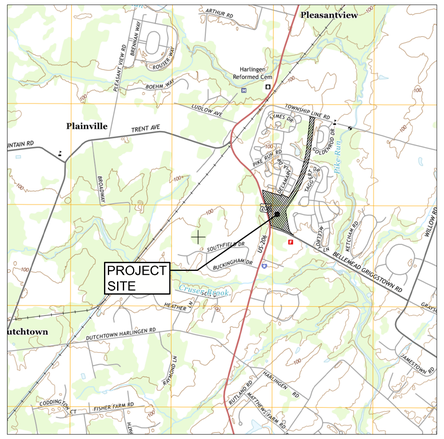
APPLICATION FOR
FINAL SITE PLAN AND
FINAL MAJOR SUBDIVISION

FOR

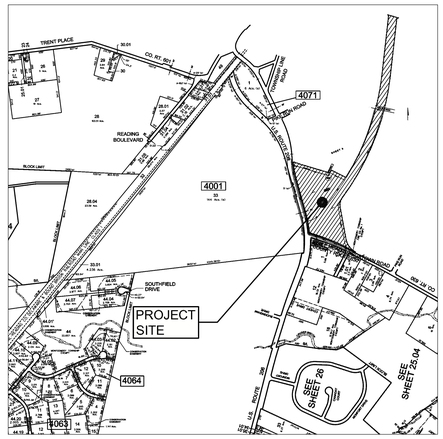
BELLE MEAD PLANNED UNIT DEVELOPMENT - PIKE RUN PLAZA - AREA 2

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY



GRAPHIC SCALE
(IN FEET)
1 inch = 2000 ft.

PROJECT LOCATION MAP
SCALE: 1"=2000'

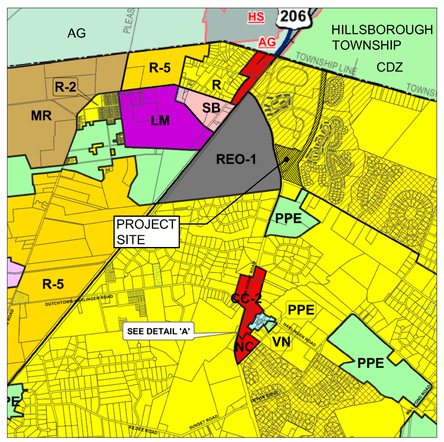


GRAPHIC SCALE
(IN FEET)
1 inch = 1000 ft.

KEY MAP
SCALE: 1"=1000'
SOURCE: TOWNSHIP OF MONTGOMERY TAX MAP #3 & #25

STEEP SLOPE DISTURBANCE (GREATER THAN 15%)	NO DISTURBANCE	38,494 S.F.**

**VARIANCE REQUESTED



GRAPHIC SCALE
(IN FEET)
1 inch = 2000 ft.

MONTGOMERY TOWNSHIP ZONING MAP
SCALE: 1"=2000'

ZONING SCHEDULE

ZONE: BMPUD – BELLE MEAD PLANNED UNIT DEVELOPMENT*
PRINCIPAL PERMITTED USE:
- COUNTRY CLUB MEADOWS – SINGLE FAMILY RESIDENTIAL
- BELLE MEAD PLAZA – COMMERCIAL AND AFFORDABLE HOUSING
- PIKE RUN PLAZA – SHOPPING CENTER

*ZONING AS PER MAP ENTITLED "ZONING MAP – TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY", PREPARED BY COPPOLA & COPPOLA ASSOCIATES, DATED 12/10/01 AND AMENDED BY "LAND USE AMENDMENT SPECIFIC TO LANDS OWNED BY 'COUNTRY CLUB MEADOWS' IN THE BELLE MEAD PORTION OF MONTGOMERY TOWNSHIP," PREPARED BY COPPOLA & COPPOLA ASSOCIATES, DATED JULY 9, 2014.

PIKE RUN PLAZA

ITEM	REQUIRED/PERMITTED	PROVIDED
RETAIL BUILDINGS	2 BUILDINGS (MIN.)	6 BUILDINGS
APPROXIMATE RETAIL/OFFICE SPACE	102,000 S.F.	102,000 S.F.
COMMUNITY OPERATIONS BUILDING	1 BUILDING	1 BUILDING
APPROXIMATE FLOOR AREA	8,000 S.F.	7,958 S.F. + LOFT/MEZZ.
MINIMUM LOT AREA	8.0 AC.	21.86 AC.
PRINCIPAL BUILDING		
MINIMUM LOT FRONTAGE	500 FT.	794.9 FT.
MINIMUM LOT WIDTH	500 FT.	655.9 FT.
MINIMUM LOT DEPTH	400 FT.	N/A
MINIMUM FRONT YARD	100 FT.	101 FT.
MINIMUM SIDE YARD (EACH)	50 FT.	50 FT.
MINIMUM REAR YARD	50 FT.	N/A
ACCESSORY STRUCTURES		
MINIMUM DISTANCE TO SIDE LINE	25 FT.	6.10 FT.**
MINIMUM DISTANCE TO REAR LINE	25 FT.	N/A
MINIMUM DISTANCE TO OTHER BUILDING	20 FT.	33.72 FT.
MAXIMUM FLOOR/AREA RATIO (FAR)	0.20	0.12
MAXIMUM LOT COVERAGE	55%	49.2%
MAXIMUM BUILDING HEIGHT (PRINCIPAL BLDGS.)	1½ STORIES/30 FT.	CVS– 29'–7¾" BLDG #1– 28'–8" TO MANSARD ROOF/34'–8" TO HIGH ROOF
MAXIMUM BUILDING HEIGHT (COMMUNITY OPERATIONS BLDG.)	2 STORIES/25 FT.	27'–0"**
MINIMUM OFF–STREET PARKING	SEE TABLE	SEE TABLE
MINIMUM PARKING SETBACK	25 FT. (STREET) 15 FT. (ADJACENT PL)	69.28 FT. (RT. 206) 15.07 FT. (ADJ. R)
OFF–STREET LOADING SPACES	6(1)	6 + LAYBY LOADING SPACES
MINIMUM LOADING SPACE SIZE	15'Wx40'L	15' X 56.6'
MINIMUM REFUSE LOCATIONS	6(2)	10
PLAZA SIGNS MAXIMUM FREESTANDING SIGNS MAXIMUM AREA MAXIMUM HEIGHT MINIMUM SETBACK TO STREET MINIMUM SETBACK TO ADJ. PROPERTY MAXIMUM NUMBER OF TENANT SIGNS(4) MAXIMUM AREA OF TENANT SIGNS	2 SIGNS(3) 75 S.F. 8 FT. 20 FT. 25 FT. 1/TENANT SEE NOTE 5	2 SIGNS 184 S.F.** 15 FT. – 4 IN.** 20 FT. 51.05 FT. TO BE DETERMINED TO BE DETERMINED
MINIMUM LANDSCAPE COVERAGE	45%	47%
MINIMUM NUMBER REPLACEMENT TREES	14/AC. (288 REQUIRED)	158**
STREET TREES	39	19

NOTES:
1. EACH PRINCIPAL BUILDING SHALL PROVIDE OFF–STREET LOADING SPACE(S)
2. THERE SHALL BE AT LEAST 1 TRASH AND GARBAGE PICK–UP LOCATION WITHIN CONVENIENT ACCESS TO THE BUILDING
3. ONE FREESTANDING SIGN IS PERMITTED AT THE DRIVEWAY ENTRANCE ALONG ROUTE 206 AND AT THE DRIVEWAY ENTRANCE ALONG BELLE MEAD–GRIGGSTOWN ROAD
4. ONE (1) ADDITIONAL TENANT SIGN IS PERMITTED WHEN BUILDING FACES TWO (2) STREETS. MAXIMUM SIZE IS 0.5 S.F. SIGN AREA PER ONE (1) LF OF TENANT BUILDING FAÇADE OR 20 S.F., WHICHEVER IS SMALLER.
5. MAXIMUM SIZE IS 0.5 S.F. SIGN AREA PER ONE (1) LF OF TENANT BUILDING FAÇADE OR 50 S.F., WHICHEVER IS SMALLER. SIGN TO BE ATTACHED FLAT AGAINST THE BUILDING, FRONTING ON A STREET AND OCCUPIED BY THE TENANT.

PARKING SUMMARY

PIKE RUN PLAZA

USE	SQUARE FEET	REQUIRED (MIN.) TOTAL		PROVIDED TOTAL
RETAIL/OFFICE SPACE	91,220	1 SPACE/200 SF OF FLOOR AREA=	457	457***
RESTAURANTS	10,350 SF / 273 SEATS	1 SPACE/3 SEATS=	91	91***
CHILD CARE CENTER	0	1 SPACE/1 EMPLOYEE + 1 SPACE/8 CHILDREN=	0	
TOTAL		548		566 @ RETAIL + 8 @ OPERATIONS BLDG.
PARKING STALL SIZE		9' X 20'		9' X 18'*** 9' X 20'

***DESIGN VAIVER REQUESTED FOR PARKING STALLS LOCATED ON PERIMETER OF LOT: 9' X 18' PROVIDED WHERE ADJACENT TO LANDSCAPE AREAS.

OWNER / APPLICANT
COUNTRY CLUB MEADOWS, LLC
90 WOODBRIDGE CENTER DRIVE
WOODBRIDGE, NJ 07095
TELEPHONE: (732) 750–1111

CIVIL ENGINEER / LANDSCAPE ARCHITECT / SURVEYOR
PAULUS SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BOULEVARD EXTENSION
WARREN, NJ 07059
TELEPHONE: (732) 560–9700

ARCHITECT (PRP DEVELOPMENT)
1) RETAIL BUILDINGS
ROTWEIN & BLAKE ARCHITECTS
16 MICROLAB RD #B
LIVINGSTON, NJ 07039
TELEPHONE: (973) 740–9755

2) MAINTENANCE BUILDING
APPEL DESIGN GROUP ARCHITECTS
220 SOUTH ORANGE AVE, SUITE 100
LIVINGSTON, NJ 07039
TELEPHONE: (973) 994–1776

3) CVS BUILDING
LARSON DESIGN GROUP
1000 COMMERCE PARK DRIVE, SUITE 201
WILLIAMSPORT, PA 17701
TELEPHONE: (570) 323–6603

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

TOWNSHIP ENGINEER DATE

DRAWING LIST

DWG. NO.	DWG. TITLE	DWG. SCALE	ISSUED DATE	LAST REVD
C–1	COVER SHEET	AS SHOWN	12/17/2015	12/26/2017
C–2	GENERAL NOTES AND LEGEND	AS SHOWN	12/17/2015	6/27/2017
C–3	EXISTING CONDITIONS PLAN	1"=150'	12/17/2015	3/17/2017
C–3A	EXISTING CONDITIONS PLAN – PRP &BMP PLAN A	1"=40'	3/17/2017	
C–3B	EXISTING CONDITIONS PLAN – PRP &BMP PLAN B	1"=40'	3/17/2017	
C–4	OVERALL SITE PLAN	1"=150'	12/17/2015	6/27/2017
C–5	SITE PLAN AREA A	1"=40'	12/17/2015	6/27/2017
C–6	SITE PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C–7	GRADING PLAN AREA A	1"=40'	12/17/2015	6/27/2017
C–8	GRADING PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C–9	UTILITY PLAN AREA A	1"=40'	12/17/2015	12/8/2017
C–10	UTILITY PLAN AREA B	1"=40'	12/17/2015	12/8/2017
C–11	LANDSCAPE PLAN AREA A	1"=40'	12/17/2015	12/26/2017
C–12	LANDSCAPE PLAN AREA B	1"=40'	12/17/2015	12/26/2017
C–13	LIGHTING PLAN AREA A	1"=40'	12/17/2015	3/17/2017
C–14	LIGHTING PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C–15	SOIL EROSION AND SEDIMENT CONTROL PLAN	1"=80'	12/17/2015	6/27/2017
C–16	SANITARY SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C–17	SANITARY SEWER PROFILE	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C–18	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C–19	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C–20	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C–21	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	6/27/2017
C–22	SITE DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–23	SITE DETAILS	AS SHOWN	12/17/2015	12/26/2017
C–24	SITE DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–25	UTILITY DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–26	UTILITY DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–27	UTILITY DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–27A	UTILITY DETAILS	AS SHOWN	11/25/2016	12/26/2017
C–28	SOIL EROSION AND SEDIMENT CONTROL DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–29	LANDSCAPE/LIGHTING DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–30	PIKE RUN PLAZA GARBAGE TRUCK CIRCULATION PLAN	1"=40'	12/17/2015	6/27/2017
C–30A	PIKE RUN PLAZA PHASE 1 GARBAGE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–30B	PIKE RUN PLAZA PHASE 2 GARBAGE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–30C	PIKE RUN PLAZA PHASE 3 GARBAGE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–31	PIKE RUN PLAZA FIRE TRUCK CIRCULATION PLAN	1"=40'	12/17/2015	6/27/2017
C–31A	PIKE RUN PLAZA PHASE 1 FIRE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–31B	PIKE RUN PLAZA PHASE 2 FIRE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–31C	PIKE RUN PLAZA PHASE 3 FIRE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–32	CONCEPTUAL PHASING PLAN: PHASE 1	1"=50'	2/26/2016	6/27/2017
C–33	CONCEPTUAL PHASING PLAN: PHASE 2	1"=50'	2/26/2016	6/27/2017
C–34	CONCEPTUAL PHASING PLAN: PHASE 3	1"=50'	2/26/2016	6/27/2017
EW–1	EARTHWORK PLAN	1"=120'	4/06/2015	7/06/2015
S–1	FINAL SUBDIVISION MAP	1"=40'	12/16/2015	3/17/2017

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	1/21/16	JPS	PAR	REV. PER TWP. COMMENTS
2	2/26/16	JPS	PAR	REV. PER TWP. COMMENTS
3	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
4	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
5	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
6	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
7	12/26/17	GY	PAR	REV. PER SITE PLAN RESOLUTION

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC. OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS, ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 12/27/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

COVER SHEET

JOB NO.: 01895-0050
DATE: 12/17/2015
DRAWN: GY
CHECK: PAR
SCALE: AS SHOWN

BINDING ORDER:
SHEET OF
SHEET NO.

C-1

File Name: P:\01895\00050\dgn\CADD-Civil\Drawings\Site Plan Sheets\C01-C3.dwg LAST EDIT: 12/26/2017 - 10:34:21 AM USER: JoeBarry PLOTTED: 12/26/2017 - 10:34:21 AM XREFS: 01895-0050-0-BMP-Info BMP-Zoning Map 2006.tif Page 01 by Page 01.tif TAX MAP-3.tif TAX MAP-4.tif TAX MAP-5.tif TAX MAP-6.tif TAX MAP-7.tif TAX MAP-8.tif Page 01.tif Page 01 by Page 01.tif TAX MAP-3.tif

GENERAL NOTES

1. THE OFFICE OF THE TOWNSHIP ENGINEER IS TO BE NOTIFIED IN ADVANCE OF CONSTRUCTION OF ANY IMPROVEMENTS UNDER ITS JURISDICTION.
2. AS INDICATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SUFFICIENT CONSTRUCTION WARNING SIGNS ARE TO BE PROVIDED AND MAINTAINED BY THE CONTRACTORS PERFORMING CONSTRUCTION WORK. SAID SIGNS ARE TO BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND APPROVED BY THE APPROPRIATE TOWNSHIP INSPECTION PERSONNEL.
3. THE CONTRACTOR SHALL PROVIDE SUCH TEMPORARY DRAINAGE, SOIL EROSION, AND DUST CONTROL MEASURES AS MAY BE DIRECTED BY THE TOWNSHIP ENGINEER OR OTHER AGENCIES OR DEPARTMENTS TO SATISFY ENVIRONMENTAL CONCERNS.
4. THE INSTALLATION OF UTILITIES MUST BE COORDINATED WITH BUILDING IMPROVEMENTS TO ASSURE THE WELL-BEING OF THE ANY RESIDENTS LIVING IN THE CONSTRUCTION. WATER SERVICE IS A PRIMARY NEED AND MUST BE SCHEDULED ACCORDINGLY. WATER SUPPLY AND HYDRANT CONNECTIONS ARE TO BE ESTABLISHED AS A PRIORITY DURING INITIAL SITE DEVELOPMENT TO ASSURE ADEQUATE WATER FOR FIREFIGHTING DURING ALL PHASES OF CONSTRUCTION.
5. IT IS NOT THE INTENT OF THESE PLANS TO PROVIDE REINFORCING STEEL AND CONCRETE DESIGNS FOR ANY PRE-CAST OR POURED-IN-PLACE CONCRETE STRUCTURES, OTHER THAN THE REINFORCING STEEL AND CONCRETE DESIGNS SPECIFICALLY NOTED ON THESE PLANS. ANY REINFORCING STEEL AND CONCRETE DESIGN MUST BE SUPPLIED BY THE PRE-CASTING MANUFACTURER OR A REPUTABLE LICENSED STRUCTURAL ENGINEER CONTRACTED BY THE CONTRACTOR.
6. LOCATION OF EXISTING INLETS, CATCH BASINS AND MANHOLES MUST BE FIELD VERIFIED BEFORE WORK MAY COMMENCE. ANY CONFLICTING INFORMATION FROM THAT SHOWN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER.
7. ALL CONSTRUCTION DUMPSTERS ARE TO BE KEPT AT LEAST 15 FEET FROM THE BUILDING.
8. ALL ROADWAYS ARE TO BE PASSABLE FOR FIRE DEPT. USE DURING CONSTRUCTION.
9. ALL CONSTRUCTION SHOWN HEREIN SHALL CONFORM TO MUNICIPAL/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND N.J. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1998, AS AMENDED, UNLESS SPECIFICALLY SHOWN OTHERWISE HEREIN. IN CASE OF CONFLICT, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY QUESTIONS REGARDING CONFLICTS.
10. UNLESS SO DESIGNATED AS "CONSTRUCTION ISSUE", THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE PROPER ISSUE OF PLANS CAN BE SUPPLIED.
11. UNLESS SPECIFICALLY SHOWN HEREIN, THE ENGINEER HAS NOT CONDUCTED INVESTIGATION OR PROVIDED DATA ON, NOR ASSUMES RESPONSIBILITY FOR, OR STRUCTURAL SUITABILITY OF ANY SUBSURFACE MATERIALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UNUSUAL SOIL OR ROCK CONDITIONS ENCOUNTERED.
12. TRAFFIC STRIPING AND/OR MARKING, WHETHER CIRCULATION, DIRECTIONAL OR PARKING, SHALL BE PERFORMED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS AMENDED.
13. PAVEMENT MARKING PAINT AS PER NJDOT SPECIFICATIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WARNING SIGNS, BARRICADES, AND ANY AND ALL SAFETY MEASURES AS MAY BE REQUIRED BY LOCAL CODE, OSHA, STANDARD PRACTICE, AND/OR COMMON SENSE.
15. PRIOR TO ANY SITE DISTURBANCE, ALL CONSERVATION EASEMENT LIMITS AND WETLANDS AREA SHALL BE CLEARLY IDENTIFIED IN THE FIELD WITH ORANGE "MIRAFI" PROTECTIVE FENCING OR APPROVED ALTERNATE. LOCATE SILT FENCE FIVE FEET UPSTREAM OF PROTECTIVE FENCING AND DOWNSTREAM OF CLEARING LIMITS AS SHOWN. THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AS MAY BE REQUIRED BY LOCAL, COUNTY, STATE, OR FEDERAL REGULATIONS ARE IN HAND AND VALID PRIOR TO COMMENCING WORK.
16. ALL SOIL EROSION AND SEDIMENT CONTROL, MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
17. SUBSTITUTIONS OF PROPRIETARY MATERIAL AND/OR PRODUCT SPECIFICATIONS THAT NOTE "OR EQUAL" MUST BE APPROVED BY THE DESIGN ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMONSTRATE TO THE SATISFACTION OF THE DESIGN ENGINEER THAT THE SUBSTITUTION IS EQUAL.
18. THE SITE PLANS HEREIN ARE INTENDED TO SHOW ALL SITE RELATED IMPROVEMENTS TO WITHIN FIVE (5) FEET OF ALL PROPOSED STRUCTURES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES, THE ARCHITECT AND ALL UTILITY CONNECTIONS BETWEEN THE BUILDING AND SITE IMPROVEMENTS, AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BLOCK 4001, LOT 33 & 33.01, BLOCK 6001, LOT 1, DRAWING SHEET S-1, PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, DATED JULY 1, 2014.
2. MONTGOMERY TOWNSHIP TAX MAP SHEET NO.'S 2,3,5,8,9,10 AND 25.
3. BOUNDARY SURVEY FOR PIKE RUN DEVELOPMENT AS PER PAULUS SOKOLOWSKI AND SARTOR, LLC, VARIOUS DATES.
4. HORIZONTAL DATUM REFERS TO NJ STATE PLAN COORDINATE SYSTEM NAD-83. VERTICAL DATUM REFERS TO NAVD-88.
5. FRESHWATER WETLANDS / WATER BOUNDARY LINE AS VERIFIED BY NJDEP (FILE NOS. 1813-90-0001.4, 1813-05-0004.1, 1813-90-0001.5, 1813-06-0012.1, 1813-01-0012.1, 1813-03-0002.2, 1813-03-0002.3, 1813-15-0004.1)
   BLOCK 5023 LOT2: LOI #1813-03-0002.2, FWW 110001
   BLOCK 5023 LOT3: LOI #1813-15-0004.1, FWW 150001

ADA NOTES

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS (AS CONSTRUCTED) MUST COMPLY WITH THE CURRENT EDITION OF THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7 BARRIER FREE PROVISIONS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE / EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO:

- PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS – SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS – SHALL BE PROVIDED AT EACH END OF RAMPS, POSITIVE DRAINAGE SHALL BE PROVIDED, AND CROSS SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%).
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS – SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCES INCORPORATED BY CODE).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK TO VERIFY COMPLIANCE FOR ALL ADA COMPONENTS.

