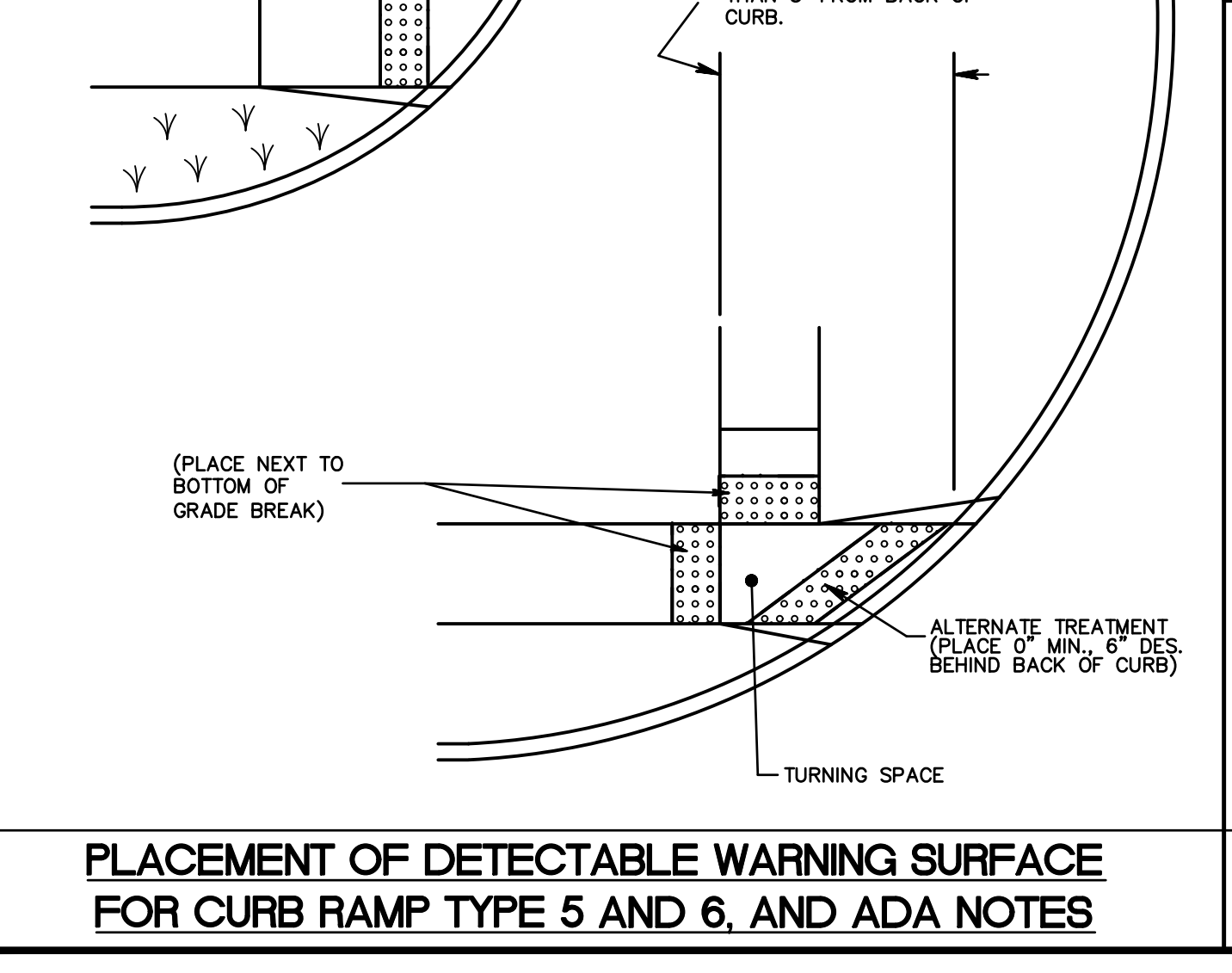
LEGEND	
⊕	GAS VALVE
⊕	GAS METER
⊕	WATER VALVE
⊕	HYDRANT
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⊕	CURB STOP
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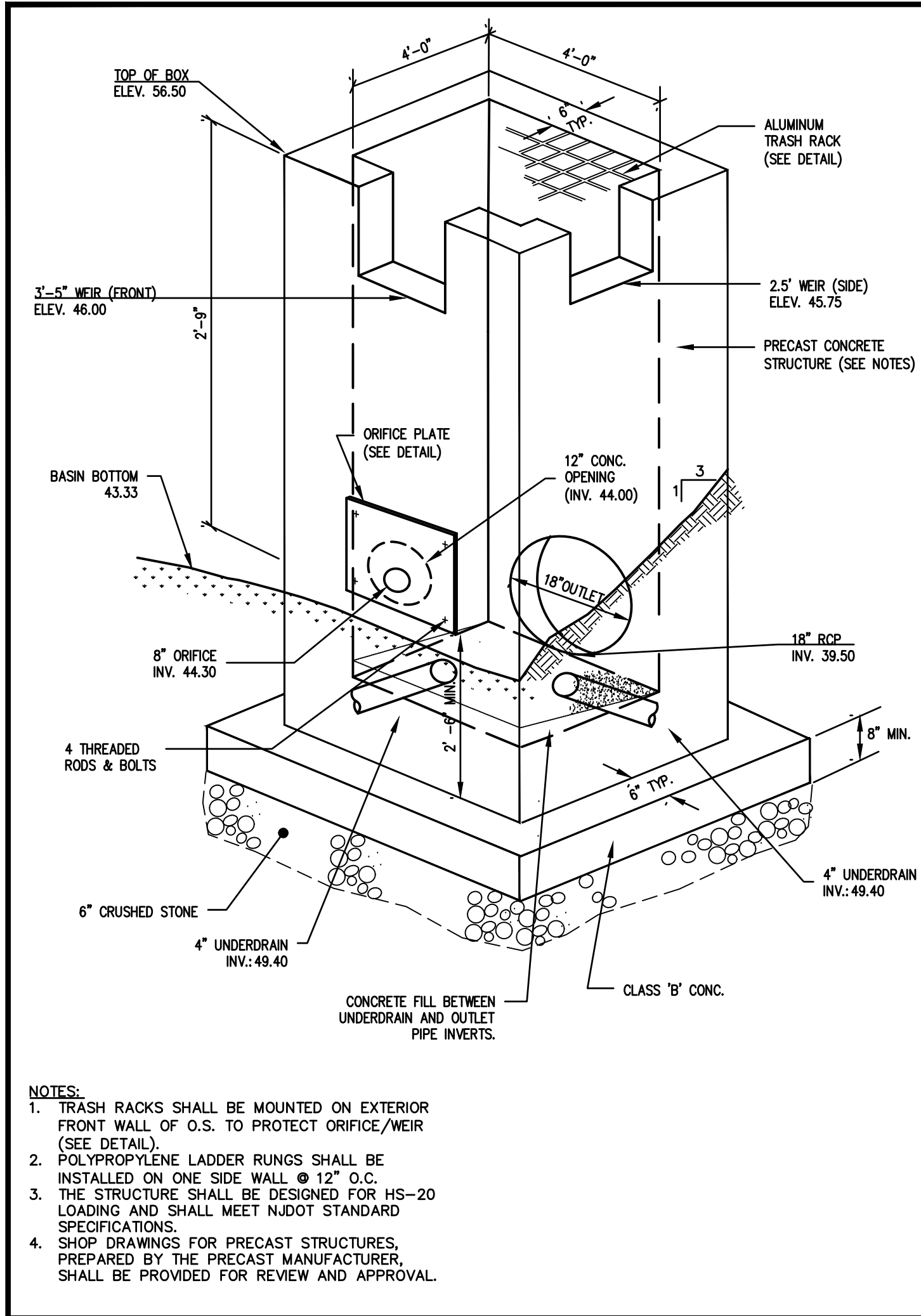
F. MITCHEL ARDMAN
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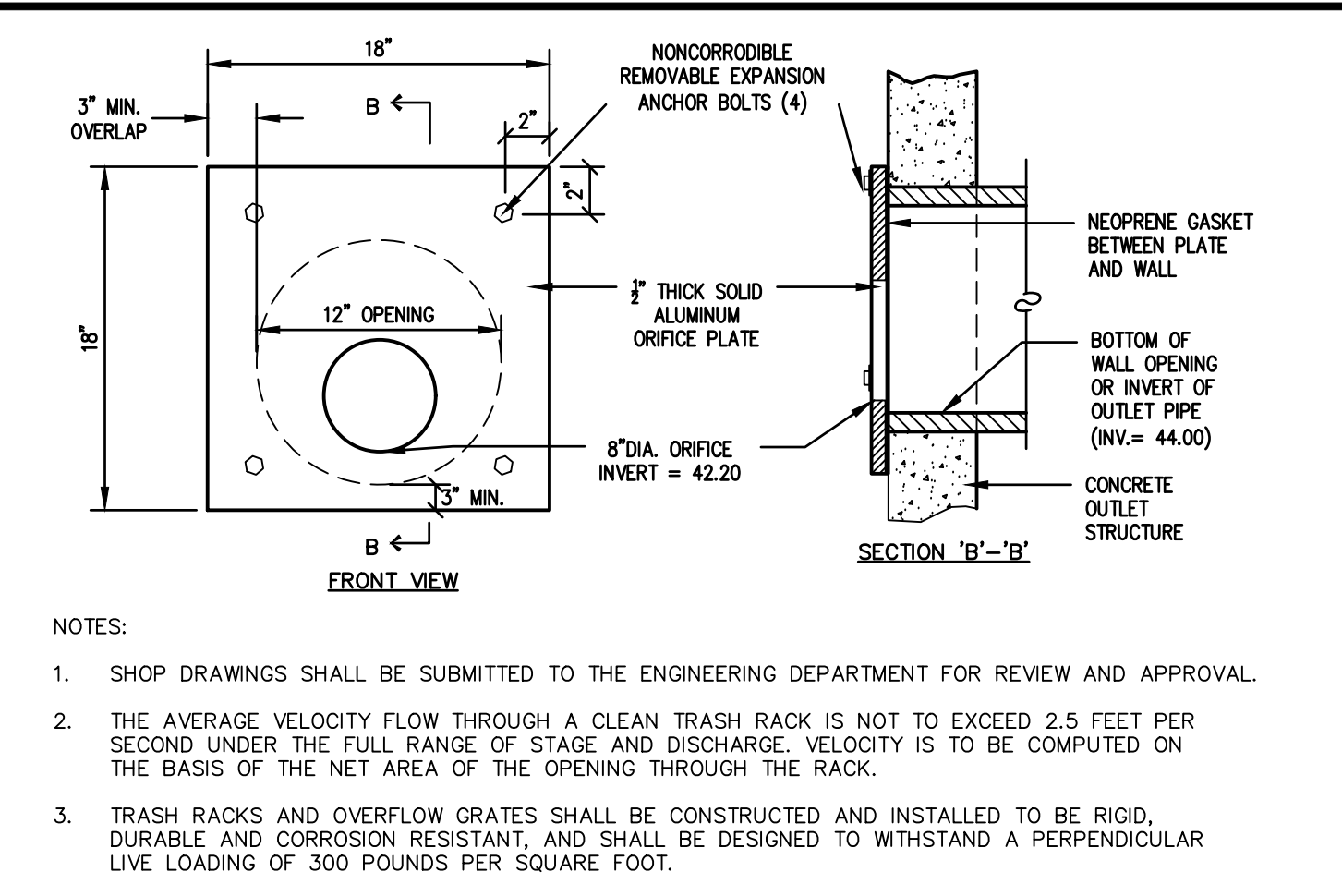
IN CASE OF DISCREPANCY, TOWNSHIP STANDARD DETAILS SHALL HOLD.					
TEMP	1/2	3/4	1	1-1/2	3 AND GREATER
20-30	(1)	(1)	(1)	310	300 285
31-40	(1)	(1)	(1)	305	295 280
41-50	(1)	(1)	(1)	310	300 285 275
51-60	(1)	(1)	(1)	310	300 295 280 270
61-70	(1)	(1)	(1)	310	300 290 285 275 265
71-80	(1)	(1)	(1)	300	290 285 280 270 265
81-90	(1)	(1)	(1)	290	280 275 270 265 260
91 AND OVER	(1)	(1)	(1)	280	275 270 265 260 255

CONSTRUCTION DETAILS

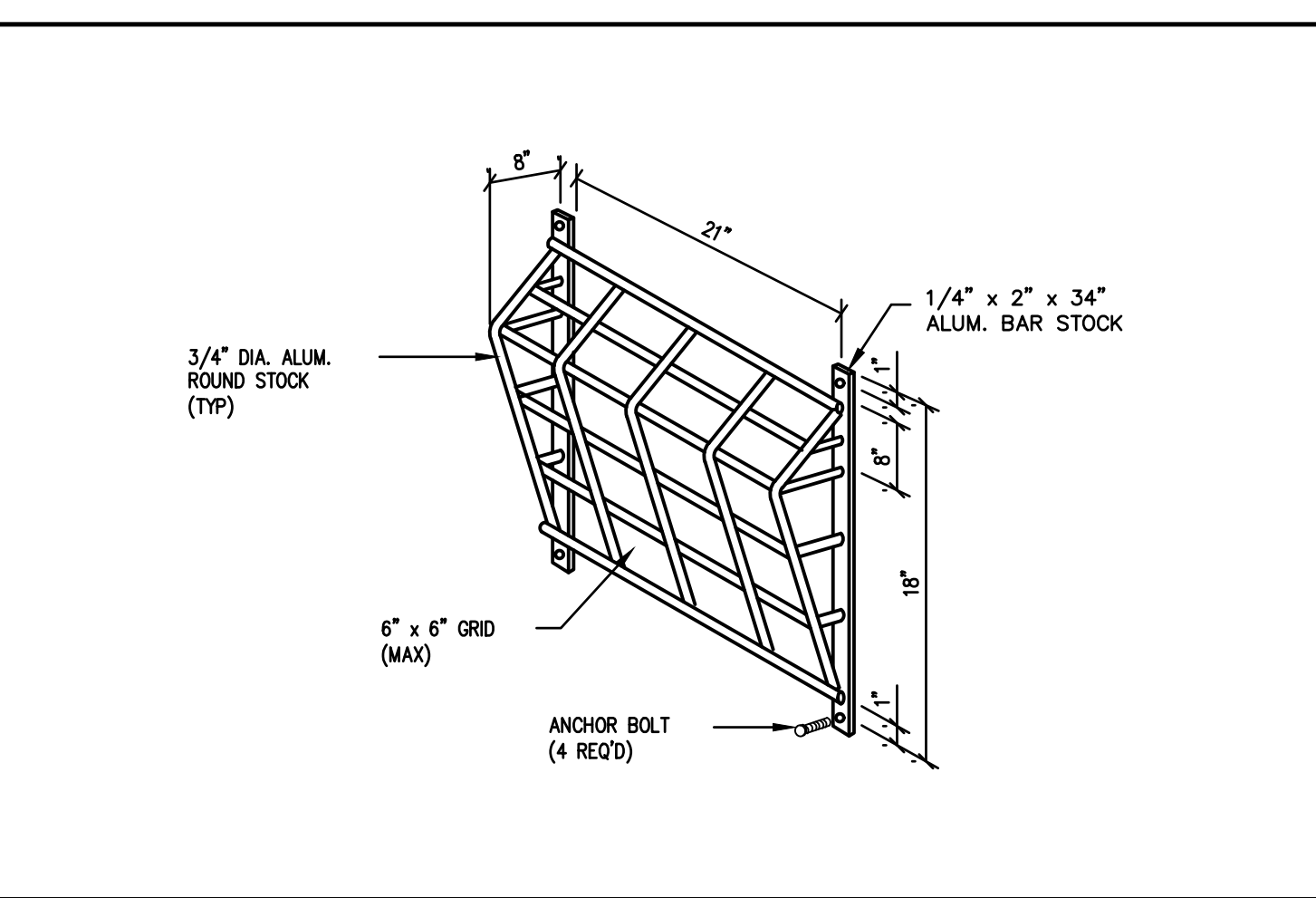
job number	22-005	drawing number	
scale	AS SHOWN		
checked by	FMA/AEC		
drawn by	A.A.		
date	11/28/22	sheet	12 of 16



