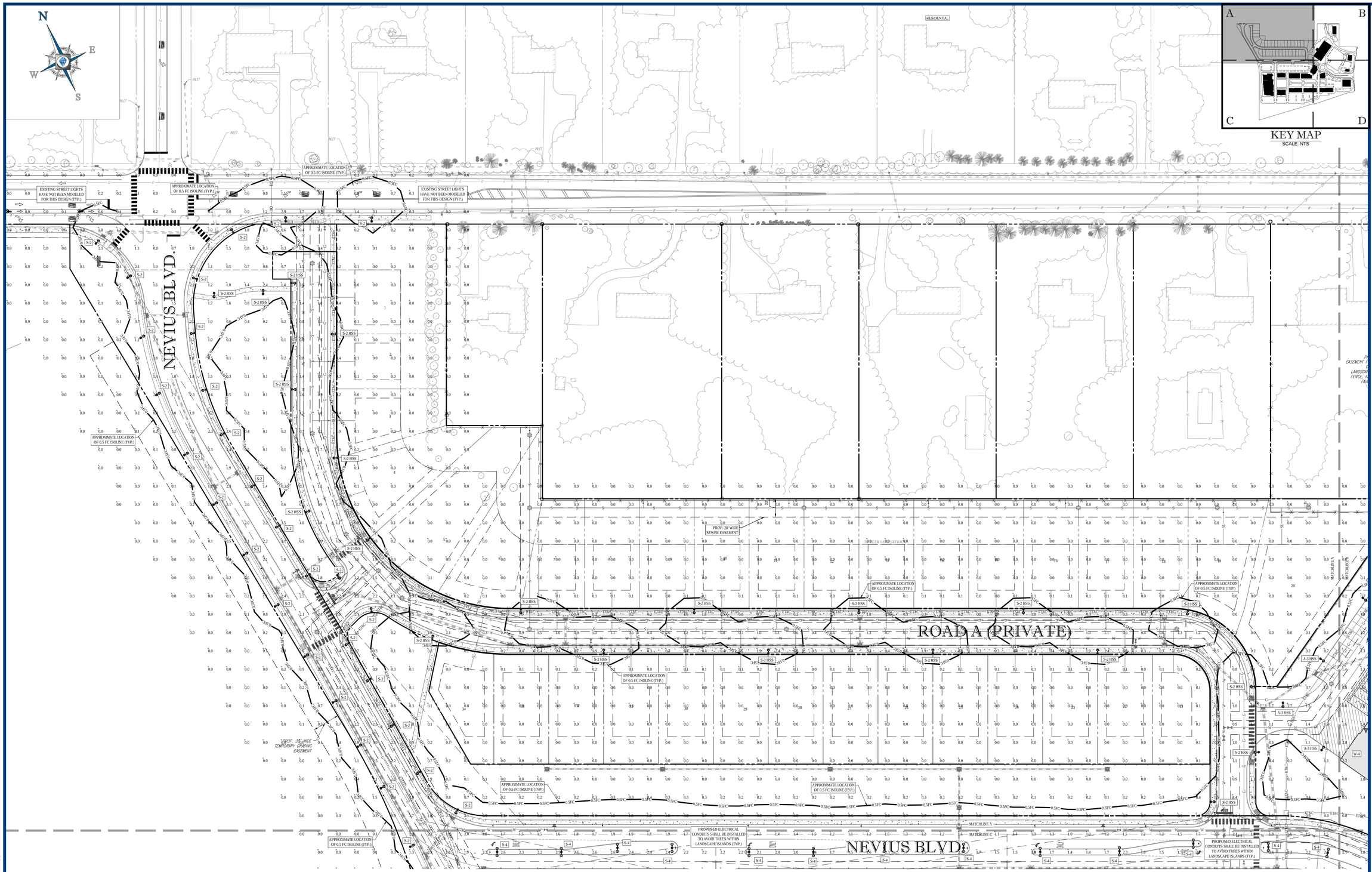

TOWNSHIP STANDARDS SHALL GOVERN SITE LIGHTING, INCLUDING HOURS AND METHODS OF OPERATION.

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

GRAPHIC SCALE 40 0 20 40 80 160

1 INCH = 40 FEET

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES • TRANSPORTATION SERVICES

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NORTHERN NEW JERSEY
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NEW YORK METRO
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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

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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-LGT-9A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
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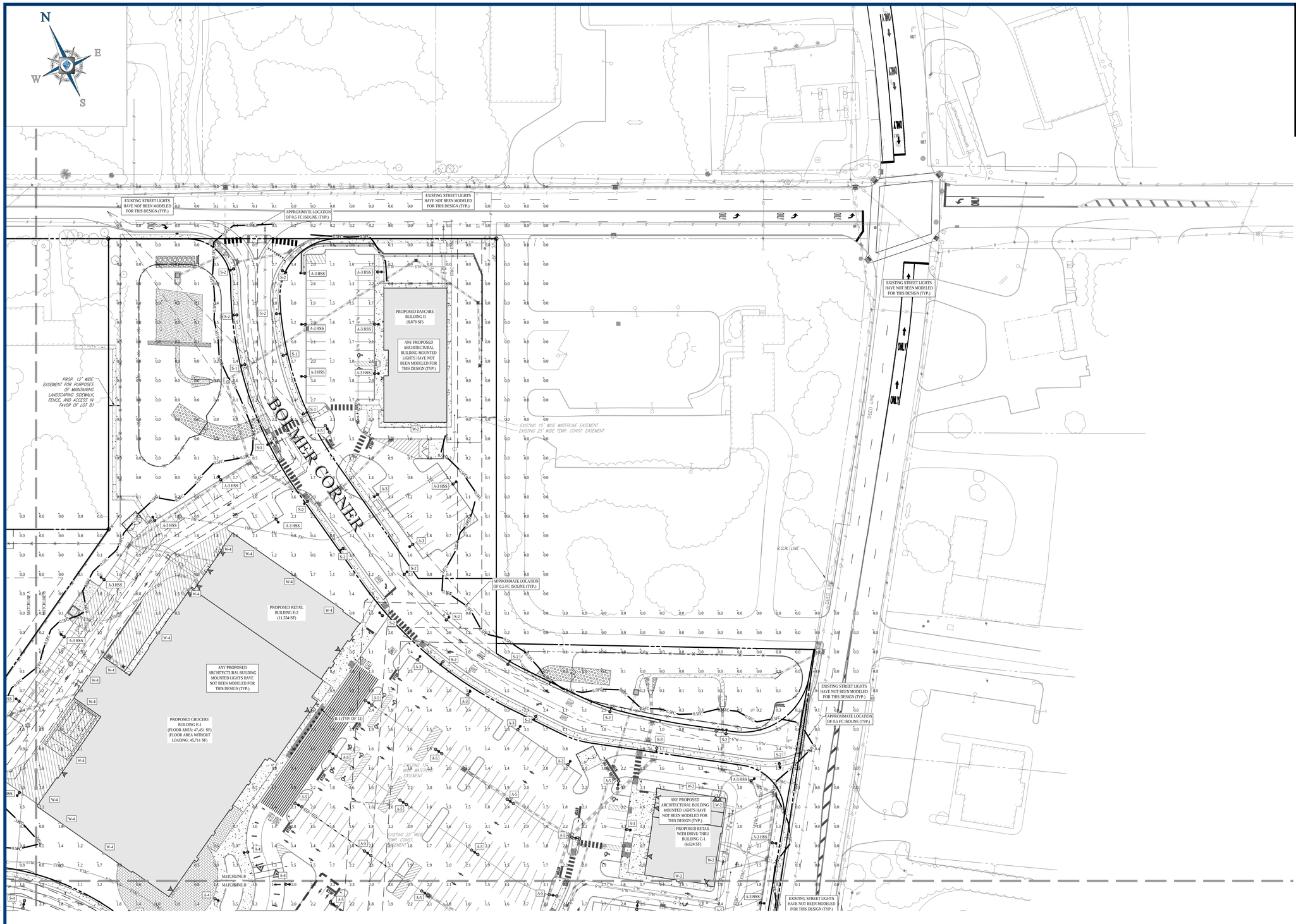
SHEET TITLE:

LIGHTING PLAN 'A'

SHEET NUMBER:
40
OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\Drawings\CAD\SHEET DRAWINGS\SITE PLAN FACADES\J160908-LGT-9A — LAYOUT: C-40 LIGHT 1A



KEY MAP
SCALE: NTS

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

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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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SUSTAINABLE DESIGN ◆ PERMITTING SERVICES ◆ TRANSPORTATION SERVICES
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PROFESSIONAL ENGINEERS ◆ PROFESSIONAL PLANNERS ◆ LANDSCAPE ARCHITECTS ◆ PROFESSIONAL SURVEYORS ◆ LEED ACCREDITED PROFESSIONALS ◆ CERTIFIED PLAYGROUND SAFETY INSPECTORS ◆ TRAFFIC ENGINEERS ◆ TRANSPORTATION PROFESSIONALS ◆ BICYCLE AND PEDESTRIAN PROFESSIONALS

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

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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-LGT-8A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

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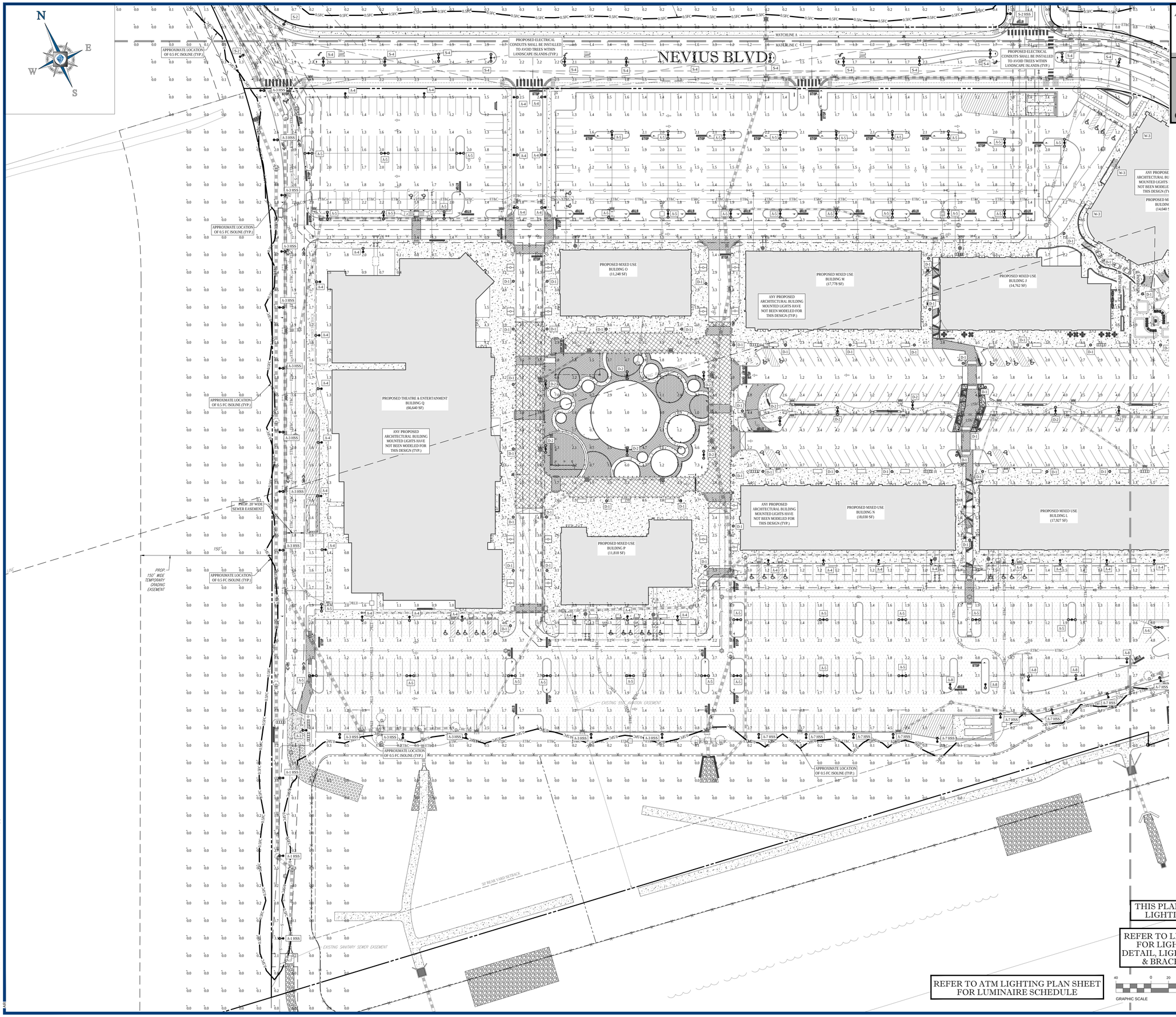
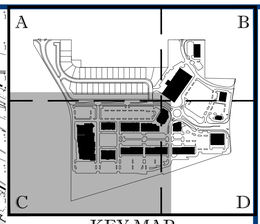
FLORIDA LICENSE No. 73277 | PENNSYLVANIA LICENSE No. 077388

SHEET TITLE:
LIGHTING PLAN 'B'

SHEET NUMBER:
41
OF 83

REVISION 9 - 05/13/2019





KEY MAP
SCALE: NTS

BOHLER ENGINEERING
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SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
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UPSTATE NEW YORK ◆ BALTIMORE, MD
BOSTON, MA ◆ NORTHERN VIRGINIA
PITTSBURGH, PA ◆ TAMPA, FL
CENTRAL PENNSYLVANIA ◆ ORLANDO, FL
NEW YORK METRO ◆ RALEIGH, NC
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NORTHERN NEW JERSEY ◆ WASHINGTON, DC

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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
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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

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PROJECT No.: J160908
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
SCALE: AS SHOWN
CAD I.D.: J160908-LGT-9A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

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NEW YORK LICENSE No. 085154-1
CONNECTICUT LICENSE No. 28239
PENNSYLVANIA LICENSE No. 077386

SHEET TITLE:

LIGHTING PLAN 'C'

SHEET NUMBER:

42
OF 83

REVISION 9 - 05/13/2019

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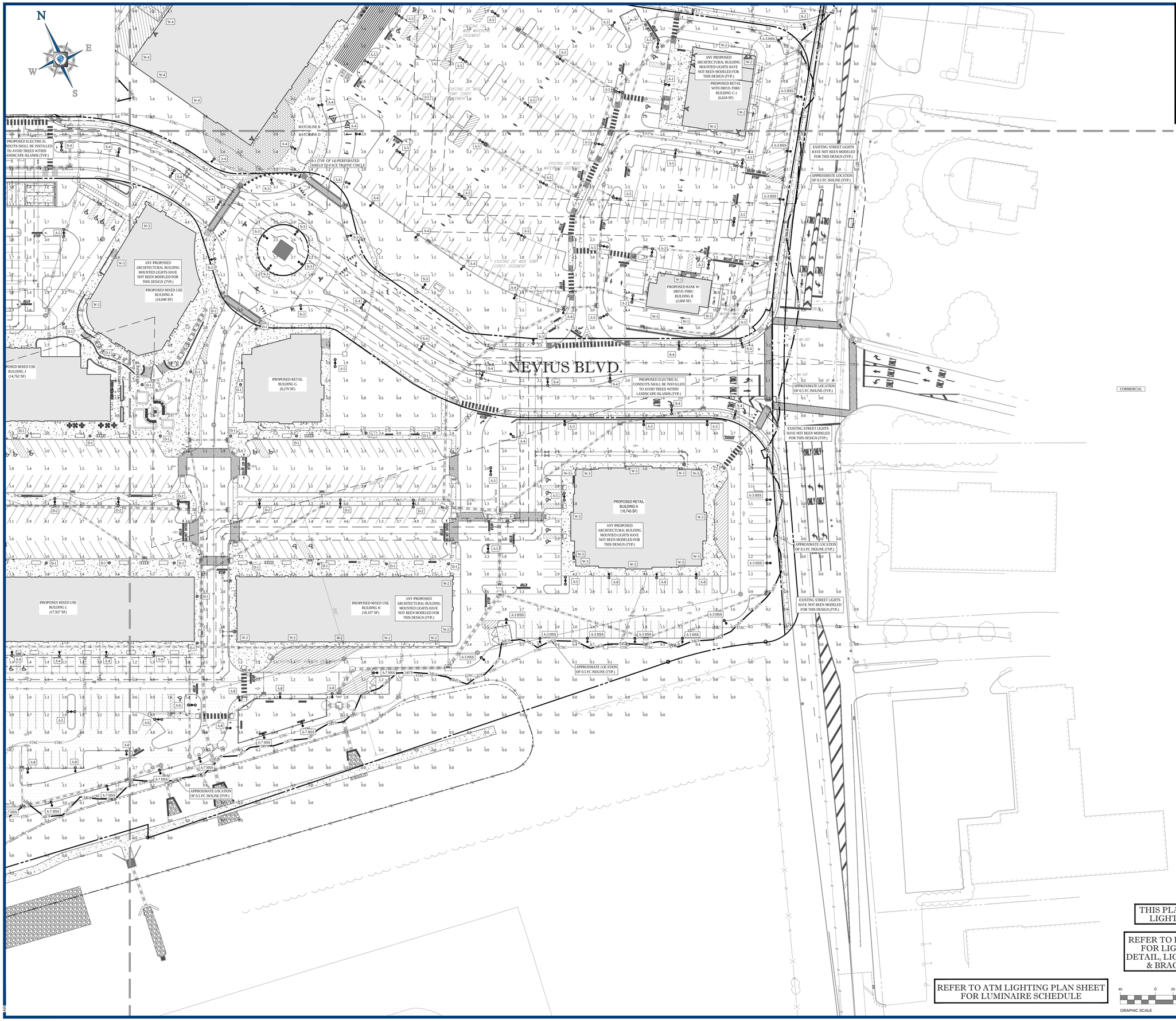

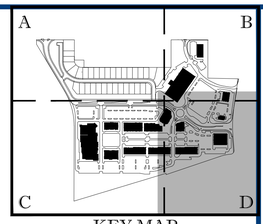

KEY MAP
SCALE: NTS

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3	11/07/2017	REV. PER TOWNSHIP COMMENTS	AO/KF BB
4	01/02/2018	REV. PER TOWNSHIP COMMENTS	AO/KF BB
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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-LGT-9A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN

FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

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SHEET TITLE:

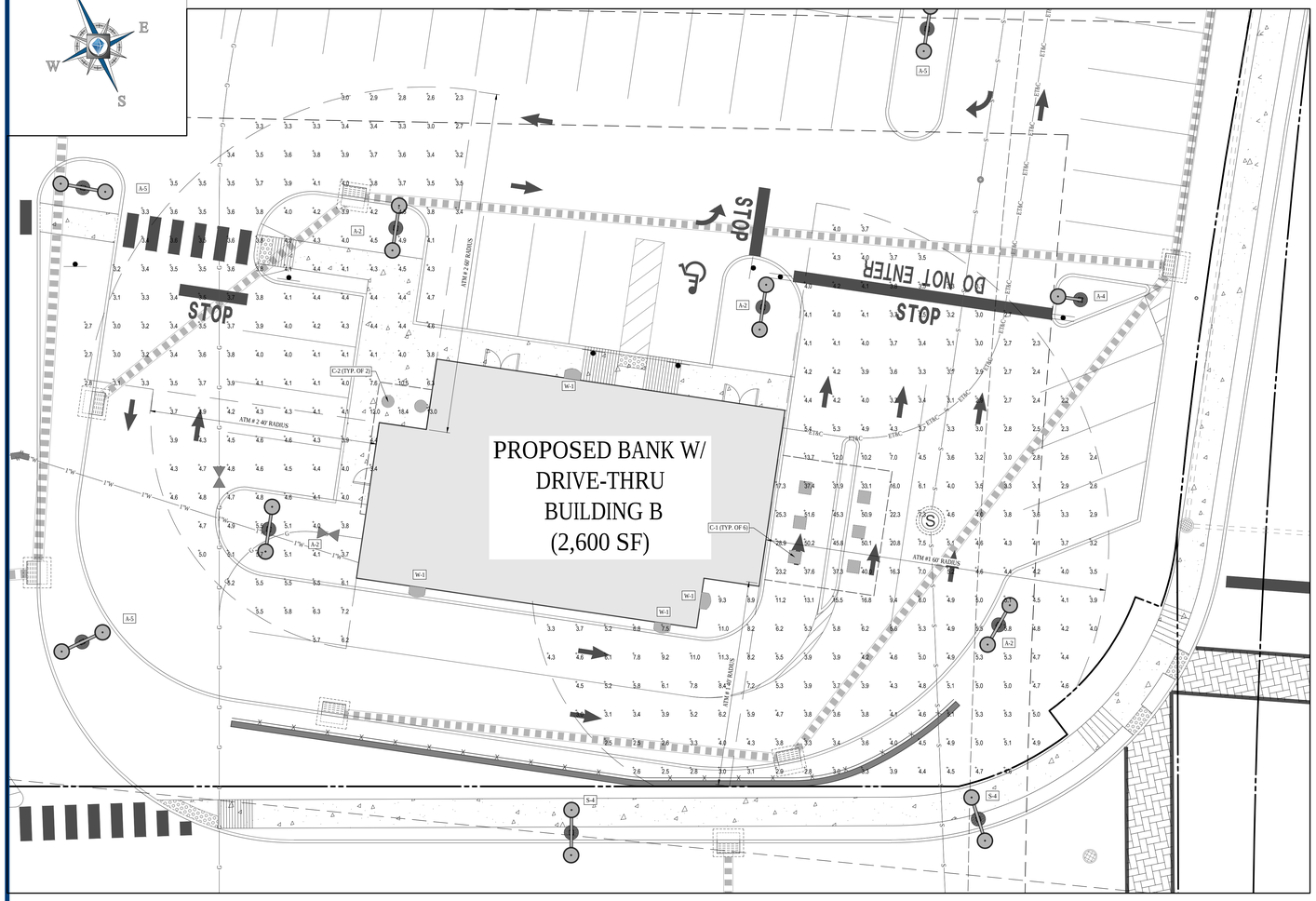
LIGHTING PLAN 'D'

SHEET NUMBER:

43
OF 83

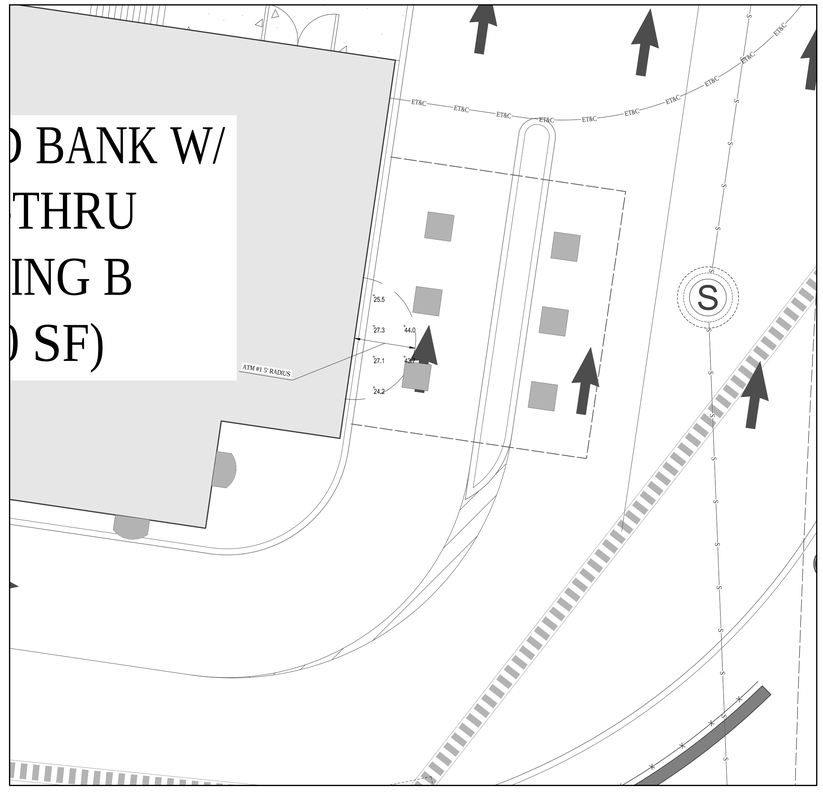
REVISION 9 - 05/13/2019

G:\2016\J160908\DRAWINGS\CIVIL\FINAL\ DRAWINGS\SITE PLAN\J160908LGT-9A — LAYOUT: C-43 LIGHT (3)



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	DMSSX-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	DMSSX-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	DMSSX-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	DMSSX-55W32LED4K-T-LE4F[1].IES	DMS55-55W32LED4K-T-LE4F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	42	A-3 HSS	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT WITH HOUSE SIDE SHIELD	SINGLE	4,659	0.900	DMSSX-55W32LED4K-T-LE4F-HS[1].IES	DMS55-55W32LED4K-T-LE4F-XXX-DMG-HS-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	41	A-4	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT	SINGLE	5,644	0.900	DMSSX-55W32LED4K-T-LE5F[1].IES	DMS55-55W32LED4K-T-LE5F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-1A-BKTX
	66	A-5	18.063'	PHILIPS LUMEC DOMUS 55 LED DECORATIVE AREA LIGHT	BACK-TO-BACK	5,644(X2)	0.900	DMSSX-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	DMSSX-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	DMSSX-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	DMSSX-55W32LED4K-T-LE5F[1].IES	DMS55-55W32LED4K-T-LE5F-XXX-DMG-BKTX	SM6F-8-BKTX	AC-1A-BKTX
	26	B-1	3.75'	FORMS+SURFACES LIGHT COLUMN 600 SERIES LED BOLLARD WITH PERFORATED SHIELD	SINGLE	402	0.900	LBLCO-604_LED_PRF-360.IES	LBLCO-604-SATIN-360° SHIELD WITH PERFORATION-17W-4000K-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
	57	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
	15	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	DMSSX-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	DMSSX-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	DMSSX-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	DMSSX-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	DMSSX-55W32LED4K-T-LE5F[1].IES	DMS55-55W32LED4K-T-LE5F-XXX-DMG-BKTX	SM6V-18-BKTX	AC-2-BKTX
	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.

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"

*REFER TO DETAILS ON SHEET #46

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)

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

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

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CENTRAL PENNSYLVANIA ◆ DALLAS, TX
SOUTHEASTERN, PA ◆ RALEIGH, NC
NEW YORK METRO ◆ WASHINGTON, DC
NORTHERN NEW JERSEY ◆ REHOBOTH BEACH, DE
OFFICE LOCATIONS AND PHONE NUMBERS

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

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND IS NOT INTENDED FOR CONSTRUCTION UNLESS INDICATED OTHERWISE

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE

PROJECT No.: J160908
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
SCALE: AS SHOWN
CAD I.D.: J160908-LGT-9A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
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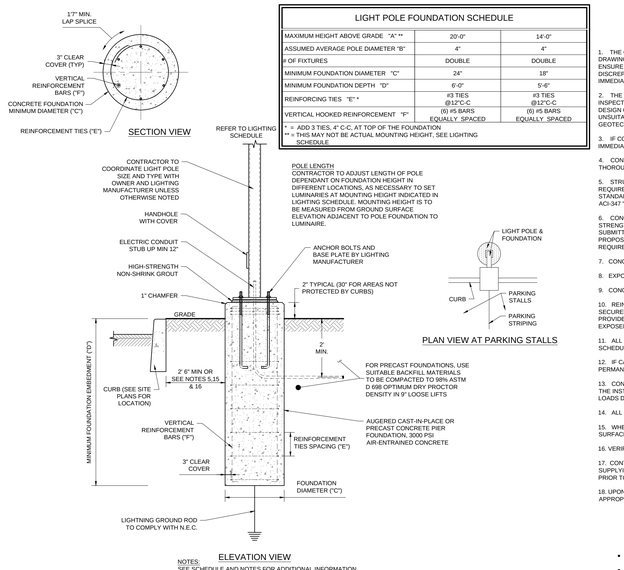
SHEET TITLE:
ATM LIGHTING PLAN

SHEET NUMBER:
44
OF 83

REVISION 9 - 05/13/2019

1 LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE (020101-1/2016) (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.	#3 TIES @12"C.C.
VERTICAL HOOKED REINFORCEMENT "F"	(6) #5 BARS EQUALLY SPACED	(6) #5 BARS EQUALLY SPACED

* = 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

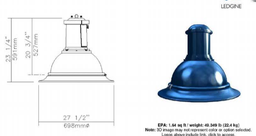
1. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD 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

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

NOT TO SCALE SOURCE: PHILIPS LUMEC



Description of Components:

Hood: Die cast A360.1 aluminium dome, mechanically assembled on the luminaire housing.

Housing: In a round shape, this housing is made of injection die cast A360.1 aluminium, complete with a weatherproof door giving a tool-free access to the ballast, without disconnection of wiring, mechanically assembled. This suspension system permits a full rotation of the luminaire in 90 degree increments.

Access-Mechanism: A die cast A360 aluminium technical ring with latch and hinge o/w a cast-in reflector. The mechanism gives tool-less access to the inside of the luminaire. An embedded memory-seamless gasket shall ensure weathertightening.

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 aluminium optimising the LEDs efficiency and life, complete with a cast in skirt and technical ring. Product does not use 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 (3985K +/- 275K or 3710K to 4260K), CRI 70 Min. 70 Typical.

Optical System: (LEDF), IES type II (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor

PHILIPS LUMEC

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

NOT TO SCALE SOURCE: PHILIPS LUMEC

Qty Poles SMW-18-BKTX

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 tenon 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: 78 lbs (35.9 kg)

PHILIPS LUMEC

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

NOT TO SCALE SOURCE: PHILIPS LUMEC

Qty Poles SMW-24-BKTX

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 tenon 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: 89 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 (2.6mm) 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 (2.6mm) minimum thickness, mechanically assembled to the liter.

Access-Mechanism: A die cast A360.1 Aluminum alloy 0.100 (2.6mm) minimum thickness technical ring with latch and hinge.

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 40°C/104°F degrees

Heat Sink: Made of cast aluminum optimising the LEDs efficiency and life. Product does not use 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.

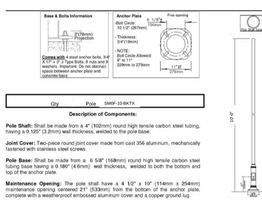
LED Module: LED type Philips Lumileds LUXEON T. Composed of 80 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K), CRI 70 Min. 70 Typical.

Optical System: (LEB), 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



Qty Poles SMW-18-BKTX

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 tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

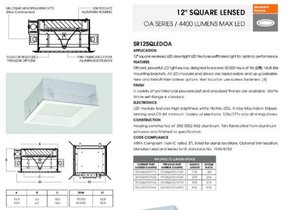
IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

Pole Weight: 78 lbs (35.9 kg)

PHILIPS LUMEC

7 CANOPY LIGHT FIXTURE SPECIFICATION (C-1)

NOT TO SCALE SOURCE: SPECTRUM LIGHTING


12" SQUARE LENSED
CA SERIES / 4400 LUMENS MAX LED
SR12SQLEDOA
APPLICATION
12" square recessed LED downlight LED fixture w/diffusers light for optimal performance.
FEATURES
Provides powerful LED light fixture, designed to exceed 60,000 hrs of life (L70), Multi-Bar mounting brackets, Air-Zip II module and allows one replaceable driver and up to eleven replaceable LEDs to field/Full-Year customer options. Heat Sound per use screws fasteners, (4)
Note
A variety of architectural accessories and uncoated finishes are available. Visit the online web displays & installers.
SPECIFICATIONS
LED: Includes thermo-high brightness white Vertrek LEDs. 3-step MacAdam Ellipses spacing and ES Bin minimum, copies of electronic 10%-CRI's and dimming drivers.
CONSTRUCTION
Housing: Machined hot of .050 5052-H32 aluminum. Trim fabricated from aluminum w/clutch and finished to specification.
Optical: Clear acrylic lens.
Label: Complies with Canadian Electrical Code, CSA, and Canadian standards, wet location.
Manufactured and tested to UL standards No. 1598/8750
SR12SQLEDOA
SR12SQLEDOA-WH
SR12SQLEDOA-BK
SR12SQLEDOA-SV
SR12SQLEDOA-BZ
SR12SQLEDOA-BR
SR12SQLEDOA-CH
SR12SQLEDOA-GD
SR12SQLEDOA-PT
SR12SQLEDOA-RG
SR12SQLEDOA-CU
SR12SQLEDOA-AB
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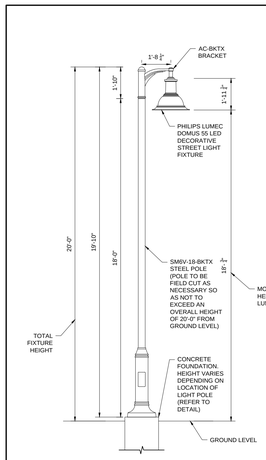
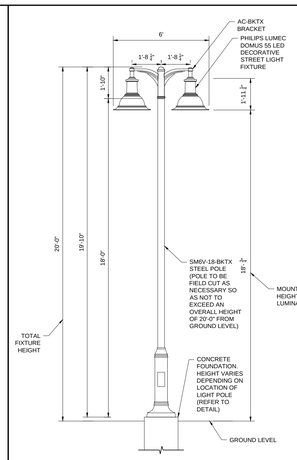
SR12SQLEDOA-N



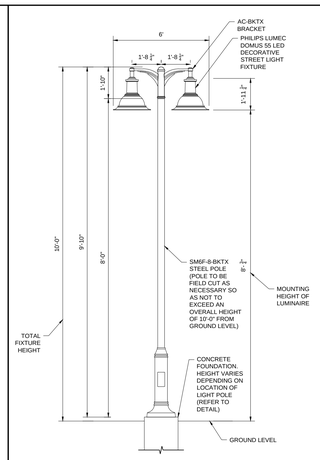
FOR DECORATIVE AREA LIGHT FIXTURES
A-1, A-1 HSS, A-2, A-3, A-3 HSS, A-4, S-1, S-2, S-2 HSS & S-3

1 DECORATIVE AREA & STREET LIGHT FIXTURE DETAIL
NOT TO SCALE



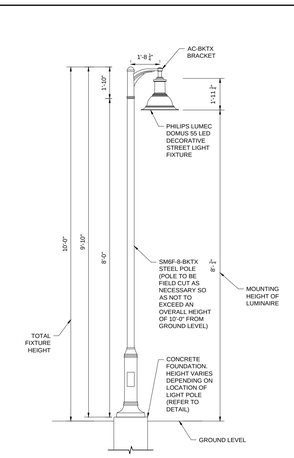
FOR DECORATIVE AREA LIGHT FIXTURE
A-5 & S-4

2 DECORATIVE AREA & STREET LIGHT FIXTURE DETAIL
NOT TO SCALE



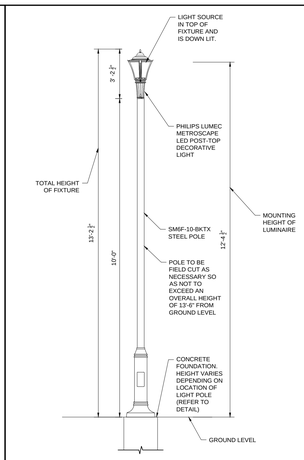
FOR DECORATIVE AREA LIGHT FIXTURE
A-6

3 DECORATIVE AREA LIGHT FIXTURE DETAIL
NOT TO SCALE



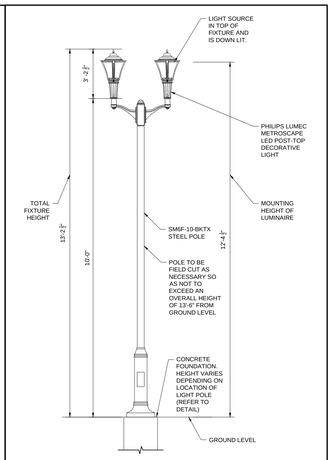
FOR DECORATIVE AREA LIGHT FIXTURES
A-7 HSS & A-8

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO LM
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9	05/13/2019	REV. PER TWA COMMENTS	APR BB

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PROJECT No.: J160908
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
SCALE: AS SHOWN
CAD I.D.: J160908-LGT-9A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

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35 TECHNOLOGY DRIVE
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SHEET TITLE:
LIGHTING DETAILS

SHEET NUMBER:
46
OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\ENGINEERING\ARCHCAD\PRINT DRAWINGS\SITE PLAN PACKAGE\J160908-LGT-9A — LAYOUT: C-46 (LIGHT DETAILS)
ARCH D

N

W E

S

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.)

