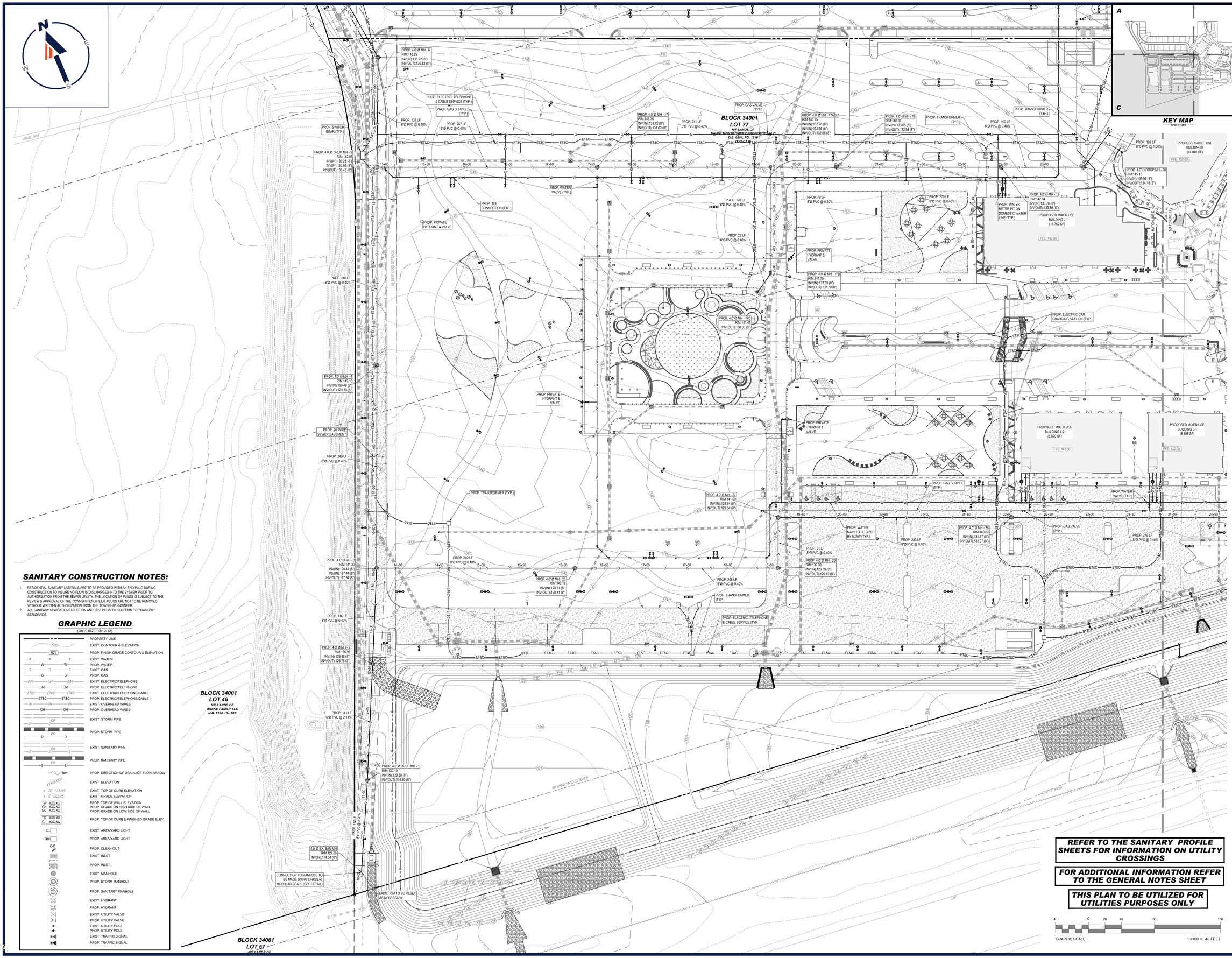

SANITARY CONSTRUCTION NOTES:

1. RESIDENTIAL SANITARY LATERALS ARE TO BE PROVIDED WITH AN END PLUG DURING CONSTRUCTION TO INSURE NO FLOW IS DISCHARGED INTO THE SYSTEM PRIOR TO AUTHORIZATION FROM THE SEWER UTILITY. THE LOCATION OF PLUGS IS SUBJECT TO THE REVIEW & APPROVAL OF THE TOWNSHIP ENGINEER. PLUGS ARE NOT TO BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE TOWNSHIP ENGINEER.
2. ALL SANITARY SEWER CONSTRUCTION AND TESTING IS TO CONFORM TO TOWNSHIP STANDARDS.

GRAPHIC LEGEND

(U010102 - 03/12/12)

- PROPERTY LINE
- EXIST. CONTOUR & ELEVATION
- PROP. FINISH GRADE CONTOUR & ELEVATION
- EXIST. WATER
- PROP. WATER
- EXIST. GAS
- PROP. GAS
- EXIST. ELECTRIC/TELEPHONE
- PROP. ELECTRIC/TELEPHONE
- EXIST. ELECTRIC/TELEPHONE/CABLE
- PROP. ELECTRIC/TELEPHONE/CABLE
- EXIST. OVERHEAD WIRES
- PROP. OVERHEAD WIRES
- EXIST. STORM PIPE
- PROP. STORM PIPE
- EXIST. SANITARY PIPE
- PROP. SANITARY PIPE
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- EXIST. ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GRADE ELEVATION
- PROP. TOP OF WALL ELEVATION / PROP. GRADE ON HIGH SIDE OF WALL / PROP. GRADE ON LOW SIDE OF WALL
- PROP. TOP OF CURB & FINISHED GRADE ELEV.
- EXIST. AREA/YARD LIGHT
- PROP. AREA/YARD LIGHT
- PROP. CLEAN OUT
- EXIST. INLET
- PROP. INLET
- EXIST. MANHOLE
- PROP. STORM MANHOLE
- PROP. SANITARY MANHOLE
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. UTILITY VALVE
- PROP. UTILITY VALVE
- EXIST. UTILITY POLE
- PROP. UTILITY POLE
- EXIST. TRAFFIC SIGNAL
- PROP. TRAFFIC SIGNAL

REFER TO THE SANITARY PROFILE SHEETS FOR INFORMATION ON UTILITY CROSSINGS

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

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GRAPHIC SCALE: 40 0 20 40 80 160 — 1 INCH = 40 FEET

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SET\SCIVIL SITE PLANS\JS210927.01-UTIL-14A.—LAYOUT: C-516 UTILC

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PUBLIC RELATIONS
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

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PROJECT No.:	JS210927
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.01-UTIL-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

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CONNECTICUT LICENSE No. 28039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

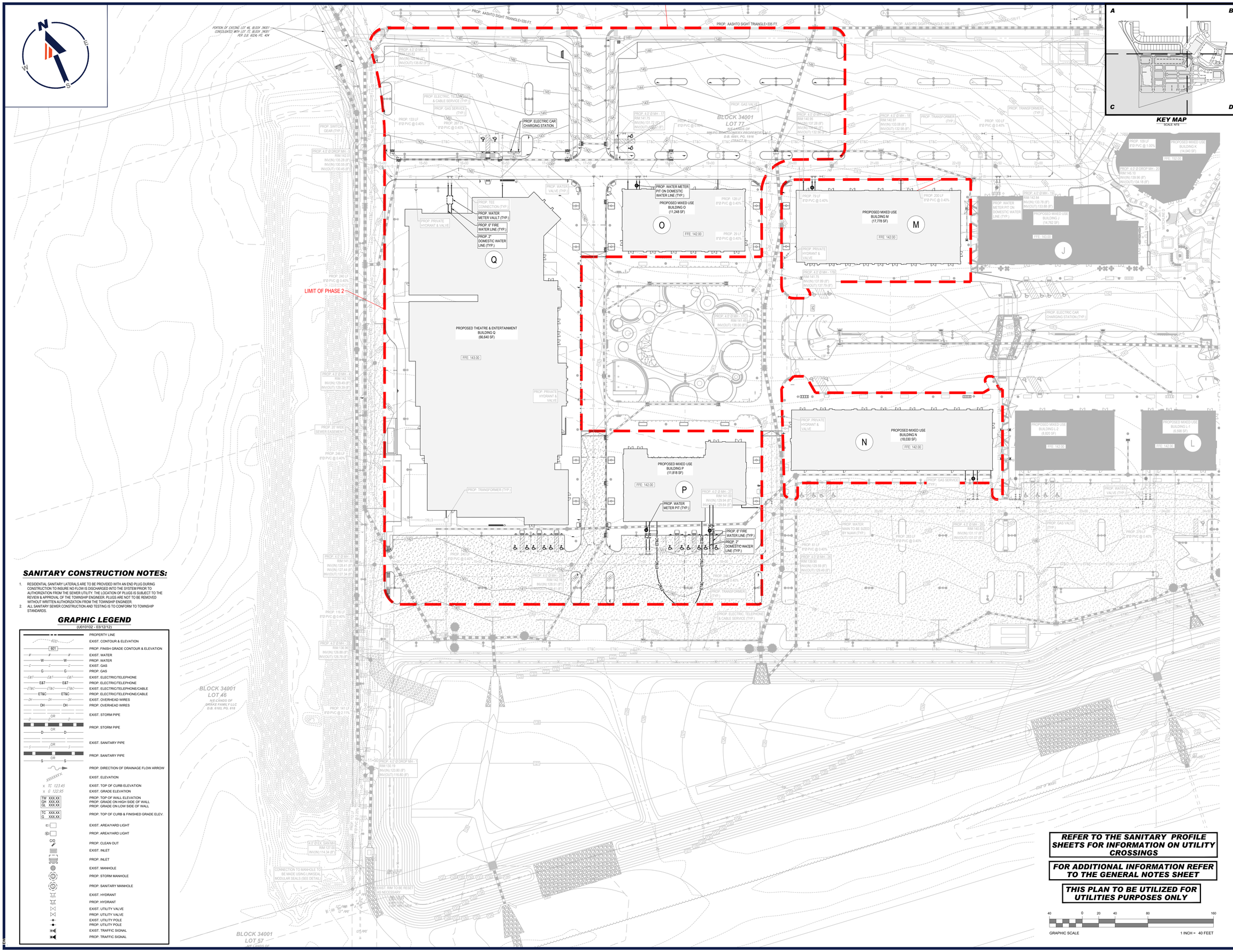
SHEET TITLE:

UTILITIES PLAN C (PHASE 1)

SHEET NUMBER:

C-516

REVISION 14 - 06/15/2022


PROP. AASHTO SIGHT TRIANGLE=335 FT.
PROP. ELECTRIC CAR CHARGING STATION
BLOCK 34001
LOT 77
N/F LANDS OF
MAHAN SHMUEL GREENBERG &
D.B. 6881, PG. 1916
(TRACT I)
PROP. WATER METER PIT ON DOMESTIC WATER LINE (TYP.)
PROPOSED MIXED USE BUILDING O (11,248 SF)
FFE: 142.00
PROPOSED MIXED USE BUILDING M (17,778 SF)
FFE: 142.00
PROP. TEE CONNECTION (TYP.)
PROP. WATER METER VAULT (TYP.)
PROP. 6" FIRE WATER LINE (TYP.)
PROP. 2" DOMESTIC WATER LINE (TYP.)
PROP. PRIVATE HYDRANT & VALVE
PROPOSED THEATRE & ENTERTAINMENT BUILDING Q (66,640 SF)
FFE: 143.00
LIMIT OF PHASE 2
PROPOSED MIXED USE BUILDING P (11,818 SF)
FFE: 142.00
PROPOSED MIXED USE BUILDING N (18,000 SF)
FFE: 142.00
PROPOSED MIXED USE BUILDING J (14,782 SF)
FFE: 143.00
PROPOSED MIXED USE BUILDING K (14,040 SF)
FFE: 150.00
PROPOSED MIXED USE BUILDING L-2 (8,820 SF)
FFE: 142.00
PROPOSED MIXED USE BUILDING L-1 (6,598 SF)
FFE: 142.00
PROP. ELECTRIC CAR CHARGING STATION (TYP.)
PROP. TRANSFORMER (TYP.)
PROP. GAS SERVICE (TYP.)
PROP. WATER VALVE (TYP.)
PROP. WATER MAIN TO BE SIZED BY NJAW (TYP.)
PROP. GAS VALVE (TYP.)
PROP. ELECTRIC, TELEPHONE & CABLE SERVICE (TYP.)
PROP. SWITCH GEAR (TYP.)
PROP. 4.0' Ø DROP MH - 1
PROP. 4.0' Ø DROP MH - 20
PROP. 4.0' Ø MH - 19
PROP. 4.0' Ø MH - 178
PROP. 4.0' Ø MH - 177
PROP. 4.0' Ø MH - 22
PROP. 4.0' Ø MH - 21
PROP. 4.0' Ø MH - 20
PROP. 4.0' Ø MH - 18
PROP. 4.0' Ø MH - 17
PROP. 4.0' Ø MH - 16
PROP. 4.0' Ø MH - 15
PROP. 4.0' Ø MH - 14
PROP. 4.0' Ø MH - 13
PROP. 4.0' Ø MH - 12
PROP. 4.0' Ø MH - 11
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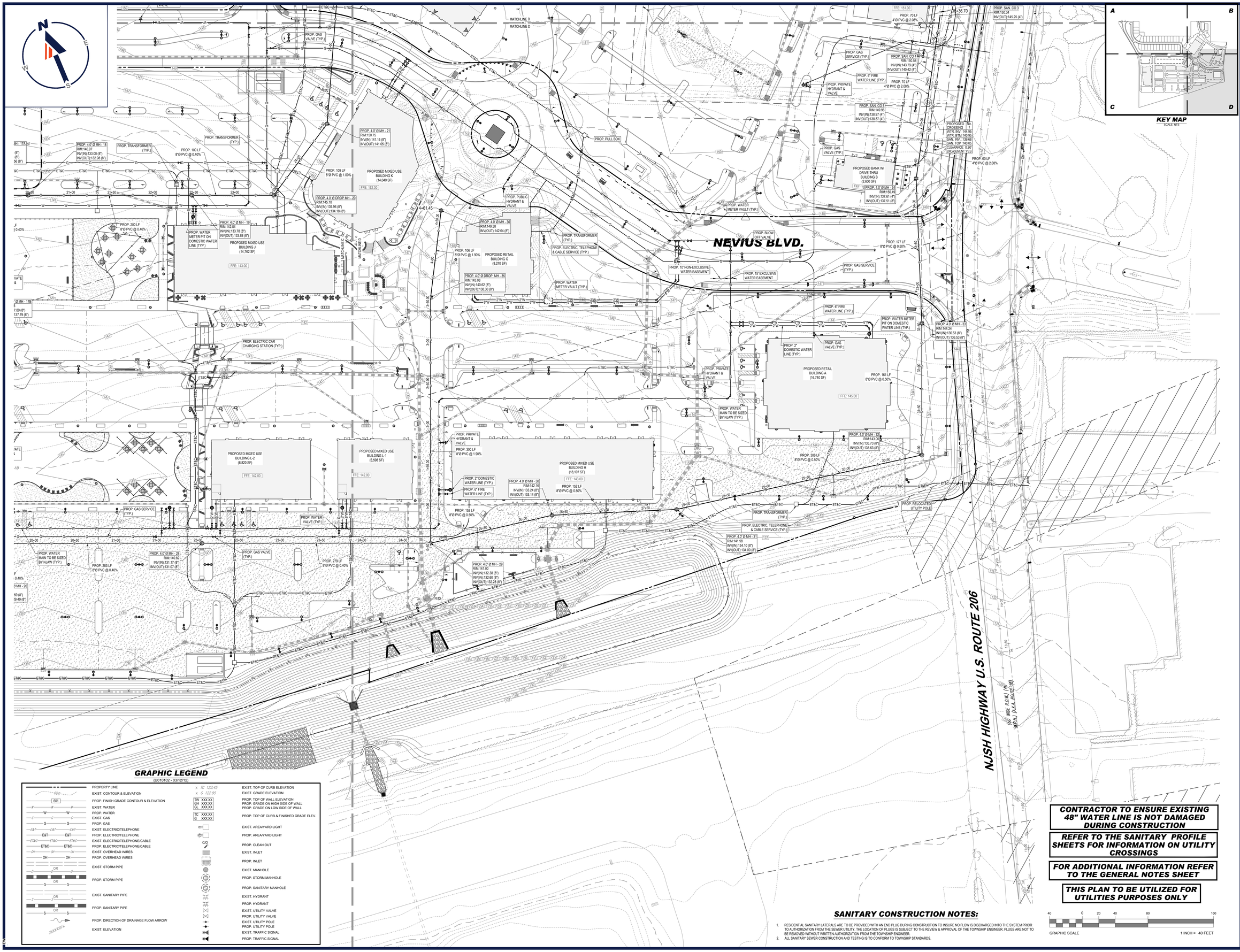
PROP. 4.0' Ø MH - 9
PROP. 4.0' Ø MH - 8
PROP. 4.0' Ø MH - 7
PROP. 4.0' Ø MH - 6
PROP. 4.0' Ø MH - 5
PROP. 4.0' Ø MH - 4
PROP. 4.0' Ø MH - 3
PROP. 4.0' Ø MH - 2
PROP. 4.0' Ø DROP MH - 1
PROP. 4.0' Ø DROP MH - 2
PROP. 4.0' Ø DROP MH - 3
PROP. 4.0' Ø DROP MH - 4
PROP. 4.0' Ø DROP MH - 5
PROP. 4.0' Ø DROP MH -



KEY MAP
SCALE: NTS

GRAPHIC LEGEND
(U010102 - 03/12/12)

PROPERTY LINE	x TC 123.45	EXIST. TOP OF CURB ELEVATION
EXIST. CONTOUR & ELEVATION	x G 122.95	EXIST. GRADE ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION	TW XXX.XX GH XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
EXIST. WATER	TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
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EXIST. GAS		
PROP. GAS		EXIST. AREA/YARD LIGHT
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PROP. ELECTRIC/TELEPHONE/CABLE		EXIST. INLET
EXIST. OVERHEAD WIRES		
PROP. OVERHEAD WIRES		PROP. INLET
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PROP. STORM PIPE		PROP. STORM MANHOLE
		PROP. SANITARY MANHOLE
EXIST. SANITARY PIPE		EXIST. HYDRANT
PROP. SANITARY PIPE		PROP. HYDRANT
		EXIST. UTILITY VALVE
PROP. DIRECTION OF DRAINAGE FLOW ARROW		PROP. UTILITY VALVE
EXIST. ELEVATION		EXIST. UTILITY POLE
		PROP. UTILITY POLE
		EXIST. TRAFFIC SIGNAL
		PROP. TRAFFIC SIGNAL

CONTRACTOR TO ENSURE EXISTING 48" WATER LINE IS NOT DAMAGED DURING CONSTRUCTION

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40 0 20 40 80 160
GRAPHIC SCALE
1 INCH = 40 FEET

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.:	JS210927
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.01-UTIL-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

B.A. BOHLER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47401
NEW YORK LICENSE No. 088514-1
PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

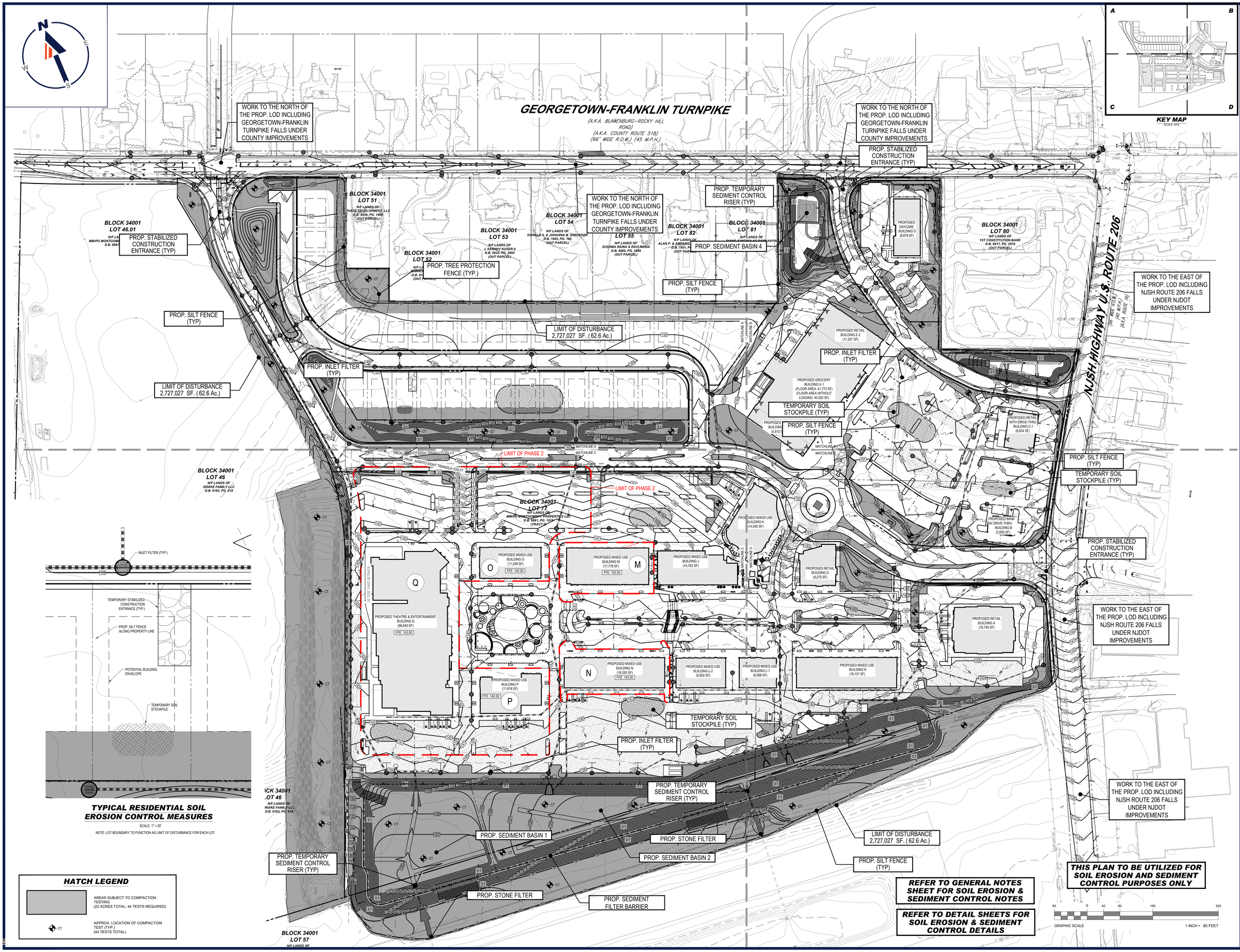
SHEET TITLE:

UTILITIES PLAN D

SHEET NUMBER:

C-518

REVISION 14 - 06/15/2022



TYPICAL RESIDENTIAL SOIL EROSION CONTROL MEASURES

SCALE: 1" = 20'

NOTE: LOT BOUNDARY TO FUNCTION AS LIMIT OF DISTURBANCE FOR EACH LOT

HATCH LEGEND

AREAS SUBJECT TO COMPACTION TESTING (22 ACRES TOTAL: 44 TESTS REQUIRED)

CT — APPROX. LOCATION OF COMPACTION TEST (TYP.) (44 TESTS TOTAL)

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR SOIL EROSION & SEDIMENT CONTROL NOTES

REFER TO DETAIL SHEETS FOR SOIL EROSION & SEDIMENT CONTROL DETAILS

GRAPHIC SCALE: 80 0 40 80 160 320 — 1 INCH = 80 FEET

G:\2021\JS210927.ZZ\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.02-SESC-14A——LAYOUT: C-601 USEC

REVISIONS

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PROJECT No.: JS210927
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
CAD I.D.: JS210927.02-SESC-14A

PROJECT:
AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2
FOR
PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
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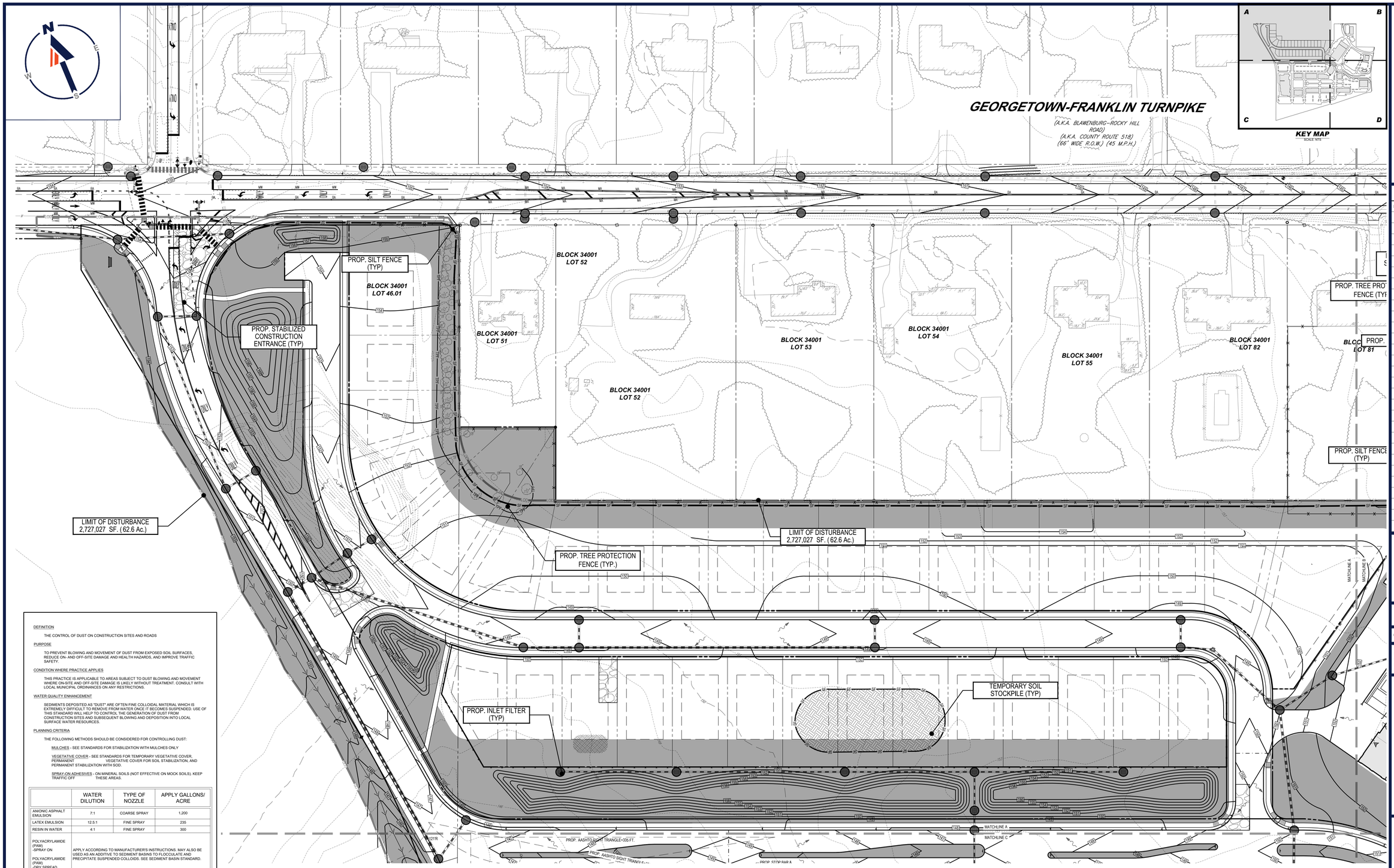
NEW YORK LICENSE No. 088517-1
PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:
OVERALL SOIL EROSION PLAN

SHEET NUMBER:
C-601

REVISION 14 - 06/15/2022



DEFINITION

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON- AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT

SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY

VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND PERMANENT STABILIZATION WITH SOD.

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ ACRE
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
POLYACRYLAMIDE (PAM) -SPRAY ON POLYACRYLAMIDE (PAM) -DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD.		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1,200

TILLAGE- TO ROUGHEN THE SURFACE AND BRING THE CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES 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.

1 **NJSCD STANDARD FOR DUST CONTROL**
NOT TO SCALE (0999916 - 2/2018)

REFER TO GENERAL NOTES SHEET FOR SOIL EROSION & SEDIMENT CONTROL NOTES

REFER TO DETAIL SHEETS FOR SOIL EROSION & SEDIMENT CONTROL DETAILS

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12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC DGR

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PROJECT No.:	JS210927
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.02-SESC-14A

PROJECT:
AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2
FOR
PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
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NJ CERT. OF AUTHORIZATION NO. 24GA28181700 & MH000122

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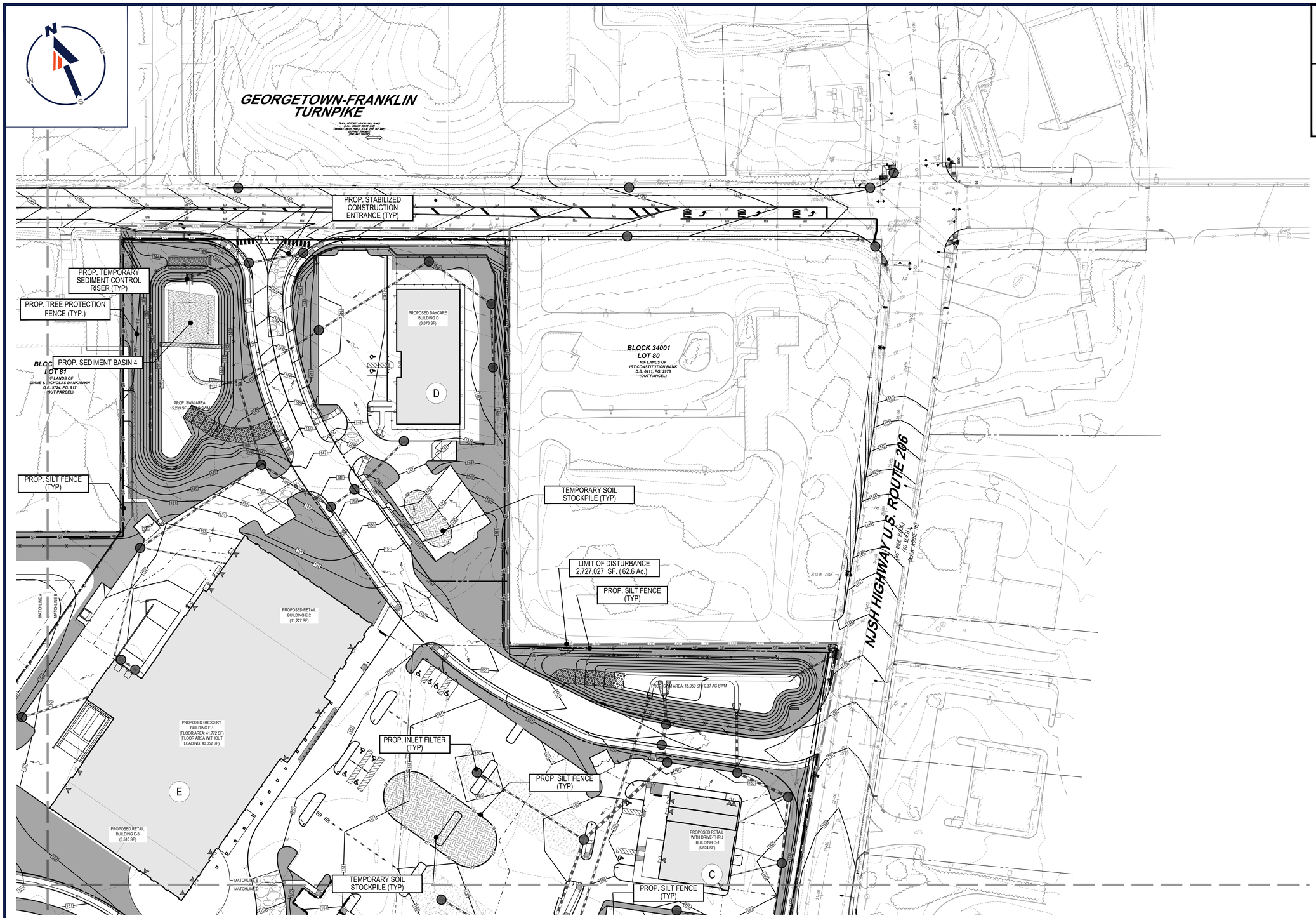
OHIO LICENSE No. 78297

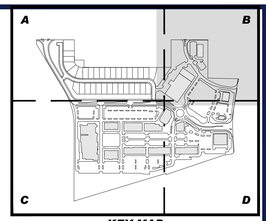
SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN A

SHEET NUMBER:
C-602

REVISION 14 - 06/15/2022

G:\2021\JS210927.02\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.02-SESC-14A.----5LAYOUT- C-602 SECA
EW





KEY MAP
SCALE: NTS

REFER TO GENERAL NOTES SHEET FOR SOIL EROSION & SEDIMENT CONTROL NOTES

REFER TO DETAIL SHEETS FOR SOIL EROSION & SEDIMENT CONTROL DETAILS

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40 0 20 40 80 160
GRAPHIC SCALE 1 INCH = 40 FEET

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PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

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NEW YORK LICENSE No. 088514-1
PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 76297

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN B

SHEET NUMBER:
C-603

REVISION 14 - 06/15/2022

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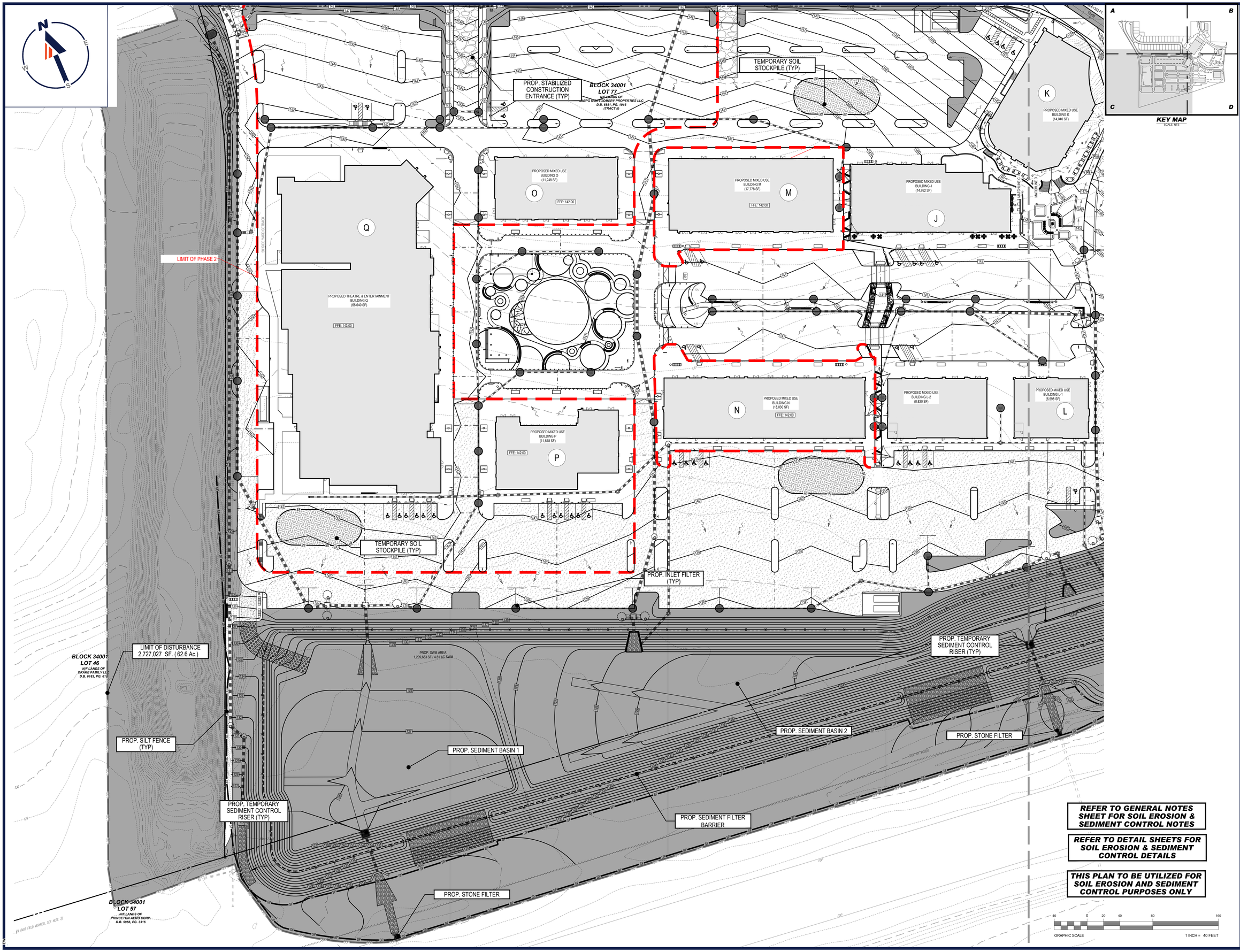

KEY MAP
SCALE: NTS

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CONNECTICUT LICENSE No. 26039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN C

SHEET NUMBER:
C-604

REVISION 14 - 06/15/2022

G:\2021\JS210927.02\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.02-SESC-14A——LAYOUT: C-604 SESC EVEN

PROP. INLET FILTER (TYP)

PROP. SILT FENCE (TYP)

TEMPORARY SOIL STOCKPILE (TYP)

PROP. SILT FENCE (TYP)

TEMPORARY SOIL STOCKPILE (TYP)

LIMIT OF DISTURBANCE 2,727,027 SF. (62.6 Ac.)

