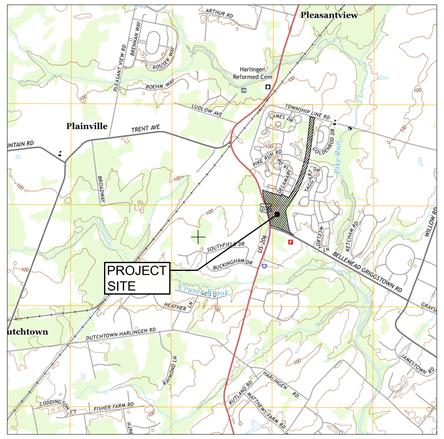
# APPLICATION FOR
# FINAL SITE PLAN AND
# FINAL MAJOR SUBDIVISION

FOR

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

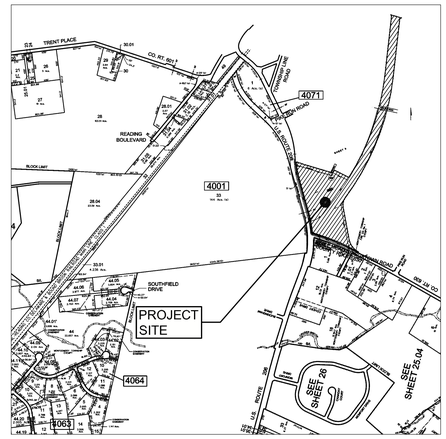
BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY




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

## PROJECT LOCATION MAP

SCALE: 1"=2000'




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

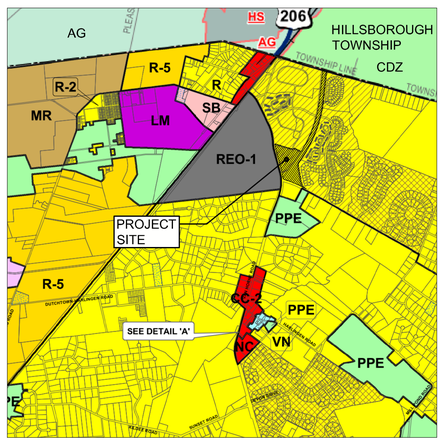
## KEY MAP

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)<br>15 FT. (ADJACENT PL) | 69.28 FT. (RT. 206)<br>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<br>MAXIMUM FREESTANDING SIGNS<br>MAXIMUM AREA<br>MAXIMUM HEIGHT<br>MINIMUM SETBACK TO STREET<br>MINIMUM SETBACK TO ADJ. PROPERTY<br>MAXIMUM NUMBER OF TENANT SIGNS(4)<br>MAXIMUM AREA OF TENANT SIGNS | 2 SIGNS(3)<br>75 S.F.<br>8 FT.<br>20 FT.<br>25 FT.<br>1/TENANT<br>SEE NOTE 5 | 2 SIGNS<br>184 S.F.**<br>15 FT. – 4 IN.**<br>20 FT.<br>51.05 FT.<br>TO BE DETERMINED<br>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


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

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: N:\01895\2000\dwg\CADD\Construction Plans\Sht\01895-C3.dwg Last Edit: 12/26/2017 - 10:34:21 AM User: jfleming Xrefs: 01895-0000BASE-C-BMP.dwg, 01895-0000BASE-C-Grade.dwg, 01895-0000BASE-C-Util.dwg, 01895-0000BASE-C-Site.dwg, 01895-0000BASE-C-Boundary.dwg, 01895-0000BASE-C-Topo.dwg, 01895-0000BASE-C-Base.dwg Plotted: 12/26/2017 - 10:34:21 AM By: jfleming Page Setup: 11x17 Plotter: DWG To PDF.pc3 Scale: 1:1 Paper Size: 11x17 Inches Drawing Origin: 0.00, 0.00 Plot Offset: 0.00, 0.00 Plot Area: Layout

# 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 LIFE AND PROPERTY DURING 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 THE NATURE OF, 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 ALTERNATIVE. 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 BUILDINGS. 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.

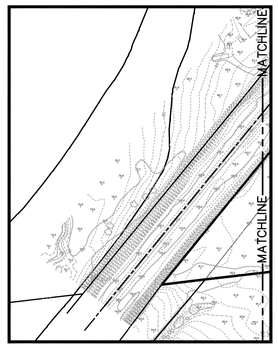
# WATER DISTRIBUTION NOTES

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 SG3 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 AREAS SHALL BE LINED AND BERMED TO PREVENT

| 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

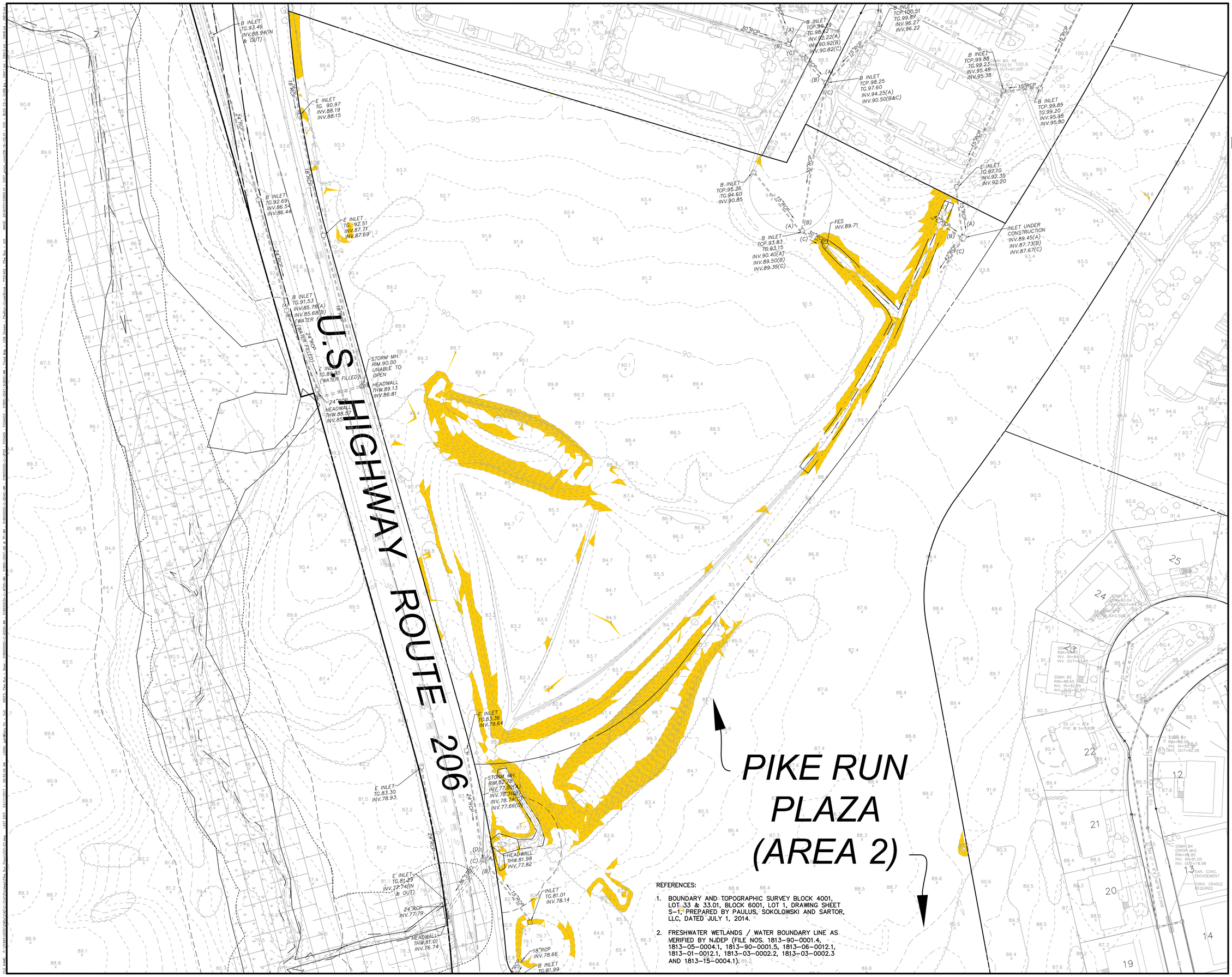
SHEET TITLE

## 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




| 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.

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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)

206

BELLE MEAD

COVERT DRIVE

E INLET TG.83.36 INV.79.64

STORM MH. RIM.82.76 INV.77.20(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

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

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

15"RCP

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

6"STEEL

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

ABANDONED RCP

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

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

CAN. 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

8"ø STUB FOR FUTURE EXTENSION

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

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)

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

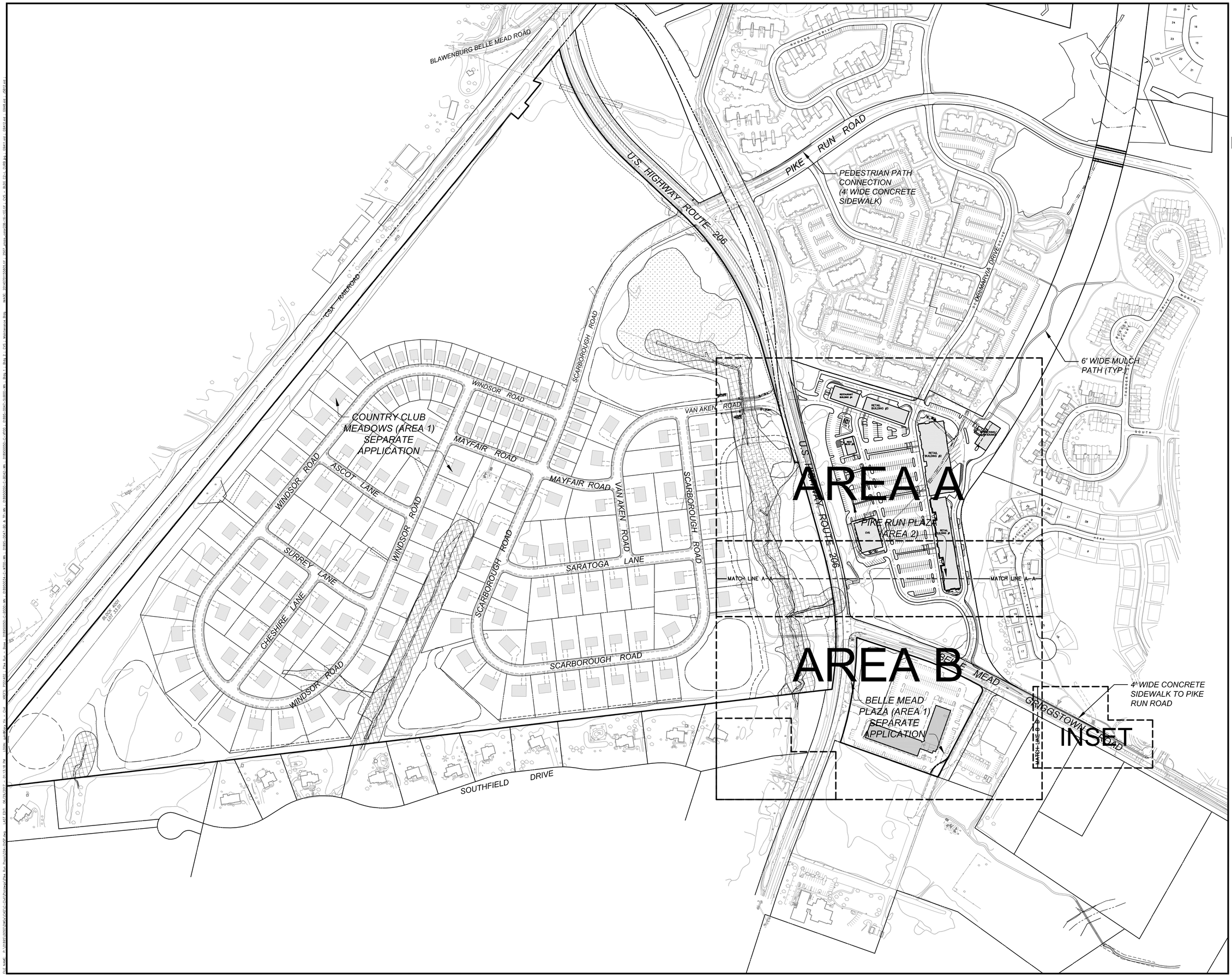
| | |
|---|---|
| JOB NO.: | 01895-0050 |
| DATE: | 3-17-2017 |
| DRAWN: | GY |
| CHECK: | PAR |
| SCALE: | 1"=40' |

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.

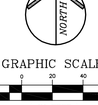
C-4

| 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

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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PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188

6/29/2017
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

## SITE 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-5

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

PROP. TRASH ENCLOSURE (CVS)

DRIVE THRU CANOPY

END FENCE R7-1

PROP. VERTICAL CARDBOARD COMPACTOR

69.28

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)

BELGIAN BLOCK CURB (TYP.)

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.)

PT: 0+89.60

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

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.

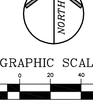
C-6

| 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

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

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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

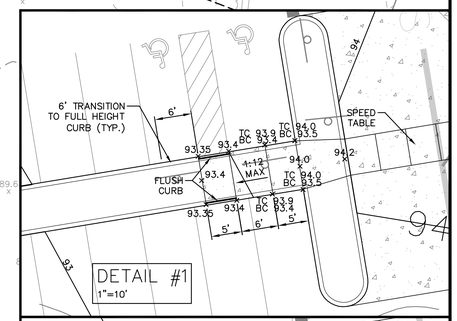
BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

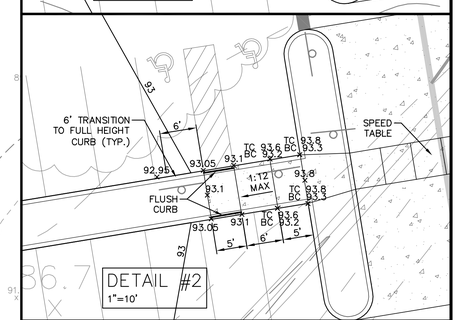
SHEET TITLE

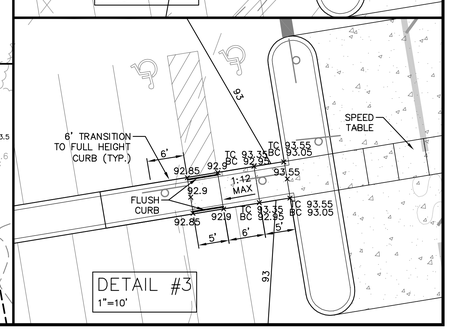
## GRADING PLAN
## AREA A

| | |
|---|---|
| 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

STONE WALL EL. 90.5

STONE WALL EL. 89.0

END WALL EL. 89.0

START WALL EL. 91.1

END WALL EL. 89.0

START WALL EL. 91.5

END WALL EL. 91.0

SLOPE=0.9%

SLOPE=1.8%

SLOPE=1.8%

MEET EXIST. CURB

MEET EXIST. CURB

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

PR. GUTTER SLOPE=0.6%

FLUSH CURB

NEW CURB TO MAINTAIN EXISTING ELEVATIONS (TYP.)

EX. GUTTER SLOPE=0.25%

PROVIDE SAFETY LEDGE AT ELEV 79.5 (TYP.)

PROVIDE SAFETY LEDGE AT ELEV 83.0 (TYP.)

RIP-RAP APRON

ABANDON EX. 12" RCP

| 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

( 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

## GRADING PLAN
## AREA B

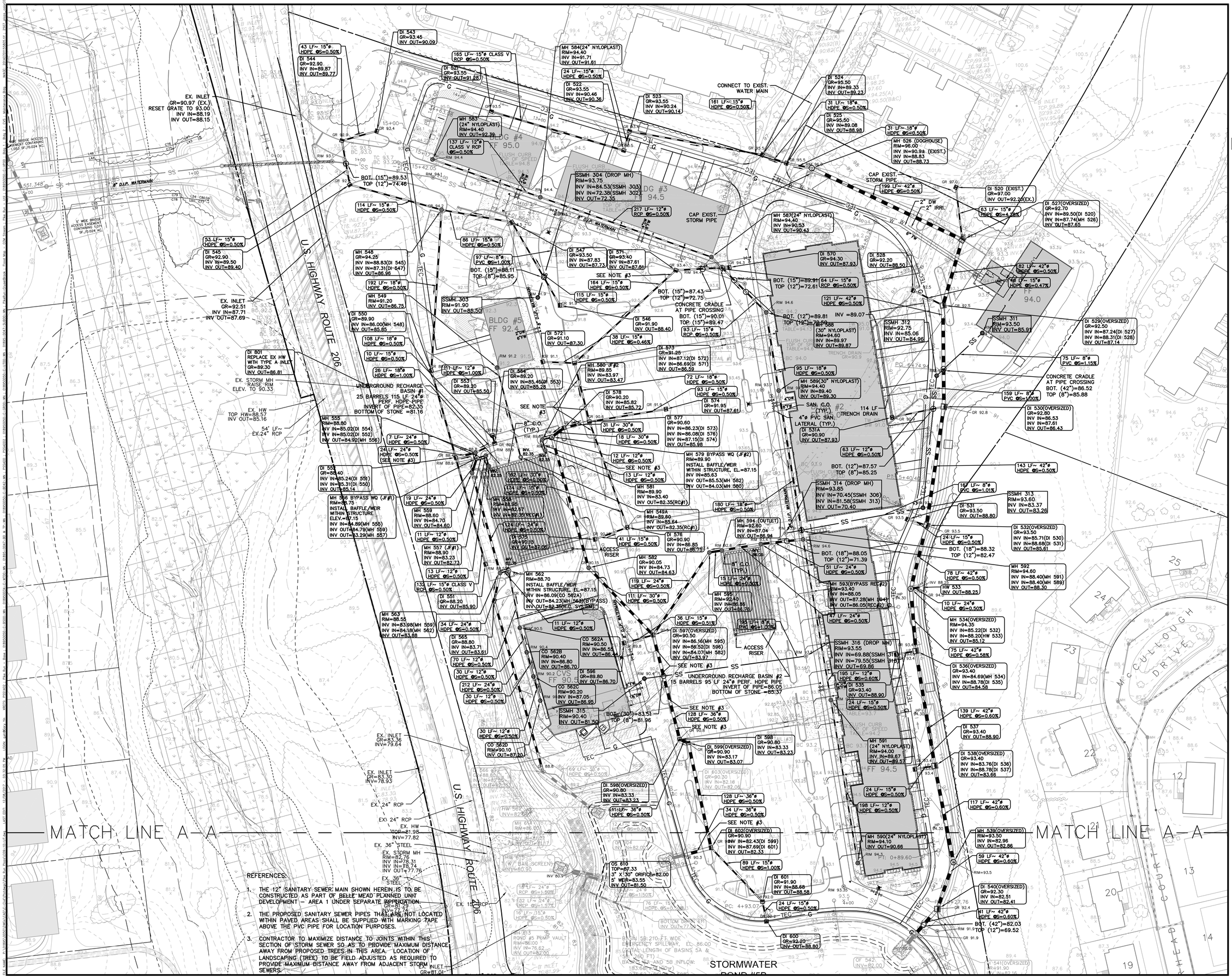
| | |
|---|---|
| JOB NO.: | 01895-0050 |
| DATE: | 12/17/2015 |
| DRAWN: | GY |
| CHECK: | PAR |
| SCALE: | 1"=40' |

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=90.93 (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%
2" DW
2" IRRI.
DI 520 (EXIST.)
GR=97.00
INV OUT=92.20(EX.)
63 LF~ 15"ø
HDPE @S=4.78%
DI 527(OVERSIZED)
GR=92.70
INV IN=89.50(DI 520)
INV IN=87.74(MH 526)
INV OUT=87.65
114 LF~ 15"ø
HDPE @S=0.50%
217 LF~ 12"ø
RCP @S=0.50%
MH 587(24" NYLOPLAST)
RIM=94.40
INV IN=90.53
INV OUT=90.43
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%
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
97 LF~ 8"ø
PVC @S=1.00%
BOT. (15")=88.11
TOP (8")=85.95
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
93 LF~ 15"ø
RCP @S=0.50%
DI 570
GR=94.30
INV OUT=87.93
DI 528
GR=92.20
INV OUT=88.50
BOT. (15")=89.91
TOP (12")=72.61
64 LF~ 15"ø
RCP @S=0.50%
121 LF~ 42"ø
HDPE @S=0.50%
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
DI 550
GR=89.90
INV IN=86.00(MH 548)
INV OUT=85.85
192 LF~ 18"ø
HDPE @S=0.50%
MH 549
RIM=91.20
INV OUT=86.75
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
DI 573
GR=91.25
INV IN=87.12(DI 572)
INV IN=86.69(DI 571)
INV OUT=86.59
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
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
UNDERGROUND RECHARGE
BASIN #1
25 BARRELS 115 LF 24"ø
PERF. HDPE PIPE
INVERT OF PIPE=82.35
BOTTOM OF STONE =81.16
MH 580 (JF#2
RIM=89.85
INV IN=83.97
INV OUT=83.47
DI 578
GR=90.20
INV IN=85.82
INV OUT=85.72
SEE NOTE #3
8" C.O.
(TYP.)
EX. HW
TOP HW=88.57
INV OUT=85.16
54' LF~
EX.24" RCP
MH 555
RIM=88.80
INV IN=85.02(DI 554)
INV IN=85.02(DI 552)
INV OUT=84.92(MH 556)
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 581
RIM=89.90
INV IN=83.40
INV OUT=82.35(RC#1)
DI 574
GR=91.95
INV OUT=87.61
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
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)
180 LF~ 18"ø
HDPE @S=0.50%
MH 594 (OUTLET)
RIM=92.60
INV IN=87.04
INV OUT=86.94
SAN. C.O.
(TYP.)
4"ø PVC SAN.
LATERAL (TYP.)
DI 531A
GR=90.90
INV OUT=87.93
114 LF
TRENCH DRAIN
63 LF~ 12"ø
HDPE @S=0.50%
BOT. (12")=87.57
TOP (8")=85.25
MH 588
(30" NYLOPLAST)
RIM=94.60
INV IN=89.97
INV OUT=89.87
95 LF~ 18"ø
HDPE @S=0.50%
MH 589(30" NYLOPLAST)
RIM=94.40
INV IN=89.40
INV OUT=89.30
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
75 LF~ 8"ø
PVC @S=1.15%
CONCRETE CRADLE
AT PIPE CROSSING
BOT. (42")=86.52
TOP (8")=85.88
159 LF~ 8"ø
PVC @S=1.00%
DI 530(OVERSIZED)
GR=92.80
INV IN=86.53
INV IN=87.61
INV OUT=86.43
SSMH 314 (DROP MH)
RIM=93.85
INV IN=70.45(SSMH 306)
INV IN=81.58(SSMH 313)
INV OUT=70.40
DI 531
GR=93.50
INV OUT=88.80
SSMH 313
RIM=93.60
INV IN=83.37
INV OUT=83.26
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
MH 592
RIM=94.60
INV IN=88.40(MH 591)
INV IN=88.40(MH 589)
INV OUT=88.30
78 LF~ 42"ø
HDPE @S=0.50%
MH 593(BYPASS REC#2)
RIM=93.40
INV IN=88.05
INV OUT=87.28(MH 594)
INV OUT=86.05(REC#2) 90°
51 LF~ 24"ø
HDPE @S=0.50%
BOT. (18")=88.05
TOP (12")=71.39
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%
41 LF~ 15"ø
HDPE @S=0.50%
DI 576
GR=90.90
INV IN=86.85
INV OUT=86.75
ACCESS
RISER
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)
132 LF~ 15"ø CLASS V
RCP @S=0.50%
DI 551
GR=88.20
INV OUT=85.90
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
DI 596
GR=89.80
INV OUT=86.70
CO 562C
RIM=90.20
INV IN=87.05
INV OUT=86.95
SSMH 315
RIM=90.40
INV OUT=81.50
BOT. (30")=83.51
TOP (8")=81.96
CVS
FF 90.0
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
MH 595
RIM=92.40
INV IN=86.86
INV OUT=86.76
195 LF~ 8"ø
PVC @S=1.00%
ACCESS
RISER
SEE NOTE #3
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
DI 598(OVERSIZED)
GR=90.80
INV IN=83.33
INV OUT=83.23
111 LF~ 36"ø
HDPE @S=0.50%
MH 591
(24" NYLOPLAST)
RIM=94.00
INV IN=89.67
INV OUT=89.57
FF 94.5
24 LF~ 15"ø
HDPE @S=0.50%
198 LF~ 12"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
89 LF~ 15"ø
HDPE @S=1.00%
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
OS 610
TOP=87.33
3" X 30" ORIFICE=82.00
5' WEIR=83.55
INV OUT=81.50
MH 556
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%
MH 559
RIM=88.60
INV IN=84.40
INV OUT=84.30
19 LF~ 24"ø
HDPE @S=0.50%
MH 568 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(REC#1)
134 LF~ 24"ø
HDPE @S=0.50%
DI 575
GR=89.70
INV OUT=87.05
MH 549A
RIM=89.80
INV IN=85.64
INV OUT=82.35(RC#1)
MH 585
RIM=89.80
INV IN=85.64
INV OUT=82.35(RC#1)
MH 594A
RIM=89.80
INV IN=85.64
INV OUT=82.35(RC#1)
MH 596
RIM=92.40
INV IN=86.86
INV OUT=86.76
195 LF~ 8"ø
PVC @S=1.00%
DI 535
GR=93.40
INV OUT=88.90
24 LF~ 15"ø
HDPE @S=0.50%
SSMH 316 (DROP MH)
RIM=93.55
INV IN=69.88(SSMH 315)
INV IN=79.55(SSMH 315)
INV OUT=69.86
195 LF~ 12"ø
HDPE @S=0.60%
37 LF~ 24"ø
HDPE @S=0.50%
75 LF~ 42"ø
HDPE @S=0.58%
DI 536(OVERSIZED)
GR=93.40
INV IN=84.69(MH 534)
INV IN=88.78(DI 535)
INV OUT=84.58
MH 534(OVERSIZED)
RIM=94.35
INV IN=85.22(DI 532)
INV IN=88.20(HW 533)
INV OUT=85.12
HW 533
INV OUT=88.25
10 LF~ 24"ø
HDPE @S=0.50%
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
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
143 LF~ 42"ø
HDPE @S=0.50%
16' LF~ 8"ø
PVC @S=1.01%
DI 541(OVERSIZED)
GR=91.90
INV IN=82.16
INV OUT=82.06
DI 542
INV=82.00
DI 603(OVERSIZED)
GR=90.30
INV IN=82.16
INV OUT=82.06
69 LF~ 30"ø
HDPE @S=0.50%
DI 554
GR=88.20
INV IN=85.24(DI 551)
INV IN=85.31(DI 550)
INV OUT=85.14
MH 568 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)
MH 563
RIM=88.55
INV IN=83.98(MH 559)
INV IN=84.18(MH 562)
INV OUT=83.88
MH 555
RIM=88.80
INV IN=85.02(DI 554)
INV IN=85.02(DI 552)
INV OUT=84.92(MH 556)
MH 556
RIM=88.60
INV IN=84.70
INV OUT=84.60
MH 557 (JF#1)
RIM=88.90
INV IN=83.23
INV OUT=82.73
MH 559
RIM=88.60
INV IN=84.40
INV OUT=84.30
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
MH 568 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)
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)
MH 582
GR=90.05
INV IN=84.73
INV OUT=84.63
MH 585
RIM=89.80
INV IN=85.64
INV OUT=82.35(RC#1)
MH 587(24" NYLOPLAST)
RIM=94.40
INV IN=90.53
INV OUT=90.43
MH 588
(30" NYLOPLAST)
RIM=94.60
INV IN=89.97
INV OUT=89.87
MH 589(30" NYLOPLAST)
RIM=94.40
INV IN=89.40
INV OUT=89.30
MH 590(24" NYLOPLAST)
RIM=94.10
INV OUT=90.66
MH 591
(24" NYLOPLAST)
RIM=94.00
INV IN=89.67
INV OUT=89.57
MH 592
RIM=94.60
INV IN=88.40(MH 591)
INV IN=88.40(MH 589)
INV OUT=88.30
MH 593(BYPASS REC#2)
RIM=93.40
INV IN=88.05
INV OUT=87.28(MH 594)
INV OUT=86.05(REC#2) 90°
MH 594 (OUTLET)
RIM=92.60
INV IN=87.04
INV OUT=86.94
MH 595
RIM=92.40
INV IN=86.86
INV OUT=86.76
MH 596
RIM=92.40
INV IN=86.86
INV OUT=86.76
MH 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. 15" RCP
EX. INLET
GR=81.01
INV=77.23
EX. INLET
GR=81.01
INV=77.23
EX. 24" RCP
EX. 24" RCP
EX. 24" RCP

MATCH LINE A-A

MATCH LINE A-A

MATCH LINE B-B

STORMWATER POND #3

STORMWATER POND #5B

STORMWATER POND #5A

BELLE MEAD - GRIGGSTOWN ROAD

U.S. HIGHWAY ROUTE 206

COVERT DRIVE

PRINCETON HIGHTSTOWN ROAD

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

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

12/8/2017
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

## 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.

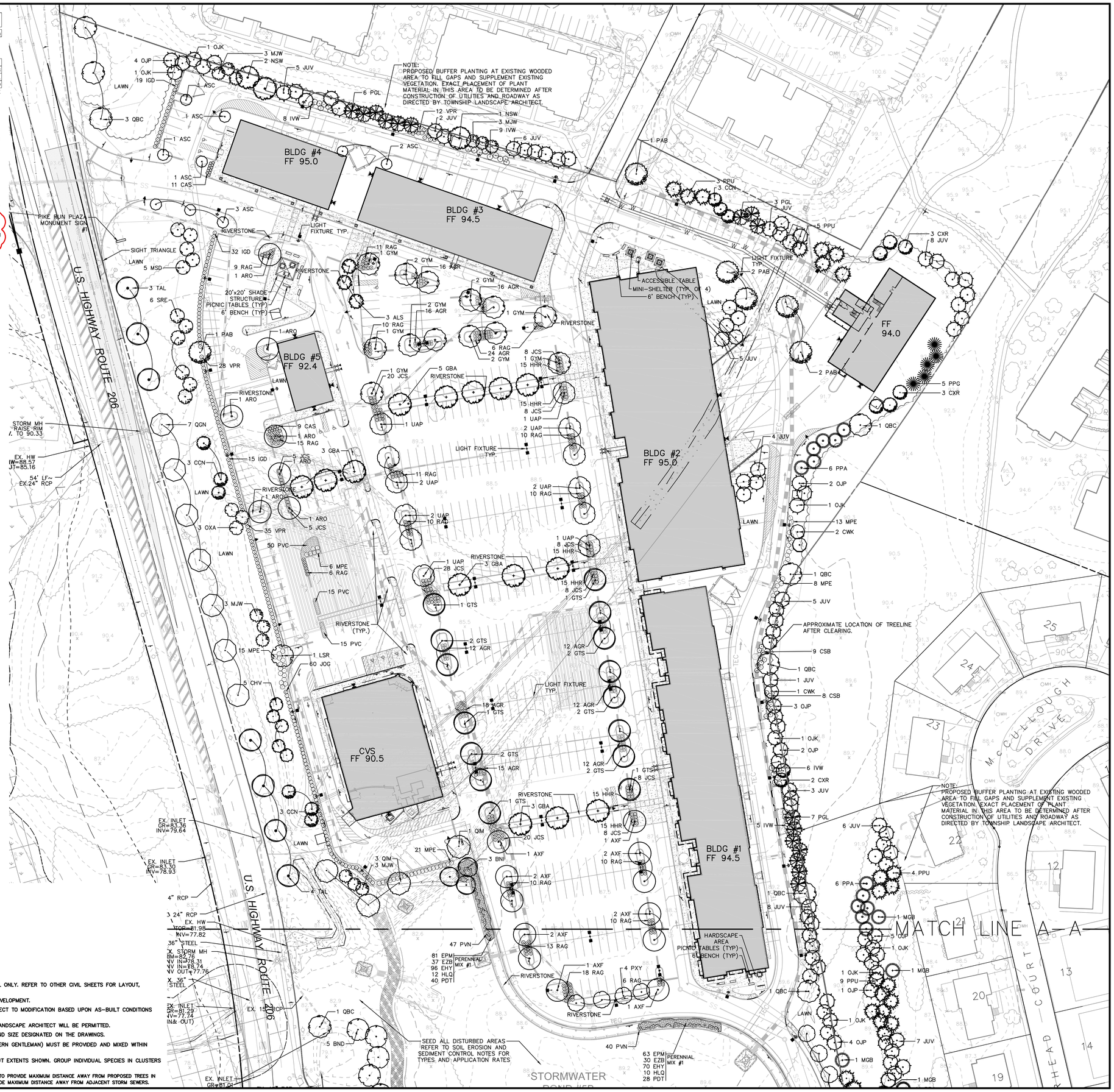
All plantings shall be installed in accordance with the American Standard For Nursery Stock, latest edition, prepared by the American Nursery & Landscape Association.

## 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 'DTN 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**

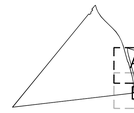
1. SHEETS C–11 AND C–12 ARE TO BE USED FOR THE INSTALLATION OF PLANT MATERIAL ONLY. REFER TO OTHER CIVIL SHEETS FOR LAYOUT, GRADING, UTILITY AND LIGHTING INFORMATION.
2. QUANTITIES LISTED IN THE PLANT SCHEDULE REFLECT THE ENTIRE PIKE RUN PLAZA DEVELOPMENT.
3. TREE AND SHRUB LOCATIONS DEPICTED ARE DIAGRAMMATIC 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
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WARREN, NEW JERSEY 07059
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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.

