

CERTIFICATIONS/APPROVALS

MUNICIPALITY
THIS PLAN IS HEREBY APPROVED BY THE LAND USE BOARD
OF THE TOWN OF CLINTON, HUNTERDON COUNTY

DATE BOARD CHAIRMAN

DATE BOARD SECRETARY

DATE BOROUGH ENGINEER

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE
REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING
OF THIS MAJOR SITE PLAN WITH THE PLANNING BOARD OF THE
TOWN OF CLINTON

DATE HEMANT DESAI

GENERAL NOTES:

- OWNER/APPLICANT:
ANSUYA ENTERPRISE OF CLINTON, LLC
(BLOCK 17.01, LOT 2.04)
ANSUYA RIVERBEND, LLC
(BLOCK 17, LOT 2, BLOCK 17.01, LOTS 2.03 &6)
16 FIELDSTONE DRIVE
CLINTON, NJ, 08809
PHONE: 908-303-9817
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "FINAL SITE
PLAN FOR ANSUYA RIVERBEND, LLC". PREPARED BY DAVID A STRIES ASSOCIATES, LLC, DATED
AUGUST 28, 2018, OR LAST REVISED.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR
BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- THE ATTACHED PLAN REFERENCE PLANS ENTITLED "FINAL SITE PLAN FOR ANSUYA
RIVERBEND, LLC". PREPARED BY DAVID A STRIES ASSOCIATES, LLC, DATED AUGUST 28, 2018,
OR LAST REVISED.
- ALL ELEVATIONS GIVEN ARE ON USGS DATUM.
- THE SUBJECT PARCEL CONSISTS OF 596,395 SF (13.691 ACRES).
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

NOTES:

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY
APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS
UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH
DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE.
LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND
AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.

TOWN OF CLINTON ZONING REQUIREMENTS				
ITEM	REQUIRED	EXISTING/PREVIOUSLY APPROVED	PROPOSED	VARIANCE REQUESTED
ZONING DISTRICT		OB-4 (OFFICE RESEARCH)		
MIN. LOT AREA (S.F.)	217,000 S.F.	596,395 S.F.	596,395 S.F.	-
MAX. LOT DEPTH (FT)	600 FT.	723.86 FT.	723.86 FT	(ENC)
MIN. LOT WIDTH STREET (FT)	350 FT.	545.63 FT.	545.63 FT.	-
MIN. LOT WIDTH BUILDING LINE (FT)	350 FT.	1,032.19 FT.	1,032.19 FT	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	100 FT.	152.32 FT.	100 FT.	-
SIDE YARD SETBACK - ONE SIDE (FT)	50 FT.	306.70 FT.	80.08 FT.	-
SIDE YARD SETBACK - BOTH SIDES (FT)	100 FT.	163.71 FT.	539.84 FT.	-
REAR YARD SETBACK (FT)	50 FT.	394.09 FT.	373.09 FT.	-
MAX. BUILDING HEIGHT (FT)	40 FT.	46.88 FT.*	46.88 FT.*	(ENC)
MAX. FLOOR AREA RATIO (%)	15 %	14.73 %	14.77 %	-
MAX. IMPERVIOUS COVERAGE (%)	50 %	28.70%	26.10%	-

(V) INDICATES THAT A VARIANCE IS REQUIRED

(-) INDICATES NO VARIANCE IS REQUIRED

(ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

- BUILDING HEIGHT OF 46.88' IS OF THE APPROVED HOTEL PLANS, THE EXISTING HOTEL
BUILDING HEIGHT IS NOT CHANGING AS PART OF THIS APPLICATION
- BUILDING HEIGHT OF PROPOSED FAST FOOD RESTAURANT WILL BE APPROXIMATELY
21.50' PER ARCHITECTURAL DRAWINGS.
- BUILDING HEIGHT OF PROPOSED MIXED USE BUILDING (BAR/RESTAURANT, MEETING
SPACE AND HOTEL WILL BE 40.00' PER ARCHITECT
- MAX IMPERVIOUS COVERAGE IS BEING REDUCED WITH THE REMOVAL OF THE
APPROVED 3 STORY OFFICE BUILDING PER THE 2018 SITE PLAN SET.

FLOOR AREA CALCULATIONS

HOTEL (PER 2018 SITE PLAN):	MIXED USE BUILDING:	FAST FOOD RESTAURANT:	MEETING SPACE:
1ST FLOOR: 15,424 SF 2ND FLOOR: 13,982 SF 3RD FLOOR: 13,982 SF 4TH FLOOR: 13,982 SF BASEMENT: 2,762 SF	1ST FLOOR: 8,040 SF 2ND FLOOR: 8,040 SF 3RD FLOOR: 8,040 SF	1ST FLOOR: 2,625 SF	1ST FLOOR: 1,200 SF
TOTAL: 60,132 SF	TOTAL: 24,120 SF	TOTAL: 2,625 SF	TOTAL: 1,200 SF

TOTAL FLOOR AREA : 88,077 SF FLOOR AREA RATIO: 88,077 SF / 596,395 SF = 14.77%

ADDITIONAL PARTIES TO BE NOTIFIED	
TOWN OF CLINTON	
UTILITY COMPANY	ADDRESS
CLINTON WATER DEPARTMENT C/O ART DYSART IV, WATER SUPERINTENDENT	P.O. BOX 5194 CLINTON, NJ 08809
CLINTON SEWER DEPARTMENT C/O BOB NEIZGODA, SUPERINTENDENT	P.O. BOX 5194 CLINTON, NJ 08809
COMCAST CORPORATION COMCAST CONSTRUCTION	50 RANDOLPH ROAD SOMERSET, NJ 08873
J C P & L	300 MADISON AVENUE & PUNCHBOWL ROAD MORRISTOWN, NJ 07960
ELIZABETH GAS CO.	520 GREEN LANE UNION, NJ 07083
CENTURYLINK	ENGINEERING DEPARTMENT 160 CENTER STREET CLINTON, NJ 08809
AT&T	50 PATRICIA DRIVE FLANDERS, NJ 07836
NEW JERSEY DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE CN 600 TRENTON, NJ 08625
HUNTERDON COUNTY PLANNING BOARD	314 ROUTE 12 BUILDING #1, 1ST FLOOR PO BOX 2900 FLEMINGTON, NJ 08822-2900

PLAN INDEX

SHEET No. TITLE

- COVER SHEET
- EXISTING CONDITIONS PLAN
- PHASING LIMITS, PARKING DELINEATION
AND CIRCULATION PLAN
- DEMOLITION PLAN
- SITE PLAN
- GRADING PLAN
- DRAINAGE PLAN
- UTILITY PLAN
- LANDSCAPE PLAN
- LIGHTING PLAN
- SOIL EROSION & SEDIMENT CONTROL PLAN
- SESC NOTES
- SESC DETAILS
- CONSTRUCTION DETAILS

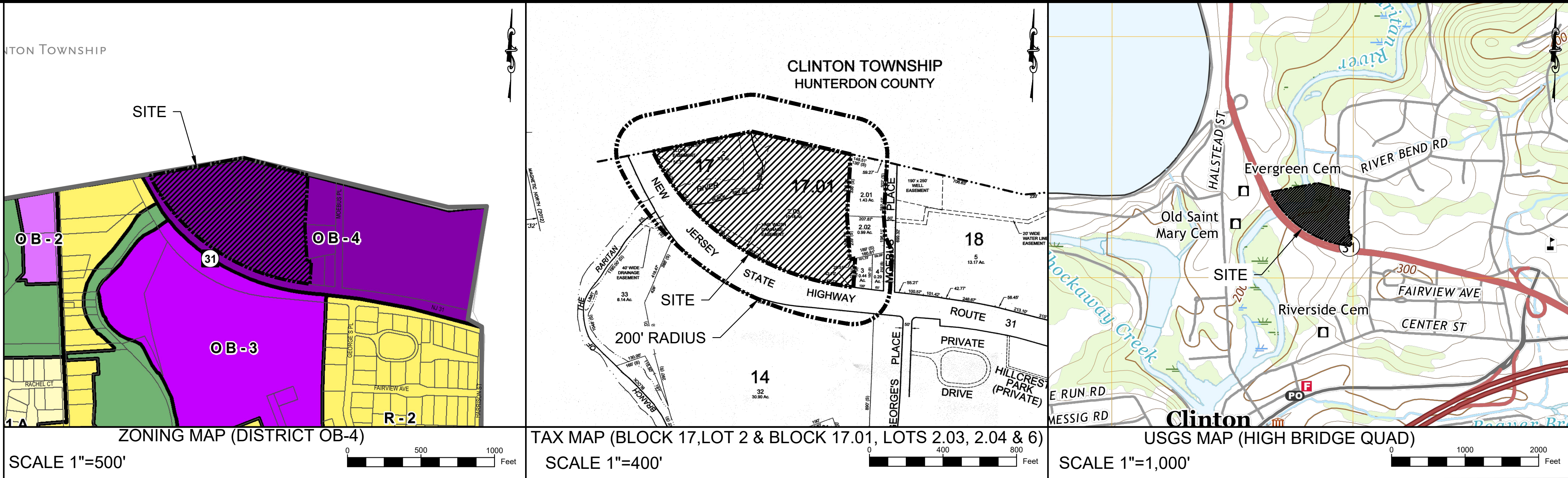
OUTSIDE AGENCY APPROVALS:

- HUNTERDON COUNTY PLANNING BOARD - *CONDITIONAL APPROVAL TO
CONSTRUCT, HCPB FILE #N2205.001 DATED JUNE 19, 2024.*
- HUNTERDON COUNTY SOIL CONSERVATION DISTRICT - *APPROVAL #22-06-001
LETTER OF RECERTIFICATION DATED MAY 10, 2024.*
- NEW JERSEY DEPARTMENT OF TRANSPORTATION - *LETTER OF NO INTEREST
DATED OCTOBER 7, 2022.*

200' CERTIFIED OWNERS' LIST NOTE:

(1) NOTICE TO BE PROVIDED FROM CERTIFIED LIST.

200 FT PROPERTY OWNERS' LIST			
BLOCK	LOT	PROPERTY OWNER	ADDRESS
CLINTON TOWNSHIP ⁽¹⁾			
69	1	EVERGREEN CEMETARY ASSOC - CZASKOS	108 BEAUFORT ROAD BLOOMSBURY, NJ 08804
70	2.01	STATE OF NJ DOT	1035 PARKWAY AVENUE TRENTON, NJ 08618
71	24	HAGER, SUSAN	29 RIVER BEND ROAD CLINTON, NJ 08809
71	25	LIPSON, SCOTT L & REBECCA	27 RIVER BEND ROAD CLINTON, NJ 08809
71	26	KEMPROSKI, CHRIS & JUDITH E	25 RIVER BEND ROAD CLINTON, NJ 08809
71	27	RESZKA, IRENESUZA & IWONA	23 RIVER BEND ROAD CLINTON, NJ 08809
TOWN OF CLINTON ⁽¹⁾			
14	31.01	ANGELO YACONE & MELISSA GALLAGHER	25 GEORGES PLACE CLINTON, NJ 08809
14	32	AMBE HOLDINGS OF CLINTON LLC	3 MEHA COURT MANALAPAN, NJ 07726
14	33	ELIZABETH WATER C/O AMERICAN WATER TAX DEPT.	PO BOX 2738 CAMDEN, NJ 08101
15	26	CHURCH OF IMMACULATE CONCEPTION	316 ALLERTON ROAD ANNANDALE, NJ 08801
15	30	EVERGREEN CEMETARY C/O ROBERT CZASKOS	108 BEAUFORD ROAD BLOOMSBURY, NJ 08804
15	31	STATE OF NJ DOT	1035 PARKWAY AVENUE TRENTON, NJ 08618
17	2	ASUYA ENTERPRISES OF CLINTON LLC	PO BOX 157 ANNANDALE, NJ 08801
17.01	2.01	14 MOEBUS LLC	14 MOEBUS PLACE CLINTON, NJ 08809
17.01	2.02	RICKJM LLC	12 MOEBUS PLACE CLINTON, NJ 08809
17.01	3	SARANNA LLC	5 DEER HILL ROAD ASBURY, NJ 08802
17.01	4	SARANNA LLC/J. GLEICHER	5 DEER HILL ROAD ASBURY, NJ 08802
17.01	5	Z & F LLC	3322 ROUTE 22 WEST - STE 1401 BRANCHBURG, NJ 08876-4407
		CLINTON TOWNSHIP	1225 RT. 31 SOUTH, SUITE D LEBANON, NJ 08833



FINAL SITE PLAN - PHASE 2 FOR ANSUYA ENTERPRISE OF CLINTON, LLC ANSUYA RIVERBEND, LLC

BLOCK 17, LOT 2 & BLOCK 17.01, LOTS 2.03, 2.04 & 6
TOWN OF CLINTON, HUNTERDON COUNTY, NJ

PREPARED BY
AKRF, INC.

140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

HUNTERDON COUNTY USE ONLY

NOTE:

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MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE
UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF
APPROVAL HAVE BEEN SATISFIED AND EACH DRAWING HAS BEEN
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akrf

140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
CERTIFICATE OF AUTHORIZATION NO.: 24GA28276600 EXP. 8/31/2026

NO. REVISION BY DATE

10/25/2024
DATE
KELLEY F. O'SUCH
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE05441900

PROJECT:
ANSUYA ENTERPRISE OF CLINTON, LLC
& ANSUYA RIVERBEND, LLC
BLOCK 17 LOT 2 &
BLOCK 17.01 LOTS 2.03, 2.04, & 6
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

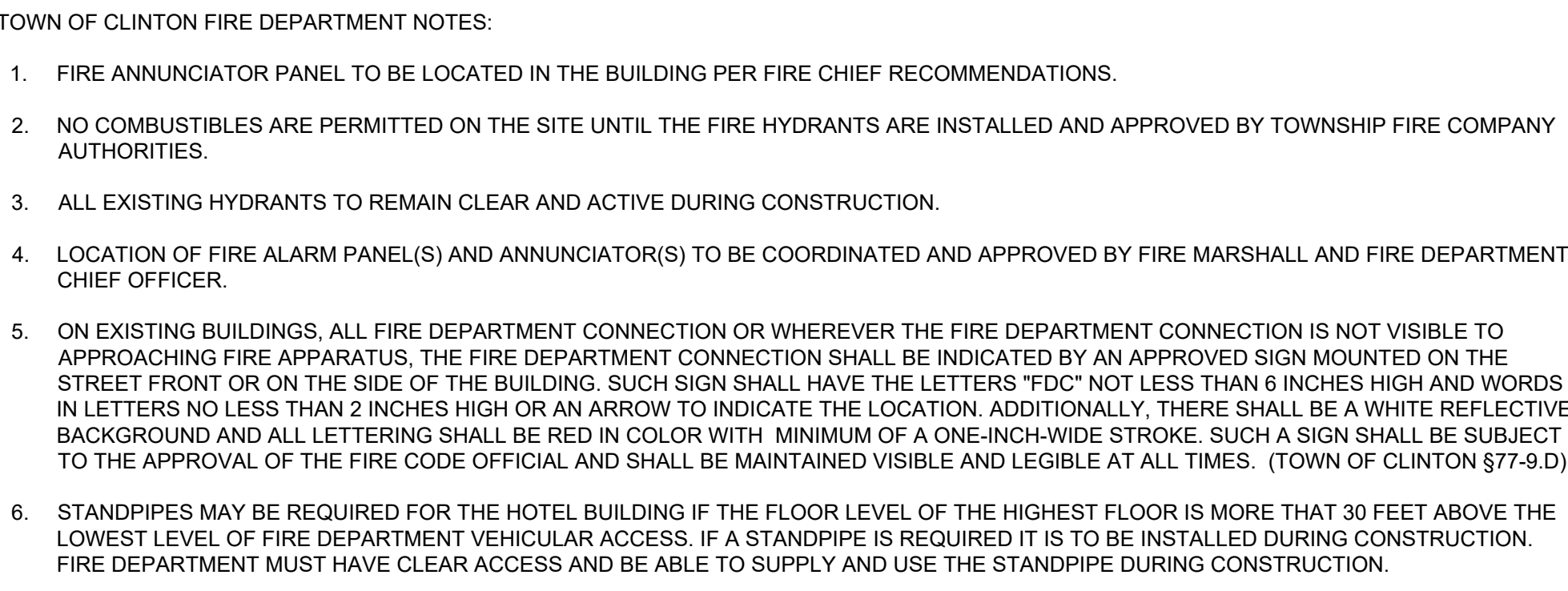
TITLE:

COVER SHEET

JOB NO.: 0120281
SCALE: N.T.S.
DESIGNED: KGS
CHECKED: KFO
FILENAME: 01_COVER.DWG
DATE: 10/15/2024

1

3B



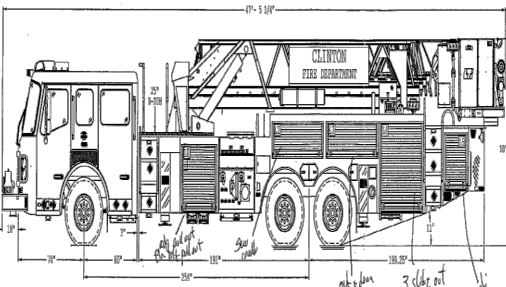
IMPERVIOUS COVER CALCULATIONS					
EX. ITEM	PREVIOUSLY APPROVED COVERAGE (S.F.)	PERCENTAGE (%)	PROP. ITEM	PROPOSED COVERAGE (S.F.)	PERCENTAGE (%)
HOTEL	171,165 S.F.	28.70%	EX. HOTEL	15,802 S.F.	2.65
RESTAURANT & OFFICE BUILDING			RESTAURANT, OFFICE & MEETING BUILDING	11,865	1.99
ASPHALT PAVEMENT			ASPHALT PAVEMENT	115,147 S.F.	19.31
CONCRETE WALKWAYS, CURBS, PADDS, & WALLS			CONCRETE WALKWAYS, CURBS, PADDS, & WALLS	12,825 S.F.	2.15
TOTAL	171,165 S.F.	28.70%	TOTAL	155,639 S.F.	26.10

SIGNAGE SCHEDULE (PER RESOLUTION APPROVED ON MARCH 24, 2008)		PROPOSED SIGNAGE SCHEDULE (FINAL PHASE 2)	
ITEM	PREVIOUSLY PROPOSED & APPROVED	ITEM	SIGN AREA
PROJECT SIGN AREA	78 S.F.	FACADE MOUNTED "GRILL & CHILL" SIGN	26 S.F.
DIRECTORY SIGN	15 S.F.	FACADE MOUNTED "DQ" SIGN (FRONT)	28 S.F.
DIRECTIONAL SIGN	10 S.F.	FACADE MOUNTED "DQ" SIGN (REAR)	28 S.F.
FACADE MOUNTED HOTEL SIGN	52.6 S.F.		
FACADE MOUNTED RESTAURANT SIGN	12 S.F.	DQ GRILL & CHILL ORDER KIOSK SIGN	63 S.F.

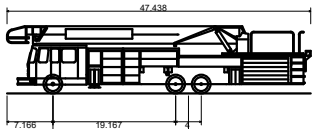
PARKING SCHEDULE CALCULATIONS (PER TOWN OF CLINTON REQUIREMENTS, § 88-62A)			
LAND USE	REQUIRED	UNITS	REQUIRED SPACES
RESTAURANT, EATING AND DRINKING PLACE	1 SPACE PER 50 S.F. DEVOTED TO PATRON USE	3,132 S.F. (1,162 S.F. FAST FOOD, 1,380 S.F. HOTEL RESTAURANT, & 590 S.F. OUTDOOR SEATING) ⁽¹⁾	63 SPACES
ASSEMBLY HALL, COMMUNITY BUILDING, SOCIAL CLUB, INSTITUTION	1 SPACE PER 150 S.F. OF FLOOR AREA	4,175 S.F.	28 SPACES
HOTEL	1 SPACE PER ROOM	26 ROOMS	26 SPACES
		NUMBER OF PARKING SPACES REQUIRED	117 SPACES
		TOTAL NUMBER OF PARKING SPACES PROVIDED	148 SPACES
		NUMBER OF "MAKE-READY" EVSE SPACES REQUIRED	4 SPACES
		NUMBER OF "MAKE-READY" EVSE SPACES PROVIDED	5 SPACES
		NET NUMBER OF PARKING SPACES REQUIRED	112 SPACES ⁽²⁾
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	5 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	6 SPACES

1. FAST FOOD PATRON PARKING DELINEATED FROM DRAFT FLOOR PLAN ENTITLED "NEW CONSTRUCTION FOR DAIRY QUEEN AT (BLOCK 17, LOT 2 AND BLOCKS 17, LOT 2.03, LOTS 2.04 & 6) TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY" BY VP ARCHITECTURAL DESIGN, INC. AND REVISED DATE 8/14/2020.
2. PER NEW JERSEY STATE BILL 3223-2 C-40-550-660 (3.e.), A PARKING SPACE PREPARED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) OR MAKE-READY EQUIPMENT PURSUANT TO THIS SECTION SHALL COUNT AS AT LEAST TWO (2) PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING REQUIREMENT. THIS SUBSECTION SHALL RESULT IN A REDUCTION OF NO MORE THAN TEN PERCENT (10%) OF THE TOTAL REQUIRED PARKING.
3. A DESIGN WAIVER IS REQUESTED FOR PROPOSED LOADING ZONES DIMENSIONS DUE TO NON-COMPLIANCE WITH TOWN'S REQUIRED MINIMUM DIMENSIONS OF 6'0" x 14' FT.