ROAD A (PRIVATE)

NEVIUS BLVD.

ROMER CORNER

U.S. HIGHWAY ROUTE 206
(80' WIDE R.O.W.) (MAJOR)
(AKA ROUTE 9)

BLOCK 28005 LOT 48
N/F LANDS OF ROBERT & JANETTE GEORGIAN

BLOCK 28005 LOT 49
N/F LANDS OF SOLVERGRADE, JOSHUA & LISA B.

BLOCK 28005 LOT 50
N/F LANDS OF ROBBINS, LISA A. & MILLER, K.M.

BLOCK 28005 LOT 51
N/F LANDS OF JAMES T. COLLINS, JR.

BLOCK 28005 LOT 52
N/F LANDS OF PHILIP & ALICE GARRISON

BLOCK 28005 LOT 53
N/F LANDS OF ADRIANUS VAN BEVEREN

BLOCK 28005 LOT 54
N/F LANDS OF COSMO & MARGARET DIFALCO

BLOCK 28005 LOT 55
N/F LANDS OF HARRY & BERTHA ZOLL

BLOCK 28005 LOT 56
N/F LANDS OF ODILIA & MIGUEL SANTIZO

BLOCK 28005 LOT 57
N/F LANDS OF IRVING LOAG-HOROWITZ

BLOCK 28005 LOT 58
N/F LANDS OF IRVING LOAG-HOROWITZ

BLOCK 28005 LOT 59
N/F LANDS OF K.F. CORPORATION TRIC MACHINE

BLOCK 28005 LOT 66
N/K/A LANDS OF KEPHER-TRITECH, LLC

BLOCK 28001 LOT 62
N/F LANDS OF AMERICAN REALTY ASSOC.

BLOCK 28005 LOT 64
N/F LANDS OF MOTRA ENTERPRISES, LLC

BLOCK 34001 LOT 51
THOMPSON REUTERS PROPERTY TAX N/F LANDS OF D.B. 1951, PG. 568 (OUT PARCEL)

BLOCK 34001 LOT 52
N/F LANDS OF DONALD C. & MIRIAM D. THEI, D.B. 816, PG. 564 (OUT PARCEL)

BLOCK 34001 LOT 53
N/F LANDS OF J. KERNEY KUSTER II D.B. 5632, PG. 2693 (OUT PARCEL)

BLOCK 34001 LOT 54
DONALD S. & JOHANNA B. SNEDEKER N/F LANDS OF D.B. 1903, PG. 199 (OUT PARCEL)

BLOCK 34001 LOT 55
SHERJAN HOTUNG & JOHN ROEBAL N/F LANDS OF D.B. 970, PG. 297 (OUT PARCEL)

BLOCK 34001 LOT 52
JEAN P. & JAMBARD R. SPELHOLZ N/F LANDS OF D.B. 1951, PG. 589 (OUT PARCEL)

BLOCK 34001 LOT 81
N/F LANDS OF DANIEL & NICHOLAS DAMIANITIS D.B. 5322, PG. 1257 (OUT PARCEL)

BLOCK 34001 LOT 80
N/F LANDS OF 1st CONSTRUCTION BANK D.B. 1881, PG. 629 (OUT PARCEL)

BLOCK 35005 LOT 1
N/F LANDS OF HAYNES REAL ESTATE ASSOC. INC.

BLOCK 35005 LOT 5
N/F LANDS OF JOSEPH J. NEMES & SONS, INC.

BLOCK 35005 LOT 9
N/F LANDS OF PRINCETON NORTH REALTY ASSOC.

BLOCK 35005 LOT 6
N/F LANDS OF RING PROPERTY ASSOC. LLC.

BLOCK 35005 LOT 7
N/F LANDS OF EDNS PROPERTY ASSOC. LLC.

BLOCK 35001 LOT 9
N/F LANDS OF PRINCETON NORTH REALTY ASSOC.

BLOCK 35001 LOT 11
N/F LANDS OF ABC, LLC.

BLOCK 35001 LOT 10
N/F LANDS OF RESEARCH PARK L.L.C.

BLOCK 350 LOT 12
N/F LANDS OF ABC

BLOCK 34001 LOT 57
N/F LANDS OF PRINCETON AERO. CORP. D.B. 1534, PG. 321

PROPOSED DAYCARE BUILDING D (6,878 SF)

PROPOSED RETAIL BUILDING E-2 (11,534 SF)

PROPOSED GROCERY BUILDING E-1 (FLOOR AREA: 47,451 SF) (FLOOR AREA WITHOUT LOADING: 45,711 SF)

PROPOSED RETAIL WITH DRIVE-THRU BUILDING E-1 (6,624 SF)

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

PROPOSED MIXED USE BUILDING K (14,040 SF)

PROPOSED MIXED USE BUILDING O (11,248 SF)

PROPOSED MIXED USE BUILDING M (17,778 SF)

PROPOSED MIXED USE BUILDING J (14,762 SF)

PROPOSED RETAIL BUILDING G (8,270 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 MIXED USE BUILDING L (17,327 SF)

PROPOSED MIXED USE BUILDING H (18,107 SF)

PROPOSED RETAIL BUILDING A (16,740 SF)

MATCHLINE SHEET A
MATCHLINE SHEET B
MATCHLINE SHEET C
MATCHLINE SHEET D
MATCHLINE SHEET E
MATCHLINE SHEET F
MATCHLINE SHEET G

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 & 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

KEY MAP
SCALE: NTS

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SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
47
OF 83

REVISION 9 - 05/13/2019

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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.

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 = $285/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.

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.

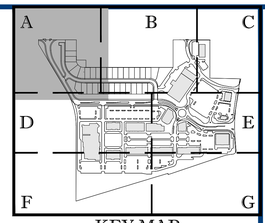
COMPLIANCE CHART

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. 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 ON THE FINAL RESIDENTIAL DESIGN. A LANDSCAPE PLAN WILL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW PRIOR TO INSTALLATION.	COMPLIES
	G. 3. BUFFER AREAS MAY BE EXISTING VEGETATION OR NEWLY PLANTED MATERIAL AND SHALL BE MAINTAINED AND KEPT CLEAR 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:	-(REFER TO LANDSCAPE SCHEDULE FOR SIZES AND SPECIES)-	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 16-5.8A. OF THIS CHAPTER.	-(REFER TO 16-5.8A 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
16-5.8 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:1,499 PARKING SPACE SIZE: 9' x 20' /180 SF REQUIRED LANDSCAPE: 1,499/ 30 = 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

LANDSCAPE SCHEDULE

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	16	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	28	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	57	CLADRASTIS KENTUKEA	YELLOWWOOD	2-2 1/2" CAL.	B+B
GTIS	63	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	32	NYSSA SYLVATICA	BLACK GUM	2 1/2-3" CAL.	B+B
NS1	23	NYSSA SYLVATICA	BLACK GUM	3-3 1/2" CAL.	B+B
PYAB	11	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3" CAL.	B+B
PYAB1	32	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3-3 1/2" CAL.	B+B
QPH	20	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL.	B+B
QPH1	19	QUERCUS PHELLOS	WILLOW OAK	3-3 1/2" 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	10	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	18	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2-2 1/2" CAL.	B+B
SUBTOTAL:	96				
EVERGREEN TREE(S)					
ABC	85	ABIES CONCOLOR	WHITE FIR	8-10'	B+B
IO	81	ILEX OPACA	AMERICAN HOLLY	8-10'	B+B
INS	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	120	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:	865				
DECIDUOUS SHRUB(S)					
CSE	13	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'	B+B
CCIM	410	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	24-30"	CONTAINER
CS	108	CORNUS SERICEA (FORMERLY STOLONIFERA)	RED OSIER DOGWOOD	2-3'	B+B
HMES	54	HYDRANGEA MACROPHYLLA ENDLESS SUMMER®	ENDLESS SUMMER® HYDRANGEA	3-4'	CONTAINER
SBAW	163	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24-30"	CONTAINER
SUBTOTAL:	748				
EVERGREEN SHRUB(S)					
IGC	558	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	CONTAINER
IGS	450	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	CONTAINER
JCBL	28	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	5-6'	B+B
JCS	97	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6-7'	B+B
JCSG	225	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B+B
JHY	897	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD	CONTAINER
PLS	943	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA CHERRYLAUREL	24-30"	CONTAINER
PSOL	39	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24-30"	CONTAINER
ROHR	12	RHODODENDRON X OBTUSUM 'HERSHEY RED'	HERSHEY RED AZALEA	18-24"	CONTAINER
RRAS	100	RHODODENDRON 'ROBLEN' AUTUMN SUNSET™	ENCORE® AZALEA AUTUMN SUNSET™	18-24"	CONTAINER
RXB	15	RHODODENDRON CATAWBIENSE 'BOURSAULT'	BOURSAULT RHODODENDRON	36-42"	B+B
VR	430	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B
SUBTOTAL:	3794				
GROUND COVER(S)					
EFEN	489	EUONYMUS FORTUNEI EMERALD-N-GOLD'	VARIEGATED WINTERCREEPER	15-18"	CONTAINER
JHBH	562	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	CONTAINER
JS	187	JUNIPERUS CHINENSIS VAR. SARGENTI	SARGENT JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	1238				
PERENNIALS					
DE	92	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	3 GAL.	CONTAINER
EP	265	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
HSD	730	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GAL.	CONTAINER
LM	1595	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER
LMV	255	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL.	CONTAINER
RFG	520	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	2 GAL.	CONTAINER
RK	40	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	2 GAL.	CONTAINER
SUBTOTAL:	3407				
ORNAMENTAL GRASS(ES)					
CAKF	379	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
FCEB	291	FESTUCA CINEREA 'ELIJAH'S BLUE'	BLUE FESCUE	1 GAL.	CONTAINER
MC	38	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	2 GAL.	CONTAINER
PA	71	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GAL.	CONTAINER
PAH	1524	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
PVI	14	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER
SSTB	60	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE STEM	2 GAL.	CONTAINER
SUBTOTAL:	2377				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.



KEY MAP
SCALE: NTS

PROP. 15' WIDE DEDICATION TO SOMERSET COUNTY FOR ROAD WIDENING PURPOSES

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

NEVIUS BLVD.

PROP. AREA TO BE SEEDED LAWN (TYP.)

EXISTING TREE TO REMAIN (TYP.)

BLOCK 34001 LOT 51
THOMPSON REUTERS PROPERTY TAX N/F LANDS OF 618-7301, PG. 568 (OUT PARCEL)

BLOCK 34001 LOT 52
N/F LANDS OF DONALD C. & MIRIAM D. THEL D.B. 616, PG. 564 (OUT PARCEL)

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

PROP. 30' WIDE TEMPORARY GRADING EASEMENT

MATCHLINE SHEET A

MATCHLINE SHEET B

MATCHLINE SHEET D

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

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

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

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UPSTATE NEW YORK ◆ RALEIGH AND CARY, NC
BOSTON, MA ◆ TAMPA, FL
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SOUTHEASTERN, PA ◆ FREDERICKSBURG, VIRGINIA
NEW YORK METRO ◆ DALLAS, TX
SOUTHEASTERN, PA ◆ WASHINGTON, DC
NORTHERN NEW JERSEY ◆ REHOBOTH BEACH, DE
CONTACT: TED ROLLINS (NJ, NY, PA) 908.668.8327 TROLLINS@BOHLERENG.COM
CONTACT: MATTHEW MOENCH (VA, NC, SC, GA, FL) 919.481.5703 MMOENCH@BOHLERENG.COM
CONTACT: MATTHEW MOENCH (TX) 919.481.5703 MMOENCH@BOHLERENG.COM

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

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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-LND-8A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NE

GEORGETOWN-FRANKLIN TURNPIKE

(A.K.A. BLAWENBURG-ROCKY HILL ROAD)
(A.K.A. COUNTY ROUTE 518)
(66' WIDE R.O.W.) (4 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)

BOLMER CORNER

PROPOSED RETAIL BUILDING E-2 (11,534 SF)

PROPOSED GROCERY BUILDING E-1 (FLOOR AREA: 47,451 SF) (FLOOR AREA WITHOUT LOADING: 45,711 SF)

BLOCK 34001 LOT 53
N/F LANDS OF J. KERNEY KUSER II D.B. 5632, PG. 2693 (OUT PARCEL)

BLOCK 34001 LOT 54
DONALD S. & JOHANNA B. SNEDEKER N/F LANDS OF D.B. 1903, PG. 190 (OUT PARCEL)

BLOCK 34001 LOT 55
SHERIDAN HOTUNG & JOHN PICKERAL N/F LANDS OF D.B. 970, PG. 297 (OUT PARCEL)

BLOCK 34001 LOT 81
N/F LANDS OF DIANE & NICHOLAS GIANAKAYIN D.B. 5322, PG. 1237 (OUT PARCEL)

BLOCK 34001 LOT 82
ALAN P. & AMPARO R. SPIELHOLZ N/F LANDS OF D.B. 1951, PG. 589 (OUT PARCEL)

PROP. 12' WIDE EASEMENT FOR PURPOSES OF MAINTAINING LANDSCAPING SIDEWALK, FENCE, AND ACCESS IN FAVOR OF LOT 81

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

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

PROP. AREA TO BE SEEDED LAWN (TYP.)

MATCHLINE SHEET A / MATCHLINE SHEET B / MATCHLINE SHEET C / MATCHLINE SHEET D / MATCHLINE SHEET E

REFER TO LANDSCAPE PLAN 'A' FOR TOWNSHIP REQUIREMENTS & 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

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PROVIDING ENGINEERING, ARCHITECTURE, SURVEYING, LANDSCAPE ARCHITECTURE AND ENVIRONMENTAL SERVICES

REVISIONS

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MM/PG MONTGOMERY PROPERTIES, LLC.
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SOMERSET COUNTY, NEW JERSEY

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NJ CERT. OF AUTHORIZATION NO. 24GA28018700

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:
LANDSCAPE PLAN 'B'

SHEET NUMBER:
49
OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN\PACKAGE\J160908-LND-8A — LAYOUT: C-8A LAND PLAN B

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.)

BLOCK 28005
LOT 64
N/F LANDS OF MOTIVA ENTERPRISES, LLC

BLOCK 28005
LOT 59
N/F LANDS OF K.T. CORPORATION THUL MACHINE

BLOCK 34001
LOT 80
N/F LANDS OF 1st CONSTRUCTION BANK D.B. 1801, PG. 699 (OUT PARCEL)

BLOCK 35005
LOT 1
N/F LANDS OF TATHES REAL ESTATE ASSOC. INC.

BLOCK 35005
LOT 5
N/F LANDS OF JOSEPH J. NEMES & SONS, INC.

BLOCK 35005
LOT 9
N/F LANDS OF PRINCETON NORTH REALTY ASSOC.

BLOCK 35005
LOT 6
N/F LANDS OF DNC PROPERTY ASSOC, LLC

BLOCK 35005
LOT 7
N/F LANDS OF DNC PROPERTY ASSOC, LLC

NJSH HIGHWAY U.S. ROUTE 206

(66' WIDE R.O.W.) (40 M.P.H.) (AKA ROUTE 16)

BOLMER CORNER

PROPOSED DAYCARE BUILDING D (8,878 SF)

PROPOSED RETAIL WITH DRIVE-THRU BUILDING C-1 (6,624 SF)

EXISTING 15" WIDE WATERLINE EASEMENT
EXISTING 25' WIDE TEMP. CONST. EASEMENT

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

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

PROP. AREA TO BE SEEDED LAWN (TYP.)

SETBACK

MATCHLINE SHEET B
MATCHLINE SHEET C
MATCHLINE SHEET E

ONLY

KEY MAP

SCALE: NTS

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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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

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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-LND-9A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN

FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
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NJ CERT. OF AUTHORIZATION NO. 24GA28016700

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:

LANDSCAPE PLAN 'C'

SHEET NUMBER:

50
OF 83

REVISION 9 - 05/13/2019

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 LANDSCAPE PLAN 'A' FOR TOWNSHIP REQUIREMENTS & LANDSCAPE SCHEDULE

REFER TO LANDSCAPE PLAN 'G' FOR DETAILS & SPECIFICATIONS

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

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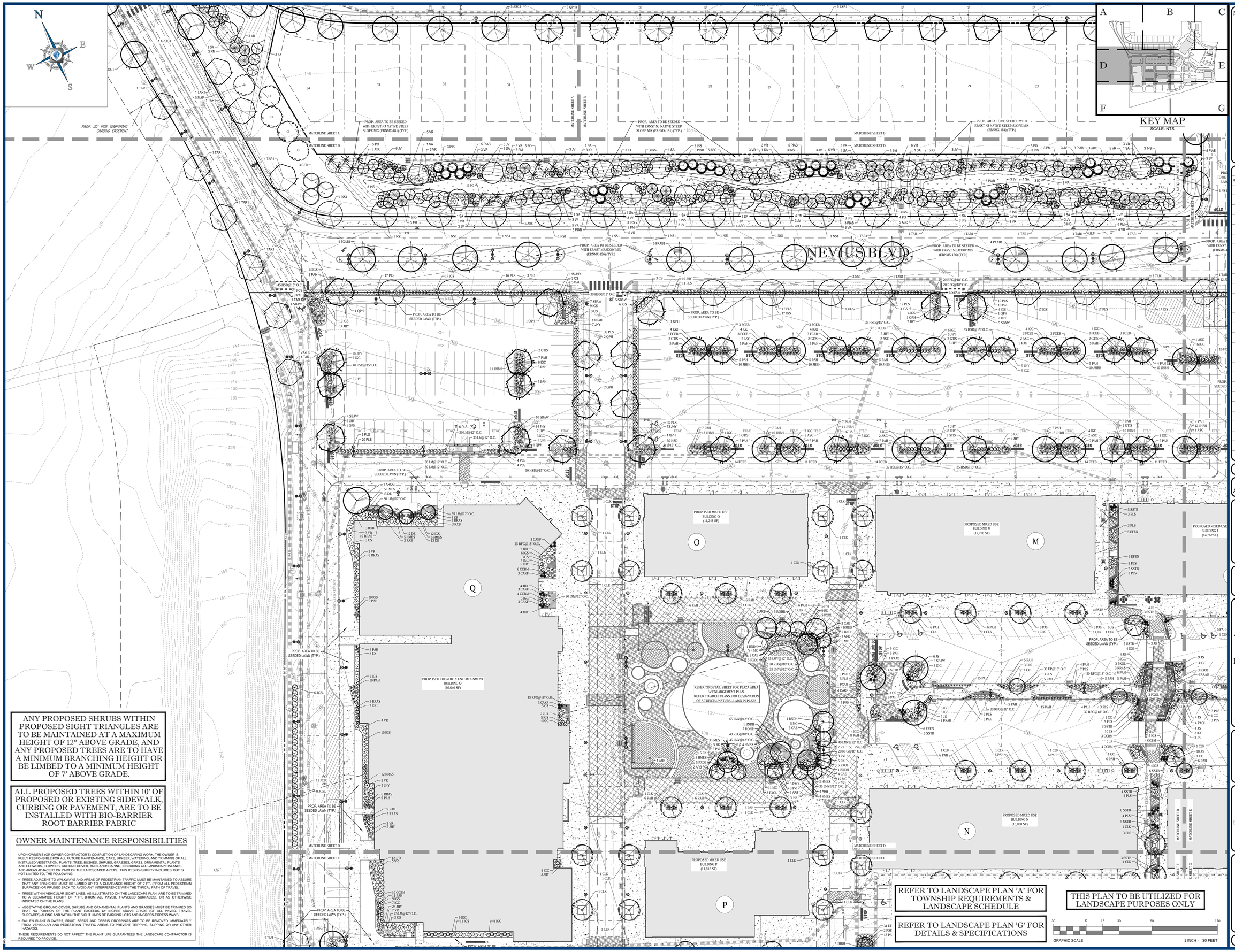

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OWNER MAINTENANCE RESPONSIBILITIES

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.

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

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GRAPHIC SCALE 30 0 15 30 60 120

1 INCH = 30 FEET

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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-LND-9A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79,
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

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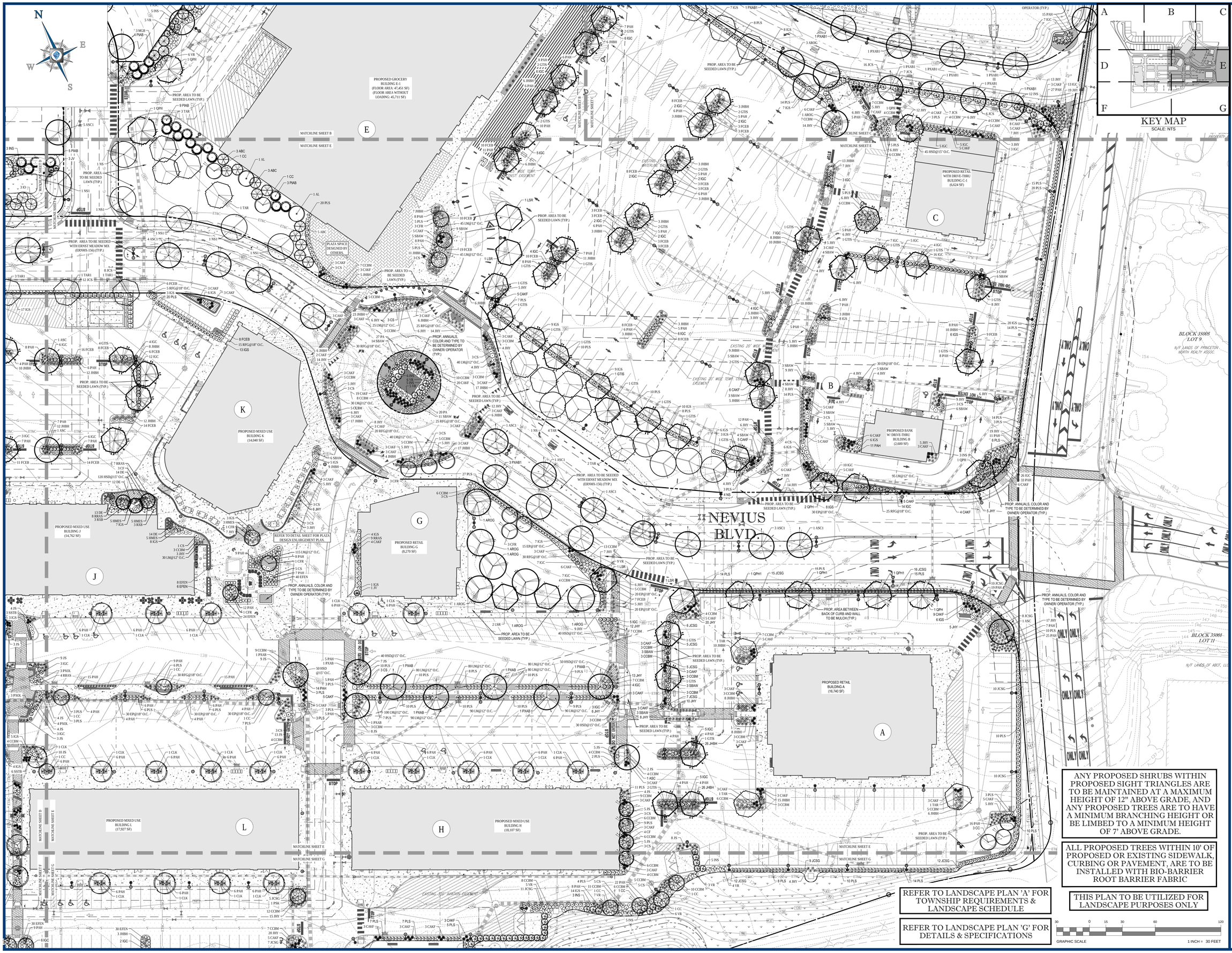
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:
LANDSCAPE PLAN 'D'

SHEET NUMBER:
51
OF 83

REVISION 9 - 05/13/2019



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

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

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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-LND-9A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN

FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
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NJ CERT. OF AUTHORIZATION NO. 24GA28016700

G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

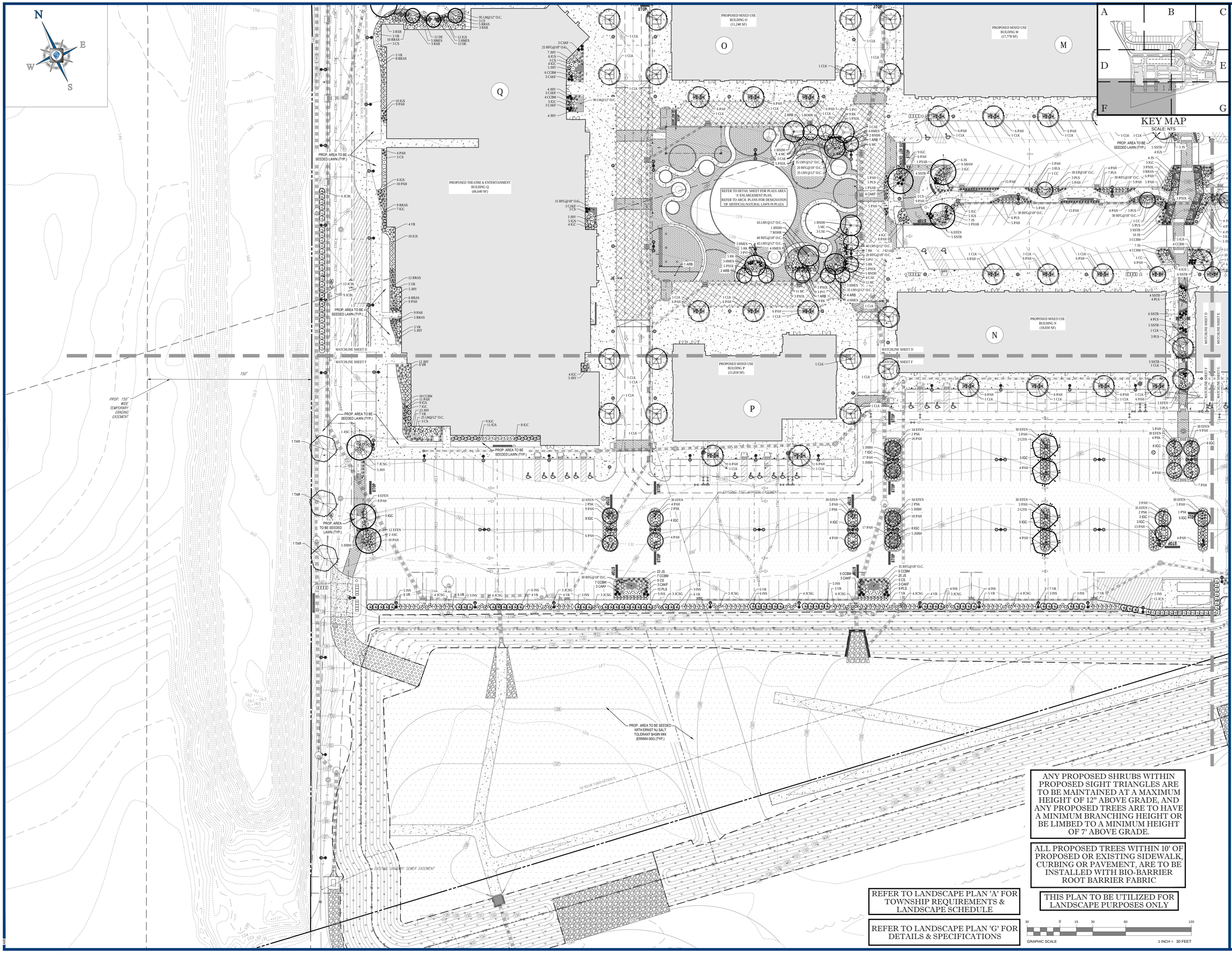
SHEET TITLE:

LANDSCAPE PLAN 'E'

SHEET NUMBER:

52
OF 83

REVISION 9 - 05/13/2019



KEY MAP
SCALE: NTS

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CHARLOTTE, NC
RALEIGH, NC
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TAMPA, FL
ORLANDO, FL
NORTHERN VIRGINIA
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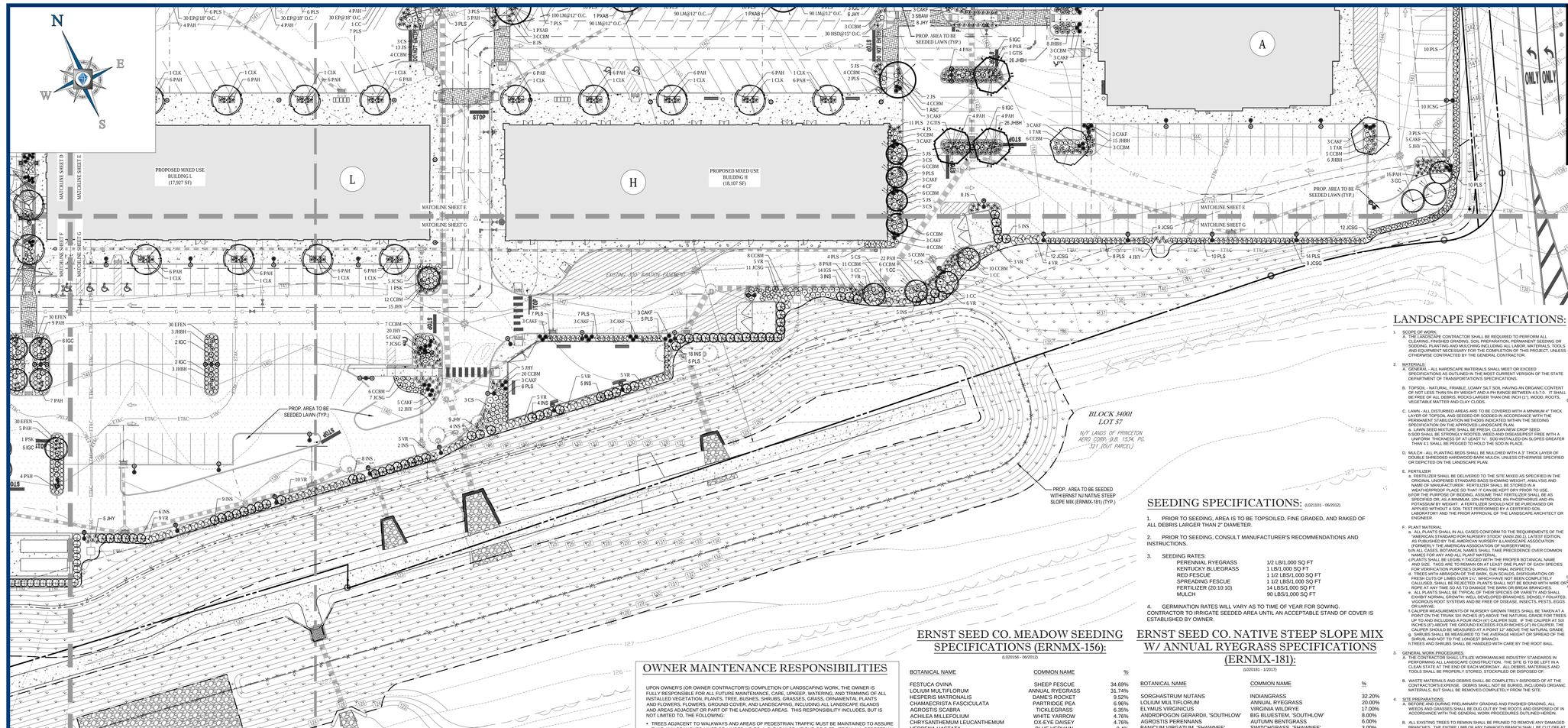
G.A. MASCOLA
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:
LANDSCAPE PLAN 'F'

SHEET NUMBER:
53
OF 83

REVISION 9 - 05/13/2019

C:\2015\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN\PACKAGE\J160908-LND-9A — AutoCAD 2013 LAND PLAN F



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:

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- 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.
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- 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.

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

(LI00156 - 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.

SEEDING SPECIFICATIONS: (LI.03101 - 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. NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS SPECIFICATIONS (ERNMX-181):

(LI.03181 - 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%
COREOPSIS 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	NEW ENGLAND ASTER	0.40%
PYCANTHEMUM TENUIFOLIUM	SLENDER MOUNTAINMINT	0.10%

1. SEEDING RATE: 60 LB PER ACRE, OR 1 LB PER 1,000 SQ FT
2. ADAPTED TO POOR SOILS ON STEEP SLOPES; PROVIDES NECTAR FOR POLLINATORS

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 MULCHING, INCLUDING ALL CREW, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

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'S SPECIFICATIONS.

   B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT OF NOT LESS THAN 5% BY WEIGHT AND A PH RANGE BETWEEN 4.5-7.0. 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 PERMANENT 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/PEST FREE WITH A UNIFORM THICKNESS OF AT LEAST ½". 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 MANUFACTURER'S GUARANTEE. STORE IN A DRY LOCATION AND 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 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 TRUE TO NAME AND OF 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. PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL EXHIBIT NORMAL GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, 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 EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. TREE HEIGHT MEASUREMENTS SHALL BE FROM GRADE HEIGHT OR 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 CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND 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 OR MAIN BRANCH. ALL CUTS SHALL BE MADE WITH A SHARP AND STRAIGHT ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE 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 TREES AS NEEDED TO PREVENT SHOCK OR 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 OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

   B. A 4'-0"H EIGHT (HIGH (4ft) HIGH WOODEN SNOW FENCE OR ORANGE COLORED CONSTRUCTION FENCE (4ft) SUPPORTED EQUAL, MOUNTED ON WOODSTEEL 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, TRENCHING 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 APPROVAL PRIOR TO CONDUCTING 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 AMENDMENTS, WHERE REQUIRED, SHALL BE DETERMINED 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 BIDDING 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 HAVE LOST ALL TRACES OF THE ORIGINAL 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 SILT) BY ADDING COMPOSTED FINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. 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 (3").

   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 PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR 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 AND 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 AMENDMENTS IN ORDER 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"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF 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 NITRO-HORM (ORGRIS) 36-0-0 BLUE CHIP

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

9. PLANTING
   A. KNOW AIR 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 GREATER THAN 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 LANDSCAPE, 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 GROUNDCOVER 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. CONSTRUCTION OFFICIAL, ZONING OFFICIAL, 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 SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS RECOMMENDED THAT THESE SPECIES NOT BE PLANTED DURING THE FALL PLANTING SEASON.

ACER RUBRUM & VARIETIES	PLATANUS X ACERIFOLIA
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON 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 MIX THOROUGHLY:
      a. 1 PART PEAT MOSS
      b.1 PART COMPOSTED COW MANURE BY VOLUME
      c.3 PARTS TOPSOIL BY VOLUME
      d. 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
      e.2 TABLETS PER 1 GALLON PLANT
      f.) 2 TABLETS PER 1 GALLON PLANT
      g.) 5 TABLETS PER 15 GALLON PLANT
      h.) 8 TABLETS PER 1" 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 FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH 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 TO BE 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 30.

    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 OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH PLANT AND SEED AREA IN A MANNER AS NOT TO DISTURB THE SOIL AND TO THE EXTENT REQUIRED TO ENSURE THAT ALL ROOT BALLS IN THE PLANTING AREA ARE THOROUGHLY SATURATED. WATERING SHALL OCCUR 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 DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

    C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90-DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENT OF DISEASE AND INSECTS AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

    D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, RESEEDING 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.