PROP. SILT FENCE (TYP)

PROP. STABILIZED CONSTRUCTION ENTRANCE (TYP)

PROP. INLET FILTER (TYP)

TEMPORARY SOIL STOCKPILE (TYP)

PROP. SEDIMENT FILTER BARRIER

PROP. TEMPORARY SEDIMENT CONTROL RISER (TYP)

PROP. STONE FILTER

NJSH HIGHWAY U.S. ROUTE 206

(WIDE R.O.W.) (A.K.A. ROUTE 16)

PROPOSED RETAIL BUILDING E-3 (5,510 SF)

PROPOSED RETAIL WITH DRIVE-THRU BUILDING C-1 (6,824 SF)

PROPOSED BANK W/ DRIVE-THRU BUILDING B (2,600 SF)

PROPOSED MIXED USE BUILDING K (14,040 SF)

PROPOSED MIXED USE BUILDING J (14,762 SF)

PROPOSED RETAIL BUILDING G (8,270 SF)

PROPOSED RETAIL BUILDING A (16,740 SF)

PROPOSED MIXED USE BUILDING L-2 (8,820 SF)

PROPOSED MIXED USE BUILDING L-1 (6,598 SF)

PROPOSED MIXED USE BUILDING H (16,107 SF)

LOADING: 40,052 SF)

MATCHLINE B

MATCHLINE D

MATCHLINE A

REFER TO GENERAL NOTES SHEET FOR SOIL EROSION & SEDIMENT CONTROL NOTES

REFER TO DETAIL SHEETS FOR SOIL EROSION & SEDIMENT CONTROL DETAILS

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40 0 20 40 80 160

GRAPHIC SCALE 1 INCH = 40 FEET

KEY MAP
SCALE: NTS

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FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

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CONNECTICUT LICENSE No. 29039
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OHIO LICENSE No. 78297

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN D

SHEET NUMBER:

C-605

REVISION 14 - 06/15/2022

G:\2021\JS210927.02\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\JS210927.02-SESC-14A.....LAYOUT: C-605 SECD

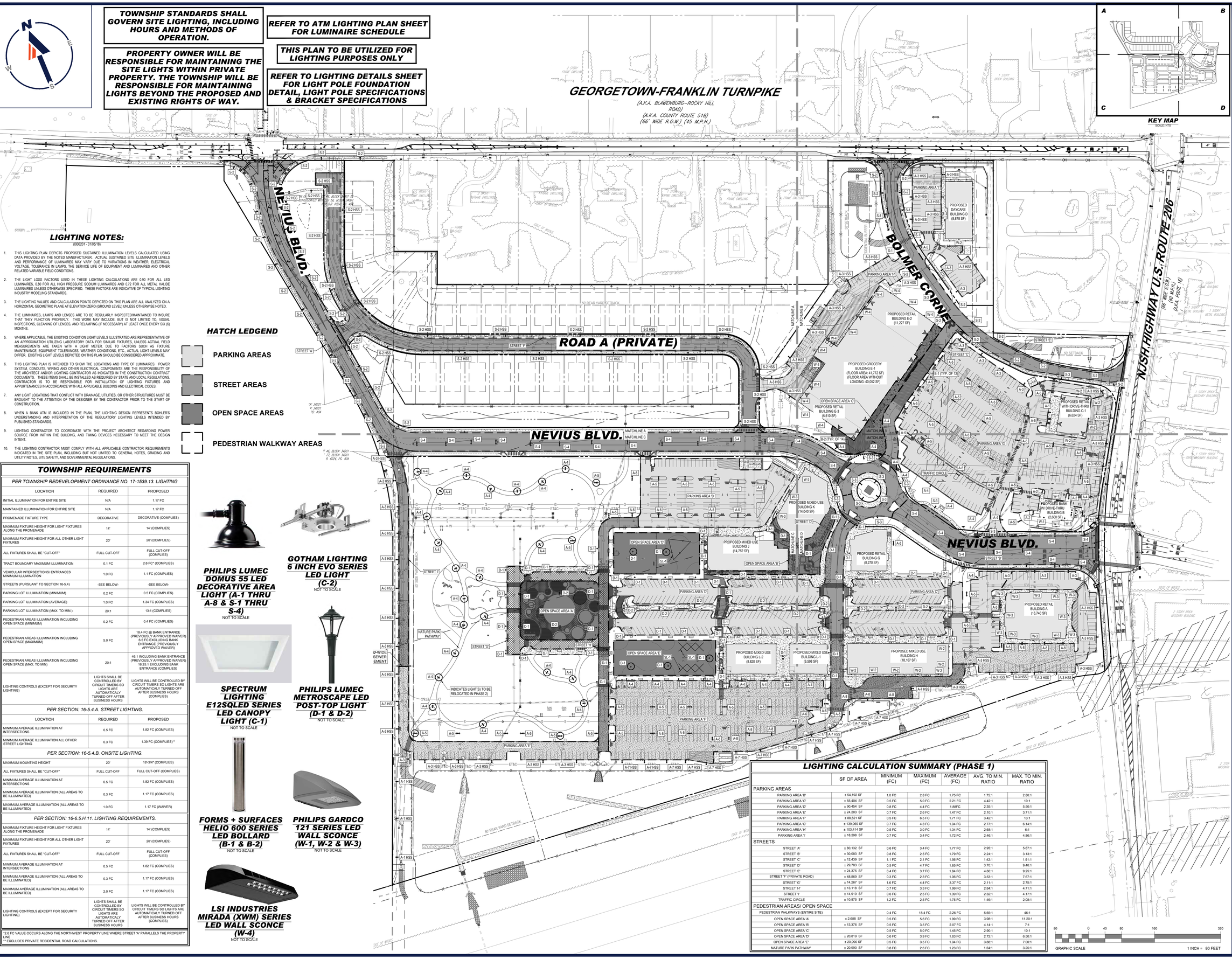
TOWNSHIP STANDARDS SHALL GOVERN SITE LIGHTING, INCLUDING HOURS AND METHODS OF OPERATION.

PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE SITE LIGHTS WITHIN PRIVATE PROPERTY. THE TOWNSHIP WILL BE RESPONSIBLE FOR MAINTAINING LIGHTS BEYOND THE PROPOSED AND EXISTING RIGHTS OF WAY.

REFER TO ATM LIGHTING PLAN SHEET FOR LUMINAIRE SCHEDULE

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO LIGHTING DETAILS SHEET FOR LIGHT POLE FOUNDATION DETAIL, LIGHT POLE SPECIFICATIONS & BRACKET SPECIFICATIONS



KEY MAP
SCALE: NTS

LIGHTING NOTES:

(000201 - 01/05/18)

1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES AND 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED.
4. THE LUMINAIRES, LAMPS AND LENSES ARE TO BE REGULARLY INSPECTED/MAINTAINED TO INSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER, DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT AND/OR LIGHTING CONTRACTOR AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS SHALL BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS TO BE RESPONSIBLE FOR INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
8. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
9. LIGHTING CONTRACTOR TO COORDINATE WITH THE PROJECT ARCHITECT REGARDING POWER SOURCE FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
10. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES; SITE SAFETY; AND GOVERNMENTAL REGULATIONS.

HATCH LEDGEND

- PARKING AREAS
- STREET AREAS
- OPEN SPACE AREAS
- PEDESTRIAN WALKWAY AREAS

TOWNSHIP REQUIREMENTS

PER TOWNSHIP REDEVELOPMENT ORDINANCE NO. 17-1539.13. LIGHTING

LOCATION	REQUIRED	PROPOSED
INITIAL ILLUMINATION FOR ENTIRE SITE	N/A	1.17 FC
MAINTAINED ILLUMINATION FOR ENTIRE SITE	N/A	1.17 FC
PROMENADE FIXTURE TYPE	DECORATIVE	DECORATIVE (COMPLIES)
MAXIMUM FIXTURE HEIGHT FOR LIGHT FIXTURES ALONG THE PROMENADE	14'	14' (COMPLIES)
MAXIMUM FIXTURE HEIGHT FOR ALL OTHER LIGHT FIXTURES	20'	20' (COMPLIES)
ALL FIXTURES SHALL BE "CUT-OFF"	FULL CUT-OFF	FULL CUT-OFF (COMPLIES)
TRACT BOUNDARY MAXIMUM ILLUMINATION	0.1 FC	2.6 FC* (COMPLIES)
VEHICULAR INTERSECTIONS/ ENTRANCES MINIMUM ILLUMINATION	1.0 FC	1.1 FC (COMPLIES)
STREETS (PURSUANT TO SECTION 16-5.4)	-SEE BELOW-	-SEE BELOW-
PARKING LOT ILLUMINATION (MINIMUM)	0.2 FC	0.5 FC (COMPLIES)
PARKING LOT ILLUMINATION (AVERAGE)	1.0 FC	1.34 FC (COMPLIES)
PARKING LOT ILLUMINATION (MAX. TO MIN.)	20:1	13:1 (COMPLIES)
PEDESTRIAN AREAS ILLUMINATION INCLUDING OPEN SPACE (MINIMUM)	0.2 FC	0.4 FC (COMPLIES)
PEDESTRIAN AREAS ILLUMINATION INCLUDING OPEN SPACE (MAXIMUM)	5.0 FC	18.4 FC @ BANK ENTRANCE (PREVIOUSLY APPROVED WAIVER) 6.5 FC EXCLUDING BANK ENTRANCE (PREVIOUSLY APPROVED WAIVER)
PEDESTRIAN AREAS ILLUMINATION INCLUDING OPEN SPACE (MAX. TO MIN)	20:1	46:1 INCLUDING BANK ENTRANCE (PREVIOUSLY APPROVED WAIVER) 16.25:1 EXCLUDING BANK ENTRANCE (COMPLIES)
LIGHTING CONTROLS (EXCEPT FOR SECURITY LIGHTING)	LIGHTS SHALL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS	LIGHTS WILL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS (COMPLIES)

PER SECTION: 16-5.4.A. STREET LIGHTING.

LOCATION	REQUIRED	PROPOSED
MINIMUM AVERAGE ILLUMINATION AT INTERSECTIONS	0.5 FC	1.82 FC (COMPLIES)
MINIMUM AVERAGE ILLUMINATION ALL OTHER STREET LIGHTING	0.3 FC	1.39 FC (COMPLIES)**

PER SECTION: 16-5.4.B. ONSITE LIGHTING.

MAXIMUM MOUNTING HEIGHT	20'	18'-3/4" (COMPLIES)
ALL FIXTURES SHALL BE "CUT-OFF"	FULL CUT-OFF	FULL CUT-OFF (COMPLIES)
MINIMUM AVERAGE ILLUMINATION AT INTERSECTIONS	0.5 FC	1.82 FC (COMPLIES)
MINIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	0.3 FC	1.17 FC (COMPLIES)
MAXIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	1.0 FC	1.17 FC (WAIVER)

PER SECTION: 16-6.5.H.11. LIGHTING REQUIREMENTS.

MAXIMUM FIXTURE HEIGHT FOR LIGHT FIXTURES ALONG THE PROMENADE	14'	14' (COMPLIES)
MAXIMUM FIXTURE HEIGHT FOR ALL OTHER LIGHT FIXTURES	20'	20' (COMPLIES)
ALL FIXTURES SHALL BE "CUT-OFF"	FULL CUT-OFF	FULL CUT-OFF (COMPLIES)
MINIMUM AVERAGE ILLUMINATION AT INTERSECTIONS	0.5 FC	1.82 FC (COMPLIES)
MINIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	0.3 FC	1.17 FC (COMPLIES)
MAXIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	2.0 FC	1.17 FC (COMPLIES)
LIGHTING CONTROLS (EXCEPT FOR SECURITY LIGHTING)	LIGHTS SHALL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS	LIGHTS WILL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS (COMPLIES)

*2.6 FC VALUE OCCURS ALONG THE NORTHWEST PROPERTY LINE WHERE STREET 'A' PARALLELS THE PROPERTY LINE.
** EXCLUDES PRIVATE RESIDENTIAL ROAD CALCULATIONS.

PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT (A-1 THRU A-8 & S-1 THRU S-4)
NOT TO SCALE

GOTHAM LIGHTING 6 INCH EVO SERIES LED LIGHT (C-2)
NOT TO SCALE

SPECTRUM LIGHTING E12SQLED SERIES LED CANOPY LIGHT (C-1)
NOT TO SCALE

PHILIPS LUMEC METROSCAPE LED POST-TOP LIGHT (D-1 & D-2)
NOT TO SCALE

FORMS + SURFACES HELIO 600 SERIES LED BOLLARD (B-1 & B-2)
NOT TO SCALE

PHILIPS GARDCO 121 SERIES LED WALL SCONCE (W-1, W-2 & W-3)
NOT TO SCALE

LSI INDUSTRIES MIRADA (XWM) SERIES LED WALL SCONCE (W-4)
NOT TO SCALE

LIGHTING CALCULATION SUMMARY (PHASE 1)

	SF OF AREA	MINIMUM (FC)	MAXIMUM (FC)	AVERAGE (FC)	AVG. TO MIN. RATIO	MAX. TO MIN. RATIO
PARKING AREAS						
PARKING AREA 'B'	± 54,192 SF	1.0 FC	2.8 FC	1.75 FC	1.75:1	2.80:1
PARKING AREA 'C'	± 55,404 SF	0.5 FC	5.0 FC	2.21 FC	4.42:1	10:1
PARKING AREA 'D'	± 90,454 SF	0.8 FC	4.4 FC	1.88FC	2.35:1	5.50:1
PARKING AREA 'E'	± 24,283 SF	0.7 FC	2.6 FC	1.47 FC	2.10:1	3.71:1
PARKING AREA 'F'	± 88,521 SF	0.5 FC	6.5 FC	1.71 FC	3.42:1	13:1
PARKING AREA 'G'	± 139,069 SF	0.7 FC	4.3 FC	1.94 FC	2.77:1	6.14:1
PARKING AREA 'H'	± 103,414 SF	0.5 FC	3.0 FC	1.34 FC	2.68:1	6:1
PARKING AREA 'I'	± 18,298 SF	0.7 FC	3.4 FC	1.72 FC	2.46:1	4.86:1
STREETS						
STREET 'A'	± 80,132 SF	0.6 FC	3.4 FC	1.77 FC	2.95:1	5.67:1
STREET 'B'	± 30,083 SF	0.8 FC	2.5 FC	1.79 FC	2.24:1	3.13:1
STREET 'C'	± 12,439 SF	1.1 FC	2.1 FC	1.56 FC	1.42:1	1.91:1
STREET 'D'	± 29,783 SF	0.5 FC	4.7 FC	1.85 FC	3.70:1	9.40:1
STREET 'E'	± 24,375 SF	0.4 FC	3.7 FC	1.84 FC	4.60:1	9.25:1
STREET 'F' (PRIVATE ROAD)	± 48,869 SF	0.3 FC	2.3 FC	1.06 FC	3.53:1	7.67:1
STREET 'G'	± 14,267 SF	1.6 FC	4.4 FC	3.37 FC	2.11:1	2.75:1
STREET 'H'	± 13,118 SF	0.7 FC	3.3 FC	1.99 FC	2.84:1	4.71:1
STREET 'I'	± 14,919 SF	0.6 FC	2.5 FC	1.39 FC	2.32:1	4.17:1
TRAFFIC CIRCLE	± 10,875 SF	1.2 FC	2.5 FC	1.75 FC	1.46:1	2.08:1
PEDESTRIAN AREAS/ OPEN SPACE						
PEDESTRIAN WALKWAYS (ENTIRE SITE)		0.4 FC	18.4 FC	2.26 FC	5.65:1	46:1
OPEN SPACE AREA 'A'	± 2,688 SF	0.5 FC	5.6 FC	1.99 FC	3.98:1	11.20:1
OPEN SPACE AREA 'B'	± 13,376 SF	0.5 FC	3.5 FC	2.07 FC	4.14:1	7:1
OPEN SPACE AREA 'C'		0.5 FC	5.0 FC	1.45 FC	2.90:1	10:1
OPEN SPACE AREA 'D'	± 20,819 SF	0.6 FC	3.9 FC	1.63 FC	2.72:1	6.50:1
OPEN SPACE AREA 'E'	± 20,990 SF	0.5 FC	3.5 FC	1.94 FC	3.88:1	7.00:1
NATURE PARK PATHWAY	± 20,990 SF	0.8 FC	2.6 FC	1.23 FC	1.54:1	3.25:1

80 0 40 80 160 320
GRAPHIC SCALE
1 INCH = 80 FEET

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO LM
2	09/28/2017	REV. PER TOWNSHIP COMMENTS	AO/KF LM
3	11/07/2017	REV. PER TOWNSHIP COMMENTS	AO/KF BB
4	01/02/2018	REV. PER TOWNSHIP COMMENTS	AO/KF BB
5	03/30/2018	REV. PER TOWNSHIP COMMENTS	AO/APR BB
6	09/18/2018	REV. PER CLIENT COMMENTS	GB/AO BB
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB BB
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	APR BB/ML
9	05/13/2019	REV. PER TWA COMMENTS	APR BB
10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR BB
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR BAB
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC DGR

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: JS210927
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
CAD I.D.: JS210927.01.LGHT-1AA

PROJECT:
AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2
FOR
PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
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NJ CERT. OF AUTHORIZATION NO. 24GA28181700 & MH000122

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OHIO LICENSE No. 78297

SHEET TITLE:
OVERALL LIGHTING PLAN (PHASE 1)

SHEET NUMBER:
C-701

REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.01-LGHT-1AA——LAYOUT: C-701 OLIGHT

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

PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE SITE LIGHTS WITHIN PRIVATE PROPERTY. THE TOWNSHIP WILL BE RESPONSIBLE FOR MAINTAINING LIGHTS BEYOND THE PROPOSED AND EXISTING RIGHTS OF WAY.

ALL EXISTING LIGHT FIXTURES FROM PHASE 1 HAVE BEEN MODELED FOR THIS DESIGN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO LIGHTING DETAILS SHEET FOR LIGHT POLE FOUNDATION DETAIL, LIGHT POLE SPECIFICATIONS & BRACKET SPECIFICATIONS

LIGHTING NOTES:

(6002201 - 01/05/18)

1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES AND 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED.
4. THE LUMINAIRES, LAMPS AND LENSES ARE TO BE REGULARLY INSPECTED/MAINTAINED TO INSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER, DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT AND/OR LIGHTING CONTRACTOR AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS SHALL BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS TO BE RESPONSIBLE FOR INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
8. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
9. LIGHTING CONTRACTOR TO COORDINATE WITH THE PROJECT ARCHITECT REGARDING POWER SOURCE FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
10. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND GOVERNMENTAL REGULATIONS.

HATCH LEDGEND

- PARKING AREAS
- STREET AREAS
- OPEN SPACE AREAS
- PEDESTRIAN WALKWAY AREAS

TOWNSHIP REQUIREMENTS

PER TOWNSHIP REDEVELOPMENT ORDINANCE NO. 17-1539.13. LIGHTING

LOCATION	REQUIRED	PROPOSED
INITIAL ILLUMINATION FOR ENTIRE SITE	N/A	1.26 FC (COMPLIES)
MAINTAINED ILLUMINATION FOR ENTIRE SITE	N/A	1.26 FC (COMPLIES)
PROMENADE FIXTURE TYPE	DECORATIVE	DECORATIVE (COMPLIES)
MAXIMUM FIXTURE HEIGHT FOR LIGHT FIXTURES ALONG THE PROMENADE	14'	14' (COMPLIES)
MAXIMUM FIXTURE HEIGHT FOR ALL OTHER LIGHT FIXTURES	20'	20' (COMPLIES)
ALL FIXTURES SHALL BE "CUT-OFF"	FULL CUT-OFF (COMPLIES)	FULL CUT-OFF (COMPLIES)
TRACT BOUNDARY MAXIMUM ILLUMINATION	0.1 FC	2.6 FC* (COMPLIES)
VEHICULAR INTERSECTIONS/ ENTRANCES MINIMUM ILLUMINATION	1.0 FC	1.1 FC (COMPLIES)
STREETS (PURSUANT TO SECTION 16-5.4)	-SEE BELOW-	-SEE BELOW-
PARKING LOT ILLUMINATION (MINIMUM)	0.2 FC	0.5 FC (COMPLIES)
PARKING LOT ILLUMINATION (AVERAGE)	1.0 FC	1.34 FC (COMPLIES)
PARKING LOT ILLUMINATION (MAX. TO MIN.)	20:1	13:1 (COMPLIES)
PEDESTRIAN AREAS ILLUMINATION INCLUDING OPEN SPACE (MINIMUM)	0.2 FC	0.4 FC (COMPLIES)
PEDESTRIAN AREAS ILLUMINATION INCLUDING OPEN SPACE (MAXIMUM)	5.0 FC	18.4 FC @ BANK ENTRANCE (PREVIOUSLY APPROVED WAIVER) 6.5 FC EXCLUDING BANK ENTRANCE (PREVIOUSLY APPROVED WAIVER)
PEDESTRIAN AREAS ILLUMINATION INCLUDING OPEN SPACE (MAX. TO MIN)	20:1	46:1 INCLUDING BANK ENTRANCE (PREVIOUSLY APPROVED WAIVER) 16.25:1 EXCLUDING BANK ENTRANCE (COMPLIES)
LIGHTING CONTROLS (EXCEPT FOR SECURITY LIGHTING)	LIGHTS SHALL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS	LIGHTS WILL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS (COMPLIES)

PER SECTION: 16-5.4.A. STREET LIGHTING.

LOCATION	REQUIRED	PROPOSED
MINIMUM AVERAGE ILLUMINATION AT INTERSECTIONS	0.5 FC	1.82 FC (COMPLIES)
MINIMUM AVERAGE ILLUMINATION ALL OTHER STREET LIGHTING	0.3 FC	1.56 FC (COMPLIES)**

PER SECTION: 16-5.4.B. ONSITE LIGHTING.

MAXIMUM MOUNTING HEIGHT	20'	18'-3/4" (COMPLIES)
ALL FIXTURES SHALL BE "CUT-OFF"	FULL CUT-OFF	FULL CUT-OFF (COMPLIES)
MINIMUM AVERAGE ILLUMINATION AT INTERSECTIONS	0.5 FC	1.65 FC (COMPLIES)
MINIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	0.3 FC	1.26 FC (COMPLIES)
MAXIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	1.0 FC	1.26 FC (WAIVER)

PER SECTION: 16-6.5.H.11. LIGHTING REQUIREMENTS.

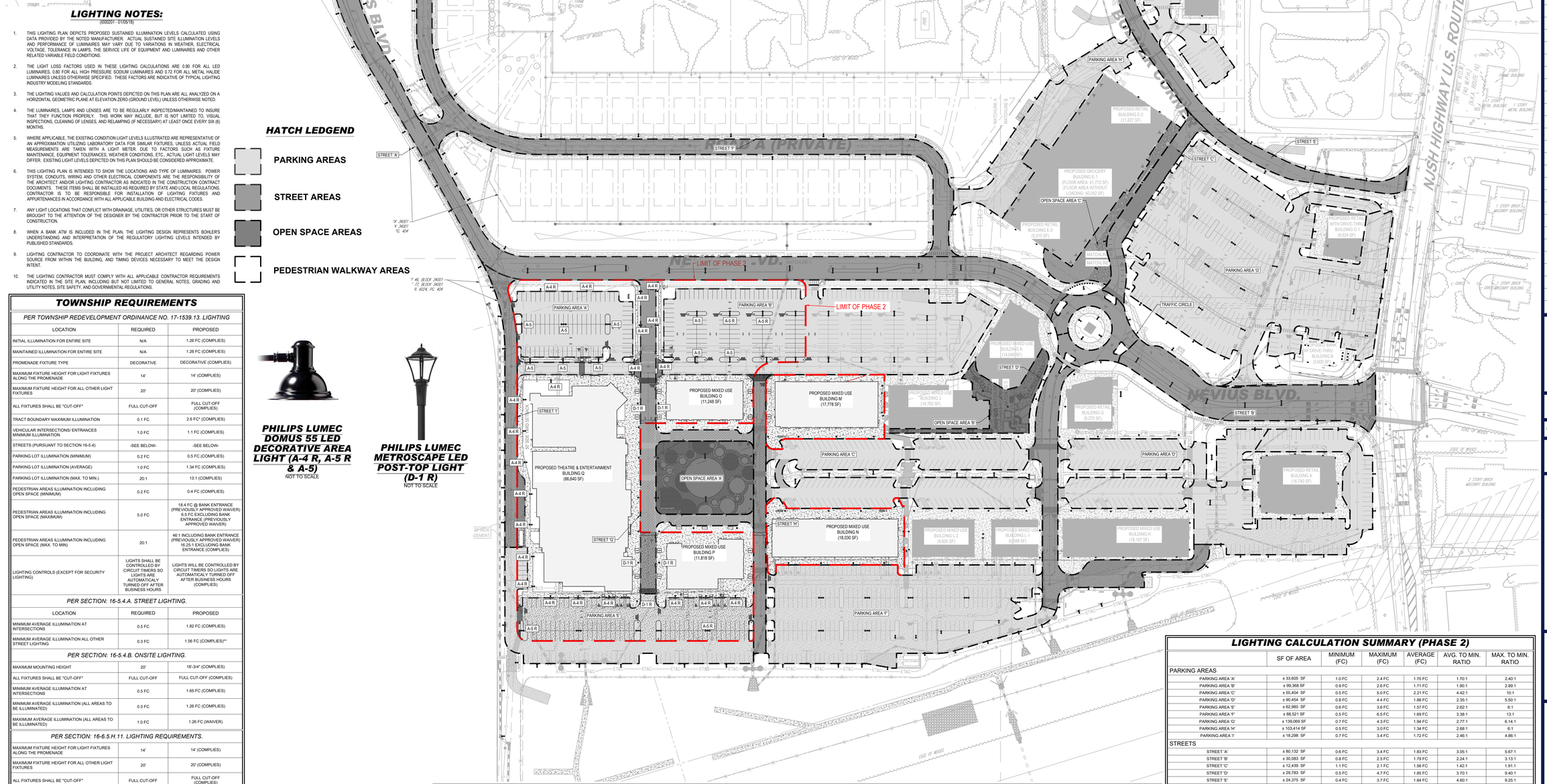
MAXIMUM FIXTURE HEIGHT FOR LIGHT FIXTURES ALONG THE PROMENADE	14'	14' (COMPLIES)
MAXIMUM FIXTURE HEIGHT FOR ALL OTHER LIGHT FIXTURES	20'	20' (COMPLIES)
ALL FIXTURES SHALL BE "CUT-OFF"	FULL CUT-OFF	FULL CUT-OFF (COMPLIES)
MINIMUM AVERAGE ILLUMINATION AT INTERSECTIONS	0.5 FC	1.65 FC (COMPLIES)
MINIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	0.3 FC	1.26 FC (COMPLIES)
MAXIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	2.0 FC	1.26 FC (COMPLIES)
LIGHTING CONTROLS (EXCEPT FOR SECURITY LIGHTING)	LIGHTS SHALL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS	LIGHTS WILL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS (COMPLIES)

*2.6 FC VALUE OCCURS ALONG THE NORTHWEST PROPERTY LINE WHERE STREET 'A' PARALLELS THE PROPERTY LINE

** EXCLUDES PRIVATE RESIDENTIAL ROAD CALCULATIONS.

PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT (A-4 R, A-5 R & A-5)
NOT TO SCALE

PHILIPS LUMEC METROSCAPE LED POST-TOP LIGHT (D-1 R)
NOT TO SCALE


GEORGETOWN-FRANKLIN TURNPIKE
(A.K.A. BLAWENBURG-ROCKY HILL ROAD)
(A.K.A. COUNTY ROUTE 518)
(66' WIDE R.O.W.) (45 M.P.H.)
NEVIUS BLVD.
NJSH HIGHWAY U.S. ROUTE 206
STREET 'A' (PRIVATE)
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'E'
STREET 'F' (PRIVATE ROAD)
STREET 'G'
STREET 'H'
STREET 'I'
STREET 'J'
LIMIT OF PHASE 2
PARKING AREA 'A'
PARKING AREA 'B'
PARKING AREA 'C'
PARKING AREA 'D'
PARKING AREA 'E'
PARKING AREA 'F'
PARKING AREA 'G'
PARKING AREA 'H'
PARKING AREA 'I'
OPEN SPACE AREA 'A'
OPEN SPACE AREA 'B'
OPEN SPACE AREA 'C'
TRAFFIC CIRCLE
PROPOSED THEATRE & ENTERTAINMENT BUILDING Q (66,640 SF)
PROPOSED MIXED USE BUILDING O (11,248 SF)
PROPOSED MIXED USE BUILDING P (11,818 SF)
PROPOSED MIXED USE BUILDING M (17,778 SF)
PROPOSED MIXED USE BUILDING N (18,030 SF)
PROPOSED MIXED USE BUILDING J (14,762 SF)
PROPOSED MIXED USE BUILDING K (14,040SF)
PROPOSED MIXED USE BUILDING L-1 (9,566 SF)
PROPOSED MIXED USE BUILDING L-2 (8,820 SF)
PROPOSED MIXED USE BUILDING H (18,107 SF)
PROPOSED RETAIL BUILDING G (8,270 SF)
PROPOSED RETAIL BUILDING A (16,740 SF)
PROPOSED DAYCARE BUILDING D (8,878 SF)
PROPOSED RETAIL BUILDING E-2 (11,227 SF)
PROPOSED GROCERY BUILDING E-1 (FLOOR AREA: 41,772 SF) (FLOOR AREA WITHOUT LOADING: 40,052 SF)
PROPOSED RETAIL BUILDING E-3 (5,510 SF)
PROPOSED RETAIL WITH DRIVE-THRU BUILDING C-1 (6,624 SF)
PROPOSED BANK WITH DRIVE-THRU BUILDING B (2,650 SF)
PROPOSED RETAIL BUILDING F (2,650 SF)
PROPOSED RETAIL BUILDING A (16,740 SF)
PROPOSED RETAIL BUILDING H (18,107 SF)
PROPOSED RETAIL BUILDING I (2,650 SF)
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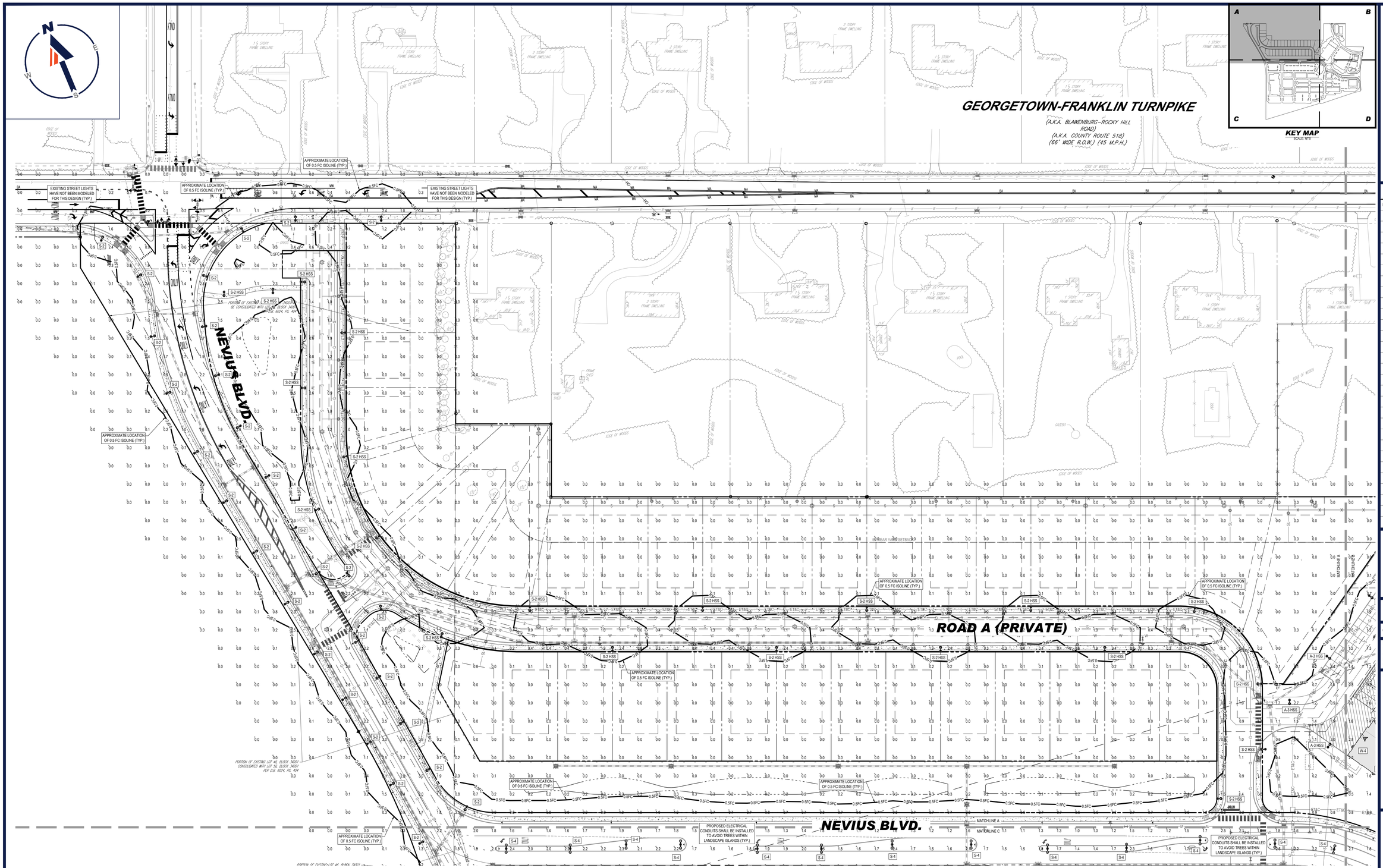

KEY MAP
SCALE: NTS

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

PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE SITE LIGHTS WITHIN PRIVATE PROPERTY. THE TOWNSHIP WILL BE RESPONSIBLE FOR MAINTAINING LIGHTS BEYOND THE PROPOSED AND EXISTING RIGHTS OF WAY.