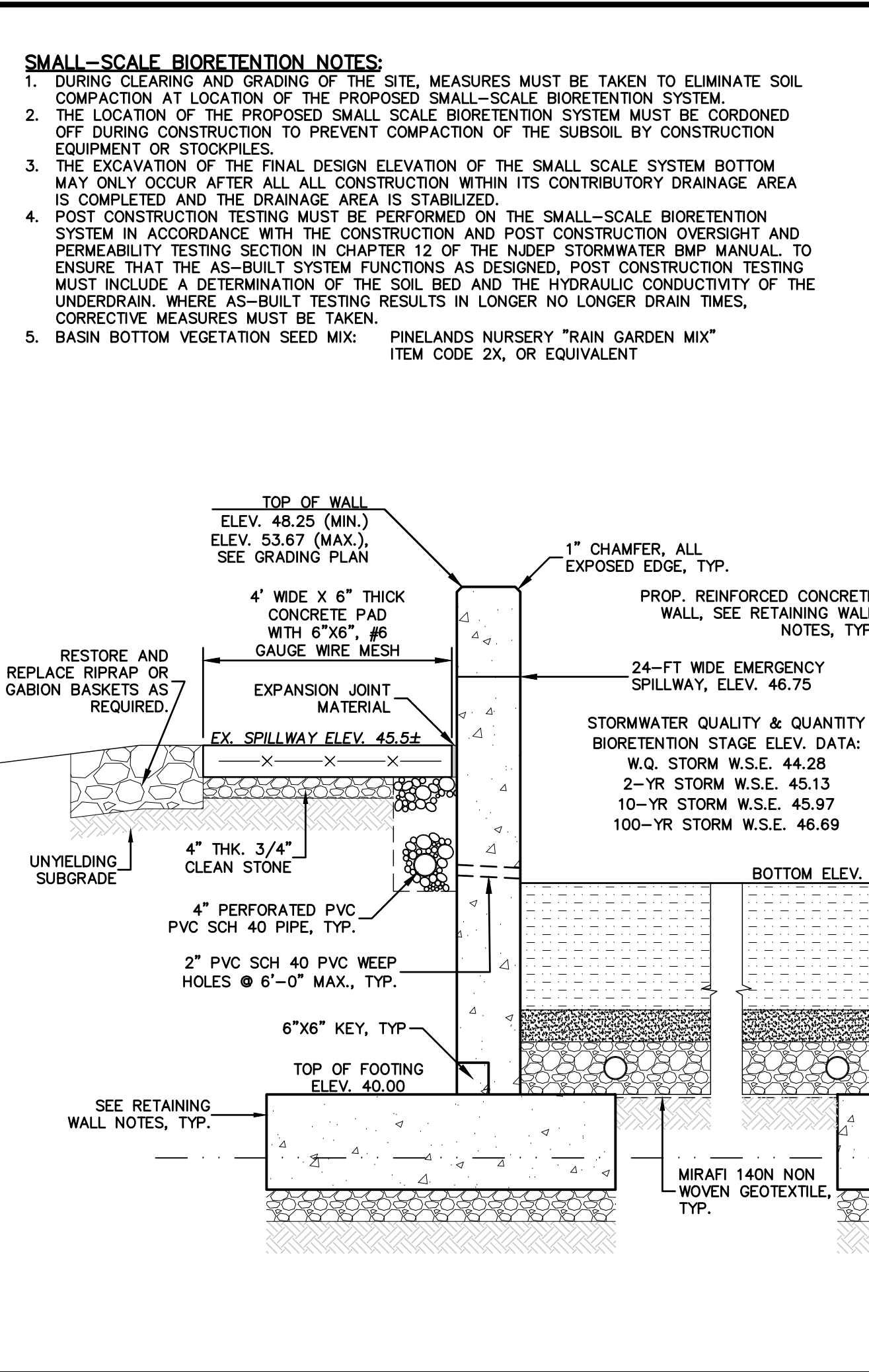
OUTLET STRUCTURE
N.T.S.



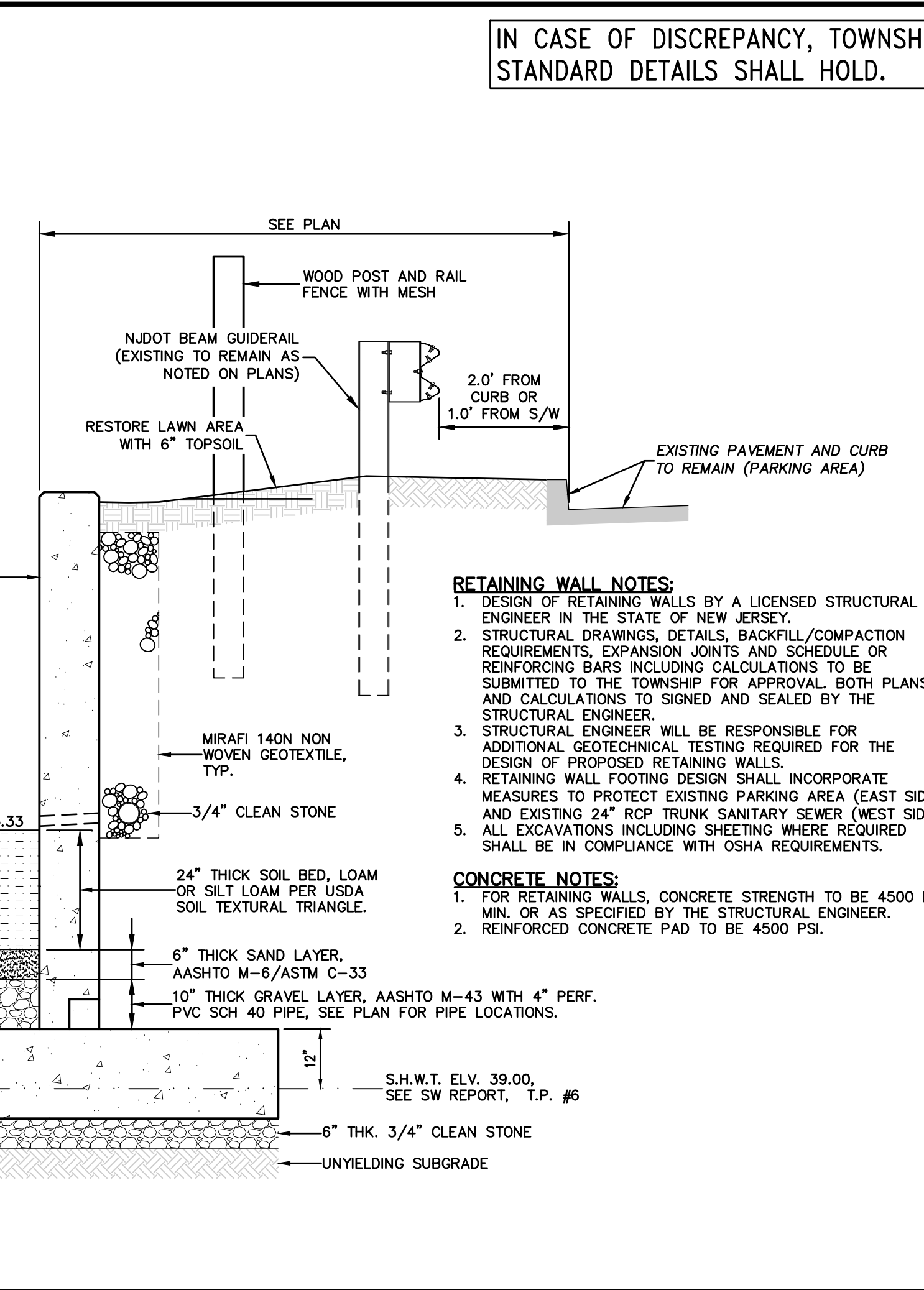
ORIFICE PLATE



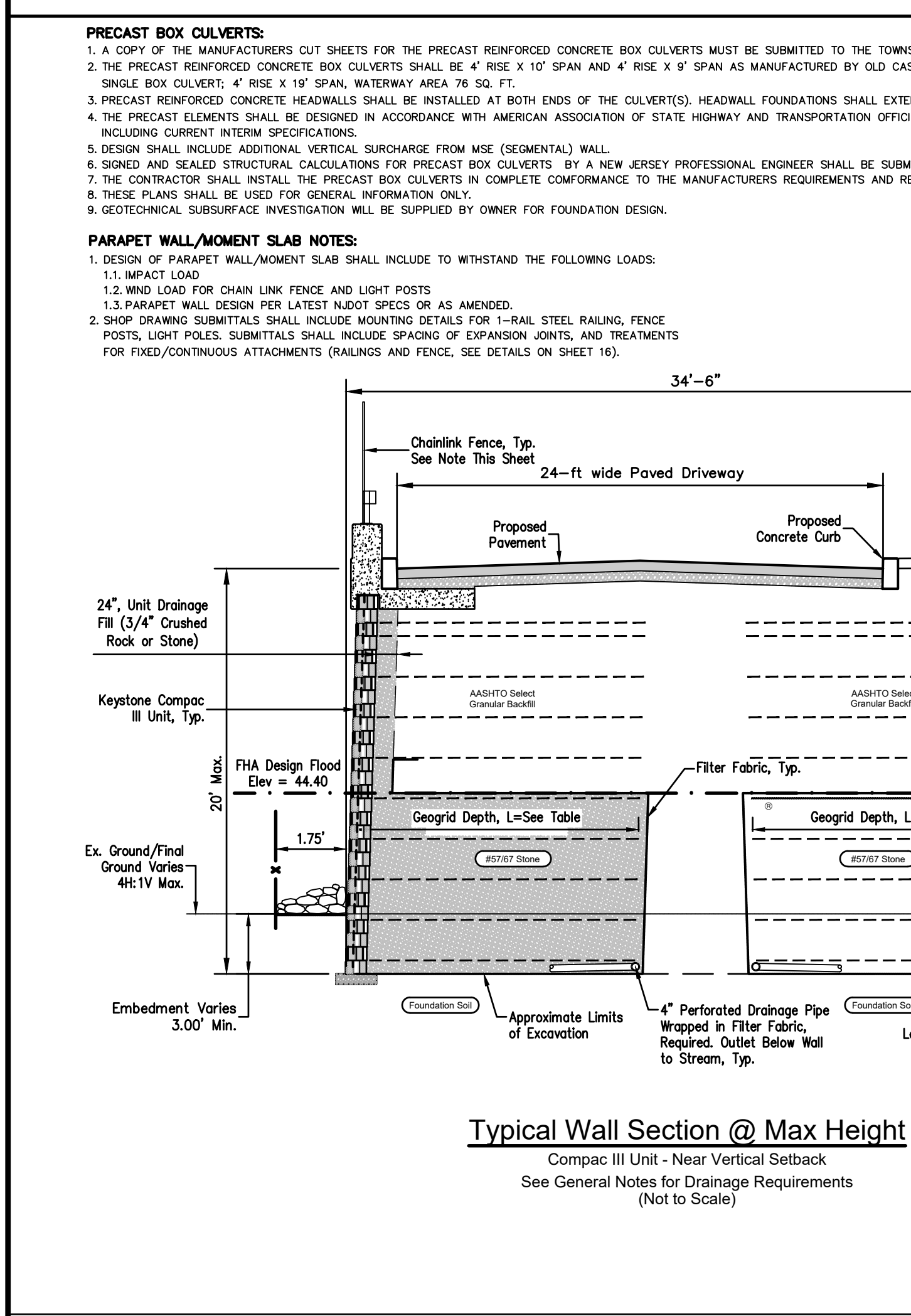
TRASH RACK FOR 8" ORIFICE



SMALL SCALE BIORETENTION WITH UNDERDRAIN AND RETAINING WALL DETAIL



SMALL SCALE BIORETENTION WITH UNDERDRAIN AND RETAINING WALL DETAIL



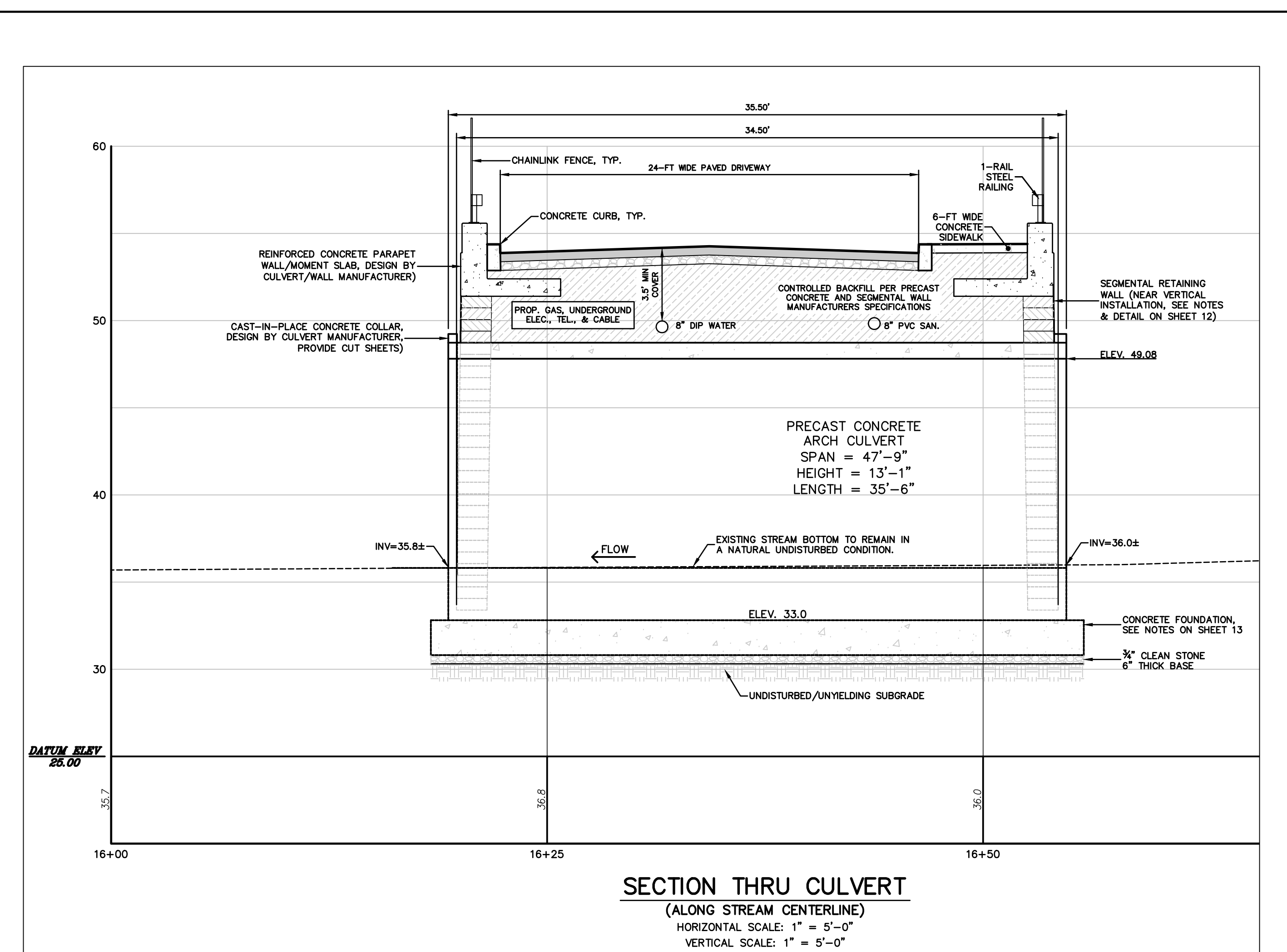
Typical Wall Section @ Max Height
Compac III Unit - Near Vertical Setback
See General Notes for Drainage Requirements
(Not to Scale)

GEOGRID SCHEDULE

WALL HEIGHT	GEOGRID LENGTH
4 FT	5.5 FT
6 FT	6.5 FT
8 FT	8.0 FT
10 FT	9.0 FT
12 FT	10.0 FT
14 FT	11.0 FT
16 FT	12.0 FT
18 FT	13.0 FT
20 FT	14.0 FT

KEYSTONE WALL GENERAL NOTES:
Rear drainage pipe should be included when:
Groundwater or seepage is present in retained soils
Sinks or seasonal seepage potential is noted in geotechnical report
Reinforced soil of lower permeability than retained soils
Generally, additional drainage material such as aggregate drains & fabric and/or drainage composite nets are used in conjunction with rear drainage pipe as directed.
When above conditions are not present or groundwater conditions are not a factor, the rear drainage pipe may be omitted or alternately located behind units at the base of the drainage fill.
Alternate raised drain pipe locations may only be used when:
Cresting at base does not allow gravity outlet of pipe.
There is no storm sewer system to outlet pipe directly into.
Drainage pipe is not required directly behind the wall units for conventional wall construction where retained soils are not a source of groundwater such as fill wall construction or cut walls into relatively dry banks. When required, the size, location, and type of specific drainage materials should be completed as directed by the onsite geotechnical engineer.

