

PRELIMINARY & FINAL SUBDIVISION, SITE PLAN AND FINAL CONSTRUCTION PLANS

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001

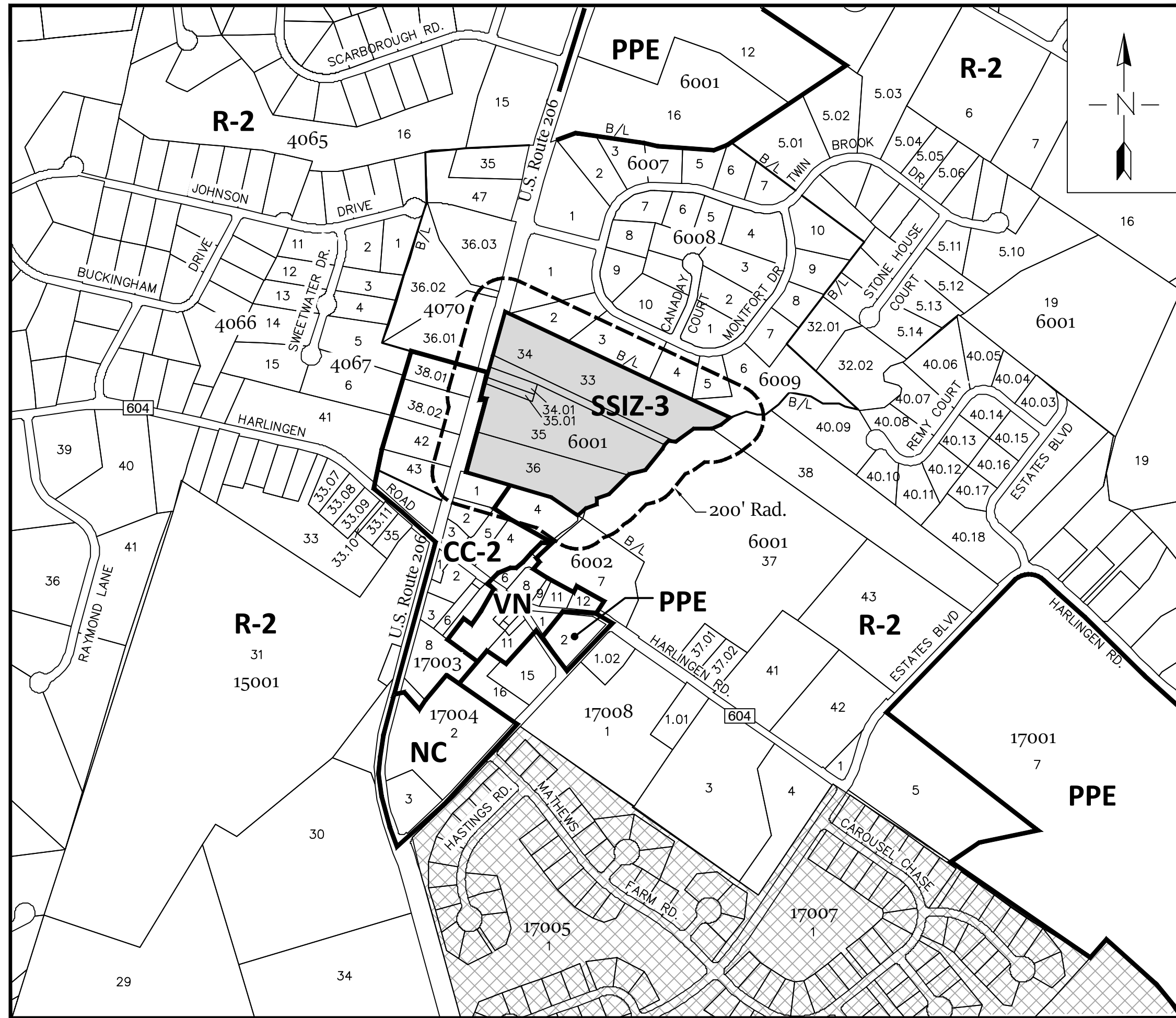
SITUATED IN

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

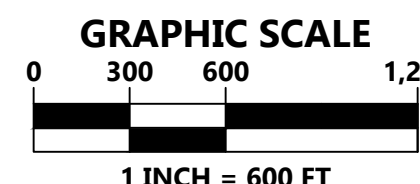
GENERAL NOTES

- SUBJECT PROPERTY IS KNOWN AS BLOCK 6001, LOTS 33, 34, 34.01, 35, 35.01 AND 36 AS SHOWN SHEETS 3, 4, 5, 10, 25, 26, 28, 29, OF THE OFFICIAL TAX MAP OF MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLAN TITLED "OUTBOUND SURVEY OF BLOCK 6001, LOT 6, LOTS 33, 34, 34.01, 35, 35.01 AND 36, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED DECEMBER 11, 2020.
- ALL PROPOSED UTILITIES ARE TO BE LOCATED UNDERGROUND AND SHALL BE APPROVED BY THE APPLICABLE AGENCIES AND UTILITY COMPANY.
- EXISTING UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PRIOR TO BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ON CALL SERVICE AT 811 (OR 1-800-272-1000) AND OTHER LOCAL UTILITY COMPANIES AS REQUIRED FOR MARKOUT PRIOR TO ANY EXCAVATION. WHERE EXISTING UNDERGROUND UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING LOCATIONS, ELEVATIONS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
- PROPOSED UTILITY LOCATIONS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
- THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIAL, TREES, TREE STUMPS, BRUSH OR OTHER SURPLUS MATERIAL. ALL SUCH MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- MAXIMUM PROPOSED GRADING SLOPE ON SITE IS 3:1 UNLESS OTHERWISE NOTED.
- ALL WHEELCHAIR ACCESSIBLE RAMPS AND PARKING SPACES SHALL MEET THE REQUIREMENTS OF CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
- TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION. SIGNS SHALL CONFORM TO STANDARD MUTCD SIZES UNLESS OTHERWISE APPROVED BY THE GOVERNING AUTHORITY.
- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY AND STATE AGENCY REQUIREMENTS.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AND AMENDMENTS).
- SITE AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL, AND PROTECTED BY APPROPRIATE FENCING.
- TREE CLEARING SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND SHALL INCLUDE THE REMOVAL FROM THE SITE OF ALL STUMPS, ROOTS AND VEGETATIVE DEBRIS REMNANTS.
- COMPACTION OF FILL AREAS, BACKFILL FOR PROPOSED UTILITIES AND UNDER CONCRETE STRUCTURES, SHALL MEET ALL CODE REQUIREMENTS AND BE EQUAL TO A MINIMUM 95% MODIFIED PROCTOR DENSITY.
- ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM. OPEN TRENCHES SHALL BE STEEL PLATED AND/OR BARRICADED WHEN WORK IS NOT IN PROGRESS.
- ALL EXISTING CONTOUR LINES, PROFILES AND SPOT ELEVATIONS ARE APPROXIMATE. ALL PROPOSED CONTOURS SHALL BE GRADED TO BLEND EVENLY WITH EXISTING CONTOURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SURROUNDING PROPERTY AND SHALL RESTORE ANY PROPERTY DAMAGED AS A RESULT OF HIS OPERATIONS. ALL RESTORATION COSTS WILL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST.
- APPLICANT SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL ENGINEER'S OFFICE AND PROVIDE MINIMUM 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:28-2.21 OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).

- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS HAVE BEEN SATISFIED AND PLANS MARKED AS ISSUED FOR CONSTRUCTION. ANY DISCREPANCIES ENCOUNTERED BETWEEN FIELD CONDITIONS AND DESIGN PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO INSTALLATION OF IMPROVEMENTS.
- CONTRACTOR SHALL SUBMIT WRITTEN NOTIFICATION TO THE SOMERSET UNION SOIL CONSERVATION DISTRICT 48 HOURS PRIOR TO THE START OF CONSTRUCTION. PHONE # 908-526-2701.
- CONTRACTOR SHALL SUBMIT WRITTEN NOTIFICATION TO THE DELAWARE AND RARITAN CANAL COMMISSION 30 DAYS PRIOR TO THE START OF CONSTRUCTION. PHONE # 609-397-2000.
- IN ACCORDANCE WITH THE TOWNSHIP CODE, SECTION 16-5.6.c NO SOIL SHALL BE REMOVED FROM OR BE IMPORTED TO THE SITE IN EXCESS OF TWENTY (20) CUBIC YARDS PER YEAR WITHOUT THE PRIOR APPROVAL OF THE PLANNING BOARD. THEREFORE, THE APPLICANT SHALL BE REQUIRED TO RETURN TO THE PLANNING BOARD FOR APPROVAL OF A SOIL IMPORT/EXPORT PLAN PRIOR TO COMMENCING SUCH ACTIVITY.
- ALL FILL AND OTHER EARTH WORK ON THE PROJECT LANDS SHALL BE STABILIZED IN ACCORDANCE WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, OBTAINABLE FROM LOCAL SOIL CONSERVATION DISTRICT OFFICE OR EQUAL ENGINEERING SPECIFICATIONS TO PREVENT ERODED SOIL FROM ENTERING ADJACENT WATERWAYS AT ANY TIME DURING AND SUBSEQUENT TO CONSTRUCTION. (SEE "SOIL EROSION SEDIMENT CONTROL, DETAIL SHEET").
- PRIOR TO SITE DISTURBANCE THE PROPOSED LIMITS OF DISTURBANCE ARE TO BE FIELD LOCATED AND STAKED. THE TOWNSHIP ENGINEER AND TOWNSHIP LANDSCAPE ARCHITECT SHALL HAVE AUTHORITY TO MODIFY THE FINAL LOCATION IN ORDER TO PRESERVE EXISTING VEGETATION AND/OR CRITICAL AREAS.
- NO PRIVATELY OWNED ABOVE GROUND OR BELOW GROUND IMPROVEMENT, INCLUDING BUT NOT LIMITED TO LANDSCAPING AND LAWN SPRINKLER SYSTEMS, MAY BE INSTALLED WITHIN THE STREET RIGHT-OF-WAY, EXCEPT MAILBOXES IN ACCORDANCE WITH POST OFFICE REGULATIONS, WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE MONTGOMERY TOWNSHIP ENGINEER.
- ALL EXISTING UTILITIES VERTICAL AND HORIZONTAL LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF THE CONSTRUCTION UNLESS REQUIRED OTHERWISE BY UTILITY COMPANY. THE APPLICANT SHALL NOT LOCATE ANY OUTSIDE METERS AND OTHER MECHANICALS IN FRONT OF ANY TOWNHOUSE BUILDING.
- SANITARY SEWER CONSTRUCTION AND TESTING SHALL CONFORM TO THE TOWNSHIP CODE. ALL TESTING TO BE COMPLETED PRIOR TO ACCEPTANCE AND CERTIFICATE OF OCCUPANCY.
- ALL EXISTING SITE IMPROVEMENTS WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE REMOVED, INCLUDING PAVEMENT, STORM DRAINAGE PIPE, STORM DRAINAGE INLETS AND LIGHTING, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
- ALL AREAS WHERE EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND NO NEW IMPROVEMENTS ARE PROPOSED, SHALL BE RESTORED WITH CLEANFILL AS MAY BE REQUIRED, TOPSOIL, SEEDED AND STABILIZED.
- THE USE OF LIGHTWEIGHT, LOW IMPACT EARTH MOVING EQUIPMENT FOR SITE GRADING OF ALL PROPOSED LAWN AREAS IS REQUIRED IN ORDER TO CONFORM TO THE NON-STRUCTURAL STRATEGIES POINT SYSTEM TO QUALIFY AS LIGHTWEIGHT AND LOW IMPACT, THE EQUIPMENT MUST EXERT A MAXIMUM PRESSURE OF EIGHT POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS OF PROPOSED LAWN AREAS, SUCH AS OVER SIZED WIDE TRACKED EARTH MOVING EQUIPMENT, RUBBER TIERED EARTH MOVING EQUIPMENT NOT ACCEPTABLE.
- PIPE LENGTHS AND SLOPE SHOWN BASED ON CENTER TO CENTER OF STRUCTURES.
- ALL REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE CLASS III UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL STORM DRAINAGE INLETS AT CURBED LOCATIONS SHALL BE TYPE "B" AND TYPE "E" INLETS IN LAWN AREAS UNLESS SPECIFICALLY NOTED OTHERWISE. AT DEPRESSED CURB LOCATIONS A DEPRESSED TYPE CASTING SHALL BE UTILIZED FOR THE TYPE "B" INLET.
- ALL PROPOSED WATER MAINS SHALL BE MINIMUM 8" DIA CLASS 52 CEMENT LINED D.I.P. UNLESS SPECIFICALLY NOTED OTHERWISE.
- ROOF RUNOFF SHALL BE PRETREATED BY LEAF SCREENS, PER CHAPTER 10.4 OF THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL, SEE DETAIL ON SHEET 12.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THE SET.



SITE LOCATION MAP



DATE: JANUARY 17, 2023

MARCH 10, 2023

MAY 18, 2023



VAN CLEEF ENGINEERING ASSOCIATES, LLC

32 BROWER LANE, HILLSBOROUGH, NJ 08844

WEB: WWW.VANCLEEFENGINEERING.COM

PHONE (908) 359-8291

CERT. OF AUTHORIZATION NO. 24GA28132300

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	PROPERTY ID	PROPERTY LOCATION	NAME & ADDRESS
4070	36.01	2184 RT 206	DENDI, PRASHANT REDDY & REDDY, M.K. 2184 VAN HORNE ROAD BELLE MEAD, NJ 08502
	36.02	2192 RT 206	DANG-TAN, TAM & BUI, ANG NGOC THUY 2192 VAN HORNE ROAD BELLE MEAD, NJ 08502
	36.03	2206 RT 206	FLOTTA, CHRISTOPHER G. & YUDERKI, T 2206 VAN HORNE ROAD BELLE MEAD, NJ 08502
	38.01	SWEETWATER DRIVE EXT	BELLE MONTGOMERY HOLDINGS, LLC 187 LAMBERTVILLE HOPEWELL HOPEWELL, NJ
	38.02	2168 RT 206	MAPS REALTY, LLC 45 STOUTS LANE SUITE 1 MONMOUTH JUNCTION, NJ 08502
	42	2162 RT 206	HELLER PROPERTY PTNS, LP 180 MAIN STREET P.O. BOX 700 MADISON, NJ 07940
	43	2152 RT 206	GASIOR, RICHARD J & DIANE 2152 RT 206 BELLE MEAD, NJ 08502
6001	37	64 HARLINGEN ROAD	WRIGHT, RICHARD LA FOLLETTE ET AL 64 HARLINGEN RD BELLE MEAD, NJ 08502
	38	HARLINGEN ROAD	STERN, ZORADA S. 164 HARLINGEN ROAD BELLE MEAD, NJ 08502
6002	1	2145 RT 206	MATRI LLC 6220 S CRESCENT BLVD PENNSAUKEN, NJ 08109
	2	2139 RT 206	STERRITT REALTY L.L.C. 2139 RT 206 BELLE MEAD, NJ 08502
	4	14 HARLINGEN ROAD	TOWNSHIP OF MONTGOMERY 100 COMMUNITY DR SKILLMAN, NJ 08558
	5	8 HARLINGEN ROAD	MONTGOMERY EMERGENCY MED. SVC. INC. P.O. BOX 105 BELLE MEAD, NJ 08502
	7	48 HARLINGEN ROAD	KOPLIK, LAWRENCE & ROBERTS, SARAH 48 HARLINGEN ROAD BELLE MEAD, NJ 08502
6009	1	132 MONTFORT DRIVE	SHAH, PETER & JASMINE 132 MONTFORT DRIVE BELLE MEAD, NJ 08502
	2	126 MONTFORT DRIVE	MUNOZ, SANJAY & VROUSALLO PHADNIS 126 MONTFORT DRIVE BELLE MEAD, NJ 08502
	3	122 MONTFORT DRIVE	PHILLIPS, KERON & WILSON, THELMA 102 MONTFORT DRIVE BELLE MEAD, NJ 08502
	4	102 MONTFORT DRIVE	TAYLOR, JEFF T. & MARIA A. 96 MONTFORT DRIVE BELLE MEAD, NJ 08502
	5	96 MONTFORT DRIVE	TOWNSHIP OF MONTGOMERY 100 COMMUNITY DR SKILLMAN, NJ 08558
	6	MONTFORT DRIVE	

LIST OF UTILITIES COMPANIES

DEPT. OF PUBLIC WORKS
TOWNSHIP OF MONTGOMERY
100 COMMUNITY DR
SKILLMAN, NJ 08558
ATTN: ARTUR VILLANO, SUPERINTENDANT

CENTURY LINK
ATTN: BOB O'CONNOR
256 PAUL ST
BELVIDERE, NJ 07823

PUBLIC SERVICE ELECTRIC AND GAS COMPANY
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T68
NEWARK, NJ 07102

NJ AMERICAN WATER CO
ATTN: DONNA SHORT, GIS SUPERVISOR
1025 LAURAL OAK RD
VOORHEES, NJ 08843

**APPLICANT AND OWNER OF
LOTS 33, 34, 34.01, 35, 35.01 & 36**
HARLINGEN ASSOCIATES, LLC
36 BROWER LANE
HILLSBOROUGH, NJ 08844
(908) 359-8291

INDEX OF SHEETS

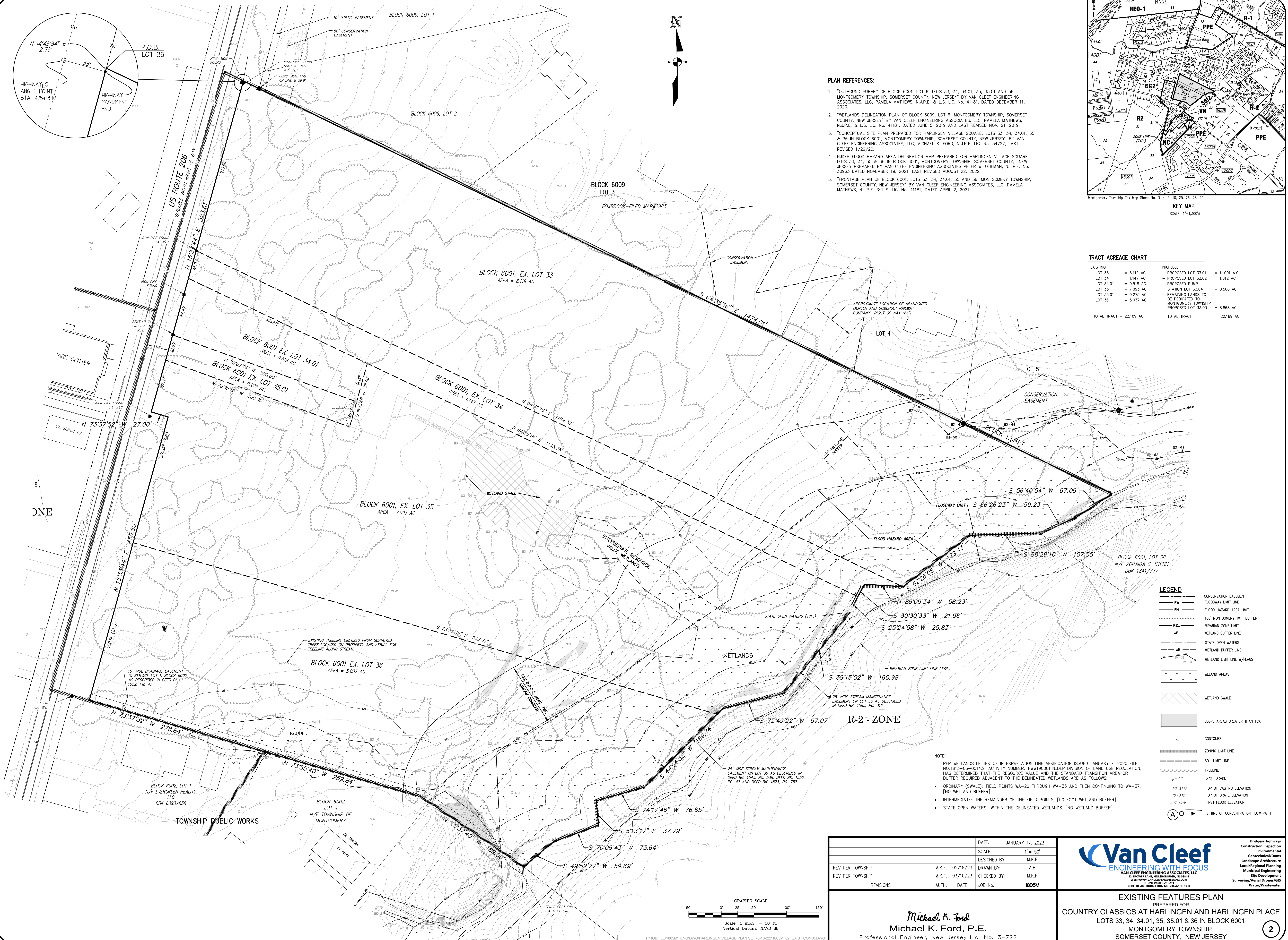
- COVER SHEET
- EXISTING FEATURES PLAN
- SITE PLAN / PRELIMINARY & FINAL SUBDIVISION
- SITE PLAN NORTH
- SITE PLAN SOUTH
- GRADING PLAN - NORTH
- GRADING PLAN - SOUTH
- SOIL EROSION & SEDIMENT CONTROL PLAN - NORTH
- SOIL EROSION & SEDIMENT CONTROL PLAN - SOUTH
- UTILITY PLAN - NORTH
- UTILITY PLAN - SOUTH
- PROFILES
- CONSTRUCTION DETAILS
- POND CONSTRUCTED WETLAND DETAILS
- SOIL EROSION & SEDIMENT CONTROL DETAILS
- PUMP STATION LAYOUT AND ELECTRICAL DETAILS
- DEP FRESHWATER WETLAND PERMIT PLANS
- DEP FLOOD HAZARD AREA PERMIT PLANS
- SANITARY SEWER FORCE MAIN EXTENSION PROFILE
- TREE MITIGATION PLAN
- LANDSCAPE PLAN - NORTH
- LANDSCAPE PLAN - SOUTH
- LANDSCAPE DETAILS
- LIGHTING PLAN - NORTH
- LIGHTING PLAN - SOUTH
- LIGHTING DETAILS
- TYPICAL BUILDING PLANS
- SIGNAGE AND STRIPING PLAN
- FIRE TRUCK CIRCULATION EXHIBIT
- GARBAGE TRUCK & SCHOOL BUS CIRCULATION EXHIBIT
- ACCESSIBLE CURB RAMP & PLAN DETAILS
- MAILBOX LOCATION & DETAILS PLAN

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL
IMPRESSION OR COLORED INK SEAL OF THE
RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED
VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED
FOR THE OWNER DESIGNATED HEREON. NO
MODIFICATION, REVISION, CIRCULATION OR USE
WITHOUT THE WRITTEN CONSENT OF VAN CLEEF
ENGINEERING ASSOCIATES IS PROHIBITED.
RELIANCE ON THIS PLAN FOR ANY PURPOSE
OTHER THAN THAT WHICH IS INTENDED SHALL BE
AT THE SOLE DISCRETION AND LIABILITY OF THE
APPLICABLE PARTY.

BY:

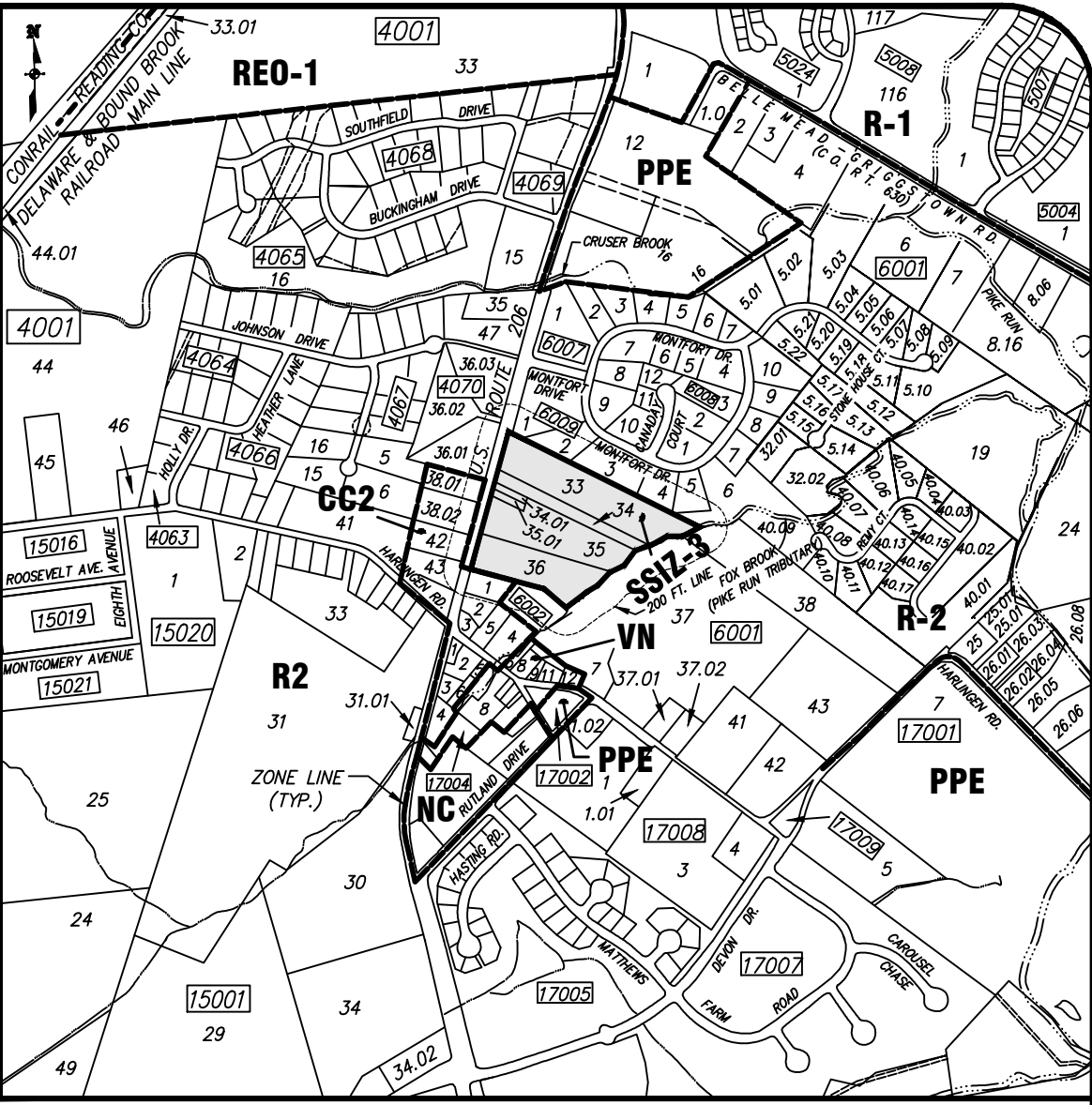
Michael K. Ford
Michael K. Ford

New Jersey Professional Engineer
Licence No. 34722



PLAN REFERENCES:

- "OUTBOUND SURVEY OF BLOCK 6001, LOT 6, LOTS 33, 34, 34.01, 35, 35.01 AND 36, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED DECEMBER 11, 2020.
- "WETLANDS DELINEATION PLAN OF BLOCK 6009, LOT 6, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED JUNE 5, 2019 AND LAST REVISED NOV. 21, 2019.
- "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
- "NUDEP FLOOD HAZARD AREA DELINEATION MAP PREPARED FOR HARLINGEN VILLAGE SQUARE LOTS 33, 34, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES PETER W. OLEMAN, N.J.P.E. No. 50563 DATED NOVEMBER 19, 2021, LAST REVISED AUGUST 22, 2022.
- "FRONTAGE PLAN OF BLOCK 6001, LOTS 33, 34, 34.01, 35 AND 36, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED APRIL 2, 2021.



Montgomery Township Tax Map Sheet No. 3, 4, 5, 10, 25, 26, 28, 29.
KEY MAP
SCALE: 1"=1,000'

TRACT ACREAGE CHART

EXISTING:		PROPOSED:	
LOT 33	= 8.119 AC.	PROPOSED LOT 33.01	= 11.001 AC.
LOT 34	= 1.147 AC.	PROPOSED LOT 33.02	= 1.812 AC.
LOT 34.01	= 0.518 AC.	PROPOSED PUMP	
LOT 35	= 7.093 AC.	STATION LOT 33.04	= 0.508 AC.
LOT 35.01	= 0.275 AC.	REMAINING LANDS TO	
LOT 36	= 5.037 AC.	BE DEDICATED TO	
		MONTGOMERY TOWNSHIP	
		PROPOSED LOT 33.03	= 8.868 AC.
TOTAL TRACT = 22.189 AC.		TOTAL TRACT	
		= 22.189 AC.	

LEGEND

- CONSERVATION EASEMENT
- FLOODWAY LIMIT LINE
- FLOOD HAZARD AREA LIMIT
- 100' MONTGOMERY TWP. BUFFER
- RIPARIAN ZONE LIMIT
- WETLAND BUFFER LINE
- STATE OPEN WATERS
- WETLAND BUFFER LINE
- WETLAND LIMIT LINE W/PLANS
- WETLAND AREAS
- WETLAND SWALE
- SLOPE AREAS GREATER THAN 15%
- CONTOURS
- ZONING LIMIT LINE
- SOIL LIMIT LINE
- TREELINE
- SPOT GRADE
- TOP OF CASTING ELEVATION
- TOP OF CRATE ELEVATION
- FIRST FLOOR ELEVATION
- Tc TIME OF CONCENTRATION FLOW PATH

NOTE:

PER WETLANDS LETTER OF INTERPRETATION LINE VERIFICATION ISSUED JANUARY 7, 2020 FILE NO: 1813-03-00142, ACTIVITY NUMBER: FWW90001, NJDEP DIVISION OF LAND USE REGULATION, HAS DETERMINED THAT THE RESOURCE VALUE AND THE STANDARD TRANSITION AREA OR BUFFER REQUIRED ADJACENT TO THE DELINEATED WETLANDS ARE AS FOLLOWS:

- ORDINARY (SWALE): FIELD POINTS WA-26 THROUGH WA-33 AND THEN CONTINUING TO WA-37. [NO WETLAND BUFFER]
- INTERMEDIATE: THE REMAINDER OF THE FIELD POINTS. [50 FOOT WETLAND BUFFER]
- STATE OPEN WATERS: WITHIN THE DELINEATED WETLANDS. [NO WETLAND BUFFER]

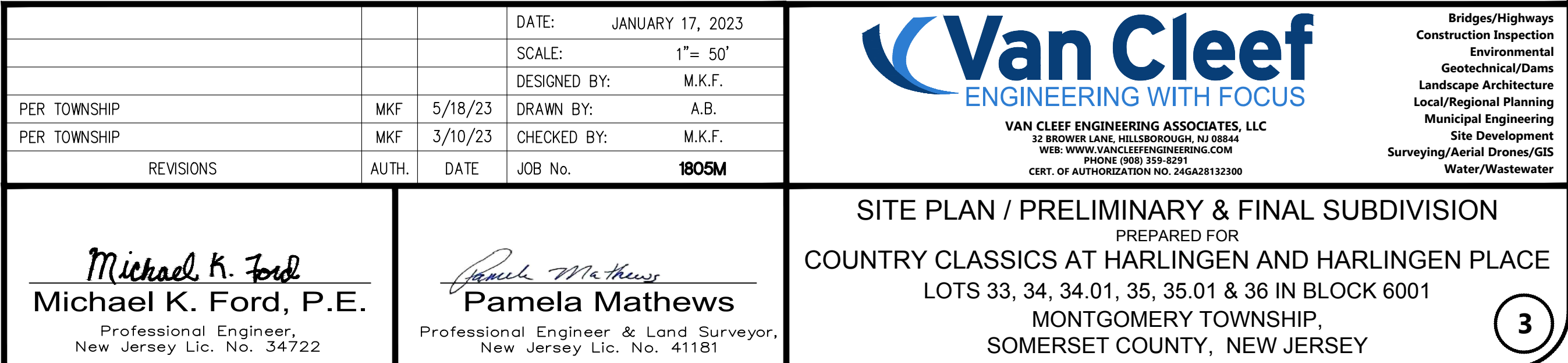
REV PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY:	A.B.
REV PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1805M

DATE: JANUARY 17, 2023
SCALE: 1"= 50'
DESIGNED BY: M.K.F.
DRAWN BY: A.B.
CHECKED BY: M.K.F.
JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
52 BROADWAY, SUITE 200, NEWARK, NJ 07102
WWW.VANCLEEFENGINEERING.COM
PHONE (973) 559-9201
CERT. OF AUTHORIZATION NO. 36428121280

EXISTING FEATURES PLAN
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
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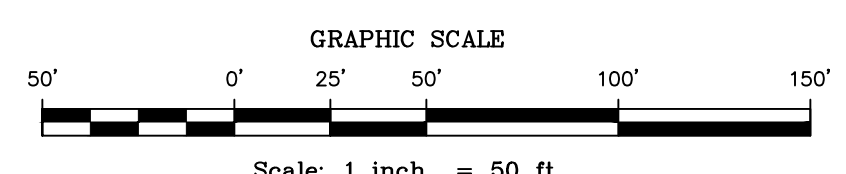




LEGEND

	FLOODWAY LIMIT LINE		PROPOSED STOP SIGN
	FLOOD HAZARD AREA LIMIT		PROPOSED STREET SIGN
	100' DRCC / MONT. TWP. STREAM CORRIDOR		PROPOSED WATER VALVE
	RIPIARIAN ZONE LIMIT		NON EXCLUSIVE UTILITY EASEMENT
	WETLAND BUFFER LINE (EXISTING)		EXCLUSIVE (N.J.A.W.) WATER EASEMENT
	WETLAND BUFFER LINE (PROPOSED)		EXISTING TREELINE
	STATE OPEN WATERS		PROPOSED TREELINE
	WETLANDS DELINEATION LINE W/FLAGS		WETLAND BUFFER COMPENSATION
	WETLAND AREAS		
	WETLAND SWALE		
	ZONING LIMIT LINE		

APPLICANT AND OWNER OF
LOTS 33, 34, 34.01, 35, 35.01 & 36
HARLINGEN ASSOCIATES, LLC
16 BROWN LANE, HILLSBOROUGH, NJ 08844
(908) 359-8291



F:\JOBFILES\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_03 (PREL SUBDIV) DWG

		DATE:	JANUARY 17, 2023
		SCALE:	1"= 50'
		DESIGNED BY:	M.K.F.
PER TOWNSHIP	MKF	5/18/23	DRAWN BY: A.B.
PER TOWNSHIP	MKF	3/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

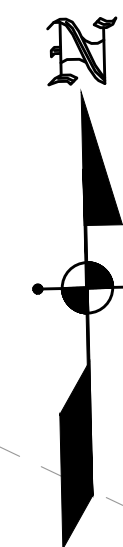
Michael K. Ford
Michael K. Ford, P.E.
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Van Cleaf
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWN LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 359-8291
CERT. OF AUTHORIZATION NO. 266262112100

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SITE PLAN NORTH
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



N.J.A.W. EXCLUSIVE
EASEMENT
N 588754.54
E 447167.64

MATCHLINE A-A

MATCHLINE A-A

CC2-ZONE

R2-ZONE

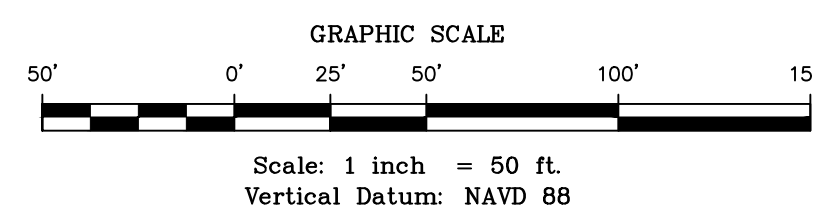
TOWNSHIP PUBLIC WORKS

LOT 3

LEGEND

- | | | |
|------|--|-------------------------------------|
| FW | FLOODWAY LIMIT LINE | PROPOSED STOP SIGN |
| PH | FLOOD HAZARD AREA LIMIT | PROPOSED STREET SIGN |
| DRCC | 100' DRCC / MONT. TWP. STREAM CORRIDOR | PROPOSED WATER VALVE |
| RZL | RIPIARIAN ZONE LIMIT | NON EXCLUSIVE UTILITY EASEMENT |
| WB | WETLAND BUFFER LINE (EXISTING) | EXCLUSIVE (N.J.A.W.) WATER EASEMENT |
| WB | WETLAND BUFFER LINE (PROPOSED) | EXISTING TREELINE |
| WB | STATE OPEN WATERS | PROPOSED TREELINE |
| WB | WETLANDS DELINEATION LINE W/FLAGS | WETLAND BUFFER COMPENSATION |
| WB | WETLAND AREAS | |
| WB | WETLAND SWALE | |
| WB | ZONING LIMIT LINE | |

APPLICANT AND OWNER OF
LOTS 33, 34, 34.01, 35, 35.01 & 36
HARLINGEN ASSOCIATES, LLC
35 BROWN LINE, HILLSBOROUGH, NJ 08844
(908) 359-8291



F:\JOBFILES\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_03 (PREL SUBDIV) DWG

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer,
New Jersey Lic. No. 34722

DATE:	JANUARY 17, 2023
SCALE:	1"= 50'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
DATE:	3/10/23
AUTH.	
DATE:	
JOB No.	1805M

Van Cleaf
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWN LINE, HILLSBOROUGH, NJ 08844
WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 26628X123000

SITE PLAN SOUTH
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

3b

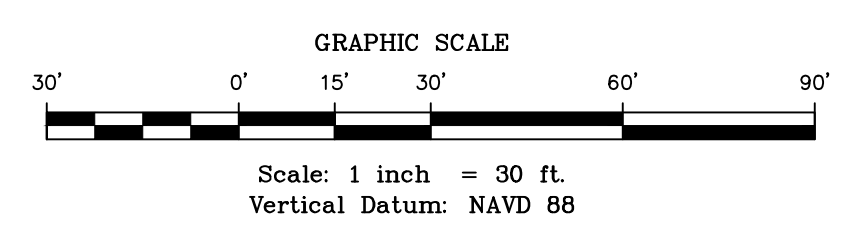


- NOTES:**
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LEGEND

— G —	PROPOSED GAS MAIN
— W —	PROPOSED WATER MAIN
— S —	PROPOSED SEWER MAIN
— WLAT —	PROPOSED WATER LATERAL
— SL —	PROPOSED SEWER LATERAL
— PM —	PROPOSED STORM DRAIN
— FM —	PROPOSED FORCE MAIN SEWER
— FHL —	FLOOD HAZARD AREA LIMIT
— DRCC —	100' DRCC / MONT. TWP. STREAM CORRIDOR
— RZL —	RIPARIAN ZONE LIMIT
— KBL —	KETLAND BUFFER LINE
— C —	PROPOSED CONTOURS
— E —	EXISTING CONTOURS
— T —	EXISTING TREELINE
— TL —	PROPOSED TREELINE
— L —	LIMIT OF WORK
— W/L —	WETLANDS DELINEATION LINE W/LAYS
□	PROPOSED INLET
●	PROPOSED WATER VALVE
○	PROPOSED MANHOLE
DC	PROPOSED DEPRESSED CURB
FC	PROPOSED FLUSH CURB
FF	PROPOSED FIRST FLOOR ELEVATION
GF	PROPOSED GARAGE FLOOR ELEVATION
▨	NON EXCLUSIVE UTILITY EASEMENT
▩	EXCLUSIVE (N.J.A.N.) WATER EASEMENT
W	WETLAND AREAS

NOTE: FOR PLANS & DETAILS OF CONSTRUCTION WITHIN NJDOT PERMIT PLANS (SEE NJDOT PERMIT PLANS)



DATE:	JANUARY 17, 2023
SCALE:	1" = 30'
DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F. 05/18/23
DRAWN BY:	A.B.
PER TOWNSHIP	M.K.F. 03/10/23
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REVISIONS	AUTH. DATE JOB No. 1805M

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Michael K. Ford, P.E.
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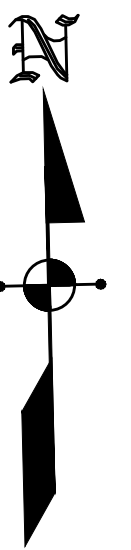
Van Cleeef
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32 BROWN LANE, HILLSBOROUGH, NJ 08044
WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 528-5291
CERT. OF AUTHORIZATION NO. 26629123-00

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

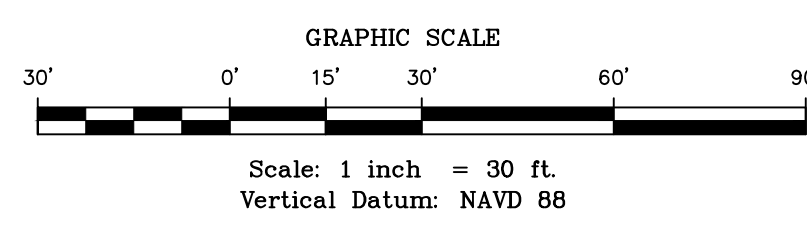
GRADING PLAN - NORTH
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

4



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- LEGEND
- PROPOSED GAS MAIN
 - PROPOSED WATER MAIN
 - PROPOSED SEWER MAIN
 - PROPOSED WATER LATERAL
 - PROPOSED SEWER LATERAL
 - PROPOSED STORM DRAIN
 - PROPOSED FORCE MAIN SEWER
 - FLOOD HAZARD AREA LIMIT
 - 100' DRCC / MONT. TWP. STREAM CORRIDOR
 - RIPARIAN ZONE LIMIT
 - WETLAND BUFFER LINE (EXISTING)
 - WETLAND BUFFER LINE (PROPOSED)
 - PROPOSED CONTOURS
 - EXISTING CONTOURS
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - LIMIT OF WORK
 - WETLANDS DELINEATION LINE W/FLAG
 - PROPOSED INLET
 - PROPOSED WATER VALVE
 - PROPOSED MANHOLE
 - PROPOSED DEPRESSED CURB
 - PROPOSED FLUSH CURB
 - PROPOSED FIRST FLOOR ELEVATION
 - PROPOSED GARAGE FLOOR ELEVATION
 - NON EXCLUSIVE UTILITY EASEMENT
 - EXCLUSIVE (N.J.A.H.) WATER EASEMENT
 - WETLAND BUFFER COMPENSATION

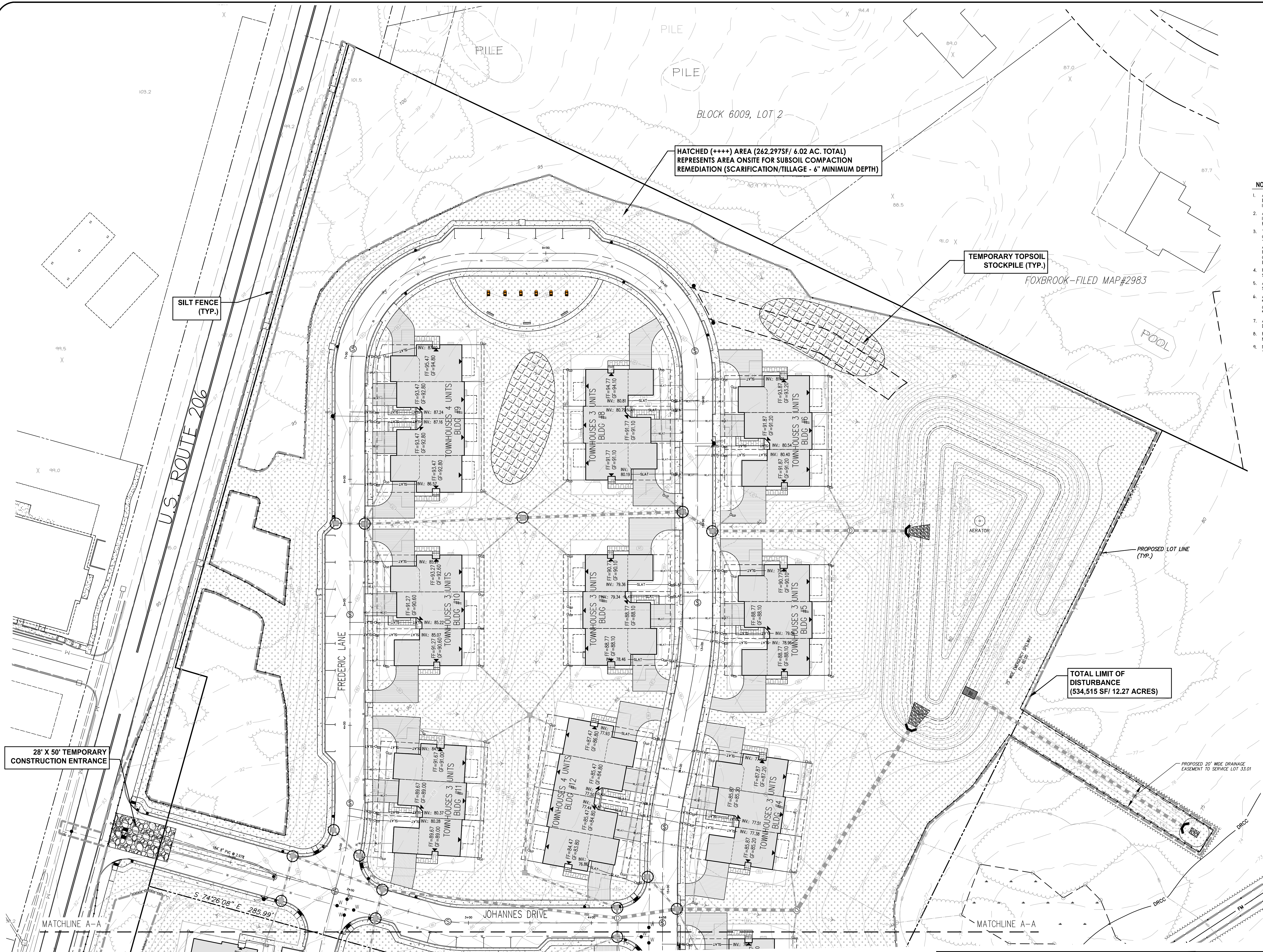


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	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

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Michael K. Ford, P.E.
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GRADING PLAN - SOUTH
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



HATCHED (+++++) AREA (262,297SF/ 6.02 AC. TOTAL)
REPRESENTS AREA ONSITE FOR SUBSOIL COMPACTION
REMEDATION (SCARIFICATION/TILLAGE - 6" MINIMUM DEPTH)

TEMPORARY TOPSOIL
STOCKPILE (TYP.)

FOX BROOK - FILED MAP #2983

SILT FENCE
(TYP.)

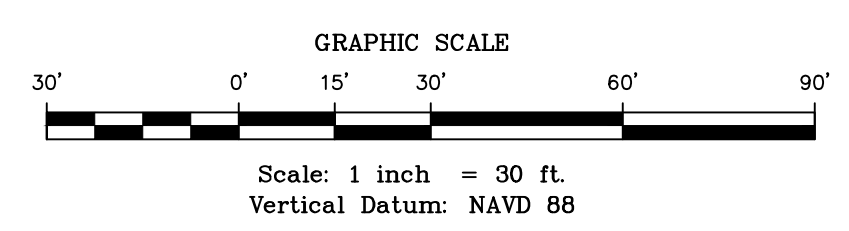
PROPOSED LOT LINE
(TYP.)

TOTAL LIMIT OF
DISTURBANCE
(534,515 SF/ 12.27 ACRES)

28' X 50' TEMPORARY
CONSTRUCTION ENTRANCE

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 - SUBSOIL COMPACTION REMEDIATION AREA
 - WETLAND AREAS



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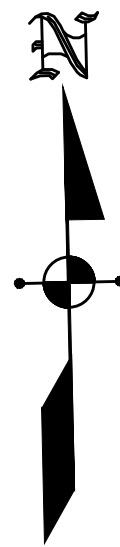
Van Cleeft
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WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 528-5201
CERT. OF AUTHORIZATION NO. 26628X121880

Bridges/Highways
Construction Inspection
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SOIL EROSION & SEDIMENT CONTROL PLAN - NORTH
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6

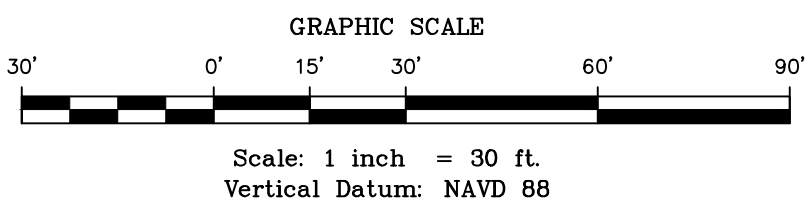
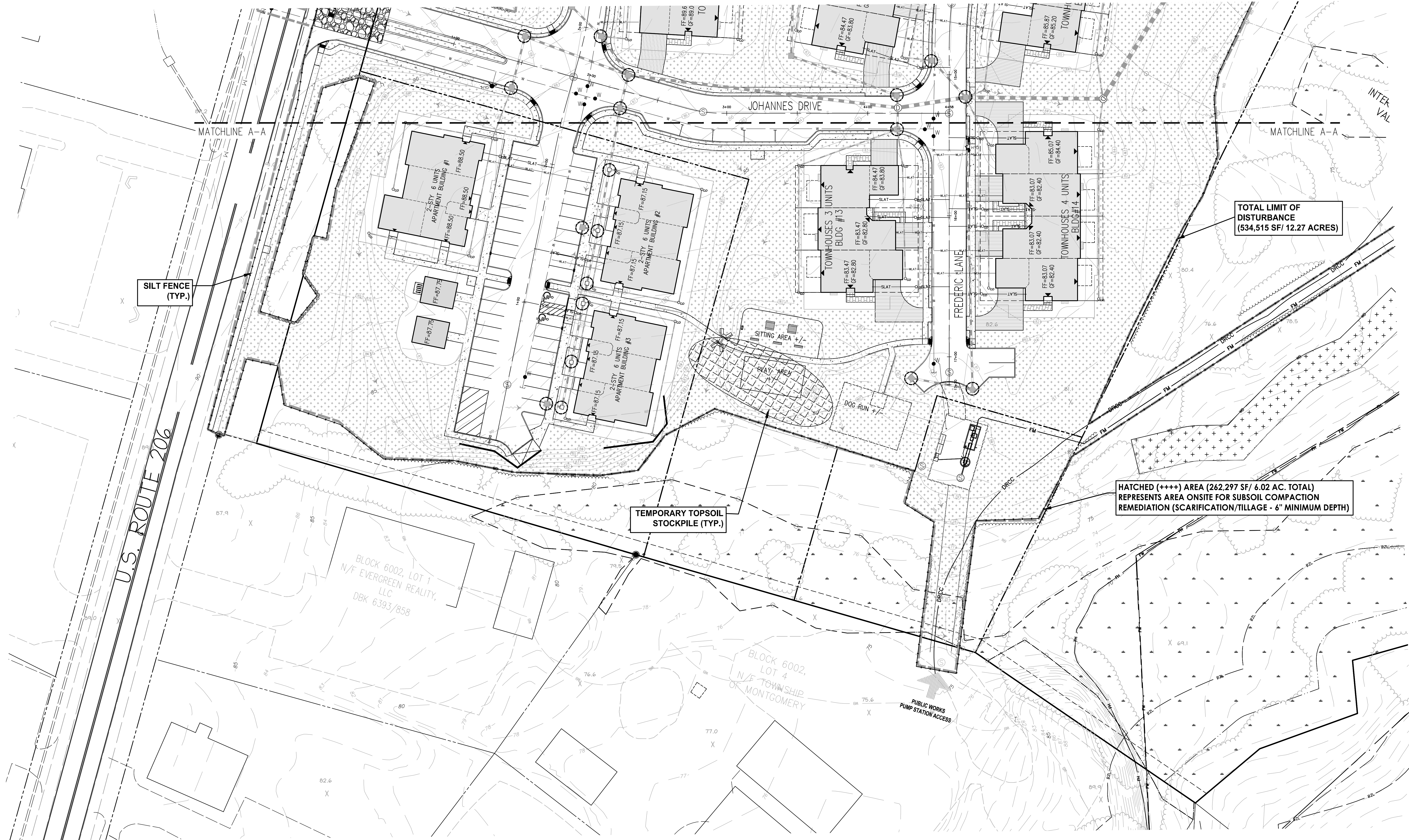


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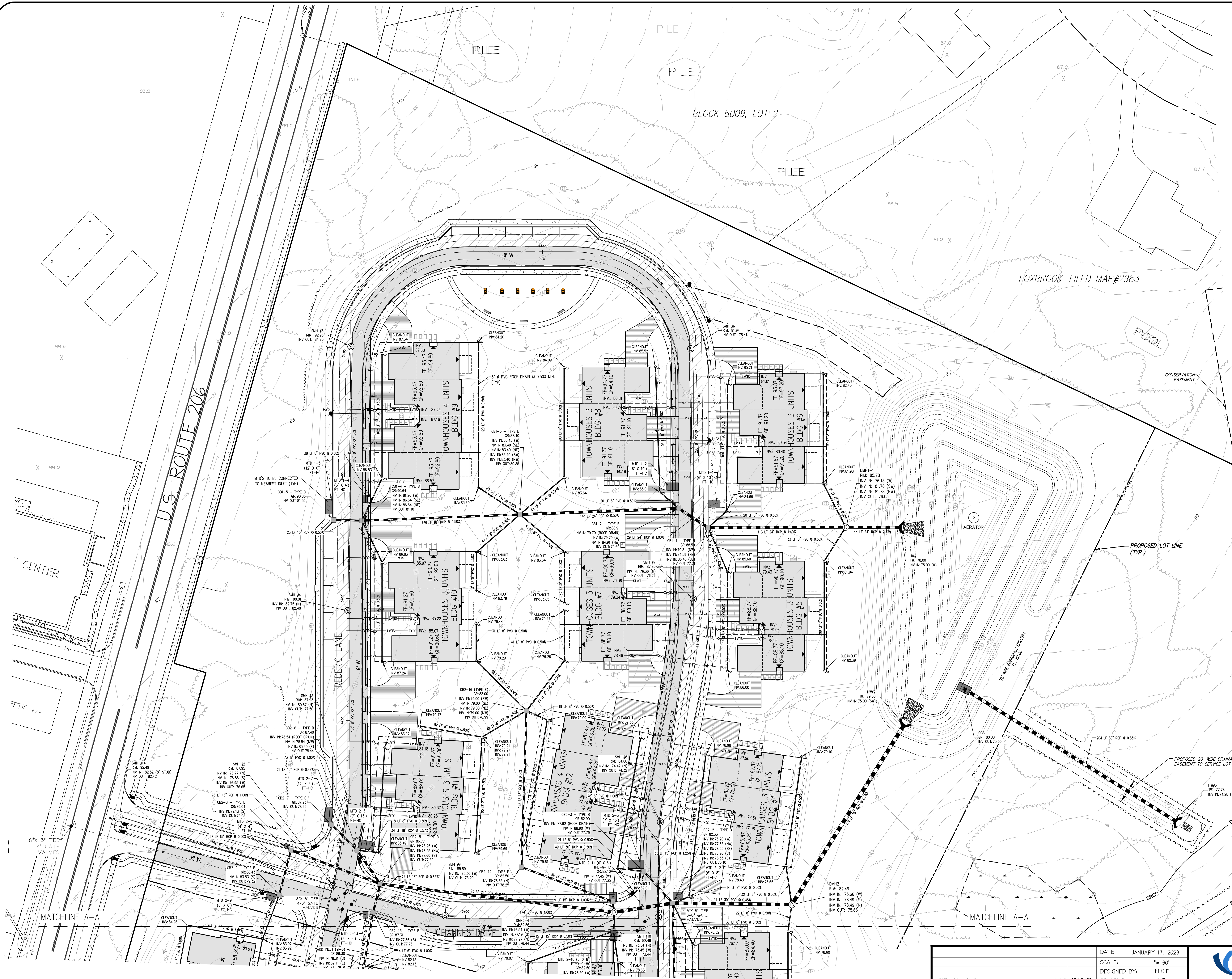


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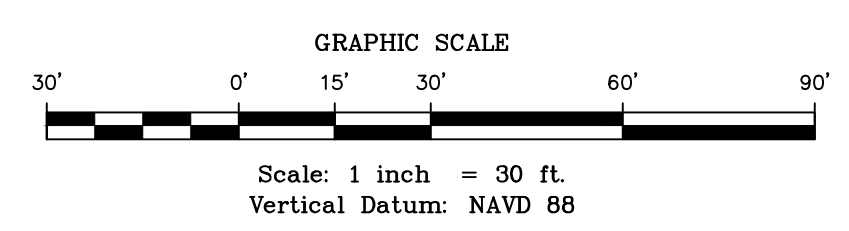
SOIL EROSION & SEDIMENT CONTROL PLAN - SOUTH
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— 100' —	PROPOSED CONTOURS
— 100' —	EXISTING CONTOURS
— TRE —	PROPOSED TREELINE
— EX —	EXISTING TREELINE
— L.O.W. —	LIMIT OF WORK
— DEL —	WETLANDS DELINEATION LINE W/FLAGS
— IN —	PROPOSED INLET
— V —	PROPOSED WATER VALVE
— M —	PROPOSED MANHOLE
— T —	PROPOSED MECHANICAL TREATMENT DEVICE
— NEU —	NON EXCLUSIVE UTILITY EASEMENT
— EUE —	EXCLUSIVE (N.J.A.N.) WATER EASEMENT
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CERT. OF AUTHORIZATION NO. 26628132380












BRIDGES/HIGHWAYS
CONSTRUCTION INSPECTION
ENVIRONMENTAL
GEOTECHNICAL/DAMS
LANDSCAPE ARCHITECTURE
LOCAL/REGIONAL PLANNING
MUNICIPAL ENGINEERING
SITE DEVELOPMENT
SURVEYING/AERIAL DRONES/GIS
WATER/WASTEWATER

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8



- NOTES:**
1. ALL EXISTING SITE IMPROVEMENTS WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE REMOVED, INCLUDING PAVEMENT, STORM DRAINAGE PIPE, STORM DRAINAGE INLETS AND LIGHTING, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
 2. EXISTING CURB AND GUTTER DISTURBED BY PROPOSED WORK SHALL BE RESTORED AND NO NEW IMPROVEMENTS ARE PROPOSED, SHALL BE RESTORED TO THE CLEANLINESS AS MAY BE REQUIRED, TOPSOIL, SEEDING AND STABILIZED.
 3. THE PROPOSED LIGHTWEIGHT POLYMER CONCRETE PAVING EQUIPMENT FOR SITE GRADING OF ALL PROPOSED LANES ARE REQUIRED IN ORDER TO CONFORM TO THE NON-STRUCTURAL STRATEGIES POINT SYSTEM, TO QUALIFY AS LIGHTWEIGHT AND TO MEET THE GRADING REQUIREMENTS OF 100 POUNDS PER SQUARE FOOT, 100 POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS AND TO MEET THE MINIMUM AREA REQUIREMENTS OF 100 SQUARE FEET PER MOVING EQUIPMENT. RUBBER TIED EARTH MOVING EQUIPMENT NOT ACCEPTABLE.
 4. PIPE LENGTHS AND SLOPE SHOWN BASED ON CENTER TO CENTER OF STRUCTURE.
 5. ALL REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE CLASS UNLESS SPECIFICALLY NOTED OTHERWISE.
 6. ALL STORM DRAINAGE INLETS AT CURBED LOCATIONS SHALL BE TYPE "B" AND TYPE "B" INLET AT UNCURBED LOCATIONS. SPECIFICALLY NOTED OTHERWISE AT TYPE "B" CURB LOCATIONS A DEPRESSURE TYPE CASTING SHALL BE UTILIZED FOR THE TYPE "B" INLET.
 7. ALL PROPOSED WATER MAINS SHALL BE MINIMUM 8" CLASS 42 CENT LINE D.I.P. UNLESS SPECIFICALLY NOTED OTHERWISE.
 8. ROOF RUMF SHALL BE PRETREATED BY LEAF SCORES, PER CHAPTER 2.04 OF THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL, (SEE DETAIL ON SHEET 02).
 9. MANUFACTURED TREATMENT DEVICES SHALL BE INSTALLED TO TREAT THE RUNOFF THAT IS DRAINIED BY THE FOLLOWING CATCH BASINS (SEE DETAIL ON SHEET 03).