REFER TO ATM LIGHTING PLAN SHEET FOR LUMINAIRE SCHEDULE

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO LIGHTING DETAILS SHEET FOR LIGHT POLE FOUNDATION DETAIL, LIGHT POLE SPECIFICATIONS & BRACKET SPECIFICATIONS

40 0 20 40 80 160
GRAPHIC SCALE
1 INCH = 40 FEET

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO LM
2	09/28/2017	REV. PER TOWNSHIP COMMENTS	AO/KF LM
3	11/07/2017	REV. PER TOWNSHIP COMMENTS	AO/KF BB
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5	03/30/2018	REV. PER TOWNSHIP COMMENTS	AO/APR BB
6	09/18/2018	REV. PER CLIENT COMMENTS	GB/AO BB
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB BB
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	APR BB/ML
9	05/13/2019	REV. PER TWA COMMENTS	APR BB
10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR BB
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR BAB
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC DGR

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PROJECT No.:	JS210927
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.01-LGHT-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

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CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:

LIGHTING PLAN A (PHASE 1)

SHEET NUMBER:

C-703

REVISION 14 - 06/15/2022

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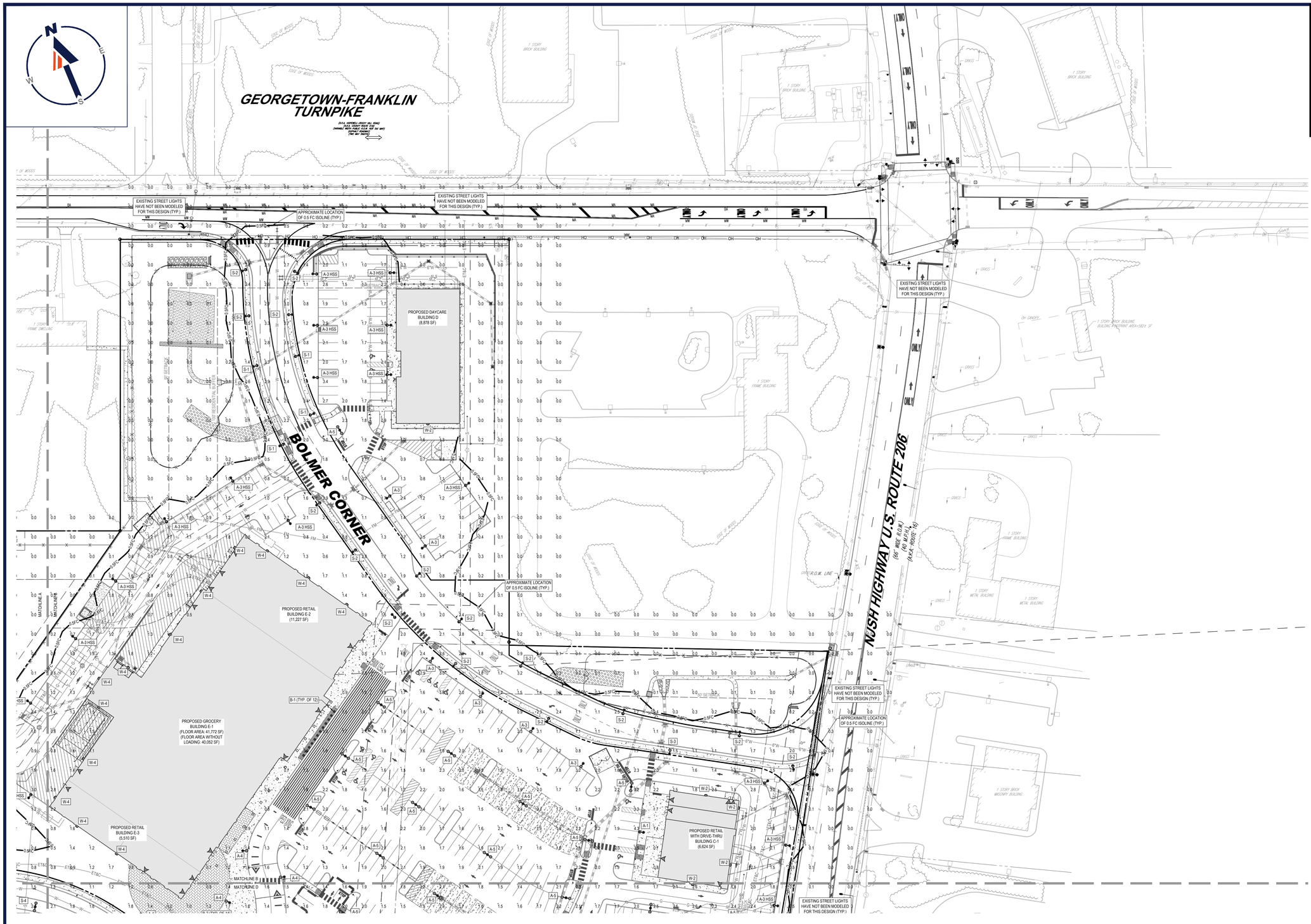

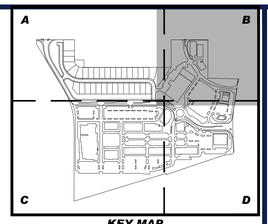

KEY MAP
SCALE: NTS

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REFER TO ATM LIGHTING PLAN SHEET FOR LUMINAIRE SCHEDULE

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REFER TO LIGHTING DETAILS SHEET FOR LIGHT POLE FOUNDATION DETAIL, LIGHT POLE SPECIFICATIONS & BRACKET SPECIFICATIONS

40 0 20 40 80 160
GRAPHIC SCALE
1 INCH = 40 FEET

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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TRAFFIC AND ROADWAY DESIGN
PERMITTING SERVICES
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REVISIONS

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8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	APR
9	05/13/2019	REV. PER TWA COMMENTS	APR
10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR
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14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC

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DATE:	06/03/2016
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FOR
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PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

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SHEET TITLE:
LIGHTING PLAN B (PHASE 1)

SHEET NUMBER:
C-704

REVISION 14 - 06/15/2022

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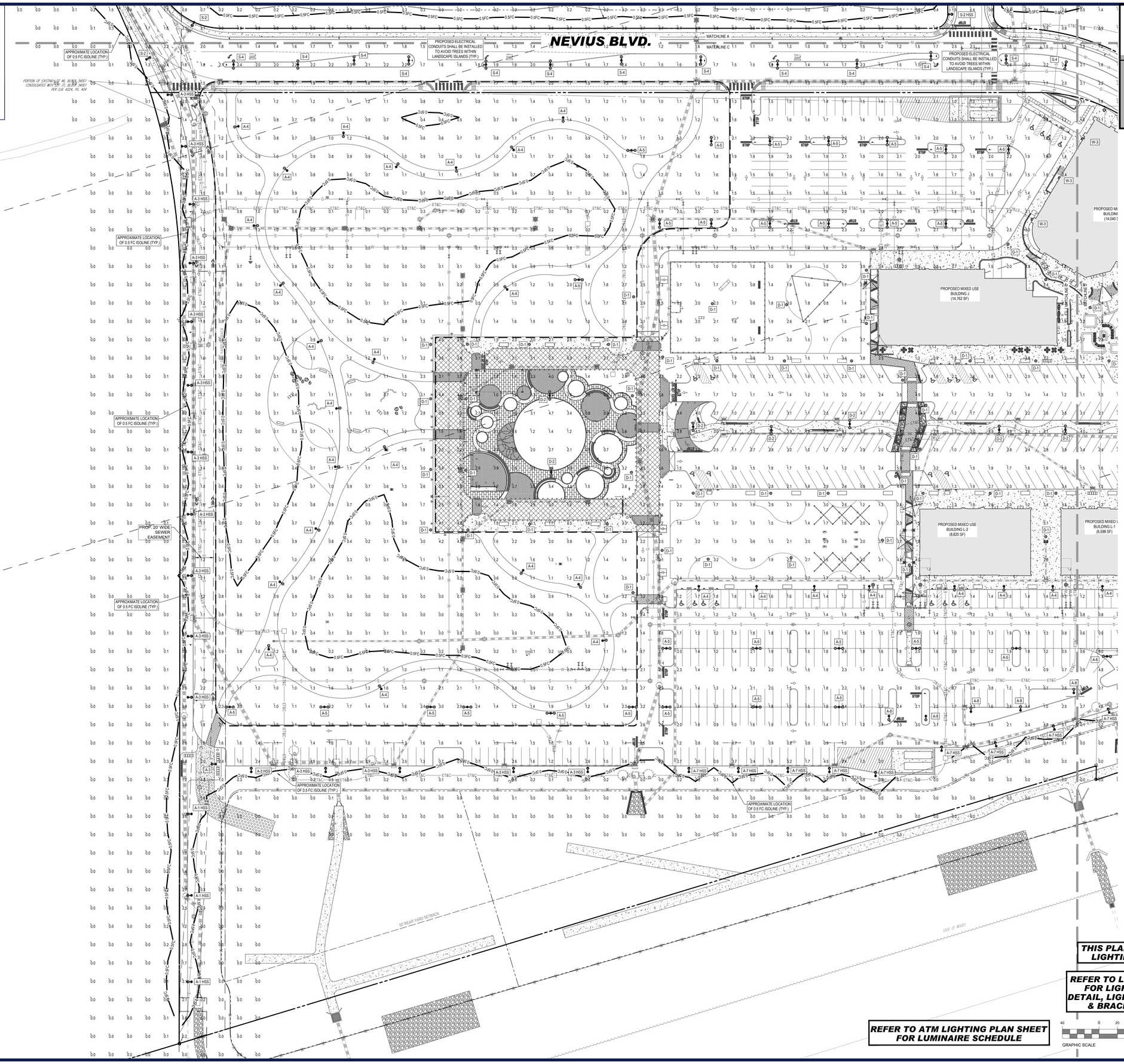

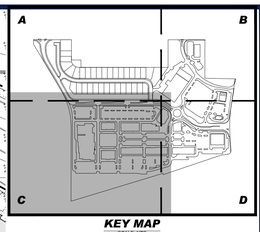

KEY MAP
SCALE: NTS

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1 INCH = 40 FEET

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PROJECT No.:	JS210927
DRAWN BY:	OT/AQ/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.01-LGHT-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 55, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
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NJ CERT. OF AUTHORIZATION NO. 24GA28151700 & 24MA00001200

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PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:

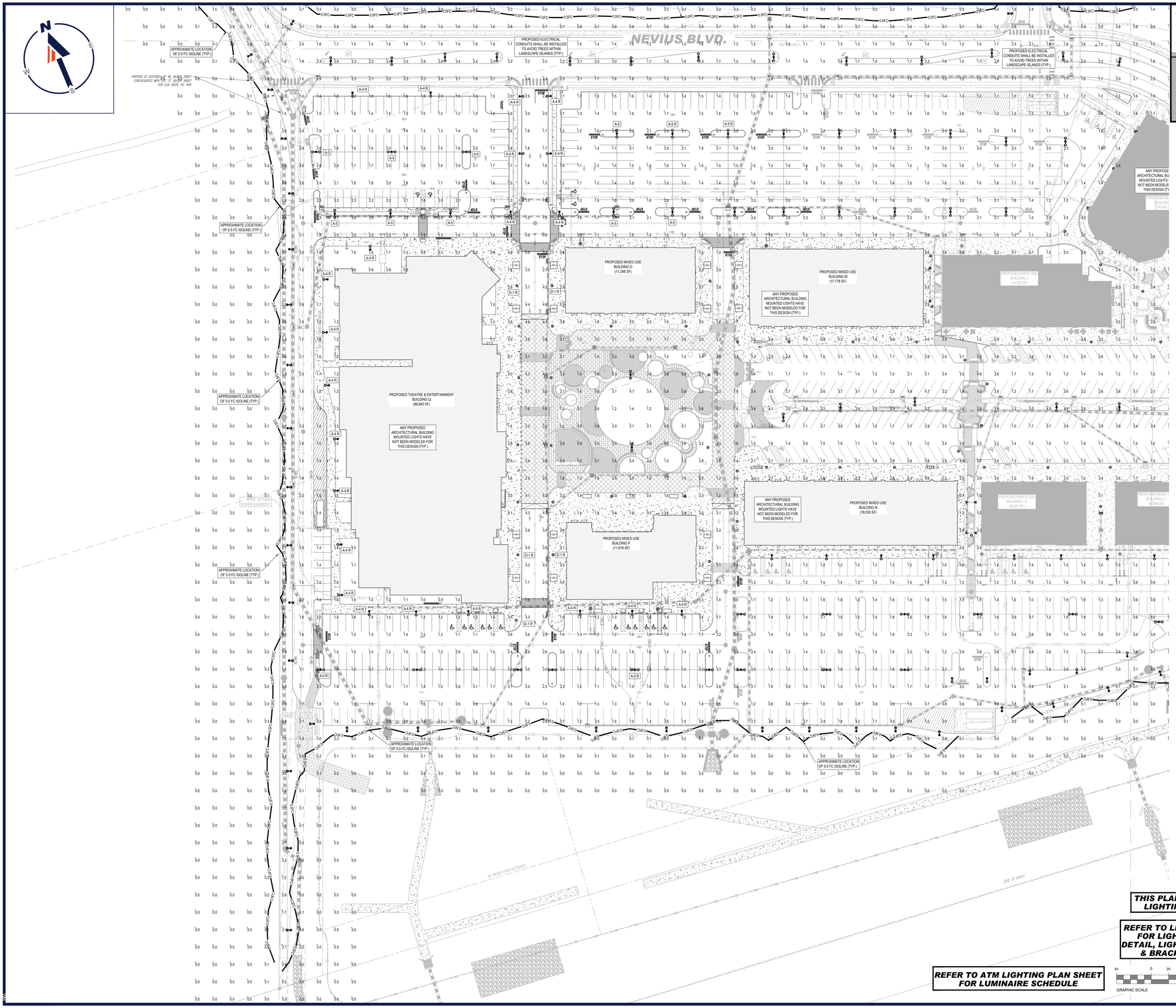
LIGHTING PLAN C (PHASE 1)

SHEET NUMBER:

C-705

REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.01-LGHT-14A-----LAYOUT: C-705 LGHTC



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO LIGHTING DETAILS SHEET FOR LIGHT POLE FOUNDATION DETAIL, LIGHT POLE SPECIFICATIONS & BRACKET SPECIFICATIONS

REFER TO ATM LIGHTING PLAN SHEET FOR LUMINAIRE SCHEDULE

GRAPHIC SCALE 40 0 20 40 80 160

1 INCH = 40 FEET

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11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR BAB
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CAD I.D.:	JS210927.02-LGHT-14A

PROJECT:

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FOR

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CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:

LIGHTING PLAN C (PHASE 2)

SHEET NUMBER:

C-706

REVISION 14 - 06/15/2022

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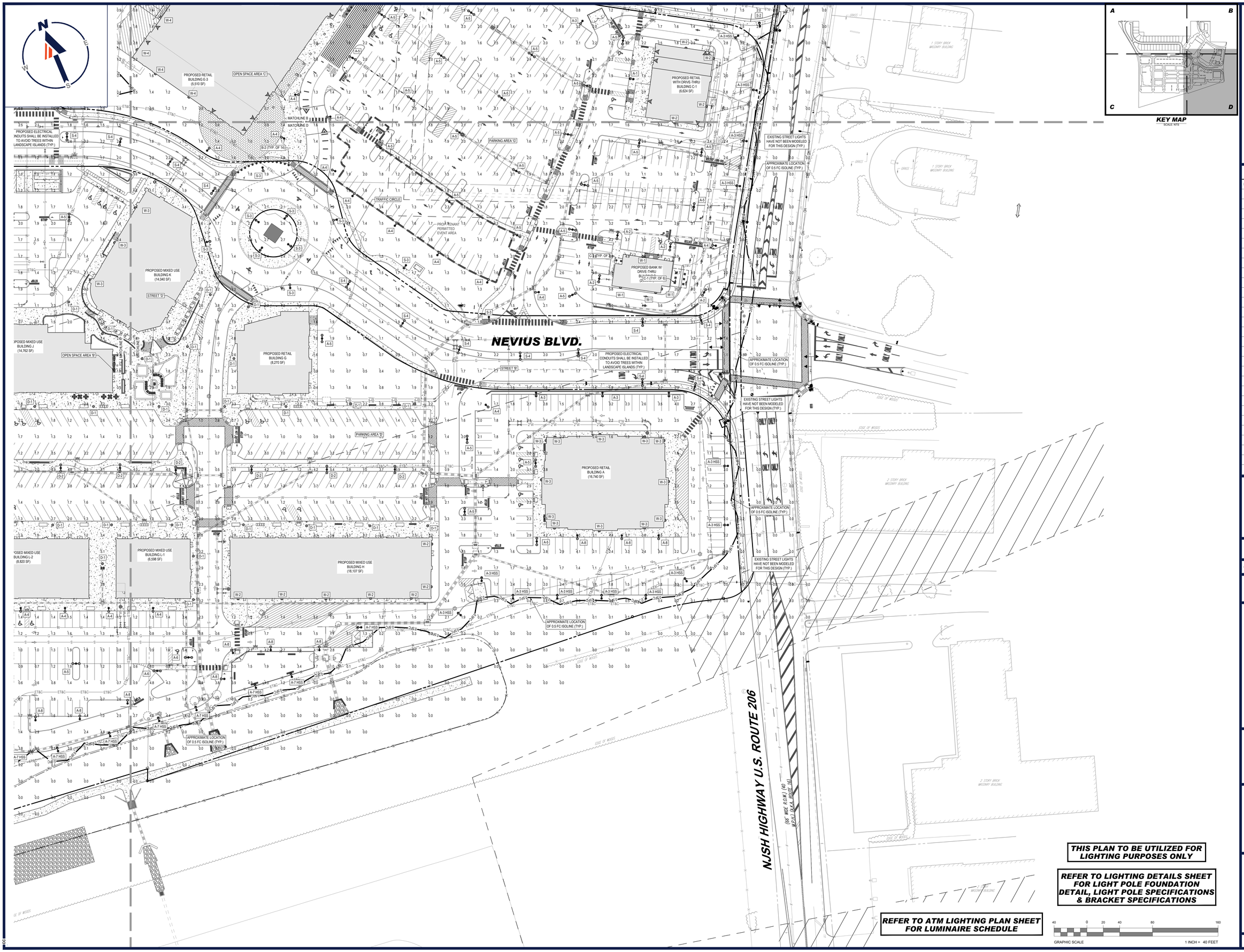

KEY MAP
SCALE: NTS

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REFER TO ATM LIGHTING PLAN SHEET FOR LUMINAIRE SCHEDULE

GRAPHIC SCALE
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SHEET TITLE:
LIGHTING PLAN D (PHASE 1)

SHEET NUMBER:
C-707

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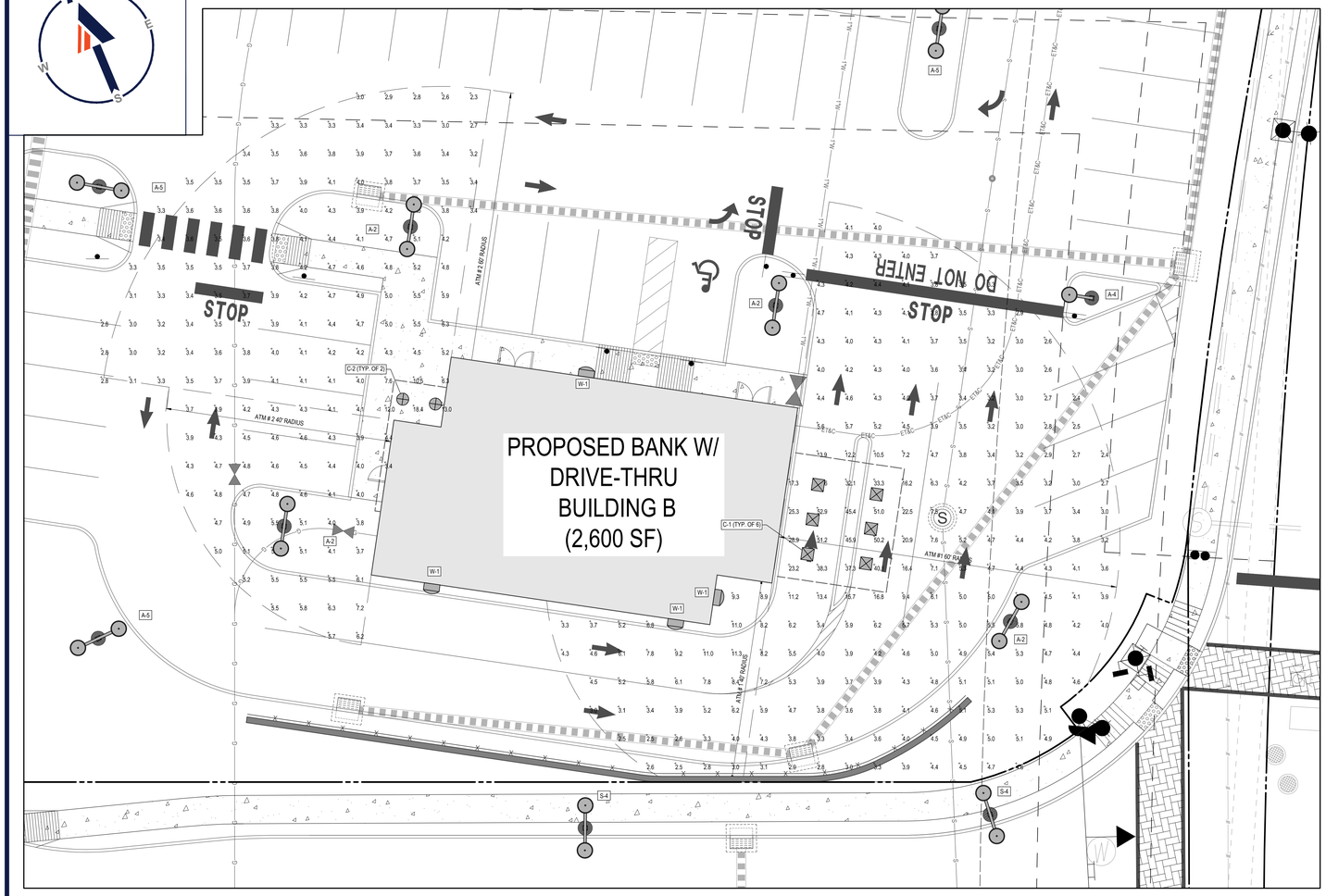
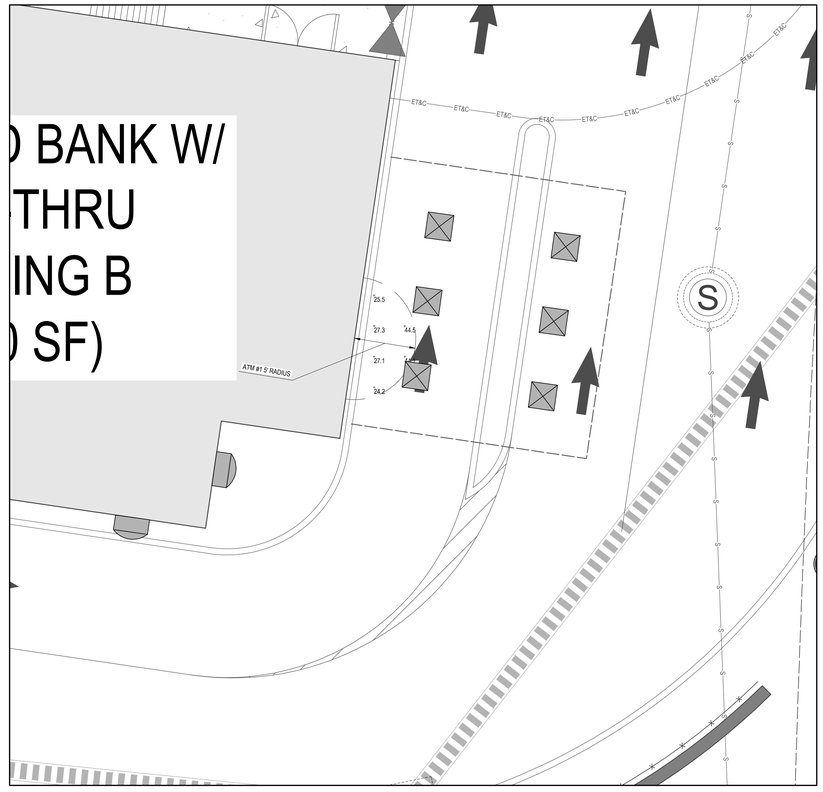


60' & 40' RADIUS DRIVE-UP & WALK UP ATM LIGHTING GRID @ 3' ABOVE GRADE

SCALE: 1" = 10'



5' RADIUS DRIVE-UP ATM LIGHTING GRID @ 3' ABOVE GRADE

SCALE: 1" = 5'

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	IES FILENAME	FIXTURE CATALOG #	POLE CATALOG #	BRACKET CATALOG #
	1	A-1	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT	SINGLE	5,808	0.900	DMS5X-55W32LED4K-T-LE2F[1].IES	DMS55-55W32LED4K-T-LE2F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	3	A-1 HSS	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT WITH HOUSE SIDE SHIELD	SINGLE	4,688	0.900	DMS5X-55W32LED4K-T-LE2F-HS[1].IES	DMS55-55W32LED4K-T-LE2F-XXX-DMG-HS-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	4	A-2	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT	BACK-TO-BACK	7,643	0.900	DMS5X-70W64LED4K-T-LE5F.IES	DMS5X-70W64LED4K-T-LE5F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	10	A-3	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT	SINGLE	5,602	0.900	DMS5X-55W32LED4K-T-LE4F[1].IES	DMS55-55W32LED4K-T-LE4F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	44	A-3 HSS	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT WITH HOUSE SIDE SHIELD	SINGLE	4,659	0.900	DMS5X-55W32LED4K-T-LE4F-HS[1].IES	DMS55-55W32LED4K-T-LE4F-XXX-DMG-HS-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	42	A-4	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT	SINGLE	5,644	0.900	DMS5X-55W32LED4K-T-LE5F[1].IES	DMS55-55W32LED4K-T-LE5F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	56	A-5	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT	BACK-TO-BACK	5,644(X2)	0.900	DMS5X-55W32LED4K-T-LE5F[1].IES	DMS55-55W32LED4K-T-LE5F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-2-BKTX
	2	A-6	8.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT	BACK-TO-BACK	5,644(X2)	0.900	DMS5X-55W32LED4K-T-LE5F[1].IES	DMS55-55W32LED4K-T-LE5F-XXX-DMG-BKTX	SM6F-8-BKTX	AC-2-BKTX
	13	A-7 HSS	8.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT WITH HOUSE SIDE SHIELD	SINGLE	4,659	0.900	DMS5X-55W32LED4K-T-LE4F-HS[1].IES	DMS55-55W32LED4K-T-LE4F-XXX-DMG-HS-BKTX	SM6F-8-BKTX	AC-1A-BKTX
	12	A-8	8.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT	SINGLE	5,644	0.900	DMS5X-55W32LED4K-T-LE5F[1].IES	DMS55-55W32LED4K-T-LE5F-XXX-DMG-BKTX	SM6F-8-BKTX	AC-1A-BKTX
	12	B-1	3.33'	FORMS+SURFACES HELIO 600 SERIES LED BOLLARD W/EMBEDDED SECURITY CORE	SINGLE	424	0.900	LBHLO-603-360.IES	LBHLO-603-SATIN-4000K-360°-EMBEDDED SECURITY CORE	N/A	N/A
	14	B-2	3.33'	FORMS+SURFACES HELIO 600 SERIES LED BOLLARD W/EMBEDDED SECURITY CORE	SINGLE	158	0.900	LBHLO-603-180.IES	LBHLO-603-SATIN-4000K-180°-EMBEDDED SECURITY CORE	N/A	N/A
	6	C-1	11'	SPECTRUM LIGHTING E12SQLED SERIES LED CANOPY LIGHT	SINGLE	3,845	0.900	SG12SQLEDOA-52W-40K-E1-FWD12SQ-PG.IES	SGE12SQLEDDA-52W-4K-W1-RW-PG	N/A	N/A
	2	C-2	11.5'	GOTHAM LIGHTING 6 INCH EVO SERIES LED LIGHT	SINGLE	1,573	0.900	EVO_35_15_6AR_MWD_LS.IES	EVO-35-15-6AR-MWD-LS-XXX	N/A	N/A
	61	D-1	12.38'	PHILIPS LUMEC METROSCAPE LED POST-TOP DECORATIVE LIGHT	SINGLE	8,532	0.900	MPTR-90W80LED4K-T-LE5%20(S1405122M)[1].IES	MPTR-90W80LED4K-T-LE5-XXX-BKTX	SM6F-10-BKTX	N/A
	11	D-2	12.38'	PHILIPS LUMEC METROSCAPE LED POST-TOP DECORATIVE LIGHT	BACK-TO-BACK	8,532(X2)	0.900	MPTR-90W80LED4K-T-LE5%20(S1405122M)[1].IES	MPTR-90W80LED4K-T-LE5-XXX-BKTX	SM6F-10-BKTX	CRF-2-BKTX
	4	S-1	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE STREET LIGHT	SINGLE	5,808	0.900	DMS5X-55W32LED4K-T-LE2F[1].IES	DMS55-55W32LED4K-T-LE2F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	45	S-2	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE STREET LIGHT	SINGLE	5,602	0.900	DMS5X-55W32LED4K-T-LE4F[1].IES	DMS55-55W32LED4K-T-LE4F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	21	S-2 HSS	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE STREET LIGHT WITH HOUSE SIDE SHIELD	SINGLE	4,659	0.900	DMS5X-55W32LED4K-T-LE4F-HS[1].IES	DMS55-55W32LED4K-T-LE4F-XXX-DMG-HS-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	11	S-3	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE STREET LIGHT	SINGLE	5,644	0.900	DMS5X-55W32LED4K-T-LE5F[1].IES	DMS55-55W32LED4K-T-LE5F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	24	S-4	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE STREET LIGHT	BACK-TO-BACK	5,644(X2)	0.900	DMS5X-55W32LED4K-T-LE5F[1].IES	DMS55-55W32LED4K-T-LE5F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-2-BKTX
	340 LF	SL-1	8'-9'	TIVOLI LITESPHERE 2.0 SERIES LED STRING LIGHT	SINGLE	14	0.900	7828-LSL2-B-12-H-30-C.IES	LSL2-B-24-S-30-C-12	R-0908305047-XXX-DBL-XXX-XXX	N/A
	4	W-1	15'	PHILIPS GARDCO 121 SERIES LED WALL SCONCE	SINGLE	3,698	0.900	121-16L-700-NW-G3-2[1].IES	121-16L-700-NW-G3-2-XXX-XXX-BLP	N/A	N/A
	12	W-2	15'	PHILIPS GARDCO 121 SERIES LED WALL SCONCE	SINGLE	3,421	0.900	121-16L-700-NW-G3-3[1].IES	121-16L-700-NW-G3-3-XXX-XXX-BLP	N/A	N/A
	15	W-3	15'	PHILIPS GARDCO 121 SERIES LED WALL SCONCE	SINGLE	3,430	0.900	121-16L-700-NW-G3-4[1].IES	121-16L-700-NW-G3-4-XXX-XXX-BLP	N/A	N/A
	13	W-4	15'	LSI INDUSTRIES MIRADA (XWM) SERIES LED WALL SCONCE	SINGLE	3,461	0.900	XWM-FT-LED-03-40.IES	XWM-FT-LED-03L-40-XXX-BLK	N/A	N/A

NOTES: 1. EXISTING STREET LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.
3. FIXTURE GRAPHIC (/\) DEPICTS DIRECTION OF LIGHT DISTRIBUTION PATTERN.
4. SL-1 STRING LIGHT FIXTURES TO BE MOUNTED ON A 10' HIGH POLE. MOUNTING HEIGHTS WILL VARY FROM 8' TO 9' ABOVE GRADE, ACCOUNTING FOR A 1' SAG IN THE LINE OF THE LIGHTS.