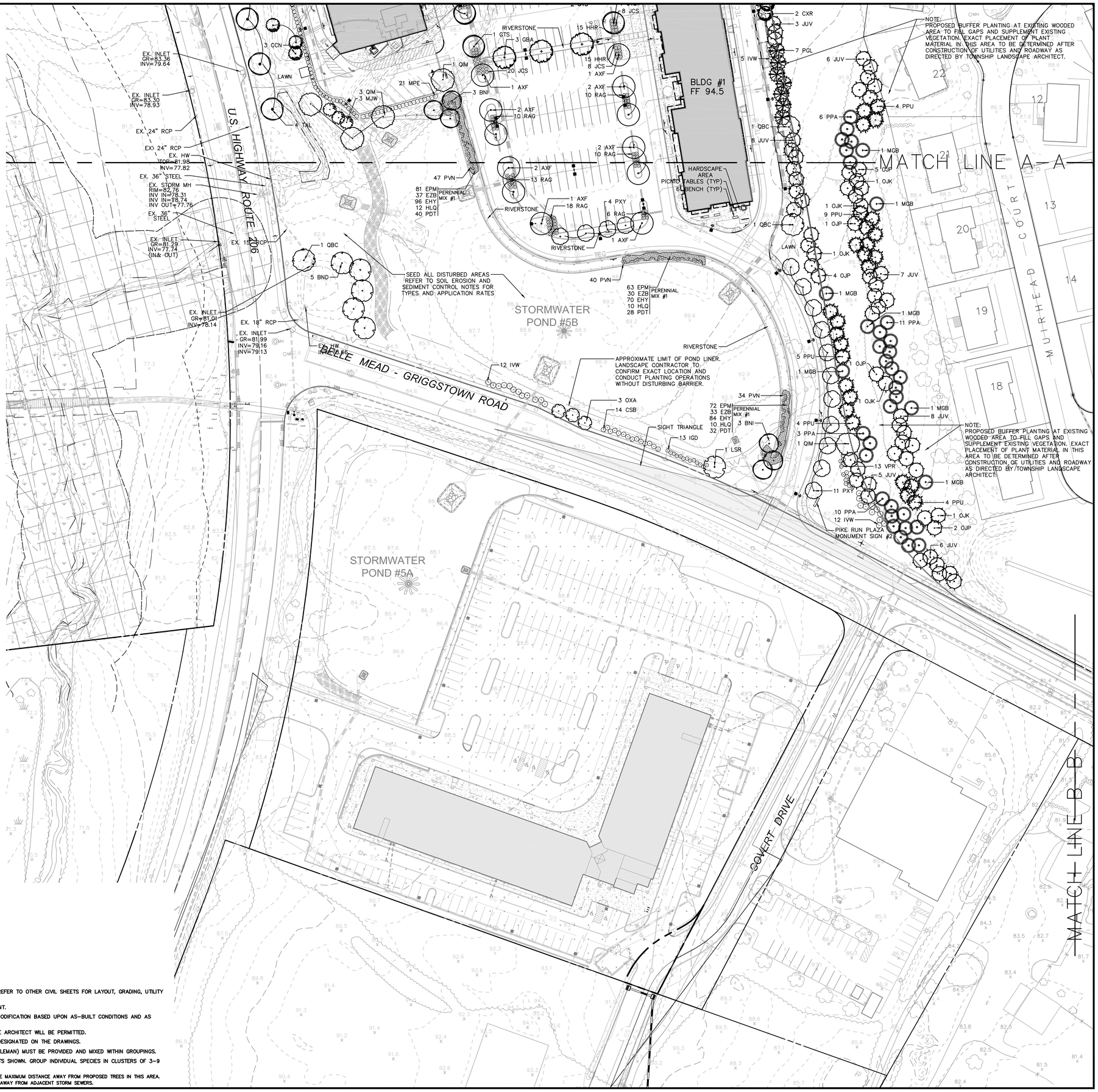
All plantings shall be installed in accordance with the American Standard For Nursery Stock, latest edition, prepared by the American Nursery & Landscape Association.

## 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. |
| 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**

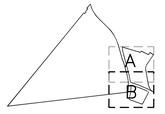
1. SHEETS C-11 AND C-12 ARE TO BE USED FOR THE INSTALLATION OF PLANT MATERIAL ONLY. REFER TO OTHER CIVIL SHEETS FOR LAYOUT, GRADING, UTILITY AND LIGHTING INFORMATION.
2. QUANTITIES LISTED IN THE PLANT SCHEDULE REFLECT THE ENTIRE PIKE RUN PLAZA DEVELOPMENT.
3. TREE AND SHRUB LOCATIONS DEPICTED ARE DIAGRAMMATIC 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.



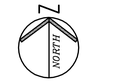

| REV. / ISSUE | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1 | 6/30/16 | BCM | PAR | ADD EVERGREEN BUFFER |
| 2 | 12/16/16 | JPS | PAR | SITE PLAN RESOLUTION COMPLIANCE |
| 3 | 3/17/17 | GY | PAR | FINAL SITE PLAN APPLICATION |
| 4 | 6/27/17 | GY | PAR | REV. PER TWP. COMMENTS |
| 5 | 12/26/17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

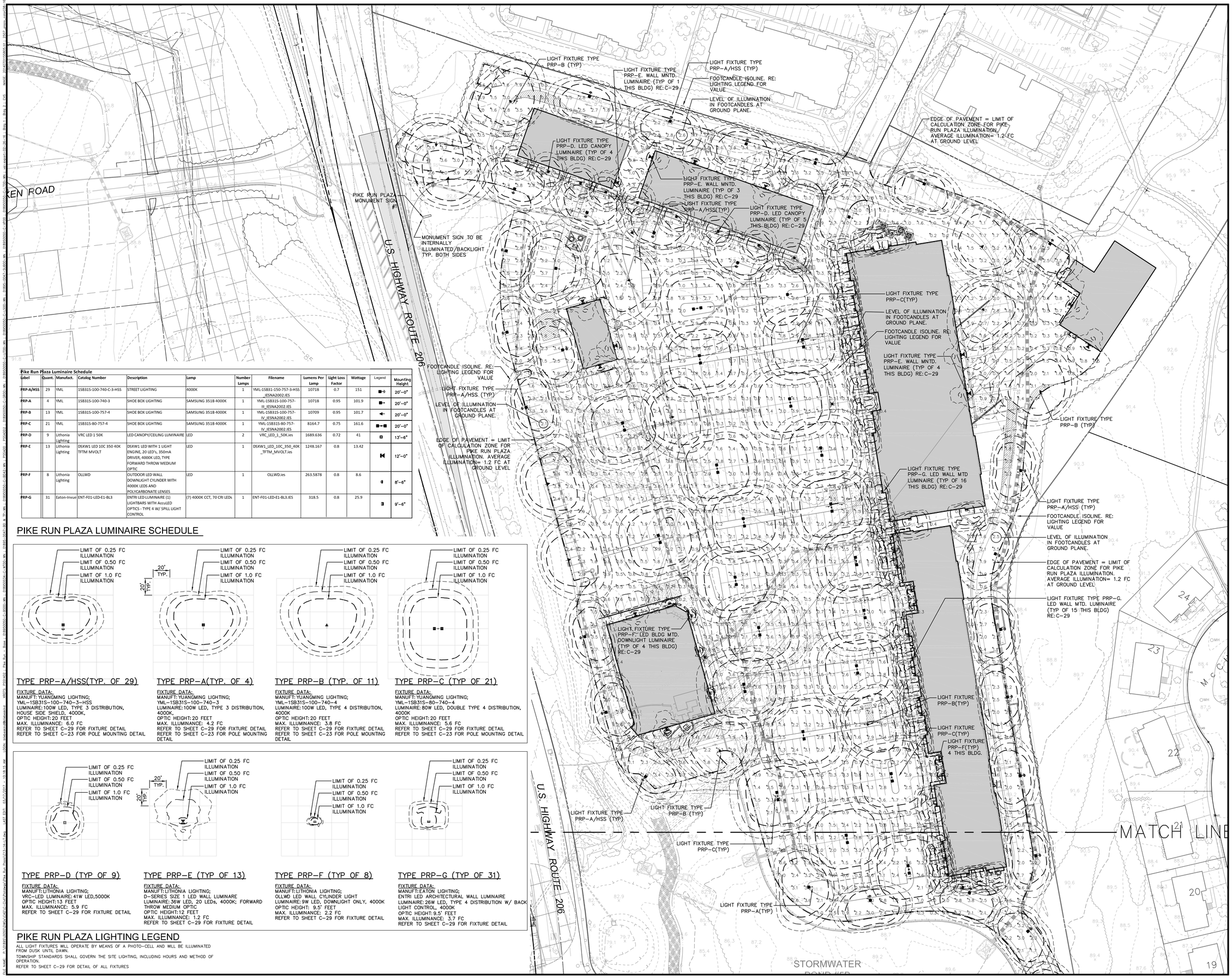
SHEET TITLE

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.

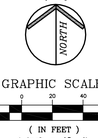
REFER TO SHEET C-29 FOR DETAIL OF ALL FIXTURES

| 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




GRAPHIC SCALE

40 0 20 40 80

( IN FEET )
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
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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

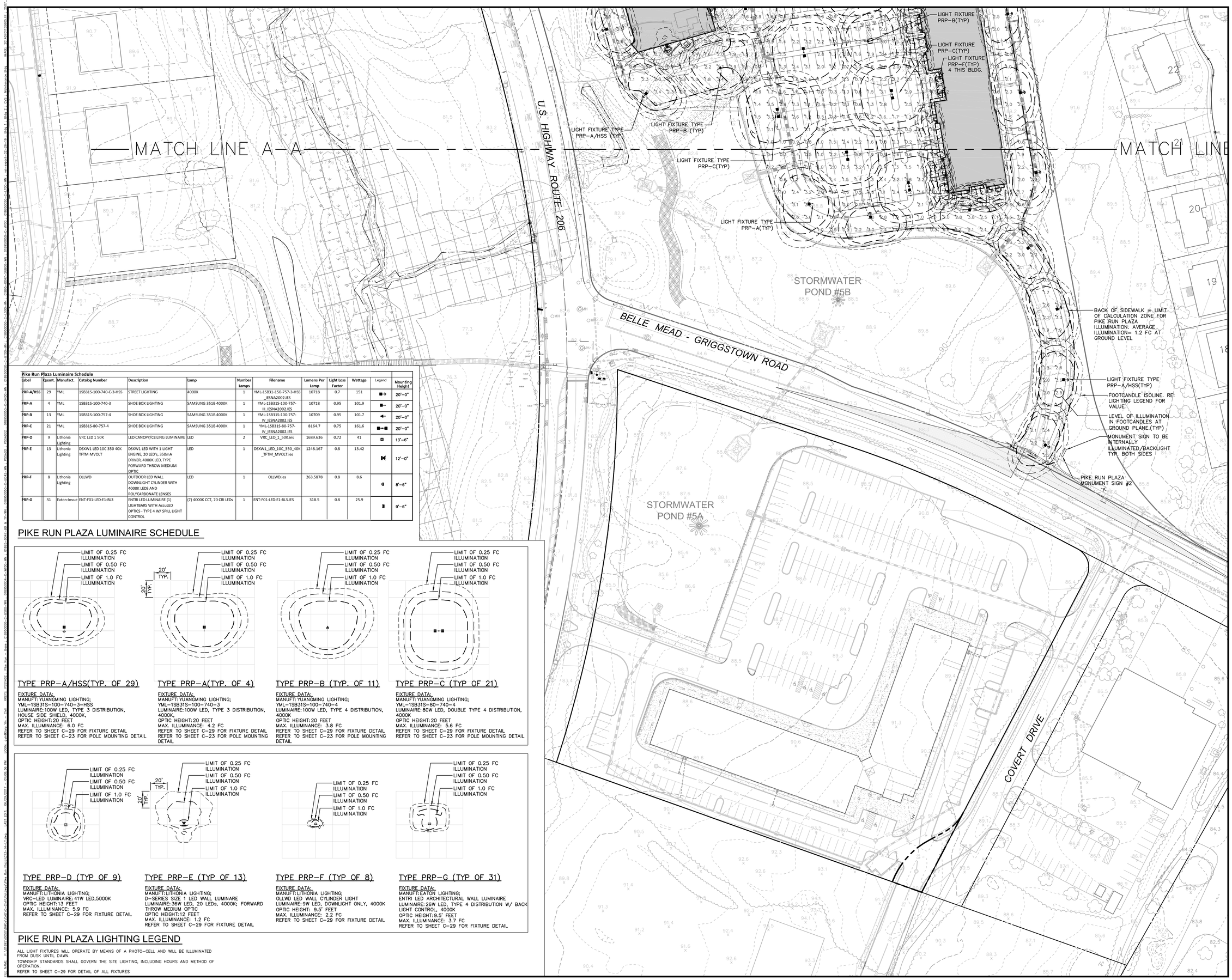
| | |
|---|---|
| JOB NO.: | 01895-0050 |
| DATE: | 12/17/2015 |
| DRAWN: | BCM |
| CHECK: | PAR |
| SCALE: | 1"=40' |

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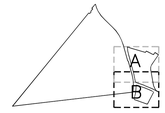
TOWNSHIP STANDARDS SHALL GOVERN THE SITE LIGHTING, INCLUDING HOURS AND METHOD OF OPERATION.

REFER TO SHEET C-29 FOR DETAIL OF ALL FIXTURES

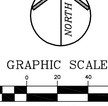
| REV. / ISSUE | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1 | 2/26/16 | BCM | PAR | REV. PER TWP COMMENTS |
| 2 | 12/16/16 | JPS | PAR | SITE PLAN RESOLUTION COMPLIANCE |
| 3 | 3/17/17 | GY | PAR | FINAL SITE PLAN APPLICATION |
| 4 | 6/27/17 | GY | PAR | REV. PER TWP. COMMENTS |

CONSULTANT

KEY PLAN




ORIENTATION / SCALE




GRAPHIC SCALE

40 0 20 40 80

( IN FEET )
1 inch = 40 ft.

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

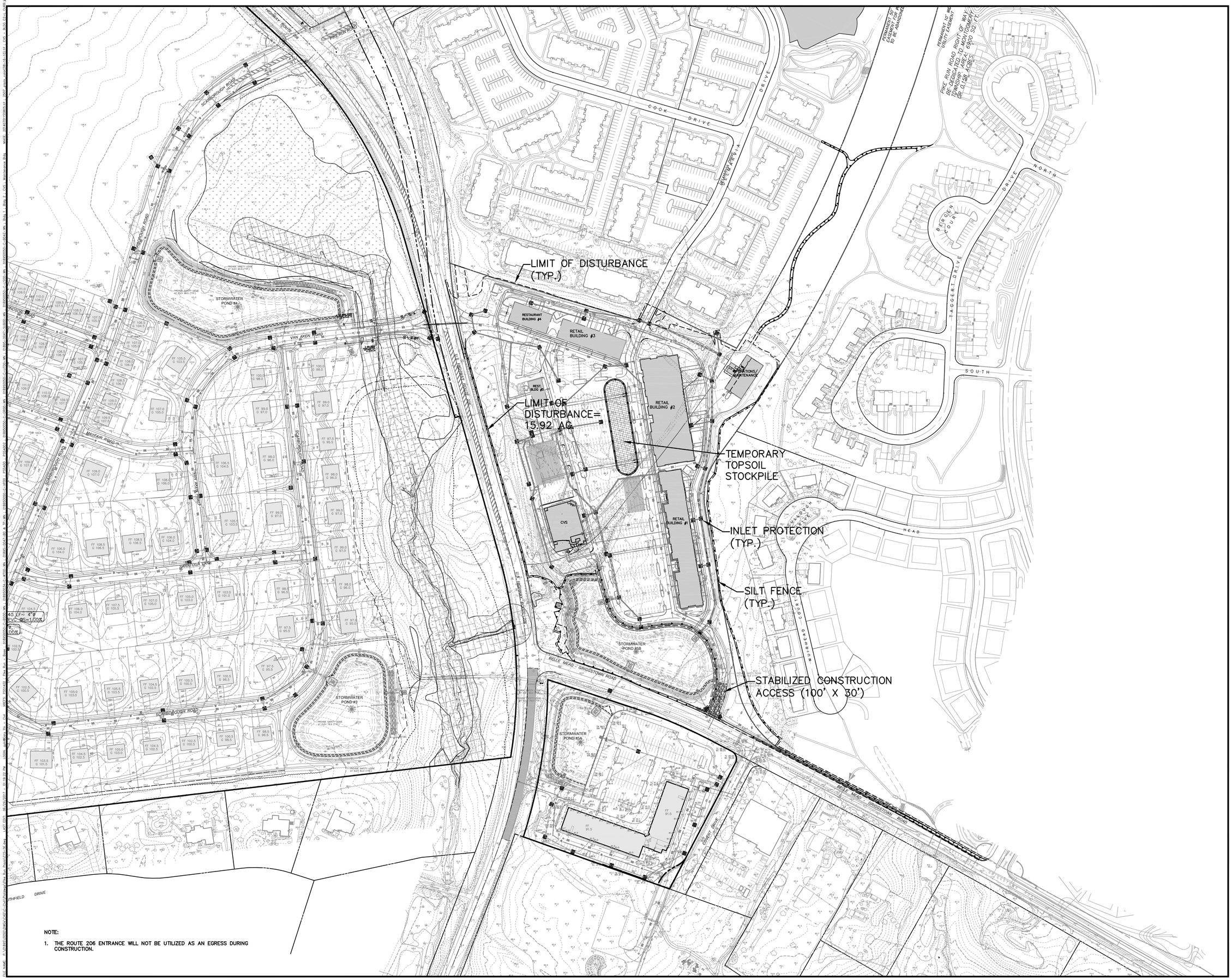
SHEET TITLE

## 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.
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 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

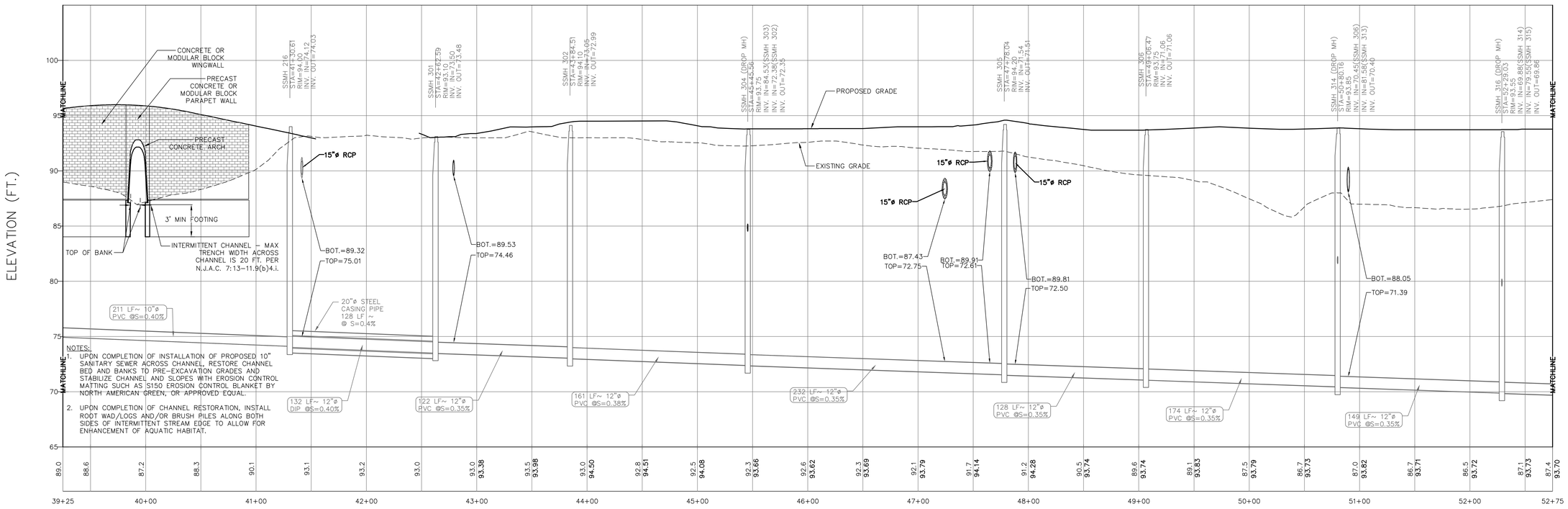
SHEET TITLE

## SOIL EROSION AND SEDIMENT CONTROL PLAN

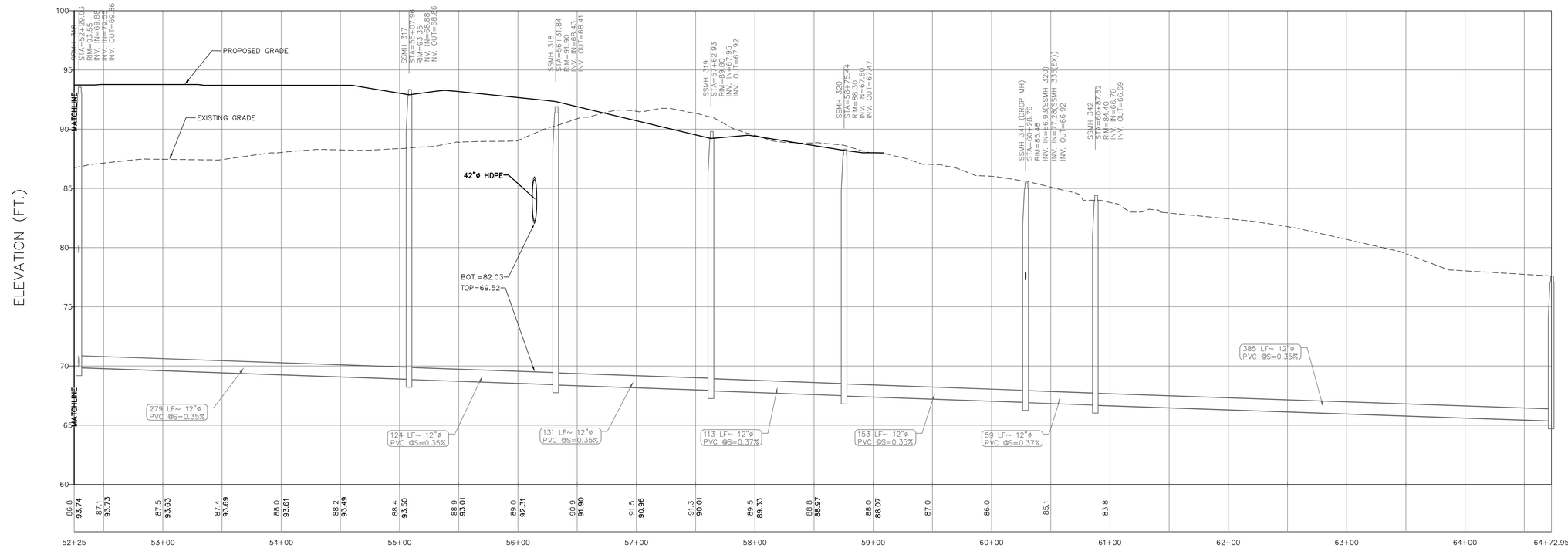
JOB NO.: 01895-0050
DATE: 12/17/2015
DRAWN: GY
CHECK: PAR
SCALE: 1"=100'

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

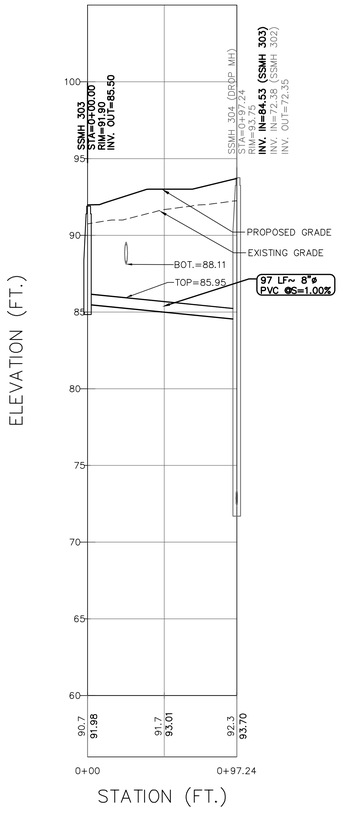
SANITARY SEWER PROFILES

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

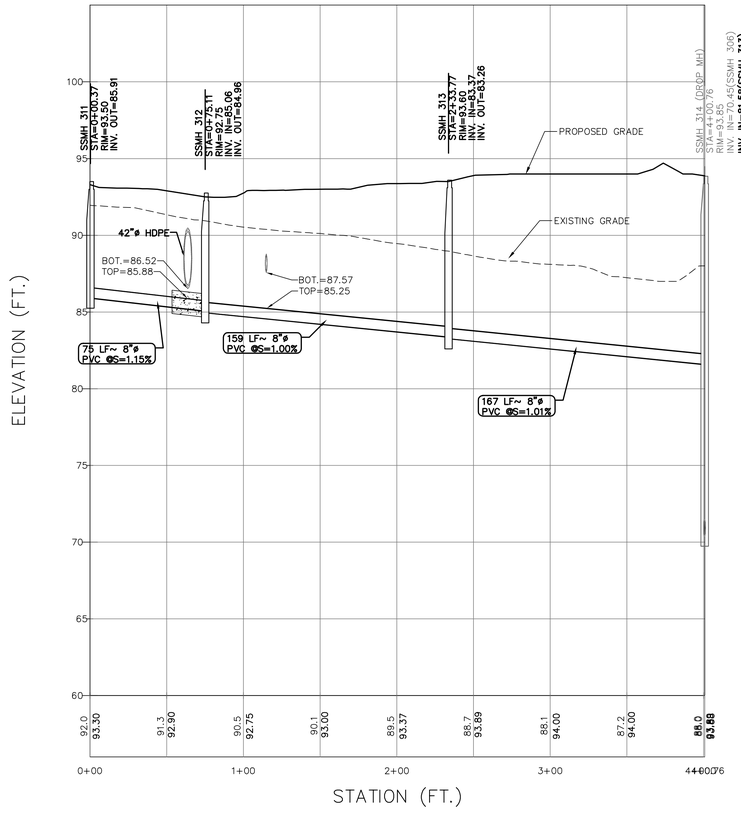
BINDING ORDER:
SHEET OF
SHEET NO.

C-16

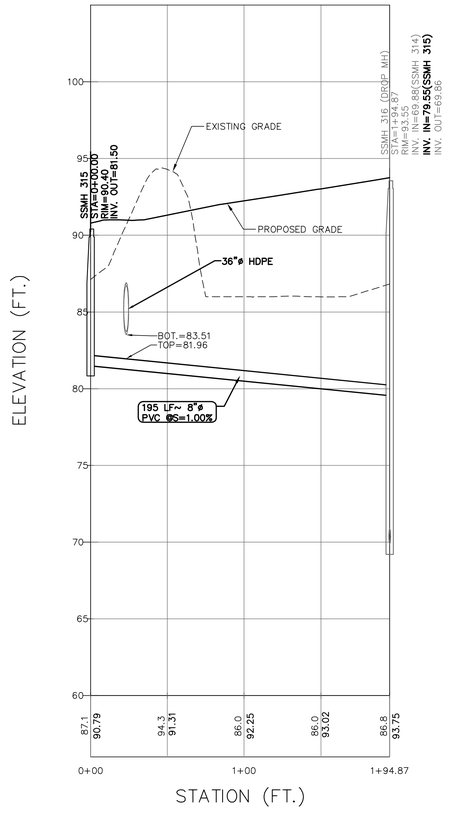
PLOT MADE BY: \\2015\2015-0050\Data\CAD\Construction\Plan Revisions\Site Plan Revisions\Site Plan 2016\Sheet 2 of 3 - SSMH.dwg LAST EDIT: 03/17/2017 04:09:42 PM USER: gmurray ON: XREFS: 2015-0050-C-SHEET.dwg 2015-0050-C-UTILITIES.dwg MAKE




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

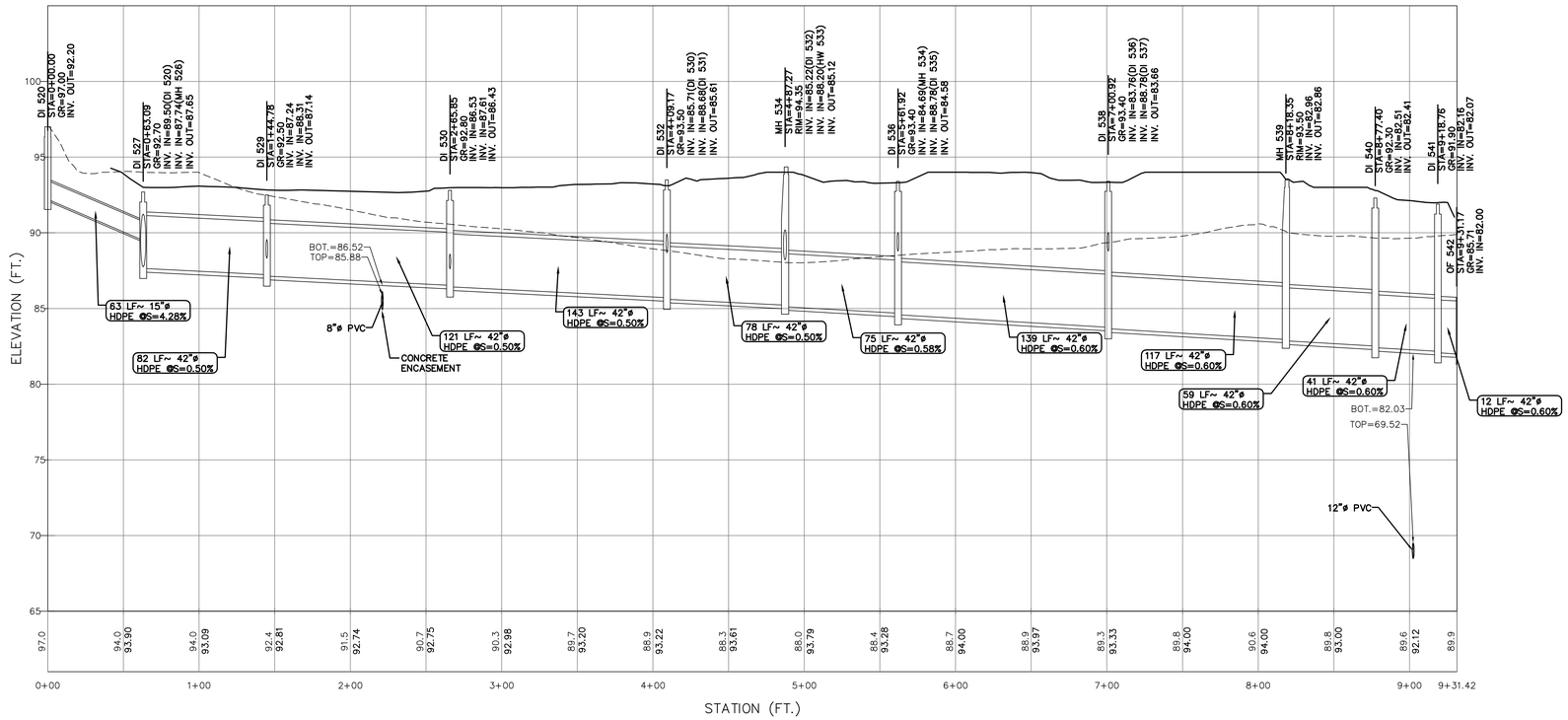
SANITARY SEWER PROFILES

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

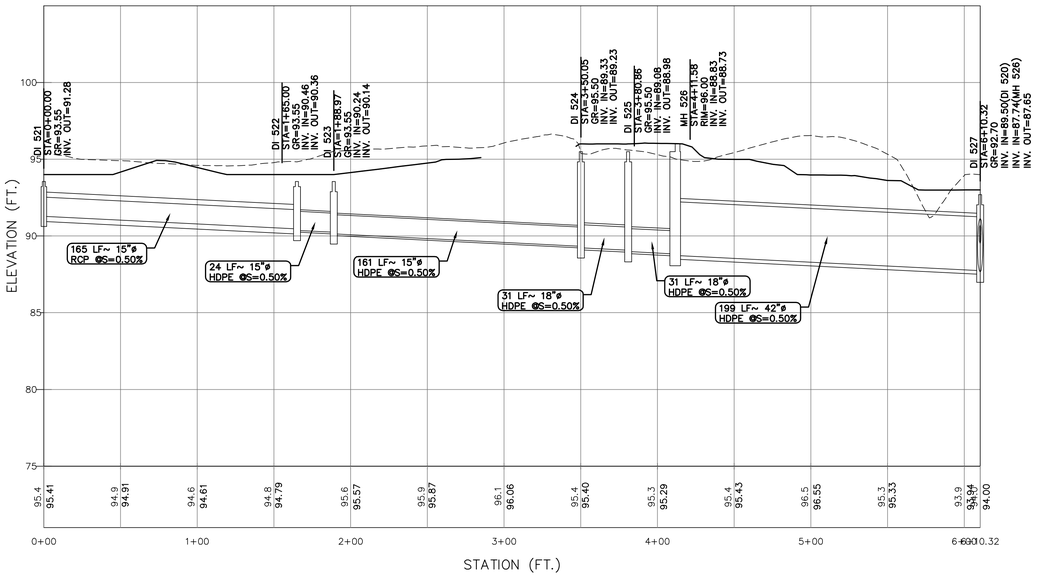
BINDING ORDER:
SHEET OF
SHEET NO.