LEGEND	
— C	PROPOSED GAS MAIN
— S	PROPOSED WATER MAIN
— W	PROPOSED SEWER MAIN
— WAT	PROPOSED WATER LATERAL
— SE	PROPOSED SEWER LATERAL
— S	PROPOSED STORM DRAIN
FM	PROPOSED FORCE MAIN SENIOR
FW	FLOODHAT LIMIT LINE
FM	FLOOD HAZARD AREA LIMIT
DRCC	100' DRCC / MONT. THP. STREAM CORRIDOR
RZL	RIPARIAN ZONE LIMIT
WB	WETLAND BUFFER LINE
100'	PROPOSED CONTOURS
100'	EXISTING CONTOURS
	PROPOSED TREELINE
	EXISTING TREELINE
	LIMIT OF WORK
	WETLANDS DELINEATION LINE W/FLAGS
	PROPOSED INLET
	PROPOSED WATER VALVE
	PROPOSED MANHOLE
	PROPOSED MECHANICAL TREATMENT DEVICE
	NON EXCLUSIVE UTILITY EASEMENT
	EXCLUSIVE (N.J.A.W.) WATER EASEMENT
	WETLAND AREAS

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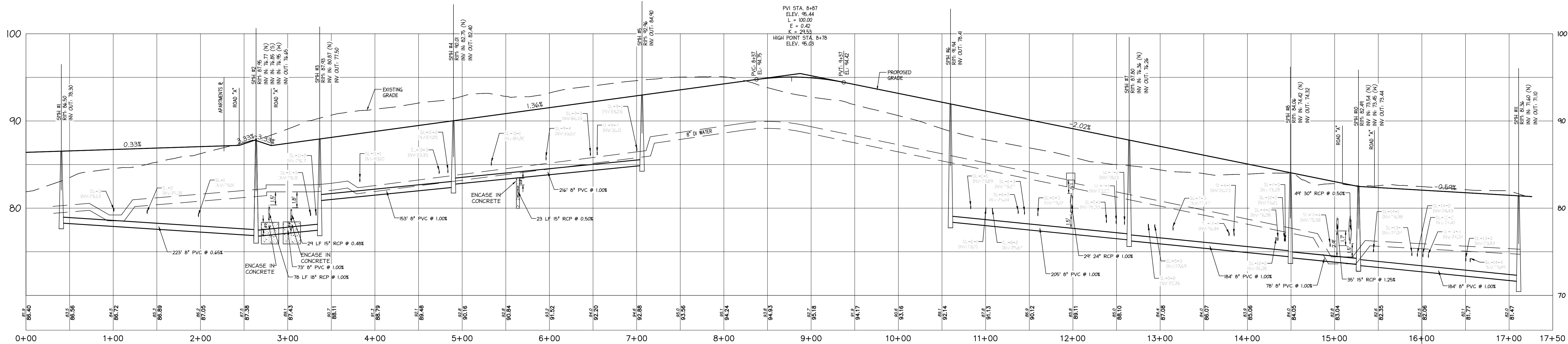
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Bridges/Highways
Construction Inspection/Claims
Environmental
Geotechnical/Dam
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

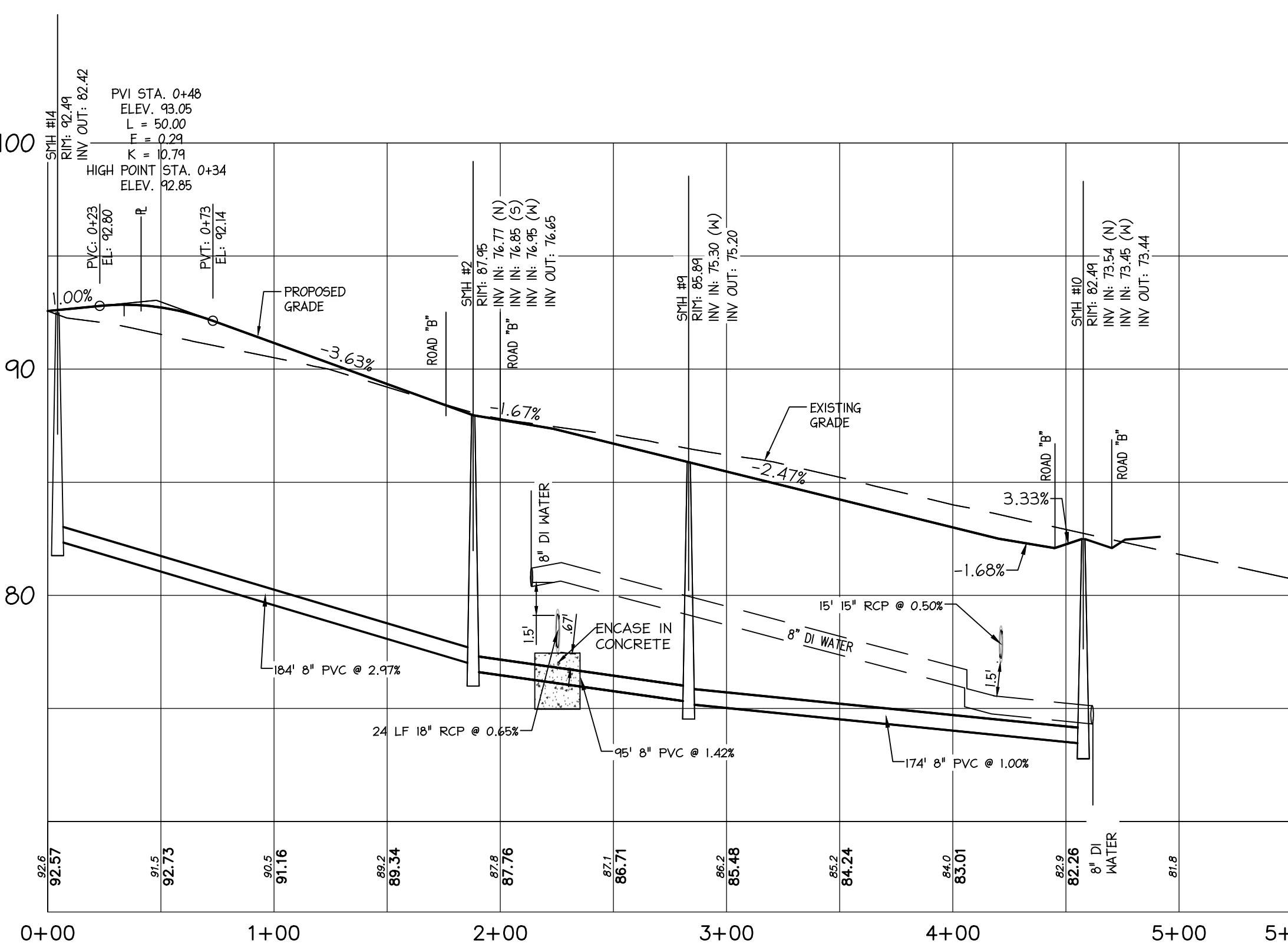
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 PHONE: (908) 335-8231
 CERT. OF AUTHORIZATION NO. 246A1312300

UTILITY PLAN - SOUTH
 PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
 LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
 MONTGOMERY TOWNSHIP,
 SOMERSET COUNTY, NEW JERSEY

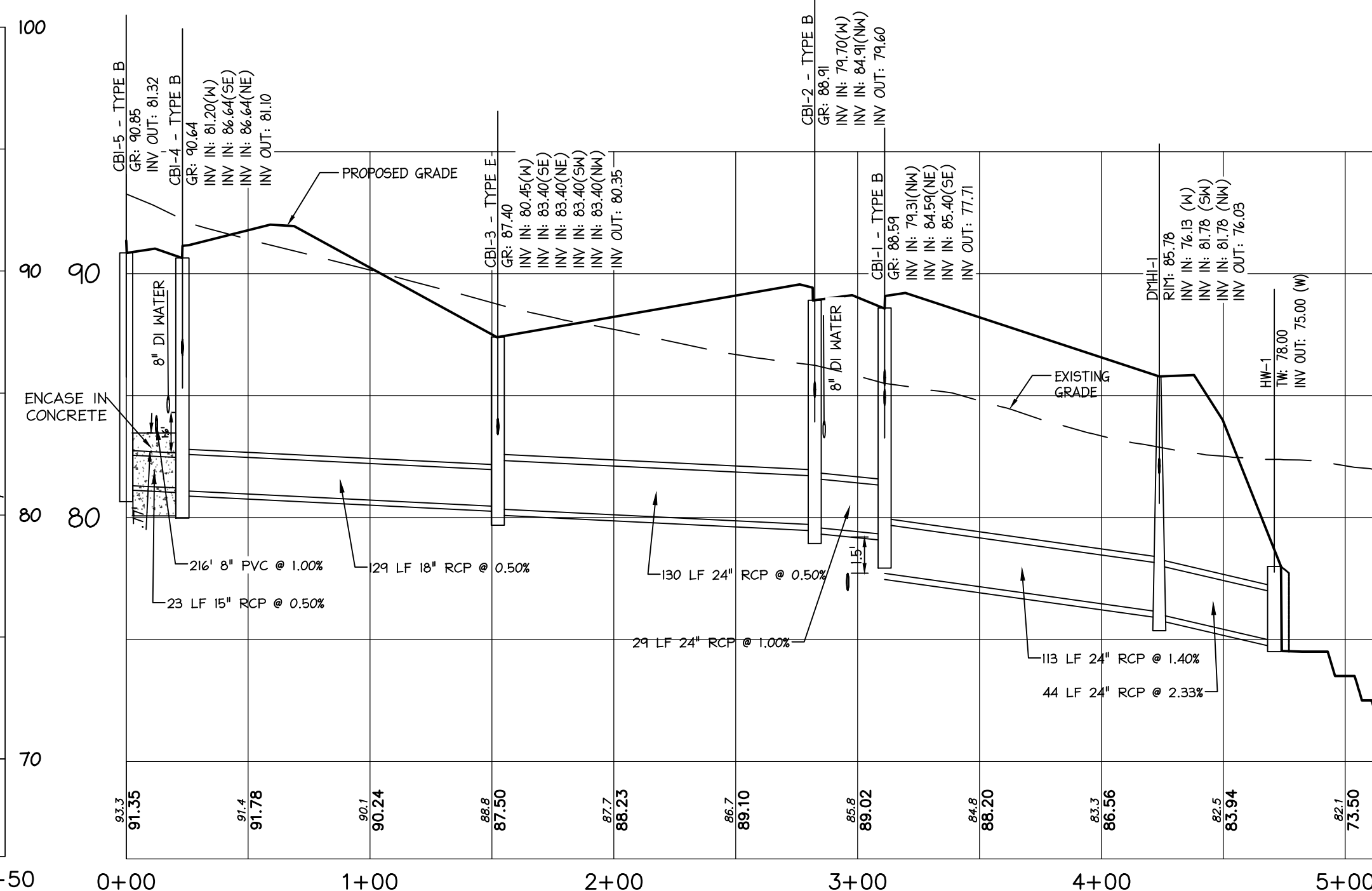




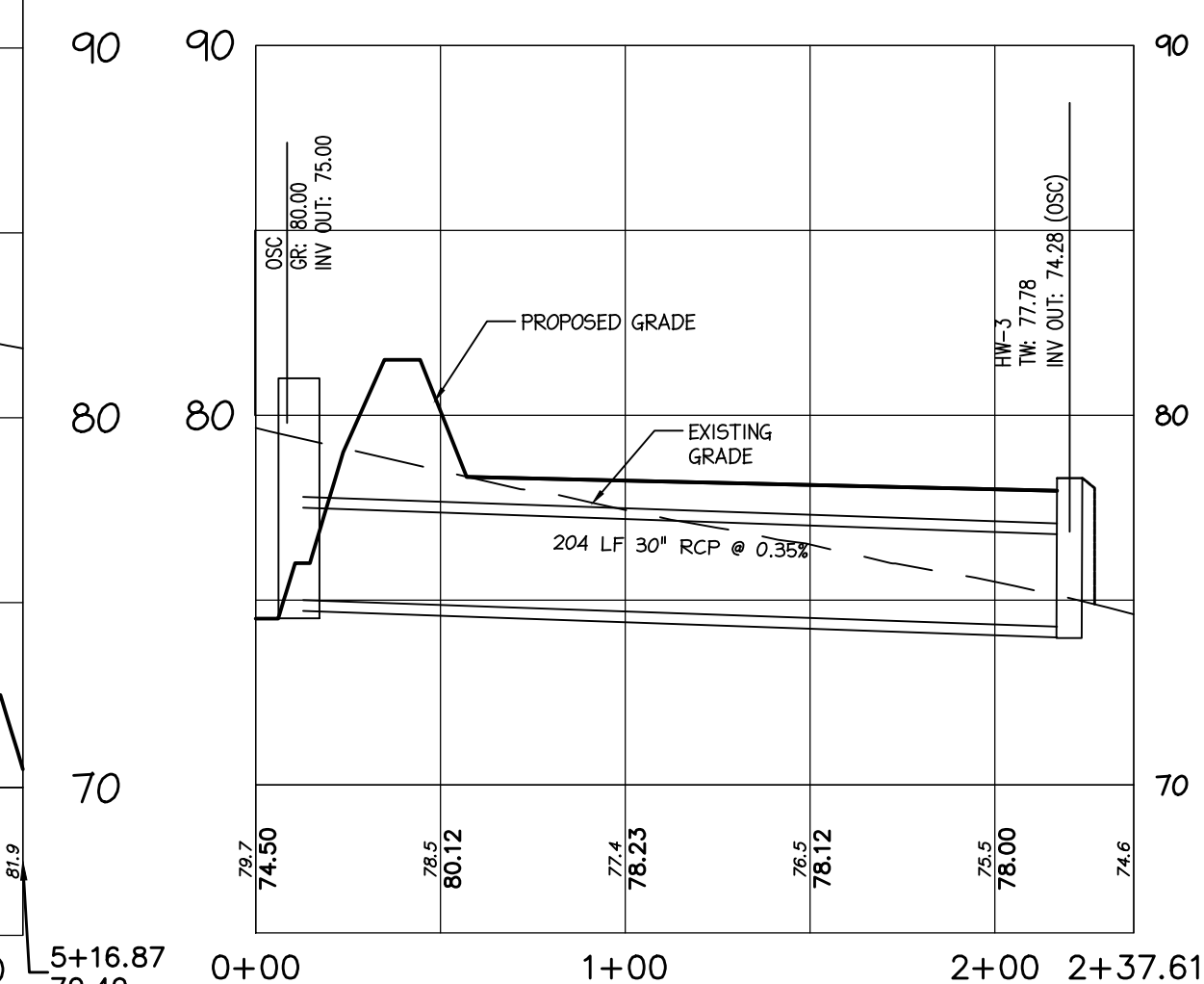
FREDERIC LANE / SMH#1 - SMH#11 SANITARY PROFILE



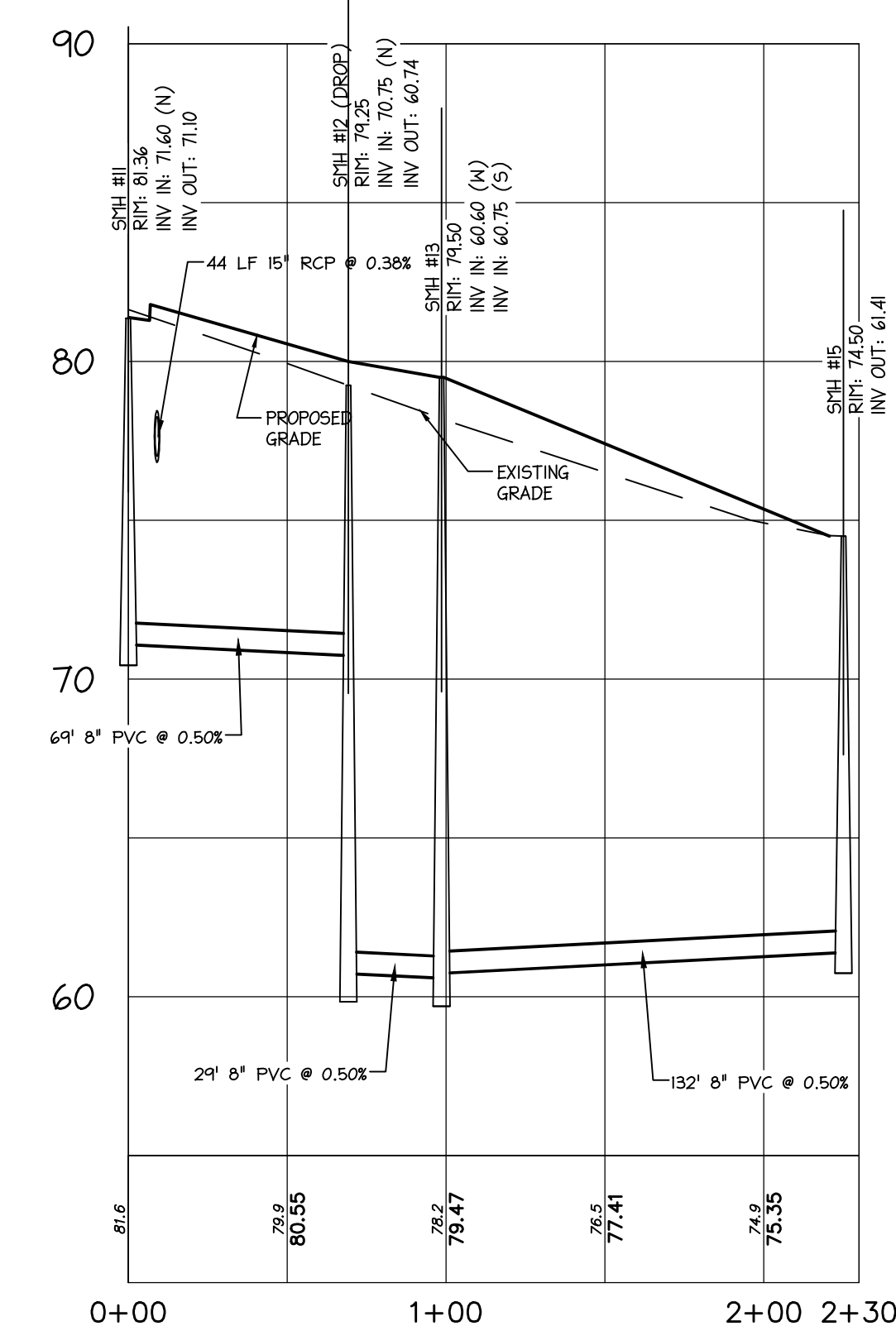
JOHANNES DRIVE / SMH#2 - SMH#10
SANITARY PROFILE



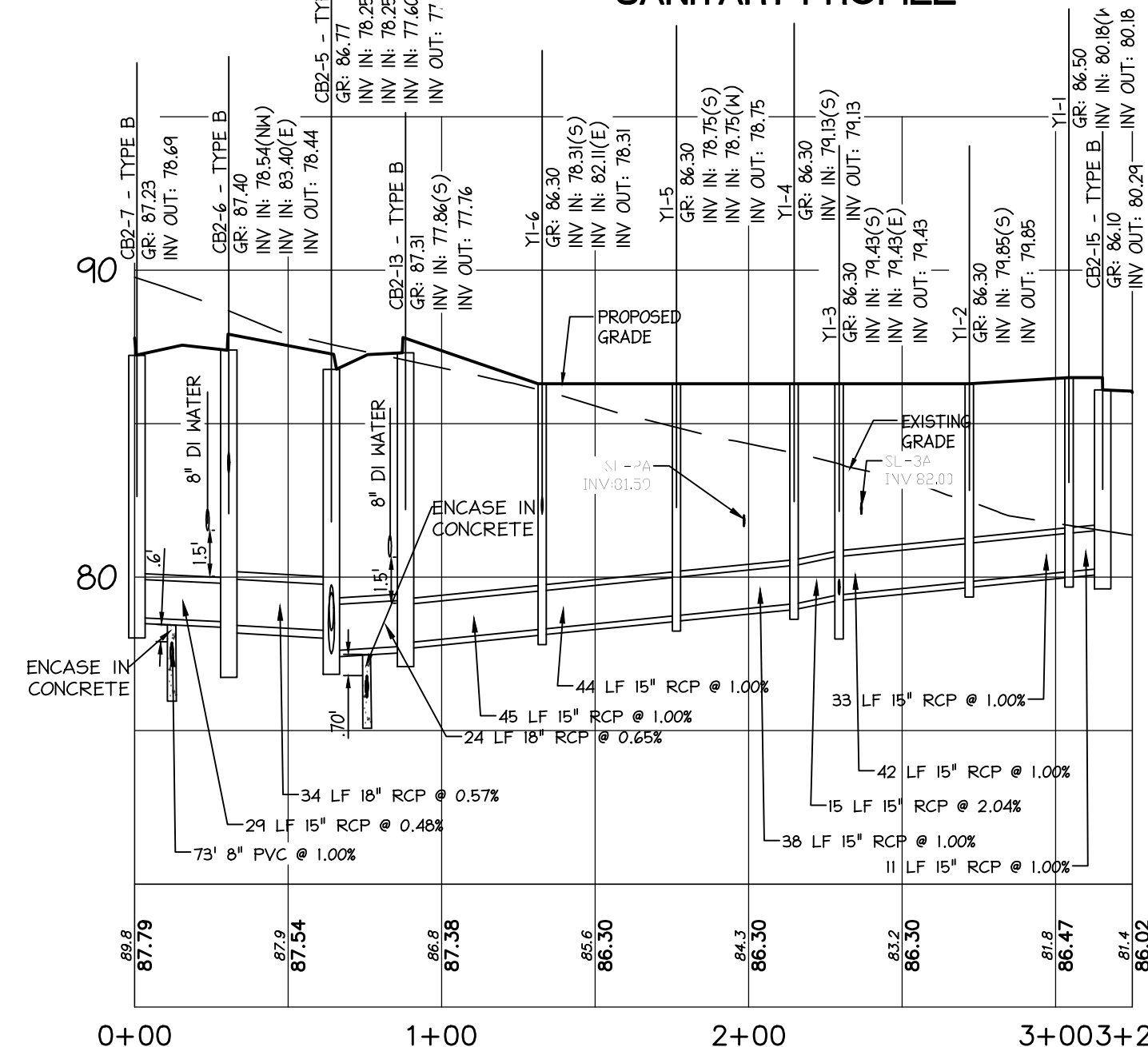
CB1-5 TO HW#1
DRAIN PROFILE



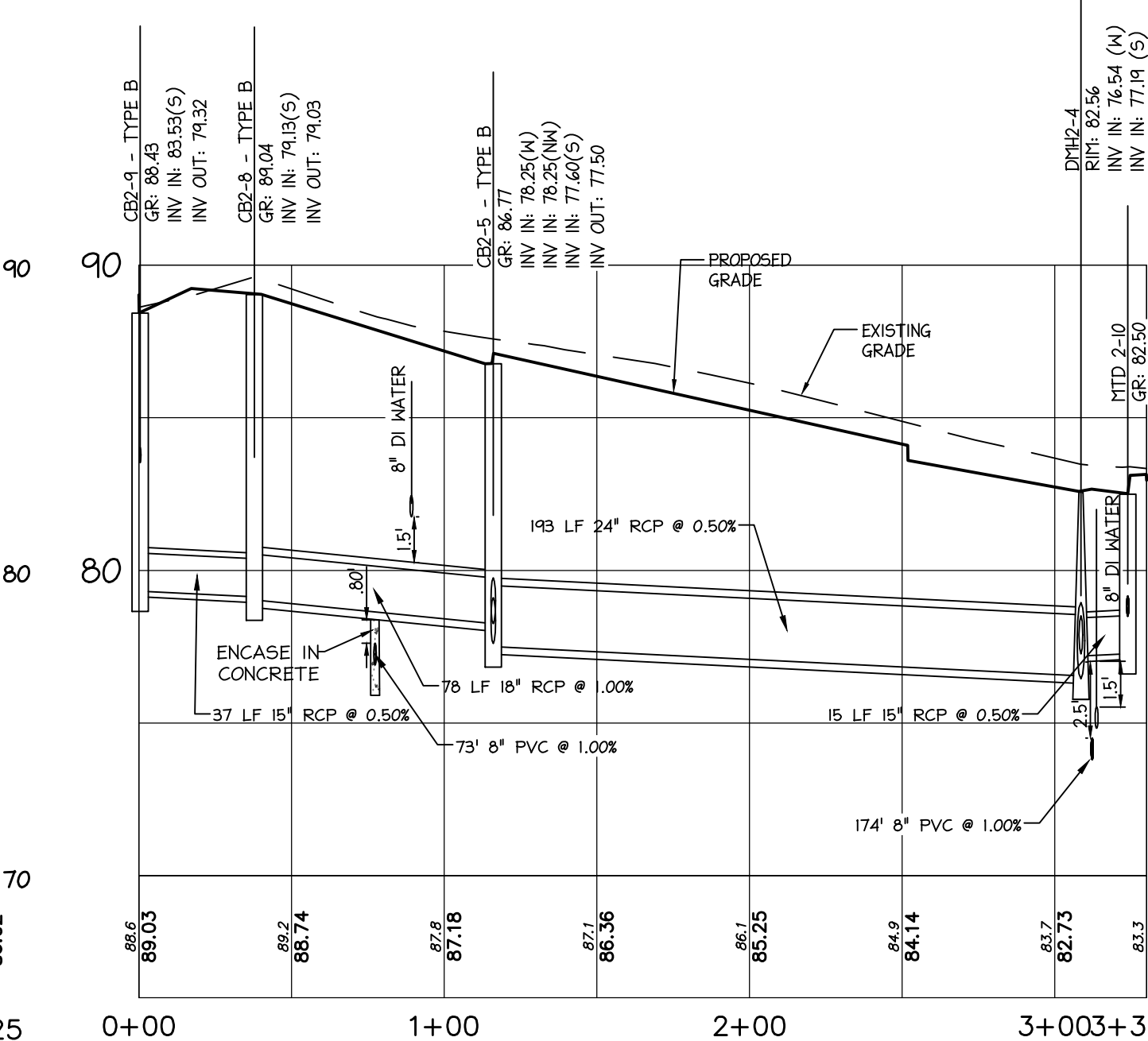
OSC TO HW#3
DRAIN PROFILE



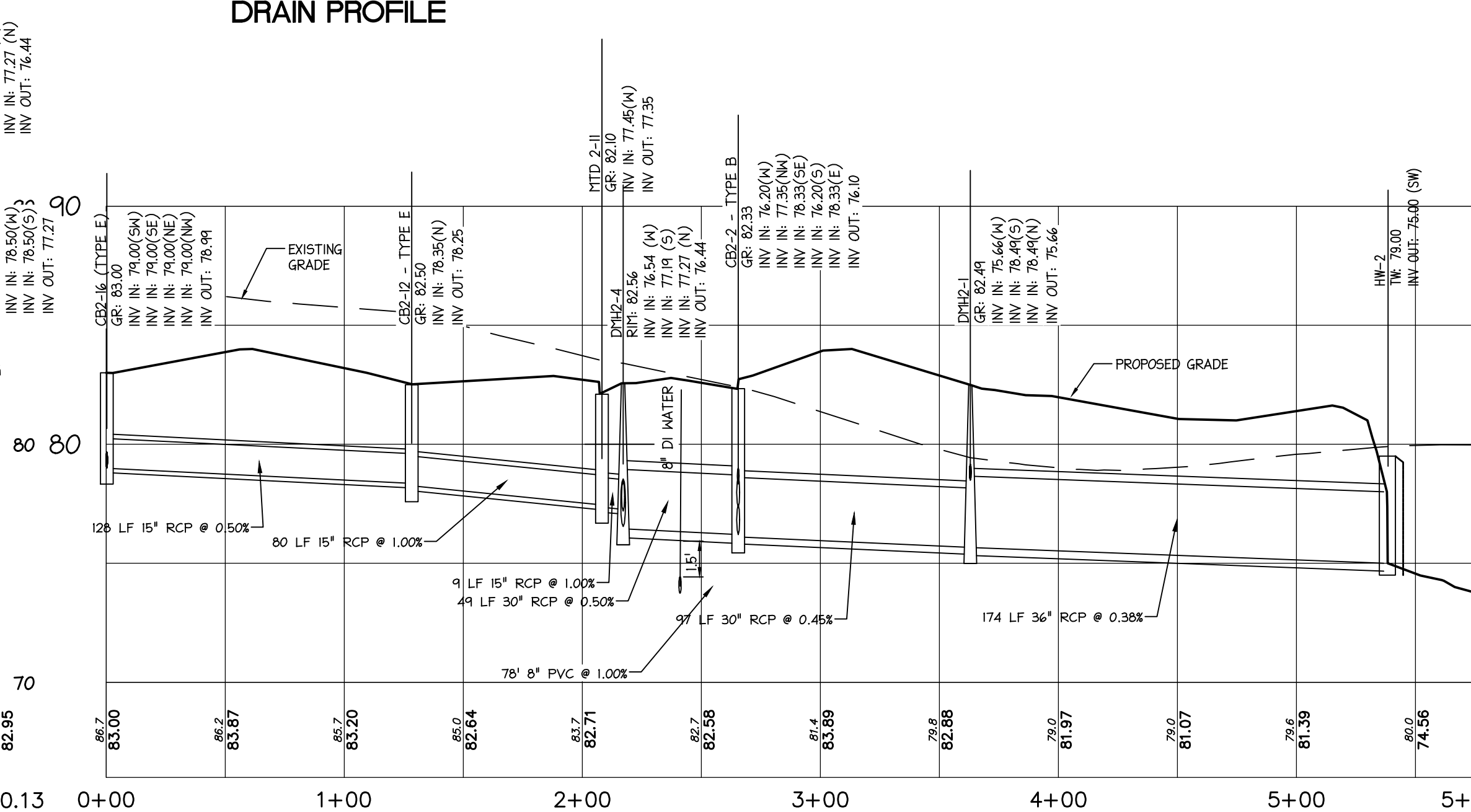
SMH #11 - SMH #13
SANITARY SEWER / PUMP STATION
PROFILE



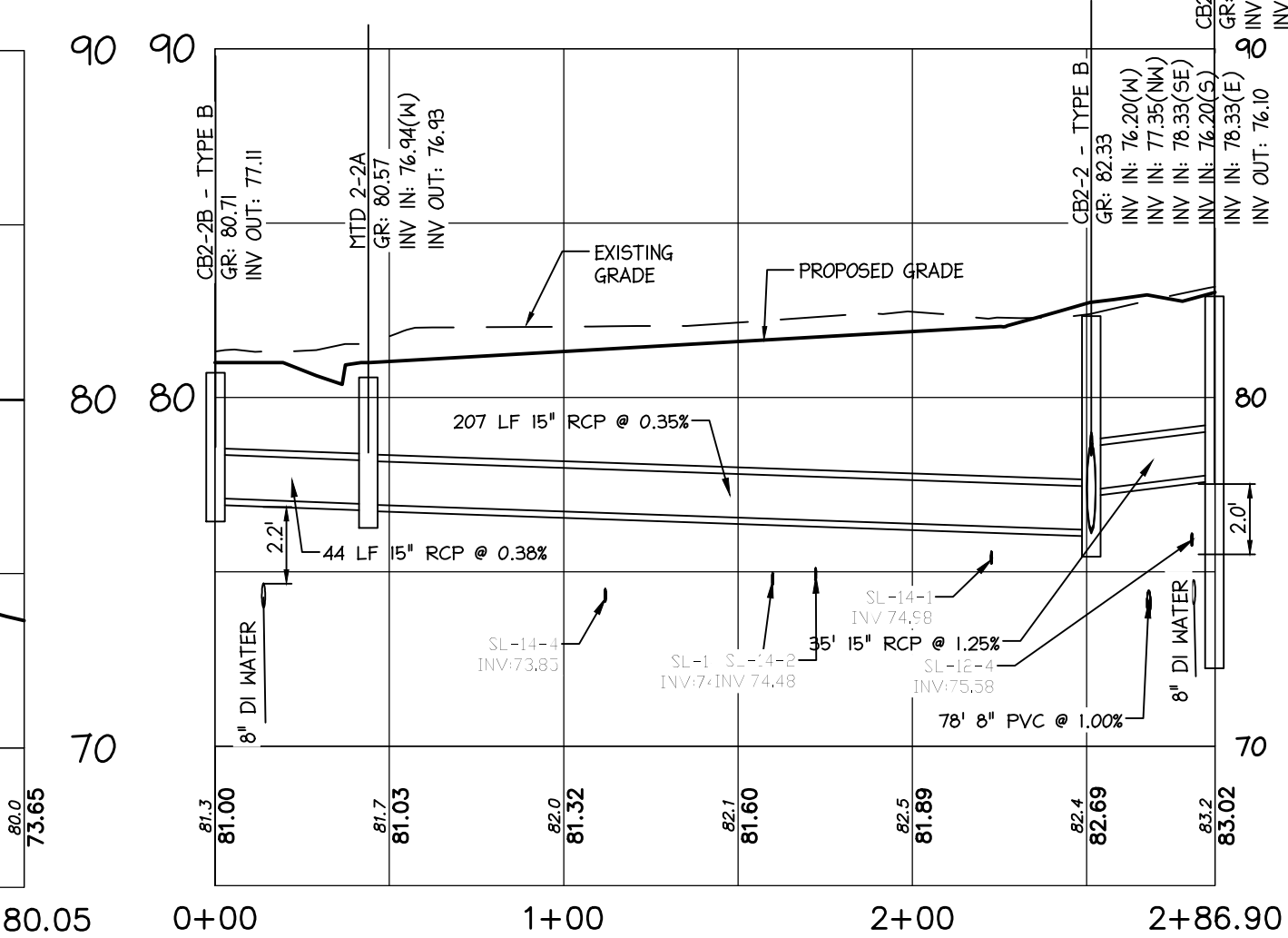
CB2-7 TO CB2-15
DRAIN PROFILE



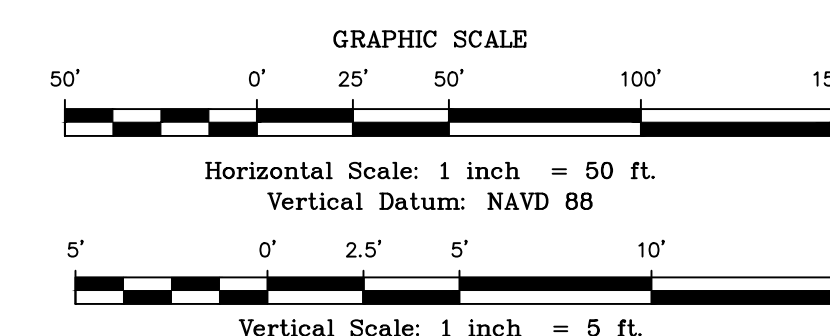
CB2-9 TO CB2-10
DRAIN PROFILE



CB2-16 TO HW #2
DRAIN PROFILE



CB2-2B TO CB2-3
DRAIN PROFILE



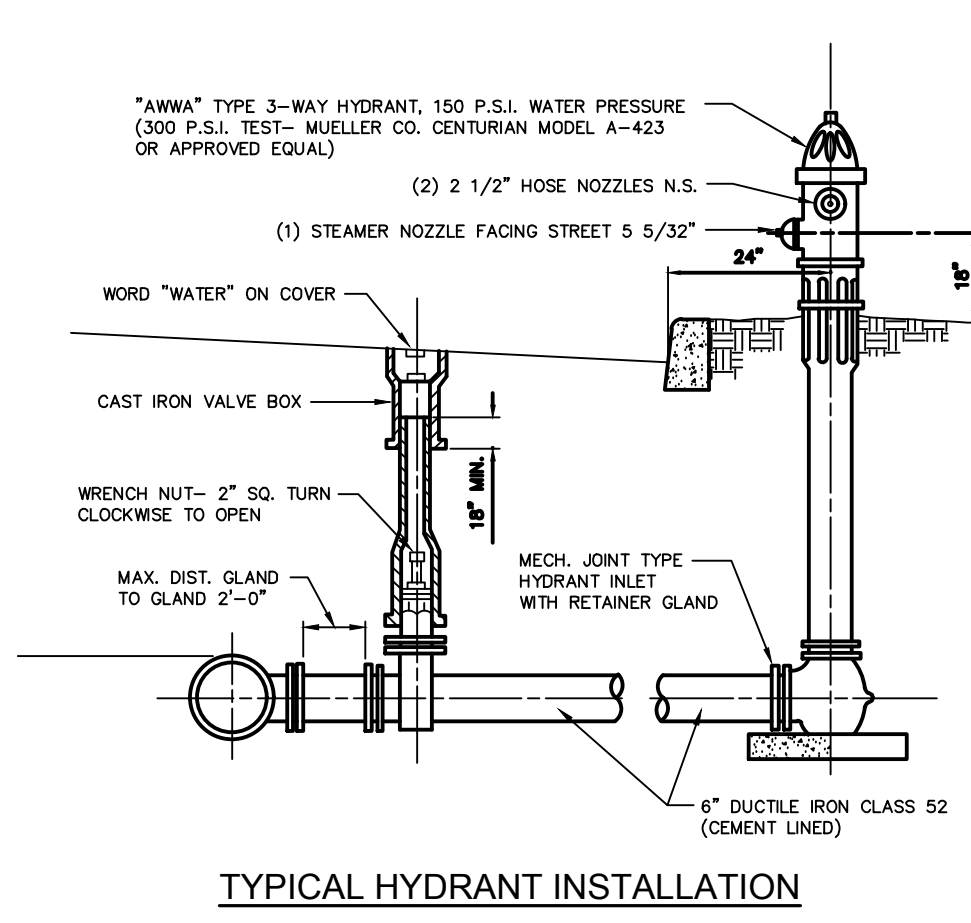
LEGEND:
SL-1-1 = SEWER LATERAL-BLDG-UNIT

DATE:	JANUARY 17, 2023
SCALE:	AS SHOWN
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
REVISIONS	AUTH. DATE JOB No.

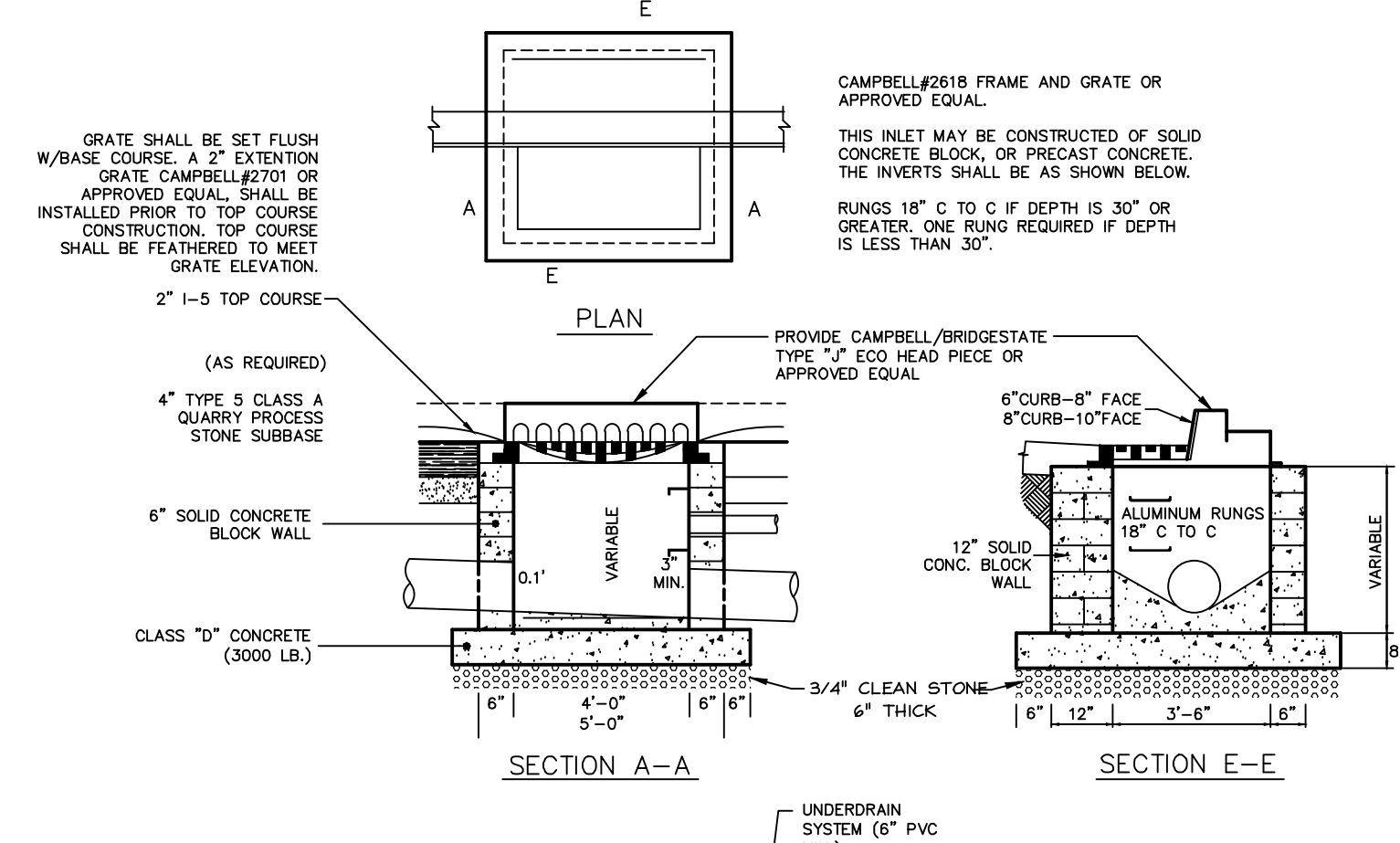
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CERT. OF AUTHORIZATION NO. 26620121000

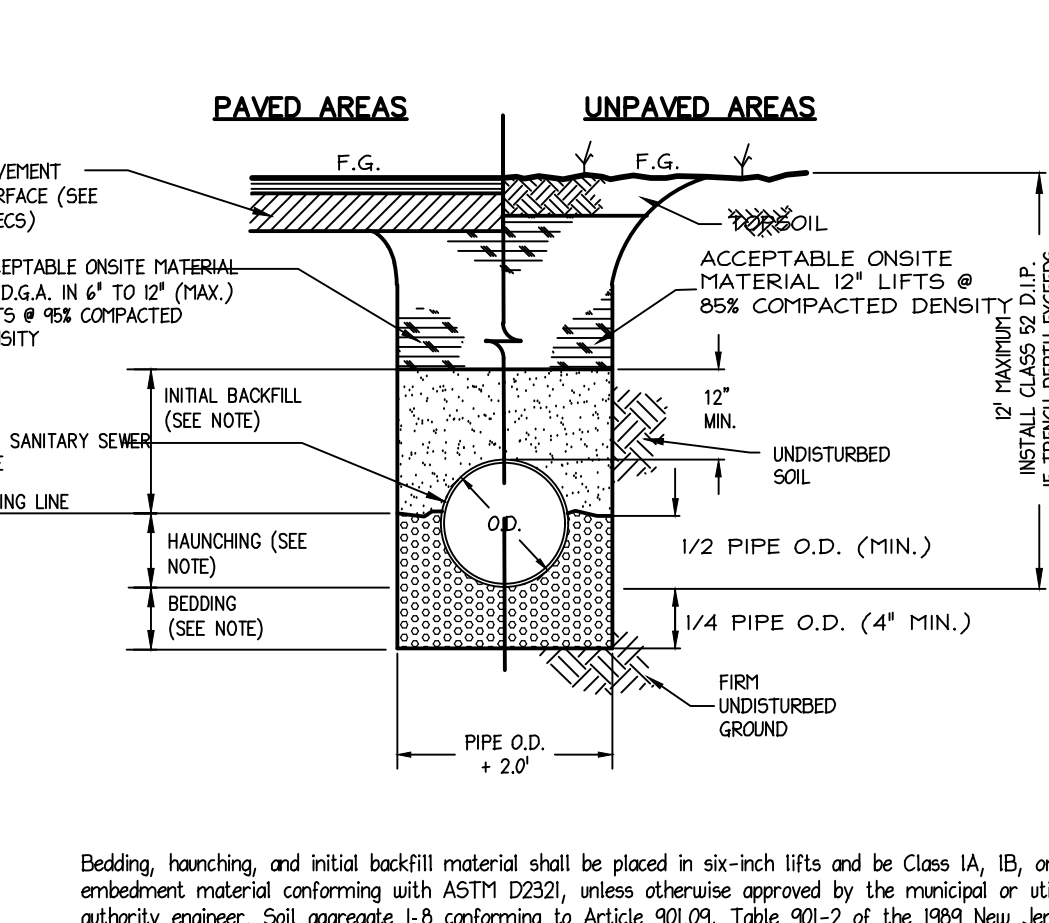
PROFILES
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



TYPICAL HYDRANT INSTALLATION

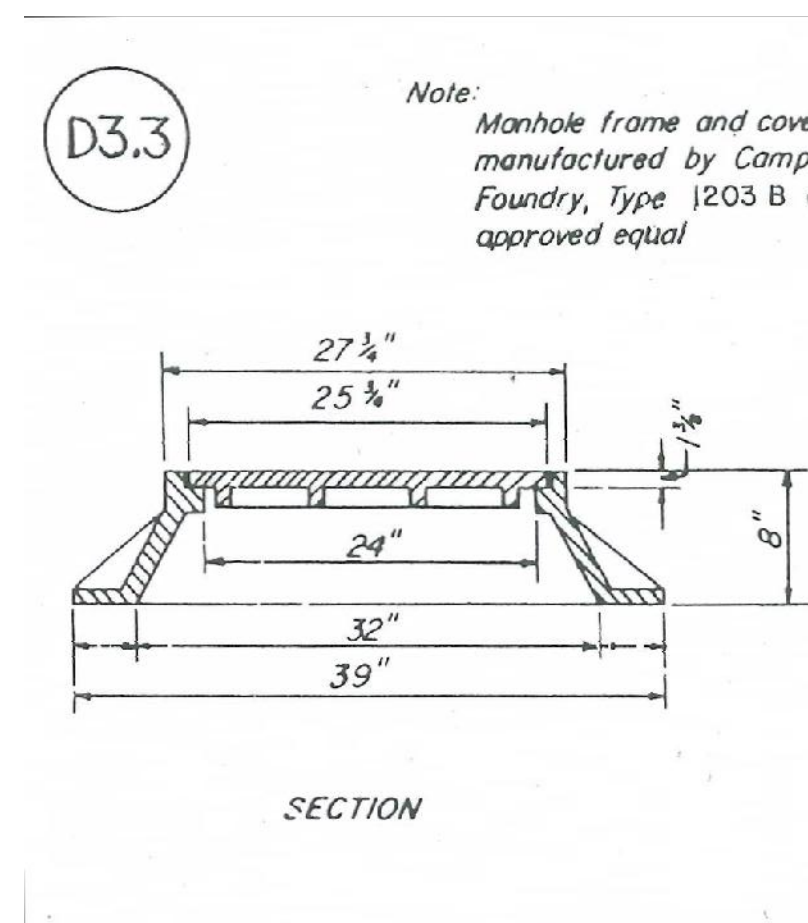


TRENCH DETAIL FOR D.I.P. WATER MAIN TYPE II W/ BEDDING

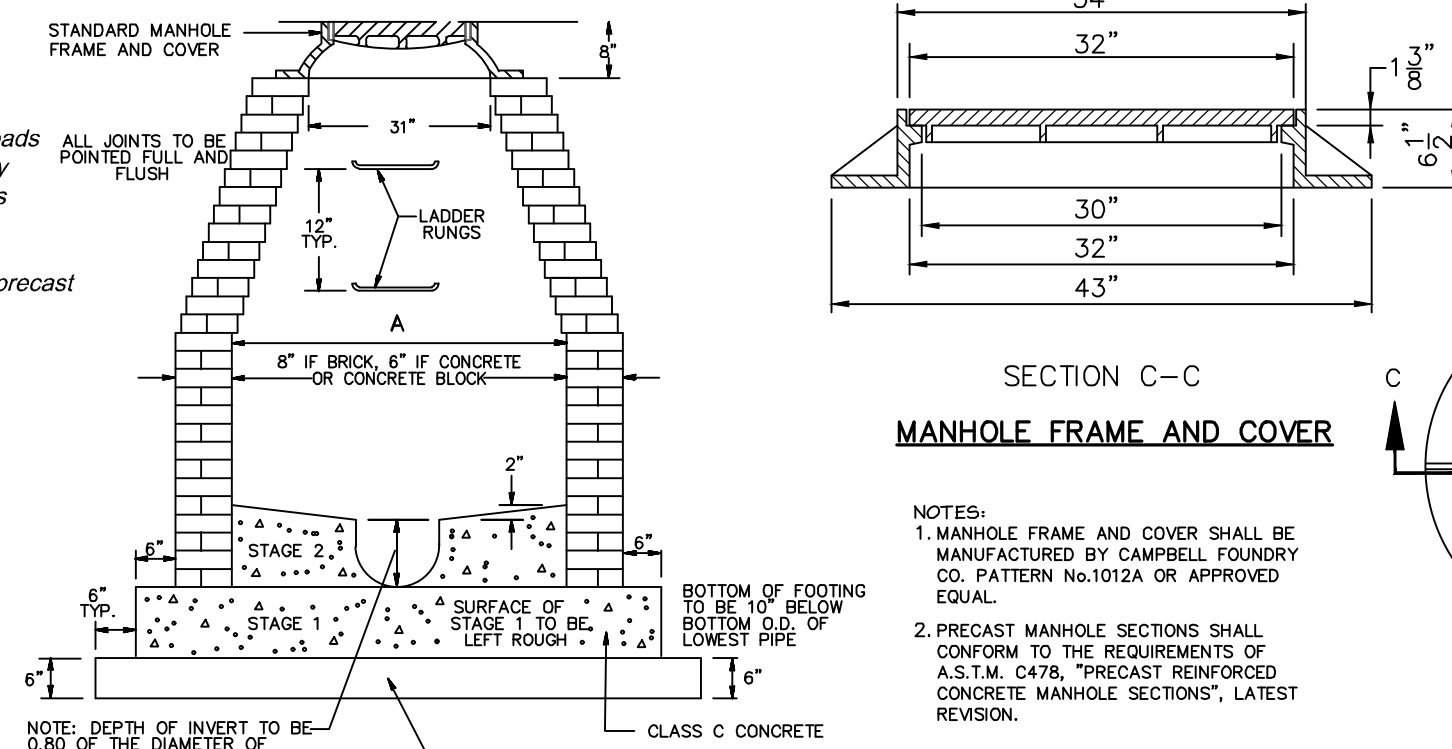


TRENCH DETAIL FOR PVC GRAVITY SANITARY SEWER PIPE

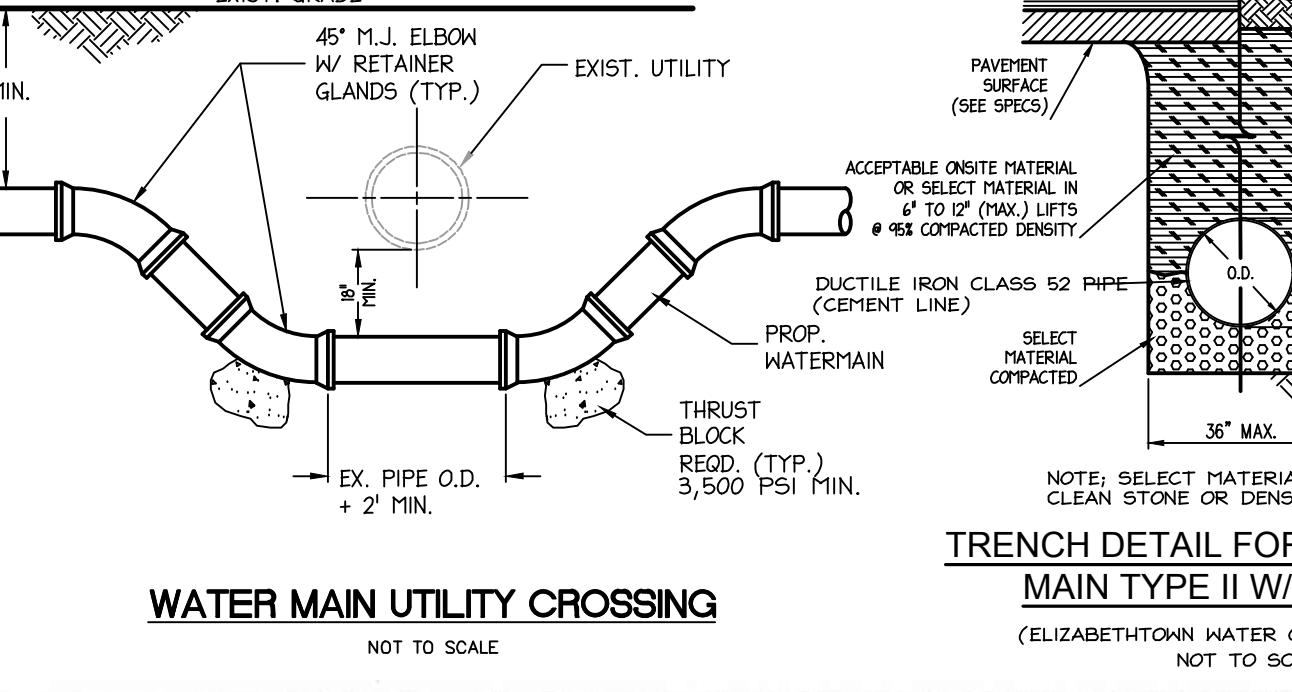
- GENERAL NOTES FOR P.V.C. SEWER CONSTRUCTION**
1. All 6" PVC pipe and fittings shall be SDR 35 and shall conform to ASTM-D3034. The poly vinyl chloride compounds for pipe shall have a call classification of 12454-B or 1304-B (with minimum tensile modulus of 500.0 psi) as defined in ASTM-D1784. Maximum lengths of pipe shall be thirteen (13) feet.
 2. Pipe joints shall be integral bell gasketed joints which when assembled, form a positive seal. The joints shall be designed in accordance with ASTM-D3211 and the lubricant used for assembly shall be as provided or recommended by the pipe manufacturer and shall have no detrimental effect on the gasket or the pipe.
 3. All fittings including wyes and tees and pipe lubricant shall be made by the same manufacturer as the sewer main pipe.
 4. In addition to air testing, a mandrel test will be performed to insure that a no greater than 5% deflection has occurred in the sewer main. Deflections greater than 5% will require the removal and reinstallation of the section of pipe failing the test.
 5. PVC pipe shall be delivered to the site in banded pallet loads only. The bands shall not be removed until the pipe is ready for installation. Unbanded pipe not immediately installed has the tendency to warp beyond repair.
 6. Manhole connections will be made with a flexible sleeve precast in the manhole or with an A.C. material manhole adapter.