FIXTURE HEIGHT CHART

FIXTURE TYPE	MOUNTING HEIGHT (HEIGHT TO LIGHT SOURCE)	TOTAL FIXTURE HEIGHT (HEIGHT TO TOP OF FIXTURE)
A-1, A-1 HSS, A-2, A-3, A-3 HSS, A-4 & A-5	18'-3/4"	20'-0"
A-6, A-7 HSS & A-8	8'-3/4"	10'-0"
S-1, S-2, S-2 HSS, S-3 & S-4	18'-3/4"	20'-0"
D-1 & D-2	12'-4 1/2"	14'-0"
SL-1	9'-0" TO 10'-0"	10'-0"

*REFER TO DETAILS ON SHEET C-710

ATM STATISTICAL AREA SUMMARY

ATM REQUIREMENTS PER: [N.J.S.A. 17:16K-10]

LOCATION	REQUIRED	PROPOSED
ATM #1- MINIMUM - DRIVE-UP 5' RADIUS @ 3' ABOVE GRADE	10.0 FC	24.2 FC (COMPLIES)
ATM #1- MINIMUM - DRIVE-UP 60' RADIUS @ 3' ABOVE GRADE	2.0 FC	2.1 FC (COMPLIES)
ATM #1 - MINIMUM - DRIVE-UP 40' RADIUS @ 3' ABOVE GRADE	2.0 FC	2.5 FC (COMPLIES)
ATM #2 (INDOOR) - MINIMUM - WALK-UP 60' RADIUS @ 3' ABOVE GRADE (NORTH ENTRANCE)	2.0 FC	2.2 FC (COMPLIES)
ATM #2 (INDOOR) - MINIMUM - WALK-UP 40' RADIUS @ 3' ABOVE GRADE (EAST ENTRANCE)	2.0 FC	3.6 FC (COMPLIES)

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NEW JERSEY LICENSE No. 47421
NEW YORK LICENSE No. 088514-1
PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:
ATM LIGHTING PLAN (PHASE 1)

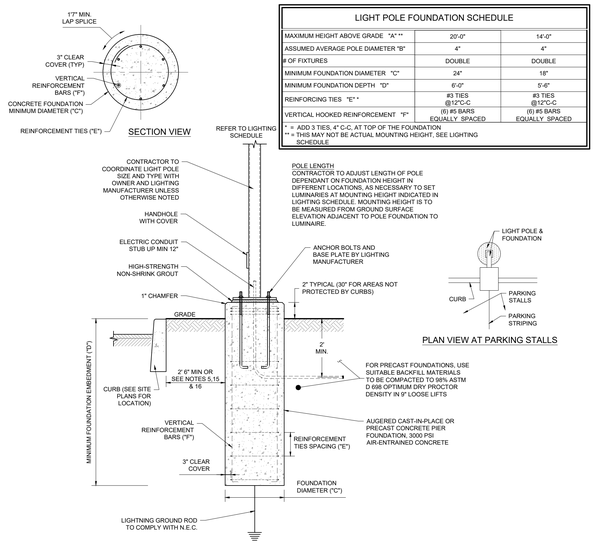
SHEET NUMBER:
C-708

REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.01-LGHT-14A——LAYOUT: C-708 LIGHT

1 LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE (I020101-1/2016) (MODIFIED)



LIGHT POLE FOUNDATION SCHEDULE		
MAXIMUM HEIGHT ABOVE GRADE "A" **	20'-0"	14'-0"
ASSUMED AVERAGE POLE DIAMETER "B"	4"	4"
# OF FIXTURES	DOUBLE	DOUBLE
MINIMUM FOUNDATION DIAMETER "C"	24"	18"
MINIMUM FOUNDATION DEPTH "D"	6'-0"	5'-6"
REINFORCING TIES "E" *	#3 TIES @12"C-C (6) #5 BARS EQUALLY SPACED	#3 TIES @12"C-C (6) #5 BARS EQUALLY SPACED
VERTICAL HOOKED REINFORCEMENT "F"		

* = ADD 3 TIES, 4" C-C, AT TOP OF THE FOUNDATION
** = THIS MAY NOT BE ACTUAL MOUNTING HEIGHT, SEE LIGHTING SCHEDULE

LIGHT POLE FOUNDATION NOTES

1. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS TO HAVE A GEOTECHNICAL ENGINEER, LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE TO THE DESIGN ASSUMPTIONS STATED. UNSUITABLE MATERIALS FOUND MUST BE REMOVED OR BE REMEDIED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.
3. IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE SELECT BACKFILL IS USED, AND THOROUGHLY COMPACTED TO 98% MAX. DENSITY ASTM D 698.
5. STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." DETAILS ARE TO BE IN ACCORDANCE WITH ACI-315, "MANUAL OF STANDARD PRACTICE: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT." FORM WORK SHALL CONFORM ACI-347 "GUIDE TO FORM WORK FOR CONCRETE", UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.
6. CONCRETE MUST BE NORMAL WEIGHT STONE AGGREGATE WITH THE STATED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. HISTORICAL DATA OR LABORATORY TESTS FOR THE PRELIMINARY DESIGN MIX IS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE WATER-CEMENT RATIO FOR THE PROPOSED MIX DESIGN MUST ACHIEVE AN AVERAGE 28-DAY STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS
7. CONCRETE IS TO HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
8. EXPOSED CONCRETE IS TO BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
9. CONCRETE TO BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.
10. REINFORCING STEEL BARS SHALL BILLET STEEL ASTM A615, GRADE 60. ALL REINFORCEMENT TO BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS TO BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES TO BE PLASTIC TIPPED. ALL ACCESSORIES MUST BE GALVANIZED.
11. ALL SPLICES OF REINFORCING BARS NOT INDICATED ARE TO BE LTS AS PER THE REINFORCING SPLICE SCHEDULE OR 40 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS ARE TO BE STANDARD HOOKS.
12. IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE PIER FOUNDATIONS.
13. CONCRETE MUST ATTAIN 80% OF THE DESIGN STRENGTH OR CURE FOR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF THE LIGHT POLES OR ALL LIGHT POLES ARE TO BE SUITABLY BRACED AGAINST WIND LOADS DURING THE ABOVE MENTIONED TIMEFRAME.
14. ALL ELECTRICAL COMPONENTS TO COMPLY WITH N.E.C.
15. WHEN 2'-6" CLEARANCE CAN NOT BE PROVIDED, CONCRETE FOUNDATION MUST BE EXTENDED TO 30" ABOVE SURFACE, OR PROVIDE BOLLARD PROTECTION FOR LIGHT POLE.
16. VERIFY WITH LOCATIONS SHOWN ON LIGHTING PLAN
17. CONTRACTOR IS TO RECORD ON A CLEAN COPY OF THE LIGHTING PLANS. THE LOCATION OF CONDUIT SUPPLYING POWER TO LIGHTS. A COMPLETED COPY OF THIS RECORD PLAN IS TO BE PROVIDED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
18. UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE OWNER IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM

LIGHT POLE FOUNDATION DESIGN CRITERIA

- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF

1"?" MIN. LAP SPLICE
3" CLEAR COVER (TYP)
VERTICAL REINFORCEMENT BARS ("F")
CONCRETE FOUNDATION MINIMUM DIAMETER ("C")
REINFORCEMENT TIES ("E")
SECTION VIEW
REFER TO LIGHTING SCHEDULE
CONTRACTOR TO COORDINATE LIGHT POLE SIZE AND TYPE WITH OWNER AND LIGHTING MANUFACTURER UNLESS OTHERWISE NOTED
POLE LENGTH CONTRACTOR TO ADJUST LENGTH OF POLE DEPENDANT ON FOUNDATION HEIGHT IN DIFFERENT LOCATIONS, AS NECESSARY TO SET LUMINAIRES AT MOUNTING HEIGHT INDICATED IN LIGHTING SCHEDULE. MOUNTING HEIGHT IS TO BE MEASURED FROM GROUND SURFACE ELEVATION ADJACENT TO POLE FOUNDATION TO LUMINAIRE.
HANDHOLE WITH COVER
ELECTRIC CONDUIT STUB UP MIN 12"
HIGH-STRENGTH NON-SHRINK GROUT
1" CHAMFER
GRADE
ANCHOR BOLTS AND BASE PLATE BY LIGHTING MANUFACTURER
FLUSH WITH PROPOSED SIDEWALK
2" MIN.
2'-6" MIN OR SEE NOTES 5,15 & 16
CURB (SEE SITE PLANS FOR LOCATION)
MINIMUM FOUNDATION EMBEDMENT ("D")
VERTICAL REINFORCEMENT BARS ("F")
3" CLEAR COVER
FOR PRECAST FOUNDATIONS, USE SUITABLE BACKFILL MATERIALS TO BE COMPACTED TO 98% ASTM D 698 OPTIMUM DRY PROCTOR DENSITY IN 9" LOOSE LIFTS
AUGERED CAST-IN-PLACE OR PRECAST CONCRETE PIER FOUNDATION, 3000 PSI AIR-ENTRAINED CONCRETE
REINFORCEMENT TIES SPACING ("E")
FOUNDATION DIAMETER ("C")
LIGHTNING GROUND ROD TO COMPLY WITH N.E.C.
ELEVATION VIEW
NOTES: SEE SCHEDULE AND NOTES FOR ADDITIONAL INFORMATION
LIGHT POLE & FOUNDATION
PARKING STALLS
CURB
PARKING STRIPING
PLAN VIEW AT PARKING STALLS

LIGHT POLE FOUNDATION SCHEDULE		
MAXIMUM HEIGHT ABOVE GRADE "A" **	20'-0"	14'-0"
ASSUMED AVERAGE POLE DIAMETER "B"	4"	4"
# OF FIXTURES	DOUBLE	DOUBLE
MINIMUM FOUNDATION DIAMETER "C"	24"	18"
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REINFORCING TIES "E" *	#3 TIES @12"C-C (6) #5 BARS EQUALLY SPACED	#3 TIES @12"C-C (6) #5 BARS EQUALLY SPACED
VERTICAL HOOKED REINFORCEMENT "F"		

* = ADD 3 TIES, 4" C-C, AT TOP OF THE FOUNDATION
** = THIS MAY NOT BE ACTUAL MOUNTING HEIGHT, SEE LIGHTING SCHEDULE

LIGHT POLE FOUNDATION NOTES

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10. REINFORCING STEEL BARS SHALL BILLET STEEL ASTM A615, GRADE 60. ALL REINFORCEMENT TO BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS TO BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES TO BE PLASTIC TIPPED. ALL ACCESSORIES MUST BE GALVANIZED.
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15. WHEN 2'-6" CLEARANCE CAN NOT BE PROVIDED, CONCRETE FOUNDATION MUST BE EXTENDED TO 30" ABOVE SURFACE, OR PROVIDE BOLLARD PROTECTION FOR LIGHT POLE.
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18. UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE OWNER IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM

LIGHT POLE FOUNDATION DESIGN CRITERIA

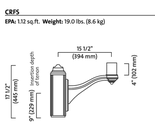
- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF

10 LIGHT POLE FOUNDATION DETAIL WITHIN SIDEWALK AREAS

NOT TO SCALE (I020101-1/2016) (MODIFIED)

13 DECORATIVE LIGHT BRACKET SPECIFICATION (D-2) FIXTURE

NOT TO SCALE SOURCE: PHILIPS LUMEC



CRF5
EPA: 1.12 sq.ft. **Weight:** 19.0 lbs. (8.6 kg)

Specifications:
The **CRD5 / CRF5** mounting arms feature a cast-aluminum curved arm mechanically assembled to a cast-aluminum plate.
The mounting arms are equipped with a 3" round (76 mm) by 3" high (76 mm) tenon for luminaire mounting.
The **CRD5 / CRF5** plates are mechanically fastened by stainless steel hardware to a central pole adaptor slip-fitting 9" (229 mm) over a 4" (102 mm) O.D. pole or tenon.

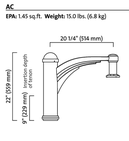
Configurations
1A 2 2A 3A 3B 4 4A 5 M

Mid-pole Configuration
with pole option MPE
F 2F

CONTRACTOR TO COORDINATE BRACKET SPECIFICS W/ MANUFACTURER
BRACKET COLOR TO MATCH FIXTURE: BLACK

14 AREA LIGHT & STREET LIGHT BRACKET SPECIFICATION (A-1 THRU A-8 & S-1 THRU S-4 FIXTURES)

NOT TO SCALE SOURCE: PHILIPS LUMEC



AC
EPA: 1.45 sq.ft. **Weight:** 15.0 lbs. (6.8 kg)

Specifications:
The **AC** mounting arm features a cast-aluminum curved arm, welded to the central pole adaptor.
The luminaire adaptor will accept a luminaire equipped with Lumec's four-bolt mounting system.
The central pole adaptor slip-fits 9" (229 mm) over a 4" (102 mm), 5" (127 mm) or 5 9/16" (141 mm) O.D. pole or tenon.

Configurations
1A 2 M

Mid-pole Configurations
with pole option MPE
F 2F

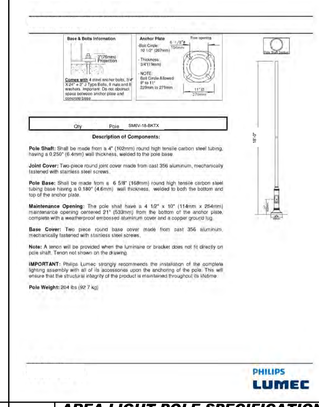
CONTRACTOR TO COORDINATE BRACKET SPECIFICS W/ MANUFACTURER
BRACKET COLOR TO MATCH FIXTURE: BLACK

Description of Components:
Hood: Die cast A360.1 aluminum dome, mechanically assembled on the luminaire housing.
Housing: In a round shape, this housing is made of injection die cast A360.1 aluminum, complete with a weatherproof door gasket and solid brass screws to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weathertightness.
Light Engine: LEDgine composed of 5 main components: **Heat Sink / Lens / LED Module / Optical System / Driver**
Electrical components are RoHS compliant.
Heat Sink: Heat Sink: Made of die cast A360 aluminum optimizing the LEDs efficiency and life, complete with a cast in skirt and tecthnical ring. Product does not see any cooling device with moving parts (only passive cooling device)
Lens: Made of soda-lime clear tempered flat glass lens, mechanically assembled and sealed onto the lower part of the heat sink.
LED Module: LED type Philips Lumileds LUXEON T. Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (5695K +/- 275K or 5710K to 4260K), CRI 70 Min. 75 Typical.
Optical System: (LED1), IES type II (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor

PHILIPS
LUMEC

2 AREA & STREET LIGHT FIXTURE SPECIFICATION (A-1 - A-8 & S-1 - S-4)

NOT TO SCALE SOURCE: PHILIPS LUMEC

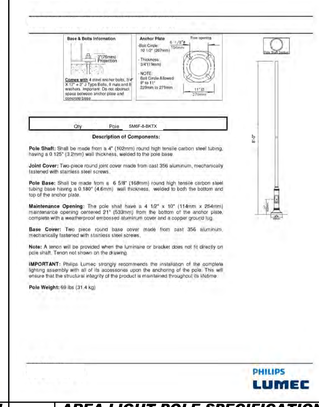


Description of Components:
Pole Shaft: Shall be made from a 4" (102mm) round high tensile carbon steel tubing, having a 0.125" (3.2mm) wall thickness, welded to the pole base.
Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.
Pole Base: Shall be made from a 6 5/8" (168mm) round high tensile carbon steel tubing base having a 0.180" (4.6mm) wall thickness, welded to both the bottom and top of the anchor plate.
Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.
Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.
Note: A lenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.
IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime
Pole Weight: 264 lbs (97.7 kg)

PHILIPS
LUMEC

3 AREA LIGHT POLE SPECIFICATION (A-1 THRU A-5 & S-1 THRU S-4)

NOT TO SCALE SOURCE: PHILIPS LUMEC



Description of Components:
Pole Shaft: Shall be made from a 4" (102mm) round high tensile carbon steel tubing, having a 0.125" (3.2mm) wall thickness, welded to the pole base.
Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.
Pole Base: Shall be made from a 6 5/8" (168mm) round high tensile carbon steel tubing base having a 0.180" (4.6mm) wall thickness, welded to both the bottom and top of the anchor plate.
Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.
Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.
Note: A lenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.
IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime
Pole Weight: 69 lbs (31.4 kg)

PHILIPS
LUMEC

4 AREA LIGHT POLE SPECIFICATION (A-6 THRU A-8)

NOT TO SCALE SOURCE: PHILIPS LUMEC

Description of Components:
Pole Shaft: Shall be made from a 4" (102mm) round high tensile carbon steel tubing, having a 0.125" (3.2mm) wall thickness, welded to the pole base.
Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.
Pole Base: Shall be made from a 6 5/8" (168mm) round high tensile carbon steel tubing base having a 0.180" (4.6mm) wall thickness, welded to both the bottom and top of the anchor plate.
Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.
Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.
Note: A lenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.
IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime
Pole Weight: 69 lbs (31.4 kg)

PHILIPS
LUMEC

5 DECORATIVE AREA LIGHT FIXTURE SPECIFICATION (D-1 & D-2)

NOT TO SCALE SOURCE: PHILIPS LUMEC

Description of Components:
Finial: Decorative cast 356 aluminum, mechanically assembled.
Hood: Made of die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the cast aluminum heat sink.
Guard: In a round shape with 4 arms and a built-in mechanical ring, this guard is a one piece die cast A360 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the liner
Access-Mechanism: A die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness technical ring with latch and hings
Light Engine: LEDgine composed of 4 main components: **Heat Sink / LED Module / Optical System / Driver**
Electrical components are RoHS compliant. Maximum ambient operating temperature up to 40C/104F) degrees.
Heat Sink: Made of cast aluminium optimizing the LEDs efficiency and life. Product does not see any cooling device with moving parts (only passive cooling device)
Lens: Made of soda-lime tempered glass lens, mechanically assembled and sealed onto the ring of the access mechanism
LED Module: LED type Philips Lumileds LUXEON T. Composed of 80 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (5695K +/- 275K or 5710K to 4260K), CRI 70 Min. 75 Typical
Optical System: (LES), IES type V (symmetrical). Composed of high-performance optical polymer refractor lenses to

PHILIPS
LUMEC

6 DECORATIVE AREA LIGHT POLE SPECIFICATION (D-1 & D-2)

NOT TO SCALE SOURCE: PHILIPS LUMEC

Description of Components:
Pole Shaft: Shall be made from a 4" (102mm) round high tensile carbon steel tubing, having a 0.125" (3.2mm) wall thickness, welded to the pole base.
Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.
Pole Base: Shall be made from a 6 5/8" (168mm) round high tensile carbon steel tubing base having a 0.180" (4.6mm) wall thickness, welded to both the bottom and top of the anchor plate.
Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.
Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.
Note: A lenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.
IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime
Pole Weight: 264 lbs (97.7 kg)

PHILIPS
LUMEC

7 CANOPY LIGHT FIXTURE SPECIFICATION (C-1)

NOT TO SCALE SOURCE: SPECTRUM LIGHTING

8 CANOPY LIGHT FIXTURE SPECIFICATION (C-2)

NOT TO SCALE SOURCE: GOTHAM LIGHTING

9 WALL SCONCE FIXTURE SPECIFICATION (W-1 THRU W-3)

NOT TO SCALE SOURCE: PHILIPS GARDCO

11 WALL SCONCE FIXTURE SPECIFICATION (W-4)

NOT TO SCALE SOURCE: LSI INDUSTRIES

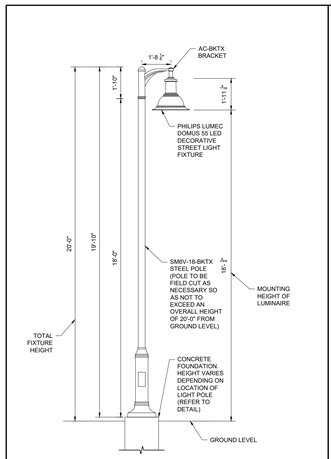
12 LED BOLLARD SPECIFICATION (B-1 & B-2)

NOT TO SCALE SOURCE: FORMS+SURFACES

13 STRING LIGHT POLE SPECIFICATION

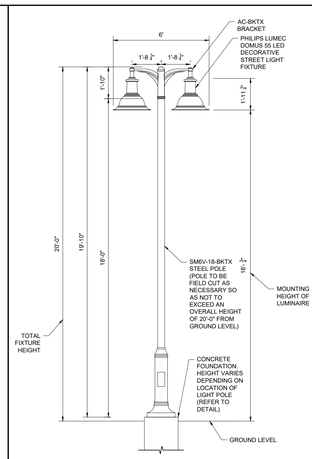
NOT TO SCALE SOURCE: VALMONT STRUCTURES

valmont
STRUCTURES
8' to 16' ROUND TAPERED ALUMINUM
4-Bolt Anchor Base
Job Name
Job



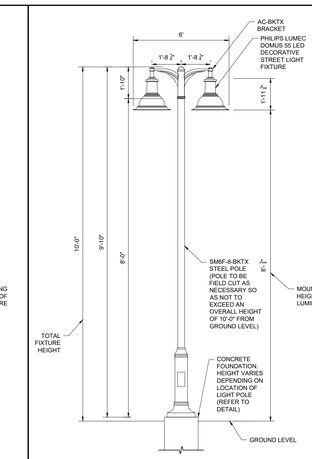
FOR DECORATIVE AREA LIGHT FIXTURES A-1, A-1 HSS, A-2, A-3, A-3 HSS, A-4, S-1, S-2, S-2 HSS & S-3

1 DECORATIVE AREA & STREET LIGHT FIXTURE DETAIL
NOT TO SCALE



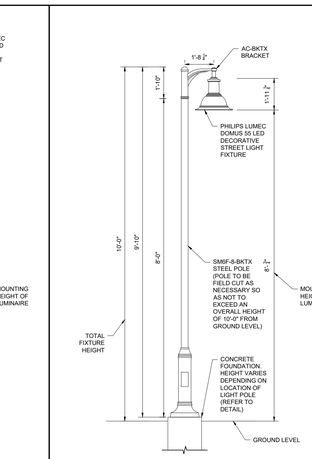
FOR DECORATIVE AREA LIGHT FIXTURE A-5 & S-4

2 DECORATIVE AREA & STREET LIGHT FIXTURE DETAIL
NOT TO SCALE



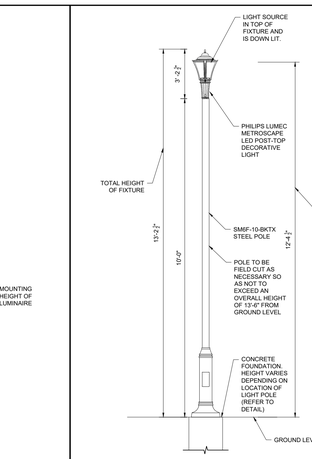
FOR DECORATIVE AREA LIGHT FIXTURE A-6

3 DECORATIVE AREA LIGHT FIXTURE DETAIL
NOT TO SCALE



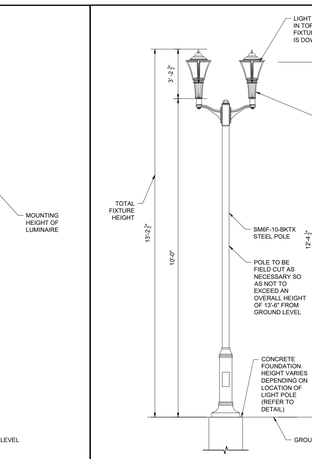
FOR DECORATIVE AREA LIGHT FIXTURES A-7 HSS & A-8

4 DECORATIVE AREA LIGHT FIXTURE DETAIL
NOT TO SCALE



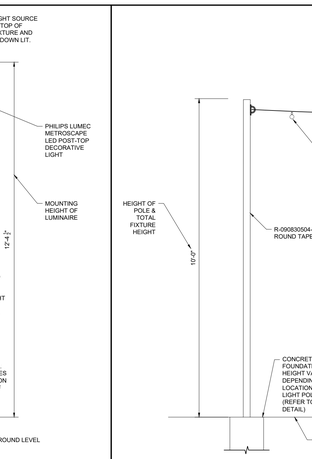
FOR DECORATIVE POST-TOP FIXTURE D-1

5 DECORATIVE POST-TOP LIGHT FIXTURE DETAIL
NOT TO SCALE



FOR DECORATIVE POST-TOP FIXTURE D-2

6 DECORATIVE POST-TOP LIGHT FIXTURE DETAIL
NOT TO SCALE



FOR STRING LIGHT FIXTURE SL-1

7 STRING LIGHT FIXTURE DETAIL
NOT TO SCALE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AQ LM
2	09/28/2017	REV. PER TOWNSHIP COMMENTS	AO/KF LM
3	11/07/2017	REV. PER TOWNSHIP COMMENTS	AQ/KF BB
4	01/02/2018	REV. PER TOWNSHIP COMMENTS	AO/KF BB
5	03/30/2018	REV. PER TOWNSHIP COMMENTS	AO/APR BB
6	09/18/2018	REV. PER CLIENT COMMENTS	GB/AO BB
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB BB
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	APR BB/ML
9	05/13/2019	REV. PER TWA	APR BB
10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR BB
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR BAB
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC DGR

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PROJECT No.:	JS210927
DRAWN BY:	OT/AQ/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927-01-LGHT-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28181700 & 24MA00010

B.A. BOHLER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421
NEW YORK LICENSE No. 085514-1
PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:

LIGHTING DETAILS

SHEET NUMBER:

C-710

REVISION 14 - 06/15/2022

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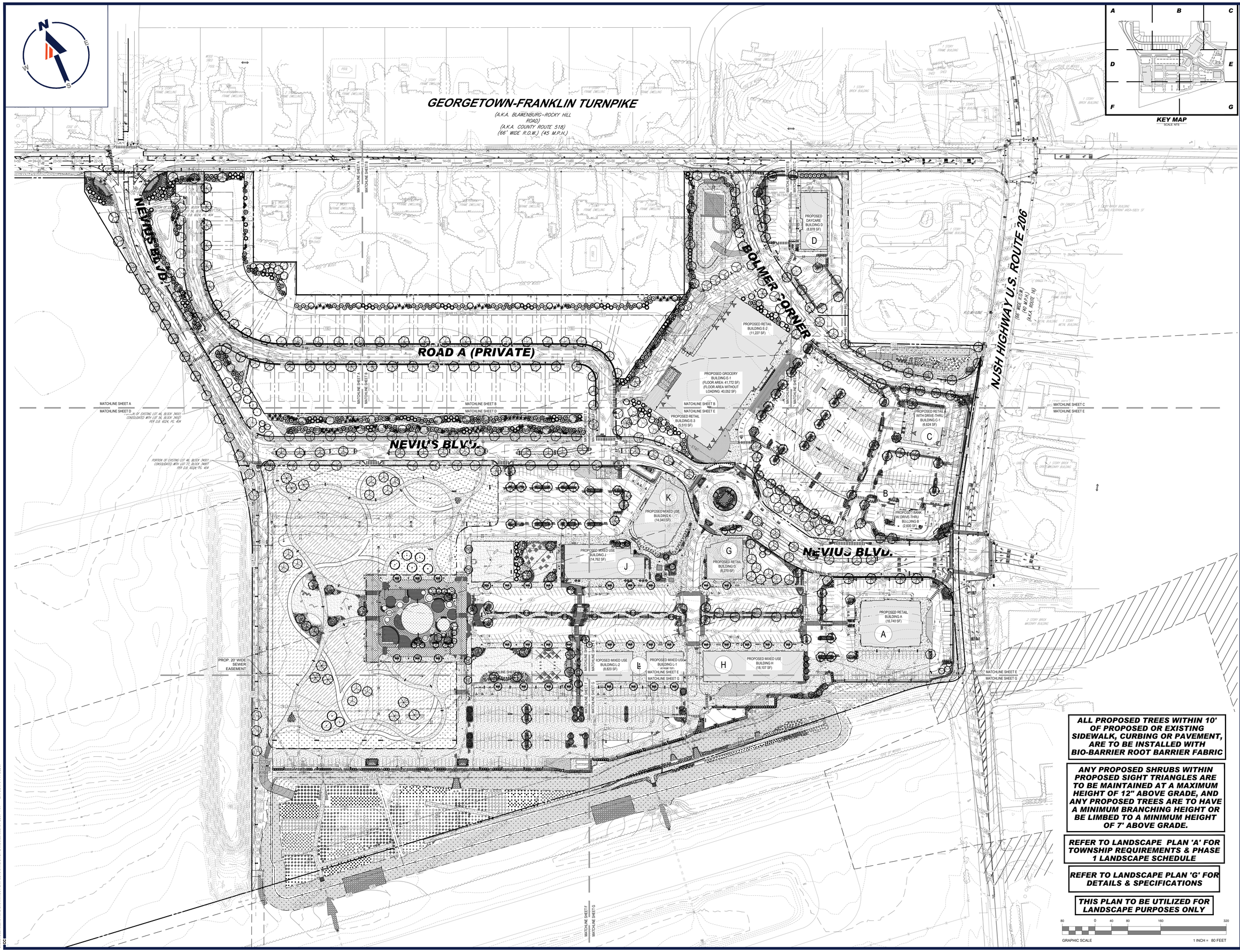

KEY MAP
SCALE: NTS

ALL PROPOSED TREES WITHIN 10' OF PROPOSED OR EXISTING SIDEWALK, CURBING OR PAVEMENT, ARE TO BE INSTALLED WITH BIO-BARRIER ROOT BARRIER FABRIC

ANY PROPOSED SHRUBS WITHIN PROPOSED SIGHT TRIANGLES ARE TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 12" ABOVE GRADE, AND ANY PROPOSED TREES ARE TO HAVE A MINIMUM BRANCHING HEIGHT OR BE LIMBED TO A MINIMUM HEIGHT OF 7' ABOVE GRADE.

REFER TO LANDSCAPE PLAN 'A' FOR TOWNSHIP REQUIREMENTS & PHASE 1 LANDSCAPE SCHEDULE

REFER TO LANDSCAPE PLAN 'G' FOR DETAILS & SPECIFICATIONS

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

80 0 40 80 160 320
GRAPHIC SCALE
1 INCH = 80 FEET

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

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www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

A. M. ALEXANDER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00099700

SHEET TITLE:
OVERALL LANDSCAPE PLAN (PHASE 1)

SHEET NUMBER:
C-711

REVISION 14 - 06/15/2022

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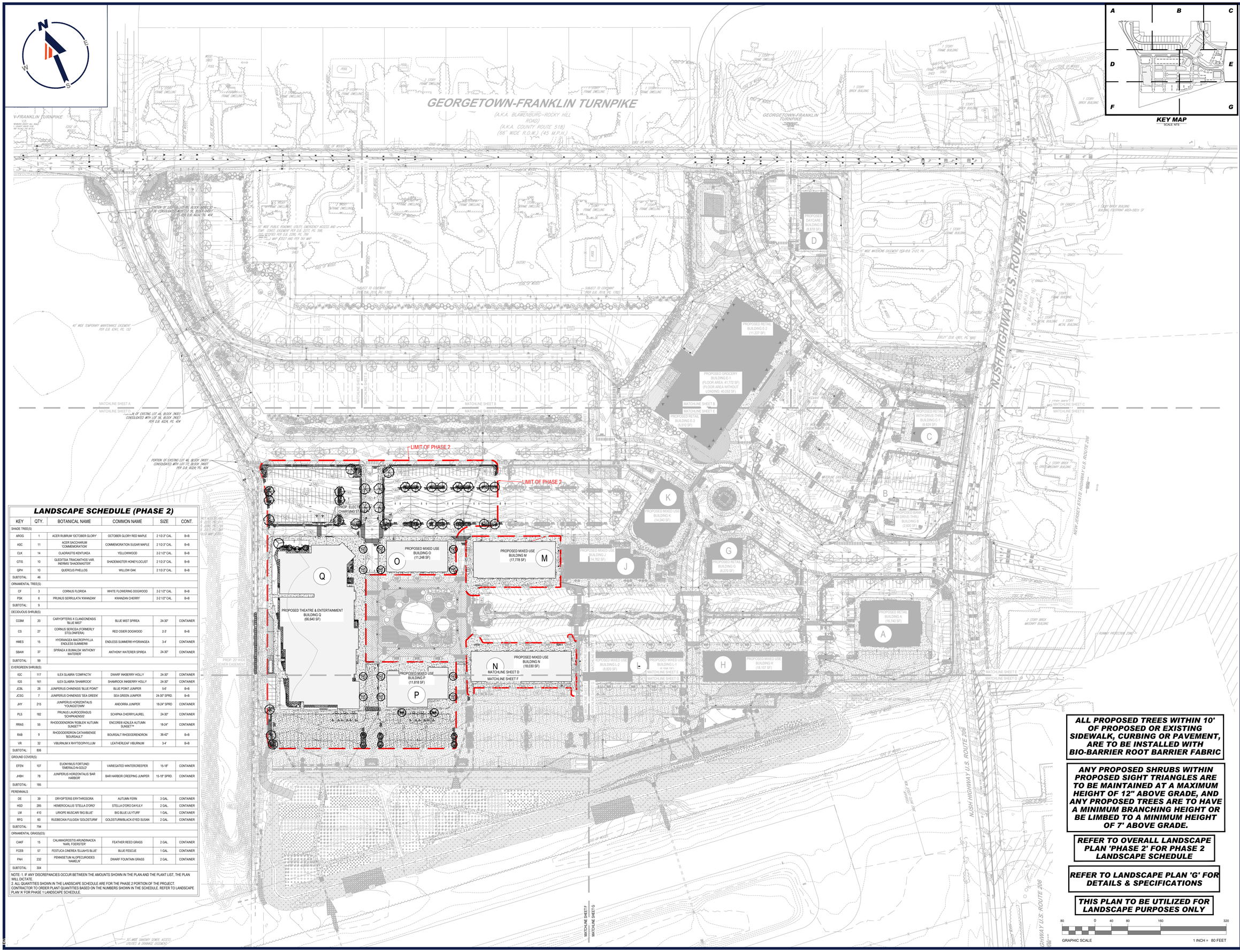
GEORGETOWN-FRANKLIN TURNPIKE
(A.K.A. BLAWENBURG-ROCKY HILL ROAD)
(A.K.A. COUNTY ROUTE 518)
(66' WIDE R.O.W.) (45 M.P.H.)
GEORGETOWN-FRANKLIN TURNPIKE
N.J.S.H. HIGHWAY U.S. ROUTE 206
NEW JERSEY STATE HIGHWAY U.S. ROUTE 206
LIMIT OF PHASE 2
LIMIT OF PHASE 2
PROPOSED MIXED USE BUILDING O (11,248 SF)
PROPOSED MIXED USE BUILDING M (17,778 SF)
PROPOSED THEATRE & ENTERTAINMENT BUILDING Q (66,640 SF)
PROPOSED MIXED USE BUILDING P (11,818 SF)
PROPOSED MIXED USE BUILDING N (18,030 SF)
PROPOSED DAYCARE BUILDING D (6,878 SF)
PROPOSED RETAIL BUILDING E-2 (11,237 SF)
PROPOSED GROCERY BUILDING E-1 (FLOOR AREA: 41,772 SF) (FLOOR AREA WITHOUT LOADING: 40,052 SF)
PROPOSED RETAIL BUILDING E-3 (5,510 SF)
PROPOSED RETAIL WITH DRIVE-THRU BUILDING C-1 (6,624 SF)
PROPOSED MIXED USE BUILDING K (14,040 SF)
PROPOSED MIXED USE BUILDING J (14,762 SF)
PROPOSED RETAIL BUILDING G (8,270 SF)
PROPOSED RETAIL BUILDING A (16,740 SF)
PROPOSED MIXED USE BUILDING L-1 (8,820 SF)
PROPOSED MIXED USE BUILDING L-2 (8,820 SF)
PROPOSED MIXED USE BUILDING H (18,107 SF)
PROPOSED BANK WITH DRIVE-THRU BUILDING B (2,600 SF)
PROP. ELECTRIC CHARGING STA.
PROP. 30' WIDE SEWER EASEMENT
40' WIDE TEMPORARY MAINTENANCE EASEMENT PER D.B. 6341, PG. 152
50' WIDE PUBLIC ROADWAY, UTILITY, EMERGENCY ACCESS AND TEMP. CONST. EASEMENT PER D.B. 2373, PG. 594, AS MODIFIED PER D.B. 2390, PG. 799
SUBJECT TO COVENANT (PER D.B. 7018, PG. 1782)
SUBJECT TO COVENANT PER D.B. 7018, PG. 1782
PORTION OF EXISTING LOT 46, BLOCK 34001 CONSOLIDATED WITH LOT 56, BLOCK 34001 PER D.B. 6024, PG. 404
PORTION OF EXISTING LOT 46, BLOCK 34001 CONSOLIDATED WITH LOT 77, BLOCK 34001 PER D.B. 6024, PG. 404
MATCHLINE SHEET A
MATCHLINE SHEET B
MATCHLINE SHEET C
MATCHLINE SHEET D
MATCHLINE SHEET E
MATCHLINE SHEET F
MATCHLINE SHEET G
96" WIDE SANITARY SEWER ACCESS ROUTES & DRAINAGE EASEMENT
FLOOD HAZARD AREA ZONE AE, ELEVATION 200 (NAVD 1988) BASED ON FEMA FIRM MAP 34035C0061F EFFECTIVE 09/29/2017
FLOOD HAZARD AREA ZONE AE, ELEVATION 200 (NAVD 1988) BASED ON FEMA FIRM MAP 34035C0062F EFFECTIVE 09/29/2017
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FLOOD HAZARD AREA ZONE AE,

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 12" INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

LANDSCAPE SCHEDULE (PHASE 1)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREE(S)					
ARB	10	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2 1/2-3" CAL	B+B
AROG	26	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL	B+B
AROG1	22	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3-3 1/2" CAL	B+B
ASC	17	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE	2 1/2-3" CAL	B+B
ASC1	29	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE	3-3 1/2" CAL	B+B
CLK	43	CLADRASTIS KENTUKEA	YELLOWWOOD	2-2 1/2" CAL	B+B
GTIS	71	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL	B+B
LSR	13	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL	B+B
LSR1	23	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	3-3 1/2" CAL	B+B
NS	12	NYSSA SYLVATICA	BLACK GUM	2 1/2-3" CAL	B+B
NS1	23	NYSSA SYLVATICA	BLACK GUM	3-3 1/2" CAL	B+B
PXAB	11	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3" CAL	B+B
PXAB1	32	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3-3 1/2" CAL	B+B
QP	9	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL	B+B
QPH	10	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL	B+B
QPH1	19	QUERCUS PHELLOS	WILLOW OAK	3-3 1/2" CAL	B+B
QR	8	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL	B+B
SA	22	SASSAFRAS ALBIDUM	SASSAFRAS	2 1/2-3" CAL	B+B
TAR	23	TILIA AMERICANA ' REDMOND'	REDMOND LINDEN	2 1/2-3" CAL	B+B
TAR1	27	TILIA AMERICANA ' REDMOND'	REDMOND LINDEN	3-3 1/2" CAL	B+B
SUBTOTAL:	450				
ORNAMENTAL TREE(S)					
AL	17	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	8-10' HT.	B+B
BNDH	7	BETULA NIGRA 'DURA-HEAT'	RIVER BIRCH	12-14'	B+B
CC	21	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL	B+B
CF	7	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	2-2 1/2" CAL	B+B
CFR	15	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	2-2 1/2" CAL	B+B
MAP	8	MACLURA POMIFERA	OSAGE ORANGE	12-14'	B+B
PSK	12	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2-2 1/2" CAL	B+B
SUBTOTAL:	87				
EVERGREEN TREE(S)					
ABC	85	ABIES CONCOLOR	WHITE FIR	8-10'	B+B
IO	81	ILEX OPACA	AMERICAN HOLLY	8-10'	B+B
INNS	287	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	8-10'	B+B
JV	116	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'	B+B
MGB	45	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	8-10'	B+B
PIAB	130	PICEA ABIES	NORWAY SPRUCE	8-10'	B+B
PM	80	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8-10'	B+B
PO	51	PICEA OMORIKA	SERBIAN SPRUCE	8-10'	B+B
SUBTOTAL:	875				
DECIDUOUS SHRUB(S)					
CA	203	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CAE	13	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'	B+B
CCBM	390	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	24-30"	CONTAINER
CS	172	CORNUS SERICEA (FORMERLY STOLONIFERA)	RED OSIER DOGWOOD	2-3'	B+B
HMES	191	HYDRANGEA MACROPHYLLA ENDLESS SUMMER®	ENDLESS SUMMER® HYDRANGEA	3-4'	CONTAINER
IVJD	105	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY HOLLY	30-36"	CONTAINER
IVRS	133	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY HOLLY	30-36"	CONTAINER
LB	302	LINDERA BENZOIN	SPICEBUSH	30-36"	CONTAINER
RAGL	42	RHUS AROMATICA "GRO-LOW"	GRO-LOW SUMAC	1 GAL.	CONTAINER
SBAW	120	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24-30"	CONTAINER
VA	407	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	15-18"	CONTAINER
VC	13	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	30-36"	CONTAINER
VD	228	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
VPTS	18	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30-36"	B+B
SUBTOTAL:	2337				
EVERGREEN SHRUB(S)					
IGC	480	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	CONTAINER
IGS	277	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	CONTAINER
JCS	97	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6-7'	B+B
JCSG	218	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B+B
JNY	674	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD.	CONTAINER
PLS	757	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA CHERRY LAUREL	24-30"	CONTAINER
PXOL	81	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24-30"	CONTAINER
ROHR	49	RHODODENDRON X 'OBTUSUM 'HERSHEY RED'	HERSHEY RED AZALEA	18-24"	CONTAINER
RRAS	73	RHODODENDRON 'ROBLEIN' AUTUMN SUNSET™	ENCORE® AZALEA AUTUMN SUNSET™	18-24"	CONTAINER
RXB	6	RHODODERRON CATAWBIENSE 'BOURSAULT'	BOURSALT RHODODENDRON	36-42"	B+B
VR	398	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B
SUBTOTAL:	3110				
GROUND COVER(S)					
EFEN	382	EUONYMUS FORTUNEI 'EMERALD-N-GOLD'	VARIEGATED WINTERCREEPER	15-18"	CONTAINER
JHBH	487	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	CONTAINER
JS	187	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	1056				
PERENNIALS					
CMSA	215	CHRYSANTHEMUM MAXIMUM X SUPERBUM 'ALASKA'	ALASKA SHASTA DAISY	2 GAL.	CONTAINER
DE	53	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	3 GAL.	CONTAINER
EP	880	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
HSD	900	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GAL.	CONTAINER
LM	2341	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER
LMV	510	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL.	CONTAINER
RFG	1256	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	2 GAL.	CONTAINER
RK	40	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	2 GAL.	CONTAINER
SUBTOTAL:	6195				
ORNAMENTAL GRASS(ES)					
CAKF	461	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
CPN	296	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	CONTAINER
FCEB	221	FESTUCA CINEREA 'ELIJAH'S BLUE'	BLUE FESCUE	1 GAL.	CONTAINER
MC	134	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	2 GAL.	CONTAINER
PA	71	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GAL.	CONTAINER
PAH	1327	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
PVI	569	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER
SSTB	60	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE STEM	2 GAL.	CONTAINER
SUBTOTAL:	3129				

NOTE: 1. IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.
2. ALL QUANTITIES SHOWN IN THE OVERALL LANDSCAPE SCHEDULE ARE A TOTAL FOR THE PHASE 1 PROJECT SITE. CONTRACTOR IS TO ORDER PLANT QUANTITIES BASED ON THE NUMBERS SHOWN IN THIS SCHEDULE.