C-17

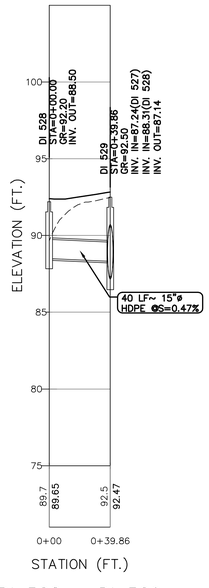
PLOT BASE: P:\2015\01895\Engr\CAD\C-Civil\Details\Pike Run Plaza\C16-17 SSMH.dwg LAST PLOT: 03/17/2017 04:03:31 PM USER: gmurray ON: XREFS: 01895000b-c-Xbase.dwg 01895000b-c-Utility.dwg WLAYS:



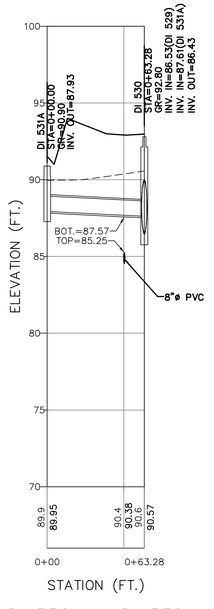

DI 520 – OF 542



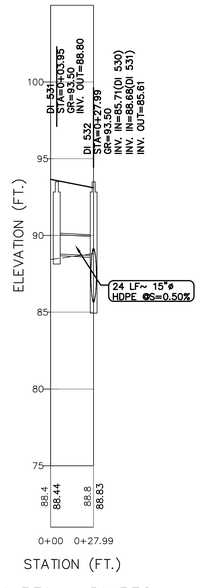

DI 521 – DI 527



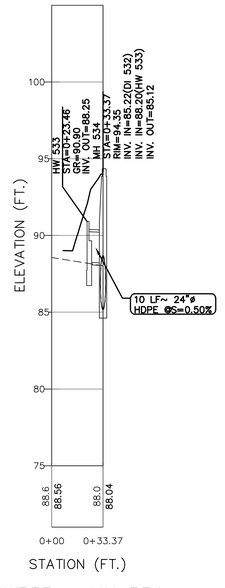

DI 528 – DI 529




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

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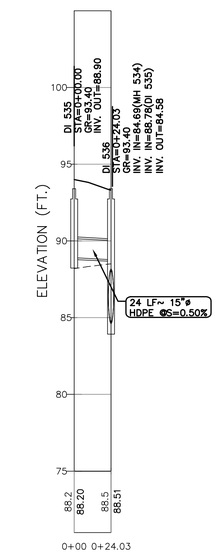
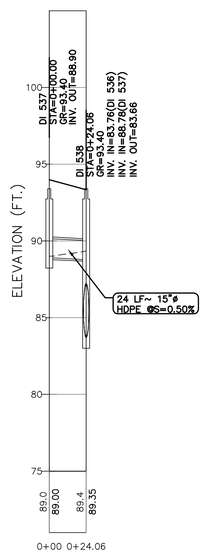
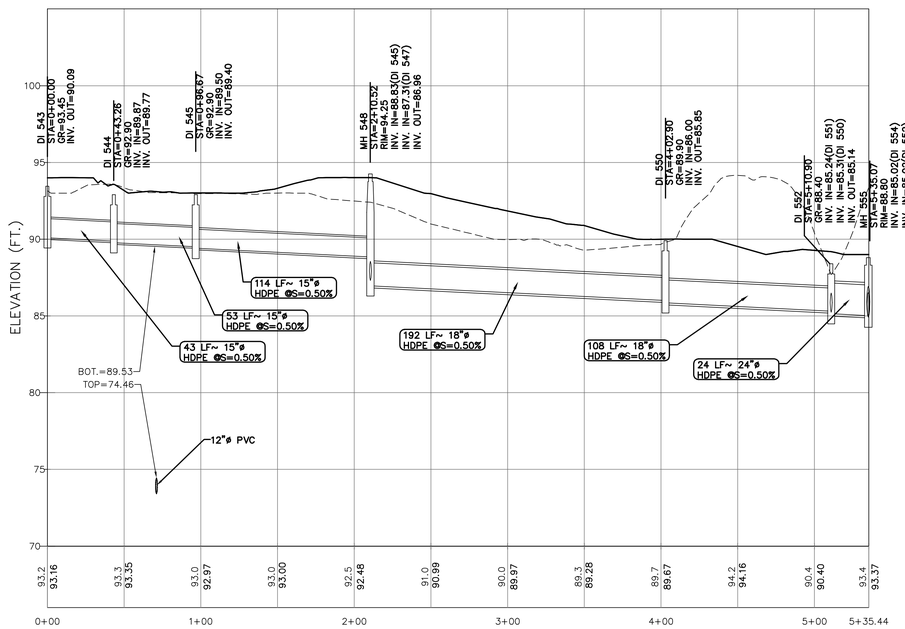


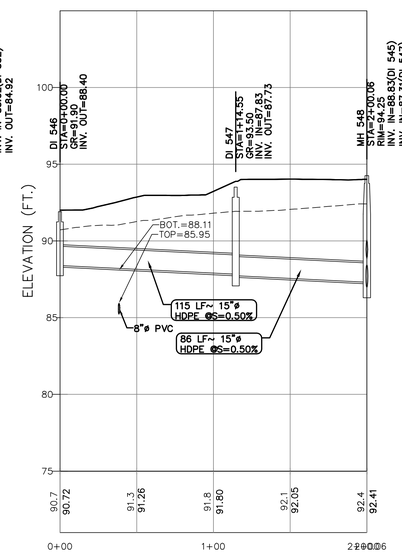

DI 535 – DI 536



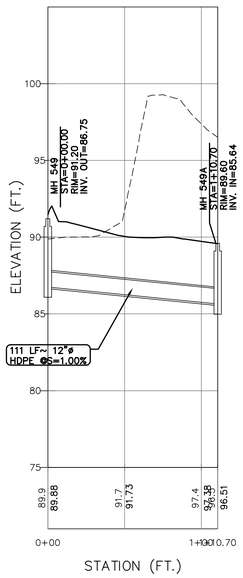

DI 537 – DI 538



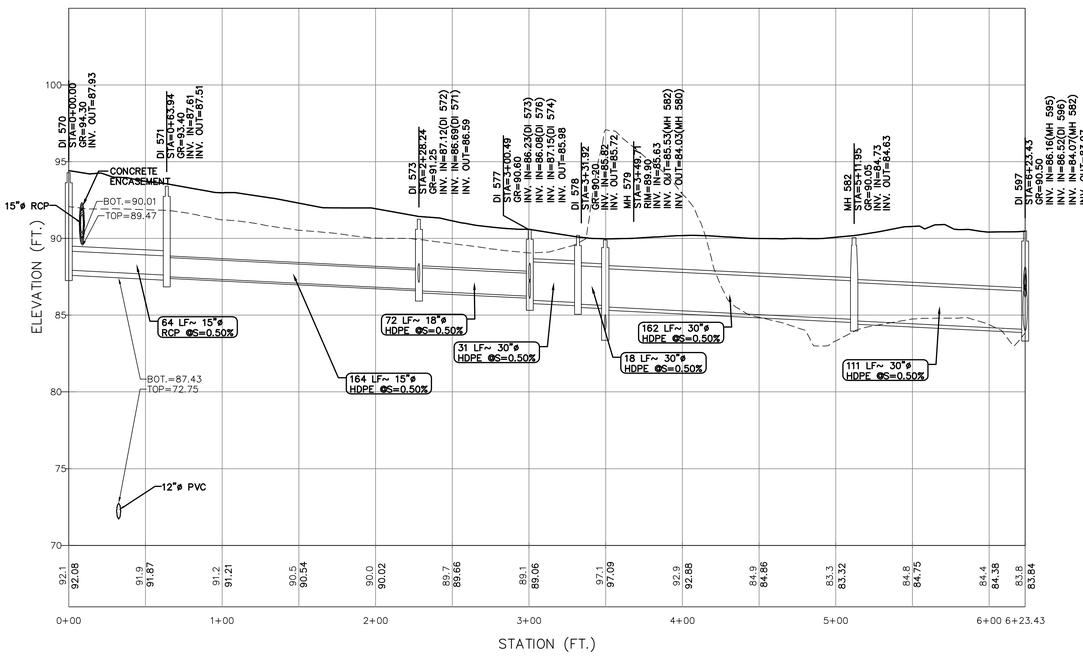

DI 543 – DI 555



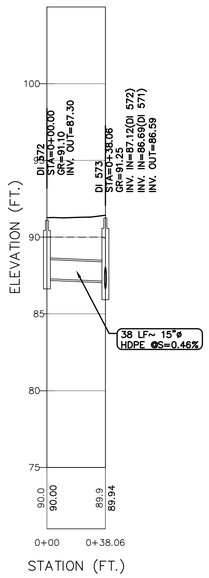

DI 546 – MH 548



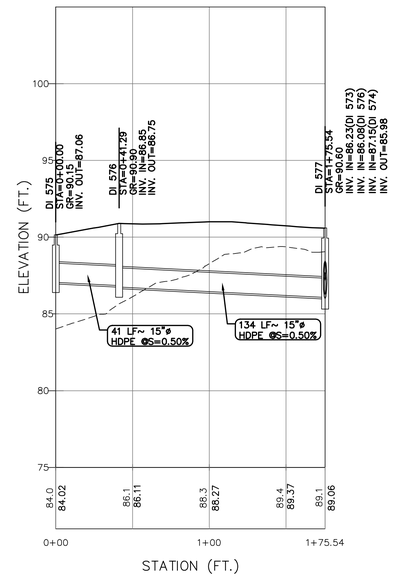

MH 549 TO MH 549A




DI 570 – DI 597




DI 572 – DI 573




DI 575 – DI 577

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

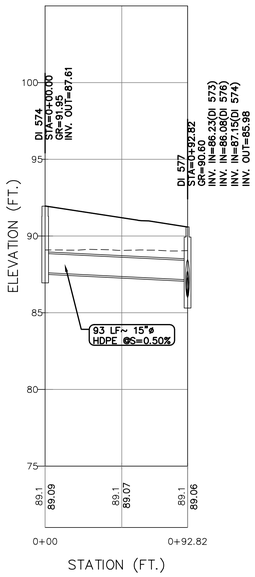
STORM SEWER PROFILES

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

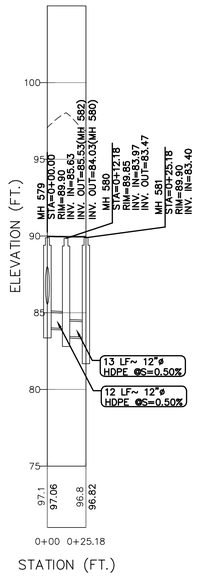
BINDING ORDER:
SHEET OF
SHEET NO.

C-19

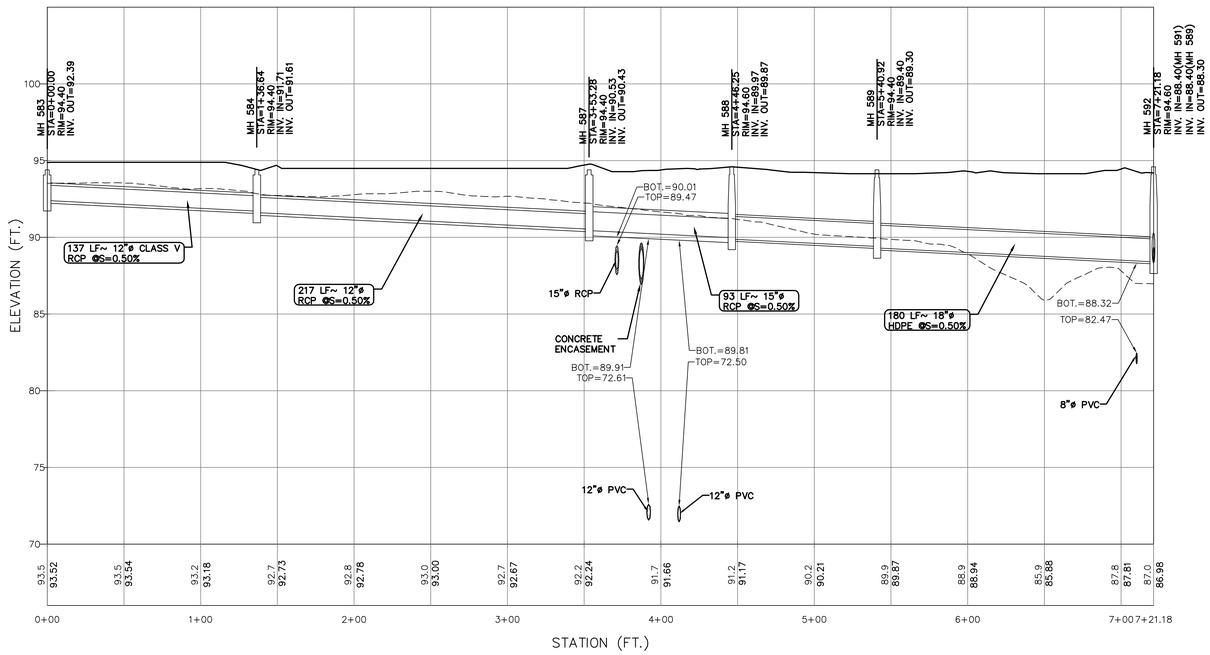
PLOT BASE: N:\2015\01895\Data\Civil\Construction\Pike Run Plaza\C19-St Profiles.dwg LAST EDIT: 03/17/2017 - 09:03:22 PM USER: gmurray PLOTTED: 03/17/2017 - 09:03:27 PM



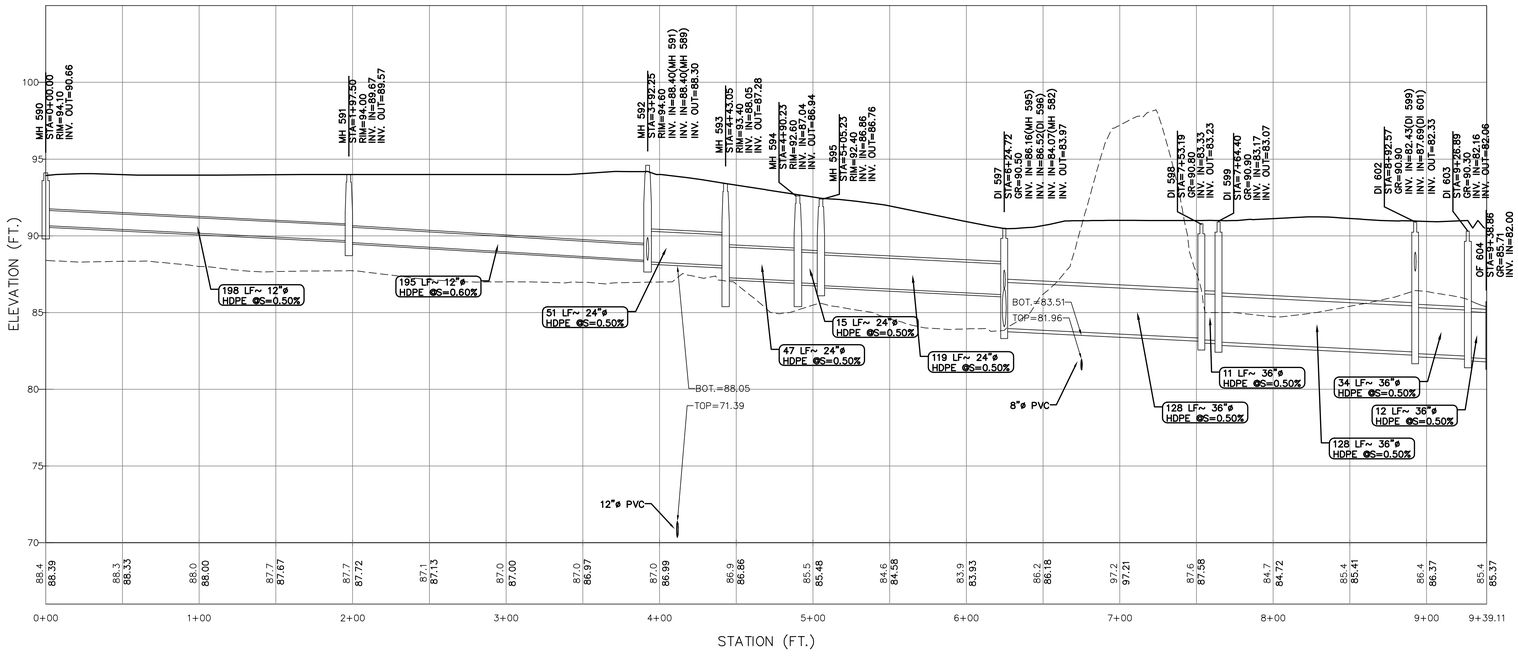

DI 574 – DI 577



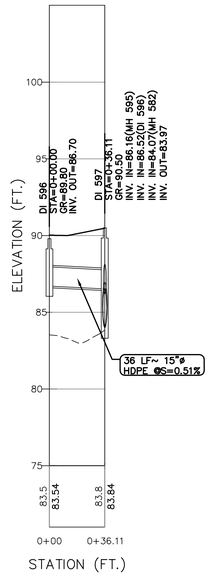

MH 579 – MH 581



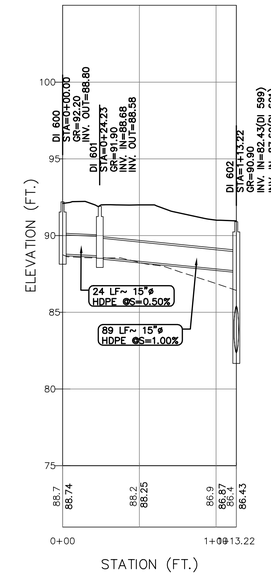

MH 583 – MH 592




MH 590 – OF 604




DI 596 – DI 597




DI 600 – DI 602

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

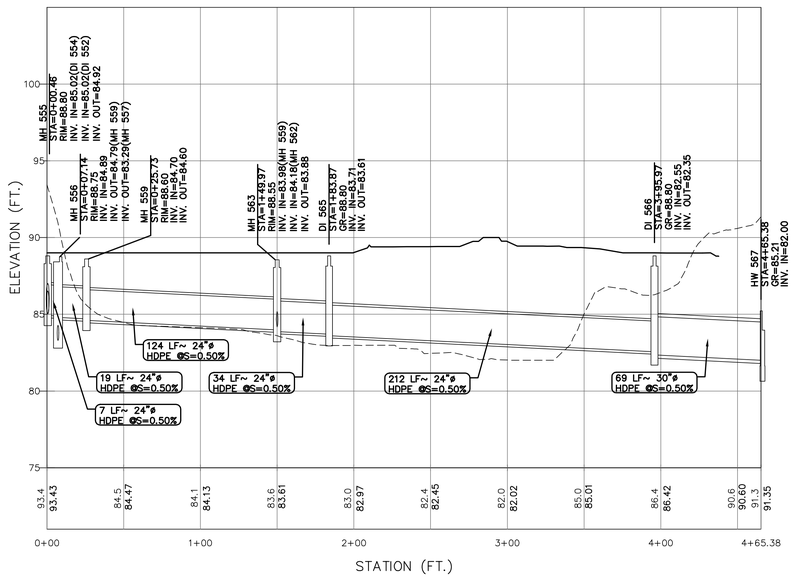
STORM SEWER PROFILES

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

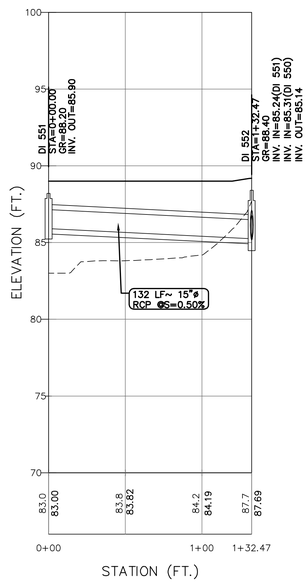
BINDING ORDER:
SHEET OF
SHEET NO.

C-20

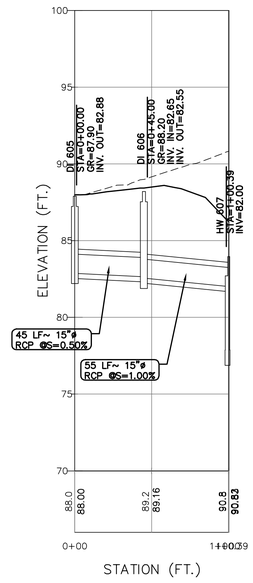
C:\Users\GYoung\Desktop\Belle Mead Area 2 Revised\Site Plan Revised\Belle Mead Area 2 Storm Sewer Profiles.dwg LAST EDIT: 03/17/2017 - By: G.P. Young




MH 555 – HW 567




DI 551 – DI 552

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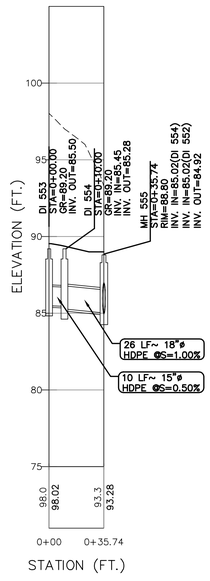
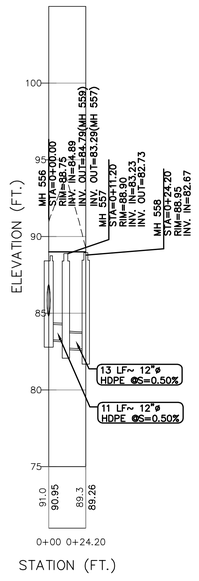
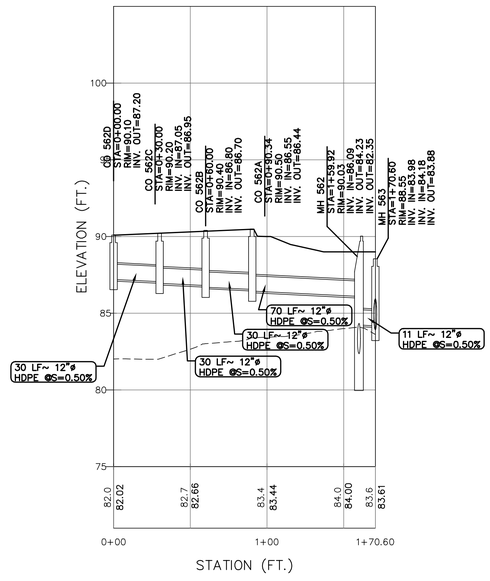



DI 553 – MH 555




MH 556 – MH 558




CO 562D – MH 563

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 |
| 3 | 6/27/17 | GY | PAR | REV. PER TWP. COMMENTS |

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 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

## 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-21


PLOT BY: GUY - 6/29/2017 - 10:13:55 PM
LAST EDIT: 06/29/2017 - 10:13:55 PM
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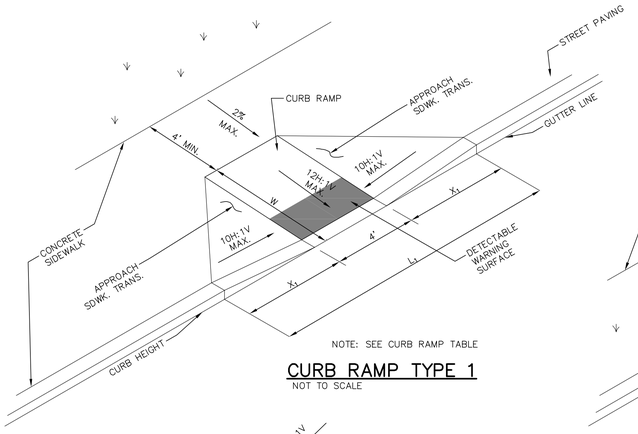
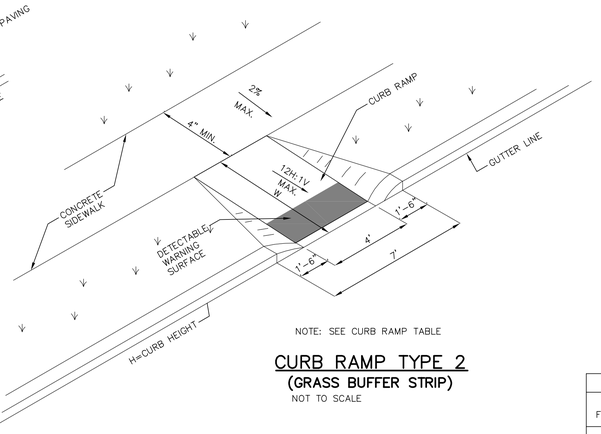
PLOT NAME: N:\USERS\GUY\DESKTOP\WORK FOR PAULUS\01895-0050\CAD\XREFS\01895-0050-C-STORM.DWG



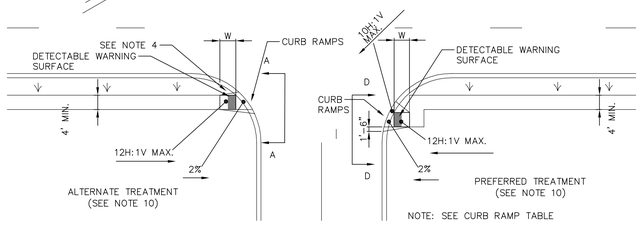

NOTE: SEE CURB RAMP TABLE

## CURB RAMP TYPE 1
NOT TO SCALE



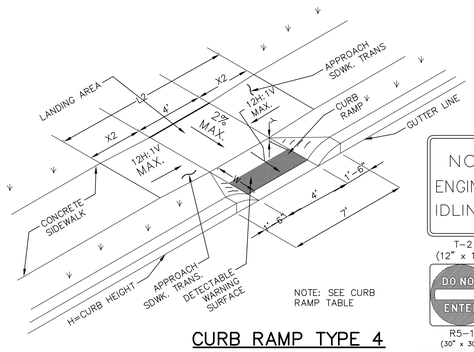

NOTE: SEE CURB RAMP TABLE

## CURB RAMP TYPE 2
(GRASS BUFFER STRIP)
NOT TO SCALE




NOTE: SEE CURB RAMP TABLE

## CURB RAMP TYPE 5
(CROSSING PARALLEL TO HIGHWAY ONLY)
NOT TO SCALE

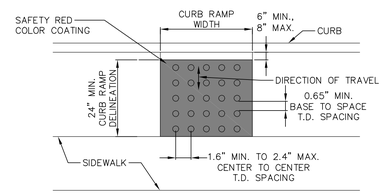



NOTE: SEE CURB RAMP TABLE

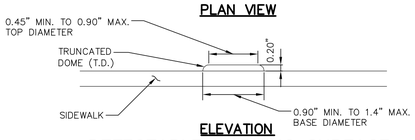
## CURB RAMP TYPE 4
(GRASS BUFFER STRIP WITH LANDING AREA REQUIRED)

| CURB RAMP TYPE 4 | | | | |
|---|---|---|---|---|
| W FEET | H INCHES | Y INCHES | X2 FEET | L2 FEET |
| 2.5 | 3 | 2.5 | 0.5 | 5 |
| | 4 | 2.5 | 1.5 | 7 |
| | 5 | 2.5 | 2.5 | 9 |
| | 6 | 2.5 | 3.5 | 11 |
| | 7 | 2.5 | 4.5 | 13 |
| | 8 | 2.5 | 5.5 | 15 |
| | 9 | 2.5 | 6.5 | 17 |
| 3.0 | 3 | ** | ** | ** |
| | 4 | 3.0 | 1 | 6 |
| | 5 | 3.0 | 2 | 8 |
| | 6 | 3.0 | 3 | 10 |
| | 7 | 3.0 | 4 | 12 |
| | 8 | 3.0 | 5 | 14 |
| | 9 | 3.0 | 6 | 16 |
| 3.5 | 3 | 3.5 | ** | ** |
| | 4 | 3.5 | 0.5 | 5 |
| | 5 | 3.5 | 1.5 | 7 |
| | 6 | 3.5 | 2.5 | 9 |
| | 7 | 3.5 | 3.5 | 11 |
| | 8 | 3.5 | 4.5 | 13 |
| | 9 | 3.5 | 5.5 | 15 |
| 4.0 | 3 | ** | ** | ** |
| | 4 | ** | ** | ** |
| | 5 | 4.0 | 1 | 6 |
| | 6 | 4.0 | 2 | 8 |
| | 7 | 4.0 | 3 | 10 |
| | 8 | 4.0 | 4 | 12 |
| | 9 | 4.0 | 5 | 14 |

| CURB RAMP TYPE 1 | | | |
|---|---|---|---|
| H INCHES | $X_1$ FEET | $L_1$ FEET | W FEET |
| 3 | 2.5 | 9.0 | 3 |
| 4 | 3.3 | 10.6 | 4 |
| 5 | 4.2 | 12.4 | 5 |
| 6 | 5.0 | 14.0 | 6 |
| 7 | 5.8 | 15.6 | 7 |
| 8 | 6.7 | 17.4 | 8 |
| 9 | 7.5 | 19.0 | 9 |

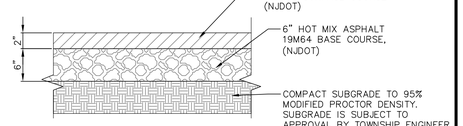



PLAN VIEW



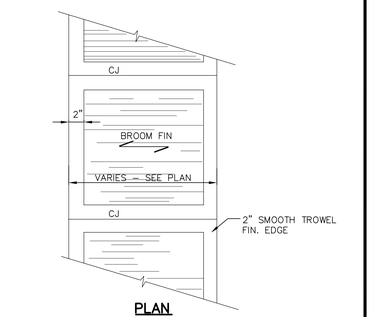

ELEVATION

## DETECTABLE WARNING SURFACE
NOT TO SCALE

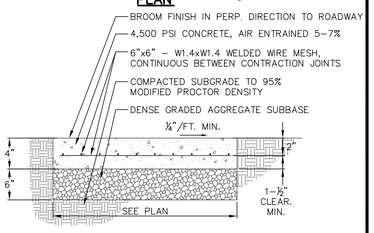



NOTE:
MATERIALS FOR ASPHALT CONCRETE SURFACE AND BASE COURSES SHALL CONFORM TO SECTION 401 OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION)

## ON-SITE PAVING DETAIL
NOT TO SCALE



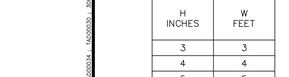

PLAN

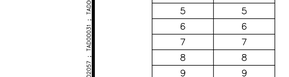


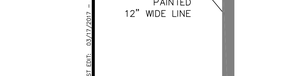

SECTION

NOTES:
1. TRANSVERSE JOINTS ½" WIDE SHALL BE INSTALLED IN THE CONCRETE 20'–0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS FIBER JOINT FILLER RECESSED ¼".
2. CONTRACTION JOINTS 4' o.c. (⅜"W x ⅜"D GROOVE).
3. SEE LANDSCAPE PLANS FOR SCORING PATTERN.

## CONCRETE SIDEWALK DETAIL
NOT TO SCALE

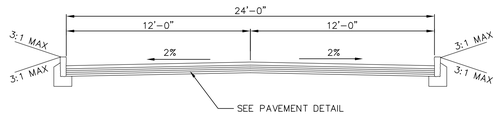


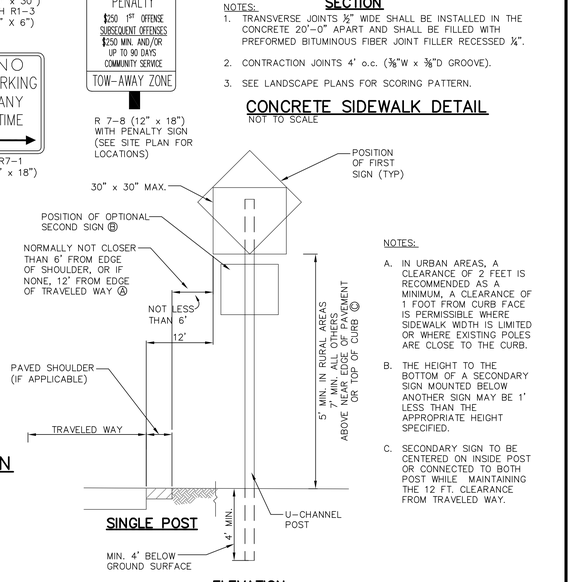


NOTES:
1. ALL SIGN MATERIALS, TEXT AND INSTALLATION GUIDELINES SHALL CONFORM TO THE "UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES".
2. ALL R7–1 (FIRE LANE, NO PARKING) SIGNS SHALL BE PLACED AT 45° ANGLE TO THE DRIVEWAYS, WITH 7'–0" CLEARANCE FROM BOTTOM OF THE SIGN TO FINISHED GRADE.
3. PROVIDE "VAN ACCESSIBLE" TEXT WHERE (V) IS NOTED ON PLANS

## SITE SIGNAGE
NOT TO SCALE




## TYPICAL DRIVEWAY/INTERNAL ROADWAY CROSS SECTION
NOT TO SCALE




SINGLE POST

ELEVATION

NOTES:
1. ALL SIGN PARAMETERS TO CONFORM TO THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
2. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
3. ALL POSTS SHALL BE EMBEDDED 4' MINIMUM.
4. ALL STREET POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123.
5. POSTS MAY BE STEEL, ALUMINUM OR 2 PIECE U–POST IN CONFORMANCE WITH THE NOTES BELOW.
6. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBER AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
7. ADJACENT STEEL POSTS SHALL NOT BE CLOSER THAN 8 FT. APART. ADJACENT POSTS CLOSER THAN 8 FT. APART SHALL BE ALUMINUM OR 2 PIECE STEEL U–POSTS. NO MORE THAN 3 ALUMINUM OR 3 TWO PIECE STEEL U–POSTS WILL BE PERMITTED WITHIN 8 FT.
8. BOLTS SHALL NOT PROTRUDE MORE THAN ½" BEYOND THE NUT WHEN TIGHT, BUT SHALL ENGAGE ALL THREADS IN THE NUT.
9. IN AREAS WHERE GROUND MOUNTED SIGN SUPPORTS CANNOT BE SUFFICIENTLY OFFSET FROM THE PAVEMENT EDGE, SIGN SUPPORTS SHOULD BE OF A SUITABLE BREAKAWAY OR YIELDING DESIGN. (SEE N.J.D.O.T. MANUAL).

