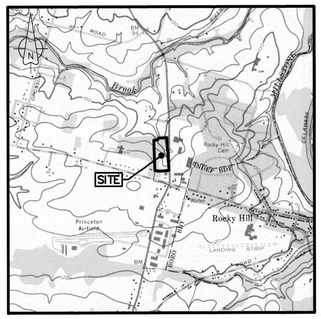
VILLAGE WALK AT MONTGOMERY

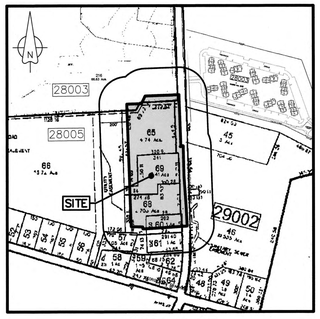
PRELIMINARY AND FINAL MAJOR SUBDIVISION & SITE PLAN
BLOCK 28005 LOTS 60, 65, 68 & 69

MONTGOMERY TOWNSHIP | **SOMERSET COUNTY** | **NEW JERSEY**

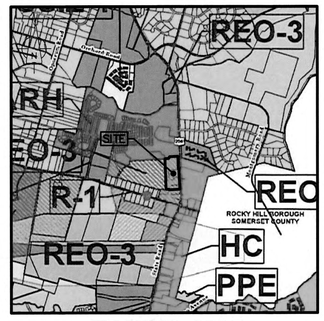
ROAD MAP
1"=1,000'±



U.S.G.S. MAP
1"=2,000'±



TAX MAP
1"=500'±



ZONING MAP
1"=2,000'±

200' OWNERS LIST

BLOCK	LOT	NAME & ADDRESS
28003	161	Sharbell Plainsboro Inc. 1 Washington Blve, Suite 9 Robbinsbille, NJ 08691
28003	162	Tapestry at Mongtomery HOA Inc. 28 Hway 33 Hamilton, NJ 08619
28005	56	Odilia & Miguel A. Santizo 970 Route 518 Hamilton, NJ 08558
28005	57	Mary Curtis Horowitz 1247 State Road Princeton, NJ 08540
28005	59	K.T. Corporation 7 Housten Court Martinsville, NJ 08836
28005	61	American Realty Assoc. % PRC InnKeeper 1600 Highway 34 Neptune, NJ 07753
28005	62	American Realty Assoc. % PRC InnKeeper P.O. Box 417 Sea Girt, NJ 08750
28005	66	KT Capital, LLC 17 Research Road Princeton, NJ 08540
28005	68	Village Shoppes at Montgomery LLC 219 Nassau Street Princeton, NJ 08542
29002	45	CC1377 LLC 36 Brower Lanes Hillsborough, NJ 08844
29002	46	Monteen SC L.L.C. 902 Carnegie Ctr, Ste 400 Princeton, NJ 08542
29002	46.01	George H. & Jeffrey H. Sands 902 Carnegie Center, S400 Princeton, NJ 08540
29004	1	Montgomery Knoll Owners Assoc. 1415 Rt 206 Rocky Hill, NJ 08553
34001	56	Thompson Reuters Property Tax 1 New York Plaza, 34th Fl New York, NY 1004
34001	80	1st Constitution Bank 2650 Route 130 Cranbury, NJ 08512
34001	81	Diane & Nicholas Dankanyin 967 County Route 518 Skillman, NJ 08558
		Township Montgomery 2261 Rt. 206 Belle Mead, NJ 08502
		Somerset County Planning Board P.O. Box 3000 Somerville, NJ 08876
		NJ Department of Transportation 1035 Parkway Ave, CN600 Trenton, NJ 08625
		Comcast Cable 100 Randolph Road Somerset, NJ 08873
		New Jersey American Water Attn: Donna Short, GIS Supervisor 1025 Laurel Oak Road Voorhees, NJ 08043
		Century Link 256 Paul St. Belvidere, NJ 07823 Attn: Bob O'Conner
		Public Service Electric & Gas Manager-Corporate Properties 80 Park Plaza- T6B Newark, NJ 07102
		Department of Public Works Township of Montgomery 2261 Rt. 206 Belle Meade, NJ 08502 Attn: Arthur Villano, Superintendant

REQUIRED AGENCY APPROVALS

AGENCY / TYPE OF APPROVAL
Montgomery Township Planning Board Site Plan & Subdivision Approvals (File # PB-06-18)
Somerset County Planning Board Site Plan & Subdivision Approvals (File # MG 489:0068;007-195)
Somerset-Union Soil Conservation District Soil Erosion & Sediment Control Certification (File # 2018-3186)
NJDEP Division of Water Quality RFA – NJPDES GP No. NJG0088323 Stormwater Discharge Associated with Construction Activity (PI ID #: 784644 / Portal ID#: 832263 / NJPDES #: NJG0284416)
NJDEP Division of Water Quality Treatment Works Approval (Sanitary Sewer) (File # 19-0523)
NJDEP Division of Water Supply Water Main Extension Certification ( ) (File #) (PWSID # 2004002)
NJDEP Land Use Regulation Program Letter of Interpretation – Presence/Absence (File #)
NJDEP Land Use Regulation Program Letter of Interpretation – Presence/Absence (File # 1813-17-0002.1 FWW170001)
NJDEP Land Use Regulation Program Letter of Interpretation – Line Verification (File # 1813-17-0005.1)
Delaware & Raritan Canal Commission Certification (File # 18-1674E)
NJDOT Major Access / Street Intersection (2 new streets) / Lot Subdivision Permits (File # A-206-C-15730-2018, S-206-C-15752-2018, S-206-C-15754-2018, LS-206-C-15756-2018 (4557550))
Federal Aviation Administration Notice of Proposed Construction (Project # VILLA-000498858-18) (ASN #s: 2018-AEA-15030-OE; 2018-AEA-15032-OE; 2018-AEA-15034-OE; 2018-AEA-15038-OE)
Montgomery Township Sewer Utility (File #)

DRAWING LIST

SHEET #	DWG. #	TITLE
SHEET 1	CV–1	COVER SHEET
SHEET 2	PMUD–OP	PMUD OVERALL PLAN
SHEET 3	EC–1	EXISTING CONDITIONS PLAN
SHEET 4	OP–1	OVERALL PLAN
SHEET 5	FM–1	FINAL MAP
SHEET 6	DM–1	DEMOLITION PLAN–PHASE 1
SHEET 7	GE–1	GEOMETRY PLAN–PHASE 1
SHEET 8	GU–1	GRADING & UTILITY PLAN–PHASE 1
SHEET 9	LI–1	LIGHTING PLAN–PHASE 1
SHEET 10	LA–1	LANDSCAPE PLAN–PHASE 1
SHEET 11	DM–2	DEMOLITION PLAN–PHASE 2
SHEET 12	GE–2	GEOMETRY PLAN–PHASE 2
SHEET 13	GU–2	GRADING & UTILITY PLAN–PHASE 2
SHEET 14	LI–2	LIGHTING PLAN–PHASE 2
SHEET 15	LA–2	LANDSCAPE PLAN–PHASE 2
SHEET 16	WMP–1	WOODLANDS MANAGEMENT PLAN
SHEET 17	RP–1	ROADWAY PROFILES
SHEET 18	UP–1	UTILITY PROFILES–1
SHEET 19	UP–2	UTILITY PROFILES–2
SHEET 20	SE–1	SOIL EROSION & SEDIMENT CONTROL PLAN–PHASE 1
SHEET 21	SE–2	SOIL EROSION & SEDIMENT CONTROL PLAN–PHASE 2
SHEET 22	SED–1	SOIL EROSION & SEDIMENT CONTROL DETAILS–1
SHEET 23	SED–2	SOIL EROSION & SEDIMENT CONTROL DETAILS–2
SHEET 24	DE–1	CONSTRUCTION DETAILS–1
SHEET 25	DE–2	CONSTRUCTION DETAILS–2
SHEET 26	DE–3	CONSTRUCTION DETAILS–3
SHEET 27	DE–4	CONSTRUCTION DETAILS–4
SHEET 28	DE–5	CONSTRUCTION DETAILS–5
SHEET 29	DE–6	CONSTRUCTION DETAILS–6
SHEET 30	DE–7	CONSTRUCTION DETAILS–7
SHEET 31	DE–8	CONSTRUCTION DETAILS–8
SHEET 32	DE–9	CONSTRUCTION DETAILS–9
SHEET 33	PHP–1	CONSTRUCTION PHASING PLAN
SHEET 34	JD–1	JURISDICTIONAL PLAN
SHEET 35	ADA–1	ADA RAMP DETAILS

APPROVED BY	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

I HEREBY CERTIFY THAT I AM OWNER OF RECORD ON THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN

OWNER DATE

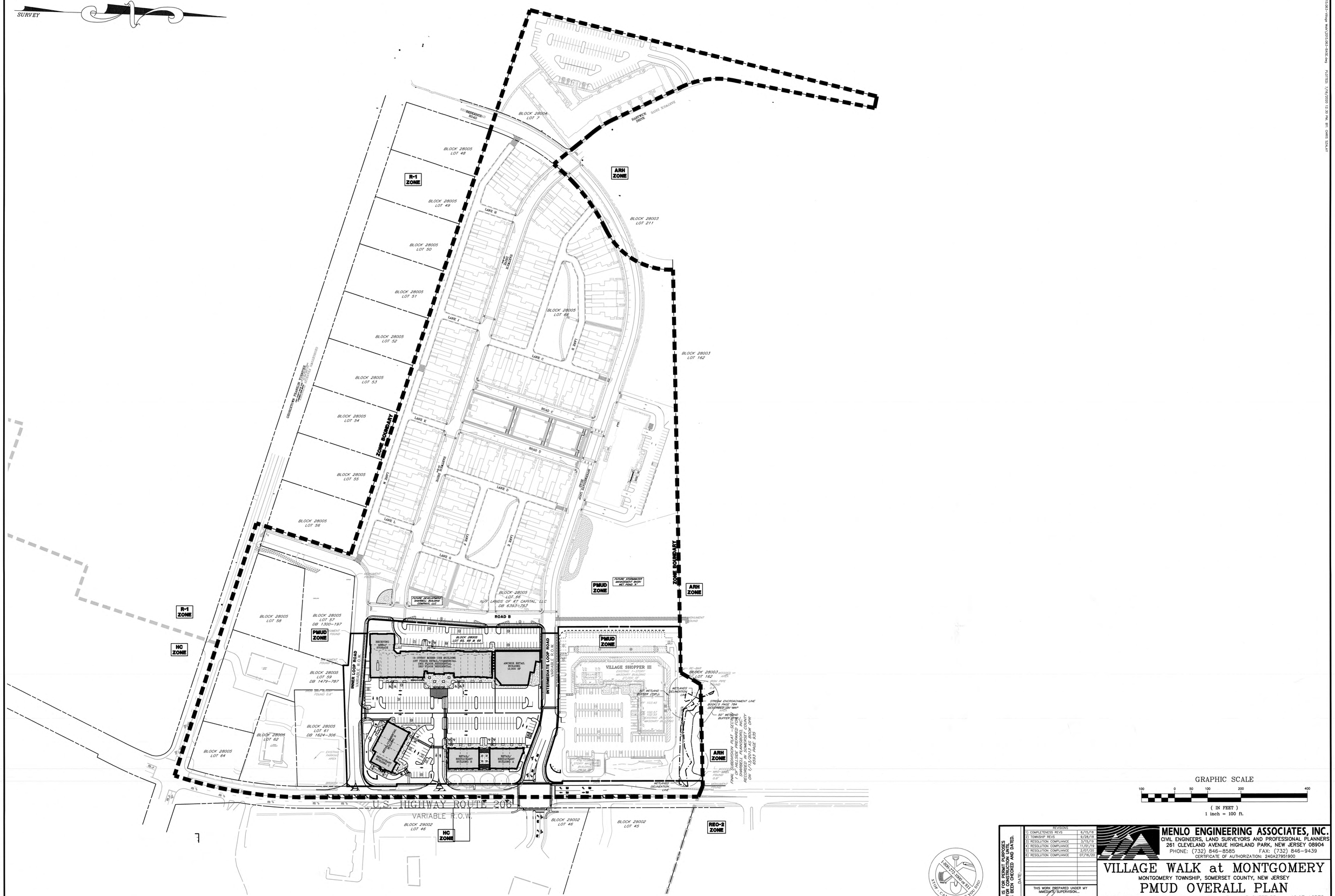
OWNER & APPLICANT
(BLOCK 28005 LOTS 65, 68 & 69)
VINCE PUGLIESE
VILLAGE SHOPPES AT MONGOMERY, LLC.
219 NASSAU ST.
PRINCETON, NJ 08542
(609) 356–0279

DATE OF ISSUE: MARCH 16, 2018
PLANS REVISED THROUGH: JULY 16, 2020 SHEET 1

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERING CONSULTANTS & PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
JOB No. 2015.063 DWG. No. CV–1

VILLAGE WALK at MONTGOMERY JOB No. 2015.063

SURVEY



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-272-1000 (8-1-1) STOP - CALL BEFORE YOU DIG!

THIS DRAWING IS FOR PERMIT PURPOSES ONLY AND IS NOT VALID UNLESS THIS BOX HAS BEEN CHECKED AND DATED.
☐CHKD BY:
DATE:

REVISIONS	
1) COMPLETENESS REVS	6/15/18
2) TOWNSHIP REVS	9/28/18
3) RESOLUTION COMPLIANCE	3/15/19
4) RESOLUTION COMPLIANCE	11/01/19
5) RESOLUTION COMPLIANCE	2/07/20
6) RESOLUTION COMPLIANCE	07/16/20

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

SCOTT H. TURNER
PROFESSIONAL ENGINEER
N.J.P.E.#43811

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 24GA27951900

VILLAGE WALK at MONTGOMERY

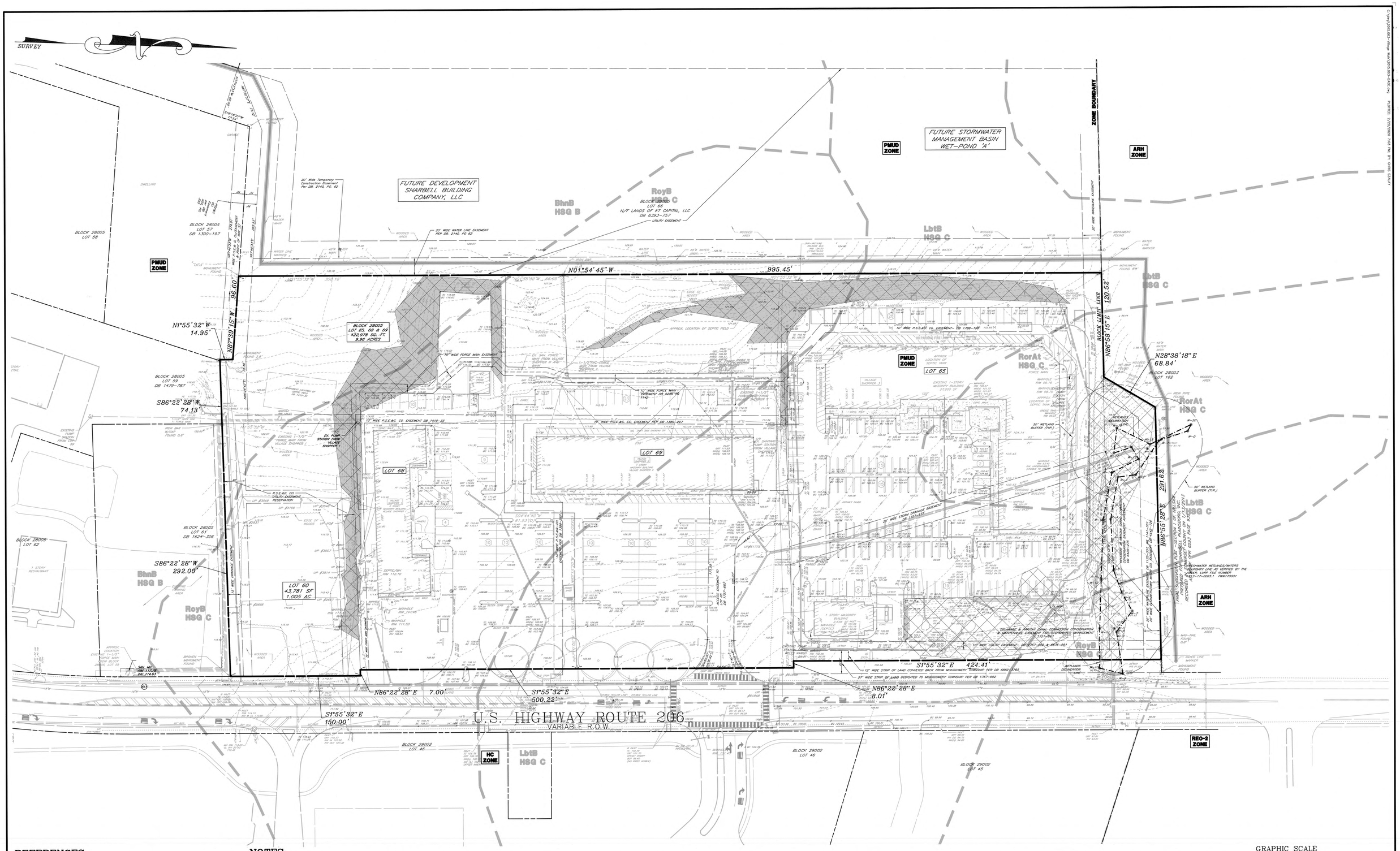
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

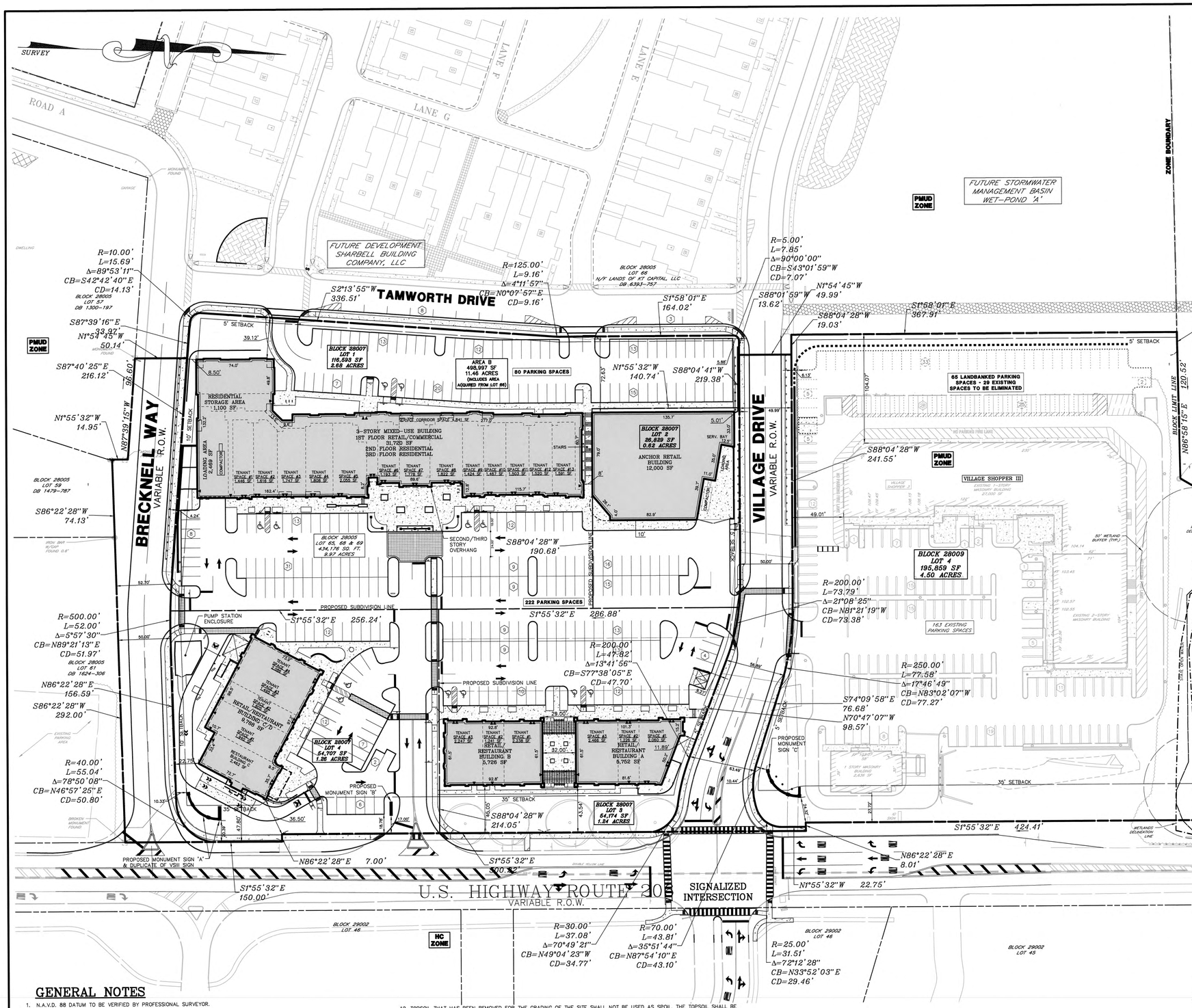
PMUD OVERALL PLAN

BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY	DP	DATE OF ISSUE	SCALE: 1"=100'
DSGN BY	CJS	APRIL 30, 2018	JOB # 2015.063
CHKD. BY	ST	REV 6) JULY 16, 2020	DWG # PMUD-OP
APPRD. BY	ST		SHEET # 2

