

PRELIMINARY & FINAL MAJOR SITE PLAN

25 EAST SOMERSET STREET

BLOCK 96, LOT 13

BOROUGH OF RARITAN

SOMERSET COUNTY, NEW JERSEY

- GENERAL NOTES**
1. SITE IS SHOWN AS BLOCK 96, LOT 13 AS DEPICTED ON SHEET 22 OF THE BOROUGH OF RARITAN TAX MAPS. TOTAL LOT AREA IS 15,219.10 S.F. (0.349 ACRES).
 2. OWNER: SHREE SWAMINARAYAN MANDIR LOYADHAM
APPLICANT: DORF MASTERS, LLC
3 LINCOLN STREET
HILLSBOROUGH, NJ 08044
TEL: (732) 391-4002
REPORT: NJ 07726
DATE: 05-11-26
 3. OUTBOUND SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "TOPOGRAPHICAL SURVEY OF BLOCK 96, LOT 13, 25 EAST SOMERSET STREET, BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY" PREPARED BY THOMAS P. SARTORI, P.E., DATED APRIL 17, 2006.
 4. HORIZONTAL CONTROL, BASED ON DEED NORTH VERTICAL DATUM BASED ON NAVD 83.
 5. FLOOD FLOOD ZONE THE SITE IS NOT LOCATED WITHIN A REGULATED FLOOD HAZARD AREA AS DEPICTED IN FEMA FLOOD MAP NUMBER 18030C0404C DATED SEPTEMBER 26, 2007.
 6. THE PROPERTY IS LOCATED WITHIN THE B-1 "CENTRAL BUSINESS DISTRICT" ZONE.
 7. DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL, CONDITIONAL, BUILDING, STRUCTURES, ETC., ARE SOBERLY AND NOT TO BE USED FOR ANY OTHER PURPOSE.
 8. CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES, FEDERAL AND STATE BANNER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS, AND NOISE CODE.
 9. APPLICANT PROPOSES TO CONSTRUCT A NEW FOUR (4) STORY MIXED-USE BUILDING.
 10. BUILDING TO BE SERVED BY PUBLIC WATER, SEWER, AND NEW GAS CONNECTIONS.
 11. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE ADVISED ACCESS TO REVIEW AND CONVEY AND/OR REVISIONS THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIALS AND/OR UNDERSIGNED PROFESSIONAL, SATISFACTION.
 12. THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS. FURTHER TO N.J.A.C. 17:27-2.2(2) OF THE N.J. UNIFORM CONSTRUCTION CODE AND OR 17:27-2.2(2) (CONTRACTOR) FOR THE PROJECT.
 13. UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROTECTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.

OFF-STREET PARKING CALCULATIONS (N.J. RSIS / RARITAN CODE CH. 207-6.3)

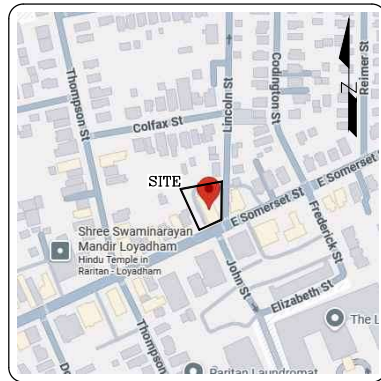
DESCRIPTION
APARTMENTS, 2 SPACES PER UNIT
TOTAL PROPOSED: 14 UNITS
REQUIRED PARKING: 28 SPACES
COMMERCIAL UNITS: 3,525 S.F.
REQUIRED PARKING: 1 SPACE PER 150 S.F. (24 SPACES)
TOTAL REQUIRED: 52 SPACES
TOTAL PROVIDED: 20 SPACES

SANITARY SEWER USAGE CALCULATION (N.J.A.C. 7:14A-2.3)

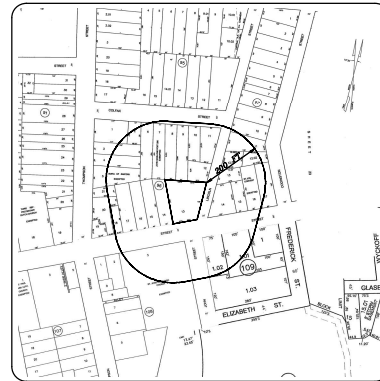
DESCRIPTION
APARTMENTS - 1 BR UNITS
14 @ 150 GALLONS/DAY
COMMERCIAL - 3,525 S.F.
@ 0.1 GAL/SF/DAY
TOTAL ANTICIPATED FLOW: 2,453 GPD

UTILITY NOTES

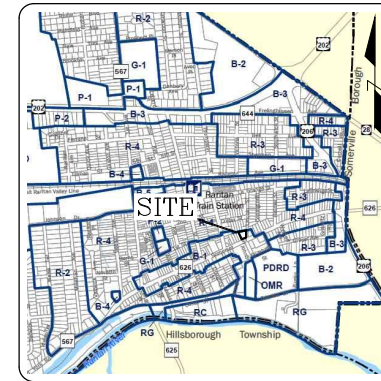
1. EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORDS AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A WARRANT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. EXISTING UTILITIES SERVING THE BUILDING ARE TO REMAIN.



KEY MAP
SCALE: 1" = 200'±



RARITAN BOROUGH TAX MAPS #22 & 25
SCALE: 1" = 200'±



ZONING MAP
SCALE: 1" = 1,400'±

B-1 CENTRAL BUSINESS DISTRICT ZONE REQUIREMENTS

	REQUIRED	PROVIDED	VARIANCE REQ.
LOT REQUIREMENTS			
MINIMUM LOT AREA (CORNER)	7,500 S.F.	15,219.10 S.F.	NO
MINIMUM LOT WIDTH (CORNER)	75 FT	79.6 FT	NO
PRINCIPAL BUILDING SETBACKS			
FRONT YARD	NONE	3.0 FT / 3.6 FT	NO
SIDE YARD	NONE	2.0 FT	NO
TOTAL SIDES	NONE	2.0 FT	NO
REAR YARD	35 FT	81.7 FT	NO
BLDG. COVERAGE			
MAXIMUM PERMITTED	N/A	33.2% (3,525 S.F.)	NO
LOT COVERAGE			
MAXIMUM PERMITTED	95%	72.7 FT (1,106 S.F.)	NO
HEIGHT LIMITATIONS			
MAX. BLDG. HEIGHT (PRINCIPAL)	40 FT	40 FT	YES
RESIDENTIAL DENSITY			
MAXIMUM PERMITTED	15 UNITS/ACRE	40.1 UNITS/ACRE	YES