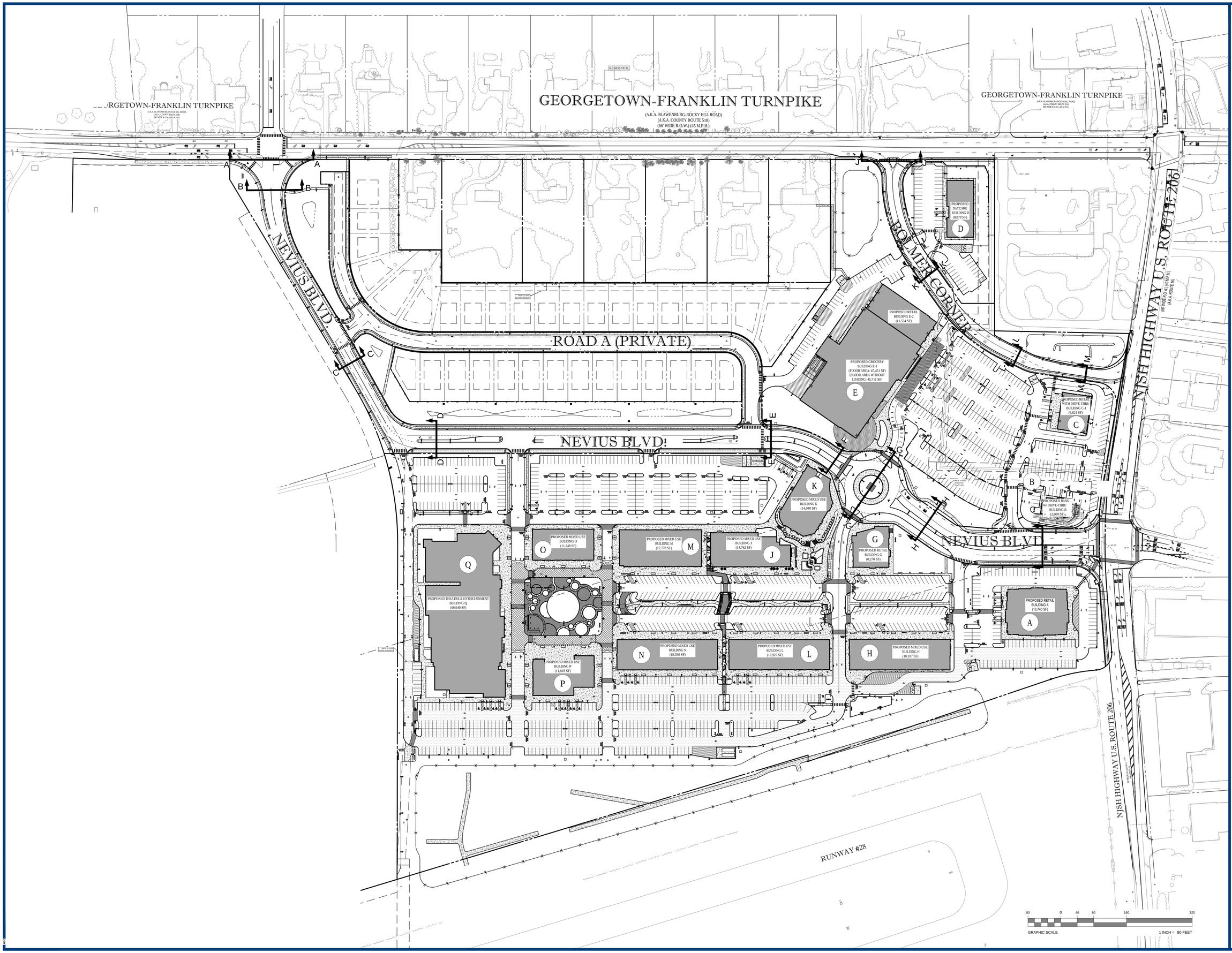
    B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

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 & LANDSCAPE SCHEDULE

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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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

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

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-CRS-8A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN

FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

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NJ CERT. OF AUTHORIZATION NO. 24GA28151700

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SHEET TITLE:

OVERALL CROSS SECTION PLAN

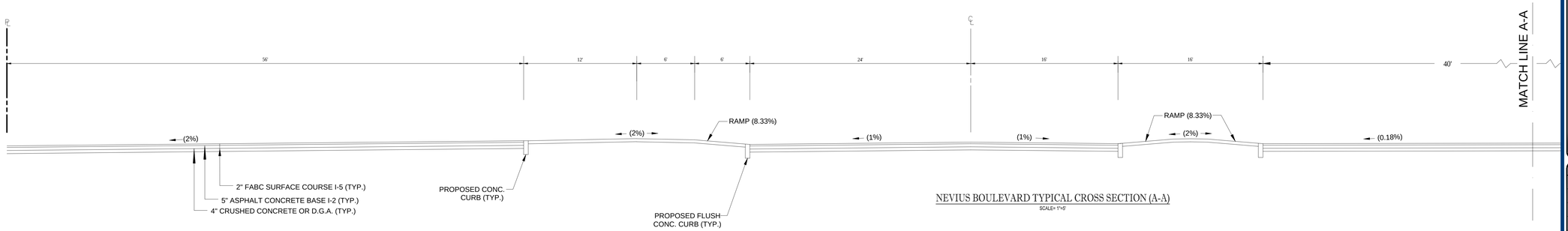
SHEET NUMBER:

60
OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\ENGINEERING\CIVIL\CURRENT DRAWINGS\SITE PLAN\PACKAGE\J160908-CRS-8A — LAYOUT: C-60 CROSS SECTION OVL

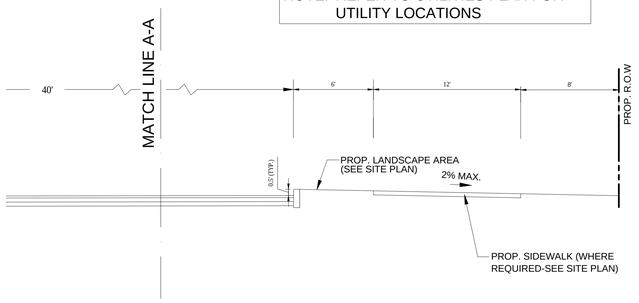
NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



NEVIUS BOULEVARD TYPICAL CROSS SECTION (A-A)
SCALE= 1"=5'

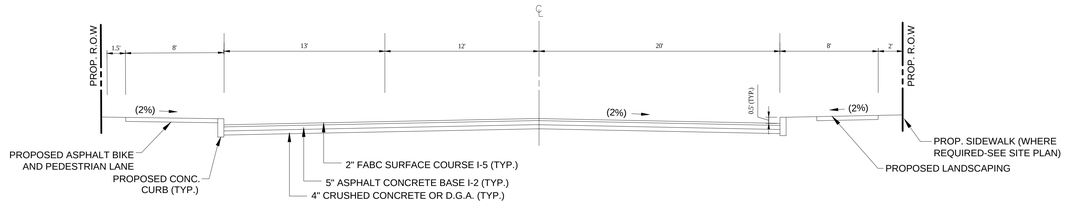
1

NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



2

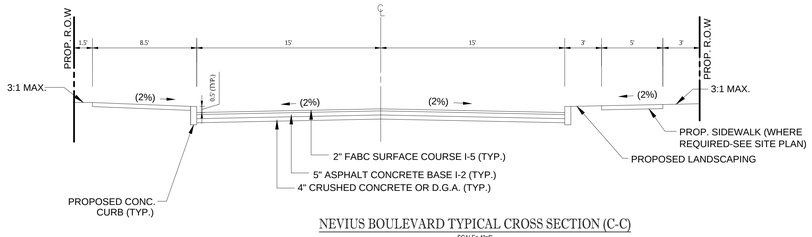
NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



NEVIUS BOULEVARD TYPICAL CROSS SECTION (B-B)
SCALE= 1"=5'

3

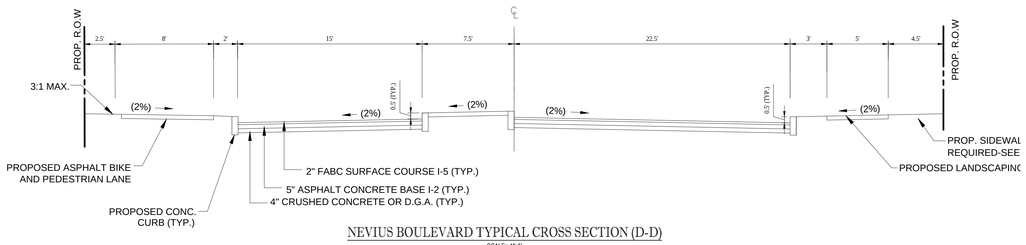
NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



NEVIUS BOULEVARD TYPICAL CROSS SECTION (C-C)
SCALE= 1"=5'

4

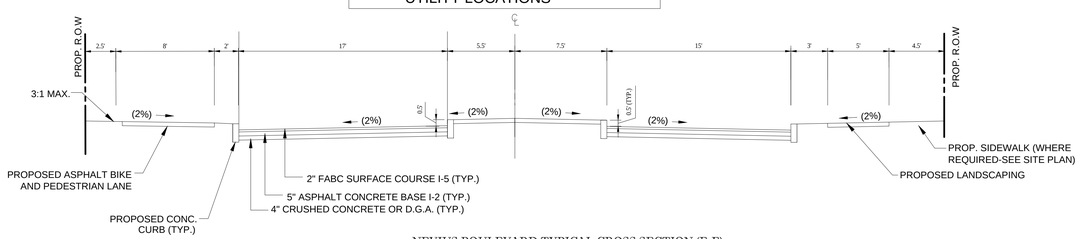
NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



NEVIUS BOULEVARD TYPICAL CROSS SECTION (D-D)
SCALE= 1"=5'

5

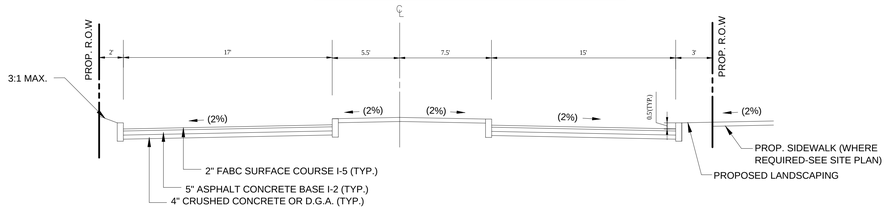
NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



NEVIUS BOULEVARD TYPICAL CROSS SECTION (E-E)
SCALE= 1"=5'

6

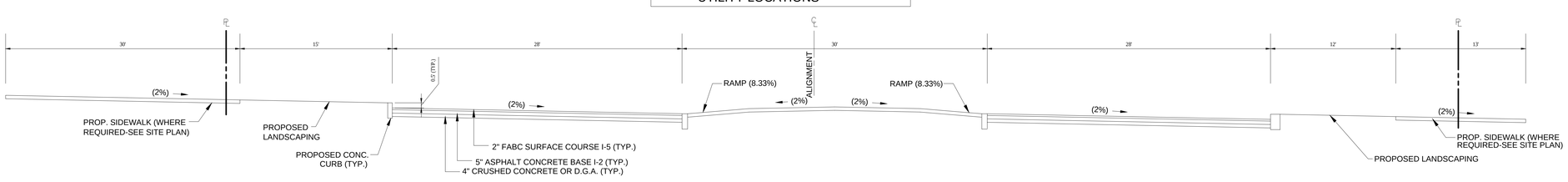
NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



NEVIUS BOULEVARD TYPICAL CROSS SECTION (F-F)
SCALE= 1"=5'

7

NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



JUGHANDLE TYPICAL CROSS SECTION (J-J)
SCALE= 1"=5'

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO/CO 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

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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-CRS-9A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN FOR MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79.
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
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FLORIDA LICENSE No. 72277 PENNSYLVANIA LICENSE No. 077336

SHEET TITLE:

ROADWAY CROSS SECTIONS

SHEET NUMBER:

61
OF 83

REVISION 9 - 05/13/2019

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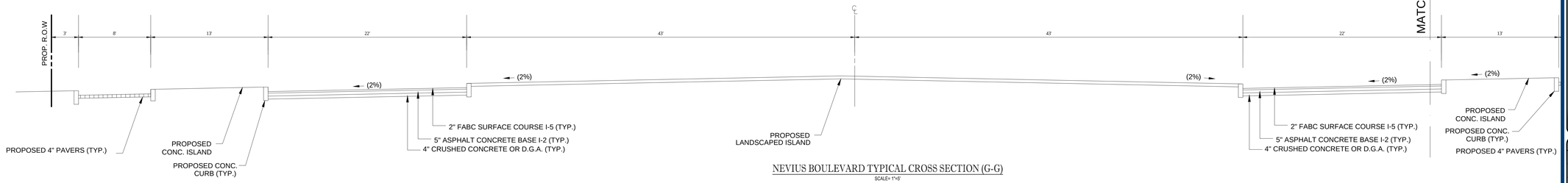
NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS

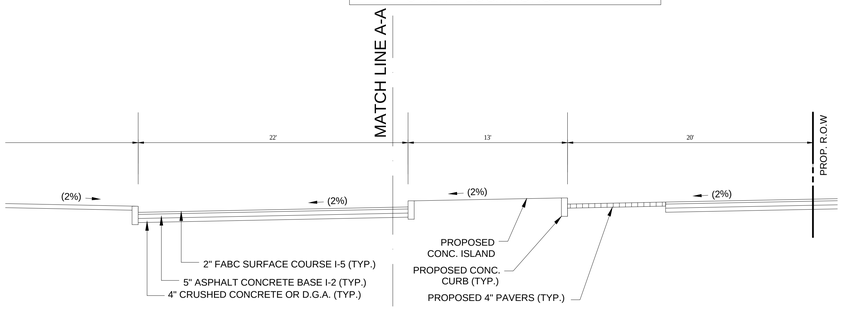


NEVIUS BOULEVARD TYPICAL CROSS SECTION (G-G)

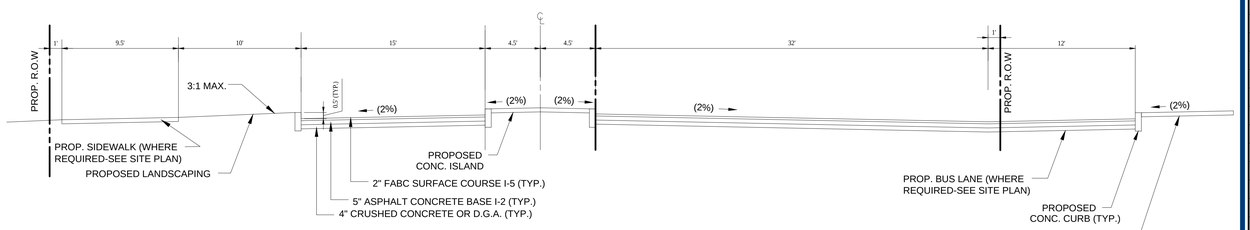
SCALE= 1"=5'

1

REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



2

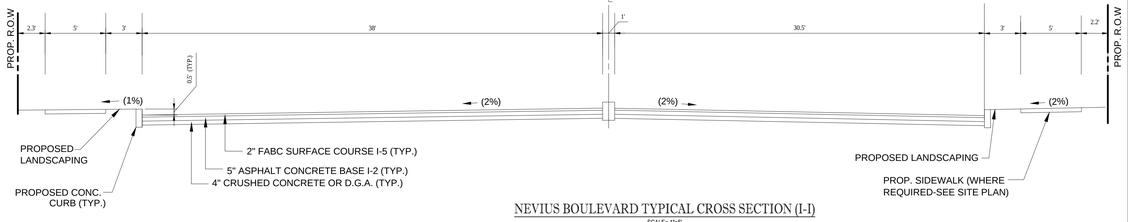


NEVIUS BOULEVARD TYPICAL CROSS SECTION (H-H)

SCALE= 1"=5'

3

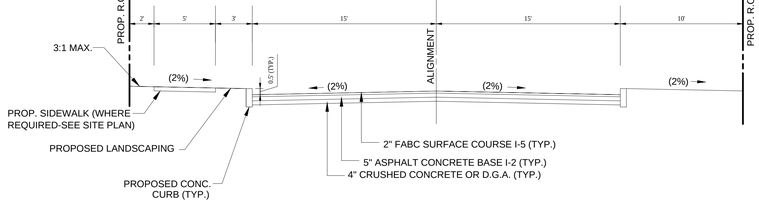
NOTE: REFER TO UTILITIES PLAN FOR UTILITY LOCATIONS



NEVIUS BOULEVARD TYPICAL CROSS SECTION (I-I)

SCALE= 1"=5'

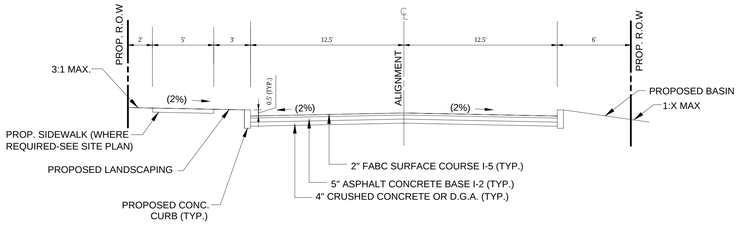
4



JUGHANDLE TYPICAL CROSS SECTION (K-K)

SCALE= 1"=5'

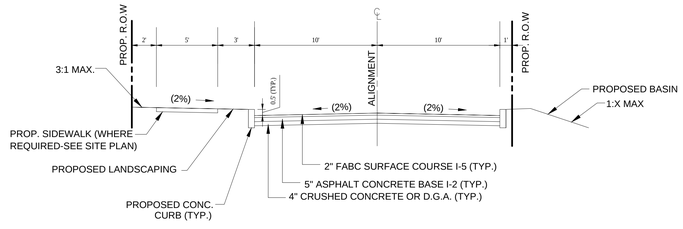
5



JUGHANDLE TYPICAL CROSS SECTION (L-L)

SCALE= 1"=5'

6



JUGHANDLE TYPICAL CROSS SECTION (M-M)

SCALE= 1"=5'

7

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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
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PROJECT No.: J160908
DRAWN BY: OT/AO/CO
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DATE: 06/03/2016
SCALE: AS SHOWN
CAD I.D.: J160908-CRS-9A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN

FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
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DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 28339
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077196

SHEET TITLE:

ROADWAY CROSS SECTIONS

SHEET NUMBER:

62
OF 83

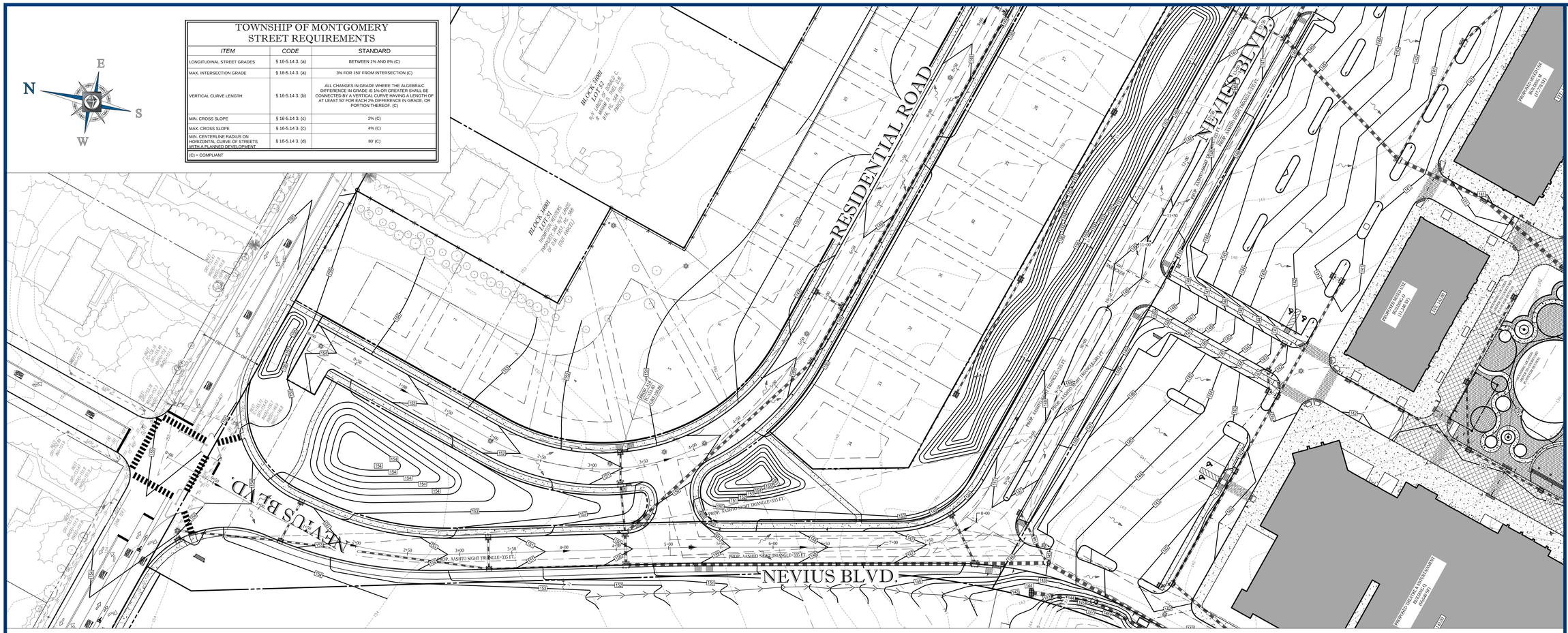
REVISION 9 - 05/13/2019

G:\2016\J160908\ENGINEERING\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908-CRS-9A-----44 X 34 LOT - C-62 CROSS SECTION 9

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.
BLOCK 34001 LOT 53
BLOCK 34001 LOT 57
PROPOSED RETAIL SITE BUILDING A (17,730 SF)
PROPOSED RETAIL SITE BUILDING B (17,730 SF)
PROPOSED RETAIL SITE BUILDING C (17,730 SF)
PROPOSED RETAIL SITE BUILDING D (17,730 SF)
PROPOSED RETAIL SITE BUILDING E (17,730 SF)
PROPOSED RETAIL SITE BUILDING F (17,730 SF)
PROPOSED RETAIL SITE BUILDING G (17,730 SF)
PROPOSED RETAIL SITE BUILDING H (17,730 SF)
PROPOSED RETAIL SITE BUILDING I (17,730 SF)
PROPOSED RETAIL SITE BUILDING J (17,730 SF)
PROPOSED RETAIL SITE BUILDING K (17,730 SF)
PROPOSED RETAIL SITE BUILDING L (17,730 SF)
PROPOSED RETAIL SITE BUILDING M (17,730 SF)
PROPOSED RETAIL SITE BUILDING N (17,730 SF)
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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

NEVIUS BLVD.

PROP. AASHTO SIGHT TRIANGLE=335 FT.

PROPOSED MIXED USE BUILDING K (14,640 SF) FFE: 152.00

PROPOSED MIXED USE BUILDING O (11,248 SF) FFE: 142.00

PROPOSED MIXED USE BUILDING M (17,778 SF) FFE: 142.00

PROPOSED MIXED USE BUILDING J (14,762 SF) FFE: 143.00

PROPOSED RETAIL BUILDING G (8,270 SF) FFE: 145.00

PROPOSED RETAIL WITH DRIVE-THRU BUILDING C-1 (6,424 SF) FFE: 151.00

PROPOSED BANK W/ DRIVE-THRU BUILDING B (2,600 SF) FFE: 151.00

SOUNDING LOCATION SEE SOIL BORING PLANS FOR DETAILS

EXISTING 24' WIDE TEMP. CONST. EASEMENT

EXISTING 24' WIDE WATERLINE EASEMENT

MATCHLINE A

MATCHLINE B

MATCHLINE C

MATCHLINE D

NEVIUS BOULEVARD PLAN VIEW

SCALE: 1" = 40' HORIZONTAL

GRAPHIC SCALE 40 0 20 40 80 160

1 INCH = 40 FEET

PVI STA = 13+49.00
PVI ELEV = 146.93
A.D. = 0.22
K = 45.00
90.00' VC
LOW PT STA. = 13+49.0 -
LOW PT. ELEV. = 147.2
BVCE: 147.4
EVCE: 147.4
-1.00%
PROP. 270 LF 30"Ø RCP @ 0.50%
PROP. 79 LF 30"Ø RCP @ 0.50%
PVI STA = 19+01.50
PVI ELEV = 152.46
A.D. = 0.22
K = 45.00
90.00' VC
HIGH PT. STA. = 19+01.5
HIGH PT. ELEV. = 152.2
BVCS: 18+56.50
BVCE: 150.0
EVCS: 19+46.50
EVCE: 152.00
PROPOSED GRADE (TYP.)
EXISTING GRADE (TYP.)
PROP. 67 LF 24"Ø RCP @ 0.50%
PVI STA = 24+96.50
PVI ELEV = 146.50
A.D. = 0.26
K = 38.49
90.00' VC
LOW PT STA. = 24+90.0
LOW PT. ELEV. = 146.8
BVCS: 24+51.50
BVCE: 147.0
EVCS: 25+41.50
EVCE: 147.1
1.34%
NJSH ROUTE 206 ROW LINE
GRADE BREAK STA = 26+12.71 ELEV = 148.1
DATUM ELEV 130.00

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO LM
2	09/28/2016	REV. PER TOWNSHIP COMMENTS	AO/KF LM
3	11/07/2016	REV. PER TOWNSHIP COMMENTS	AO/KF BB
4	01/02/2016	REV. PER TOWNSHIP COMMENTS	AO/KF BB
5	03/30/2016	REV. PER TOWNSHIP COMMENTS	AO/APR BB
6	09/18/2016	REV. PER CLIENT COMMENTS	GB/AO BB
7	10/18/2016	REV. PER TOWNSHIP COMMENTS	GB BB
8	03/08/2016	REV. PER RESOLUTION COMPLIANCE	APR BB/ML
9	05/13/2016	REV. PER TWA COMMENTS	APR BB

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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-PRO-9A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

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35 TECHNOLOGY DRIVE
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700

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FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:
ROAD PROFILE SHEET B

SHEET NUMBER:
64
OF 83

REVISION 9 - 05/13/2019

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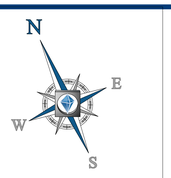
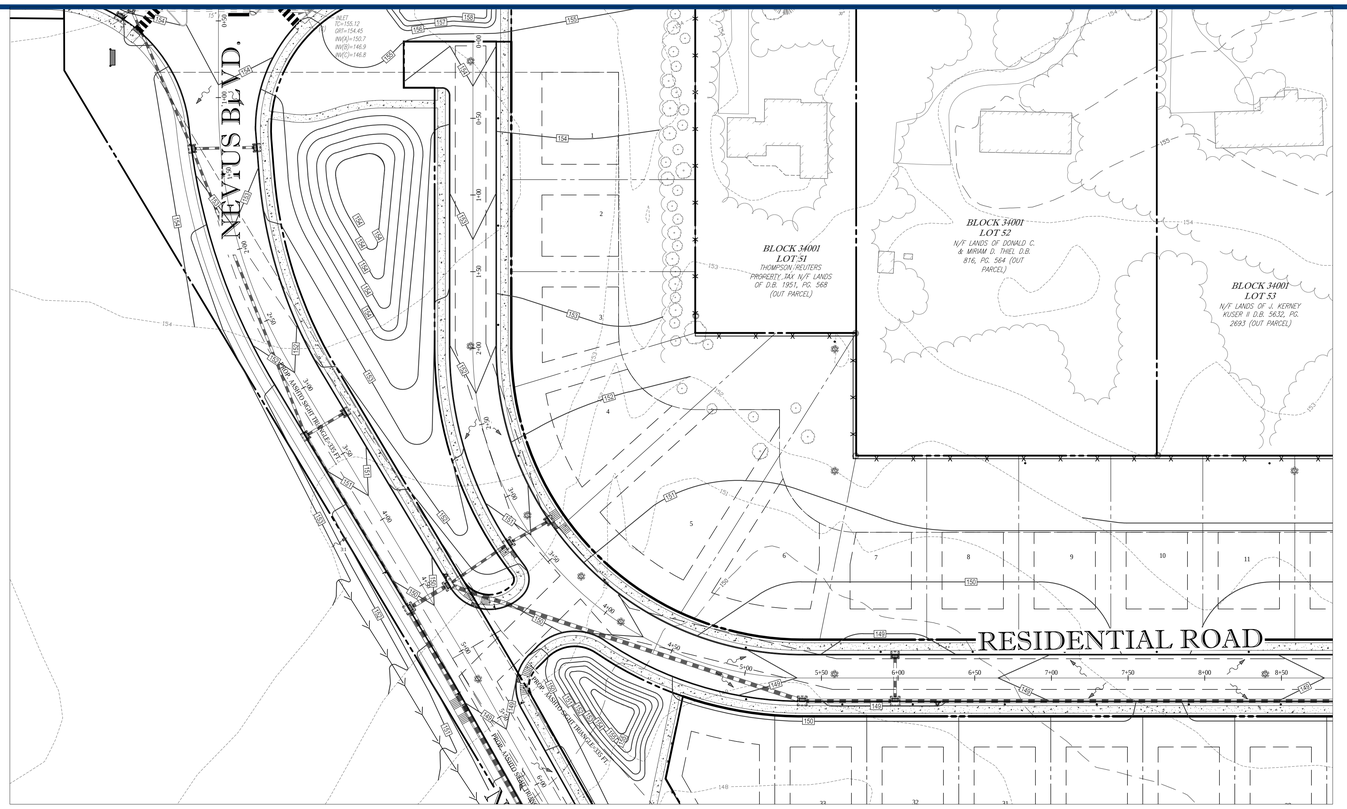




RESIDENTIAL ROAD PLAN VIEW

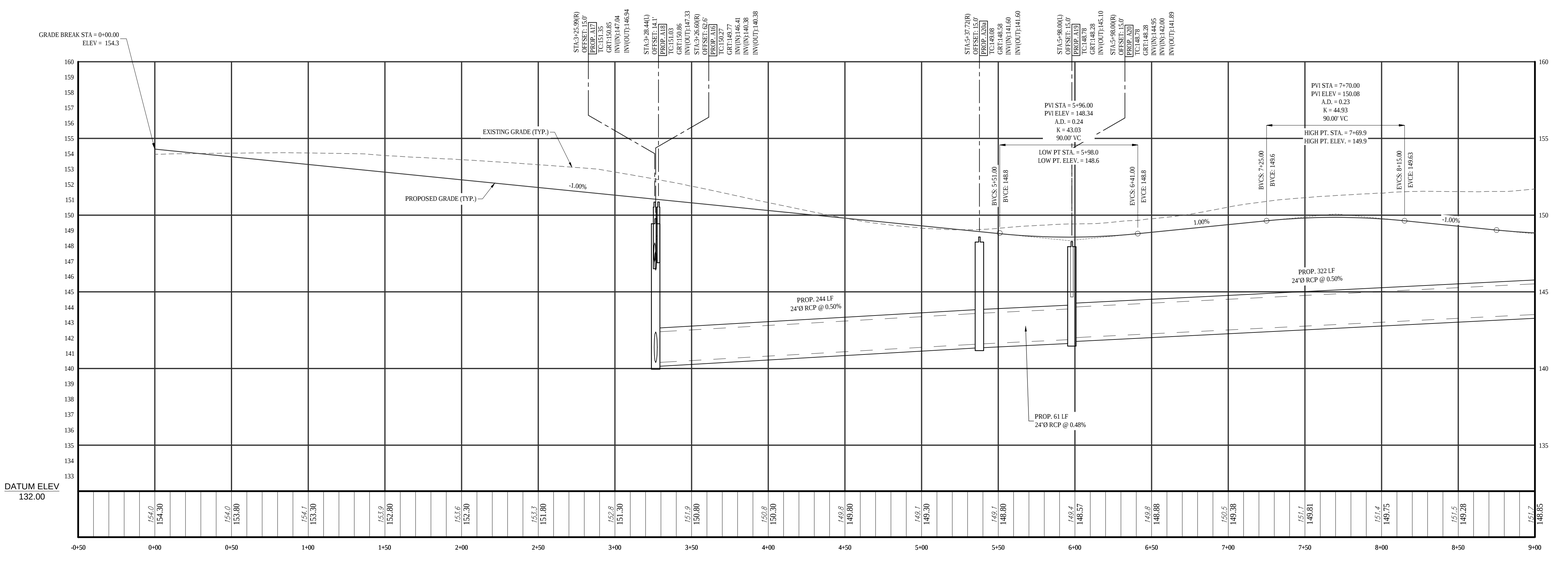
SCALE: 1" = 40' HORIZONTAL

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)
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 STRIETS WITH A PLANNED DEVELOPMENT	§ 16-5.14 3. (d)	80' (C)

(C) = COMPLIANT



RESIDENTIAL ROAD PROFILE 1

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

VERTICAL SCALE 1 INCH = 4 FEET

HORIZONTAL SCALE 1 INCH = 40 FEET

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NJ CERT. OF AUTHORIZATION NO. 24GA28019700

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- RALEIGH, NC
- BALTIMORE, MD
- SOUTHWEST FLORIDA AND JACKSONVILLE, FL
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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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8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	APR BB/ML
9	05/13/2019	REV. PER TWA COMMENTS	APR BB

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PROJECT No.:	J16090S
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-PRO-SIA

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN

FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

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FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077388

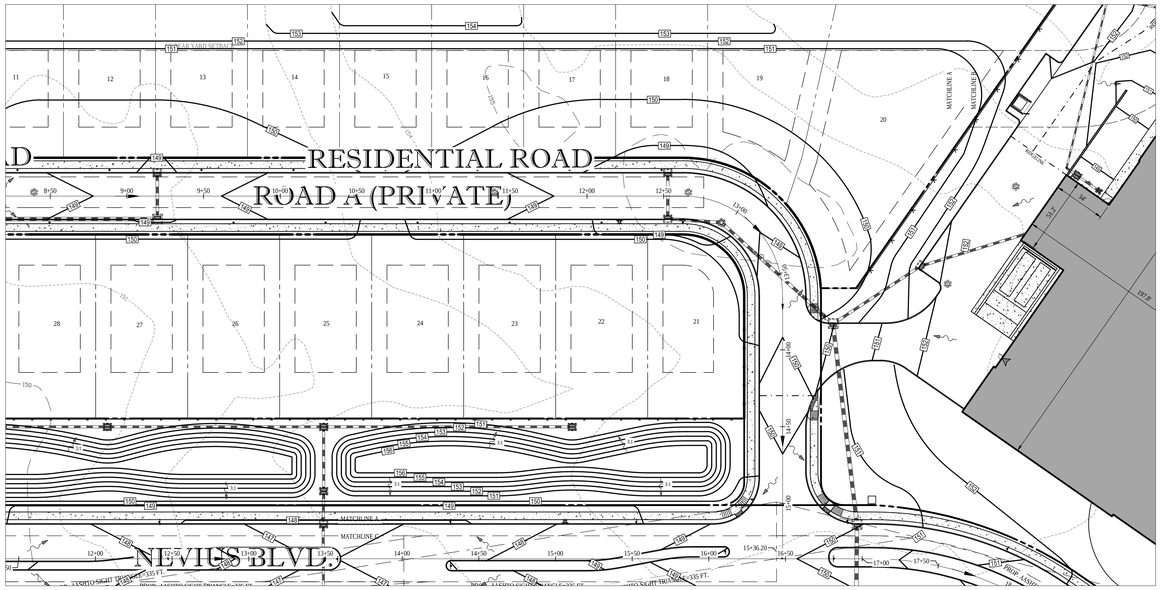
SHEET TITLE:

ROAD PROFILE SHEET C

SHEET NUMBER:

65
OF 83

REVISION 9 - 05/13/2019



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
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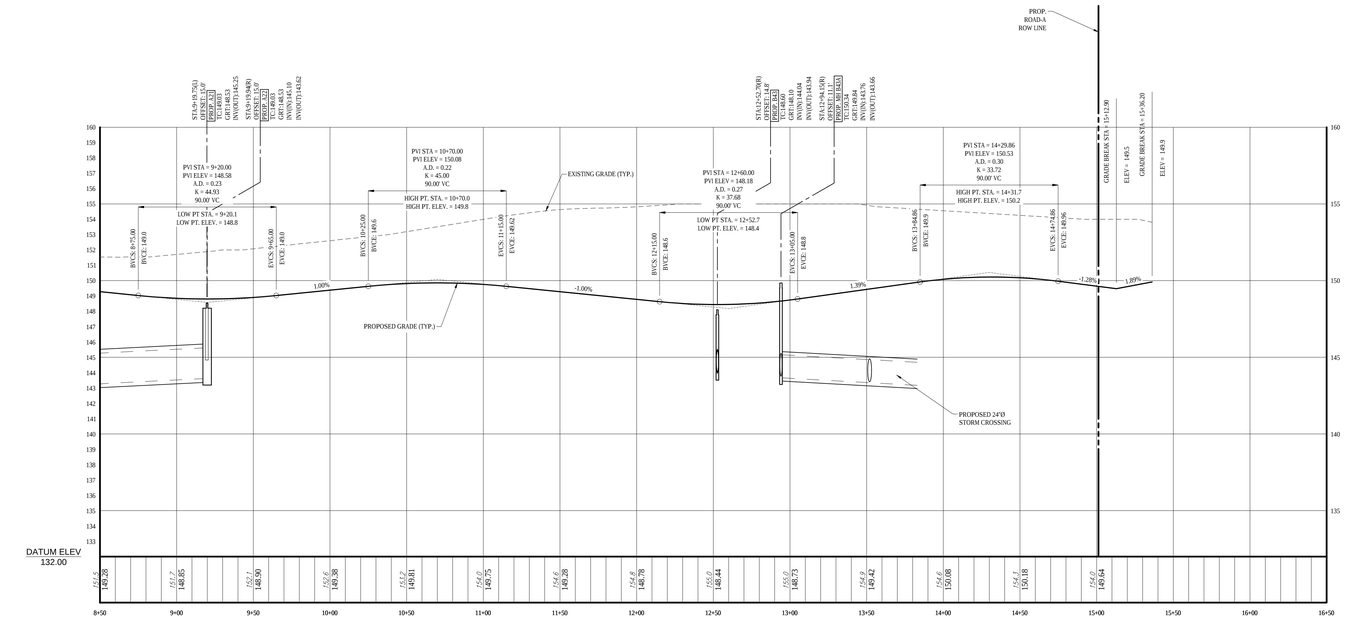
MIN. CENTERLINE RADIUS ON HORIZONTAL CURVE OF STREETS WITH A PLANED DEVLOPMENT	§ 16-5.14 3. (d)	80' (C)

(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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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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PROJECT No.: J160908
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
SCALE: AS SHOWN
CAD I.D.: J160908-PRO-9A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN

FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
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SHEET TITLE:

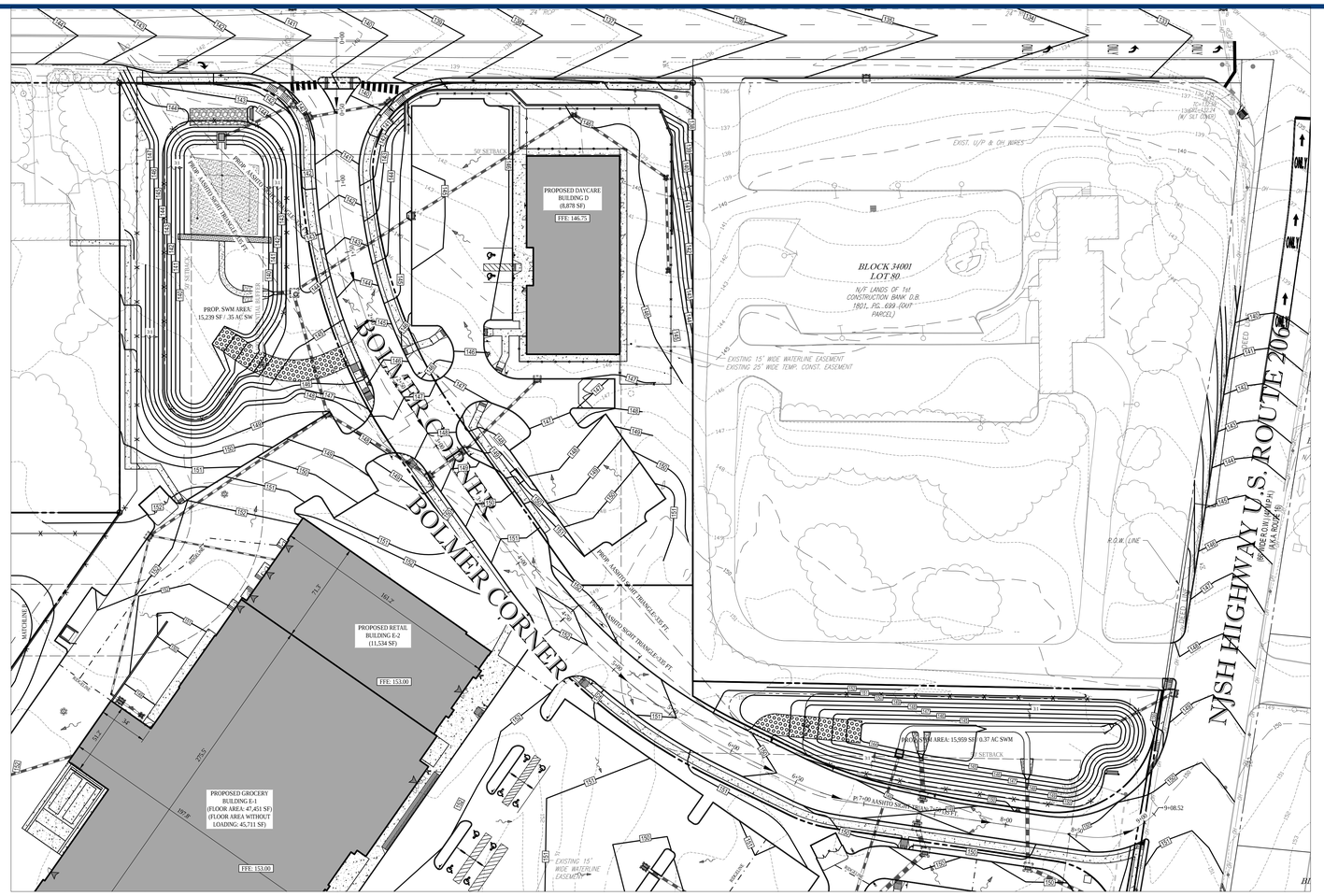
ROAD PROFILE SHEET D

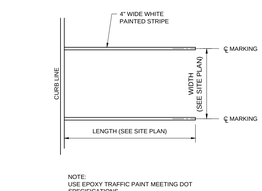
SHEET NUMBER:

66

OF 83

REVISION 9 - 05/13/2019

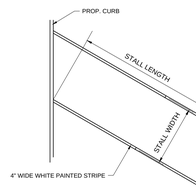

BOLMER CORNER
BOLMER CORNER
NJSH HIGHWAY U.S. ROUTE 206
PROPOSED DAYCARE BUILDING D (6,870 SF)
FFE: 146.75
PROPOSED RETAIL BUILDING E-2 (11,534 SF)
FFE: 153.00
PROPOSED GROCERY BUILDING E-1 (FLOOR AREA: 47,451 SF) (FLOOR AREA WITHOUT LOADING: 45,711 SF)
FFE: 153.00
PROP. SWM AREA: 15,239 SF / .35 AC SWM
PROP. SWM AREA: 15,959 SF / 0.37 AC SWM
BLOCK 34001 LOT 80
N/F LANDS OF 1st CONSTRUCTION BANK D.B. 1801, Pg. 699 (OUT PARCEL)
EXISTING 15' WIDE WATERLINE EASEMENT
EXISTING 25' WIDE TEMP. CONST. EASEMENT
EXIST. U/P & OH. WIRES
50' SETBACK
PROP. 7.00' ASSHTO SIGHT TRIANGLE-SS FT.
EXISTING 15' WIDE WATERLINE EASEMENT
PROP. 15" RCP
PROP. 18" RCP
PROP. 24" RCP
PROP. 30" RCP
PROP. 36" RCP
PROP. 42" RCP
PROP. 48" RCP
PROP. 54" RCP
PROP. 60" RCP
PROP. 66" RCP
PROP. 72" RCP
PROP. 78" RCP
PROP. 84" RCP
PROP. 90" RCP
PROP.



NOTE:
USE EPOXY TRAFFIC PAINT MEETING DOT SPECIFICATIONS.

1 STANDARD STRIPING DETAIL

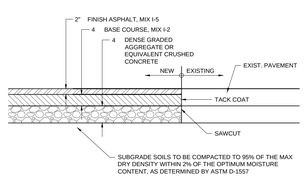
NOT TO SCALE (S080506-01/2013)



NOTE:
USE EPOXY TRAFFIC PAINT MEETING DOT SPECIFICATIONS.

2 30° ANGLED STRIPING DETAIL

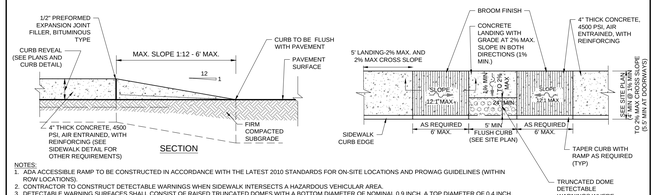
NOT TO SCALE (S080503-01/2013)



NOTES:
- REFER TO GEOTECHNICAL REPORT FOR OTHER REQUIREMENTS.

3 STANDARD PAVING DETAIL

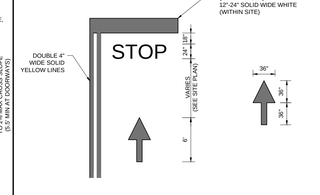
NOT TO SCALE (S080102-01/2013)



NOTES:
1. ADA ACCESSIBLE RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST 2010 STANDARDS FOR ON-SITE LOCATIONS AND PROWAG GUIDELINES (WITHIN ROW LOCATIONS).
2. CONTRACTOR TO CONSTRUCT DETECTABLE WARNINGS WHEN SIDEWALK INTERSECTS A HAZARDOUS VEHICULAR AREA.
3. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 0.9 INCH, A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF NOMINAL 0.2 INCH, A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. (SEE DETAIL)
4. PROVIDE UNOBSTRUCTED PATH OF TRAVEL NOT LESS THAN 36" WIDE.
5. WALKWAY WIDTH TO COMPLY WITH ADA DOOR OPENING REQUIREMENTS WHEN ADJACENT TO DOORWAYS.
6. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY WHERE THE WALKING SURFACE AND PAVEMENT ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS, THE BOUNDARY BETWEEN THE AREA SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS MIN. 36" WIDE (ADA ACCESSIBLE GUIDELINES PRINTED 11-4-06) AND MIN. 24" DEPTH.
7. BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL.

4 ADA RAMP IN SIDEWALK WITH BROOM FINISH DETAIL

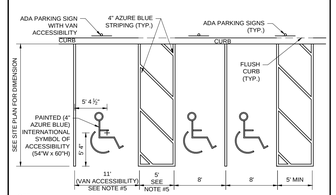
NOT TO SCALE (S070102.02-01/2013)



NOTES:
1. ARROWS AND WORDS CAN BE ARRANGED IN DIFFERENT COMBINATIONS TO ACHIEVE DESIRED RESULT.
2. STOP BAR, LETTERS, AND ARROW TO BE THERMOPLASTIC.
3. LINES TO BE EPOXY PAINT PER DOT STANDARD SPECIFICATIONS.

5 PAINTED MARKING DETAILS

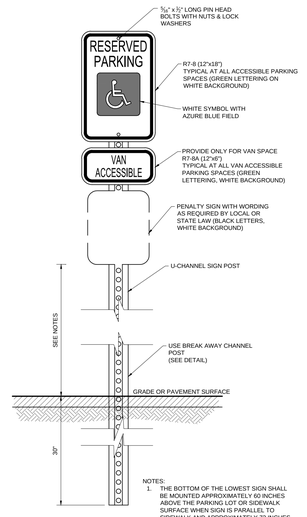
NOT TO SCALE (S080501-01/2013)



NOTE:
1. PARKING SPACES AND PARKING AISLE SLOPE MUST NOT EXCEED 1:48 (½" PER FOOT OR 2%) IN ANY DIRECTION.
2. CURB RAMP SLOPE MUST NOT EXCEED 1:12 (8.3% FOR A MAXIMUM OF 6 FEET).
3. LANDINGS MUST BE PROVIDED AT EACH END OF THE RAMPS AND MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 (½" PER FOOT OR 2%) CROSS SLOPE.
4. A MINIMUM ACCESSIBLE ACCESS ROUTE WIDTH OF 36" MUST BE PROVIDED AND MAINTAINED. A WHEEL STOP CAN BE PROVIDED WHERE NECESSARY TO PREVENT VEHICLE OVERHANG FROM REDUCING WIDTH OF THE PATH OF TRAVEL TO LESS THAN 36".
5. VAN SPACE SHALL BE 11 FEET WITH 5 FEET AISLE (EXCEPTION 8 FEET SPACE WITH 8 FEET AISLE.)

6 ADA PARKING STALL MARKING DETAIL

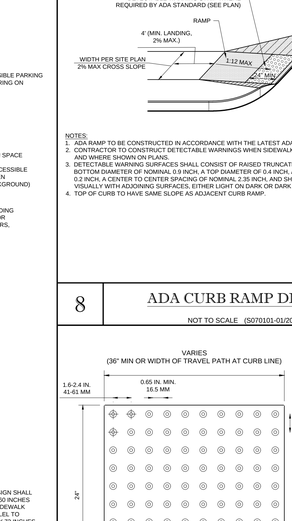
NOT TO SCALE (S070304-01/2013)



NOTES:
1. THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN SIGN IS PARALLEL TO SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK
2. THE PENALTY SIGN SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE

7 ADA PARKING SIGN WITH VAN ACCESSIBLE SIGN DETAIL

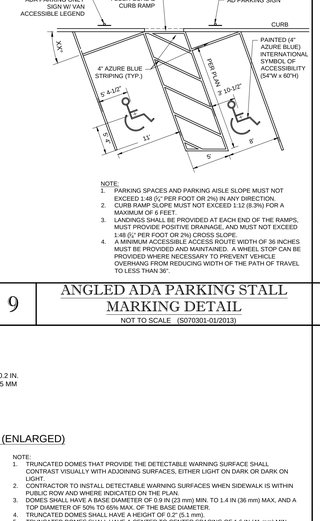
NOT TO SCALE (S070206 - 11/2016)



NOTES:
1. ADA RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
2. CONTRACTOR TO CONSTRUCT DETECTABLE WARNINGS WHEN SIDEWALK IS WITHIN PUBLIC ROW AND WHERE SHOWN ON PLANS.
3. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 0.9 INCH, A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF NOMINAL 0.2 INCH, A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. (SEE DETAIL)
4. TOP OF CURB TO HAVE SAME SLOPE AS ADJACENT CURB RAMP.

8 ADA CURB RAMP DETAIL

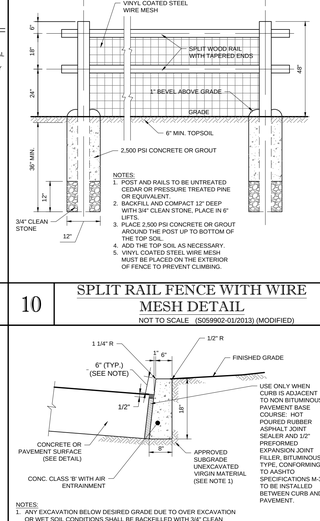
NOT TO SCALE (S070101-01/2013)



NOTE:
1. PARKING SPACES AND PARKING AISLE SLOPE MUST NOT EXCEED 1:48 (½" PER FOOT OR 2%) IN ANY DIRECTION.
2. CURB RAMP SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF 6 FEET.
3. LANDINGS SHALL BE PROVIDED AT EACH END OF THE RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 (½" PER FOOT OR 2%) CROSS SLOPE.
4. A MINIMUM ACCESSIBLE ACCESS ROUTE WIDTH OF 36 INCHES MUST BE PROVIDED AND MAINTAINED. A WHEEL STOP CAN BE PROVIDED WHERE NECESSARY TO PREVENT VEHICLE OVERHANG FROM REDUCING WIDTH OF THE PATH OF TRAVEL TO LESS THAN 36".

9 ANGLED ADA PARKING STALL MARKING DETAIL

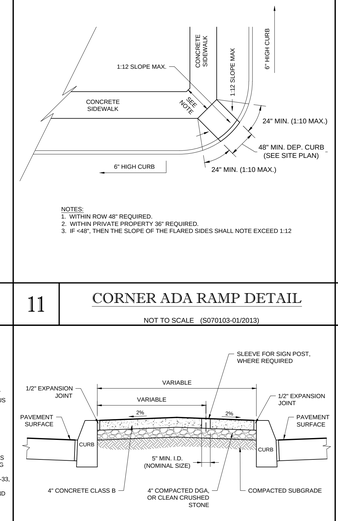
NOT TO SCALE (S070301-01/2013)



NOTES:
1. POST AND RAILS TO BE UNTREATED CEDAR OR PRESSURE TREATED PINE OR EQUIVALENT.
2. BACKFILL AND COMPACT 12" DEEP WITH 3/4" CLEAN STONE, PLACE IN 6" LIFTS.
3. PLACE 2,500 PSI CONCRETE OR GROUT AROUND THE POST UP TO BOTTOM OF THE TOP SOIL.
4. ADD THE TOP SOIL AS NECESSARY.
5. VINYL COATED STEEL WIRE MESH MUST BE PLACED ON THE EXTERIOR OF FENCE TO PREVENT CLIMBING.

10 SPLIT RAIL FENCE WITH WIRE MESH DETAIL

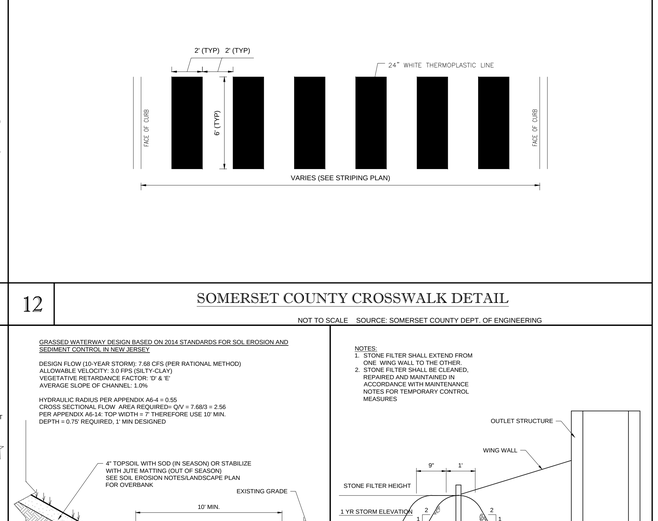
NOT TO SCALE (S059902-01/2013) (MODIFIED)



NOTES:
1. WITHIN ROW 48" REQUIRED.
2. WITHIN PRIVATE PROPERTY 36" REQUIRED.
3. IF >48", THEN THE SLOPE OF THE FLARED SIDES SHALL NOTE EXCEED 1:12

11 CORNER ADA RAMP DETAIL

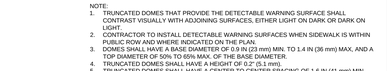
NOT TO SCALE (S070103-01/2013)



12 SOMERSET COUNTY CROSSWALK DETAIL

NOT TO SCALE SOURCE: SOMERSET COUNTY DEPT. OF ENGINEERING

TOP VIEW



ELEVATION (ENLARGED)

NOTE:
1. TRUNCATED DOMES THAT PROVIDE THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.
2. CONTRACTOR TO INSTALL DETECTABLE WARNING SURFACES WHEN SIDEWALK IS WITHIN PUBLIC ROW AND WHERE INDICATED ON THE PLAN.
3. DOMES SHALL HAVE A BASE DIAMETER OF 0.9 IN (23 mm) MIN. TO 1.4 IN (36 mm) MAX, AND A TOP DIAMETER OF 50% TO 65% MAX. OF THE BASE DIAMETER.
4. TRUNCATED DOMES SHALL HAVE A HEIGHT OF 0.2" (5.1 mm).
5. TRUNCATED DOMES SHALL HAVE A CENTER TO CENTER SPACING OF 1.6 IN (41 mm) MIN. AND 2.4 IN. (61 mm) MAX. AND A BASE TO BASE SPACING OF 0.65 IN. (16.5 mm) MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID.
6. TRUNCATED DOMES SHALL BE AN INTEGRAL PART OF THE ADA CURB RAMP CONSTRUCTION CONSISTING OF CAST IN PLACE COMPOSITE TILESMAT, THE TILE/MAT MATERIAL SHALL BE A HOMOGENEOUS GLASS AND CARBON REINFORCED COMPOSITE, COLOR FAST AND UV STABLE. COMP. STRENGTH 23,800 PSI ASTM D695 AND FLEXUAL STRENGTH 24,600 PSI ASTM D796. PRECAST CONCRETE PAVER BLOCKS HAVING COMPLIANT TRUNCATED DOMES, MAY ALSO BE USED FOR THE DETECTABLE WARNING SURFACE. RUBBERIZED MATERIAL TO BE GLUED TO RAMP SURFACE SHALL NOT BE ACCEPTABLE.
7. TRUNCATED DOMES SHALL EXTEND THE FULL WIDTH OF THE TRAVEL PATH EXCLUDING FLARES.

13 TRUNCATED DOME PATTERN DETAIL

NOT TO SCALE (S070117-01/2013)

NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING.
2. TRANSVERSE EXPANSION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. THESE SPECIFICATIONS ALSO MEET RSIS DESIGN STANDARDS.
6. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO OVERVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.

14 CONCRETE CURB 6" REVEAL DETAIL

NOT TO SCALE (S030202-01/2013)

NOTES:
1. TRANSVERSE JOINTS SHALL BE AS CONSTRUCTED FOR CONCRETE VERTICAL CURB.
2. CONCRETE SHALL BE WHITE WHERE REQUIRED BY LOCAL NJDOT OFFICE.

15 CONCRETE ISLAND 4" THICK DETAIL

NOT TO SCALE (S029901-01/2013)

GRASSED WATERWAY DESIGN BASED ON 2014 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY

DESIGN FLOW (10-YEAR STORM): 7.68 CFS (PER RATIONAL METHOD)
ALLOWABLE VELOCITY: 3.0 FPS (SILTY-CLAY)
VEGETATIVE RETARDANCE FACTOR: 'D' & 'E'
AVERAGE SLOPE OF CHANNEL: 1.0%

HYDRAULIC RADIUS PER APPENDIX A6-4 = 0.55
CROSS SECTIONAL FLOW AREA REQUIRED= Q/V = 7.68/3 = 2.56
PER APPENDIX A6-14: TOP WIDTH = 7' THEREFORE USE 10' MIN.
DEPTH = 0.75' REQUIRED, 1' MIN DESIGNED

NOTES:
1. TRANSVERSE JOINTS SHALL BE AS CONSTRUCTED FOR CONCRETE VERTICAL CURB.
2. CONCRETE SHALL BE WHITE WHERE REQUIRED BY LOCAL NJDOT OFFICE.

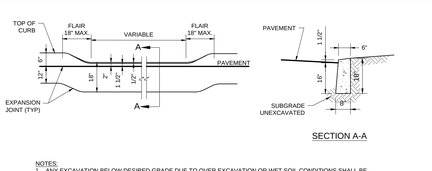
16 PARABOLIC GRASS SWALE DETAIL

NOT TO SCALE (G010403-01/2013)

NOTES:
1. STONE FILTER SHALL EXTEND FROM ONE WING WALL TO THE OTHER.
2. STONE FILTER SHALL BE CLEANED, REPAIRED AND MAINTAINED IN ACCORDANCE WITH MAINTENANCE NOTES FOR TEMPORARY CONTROL MEASURES

17 STONE FILTER DETAIL AT OUTLET STRUCTURE

NOT TO SCALE (O049908-01/2013)

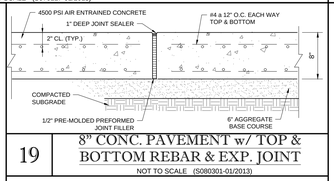


SECTION A-A

NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH ½" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO POURING.
2. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20' AND AT ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, ½" THICK, CONFORMING TO STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND FRONT OF THE CONCRETE CURB.
3. TRANSVERSE JOINTS ½" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED ½" FROM THE FRONT FACE AND TOP OF THE CURB.
4. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
5. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS ½".
6. A ½" PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, CONFORMING TO AASHTO SPEC'S M-33. TO BE INSTALLED BETWEEN CURB AND NON-BITUMINOUS PAVEMENT OR BASE COURSE.

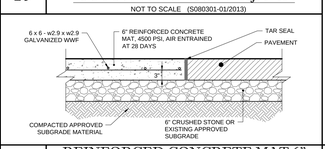
18 DEPRESSED CONCRETE CURB AT DRIVEWAY DETAIL

NOT TO SCALE (S030303-01/2013)



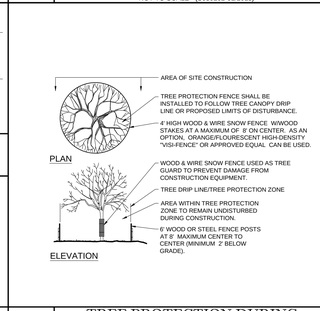
19 8" CONC. PAVEMENT w/ TOP & BOTTOM REBAR & EXP. JOINT

NOT TO SCALE (S080301-01/2013)



20 REINFORCED CONCRETE MAT 6" THICK DETAIL

NOT TO SCALE (S029905-01/2013)

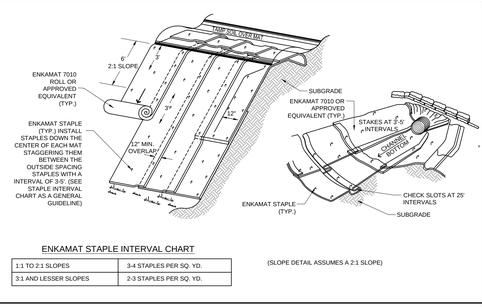


21 TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE (O039909 - 4/2017)

PREPARATION FOR ENKAMAT INSTALLATION

- ALL TREATED AREAS TO BE FREE OF SOIL CLODS, CLUMPS, ROCKS, AND VEHICLE IMPRINTS OF ANY SIGNIFICANT SIZE THAT WOULD PREVENT EROSION CONTROL MATTING FROM LYING FLUSH TO SURFACE CONTOURS.
- CONTRACTOR TO RAKE AND FINE GRADE DISTURBED AREAS.
- ONCE GROUND IS PREPARED, CONTRACTOR TO INSTALL ENKAMAT EROSION CONTROL BLANKET TYPE 7010 (SEE DETAILS).
- SPREAD 1/2-3/4" OF FINE SOIL INTO THE MAT TO COMPLETELY FILL IT.
- AFTER SOIL FILLING IS COMPLETED, CONTRACTOR TO BROADCAST SEED AND HAY MULCH.



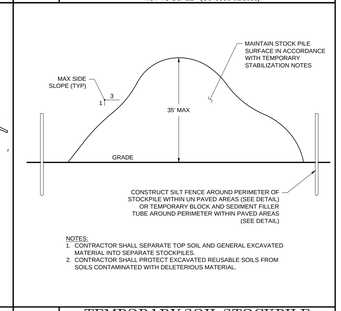
ENKAMAT STAPLE INTERVAL CHART

1:1 TO 2:1 SLOPES	3-4 STAPLES PER SQ. YD.
3:1 AND LESSER SLOPES	2-3 STAPLES PER SQ. YD.

(SLOPE DETAIL ASSUMES A 2:1 SLOPE)

22 ENKAMAT INSTALLATION DETAIL

NOT TO SCALE (L104001-01/2013)



NOTES:
1. CONTRACTOR SHALL SEPARATE TOP SOIL AND GENERAL EXCAVATED MATERIAL INTO SEPARATE STOCKPILES.
2. CONTRACTOR SHALL PROTECT EXCAVATED REUSABLE SOILS FROM SOILS CONTAMINATED WITH DELETERIOUS MATERIAL.

23 TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE (O079901 - 1/2017)

PLAN VIEW

SECTION A - A

NOTES
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUIVALENT.
2. ½"-3" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. ANCHOR STAKES OF WOOD OR METAL SHALL BE INSTALLED WHERE REQUIRED BY FIELD CONDITIONS TO PREVENT MOVEMENT OF BARRIER.
4. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
5. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
6. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM. WHERE SLOPE REQUIRES, AN EARTHEN BERM SHALL BE INSTALLED TO DIRECT STORM FLOW INTO THE INLET, BUT NOT OVER THE CURB.
7. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
8. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED AND ACCEPTED BY THE MUNICIPAL ENGINEER AND/OR SOIL CONSERVATION DISTRICT.

24 INLET FILTER DETAIL

NOT TO SCALE (O049901-01/2013)

PROFILE

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

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

CHART

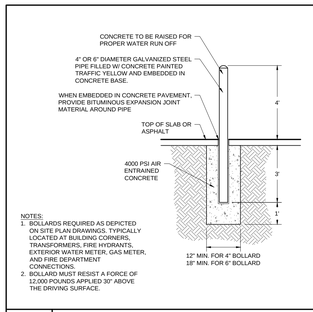
PLAN VIEW

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE ANTI-TRACKING PAD FOR THE DURATION OF THE PROJECT, SO THAT THE ROAD IS KEPT CLEAN.
2. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.
3. CONTRACTOR SHALL APPLY TOP DRESSING WITH REPLACEMENT/ SUPPLEMENTAL STONE AS NECESSARY DURING THE PROJECT TO MAINTAIN ADEQUATE ANTI-TRACKING FUNCTION.

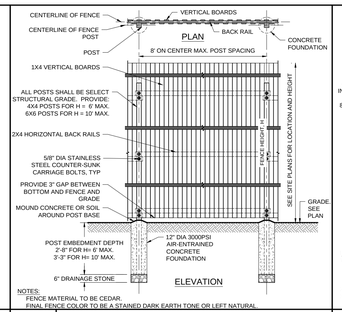
25 STABILIZED CONSTRUCTION ENTRANCE AND ANTI-TRACKING PAD DETAIL

NOT TO SCALE (O029901-01/2013)

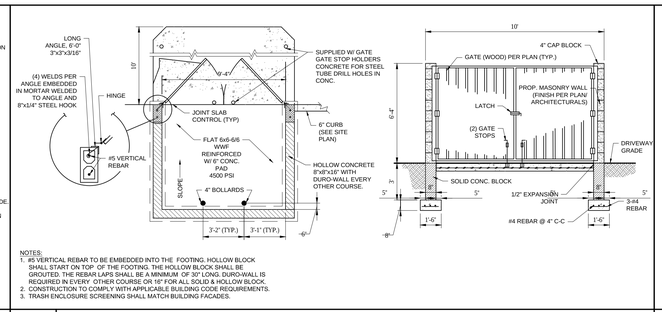
APPROVED FILTER FABRIC MEETING STATE SPECIFICATIONS (3' WIDE)
2" x 2" WOOD OR METAL FENCE POSTS, SPACED 8' o.c. MAX.
AREA OF DISTURBANCE
DRAWSTRING RUNNING THROUGH FABRIC ALONG TOP OF FENCE
FLOW =<>
SILT
2' MIN
EXISTING UNDISTURBED GROUND
6"
6"
2'
DIG 6" WIDE x 6" DEEP TRENCH, BURY BOTTOM 1' OF FILTER FABRIC, TAMP IN PLACE
DRAWSTRING RUNNING THROUGH FABRI



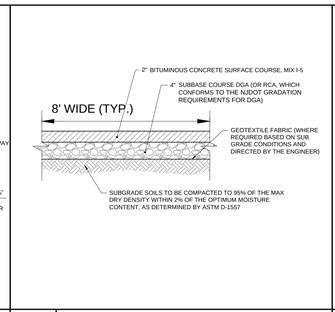
1 — 4" OR 6" BOLLARD DETAIL
NOT TO SCALE (S010201-01/2013)



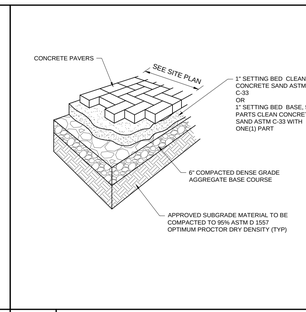
2 — BOARD ON BOARD FENCE DETAIL
NOT TO SCALE (S050101-01/2013) (MODIFIED)



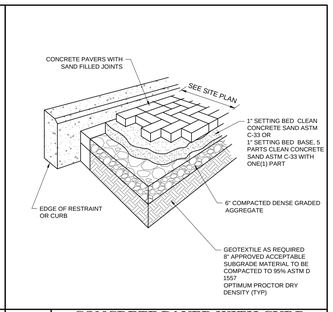
3 — 10' x 10' TRASH ENCLOSURE DETAIL
NOT TO SCALE (S120301-01/2013)(MODIFIED)



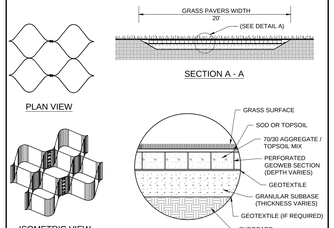
4 — ASPHALT BIKE PATH DETAIL
NOT TO SCALE



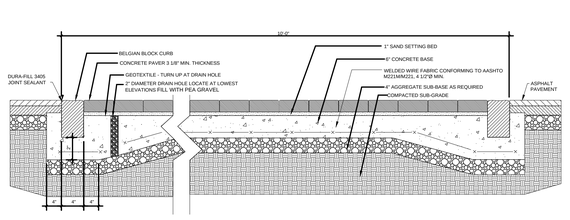
5 — CONCRETE PAVER DETAIL
NOT TO SCALE (S090203-01/2013)



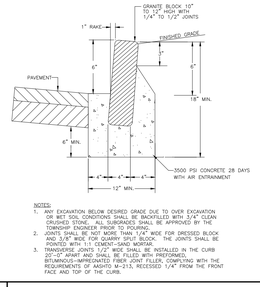
6 — CONCRETE PAVER WITH CURB DETAIL
NOT TO SCALE (S090204-01/2013)



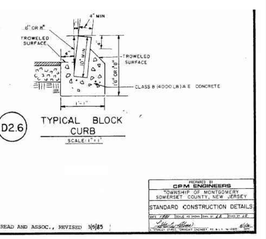
7 — TYPICAL GRASS PAVER DETAILS
NOT TO SCALE (L102102-01/2013)



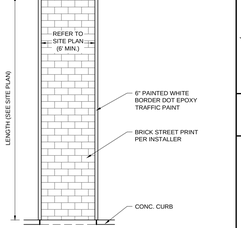
8 — CONC. PAVERS ON CONC. BASE FOR CROSSWALKS ON PROMENADE
NOT TO SCALE



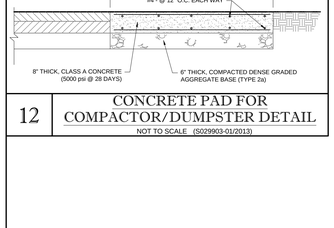
9 — VERTICAL BELGIAN BLOCK CURB (RSIS)
NOT TO SCALE



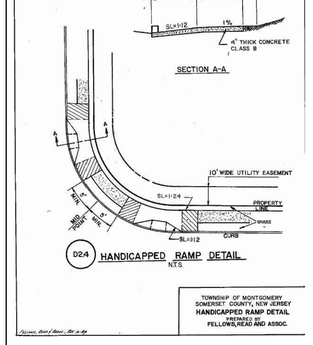
10 — TYPICAL BLOCK CURB
NOT TO SCALE



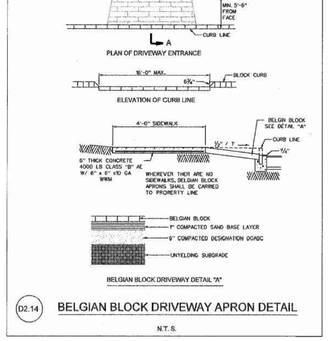
11 — STREET PRINT CROSSWALK DETAIL
NOT TO SCALE (S080602-08/2016)