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE WALKWAYS
	PROPOSED DEPRESSED CURB
	PROPOSED CURB
	PROPOSED TRAFFIC SIGN
	PROPOSED 24" STOP BAR



CLINTON FD LADDER TRUCK ILLUSTRATION



Town of Clinton Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

CLINTON FD LADDER TRUCK FOR CIRCULATION PLANS (PHASE II & III)



NOTE:

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10/25/2024
DATE


KELLEY F. O'SUCH
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE05441900

PROJECT:

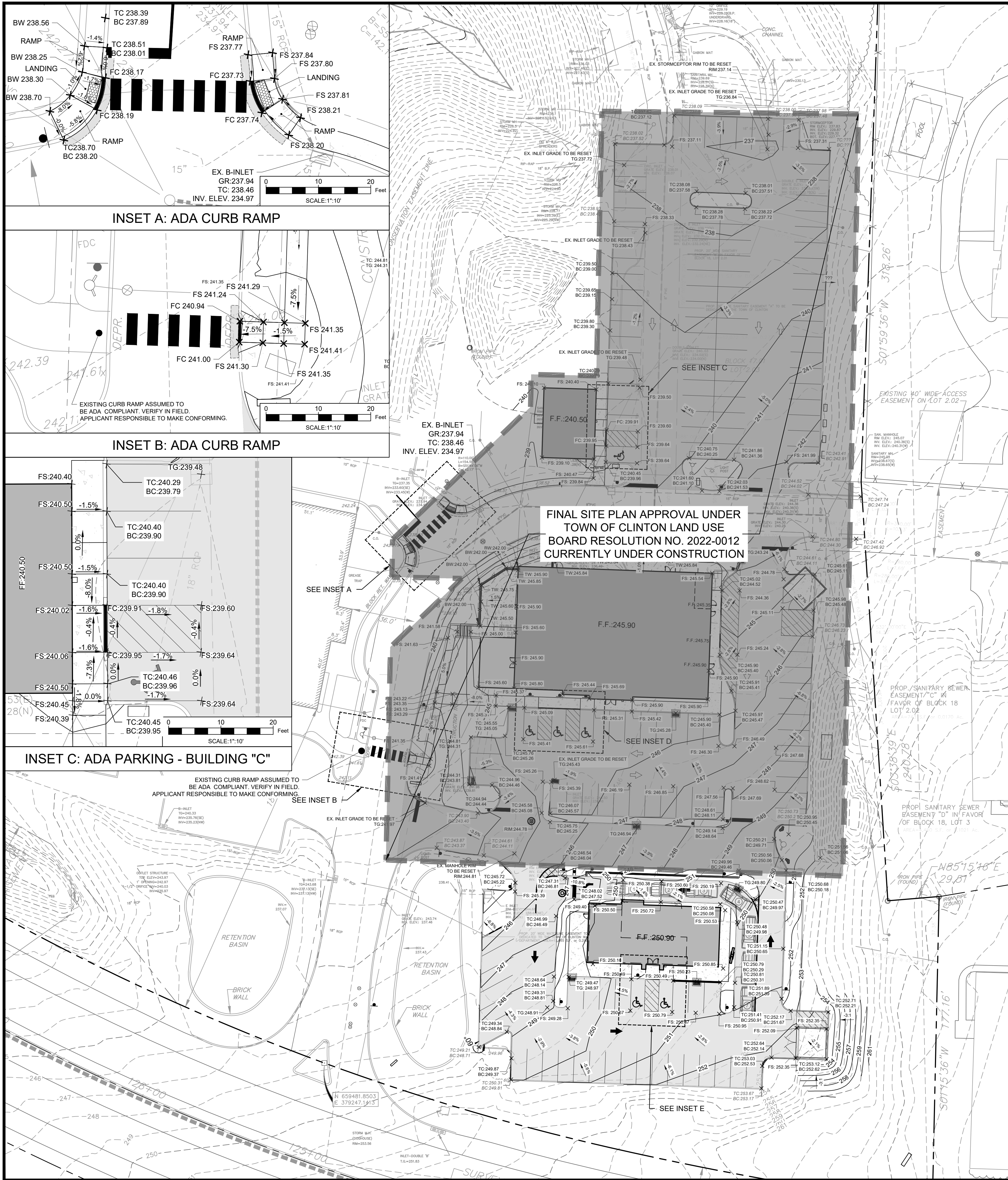
ANSUYA ENTERPRISE OF CLINTON, LLC
& ANSUYA RIVERBEND, LLC
BLOCK 17 LOT 2 &
BLOCK 17.01 LOTS 2.03, 2.04, & 6
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE: _____

SITE PLAN

JOB NO.:	0120281	DRAWING NO.:	4
SCALE:	1"=30'		
DESIGNED:	KGS		
CHECKED:	KFO		
FILENAME:	SITE.DWG		
DATE:	10/15/2024		



SITE PREPARATION

- PRIOR TO THE START OF CONSTRUCTION, ALL UTILITIES SHOULD BE IDENTIFIED AND SECURED. THE SURFACE COVER MATERIALS, INCLUDING VEGETATION AND TOPSOIL, SHALL BE REMOVED FROM WITHIN AND AT LEAST FIVE FEET BEYOND THE LIMITS OF THE PROPOSED BUILDING AND NEW PAVEMENT AREAS, AS WELL AS ANY OTHER AREA WHICH WILL REQUIRE FILL PLACEMENT. E&P ANTICIPATES THAT THE EXISTING BUILDING WILL BE DEMOLISHED. DEMOLITION OF EXISTING STRUCTURES SHOULD INCLUDE FULL REMOVAL OF REMNANT UTILITIES TO PREVENT FUTURE OBSTRUCTIONS TO DEVELOPMENT. EXISTING REMNANT STRUCTURAL ELEMENTS, SUCH AS CONVENTIONAL CONCRETE FOUNDATIONS AND SLAB-ON-GRADE CONSTRUCTION, SHOULD BE REMOVED ENTIRELY FROM BELOW PROPOSED FOUNDATIONS AND SLAB AREAS AND EXCAVATED TO AT LEAST TWO FEET BELOW PAVEMENT SUBGRADE. THE RESULTING EXCAVATIONS SHOULD BE BACKFILLED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE RECOMMENDATIONS HEREIN.
- PRIOR TO PLACING ANY FILL OR SUBBASE MATERIALS TO RAISE OR RESTORE GRADES TO THE DESIRED BUILDING PAD OR PAVEMENT SUBGRADE ELEVATIONS, THE EXISTING EXPOSED SOILS SHOULD BE COMPACTED TO A FIRM AND UNYIELDING SURFACE WITH SEVERAL PASSES IN TWO PERPENDICULAR DIRECTIONS OF MINIMUM 10-TON VIBRATORY, SMOOTH DRUM ROLLER DURING FAVORABLE MOISTURE CONDITIONS. THE ROLLER SHOULD BE OPERATED IN THE STATIC MODE OR A KNEADING "SHEEPSFOOT" ROLLER SHOULD BE USED WHERE FINE-GRAINED SOILS ARE ENCOUNTERED AT THE SUBGRADE ELEVATION. THE SURFACE THEN SHOULD BE PROOFROLLED WITH A LOADED TANDEM AXLE TRUCK IN THE PRESENCE OF E&P TO HELP IDENTIFY SOFT OR LOOSE POCKETS WHICH MAY REQUIRE REMOVAL AND REPLACEMENT OR FURTHER INVESTIGATION. E&P ANTICIPATES AT LEAST PARTIAL OVEREXCAVATION WILL BE REQUIRED IF THE SUBGRADE IS WETTED OR SUBJECTED TO REPEATED CONSTRUCTION TRAFFIC, PARTICULARLY WHERE FINE-GRAINED SOILS ARE ENCOUNTERED AT THE SUBGRADE. ANY FILL OR BACKFILL SHOULD BE PLACED AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS HEREIN.
- EVERY EFFORT SHOULD BE MADE TO MINIMIZE DISTURBANCE OF THE ON-SITE SOILS BY CONSTRUCTION TRAFFIC AND SURFACE RUNOFF. THE ON-SITE SOILS CONTAIN HIGH AMOUNTS OF SILT AND WILL SOFTEN AND LOSE STABILITY WHEN WETTED OR SUBJECTED TO REPEATED CONSTRUCTION TRAFFIC. THEREFORE, THE CONTRACTOR SHOULD BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXPOSED SUBGRADE SOILS DURING CONSTRUCTION.
- E&P RECOMMENDS PROVIDING DEFINED HAUL ROADS AND SURGE STONE ENTRANCES TO REDUCE DISTURBANCE OF THE ON-SITE SOILS. ADDITIONAL REMOVAL AND REPLACEMENT OF THE SUBGRADE SOIL WILL LIKELY BE NECESSARY IF SCHEDULES DO NOT ALLOW SUFFICIENT TIME TO DRY AND DRY SITE SOILS, PARTICULARLY FOLLOWING WET WEATHER. WHILE NOT DEEPIED BY DESIGN, ADDITIONAL STABILIZATION MEASURES SUCH AS THE USE OF GEOTEXTILES COULD BE NECESSARY IF CONSTRUCTION OCCURS FOLLOWING POOR WEATHER OR WITHOUT ADEQUATE SUBGRADE PROTECTION AND MAINTENANCE. THE SERVICES OF E&P SHOULD BE RETAINED TO INSPECT SOIL CONDITIONS DURING CONSTRUCTION AND VERIFY THAT SUBGRADE PREPARED FOUNDATION, FLOOR SLAB, AND PAVEMENT SUBGRADES FOR SUPPORT OF DESIGN LOADS.
- WHEN TEMPERATURES FALL BELOW FREEZING FOR PERIODS OF TIME, THE MOISTURE WITHIN THE SOIL MATRIX WILL FREEZE. FINE GRAINED SOILS HAVE A HIGHER SUSCEPTIBILITY TO FROST THAN WELL DRAINED GRANULAR SOILS AND COULD FREEZE AT FAST RATES. FROST SUSCEPTIBLE SOILS WILL OFTEN BECOME UNSTABLE ONCE THEY THAW, EVEN IF THE MATERIAL IS PROPERLY PLACED AND COMPACTED. AS SUCH, SPECIAL CONSTRUCTION METHODS, ADDITIONAL HANDLING AND/OR CONSTRUCTION SEQUENCING SHOULD BE PLANNED WHEN WEATHER FORECASTS PREDICT PERIODS OF FREEZING AMBIENT AIR TEMPERATURES. FILL AND SUBBASE MATERIALS SHOULD NOT BE PLACED ON WET, SNOW, ICE, OR FROZEN SOIL. SUBGRADE MATERIALS THAT FREEZE WILL NEED TO BE REMOVED AND REPLACED WITH SUITABLE STRUCTURAL FILL MATERIAL PRIOR TO PLACEMENT OF SUBSEQUENT FILL LAYERS. SUBBASE MATERIAL AND/OR SURFICIAL COVER MATERIAL AS DETAILED THROUGHOUT THIS REPORT. FINE GRAINED SOILS ARE NOT SUITABLE FOR PLACEMENT AS STRUCTURAL FILL MATERIAL AND GENERALLY NEED TO BE EXPORTED FROM THE SITE, UNLESS CONSTRUCTION SCHEDULES ALLOW FOR STOCKPILING AND DRYING OF THESE MATERIALS DURING WARMER WEATHER. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR INCLUDING BUDGETARY RATES FOR EARTHWORK DURING PERIODS OF POTENTIAL FREEZING WEATHER AND FOR PROTECTION AGAINST FREEZING SUBGRADES.

STRUCTURAL FILL MATERIALS AND COMPACTION TESTING

- SOILS PLACED AS STRUCTURAL FILL MATERIAL SHOULD CONSIST OF WELL GRADED SAND OR GRAVEL WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES IN DIAMETER AND LESS THAN 15 PERCENT OF MATERIAL PASSING THE NUMBER 200 SIEVE. THESE MATERIALS SHOULD BE FREE OF OBJECTIONABLE DEBRIS (CLAY CLUMPS, ORGANIC AND/OR DELETERIOUS MATERIAL, ETC) AND WITHIN MOISTURE CONTENTS SUITABLE FOR COMPACTION. ALTERNATIVE SOIL TYPES WITH HIGHER PERCENTAGES OF SILT AND CLAY MAY BE CONSIDERED, PROVIDED THAT THE CONTRACTOR IS ABLE TO ACHIEVE PROPER COMPACTION AND MAINTAIN SUITABLE SUBGRADE ONCE THE MATERIAL IS PLACED. FINE-GRAINED SOILS AND/OR GRANULAR SOILS WITH HIGHER PERCENTAGES OF SILT AND CLAY ARE EXTREMELY MOISTURE SENSITIVE AND WILL ONLY BE SUITABLE FOR REUSE AS STRUCTURAL FILL MATERIAL DURING IDEAL WEATHER CONDITIONS. MATERIALS WETTED BEYOND THE OPTIMUM MOISTURE CONTENT, CONTAIN OVERSIZED ROCK OR DEBRIS; AND/OR CONTAIN INCREASED AMOUNTS OF OBJECTIONABLE DEBRIS WILL NOT BE SUITABLE FOR REUSE AS STRUCTURAL FILL MATERIAL WITHOUT SPECIAL HANDLING. AS SUCH, THE CONTRACTOR SHOULD BE RESPONSIBLE FOR IMPORTING STRUCTURAL FILL MATERIAL AND/OR PROCESSING ON-SITE SOILS AS WETTED BEYOND THE OPTIMUM MOISTURE CONTENT MAY NEED TO BE REPLACED WITH IMPORTED STRUCTURAL FILL. REUSE OF THESE MATERIALS WILL BE CONTINGENT UPON FURTHER EVALUATION DURING CONSTRUCTION.
- COBBLES/BOULDERS, ROCK FRAGMENTS, AND/OR OVERSIZED DEBRIS (EITHER ENCOUNTERED AT THE SITE OR IMPORTED) GREATER THAN THREE INCHES IN DIAMETER WILL NEED TO BE SEPARATED FROM ON-SITE SOILS TO BE PLACED AS STRUCTURAL FILL. APPROVED MATERIAL BETWEEN THREE TO 12 INCHES IN DIAMETER MAY BE CRUSHED OR INDIVIDUALLY PLACED IN FILL LAYERS DEEPER THAN TWO FEET BELOW PROPOSED SUBGRADE LEVELS. CARE MUST BE TAKEN TO INDIVIDUALLY SEAT ANY LARGE PARTICLES AND TO COMPACT SOIL AROUND LARGE PARTICLES WITH HAND OPERATED EQUIPMENT TO MINIMIZE THE RISK OF VOID FORMATION. THE LARGER MATERIAL SHOULD NOT BE PLACED NEAR AREAS OF THE PROPOSED UTILITY OR PLANNED EXCAVATION. IMPORTED ROCK FRAGMENTS AND BOULDERS LARGER THAN APPROXIMATELY 12 INCHES ARE NOT EXPECTED TO BE ADEQUATE FOR USE AS FILL OR BACKFILL AND SHOULD BE REMOVED FROM THE SITE OR CRUSHED TO AN ADEQUATE SIZE.
- THE ON-SITE SOILS ARE CONSIDERED VERY MOISTURE SUSCEPTIBLE. PORTIONS OF THESE MATERIALS ARE PRELIMINARILY EXPECTED TO BE SUITABLE FOR REUSE AS STRUCTURAL FILL MATERIAL, BUT SPECIAL HANDLING TO REMOVE OBJECTIONABLE DEBRIS, DISINTEGRATING AND/OR INCREASED DRYING TIME FOR SOILS THAT ARE EXPOSED TO MOISTURE SHOULD BE ANTICIPATED. IN ADDITION, MATERIAL REPEATEDLY EXPOSED TO CONSTRUCTION TRAFFIC AND/OR WETTED BEYOND THE OPTIMUM MOISTURE CONTENT MAY NEED TO BE REPLACED WITH IMPORTED STRUCTURAL FILL. REUSE OF THESE MATERIALS WILL BE CONTINGENT UPON FURTHER EVALUATION DURING CONSTRUCTION.
- STRUCTURAL FILL AND BACKFILL SHOULD BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS AND COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY WITHIN A TARGETED TWO PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR). FILL MATERIAL COMPACTED WITH RELATIVELY LIGHT HAND HELD EQUIPMENT MAY NEED TO BE PLACED IN THINNER LIFTS. VARIATIONS IN MOISTURE CONTENT MAY BE ACCEPTABLE SUBJECT TO E&P'S ON SITE GEOTECHNICAL ENGINEER'S APPROVAL IF THE CONTRACTOR IS ABLE TO ACHIEVE THE NECESSARY COMPACTION. E&P RECOMMENDS USING A SMOOTH DRUM ROLLER OR SHEEPSFOOT ROLLER TO COMPACT SUBGRADE SOILS BENEATH LARGER AREAS SUCH AS PAVEMENTS OR SLABS. HAND OPERATED VIBRATORY JUMPING JACKS AND PLATE COMPACTORS SHOULD BE USED IN CONFINED EXCAVATIONS FOR FOUNDATIONS OR UTILITIES. FILL MATERIAL COMPACTED WITH RELATIVELY LIGHT WEIGHT EQUIPMENT OR IN THE STATIC MODE MAY REQUIRE ADDITIONAL PASSES AND/OR THE MATERIAL MAY NEED TO BE PLACED IN THINNER, LOOSE LIFTS.
- BEFORE FILLING OPERATIONS BEGIN, REPRESENTATIVE SAMPLES OF EACH PROPOSED FILL MATERIAL (ON-SITE AND IMPORTED) SHOULD BE COLLECTED. THE SAMPLES SHOULD BE TESTED TO DETERMINE THE MAXIMUM DRY DENSITY, OPTIMUM MOISTURE CONTENT, NATURAL MOISTURE CONTENT, GRADATION, AND PLASTICITY OF THE SOIL. THESE TESTS ARE NEEDED FOR QUALITY CONTROL DURING COMPACTION AND ALSO TO DETERMINE IF THE FILL MATERIAL IS ACCEPTABLE. THE PLACEMENT OF ALL FILL AND BACKFILL SHOULD BE MONITORED BY E&P'S GEOTECHNICAL ENGINEER OR TECHNICIAN TO ENSURE THAT THE SPECIFIED MATERIAL AND LIFT THICKNESSES ARE PROPERLY INSTALLED. A SUFFICIENT NUMBER OF IN-PLACE DENSITY TESTS SHOULD BE PERFORMED DURING FILL PLACEMENT TO ENSURE THAT THE SPECIFIED COMPACTION IS ACHIEVED THROUGHOUT THE HEIGHT OF THE FILL OR BACKFILL.
- CONTRACTOR MUST NOTIFY ENGINEER IF PROOFROLLING, WHICH MUST BE OBSERVED BY A COMPETENT PERSON.
- CONTRACTOR SHALL FOLLOW MANUFACTURERS' RECOMMENDATIONS FOR PIPE AND BASIN COVER PRIOR TO PLACING CONSTRUCTION EQUIPMENT OVER.

NOTE:

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FAX. 908-238-9572
CERTIFICATE OF AUTHORIZATION NO.: 24GA28276600 EXP. 8/31/2026

NO. REVISION BY DATE

10/25/2024
DATE
KELLEY F. O'SUCH
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE05441900

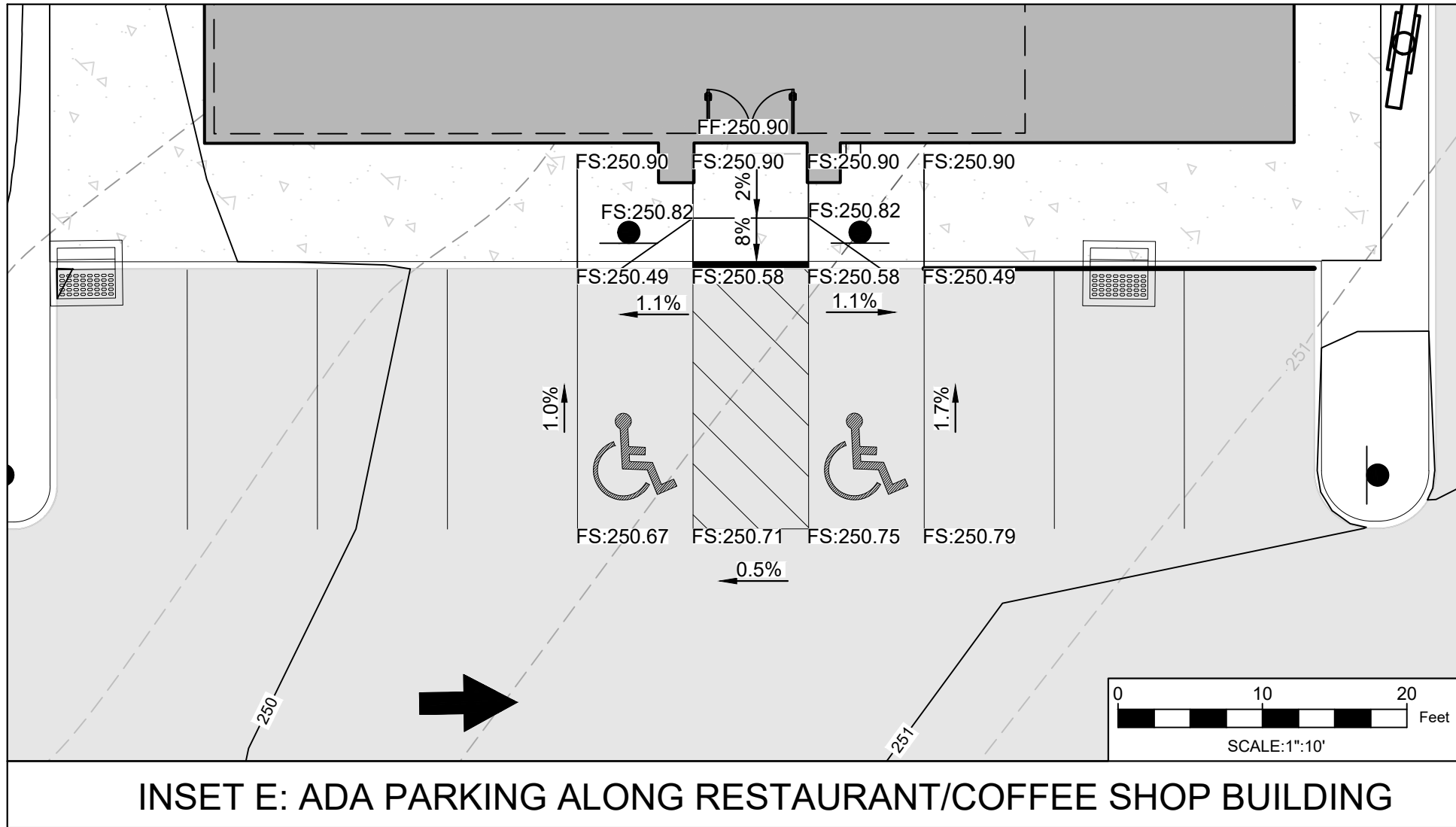
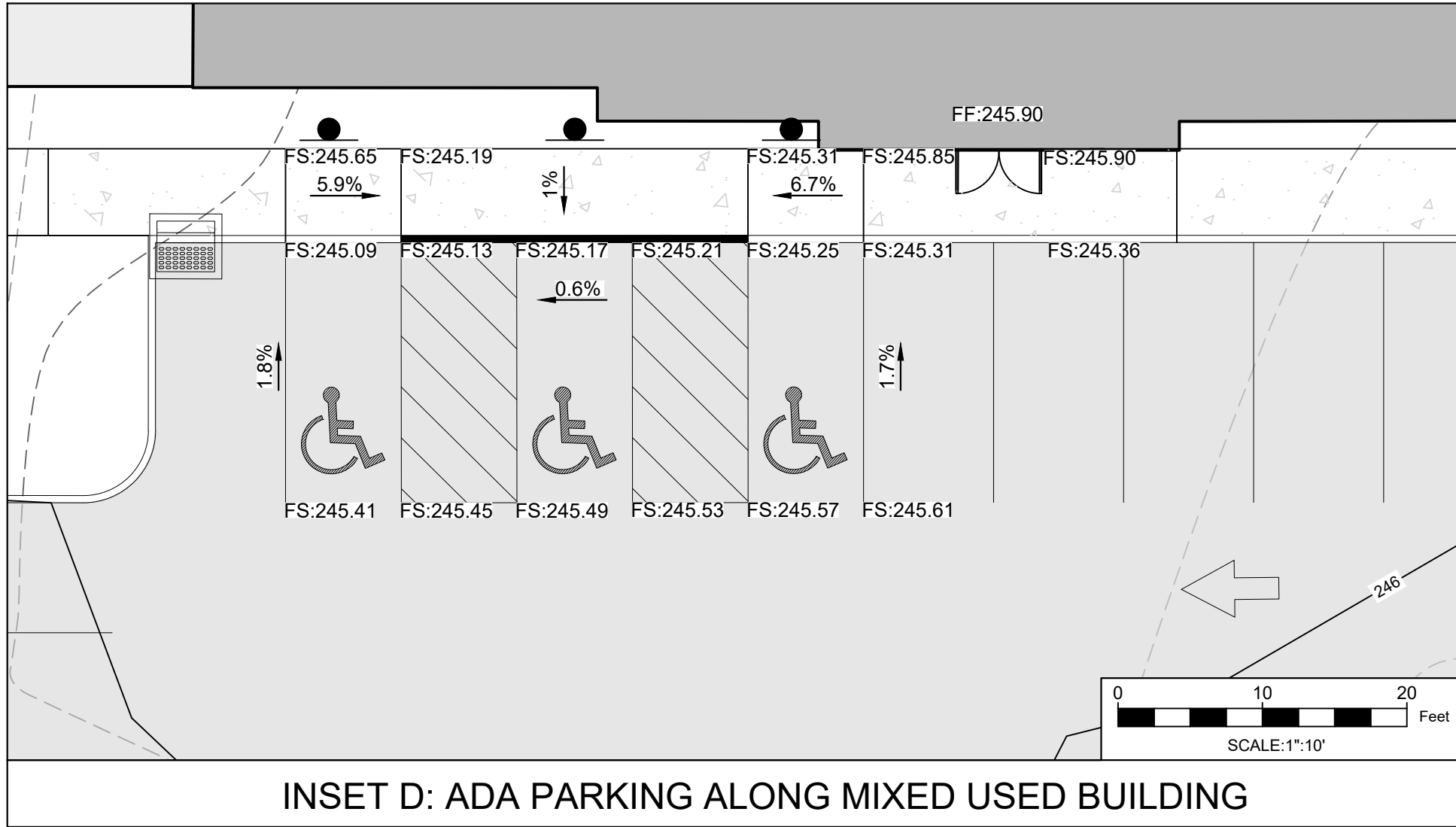
PROJECT:
ANSUYA ENTERPRISE OF CLINTON, LLC
& ANSUYA RIVERBEND, LLC
BLOCK 17 LOT 2 &
BLOCK 17.01 LOTS 2.03, 2.04, & 6
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