## TYPICAL SIGN MOUNTING DETAIL
NOT TO SCALE

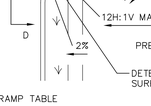


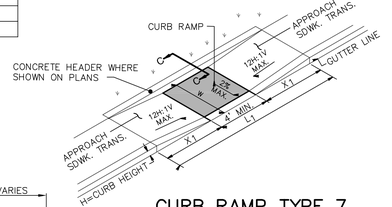

NOTE: SEE CURB RAMP TABLE

## CURB RAMP TYPE 6
(CROSSING PARALLEL TO HIGHWAY ONLY)
NOT TO SCALE

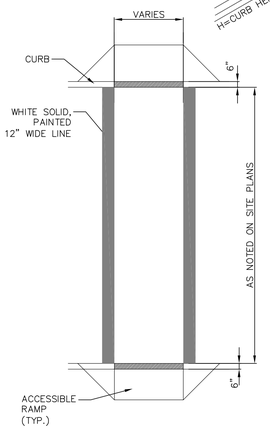
| CURB RAMP TYPE 2, 5 OR 6 | |
|---|---|
| H INCHES | W FEET |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |

| CURB RAMP TYPE 7 | | | |
|---|---|---|---|
| W FEET | H INCHES | X1 FEET | L1 FEET |
| 4 MIN. | 3 | 3 | 11 |
| 6 MAX. | 4 | 4 | 13 |
| | 5 | 5 | 15 |
| | 6 | 6 | 17 |
| | 7 | 7 | 19 |
| | 8 | 8 | 21 |
| | 9 | 9 | 23 |

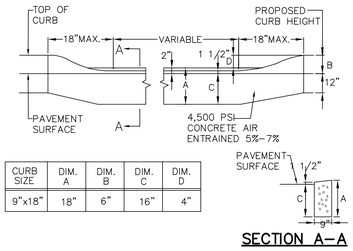



## CURB RAMP TYPE 7
NOT TO SCALE



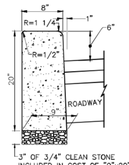

## PAINTED CROSSWALK DETAIL
NOT TO SCALE



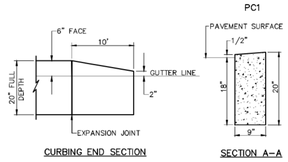

| CURB SIZE | DIM. A | DIM. B | DIM. C | DIM. D |
|---|---|---|---|---|
| 9"x18" | 18" | 6" | 16" | 4" |

SECTION A–A

## DEPRESSED CURB DETAIL
NOT TO SCALE



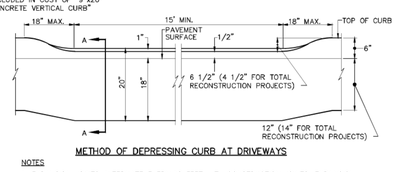

3" OF 3/4" CLEAN STONE INCLUDED IN COST OF "9"x20" CONCRETE VERTICAL CURB"




CURBING END SECTION



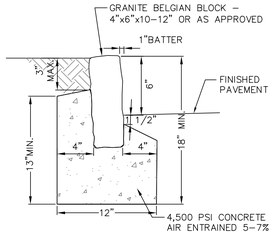

SECTION A–A



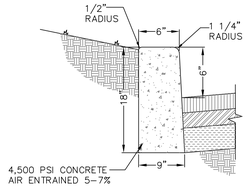

METHOD OF DEPRESSING CURB AT DRIVEWAYS

NOTES
1. EXPANSION JOINTS ALTERNATE EVERY 10 FEET WITH CONSTRUCTION JOINTS. EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS–IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" FROM THE FACE AND TOP OF THE CURB. SUCH JOINTS SHALL BE INSTALLED BETWEEN CURB AND INLET HEADS.
2. ALL JOINTS SHALL EXTEND THE FULL 20" DEPTH OF THE CURB.
3. THE CURB SHALL BE COMPOSED OF CLASS "B" CONCRETE.

## 9" X 20" COUNTRY CURB DETAIL
NOT TO SCALE




## BELGIAN BLOCK CURB DETAIL
NOT TO SCALE




NOTES:
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN CURB 20'–0" APART & SHALL BE FILLED WITH PREFORMED BITUMINOUS– IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF ASTM D 1751–83, RECESSED 1/4" IN FROM THE FRONT FACE AND TOP OF CURB.
2. CONTRACTION JOINTS SHALL BE PROVIDED EVERY 10 FEET.

## CONCRETE CURB DETAIL
ALONG NJDOT ROADWAY
NOT TO SCALE

## GENERAL NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
6. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
8. THE PUBLIC SIDEWALK CURB RAMP, DETECTABLE WARNING SURFACE (SHADED AREA) SHALL BE SAFETY RED COLOR ON CONCRETE OR 70% COLOR CONTRAST FOR OTHER SURFACE SUCH AS BRICK.
9. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.
10. PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERMIXED WITHIN THE SAME INTERSECTION.
11. DIMENSIONS SHOWN IN TABLES ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS. WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON CROSS SLOPES SHOWN.

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

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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

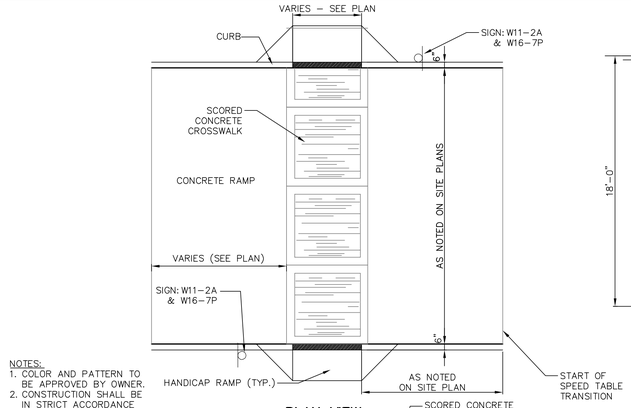
SHEET TITLE

SITE DETAILS

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

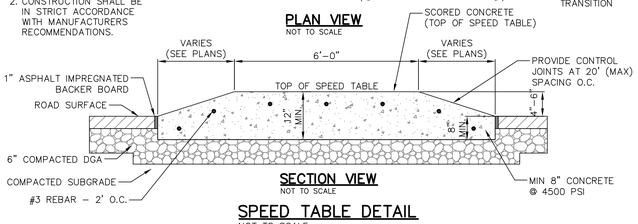
BINDING ORDER:
SHEET OF
SHEET NO.

C-22



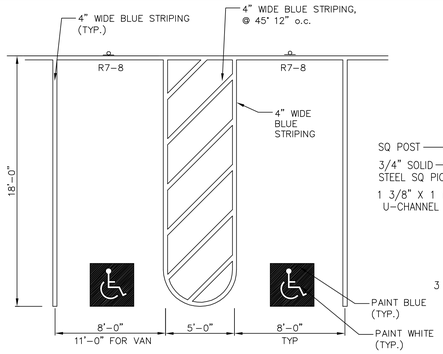

NOTES:
1. COLOR AND PATTERN TO BE APPROVED BY OWNER.
2. CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

## PLAN VIEW
NOT TO SCALE



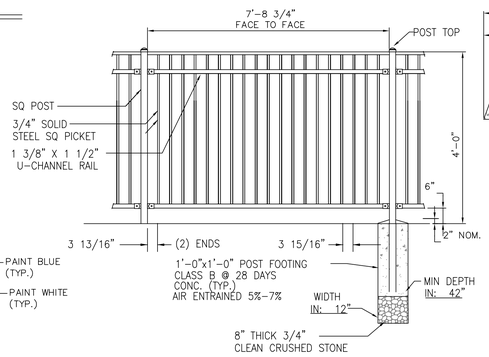

## SECTION VIEW
NOT TO SCALE

## SPEED TABLE DETAIL
NOT TO SCALE

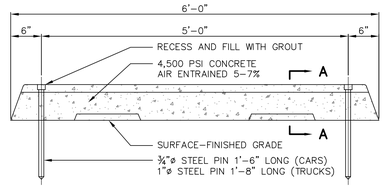



NOTE:
PAINT TO BE BLUE THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING, COMPLYING WITH REQUIREMENTS OF NJDOT SPECIFICATION ITEM 912

## ACCESSIBLE STALL DETAIL
NOT TO SCALE




## ORNAMENTAL FENCE DETAIL
NOT TO SCALE



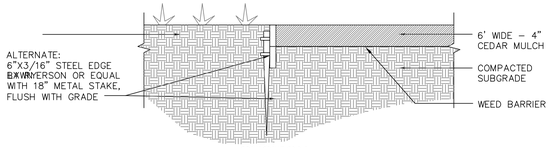

## ELEVATION
N.T.S.

NOTES:
DESIGNED FOR PASSENGER CARS & LIGHT TRUCKS ONLY

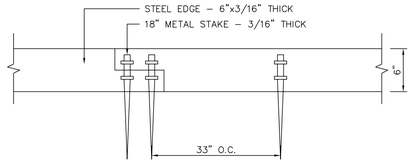



## SECTION A–A
N.T.S.

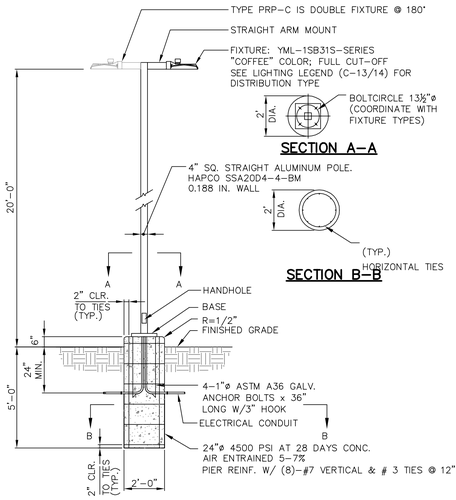
## PRECAST CONCRETE WHEEL STOP
NOT TO SCALE




## SECTION
## MULCH PATH DETAIL
NOT TO SCALE




## ELEVATION OF STEEL EDGING
NOT TO SCALE



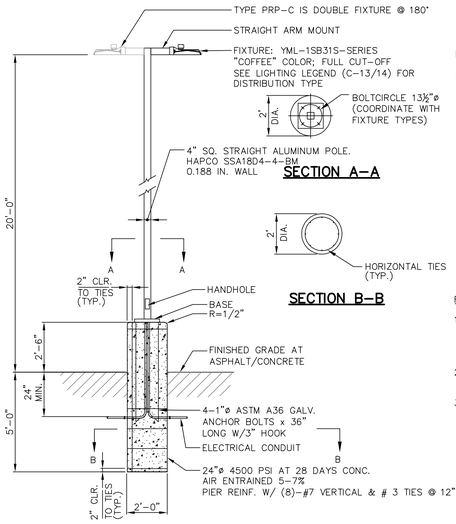

FIXTURE SPEC:

1. ALL FIXTURES AS MANUFACTURED BY YUANMING LIGHTING, FINISH AS DIRECTED BY OWNER. SEE PLAN FOR LOCATION OF FIXTURES AND MOUNTING ARRANGEMENT.
2. FIXTURE TO BE WIRED BY PROJECT ELECTRICAL CONTRACTOR. SEE ELECTRICAL DRAWING BY OTHERS.
3. ALL ELECTRICAL WIRING AND COMPONENTS TO COMPLY WITH N.E.C. AND ALL OTHER APPLICABLE CODES.
4. PROVIDE HOUSE SIDE SHIELD ON ALL FIXTURES ADJACENT TO RESIDENTIAL AREAS.

FOUNDATION SPEC:

1. DEPTH OF EMBEDMENT BASED ON SOIL CLASSIFICATION OF AT LEAST: CLAY, SANDY CLAY, SILTY CLAY & CLAYEY SILT (CM, ML, MH & CH).
2. PIERS SHALL BE CAST–IN–PLACE. PRECAST UNITS ARE NOT ACCEPTABLE.
3. PIERS SHALL BE PLACED ON AND AGAINST UNDISTURBED SOIL OR PROPERLY COMPACTED FILL.

## LAWN AREA LIGHT FIXTURE/POLE BASE DETAIL– PIKE RUN PLAZA
NOT TO SCALE



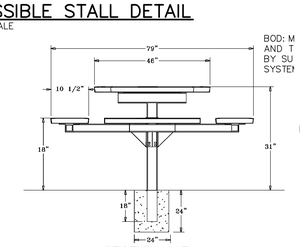

FIXTURE SPEC:

1. ALL FIXTURES AS MANUFACTURED BY YUANMING LIGHTING, FINISH AS DIRECTED BY OWNER. SEE PLAN FOR LOCATION OF FIXTURES AND MOUNTING ARRANGEMENT.
2. FIXTURE TO BE WIRED BY PROJECT ELECTRICAL CONTRACTOR. SEE ELECTRICAL DRAWING BY OTHERS.
3. ALL ELECTRICAL WIRING AND COMPONENTS TO COMPLY WITH N.E.C. AND ALL OTHER APPLICABLE CODES.
4. PROVIDE HOUSE SIDE SHIELD ON ALL FIXTURES ADJACENT TO RESIDENTIAL AREAS.

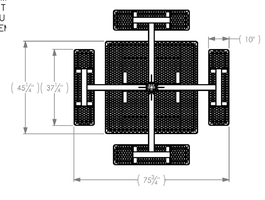
FOUNDATION SPEC:

1. DEPTH OF EMBEDMENT BASED ON SOIL CLASSIFICATION OF AT LEAST: CLAY, SANDY CLAY, SILTY CLAY & CLAYEY SILT (CM, ML, MH & CH).
2. PIERS SHALL BE CAST–IN–PLACE. PRECAST UNITS ARE NOT ACCEPTABLE.
3. PIERS SHALL BE PLACED ON AND AGAINST UNDISTURBED SOIL OR PROPERLY COMPACTED FILL.

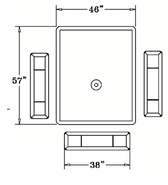
## PARKING AREA LIGHT FIXTURE/POLE BASE DETAIL– PIKE RUN PLAZA
NOT TO SCALE




## SECTION VIEW
N.T.S.




## PLAN VIEW – STANDARD
N.T.S.

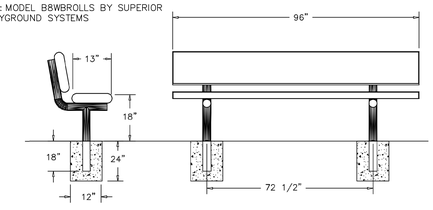



## PLAN VIEW – ADA
N.T.S.

SPECIFICATIONS:
1. CONFIGURATIONS
   1.1. STANDARD: 46" SQ. EXPANDED METAL TABLE WITH FOUR ATTACHED 38" x 12" SEATS. ALL EDGES AND CORNERS ARE ROLLED. FRAME IS INGROUND MOUNT PEDESTAL DESIGN.
   1.2. ADA: 46"x57" EXPANDED METAL TABLE WITH THREE ATTACHED 38" x 12" SEATS. ALL EDGES AND CORNERS ARE ROLLED. FRAME IS INGROUND MOUNT PEDESTAL DESIGN.
2. COATED WITH A ¾" TO 1¼" THICK PLASTISOL ULTRAVIOLET STABILIZED VINYL COATING FUSED AND BAKED TO A 90% GLOSS.
3. TABLE HEIGHT IS 31" APPROXIMATELY. SEAT HEIGHT IS 18" APPROXIMATELY. TOTAL OVERALL SQUARED DIMENSION IS 79"x73½" APPROXIMATELY.
4. TOP AND SEATS ARE MADE WITH HEAVY DUTY 3/4" #9 EXPANDED METAL INSIDE A 2"x2"x⅛" ANGLE IRON FRAME. ALL CENTER BRACES ARE MADE FROM 1½"x¼" FLAT STEEL.
5. FRAME IS A SINGLE 4" x 4" PEDESTAL MOUNTED TO THE CENTER OF THE TABLE TOP. EXTENDING OUT FROM THE 4" SQUARE TUBING ARE FOUR 3" SQUARE TUBING ARMS THAT THE SEATS ARE MOUNTED TO. COATED WITH A BAKED ON POLYESTER POWDER COAT FINISH.

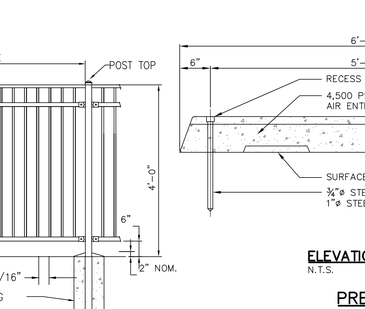
## TABLE DETAIL
NOT TO SCALE

BOD: MODEL B8WBROLLS BY SUPERIOR PLAYGROUND SYSTEMS



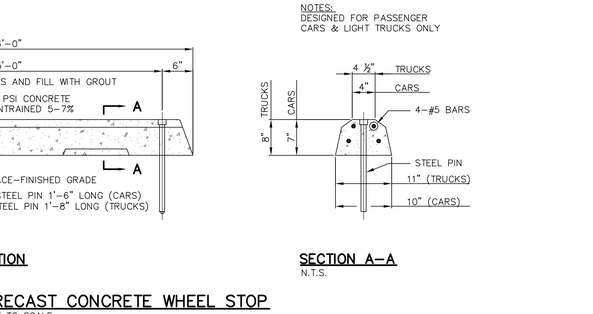

SPECIFICATIONS:
1. COATED WITH A ⅛" TO ¼" THICK PLASTICOL ULTRAVIOLET STABILIZED VINYL COATING FUSED AND BAKED TO A 90% GLOSS.
2. SEATS ARE MADE FROM HEAVY DUTY ¾" #9 EXPANDED METAL BORDERED WITH 1/2" ROUNDS. ALL CENTER BRACES ARE MADE FROM 3" x ⅛" FLAT STEEL.
3. FRAME IS A 2⅜" HEAVY GALVANIZED STEEL TUBING THAT IS GALVANIZED ON THE INSIDE AND OUT MEETS OR EXCEEDS THE YIELD AND TENSILE OF SCH 40 PIPE. CONSTRUCTED SO AS TO PROHIBIT RAIN WATER FROM COLLECTING AT GROUND LEVEL. COATED WITH A BAKED ON POLYESTER POWDER COAT FINISH.

## BENCH DETAIL
NOT TO SCALE



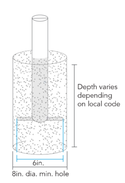

NOTE:
1. SIGN DETAIL PROVIDED BY SIGNAL SIGN CO.
2. RETAILER NAMES FOR GRAPHIC PRESENTATION ONLY; FINAL RETAILER NAMES MAY VARY
3. SIGN SHALL BE DOUBLE–SIDED.

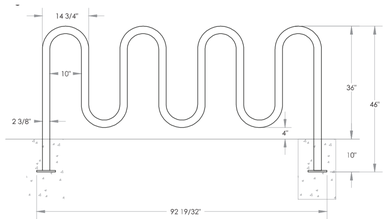
## SIGN TYPE #2 DETAIL
NOT TO SCALE



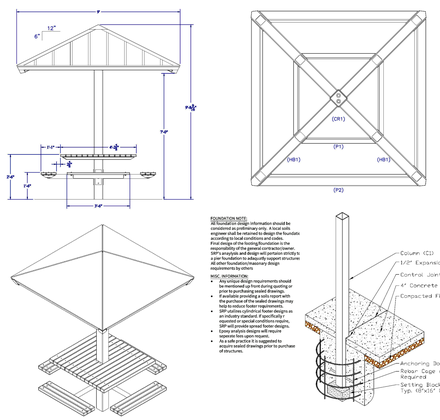

NOTE:
1. SIGN DETAIL PROVIDED BY SIGNAL SIGN CO.
2. RETAILER NAMES FOR GRAPHIC PRESENTATION ONLY; FINAL RETAILER NAMES MAY VARY
3. SIGN SHALL BE DOUBLE–SIDED.

## SIGN TYPE #1 DETAIL
NOT TO SCALE



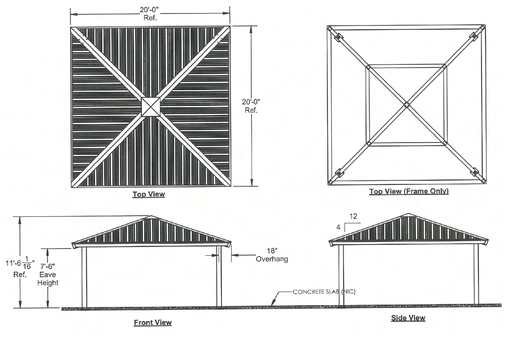




## BIKE RACK DETAIL
NOT TO SCALE




BASIS–OF–DESIGN: PITTSBURGH HIP SINGLE POST AS SUPPLIED BY SUPERIOR RECREATIONAL PRODUCTS OR APPROVED EQUAL

## CENTER POST MINI–SHELTER
NOT TO SCALE




BASIS–OF–DESIGN: 20'x20' SQUARE SHELTER MODEL #4S20–AS AS SUPPLIED BY SUPERIOR RECREATIONAL PRODUCTS OR APPROVED EQUAL

## 20' x 20' SHADE STRUCTURE
NOT TO SCALE

| 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 | 12/26/17 | GY | PAR | REV. PSE SITE PLAN RESOLUTION |

CONSULTANT

KEY PLAN

ORIENTATION / SCALE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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


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

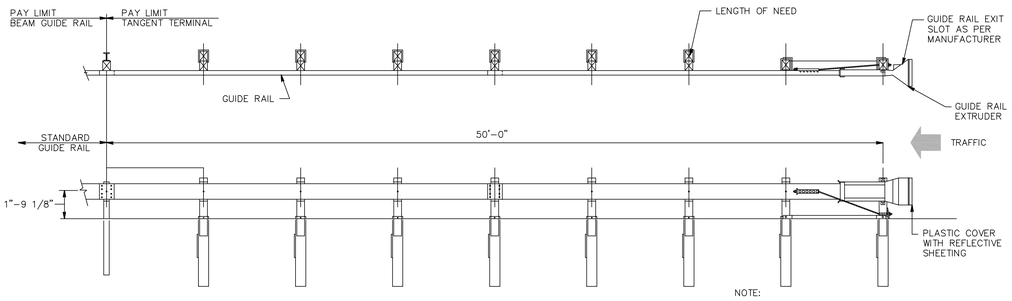
SHEET TITLE

SITE DETAILS

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

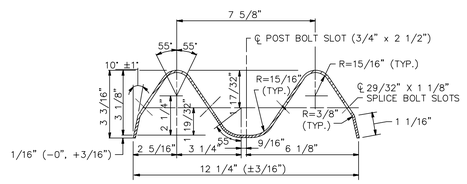
BINDING ORDER:
SHEET OF
SHEET NO.

C-23



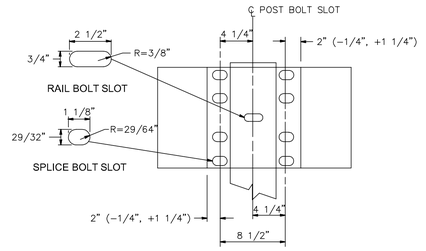

## TANGENT GUIDE RAIL TERMINAL
NOT TO SCALE

NOTE:
1. NUMBER OF POSTS, TYPE OF POST, POST SPACING AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND THE DEPARTMENT'S QUALIFIED PRODUCTS LIST
2. WOOD POSTS SHALL BE CONSTRUCTED USING FOUNDATION TUBES.

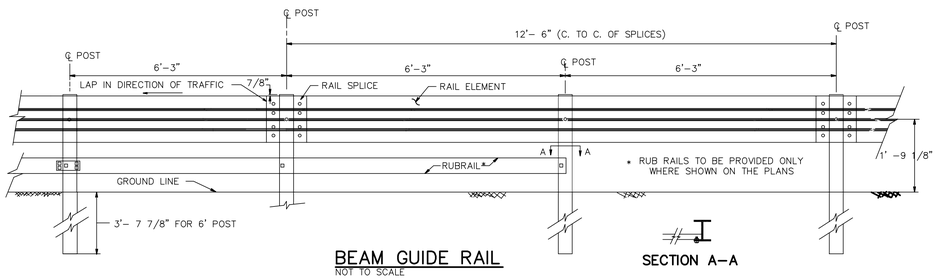



RAIL ELEMENT SHALL BE SUPPLIED IN LENGTHS OF 13'-6 1/2" OR 26'-1/2"

## W-BEAM RAIL ELEMENT
NOT TO SCALE



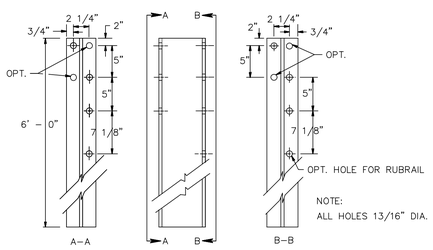

## RAIL SPLICE
NOT TO SCALE




## BEAM GUIDE RAIL
NOT TO SCALE



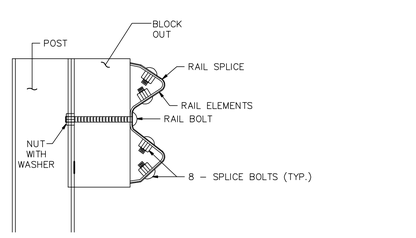

## SECTION A-A



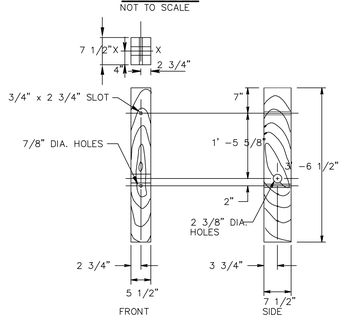

NOTE:
ALL HOLES 13/16" DIA.

W6 X 8.5 OR W6 X 9 STEEL POST

## 6' POST
NOT TO SCALE

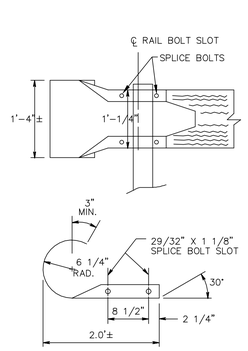



## BEAM GUIDE RAIL POST ASSEMBLY
NOT TO SCALE

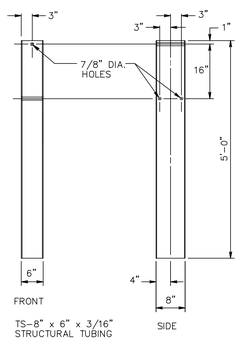



NOTE: 1.
GUIDERAIL DETAILS TAKEN FROM STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD ROADWAY CONSTRUCTION TRAFFIC CONTROL BRIDGE CONSTRUCTION DETAILS, SHEETS 58 THROUGH 62, LAST REVISED 12/2012.

## WOOD POST
NOT TO SCALE




## END SECTION (ROUNDED)
NOT TO SCALE

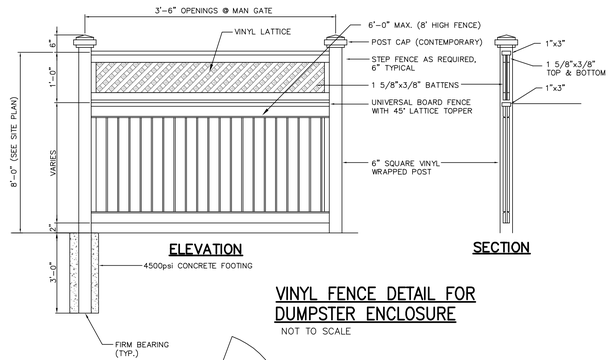



TS-8" x 6" x 3/16" STRUCTURAL TUBING

## STEEL FOUNDATION TUBE
NOT TO SCALE

GENERAL NOTES
1. ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.
2. RAIL ELEMENTS SHALL BE FURNISHED SHOPCURVED, CONCAVE OR CONVEX, FOR RADII LESS THAN 150 FEET.
3. THE STEEL FOR RAIL ELEMENTS AND NOLTS SHALL BE OF A QUALITY THAT WILL DEVELOP SPECIFICATION FOR BEAM AND TENSILE STRENGTHS.
4. GUIDE RAIL TO BE LOCATED AS SHOWN ON SITE LAYOUT PLANS.
5. RUB RAIL TO BE INSTALLED IN ACCORDANCE WITH NJDOT "GUIDELINES FOR GUIDE RAIL DESIGN AND MEDIAN BARRIERS".
6. BEAM GUIDE RAIL TO MEET CURRENT NJDOT STANDARDS/REQUIREMENTS.

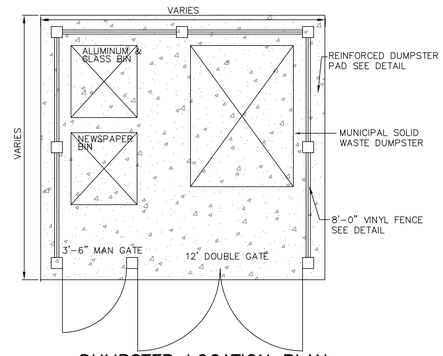
## NJDOT W-BEAM GUIDE RAIL DETAILS
NOT TO SCALE



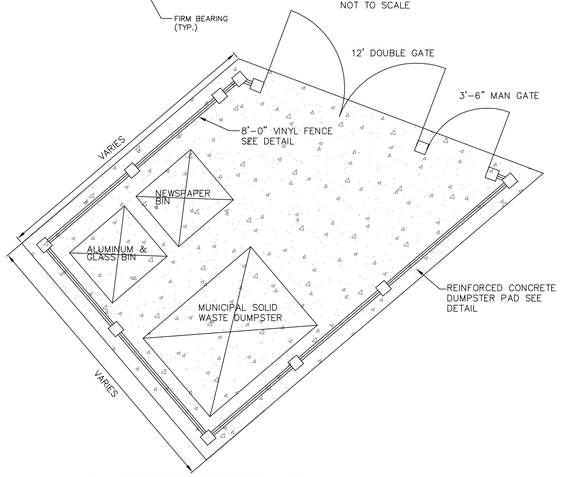

## ELEVATION

## SECTION

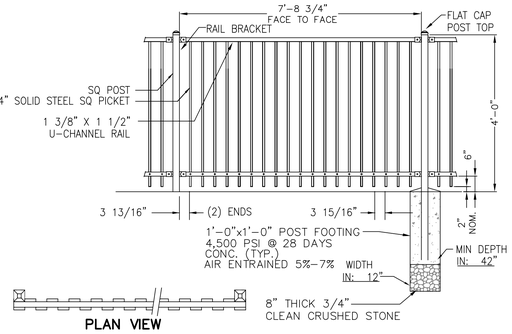
## VINYL FENCE DETAIL FOR DUMPSTER ENCLOSURE
NOT TO SCALE




## DUMPSTER LOCATION PLAN
NOT TO SCALE

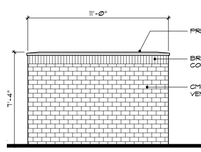



## DUMPSTER LOCATION PLAN
NOT TO SCALE

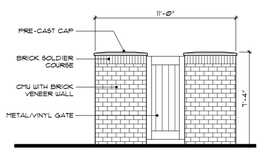


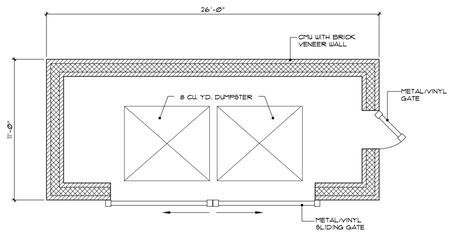

PLAN VIEW

## ORNAMENTAL STEEL 3/4" PICKET FENCE DETAIL
NOT TO SCALE



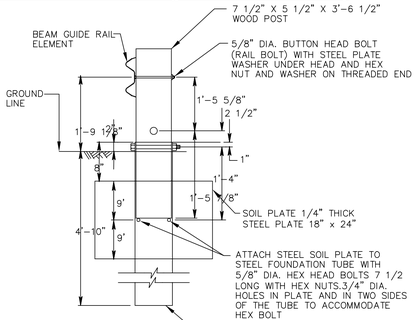

## SIDE ELEVATIONS
REFUSE BUILDING — SCALE: 1/4" = 1'-Ø"



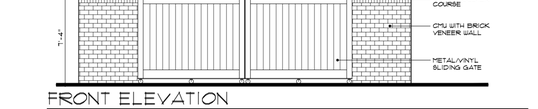

## PLAN
REFUSE BUILDING — SCALE: 1/4" = 1'-Ø"

## REFUSE ENCLOSURE DETAIL (ALONG PROPOSED BUILDING #1 – TYP. FOR 3)
NOT TO SCALE

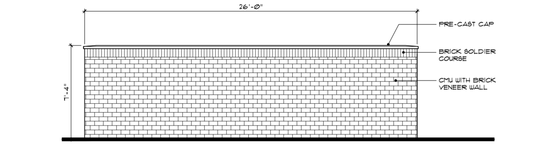



SECTION A-A

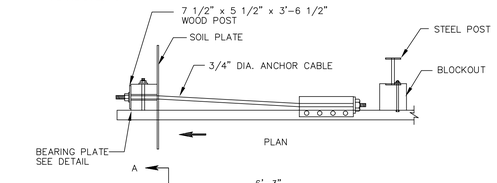
## BEAM GUIDE RAIL END ANCHORAGE
NOT TO SCALE




## FRONT ELEVATION
REFUSE BUILDING — SCALE: 1/4" = 1'-Ø"




## BACK ELEVATION
REFUSE BUILDING — SCALE: 1/4" = 1'-Ø"




ELEVATION

## BEAM GUIDE RAIL END ANCHORAGE
NOT TO SCALE

| 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

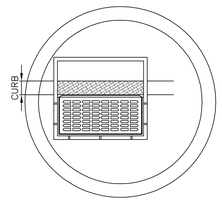
SITE DETAILS

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

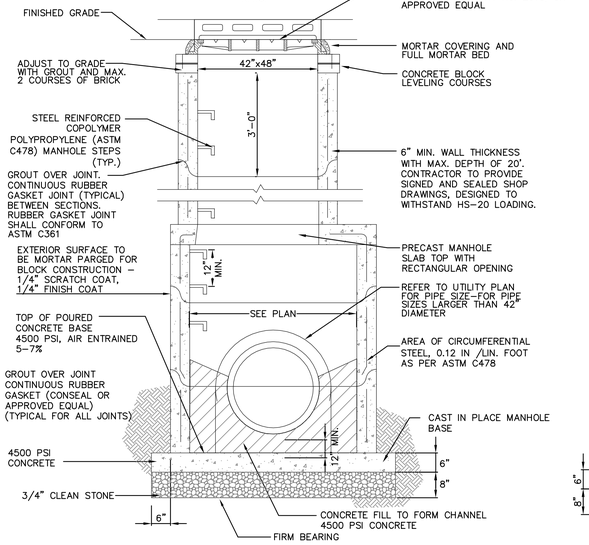
BINDING ORDER:
SHEET OF
SHEET NO.

