AMENDED PRELIMINARY & FINAL SITE PLAN

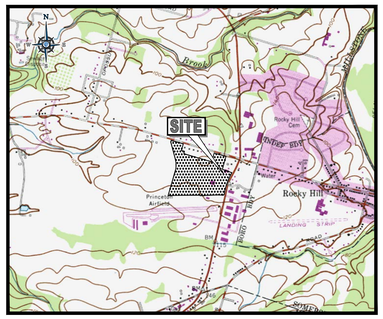
FOR

MM/PG MONTGOMERY PROPERTIES, LLC.

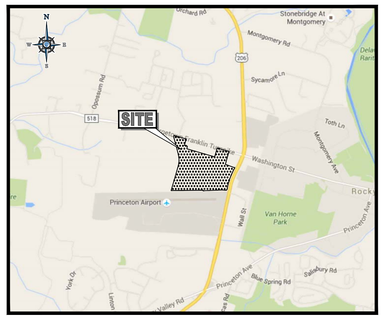
PROPOSED

RETAIL & RESIDENTIAL DEVELOPMENT

TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
BLOCK 34001, LOTS 46.01, 56, 57, 77, 78 & 79
REO-3 ZONE & H-C ZONE; TAX MAP SHEET #61



USGS MAP
SCALE: 1" = 2,000'
SOURCE: U.S. GEOLOGICAL SURVEY MAPS



KEY MAP
SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 83
OVERALL SITE PLAN	2 OF 83
OVERALL EXIST. CONDITIONS & ENVIRONMENTAL CONSTRAINTS	3 OF 83
GENERAL NOTES SHEET	4 OF 83
OVERALL DEMOLITION PLAN	5 OF 83
DEMOLITION PLAN A, B, C & D	6 THRU 9 OF 83
SITE PLAN A, B, C & D	10 THRU 13 OF 83
STRIPING & SIGNAGE PLAN A, B, C, & D	14 THRU 17 OF 83
OVERALL GRADING PLAN	18 OF 83
GRADING PLAN A, B, C, D, E, F & G	19 THRU 25 OF 83
OVERALL DRAINAGE PLAN	26 OF 83
DRAINAGE PLAN A, B, C, D, E, F & G	27 THRU 33 OF 83
OVERALL UTILITIES PLAN	34 OF 83
UTILITIES PLAN A, B, C & D	35 THRU 38 OF 83
OVERALL LIGHTING PLAN	39 OF 83
LIGHTING PLAN A, B, C & D	40 THRU 43 OF 83
ATM LIGHTING PLAN	44 OF 83
LIGHTING DETAILS	45 THRU 46 OF 83
OVERALL LANDSCAPE PLAN	47 OF 83
LANDSCAPE PLAN A, B, C, D, E, F & G	48 THRU 54 OF 83
OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN	55 OF 83
SOIL EROSION & SEDIMENT CONTROL PLAN A, B, C & D	56 THRU 59 OF 83
OVERALL CROSS SECTION PLAN	60 OF 83
ROADWAY CROSS SECTIONS	61 THRU 62 OF 83
ROAD PROFILES A, B, C, D & E	63 THRU 67 OF 83
SITE & EROSION DETAIL SHEET 'A'	68 OF 83
SITE & SIGNAGE DETAIL SHEET "B"	69 OF 83
SITE DETAIL SHEET 'C'	70 OF 83
SITE DETAIL SHEET 'D'	71 OF 83
STORMWATER DETAIL SHEET 'A'	72 OF 83
STORMWATER DETAIL SHEET 'B'	73 OF 83
STORMWATER DETAIL SHEET 'C'	74 OF 83
UTILITY DETAIL SHEET	75 OF 83
UTILITY DETAIL SHEET	76 OF 83
WATER QUALITY DETAIL SHEET 'A'	77 OF 83
WATER QUALITY DETAIL SHEET 'B'	78 OF 83
SANITARY SEWER PROFILES	79 THRU 82 OF 83
STAGING PLAN	83 OF 83
TOPOGRAPHIC / ALTA SURVEY (BY OTHERS)	1 THRU 6 OF 6
SUBDIVISION PLAN (BY OTHERS)	1 OF 1
TRUCK TURNING EXHIBITS	1 THRU 5 OF 5
EASEMENT EXHIBIT	1 OF 1

PROPERTY OWNERS LIST

WITHIN 200' RADIUS RECEIVED 07/30/2018 FROM MONTGOMERY TAX ASSESSOR'S OFFICE

BLOCK	LOT	OWNER
28004	46	SHIH, CHIH-YUAN & XU, CUIFANG 908 ROUTE 518 SKILLMAN, NJ 08558
28004	47	BRILL, WILLIAM F. & YVONNE C. 102 KIRSCHLING DRIVE SWEDESBORO, NJ 08085
28005	48	GESREGAN, ROBERT & CHERYL 922 ROUTE 518 SKILLMAN, NJ 08558
28005	49	SILVERGLADE, JOSHUA & LISA B. 928 ROUTE 518 SKILLMAN, NJ 08558
28005	50	ROBBINS, LISA A. & MILLER, K.M. 934 ROUTE 518 SKILLMAN, NJ 08558
28005	51	COLLINS, JAMES T. JR & GERALDINE A. 940 ROUTE 518 SKILLMAN, NJ 08558
28005	55	ZOLL, HARRY W. & BERTHA L. 964 ROUTE 518 SKILLMAN, NJ 08558
28005	56	SANTIZO, ODILIA & MIGUEL 970 ROUTE 518 SKILLMAN, NJ 08558
28005	57	HOROWITZ, MARY CURTIS 1247 STATE ROAD PRINCETON, NJ 08540
28005	58	HOROWITZ, MARY CURTIS 1247 STATE ROAD PRINCETON, NJ 08540
28005	59	K.T. CORPORATION 7 HOUSTON COURT MARTINSVILLE, NJ 08836
28005	66	SHARRELL PLAINSBORO INC. & SHARRELL 1 WASHINGTON BLVD 59 ROBBINSVILLE, NJ 08691
34001	38.03	BLOOMBERG LP, C/O GELLAR & COMPANY 909 3RD AVE., 15TH FLOOR NEW YORK, NY 10022
34001	43.02	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
34001	43.03	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
34001	43.04	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
34001	43.05	HUEBNER, CHARLES & LUCIA 105 CRUSHER RD HOPEWELL, NJ 08525
34001	43.07	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
34001	44	DRAKE FAMILY L.L.C. C/O JOHN DRAKE 889 ROUTE 518 SKILLMAN, NJ 08558
34001	46	DRAKE FAMILY L.L.C. C/O JOHN DRAKE 889 ROUTE 518 SKILLMAN, NJ 08558
34001	51	RIBEIRO, LUIS FERNANDO & GRAZIELA 929 ROUTE 518 SKILLMAN, NJ 08558
34001	52	THIEL, DONALD C. 935 ROUTE 518 SKILLMAN, NJ 08558
34001	53	KERNEY-KUSER J. II 943 ROUTE 518 SKILLMAN, NJ 08558
34001	54	SNEDEKER, DONALD S. & BARR, JOHANNA 949 ROUTE 518 SKILLMAN, NJ 08558
34001	55	RAINA, SUSHAMA & RAVI 955 ROUTE 518 SKILLMAN, NJ 08558
34001	57.01	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
34001	58	LARKEN ASSOCIATES 249 HOMESTEAD ROAD HILLSBOROUGH, NJ 08844
34001	58.02	LARKEN ASSOCIATES 249 HOMESTEAD ROAD HILLSBOROUGH, NJ 08844
34001	74	GH MNG, L.L.C. 902 CARNEGIE CENTER, 5400 PRINCETON, NJ 08542
34001	75	WOOD, MARY ANNE B. & KELLER, DODDS ETC 163 NASSAU STREET PRINCETON, NJ 08542
34001	76	RENWOOD PRINCETON SELF STORAGE LLC 294 PLEASANT ACRES RD YORK, PA 17402
34001	80	1ST CONSTITUTION BANK 2650 ROUTE 130 CRANBURY, NJ 08512
34001	81	DAWKAMYIN, DIANE & NICHOLAS 967 COUNTY ROUTE 518 SKILLMAN, NJ 08558
34001	82	SPIEGHOLZ, ALAN P. & AMPARO R. 961 ROUTE 518 SKILLMAN, NJ 08558
34023	72	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
35001	10	RESEARCH PARK, L.L.C. 902 CARNEGIE CENTER, 5400 PRINCETON, NJ 08542
35001	11	ABCF L.L.C. 902 CARNEGIE CTR, STE 400 PRINCETON, NJ 08540
35001	12	ABCF L.L.C. 902 CARNEGIE CTR, STE 400 PRINCETON, NJ 08542
35001	13	ABCF L.L.C. 902 CARNEGIE CTR, STE 400 PRINCETON, NJ 08542
35001	14	ABCF L.L.C. 902 CARNEGIE CTR, STE 400 PRINCETON, NJ 08540
35001	15	GH MNG, L.L.C. 902 CARNEGIE CENTER, 5400 PRINCETON, NJ 08542
35005	5	JOSEPH J NEMES & SONS INC 1233 US RT 206 PRINCETON, NJ 08540
35005	6	DNG PROPERTY L.L.C & D.GLYNOS 724 JAMIE DRIVE MOORESTOWN, NJ 08057
35005	7	DNG PROPERTY L.L.C & D.GLYNOS 724 JAMIE DRIVE MOORESTOWN, NJ 08057
35005	9	PRINCETON NORTH REALTY ASSOC, LLC 10 FRANKLIN STREET TENAFLY, NJ 07670

ALSO TO BE NOTIFIED:

TOWNSHIP MONTGOMERY
2261 ROUTE 206
BELLE MEAD, NJ 08502

SOMERSET COUNTY PLANNING BOARD
P.O. BOX 3000
SOMERVILLE, NJ 08876

NJ DEPARTMENT OF TRANSPORTATION
1035 PARKWAY AVE, CN600
TRENTON, NJ 08625

COMCAST CABLE
100 RANDOLPH ROAD
SOMERSET, NJ 08873

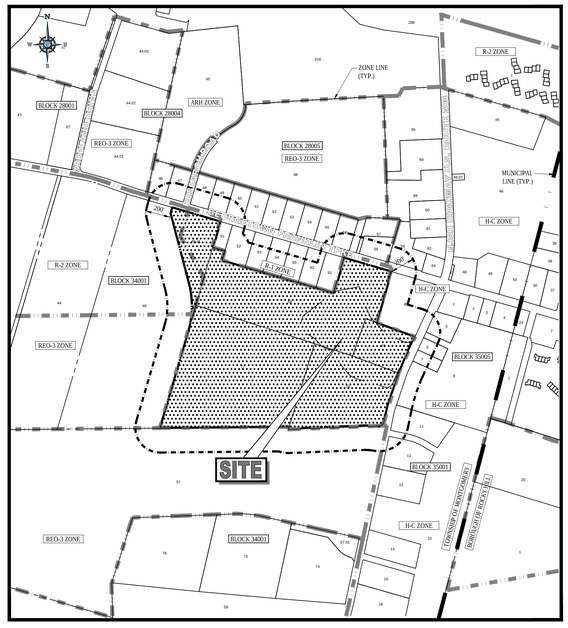
NEW JERSEY AMERICAN WATER
ATTN: DONNA SHORT, GIS SUPERVISOR
1025 LAUREL OAK ROAD
VOORHEES, NJ 08043

ALSO TO BE NOTIFIED:

CENTURY LINK
256 PAUL STREET
BELVIDERE, NJ 07823
ATTN: BOB O'CONNER

PUBLIC SERVICE ELECTRIC & GAS
MANAGER - COPORATE PROPERTIES
80 PARK PLAZA- T6B
NEWARK, NJ 07102

DEPARTMENT OF PUBLIC WORKS
TOWNSHIP OF MONTGOMERY
2261 ROUTE 206
BELLE MEAD, NJ 08502
ATTO: ATTN: ARTHUR VILLANO, SUPERINTENDANT



TAX MAP
SCALE: 1" = 500'
SOURCE: GIS PARCEL DATA MAPS

AERIAL MAP
SCALE: 1" = 500'
SOURCE: NJ GEOGRAPHICAL INFORMATION NETWORK (NJGIN) (DATED 2013)

PREPARED BY
BOHLER ENGINEERING

APPROVAL BLOCK

TOWNSHIP OF MONTGOMERY BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MONTGOMERY, NJ

CHAIRPERSON	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

SOMERSET COUNTY ACCEPTANCE STAMP

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 34001 LOTS 46.01,56,77,78 & 79 AND CONSENT TO THE FILING OF THE APPLICATION.

DATE

© 2018 BOHLER ENGINEERING
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BOHLER ENGINEERING. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER ENGINEERING.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING ◆ LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN ◆ PROJECT MANAGEMENT ◆ PERMITTING SERVICES ◆ TRANSPORTATION SERVICES
◆ SOUTHERN NEW JERSEY ◆ UPSTATE NEW YORK ◆ BOSTON, MA ◆ PITTSBURGH, PA ◆ SOUTHEASTERN, PA ◆ SOUTHEASTERN, PA ◆ NEW YORK METRO ◆ NORTHERN NEW JERSEY ◆ CHARLOTTE, NC ◆ ATLANTA, GA ◆ TAMPA, FL ◆ ORLANDO, FLORIDA ◆ DALLAS, TX ◆ RALEIGH, NC ◆ WASHINGTON, DC

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-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. 24GA27815700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421
DELAWARE LICENSE No. 17111
FLORIDA LICENSE No. 73277
NEW YORK LICENSE No. 098514-1
CONNECTICUT LICENSE No. 28259
PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 83

REVISION 9 - 05/13/2019

BULK TABLE REQUIREMENTS FOR PLANNED SHOPPING COMPLEX: COMMERCIAL DEVELOPMENT (ORD. 16-4.6, 16-6.5.H & 17-1539)

ZONE: PLANNED SHOPPING COMPLEX (OPTIONAL DEVELOPMENT ALTERNATIVE OVERLAY)

USE:
RETAIL SALES OF GOODS AND SERVICES PROVIDED THAT NO RETAIL USE SHALL HAVE MORE THAN ONE DRIVE-THROUGH SERVICE WINDOW/LANE, PROFESSIONAL OFFICES, BANKS INCLUDING DRIVE THROUGH FACILITIES, PUBLIC UTILITY USES, SINGLE-FAMILTY HOMES, MOVIE THEATERS WITH INTEGRATED BOWLING ALLEY, GAME ROOM, AND/OR RESTAURANT WITH AN OUTDOOR EATING AREA, CHILD CARE CENTERS (16-6.5. H.8) (PERMITTED)

RESTAURANTS, HOTELS CONTAINING UP TO ONE HUNDRED AND FIFTY (150) ROOMS FOR GUESTS (16-6.5. H.8) (CONDITIONALLY PERMITTED)

OUTDOOR EATING AREAS, STREET FURNITURE, TRANSIT-RELATED SHELTERS, SMALL WIND, SOLAR, OR PHOTOVOLTAIC SYSTEMS, TEMPORARY LEASING TRAILER (16-6.5. H.8) (ACCESSORY)

APPLICANT/ OWNER INFORMATION

APPLICANT:	MMPG MONTGOMERY PROPERTIES, LLC 300 COOKMAN AVENUE ASBURY PARK, NJ 07712 (732) 897-6512	
PROPERTY OWNER:	LOT 57: PRINCETON AERO CORP 41 AIRPORT ROAD PRINCETON, NJ 08540 (609) 921-3100	LOTS 46.01, 56, 77, 78, 79: MMPG MONTGOMERY PROPERTIES, LLC 300 COOKMAN AVENUE ASBURY PARK, NJ 07712 (732) 897-6512

NON-RESIDENTIAL BULK REQUIREMENTS

ITEM	ORDINANCE	REQUIRED	PROPOSED
MIN. LOT AREA	§ 16-6.5.H.4	50 AC	53.55 AC
MAX. COMMERCIAL FAR TOTAL (2)	-	-	
FIRST FLOOR	§ 16-6.5.H.10(a)	.175	0.125 (292,447 SF)
FIRST AND SECOND FLOOR COMBINED	§ 16-6.5.H.10(a)	.175	0.125 (292,447 SF)
MIN. BUILDING SETBACK TO:	-	-	-
EXISTING RESIDENTIAL LOT LINE	§ 16-6.5.H.11(a)(5)	100'	82.5' (V)
EXISTING OTHER LOT LINE	§ 16-6.5.H.11(a)(4)	50'	51'
MAX. BUILDING HEIGHT (1)	§ 16-6.5.H.11(b)(1)	35' 50' FOR DECORATIVE ELEMENTS	< 35' < 50'
MAX. HEIGHT OF ACCESSORY BUILDING OR STRUCTURE	§ 16-6.5.H.11(b)(3)	15'	N/A
MIN. SEPARATION BETWEEN NON-RESIDENTIAL BUILDINGS	§ 16-6.5.H.11(a)(1)	20'	20'
MIN. PROMENADE LENGTH	§ 16-6.5.H.3(h)(2)(v)	750'	1,100'
MIN. PROMENADE SIDEWALK WIDTH ADJACENT TO STOREFRONTS	§ 16-6.5.H.3(h)(2)(vi)	20'	20' (PV)*
MIN. SIZE OF PLAZA (CURB TO CURB)	§ 16-6.5.H.3(h)(2)(vii)	25,000 SF	26,881 SF
MIN. DISTANCE TO PARKING AREAS WITHIN THE PROMENSADE:	-	-	-
FRONT OF THE BUILDING (2)	§ 16-6.5.H.11(a)(2)	12' (5' MIN)	6'
SIDE OF THE BUILDING (2)	§ 16-6.5.H.11(a)(2)	10' (5' MIN)	6'
REAR OF THE BUILDING (2)	§ 16-6.5.H.11(a)(2)	10'	10.8'
MAX. LENGTH OF BUILDING WITH ACCESS TO REAR PARKING AREA	§ 17-1539.11(a)(3)	250'	182'
MIN. TENANT AREA	§ 16-6.5.H.11(a)(6)	750 SF	> 750 SF
MAX. TENANT AREA	§ 16-6.5.H.11(a)(6)	25,000 SF	< 25,000 SF
MAX. NUMBER OF TENANT AREAS OF 25,000 SF	§ 16-6.5.H.11(a)(6)	5	2
MAX. FOOTPRINT	-	-	-
MOVIE THEATER (3)	§ 16-6.5.H.11(a)(6)	70,000 SF	66,640 SF
HOTEL OR SUPERMARKET	§ 16-6.5.H.11(a)(6)	70,000 SF	47,451 SF
			N/A = NOT APPLICABLE TBD = TO BE DETERMINED V = VARIANCE PV = PREVIOUSLY APPROVED VARIANCE

* SOME ARCHITECTURAL FEATURES ON BUILDING REDUCE SIDEWALK WIDTH BELOW THE REQUIRED 20 FEET. DIMENSION FROM BUILDING WALL TO END OF SIDEWALK IS 20 FEET MINIMUM.

NOTE (1): FIFTEEN (15) PERCENT OF THE OVERALL LENGTH OF WIDTH OF A BUILDING MAY HAVE A HEIGHT OF FORTY (40) FEET, AND FIVE (5) PERCENT OF THE OVERALL LENGTH OR WIDTH OF A BUILDING MAY HAVE A HEIGHT OF FIFTY (50) FEET FOR THE PURPOSE OF INCORPORATING DECORATIVE ARCHITECTURAL FEATURES, SUCH AS CLOCK TOWERS, CORNICES, OR CUPOLAS.

NOTE (2): FRONT, SIDE AND REAR DISTANCES FROM PARKING AREAS MAY BE REDUCED TO 5 FEET AS SPECIFICALLY APPROVED BY THE PLANNING BOARD.

NOTE (3): EXCLUDING ANY MARQUEE OVERHANG, INDOOR EQUIPMENT CATWALK, ATTACHED OUTDOOR EATING AREA, AND/OR INTERNAL AREAS UNDER STADIUM SEATING.

PARKING REQUIREMENTS

ITEM	CODE	REQUIRED	PROPOSED
MIN. STALL SIZE	§ 16-2.1	9' x 20"	9' x 20"
MIN. AISLE WIDTH	§ 16-5.8.F	TWO WAY 90° PARKING = 24' ONE WAY PARALLEL PARKING = 12' ONE WAY 60° PARKING = 18'	TWO WAY 90° = 24' ONE WAY PARALLEL = 12' ONE WAY 60° = 20'
LOADING REQUIREMENTS	§ 16-6.5.H.15	1 SPACE / BUILDING OR GROUP OF BUILDINGS	5 (3 PV)
MIN. LOADING SIZE	§ 16-6.5.H.15	15' x 40'	15' x 40'
MIN. NUMBER OF STALLS	§ 16-6.5.H.14	1,494 SPACES	1,494 SPACES

RETAIL SALES AND SERVICE USE: 1 SPACE / 250 SF [223,207 SF / 250 = 892.8 = 893 SPACES] **
OFFICE USE: 1 SPACE / 250 SF [NA]
BANK USE: 1 SPACE / 200 SF WITH 12 VEHICLE QUEUE CAPACITY FOR DRIVE-THROUGH [2,600 SF / 200 = 13 SPACES]
RESTAURANT USE: 1 SPACE / 3 SEATS [864 SEATS / 3 = 288 SPACES]
MOVIE THEATER USE: 1 SPACE / 4 SEATS + 4 SPACES / BOWLING ALLEY LANE [943 SEATS / 4 + 16 LANES * 4 = 300 SPACES]
RESIDENTIAL PARKING DETERMINED FROM NJ RESIDENTIAL SITE IMPROVEMENT STANDARDS

* PARKING SPACE MAY BE REDUCED TO 9'X18' WHEN A 2' OVERHANG IS PROVIDED
** SQUARE FOOTAGE IS NOT REDUCED FOR RESTAURANT BUILDING AREA

ADA PARKING REQUIREMENTS
REQUIRED: FOR TOTAL NUMBER OF PARKING SPACES OVER 1001, PROVIDE 20 SPACES PLUS 1 PER 100 SPACES
= 20 + (4.98) = 25 SPACES REQUIRED
PROVIDED: 58 SPACES

TBD = TO BE DETERMINED

SINGLE FAMILY DETACHED DWELLING REQUIREMENTS

ITEM	CODE	REQUIRED	PROPOSED
MIN. LOT AREA	§ 16-6.5.H.12(a)(1)	7,000 SF	7,000 SF (0.16 AC.) (MIN)
MIN. LOT FRONTAGE	§ 16-6.5.H.12(a)(2)	60'	60' (MIN)
MIN. YARD SETBACKS	-	-	-
FRONT YARD	§ 16-6.5.H.12(a)(3)(i)	20'	TBD
SIDE YARD (EACH)	§ 16-6.5.H.12(a)(3)(ii)	10'	TBD
REAR YARD	§ 16-6.5.H.12(a)(3)(iii)	30'	TBD
MIN. REVERSE FRONTAGE BUFFER	§ 16-6.5.H.12(a)(4)	50'	TBD
MAX. FLOOR/AREA RATION (FAR)	§ 16-6.5.H.12(a)(5)	55%	TBD
MAX. LOT COVERAGE	§ 16-6.5.H.12(a)(6)	55%	TBD
MAX. BUILDING COVERAGE	§ 16-6.5.H.12(a)(7)	40%	TBD
MAX. BUILDING HEIGHT	§ 16-6.5.H.12(b)(1)	32' / 2.5 STORIES	TBD
MAX. GARAGE HEIGHT	§ 16-6.5.H.12(b)(2)	22'	TBD
MAX. ACCESSORY BUILDING HEIGHT	§ 16-6.5.H.12(b)(4)	15'	TBD
ACCESSORY STRUCTURE SETBACK	-	-	-
FRONT YARD	§ 16-6.5.H.12(e)(1)	5'	TBD
REAR YARD	§ 16-6.5.H.12(e)(2)	10'	TBD
TO OTHER BUILDINGS	§ 16-6.5.H.12(e)(3)	5'	TBD

TBD = TO BE DETERMINED

NEVIUS BLVD. AND BOLMER CORNER ARE TO BE DEDICATED TO TOWNSHIP

OPERATIONAL NOTES:
HOURS OF OPERATION - 5AM-2AM 7 DAYS/WEEK

GENERAL NOTES: (S000003-11.2.09)

1. THIS PROJECT REFERENCES A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC. 35 TECHNOLOGY DRIVE, 1ST FLOOR WARREN, NJ 07059 DATED: 05-31-06, LAST REVISED 03-13-18 JOB# C000276

2. PARCEL: BLOCK 34001, LOTS 46.01, 56, 57, 77, 78, & 79 COUNTY ROUTE 518 & N.J.S.H. ROUTE 206 TOWNSHIP OF MONTGOMERY SOMERSET COUNTY, NEW JERSEY

NOTE: EXISTING LOT 46.01 IS 34.94 ACRES, BUT PART OF ROAD A CONNECTING INTO GEORGETOWN-FRANKLIN TURNPIKE CUTS INTO PROPERTY, MAKING THE PROPOSED LOT 46.01, 31.47 ACRES. THE OVERALL PROPOSED LOTS ARE 3.47 ACRES LARGER THAN THE OVERALL EXISTING LOTS DUE TO THIS.

BULK NOTES:

§ 16-5.2 I 5 (g) - STORMWATER MANAGEMENT:
NO PIPE SIZE IN THE STORM DRAINAGE SYSTEM SHALL BE LESS THAN FIFTEEN (15) INCH DIAMETER. (C)

§ 16-5.3 h. - FENCES, WALLS, SIGHT TRIANGLES AND GUIDERAILS
NO WALL OR FENCE SHALL BE ERECTED OR ALTERED SO THAT SAID WALL OR FENCE SHALL BE OVER FOUR (4) FEET IN HEIGHT IN SIDE, REAR AND FRONT YARD AREAS. (PW - 6' HIGH FENCE PROVIDED EAST OF BUILDING 'D', 6' HIGH FENCE NORTH OF RESIDENTIAL PORTION)

§ 16-5.3 h. 1. - FENCES, WALLS, SIGHT TRIANGLES AND GUIDERAILS
A DOG RUN OR PRIVACY AREA MAY HAVE FENCING A MAXIMUM OF SIX (6) FEET IN HEIGHT PROVIDED IT IS IN A REAR YARD AREA SET BACK AT LEAST FIFTEEN (15) FEET. (C)

§ 16-5.8 a. 1 - OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS
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 OFF STREET PARKING AREAS AND LOT OR STREET LINES. (W - NO SCREEN EAST OF BUILDING 'C' OR 'A')

§ 16-5.8 a. 2 - OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS
ALL LOADING AREAS SHALL BE LANDSCAPED AND SCREEN SUFFICIENTLY TO OBSCURE THE VIEW OF THE PARKED VEHICLES. (W - NO SCREEN PROVIDED EAST OF BUILDING A)

§ 16-5.8 a. 3 - OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS
EACH OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE (1) PARKING SPACE PER EVERY THIRTY (30) SPACES LANDSCAPED WITH APPROX. ONE-HALF (0.5) TREE AREA HAVING SHRUBS NO HIGHER THAN THREE (3) FEET AND THE OTHER HALF HAVING BRANCHES NO LOWER THAN SEVEN (7) FEET. (C)

§ 16-5.8 c 6. - OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS
DRIVEWAY GRADES SHALL NOT BE LESS THAN ONE (1%) PERCENT AND SHALL NOT EXCEED TEN (10%) PERCENT . PARKING AREAS AND ACCESS DRIVES OR AISLES SHALL NOT BE LESS THAN ONE (1%) PERCENT IN GRADE AND SHALL NOT EXCEED SIX (6%) PERCENT IN GRADE. (C)

§ 16-5.14 A 3. (a) - STREETS CURBS AND SIDEWALKS
LONGITUDINAL GRADES ON ALL STREETS SHALL NOT EXCEED EIGHT (8%) PERCENT AND SHALL BE NO LESS THAN ONE (1%) PERCENT. MAXIMUM GRADES WITHIN INTERSECTIONS SHALL BE THREE (3%) PERCENT FOR A DISTANCE OF ONE HUNDRED FIFTY (150) FEET FROM THE INTERSECTION. (C)

§ 16-5.14 A 3. (b) - STREETS CURBS AND SIDEWALKS
CHANGES IN GRADE WHERE THE ALGEBRAIC DIFFERENCE IN GRADE IS ONE (1%) PERCENT OR GRATER SHALL BE CONNECTED BY A VERTICAL CURVE HAVING A LENGTH OF AT LEAST FIFTY (50) FEET FOR EACH TWO (2%) PERCENT DIFFERENCE IN GRADE. (C)

§ 16-5.14 A 3. (c) - STREETS CURBS AND SIDEWALKS
A ROAD SHALL HAVE A MINIMUM CROSS-SLOPE OF TWO (2%) PERCENT AND A MAXIMUM CROSS-SLOPE IF FOUR (4%) PERCENT. (C)

§ 16-5.14 A 3. (d) - STREETS CURBS AND SIDEWALKS
MINIMUM CENTERLINE RADIUS ON HORIZONTAL CURVES SHALL BE ONE HUNDRED EIGHTY (180) FEET FOR "LOCAL" AND "MINOR COLLECTOR" STREETS, FIVE HUNDRED (500) FEET FOR "COLLECTOR" AND "MAJOR COLLECTOR" STREETS, AND ONE THOUSAND (1000) FEET FOR ARTERIAL STREETS. MINIMUM CENTERLINE RADIUS ON HORIZONTAL CURVES MAY BE REDUCED TO EIGHTY(80) FEET FOR STREETS WITHIN PLANNED DEVELOPMENTS WITH MULTIPLE FAMILY HOUSING PROVIDED THERE IS NO PARKING ON STREET. (C)

§ 16-5.14 A 3. (c) - STREETS CURBS AND SIDEWALKS
STREET INTERSECTIONS SHALL BE AS NEARLY AT RIGHT ANGLES AS POSSIBLE AND IN NO CASE SHALL BE LESS THAN EIGHTY (80) DEGREES. BLOCK CORNERS OF INTERSECTIONS SHALL BE ROUNDED WITH THE FOLLOWING MINIMUM STANDARDS: ARTERIALS = 40 FEET, COLLECTORS = 35 FEET AND LOCAL STREETS = 25 FEET. (C)

§ 16-5.14 C 3. - STREETS CURBS AND SIDEWALKS
SIDEWALKS SHALL BE AT LEAST FOUR (4) FEET WIDE AND SHALL BE APPROPRIATELY REINFORCED. (C)

RSIS REQUIRMENTS

ITEM	CODE	REQUIRED	PROPOSED
PARKING REQUIREMENTS	TABLE 4.4	SINGLE FAMILY 4 BEDROOM = 2.5 SPACES	34 4 BEDROOM DETACHED HOMES = 85 TOTAL SPACES 2 CAR GARAGE AND 20'X18' DRIVEWAY = 3.5 SPACES
STREET GRADE, CURVE AND INTERSECTION DESIGN CRITERIA	TABLE 4.6	CURB RADII FOR A MINOR COLLECTOR = 30'	15' CURB RADII AT ROAD 'A' - = FOR DCA EXEMPTION APPROVAL ALL OTHERS COMPLY

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

(PV) - PREVIOUSLY APPROVED VARIANCE
(PW) - PREVIOUSLY APPROVED WAIVER
(V) - NEW VARIANCE FOR APPROVAL
(W) - NEW WAIVER FOR APPROVAL

LIST OF VARIANCES:

§16-6.5.H.15(A) - EACH PRINCIPAL BUILDING OR GROUP OF BUILDINGS SHALL HAVE AT LEAST ONE (1) OFF-STREET LOADING SPACE.
- 14 BUILDINGS PROPOSED; 5 LOADING SPACES PROPOSED (V)

§16-6.5.H.11(a)(5) - MIN. SETBACK TO AN EXISTING LOT LINE IS TO BE 100'.
- 82.5' PROPOSED (V)

LIST OF SIGNAGE VARIANCES (PER SIGNAGE PACKAGE PREPARED BY MMA DATED 01-05-2018, LAST REVISED 11/05/2018):

TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a)i - NON-RESIDENTIAL SIGNAGE REQUIREMENTS, ATTACHED SIGN REQUIREMENTS FOR A SUPERMARKET: MAXIMUM TWO (2) INDIVIDUAL SIGNS IDENTIFYING THE USE.
- SUPERMARKET: 3 PROPOSED ATTACHED SIGNS (V)

TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a)ii - NON-RESIDENTIAL SIGNAGE REQUIREMENTS, ATTACHED SIGN REQUIREMENTS FOR A SUPERMARKET: MAXIMUM HEIGHT 4'
- SUPERMARKET: SIGN A1 = SIGN HEIGHT: 5' - 8" (V)
- SUPERMARKET: SIGN A2 = SIGN HEIGHT: 9' - 2" (V)
- PAP SITE: SIGN A3 = SIGN HEIGHT: 5'-9" (V)

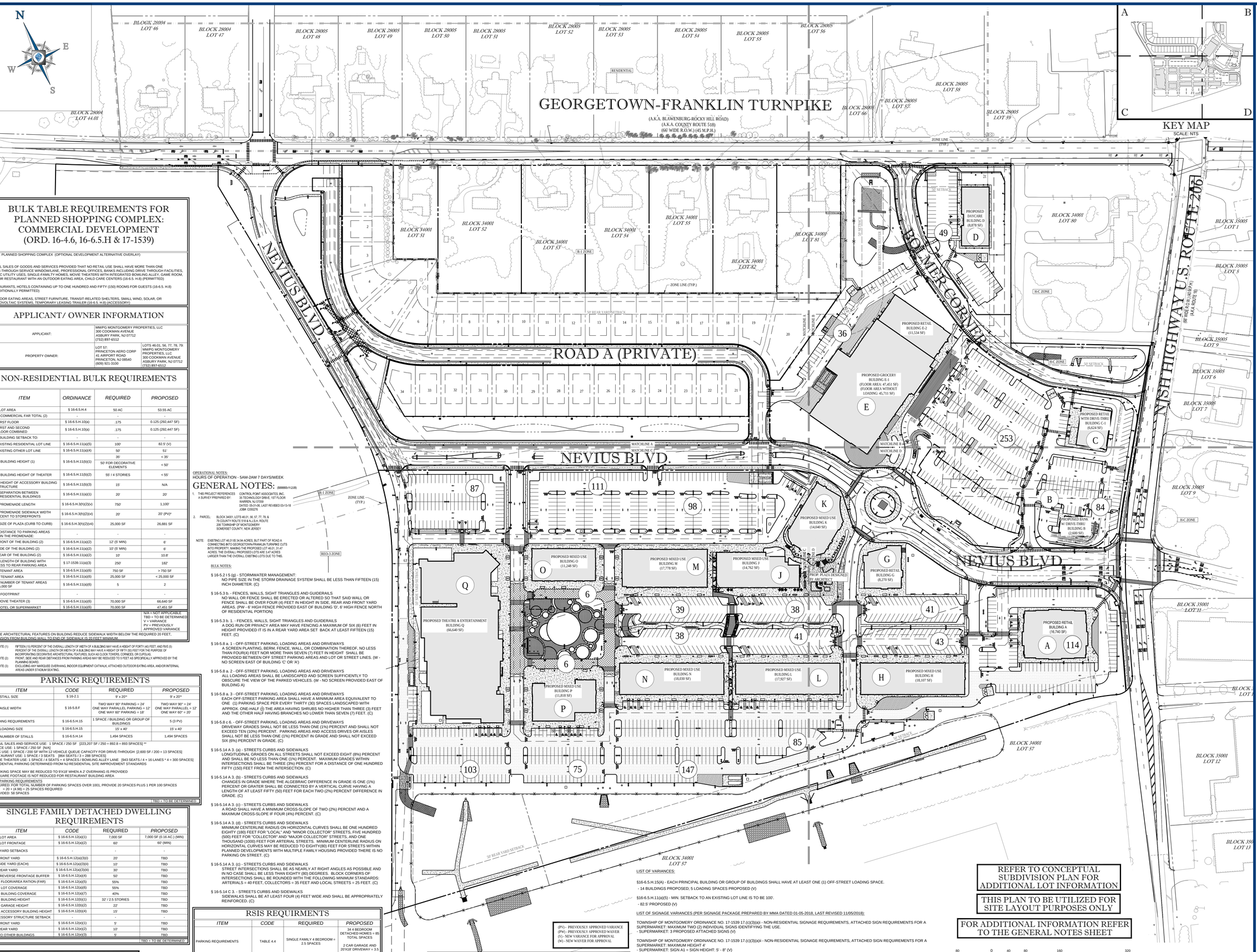
TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(5)(d) - NON-RESIDENTIAL SIGNAGE REQUIREMENTS, ALL OTHER TENANT/USER IDENTIFICATION SIGNS, MAX. AREA, LESSER OF 50 SF OR TWO SQUARE FEET OF SIGN AREA PER ONE LINEAR FOOT BUILDING FRONTAGE
- SUPERMARKET: SIGN A3 = 79.30 SF (V)

REFER TO CONCEPTUAL SUBDIVISION PLAN FOR ADDITIONAL LOT INFORMATION

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

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



KEY MAP
SCALE: NTS

BOHLER ENGINEERING
LAND SURVEYING • CIVIL AND CONSULTING ENGINEERING • LANDSCAPE ARCHITECTURE • SITE PLANNING • ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • CHARLOTTE, NC
UPSTATE NEW YORK • ATLANTA, GA
BOSTON, MA • TAMPA, FL
PITTSBURGH, PA • FORT LAUDERDALE, FL
NORTHERN VIRGINIA • BALTIMORE, MD
SOUTHEASTERN, PA • RALEIGH, NC
NEW YORK METRO • DALLAS, TX
NORTHERN NEW JERSEY • WASHINGTON, DC
PHONE: 908.668.8300 FAX: 908.668.8187 WWW.BOHLERENGINEERING.COM
THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REPRODUCTION, ALTERATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER ENGINEERING IS PROHIBITED.