PRECAST ARCH CULVERT AND SEGMENTAL RETAINING WALL NOTES:
1. A COPY OF THE MANUFACTURERS CUT SHEETS FOR THE PRECAST REINFORCED CONCRETE ARCH CULVERT AND SEGMENTAL RETAINING WALL MUST BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO PRODUCTION OR INSTALLATION.
2. THE PRECAST REINFORCED CONCRETE ARCH CULVERT SHALL BE E48-SERIES SINGLE LEAF AS MANUFACTURED BY BEBO ARCH SYSTEM OR EQUAL.
3. THE PRECAST ELEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) LRFD BRIDGE DESIGN SPECIFICATIONS, INCLUDING CURRENT INTERIM SPECIFICATIONS.
4. SIGNED AND SEALED STRUCTURAL CALCULATIONS FOR PRECAST ARCH CULVERT, CAST-IN-PLACE CONCRETE FOUNDATIONS/MOMENT SLABS/ PARAPET WALL/ BARRIERS AND SEGMENTAL BLOCK RETAINING WALL BY A NEW JERSEY PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL.
5. THE CONTRACTOR SHALL INSTALL THE PRECAST ARCH CULVERT AND SEGMENTAL WALLS IN COMPLETE CONFORMANCE TO THE MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
6. THESE PLANS SHALL BE USED FOR GENERAL INFORMATION ONLY.
7. GEOTECHNICAL SUBSURFACE INVESTIGATION WILL BE SUPPLIED BY OWNER FOR FOUNDATION DESIGN.



SECTION THRU CULVERT
(ALONG STREAM CENTERLINE)
HORIZONTAL SCALE: 1" = 5'-0"
VERTICAL SCALE: 1" = 5'-0"

IN CASE OF DISCREPANCY, TOWNSHIP STANDARD DETAILS SHALL HOLD.

revisions

no.	date	description
1	03/29/23	REMOVE PROPOSED SUBDIVISION LINE

LEGEND

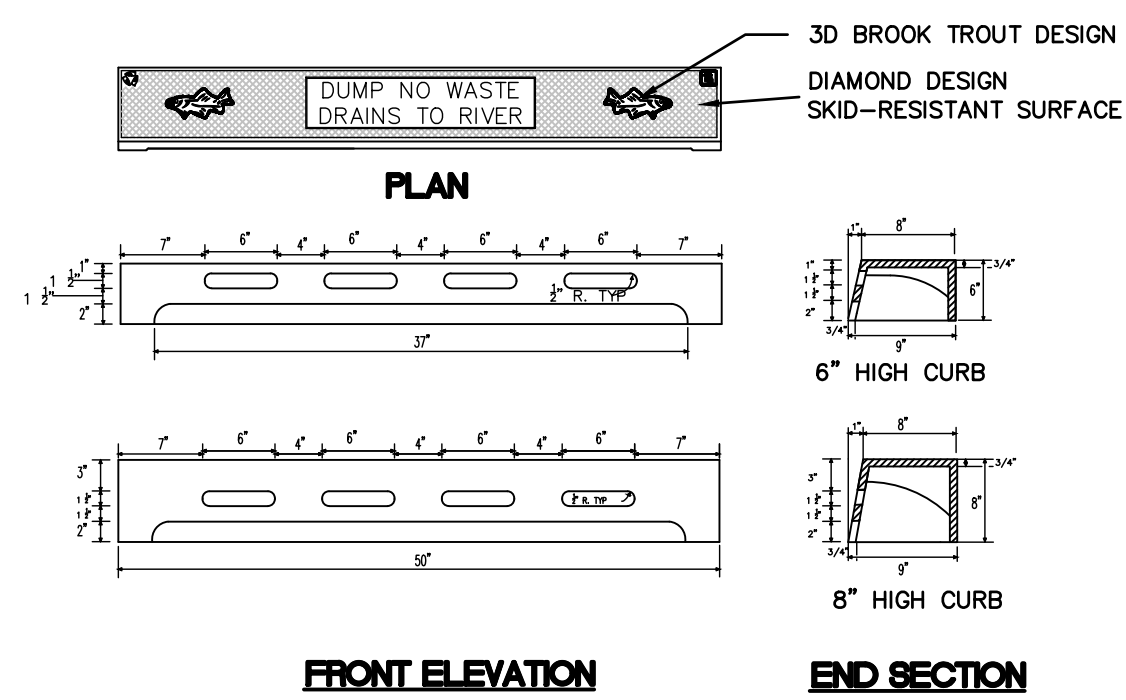
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- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER METER
- ⊕ CURB STOP
- ⊕ FIRE DEPT. CONNECTION
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- ⊕ BOLLARD
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DRIVEWAY ACCESS
BLOCK 502.01, LOT 47.02
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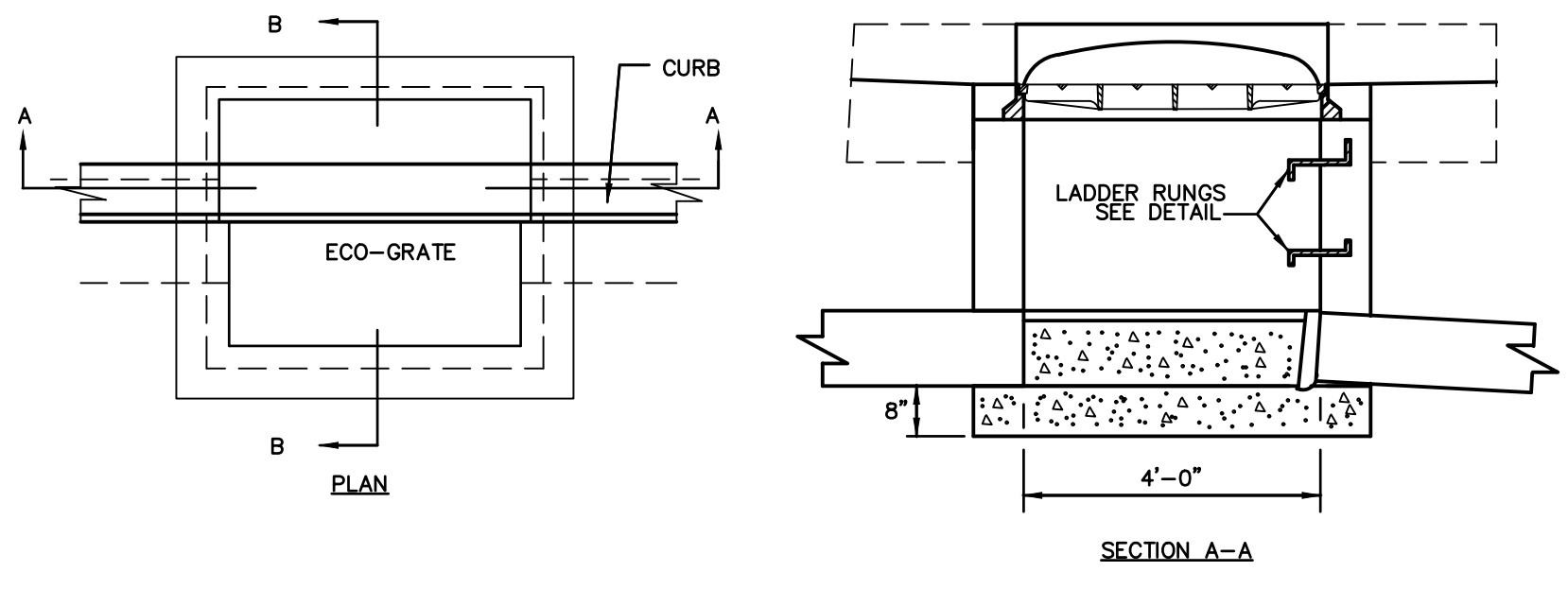
CONSTRUCTION DETAILS

job number	22-005	drawing number	
scale	AS SHOWN		
checked by	FMA/AEC		
drawn by	A.A.		
date	11/28/22	sheet 13 of 16	

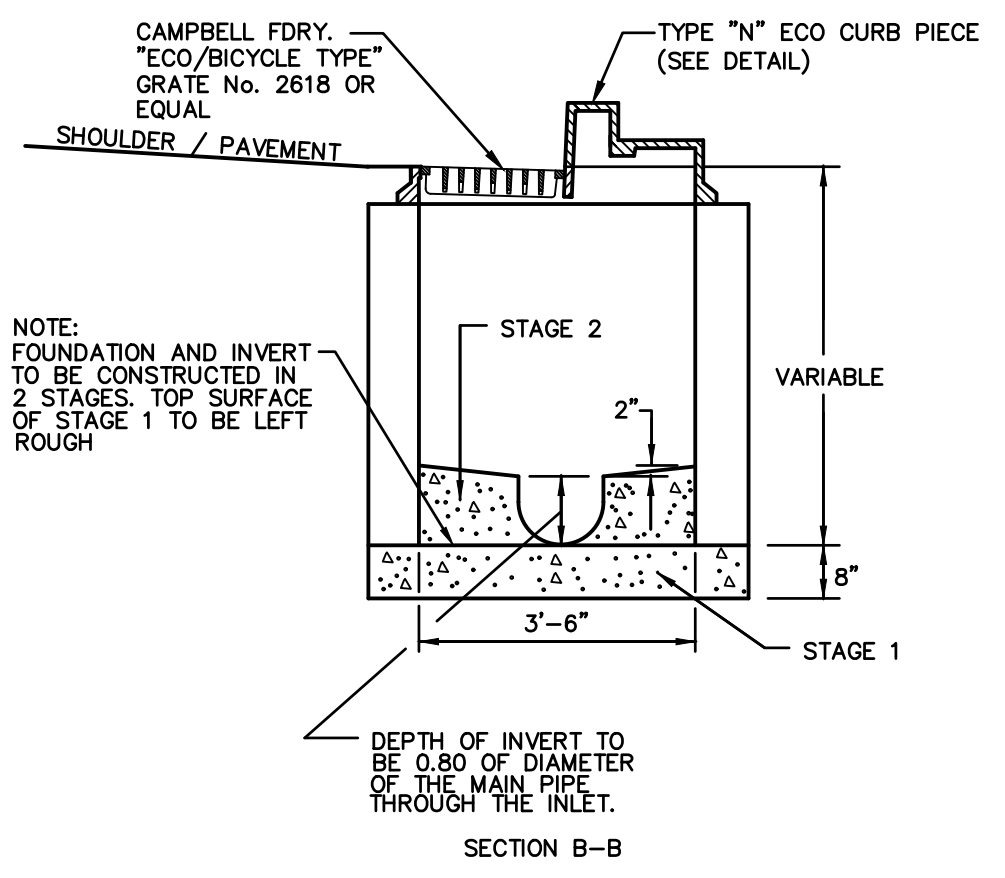


NOTES:
 1. MATERIAL: GRAY CAST IRON ATSM A48-83, CLASS 30B
 2. IN RETROFIT SITUATIONS THIS CURB PIECE WILL FIT EXISTING CAMPBELL FOUNDRY CO. MANUFACTURED CURB INLETS FOR N.J.DOT TYPES B, B-1, B-2, D, D-1, AND D-2
 3. NAMEPLATE MESSAGE CAN BE MODIFIED TO YOUR SPECIFIC NEEDS WITHIN AREA SHOWN.
 4. CASTING SUPPLIED WITHOUT SURFACE COATING

CURB PIECE TYPE "N-ECO"
 CAMPBELL FOUNDRY OR APPROVED EQUAL
 N.T.S.

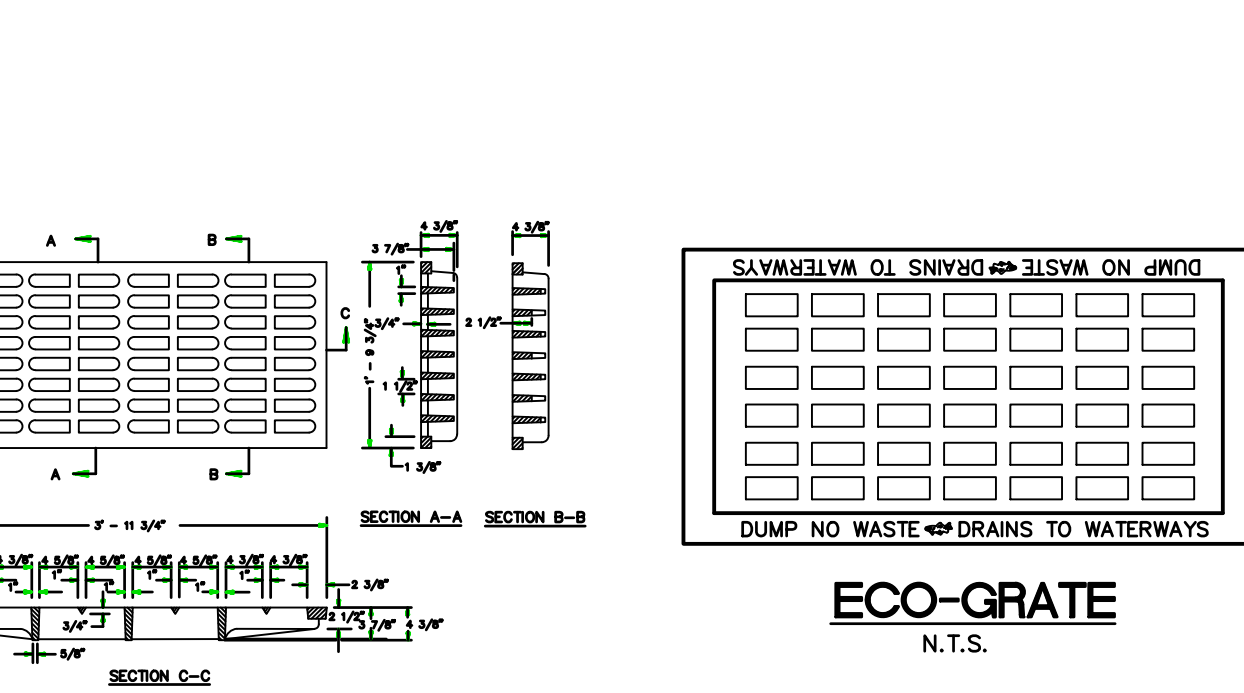


INLETS, TYPE B WITH C.I. CURB PIECE-BACK-FRAME AND GRATE
 N.T.S.