RETAINING WALL NOTES

1. WALL CONSTRUCTION SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY FIELD CONDITIONS. IF THIS WORK IS NOT PERFORMED BY THE SITE GEOTECHNICAL ENGINEER, THE GEOTECHNICAL ENGINEER SHALL BE CONSULTED IN THOSE MATTERS PERTAINING TO SOIL CONDITIONS AND WALL PERFORMANCE.
2. THE FOUNDATION SOILS AT EACH WALL LOCATION SHALL BE INSPECTED BY THE ENGINEER AND ANY UNSUITABLE SOILS OR IMPROPERLY COMPACTED EMBANKMENT MATERIAL REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER PRIOR TO WALL CONSTRUCTION TO PROVIDE ADEQUATE BEARING CAPACITY AND MINIMIZE SETTLEMENT. THE ALLOWABLE SOIL BEARING PRESSURE IN-SITU SOILS IS 4,000 TO 6,000 PSF FOR NATURAL SILTY SANDS AND 8,000 TO 10,000 PSF FOR WEATHERED SANDSTONE.
3. ALL WALL EXCAVATION AND RETAINED SOILS SHALL BE INSPECTED FOR GROUNDWATER CONDITIONS AND ANY ADDITIONAL DRAINAGE PROVISIONS REQUIRED IN THE FIELD SHALL BE INCORPORATED INTO THE WALL CONSTRUCTION AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
4. WALL BACKFILL MATERIAL SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR USE IN THE REINFORCED SOIL ZONE MEETING THE MINIMUM REQUIREMENTS OF THE APPROVED DESIGN PLANS.
5. ALL SOIL BACKFILL SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER FOR MOISTURE, DENSITY, AND COMPACTION PERIODICALLY (EVERY 2' VERTICALLY, 100'-200' C/C) MEETING THE MINIMUM REQUIREMENTS OF THE APPROVED DESIGN PLANS OR PROJECT SPECIFICATIONS.
6. WALL CONSTRUCTION SHALL BE PERIODICALLY INSPECTED BY THE GEOTECHNICAL ENGINEER TO CONFIRM THE GEOGRID REINFORCEMENT ELEVATIONS AND LENGTHS ARE INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.
7. ALL WALL ELEVATIONS, GRADES, AND BACKSLOPE CONDITIONS SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER IN THE FIELD FOR CONFORMANCE WITH THE APPROVED DESIGN PLANS. ANY REVISIONS TO THE STRUCTURE GEOMETRY OR DESIGN CRITERIA SHALL REQUIRE DESIGN MODIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.

UTILITY INSTALLATION NOTES

1. TRENCH DETAILS ARE INTENDED TO PROVIDE INFORMATION REGARDING BACKFILLING MATERIALS AND GENERAL MATERIAL DEPTHS AND PAYMENT LIMITS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE APPROPRIATE SAFETY MEASURES, SHEETING, AND BRACING AS MAY BE REQUIRED DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA STANDARDS AND DETAILS FOR TRENCH EXCAVATION. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR FIELD CONDITIONS, TRENCHING OR BACKFILLING OPERATIONS DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND PRECLUDING ANY PONDING OF WATER IN ALL AREAS.
3. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATION OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE UTILITY LOCATIONS AND OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES WHICH MAY AFFECT PROJECT DESIGN. PS&S ASSUMES NO LIABILITY FOR ANY OF THE UTILITY INFORMATION SHOWN HEREIN, UTILITY LINE LOCATIONS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT REPRESENT ALL EXISTING UTILITIES. ALL UTILITY INFORMATION AND LOCATIONS SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. APPROPRIATE EASEMENTS SHALL BE GRANTED TO APPLICABLE UTILITY COMPANIES.
5. ALL EXISTING UTILITY MANHOLE RIMS, VALVE BOXES, ETC. OTHER THAN STORM AND SANITARY, TO BE RESET BY THE APPLICABLE UTILITY COMPANY OR AUTHORITY.
6. ALL ABANDONED WATER LINES SHALL BE CUT AND CAPPED AT THE WATER MAIN IN ACCORDANCE WITH TOWNSHIP AND APPLICABLE WATER COMPANY REQUIREMENTS.
7. UTILITIES LOCATED WITHIN ROADWAYS AND PARKING AREAS SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE ROADWAYS.
8. GAS, ELECTRIC, TELEPHONE, WATER AND CABLE TV LINES MAY BE INSTALLED BY THE RESPECTIVE UTILITY. THE EXACT LOCATION OF EACH MAIN SHALL BE COORDINATED BY THE OWNER/GENERAL CONTRACTOR AND SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
9. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE OTHERWISE NOTED.
10. EXISTING STREET SURFACES AND OTHER SURFACES DISTURBED BY THE CONSTRUCTION OF FACILITIES FOR THIS PROJECT SHALL BE RESTORED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP ENGINEER.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NJDEP AND SHALL CONFORM TO THE STANDARDS OF THE TOWNSHIP OF MONTGOMERY.
2. THE SANITARY SEWER SHALL BE SEPARATED FROM ALL WATER MAINS BY A MINIMUM OF TEN (10) FEET HORIZONTALLY AND/OR EIGHTEEN (18) INCHES VERTICALLY WHENEVER A CROSSING MAY OCCUR. THE WATER MAIN SHOULD BE LOCATED ABOVE THE SANITARY SEWER BY EIGHTEEN (18) INCHES MINIMUM. IF THIS SEPARATION CANNOT BE MET, THE SANITARY SEWER MUST BE ENCASED IN 6" OF CONCRETE FOR A DISTANCE OF TEN (10) FEET IN EACH DIRECTION FROM THE POINT OF CROSSING.
3. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN ADVANCE OF SEWER INSTALLATION. NO SEWERS SHALL BE INSTALLED WITHOUT INSPECTION BY THE TOWNSHIP ENGINEER.
4. TRENCH REINFORCEMENT SHALL BE INSTALLED AS REQUIRED BY THE TOWNSHIP OF MONTGOMERY AND O.S.H.A.
5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION OR A LOW PRESSURE EXFILTRATION TEST, DEFLECTION TEST, AIR TEST AND VIDEO INSPECTION (VIA CLOSED-CIRCUIT TV) ON EACH SECTION OF THE PIPE BETWEEN MANHOLES. THE TOWNSHIP ENGINEER SHALL DESIGNATE THE TYPE OF TEST TO BE PERFORMED AND THE MANNER IN WHICH IT SHALL BE CONDUCTED. THE TEST SHALL BE WITNESSED BY THE TOWNSHIP ENGINEER.
6. ALL SANITARY SEWER LATERALS FROM BUILDINGS TO STREET SHALL BE COORDINATED WITH THE PLUMBING PLANS PRIOR TO THE START OF CONSTRUCTION.
7. ALL SANITARY MANHOLES SHALL BE SET ON A BED OF 3/4"ø CRUSHED STONE, 6" THICK.
8. MINIMUM DEPTH OF COVER FOR ALL SANITARY SEWERS SHALL BE 3'-0" IN ACCORDANCE WITH NJDEP STANDARDS.
9. STONE BEDDING SHALL BE INSTALLED UNDER ALL SANITARY SEWERS WITHIN AREAS OF FILL. STONE BEDDING SHALL BE PLACED ON STABLE SOIL SUBSTRATUM.
10. ALL SEWERS TO BE ABANDONED SHALL BE REMOVED FROM THE GROUND OR FILLED WITH BLUE FLOW CONCRETE (CONCRETE SLURRY). ALL PLUGS FOR CONNECTIONS TO BE ABANDONED AT EXISTING MANHOLES SHALL BE SEALED WITH MORTAR AND BRICKS.

NOTES ON USE OF PLANS

1. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE," THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OF THE IMPROVEMENTS DEPICTED HEREIN. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.
2. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC. OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.
4. THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT.
5. THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY OTHER PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI, AND SARTOR, LLC. IS PROHIBITED.
6. INFORMATION FOR DESIGN LAYOUT IS CONTAINED SOLELY IN THE WRITTEN DIMENSIONS, BEARINGS, AND ANGLES CONTAINED ON THE DRAWINGS.
7. THIS DIMENSIONAL INFORMATION IS NOT WARRANTED NOR SHOULD IT BE CONSIDERED AS COMPLETE FOR EVERY ASPECT OF THE LAYOUT. STANDARD PRACTICE REQUIRES THAT THE LAYOUT PERSON CHECK THE DIMENSIONAL DATA CONSISTENCY AND TO MAKE SURVEY CALCULATIONS WHICH ARE NECESSARY FOR CONSTRUCTION LAYOUT. IN THE EVENT A QUESTION OR INCONSISTENCY IS DISCOVERED THE USER SHOULD IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
8. THE GRAPHICAL INFORMATION CONTAINED IN ELECTRONIC FILES IS INTENDED AS DRAWING DATA ONLY. IT IS NOT INTENDED TO SERVE AS SURVEY LAYOUT DATA.
9. ALL SITEWORK UTILITIES TO BE INSTALLED BY SITE CONTRACTOR TO A POINT (5) FIVE FEET FROM THE STRUCTURE IN ACCORDANCE WITH INDUSTRY STANDARDS UNLESS SPECIFICALLY SHOWN OTHERWISE. SITE CONTRACTOR TO COORDINATE WITH BUILDING TRADES CONTRACTOR TO ENSURE COORDINATION OF UTILITY CONNECTION LOCATIONS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD.
10. ALL ROADWAY DIMENSIONS ARE TO INSIDE FACE OF CURBING.
11. ALL DIMENSIONAL INFORMATION SHOWN HEREON INDICATING BUILDINGS IS BASED UPON FACE OF BUILDING.

STORM DRAINAGE NOTES

1. ALL STORM DRAIN PIPING SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), RCP CLASS III OR CLASS V UNLESS OTHERWISE NOTED.
2. PIPE CROWN ELEVATIONS SHALL BE MATCHED IN ALL MANHOLES AND INLETS EXCEPT WHERE NOTED. IN GENERAL, A COVER OF ONE DIAMETER SHALL BE MAINTAINED OVER THE DRAINAGE PIPE. IF THIS IS NOT POSSIBLE, TRENCH CONDITIONS MUST BE DESIGNED AND DETAILED TO ENSURE AT LEAST 85 PERCENT RELATIVE COMPACTION.
3. ALL STORM SEWER INLETS AND MANHOLES SHALL BE SET ON A BED OF 3/4"ø CRUSHED STONE, AS INDICATED ON THE PLANS.
4. PROVIDE BICYCLE SAFE GRATES ON ALL STORM SEWER INLETS.
5. A MINIMUM OF 2'-0" (CLEAR) SPACING SHALL BE PROVIDED BETWEEN DUAL STORM PIPE SYSTEMS.
6. ALL STORM SEWER CROSSINGS WITHIN 18 INCHES OR LESS OF THE SANITARY SEWER SHALL HAVE A CONCRETE CRADLE ON EACH SIDE OF THE SANITARY SEWER LINE.
7. RETAIL BUILDING ROOF DRAIN SYSTEMS SHALL CONNECT TO SITE STORM SEWER SYSTEM.
8. ALL STORMWATER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH NJDEP STANDARD MAINTENANCE REQUIREMENTS. SEE STORMWATER MANAGEMENT MAINTENANCE MANUAL PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, MAY 2015.

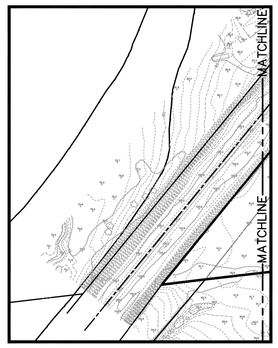
WATER DISTRIBUTION NOTES

1. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF NJDEP AND SHALL CONFORM TO THE STANDARDS OF NEW JERSEY AMERICAN WATER COMPANY.
2. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AWWA CURRENT STANDARDS.
3. ALL THRUST BLOCKS SHALL BE CALCULATED IN THE FIELD BASED ON DETAILS INCLUDED IN THIS SUBMISSION AND SHALL BE FOUNDED ON VIRGIN SOIL.
4. ALL VALVE BOXES FOR HYDRANT ASSEMBLY SHALL BE CENTERED ON VALVE AND SET IN PAVEMENT WHERE POSSIBLE. ALL VALVE BOXES MUST BE SET TO FINISHED PAVEMENT/GRADE SURFACE ELEVATION.
5. WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52.
6. WATER MAIN CROSSING OVER SANITARY SEWER SHALL BE INSTALLED TO PROVIDE A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND TOP OF THE SEWER.
7. ALL MATERIALS, DISINFECTING AND INSTALLATION SHALL CONFORM TO THE REQUIRED STANDARDS AND SPECIFICATIONS OF NEW JERSEY AMERICAN WATER COMPANY.
8. MINIMUM DEPTH OF COVER SHALL BE 4'-0". WHERE MINIMUM DEPTH CANNOT BE MET, WATER MAINS SHALL BE PROPERLY INSULATED.
9. WATER METER INSTALLATIONS MUST CONFORM WITH NEW JERSEY AMERICAN WATER COMPANY REQUIREMENTS.
10. ALL WATER SERVICE CONNECTIONS, LOCATIONS OF WATER MAINS, METERING, ETC., SHALL MEET THE REQUIREMENTS OF NEW JERSEY AMERICAN WATER COMPANY.
11. ALL PROPOSED WATER MAINS, LOOPS, AND FIRE AND DOMESTIC WATER SERVICE SIZED SHOWN, WILL BE ADJUSTED AND SIZED BASED UPON THE RESULTS OF FIRE FLOW TESTS AND SUBSEQUENT DESIGN CALCULATIONS TO BE PROVIDED BY OTHERS.
12. CONTRACTOR SHALL COORDINATE FIRE HYDRANT LOCATIONS WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION. A PLAN OF SAME SHALL BE SUBMITTED TO THE DESIGN ENGINEER.
13. THE MATERIAL OF WATER SERVICE SHALL BE DUCTILE IRON PIPE OR AS REQUIRED BY USE.
14. LOCATIONS OF ALL HYDRANTS SHALL BE APPROVED BY TOWNSHIP OF MONTGOMERY FIRE CHIEF.

STORMWATER POLLUTION PREVENTION PLAN (SPPP) WASTE CONTROL COMPONENT GENERAL NOTES

1. CONTRACTOR TO STORE ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS IN SUITABLE SAFE CONTAINERS IN A DRY AND COVERED AREA. CONTRACTOR TO ADHERE TO PRODUCT MANUFACTURES' DIRECTION REGARDING APPLICATION USES AND METHODS BEING APPLIED.
2. CONTRACTOR SHALL CONFORM TO THE STATE SOLID WASTE MANAGEMENT ACT, N.J.S.A. 13:1E-1 ET SEQ., AND ITS IMPLEMENTING RULES AT N.J.A.C. 7:26, 7:26A, AND 7:26G; THE NEW JERSEY PESTICIDE CONTROL CODE AT N.J.A.C. 7:30; THE STATE LITTER STATUTE (N.J.S.A. 13:1E-99.3); AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 FOR SITE BUILDING WASTE MATERIAL AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES. CONSTRUCTION SITES SHALL HAVE ONE OR MORE DESIGNATED WASTE COLLECTION AREAS ONSITE AND AN ADEQUATE NUMBER OF CONTAINERS FOR WASTE. STAGED WASTE CONTAINERS SHALL BE MAINTAINED SO AS TO PREVENT WASTE MATERIALS FROM OVERFLOWING, LEAKING, OR BLOWING OUT OF THE CONTAINER. SPILLS, LEAKS, AND OVERFLOWS, WHICH DO OCCUR, SHALL BE CLEANED UP IMMEDIATELY.
3. RESPONSIBILITIES OF PERMITTEE OR OWNER REPRESENTATIVE:
   a. THE PERMITTEE OR CLIENT REPRESENTED SHALL CONDUCT AND DOCUMENT WEEKLY INSPECTIONS REPORTS OF THE AREAS OF INDUSTRIAL ACTIVITY OR SMALL CONSTRUCTION ACTIVITIES TO IDENTIFY AREAS CONTRIBUTING TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT AND EVALUATE WHETHER THE REGULATED ACTIVITIES, IDENTIFIED UNDER THE SIC3 CONSTRUCTION ACTIVITY STORMWATER NARRATIVE REQUIREMENTS E.1, IS BEING PROPERLY IMPLEMENTED AND MAINTAINED, OR WHETHER ADDITIONAL MEASURES ARE NEEDED FOR THE REGULATED ACTIVITY.
   b. IN THE EVENT THAT THE INDUSTRIAL ACTIVITIES OR SMALL CONSTRUCTION ACTIVITIES ON-SITE ARE CEASED OR ARE ANTICIPATED TO CEASE FOR A PERIOD OF SIX (6) MONTHS OR GREATER THE PERMITTEE MAY SEEK A SUSPENSION OF THE ROUTINE INSPECTION REQUIREMENT OF THE PERMIT OR REDUCTION IN FREQUENCY TO MONTHLY WITH THE WRITTEN APPROVAL OF THE SOIL CONSERVATION DISTRICT OFFICE OVERSEEING THE PROJECT ON A FORM PROVIDED BY THE DEPARTMENT.
4. CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   a. "CONSTRUCTION AND DEMOLITION WASTE," AS DEFINED IN N.J.A.C. 7:26-1.4 AS FOLLOWS: "WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OPERATIONS ON HOUSES, COMMERCIAL BUILDINGS, PAVEMENTS AND OTHER STRUCTURES. THE FOLLOWING ARE EXAMPLES OF MATERIALS THAT MAY BE FOUND IN CONSTRUCTION AND DEMOLITION WASTE: TREATED AND UNTREATED WOOD SCRAP; TREE PARTS, TREE STUMPS AND BRUSH; CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY; PLASTER AND WALLBOARD; ROOFING MATERIALS; CORRUGATED CARDBOARD AND MISCELLANEOUS PAPER; FERROUS AND NON-FERROUS METAL; NON-ASBESTOS BUILDING INSULATION; PLASTIC SCRAP; DIRT; CARPETS AND PADDING; GLASS (WINDOW AND DOOR); AND OTHER MISCELLANEOUS MATERIALS; BUT SHALL NOT INCLUDE OTHER SOLID WASTE TYPES."
   i. ANY WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26G (THE HAZARDOUS WASTE RULES).
   ii. DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS AND SANDBLASTING GRITS, CLEANING SOLVENTS, ACIDS FOR CLEANING MASONRY SURFACES, DETERGENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G., CALCIUM CHLORIDE), AND CONCRETE CURING COMPOUNDS.
   iii. OTHER "LITTER," AS DEFINED AT N.J.S.A. 13:1E-215.D AS FOLLOWS: "ANY USED OR UNCONSUMED SUBSTANCE OR WASTE MATERIAL WHICH HAS BEEN DISCARDED WHETHER MADE OF ALUMINUM, GLASS, PLASTIC, RUBBER, PAPER, OR OTHER NATURAL OR SYNTHETIC MATERIAL, OR ANY COMBINATION THEREOF, INCLUDING, BUT NOT LIMITED TO, ANY BOTTLE, JAR OR CAN, OR ANY TOP, CAP OR DETACHABLE TAB OF ANY BOTTLE, JAR OR CAN, ANY UNLIGHTED CIGARETTE, CIGAR, MATCH OR ANY FLAMING OR GLOWING MATERIAL OR ANY GARBAGE, TRASH, REFUSE, DEBRIS, RUBBISH, GRASS CLIPPINGS OR OTHER LAWN OR GARDEN WASTE, NEWSPAPERS, MAGAZINES, GLASS, METAL, PLASTIC OR PAPER CONTAINERS OR OTHER PACKAGING OR CONSTRUCTION MATERIAL, BUT DOES NOT INCLUDE THE WASTE OF THE PRIMARY PROCESSES OF MINING OR OTHER EXTRACTION PROCESSES, LOGGING, SAWMILLING, FARMING OR MANUFACTURING."
   iv. SANITARY SEWAGE AND SEPTAGE.
   v. CONTAMINATED SOILS ENCOUNTERED OR DISCOVERED DURING EARTHMOVING ACTIVITIES OR DURING THE CLEANUP OF A LEAK OR DISCHARGE OF A HAZARDOUS SUBSTANCE.
   b. CONCRETE WASHOUT – CONCRETE WASHOUT ONSITE IS PROHIBITED OUTSIDE DESIGNATED AREAS. WASHOUT ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, THE WASHING OF TRUCKS, CHUTES, HOSES, MIXERS, HOPPERS, AND TOOLS.
   i. DESIGNATED WASHOUT A

SLOPES TABLE				
SLOPE RANGE	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREAS (S.F.)
1	15.0%	Vertical		47470.8



BLAWENBURG BELLE MEAD ROAD

U.S. HIGHWAY ROUTE 206

PIKE RUN ROAD

PIKE RUN PRD

PIKE RUN PRD

CSX RAILROAD

COUNTRY CLUB MEADOWS (AREA 1)

EXISTING SLOPES GREATER THAN 15% (TYP.)