INDEX OF SHEETS

SHEET NO.	DESCRIPTION	DATE	LAST REVISED
1	COVER SHEET	05-11-26	-
2	EXISTING CONDITIONS PLAN	05-11-26	-
3	SITE LAYOUT PLAN	05-11-26	-
4	GRADING & UTILITY PLAN	05-11-26	-
5	LANDSCAPING PLAN	05-11-26	-
6	LIGHTING PLAN	05-11-26	-
7	LIGHTING DETAILS	05-11-26	-
8	SOIL EROSION & SEDIMENT CONTROL PLAN	05-11-26	-
9	SOIL EROSION & SEDIMENT CONTROL DETAILS	05-11-26	-
10	SOIL EROSION & SEDIMENT CONTROL DETAILS	05-11-26	-
11	SOIL EROSION & SEDIMENT CONTROL DETAILS	05-11-26	-
12	CONSTRUCTION DETAILS	05-11-26	-

SIGNATURE BLOCKS

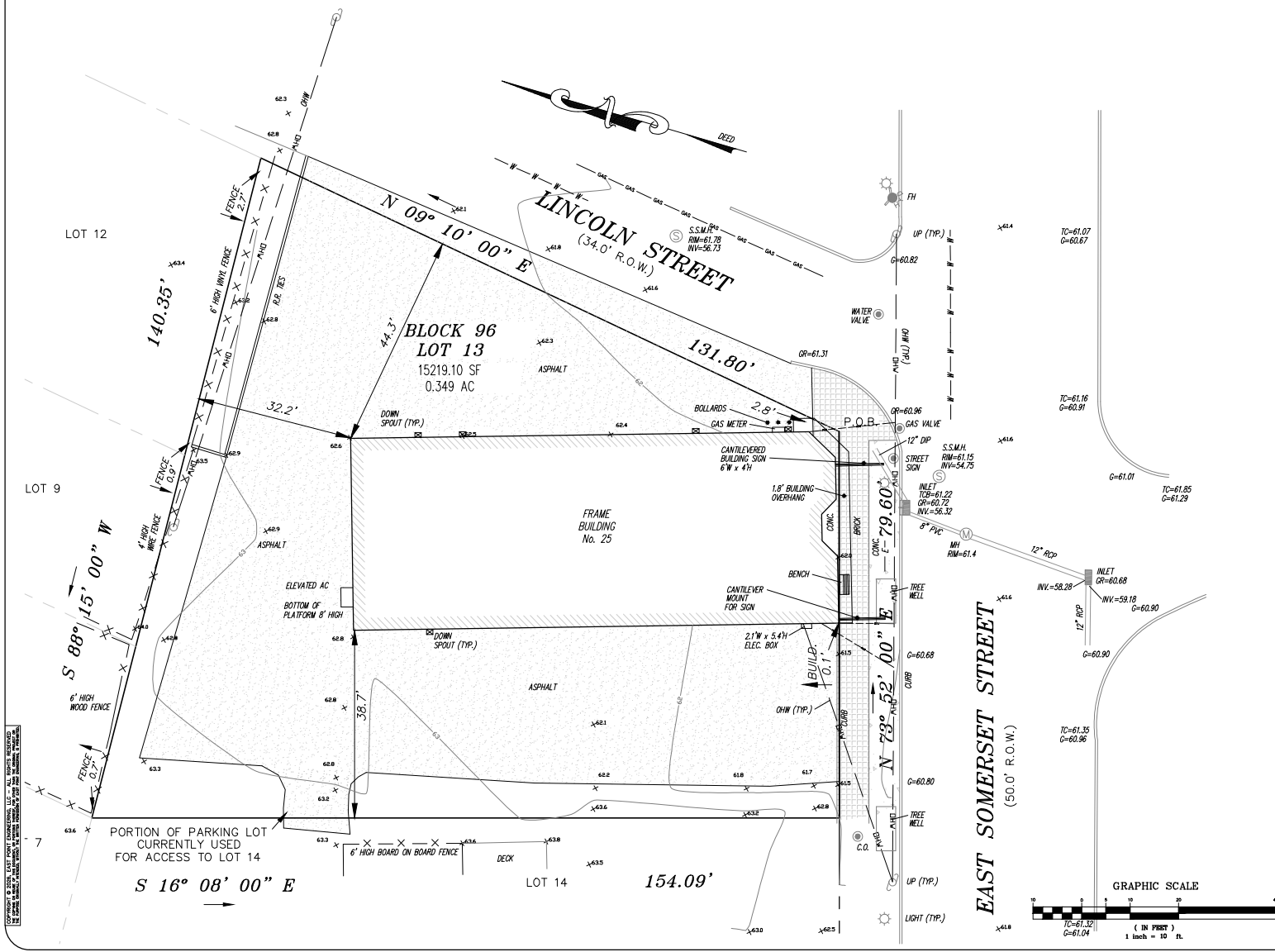
APPLICATION NO. _____ APPROVED
BY THE BOROUGH OF RARITAN ZONING BOARD
AS A VARIANCE SITE PLAN ON _____ DATE _____