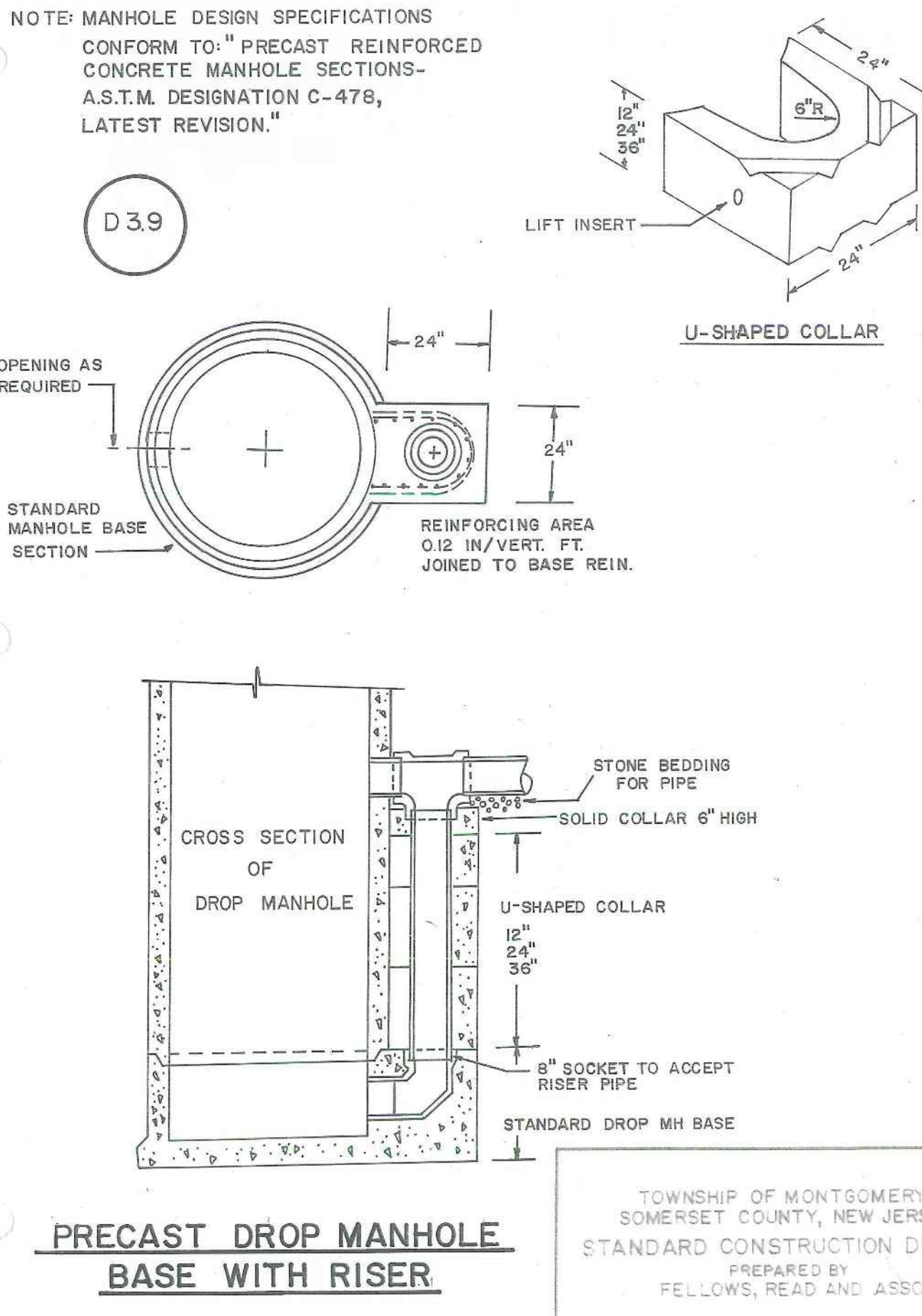
MANHOLE FRAME AND COVER



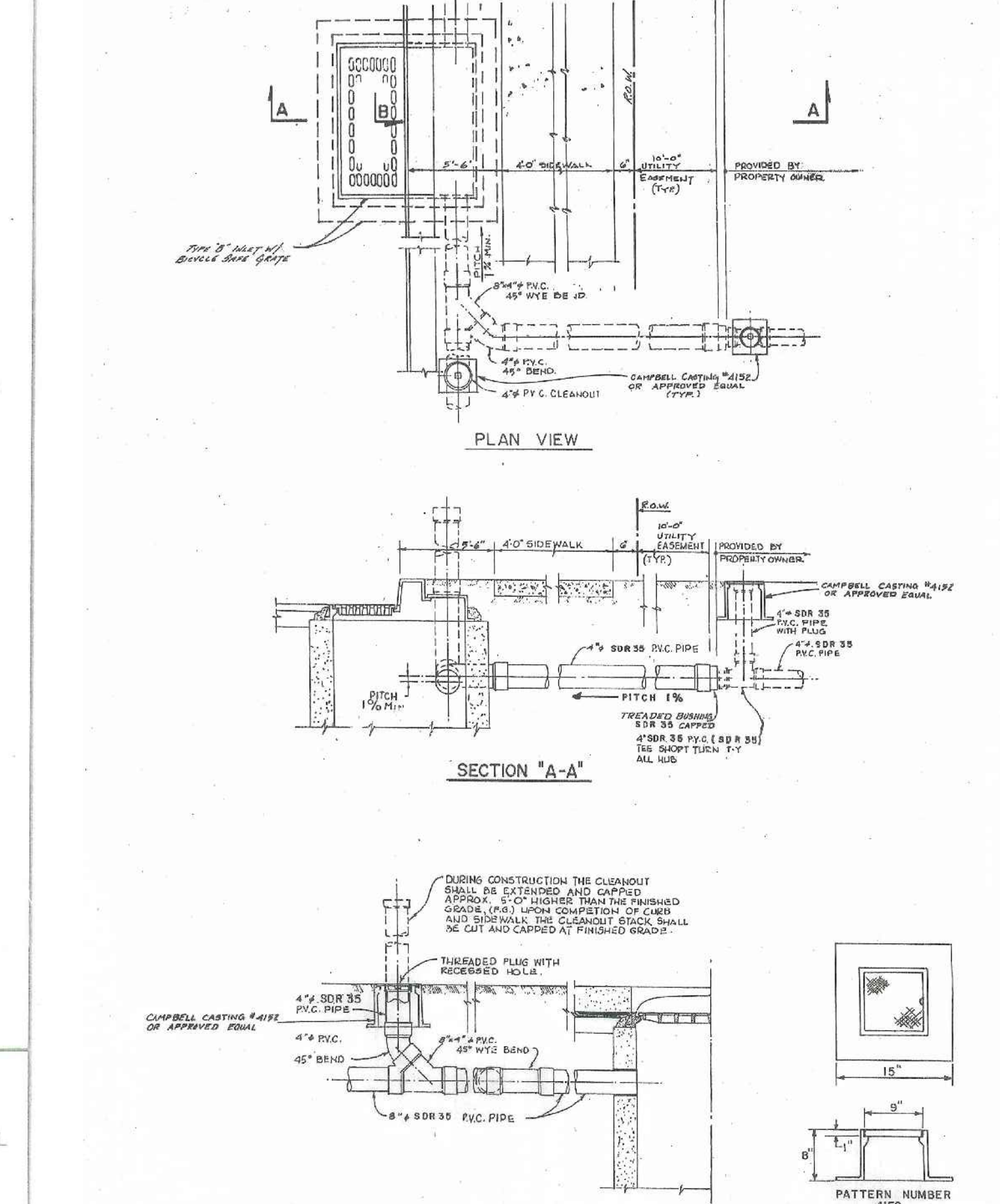
MANHOLE FRAME AND COVER



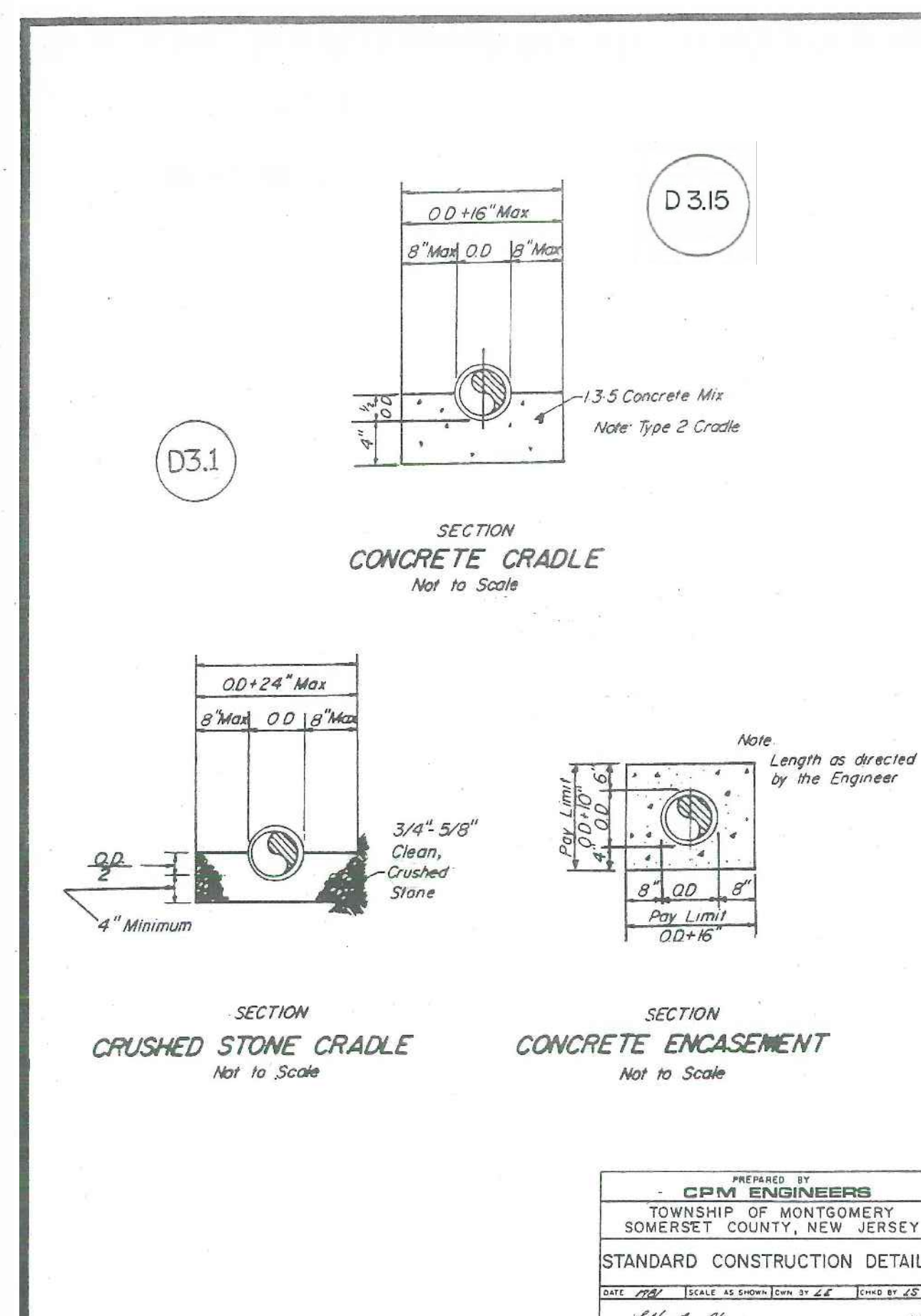
WATER MAIN UTILITY CROSSING



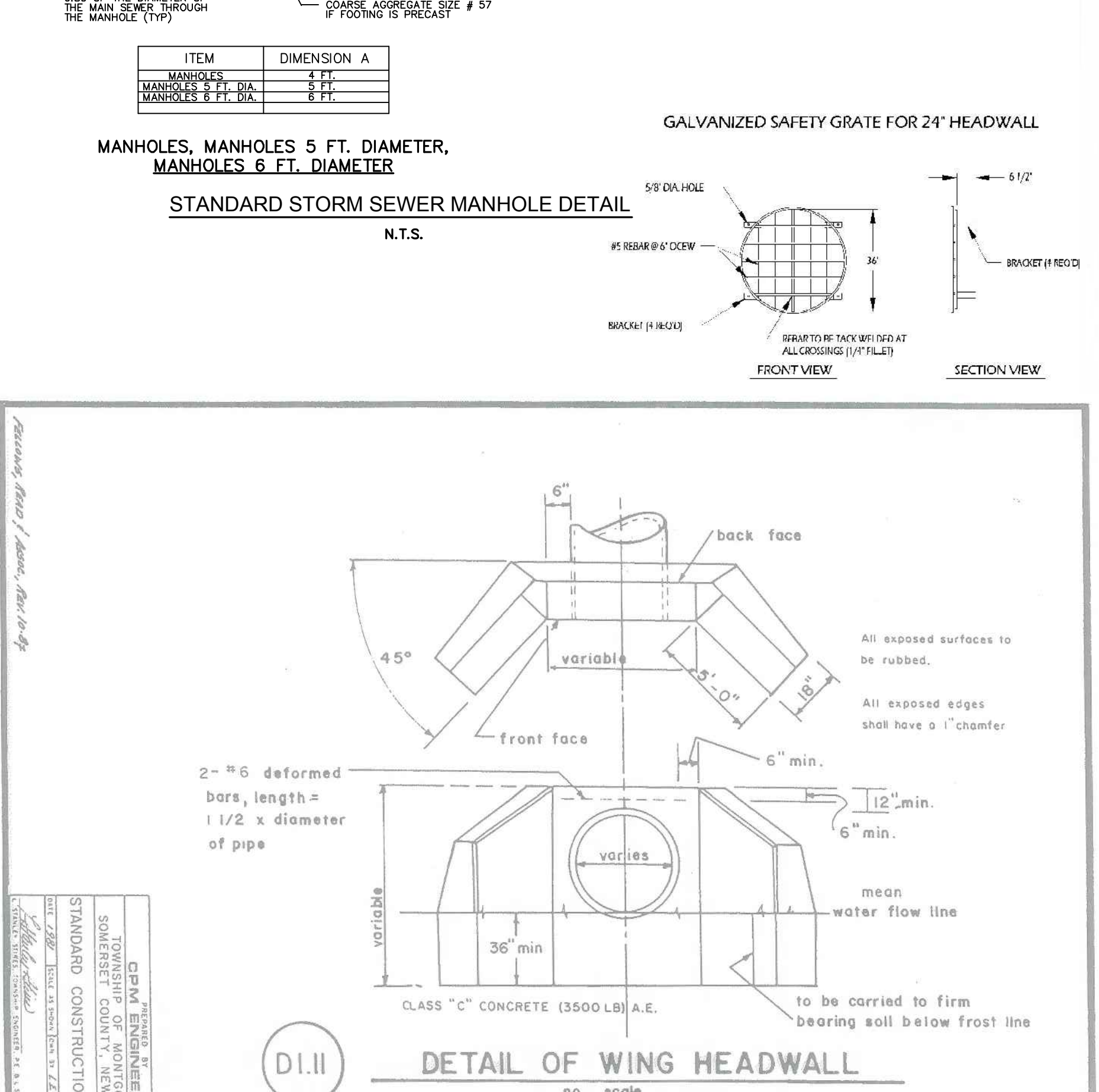
PRECAST DROP MANHOLE BASE WITH RISER



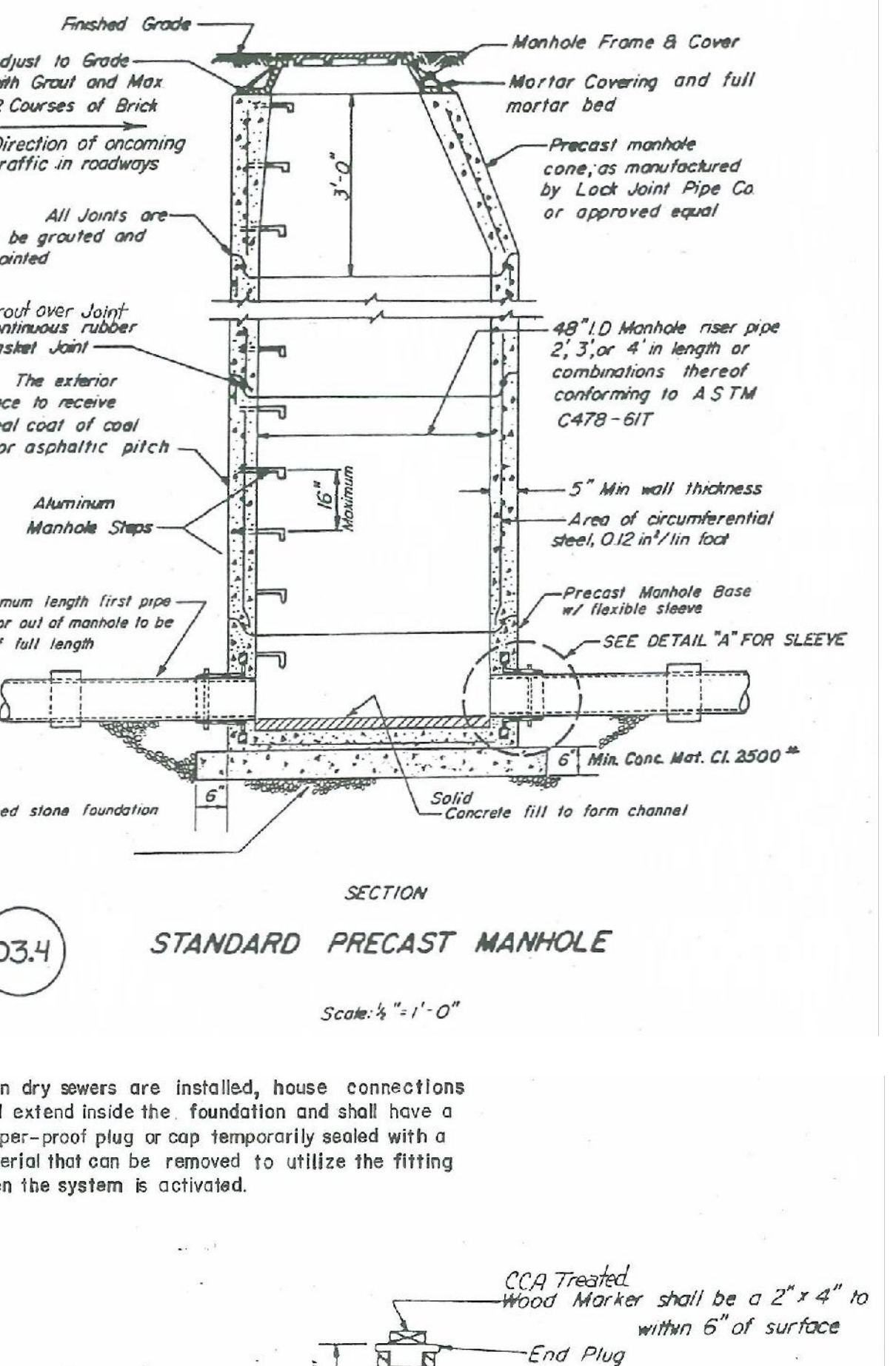
DRAINAGE DISCHARGE HEADER DETAIL



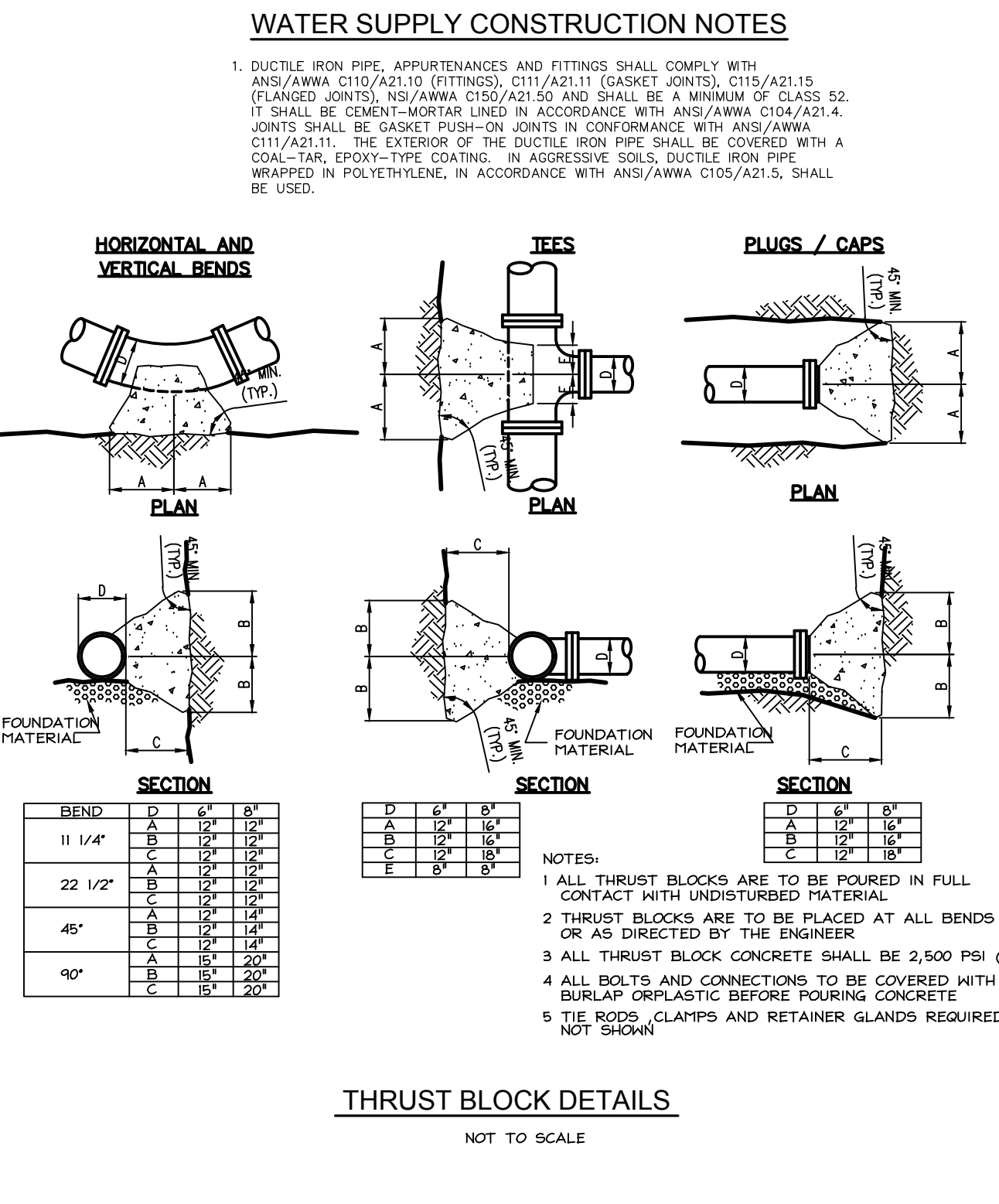
CONCRETE CRADLE



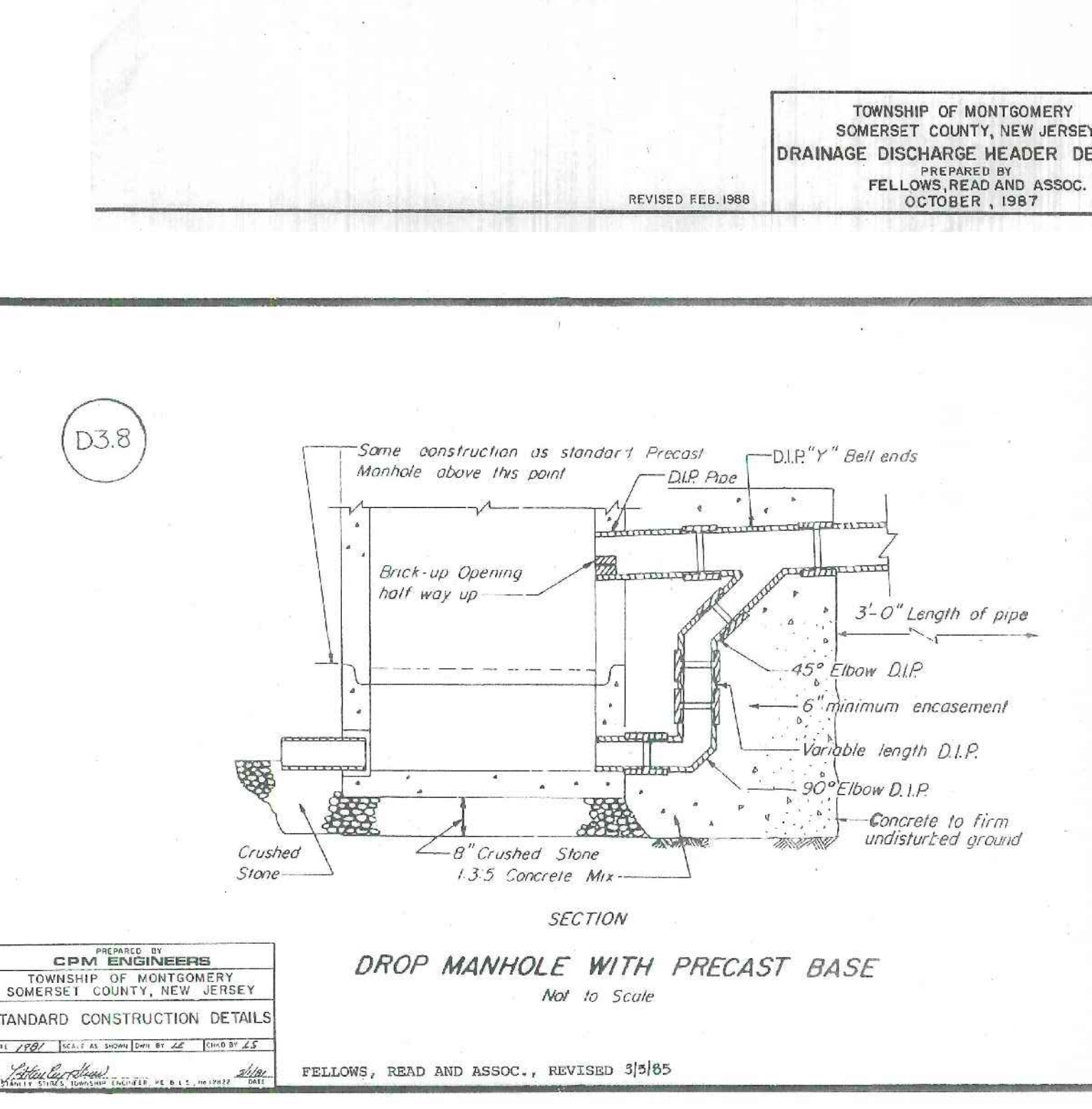
STANDARD STORM SEWER MANHOLE DETAIL



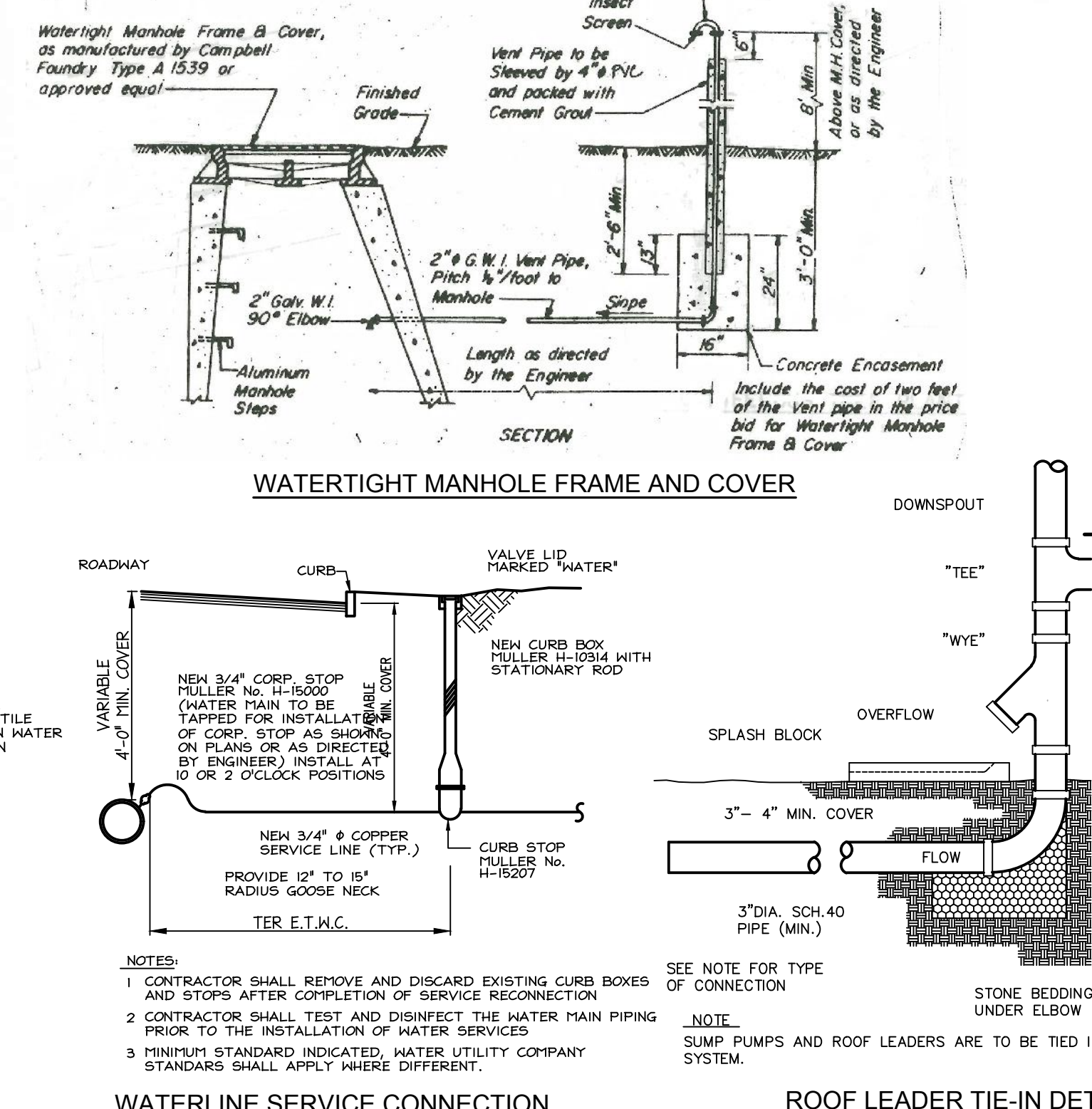
STANDARD PRECAST MANHOLE



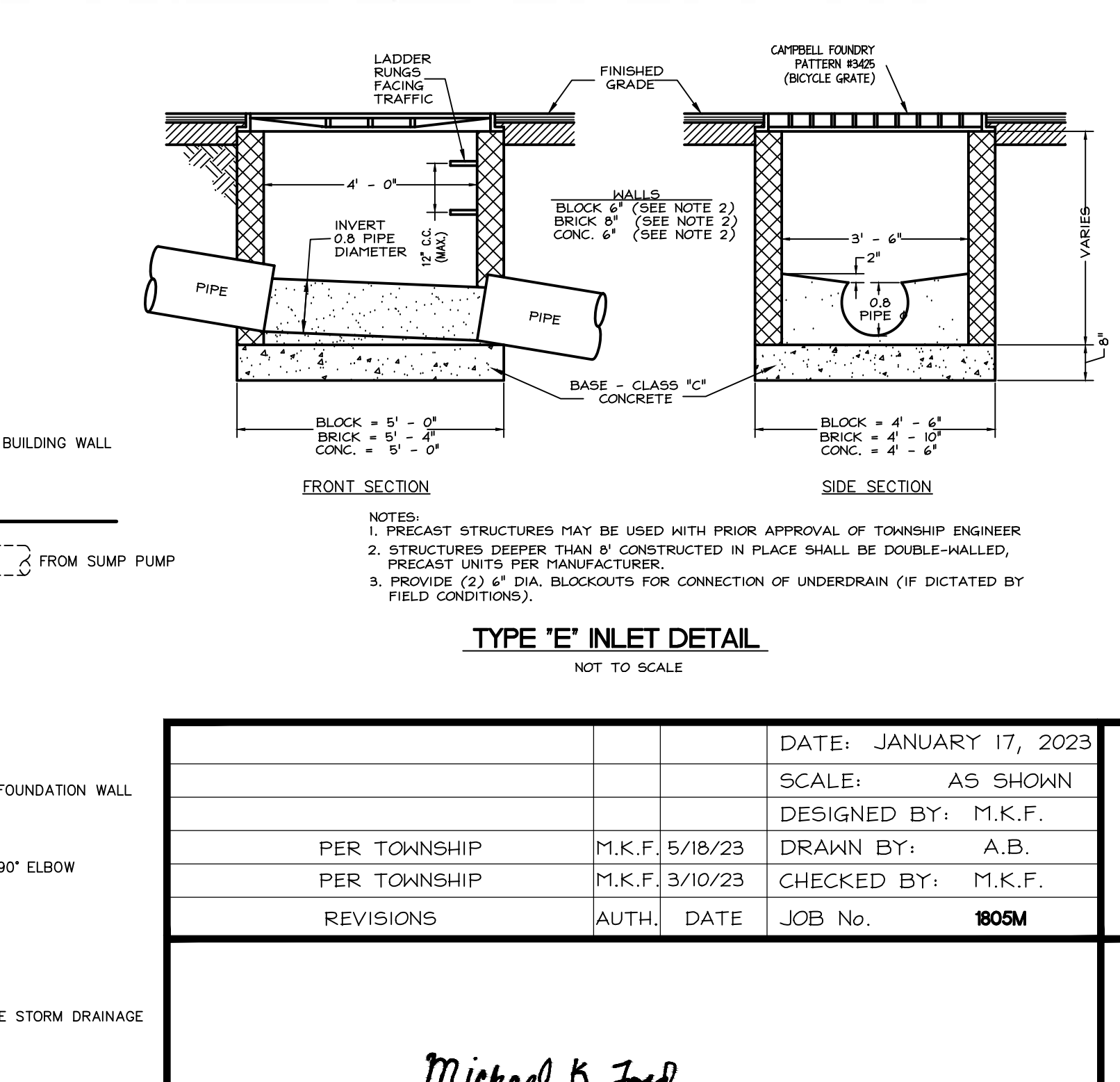
THRUST BLOCK DETAILS



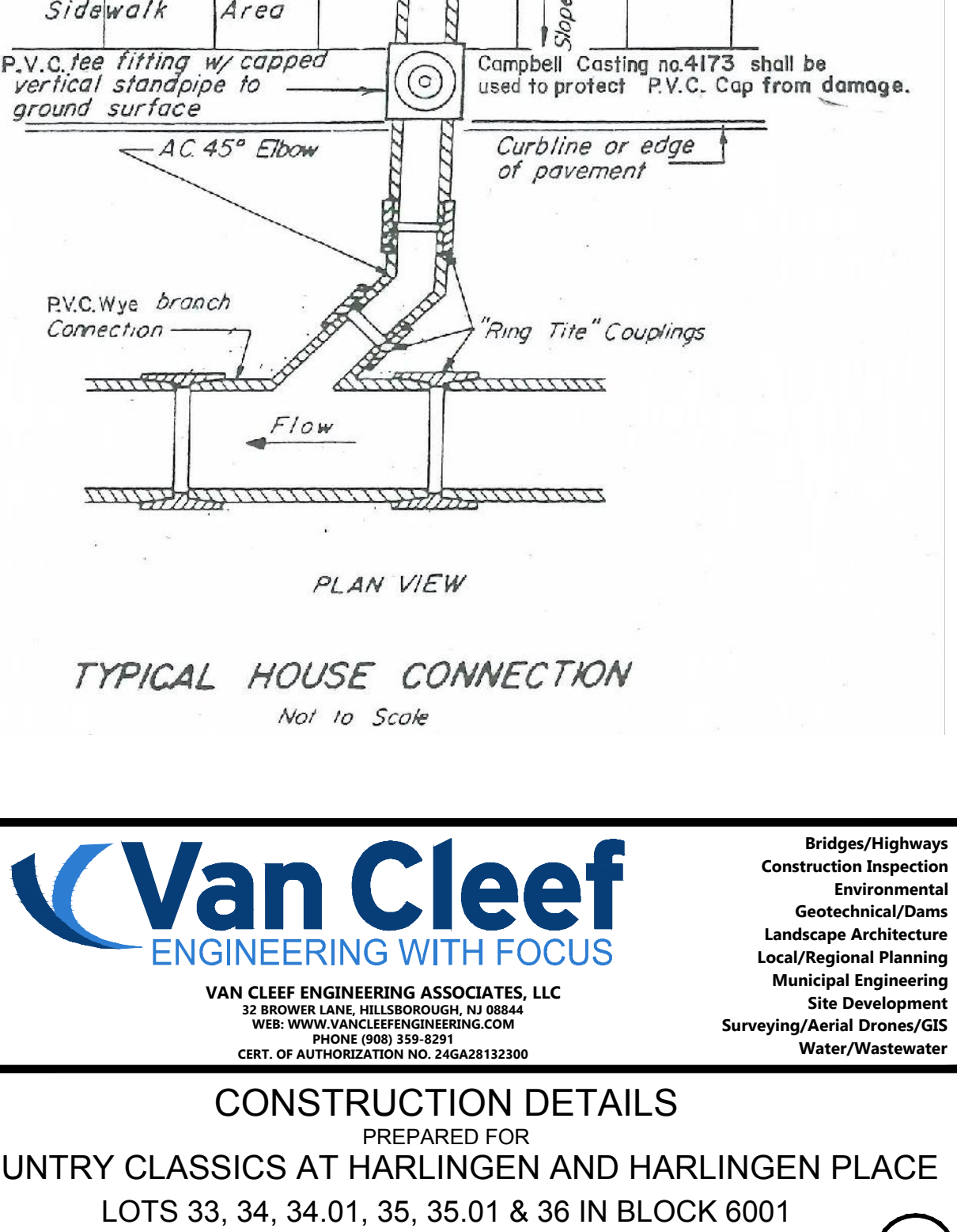
DROP MANHOLE WITH PRECAST BASE



WATERTIGHT MANHOLE FRAME AND COVER



TYPE 'E' INLET DETAIL



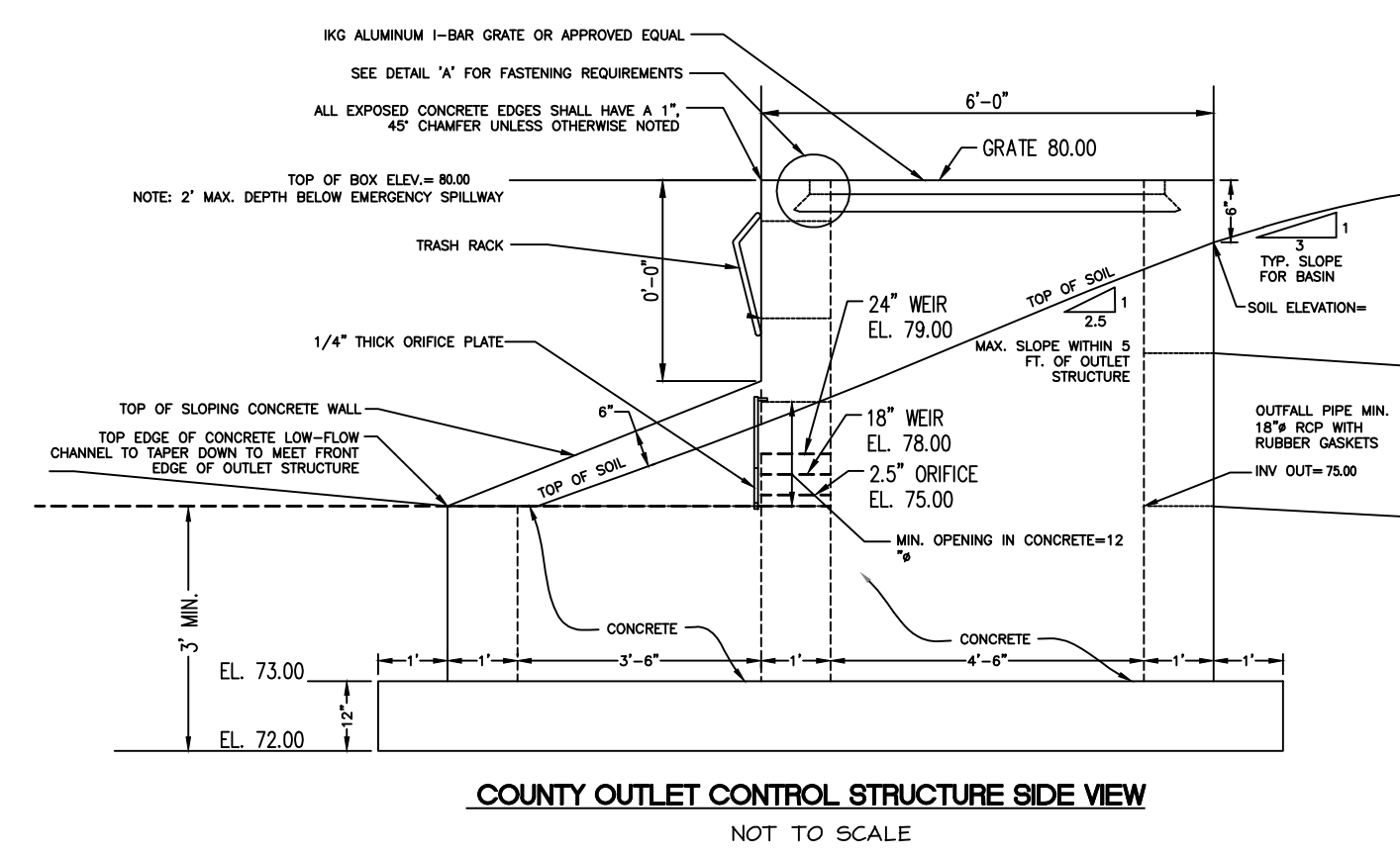
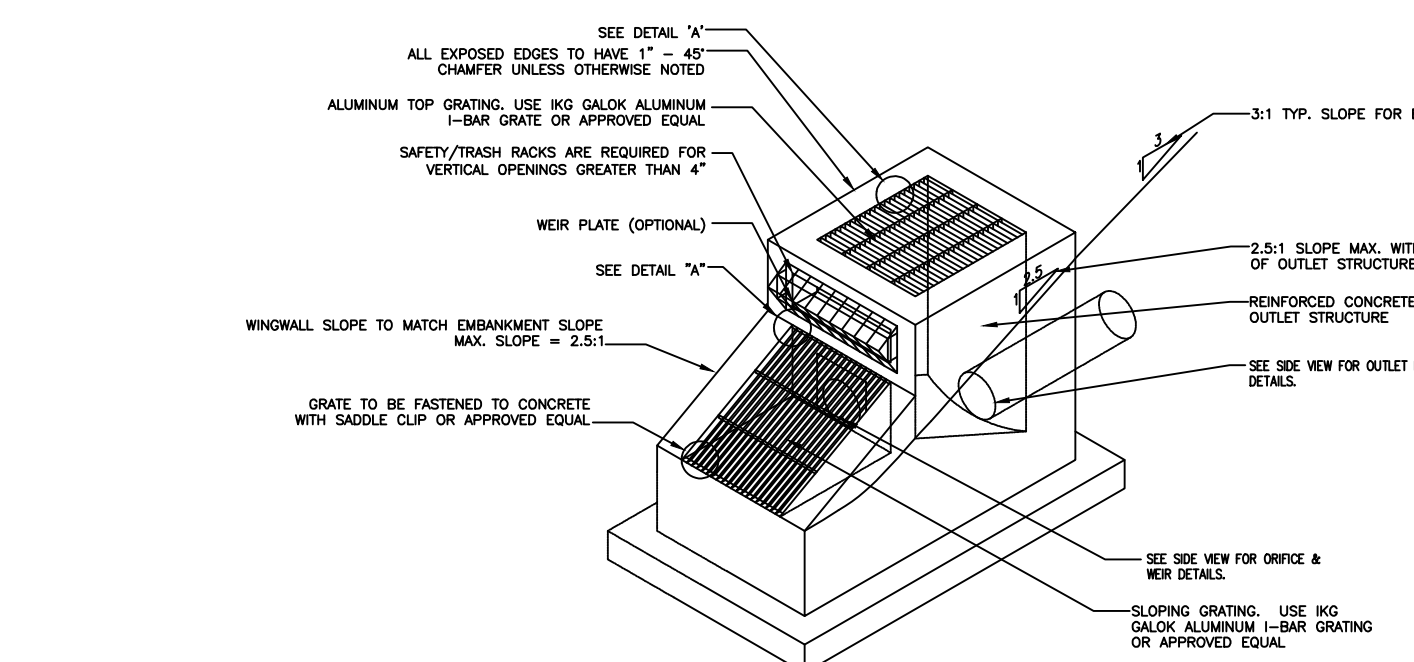
TYPICAL HOUSE CONNECTION

DATE: JANUARY 17, 2023		SCALE: AS SHOWN	
DESIGNED BY: M.K.F.		DRAWN BY: A.B.	
PER TOWNSHIP		CHECKED BY: M.K.F.	
PER TOWNSHIP		AUTH. DATE	
REVISIONS		JOB No. 1005M	

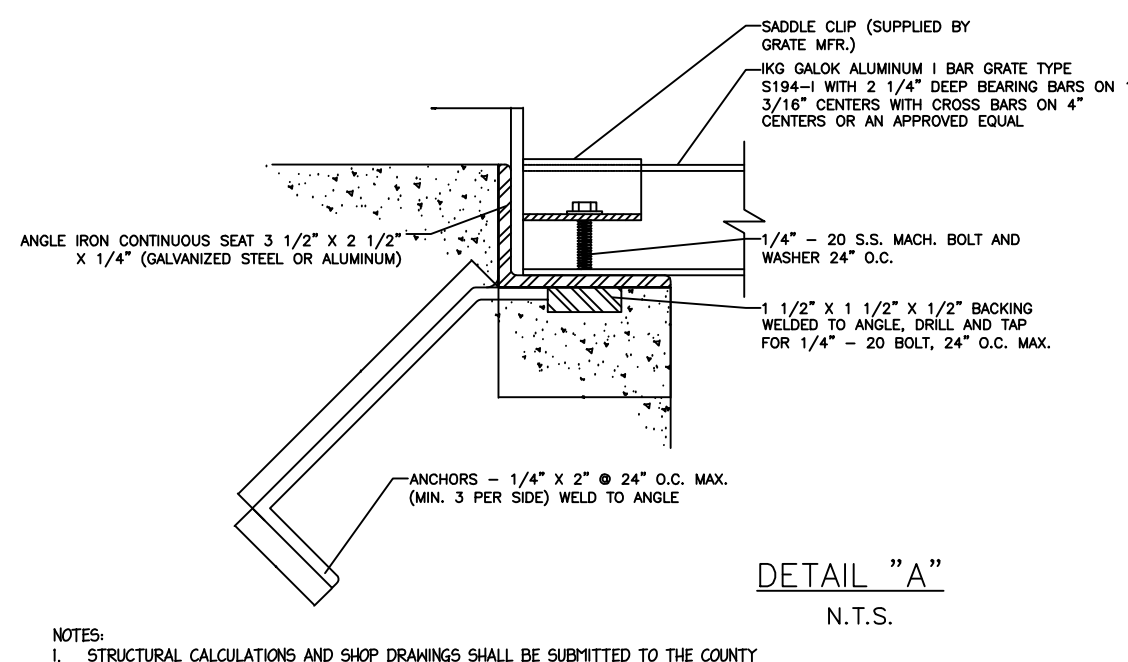
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CERT. OF AUTHORIZATION NO. 24648132300

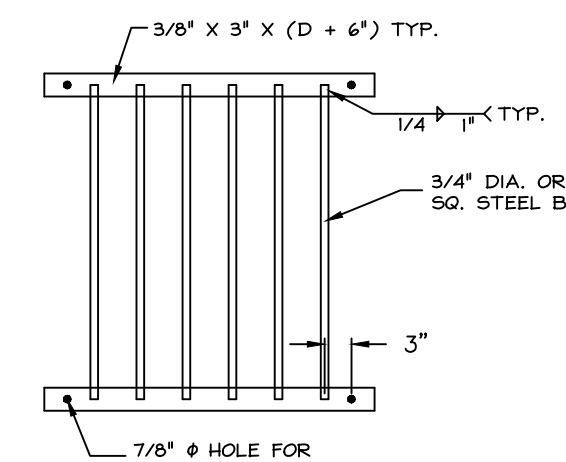
CONSTRUCTION DETAILS
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



COUNTY OUTLET CONTROL STRUCTURE SIDE VIEW
NOT TO SCALE

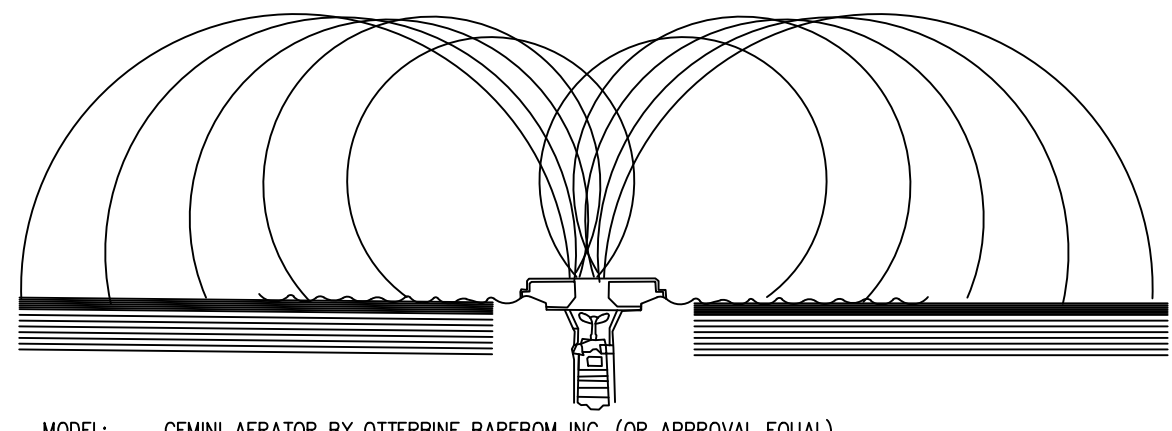


DETAIL "A"
N.T.S.



- NOTES:
1. ENTIRE TRASH RACK FRAME TO BE HOT-DIPPED GALVANIZED AFTER WELDING.
 2. CENTER TO CENTER SPACING BETWEEN BARS SHALL BE 2" FOR ORIFICES AND 4" FOR WEIRS.

RECTANGULAR TRASH RACK DETAIL
N.T.S.



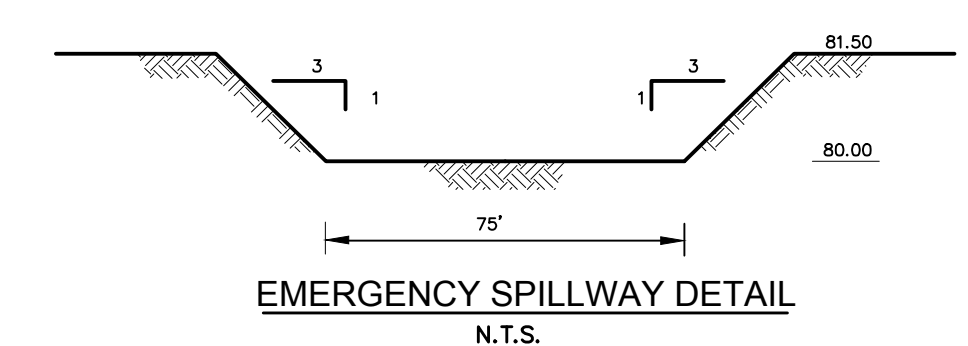
- MODEL: GEMINI AERATOR BY OTTERBERG BARBEROM INC. (OR APPROVAL EQUAL)
- DESIGN NOTE: 1.5 HP PER ACRE OF POND SURFACE (USE ONE 1.5 HP AERATOR FOR EACH POND)
- NOTES:
1. INSTALL PRODUCT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. REPORT ANY DISCREPANCIES TO OWNER PRIOR TO INSTALLATION.
 3. ALL ELECTRICAL INSTALLATION IS TO MEET LOCAL BUILDING CODES.

AERATOR DETAIL
N.T.S.

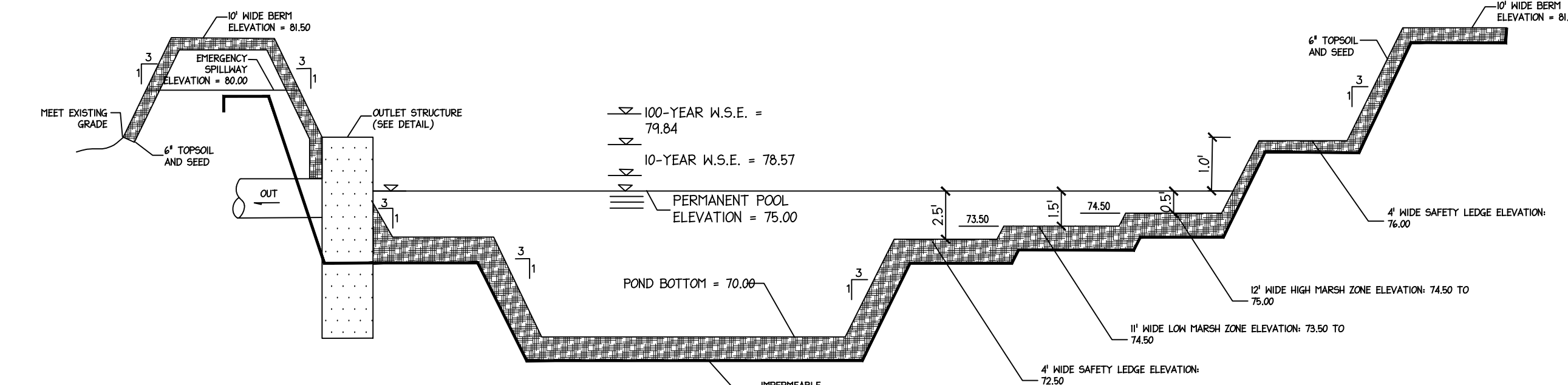
AERATOR MAINTENANCE SCHEDULE:

NOV. 1- REMOVE AERATOR, CLEAN AERATOR AND DRAIN OIL, REMOVE FILTER.

APRIL 1- REPLACE OIL, INSTALL CLEAN, NEW FILTER, BEGIN OPERATION.

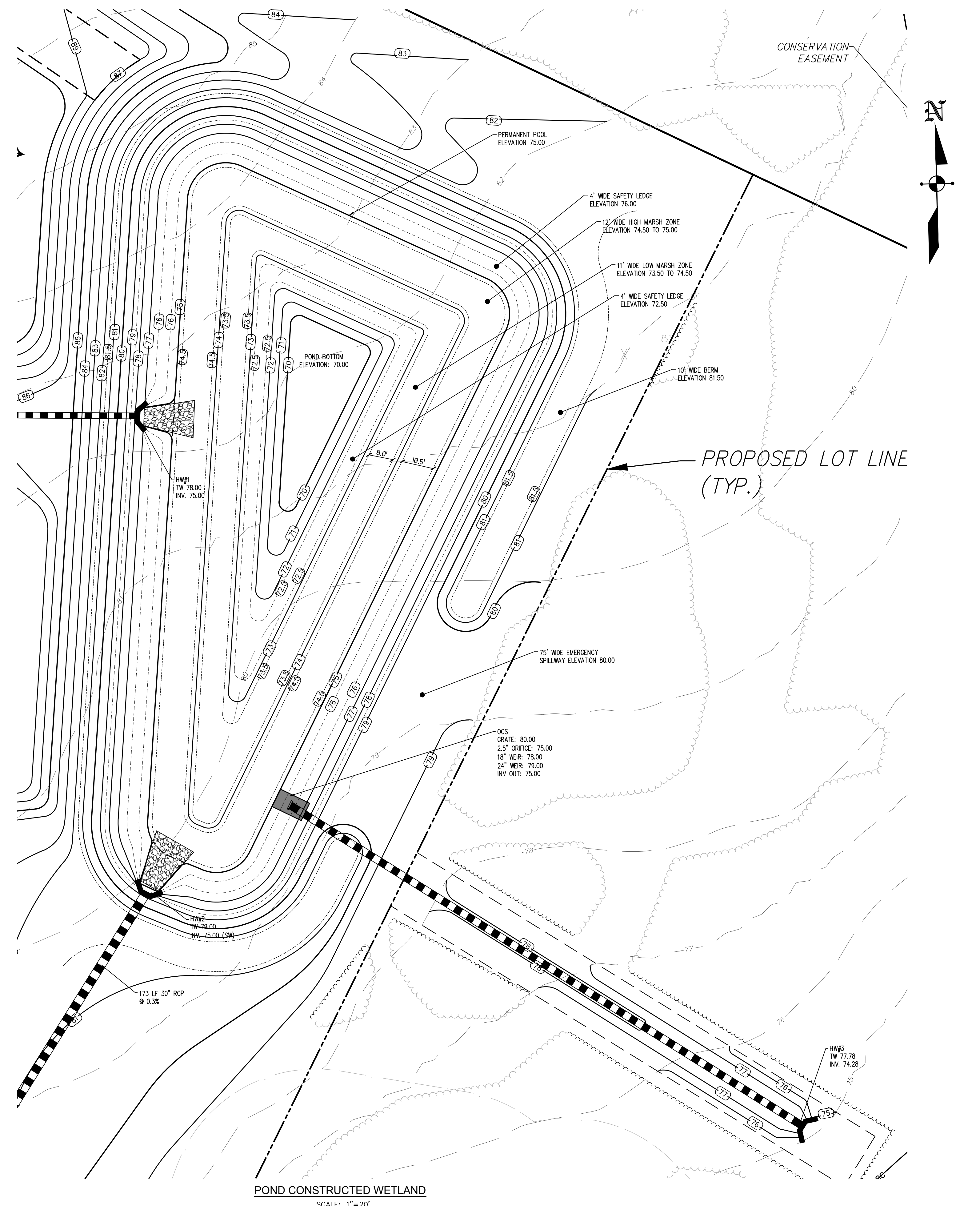
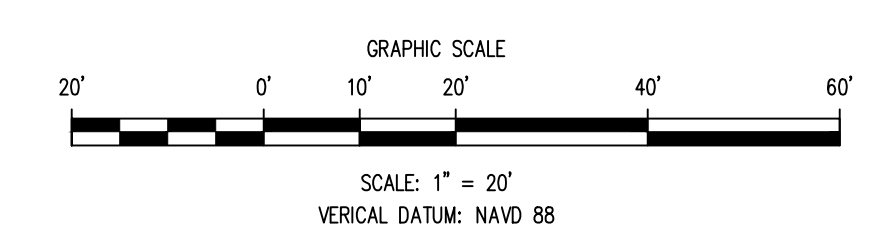


EMERGENCY SPILLWAY DETAIL
N.T.S.