TREE COMPENSATION CALCULATIONS

PER SECTION 16.5.6.D(3)

TREE CALCULATIONS
- OVERALL LOT AREA: 53.55 ACRES
- REQUIRED TREES: 53.55 X 14 = 749.7 OR 750 TREES
- PROPOSED SHADE TREES: 450 - 175 (STREET TREES) - 22 (BUFFER TREES) = 253
- PROPOSED ORNAMENTAL TREES: 96 - 18 (BUFFER TREES) = 78
- PROPOSED EVERGREEN TREES: 865 - 495 (BUFFER TREES) = 370
  370 X 80% = 296 TREES
- TOTAL PROPOSED TREES: 627
- DEFICIENCY: 123 TREES
- COST OF DEFICIENCY: 122 X $210 = $25,620

NOTES
1. ALL TREE QUANTITIES EXCLUDE TREES DEDICATED FOR STREET TREES OR BUFFER TREES.
2. ONE (1) EVERGREEN TREE IS EQUAL TO 80% (4/5) OF ONE (1) SHADE TREE, BASED ON CURRENT NURSERY PRICING.
3. APPLICANT WILL INCREASE THE SIZES OF THE PROPOSED STREET TREES AND EVERGREEN BUFFER TREES INSTEAD OF CONTRIBUTING TO THE TOWNSHIP TREE FUND. THIS IS IN AGREEMENT WITH THE TOWNSHIP LANDSCAPE ARCHITECT.
4. TOTAL PROPOSED TREE QUANTITY IS BASED ON THE PHASE 1 AND 2 PLANTINGS AT FINAL DEVELOPMENT.

PER OUR OFFICE'S COORDINATION WITH THE MONTGOMERY TOWNSHIP LANDSCAPE ARCHITECT, IN ORDER TO MEET THE COMPENSATION REQUIREMENT FOR THE DEFICIENT TREES PLANTED ON SITE THE APPLICANT HAS AGREED TO INCREASE THE PLANTING SIZES OF THE PROPOSED STREET TREES AND THE EVERGREEN BUFFER TREES IN ORDER TO OFFSET THE COST THAT WOULD BE CONTRIBUTED TO THE TOWNSHIP TREE FUND. STREET TREES WILL BE INCREASED TO 3-3.5" CALIPER AND EVERGREEN BUFFER TREES WILL BE INCREASED TO 8-10' IN HEIGHT. BELOW ARE THE CALCULATIONS DEPICTING THE COSTS ATTRIBUTED WITH UP-SIZING OF THE TREES:

SHADE TREE PRICING
- 2.5-3" CALIPER = $210/TREE
- 3-3.5" CALIPER = $295/TREE
- DIFFERENCE IN UPSIZING COST: $75/TREE
- PROPOSED: 175 STREET TREES X $75 = $13,125

EVERGREEN TREE PRICING
- 6-7' HEIGHT = $97/TREE
- 8-10' HEIGHT = $175/TREE
- DIFFERENCE IN UPSIZING COST: $78/TREE
- PROPOSED: 495 EVERGREEN TREES X 80% = 396 TREES X $78 = $30,888

SUMMARY
- TOTAL COST OF UPSIZING: $13,125 (3-3.5" CAL. SHADE TREES) + $30,888 (8-10' EVERGREEN TREES) = $44,013
- COST OF DEFICIENCY THAT WOULD BE CONTRIBUTED TO TOWNSHIP TREE FUND: $25,620

DUE TO THE INCREASED TREE SIZES, THE CORRESPONDING VALUES OF THE LARGER PLANTINGS ARE MORE THAN ADEQUATE TO COMPENSATE FOR THE DEFICIENCY IN THE QUANTITY OF TREES SPECIFIED TO BE INSTALLED (PER MEMORANDUM FROM THE TOWNSHIP LANDSCAPE ARCHITECT ON APRIL 27, 2019), AND THE PLANTING REQUIREMENT HAS BEEN SATISFACTORILY ADDRESSED.

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
16-5.6 NATURAL FEATURES.	D. 2. ALL EXISTING TREES HAVING A CALIPER OF SIX (6) INCHES OR MORE MEASURED FOUR AND ONE-HALF (4 1/2) FEET OFF THE GROUND THAT ARE NOT REQUIRED TO BE REMOVED BY THE PROPOSED CONSTRUCTION SHALL BE PROTECTED BY THE INSTALLATION OF A SNOW FENCE OR SIMILAR BARRIER FOUR (4) FEET BEYOND THE DRIP LINE OF THE TREE(S) PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE LIMITS OF DISTURBANCE TOGETHER WITH THE EXISTING AND PROPOSED LOCATION AND SPECIES OF THE TREES SHALL BE INDICATED ON THE SITE PLANS AND/OR SUBDIVISION PLANS. WHENEVER THE APPLICANT SHALL EXCAVATE OR FILL IN AREAS IN THE VICINITY OF VEGETATION TO BE RETAINED, THE APPLICANT SHALL PROMPTLY NOTIFY THE TOWNSHIP LANDSCAPE ARCHITECT.	ALL TREES TO REMAIN ON SITE HAVE BEEN PROTECTED WITH TREE PROTECTION FENCE.	COMPLIES
	D. 3. A MINIMUM OF FOURTEEN (14) TREES PER ACRE SHALL BE PLANTED ON SINGLE-FAMILY RESIDENTIAL LOTS, AND A MINIMUM OF FOURTEEN (14) TREES PER ACRE OF GROSS TRACT SHALL BE PLANTED IN OPEN AREAS. THE SIZE OF THE NEW TREES SHALL BE AS SET FORTH IN PARAGRAPH 6, BELOW. A MINIMUM OF FOURTEEN (14) TREES PER ACRE OF GROSS TRACT SHALL BE PLANTED THROUGHOUT THE TRACT IN THE CASE OF NONRESIDENTIAL OR MULTIFAMILY DEVELOPMENT. ANY TREES PROVIDED TO MEET THE REQUIRED STREET TREE AND/OR BUFFER REQUIREMENT SHALL NOT BE COUNTED TOWARDS THE MINIMUM TREE REQUIREMENT.	-(REFER TO TREE COMPENSATION CALCULATIONS TABLE ABOVE.)-	COMPLIES
	D. 6. 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.	-(REFER TO LANDSCAPE SCHEDULE FOR SIZES AND SPECIES)-	COMPLIES
	D. 7. EVERGREEN TREES SHALL BE AT LEAST SIX (6) FEET IN HEIGHT AT THE TIME OF PLANTING, BALLED AND BURLAPPED.	-(REFER TO SECTION 16-5.6 D. 6. ABOVE)-	COMPLIES
	D. 8. 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.	-(REFER TO SECTION 16-5.6 D. 6. ABOVE)-	COMPLIES
	D. 9. SHRUBS AND HEDGES SHALL BE A MINIMUM EIGHTEEN TO TWENTY-FOUR (18-24) INCHES IN HEIGHT WHEN PLANTED, AS APPROPRIATE TO THE SPECIES OF PLANT MATERIAL AND THE PROPOSED USE OR PURPOSE OF THE SHRUB OR HEDGE.	-(REFER TO SECTION 16-5.6 D. 6. ABOVE)-	COMPLIES
	D. 10. 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.	-(REFER TO LANDSCAPE SPECIFICATIONS 12. A. ON LANDSCAPE PLAN 'G'.)-	COMPLIES
	D. 11. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PREPARED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.	-(REFER TO LANDSCAPE SPECIFICATIONS 2. A. ON LANDSCAPE PLAN 'G'.)-	COMPLIES
	D. 12. IN AREAS WHERE TOPOGRAPHIC SLOPES GREATER THAN FIFTEEN (15 %) PERCENT ARE PROPOSED TO BE DISTURBED OR CREATED AND NOT WITHSTANDING THE ABOVE, THE APPLICANT SHALL REVEGETATE THE STEEP SLOPED AREAS WITH GROUND COVER, SHRUBS AND TREES TO DUPLICATE OR ENHANCE ITS ORIGINAL NATURAL STATE AND TO STABILIZE THE SLOPES AND PREVENT SOIL EROSION. THE STEEP SLOPE REVEGETATION PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP'S LANDSCAPE ARCHITECT.	ALL SLOPES GREATER THAN 15% SLOPE HAVE BEEN SEEDED WITH ERNST NJ NATIVE STEEP SLOPE MIX (ERNMX-181)	COMPLIES
	D. 13. (F) PLANT MATERIALS USED IN SCREEN PLANTING SHALL BE AT LEAST SIX (6) FEET IN HEIGHT, OR FOR SHRUBS, AT LEAST TWENTY-FOUR (24) INCHES, WHEN PLANTED AND SHALL OTHERWISE CONFORM TO THE GENERAL LANDSCAPING REQUIREMENTS OF THIS SUBSECTION.	-(REFER TO LANDSCAPE SCHEDULE FOR SIZES AND SPECIES)-	COMPLIES
	D. 15. STREET TREES SHALL BE PLANTED CENTERED BETWEEN EDGE OF PAVEMENT OR CURB AND SIDEWALK AT LEAST THREE (3) FEET FROM CURB, ALONG BOTH SIDES OF ALL STREETS AT FIFTY (50) FOOT INTERVALS, WHERE FEASIBLE, OR AN EQUIVALENT NUMBER MAY BE PLANTED IN INFORMAL, NATURALIZED GROUPINGS IF APPROVED BY THE BOARD. THE TREES SHALL NOT BE LOCATED CLOSER THAN THIRTY (30) FEET FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES. THE TREES 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, AND SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 16-5.14C.2. OF THIS CHAPTER, WHERE APPLICABLE.	PROPOSED STREET TREES: 175* TREE ARE PROPOSED AT 50' ON CENTER WHERE ALLOWABLE. TREES ARE PLANTED ON BOTH SIDES OF THE STREET WHERE ALLOWABLE. *NUMBER DOES NOT INCLUDE THE REQUIRED 62 STREET TREES ALONG RESIDENTIAL STREET F. STREET TREES ARE TO BE INSTALLED UPON FINAL RESIDENTIAL DESIGN. A LANDSCAPE PLAN WILL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW PRIOR TO INSTALLATION. -(REFER TO LANDSCAPE SCHEDULE FOR SIZES AND SPECIES)-	COMPLIES
	G. 3. BUFFER AREAS MAY BE EXISTING VEGETATION OR NEWLY PLANTED MATERIAL AND SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS AND RUBBISH. NO ABOVE SURFACE STRUCTURE OR ACTIVITY OR THE STORAGE OF MATERIALS OR PARKING OF VEHICLES SHALL BE PERMITTED IN THE BUFFER AREA. NEWLY PROPOSED BUFFER AREAS SHALL BE PLANTED AND MAINTAINED WITH GRASS OR GROUND COVER TOGETHER WITH A DENSE SCREEN OF TREES, SHRUBS AND OTHER PLANT MATERIALS, SUBJECT TO THE TOWNSHIP LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL AND MEETING THE FOLLOWING REQUIREMENTS:	A 6-FOOT HIGH FENCE HAS BEEN PROPOSED ALONG THE NORTHEAST PROPERTY LINE WHERE THE PROPOSED DEVELOPMENT ABUTS AN EXISTING RESIDENTIAL PROPERTY. IN ADDITION, A DENSELY VEGETATED BUFFER CONSISTING OF 8-10' HIGH EVERGREEN TREES HAS BEEN PROPOSED	COMPLIES
	G. 3. (A) TREES USED IN SCREEN PLANTINGS SHALL BE AT LEAST SIX (6) FEET IN HEIGHT WHEN PLANTED, AND ALL PLANT MATERIALS SHALL BE OF SUCH DENSITY AS DETERMINED APPROPRIATE FOR THE ACTIVITIES INVOLVED. THE PLANT MATERIALS SHALL BE OF A SPECIES COMMON TO THE AREA, BE OF NURSERY STOCK AND SHALL BE FREE OF INSECT AND DISEASE.	-(REFER TO LANDSCAPE SCHEDULE FOR SIZES AND SPECIES)-	COMPLIES
	G. 3.(B) THE SCREEN PLANTING SHALL BE SO PLACED THAT AT MATURITY THE PLANT MATERIAL WILL BE NO CLOSER THAN THREE (3) FEET FROM ANY STREET OR PROPERTY LINE.	SCREEN PLANTINGS HAVE NOT BEEN PROPOSED ANY CLOSER THAN THREE (3) FEET FROM ANY STREET OR PROPERTY LINE AT FULL MATURITY.	COMPLIES
	G. 3. (C) THE BUFFER AREA SHALL NOT BE BROKEN UNLESS SPECIFICALLY APPROVED BY THE BOARD.	A CONTINUOUS LANDSCAPE BUFFER HAS BEEN PROPOSED.	COMPLIES
	H. LANDSCAPING IN PARKING AREAS SHALL BE SPECIFIED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 16-5.6A. OF THIS CHAPTER.	-(REFER TO 16-5.6A BELOW)-	COMPLIES
	I. ALL LANDSCAPING SHALL BE PERMANENTLY MAINTAINED, AND PLANT MATERIAL WHICH DOES NOT LIVE SHALL BE REPLACED BY THE OWNER WITHIN TWO (2) YEARS.	-(REFER TO LANDSCAPE MAINTENANCE PROGRAM ON DETAIL SHEET)-	COMPLIES
16-5.6 OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS.	A. 1. EXCEPT FOR DETACHED SINGLE-FAMILY DWELLING UNITS AND MULTIPLE-FAMILY BUILDINGS, A SCREEN PLANTING, BERM, FENCE, WALL OR COMBINATION THEREOF, NO LESS THAN FOUR (4) FEET NOR MORE THAN SEVEN (7) FEET IN HEIGHT, SHALL BE PROVIDED BETWEEN THE OFF-STREET PARKING AREAS AND ANY LOT LINE OR STREET LINE EXCEPT WHERE A BUILDING INTERVENES OR WHERE THE DISTANCE BETWEEN SUCH AREAS AND THE LOT LINE OR STREET LINE IS GREATER THAN ONE HUNDRED FIFTY (150) FEET.	A MINIMUM 4' EVERGREEN HEDGEROW HAS BEEN PROVIDED WHERE OFF-STREET PARKING ABUTS A LOT LINE OR STREET LINE.	COMPLIES
	A. 2. ALL LOADING AREAS SHALL BE LANDSCAPED AND SCREENED SUFFICIENTLY TO OBSCURE THE VIEW OF THE PARKED VEHICLES - AND LOADING PLATFORMS FROM ANY PUBLIC STREET AND ADJACENT USE THROUGHOUT THE YEAR. SUCH SCREENING SHALL BE BY AN EXTENSION OF THE BUILDING, A FENCE, BERM, WALL, PLANTING OR COMBINATION THEREOF AND SHALL NOT BE LESS THAN FOUR (4) FEET IN HEIGHT.	ALL LOADING AREAS HAVE BEEN SCREENED BY A MINIMUM 4' HIGH EVERGREEN HEDGEROW WHERE ALLOWABLE.	COMPLIES
	A. 3. EACH OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE (1) PARKING SPACE PER EVERY THIRTY (30) SPACES LANDSCAPED WITH APPROXIMATELY ONE-HALF (1/2) SAID AREA HAVING SHRUBS NO HIGHER THAN THREE (3) FEET AND THE OTHER HALF HAVING TREES WITH BRANCHES NO LOWER THAN SEVEN (7) FEET. SUCH LANDSCAPED AREAS SHALL BE DISTRIBUTED THROUGHOUT THE PARKING AREA IN ORDER TO BREAK THE VIEW OF PARKED CARS IN A MANNER NOT IMPAIRING VISIBILITY.	TOTAL PROPOSED PARKING SPACES:1,495 PARKING SPACE SIZE: 9' x 20' -180 SF REQUIRED LANDSCAPE: 1,495/ 30 = 49.8 OR 50 SPACES 50 X 180 = 9,000 SF OF TREES AND SHRUBS PROPOSED: 72,854 SF	COMPLIES
16-6.5 OPTIONAL DEVELOPMENT ALTERNATIVES.	H. 14. (E) ALL ROADWAYS SHALL BE LINED WITH SHADE TREES.	PROPOSED ROADWAYS HAVE BEEN LINED WITH SHADE TREES.	COMPLIES

TOTAL NUMBER TREES TO BE REMOVED: 544 TREES

ANY PROPOSED SHRUBS WITHIN PROPOSED SIGHT TRIANGLES ARE TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 12" ABOVE GRADE, AND ANY PROPOSED TREES ARE TO HAVE A MINIMUM BRANCHING HEIGHT OR BE LIMBED TO A MINIMUM HEIGHT OF 7' ABOVE GRADE.

ALL PROPOSED TREES WITHIN 10' OF PROPOSED OR EXISTING SIDEWALK, CURBING OR PAVEMENT, ARE TO BE INSTALLED WITH BIO-BARRIER ROOT BARRIER FABRIC

REFER TO LANDSCAPE PLAN 'G' FOR DETAILS & SPECIFICATIONS

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

STREET TREE LOCATIONS FOR RESIDENTIAL PROPERTIES SUBJECT TO CHANGE PENDING FINAL DESIGN. APPLICANT WILL COMPLY WITH PLANTING THE REQUIRED QUANTITY.

GRAPHIC SCALE 30 0 15 30 60 120 — 1 INCH = 30 FEET

KEY MAP (SCALE: NTS)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO LM
2	09/28/2017	REV. PER TOWNSHIP COMMENTS	AO/KF LM
3	11/07/2017	REV. PER TOWNSHIP COMMENTS	AO/KF BB
4	01/02/2018	REV. PER TOWNSHIP COMMENTS	AO/KF BB
5	03/30/2018	REV. PER TOWNSHIP COMMENTS	AO/APR BB
6	09/18/2018	REV. PER CLIENT COMMENTS	GB/AO BB
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB BB
8	03/08/2019	REV. PER RESOLUTION / COMPLIANCE	APR BB/ML
9	05/13/2019	REV. PER TWA COMMENTS	APR BB
10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR BB
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR BAB
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC DGR

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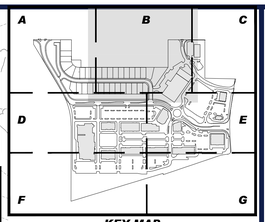
GEORGETOWN-FRANKLIN TURNPIKE

(A.K.A. BLAWENBURG–ROCKY HILL ROAD)
(A.K.A. COUNTY ROUTE 518)
(66' WIDE R.O.W.) (45 M.P.H.)

ANY PROPOSED SHRUBS WITHIN PROPOSED SIGHT TRIANGLES ARE TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 12" ABOVE GRADE, AND ANY PROPOSED TREES ARE TO HAVE A MINIMUM BRANCHING HEIGHT OR BE LIMBED TO A MINIMUM HEIGHT OF 7' ABOVE GRADE.

ALL PROPOSED TREES WITHIN 10' OF PROPOSED OR EXISTING SIDEWALK, CURBING OR PAVEMENT, ARE TO BE INSTALLED WITH BIO-BARRIER ROOT BARRIER FABRIC



KEY MAP
SCALE: NTS

STREET TREE LOCATIONS FOR RESIDENTIAL PROPERTIES SUBJECT TO CHANGE PENDING FINAL DESIGN. APPLICANT WILL COMPLY WITH PLANTING THE REQUIRED QUANTITY.

ROAD A (PRIVATE)

NEVIUS BLVD.

LIMIT CORNER

PROPOSED RETAIL BUILDING E-2 (11,227 SF)

PROPOSED GROCERY BUILDING E-1 (FLOOR AREA: 41,772 SF) (FLOOR AREA WITHOUT LOADING: 40,052 SF)

APPROX. LOCATION N.J. AIRPORT SAFETY ZONE

PROP. AREA TO BE SEEDED WITH ERNST NJ NATIVE STEEP SLOPE MIX (ERNMX-181) (TYP.)

PROP. AREA TO BE SEEDED LAWN (TYP.)

PROP. ANNUALS, COLOR AND TYPE TO BE DETERMINED BY OWNER/ OPERATOR (TYP.)

MATCHLINE SHEET A / B / C / D / E

REFER TO LANDSCAPE PLAN 'A' FOR TOWNSHIP REQUIREMENTS & PHASE 1 LANDSCAPE SCHEDULE

REFER TO LANDSCAPE PLAN 'G' FOR DETAILS & SPECIFICATIONS

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

GRAPHIC SCALE 30 0 15 30 60 120 — 1 INCH = 30 FEET

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO
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5	03/30/2018	REV. PER TOWNSHIP COMMENTS	AO/KF
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10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR
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14	06/15/2022	REV. PER TOWNSHIP COMMENTS	ECW
			JFT
			ECW
			DGR
			CC
			DGR

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.:	JS210927
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.01-LSCP-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28181700 & MH000122

A. M. ALEXANDER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00099700

SHEET TITLE:

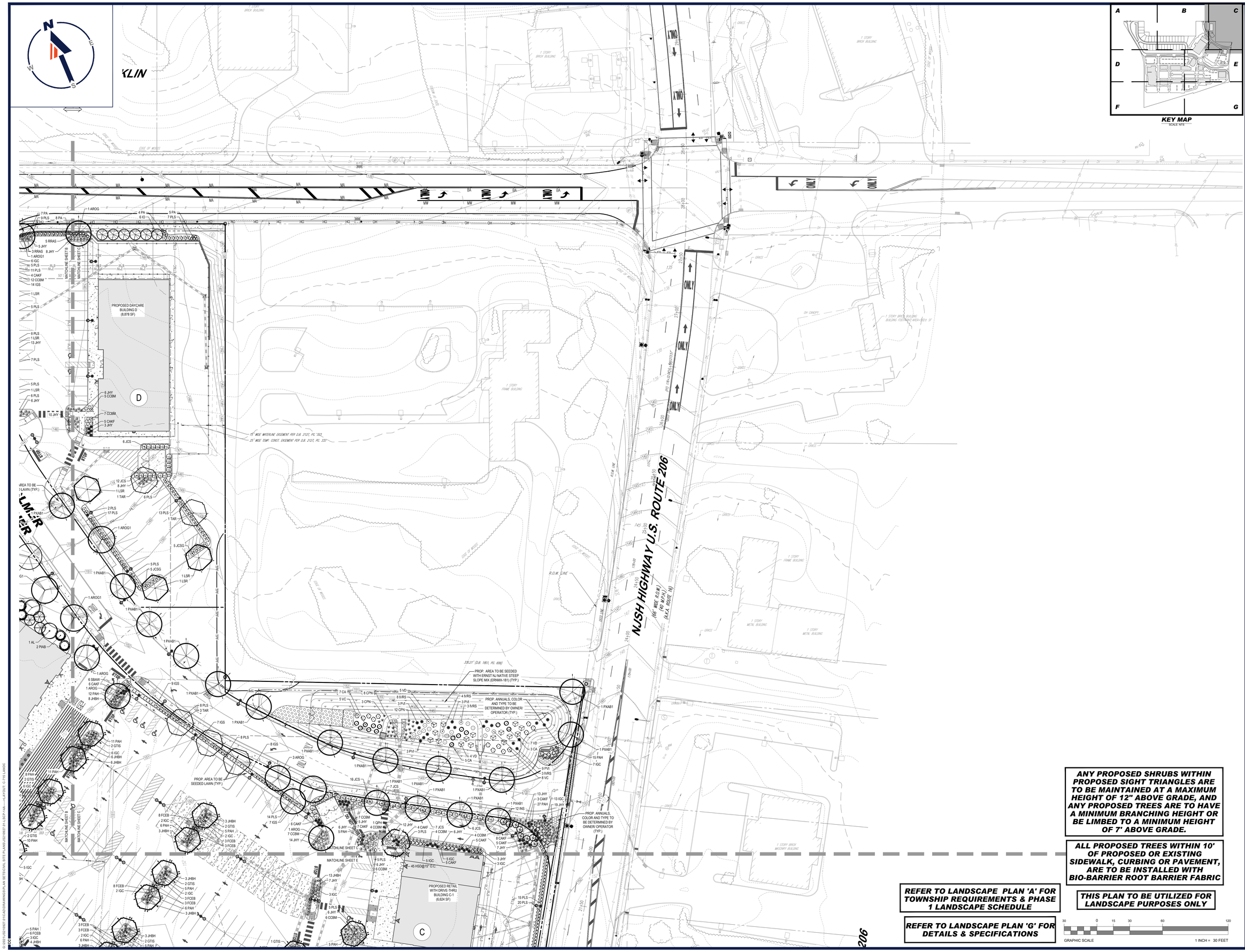
LANDSCAPE PLAN B

SHEET NUMBER:

C-714

REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.01-LSCP-14AA——LAYOUT: C-714 LAN08



KEY MAP
SCALE: NTS

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REFER TO LANDSCAPE PLAN 'A' FOR TOWNSHIP REQUIREMENTS & PHASE 1 LANDSCAPE SCHEDULE

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER TO LANDSCAPE PLAN 'G' FOR DETAILS & SPECIFICATIONS

30 0 15 30 60 120
GRAPHIC SCALE 1 INCH = 30 FEET

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
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13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
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PROJECT NO.:	JS210927
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.01-LSCP-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28181700 & MH000123

A. M. ALEXANDER

LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00099700

SHEET TITLE:

LANDSCAPE PLAN C

SHEET NUMBER:

C-715

REVISION 14 - 06/15/2022

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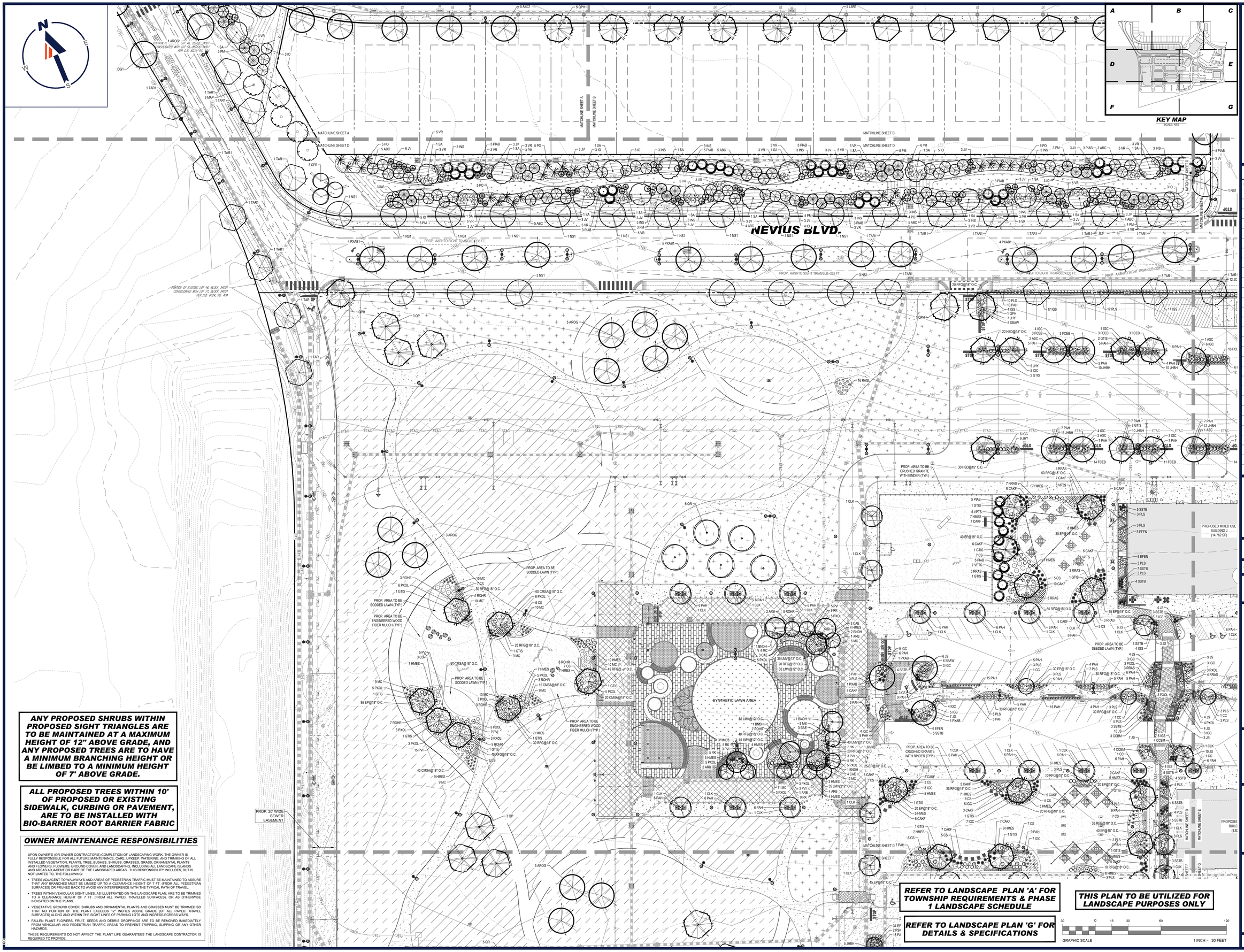
G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.01-LSCP-14A-----LAYOUT: C-715 LANDSC



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UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & 6H000122

A. M. ALEXANDER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00099700

SHEET TITLE:

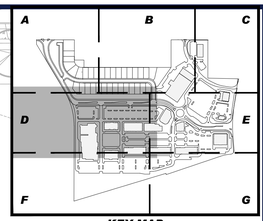
LANDSCAPE PLAN D (PHASE 1)

SHEET NUMBER:

C-716

REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.01-LSCP-14A-----LAYOUT: C-716 LANDSCAPE PLAN D (PHASE 1)



KEY MAP
SCALE: NTS

PORTION OF EXISTING LOT 46, BLOCK 34001 CONSOLIDATED WITH LOT 76, BLOCK 34001 PER D.B. 6024, PG. 1

PORTION OF EXISTING LOT 46, BLOCK 34001 CONSOLIDATED WITH LOT 77, BLOCK 34001 PER D.B. 6024, PG. 404

MATCHLINE SHEET A
MATCHLINE SHEET B
MATCHLINE SHEET D
MATCHLINE SHEET F

PROP. AASHTO SIGHT TRIANGLE=335 FT.

BLOCK 34001
LOT 77
N/F LANDS OF
PRINCETON MONTGOMERY PROPERTIES LLC
D.B. 6681, PG. 1945
(TRACT A)

PROPOSED MIXED USE BUILDING O (11,248 SF)
PROPOSED MIXED USE BUILDING M (17,778 SF)
PROPOSED MIXED USE BUILDING N (18,030 SF)
PROPOSED MIXED USE BUILDING P (11,818 SF)
PROPOSED THEATRE & ENTERTAINMENT BUILDING Q (66,640 SF)
PROPOSED MIXED USE BUILDING J (14,762 SF)

PROP. ELECTRIC CAR CHARGING STATION

PROP. AREA TO BE SEEDED LAWN (TYP.)