BOROUGH CHAIRMAN _____

BOROUGH SECRETARY _____

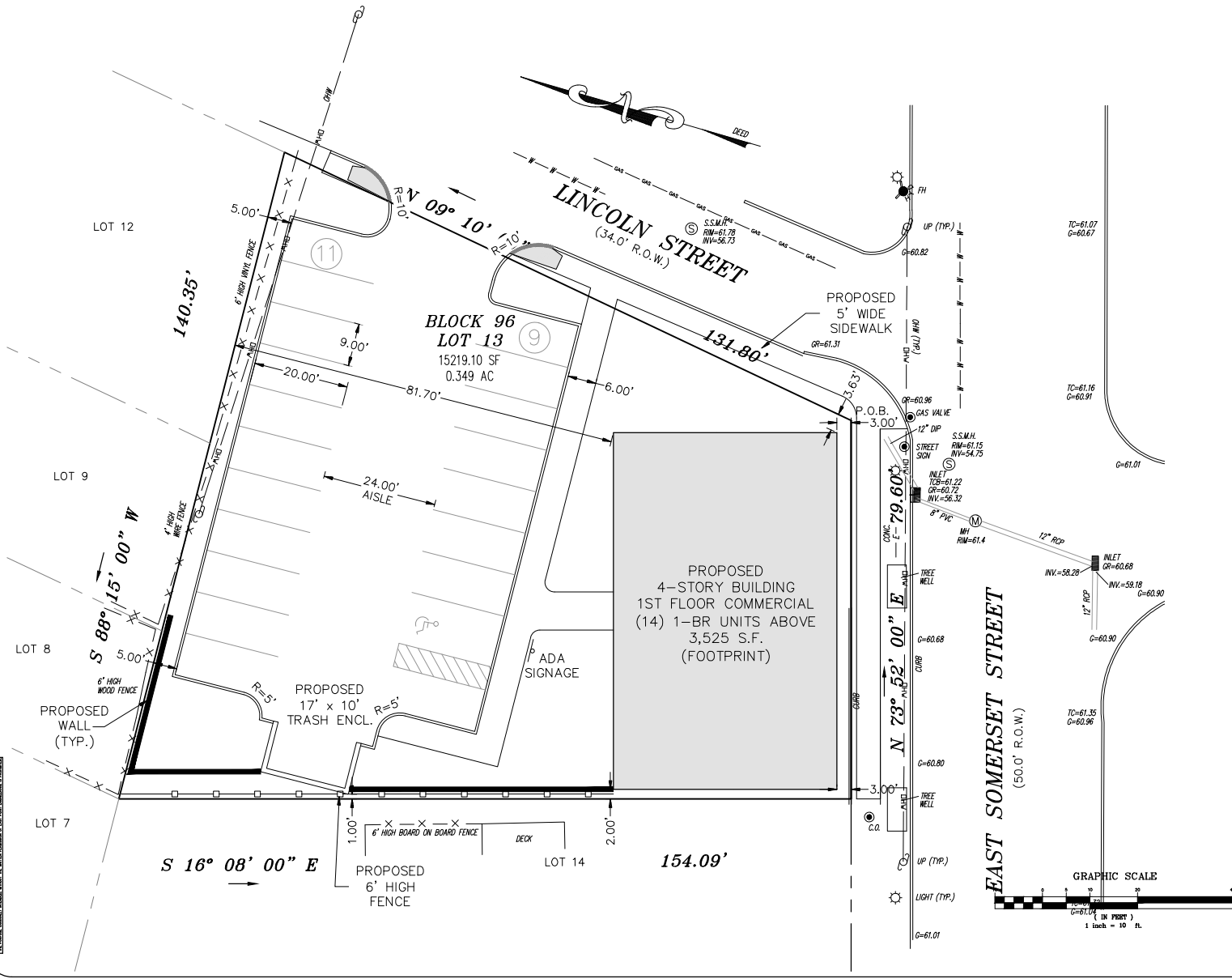
BOROUGH ENGINEER _____

NO.		DATE		DESCRIPTION	
PRELIMINARY & FINAL MAJOR SITE PLAN					
25 EAST SOMERSET STREET					
COVER SHEET					
BLOCK 96, LOT 13					
TAX MAP SHEET NO. 32					
BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY					
		11 South Main Street Hillsboro, NJ 07066 Tel: 732.577.0180		DATE: 05-11-26 PROJECT NUMBER: 22-041-9 DESIGNED BY: N/A CHECKED BY: BHP	
THOMAS P. SARTORI NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 240004430000		DATE: 05-11-26		SHEET NO. 1 OF 12	

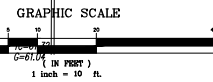


NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN 25 EAST SOMERSET STREET EXISTING CONDITIONS PLAN TAX MAP SHEET NO. 22 BOROUGH OF RARITAN SOMERSET COUNTY, NEW JERSEY		
EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 245A25169900		
11 South Main Street Marlboro, NJ 07746 Tel 732.577.0160		DATE: 05-11-26 DRAWN: BNP PROJECT NUMBER: 25-419 SHEET NO. 2 OF 12
NAME: S. LEBER N.J. PROFESSIONAL ENGINEER LICENSE NO. 24504452200 N.J. PROFESSIONAL LANDSCAPE ARCHITECT NO. 2010000000		

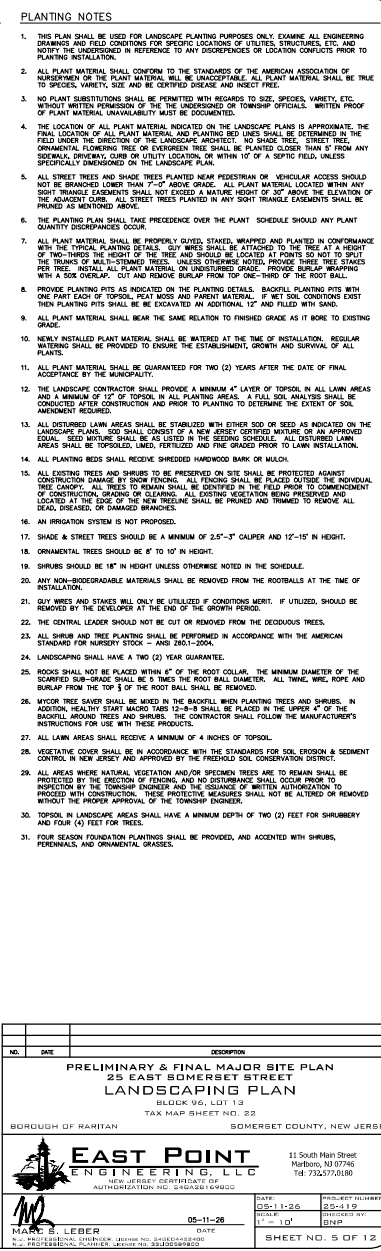
THIS PLAN IS A PRELIMINARY SITE PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF EAST POINT ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF EAST POINT ENGINEERING, LLC.