EXIST. PIPES AND STRUCTURES TO BE REMOVED TO ACCOMMODATE PROP. DEVELOPMENT

PIKE RUN PLAZA (AREA 2)

EX. HW THW=81.98 INV.=77.82

EX. 15" RCP

EX. INLET GR=81.01 INV.=78.14

EX. 18" RCP INV.=78.66

BELLE MEAD PLAZA (AREA 1)

BELLE MEAD

GRIGGSTOWN ROAD

COVERT DRIVE

SOUTHFIELD DRIVE

TRIBUTARY TO CRUSER BROOK

MATCHLINE

MATCHLINE

REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BLOCK 4001, LOT 33 & 33.01, BLOCK 6001, LOT 1, DRAWING SHEET S-1, PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, DATED JULY 1, 2014.

2. FRESHWATER WETLANDS / WATER BOUNDARY LINE AS VERIFIED BY NJDEP (FILE NOS. 1813-90-0001.4, 1813-05-0004.1, 1813-90-0001.5, 1813-06-0012.1, 1813-01-0012.1, 1813-03-0002.2, 1813-03-0002.3 AND 1813-15-0004.1).

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 3/20/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

EXISTING CONDITIONS PLAN

JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	BSL
CHECK:	PAR
SCALE:	1"=150'

BINDING ORDER:
SHEET OF
SHEET NO.

C-3

U.S. HIGHWAY ROUTE 206

PIKE RUN PLAZA (AREA 2)

REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BLOCK 4001, LOT 33 & 33.01, BLOCK 6001, LOT 1, DRAWING SHEET S-1, PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, DATED JULY 1, 2014.
2. FRESHWATER WETLANDS / WATER BOUNDARY LINE AS VERIFIED BY NJDEP (FILE NOS. 1813-90-0001.4, 1813-05-0004.1, 1813-90-0001.5, 1813-06-0012.1, 1813-01-0012.1, 1813-03-0002.2, 1813-03-0002.3 AND 1813-15-0004.1).

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 3/20/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

EXISTING CONDITIONS PLAN - PRP & BMP PLAN A

JOB NO.:	01895-0050
DATE:	3-17-2017
DRAWN:	GY
CHECK:	PAR
SCALE:	1"=40'

BINDING ORDER:

SHEET OF

SHEET NO.

C-3A

PIKE RUN PLAZA (AREA 2)

BELLE MEAD PLAZA (AREA 1)

BELLE MEAD

COVERT DRIVE

206

E INLET TG.83.36 INV.79.64

STORM MH. RIM.82.76 INV.77.80(A) INV.78.31(B) INV.78.74(C) INV.77.66(D)

E INLET TG.83.30 INV.78.93

24"RCP

HEADWALL THW.81.98 INV.77.82

(D) (C) (A) (B)

E INLET TG.81.29 INV.77.74(IN & OUT)

24"RCP INV.77.79

HEADWALL THW.81.01 INV.76.74

INLET TG.81.01 INV.78.14

18"RCP INV.78.66

B INLET TG.81.99 INV.79.16 INV.79.13

B INLET TG.81.47 INV.79.67 INV.79.61

B INLET TG.83.41 INV.80.09 INV.79.81

18"RCP

B INLET TG.86.39 INV.83.21

55 LF ~ 8"ø PVC @ S=0.85%

SSMH B3 RIM=88.08 INV. IN=82.96 INV. OUT=82.28

SSMH B4 (DROP MH) RIM=88.85 INV. IN=81.00 INV. OUT=78.98

DIA. CONC. ENCASEMENT

CONC. CRADLE REQUIRED

110 LF ~ 8"ø PVC SS @ S = 1.0%

SSMH B6 RIM=82.00 INV.IN=70.14 INV.OUT=70.04

SSMH B7 RIM=83.90 INV.IN=69.26 INV.OUT=69.16

8"ø STUB FOR FUTURE EXTENSION

SSMH B5 RIM=80.50 INV.=71.34 INV.=71.24

STORM MH. RIM.83.97 INV.80.57(A) INV.80.54(B) INV.80.50(C)

STORM MH. RIM.82.86 INV.82.86

B INLET TG.85.97 INV.83.61

B INLET TG.84.97 INV.81.07

B INLET TG.84.98 INV.80.96 INV.80.81

STORM MH. RIM.85.27 INV.80.56(A) INV.80.56(B) INV.80.55(C)

ROUND INLET TG.84.23 INV.80.75

STORM MH. RIM.84.23 INV.80.89

STORM MH. RIM.81.09 INV.77.97(A) INV.77.82(B) INV.77.79(C)

B INLET TG.80.87 INV.78.65

10" PIPE

A INLET TG.85.82 INV.82.48 INV.81.16

A INLET TG.84.96 INV.81.70

E INLET TG.81.47 INV.78.90 INV.78.03

E INLET TG.78.00 INV.73.65

CULVERT TOP 76.14 INV.67.14± 6'x6' OPENING

CULVERT TOP 75.76 INV.66.76± 6'x6' OPENING

ABANDONED R.C.P.

6'STEEL

15"RCP

22 21 20 19 18 17 14 13 12

REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BLOCK 4001, LOT 33 & 33.01, BLOCK 6001, LOT 1, DRAWING SHEET S-1, PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, DATED JULY 1, 2014.
2. FRESHWATER WETLANDS / WATER BOUNDARY LINE AS VERIFIED BY NJDEP (FILE NOS. 1813-90-0001.4, 1813-05-0004.1, 1813-90-0001.5, 1813-06-0012.1, 1813-01-0012.1, 1813-03-0002.2, 1813-03-0002.3 AND 1813-15-0004.1).

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 3/20/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

EXISTING CONDITIONS PLAN - PRP & BMP PLAN B

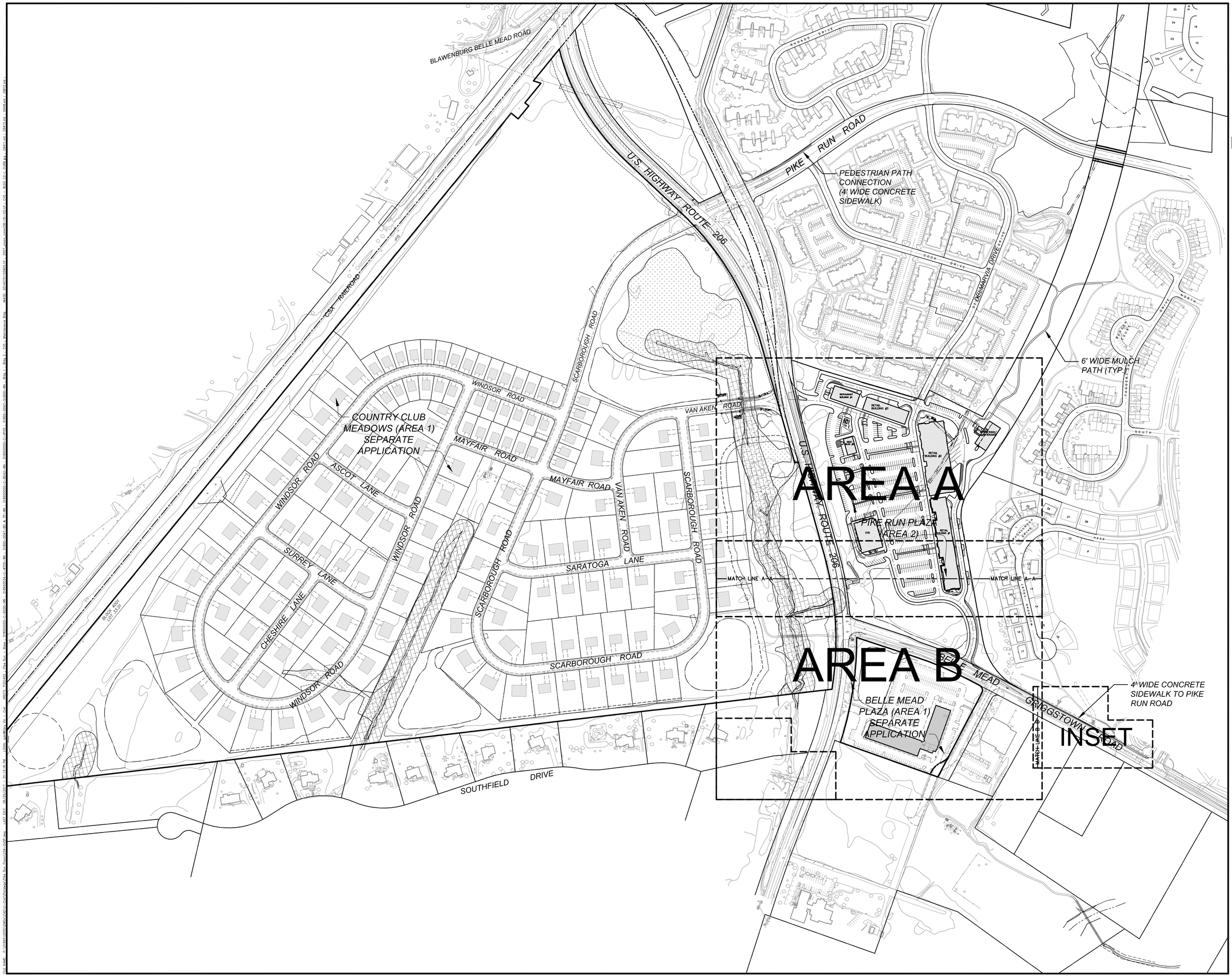
JOB NO.:	01895-0050
DATE:	3-17-2017
DRAWN:	GY
CHECK:	PAR
SCALE:	1"=40'

BINDING ORDER:

SHEET OF

SHEET NO.

C-3B



REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	REV. PER TWP. COMMENTS
4	6/27/17	GY	PAR	REV. PER TWP. COMMENTS

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

1 inch = 150 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 6/29/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

OVERALL SITE PLAN

JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	GY
CHECK:	PAR
SCALE:	1"=150'

BINDING ORDER:

SHEET OF

SHEET NO.

C-4

MATCH LINE A-A
MATCH LINE A-A
U.S. HIGHWAY ROUTE 206
FOR CONTINUATION SEE SHEET C-4
MEET EXISTING CURB
PROP. 8" WHITE STRIPING
PROP. 4" DOUBLE YELLOW
PROP. WHITE MARKINGS (TYP.)
PROPOSED PAVEMENT MARKINGS WITHIN ROUTE 206 (TYP.)
BELLE MEAD PLANNED UNIT DEVELOPMENT AREA 1 (COUNTRY CLUB MEADOWS) IMPROVEMENTS (SEPARATE APPLICATION)
DUMPSTER ENCLOSURE (TYP.)
CONCRETE PAD AND BIKE RACK (TYP.)
10' CURB TRANSITION
BELGIAN BLOCK CURB (TYP.)
SERVICE LAYBY
LOCATION OF SIDEWALKS TO BE FINALIZED UPON RECEIVING FINAL ARCHITECTURAL DESIGN
DUMPSTER ENCLOSURE (TYP.)
PROPOSED TREELINE (TYP.)
SERVICE LAYBY
4' WIDE CONCRETE WALK
MINI SHELTER (TYP. OF 3)
ACCESSIBLE PEDESTAL TABLE
TYPE 1 CURB RAMP (CONC) TO MULCH PATH
MEET EXIST. PATH
TYPE 5 CURB RAMP
6' MULCH TRAIL
TRAILBLAZING/DIRECTIONAL PEDESTRIAN SIGN (DETAIL BY OTHERS)
9 SPACES
CONCRETE SIDEWALK (TYP.)
TYPE 1 CURB RAMP
RESTAURANT BLDG #4 7,200 S.F. (1 STORY)
SPEED TABLE (SEE DETAIL)
RETAIL BLDG #3 12,000 S.F.
6' WIDE PAINTED CROSSWALK (TYP.)
TYPE 7 CURB RAMP
16 SPACES
8 SPACES (OPERATIONS)
OPERATIONS/ MAINTENANCE 7,958 S.F. (1 STORY W/ MEZZ)
CONCRETE WALK
MOUNTABLE CURB ISLAND
PIKE RUN PLAZA MONUMENT SIGN #1
DEPRESSED CURB
6' WIDE SCORED CONC. CROSSWALK (TYP.)
20'X20' SHELTER & PEDESTAL TABLE (ONE ACCESSIBLE)
HARDSCAPE AREA (SEE SHEET 11)
DUMPSTER ENCLOSURE (TYP.)
EXTENT OF 530' SIGHT TRIANGLE FOR RIGHT TURN
29 SPACES
HARDSCAPE AREA (SEE SHEET 11)
CONCRETE PAD AND BIKE RACK (TYP.)
LOADING DOCK RETAINING WALL
SPEED TABLE (SEE DETAIL)
W11-2A W/ W16-9P
CONCRETE SIDEWALK (TYP.)
REST. BLDG #5 3,150 S.F. (1 STORY)
TYPE 5 CURB RAMP
ADA RAMP SEE DETAIL IN GRADING PLAN
5 TRUCK SPACES
RETAIL BLDG #2 37,180 S.F. (1 STORY).
5' FLUSH CURB
6' WIDE SCORED CONC. CROSSWALK (TYP.)
24" BAR & 12" YELLOW @ 0' PAINTED TEXT
PROP. 12" YELLOW @ 45° 12' O.C.
PROP. 4" DOUBLE YELLOW
4" CURB ALONG ROUTE 206 FRONTAGE (SEE PRP DRIVEWAY ACCESS PLAN)
BELGIAN BLOCK CURB (TYP.)
6' WIDE PAINTED CROSSWALK (TYP.)
141 SPACES
PROPOSED TREELINE (TYP.)
4" YELLOW @ 45° 12" O.C (TYP.)
LOADING DOCK RETAINING WALL
DUMPSTER ENCLOSURE (TYP.)
125 SPACES
TYPE 5 CURB RAMP
6' WIDE PAINTED CROSSWALK (TYP.)
2' WIDE PAINTED STOP BAR (TYP.)
154 SPACES
TRANSITION TO FLUSH CURB
6" CONCRETE PAD (WHEELSTOPS (TYP.)
TRANSITION TO FLUSH CURB
CONCRETE SIDEWALK (TYP.)
FLUSH CURB ALONG FRONT OF BUILDING
CVS 14,498 S.F. (1 STORY W/ MEZZ)
CONCRETE PAD AND BIKE RACK (TYP.)
RETAIL BLDG #1 27,542 S.F. (1 STORY)
ADA RAMP SEE DETAIL IN GRADING PLAN
SPEED TABLE (SEE DETAIL)
W11-2A W/ W16-9P
DRIVE THRU CANOPY
END FENCE
PROP. VERTICAL CARDBOARD COMPACTOR
PROP. TRASH ENCLOSURE (CVS)
10' TRANSITION CURB
FLUSH CURB
5' FLUSH CURB
6' WIDE SCORED CONC. CROSSWALK (TYP.)
REFUSE ENCLOSURE (TYP. FOR 3)
TYPE 5 CURB RAMP
9 SPACES
83 SPACES
BELGIAN BLOCK CURB (TYP.)
W-BEAM GUIDE RAIL (TYP.)
4' HIGH ORNAMENTAL FENCE (TYP.)
4' WIDE CONCRETE SIDEWALK (TYP.)
SLIDING GATE (TYP.)
FLUSH CURB (TYP.)
2' WIDE PAINTED STOP BAR (TYP.)
ACCESSIBLE PEDESTAL TABLE
PEDESTAL TABLE
CONCRETE PAD AND BIKE RACK (TYP.)
TYPE 5 CURB RAMP
DEPRESSED CURB (TYP.)
FLUSH CURB (TYP.)
PROPOSED TREELINE (TYP.)
SERVICE LAYBY
W-BEAM GUIDERAIL (TYP.)
POND #5B IMPROVEMENTS PROPOSED AS PART OF BELLE MEAD PLANNED UNIT DEVELOPMENT — AREA 1 APPLICATION
BELGIAN BLOCK CURB (TYP.)
HARDSCAPE AREA (SEE SHEET 11)
MODULAR BLOCK RETAINING WALL #3 (9.5' MAX. HT.) AND 4' HIGH ORNAMENTAL
6' WIDE PAINTED CROSSWALK
4' WIDE CONCRETE SIDEWALK (TYP.)
END FENCE
MEET EXISTING CURB
WIDE BRIDGE ACCESS EASEMENT CONTAINING 1,055 SF /0.024 AC.
5' WIDE BRIDGE ACCESS EASEMENT CONTAINING 1,071 SF /0.024 AC.
BLOCK 5023 LOT 2
BLOCK 5016 LOT 1
551.348'
147.36'
84.23'
76.3'
69.28'
99.21'
56.13'
41.51'
33.28'
36.49'
42.52'
42.65'
95.07'
59.88'
50.88'
70'
100'
115'
325'
120'
60'
80'
50'
30'
34'
45'
27'
24'
18'
16'
15'
13'
11'
9'
6.1'
5.5'
4.43'
3.5'
2.5'
2'
1.5'
1'
R=120'
R=35'
R=30'
R=25'
R=20'
R=15'
R=10'
R=5'
R=4'
R=3'
R=2'
T-2
R1-1
R5-1
R6-1(R)
R6-1(L)
R7-1
R7-8
R7-8V
W6-1
W11-2A W/ W16-9P
R3-2L
R3-8L
C15
C16
C17
C18
C19
C78
C79
L46
L47
L48
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L79
L80
L81
L82
L83
L84
L85
L86
L87
L88
L89

MATCH LINE A–A

MATCH LINE A–A

MATCH LINE B–B

MATCH LINE B–B

U.S. HIGHWAY ROUTE 206

BELLE MEAD - GRIGGSTOWN ROAD

MUIRHEAD COURT

COVERT DRIVE

RETAIL BLDG #1 27,542 S.F. (1 STORY)

9 SPACES

83 SPACES

DRIVE THRU CANOPY

END FENCE

PROP. VERTICAL CARDBOARD COMPACTOR

PROP. TRASH ENCLOSURE (CVS)

10' TRANSITION CURB

FLUSH CURB

5' FLUSH CURB

SPEED TABLE (SEE DETAIL)

W11-2A W/ W16-9P

6' WIDE SCORED CONC. CROSSWALK (TYP.)

BELGIAN BLOCK CURB (TYP.)

W-BEAM GUIDE RAIL (TYP.)

4' HIGH ORNAMENTAL FENCE (TYP.)

4" CURB ALONG ROUTE 206 FRONTAGE (SEE PRP DRIVEWAY ACCESS PLAN)

REFUSE ENCLOSURE (TYP. FOR 3)

TYPE 5 CURB RAMP

4' WIDE CONCRETE SIDEWALK (TYP.)

SLIDING GATE (TYP.)

FLUSH CURB (TYP.)

2' WIDE PAINTED STOP BAR (TYP.)

ACCESSIBLE PEDESTAL TABLE

PEDESTAL TABLE

CONCRETE PAD AND BIKE RACK (TYP.)

6' WIDE PAINTED CROSSWALK

4' WIDE CONCRETE SIDEWALK (TYP.)

W-BEAM GUIDERAIL (TYP.)

POND #5B IMPROVEMENTS PROPOSED AS PART OF BELLE MEAD PLANNED UNIT DEVELOPMENT – AREA 1 APPLICATION

HARDSCAPE AREA (SEE SHEET 11)

MODULAR BLOCK RETAINING WALL #3 (9.5' MAX. HT.) AND 4' HIGH ORNAMENTAL FENCE

END FENCE

MEET EXISTING CURB

BLOCK 5023 LOT 3 N/F PIKE RUN L.L.C.

4' HIGH ORNAMENTAL FENCE

CONCRETE CURB

MEET EXISTING CONCRETE CURB

4' CONCRETE SIDEWALK

BELGIAN BLOCK CURB

POLE REMOVED BY UTILITY COMPANY JULY 2016

10' SIDEWALK TRANSITION

PIKE RUN PLAZA MONUMENT SIGN #2

BLOCK 5024 LOT 1 N/F PIKE RUN MASTER ASSOCIATION

CONCRETE CURB

300' SIGHT TRIANGLE (TYP.)