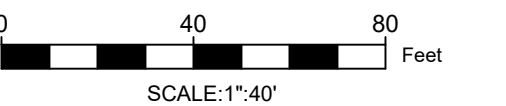
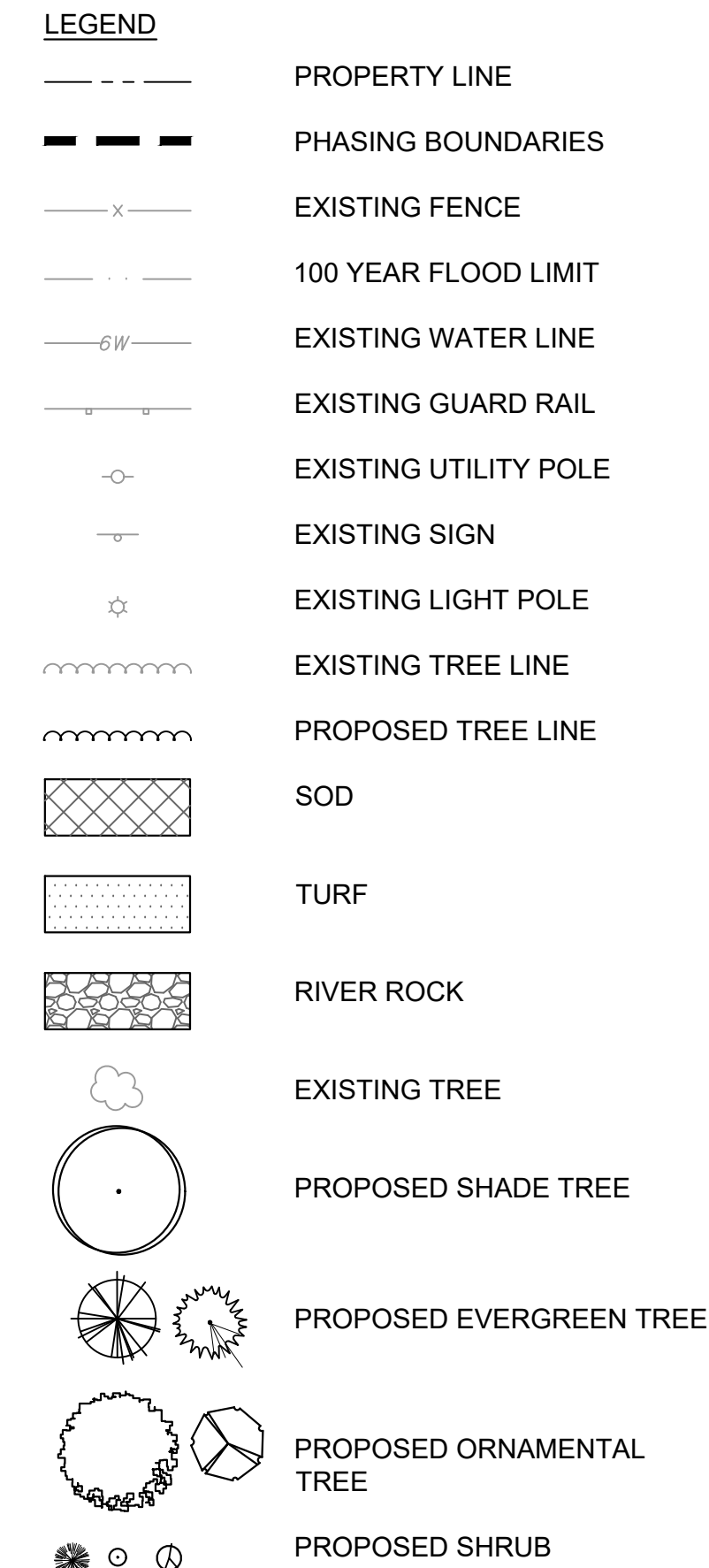
TITLE:

GRADING PLAN

JOB NO.: 0120281
SCALE: 1"=30'
DESIGNED: KGS
CHECKED: KFO
FILENAME: 04-G&D.DWG
DATE: 10/15/2024
DRAWING NO.: 5



JOB NO.:	0120281	DRAWING NO.:	7
SCALE:	1"=30'		
DESIGNED:	KGS		
CHECKED:	KFO		
FILENAME:	05-UTILITIES.DWG		
DATE:	10/15/2024		



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10/25/2024
DATE


KELLEY F. O'SUCH
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE05441900

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ANSUYA ENTERPRISE OF CLINTON, LLC
& ANSUYA RIVERBEND, LLC
BLOCK 17 LOT 2 &
BLOCK 17.01 LOTS 2.03, 2.04, & 6
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:	
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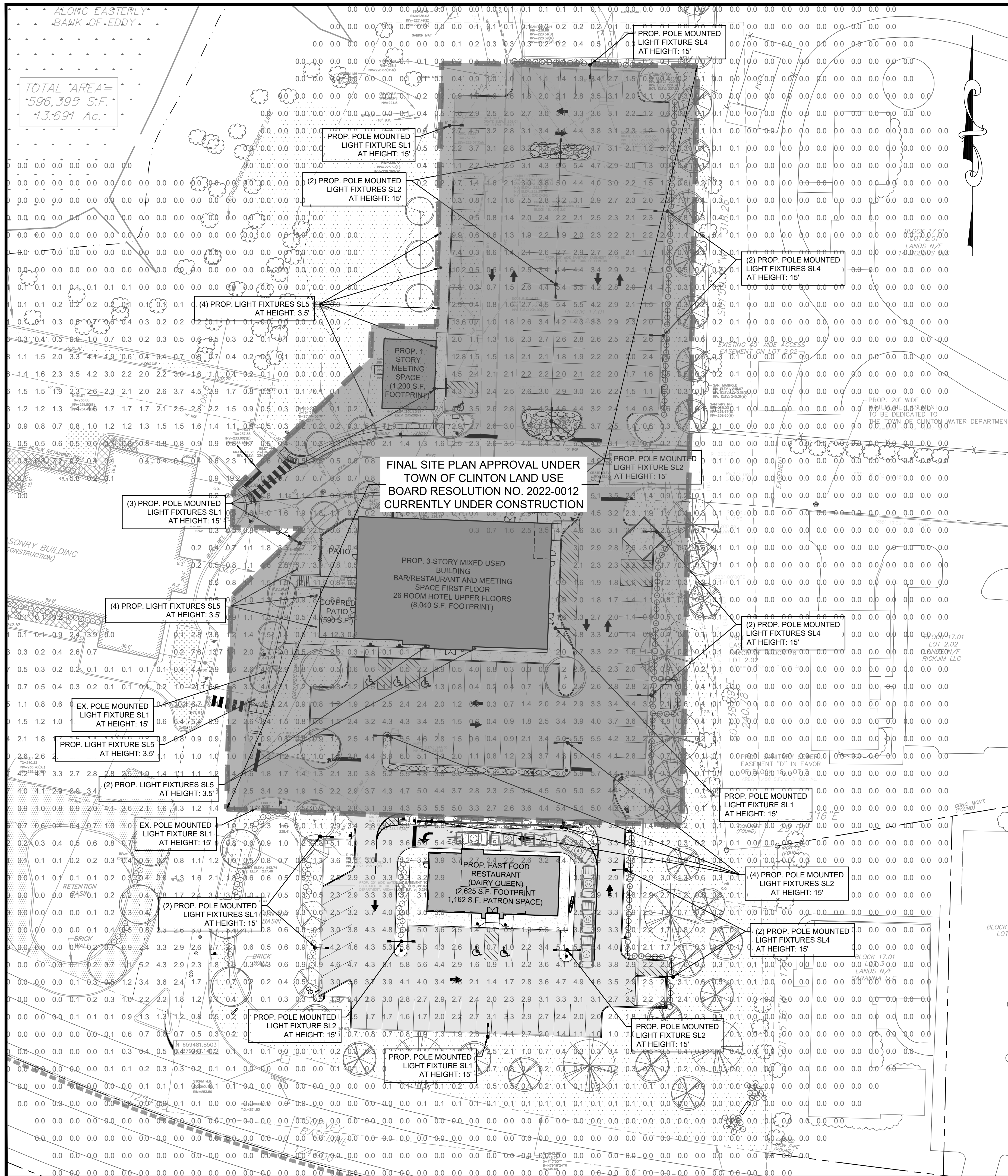
LANDSCAPE PLAN

JOB NO.:	0120281	DRAWING NO.:	8
SCALE:	1" = 40'		
DESIGNED:	KGS		
CHECKED:	KFO		
FILENAME:	06-L&L.DWG		
DATE:	10/15/2024		

PLANT SCHEDULE (FOR AREA OF DEVELOPMENT ONLY)						
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
CANOPY TREES						
AORG	18	OCTOBER GLORY RED MAPLES	ACER RUBRUM 'OCTOBER GLORY'	2-2.5" CAL.	25'	B&B
GT	5	SHADEMASTER HONEYLOCUST	GLEDTISIA TRICANTHOS INERMIS 'SHADEMASTER'	2-2.5" CAL.	30'	B&B
EVERGREEN TREES						
JV	26	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	6'-7" HT.	30'	B&B
PS	27	WHITE PINE	PINUS STROBUS	6'-8" HT.	30'	B&B
ORNAMENTAL TREES						
AC	3	SHADBLOW SERVICEBERRY	AMERLANCHIER CANADENSIS	6'-8" HT.	30'	B&B
SHRUBS						
BSS	140	DWARF ENGLISH BOXWOOD	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	15-18"	4' O.C.	B&B
CSS	32	RED TWIG DOGWOOD SHRUB	CORNUS SERICEA	18-24"	PER PLAN	B&B
AXG	23	GLOSSY ABELIA	ABELIA X GRANDIFLORA	18-24"	PER PLAN	B&B
JCP	43	COMPACT PHTIZER JUNIPER	JUNIPERUS X PFITZERIANA 'PFITZERIANA COMPACTA'	15-18"	4' O.C.	B&B
PERENNIALS						
PA	30	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	PLUG	12" O.C.	NORTH CREEK NURSERIES

LANDSCAPING NOTE:

(1) PLANT SCHEDULE ABOVE INCLUDES PROPOSED SHRUB, TREE, AND PERENNIAL SPECIES FOR ALL OF PHASE 2 & PHASE 3. NO CHANGES HAVE BEEN MADE TO THIS PLAN SINCE PREVIOUS AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL OF RESOLUTION NO. 2022-0012.



1 TYPICAL LIGHT FIXTURE/POLE BASE DETAIL

Autobahn Series ATB0

Roadway Lighting

PRODUCT OVERVIEW

Applications:
Freeways
Off ramps
Residential streets
Parking lots

DIMENSIONS

Features:
OPTICAL
Same Light: Performance is comparable to 70-200W HPS roadway luminaires.
White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.
Unique IP66 rated LED light engines provided 4% uplight and restrict backlight to within sidewalk depths, providing optimal application coverage and optimal pole spacing. Available in Type I, II, III, IV, and V roadway distributions.
ELECTRICAL
Expected Life: LED light engines are rated >100,000 hours at 25°C. L70 Electronic driver has an expected life of 100,000 hours at a 25°C ambient.
Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.
Robust Surge Protection: Three different surge protection options provide a minimum of IEEE/ANSI C82.41 Category C (NEMA/UL) protection. 20kV/100A protection is also available.
MECHANICAL
Includes standard AEL linerless-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.
Rugged die-cast aluminum housing and clear anodized powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treatment and painting process yields a finish that achieves a scratch/corrosion rating of 4 (per ASTM D1551) after over 1000 hours exposure to salt fog chamber (per ASTM B117). Optional Enhanced Corrosion Resistant finish (ECR) increases the salt spray exposure over 5000 hours.
Must arm mount is adjustable for arms from 1 1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 250 vibration rating per ANSI C136.31.
Wildlife shield is cast into the housing (not a separate piece).
CONTROLS
NEMA 3 pin photocell receptacle is standard, with the Acuity designed ANSI standard 5 pin and 7 pin receptacles optionally available.
Premium solid state locking style photocell - PCSS (16 year rated life)
Extreme long life solid state locking style photocell - PLLC (20 year rated life)
Multi-level dimming available to provide scheduled dimming as specified by the customer.
Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.
STANDARDS
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.
Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

NOTE:
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CERTIFICATE OF AUTHORIZATION NO.: 24GA28276600 EXP. 8/31/2026

NO.	REVISION	BY	DATE
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10/25/2024 DATE
KELLEY F. O'SUCH
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE05441900

PROJECT:
ANSUYA ENTERPRISE OF CLINTON, LLC
& ANSUYA RIVERBEND, LLC
BLOCK 17 LOT 2 &
BLOCK 17.01 LOTS 2.03, 2.04, & 6
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:

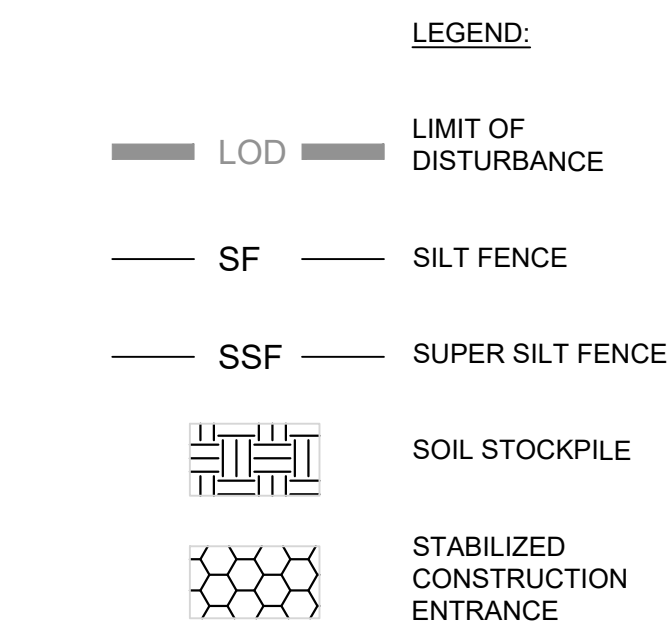
LIGHTING PLAN

JOB NO.:	0120281	DRAWING NO.:
SCALE:	1"=30'	
DESIGNED:	KGS	
CHECKED:	KFO	
FILENAME:	06-L&L.DWG	
DATE:	10/15/2024	

LIGHTING SCHEDULE							
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LUMENS PER LAMP	LLF
!	SL1	12	American Electric Lighting	ATB0 20BLE10 XXXXX R4 4K50K	ATB0 SERIES LED 1000MA TYPE 4 4000K/5000K CCT	8669	0.9
!	SL2	10	American Electric Lighting	ATB0 20BLE10 XXXXX R4 4K50K	ATB0 SERIES LED 1000MA TYPE 4 4000K/5000K CCT	8679	0.9
!	SL3	11	American Electric Lighting	ATB0 20BLE10 XXXXX R4 4K50K	ATB0 SERIES LED 1000MA TYPE 4 4000K/5000K CCT	8669	0.9
!	SL4	7	American Electric Lighting	ATB0 10BLE15 XXXXX R4 4K50K	ATB0 SERIES LED 1500MA TYPE 4 4000K/5000K CCT	5653	0.9
!	SL5	22	Lithonia Lighting	KBAI LED 16C 700 40K 51M MVCLT	KBAI WITH 4 LIGHT BOARD (16 LUMEN, 100W DRIVER, 4000K COLOR TEMP, AND SYMMETRIC OPTIC	2947	0.9

STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MAX
LOWER LEVEL PARKING AREA	3.0 FC	6.9 FC	0.3 FC	34.5:1	15.0:1
SPILL LIGHTS SUMMARY	0.9 FC	21.1 FC	0.0 FC	N/A	N/A
UPPER PARKING LOT	2.6 FC	5.7 FC	0.3 FC	19.0:1	8.7:1

LIGHTING NOTE:
(1) LIGHTING SCHEDULE ABOVE INCLUDES PROPOSED LIGHTING FIXTURES FOR ALL OF PHASE 2 & PHASE 3. NO CHANGES HAVE BEEN MADE TO THIS PLAN SINCE PREVIOUS AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL OF RESOLUTION NO. 2022-0012.



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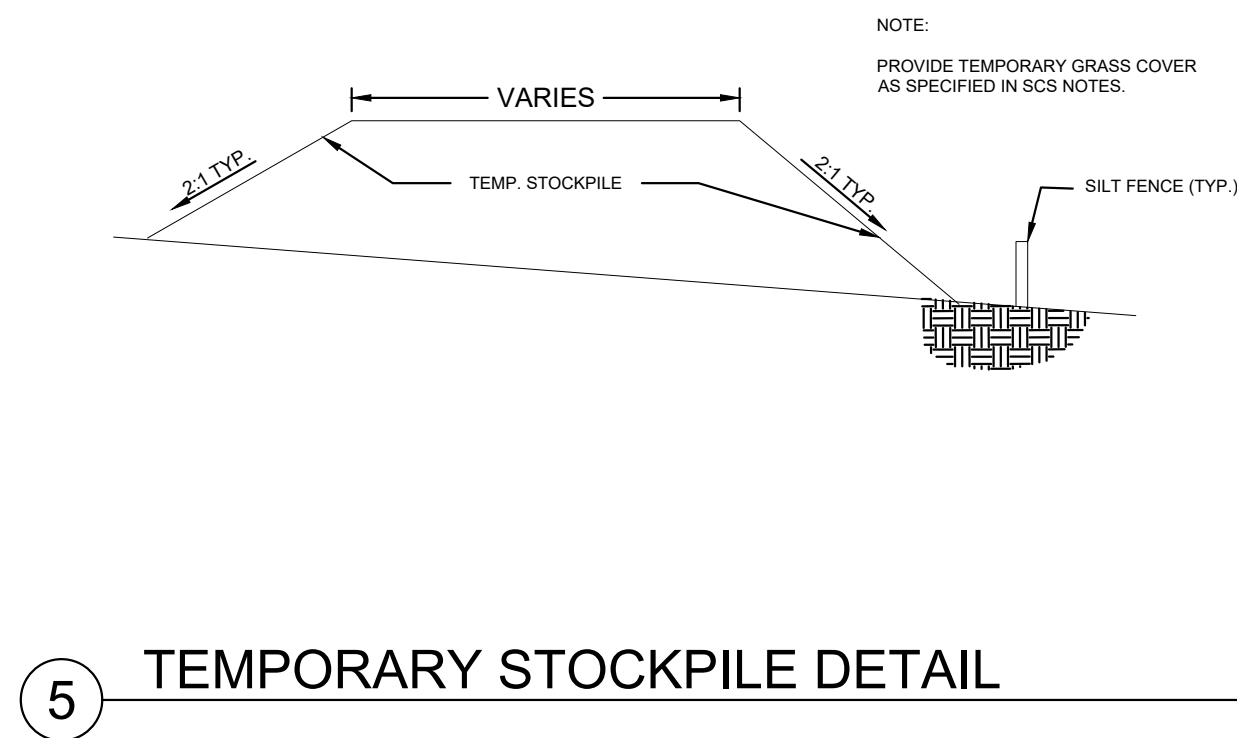
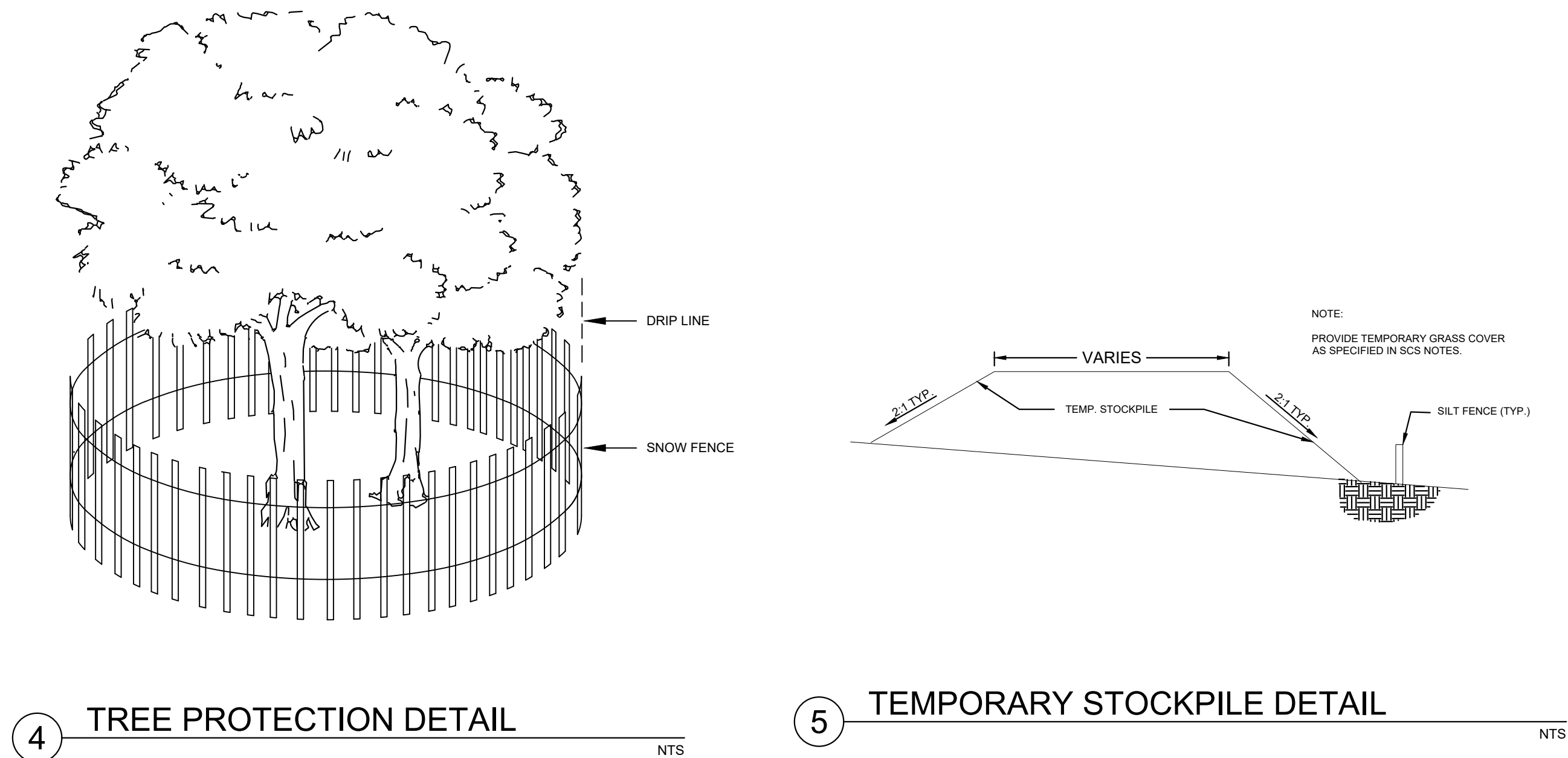
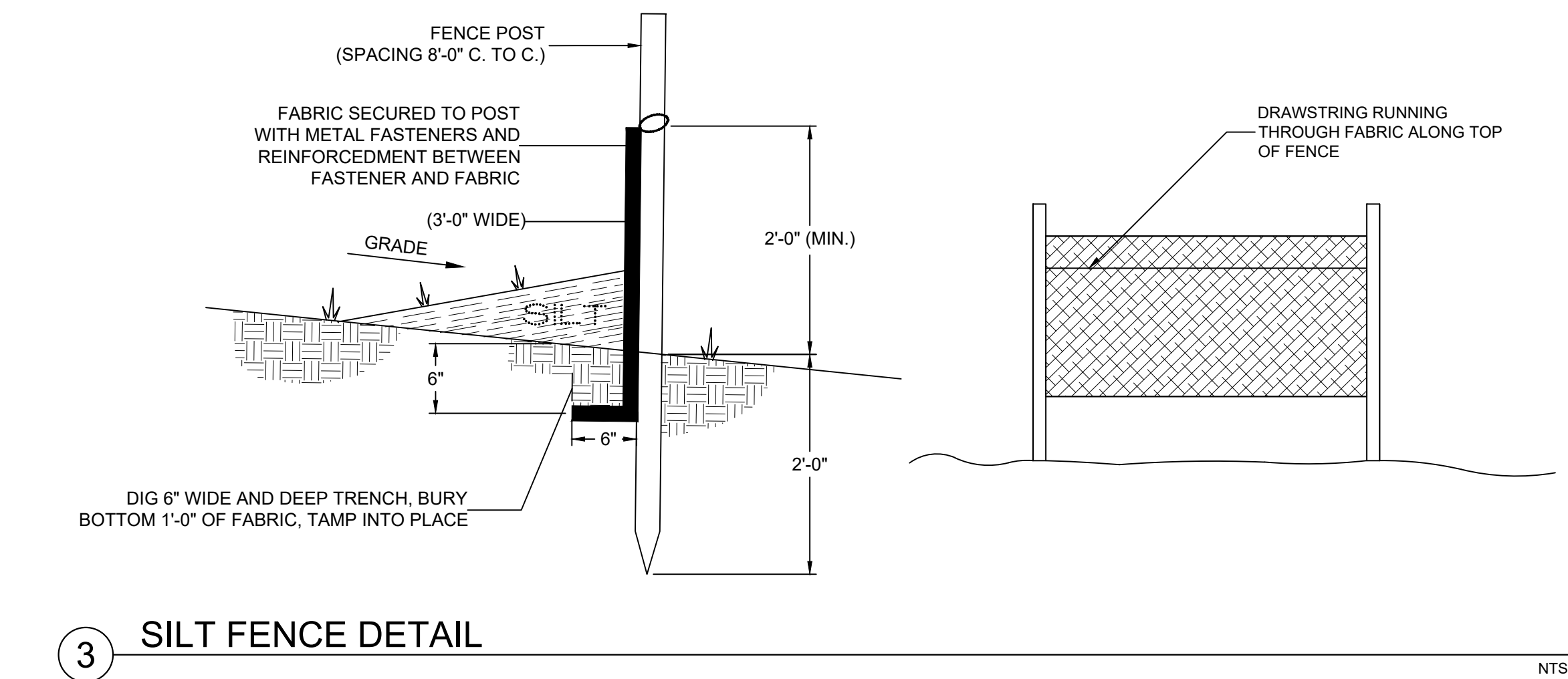
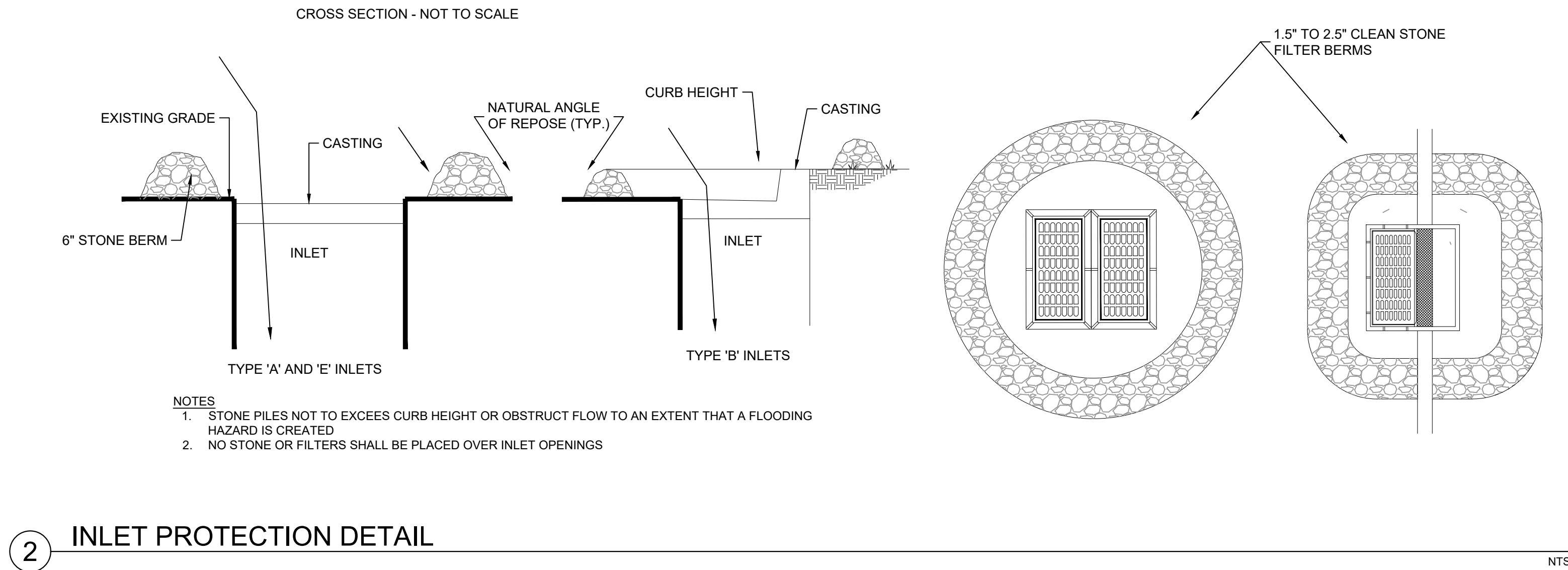
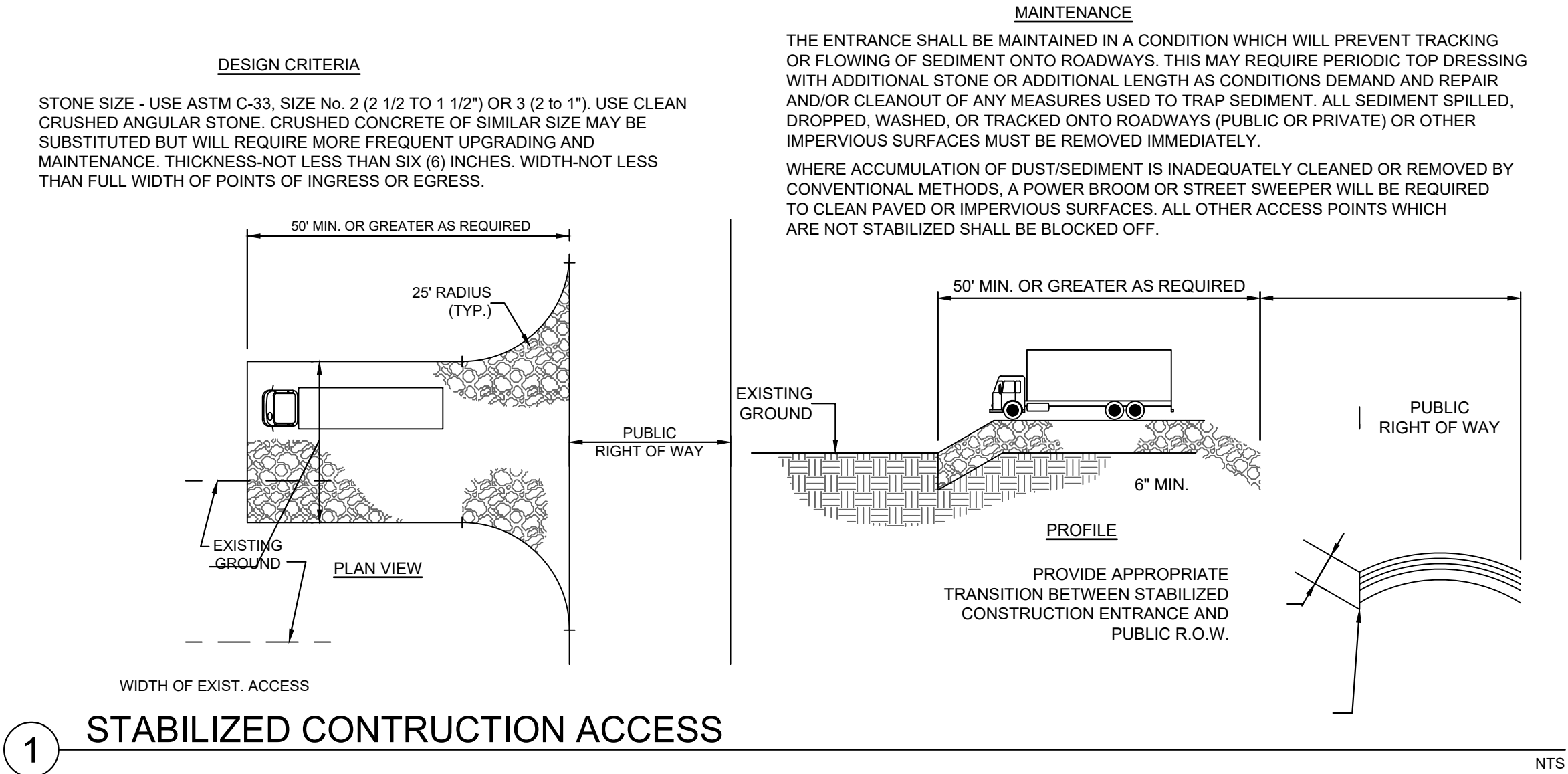
TITLE:

SOIL EROSION &
SEDIMENT
CONTROL PLAN

JOB NO.:	0120281	DRAWING NO.:
SCALE:	1"=30'	
DESIGNED:	KGS	
CHECKED:	KFO	
FILENAME:	07-SESC.DWG	
DATE:	10/15/2024	

1. THE HUNTERDON COUNTY SOIL CONSERVATION DISTRICT REQUIRES AN ADVANCED 48-HOUR WRITTEN NOTIFICATION PRIOR TO THE START OF ANY LAND DISTURBANCE. A FAILURE OF THIS NOTIFICATION PRIOR TO THE START OF CONSTRUCTION WILL RESULT IN THE ISSUANCE OF A STOP CONSTRUCTION ORDER AND MAY BE CAUSE FOR LEGAL ACTION. NOTICE MAY BE FURNISHED BY (908) 788-0795 OR MAILED TO: HUNTERDON COUNTY SOIL CONSERVATION DISTRICT, 687 PITTSFORD ROAD, FREDRICKTOWN, NJ 08825
2. LAND DISTURBANCE AND CONSTRUCTION WORK START INCLUDES ANY DEMOLITION OR CLEARING THAT TAKES PLACE ON THE PROJECT SITE. APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED AT THE PROPOSED DEMOLITION AREAS.
3. THE PROJECT APPLICANT AND CONTRACTOR ARE TO BE AWARE THAT ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE SOIL CONSERVATION DISTRICT OR MUNICIPAL ENGINEER IF FIELD CONDITIONS OR UNFORESEEN SITUATIONS WARRANT THEM.
4. THE HUNTERDON COUNTY SOIL CONSERVATION DISTRICT ENCOURAGES THE INSTALLATION AND STABILIZATION OF PERMANENT DETENTION OR RETENTION FACILITIES FROM THE START OF THE PROJECT. THIS IS PARTICULARLY IMPORTANT ON ACCOUNT OF THE STEEP TOPOGRAPHY AND SOILS OF HUNTERDON COUNTY. PRIORITY SHOULD TO BE SET ON CONSTRUCTION OF ANY DETENTION BASIN OR RETENTION BASIN FACILITY PRIOR TO ANY SIGNIFICANT AMOUNT OF LAND DISTURBANCE. SEDIMENT RISERS CAN BE USED ON A DETENTION BASIN AT ANY TIME AS LONG AS THEY MEET THE CRITERIA OF THE SOIL CONSERVATION DISTRICT STANDARDS. IF A SEDIMENT BASIN IS DESIGNED, AS EITHER WITHIN THE PERMANENT BASIN AREA OR AS A STAND-ALONE BASIN, THEY ARE TO BE DESIGNED FULLY IN COMPLIANCE WITH THE STANDARDS AND ARE TO BE PROPERLY MAINTAINED DURING CONSTRUCTION. ALL DETENTION/RETENTION BASINS BE COMPLETED AND PERMANENTLY STABILIZED (ALONG WITH CONDUIT OUTLET PROTECTION AND LOW-FLOW CHANNEL), BEFORE ANY STORM DRAINAGE PIPING IS INSTALLED TO THE BASIN AND SAME PIPING IS FUNCTIONING. NO PAVING IS TO BE PERMITTED ON THE PROJECT SITE UNTIL ALL STORMWATER DETENTION/RETENTION FACILITIES ARE ADEQUATELY STABILIZED AS PER PLAN. FAILURE TO MAINTAIN A DETENTION, RETENTION, OR SEDIMENT FACILITY IN WORKING ORDER DURING CONSTRUCTION MAY BE GROUNDS FOR ISSUANCE OF A STOP CONSTRUCTION ORDER BY THE SOIL CONSERVATION DISTRICT.
5. THE HUNTERDON COUNTY SOIL CONSERVATION DISTRICT DOES NOT SUPPORT NOR ENDORSE MASS EXCAVATION. THE AMOUNT OF SOIL DISTURBED AT ONE TIME, AND SUBJECT TO EROSION, IS TO BE KEPT TO A MINIMUM. IT IS THE POLICY OF THE HUNTERDON COUNTY SOIL CONSERVATION DISTRICT THAT LARGE DISTURBANCES OF SOIL EXPOSED AT ONE TIME ON A PROJECT WILL REQUIRE A DETAILED PLAN AND TIME-LINE FOR GETTING AREAS STABILIZED. THE STANDARD FOR SEDIMENT BARRIERS IS TO BE THE CURRENTLY USED STANDARD FOR SEDIMENT BARRIERS. SEDIMENT BARRIERS ARE TO BE DESIGNED AND DETAILED AND A DETAILED SEQUENCE OF CONSTRUCTION BE SUBMITTED FOR RE-CERTIFICATION AND APPROVAL. AS A MINIMUM, SOILS EXPOSED FOR LONGER THAN 30 DAYS WILL REQUIRE TEMPORARY STABILIZATION FOLLOWING THE AGRONOMIC SPECIFICATIONS ON THE PLAN.
6. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN IS TO BE KEPT ON THE PROJECT SITE DURING CONSTRUCTION AND AVAILABLE FOR REVIEW BY THE CONTRACTOR AND SOIL CONSERVATION DISTRICT INSPECTORS.
7. THE LAND DISTURBANCE IS TO PROCEED IN ACCORDANCE WITH THE APPROVED SEQUENCE OF CONSTRUCTION AND THE CERTIFIED PLAN. ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED AS OUTLINED IN THE PLAN
8. THE SOIL CONSERVATION DISTRICT IS TO BE NOTIFIED AND REPRESENTED AT A PRE-CONSTRUCTION CONFERENCE (USUALLY HELD AT THE MUNICIPAL ENGINEER'S OFFICE) PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.
9. ALL DISTURBED AREAS THAT ARE NOT BEING GRADED, NOT UNDER ACTIVE CONSTRUCTION, OR NOT SCHEDULED TO BE PERMANENTLY SEEDED WITHIN 30 DAYS MUST BE TEMPORARILY STABILIZED AS PER SPECIFICATIONS BELOW.
10. ALL EXPOSED AREAS WHICH ARE TO BE PERMANENTLY VEGETATED, ARE TO BE SEEDED AND MULCHED WITHIN 10 DAYS OF FINAL GRADING.
11. STRAW MULCH (HAY MULCH MAY BE SUBSTITUTED IF APPROVED BY THE DISTRICT) IS TO BE APPLIED TO ALL SEEDINGS AT A RATE OF 1-1/2 TO 2 TONS PER ACRE (APPROX. 100 TO 130 BALES PER ACRE).
12. MULCH ANCHORING IS REQUIRED AFTER MULCHING TO MINIMIZE LOSS BY WIND OR WATER. THIS IS TO BE DONE USING ONE OF THE METHODS (CRIMPING, LIQUID MULCH BINDERS, NETTINGS, ETC.) IN THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".
13. EXISTING WEEDY AND POORLY-VEGETATED AREAS WITH LESS THAN 80 PERCENT PERENNIAL GRASS COVER MUST RECEIVE PERMANENT STABILIZATION AS PER THESE SPECIFICATIONS.
14. ALL BAGS NEED TO BE SAVED FOR LIME, FERTILIZER, SEED, AND LIQUID MULCH BINDER (IF MULCH ANCHORING METHOD). SUCH PROOFS NEED TO BE SUBMITTED TO THE DISTRICT INSPECTOR FOR VERIFICATION OF MATERIALS AND QUANTITIES USED FOR ALL SEEDINGS.
15. AN ADDITIONAL FEE PER INSPECTION (AS PER THE CURRENT HUNTERDON COUNTY SOIL CONSERVATION DISTRICT FEE SCHEDULE AT THE TIME OF INSPECTION) WILL BE ASSESSED ON THOSE SITES WHERE ADDITIONAL INSPECTIONS ARE REQUIRED AS A RESULT OF NON-COMPLIANCE WITH THE APPROVED PLAN. THIS INCLUDES ADDITIONAL INSPECTIONS PERFORMED AFTER THE FAILURE OF AN INITIAL REPORT OF COMPLIANCE INSPECTION. THE ENTIRE PROJECT SITE IS INSPECTED AT THE TIME OF A REQUEST FOR REPORT OF COMPLIANCE.
16. SOILS IN HUNTERDON COUNTY REQUIRE THAT ALL STONE TRACKING PADS (STABILIZED CONSTRUCTION ENTRANCE) BE INSTALLED AT A MINIMUM OF 100 FT. IN LENGTH FOR ROADWAY GRADES OF 0% TO 2% AND 200 FT. FOR ACCESS GRADES GREATER THAN 2%. THIS REQUIREMENT IS THE SAME, REGARDLESS IF MAIN PROJECT ENTRANCE OR INDIVIDUAL DWELLING LOT. STONE TRACKING PADS OR OTHER MEASURES APPROVED BY THE SOIL CONSERVATION DISTRICT ARE TO BE INSTALLED AT ALL CONSTRUCTION ACCESSSES TO PAVEMENT. SEE DETAIL ON PLAN SHEET 6.
 - THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL STONE SHALL BE USED FOR DEMAND AND REPAIR AND/OR CLEAN-OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.
 - WHERE ACCUMULATING OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS, WHICH ARE NOT STABILIZED, SHALL BE ADEQUATELY BLOCKED OFF.
17. CONDUIT OUTLET PROTECTION (RIP-RAP APRONS OR SCOUR HOLES) MUST BE DESIGNED AND INSTALLED AT ALL PIPE OUTLETS AS PER THE CERTIFIED PLANS AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. CONDUIT OUTLET PROTECTION MUST BE INSTALLED IMMEDIATELY FOLLOWING PIPE INSTALLATION AND PRIOR TO ANY PIPE FLOW. CONDUIT OUTLET PROTECTION MUST BE MAINTAINED AS PER DESIGN UNTIL THE COMPLETION OF THE PROJECT AND ISSUE OF FINAL REPORT OF COMPLIANCE. SEE CONDUIT OUTLET PROTECTION DETAIL AND SPECIFICATION TABLE ON PLAN SHEET 6.
18. ALL STORMWATER INLET PROTECTION NEEDS TO BE MAINTAINED PERIODICALLY WITH FRESH HAYBALES OR CLEAN STONE BERMS (STONE SIZED 1 1/2" - 2 1/2") OR APPROVED METHOD TO COMPLETELY ENCLOSE, BUT NOT BLOCK THE INLETS. SEE DETAIL ON PLAN SHEET 6.
 - INSPECTIONS OF STORMWATER INLET PROTECTION SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY. AS NEEDED, INLET PROTECTION NEEDS TO BE MAINTAINED UNTIL ALL AREAS OF THE SITE, OR AS A MINIMUM THE AREA DRAINING TO THE INLET, ARE PERMANENTLY STABILIZED AND APPROVED BY SOIL CONSERVATION DISTRICT INSPECTORS.
19. DUST CONTROL MEASURES ARE TO BE USED DURING ALL PHASES OF CONSTRUCTION OF THE PROJECT. SEE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY PAGES 16-1 AND 16-2. SEE DUST CONTROL MATERIALS TABLE ON THIS SHEET.
20. ALL TREES THAT ARE TO BE PROTECTED FROM ENVIRONMENTAL AND MECHANICAL INJURY DURING CONSTRUCTION ARE TO BE ADEQUATELY MARKED IN FENCE-OFF PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION. FOR FURTHER INFORMATION SEE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY PAGES 9-1 THROUGH 9-7. SEE PROPER TREE PROTECTION DETAIL ON PLAN SHEET 6.
21. DEWATERING METHODS ARE TO BE FOLLOWED TO PROPERLY REMOVE SUSPENDED SEDIMENTS IN WATER FROM PONDINGS AND/OR TRENCHES PRIOR TO DISCHARGE TO DOWNSTREAM AREAS AND/OR WATERCOURSES. THESE METHODS ARE TO FOLLOW THOSE FOUND IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, PAGES 14-10 TO 14-7.
22. ON SUBDIVISION PLANS, INDIVIDUAL LOTS ON STEEP SLOPES (GREATER THAN 10%) OR IN CLOSE PROXIMITY TO A DRAINAGEWAY, REQUIRE AN INDIVIDUAL SOIL EROSION AND SEDIMENT CONTROL/GRADING TO BE SUBMITTED AND CERTIFIED PRIOR TO OBTAINING A BUILDING PERMIT AND BEFORE ANY LAND DISTURBANCE ON THAT LOT. THESE INDIVIDUAL LOT PLANS ARE CONSIDERED MINOR REVISIONS TO A CERTIFIED PLAN AND WILL BE SUBJECT TO A RESUBMISSION FEE FOR REVIEW AND CERTIFICATION AS PER THE CURRENT HUNTERDON COUNTY SOIL CONSERVATION DISTRICT FEE SCHEDULE AT THE TIME OF SUBMISSION.
23. AS PER THE TRAFFIC CONTROL STANDARD IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (PAGE 11) STEEP BANKS, UPLAND AREAS, AND OTHER SENSITIVE AREAS ARE TO BE AVOIDED BY CONSTRUCTION TRAFFIC. WETLAND BUFFER AND WETLAND AREAS ARE TO BE ADEQUATELY MARKED IN FIELD PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
24. ANY FORMER AGRICULTURAL CROP FIELDS THAT ARE EITHER IN CROPS, CROP RESIDUE, OR ANNUAL WEED COVER ARE TO BE STABILIZED FOLLOWING THE AGRONOMIC SPECIFICATIONS FOR HUNTERDON COUNTY. THIS IS TO BE EITHER A COVER CROP FROM THE PERIOD OF LAST HARVEST AND CONSTRUCTION START-UP OR TEMPORARY STABILIZATION THROUGH SEEDING AND MULCHING. AREAS THAT ARE NOT GOING TO BE EITHER BUILT ON OR CONTINUED TO BE FARMED ARE TO RECEIVE PERMANENT STABILIZATION.
25. IF EXCESS FILL OR ANY OTHER MATERIAL IS TO BE REMOVED FROM THE SITE, THE PROJECT OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL AND WILL NOTIFY THE HUNTERDON COUNTY SOIL CONSERVATION DISTRICT AS TO THE PLANNED DISPOSAL SITE. NOTIFICATION IS REQUIRED IF A SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR CERTIFICATION. THE HUNTERDON COUNTY SOIL CONSERVATION DISTRICT PRIOR TO ANY MATERIAL REMOVAL FROM THE PROJECT SITE. REMOVAL OF ANY SOIL MATERIAL FROM THE PROJECT SITE WITHOUT WRITTEN AUTHORIZATION FROM THE HUNTERDON COUNTY SOIL CONSERVATION DISTRICT IS A VIOLATION OF THE STATE SOIL EROSION AND SEDIMENT CONTROL ACT.
26. STOCKPILING OF FINES (SAND, QUARRY-PROCESS-BLEND, ETC.) IS NOT ALLOWED ON PAVED SURFACES OF THE PROJECT SITE.
27. ANY GABION BASKETS USED ON THE PROJECT ARE TO BE COATED WITH PLASTIC OR PVC AND FILLED WITH 4-7" ANGULAR ROCK. THE GABION THICKNESS IS TO BE AT LEAST THE CALCULATED STONE D50 SIZE OF A REGULAR RIP-RAP APRON. FILTER

11



SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

- 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.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- 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.
- 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 AS 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

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

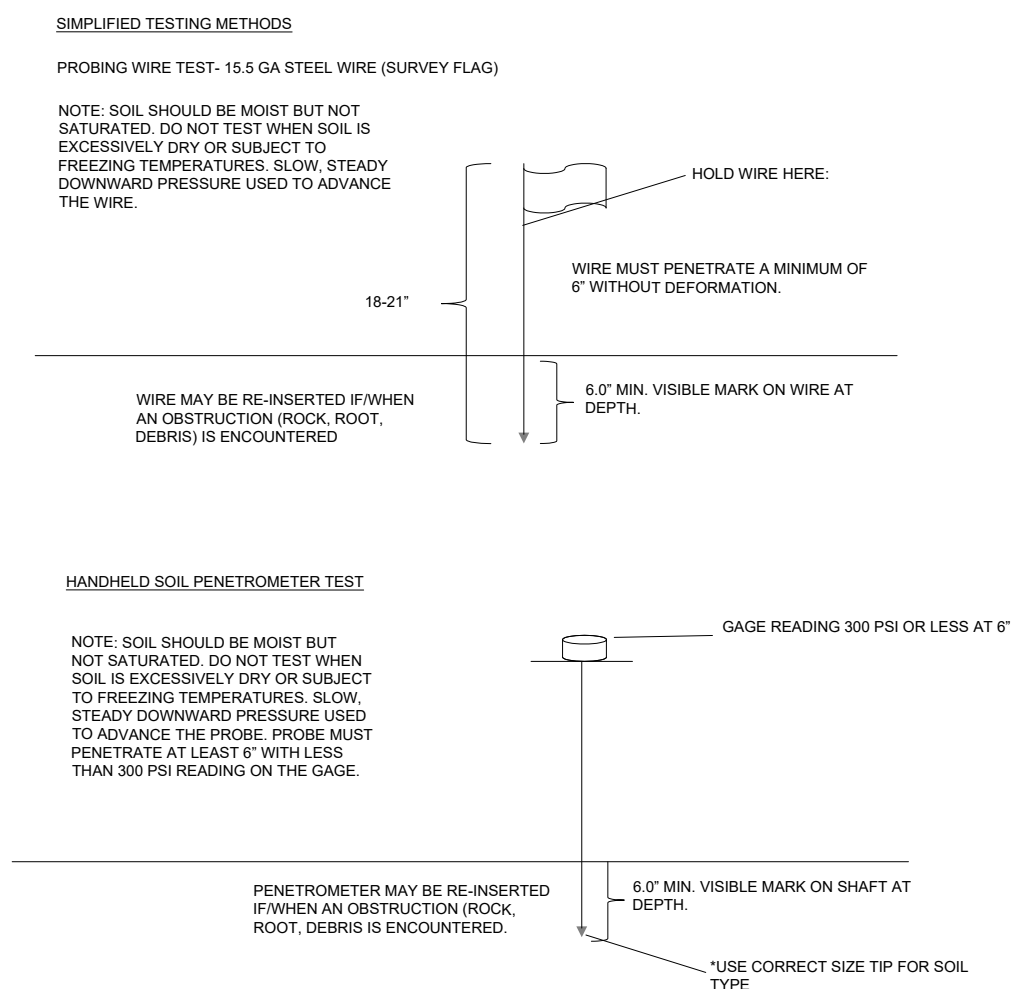
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT/SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

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.