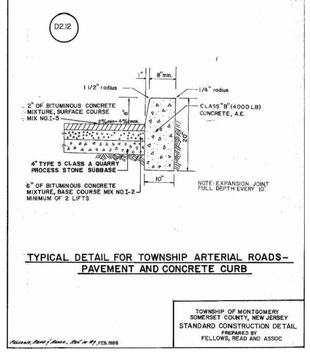
12 — CONCRETE PAD FOR COMPACTOR/DUMPSTER DETAIL
NOT TO SCALE (S029903-01/2013)



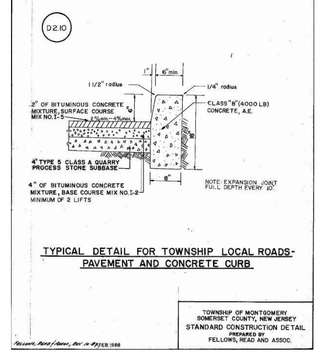
13 — HANDICAPPED RAMP DETAIL
NOT TO SCALE



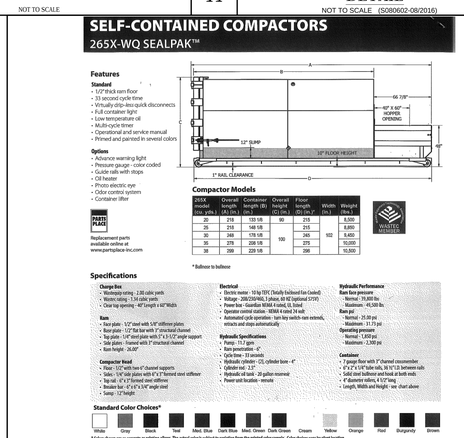
14 — BELGIAN BLOCK DRIVEWAY APRON
NOT TO SCALE



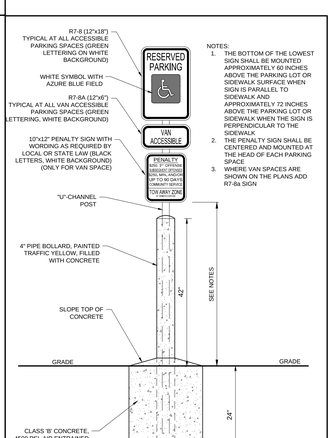
15 — ARTERIAL ROADS-PAVEMENT AND CONCRETE CURB
NOT TO SCALE



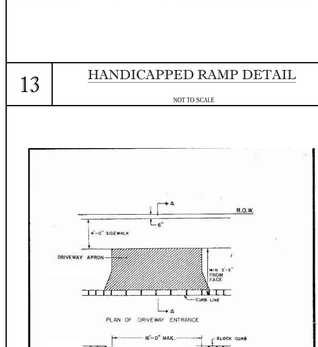
16 — TOWNSHIP/LOCAL ROAD-PAVEMENT AND CONCRETE CURB
NOT TO SCALE



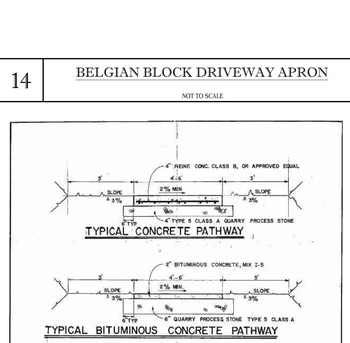
17 — SELF-CONTAINED COMPACTORS DETAILS
NOT TO SCALE



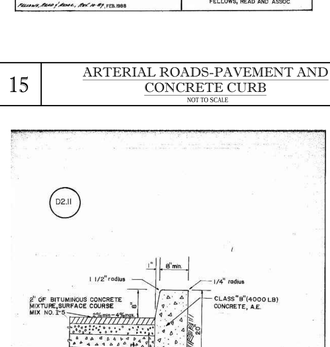
18 — ADA PARKING SIGN ON BOLLARD
NOT TO SCALE (S070201 - 11/2016) (MODIFIED)



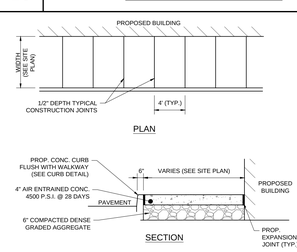
19 — DRIVEWAY DETAIL
NOT TO SCALE



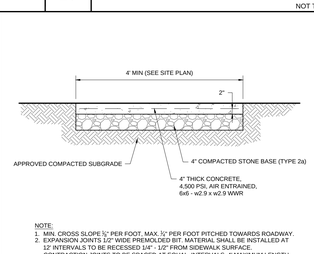
20 — PATHWAY DETAILS
NOT TO SCALE



21 — COLLECTOR ROADS-PAVEMENT AND CONCRETE CURB
NOT TO SCALE



22 — CURB AND WALK AT BUILDING DETAIL
NOT TO SCALE (S090104-01/2013)



23 — CONCRETE SIDEWALK WITH STONE BASE DETAIL
NOT TO SCALE (S090106- 9/2016)

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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

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THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF ANY EXCAVATION OR DEMOLITION PROJECT TO ENSURE THE EARTH'S SURFACE ANYWHERE IN THE STATE

PROJECT No.: J160908
DRAWN BY: OT/ADC/CO
CHECKED BY: LM
DATE: 06/03/2016
SCALE: AS SHOWN
CAD I.D.: J160908-CDS-9A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

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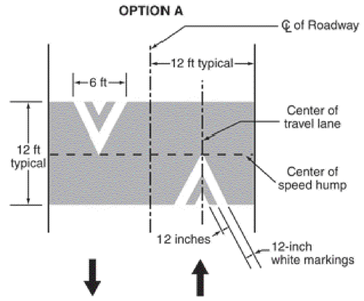
DELAWARE LICENSE No. 7711 CONNECTICUT LICENSE No. 29039
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077368

SHEET TITLE:
SITE & SIGNAGE DETAIL SHEET 'B'

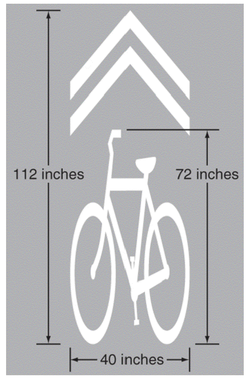
SHEET NUMBER:
69
OF 83

REVISION 9 - 05/13/2019



1 MUTCD SPEED HUMP DETAIL

NOT TO SCALE (SOURCE: MUTCD 3B-29)

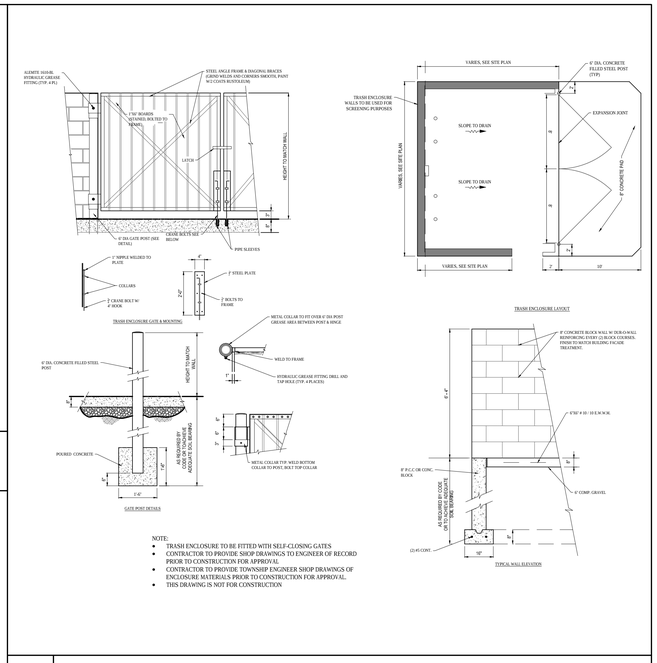


NOTES:

1. THE SHARED LANE MARKING SHOULD BE PLACED IMMEDIATELY AFTER AN INTERSECTION AND SPACED AT INTERVALS NOT GREATER THAN 250 FEET THEREAFTER.

2 SHARED LANE MARKING

NOT TO SCALE (MODIFIED 2017 FHWA)

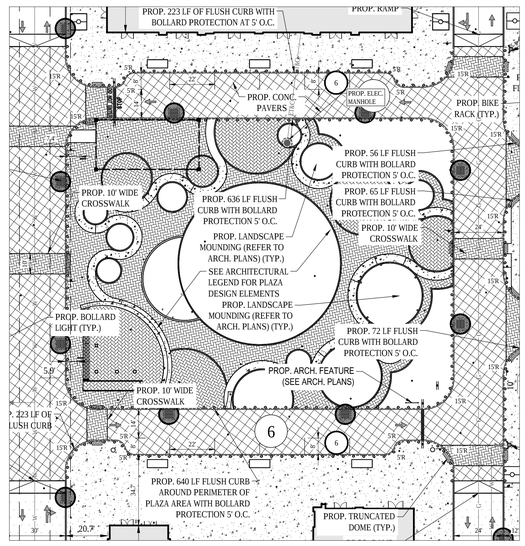


NOTE:

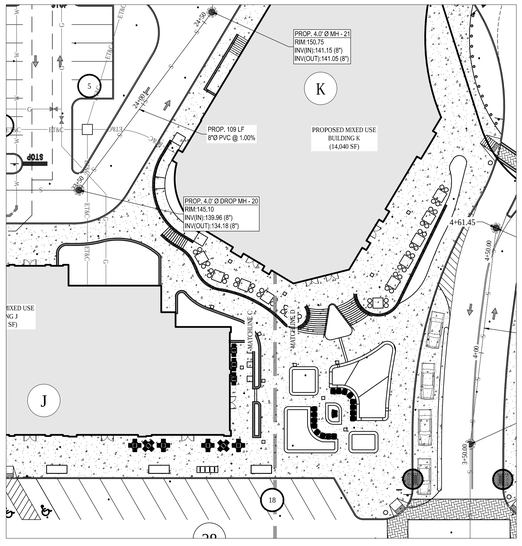
- TRASH ENCLOSURE TO BE FITTED WITH SELF-CLOSING GATES
- CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR APPROVAL
- CONTRACTOR TO PROVIDE TOWNSHIP ENGINEER SHOP DRAWINGS OF ENCLOSURE MATERIALS PRIOR TO CONSTRUCTION FOR APPROVAL.
- THIS DRAWING IS NOT FOR CONSTRUCTION

3 TRASH COMPACTOR ENCLOSURE DETAIL

NOT TO SCALE



PLAZA AREA 'A' ENLARGEMENT



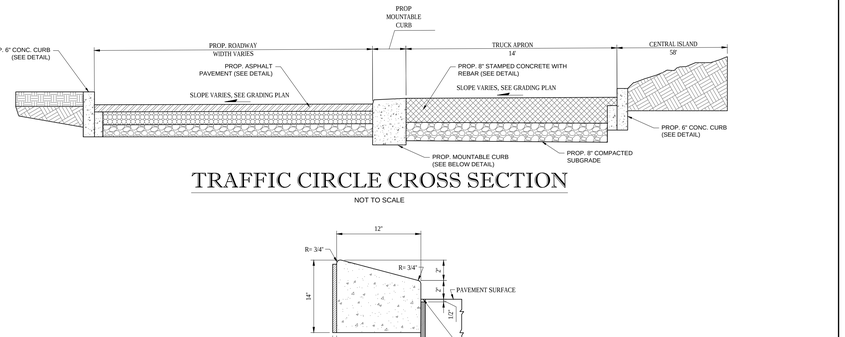
PLAZA AREA 'B' ENLARGEMENT

30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

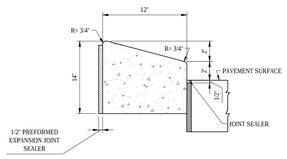
4 PLAZA ENLARGEMENTS

NOT TO SCALE



TRAFFIC CIRCLE CROSS SECTION

NOT TO SCALE

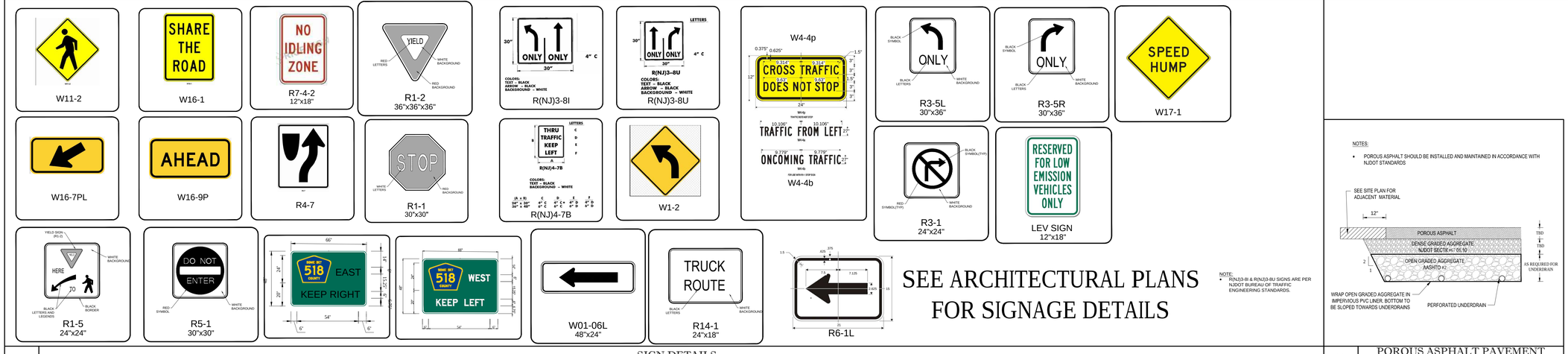


MOUNTABLE CURB DETAIL

NOT TO SCALE

5 TRAFFIC CIRCLE DETAILS

NOT TO SCALE



SEE ARCHITECTURAL PLANS FOR SIGNAGE DETAILS

NOTE:

- R(NJ)3-8I & R(NJ)3-8U SIGNS ARE PER NJDOT BUREAU OF TRAFFIC ENGINEERING STANDARDS.

6 SIGN DETAILS

NOT TO SCALE

NOTES:

- POROUS ASPHALT SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NJDOT STANDARDS

17 POROUS ASPHALT PAVEMENT SECTION

NOT TO SCALE (CUSTOM)

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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO LM
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3	11/07/2017	REV. PER TOWNSHIP COMMENTS	AO/KF BB
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9	05/13/2019	REV. PER TWA COMMENTS	APR BB

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PROJECT No.:	J160906
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-CDS-9A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
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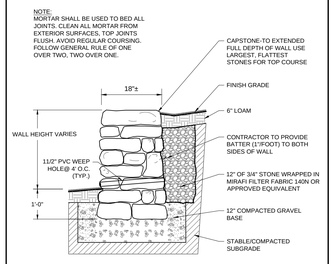
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077766

SHEET TITLE:
SITE DETAIL SHEET 'C'

SHEET NUMBER:
70
OF 83

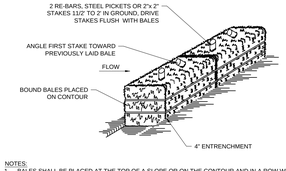
REVISION 9 - 05/13/2019

G:\2016\J160908\ENGINEERING\CURRENT DRAWINGS\SITE PLAN (ARCHIVED 11\2016)\J160908-CDS-9A-----AS-NOTE-C-11X17(1).C



1 LANDSCAPE WALL DETAIL

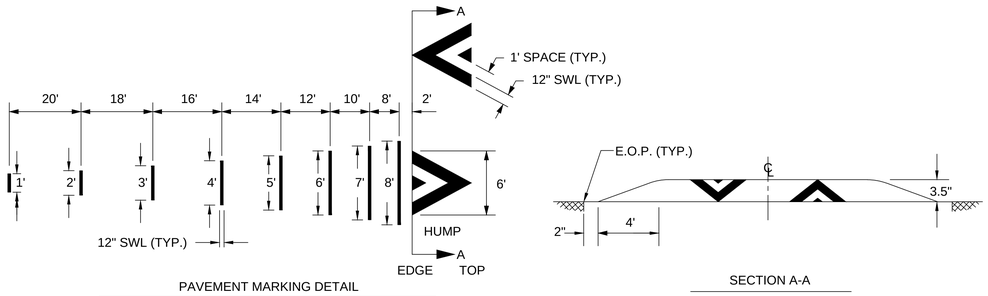
NOT TO SCALE (L102202-01/2013) (MODIFIED)



NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. DRAINAGE AREA NO MORE THAN 1/4 AC. PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.

2 STRAW BALE & DIKE SEDIMENT BARRIER DETAIL

NOT TO SCALE (O059901-01/2013)

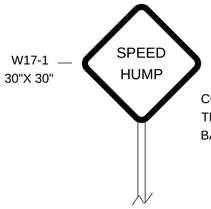


PAVEMENT MARKING DETAIL

N.T.S.

SECTION A-A

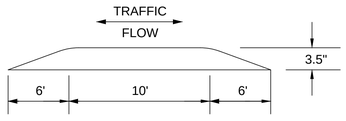
N.T.S.



COLORS:
TEXT - BLACK
BACKGROUND - YELLOW (REFLECTORIZED)

SIGN DETAIL

N.T.S.

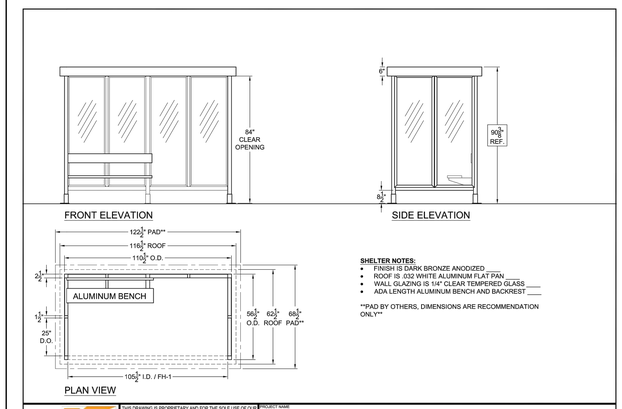


SPEED HUMP DETAIL

N.T.S.

3 SPEED TABLE DETAIL

NOT TO SCALE (S089903-9/2017) (MUTCD 3B-29&31) (MODIFIED)



SHELTER NOTES:
- FINISH IS DARK BRONZE ANODIZED ____
- ROOF IS .032 WHITE ALUMINUM FLAT PAN ____
- WALL GLAZING IS 1/4" CLEAR TEMPERED GLASS ____
- ADA LENGTH ALUMINUM BENCH AND BACKREST ____

PAD BY OTHERS, DIMENSIONS ARE RECOMMENDATION ONLY

DUO-GARD FORGE MYCELL
Duo-Gard Industries, Inc.
Tel (704) 207-9700 Fax (704) 207-7966
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LEAD TIME BEGINS UPON RECEIPT OF SIGNED SHOP DRAWINGS

APPROVAL SIGNATURE / DATE

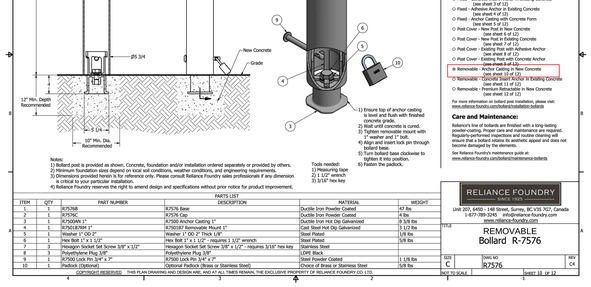
PROJECT NAME: READY SHIP SHELTER
DESCRIPTION: 5' X 10' TRANSIT STYLE SHELTER - PLAN AND ELEVATIONS

PILOT END	PILOT MGR	DWG DATE	REV1	REV2	SCALE	PAGE	OF	DRAWING #
XXX	XXX	XXX			NTS	X	X	XXX

NOTE:
1. NOT FOR CONSTRUCTION. CONTRACTOR MUST PREPARE SHOP DRAWINGS OF BUS SHELTER OR EQUIVALENT FOR APPROVAL PRIOR TO CONSTRUCTION.

4 SHELTER DETAIL

NOT TO SCALE (S130205 - 9/2016)



General Description:
The R-7576 Decorative Bollard offers a clean, simple design suitable for many locations. Its attractive surface pattern gives the 7576 bollard a distinctive annular ridge for added texture. Bollard surfaces are protected by a durable powder coating, available in 6 standard colors, to prevent wear and corrosion. Fixed, removable and lockable, as well as impact-resistant security posts. Removable mountings are available.

Specifications:
Height: 34 1/4"
Base Diameter: 5 3/4"
Weight: 51 lbs (Bollard Only)
Material: Ductile Iron
Pass Through Security Post Size:
4 1/2" x 13" (Diameter x Height)

Finish Options:
Polyester Powdercoated

See Reliance Foundry's standard color options at: www.reliance-foundry.com/bollard/colors-bollards

Installation Options:
- Fixed – Anchor Casting in New Concrete (see sheet 3 of 12)
- Fixed – Concrete Insert Anchor in Existing Concrete (see sheet 3 of 12)
- Fixed – Adhesive Anchor in Existing Concrete (see sheet 4 of 12)
- Fixed – Surface Mount Anchor in Concrete Form (see sheet 5 of 12)
- Post Cover - New Post in New Concrete (see sheet 6 of 12)
- Post Cover - New Post in Existing Concrete (see sheet 7 of 12)
- Post Cover - Existing Post with Adhesive Anchor (see sheet 8 of 12)
- Post Cover - Existing Post with Concrete Anchor (see sheet 9 of 12)
- Removable – Anchor Casting in New Concrete (see sheet 10 of 12)
- Removable – Concrete Insert Anchor in Existing Concrete (see sheet 11 of 12)
- Removable – Surface Mount Anchor in New Concrete (see sheet 12 of 12)

For more information on bollard post installations, please visit: www.reliance-foundry.com/bollard/installation-bollards

Care and Maintenance:
Reliance's line of bollards are manufactured with a long lasting, durable finish that requires very little maintenance as required. Regularly-performed inspections and routine cleaning will ensure that a bollard retains its aesthetic appeal and does not become damaged by the elements.

See Reliance Foundry's maintenance guide at: www.reliance-foundry.com/bollard/maintenance-bollards

Tools needed:
1) Measuring tape
2) 1 1/2" wrench
3) 3/16" hex key

PARTS LIST			
ITEM	QTY	DESCRIPTION	MATERIAL	WEIGHT
1	1	R7576	R7576 Base	Ductile Iron Powder Coated	47 lbs
2	1	R7576C	R7576 Cap	Ductile Iron Powder Coated	4 lbs
3	1	R7500AN 1"	R7500 Anchor Casting 1"	Ductile Iron Hot Dip Galvanized	8 3/8 lbs
4	1	R7501B76M 1"	R7501B7 Removable Mount 1"	Cast Steel Hot Dip Galvanized	3 1/2 lbs
5	1	L1	Washer 1" OD 2" Thick 1/8"	Steel Plated	1/8 lbs
6	1	Hex Bolt 1" x 1 1/2"	Hex Bolt 1" x 1 1/2" - requires 1 1/2" wrench	Steel Plated	5/8 lbs
7	3	Hexagon Socket Set Screw 3/8" x 1/2"	Hexagon Socket Set Screw 3/8" x 1/2" - requires 3/16" hex key	Stainless Steel	
8	3	Polyethylene Plug 3/8"	Polyethylene Plug 3/8"	LDPE Black	
9	1	R7500 Lock Pin 3/4" x 3"	R7500 Lock Pin 3/4" x 3"	Steel Powder Coated	1 1/8 lbs
10	1	Padlock (Optional)	Optional Padlock (Brass or Stainless Steel)	Choice of Brass or Stainless Steel	1lb lbs

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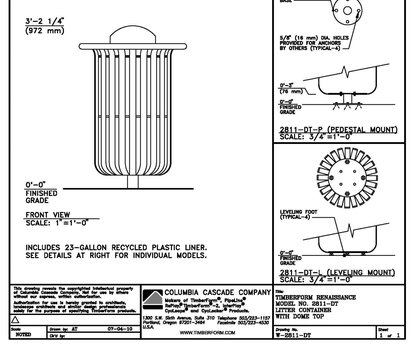
1-877-789-3245 info@reliance-foundry.com
www.reliance-foundry.com

TITLE: REMOVABLE Bollard R-7576
SIZE: C | DWG NO: R7576 | REV: C4
SCALE: NOT TO SCALE | SHEET 10 OF 12

5 REMOVABLE BOLLARD DETAIL

NOT TO SCALE (S130205 - 9/2016)



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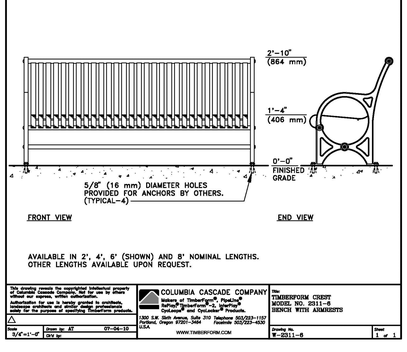
Drawing No. W-2811-DT | Sheet 1 of 1



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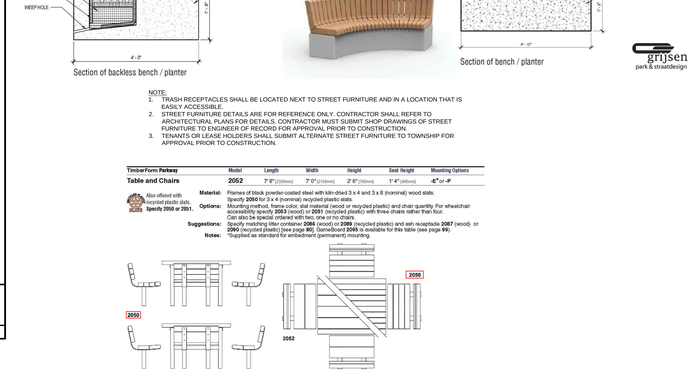
Drawing No. W-2511-B | Sheet 1 of 1

6 STREET FURNITURE DETAILS

NOT TO SCALE

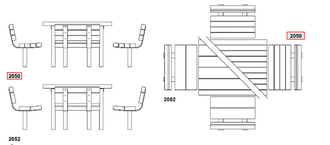


NOTE:
1. TRASH RECEPTACLES SHALL BE LOCATED NEXT TO STREET FURNITURE AND IN A LOCATION THAT IS EASILY ACCESSIBLE.
2. STREET FURNITURE DETAILS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS OF STREET FURNITURE TO ENGINEER OR RECORD FOR APPROVAL PRIOR TO CONSTRUCTION.
3. TENANTS OR LEASE HOLDERS SHALL SUBMIT ALTERNATE STREET FURNITURE TO TOWNSHIP FOR APPROVAL PRIOR TO CONSTRUCTION.

Timber Form Parkway	Model	Length	Width	Height	Seat Height	Mounting Options
Table and Chairs	**2052**	7'-3" (oblong)	7'-3" (oblong)	2'-5" (table)	1'-4" (chair)	**4"-or-9"**

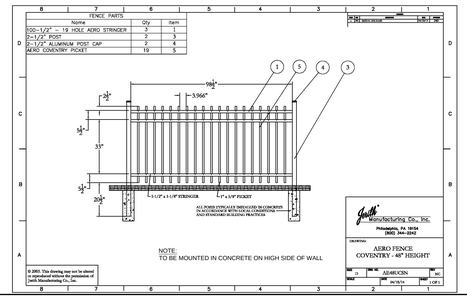
Also offered with recycled plastic slats. **Specify 2050 or 2051.**

Material: Frames of black powder-coated steel with kiln-dried 3 x 4 and 3 x 8 (nominal) wood slats.
Options: Specify **2050** for 3 x 4 (nominal) recycled plastic slats.
Mounting method, frame color, slat material (wood or recycled plastic) and chair quantity. For wheelchair accessibility specify **2053** (wood) or **2051** (recycled plastic) with three chairs rather than four.
Can also be special ordered with two, one or no chairs.
Suggestions: Specify matching litter container **2066** (wood) or **2099** (recycled plastic) and ash receptacle **2067** (wood) or **2092** (recycled plastic) (see page 86). Gamelan table also available for this table (see page **99**).
Notes: *Supplied as standard for embedment (permanent) mounting.



7 ALUMINUM FENCE DETAIL

NOT TO SCALE



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Jerith Manufacturing Co., Inc.
Phoenixville, PA 19460
(800) 364-4283

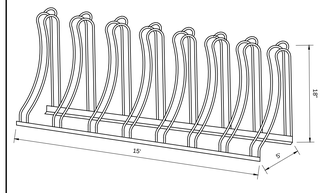
DRAWING: AERO FENCE COVENTRY - 48" HEIGHT
SIZE: D | DWG NO: ASAHCOCN | REV: 00
SCALE: NOT TO SCALE | DATE: 06/16/14 | SHEET 1 OF 1

8 RETAINING WALL SCHEMATIC DETAIL

NOT TO SCALE (S130205 - 9/2016)

9 BICYCLE RACK DETAIL

NOT TO SCALE (S999905-01/2013)



NOTE:
1. SPECIFIC DETAIL ON RACK TO BE INSTALLED IS TO BE PROVIDED TO ENGINEER PRIOR TO INSTALLATION FOR APPROVAL.
2. STEEL BICYCLE RACK (OPEN SLOT STYLE, SINGLE SIDE, 10 BIKE CAPACITY).

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31 CIVIL AND CONSULTING ENGINEERING
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◆ SOUTHEASTERN PA ◆ NORTHERN VIRGINIA ◆ RALEIGH, NC
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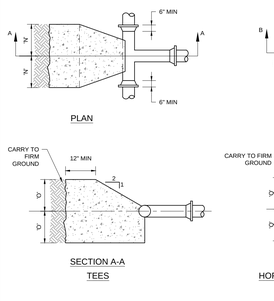
◆ NEW YORK METRO ◆ BOSTON, MA ◆ AUSTIN, TX
◆ SOUTHEASTERN, PA ◆ BRIDGETON, NJ ◆ ATLANTA, GEORGIA



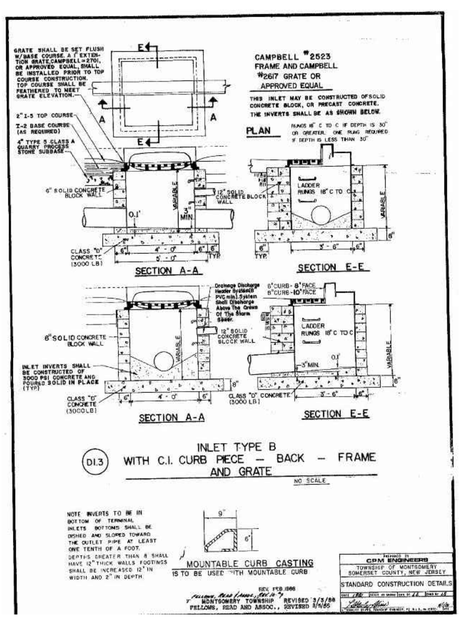
THRUST BLOCK FOR TEES, HORIZONTAL & VERTICAL BENDS & PLUGS			
	DESCRIPTION	DIMENSION	8"Ø
	TEES	N	1'-2"
		O	1'-2"
		P	1'-4"
HORZ. & VERT. DOWNWARD	90° BENDS	Q	1'-4"
		P	1'-0"
	45° BENDS	Q	1'-0"
	22 1/2° BENDS	P	0'-8"
		Q	0'-8"
	11 1/4° BENDS	P	0'-6"
		Q	0'-6"
VERTICAL UPWARD	45° BENDS	MIN. CONCRETE* ANCHORAGE	1.8 CY
	22 1/2° BENDS	MIN. CONCRETE* ANCHORAGE	1.0 CY
	11 1/4° BENDS	MIN. CONCRETE* ANCHORAGE	0.5 CY

*MINIMUM CONCRETE ANCHORAGE WITHOUT BACKFILL AND NO GROUND WATER CONDITION

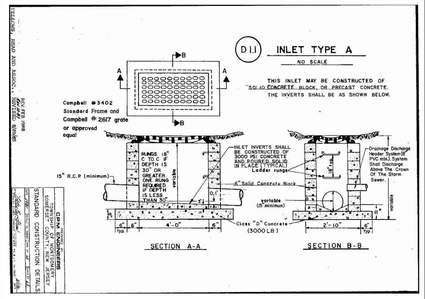
NOTES:
1. THRUST BLOCK DESIGNED FOR 150 LB. PER SQ. IN TEST PRESSURE & 2000 LB. PER SQ. FT. SOIL PRESSURE.
2. 4,000 PSI CONC. @ 28 DAYS (MIN.)
3. ANCHOR STRAPS (#5 BAR) REQUIRED ON ALL MAINS 8" OR LARGER.

NOTE:
IT IS THE CONTRACTOR RESPONSIBILITY TO PROVIDE SUFFICIENT RESTRAINT IN ACCORDANCE WITH THE ABOVE REQUIREMENTS. ALTERNATE MEANS OF RESTRAINT MAY BE USED IS PRE APPROVED IN WRITING, BY THE WATER SYSTEM PURVEYOR.

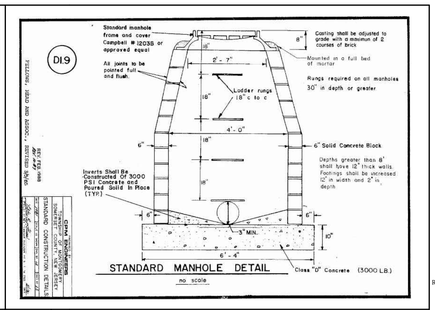
1 THRUST BLOCK DETAILS
NOT TO SCALE (U049905-01/2013)



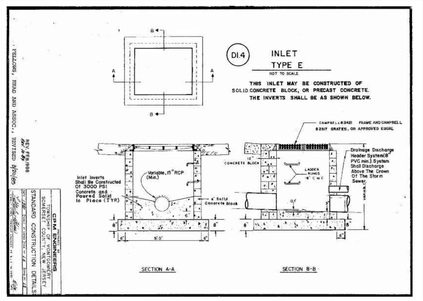
2 TYPE "B" INLET DETAIL
NOT TO SCALE



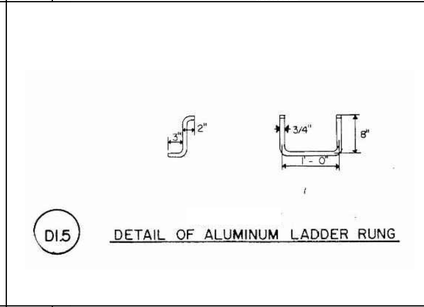
3 TYPE "A" INLET DETAIL
NOT TO SCALE



4 STORM MANHOLE DETAIL
NOT TO SCALE



5 TYPE "E" INLET DETAIL
NOT TO SCALE



6 ALUMINUM LADDER RUNG DETAIL
NOT TO SCALE

GENERAL INLET NOTES:
(G020001-03/12/12)

1. INLETS SHALL MEET H-25.1 LOADING.
2. INLETS MAY BE CONSTRUCTED OF BRICK, CONCRETE SOLID, CONCRETE BLOCK OR PRECAST CONCRETE. WALLS SHALL BE 8 INCHES THICK IF BRICK AND 6 INCHES THICK IF CONCRETE. CONCRETE BLOCK OR PRECAST CONCRETE. INLET FOUNDATIONS AND INVERTS SHALL BE CLASS B CONCRETE.
3. CORBELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF ½ INCH PER 8 INCHES OF HEIGHT; MAXIMUM CORBEL 6 INCHES PER WALL.
4. EXCEPT FOR INLETS TYPE A AND C, FOUNDATIONS AND INVERTS SHALL BE CONSTRUCTED IN TWO STAGES, AND THE BOTTOM OF THE FOOTINGS SHALL BE 8 INCHES BELOW THE OUTER WALL OF THE LOWEST PIPE IN THE INLET.
5. WHEN THE DEPTH OF AN INLET THAT IS NOT PRECAST EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, WALLS BELOW A DEPTH OF 8 FEET SHALL BE 12 INCHES THICK AND THE DEPTH OF FOUNDATION INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATIONS SHALL NOT BE INCREASED.
6. INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6 INCH THICK BED OF COMPACTED COARSE AGGREGATE SIZE NO. 57. THE COARSE AGGREGATE SHALL EXTEND 6 INCHES BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
7. CASTINGS FOR PRECAST INLETS SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12 INCHES MAXIMUM.
8. WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, THE FOUNDATION SHALL BE INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
9. MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPES A, B, C, E, D-1, AND B MODIFIED:

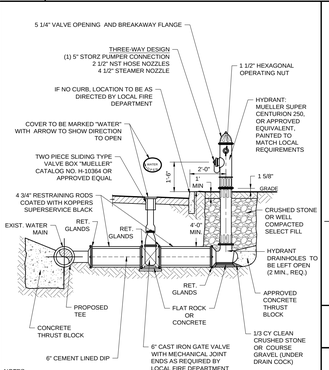
DEPTH BELOW TOP OF GRATE	HORIZONTAL REINF.	VERTICAL REINF.	WALL THK.
0' TO 10'-0"	#4 @ 10" C.C.	#4 @ 18" C.C.	6"
10'-1" TO 15'-0"	#4 @ 8" C.C.	#4 @ 18" C.C.	6"
15'-1" TO 20'-0"	#4 @ 8" C.C.	#4 @ 18" C.C.	6"

REINFORCING SHOWN FOR PRECAST INLETS IS THE MINIMUM REQUIRED. ADDITIONAL REINFORCING FOR HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.