MEET EXISTING CONCRETE CURB

POND #5A IMPROVEMENTS PROPOSED AS PART OF BELLE MEAD PLANNED UNIT DEVELOPMENT – AREA 1 APPLICATION

4' WIDE CONCRETE SIDEWALK (TO PIKE RUN ROAD)

LOT 3 N/F JOJO & ELIZ R. CHIRAYIL

LOT 12 N/F TOWNSHIP OF MONTGOMERY

LOT 1.01 N/F MONTGOMERY TWP. VOL. FIRE CO. NO. 1

4' WIDE CONCRETE SIDEWALK (TO PIKE RUN ROAD)

TYPE 5 CURB RAMP

4' WIDE CONCRETE SIDEWALK (TO PIKE RUN ROAD)

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	REV. PER TWP. COMMENTS
3	6/27/17	GY	PAR	REV. PER TWP. COMMENTS

CONSULTANT

KEY PLAN

A

B

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 6/29/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD AREA 2 PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

SITE PLAN AREA B

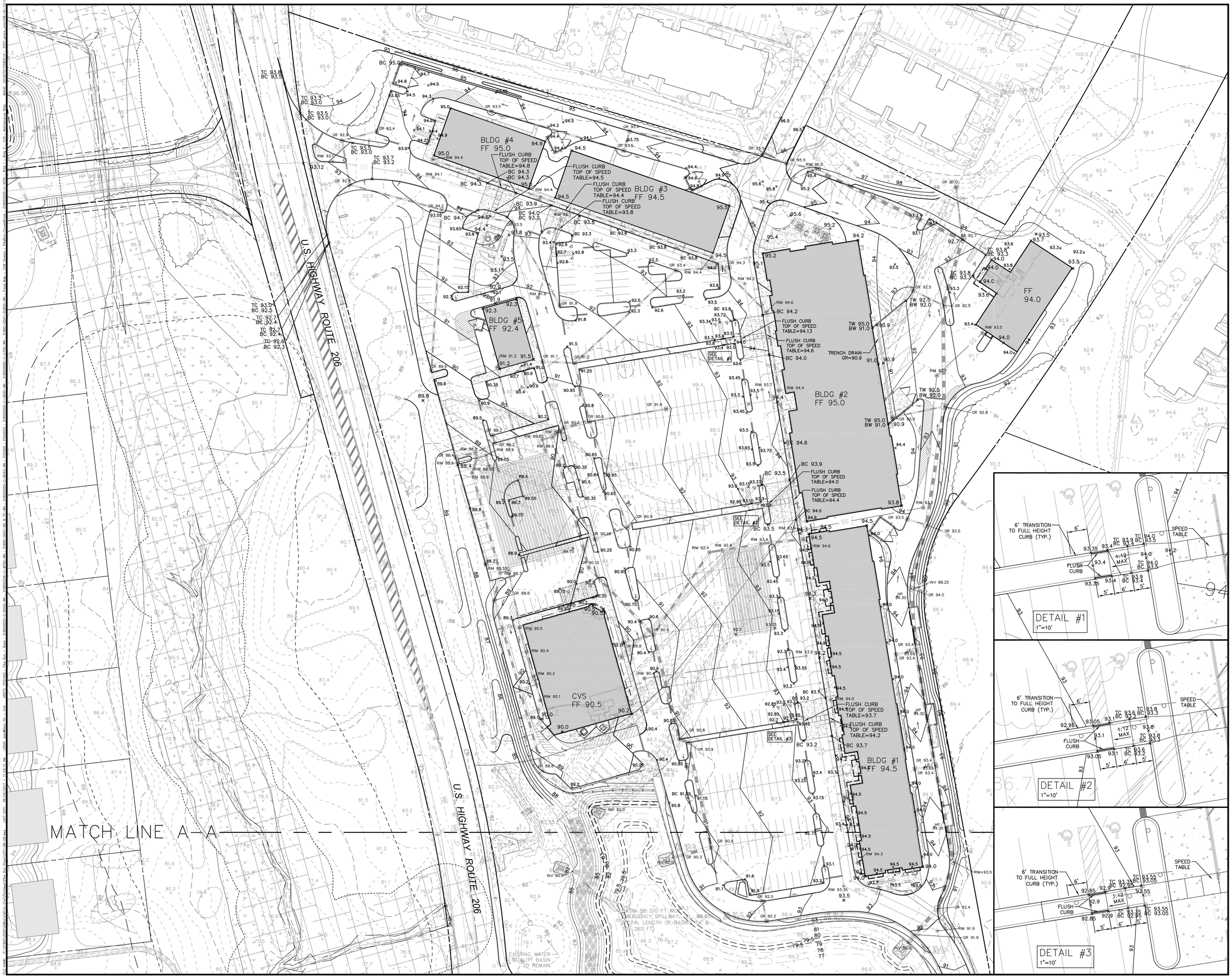
JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	GY
CHECK:	PAR
SCALE:	1"=40'

BINDING ORDER:

SHEET OF

SHEET NO.

C-6



REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
3	6/27/17	GY	PAR	REV. PER TWP. COMMENTS

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 6/29/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

GRADING PLAN
AREA A

JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	GY
CHECK:	PAR
SCALE:	1"=40'

BINDING ORDER:
SHEET OF
SHEET NO.

C-7

MATCH LINE A-A

MATCH LINE A-A

MATCH LINE B-B

U.S. HIGHWAY ROUTE 206

BELLE MEAD - GRIGGSTOWN ROAD

MUIRHEAD COURT

COVERT DRIVE

CVS
FF 90.5

BLDG #1
FF 94.5

RETENTION POND #3
NORMAL W.S. ELEV. 82.0
2 YR. W.S. ELEV. 83.79
10 YR. W.S. ELEV. 84.73
100 YR. W.S. ELEV. 85.91

170 FT WIDE EMERGENCY
SPILLWAY EL. 86.00

PROVIDE SAFETY LEDGE
AT ELEV 83.0 (TYP.)

PROVIDE SAFETY LEDGE
AT ELEV 79.5 (TYP.)

EXISTING WATER
QUALITY BASIN
TO REMAIN

BASIN 5B: 210 FT WIDE
EMERGENCY SPILLWAY EL. 86.00
(TOTAL LENGTH OF BASINS 5A &
5B: 260 FT)

RETENTION POND #5B
NORMAL W.S. ELEV. 82.0
2 YR. W.S. ELEV. 83.79
10 YR. W.S. ELEV. 84.56
100 YR. W.S. ELEV. 86.00

RETENTION POND #5A
NORMAL W.S. ELEV. 82.0
2 YR. W.S. ELEV. 83.79
10 YR. W.S. ELEV. 84.56
100 YR. W.S. ELEV. 86.00

BASIN 5A: 50 FT WIDE EMERGENCY
SPILLWAY EL. 86.50
(TOTAL LENGTH OF BASINS 5A &
5B: 260 FT)

PROVIDE SAFETY LEDGE
AT ELEV 79.5 (TYP.)

PROVIDE SAFETY LEDGE
AT ELEV 83.0 (TYP.)

PROVIDE SAFETY LEDGE
AT ELEV 83.0 (TYP.)

FLUSH CURB
TOP OF SPEED
TABLE=93.7

FLUSH CURB
TOP OF SPEED
TABLE=94.2

SEE
DETAIL #3

RETAINING WALL
EL. 90.5

RETAINING WALL
EL. 89.0

RETAINING WALL
EL. 88.0

START WALL
EL. 89.0

START WALL
EL. 91.1

START WALL
EL. 91.5

END WALL
EL. 89.0

END WALL
EL. 91.0

END WALL
EL. 91.0

MEET EXIST.
CURB

SLOPE=0.9%

SLOPE=1.8%

SLOPE=1.8%

PR. GUTTER
SLOPE=0.6%

FLUSH CURB

EX. GUTTER
SLOPE=0.25%

NEW CURB TO
MAINTAIN EXISTING
ELEVATIONS (TYP.)

UTILITY POLE AND GUY
WIRE REMOVED BY
UTILITY COMPANY IN
JULY 2016

PROVIDE SAFETY LEDGE
AT ELEV 79.5 (TYP.)

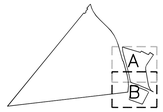
PROVIDE SAFETY LEDGE
AT ELEV 83.0 (TYP.)

P.O. BOX 4039
ABANDONED R.C.P.

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
3	6/27/17	GY	PAR	REV. PER TWP. COMMENTS

CONSULTANT

KEY PLAN



ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 6/29/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

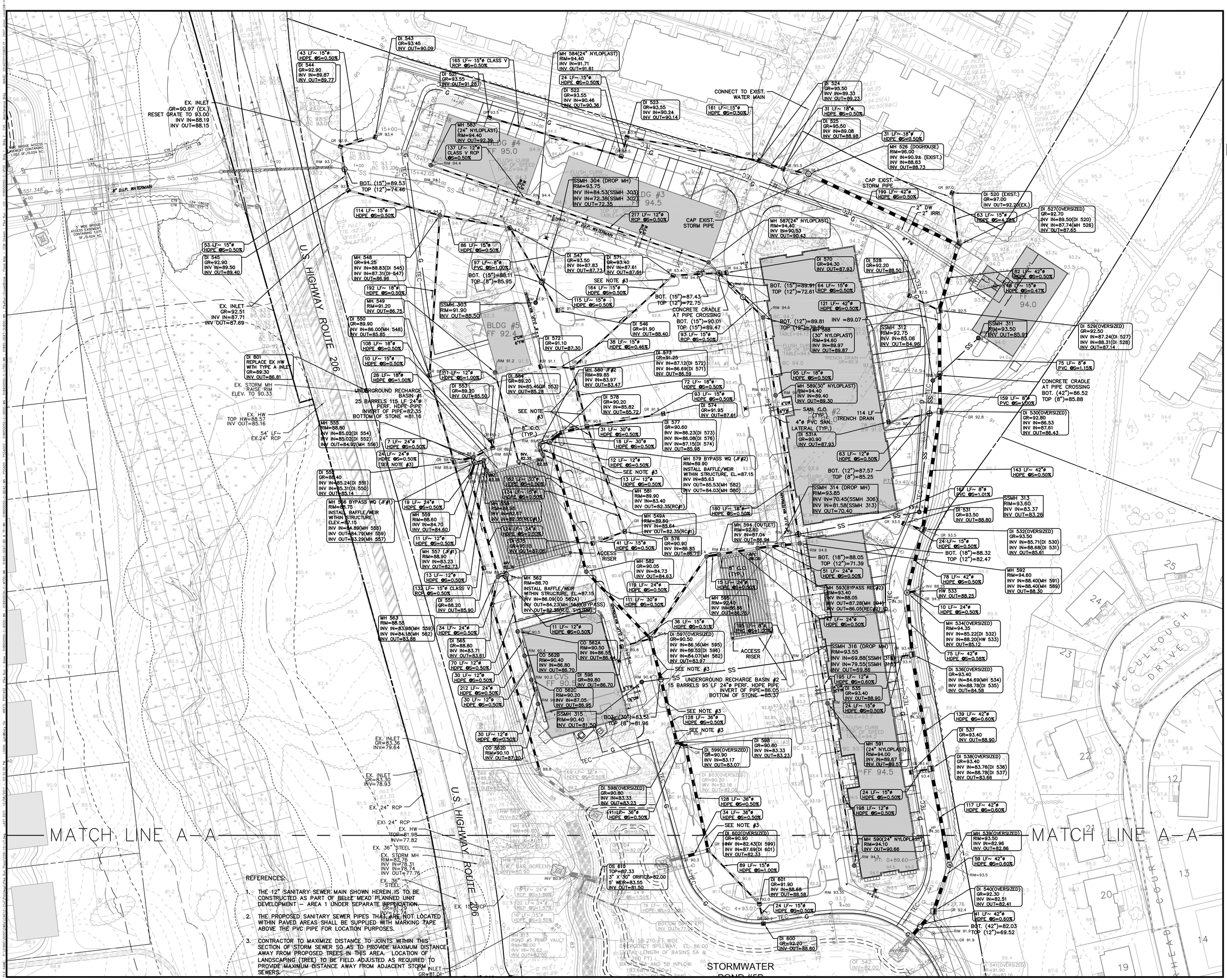
SHEET TITLE

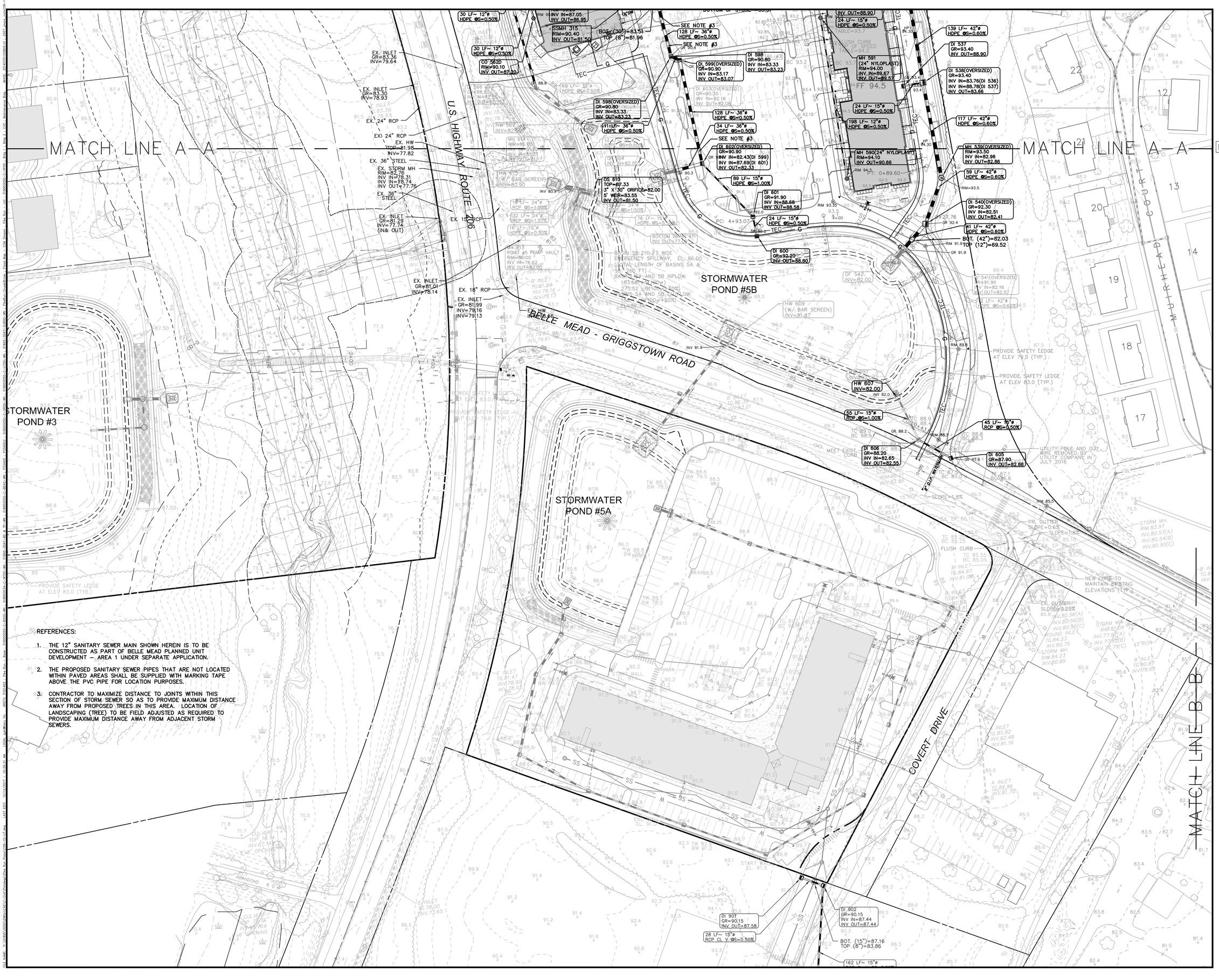
GRADING PLAN
AREA B

JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	GY
CHECK:	PAR
SCALE:	1"=40'

BINDING ORDER:
SHEET OF
SHEET NO.