SOIL COMPACTION TEST DETAIL

NTS

NOTE:

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CERTIFICATE OF AUTHORIZATION NO.: 24GA28276600 EXP. 8/31/2026

NO.	REVISION	BY	DATE
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10/25/2024
DATE

KELLEY F. O'SUCH
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE05441900

PROJECT:

ANSUYA ENTERPRISE OF CLINTON, LLC
& ANSUYA RIVERBEND, LLC
BLOCK 17 LOT 2 &
BLOCK 17.01 LOTS 2.03, 2.04, & 6
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:

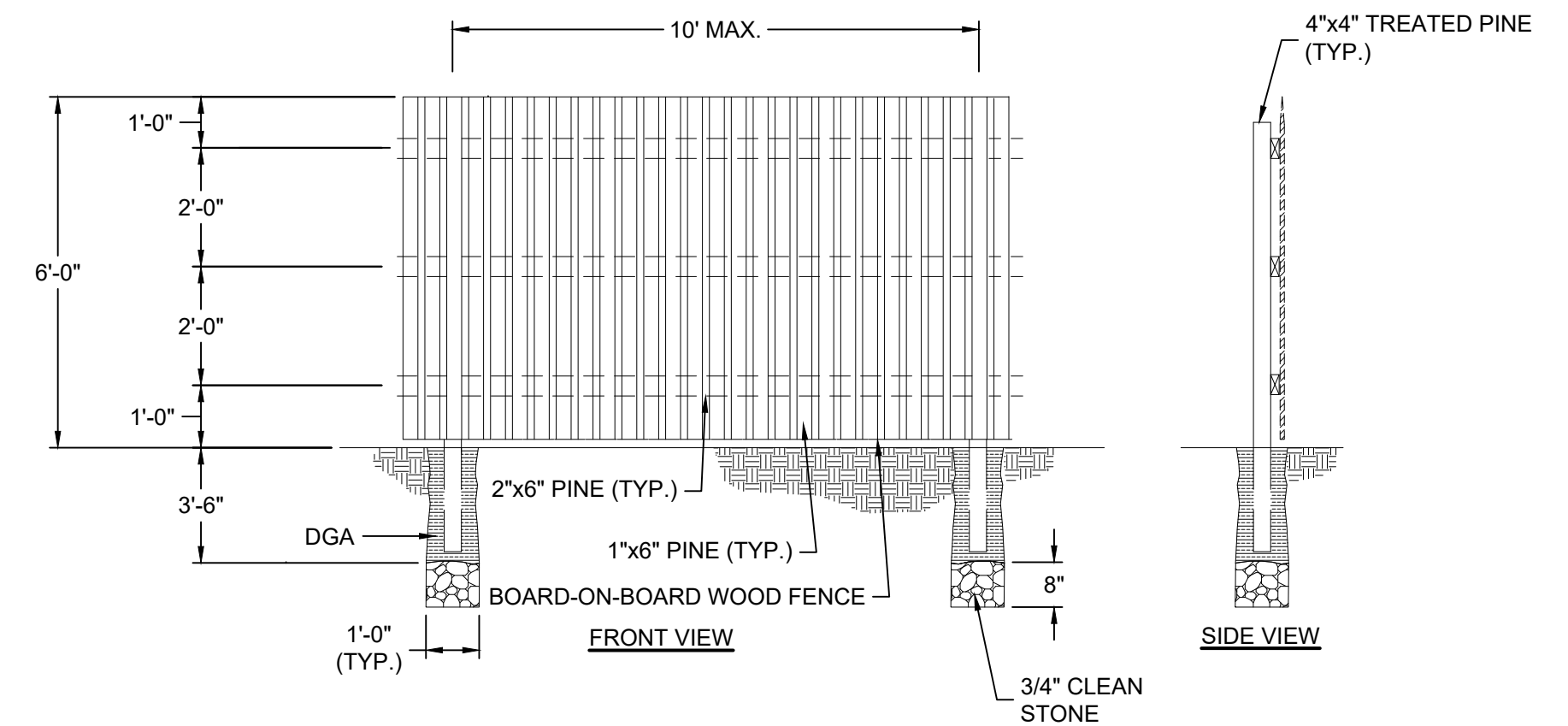
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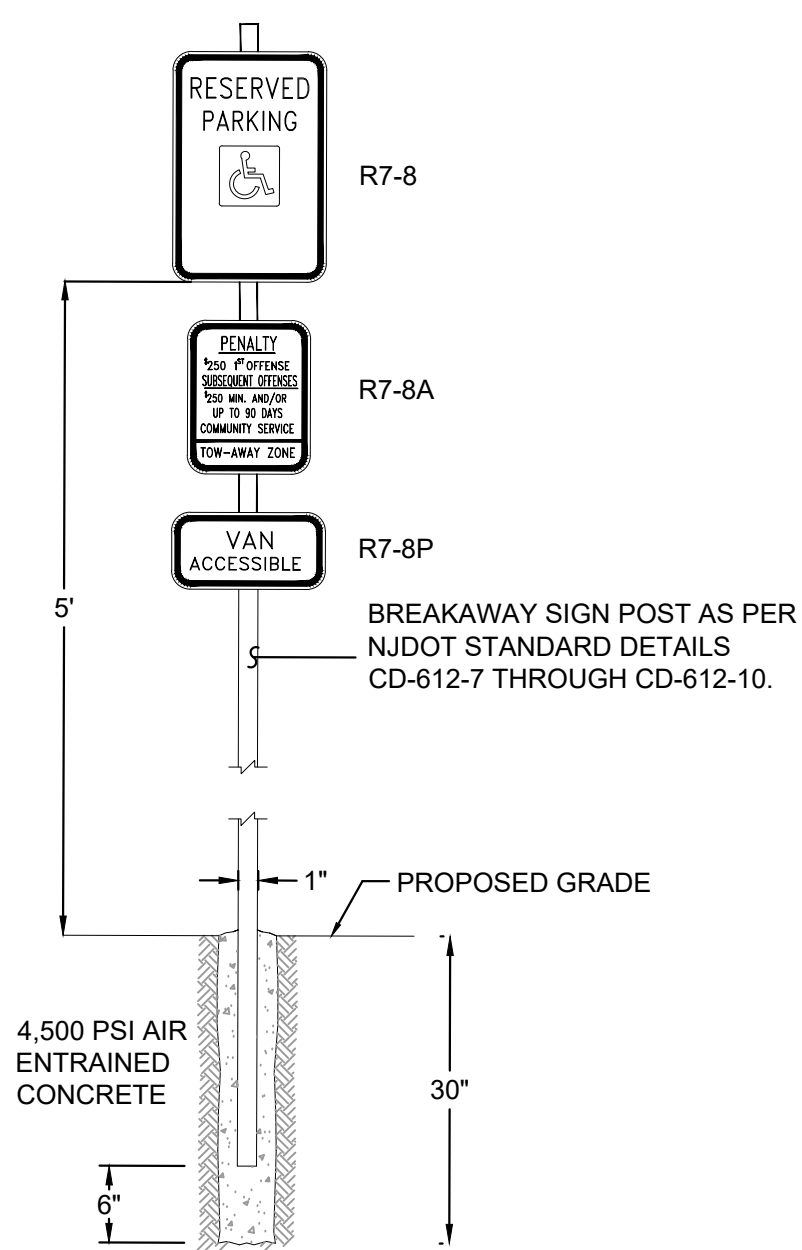
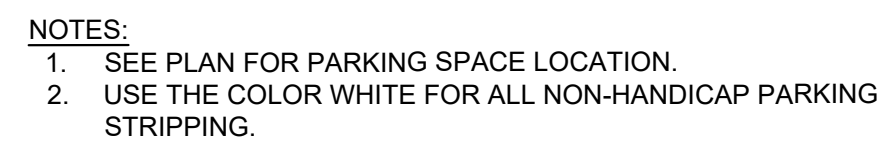
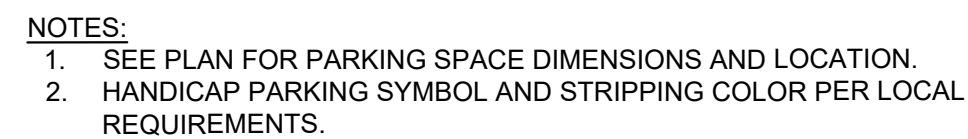


-
- Diagram illustrating the cross-section of a concrete slab on a compacted DGA base. The slab is 4" thick and labeled "4" CLASS "B" CONCRETE". The base is 4" thick and labeled "4" COMPACTED DGA COMPACTED TO 95% MODIFIED PROCTOR DENSITY". The slab has a 1.5% positive drainage slope. The base is 4" wide. The total width of the slab is labeled "PER PLAN".



*ALL WOOD SHALL BE PRESSURE TREATED. GATE HARDWARE SHALL BE PAINTED OR GALVANIZED.

4 TRASH ENCLOSURE 6' HIGH BOARD-ON-BOARD FENCE DETAIL



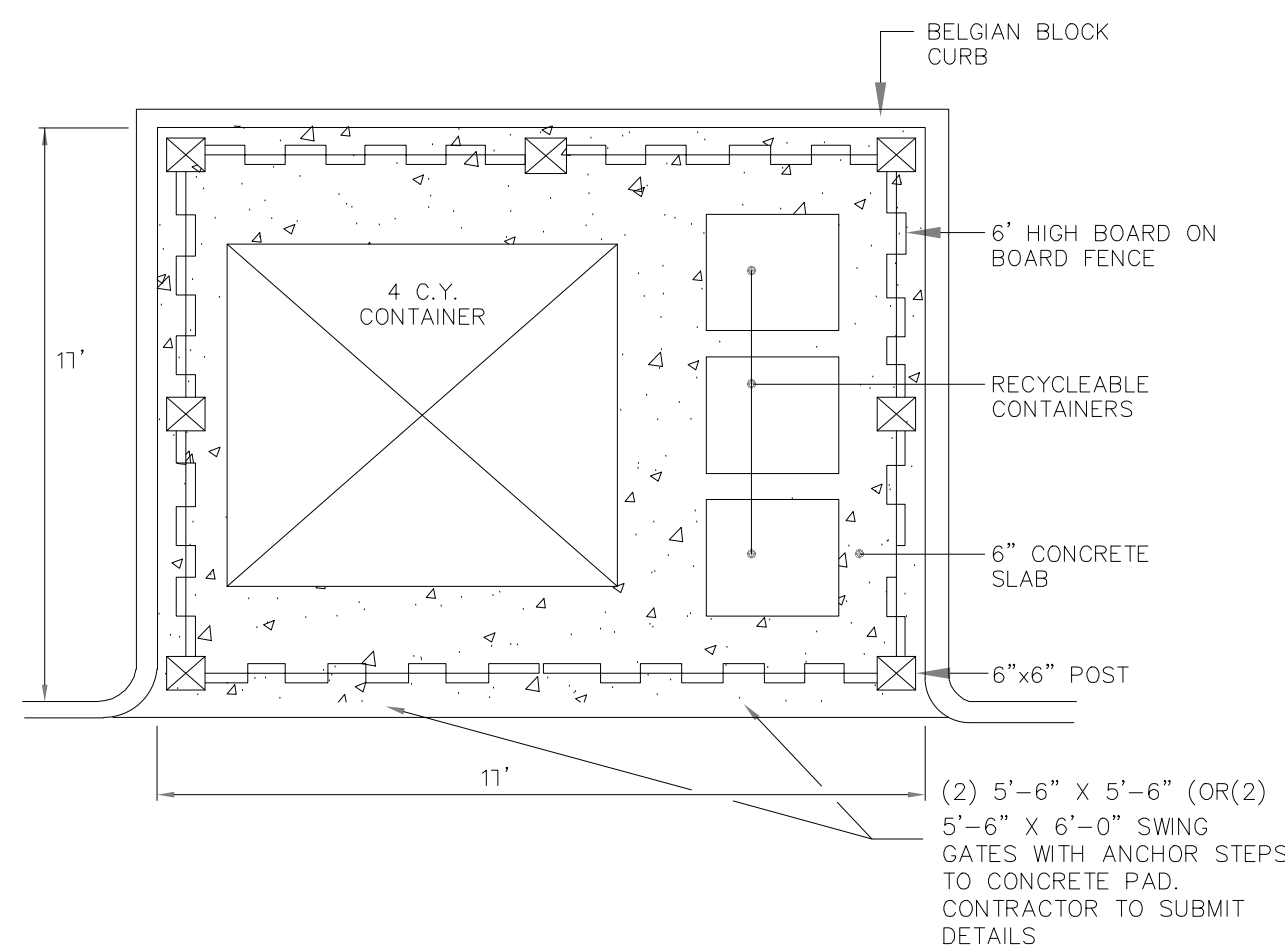
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10 HANDICAP PARKING SIGN DETAIL

[illegible]

The diagram illustrates a T-intersection where a cross street meets a main street. The cross street is shown with a width 'W' and a series of painted stop bars (represented by vertical rectangles) spaced at 12-foot intervals. The main street is shown with a width of 24 feet and a series of uniform traffic control devices (stripes) spaced at 12-foot intervals. A note specifies that the stripes are to be placed as per 'M' on uniform traffic control devices.

W = WIDTH OF WALKWAY, 6' MIN.

14 CROSSWALK STRIPING DETAIL

NO.	REVISION	BY	DATE
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BLOCK 17.01 LOTS 2.03, 2.04, & 6
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

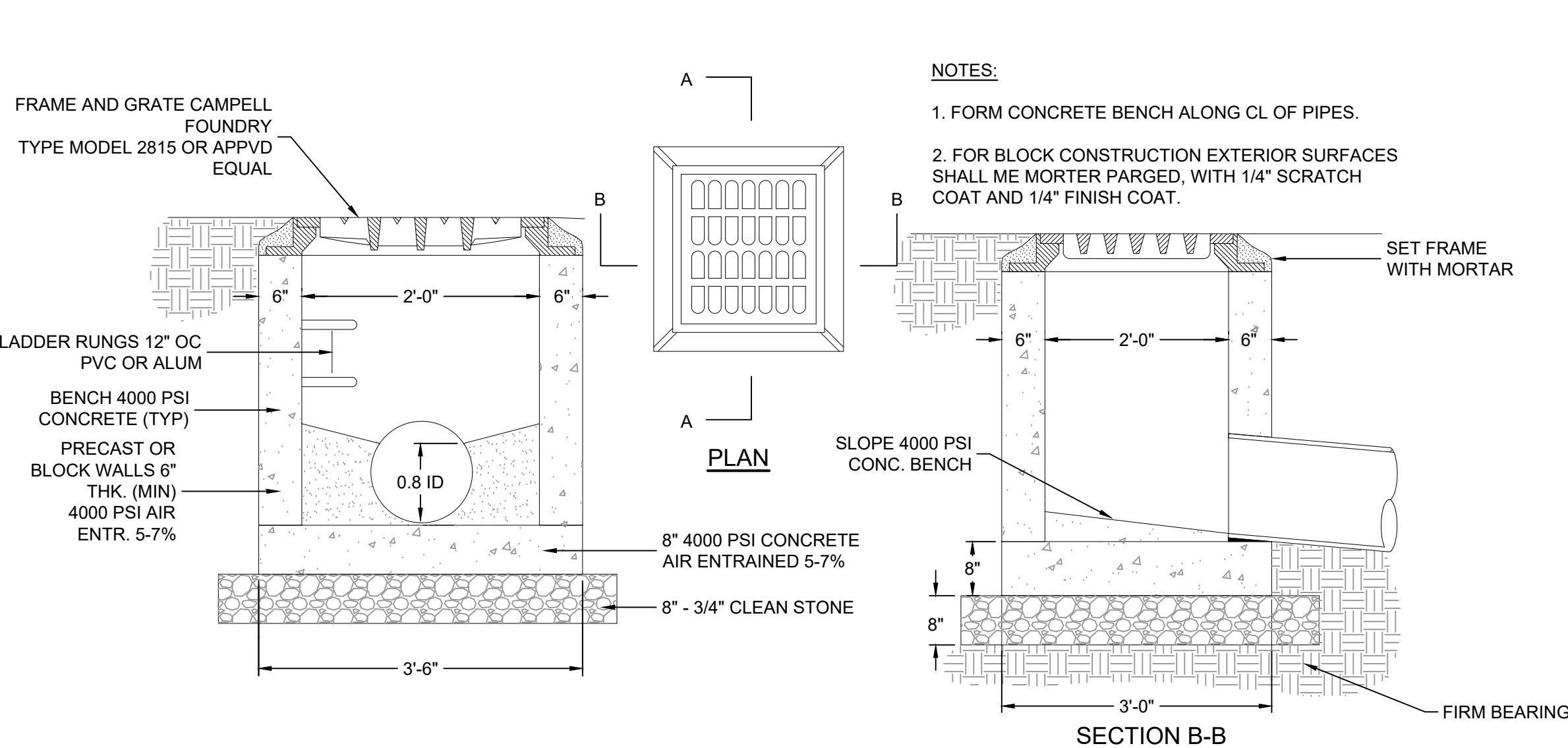
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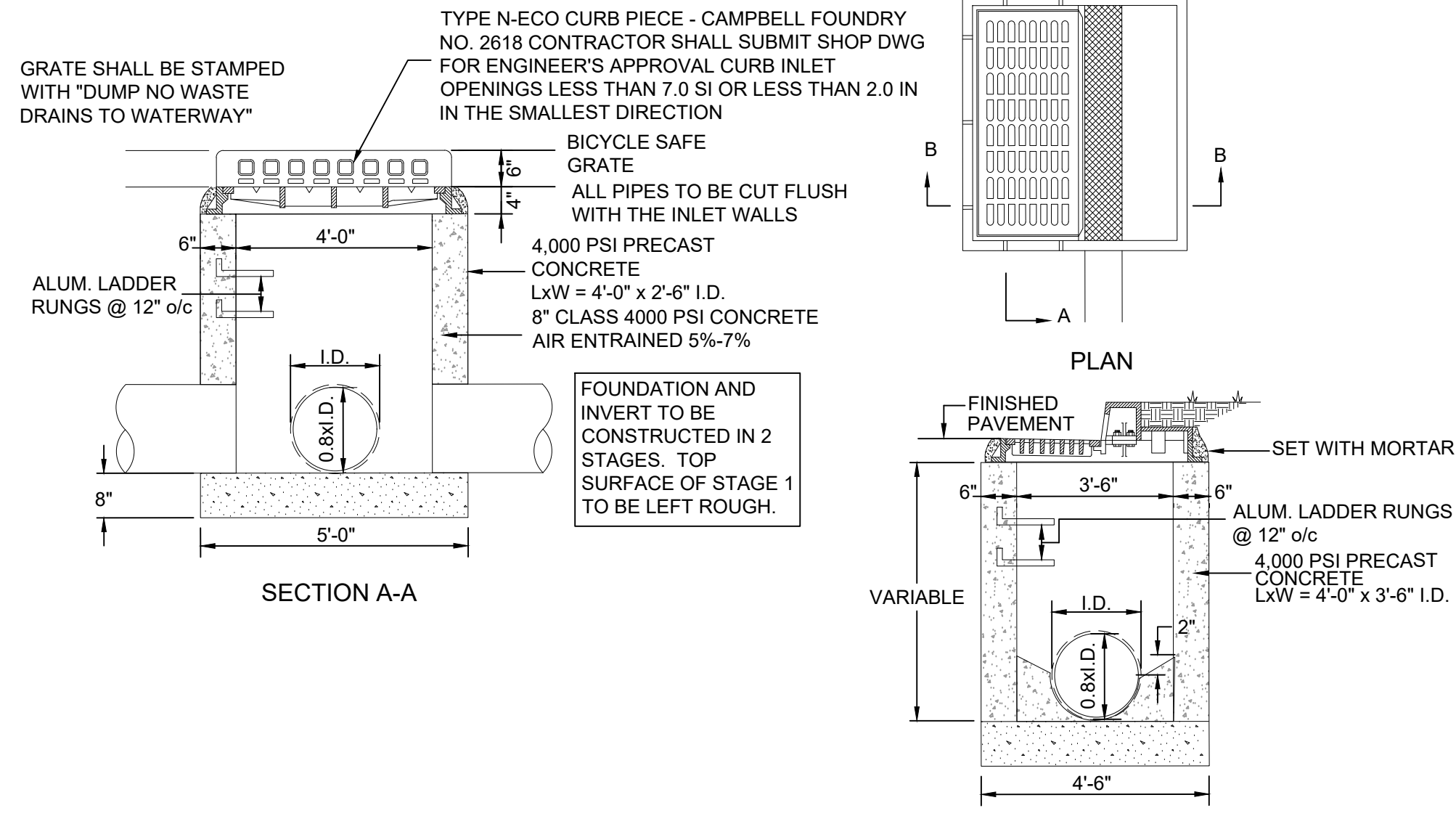
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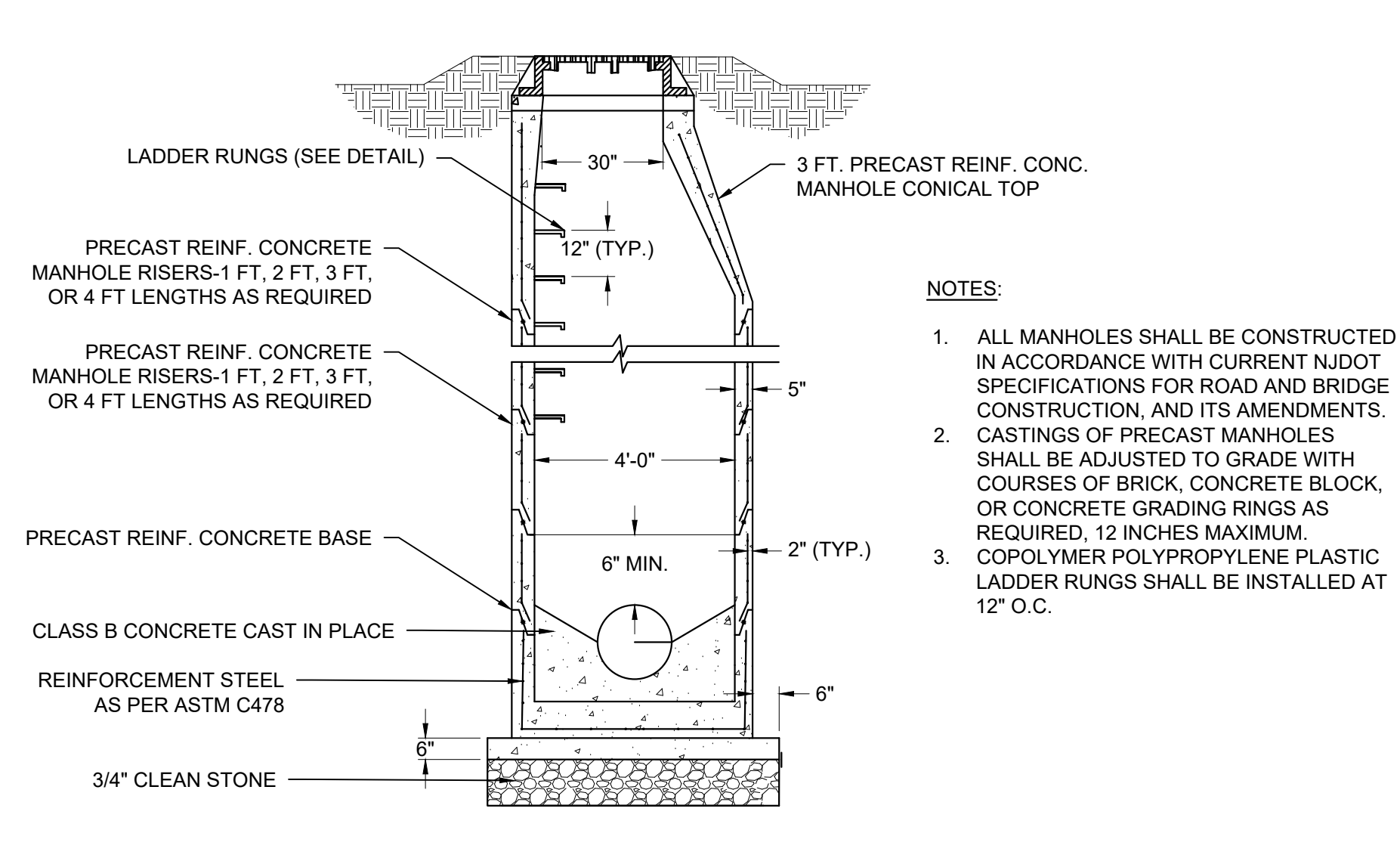
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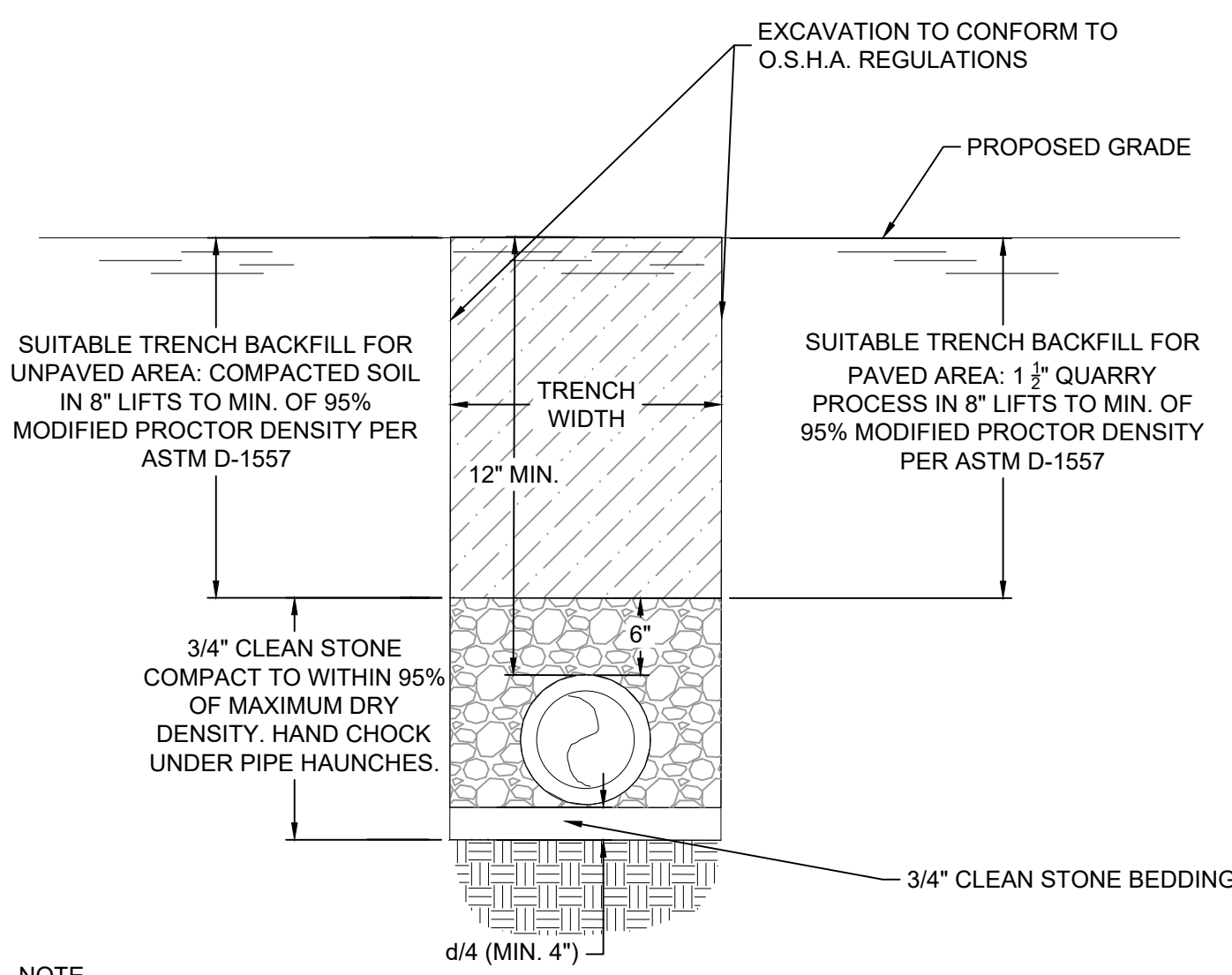
1 PRECAST STANDARD A-INLET