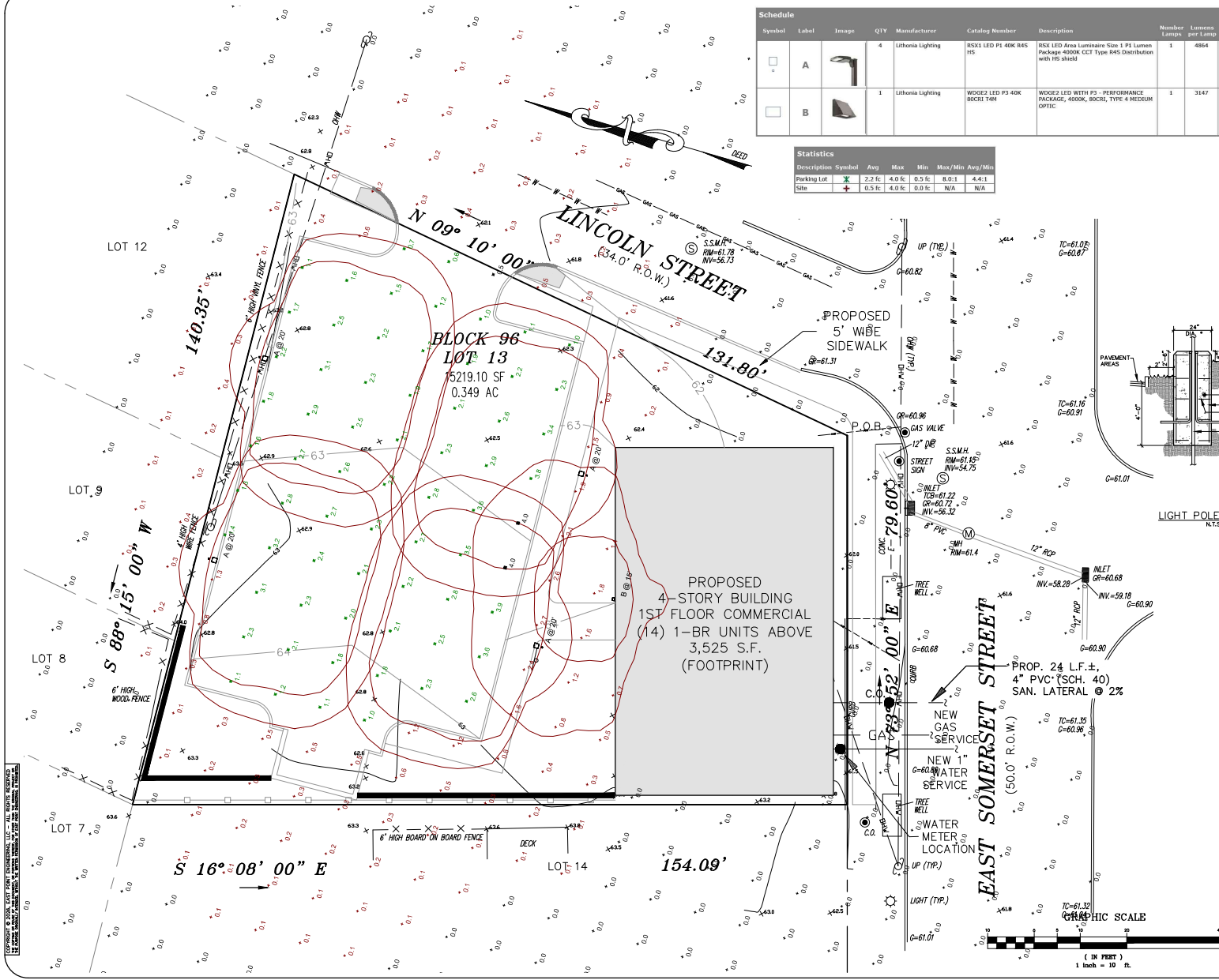


EAST SOMERSET STREET
(50.0' R.O.W.)



NO.	DATE	DESCRIPTION
		PRELIMINARY & FINAL MAJOR SITE PLAN 25 EAST SOMERSET STREET SITE LAYOUT PLAN TAX MAP SHEET NO. 22 BOROUGH OF HARTMAN SOMERSET COUNTY, NEW JERSEY
		EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 245435169000
		11 South Main Street Hartman, NJ 07796 Tel: 732.577.0180
		DATE: 05-11-26 PROJECT NUMBER: 25-119 DRAWN BY: BNP DESIGNED BY: BNP
		DATE: 05-11-26 SHEET NO. 3 OF 12

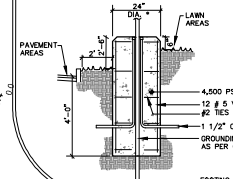




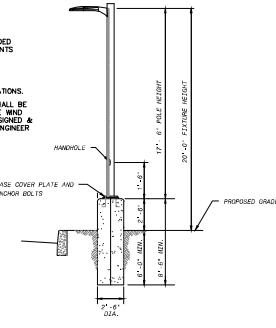
Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LF
	A		4	Lithonia Lighting	REX1 LED P1 40K R45 H5	REX1 LED Area Luminaire Size 1 P1 Lumens Package 4000K CCT Type R45 Distribution with H5 shield	1	4864	0.95
	B		1	Lithonia Lighting	W002 LED P3 40K R0031 T481	W002 LED with P3 PERFORMANCE PACKAGE, 4000K, R0031, TYPE 4 MEDIUM OPTIC	1	3147	0.95

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min	
Parking Lot		2.2 FC	4.0 FC	0.5 FC	8.0:1	4.4:1
Site		0.5 FC	4.0 FC	0.0 FC	N/A	N/A