C-24

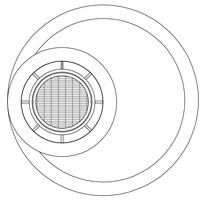

G:\01895-0050\Drawings\CAD\C-24-SITE DETAILS.dwg, 03/17/2017 11:33:54 AM, DWG To PDF.pc3, ANSI B (11.00 x 17.00 Inches), Landscape, Scale:1:1



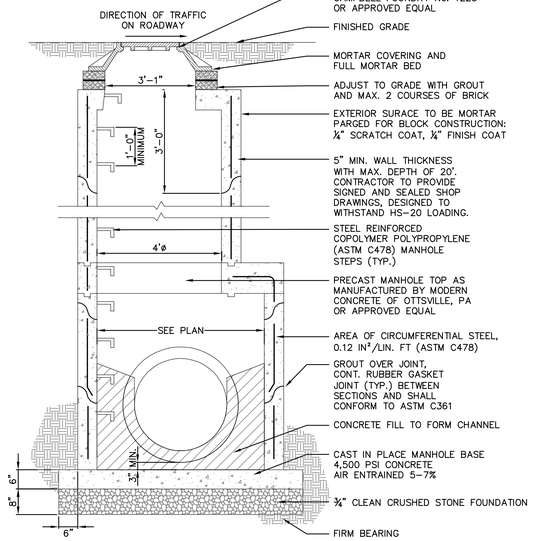

PLAN
N.T.S.



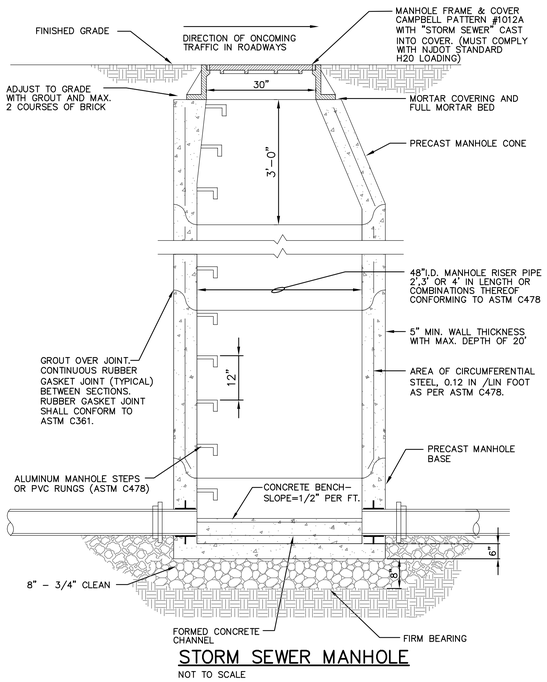

OVERSIZED PRECAST INLET
NOT TO SCALE



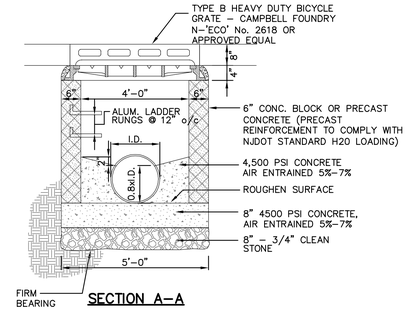
PLAN
N.T.S.



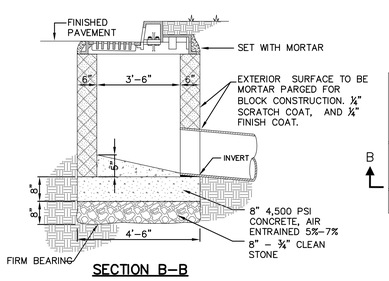

OVERSIZED PRECAST STORM MANHOLE
NOT TO SCALE




STORM SEWER MANHOLE
NOT TO SCALE

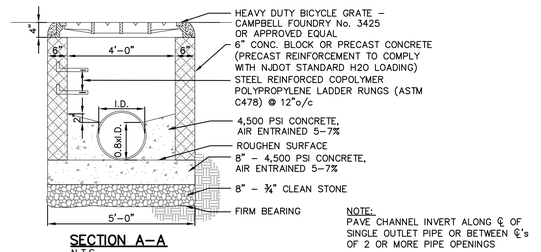



SECTION A–A



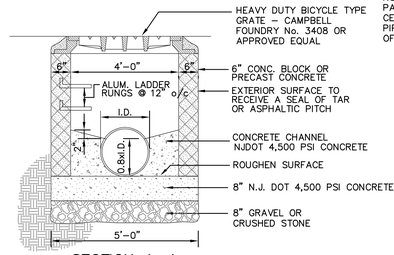

SECTION B–B

TYPE "B" CURB INLET DETAIL
NOT TO SCALE



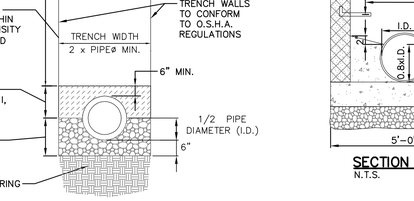

SECTION A–A
N.T.S.

NOTE:
PAVE CHANNEL INVERT ALONG ℄ OF SINGLE OUTLET PIPE OR BETWEEN ℄'s OF 2 OR MORE PIPE OPENINGS




SECTION A–A

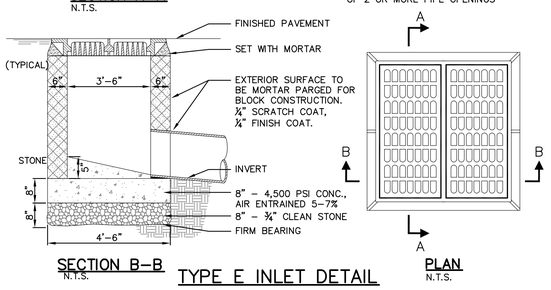
NOTE:
PAVE CHANNEL INVERT ALONG ℄ OF SINGLE OUTLET PIPE OR BETWEEN CENTERLINES OF 2 OR MORE PIPE OPENINGS




NOTES:

1. TRENCH WIDTH SHALL BE A MINIMUM OF 1' EACH SIDE PLUS THE OUTSIDE DIAMETER OF THE PIPE. TRENCH WIDTH SHALL NOT EXCEED THAT REQUIRED FOR PROPER INSTALLATION BACKFILL AND COMPACTION OPERATIONS.
2. ALL SUITABLE BACKFILL AND SAND BEDDING SHALL BE AS PER SPECIFICATIONS AND APPROVED BY THE RESIDENT ENGINEER PRIOR TO INSTALLATION.
3. IN LIEU OF ¾" CLEAN STONE FOR PIPE BEDDING, SAND MAY BE UTILIZED FOR PVC AND HDPE PIPE BEDDING.

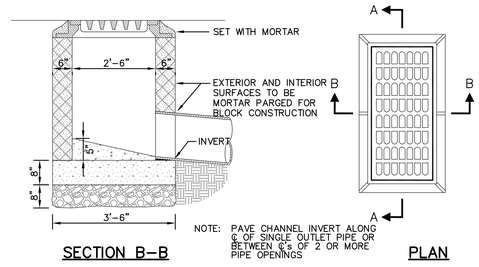
TYPICAL PIPE BEDDING DETAIL FOR STORM AND SANITARY SEWERS
NOT TO SCALE




SECTION B–B
N.T.S.

PLAN
N.T.S.

TYPE E INLET DETAIL
NOT TO SCALE

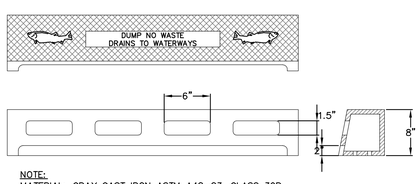



NOTE: PAVE CHANNEL INVERT ALONG ℄ OF SINGLE OUTLET PIPE OR BETWEEN ℄'s OF 2 OR MORE PIPE OPENINGS

SECTION B–B

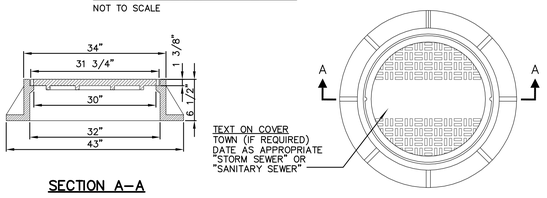
PLAN

AREA INLET (FLUSH GRATE) DETAIL
NOT TO SCALE




NOTE:
MATERIAL: GRAY CAST IRON ASTM A48–83, CLASS 30B

CURB PIECE TYPE 'N'
NOT TO SCALE

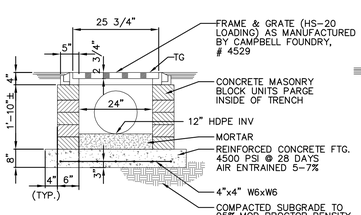



SECTION A–A

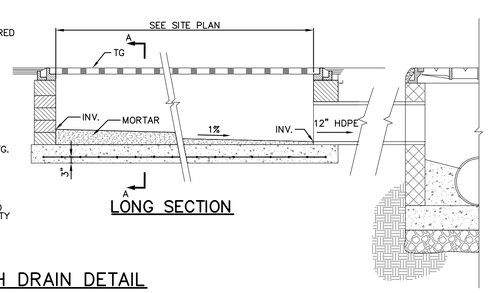
SECTIONAL PLAN

NOTE:
1. MH FRAME AND COVER SHALL BE CAMPBELL FOUNDRY PATTERN #1012A (OR APPROVED EQUAL)

STANDARD MANHOLE COVER & FRAME DETAIL
NOT TO SCALE

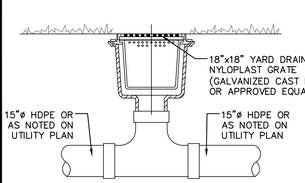



SECTION A–A

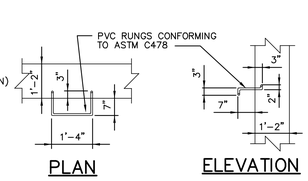



LONG SECTION

TRENCH DRAIN DETAIL
NOT TO SCALE




YARD DRAIN DETAIL
NOT TO SCALE




PLAN

ELEVATION

DETAILS OF LADDER RUNG

| 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

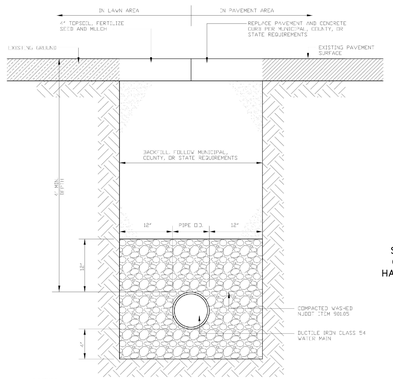
SHEET TITLE

UTILITY DETAILS

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-25

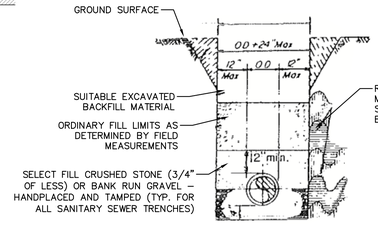



NOTES:

1. TRENCHING SHALL CONFORM WITH O.S.H.A. REQUIREMENTS.
2. WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE MECHANICALLY CUT. PATCHING SHALL CONSIST OF TACKING EDGES OF EXISTING PAVEMENT.
3. SUITABLE BACKFILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.
4. AS PROVIDED BY UNITED WATER.

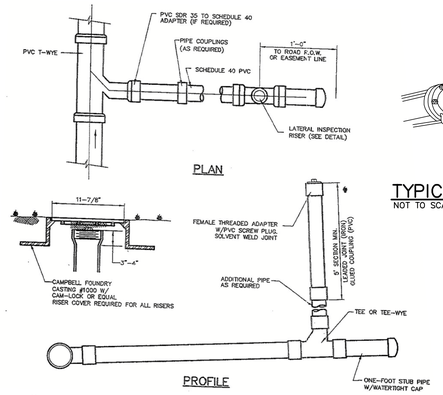
## WATER TRENCH DETAIL

NOT TO SCALE



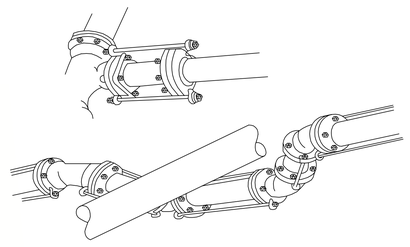

## TYPICAL PIPE BEDDING DETAIL FOR SANITARY SEWERS

NOT TO SCALE



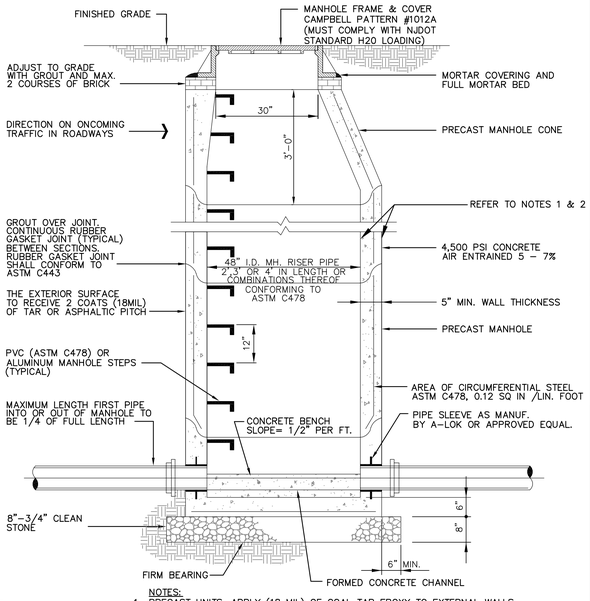

## 4" SANITARY SEWER GRAVITY LATERAL AND INSPECTION RISER DETAIL

NOT TO SCALE



## TYPICAL JOINT RESTRAINT FOR FITTINGS

NOT TO SCALE

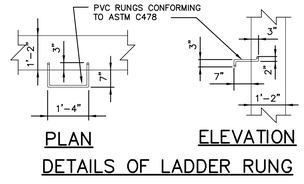



NOTES:

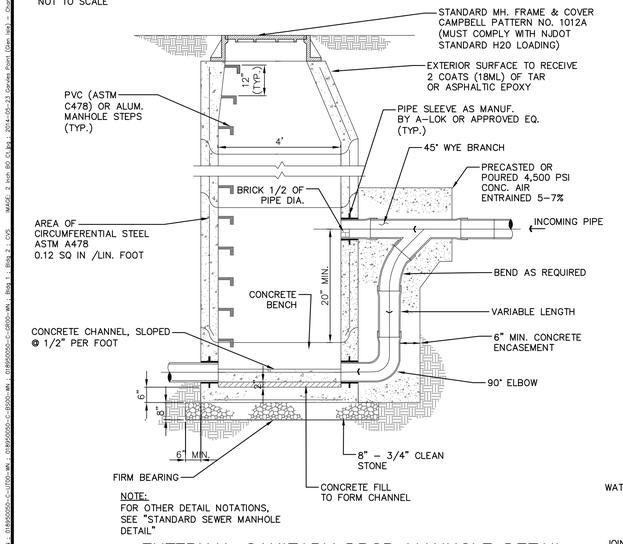
1. PRECAST UNITS, APPLY (18 MIL) OF COAL TAR EPOXY TO EXTERNAL WALLS
2. BLOCK UNITS, APPLY 1/2" OF PARGING TO INTERIOR & EXTERIOR WALLS AND (15 MIL) OF HOT ASPHALITC TAR OR PITCH TO EXTERIOR WALLS

## STANDARD PRECAST SANITARY MANHOLE

NOT TO SCALE




## DETAILS OF LADDER RUNG



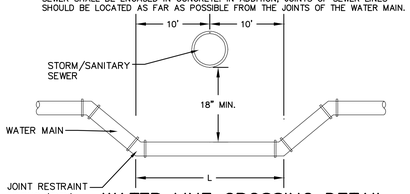

NOTE:
FOR OTHER DETAIL NOTATIONS, SEE "STANDARD SEWER MANHOLE DETAIL"

## EXTERNAL SANITARY DROP MANHOLE DETAIL

NOT TO SCALE

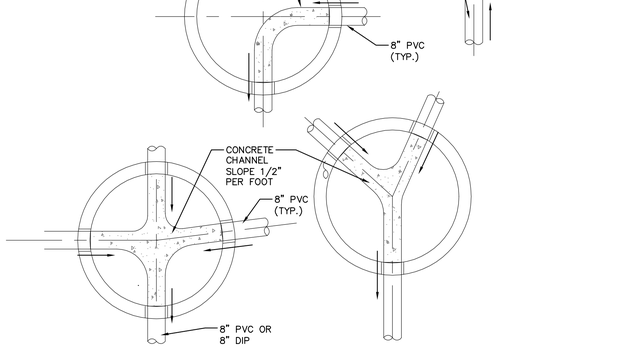
NOTE:

SEWERS CONTAINING SANITARY OR STORM FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH AT LEAST 18 INCHES BETWEEN THE BOTTOM OF ONE LINE AND THE TOP OF THE OTHER. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE. IN ADDITION, JOINTS OF SEWER LINES SHOULD BE LOCATED AS FAR AS POSSIBLE FROM THE JOINTS OF THE WATER MAIN.




## WATER LINE CROSSING DETAIL

NOT TO SCALE

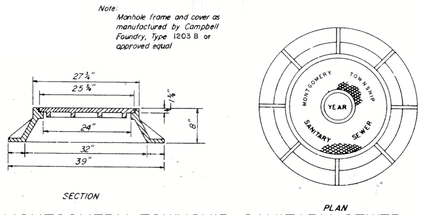



## MANHOLE BASE DETAILS

NOT TO SCALE

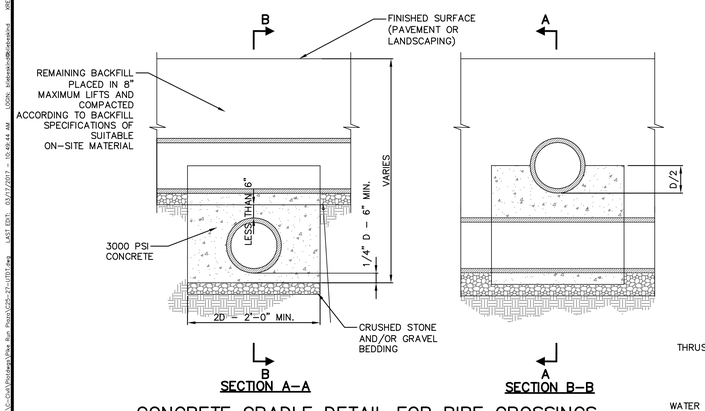
## MONTGOMERY TOWNSHIP GENERAL NOTES FOR PVC SEWER CONSTRUCTION

1. ALL 8" PVC PIPE FITTINGS SHALL BE SDR 35 AND SHALL CONFORM TO ASTM-D3034. THE POLY VINYL CHLORIDE COMPOUNDS FOR PIPE SHALL HAVE A CELL CLASSIFICATION OF 12454-B OR 13364-B (WITH MINIMUM TENSIL MODULUS OF 500,000 PSI) AS DEFINED IN ASTM-D1784. MAXIMUM LENGTHS OF PIPE SHALL BE THIRTEEN (13') FEET.
2. PIPE JOINTS SHALL BE INTEGRAL BELL GASKETED JOINTS WHICH WHEN ASSEMBLED, FORM A POSITIVE SEAL. THE JOINTS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM-D3211 AND THE LUBRICANT USED FOR ASSEMBLY SHALL BE AS PROVIDED OR RECOMMENDED BY THE PIPE MANUFACTURER AND SHALL HAVE NO DETRIMENTAL EFFECT ON THE GASKET OR THE PIPE.
3. ALL FITTINGS INCLUDING WYES AND TEES AND PIPE LUBRICANT SHALL BE MADE BY THE SAME MANUFACTURER AS THE SEWER MAIN PIPE..
4. IN ADDITION TO AIR TESTING, A MANDRILL TEST WILL BE PERFORMED TO INSURE THAT A NO GREATER THAN 5% DEFLECTION HAS OCCURRED IN THE SEWER MAIN. DEFLECTIONS GREATER THAN 5% WILL REQUIRE THE REMOVAL AND REINSTALLATION OF THE SECTION OF PIPE FAILING THE TEST.
5. PVC PIPE SHALL BE DELIVERED TO THE SITE IN BANDED PALLET LOADS ONLY. THE BANDS SHALL NOT BE REMOVED UNTIL THAT PIPE IS READY FOR INSTALLATION. UNBANDED PIPE NOT IMMEDIATELY INSTALLED HAS THE TENDENCY TO WARP BEYOND REPAIR.
6. MANHOLE CONNECTIONS WILL BE MADE WITH A FLEXIBLE SLEEVE PRECAST IN THE MANHOLE OR WITH AN A.C. MATERIAL MANHOLE ADAPTER.



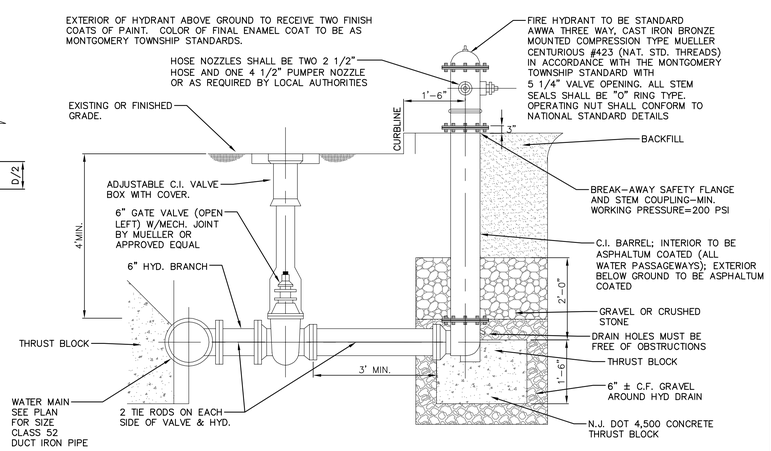

## MONTGOMERY TOWNSHIP SANITARY SEWER MANHOLE COVER & FRAME DETAIL

NOT TO SCALE




## CONCRETE CRADLE DETAIL FOR PIPE CROSSINGS WITH LESS THAN 6" CLEARANCE

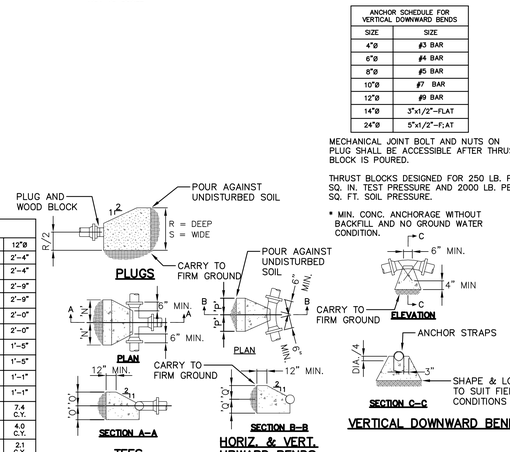
NOT TO SCALE




## TYPICAL FIRE HYDRANT AND AUXILIARY GATE VALVE DETAIL

NOTE: HYDRANT & GATE VALVE TO CONFORM TO LATEST AWWA SPECS, AND BE UL OR FM APPROVED.

| THRUST BLOCKS FOR TEES, HORIZONTAL & VERTICAL BENDS AND PLUGS | | | | | | | |
|---|---|---|---|---|---|---|---|
| | DESC. | DIMENSION | 4"Ø | 6"Ø | 8"Ø | 10"Ø | 12"Ø |
| HORIZ. & VERT. UPWARD | TEES | N | 0'-10" | 1'-2" | 1'-7" | 1'-11" | 2'-4" |
| | | O | 0'-10" | 1'-2" | 1'-7" | 1'-11" | 2'-4" |
| | | P | 0'-11" | 1'-5" | 1'-10" | 2'-4" | 2'-9" |
| | 90° BENDS | Q | 0'-11" | 1'-5" | 1'-10" | 2'-4" | 2'-9" |
| | 45° BENDS | P | 0'-8" | 1'-0" | 1'-4" | 1'-8" | 2'-0" |
| | | Q | 0'-8" | 1'-0" | 1'-4" | 1'-8" | 2'-0" |
| | 22 1/2° BENDS | P | 0'-6" | 0'-9" | 1'-0" | 1'-3" | 1'-5" |
| | | Q | 0'-6" | 0'-9" | 1'-0" | 1'-3" | 1'-5" |
| | 11 1/4° BENDS | P | 0'-5" | 0'-7" | 0'-9" | 0'-11" | 1'-1" |
| | | Q | 0'-5" | 0'-7" | 0'-9" | 0'-11" | 1'-1" |
| VERT. DOWNWARD | 45° BENDS | MIN. CONC. * ANCHORAGE | 0.9 C.Y. | 1.9 C.Y. | 3.3 C.Y. | 5.2 C.Y. | 7.4 C.Y. |
| | 22 1/2° BENDS | MIN. CONC. * ANCHORAGE | 0.5 C.Y. | 1.0 C.Y. | 1.8 C.Y. | 2.8 C.Y. | 4.0 C.Y. |
| | 11 1/4° BENDS | MIN. CONC. * ANCHORAGE | 0.3 C.Y. | 0.6 C.Y. | 1.0 C.Y. | 1.5 C.Y. | 2.1 C.Y. |
| | PLUGS | R | 1'-8" | 2'-4" | 3'-1" | 3'-10" | 4'-8" |
| | | S | 1'-8" | 2'-4" | 3'-1" | 3'-10" | 4'-8" |




| ANCHOR SCHEDULE FOR VERTICAL DOWNWARD BENDS | |
|---|---|
| SIZE | SIZE |
| 4"Ø | #3 BAR |
| 6"Ø | #4 BAR |
| 8"Ø | #5 BAR |
| 10"Ø | #7 BAR |
| 12"Ø | #9 BAR |
| 14"Ø | 3"x1/2"-FLAT |
| 24"Ø | 5"x1/2"-FLAT |

MECHANICAL JOINT BOLT AND NUTS ON PLUG SHALL BE ACCESSIBLE AFTER THRUST BLOCK IS POURED.

THRUST BLOCKS DESIGNED FOR 250 LB. PER SQ. IN. TEST PRESSURE AND 2000 LB. PER SQ. FT. SOIL PRESSURE.

* MIN. CONC. ANCHORAGE WITHOUT BACKFILL AND NO GROUND WATER CONDITION.

## THRUST BLOCK DETAILS

250 P.S.I.
NOT TO SCALE

| 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

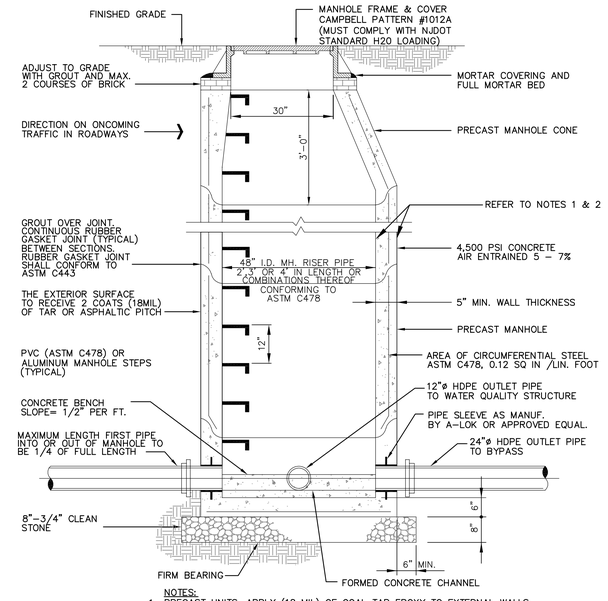
SHEET TITLE

UTILITY DETAILS

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

BINDING ORDER:
SHEET OF
SHEET NO.

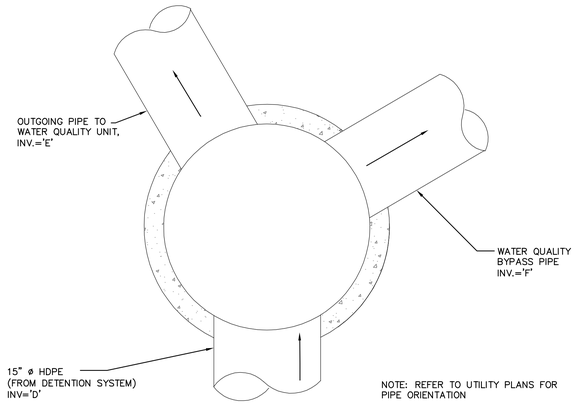
C-26




NOTES:
1. PRECAST UNITS, APPLY (18 MIL) OF COAL TAR EPOXY TO EXTERNAL WALLS
2. BLOCK UNITS, APPLY 1/2" OF PARGING TO INTERIOR & EXTERIOR WALLS AND (15 MIL) OF HOT ASPHALITC TAR OR PITCH TO EXTERIOR WALLS

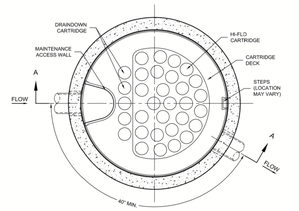
## BYPASS WATER QUALITY UNIT DETAIL
NOT TO SCALE

| STRUCTURE | RIM 'C' | INCOMING PIPE 24"ø INV='D' | OUTGOING PIPE TO WATER QUALITY UNIT 12"ø HDPE, INV='E' | OUTGOING BYPASS PIPE 24"ø HDPE, INV='F' |
|---|---|---|---|---|
| MH 556 | 88.90 | 84.89 | INV=83.29 (MH 557) | INV=84.79 (MH 559) |
| MH 579 | 89.90 | 85.63 | INV=84.03 (MH 580) | INV=85.53 (MH 582) |

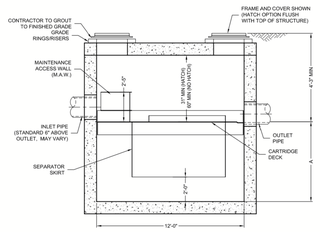



NOTE: REFER TO UTILITY PLANS FOR PIPE ORIENTATION

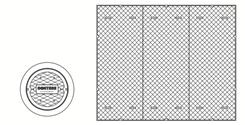
## PLAN




**PLAN VIEW**




**SECTION A-A**




**FRAME AND COVER**
(DIAMETER VARIES)
N.T.S.



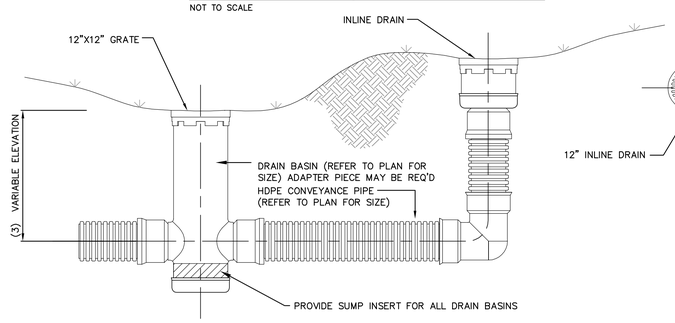
**HATCH**
(84" x 102" CAST INTO SLAB)
N.T.S.

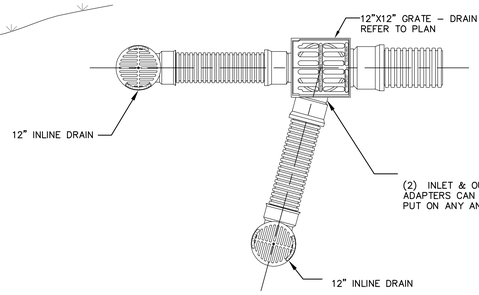
GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE: www.ContechES.com
3. DESIGN OF STRUCTURE TO BE PERFORMED IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-25 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

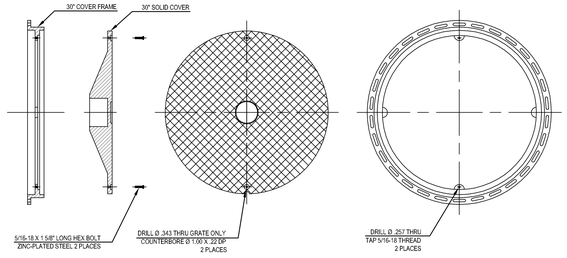
| JELLYFISH SYSTEM | JELLYFISH MODEL | STRUCT | RIM ELEV. | INLET PIPE | | OUTLET PIPE | | SUMP ELEV. |
|---|---|---|---|---|---|---|---|---|
| | | | | Do | INVERT | Do | INVERT | |
| #1 | JF12–24–4 | MH 557 | 88.90 | 12" | 83.23 | 12" | 82.73 | 77.96 |
| #2 | JF12–24–4 | MH 580 | 89.85 | 12" | 85.97 | 12" | 83.47 | 78.70 |

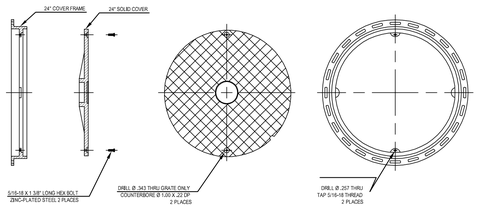
NOTES:
1. A 3/4" CLEAN STONE BASE 6" THICK, FIRM TO SUBGRADE, SHALL BE PROVIDED BELOW ALL JELLYFISH WATER QUALITY STRUCTURES.