2 PRECAST STANDARD B-INLET

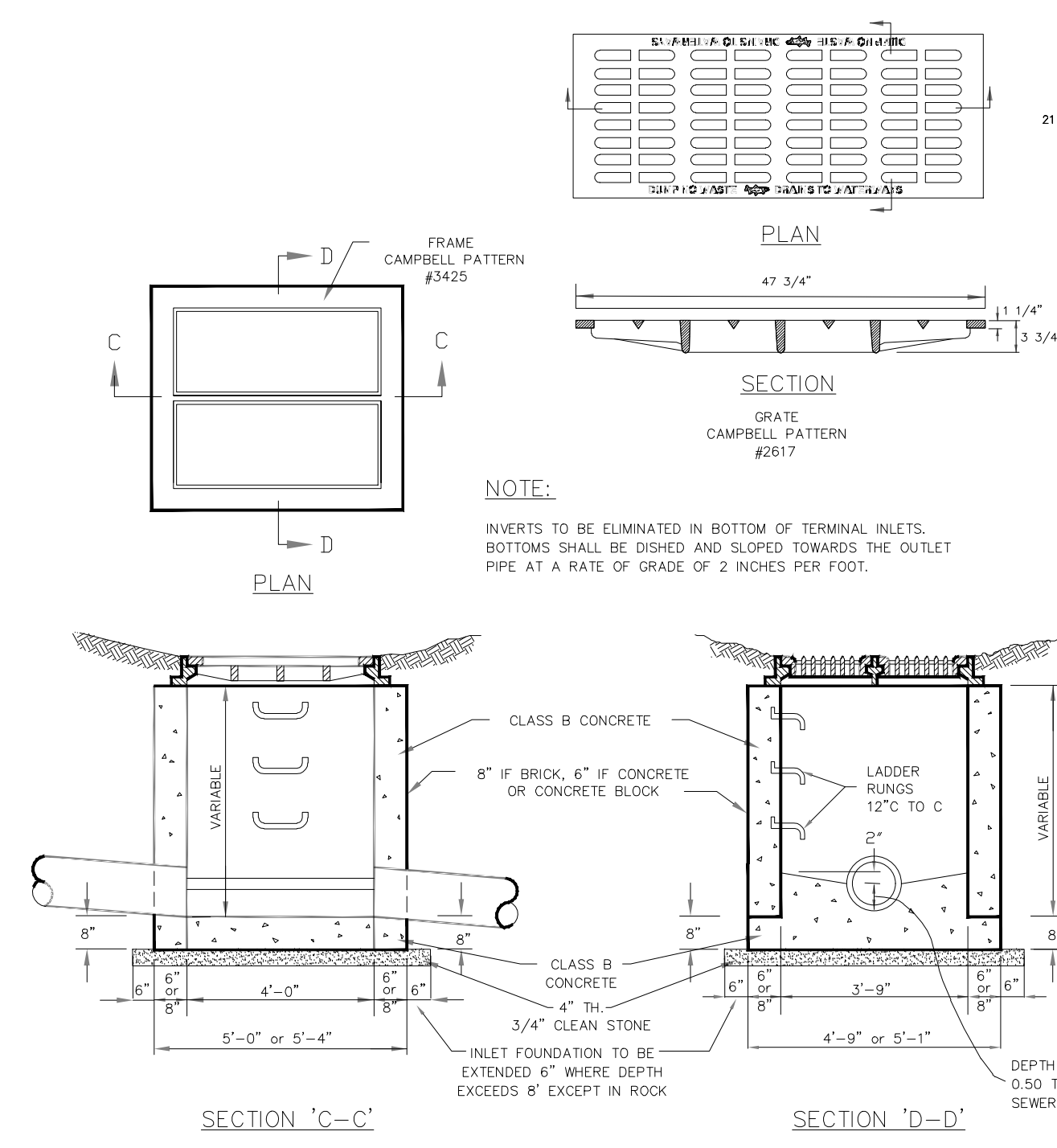


3 PRECAST STANDARD STORM MANHOLE

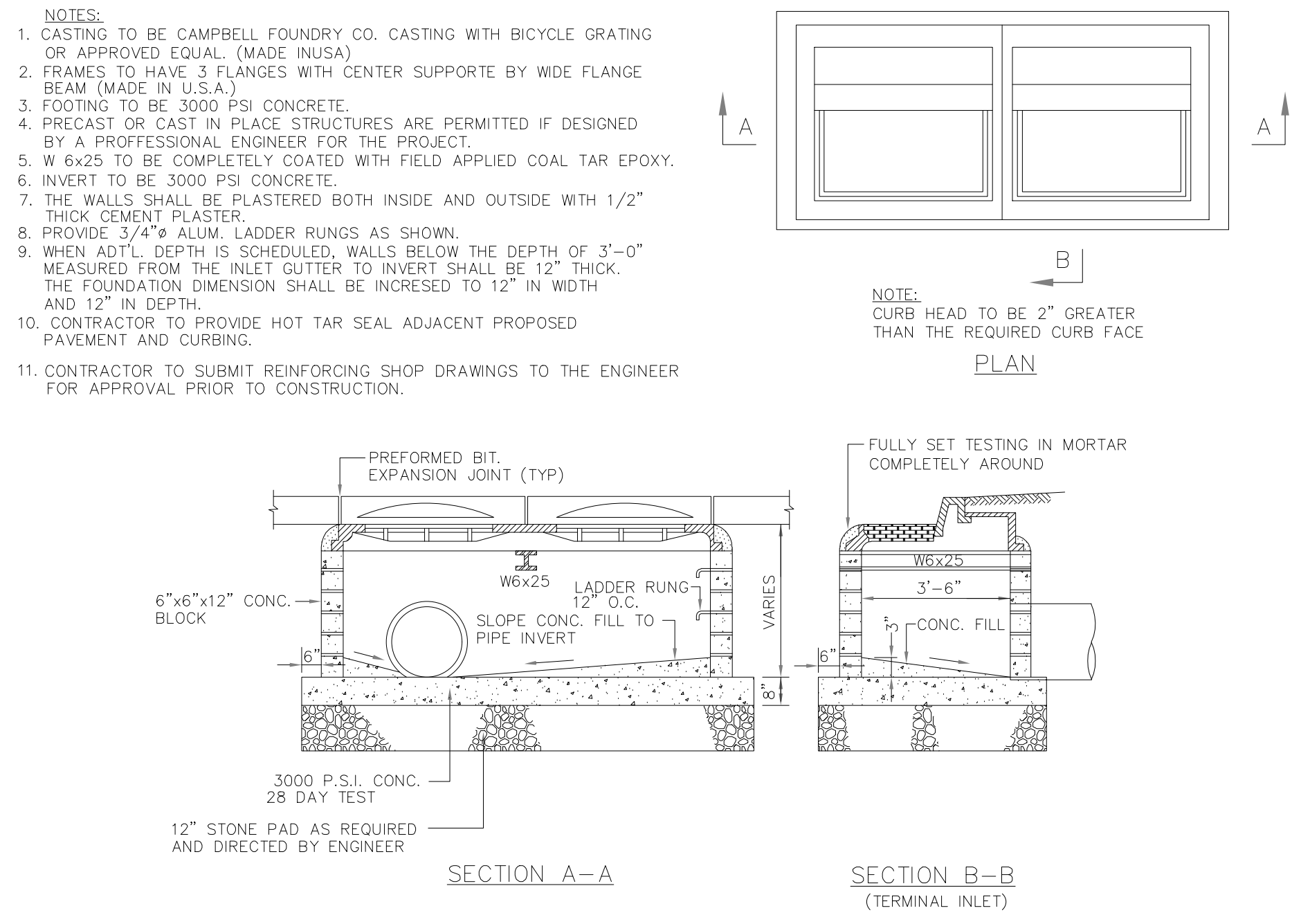


NOTE: ALL STORM PIPE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

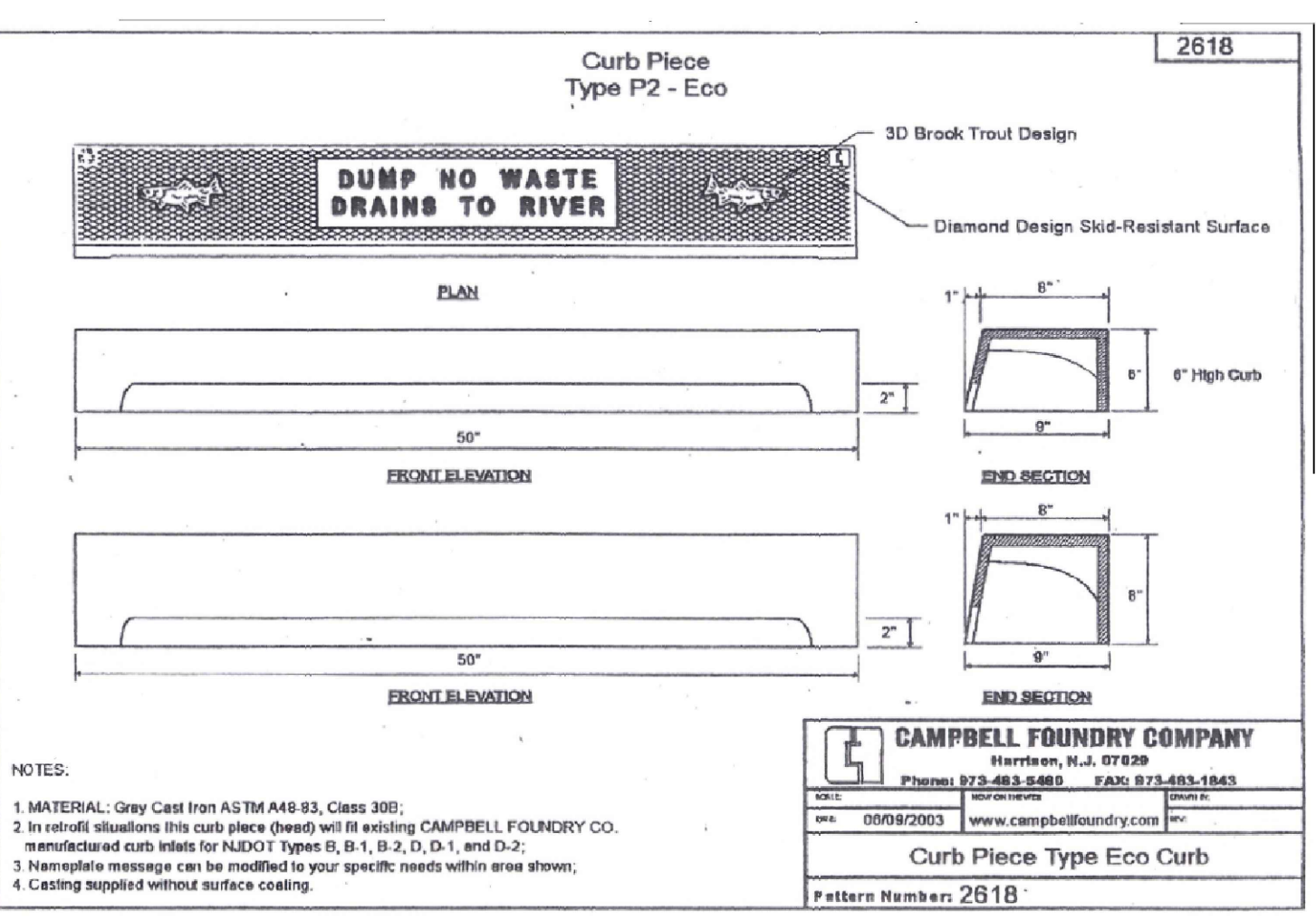
4 TYPICAL TRENCH DETAIL FOR STORM PIPE



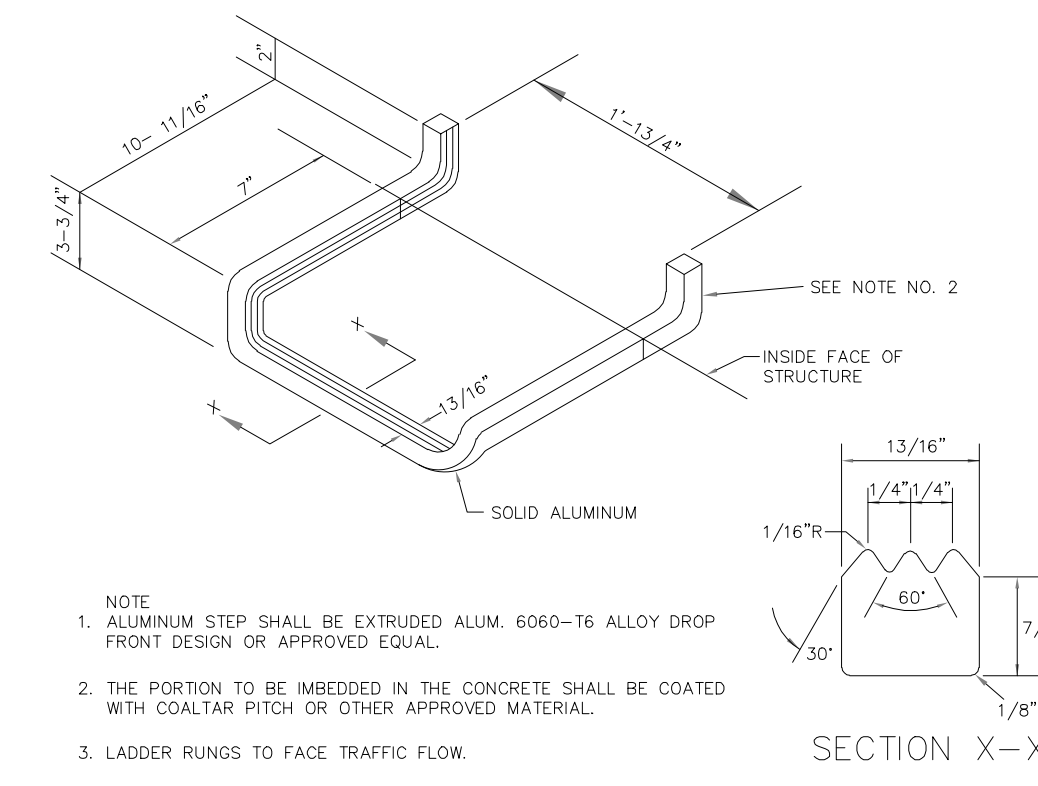
5 PRECAST STANDARD E-INLET



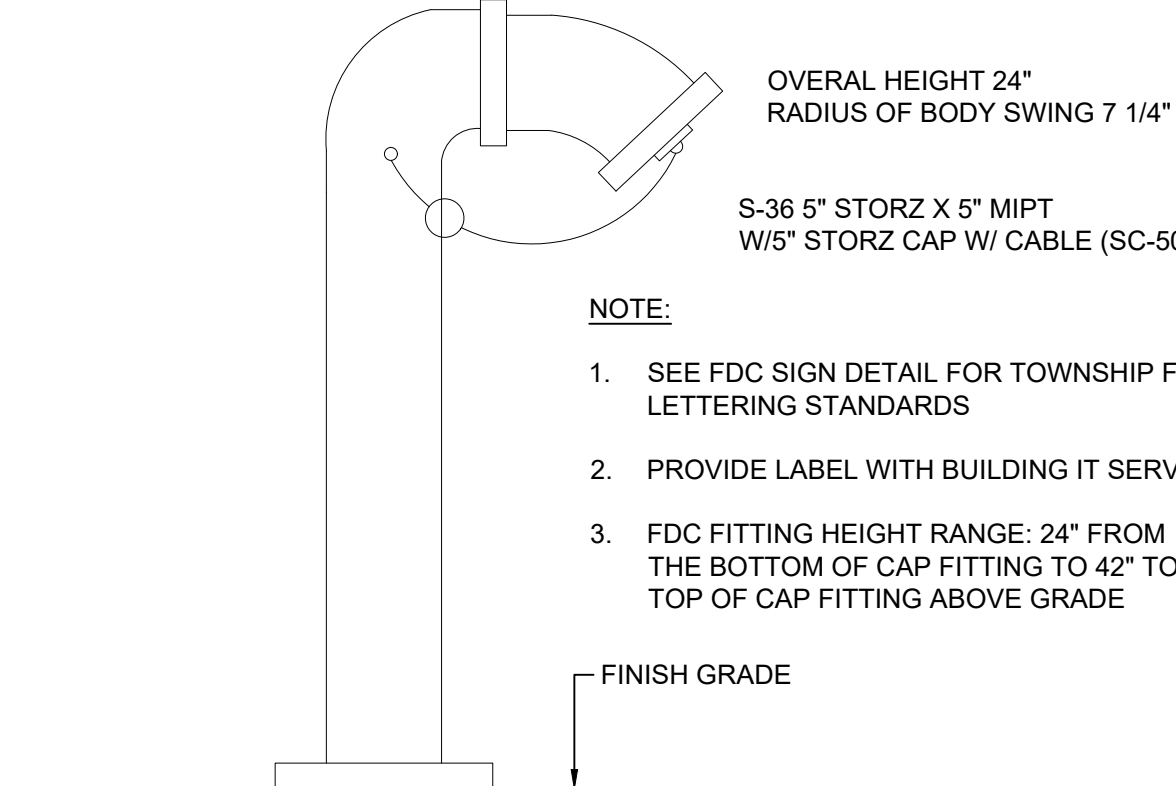
6 DOUBLE B-INLET DETAIL



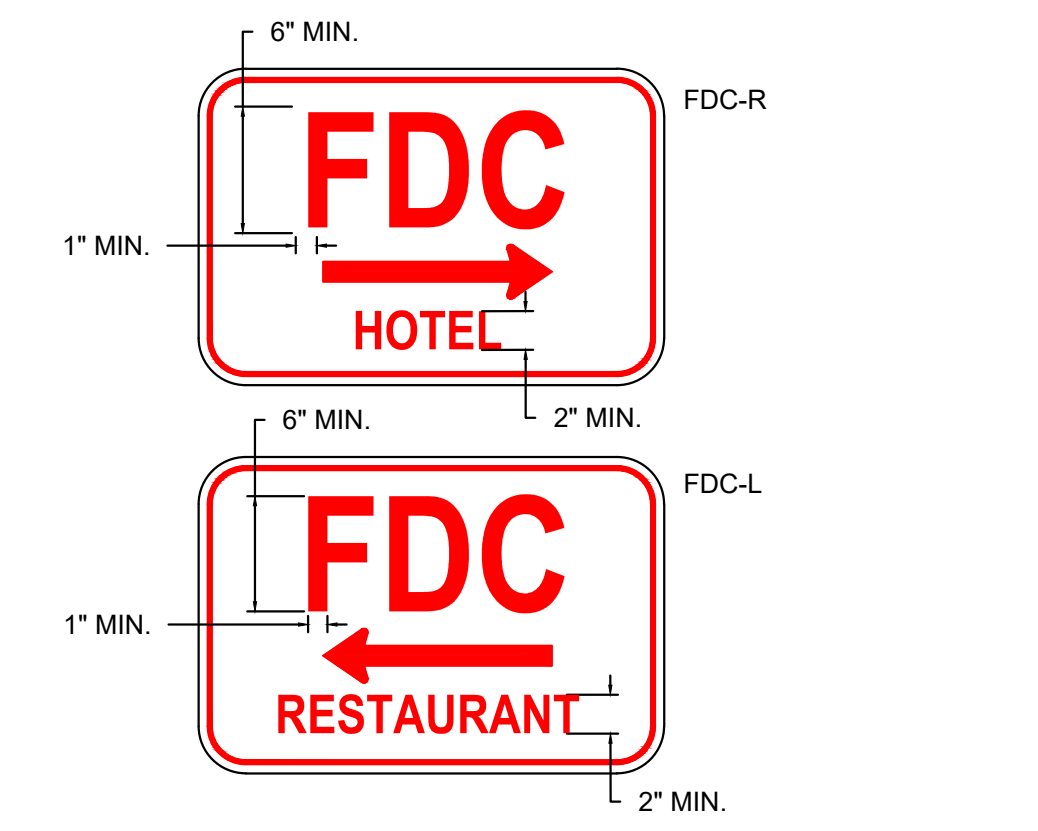
7 CURB PIECE DETAIL



8 LADDER RUNG DETAIL



9 5" STORZ FDC DETAIL



NOTE PER THE TOWN ORDINANCE §77-9.D:

- SIGN TO BE WHITE REFLECTIVE BACKGROUND
- ALL LETTERING OF FDC SIGN TO BE RED
- THE LETTERS 'FDC' TO BE A MINIMUM OF 6" IN HEIGHT AND A MINIMUM 1" WIDE STROKE, WORDS TO BE A MINIMUM OF 2" IN HEIGHT.
- SIGN TO BE MAINTAINED AND VISIBLE AT ALL TIMES.