- ### LIGHTING NOTES
1. SITE LIGHTING LAYOUT AND DESIGN IS DEPICTED ON THE LIGHTING PLAN.
 2. ALL SITE LIGHTING SHALL RECEIVE UNDERGROUND ELECTRICAL SERVICE.
 3. A TIME CLOCK TO CONTROL THE SITE LIGHTING SHALL BE PROVIDED FOR ALL SITE LIGHTING. THE NECESSARY CONTROLS AND WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
 4. HOURS OF THE PROPOSED SITE LIGHTING SHALL BE ONE-HALF HOUR BEFORE SUNSET TO ONE-HALF HOUR AFTER SUNRISE. LIGHTING MAY BE WIRED IN SECTIONS WITH SOME SECTIONS TURNING OFF AFTER MIDNIGHT TO CONSERVE ENERGY. ESSENTIAL SECTIONS DESIGNATED SECURITY LIGHTING SHALL NOT TURN OFF UNTIL ONE-HALF HOUR AFTER SUNRISE.
 5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE POLE FOUNDATIONS COMPLETE WITH CONDUITS FOR POWER, GROUNDING, AND ANCHOR BOLTS.
 6. ALL POLES THAT ARE NOT BEHIND CURBS OR WITHIN A CURBED ISLAND SHALL BE INSTALLED ON CONCRETE BASES THAT EXTEND UP ABOVE THE FINISHED GRADE OF PAVEMENT. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE COMPLETE DESIGN OF THESE BASES AS SIGNED AND SEALED BY A NEW JERSEY LICENSED ENGINEER.
 7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LIGHTING FIXTURES, POLES, FOUNDATIONS, AND LAMPS.
 8. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THE REQUIRED BRANCH CIRCUIT WIRING AND CONNECT THE SITE LIGHTING FIXTURES TO THE PROPER CIRCUITS AFTER THEY HAVE BEEN INSTALLED.
 9. THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND RODS AND MAKE CONNECTION TO THE GROUND STUD. THE GROUND STUD SHOULD BE LOCATED INSIDE THE SHAFT AND ACCESSIBLE VIA A HANDHOLE.
 10. THE ELECTRICAL CONTRACTOR MUST COORDINATE THE INSTALLATION OF WIRING IN THE POLES UP TO THE LIGHTING FIXTURES.
 11. THE NUMBER AND SIZE OF THE POWER CONDUITS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
 12. ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY, THE ELECTRIC UTILITY, AND THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
 13. SITE LIGHTING SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 14. POLES AND LUMINAIRES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 15. ALL CONDUIT SHALL BE 2" DIAMETER, SCHEDULE 40 P.V.C. WITH A MINIMUM COVER OF 24".
 16. ALL SWEEPS SHALL HAVE A MINIMUM RADIUS OF 24". NO ELBOWS SHALL BE PERMITTED.



LIGHT POLE FOOTING
N.T.S.



NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN 25 EAST SOMERSET STREET LIGHTING PLAN BOROUGH OF HARTMAN SOMERSET COUNTY, NEW JERSEY		
EAST POINT ENGINEERING, LLC 11 South Main Street Marlton, NJ 07960 TEL: 732.577.0180		
SHEET NO. 6 OF 12		

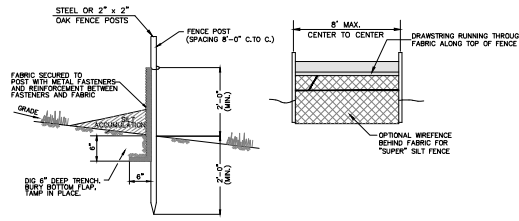


SOMERSET - UNION SOIL CONSERVATION DISTRICT
Somerset County 4-H Center
308 Milltown Road - Bridgewater, NJ 08807
(908) 526-2701 Fax (908) 526-7017

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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.
- Permanent Vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used for protection until seeding is established.
- All work shall be done in accordance with the NJ State Standards for Soil Erosion and Sediment Control in New Jersey, 8th Edition last revised January 2004.
- 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.
- 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.
- Any steep slopes receiving pipeline installation will be stabilized and stabilized daily, as the installation proceeds (i.e.: slopes greater than 3:1).
- 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.
- The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.
- 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 of a depth of 5 inches (unsettled) is required on all sites.
- 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.
- Conduct Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
- 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.
- The Somerset Union Soil Conservation District shall be notified of any changes in ownership.
- Mulching to the NJ Standards is required for obtaining a Conditional Report of Compliance. Conditionals are only issued when the season prohibits seeding.
- Contractor is responsible for keeping all adjacent roads clean during life of construction project.
- The developer shall be responsible for remedying any erosion or sediment problems that arise as a result of ongoing construction at the request of the Somerset-Union Soil Conservation District.
- Hydro seeding is a two-step process. The first step includes seed, fertilizer, lime, etc., along with minimal amounts of mulch to promote consistency, good 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.

REV 03/20

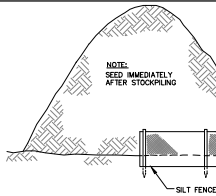
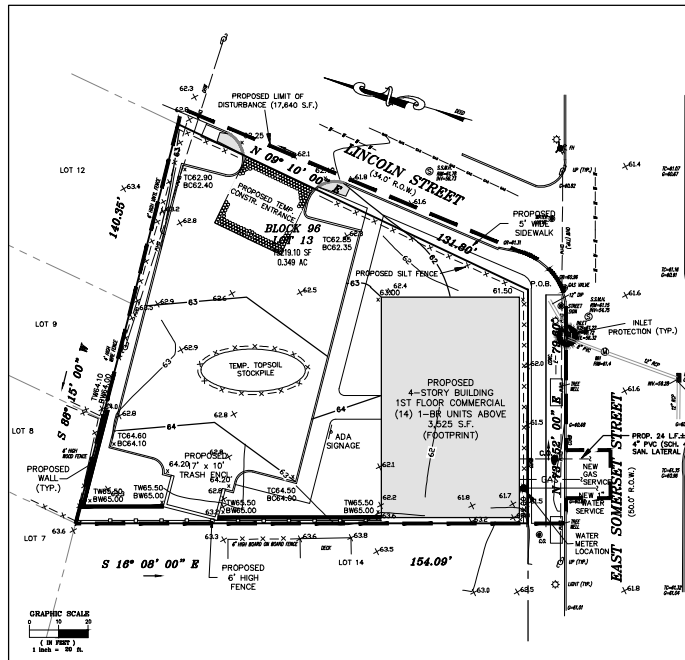


CROSS SECTION

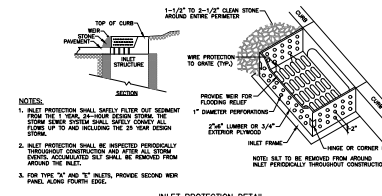
NOTE: ALL SILT FENCE SHALL COMPLY WITH THE NEW JERSEY DEPARTMENT OF AGRICULTURE SOIL EROSION AND SEDIMENT CONTROL STANDARD SPECIFICATIONS.

SILT FENCE DETAIL

N.T.S.



DETAIL
TYPICAL TOPSOIL STOCKPILE
N.T.S.