PROP. 6" SANITARY SEWER EASEMENT

PROP. 20' WIDE SEWER EASEMENT

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REFER TO OVERALL LANDSCAPE PLAN 'PHASE 2' FOR PHASE 2 LANDSCAPE SCHEDULE

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30 0 15 30 60 120
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LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00099700

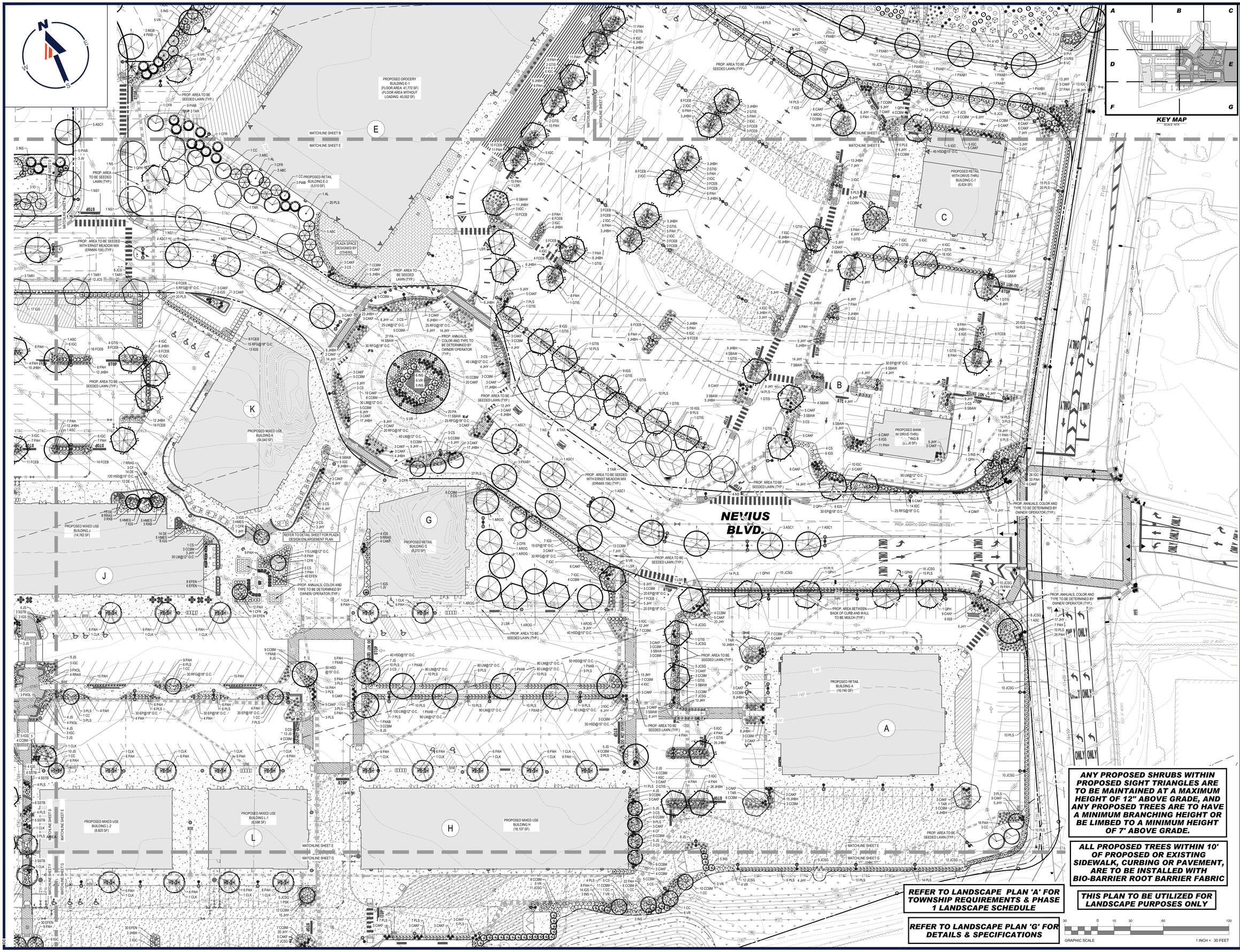
SHEET TITLE:

LANDSCAPE PLAN D (PHASE 2)

SHEET NUMBER:

C-717

REVISION 14 - 06/15/2022



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GRAPHIC SCALE
30 0 15 30 60 120
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SHEET TITLE:

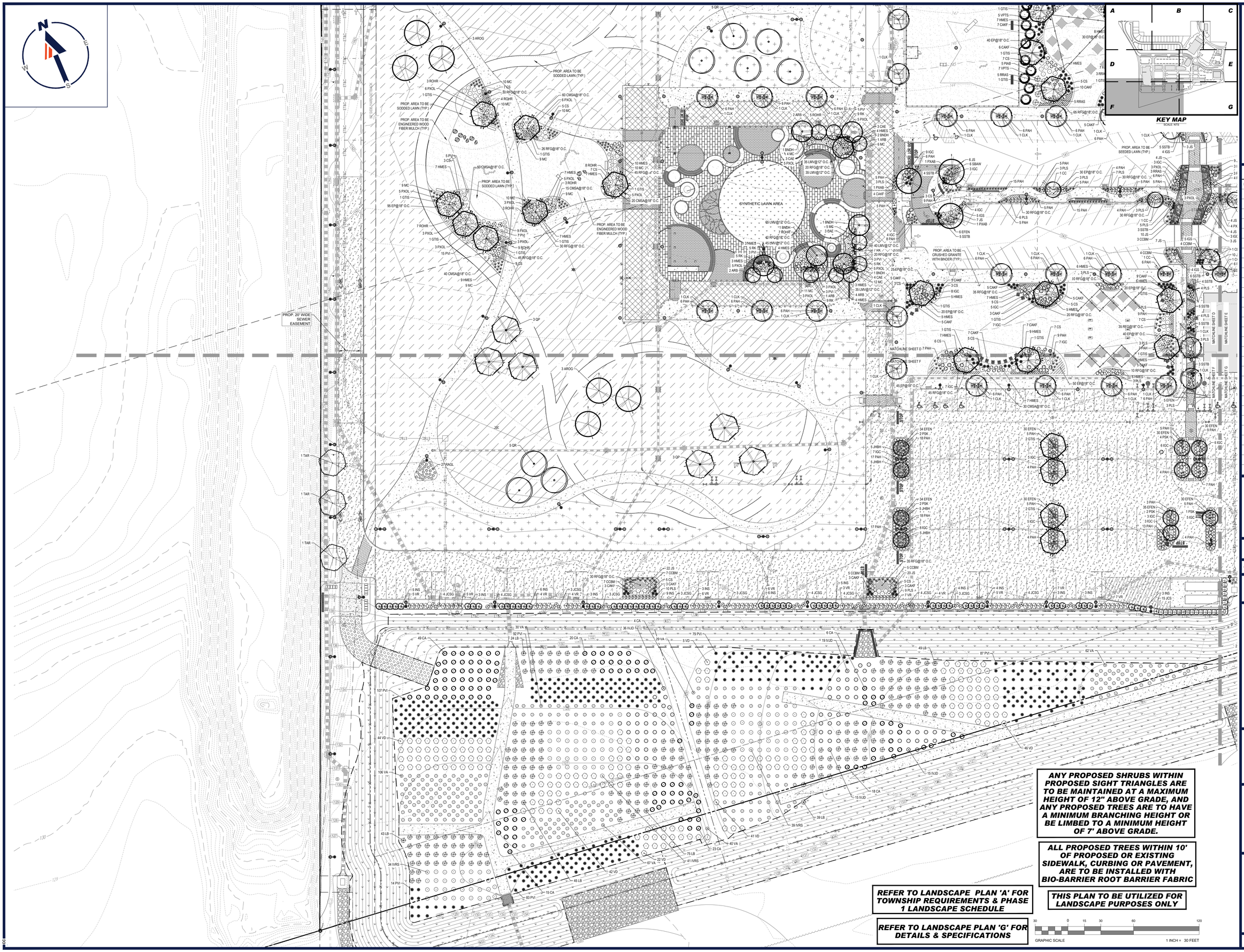
LANDSCAPE PLAN E

SHEET NUMBER:

C-718

REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DRAWING\PLAN SETS\CIVIL SITE PLANS\JS210927.01-LSCP-14A---LAYOUT1.C-718 LANDE



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FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
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NJ CERT. OF AUTHORIZATION NO. 24GA28181700 & MH005122

A. M. ALEXANDER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00099700

SHEET TITLE:

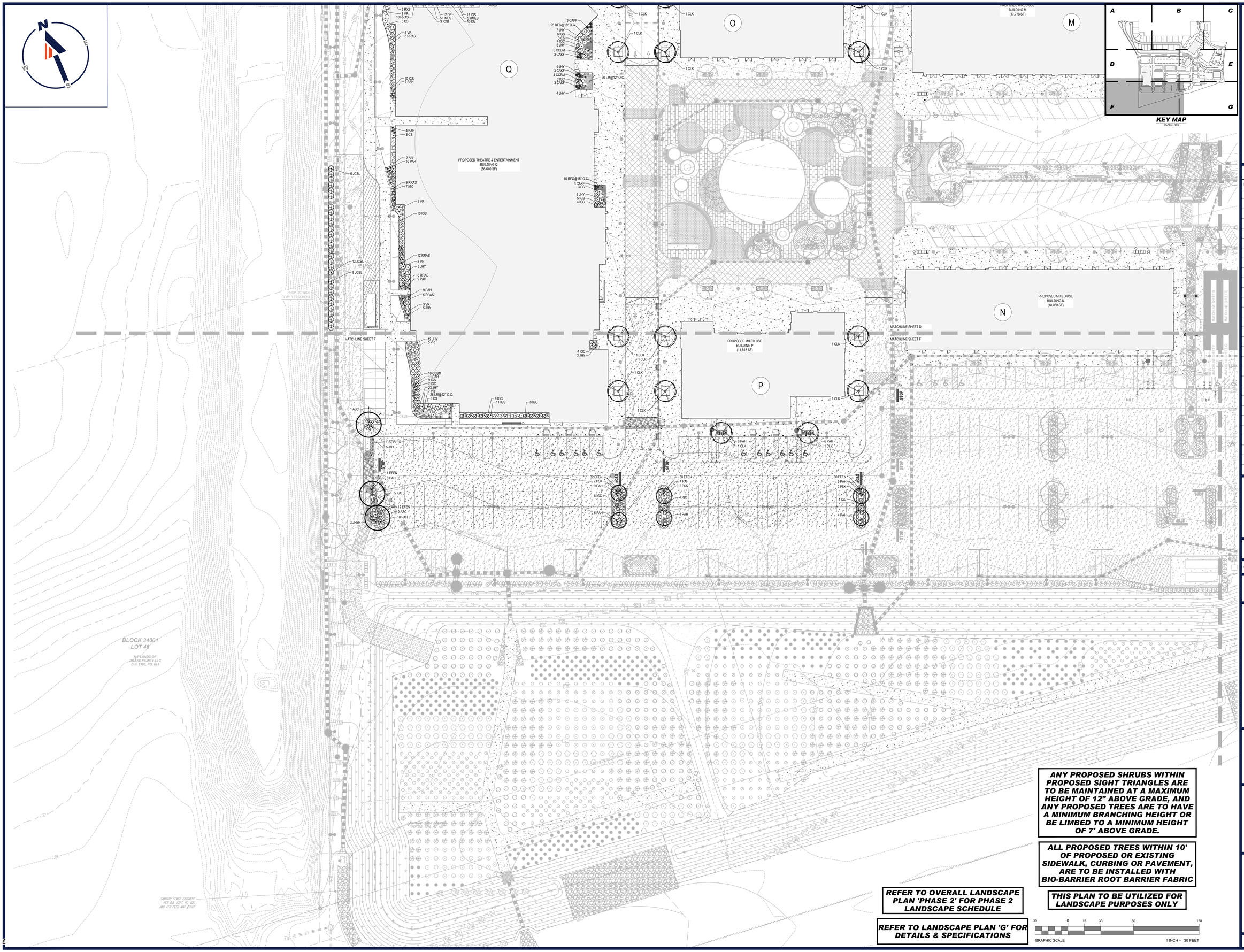
LANDSCAPE PLAN F (PHASE 1)

SHEET NUMBER:

C-719

REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\JS210927.01-LSCP-14A----LAYOUT: C-719 LANDF



ANY PROPOSED SHRUBS WITHIN PROPOSED SIGHT TRIANGLES ARE TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 12" ABOVE GRADE, AND ANY PROPOSED TREES ARE TO HAVE A MINIMUM BRANCHING HEIGHT OR BE LIMBED TO A MINIMUM HEIGHT OF 7' ABOVE GRADE.

ALL PROPOSED TREES WITHIN 10' OF PROPOSED OR EXISTING SIDEWALK, CURBING OR PAVEMENT, ARE TO BE INSTALLED WITH BIO-BARRIER ROOT BARRIER FABRIC

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER TO OVERALL LANDSCAPE PLAN 'PHASE 2' FOR PHASE 2 LANDSCAPE SCHEDULE

REFER TO LANDSCAPE PLAN 'G' FOR DETAILS & SPECIFICATIONS

30 0 15 30 60 120
GRAPHIC SCALE
1 INCH = 30 FEET

G:\2021\JS210927.02\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.02-LSCP-14A---LAYOUT- C-720 LANDF

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO LM
2	09/28/2017	REV. PER TOWNSHIP COMMENTS	AO/KF LM
3	11/07/2017	REV. PER TOWNSHIP COMMENTS	AO/KF BB
4	01/02/2018	REV. PER TOWNSHIP COMMENTS	AO/KF BB
5	03/30/2018	REV. PER TOWNSHIP COMMENTS	AO/APR BB
6	09/18/2018	REV. PER CLIENT COMMENTS	GB/AO BB
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB BB
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	APR BB/ML
9	05/13/2019	REV. PER TWA COMMENTS	APR BB
10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR BB
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR BAB
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC DGR

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PROJECT No.:	JS210927
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.02-LSCP-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

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A. M. ALEXANDER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00099700

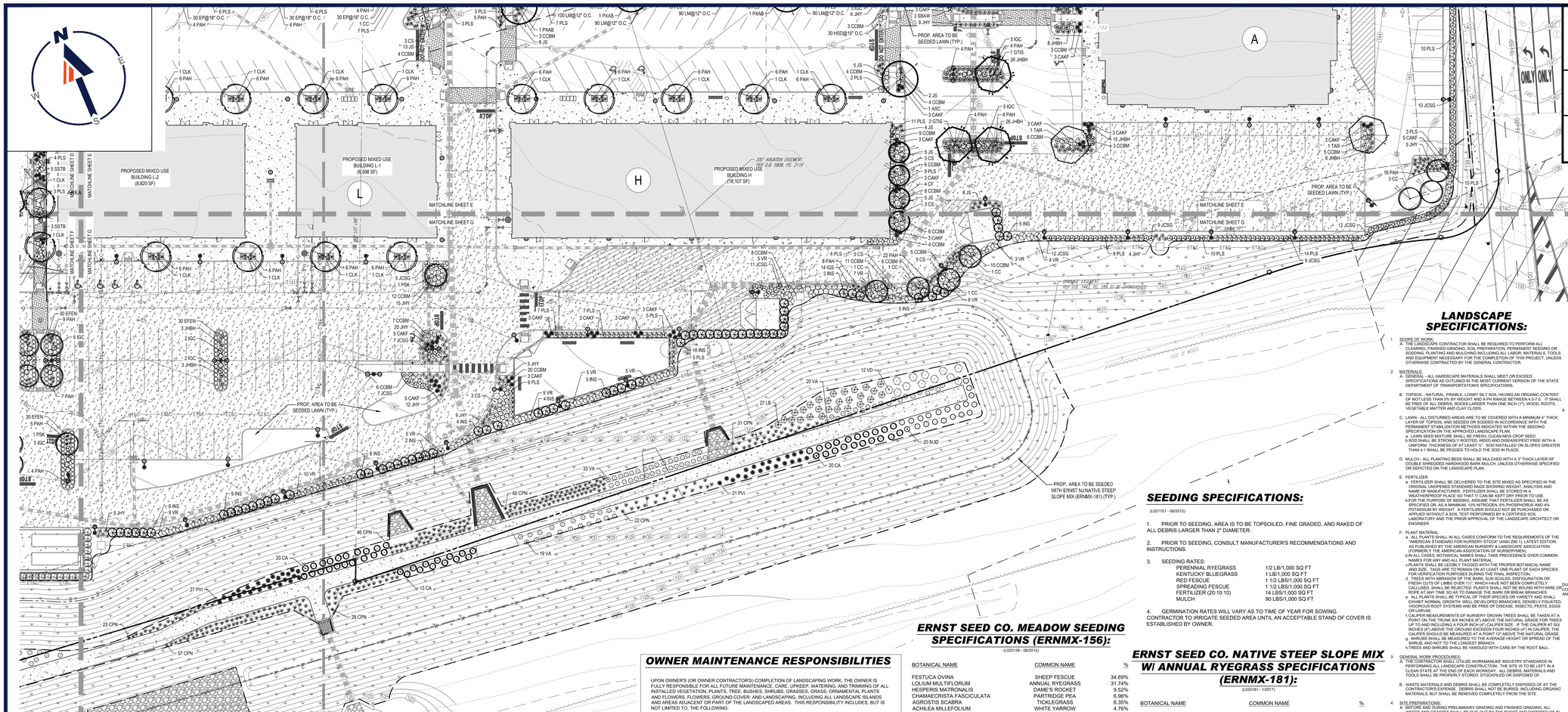
SHEET TITLE:

LANDSCAPE PLAN F (PHASE 2)

SHEET NUMBER:

C-720

REVISION 14 - 06/15/2022



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NEW JERSEY LICENSE No. 21AS00099700

SHEET TITLE:
LANDSCAPE PLAN G

SHEET NUMBER:
C-721

REVISION 14 - 06/15/2022

LANDSCAPE SPECIFICATIONS:

1. SCOPE OF WORK:
A. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND ALL OTHER INCIDENTAL WORK, LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE DIRECTED BY THE LOCAL CONSTRUCTION OFFICIAL.

2. MATERIALS:
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE MOST CURRENT VERSION OF THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT OF NOT LESS THAN 5% BY WEIGHT AND A PH RANGE BETWEEN 6.5-7.5. IT SHALL BE FREE OF ALL DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE COVERED WITH A MINIMUM 4" THICK LAYER OF TOPSOIL AND SEEDED OR SODDED IN ACCORDANCE WITH THE STANDARD STABILIZATION METHODS INDICATED WITHIN THE SEEDING SPECIFICATION ON THE APPROVED LANDSCAPE PLAN.
a. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
b.SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE FREE WITH A UNIFORM THICKNESS OF AT LEAST ¾". SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD THE SOD IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED OR DEPICTED ON THE LANDSCAPE PLAN.

E. FERTILIZER
a. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL BAGS SHALL BE STORED UNDER WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
b.FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE AS SPECIFIED OR, AS A MINIMUM, 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE PURCHASED OR APPLIED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY AND THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER.

F. PLANT MATERIAL
a. ALL PLANTS SHALL BE IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
b.IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
c. ALL PLANTS SHALL BE LABELED WITH THE PROPER BOTANICAL NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
d. TREES WITH ABRASION OF THE BARK, SUN-SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES
e. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL EXHIBIT NORMAL GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, AND VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
f. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDED FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. TREE HEIGHT SHALL BE MEASURED FROM THE AVERAGE HEIGHT OF SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
h.TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES:
A. THE CONTRACTOR SHALL UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A NEAT AND ORDERLY CONDITION THROUGHOUT THE DURATION OF THE WORK. ALL TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS:
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH THE GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. THE CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS. ANY ROOTS LARGER THAN 2" IN DIAMETER SHALL BE PRUNED BACK TO ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR THE DURATION OF THE PROJECT AND WARRANTY PERIOD FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. THE CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SIGNS OF DECLINE.

C. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF N.J.S.A. 48:2-74, et seq., THE UNDERGROUND UTILITY PROTECTION ACT. IN PARTICULAR, THE CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL.

5. TREE PROTECTION:
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OF EACH TREE OR GROUP OF TREES TO BE PROTECTED, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "SYSI-FENCE" OR APPROVED EQUAL, MOUNTED ON WOODEN POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS:
A. CONTRACTOR SHALL OBTAIN A SOIL TEST FOR ALL AREAS OF THE SITE AND SUBMIT THE SAME TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR REVIEW PRIOR TO INSTALLATION OF ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN OR DIRECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER, IN WRITING, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR SEEDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

D. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

E. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR 80% SILT) BY ADDING COMPOSTED BARK UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO CHANGE THE SOIL CONSISTENCY. MORE THAN 50% OF THE TOTAL SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

F. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT A PROPER SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (T'k).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE DIRECTED BY THE PROFESSIONAL OF LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A 4" THICK MINIMUM LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY, UPON THE PROVISION OF A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY AND THE SUBMISSION TO AND APPROVAL BY THE LANDSCAPE ARCHITECT OR ENGINEER, BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6") IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA)
a. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
b.20 POUNDS NITROGEN (COURSE) 36-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME EXCEEDING THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
a. PLANTS: MARCH 15 TO DECEMBER 15
b.LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY, LANDSCAPE ARCHITECT AND/OR ENGINEER FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE WITH TRANSPLANT SHOCK AND THE GREATER LIKELIHOOD OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED IF THESE SPECIES ARE PLANTED IN THE SPRING AND NOT PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LAGERSTROEMIA INDICA/FAUA	SALIX VARIETIES
LIRODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
a.1 PART COMPOSTED BARK
b.1 PART COMPOSTED COW MANURE BY VOLUME
c.3 PARTS TOPSOIL BY VOLUME
d. 21 GRAMS SUPERPHOSPHATE PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
a) 2 TABLETS PER 1 GALLON PLANT
b) 3 TABLETS PER 5 GALLON PLANT
c) 4 TABLETS PER 15 GALLON PLANT
d) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

L. GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, PERENNIALS/ANNUALS SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO TOP OF THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO COVER THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TEMPORARILY STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 10.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED AT THE OWNER'S REQUEST OR IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS SHALL BE ADEQUATELY IRRIGATED THROUGHOUT THE GROWING SEASON. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL TO THE EXTENT REQUIRED TO ENSURE THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 2 YEARS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE LANDSCAPE ARCHITECT AND/OR ENGINEER AND THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR/NO PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCESSIVE PLANTING SEASON WHEN SOIL TEMPERATURE AND MOISTURE CONDITIONS ARE SUITABLE FOR PLANTING.

C. ALL LAWN AND PLANTING AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND ALL PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIALS IN A CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

SEEDING SPECIFICATIONS:

(L021101 - 06/2012)

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.

2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

3. SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20:10:10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

ERNST SEED CO. MEADOW SEEDING SPECIFICATIONS (ERNMX-156):

(L020156 - 06/2012)

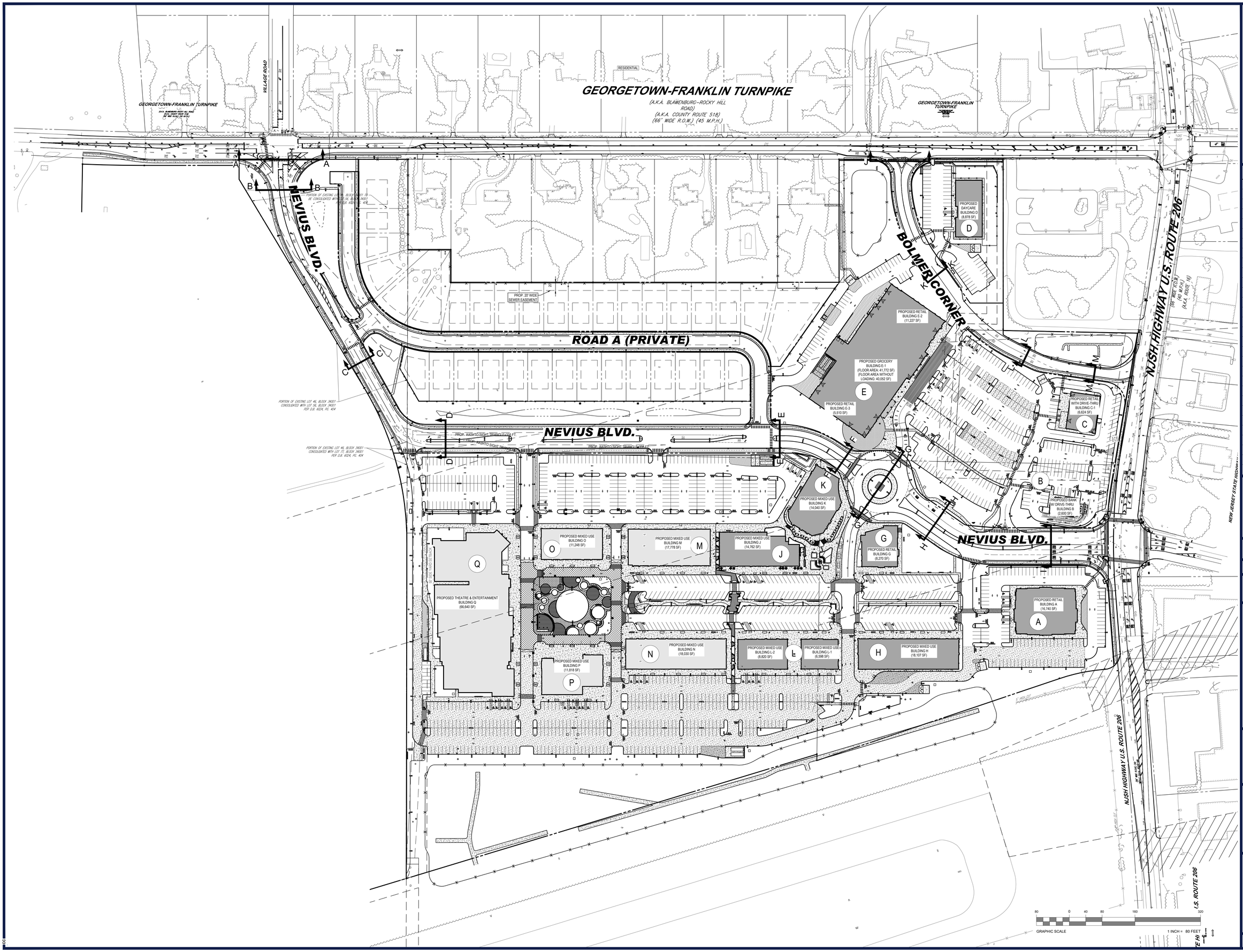
BOTANICAL NAME	COMMON NAME	%
FESTUCA OVINA	SHEEP FESCUE	34.69%
LOLIUM MULTIFLORUM	ANNUAL RYEGRASS	31.74%
HESPERIS MATRONALIS	DAME'S ROCKET	9.52%
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	6.96%
AGROSTIS SCABRA	TICKLEGRASS	6.35%
ACHILEA MILLEFOLIUM	WHITE YARROW	4.76%
CHRYSANTHEMUM LEUCANTHEMUM	OX-EYE DAISY	4.76%
VERBENA HASTATA	BLUE VERVAIN	0.4%
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	0.25%
LIATRIS SPICATA	SPIKED GAYFEATHER	0.25%
CICHORIUM INTYBUS	BLUE CHICORY	0.22%
ASTER PRENANTHOIDES	ZIGZAG ASTER	0.1%

1. SEED AT 15 BULK POUNDS PER ACRE
2. FIRST YEAR MAINTENANCE: WHEN VEGETATION REACHES 12-18" TALL, MOW TO NO LESS THAN 6" BY ROTARY MOWER OR WEED EATER TO PREVENT THE WEEDS FROM GOING TO SEED. DO NOT MOW WITH A LAWN MOWER.
3. ANNUAL MAINTENANCE: AFTER FIRST YEAR, MOW ONE TIME AS CLOSE TO THE GROUND AS POSSIBLE IN EARLY SPRING.

ERNST SEED CO. NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS SPECIFICATIONS (ERNMX-181):

(L020181 - 1/2017)

BOTANICAL NAME	COMMON NAME	%
SORGHASTRUM NUTANS	INDIANGRASS	32.20%
LOLIUM MULTIFLORUM	ANNUAL RYEGRASS	20.00%
ELYMUS VIRGINICUS	VIRGINIA WILDRYE	17.00%
ANDROPOGON GERARDII, 'SOUTHLOW'	BIG BLUESTEM, 'SOUTHLOW'	8.00%
AGROSTIS PERENNANS	AUTUMN BENTGRASS	6.00%
PANICUM VIRGATUM, 'SHAWNEE'	SWITCHGRASS, 'SHAWNEE'	3.00%
ECHINACEA PURPUREA	PURPLE CONEFLOWER	2.50%
AGROSTIS SCABRA	TICKLEGRASS (ROUGH BENTGRASS)	2.00%
TRIDENS FLAVUS	PURPLETOP	2.00%
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	2.00%
CORE OPSIS LANCEOLATA	LANCELEAF COREOPSIS	1.00%
HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER	1.00%
RUDBECKIA HIRTA	BLACKEYED SUSAN	1.00%
LESPEDEZA VIRGINICA	SLENDER BUSHCLOVER	0.70%
LIATRIS SPICATA	MARSH (DENSE) BLAZING STAR	0.60%
MONARDA FISTULOSA	WILD BERGAMOT	0.50%
SYMPHYOTRICHUM PYCANTHEMUM TEN



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PROJECT No.:	JS210927
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.01-CRSC-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
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Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

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CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:

OVERALL CROSS SECTION PLAN

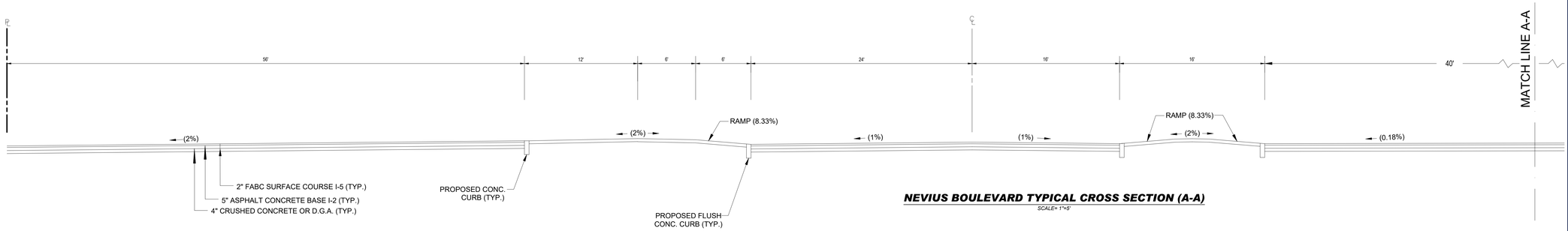
SHEET NUMBER:

C-801

REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DWG\SITE PLANS\JS210927.01-CRSC-14A-----LAYOUT - C-801 XXVL

NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS

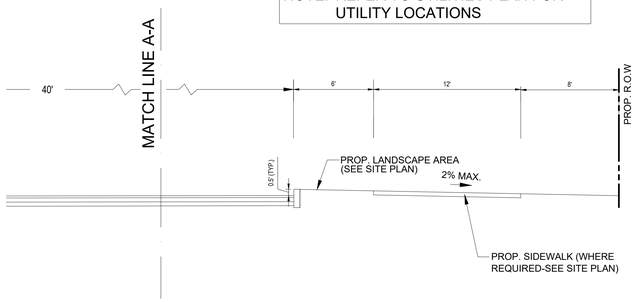


NEVIUS BOULEVARD TYPICAL CROSS SECTION (A-A)

SCALE= 1"=5'

1

NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



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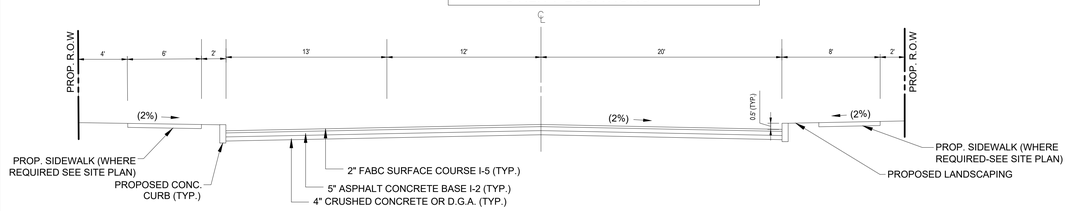

NEVIUS BOULEVARD TYPICAL CROSS SECTION (B-B)

SCALE= 1"=5'

3

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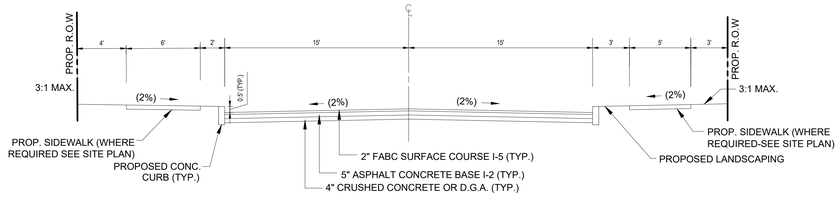
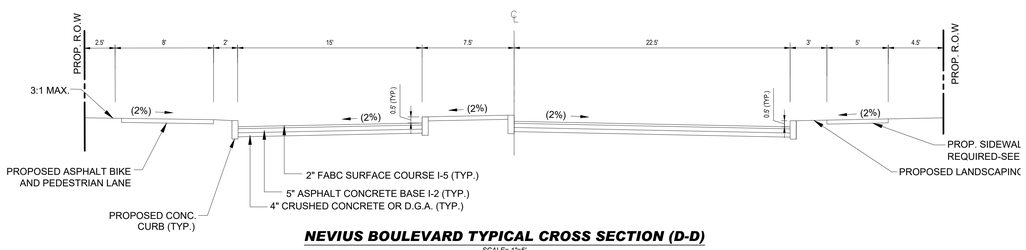


NEVIUS BOULEVARD TYPICAL CROSS SECTION (C-C)

SCALE= 1"=5'

4

NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS

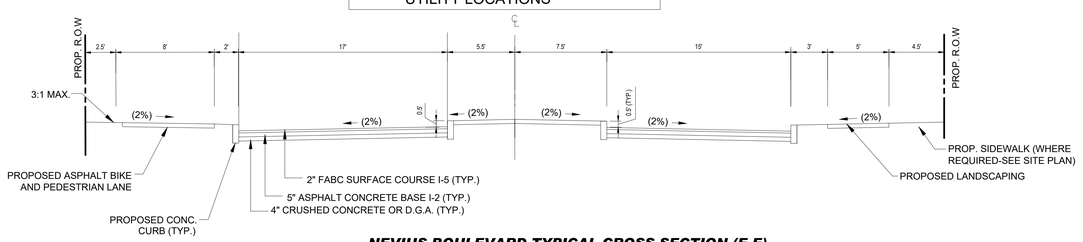


NEVIUS BOULEVARD TYPICAL CROSS SECTION (D-D)

SCALE= 1"=5'

5

NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS

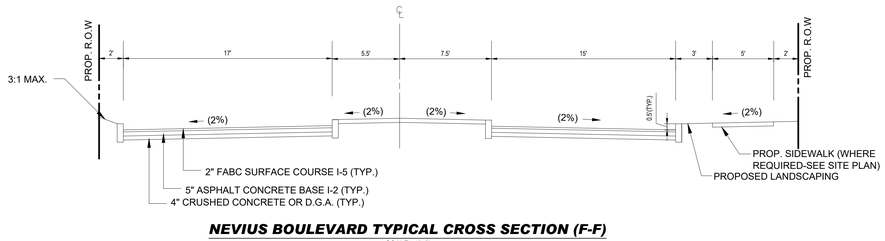


NEVIUS BOULEVARD TYPICAL CROSS SECTION (E-E)

SCALE= 1"=5'

6

NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



NEVIUS BOULEVARD TYPICAL CROSS SECTION (F-F)

SCALE= 1"=5'

7

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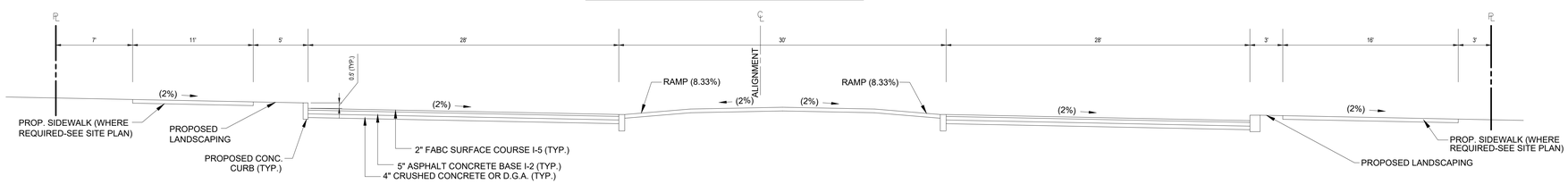