C-8


EX. INLET
GR=90.97 (EX.)
RESET GRATE TO 93.00
INV IN=88.19
INV OUT=88.15
DI 543
GR=93.45
INV OUT=90.09
43 LF~ 15"ø
HDPE @S=0.50%
DI 544
GR=92.90
INV IN=89.87
INV OUT=89.77
165 LF~ 15"ø CLASS V
RCP @S=0.50%
DI 521
GR=93.55
INV OUT=91.68
MH 584(24" NYLOPLAST)
RIM=94.40
INV IN=91.71
INV OUT=91.61
24 LF~ 15"ø
HDPE @S=0.50%
DI 522
GR=93.55
INV IN=90.46
INV OUT=90.36
DI 523
GR=93.55
INV IN=90.24
INV OUT=90.14
CONNECT TO EXIST.
WATER MAIN
161 LF~ 15"ø
HDPE @S=0.50%
DI 524
GR=95.50
INV IN=89.33
INV OUT=89.23
31 LF~ 18"ø
HDPE @S=0.50%
DI 525
GR=95.50
INV IN=89.08
INV OUT=88.98
31 LF~ 18"ø
HDPE @S=0.50%
MH 526 (DOGHOUSE)
RIM=96.00
INV IN=90.9± (EXIST.)
INV IN=88.83
INV OUT=88.73
MH 583
(24" NYLOPLAST)
RIM=94.40
INV OUT=92.39
137 LF~ 12"ø
CLASS V RCP
@S=0.50%
BLDG #4
FF 95.0
FLUSH CURB
TOP OF SPEED
TABLE=94.5
SSMH 304 (DROP MH)
RIM=93.75
INV IN=84.53(SSMH 303)
INV IN=72.38(SSMH 302)
INV OUT=72.35
BLDG #3
94.5
CAP EXIST.
STORM PIPE
199 LF~ 42"ø
HDPE @S=0.50%
DI 520 (EXIST.)
GR=97.00
INV OUT=92.20(EX.)
2" DW
2" IRRI.
63 LF~ 15"ø
HDPE @S=4.76%
DI 527(OVERSIZED)
GR=92.70
INV IN=89.50(DI 520)
INV IN=87.74(MH 526)
INV OUT=87.65
MH 587(24" NYLOPLAST)
RIM=94.40
INV IN=90.53
INV OUT=90.43
114 LF~ 15"ø
HDPE @S=0.50%
217 LF~ 12"ø
RCP @S=0.50%
D.I.P. WATERMAIN
53 LF~ 15"ø
HDPE @S=0.50%
DI 545
GR=92.90
INV IN=89.50
INV OUT=89.40
86 LF~ 15"ø
HDPE @S=0.50%
97 LF~ 8"ø
PVC @S=1.00%
BOT. (15")=88.11
TOP (8")=85.95
MH 548
GR=94.25
INV IN=88.83(DI 545)
INV IN=87.31(DI 547)
INV OUT=86.96
DI 547
GR=93.50
INV IN=87.83
INV OUT=87.73
DI 571
GR=93.40
INV IN=87.61
INV OUT=87.51
SEE NOTE #3
164 LF~ 15"ø
HDPE @S=0.50%
115 LF~ 15"ø
HDPE @S=0.50%
BOT. (15")=87.43
TOP (12")=72.75
CONCRETE CRADLE
AT PIPE CROSSING
BOT. (15")=90.01
TOP. (15")=89.47
BOT. (15")=89.91
TOP (12")=72.61
64 LF~ 15"ø
RCP @S=0.50%
121 LF~ 42"ø
HDPE @S=0.50%
DI 570
GR=94.30
INV OUT=87.93
DI 528
GR=92.20
INV OUT=88.50
82 LF~ 42"ø
HDPE @S=0.50%
48 LF~ 15"ø
HDPE @S=0.47%
FF
94.0
EX. INLET
GR=92.51
INV IN=87.71
INV OUT=87.69
MH 549
RIM=91.20
INV OUT=86.75
DI 550
GR=89.90
INV IN=86.00(MH 548)
INV OUT=85.85
108 LF~ 18"ø
HDPE @S=0.50%
10 LF~ 15"ø
HDPE @S=0.50%
26 LF~ 18"ø
HDPE @S=1.00%
SSMH 303
RIM=91.90
INV OUT=85.50
DI 546
GR=91.90
INV OUT=88.40
38 LF~ 15"ø
HDPE @S=0.46%
DI 572
GR=91.10
INV OUT=87.30
BLDG #5
FF 92.4
2'DW
6"FW
SSMH 388
(30" NYLOPLAST)
RIM=94.60
INV IN=89.97
INV OUT=89.87
SSMH 312
RIM=92.75
INV IN=85.06
INV OUT=84.96
SSMH 311
RIM=93.50
INV OUT=85.91
DI 529(OVERSIZED)
GR=92.50
INV IN=87.24(DI 527)
INV IN=88.31(DI 528)
INV OUT=87.14
DI 801
REPLACE EX HW
WITH TYPE A INLET
GR=89.30
INV OUT=86.81
EX. STORM MH
RAISE RIM
ELEV. TO 90.33
UNDERGROUND RECHARGE
BASIN #1
25 BARRELS 115 LF 24"ø
PERF. HDPE PIPE
INVERT OF PIPE=82.35
BOTTOM OF STONE =81.16
111 LF~ 12"ø
HDPE @S=1.00%
DI 554
GR=89.20
INV IN=85.45(DI 553)
INV OUT=85.28
DI 553
GR=89.20
INV OUT=85.50
MH 580 (JF#2
RIM=89.85
INV IN=83.97
INV OUT=83.47
DI 573
GR=91.25
INV IN=87.12(DI 572)
INV IN=86.69(DI 571)
INV OUT=86.59
95 LF~ 18"ø
HDPE @S=0.50%
MH 589(30" NYLOPLAST)
RIM=94.40
INV IN=89.40
INV OUT=89.30
72 LF~ 18"ø
HDPE @S=0.50%
93 LF~ 15"ø
HDPE @S=0.50%
DI 574
GR=91.95
INV OUT=87.61
SEE NOTE #3
8" C.O.
(TYP.)
DI 578
GR=90.20
INV IN=85.82
INV OUT=85.72
DI 577
GR=90.60
INV IN=86.23(DI 573)
INV IN=86.08(DI 576)
INV IN=87.15(DI 574)
INV OUT=85.98
SAN. C.O.
(TYP.)
4"ø PVC SAN.
LATERAL (TYP.)
DI 531A
GR=90.90
INV OUT=87.93
114 LF
TRENCH DRAIN
#2
159 LF~ 8"ø
PVC @S=1.00%
75 LF~ 8"ø
PVC @S=1.15%
CONCRETE CRADLE
AT PIPE CROSSING
BOT. (42")=86.52
TOP (8")=85.88
DI 530(OVERSIZED)
GR=92.80
INV IN=86.53
INV IN=87.61
INV OUT=86.43
MH 555
RIM=88.80
INV IN=85.02(DI 554)
INV IN=85.02(DI 552)
INV OUT=84.92(MH 556)
54' LF~
EX.24" RCP
7 LF~ 24"ø
HDPE @S=0.50%
24 LF~ 24"ø
HDPE @S=0.50%
(SEE NOTE #3)
31 LF~ 30"ø
HDPE @S=0.50%
18 LF~ 30"ø
HDPE @S=0.50%
12 LF~ 12"ø
HDPE @S=0.50%
SEE NOTE #3
13 LF~ 12"ø
HDPE @S=0.50%
MH 579 BYPASS WQ (JF#2)
RIM=89.90
INSTALL BAFFLE/WEIR
WITHIN STRUCTURE, EL=87.15
INV IN=85.63
INV IN=85.53(MH 592)
INV OUT=84.03(MH 580)
MH 581
RIM=89.90
INV IN=83.40
INV OUT=82.35(RC#1)
DI 503
GR=88.40
INV IN=85.24(DI 551)
INV IN=85.31(DI 550)
INV OUT=85.14
MH 556 BYPASS WQ (JF#1)
RIM=88.75
INSTALL BAFFLE/WEIR
WITHIN STRUCTURE
ELEV.=87.15
INV IN=84.89(MH 555)
INV OUT=84.79(MH 559)
INV OUT=83.29(MH 557)
162 LF~ 30"ø
HDPE @S=0.50%
MH 558
RIM=88.95
INV IN=82.97
INV IN=82.35(RC#1)
134 LF~ 24"ø
HDPE @S=0.50%
DI 575
GR=89.70
INV OUT=87.05
MH 549A
RIM=88.80
INV IN=85.64
INV OUT=82.35(RC#1)
180 LF~ 18"ø
HDPE @S=0.50%
MH 594 (OUTLET
RIM=92.60
INV IN=87.04
INV OUT=86.94
19 LF~ 24"ø
HDPE @S=0.50%
MH 559
RIM=88.60
INV IN=84.70
INV OUT=84.60
11 LF~ 12"ø
HDPE @S=0.50%
MH 557 (JF#1)
RIM=88.90
INV IN=83.23
INV OUT=82.73
13 LF~ 12"ø
HDPE @S=0.50%
132 LF~ 15"ø CLASS V
RCP @S=0.50%
DI 551
GR=88.20
INV OUT=85.90
41 LF~ 15"ø
HDPE @S=0.50%
DI 576
GR=90.90
INV IN=86.85
INV OUT=86.75
ACCESS
RISER
MH 582
GR=90.05
INV IN=84.73
INV OUT=84.63
119 LF~ 24"ø
HDPE @S=0.50%
111 LF~ 30"ø
HDPE @S=0.50%
MH 595
RIM=92.40
INV IN=86.86
INV OUT=86.76
195 LF~ 8"ø
PVC @S=1.00%
MH 562
RIM=88.70
INSTALL BAFFLE/WEIR
WITHIN STRUCTURE, EL=87.15
INV IN=86.09(CO 562A)
INV OUT=84.23(MH 563)(BYPASS)
INV OUT=82.35(R.C. SYSTEM)
MH 563
RIM=88.55
INV IN=83.98(MH 559)
INV IN=84.18(MH 562)
INV OUT=83.88
11 LF~ 12"ø
HDPE @S=0.50%
34 LF~ 24"ø
HDPE @S=0.50%
DI 565
GR=88.80
INV IN=83.71
INV OUT=83.61
70 LF~ 12"ø
HDPE @S=0.50%
30 LF~ 12"ø
HDPE @S=0.50%
212 LF~ 24"ø
HDPE @S=0.50%
30 LF~ 12"ø
HDPE @S=0.50%
CO 562A
RIM=90.50
INV IN=86.55
INV OUT=86.44
CO 562B
RIM=90.40
INV IN=86.80
INV OUT=86.70
CO 562C
RIM=90.20
INV IN=87.05
INV OUT=86.95
DI 596
GR=89.80
INV OUT=86.70
SSMH 315
RIM=90.40
INV OUT=81.50
BOT. (30")=83.51
TOP (8")=81.96
SEE NOTE #3
36 LF~ 15"ø
HDPE @S=0.51%
DI 597(OVERSIZED)
GR=90.50
INV IN=86.16(MH 595)
INV IN=86.52(DI 596)
INV IN=84.07(MH 582)
INV OUT=83.97
SEE NOTE #3
UNDERGROUND RECHARGE BASIN #2
15 BARRELS 95 LF 24"ø PERF. HDPE PIPE
INVERT OF PIPE=86.05
BOTTOM OF STONE =85.37
128 LF~ 36"ø
HDPE @S=0.50%
SEE NOTE #3
DI 599(OVERSIZED)
GR=90.90
INV IN=83.17
INV OUT=83.07
DI 598
GR=90.80
INV IN=83.33
INV OUT=83.23
MH 591
(24" NYLOPLAST)
RIM=94.00
INV IN=89.67
INV OUT=89.57
FF 94.5
DI 598(OVERSIZED)
GR=90.80
INV IN=83.33
INV OUT=83.23
69 LF~ 30"ø
HDPE @S=0.50%
111 LF~ 36"ø
HDPE @S=0.50%
128 LF~ 36"ø
HDPE @S=0.50%
34 LF~ 36"ø
HDPE @S=0.50%
SEE NOTE #3
DI 602(OVERSIZED)
GR=90.90
INV IN=82.43(DI 599)
INV IN=87.69(DI 601)
INV OUT=82.33
MH 590(24" NYLOPLAST)
RIM=94.10
INV OUT=90.66
24 LF~ 15"ø
HDPE @S=0.50%
198 LF~ 12"ø
HDPE @S=0.50%
89 LF~ 15"ø
HDPE @S=1.00%
OS 610
TOP=87.33
3" X 30" ORIFICE=82.00
5' WEIR=83.55
INV OUT=81.50
DI 601
GR=91.90
INV IN=88.68
INV OUT=88.58
24 LF~ 15"ø
HDPE @S=0.50%
DI 600
GR=92.20
INV OUT=88.80
MH 593(BYPASS REC#2)
RIM=93.40
INV IN=88.05
INV OUT=87.28(MH 594)
INV OUT=86.05(REC#2)
37 LF~ 24"ø
HDPE @S=0.50%
SSMH 316 (DROP MH)
RIM=93.55
INV IN=89.88(SSMH 317)
INV IN=79.55(SSMH 315)
INV OUT=69.86
195 LF~ 12"ø
HDPE @S=0.60%
DI 535
GR=93.40
INV OUT=88.90
24 LF~ 15"ø
HDPE @S=0.50%
DI 536(OVERSIZED)
GR=93.40
INV IN=84.69(MH 534)
INV IN=88.78(DI 535)
INV OUT=84.58
75 LF~ 42"ø
HDPE @S=0.58%
MH 534(OVERSIZED)
RIM=94.35
INV IN=85.22(DI 532)
INV IN=88.20(HW 533)
INV OUT=85.12
10 LF~ 24"ø
HDPE @S=0.50%
HW 533
INV OUT=88.25
78 LF~ 42"ø
HDPE @S=0.50%
MH 592
RIM=94.60
INV IN=88.40(MH 591)
INV IN=88.40(MH 589)
INV OUT=88.30
DI 532(OVERSIZED)
GR=93.50
INV IN=85.71(DI 530)
INV IN=88.68(DI 531)
INV OUT=85.61
24' LF~ 15"ø
HDPE @S=0.50%
BOT. (18")=88.32
TOP (12")=82.47
SSMH 313
RIM=93.60
INV IN=83.37
INV OUT=83.26
DI 531
GR=93.50
INV OUT=88.80
16' LF~ 8"ø
PVC @S=1.01%
BOT. (18")=88.05
TOP (12")=71.39
51 LF~ 24"ø
HDPE @S=0.50%
63 LF~ 12"ø
HDPE @S=0.50%
BOT. (12")=87.57
TOP (8")=85.25
SSMH 314 (DROP MH)
RIM=93.85
INV IN=70.45(SSMH 306)
INV IN=81.58(SSMH 313)
INV OUT=70.40
143 LF~ 42"ø
HDPE @S=0.50%
DI 539(OVERSIZED)
GR=93.50
INV IN=82.96
INV OUT=82.86
59 LF~ 42"ø
HDPE @S=0.60%
DI 540(OVERSIZED)
GR=92.30
INV IN=82.51
INV OUT=82.41
41 LF~ 42"ø
HDPE @S=0.60%
BOT. (42")=82.03
TOP (12")=69.52
DI 541(OVERSIZED)
GR=91.90
INV IN=82.16
INV OUT=82.06
139 LF~ 42"ø
HDPE @S=0.60%
DI 537
GR=93.40
INV OUT=88.90
DI 538(OVERSIZED)
GR=93.40
INV IN=83.76(DI 536)
INV IN=88.78(DI 537)
INV OUT=83.66
117 LF~ 42"ø
HDPE @S=0.60%
MH 539(OVERSIZED)
RIM=93.50
INV IN=82.96
INV OUT=82.86
DI 603(OVERSIZED)
GR=90.30
INV IN=82.16
INV OUT=82.06
MH 585
RIM=86.00
INV IN=81.21
INV OUT=81.11
HW 615
(W/ BAR SCREEN)
INV=80.90
INV 80.9
184 LF~ 24"ø
RCP @S=1.50%
32 LF~ 24"ø
RCP @S=1.57%
16" LF~ 15"ø
HDPE @S=0.50%
DI 813
POND #5 PUMP VAULT
RIM=86.00
INV IN=76.62
INV OUT=82.00
EX. INLET
GR=83.56
INV=79.64
EX. INLET
GR=83.30
INV=78.93
EX. 24" RCP
EX. 24" RCP
EX. HW
TOP=81.98
INV=77.82
EX. 36" STEEL
EX. STORM MH
RIM=82.76
INV IN=78.31
INV IN=78.74
INV OUT=77.76
EX. 36" STEEL
EX. INLET
GR=81.01
EX. 15" RCP
U.S. HIGHWAY ROUTE 206
MATCH LINE A-A
MATCH LINE A-A
STORMWATER
POND #5B
BOTTOM ELEV. 81.00
TOP ELEV. 86.00
TOTAL VOLUME = 58,210 FT. WIDE
EMERGENCY SPILLWAY, EL. 86.00
(TOTAL LENGTH OF BASINS 5A &
5B = 260 FT)
BASIN 5A AND 5B INFLOW:
185.66 CFS (100-YR)
McCULLOUGH DRIVE
THOROUGHBRED DRIVE
CVS
FF 90.4
FLUSH CURB
TOP OF SPEED
TABLE=94.5
TRENCH DRAIN
TOP=90.9
TOP=94.0
TOP=94.3
TOP=94.6
TOP=94.9
TOP=95.2
TOP=95.5
TOP=95.8
TOP=96.1
TOP=96.4
TOP=96.7
TOP=97.0
TOP=97.3
TOP=97.6
TOP=97.9
TOP=98.2
TOP=98.5
TOP=98.8
TOP=99.1
TOP=99.4
TOP=99.7
TOP=100.0
TOP=100.3
TOP=100.6
TOP=100.9
TOP=101.2
TOP=101.5
TOP=101.8
TOP=102.1
TOP=102.4
TOP=102.7
TOP=103.0
TOP=103.3
TOP=103.6
TOP=103.9
TOP=104.2
TOP=104.5
TOP=104.8
TOP=105.1
TOP=105.4
TOP=105.7



REFERENCES:

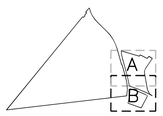
1. THE 12" SANITARY SEWER MAIN SHOWN HEREIN IS TO BE CONSTRUCTED AS PART OF BELLE MEAD PLANNED UNIT DEVELOPMENT – AREA 1 UNDER SEPARATE APPLICATION.
2. THE PROPOSED SANITARY SEWER PIPES THAT ARE NOT LOCATED WITHIN PAVED AREAS SHALL BE SUPPLIED WITH MARKING TAPE ABOVE THE PVC PIPE FOR LOCATION PURPOSES.
3. CONTRACTOR TO MAXIMIZE DISTANCE TO JOINTS WITHIN THIS SECTION OF STORM SEWER SO AS TO PROVIDE MAXIMUM DISTANCE AWAY FROM PROPOSED TREES IN THIS AREA. LOCATION OF LANDSCAPING (TREE) TO BE FIELD ADJUSTED AS REQUIRED TO PROVIDE MAXIMUM DISTANCE AWAY FROM ADJACENT STORM SEWERS.

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	1/21/16	JPS	PAR	REV. FOR FWW/FHA APPLICATION
2	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
3	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
4	2/14/17	GY	PAR	REV. PER COORDINATION
5	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
6	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
7	12/8/17	GY	PAR	REV. WATER SERVICES

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN



ORIENTATION / SCALE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 12/8/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

UTILITY PLAN
AREA B

JOB NO.: 01895-0050
DATE: 12/17/2015
DRAWN: GY
CHECK: PAR
SCALE: 1"=40'

BINDING ORDER:
SHEET OF
SHEET NO.

C-10

PIKE RUN PLAZA

AREA TYPE	REQUIRED TREES/UNIT	PROPOSED AREA/QUANT.	TOTAL TREES REQUIRED	TOTAL TREES PROVIDED
NON-RESIDENTIAL/MULTI-FAMILY	14 TREES/ACRE	20.54 ACRES	288	256(1)
	SHORTFALL = 32 (TO BE PLANTED ON-SITE OR WITHIN ADJACENT PIKE RUN COMMUNITY - COORDINATE LOCATION AND SPECIES WITH TOWNSHIP LANDSCAPE ARCHITECT)			
STREET TREES	1 TREE/50 LF			
ROUTE 206		1,164 LF	23	18
BELLE MEAD-GRIGGSTOWN		795 LF	16	1
		TOTAL	39	19
	SHORTFALL = 20 (TO BE PLANTED AT/NEAR MONTGOMERY DOG PARK - COORDINATE LOCATION AND SPECIES WITH TOWHSHIP LANDSCAPE ARCHITECT)			

(1) TOTAL PROVIDED = 256 (113 + 72 + 71)

TREE SIZE REQUIREMENTS

All newly planted shade trees as required by this section shall be of nursery stock, shall have a minimum caliper of two and one-half (2 1/2) inches measured six (6) inches from the ground, shall be balled and burlapped.

Evergreen trees shall be at least six (6) feet in height at the time of planting, balled and burlapped.

Flowering ornamental trees shall not be less than one and one-fourth (1 1/4) inch caliper, measured six (6) inches above the ground, or less than six (6) feet high. They must be heavily branched. Trees shall be balled and burlapped.

All plant material shall be guaranteed for at least two (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 at the expense of the developer.

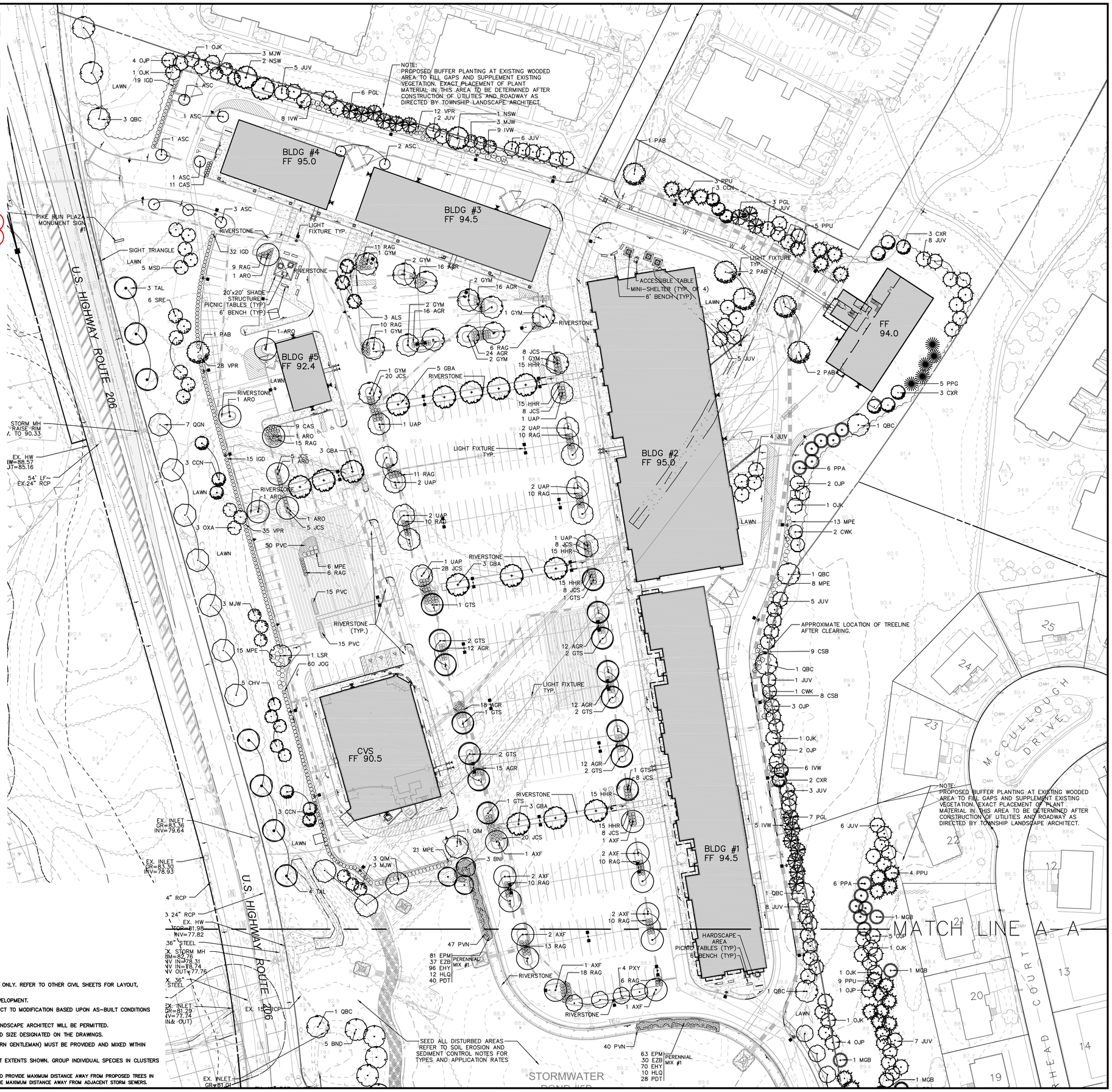
All plantings shall be installed in accordance with the American Standard For Nursery Stock, latest edition, prepared by the American Nursery & Landscape Association.