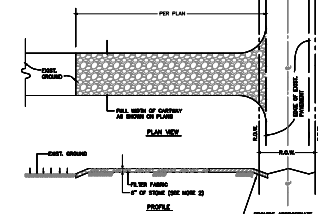
INLET PROTECTION DETAIL
N.T.S.

Requirements for silt fence:

- Fence posts shall be spaced 8 feet center-to-center or closer. They shall extend at least 2 feet into the ground and extend at least 2 feet above ground (Fig. 23-2). Posts shall be constructed of hardwood with a minimum diameter thickness of 1 1/2 inches.
- "Super" silt fence - A mesh fence with 6 inch or smaller mesh openings and at least 2 feet high may be utilized. Fastened to the fence posts, to provide reinforcement and support to the geotextile fabric. Posts may be spaced less than 8 feet on center and may be constructed of heavier wood or metal as needed to withstand heavier sediment loading. This practice is appropriate where space for other practices is limited and heavy sediment loading is expected. "Super" silt fence is not to be used in place of properly designed diversions (pg. 15-1) which may be needed to control surface runoff rates and velocities.
- A geotextile fabric, recommended for such use by the manufacturer, shall be buried at least 6 inches deep in the ground. The fabric shall extend at least 2 feet above the ground. The fabric must be securely fastened to the posts using a system consisting of metal fasteners (nails or staples) and a high strength reinforcement material (nylon webbing, grommets, washers etc.) placed between the fastener and the geotextile fabric. The fastening system shall resist tearing away from the post. The fabric shall incorporate a diverting in the top portion of the fence for added strength.

SILT FENCE MAINTENANCE NOTES:

- Sediment shall be removed from the upstream face of the barrier when it has reached a depth of 1/2 the barrier height.
- Repair or replace barrier (fabric, posts, bales etc.) when damaged.
- Barriers shall be inspected daily for signs of deterioration and sediment removal.



- NOTES:
- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION AS SHOWN ON THE DESIGN AND EROSION CONTROL PLAN.
 - STONE BALE SHALL BE WITH 6-8 IN. DIA. HOLE OR A CHAINED STRAP.
 - THE WIDTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6\"/>

Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
>5%	Entire surface stabilized with FABC base course!	

1. As prescribed by local ordinance or other governing authority.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

- | | |
|---|------------|
| 1. INSTALL SILT FENCE. | 1 DAY |
| 2. INSTALL CONSTRUCTION ENTRANCE. | 1 DAY |
| 3. STRIP AND STORE TOPSOIL IN STOCKPILE AND STABILIZE STOCKPILE. | 2 DAYS |
| 4. CLEAR AND ESTABLISH ROUGH GRADES AS NECESSARY TO CONSTRUCT HOUSE FOUNDATION AND YARDS. | 2 DAYS |
| 5. CONSTRUCT HOUSE FOUNDATIONS AND DWELLINGS. | 6-9 MONTHS |
| 6. CONSTRUCT UTILITIES AND DRIVEWAYS. | 2 WEEKS |
| 7. CONSTRUCT FINE GRADING TO FINISHED GRADES AND ESTABLISH PERMANENT VEGETATIVE COVER ON LOT. | 2 WEEKS |
| 8. REMOVE SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED. | 1 DAY |

DUST CONTROL NOTES

TO PREVENT BLOWING AND THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, CONSTRUCTION ACTIVITIES, AND TO REDUCE ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS, DUST CONTROL MEASURES SHALL BE ENACTED ON THE PROJECT SITE.

DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE REMEDIATION TO CONTROL PARTICLES AND DUST THAT WILL ENTER INTO THE AIR DURING THE REMOVAL OF THE ON-SITE STRUCTURES. THESE PROCEDURES MAY INVOLVE COATING THE DEBRIS WITH WATER OR ANOTHER SPRAY-ON ADHESIVE.

NOTE: 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 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.

NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN 25 EAST SOMERSET STREET SOIL EROSION & SEDIMENT CONTROL PLAN TAX MAP SHEET NO. 22 BOROUGH OF HARTMAN SOMERSET COUNTY, NEW JERSEY		
EAST POINT ENGINEERING, LLC 11 South Main Street Hartman, NJ 07746 Tel: 732.677.0180		
DATE: 05-11-26 DRAWN: BNP CHECKED: BNP PROJECT NUMBER: 25-119 SHEET NO. 8 OF 12		

STANDARD
FOR
DEWATERING

Definition

The removal and discharge of sediment-laden water from an excavated area, construction site or sediment basin.

Purpose

To properly remove suspended sediments and water from excavated areas through filtration and/or sediment prior to discharging water to a receiving water course or body.

Conditions Where Practice Applies

During construction excavated facilities need to be dewatered to facilitate or complete the construction process. The water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water. This standard does not address the removal of ground water through well points only.

This standard describes the following practices for the removal of sediment-laden water from excavation areas: removable pumping stations, sump pits, portable sedimentation tanks and silt control bags.

Water Quality Enhancement

Water discharged from excavated areas on construction sites may be a significant contributor of sediment to surface waters during construction. Water must be removed and disposed of in order for construction to move forward. Typically, water is pumped or contained berms are breached and sediment laden waters are permitted to flow uncontrolled into surface waters such as streams or lakes. By employing practices described in this standard, the quantity of sediment suspended in waters may easily be removed prior to leaving the site. Filters and materials described herein are readily available and are easy to install and maintain.

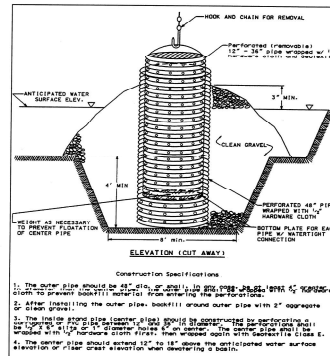
Design Criteria

- Removable Pumping Stations are used when long durations of pumping are required. The number of removable stations and their locations shall be shown on the plans and shall conform to detail 14-1. Water pumped from the station shall be discharged into a sediment basin or suitable filter area.

Construction Specifications

- The suction hose from the pump shall be placed inside the inner pipe to begin dewatering. The discharge hose shall be placed in a stabilized area down slope of established controls to prevent erosion.
- Maintenance: The inner pipe runs easily be removed to facilitate changing the geotextile when it rips. Maintenance must be performed when the pump runs dry and backed up water remains.
- See Detail 14-1 for additional specifications.