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-SPP-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. 24GA28039700

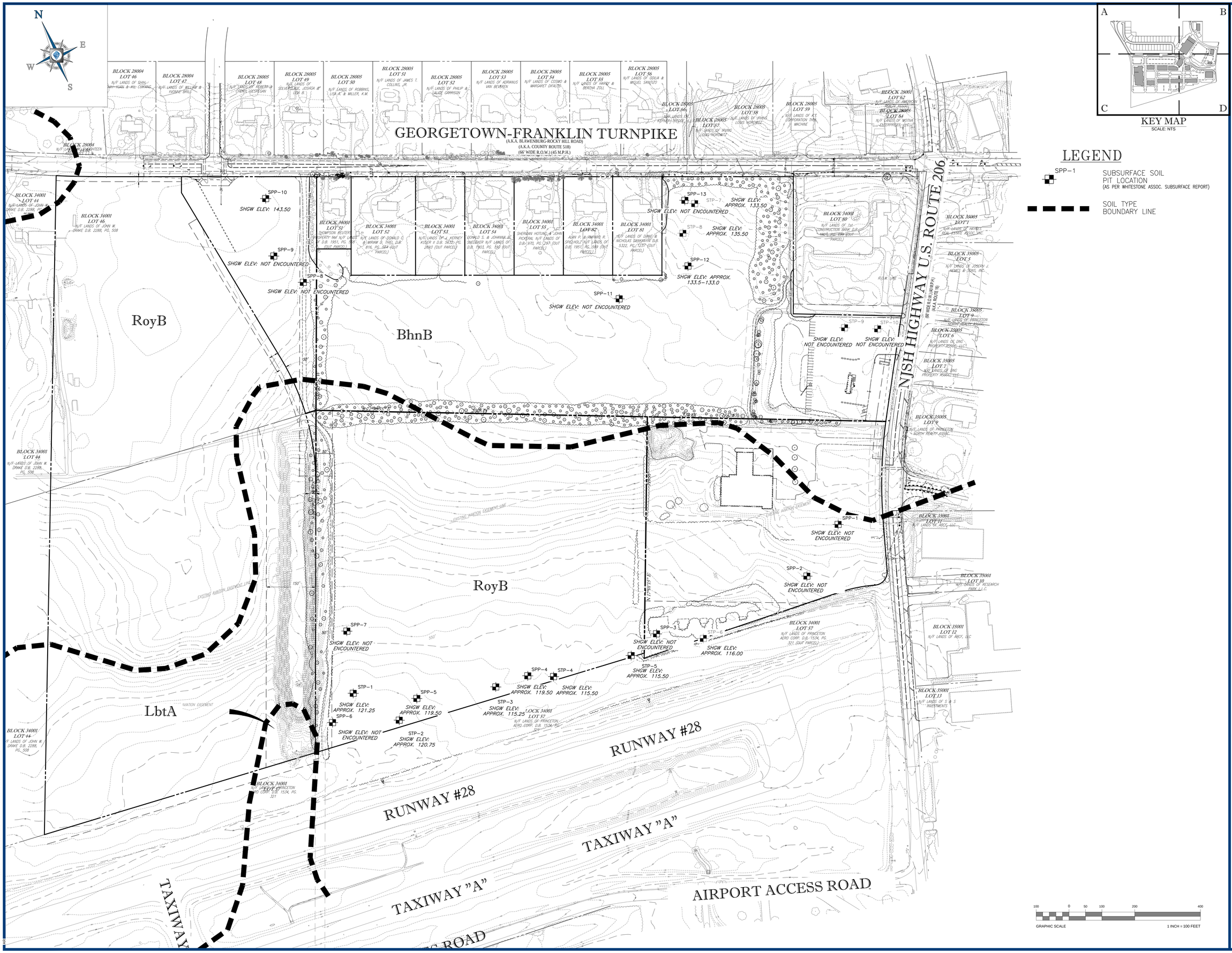
B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421
DELAWARE LICENSE No. 17111
FLORIDA LICENSE No. 73277
NEW YORK LICENSE No. 085514-1
CONNECTICUT LICENSE No. 28039
PENNSYLVANIA LICENSE No. 077388

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
2
OF 83

REVISION 9 - 05/13/2019

© 2019 BOHLER ENGINEERING | CURRENT DRAWINGS | DETAIL PLAN PACKAGE | 160908_SPP.dwg — LAYOUT: C-02 (OVALL SITE)



KEY MAP
SCALE: NTS

LEGEND

SPP-1 — SUBSURFACE SOIL PIT LOCATION (AS PER WHITESTONE ASSOC. SUBSURFACE REPORT)

SOIL TYPE BOUNDARY LINE

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-DMO-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
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28018700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 088514-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 29039
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077388

SHEET TITLE:
OVERALL EXIST. CONDITIONS & ENVIRONMENTAL CONSTRAINTS

SHEET NUMBER:
3
OF 83

REVISION 9 - 05/13/2019

100 0 50 100 200 400
GRAPHIC SCALE 1 INCH = 100 FEET

© 2016 BOHLER ENGINEERING ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED. ANY REPRODUCTION, ALTERATION OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER ENGINEERING IS STRICTLY PROHIBITED.

C:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908_EXIST_CONDITIONS_8.DWG — LAYOUT: C-EXISTING ALL EXIST CONDITIONS — 5/13/2019 — OTAKOY

DEMOLITION NOTES:

(D000103 - 03/12/12)

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

   CONTROL POINT ASSOCIATES, INC.
   35 TECHNOLOGY DRIVE
   WARREN, NJ 07059
   DATED: 09-25-05, LAST REVISED 03-13-18
   JOB#: C05276

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.). AND THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT(NJSA 48:2-73, et seq.) AS AMENDED.

3. BOHLER ENGINEERING HAS NO CONTRACTUAL RESPONSIBILITY FOR JOB SITE SAFETY OR SUPERVISION.

4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING SAFETY, THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH BOHLER ENGINEERING, IN WRITING AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.

   B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

   D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.

   E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

   F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

   G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WITH WRITTEN NOTICE THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

   H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.

   I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.

7. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONSTRUCTION SAFETY.

8. THE CONTRACTOR SHALL PROVIDE ALL THE 'MEANS AND METHODS' NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.

9. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

10. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT ANTICIPATED LOADS IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.

11. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

12. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD), AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES ARE PERFORMED ADJACENT TO OR ROADWAY RIGHT-OF-WAY.

13. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

14. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.

15. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR 'PRE-DEMOLITION' CONDITION.

16. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

17. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.

18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE THE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.

20. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.

INFILTRATION/ DETENTION BASIN PERMEABILITY TESTING REQUIREMENTS:

(G000105 - 03/12/12)

AFTER THE INFILTRATION/ DETENTION BASIN SUBGRADE HAS BEEN ESTABLISHED AND AFTER THE FINISHED GRADE HAS BEEN ESTABLISHED IN THE INFILTRATION/ DETENTION BASIN CONSTRUCTION FIELD PERMEABILITY TESTS SHALL BE CONDUCTED. THE FIELD PERMEABILITY TESTS SHALL BE CONDUCTED ACCORDING TO THE METHODS BEING PROVIDED IN THIS NOTE. PERMEABILITY TESTS SHALL BE CONDUCTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR HIS REPRESENTATIVE WITHIN THE FOOTPRINT OF THE PROPOSED INFILTRATION/ DETENTION BASIN TO DETERMINE THE SUITABILITY OF THE IN-PLACE SOILS FOR THE INTENDED USE. PERMEABILITY TESTS SHALL BE CONDUCTED AT THE SUBSTRATUM TO BE LEFT IN PLACE BELOW THE BASIN WITHIN TWO FEET OF THE LOWEST ELEVATION OF THE BASIN BOTTOM. WHERE SOIL REPLACEMENT IS PROPOSED, THE PERMEABILITY TESTS SHALL BE CONDUCTED WITHIN THE SOIL IMMEDIATELY BELOW THE DEPTH OF PROPOSED SOIL REPLACEMENT LAYER.

A MINIMUM OF TWO (2) PERMEABILITY TESTS SHALL BE PERFORMED, AND THE SOIL PERMEABILITY RATE SHALL BE DETERMINED USING TEST METHODOLOGY AS INDICATED IN APPENDIX D OF NJDEP'S STORMWATER BMP MANUAL (NJDEP, 2004) UNDER N.J.A.C. 7:8A-6.2 (TUBE PERMEAMETER TEST). A) (PIT TEST) TO 6/6 (PIEZOMETER TEST) WHEN THE TUBE PERMEAMETER TEST IS USED, A MINIMUM OF TWO REPLICATE SAMPLES SHALL BE TAKEN AND TESTED. ALTERNATIVE PERMEABILITY TEST PROCEDURES MAY BE ACCEPTED BY THE APPROVING AUTHORITY PROVIDED THE TEST PROCEDURE ATTAINS SATURATION OF SURROUNDING SOILS ACCOUNTS FOR HYDRAULIC HEAD EFFECTS ON INFILTRATION RATES, PROVIDES A PERMEABILITY RATE WITH UNITS EXPRESSED IN INCHES PER HOUR AND IS ACCOMPANIED BY A PUBLISHED SOURCE REFERENCE. EXAMPLES OF SUITABLE SOURCES INCLUDE HYDROGEOLOGY, GEOTECHNICAL OR ENGINEERING TEXT AND DESIGN MANUALS, PROCEEDINGS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SYMPOSIA, OR PEER-REVIEW JOURNALS. NEITHER A SOIL PERMEABILITY CLASS RATING TEST, AS DESCRIBED IN N.J.A.C. 7:9A-6.3, NOR A PERCOLATION TEST, AS DESCRIBED IN N.J.A.C. 7:9A-6.4, IS ACCEPTABLE AS EVIDENCE FOR ESTABLISHING PERMEABILITY RATES FOR THE PURPOSE OF COMPLYING WITH THIS NOTE.

IF THE AVERAGE TEST RESULTS OF THE POST-DEVELOPMENT FIELD PERMEABILITY TESTS FAIL TO ACHIEVE THE MINIMUM REQUIRED DESIGN PERMEABILITY RATES, THE STORMWATER INFILTRATION/ DETENTION BASIN BOTTOM SOILS SHALL BE RENOVATED BY THE CONTRACTOR BY THE GEOTECHNICAL ENGINEER OF RECORD AND RE-TESTED UNTIL SUCH MINIMUM REQUIRED DESIGN PERMEABILITY RATES ARE ACHIEVED.

INFILTRATION BASIN CONSTRUCTION NOTES:

(G000104 - 03/12/12)

1. TO AVOID SEDIMENTATION THAT MAY RESULT IN CLOGGING AND REDUCE THE BASIN'S PERMEABILITY RATE, THE INFILTRATION BASIN(S) SHALL BE CONSTRUCTED WITHOUT THE USE OF HEAVY EQUIPMENT AND ACCORDING TO THE FOLLOWING RECOMMENDED SEQUENCES:
   A. TO THE GREATEST EXTENT PRACTICAL, WORK SHOULD BE SCHEDULED SO THAT THE BOTTOM AND SIDEWALLS OF THE BASIN EXCAVATION WILL NOT BE EXPOSED TO RAINFALL BETWEEN THE TIME OF EXCAVATION AND THE TIME OF FINAL INSPECTION AND APPLICATION OF STABILIZATION METHOD. ANY LOOSE SOIL OR DEBRIS WHICH IS WASHED INTO OR OTHERWISE DEPOSITED WITHIN THE EXCAVATION AS A RESULT OF THE EXCAVATION REMAINING OPEN TO THE ELEMENTS SHALL BE CAREFULLY REMOVED PRIOR TO STABILIZATION METHOD.
   B. THE INFILTRATION BASIN SHALL NOT BE PLACED INTO OPERATION UNTIL ITS DRAINAGE AREA IS COMPLETELY STABILIZED. PRIOR TO STABILIZATION, UPSTREAM RUNOFF SHALL BE DIVERTED AROUND THE BASIN AND INTO SEPARATE, TEMPORARY, STORMWATER MANAGEMENT FACILITIES AND SEDIMENT BASINS. SUCH TEMPORARY FACILITIES AND BASINS SHALL BE INSTALLED AND UTILIZED FOR STORMWATER MANAGEMENT AND SEDIMENT CONTROL UNTIL STABILIZATION IS ACHIEVED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AS AMENDED AND SUPPLEMENTED, WHICH IS INCORPORATED HEREIN BY REFERENCE.
   C. IF FOR PRACTICAL REASONS, TEMPORARY STORMWATER MANAGEMENT FACILITIES AND SEDIMENT BASINS CANNOT BE CONSTRUCTED ON THE SITE, THE INFILTRATION BASIN MAY BE PLACED INTO OPERATION PRIOR TO THE COMPLETE STABILIZATION OF ITS DRAINAGE AREA PROVIDED THAT THE BASIN'S BOTTOM DURING THIS PERIOD IS CONSTRUCTED AT A DEPTH AT LEAST TWO (2) FEET HIGHER THAN ITS FINAL DESIGN ELEVATION AND, WHEN THE DRAINAGE AREA IS COMPLETELY STABILIZED, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE INFILTRATION BASIN, WHICH SHALL THEN BE EXCAVATED TO ITS FINAL DESIGN ELEVATION IN ACCORDANCE WITH THE CONSTRUCTION REQUIREMENTS OF THIS SECTION.
   D. TO AVOID COMPACTION OF SUBGRADE SOILS, NO HEAVY EQUIPMENT SUCH AS HEAVY BACKHOES, DUMP TRUCKS OR BULLDOZERS SHALL BE PERMITTED TO OPERATE WITHIN THE INFILTRATION AREA OF THE BASIN. ALL EXCAVATION REQUIRED TO CONSTRUCT A STORMWATER INFILTRATION BASIN SHALL BE ACCOMPLISHED WITH EQUIPMENT PLACED OUTSIDE THE BASIN BOTTOM/INFILTRATION AREA. IF THIS IS NOT POSSIBLE, THE SOILS WITHIN THE EXCAVATED AREA SHALL BE RENOVATED AND TILLED AFTER CONSTRUCTION IS COMPLETED TO REVERSE THE EFFECTS OF COMPACTION.
   E. ANY SMEARED OR COMPACTED SOIL SURFACES WHICH HAVE BEEN PRODUCED ON THE BOTTOM OR SIDEWALLS OF THE EXCAVATION SHALL BE REMOVED TO EXPOSE A FRESH SOIL SURFACE WHICH IS ROUGH AND UNEVEN.
2. WHERE FILL MATERIAL IS PROPOSED WITHIN THE BASIN COMPACTION MAY BE REQUIRED AND SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
   A. COMPACTION OF FILL SHALL BE CARRIED OUT UNDER THE OBSERVATION OF A PROFESSIONAL ENGINEER WITH EXPERTISE IN THE GEOTECHNICAL FIELD, AND AS INDICATED ON THE APPROVED ENGINEERING DESIGN.
   B. BASED UPON A FINAL REVIEW OF COMPACTION TESTING RESULTS, A PROFESSIONAL ENGINEER, WITH EXPERTISE IN THE GEOTECHNICAL FIELD, WILL DETERMINE THAT COMPACTION OF THE FILL HAS BEEN PERFORMED IN SUBSTANTIAL COMPLIANCE WITH THE TECHNICAL SPECIFICATIONS TO PREVENT EXCESSIVE SETTLEMENT OR SIGNIFICANT DIFFERENTIAL SETTLEMENT.
   C. FILL MATERIAL SHALL BE SPREAD AND COMPACTED IN LAYERS EIGHT (8) INCHES OR LESS IN THICKNESS.
   D. COMPACTION MAY BE ACCOMPLISHED MANUALLY OR MECHANICALLY, BY TAMPING OR ROLLING, OR BY DRIVING OVER THE FILLED AREA IN A CONTROLLED PATTERN USING TRACKED OR RUBBER-TIRED VEHICLES. COMPACTION OF COHESIONLESS SOILS MAY ALSO BE ACCOMPLISHED BY FLOODING.
   E. THE LEVEL OF COMPACTION IS TO BE VERIFIED BY AN INDEPENDENT TESTING FIRM UNDER CONTRACT TO THE OWNER. THE OWNER WILL PAY THE COST OF INITIAL TESTING. AREAS FAILING TO MEET SPECIFICATION REQUIREMENTS MUST BE REWORKED IN ORDER TO MEET THE DENSITY AND PERMEABILITY REQUIREMENTS. THESE AREAS SHALL THEN TO BE RETESTED. ALL RE-TESTING, AS NECESSARY TO DEMONSTRATE COMPLIANCE WITH THE DESIGN, WILL BE PERFORMED BY THE INDEPENDENT TESTING COMPANY UNDER CONTRACT WITH THE OWNER, WITH THE COST OF SUCH RE-TESTING TO BE DEDUCTED FROM THE CONSTRUCTION CONTRACT PRICE.
   F. WHEN HEAVY EXCAVATING EQUIPMENT IS OPERATED WITHIN THE EXCAVATION FOR THE PURPOSE OF PLACEMENT OF COMPACTION OF THE FILL MATERIAL, THIS FILL TYPICALLY WILL NOT BE DRIVEN DIRECTLY ON THE EXPOSED BOTTOM OF THE INFILTRATIVE SURFACE. A MINIMUM OF ONE FOOT OF FILL MATERIAL SHALL BE MAINTAINED BELOW THE VEHICLE TRACKS OR WHEELS AT ALL TIMES.
3. AFTER ALL CONSTRUCTION ACTIVITIES AND REQUIRED FIELD TESTING HAVE BEEN COMPLETED ON THE DEVELOPMENT SITE, A RECORD OF CONSTRUCTION PLAN DEPICTING THE AS CONSTRUCTED INFILTRATION AREA, BASIN CONTOURS, AND ELEVATIONS OF ALL STORMWATER MANAGEMENT MEASURES SHALL BE PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR.

GENERAL NOTES:

(S000003 - 10/15)

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
   - 'ALTA / NSPS LAND TITLE SURVEY' PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 09-25-05, LAST REVISED 01-16-19.
   - 'STORMWATER MANAGEMENT AREA EVALUATION' PREPARED BY WHITESTONE ASSOCIATES, INC, DATED 03-27-18.
   - "PROPOSED RETAIL DEVELOPMENT" PREPARED BY GEOTECHNOLOGY ASSOCIATES, LLC, DATED JANUARY 2018.
   - 'STORMWATER BASIN SUBSURFACE EVALUATION SERVICES' PREPARED BY WHITESTONE ASSOCIATES, INC, DATED 05-01-06.
   - 'STORMWATER MANAGEMENT REPORT' PREPARED BY BOHLER ENGINEERING, DATED FEBRUARY 2012, REVISED AUGUST 2018.
   - "STORMWATER MANAGEMENT FACILITY OPERATIONS & MAINTENANCE MANUAL" PREPARED BY BOHLER ENGINEERING NJ, LLC, DATED OCTOBER 2017, LAST REVISED AUGUST 2018.
   - "ACCESS & ROADWAY IMPROVEMENTS PLAN FOR GEORGETOWN-FRANKLIN TURNPIKE" PREPARED BY BOHLER ENGINEERING NJ, LLC, DATED 03-30-2018.
   - "THE COURTYARD MONTGOMERY PROMENADE, NJ" PREPARED BY MMA DATED 12-29-2017, LAST REVISED 11-05-2018.
   - "ELEVATION PACKAGE', PREPARED BY MMA DATED 09-13-2018, LAST REVISED 11-05-2018..
   - "SIGN PACKAGE" PREPARED BY MMA DATED 05-05-2018, LAST REVISED 11-05-2018.
   - 'MAJOR SUBDIVISION PLAT' PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 11-09-2017, LAST REVISED 01-02-18.
   - 'NJDOT ROADWAY IMPROVEMENT PLANS' PREPARED BY ATLANTIC TRAFFIC AND DESIGN ENGINEERS, INC., LAST REVISED 06-13-18.
   - 'NJ TRANSIT BUS STOP EXHIBIT' PREPARED BY ATLANTIC TRAFFIC AND DESIGN ENGINEERS, INC., DATED 07-11-18.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE 'AMERICANS WITH DISABILITIES ACT' (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WITHIN THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THE PROPERTY SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND DATED 9-25-05, LAST REVISED 03-13-18 SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND NOTIFY ENGINEER OF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID FOR CONSTRUCTION WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

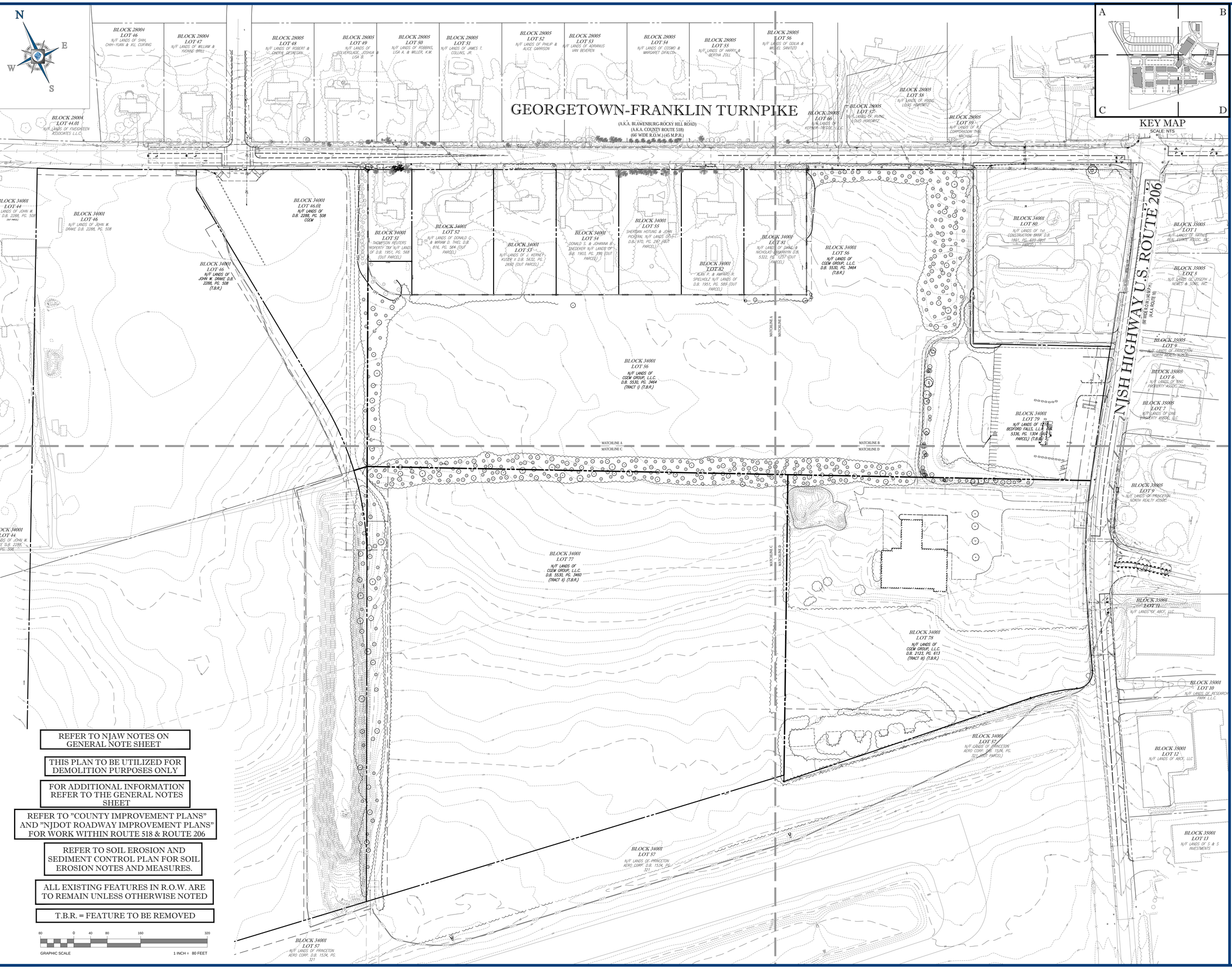
16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL ITS THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

20. BOHLER ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS



REFER TO NJAW NOTES ON GENERAL NOTE SHEET

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

T.B.R. = FEATURE TO BE REMOVED

80 0 40 80 160 320

GRAPHIC SCALE 1 INCH = 80 FEET

© 2016 BOHLER ENGINEERING | DRAWINGS SITE PLAN (ADA CE) | 5 DEMOLITION PLAN.DWG | 5/13/2019 2:04:29 PM | ASB

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY
UPSTATE NEW YORK
BOSTON, MA
NEW YORK METRO
SOUTHEASTERN, PA
PITTSBURGH, PA
NORTHERN NEW JERSEY
BALTIMORE, MD
NORTHERN VIRGINIA
SOUTHEASTERN, PA
RENSSELAER, NY
CHARLOTTE, NC
RALEIGH, NC
TAMPA, FL
ATLANTA, GA
DALLAS, TX
WASHINGTON, DC
PHONE: 908.668.8300 FAX: 908.754.4401 WWW.BOHLERENGINEERING.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

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-DMO-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. 24GA28183700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421
DELAWARE LICENSE No. 17111
FLORIDA LICENSE No. 73277
NEW YORK LICENSE No. 090514-1
CONNECTICUT LICENSE No. 28259
PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:
OVERALL DEMOLITION PLAN

SHEET NUMBER:
5
OF 83

REVISION 9 - 05/13/2019

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.)

SEE NOTE BELOW

PIKE

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 34001 LOT 46 — N/F LANDS OF JOHN W. DRAKE, D.B. 2288, PG. 508 (T.B.R.)

BLOCK 34001 LOT 46.01 — N/F LANDS OF D.B. 2288, PG. 508 C02M (T.B.R.)

BLOCK 34001 LOT 51 | BLOCK 34001 LOT 52 | BLOCK 34001 LOT 53 | BLOCK 34001 LOT 54 | BLOCK 34001 LOT 55 | BLOCK 34001 LOT 81 | BLOCK 34001 LOT 82

BLOCK 34001 LOT 56 — N/F LANDS OF CSEM GROUP, L.L.C. D.B. 5530, PG. 3464 (TRACT I) (T.B.R.)

LIMIT OF EDGE OF PAVEMENT (T.B.R.) | CONC. CURB (T.B.R.) | LIMIT OF CONC. CURB (T.B.R.) | "B" INLET GRATE TO BE CONVERTED TO "I" INLET GRATE AND RESET. | 18" RCP (T.B.R.) | APPROX. LOCATION OF PROP. SAWCUT LINE & REPAIR STRIP (AS REQUIRED) | EXIST. U/P & OH LINE (T.B.R.) | EXISTING TREES (T.B.R.) (TYP. OF 4) | LIMIT OF EDGE OF PAVEMENT (T.B.R.) | EXIST. SHRUB (T.B.R.) | N 6299.35 E 2655.92 | S 73°43'35" E 642.56' | IRON PIPE FOUND 0.2' SW 0.9' SE | EXISTING TREES (T.B.R.) (TYP. OF 2) | IRON PIPE FOUND | CONC. MON. FOUND | UTILITY POLE (TO BE RELOCATED) | AXLE FOUND | IRON BAR FOUND 0.3' SW 0.7' NW | INLET | B.B. CURB (T.B.R.) | EXIST. MAILBOX TO BE RESET | EDGE OF PAVEMENT (T.B.R.) | HYDRANT TO BE RELOCATED 2' BEHIND CURB | WOOD TIE WALL TO BE REPAIRED/REPLACED AS NECESSARY | INLET GRATE TO BE RESET | B.B. CURB TO BE REMOVED | IRON PIPE FOUND | EXIST. MAILBOX TO BE RESET | IRON PIPE FOUND 2.7' NE | EDGE OF PAVEMENT (T.B.R.) | CONC. MON. FOUND | IRON PIPE FOUND 0.3' NW | SPEED LIMIT SIGN (T.B.R.) | EXIST. MAILBOX TO BE RESET | PROP. 12' WIDE EASEMENT FOR PURPOSES OF MAINTAINING LANDSCAPING, SIDEWALK, FENCE, AND ACCESS IN FAVOR OF LOT 81

EXIST. MAILBOX TO BE RESET | EXIST. MAILBOX TO BE RESET | EXIST. MAILBOX TO BE RESET | EXIST. MAILBOX TO BE RESET | EXIST. MAILBOX TO BE RESET | EXIST. MAILBOX TO BE RESET | EXIST. MAILBOX TO BE RESET | EXIST. MAILBOX TO BE RESET | EXIST. MAILBOX TO BE RESET

SEE NOTE BELOW FOR IMPROVEMENT WITHIN ROW INFORMATION

HYDRANT TO BE RELOCATED 2' BEHIND CURB | EXIST. MAILBOX TO BE RESET

N 74°40'43" W | S 16°16'25" W 220.00' | S 16°16'25" W 491.35' | S 16°16'25" W 60.00' | S 16°16'25" W 50.00' | S 16°16'25" W 220.00' | S 16°16'25" W 60.00' | S 16°16'25" W 491.35' | S 16°16'25" W 50.00' | S 16°16'25" W 220.00' | S 16°16'25" W 60.00' | S 16°16'25" W 491.35' | S 16°16'25" W 50.00' | S 16°16'25" W 220.00' | S 16°16'25" W 60.00' | S 16°16'25" W 491.35' | S 16°16'25" W 50.00' | S 16°16'25" W 220.00' | S 16°16'25" W 60.00' | S 16°16'25" W 491.35' | S 16°16'25" W 50.00'

IRON PIPE FOUND 11.1' NE 0.4' SE | IRON PIPE FOUND 0.2' SW 0.4' NW | S 73°43'35" E 104.96' | PROP. TREE PROTECTION FENCE (TYP.) | IRON PIPE FOUND 0.2' SW 0.3' NW | IRON PIPE | IRON PIPE FOUND 0.6' SE (BENT) | S 73°43'35" E 946.70' | IRON PIPE FOUND

GRAVEL DRIVE (T.B.R.) | SHED | TAX MAP LOT LINE TO BE ELIMINATED | BRUSH & VEGETATION (T.B.R.) | PROP. 20' WIDE TEMPORARY GRADING EASEMENT | PROP. 20' WIDE SANITARY SEWER EASEMENT | R=730.00' D=3°03'05" L=39.05.6' CHB=N 69°59'31" E CHD=390.80' | 50' WIDE PUBLIC ROADWAY, UTILITY, EMERGENCY ACCESS AND TEMP. CONST. EASEMENT TO BE REALIGNED AND EXTINGUISHED AFTER CONSTRUCTION IS COMPLETED | EXIST. LOT LINES TO BE ELIMINATED | S 73°43'35" E 1,319.18' | MATCHLINE A | MATCHLINE C | MATCHLINE A | MATCHLINE B

T-1 T-2 T-3 T-4 T-5 T-6 T-7 T-8 T-9 T-10 T-11 T-12 T-13 T-14 T-15 T-19 T-44 T-45

KEY MAP

SCALE: NTS

A | B | C | D

TREE REMOVAL TABLE		
TREE LABEL	DIAMETER	TYPE
T-1	8"	CHERRY
T-2	8"	SASSAFRAS
T-3	8"	MULBERRY
T-4	8"	BALCK WALNUT
T-5	12"	SASSAFRAS
T-6	15"	CHERRY
T-7	15"	BLACK WALNUT
T-8	18"	MULBERRY
T-9	18"	CHERRY
T-10	24"	CHERRY
T-11	12"	CHERRY
T-12	18"	MAPLE
T-13	15"	SASSAFRAS
T-14	12"	MULBERRY
T-15	18"	SASSAFRAS
T-16	8"	BEECH
T-17	15"	BEECH
T-18	8"	ASH
T-19	12"	OAK
T-20	24"	MULBERRY
T-21	18"	OAK
T-22	15"	MULBERRY
T-23	8"	BLACK LOCUST
T-24	20"	CHERRY
T-25	25"	CHERRY
T-26	14"	CHERRY
T-27	10"	BLACK WALNUT
T-28	42"	CHERRY
T-29	36"	CHERRY
T-30	10"	SASSAFRAS
T-31	8"	OAK
T-32	16"	CHERRY
T-33	10"	CHERRY
T-34	12"	CEDAR
T-35	8"	ELM
T-36	15"	ELM
T-37	15"	OAK
T-38	18"	ELM
T-39	12"	ELM
T-40	8"	BLACK WALNUT
T-41	12"	BLACK WALNUT
T-42	8"	MAPLE
T-43	30"	OAK
T-44	8"	PINE
T-45	18"	PINE

*ALL TREES LABELED ARE T.B.R.
** DOES NOT INCLUDE TREES WITHIN R.O.W.