PIKE RUN PLAZA
PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE COND	REMARKS
DECIDUOUS SHADE TREES					
AXF	12	Acer x. freemani 'Celzam'	Celebration Maple	2 1/2"–3" cal. B & B	
ARO	7	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"–3" cal. B & B	
ASC	9	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2 1/2"–3" cal. B & B	
BNI	6	Betula nigra 'Heritage'	Heritage River Birch	12'–14' B & B	Multi–stem 3 branch max.
BND	5	Betula nigra 'Dura–Heat'	Dura–Heat River Birch	2 1/2"–3" cal. B & B	Single Stem
GBA	14	Ginkgo biloba 'Halka'	Halka Ginkgo	4" cal. B & B	
GTS	15	G. triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2 1/2"–3" cal. B & B	
GYM	13	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2"–3" cal. B & B	No Substitutions
LSR	2	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2 1/2"–3" cal. B & B	#1 in Street Tree Calc.
NSW	3	Nyssa sylvatica 'Wildfire	Wildfire Tupelo	2 1/2"–3" cal. B & B	#3 in Buffer Calc.
PAB	6	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2 1/2"–3" cal. B & B	
QBC	9	Quercus bicolor 'JFS–KWIZ'	American Dream Swamp White Oak	2 1/2"–3" cal. B & B	#5 in Buffer Calc. #4 in Street Tree Calc.
QIM	5	Quercus imbricaria	Shingle Oak	2 1/2"–3" cal. B & B	#1 in Buffer Calc.
QGN	7	Quercus bicolor 'Green Nova'	Sun Breaker Swamp White Oak	2 1/2"–3" cal. B & B	#7 in Street Tree Calc.
TAL	7	Tilia americana 'DTR 123'	Legend Linden	2 1/2"–3" cal. B & B	#7 in Street Tree Calc.
UAP	12	Ulmus americana 'Princeton'	Princeton American Elm	2 1/2"–3" cal. B & B	Own Root Propogation
TOTAL 132, REPLACEMENT VALUE 113					
DECIDUOUS ORNAMENTAL TREES					
ALS	3	Amelanchier x laevis 'Spring Flurry'	Spring Flurry Serviceberry	2 1/2"–3" cal. B & B	Single Stem
CCN	9	Cercis canadensis	Eastern Redbud	12' ht. B & B	Multi–stem #3 in Buffer Calc.
CHV	5	Chionanthus virginicus	Fringetree	12' ht. B & B	Multi–stem Tree form
CXR	8	Cornus x Rutdan	Celestial Flowering Dogwood(Rutgers)	2 1/2"–3" cal. B & B	Full form #6 in Buffer Calc.
CWK	3	Crataegus viridis 'Winter King'	Winter King Hawthorn	2 1/2"–3" cal. B & B	Limb to 6' hgt. #3 in Buffer Calc.
MJW	12	Magnolia virginiana 'Jim Wilson'	Moonglow Sweetbay Magnolia	12' ht. B & B	Limb to 6' hgt. #6 in Buffer Calc.
MSD	5	Malus 'Snowdrift'	Snowdrift Crabapple	2 1/2"–3" cal. B & B	Single Stem
PXY	15	Prunus x. yedoensis	Yoshino Cherry	2 1/2"–3" cal. B & B	Single Stem Matched
OXA	6	Oxydendron arboreum	Sourwood	2 1/2"–3" cal. B & B	Multi–Stem
SRE	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	12' ht. B & B	Multi–stem
TOTAL 72, REPLACEMENT VALUE 72					
EVERGREEN TREES					
OJP	24	Ilex opaca 'Jersey Princess'	Jersey Princess American Holly	6' ht. B & B/Heavy	Female
OJK	9	Ilex opaca 'Jersey Knight'	Jersey Knight American Holly	6' ht. B & B/Heavy	Male Pollinator 1 per 3 Females
JUV	84	Juniperus virginiana	Eastern Red Cedar	6' ht. B & B/Heavy	
MGB	7	Magnolia grandiflora 'Braken's Brown Beauty'	Brakens Brown Beauty Southern Magnolia	6' ht. B & B/Heavy	
PPA	36	Picea abies	Norway Spruce	6' ht. B & B/Heavy	
PGL	16	Picea glauca	White Spruce	6' ht. B & B/Heavy	
PPG	5	Picea pungens 'Glauca'	Colorado Blue Spruce	6' ht. B & B/Heavy	
PPU	34	Picea pungens	Colorado Spruce	6' ht. B & B/Heavy	Green color
TOTAL 215, REPLACEMENT VALUE 71 (215–73 NEW BUFFER)=142 @50% = 71					
EVERGREEN/DECIDUOUS SHRUBS					
AGR	149	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	#5 Container	
CAS	20	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Sweetspire	#5 Container	
CSB	31	Cornus sericea 'Bailey'	Bailey Redosier Dogwood	#7 Container	5 cane min.
IGD	79	Ilex glabra 'Densa'	Dense Inkberry	36" ht. #7 Container	
IVW	52	Ilex verticillata 'Winter Red'	Winter Red Winterberry	#7 Container	5 cane min.
JCS	126	Juniperus chinensis var. sargentii 'Viridis'	Green Sargents Juniper	#5 Container	24" spread min.
JOG	60	Juniperus chinensis 'Old Gold'	Old Gold Chinese Juniper	#5 Container	24" spread min.
MPE	63	Myrica pensylvanica 'Silver Sprite'	Silver Sprite Northern Bayberry	#7 Container	5 cane min.
RAG	165	Rhus aromatica 'Gro–Low'	Gro–Low Fragrant Sumac	#5 Container	Plant 42" o.c.
VPR	88	Viburnum x Pragense	Prague Viburnum	#7 Container	5 cane min.
TOTAL 833					
PERENNIALS / GRASSES / GROUNDCOVER					
EPM	216	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	72 Plug Flat	Plant 18" o.c. N. Creek Nursery
EZB	100	Eryngium zabelli 'Big Blue'	Big–Blue Sea Holly	50 Plug Flat	Plant 24" o.c. N. Creek Nursery
EHY	250	Eupatorium hyssopifolium	Hyssop–Leaf Thoroughwort	LP50 Flat	Plant 18" o.c. N. Creek Nursery
HLQ	32	Helianthus 'Lemon Queen'	Lemon Queen Perennial Sunflower	LP32 Flat	Plant 36" o.c. N. Creek Nursery
HHR	90	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Container	Plant 16" o.c.
PVC	80	Panicum virgatum 'Cape Breeze'	Cape Breeze Switchgrass	#3 Container	Plant 24" o.c.
PVN	121	Panicum virgatum 'Northwind'	Northwind Switchgrass	#5 Container	Plant as shown
PDT	100	Penstemon x. 'Dark Towers'	Dark Towers Penstemon	50 Plug Flat	Plant 24" o.c. N. Creek Nursery
TOTAL 989					

GENERAL LANDSCAPE NOTES

1. SHEETS C–11 AND C–12 ARE TO BE USED FOR THE INSTALLATION OF PLANT MATERIAL ONLY. REFER TO OTHER CIVIL SHEETS FOR LAYOUT, GRADING, UTILITY AND LIGHTING INFORMATION.
2. QUANTITIES LISTED IN THE PLANT SCHEDULE REFLECT THE ENTIRE PIKE RUN PLAZA DEVELOPMENT.
3. TREE AND SHRUB LOCATIONS DEPICTED ARE DIAGRAMMATIC IN NATURE AND ARE SUBJECT TO MODIFICATION BASED UPON AS–BUILT CONDITIONS AND AS DIRECTED BY THE TOWNSHIP LANDSCAPE ARCHITECT.
4. PLANT SPECIES SHALL BE AS SCHEDULED. NO SUBSTITUTIONS WITHOUT CONSENT OF LANDSCAPE ARCHITECT WILL BE PERMITTED.
5. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
6. MALE POLLINATORS FOR ILEX OPACA (JERSEY KNIGHT) AND ILEX VERTICILLATA (SOUTHERN GENTLEMAN) MUST BE PROVIDED AND MIXED WITHIN GROUPINGS.
7. PERENNIAL MIX #1: EVENLY DISTRIBUTE QUANTITIES OF PERENNIALS LISTED THROUGHOUT EXTENTS SHOWN. GROUP INDIVIDUAL SPECIES IN CLUSTERS OF 3–9 PLANTS.
8. CONTRACTOR TO MAXIMIZE DISTANCE TO JOINTS WITHIN THIS SECTION OF STORM SEWER SO AS TO PROVIDE MAXIMUM DISTANCE AWAY FROM PROPOSED TREES IN THIS AREA. LOCATION OF LANDSCAPING (TREE) TO BE FIELD ADJUSTED AS REQUIRED TO PROVIDE MAXIMUM DISTANCE AWAY FROM ADJACENT STORM SEWERS.



REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
3	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
4	12/26/17	GY	PAR	REV. PER SITE PLAN RESOLUTION

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

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

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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BRUCE T. HAWKINS, L.L.A.
LANDSCAPE ARCHITECT
N.J. LIC. NO. AS00097

12/27/2017
SIGNATURE DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

LANDSCAPE PLAN
AREA A

JOB NO.: 01895-0050
DATE: 12/17/2015
DRAWN: JPS
CHECK: PAR
SCALE: 1"=40'

BINDING ORDER:
SHEET OF
SHEET NO.

C-11

PIKE RUN PLAZA

AREA TYPE	REQUIRED TREES/UNIT	PROPOSED AREA/QUANT.	TOTAL TREES REQUIRED	TOTAL TREES PROVIDED
NON-RESIDENTIAL/MULTI-FAMILY	14 TREES/ACRE	20.54 ACRES	288	256(1)
	SHORTFALL = 32 (TO BE PLANTED ON-SITE OR WITHIN ADJACENT PIKE RUN COMMUNITY - COORDINATE LOCATION AND SPECIES WITH TOWNSHIP LANDSCAPE ARCHITECT)			
STREET TREES	1 TREE/50 LF			
ROUTE 206		1,164 LF	23	18
BELLE MEAD-GRIGGSTOWN		795 LF	16	1
		TOTAL	39	19
	SHORTFALL = 20 (TO BE PLANTED AT/NEAR MONTGOMERY DOG PARK - COORDINATE LOCATION AND SPECIES WITH TOWHSHIP LANDSCAPE ARCHITECT)			

(1) TOTAL PROVIDED = 256 (113 + 72 + 71)

TREE SIZE REQUIREMENTS

All newly planted shade trees as required by this section shall be of nursery stock, shall have a minimum caliper of two and one-half (2 1/2) inches measured six (6) inches from the ground, shall be balled and burlapped.

Evergreen trees shall be at least six (6) feet in height at the time of planting, balled and burlapped.

Flowering ornamental trees shall not be less than one and one-fourth (1 1/4) inch caliper, measured six (6) inches above the ground, or less than six (6) feet high. They must be heavily branched. Trees shall be balled and burlapped.

All plant material shall be guaranteed for at least two (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 at the expense of the developer.

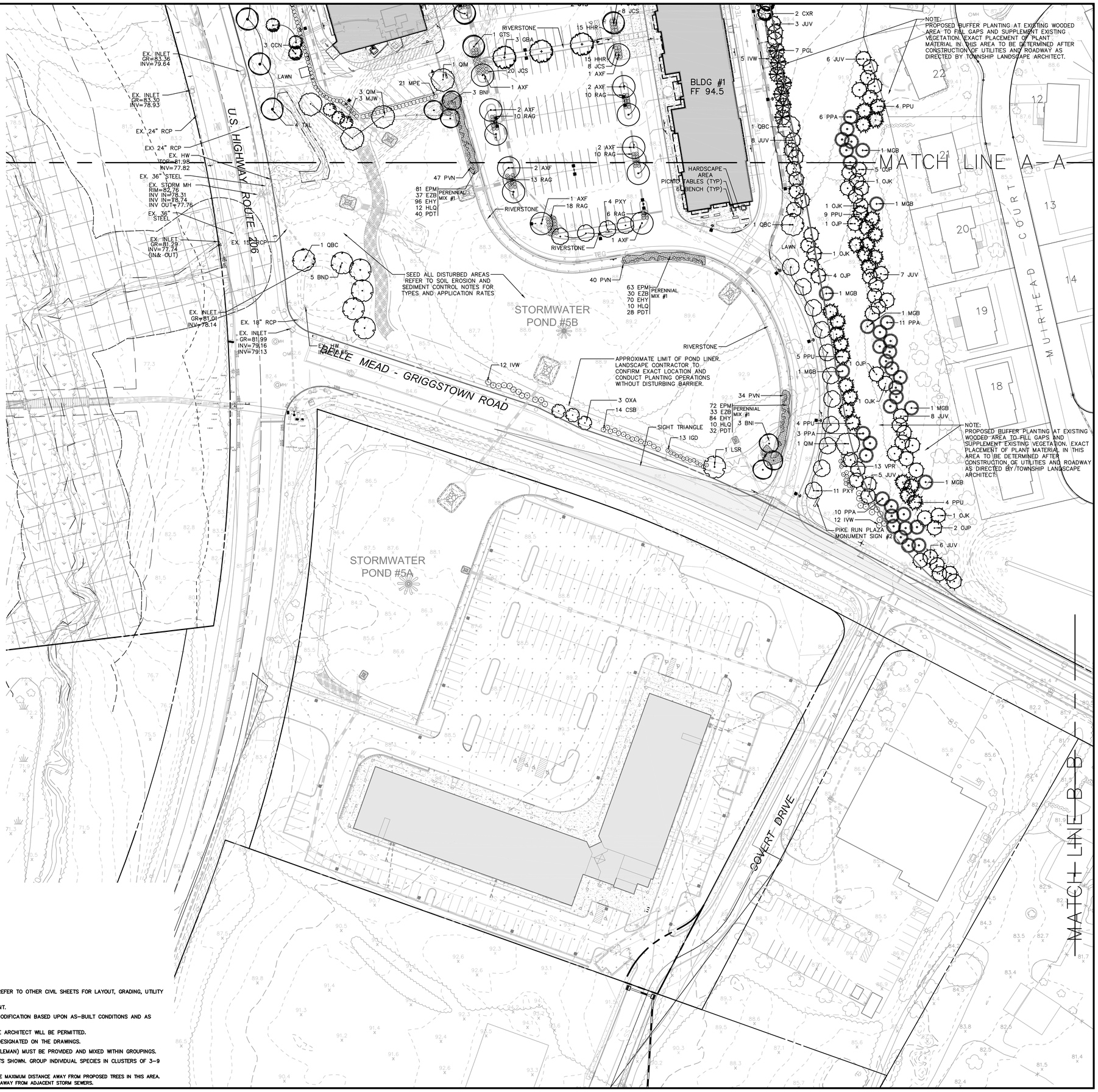
All plantings shall be installed in accordance with the American Standard For Nursery Stock, latest edition, prepared by the American Nursery & Landscape Association.

PIKE RUN PLAZA
PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE COND	REMARKS
DECIDUOUS SHADE TREES					
AXF	12	Acer x. freemanii 'Autumn Blaze'	Celebration Maple	2 1/2"–3" cal. B & B	
ARO	7	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"–3" cal. B & B	
ASC	9	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2 1/2"–3" cal. B & B	
BNI	6	Betula nigra 'Heritage'	Heritage River Birch	12'–14' B & B	Multi-stem 3 branch max.
BND	5	Betula nigra 'Dura-Heat'	Dura-Heat River Birch	2 1/2"–3" cal. B & B	Single Stem
GBA	14	Ginkgo biloba 'Halka'	Halka Ginkgo	4" cal. B & B	
GTS	15	G. triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2 1/2"–3" cal. B & B	
GYM	13	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2"–3" cal. B & B	No Substitutions
LSR	2	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2 1/2"–3" cal. B & B	#1 in Street Tree Calc.
NSW	3	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2 1/2"–3" cal. B & B	#3 in Buffer Calc.
PAB	6	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2 1/2"–3" cal. B & B	
QBC	9	Quercus bicolor 'JFS–KWIZ'	American Dream Swamp White Oak	2 1/2"–3" cal. B & B	#5 in Buffer Calc. #4 in Street Tree Calc.
QIM	5	Quercus imbricaria	Shingle Oak	2 1/2"–3" cal. B & B	#1 in Buffer Calc.
QGN	7	Quercus bicolor 'Green Nova'	Sun Breaker Swamp White Oak	2 1/2"–3" cal. B & B	#7 in Street Tree Calc.
TAL	7	Tilia americana 'DTR 123'	Legend Linden	2 1/2"–3" cal. B & B	#7 in Street Tree Calc.
UAP	12	Ulmus americana 'Princeton'	Princeton American Elm	2 1/2"–3" cal. B & B	Own Root Propagation
TOTAL 132, REPLACEMENT VALUE 113					
DECIDUOUS ORNAMENTAL TREES					
ALS	3	Amelanchier x laevis 'Spring Flurry'	Spring Flurry Serviceberry	2 1/2"–3" cal. B & B	Single Stem
CCN	9	Cercis canadensis	Eastern Redbud	12' ht. B & B	Multi–stem #3 in Buffer Calc.
CHV	5	Chionanthus virginicus	Fringetree	12' ht. B & B	Multi–stem Tree form
CXR	8	Cornus x Rutdan	Celestial Flowering Dogwood(Rutgers)	2 1/2"–3" cal. B & B	Full form #8 in Buffer Calc.
CWK	3	Crotaegus viridis 'Winter King'	Winter King Hawthorn	2 1/2"–3" cal. B & B	Limb to 6' hgt. #3 in Buffer Calc.
MJW	12	Magnolia virginiana 'Jim Wilson'	Moonglow Sweetbay Magnolia	12' ht. B & B	Limb to 6' hgt. #6 in Buffer Calc.
MSD	5	Malus 'Snowdrift'	Snowdrift Crabapple	2 1/2"–3" cal. B & B	Single Stem
PXY	15	Prunus x. yedoensis	Yoshino Cherry	2 1/2"–3" cal. B & B	Single Stem Matched
OXA	6	Oxydendron arboreum	Sourwood	2 1/2"–3" cal. B & B	Multi–Stem
SRE	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	12' ht. B & B	Multi–stem
TOTAL 72, REPLACEMENT VALUE 72					
EVERGREEN TREES					
OJP	24	Ilex opaca 'Jersey Princess'	Jersey Princess American Holly	6' ht. B & B/Heavy	Female
OJK	9	Ilex opaca 'Jersey Knight'	Jersey Knight American Holly	6' ht. B & B/Heavy	Male Pollinator 1 per 3 Females
JUV	84	Juniperus virginiana	Eastern Red Cedar	6' ht. B & B/Heavy	
MGB	7	Magnolia grandiflora 'Braken's Brown Beauty'	Brakens Brown Beauty Southern Magnolia	6' ht. B & B/Heavy	
PPA	36	Picea abies	Norway Spruce	6' ht. B & B/Heavy	
PQL	16	Picea glauca	White Spruce	6' ht. B & B/Heavy	
PPG	5	Picea pungens 'Glauca'	Colorado Blue Spruce	6' ht. B & B/Heavy	
PPU	34	Picea pungens	Colorado Spruce	6' ht. B & B/Heavy	Green color
TOTAL 215, REPLACEMENT VALUE 71 (215–73 NEW BUFFER)=142 @50% = 71					
EVERGREEN/DECIDUOUS SHRUBS					
AGR	149	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	#5 Container	
CAS	20	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Sweetspire	#5 Container	
CSB	31	Cornus sericea 'Bailey'	Bailey Redosier Dogwood	#7 Container	5 cane min.
IGD	79	Ilex glabra 'Densa'	Dense Inkberry Holly	36" ht. #7 Container	
IVW	52	Ilex verticillata 'Winter Red'	Winter Red Winterberry	#7 Container	5 cane min.
JCS	126	Juniperus chinensis var. sargentii 'Viridis'	Green Sargents Juniper	#5 Container	24" spread min.
JOG	60	Juniperus chinensis 'Old Gold'	Old Gold Chinese Juniper	#5 Container	24" spread min.
MPE	63	Myrica pensylvanica 'Silver Sprite'	Silver Sprite Northern Bayberry	#7 Container	5 cane min.
RAG	165	Rhus aromatica 'Gro–Low'	Gro–Low Fragrant Sumac	#5 Container	Plant 42" o.c.
VPR	88	Viburnum x Pragense	Prague Viburnum	#7 Container	5 cane min.
TOTAL 833					
PERENNIALS / GRASSES / GROUNDCOVER					
EPM	216	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	72 Plug Flat	Plant 18" o.c. N. Creek Nursery
EZB	100	Eryngium zabelli 'Big Blue'	Big–Blue Sea Holly	50 Plug Flat	Plant 24" o.c. N. Creek Nursery
EHY	250	Eupatorium hyssopifolium	Hyssop–Leaf Thoroughwort	LP50 Flat	Plant 18" o.c. N. Creek Nursery
HLQ	32	Helianthus 'Lemon Queen'	Lemon Queen Perennial Sunflower	LP32 Flat	Plant 36" o.c. N. Creek Nursery
HHR	90	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Container	Plant 16" o.c.
PVC	80	Panicum virgatum 'Cape Breeze'	Cape Breeze Switchgrass	#3 Container	Plant 24" o.c.
PWN	121	Panicum virgatum 'Northwind'	Northwind Switchgrass	#5 Container	Plant as shown
PDT	100	Penstemon x. 'Dark Towers'	Dark Towers Penstemon	50 Plug Flat	Plant 24" o.c. N. Creek Nursery
TOTAL **989**					

GENERAL LANDSCAPE NOTES

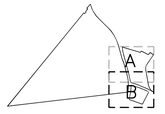
1. SHEETS C–11 AND C–12 ARE TO BE USED FOR THE INSTALLATION OF PLANT MATERIAL ONLY. REFER TO OTHER CIVIL SHEETS FOR LAYOUT, GRADING, UTILITY AND LIGHTING INFORMATION.
2. QUANTITIES LISTED IN THE PLANT SCHEDULE REFLECT THE ENTIRE PIKE RUN PLAZA DEVELOPMENT.
3. TREE AND SHRUB LOCATIONS DEPICTED ARE DIAGRAMMATIC IN NATURE AND ARE SUBJECT TO MODIFICATION BASED UPON AS–BUILT CONDITIONS AND AS DIRECTED BY THE TOWNSHIP LANDSCAPE ARCHITECT.
4. PLANT SPECIES SHALL BE AS SCHEDULED. NO SUBSTITUTIONS WITHOUT CONSENT OF LANDSCAPE ARCHITECT WILL BE PERMITTED.
5. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
6. MALE POLLINATORS FOR ILEX OPACA (JERSEY KNIGHT) AND ILEX VERTICILLATA (SOUTHERN GENTLEMAN) MUST BE PROVIDED AND MIXED WITHIN GROUPINGS.
7. PERENNIAL MIX #1: EVENLY DISTRIBUTE QUANTITIES OF PERENNIALS LISTED THROUGHOUT EXTENTS SHOWN. GROUP INDIVIDUAL SPECIES IN CLUSTERS OF 3–9 PLANTS.
8. CONTRACTOR TO MAXIMIZE DISTANCE TO JOINTS WITHIN THIS SECTION OF STORM SEWER SO AS TO PROVIDE MAXIMUM DISTANCE AWAY FROM PROPOSED TREES IN THIS AREA. LOCATION OF LANDSCAPING (TREE) TO BE FIELD ADJUSTED AS REQUIRED TO PROVIDE MAXIMUM DISTANCE AWAY FROM ADJACENT STORM SEWERS.