## JELLYFISH STORMWATER TREATMENT FILTER
NOT TO SCALE

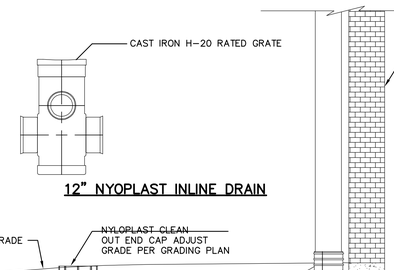


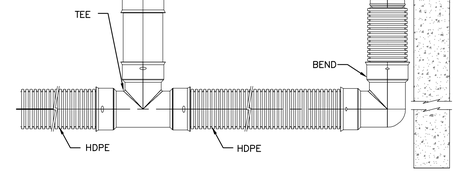




## NYLOPLAST COVER DETAIL
NOT TO SCALE

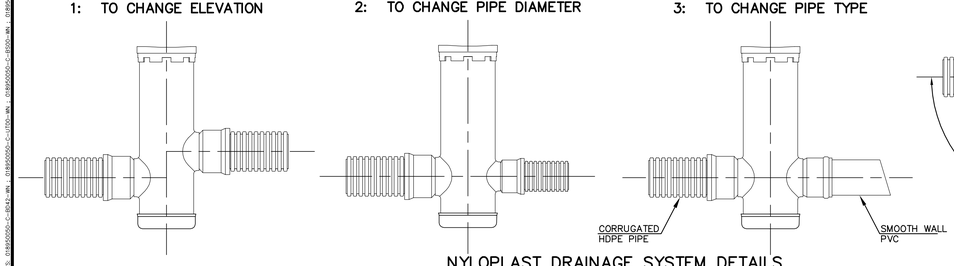



## 12" NYOPLAST INLINE DRAIN

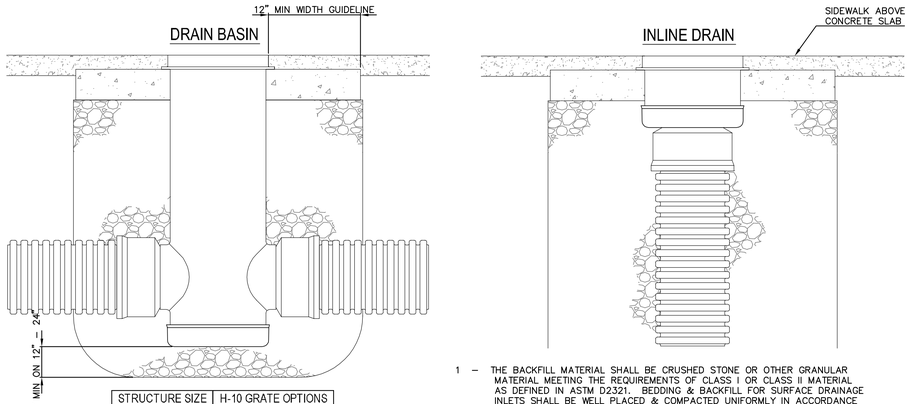



NOTE: CONTRACTOR TO COORDINATE ROOF DRAIN LOCATIONS AND SIZES WITH ARCHITECT.

## ROOF DRAIN DETAIL WITH CLEANOUT
NOT TO SCALE




## NYLOPLAST DRAINAGE SYSTEM DETAILS
NOT TO SCALE




| STRUCTURE SIZE | H-10 GRATE OPTIONS |
|---|---|
| 12" | PEDESTRIAN |
| 15" | PEDESTRIAN |
| 18" | PEDESTRIAN |
| 24" | PEDESTRIAN |




1 – THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR CLASS II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE WELL PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

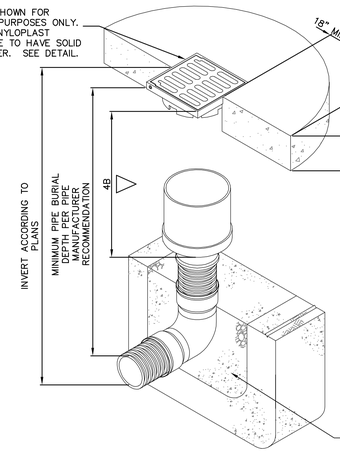
2 – MEDIUM DUTY TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

3 – A 3/4" CLEAN STONE BASE OF AT LEAST 6" THICK FIRM TO SUBGRADE SHALL BE PROVIDED BELOW ALL NYLOPLAST STRUCTURES.

**8 IN - 30 IN MINIMUM ANGLE BETWEEN ADAPTERS**
THIS CHART DOES NOT APPLY WHEN USING A SNOUT OR ADD-A-BRANCH

| ADAPTER SIZE | 8" BASIN | 10" BASIN | 12" BASIN | 15" BASIN | 18" BASIN | 24" BASIN | 30" BASIN |
|---|---|---|---|---|---|---|---|
| 4" - 4" | 70° | 60° | 50° | 43° | 33° | 25° | 24° |
| 4" - 6" | 75° | 70° | 55° | 47° | 40° | 29° | 25° |
| 4" - 8" | 100° | 80° | 65° | 55° | 45° | 35° | 28° |
| 4" - 10" | - | 95° | 75° | 62° | 52° | 40° | 32° |
| 4" - 12" | - | - | 85° | 70° | 55° | 43° | 40° |
| 4" - 15" | - | - | - | 85° | 65° | 51° | 44° |
| 4" - 18" | - | - | - | - | 76° | 60° | 50° |
| 4" - 24" | - | - | - | - | - | 75° | 62° |
| 4" - 30" | - | - | - | - | - | - | 75° |
| 6" - 6" | 90° | 75° | 65° | 55° | 44° | 33° | 30° |
| 6" - 8" | 115° | 85° | 75° | 63° | 51° | 39° | 34° |
| 6" - 10" | | 105° | 85° | 70° | 55° | 43° | 38° |
| 6" - 12" | - | - | 95° | 75° | 63° | 48° | 45° |
| 6" - 15" | - | - | - | 86° | 72° | 56° | 48° |
| 6" - 18" | - | - | - | - | 84° | 63° | 55° |
| 6" - 24" | - | - | - | - | - | 77° | 66° |
| 6" - 30" | - | - | - | - | - | - | 75° |
| 8" - 8" | 165° | 90° | 80° | 70° | 55° | 44° | 35° |
| 8" - 10" | - | 115° | 88° | 76° | 63° | 48° | 45° |
| 8" - 12" | - | - | 102° | 83° | 70° | 52° | 48° |
| 8" - 15" | - | - | - | 95° | 78° | 60° | 55° |
| 8" - 18" | - | - | - | - | 90° | 70° | 60° |
| 8" - 24" | - | - | - | - | - | 82° | 70° |
| 8" - 30" | - | - | - | - | - | - | 80° |
| 10" - 10" | - | 160° | 90° | 82° | 70° | 53° | 48° |
| 10" - 12" | - | - | 115° | 85° | 75° | 58° | 50° |
| 10" - 15" | - | - | - | 103° | 85° | 65° | 58° |
| 10" - 18" | - | - | - | - | 97° | 72° | 65° |
| 10" - 24" | - | - | - | - | - | 88° | 75° |
| 10" - 30" | - | - | - | - | - | - | 85° |
| 12" - 12" | - | - | 150° | 90° | 82° | 64° | 56° |
| 12" - 15" | - | - | - | 112° | 87° | 69° | 60° |
| 12" - 18" | - | - | - | - | 102° | 78° | 68° |
| 12" - 24" | - | - | - | - | - | 92° | 80° |
| 12" - 30" | - | - | - | - | - | - | 90° |
| 15" - 15" | - | - | - | 150° | 90° | 77° | 69° |
| 15" - 18" | - | - | - | - | 110° | 84° | 75° |
| 15" - 24" | - | - | - | - | - | 98° | 85° |
| 15" - 30" | - | - | - | - | - | - | 96° |
| 18" - 18" | - | - | - | - | 150° | 90° | 78° |
| 18" - 24" | - | - | - | - | - | 108° | 88° |
| 18" - 30" | - | - | - | - | - | - | 106° |
| 24" - 24" | - | - | - | - | - | 150° | 90° |
| 24" - 30" | - | - | - | - | - | - | 115° |
| 30" - 30" | - | - | - | - | - | - | 150° |

① ② GRATE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL PROPOSED NYLOPLAST STRUCTURES ARE TO HAVE SOLID NYLOPLAST COVER. SEE DETAIL.




NOTE: CONCRETE COLLAR TO BE USED IN HARDSCAPE AREAS COMPOSED OF CONCRETE PAVERS AMD/OR FLEXIBLE PAVEMENT

③ WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

| A | B |
|---|---|
| 4" | 10.50" |
| 6" | 11.50" |
| 8" | 11.50" |
| 10" | 11.25" |
| 12" | 9.00" |

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

⑤ VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" – 12" FOR CORRUGATED HDPE (ADS N–12, ADS SINGLE WALL, HANCOR DUAL WALL), SDR 35, SCH 40 DWV, CORRUGATED & RIBBED PVC

① – GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05 WITH THE EXCEPTION OF THE BRONZE GRATE.

② – FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05

③ – DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

## NYLOPLAST 12" INLINE DRAIN
NOT TO SCALE

| 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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JOSEPH J. FLEMING, P.E.
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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

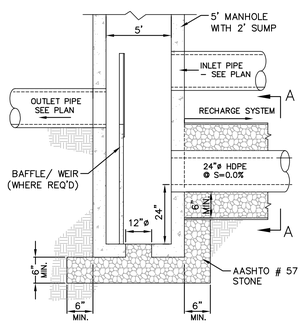
SHEET TITLE

UTILITY DETAILS

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-27

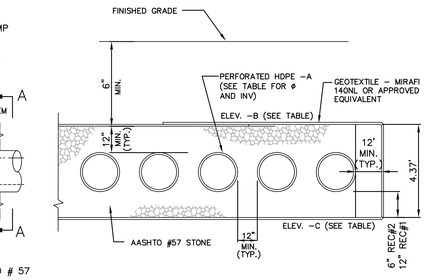



OUTLET MANHOLE

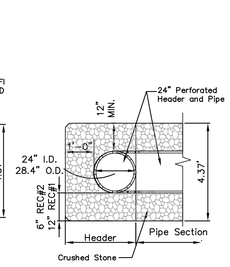
NOTE: STONE SUPPLIER SHALL PROVIDE CERTIFICATION THAT A 40% STONE VOID RATIO IS OBTAINED.

| RECHARGE SYSTEM | AREA | RECHARGE PIPE–A | | TOP OF STONE ELEV.–B | BOTTOM OF STONE ELEV.–C | STRUCT | RIM ELEV. | SUMP ELEV. | WEIR ELEV. | OUTLET PIPE E | | SHWT ELEV. | 100–YR ELEV. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Do | INVERT | | | | | | | Do | INVERT | | |
| #1 | 10,378 | 24" | 82.35 | 85.54 | 81.16 | MH 562 | 88.70 | 80.35 | – | 12" | 84.23 | 79.11 | 81.70 |
| #2 | 5,245 | 24" | 86.05 | 89.74 | 85.37 | MH 594 | 92.60 | 84.05 | – | 24" | 86.94 | 83.37 | 85.71 |

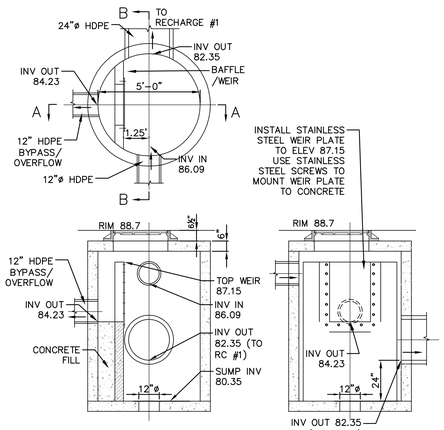
RECHARGE SYSTEM DETAIL
NOT TO SCALE



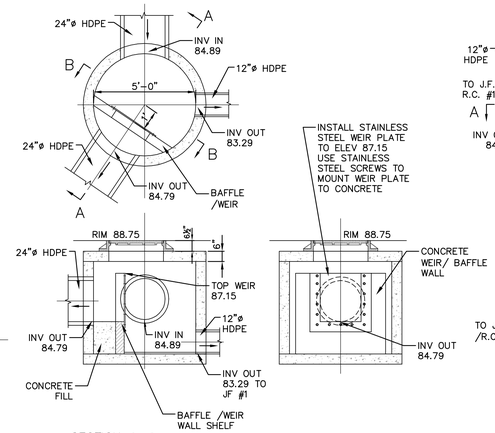

SECTION A–A
24" PIPE SYSTEM



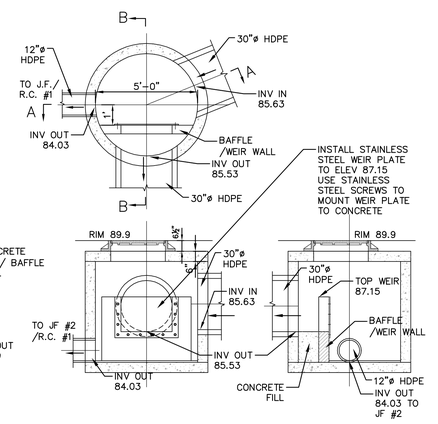

24" HEADER



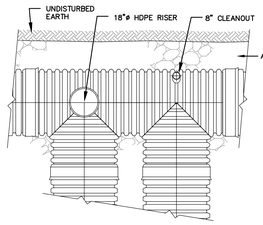

SECTION A–A SECTION B–B
OUTLET MH #562
NOT TO SCALE



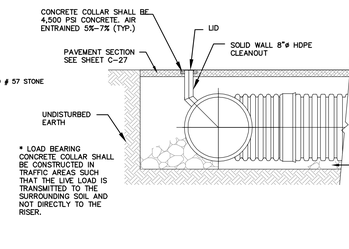

SECTION A–A SECTION B–B
BYPASS MH #556
NOT TO SCALE



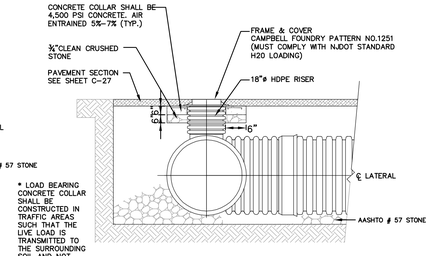

SECTION A–A SECTION B–B
BYPASS MH #579
NOT TO SCALE



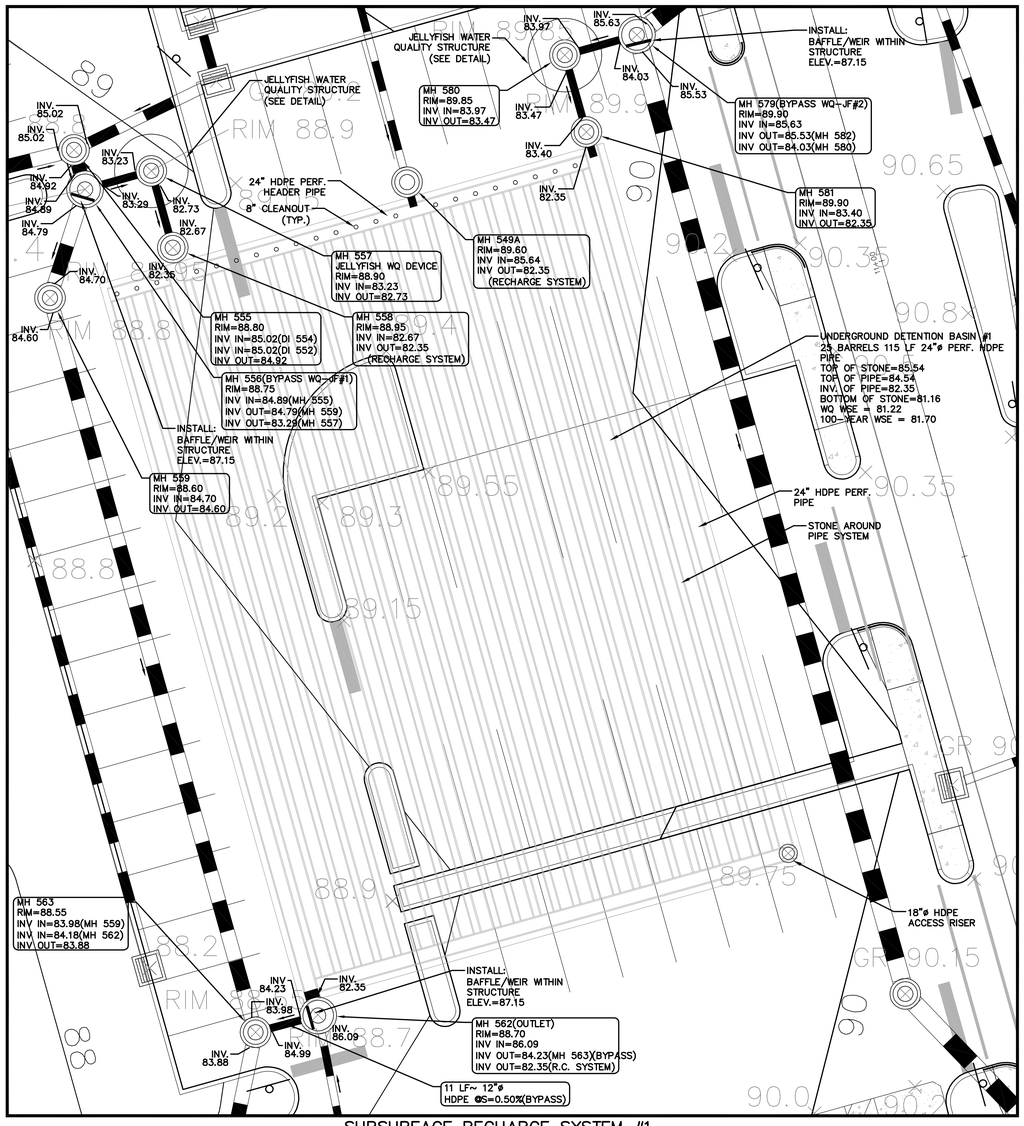

SUBSURFACE DETENTION SYSTEM HEADER PIPE
NOT TO SCALE



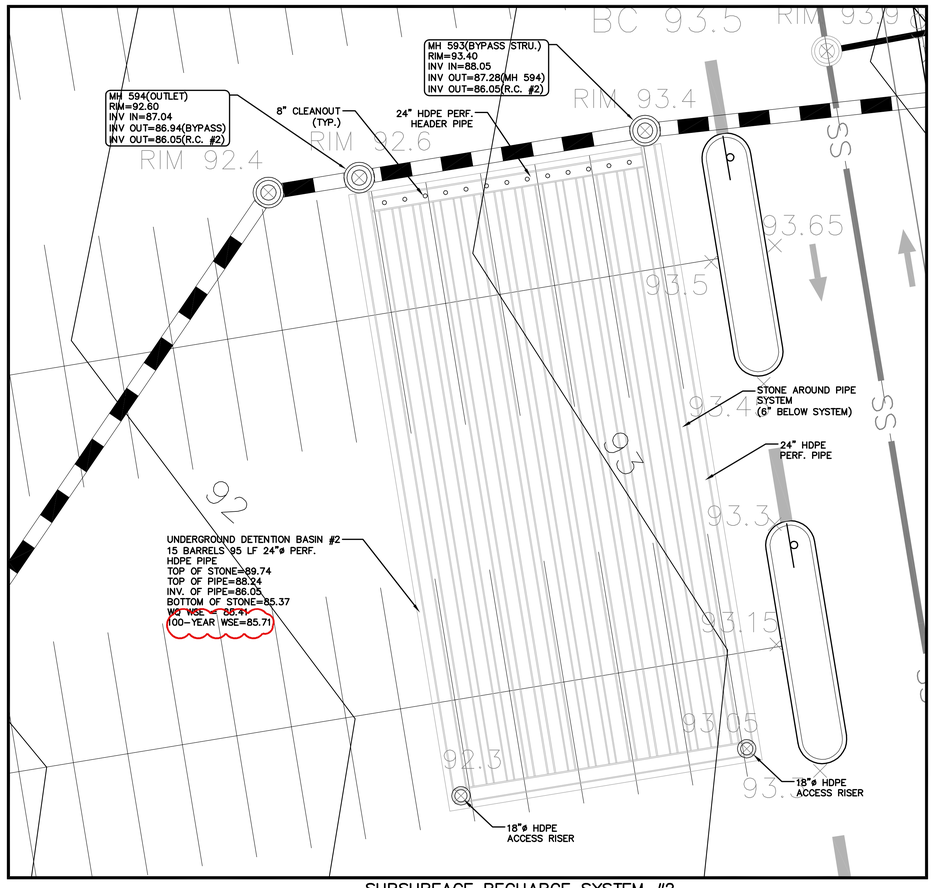

SUBSURFACE DETENTION SYSTEM CLEANOUT SECTION
NOT TO SCALE




SUBSURFACE DETENTION SYSTEM ACCESS RISER SECTION
NOT TO SCALE




SUBSURFACE RECHARGE SYSTEM #1
NOT TO SCALE




SUBSURFACE RECHARGE SYSTEM #2
NOT TO SCALE

| 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 | 6/23/17 | GY | PAR | REV. PER NJDOT COMMENTS |
| 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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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

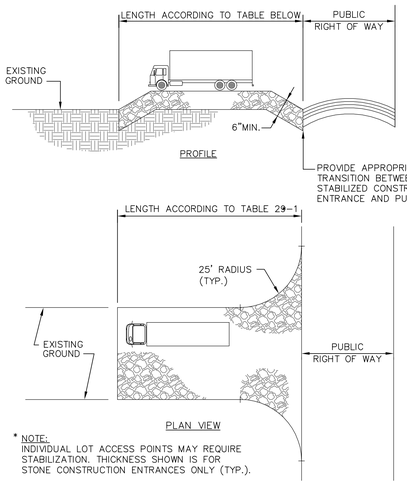
SHEET TITLE

UTILITY DETAILS

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-27A




* NOTE:
INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCES ONLY (TYP.).

DESIGN CRITERIA

STONE SIZE – USE ASTM C-33, SIZE No. 2 (2 1/2 TO 1 1/2") OR 3 (2 TO 1"). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE.

THICKNESS–NOT LESS THAN SIX (6) INCHES.

WIDTH–NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.

LENGTH–50 FEET MINIMUM WHERE THE SOILS ARE COURSE GRAINED (SANDS OR GRAVEL) OR 100 FEET MINIMUM WHERE SOILS ARE FINE GRAINED (CLAYS OR SILTS), EXCEPT WHERE TRAVELED LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY. THESE LENGTHS MAY BE INCREASED WHERE FIELD CONDITIONS DICTATE. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD (SEE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ" FOR DIVERSIONS, PG. 15-1). WHERE DIVERSION IS NOT POSSIBLE, THE LENGTH OF THE STABILIZED PAD SHALL BE AS SHOWN IN TABLE BELOW. WHERE THE SLOPE OF THE ACCESS ROAD EXCEEDS 5%, A STABILIZED BASE COURSE OF FINE AGGREGATE BITUMINOUS CONCRETE (FABC) SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE FABC AND USE OF A DENSE GRADE AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR OTHER GOVERNING AUTHORITY. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE.

TABLE OF LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

| | LENGTH OF STONE REQUIRED | |
|---|---|---|
| PERCENT SLOPE OF ROADWAY | COARSE GRAINED SOILS | FINE GRAINED SOILS |
| 0 TO 2% | 50 ft. | 100ft. |
| 2 TO 5% | 100ft. | 200ft. |
| > 5% | ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE (NOTE 1) | |

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.

WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

## STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE

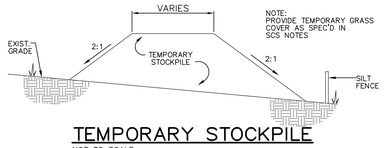



NOTES:

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
2. A METAL FENCE WITH 6 INCHES OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

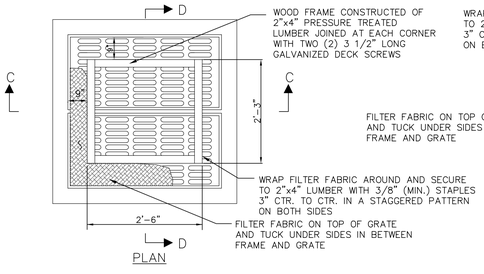
## SILT FENCE DETAIL

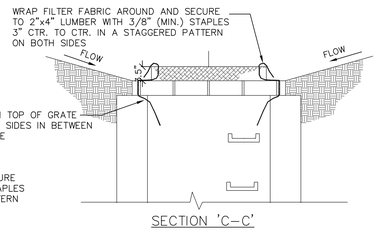
NOT TO SCALE




## TEMPORARY STOCKPILE

NOT TO SCALE




CONSTRUCTION NOTES:

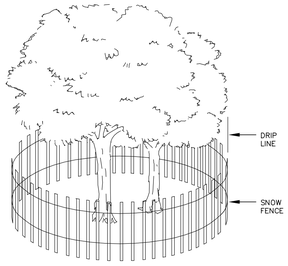
1. FILTER TO REMAIN UNTIL COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF COVER. ALSO PERIODIC CHECKS MUST BE MADE AFTER EACH RAINFALL TO EXCAVATE AND REMOVE EXCESS SEDIMENT FROM AROUND INLETS.
2. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
3. FOR A TYPE 'A' INLET, REDUCE WOOD FRAME DIMENSIONS BY HALF.

INLET PROTECTION NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM
2. CONTRACTOR TO REMOVE FABRIC AND MESH JUST PRIOR TO PAVING.
3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

## INLET PROTECTION DETAIL




## TREE PROTECTION DETAIL

NOT TO SCALE

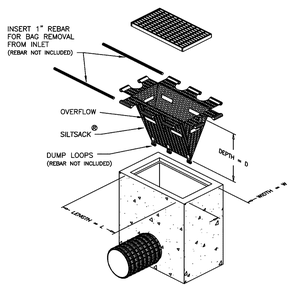
## ROADBED DIVERSION DETAIL

NOT TO SCALE

## MATTING SPECIFICATIONS

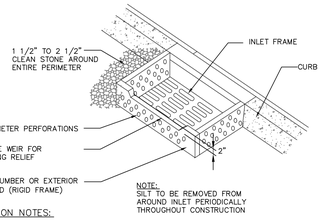
| | MATERIAL CONTENT | |
|---|---|---|
| MATRIX | 100% STRAW FIBER | 0.5 LB/YD² |
| NETTINGS | TOP AND BOTTOM NETS, LIGTHWEIGHT PHOTODEGRADABLE | 1.5 LB/1000 SF APPROX. WEIGHT |
| THREAD | DEGRADABLE | |

Type A




## INLET PROTECTION DETAIL ALTERNATE

NOT TO SCALE




INLET PROTECTION NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM
2. CONTRACTOR TO REMOVE FABRIC AND MESH JUST PRIOR TO PAVING.
3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

## CURB INLET PROTECTION DETAIL

# DUST CONTROL SPECIFICATIONS

Wind erosion shall be controlled utilizing a combination of methods as deemed appropriate for the specific site conditions.
As a general rule, the smallest practical area of the site will be disturbed at any one point in time. Areas that are disturbed and which will not be subject to vehicular traffic for a period of one week or greater shall be stabilized using one of the following dust control methods. Mulches – See note for Stabilization with Mulches.

Vegetative Cover – See notes for: Temporary Vegetative Cover, Permanent Vegetative Cover and permanent Stabilization with Sod.

Spray–On Adhesives – On mineral soils (not effective on muck soils). Keep traffic off these areas.

| | | | |
|---|---|---|---|
| Anionic asphalt emulsion | 7 :1 | Coarse Spray | 1,200 |
| Latex emulsion | 12.5 :1 | Fine Spray | 235 |
| Resin in water | 4 :1 | Fine Spray | 300 |

Tillage – To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of equipment which may produce the desired effect.

Sprinkling – Site is sprinkled until the surface is wet.

Barriers – Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing.

Calcium Chloride – Shall be in the form of loose, dry granules or flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams or accumulation around plants.

Stone – Cover surface with crushed stone or coarse gravel.

# PERMANENT SEEDING NOTES

I. SOIL PREPARATION

A. The soil shall be tested by an accredited soil testing laboratory for soil acidity (pH), and subsequently adjusted, if necessary, to lie within the range of pH 5.5 to pH 7.5, with an ideal pH of 6.5.

B. Nitrogen, phosphorus, and potassium may be applied separately or in any combination as a Starter Fertilizer that is not to exceed the following rates:
1.0 lb. nitrogen (N) per 1000 sq. ft. (44 lbs. per acre)
2.0 lbs. phosphorus (P) per 1000 sq. ft. (87 lbs. per acre)
2.0 lbs. potassium (K) per 1000 sq. ft. (87 lbs. per acre)

Starter Fertilizer may be distributed by drop or rotary spreaders and applied up to 10 days before seeding, or at the time of seeding, or up to 5 days after seeding operations are completed.

C. Areas shall conform to the contract specifications of the finished grade and be free of plant growth before soil preparation is begun. In sites where the slope is shallower than 3:1, the soil shall be loosened with rotatillers, disk harrows, chisel plows, rippers, bulldozers, or other suitable soil preparation equipment to a minimum average depth of 2.0 inches. In sites where the slope is 3:1 or steeper, the soil shall be loosened to a depth of 0.5 to 1.0 inch. Bulldozers which are used to loosen the soil shall leave the surface with an open irregular surface, and with track ridges that run parallel to the slope. Serrated cut slopes shall not be loosened, and shall be seeded in vertical increments not wider than 50 feet. All debris such as clods, loose stones, and other material with a diameter over 1.5 inches shall be removed before seeding in or near residential areas; in other areas, only debris with a diameter over 3.0 inches shall be removed.

II. SEEDING

A. Erosion control seed mixtures and blends shall be selected and planted according to

Table A: Seed Mixes & Blends For Erosion Control Seedings

Note 1: Weeping lovegrass or Lehmann lovegrass at the rate of 2.0 pounds per acre (0.046 pounds per 1000 ft2) or foxtail millet at the rate of 10.0 pounds per acre (0.23 pounds per 1000 ft2) shall be added to the erosion control seed mixture or seed blend when an erosion control seed mixture or seed blend is planted out of season in the mid–summer months. Cereal rye at the rate of 56 pounds per acre (1.0 bushels or 1.28 pounds per 1000 ft2) shall be shall be added to the erosion control seed mixture or seed blend when an erosion control seed mixture or seed blend is planted out of season from late Fall to early Spring.

B. Distributed seed shall be uniformly spread in two directions at right angles to each other, using one half the total seed to be distributed in each direction. After seed is distributed, the seed shall be incorporated into the soil to an average depth of 1/8 to 1/4 inch below the soil surface. The seeded areas are to be rolled with a weighted roller after seeding, so that the seed is pressed firmly into the soil.

C. Straw and hay seed mulches shall be spread uniformly over the soil surface at a rate of 1.0 to 2.0 tons per acre. The straw or hay mulch shall cover a minimum of 80% of the soil surface in a layer from 0.5 to 1.5 inches thick with a maximum of 10% of the soil surface covered with straw or hay mulch over 2.5 inch in thickness. When straw or hay mulch is secured into the soil with a mulch anchoring tool (straw crimper), the application rate of straw or hay mulch shall be increased to 2.5 tons per acre.

D. In sites where the effectiveness of straw or hay seed mulches may be reduced by wind or water erosion or slopes exceeding 3:1, straw or hay seed mulches shall be securely anchored to the soil as soon as possible after they are distributed over the soil surface, or before the first significant rainfall by using biodegradable mulch netting. Other accepted anchoring methods may also be used. It shall be the responsibility of the seeding contractor to select and use those methods which best protect the soil from loss by erosion, and which ensure the most rapid and complete establishment of germinating seed.

### Seed Mixes & Blends For Erosion Control Seedings

| Seed Mix | Seed Mix Species | Seed Mix Rate lbs/acre | lbs/1000 sf |
|---|---|---|---|
| A | Perrenial Rye plus | 20 | 0.45 |
| | American Vetch (Vicia Americana) | 25 | 0.6 |
| | Flatpea | 25 | 0.6 |
| B | Weeping Lovegrass or Lehmann Lovegrass plus | 3 | 0.1 |
| | Serecia Lespedeza | 25 | 0.6 |

## CONSTRUCTION SEQUENCE

1. CONSTRUCT SEDIMENT BASIN #5 AS PART OF BELLE MEAD PLANNED UNIT DEVELOPMENT – AREA 1 CONSTRUCTION PRIOR TO THE BEGINNING OF PROJECT.....6 WEEKS
2. INSTALL SILT FENCE AS SHOWN ON PLAN.....2 WEEKS
3. INSTALL STABILIZED CONSTRUCTION ACCESSES.....1 WEEK
4. INSTALL INLET SEDIMENT FILTERS AS SHOWN ON PLAN.....1 WEEK
5. TEMPORARILY STABILIZE ANY AREAS THAT WILL NOT BE WORKED ON.....4 WEEKS
6. CLEAR AREA OF CONSTRUCTION AND ROUGH GRADE.....6 WEEKS
7. INSTALL INFRASTRUCTURE, INCLUDING STORM SEWERS, INLETS AND UTILITIES. PROVIDE SEDIMENT FILTERS ON NEW INLETS.....24 WEEKS
8. CONSTRUCT BUILDINGS (A).....–
9. INSTALL NEW CURBING, PAVEMENT & SIDEWALK.....16 WEEKS
10. FINE GRADE, TOPSOIL, FERTILIZE, AND SEED IN ACCORDANCE WITH PERMANENT SEEDING STANDARDS ALL DISTURBED AREAS.....6 WEEKS
11. INSTALL LANDSCAPING.....8 WEEKS
12. REMOVE ALL SEDIMENT FILTERS, ACCUMULATED SEDIMENT AND SILT.....2 WEEKS

(A) CONSTRUCTION OF BUILDINGS MAY COMMENCE AFTER SITE IS TEMPORARILY STABILIZED.