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

T.B.R. = FEATURE TO BE REMOVED

TPF = TREE PROTECTION FENCE

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

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

BOHLER ENGINEERING

LAND SURVEYING • CIVIL AND CONSULTING ENGINEERING • LANDSCAPE ARCHITECTURE • SUSTAINABLE DESIGN • CERTIFICATIONS • PERMITTING SERVICES • TRANSPORTATION SERVICES

SOUTHERN NEW JERSEY ◆ CHARLOTTE, NC
UPSTATE NEW YORK ◆ BALTIMORE, MD
BOSTON, MA ◆ NORTHERN VIRGINIA ◆ ATLANTA, GA
PITTSBURGH, PA ◆ TAMPA, FL
SOUTHEASTERN, PA ◆ CENTRAL FLORIDA
NEW YORK METRO ◆ RALEIGH, NC
SOUTHEASTERN, PA ◆ WASHINGTON, DC
NORTHERN NEW JERSEY ◆ RICHMOND BEACH, DE

CHARLOTTE, NC | BALTIMORE, MD | NORTHERN VIRGINIA | ATLANTA, GA | TAMPA, FL | CENTRAL FLORIDA | RALEIGH, NC | WASHINGTON, DC | DALLAS, TX

PHONE: 908.668.8300 | FAX: 908.754.4401 | WWW.BOHLERENGINEERING.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

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-DMO-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. 24GA28181700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 | NEW YORK LICENSE No. 090514-1
DELAWARE LICENSE No. 17111 | CONNECTICUT LICENSE No. 28259
FLORIDA LICENSE No. 73277 | PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

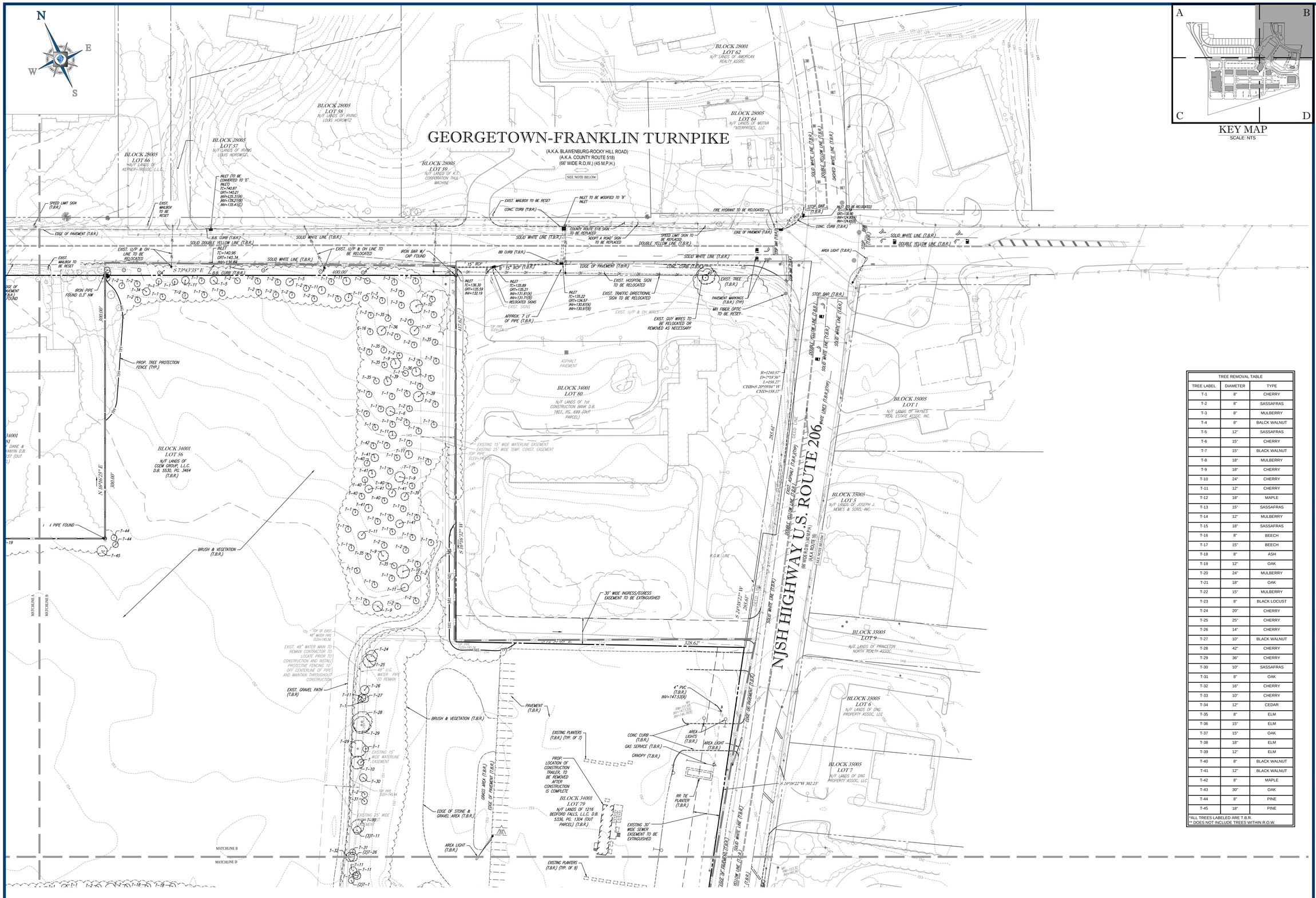
DEMOLITION PLAN A

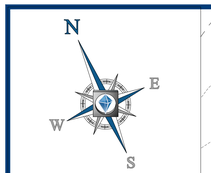
SHEET NUMBER:

6
OF 83

REVISION 9 - 05/13/2019

C:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN\ACAD\J160908-DMO-9A — LAYOUT: C-DE-DEMO A


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.)
SEE NOTE BELOW
N.J.S. ROUTE 206
NJSH HIGHWAY U.S. R
(R.O.W. VARIES)
(SEE NOTE BELOW)
BLOCK 28001 LOT 62 N/F LANDS OF AMERICAN REALTY ASSOC.
BLOCK 28005 LOT 58 N/F LANDS OF IRVING LOUIS HOROWITZ
BLOCK 28005 LOT 57 N/F LANDS OF IRVING LOUIS HOROWITZ
BLOCK 28005 LOT 66 N/F LANDS OF KERNER-TREGGE, L.L.C.
BLOCK 28005 LOT 59 N/F LANDS OF K.T. CORPORATION THAL MACHINE
BLOCK 28005 LOT 64 N/F LANDS OF MOTIVA ENTERPRISES, LLC
BLOCK 34001 LOT 59 N/F LANDS OF CGEM GROUP, L.L.C. D.B. 5530, PG. 3464 (T.B.R.)
BLOCK 34001 LOT 80 N/F LANDS OF 1st CONSTRUCTION BANK (LB. 1801, PG. 699 (OUT PARCEL)
BLOCK 34001 LOT 79 N/F LANDS OF 1216 BEDFORD FALLS, L.L.C. D.B. 5336, PG. 1304 (OUT PARCEL) (T.B.R.)
BLOCK 35005 LOT 1 N/F LANDS OF TAYNES 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
SPEED LIMIT SIGN (T.B.R.)
EXIST. MAILBOX TO BE RESET
EDGE OF PAVEMENT (T.B.R.)
INLET (TO BE CONVERTED TO 'C' INLET) TC=140.87 GRT=140.21 INV=135.31(A) INV=135.21(B) INV=135.41(C)
B.B. CURB (T.B.R.)
SOLID DOUBLE YELLOW LINE (T.B.R.)
INLET TC=140.96 GRT=140.34 INV=134.84
SOLID WHITE LINE (T.B.R.)
EXIST. U/P & OH LINE TO BE RELOCATED
IRON BAR W/ CAP FOUND
S 73°43'35" E
400.00'
IRON PIPE FOUND 0.3' NW
300.00'
N 16°16'25" E
PROP. TREE PROTECTION FENCE (TYP.)
1 PIPE FOUND
BRUSH & VEGETATION (T.B.R.)
MATCHLINE A
MATCHLINE B
MATCHLINE D
EXIST. GRAVEL PATH (T.B.R.)
"TOP OF EXIST. 48" WATER PIPE (LEV=143.56
EXIST. 48" WATER MAIN TO REMAIN CONTRACTOR TO LOCATE PRIOR TO CONSTRUCTION AND INSTALL PROTECTIVE FENCING 10' OFF CENTERLINE OF PIPE AND MAINTAIN THROUGHOUT CONSTRUCTION
48" I.D. WATER PIPE TO REMAIN
EXISTING 15' WIDE WATERLINE EASEMENT
EXISTING 25' WIDE TEMP. CONST. EASEMENT
TOP PIPE ELEV=142.00
30' WIDE INGRESS/EGRESS EASEMENT TO BE EXTINGUISHED
S 70°01'32" W
328.62'
S 24°16'22" W
265.61'
EXIST. WALBOX TO BE RESET
CONC. CURB (T.B.R.)
INLET TO BE MODIFIED TO 'B' INLET
COUNTY ROUTE 518 SIGN TO BE REPLACED
ADOPT A ROAD' SIGN TO BE REPLACED
SPEED LIMIT SIGN TO BE REPLACED
DOUBLE YELLOW LINE (T.B.R.)
BB CURB (T.B.R.)
15" RCP
INLET TC=135.89 GRT=135.21 INV=131.81(A) INV=131.71(B) RELOCATED SIGNS
EXIST. SIGNS
APPROX. 7 LF OF PIPE (T.B.R.)
TOP PIPE ELEV=134.07
EXIST. HOSPITAL SIGN TO BE RELOCATED
INLET TC=135.23 GRT=134.57 INV=130.97(A) INV=130.87(B)
EXIST. TRAFFIC DIRECTIONAL SIGN TO BE RELOCATED
EXIST. U/P & OH WIRES
EXIST. GUY WIRES TO BE RELOCATED OR REMOVED AS NECESSARY
EXIST. TREE (T.B.R.)
PAVEMENT MARKINGS (T.B.R.) (TYP)
MH FIBER OPTIC TO BE RESET
FIRE HYDRANT TO BE RELOCATED
INLET TO BE RELOCATED TC=135.90 GRT=135.90 INV=124.97(A) INV=124.87(B)
STOP BAR (T.B.R.)
SOLID WHITE LINE (T.B.R.)
DASHED WHITE LINE (T.B.R.)
AREA LIGHT (T.B.R.)
ASPHALT PAVEMENT
EXISTING 15" RCP
EXISTING 25" WIDE TEMP. CONST. EASEMENT
R=1240.57'
D=7°58'36"
L=158.27'
CHB=S 39°59'04" W
CHD=158.17'
EXISTING 30" WIDE SEWER EASEMENT TO BE EXTINGUISHED
EXISTING PLANTERS (T.B.R.) (TYP. OF 7)
EXISTING PLANTERS (T.B.R.) (TYP. OF 9)
PROP. LOCATION OF CONSTRUCTION TRAILER, TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE
4" PVC (T.B.R.) INV=147.53(A)
RIM=151.80 INV=147.80(B) INV=146.70(C)
CONC CURB (T.B.R.)
GAS SERVICE (T.B.R.)
CANOPY (T.B.R.)
AREA LIGHTS (T.B.R.)
AREA LIGHT (T.B.R.)
RR TIE PLANTER (T.B.R.)
S 24°38'22" W 302.23'
GRASS AREA (T.B.R.)
EDGE OF PAVEMENT (T.B.R.)
EDGE OF STONE & GRAVEL AREA (T.B.R.)
AREA LIGHT (T.B.R.)
R.O.W. LINE
SOLID WHITE LINE (T.B.R.)
DOUBLE YELLOW LINE (T.B.R.)
SOLID YELLOW LINE (T.B.R.)
DASHED YELLOW LINE (T.B.R.)
STOP BAR (T.B.R.)
SOLID WHITE LINE (T.B.R.)
DOUBLE YELLOW LINE (T.B.R.)
AREA LIGHT (T.B.R.)
SOLID WHITE LINE (T.B.R.)
DOUBLE YELLOW LINE (T.B.R.)
CONC. CURB (T.B.R.)
STOP BAR (T.B.R.)
SOLID WHITE LINE (T.B.R.)
SOLID YELLOW LINE (T.B.R.)
DASHED YELLOW LINE (T.B.R.)
SOLID WHITE LINE (T.B.R.)
EDGE OF PAVEMENT (T.B.R.)
SOLID YELLOW LINE (T.B.R.)
DOUBLE



SEWER EASEMENT

R=730.00'
D=21°51'05"
L=278.42'
CHD=N 05°50'52" E
CHD=276.80'

CONSTRUCTION IS COMPLETED

LIMIT OF GRAVEL DRIVEWAY REMOVAL (T.B.R.)

50' WIDE UTILITY, EMERGENCY ACCESS AND TEMP. CONST. EASEMENT TO BE REALIGNED AND EXTINGUISHED AFTER CONSTRUCTION IS COMPLETED

PROP. 20' WIDE SANITARY SEWER EASEMENT

MATCHLINE A

MATCHLINE C

BLOCK 34001
LOT 77
N/F LANDS OF
CGEM GROUP, L.L.C.
D.B. 5530, PG. 3460
(TRACT II) (T.B.R.)

GRAVEL DRIVE (T.B.R.)

EXISTING AVIATION EASEMENT LINE

BRUSH & VEGETATION (T.B.R.)

MATCHLINE C

MATCHLINE D

BUSH TREE (T.B.R.) (TY

DIRT PILE

EDGE

N 17°01'15" E

BRUSH & VEGETATION (T.B.R.)

CONCRETE PAD (T.B.R.)

BRUSH & VEGETA (T.B.R.)

EXISTING 550' AVIATION EASEMENT

N 17°01'15" E 15.33'

CONC. MON. FOUND 0.5" N

1907.03'

EXIST. CHAIN LINK FENCE (T.B.R.)

IRON BAR W/ CAP FOUND 0.5" N

S 89°26'04" W

FEE (T.B.R.) IRV=126.6

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

S 89°26'04" W

1907.03'

EXISTING SANITARY SEWER EASEMENT

EXIST. SAN. MH TO REMAIN RIM=137.47 INV(OUT)=114.34

50' WIDE UTILITY, EMERGENCY ACCESS AND TEMP. CONST. EASEMENT TO BE REALIGNED AND EXTINGUISHED AFTER CONSTRUCTION IS COMPLETED

GRAVEL DRIVE (T.B.R.)

PROP. 150' WIDE TEMPORARY GRADING EASEMENT

150'

50'

50'

20'

(Standards for Soil Erosion and Sediment Control in New Jersey — January 2014)

Figure 9-3: Root Protection During Construction Guide

Estimate a tree's Protected Root Zone (PRZ) by calculating the Critical Root Radius (CRR):

1. **Measure the dbh (diameter of the trunk)** at 4.5 feet (1.4 m) above ground on the uphill side of tree's incline.
2. **Convert the measured dbh** by 1 ft or 1.4 degree the result in feet.

15dh x 1.5: Critical root radius for elms, subvalley, or sensitive species

12dh x 1.5: Critical root radius for pompon, healthy or tolerant species

Protected Root Zone (PRZ)

Critical root radius (CRR)

Dbh 4.5

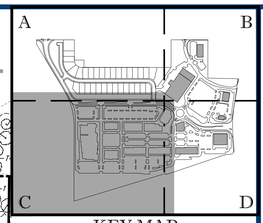
Dbh

1. Protecting Trees from Construction Damage: A Homeowner's Guide, Gary R. Johnson, University Of Minnesota Extension Service, Saint Paul, MN, 1999.

1 ROOT PROTECTION DURING CONSTRUCTION DETAIL
NOT TO SCALE

TREE REMOVAL TABLE		
TREE LABEL	DIAMETER	TYPE
T-1	8"	CHERRY
T-2	8"	SASSAFRAS
T-3	8"	MULBERRY
T-4	8"	BALCK WALNUT
T-5	12"	SASSAFRAS
T-6	15"	CHERRY
T-7	15"	BLACK WALNUT
T-8	18"	MULBERRY
T-9	18"	CHERRY
T-10	24"	CHERRY
T-11	12"	CHERRY
T-12	18"	MAPLE
T-13	15"	SASSAFRAS
T-14	12"	MULBERRY
T-15	18"	SASSAFRAS
T-16	8"	BEECH
T-17	15"	BEECH
T-18	8"	ASH
T-19	12"	OAK
T-20	24"	MULBERRY
T-21	18"	OAK
T-22	15"	MULBERRY
T-23	8"	BLACK LOCUST
T-24	20"	CHERRY
T-25	25"	CHERRY
T-26	14"	CHERRY
T-27	10"	BLACK WALNUT
T-28	42"	CHERRY
T-29	36"	CHERRY
T-30	10"	SASSAFRAS
T-31	8"	OAK
T-32	16"	CHERRY
T-33	10"	CHERRY
T-34	12"	CEDAR
T-35	8"	ELM
T-36	15"	ELM
T-37	15"	OAK
T-38	18"	ELM
T-39	12"	ELM
T-40	8"	BLACK WALNUT
T-41	12"	BLACK WALNUT
T-42	8"	MAPLE
T-43	30"	OAK
T-44	8"	PINE
T-45	18"	PINE

*ALL TREES LABELED ARE T.B.R.
** DOES NOT INCLUDE TREES WITHIN R.O.W.



KEY MAP
SCALE: NTS

TPF = TREE PROTECTION FENCE

T.B.R. = FEATURE TO BE REMOVED

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

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

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING ◆ LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN ◆ PERMITTING SERVICES ◆ TRANSPORTATION SERVICES
◆ SOUTHERN NEW JERSEY ◆ CHARLOTTE, NC
◆ UPSTATE NEW YORK ◆ BALTIMORE, MD
◆ BOSTON, MA ◆ NORTHERN VIRGINIA
◆ PITTSBURGH, PA ◆ TAMPA, FL
◆ SOUTHEASTERN, PA ◆ CENTRAL VIRGINIA
◆ NEW YORK METRO ◆ RALEIGH, NC
◆ NORTHERN NEW JERSEY ◆ WASHINGTON, DC

PROFESSIONAL ENGINEER, PLANNER, LANDSCAPE ARCHITECT, SURVEYOR, AND ENVIRONMENTAL SCIENTIST
THESE PLANS ARE COPYRIGHTED BY BOHLER ENGINEERING, ALL RIGHTS RESERVED. THESE PLANS ARE NOT TO BE USED FOR ANY PROJECT OTHER THAN THE ONE SPECIFICALLY INDICATED HEREIN, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND APPROPRIATE COMPENSATION TO BOHLER ENGINEERING.

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-DMO-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

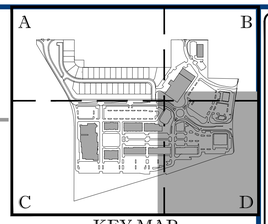
B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 088514-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 28039
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077386

SHEET TITLE:
DEMOLITION PLAN C

SHEET NUMBER:
8
OF 83

REVISION 9 - 05/13/2019

C:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN\PACKAGE\J160908-DMO-9A — LAYOUT: C (36.00X24.0)



KEY MAP
SCALE: NTS

TREE REMOVAL TABLE		
TREE LABEL	DIAMETER	TYPE
T-1	8"	CHERRY
T-2	8"	SASSAFRAS
T-3	8"	MULBERRY
T-4	8"	BALCK WALNUT
T-5	12"	SASSAFRAS
T-6	15"	CHERRY
T-7	15"	BLACK WALNUT
T-8	18"	MULBERRY
T-9	18"	CHERRY
T-10	24"	CHERRY
T-11	12"	CHERRY
T-12	18"	MAPLE
T-13	15"	SASSAFRAS
T-14	12"	MULBERRY
T-15	18"	SASSAFRAS
T-16	8"	BEECH
T-17	15"	BEECH
T-18	8"	ASH
T-19	12"	OAK
T-20	24"	MULBERRY
T-21	18"	OAK
T-22	15"	MULBERRY
T-23	8"	BLACK LOCUST
T-24	20"	CHERRY
T-25	25"	CHERRY
T-26	14"	CHERRY
T-27	10"	BLACK WALNUT
T-28	42"	CHERRY
T-29	36"	CHERRY
T-30	10"	SASSAFRAS
T-31	8"	OAK
T-32	16"	CHERRY
T-33	10"	CHERRY
T-34	12"	CEDAR
T-35	8"	ELM
T-36	15"	ELM
T-37	15"	OAK
T-38	18"	ELM
T-39	12"	ELM
T-40	8"	BLACK WALNUT
T-41	12"	BLACK WALNUT
T-42	8"	MAPLE
T-43	30"	OAK
T-44	8"	PINE
T-45	18"	PINE

*ALL TREES LABELED ARE T.B.R.
** DOES NOT INCLUDE TREES WITHIN R.O.W.

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

T.B.R. = FEATURE TO BE REMOVED

TPF = TREE PROTECTION FENCE

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

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

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY · CHARLOTTE, NC
UPSTATE NEW YORK · BALTIMORE, MD
BOSTON, MA · ALBANY, NY
NORTHERN VIRGINIA · TAMPA, FL
CENTRAL NEW JERSEY · ORLANDO, FLORIDA
SOUTHEASTERN, PA · DALLAS, TX
PITTSBURGH, PA
RICHMOND BEACH, DE · WASHINGTON, DC
NORTHERN NEW JERSEY

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER ENGINEERING FOR THE SPECIFIED PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER ENGINEERING. ALL PLANS, DESIGNS AND DRAWINGS ARE COPYRIGHTED BY BOHLER ENGINEERING.

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 EXCAVATING, DESIGNING 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-DMO-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

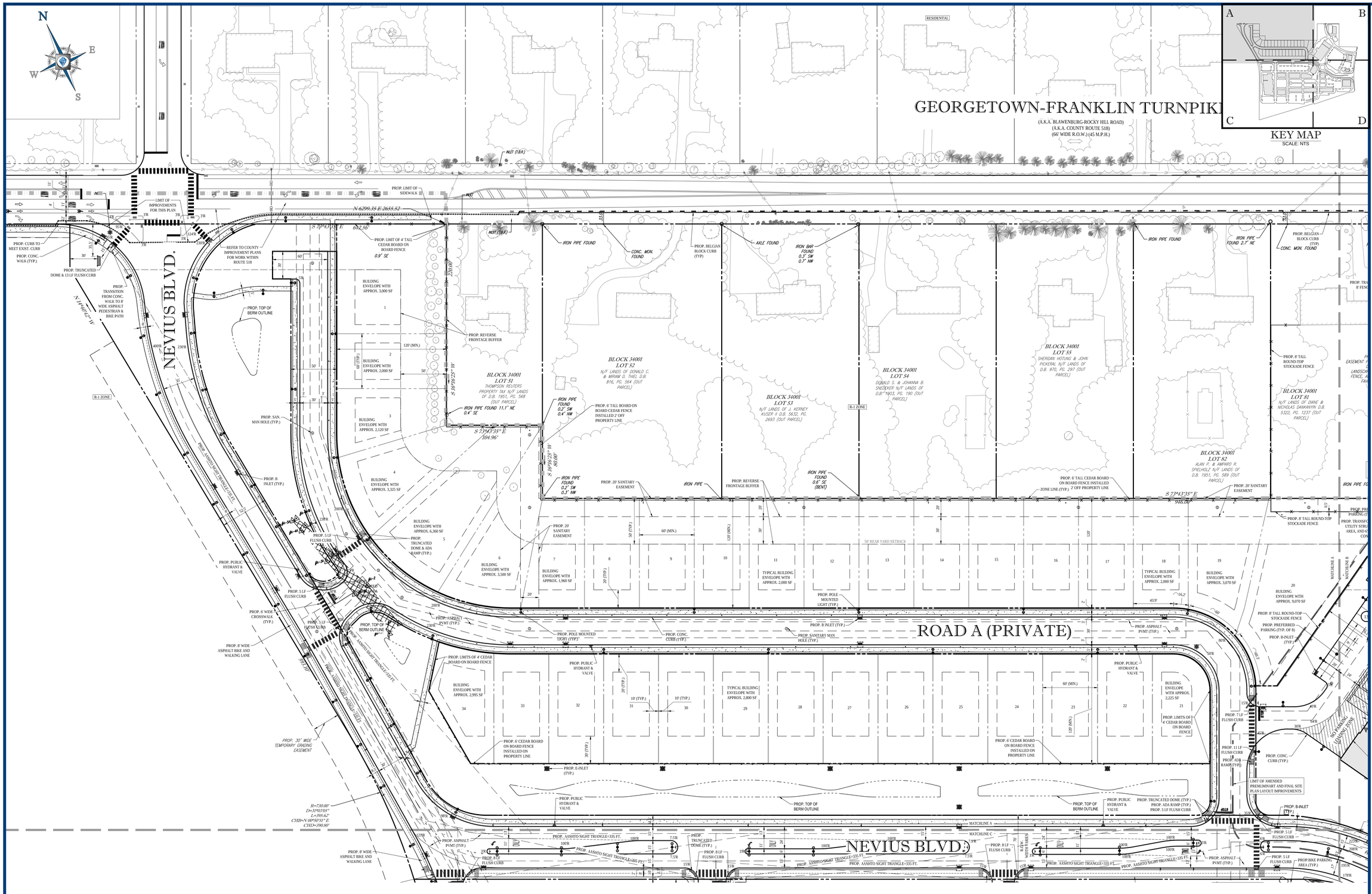
B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 · NEW YORK LICENSE No. 099516-1
DELAWARE LICENSE No. 17111 · CONNECTICUT LICENSE No. 29259
FLORIDA LICENSE No. 73277 · PENNSYLVANIA LICENSE No. 077368

SHEET TITLE:
DEMOLITION PLAN D

SHEET NUMBER:
9
OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908-DMO-9A — LAYOUT: C-09 DEMO D



KEY MAP
SCALE: NTS

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

SEE STRIPING AND SIGNAGE SHEETS FOR ADDITIONAL SITE LAYOUT INFORMATION

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

BOHLER ENGINEERING
LAND SURVEYING • CIVIL AND CONSULTING ENGINEERING • LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • BALTIMORE, MD • CHARLOTTE, NC
CENTRAL NEW JERSEY • HARRISBURG AND KING OF PRUSSIA, PA • RALEIGH, NC
NORTHERN NEW JERSEY • NORTHERN VIRGINIA • TAMPA, FL
UPSTATE NEW YORK • PITTSBURGH, PA • WASHINGTON, DC
BOSTON, MA • SOUTHEASTERN, PA • WILMINGTON, DE
NEW YORK METRO • RICHMOND BEACH, DE • DALLAS, TX

THESE PLANS, DESIGNS, AND DRAWINGS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REPRODUCTION, ALTERATION, OR USE OF THESE PLANS, DESIGNS, AND DRAWINGS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER ENGINEERING IS PROHIBITED.