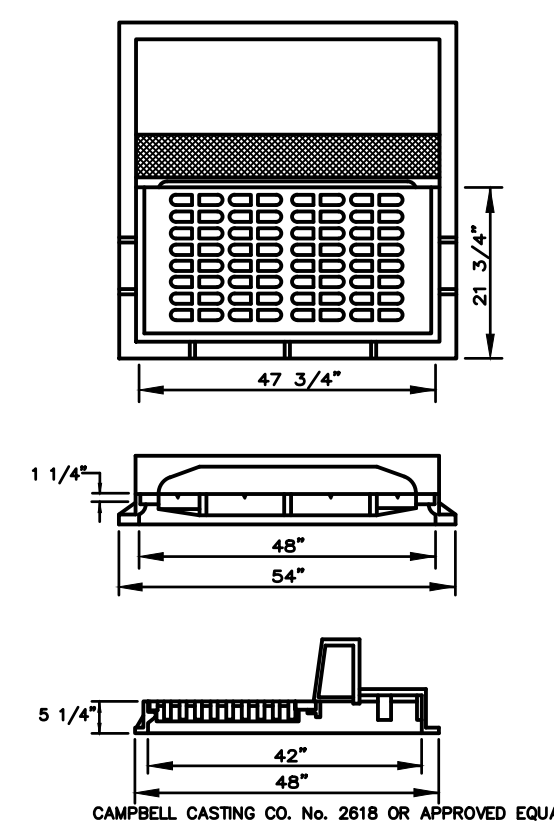
IN CASE OF DISCREPANCY, TOWNSHIP STANDARD DETAILS SHALL HOLD.

UTILITY PIPE BEDDING DETAIL
 N.T.S.

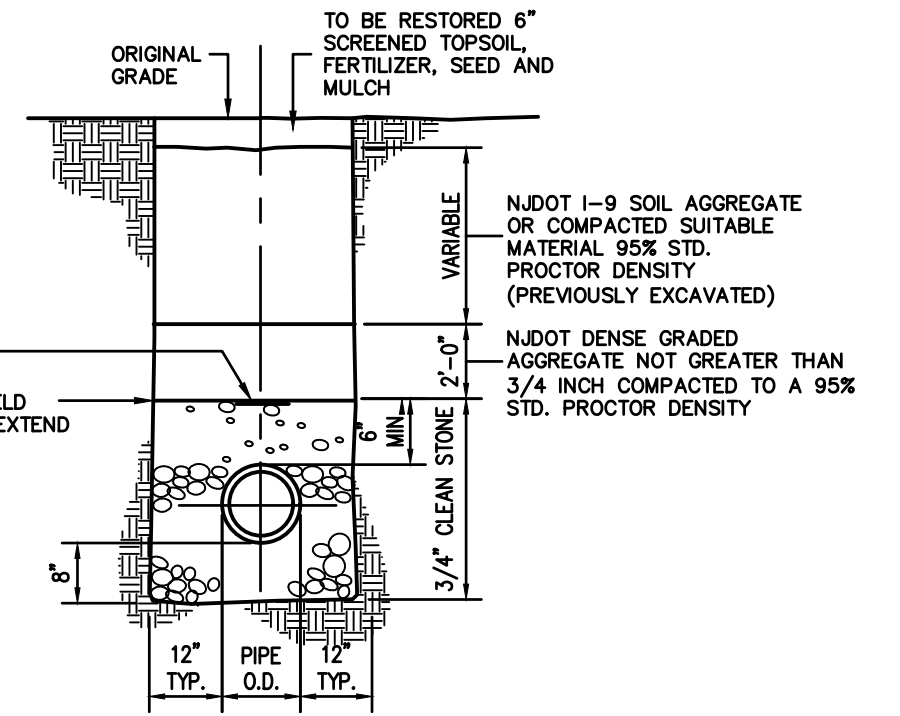


ECO-GRATE
 N.T.S.

BICYCLE SAFE GRATE
 (CAST IRON)
 N.T.S.

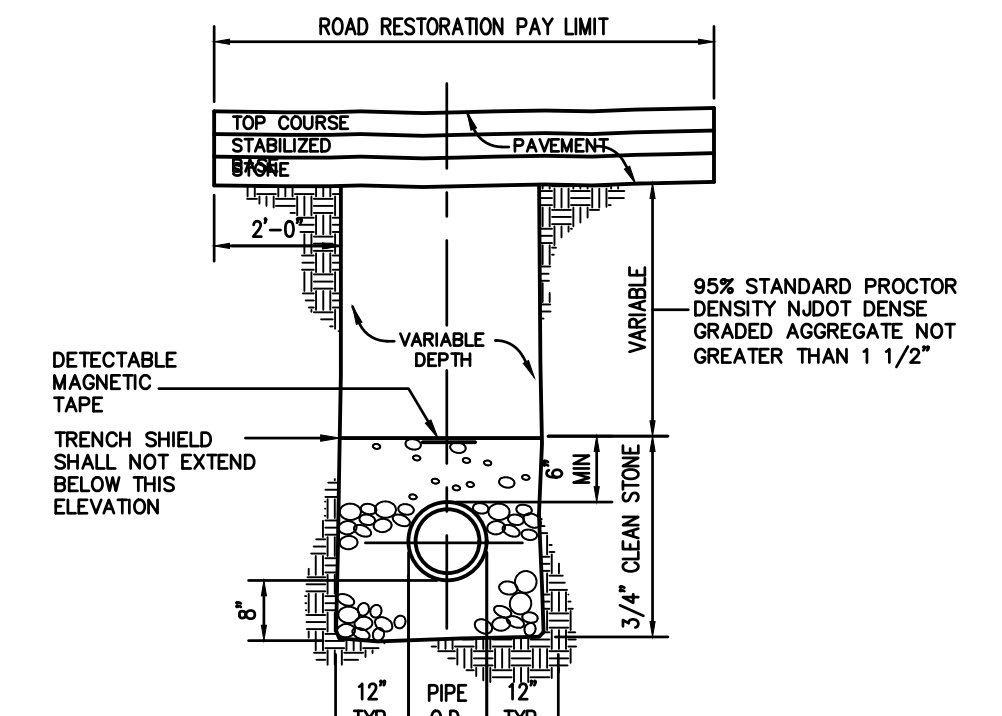


CURB TYPE INLET FRAME
 N.T.S.



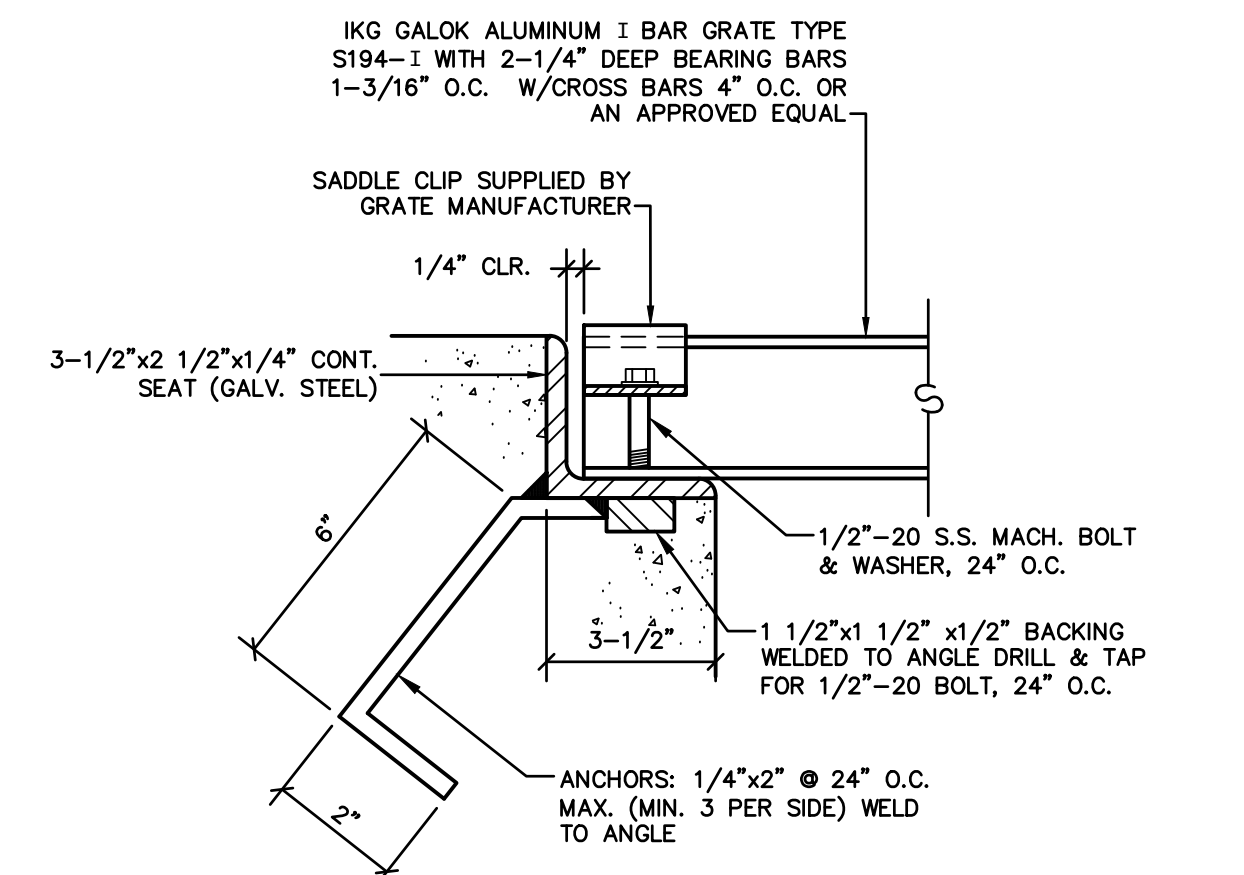
NOTE:
 COST OF ALL EQUIPMENT, LABOR AND MATERIALS TO BE INCLUDED IN THE UNIT PRICE FOR "PIPE". NO SEPARATE PAYMENTS WILL BE MADE FOR EXCAVATION AND/OR BACKFILLING. CONTRACTOR SHALL FULLY COMPLY WITH ALL OSHA REQUIREMENTS FOR TRENCHING, SHORING, AND WORK IN HAZARDOUS AREAS. ALL OTHER NOTES REMAIN IN FULL EFFECT.
 CLEAN STONE IS N.J.DOT No. 57 CHOKED COARSE AGGREGATE 3/4". SELECT FILL IS N.J.DOT J-9 SOIL AGGREGATE HAVING NO COARSE GRAVELS LARGER THAN 1 1/2" IN ANY DIMENSION AND NOT MORE THAN 10% OF THE FINES PASSING 200 SIEVE.

TYPICAL TRENCH DETAIL UNDER LAWN AREA

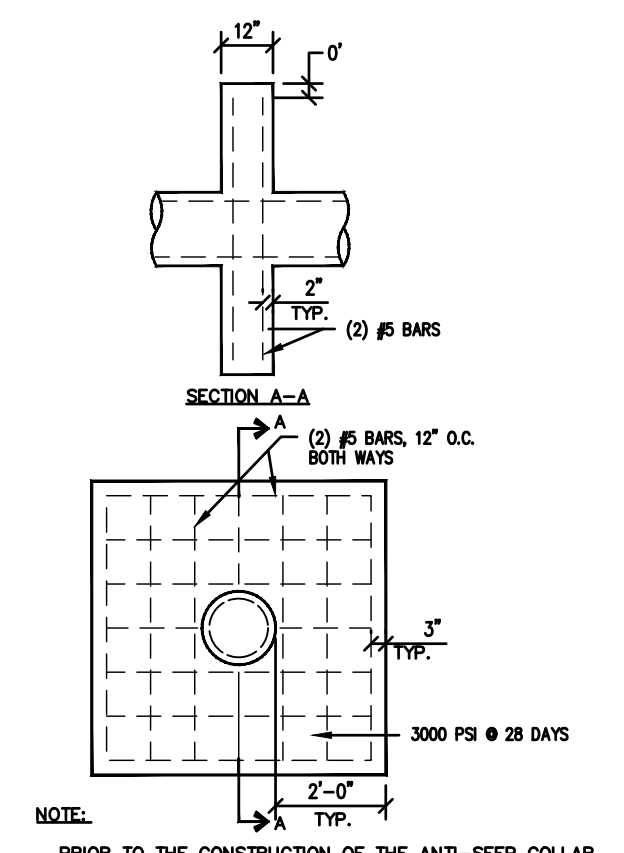


NOTE:
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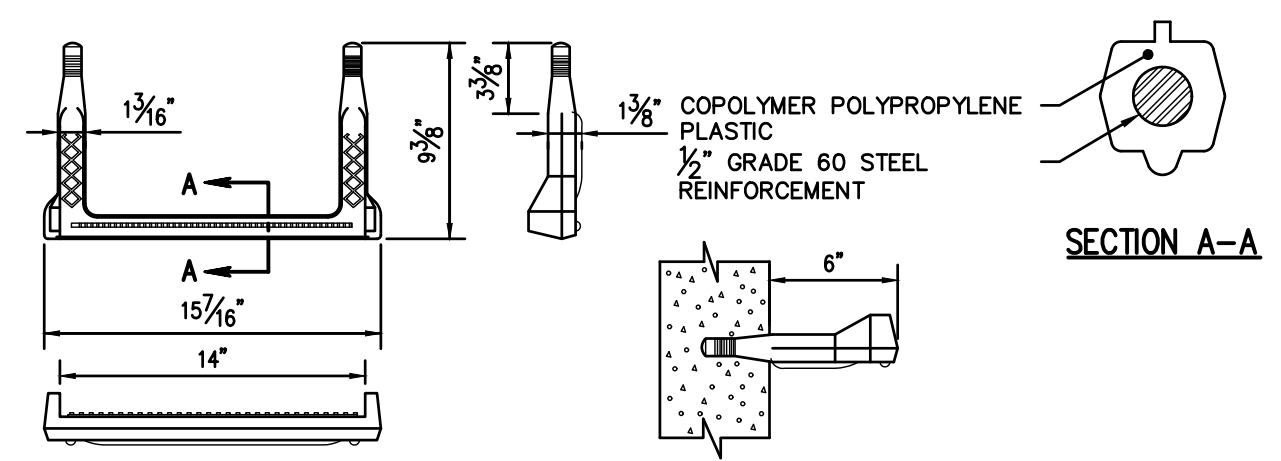
TYPICAL TRENCH DETAIL UNDER PAVEMENT