- BASIN NOTES:
1. ALL EARTHWORK OPERATIONS, INCLUDING EXCAVATION, PROOFROLLING, GRADING AND BACKFILL OPERATIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
 2. FILL MATERIAL AND LINER INSTALLATION SHALL BE INSPECTED, APPROVED BY, AND INSTALLED UNDER THE SUPERVISION OF A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
 3. THE FILL MATERIAL TO BE UTILIZED FOR THE BERM/EMBANKMENT AT THE WET POND SHALL BE AS FOLLOWS: THE BERM SHALL BE CONSTRUCTED WITH SOIL FILL THAT HAS AN IN-SITU PERMEABILITY NO GREATER THAN 0.4 IN/HR. THE BERM/EMBANKMENT FILL SHALL BE PLACED IN 12 INCH LAYERS AND COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR DENSITY (ASTM D-1557). EACH LIFT SHALL BE INSPECTED, TESTED, AND APPROVED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS.
 4. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SOIL CONDITIONS ENCOUNTERED IN THE FIELD DIFFER FROM WHAT IS SHOWN HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.
 5. ALL SUBMERGED PIPES INTO OR OUT OF A WET POND SHALL BE CONSTRUCTED USING WATERTIGHT JOINTS. REINFORCED CONCRETE PIPE JOINTS SHALL MEET ASTM C361 OR C443. PLASTIC PIPE JOINTS SHALL MEET ASTM D3212 AND DUCTILE IRON PIPE JOINTS SHALL CONFORM TO ANSI/AWWA C111/A21.11. ALL LATEST EDITIONS. HOPE PIPE SHALL NOT BE UTILIZED IN SUBMERGED CONDITIONS.
 6. CLAY MATERIALS ARE NOT TO BE PLACED DIRECTLY AGAINST COARSE GRAINED DEPOSITS. THE SITE GEOTECHNICAL ENGINEER SHALL APPROVE ALL SUBBASES PRIOR TO CLAY PLACEMENT.
 7. GROUNDWATER SHALL BE CONTROLLED BY THE CONTRACTOR AT ALL TIMES.
 8. EXACT SIZE AND LOCATION OF EMERGENCY DRAWDOWN PIPE SHALL BE DETERMINED UPON BUILDING CONSTRUCTION APPLICATION.
 9. A PORTABLE PUMP SHALL BE UTILIZED FOR DRAWDOWN OF ANY VOLUME CONTAINED BELOW THE OUTLET STRUCTURE INVERT.

POND CONSTRUCTED WETLAND CROSS SECTION
N.T.S.



POND CONSTRUCTED WETLAND
SCALE: 1"=20'

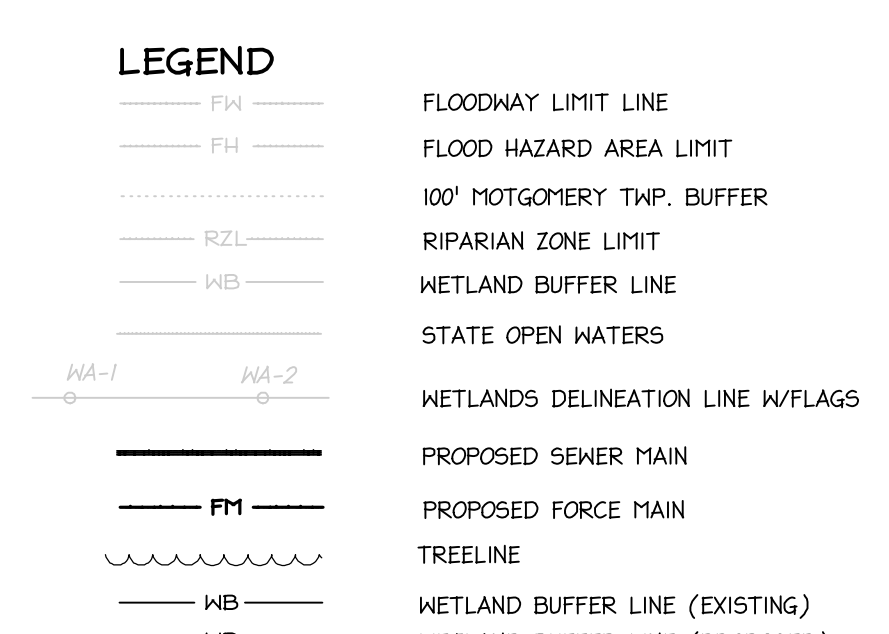
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			DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

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CERT. OF AUTHORIZATION NO. 26628X121880

POND CONSTRUCTED WETLAND DETAILS
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



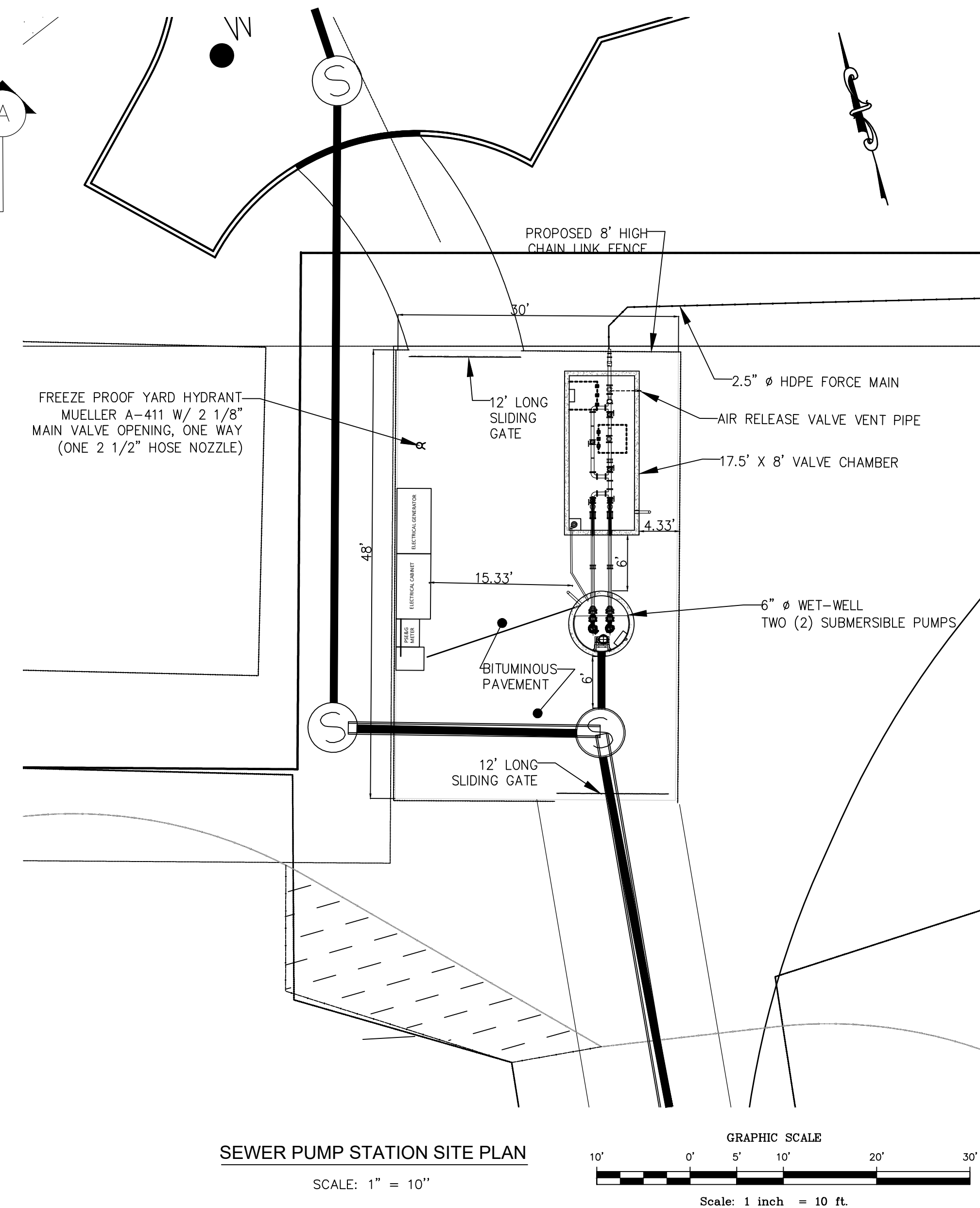
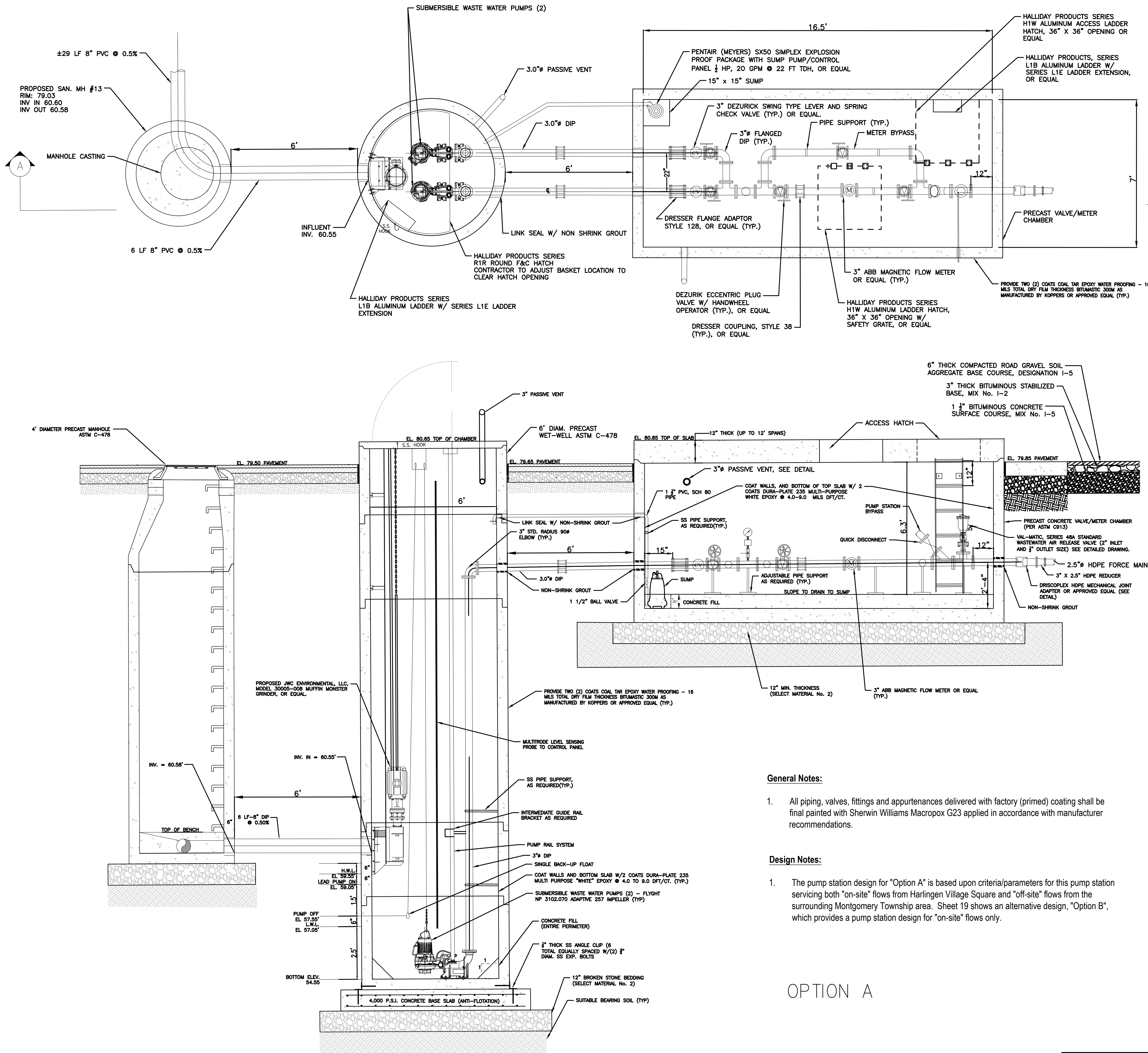
GRAPHIC SCALE

Scale: 1 inch = 40 ft.

 Michael K. Ford
 Professional Engineer, New Jersey Lic. No. 34722

- Bridges/Highways
- Construction Inspection
- Environmental
- Geotechnical/Dams
- Landscape Architecture
- Local/Regional Planning
- Municipal Engineering
- Site Development
- Surveying/Aerial Drones/GIS
- Water/Wastewater

PUMP STATION - OVERALL SITE PLAN
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



- NOTES:**
- SUBMERSIBLE PUMPS AND MOTORS SHALL BE EXPLOSION PROOF & INDICATED WITH AN "X" LABEL AND BE COMPLETELY SUBMERGED AT ALL TIMES.
 - THE LEAD PUMP SELECTION SHALL ALTERNATE WITH EACH PUMPING CYCLE SO AS TO ENSURE EVEN PUMP WEAR.
 - THE PUMP CONTROL SYSTEM SHALL BE A MULTITRODE SYSTEM INCORPORATING A LIQUID LEVEL INDICATOR / CONTROLLER AS THE LEVEL SENSING AND SIGNAL CONTROL DEVICE.
 - ONE PUMP SHALL BE FITTED WITH A MIX-FLUSH VALVE, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 - THE ALARM SYSTEM SHALL BE EQUIPPED WITH A DIALER TO TRANSMIT WARNING OF HIGH WATER LEVEL, POWER FAILURE, MECHANICAL FAILURE, LOW WATER LEVEL, ETC.
 - ALL PIPE CONNECTIONS WITHIN THE WET WELL AND VALVE PIT SHALL UTILIZE FLANGED FITTINGS.
 - BUOYANCY CALCULATIONS, SIGNED AND SEALED BY A NEW JERSEY PROFESSIONAL ENGINEER SHALL BE SUBMITTED BY THE CONTRACTOR TO ENSURE AGAINST WET WELL FLOTATION.
 - A STAND BY GENERATOR SHALL BE REQUIRED TO ALLOW CONTINUOUS FLOW OF WASTEWATER DURING TEMPORARY POWER OUTAGES.
 - ALL PUMP STATION EQUIPMENT SHALL BE PROVIDED WITH TWO (2) YEAR WARRANTY FROM THE DATE OF ACCEPTANCE BY THE TOWNSHIP ENGINEER.

PUMP STATION PARAMETERS	
DESCRIPTION	
PUMP DESIGN CAPACITY (GPM)	75
FORCE MAIN EQUIVALENT LENGTH (FT)	2,509'
STATIC HEAD (FT)	±22'
TOTAL DYNAMIC HEAD (FT)	±167'
FORCE MAIN DIAMETER (HDPE OR PVC)	2.5"
VELOCITY (FPS)	4.90
WET-WELL DIAMETER (FT)	6'
VALVE CHAMBER DIMENSIONS (INNER)	18.5'X7'

General Notes:

- All piping, valves, fittings and appurtenances delivered with factory (primed) coating shall be final painted with Sherwin Williams Macropox G23 applied in accordance with manufacturer recommendations.

Design Notes:

- The pump station design for "Option A" is based upon criteria/parameters for this pump station servicing both "on-site" flows from Harlingen Village Square and "off-site" flows from the surrounding Montgomery Township area. Sheet 19 shows an alternative design, "Option B", which provides a pump station design for "on-site" flows only.

OPTION A

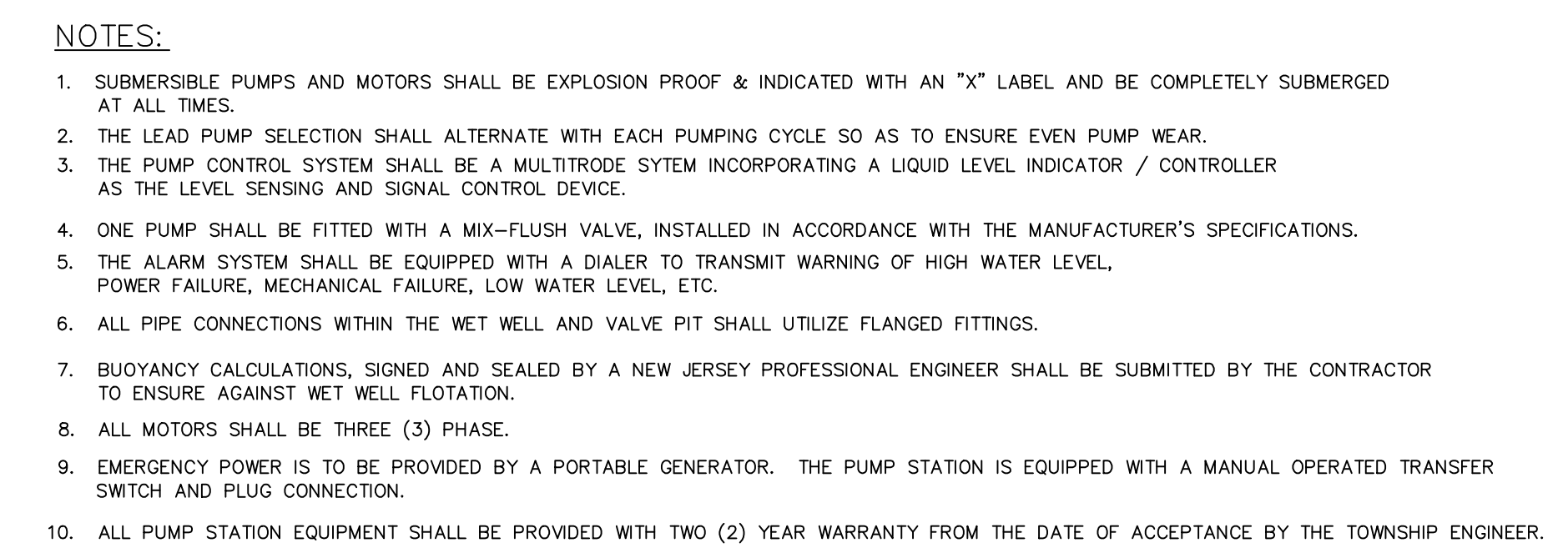
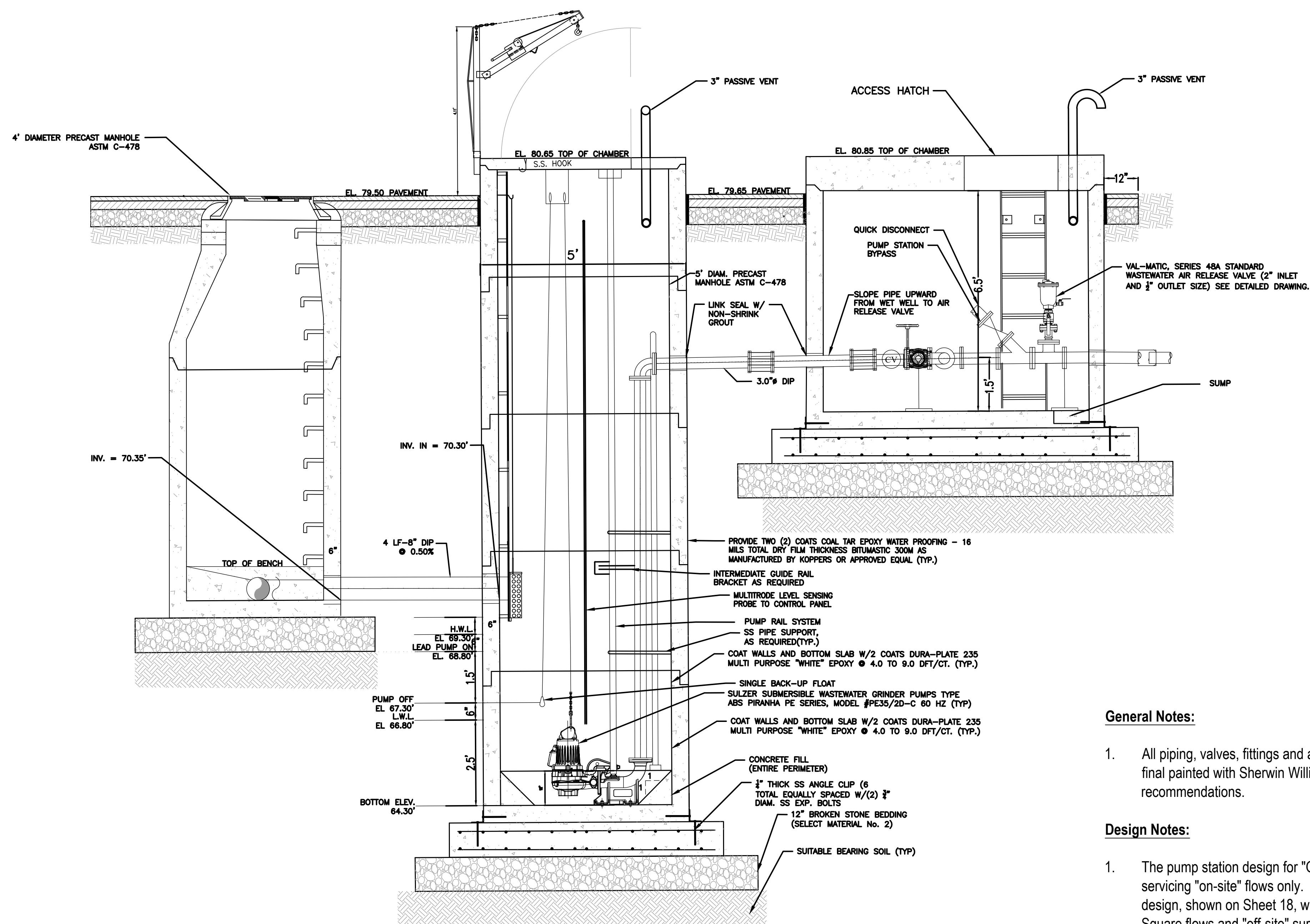
			DATE: JANUARY 17, 2023
			SCALE: AS SHOWN
			DESIGNED BY: J.B./G.P.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: G.P.
PER TOWNSHIP	MKF	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M
<p><i>Michael K. Ford</i> Michael K. Ford, P.E. Professional Engineer, New Jersey Lic. No. 34722</p>			

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
10 BROWER LANE, HILLSBOROUGH, NJ 08041
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 333-8251
CERT. OF AUTHORIZATION NO. 246A28123500

Bridge/Highways
Construction Inspection
Environmental
Geotechnical/Drains
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

PUMP STATION OPTION A - LAYOUT
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



PUMP STATION PARAMETERS	
DESCRIPTION	
PUMP DESIGN CAPACITY (GPM)	35
FORCE MAIN EQUIVALENT LENGTH (FT)	2,482
STATIC HEAD (FT)	+12'
TOTAL DYNAMIC HEAD (FT)	+94'
FORCE MAIN DIAMETER (HDPE)	2"
VELOCITY (FPS)	3.6
WET-WELL DIAMETER (FT)	5'
VALVE CHAMBER DIMENSIONS (IN/FR)	7'X5'

1. All piping, valves, fittings and appurtenances delivered with factory (primed) coating shall be final painted with Sherwin Williams Macropox G23 applied in accordance with manufacturer recommendations.

1. The pump station design for "Option B" is based upon criteria/parameters for this pump station servicing "on-site" flows only. This is an alternative design to the "Option A" pump station design, shown on Sheet 18, which is proposed to service both the "on-site" Harlingen Village Square flows and "off-site" surrounding flows from Montgomery Township.

OPTION B

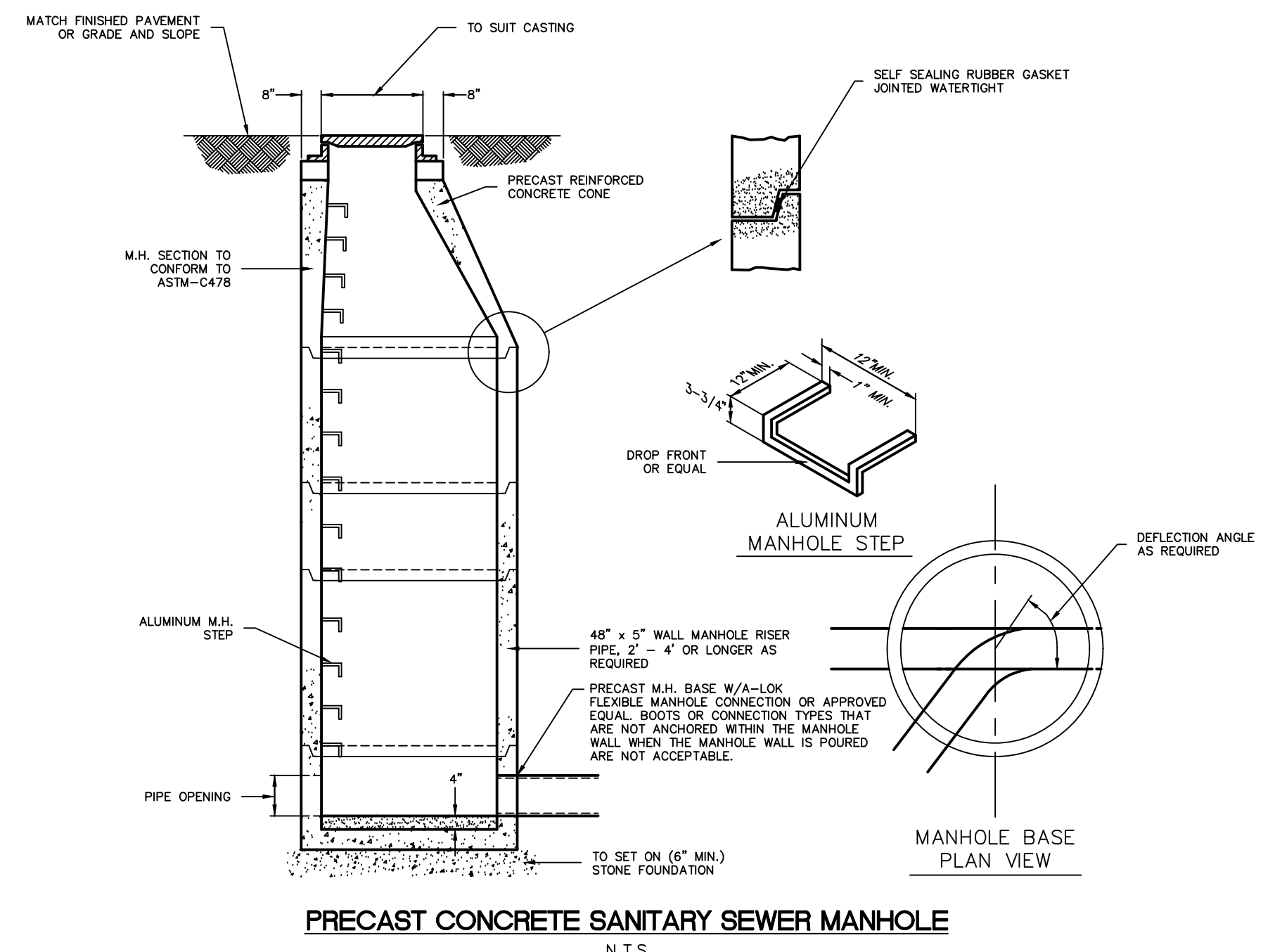
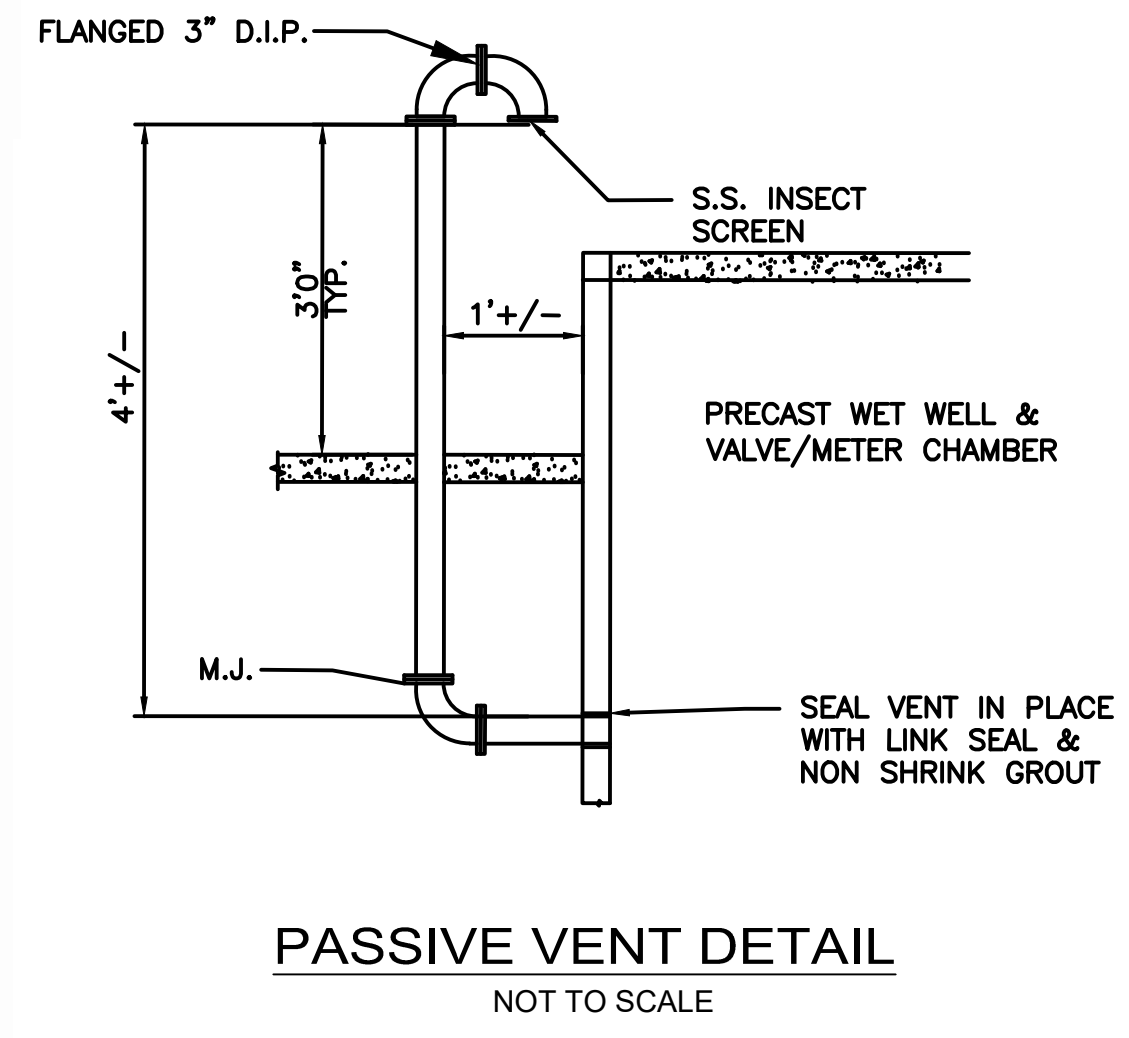
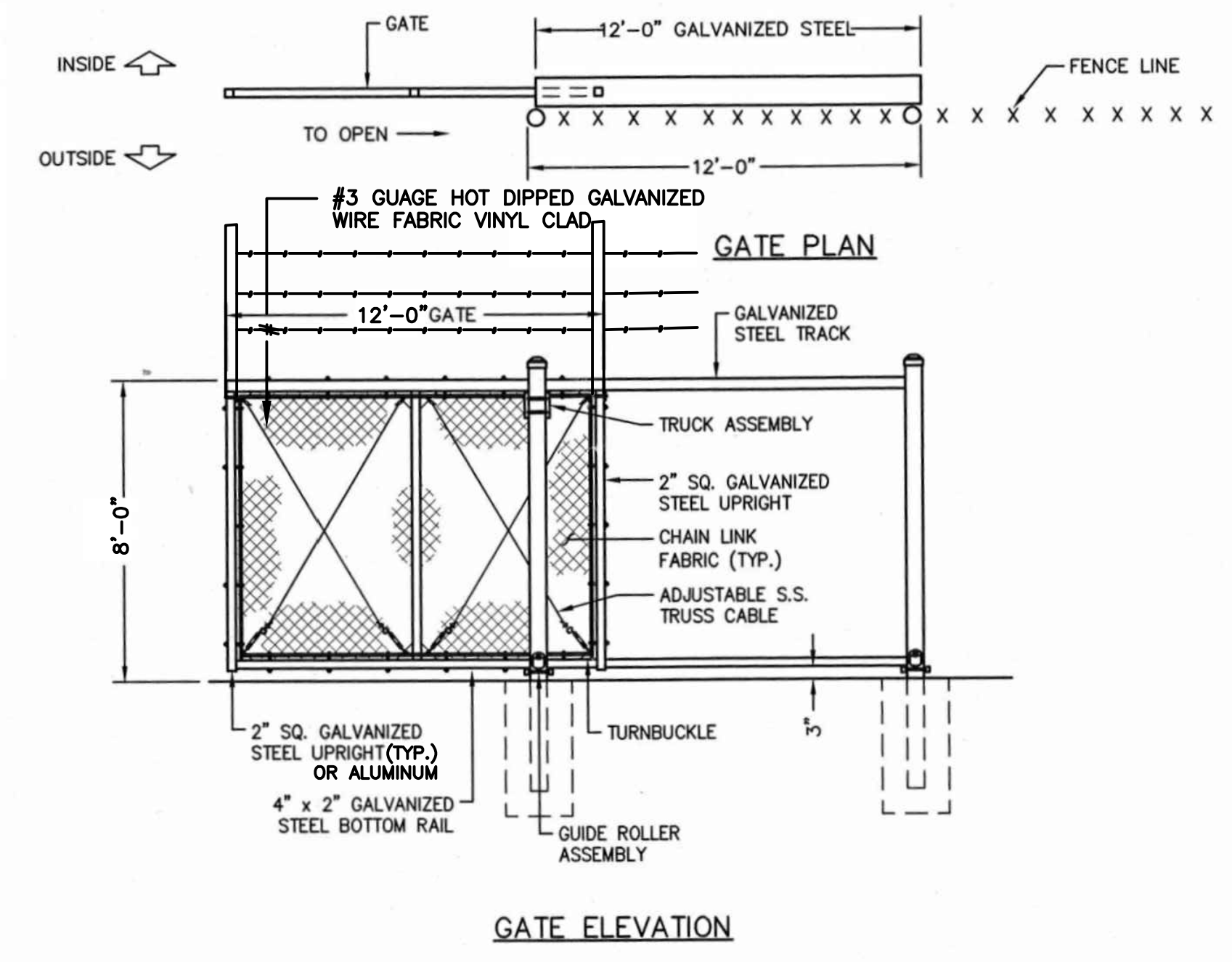
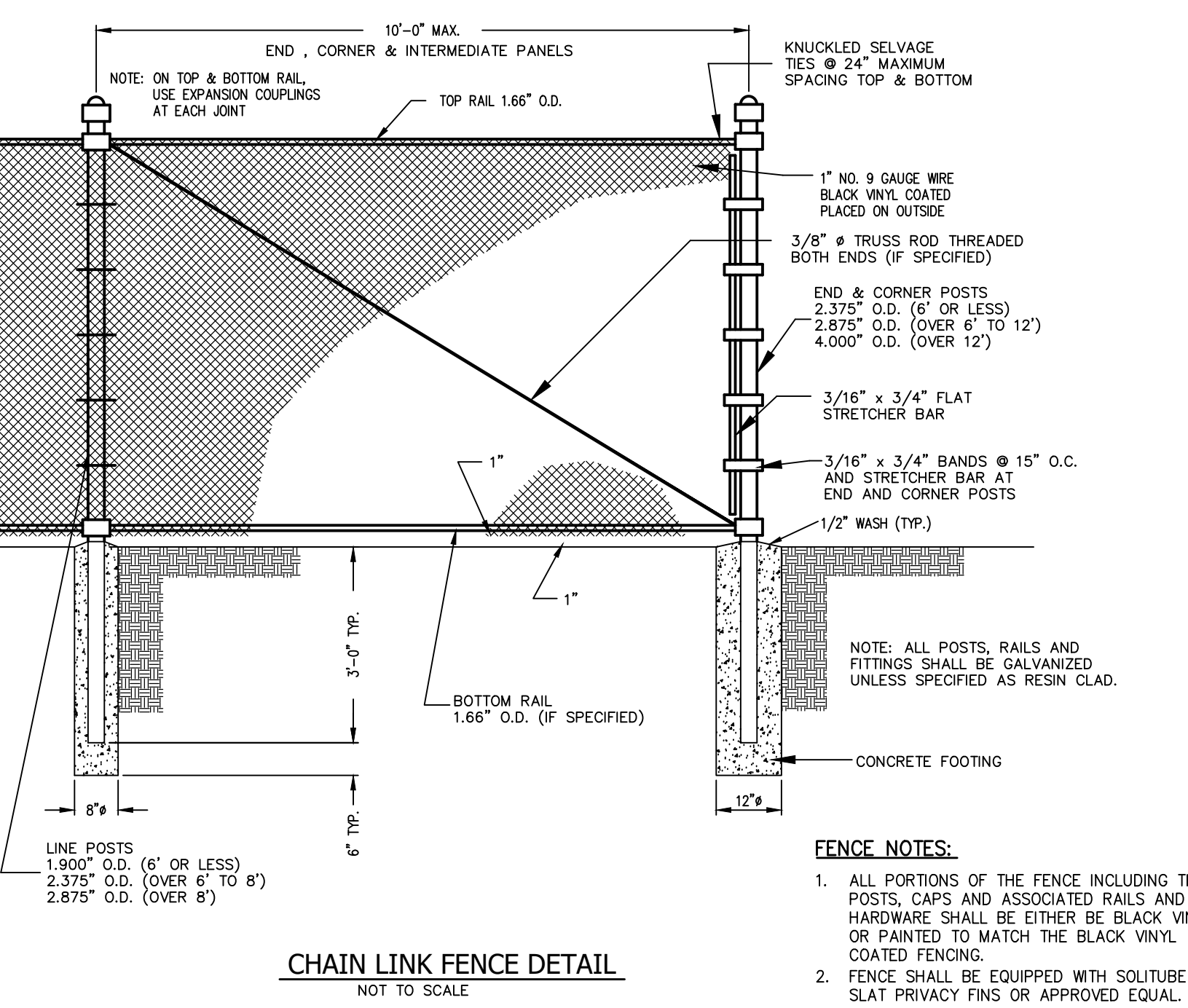
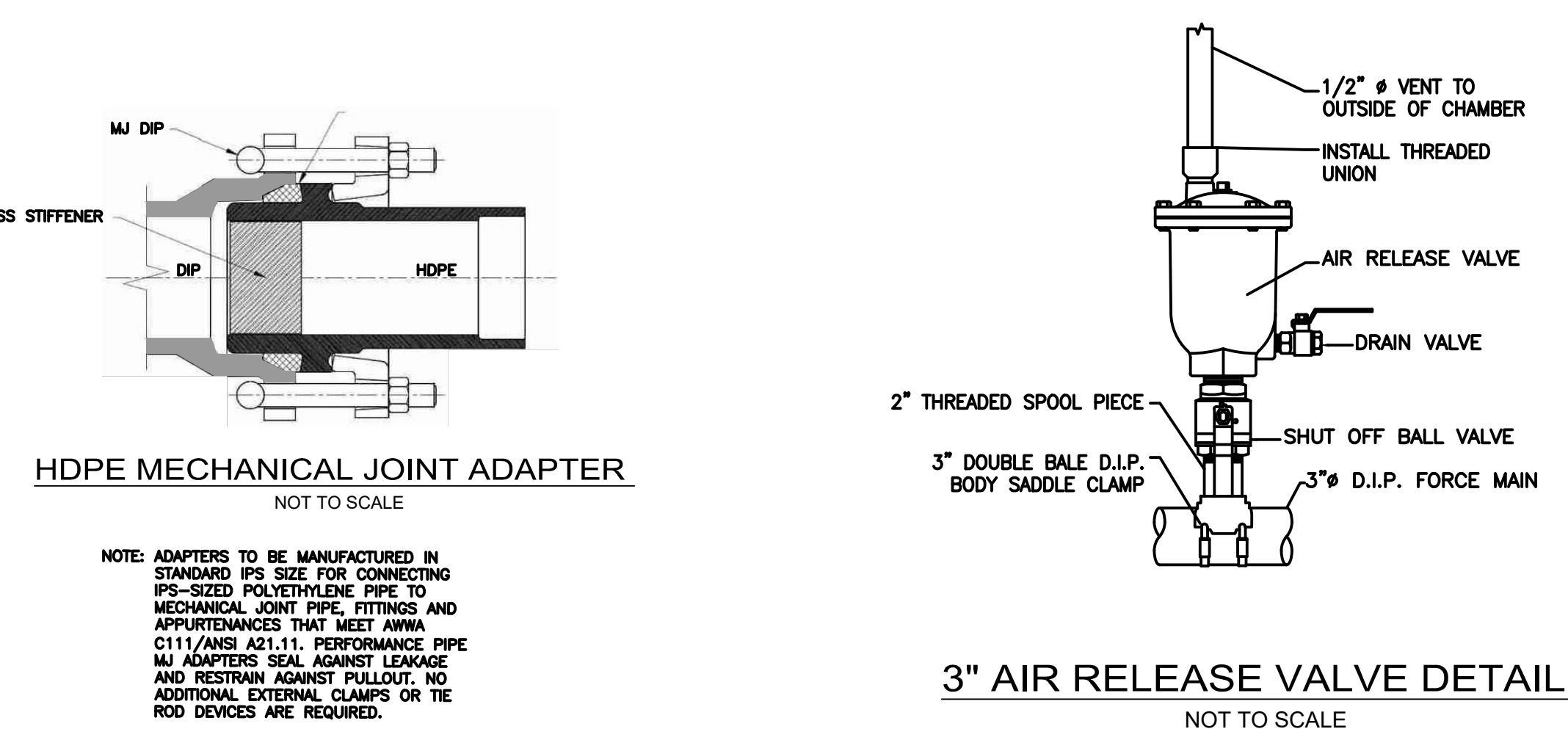
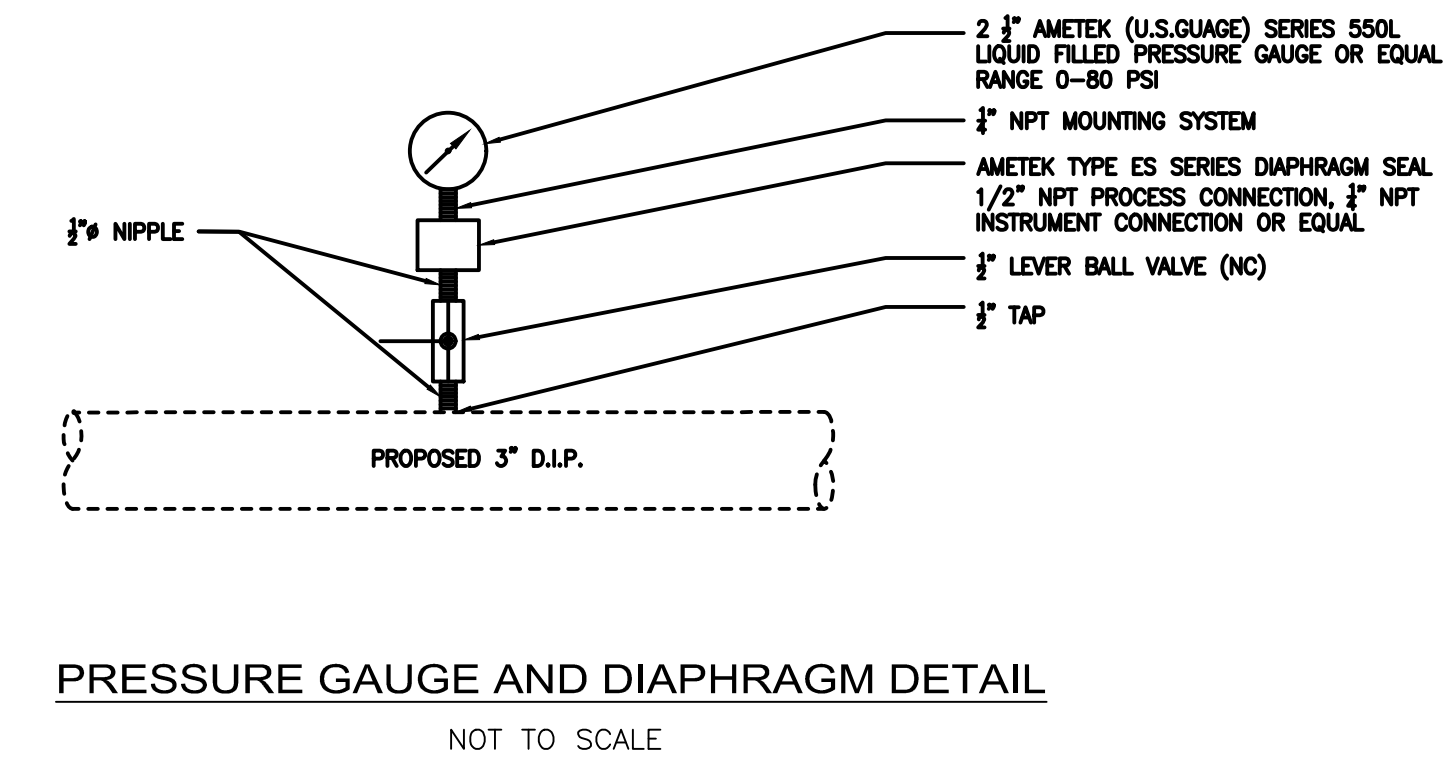
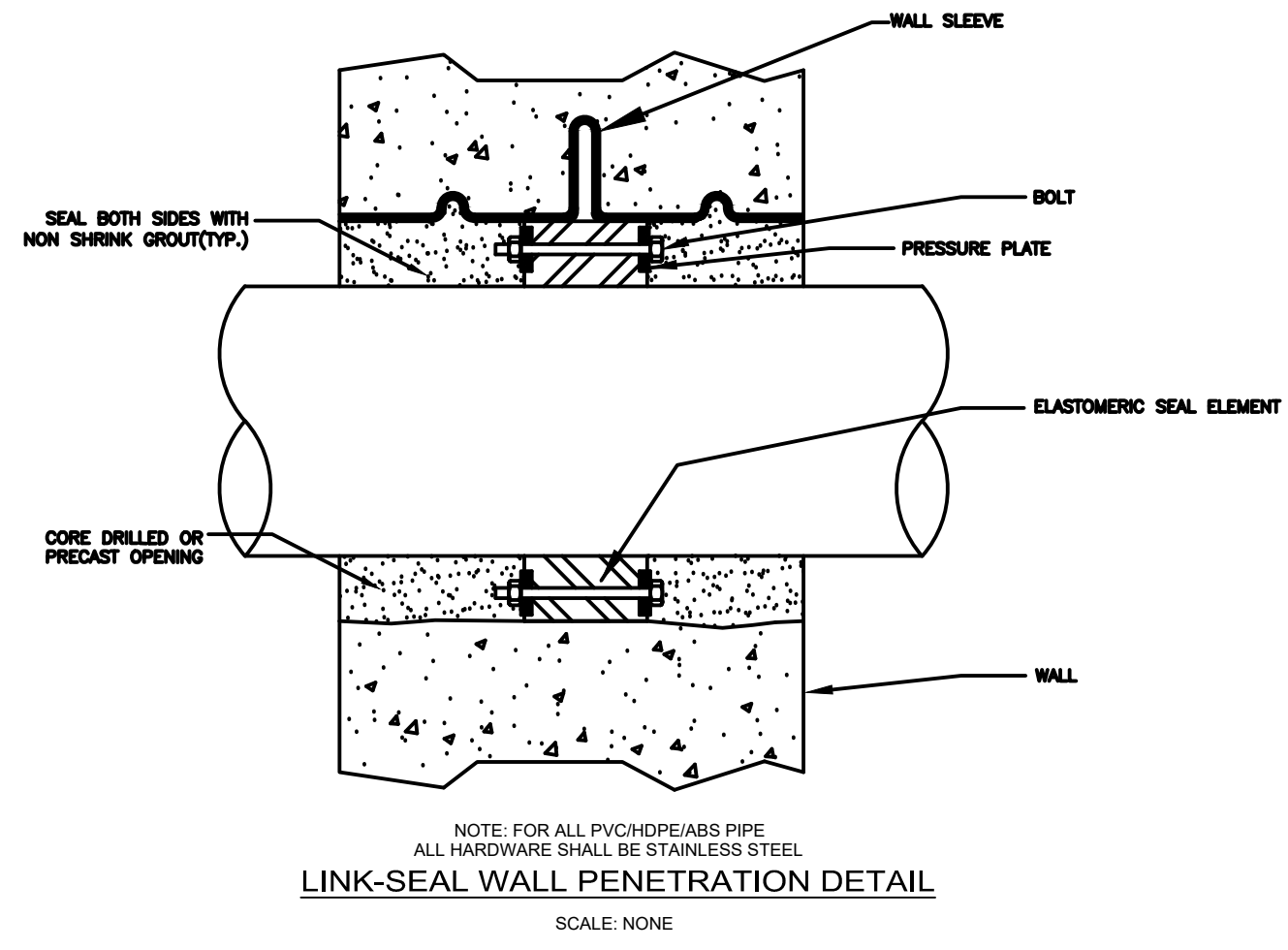
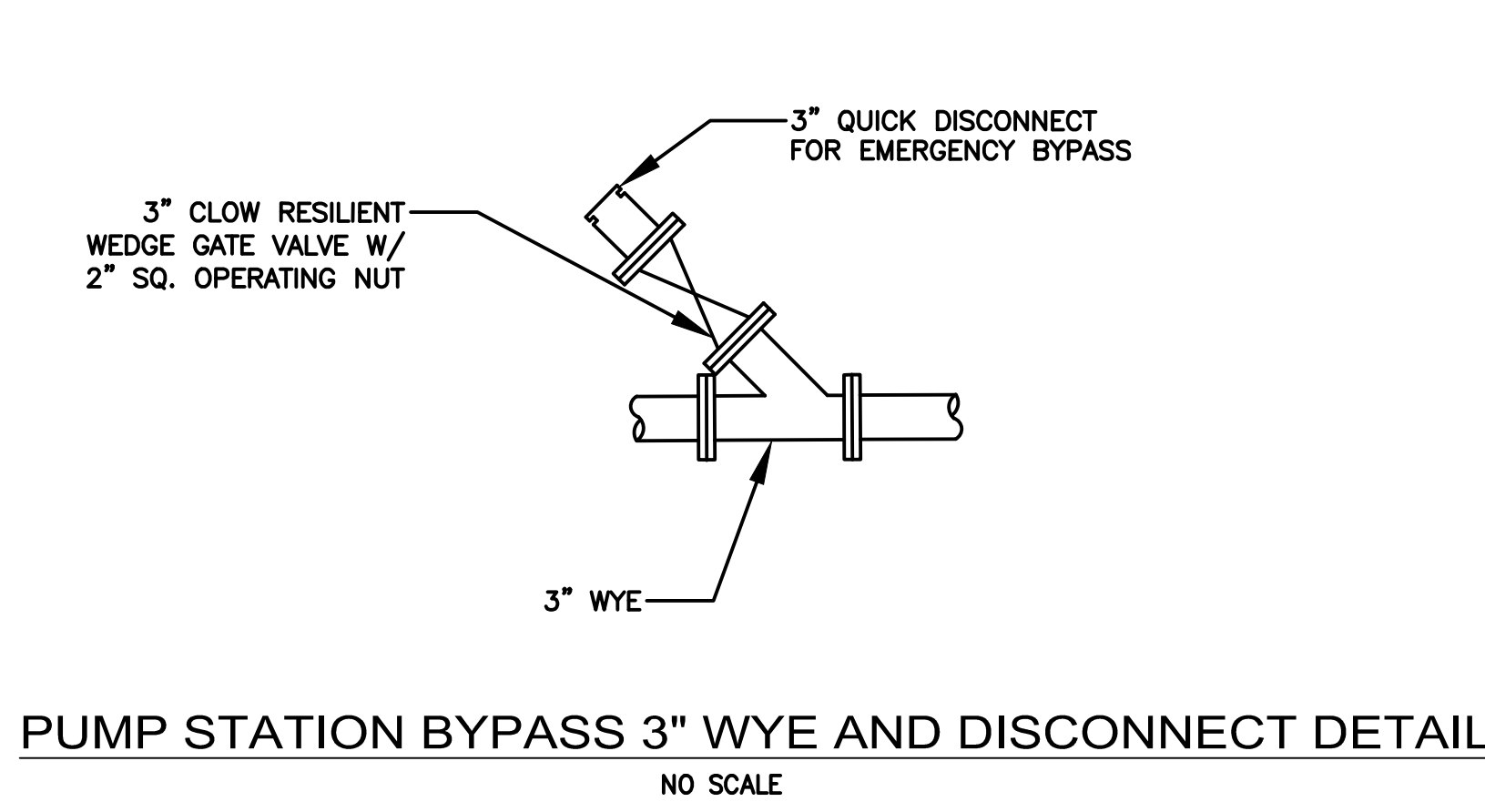
		DATE: JANUARY 17, 2023
		SCALE: AS SHOWN
		DESIGNED BY: J.B./G.P.
PER TOWNSHIP	M.K.F. 5/18/23	DRAWN BY: G.P.
PER TOWNSHIP	MKF 03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH. DATE	JOB NO. 1905M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722



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PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

PUMP STATION OPTION B - LAYOUT
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



1-800-843-7648
www.thern.com

FAST FACTS

5110 with pedestal base mounted upright

5110 Upright - Height and Reach

boom position	reach	hook height
A-1	38 in	50 in
A-2	46 in	50 in
A-3	56 in	50 in
A-4	66 in	50 in
B-1	23 in	73 in
B-2	30 in	80 in
B-3	37 in	87 in
B-4	44 in	94 in

Dimensions are for reference only and subject to change without notice.

5110 with wall mount base or socket base mounted flush

5110 Flush - Height and Reach

boom position	reach	hook height
A-1	38 in	36 in
A-2	46 in	36 in
A-3	56 in	36 in
A-4	66 in	36 in
B-1	23 in	59 in
B-2	30 in	66 in
B-3	37 in	73 in
B-4	44 in	80 in

Dimensions are for reference only and subject to change without notice.

SERIES R1R ACCESS DOOR

STANDARD FEATURES:

- AUTO-LOCK T-316 STAINLESS STEEL HOLD OPEN ARM WITH RELEASE HANDLE
- T-316 STAINLESS STEEL HINGES AND ATTACHING HARDWARE
- NON-CORROSIVE LOCKING BAR
- SINGLE LEAF CONSTRUCTION FOR MAXIMUM ACCESS
- 300 LBS. PER SQ. FT. LOAD RATING (1464 KG. PER SQ. METER LOAD RATING)
- EXTRUDED ALUMINUM FRAME
- RECESSED LIFTING HANDLE
- ANCHOR PLATES (ORDER WITHOUT FOR FIBERGLASS OR DROP-IN INSTALLATIONS)
- LIFETIME GUARANTEE

STANDARD SIZES

QTY.	MODEL NO.	A DIM. INCHES (MM)	B DIM. INCHES (MM)	C DIM. INCHES (MM)	UNIT WT. LBS. (KG.)
	R1R36	24 (610)	35 (880)	41 (1041)	82 (39)
	R1R48	32 (813)	47 (1194)	53 (1346)	88 (39)
	R1R60	40 (1016)	59 (1498)	65 (1651)	136 (62)
	R1R72	48 (1219)	71 (1803)	77 (1956)	175 (79)

ANCHOR PLATES

LIFTING HANDLE

PADLOCK BAR

3" (76 MM) TYP.