ALTERNATE REINFORCEMENT

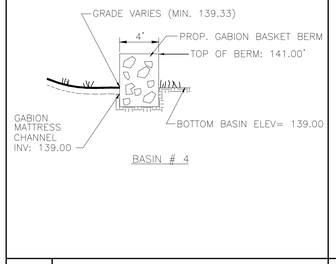
DEPTH BELOW TOP OF GRATE	
0' TO 10'-0"	WWF 3X6 W6 WIRES SPACED AT 3" TO RUN HORIZONTAL IN ALL CASES.
10'1" TO 15'-0"	WWF 3X6 W6 ADD #10 BAR @ 18" HORIZONTAL.
15'1" TO 20'-0"	WWF 3X6 ADD #10 BAR @ 9" HORIZONTAL OR ADD #13 BAR AT 15" HORIZONTAL.

10. ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ITS AMENDMENTS.
11. FOR CAST IRON CLASS 30 B ONLY, ANY OTHER CLASS OF CAST IRON OR TYPE OF MATERIAL MUST BE ON THE BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR NEW TECHNOLOGIES AND PRODUCTS APPROVED PRODUCTS LIST.
12. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
13. A 2500 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.

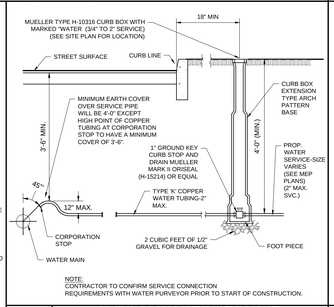


NOTES:
1. CONTRACTOR TO CONFIRM TYPE OF HYDRANT TO USE WITH LOCAL WATER PURVEYOR AND LOCAL FIRE DEPT. PRIOR TO ORDERING HYDRANT AND APPURTENANCES.
2. CONTRACTOR TO READ AND REVIEW THE LOCAL FIRE CODE FOR VALVE/HYDRANT SPECIFICATIONS PRIOR TO THE PURCHASE OR INSTALLATION OF ANY EQUIPMENT. ANY QUESTION OF MATERIAL OR REQUIREMENTS TO BE RESOLVED WITH LOCAL FIRE MARSHAL.
3. UNLESS SUPERSEDED BY LOCAL REQUIREMENTS, SIZE, TYPE, AND INSTALLATION OF HYDRANTS SHALL CONFORM TO THE FOLLOWING SPECIFICATION, INCORPORATED HEREIN BY REFERENCE, AS APPROPRIATE:
4. SIZE, TYPE, AND INSTALLATION OF HYDRANTS SHOULD BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY OR THE WATER PURVEYOR, OR SHALL CONFORM TO THE AWWA STANDARD FOR DRY-BARREL FIRE HYDRANTS, (ANSI/AWWA C502. HYDRANTS SHALL HAVE AT LEAST THREE (3) OUTLETS: ONE OUTLET SHALL BE A PUMPER OUTLET, THE OTHER OUTLETS SHALL BE AT LEAST TWO AND ONE-HALF (2½) INCH NOMINAL SIZE. THE PUMPER OUTLET SHALL FACE THE STREET. ALL OUTLET NOZZLES SHALL BE AT LEAST 12 INCHES ABOVE THE ADJOINING GRADE. WHEN A CONCRETE SLAB IS PROVIDED AROUND THE HYDRANT RISER, THE FLANGE WHERE THE HYDRANT CONNECTS TO THE RISER SHALL BE AT LEAST TWO INCHES ABOVE THE ADJACENT GRADE. STREET MAIN CONNECTIONS SHALL NOT BE LESS THAN SIX INCHES IN DIAMETER. HOSE THREADS ON OUTLETS SHALL BE COMPATIBLE WITH EXISTING MUNICIPAL EQUIPMENT AND SHALL EITHER CONFORM TO NFPA 1963 OR SHALL MATCH EXISTING MUNICIPAL REQUIREMENTS. A VALVE SHALL BE PROVIDED ON CONNECTIONS BETWEEN HYDRANTS AND STREET MAINS. ALL PIPES, FITTINGS, AND APPURTENANCES SUPPLYING FIRE HYDRANTS SHALL BE AWWA OR ASTM APPROVED. (RSIS)
5. ALL FIRE HYDRANTS SHALL CONFORM TO NFPA STANDARD 291.
6. DISTANCE FROM CURB IS TYPICAL, HOWEVER CONTRACTOR MUST REFER TO UTILITY PLAN FOR HYDRANT LOCATION

7 PRIVATE FIRE HYDRANT DETAIL
NOT TO SCALE (U049901-01/2013)

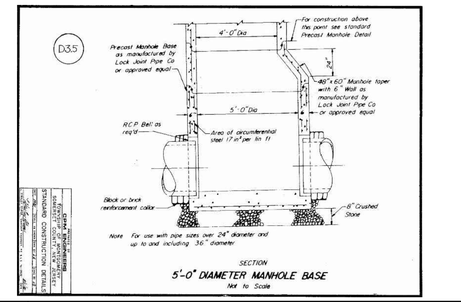


12 GABION BASKET BERM DETAIL
NOT TO SCALE

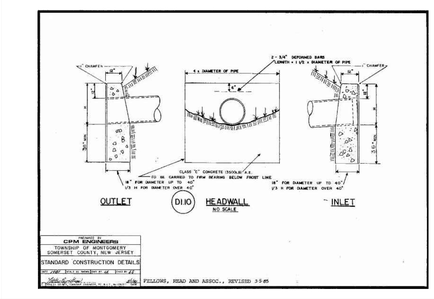


NOTE:
CONTRACTOR TO CONFIRM SERVICE CONNECTION REQUIREMENTS WITH WATER PURVEYOR PRIOR TO START OF CONSTRUCTION.

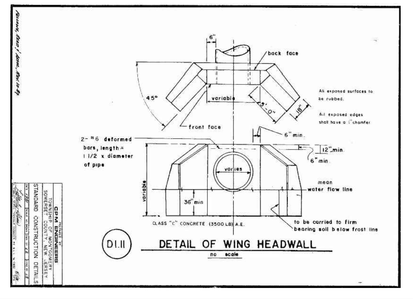
8 1" TO 2" WATER SERVICE CONNECTION DETAIL
NOT TO SCALE (U049902-01/2013)



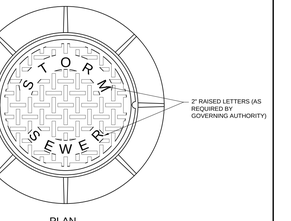
9 MANHOLE BASE DETAIL
NOT TO SCALE



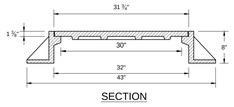
10 HEADWALL DETAIL
NOT TO SCALE



11 HEADWALL WINGS DETAIL
NOT TO SCALE



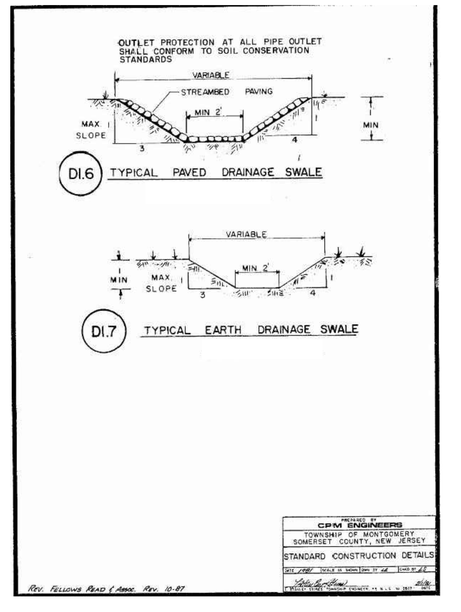
PLAN



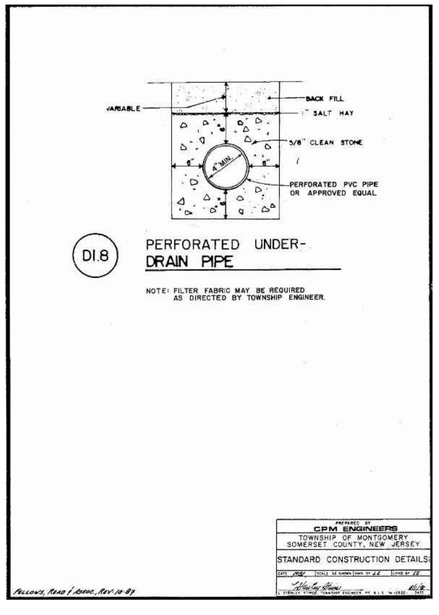
SECTION

NOTES:
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR SEWER AUTHORITY.
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMPBELL FOUNDRY PATTERN #10128, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.

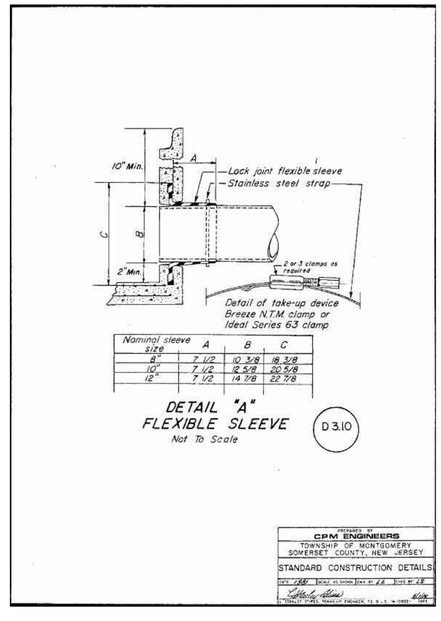
13 STORM MANHOLE FRAME & COVER DETAIL
NOT TO SCALE (G020410-01/2013)



14 TYPICAL EARTH OR PAVED SWALE DETAIL
NOT TO SCALE



15 UNDERDRAIN DETAIL
NOT TO SCALE



Nominal sleeve size	A	B	C
8"	7 1/2	10 3/8	18 3/8
10"	7 1/2	12 5/8	20 5/8
12"	7 1/2	14 7/8	22 7/8

16 "FLEXIBLE SLEEVE" DETAIL
NOT TO SCALE

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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

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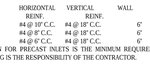
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE

PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-CDS-9A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79,
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 099516-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 28039
FLORIDA LICENSE No. 72077 PENNSYLVANIA LICENSE No. 077386

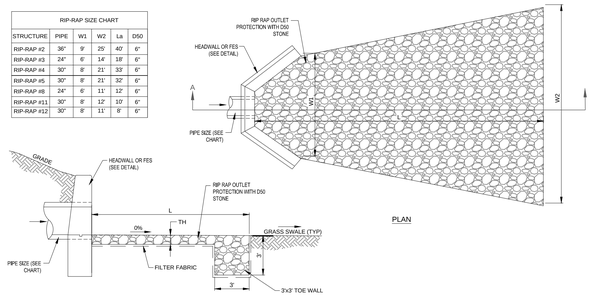
SHEET TITLE:
STORMWATER DETAIL SHEET 'A'

SHEET NUMBER:
72
OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN\PACKAGE\J160908-CDS-9A — AMOUNT: C: [12:00] E

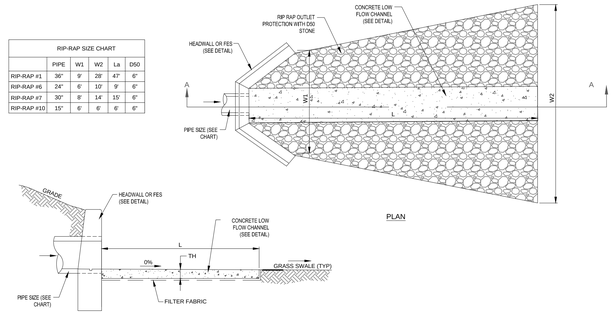
RIP-RAP SIZE CHART					
STRUCTURE	PIPE	W1	W2	La	D50
RIP-RAP #2	36"	9'	25'	40'	6"
RIP-RAP #3	24"	6'	14'	18'	6"
RIP-RAP #4	30"	8'	21'	33'	6"
RIP-RAP #5	30"	8'	21'	32'	6"
RIP-RAP #8	24"	6'	11'	12'	6"
RIP-RAP #11	30"	8'	12'	10'	6"
RIP-RAP #12	30"	8'	11'	6'	6"



1 CONDUIT OUTLET PROTECTION

NOT TO SCALE (G020208 - 04/22/09) (MOD. 03/09/12)

RIP-RAP SIZE CHART					
	PIPE	W1	W2	La	D50
RIP-RAP #1	36"	9'	28'	47'	6"
RIP-RAP #6	24"	6'	10'	9'	6"
RIP-RAP #7	30"	8'	14'	15'	6"
RIP-RAP #10	15"	6'	6'	6'	6"



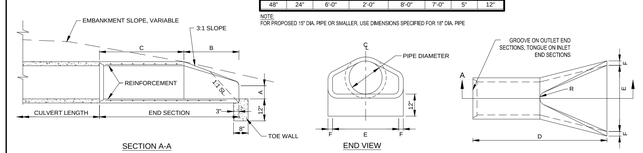
2 CONDUIT OUTLET PROTECTION

NOT TO SCALE (G020208 - 04/22/09) (MOD. 03/09/12)

TABLE A - DIMENSIONS FOR END SECTION FOR CONCRETE PIPE

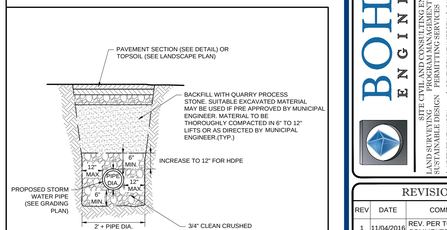
DIA	A	B	C	D	E	F	R
15"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2 1/2"	7 1/2"
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2 1/2"	7 1/2"
21"	9"	2'-0"	3'-1"	6'-1"	3'-0"	2 3/4"	8"
24"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3"	8"
27"	10 1/2"	4'-0"	2'-1 1/2"	6'-1 1/2"	4'-6"	3 1/4"	9"
30"	12"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3 1/2"	8"
33"	13 1/2"	4'-10 1/2"	1'-2"	6'-0"	5'-6"	3 3/4"	9"
36"	15"	5'-3"	2'-9"	8'-0"	6'-0"	4"	10"
42"	21"	5'-3"	2'-9"	8'-0"	6'-6"	4 1/2"	11"
48"	24"	6'-0"	2'-0"	8'-0"	7'-0"	5"	12"

NOTE:
FOR PROPOSED 15" DIA. PIPE OR SMALLER, USE DIMENSIONS SPECIFIED FOR 18" DIA. PIPE



3 F.E.S. FOR REINFORCED CONCRETE PIPE

NOT TO SCALE (G020202 - 09.25.08)



NOTE: PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.

4 STORM TRENCH & PAVEMENT RESTORATION DETAIL

NOT TO SCALE (G029907-01/2013)

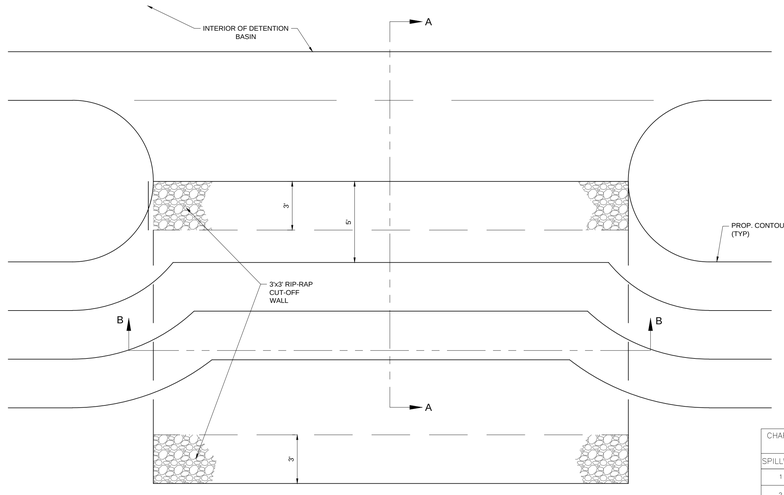
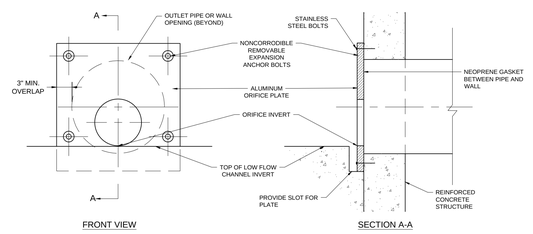


CHART FOR EMERGENCY SPILLWAY						
SPILLWAY #	(A)	(B)	(C)	(D)	(E)	
1	100'	106'	2'	134.50	132.50	
2	100'	106'	2'	134.50	132.50	
3	40'	46'	1.5'	144.50	143.00	

NOTES:
1. SEE GRADING/UTILITY PLAN FOR LOCATION.
2. RIP-RAP THICKNESS TO BE TWICE THE D50 THICKNESS FOR RIP-RAP ON FILTER FABRIC.

5 EMERGENCY SPILLWAY RIP-RAP DETAIL

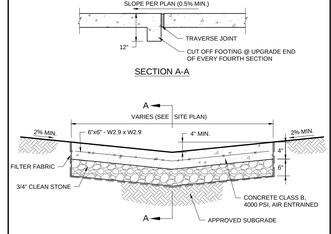
NOT TO SCALE (G010103-01/2013)



NOTES:
1. PLATES GENERALLY NOT REQUIRED FOR ORIFICE DIAMETERS OR WEIR LENGTH GREATER THAN 12"
2. ALTERNATIVE MATERIALS MAY BE UTILIZED AS APPROVED BY ENGINEER.

6 ORIFICE PLATE DETAILS

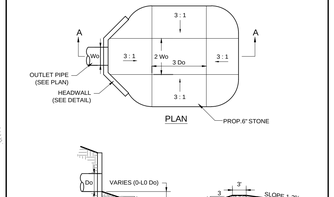
NOT TO SCALE (G020506-01/2013)



NOTE:
TRAVERSE JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE LOW FLOW CHANNEL 10' APART AND SHALL BE FILLED WITH ASPHALT SATURATED CELLULAR COMPRESSION MATERIAL OR EQUIVALENT.

7 CONCRETE LOW FLOW CHANNEL DETAIL

NOT TO SCALE (G010301-01/2013)



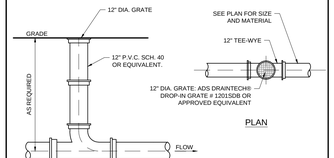
NOTE: SEE DRAINAGE PLANS FOR INVERT ELEVATIONS AND PIPE SIZE

8 PREFORMED SCOUR HOLE DETAIL

NOT TO SCALE (G019902-01/2013)

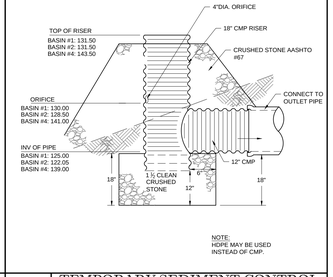
9 SOMERSET COUNTY ABOVE GROUND OUTLET STRUCTURE

NOT TO SCALE



10 12" YARD INLET DETAIL

NOT TO SCALE (G020301-01/2013)



NOTE:
HDPE MAY BE USED INSTEAD OF CMP.

11 TEMPORARY SEDIMENT CONTROL RISER DETAIL

NOT TO SCALE (G006902-01/2013)

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY
UPSTATE NEW YORK
BOSTON, MA
PITTSBURGH, PA
SOUTHEASTERN, PA
NEW YORK METRO
NORTHERN NEW JERSEY
CHARLOTTE, NC
RICHMOND AND FAIRFAX, VA
TAMPA, FL
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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

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

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-CDS-8A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
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BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
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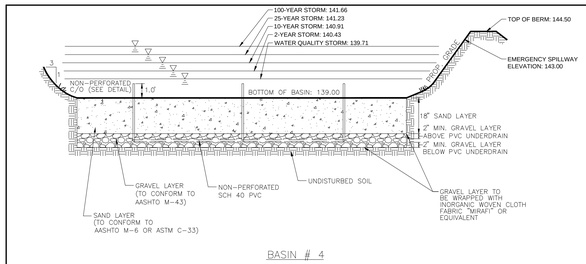
NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 085514-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 29339
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077388

SHEET TITLE:
STORMWATER DETAIL SHEET 'B'

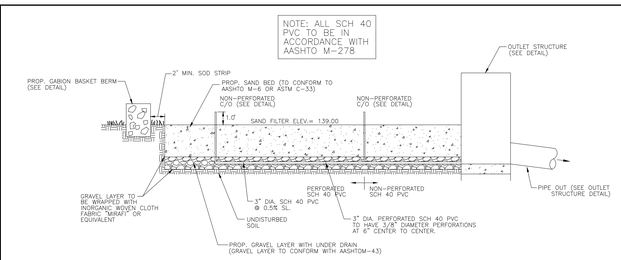
SHEET NUMBER:
73
OF 83

REVISION 9 - 05/13/2019

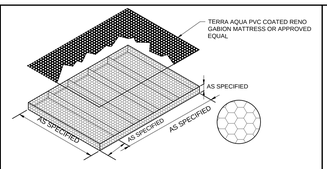
G:\2016\J160908\8A\PRO\CAD\CONSTRUCTION\SITE PLAN\PACKAGE\J160908-CDS-8A — LAYOUT: 8 - 23 (INTL. F



1 SURFACE SAND FILTER/BASIN #4 CROSS SECTION
NOT TO SCALE



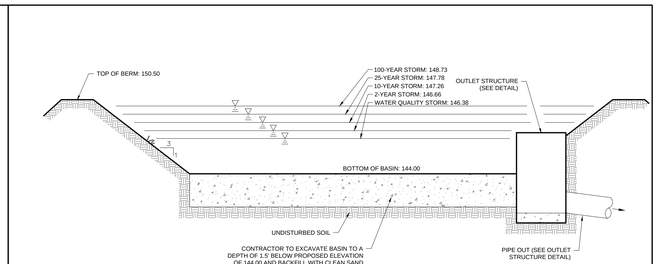
2 SURFACE SAND FILTER PROFILE
NOT TO SCALE



NOTE:
CONTRACTOR TO INSTALL PER MANUFACTURER'S REQUIREMENTS.

RENO MATTRESS UNIT SIZE	CAPACITY CUBIC YARD	NO. OF INTERNAL CELLS
9'x6'x6"	1	3
12'x6'x6"	1.333	4
9'x6'x9"	1.5	3
12'x6'x9"	2	4
9'x6'x12"	2	3
12'x6'x12"	2.666	4

3 GABION MATTRESS DETAIL
NOT TO SCALE (O999904-01/2013)

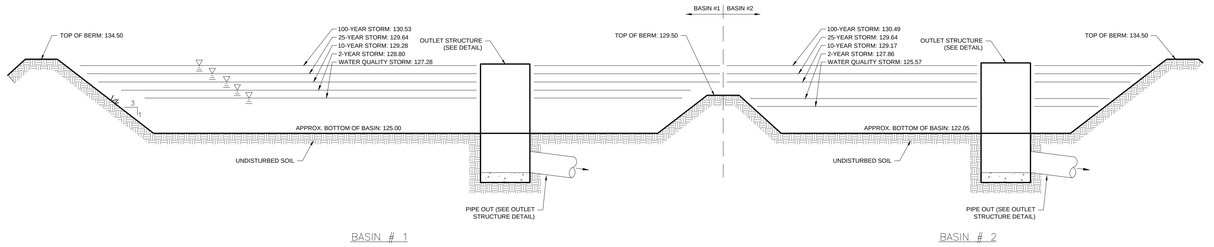


4 BASIN #3 CROSS SECTION
NOT TO SCALE

CHART FOR OUTLET STRUCTURE DETAILS

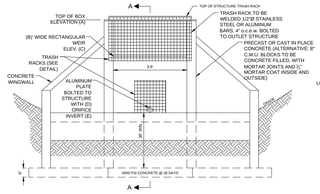
O.S. #	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(I)	(J DIA.)	(K)
1	131.00	(3)2"	128.90	2.5"	125.00	6"	125.00	30"	30"	5'
2	131.00	2"	128.50	4"	122.05	9.62"	121.38	30"	30"	20'
		3"	129.75							
3	146.31	N/A	N/A	2.5"	143.72	2.59"	143.72	18"	18"	3'
4	142.90	1.25"	140.20	N/A	N/A	5.95"	136.95	N/A	15"	N/A
		4"	141.50							
1A	127.00	1.2"	124.95	9"	123.51	3.49"	123.51*	18"	24"	3'
		3"	125.60							
2A	127.00	1.2"	123.65	18"	120.66	6.34'	120.66	18"	30"	3'

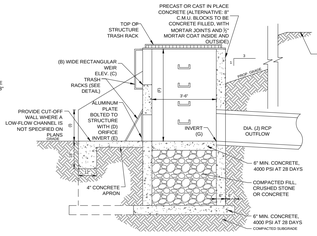
* STOP COCK SHALL BE INSTALLED AND SHUT FOR NORMAL OPERATION.

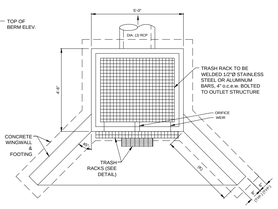


6 BASIN #1 & BASIN #2 CROSS SECTION
NOT TO SCALE

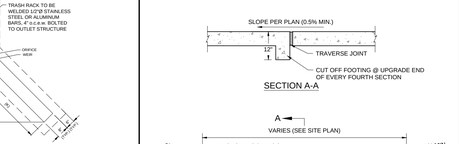
NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW AND APPRAISAL PRIOR TO FABRICATION.
2. CONCRETE TO BE MINIMUM 4000 PSI @ 28 DAYS.
3. PROVIDE LADDER RUNG FOR STRUCTURE GREATER THAN 3 FT DEEP FROM TOP TO OUTLET INVERT.
4. IF COMPONENTS ARE PRECAST AND ATTACHED IN THE FIELD ALL JOINTS TO BE FILLED WITH NON-SHRINK GROUT. ANY BOLTS AND/OR STRAPS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

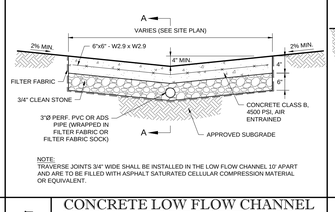






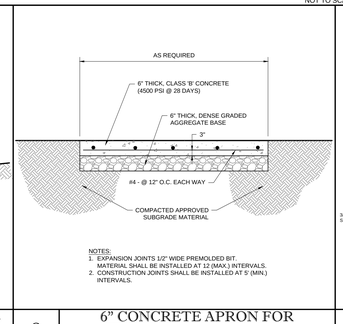
5 OUTLET STRUCTURE WITH WINGWALLS





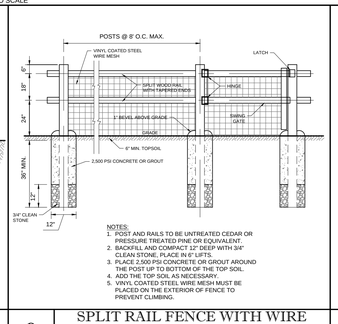
NOTE:
TRAVERSE JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE LOW FLOW CHANNEL 10' APART AND ARE TO BE FILLED WITH ASPHALT SATURATED CELLULAR COMPRESSION MATERIAL OR EQUIVALENT.

7 CONCRETE LOW FLOW CHANNEL WITH UNDERDRAIN DETAIL
NOT TO SCALE (G010302-08/2017)



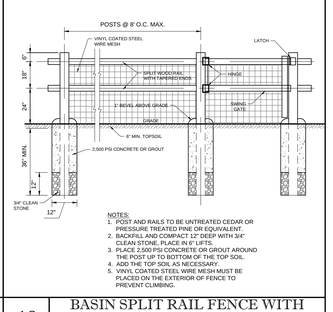
NOTES:
1. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 12 (MAX.) INTERVALS.
2. CONSTRUCTION JOINTS SHALL BE INSTALLED AT 5' (MIN.) INTERVALS.

8 6" CONCRETE APRON FOR BASIN ACCESS DETAIL
NOT TO SCALE (S029904 - 9/2016) MODIFIED



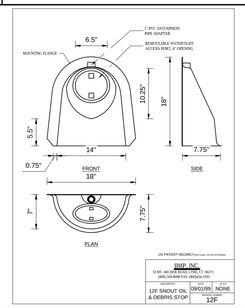
NOTES:
1. POST AND RAILS TO BE UNTREATED CEDAR OR PRESSURE TREATED PINE OR EQUIVALENT.
2. BACKFILL AND COMPACT 12" DEEP WITH 3/4" CLEAN STONE, PLACE IN 6" LIFTS.
3. PLACE 2,500 PSI CONCRETE OR GROUT AROUND THE POST UP TO BOTTOM OF THE TOP SOIL.
4. ADD THE TOP SOIL AS NECESSARY.
5. VINYL COATED STEEL WIRE MESH MUST BE PLACED ON THE EXTERIOR OF FENCE TO PREVENT CLIMBING.

9 SPLIT RAIL FENCE WITH WIRE MESH & GATE DETAIL
NOT TO SCALE (S059902-01/2013) (MODIFIED)

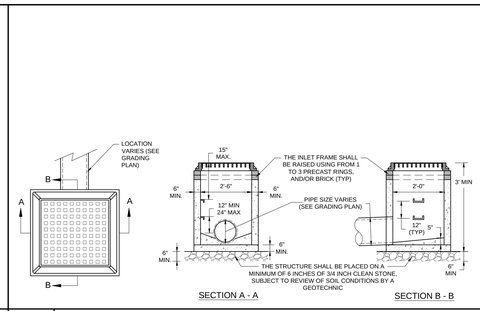


NOTES:
1. POST AND RAILS TO BE UNTREATED CEDAR OR PRESSURE TREATED PINE OR EQUIVALENT.
2. BACKFILL AND COMPACT 12" DEEP WITH 3/4" CLEAN STONE, PLACE IN 6" LIFTS.
3. PLACE 2,500 PSI CONCRETE OR GROUT AROUND THE POST UP TO BOTTOM OF THE TOP SOIL.
4. ADD THE TOP SOIL AS NECESSARY.
5. VINYL COATED STEEL WIRE MESH MUST BE PLACED ON THE EXTERIOR OF FENCE TO PREVENT CLIMBING.

10 BASIN SPLIT RAIL FENCE WITH WIRE MESH & GATE DETAIL
NOT TO SCALE (S059902-01/2013) (MODIFIED)

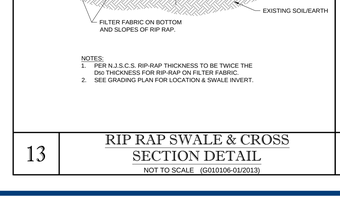


11 BMP 12F SNOUT DETAIL
NOT TO SCALE



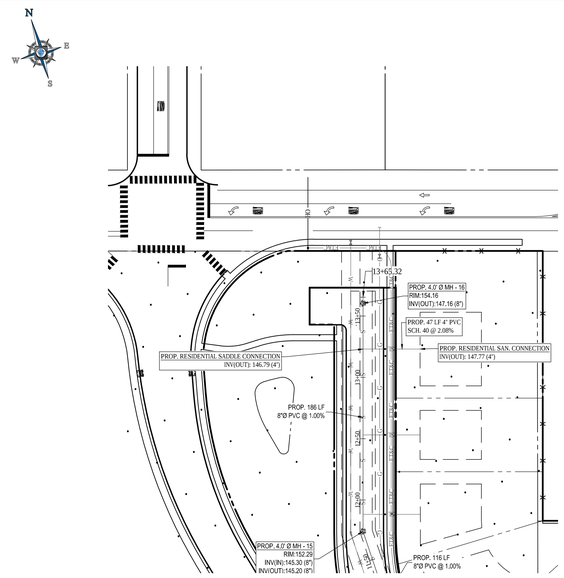
NOTES:
1. THE YARD INLET (2'0" x 2'6") STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT. THE STRUCTURE SHALL NOT BE PLACED IN A PAVED AREA, OR IN OTHER AREAS WHERE HIGH LOADS MAY BE INCURRED.
2. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED FOR "HEAVY DUTY".
3. THE INLET FRAME AND GRATE/COVER SHALL BE CAMPBELL FOUNDRY PATTERN NO. 3084 OR APPROVED EQUAL.
4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
5. A 2500 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED. OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
6. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.

12 YARD INLET 2'-0" x 2'-6" DETAIL
NOT TO SCALE (G020311-01/2013)

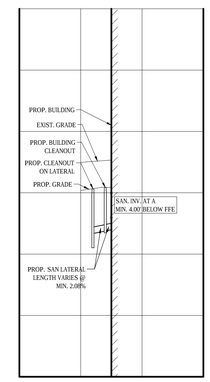


NOTES:
1. PER N.J.S.C.S. RIP-RAP THICKNESS TO BE TWICE THE Dn50 THICKNESS FOR RIP-RAP ON FILTER FABRIC.
2. SEE GRADING PLAN FOR LOCATION & SWALE INVERT.

13 RIP RAP SWALE & CROSS SECTION DETAIL
NOT TO SCALE (G010106-01/2013)



DATUM ELEV.
135.00



TYPICAL SANITARY LATERAL (RESIDENTIAL)
SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL

14 RESIDENTIAL SANITARY CONNECTION DETAIL
SCALE: 1" = 50'

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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
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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

PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-CDS-9A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
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SHEET TITLE:
STORMWATER DETAIL SHEET 'C'

SHEET NUMBER:
74
OF 83

REVISION 9 - 05/13/2019

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GENERAL NOTES FOR

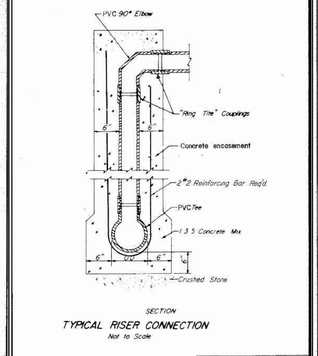
P.V.C. SEWER CONSTRUCTION

1. All 8" PVC pipe and fittings shall be SDR 35 and shall conform to ASTM-D3034. The poly vinyl chloride compounds for pipe shall have a cell classification of 12454-B or 13364-B (with minimum tensile modulus of 500,00 psi) as defined in ASTM-D1784. Maximum lengths of pipe shall be thirteen (13') feet.
2. Pipe joints shall be integral bell gasketed joints which when assembled, form a positive seal. The joints shall be designed in accordance with ASTM-D2321 and the lubricant used for assembly shall be as provided or recommended by the pipe manufacturer and shall have no detrimental effect on the gasket or the pipe.
3. All fittings including wye and tees and pipe lubricant shall be made by the same manufacturer as the sewer main pipe.
4. In addition to air testing, a mandrill test will be performed to insure that a no greater than 5% deflection has occurred in the sewer main. Deflections greater than 5% will require the removal and reinstallation of the section of pipe failing the test.
5. PVC pipe shall be delivered to the site in banded pallet loads only. The bands shall not be removed until that pipe is ready for installation. Unbanded pipe not immediately installed has the tendency to warp beyond repair.
6. Manhole connections will be made with a flexible sleeve precast in the manhole or with an A.C. material manhole adapter.