K:\Dwg\2015\063-Melrose\PMUD\2015-063-PMUD-OP.dwg PLOTTED: 7/17/2020 12:30 PM BY: GREG KLAR


SURVEY
FUTURE DEVELOPMENT SHARBELL BUILDING COMPANY, LLC
FUTURE STORMWATER MANAGEMENT BASIN WET-POND 'A'
PMUD ZONE
ARH ZONE
ZONE BOUNDARY
BLOCK 28005 LOT 58
BLOCK 28005 LOT 57 DB 1300-197
BLOCK 28005 LOT 59 DB 1479-787
BLOCK 28005 LOT 62
BLOCK 28005 LOT 61 DB 1624-306
BLOCK 28005 LOT 65, 68 & 69 423,978 SQ. FT. 9.96 ACRES
LOT 60 43,781 SF 1.005 AC
LOT 65
LOT 68
LOT 69
BLOCK 28003 LOT 162
BLOCK 29002 LOT 46
BLOCK 29002 LOT 45
N01°54'45" W 995.45'
N1°55'32" W 14.95'
N87°39'15" W 36.60'
N86°58'15" E 120.52'
N28°38'18" E 68.84'
N86°58'15" E 291.62'
S86°22'28" W 74.13'
S86°22'28" W 292.00'
N86°22'28" E 7.00'
S1°55'32" E 150.00'
S1°55'32" E 600.22'
S1°55'32" E 424.41'
N86°22'28" E 8.01'
U.S. HIGHWAY ROUTE 206
VARIABLE R.O.W.
RoyB HSG C
BlnB HSG B
LbtB HSG C
RorAt HSG C
HC ZONE
REO-2 ZONE
10' WIDE P.S.E.&G. CO. EASEMENT DB 1410-33
10' WIDE P.S.E.&G. CO. EASEMENT FOR DB 1399-297
10' WIDE FORCE MAIN EASEMENT
10' WIDE FORCE MAIN EASEMENT DB 5389 PG 1142
10' WIDE P.S.E.&G. CO. EASEMENT- DB 1788-186
20' WIDE WATER LINE EASEMENT PER DB. 2140, PG 62
30' Wide Temporary Construction Easement Per DB. 2140, PG. 62
30' WIDE WATERLINE EASEMENT
50' WIDE STORM DRAINAGE EASEMENT DB 1357-437
50' WETLAND BUFFER (TYP.)
WETLANDS DELINEATION BY ROBERT KAUFMAN & ASSOCIATES, DATED 10/2/2013
WETLANDS DELINEATION VERIFIED BY NJDEP ON 12/23/2015
FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY THE NJDEP, LOI# FILE NUMBER 0411-17-0005.1 FWW170001
DELAWARE & RARITAN CANAL COMMISSION CONSERVATION & MAINTENANCE EASEMENT FOR STORMWATER MANAGEMENT 1357-863
10' WIDE UTILITY EASEMENT - DB 1357-435 & 1675-491
13' WIDE STRIP OF LAND CONVEYED BACK FROM MONTGOMERY TOWNSHIP PER DB 1357-692
APPROX. LOCATION OF SEPTIC FIELD
APPROX. LOCATION OF SEPTIC TANK
EX. SAN. FORCE MAIN FROM VILLAGE SHOPPER III AND BANK
EX. SAN. FORCE MAIN FROM VILLAGE SHOPPER II
EX. POWER STATION FROM VILLAGE SHOPPER I
EXISTING 7-1/2" FORCE MAIN FROM VILLAGE SHOPPER I
P.S.E.&G. CO. UTILITY EASEMENT RESERVATION
ACCESS EASEMENT TO DB 1357-437
EXISTING 1-STORY MASONRY BUILDING
EXISTING 1-STORY MASONRY BUILDING (TENTATIVE) FFE 103.45
EXISTING 1-STORY MASONRY BUILDING VILLAGE SHOPPER II FFE 104.14
EXISTING 1-STORY MASONRY BUILDING VILLAGE SHOPPER III FFE 111.53
EXISTING 1-STORY RESTAURANT
EXISTING PUMP STATION FROM LOT 59
SEPTIC/MH RIM 112.10
SAN. MH. RIM 117.16 INV. 114.63
SAN. MH. RIM 117.16 INV. 114.63
WOODED AREA
EDGE OF WOODS
BROKEN MONUMENT FOUND
MONUMENT FOUND
IRON BAR W/CAP FOUND 0.6'
IRON PIPE FOUND
MONUMENT FOUND 0.8'
MONUMENT FOUND 0.5'
MONUMENT FOUND 0.9'
MONUMENT FOUND 0.6



AREA B ZONE DATA
PROPOSED MIXED USE DEVELOPMENT ZONE

ITEM	REQUIREMENTS	EX. AREA B	PROP. AREA B	CONDITION
LOT AREA (GROSS)	11.46 ACRES 499,997 SF	11.46 ACRES 498,997 SF	11.46 ACRES 498,997 SF	COMPLIES
LOT AREA (NET)	–	–	10.39 ACRES	COMPLIES
LOT WIDTH (FROM RT 206)	–	1076 FTs	1076 FTs	–
LOT DEPTH (FROM RT 206) NOT INCLUDING ANY REQUIRED DEDICATION	–	466 FTs	466 FTs	–
LOT FRONTAGE (ROUTE 206 FRONTAGE)	–	925 FTs	925 FTs	–
LOT COVERAGE (BUILDING)	30%	11%	19%	COMPLIES
FLOOR AREA RATIO (NON-RESIDENTIAL)	0.25	0.19	.20	COMPLIES
MAX. TOTAL IMPERVIOUS COVER	90%	49%	73%	COMPLIES
MIN. BUFFER FROM ROUTE 206	15%	12 FTs	12 FTs	VARIANCE
MIN. LANDSCAPED AREA	10%	51%	27%	COMPLIES
BUILDING HEIGHT – <250FT FROM RT. 206 >250FT FROM RT. 206	2½ STORIES AND 35FT 3½ STORIES AND 50FT	2 STORIES	1 STORY AND 35 FT 3 STORIES 47.58 FT	COMPLIES
DISTANCE BETWEEN BUILDING	20 FT	–	8 FT	VARIANCE
PEDESTRIAN WALKWAY WIDTH	16 FT	–	10 FT	VARIANCE
MAXIMUM FENCE/WALL ENCLOSURE HEIGHT	4 FT	–	6 FT	VARIANCE
MINIMUM DISTANCE FOR BUFFER BETWEEN AREA B AND C	10 FT		2 FT	VARIANCE
MAXIMUM FENCE HEIGHT FOR BUFFER BETWEEN AREA B AND C	4 FT		8 FT	VARIANCE
MAXIMUM DECORATIVE LIGHT FIXTURE HEIGHT(OPEN SPACE PLAZA)	14 FT	–	15.5 FT	VARIANCE
YARD SETBACKS				
FRONT SETBACK (ROUTE 206)	35 FT		27.72 FT	EX. NON-CONFORMITY
FRONT SETBACK (INTERMEDIATE LOOP ROAD)	5 FT	–	5 FT	COMPLIES
FRONT SETBACK (INNER LOOP ROAD)	10 FT	–	6.48 FT	VARIANCE
FRONT SETBACK (ROAD B)	5 FT	–	39.12 FT	COMPLIES
ACCESSORY BUILDING/ABOVE-GROUND STRUCTURES				
MAX HEIGHT	15 FT	–	27 FT(FLAG POLES)	VARIANCE
MIN DISTANCE ACCESSORY STRUCTURE TO PUBLIC STREET	25 FT		3 FT	VARIANCE
MIN DISTANCE ACCESSORY STRUCTURE TO INTERNAL PARKING AREA	10 FT		4 FT	VARIANCE
MIN DISTANCE ACCESSORY STRUCTURE TO INTERNAL DRIVEWAY	10 FT		2 FT	VARIANCE
MONUMENT SIGNS				
MAXIMUM NUMBER OF MONUMENT SIGNS	3 1 DUPLICATE OF VSII SIGN		3 SIGNS 1 DUPLICATE OF VSII SIGN	COMPLIES COMPLIES
MAXIMUM SIGN AREA	75 SF		SIGN A – 72.5 SF SIGN B – 72.5 SF SIGN C – 72.5 SF	COMPLIES COMPLIES COMPLIES
MAXIMUM HEIGHT	8 FT	–	SIGN A – 6.5 FT SIGN B – 6.7 FT SIGN C – 8.5 FT	COMPLIES COMPLIES COMPLIES
MINIMUM SETBACK FROM RIGHT-OF-WAY	10 FT		SIGN A – 10.3 FT SIGN B – 17.0 FT SIGN C – 10.4 FT	COMPLIES COMPLIES COMPLIES
MINIMUM SETBACK FROM TRACT BOUNDRY	10 FT		SIGN A – 10.3 FT SIGN B – 17.0 FT SIGN C – 10.4 FT	COMPLIES COMPLIES COMPLIES
IDENTITY WALL SIGN				
NUMBER OF SIGNS	0 SIGNS		2 SIGNS	VARIANCE
SIGN AREA (INNER AND INTERMEDIATE LOOP ROAD)	–	–	58 SF	–
SIGN HEIGHT	–	–	6.66 FT	–
DIRECTIONAL SIGNAGE DRIVE THRU MENU SIGNS	0 SIGNS 0 SIGNS	–	4 SIGNS 2 SIGNS	VARIANCE VARIANCE
MAXIMUM AREA DIRECTIONAL SIGN	10 SF			
MAXIMUM HEIGHT DIRECTIONAL SIGN	4.5 FT			
MINIMUM DIRECTIONAL SIGN DISTANCE TO ANY STREET RIGHT OF WAY	5 FT		26 FT	
MINIMUM DIRECTIONAL SIGN DISTANCE TO TRACT BOUNDARY	5 FT		26 FT	

THE PROJECT REQUIRES A VARIANCE FROM SECTION 16-6.5K10(3)(1)a. RESTRICTING THE AVERAGE LIGHT LEVEL TO 1.0 FOOTCANDLES. THE PLANS PROVIDE (1.53 PHASE I) AND (1.91 FOOTCANDLES PHASE II) FOR THE COMMERCIAL PARKING AREA ON VILLAGE WALK.

FACADE SIGNS

STORE ID	NUMBER OF SIGNS		SIGN AREA (SF)		MOUNTED HEIGHT	
	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED
MIXED-USE BUILDING						
TENANT #1	2	1	50	49	22'	22'
TENANT #2	2	1	50	49	22'	22'
TENANT #3	2	1	50	49	22'	22'
TENANT #4	2	1	50	49	22'	22'
TENANT #5	2	1	50	50	22'	22'
TENANT #6	2	1	50	49	22'	22'
TENANT #7	2	1	50	49	22'	22'
TENANT #8	2	1	50	49	22'	22'
TENANT #9	2	1	50	49	22'	22'
TENANT #10	2	1	50	48	22'	22'
TENANT #11	2	1	50	50	22'	22'
TENANT #12	2	1	50	49	22'	22'
TENANT #13	2	1	50	48	22'	22'
ANCHOR RETAIL BUILDING	2	1	50	50	22'	22'
BUILDING A						
TENANT #1	2	2	50	FRONT = 50 REAR = 50	22'	22'
TENANT #2	2	2	50	FRONT = 50 REAR = 50	22'	22'
TENANT #3	2	2	50	FRONT = 50 REAR = 50	22'	22'
BUILDING B						
TENANT #1	2	2	50	FRONT = 50 REAR = 50	22'	22'
TENANT #2	2	2	50	FRONT = 50 REAR = 50	22'	22'
TENANT #3	2	2	50	FRONT = 50 REAR = 50	22'	22'
BUILDING C	2	*5	50	FRONT 1 = 30 FRONT 2 = 7 SIDE = 20 REAR = 20 REAR 2 = 7	22'	*25' 22' 22' *25' 22'
BUILDING D						
TENANT #1	2	1	50	48	22'	22'
TENANT #2	2	1	50	49	22'	22'
TENANT #3	2	1	50	49	22'	22'
TENANT #4	2	2	50	FRONT = 49 REAR = 49	22'	22'

* VARIANCE REQUIRED

ITEM	REQUIRED	PROVIDED	CONDITION
PARKING			
PARKING STALL SIZE	9'x18'	9'x18'	COMPLIES
THOROUGHFARE PARKING	ALONG INNER & INTERMEDIATE LOOP ROADS	0 SPACES	VARIANCE
PROPOSED LOTS A-D PARKING			
COMMERCIAL/RETAIL 3 SPACES/1,000 SF GFA	54,758 SF/1,000 X 3 SPACES = 165 SPACES	222 SPACES	–
RESTAURANT 1 SPACE/3 SEATS	234 SEATS / 3 SEATS/SPACE = 78 SPACES		
RESIDENTIAL UNITS 1.5 SPACES/UNIT	1.5 SPACES X 52 UNITS = 78 SPACES (SEE NOTE)	80 SPACES	
(2) STUDIO UNITS			
(28) 1-BEDROOM UNITS			
(14) 2-BEDROOM UNITS			
(8) 3-BEDROOM UNITS			
LOTS A-D PARKING TOTAL	321 SPACES	302 SPACES	
PROPOSED LOT E PARKING (VILLAGE SHOPPER III)			
COMMERCIAL/RETAIL 3 SPACES/1,000 SF GFA	18,872 SF/1,000 SF X 3 SPACES = 57 SPACES	163 SPACES	–
RESTAURANT 1 SPACE/3 SEATS	281 SEATS / 3 SEATS/SPACE = 87 SPACES		
OFFICE 5 SPACES/1,000 SF GFA	7,094 SF/1,000 X 5 SPACES = 36 SPACES		
LOT E PARKING TOTAL	180 SPACES	163 SPACES	
TOTAL PARKING SPACES	501 SPACES	465 SPACES	–
LOT E LANDBANKED		65 SPACES (29 TO BE ELIMINATED) NET 36 SPACES	
TOTAL PARKING WITH LANDBANKED	501 SPACES	501 SPACES	COMPLIES
PARKING SETBACKS:			
FROM RT. 206	15 FT	12.00 FT	VARIANCE
FROM INTERMEDIATE LOOP ROAD	4 FT	6.13 FT	COMPLIES
FROM INNER LOOP ROAD	5 FT	4.24 FT	VARIANCE
FROM ROAD B	5 FT	3.29 FT	VARIANCE

NOTE: IN ACCORDANCE WITH N.J.A.C. 5:21-1.5(C)1, R.S.I.S. PARKING REQUIREMENTS DO NOT APPLY WHERE RESIDENTIAL AND COMMERCIAL DEVELOPMENT ARE PLANNED IN A MIXED-USE DEVELOPMENT.

GENERAL NOTES

1. N.A.V.D. 88 DATUM TO BE VERIFIED BY PROFESSIONAL SURVEYOR.
2. ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIPS, COUNTY, STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
3. THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
4. DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
5. ALL DRAINAGE TO BE REINFORCED CONCRETE PIPE CLASS III– WALL B UNLESS OTHERWISE NOTED. ALL SANITARY PIPES TO BE SDR–35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT–LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
6. WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF TEN (10) FEET APART HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY UNLESS OTHERWISE NOTED.
7. WATERLINES TO HAVE A MINIMUM OF FOUR (4) FEET COVER.
8. 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 (THE LATEST EDITION AND AMENDMENTS).
9. FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
10. SITE GRADING 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 UNDISTURBED.
11. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
12. TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SPOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST SIX (6) INCHES OF COVER ON THOSE AREAS.
13. SIDE SLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
14. COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
15. NO ON–SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
16. ADEQUACY OF WATER SUPPLY SYSTEM FOR FIRE PROTECTION HAS NOT BEEN CONFIRMED WITH RESPECTIVE WATER SUPPLIER OR INSURANCE COMPANY. WATER SUPPLY SYSTEM TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND WATER COMPANY PRIOR TO CONSTRUCTION OR ORDERING.
17. THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTING FACILITIES AS DESIGNED AND INSTALLED BY RESPECTIVE COMPANY, AS APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS. STREET LIGHTING SHALL BE APPROPRIATELY SHIELDED TO AVOID GLARE INTO NEARBY HOMES. LIGHTING PLANS TO BE SUBMITTED TO BOROUGH FOR APPROVAL.
18. SANITARY SEWER DESIGN (N.J.A.C. 7:14A–23.6(B)4&L.)
SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORM WATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN (10) FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.
WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP–ON JOINTS FOR A DISTANCE OF AT LEAST TEN (10) FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS OVER SEWER LINES.
19. ALL PROPOSED SANITARY SEWER THAT ARE NOT LOCATED WITHIN PAVED AREAS BE SUPPLIED WITH MARKING TAPE ABOVE THE PVC PIPE.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-272-1000 (or 811) STOP - CALL BEFORE YOU DIG!