1/4" (7 MM) THICK DIAMOND PATTERN ALUM. COVER PLATE

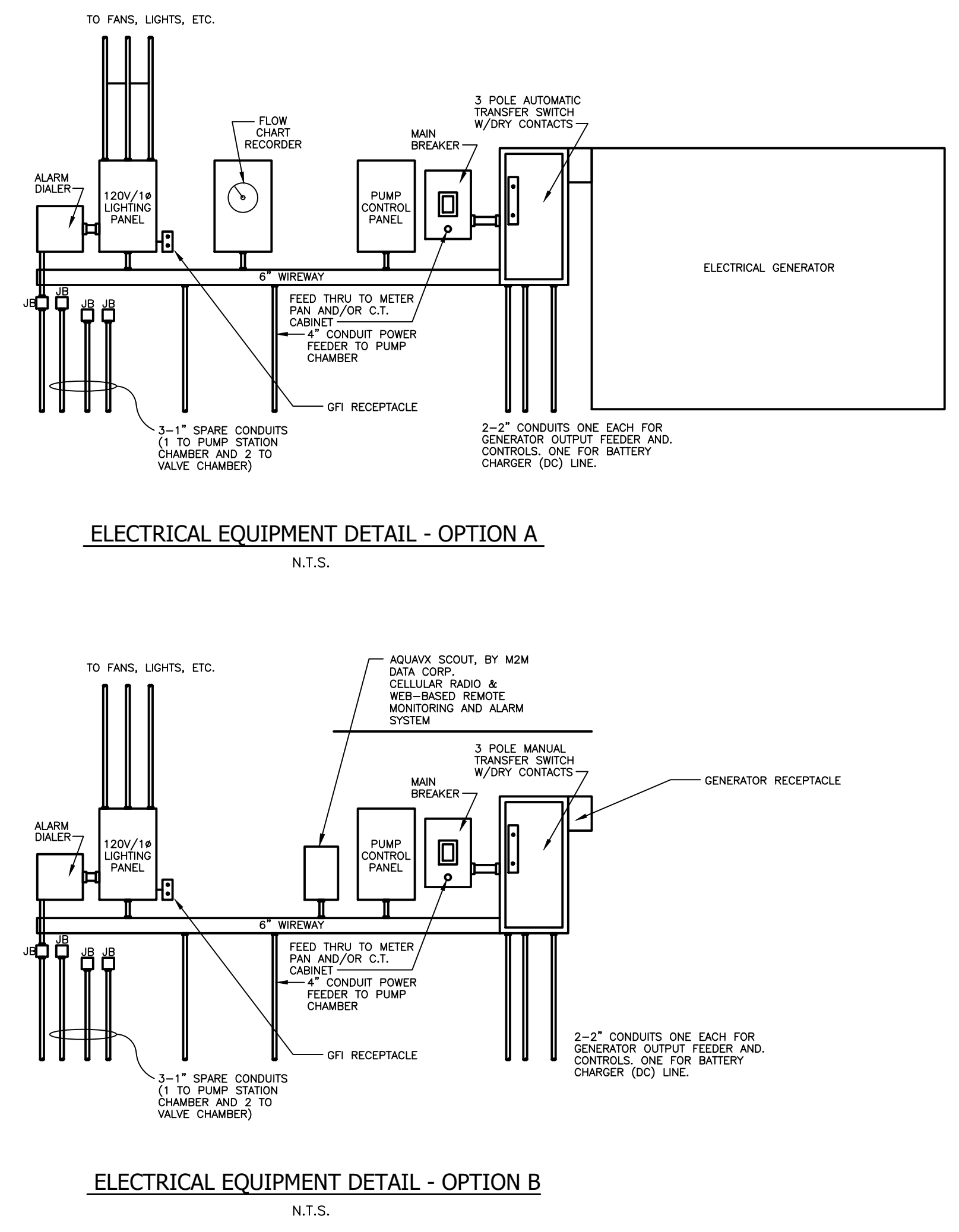
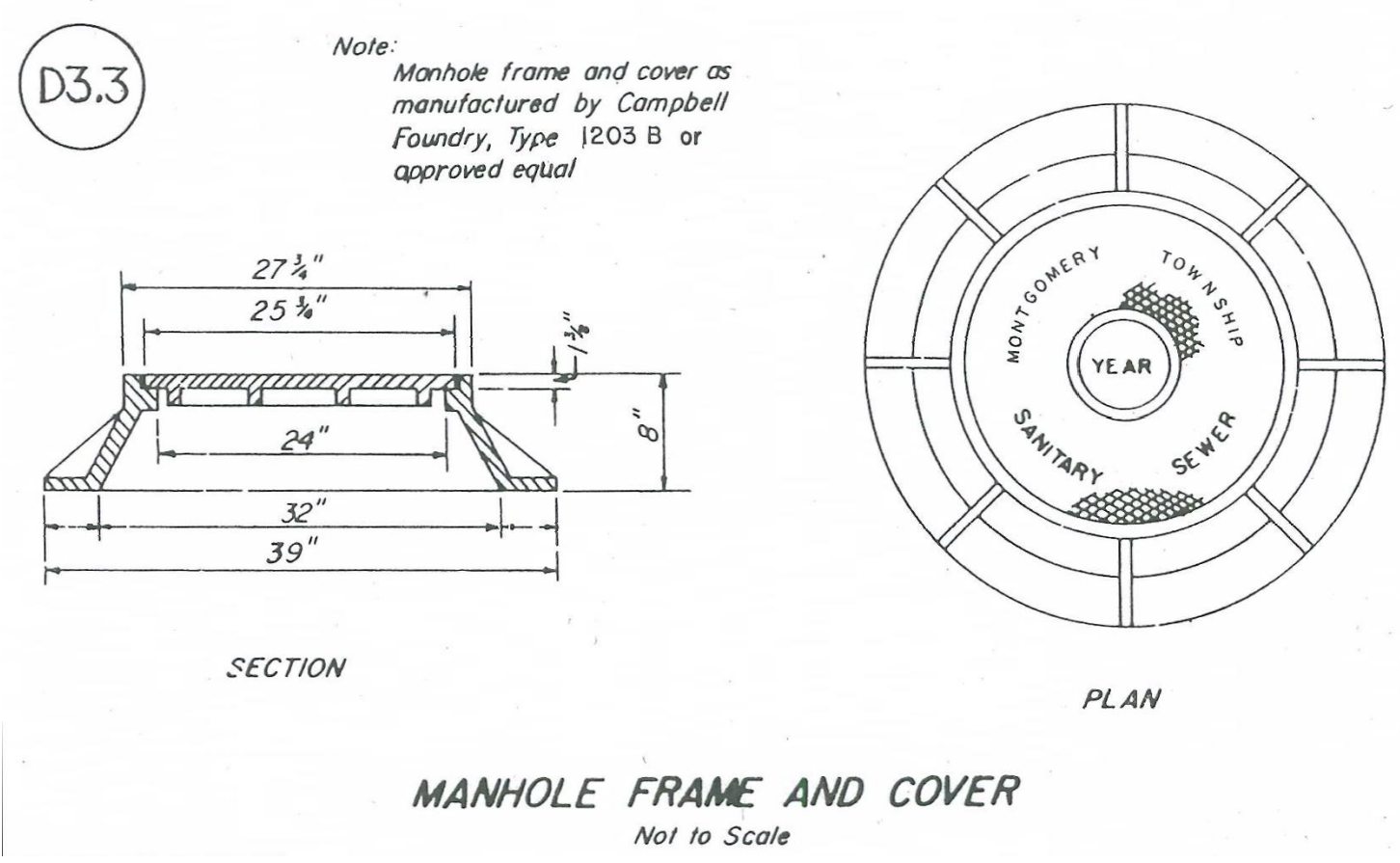
S-STL. & ALUM. POSITIVE LOCKING HOLD OPEN ARM

T-316 STAINLESS STEEL HINGES WITH TAMPER PROOF FASTENERS

PRIMER REQUIRED

CONCRETE APPLICATION

OMIT ANCHOR PLATES FOR FIBERGLASS APPLICATION



DATE: JANUARY 17, 2023

SCALE: AS SHOWN

DESIGNED BY: J.B./G.P.

DRAWN BY: A.B./G.P.

CHECKED BY: M.K.F.

JOB No. 1805M

PER TOWNSHIP M.K.F. 5/18/23

PER TOWNSHIP MKF 03/10/23

REVISIONS AUTH. DATE

Van Cleef

ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC

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PHONE: 908.339.8251

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Bridge/Highways Construction Inspection

Environmental Geotechnical/Dams Landscape Architecture

Local/Regional Planning Municipal Engineering

Site Development Surveying/Aerial Drones/GIS

Water/Wastewater

PUMP STATION DETAILS

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001

MONTGOMERY TOWNSHIP,

SOMERSET COUNTY, NEW JERSEY

Michael K. Ford

Michael K. Ford, P.E.

Professional Engineer, New Jersey Lic. No. 34722

F:\pds\1805M\ENCL\DWG\MANHOLE VILLAGE PLAN SET (B-32-22).DWG 12:36:22 PM 5/18/2023 11:46:04 AM

EXISTING CONDITIONS REGULATED AREAS SUMMARY:

TOTAL WETLANDS ON-SITE: 4.356 ACRES (181,753 SF)
TOTAL WETLAND TRANSITION AREA ON-SITE: 2,525 ACRES (104,892 SF)
TOTAL WETLAND TRANSITION AREA OFF-SITE: 0.012 ACRE (518 SF)

REGULATED DISTURBANCE SUMMARY (WETLANDS & TRANSITION AREAS):

GP-2 TEMPORARY/PERMANENT TRANSITION AREA DISTURBANCE: WAIVED FOR ACCESS
GP-2 PERMANENT TRANSITION AREA DISTURBANCE: 0.61 ACRE (6,597 SF)
GP-2 PERMANENT WETLAND DISTURBANCE: 0.08 ACRE (4,716 SF)
GP-10A PERMANENT WETLAND DISTURBANCE (ON-SITE): 0.020 ACRE (865 SF)
GP-10A PERMANENT TRANSITION AREA DISTURBANCE (ON-SITE): WAIVED FOR ACCESS
GP-10A PERMANENT TRANSITION AREA DISTURBANCE (OFF-SITE): WAIVED FOR ACCESS
GP-7 PERMANENT WETLAND SHALE DISTURBANCE: 0.284 ACRE (12,381 SF)

TOTAL WETLAND/WETLAND TRANSITION AREA/WATERS DISTURBANCE UNDER GENERAL PERMITS: 0.564 ACRE (24,559 SF)
TOTAL POST-CONSTRUCTION WETLAND AREA ON-SITE: 4.228 ACRES (184,172 SF)
TOTAL POST-CONSTRUCTION WETLAND AREA OFF-SITE: 0.000 ACRES (0 SF)

TRANSITION AREA WAIVER AVERAGING SUMMARY:

TOTAL WETLAND TRANSITION AREA REDUCTION: 5,536 SF
TOTAL WETLAND TRANSITION AREA COMPENSATION: 5,752 SF

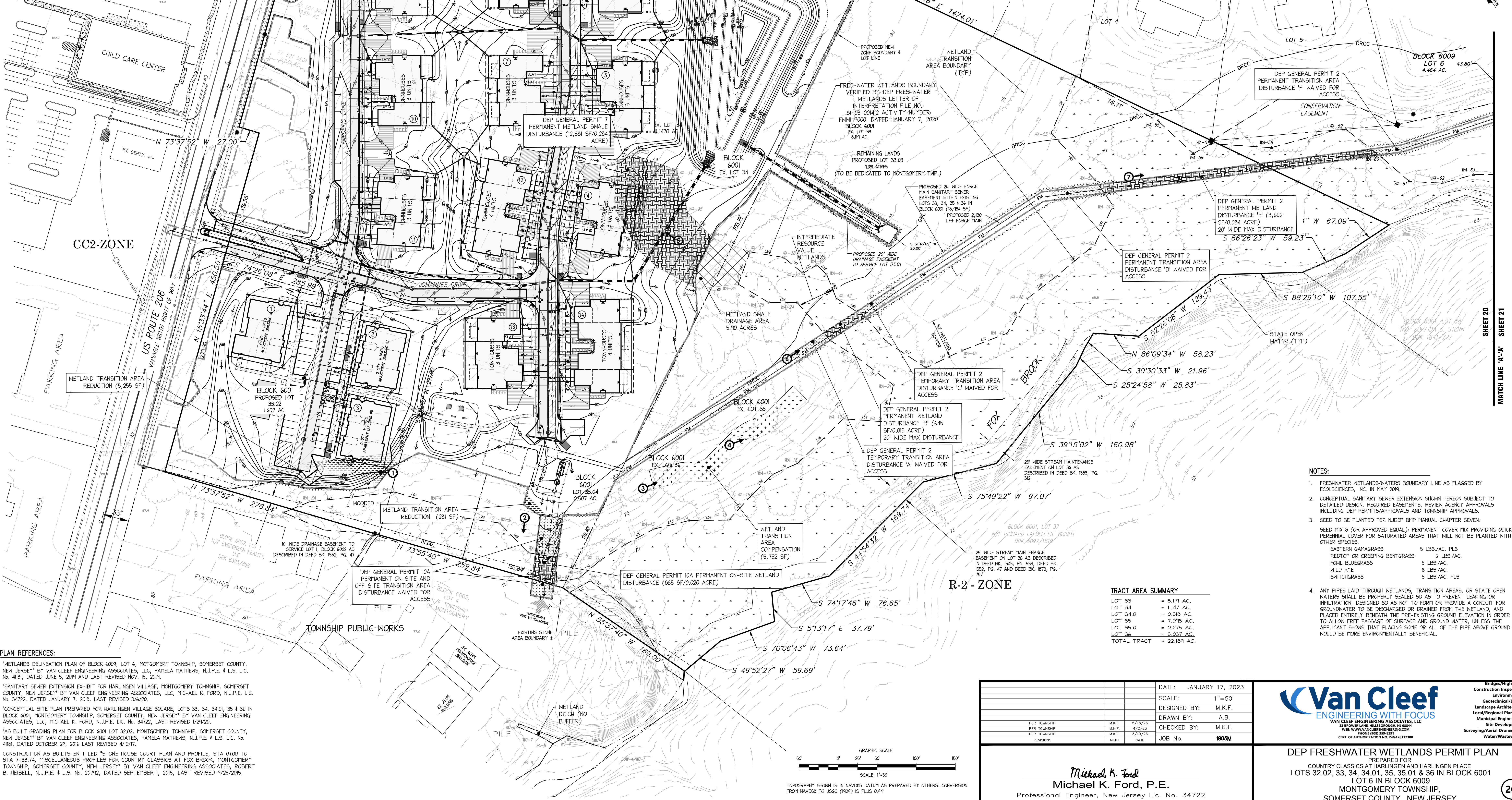
TOTAL POST-CONSTRUCTION WETLAND TRANSITION AREA ON-SITE: 2,528 ACRES (110,108 SF)
TOTAL POST-CONSTRUCTION WETLAND TRANSITION AREA OFF-SITE: 0.000 ACRE (0 SF)

IMPERVIOUS SURFACE SUMMARY:

TOTAL LIMIT OF DISTURBANCE: 12,271 ACRES (534,515 SF)
PROPOSED DISTURBANCE (ON-SITE): 11,921 ACRES (519,634 SF)
PROPOSED DISTURBANCE (OFF-SITE): 0.342 ACRE (14,876 SF)
TOTAL PROPOSED IMPERVIOUS SURFACE: 4,533 ACRES (197,431 SF)
PROPOSED IMPERVIOUS SURFACE (ON-SITE): 4,400 ACRES (194,706 SF)
PROPOSED IMPERVIOUS SURFACE (OFF-SITE): 0.132 ACRE (5,733 SF)
TOTAL PROPOSED REGULATED MOTOR VEHICLE SURFACE: 2,013 ACRES (87,616 SF)
PROPOSED REGULATED MOTOR VEHICLE SURFACE (ON-SITE): 1,171 ACRES (51,171 SF)
PROPOSED REGULATED MOTOR VEHICLE SURFACE (OFF-SITE): 0.035 ACRE (1,524 SF)

NOTES:

- ON-SITE AREA CONSISTS OF THE ENTIRETY OF LOTS 33, 34, 34.01, 35, 35.01 AND 36 IN BLOCK 6001 AS WELL AS THE PORTIONS OF LOT 32.02 IN BLOCK 6001 AND LOT 6 IN BLOCK 6009 THAT LIE WITHIN THE LIMIT OF DISTURBANCE.
- OFF-SITE AREA CONSISTS OF THE PORTION OF LOT 4 IN BLOCK 6002 AND THE AREA IN THE US-206 RIGHT OF WAY THAT LIES WITHIN THE LIMIT OF DISTURBANCE.



LEGEND:

FM
RZL
WB
PROPOSED FORCE MAIN
RIPARIAN ZONE LIMIT
WETLAND BUFFER LINE
PROPOSED CONTOURS
EXISTING CONTOURS
STATE OPEN WATERS
WETLANDS DELINEATION LINE W/FLAGS
PROPOSED SANITARY SEWER EXTENSION
PROPOSED LIMIT OF DISTURBANCE
PHOTOGRAPH LOCATION/DIRECTION

WETLAND AREA LOT FILE NO.: 1813-03-004.2
FWM# 90001, DATED 1/7/2020. (PLAN REF. #1)
WETLAND SHALE AREA LOT FILE NO.:
1813-03-004.2 FW# 90001, DATED 1/7/2020.
(PLAN REF. #1)
WETLAND AREA DISTURBANCE
TRANSITION AREA DISTURBANCE
TRANSITION AREA REDUCTION
TRANSITION AREA COMPENSATION
NON-EXCLUSIVE UTILITY EASEMENT
N.J.A.N. EXCLUSIVE EASEMENT

NOTES:

- FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS FLAGGED BY ECOSYSTEMS, INC. IN MAY 2019.
- CONCEPTUAL SANITARY SEWER EXTENSION SHOWN HEREON SUBJECT TO DETAILED DESIGN, REQUIRED EASEMENTS, REVIEW AGENCY APPROVALS INCLUDING DEP PERMITS/APPROVALS AND TOWNSHIP APPROVALS.
- SEED TO BE PLANTED PER NJDEP B1P MANUAL CHAPTER SEVEN:
SEED MIX 8 (OR APPROVED EQUAL): PERMANENT COVER MIX PROVIDING QUICK PERENNIAL COVER FOR SATURATED AREAS THAT WILL NOT BE PLANTED WITH OTHER SPECIES.
EASTERN GAMAGRASS 5 LBS./AC. PLS.
REDTOP OR CREEPING BENTGRASS 2 LBS./AC.
FOAL BLUEGRASS 5 LBS./AC.
WILD RYE 8 LBS./AC.
SMITHGRASS 5 LBS./AC. PLS.
- ANY PIPES LAID THROUGH WETLANDS, TRANSITION AREAS, OR STATE OPEN WATERS SHALL BE PROPERLY SEALED SO AS TO PREVENT LEAKING OR INFILTRATION, DESIGNED SO AS NOT TO FORTH OR PROVIDE A CONDUIT FOR GROUNDWATER TO BE DISCHARGED OR DRAINED FROM THE WETLAND, AND PLACED ENTIRELY BENEATH THE PRE-EXISTING GROUND ELEVATION IN ORDER TO ALLOW FREE PASSAGE OF SURFACE AND GROUND WATER, UNLESS THE APPLICANT SHOWS THAT PLACING SOME OR ALL OF THE PIPE ABOVE GROUND WOULD BE MORE ENVIRONMENTALLY BENEFICIAL.

TRACT AREA SUMMARY

LOT 33	= 8.119 AC.
LOT 34	= 1.147 AC.
LOT 34.01	= 0.518 AC.
LOT 35	= 7.095 AC.
LOT 35.01	= 0.275 AC.
LOT 36	= 5.037 AC.
TOTAL TRACT	= 22.184 AC.

PLAN REFERENCES:

- "WETLANDS DELINEATION PLAN OF BLOCK 6001, LOT 6, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. # L.S. LIC. No. 4181, DATED JUNE 5, 2019 AND LAST REVISED NOV. 15, 2019.
- "SANITARY SEWER EXTENSION EXHIBIT FOR HARLINGEN VILLAGE, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED JANUARY 7, 2018, LAST REVISED 3/6/20.
- "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
- "AS BUILT GRADING PLAN FOR BLOCK 6001 LOT 32.02, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.P.E. # L.S. LIC. No. 4181, DATED OCTOBER 28, 2016 LAST REVISED 4/10/21.
- CONSTRUCTION AS BUILTS ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 7+38.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBELL, N.J.P.E. # L.S. No. 20712, DATED SEPTEMBER 1, 2015, LAST REVISED 9/26/2015.

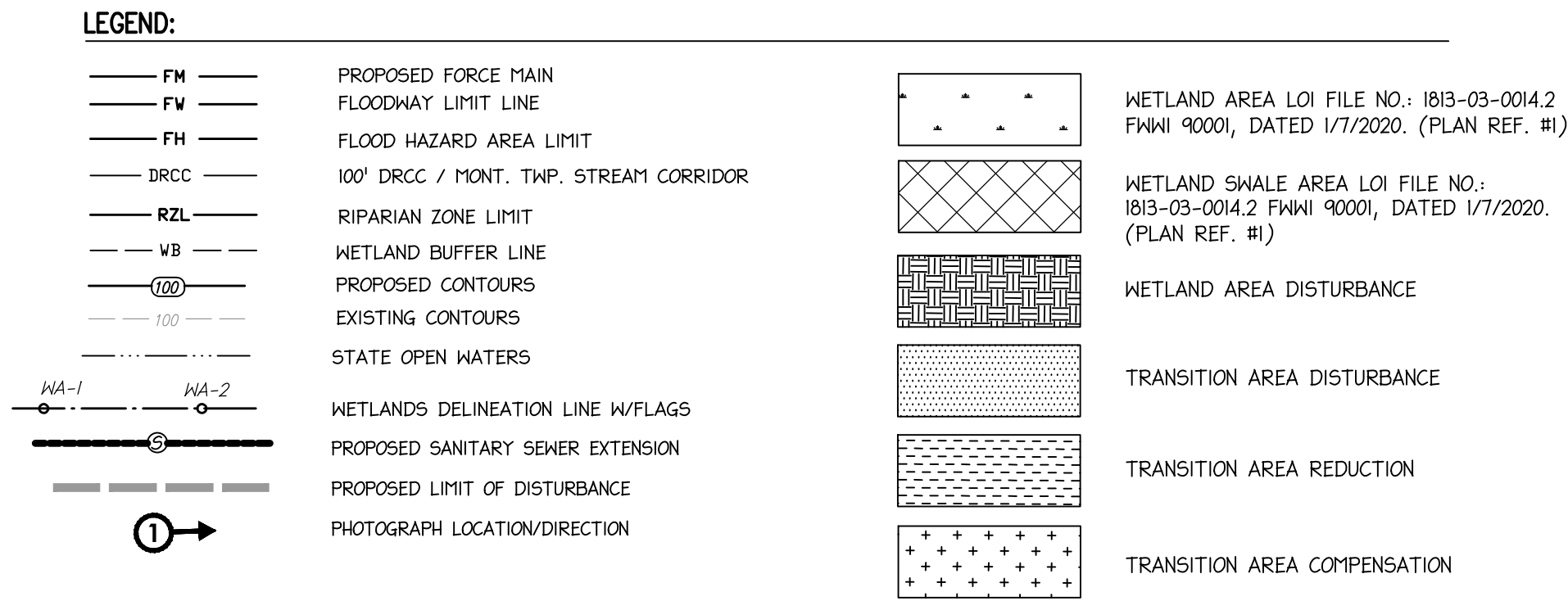
TOPOGRAPHY SHOWN IS IN NAVD83 DATUM AS PREPARED BY OTHERS. CONVERSION FROM NAVD83 TO USGS (NAD23) IS PLUS 0.94'

DATE: JANUARY 17, 2023	SCALE: 1"=50'
DESIGNED BY: M.K.F.	DRAWN BY: A.B.
CHECKED BY: M.K.F.	JOB NO. 1805M
PER TOWNSHIP	M.K.F. 5/18/23
PER TOWNSHIP	M.K.F. 5/18/23
PER TOWNSHIP	M.K.F. 5/18/23
REVISIONS	DATE

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

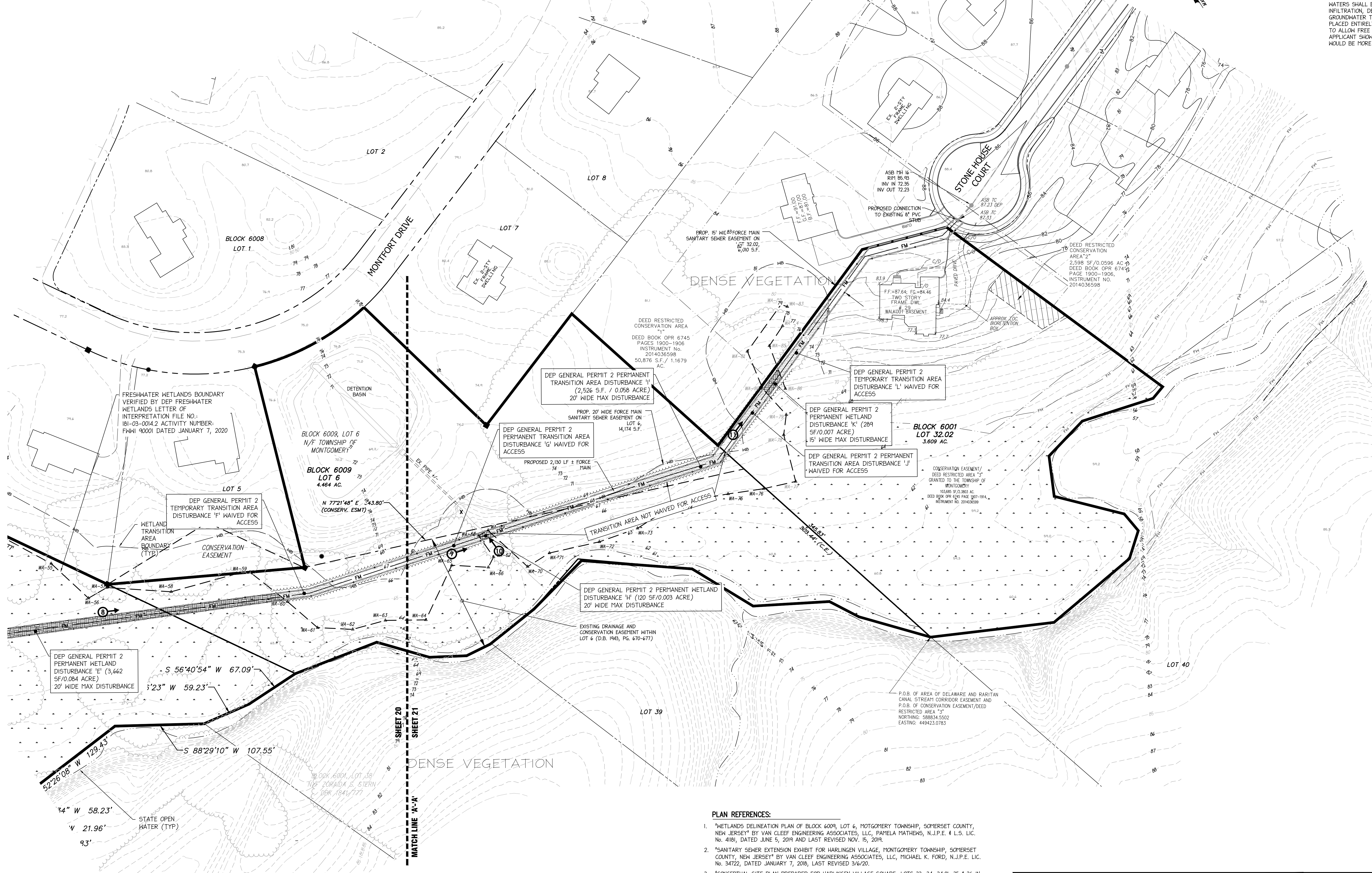
Van Cleaf
ENGINEERING WITH FOCUS
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52 BROWN LANE, HILLSBOROUGH, NJ 08064
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PHONE: (609) 328-8201
CERT. OF AUTHORIZATION NO. 26408152200

DEP FRESHWATER WETLANDS PERMIT PLAN
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

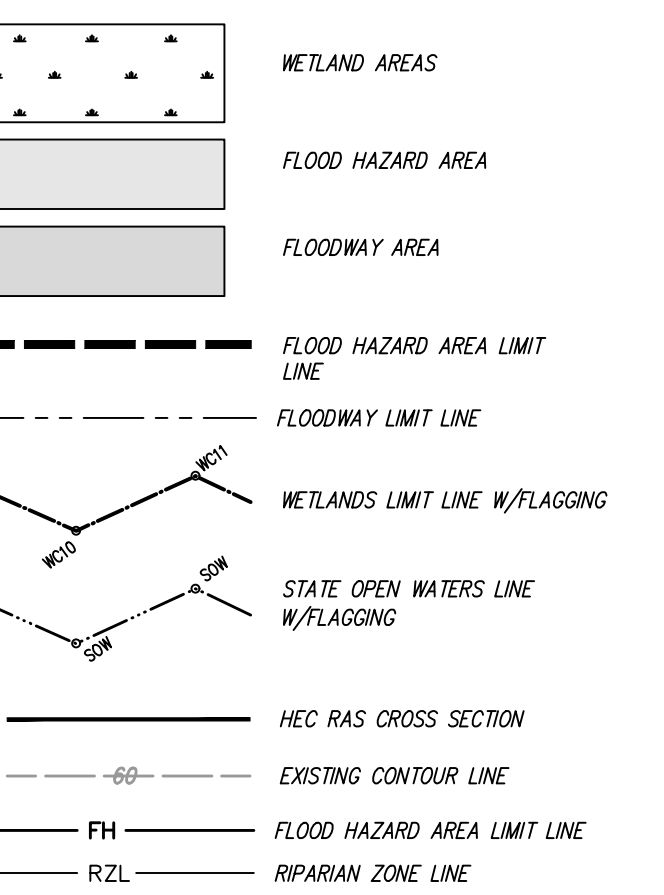


NOTES:

- FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS FLAGGED BY ECOSCIENCES, INC. IN MAY 2019.
- CONCEPTUAL SANITARY SEWER EXTENSION SHOWN HEREON SUBJECT TO DETAILED DESIGN, REQUIRED EASEMENTS, REVIEW AGENCY APPROVALS INCLUDING DEP PERMITS/APPROVALS AND TOWNSHIP APPROVALS.
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SEED MIX 8 (OR APPROVED EQUAL): PERMANENT COVER MIX PROVIDING QUICK PERENNIAL COVER FOR SATURATED AREAS THAT WILL NOT BE PLANTED WITH OTHER SPECIES:
EASTERN GAMAGRASS 5 LBS./AC. PL5
REDTOP OR CREEPING BENTGRASS 2 LBS./AC.
FOML BLUEGRASS 5 LBS./AC.
MILD RYE 8 LBS./AC.
SWITCHGRASS 5 LBS./AC. PL5
- ANY PIPES LAID THROUGH WETLANDS, TRANSITION AREAS, OR STATE OPEN WATERS SHALL BE PROPERLY SEALED SO AS TO PREVENT LEAKING OR INFILTRATION, DESIGNED SO AS NOT TO FERTILIZE OR PROVIDE A CONDUIT FOR GROUNDWATER TO BE DISCHARGED OR DRAINED FROM THE WETLAND, AND PLACED ENTIRELY BENEATH THE PRE-EXISTING GROUND ELEVATION IN ORDER TO ALLOW FREE PASSAGE OF SURFACE AND GROUND WATER, UNLESS THE APPLICANT SHOWS THAT PLACING SOME OR ALL OF THE PIPE ABOVE GROUND WOULD BE MORE ENVIRONMENTALLY BENEFICIAL.

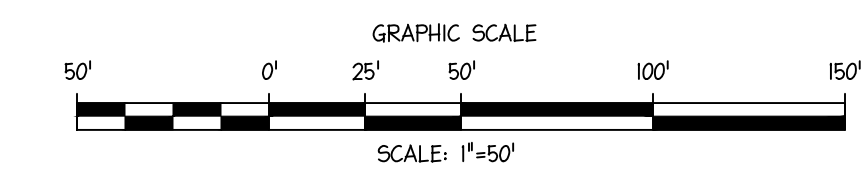


LEGEND:



PLAN REFERENCES:

- "WETLANDS DELINEATION PLAN OF BLOCK 6009, LOT 6, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 4181, DATED JUNE 5, 2019 AND LAST REVISED NOV. 15, 2019.
- "SANITARY SEWER EXTENSION EXHIBIT FOR HARLINGEN VILLAGE, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED JANUARY 7, 2018, LAST REVISED 3/6/20.
- "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35.4 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
- "AS BUILT GRADING PLAN FOR BLOCK 6001 LOT 32.02, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 4181, DATED OCTOBER 24, 2016 LAST REVISED 4/10/17.
- CONSTRUCTION AS BUILT ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 7+38.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEBBELL, N.J.P.E. & L.S. No. 20792, DATED SEPTEMBER 1, 2015, LAST REVISED 9/25/2015.



DATE:	JANUARY 17, 2023
SCALE:	1"=50'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
JOB No.	1805M
PER TOWNSHIP	M.K.F. 5/19/23
PER TOWNSHIP	M.K.F. 4/2/23
PER TOWNSHIP	M.K.F. 3/10/23
REVISED	AUTH. DATE

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722



DEP FRESHWATER WETLANDS PERMIT PLAN
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

TOTAL RIPARIAN ZONE ON-SITE: 1.547 ACRES (67,387 SF)
 TOTAL RIPARIAN ZONE OFF-SITE: 0.000 ACRE (0 SF)
 TOTAL FLOOD HAZARD AREA ON-SITE: 3.918 ACRES (170,660 SF)
 TOTAL FLOOD HAZARD AREA OFF-SITE: 0.000 ACRE (0 SF)

TEMPORARY RIPARIAN ZONE DISTURBANCE: 0.000 ACRE (0 SF)
PERMANENT RIPARIAN ZONE DISTURBANCE: 0.000 ACRE (0 SF)
TEMPORARY FLOOD HAZARD AREA DISTURBANCE: 0.080 ACRE (3,472 SF)
PERMANENT FLOOD HAZARD AREA DISTURBANCE: 0.000 ACRE (0 SF)
TEMPORARY FLOODWAY DISTURBANCE: 0.064 ACRE (2,783 SF)
PERMANENT FLOODWAY DISTURBANCE: 0.000 ACRE (0 SF)

TOTAL LIMBED DISTURBANCE: 12.271 ACRES (534,515 SF)
 PROPOSED DISTURBANCE (ON-SITE): 11.929 ACRES (519,639 SF)
 PROPOSED DISTURBANCE (OFF-SITE): 0.342 ACRE (14,876 SF)
 TOTAL PROPOSED IMPERVIOUS SURFACE: 4.533 ACRES (197,494 SF)
 PROPOSED IMPERVIOUS SURFACE (ON-SITE): 4.401 ACRES (191,706 SF)
 PROPOSED IMPERVIOUS SURFACE (OFF-SITE): 0.132 ACRE (5,788 SF)
 TOTAL PROPOSED REGULATED MOTOR VEHICLE SURFACE: 2.013 ACRES (87,645 SF)
 PROPOSED REGULATED MOTOR VEHICLE SURFACE (ON-SITE): 1.976 ACRES (86,171 SF)
 PROPOSED REGULATED MOTOR VEHICLE SURFACE (OFF-SITE): 0.035 ACRE (1,524 SF)

1. ON-SITE AREA CONSISTS OF THE ENTIRETY OF LOTS 33, 34, 34.01, 35, 35.01 AND 36 IN BLOCK 6001 AS WELL AS THE PORTIONS OF LOT 32.02 IN BLOCK 6001 AND LOT 6 IN BLOCK 6009 THAT LIE WITHIN THE LIMIT OF DISTURBANCE.
2. OFF-SITE AREA CONSISTS OF THE PORTION OF LOT 4 IN BLOCK 6002 AND THE AREA IN THE US-206 RIGHT OF WAY THAT LIES WITHIN THE LIMIT OF DISTURBANCE.

11/2

1. "SANTARY SEWER EXTENSION EXHIBIT FOR HARLINGEN VILLAGE, MONTGOMERY TOWNSHIP, SOPERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. NO. 34722, DATED JANUARY 7, 2018, LAST REVISED 3/6/20.
2. "CONCEPT SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOPERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. NO. 34722, LAST REVISED 1/29/20.
3. "DEP FLOOD HAZARD AREA FOR LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001 AND 6 IN 6 IN BLOCK 6002, MONTGOMERY TOWNSHIP, SOPERSET COUNTY, NEW JERSEY" DETERMINED PER METHOD (N.J.A.C. 719-3.6). FLOOD HAZARD AREA VERIFICATION APPROVAL ID NO. 1805-22-0011.LUP20000.
4. "AS BUILT GRADING PLAN FOR BLOCK 601 LOT 32.02, MONTGOMERY TOWNSHIP, SOPERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PATELTA MATHEWS, N.J.P.E. & L.S. LIC. NO. 4181, DATED OCTOBER 29, 2016 LAST REVISED 4/10/17.
5. CONSTRUCTION AS BUILTS ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 738.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOPERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HERBELL, N.J.P.E. & L.S. NO. 20792, DATED SEPTEMBER 11, 2016, LAST REVISED 9/25/2015.

TRACT AREA SUMMARY	
LOT 33	= 8.119 AC.
LOT 34	= 1.147 AC.
LOT 34.01	= 0.518 AC.
LOT 35	= 7.093 AC.
LOT 35.01	= 0.275 AC.
LOT 36	= 5.037 AC.
TOTAL TRACT	= 22.189 AC.

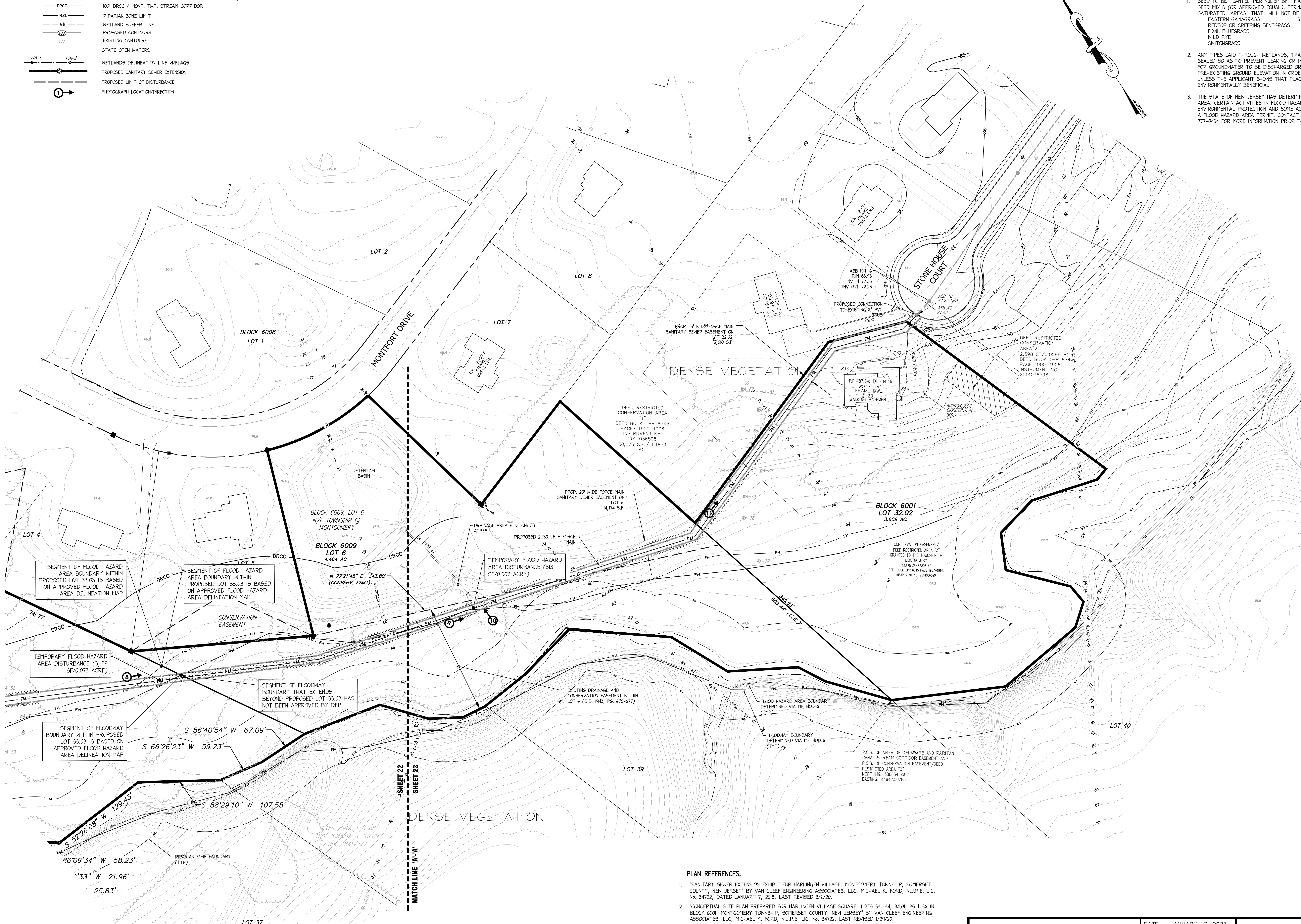
Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

DEP FLOOD HAZARD AREA PERMIT PLAN
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

- LEGEND:
- FM PROPOSED FORCE MAIN
 - FV FLOODWAY LIMIT LINE
 - FH FLOOD HAZARD AREA LIMIT
 - DRCC 100' DRCC / MONT. TWP. STREAM CORRIDOR
 - RZL RIPARIAN ZONE LIMIT
 - VB WETLAND BUFFER LINE
 - (100) PROPOSED CONTOURS
 - 100 EXISTING CONTOURS
 - STATE OPEN WATERS
 - WETLANDS DELINEATION LINE W/FLAGS
 - PROPOSED SANITARY SEWER EXTENSION
 - PROPOSED LIMIT OF DISTURBANCE
 - PHOTOGRAPH LOCATION/DIRECTION
- FLOOD HAZARD AREA DISTURBANCE

NOTES:

- SEED TO BE PLANTED PER NJDEP BMP MANUAL CHAPTER SEVEN.
SEED MIX 6 (OR APPROVED EQUAL); PERMANENT COVER MIX PROVIDING QUICK PERENNIAL COVER FOR SATURATED AREAS THAT WILL NOT BE PLANTED WITH OTHER SPECIES.
EASTERN GAMAGRASS 5 LBS./AC. PLS
REEDTOP OR CREEPING BENTGRASS 7 LBS./AC.
FOWL BLUEGRASS 5 LBS./AC.
WILD RYE 8 LBS./AC.
SWITCHGRASS 5 LBS./AC. PLS
- ANY PIPES LAID THROUGH WETLANDS, TRANSITION AREAS, OR STATE OPEN WATERS SHALL BE PROPERLY SEALED SO AS TO PREVENT LEAKING OR INFILTRATION, DESIGNED SO AS NOT TO FORTIFY OR PROVIDE A CONDUIT FOR GROUNDWATER TO BE DISCHARGED OR DRAINED FROM THE WETLAND, AND PLACED ENTIRELY BENEATH THE PRE-EXISTING GROUND ELEVATION IN ORDER TO ALLOW FREE PASSAGE OF SURFACE AND GROUND WATER, UNLESS THE APPLICANT SHOWS THAT PLACING SOME OR ALL OF THE PIPE ABOVE GROUND WOULD BE MORE ENVIRONMENTALLY BENEFICIAL.
- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE WATERSHED AND LAND MANAGEMENT PROGRAM AT (609) 777-0564 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.

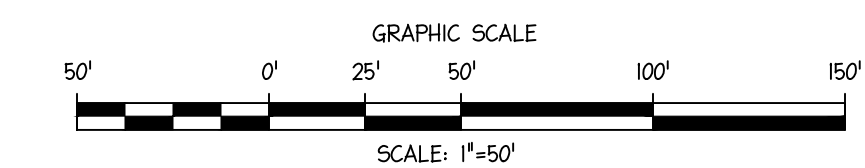


LEGEND:

- WETLAND AREAS
- FLOOD HAZARD AREA
- FLOODWAY AREA
- FLOOD HAZARD AREA LIMIT
- FLOODWAY LIMIT LINE
- WETLANDS LIMIT LINE W/FLAGS
- STATE OPEN WATERS LINE W/FLAGS
- HEC RAS CROSS SECTION
- EXISTING CONTOUR LINE
- FM FLOOD HAZARD AREA LIMIT LINE
- RZL RIPARIAN ZONE LINE

PLAN REFERENCES:

- "SANITARY SEWER EXTENSION EXHIBIT FOR HARLINGEN VILLAGE, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED JANUARY 7, 2018, LAST REVISED 3/6/20.
- "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
- DEP FLOOD HAZARD AREA FOR LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001 AND LOT 6 IN BLOCK 6009, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY DETERMINED PER METHOD 6 (N.J.A.C. 7:13-3.6). FLOOD HAZARD AREA VERIFICATION APPROVAL FILE NO. 1813-22-0002.1 LUP22000.
- "AS BUILT GRADING PLAN FOR BLOCK 6001 LOT 32.02, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA HATHENS, N.J.P.E. & L.S. LIC. No. 4181, DATED OCTOBER 29, 2016 LAST REVISED 4/10/17.
- CONSTRUCTION AS BUILTS ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 7+38.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBEL, N.J.P.E. & L.S. No. 20712, DATED SEPTEMBER 1, 2015, LAST REVISED 9/25/2015.



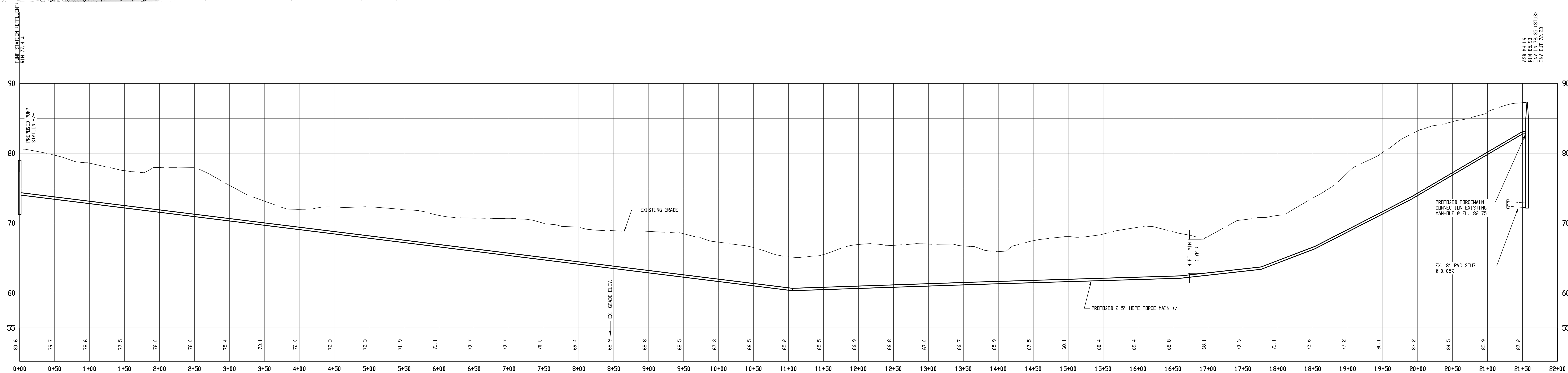
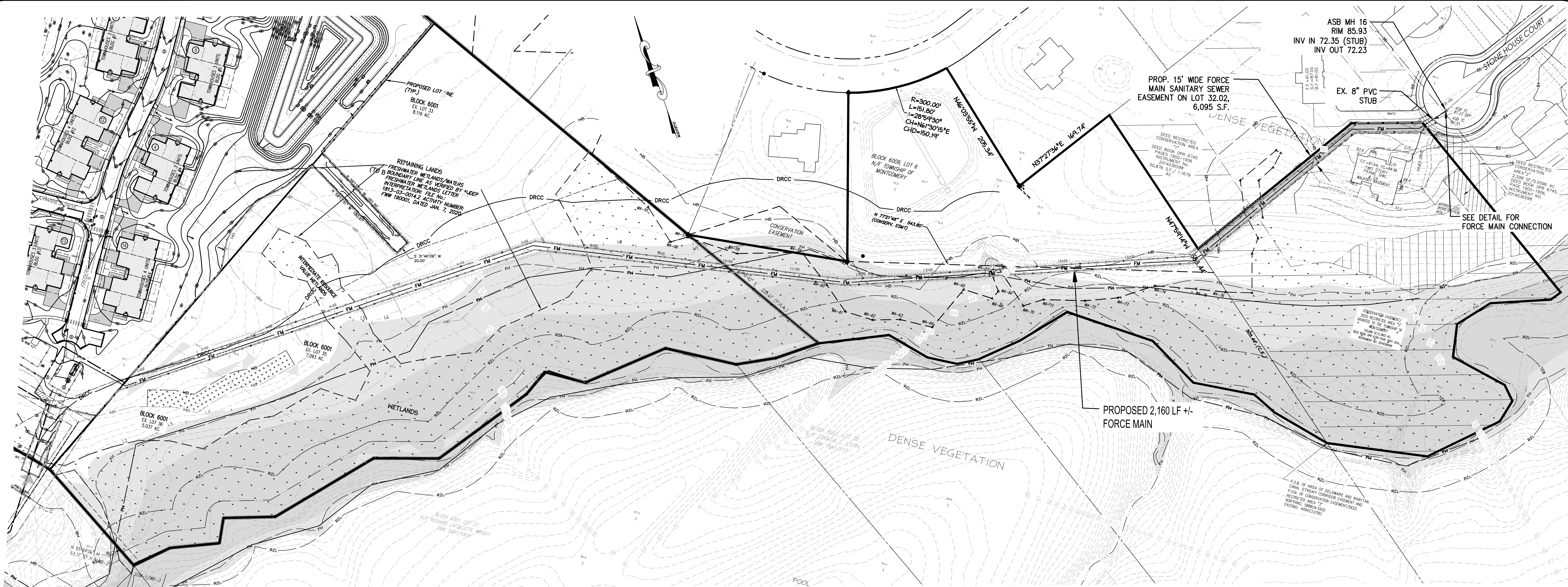
TOPOGRAPHY SHOWN IS IN NAVD83 DATUM AS PREPARED BY OTHERS. CONVERSION FROM NAVD83 TO USGS (1929) IS PLUS 0.94'

		DATE: JANUARY 17, 2023
		SCALE: 1"=50'
		DESIGNED BY: M.K.F.
		DRAWN BY: A.B.
		CHECKED BY: M.K.F.
		JOB No. 1805M
PER TOWNSHIP	M.K.F.	5/18/23
PER TOWNSHIP	M.K.F.	4/2/23
PER TOWNSHIP	M.K.F.	3/10/23
REVISED	DATE	

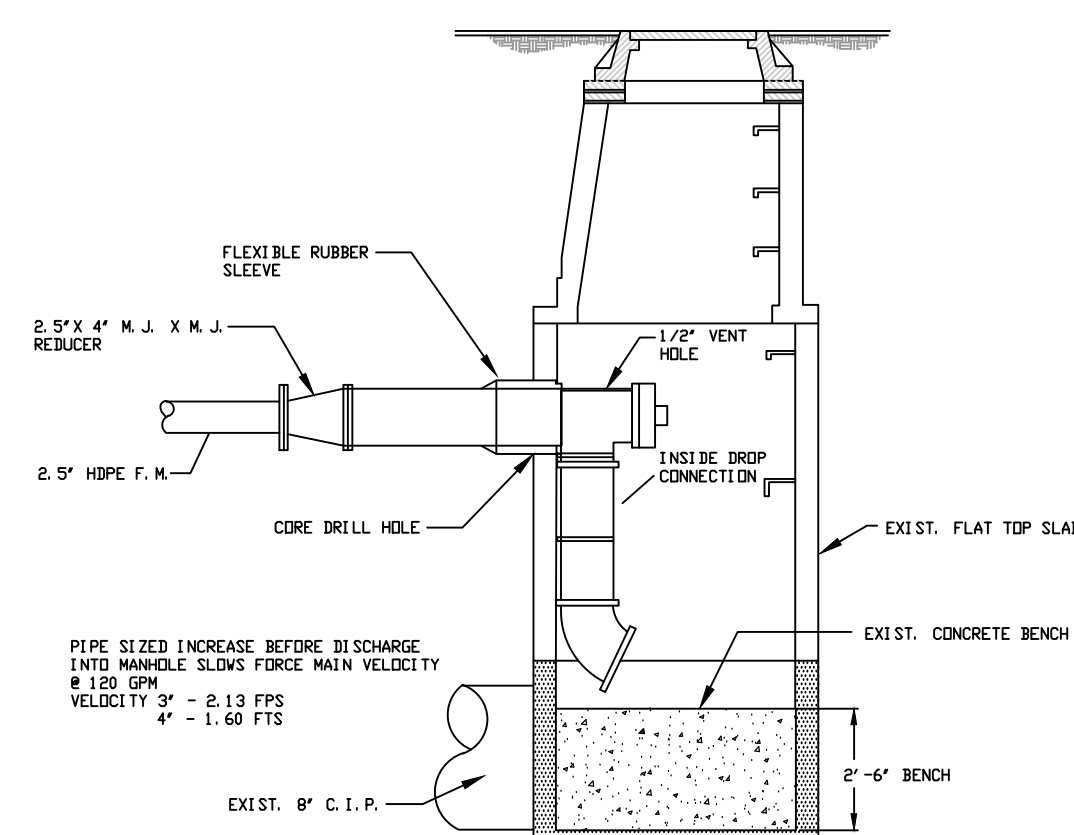
Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722



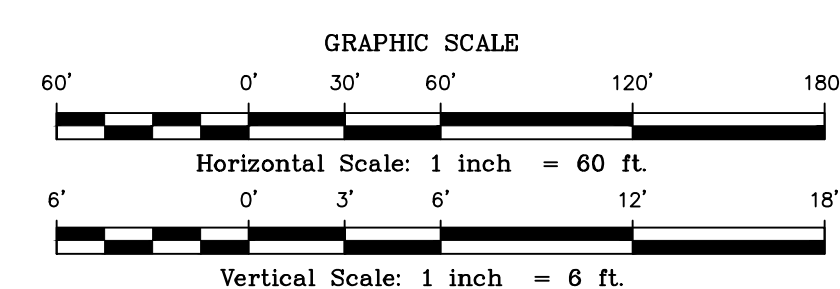
DEP FLOOD HAZARD AREA PERMIT PLAN
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



- LEGEND**
- FM FLOODWAY LIMIT LINE
 - FM FLOOD HAZARD AREA LIMIT
 - DRCC 100' DRCC / MONTGOMERY TWP. STREAM CORRIDOR
 - WB RIPARIAN ZONE LIMIT
 - WB WETLAND BUFFER LINE
 - PROPOSED CONTOURS
 - EXISTING CONTOURS
 - STATE OPEN WATERS
 - WETLANDS DELINEATION LINE W/PLGS
 - ZONING LIMIT LINE



FORCE MAIN MANHOLE DROP CONNECTION DETAIL
N.T.S.



PLAN REFERENCES:

1. "AS BUILT GRADING PLAN FOR BLOCK 6001 LOT 32.02, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 4184, DATED OCTOBER 29, 2016 LAST REVISED 4/10/17.
2. CONSTRUCTION AS BUILTS ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 7+36.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBELL, N.J.P.E. & L.S. No. 20792, DATED SEPTEMBER 1, 2016, LAST REVISED 9/25/2016.