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-SPP-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. 24GA28151200

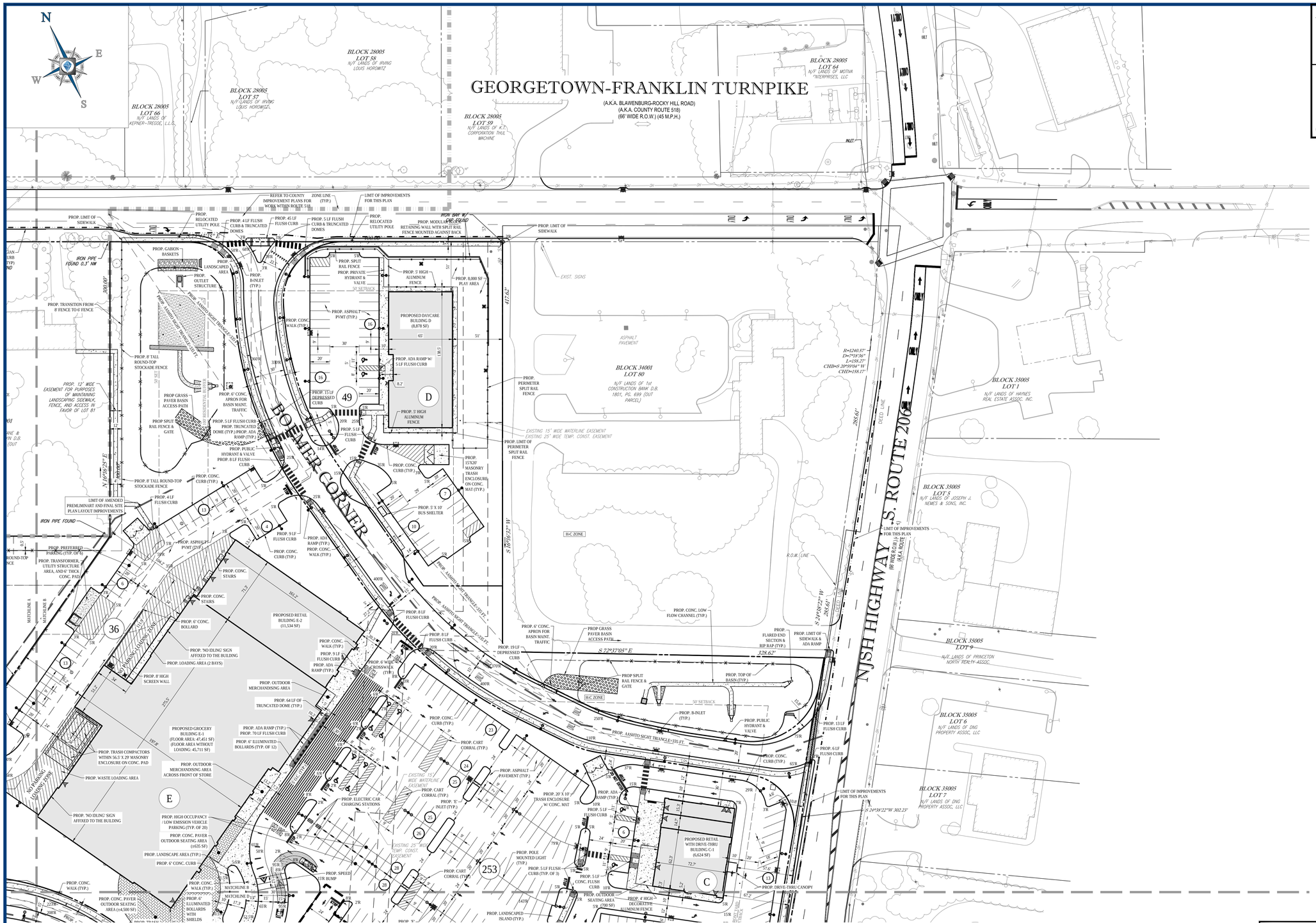
B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 086514-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 26039
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077346

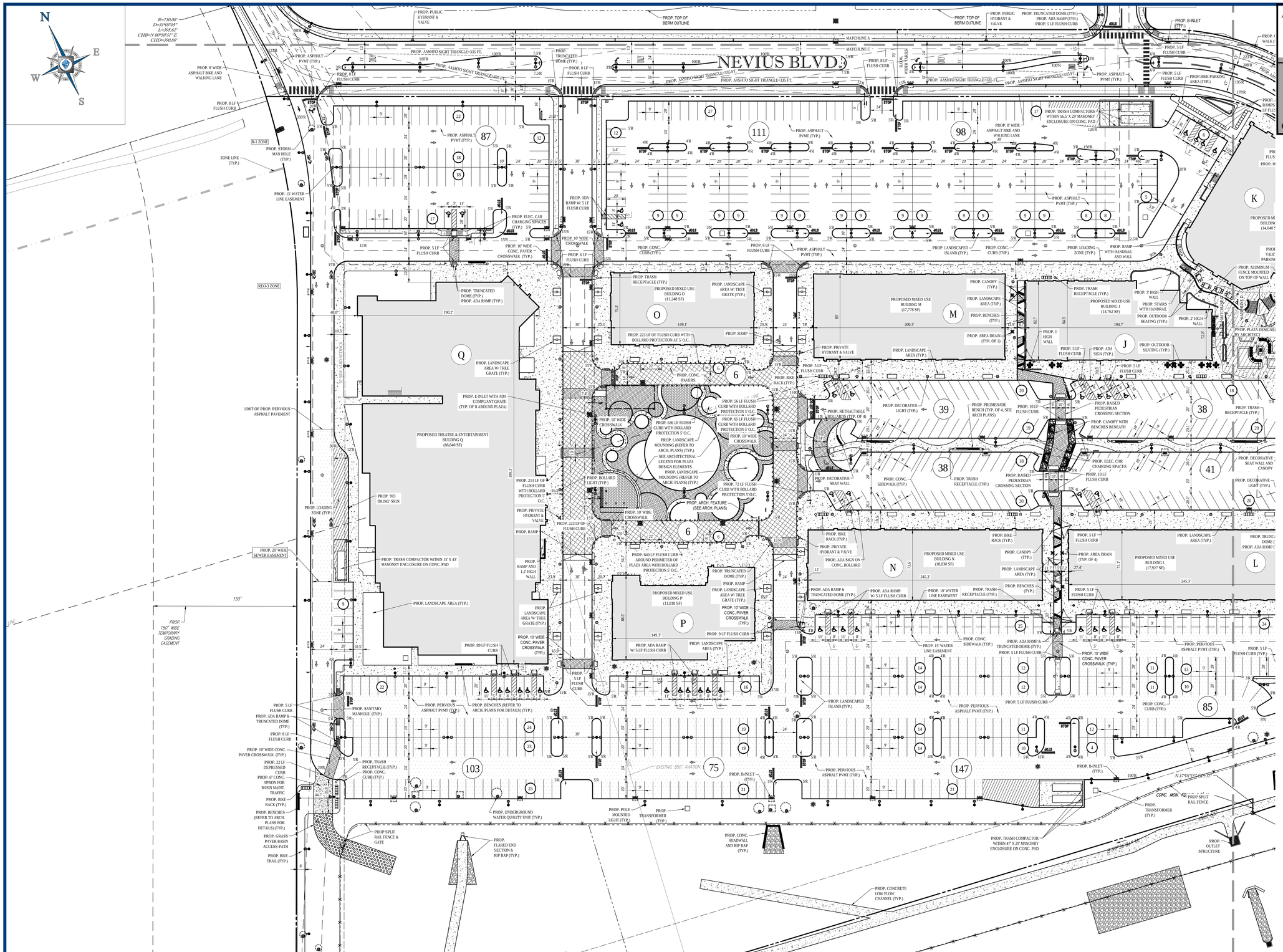
SHEET TITLE:
SITE PLAN A

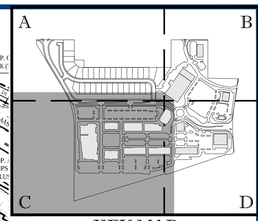
SHEET NUMBER:
10
OF 83

REVISION 9 - 05/13/2019

C:\J2\J160908\ENGINEERING\CIVIL\CURRENT DRAWINGS\SITE PLAN (NO AGS) J160908-SPP-9A — LAYOUT: C-10 SITE PLAN A


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.)
BOMER CORNER
NJSH HIGHWAY #S. ROUTE 206
(66' WIDE R.O.W.) (AKA ROUTE 1)
BLOCK 28005 LOT 58 N/F LANDS OF IRVING LOUIS HOROWITZ
BLOCK 28005 LOT 57 N/F LANDS OF IRVING LOUIS HOROWITZ
BLOCK 28005 LOT 66 N/F LANDS OF KEPNER-TREGOE, L.L.C.
BLOCK 28005 LOT 59 N/F LANDS OF K.T. CORPORATION THUL MACHINE
BLOCK 28005 LOT 64 N/F LANDS OF MOTHA ENTERPRISES, LLC
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 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 TENTH ASSOC.
BLOCK 35005 LOT 6 N/F LANDS OF DNG PROPERTY ASSOC, LLC
BLOCK 35005 LOT 7 N/F LANDS OF DNG PROPERTY ASSOC, LLC
PROPOSED DAYCARE BUILDING D (8,878 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 C-1 (6,624 SF)
PROP. 8,000 SF PLAY AREA
PROP. 5' HIGH ALUMINUM FENCE
PROP. 15'X20' MASONRY TRASH ENCLOSURE ON CONC. MAT (TYP.)
PROP. 5' X 10' BUS SHELTER
PROP. 20' X 10' TRASH ENCLOSURE W/ CONC. MAT
PROP. 4' HIGH DECORATIVE ALUMINUM FENCE
PROP. DRIVE-THRU CANOPY
PROP. 6' CONC. BOLLARD
PROP. 6' ILLUMINATED BOLLARDS (TYP. OF 12)
PROP. 64 LF OF TRUNCATED DOME (TYP.)
PROP. 6' WIDE CROSSWALK (TYP.)
PROP. 5 LF FLUSH CURB & TRUNCATED DOMES
PROP. 45 LF FLUSH CURB
PROP. 4 LF FLUSH CURB
PROP. 9 LF FLUSH CURB
PROP. 8 LF FLUSH CURB
PROP. 13 LF FLUSH CURB
PROP. 6 LF FLUSH CURB
PROP. 5 LF FLUSH CURB
PROP. 15 LF DEPRESSED CURB
PROP. 19 LF DEPRESSED CURB
PROP. 5 LF FLUSH CURB (TYP. OF 3)
PROP. 5 LF FLUSH CURB — FLUSH CURB
PROP. 5 LF FLUSH CURB, TRUNCATED DOME (TYP.) PROP. ADA RAMP (TYP.)
PROP. ADA RAMP (TYP.)
PROP. ADA RAMP W/ 5 LF FLUSH CURB
PROP. ADA RAMP (TYP.) PROP. 79 LF FLUSH CURB
PROP. ADA RAMP (TYP.) PROP. CONC. WALK (TYP.)
PROP. CONC. WALK (TYP.)
PROP. CONC. CURB (TYP.)
PROP. CONC. STAIRS
PROP. CONC. APRON FOR BASIN MAINT. TRAFFIC
PROP. 6" CONC. APRON FOR BASIN MAINT. TRAFFIC
PROP. CONC. PAVER OUTDOOR SEATING AREA (±635 SF)
PROP. CONC. PAVER OUTDOOR SEATING AREA (±4,500 SF)
PROP. CONC. LOW FLOW CHANNEL (TYP.)
PROP. CONC. WALK (TYP.)
PROP. ASPHALT PAVMT (TYP.)
PROP. ASPHALT PAVEMENT (TYP.)
PROP. ASPHALT PAVMT (TYP.)
PROP. ASPHALT PAVMT (TYP.)
PROP. ASPHALT PAVM





KEY MAP
SCALE: NTS

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

SEE STRIPING AND SIGNAGE SHEETS FOR ADDITIONAL SITE LAYOUT INFORMATION

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

BOHLER ENGINEERING

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

SOUTHERN NEW JERSEY: 2 EVES DRIVE, SUITE 300, MARLTON, NJ
UPSTATE NEW YORK: 80 WOLF ROAD, SUITE 205, ALBANY, NY
BOSTON, MA
PITTSBURGH, PA
SOUTHEASTERN, PA
NEW YORK METRO
NORTHERN NEW JERSEY

CHARLOTTE, NC
BALTIMORE, MD
NORTHERN VIRGINIA
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX
WASHINGTON, DC
RALEIGH, NC

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

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

PROJECT No.:	J160908
DRAWN BY:	OT/AO/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-SPP-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: 24GA28181500

B.A. BOHLER
PROFESSIONAL ENGINEER

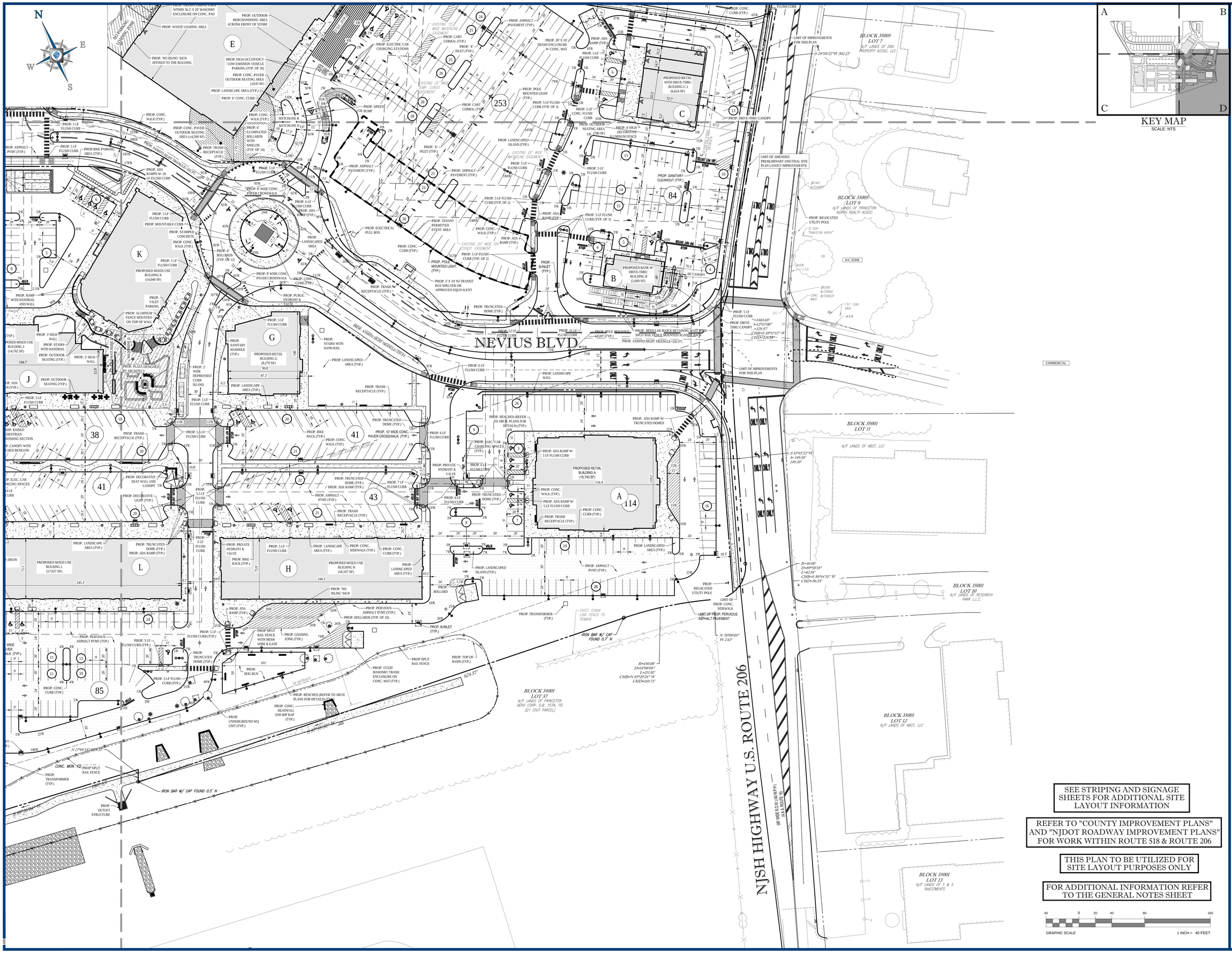
NEW JERSEY LICENSE No. 47421
DELAWARE LICENSE No. 17111
FLORIDA LICENSE No. 73277
NEW YORK LICENSE No. 088164-1
CONNECTICUT LICENSE No. 28539
PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:
SITE PLAN C

SHEET NUMBER:
12
OF 83

REVISION 9 - 05/13/2019

C:\J\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908-SPP-9A-----XA-XOUT - C.13 SITE PLAN C



BOHLER ENGINEERING
31 CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • CHARLOTTE, NC
SALTMORE, MD • RALEIGH, NC
PITTSBURGH, PA • TAMPA, FL
NORTHERN VIRGINIA • ORLANDO, FL
UPSTATE NEW YORK • DALLAS, TX
BOSTON, MA
NEW YORK METRO • WASHINGTON, DC
SOUTHEASTERN, PA
RICHMOND BEACH, DE
NORTHERN NEW JERSEY

THESE PLANS, DESIGNS AND DRAWINGS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED AND PUBLISHED. ANY REPRODUCTION OF THESE PLANS, DESIGNS AND DRAWINGS WITHOUT THE WRITTEN CONSENT OF BOHLER ENGINEERING IS PROHIBITED.

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-SPP-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. GA/GB/EB/ES/750

B.A. BOHLER
PROFESSIONAL ENGINEER

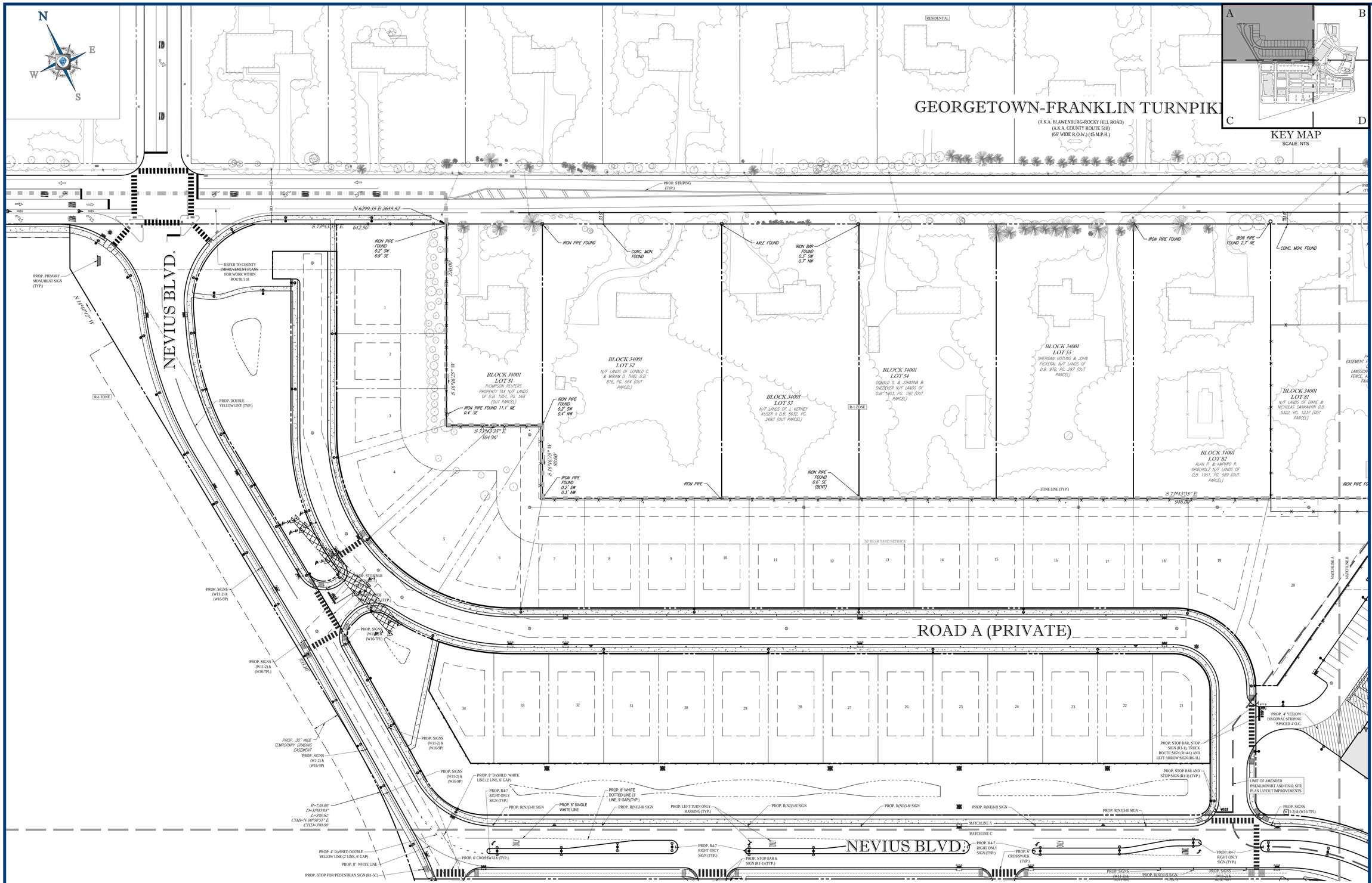
NEW JERSEY LICENSE No. 47421	NEW YORK LICENSE No. 085514-1
DELAWARE LICENSE No. 17111	CONNECTICUT LICENSE No. 28039
FLORIDA LICENSE No. 73277	PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:
SITE PLAN D

SHEET NUMBER:
13
OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\ENGINEERING\DISC\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908-SPP9A.dwg — 11x17xOT - C-13 SITE PLAN D



REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

40 0 20 40 80 160

GRAPHIC SCALE 1 INCH = 40 FEET

© 2019 BOHLER ENGINEERING | DO NOT DIRECTLY COPY, REPRODUCE OR DISTRIBUTE THIS PLAN IN ANY FORMAT

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING ◆ LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN ◆ PERMITTING SERVICES ◆ TRANSPORTATION SERVICES
◆ SOUTHERN NEW JERSEY ◆ SALTIMORE, MD
◆ CENTRAL NEW JERSEY ◆ CHARLOTTE, NC
◆ NORTHERN VIRGINIA ◆ TAMPA, FL
◆ CENTRAL PENNSYLVANIA ◆ ATLANTA, GA
◆ SOUTHEASTERN, PA ◆ AUSTIN, TX
◆ PITTSBURGH, PA ◆ DALLAS, TX
◆ RICHMOND BEACH, DE ◆ WASHINGTON, DC
◆ RALEIGH, NC
◆ NORTHERN NEW JERSEY
◆ UPSTATE NEW YORK
◆ BOSTON, MA
◆ NEW YORK METRO

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 EXCAVATIVE DESIGNS BY 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-SPP-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

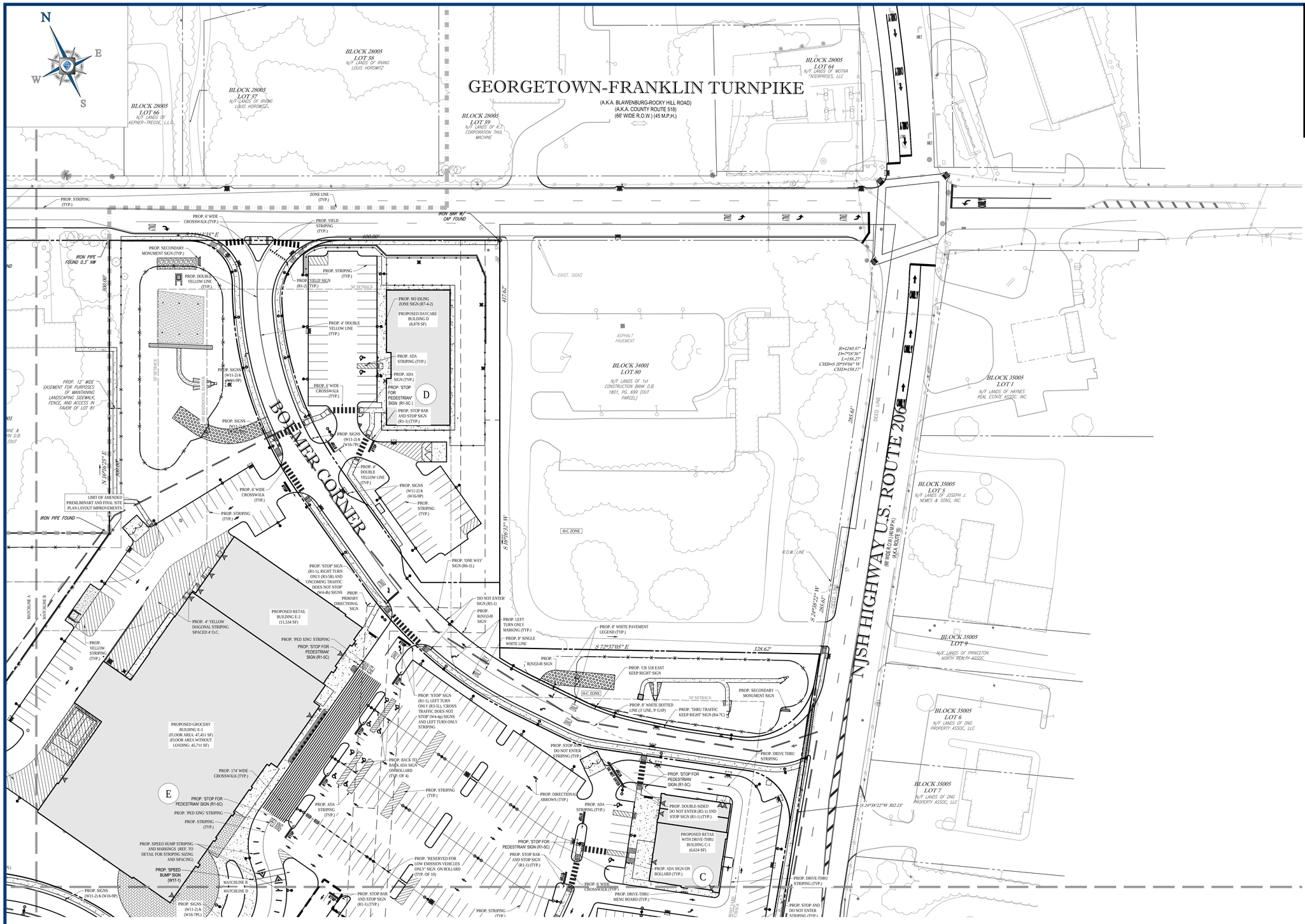
BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

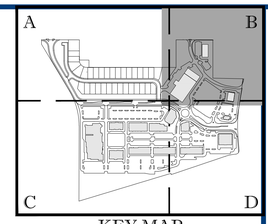
B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421
DELAWARE LICENSE No. 17111
FLORIDA LICENSE No. 73277
NEW YORK LICENSE No. 099516-1
CONNECTICUT LICENSE No. 29039
PENNSYLVANIA LICENSE No. 077368

SHEET TITLE:
STRIPING & SIGNAGE PLAN A

SHEET NUMBER:
14
OF 83

REVISION 9 - 05/13/2019





KEY MAP
SCALE: NTS

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

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

BOHLER ENGINEERING

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

SOUTHERN NEW JERSEY ◆ CHARLOTTE, NC
CENTRAL NEW JERSEY ◆ BALTIMORE, MD
PITTSBURGH, PA ◆ NORTHERN VIRGINIA
HARRISBURG, PA ◆ CENTRAL FLORIDA
SOUTHEASTERN, PA ◆ TAMPA, FL
RALEIGH, NC ◆ ATLANTA, GA
RICHMOND BEACH, DE ◆ WASHINGTON, DC
NEW YORK METRO ◆ DALLAS, TX
NORTHERN NEW JERSEY

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REPRODUCTION, ALTERATION OR REUSE WITHOUT WRITTEN CONSENT OF BOHLER ENGINEERING IS STRICTLY PROHIBITED.

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 EXCAVATIVE DESIGN PRIOR TO ANY PERSON INTENDING TO RUPTURE 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-SPP-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. 098516-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 29259
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077368

SHEET TITLE:

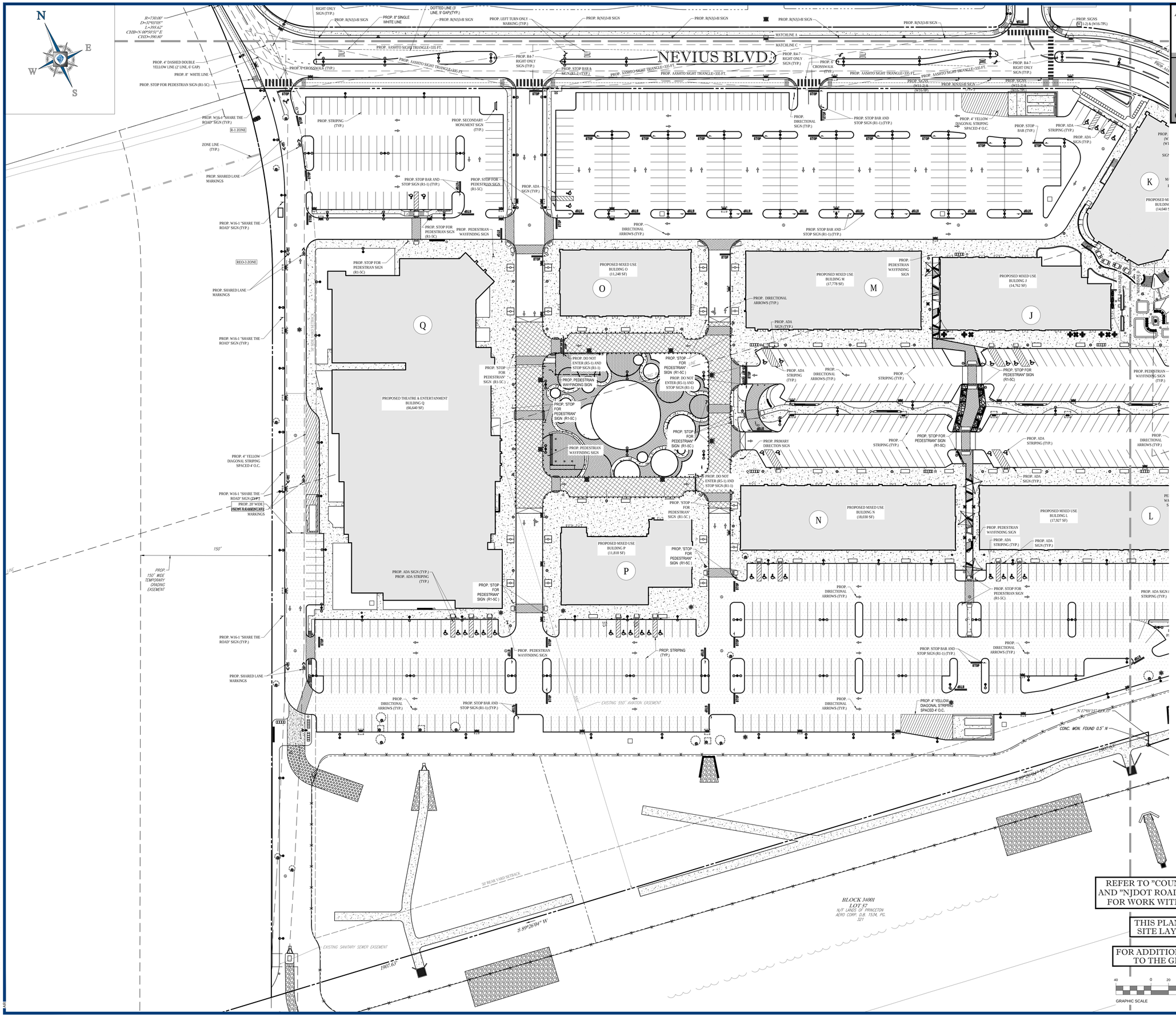
STRIPING & SIGNAGE PLAN B

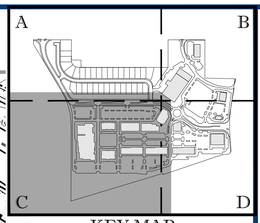
SHEET NUMBER:

15
OF 83

REVISION 9 - 05/13/2019

© 2016 BOHLER ENGINEERING ALL RIGHTS RESERVED





KEY MAP
SCALE: NTS

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

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

BOHLER ENGINEERING
LAND SURVEYING • PLANNING • SUSTAINABLE DESIGN • SITE CIVIL AND CONSULTING ENGINEERING • LANDSCAPE ARCHITECTURE • ARCHITECTURE • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • BALTIMORE, MD • CHARLOTTE, NC
UPSTATE NEW YORK • HARRISBURG AND PHILADELPHIA, PA • RALEIGH, NC
BOSTON, MA • NORTHERN VIRGINIA • TAMPA, FL
PITTSBURGH, PA • SOUTH CAROLINA • ATLANTA, GA
SOUTHEASTERN, PA • FLORIDA • DALLAS, TX
NEW YORK METRO • RICHMOND BEACH, DE • WASHINGTON, DC
NORTHERN NEW JERSEY

THESE PLANS, REPORTS AND DRAWINGS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER ENGINEERING

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-SPP-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. 24GA28181500

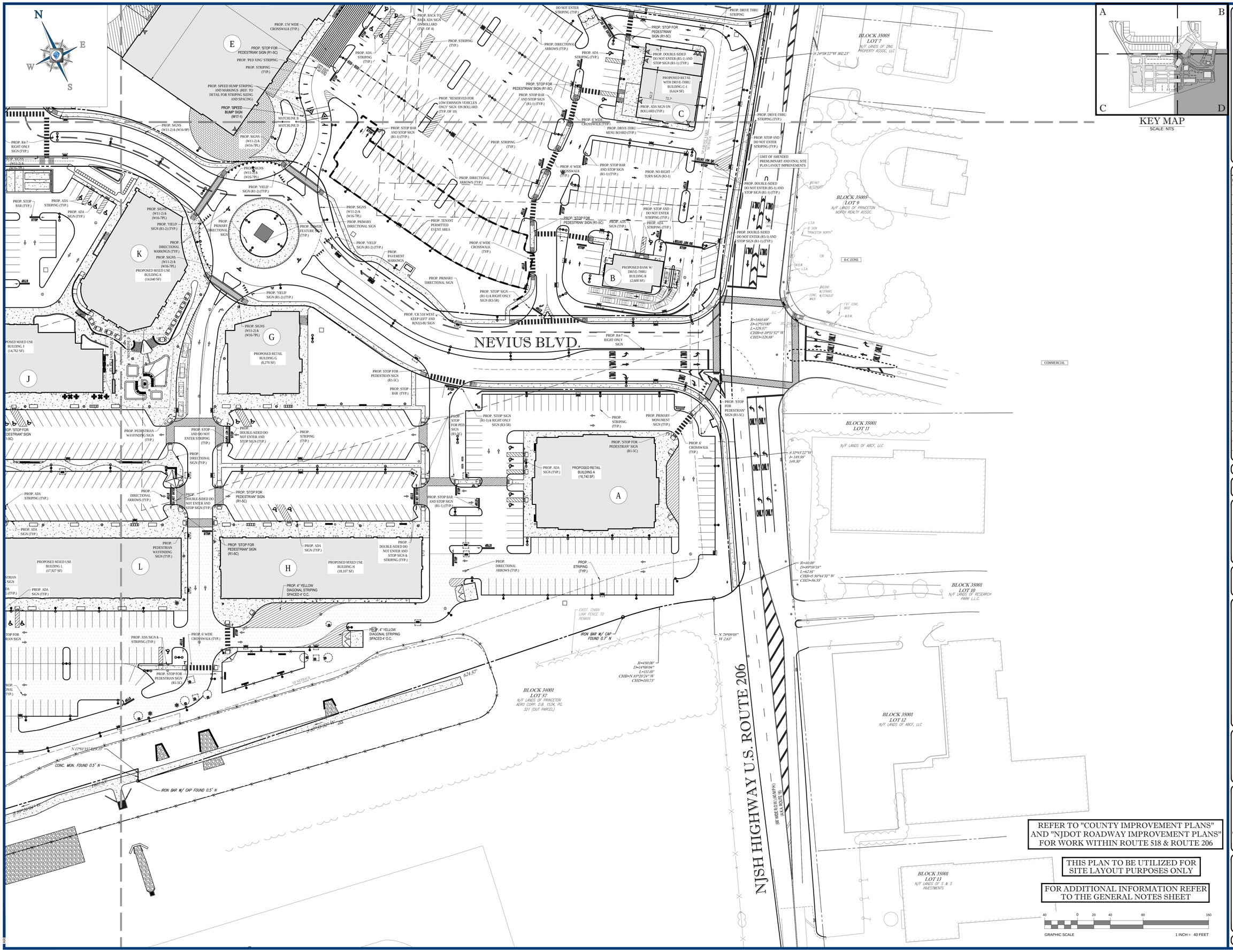
B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 088514-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 28539
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077596

SHEET TITLE:
STRIPING & SIGNAGE PLAN C

SHEET NUMBER:
16
OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908-SPP-9A — LAYOUT: C-1A STRIPE & SIGN PLAN C



KEY MAP
SCALE: NTS

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE • ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • PITTSBURGH, PA • UPSTATE NEW YORK • BOSTON, MA • SOUTHEASTERN, PA • NEW YORK METRO • NORTHERN NEW JERSEY • CHARLOTTE, NC • ATLANTA, GA • TAMPA, FL • CENTRAL FLORIDA • DALLAS, TX • BALTIMORE, MD • NORTHERN VIRGINIA • RICHMOND, VA • RALEIGH, NC • WASHINGTON, DC

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-SPP-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. 24GA28019700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 088164-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 26239
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077368

SHEET TITLE:
STRIPING & SIGNAGE PLAN D

SHEET NUMBER:
17
OF 83

REVISION 9 - 05/13/2019

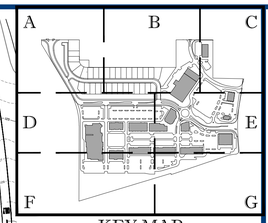
© 2016 BOHLER ENGINEERING ALL RIGHTS RESERVED. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL NOT BE REPRODUCED IN ANY MANNER OR DISTRIBUTED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF BOHLER ENGINEERING.