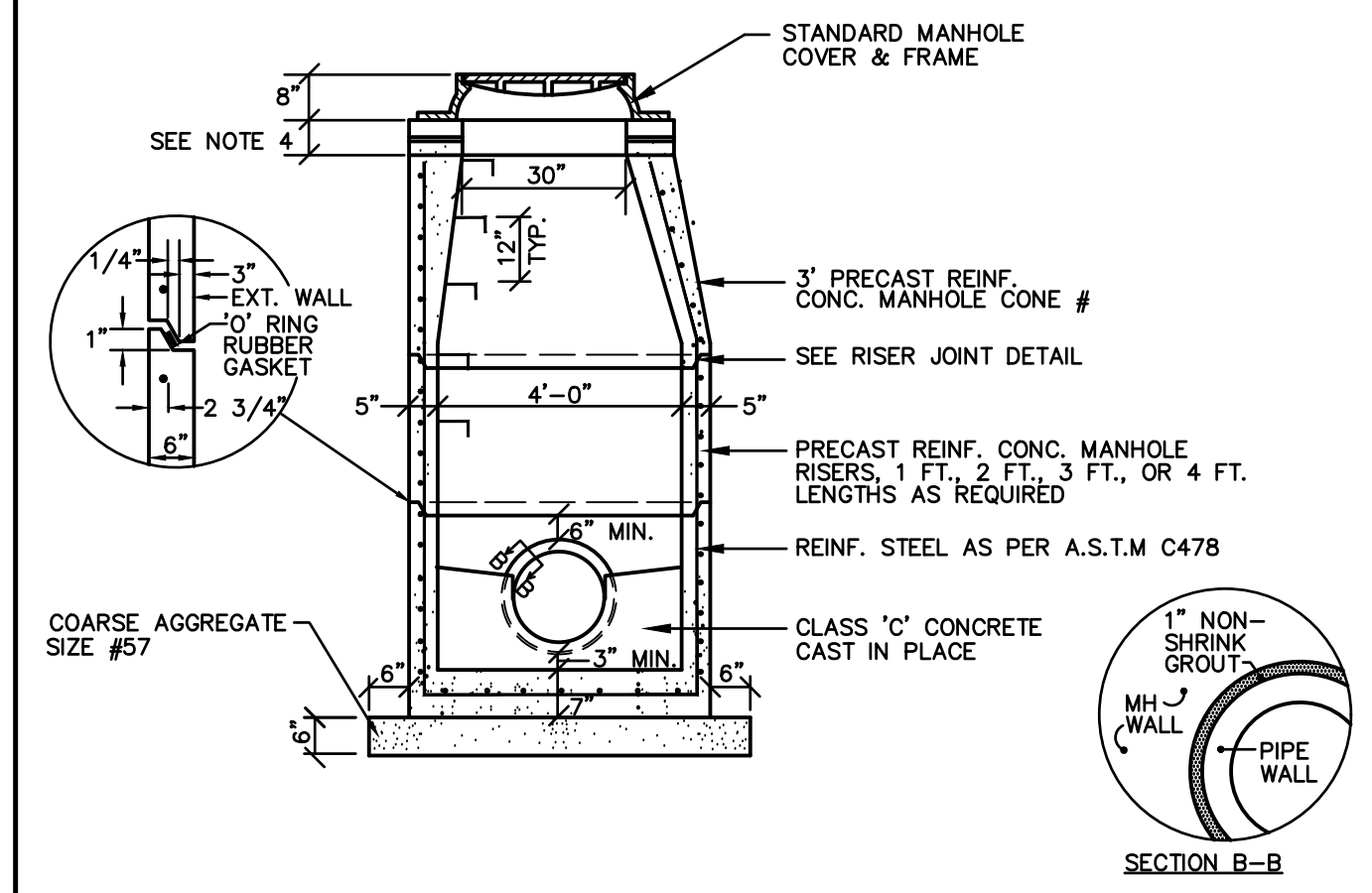
DETAIL 'A'



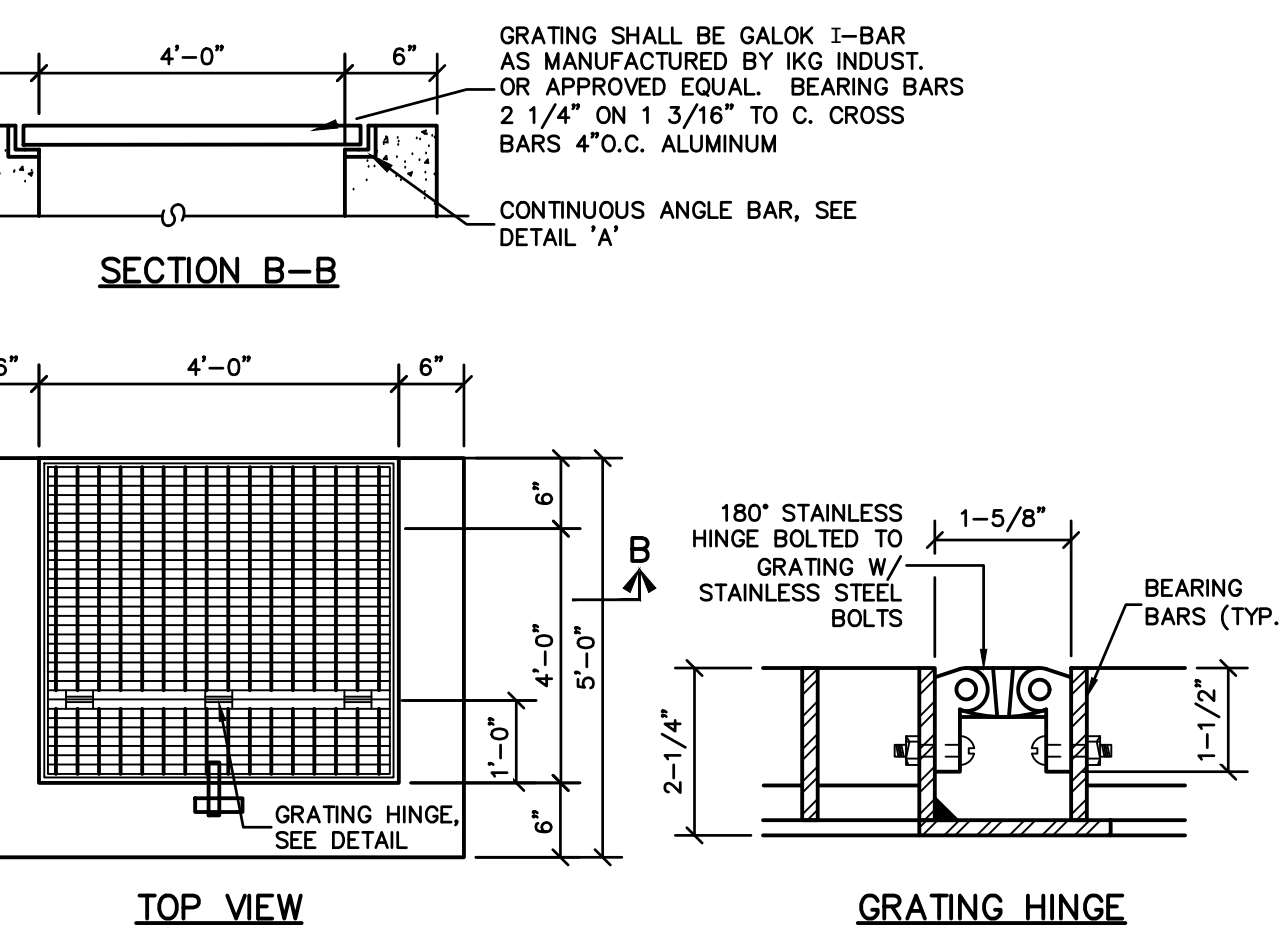
ANTI-SEEP COLLAR



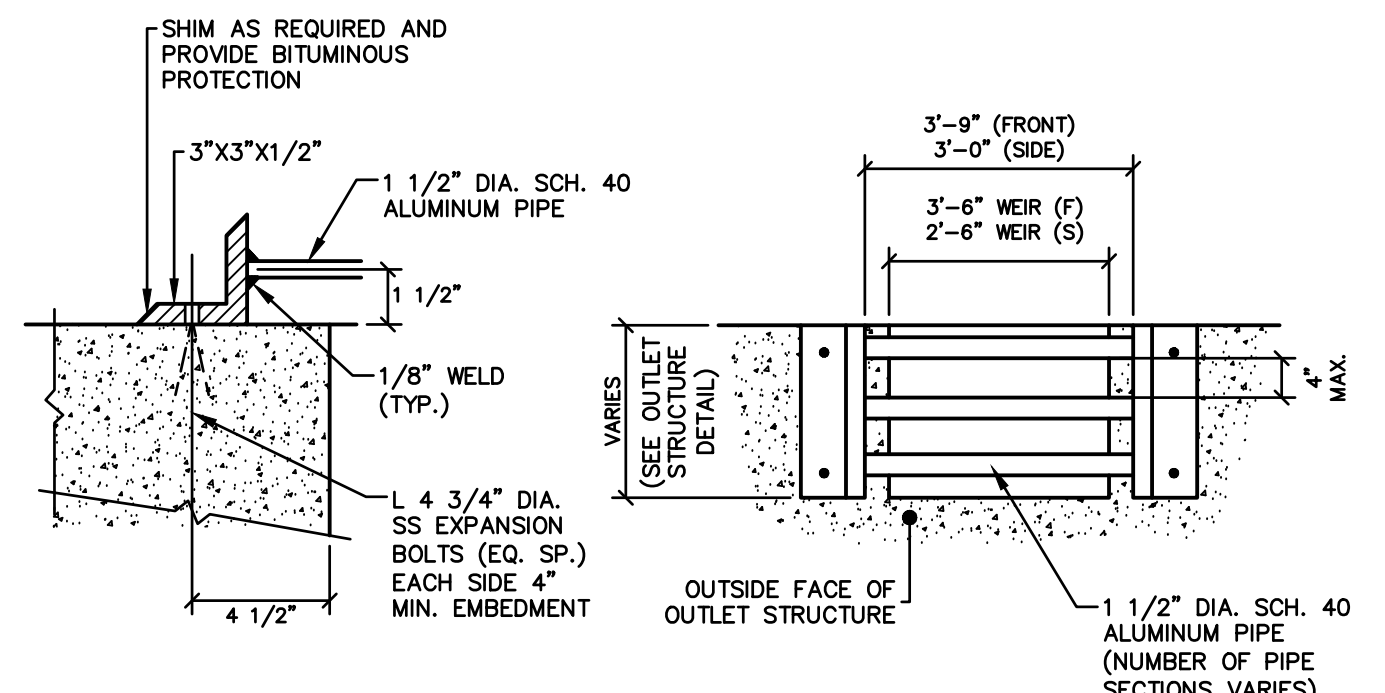
COPOLYMER POLYPROPYLENE PLASTIC LADDER RUNG
 N.T.S.



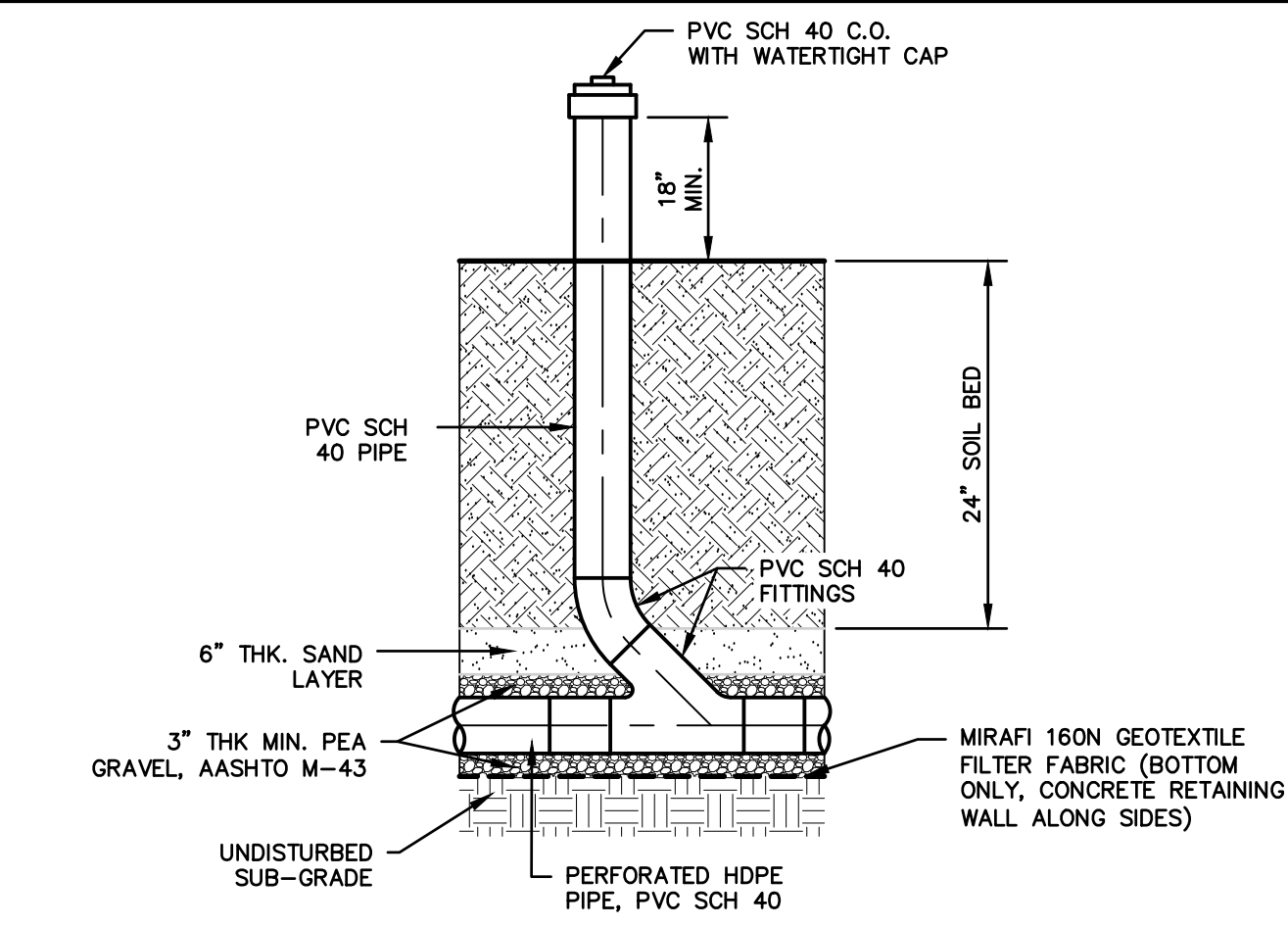
STORM MANHOLE



OUTLET STRUCTURE TOP GRATING



WEIR TRASH RACK



BIOBASIN INSPECTION PORT

GENERAL INLET NOTES
 1. INLETS MAY BE CONSTRUCTED OF BRICK, CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE. WALLS SHALL BE 8 INCHES THICK IF BRICK AND 6 INCHES THICK IF CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE. INLET FOUNDATIONS AND INVERTS SHALL BE CLASS B CONCRETE.
 2. CORBELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF 1/2 INCH PER 8 INCHES OF HEIGHT; MAXIMUM CORBEL 6 INCHES PER WALL.
 3. EXCEPT FOR INLETS TYPE A AND C, FOUNDATIONS AND INVERTS SHALL BE CONSTRUCTED IN TWO STAGES, AND PLACED ON A 6 INCH THICK BED OF COMPACTED COARSE AGGREGATE SIZE NO. 57. THE COARSE AGGREGATE SHALL EXTEND 8 INCHES BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
 4. WHEN THE DEPTH OF AN INLET THAT IS NOT PRECAST EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, WALLS BELOW A DEPTH OF 8 FEET SHALL BE 12 INCHES THICK AND THE DEPTH OF FOUNDATION INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
 5. INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6 INCH THICK BED OF COMPACTED COARSE AGGREGATE SIZE NO. 57. THE COARSE AGGREGATE SHALL EXTEND 8 INCHES BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
 6. CASTINGS FOR PRECAST INLETS SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12 INCHES MAXIMUM.
 7. WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, THE FOUNDATION SHALL BE INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
 8. MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPES A, B, C, E, D-1, D-2 AND B MODIFIED:
 TOP OF GRATE TO INVERT: 0' TO 10'-0" #13 @ 10" C.C. #13 @ 18" C.C. 6"
 10'-1" TO 15'-0" #13 @ 8" C.C. #13 @ 18" C.C. 6"
 15'-1" TO 20'-0" #13 @ 6" C.C. #13 @ 18" C.C. 6"
 REINFORCING SHOWN FOR PRECAST INLETS IS THE MINIMUM REQUIRED. ADDITIONAL REINFORCING FOR HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.
 ALTERNATE REINFORCEMENT:
 DEPTH BELOW TOP OF GRATE: 0' TO 10'-0" WWF 3 x 6 W6 WRES SPACED AT 3" TO RUN HORIZONTAL IN ALL CASES.
 10'-1" TO 15'-0" WWF 3 x 6 W6 ADD #3 BAR @ 18" HORIZONTAL.
 15'-1" TO 20'-0" WWF 3 x 6 W6 ADD #3 BAR @ 9" HORIZONTAL OR ADD #4 BAR AT 15" HORIZONTAL.
 9. C.D. 15 MUST ACCOMPANY THIS DETAIL.
 ALL "B" INLETS SHALL HAVE N-ECO CURB PIECE