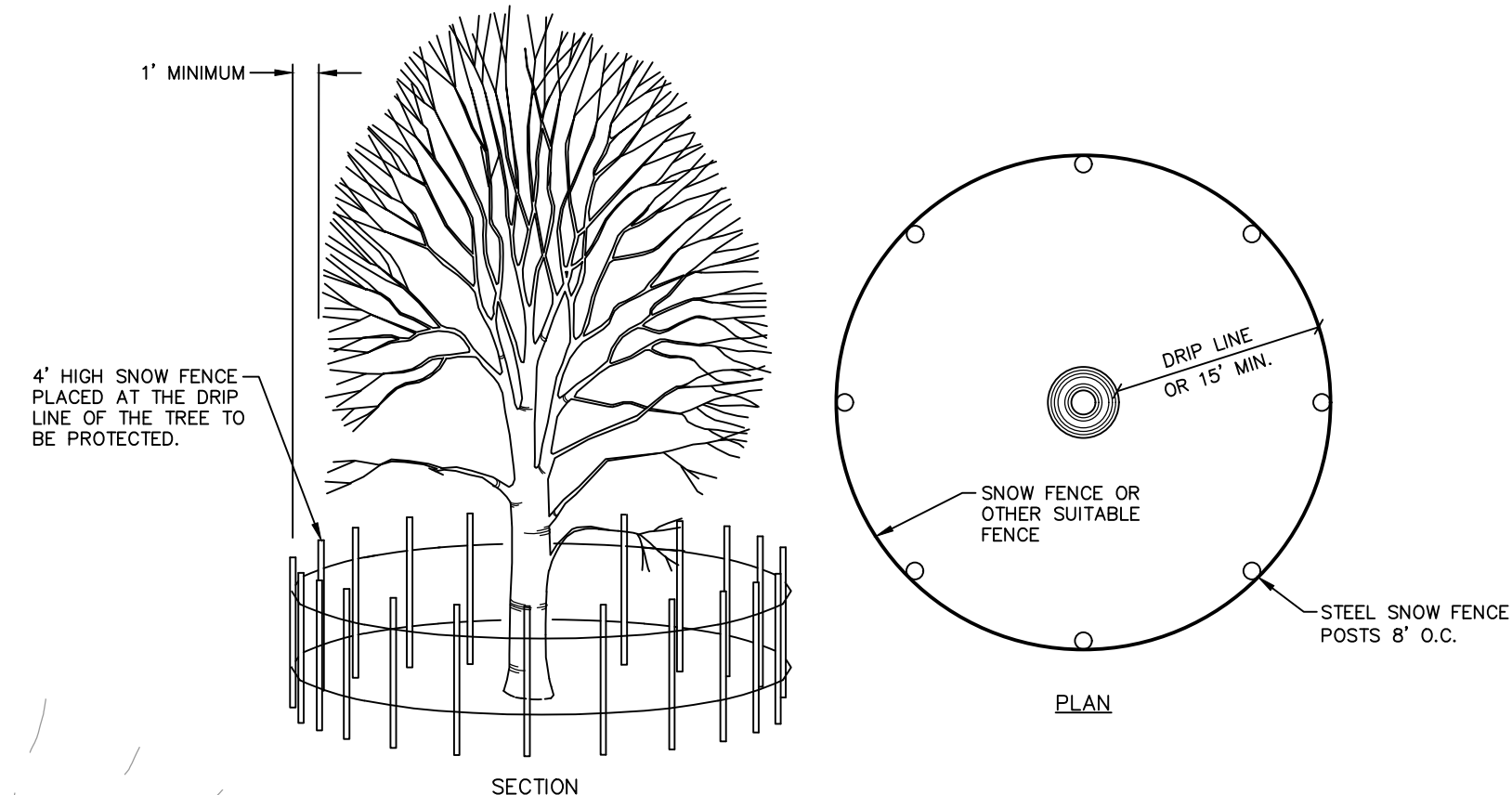
		DATE: JANUARY 17, 2023
		SCALE: AS SHOWN
		DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	5/18/23
PER TOWNSHIP	M.K.F.	03/10/23
		CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE
		JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

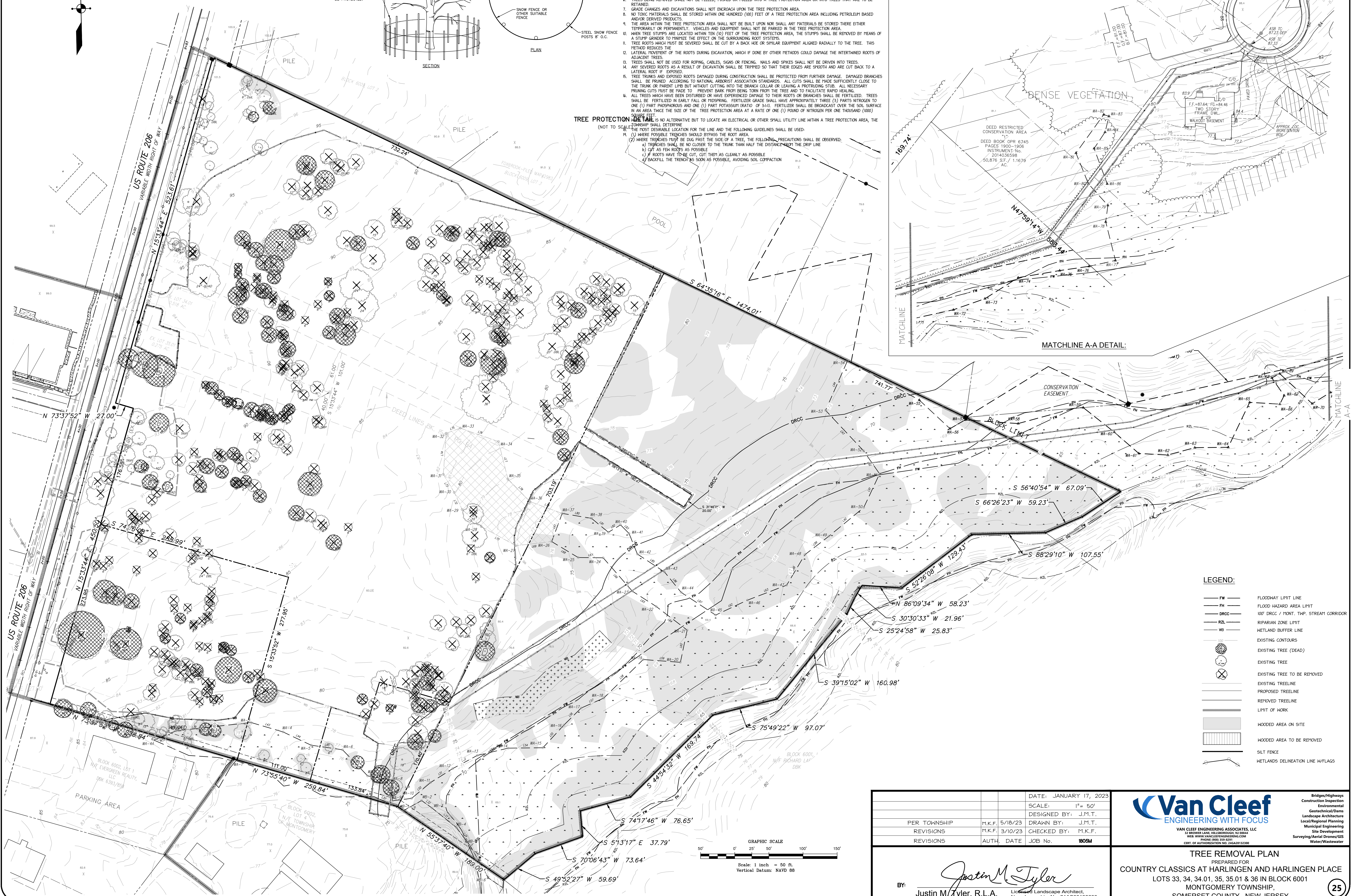
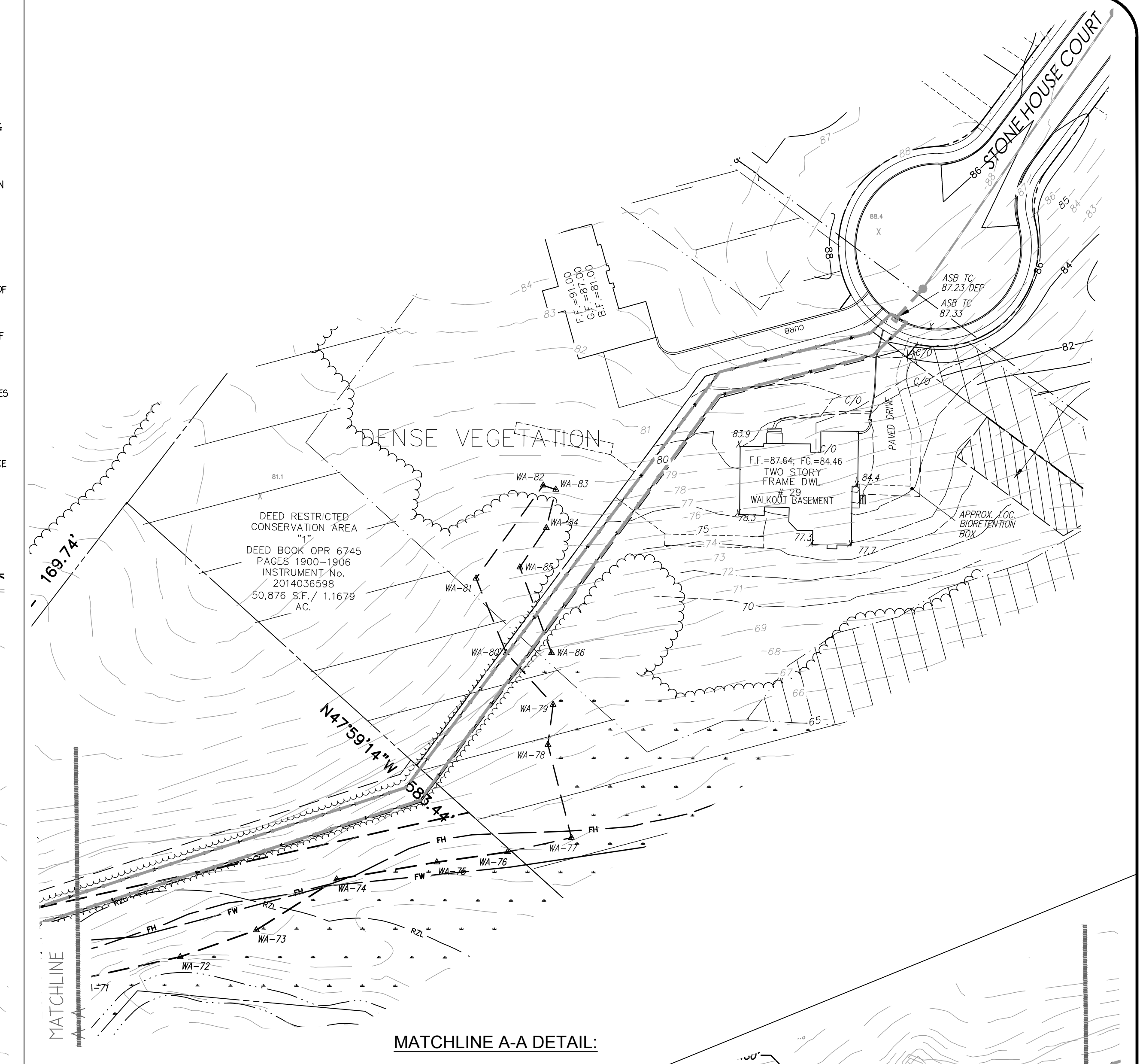
Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROOKLINE AVENUE, SUITE 200
MONTGOMERY TOWNSHIP, NEW JERSEY 08053-1001
PHONE: 609.339.8201
CERT. OF AUTHORIZATION NO. 24628132100

SANITARY SEWER FORCE MAIN EXTENSION PROFILE

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 35, 36.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



1. Tree protection shall be provided for all trees to be preserved during and after construction.
 2. All trees scheduled to remain shall be marked where groups of trees exist, only the trees on the edge need to be marked.
 3. A 4" high sign fence or other suitable fence mounted on steel posts located eight (8) feet on center, shall be placed along the boundary of the tree protection area.
 4. All trees and shrubs within the tree protection area shall be protected against construction damage by snow fencing. All fencing shall be placed outside the individual tree canopy, or 6 feet from the trunk of the tree to be retained, whichever is greater. At the specific location determined appropriate by the landscape architect, all trees to remain shall be protected by a fence that is placed outside the canopy of the tree. The existing vegetation to be retained shall be preserved and located at the edge of the new tree line shall be pruned and trimmed to remove dead or damaged branches. See details for tree preservation this sheet.
 5. All trees and shrubs within the tree protection area shall be inspected and approved by the township prior to commencing clearing and further construction. The fencing along the protection area shall be maintained until all work and construction has been completed. Any damages to the protective fencing shall be replaced and repaired before further construction is resumed.
 6. Trees being removed shall not be felled, pushed or pulled into a tree protection area or into trees that are to be retained.
 7. Grade changes and excavations shall not encroach upon the tree protection area.
 8. No toxic materials shall be stored within one hundred (100) feet of a tree protection area including petroleum based and petroleum products.
 9. The area within the tree protection area shall not be built upon nor shall any materials be stored there either temporarily or permanently. Vehicles and equipment shall not be parked in the tree protection area.
 10. When a stump is located within the tree protection area, the stump shall be removed by means of a stump grinder to minimize the effect on the surrounding root systems.
 11. Tree roots which must be severed shall be cut by a back hoe or similar equipment aligned radially to the tree. This sheet shall be used to determine the location of the roots to be cut.
 12. Lateral movement of the roots during excavation, which if done by other methods could damage the intertwined roots of other trees, shall be prevented.
 13. Trees shall be used for roping, cables, signs or fencing. Nails and spikes shall not be driven into trees.
 14. Any severed roots as a result of excavation shall be trimmed so that their edges are smooth and are cut back to a level surface.
 15. Tree trunks and exposed roots damaged during construction shall be protected from further damage. Damaged branch shall be pruned according to national arborist association standards. All cuts shall be made sufficiently close to the trunk to prevent decay. All cuts shall be made with clean, sharp tools. All cuts shall be made at an angle. All necessary pruning cuts must be made to prevent bark from being torn from the tree and to facilitate rapid healing.
 16. All trees which have been disturbed or have experienced damage to their roots or branches shall be fertilized. Trees which have been fertilized shall be marked with a flag. The fertilizer shall be applied in three (3) parts: nitrogen (one (1) part phosphorus and one (1) part potassium (ratio of 3:1:1)). Fertilizer shall be broadcast over the soil surface in an area twice the size of the tree protection area at a rate of one (1) pound of nitrogen per one thousand (1000) square feet.
- NOTES:**
1. It is not alternative but to locate an electrical or other small utility line within a tree protection area, the utility shall be located by a utility locator.
 2. The most desirable location for the line and the following guidelines shall be used:
 - a. Where possible trenches should bypass the root area.
 - b. If a trench must pass the size of a tree trunk, the following precautions shall be observed:
 - i. Trenches shall be no closer to the trunk than half the distance from the drip line.
 - ii. Cut as few roots as possible.
 - iii. Roots have "don't cut, cut them as cleanly as possible."
 - iv. Backfill the trench as soon as possible, avoiding soil compaction.



			DATE: JANUARY 17, 2023
			SCALE: 1" = 50'
			DESIGNED BY: J.M.T.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: J.M.T.
REVISIONS	M.K.F.	3/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

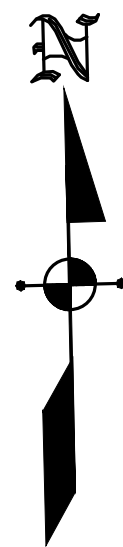
BY: Justin M. Tyler
Justin M. Tyler, R.L.A. Licensed Landscape Architect,
New Jersey Lic. No. 21AS00138600



VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-3291
CERT. OF AUTHORIZATION NO. 246428132300

- Bridges/Highways
- Construction Inspection
- Environmental
- Geotechnical/Dams
- Landscape Architecture
- Local/Regional Planning
- Municipal Engineering
- Site Development
- Surveying/Aerial Drones/GIS
- Water/Wastewater

TREE REMOVAL PLAN
 PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
 LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
 MONTGOMERY TOWNSHIP,
 SOMERSET COUNTY, NEW JERSEY



LANDSCAPE LEGEND:		
SYMBOL	BOTANICAL NAME	COMMON NAME
SHADE TREES		
AR	ACER RUBRUM	RED MAPLE
BN	BETULA NIGRA	RIVER BIRCH
GTI	GLEDITSIA TRIACANTHOS INERMIS	HONEYLOCUST TREE
NS	NYSSA SYLVATICA	BLACKGUM
LS	LIQUIDAMBAR STRYACIFLUA	SWEETGUM
LT	LIRIODENDRON TULIPIFERA	TULIP TREE
OB	QUERCUS BICOLOR	SWAMP WHITE OAK
TA	TILIA AMERICANA	AMERICAN LINDEN
TOTAL:		
EVERGREEN TREES		
PA	PICEA ABIES	NORWAY SPRUCE
PA-1	PICEA ABIES	NORWAY SPRUCE
PA-2	PICEA ABIES	NORWAY SPRUCE
PG	PICEA GLAUCA	WHITE SPRUCE
PG-1	PICEA GLAUCA	WHITE SPRUCE
PG-2	PICEA GLAUCA	WHITE SPRUCE
TOTAL:		
ORNAMENTAL/UNDERSTORY TREES		
AC	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILL. SERVICEBERRY
CoC	CERCIS CANADENSIS	EASTERN REDBUD
CF	CORNUS FLORIDA	FLOWERING DOGWOOD
MV	MAGNOLIA VIRGINIANA	SHEETBAY MAGNOLIA
TOTAL:		
SHRUBS AND GROUND COVER		
AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY
CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE
CDG	CEPHALOTAXIS 'DUKE GARDENS'	DUKE GARDENS PLUM YEW
CA	CLETHRA ALNIFOLIA	SUPERSHED
CS	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTIG. DOGWOOD
IGD	ILEX GLABRA 'DENSE'	DENSE INKBERY HOLLY
IT	ITEA VIRGINICA	VIRGINIA SWEETSPICE
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER
LB	LINDERA BENZON	NORTHERN SPICEBUSH
MC	MULLENBERGIA CAPILLARIS	PUDDY GRASS
MP	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY
PM	PHYCANTHEMUM MUTICAN	CLUSTERED MOUNTAIN MINT
SNF	SPIREA 'NEON FLASH'	NEON FLASH SPIREA
VR	VIBURNUM RHTIDOPHYLLUM	LEATHERLEAF VIBURNUM
TOTAL:		

16-4-14c SITE SPECIFIC INCLUSIONARY ZONE 3 (SSIZ-3)

12.c NO LESS THAN 20% OF ALL PORTIONS OF SITE NOT COVERED BY BUILDING OR STRUCTURES SHALL BE SUITABLY LANDSCAPED. (INCLUDES THE INFILTRATION BASIN)
OPEN SPACE AREA: 296,000 SF
LANDSCAPE AREA REQUIRED: 59,200 SF OF LANDSCAPE
LANDSCAPE AREA PROVIDED: 60,000 SF OF LANDSCAPE

16-5.6 NATURAL FEATURES

4.3 REQUIRED 14 TREES PER ACRE. 12.27 ACRES OF DEVELOPMENT (L.O.D.) X 14 TREES
REQUIRED TREES: 172 TREES
PROVIDED TREES: 172 TREES

4.15 STREET TREES AT 50' INTERVALS ALONG 3,067 LINEAR FEET OF ROADWAY
REQUIRED TREES: 62 TREES
PROVIDED TREES: 62 TREES

16-5.8 a.3 OFF-STREET PARKING LANDSCAPING

4.1 EVERGREEN BUFFER PLANTINGS ARE LOCATED BETWEEN THE PARKING AREA AND THE STREET LINE FOR THE PARKING AREA LESS THAN 150 FT FROM STREET LINE.
4.3 EACH OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE PARKING SPACE (180 SF) PER EVERY 30 SPACES LANDSCAPED. 38 PARKING SPACES PROVIDED IN PARKING LOT
REQUIRED LANDSCAPE: 228 SF OF LANDSCAPE
PROVIDED LANDSCAPE: 300 SF OF LANDSCAPE

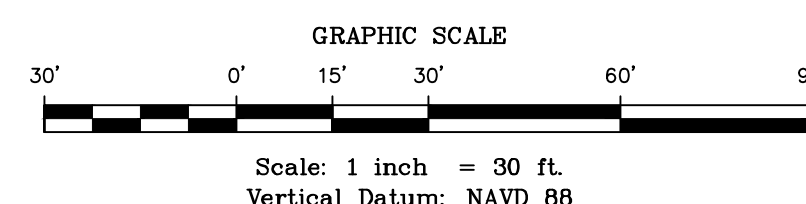
ROUTE 206 BUFFER LANDSCAPING

1. THERE ARE 33 EXISTING TREES PRESERVED ALONG ROUTE 206
2. THE FOLLOWING NATURAL LANDSCAPING IS DESIGNED AROUND THE EXISTING PRESERVED TREES ALONG ROUTE 206 (PER 100' OF BUFFER: 5 EVERGREEN TREES, 1 SHADE TREE, 3 FLOWERING TREES, 9 EVERGREEN SHRUBS, 25 DECIDUOUS SHRUBS)
TOTAL PROVIDED: 49 EVERGREEN TREES, 10 SHADE TREES, 30 FLOWERING TREES, 90 EVERGREEN SHRUBS, 271 DECIDUOUS SHRUBS

LEGEND	
PM	PROPOSED FORCE MAIN SNIER
PA	FLOOD HAZARD AREA LIMIT
DRCC	100' DRCC /MONTGOMERY TWP. STREAM CORRIDOR
RZL	RIPIARIAN ZONE LIMIT
WB	WETLAND BUFFER LINE
100'	PROPOSED CONTOURS
---	EXISTING CONTOURS
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	LIMIT OF WORK
---	WETLANDS DELINEATION LINE W/FLAGS
---	SILT FENCE
---	PROPOSED INLET PROTECTION
---	PROPOSED LIGHT
---	WETLAND AREAS
---	GOOSE FENCING
---	MONOFILAMENT LINE
---	EXISTING TREE (DEAD)

BLOCK 6001
EX. LOT 33
8.119 AC.
REMAINING LANDS
PROPOSED LOT 33.03
8.868 ACRES
(TO BE DEDICATED TO MONTGOMERY TWP.)

FRESHWATER WETLANDS/WATERS BOUNDARY I
NAD83 FRESHWATER WETLANDS LETTER OF IN
No.: 1813-03-0014.2 ACTIVITY NUMBER: FWI
7, 2020.



DATE:	JANUARY 17, 2023
SCALE:	1" = 30'
DESIGNED BY:	J.M.T.
DRAWN BY:	J.M.T.
CHECKED BY:	M.K.F.
REVISIONS	AUTH. DATE JOB No.

BY: *Justin M. Tyler*
Justin M. Tyler, R.L.A.
Landscape Architect
New Jersey Lic. No. 21AS00138600

Van Cleaf
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
12 BOWEN LANE, MILLICENT, NJ 08064
WWW.VANCLEEFENGINEERING.COM
PHONE (609) 562-5551
CERT. OF AUTHORIZATION NO. 24628122100

BRIDGES/HIGHWAYS
CONSTRUCTION INSPECTION
ENVIRONMENTAL
GEOTECHNICAL/DAMS
LANDSCAPE ARCHITECTURE
LOCAL/REGIONAL PLANNING
MUNICIPAL ENGINEERING
SITE DEVELOPMENT
SURVEYING/AERIAL DRONES/GIS
WATER/WASTEWATER

LANDSCAPE PLAN - NORTH
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

26

LANDSCAPE LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME
AR	ACER RUBRUM	RED MAPLE
BN	BETULA NIGRA	RIVER BIRCH
GTI	GLADIOLUS TRIANTHOS INERMIS	HONEYLOCUST TREE
NS	NYSSA SYLVATICA	BLACKGUM
LS	LIQUIDAMBAR STYRACIFLUA	SHEETGUM
LT	LIRIODENDRON TULIPIFERA	TULIP TREE
QB	QUERCUS BICOLOR	SHARP WHITE OAK
TA	TILIA AMERICANA	AMERICAN LINDEN
TOTAL:		
EVERGREEN TREES		
PA	PICEA ABIES	NORWAY SPRUCE
PA-1	PICEA ABIES	NORWAY SPRUCE
PA-2	PICEA ABIES	NORWAY SPRUCE
PG	PICEA GLAUCA	WHITE SPRUCE
PG-1	PICEA GLAUCA	WHITE SPRUCE
PG-2	PICEA GLAUCA	WHITE SPRUCE
TOTAL:		
ORNAMENTAL/UNDERSTORY TREES		
AC	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILL. SERVICEBERRY
CcC	CERCIS CANADENSIS	EASTERN REDBUD
CF	CORNUS FLORIDA	FLOWERING DOGWOOD
TV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
TOTAL:		
SHRUBS AND GROUND COVER		
AU	ARCTOSTAPHYLOS UVA-URS	BEARBERRY
CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE
CDG	CEPHALOTAXUS 'DUKE GARDENS'	DUKE GARDENS FLUT. YEW
CA	CLETHRA ALNIFOLIA	SUPERSWEET
CS	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD
IGD	ILEX GLABRA 'DENSE'	DENSE INKBERRY HOLLY
IT	ITEA VIRGINICA	VIRGINIA SWEETSPICE
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER
LB	LINDERA BENZON	NORTHERN SPICEBUSH
MC	MUELENBERGIA CAPILLARIS	MUHLER GRASS
MP	MYRTICA PENNSYLVANICA	NORTHERN BARBERRY
PM	PTYCANATHERUM MUTICAN	CLUSTERED MOUNTAIN MINT
SP	SPIREA 'NEON FLASH'	NEON FLASH SPIREA
VR	VIBURNUM RHITIDOPHYLLUM	LEATHERLEAF VIBURNUM
TOTAL:		

16-4-14c SITE SPECIFIC INCLUSIONARY ZONE 3 (SSIZ-3)

12.6 NO LESS THAN 20% OF ALL PORTIONS OF SITE NOT COVERED BY BUILDING OR STRUCTURES SHALL BE SUITABLY LANDSCAPED. (INCLUDES THE INFILTRATION BASIN)
OPEN SPACE AREA: 296,000 SF

LANDSCAPE AREA REQUIRED: 59,200 SF OF LANDSCAPE
LANDSCAPE AREA PROVIDED: 60,000 SF OF LANDSCAPE

16-5.6 NATURAL FEATURES

0.3 REQUIRED 14 TREES PER ACRE, 12.27 ACRES OF DEVELOPMENT (L.O.D.) X 14 TREES
REQUIRED TREES: 172 TREES
PROVIDED TREES: 172 TREES

▲ 0.15 STREET TREES AT 50' INTERVALS ALONG 3,067 LINEAR FEET OF ROADWAY
REQUIRED TREES: 62 TREES
PROVIDED TREES: 62 TREES

16-5.8 a.3 OFF-STREET PARKING LANDSCAPING

0.1 EVERGREEN BUFFER PLANTINGS ARE LOCATED BETWEEN THE PARKING AREA AND THE STREET LINE FOR THE PARKING AREA LESS THAN 150 FT FROM STREET LINE.

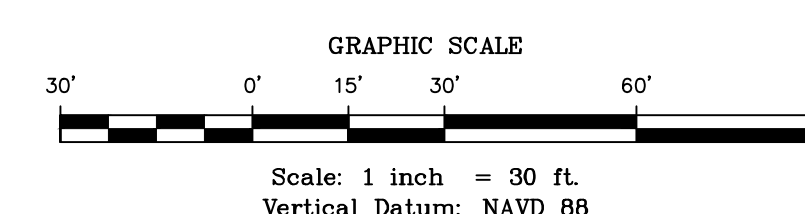
0.3 EACH OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE PARKING SPACE (180 SF) PER EVERY 30 SPACES LANDSCAPED. 38 PARKING SPACES PROVIDED IN PARKING LOT
REQUIRED LANDSCAPE: 228 SF OF LANDSCAPE
PROVIDED LANDSCAPE: 300 SF OF LANDSCAPE

ROUTE 206 BUFFER LANDSCAPING

1. THERE ARE 33 EXISTING TREES PRESERVED ALONG ROUTE 206.
2. THE FOLLOWING NATURAL LANDSCAPING IS DESIGNED AROUND THE EXISTING PRESERVED TREES ALONG ROUTE 206 (PER 100' OF BUFFER: 5 EVERGREEN TREES, 1 SHADE TREE, 3 FLOWERING TREES, 9 EVERGREEN SHRUBS, 25 DECIDUOUS SHRUBS).
TOTAL PROVIDED: 49 EVERGREEN TREES, 10 SHADE TREES, 30 FLOWERING TREES, 90 EVERGREEN SHRUBS, 271 DECIDUOUS SHRUBS

LEGEND

FM	PROPOSED FORCE MAIN SEWER
FL	FLOODWAY LIMIT LINE
FL	FLOOD HAZARD AREA LIMIT
DRCC	100' DRCC /MONTGOMERY TWP. STREAM CORRIDOR
RZL	RIPARIAN ZONE LIMIT
WB	WETLAND BUFFER LINE
WB	PROPOSED CONTOURS
WB	EXISTING CONTOURS
WB	EXISTING TREELINE
WB	PROPOSED TREELINE
WB	LIMIT OF WORK
WB	WETLANDS DELINEATION LINE W/FLAGS
WB	SILT FENCE
WB	PROPOSED INLET PROTECTION
WB	PROPOSED LIGHT
WB	WETLAND AREAS
WB	WETLAND BUFFER COMPENSATION
WB	WETLAND BUFFER REDUCTION
WB	EXISTING TREE (DEAD)



DATE:	JANUARY 17, 2023
SCALE:	1" = 30'
DESIGNED BY:	J.M.T.
DRAWN BY:	J.M.T.
CHECKED BY:	M.K.F.
REVISIONS	AUTH. DATE JOB No. 1805M

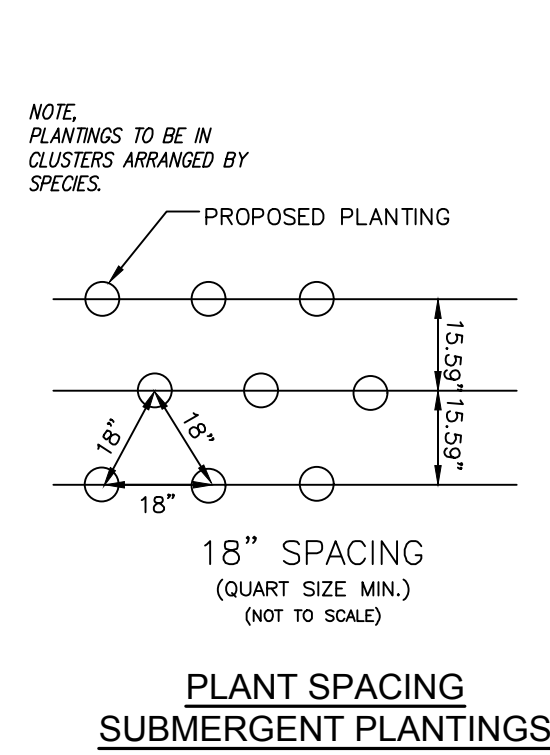
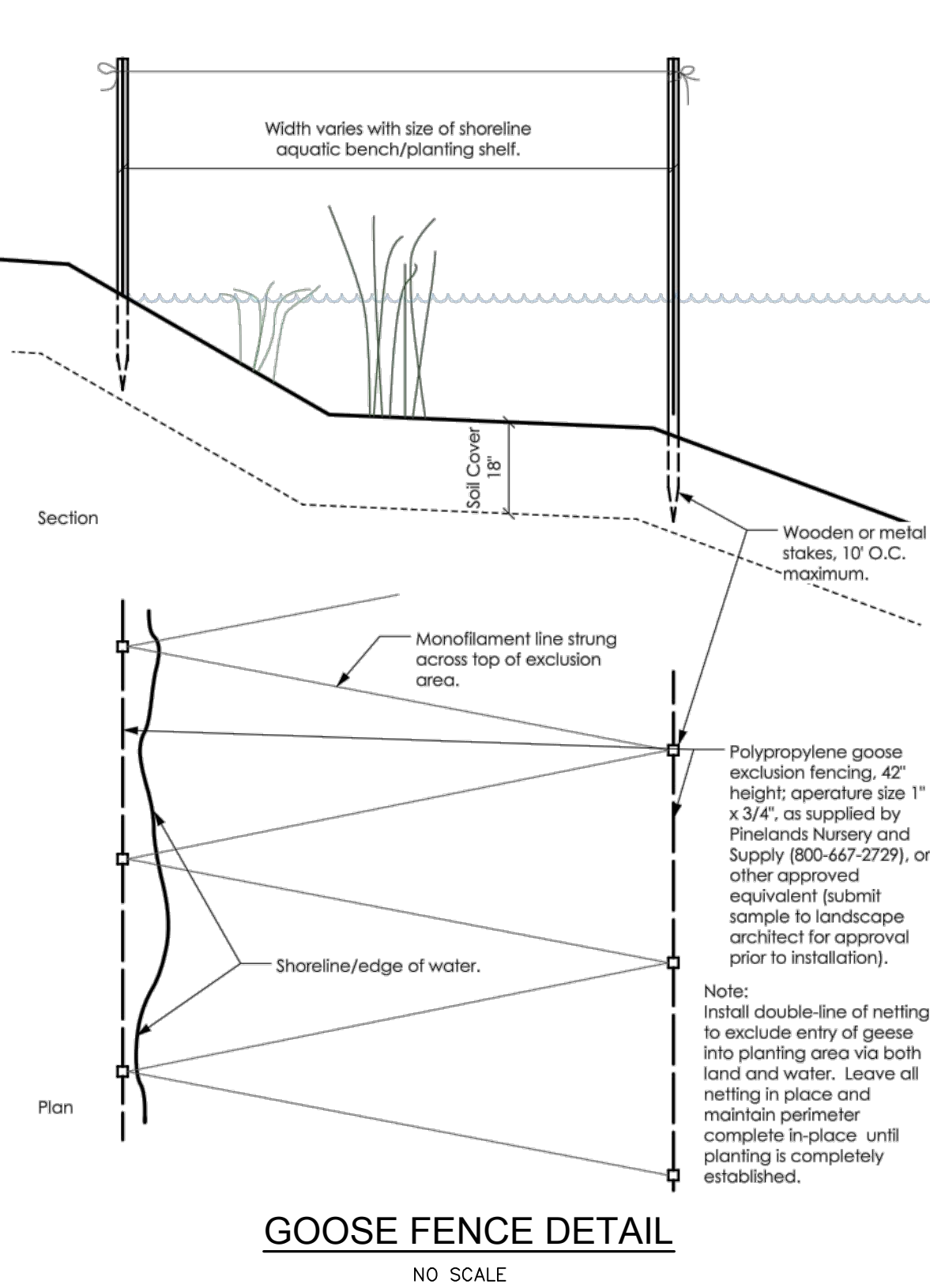
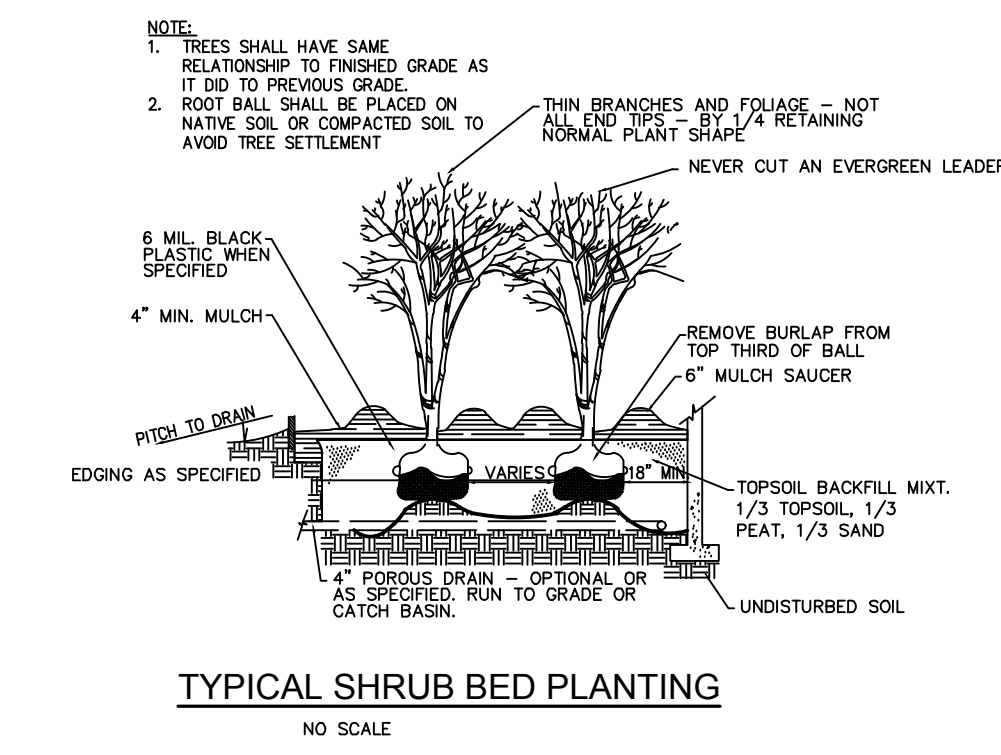
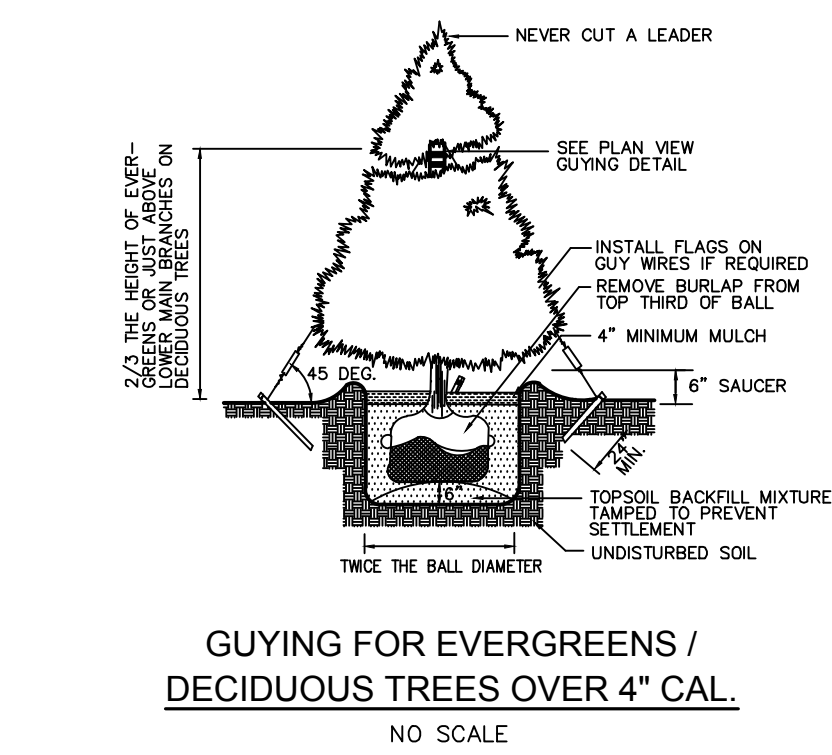
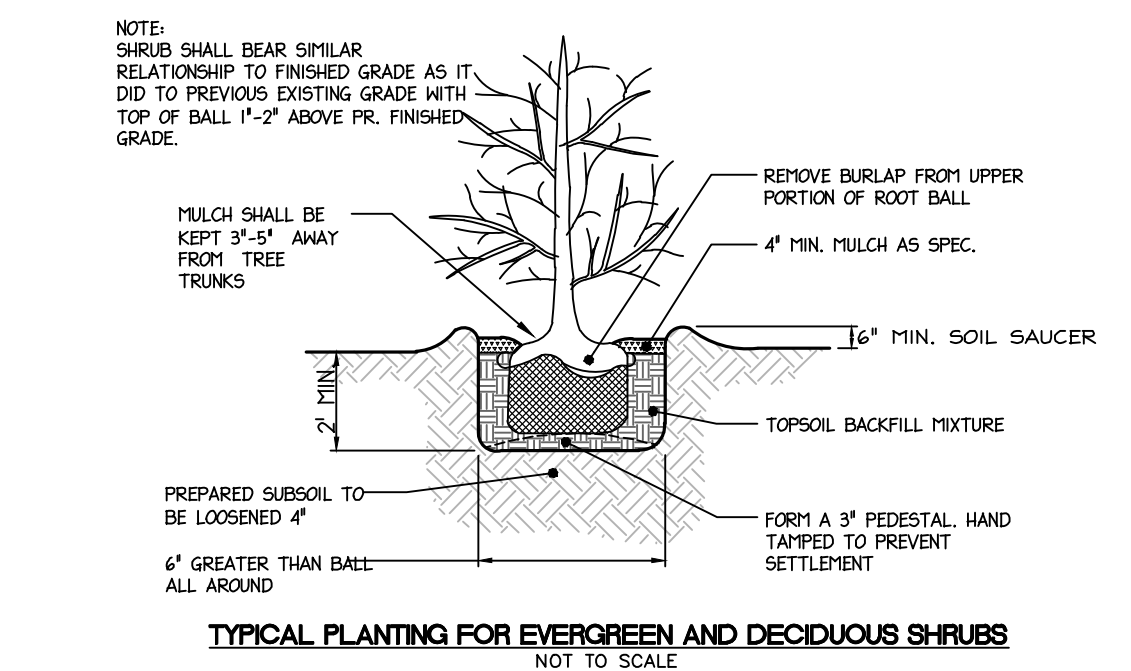
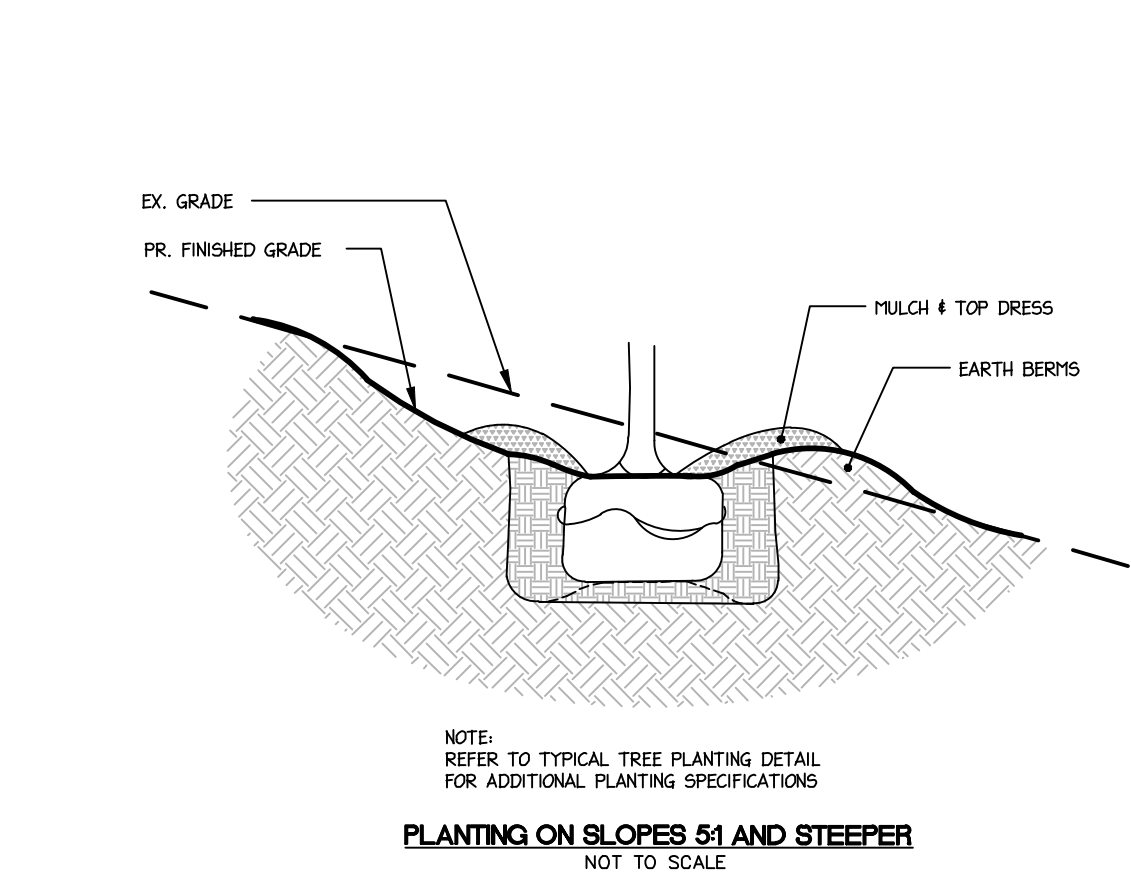
BY: *Justin M. Tyler*
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ENGINEERING WITH FOCUS

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Construction Inspection
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Geotechnical/Dams
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Site Development
Surveying/Aerial Drones/GIS
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LANDSCAPE PLAN - SOUTH
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
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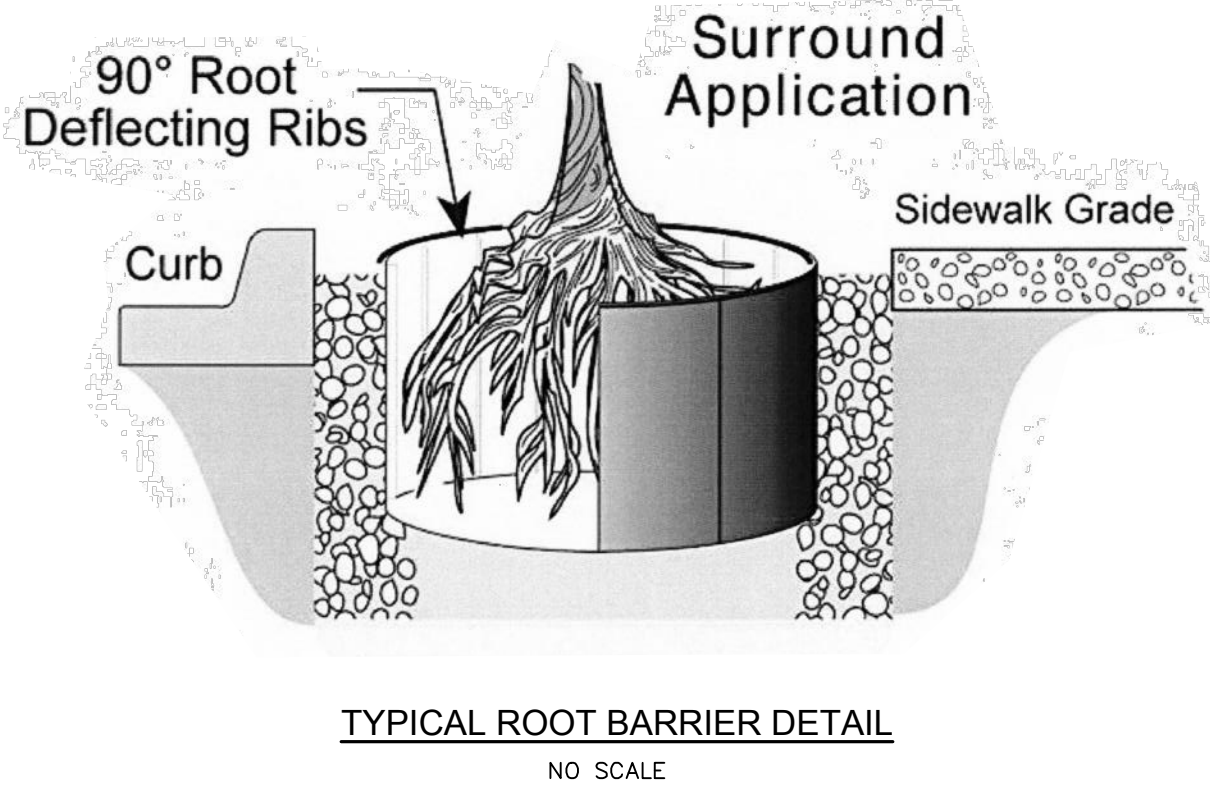


LANDSCAPE LEGEND:

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
STREET TREES					
AR	19	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	B4B
BN	4	BETULA NIGRA	RIVER BIRCH	8'-10' HT.	B4B
GTI	24	GLADITSIA TRIACANTHOS INERMIS	HONEYLOCUST TREE	2 1/2" CAL.	B4B
LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL.	B4B
NS	4	NYSSA SYLVATICA	BLACKGUM	2 1/2" CAL.	B4B
QB	6	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	B4B
TA	4	TILIA AMERICANA	AMERICAN LINDEN	2 1/2" CAL.	B4B
TOTAL:	62				
SHADE TREES					
AR	6	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	B4B
BN	10	BETULA NIGRA	RIVER BIRCH	8'-10' HT.	B4B
GTI	9	GLADITSIA TRIACANTHOS INERMIS	HONEYLOCUST TREE	2 1/2" CAL.	B4B
NS	26	NYSSA SYLVATICA	BLACKGUM	2 1/2" CAL.	B4B
LS	16	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2 1/2" CAL.	B4B
LT	19	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL.	B4B
QB	0	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	B4B
TA	24	TILIA AMERICANA	AMERICAN LINDEN	2 1/2" CAL.	B4B
TOTAL:	110				
EVERGREEN TREES					
PA	40	PICEA ABIES	NORWAY SPRUCE	6'-8' HT.	B4B
PA-1	6	PICEA ABIES	NORWAY SPRUCE	8'-10' HT.	B4B
PA-2	9	PICEA ABIES	NORWAY SPRUCE	10'-12' HT.	B4B
PG	27	PICEA GLAUCA	WHITE SPRUCE	6'-8' HT.	B4B
PG-1	4	PICEA GLAUCA	WHITE SPRUCE	8'-10' HT.	B4B
PG-2	6	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B4B
TOTAL:	92				
ORNAMENTAL/UNDERSTORY TREES					
AC	16	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRIL. SERVICEBERRY	2' CAL. (MIN.)	B4B
Cc	20	CERCIS CANADENSIS	EASTERN REDBUD	2' CAL. (MIN.)	B4B
CF	12	CORNUS FLORIDA	FLOWERING DOGWOOD	2' CAL. (MIN.)	B4B
MV	32	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10' HT., 2' CAL.	B4B
TOTAL:	80				
SHRUBS AND GROUND COVER					
AU	293	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	6"-12" SPR.	CONT
CP	645	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	6"-10" SPR.	CONT
CDG	485	CEPHALOTAXUS 'DUKE GARDENS'	DUKE GARDENS PLUM YEW	18"-24" HT.	CONT
CA	42	CLETHRA ALNIFOLIA	SUMMERSWEET	24"-30" HT. (MIN.)	CONT
CS	158	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	24"-30" HT. (MIN.)	CONT
IG	379	ILEX GLABRA 'COMPACTA'	COMPACT INKSBERRY HOLLY	24"-30" HT. (MIN.)	CONT
IT	56	ITEA VIRGINICA	VIRGINIA SWEETSPICE	24"-30" HT. (MIN.)	CONT
JH	328	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	12"-18" SPR.	CONT
LB	43	LINDERA BENZON	NORTHERN SPICEBUSH	24"-30" HT. (MIN.)	CONT
MC	307	MUHLBERGIA CAPILLARIS	MUHLY GRASS	18"-24" HT.	CONT
MP	79	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	24"-30" HT. (MIN.)	CONT
PM	336	PTYCNANTHEM MUTICAN	CLUSTERED MOUNTAIN MINT	12"-18" HT.	CONT
SNF	41	SPIREIA 'NEON FLASH'	NEON FLASH SPIREA	18"-24" HT.	CONT
VR	112	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36"-48" HT.	CONT
TOTAL:	3,304				

POND SUBMERGENT PLANTINGS					
ZONE 3: SHORELINE FRINGE DEPTH 0'-6"					
	804	CALTHA PALUSTRIS	MARSH MARIGOLD	QUART	NO SUBSTITUTION
	804	CAREX STRICTA	TUSsock SEDGE	QUART	NO SUBSTITUTION
	804	IRIS VERSICOLOR	BLUE FLAG IRIS	QUART	NO SUBSTITUTION
	804	JUNCUS EFFLUSUS	COMMON RUSH	QUART	NO SUBSTITUTION
	804	PELTANDRIA VIRGINICA	GREEN ARROW ARUM	QUART	NO SUBSTITUTION
	804	SAGITTARIA LATIFOLIA	AMERICAN ARROWHEAD	QUART	NO SUBSTITUTION
TOTAL:	4,824				
ZONE 2: SHALLOW WATER BENCH INUNDATION DEPTH 6'-12"					
	565	NYMPHAEA ODORATA	AMERICAN FRAGRANT WATER-LILY	QUART	NO SUBSTITUTION
	565	PONTERDERIA CORDATA	PICKEREL WEED	QUART	NO SUBSTITUTION
	565	SAGITTARIA GRAMINEA	GRASSY ARROWHEAD	QUART	NO SUBSTITUTION
	565	SPARAGANIUM AMERICANUM	AMERICAN BUR-REED	QUART	NO SUBSTITUTION
TOTAL:	2,260				
ZONE 1: DEEP WATER POOL PERMANENT INUNDATION DEPTH 1'-6"					
	625	NYMPHAEA LUTEA	AMERICAN LOTUS	QUART	NO SUBSTITUTION
	625	NYMPHAEA ODORATA	AMERICAN FRAGRANT WATER-LILY	QUART	NO SUBSTITUTION
	625	VALLISNERIA AMERICANA	WILD CELERY	QUART	PLANT IN AQUATIC BASKETS AT 24" DEPTH
TOTAL:	1,875				

- NOTES:
- IN THE EVENT THERE IS A CONFLICT BETWEEN THE LANDSCAPING PLAN AND THE LANDSCAPING SCHEDULE, THE PLAN SHALL GOVERN
 - TREE CALIPER OF EXISTING TREES TO BE MEASURED AT DBH (DIAMETER AT BREAST HEIGHT) 4.5' ABOVE GRADE; TREES UNDER 4" IN CALIPER ARE MEASURED AT 6" ABOVE GRADE.
 - STREET TREES TO BE LIMBED UP TO A MINIMUM OF 7' ABOVE GRADE.
 - ALL ILEX SPECIES SHOULD HAVE BOTH MALE AND FEMALE SPECIES IN EACH GROUPING TO ENSURE FRUIT.



3. STREET TREES TO BE LIMBED UP TO A MINIMUM OF 7' ABOVE GRADE.
4. ALL ILEX SPECIES SHOULD HAVE BOTH MALE AND FEMALE SPECIES IN EACH GROUPING TO ENSURE FRUIT.
- Ernst Conservation Seeds
ERNMX-127
Retention Basin Wildlife Mix
- Mix Composition
30.0% Panicum clandestinum, Tioga (Deertongue, Tioga)
29.5% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
20.0% Elymus virginicus, Madison-NY Ecotype (Virginia Wildrye, Madison-NY Ecotype)
7.0% Carex lurida, PA Ecotype (Lurid Sedge, PA Ecotype)
7.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
3.0% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)
1.5% Juncus effusus (Soft Rush)
0.5% Agrostis perennans, Albany Pine Bush-NY Ecotype (Autumn Bentgrass, Albany Pine Bush-NY Ecotype)
0.5% Asclepias incarnata, PA Ecotype (Swamp Milkweed, PA Ecotype)
0.3% Scirpus cyperinus, PA Ecotype (Woolgrass, PA Ecotype)
0.2% Helenium autumnale, PA Ecotype (Common Sneezeweed, PA Ecotype)
0.1% Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)
0.1% Aster puniceus, PA Ecotype (Purplestem Aster, PA Ecotype)
0.1% Aster umbellatus, PA Ecotype (Flat Topped White Aster, PA Ecotype)
0.1% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
0.1% Lobelia siphilitica, PA Ecotype (Great Blue Lobelia, PA Ecotype)

Seeding Rate: 20 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

AREA TO BE SEED: 0.44 ACRES

GENERAL LANDSCAPING NOTES:

- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, AND SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND WOODS FIBROUS ROOT SYSTEMS. ALL PLANTS SHALL BE NURSERY-GROWN UNLESS OTHERWISE STATED; THEY SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE MUNICIPALITY FOR AT LEAST TWO (2) YEARS PRIOR TO DATE OF PLANTING. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR CONDITION OR WHICH ARE NOT TRUE TO NAME SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE PLANTS.
- ALL PLANT MATERIAL SHALL BE TWICE TRANSPLANTED, NURSERY-GROWN OF SPECIMEN QUALITY. THEY SHALL BE OF SYMMETRICAL GROWTH OR TYPICAL OF THE VARIETY AND SUPPLIED FROM SOURCES IN THE SAME HARDNESS ZONE AS THE DEVELOPMENT IS LOCATED AND FREE OF INSECT AND DISEASE PROBLEMS OR OBJECTIONABLE DISFIGUREMENTS. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE SHALL BE TAKEN IN PREPARING PLANTS FOR MOVING. ALL BALLED AND BURLAPPED PLANTS SHALL BE DUE TO MEET OR EXCEED THE USDA STANDARDS FOR NURSERY STOCK.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN (1990), OR MOST RECENT EDITION, AND THE HEIGHT, SPREAD AND/OR CALIPER FOR TREES AND SHRUBS LISTED IN SECTION 515.1, RECOMMENDED PLANT LIST.
- PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY.
- GUARANTEE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE IRIS AND/OR NUSA 40-550-53.
- ONLY THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING AND LIGHTING LAYOUT PURPOSES. PROPOSED TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES AND FIFTEEN (15) FEET OF OVERHEAD UTILITIES.
- NO PLANTING LAYOUT MODIFICATIONS OR PLANT SUBSTITUTES WILL OCCUR WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER. THERE WILL BE NO PRIOR APPROVAL TO MODIFICATIONS OCCURRING IN THE FIELD.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL SHRUBBERY MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED A MATURE HEIGHT OF 18' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL SHADE TREES PLANTED OR EXISTING IN SIGHT TRIANGLES SHALL BE PRUNED SO AS NOT TO HAVE BRANCHES BELOW 7'-0". TREES SHALL NOT BE LOCATED CLOSER THAN 30 FEET FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES.
- ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. 1" PLASTIC CHAINS SHALL BE ATTACHED TO THE TREE AT TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. PROVIDE TWO TO THREE TREE STAKES PER TREE AS NOTED ON THE PLANS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE TREE WRAP WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO EXISTING GRADE.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING ALL PLANT MATERIAL SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- ALL DISTURBED AREAS THAT ARE NOT TO BE PLANTED WITH LANDSCAPE MATERIAL SHALL BE SEED WITH THE FOLLOWING SEED MIXTURE.

SEED MIXTURE	SEEDING RATES	SEEDING RATES
LBS./ACRE	LBS./1,000 S.F.	
SPREADING FESCUE	15	0.3
CHEWING'S RED FESCUE	15	0.3
KENTUCKY BLUEGRASS	25	0.6
PERENNIAL RYEGRASS	10	0.2

- OPTIMUM PLANTING & SEEDING DATES ARE BETWEEN FEBRUARY 15 AND MAY 1 OR BETWEEN AUGUST 15 AND OCTOBER 15.
- ALL PLANTING BEDS SHALL RECEIVE MINIMUM NATURAL 4" DEPTH OF SHREDDED HARDWOOD BARK.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS.

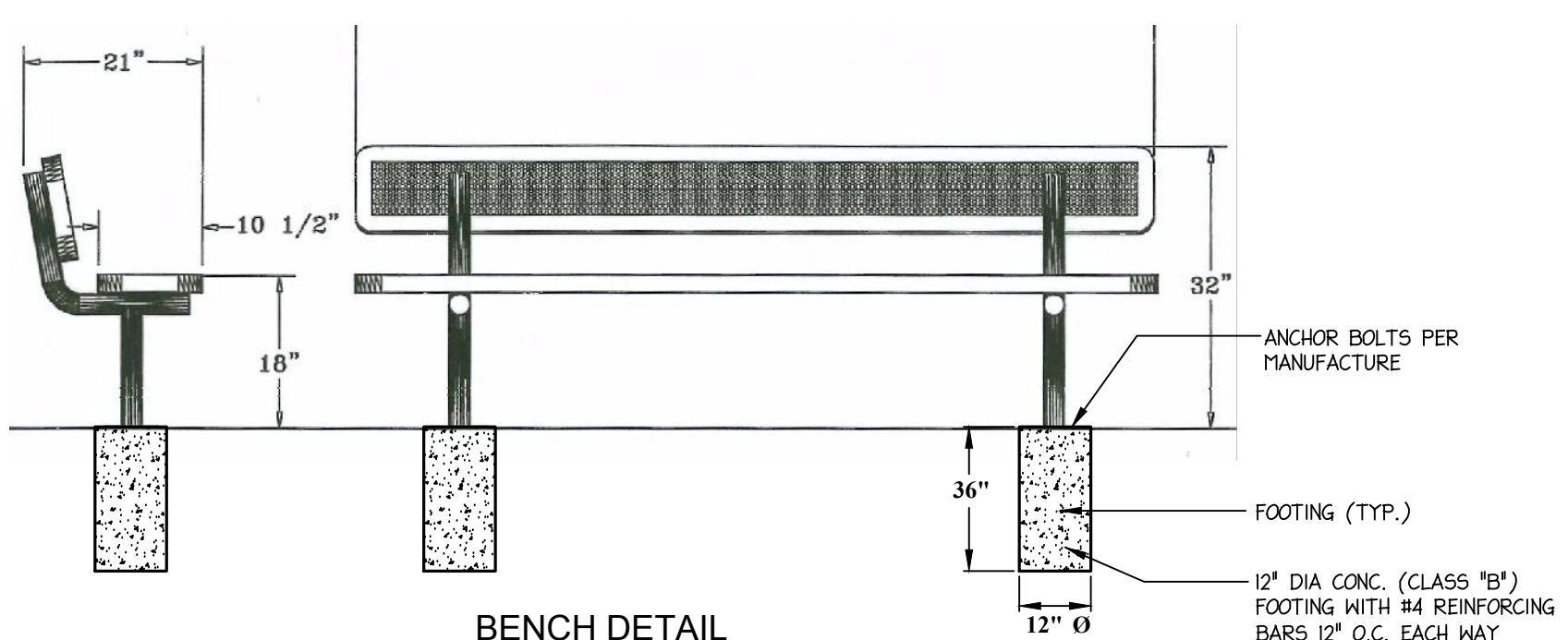


MODEL: KP/PPT63
MANUFACTURER: KAY PARK
CONSTRUCTION: RECYCLED PLASTIC
FRAME STYLE: RECYCLED PLASTIC
LENGTH: 72 INCHES
HEIGHT: 31 INCHES
WEIGHT: 475 LBS

NOTE: AT LEAST (1) ONE PICNIC TABLE PER SEATING AREA MUST BE ADA COMPLIANT.

RECTANGULAR PICNIC TABLE (OR EQUAL)

N.T.S.



SUPERIOR PLAY 6" BENCH WITH BACK (OR APPROVED EQUAL)

SPECIFICATION

- 6" POLY VINYL CHLORIDE BENCH WITH BACK. ALL DIMENSIONS ARE REARER. FRAME IS SURFACE MOUNT DESIGN.
- COATED WITH A 1/16" TO 1/4" THICK PLASTIC OR ULTRAVIOLET STABILIZED VINYL COATING FUSED AND BAKED TO A 90% GLOSS.
- SEAT HEIGHT IS 18" APPROXIMATELY. BACK HEIGHT IS 32" APPROXIMATELY. TOTAL OVERALL DIMENSIONS ARE 96" X 24" APPROXIMATELY.
- SEATS ARE MADE FROM 1/4" X 1/4" X 1/4" PLATED STEEL.
- ALL CENTER BRACES ARE MADE FROM 1/4" X 1/4" X 1/4" PLATED STEEL.
- FOOTERS ARE MADE OF 2" X 2" X 2" HEAVY GALVANIZED STEEL. TUBING THAT IS GALVANIZED 160LB AND OUT AND NETS 8 INCHES STEEL AND TUBING OF 24" X 40 PIPE. CONSTRUCTED SO AS TO PREVENT RUN WATER FROM COLLECTING AT GROUND LEVEL. COATED WITH A BAKED ON POLYESTER POWDER COAT FINISH.
- ALL HARDWARE IS NON-CORROSIVE. WEIGHT FOR THE BENCHWORK IS 175 LBS.