Detail 14-1 Removable Pumping Station

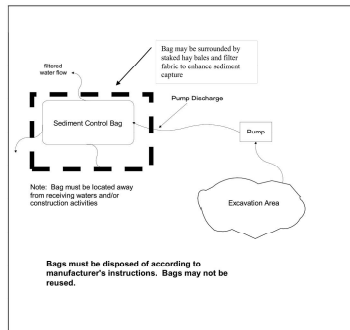


Source: USDA NRCS 1994

14-1

Return to TOC

Detail 14-4 Sediment Control Bag for Dewatering



- Sediment Tank / Silt Control Bags are containers through which sediment laden water is pumped to trap and retain the sediment. A sediment tank or a silt control bag is to be used on sites where excavations are deep, and space is limited and where direct discharge of sediment laden water to stream and storm drainage systems is to be avoided.

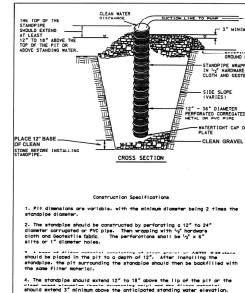
Construction Specifications

- Location.** Containers (tanks or bags) shall be located for ease of clean-out and disposal of the trapped sediment and to minimize interference with construction activities and pedestrian traffic. Bags shall not be placed directly into receiving waters.
- Tank size.** The following formula should be used in determining the storage volume of the tank: 1 cubic foot of storage for each gallon per minute of pump discharge capacity. Typical tank configuration is shown on Detail 14-3. Tanks may be connected in series to increase effectiveness.
- Tanks consist of two concentric circular pipes (CMPs) attached to a watertight baffle.** The inner CMP is perforated with 1/2 inch mesh geotextile and is wrapped with geotextile and hardware cloth. Pumped water is discharged into the inner CMP where it flows through the geotextile into the space between the two CMPs. A discharge line is attached to the outer CMP and draws filtered water from the annulus between the two concentric CMPs. The discharge line may be connected to another tank where it drains to the inner CMP or the second tank. This return connection may be continued indefinitely.
- Sediment Control Bags** must be located away from receiving waters and disposed of according to manufacturer's instructions. See Detail 14-4. Bags may be combined with temporary filters (item 4, following) for enhanced filtration.
- Temporary filters for small impoundments** For small quantities of ponded water such as may be found in shallow excavations (small trenches, manhole installations etc.) a sediment filter may be constructed using combinations of bay holes, small clean stone and filter fabric. This method is limited to small quantities of trapped surface water (generally of well points is excluded from this standard) and where sediments are not highly colloidal in nature.

- Sump Pits** are temporary pits which are used to remove excess water while minimizing sedimentation. The number of sump pits and their locations shall be included on the plans. Pits may be relocated to optimize use but discharge location changes must be coordinated with the local conservation district. The design must conform to the general criteria outlined on detail 14-2.

A perforated vertical standpipe is wrapped with 2" hardware cloth and geotextile fabric then placed in the center of an excavated area which is then backfilled with filter material consisting of gravel from clean gravel (nominal fines) to ASTM C-33 stone (1/2" maximum diameter). Water is then pumped from the center of the standpipe to a suitable discharge area such as into a sediment basin or suitable filter.

Detail 14-2 Sump Pit

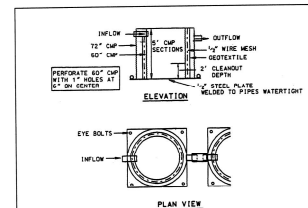


Source: USDA NRCS 1994

14-2

Return to TOC

Detail 14-3 Portable Sediment Tank



Construction Specifications

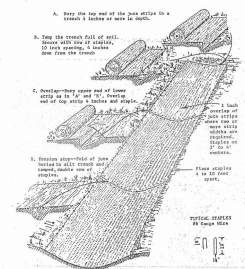
- The following formula should be used in determining the storage volume of the sediment tank: 1 cubic foot of storage for each gallon per minute of pump discharge capacity.
- An example of a typical sediment tank is shown above. Other configurations are possible but the design must conform to the general criteria outlined on detail 14-2.
- Tanks may be connected in series.

Source: USDA NRCS 1994

14-3

Return to TOC

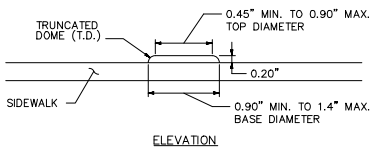
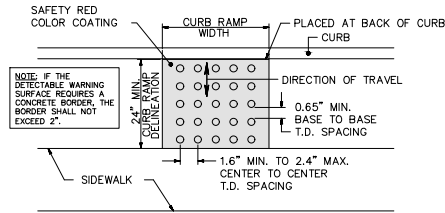
Figure A5-1: Typical Installation Detail Using Jetting



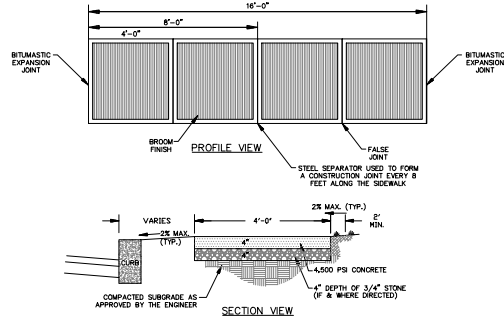
A5-1

Return to TOC

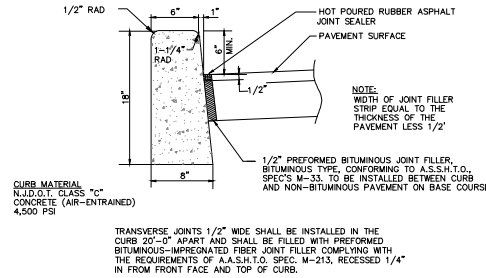
NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN 25 EAST SOMERSET STREET SOIL EROSION & SEDIMENT CONTROL DETAILS		
TAX MAP SHEET NO. 22		
BOROUGH OF HARTMAN SOMERSET COUNTY, NEW JERSEY		
EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. S45436169000		11 South Main Street Hartman, NJ 07846 Tel: 732.577.0180
DATE 05-11-26 BY N/A FOR BNP		PROJECT NUMBER 25-119 DESIGNED BY BNP
PREPARED BY N/A CHECKED BY N/A DATE 05-11-26		SHEET NO. 10 OF 12



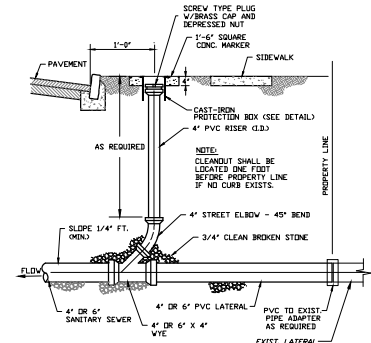
DETECTABLE WARNING SURFACE DETAIL
N.T.S.