## TEMPORARY STABILIZATION SPECIFICATIONS

1. APPLY GROUND LIMESTONE UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
2. APPLY FERTILIZER (10–20–10) AT A RATE OF 11 LBS PER 1000 SQ. FT WITH 50% WATER INSOLUBLE NITROGEN WORKED INTO THE SOIL A MINIMUM OF 4".
3. APPLY PERENNIAL RYEGRASS AT 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
4. MULCH STOCKPILE WITH UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE.
5. ANCHOR MULCH BY APPROVED METHODS SUCH AS PEG AND TWINE, APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

## SOMERSET–UNION COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
3. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
5. A SUB–BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB–BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAT 3:1)
8. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6"PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. THE SOMERSET–UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON–VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. IN THAT NJSA 4:24–39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE–CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET–UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET–UNION SOIL CONSERVATION DISTRICT.
18. HYDRO SEEDING IS A TWO– STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO–MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO–MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.

## SOMERSET–UNION COUNTY SOIL CONSERVATION DISTRICT BASIN COMPACTION NOTES

1. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH ABOVE.
3. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
4. SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (6" TO 12") AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN PLANNED PERVIOUS AREAS TO ENHANCE THE INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLE, IRRIGATION SYSTEMS, ETC.).
5. TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR OVER–SIZED TIRES RATHER THAN THE NORMAL RUBBER TIRES., ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
6. FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE–VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO BREAKUP CLOGGED SURFACE LAYERS FOLLOWED BY REGARDING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY. SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY. THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RETILED AND DISTURBED VEGETATION REPLANTED.

## PERMANENT STABILIZATION SPECIFICATIONS

1. APPLY TOPSOIL UNIFORMLY TO A DEPTH OF 5" (UNSETTLED).
2. APPLY GROUND LIMESTONE UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
3. APPLY FERTILIZER (10–10–10) AT A RATE OF 11 LBS PER 1000 SQ. FT WITH 50% WATER INSOLUBLE NITROGEN WORKED INTO THE SOIL A MINIMUM OF 4".
4. APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LB. PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ. FT.
5. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 70 TO 90 LB. PER 1000 SQ. FT.
6. ANCHOR MULCH BY APPROVED METHODS SUCH AS PEG AND TWINE, APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

NOTE:
1. 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE OF SUCH IN WRITING SHALL BE GIVEN TO THE SOMERSET–UNION SOIL CONSERVATION DISTRICT AND A PRE–CONSTRUCTION MEETING HELD.
2. PLANT HARDINESS ZONE IS 6B.

## TOPSOIL STOCKPILE PROTECTION

1. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
2. APPLY FERTILIZER (10–20–10) AT A RATE 11 LBS. PER 1000 SQ. FT.
3. APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
4. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 70 TO 90 LBS. PER 1000 SQ. FT.
5. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH. 7. PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

| REV. / ISSUE | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1 | 4/6/16 | JPS | PAR | REV. PER SUSCD 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.
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

SOIL EROSION SEDIMENT CONTROL DETAILS

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-28

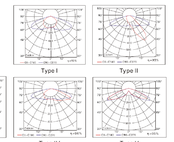
## Applications

Parking lots, pedestrian walkways, roadways and other outdoor applications.

- Efficiency of chips: 138-150 lm/w, 170-180 lm/w
- LENS: Optical grade PC, anti-UV oxidation
- Beam Angle: Type I, Type II, Type III, Type IV, Type V
- Housing: die casting aluminum housing with excellent heat dissipation, surface treated with powder-coated finish for corrosion and static-resistance.
- Input voltage: 100-277 VAC, 277-480VAC, 50/60 HZ
- LED module can be dismantled separately for maintenance.
- LED driver: constant current, efficiency is up to 92%, PF:>0.95.
- IP class: IP 65

Dimension( Unit:Inch(mm))

Distribution Curve Flux




Ordering Information

| Company code | Voltage | Type | Power | Ra | Colour Temp. | Colour Options | Mounting | Optic | Options |
|---|---|---|---|---|---|---|---|---|---|
| YML | 3B:3-9 | 1SB31S | 50 (5000-6200Lumens)<br>60 (6000-8200Lumens)<br>80 (8000-8201Lumens)<br>100 (10000-10500Lumens)<br>120 (12000-12700Lumens)<br>150 (15000-15900Lumens)<br>180 (18000-19000Lumens)<br>200 (19200-19800Lumens) | 7:70<br>8:80<br>9:90 | 27 2700K<br>30 3000K<br>40 4000K<br>50 5000K<br>57 5700K<br>65 6500K | C Coffee (standard)<br>B Black<br>S Silver | A Slip fitter<br>U U-bracket<br>ER Straight arm fixing seat<br>EW Straight arm + fixing seat | 1 Type I<br>2 Type II<br>3 Type III<br>4 Type IV<br>5 Type V | 0 0-10V dimming<br>2 Timing dimming<br>3 Occupancy sensor (Microwave on/off 100% dim)<br>4 Photocell |

Example: YML-1SB31S-150-750-C-E6-3-1

NOTE:
1. MOUNTING HEIGHT=20'-0"
2. REFER TO SHEET C-23 FOR POLE MOUNTING DETAILS
3. REFER TO SHEET C-13 & C-14 FOR FIXTURE LOCATIONS AND DISTRIBUTION TYPES

# PIKE RUN PLAZA LIGHT FIXTURE PRP-A; PRP-A/HSS; PRP-B; & PRP-C

## VRC LED
LED Canopy/Ceiling Luminaire

Catalog Number
Notes
Type

### Specifications

Width: 12-3/8" (31.5 cm)
Height: 8-3/4" (22.3 cm)
Depth: 12-3/8" (31.5 cm)
Weight: 7.5 lbs (3.4kg)

### Introduction

The popular VRC luminaire is now available with long-lasting, energy-efficient LED technology. Featuring a classic dayhorn, the VRC LED offers a traditional appearance and is powered by advanced LEDs.

The VRC LED luminaire is powerful yet energy efficient, capable of replacing up to a 250W metal halide luminaire while saving up to 86% in energy costs. Offering an expected service life of more than 20 years, the VRC LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

### Ordering Information

**EXAMPLE:** VRC LED 1 50K MVOLT

| VRC LED | | | | | |
|---|---|---|---|---|---|
| Series | Performance Package | Color Temperature | Voltage | Finish | |
| VRC LED | 1 3381umens | 50K 5000K* | MVOLT* | (blank) Dark bronze | |

### FEATURES & SPECIFICATIONS

**INTENDED USE**
41 watt LED ceiling light delivers 3,389 lumens for an energy-efficient replacement of 250W MH canopy/ceiling lights. Traditional style does not detract from current building aesthetics. The VRC LED provides years of maintenance-free general illumination for outdoor applications. Ideal for entrances, parking areas, covered walkways and loading docks.

**CONSTRUCTION**
Rugged cast-aluminum, corrosion-resistant housing with bronze polyester powder paint for lasting durability. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. Rated for outdoor installations, -40°C minimum ambient.

**ELECTRICAL**
Two high-powered LEDs provide 3,400 lumens. Includes an MVOLT (120-277V) driver.

**OPTICS**
High-performance LEDs maintain 84% of light output at 100,000 hours of service life (L84/100,000 hours). Polycarbonate lens is designed for even light distribution.

**INSTALLATION**
Mounts to a recessed junction box or surface mount with three conduit entry points.

**LISTINGS**
UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

**WARRANTY**
Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

**Note:** Specifications are subject to change without notice. Actual performance may differ as a result of end-user environment and application

NOTE:
1. MOUNTING HEIGHT= 13'-6" 2 UNDERSIDE OF CANOPY.
2. REFER TO SHEET C-13 & C-14 FOR FIXTURE LOCATIONS

# PIKE RUN PLAZA LIGHT FIXTURE PRP-D

## D-Series Size 1
LED Wall Luminaire

d*series

Catalog Number
Notes
Type

### Specifications

**Luminaire**
Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

**Back Box (BBW, ELCW)**
Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) ELCW Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)

### Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

### Ordering Information

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

| DSXW1 LED | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Series | LEDs | Drive Current | Color temperature | Distribution | Voltage | Mounting | Control Options | Other Options | Finish (required) | |
| DSXW1 LED | 10C 10 LEDs (one engine)<br>20C 20 LEDs (two engines) | 350 350 mA<br>530 530 mA<br>700 700 mA<br>1000 1000 mA (1 A) | 30K 3000 K<br>40K 4000 K<br>50K 5000 K<br>AMBPC Amber phosphor converted | T2S Type II Short<br>T2M Type II Medium<br>T3S Type III Short<br>T3M Type III Medium<br>T4M Type IV Medium<br>T4FT Type IV Forward Throw Medium<br>R3WM Rotated optic* | MVOLT* 120 208* 240 277* 347* 480* | Shipped included<br>(blank) Surface mounting bracket<br>BBW Surface-mounted back box (for conduit entry)* | Shipped installed<br>PE Photoelectric cell, button type<br>DMG 0-10V dim driver (no controls)<br>PIR 180° motion/ ambient light sensor, <15' mtg ht*<br>PIRH 180° motion/ ambient light sensor, 15-30' mtg ht*<br>ELCW Emergency battery backup (ELCW cannot be ordered with other options)* | Shipped installed<br>SF Single fuse (120, 277, or 347V)*<br>DF Double fuse (208, 240 or 480V)*<br>WS House-side shield*<br>SPD Separate surge protector*<br>Shipped separately<br>BSW Bird-deterrent spikes<br>WG Wire guard<br>VG Vandal guard<br>DDL Diffused drop lens | DDBXD Dark bronze<br>DBLXD Black<br>DNAXD Natural aluminum<br>DWHXD White<br>DSSXD Sandstone<br>DDBTXD Textured dark bronze<br>DBLBXD Textured black<br>DNATXD Textured natural aluminum<br>DWHGXD Textured white<br>DSSTXD Textured sandstone | |

### FEATURES & SPECIFICATIONS

**INTENDED USE**
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

**CONSTRUCTION**
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

**FINISH**
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

**OPTICS**
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building-mounted applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

**ELECTRICAL**
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5kV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

**INSTALLATION**
Included universal-mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

**LISTINGS**
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

**WARRANTY**
Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

NOTE:
1. MOUNTING HEIGHT = 12'-0" .
2. REFER TO SHEET C-13 & C-14 FOR FIXTURE LOCATIONS

# PIKE RUN PLAZA LIGHT FIXTURE PRP-E

LITHONIA LIGHTING

## OLLWD
LED WALL CYLINDER LIGHT

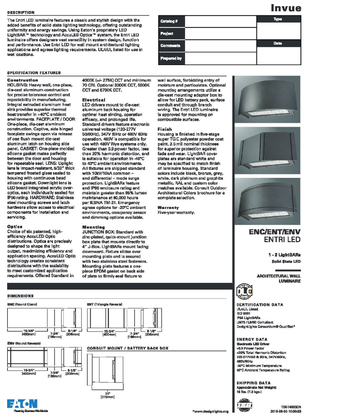
Specifications
All dimensions are inches (centimeters)

ORDERING INFORMATION For shortest lead times, configure products using **bolded** options. **Example:** OLLWD

| Series | Color temperature (CCT) | Voltage | Finish |
|---|---|---|---|
| OLLWD Downlight | (blank) 4000K | (blank) MVOLT (120V-277V) | DDB Dark Bronze<br>WH White |

NOTE:
1. MOUNTING HEIGHT = 8'-6" .
2. REFER TO SHEET C-13 & C-14 FOR FIXTURE LOCATIONS

# PIKE RUN PLAZA LIGHT FIXTURE PRP-F




NOTE:
1. MOUNTING HEIGHT = 9'-6" .
2. REFER TO SHEET C-13 & C-14 FOR FIXTURE LOCATIONS

# PIKE RUN PLAZA LIGHT FIXTURE PRP-G

# LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF ALL UNDERGROUND UTILITY LINES IN THE AREA OF THE WORK AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO SUBMISSION OF BIDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLECT OR FAILURE TO COMPLY WITH THIS REQUIREMENT. REFER TO MECHANICAL AND SITE DRAWINGS FOR UTILITY INFORMATION.
2. COORDINATE ALL TREE LOCATIONS WITH SITE LIGHTING AND DRAINAGE STRUCTURES. ALL TREE PLANTING TO BE KEPT 7 FEET AWAY FROM ANY DRAINAGE OR SANITARY STRUCTURE OR PIPING.
3. ALL PRECAUTIONS SHALL BE TAKEN IN CARTING, STORING, AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AREAS.
4. DAMAGE TO EXISTING OR NEW WORK BY THE CONTRACTOR SHALL BE REPAIRED AT HIS EXPENSE.
5. THE PLANTING PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST IF DISCREPANCIES BETWEEN THE TWO EXIST. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF SUCH DISCREPANCIES.
6. ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM. 1976.
7. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, SYMMETRICAL, FREE OF DISEASE AND INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO TAG, INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE AT THE NURSERY, AT THE SITE UPON DELIVERY, OR UPON INSTALLATION.
8. ALL PLANTS SHALL BE LABELED BY PLANT NAME. LABELS SHALL BE ATTACHED SECURELY TO ALL PLANTS, BUNDLES, AND CONTAINERS OF PLANT MATERIALS WHEN DELIVERED. PLANT LABELS SHALL BE DURABLE AND LEGIBLE.
9. SUBSTITUTIONS OF PLANT MATERIAL WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL IS TO BE LOCATED AS PER THE PLANTING PLAN. IF OBSTRUCTIONS (ROCK, TREE ROOTS, UTILITIES, ETC.) ARE ENCOUNTERED IN THE EXCAVATION OF THE PLANTING AREAS, ALTERNATE LOCATIONS FOR ANY PLANTING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT.
11. ROOT BALLS SHALL BE FIRMLY WRAPPED WITH NONSYNTHETIC, ROTTABLE BURLAP AND SECURED WITH NAILS AND HEAVY NONSYNTHETIC, ROTTABLE TWINE. THE ROOT COLLAR SHALL BE APPARENT AT THE SOIL SURFACE. ROOT BALLS SHALL NOT BE BROKEN, LOOSE, PROCESSED, OR MANUFACTURED AND SHALL ARRIVE AT THE SITE WITH THE ROOT BALL AND BURLAP INTACT. PLANTS SHALL BE DELIVERED TO THE SITE COVERED WITH A TARPAULINE. THE LANDSCAPE ARCHITECT WILL REJECT ANY PLANT MATERIAL NOT MEETING THE ABOVE CONDITIONS. ALL PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MULCH, OR OTHER ACCEPTABLE MATERIAL, AND KEPT WELL WATERED.
12. ALL PLANT MATERIALS ARE TO BE INSTALLED AS PER THE PLANTING DETAILS.
13. BACKFILL ALL SHRUB PLANTING PITS WITH 3 PARTS TOPSOIL WITH 1 PART COMPOSTED ORGANIC MATERIAL. ALL PLANTS ARE TO BE BACKFILLED IN 12 INCH LAYERS, THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. SEE PLANTING DETAIL.
14. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM THE TOP HALF OF THE ROOT BALL. SEE PLANTING DETAIL.
15. UNLESS SPECIFIED ON PLAN OR IN DETAILS, ALL PLANT BEDS ARE TO BE MULCHED WITH 3 INCHES CLEAN, FRESH, TRIPLE SHREDDED HARDWOOD BARK, FREE OF STICKS, LEAVES AND OTHER FOREIGN MATTER. MULCH IS NOT TO BE PLACED WITHIN 3 INCHES OF THE TRUNKS OF TREES AND SHRUBS. SEE PLANTING DETAIL.
16. STAKE AND/OR WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
17. PLANTS SHALL BE SET AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG, UNLESS OTHERWISE NOTED ON THE DRAWINGS. DETERMINE THE ELEVATION OF THE ROOT FLARE AND ENSURE THAT IT IS PLANTED AT FINISHED GRADE OR SLIGHTLY ABOVE. SEE PLANTING DETAIL.
18. GRADE ALL NEW PLANTING AREAS TO MAINTAIN THE EXISTING DRAINAGE PATTERN.
19. PROVIDE TOPSOIL TO 3-6 INCH DEPTH IN ALL LAWN AREAS. TOPSOIL SHALL BE 3-6 INCH DEPTH IN SHRUB, PERENNIAL AND ANNUAL BEDS. PERENNIAL AND ANNUAL BEDS SHALL BE AMENDED WITH COMPOSTED ORGANIC MATERIAL, 20% BY VOLUME, TO THE UPPER 8-12 INCHES OF THE ENTIRE BED AREA AND ROTOTILLED IN.

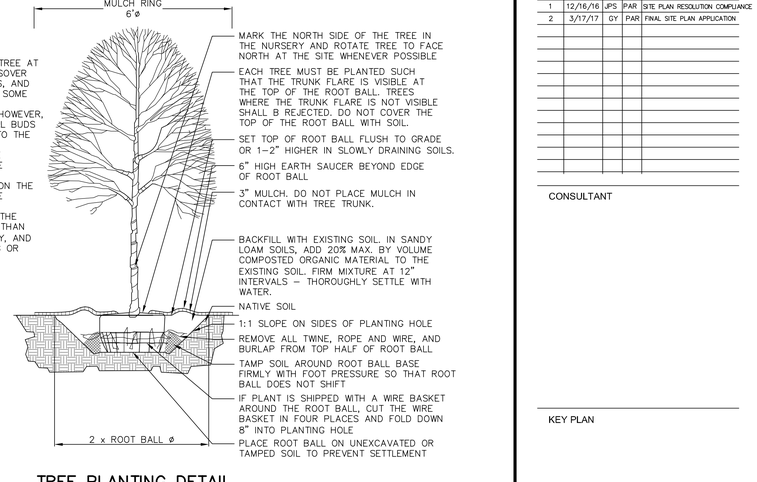
TOPSOIL AND SEED ALL DISTURBED AREAS NOT BUILT UPON, PAVED, OR LANDSCAPED AS A RESULT OF ANY AND ALL CONSTRUCTION OR STORAGE OF EQUIPMENT, WHETHER AREAS ARE SHOWN ON THE PLAN OR NOT – CONTRACTOR TO FIELD VERIFY AREAS OF SEEDING. SEE SEEDING NOTES ON "SOIL EROSION & SEDIMENT CONTROL DETAILS" SHEET

20. ALL LAWN AREAS TO BE SEEDED. SEE LAWN SEEDING NOTES ON "SOIL EROSION & SEDIMENT CONTROL DETAILS" SHEET.
21. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL PLANTS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. THE GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR A PERIOD OF ONE YEAR FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT.
22. FALL DIGGING HAZARDS:
    IT IS VERY RISKY TO TRANSPLANT THE FOLLOWING LIST OF TREES IN THE FALL:

| | | |
|---|---|---|
| BETULA VARIETIES | HALSEIA VARIETIES | OSTRYA |
| CARPINUS VARIETIES | ILEX OPACA VARIETIES | PRUNUS – ALL STONE FRUITS |
| CELTIS VARIETIES | KOELREUTERIA PANICULATA | PYRUS VARIETIES |
| CERCIDIPHYLLUM VARIETIES | LIQUIDAMBAR VARIETIES | QUERCUS – ALL OAKS EXCEPT Q. PALUSTRIS |
| CORNUS FLORIDA & VARS. | LIRIODENDRON VARIETIES | SALIX – WEEPING VARIETIES |
| CRATAEGUS VARIETIES | MALUS – IN LEAF | SORBUS VARIETIES |
| FAGUS VARIETIES | NYSSA SYLVATICA | TILIA TOMENTOSA VARIETIES |
| ZELKOVA VARIETIES | | |

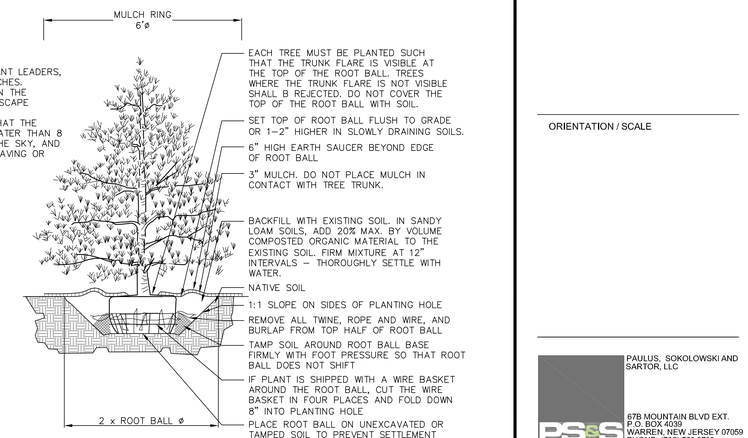
THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR PLANT SURVIVAL OF THE ABOVE MATERIALS IF MOVED DURING THE FALL SEASON.

23. ALL STREET AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN ANY SIGHT TRIANGLE SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED WITHIN SIGHT TRIANGLES SHALL BE PRUNED AS INDICATED ABOVE.
24. IRRIGATION WILL BE DECIDED BY THE OWNER AND THE APPLICANT WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. IRRIGATION SYSTEM SHALL BE POP-UP SPRAY OR DRIP SYSTEM OR A HYBRID OF BOTH .
25. IF UTILITIES ARE ENCOUNTERED DURING THE EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR THE TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. THE LANDSCAPE ARCHITECT OR ENGINEER SHALL DECIDE THE NEW LOCATIONS OF THE TREES.
26. UNDER NO CIRCUMSTANCE SHALL THE MAIN LEADER OF A TREE BE TOPPED.
27. CONTRACTOR SHALL PROVIDE FERTILIZER, WATER AND NECESSARY SUPPLEMENTS AS RECOMMENDED BY THE RUTGERS' COOPERATIVE EXTENSIONS FOR TWO YEAR PERIOD AFTER THE DATE OF FINAL ACCEPTANCE.
28. ALL DISTURBED AREAS TO BE TREATED WITH SEED.
29. ALL PLANTINGS SHALL INCLUDE SPECIES INDIGINOUS TO THE AREA, SHALL BE GROWN OF NURSERY STOCK AND FREE OF INSECTS AND DISEASE, AND SHALL NOT BE AN INVASIVE SPECIES, AS IDENTIFIED IN NJDEP APPENDIX TO POLICY DIRECTIVE 2004-2 INVASIVE NON-INDIGENOUS PLANT SPECIES, OCTOBER 2004 OR THE LATEST DIRECTIVE EMANATING FROM NJDEP APPENDIX TO POLICY DIRECTIVE 2004-2, A COPY OF WHICH IS MAINTAINED IN THE TOWNSHIP PLANNING DEPARTMENT AND WHICH IS MAINTAINED IN THE TOWNSHIP PLANNING DEPARTMENT AND WHICH LIST MAY BE SUPPLEMENTED BY THE TOWNSHIP LANDSCAPE ARCHITECT. HOWEVER, FOR CONSERVATION EASEMENTS OR CONSERVATION DEED RESTRICTIONS, ALL PLANTINGS SHALL BE OF SPECIES INDIGENOUS TO THE AREA.



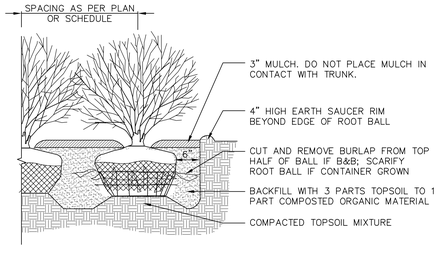

NOTE:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. THIS DETAILS ASSUMES THAT THE PLANTING SPACE IS GREATER THAN 8'-SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

# TREE PLANTING DETAIL



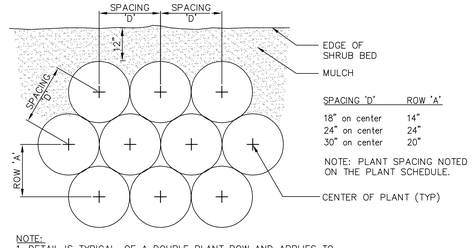

NOTE:
1. PRUNE ONLY CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS GREATER THAN 8 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

# CONIFER PLANTING DETAIL




# SHRUB PLANTING DETAIL – B&B OR CONTAINER GROWN

NOT TO SCALE




SPACING 'D' / ROW 'A'

| | |
|---|---|
| 18" on center | 14" |
| 24" on center | 24" |
| 30" on center | 20" |

NOTE: PLANT SPACING NOTED ON THE PLANT SCHEDULE.

NOTE:
1. DETAIL IS TYPICAL OF A DOUBLE PLANT ROW AND APPLIES TO ALL SHRUB MASSES AND HEDGES. UNLESS SHOWN ON THE PLAN AS A SINGLE PLANT ROW.
2. SEE PLANTING PLAN AND PLANT LIST FOR LOCATIONS, TYPE AND NUMBER OF PLANTS.

# SHRUB SPACING DETAIL

NOT TO SCALE

| 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

LANDSCAPE/LIGHTING DETAILS

| | |
|---|---|
| JOB NO.: | 01884-0244 |
| DATE: | 12/17/2015 |
| DRAWN: | BCM |
| CHECK: | PAR |
| SCALE: | AS SHOWN |

BINDING ORDER:
SHEET OF
SHEET NO.

C-29


Plotted: 3/17/2017 10:53:47 AM By: bcampbell@pssassoc.com
File: K:\2015\01884\Dwgs\CAD\C-Civil\Plotting\Plan Sets\Prelim\C29-LSD1.dwg

RESTAURANT
BLDG #4
7,200 S.F.
(1 STORY)

RETAIL
BLDG #3
12,000 S.F.

REST.
BLDG #5
3,150 S.F.
(1 STORY)

OPERATIONS/
MAINTENANCE
7,958 S.F.
(1 STORY
W/ MEZZ)

RETAIL
BLDG #2
36,950 S.F
(1 STORY).

GARBAGE TRUCK
CIRCULATION
PATH

CVS
14,813 S.F.
(1 STORY
W/ MEZZ)

RETAIL
BLDG #1
27,457 S.F.
(1 STORY)

GARBAGE TRUCK
CIRCULATION
PATH

VAN AKEN ROAD

SCARBOROUGH ROAD

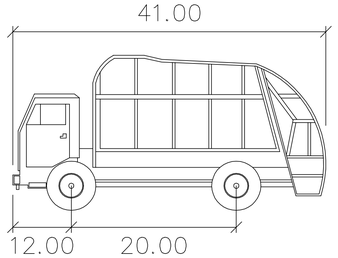
U.S. HIGHWAY ROUTE 206

U.S. HIGHWAY ROUTE 206

BELLE MEAD - GRIGGSTOWN ROAD

McCULLOUGH DRIVE

MUIRHEAD COURT




Garbage Truck feet

| | |
|---|---|
| Width | : 8.50 |
| Track | : 8.50 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 30.0 |

| 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
50 0 25 50 100
( IN FEET )
1 inch = 50 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

## PIKE RUN PLAZA
## GARBAGE TRUCK
## CIRCULATION PLAN

| | |
|---|---|
| JOB NO.: | 01895-0050 |
| DATE: | 12/17/2015 |
| DRAWN: | GY |
| CHECK: | PAR |
| SCALE: | 1"=50' |

BINDING ORDER:
SHEET OF
SHEET NO.

C-30

RESTAURANT
BLDG #4
7,200 S.F.
(1 STORY)

RETAIL
BLDG #3
12,000 S.F.

REST.
BLDG #5
5,150 S.F.
( STORY)

RETAIL
BLDG #2
36,950 S.F
(1 STORY).

OPERATIONS /
MAINTENANCE
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(1 STORY
W/ MEZZ)

CVS
14,813 S.F.
(1 STORY
W/ MEZZ)

RETAIL
BLDG #1
27,457 S.F.
(1 STORY)

PHASE 1

GARBAGE TRUCK
CIRCULATION
PATH

VAN AKEN ROAD

SCARBOROUGH ROAD

U.S. HIGHWAY ROUTE 206

BELLE MEAD - GRIGGSTOWN ROAD

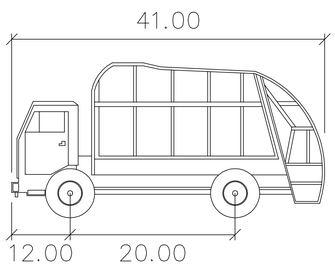
McCULLOUGH DRIVE

MUIRHEAD COURT

5' WIDE BRIDGE ACCESS EASEMENT CONTAINING 1,004 SF /0.023 AC.

5' WIDE BRIDGE ACCESS EASEMENT CONTAINING 1,011 SF /0.023 AC.

20' WIDE STORM SEWER EASEMENT




## Garbage Truck feet

| | |
|---|---|
| Width | : 8.50 |
| Track | : 8.50 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 30.0 |

| REV. / ISSUE | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1 | 3/17/17 | GY | PAR | FINAL SITE PLAN APPLICATION |
| 2 | 6/27/17 | GY | PAR | REV. PER TWP. COMMENTS |

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.


PAULUS, SOKOLOWSKI AND SARTOR, LLC

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

6/29/2017
SIGNATURE DATE

CLIENT

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PROJECT

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# AREA 2
# PIKE RUN PLAZA

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

SHEET TITLE

## PIKE RUN PLAZA
## GARBAGE TRUCK-PHASE 1
## CIRCULATION PLAN

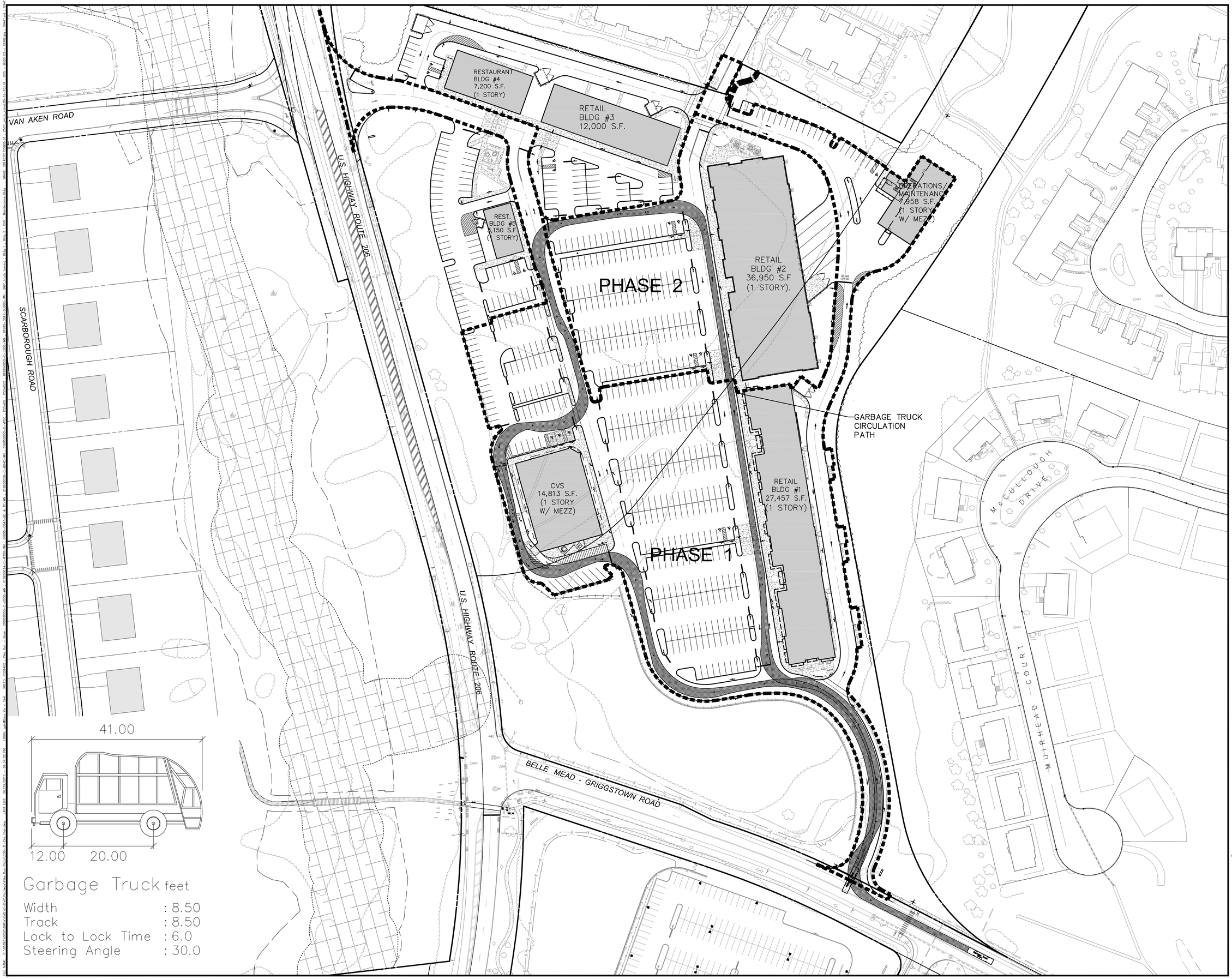
| | |
|---|---|
| JOB NO.: | 01895-0050 |
| DATE: | 12/16/2016 |
| DRAWN: | GY |
| CHECK: | PAR |
| SCALE: | 1"=50' |

BINDING ORDER:

SHEET OF

SHEET NO.