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.)

KEY MAP

SCALE: NTS



GRAPHIC LEGEND

(UO1/0102 - 03/12/12)

- PROPERTY LINE
- 600 — EXISTING CONTOUR & ELEVATION
- 601 — PROPOSED FINISH GRADE CONTOUR AND ELEVATION
- W — EXIST. WATER
- W — PROP. WATER
- G — EXIST. GAS
- G — PROP. GAS
- E&T — EXIST. ELECTRIC/TELEPHONE
- E&T — PROP. ELECTRIC/TELEPHONE
- ET&C — EXIST. ELECTRIC/TELEPHONE/CABLE
- ET&C — PROP. ELECTRIC/TELEPHONE/CABLE
- OH — EXIST. OVERHEAD WIRES
- OH — PROP. OVERHEAD WIRES
- S — EXIST. STORM PIPE
- OR
- D — PROP. STORM PIPE
- OR
- S — EXIST. SANITARY PIPE
- OR
- S — PROP. SANITARY PIPE
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- XXXXXX+ — EXISTING ELEVATION
- x TC 123.45 — EXIST. TOP OF CURB ELEVATION
- x G 122.95 — EXIST. GRADE ELEVATION
- TW XXX.XX / GW XXX.XX / GL XXX.XX — PROP. TOP OF WALL ELEVATION; PROP. GRADE ON HIGH SIDE OF WALL; PROP. GRADE ON LOW SIDE OF WALL
- TC XXX.XX / G XXX.XX — PROP. TOP OF CURB & FINISHED GRADE ELEV.
- EXIST. AREA/YARD LIGHT
- PROP. AREA/YARD LIGHT
- CO — PROP. CLEAN OUT
- EXIST. INLET
- PROP. INLET
- EXIST. MANHOLE
- PROP. STORM MANHOLE
- PROP. SANITARY MANHOLE
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. UTILITY VALVE
- PROP. UTILITY VALVE
- EXIST. UTILITY POLE
- PROP. UTILITY POLE
- EXIST. TRAFFIC SIGNAL
- PROP. TRAFFIC SIGNAL

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

CONTRACTOR MUST NOT REGRADE SITE CREATING OR AGGRAVATING STAGNATION THUS PRODUCING A DRAINAGE PROBLEM ON SITE OR ON ADJACENT PROPERTIES OR WHICH WILL VIOLATE CHAPTER 14 OF THE TOWNSHIP OF MONTGOMERY ORDINANCE.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

80 0 40 80 160 320

GRAPHIC SCALE 1 INCH = 80 FEET

BOHLER ENGINEERING

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

- SOUTHERN NEW JERSEY
- PITTSBURGH, PA
- SOUTHEASTERN, PA
- NEW YORK METRO
- NORTHERN NEW JERSEY
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FL
- DALLAS, TX
- BALTIMORE, MD
- NORTHERN VIRGINIA
- CENTRAL VIRGINIA
- RALEIGH, NC
- WASHINGTON, DC
- RICHMOND, VA
- BOSTON, MA
- UPSTATE NEW YORK

35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28031700

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 PRIOR TO COMMENCING EXCAVATION THAT DISTURBS THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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

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

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. 24GA28031700

B.A. BOHLER

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 086914-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 28939
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077196

SHEET TITLE:

OVERALL GRADING PLAN

SHEET NUMBER:

18 OF 83

REVISION 9 - 05/13/2019

C:\2016\160908\ENGINEERING\CURRENT DRAWINGS\SITE PLAN PACKAGE\160908-GRD-BA-...-LAYOUT - C.P.ENGL GRAD

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 44.01
N/F LANDS OF FIVEIGHTEEN ASSOCIATES L.L.C.

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

BLOCK 34001
LOT 46
N/F LANDS OF JOHN W. DRAKE D.B. 2288, PG. 508

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. THIEL D.B. 816, PG. 564 (OUT PARCEL)

MATCHLINE SHEET A

MATCHLINE SHEET B

MATCHLINE SHEET D

MATCH EXISTING

FLUSH G. 153.80 G. 154.15

PROP. 'B' INLET A18 WITH DEPRESSED CURB PIECE
G. 151.30 151.63
DC 151.03 96
G. 150.86 [147.33(15")]
G. 150.88

PROP. 20' SEWER EASE

PROP. 30' WIDE TEMPORARY GRADING EASEMENT

KEY MAP
SCALE: NTS

GRAPHIC LEGEND
(U010102 - 03/12/12)

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

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

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

© 2012 BOHLER ENGINEERING
C:\2012\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908_GRD.dwg — LAYOUT: C-1.01 GRADE A

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE • ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • CHARLOTTE, NC
UPSTATE NEW YORK • BALTIMORE, MD
BOSTON, MA • NORTHERN VIRGINIA
PITTSBURGH, PA • CENTRAL NEW JERSEY
SOUTHEASTERN, PA • TAMPA, FL
NEW YORK METRO • ATLANTA, GEORGIA
NORTHERN NEW JERSEY • RALEIGH, NC
SOUTHEASTERN, PA • WASHINGTON, DC
RICHMOND, VIRGINIA • RISHBOOTH BEACH, DE
PHILADELPHIA/CAMDEN, PA AND NJ • DALLAS, TX
PHOENIX, ARIZONA
THE BOHLER ENGINEERING PLLC LOGO IS A REGISTERED TRADEMARK OF BOHLER ENGINEERING PLLC

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	03/08/2017	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-GRD-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. 24GA28018700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 088314-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 29039
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077388

SHEET TITLE:
GRADING PLAN A

SHEET NUMBER:
19
OF 83

REVISION 9 - 05/13/2019

N

W E

S

GRAPHIC LEGEND

(U010102 - 03/12/12)

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

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

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 66
N/F LANDS OF
KEPNER-TREGOE, LLC.

BLOCK 28005
LOT 67
N/F LANDS OF IRVING
LOUIS HOROWITZ

BLOCK 34001
LOT 55
SHERIDAN HOTUNG & JOHN
PICKERAL N/F LANDS OF
D.B. 970, PG. 297 (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 53
N/F LANDS OF J. KERNEY
KUSER II D.B. 5632, PG.
2693 (OUT PARCEL)

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

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

PROP. 20' WIDE SEWER EASEMENT

PROPOSED RETAIL BUILDING E-2 (11,534 SF)
FFE: 153.00

PROP. LOADING DOCK 6" INLET HAS A SNOUT AND 36" SUMP

PROP. YARD INLET
GRT: 149.80
INV: 147.98

PROPOSED GROCERY BUILDING E-1
(FLOOR AREA: 47,451 SF)
(FLOOR AREA WITHOUT LOADING: 45,711 SF)
FFE: 153.00

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

KEY MAP
SCALE: NTS

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

BOHLER ENGINEERING

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

- SOUTHERN NEW JERSEY
- BALTIMORE, MD
- CHARLOTTE, NC
- UPSTATE NEW YORK
- HARRISBURG, PA
- ORLANDO, FL
- BOSTON, MA
- NORTHERN VIRGINIA
- TAMPA, FL
- CENTRAL NEW JERSEY
- PITTSBURGH, PA
- ATLANTA, GEORGIA
- NEW YORK METRO
- SOUTHEASTERN, PA
- RALEIGH, NC
- NORTHERN NEW JERSEY
- RICHMOND BEACH, DE
- WASHINGTON, DC

PHONE: 908.668.8300 FAX: 908.754.4401 WWW.BOHLERENGINEERING.COM

THE INFORMATION CONTAINED IN THIS DRAWING COMPRISES INSTRUMENTS OF SERVICE FOR THE PROJECT LISTED HEREON. DO NOT COPY OR REPRODUCE IN ANY FORM OR MEDIUM WITHOUT WRITTEN PERMISSION FROM BOHLER ENGINEERING. ALL RIGHTS RESERVED. COPYRIGHT © 2015

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	03/08/2017	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-GRD-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. 098514-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 28259
FLORIDA LICENSE No. 72277 PENNSYLVANIA LICENSE No. 077386

SHEET TITLE:

GRADING PLAN B

SHEET NUMBER:

20
OF 83

REVISION 9 - 05/13/2019

© 2015 BOHLER ENGINEERING DRAWINGS/DOCUMENT DRAWINGS/SITE PLAN (PACKAGE)/J160908-GRD-9A — LAYOUT: C-GRADE 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.)

N/F LANDS OF MONTA ENTERPRISES, LLC

BLOCK 28005 LOT 57
N/F LANDS OF IRVING LOUIS HOROWITZ

BLOCK 28005 LOT 59
N/F LANDS OF K.T. CORPORATION TAIL 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 "HAINES 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 DNG PROPERTY ASSOC., LLC

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

N.J.S.H. HIGHWAY U.S. ROUTE 206
(W/ NJSE & CW (40 MPH)
(A.K.A. ROUTE 16)

PROPOSED DAYCARE BUILDING D (8,878 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

PROPOSED RETAIL WITH DRIVE-THRU BUILDING C-1 (6,624 SF)
FFE: 151.00

PROP. LOADING DOCK 'E' INLET HAS A SNOUT AND 38" SUMP

PROP. YARD INLET
GRT: 149.80
INV: 147.98

EXIST. U/P & OH WIRES

EXISTING 15" WIDE WATERLINE EASEMENT

EXISTING 25' WIDE TEMP. CONST. EASEMENT

MATCHLINE SHEET B

MATCHLINE SHEET C

MATCHLINE SHEET E

RIDGELINE

R.O.W. LINE

ONLY

KEY MAP

SCALE: NTS

GRAPHIC LEGEND

(U010102 - 03/12/12)

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

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

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

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING ◆ LANDSCAPE ARCHITECTURE ◆ 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 ◆ RALEIGH, NC ◆ TAMPA, FL ◆ ORLANDO, FL ◆ NORTHERN VIRGINIA ◆ RICHMOND, VA ◆ SOUTH FLORIDA ◆ RENSSELAER, NY ◆ BALTIMORE, MD ◆ WASHINGTON, DC ◆ DALLAS, TX
PHONE: 908.668.8300 FAX: 908.754.4401 WWW.BOHLERENGINEERING.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

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-GRD-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. 24GA28151700

B.A. BOHLER
PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 085514-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 28339
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

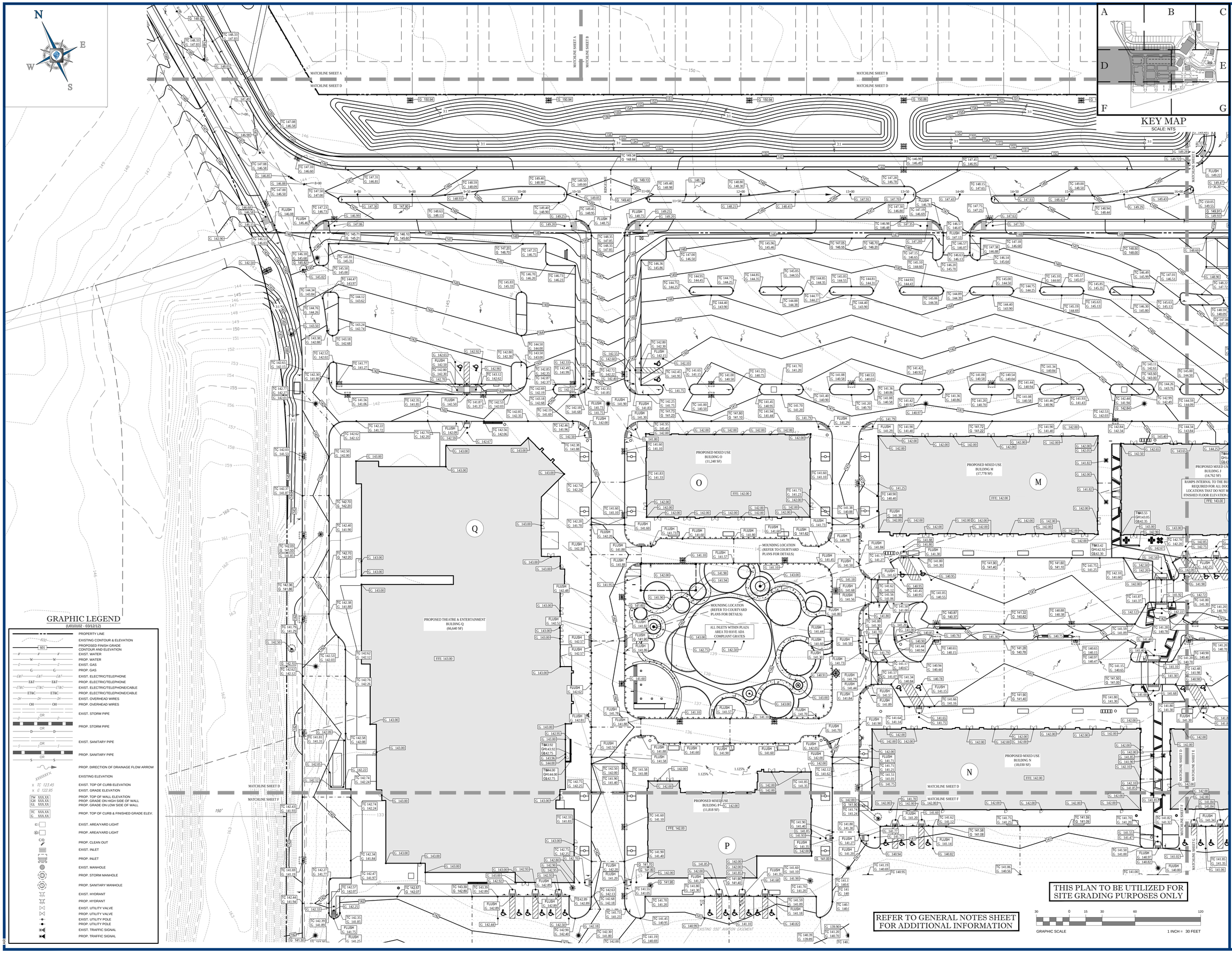
GRADING PLAN C

SHEET NUMBER:

21
OF 83

REVISION 9 - 05/13/2019

© 2016 BOHLER ENGINEERING - CURRENT DRAWINGS SEE PLAN PACKAGES IN BOHLER DWG FOR PLAN — 5/4/2019 7:21:19 AM EDT



KEY MAP

SCALE: NTS

GRAPHIC LEGEND

(U010102 - 03/12/12)

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

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

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

© 2016 BOHLER ENGINEERING | CURRENT DRAWING/DESIGN PLAN PACKAGES MAY DIFFER FROM — SUBMITTED — C:\2016\AD.D

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING | LANDSCAPE ARCHITECTURE | ARCHITECTURE
SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

- SOUTHERN NEW JERSEY
- CENTRAL NEW JERSEY
- BOSTON, MA
- PITTSBURGH, PA
- SOUTHEASTERN, PA
- NEW YORK METRO
- NORTHERN NEW JERSEY
- CHARLOTTE, NC
- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX
- BALTIMORE, MD
- NORTHERN VIRGINIA
- RICHMOND, VIRGINIA
- RALEIGH, NC
- WASHINGTON, DC

PHONE: (908) 668-8300 FAX: (908) 754-4401
WWW.BOHLERENGINEERING.COM

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	11/07/2016	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	AO/APR
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	BB/AO
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	GB
9	05/13/2019	REV. PER TWA COMMENTS	BB
			APR
			BB/ML
			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-GRD-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. 24GA28167700

B.A. BOHLER
PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421
DELAWARE LICENSE No. 17111
FLORIDA LICENSE No. 73277
NEW YORK LICENSE No. 085514-1
CONNECTICUT LICENSE No. 29339
PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

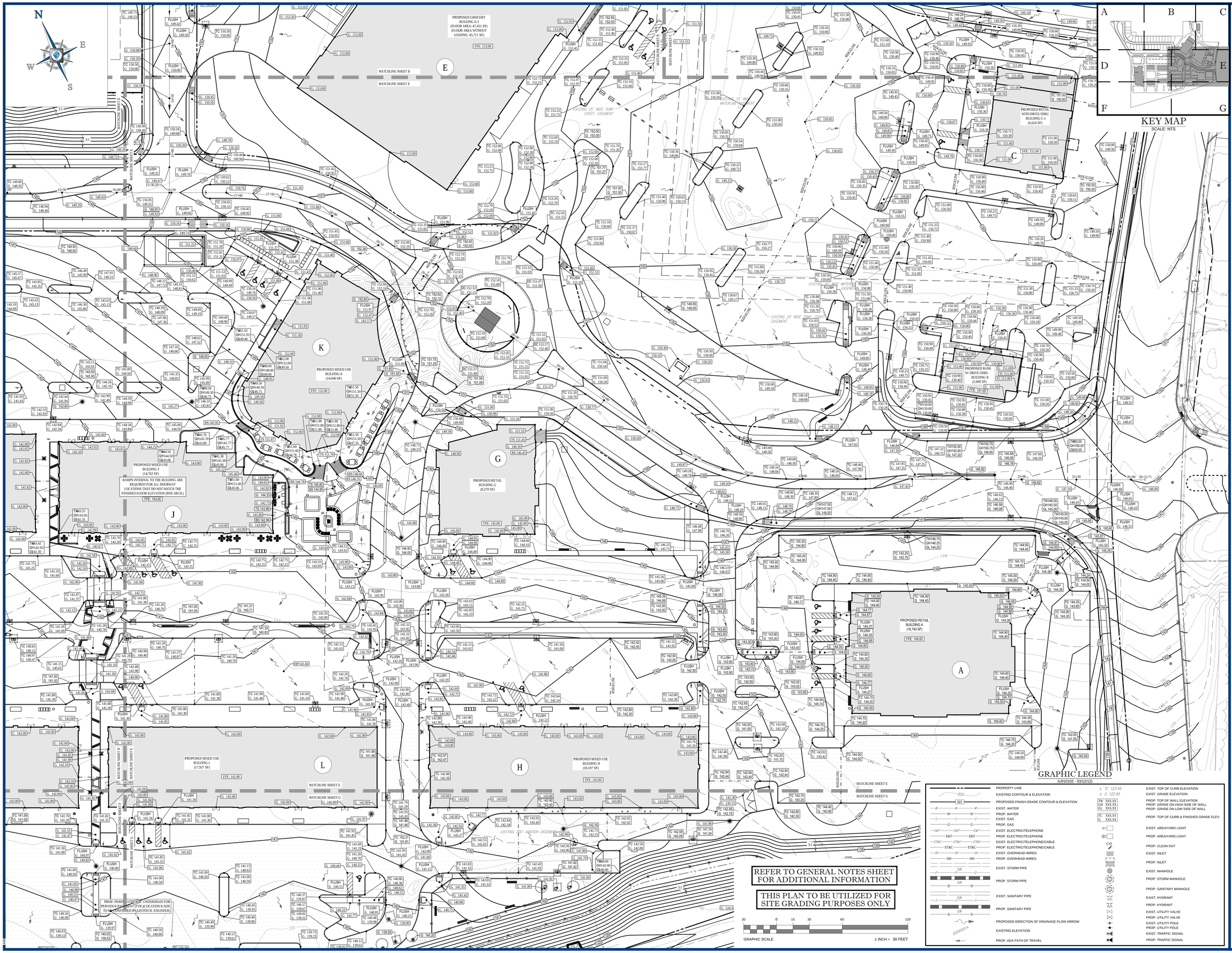
GRADING PLAN D

SHEET NUMBER:

22

OF 83

REVISION 9 - 05/13/2019



BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE • ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • CHARLOTTE, NC
PHILADELPHIA, PA • BALTIMORE, MD
PITTSBURGH, PA • NORTHERN VIRGINIA
SUSQUEHANNA, PA • TAMPA, FL
SOUTHEASTERN, PA • ORLANDO, FLORIDA
NEW YORK METRO • RALEIGH, NC
NORTHERN NEW JERSEY • WASHINGTON, DC
THESE PLANS & DRAWINGS, ALL SERVICES PERFORMED & WORKS EXECUTED IN CONNECTION THEREWITH ARE THE PROPERTY OF BOHLER ENGINEERING AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AO CO
2	09/28/2017	REV. PER TOWNSHIP COMMENTS	LM AO/KF
3	11/07/2017	REV. PER TOWNSHIP COMMENTS	LM AO/KF
4	01/02/2018	REV. PER TOWNSHIP COMMENTS	BB AO/KF
5	03/30/2018	REV. PER TOWNSHIP COMMENTS	BB AO/APR
6	09/18/2018	REV. PER CLIENT COMMENTS	BB GB/AO
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	BB GB
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	BB APR
9	05/13/2019	REV. PER TWA COMMENTS	BB APR

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-GRD-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. 24GA27815700

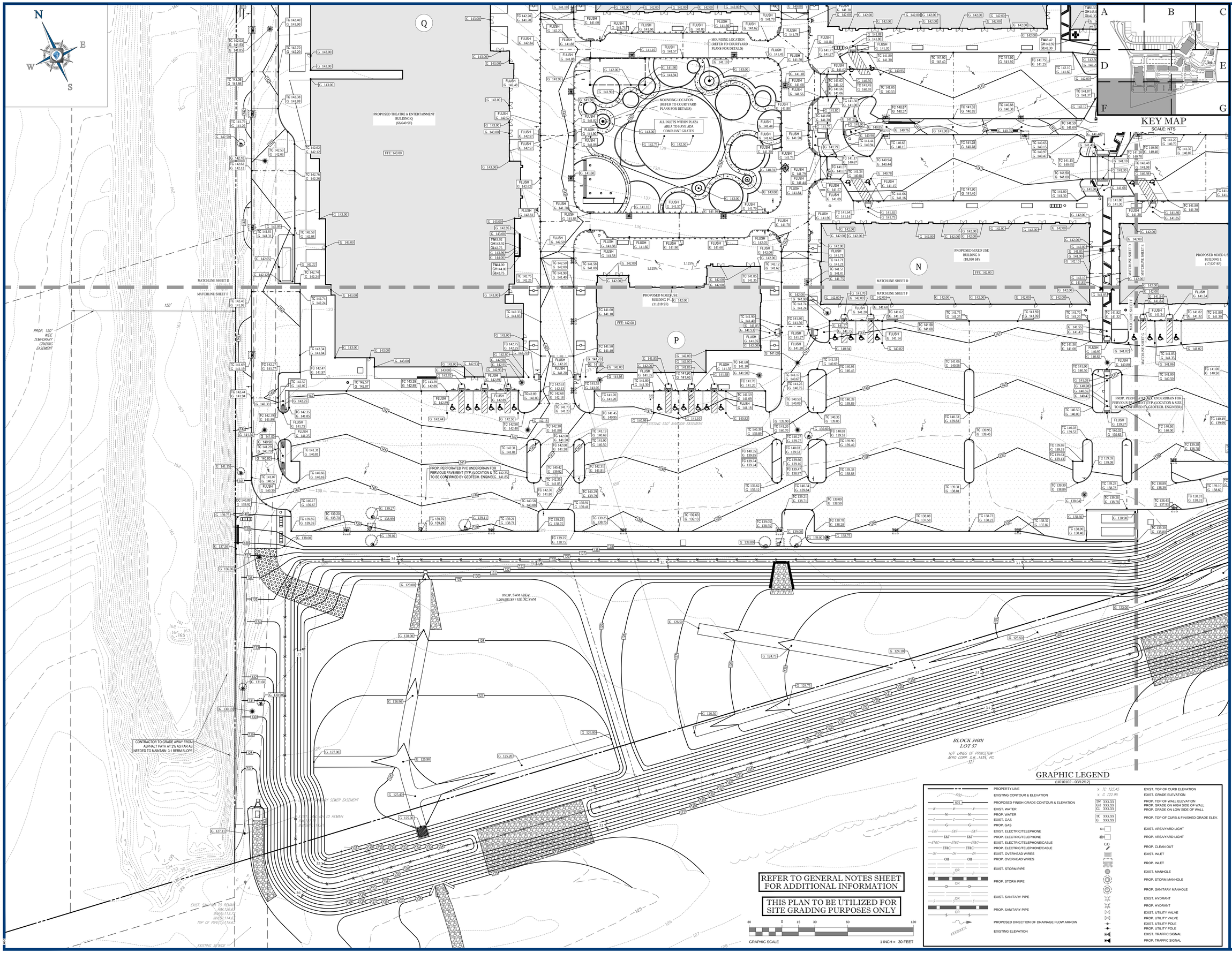
B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 | NEW YORK LICENSE No. 090514-1
DELAWARE LICENSE No. 17111 | CONNECTICUT LICENSE No. 26259
FLORIDA LICENSE No. 73277 | PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:
GRADING PLAN E

SHEET NUMBER:
23
OF 83

REVISION 9 - 05/13/2019

© 2019 BOHLER ENGINEERING
C:\2016\J160908\ENGINEERING\J160908-PLAN-PACKAGE\J160908_GRD-9A.dwg, --- LAYOUT: C-23 (24x36) E



GRAPHIC LEGEND

(UI0102 - 03/12/12)

PROPERTY LINE		X TC 123.45	EXIST. TOP OF CURB ELEVATION
EXISTING CONTOUR & ELEVATION	600	X G 122.85	EXIST. GRADE ELEVATION
PROPOSED FINISH GRADE CONTOUR & ELEVATION	605	TW XXX.XX GH XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
EXIST. WATER	W W W		
PROP. WATER	W W W	TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
EXIST. GAS	G G G		
PROP. GAS	G G G		
EXIST. ELECTRIC/TELEPHONE	E&T E&T E&T		EXIST. AREA/YARD LIGHT
PROP. ELECTRIC/TELEPHONE	E&T E&T		PROP. AREA/YARD LIGHT
EXIST. ELECTRIC/TELEPHONE/CABLE	ET&C ET&C ET&C	CO	PROP. CLEAN OUT
PROP. ELECTRIC/TELEPHONE/CABLE	ET&C ET&C		EXIST. INLET
EXIST. OVERHEAD WIRES	OH OH OH		PROP. INLET
PROP. OVERHEAD WIRES	OH OH		EXIST. MANHOLE
EXIST. STORM PIPE	C OR C		PROP. STORM MANHOLE
PROP. STORM PIPE	D OR D		PROP. SANITARY MANHOLE
EXIST. SANITARY PIPE	S OR S		EXIST. HYDRANT
PROP. SANITARY PIPE	S OR S		PROP. HYDRANT
			EXIST. UTILITY VALVE
			PROP. UTILITY VALVE
PROPOSED DIRECTION OF DRAINAGE FLOW ARROW			EXIST. UTILITY POLE
EXISTING ELEVATION	XXXXXX		PROP. UTILITY POLE
			EXIST. TRAFFIC SIGNAL
			PROP. TRAFFIC SIGNAL

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

© 2019 BOHLER ENGINEERING | ARCHITECT DRAWINGS\SITE PLAN\ACAD\J160908-GRD-SA — LAYOUT: GRADING F

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE • SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • CHARLOTTE, NC
CENTRAL NEW JERSEY • BALTIMORE, MD
UPSTATE NEW YORK • PHILADELPHIA AND PITTSBURGH, PA
BOSTON, MA • TAMPA, FL
NORTHERN VIRGINIA • ORLANDO, FLORIDA
SOUTHEASTERN, PA • RALEIGH, NC
NEW YORK METRO • DALLAS, TX
NORTHERN NEW JERSEY • WASHINGTON, DC
PROFESSIONAL ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS, SURVEYORS
THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AD 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/AD/CO
CHECKED BY:	LM
DATE:	06/03/2016
SCALE:	AS SHOWN
CAD I.D.:	J160908-GRD-SA

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. 24GA27818700

B.A. BOHLER

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 090514-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 26539
FLORIDA LICENSE No. 72477 — PENNSYLVANIA LICENSE No. 077366

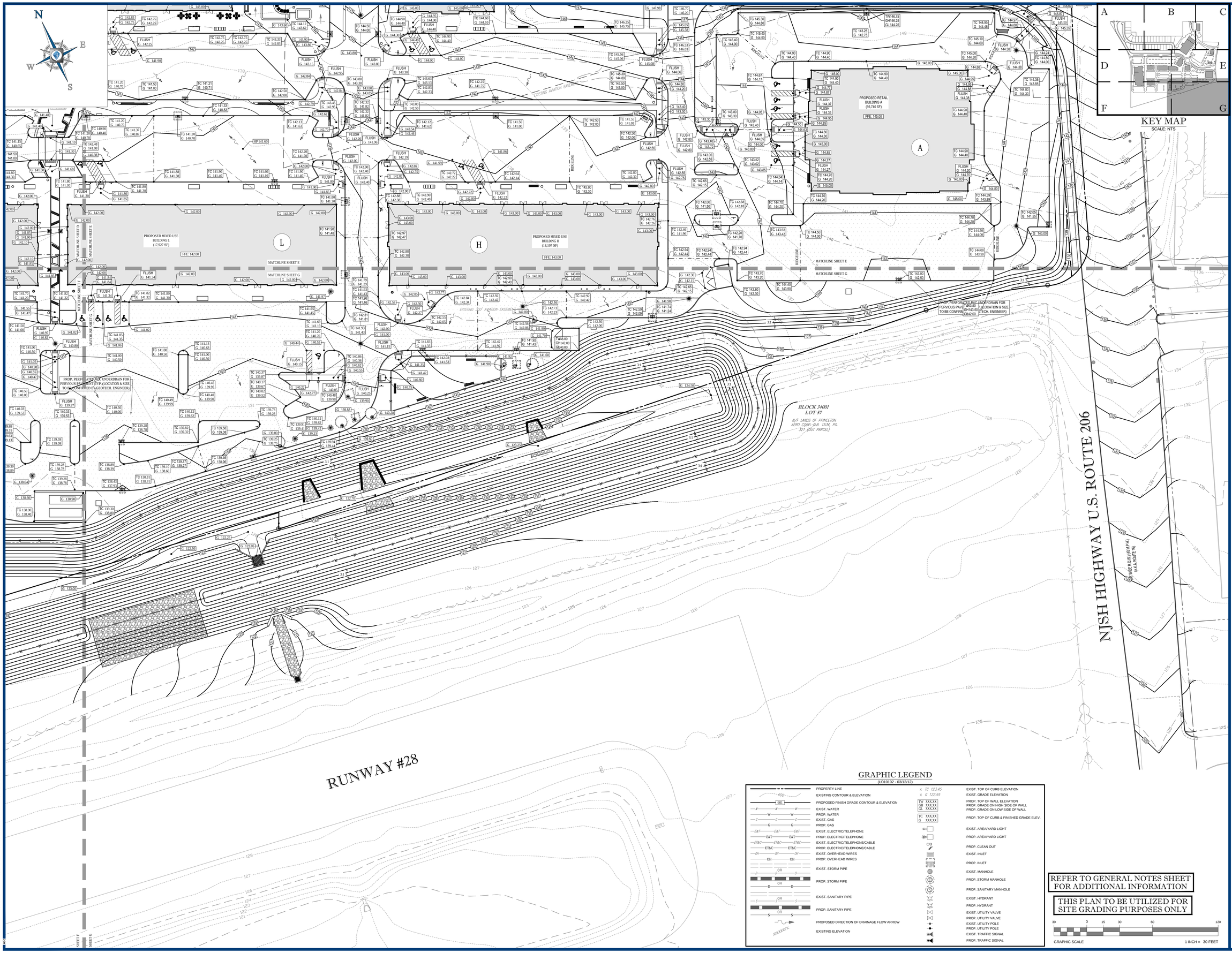
SHEET TITLE:

GRADING PLAN F

SHEET NUMBER:

24
OF 83

REVISION 9 - 05/13/2019



KEY MAP
SCALE: NTS

GRAPHIC LEGEND
(UO10102 - 03/12/12)

PROPERTY LINE		x TC 123.45	EXIST. TOP OF CURB ELEVATION
EXISTING CONTOUR & ELEVATION	600	x G 122.95	EXIST. GRADE ELEVATION
PROPOSED FINISH GRADE CONTOUR & ELEVATION	601	TW XXX.XX GH XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
EXIST. WATER	W W		
PROP. WATER	W W	TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
EXIST. GAS	G G		
PROP. GAS	G G		
EXIST. ELECTRIC/TELEPHONE	E&T E&T		EXIST. AREA/YARD LIGHT
PROP. ELECTRIC/TELEPHONE	E&T E&T		PROP. AREA/YARD LIGHT
EXIST. ELECTRIC/TELEPHONE/CABLE	ET&C ET&C	CO	PROP. CLEAN OUT
PROP. ELECTRIC/TELEPHONE/CABLE	ET&C ET&C		EXIST. INLET
EXIST. OVERHEAD WIRES	OH OH		PROP. INLET
PROP. OVERHEAD WIRES	OH OH		EXIST. MANHOLE
EXIST. STORM PIPE	OR		PROP. STORM MANHOLE
PROP. STORM PIPE	D D OR		PROP. SANITARY MANHOLE
EXIST. SANITARY PIPE	S S OR		EXIST. HYDRANT
PROP. SANITARY PIPE	S S OR		PROP. HYDRANT
PROPOSED DIRECTION OF DRAINAGE FLOW ARROW			EXIST. UTILITY VALVE
EXISTING ELEVATION	XXXXXX		PROP. UTILITY VALVE
			EXIST. UTILITY POLE
			PROP. UTILITY POLE
			EXIST. TRAFFIC SIGNAL
			PROP. TRAFFIC SIGNAL

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

BOHLER ENGINEERING

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

SOUTHERN NEW JERSEY • CHARLOTTE, NC
SOUTHEASTERN PA • BALTIMORE, MD
PITTSBURGH, PA • NORTHERN VIRGINIA
UPSTATE NEW YORK • TAMPA, FL
BOSTON, MA • CENTRAL FLORIDA
NEW YORK METRO • SOUTHEASTERN, PA
NORTHERN NEW JERSEY • RISHONTH BEACH, DE
• WASHINGTON, DC
• DALLAS, TX

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER ENGINEERING FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER ENGINEERING. ALL PLANS, DESIGNS, AND DRAWINGS ARE COPYRIGHTED BY BOHLER ENGINEERING.