THIS DRAWING IS FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION AND UNTIL SIGNED BY:
DATE:

REVISIONS	
1) COMPLETENESS REVS	4/30/18
2) COMPLETENESS REVS	6/15/18
3) TOWNSHIP REVS	9/28/18
4) TRA SUBMISSION	2/11/19
5) RESOLUTION COMPLIANCE	3/15/19
6) OWNER REVS	07/26/19
7) RESOLUTION COMPLIANCE	11/01/19
8) RESOLUTION COMPLIANCE	02/7/20
9) RESOLUTION COMPLIANCE	07/16/20

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...
SCOTT H. TURNER
PROFESSIONAL ENGINEER
NJPE#43811

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-9585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 24GA27951900

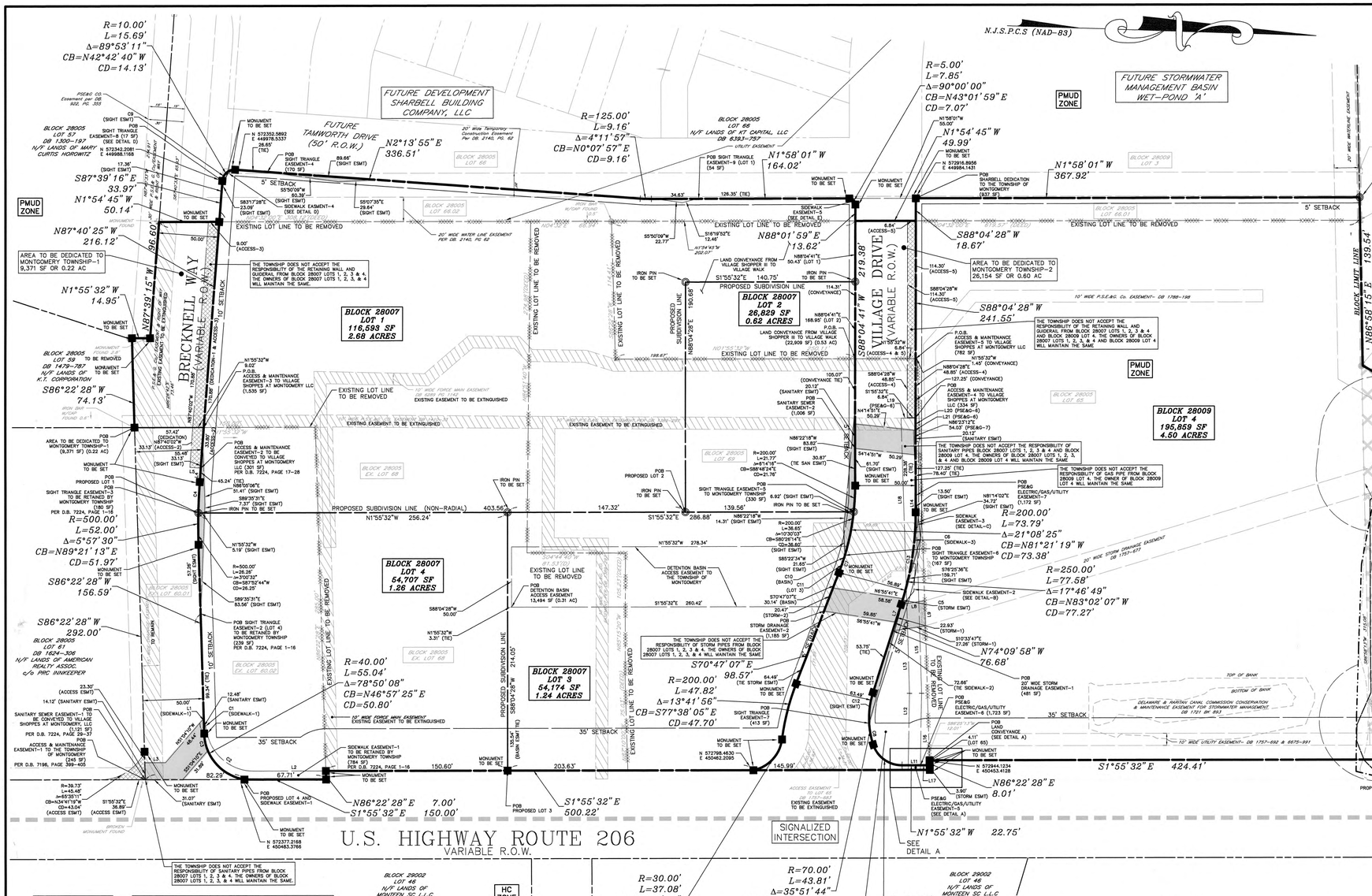
VILLAGE WALK at MONTGOMERY
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
OVERALL PLAN
BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY NF
DSGN BY CJS
CHKD. BY ST
APPRD. BY ST

DATE OF ISSUE
MARCH 16, 2018
REV 9) JULY 16, 2020

SCALE: 1"=40'
JOB # 2015.063
DWG # OP-1
SHEET # 4

C:\Projects\2015.063 - Village Walk\2015.063 - Village Walk.dwg 7/16/2020 12:27 PM JEFF DANIELS SCALE=1



CERTIFICATIONS:

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED AUGUST 23, 2018 AND LAND SURVEY DATED MAY 28, 2020 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

Gregg A. Gaffney

DATE

GREGG A. GAFFNEY
PROFESSIONAL LAND SURVEYOR
NJPLS# GS43304

VILLAGE SHOPPES AT MONTGOMERY, LLC CERTIFIES THAT THEY ARE THE OWNER OF BLOCK 28005, LOTS 60.02, 66.02, 68, & 69 BEING SUBDIVIDED BY THIS MAP IN THE OFFICE OF THE CLERK OF SOMERSET COUNTY.

DATE OWNER

ATTEST:

SECRETARY

VILLAGE SHOPPER III, LLC CERTIFIES THAT THEY ARE THE OWNER OF BLOCK 28005, LOTS 65 & 66.01 BEING SUBDIVIDED BY THIS MAP IN THE OFFICE OF THE CLERK OF SOMERSET COUNTY.

DATE OWNER

ATTEST:

SECRETARY

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____ BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO I AM SATISFIED IS THE PERSON WHO HAS SIGNED, SEALED, AND DELIVERED THIS INSTRUMENT AS AND FOR THE VOLUNTARY ACT OF SAID INDIVIDUAL.

NOTARY PUBLIC

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

DATE MUNICIPAL ENGINEER

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE CLERK OF SOMERSET COUNTY BY THE ZONING BOARD OF THE TOWNSHIP OF MONTGOMERY.

DATE CHAIRMAN OF THE PLANNING BOARD

DATE SECRETARY OF THE PLANNING BOARD

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

DATE MUNICIPAL CLERK

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SAID COUNTY CLERK ON OR BEFORE _____.

DATE SECRETARY OF THE PLANNING BOARD

I HEREBY CERTIFY THAT THE STREETS SHOWN HEREIN HAVE BEEN APPROVED BY THE MUNICIPAL BODY.

DATE MUNICIPAL CLERK

OWNER & APPLICANT
(BLOCK 28005 LOTS 60.02, 66.02, 68 & 69):
VINCE PUGLIESE
VILLAGE SHOPPES AT MONTGOMERY, LLC
219 NASSAU STREET
PRINCETON, NJ 08542
(609) 356-0279

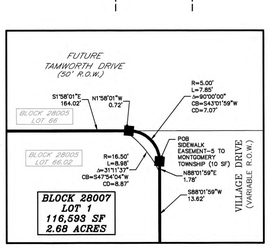
OWNER
(BLOCK 28005 LOTS 65 & 66.01):
VINCE PUGLIESE
VILLAGE SHOPPER III, LLC
219 NASSAU STREET
PRINCETON, NJ 08542
(609) 356-0279

Line Table		
Line #	Length	Direction
L1	16.75'	S86°22'28"W
L2	59.84'	N1°58'02"W
L3	17.24'	N1°55'32"W
L4	11.44'	N87°40'25"W
L5	9.00'	S21°9'58"W
L7	15.33'	S74°09'58"E
L8	19.56'	N10°33'47"W
L9	20.69'	N89°22'28"E
L11	10.00'	N1°55'32"W
L12	59.64'	S89°03'00"W
L13	88.25'	S86°23'12"W
L14	13.87'	S88°04'28"W
L15	163.95'	N86°23'12"E
L16	59.71'	N89°03'00"E
L17	7.63'	S1°55'32"E
L18	139.87'	S86°23'12"W
L19	11.89'	N1°32'36"W
L20	10.00'	S88°04'28"W
L21	1.59'	N1°32'36"W

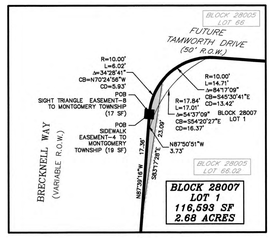
CURVE TABLE					
TAG	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	120.35'	9°5'07"	19.43'	N77° 22' 03"E	19.41'
C2	39.35'	74°40'33"	51.29'	N35° 24' 13"E	47.73'
C3	40.00'	20°50'57"	14.56'	N75° 57' 00"E	14.48'
C4	500.00'	2°56'38"	25.74'	N89° 08' 31"W	25.74'
C5	250.00'	1°37'28"	4.91'	S74° 42' 27"E	4.91'
C6	250.00'	14°53'31"	64.98'	N81° 35' 28"W	64.80'
C7	200.00'	4°24'06"	15.36'	N72° 59' 10"W	15.36'
C8	70.00'	14°41'45"	17.95'	S77° 19' 10"W	17.91'
C9	10.00'	34°28'41"	6.02'	N70° 24' 56"W	5.93'
C10	200.00'	8°35'29"	23.01'	N74° 04' 51"W	23.00'
C11	200.00'	14°54'08"	52.02'	S78° 14' 11"E	51.87'
C12	70.00'	21°09'59"	25.86'	S84° 44' 58"E	25.71'
C13	250.00'	14°19'29"	62.50'	N84° 45' 47"W	62.34'

REFERENCES:

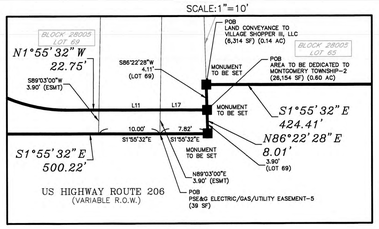
1. TOWNSHIP OF MONTGOMERY, TAX MAP SHEET #55.
2. PLAN ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY FOR BLOCK 28005 LOTS 65, 68 & 69" PREPARED BY CONTROL LAYOUTS, INC.; JOB #1500-16; DATED APRIL 7, 2017 AND REVISED THROUGH AUGUST 23, 2018.
3. PLANS ENTITLED "SANITARY SEWER FORCE MAIN FOR THUL AUTO STORES/VILLAGE SHOPPERS" BLOCK 28001, LOTS 59, 61, 65, 68 AND 69; SITUATED IN MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY; PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES; JOB NO. 08-13-M; DATED 10/20/08.
4. SITE PLANS ENTITLED "PRELIMINARY AND FINAL MAJOR SITE PLAN for VILLAGE SHOPPER III - BANK SITE" BLOCK 28005, LOT 65; SITUATED IN MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY; PREPARED BY ACT ENGINEERS, INC. JOB NO. 100603-03; DATED 11/17/12, REVISED THROUGH 09/10/13.
5. PLAN ENTITLED "SHARBELL DEVELOPMENT-BLOCK 28005, LOT 66 - MAJOR SUBDIVISION" PREPARED BY DYNAMIC SURVEY, LLC; JOB #0043-14-015S; DATED JANUARY 16, 2018 AND REVISED THROUGH APRIL 19, 2018.
6. PLAN ENTITLED "BOUNDARY SURVEY FOR BLOCK 28005 LOT 60" PREPARED BY CONTROL LAYOUTS, INC.; JOB #1500-16; DATED MAY 28, 2020.
7. PLAN ENTITLED "BLOCK 28005 LOT 60-MINOR SUBDIVISION PLAN" PREPARED BY MENLO ENGINEERING ASSOCIATES, INC; JOB #2015.063; DATED OCTOBER 31, 2017 AND REVISED THROUGH JUNE 9, 2020.



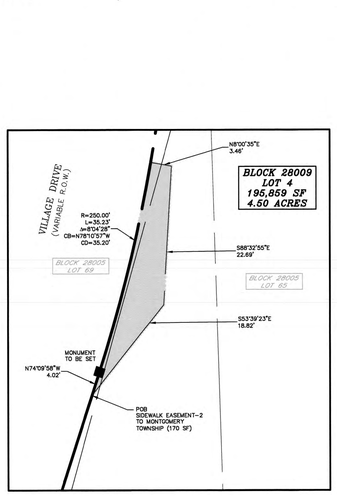
DETAIL E
SCALE:1"=10'



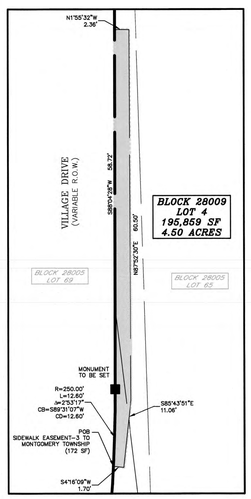
DETAIL D
SCALE:1"=10'



DETAIL A
SCALE:1"=10'



DETAIL B
SCALE:1"=10'



DETAIL C
SCALE:1"=10'

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ZONE DATA						
PROPOSED MIXED USE DEVELOPMENT ZONE						
ITEM	REQUIREMENTS	BLOCK 28007 LOT 1	BLOCK 28007 LOT 2	BLOCK 28007 LOT 3	BLOCK 28007 LOT 4	BLOCK 28009 LOT 4
LOT AREA ACRES		4.51 ACRES	2.68 ACRES	0.62 ACRES	1.24 ACRES	1.26 ACRES	4.50 ACRES
SQUARE FEET		196,348 SF	116,593 SF	26,829 SF	54,174 SF	54,707 SF	195,859 SF
LOT WIDTH (FROM RT 206)		–	384 FT±	140 FT±	219 FT±	252 FT±	359 FT±
LOT DEPTH (FROM RT 206) NOT INCLUDING ANY REQUIRED DEDICATION		–	261 FT±	190.6 FT±	214 FT±	214 FT±	467 FT±
LOT FRONTAGE (ROUTE 206 FRONTAGE)		–	N/A	N/A	203 ±	225 ±	451±FT.
LOT COVERAGE (BUILDING)		30%	27.3%	44.7%	21.2%	17.9%	15.1%
FLOOR AREA RATIO (NON-RESIDENTIAL)		0.25	.27	.45	0.21	0.18	0.1900
MAX. TOTAL IMPERVIOUS COVER		90%	81%	98%	77%	77%	73%
MIN. LANDSCAPED AREA		10%	11%	9.5%	23%	23%	26.67%
BUILDING HEIGHT – ≤250FT FROM RT. 206 >250FT FROM RT. 206		2½ STORIES – 35 FT 3½ STORIES – 50 FT	>250 FT FROM RT. 206 3-STORIES – 47.58 FT	>250 FT FROM RT. 206 1-STORY – 37.6 FT	<250 FT FROM RT. 206 1-STORY – 35 FT	<250 FT FROM RT. 206 1-STORY – 35 FT	<250 FT FROM RT. 206 2-STORIES
BUILDING SETBACKS							
FRONT SETBACK (ROUTE 206)		35 Ft	N/A	N/A	43.54 FT	38.09 FT	27.72 FT
FRONT SETBACK (VILLAGE DRIVE)		5 FT	N/A	5.00 FT	11.89 FT	N/A	49.01 FT
FRONT SETBACK (BRECKNELL WAY)		10 FT	8.48 FT	N/A	N/A	22.67 FT	N/A
FRONT SETBACK (TAMWORTH DRIVE)		5 FT	39.32 FT	N/A	N/A	N/A	104.07 FT
PARKING SETBACKS:							
FROM RT. 206		15 FT	226.05 FT	226.05 FT	122.05 FT	18.78 FT	71.94 FT.
FROM VILLAGE DRIVE		4 FT	139.99 FT	6.28 FT	8.63 FT	284.34 FT	6.13 FT.
FROM BRECKNELL WAY		5 FT	4.24 FT	387.17 FT	258.35 FT	101.50 FT	N/A
FROM TAMWORTH DRIVE		5 FT	3.29 FT	3.32 FT	271.97 FT	282.84 FT	16.04 FT

NOTE: NO VARIANCE SHALL BE REQUIRED FOR BULK, DESIGN AND BUFFER REQUIREMENTS ON A LOT DEVELOPED WITH USES PERMITTED UNDER SUBSECTION 16-4.16 WHERE THE NEED FOR SUCH VARIANCE IS CAUSED SOLEY BY A SUBDIVISION OF SUCH LOT INTO TWO (2) OR MORE LOTS FOR FINANCING OF SUCH USES.

REVISIONS	
1) TOWNSHIP REVS	9/28/18
2) TOWNSHIP/COUNTY REVS	02/28/19
3) RESOLUTION COMPLIANCE	03/15/19
4) RESOLUTION COMPLIANCE	11/01/19
5) RESOLUTION COMPLIANCE	02/07/20
6) RESOLUTION COMPLIANCE	05/29/20
7) RESOLUTION COMPLIANCE	06/24/20

THIS DRAWING IS FOR PERMIT PURPOSES ONLY AND IS NOT VALID UNLESS THIS SEAL HAS BEEN CHECKED AND DATED.
DATE:
CHKD BY:

THIS WORK PREPARED UNDER MY DIRECTION & SUPERVISION
GREGG A. GAFFNEY
PROFESSIONAL LAND SURVEYOR
NJPLS# GS43304

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 24GA27951900

VILLAGE WALK at MONTGOMERY

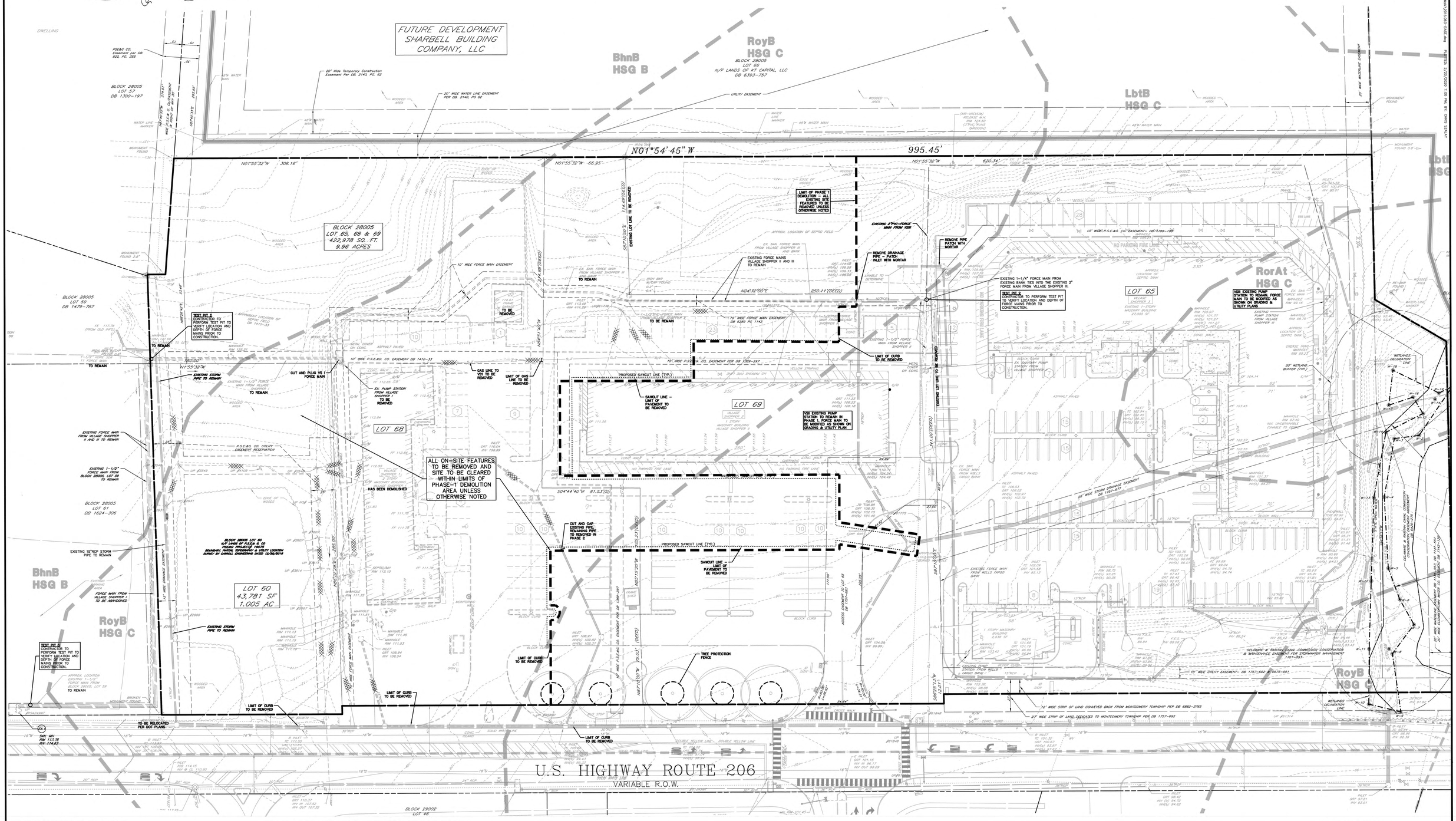
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