10 FDC SIGN DETAIL

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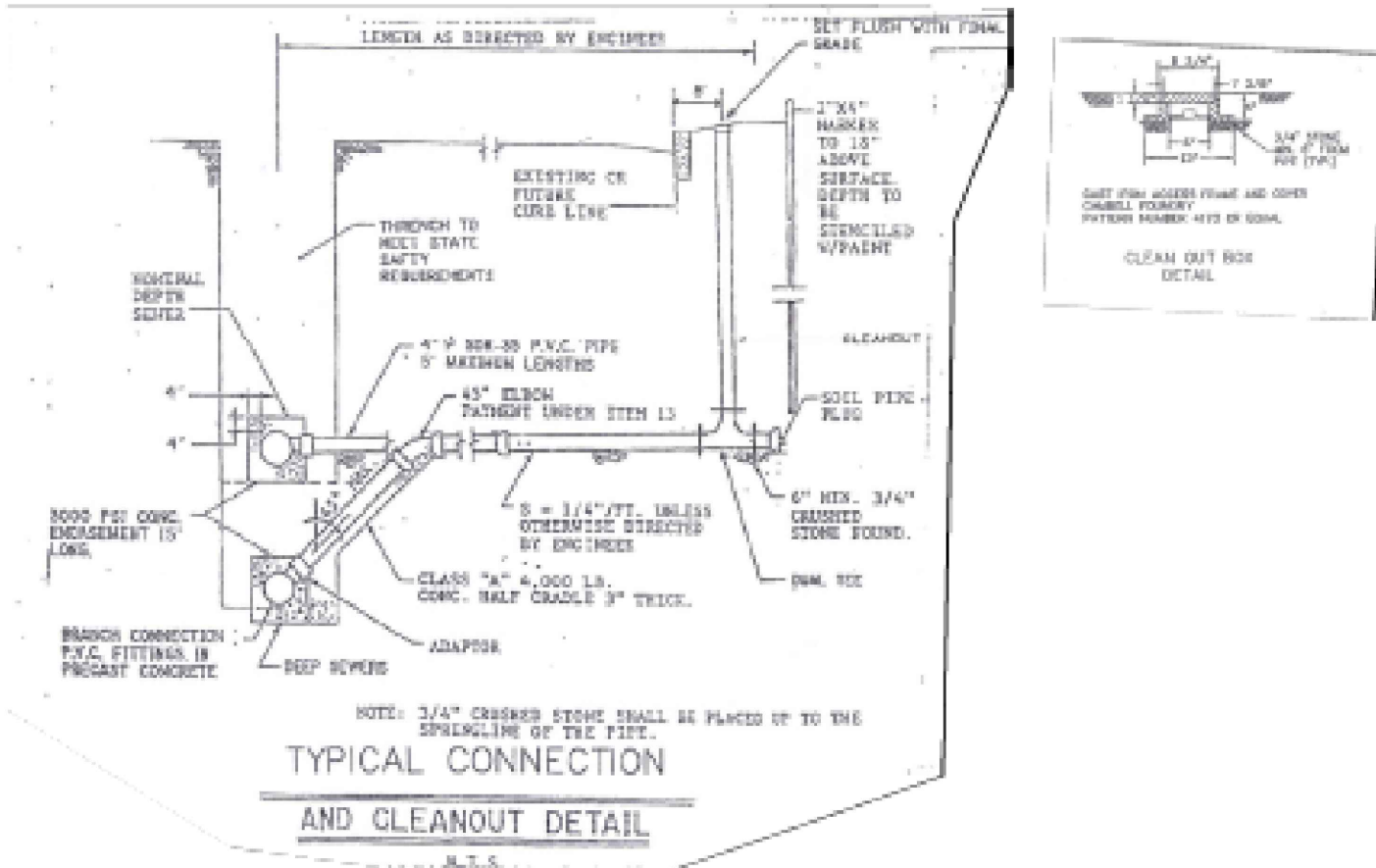
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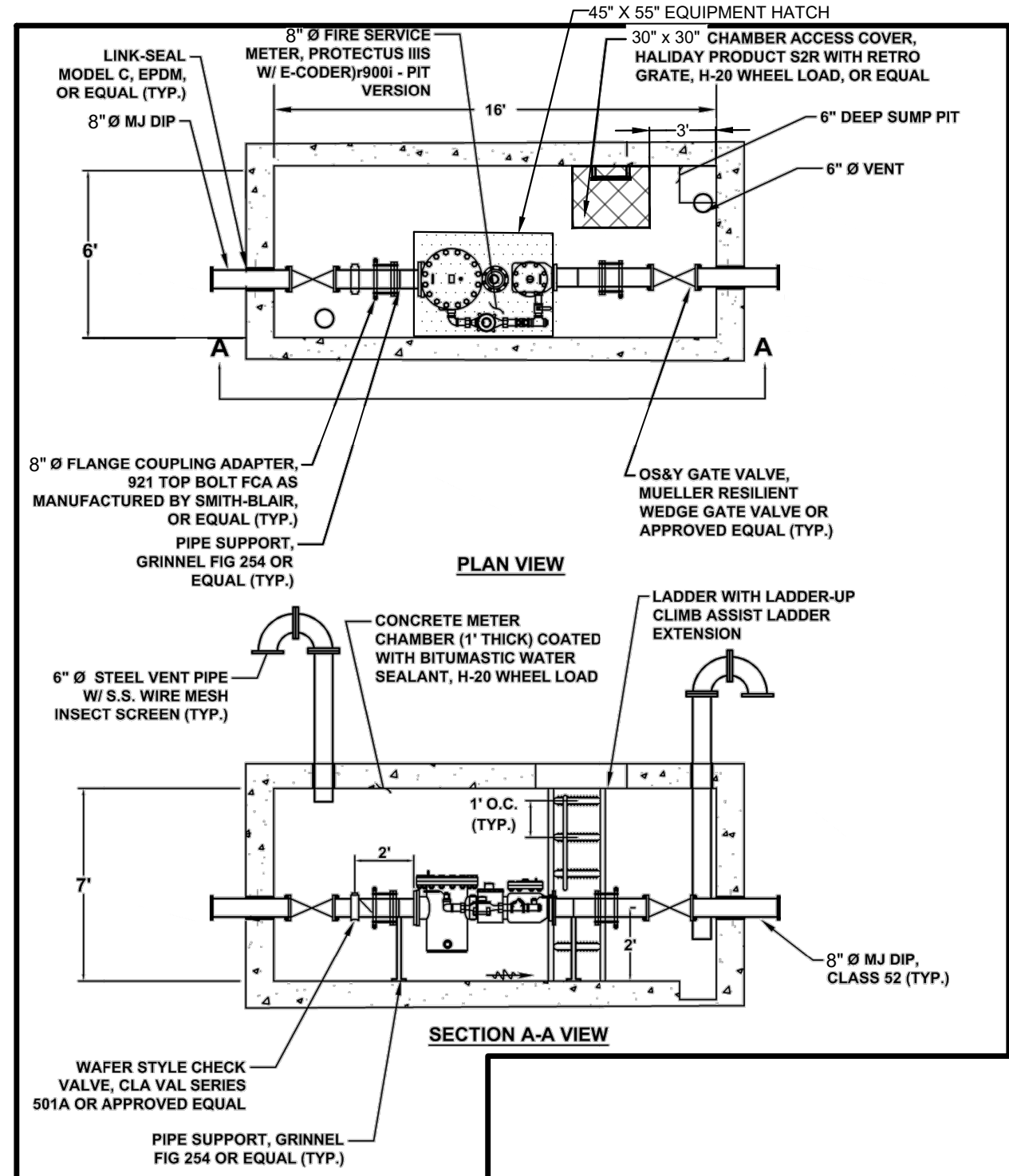
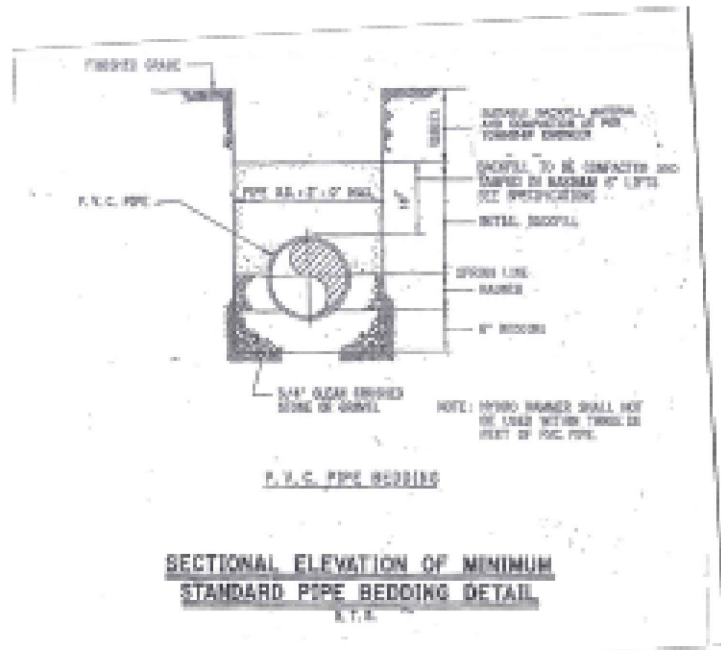
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1 TYPICAL CONNECTION & PIPE BEDDING DETAILS

NTS



2 WATER METER CHAMBER DETAIL

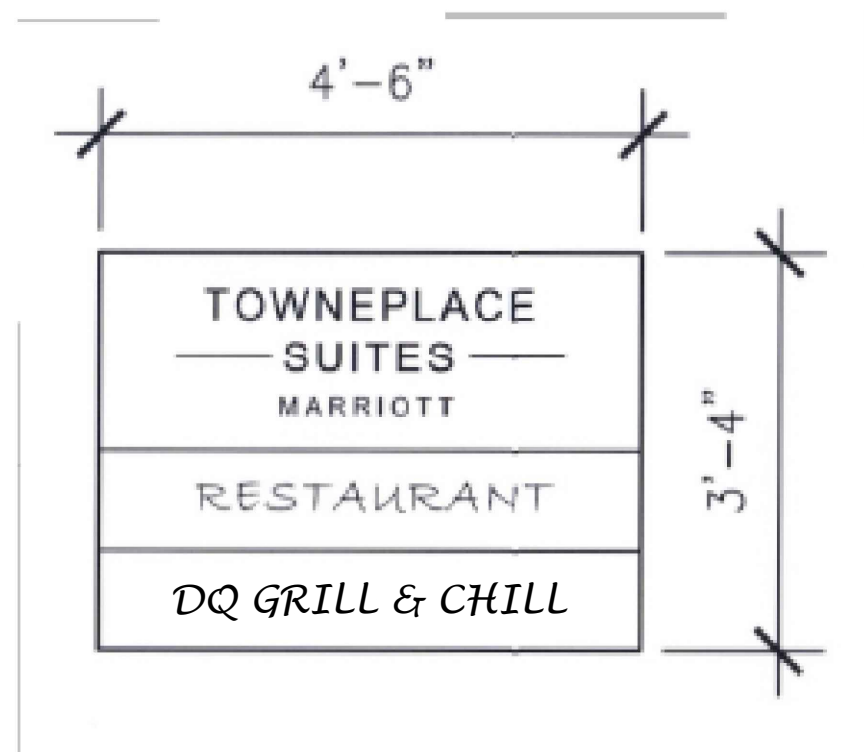
NTS



AREA: 78 SF

NOTE: FOUNDATIONS TO BE PROVIDED AT TIME OF BUILDING PERMIT

1 PROJECT SIGN, INTERNALLY ILLUMINATED
N.T.S.



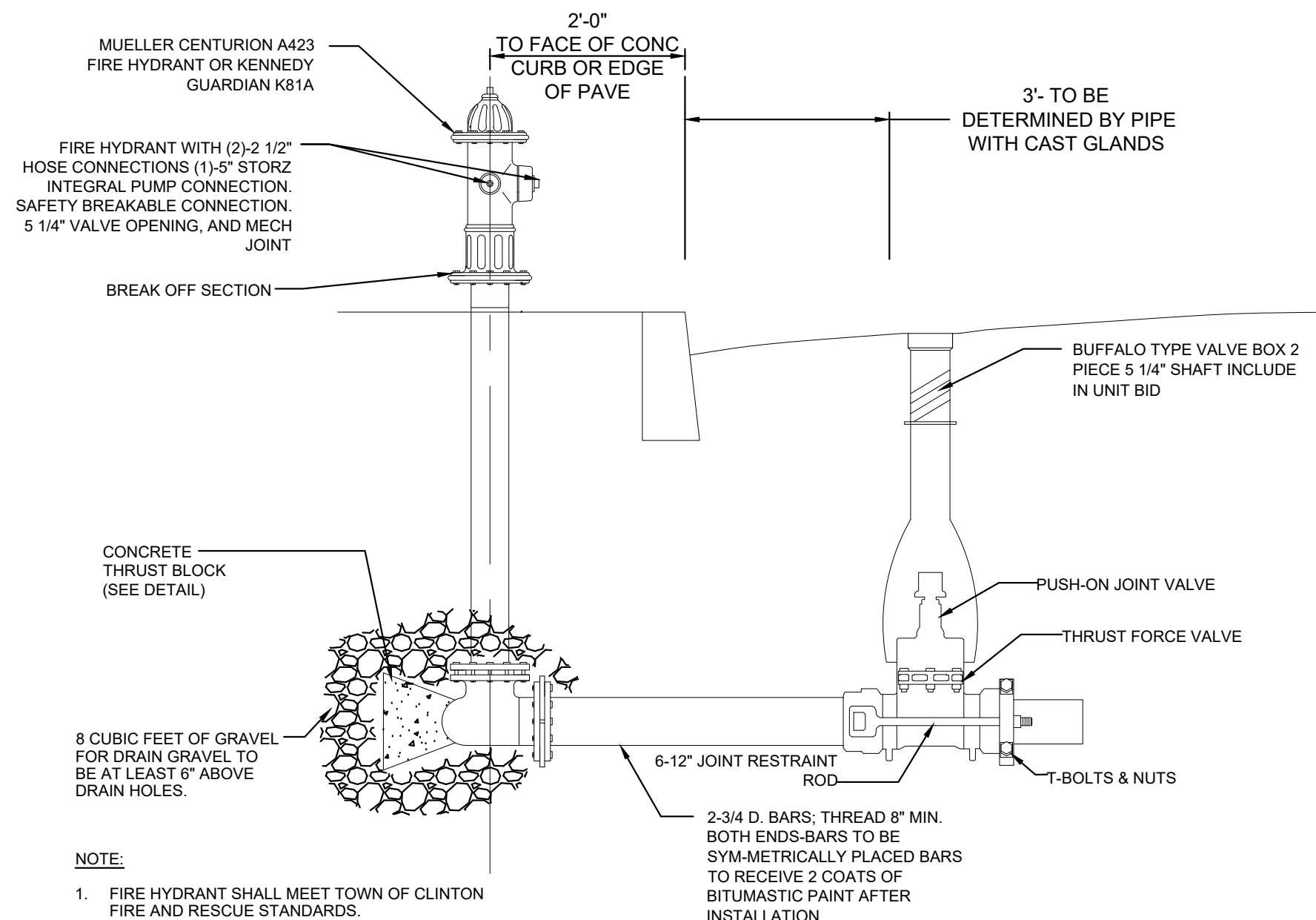
AREA: 15 SF

NOTE: FOUNDATIONS TO BE PROVIDED AT TIME OF BUILDING PERMIT

2 DIRECTIONAL SIGN, INTERNALLY ILLUMINATED
N.T.S.

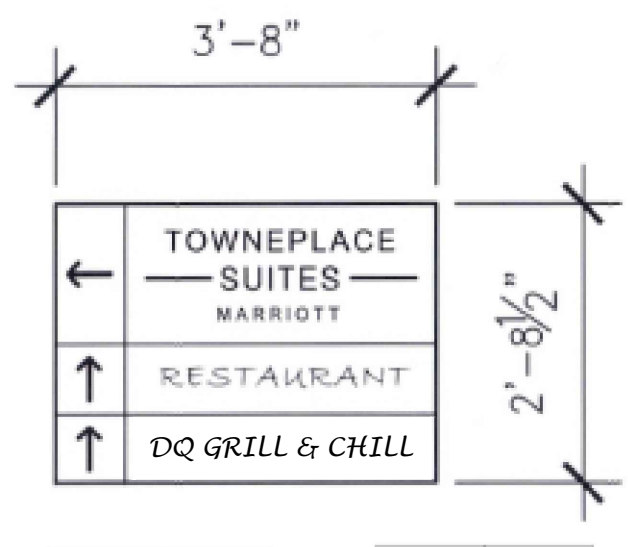
3 SIGN DETAILS

NTS



4 FIRE HYDRANT DETAIL

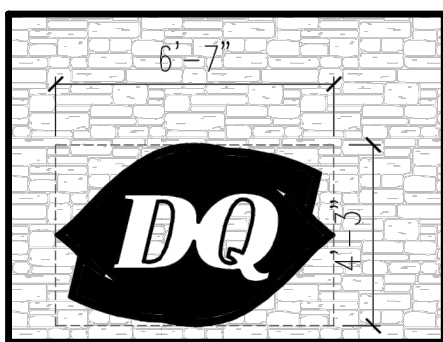
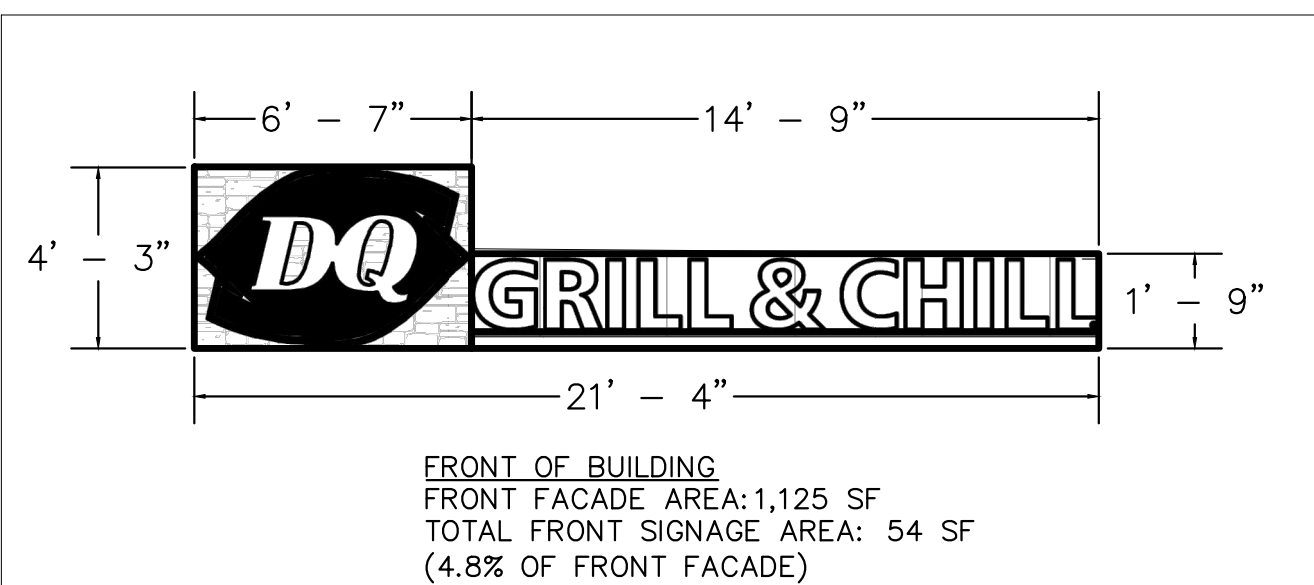
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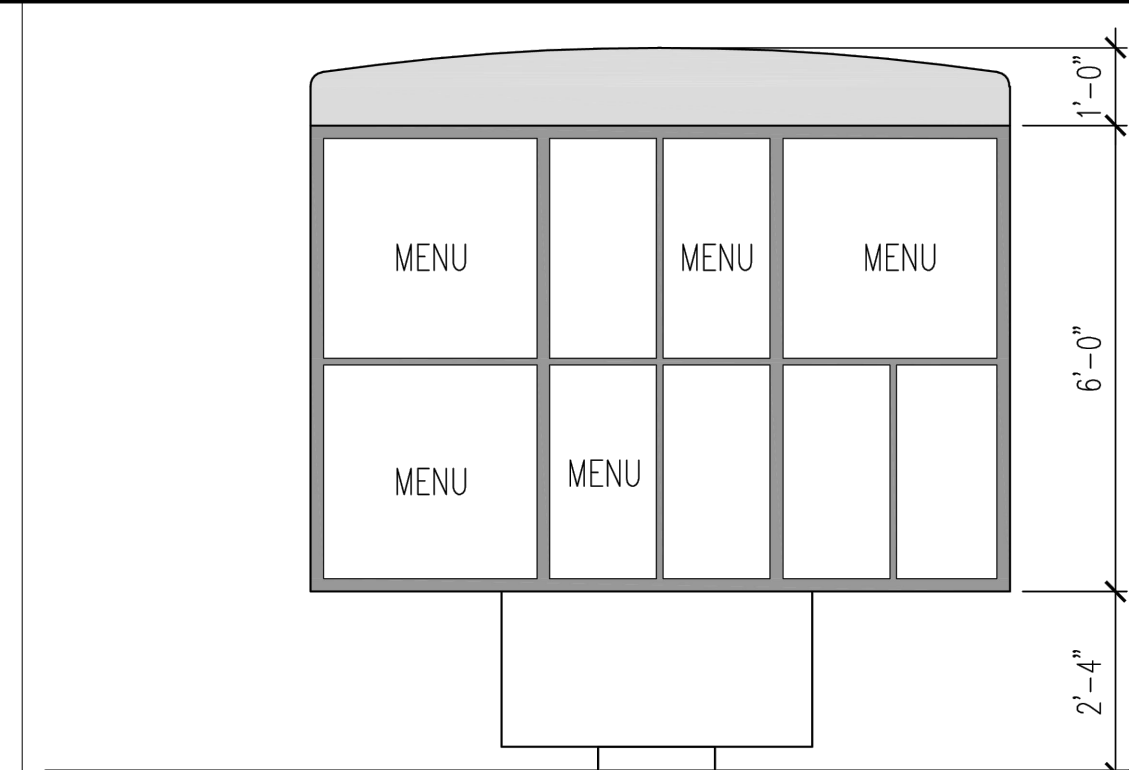
3 DIRECTIONAL SIGN INTERNALLY ILLUMINATED
N.T.S.