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 EXCAVATION OR DEMOLITION BEFORE ANY WORK IS DONE THAT DISTURBS 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-GRD-SA

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. 24GA28027700

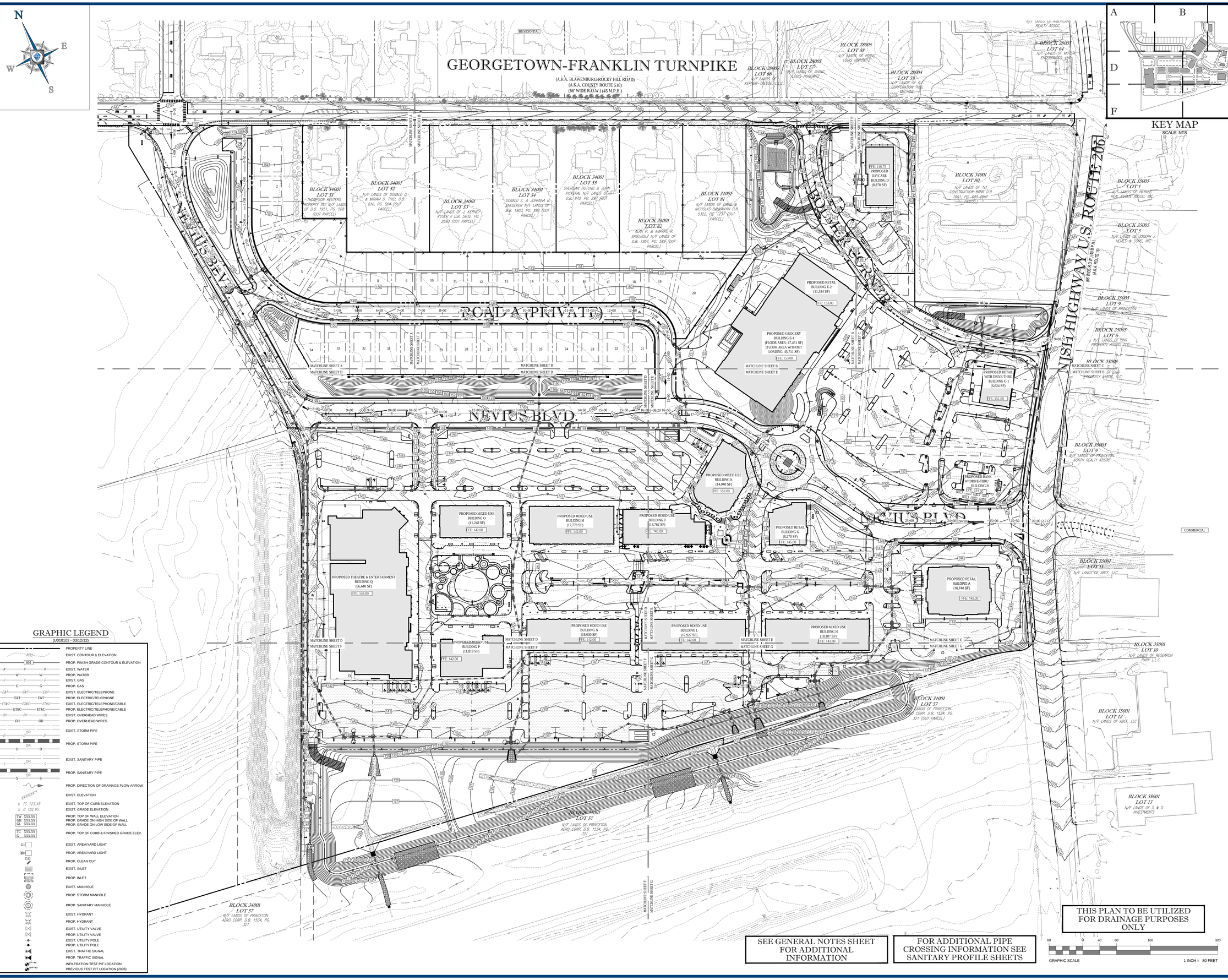
B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 088516-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 28039
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077196

SHEET TITLE:
GRADING PLAN G

SHEET NUMBER:
25
OF 83

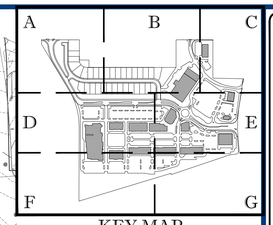
REVISION 9 - 05/13/2019

G:\2016\J160908\ENGINEERING\CIVIL\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908-GRD-SA-----SA.DWG, 5/13/2019 8:5... SA, LAYOUT: C-SA (ENGR) D



KEY MAP

SCALE: NTS



GRAPHIC LEGEND

(UO10102 - 03/12/12)

- PROPERTY LINE
- EXIST. CONTOUR & ELEVATION
- 601 — PROP. FINISH GRADE CONTOUR & ELEVATION
- EXIST. WATER
- PROP. WATER
- EXIST. GAS
- PROP. GAS
- EXIST. ELECTRIC/TELEPHONE
- PROP. ELECTRIC/TELEPHONE
- EXIST. ELECTRIC/TELEPHONE/CABLE
- PROP. ELECTRIC/TELEPHONE/CABLE
- EXIST. OVERHEAD WIRES
- PROP. OVERHEAD WIRES
- EXIST. STORM PIPE
- PROP. STORM PIPE
- EXIST. SANITARY PIPE
- PROP. SANITARY PIPE
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- EXIST. ELEVATION
- X TC 123.45 — EXIST. TOP OF CURB ELEVATION
- X G 122.95 — EXIST. GRADE ELEVATION
- TW XXX.XX / GH XXX.XX / GL XXX.XX — PROP. TOP OF WALL ELEVATION; PROP. GRADE ON HIGH SIDE OF WALL; PROP. GRADE ON LOW SIDE OF WALL
- TC XXX.XX / G XXX.XX — PROP. TOP OF CURB & FINISHED GRADE ELEV.
- EXIST. AREA/YARD LIGHT
- PROP. AREA/YARD LIGHT
- C/O — PROP. CLEAN OUT
- EXIST. INLET
- PROP. INLET
- EXIST. MANHOLE
- PROP. STORM MANHOLE
- PROP. SANITARY MANHOLE
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. UTILITY VALVE
- PROP. UTILITY VALVE
- EXIST. UTILITY POLE
- PROP. UTILITY POLE
- EXIST. TRAFFIC SIGNAL
- PROP. TRAFFIC SIGNAL
- TP-xx — INFILTRATION TEST PIT LOCATION
- TP-xx — PREVIOUS TEST PIT LOCATION (2006)

SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

FOR ADDITIONAL PIPE CROSSING INFORMATION SEE SANITARY PROFILE SHEETS

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

80 0 40 80 160 320

GRAPHIC SCALE

1 INCH = 80 FEET

© 2016 BOHLER ENGINEERING
ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BOHLER ENGINEERING.

BOHLER ENGINEERING
LAND SURVEYING • CIVIL AND CONSULTING ENGINEERING • LANDSCAPE ARCHITECTURE
SITE SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • CHARLOTTE, NC
UPSTATE NEW YORK • BALTIMORE, MD
BOSTON, MA • RALEIGH, NC
PITTSBURGH, PA • TAMPA, FL
SOUTHEASTERN, PA • NORTHERN VIRGINIA
NEW YORK METRO • SOUTHEASTERN, PA
NORTHERN NEW JERSEY • WASHINGTON, DC
DALLAS, TX

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-GDU-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. 24GA27815700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 090514-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 26539
FLORIDA LICENSE No. 72477 — PENNSYLVANIA LICENSE No. 077368

SHEET TITLE:

OVERALL DRAINAGE PLAN

SHEET NUMBER:

26 OF 83

REVISION 9 - 05/13/2019

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 44.01
N/F LANDS OF FREIGHTEEN ASSOCIATES L.L.C.

BLOCK 34001
LOT 46
N/F LANDS OF JOHN W. DRAKE D.B. 2288, PG. 508

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. THIEL D.B. 816, PG. 564 (OUT PARCEL)

PROP. 'B' INLET
TC:154.42
GRT:153.92
INV. (OUT): 150.79

EX. INLET I.2

EX. 'B' INLET TO BE CONVERTED TO MANHOLE I.1
PROP. GRT:154.05
INV. (IN) (A): 147.80
INV. (IN) (B): 150.70
INV. (OUT)(C): 146.20

PROP. 'S1' OF 'I' HDPE
C.I. II @ 1.00% SI., S1'N'

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

PROP. 'B'-INLET A15
TC:153.64
GRT:153.14
INV(OUT):149.85 (15")

PROP. OVERSIZED 'B'-INLET A14
TC: 153.64
GRT: 153.14
INV(IN):149.43 (15") (FROM: E)
INV(IN):145.03 (15") (FROM: N)
INV(OUT):144.93 (15") (TO: S)

PROP. 42 LF
15"Ø RCP @ 1.00%

PROP. 'B'-INLET A12
TC:151.78
GRT:151.28
INV(OUT):147.57 (15")

PROP. 31 LF
15"Ø RCP @ 0.50%

PROP. OVERSIZED 'B'-INLET A13
TC: 151.78
GRT:151.28
INV(IN):147.42 (15") (FROM: E)
INV(IN):142.92 (15") (FROM: N)
INV(OUT):142.82 (15") (TO: S)

PROP. 'B'-INLET A11
TC:151.35
GRT:150.85
INV(IN):147.04 (15")
INV(OUT):146.94 (15")

PROP. 'B'-INLET A18 WITH DEPRESSED CURB PIECE
TC: 151.83
GRT:150.86
INV(OUT):147.33(15")

PROP. OVERSIZED 'B'-INLET A16
TC: 150.27
GRT:149.77
INV(IN):146.41 (15") (FROM: E)
INV(IN):140.38 (24") (FROM: SE)
INV(OUT):140.38 (24") (TO: W)

PROP. OVERSIZED 'B'-INLET A11
TC: 150.27
GRT:149.77
INV(IN):141.51 (15") (FROM: N)
INV(IN):140.23 (24") (FROM: E)
INV(OUT):140.13 (36") (TO: S)

PROP. 49 LF
15"Ø RCP @ 1.10%

PROP. 30 LF
24"Ø RCP @ 0.50%

PROP. 30 LF
15"Ø RCP @ 1.00%

PROP. 'B'-INLET A19
TC:148.78
GRT:148.28
INV(OUT):145.10 (18")

PROP. 31 LF
18"Ø RCP @ 0.50%

PROP. 94 LF
24"Ø RCP @ 0.60%

PROP. 61 LF
24"Ø RCP @ 0.48%

PROP. 322 LF
24"Ø RCP @ 0.50%

PROP. OVERSIZED 'B'-INLET A20
TC:148.08
GRT:148.58
INV(IN):141.60 (24")
INV(OUT):141.60 (24")

PROP. 'B'-INLET A20
TC:148.78
GRT:148.28
INV(IN):144.95 (18")
INV(IN):142.00 (24")
INV(OUT):141.89 (24")

PROP. YARD INLET 4
GRT:150.94
INV(OUT):147.80 (15")

PROP. YARD INLET 5
GRT:150.94
INV(IN):147.17 (15")
INV(OUT):147.07 (15")

PROP. 'B'-INLET A9
TC:147.10
GRT:146.60
INV(OUT):143.00 (18")

PROP. 42 LF
15"Ø RCP @ 1.00%

PROP. 201 LF
15"Ø RCP @ 1.00%

PROP. 3' WIDE GRASS SWALE WITH VARIABLE SLOPE

PROP. 30' WIDE TEMPORARY GRADING EASEMENT

MATCHLINE SHEET A

MATCHLINE SHEET B

MATCHLINE SHEET D

FOR ADDITIONAL PIPE CROSSING INFORMATION SEE SANITARY PROFILE SHEETS

SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

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

KEY MAP
SCALE: NTS

A B C D E F G

GRAPHIC LEGEND
(U001002 - 03/12/12)

	PROPERTY LINE
600	EXIST. CONTOUR & ELEVATION
603	PROP. FINISH GRADE CONTOUR & ELEVATION
W	EXIST. WATER
W	PROP. WATER
G	EXIST. GAS
G	PROP. GAS
E&T	EXIST. ELECTRIC/TELEPHONE
E&T	PROP. ELECTRIC/TELEPHONE
ET&C	EXIST. ELECTRIC/TELEPHONE/CABLE
ET&C	PROP. ELECTRIC/TELEPHONE/CABLE
OH	EXIST. OVERHEAD WIRES
OH	PROP. OVERHEAD WIRES
OR	EXIST. STORM PIPE
OR	PROP. STORM PIPE
D	EXIST. SANITARY PIPE
S	PROP. SANITARY PIPE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
XXXXXX	EXIST. ELEVATION
x TC 123.45	EXIST. TOP OF CURB ELEVATION
x G 122.95	EXIST. GRADE ELEVATION
TW XXX.XX GH XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. AREA/YARD LIGHT
	PROP. AREA/YARD LIGHT
CO	PROP. CLEAN OUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. UTILITY VALVE
	PROP. UTILITY VALVE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL
TP-XX	INFILTRATION TEST PIT LOCATION
TPP-XX	PREVIOUS TEST PIT LOCATION (2006)

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	01/02/2018	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-GDU-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. 098514-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 28539
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077336

SHEET TITLE:

DRAINAGE PLAN A

SHEET NUMBER:
27
OF 83

REVISION 9 - 05/13/2019

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS GOVERNING SAFETY, INCLUDING OSHA REGULATIONS, DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROGRAMS, METHODS AND EQUIPMENT INCIDENT THERETO AND SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

© 2016 BOHLER ENGINEERING

GRAPHIC LEGEND

(U010102 - 03/12/12)

	PROPERTY LINE
602	EXIST. CONTOUR & ELEVATION
601	PROP. FINISH GRADE CONTOUR & ELEVATION
W W W	EXIST. WATER
W W W	PROP. WATER
G G G	EXIST. GAS
G G G	PROP. GAS
E&T E&T E&T	EXIST. ELECTRIC/TELEPHONE
E&T E&T	PROP. ELECTRIC/TELEPHONE
ET&C ET&C ET&C	EXIST. ELECTRIC/TELEPHONE/CABLE
ET&C ET&C	PROP. ELECTRIC/TELEPHONE/CABLE
OH OH OH	EXIST. OVERHEAD WIRES
OH OH	PROP. OVERHEAD WIRES
D D D OR	EXIST. STORM PIPE
D D OR	PROP. STORM PIPE
S S S OR	EXIST. SANITARY PIPE
S S OR	PROP. SANITARY PIPE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
XXXXXX	EXIST. ELEVATION
x TC 123.45	EXIST. TOP OF CURB ELEVATION
x G 122.95	EXIST. GRADE ELEVATION
TW XXX.XX GW XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. AREAYARD LIGHT
	PROP. AREAYARD LIGHT
CO	PROP. CLEAN OUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. UTILITY VALVE
	PROP. UTILITY VALVE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL
PIT-xx	INFILTRATION TEST PIT LOCATION
PIT-xx	PREVIOUS TEST PIT LOCATION (2006)

SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

FOR ADDITIONAL PIPE CROSSING INFORMATION SEE SANITARY PROFILE SHEETS

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

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.)

EXISTING 15" PIPE TO BE EXTENDED TO MANHOLE F1
INV: ±135.99

PROP. 29 LF 15"Ø RCP @ 0.50%

PROP. MH F1
RIM:141.35
INV(IN):136.25 (15") (FROM: W)
INV(IN):136.68 (15") (FROM: S)
INV(OUT):136.14 (15") (TO: N)

PROP. 40' WIDE EMERGENCY SPILLWAY ELEV: 143.00

PROP. OUTLET CONTROL STRUCTURE 4
GRT: 142.90
1.25' WEIR: 140.20
4' WEIR: 141.55
3" UNDERDRAIN: 136.95
15" INV(OUT): 136.95

PROP. 58 LF 15"Ø RCP @ 0.50%

PROP. 58 LF 15"Ø RCP @ 0.50%

PROP. 'B'-INLET F3
TC:140.15
GRT:139.65
INV(OUT):136.70 (15")

PROP. PERFORATED SCHEDULE-40 PVC (TYP.)

PROP. 14 LF 15"Ø RCP @ 0.50%

PROP. 'B'-INLET F2
TC:140.50
GRT:140.00
INV(IN):136.42 (15")
INV(OUT):136.32 (15")

PROP. 'B'-INLET E4
TC:144.99
GRT:144.49
INV(IN):141.18 (15")
INV(OUT):140.16 (15")

PROP. SAND FILTER WITH UNDERDRAINS SAND INV: 139.00

PROP. CO TO BE EXPOSED 1' FROM SAND LAYER (TYP.)

PROP. GABION BASKET INV: 139.00

PROP. GABION BASKET TOP OF BERM ELEV: 141.00

PROP. MH E10
RIM:144.50
INV(IN):139.67 (15") (FROM: E)
INV(IN):141.26 (18") (FROM: S)
INV(OUT):139.57 (24") (TO: W)

PROP. 134 LF 15"Ø RCP @ 0.25%

PROP. 99 LF 15"Ø RCP @ 0.50%

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

PROP. 4' WIDE GABION MATTRESS LOW FLOW CHANNEL @0.5%

PROP. RIP RAP PAD #8

PROP. 4' CONC. APRON FOR BASIN ACCESS

PROP. FES 7
INV(OUT): 139.40

PROP. 18 LF 24"Ø RCP @ 1.00%

DETENTION BASIN #4
BOTTOM OF BASIN: 139.00
APPROX. SHGW: ±133.50-±135.50

TOP OF BERM: 144.50

PROP. 'B'-INLET E9
TC:149.00
GRT:148.50
INV(IN):141.81 (18") (FROM: SE)
INV(IN):145.40 (15") (FROM: W)
INV(OUT):141.71 (18") (TO: N)

PROP. 15' WIDE GRASS PAVERS BASIN ACCESS

PROP. 72 LF 15"Ø RCP @ 0.50%

PROP. 84 LF 18"Ø RCP @ 0.50%

PROP. 'B'-INLE
TC:149.03
GRT:148.53
INV(IN):142.87
INV(OUT):142.

PROP. 151 LF 15"Ø RCP @ 1.00%

PROP. 'B'-INLET E7
TC:149.05
GRT:148.55
INV(IN):142.62 (15")
INV(OUT):142.22 (18")

PROP. 'B'-INLET E8
TC:151.75
GRT:151.25
INV(IN):147.23 (12")
INV(IN):147.23 (12")
INV(OUT):146.90 (15")

PROP. 90 LF 12"Ø PVC @ 1.00%

PROP. ROOF LEADER TIE-IN
INV(OUT):148.12 (12")

PROP. 114 LF 12"Ø DIP @ 0.50%

PROP. CO 3
RIM:152.95
INV(IN):147.80 (12")
INV(OUT):147.80 (12")

PROPOSED RETAIL BUILDING E-2
(11,534 SF)
FFE: 153.00

PROP. LOADING DOCK 'E' INLET HAS A SNOUT AND 36" SUMP

PROP. 'B'-INLET B42
TC:152.10
GRT:151.60
INV(IN):147.59 (15")
INV(OUT):147.34 (12")

PROP. 18 LF 12"Ø DIP @0.00%

PROP. 'E' INLET 11
GRT:149.80
INV(OUT):147.80 (12")

PROP. YARD INLET
GRT: 149.80
INV: 147.98

PROP. ROOF LEADER TIE-IN
INV(OUT):148.31 (15")

PROP. 72 LF 15"Ø RCP @ 1.00%

PROPOSED GROCERY BUILDING E-1
(FLOOR AREA: 47,451 SF)
(FLOOR AREA WITHOUT LOADING: 45,711 SF)
FFE: 153.00

PROP. OVERSIZED 'B'-INLET B41
TC: 150.50
GRT:150.00
INV(IN):147.00 (15") (FROM: E)
INV(IN):143.17 (18") (FROM: NW)
INV(OUT):143.07 (24") (TO: S)

PROP. 80 LF 15"Ø RCP @ 0.50%

PROP. 322 LF 24"Ø RCP @ 0.50%

PROP. 'B'-INLET A21
TC:149.03
GRT:148.53
INV(OUT):145.25 (18")

PROP. 'B'-INLET A22
TC:149.03
GRT:148.53
INV(IN):145.10 (18")
INV(OUT):143.62 (24")

PROP. 30 LF 18"Ø RCP @ 0.50%

PROP. 'B'-INLET B44
TC:148.60
GRT:148.10
INV(OUT):144.18 (18")

PROP. 'B'-INLET B43
TC:148.60
GRT:148.10
INV(IN):144.04 (18")
INV(OUT):143.94 (18")

PROP. 36 LF 18"Ø RCP @ 0.50%

PROP. MH B43A
RIM:149.64
INV(IN):143.76 (18")
INV(OUT):143.66 (18")

PROP. YARD INLET 6
GRT:150.94
INV(IN):146.15 (15")
INV(OUT):146.05 (15")

PROP. 'B'-INLET YARD INLET 7
GRT:150.92
INV(IN):145.35 (15") (FROM: W)
INV(IN):146.99 (15") (FROM: E)
INV(OUT):145.25 (15") (TO: S)

PROP. YARD INLET 9
GRT:150.94
INV(OUT):147.80 (15")

PROP. 184 LF 15"Ø RCP @ 0.50%

PROP. 141 LF 15"Ø RCP @ 0.50%

PROP. 163 LF 15"Ø RCP @ 0.50%

PROP. 132 LF 24"Ø RCP @ 0.50%

PROP. YARD INLET 8

BLOCK 28005 LOT 66
N/F LANDS OF KEPNER-TREGOE, LLC.

BLOCK 28005 LOT 57
N/F LANDS OF IRVING LOUIS HOROWITZ

BLOCK 34001 LOT 55
SHERIDAN HOTUNG & JOHN PICKERAL N/F LANDS OF D.B. 970, PG. 297 (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 53
N/F LANDS OF J. KERNEY KUSER II D.B. 5632, PG. 2693 (OUT PARCEL)

BLOCK 34001 LOT 81
N/F LANDS OF DIANE & NICHOLAS DAMIANYIN 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)

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

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

KEY MAP
SCALE: NTS

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE • ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • CHARLOTTE, NC
CENTRAL NEW JERSEY • BALTIMORE, MD
NORTHERN NEW JERSEY • TAMPA, FL
PITTSBURGH, PA • ORLANDO, FLORIDA
SOUTHEASTERN, PA • DALLAS, TX
RICHMOND BEACH, DE • WASHINGTON, DC
NEW YORK METRO • RALEIGH, NC
SOUTHERN NEW JERSEY • UPSTATE NEW YORK
PHILADELPHIA, PA • BOSTON, MA

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-GDU-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. 24GA27818700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 090514-1
DELAWARE LICENSE No. 11111 — CONNECTICUT LICENSE No. 26259
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

DRAINAGE PLAN B

SHEET NUMBER:

28
OF 83

REVISION 9 - 05/13/2019

© 2016 BOHLER ENGINEERING GDU DRIVE:\ 2 DRAWINGS\SITE PLAN\ACAD\J160908-GDU9A-----LAYOUT: C-28 (PRIN 8)

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.)

N

W E

S

BLOCK 28005
LOT 57
N/F LANDS OF IRVING LOUIS HOROWITZ

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

EXISTING 15" PIPE TO BE EXTENDED TO MANHOLE F1
INV: ±135.99

PROP. 29 LF
15"Ø RCP @ 0.50%

PROP. MH F1
RIM:141.38
INV(IN):136.25 (15") (FROM: SE)
INV(IN):136.68 (15") (FROM: W)
INV(OUT):136.14 (15") (TO: N)

PROP. 56 LF
15"Ø RCP @ 0.50%

PROP. 14 LF
15"Ø RCP @ 0.50%

PROP. 'B'-INLET F2
TC:140.50
GRT:140.00
INV(IN):136.42 (15")
INV(OUT):136.32 (15")

PROP. 'B'-INLET F3
TC:140.15
GRT:139.65
INV(OUT):136.70 (15")

PROP. 'B'-INLET E4
TC:144.99
GRT:144.49
INV(IN):141.18 (15")
INV(OUT):140.16 (15")

PROP. 134 LF
15"Ø RCP @ 0.75%

PROP. 99 LF
15"Ø RCP @ 0.50%

PROP. 6' CONC. APRON FOR BASIN ACCESS

PROP. RIP RAP PAD #8

PROP. FES 7
(OUT): 139.40

PROP. 18 LF
24"Ø RCP @ 1.00%

PROP. 'B'-INLET E8
TC:149.00
GRT:148.50
INV(IN):141.81 (18") (FROM: SE)
INV(IN):145.40 (15") (FROM: W)
INV(OUT):141.71 (18") (TO: N)

PROP. 15' WIDE GRASS PAVERS BASIN ACCESS

PROP. 72 LF
15"Ø RCP @ 0.50%

PROP. 'B'-INLET E6
TC:149.03
GRT:148.53
INV(IN):142.87 (15")
INV(OUT):142.77 (15")

PROP. 'B'-INLET E5
TC:146.50
GRT:146.00
INV(OUT):143.23 (15")

PROP. 'B'-INLET E7
TC:149.05
GRT:148.55
INV(IN):142.62 (15")
INV(OUT):142.22 (18")

PROP. 151 LF
15"Ø RCP @ 1.00%

PROP. 90 LF
12"Ø PVC @ 1.00%

PROP. 114 LF
12"Ø DIP @ 0.50%

PROP. ROOF LEADER TIE-IN
INV(OUT):148.12 (12")

PROPOSED RETAIL BUILDING E-2
(11,534 SF)
FFE: 153.00

PROP. LOADING DOCK 'E' INLET HAS A SNOUT AND 36" SUMP

PROP. YARD INLET
GRT: 149.80
INV: 147.98

PROPOSED GROCERY BUILDING E-1
(FLOOR AREA: 47,451 SF)
(FLOOR AREA WITHOUT LOADING: 45,711 SF)
FFE: 153.00

PROPOSED DAYCARE BUILDING D
(8,878 SF)
FFE: 146.75

MATCHLINE SHEET B

MATCHLINE SHEET C

MATCHLINE SHEET E

PROP. 'B'-INLET D5
GRT:148.75
INV(OUT):146.61 (18")

PROP. 6' CONC. APRON FOR BASIN ACCESS

PROP. 15' WIDE GRASS PAVERS BASIN ACCESS

TOP OF EXIST. 48" WATER PIPE ELEV=145.54

EXIST. 48" WATER MAIN TO REMAIN CONTRACTOR TO LOCATE PRIOR TO CONSTRUCTION AND INSTALL PROTECTIVE FENCING 10' OFF CENTERLINE OF PIPE AND MAINTAIN THROUGHOUT CONSTRUCTION

48" U.G. WATER PIPE TO REMAIN

TOP PIPE ELEV=145.54
EXISTING 15" WIDE WATERLINE EASEMENT

EXISTING 25' WIDE TEMP. CONST. EASEMENT

PROP. 'B'-INLET D4
TC: 149.50
GRT:149.00
INV(IN):145.96 (18") (FROM: NW)
INV(IN):145.02 (24") (FROM: SW)
INV(OUT):144.92 (30") (TO: NE)

PROPOSED CROSSING
STM. INV.: 144.80
STM. BTM.:144.51
STM. INV.: 141.74
STM. TOP:143.15
CLEARANCE: 1.12
WATER: YES

PROP. 38 LF
30"Ø RCP @ 0.50%

PROP. 181 LF
18"Ø RCP @ 0.50%

PROP. 'B'-INLET D6

PROP. 46 LF
15"Ø RCP @ 0.30%

PROP. 'B'-INLET D3
TC:150.30
GRT:149.80
INV(IN):144.76 (24")
INV(OUT):144.66 (24")

PROP. ROOF LEADER TIE-IN
INV(OUT):147.33 (8")

PROPOSED RETAIL WITH DRIVE-THRU BUILDING C-1
(6,624 SF)
FFE: 151.00

PROP. ROOF LEADER TIE-IN
INV(OUT):147.33 (8")

PROP. ROOF LEADER TIE-IN
INV(OUT):147.33 (8")

PROP. 'B'-INLET D2
TC:149.29
GRT:148.79
INV(IN):144.38 (30")
INV(OUT):144.28 (30")

PROP. 'B'-INLET D1
TC:149.29
GRT:148.79
INV(IN):144.17 (30")
INV(OUT):144.07 (30")

PROP. 29 LF
30"Ø RCP @ 0.50%

PROP. 22 LF
30"Ø RCP @ 0.50%

PROP. 19 LF
30"Ø RCP @ 0.50%

PROP. 85 LF
24"Ø RCP @ 0.50%

PROP. 19 LF
24"Ø RCP @ 0.50%

PROP. 66 LF
24"Ø RCP @ 0.50%

PROP. 66 LF
18"Ø RCP @ 0.50%

PROP. 53 LF
8"Ø PVC @ 1.00%

PROP. 'B'-INLET D16
TC:150.00
GRT:149.50
INV(IN):145.60 (18")
INV(IN):146.81 (8")
INV(IN):146.77 (8")
INV(OUT):145.50 (18")

PROP. 56 LF
8"Ø PVC @ 1.00%

PROP. 'B'-INLET D17
TC:150.10
GRT:149.60
INV(IN):145.15 (18")
INV(IN):146.73 (8")
INV(OUT):145.05 (24")

PROP. 'B'-INLET D19
TC:149.35
GRT:148.85
INV(OUT):145.00 (15")

PROP. 'PLAYGROUND SAFE' YARD INLET 1
GRT:145.98
INV(IN):142.28 (15")
INV(OUT):142.18 (15")

PROP. 'PLAYGROUND SAFE' YARD INLET 2
GRT:145.20
INV(IN):142.77 (15")
INV(OUT):142.67 (15")

PROP. 'PLAYGROUND SAFE' YARD INLET 3
GRT:145.17
INV(OUT):143.10 (15")

PROP. 66 LF
15"Ø RCP CL. V @ 0.50%

TOP PIPE ELEV=142.28

ASPHALT PAVEMENT

EXIST. U/P & OH. WIRES

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

TOP PIPE ELEV=142.00

PROP. 4' WIDE 153' LF OF 4' DEEP CONC. LOW FLOW CHANNEL @ 0.5% SLOPE MIN.

TOP OF BERM: 150.50

PROP. FES 4
INV(OUT): 143.93

PROP. OUTLET CONTROL STRUCTURE 3
GRT: 146.31
2.5" Ø ORIFICE: 143.72
INV(OUT): 143.72

PROP. FES 6
INV(OUT): 144.51

PROP. RIP RAP PAD #10

PROP. RIP RAP PAD #7

PROP. RIP RAP PAD #9

PROP. RIP RAP PAD #6

PROP. FES 5
INV(OUT): 144.34

DETENTION BASIN #3
BOTTOM OF BASIN: 143.72
APPROX SHGW: NONE FOUND

PROP. OVERSIZED 'B'-INLET D7
TC: 150.30
GRT: 149.80
INV(IN):144.66 (24")
INV(OUT):144.56 (24")

PROP. ROOF LEADER TIE-IN
INV(OUT):147.33 (8")

PROP. OVERSIZED 'B'-INLET D15
TC: 150.30
GRT: 149.80
INV(IN):144.76 (24")
INV(OUT):144.66 (24")

PROP. 66 LF
8"Ø PVC @ 1.00%

PROP. 56 LF
8"Ø PVC @ 1.00%

PROP. 18 LF
18"Ø RCP @ 0.50%

PROP. 38 LF
30"Ø RCP @ 0.50%

PROP. 181 LF
18"Ø RCP @ 0.50%

PROP. 46 LF
15"Ø RCP @ 0.30%

PROP. 'B'-INLET D18
TC:149.35
GRT:148.85
INV(OUT):145.00 (15")

PROP. 24" RCP

PROP. 12" RCP (INV.=137.24) (W/ SLT CHAN)

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

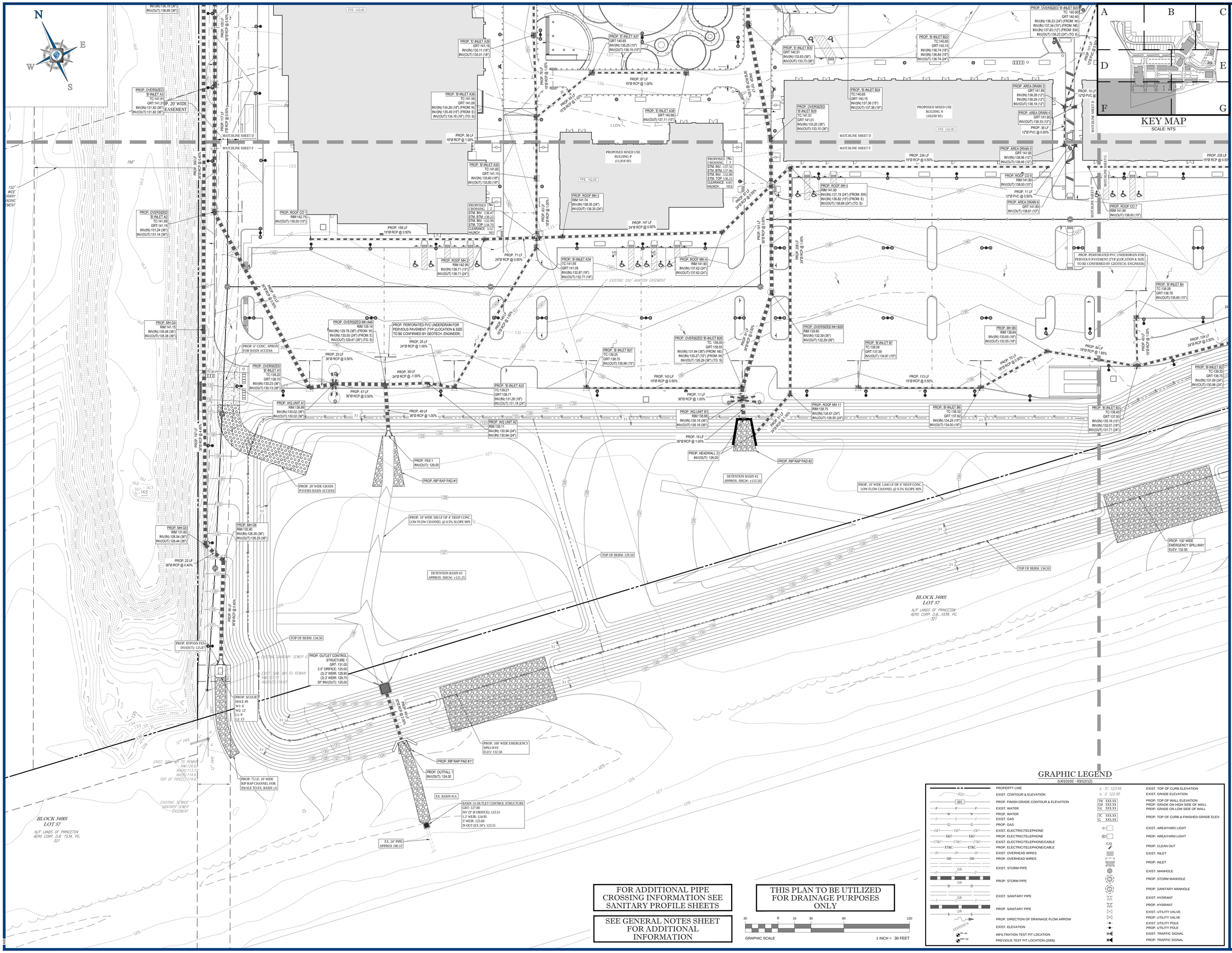
PROP. 84" RCP

PROP. 90" RCP

PROP.