revisions		
no.	date	description
1	03/29/23	REMOVE PROPOSED SUBDIVISION LINE

LEGEND

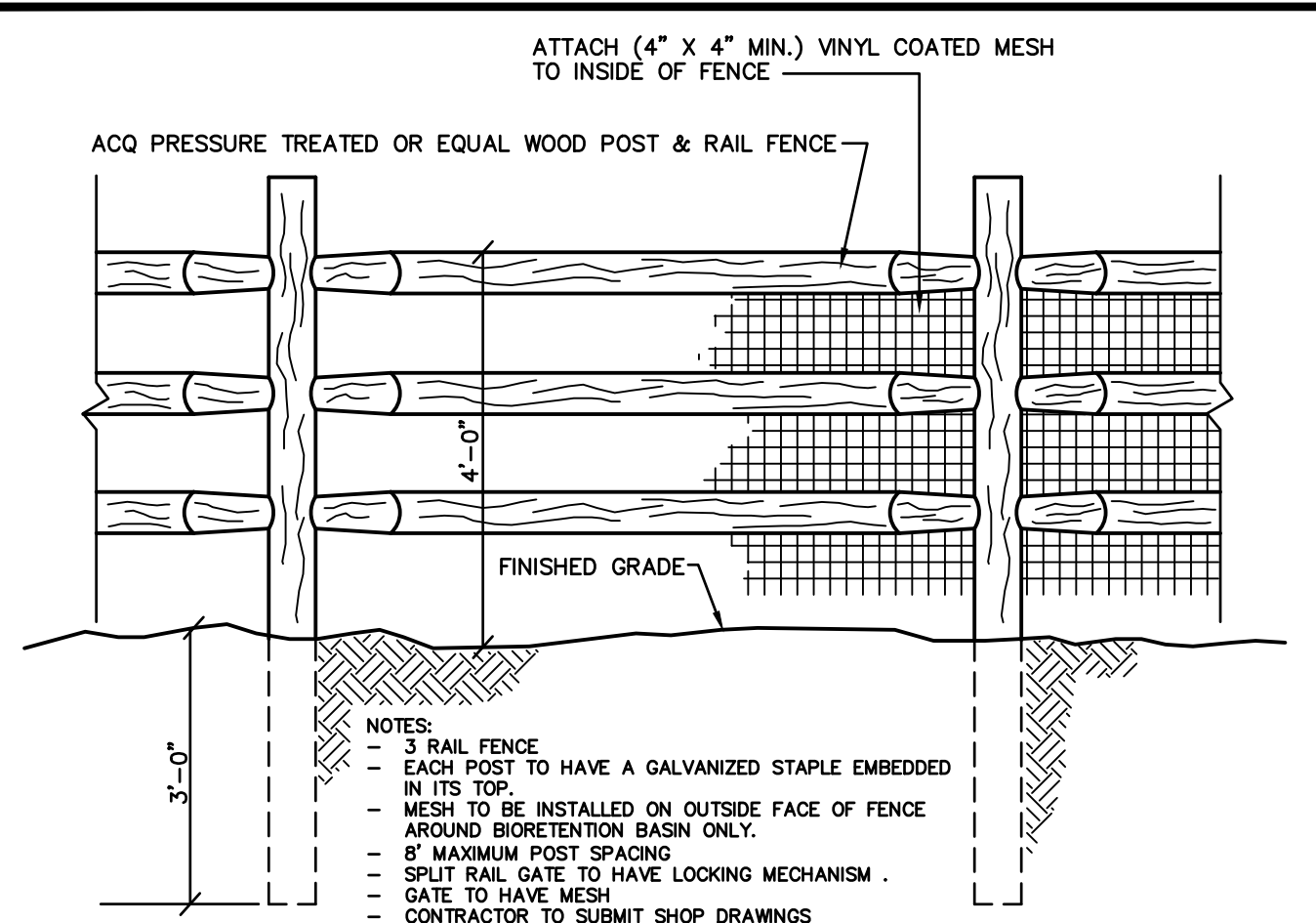
- ⊕ GAS VALVE
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- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER METER
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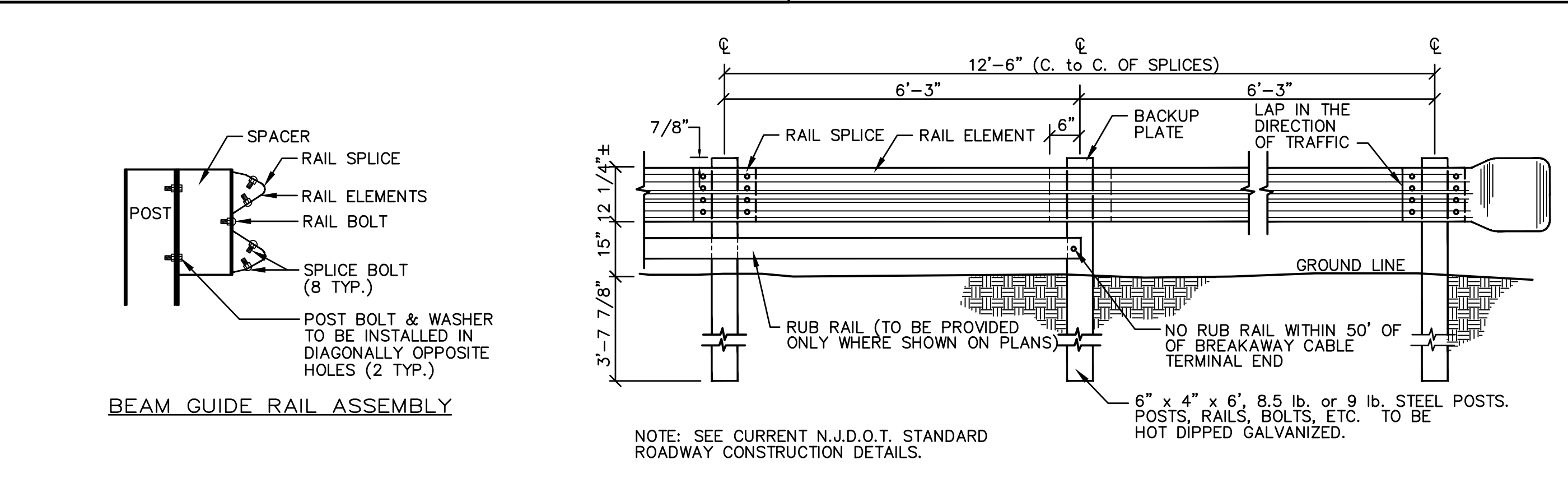
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project
DRIVEWAY ACCESS
 BLOCK 502.01, LOT 47.02
 TOWNSHIP OF FRANKLIN
 SOMERSET COUNTY, NEW JERSEY

drawing title
CONSTRUCTION DETAILS
 job number 22-005
 drawing number 14
 scale AS SHOWN
 checked by FMA/AEC
 drawn by A.A.
 date 11/28/22
 sheet 14 of 16



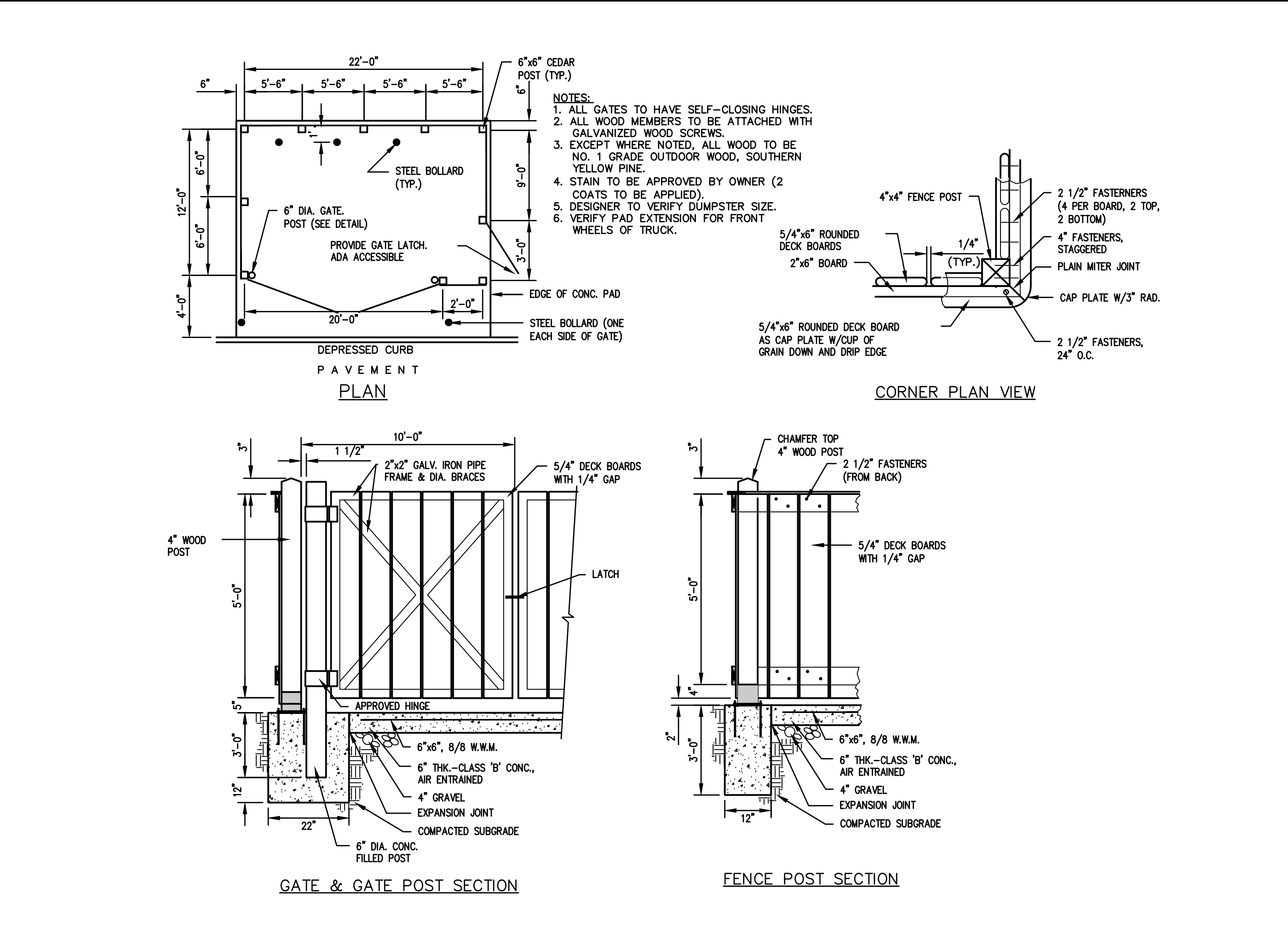
WOOD POST AND RAIL FENCE WITH MESH



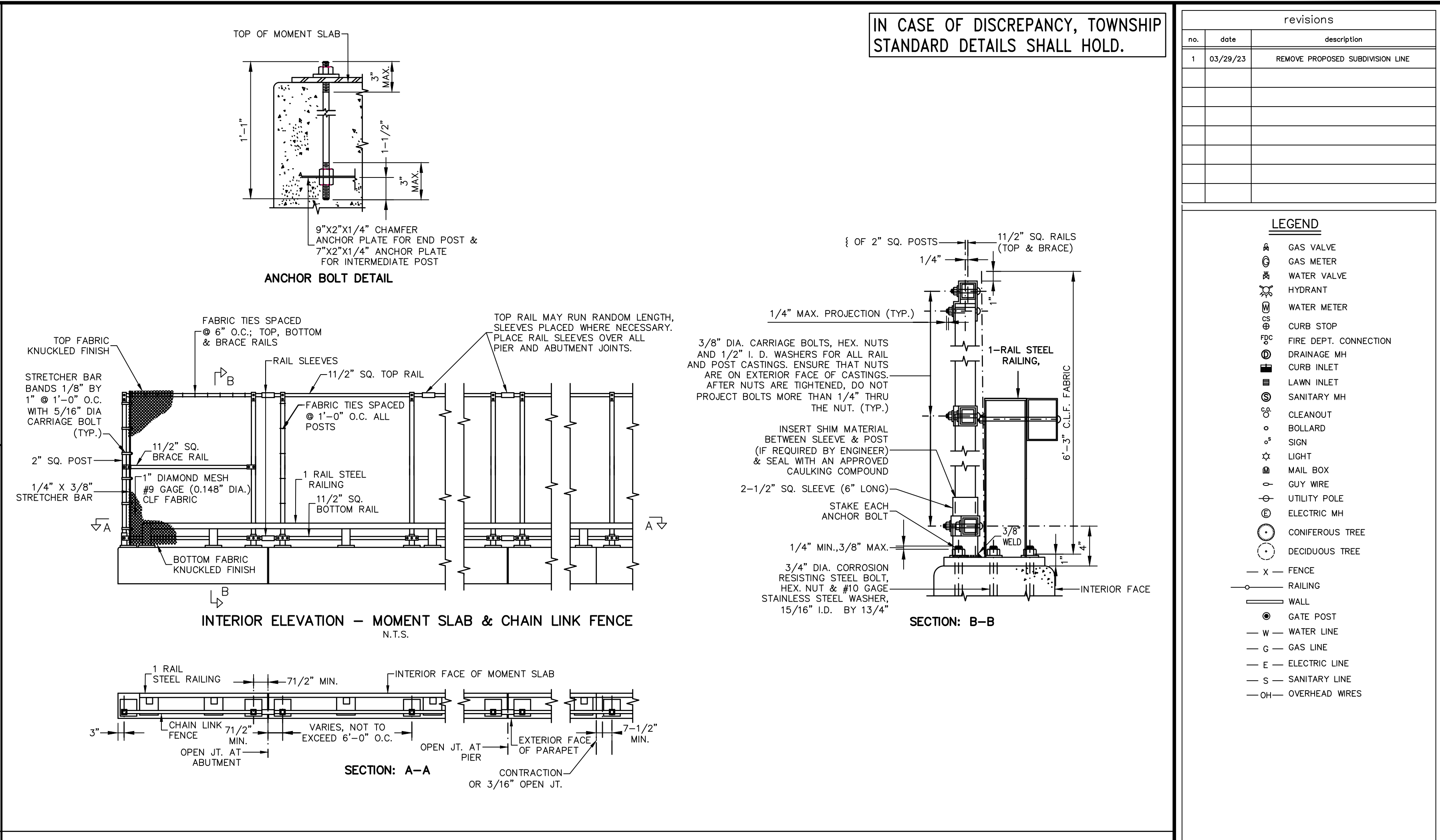
BEAM GUIDE RAIL ASSEMBLY

NOTE: SEE CURRENT N.J.D.O.T. STANDARD ROADWAY CONSTRUCTION DETAILS.

