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- NOTES:**
- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS/ OR ORDINANCES OF FRANKLIN TOWNSHIP, NJDEP, AWWA AND ALL APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.
 - THE MINIMUM CLEARANCES BETWEEN WATER MAINS AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE STATE STANDARDS, I.E. MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND SANITARY SEWER IN PARALLEL SHALL BE 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').
 - WATER MAINS CROSSING STORM 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.
 - ALL 4 AND 6 INCH SANITARY SEWER PIPES SHALL BE SCHEDULE 40, AND 8 INCH PIPES SHALL BE SDR 35.
 - MANHOLE BENCH OF EXISTING SMH 2 SHALL BE RECHANNELED BY THE CONTRACTOR

BLOCK 507.02
LOT 42

BLOCK 507
LOT 1

PROPOSED LEGEND

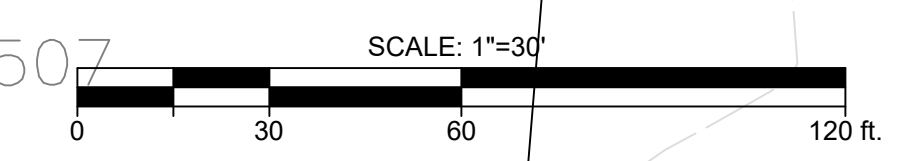
	GRANITE BLOCK CURB
	FLUSH CURB
	DEPRESSED CURB
	RETAINING WALL
	SPLIT RAIL FENCE
	DECORATIVE FENCE (SEE LANDSCAPE DETAILS)
	HYDRANT
	MANHOLE
	INLET, TYPE B
	INLET, TYPE E
	HEADWALL
	LIGHT
	SIGN
	DETECTABLE SURFACE
	WARNING SURFACE
	CURB RAMP
	CLEANOUT
	UTILITIES (TEL., ELEC., & CABLE)
	GAS LINE
	WATER LINE
	SANITARY LATERAL
	SANITARY SEWER
	STORM SEWER

Detention Basin Data

Storm Frequency	Critical Duration (min)	WS Elevation (ft)	Volume (cf)
Water Quality	N/A	83.53	7,529
2	90	83.96	11,779
10	63	84.20	14,265
100	45	84.54	17,866
100-Emergency Spillway	42	84.72	19,834

- CONSTRUCTION PHASING NOTES:**
- ALL IMPROVEMENTS SHOWN ON PLAN SHALL BE CONSTRUCTED IN PHASE 1.
 - UTILITY LAYOUT PER APPROVED SITE PLANS.
 - WATER SERVICES AND WATER MAINS SHOWN TO SERVICE BUILDING ONE ONLY.
 - GENERAL SITE WORK AND UTILITIES ARE UNDER CONSTRUCTION.

OWNER/APPLICANT:
 Cal-Sterling Franklin, LLC
 50 East Mount Pleasant Avenue
 Livingston, NJ 07039



PROJ: 080012-01-002
 CHD:
 DATE: 05/16/2024

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 6 Campus Drive, Suite 302
 Newark, New Jersey 07102
 bowman.com
 E-mail: N.J.@Bowman.com

Bowman

PRELIMINARY

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLANS FOR
 THE RESIDENCES AT STERLING POINTE
 UTILITY PLAN PHASE 1
 BLOCK 507.40, LOT 2
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

ERIC L. KELLER, N.J. Professional Engineer, Lic. 24JGE03205400

SHEET No. 1 OF 1

NO.	REVISION	DATE	CHKD.
6			
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4			
3			
2			
1			