JUGHANDLE TYPICAL CROSS SECTION (J-J)

SCALE= 1"=5'

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FOR

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PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

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Fax: (908) 754-4401
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NJ CERT. OF AUTHORIZATION NO. 24GA28151700 & 24MB00122

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DELAWARE LICENSE No. 17111
OHIO LICENSE No. 76297

SHEET TITLE:

ROADWAY CROSS SECTIONS

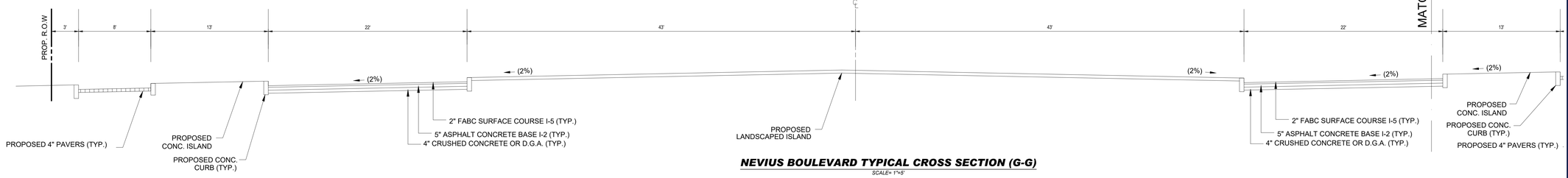
SHEET NUMBER:

C-802

REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.01-CRSC-14A----AJAYGIT, C-802 XSECA

NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



NEVIUS BOULEVARD TYPICAL CROSS SECTION (G-G)

SCALE= 1"=5'

1

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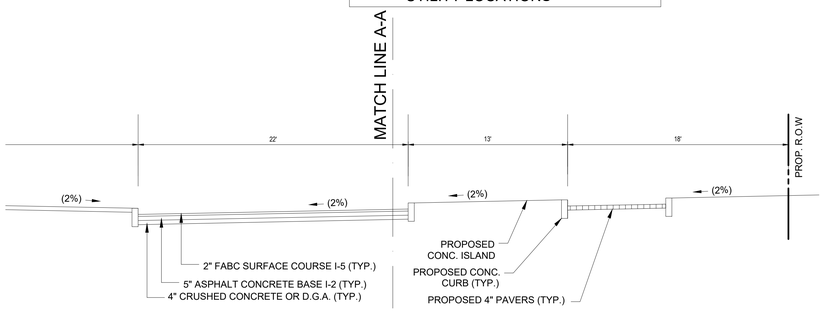

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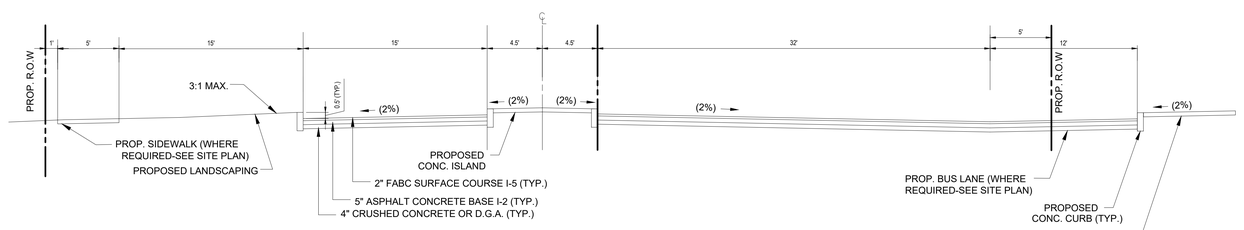

NEVIUS BOULEVARD TYPICAL CROSS SECTION (H-H)

SCALE= 1"=5'

3

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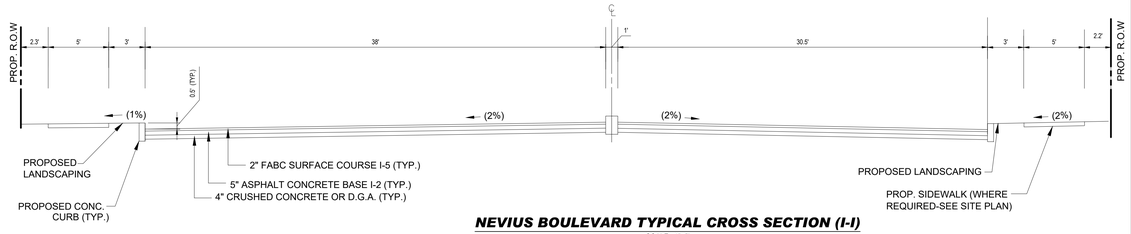

NEVIUS BOULEVARD TYPICAL CROSS SECTION (I-I)

SCALE= 1"=5'

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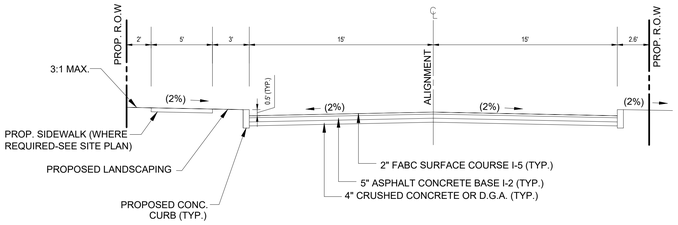

JUGHANDLE TYPICAL CROSS SECTION (K-K)

SCALE= 1"=5'

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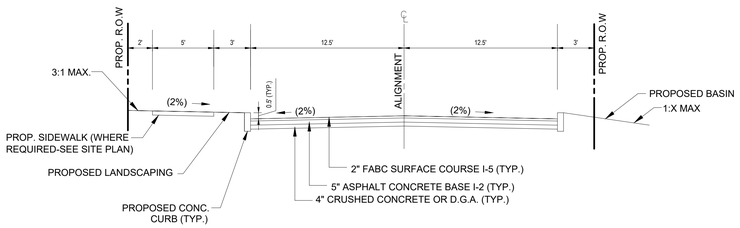

JUGHANDLE TYPICAL CROSS SECTION (L-L)

SCALE= 1"=5'

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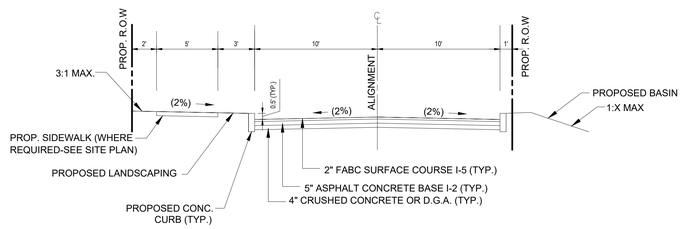

JUGHANDLE TYPICAL CROSS SECTION (M-M)

SCALE= 1"=5'

7

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10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR BB
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR BAB
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC DGR

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PROJECT No.: JS210927
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
CAD I.D.: JS210927.01-CRSC-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
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Fax: (908) 754-4401
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NJ CERT. OF AUTHORIZATION NO. 24GA28181700 & MH000122

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PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 76297

SHEET TITLE:

ROADWAY CROSS SECTIONS

SHEET NUMBER:

C-803

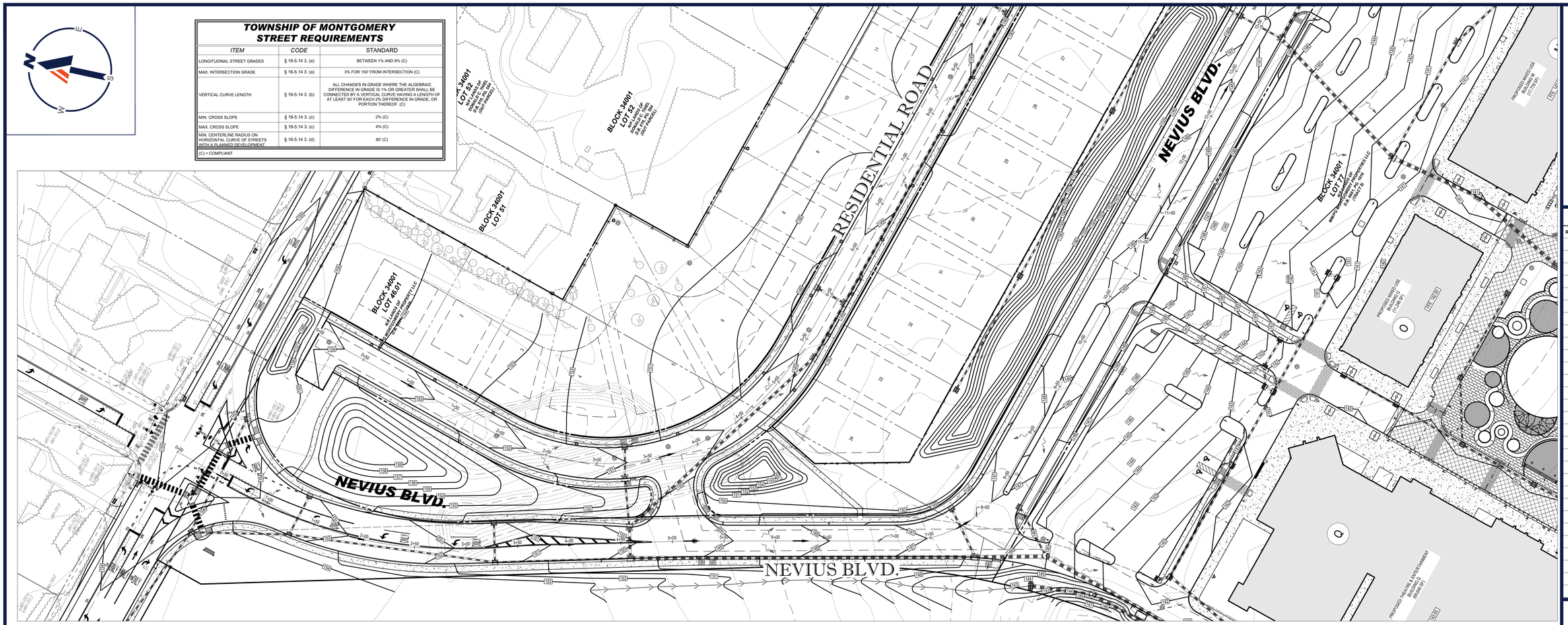
REVISION 14 - 06/15/2022

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.01-CRSC-14A.dwg — LAYOUT: C-803 XSECS

TOWNSHIP OF MONTGOMERY
STREET REQUIREMENTS

ITEM	CODE	STANDARD
LONGITUDINAL STREET GRADES	§ 16-5.14 3. (a)	BETWEEN 1% AND 8% (C)
MAX. INTERSECTION GRADE	§ 16-5.14 3. (a)	3% FOR 150' FROM INTERSECTION (C)
VERTICAL CURVE LENGTH	§ 16-5.14 3. (b)	ALL CHANGES IN GRADE WHERE THE ALGEBRAIC DIFFERENCE IN GRADE IS 1% OR GREATER SHALL BE CONNECTED BY A VERTICAL CURVE HAVING A LENGTH OF AT LEAST 50' FOR EACH 2% DIFFERENCE IN GRADE, OR PORTION THEREOF. (C)
MIN. CROSS SLOPE	§ 16-5.14 3. (c)	2% (C)
MAX. CROSS SLOPE	§ 16-5.14 3. (c)	4% (C)
MIN. CENTERLINE RADIUS ON HORIZONTAL CURVE OF STREETS WITH A PLANNED DEVELOPMENT	§ 16-5.14 3. (d)	80' (C)

(C) = COMPLIANT


RESIDENTIAL ROAD
NEVIUS BLVD.
NEVIUS BLVD.
NEVIUS BLVD.
BLOCK 34001 LOT 52
BLOCK 34001 LOT 52
BLOCK 34001 LOT 51
BLOCK 34001 LOT 46.01
BLOCK 34001 LOT 17
PROPOSED MIXED USE BUILDING D (17,738 SF)
PROPOSED MIXED USE BUILDING C (14,348 SF)
PROPOSED THEATRE & ENTERTAINMENT BUILDING (45,000 SF)
PROPOSED MIXED USE BUILDING A (17,738 SF)
PROPOSED RETAIL BUILDING (9,000 SF)
PROPOSED RETAIL BUILDING (9,000 SF)
PROPOSED RETAIL BUILDING (9,000

TOWNSHIP OF MONTGOMERY STREET REQUIREMENTS

ITEM	CODE	STANDARD
LONGITUDINAL STREET GRADES	§ 16-5.14 3. (a)	BETWEEN 1% AND 8% (C)
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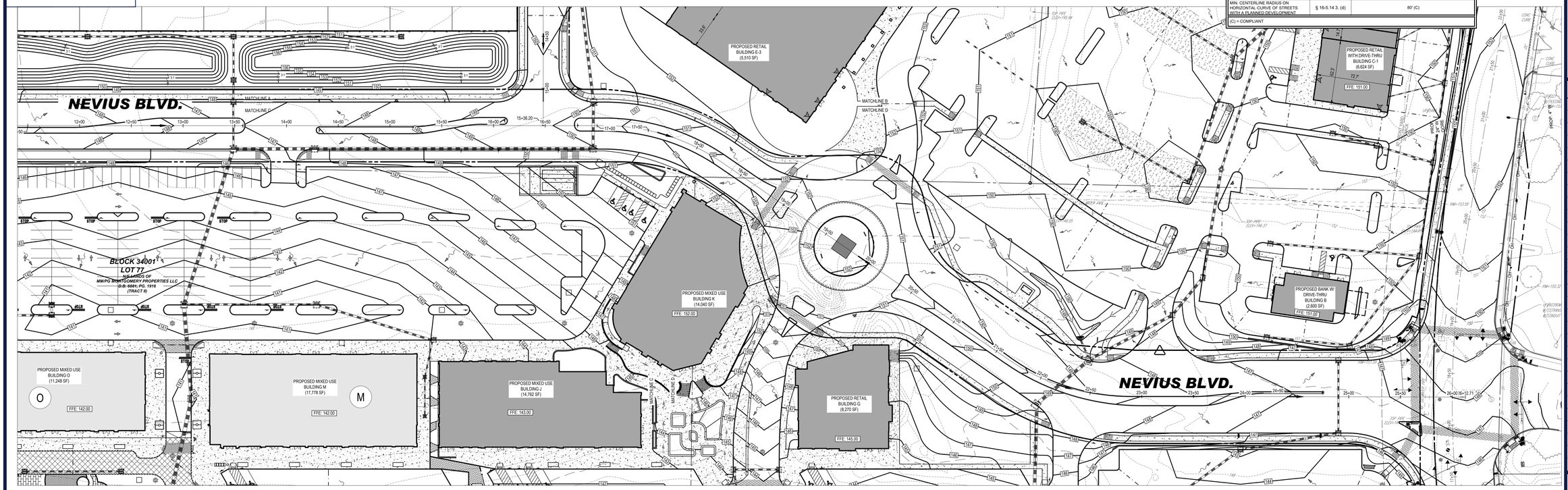
MIN. CENTERLINE RADIUS ON HORIZONTAL CURVE OF STREETS WITH A PLANNED DEVELOPMENT	§ 16-5.14 3. (d)	80' (C)

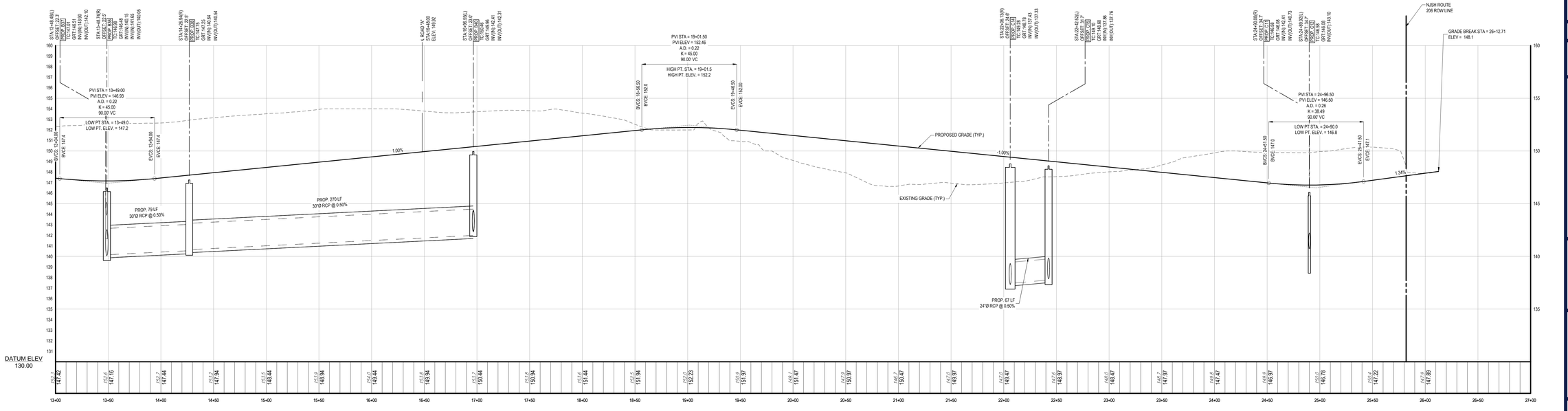
(C) = COMPLIANT



NEVIUS BOULEVARD PLAN VIEW

SCALE: 1" = 40' HORIZONTAL

GRAPHIC SCALE 40 0 20 40 80 160 — 1 INCH = 40 FEET



NEVIUS BOULEVARD CENTERLINE PROFILE 2

SCALE: 1"= 40' HORIZONTAL
1"= 4' VERTICAL

VERTICAL SCALE 4 0 2 4 8 16 — 1 INCH = 4 FEET

HORIZONTAL SCALE 40 0 20 40 80 160 — 1 INCH = 40 FEET

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7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB BB
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PROJECT No.: JS210927
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
CAD I.D.: JS210927.01-PROF-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
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CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

SHEET TITLE:

ROAD PROFILE SHEET B

SHEET NUMBER:

C-805

REVISION 14 - 06/15/2022

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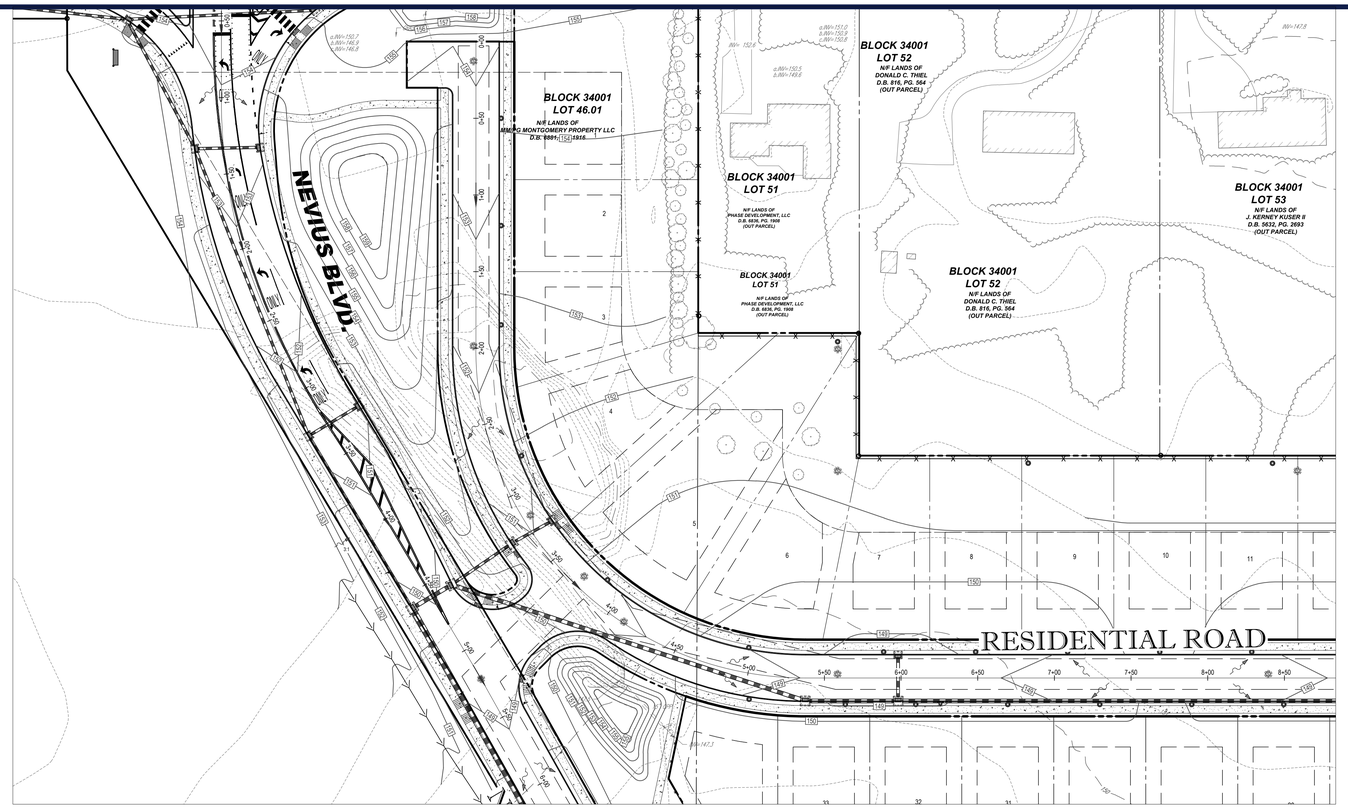

RESIDENTIAL ROAD PLAN VIEW

SCALE: 1" = 40' HORIZONTAL

40 0 20 40 80 160

GRAPHIC SCALE 1 INCH = 40 FEET

TOWNSHIP OF MONTGOMERY STREET REQUIREMENTS

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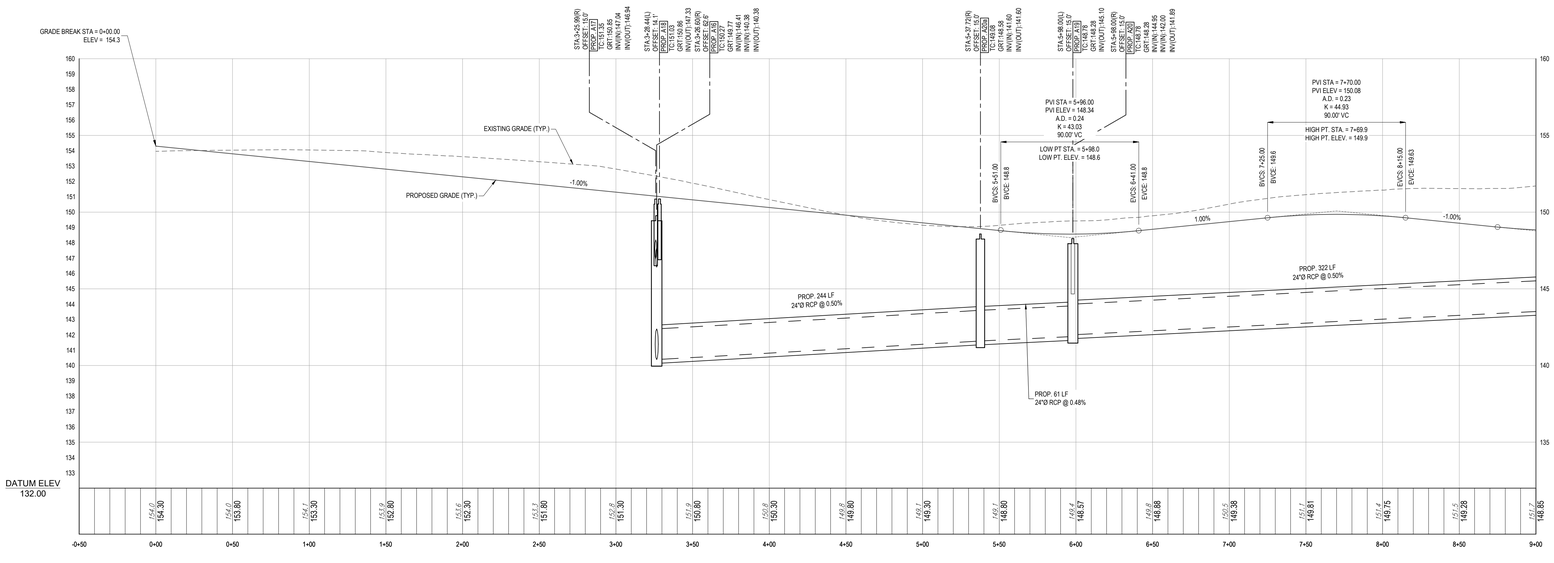
(C) = COMPLIANT



RESIDENTIAL ROAD PROFILE 1

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

4 0 2 4 8 16

VERTICAL SCALE 1 INCH = 4 FEET

40 0 20 40 80 160

HORIZONTAL SCALE 1 INCH = 40 FEET

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5	03/30/2018	REV. PER TOWNSHIP COMMENTS	AO/APR / BB
6	09/18/2018	REV. PER CLIENT COMMENTS	GB/AO / BB
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8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	APR / BB/ML
9	05/13/2019	REV. PER TWA COMMENTS	APR / BB
10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR / BB
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR / BAB
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW / JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW / DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC / DGR

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PROJECT No.: JS210927
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
CAD I.D.: JS210927.01-PROF-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

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BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
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Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28137700 & 24MA00013200

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PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 78297

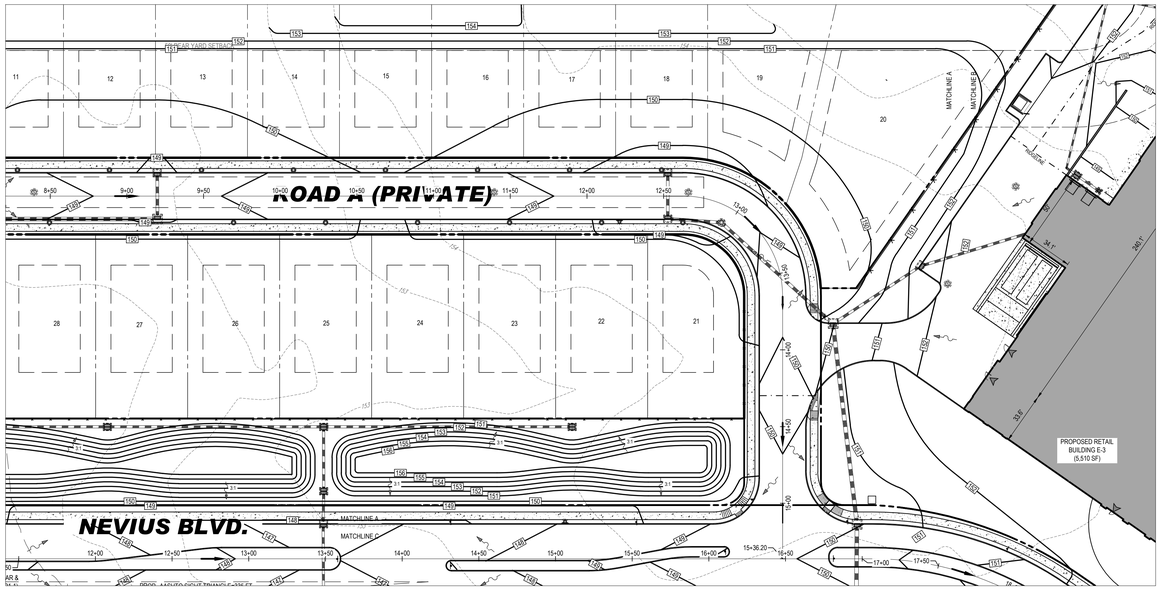
SHEET TITLE:

ROAD PROFILE SHEET C

SHEET NUMBER:

C-806

REVISION 14 - 06/15/2022



RESIDENTIAL ROAD PLAN VIEW

SCALE: 1" = 40' HORIZONTAL

40 0 20 40 80 160

GRAPHIC SCALE 1 INCH = 40 FEET

TOWNSHIP OF MONTGOMERY STREET REQUIREMENTS

ITEM	CODE	STANDARD
LONGITUDINAL STREET GRADES	§ 16-5.14 3. (a)	BETWEEN 1% AND 8% (C)
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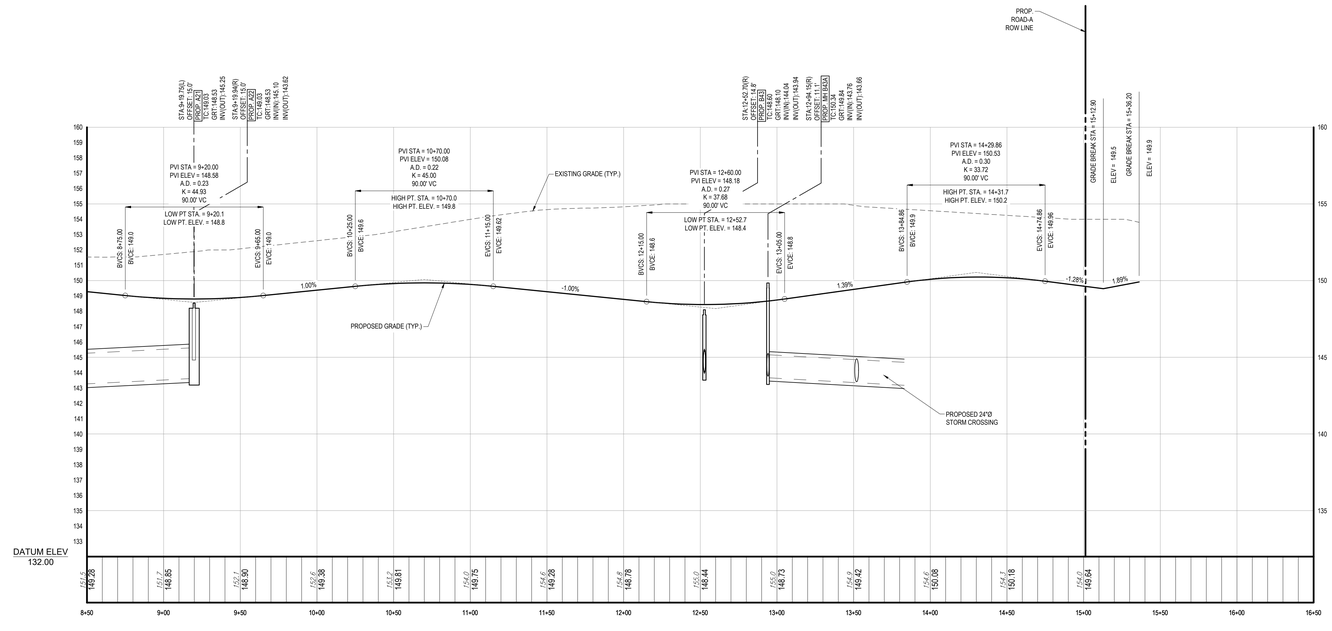
MIN. CENTERLINE RADIUS ON HORIZONTAL CURVE OF STREETS WITH A PLANNED DEVELOPMENT.	§ 16-5.14 3. (d)	80' (C)

(C) = COMPLIANT



RESDIENTIAL ROAD PROFILE 2

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

4 0 2 4 8 16

VERTICAL SCALE 1 INCH = 4 FEET

40 0 20 40 80 160

HORIZONTAL SCALE 1 INCH = 40 FEET

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6	09/18/2018	REV. PER CLIENT COMMENTS	GB/AO BB
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB BB
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	APR BB/ML
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10	06/27/2019	REV. PER UPDATED TWA COMMENTS	APR BB
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR BAB
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
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DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
CAD I.D.: JS210927.01-PROF-14A

PROJECT:
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FOR
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PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

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DELAWARE LICENSE No. 17111
OHIO LICENSE No. 76297

SHEET TITLE:
ROAD PROFILE SHEET D

SHEET NUMBER:
C-807

REVISION 14 - 06/15/2022

TOWNSHIP OF MONTGOMERY STREET REQUIREMENTS

ITEM	CODE	STANDARD
LONGITUDINAL STREET GRADES	§ 16-5.14 3. (a)	BETWEEN 1% AND 8% (C)
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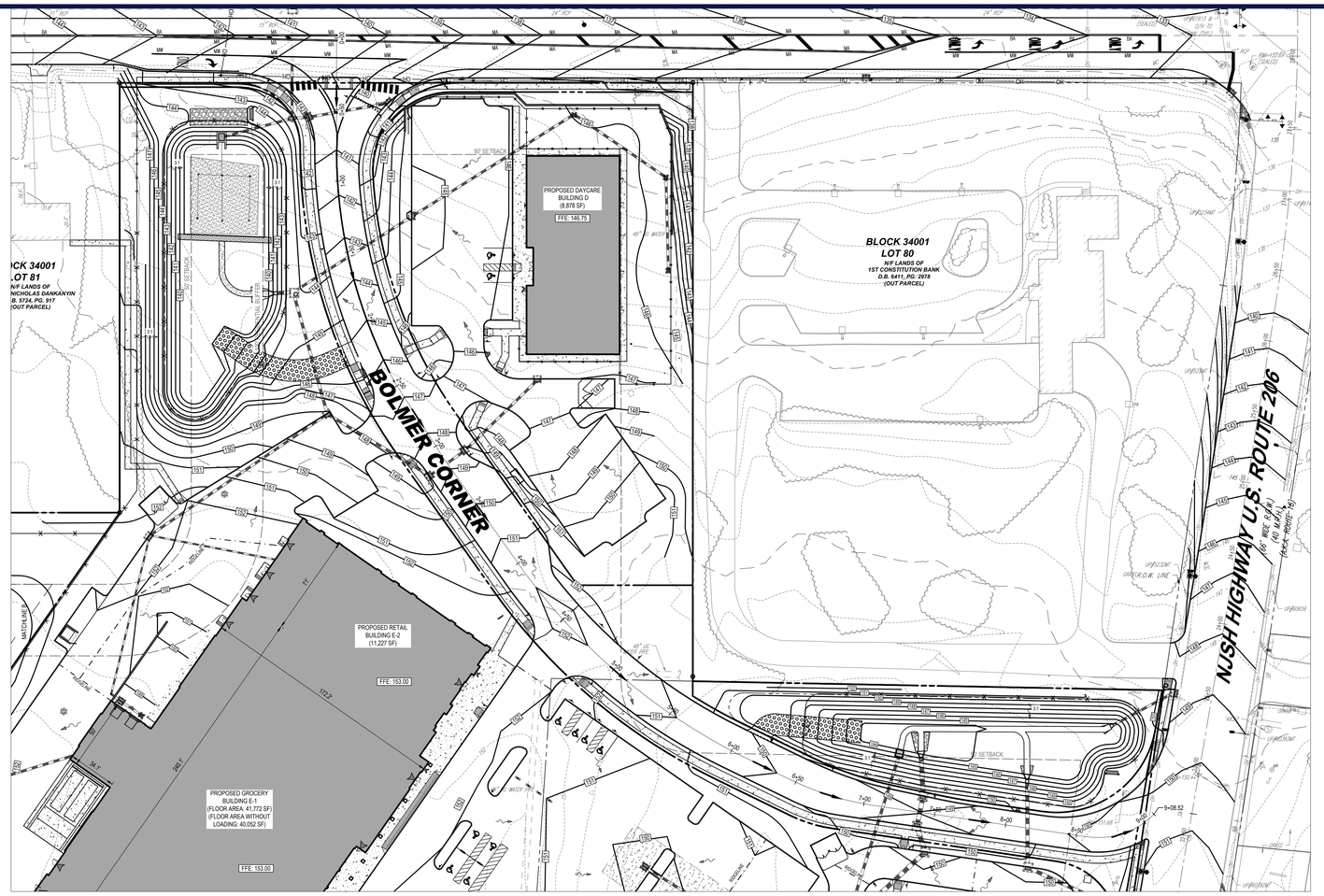
(C) = COMPLIANT		