		DATE: JANUARY 17, 2023
		SCALE: AS SHOWN
		DESIGNED BY: J.M.T.
PER TOWNSHIP	M.K.F.	5/18/23
PER TOWNSHIP	M.K.F.	03/10/23
REVISIONS	AUTH	DATE
		JOB No. 1806M

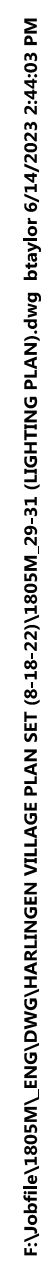
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LANDSCAPE DETAILS
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
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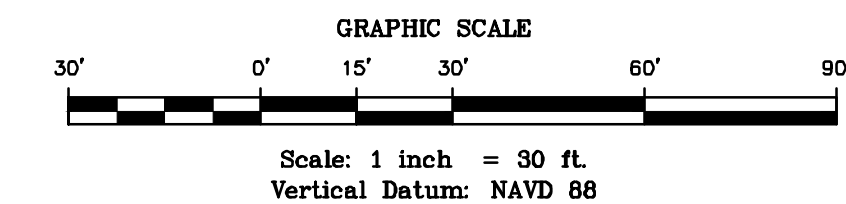
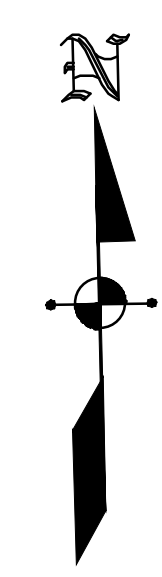


ILLUMINATIONS
1157 PHOENIXVILLE PIKE,
SUITE 105,
WEST CHESTER, PA 19380

BY: Justin M. Tyler
Justin M. Tyler, R.L.A. Licensee Landscape Architect,
New Jersey Lic. No. 21A500138600

LIGHTING PLAN - NOR
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN B
MONTGOMERY TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

29



NOTE:
LIGHTING DESIGN BY:

ILLUMINATIONS
1157 PHOENIXVILLE PIKE,
SUITE 105,
WEST CHESTER, PA 19380

		DATE: JANUARY 17, 2023	
		SCALE: 1" = 30'	
		DESIGNED BY: J.M.T.	
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: J.M.T.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS		AUTH.	DATE
		JOB No.	1005M
BY: Justin M. Tyler		Justin M. Tyler, R.L.A.	
		Licensed Landscape Architect, New Jersey Lic. No. 21AS00138600	

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BRIDGE/HIGHWAYS
CONSTRUCTION INSPECTION
ENVIRONMENTAL
GEOTECHNICAL/DAMS
LANDSCAPE ARCHITECTURE
LOCAL/REGIONAL PLANNING
MUNICIPAL ENGINEERING
SITE DEVELOPMENT
SURVEYING/AERIAL DRONES/GIS
WATER/WASTEWATER

LIGHTING PLAN - SOUTH
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

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Specifications

EPA:	0.69 ft ² (0.64 m ²)
Length:	32.71" (831 mm)
Width:	14.26" (361 mm)
Height H1:	7.88" (200 mm)
Height H2:	2.73" (69 mm)
Weight:	34 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

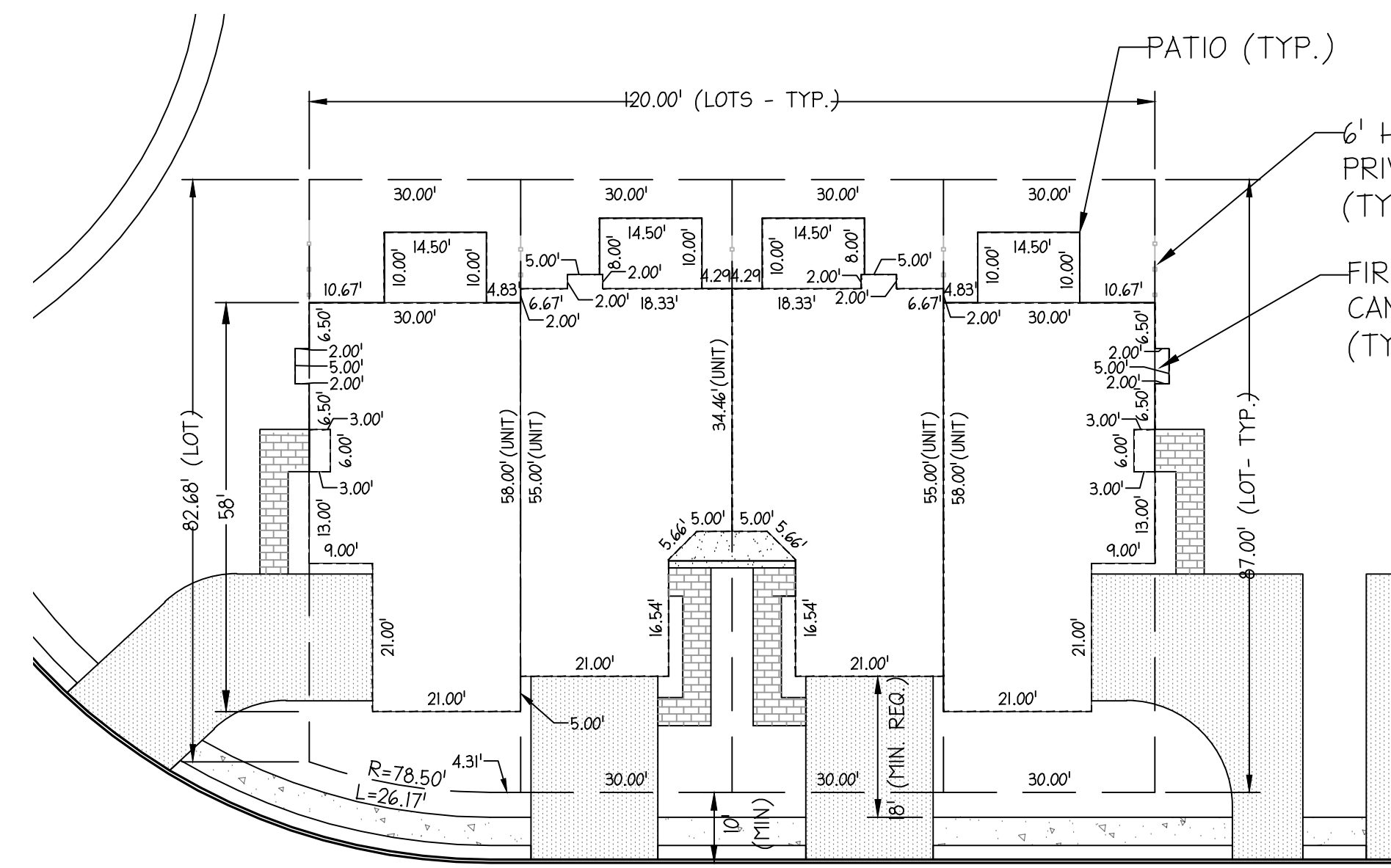
Ordering Information			EXAMPLE: DSK1 LED P7 40K 70CRI T3M MVOLT SPA NLTARE2 PIRHN DBXBD				
DSK1 LED							
Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Mounting	Shipped Included	
DSK1 LED	Forward optics		(See section 7000 only)				
	P1	P6	30K 3000K	70CRI	T15 Type I short	MVOLT (339V-420V) ¹ SPA Square pin mounting 98.5° beam	
	P2	P7	40K 4000K	70CRI	T2M Type II medium	MVOLT (277V-420V) ¹ SPA Square pin mounting 98.5° beam	
	P3	P8	50K 5000K	70CRI	T3M Type III medium	SPA Round pin mounting 95° beam	
	P4	P9	60K 6000K	70CRI	T4M Type IV medium	SPA Square pin mounting 95° beam	
	P5	P10	70K 7000K	70CRI	T5M Type V medium	SPA Square pin mounting 95° beam	
	Recessed optics		(See section 8000 only)				
	P6	P11	30K 3000K	80CRI	T15 Type I short	IRMS Round pin mounting 95° beam	
	P7	P12	40K 4000K	80CRI	T2M Type II medium	IRMS Round pin mounting 95° beam	
	P8	P13	50K 5000K	80CRI	T3M Type III medium	SPARM Square pin mounting 95° beam	

Ordering Information

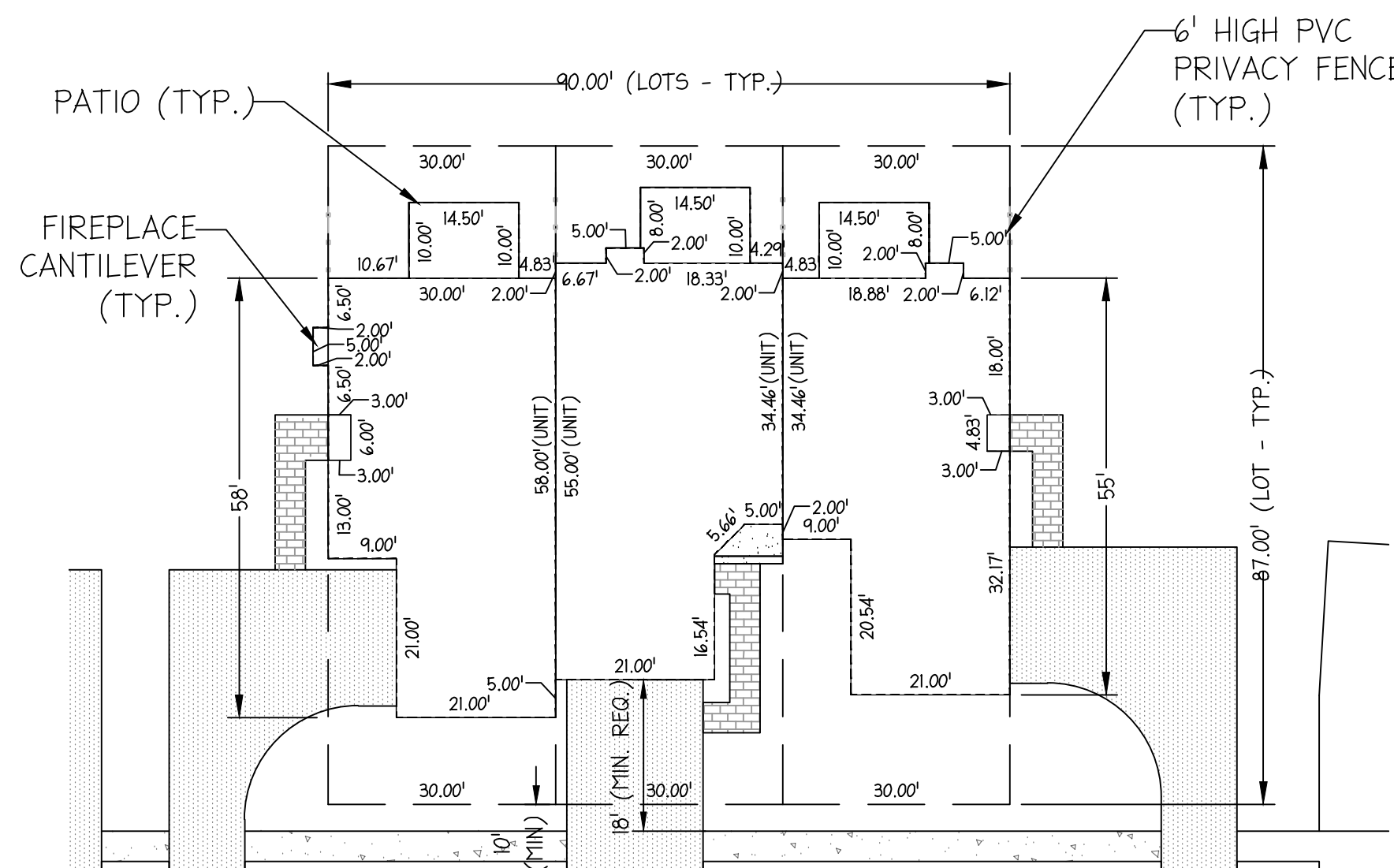
Accessories

Notes:

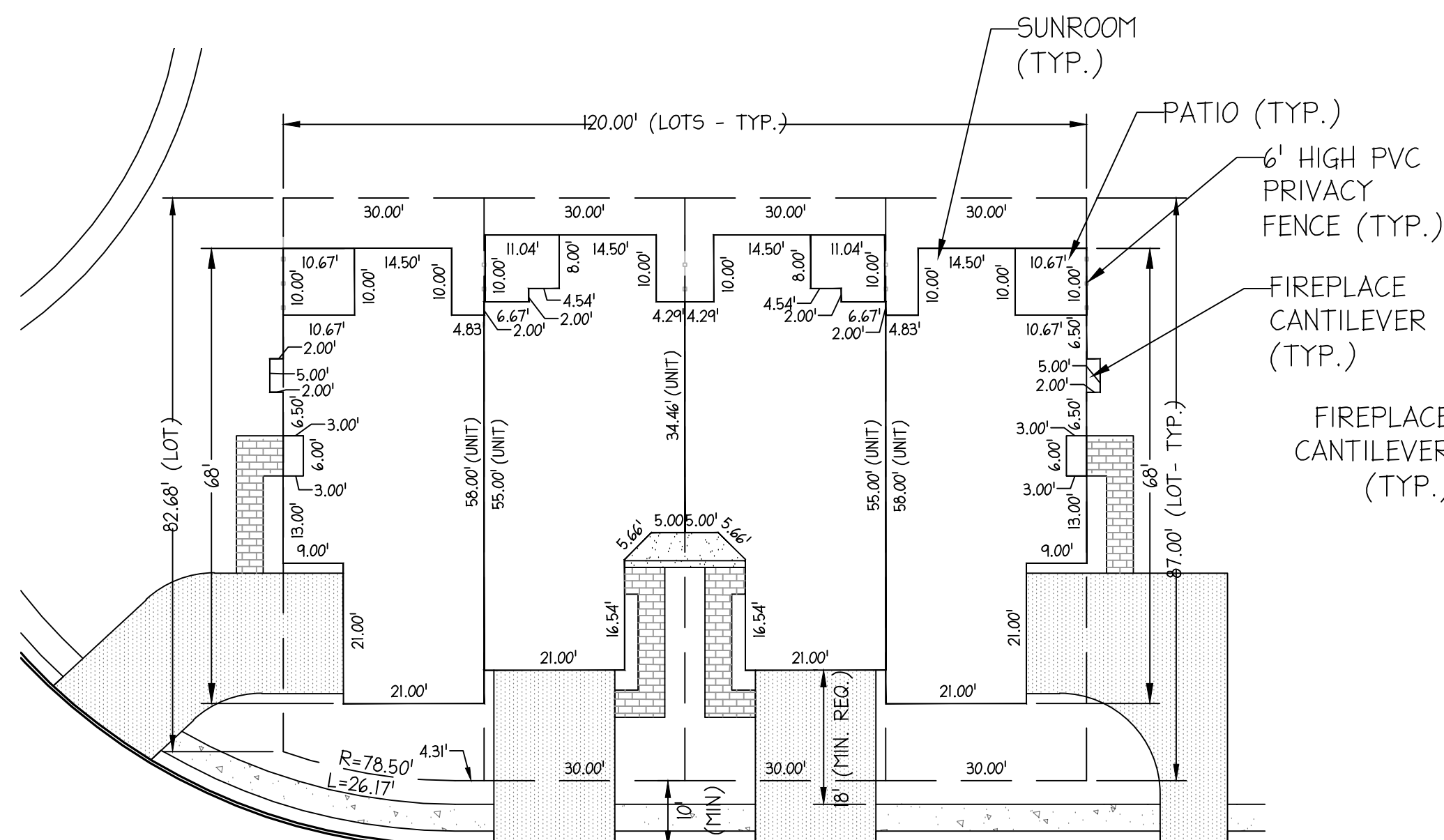
1. Recessed optics available with package P10, P11, P12 and P13. Must be combined with option 1 (E) or (F).
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 2% and 3% only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3M, T4M, T5M, T6M, T7M, T8M, T9M, T10M, T11M, T12M, T13M, T14M, T15M, T16M, T17M, T18M, T19M, T20M, T21M, T22M, T23M, T24M, T25M, T26M, T27M, T28M, T29M, T30M, T31M, T32M, T33M, T34M, T35M, T36M, T37M, T38M, T39M, T40M, T41M, T42M, T43M, T44M, T45M, T46M, T47M, T48M, T49M, T50M, T51M, T52M, T53M, T54M, T55M, T56M, T57M, T58M, T59M, T60M, T61M, T62M, T63M, T64M, T65M, T66M, T67M, T68M, T69M, T70M, T71M, T72M, T73M, T74M, T75M, T76M, T77M, T78M, T79M, T80M, T81M, T82M, T83M, T84M, T85M, T86M, T87M, T88M, T89M, T90M, T91M, T92M, T93M, T94M, T95M, T96M, T97M, T98M, T99M, T100M, T101M, T102M, T103M, T104M, T105M, T106M, T107M, T108M, T109M, T110M, T111M, T112M, T113M, T114M, T115M, T116M, T117M, T118M, T119M, T120M, T121M, T122M, T123M, T124M, T125M, T126M, T127M, T128M, T129M, T130M, T131M, T132M, T133M, T134M, T135M, T136M, T137M, T138M, T139M, T140M, T141M, T142M, T143M, T144M, T145M, T146M, T147M, T148M, T149M, T150M, T151M, T152M, T153M, T154M, T155M, T156M, T157M, T158M, T159M, 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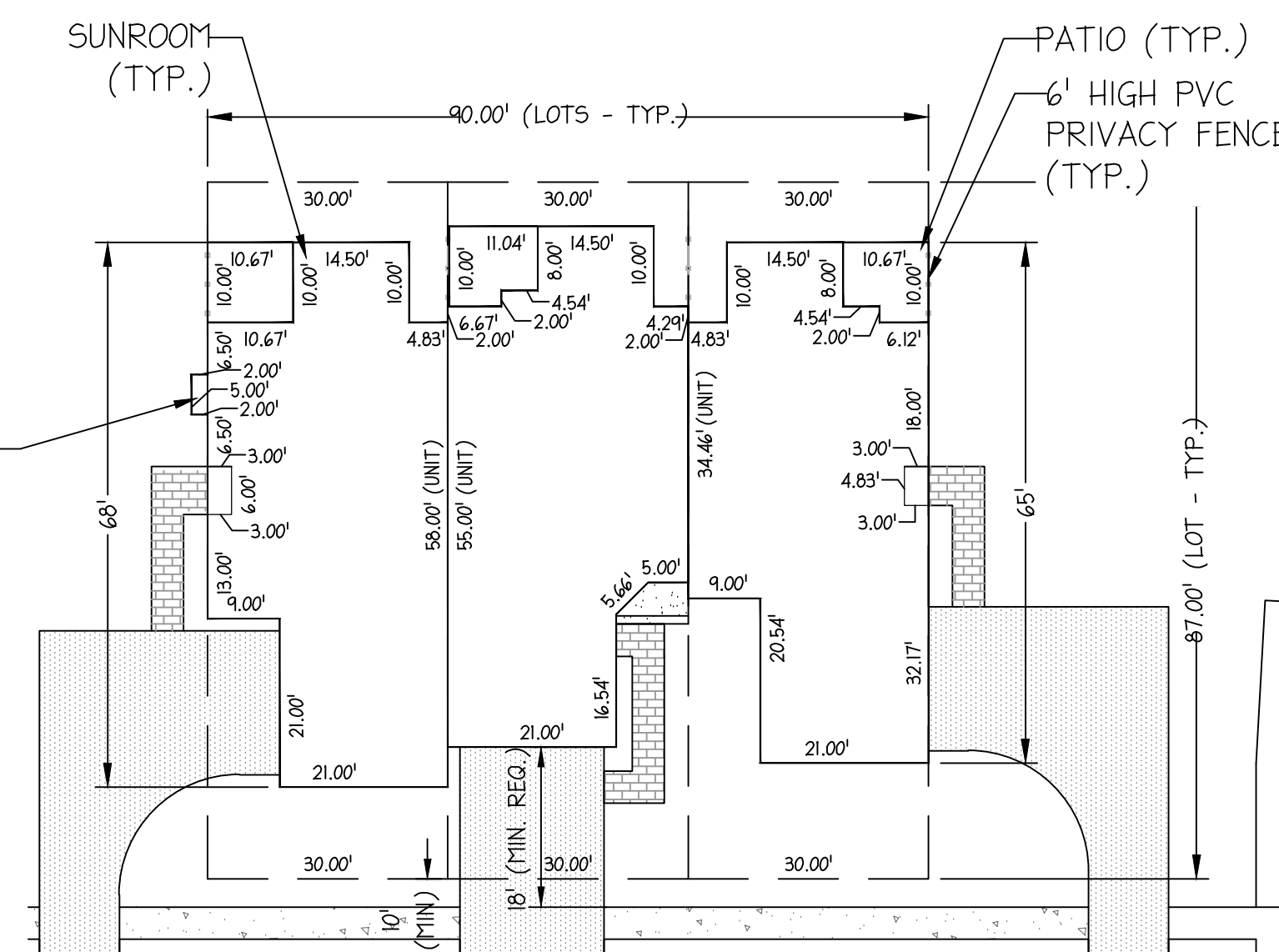
TYPICAL 4-UNIT W/PATIO TOWNHOUSE
SCALE: 1" = 20'



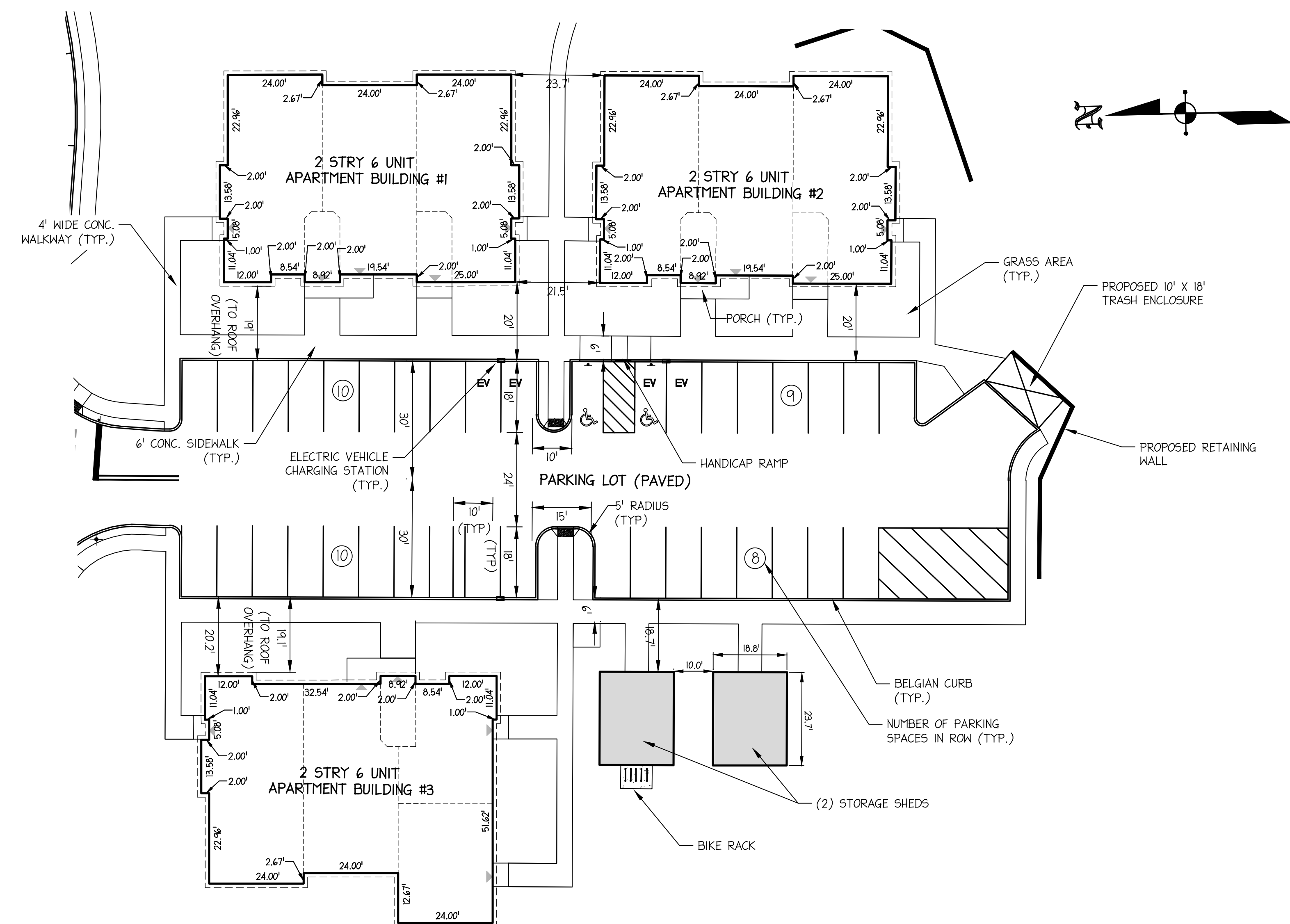
TYPICAL 3-UNIT W/PATIO TOWNHOUSE
SCALE: 1" = 20'



TYPICAL 4-UNIT W/SUNROOM OPTION TOWNHOUSE
SCALE: 1" = 20'



TYPICAL 3-UNIT W/SUNROOM OPTION TOWNHOUSE
SCALE: 1" = 20'



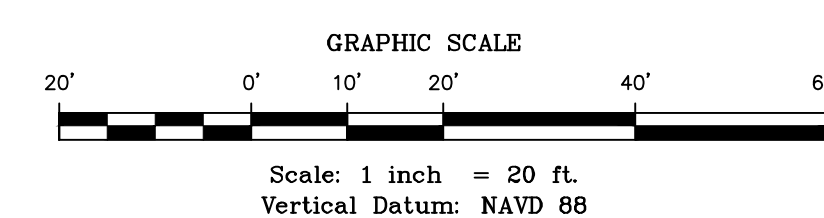
6-UNIT APARTMENT BUILDINGS
SCALE: 1" = 20'

NOTES:

- OPTIONAL DECORATIVE FENCE @ TOWNHOUSES SHALL ONLY EXTEND 12 FEET OUT FROM REAR OF BUILDING.
- NO DECORATIVE FENCE IS PROPOSED ALONG REAR FEE SIMPLE LOT LINE @ TOWNHOUSES, I.E. REAR YARDS @ TOWNHOUSES SHALL NOT BE ENCLOSED BY A FENCE.
- THE OUTSIDE AIR CONDITIONER COMPRESSORS FOR THE TOWNHOUSE UNITS SHALL NOT BE LOCATED IN FRONT OF THE UNITS.
- THE FINAL UTILITY SERVICE LOCATIONS SUCH AS GAS, ELECTRIC, CABLE ARE SUBJECT TO THE UTILITY COMPANY.
- THE APARTMENT BUILDING ARE REQUIRED BY ORDINANCE TO PROVIDE BOTH HEAT AND SMOKE ALARMS AS WELL AS FIRE SUPPRESSION SPRINKLER SYSTEMS IF REQUIRED BY CODE.

FEE SIMPLE TOWNHOUSE LOTS:

- MINIMUM DISTANCE FROM LOT LINE TO PARKING: 5 FT
- MINIMUM DISTANCE FROM LOT LINE TRACT BOUNDARY: 25 FT
- MINIMUM DISTANCE FROM LOT LINE TO COLLECTOR STREET: 25 FT
- MINIMUM DISTANCE FROM LOT LINE TO LOCAL STREET: 10 FT



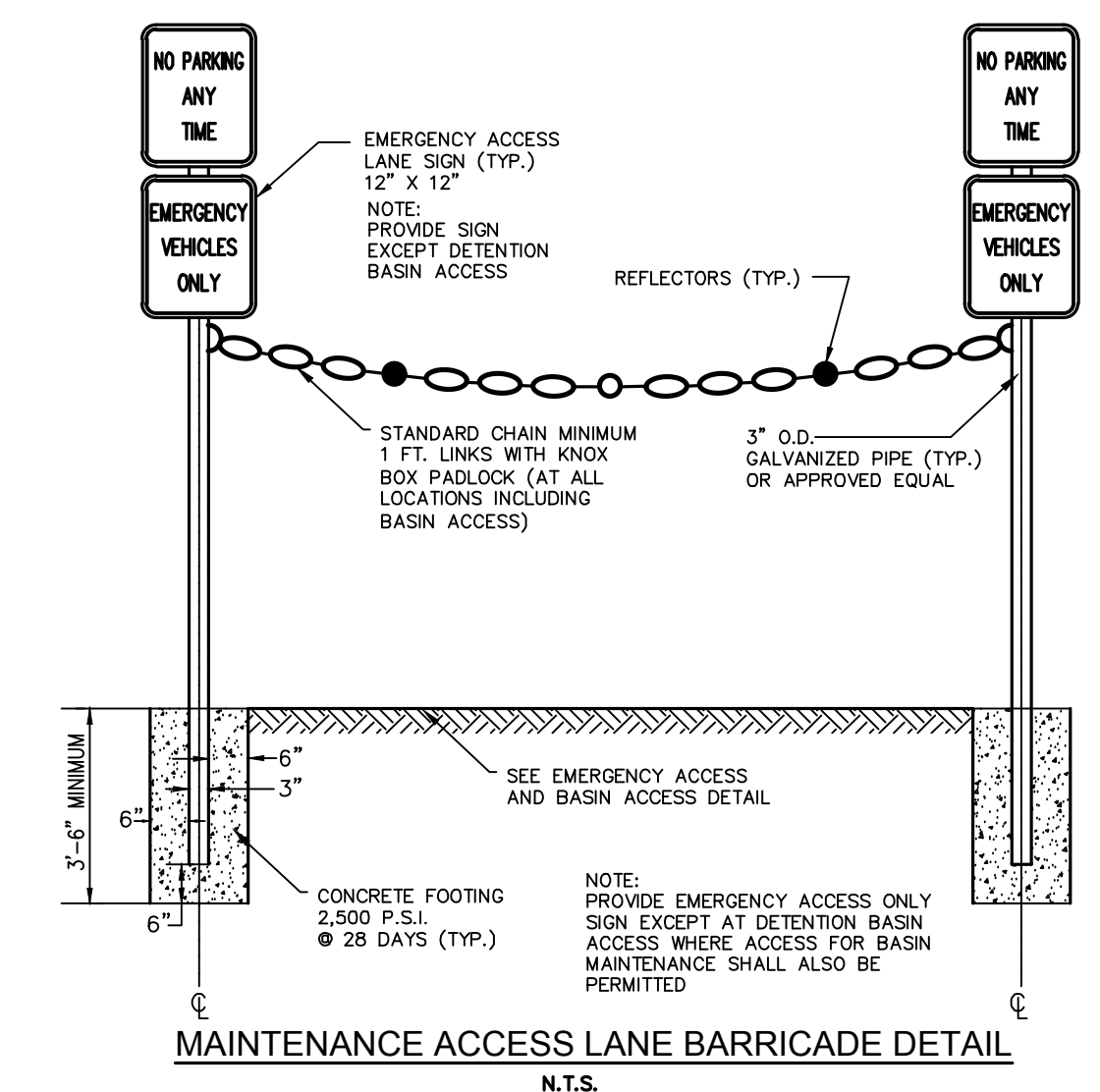
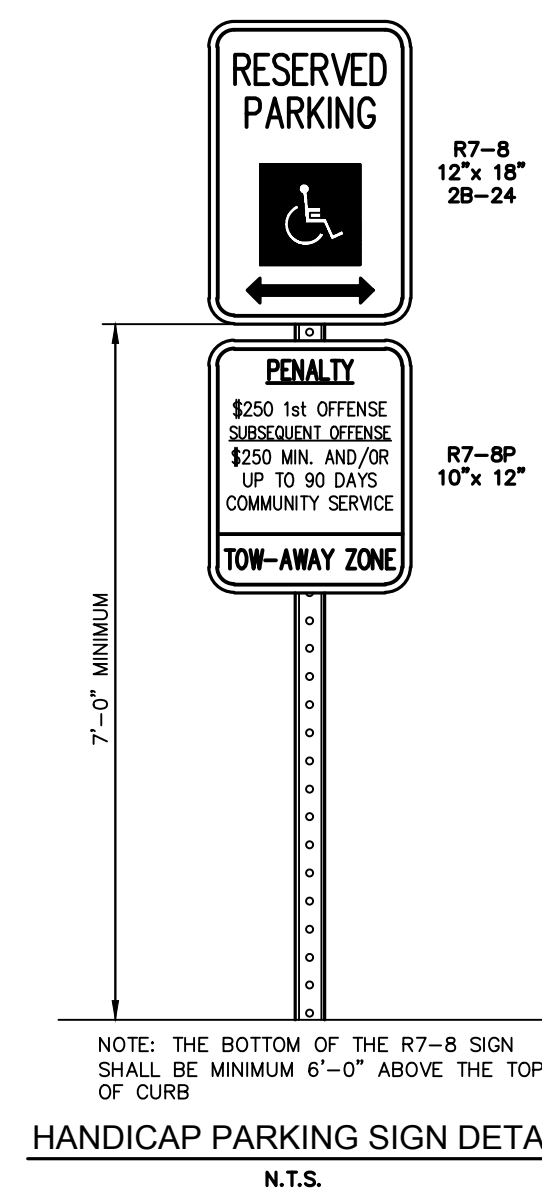
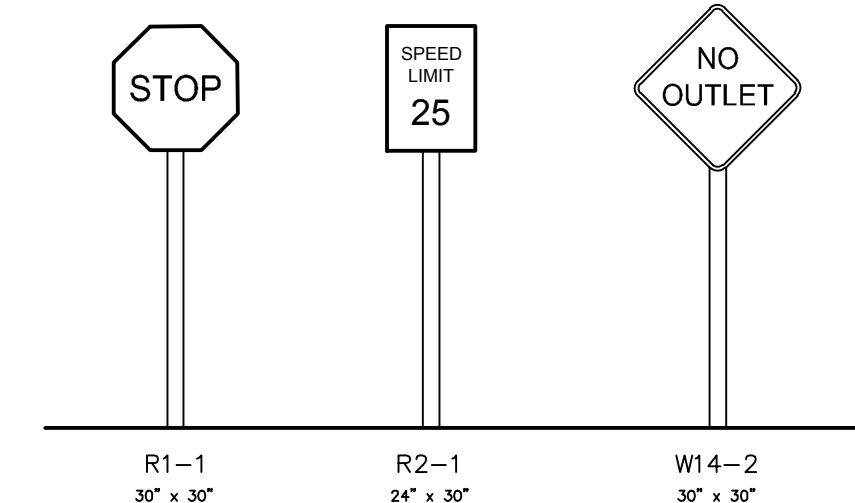
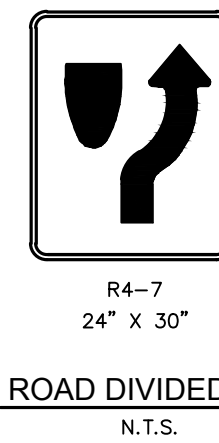
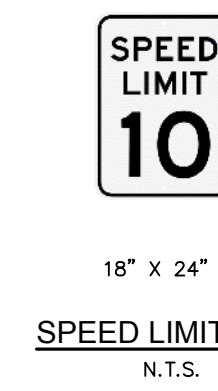
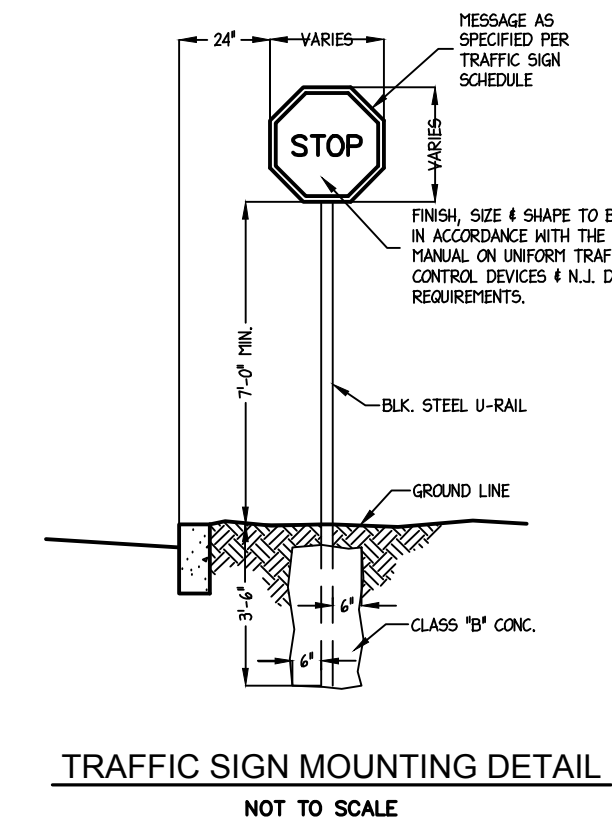
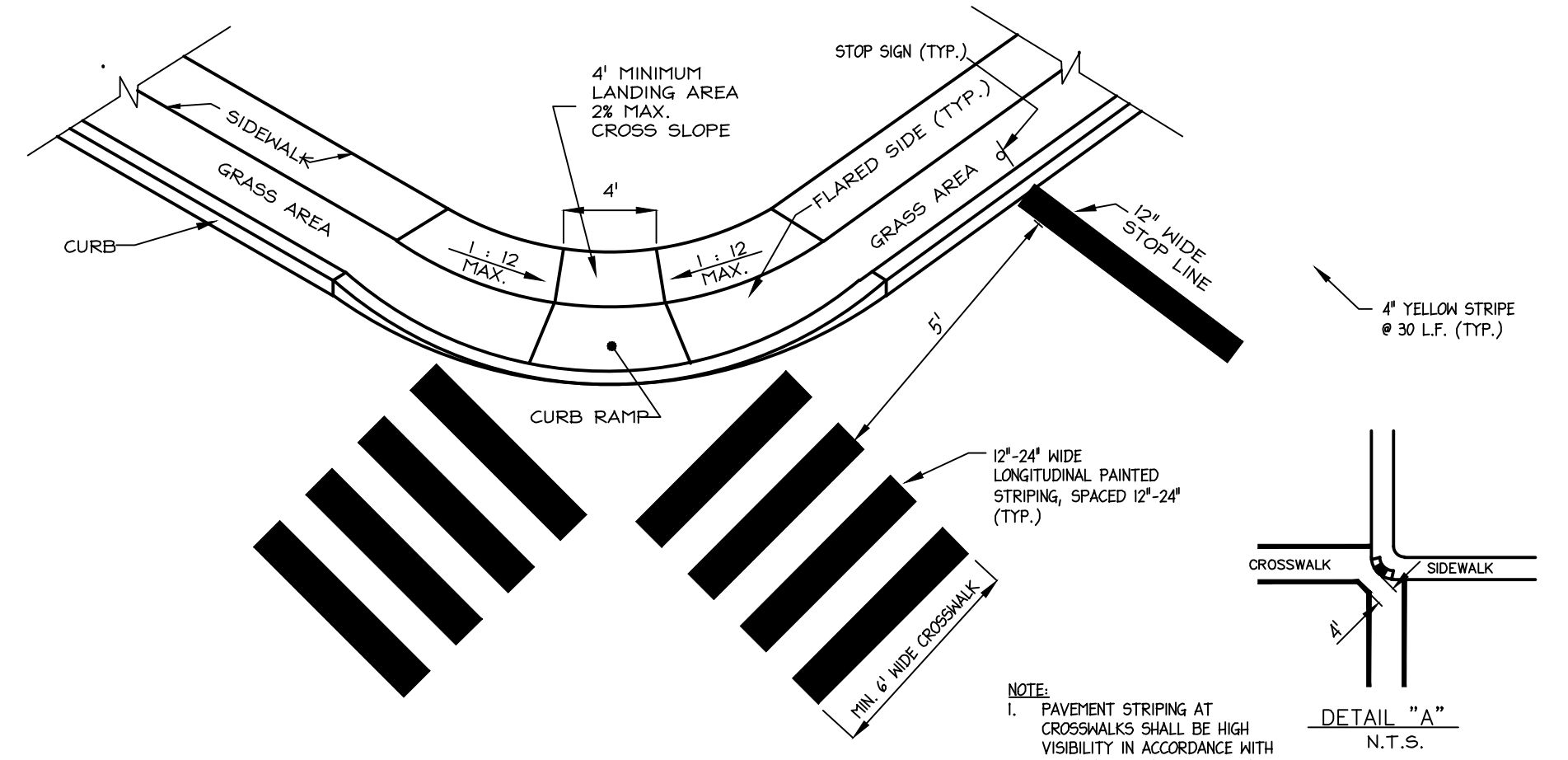
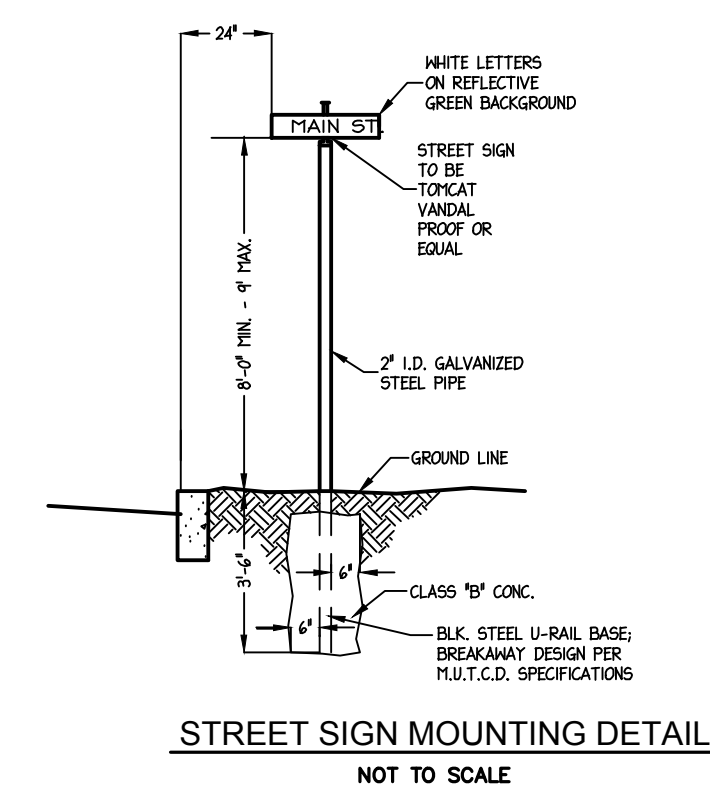
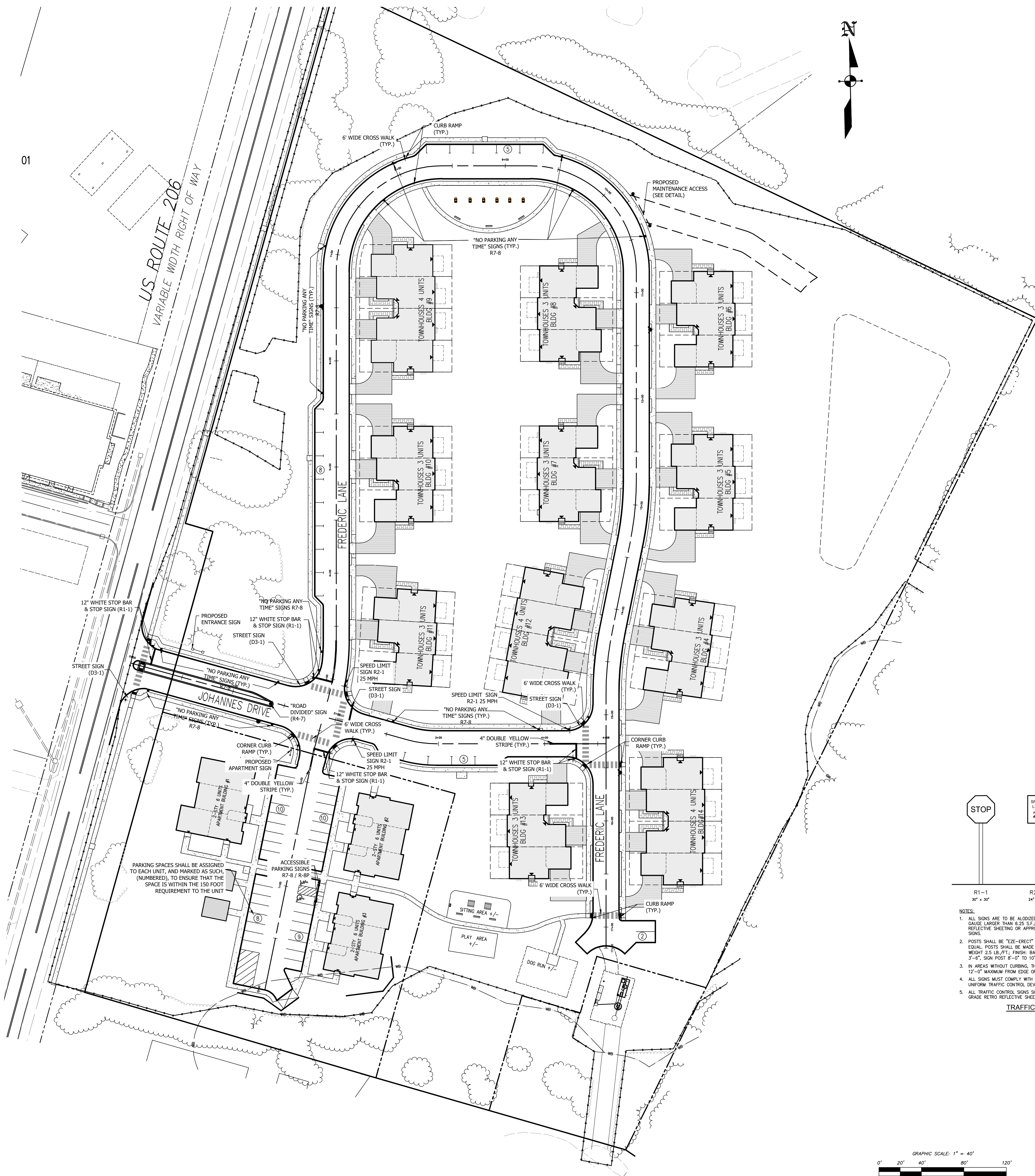
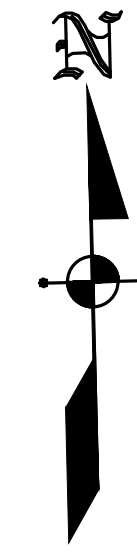
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PER TOWNSHIP	M.K.F. 3/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE

BY: *Michael K. Ford*
Michael K. Ford
New Jersey Professional Engineer
No. 34722

Van Cleef
ENGINEERING WITH FOCUS

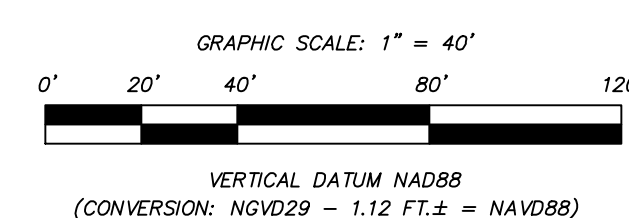
VAN CLEEF ENGINEERING ASSOCIATES, LLC
12 BROADWAY, SUITE 200, NEWARK, NJ 07102
WWW.VANCLEEFENGINEERING.COM
PHONE 973.333.8251
CERT. OF AUTHORIZATION NO. 246A28133301

TYPICAL BUILDING PLANS
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



- NOTES:
- ALL SIGNS ARE TO BE ALUMINUM, 0.080 GAUGE UP TO 6.25 SF.; 0.100 GAUGE LARGER THAN 6.25 SF.; THE FACE SHALL BE SMOOTH, RETRO REFLECTIVE SHEETING OR APPROVED EQUAL; HIGH INTENSITY GRADE FOR STOP SIGNS.
 - POSTS SHALL BE "EZE-ERECT" BREAKAWAY SIGN POST SYSTEM OR APPROVED EQUAL. POSTS SHALL BE MADE OF HOT ROLLED RAIL STEEL (ASTM A499-76); WEIGHT 2.5 LB./FT.; FINISH: BAKED GREEN ENAMEL PAINT; LENGTH: BASE POST 3'-8", SIGN POST 6'-0" TO 10'-0" AS DIRECTED BY THE ENGINEER.
 - IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 6'-0" MINIMUM TO 12'-0" MAXIMUM FROM EDGE OF SHOULDER AS DIRECTED.
 - ALL SIGNS MUST COMPLY WITH TOWNSHIP STANDARDS AND CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL TRAFFIC CONTROL SIGNS SHOULD BE HIGH INTENSITY OR PRISMATIC DIAMOND GRADE RETRO REFLECTIVE SHEETING TO MEET MUTCD REFLECTIVITY REQUIREMENTS.

- NOTES:
- STREET SIGN SHALL COMPLY WITH CURRENT MUTCD STANDARDS FOR STREET SIGNS REGARDING FONT, LETTER SIZES, UPPER CASE AND LOWER CASE LETTERING.
 - STREET NAME PLATES SHOULD BE 03-1 AND IN ACCORDANCE WITH MUTCD. LETTERING IS TO BE COMPOSED OF COMBINATION OF LOWER CASE LETTERS WITH INITIAL UPPER CASE LETTERS. SIGN SIZE IS TO BE 8 INCHES IN HEIGHT.



VERTICAL DATUM NAD83
(CONVERSION: NGVD29 - 1.12 FT. ± = NAVD83)

DATE:	JANUARY 17, 2023
SCALE:	1" = 40'
DESIGNED BY:	M.K.F.
PER TOWNSHIP:	M.K.F. 05/18/23
PER TOWNSHIP:	M.K.F. 03/10/23
REVISIONS:	AUTH. DATE JOB NO.

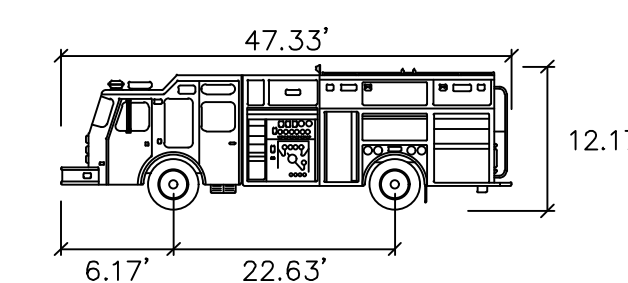
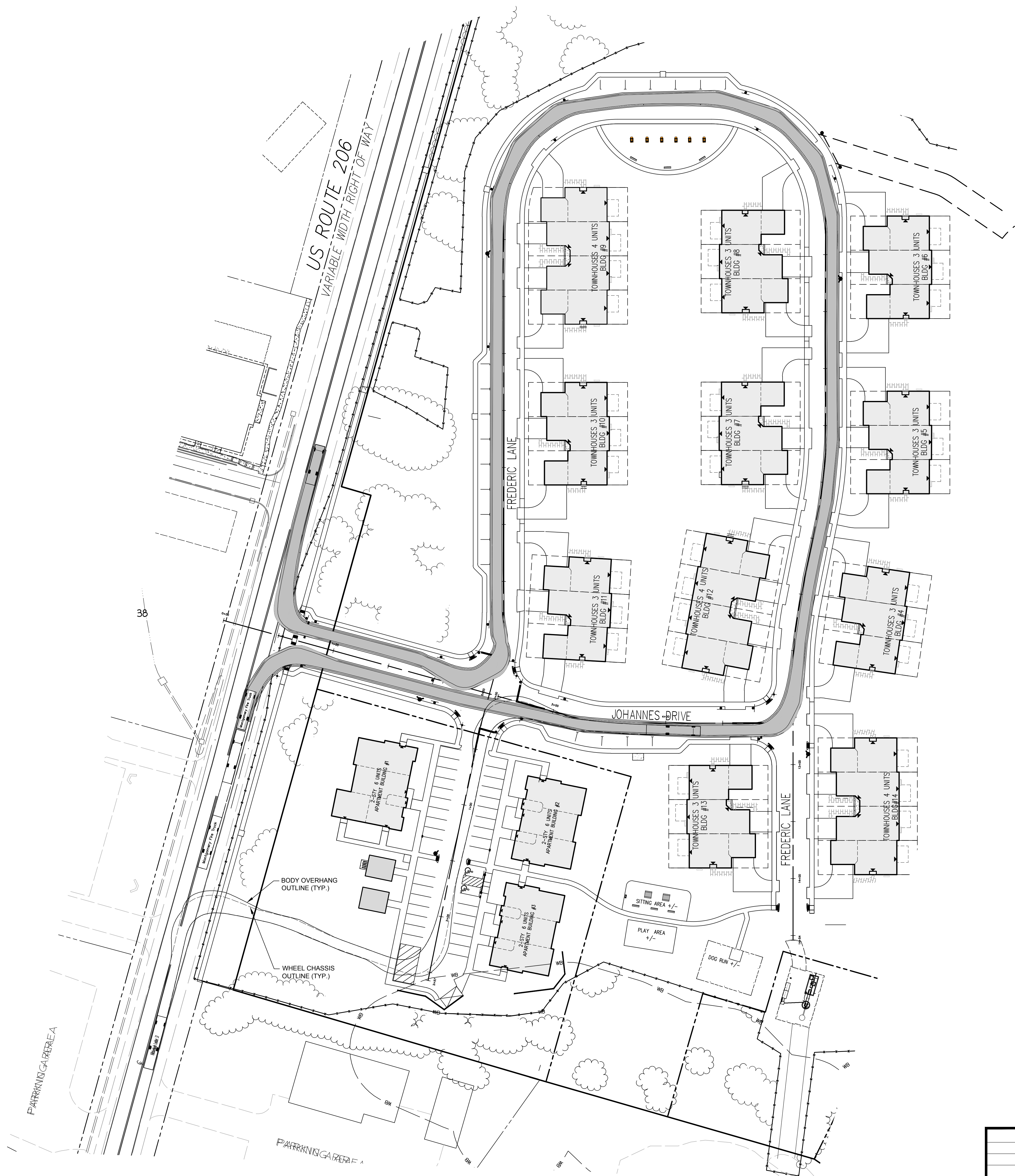
Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

DATE:	JANUARY 17, 2023
SCALE:	1" = 40'
DESIGNED BY:	M.K.F.
PER TOWNSHIP:	M.K.F. 05/18/23
PER TOWNSHIP:	M.K.F. 03/10/23
REVISIONS:	AUTH. DATE JOB NO.

SIGNAGE AND STRIPING PLAN
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

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32 BROWN LANE, HILLSBOROUGH, NJ 08064
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PHONE: (609) 528-5201
CERT. OF AUTHORIZATION NO. 246A28122380

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater



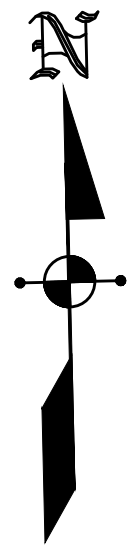
N.T.S



Bridges/Highway
Construction Inspection
Environmental
Geotechnical/Dam
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

FIRE TRUCK CIRCULATION EXHIBIT
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



US ROUTE 206
VARIABLE WIDTH RIGHT-OF-WAY

FREDERIC LANE

BLOCK 6001
LOT 33.01
8.853 AC.

JOHANNES DRIVE

FREDERIC LANE

BLOCK 6001
LOT 33.02
1.812 AC.



SITING AREA +/-

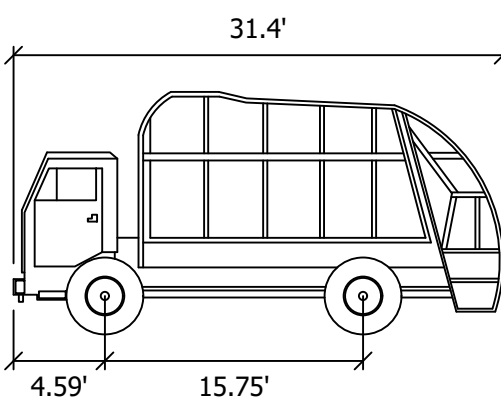
PLAY AREA +/-

DOG RUN +/-

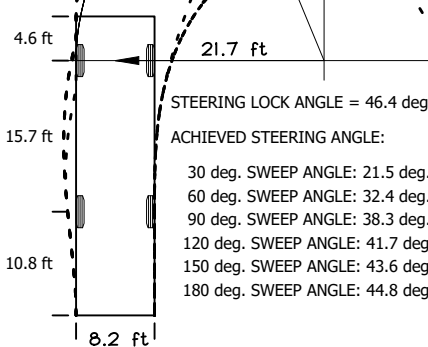
BLOCK 6001
LOT 33.04
0.501 AC.
(PUMP STATION)

PUMP STATION

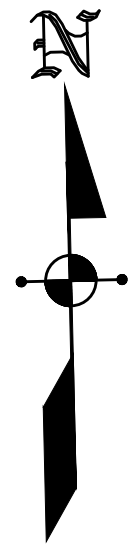
GARBAGE TRUCK TEMPLATE CIRCULATION
SCALE: 1"=40'



N.T.S.



Garbage Truck 31.4 ft Template
Copyright (c) 2010, Transoft Solutions



US ROUTE 206
VARIABLE WIDTH RIGHT-OF-WAY

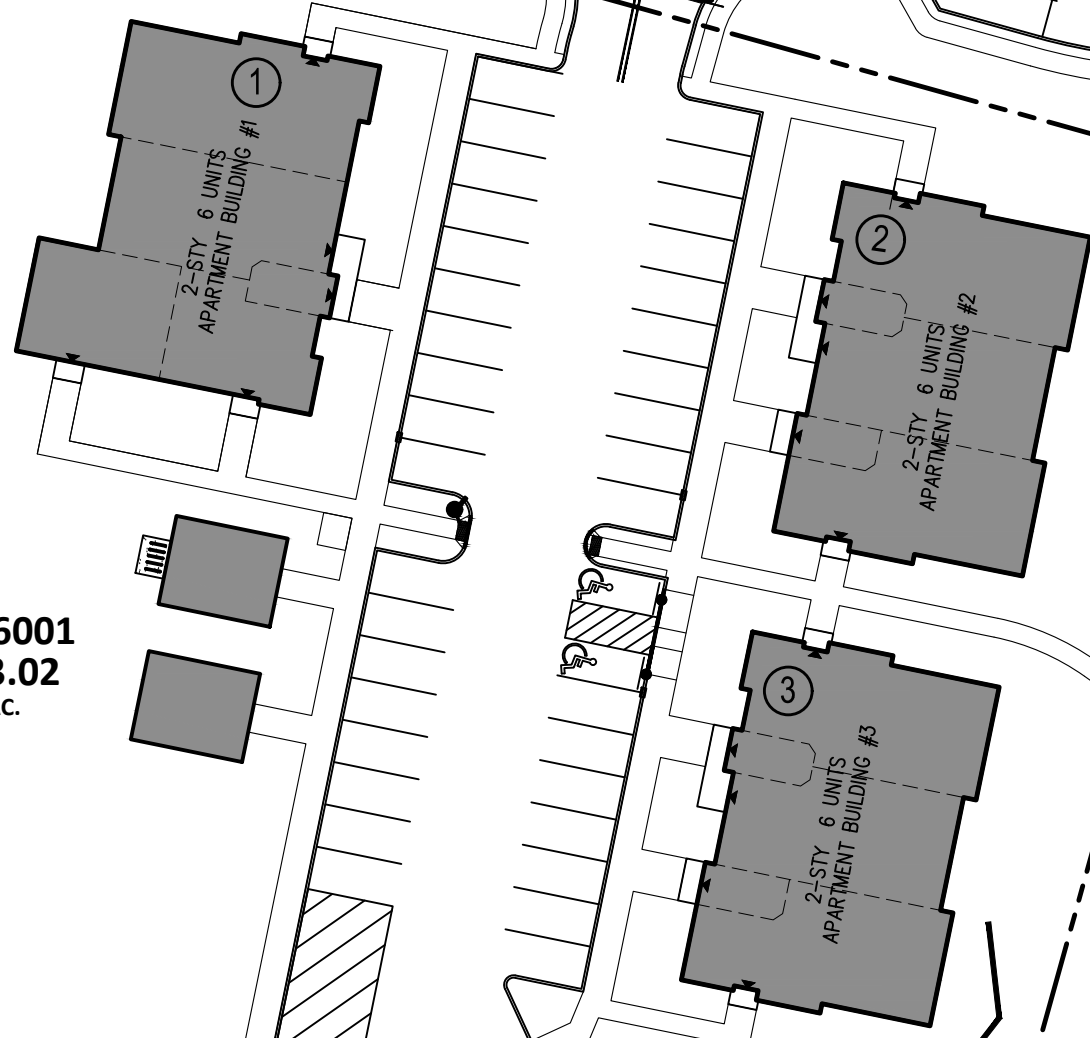
FREDERIC LANE

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LOT 33.01
8.853 AC.