BEAM GUIDE RAIL



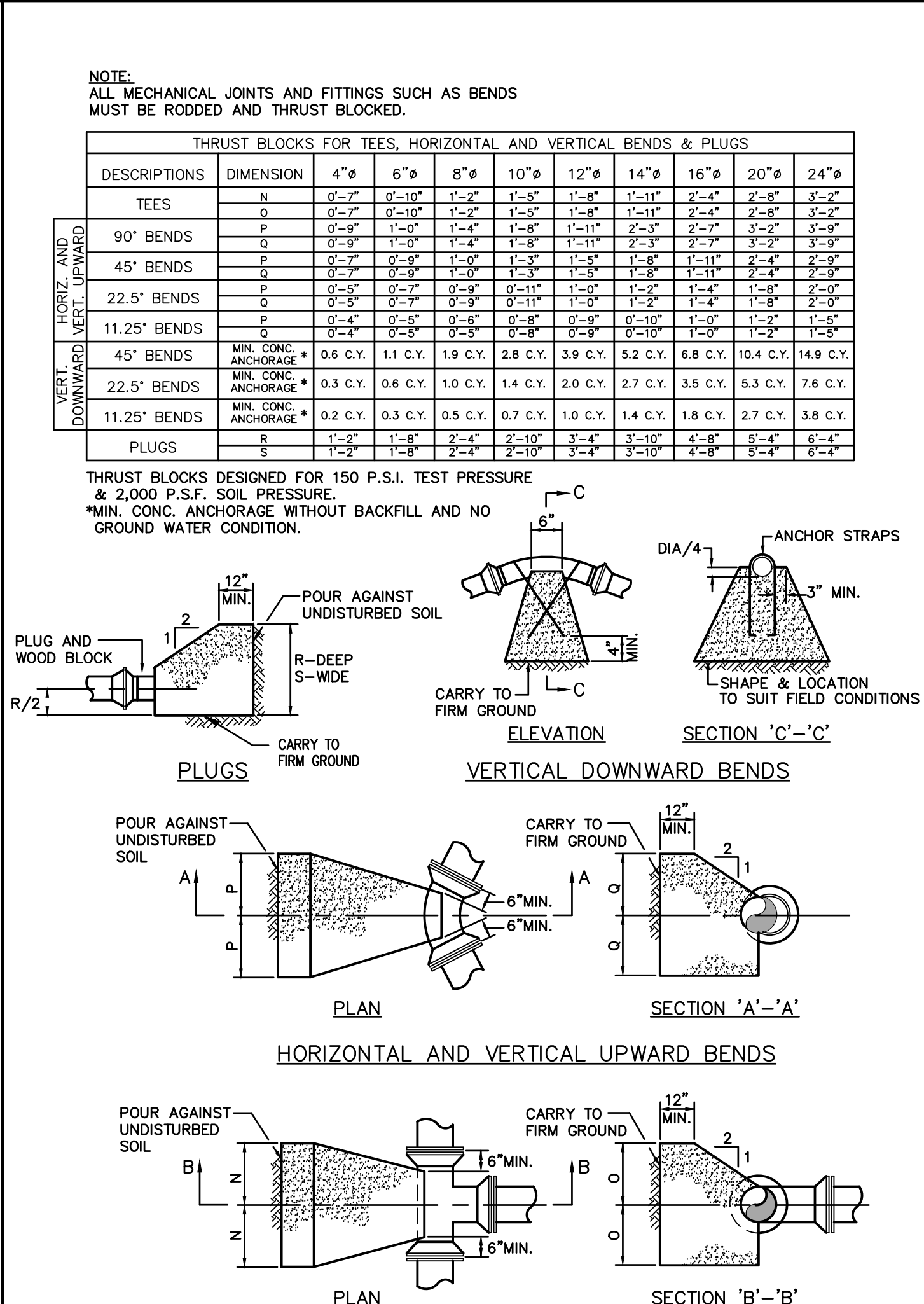
REFUSE ENCLOSURE (12' X 22')



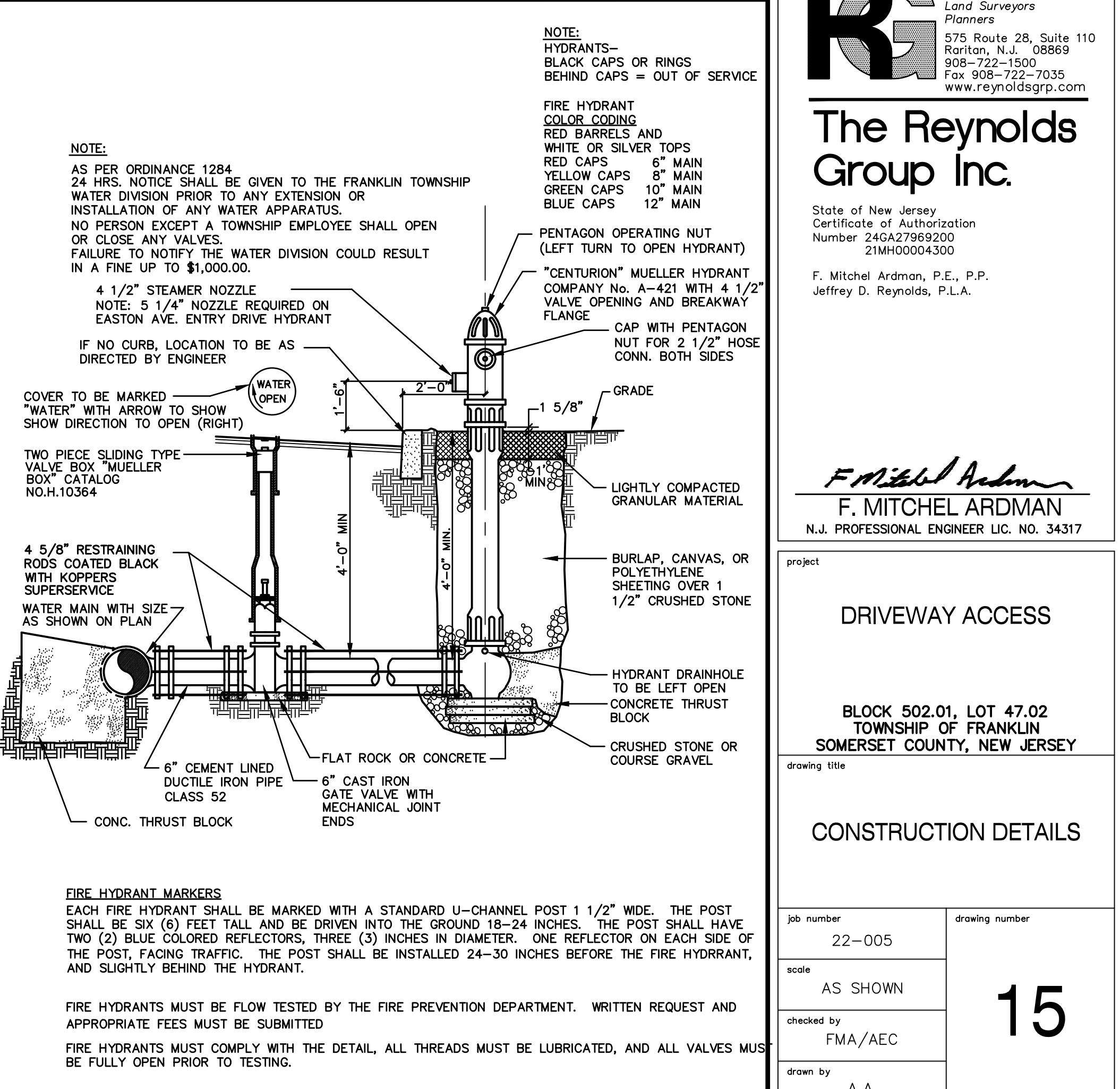
INTERIOR ELEVATION - MOMENT SLAB & CHAIN LINK FENCE

SECTION: B-B

PARAPET WALL CHAIN LINK FENCE MOUNTING DETAIL



THRUST BLOCKS



TYPICAL HYDRANT AND VALVE INSTALLATION

IN CASE OF DISCREPANCY, TOWNSHIP STANDARD DETAILS SHALL HOLD.

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LEGEND

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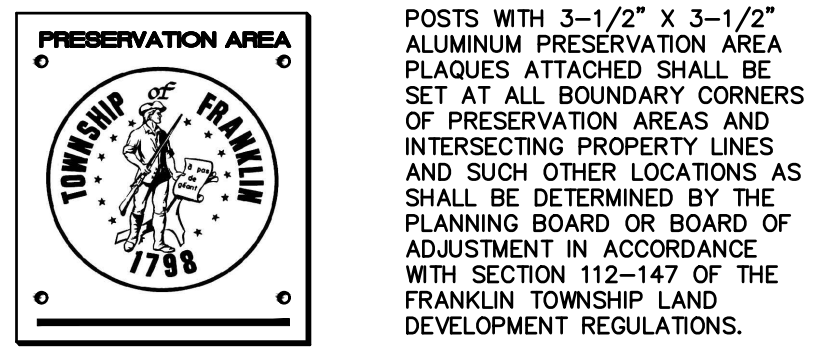
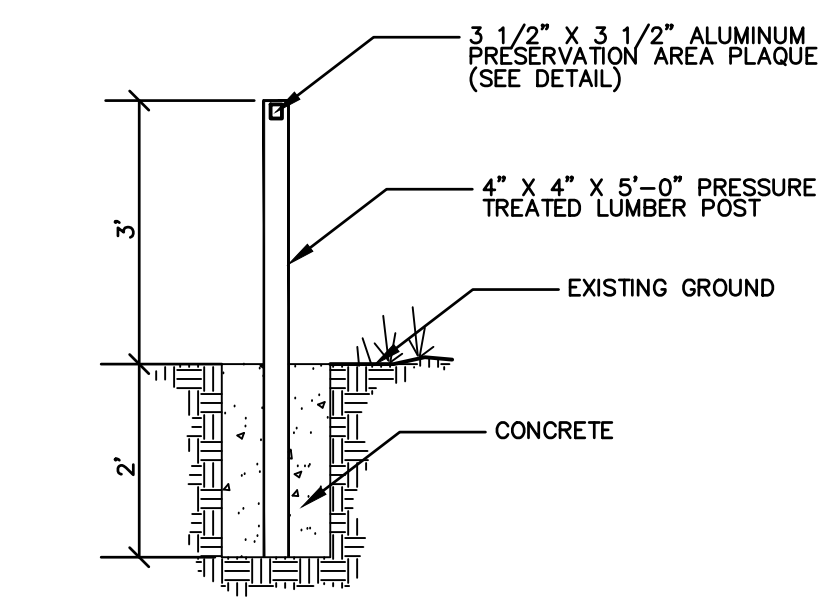
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scale	AS SHOWN		
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drawn by	A.A.		
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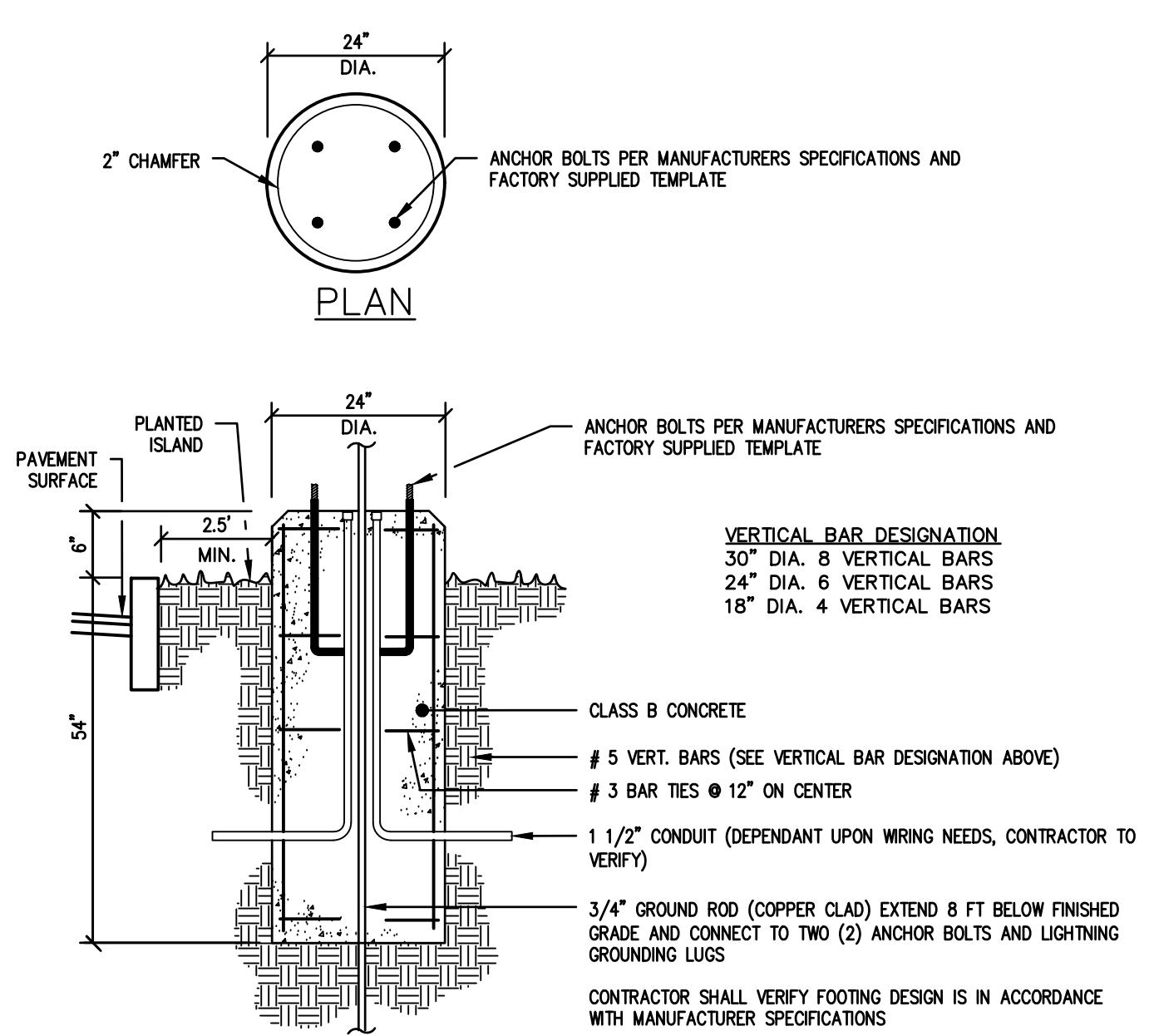
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— OH —	OVERHEAD WIRES



SURVEY MARKERS AND WOODEN POSTS WITH 3-1/2" X 3-1/2" ALUMINUM PRESERVATION AREA PLAQUES ATTACHED SHALL BE SET AT ALL BOUNDARY CORNERS OF PRESERVATION AREAS AND INTERSECTING PROPERTY LINES AND SUCH OTHER LOCATIONS AS SHALL BE DETERMINED BY THE PLANNING BOARD OR BOARD OF ADJUSTMENT IN ACCORDANCE WITH SECTION 112-147 OF THE FRANKLIN TOWNSHIP LAND DEVELOPMENT REGULATIONS.

NOTES:
1. POSTS SHALL BE LOCATED ONE (1) FOOT INSIDE THE PRESERVATION AREA WITH THE PLAQUE FACING THE PRESERVATION AREA BOUNDARY LINE.
2. PLAQUES SHALL CONFORM IN DESIGN AND COLOR TO SAMPLE PLAQUES AVAILABLE AT THE OFFICE OF THE FRANKLIN TOWNSHIP CLERK.



ANCHOR BOLTS PER MANUFACTURERS SPECIFICATIONS AND FACTORY SUPPLIED TEMPLATE

VERTICAL BAR DESIGNATION
30" DIA. 8 VERTICAL BARS
24" DIA. 6 VERTICAL BARS
18" DIA. 4 VERTICAL BARS

CLASS B CONCRETE

5 VERT. BARS (SEE VERTICAL BAR DESIGNATION ABOVE)
3 BAR TIES @ 12" ON CENTER

1 1/2" CONDUIT (DEPENDANT UPON WIRING NEEDS, CONTRACTOR TO VERIFY)

3/4" GROUND ROD (COPPER CLAD) EXTEND 8 FT BELOW FINISHED GRADE AND CONNECT TO TWO (2) ANCHOR BOLTS AND LIGHTNING GROUNDING LUGS

CONTRACTOR SHALL VERIFY FOOTING DESIGN IS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS

PRESERVATION AREA PLAQUES

N.T.S.

LIGHT POLE FOOTING

N.T.S.