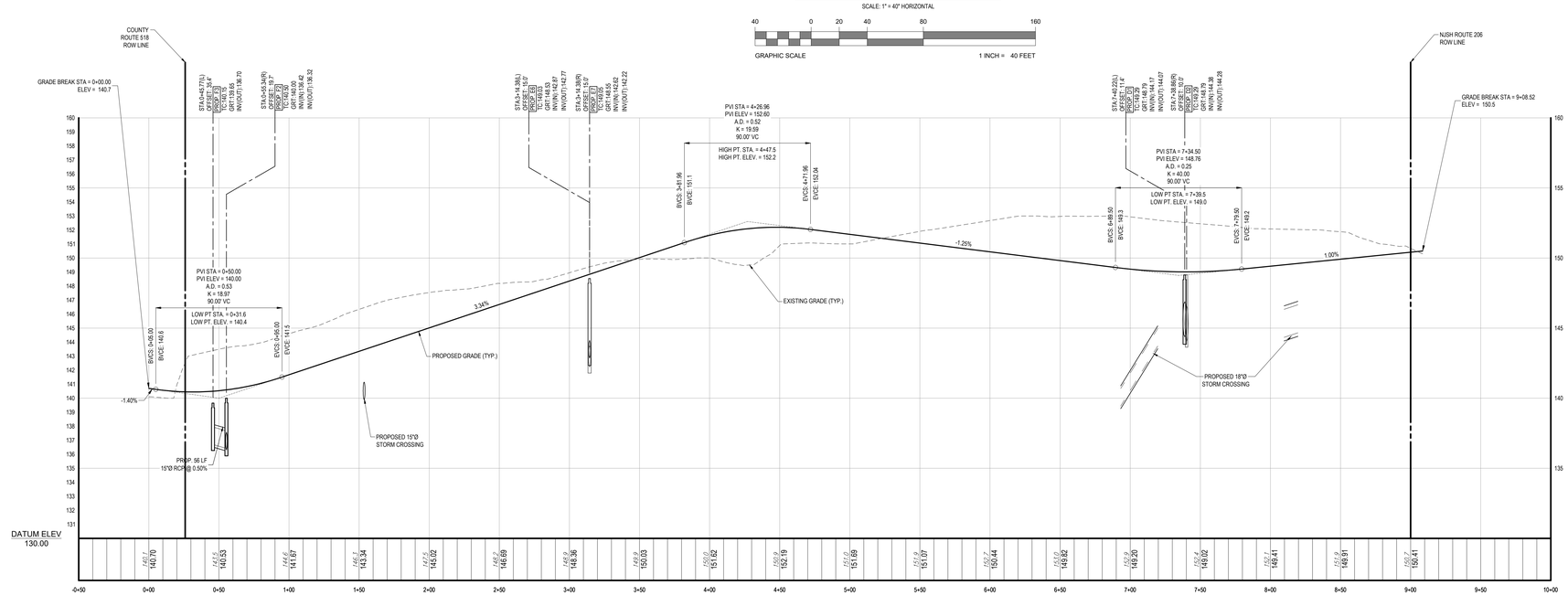


BOLMER CORNER PLAN VIEW

SCALE: 1" = 40' HORIZONTAL

40 0 20 40 80 160

GRAPHIC SCALE 1 INCH = 40 FEET



BOLMER CORNER PROFILE

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

4 0 2 4 8 16

VERTICAL SCALE 1 INCH = 4 FEET

40 0 20 40 80 160

HORIZONTAL SCALE 1 INCH = 40 FEET

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12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC DGR

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PROJECT No.:	JS210927
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
CAD I.D.:	JS210927.01-PROF-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

FOR

PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28151700 & MH000122

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PENNSYLVANIA LICENSE No. 077366
CONNECTICUT LICENSE No. 29039
DELAWARE LICENSE No. 17111
OHIO LICENSE No. 76297

SHEET TITLE:

ROAD PROFILE SHEET E

SHEET NUMBER:

C-808

REVISION 14 - 06/15/2022

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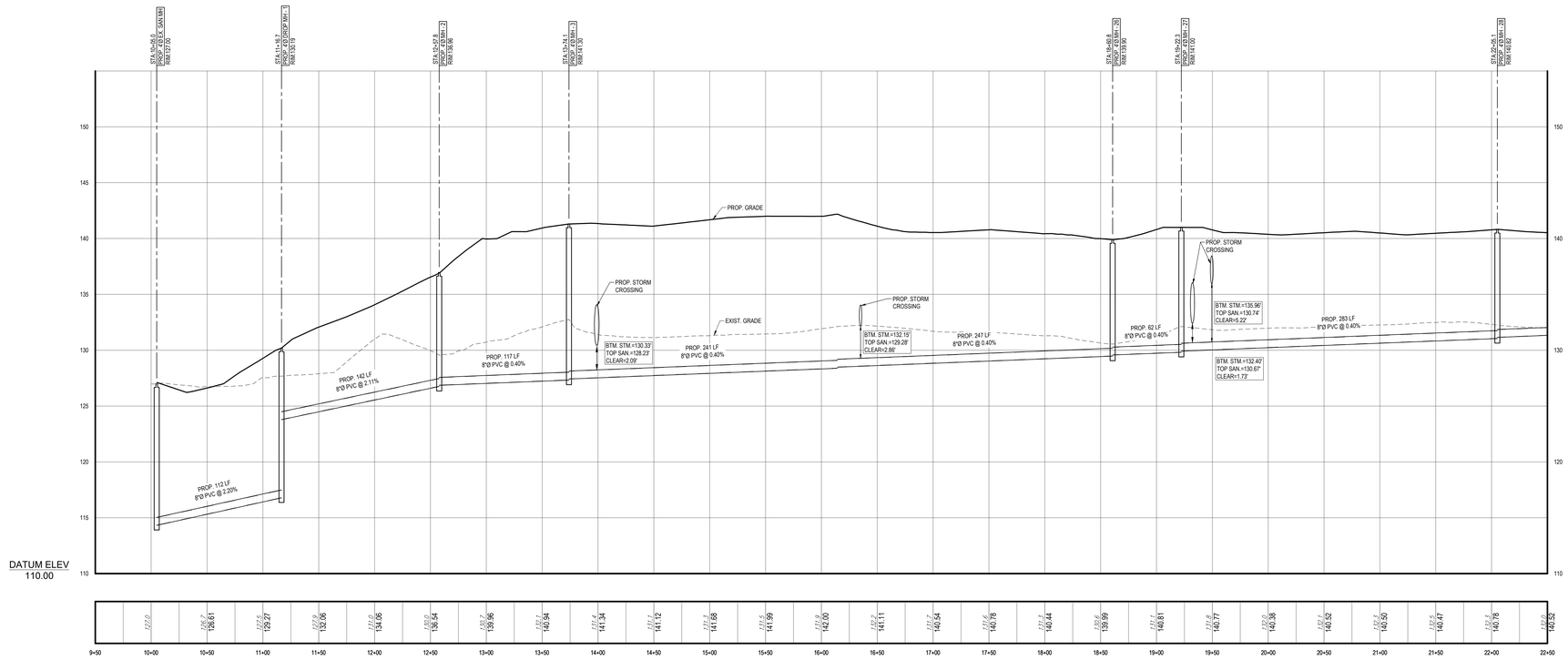
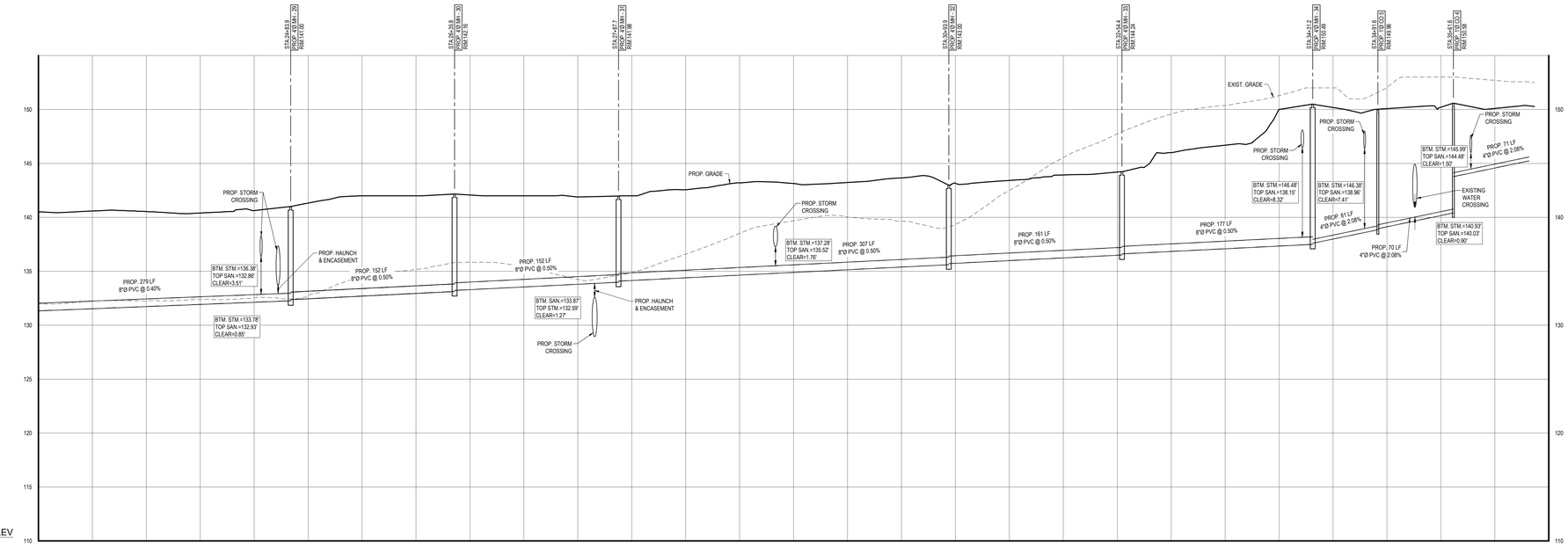


SANITARY SEWER PROFILE - EXIST. MANHOLE TO PROP. CLEANOUT #3 (STA 10+00 TO 22+50)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



SANITARY SEWER PROFILE - EXIST. MANHOLE TO PROP. CLEANOUT #3 (STA 22+50 TO 36+50)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

CONTRACTOR TO PROVIDE CONCRETE HAUNCH AND ENCASEMENT FOR SANITARY LINE IF THE MINIMUM 1.5 FEET OF COVER BETWEEN CROSSINGS CAN NOT BE ACHIEVED

5 0 2.5 5 10 20
VERTICAL SCALE 1 INCH = 5 FEET

50 0 25 50 100 200
HORIZONTAL SCALE 1 INCH = 50 FEET

G:\2021\JS210927.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JS210927.01-PSAN-14A-----LAYOUT1, C-809 $PROA

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4	01/02/2018	REV. PER TOWNSHIP COMMENTS	AO/KF / BB
5	03/30/2018	REV. PER TOWNSHIP COMMENTS	AO/APR / BB
6	09/18/2018	REV. PER CLIENT COMMENTS	GB/AO / BB
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB / BB
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OHIO LICENSE No. 78297

SHEET TITLE:

SANITARY SEWER PROFILES

SHEET NUMBER:

C-809

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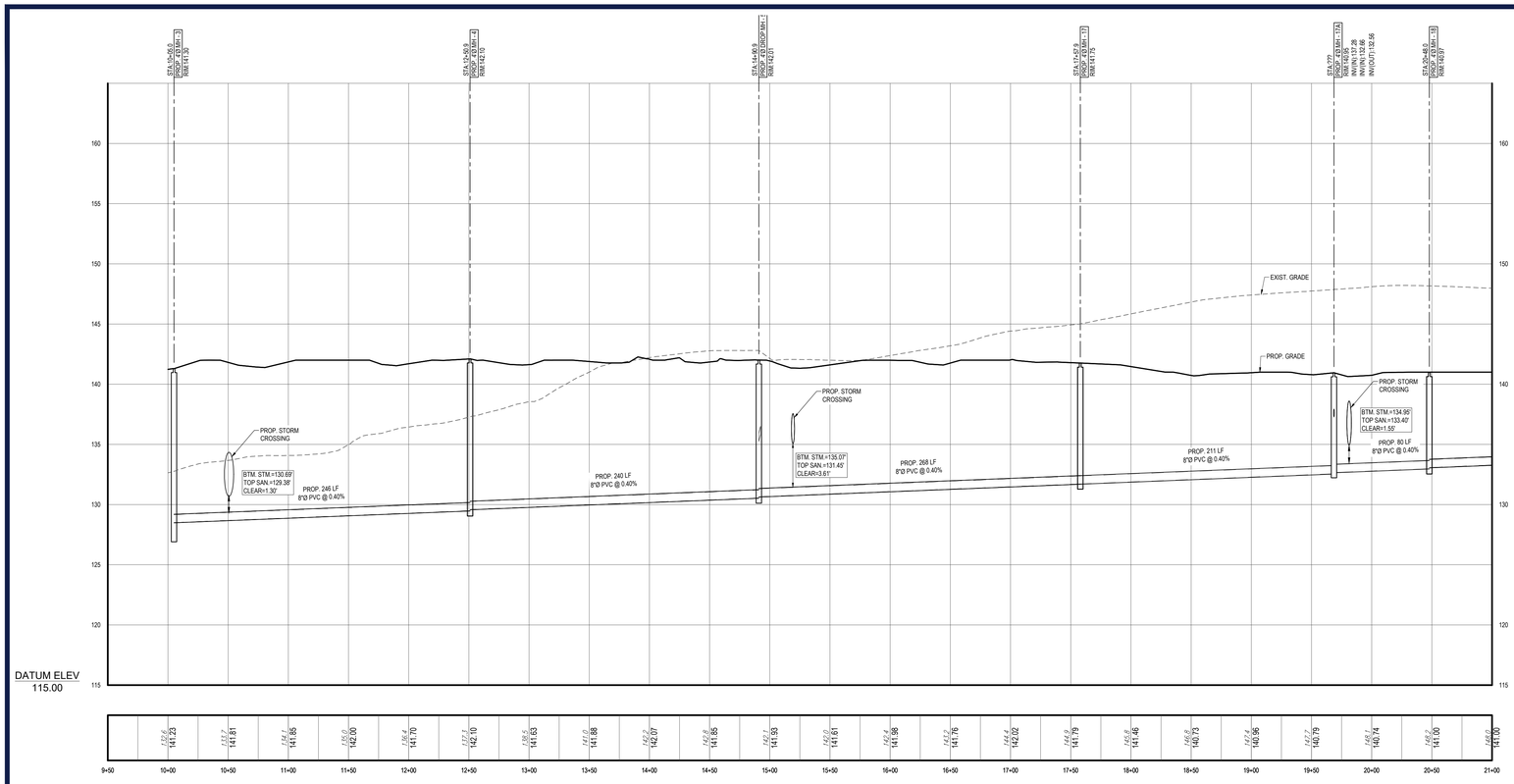
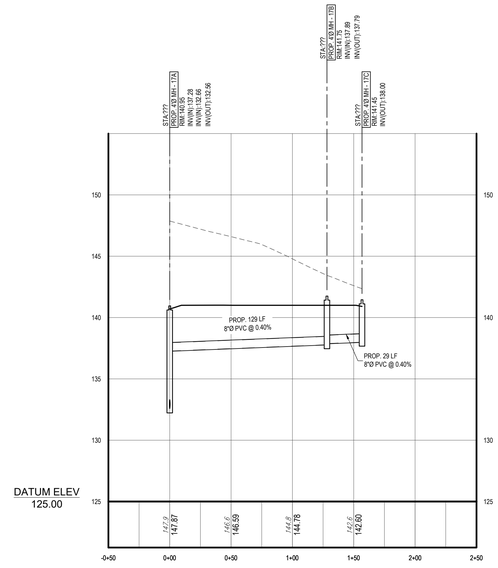


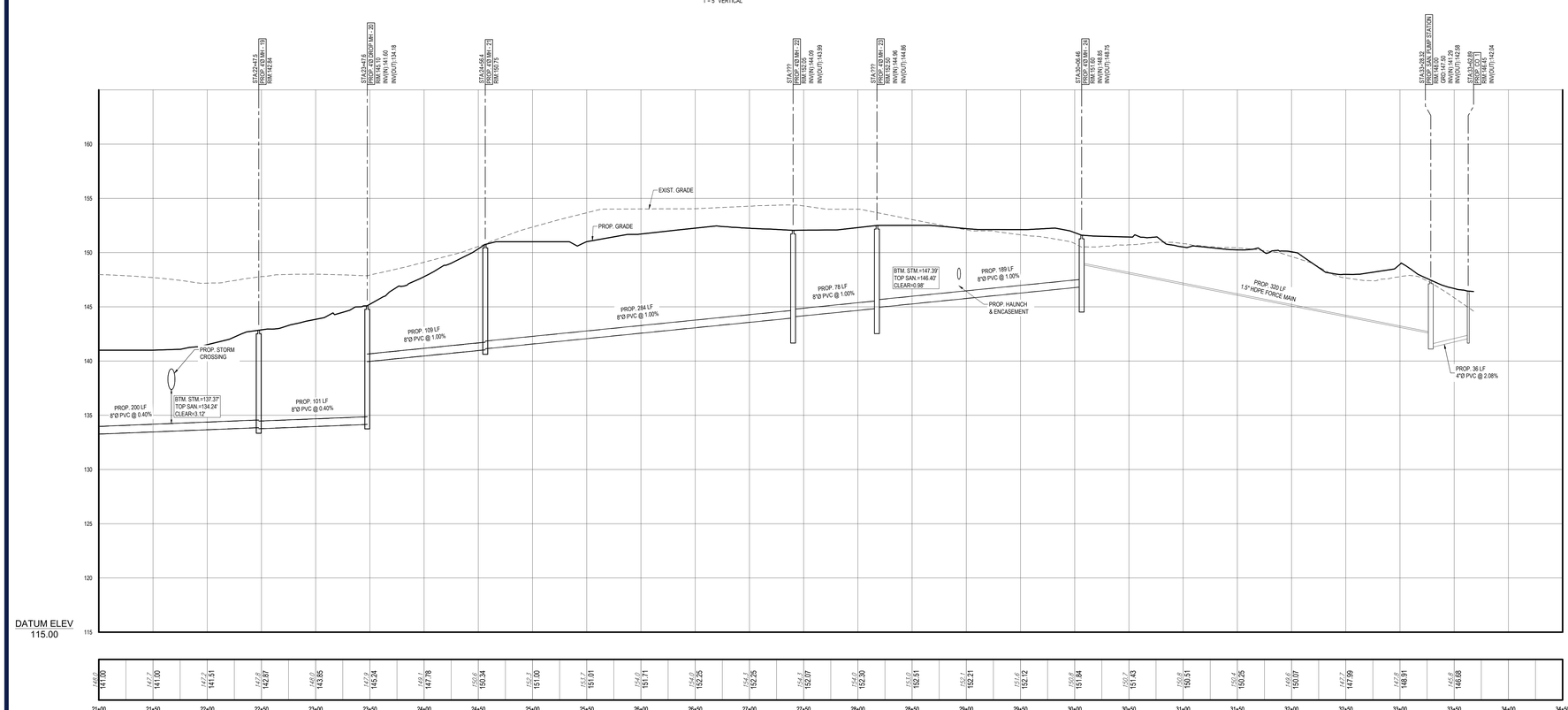
SANITARY SEWER PROFILE - PROP. MANHOLE #3 TO PROP. CLEANOUT #1 (STA 9+50 TO 21+00)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



SANITARY SEWER PROFILE - PROP. MANHOLE #17A TO PROP. MANHOLE #17C

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



SANITARY SEWER PROFILE - PROP. MANHOLE #3 TO PROP. CLEANOUT #1 (STA 21+00 TO 34+50)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

CONTRACTOR TO PROVIDE CONCRETE HAUNCH AND ENCASEMENT FOR SANITARY LINE IF THE MINIMUM 1.5 FEET OF COVER BETWEEN CROSSINGS CAN NOT BE ACHIEVED

5 0 2.5 5 10 20
VERTICAL SCALE 1 INCH = 5 FEET
50 0 25 50 100 200
HORIZONTAL SCALE 1 INCH = 50 FEET

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DATE:	06/03/2016
CAD I.D.:	JS210927.01-PSAN-14A

PROJECT:
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FOR
PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

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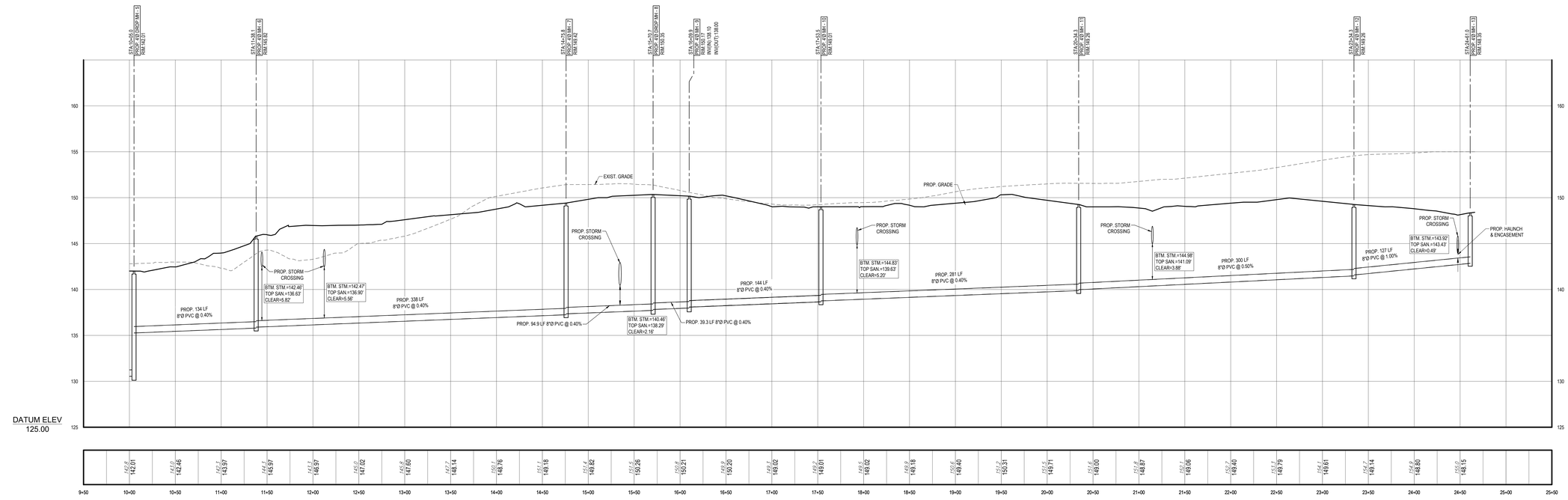
OHIO LICENSE No. 78297

SHEET TITLE:
SANITARY SEWER PROFILES

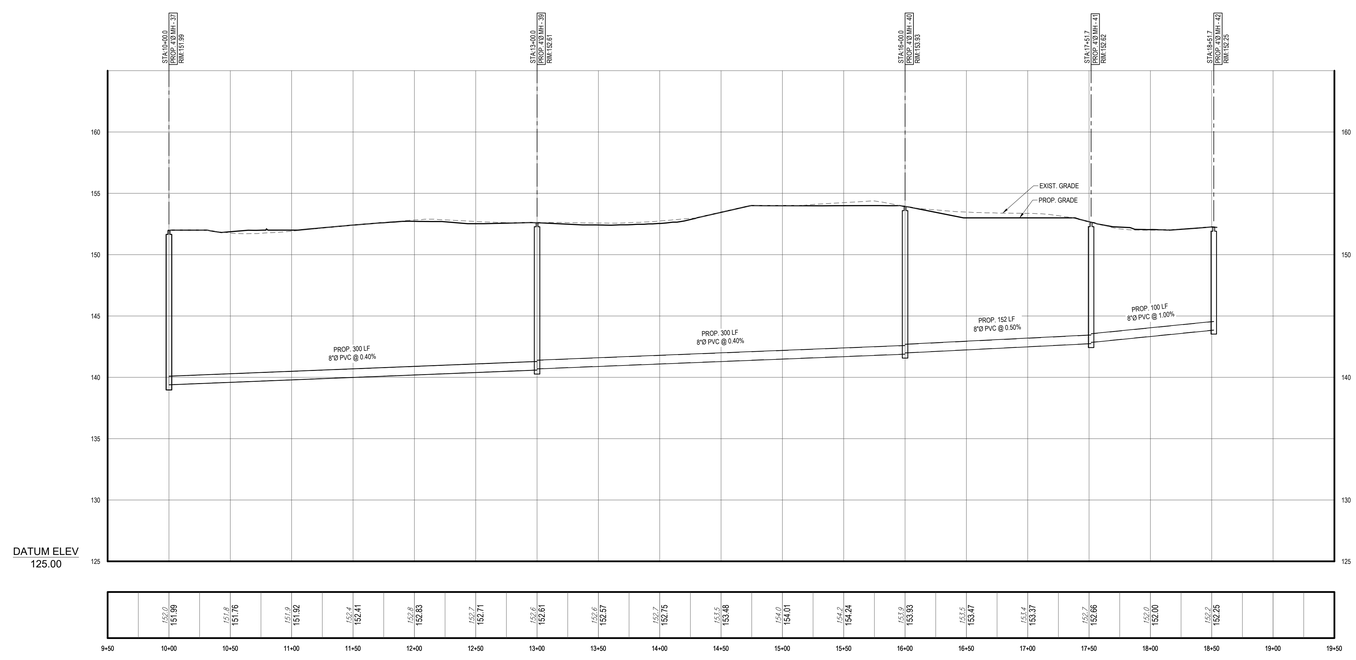
SHEET NUMBER:
C-810

REVISION 14 - 06/15/2022



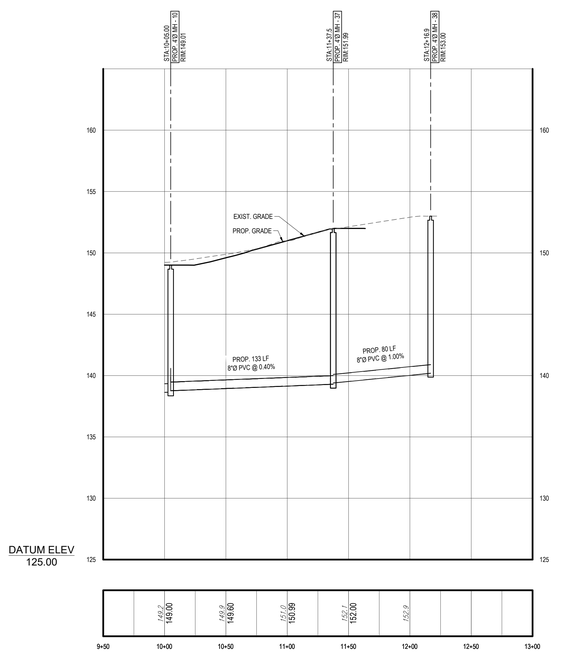
SANITARY SEWER PROFILE - PROP. MANHOLE #5 TO PROP. MANHOLE #13

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



SANITARY SEWER PROFILE - PROP. MANHOLE #37 TO PROP. MANHOLE #42

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



SANITARY SEWER PROFILE - PROP. MANHOLE #10 TO PROP. MANHOLE #38

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

CONTRACTOR TO PROVIDE CONCRETE HAUNCH AND ENCASEMENT FOR SANITARY LINE IF THE MINIMUM 1.5 FEET OF COVER BETWEEN CROSSINGS CAN NOT BE ACHIEVED

5 0 2.5 5 10 20
VERTICAL SCALE 1 INCH = 5 FEET

50 0 25 50 100 200
HORIZONTAL SCALE 1 INCH = 50 FEET

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7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB BB
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DRAWN BY:	OT/AQ/CO
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DATE:	06/03/2016
CAD I.D.:	JS210927.01-PSAN-14A

PROJECT:

AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2

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OHIO LICENSE No. 78297

SHEET TITLE:

SANITARY SEWER PROFILES

SHEET NUMBER:

C-811

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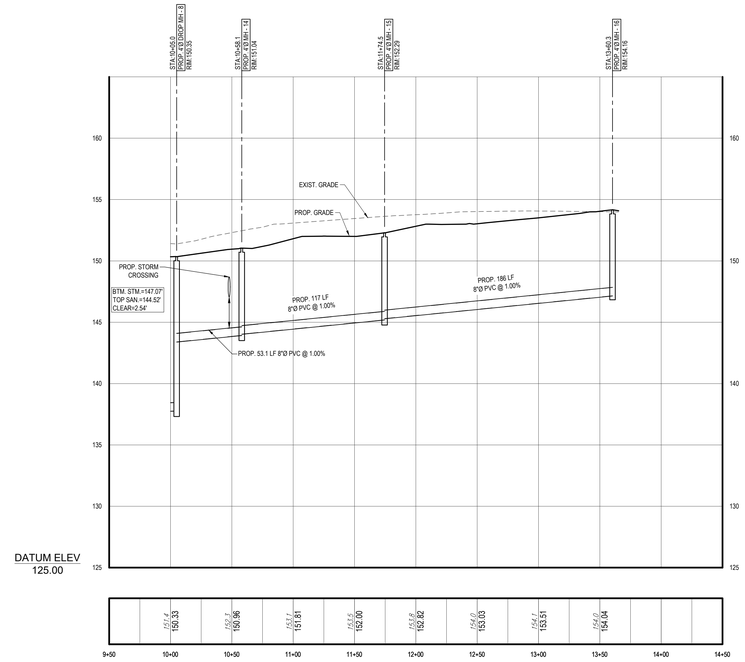
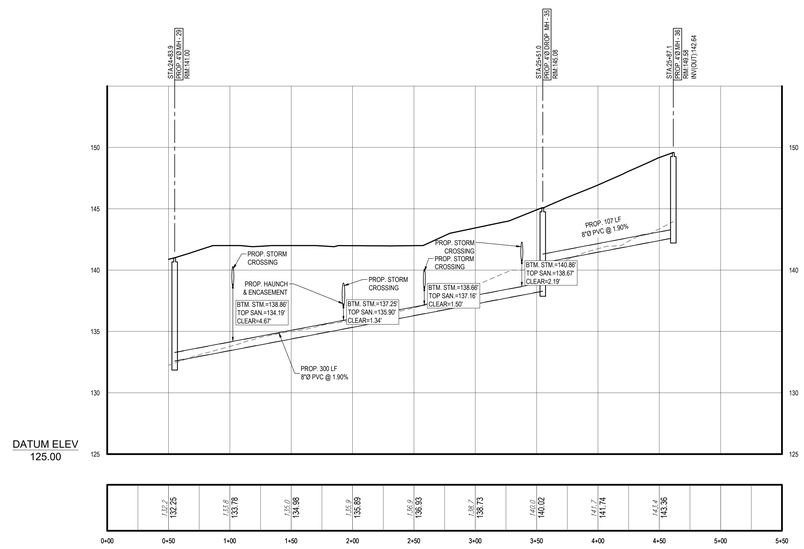


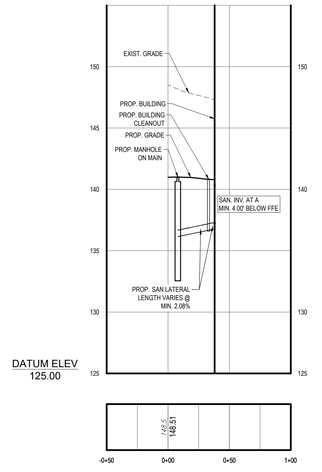
SANITARY SEWER PROFILE - PROP. MANHOLE #8 TO PROP. MANHOLE #16

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



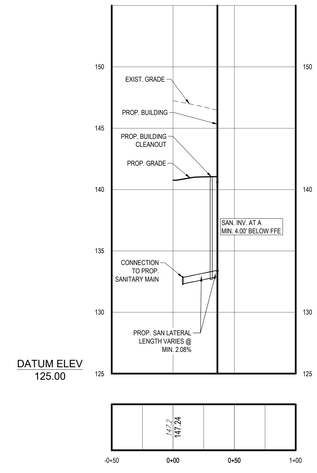
SANITARY SEWER PROFILE - PROP. MANHOLE #29 TO PROP. MANHOLE #36

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



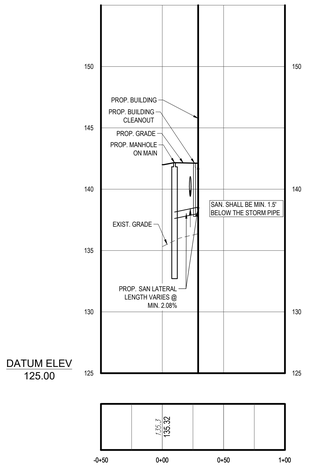
TYPICAL SANITARY LATERAL (BUILDINGS E1, G, J, K, M, Q1, Q2 AND Q3)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



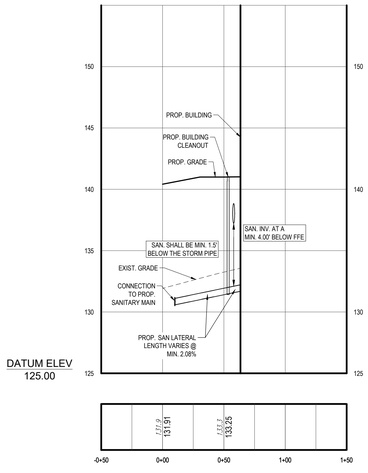
TYPICAL SANITARY LATERAL (BUILDINGS A, B, E2 AND O)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



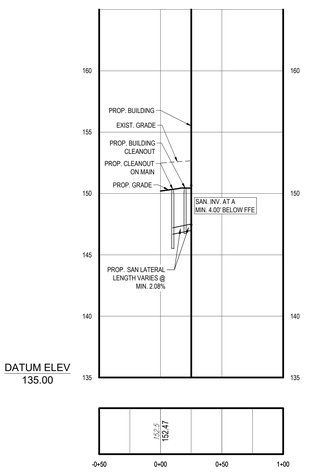
TYPICAL SANITARY LATERAL (BUILDING H)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



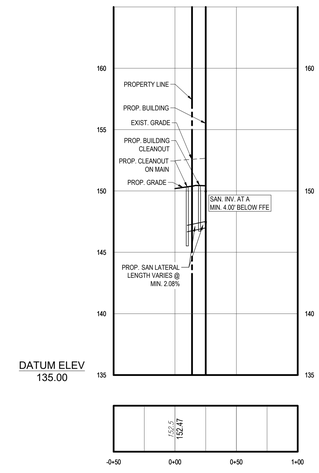
TYPICAL SANITARY LATERAL (BUILDINGS L, N AND P)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



TYPICAL SANITARY LATERAL (BUILDINGS C AND D)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



TYPICAL SANITARY LATERAL (RESIDENTIAL)

SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL

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VERTICAL SCALE 1 INCH = 5 FEET
50 0 25 50 100 200
HORIZONTAL SCALE 1 INCH = 50 FEET

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11	10/04/2019	REV. PER TWP. & TWA COMMENTS	APR BAB
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW JFT
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	CC DGR

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PROJECT No.: JS210927
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
CAD I.D.: JS210927.01-PSAN-14A

PROJECT:
AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2
FOR
PRINCETON PROMENADE, LLC

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER
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Phone: (908) 668-8300
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OHIO LICENSE No. 76297

SHEET TITLE:
SANITARY SEWER PROFILES

SHEET NUMBER:
C-812

REVISION 14 - 06/15/2022