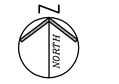
REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	6/30/16	BCM	PAR	ADD EVERGREEN BUFFER
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
4	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
5	12/26/17	GY	PAR	REV. PER SITE PLAN RESOLUTION

CONSULTANT

KEY PLAN



ORIENTATION / SCALE



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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BRUCE T. HAWKINS, L.L.A.
LANDSCAPE ARCHITECT
N.J. LIC. NO. AS00097

12/27/2017
SIGNATURE DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

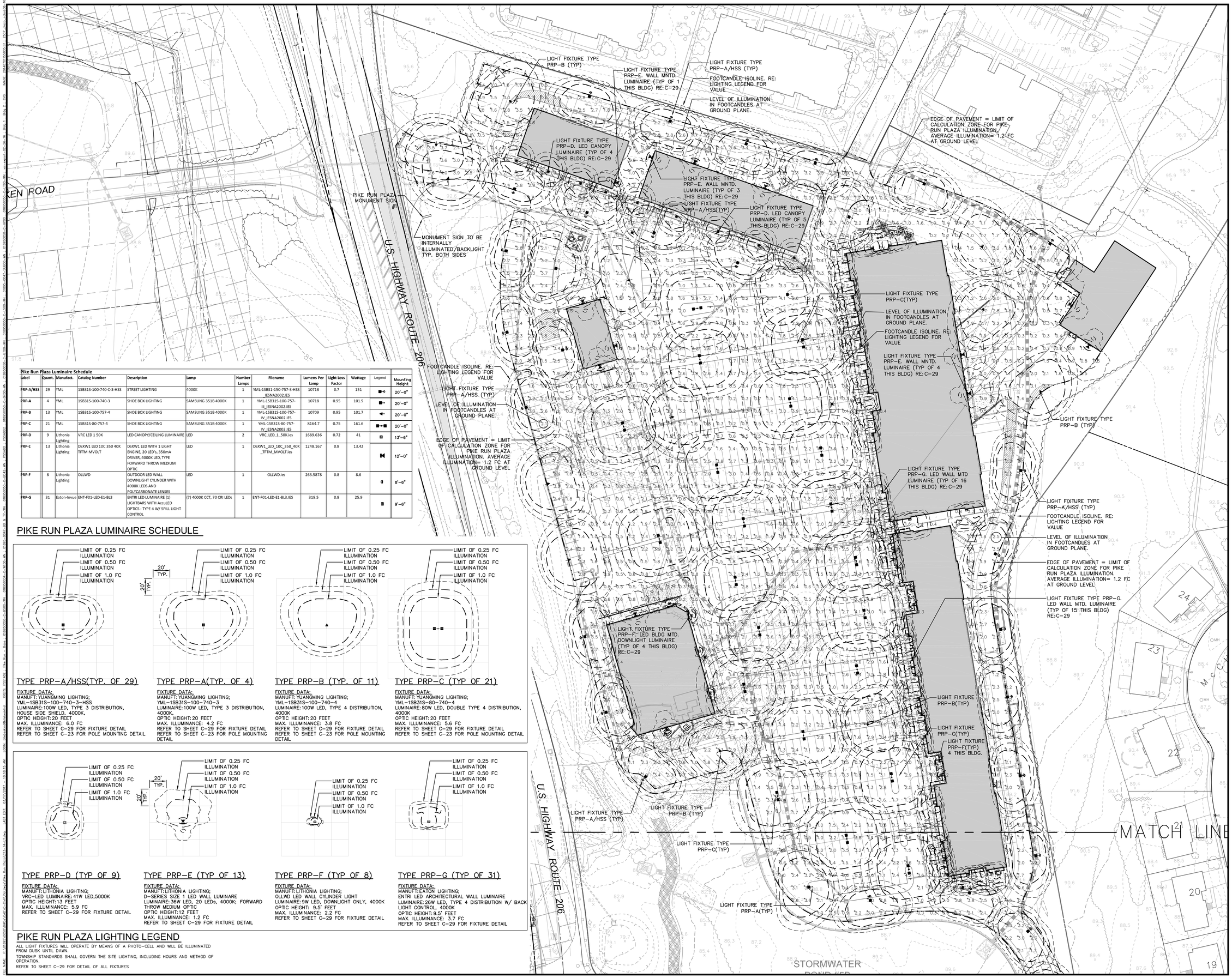
SHEET TITLE

LANDSCAPE PLAN
AREA B

JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	JPS
CHECK:	PAR
SCALE:	AS SHOWN

BINDING ORDER:
SHEET OF
SHEET NO.

C-12



Pike Run Plaza Luminaire Schedule

Label	Quant.	Manufact.	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Legend	Mounting Height
PRP-A/HSS	29	YML	1SB31S-100-740-C-3-HSS	STREET LIGHTING	4000K	1	YML-1SB31-150-757-3-HSS_IESNA2002.IES	10718	0.7	151		20'-0"
PRP-A	4	YML	1SB31S-100-740-3	SHOE BOX LIGHTING	SAMSUNG 351B 4000K	1	YML-1SB31S-100-757-III_IESNA2002.IES	10718	0.95	101.9		20'-0"
PRP-B	13	YML	1SB31S-100-757-4	SHOE BOX LIGHTING	SAMSUNG 351B 4000K	1	YML-1SB31S-100-757-IV_IESNA2002.IES	10709	0.95	101.7		20'-0"
PRP-C	21	YML	1SB31S-80-757-4	SHOE BOX LIGHTING	SAMSUNG 351B 4000K	1	YML-1SB31S-80-757-IV_IESNA2002.IES	8164.7	0.75	161.6		20'-0"
PRP-D	9	Lithonia Lighting	VRC LED 1 50K	LED CANOPY/CEILING LUMINAIRE	LED	2	VRC_LED_1_50K.ies	1689.636	0.72	41		13'-6"
PRP-E	13	Lithonia Lighting	DSXW1 LED 10C 350 40K TFTM MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 20 LED's, 350mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	1	DSXW1_LED_10C_350_40K_TFTM_MVOLT.ies	1248.167	0.8	13.42		12'-0"
PRP-F	8	Lithonia Lighting	OLLWD	OUTDOOR LED WALL DOWNLIGHT CYLINDER WITH 4000K LEDS AND POLYCARBONATE LENSES	LED	1	OLLWD.ies	263.5878	0.8	8.6		8'-6"
PRP-G	31	Eaton-Invue	ENT-F01-LED-E1-BL3	ENTRI LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ SPILL LIGHT CONTROL	(7) 4000K CCT, 70 CRI LEDs	1	ENT-F01-LED-E1-BL3.IES	318.5	0.8	25.9		9'-6"

PIKE RUN PLAZA LUMINAIRE SCHEDULE

TYPE PRP-A/HSS(TYP. OF 29)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-100-740-3-HSS
LUMINAIRE: 100W LED, TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, 4000K,
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 6.0 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-A(TYP. OF 4)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-100-740-3
LUMINAIRE: 100W LED, TYPE 3 DISTRIBUTION, 4000K,
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 4.2 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-B (TYP. OF 11)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-100-740-4
LUMINAIRE: 100W LED, TYPE 4 DISTRIBUTION, 4000K
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 3.8 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-C (TYP OF 21)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-80-740-4
LUMINAIRE: 80W LED, DOUBLE TYPE 4 DISTRIBUTION, 4000K
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 5.6 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-D (TYP OF 9)

FIXTURE DATA:
MANUFT: LITHONIA LIGHTING;
VRC-LED LUMINAIRE: 41W LED,5000K
OPTIC HEIGHT: 13 FEET
MAX. ILLUMINANCE: 5.9 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

TYPE PRP-E (TYP OF 13)

FIXTURE DATA:
MANUFT: LITHONIA LIGHTING;
D-SERIES SIZE 1 LED WALL LUMINARE
LUMINAIRE: 36W LED, 20 LEDs, 4000K; FORWARD THROW MEDIUM OPTIC
OPTIC HEIGHT: 12 FEET
MAX. ILLUMINANCE: 1.2 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

TYPE PRP-F (TYP OF 8)

FIXTURE DATA:
MANUFT: LITHONIA LIGHTING;
OLLWD LED WALL CYLINDER LIGHT
LUMINAIRE: 9W LED, DOWNLIGHT ONLY, 4000K
OPTIC HEIGHT: 9.5' FEET
MAX. ILLUMINANCE: 2.2 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

TYPE PRP-G (TYP OF 31)

FIXTURE DATA:
MANUFT: EATON LIGHTING;
ENTRI LED ARCHITECTURAL WALL LUMINAIRE
LUMINAIRE: 26W LED, TYPE 4 DISTRIBUTION W/ BACK LIGHT CONTROL, 4000K
OPTIC HEIGHT: 9.5' FEET
MAX. ILLUMINANCE: 3.7 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

PIKE RUN PLAZA LIGHTING LEGEND

ALL LIGHT FIXTURES WILL OPERATE BY MEANS OF A PHOTO-CELL AND WILL BE ILLUMINATED FROM DUSK UNTIL DAWN.

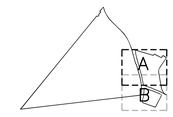
TOWNSHIP STANDARDS SHALL GOVERN THE SITE LIGHTING, INCLUDING HOURS AND METHOD OF OPERATION.

REFER TO SHEET C-29 FOR DETAIL OF ALL FIXTURES

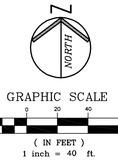
REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	2/26/16	BCM	PAR	REV. PER TWP COMMENTS
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION

CONSULTANT

KEY PLAN



ORIENTATION / SCALE



PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
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PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 3/20/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

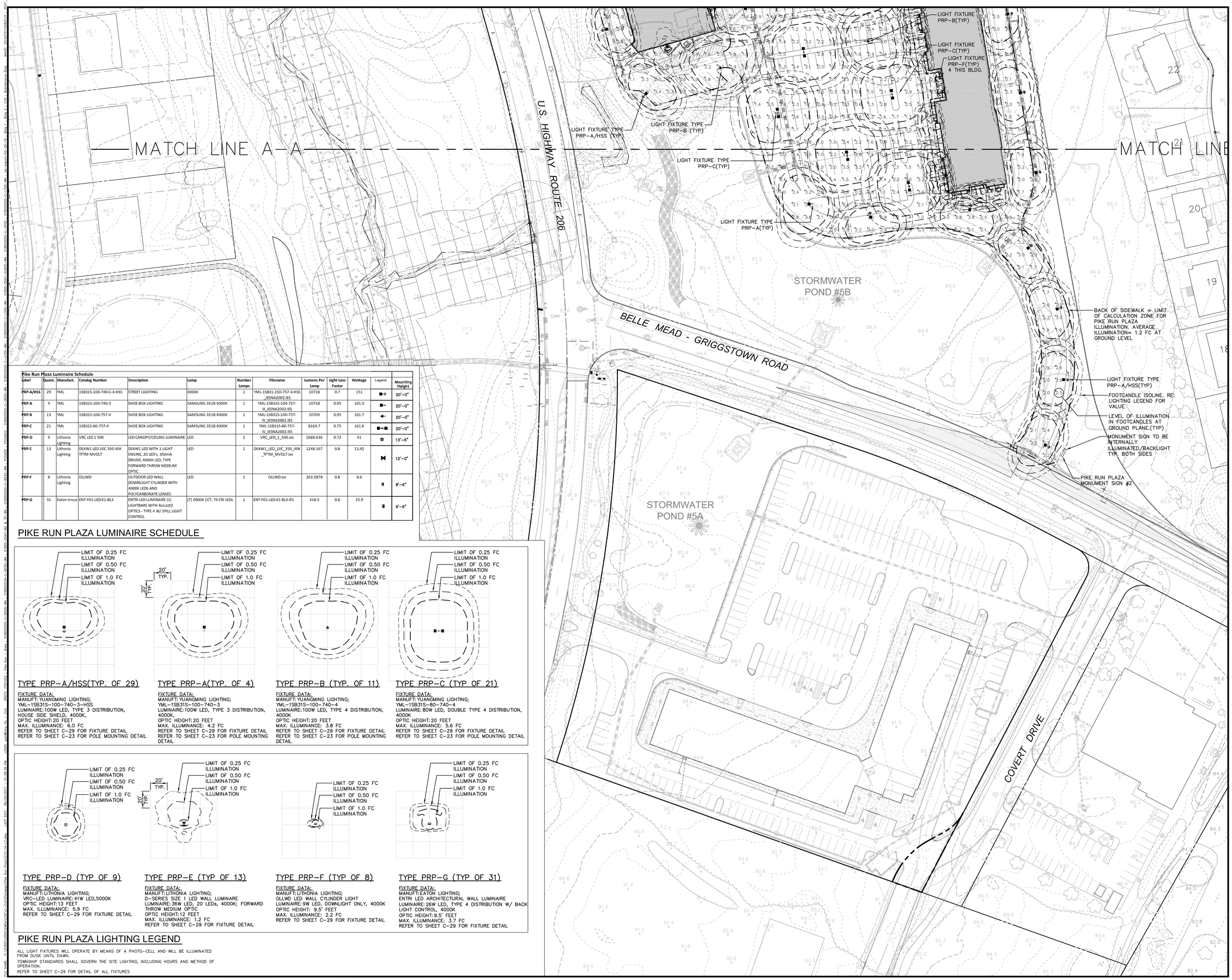
SHEET TITLE

LIGHTING PLAN
AREA A

JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	BCM
CHECK:	PAR
SCALE:	1"=40'

BINDING ORDER:
SHEET OF
SHEET NO.

C-13



Pike Run Plaza Luminaire Schedule

Label	Quant.	Manufact.	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Legend	Mounting Height
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PRP-A	4	YML	1SB31S-100-740-3	SHOE BOX LIGHTING	SAMSUNG 351B 4000K	1	YML-1SB31S-100-757-III_IESNA2002.IES	10718	0.95	101.9		20'-0"
PRP-B	13	YML	1SB31S-100-757-4	SHOE BOX LIGHTING	SAMSUNG 351B 4000K	1	YML-1SB31S-100-757-IV_IESNA2002.IES	10709	0.95	101.7		20'-0"
PRP-C	21	YML	1SB31S-80-757-4	SHOE BOX LIGHTING	SAMSUNG 351B 4000K	1	YML-1SB31S-80-757-IV_IESNA2002.IES	8164.7	0.75	161.6		20'-0"
PRP-D	9	Lithonia Lighting	VRC LED 1 50K	LED CANOPY/CEILING LUMINAIRE	LED	2	VRC_LED_1_50K.ies	1689.636	0.72	41		13'-6"
PRP-E	13	Lithonia Lighting	DSXW1 LED 10C 350 40K TFTM MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 20 LED's, 350mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	1	DSXW1_LED_10C_350_40K_TFTM_MVOLT.ies	1248.167	0.8	13.42		12'-0"
PRP-F	8	Lithonia Lighting	OLLWD	OUTDOOR LED WALL DOWNLIGHT CYUNDER WITH 4000K LEDS AND POLYCARBONATE LENSES	LED	1	OLLWD.ies	263.5878	0.8	8.6		8'-6"
PRP-G	31	Eaton-Invue	ENT-F01-LED-E1-BL3	ENTRI LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ SPILL LIGHT CONTROL	(7) 4000K CCT, 70 CRI LEDs	1	ENT-F01-LED-E1-BL3.IES	318.5	0.8	25.9		9'-6"

PIKE RUN PLAZA LUMINAIRE SCHEDULE

TYPE PRP-A/HSS(TYP. OF 29)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-100-740-3-HSS
LUMINAIRE: 100W LED, TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, 4000K,
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 6.0 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-A(TYP. OF 4)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-100-740-3
LUMINAIRE: 100W LED, TYPE 3 DISTRIBUTION, 4000K,
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 4.2 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-B (TYP. OF 11)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-100-740-4
LUMINAIRE: 100W LED, TYPE 4 DISTRIBUTION, 4000K
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 3.8 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-C (TYP OF 21)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-80-740-4
LUMINAIRE: 80W LED, DOUBLE TYPE 4 DISTRIBUTION, 4000K
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 5.6 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-D (TYP OF 9)

FIXTURE DATA:
MANUFT: LITHONIA LIGHTING;
VRC-LED LUMINAIRE: 41W LED,5000K
OPTIC HEIGHT: 13 FEET
MAX. ILLUMINANCE: 5.9 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

TYPE PRP-E (TYP OF 13)

FIXTURE DATA:
MANUFT: LITHONIA LIGHTING;
D-SERIES SIZE 1 LED WALL LUMINARE
LUMINAIRE: 36W LED, 20 LEDs, 4000K; FORWARD THROW MEDIUM OPTIC
OPTIC HEIGHT: 12 FEET
MAX. ILLUMINANCE: 1.2 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

TYPE PRP-F (TYP OF 8)

FIXTURE DATA:
MANUFT: LITHONIA LIGHTING;
OLLWD LED WALL CYLINDER LIGHT
LUMINAIRE: 9W LED, DOWNLIGHT ONLY, 4000K
OPTIC HEIGHT: 9.5' FEET
MAX. ILLUMINANCE: 2.2 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

TYPE PRP-G (TYP OF 31)

FIXTURE DATA:
MANUFT: EATON LIGHTING;
ENTRI LED ARCHITECTURAL WALL LUMINAIRE
LUMINAIRE: 26W LED, TYPE 4 DISTRIBUTION W/ BACK LIGHT CONTROL, 4000K
OPTIC HEIGHT: 9.5' FEET
MAX. ILLUMINANCE: 3.7 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

PIKE RUN PLAZA LIGHTING LEGEND

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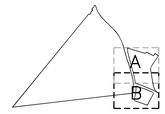
TOWNSHIP STANDARDS SHALL GOVERN THE SITE LIGHTING, INCLUDING HOURS AND METHOD OF OPERATION.

REFER TO SHEET C-29 FOR DETAIL OF ALL FIXTURES

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	2/26/16	BCM	PAR	REV. PER TWP COMMENTS
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
4	6/27/17	GY	PAR	REV. PER TWP. COMMENTS

CONSULTANT

KEY PLAN



ORIENTATION / SCALE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 6/29/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

LIGHTING PLAN AREA B

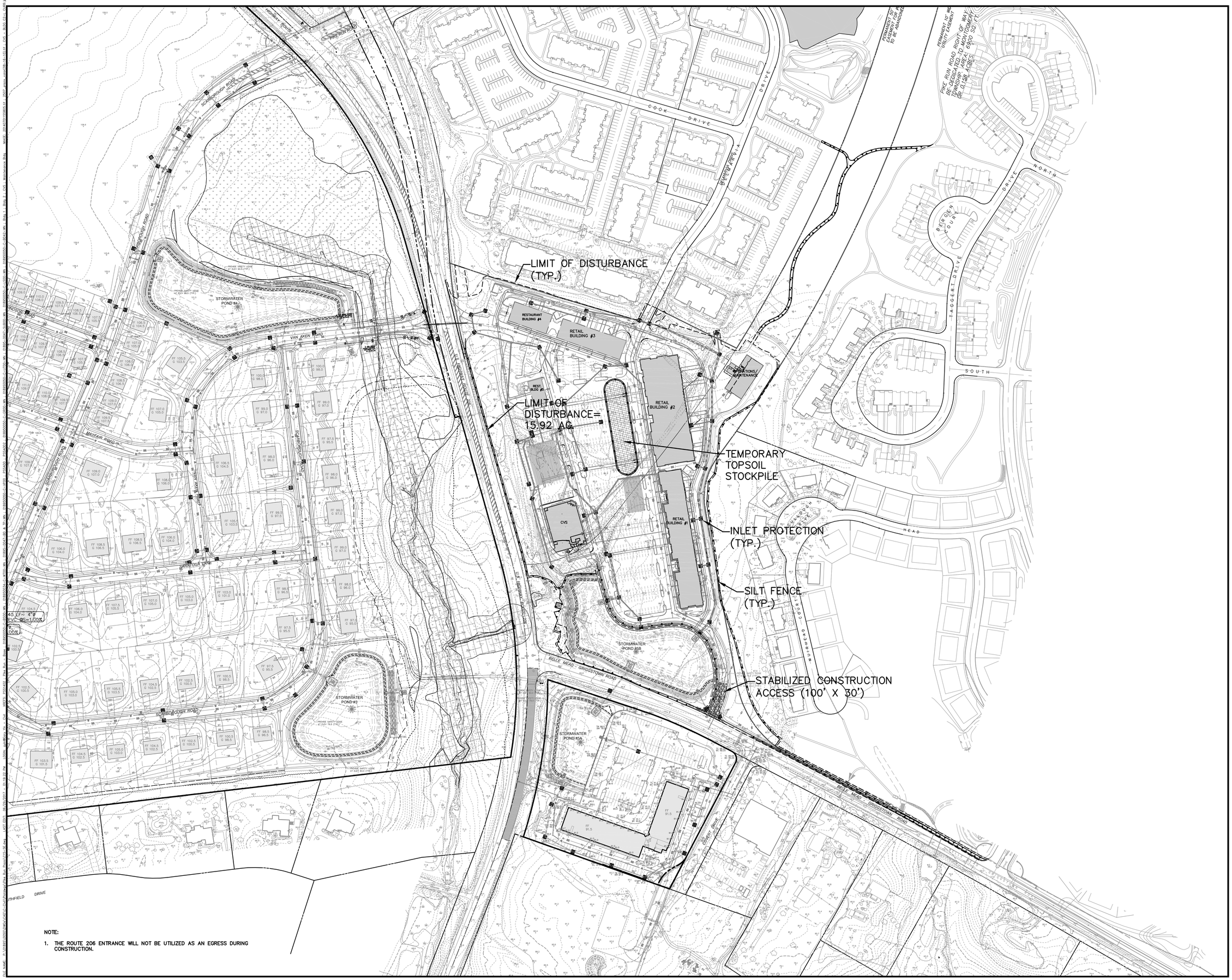
JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	BCM
CHECK:	PAR
SCALE:	1"=40'

BINDING ORDER:

SHEET OF

SHEET NO.