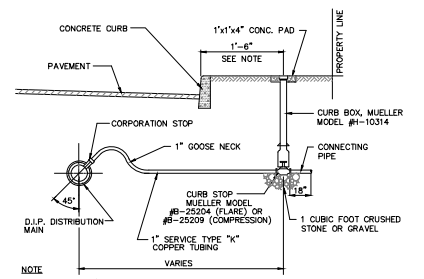
CONCRETE SIDEWALK 4\"/>



CONCRETE VERTICAL CURB
N.T.S.

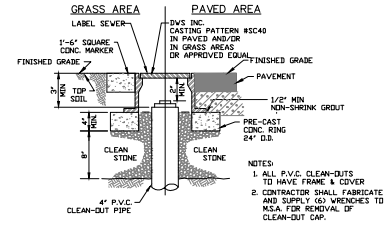


STANDARD CLEANOUT DETAIL
N.T.S.

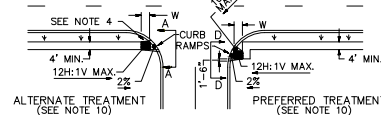
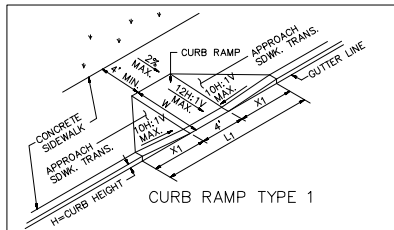


- NOTE:
1. CURB STOPS/BOXES SHALL BE LOCATED IN THE EXISTING PLANTER AREA MIDWAY BETWEEN CURB AND SIDEWALK. IF A PLANTER AREA DOES NOT EXIST, THE CURB BOX SHALL BE PLACED 1'-6\"/>
 - 2. MINIMUM SERVICE SIZE IS 1\"/>
 - 3. IF A BACKFLOW PREVENTER IS REQUIRED SEE DETAIL OF BACKFLOW PREVENTER & METER PIT.
 - 4. MINIMUM COVER FOR WATER MAINS TO BE 4'-0\"/>

HOUSE SERVICE CONNECTION
N.T.S.

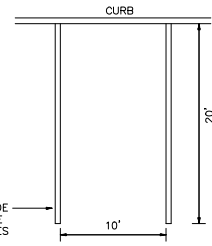


CLEAN-OUT PROTECTION BOX DETAIL
N.T.S.

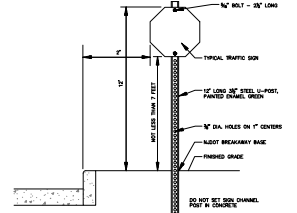


CURB RAMP TYPE 1				CURB RAMP TYPE 5 OR 6			
H	X1	L1	W	H	W		
INCHES	FEET	FEET	FEET	INCHES	FEET		
2	2.5	9.0	2	2	2		
4	3.5	10.5	2	4	4		
5	4.2	12.4	5	5	5		
6	5.0	14.0	6	6	6		
7	5.8	15.6	7	7	7		
8	6.7	17.4	8	8	8		
9	7.5	19.0	9	9	9		

CURB RAMP DETAIL
N.T.S.



PARKING STALL STRIPING DETAIL
N.T.S.



- NOTES:
1. ALL REGULATORY AND WARNING SIGNS SHALL BE HIGH INTENSITY REFLECTIVE SHEETING
 2. ALL OTHER SIGNS SHALL BE CHROME GRASS SHEETING
 3. ALL SIGNS AFFECTING COUNTY ROAD TRAFFIC SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION
 4. SIGN POSTS SHALL BE 3 LBS./FT.
 5. SIGN POSTS SHALL HAVE BREAKAWAY BASES
 6. ALL SIGNS TO BE RELOCATED SHALL BE INSTALLED ON NEW POSTS
 7. ILLUSTRATION NOT TO SCALE

TYPICAL SIGN POST DETAIL
N.T.S.



R7-8
12\"/>

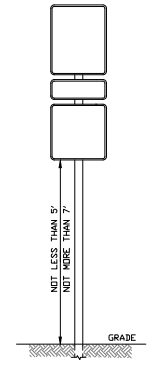


R7-8P
10\"/>

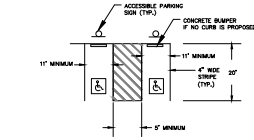


R7-8A
12\"/>

A.D.A. SIGNAGE
N.T.S.

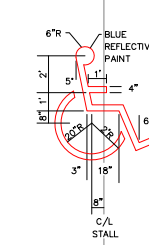


ADA SIGN MOUNTING
N.T.S.

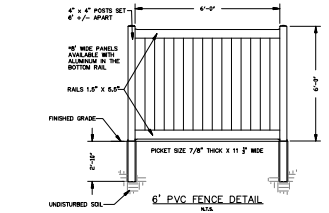


- NOTES:
1. ALL STALLS SHALL BE A MINIMUM OF 11' x 20'
 2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE ALIGNED TO ACCESS HOLES WITH A MIN. WIDTH OF 5 FEET.
 3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.
 4. STRIPING SHALL BE LONG-LIFE EPOXY RESIN.

ACCESSIBLE PARKING STRIPING LAYOUT
N.T.S.



ACCESSIBLE SYMBOL STRIPING
N.T.S.



NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN 25 EAST SOMERSET STREET CONSTRUCTION DETAILS TAX MAP SHEET NO. 22 BOROUGH OF HARTMAN SOMERSET COUNTY, NEW JERSEY		
EAST POINT ENGINEERING, L.L.C. NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 245030169000		
11 South Main Street Marlboro, NJ 07746 Tel: 732/577-0100		PROJECT NUMBER: 25-119 DRAWING BY: N.T.S. DATE: 08-11-26
SHEET NO. 12 OF 12		