4 SEE ARCHITECTURAL DRAWINGS FOR FACADE MOUNTED
HOTEL SIGN

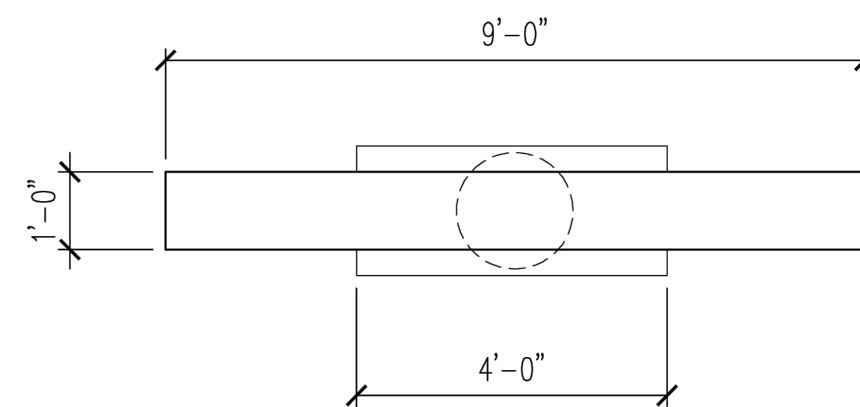


REAR OF BUILDING
REAR FACADE AREA: 1,125 SF
TOTAL FRONT SIGNAGE AREA: 28 SF
(2.48% OF REAR FACADE)

5 DQ GRILL & CHILL FAST FOOD RESTAURANT SIGNAGE
INTERNALLY ILLUMINATED
N.T.S.



KIOSK ELEVATION



KIOSK PLAN

6 DQ GRILL & CHILL ORDER KIOSK DETAIL

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
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CERTIFICATE OF AUTHORIZATION NO.: 24GA28276600 EXP. 8/31/2026

NO.	REVISION	BY	DATE
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10/25/2024
DATE
KELLEY F. O'SUCH
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE05441900

PROJECT:
ANSUYA ENTERPRISE OF CLINTON, LLC
& ANSUYA RIVERBEND, LLC
BLOCK 17 LOT 2 &
BLOCK 17.01 LOTS 2.03, 2.04, & 6
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:

CONSTRUCTION DETAILS

JOB NO.:	0120281	DRAWING NO.:
SCALE:	AS SHOWN	
DESIGNED:	KGS	
CHECKED:	KFO	
FILENAME:	XX-DETAILS.DWG	
DATE:	10/15/2024	

12.12 3"- 12" T-2361 RESILIENT WEDGE TAPPING VALVES - M.J. x FL. ENDS

Rev. 5-18

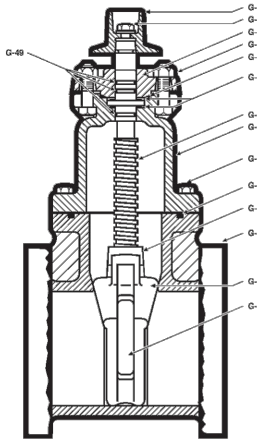
- Catalog number
T-2361-16 mechanical joint x flanged ends (with mechanical joint unassembled accessories)
T-2361-18 mechanical joint x flanged ends (less mechanical joint accessories)
- Sizes - 3", 4", 6", 8", 10", 12"
- Meets or exceeds all applicable requirements of ANSI/AWWA C515 Standard, UL 262 Listed, FM 11201130 Approved and certified to ANSI/APSI B1 & B72
- Flanged end drilling complies with ASME/ANSI B16.1 Class 125 and with MSS SP-60
- Mechanical joint outlet complies with ANSI/AWWA C111 Standard
- Iron body with nominal 10 mil Mueller Pro-Gard™ Fusion Bonded Epoxy Coated interior and exterior surfaces
- Epoxy coating meets or exceeds all applicable requirements of ANSI/AWWA C550 Standard
- Iron wedge, symmetrical and fully encapsulated with molded rubber; no exposed iron
- Non-rising stem (NRS)
- Triple O-ring seal (2 above the thrust collar and 1 below)
- 2" square wrench nut - open left or open right
- 350 psig (2400 kPa/24 barg) maximum working pressure, 700 psig (4800 kPa/48 barg) static test pressure
- UL Listed/FM Approved 350 psig (2400 kPa/24 barg)
- Designed for potable water applications



T-2361-16 shown
M.J. accessories
shipped unassembled

- Options**
- Position indicators
 - Stainless steel stem, type 304 and type 316
 - EPDM disc and o-rings
 - Low zinc, silicon bronze ASTM B88-C90100402 stem
 - Handhole

Catalog Part Number	Description	Material	Material Standard
G-18	Bonnet bolts and nuts	316 Stainless steel	ASTM F593 (bolt) ASTM F594 (nut)
G-41	Stuffing box bolts and nuts	316 Stainless steel	ASTM F593 (bolt) ASTM F594 (nut)
G-48	Stem o-ring (3)	Nitrile	ASTM D2000
G-200	Wrench nut cap screw	316 Stainless steel	ASTM F593
G-201	Stuffing box seal	Nitrile	ASTM D2000
G-202	Wrench nut	Ductile Iron	ASTM A536
G-203	Stem	Brass	ASTM B138
G-204	Handwheel (not shown)	Cast Iron	ASTM A126 CL B
G-205	Stem nut	Brass	ASTM B584
G-206	Quadrant cap bearings	Acetal	ASTM D2000
G-207	Stuffing box with dirt seal	Ductile Iron	ASTM A536
G-208	Anti-friction washer (2)	Rubber	ASTM D2000
G-209	Wedge	Ductile Iron*	ASTM A536
G-210**	Rubber encapsulated	BRN	ASTM D2000
G-211**	Bonnet	Ductile Iron	ASTM A536
G-212**	Bonnet O-ring ***	Nitrile	ASTM D2000
G-213**	Body	Ductile Iron	ASTM A536

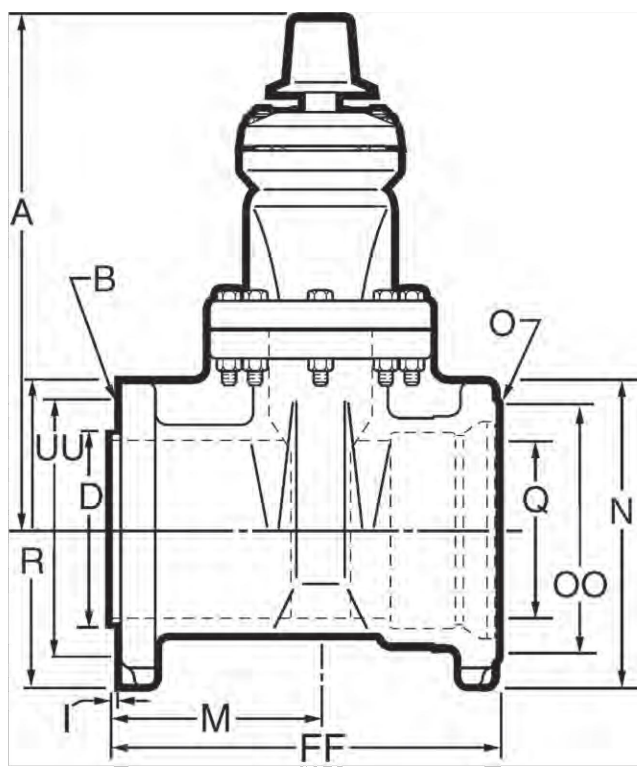


* Fully encapsulated in molded rubber with no iron exposed.
** Previous to 1992 these parts on 4" - 12" valves were designed with a gasket instead of an O-ring and with additional bolts. Confirm the type of seal when ordering a replacement gasket or O-ring.
*** Material strength ASTM A536 85-45 minimum.
* The ANSI/AWWA C111 working pressure above 250psi requires the use of a special gasket rated for higher pressure.
* Manufacturer's option to change material to ductile iron ASTM A536.
** 2" valves meet or exceed all applicable requirements of ANSI/AWWA C500 standard.
*** 2" valves use a bonnet gasket.

CAUTION ASBESTOS AND OTHER MATERIALS MAY CAUSE CANCER CAUSES DAMAGE TO LUNGS DO NOT BREATHE DUST AVOID CREATING DUST. See Expert Advice For Breathing Protection And Protective Equipment. Call COSMA 1-800-321-4742 for more information.

3"-12" T-2361 RESILIENT WEDGE TAPPING VALVES - M.J. x FL. ENDS

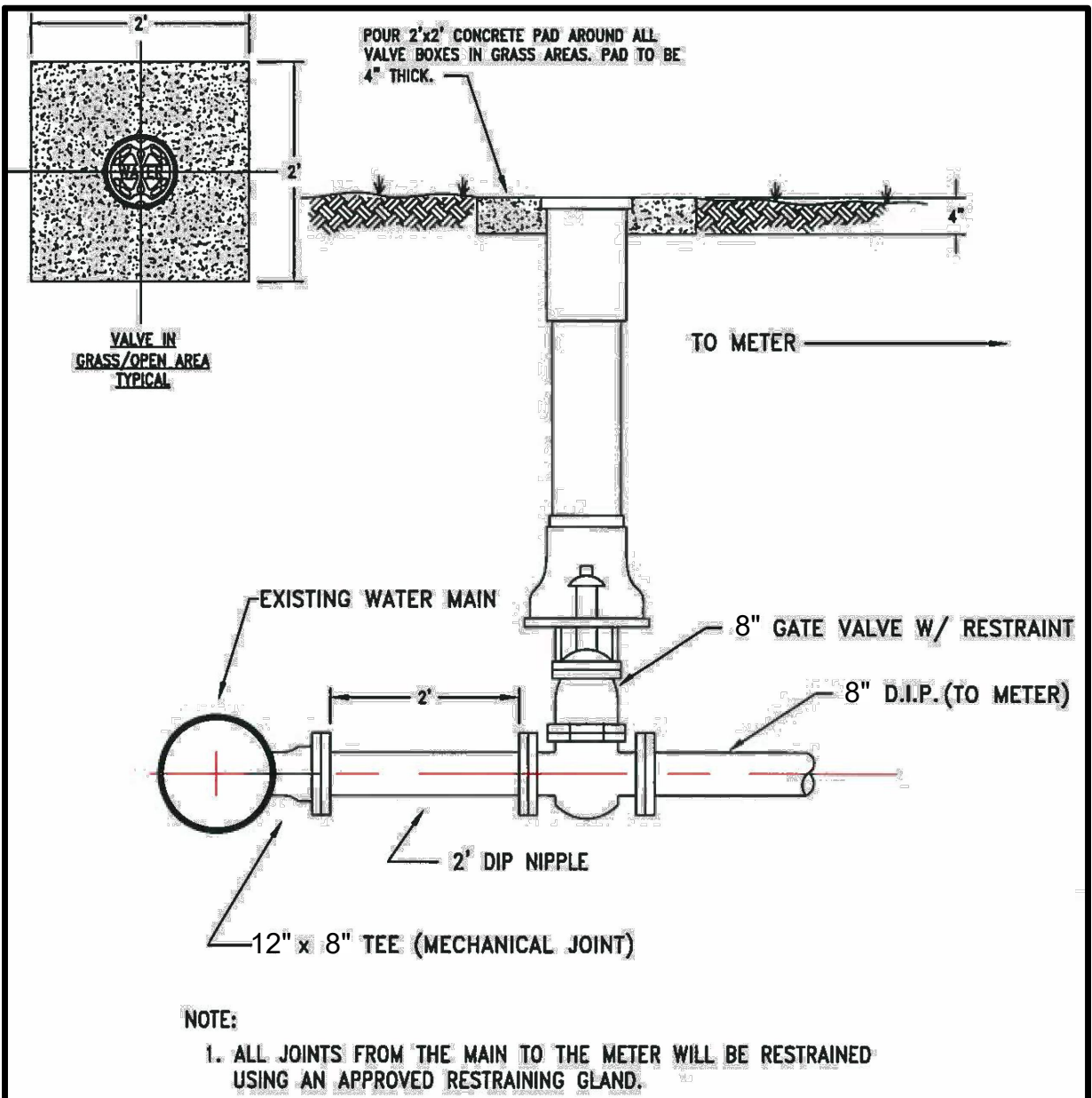
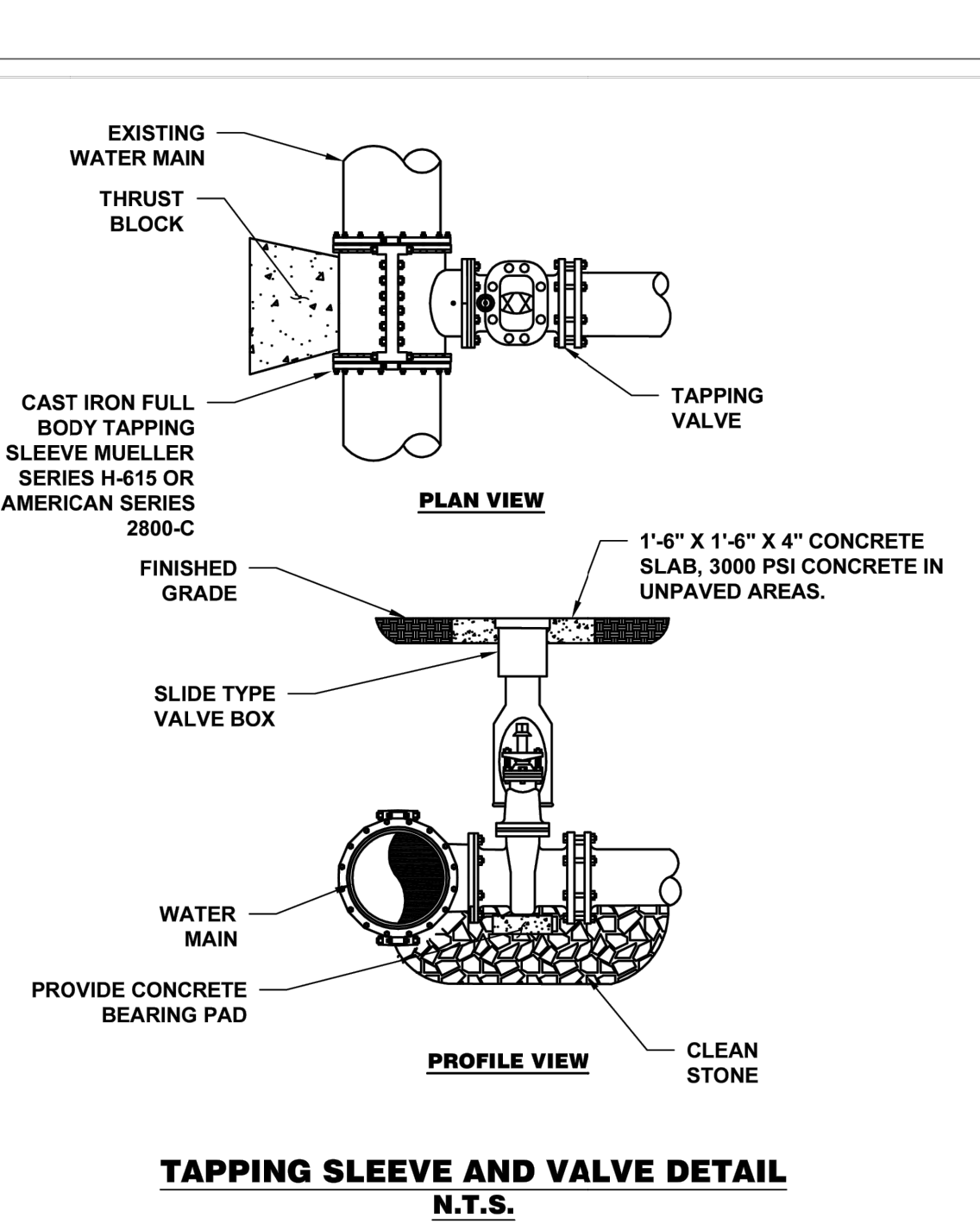
Rev. 5-18



Dimensions	3"	4"	6"	8"	10"	12"
A	12.38	14.18	18.0	21.50	25.00	28.62
B	7.50	9.00	11.00	13.50	16.00	19.00
C	8.97	9.00	7.00	8.00	11.00	13.00
D	0.18	0.18	0.25	0.25	0.25	0.25
E	4.75	6.24	6.75	7.75	8.52	7.25
F	6.19	7.50	8.90	11.75	14.25	17.00
G	7.50	8.12	11.12	12.38	13.68	17.54
H	4.75	6.24	6.75	8.88	12.100	12.100
I	3.30	4.30	6.30	8.30	10.30	12.30
J	8.96	9.62	11.43	12.46	14.21	14.67
K	4.75	6.48	6.88	8.88	8.88	6.88
L	6.19	7.50	8.90	11.75	14.00	16.25
M	11	14	20.5	26.5	33	38.5
N	66	82	136	200	302	400

* All dimensions are in inches. All weights include accessories are in pounds and approximate.

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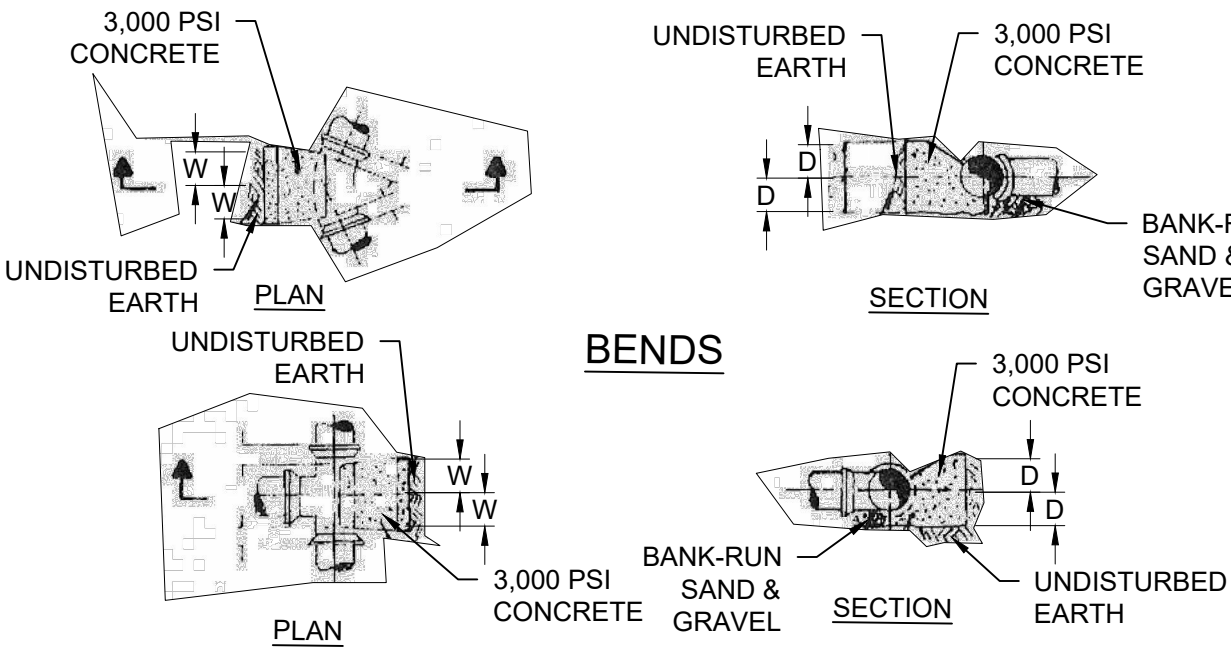


NOTE:
1. ALL JOINTS FROM THE MAIN TO THE METER WILL BE RESTRAINED USING AN APPROVED RESTRAINING GLAND.

TAPPING VALVE DETAIL

TAPPING SLEEVE AND VALVE DETAIL

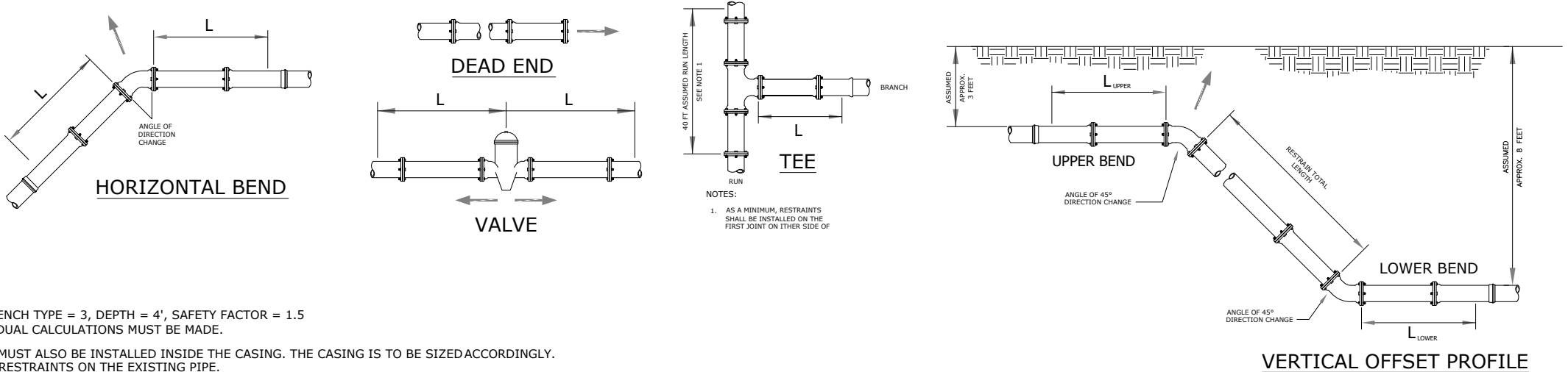
8" D.I.P. WATER SERVICE CONNECTION DETAIL



THRUST BLOCK DETAIL

DUCTILE IRON										
PIPE SIZE (in)	MINIMUM PIPE LENGTH TO BE RESTRAINED, L (FT)									
	HORIZONTAL FITTINGS					45° VERTICAL OFFSET				
	90°	45°	22.5°	11.25°	DEAD END VALVES	EQUAL TEES	L _{UPPER}	L _{LOWER}		
3	22	10	5	3	46	1	19	10		
4	27	11	6	3	56	1	23	11		
6	38	16	8	4	79	1	33	16		
8	48	20	10	5	101	11	42	20		
10	58	24	12	6	123	32	51	24		
12	67	28	14	7	143	51	59	28		
14	76	32	15	8	164	70	68	32		
16	84	35	17	9	182	88	76	35		
18	92	38	19	10	202	106	84	38		
20	100	42	20	10	219	123	91	42		
24	114	48	23	12	255	156	106	48		

NOTES:
1. CALCULATIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS: TEST PRESSURE = 180 PSI, SOIL GROUP = SM, TRENCH TYPE = 3, DEPTH = 4', SAFETY FACTOR = 1.5
2. WITH EQUAL TEES, THE DISTANCE OF THE RUN LENGTH IS ASSUMED TO BE 40'. FOR OTHER RUN LENGTHS, INDIVIDUAL CALCULATIONS MUST BE MADE.
3. AS A MINIMUM, PIPE RESTRAINTS ARE TO BE PLACED ON THE FIRST JOINT FROM THE FITTING.
4. FOR ALL NEW CONSTRUCTION, WHEN A PIPE MUST BE INSTALLED IN A CASING THE REQUIRED JOINT RESTRAINTS MUST ALSO BE INSTALLED INSIDE THE CASING. THE CASING IS TO BE SIZED ACCORDINGLY.
5. FOR AN EXISTING MAIN LOCATED UNDER A PAVED SURFACE, THE CONTRACTOR WILL NOT BE REQUIRED TO PLACE RESTRAINTS ON THE EXISTING PIPE.
6. FOR AN EXISTING MAIN NOT LOCATED UNDER A PAVED SURFACE, THE CONTRACTOR WILL BE REQUIRED TO PLACE RESTRAINTS ON THE EXISTING PIPE.
7. L IS THE CALCULATED LENGTH OF PIPE TO BE RESTRAINED.



5 1/4" VALVE BOX

5 1/4" Cast Iron Valve Box - ISB

- Designed to cover the stuffing box only
- Locking lids available
- Lid marked GAS or WATER or special lettering
- Standard round lid weight 13 lbs
- Top sections can be used in combination boxes (pg 27)
- Square screw type top available 15" and 26" length

PART SERIES	EXTENSION RANGE A	TOP SECTION & LID			BOTTOM SECTION			BELL HEIGHT F	TOTAL WEIGHT
		NO.	WT.	DIM. B	NO.	WT.	DIM. C		
ISB-18	18-24	54	22.0	10.5	61	23.0	14.5	6.5	45.0
ISB-20	27-36	55	30.0	15.5	62	33.5	24.0	6.5	63.5
ISB-21	39-48	55	30.0	15.5	64	46.0	36.0	8.5	76.0
ISB-22	39-60	56	62.0	26.0	64	46.0	36.0	8.5	100.0

Longer Boxes made by adding Extensions to Size No. 22

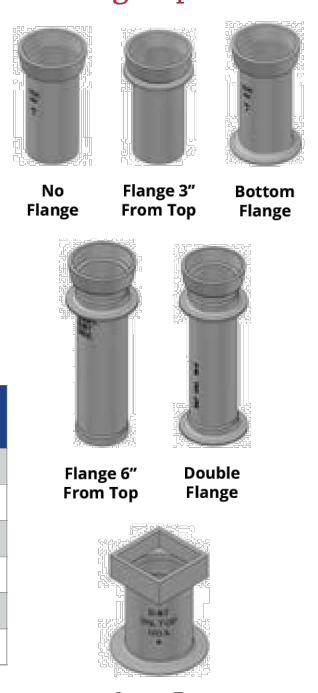
Slide Type

PART SERIES	EXTENSION RANGE A	TOP SECTION & LID			BOTTOM SECTION			BELL HEIGHT F	TOTAL WEIGHT
		NO.	WT.	DIM. B	NO.	WT.	DIM. C		
ISB-5561-S	18-24	54-S	22	10.5	61-S	24	15.0	6.5	46
ISB-5561-S	23-29	55-S	30	15.5	61-S	24	15.0	6.5	54
ISB-5562-S	27-36	55-S	30	15.5	62-S	32	24.0	6.5	62
ISB-5564-S	39-48	55-S	30	15.5	64-S	46	36.0	8.5	76
ISB-5562-S	38-48	56-S	54	26.0	62-S	33	24.0	6.5	87
ISB-5564-S	39-60	56-S	54	26.0	64-S	46	36.0	8.5	100

Longer Boxes made by adding Extensions to Size No. 564-S

TO ORDER ISB - SPECIFY: Part Series, Rim Shape, Top Flange Style, Lid Lettering

Slide Type Top Section Flange Options



Square Top

5-1/4" VALVE BOX DETAIL

RESTRAINT JOINT SCHEDULE DETAIL

NOTE:

- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."

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140 WEST MAIN STREET
PH. 908-238-0544
CERTIFICATE OF AUTHORIZATION NO.: 24GA28276600
HIGH BRIDGE, NJ 08829
FAX. 908-238-9572
EXP. 8/31/2026

NO.	REVISION	BY	DATE
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10/25/2024
DATE
KELLEY F. O'SUCH
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE05441900

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BLOCK 17 LOT 2 &
BLOCK 17.01 LOTS 2.03, 2.04, & 6
TOWN OF CLINTON

HUNTERDON COUNTY NEW JERSEY

TITLE:

CONSTRUCTION DETAILS

JOB NO.:	0120281	DRAWING NO.:
SCALE:	AS SHOWN	
DESIGNED:	KGS	
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