C-30A




| REV. / ISSUE | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1 | 3/17/17 | GY | PAR | FINAL SITE PLAN APPLICATION |
| 2 | 6/27/17 | GY | PAR | REV. PER TWP. COMMENTS |

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 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

## PIKE RUN PLAZA
## GARBAGE TRUCK-PHASE 2
## CIRCULATION PLAN

JOB NO.: 01895-0050
DATE: 12/16/2016
DRAWN: GY
CHECK: PAR
SCALE: 1"=50'

BINDING ORDER:
SHEET OF
SHEET NO.

C-30B

PHASE 3

RESTAURANT
BLDG #4
7,200 S.F.
(1 STORY)

RETAIL
BLDG #3
12,000 S.F.

REST.
BLDG #5
3,150 S.F.
(1 STORY)

PHASE 3

PHASE 2

RETAIL
BLDG #2
36,950 S.F.
(1 STORY).

OPERATIONS /
MAINTENANCE
7,958 S.F.
(1 STORY
W/ MEZZ)

CVS
14,813 S.F.
(1 STORY
W/ MEZZ)

PHASE 1

RETAIL
BLDG #1
27,457 S.F.
(1 STORY)

GARBAGE TRUCK
CIRCULATION
PATH

VAN AKEN ROAD

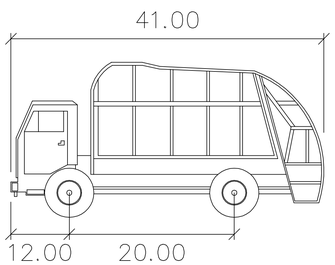
SCARBOROUGH ROAD

U.S. HIGHWAY ROUTE 206

BELLE MEAD - GRIGGSTOWN ROAD

McCULLOUGH DRIVE

MUIRHEAD COURT




Garbage Truck feet

| | |
|---|---|
| Width | : 8.50 |
| Track | : 8.50 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 30.0 |

| REV. / ISSUE | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1 | 3/17/17 | GY | PAR | FINAL SITE PLAN APPLICATION |
| 2 | 6/27/17 | GY | PAR | REV. PER TWP. COMMENTS |

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.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JOSEPH J. FLEMING, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 28188


6/29/2017
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

## PIKE RUN PLAZA
## GARBAGE TRUCK-PHASE 3
## CIRCULATION PLAN

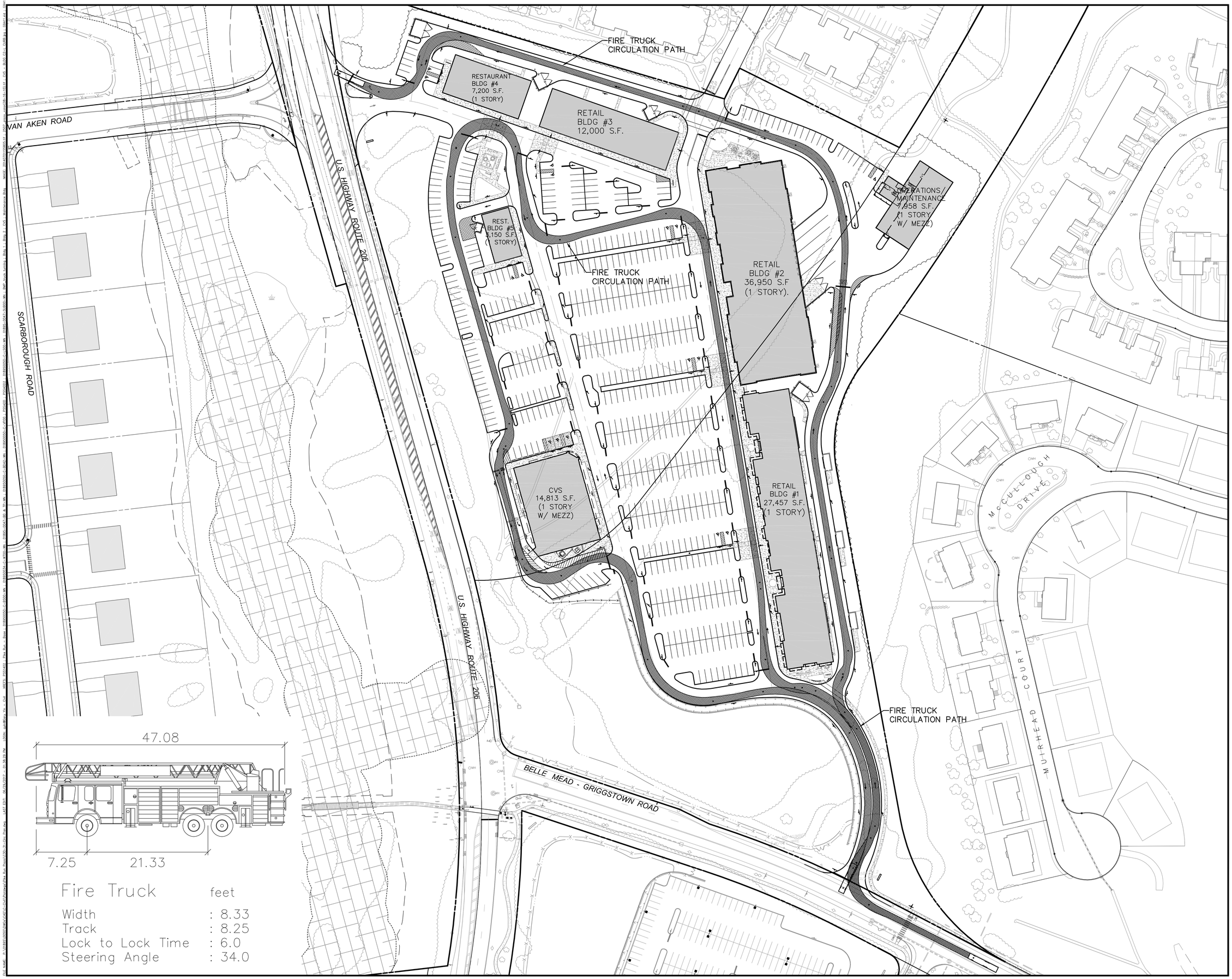
| | |
|---|---|
| JOB NO.: | 01895-0050 |
| DATE: | 12/16/2016 |
| DRAWN: | GY |
| CHECK: | PAR |
| SCALE: | 1"=50' |

BINDING ORDER:

SHEET OF

SHEET NO.

C-30C




| 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

50 0 25 50 100

( IN FEET )
1 inch = 50 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

## PIKE RUN PLAZA FIRE TRUCK CIRCULATION PLAN

JOB NO.: 01895-0050
DATE: 12/17/2015
DRAWN: GY
CHECK: PAR
SCALE: 1"=50'

BINDING ORDER:
SHEET OF
SHEET NO.

C-31

| REV. / ISSUE | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1 | 3/17/17 | GY | PAR | FINAL SITE PLAN APPLICATION |
| 2 | 6/27/17 | GY | PAR | REV. PER TWP. COMMENTS |

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.


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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

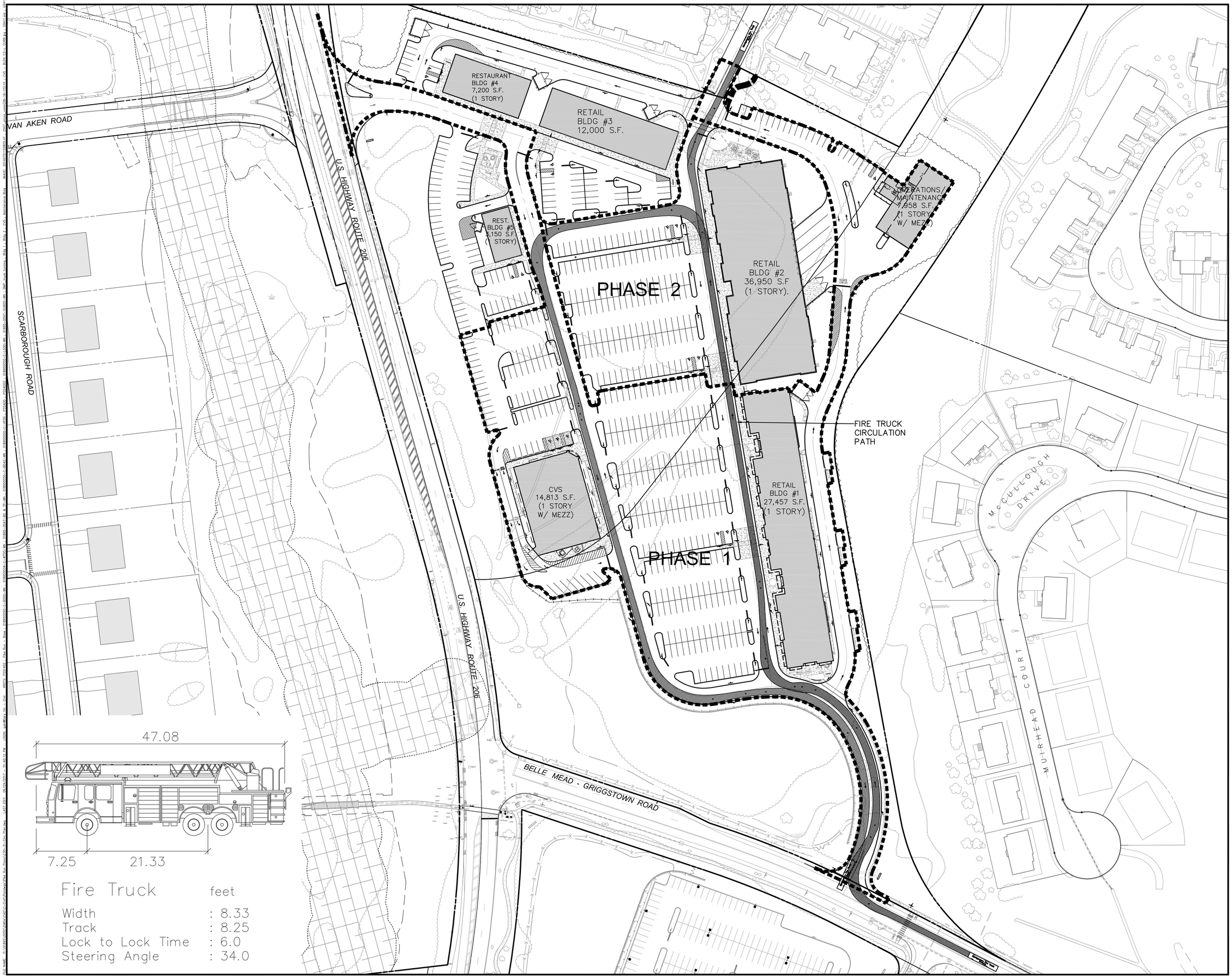
SHEET TITLE

## PIKE RUN PLAZA
## FIRE TRUCK-PHASE 1
## CIRCULATION PLAN

JOB NO.: 01895-0050
DATE: 12/16/2016
DRAWN: GY
CHECK: PAR
SCALE: 1"=50'

BINDING ORDER:
SHEET OF
SHEET NO.

C-31A




| REV. / ISSUE | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1 | 3/17/17 | GY | PAR | FINAL SITE PLAN APPLICATION |
| 2 | 6/27/17 | GY | PAR | REV. PER TWP. COMMENTS |

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.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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

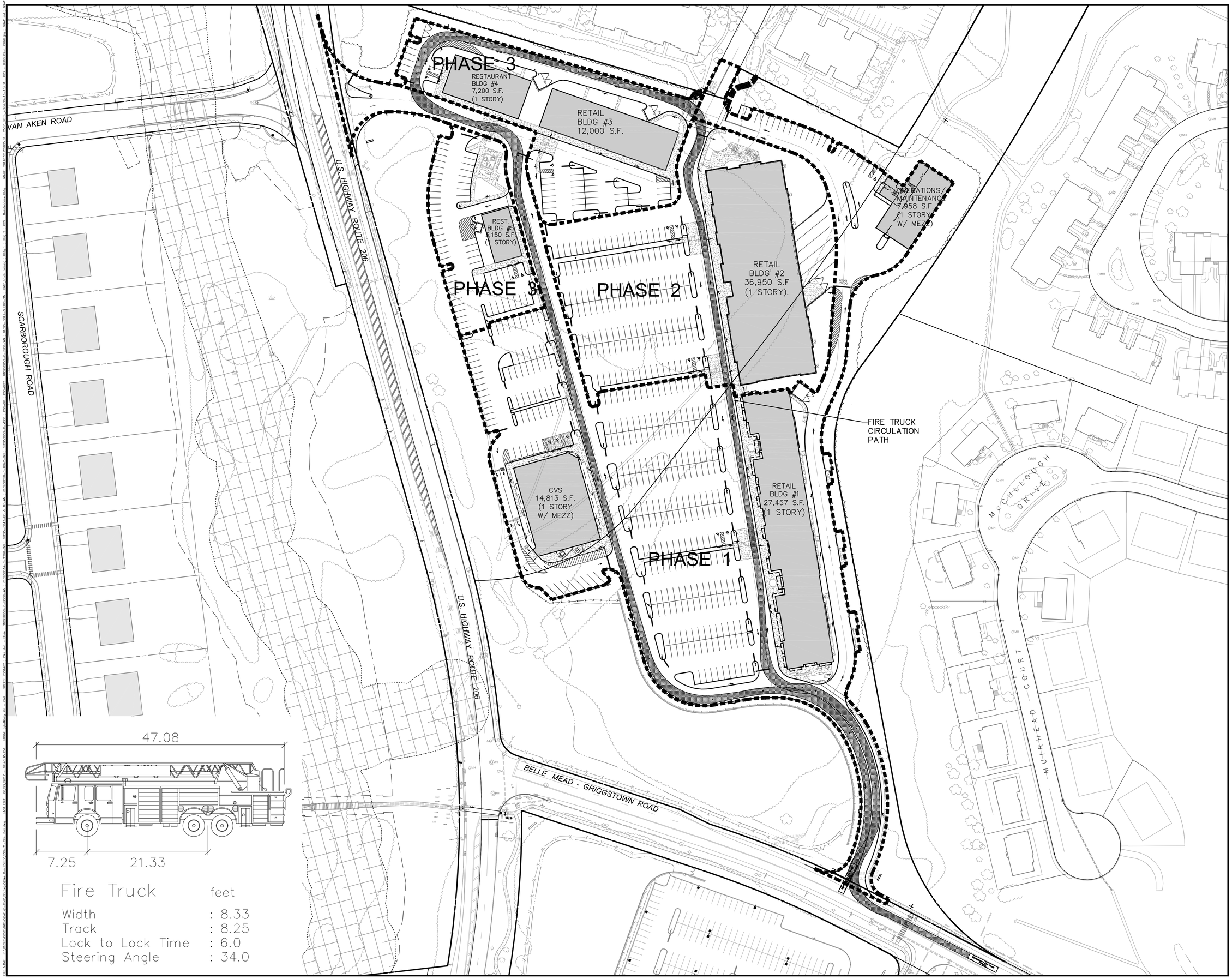
SHEET TITLE

## PIKE RUN PLAZA
## FIRE TRUCK-PHASE 2
## CIRCULATION PLAN

JOB NO.: 01895-0050
DATE: 12/16/2016
DRAWN: GY
CHECK: PAR
SCALE: 1"=50'

BINDING ORDER:
SHEET OF
SHEET NO.

C-31B




| REV. / ISSUE | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1 | 3/17/17 | GY | PAR | FINAL SITE PLAN APPLICATION |
| 2 | 6/27/17 | GY | PAR | REV. PER TWP. COMMENTS |

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.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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

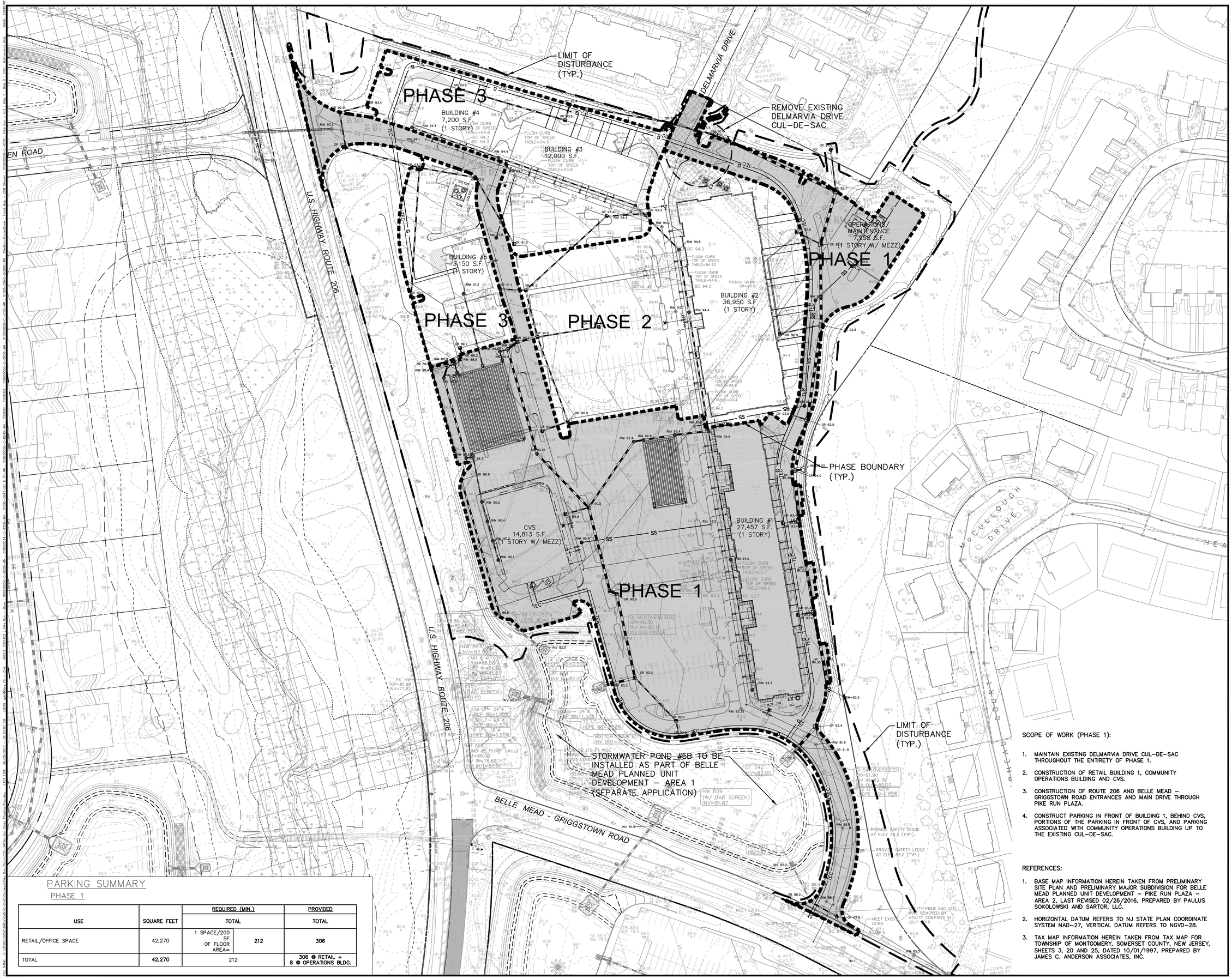
SHEET TITLE

## PIKE RUN PLAZA
## FIRE TRUCK-PHASE 3
## CIRCULATION PLAN

JOB NO.: 01895-0050
DATE: 12/16/2016
DRAWN: GY
CHECK: PAR
SCALE: 1"=50'

BINDING ORDER:
SHEET OF
SHEET NO.

C-31C




## PARKING SUMMARY

PHASE 1

| USE | SQUARE FEET | REQUIRED (MIN.) TOTAL | | PROVIDED TOTAL |
|---|---|---|---|---|
| RETAIL/OFFICE SPACE | 42,270 | 1 SPACE/200 SF OF FLOOR AREA= | 212 | 306 |
| TOTAL | 42,270 | 212 | | 306 @ RETAIL + 8 @ OPERATIONS BLDG. |

SCOPE OF WORK (PHASE 1):

1. MAINTAIN EXISTING DELMARVIA DRIVE CUL-DE-SAC THROUGHOUT THE ENTIRETY OF PHASE 1.
2. CONSTRUCTION OF RETAIL BUILDING 1, COMMUNITY OPERATIONS BUILDING AND CVS.
3. CONSTRUCTION OF ROUTE 206 AND BELLE MEAD – GRIGGSTOWN ROAD ENTRANCES AND MAIN DRIVE THROUGH PIKE RUN PLAZA.
4. CONSTRUCT PARKING IN FRONT OF BUILDING 1, BEHIND CVS, PORTIONS OF THE PARKING IN FRONT OF CVS, AND PARKING ASSOCIATED WITH COMMUNITY OPERATIONS BUILDING UP TO THE EXISTING CUL-DE-SAC.

REFERENCES:

1. BASE MAP INFORMATION HEREIN TAKEN FROM PRELIMINARY SITE PLAN AND PRELIMINARY MAJOR SUBDIVISION FOR BELLE MEAD PLANNED UNIT DEVELOPMENT – PIKE RUN PLAZA – AREA 2, LAST REVISED 02/26/2016, PREPARED BY PAULUS SOKOLOWSKI AND SARTOR, LLC.
2. HORIZONTAL DATUM REFERS TO NJ STATE PLAN COORDINATE SYSTEM NAD-27, VERTICAL DATUM REFERS TO NGVD-28.
3. TAX MAP INFORMATION HEREIN TAKEN FROM TAX MAP FOR TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, SHEETS 3, 20 AND 25, DATED 10/01/1997, PREPARED BY JAMES C. ANDERSON ASSOCIATES, INC.

| 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

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
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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

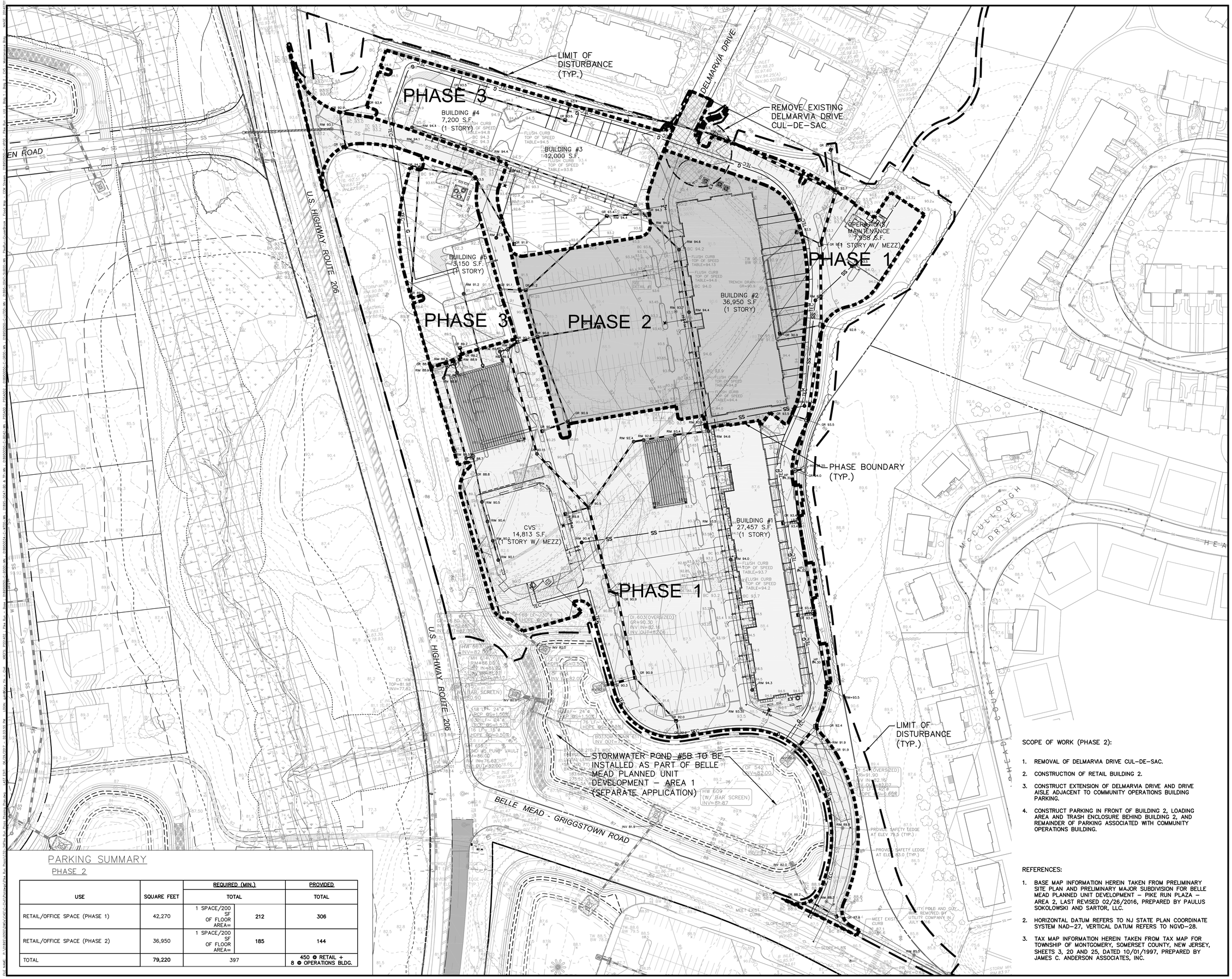
SHEET TITLE

## CONCEPTUAL PHASING PLAN: PHASE 1

JOB NO.: 01895-0050
DATE: 02/26/2016
DRAWN: JPS
CHECK: PAR
SCALE: 1"=50'

BINDING ORDER:
SHEET OF
SHEET NO.

C-32




## PARKING SUMMARY

PHASE 2

| USE | SQUARE FEET | REQUIRED (MIN.) TOTAL | | PROVIDED TOTAL |
|---|---|---|---|---|
| RETAIL/OFFICE SPACE (PHASE 1) | 42,270 | 1 SPACE/200 SF OF FLOOR AREA= | 212 | 306 |
| RETAIL/OFFICE SPACE (PHASE 2) | 36,950 | 1 SPACE/200 SF OF FLOOR AREA= | 185 | 144 |
| TOTAL | 79,220 | 397 | | 450 @ RETAIL + 8 @ OPERATIONS BLDG. |

SCOPE OF WORK (PHASE 2):

1. REMOVAL OF DELMARVIA DRIVE CUL-DE-SAC.
2. CONSTRUCTION OF RETAIL BUILDING 2.
3. CONSTRUCT EXTENSION OF DELMARVIA DRIVE AND DRIVE AISLE ADJACENT TO COMMUNITY OPERATIONS BUILDING PARKING.
4. CONSTRUCT PARKING IN FRONT OF BUILDING 2, LOADING AREA AND TRASH ENCLOSURE BEHIND BUILDING 2, AND REMAINDER OF PARKING ASSOCIATED WITH COMMUNITY OPERATIONS BUILDING.

REFERENCES:

1. BASE MAP INFORMATION HEREIN TAKEN FROM PRELIMINARY SITE PLAN AND PRELIMINARY MAJOR SUBDIVISION FOR BELLE MEAD PLANNED UNIT DEVELOPMENT – PIKE RUN PLAZA – AREA 2, LAST REVISED 02/26/2016, PREPARED BY PAULUS SOKOLOWSKI AND SARTOR, LLC.
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| 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

NADIV

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 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

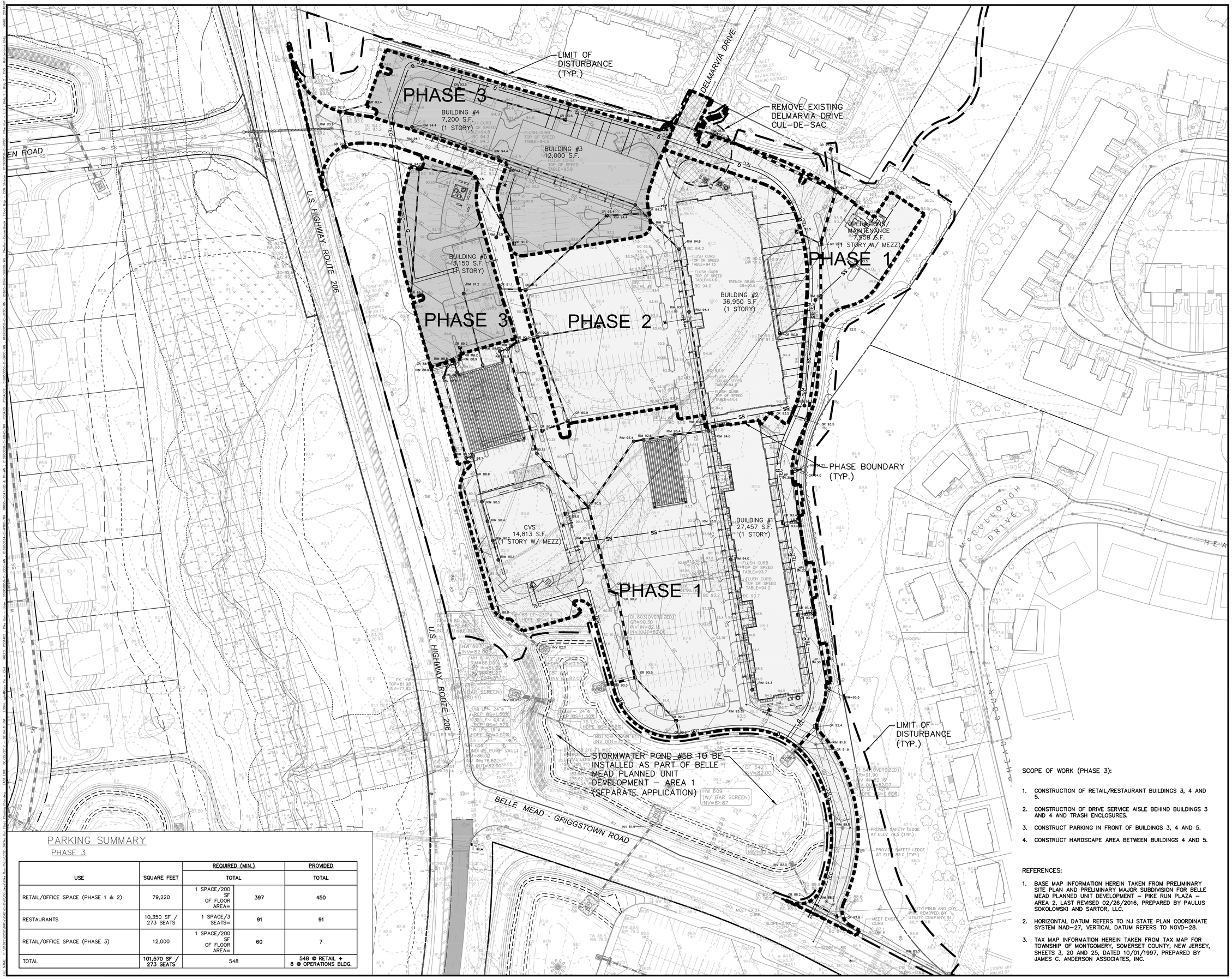
SHEET TITLE

## CONCEPTUAL PHASING PLAN: PHASE 2

JOB NO.: 01895-0050
DATE: 02/26/2016
DRAWN: JPS
CHECK: PAR
SCALE: 1"=50'

BINDING ORDER:
SHEET OF
SHEET NO.

C-33




## PARKING SUMMARY

PHASE 3

| USE | SQUARE FEET | REQUIRED (MIN.) TOTAL | | PROVIDED TOTAL |
|---|---|---|---|---|
| RETAIL/OFFICE SPACE (PHASE 1 & 2) | 79,220 | 1 SPACE/200 SF OF FLOOR AREA= | 397 | 450 |
| RESTAURANTS | 10,350 SF / 273 SEATS | 1 SPACE/3 SEATS= | 91 | 91 |
| RETAIL/OFFICE SPACE (PHASE 3) | 12,000 | 1 SPACE/200 SF OF FLOOR AREA= | 60 | 7 |
| TOTAL | 101,570 SF / 273 SEATS | 548 | | 548 @ RETAIL + 8 @ OPERATIONS BLDG. |

| 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

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

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SHEET TITLE

## CONCEPTUAL PHASING PLAN: PHASE 3

JOB NO.: 01895-0050
DATE: 02/26/2016
DRAWN: JPS
CHECK: PAR
SCALE: 1"=50'

BINDING ORDER:
SHEET OF
SHEET NO.

C-34

SCOPE OF WORK (PHASE 3):

1. CONSTRUCTION OF RETAIL/RESTAURANT BUILDINGS 3, 4 AND 5.
2. CONSTRUCTION OF DRIVE SERVICE AISLE BEHIND BUILDINGS 3 AND 4 AND TRASH ENCLOSURES.
3. CONSTRUCT PARKING IN FRONT OF BUILDINGS 3, 4 AND 5.
4. CONSTRUCT HARDSCAPE AREA BETWEEN BUILDINGS 4 AND 5.

REFERENCES:

1. BASE MAP INFORMATION HEREIN TAKEN FROM PRELIMINARY SITE PLAN AND PRELIMINARY MAJOR SUBDIVISION FOR BELLE MEAD PLANNED UNIT DEVELOPMENT – PIKE RUN PLAZA – AREA 2, LAST REVISED 02/26/2016, PREPARED BY PAULUS SOKOLOWSKI AND SARTOR, LLC.
2. HORIZONTAL DATUM REFERS TO NJ STATE PLAN COORDINATE SYSTEM NAD–27, VERTICAL DATUM REFERS TO NGVD–28.
3. TAX MAP INFORMATION HEREIN TAKEN FROM TAX MAP FOR TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, SHEETS 3, 20 AND 25, DATED 10/01/1997, PREPARED BY JAMES C. ANDERSON ASSOCIATES, INC.