D3.15

TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
STANDARD CONSTRUCTION DETAIL
PREPARED BY
FELLOWS, READ AND ASSOC.

1



SECTION

TYPICAL RISER CONNECTION

Not to Scale

D3.11

PREPARED BY
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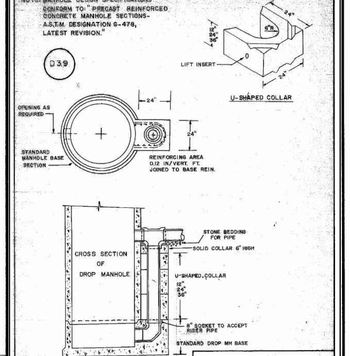
SOMERSET COUNTY, NEW JERSEY
STANDARD CONSTRUCTION DETAILS

FELLOWS, READ AND ASSOC., REVISED 9/65

2

NOTE: MANHOLE DESIGN SPECIFICATIONS CONFORM TO "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS-A.S.T.M. DESIGNATION S-478, LATEST REVISION."

D3.9



PRECAST DROP MANHOLE BASE WITH RISER

TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
STANDARD CONSTRUCTION DETAIL
PREPARED BY
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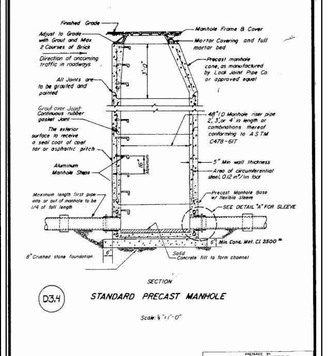
3



D3.4

STANDARD PRECAST MANHOLE

Scale 1/2"=1'-0"

Revised Notes & Detail - Rec'd 10/3/1988

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SOMERSET COUNTY, NEW JERSEY
STANDARD CONSTRUCTION DETAILS

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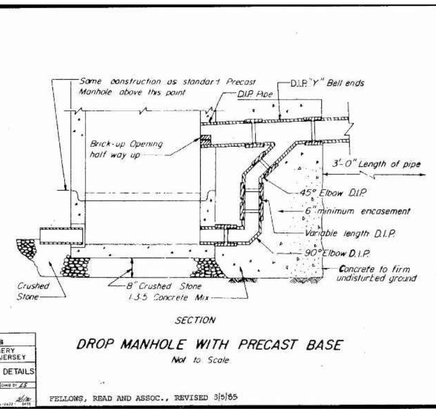
D3.8



SECTION

DROP MANHOLE WITH PRECAST BASE

Not to Scale

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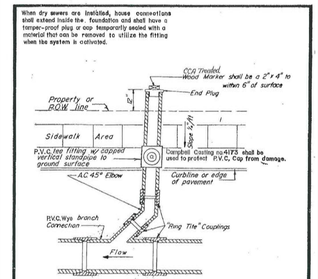
SOMERSET COUNTY, NEW JERSEY
STANDARD CONSTRUCTION DETAILS

FELLOWS, READ AND ASSOC., REVISED 3/9/65

5

When dry sewers are installed, house connections shall extend inside the foundation and shall have a tarpaz-proof plug or cap temporarily sealed with a material that can be removed to utilize the fitting when the system is activated.



Campbell Casting no.4175 shall be used to protect P.V.C. Cap from damage.

PLAN VIEW

TYPICAL HOUSE CONNECTION

Not to Scale

D3.12

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STANDARD CONSTRUCTION DETAILS

FELLOWS, READ AND ASSOC., REVISED 3/9/65

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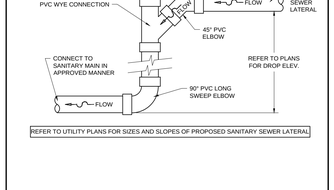
D3.3



MANHOLE FRAME AND COVER

Not to Scale

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STANDARD CONSTRUCTION DETAILS

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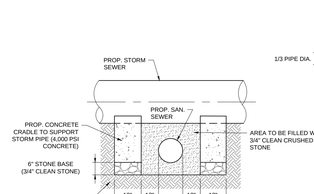
7

D3.1



NOTE:
TRACER TAPE TO BE INSTALLED 12" ABOVE ALL SANITARY SEWER MAINS.

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STANDARD CONSTRUCTION DETAILS

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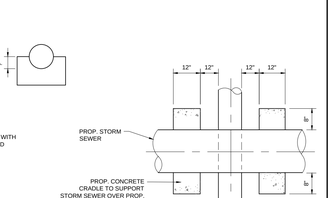

PRECAST MANHOLE BASE

Not to Scale

D3.6

Revised Notes & Detail - Rec'd 10/3/1988

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STANDARD CONSTRUCTION DETAILS

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D3.7

PRECAST FLUSH MANHOLE BASE

Not to Scale

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STANDARD CONSTRUCTION DETAILS

10

D3.13

WATERTIGHT MANHOLE FRAME AND COVER

Scale ½"=1'-0"

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STANDARD CONSTRUCTION DETAILS

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Rec'd 9-87

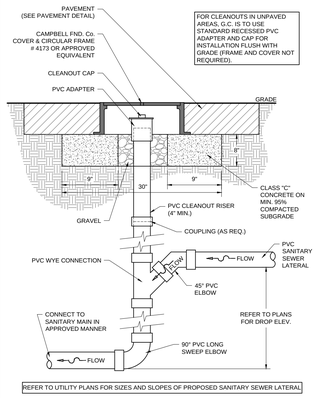
11

NOTE:
PIPE SIZING, MATERIALS AND INSTALLATION TO BE IN COMPLIANCE WITH NJUCC AND NATIONAL STANDARD PLUMBING CODE.

12

SEWER CLEANOUT WITHIN PAVED AREAS DETAIL

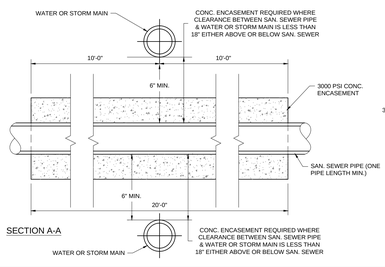
NOT TO SCALE (U030101-01/2013)



DROP CLEANOUT DETAIL

NOT TO SCALE (U030103-01/2013)

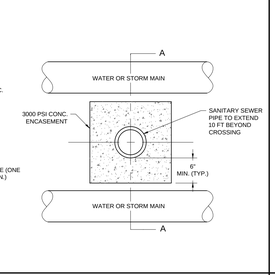
13

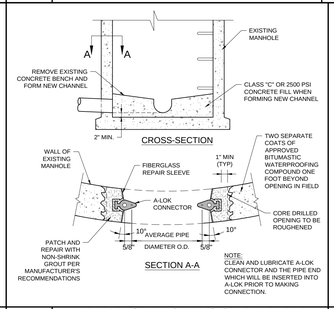


CONCRETE ENCASEMENT DETAIL

NOT TO SCALE (U039905-01/2013)

14



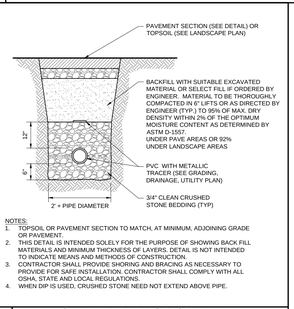


NOTE:
CLEAN AND LUBRICATE A-LOK CONNECTOR AND THE PIPE END WHICH WILL BE INSERTED INTO A-LOK PRIOR TO MAKING CONNECTION.

PIPE TO EXISTING SANITARY MANHOLE DETAIL

NOT TO SCALE (U030202-01/2013)

15



NOTES:
1. TOPSOIL OR PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING GRADE OR PAVEMENT.
2. THIS DETAIL IS INTENDED SOLELY FOR THE PURPOSE OF SHOWING BACK FILL MATERIALS AND MINIMUM THICKNESS OF LAYERS. DETAIL IS NOT INTENDED TO INDICATE MEANS AND METHODS OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS NECESSARY TO PROVIDE FOR SAFE INSTALLATION. CONTRACTOR SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
4. WHEN DIP IS USED, CRUSHED STONE NEED NOT EXTEND ABOVE PIPE.

SANITARY FORCE MAIN TRENCH DETAIL

NOT TO SCALE (U039908-04/2019 - MODIFIED)

16

PROPOSED CONCRETE HAUNCH DETAIL

NOT TO SCALE (U059902-01/2013)

17

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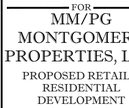

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DRAWN BY:	OT/AO/CO
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DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-CDS-9A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN

FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
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PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

UTILITY DETAIL SHEET

SHEET NUMBER:

75
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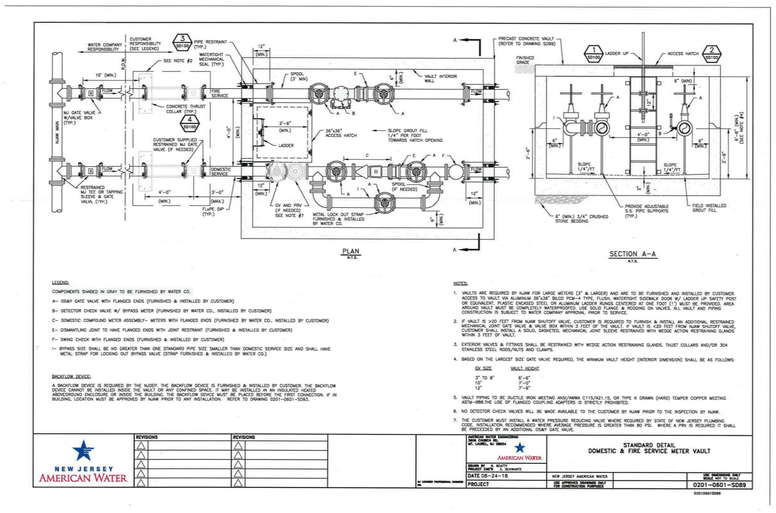
REVISION 9 - 05/13/2019



LEGEND:

COMPONENTS SHADED IN GRAY TO BE FURNISHED BY WATER CO.

A- OS&Y GATE VALVE WITH FLANGED ENDS (FURNISHED & INSTALLED BY CUSTOMER)

B- DETECTOR CHECK VALVE W/ BYPASS METER (FURNISHED BY WATER CO., INSTALLED BY CUSTOMER)

C- DOMESTIC COMPOUND METER ASSEMBLY- METERS WITH FLANGED ENDS (FURNISHED BY WATER CO., INSTALLED BY CUSTOMER)

E- DISMANTLING JOINT TO HAVE FLANGED ENDS WITH JOINT RESTRAINT (FURNISHED & INSTALLED BY CUSTOMER)

F- SWING CHECK WITH FLANGED ENDS (FURNISHED & INSTALLED BY CUSTOMER)

I- BYPASS SIZE SHALL BE NO GREATER THAN ONE STANDARD PIPE SIZE SMALLER THAN DOMESTIC SERVICE SIZE AND SHALL HAVE METAL STRAP FOR LOCKING OUT BYPASS VALVE (STRAP FURNISHED & INSTALLED BY WATER CO.)

BACKFLOW DEVICE:

A BACKFLOW DEVICE IS REQUIRED BY THE NJDEP. THE BACKFLOW DEVICE IS FURNISHED & INSTALLED BY CUSTOMER. THE BACKFLOW DEVICE MAY BE INSTALLED INSIDE THE VAULT OR ANY CONFINED SPACE, IT MAY BE INSTALLED IN AN INSULATED, HEATED ABOVEGROUND ENCLOSURE OR INSIDE THE BUILDING. THE BACKFLOW DEVICE MUST BE PLACED BEFORE THE FIRST CONNECTION, IF IN BUILDING, LOCATION MUST BE APPROVED BY NJAW PRIOR TO ANY INSTALLATION. REFER TO DRAWING S201-0601-S083.

NOTES:

1. VAULTS ARE REQUIRED BY NJAW FOR LARGE METERS (3" & LARGER) AND ARE TO BE FURNISHED AND INSTALLED BY CUSTOMER. ACCESS TO VAULT VIA ALUMINUM 30"x36" BILCO PCK-4 TYPE, FLUSH, WATERTIGHT SIDEWALK DOOR W/ LADDER UP SAFETY POST OR EQUIVALENT. PLASTIC ENCASED STEEL OR ALUMINUM LADDER RUNGS CENTERED AT ONE FOOT (1') MUST BE PROVIDED. AREA DRAINAGE MUST BE PROVIDED. VAULT DESIGN MUST BE SUBMITTED TO NJAW FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION IS SUBJECT TO WATER COMPANY APPROVAL PRIOR TO SERVICE.
2. IF VAULT IS >20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER IS REQUIRED TO FURNISH & INSTALL AN ADDITIONAL RESTRAINED MECHANICAL JOINT GATE VALVE & NJAW BOX WITHIN 3 FEET OF THE VAULT. IF VAULT IS <20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER SHALL INSTALL A SOLID, GASKETED, MECHANICAL JOINT SLEEVE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS WITHIN 3 FEET OF VAULT.
3. EXTERIOR VALVES & FITTINGS SHALL BE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS, THRUST COLLARS AND/OR 304 STAINLESS STEEL RODS/NUTS AND CLAMPS.
4. BASED ON THE LARGEST SIZE GATE VALVE REQUIRED, THE MINIMUM VAULT HEIGHT (INTERIOR DIMENSION) SHALL BE AS FOLLOWS:

GV SIZE	VAULT HEIGHT
3" TO 8"	6'-5"
10"	7'-0"
12"	7'-6"

5. VAULT PIPING TO BE DUCTILE IRON MEETING ANSI/AWWA C115/A21.15, OR TYPE K DRAWN (HARD) TEMPER COPPER MEETING ASTM-B88. THE USE OF FLANGED COUPLING ADAPTERS IS STRICTLY PROHIBITED.
6. NO DETECTOR CHECK VALVES WILL BE MADE AVAILABLE TO THE CUSTOMER BY NJAW PRIOR TO THE INSPECTION BY NJAW.
7. THE CUSTOMER MUST INSTALL A WATER PRESSURE REDUCING VALVE WHERE REQUIRED BY STATE OF NEW JERSEY PLUMBING CODE. INSTALLATION RECOMMENDED WHERE AVERAGE PRESSURE IS GREATER THAN 80 PSI. WHERE A PRV IS REQUIRED IT SHALL BE PRECEDED BY AN ADDITIONAL OS&Y GATE VALVE.

REVISIONS		REVISIONS	
△		△	
△		△	
△		△	
△		△	

NEW JERSEY AMERICAN WATER

CHRISTOPHER WARD ENGINEERING 201 LOCUST, NJ 08054 — AMERICAN WATER

DRAWN BY: J. WHITE
PROJECT DATE: C. SCHMIDT
DATE: 08-24-18

NEW JERSEY AMERICAN WATER	STANDARDS	ONE (1) WORKING DAY(S) BEFORE YOU DIG
PROJECT		201-0601-S089

STANDARD DETAIL
DOMESTIC & FIRE SERVICE METER VAULT

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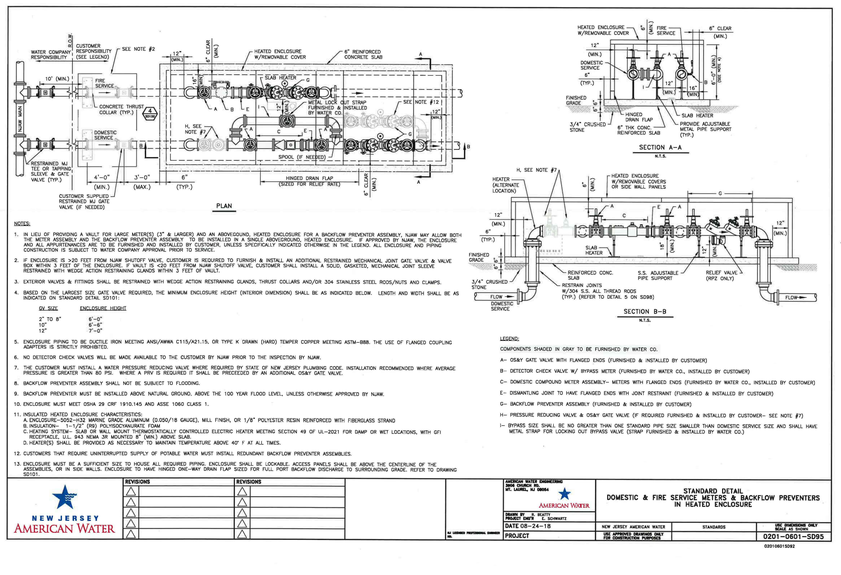

NOTES:

1. IN LIEU OF PROVIDING A VAULT FOR LARGE METER(S) (3" & LARGER) AND AN ABOVEGROUND, HEATED ENCLOSURE FOR A BACKFLOW PREVENTER ASSEMBLY, NJAW MAY ALLOW BOTH THE METER ASSEMBLY AND THE BACKFLOW PREVENTER ASSEMBLY TO BE INSTALLED IN A SINGLE ABOVEGROUND, HEATED ENCLOSURE, IF APPROVED BY NJAW. THE ENCLOSURE SHALL BE FURNISHED & INSTALLED BY CUSTOMER. UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE LISTING, ALL ENCLOSURE AND PIPING CONSTRUCTION IS SUBJECT TO WATER COMPANY APPROVAL PRIOR TO SERVICE.
2. IF ENCLOSURE IS >20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER IS REQUIRED TO FURNISH & INSTALL AN ADDITIONAL RESTRAINED MECHANICAL JOINT GATE VALVE & NJAW BOX WITHIN 3 FEET OF THE ENCLOSURE. IF VAULT IS <20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER SHALL INSTALL A SOLID, GASKETED, MECHANICAL JOINT SLEEVE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS WITHIN 3 FEET OF VAULT.
3. EXTERIOR VALVES & FITTINGS SHALL BE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS, THRUST COLLARS AND/OR 304 STAINLESS STEEL RODS/NUTS AND CLAMPS.
4. BASED ON THE LARGEST SIZE GATE VALVE REQUIRED, THE MINIMUM ENCLOSURE HEIGHT (INTERIOR DIMENSION) SHALL BE AS INDICATED BELOW. LENGTH AND WIDTH SHALL BE AS INDICATED ON STANDARD DETAIL S0101.

GV SIZE	ENCLOSURE HEIGHT
2" TO 8"	6'-0"
10"	6'-6"
12"	7'-0"

5. ENCLOSURE PIPING TO BE DUCTILE IRON MEETING ANSI/AWWA C115/A21.15. OR TYPE K DRAWN (HARD) TEMPER COPPER MEETING ASTM-B88. THE USE OF FLANGED COUPLING ADAPTERS IS STRICTLY PROHIBITED.
6. NO DETECTOR CHECK VALVES WILL BE MADE AVAILABLE TO THE CUSTOMER BY NJAW PRIOR TO THE INSPECTION BY NJAW.
7. THE CUSTOMER MUST INSTALL A WATER PRESSURE REDUCING VALVE WHERE REQUIRED BY STATE OF NEW JERSEY PLUMBING CODE. INSTALLATION RECOMMENDED WHERE AVERAGE PRESSURE IS GREATER THAN 80 PSI. WHERE A PRV IS REQUIRED IT SHALL BE PRECEDED BY AN ADDITIONAL OS&Y GATE VALVE.
8. BACKFLOW PREVENTER ASSEMBLY SHALL NOT BE SUBJECT TO FLOODING.
9. BACKFLOW PREVENTER MUST BE INSTALLED ABOVE NATURAL GROUND, ABOVE THE 100 YEAR FLOOD LEVEL, UNLESS OTHERWISE APPROVED BY NJAW.
10. ENCLOSURE MUST MEET OSHA 29 CFF 1910.145 AND ASSE 1060 CLASS 1.
11. INSULATED HEATED ENCLOSURE CHARACTERISTICS:
    A. ENCLOSURE- 5052-H32 MARINE GRADE ALUMINUM (0.050/18 GAUGE), MILL FINISH, OR 7/8" POLYESTER RESIN REINFORCED WITH FIBERGLASS STRAND
    B. INSULATION- 2" THICK R-8 RIGID FOAM INSULATION, 1.5 LB/CU.FT. DENSITY
    C. HEATING SYSTEM- SLAB OR WALL MOUNT THERMOSTATICALLY CONTROLLED ELECTRIC HEATER MEETING SECTION 49 OF UL-2021 FOR DAMP OR WET LOCATIONS, WITH GFI RECEPTACLE, U.L. 943 NEMA 3R MOUNTED 8" (MIN.) ABOVE SLAB.
    D. HEATER(S) SHALL BE PROVIDED AS NECESSARY TO MAINTAIN ITEMPERATURE ABOVE 40° F AT ALL TIMES.
12. CUSTOMERS THAT REQUIRE UNINTERRUPTED SUPPLY OF POTABLE WATER MUST INSTALL REDUNDANT BACKFLOW PREVENTER ASSEMBLIES.
13. ENCLOSURE MUST BE A SUFFICIENT SIZE TO HOUSE ALL REQUIRED PIPING. ENCLOSURE SHALL BE LOCKABLE. ACCESS PANELS SHALL BE ABOVE THE CENTERLINE OF THE ASSEMBLIES, OR IN SIDE WALLS. ENCLOSURE TO HAVE HINGED ONE-WAY DRAIN FLAP SIZED FOR FULL PORT BACKFLOW DISCHARGE TO SURROUNDING GRADE. REFER TO DRAWING S0101.

LEGEND:

COMPONENTS SHADED IN GRAY TO BE FURNISHED BY WATER CO.

A- OS&Y GATE VALVE WITH FLANGED ENDS (FURNISHED & INSTALLED BY CUSTOMER)

B- DETECTOR CHECK VALVE W/ BYPASS METER (FURNISHED BY WATER CO., INSTALLED BY CUSTOMER)

C- DOMESTIC COMPOUND METER ASSEMBLY- METERS WITH FLANGED ENDS (FURNISHED BY WATER CO., INSTALLED BY CUSTOMER)

E- DISMANTLING JOINT TO HAVE FLANGED ENDS WITH JOINT RESTRAINT (FURNISHED & INSTALLED BY CUSTOMER)

G- BACKFLOW PREVENTER ASSEMBLY (FURNISHED & INSTALLED BY CUSTOMER)

H- PRESSURE REDUCING VALVE & OS&Y GATE VALVE (IF REQUIRED FURNISHED & INSTALLED BY CUSTOMER- SEE NOTE #7)

I- BYPASS SIZE SHALL BE NO GREATER THAN ONE STANDARD PIPE SIZE SMALLER THAN DOMESTIC SERVICE SIZE AND SHALL HAVE METAL STRAP FOR LOCKING OUT BYPASS VALVE (STRAP FURNISHED & INSTALLED BY WATER CO.)

REVISIONS		REVISIONS	
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△		△	
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NEW JERSEY AMERICAN WATER

CHRISTOPHER WARD ENGINEERING 201 LOCUST, NJ 08054 — AMERICAN WATER

DRAWN BY: J. WHITE
PROJECT DATE: C. SCHMIDT
DATE: 08-24-18

NEW JERSEY AMERICAN WATER	STANDARDS	ONE (1) WORKING DAY(S) BEFORE YOU DIG
PROJECT		201-0601-S095

STANDARD DETAIL
DOMESTIC & FIRE SERVICE METERS & BACKFLOW PREVENTERS IN HEATED ENCLOSURE

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1	NEW JERSEY AMERICAN WATER METER VAULT DETAIL
	NOT TO SCALE (SOURCE: NJAW)
2	NEW JERSEY AMERICAN WATER HOT BOX DETAIL
	NOT TO SCALE (SOURCE: NJAW)

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- BOSTON, MA
- PITTSBURGH, PA
- SOUTHEASTERN, PA
- NEW YORK METRO
- SOUTHEASTERN, PA
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- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX
- BALTIMORE, MD
- NORTHERN VIRGINIA
- PHILADELPHIA, PA
- RALEIGH, NC
- WASHINGTON, DC
- ROSEMONTH BEACH, DE

PROVIDE SUSTAINABLE ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING, AND ENVIRONMENTAL SOLUTIONS FOR OUR CLIENTS AND COMMUNITIES

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

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

PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-CDS-8A

PROJECT:

AMENDED PRELIMINARY & FINAL SITE PLAN

FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT

BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
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SHEET TITLE:

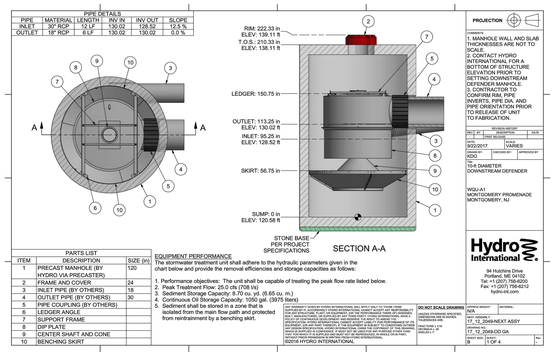
UTILITY DETAIL SHEET

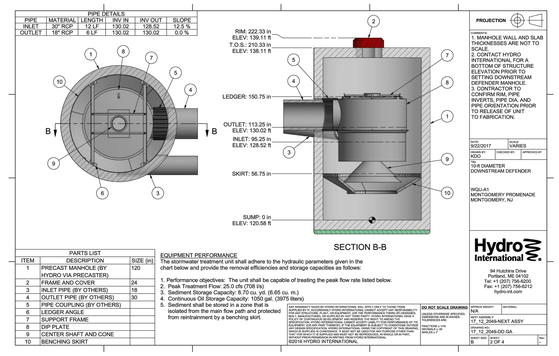
SHEET NUMBER:

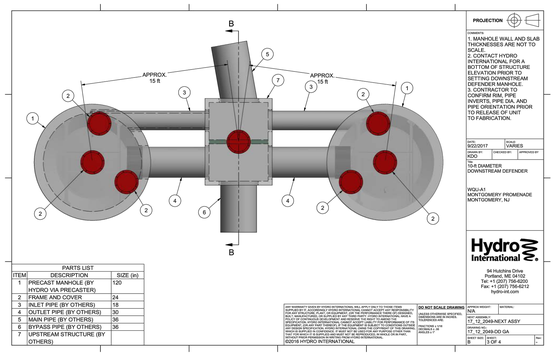
76
OF 83

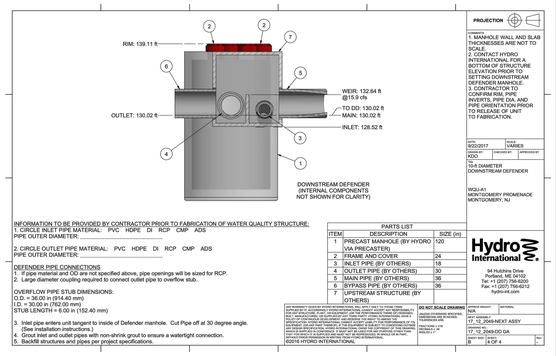
REVISION 9 - 05/13/2019

© 2018 BOHLER ENGINEERING ARCHITECTURE PLANNING SURVEY LANDSCAPE ARCHITECTURE



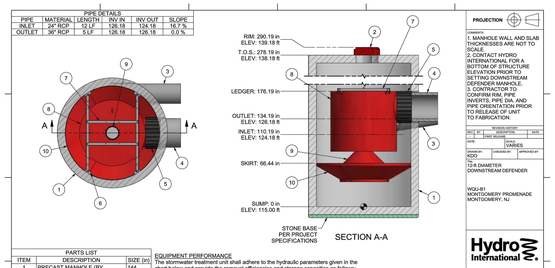


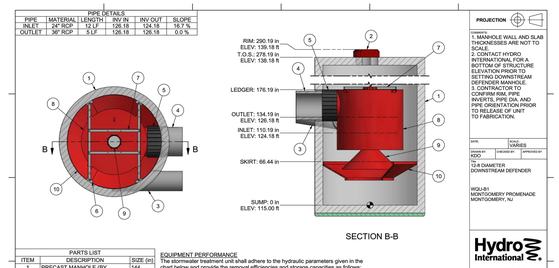


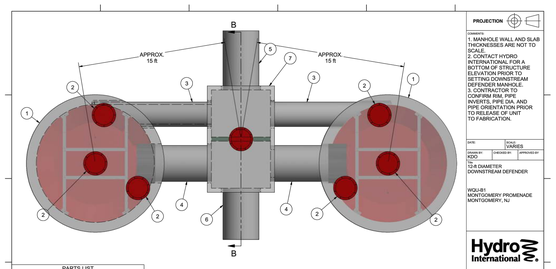


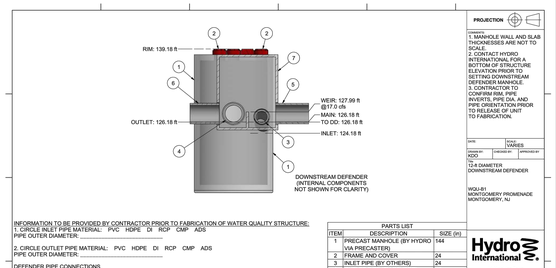
1 HYDRO WATER QUALITY UNIT A1

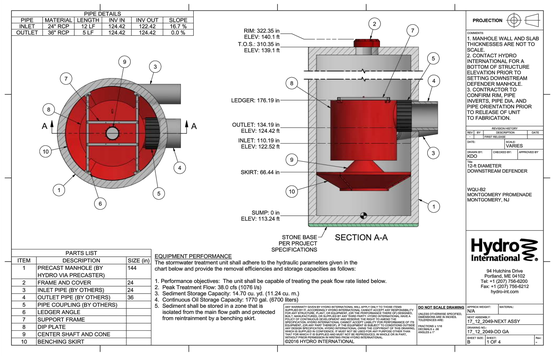
2 HYDRO WATER QUALITY UNIT A2

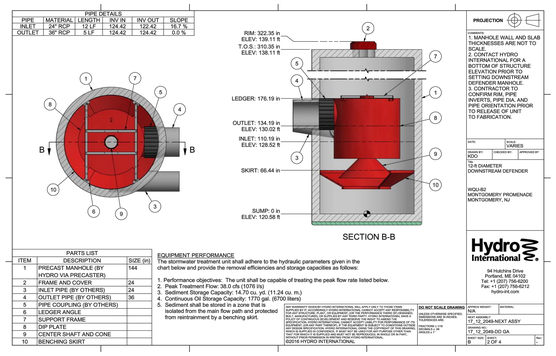


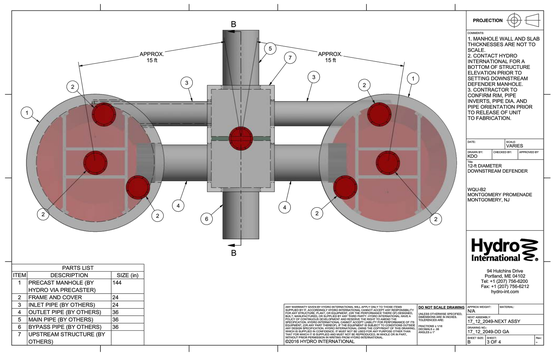


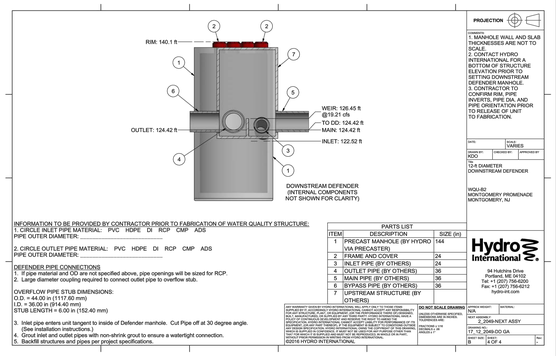



RIM: 139.18 ft
OUTLET: 126.18 ft
WEIR: 127.99 ft
@17.0 cfs
MAIN: 126.18 ft
TO OD: 126.18 ft
INLET: 124.18 ft
DOWNSTREAM DEFENDER
(INTERNAL COMPONENTS
NOT SHOWN FOR CLARITY)
INFORMATION TO BE PROVIDED BY CONTRACTOR PRIOR TO FABRICATION OF WATER QUALITY STRUCTURE:
1. CIRCLE INLET PIPE MATERIAL: PVC HDPE DI RCP CMP ADS
PIPE OUTER DIAMETER: _____
2. CIRCLE OUTLET PIPE MATERIAL: PVC HDPE DI RCP CMP ADS
PIPE OUTER DIAMETER: _____
DEFENDER PIPE CONNECTIONS
1. 8" pipe material and OD are not specified above, pipe openings will be sized for RCP.
2. Large diameter coupling required to connect outlet pipe to overflow stub.
OVERFLOW PIPE STUB DIMENSIONS:
O.D. = 36.00 in (914.40 mm)
I.D. = 30.00 in (762.00 mm)
STUB LENGTH = 6.00 in (152.40 mm)
3. Inlet pipe enters unit tangent to inside of Defender manhole. Cut Pipe off at 30 degree angle. (See installation instructions.)
4. Grout inlet and outlet pipes with non-shrink grout to ensure a watertight connection.
5. Backfill structures and pipes per project specifications.
PARTS LIST
ITEM | DESCRIPTION | SIZE (in)
1 | PRECAST MANHOLE (BY HYDRO VIA PRECASTER) | 144
2 | FRAME AND COVER | 24
3 | INLET PIPE (BY OTHERS) | 24
4 | OUTLET PIPE (BY OTHERS) |

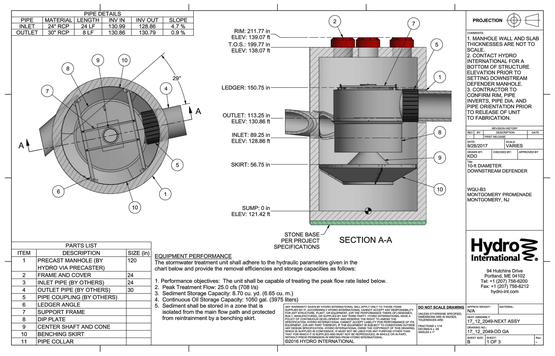








1 HYDRO WATER QUALITY UNIT B2



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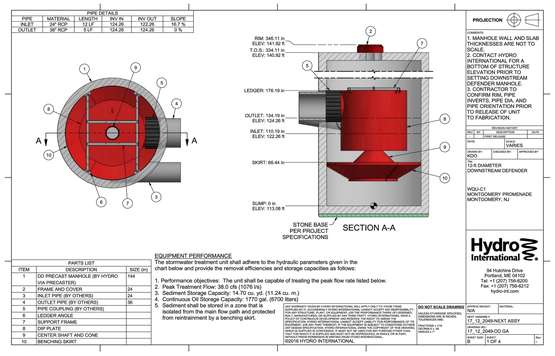