FINAL MAP

BLOCK 28005 LOTS 60.02, 65, 66.01, 66.02, 68 & 69 TAX MAP SHEET:55 10.97 ACRES

DRWN. BY	JAN	DATE OF ISSUE	SCALE: 1"=40'
DSGN BY	CJS	JULY 2, 2018	JOB # 2015.063
CHKD. BY	ST	REV 7) JUNE 24, 2020	DWG # FM-1
APPRD. BY	ST		SHEET # 5

SURVEY


FUTURE DEVELOPMENT
SHARBELL BUILDING
COMPANY, LLC
BhnB
HSG B
RoyB
HSG C
LbtB
HSG C
RorAt
HSG C
N01°54'45" W
995.45'
BLOCK 28005
LOT 65, 68 & 69
422,978 SQ. FT.
9.96 ACRES
BLOCK 28005
LOT 57
DB 1300-197
BLOCK 28005
LOT 59
DB 1479-787
BLOCK 28005
LOT 61
DB 1624-306
BLOCK 28005 LOT 60
N/F LANDS OF P.S.E.& G. CO.
PSE&G PROJECT: 74075
BOUNDARY, PARTIAL TOPOGRAPHY & UTILITY LOCATION
SURVEY BY CARROLL ENGINEERING DATED 10/15/2014
LOT 60
43,781 SF
1.005 AC
LOT 65
LOT 68
LOT 69
BLOCK 29002
LOT 46
U.S. HIGHWAY ROUTE 206
VARIABLE R.O.W.
LIMIT OF PHASE 1 DEMOLITION – ALL EXISTING SITE FEATURES TO BE REMOVED UNLESS OTHERWISE NOTED
ALL ON-SITE FEATURES TO BE REMOVED AND SITE TO BE CLEARED WITHIN LIMITS OF PHASE-1 DEMOLITION AREA UNLESS OTHERWISE NOTED
HAS BEEN DEMOLISHED
EXISTING LOT LINE TO BE REMOVED
PROPOSED SAWCUT LINE (TYP.)
SAWCUT LINE – LIMIT OF PAVEMENT TO BE REMOVED
CUT AND CAP EXISTING PIPE, REMAINING PIPE TO REMOVED IN PHASE 2
TREE PROTECTION FENCE
LIMIT OF CURB TO BE REMOVED
TEST PIT 2 CONTRACTOR TO PERFORM TEST PIT TO VERIFY LOCATION AND DEPTH OF FORCE MAINS PRIOR TO CONSTRUCTION.
TEST PIT 3 CONTRACTOR TO PERFORM TEST PIT TO VERIFY LOCATION AND DEPTH OF FORCE MAINS PRIOR TO CONSTRUCTION.
EXISTING FORCE MAINS VILLAGE SHOPPER II AND III TO REMAIN
EXISTING 1-1/2" FORCE MAIN FROM VILLAGE SHOPPER II
EXISTING 1-1/2" FORCE MAIN FROM BLOCK 28005, LOT 59 TO REMAIN
EXISTING 1-1/2" FORCE MAIN FROM VILLAGE SHOPPER II AND III TO REMAIN
FORCE MAIN FROM VILLAGE SHOPPER I TO BE ABANDONED
EXISTING STORM PIPE TO REMAIN
EXISTING 15"RCP STORM PIPE TO REMAIN
EX. PUMP STATION FROM VILLAGE SHOPPER VII, TO BE REMOVED
VSH EXISTING PUMP STATION TO REMAIN IN PHASE 1. FORCE MAIN TO BE MODIFIED AS SHOWN ON GRADING & UTILITY PLAN
VSH EXISTING PUMP STATION TO REMAIN, FORCE MAIN TO BE MODIFIED AS SHOWN ON GRADING & UTILITY PLANS
EXISTING 1-1/4" FORCE MAIN FROM EXISTING BANK TIES INTO THE EXISTING 2" FORCE MAIN FROM VILLAGE SHOPPER III.
REMOVE PIPE PATCH WITH MORTAR
REMOVE DRAINAGE PIPE – PATCH INLET WITH MORTAR
EXISTING 8"HC-FORCE MAIN FROM VSH
OUT AND PLUG VS I FORCE MAIN
GAS LINE TO VSH TO BE REMOVED
LIMIT OF GAS LINE TO BE REMOVED
10' WIDE FORCE MAIN EASEMENT
10' WIDE P.S.E.&G. CO. EASEMENT DB 1410-33
10' WIDE P.S.E.&G. CO. EASEMENT PER DB 1389-297
10' WIDE FORCE MAIN EASEMENT DB 6283 PG 1142
20' WIDE WATER LINE EASEMENT PER DB. 2140, PG 62
20' Wide Temporary Construction Easement Per DB. 2140, PG. 62
20' WIDE STORM DRAINAGE EASEMENT
10' WIDE UTILITY EASEMENT– DB 1757-692 & 6475-991
12' WIDE STRIP OF LAND CONVEYED BACK FROM MONTGOMERY TOWNSHIP PER DB 6882-3765
27' WIDE STRIP OF LAND DEDICATED TO MONTGOMERY TOWNSHIP PER DB 1757-692
DELAWARE & RARITAN CANAL COMMISSION CONSERVATION & MAINTENANCE EASEMENT FOR STORMWATER MANAGEMENT 1791-993
WETLANDS DELINEATION LINE
50' WETLAND BUFFER (TYP.)
PSE&G CO. Easement per DB. 932, PG. 355
UTILITY EASEMENT
NO PARKING FIRE LANE
TO REMAIN
TO BE REMOVED
TO BE RELOCATED PER DOT PLANS
SAN. MH RIM 117.78 INV. 114.62
N01°55'32"W 308.16'
N01°55'32"W 66.95'
620.34'
250.11'(DEED)
114.69'(DEED)
274.98'(DEED)
341.01'(DEED)
150.00'
S04°44'40"W 81.53'(D)
S87°10'20"E
N04°32'00"E
N01°55'32"W
S87°10'20"E
N87°15'20"W
S87°10'20"E
S87°10'20"E
N87°15'20"W
N87°15'20"W
S87°10'20"E
N87°15'20"W
S87°10'20"E
N87°15'20"W
S87°10'20"E

SURVEY

FUTURE DEVELOPMENT
SHARBELL BUILDING COMPANY, LLC

TAMWORTH DRIVE

BRECKNELL WAY
VARIABLE R.O.W.

RESIDENTIAL STORAGE AREA
1,100 SF

3-STORY MIXED-USE BUILDING
1ST FLOOR RETAIL/COMMERCIAL
31,720 SF
2ND FLOOR RESIDENTIAL
3RD FLOOR RESIDENTIAL

RETAIL RESTAURANT
BUILDING 'C-D'
9,788 SF

VILLAGE SHOPPER III

U.S. HIGHWAY ROUTE 206
VARIABLE R.O.W.

BLOCK LIMIT LINE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTE:
SPEED LIMIT POSTED 25 MPH/DESIGN SPEED 35 MPH ARE ASSUMED AS BASIS FOR SIGHT LINES AT INTERIOR DRIVEWAYS.

GENERAL NOTE:
1. ALL ON-SITE AND MUNICIPAL CURBING TO BE GRANITE BLOCK UNLESS OTHERWISE NOTED. FLUSH CONCRETE CURB TO BE PROVIDED AT ALL ADA RAMPS.
2. CONCRETE ISLANDS AT THE ENTRANCES TO THE PROPERTY TO BE MOUNTABLE WITH BREAKAWAY SIGNS.
3. SEE ADA RAMP DETAILS SHEET 35 FOR DETAILED GRADING.

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

THIS DRAWING IS FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED.
SIGNED BY: _____ DATE: _____

REVISIONS	
1) COMPLETENESS REVS	4/30/18
2) COMPLETENESS REVS	6/15/18
3) TOWNSHIP REVS	9/28/18
4) TWA SUBMISSION	2/11/19
5) RESOLUTION COMPLIANCE	3/15/19
6) RESOLUTION COMPLIANCE	11/01/19
7) RESOLUTION COMPLIANCE	2/07/20
8) RESOLUTION COMPLIANCE	07/16/20

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

SCOTT H. TURNER
PROFESSIONAL ENGINEER
NJPE#43811

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 24GA27951900

VILLAGE WALK at MONTGOMERY

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

GEOMETRY PLAN-PHASE 1

BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET:55 10.97 ACRES

DRWN. BY	NF	DATE OF ISSUE	SCALE: 1"=30'
DSGN BY	CJS	MARCH 16, 2018	JOB # 2015.063
CHKD. BY	ST	REV 8) JULY 16, 2020	DWG # GE-1
APPRD. BY	ST		SHEET # 7

SURVEY

RESIDENTIAL STORAGE AREA
1,100 SF

3-STORY MIXED-USE BUILDING
1ST FLOOR RETAIL/COMMERCIAL
31,720 SF
2ND FLOOR RESIDENTIAL
3RD FLOOR RESIDENTIAL

1ST FLOOR RETAIL FF 115.00
2ND FLOOR RESIDENTIAL FF=133.00
3RD FLOOR RESIDENTIAL FF=143.67

1ST FLOOR RETAIL FF 113.00
2ND FLOOR RESIDENTIAL FF=133.00
3RD FLOOR RESIDENTIAL FF=143.67

LOADING AREA 3,469 SF

BUILDING ENTRY

RESTAURANT/RESTAURANT BUILDING 'D'
FF=115.00
9,000 SF

VILLAGE SHOPPER III
EXISTING 1-STORY MASONRY BUILDING
27,000 SF

BhnB
HSG B

RoyB
HSG C

EDnB
HSG B

RorAt
HSG C

U.S. HIGHWAY ROUTE 206
VARIABLE R.O.W.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

1. ALL FULL FACE BLOCK CURB ON-SITE TO HAVE 6" REVEAL.
2. ALL CURB WITHIN DOT RIGHT-OF-WAY TO BE IN ACCORDANCE WITH NJDOT STANDARDS.
3. ALL PROPOSED SANITARY SEWER THAT ARE NOT LOCATED WITHIN PAVED AREAS BE SUPPLIED WITH MARKING TAPE ABOVE THE PVC PIPE (SEE DETAIL).
4. ALL SANITARY SEWER CONSTRUCTION AND TESTING SHALL CONFORM WITH THE TOWNSHIP STANDARDS.
5. ALL PROPOSED FORCEMAIN ARE REQUIRED TO BE MARKED OUT PER THE DETAIL AND REGISTERED WITH THE ONE-CALL SYSTEM.
6. THE TOWNSHIP DOES NOT ACCEPT THE RESPONSIBILITY OF SANITARY PIPES FROM BLOCK 28007 LOTS 1, 2, 3 & 4 AND BLOCK 28005 AND 65. THE OWNERS OF BLOCK 28007 LOTS 1, 2, 3, & 4 AND BLOCK 28005 LOT 65 WILL MAINTAIN THE SAME.
7. PRIOR TO CONNECTING THE PROPOSED SANITARY FORCE MAIN TO THE EXISTING MANHOLE ALONG ROUTE 206, THE EXISTING MANHOLE IS TO BE REPAIRED. THE OUTSIDE WILL BE PARGED AND INSIDE WILL BE POWERWASHED AND A EPOXY COATED.
8. PHASE 1 OF THE PROPOSED SANITARY SEWER IS TO BE CONSTRUCTED PRIOR TO DISRUPTION OF SEWER SERVICE TO VILLAGE SHOPPER II AND III. FOLLOWING CONNECTION TO THE NEW SYSTEM, EXISTING FORCEMAINS ON-SITE ARE TO BE REMOVED AND CUT AND ABANDONED OFF-SITE AS INDICATED.
9. SEE ADA RAMP DETAILS SHEET 35 FOR DETAILED GRADING.

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1-800-272-1000 (N.J.) STOP. CALL BEFORE YOU DIG!

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DATE:
CHKD BY:

REVISIONS	
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2) PUMP STATION REVS	5/24/18
3) COMPLETENESS REVS	6/15/18
4) TOWNSHIP REVS	9/28/18
5) TWA SUBMISSION	2/11/19
6) RESOLUTION COMPLIANCE	3/15/19
7) TWA COMMENTS	4/01/19
8) OWNER REVS	07/26/19
9) TOWNSHIP SEWER REVS	10/31/19
10) RESOLUTION COMPLIANCE	11/01/19
11) RESOLUTION COMPLIANCE	2/07/20
12) RESOLUTION COMPLIANCE	07/16/20

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

SCOTT H. TURNER
PROFESSIONAL ENGINEER
NJPE#43811

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CERTIFICATE OF AUTHORIZATION: 24GA27951900

VILLAGE WALK at MONTGOMERY

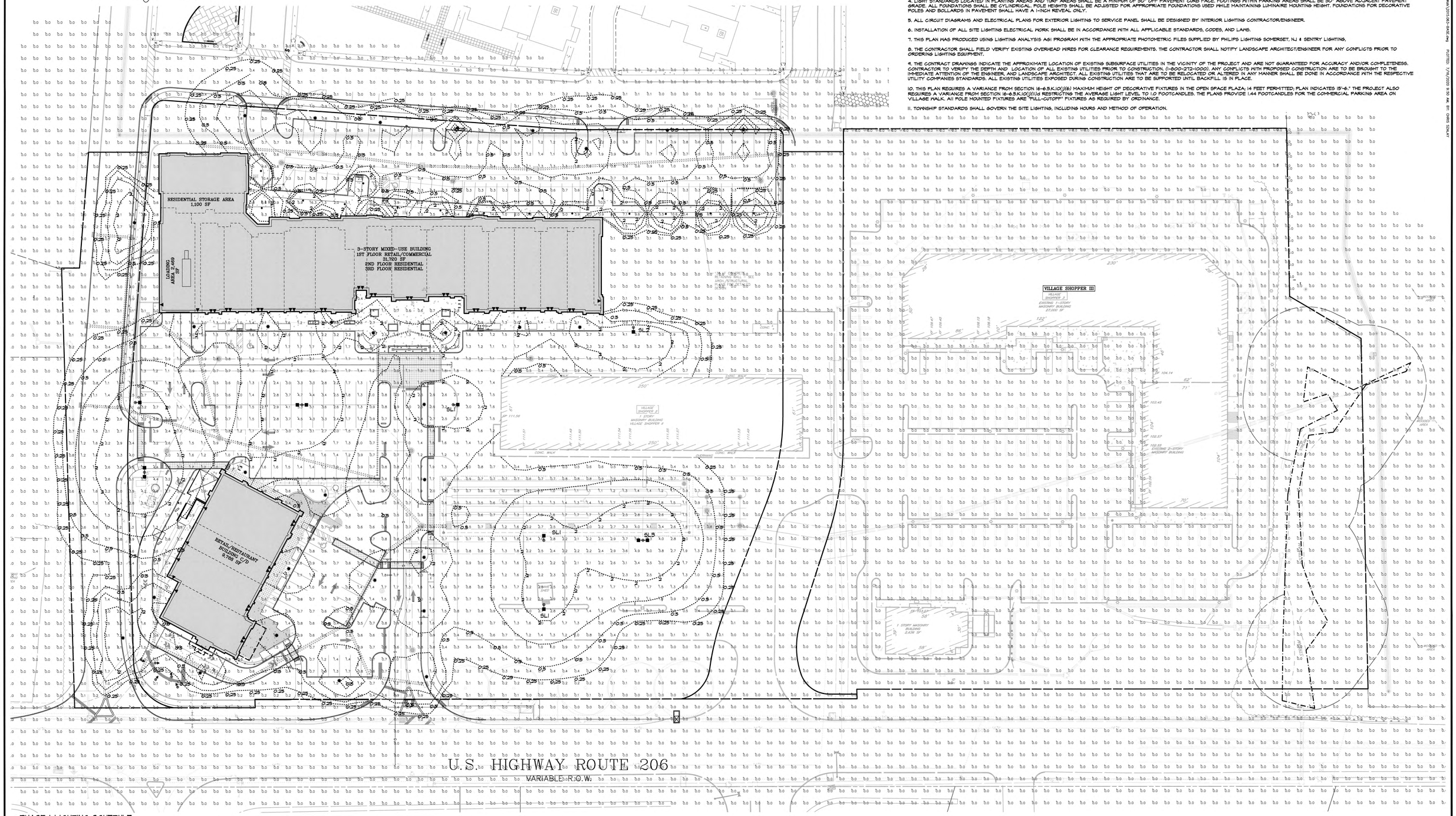
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

GRADING & UTILITY PLAN–PHASE 1

BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY	NF	DATE OF ISSUE	SCALE: 1"=30'
DSGN BY	CJS	MARCH 16, 2018	JOB # 2015.063
CHKD. BY	ST	REV 12) JULY 16, 2020	DWG # GU-1
APPRD. BY	ST		SHEET # 8

SURVEY



LIGHTING NOTES:

1. A CONCRETE FOOTING BELOW FINISHED GRADE, SHALL BE INSTALLED FOR EACH FIXTURE. SIZE AND DEPTH TO BE DESIGNED BY STRUCTURAL ENGINEER.
2. LIGHT FIXTURES AND POLES TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
3. THE HOURS OF OPERATION SHALL BE FROM DUSK TO ONE HOUR AFTER THE LAST TENANT CLOSES FOR BUSINESS. ALL LIGHTING EXCEPT FOR SECURITY LIGHTING SHALL BE CONTROLLED BY A TIMER. PARKING AREA LIGHTING CONTROLS SHALL BE BY A SINGLE PHOTOCELL OPERATED TIMER DEACTIVATED DURING HOURS OF OPERATION OR LED DIMMABLE CONTROLLER AS RECOMMENDED BY LIGHT MANUFACTURER.
4. LIGHT STANDARDS LOCATED IN PLANTING AREAS AND TURF AREAS SHALL BE A MINIMUM OF 30" OFF PAVEMENT CURB FACE. FOOTINGS WITHIN PARKING AREAS SHALL BE 30" ABOVE ADJACENT PAVEMENT GRADE. ALL FOUNDATIONS SHALL BE CYLINDRICAL. POLE HEIGHTS SHALL BE ADJUSTED FOR APPROPRIATE FOUNDATIONS USED WHILE MAINTAINING LUMINAIRE MOUNTING HEIGHT. FOUNDATIONS FOR DECORATIVE POLES AND BOLLARDS IN PAVEMENT SHALL HAVE A 1-INCH REVEAL ONLY.
5. ALL CIRCUIT DIAGRAMS AND ELECTRICAL PLANS FOR EXTERIOR LIGHTING TO SERVICE PANEL SHALL BE DESIGNED BY INTERIOR LIGHTING CONTRACTOR/ENGINEER.
6. INSTALLATION OF ALL SITE LIGHTING ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, CODES, AND LAWS.
7. THIS PLAN WAS PRODUCED USING LIGHTING ANALYSIS AGI PROGRAM WITH THE APPROPRIATE PHOTOMETRIC FILES SUPPLIED BY PHILIPS LIGHTING SOMERSET, NJ & SENTRY LIGHTING.
8. THE CONTRACTOR SHALL FIELD VERIFY EXISTING OVERHEAD WIRES FOR CLEARANCE REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ENGINEER FOR ANY CONFLICTS PRIOR TO ORDERING LIGHTING EQUIPMENT.
9. THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND LANDSCAPE ARCHITECT. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER SHALL BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE.
10. THIS PLAN REQUIRES A VARIANCE FROM SECTION 16-6.5.K.(O)(6) MAXIMUM HEIGHT OF DECORATIVE FIXTURES IN THE OPEN SPACE PLAZA; 14 FEET PERMITTED; PLAN INDICATES 15'-6." THE PROJECT ALSO REQUIRES A VARIANCE FROM SECTION 16-6.5.K.(O)(11).a RESTRICTING THE AVERAGE LIGHT LEVEL TO 1.0 FOOTCANDLES. THE PLANS PROVIDE 1.44 FOOTCANDLES FOR THE COMMERCIAL PARKING AREA ON VILLAGE WALK. ALL POLE MOUNTED FIXTURES ARE "FULL-CUTOFF" FIXTURES AS REQUIRED BY ORDINANCE.
11. TOWNSHIP STANDARDS SHALL GOVERN THE SITE LIGHTING, INCLUDING HOURS AND METHOD OF OPERATION.