JOHANNES DRIVE

FREDERIC LANE

BLOCK 6001
LOT 33.02
1.812 AC.



SITING AREA +/-

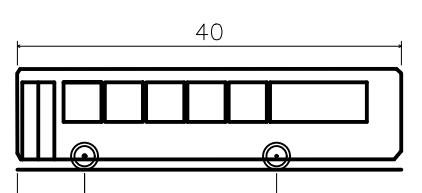
PLAY AREA +/-

DOG RUN +/-

BLOCK 6001
LOT 33.04
0.501 AC.
(PUMP STATION)

PUMP STATION

SCHOOL BUS TEMPLATE CIRCULATION
SCALE: 1"=40'



S-BUS-40 - Large School Bus (84 pass.)
Overall Length: 40.000'
Overall Width: 8.000'
Overall Body Height: 10.500'
Min. Body Ground Clearance: 1.070'
Track Width: 6.000'
Lock-to-lock time: 5.00s
Max Steering Angle (Virtual): 34.40°

S-BUS-40 - Large School Bus (84 pass.)

GRAPHIC SCALE: 1" = 40'
0' 20' 40' 80' 120'
VERTICAL DATUM: NAVD83
(CONVERSION: NGVD29 - 1.12 FT. ± = NAVD83)

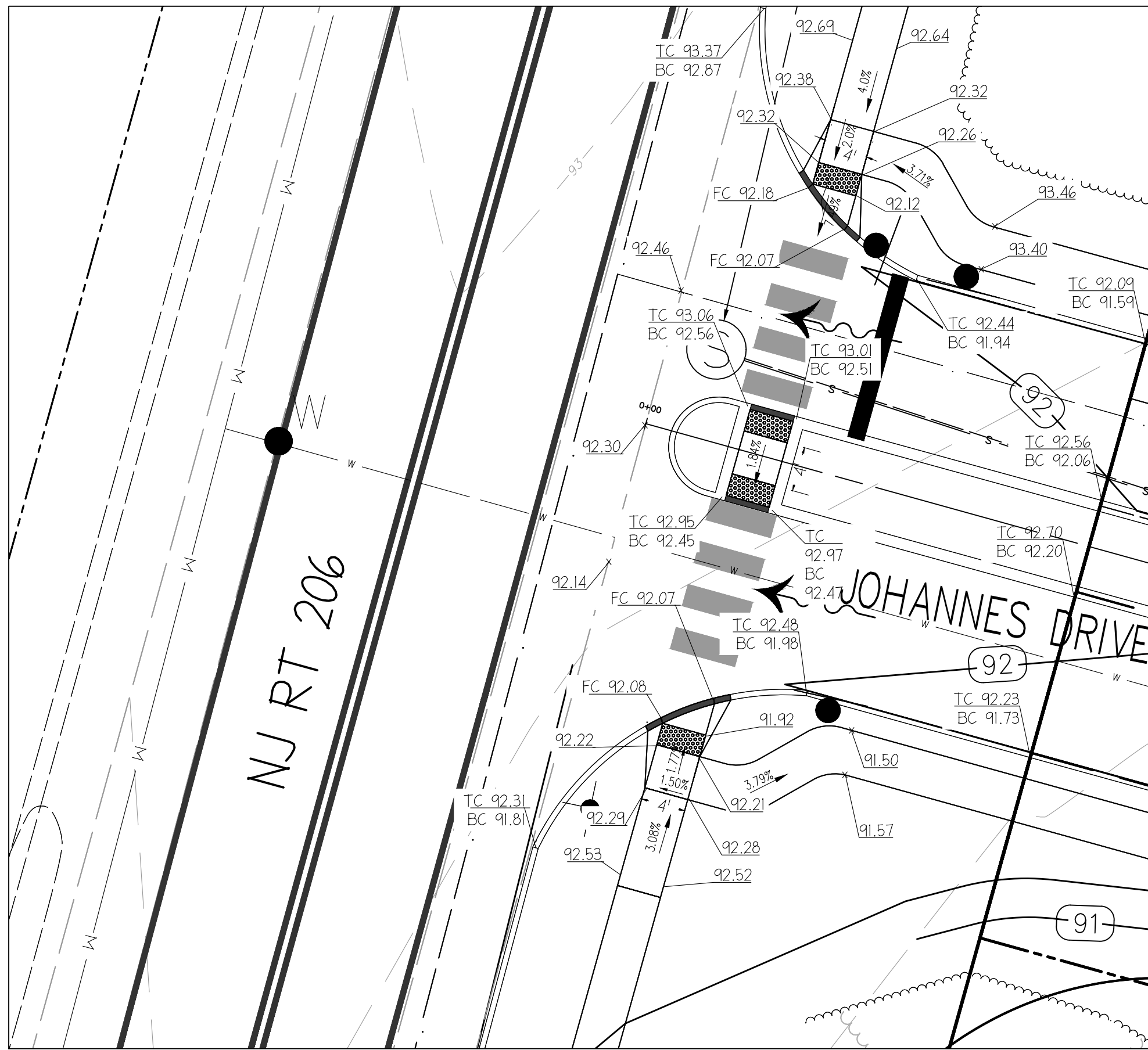
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PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

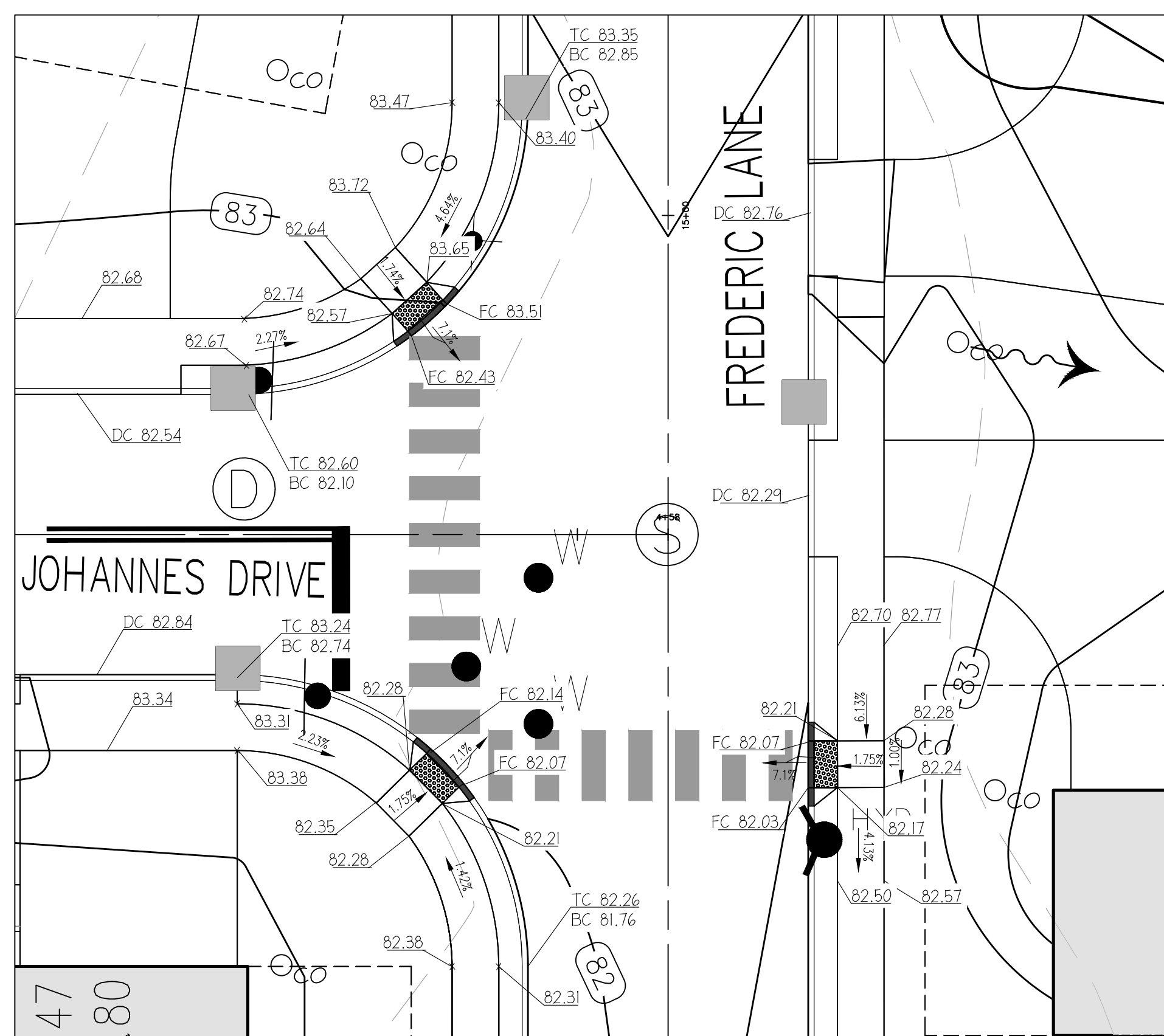
Van Cleaf
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32 BROWN LANE, HILLSBOROUGH, NJ 08044
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 528-3201
CERT. OF AUTHORIZATION NO. 26626312300

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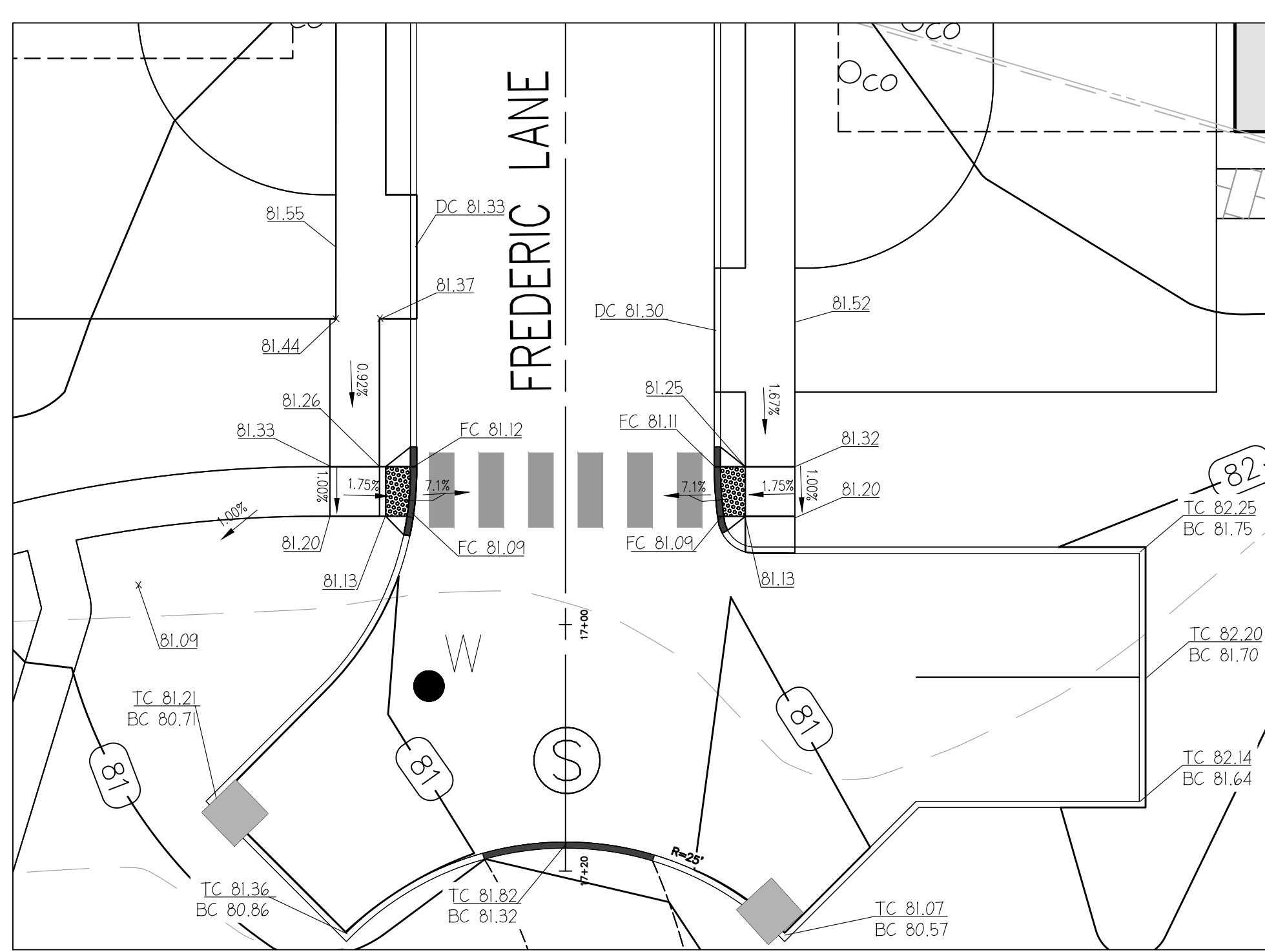
GARBAGE TRUCK & SCHOOL BUS CIRCULATION EXHIBIT
PREPARED FOR
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MONTGOMERY TOWNSHIP
SOMERSET COUNTY, NEW JERSEY



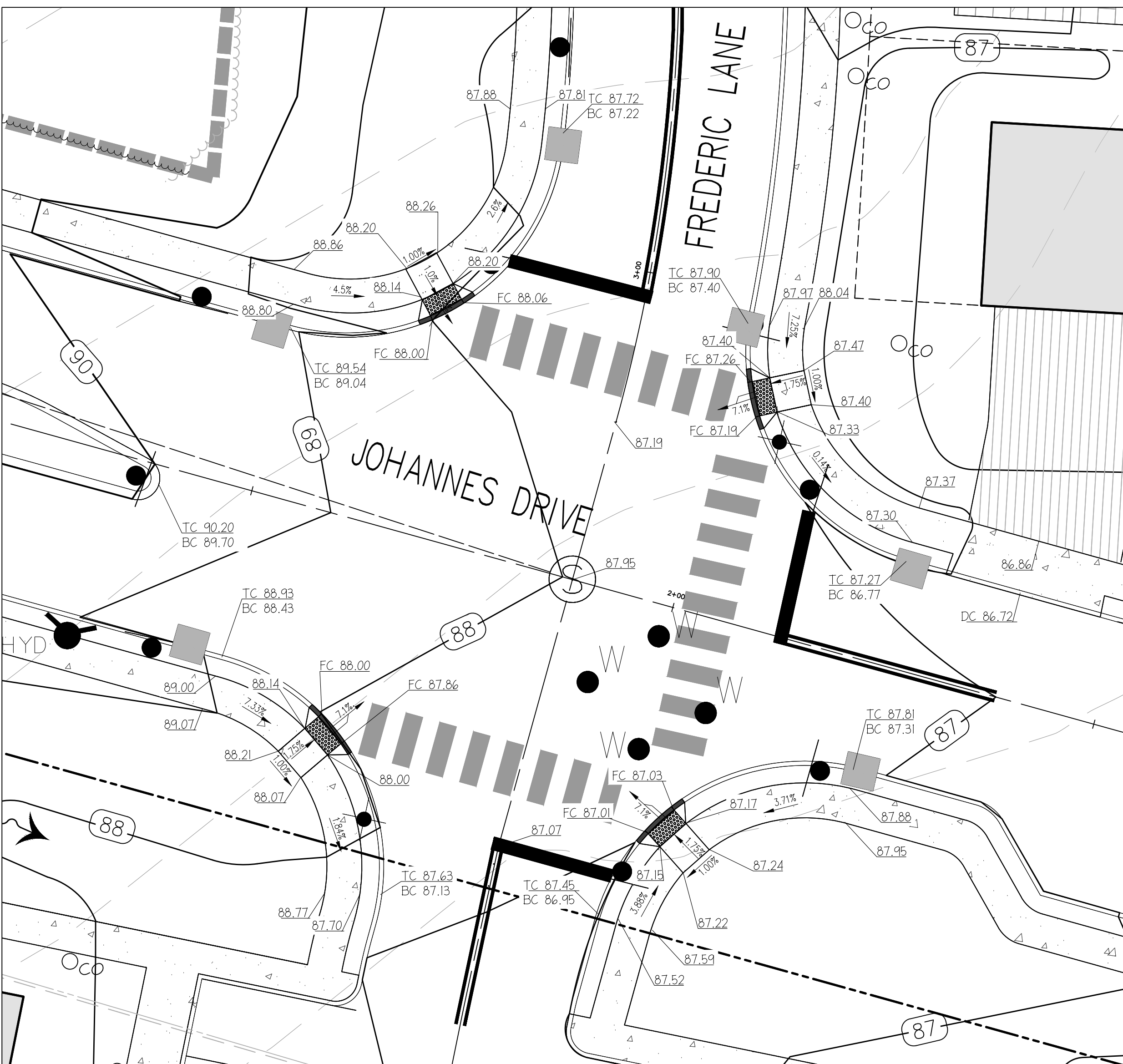
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SCALE 1" = 10'



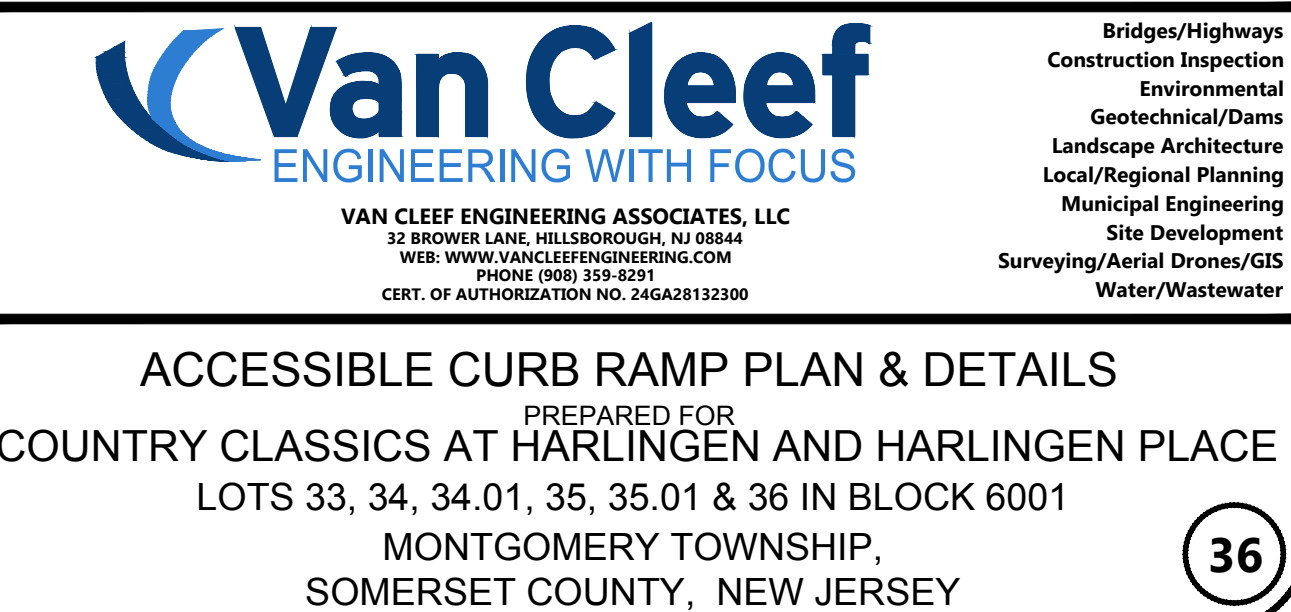
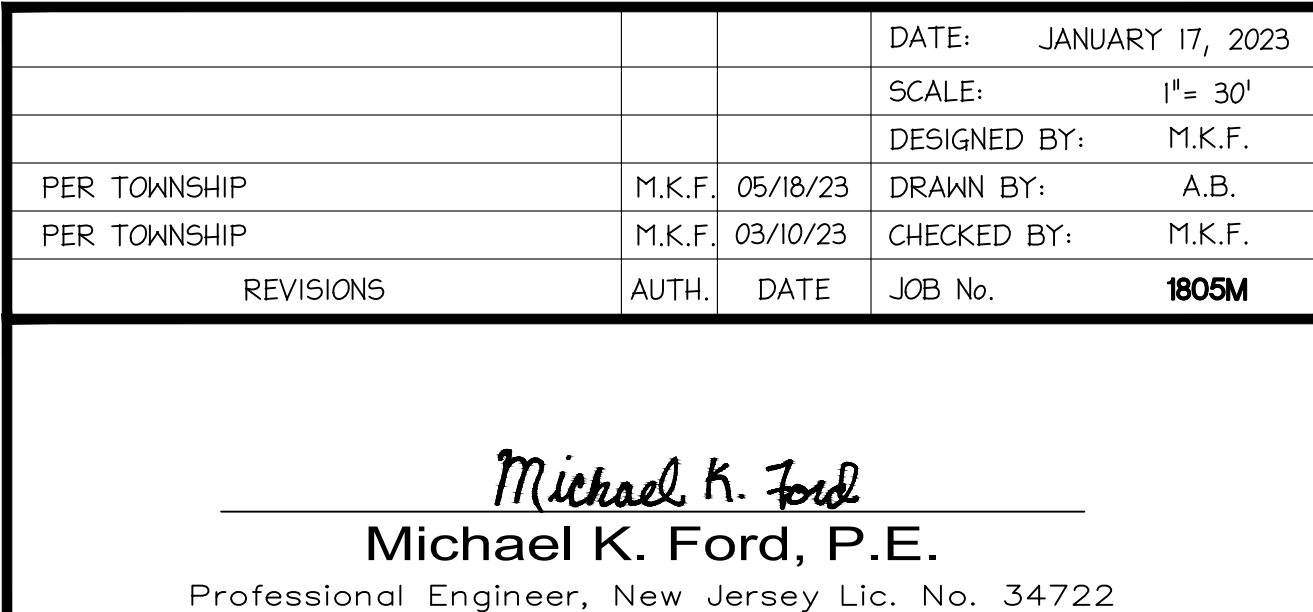
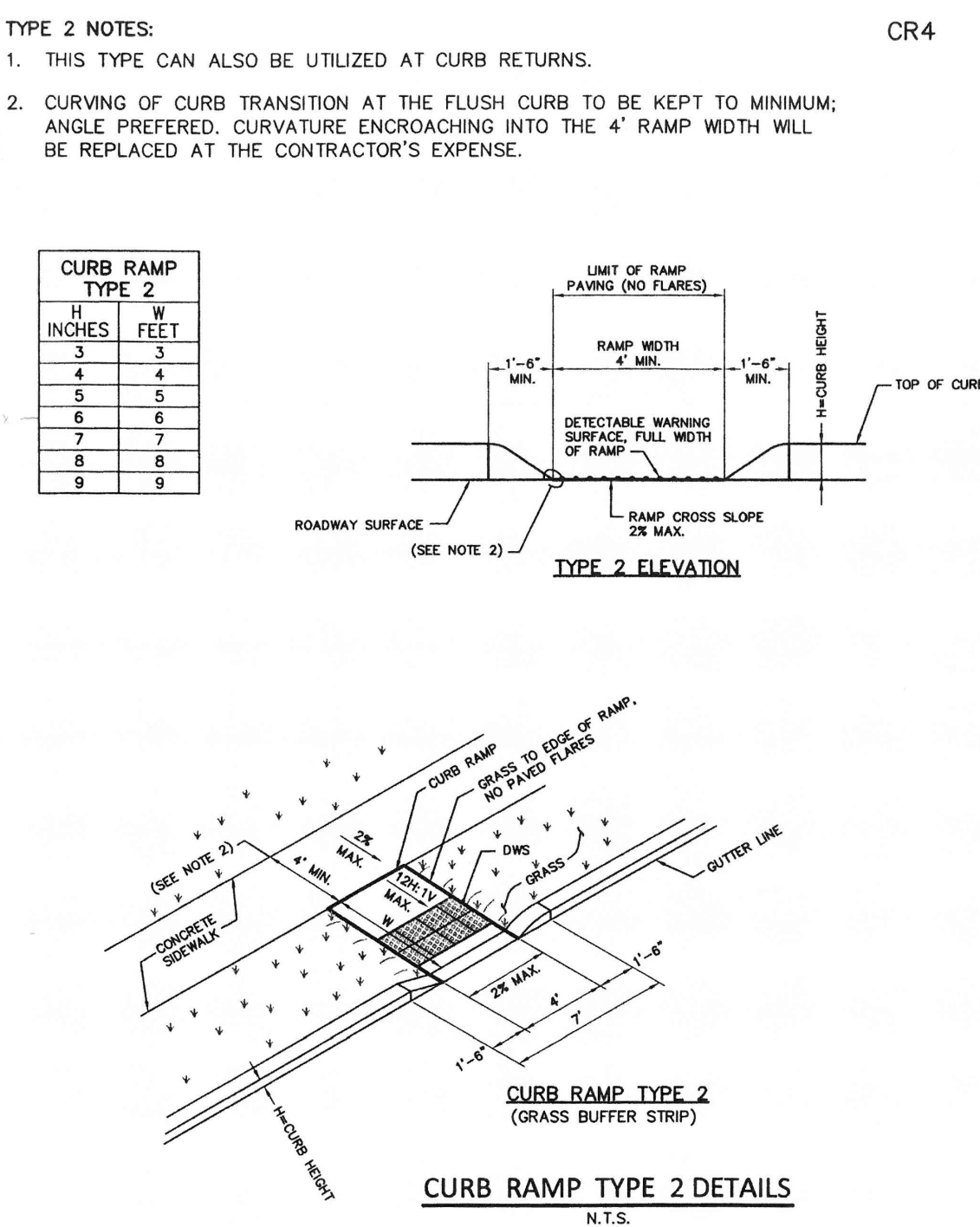
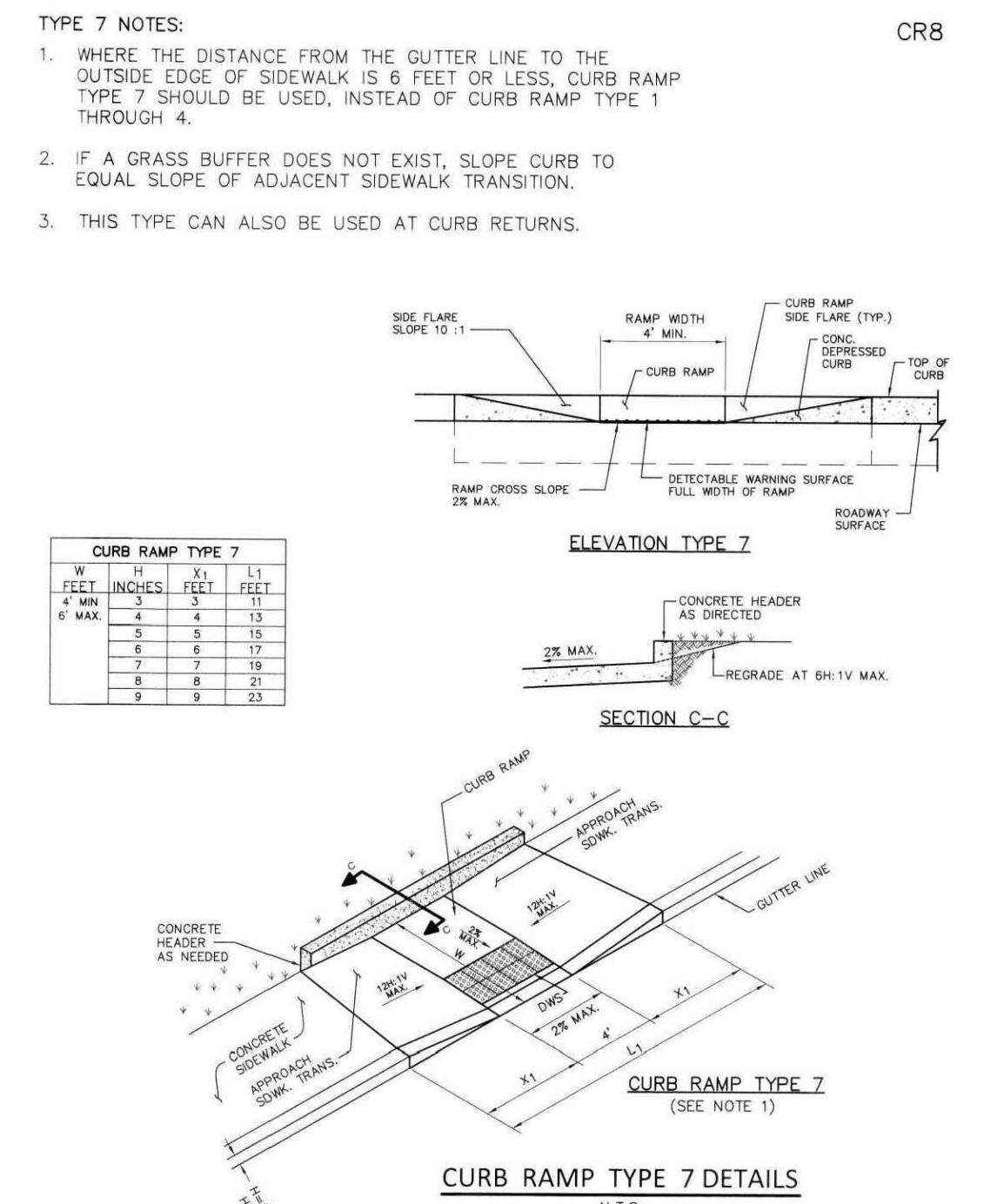
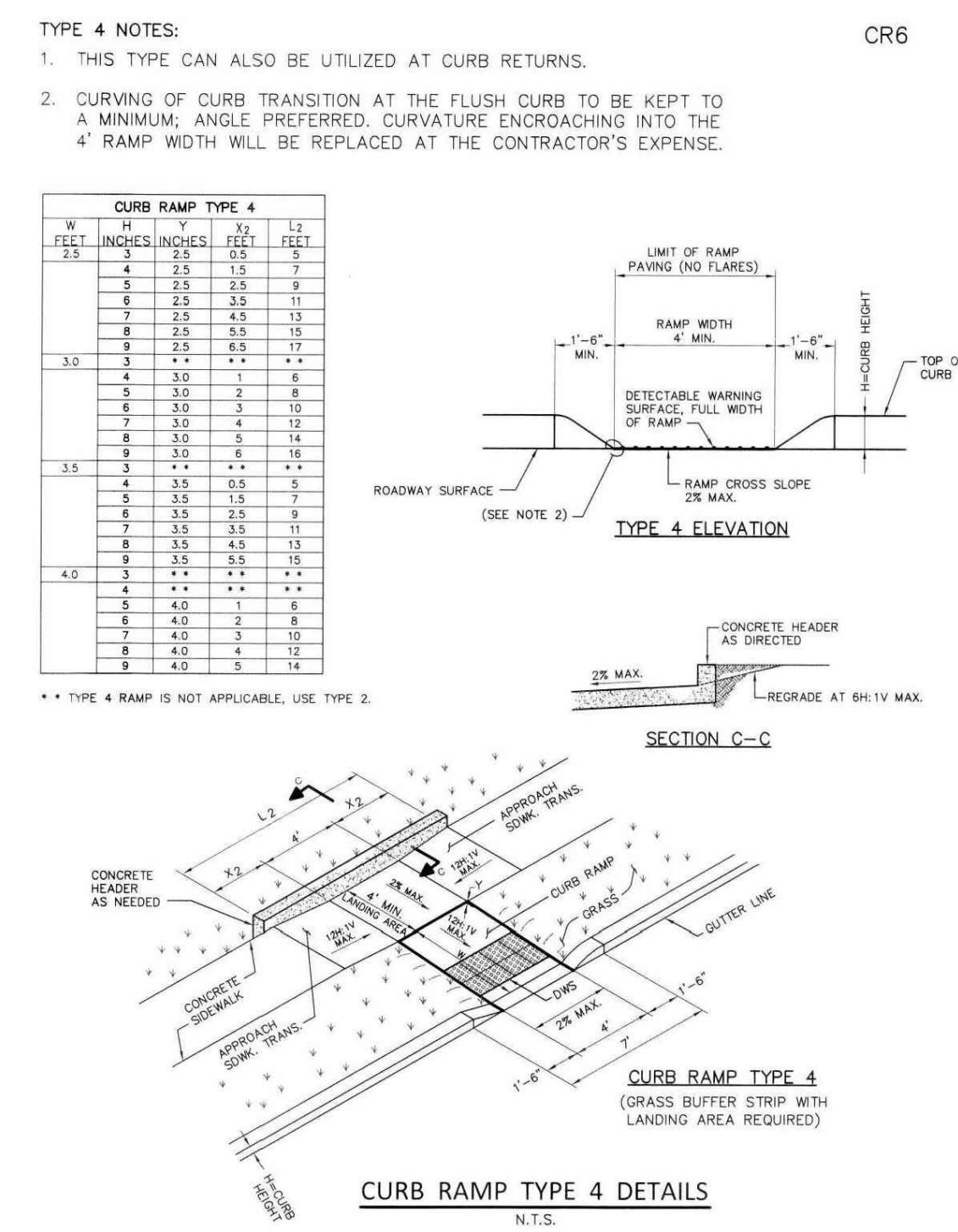
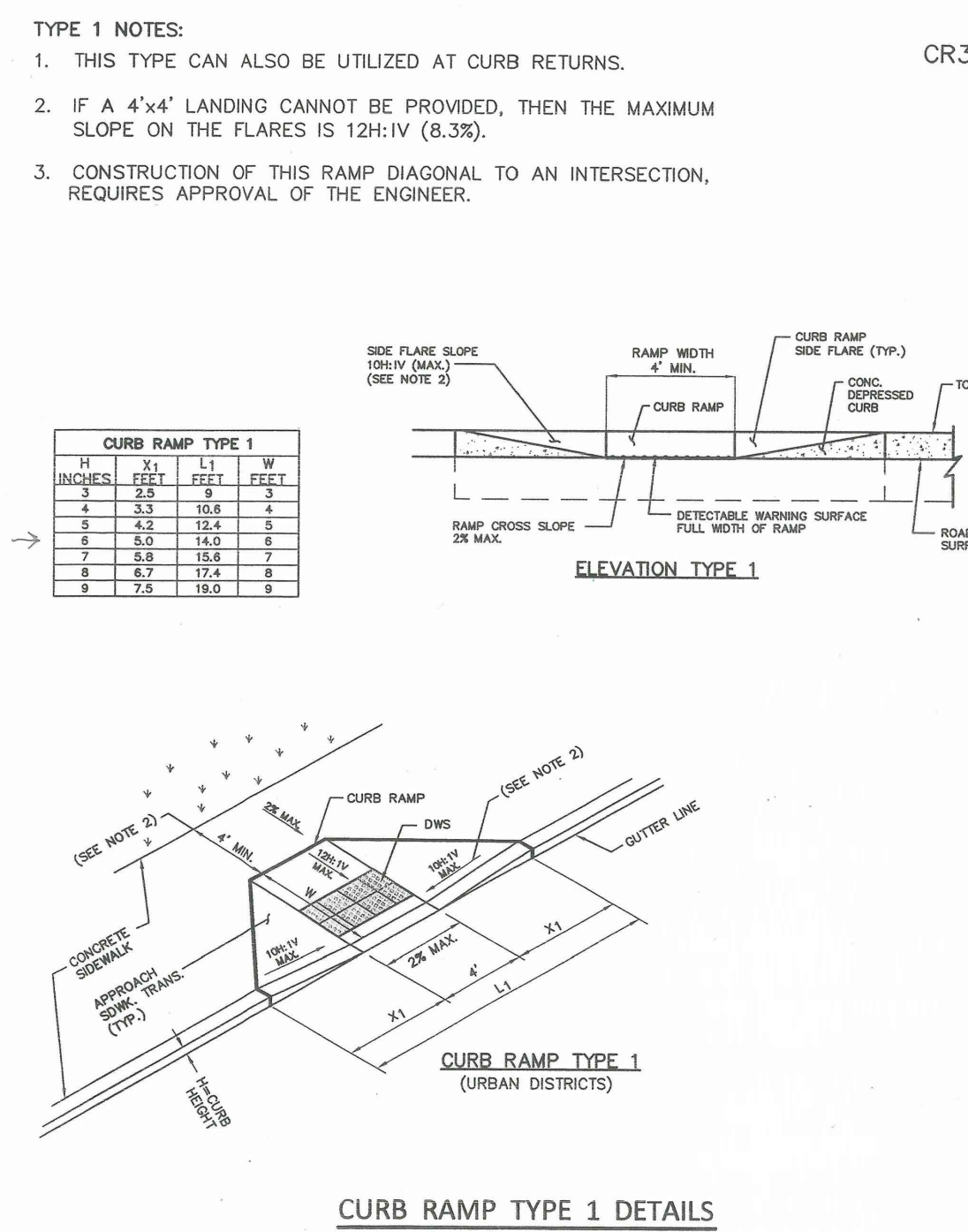
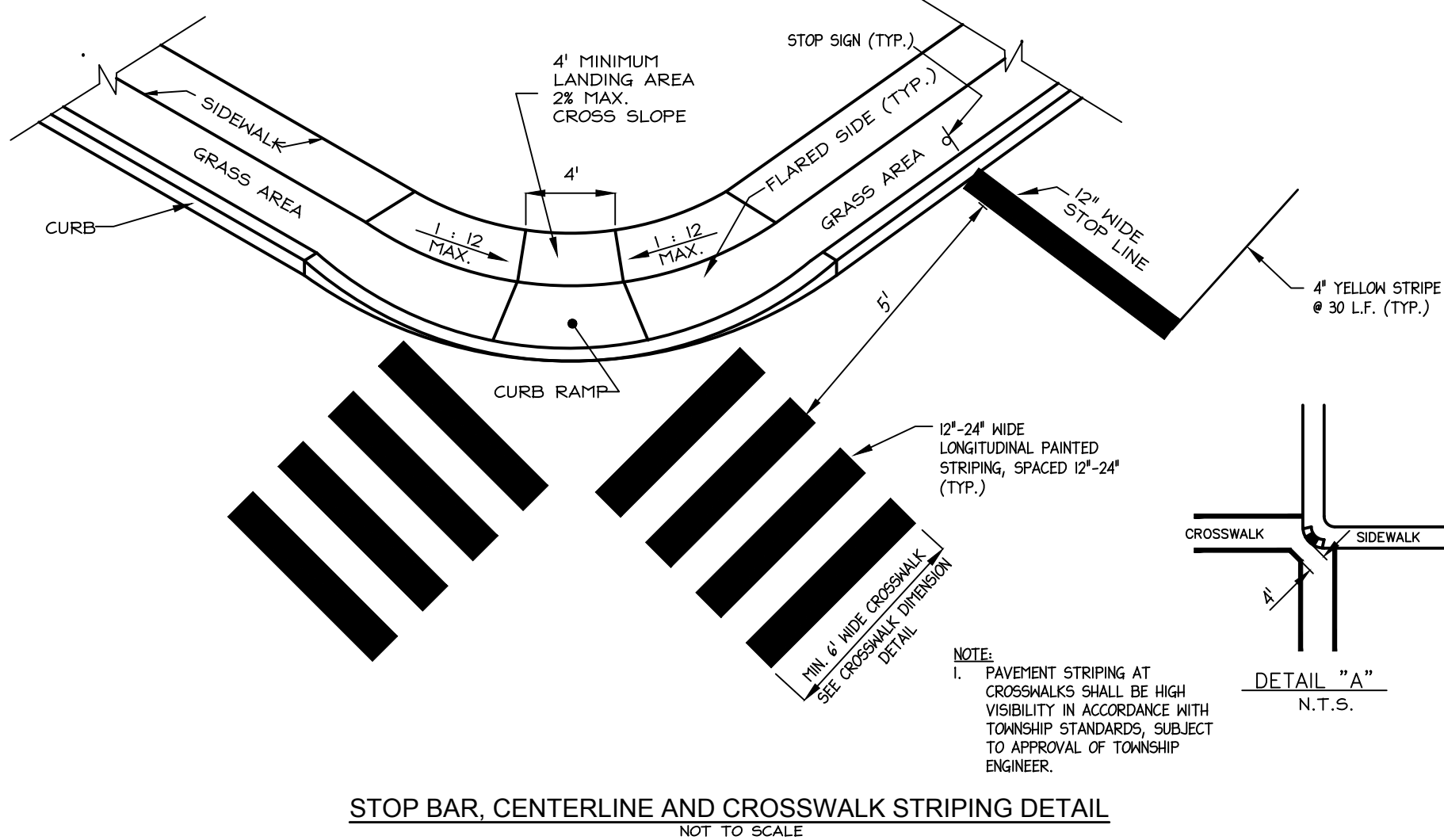
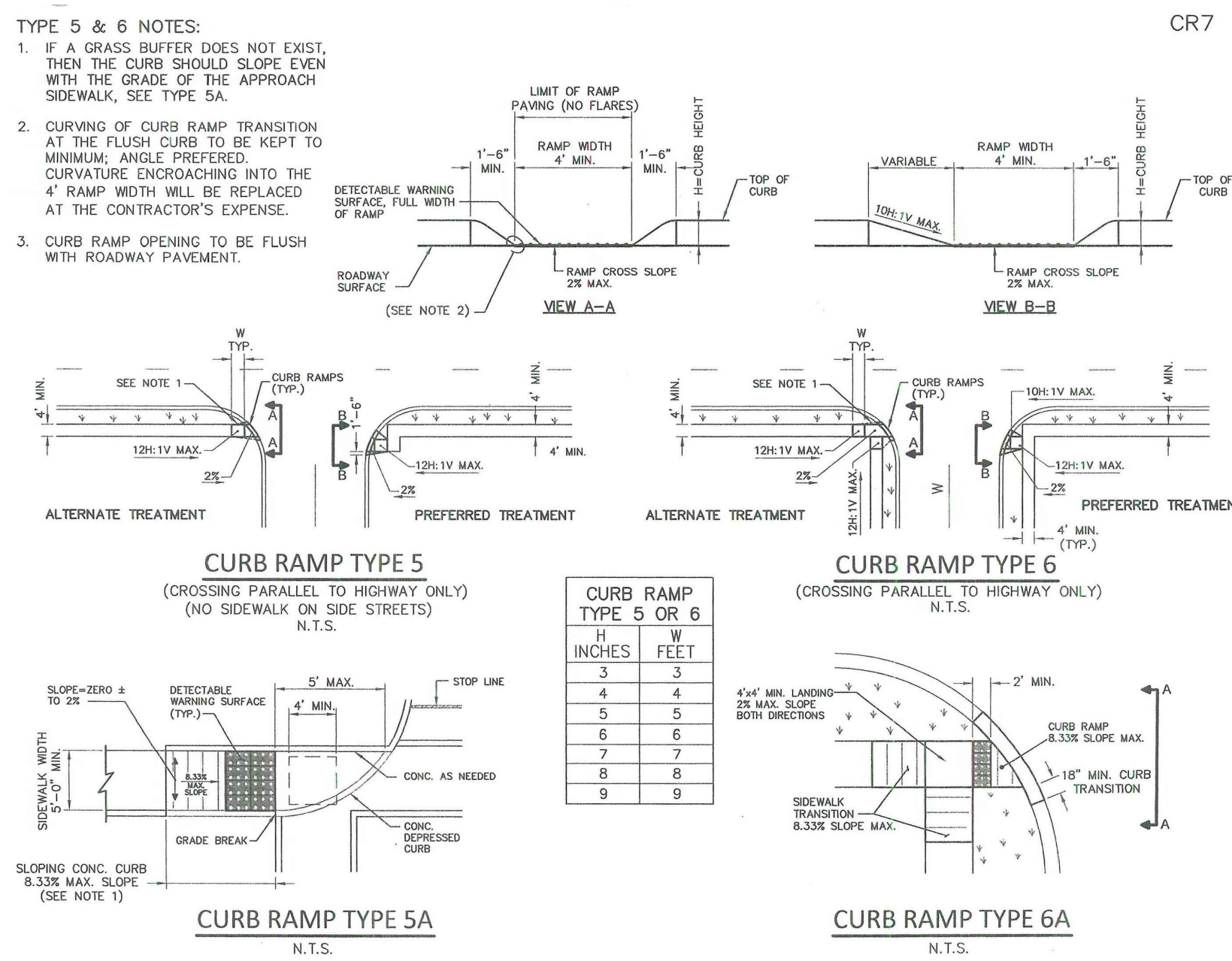
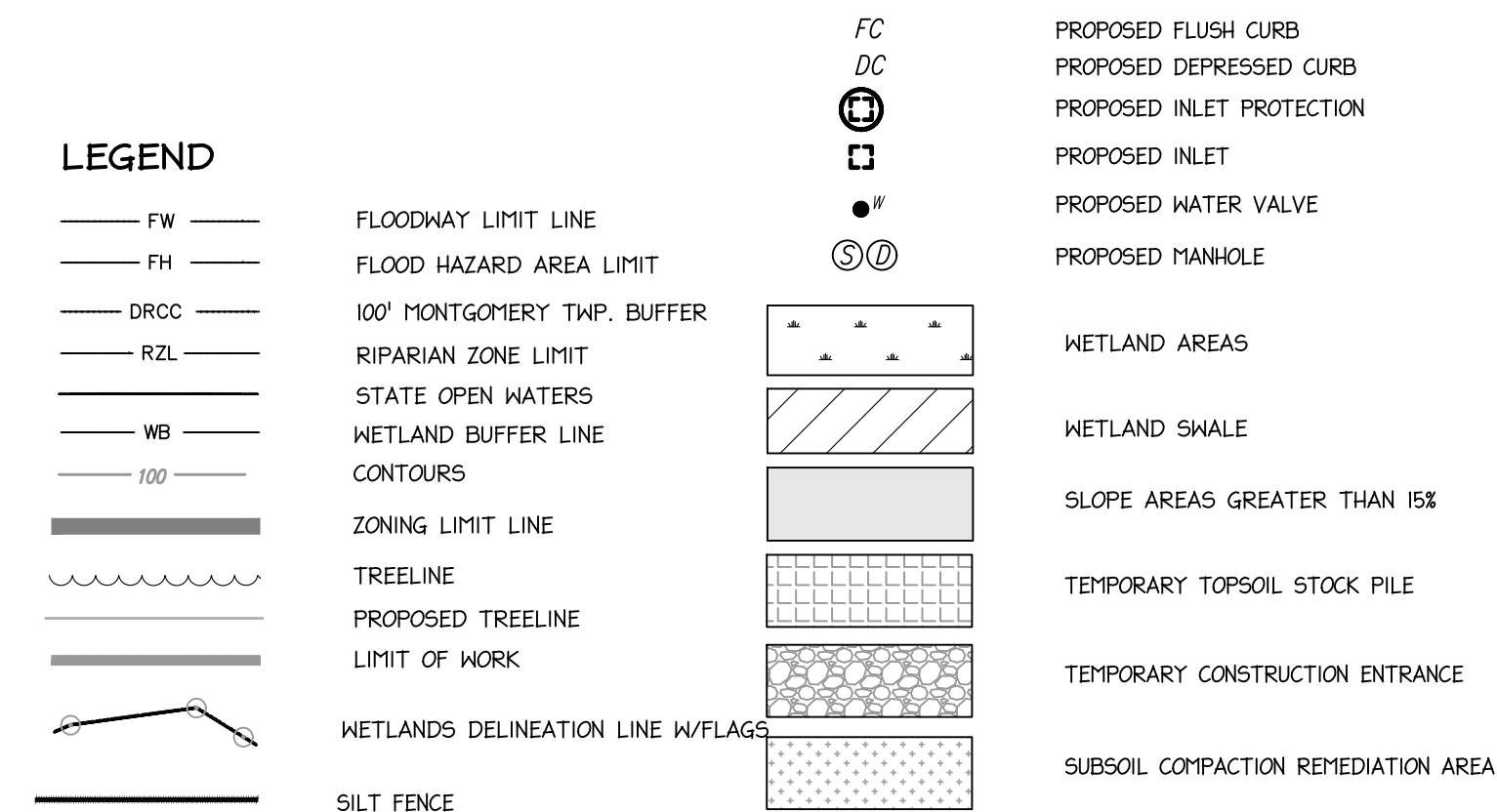
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SCALE 1" = 10'

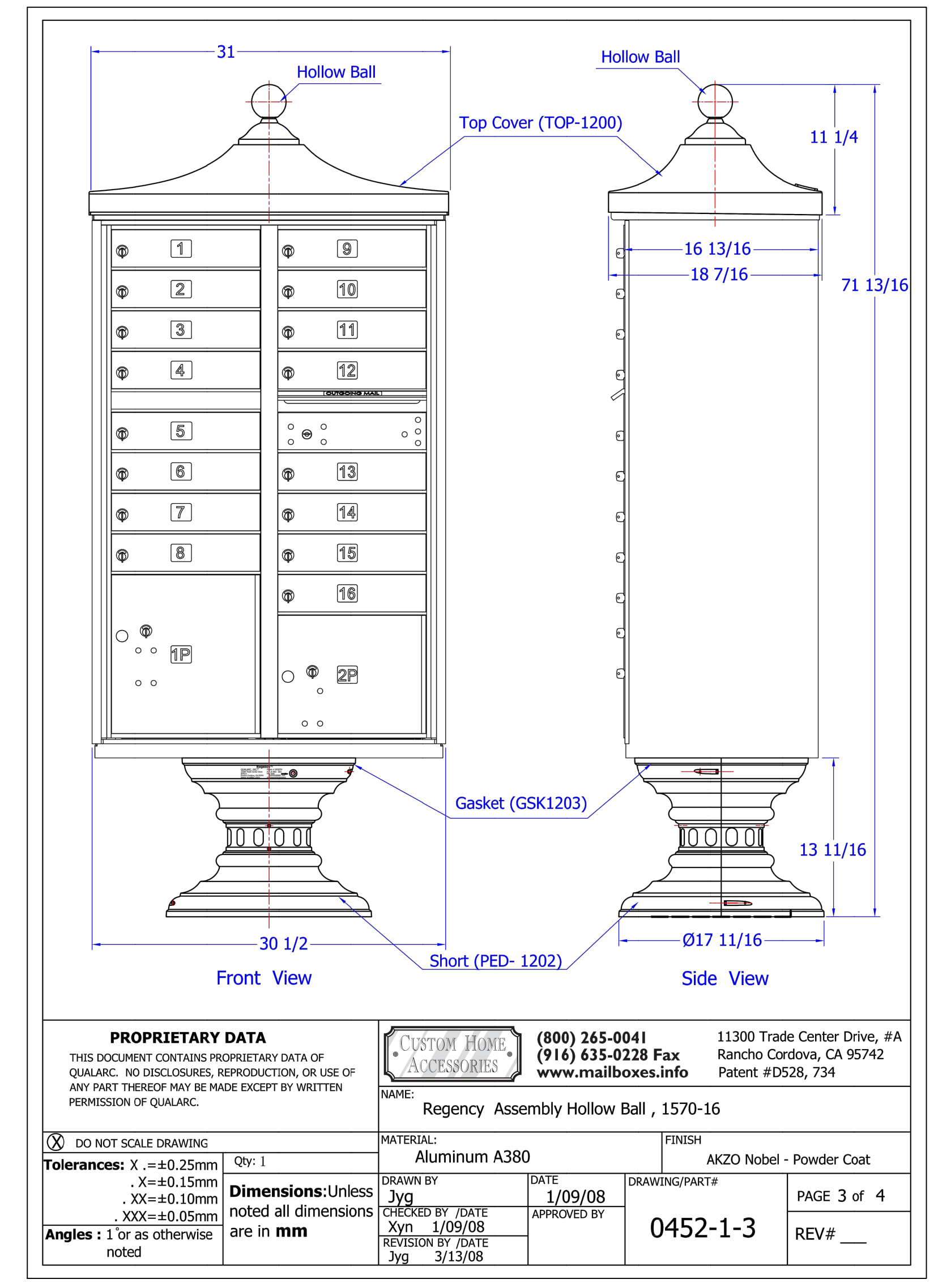
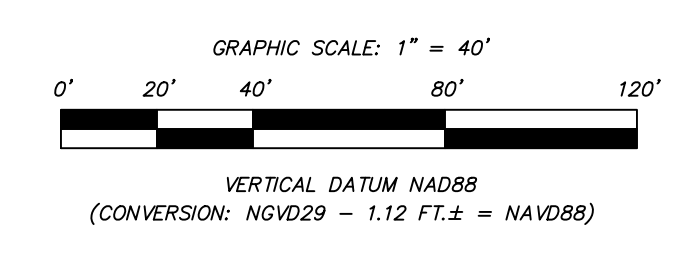
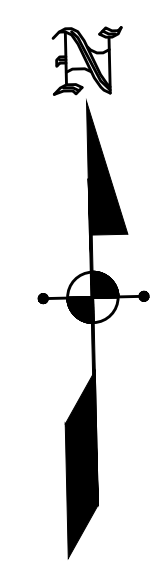


ACCESSIBLE CURB RAMP @ FREDERIC LANE SOUTH EAST
SCALE 1" = 10'

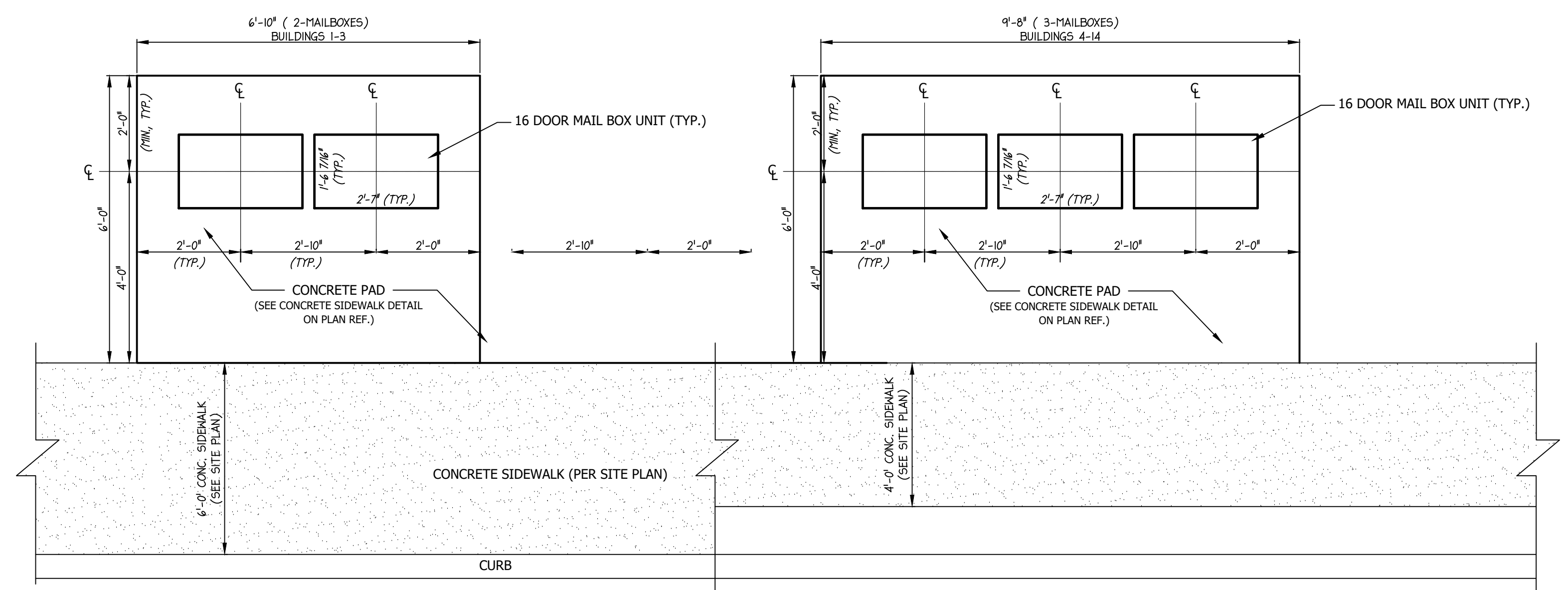


ACCESSIBLE CURB RAMP @ JOHANNES DRIVE @ FREDERIC LANE WEST
SCALE 1" = 10'





MAILBOX DETAIL (OR APPROVED EQUAL)
N.T.S.



MAILBOX LOCATION DETAIL
N.T.S.

		DATE:	JANUARY 17, 2023
		SCALE:	1" = 40'
		DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH:	DATE	JOB No. 1805M

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CERT. OF AUTHORIZATION NO. 26629112180

Bridges/Highways

Construction Inspection

Environmental

Geotechnical/Dams

Landscape Architecture

Local/Regional Planning

Municipal Engineering

Site Development

Surveying/Aerial Drones/GIS

Water/Wastewater

MAILBOX LOCATION AND DETAILS PLAN

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001

MONTGOMERY TOWNSHIP,

SOMERSET COUNTY, NEW JERSEY

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