D-Series Size 2 LED Area Luminaire

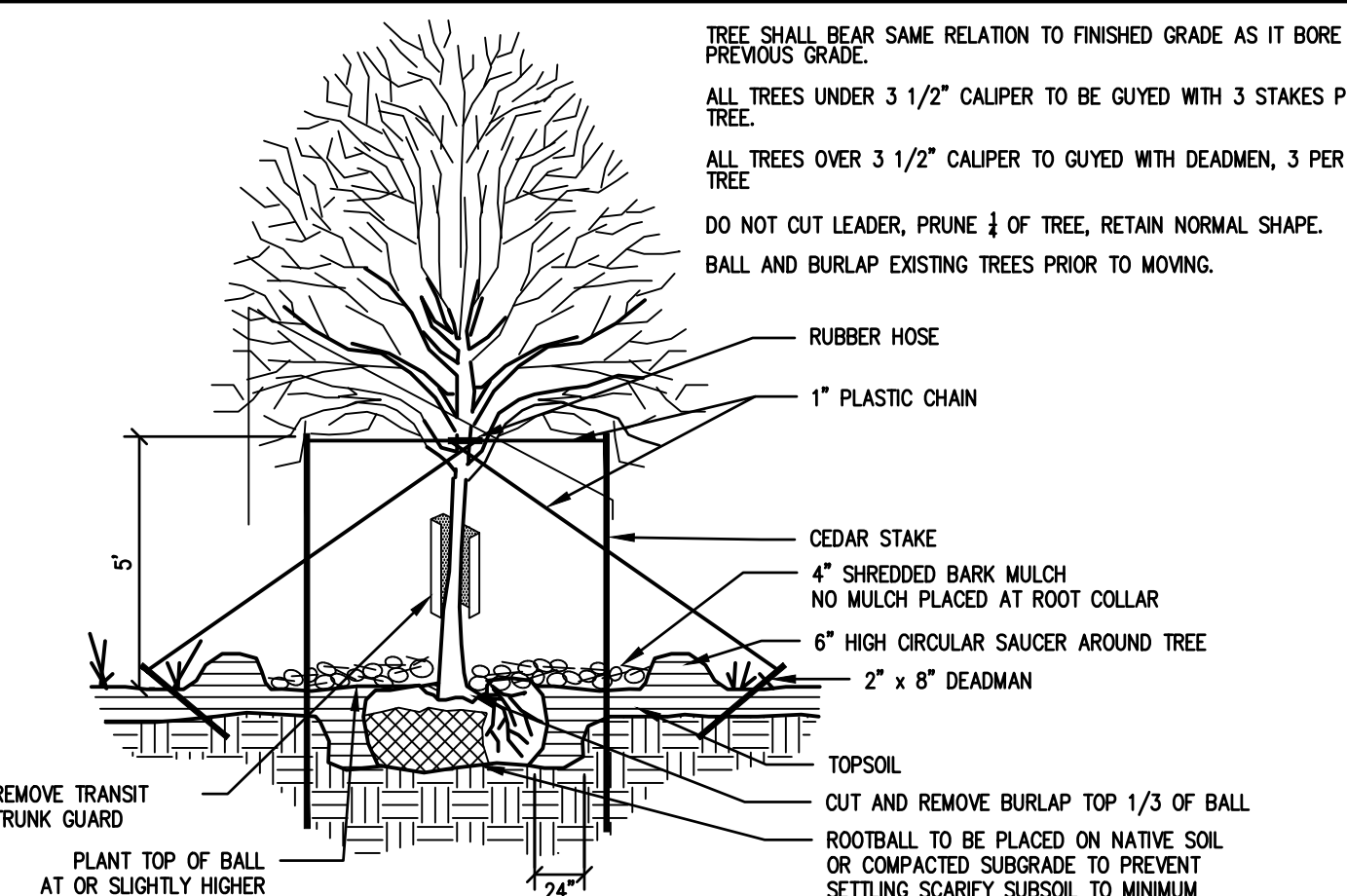
Specifications
EPA: 3.1 BT
Length: 40"
Width: 15"
Height 1: 1.14"
Height 2: 3.5"
Weight: 36lbs

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information		EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBX2	
Series	LED	Color Temperature	Beam/Diameter
DSX2 LED	P7	40K	4000K
	P8	50K	5000K
	P9	60K	6000K
	P10	70K	7000K
	P11	80K	8000K
	P12	90K	9000K

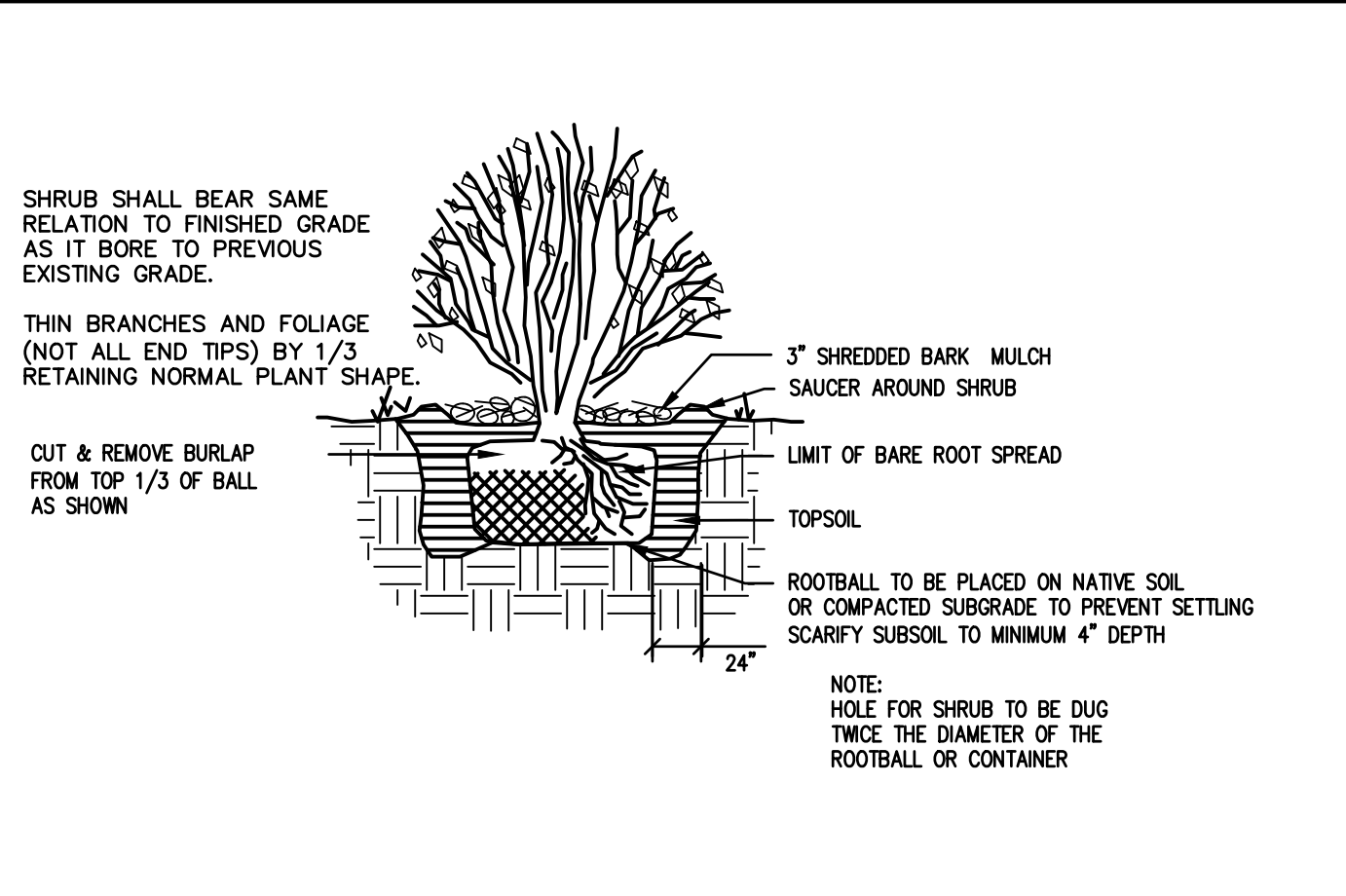
LIGHT DETAIL

LIGHT POLE MOUNTING



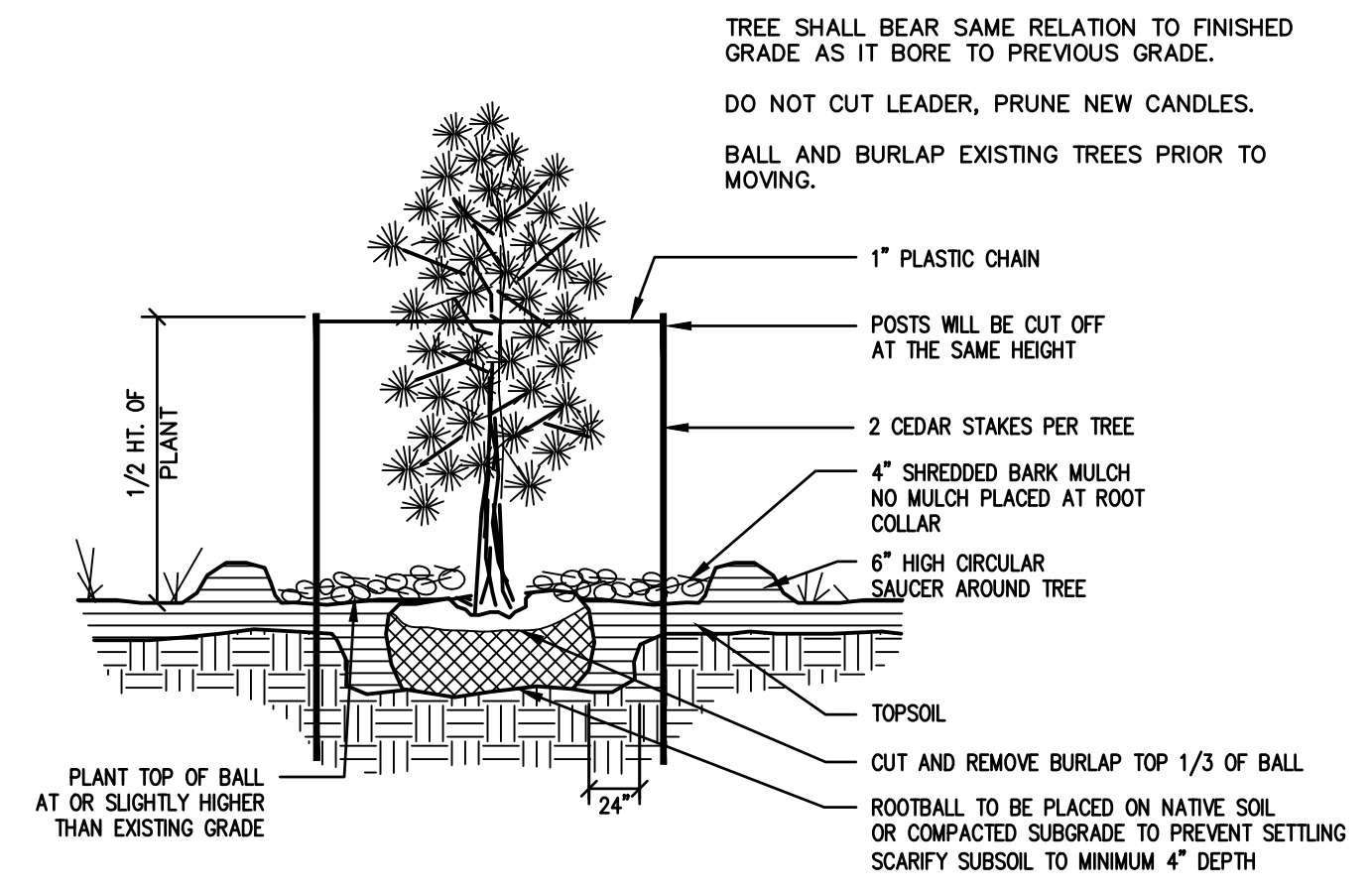
TREE PLANTING

N.T.S.



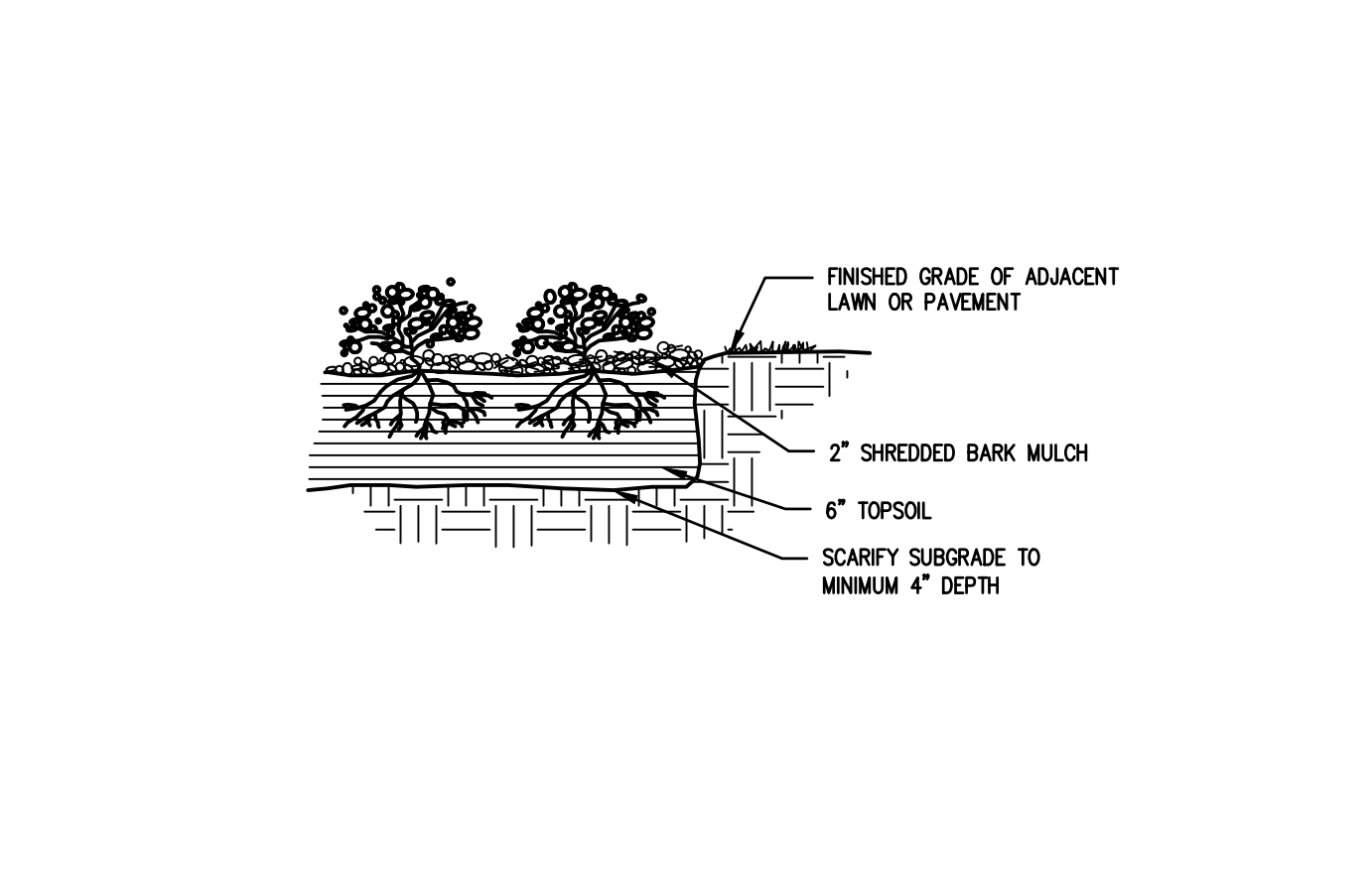
SHRUB PLANTING

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.



GROUNDCOVER PLANTING

N.T.S.

The Reynolds Group Inc.
State of New Jersey
Certificate of Authorization
Number 24GA27969200
21MH0004300
F. Mitchell Ardman, P.E., P.P.
Jeffrey D. Reynolds, P.L.A.

DRIVEWAY ACCESS

BLOCK 502.01, LOT 47.02
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

CONSTRUCTION DETAILS

job number: 22-005
drawing number: AS SHOWN
checked by: FMA/AEC
drawn by: A.A.
date: 11/28/22
sheet 16 of 16

J:\ENGINEERING\PROJECTS\2022\C22-005 - COLLESDO SOMERSET_LAND\DESIGN\C22-005 DETAILS (01).DWG - (1/29/23)