PHASE I LIGHTING SCHEDULE

LABEL	QTY.	TYPE OF MOUNT	LED ARRAY/ WATTAGE & DRIVER AMPS	MOUNTING HEIGHT *	POLE HEIGHT	DISTRIBUTION	CATALOG NO.	POLE CATALOG NO.
SL1	1	SINGLE ARM POLE MOUNT	(80)-86W-350mA	20'	18.0'	TYPE V(W)	PHILIPS RZ1-____-A1-1-SW-ROLA-NW-UNV -BRP-SPA1-2-CLR OR APPROVED EQUAL	PHILIPS LUMEC SP54D-18-BRTX
SL3	2	TWIN ARM POLE MOUNT	(80)-86W-350mA	20'	18.0'	TYPE V(W)	PHILIPS RZ1-____-A1-1-SW-ROLA-WW-UNV -BRP-SPA1-2-CLR OR APPROVED EQUAL	PHILIPS LUMEC SP54D-18-BRTX
STB	2	SINGLE POST TOP	150W HPS	19.0'	12.0'	TYPE V		
DLB-HS6	6	SINGLE POST TOP	66W	15.5'	14.0'	TYPE IV	HOLOPHANE WFGL2-P30-30K-AS-SH-L4-B-tbd-HS6-LIH OR APPROVED EQUAL	HOLOPHANE WADSWORTH WDA-14-F4C-11-PGT-AB6-SH-FGB
DLC	2	SINGLE POST TOP	66W	15.5'	14.0'	TYPE IV	HOLOPHANE WFGL2-P30-30K-AS-SH-L5-B-tbd-LIH OR APPROVED EQUAL	HOLOPHANE WADSWORTH WDA-14-F4C-11-PGT-AB6-SH-FGB
DLD	9	SINGLE POST TOP	45W	13.5'	12.0'	TYPE IV	HOLOPHANE WFGL2-P20-30K-AS-SH-L4HS6-B-tbd-LIH OR APPROVED EQUAL	HOLOPHANE WADSWORTH WDA-12-F4C-11-PGT-AB6-SH-FGB
DLE	14	SINGLE POST TOP	45W	13.5'	12.0'	TYPE V	HOLOPHANE WFGL2-P20-30K-AS-SH-L5-B-tbd-LIH OR APPROVED EQUAL	HOLOPHANE WADSWORTH WDA-12-F4C-11-PGT-AB6-SH-FGB
DLF	1	SINGLE POST TOP	45W	13.5'	N/A	TYPE V	HOLOPHANE WFGL2-P20-30K-AS-SH-L5-B-tbd-LIH OR APPROVED EQUAL	SEE ARCHITECTURAL WALL PEDESTAL MOUNTING
DLG	1	SINGLE POST TOP	45W	13.5'	12.0'	TYPE III	HOLOPHANE WFGL2-P20-30K-AS-SH-L5-B-tbd-HS6-LIH OR APPROVED EQUAL	HOLOPHANE WADSWORTH WDA-12-F4C-11-PGT-AB6-SH-FGB
BL	7	BOLLARD	18W-350mA	3.5'	N/A	TYPE III	SENTRY ELECTRIC SAL-W-BOL-LEDVI6C-0.35A-350-STLDVG-____-BZ OR APPROVED EQUAL	N/A
BLI	8	BOLLARD	18W-350mA	3.5'	N/A	TYPE V	SENTRY ELECTRIC SAL-W-BOL-LEDVI6C-0.35A-340-STLVSM-____-BZ OR APPROVED EQUAL	N/A
UPL	5	GROUND UPLIGHTS	TBD	GROUND	N/A	TBD	PHILIPS HADCO EVENWSP1 & SL45BZX____ SMSPIOR APPROVED EQUAL	N/A

* LIGHT SOURCE ABOVE GRADE.

TEMPORARY LIGHTING - FIXTURES TO BE REUSED FOR PHASE 2

SL1	3	SINGLE ARM TEMPORARY WOOD POLE MOUNT	(80)-86W-350mA	20'	18.0'	TYPE V(W)	PHILIPS RZ1-____-A1-1-SW-ROLA-NW-UNV -BRP-SPA1-2-CLR OR APPROVED EQUAL	TEMPOR.
SL2	1	SINGLE ARM TEMPORARY WOOD POLE MOUNT	(80)-86W-350mA	20'	18.0'	TYPE III	PHILIPS RZ1-____-A1-1-S-ROLA-NW-UNV -BRP-SPA1-2-CLR OR APPROVED EQUAL	TEMPOR.
SL3	1	TWIN ARM TEMPORARY WOOD POLE MOUNT	(80)-86W-350mA	20'	18.0'	TYPE V(W)	PHILIPS RZ1-____-A1-1-SW-ROLA-NW-UNV -BRP-SPA1-2-CLR OR APPROVED EQUAL	TEMPOR.

CALCULATION SUMMARY								
LABEL	DESCRIPTION	MIN	AVG	MAX	AVG/MIN	MAX/MIN	CALCTYPE	UNITS
AREA 1	PHASE 1 COMMERCIAL	0.4	1.46	5.3	3.65	13.25	ILLUMINANCE	FC
AREA 2	RESIDENTIAL PARKING AREA	0.2	0.76	3.7	3.80	18.50	ILLUMINANCE	FC
AREA 3	BRECKNELL WAY	0.0	1.25	8.3	N.A.	N.A.	ILLUMINANCE	FC
AREA 8	RESIDENTIAL PEDESTRIAN SIDEWALK AREA	0.4	2.17	5.0	5.43	12.50	ILLUMINANCE	FC
AREA 11	BRECKNELL/DRIVEWAY INTERSECTION	1.0	2.37	4.2	2.37	4.20	ILLUMINANCE	FC

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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REVISIONS	
1) COMPLETENESS REVS	4/30/18
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7) RESOLUTION COMPLIANCE	2/07/20
8) RESOLUTION COMPLIANCE	07/16/20

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DATE:
CHKD BY:

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION.

KENNETH R. GRISEWOOD
LANDSCAPE ARCHITECT
NJ LICENSE #AS000071

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
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CERTIFICATE OF AUTHORIZATION: 24GA27951900

VILLAGE WALK at MONTGOMERY

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

LIGHTING PLAN—PHASE 1

BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY	NF	DATE OF ISSUE	SCALE: 1"=30'
DSGN BY	CJS	MARCH 16, 2018	JOB # 2015.063
CHKD. BY	KRG	REV 8) JULY 16, 2020	DWG # L1-1
APPRD. BY	KRG		SHEET # 9

C:\MEA\2015\063-Village Walk\2015-063-Sht-01.dwg PLOTTED: 7/16/2020 9:50 AM BY: CHRIS SZALAY

SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLANT SCHEDULE PHASE I

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	MATURE SPREAD	MATURE HT.	CALIPER	PLANTING HT.	TYPE	REMARKS
ACRA	5	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	15'	60'	2.5-3" CAL.	12-14'	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7'
ACSC	2	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MALPLE	55'	80'	2.5-3" CAL.	12-14'	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7'
CACA	8	CARPINUS CAROLINIANA	AMERICAN HORNBEAN	20'	20'	2.5-3" CAL.	12-14'	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, LOW BRANCHED
GLTS	19	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER TH	SHADEMASTER THORNLESS LOCUST	40'	50'	2.5-3" CAL.	12-14'	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7'
PLAC	36	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	50'	60'	2.5-3" CAL.	12-14'	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7'
ULAP	14	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	40'	60'	2.5-3" CAL.	14'-16'	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	MATURE SPREAD	MATURE HT.	CALIPER	PLANTING HT.	TYPE	REMARKS
JVC	5	JUNIPERUS CHINENSIS 'MITZI GOLDMARIS'	JAMPERUS CHINENSIS 'MITZI GOLDMARIS'	8'	15'		6'-8'	B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	MATURE SPREAD	MATURE HT.	CALIPER	PLANTING HT.	TYPE	REMARKS
AMCS	12	AMELANCHIER CANADENSIS 'SPRINGTIME'	SPRINGTIME SHADBLOW SERVICEBERRY	15'	25'	(5) STEM CLUMP	8-10'	B&B	(5) STEM CLUMP, SYMMETRICAL, LOW BRANCHED
COFL	2	CORNUS FLORIDA	FLOWERING DOGWOOD	20'	25'	1.75"-2" CAL.	8-10'	B&B	HEAVY, INFORMAL BALANCE, WELL BRANCHED
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	WIDTH	HEIGHT	PLANTING WIDTH	PLANTING HT.	TYPE	REMARKS
AEBL	57	AESCULUS X ERYTHROFLORA 'ROSE CREEK'	ROSE CREEK AESCULUS	5'	4'			#5 CAN	(4) CANES MIN, DENSE, WELL FURNISHED
CACO	46	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	5'	5'		18-24"	#3 CAN	COMPACT, SYMMETRICAL, WELL FURNISHED,
CLAU	40	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE PINK SUMMERSWEET	6'	5'		5.5-6'	#5 CAN	(5) CANES MIN, WELL FURNISHED, SYMMETRICAL
CORB	21	CORNUS ALBA 'RED GNOME'	RED GNOME SIBERIAN DOGWOOD	5'	4'		5-5.5'	B&B	WELL FURNISHED, (5) CANES MIN, DENSE, SPACE EVENLY
COSB	11	CORNUS SERICEA 'BUD'S YELLOW'TAS DOGWOOD	BUD'S YELLOWTAS DOGWOOD	5'	4'		5.5-6'	B&B	WELL FURNISHED, (5) CANES MIN, DENSE, SPACE EVENLY
COSE	65	COTONEASTER SERICEA 'KELSEY'S DWARF'	KELSEY DWARF DOGWOOD	5'	5'	18-24"		#3 CAN	WELL FURNISHED, WELL ROOTED
FOBA	20	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	5'	5'	24-30"		#3 CAN	WELL FURNISHED, LOW BRANCHED, DENSE, SPACE EVENLY
ILSH	35	ILEX GLABRA 'SHAMZEN TH	NORDIC HOLLY	4'	4'		24"-30"	#3 CAN	WELL FURNISHED, DENSE, LOW BRANCHED, SPACE EVENLY
ILGS	41	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	5'	5'	18-24"		#3 CAN	SYMMETRICAL, DENSE, LOW BRANCHED, SPACE EVENLY
ITVI	48	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	4'	4'		24-30"	#3 CAN	WELL FURNISHED, LOW BRANCHED, DENSE, SPACE EVENLY
JUCP	52	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA'	COMPACTA PFITZER	6'	4'	2.5-3'		#5 CAN	WELL FURNISHED, DENSE
PEAT	42	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	3'	5'	18-24"		#3 CAN	(4) CANES MIN, DENSE, WELL FURNISHED
PRSU	20	PRUNUS CISTENA	PURPLE LEAF SAND CHERRY	6'	8'		24-30"	#5 CAN	HEAVY, WELL FURNISHED, DENSE
RHAR	44	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	8'	3'	18-24"		#3 CAN	DENSE, WELL FURNISHED, SYMMETRICAL, LOW BRANCHED
RONO	122	ROSA X 'NOAGHENEI'	FLOWER CARPET WHITE GROUNDCOVER ROSE	3'	2.5'	15-18"		#3 CAN	DENSE, WELL FURNISHED, LOW BRANCED
VIPR	24	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	10'	10'		5-6'	B&B	DENSE, WELL FURNISHED, SYMMETRICAL, LOW BRANCHED
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE WIDTH	MATURE HT.		SPACING	REMARKS
ABAS	10	ASTILBE X ARENDSII 'SNOWDRIFT'	SNOWDRIFT ASTILBE	#2 CAN	2'	2'		24" o.c.	(5) EYE MIN, WELL ROOTED
CAKA	594	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CAN	3'	4'		24" o.c.	CLUMP, DENSE, WELL ROOTED
COVE	181	CORDYLINE STRICTA/LATA 'HOOSIERAY'	HOOSIERAY CORDYPSIS	RCAN	SPREADING	12"		18" o.c.	HEAVY, CLUMP, WELL ROOTED
ECPK	176	ECHINACEA PURPUREA 'KIM'S KNEE HIGH' TM	PURPLE CONEFLOWER	#2 CAN	18"	18"		18" o.c.	CLUMP, COMPACT, DENSE
ECPH	48	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	#2 CAN	1.5'	3'		18" o.c.	CLUMP, DENSE, UPRIGHT
FEOV	374	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#2 CAN	12"	6"		12" o.c.	WELL FURNISHED, WELL ROOTED
HEHR	552	HEMEROCALLIS HYBRID 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#2 CAN	1.5'	1.5'		18" o.c.	(5) FAN CLUMP, WELL ROOTED
HEHP	178	HEUCHERA HORMONIA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	#2 CAN	1.5'	2'		18" o.c.	WELL FURNISHED, WELL ROOTED
HEVC	44	HEUCHERA VILLOSA 'CARAMEL'	CORAL BELLS	#2 CAN	1.5'	1.5'		18" o.c.	WELL FURNISHED, WELL ROOTED
LIMB	752	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	#2 CAN	2'	1.5'		18" o.c.	(5) FAN CLUMP, WELL ROOTED
NERA	76	NEPETA RACEMOSA 'WALKER'S LOW'	CATMINT	#2 CAN	1.5'	1.5'		18" o.c.	COMPACT, HEAVY CLUMP
PEAL	360	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#CAN	1.5'	2'		18" o.c.	CLUMP, DENSE, WELL ROOTED
PELB	54	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#2 CAN	2'	3'		24" o.c.	CLUMP, DENSE, WELL ROOTED
RUFV	46	RUDBECKIA SPECIOSA 'VIETTE'S LITTLE SUZY'	VIETTE'S LITTLE SUZY BLACKEYED SUSAN	#2 CAN	2'	16"		24" o.c.	(5) FAN CLUMP, WELL ROOTED
SANE	236	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT HYBRID SAGE	#2 CAN	1.5'	1.5'		16" o.c.	(5) FAN CLUMP, WELL ROOTED

GENERAL LANDSCAPE NOTES:

1. NO SUBSTITUTIONS IN THE PLANT LIST IS TO BE MADE UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER AND THE TOWNSHIP.

2. ALL DISTURBED AND PERMANENT TURF AREAS SHALL BE SEEDED WITH A GENERAL PURPOSE MIXTURE SIMILAR TO THE FOLLOWING: SCS SEED MIX #14 (TALL TURF FESCUE, KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS) OR APPROVED EQUAL. SEE SCS DETAIL SHEETS FOR SEEDING SPECIFICATIONS.

3. ALL PLANTING BEDS TO BE MULCHED WITH (3) INCH MINIMUM MULCH (SEE PLANTING NOTE #20). MULCH VOLCANOES (MOUNDS) AROUND TREES ARE PROHIBITED.

4. TOPSOIL DISTURBED OR TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. ALL TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AN EVEN COVER AND SHALL BE STABILIZED BY SEEDING OR PLANTING. ALL REGRADED TURF AREAS SHALL BE COVERED BY A SIX (6) INCH MINIMUM THICKNESS OF TOPSOIL. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE, TOPSOIL MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF THE NJDOT SPECIFICATIONS SHALL BE PROVIDED TO RESULT IN A SIX (6) INCH MINIMUM THICKNESS. ANY IMPORTED TOPSOIL OR SUBSOIL SHALL BE NJDEP CERTIFIED FREE OF ANY TOXINS OR HARMFUL CHEMICALS.

5. LAWN AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% AND A MAXIMUM OF (3) FEET HORIZONTAL TO (1) FOOT VERTICAL AND BE TILLED TO A DEPTH OF EIGHTEEN (18) INCHES.

6. UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUNSCALDS, WINDBURN, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER SIX (6) INCHES HAVE NOT COMPLETELY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED.

7. SHRUB PLANTING ISLANDS, PARKING AREA ISLANDS AND FOUNDATION PLANTING BEDS SHALL RECEIVE A MINIMUM OF (2) FEET OF TOPSOIL MIXTURE MEETING OR EXCEEDING THE MINIMUM NJDOT SPECIFICATIONS.

8. ALL PLANT MATERIALS LOCATED WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED NOT TO EXCEED A MAXIMUM OF (36) INCHES ABOVE PAVEMENT AND TREES SHALL BE LIMBED TO MAINTAIN A MINIMUM CLEARANCE OF (7) FEET ABOVE THE TOP OF CURB OR SIDEWALK FOR SIGHT VISIBILITY.

9. THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE LANDSCAPE ARCHITECT. ALL EXISTING UTILITIES THAT ARE TO BE REMOVED AND ABANDONED IN AND UNDER THE PAVED AREAS SHALL BE REMOVED TO A MINIMUM DEPTH OF (2) FEET BELOW GRADE. ALL EXISTING UTILITIES REMAINING DURING CONSTRUCTION SHALL BE SUPPORTED UNTIL BACKFILL IS IN PLACE.

10. IRRIGATION SHALL BE PROVIDED FOR PLANT MATERIAL IF INDICATED ON THE PLAN OR, AT THE OWNER'S DIRECTION, DESIGN TO BE PROVIDED BY IRRIGATION PROFESSIONAL.

11. FINAL LOCATIONS OF BUFFER PLANTINGS (IF REQUIRED) LOCATED WITHIN EXISTING TREE CANOPY AREAS SHALL BE PLACED BASED ON EXISTING TREE LOCATIONS IDENTIFIED IN THE FIELD. EVERGREENS SHALL BE PLACED WHERE GAPS APPEAR IN THE TREE CANOPY. FINAL LOCATIONS TO BE APPROVED BY TOWNSHIP ENGINEER OR TOWNSHIP LANDSCAPE ARCHITECT.

12. SEE DETAIL SHEETS FOR ADDITIONAL PLANTING NOTES AND DETAILS.

13. ALL SHADE TREES, EVERGREENS, AND FLOWERING TREES SHALL BE PROVIDED WITH "GATOR BAGS" OR EQUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO ALL PLANTINGS AND LAWN AREAS UNTIL FINAL ACCEPTANCE.

14. PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL SEEDING OR SODDING OF LAWN AREAS, THE CONTRACTOR SHALL OBTAIN PHYSICAL, CHEMICAL AND SOIL FERTILITY TESTING AS AN APPROVED LAB TO DETERMINE SOIL COMPOSITION AND SUITABILITY. THE TESTING SHALL BE A RATE OF EITHER ONE TEST PER 500 CUBIC YARDS OF PLANTING MIX OR ONE TEST PER 15,000 SF OF LANDSCAPE SURFACE AREA THE SOILS SHALL BE AMENDED IN ACCORDANCE WITH THE TEST RESULTS FOR OPTIMAL PLANT AND LAWN GROWTH. THE RESULTS OF ALL TESTING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.

15. GUARANTEE OF PLANT GROWTH: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR AT LEAST (2) YEARS FROM THE DATE OF LANDSCAPE INSPECTION FOR APPROVAL AND ANY PLANT MATERIAL THAT DOES NOT SURVIVE WITHIN THAT TIME PERIOD OR IS IN POOR CONDITION BASED UPON THE OPINION OF THE TOWNSHIP LANDSCAPE ARCHITECT SHALL BE REPLACED BY PLANT MATERIAL OF THE SAME SIZE AND SPECIES. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THE ABOVE STATED.

16. A MINIMUM 24' DEEP ROOT BARRIER SHALL BE PROVIDED ALONG THE SIDEWALKS WHERE STREET TREES BOARDER THE SIDEWALK ALONG THE PROPOSED ROADWAYS.

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-272-1000 (NJ)
STOP. CALL BEFORE YOU DIG!