C-14



REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	1/21/16	JPS	PAR	REV. PER TWP. COMMENTS
2	2/25/16	JPS	PAR	REV. PER SUSCD COMMENTS
3	4/6/16	JPS	PAR	REV. PER SUSCD COMMENTS
4	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
5	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
6	6/27/17	GY	PAR	REV. PER TWP. COMMENTS

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
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N.J. LIC. NO. 28188

SIGNATURE 6/29/2017 DATE

CLIENT

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AREA 2
PIKE RUN PLAZA

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BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

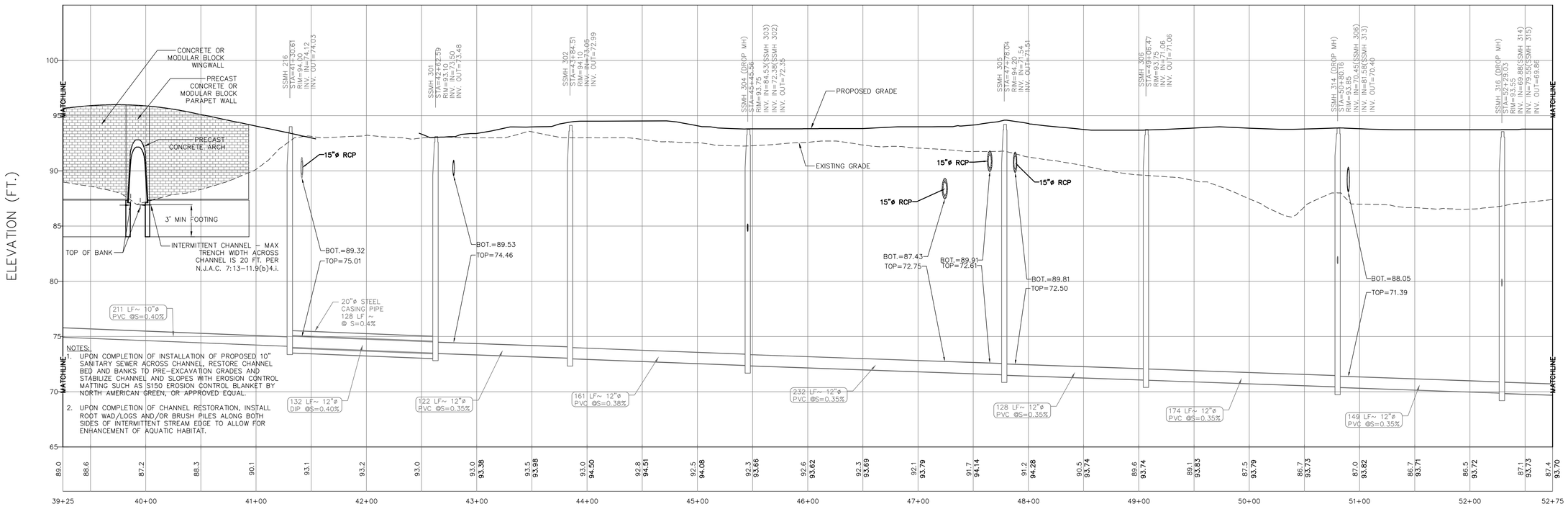
SHEET TITLE

SOIL EROSION AND SEDIMENT CONTROL PLAN

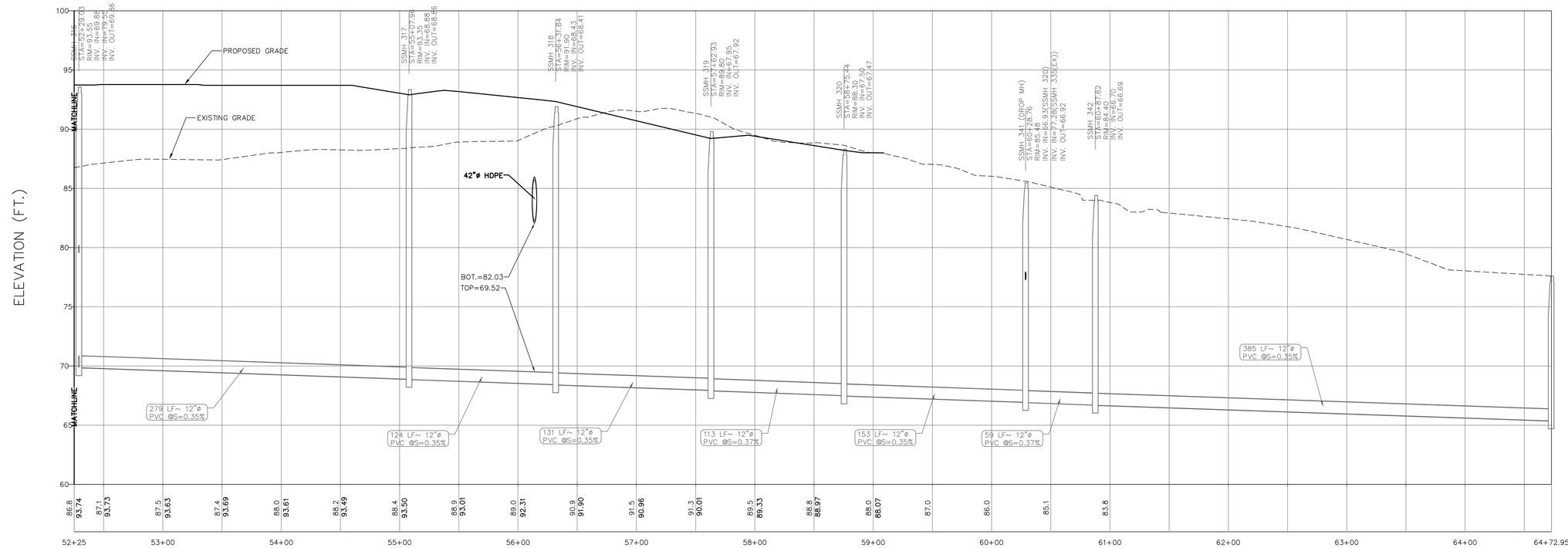
JOB NO.: 01895-0050
DATE: 12/17/2015
DRAWN: GY
CHECK: PAR
SCALE: 1"=100'

BINDING ORDER:
SHEET OF
SHEET NO.

C-15



SSMH 215 (AREA 1) TO SSMH 316 (AREA 1)



SSMH 316 (AREA 1) TO SSMH 343 (AREA 1)

REFERENCES:

1. SANITARY SEWER SSMH101 TO SSMH 343 WAS ORIGINALLY INCLUDED AS PART OF BELLE MEAD PLANNED UNIT DEVELOPMENT – AREA 1 APPLICATION AND IS BEING INCLUDED WITH THIS APPLICATION FOR INFORMATIONAL PURPOSES.

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

VERTICAL SCALE
4 0 2 4 8
(IN FEET)
1 inch = 4 ft.

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188
SIGNATURE 3/20/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

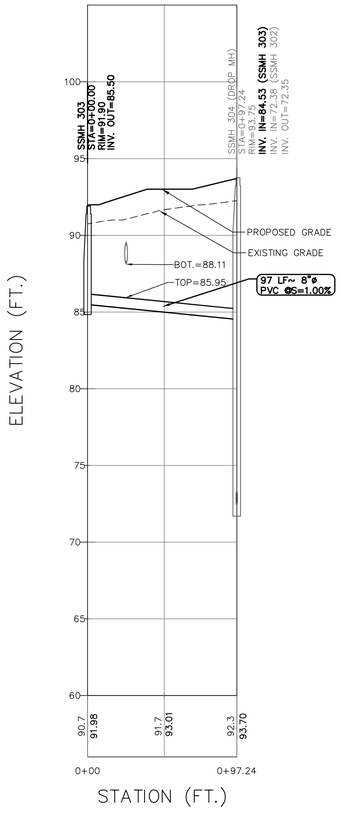
SANITARY SEWER PROFILES

JOB NO.: 01895-0050
DATE: 12/17/2015
DRAWN: GY
CHECK: PAR
SCALE: 1"=40'H; 1"=4'V

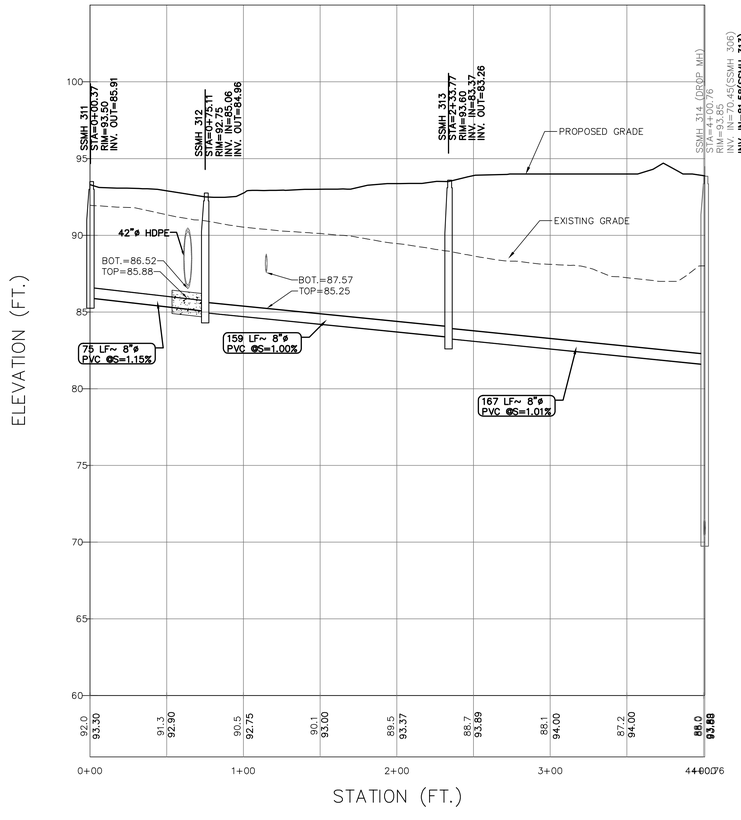
BINDING ORDER:
SHEET OF
SHEET NO.

C-16

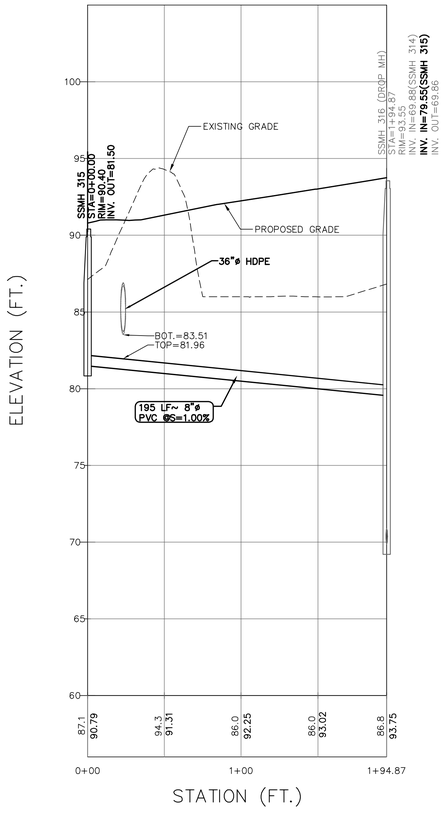
PLOT MADE BY: \\p3\data\Projects\2015\01895-0050\Engineering\Plan Sheets\Site Plan Sheets\Site Plan Sheets.dwg LAST EDIT: 03/17/2017 04:09:42 PM USER: gfleming FILE: 01895-0050-C-SSH1.dgn 01895-0050-C-SSH2.dgn 01895-0050-C-LITH01.dgn MAKE



SSMH 303 TO SSMH 304 (AREA 1)



SSMH 311 TO SSMH 314 (AREA 1)



SSMH 315 TO SSMH 316 (AREA 1)

HORIZONTAL SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

VERTICAL SCALE

4 0 2 4 8

(IN FEET)
1 inch = 4 ft.

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188
SIGNATURE 3/20/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

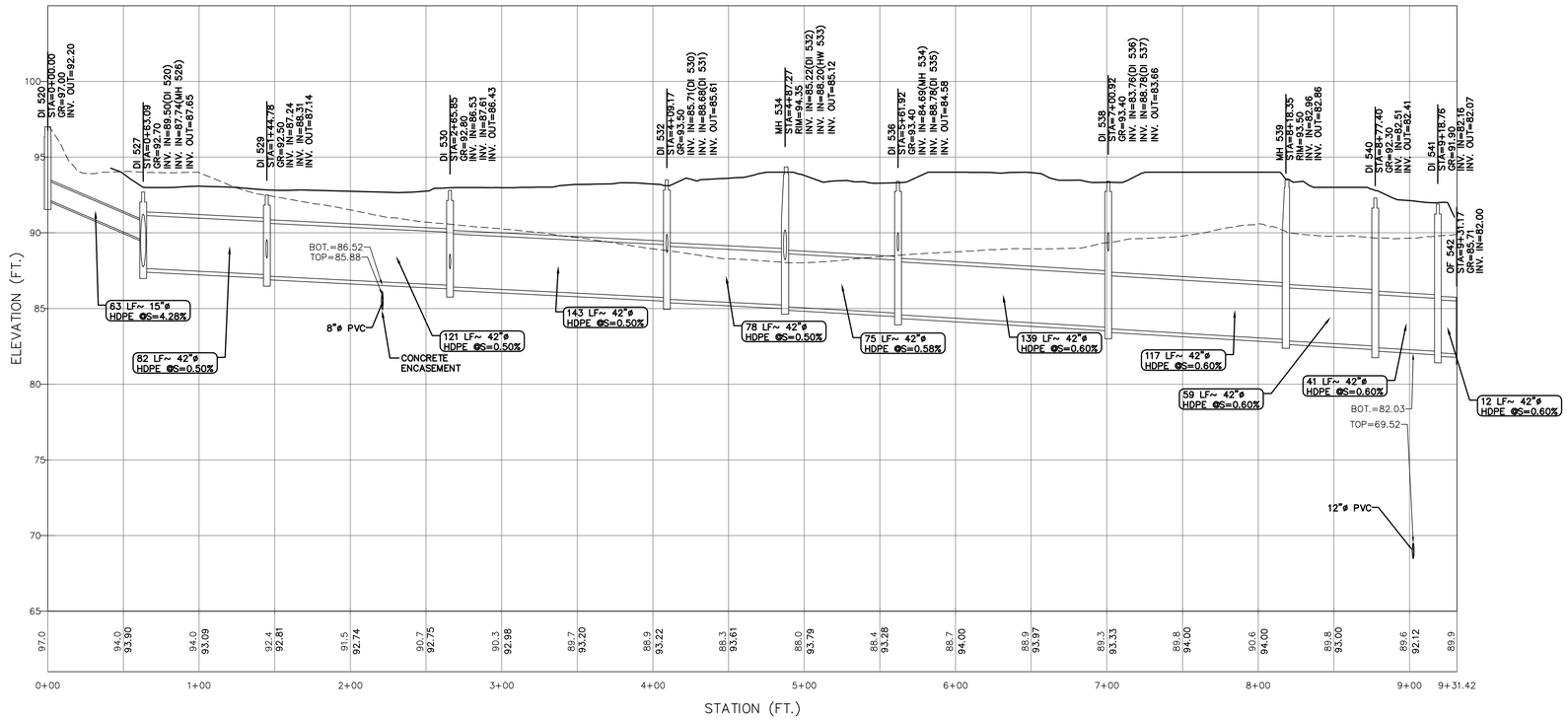
SANITARY SEWER PROFILES

JOB NO.: 01895-0050
DATE: 12/17/2015
DRAWN: GY
CHECK: PAR
SCALE: 1"=40'H; 1"=4'V

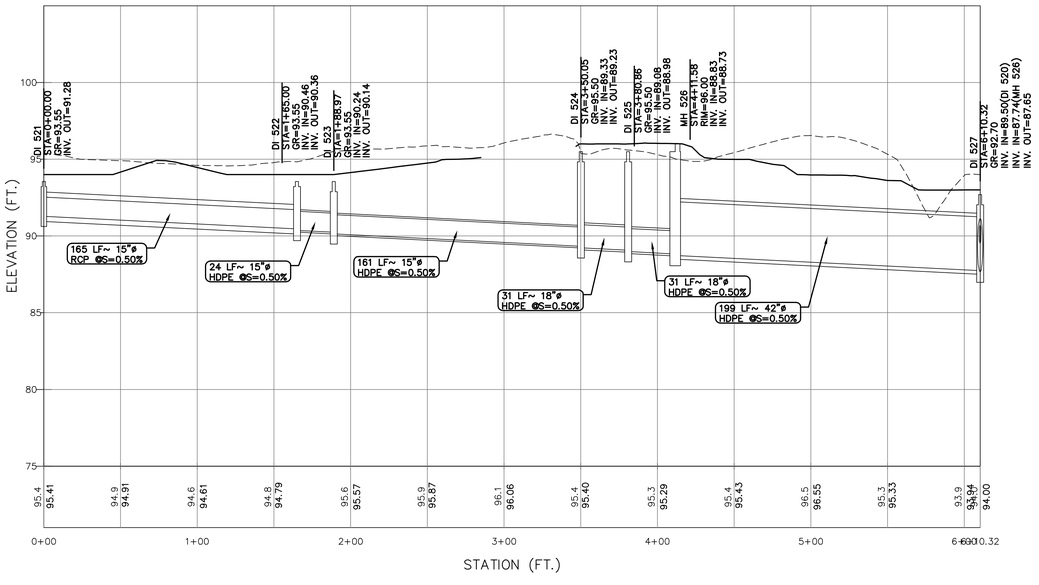
BINDING ORDER:
SHEET OF
SHEET NO.

C-17

PLOT BASE: P:\2015\01895\Engr\CAD\C-Civil\Working\Pike Run Plaza\C16-17-SSPR.dwg LAST EDIT: 03/17/2017 BASED ON: gyaffey PLOT BY: GYA XREFs: 01895000b-c-bm.dwg 01895000b-c-title.dwg 01895000b-c-fm43.dwg



DI 520 – OF 542



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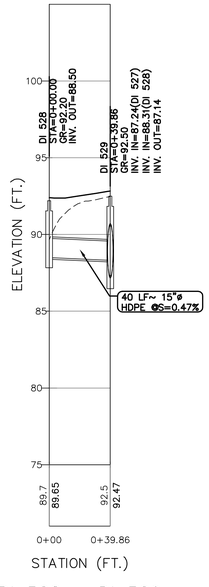

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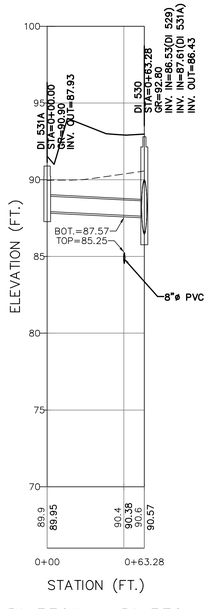
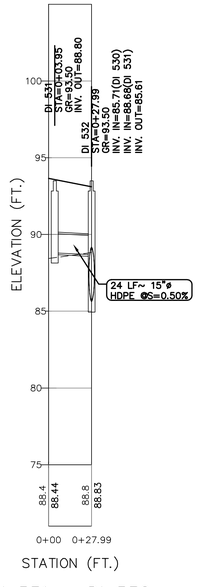
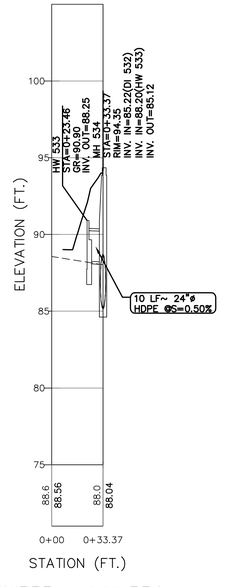


DI 530A – DI 530



DI 531 – DI 532



HW533 – MH 534

HORIZONTAL SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

VERTICAL SCALE

4 0 2 4 8

(IN FEET)
1 inch = 4 ft.

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

SIGNATURE 3/20/2017 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

STORM SEWER PROFILES

JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	GY
CHECK:	PAR
SCALE:	1"=40'H; 1"=4'V

BINDING ORDER:

SHEET OF

SHEET NO.

C-18

PLOT MADE BY: G:\2015\01895\DWG\CAD\Construction Plan Resubmittals\Plan Resubmittals-2\01895-profiles.dwg LAST EDIT: 03/17/2017 09:09:43 PM XCSM: gmcelroy DS: DWG: 01895-0050-profiles.dwg WHITE