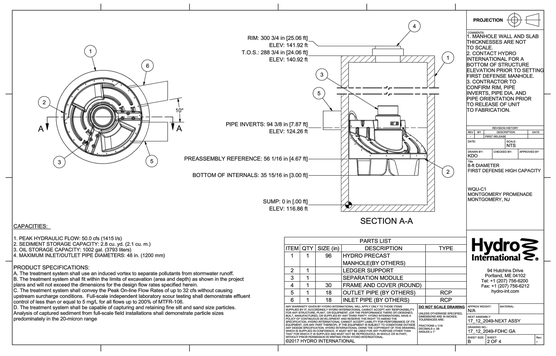

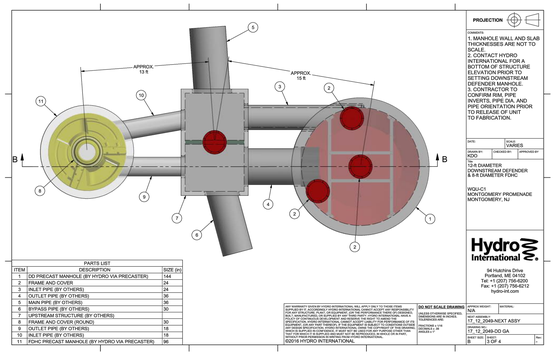

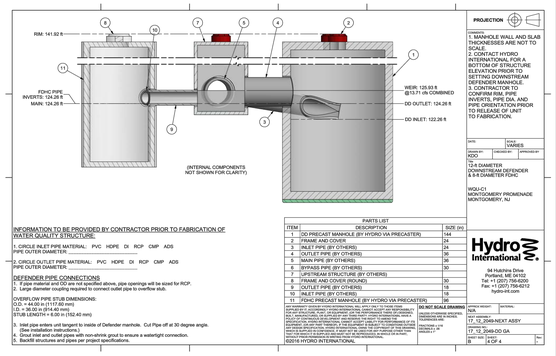

3 HYDRO WATER QUALITY UNIT C1

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PITTSBURGH, PA ◆ CENTRAL VIRGINIA
NEW YORK METRO ◆ SOUTHEASTERN, PA
NORTHERN NEW JERSEY ◆ RISHBOOTH BEACH, DE
RALEIGH, NC
DALLAS, TX
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO
2	09/28/2016	REV. PER TOWNSHIP COMMENTS	LM
3	11/07/2017	REV. PER TOWNSHIP COMMENTS	AO/KF
4	01/02/2018	REV. PER TOWNSHIP COMMENTS	AO/KF
5	03/30/2018	REV. PER TOWNSHIP COMMENTS	BB
6	09/18/2018	REV. PER CLIENT COMMENTS	GB/AO
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	BB
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	GB
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PROJECT No.: J160908
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
SCALE: AS SHOWN
CAD I.D.: J160908-CDS-9A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
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NJ CERT OF AUTHORIZATION NO: 24GA28011700

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SHEET TITLE:
WATER QUALITY DETAIL SHEET 'B'

SHEET NUMBER:
78
OF 83

REVISION 9 - 05/13/2019

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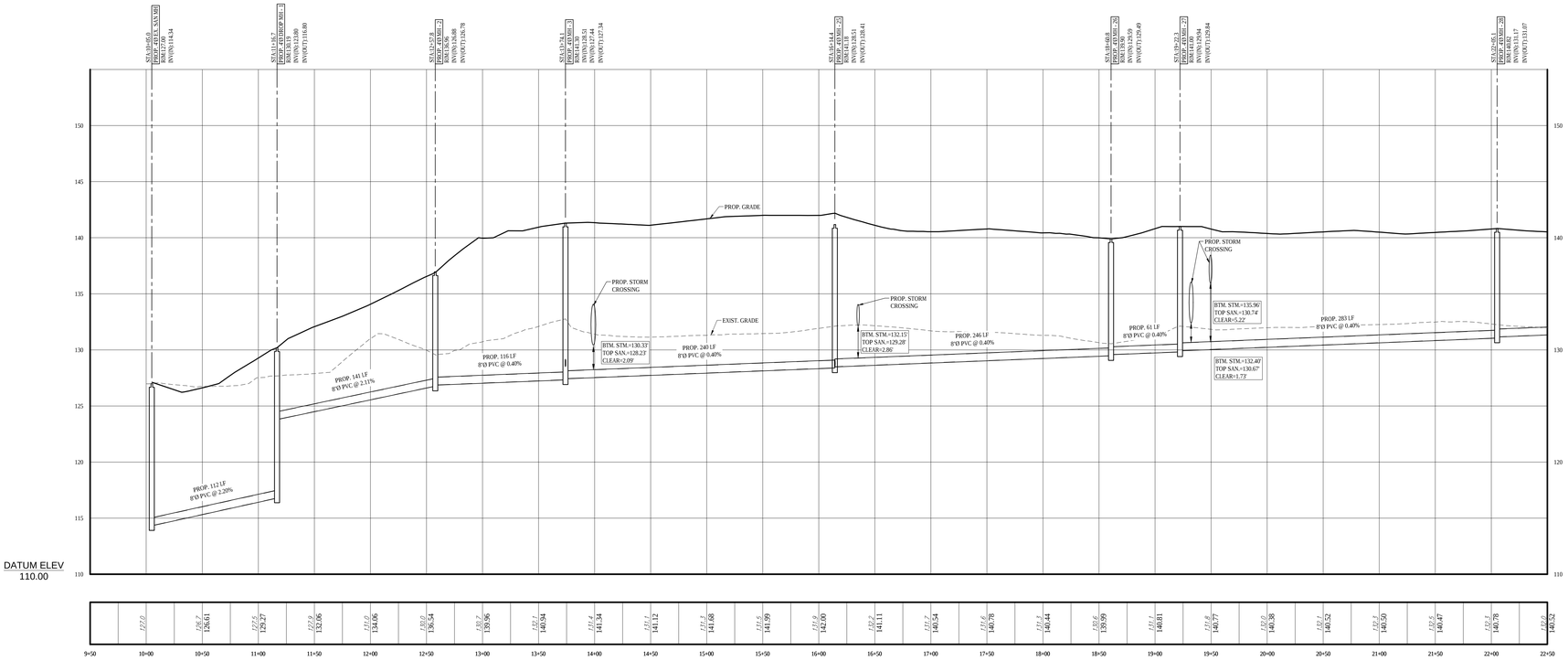
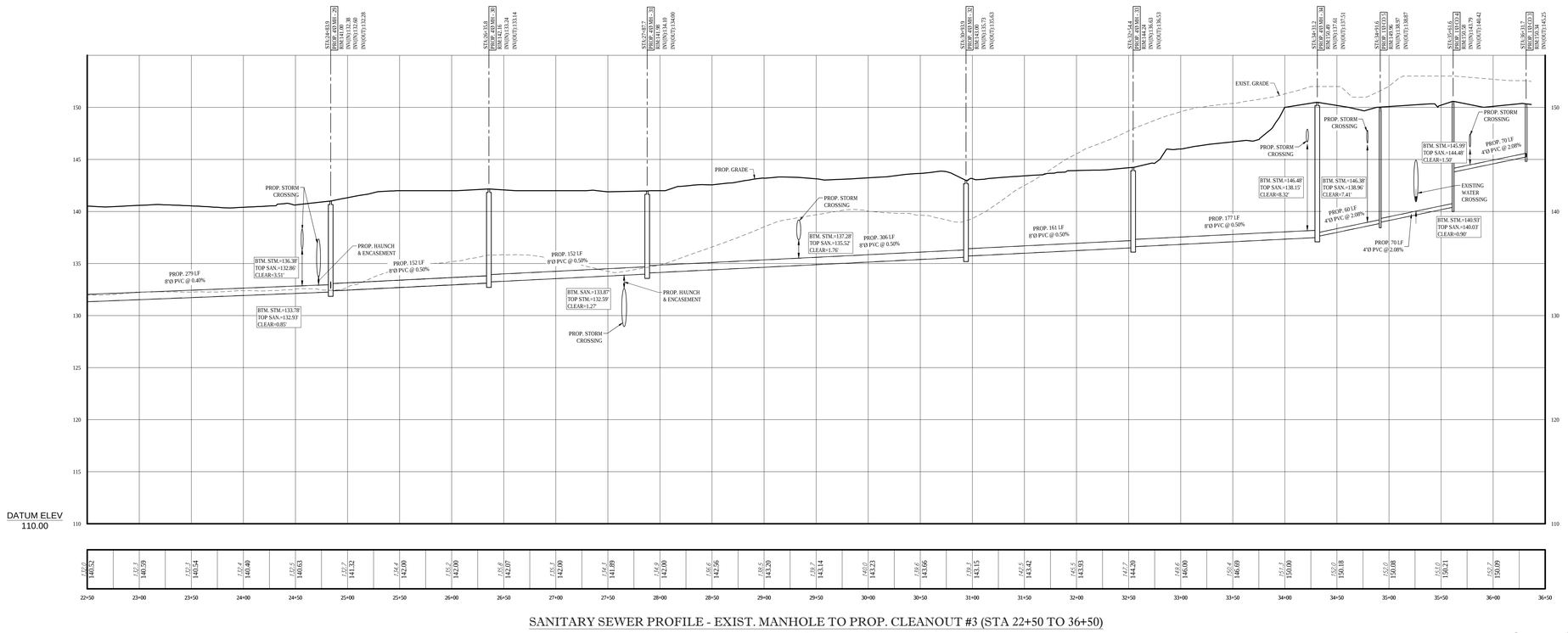
G:\2016\J160908\ENGINEERING\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908-CDS-9A - 24 X 36 PLOT, C-78 DETS, K



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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO LM
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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

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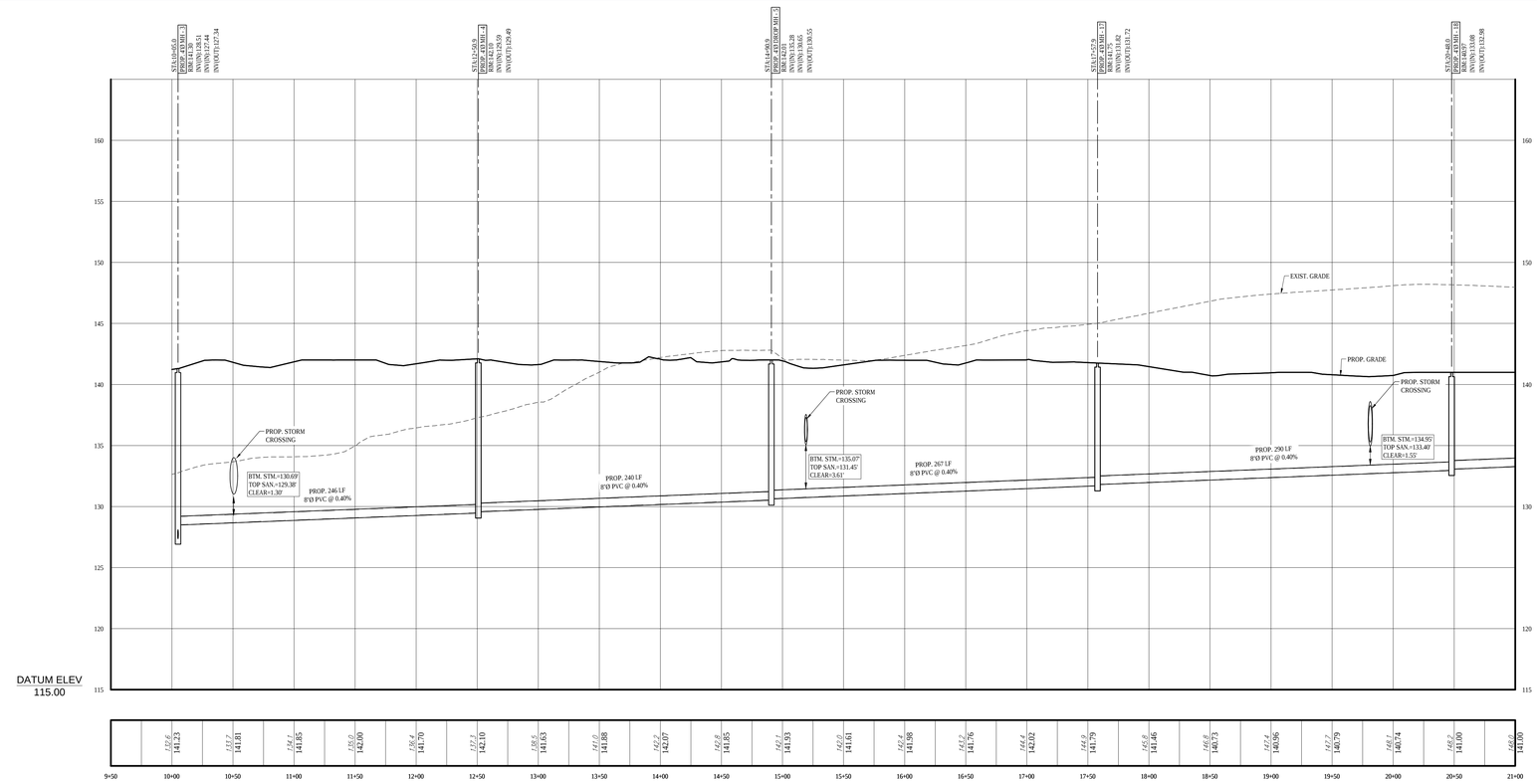
PROJECT No.: J160908
DRAWN BY: OT/AO/CO
CHECKED BY: LM
DATE: 06/03/2016
SCALE: AS SHOWN
CAD I.D.: J160908-PRS-8A

PROJECT:
AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
MM/PG MONTGOMERY PROPERTIES, LLC.
PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79;
TAX MAP SHEET #61
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

SHEET TITLE:
SANITARY SEWER PROFILES

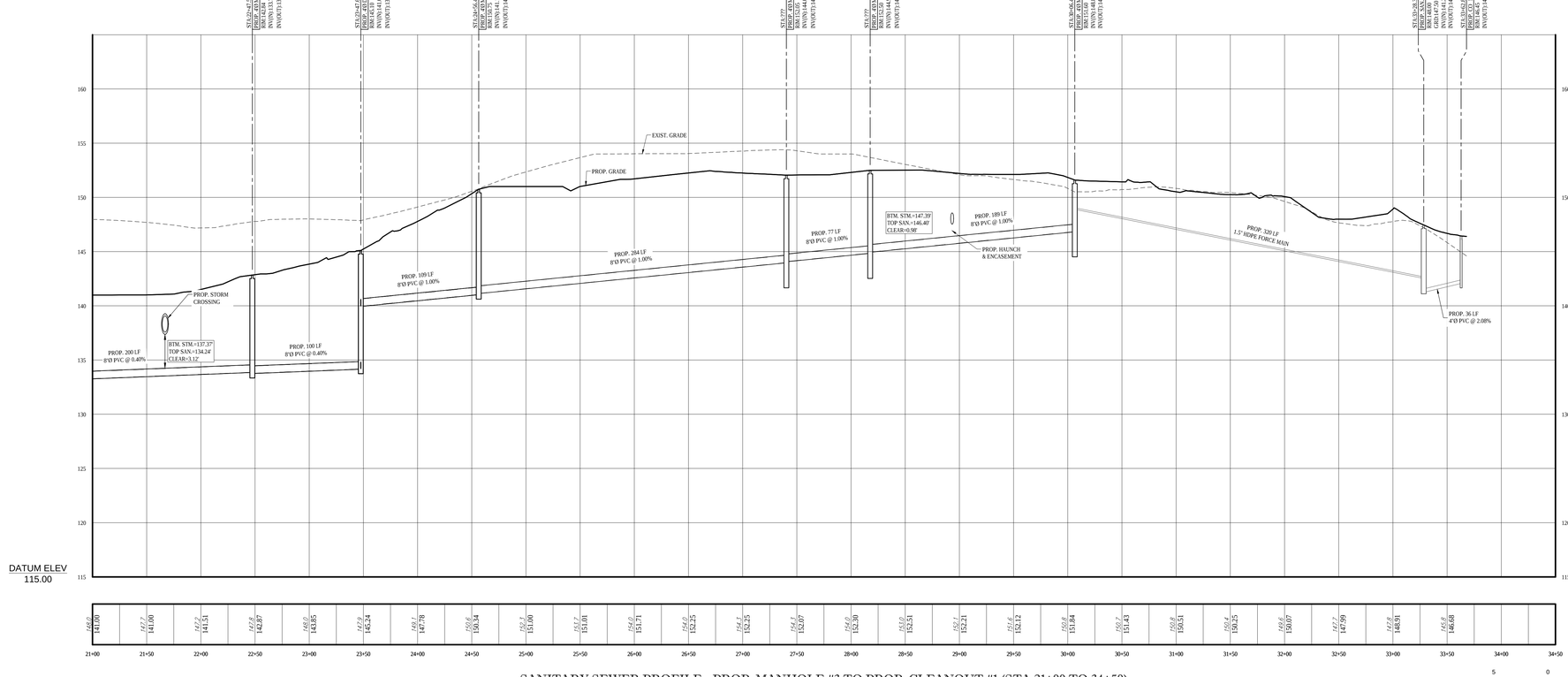
SHEET NUMBER:
79
OF 83

REVISION 9 - 05/13/2019



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 #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

VERTICAL SCALE 1 INCH = 5 FEET

HORIZONTAL SCALE 1 INCH = 50 FEET

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9	05/13/2019	REV. PER TWA COMMENTS	APR BB

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PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-PRFS- 0A

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SOMERSET COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28033700

B.A. BOHLER
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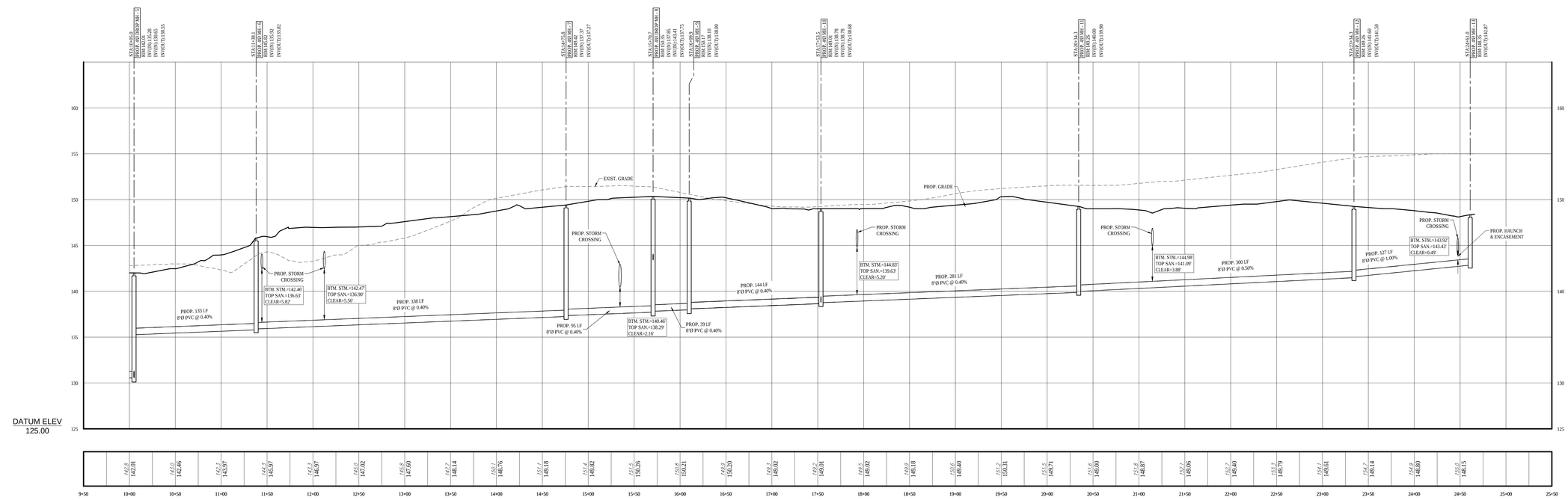
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 28339
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:
SANITARY SEWER PROFILES

SHEET NUMBER:
80
OF 83

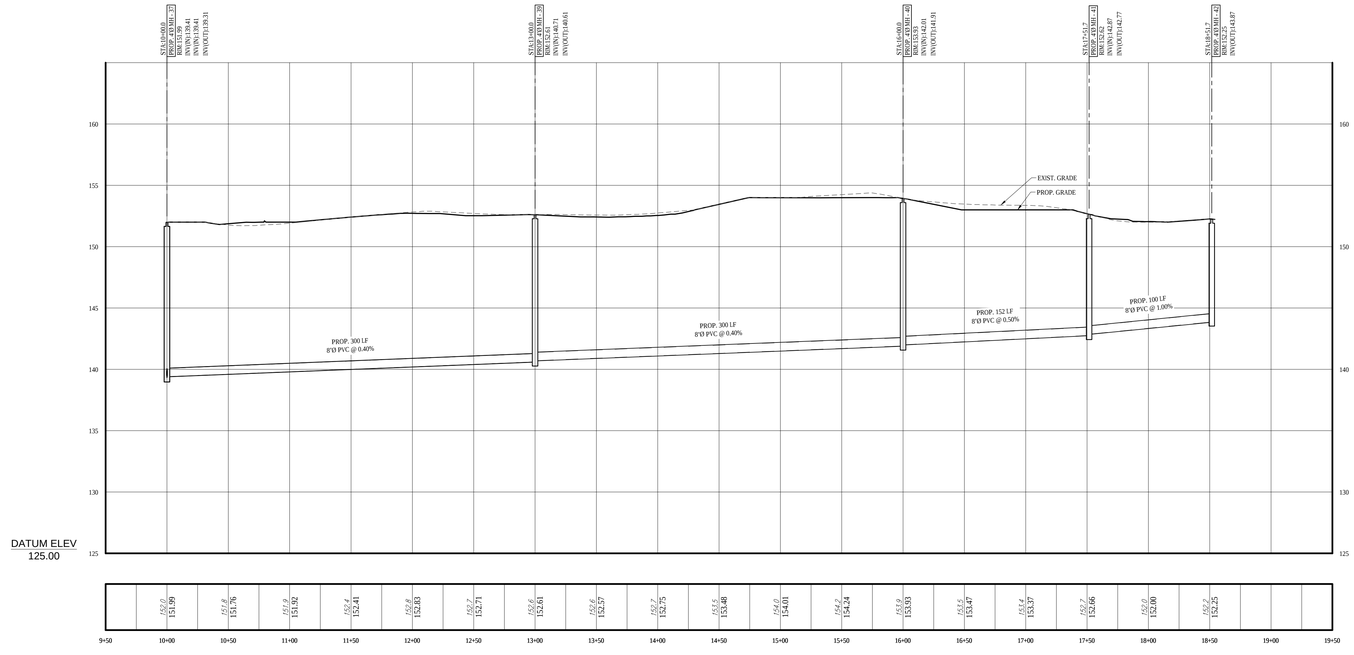
REVISION 9 - 05/13/2019

G:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908-PRFS-0A — LAYOUT - C-SAN SAN PROF 8



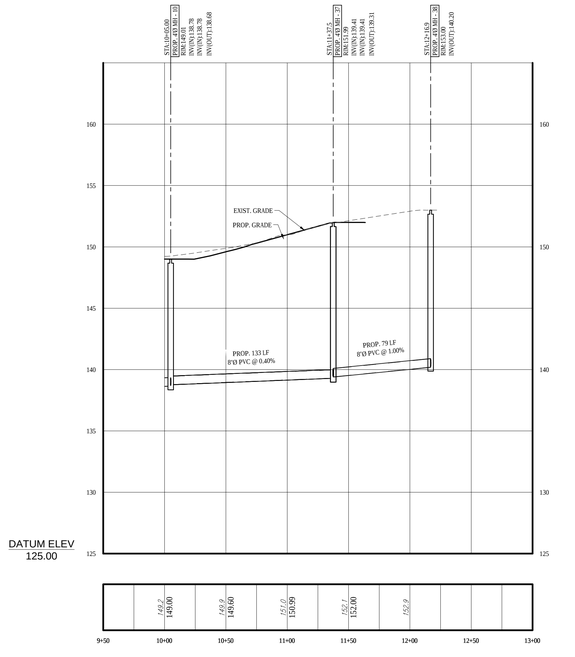
SANITARY SEWER PROFILE - PROP. MANHOLE #5 TO PROP. MANHOLE #13

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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35 TECHNOLOGY DRIVE, WARREN, NJ 07059 | 1 OF 3 OFFICES WORLDWIDE

REVISIONS

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CHECKED BY: LM
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CAD I.D.: J160908-PRS-9A

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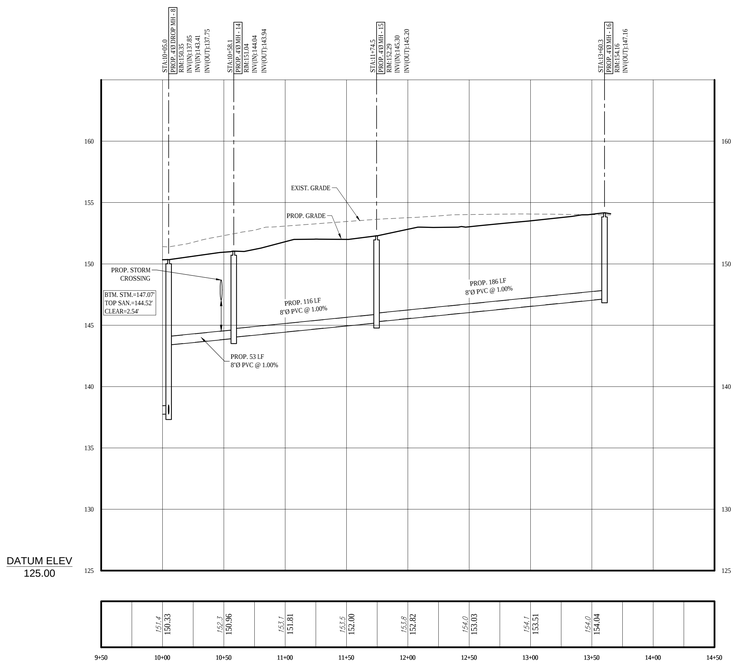
SHEET TITLE:
SANITARY SEWER PROFILES

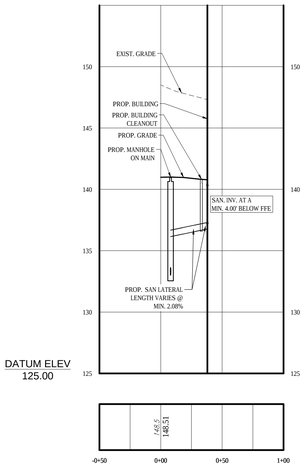
SHEET NUMBER:
81
OF 83

REVISION 9 - 05/13/2019



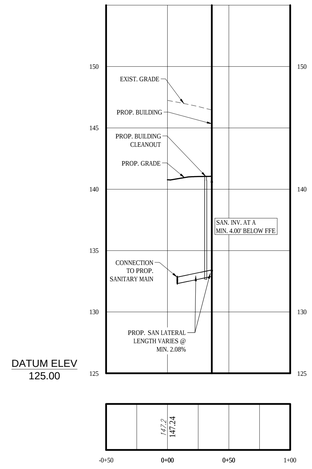
SANITARY SEWER PROFILE - PROP. MANHOLE #8 TO PROP. MANHOLE #16

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



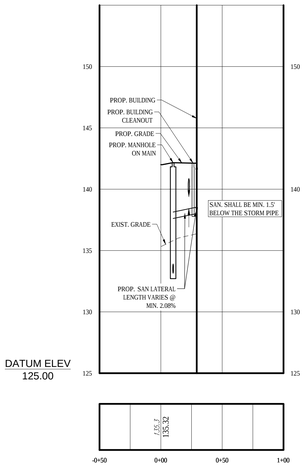
TYPICAL SANITARY LATERAL (BUILDINGS E1, G, J, K, M, Q1, Q2 AND Q3)

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



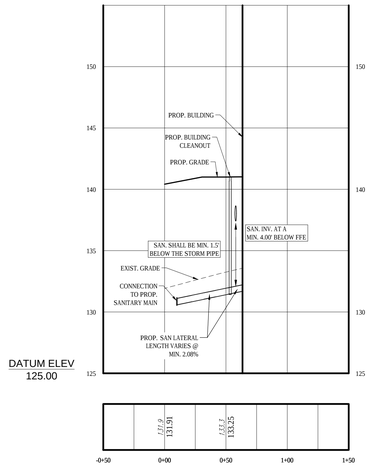
TYPICAL SANITARY LATERAL (BUILDINGS A, B, E2 AND O)

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



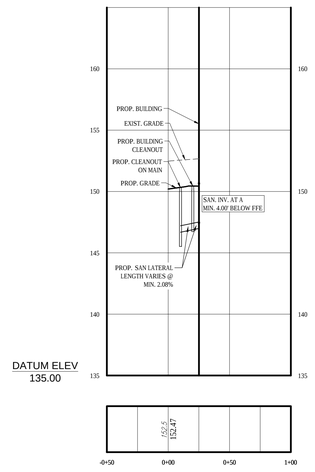
TYPICAL SANITARY LATERAL (BUILDING H)

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



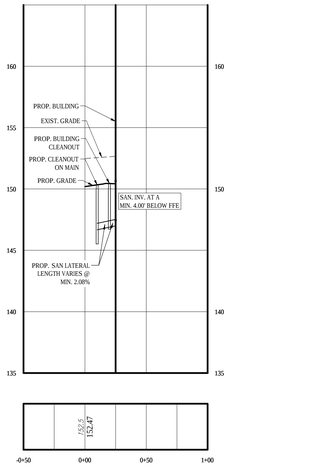
TYPICAL SANITARY LATERAL (BUILDINGS L, N AND P)

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

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

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

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

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SHEET TITLE:
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SHEET NUMBER:
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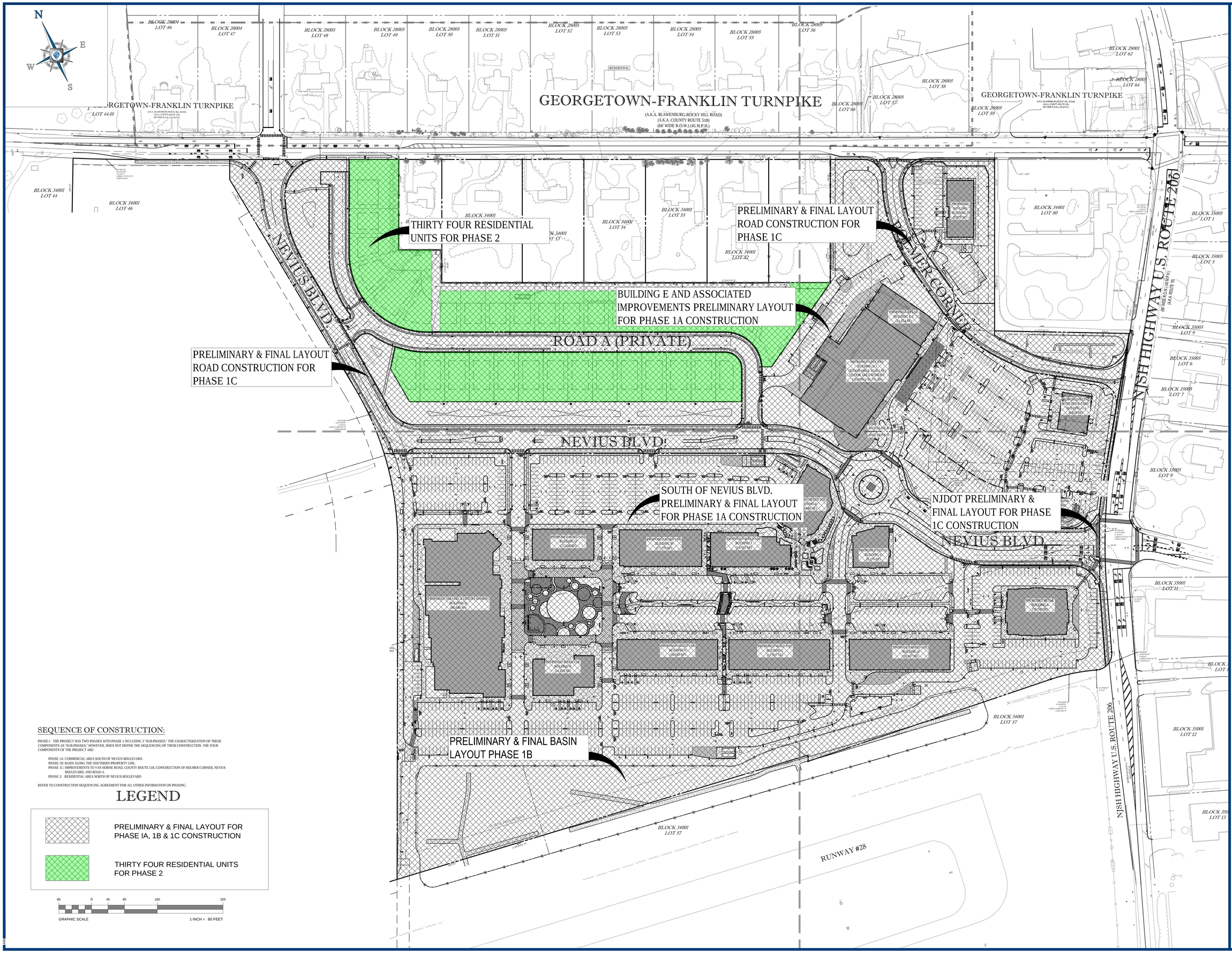
REVISION 9 - 05/13/2019


N
E
W
S
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
(A.K.A. BLAWENBURG-ROCKY HILL ROAD)
(A.K.A. COUNTY ROUTE 518)
(66' WIDE R.O.W.) (45 M.P.H.)
BLOCK 28004 LOT 46
BLOCK 28004 LOT 47
BLOCK 28005 LOT 48
BLOCK 28005 LOT 49
BLOCK 28005 LOT 50
BLOCK 28005 LOT 51
BLOCK 28005 LOT 52
BLOCK 28005 LOT 53
BLOCK 28005 LOT 54
BLOCK 28005 LOT 55
BLOCK 28005 LOT 56
BLOCK 28005 LOT 58
BLOCK 28005 LOT 57
BLOCK 28005 LOT 66
BLOCK 28005 LOT 59
BLOCK 28001 LOT 62
BLOCK 28005 LOT 64
RESIDENTIAL
BLOCK 34001 LOT 44.01
BLOCK 34001 LOT 44
BLOCK 34001 LOT 46
BLOCK 34001 LOT 54
BLOCK 34001 LOT 55
BLOCK 34001 LOT 82
BLOCK 34001 LOT 80
BLOCK 35005 LOT 1
BLOCK 35005 LOT 5
BLOCK 35005 LOT 9
BLOCK 35005 LOT 6
BLOCK 35005 LOT 7
BLOCK 35005 LOT 9
BLOCK 35001 LOT 11
BLOCK 35001 LOT 12
BLOCK 35001 LOT 13
BLOCK 34001 LOT 57
NEVIUS BLVD.
ROAD A (PRIVATE)
BOLMER CORNER
NJSH HIGHWAY U.S. ROUTE 206
(66' WIDE R.O.W.) (45 M.P.H.)
(A.K.A. ROUTE 18)
RUNWAY #28
THIRTY FOUR RESIDENTIAL UNITS FOR PHASE 2
PRELIMINARY & FINAL LAYOUT ROAD CONSTRUCTION FOR PHASE 1C
BUILDING E AND ASSOCIATED IMPROVEMENTS PRELIMINARY LAYOUT FOR PHASE 1A CONSTRUCTION
PRELIMINARY & FINAL LAYOUT ROAD CONSTRUCTION FOR PHASE 1C
SOUTH OF NEVIUS BLVD. PRELIMINARY & FINAL LAYOUT FOR PHASE 1A CONSTRUCTION
NJDOT PRELIMINARY & FINAL LAYOUT FOR PHASE 1C CONSTRUCTION
PRELIMINARY & FINAL BASIN LAYOUT PHASE 1B
PROPOSED RETAIL BUILDING A 76,740 SQ.FT.
PROPOSED RETAIL BUILDING B 16,000 SQ.FT.
PROPOSED RETAIL BUILDING C 10,000 SQ.FT.
PROPOSED RETAIL BUILDING D 8,000 SQ.FT.
PROPOSED RETAIL BUILDING E 10,000 SQ.FT.
PROPOSED MIXED USE BUILDING A 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING B 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING C 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING D 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING E 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING F 45,000 SQ.FT.
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PROPOSED MIXED USE BUILDING Q 45,000 SQ.FT.
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PROPOSED MIXED USE BUILDING OM 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING ON 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING OO 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING OP 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING OQ 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING OR 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING OS 45,000 SQ.FT.
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PROPOSED MIXED USE BUILDING PO 45,000 SQ.FT.
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PROPOSED MIXED USE BUILDING PQ 45,000 SQ.FT.
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PROPOSED MIXED USE BUILDING QM 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING QN 45,000 SQ.FT.
PROPOSED MIXED USE BUILDING QO 45