OPEN SPACE PLAZA DETAIL

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

* PLAZA DETAIL IS FOR PLANNING PURPOSES ONLY. SUBJECT TO CHANGE PRIOR TO CONSTRUCTION PER FINAL ARCHITECTURALS AND OWNER APPROVAL

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 24GA27951900

REVISIONS	
1) COMPLETENESS REVS	4/30/18
2) COMPLETENESS REVS	6/15/18
3) RESOLUTION COMPLIANCE	3/15/19
4) RESOLUTION COMPLIANCE	11/01/19
5) TOWNSHIP COMMENTS	12/13/19
6) TOWNSHIP COMMENTS	01/31/20
7) RESOLUTION COMPLIANCE	02/07/20
8) RESOLUTION COMPLIANCE	07/16/20

VILLAGE WALK at MONTGOMERY

TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

LANDSCAPE PLAN–1

BLOCK 26005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

THIS DRAWING IS FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED IF THIS BOX HAS BEEN CHECKED AND DATED.
CHKD BY: DATE:

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION

KENNETH R. GRISEWOOD
LANDSCAPE ARCHITECT
NJ LICENSE #AS000071

DRWN. BY ZWR
DSGN BY ZWR
CHKD. BY KRG
APPRD. BY KRG

DATE OF ISSUE
MARCH 16, 2018
REV. 8) JULY 16, 2020

SCALE: AS SHOWN
JOB # 2015.063
DWG # LA–1
SHEET # 10

C:\DWG\2015.063 - MVSP MAIN\2015.063 - LA.dwg 7/16/2020 1:10 PM BY ZACH SNOOK

DEMOLITION NOTES:

1. THE CONTRACTOR IS TO COORDINATE THE REMOVAL / ABANDONMENT OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
2. ALL DEBRIS FROM THE DEMOLISHED STRUCTURES THAT IS NOT REUSED AS FILL IS TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE STANDARDS. DEMOLISHED MATERIALS REUSED AS FILL MATERIAL SHALL BE IN PER THE DIRECTION OF THE SOILS ENGINEER.
3. CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES FIELD MARKED AND THEN LOCATED BY THE SURVEYOR. ALL LOCATIONS ARE TO BE REPORTED TO THE DESIGN ENGINEER PRIOR TO DEMOLITION OR CONSTRUCTION. FOR ADDITIONAL INFORMATION REFER TO GENERAL NOTE #3.
4. ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY & STATE AND/OR OTHER GOVERNING BODIES STANDARDS.
5. DURING DEMOLITION, ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, SHALL BE REMOVED AND REMEDIATED IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (N.JDEP) STANDARDS AND ALL OTHER APPLICABLE STANDARDS.
6. THE REMOVAL AND/OR ABANDONMENT OF ANY SUBSURFACE STRUCTURES, INCLUDING STORAGE TANKS, MANHOLES AND PIPES, SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
7. THE CONTRACTOR SHALL PROVIDE THE TOWN WITH WEIGHT RECEIPTS FOR ALL RECYCLED DEMOLITION MATERIALS FOR THE TOWNSHIP'S TONNAGE GRANT APPLICATION TO THE NJDEP.

SANITARY SEWER NOTES PHASE 2:

1. PROPOSED PHASE 2 SANITARY SEWER IS TO BE CONSTRUCTED PRIOR TO REMOVING ANY PORTION OF VILLAGE SHOPPER III AND BANK FORCE MAINS. CONTRACTOR TO PERFORM TEST PIT TO DETERMINE THE EXACT LOCATION AND DEPTH OF THE EXISTING FORCE MAINS.
2. PROPOSED FORCE MAIN FOR VILLAGE SHOPPER III AND EXISTING FORCE MAIN FROM BANK TO BE CONNECTED TO THE PROPOSED GRAVITY SEWER FOR PHASE 2.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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DATE:
DRAWN BY:

REVISIONS	
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9) RESOLUTION COMPLIANCE	07/16/20

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION:
SCOTT H. TURNER
PROFESSIONAL ENGINEER
NJPE#43811

MENLO ENGINEERING ASSOCIATES, INC.
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VILLAGE WALK at MONTGOMERY

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

DEMOLITION PLAN-PHASE 2

BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY NF
DSGN BY CJS
CHKD. BY ST
APPRD. BY ST

DATE OF ISSUE
MARCH 16, 2018
REV 9) JULY 16, 2020

SCALE: 1"=30'
JOB # 2015.063
DWG # DM-2
SHEET # 11

PLOTTED: 7/16/2020 8:41 AM BY: CHRIS SCHUH
C:\Proj\2015.063-Village Walk\2015.063-Site.dwg

SURVEY

FUTURE DEVELOPMENT
SHARBELL BUILDING
COMPANY, LLC

BhnB
HSG B

RoyB
HSG C
BLOCK 28005
LOT 66
N/F LANDS OF KT CAPITAL, LLC
DB. 6393-757

LbtB
HSG C

RorAt
HSG C

PSE&G CO.
Easement per DB. 932, PG. 355

20' Wide Temporary Construction Easement Per DB. 2140, PG. 62

20' WIDE WATER LINE EASEMENT PER DB. 2140, PG. 62

UTILITY EASEMENT

40' WIDE WATERLINE EASEMENT

BLOCK 28005
LOT 57
DB 1300-197

RESIDENTIAL STORAGE AREA
1,100 SF

3-STORY MIXED-USE BUILDING
1ST FLOOR RETAIL/COMMERCIAL
31,720 SF
2ND FLOOR RESIDENTIAL
3RD FLOOR RESIDENTIAL

LOADING AREA 2,400 SF

EXISTING FORCE MAINS FROM VILLAGE SHOPPER III TO REMAIN

LIMIT OF DEMOLITION AREA WITHIN LANDBANKED PARKING AREA IF CONSTRUCTED

10' WIDE P.S.E.&G. CO. EASEMENT- DB/1788-199

NO PARKING FIRE LANE

VILLAGE SHOPPER III

EXISTING PUMP STATION FROM VILLAGE SHOPPER III

EXISTING FORCE MAINS FROM CONCRETE RETAINING WALL - SEE ARCHITECTURAL PLANS FOR DETAILED DESIGN AND B TO REMAIN

PHASE 1 CLEANOUT AND LATERAL TO REMAIN

EXISTING 1-1/4" FORCE MAIN FROM VILLAGE

TO BE REMOVED

PAVEMENT SAWCUT LINE

LIMIT OF PHASE 2 DEMOLITION - ALL EXISTING SITE FEATURES TO BE REMOVED UNLESS OTHERWISE NOTED

TO BE DEMOLISHED

VILLAGE SHOPPER #2
1 STORY MASONRY BUILDING
VILLAGE SHOPPER II

TEST PIT 4
CONTRACTOR TO PERFORM TEST PIT TO VERIFY LOCATION AND DEPTH OF FORCE MAINS PRIOR TO CONSTRUCTION.

EXISTING FORCE MAINS FROM WELLS FARGO BANK TO REMAIN

PAVEMENT SAWCUT LINE

20' WIDE STORM DRAINAGE EASEMENT DB 1757-477

ALL EXISTING SITE FEATURES TO BE REMOVED UNLESS OTHERWISE NOTED

REMOVE PIPES AND PATCH WITH MORTAR

LIMIT OF PHASE 2 DEMOLITION - ALL EXISTING SITE FEATURES TO BE REMOVED UNLESS OTHERWISE NOTED

TREE PROTECTION FENCE

ACCESS EASEMENT TO LOT #5 DB 1757-482

EXISTING FORCE MAIN FROM WELLS FARGO BANK

EXISTING PUMP STATION FROM WELLS FARGO BANK

DELAWARE & RARITAN CANAL COMMISSION CONSERVATION & MAINTENANCE EASEMENT FOR STORMWATER MANAGEMENT 1787-393

10' WIDE UTILITY EASEMENT- DB 1757-692 & 6675-691

12' WIDE STRIP OF LAND CONVEYED BACK FROM MONTGOMERY TOWNSHIP PER DB 6882-3765

27' WIDE STRIP OF LAND DEDICATED TO MONTGOMERY TOWNSHIP PER DB 1757-692

WETLANDS DELINEATION LINE

50' WETLAND BUFFER (TYP.)

STREAM ENCROACHMENT LINE FROM S. PAGE TM DESCRIBED ON MAP

EXIST. SUBDIVISION PLAT - SECOND REVISED RELEASE PREPARED FOR SHARON'S FANCIFORMS, INC. DATED 12-13-2013 AS BOOK OPM 8350 PAGE 935

BLOCK 28003
LOT 162

BLOCK 28005
LOT 61
124-306

RETAIL/RESTAURANT BUILDING w/ D/D 3,788 SF

U.S. HIGHWAY ROUTE 206
VARIABLE R.O.W.

BLOCK 29002
LOT 46

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UTILITY DEMOLITION KEY:

DENOTES UTILITIES TO BE REMOVED

DENOTES UTILITIES TO BE ABANDONED

SANITARY SEWER NOTES PHASE 2:

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GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

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8) RESOLUTION COMPLIANCE	2/07/20
9) RESOLUTION COMPLIANCE	07/16/20

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...
SCOTT H. TURNER
PROFESSIONAL ENGINEER
NJPE#43811

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
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CERTIFICATE OF AUTHORIZATION: 24GA27951900

VILLAGE WALK at MONTGOMERY

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

DEMOLITION PLAN-PHASE 2

BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY	NF	DATE OF ISSUE	SCALE: 1"=30'
DSGN BY	CJS	MARCH 16, 2018	JOB # 2015.063
CHKD. BY	ST	REV 9) JULY 16, 2020	DWG # DM-2
APPRD. BY	ST		SHEET # 11

SURVEY

FUTURE DEVELOPMENT
SHARBELL BUILDING
COMPANY, LLC

BLOCK 28005
LOT 56
N/F LANDS OF KT CAPITAL, LLC
DB. 6393-757

TAMWORTH DRIVE

PSE&G CO. Easement per DB. 922, PG. 353

20' Wide Temporary Construction Easement Per DB. 2140, PG. 62

20' WIDE WATER LINE EASEMENT PER DB. 2140, PG 62

UTILITY EASEMENT

BLOCK 28005
LOT 57
DB 1300-197

N 76°43'15" E 274.21'
REF. RECORD & PROPERTY & RIGHT OF WAY LINE
S 69°42'13" E 274.57'

PROPOSED CONCRETE SIDEWALK

MONUMENT FOUND

IRON BAR W/CAP FOUND 0.5'

PROPOSED CURB RAMP 25

PROPOSED ADA RAMP (TYP)

5.00'

SIDEWALK EASEMENT-5

80 PARKING SPACES

RESIDENTIAL STORAGE AREA
1,100 SF

3-STORY MIXED-USE BUILDING
1ST FLOOR RETAIL/COMMERCIAL
31,760 SF
2ND FLOOR RESIDENTIAL
3RD FLOOR RESIDENTIAL

LOADING AREA 1,260 SF

BRECKNELL WAY
VARIABLE R.O.W.

PROPOSED RIGHT-OF-WAY LINE

PROPOSED CONCRETE SIDEWALK

MONUMENT FOUND 2.8'

N 76°43'15" E 274.21'

N BAR W/CAP FOUND 0.6'

ANCHOR RETAIL
BUILDING
12,000 SF

135.8'

75' LF GUIDE RAIL

33.0'

LOADING DOCK

12.5'

74.0'

PROPOSED RETAINING WALL (SEE ARCH./ STRUCTURAL PLAN FOR DETAIL)

SERV. BAY

11.0'

LOADING AREA

26.0'

39.7'

COMPACTOR

28.1'

PROPOSED CANOPY

4.0'

82.9'

PROPOSED GATE (SEE ARCH)

PROPOSED CONCRETE SIDEWALK

PROPOSED BLOCK CURB

R10.0'

PROPOSED BLOCK ISLAND (TYP.)

PROPOSED HAIRPIN STRIPING (TYP.)

R2.00'

R15.00'

PROPOSED CONCRETE SIDEWALK, 5' WIDE

CURB RAMP 22

390' SIGHT TRIANGLE EASEMENT-5 AND B DEEDED FOR PURPOSES PROVIDED FOR AND EXPRESSED IN THE LAND DEVELOPMENT ORDINANCE OF MONTGOMERY TOWNSHIP

R20.00'

R2.00'

PROPOSED STOP BAR (TYP.)

R5.00'

R25.00'

CURB RAMP 25

R1-5B

R1-5E

R20.00'

R1-1

CURB RAMP 24

PROPOSED CROSSWALK (TYP.)

R30.00'

R15.00'

W11-2
W16-9

2.00'

5.00'

R240.00'

CURB RAMP 26

SIDEWALK EASEMENT-2

PROPOSED CONCRETE SIDEWALK, 5' WIDE

STORM DRAINAGE EASEMENT-1

PROPOSED PSE&G GAS EASEMENT-6

STORM DRAINAGE EASEMENT-2

PROPOSED MONUMENT SIGN 'C'

PROPOSED BIKE RACKS (TYP)

R(N.J.)3-8"

R150.00'

R80.00'

PROPOSED BLOCK CURB

START/END NJDOT CURB

PROPOSED PSE&G GAS EASEMENT-5

ID SIGN LETTERING TO BE UPDATED TO NEW CENTER NAME

12' WIDE STRIP OF LAND CONVEYED BACK FROM MONTGOMERY TOWNSHIP PER DB 6882-3765

27' WIDE STRIP OF LAND DEDICATED TO MONTGOMERY TOWNSHIP PER DB 1757-692

PROPOSED NJDOT CURB

R40'

R35'

R55'

PROPOSED CONCRETE CURB

DOUBLE YELLOW LINE

U.S. HIGHWAY ROUTE 206
VARIABLE R.O.W.

SIGNALIZED INTERSECTION

BLOCK 29002
LOT 46

350 LF RETAINING WALL W/FENCE TO BE CONSTRUCTED IF AND WHEN LANDBANKED PARKING IS CONSTRUCTED

65 LANDBANKED PARKING SPACES - 29 EXISTING SPACES TO BE ELIMINATED

PROPOSED BLOCK CURB

BEGIN/END RETAINING WALL

PROPOSED HAIRPIN STRIPING (TYP.)

PROPOSED STRIPED ISLAND

10' WIDE P.S.E.&G. Co. EASEMENT- DB 1788-198

NO PARKING FIRE LANE

ACCESS & MAINTENANCE EASEMENT-5 TO THE VILLAGE SHOPPES AT MONTGOMERY LLC FOR WALL AND GUIDERAIL

162 LF GUIDE RAIL

130 LF RETAINING WALL W/DECORATIVE FENCE

VILLAGE SHOPPER III

VILLAGE SHOPPER II
EXISTING 1-STORY MASONRY BUILDING
27,000 SF

ACCESS & MAINTENANCE EASEMENT-4 TO THE VILLAGE SHOPPES AT MONTGOMERY LLC FOR WALL AND GUIDERAIL

SANITARY SEWER EASEMENT-2

PROPOSED PSE&G GAS EASEMENT-7

BEGIN/END RETAINING WALL

PROPOSED 6' WIDE STRIPED CROSSWALK

PROPOSED BLOCK CURB

CURB RAMP 23

SIDEWALK EASEMENT-3

PROPOSED 5' WIDE CONCRETE SIDEWALK

163 EXISTING PARKING SPACES

390' SIGHT TRIANGLE EASEMENT-7 DEEDED FOR PURPOSES PROVIDED FOR AND EXPRESSED IN THE LAND DEVELOPMENT ORDINANCE OF MONTGOMERY TOWNSHIP

20' WIDE STORM DRAINAGE EASEMENT DB 1757-677

10' WIDE UTILITY EASEMENT- DB 1757-692 & 6875-991

DELAWARE & RARITAN CANAL COMMISSION CONSERVATION & MAINTENANCE EASEMENT FOR STORMWATER MANAGEMENT 1727-893

BLOCK 28003
LOT 162

WOODED AREA

REI-BAR FOUND 0.8'

IRON PIPE FOUND 0.9'

WETLANDS DELINEATION LINE

50' WETLAND BUFFER (TYP.)

STREAM ENCROACHMENT LINE BOOK 3 PAGE 194 DESCRIBED ON MAP

DELAWARE & RARITAN CANAL COMMISSION CONSERVATION EASEMENT 1727-893

20' WIDE WATER LINE EASEMENT DB 1757-677

10' WIDE STORM WATER EASEMENT

FINAL SUBDIVISION PLAT "SECTION I OF HILLSIDE PREPARED FOR SHARBELL FLANSBORO, INC. RECORDED IN SOMERSET COUNTY ON 1/13/2013 AS BOOK 6383 PAGE 835

MAG-NAIL FOUND 0.8'

MONUMENT FOUND 0.8'-ON-

RETAIL/RESTAURANT BUILDING C/D
9,788 SF

PROPOSED RIGHT-OF-WAY LINE

222 PARKING SPACES

PROPOSED BLOCK CURBED ISLAND (TYP.)

PROPOSED HAIRPIN STRIPING (TYP.)

PROPOSED 10.5'x5' PLANTER ISLANDS SET 1' BEHIND CURB (TYP.)

PROPOSED 12'x18' DUMPSTER ENCLOSURE

PROPOSED CONCRETE SIDEWALK

PROPOSED CURB RAMP 28

RETAIL/ RESTAURANT BUILDING B
5,726 SF

R7-8 R7-8PEN R7-8 R7-8REN R7-8S (VAN)

CURB RAMP 27

PROP. STAIRS (SEE ARCH. FOR DETAIL)

PROPOSED CONCRETE SIDEWALK, 5' WIDE

RETAIL/ RESTAURANT BUILDING A
5,755 SF

SEE LA & ARCHITECTURAL PLANS FOR DETAILS

PROPOSED PATIO (SEE ARCH)

RETAINING WALL (SEE ARCH)

R(N.J.)3-8"

PROPOSED NJDOT CURB

BUS STOP

SOLID WHITE

BROKEN MONUMENT FOUND

TRAFFIC KING 10A

Y 28005
T 61
524-306

NOTE:
SPEED LIMIT POSTED 25 MPH/DESIGN SPEED 35 MPH ARE ASSUMED AS BASIS FOR SIGHT LINES AT INTERIOR DRIVEWAYS.

GENERAL NOTE:
1. ALL ON-SITE AND MUNICIPAL CURBING TO BE GRANITE BLOCK UNLESS OTHERWISE NOTED. FLUSH CONCRETE CURB TO BE PROVIDED AT ALL ADA RAMPS.
2. CONCRETE ISLANDS AT THE ENTRANCES TO THE PROPERTY TO BE MOUNTABLE WITH BREAKAWAY SIGNS.
3. SEE ADA RAMP DETAILS SHEET 35 FOR DETAILED GRADING.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

THIS DRAWING IS FOR PERMIT PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION UNLESS THIS BOX HAS BEEN CHECKED AND DATED.
CHKD BY: DATE:

REVISIONS	
1) COMPLETENESS REVS	4/30/18
2) COMPLETENESS REVS	6/15/18
3) TOWNSHIP REVS	9/28/18
4) TWA SUBMISSION	2/11/19
5) RESOLUTION COMPLIANCE	3/15/19
6) OWNER REVS	07/26/19
7) RESOLUTION COMPLIANCE	11/07/19
8) RESOLUTION COMPLIANCE	2/07/20
9) RESOLUTION COMPLIANCE	07/16/20

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

SCOTT H. TURNER
PROFESSIONAL ENGINEER
N.J.P.E.#43811

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 24GA27951900

VILLAGE WALK at MONTGOMERY

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

GEOMETRY PLAN-PHASE 2

BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY	NF	DATE OF ISSUE	SCALE: 1"=30'
DSGN BY	CJS	MARCH 16, 2018	JOB # 2015.063
CHKD. BY	ST	REV 8) JULY 16, 2020	DWG # GE-2
APPRD. BY	ST		SHEET # 12

SURVEY

RESIDENTIAL STORAGE AREA
1,100 SF

LOADING AREA 2,469 SF

9-STORY MIXED-USE BUILDING
1ST FLOOR RETAIL/COMMERCIAL
31,720 SF
2ND FLOOR RESIDENTIAL
3RD FLOOR RESIDENTIAL

1ST FLOOR RETAIL FF 115.00
2ND FLOOR RESIDENTIAL FF=133.00
3RD FLOOR RESIDENTIAL FF=143.67

ANCHOR RETAIL
BUILDING
12,000 SF
RETAIL FF=113.00

RETAIL/RESTAURANT
BUILDING C
6,726 SF

RETAIL/
RESTAURANT BUILDING B
5,726 SF
FF=109.00

RETAIL/
RESTAURANT BUILDING A
5,752 SF
FF=109.00

VILLAGE SHOPPER III

PHASE 1

PHASE 2

PROPOSED 8"HDP WATER MAIN

PROPOSED WATER SERVICE

PROPOSED GATE VALVE (TYP.)

EXTEND WATER MAIN – TAP OFF EXISTING STUB

PROP HYDRANT

PROPOSED 8"HDP WATER MAIN BELOW WALK

PROPOSED WATER SERVICE

EXTEND WATER & GAS MAINS – TAP OFF EXISTING STUB

PROPOSED GAS SERVICE

PROPOSED FLUSH CURB

PROPOSED 10' WIDE STONE INFILTRATION TRENCH-2

PROPOSED UNDERGROUND DETENTION BASIN #2 IF REQUIRED

FUTURE GRADING WITHIN LANDBANKED PARKING AREA

FUTURE RETAINING WALL WHEN LANDBANKED PARKING AREA IS CONSTRUCTED

EXISTING FORCE MAIN FROM VILLAGE SHOPPER III TO BE ABANDONED IN PLACE, TO BE REMOVED IF LANDBANKED PARKING IS CONSTRUCTED

LIMIT OF SANITARY FORCE MAIN TO BE REMOVED IN PHASE 2 – CUT AND CAP

PHASE 2 FORCE MAIN

450 LF–2"Ø PVC FORCE MAIN

CUT AND CAP EX. FORCE MAIN

CONNECT TO EX. FORCE MAIN

FORCE MAIN FROM VS III TO BE REALIGNED

CONSTRUCT DOG-HOUSE MANHOLE OVER EXISTING FORCE MAIN FROM BANK

EXISTING FORCE MAIN FROM BLOCK 28005, LOT 59 TO REMAIN

EXISTING FORCE MAIN FROM VILLAGE SHOPPER III TO BE REMOVED

EXISTING PUMP STATION FROM VILLAGE SHOPPER III

EXISTING FORCE MAIN FROM WELLS FARGO BANK

20' WIDE PRIVATE SANITARY SEWER EASEMENT

SEE NJDOT ACCESS PERMIT PLANS FOR CONSTRUCTION WITHIN DOT R.O.W.

NO PARKING FIRE LANE

WETLANDS DELINEATION LINE

50' WETLAND BUFFER (TYP.)

BhnB HSG B

RoyB HSG C

RorAt HSG C

U.S. HIGHWAY ROUTE 206
VARIABLE R.O.W.

NOTES:

1. ALL FULL FACE BLOCK CURB ON-SITE TO HAVE 6" REVEAL.
2. ALL CURB WITHIN DOT RIGHT-OF-WAY TO BE IN ACCORDANCE WITH NJDOT STANDARDS.
3. ALL PROPOSED SANITARY SEWER THAT ARE NOT LOCATED WITHIN PAVED AREAS BE SUPPLIED WITH MARKING TAPE ABOVE THE PVC PIPE.
4. ALL SANITARY SEWER CONSTRUCTION AND TESTING SHALL CONFORM WITH THE TOWNSHIP STANDARDS.
5. ALL PROPOSED FORCEMAIN ARE REQUIRED TO BE MARKED OUT AND REGISTER WITH THE ONE-CALL SYSTEM.
6. PHASE 2 OF THE PROPOSED SANITARY SEWER IS TO BE CONSTRUCTED PRIOR TO DISRUPTION OF SEWER SERVICE TO VILLAGE SHOPPER III AND BANK. FOLLOWING CONNECTION TO THE NEW SYSTEM, EXISTING FORCEMAINS ON-SITE ARE TO BE REMOVED AND CUT AND ABANDONED AS INDICATED.
7. THE TOWNSHIP DOES NOT ACCEPT THE RESPONSIBILITY OF SANITARY PIPES FROM BLOCK 28007 LOTS 1, 2, 3 & 4 AND BLOCK 28005 AND 65. THE OWNERS OF BLOCK 28007 LOTS 1, 2, 3, & 4 AND BLOCK 28005 LOT 65 WILL MAINTAIN THE SAME.
8. SEE ADA RAMP DETAILS SHEET 35 FOR DETAILED GRADING.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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9) RESOLUTION COMPLIANCE	11/01/19
10) RESOLUTION COMPLIANCE	2/07/20
11) RESOLUTION COMPLIANCE	07/16/20

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION.

SCOTT H. TURNER
PROFESSIONAL ENGINEER
NJPE#43811

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VILLAGE WALK at MONTGOMERY

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

GRADING & UTILITY PLAN–PHASE 2

BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET:55 10.97 ACRES

DRWN. BY	NF	DATE OF ISSUE	SCALE: 1"=30'
DSGN BY	CJS	MARCH 16, 2018	JOB # 2015.063
CHKD. BY	ST	REV 11) JULY 16, 2020	DWG # GU-2
APPRD. BY	ST		SHEET # 13

C:\Mes\2015\063-Village Walk\2015-063-DSHEET.dwg PLOTTED: 7/16/2020 12:43 PM BY: GREG FINLEY

HTING NOTES:

ONCRETE FOOTING BELOW FINISHED GRADE, SHALL BE INSTALLED FOR EACH FIXTURE. SIZE AND DEPTH TO BE DESIGNED BY STRUCTURAL ENGINEER.

GHT FIXTURES AND POLES TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.

E HOURS OF OPERATION SHALL BE FROM DUSK TO ONE HOUR AFTER THE LAST TENANT CLOSES FOR BUSINESS. ALL LIGHTING EXCEPT FOR SECURITY LIGHTING SHALL BE CONTROLLED BY A TIMER. PARKING AREA LIGHTING CONTROLS SHALL BE BY A LE PHOTOCELL OPERATED TIMER DEACTIVATED DURING HOURS OF OPERATION OR LED DIMMABLE CONTROLLER AS RECOMMENDED BY LIGHT MANUFACTURER.

GHT STANDARDS LOCATED IN PLANTING AREAS AND TURF AREAS SHALL BE A MINIMUM OF 30" OFF PAVEMENT CURB FACE. FOOTINGS WITHIN PARKING AREAS SHALL BE 30" ABOVE ADJACENT PAVEMENT GRADE. ALL FOUNDATIONS SHALL BE NORMAL POLE HEIGHTS SHALL BE ADJUSTED FOR APPROPRIATE FOUNDATIONS USED WHILE MAINTAINING LUMINAIRE MOUNTING HEIGHT. FOUNDATIONS FOR DECORATIVE POLES AND BOLLARDS IN PAVEMENT SHALL HAVE A 1-INCH REVEAL ONLY.

L CIRCUIT DIAGRAMS AND ELECTRICAL PLANS FOR EXTERIOR LIGHTING TO SERVICE PANEL SHALL BE DESIGNED BY INTERIOR LIGHTING CONTRACTOR/ENGINEER.

STALLATION OF ALL SITE LIGHTING ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, CODES, AND LAWS.

IS PLAN WAS PRODUCED USING LIGHTING ANALYSIS AGI PROGRAM WITH THE APPROPRIATE PHOTOMETRIC FILES SUPPLIED BY PHILIPS LIGHTING SOMERSET, NJ & SENTRY LIGHTING,

E CONTRACTOR SHALL FIELD VERIFY EXISTING OVERHEAD WIRES FOR CLEARANCE REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ENGINEER FOR ANY CONFLICTS PRIOR TO ORDERING LIGHTING EQUIPMENT.

E CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY THE DEPTH AND ATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER, AND LANDSCAPE ARCHITECT. ALL EXISTING TIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER SHALL BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL CFILL IS IN PLACE.

HE PROJECT ALSO REQUIRES A VARIANCE FROM SECTION 16-6.5.K.(X)(III)d RESTRICTING THE AVERAGE LIGHT LEVEL TO 1.0 FOOTCANDLES. THIS PLANS PROVIDE 1.74 FOOTCANDLES FOR THE COMMERCIAL PARKING AREA ON VILLAGE WALK. All FOLE TED FIXTURES ARE "FULL-CUTOFF" FIXTURES AS REQUIRED BY ORDINANCE.

WNSHIP STANDARDS SHALL GOVERN THE SITE LIGHTING, INCLUDING HOURS AND METHOD OF OPERATION.

SURVEY

FUTURE DEVELOPMENT
SHARBELL BUILDING
COMPANY, LLC

BLOCK 28005
LOT 66
N/F LANDS OF KT CAPITAL, LLC
DB 8997/257

BLOCK 28005
LOT 57
DB 1300-197

STREETLIGHT BY OTHERS

AREA 8
RESIDENTIAL PARKING
PEDESTRIAN SIDEWALK
STAT AREA

AREA 2
RESIDENTIAL PARKING
STAT AREA

RESIDENTIAL STORAGE AREA
1,100 SF

3-STORY MIXED-USE BUILDING
1ST FLOOR RETAIL/COMMERCIAL
31,720 SF
2ND FLOOR RESIDENTIAL
3RD FLOOR RESIDENTIAL

LOADING AREA
480 SF

ANCHOR RETAIL
BUILDING
12,000 SF

LIGHT TO BE
OWNED AND
MAINTAINED BY
PSE&G

SERV.
BAY

VILLAGE DRIVE

AREA
MIXED USE BUILDING
COMMERCIAL PEDESTRIAN
STAT AREA

AREA 1
VILLAGE WALK OVERALL
COMMERCIAL PARKING
STAT AREA

AREA 11
BRECKNELL
DRIVEWAY
INTERSECTION
STAT AREA

AREA 5
BRECKNELL WAY
STAT AREA

RETAIL/RESTAURANT
BUILDING C/D
9,668 SF

AREA 9
BUILDING C&D
PEDESTRIAN
SIDEWALK
STAT AREA

AREA 3
VILLAGE WALK OVERALL
COMMERCIAL PARKING
STAT AREA

AREA 12
VILLAGE DRIVE/
DRIVEWAY
INTERSECTION
STAT AREA

AREA 4
INTERMEDIATE
LOOP ROAD
STAT AREA

EXISTING LIGHT

RETAIL/
RESTAURANT BUILDING B
5,726 SF

AREA 6
BUILDING A&B
PEDESTRIAN
SIDEWALK
STAT AREA

LIGHT TO BE
OWNED AND
MAINTAINED BY
PSE&G

RETAIL/
RESTAURANT BUILDING A
5,752 SF

AREA 5
LANDBANKED PARKING
STAT AREA

VILLAGE SHOPPER III
EXISTING 1-STORY
MASONRY BUILDING
27,000 SF

BLOCK 28003
LOT 162

SLI SLB STB DLE BL UPL

U.S. HIGHWAY ROUTE 206
SIGNALIZED
INTERSECTION

BLOCK 28002
LOT 46

PHASE 2 LIGHTING SCHEDULE

LABEL	QTY.	TYPE OF MOUNT	LED ARRAY/ WATTAGE & DRIVER AMPS	MOUNTING HEIGHT *	POLE HEIGHT	DISTRIBUTION	CATALOG NO.	POLE CATALOG NO.
SLI	2	SINGLE ARM POLE MOUNT	(80)-88W-350mA	20'	18.0'	TYPE V(W)	PHILLIPS P2I-___-AI-I-SW-40LA-WW-UNV -BRP-SPAI-2-GLR OR APPROVED EQUAL	PHILIPS LUMEC SP54D-18-BRTX
SLB	4	TWIN ARM POLE MOUNT	(80)-88W-350mA	20'	18.0'	TYPE V(W)	PHILLIPS P2I-___-AI-I-SW-40LA-WW-UNV -BRP-SPAI-2-GLR OR APPROVED EQUAL	PHILIPS LUMEC SP54D-18-BRTX
STB	2	SINGLE POST TOP	150W	15'	12.0'	TYPE V	PHILIPS HADCO PSE&G PART # 561114-A	PHILIPS HADCO PSE&G PART # SPS544-A
DLE	4	SINGLE POST TOP	45W	13.5'	12.0'	TYPE V	HOLOPHANE WFCL2-P2O-30K-AS-SH-L5-B-tbd-LIH OR APPROVED EQUAL	HOLOPHANE WADSWORTH WDA-12-F4C-17-P07-ABG-SH-F6B
BL	3	BOLLARD	18W-350mA	3.5'	N/A	TYPE III	SENTRY ELECTRIC SAL-W-BOL-LED18C-035A-840-STLDW-___-BZ OR APPROVED EQUAL	N/A
UPL	11	GROUND UPLIGHTS	TBD	GROUND	N/A	TBD	PHILIPS HADCO BMDWHSPI & SL43BZK___ GMSPIOR APPROVED EQUAL	N/A

* LIGHT SOURCE ABOVE GRADE.

LANDBANKED PARKING LIGHTING SCHEDULE

LABEL	QTY.	TYPE OF MOUNT	LED ARRAY/ WATTAGE & DRIVER AMPS	MOUNTING HEIGHT *	POLE HEIGHT	DISTRIBUTION	CATALOG NO.	POLE CATALOG NO.
SLI	4	SINGLE ARM POLE MOUNT	(80)-88W-350mA	20'	18.0'	TYPE V(W)	PHILLIPS P2I-___-AI-I-SW-40LA-NW-UNV -BRP-SPAI-2-GLR OR APPROVED EQUAL	PHILIPS LUMEC SP54D-18-BRTX

CALCULATION SUMMARY							
LABEL	DESCRIPTION	MIN	AVG	MAX	AVG/MIN	MAX/MIN	CALCTYPE	UNITS
AREA 1	VILLAGE WALK OVERALL COMMERCIAL PARKING	0.4	1.87	6.8	4.68	17.00	ILLUMINANCE	FC
AREA 2	RESIDENTIAL PARKING AREA	0.3	0.92	3.8	3.07	12.67	ILLUMINANCE	FC
AREA 3	BRECKNELL WAY	0.0	1.04	8.4	N.A.	N.A.	ILLUMINANCE	FC
AREA 4	VILLAGE DRIVE	0.0	0.93	7.9	N.A.	N.A.	ILLUMINANCE	FC
AREA 5	LAND BANKED PARKING	0.4	1.18	2.7	2.95	6.75	ILLUMINANCE	FC
AREA 6	BUILDING A & B PEDESTRIAN AREAS	0.3	1.19	2.5	3.97	8.33	ILLUMINANCE	FC
AREA 7	MIXED USE BLDG COMMERCIAL PEDESTRIAN AREA	0.5	1.49	2.8	2.98	5.60	ILLUMINANCE	FC
AREA 8	RESIDENTIAL PARKING PEDESTRIAN SIDEWALK AREA	0.4	2.17	5.0	5.43	12.50	ILLUMINANCE	FC
AREA 9	BUILDING D PEDESTRIAN AREA	0.2	0.97	2.0	4.85	10.00	ILLUMINANCE	FC
AREA 10	TRACT BOUNDARY BEHIND VW III	0.0	0.08	0.1	N.A.	N.A.	ILLUMINANCE	FC
AREA 11	BRECKNELL /DRIVEWAY INTERSECTION	1.0	2.12	4.1	2.12	4.10	ILLUMINANCE	FC
AREA 12	VILLAGE DRIVE /DRIVEWAY INTERSECTION	1.0	1.82	2.8	1.82	2.80	ILLUMINANCE	FC

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(IN FEET)
1 inch = 30 ft.

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8) RESOLUTION COMPLIANCE	02/7/20
9) RESOLUTION COMPLIANCE	07/16/20

THIS WORK PREPARED UNDER MY DIRECTION SUPERVISION
KENNETH R. GRISEWOOD
LANDSCAPE ARCHITECT
NJ LICENSE #AS0000171

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
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VILLAGE WALK at MONTGOMERY

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

LIGHTING PLAN-PHASE 2

BLOCK 28005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY	KRG	DATE OF ISSUE	SCALE: 1"=30'
DSGN BY	KRG	MARCH 16, 2018	JOB # 2015.063
CHKD. BY	KRG	REV 9) JULY 16, 2020	DWG # LI-2
APPRD. BY	KRG		SHEET # 14

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SURVEY

U.S. HIGHWAY ROUTE 206

PLANT SCHEDULE PHASE 2

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	MATURE SPREAD	MATURE HT.	CALIPER	PLANTING HT.	TYPE	REMARKS
ACRA	15	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	15'	60'	2.5"-3" CAL.	12-14'	B&B	STRAIGHT, SYM-METRICAL, FULL CROWN, HEAD TO 1'
GLTS	14	GLEDITSIA TRIACANTHOS HERMS 'SHADEMASTER' TH	SHADEMASTER THORNLESS LOCUST	40'	50'	2.5"-3" CAL.	12-14'	B&B	STRAIGHT, SYM-METRICAL, FULL CROWN, HEAD TO 1'
PLAC	10	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	50'	60'	2.5"-3" CAL.	12-14'	B&B	STRAIGHT, SYM-METRICAL, FULL CROWN, HEAD TO 1'
ULAP	8	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	40'	60'	2.5"-3" CAL.	14'-16'	B&B	STRAIGHT, SYM-METRICAL, FULL CROWN, HEAD TO 1'
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SPREAD**	**MATURE HT.**	**CALIPER**	**PLANTING HT.**	**TYPE**	**REMARKS**
CULE	1	CUPRESSOCYPARIS LEYLANDII	LEYLANDII CYPRESS	10'	60'		7-8'	B&B	STRAIGHT, SYM-METRICAL, DENSE, LOW BRANCHED
JUCC	12	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZ COLUMNAR JUNIPER	6'			7-8'	B&B	STRAIGHT, SYM-METRICAL, DENSE, LOW BRANCHED
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SPREAD**	**MATURE HT.**	**CALIPER**	**PLANTING HT.**	**TYPE**	**REMARKS**
ACGR	6	ACER GRISEUM	PAPERBARK MAPLE	20'	25'	1.75"-2" CAL.	9-10'	B&B	SINGLE STEM, INFORMAL BALANCE, HEAVY
AMCS	5	AMELANCHIER CANADENSIS 'SPRINGTIME'	SPRINGTIME SHADBLOW SERVICEBERRY	15'	25'	(3) STEM CLUMP	9-10'	B&B	(3) STEM CLUMP, SYM-METRICAL, LOW BRANCHED
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**WIDTH**	**HEIGHT**	**PLANTING WIDTH**	**PLANTING HT.**	**TYPE**	**REMARKS**
CACO	69	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	5'	5'		18-24"	#5 CAN	COMPACT, SYM-METRICAL, WELL FURNISHED,
CORG	2	CORNUS ALBA 'RED SHOME'	RED SHOME SIBERIAN DOGWOOD	5'	4'		3-3.5'	B&B	WELL FURNISHED, (5) CANES MIN, DENSE, SPACE EVENLY
COSB	5	CORNUS SERICEA 'BUD'S YELLOW'	BUD'S YELLOWTIPS DOGWOOD	5'	4'		3.5-4'	B&B	WELL FURNISHED, (5) CANES MIN, DENSE, SPACE EVENLY
COSE	44	COTONEASTER SERICEA 'KELSEY'S DWARF'	KELSEY DWARF DOGWOOD	5'	3'	18-24"		#3 CAN	WELL FURNISHED, WELL ROOTED
ILGH	13	ILEX GLABRA 'SHAMEN' TH	NORDIC HOLLY	4'	4'		24"-30"	#5 CAN	WELL FURNISHED, DENSE, LOW BRANCHED, SPACE EVENLY
JUCF	15	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	6'	2'	18-24"		#3 CAN	SYM-METRICAL, WELL FURNISHED
JUVG	20	JUNIPERUS CHINENSIS VAR. SARGENTII 'VIRIDIS'	GREEN SARGENT JUNIPER	5'	1.5'	18-24"		#3 CAN	SYM-METRICAL, DENSE
LEFO	52	LEUCOTHOE FONTANESIANA 'RAINBOW'	RAINBOW LEUCOTHOE	5'	5'	24-30"		#5 CAN	DENSE, WELL FURNISHED, SYM-METRICAL
PRLI	1	PRUNUS LUSITANICA	PURPLE LEAF SAND CHERRY	6'	8'		24-30"	#5 CAN	DENSE, WELL FURNISHED, DENSE
RHAR	11	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5'	3'	18-24"		#5 CAN	DENSE, WELL FURNISHED, SYM-METRICAL, LOW BRANCHED
RODO	13	ROSA X 'DOUBLE KNOCKOUT' (RADTKO)	DOUBLE KNOCKOUT ROSE	4'	4'		18-24"	#3 CAN	DENSE, WELL FURNISHED, SYM-METRICAL
RONO	23	ROSA X 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE	3'	2.5'	15-18"		#3 CAN	DENSE, WELL FURNISHED, LOW BRANCHED
ROXA	13	ROSA X 'NOMRE'	RED FLOWER CARPET ROSE	4'	3'	15-18"		#3 CAN	DENSE, WELL FURNISHED, LOW BRANCHED
VIPR	54	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	10'	10'		5-6'	B&B	DENSE, WELL FURNISHED, SYM-METRICAL, LOW BRANCHED
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**MATURE WIDTH**	**MATURE HT.**		**SPACING**	**REMARKS**
CAKA	182	CALAMAGROSTIS X AGUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CAN	2'	4'		24" o.c.	CLUMP, DENSE, WELL ROOTED
COVE	84	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1CAN	SPREADING	12"		18" o.c.	HEAVY CLUMP, WELL ROOTED
ECPK	82	ECHINACEA PURPUREA 'KIM'S KNEE HIGH' TH	PURPLE CONEFLOWER	#2 CAN	18"	15"		18" o.c.	CLUMP, COMPACT, DENSE
FEOV	194	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#2 CAN	12"	6"		12" o.c.	WELL FURNISHED, WELL ROOTED
HEHR	121	HEMEROCALLIS HYBRID 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#2 CAN	1.5'	1.5'		18" o.c.	(3) PAN CLUMP, WELL ROOTED
HEMP	117	HELICHRNA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	#2 CAN	1.5'	2'		18" o.c.	WELL FURNISHED, WELL ROOTED
LIMB	45	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	#2 CAN	2'	1.5'		18" o.c.	(3) PAN CLUMP, WELL ROOTED
LIMV	120	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	#2 CAN	2'	1.5'		18" o.c.	(3) PAN CLUMP, WELL ROOTED
NERA	91	NEPETA RACEMOSA 'WALKER'S LOW'	CATMINT	#2 CAN	1.5'	1.5'		18" o.c.	COMPACT, HEAVY CLUMP
PAVH	52	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#2 CAN	2.5'	4'		24" o.c.	CLUMP, DENSE, WELL ROOTED
PEAL	109	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#CAN	1.5'	2'		18" o.c.	CLUMP, DENSE, WELL ROOTED
RUFU	73	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	#2 CAN	2'	2'		24" o.c.	(3) PAN CLUMP, WELL ROOTED
SANE	25	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT HYBRID SAGE	#2 CAN	1.5'	1.5'		18" o.c.	(3) PAN CLUMP, WELL ROOTED

GENERAL LANDSCAPE NOTES:

1. NO SUBSTITUTIONS IN THE PLANT LIST IS TO BE MADE UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER AND THE TOWNSHIP.

2. ALL DISTURBED AND PERMANENT TURF AREAS SHALL BE SEEDED WITH A GENERAL PURPOSE MIXTURE SIMILAR TO THE FOLLOWING: SCS SEED MIX #4 (TALL TURF FESCUE, KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS) OR APPROVED EQUAL. SEE SCS DETAIL SHEETS FOR SEEDING SPECIFICATIONS.

3. ALL PLANTING BEDS TO BE MULCHED WITH (3) INCH MINIMUM MULCH (SEE PLANTING NOTE #20). MULCH VOLCANOES (MOUNDS) AROUND TREES ARE PROHIBITED.

4. TOPSOIL PROTECTION: NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. ALL TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AN EVEN COVER AND SHALL BE STABILIZED BY SEEDING OR PLANTING. ALL REGRADED TURF AREAS SHALL BE COVERED BY A SIX (6) INCH MINIMUM THICKNESS OF TOPSOIL. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE, TOPSOIL MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF THE NJDOT SPECIFICATIONS, SHALL BE PROVIDED TO RESULT IN A SIX (6) INCH MINIMUM THICKNESS. ANY IMPORTED TOPSOIL OR SUBSOIL SHALL BE NJDEP CERTIFIED FREE OF ANY TOXINS OR HARMFUL CHEMICALS.

5. LAWN AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% AND A MAXIMUM OF (3) FEET HORIZONTAL TO (1) FOOT VERTICAL AND BE TILLED TO A DEPTH OF EIGHTEEN (18) INCHES.

6. UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUNSCALDS, WINDBURN, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 3/4 IN. WHICH HAVE NOT CORRECTLY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED.

7. SHRUB PLANTING ISLANDS, PARKING AREA ISLANDS AND FOUNDATION PLANTING BEDS SHALL RECEIVE A MINIMUM OF (2) FEET OF TOPSOIL MIXTURE MEETING OR EXCEEDING THE MINIMUM NJDOT SPECIFICATIONS.

8. ALL PLANT MATERIALS LOCATED WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED NOT TO EXCEED A MAXIMUM OF (36) INCHES ABOVE PAVEMENT AND TREES SHALL BE LIMBED TO MAINTAIN A MINIMUM CLEARANCE OF (7) FEET ABOVE THE TOP OF CURB OR SIDEWALK FOR SIGHT VISIBILITY.

9. THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR CO-PLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. (1-800-272-1000). ANY CONFLICTS BETWEEN PROPOSED AND EXISTING UTILITIES SHALL BE REPORTED TO THE OWNER AND THE LANDSCAPE ARCHITECT. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN THIS MANNER SHALL BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION SHALL BE SUPPORTED UNTIL BACKFILL IS IN PLACE.

10. IRRIGATION SHALL BE PROVIDED FOR PLANT MATERIAL IF INDICATED ON THE PLAN OR AT THE OWNER'S DIRECTION. DESIGN TO BE PROVIDED BY IRRIGATION PROFESSIONAL.

11. FINAL LOCATIONS OF BUFFER PLANTINGS (IF REQUIRED) LOCATED WITHIN EXISTING TREE CANOPY AREAS SHALL BE PLACED BASED ON EXISTING TREE LOCATIONS IDENTIFIED IN THE FIELD. EVERGREENS SHALL BE PLACED WHERE GAPS APPEAR IN THE TREE CANOPY. FINAL LOCATIONS TO BE APPROVED BY TOWNSHIP ENGINEER OR TOWNSHIP LANDSCAPE ARCHITECT.

12. SEE DETAIL SHEETS FOR ADDITIONAL PLANTING NOTES AND DETAILS.

13. ALL SHADE TREES, EVERGREENS, AND FLOWERING TREES SHALL BE PROVIDED WITH "BATOR BAGS" BY OR EQUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO ALL PLANTINGS AND LAWN AREAS UNTIL FINAL ACCEPTANCE.

14. PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, SEEDING OR SODDING OF LAWN AREAS, THE CONTRACTOR SHALL OBTAIN PHYSICAL, CHEMICAL AND SOIL FERTILITY TESTING AT AN APPROVED LAB TO DETERMINE SOIL COMPOSITION AND SUITABILITY. THE TESTING SHALL BE A RATE OF EITHER ONE TEST PER 500 CUBIC YARDS OF PLANTING MIX OR ONE TEST PER 10,000 SF OF LANDSCAPE SURFACE AREA THE SOILS SHALL BE AMENDED IN ACCORDANCE WITH THE TEST RESULTS FOR OPTIMAL PLANT AND LAWN GROWTH. THE RESULTS OF ALL TESTING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.

15. GUARANTEE OF PLANT GROWTH: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR AT LEAST (2) YEARS FROM THE DATE OF LANDSCAPE INSPECTION FOR APPROVAL AND ANY PLANT MATERIAL THAT DOES NOT SURVIVE WITHIN THAT THE PERIOD OR IS IN POOR CONDITION BASED UPON THE OPINION OF THE TOWNSHIP LANDSCAPE ARCHITECT SHALL BE REPLACED BY PLANT MATERIAL OF THE SAME SIZE AND SPECIES. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THE ABOVE STATED.

16. A MINIMUM 24" DEEP ROOT BARRIER SHALL BE PROVIDED ALONG THE SIDEWALKS WHERE STREET TREES BOARDER THE SIDEWALK ALONG THE PROPOSED ROADWAYS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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

REVISIONS	
1) COMPLETENESS REVS	4/30/19
2) COMPLETENESS REVS	6/15/19
3) RESOLUTION COMPLIANCE	3/15/19
4) RESOLUTION COMPLIANCE	11/01/19
5) TOWNSHIP COMMENTS	12/13/19
6) TOWNSHIP COMMENTS	01/31/20
7) RESOLUTION COMPLIANCE	02/07/20
8) RESOLUTION COMPLIANCE	07/16/20

THIS DRAWING IS FOR PERMIT PURPOSES ONLY UNLESS SIGNED AND DATED. THIS BOX HAS BEEN CHECKED AND DATED.

☐ CHKD BY: DATE:

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION.

KENNETH R. GRISEWOOD
LANDSCAPE ARCHITECT
NJ LICENSE #AS000071

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CERTIFICATE OF AUTHORIZATION: 24GA27951900

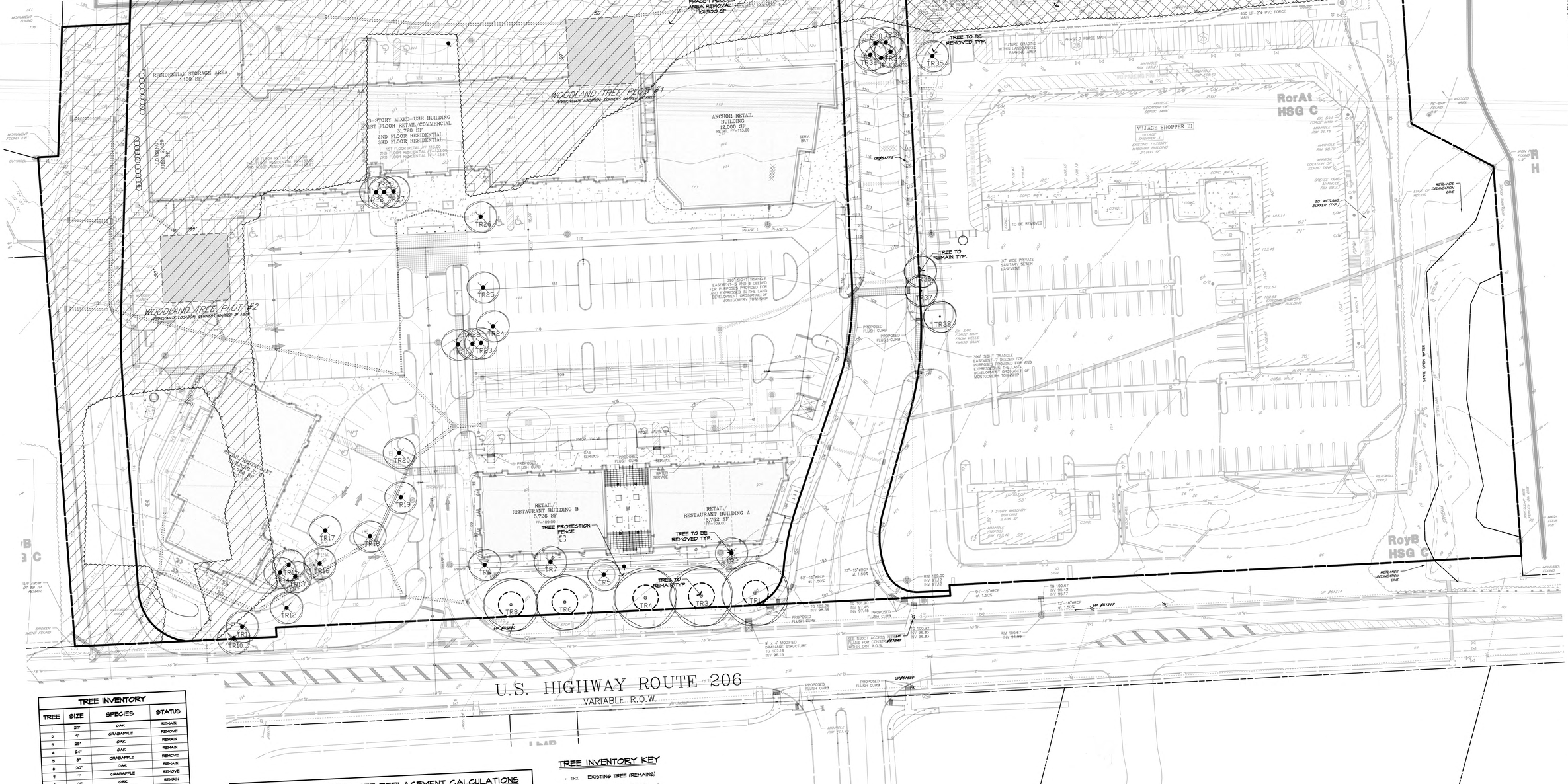
VILLAGE WALK at MONTGOMERY

TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

LANDSCAPE PLAN–2

BLOCK 26005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY	ZWR	DATE OF ISSUE	SCALE: 1"=30'
DSGN BY	ZWR	MARCH 16, 2018	JOB # 2015.063
CHKD. BY	KRG	REV. 8) JULY 16, 2020	DWG # LA-2
APPRO. BY	KRG		SHEET # 15



TREE INVENTORY			
TREE	SIZE	SPECIES	STATUS
1	21"	OAK	REMAIN
2	4"	CRABAPPLE	REMOVE
3	23"	OAK	REMAIN
4	24"	OAK	REMAIN
5	8"	CRABAPPLE	REMOVE
6	20"	OAK	REMAIN
7	7"	CRABAPPLE	REMOVE
8	21"	OAK	REMAIN
9	6"7"	CRABAPPLE	REMOVE
10	10"	CYPRESS	REMOVE
11	11"	CYPRESS	REMOVE
12	28"	MAPLE	REMOVE
13	6"	SPRUCE	REMOVE
14	6"	SPRUCE	REMOVE
15	6"	SPRUCE	REMOVE
16	30"28"32"	MAPLE	REMOVE
17	4"	CHERRY	REMOVE
18	7"7"7"8"	MAGNOLIA	REMOVE
19	4"	MAPLE	REMOVE
20	4"	CRABAPPLE	REMAIN
21	5"	PINE	REMOVE
22	6"	PINE	REMOVE
23	10"	PINE	REMOVE
24	14"	PINE	REMAIN
25	6"	LOCUST	REMOVE
26	17"	PINE	REMOVE
27	7"	PINE	REMOVE
28	6"	PINE	REMOVE
29	6"	PINE	REMOVE
30	6"	OAK	REMOVE
31	6"	OAK	REMOVE
32	6"	OAK	REMOVE
33	6"	OAK	REMOVE
34	6"	OAK	REMOVE
35	18"	OAK	REMOVE
36	16"	PINE	REMAINS
37	21"	OAK	REMAINS
38		OAK	REMAINS

PHASE I WOODED AREA TREE REPLACEMENT CALCULATIONS

TOTAL WOODED AREA TO BE REMOVED = 2.33 ACRES OR 101,500 SF
SAMPLED AREA (2) PLOTS @ (50' X 50') = 5,000 SF OR 4.6% OF THE WOODED AREA REMOVED IN PHASE I
DBH (INCHES) COMBINED NUMBER OF TREES IN PLOTS 1 & 2

6-12" (14) TREES ((6) TREES ARE DEAD, DYING, OR DEFORMED)
12-18" (1) TREE

TOTAL NUMBER OF WOODED AREA TREES TO BE REMOVED BASED ON 5,000 SF SAMPLE AREA
AVERAGE WOODED ACRE = 43,560SF/5,000SF=8.71

DBH (INCHES)	# OF TREES IN PLOT	# NUMBER OF TREES / ACRE
6-12"	(11) TREES	11 X (8.71 FACTOR) = 95.2 TREES/ACRE X 2.33 ACRES = 223 TREES
12-18"	(1) TREE	1 X (8.71 FACTOR) = 8.71 TREES/ACRE X 2.33 ACRES = 20 TREES

PHASE II WOODED AREA TREE REPLACEMENT CALCULATIONS

TOTAL WOODED AREA TO BE REMOVED = 0.41 ACRES OR 17,900 SF
SAMPLED AREA (PLOT 1 ONLY) @ (50' X 50') = 2,500 SF OR 14% OF THE WOODED AREA REMOVED IN PHASE II
DBH (INCHES) COMBINED NUMBER OF TREES IN PLOTS 1 & 2

6-12" (4) TREES ((1) TREES ARE DEAD, DYING, OR DEFORMED)

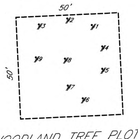
TOTAL NUMBER OF WOODED AREA TREES TO BE REMOVED BASED ON 2,500 SF SAMPLE AREA
AVERAGE WOODED ACRE = 43,560SF/2,500SF=17.4

DBH (INCHES)	# OF TREES IN PLOT	# NUMBER OF TREES / ACRE
6-12"	(2) TREES	2 X (17.4 FACTOR) = 35 TREES/ACRE X 0.41 ACRES = 15 TREES

AN ESTIMATED TOTAL OF 238 TREES ARE TO BE REMOVED BASED ON WOODLAND TREE PLOT CALCULATIONS
AN ADDITIONAL 50 TREES INDICATED ON THE TREE INVENTORY TABLE ARE TO BE REMOVED
*THE TOTAL TREE REMOVAL FOR PHASES I AND II IS ESTIMATED TO BE 288 TREES

TREE INVENTORY KEY

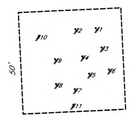
- TRX EXISTING TREE (REMAINS)
- TRX EXISTING TREE (REMOVED)
- TR1 TREE NUMBER



WOODLAND TREE PLOT #1
APPROXIMATE LOCATION, CORNERS MARKED IN FIELD

TREE PLOT 1 INVENTORY

1) 6" ELM (DYING)
2) 4.5" ELM
3) "16" LOCUST (DYING)
4) 7" LOCUST (DEFORMED)
5) 6" LOCUST (DYING)
6) 8" LOCUST
7) 8" LOCUST (DEFORMED)
8) 11"10" LOCUST (DYING)
9) 6" CHERRY (DYING)



WOODLAND TREE PLOT #2
APPROXIMATE LOCATION, CORNERS MARKED IN FIELD

TREE PLOT 2 INVENTORY

1) 6" LOCUST
2) 8" LOCUST
3) 7" LOCUST
4) 6" LOCUST
5) 6" LOCUST
6) 17" OAK
7) 7" CHERRY (DEFORMED)
8) 8" CHERRY (DYING)
9) 4" CHERRY (DEFORMED)
10) 7" CHERRY (DEAD)
11) 7" CHERRY (DYING)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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REVISIONS	
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2) COMPLETENESS REVS	6/15/18
3) RESOLUTION COMPLIANCE	7/13/18
4) RESOLUTION COMPLIANCE	11/07/18
5) RESOLUTION COMPLIANCE	02/07/20
6) RESOLUTION COMPLIANCE	07/16/20

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CHKD BY:
DATE:

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION

KENNETH R. GRISEWOOD
LANDSCAPE ARCHITECT
NJ LICENSE #AS000071

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VILLAGE WALK at MONTGOMERY

TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

WOODLANDS MANAGEMENT PLAN

BLOCK 26005 LOTS 60, 65, 68 & 69 TAX MAP SHEET: 55 10.97 ACRES

DRWN. BY	ZWR	DATE OF ISSUE	SCALE: 1"=30'
DSGN BY	ZWR	MARCH 16, 2018	JOB # 2015.063
CHKD. BY	KRG	REV. 5) JULY 16, 2020	DWG # WMP-1
APPRD. BY	KRG		SHEET # 16