N
E
S
W
SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION
FOR ADDITIONAL PIPE CROSSING INFORMATION SEE SANITARY PROFILE SHEETS
THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY
GRAPHIC LEGEND
(U010102 - 03/12/12)
PROPERTY LINE
EXIST. CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
EXIST. WATER
PROP. WATER
EXIST. GAS
PROP. GAS
EXIST. ELECTRIC/TELEPHONE
PROP. ELECTRIC/TELEPHONE
EXIST. ELECTRIC/TELEPHONE/CABLE
PROP. ELECTRIC/TELEPHONE/CABLE
EXIST. OVERHEAD WIRES
PROP. OVERHEAD WIRES
EXIST. STORM PIPE
PROP. STORM PIPE
EXIST. SANITARY PIPE
PROP. SANITARY PIPE
PROP. DIRECTION OF DRAINAGE FLOW ARROW
EXIST. ELEVATION
EXIST. TOP OF CURB ELEVATION
EXIST. GRADE ELEVATION
PROP. TOP OF WALL ELEVATION
PROP. GRADE ON HIGH SIDE OF WALL
PROP. GRADE ON LOW SIDE OF WALL
PROP. TOP OF CURB & FINISHED GRADE ELEV.
EXIST. AREAYARD LIGHT
PROP. AREAYARD LIGHT
PROP. CLEAN OUT
EXIST. INLET
PROP. INLET
EXIST. MANHOLE
PROP. STORM MANHOLE
PROP. SANITARY MANHOLE
EXIST. HYDRANT
PROP. HYDRANT
EXIST. UTILITY VALVE
PROP. UTILITY VALVE
EXIST. UTILITY POLE
PROP. UTILITY POLE
EXIST. TRAFFIC SIGNAL
PROP. TRAFFIC SIGNAL
INFILTRATION TEST PIT LOCATION
PREVIOUS TEST PIT LOCATION (2006)
KEY MAP
SCALE: NTS
A
B
C
D
E
F
G
MATCHLINE SHEET A
MATCHLINE SHEET B
MATCHLINE SHEET D
MATCHLINE SHEET E
MATCHLINE SHEET F
MATCHLINE SHEET G
BERM LINE
PROPOSED THEATRE & ENTERTAINMENT BUILDING Q (66,640 SF)
PROPOSED MIXED USE BUILDING O (11,240 SF)
PROPOSED MIXED USE BUILDING P (11,818 SF)
PROPOSED MIXED USE BUILDING M (17,778 SF)
PROPOSED MIXED USE BUILDING N (18,030 SF)
PROPOSED MIXED USE BUILDING J (14,762 SF)
MOUNDING LOCATION (REFER TO COURTYARD PLANS FOR DETAILS)
ALL INLETS WITHIN PLAZA AREA TO HAVE ADA COMPLIANT GRATES
FFE: 142.00
FFE: 143.00
FFE: 143.00
EXISTING 550' AVIATION EASEMENT
20' WIDE EASEMENT
PROP. OVERSIZED 'E-INLET A1 TC: 141.81 GRT: 141.31 INV(IN):131.92 (36") INV(OUT):131.82 (36")
PROP. OVERSIZED 'E-INLET A3 TC: 142.03 GRT: 141.53 INV(IN):135.22 (36") (FROM: N) INV(IN):134.11 (30") (FROM: E) INV(OUT):132.93 (36") (TO: S)
PROP. OVERSIZED 'E-INLET A4 TC: 141.79 GRT: 141.29 INV(IN): 132.55 (36") INV(OUT):132.45 (36")
PROP. OVERSIZED 'E-INLET A5 TC: 142.03 GRT: 141.53 INV(IN):136.04 (36") INV(OUT):135.94 (36")
PROP. OVERSIZED 'E-INLET A6 TC: 142.03 GRT: 141.53 INV(IN):136.04 (36") INV(OUT):135.94 (36")
PROP. OVERSIZED 'E-INLET A10 TC: 147.00 GRT: 146.50 INV(IN):138.46 (36") (FROM: N) INV(IN):142.48 (18") (FROM: NE) INV(OUT):138.36 (36") (TO: S)
PROP. DOUBLE 'E-INLET G1 GRT: 142.50 INV(OUT):138.29 (36")
PROP. 'E-INLET A24 TC: 141.56 GRT: 141.06 INV(IN):135.45 (24") (FROM: E) INV(IN):137.87 (18") (FROM: NW) INV(OUT):135.35 (24") (TO: SW)
PROP. 'E-INLET A7 TC: 147.10 GRT: 146.60 INV(OUT):143.00 (18")
PROP. 'E-INLET A8 TC: 147.23 GRT: 146.73 INV(OUT):143.00 (15")
PROP. MH A7 TC: 143.5 GRT: 140.02 INV(IN):137.85 (36") (FROM: N) INV(IN): 142.45 (15") (FROM: NE) INV(OUT):137.75 (36") (TO: S)
PROP. MH G2 RIM:143.50 INV(IN):136.04 (36") INV(OUT):137.94 (36")
PROP. 'E-INLET A25 TC:141.78 GRT:141.28 INV(OUT): 138.00 (18")
PROP. 'E-INLET A26 TC: 141.87 GRT: 141.37 INV(IN):136.17 (18") INV(OUT):136.07 (24")
PROP. 'E-INLET A28 TC:142.49 GRT:141.99 INV(IN):136.82 (15") INV(OUT):136.72 (15")
PROP. 'E-INLET A29 TC:142.72 GRT:142.22 INV(IN):137.02 (15") INV(OUT):136.92 (15")
PROP. 'E-INLET A32 TC:141.00 GRT:140.50 INV(OUT):137.46 (18")
PROP. 'E-INLET A27 TC:142.13 GRT:141.58 INV(IN):136.67 (18") (FROM: E) INV(IN):136.68 (15") (FROM: NE) INV(OUT):136.58 (18") (TO: W)
PROP. 'E-INLET A44 TC:141.61 GRT:141.11 INV(OUT):138.30 (15")
PROP. 'E-INLET A30 TC:143.00 GRT:142.50 INV(OUT):137.17 (15")
PROP. 'E-INLET A31 TC:141.00 GRT:140.50 INV(IN):137.41 (18") INV(OUT):137.31 (18")
PROP. 'E-INLET A41 GRT:140.65 INV(IN):136.87 (15") INV(OUT):136.77 (15")
PROP. 'E-INLET A43 TC:141.61 GRT:141.11 INV(IN):137.72 (15") INV(OUT):137.62 (15")
PROP. 'E-INLET A40 GRT:141.17 INV(IN):136.87 (15") INV(OUT):135.90 (18")
PROP. 'E-INLET A42 GRT:140.66 INV(OUT):137.80 (15")
PROP. 'E-INLET A33 GRT:140.74 INV(IN):134.31 (36") INV(OUT):134.21 (36")
PROP. 'E-INLET A37 GRT:140.65 INV(IN):136.25 (15") INV(OUT):136.15 (15")
PROP. 'E-INLET A39 GRT:141.18 INV(IN):135.01 (18") INV(OUT):135.01 (18")
PROP. 'E-INLET A36 TC: 141.58 GRT: 141.08 INV(IN):134.26 (18") (FROM: N) INV(IN):135.49 (15") (FROM: E) INV(OUT):134.16 (18") (TO: S)
PROP. 'E-INLET A38 GRT:140.66 INV(OUT):137.11 (15")
PROP. 'E-INLET A34 TC:141.55 GRT:141.05 INV(IN):132.87 (18") INV(OUT):132.77 (18")
PROP. 'E-INLET A35 TC:141.60 GRT:141.10 INV(IN):133.60 (18") INV(OUT):133.50 (18")
PROP. 'E-INLET YARD INLET 7 GRT:150.92 INV(IN):145.35 (15") (FROM: W) INV(IN):146.99 (15") (FROM: E) INV(OUT):145.25 (15") (TO: S)
PROP. YARD INLET 4 GRT:150.94 INV(OUT):147.80 (15")
PROP. YARD INLET 5 GRT:150.94 INV(IN): 147.17 (15") INV(OUT):147.07 (15")
PROP. YARD INLET 6 GRT:150.94 INV(IN):146.15 (15") INV(OUT):146.05 (15")
PROP. YARD INLET 8 GRT:150.30 INV(IN):145.04 (15") INV(OUT):144.55 (15")
PROP. YARD INLET 9 GRT:150.94 INV(OUT):147.80 (15")
PROP. 'E-INLET B37 TC:147.01 GRT:146.51 INV(IN): 143.90 (15") INV(OUT):142.10 (15")
PROP. OVERSIZED 'E-INLET B38 TC:147.75 GRT:147.25 INV(IN):140.64 (30") INV(OUT):140.54 (30")
PROP. OVERSIZED 'E-INLET B36 TC: 146.98 GRT:146.48 INV(IN):140.15 (30") (FROM: E) INV(IN):141.65 (15") (FROM: N) INV(OUT):140.05 (30") (TO: SW)
PROP. OVERSIZED 'E-INLET B33 TC: 140.53 GRT:140.03 INV(IN):138.52 (18") (FROM: E) INV(IN):135.87 (30") (FROM: NE) INV(OUT):135.37 (36") (TO: S)
PROP. 'E-INLET B34 TC:140.54 GRT:140.04 INV(IN):137.26 (18") INV(OUT):137.16 (18")
PROP. OVERSIZED 'E-INLET B32 TC:140.90 GRT: 140.40 INV(IN):134.91 (36") INV(OUT): 134.81 (30")
PROP. 'E-INLET B35 TC:142.53 GRT:142.03 INV(IN):138.35 (12") INV(OUT): 137.85 (18")
PROP. AREA DRAIN 1 GRT: 141.82 INV(IN):138.63 (12") INV(OUT):138.53 (12")
PROP. AREA DRAIN 2 GRT:141.82 INV(OUT):138.82 (12")
PROP. 'E-INLET B25 TC:140.87 GRT:140.37 INV(OUT):137.46 (15")
PROP. 'E-INLET B23 TC:140.88 GRT:140.38 INV(OUT):137.00 (15")
PROP. 'E-INLET B21 TC:141.20 GRT:140.70 INV(OUT):137.50 (15")
PROP. 'E-INLET B30 GRT:140.51 INV(IN):133.83 (36") INV(OUT):133.73 (36")
PROP. 'E-INLET B22 TC:140.65 GRT:140.15 INV(IN):136.74 (18") INV(IN):136.84 (15") INV(OUT): 136.74 (24")
PROP. OVERSIZED 'E-INLET B20 TC: 140.90 GRT: 140.40 INV(IN):136.23 (24") (FROM: W) INV(IN):137.34 (15") (FROM: NE) INV(IN):137.63 (12") (FROM: SW) INV(OUT):136.23 (24") (TO: E)
PROP. 'E-INLET B24 TC:140.65 GRT:140.15 INV(IN): 137.38 (15") INV(OUT): 137.38 (18")
PROP. OVERSIZED 'E-INLET B29 TC:141.51 GRT:141.01 INV(IN):133.20 (36") INV(OUT):133.10 (36")
PROP. AREA DRAIN 3 GRT:141.65 INV(IN):138.28 (12") INV(IN):138.28 (12") INV(OUT):138.18 (12")
PROP. AREA DRAIN 4 GRT:141.90 INV(OUT):138.33 (12")
PROP. AREA DRAIN 5 GRT:141.85 INV(IN):138.36 (12") INV(OUT):138.46 (12")
PROP. AREA DRAIN 6 GRT:141.85 INV(OUT):138.61 (12")
PROP. ROOF CO 6 RIM:141.90 INV(OUT):138.00 (15")
PROP. ROOF CO 7 RIM:141.90 INV(OUT):138.00 (15")
PROP. ROOF CO 1 RIM:142.75 INV(OUT):139.50 (15")
PROP. ROOF MH 2 RIM:142.95 INV(IN):138.71 (15") INV(OUT):138.71 (24")
PROP. ROOF MH 3 RIM:141.74 INV(IN):138.35 (24") INV(OUT): 138.35 (24")
PROP. ROOF MH 4 RIM:141.90 INV(IN):137.62 (24") INV(OUT):137.62 (24")
PROP. ROOF MH 5 RIM:141.90 INV(IN):131.19 (24") (FROM: SW) INV(IN):136.82 (15") (FROM: E) INV(OUT):136.69 (24") (TO: S)
PROPOSED CROSSING No. 2 STM. INV. : 138.47 STM. BTM.:138.22 STM. INV. : 132.99 STM. TOP :134.76 CLEARANCE: 3.52 HAUNCH : NO
PROPOSED CROSSING No. 3 STM. INV. : 137.31 STM. BTM.:137.06 STM. INV. :132.89 STM. TOP :135.21 CLEARANCE: 0.83 HAUNCH : YES
PROP. OVERSIZED 'E-INLET A2 TC:141.69 GRT:141.19 INV(IN):131.24 (36") INV(OUT):131.14 (36")
PROP. 289 LF 30"Ø RCP @ 0.40%
PROP. 62 LF 36"Ø RCP @ 0.40%
PROP. 173 LF 30"Ø RCP @ 0.50%
PROP. 59 LF 18"Ø RCP @ 1.00%
PROP. 14 LF 18"Ø RCP @ 1.00%
PROP. 123 LF 24"Ø RCP @ 0.50%
PROP. 82 LF 18"Ø RCP @ 0.50%
PROP. 127 LF 18"Ø RCP @ 0.50%
PROP. 11 LF 18"Ø RCP @ 0.50%
PROP. 129 LF 18"Ø RCP @ 0.50%
PROP. 119 LF 18"Ø RCP @ 0.50%
PROP. 127 LF 15"Ø RCP @ 0.50%
PROP. 184 LF 15"Ø RCP @ 0.50%
PROP. 141 LF 15"Ø RCP @ 0.50%
PROP. 163 LF 15"Ø RCP @ 0.50%
PROP. 43 LF 15"Ø RCP @ 0.50%
PROP. 22 LF 15"Ø RCP @ 3.00%
PROP. 45 LF 15"Ø RCP @ 1.00%
PROP. 79 LF 30"Ø RCP @ 0.50%
PROP. 270 LF 30"Ø RCP @ 0.50%
PROP. 46 LF 24"Ø RCP @ 0.50%
PROP. 20 LF 15"Ø RCP @ 0.50%
PROP. 10 LF 15"Ø RCP @ 0.50%
PROP. 31 LF 15"Ø RCP @ 0.50%
PROP. 71 LF 30"Ø RCP @ 0.50%
PROP. 71 LF 30"Ø RCP @ 0.50%
PROP. 71 LF 30"Ø RCP @ 0.50%
PROP. 71 LF 30"Ø RCP @ 0.50%
PROP. 71 LF 30"Ø RCP @ 0.50%
PROP. 71 LF 30"Ø RCP @ 0.50%
PROP. 71 LF 24"Ø RCP @ 0.50%
PROP. 71 LF 24"Ø RCP @ 0.50%
PROP. 71 LF 24

PROPOSED GROCERY BUILDING E-1 (FLOOR AREA: 47,451 SF) (FLOOR AREA WITHOUT LOADING: 45,711 SF)
FFE: 153.00
PROPOSED MIXED USE BUILDING K (14,040 SF)
FFE: 152.00
PROPOSED MIXED USE BUILDING J (14,762 SF)
FFE: 143.00
PROPOSED RETAIL BUILDING G (8,270 SF)
FFE: 145.00
PROPOSED MIXED USE BUILDING L (17,927 SF)
FFE: 142.00
PROPOSED MIXED USE BUILDING H (18,107 SF)
FFE: 143.00
PROPOSED RETAIL BUILDING A (16,740 SF)
FFE: 145.00
PROPOSED BANK W/ DRIVE-THRU BUILDING B (2,600 SF)
FFE: 151.00
PROPOSED RETAIL WITH DRIVE-THRU BUILDING C-1 (5,624 SF)
FFE: 151.00
MATCHLINE SHEET B
MATCHLINE SHEET D
MATCHLINE SHEET E
MATCHLINE SHEET G
CENTERLINE OF PIPE AND MAINTAIN THROUGHOUT CONSTRUCTION
48" U.C. WATER PIPE TO REMAIN
EXISTING 25' WIDE TEMP. CONST. EASEMENT
EXISTING 15' WIDE WATERLINE EASEMENT
EXISTING 20' WIDE TEMP. CONST. EASEMENT
EXISTING 20' WIDE WATERLINE EASEMENT
EXISTING 200' AVIATION EASEMENT
TOP. PIPE ELEV=145.94
TOP. PIPE ELEV=146.05
TOP. PIPE ELEV=146.37
RIDGELINE
CONC. WALK
MH TOP ELEV=141.25
MH TOP ELEV=147.80
PROP. 270 LF 30"Ø RCP @ 0.50%
PROP. 132 LF 24"Ø RCP @ 0.50%
PROP. 72 LF 15"Ø RCP @ 1.00%
PROP. 46 LF 24"Ø RCP @ 0.50%
PROP. 37 LF 12"Ø PVC @ 0.50%
PROP. 39 LF 12"Ø PVC @ 0.50%
PROP. 10 LF 12"Ø PVC @ 0.50%
PROP. 36 LF 12"Ø PVC @ 0.50%
PROP. 235 LF 15"Ø RCP @ 0.50%
PROP. 173 LF 15"Ø RCP @ 0.50%
PROP. 97 LF 24"Ø RCP @ 0.30%
PROP. 81 LF 15"Ø RCP @ 0.30%
PROP. 37 LF 15"Ø RCP @ 0.40%
PROP. 131 LF 15"Ø RCP @ 0.62%
PROP. 59 LF 15"Ø RCP @ 1.36%
PROP. 146 LF 15"Ø RCP @ 0.30%
PROP. 98 LF 15"Ø RCP @ 0.30%
PROP. 96 LF 15"Ø RCP @ 1.00%
PROP. 22 LF 30"Ø RCP @ 0.50%
PROP. 19 LF 30"Ø RCP @ 0.50%
PROP. 128 LF 15"Ø RCP @ 0.30%
PROP. 58 LF 15"Ø RCP @ 0.30%
PROP. 48 LF 15"Ø RCP @ 0.30%
PROP. 91 LF 15"Ø RCP @ 0.30%
PROP. 174 LF 18"Ø RCP @ 0.50%
PROP. 147 LF 18"Ø RCP @ 0.50%
PROP. 102 LF 15"Ø RCP @ 1.96%
PROP. 85 LF 24"Ø RCP @ 0.50%
PROP. 103 LF 24"Ø RCP @ 0.50%
PROP. 153 LF 30"Ø RCP @ 0.50%
PROP. 64 LF 30"Ø RCP @ 0.50%
PROP. 83 LF 30"Ø RCP @ 0.50%
PROP. 233 LF 15"Ø RCP @ 0.50%
PROP. 110 LF 36"Ø RCP @ 0.50%
PROP. 32 LF 36"Ø RCP @ 0.50%
PROP. 15 LF 36"Ø RCP @ 0.50%
PROP. 74 LF 12"Ø RCP @ 1.65%
PROP. 22 LF 36"Ø RCP @ 1.00%
PROP. 45 LF 15"Ø RCP @ 1.00%
PROP. 17 LF 15"Ø RCP @ 1.00%
PROP. 31 LF 15"Ø RCP @ 1.00%
PROP. 16 LF 15"Ø RCP @ 1.77%
PROP. 15 LF 24"Ø RCP @ 0.50%
PROP. 96 LF 15"Ø RCP @ 1.00%
PROP. 110 LF 15"Ø RCP @ 1.00%
PROP. 140 LF 24"Ø RCP @ 0.50%
PROP. 56 LF 6"Ø PVC @ 1.00%
PROP. 17 LF 15"Ø RCP @ 1.00%
PROP. 103 LF 24"Ø RCP @ 0.50%
PROP. 85 LF 24"Ø RCP @ 0.50%
PROP. 153 LF 30"Ø RCP @ 0.50%
PROP. 64 LF 30"Ø RCP @ 0.50%
PROP. 83 LF 30"Ø RCP @ 0.50%
PROP. 233 LF 15"Ø RCP @ 0.50%
PROP. 110 LF 36"Ø RCP @ 0.50%
PROP. 32 LF 36"Ø RCP @ 0.50%
PROP. 15 LF 36"Ø RCP @ 0.50%
PROP. 74 LF 12"Ø RCP @ 1.65%
PROP. 22 LF 36"Ø RCP @ 1.00%
PROP. 45 LF 15"Ø RCP @ 1.00%
PROP. 17 LF 15"Ø RCP @ 1.00%
PROP. 31 LF 15"Ø RCP @ 1.00%
PROP. 16 LF 15"Ø RCP @ 1.77%
PROP. 15 LF 24"Ø RCP @ 0.50%
PROP. 96 LF 15"Ø RCP @ 1.00%
PROP. 110 LF 15"Ø RCP @ 1.00%
PROP. 140 LF 24"Ø RCP @ 0.50%
PROP. 56 LF 6"Ø PVC @ 1.00%
PROP. 97 LF 24"Ø RCP @ 0.30%
PROP. 81 LF 15"Ø RCP @ 0.30%
PROP. 37 LF 15"Ø RCP @ 0.40%
PROP. 131 LF 15"Ø RCP @ 0.62%
PROP. 59 LF 15"Ø RCP CL. V @ 0.50%
PROP. 146 LF 15"Ø RCP @ 0.30%
PROP. 98 LF 15"Ø RCP @ 0.30%
PROP. 96 LF 15"Ø RCP @ 1.00%
PROP. 22 LF 30"Ø RCP @ 0.50%
PROP. 19 LF 30"Ø RCP @ 0.50%
PROP. 128 LF 15"Ø RCP @ 0.30%
PROP. 58 LF 15"Ø RCP @ 0.30%
PROP. 48 LF 15"Ø RCP @ 0.30%
PROP. 91 LF 15"Ø RCP @ 0.30%
PROP. 174 LF 18"Ø RCP @ 0.50%
PROP. 147 LF 18"Ø RCP @ 0.50%
PROP. 102 LF 15"Ø RCP @ 1.96%
PROP. 85 LF 24"Ø RCP @ 0.50%
PROP. 103



FOR ADDITIONAL PIPE CROSSING INFORMATION SEE SANITARY PROFILE SHEETS

SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

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

GRAPHIC LEGEND

(U)010102 - 03/12/12)

PROPERTY LINE		x TC: 123.45	EXIST. TOP OF CURB ELEVATION
600	EXIST. CONTOUR & ELEVATION	x G: 122.95	EXIST. GRADE ELEVATION
601	PROP. FINISH GRADE CONTOUR & ELEVATION	TW XXX.XX GW XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
W W	EXIST. WATER		
W W	PROP. WATER	TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
G G	EXIST. GAS		
G G	PROP. GAS		EXIST. AREA/YARD LIGHT
E&T E&T E&T	EXIST. ELECTRIC/TELEPHONE		
E&T E&T	PROP. ELECTRIC/TELEPHONE		PROP. AREA/YARD LIGHT
E/C E/C E/C	EXIST. ELECTRIC/TELEPHONE/CABLE	CO	
ET&C ET&C	PROP. ELECTRIC/TELEPHONE/CABLE		PROP. CLEAN OUT
OH OH	EXIST. OVERHEAD WIRES		EXIST. INLET
OH OH	PROP. OVERHEAD WIRES		PROP. INLET
OR	EXIST. STORM PIPE		EXIST. MANHOLE
D D	PROP. STORM PIPE		PROP. STORM MANHOLE
OR	EXIST. SANITARY PIPE		PROP. SANITARY MANHOLE
S S	PROP. SANITARY PIPE		EXIST. HYDRANT
OR			PROP. HYDRANT
	PROP. DIRECTION OF DRAINAGE FLOW ARROW		EXIST. UTILITY VALVE
XXXXXX	EXIST. ELEVATION		PROP. UTILITY VALVE
			EXIST. UTILITY POLE
IPIT-xx	INFILTRATION TEST PIT LOCATION		PROP. UTILITY POLE
PPIT-xx	PREVIOUS TEST PIT LOCATION (2006)		EXIST. TRAFFIC SIGNAL
			PROP. TRAFFIC SIGNAL

BOHLER ENGINEERING

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

SOUTHERN NEW JERSEY
CENTRAL NEW JERSEY
NORTHERN NEW JERSEY
PHILADELPHIA, PA
PITTSBURGH, PA
SOUTHEASTERN, PA
NORTHERN VIRGINIA
FAIRFAX, VA
FORT LAUDERDALE, FL
TAMPA, FL
ORLANDO, FLORIDA
SOUTHEASTERN, PA
RALEIGH, NC
RICHMOND BEACH, DE
WASHINGTON, DC
CHARLOTTE, NC
BALTIMORE, MD
BOSTON, MA
NEW YORK METRO
UPSTATE NEW YORK
DALLAS, TX

PROFESSIONAL ENGINEER, LAND SURVEYOR, LANDSCAPE ARCHITECT, PLANNER, ENVIRONMENTAL SCIENTIST, TRANSPORTATION ENGINEER, CONSTRUCTION MANAGER, ENERGY MANAGER, SUSTAINABILITY CONSULTANT, PERMIT EXPEDITOR, SURVEYOR, UTILITY COORDINATOR

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-CDU-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. OR AUTHORIZATION NO. GA/GA0033750

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 086541
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 26039
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

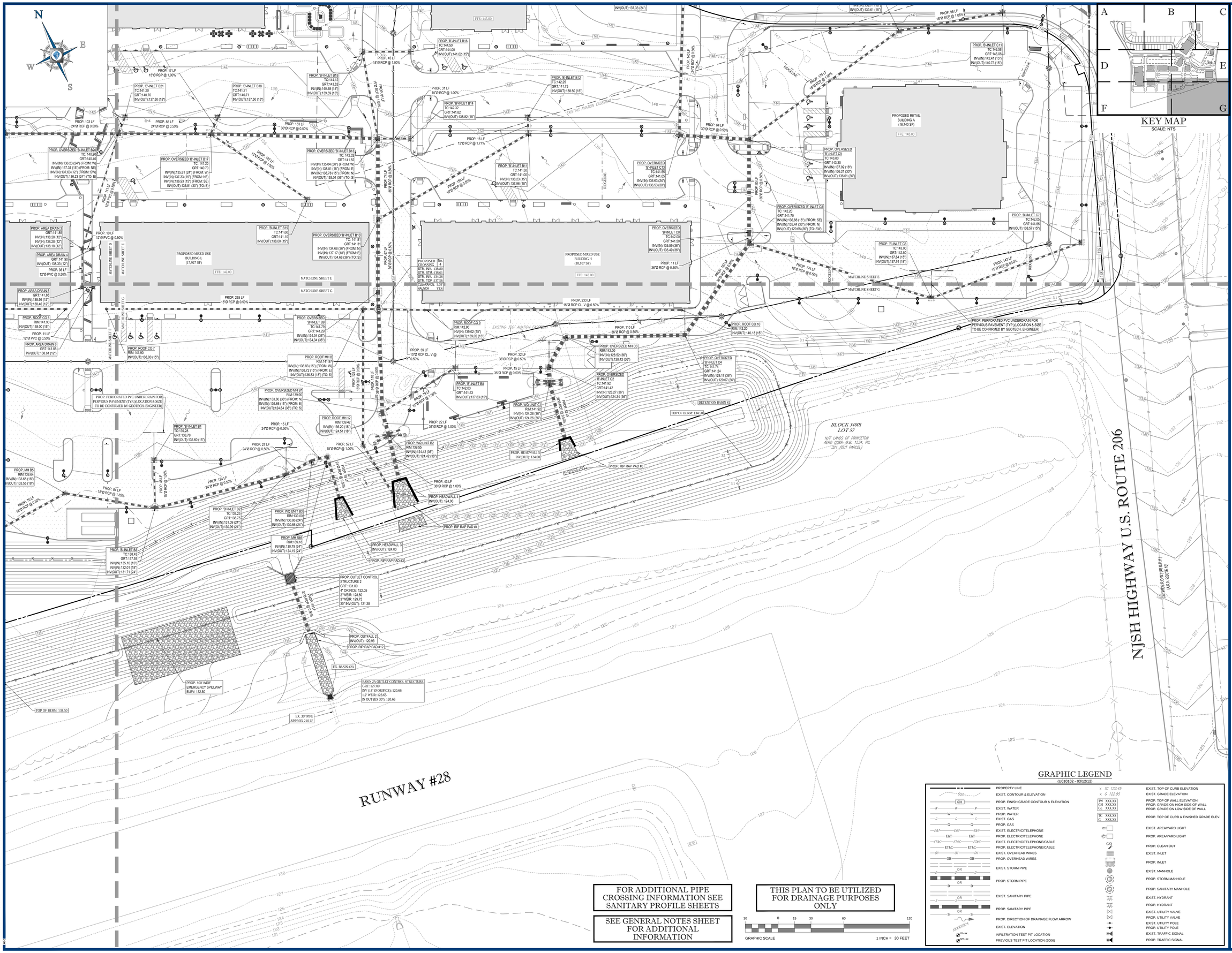
DRAINAGE PLAN F

SHEET NUMBER:

32 OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\ENGINEERING\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908 CDU-9A-----AA.DWG, 5/13/2019 2:57:09 PM, A1 F



KEY MAP

SCALE: NTS

GRAPHIC LEGEND

(U010102 - 03/12/12)

PROPERTY LINE	x TC 123.45	EXIST. TOP OF CURB ELEVATION	
600 EXIST. CONTOUR & ELEVATION	x G 122.95	EXIST. GRADE ELEVATION	
601 PROP. FINISH GRADE CONTOUR & ELEVATION	TW XXX.XX GW XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL	
W EXIST. WATER			
W PROP. WATER	TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.	
G EXIST. GAS			
G PROP. GAS			
E&T EXIST. ELECTRIC/TELEPHONE		EXIST. AREA/YARD LIGHT	
E&T PROP. ELECTRIC/TELEPHONE		PROP. AREA/YARD LIGHT	
E&T/C EXIST. ELECTRIC/TELEPHONE/CABLE	CO	PROP. CLEAN OUT	
E&T/C PROP. ELECTRIC/TELEPHONE/CABLE		EXIST. INLET	
OH EXIST. OVERHEAD WIRES		PROP. INLET	
OH PROP. OVERHEAD WIRES		EXIST. MANHOLE	
EXIST. STORM PIPE		PROP. STORM MANHOLE	
PROP. STORM PIPE		PROP. SANITARY MANHOLE	
EXIST. SANITARY PIPE		EXIST. HYDRANT	
PROP. SANITARY PIPE		PROP. HYDRANT	
		EXIST. UTILITY VALVE	
PROP. DIRECTION OF DRAINAGE FLOW ARROW		PROP. UTILITY VALVE	
EXIST. ELEVATION		EXIST. UTILITY POLE	
		PROP. UTILITY POLE	
INFILTRATION TEST PIT LOCATION		EXIST. TRAFFIC SIGNAL	
PREVIOUS TEST PIT LOCATION (2006)		PROP. TRAFFIC SIGNAL	

BOHLER ENGINEERING

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

SOUTHERN NEW JERSEY: CHARLOTTE, NC; SALTMORE, MD; PITTSBURGH, PA; NORTHERN VIRGINIA; TAMPA, FL; ORLANDO, FLORIDA; ATLANTA, GEORGIA; SOUTHEASTERN, PA; RALEIGH, NC; BRIDGEPORT, CT; DALLAS, TX; NEW YORK METRO; BRIDGEWATER, NJ; WASHINGTON, DC; NORTHERN NEW JERSEY

PROFESSIONAL ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS, AND PROFESSIONAL LAND SURVEYORS

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-GDU-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. 24GA28035700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 088514-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 29039
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077358

SHEET TITLE:

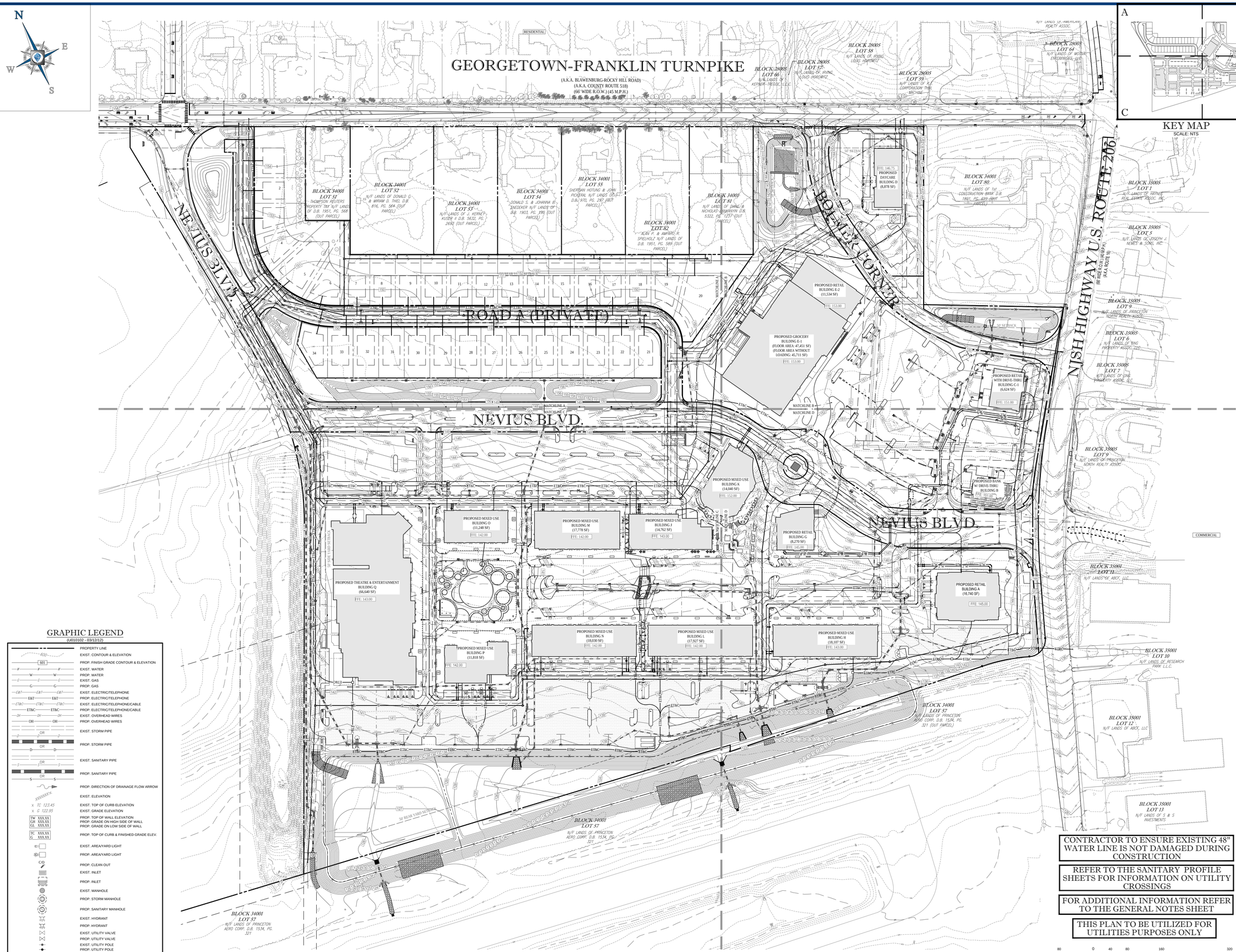
DRAINAGE PLAN G

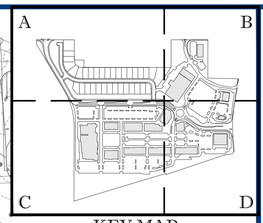
SHEET NUMBER:

33 OF 83

REVISION 9 - 05/13/2019

© 2019 BOHLER ENGINEERING | CIVIL | DRAWINGS | SITE PLAN PACKAGE | J160908_GDU.dwg — LAYOUT: G (1:1)





KEY MAP
SCALE: NTS

GRAPHIC LEGEND
(U010102 - 03/12/12)

- PROPERTY LINE
- 600 — EXIST. CONTOUR & ELEVATION
- 601 — PROP. FINISH GRADE CONTOUR & ELEVATION
- W — EXIST. WATER
- PROP. WATER
- G — EXIST. GAS
- PROP. GAS
- E&T — EXIST. ELECTRIC/TELEPHONE
- PROP. ELECTRIC/TELEPHONE
- ET&C — EXIST. ELECTRIC/TELEPHONE/CABLE
- PROP. ELECTRIC/TELEPHONE/CABLE
- OH — EXIST. OVERHEAD WIRES
- PROP. OVERHEAD WIRES
- EXIST. STORM PIPE
- OR
- PROP. STORM PIPE
- OR
- EXIST. SANITARY PIPE
- OR
- PROP. SANITARY PIPE
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- XXXXXX — EXIST. ELEVATION
- X TC 123.45 — EXIST. TOP OF CURB ELEVATION
- X G 122.95 — EXIST. GRADE ELEVATION
- TW XXX.XX / GW XXX.XX / GL XXX.XX — PROP. TOP OF WALL ELEVATION / PROP. GRADE ON HIGH SIDE OF WALL / PROP. GRADE ON LOW SIDE OF WALL
- TC XXX.XX / G XXX.XX — PROP. TOP OF CURB & FINISHED GRADE ELEV.
- EXIST. AREA/YARD LIGHT
- PROP. AREA/YARD LIGHT
- C/O — PROP. CLEAN OUT
- EXIST. INLET
- PROP. INLET
- EXIST. MANHOLE
- PROP. STORM MANHOLE
- PROP. SANITARY MANHOLE
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. UTILITY VALVE
- PROP. UTILITY VALVE
- EXIST. UTILITY POLE
- PROP. UTILITY POLE
- EXIST. TRAFFIC SIGNAL
- PROP. TRAFFIC SIGNAL

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

REFER TO THE SANITARY PROFILE SHEETS FOR INFORMATION ON UTILITY CROSSINGS

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

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

© 2019 BOHLER ENGINEERING | DRAWINGS SITE PLAN FOR CAD STANDARDS V1.0 | 2019 | 06-----A LAYOUT C1 (34 OVALL SITE)

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • CHARLOTTE, NC
UPSTATE NEW YORK • BALTIMORE, MD
BOSTON, MA • NORTHERN VIRGINIA
PITTSBURGH, PA • TAMPA, FL
SOUTHEASTERN, PA • ORLANDO, FLORIDA
NEW YORK METRO • RALEIGH, NC
SOUTHEASTERN, PA • DALLAS, TX
NORTHERN NEW JERSEY • WASHINGTON, DC
PRINCETON, NEW JERSEY: 2 CENTRE DRIVE, MONMOUTH JUNCTION, NJ 08852 | PHONE: (732) 329-0076 | FAX: (732) 329-1122 | WWW.BOHLERENGINEERING.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

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-UTL-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. 24GA27818700

B.A. BOHLER
PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 090514-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 26059
FLORIDA LICENSE No. 72077 — PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

OVERALL UTILITIES PLAN

SHEET NUMBER:
34
OF 83

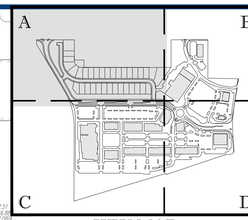
REVISION 9 - 05/13/2019

GEORGETOWN-FRANKLIN TURNPIKE

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

KEY MAP

SCALE: NTS



NEVIUS BLVD.

ROAD A (PRIVATE)

NEVIUS BLVD.

SANITARY CONSTRUCTION NOTES:

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

GRAPHIC LEGEND

(UD10102 - 03/12/12)

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

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

GRAPHIC SCALE — 1 INCH = 40 FEET

BOHLER ENGINEERING

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

SOUTHERN NEW JERSEY • CHARLOTTE, NC
CENTRAL NEW JERSEY • SALT LAKE CITY, UT
PITTSBURGH, PA • TAMPA, FL
NORTHERN VIRGINIA • ORLANDO, FL
SOUTHEASTERN, PA • DALLAS, TX
RALEIGH, NC
WASHINGTON, DC

THESE PLANS, DESIGNS AND DRAWINGS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER ENGINEERING. ALL RIGHTS RESERVED.

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-LTL-SA

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. 24GA28035700

B.A. BOHLER

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 086514-1
DELAWARE LICENSE No. 17111 — CONNECTICUT LICENSE No. 28039
FLORIDA LICENSE No. 73277 — PENNSYLVANIA LICENSE No. 077366

SHEET TITLE:

UTILITIES PLAN A

SHEET NUMBER:

35
OF 83

REVISION 9 - 05/13/2019

G:\2016\J160908\ENGINEER\CIVIL\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908 UTL-SA — LAYOUT: C-35 UTIL A

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 58 N/F LANDS OF IRVING LOUIS HOROWITZ

BLOCK 28005 LOT 57 N/F LANDS OF IRVING LOUIS HOROWITZ

BLOCK 28005 LOT 66 N/F LANDS OF KERNER-TRIGOZ, L.L.C.

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

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

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

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

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 DNG PROPERTY ASSOC, LLC

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

BOLMER CORNER

NEVIUS BLVD.

NJSH HIGHWAY U.S. ROUTE 206

(80' WIDE R.O.W.) (70 M.P.H.) (A.K.A. ROUTE 8)

PROPOSED DAYCARE BUILDING D (8,878 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: 45,71 SF) FFE: 153.00

PROPOSED MIXED USE BUILDING K (14,040 SF) FFE: 152.00

PROPOSED MIXED USE BUILDING J (14,762 SF)

PROPOSED RETAIL WITH DRIVE-THRU BUILDING C-1 (6,624 SF) FFE: 151.00

PROPOSED BANK W/ DRIVE-THRU BUILDING B (2,600 SF) FFE: 150.00

PROP. FIRE DEPARTMENT CONNECTION

PROP. SAN. CO 1 INV(OUT): 142.04

PROP. 36 LF 4" Ø PVC @ 2.08%

PROP. SAN. PUMP STATION RIM: 148.00 GRD: 147.50 INV(IN): 141.29 INV(OUT): 142.58

PROP. 320 LF FORCE MAIN 1.5" HDPE

PROP. SAN. CO 2 RIM:150.34 INV(OUT):145.25 (4")

PROP. SAN. CO 3 RIM:150.58 INV(IN):143.79 (4") INV(OUT):140.42 (4")

PROP. SAN. CO 4 RIM:149.06 INV(IN):141.29 INV(OUT):138.87 (4")

PROP. 70 LF 4"Ø PVC @ 2.08%

PROP. 60 LF 4"Ø PVC @ 2.08%

PROP. 4.0' Ø MH - 40 RIM:153.93 INV(IN):142.01 (8") INV(OUT):141.91 (8")

PROP. 152 LF 8"Ø PVC @ 0.50%

PROP. 4.0' Ø MH - 41 RIM:152.62 INV(IN):142.87 (8") INV(OUT):142.77 (8")

PROP. 10 LF 4" SCH. 40 PVC @ 2.08%

PROP. RESIDENTIAL STUB INV: 143.26 (4")

PROP. RESIDENTIAL STUB INV: 144.04 (4")

PROP. TEE-WYE INV: 143.05 (4")

PROP. TEE-WYE INV: 143.83 (4")

PROP. TEE-WYE INV(IN): 143.58 (4")

PROP. 4.0' Ø MH - 42 RIM:152.25 INV(OUT): 143.87 (8")

PROP. 4.0' Ø MH - 24 RIM:151.60 INV(IN): 146.85(15") INV(OUT):146.85 (8")

PROP. 4.0' Ø MH - 53 RIM:148.30 INV(OUT):142.87 (8")

PROP. TEE-WYE INV(IN): 142.22 (4")

PROP. TEE-WYE INV(IN): 142.94 (4")

PROP. 100 LF 6"Ø PVC @ 1.00%

PROP. TEE-WYE INV(IN): 141.70 (4")

PROP. TEE-WYE INV(OUT): 142.74 (4")

PROP. 43 LF 4"Ø PVC @ 2.08%

PROP. 127 LF 8"Ø PVC @ 1.00%

PROP. 43 LF 4"Ø PVC @ 2.08%

PROP. 40 LF 4"Ø PVC @ 2.08%

PROP. 40 LF 4"Ø PVC @ 2.08%

INV(OUT): 143.77 (4")

INV(OUT): 144.41 (4")

PROP. 4.0' Ø MH - 23 RIM:152.50 INV(IN):144.96 (8") INV(OUT):144.86 (8")

PROP. 4.0' Ø MH - 22 RIM:152.05 INV(IN):144.09 (8") INV(OUT):143.99 (8")

PROP. 48 LF 4"Ø PVC @ 2.08%

INV(OUT): 142.95 (4")

PROP. TEE-WYE INV(IN): 141.85 (4")

PROP. 48 LF 4"Ø PVC @ 2.08%

INV(OUT): 143.22 (4")

PROP. TEE-WYE INV(IN): 141.95 (4")

PROP. TEE CONNECTION (TYP.)

PROP. WATER VALVE (TYP.)

PROP. PUBLIC HYDRANT & VALVE

PROP. TEE-WYE INV(IN): 142.15 (4")

PROP. GAS SERVICE (TYP.)

PROP. PUBLIC HYDRANT & VALVE

PROP. PULL BOX

PROP. 284 LF 6"Ø PVC @ 1.00%

PROP. ELECTRIC, TELEPHONE & CABLE SERVICE (TYP.)

PROP. GAS VALVE (TYP.)

PROP. TRANSFORMER (TYP.)

PROP. 100 LF 8"Ø PVC @ 0.40%

PROP. 100 LF 8"Ø PVC @ 1.00%

PROP. 4.0' Ø DROP MH - 20 RIM:145.10 INV(IN):139.96 (8") INV(OUT):134.18 (8")

PROP. 4.0' Ø MH - 21 RIM:150.75 INV(IN):141.15 (8") INV(OUT):141.05 (8")

PROP. 4.0' Ø MH - 19 RIM:142.84 INV(IN):133.78 (8") INV(OUT):133.68 (8")

PROP. WATER METER PIT ON DOMESTIC WATER LINE (TYP.)

PROP. 200 LF 8"Ø PVC @ 0.40%

PROP. 4.0' Ø MH - 38 RIM:149.58 INV(OUT):142.64 (8")

PROP. 106 LF 8"Ø PVC @ 1.90%

PROP. 177 LF 8"Ø PVC @ 0.50%

PROP. 10' NON-EXCLUSIVE WATER EASEMENT

PROP. 15' EXCLUSIVE WATER EASEMENT

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

PROP. 6' FIRE WATER LINE (TYP.)

PROP. 2" DOMESTIC WATER LINE (TYP.)

PROP. GAS SERVICE (TYP.)

PROP. TRANSFORMER (TYP.)

PROP. 6" FIRE WATER LINE CONNECTION

PROP. 2" DOMESTIC WATER LINE CONNECTION

PROP. WATER MAIN TO BE SIZED BY NAWA (TYP.)

PROP. WATER METER VAULT (TYP.)

PROP. ELECTRIC, TELEPHONE & CABLE SERVICE (TYP.)

PROP. PUBLIC HYDRANT & VALVE

PROP. HOT BOX

PROP. BLOW OFF VALVE

PROP. PRIVATE HYDRANT & VALVE

PROP. TENANT PERMITTED EVENT AREA

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

PROPOSED TWO CROSSING WTR. INV. 144.55 WTR. BTM.140.05 SAN. INV. 139.68 SAN. TOP 140.05 CLEARANCE 0.55' ENCASEMENT YES

CONTRACTOR TO CONNECT PROPOSED ELECTRIC LINE WITH EXISTING UTILITY POLE

CONTRACTOR TO LOCATE EXISTING GAS LINE AND CONNECT WITH PROPOSED

PROP. LOCATION OF WET TAP TO EXIST. WATER MAIN

CONTRACTOR TO LOCATE EXISTING ELECTRIC LINE AND CONNECT WITH PROPOSED

PROP. RELOCATED UTILITY POLE

PROP. GAS SERVICE (TYP.)

PROP. WATER METER VAULT (TYP.)

PROP. ELECTRIC, TELEPHONE & CABLE SERVICE (TYP.)

EXISTING WATER MAIN TO REMAIN CONTRACTOR TO LOCATE PRIOR TO CONSTRUCTION AND INSTALL PROTECTIVE FENCING 10' OFF-CENTERLINE OF PIPE AND MAINTAIN THROUGHOUT CONSTRUCTION

EXISTING 15" WIDE WATERLINE EASEMENT

EXISTING 25' WIDE TEMP. CONST. EASEMENT

EXISTING 20' WIDE WATERLINE EASEMENT

EXISTING 20' WIDE TEMP. CONST. EASEMENT

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

EXIST. U/P & OH. WIRES

ASPHALT PAVEMENT

R.O.W. LINE

MATCHLINE A

MATCHLINE B

MATCHLINE C

MATCHLINE D

GRAPHIC LEGEND

(U010102 - 03/12/12)

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

KEY MAP

SCALE: NTS

FORCE MAIN CONSTRUCTION IS TO BE PROVIDED WITH TRACKER PER DETAIL FOR MARK OUT PURPOSES

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

REFER TO THE SANITARY PROFILE SHEETS FOR INFORMATION ON UTILITY CROSSINGS

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

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

BOHLER ENGINEERING

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

SOUTHERN NEW JERSEY
CENTRAL NEW JERSEY
PITTSBURGH, PA
NORTHERN VIRGINIA
SOUTHEASTERN, PA
NEW YORK METRO
NORTHERN NEW JERSEY
BALTIMORE, MD
BOSTON, MA
UPSTATE NEW YORK
SOUTHEASTERN, FL
TAMPA, FL
ORLANDO, FLORIDA
RALEIGH, NC
WASHINGTON, DC
CHARLOTTE, NC
ATLANTA, GA
DALLAS, TX
RENO, NV

PHOENIX, NEW HAMPSHIRE, ALL OFFICES IN NEW JERSEY, NEW YORK, PENNSYLVANIA, MARYLAND, VIRGINIA, FLORIDA, NORTH CAROLINA, GEORGIA, TEXAS, NEVADA, MASSACHUSETTS, ARIZONA, AND WASHINGTON, DC
www.BohlerEngineering.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

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

NEW JERSEY ONE CALL ONE-CALL NOTIFICATION SYSTEM

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-UTL-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
DELAWARE LICENSE No. 17111
FLORIDA LICENSE No. 72277
NEW YORK LICENSE No. 099516-1
CONNECTICUT LICENSE No. 28039
PENNSYLVANIA LICENSE No. 077306

SHEET TITLE:

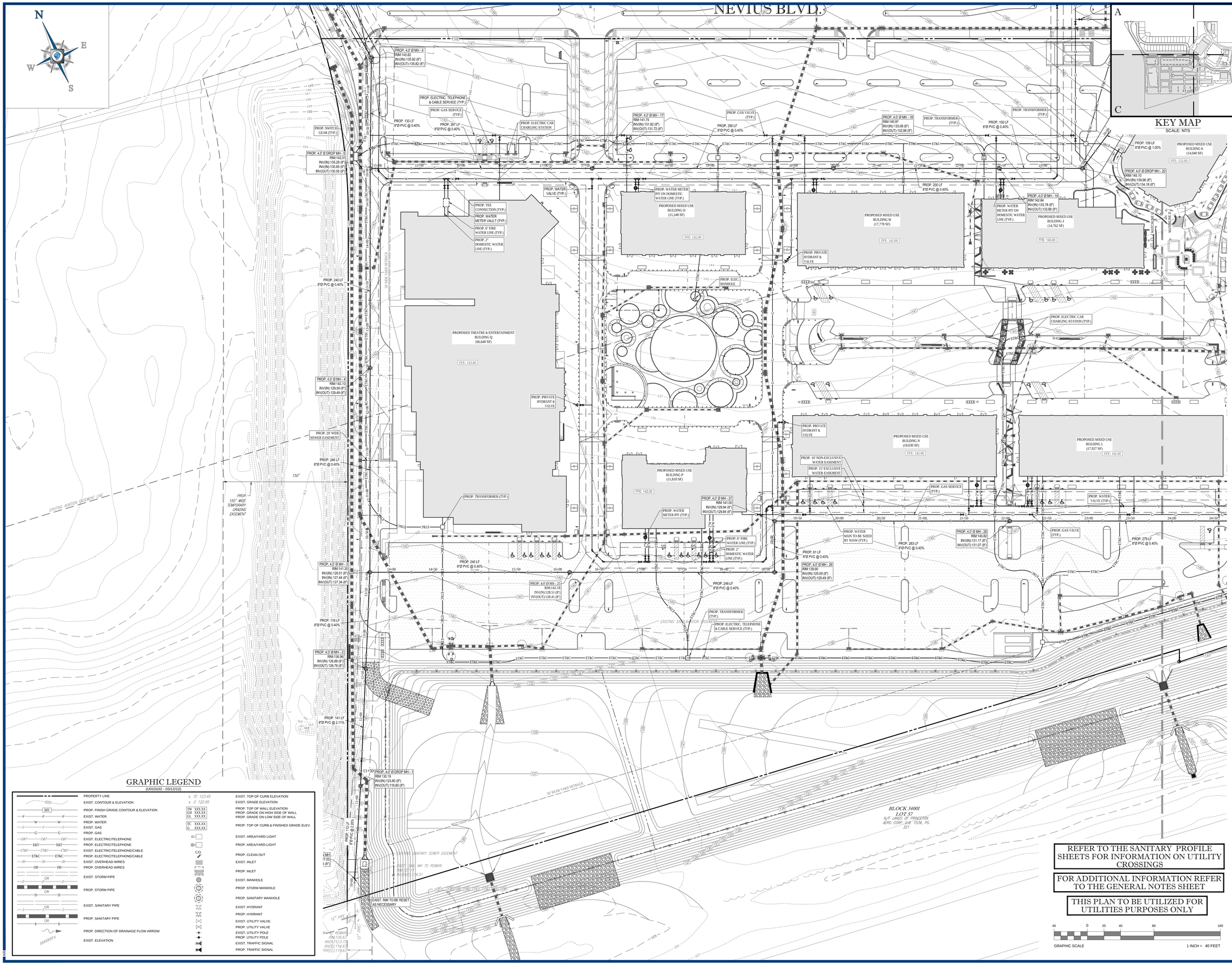
UTILITIES PLAN B

SHEET NUMBER:

36
OF 83

REVISION 9 - 05/13/2019

C:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN ENCAD\J160908-UTL-9A — 6/4/2019 7:36:17 PM EDT



GRAPHIC LEGEND

(U010102 - 03/12/12)

	PROPERTY LINE	x TC 123.45	EXIST. TOP OF CURB ELEVATION
608	EXIST. CONTOUR & ELEVATION	x G 122.95	EXIST. GRADE ELEVATION
601	PROP. FINISH GRADE CONTOUR & ELEVATION	TW XXX.XX GH XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
W W	EXIST. WATER		
W W	PROP. WATER	TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
G G	EXIST. GAS		
G G	PROP. GAS		
E&T E&T	EXIST. ELECTRIC/TELEPHONE		EXIST. AREA/YARD LIGHT
E&T E&T	PROP. ELECTRIC/TELEPHONE		PROP. AREA/YARD LIGHT
ET&C ET&C	EXIST. ELECTRIC/TELEPHONE/CABLE	CO	PROP. CLEAN OUT
ET&C ET&C	PROP. ELECTRIC/TELEPHONE/CABLE		
OH OH	EXIST. OVERHEAD WIRES		EXIST. INLET
OH OH	PROP. OVERHEAD WIRES		PROP. INLET
D D	EXIST. STORM PIPE		EXIST. MANHOLE
D D	PROP. STORM PIPE		PROP. STORM MANHOLE
S S	EXIST. SANITARY PIPE		EXIST. HYDRANT
S S	PROP. SANITARY PIPE		PROP. HYDRANT
			EXIST. UTILITY VALVE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW		PROP. UTILITY VALVE
			EXIST. UTILITY POLE
XXXXXX.X	EXIST. ELEVATION		PROP. UTILITY POLE
			EXIST. TRAFFIC SIGNAL
			PROP. TRAFFIC SIGNAL

©2019 BOHLER ENGINEERING

KEY MAP
SCALE: NTS

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING LANDSCAPE 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 · BALTIMORE, MD · NORTHERN VIRGINIA · TAMPA, FL · ORLANDO, FLORIDA · RALEIGH, NC · WASHINGTON, DC · DALLAS, TX
PHILADELPHIA, PA · WWW.BOHLERENGINEERING.COM · PITTSBURGH, PA · SOUTHEASTERN, PA · NEW YORK METRO · NORTHERN NEW JERSEY · RIVERBOTH BEACH, DE · WASHINGTON, DC · DALLAS, TX

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 MAC
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-UTL-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

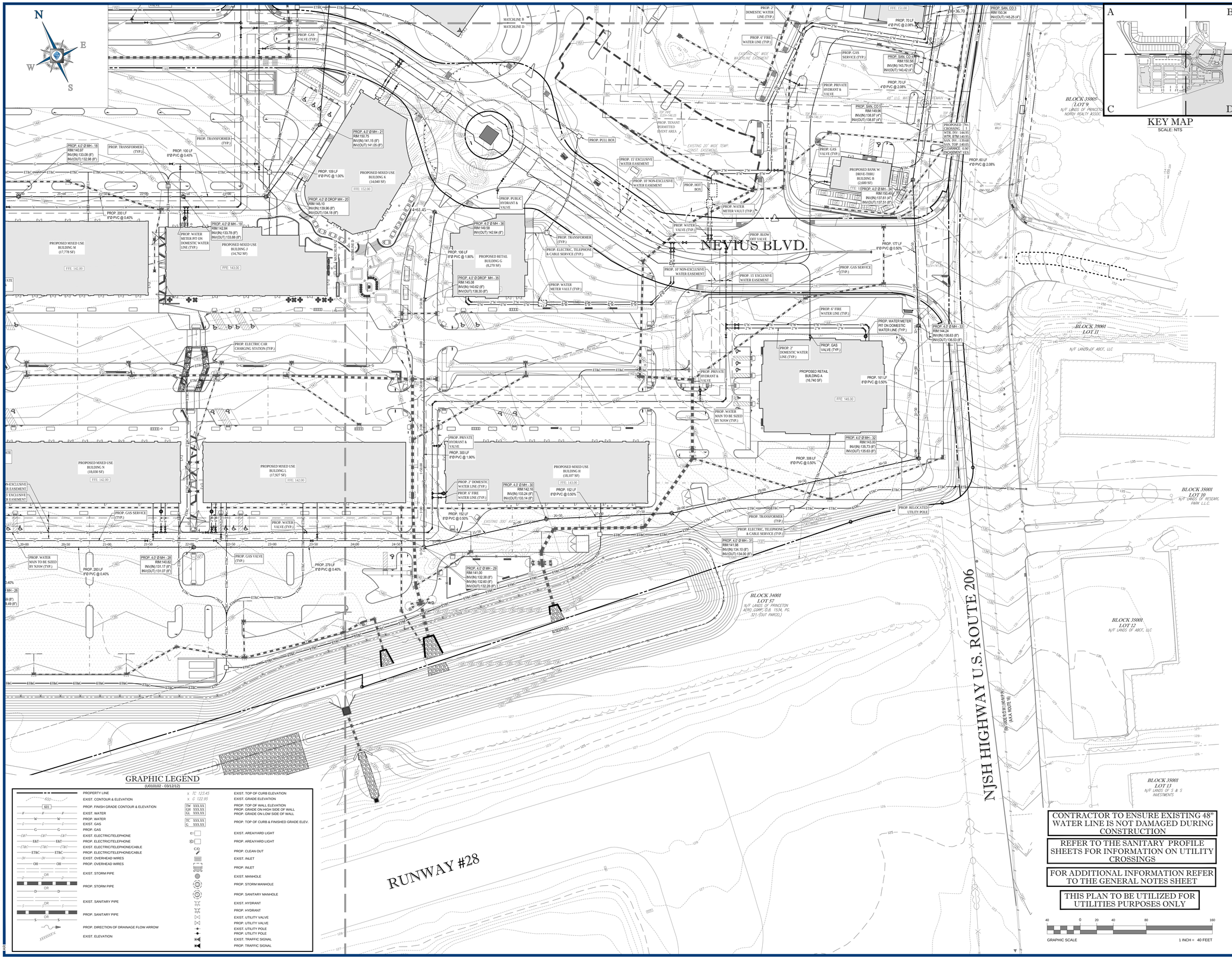
BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN , NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 · NEW YORK LICENSE No. 088514-1
DELAWARE LICENSE No. 17111 · CONNECTICUT LICENSE No. 26029
FLORIDA LICENSE No. 73277 · PENNSYLVANIA LICENSE No. 077356

SHEET TITLE:
UTILITIES PLAN C

SHEET NUMBER:
37
OF 83

REVISION 9 - 05/13/2019



GRAPHIC LEGEND

(U010102 - 03/12/12)

	PROPERTY LINE	x TC 123.45	EXIST. TOP OF CURB ELEVATION
600	EXIST. CONTOUR & ELEVATION	x GL 122.95	EXIST. GRADE ELEVATION
601	PROP. FINISH GRADE CONTOUR & ELEVATION	TW XXX.XX GH XXX.XX GL XXX.XX	PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL PROP. GRADE ON LOW SIDE OF WALL
W W W	EXIST. WATER		
W W W	PROP. WATER	TC XXX.XX G XXX.XX	PROP. TOP OF CURB & FINISHED GRADE ELEV.
G G G	EXIST. GAS		
G G G	PROP. GAS		EXIST. AREAYARD LIGHT
E&T E&T E&T	EXIST. ELECTRIC/TELEPHONE		PROP. AREAYARD LIGHT
E&T E&T E&T	PROP. ELECTRIC/TELEPHONE	CO	PROP. CLEAN OUT
ET&C ET&C ET&C	EXIST. ELECTRIC/TELEPHONE/CABLE		EXIST. INLET
ET&C ET&C ET&C	PROP. ELECTRIC/TELEPHONE/CABLE		PROP. INLET
OH OH OH	EXIST. OVERHEAD WIRES		EXIST. MANHOLE
OH OH OH	PROP. OVERHEAD WIRES		PROP. STORM MANHOLE
OR	EXIST. STORM PIPE		PROP. SANITARY MANHOLE
OR	PROP. STORM PIPE		EXIST. HYDRANT
OR	EXIST. SANITARY PIPE		PROP. HYDRANT
OR	PROP. SANITARY PIPE		EXIST. UTILITY VALVE
			PROP. UTILITY VALVE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW		EXIST. UTILITY POLE
XXXXXXX	EXIST. ELEVATION		PROP. UTILITY POLE
			EXIST. TRAFFIC SIGNAL
			PROP. TRAFFIC SIGNAL

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

REFER TO THE SANITARY PROFILE SHEETS FOR INFORMATION ON UTILITY CROSSINGS

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

40 0 20 40 80 160

GRAPHIC SCALE 1 INCH = 40 FEET

KEY MAP
SCALE: NTS

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY
UPSTATE NEW YORK
BOSTON, MA
PITTSBURGH, PA
SOUTHEASTERN, PA
NEW YORK METRO
CHARLOTTE, NC
ORLANDO AND S. FLORIDA
TAMPA, FL
ATLANTA, GEORGIA
DALLAS, TX
BALTIMORE, MD
NORTHERN VIRGINIA
RALEIGH, NC
WASHINGTON, DC
NORTHERN NEW JERSEY
RICHMOND, VA

THIS DRAWING AND THE DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF BOHLER ENGINEERING. ALL RIGHTS RESERVED. COPYRIGHT © 2019

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 ONE CALL 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-UTL-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: 24GA28181500

B.A. BOHLER
PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 47421 NEW YORK LICENSE No. 088514-1
DELAWARE LICENSE No. 17111 CONNECTICUT LICENSE No. 28539
FLORIDA LICENSE No. 73277 PENNSYLVANIA LICENSE No. 077196

SHEET TITLE:
UTILITIES PLAN D

SHEET NUMBER:
38
OF 83

REVISION 9 - 05/13/2019

C:\2016\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\J160908-UTL-9A.dwg — 5/13/2019 7:36:36 AM EDT — BLUEBEAM

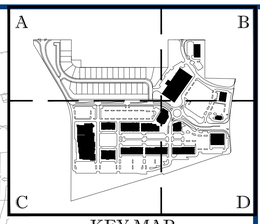
TOWNSHIP STANDARDS SHALL GOVERN SITE LIGHTING, INCLUDING HOURS AND METHODS OF OPERATION.

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

REFER TO ATM LIGHTING PLAN SHEET FOR LUMINAIRE SCHEDULE

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

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



KEY MAP
SCALE: NTS

LIGHTING NOTES:

(0000201 - 01/05/18)

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

HATCH LEDGEND

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

TOWNSHIP REQUIREMENTS

PER TOWNSHIP REDEVELOPMENT ORDINANCE NO. 17-1539.13. LIGHTING

LOCATION	REQUIRED	PROPOSED
INITIAL ILLUMINATION FOR ENTIRE SITE	N/A	1.78 FC
MAINTAINED ILLUMINATION FOR ENTIRE SITE	N/A	1.78 FC
PROMENADE FIXTURE TYPE	DECORATIVE	DECORATIVE (COMPLIES)
MAXIMUM FIXTURE HEIGHT FOR LIGHT FIXTURES ALONG THE PROMENADE	14'	14' (COMPLIES)
MAXIMUM FIXTURE HEIGHT FOR ALL OTHER LIGHT FIXTURES	20'	20' (COMPLIES)
ALL FIXTURES SHALL BE "CUT-OFF"	FULL CUT-OFF	FULL CUT-OFF (COMPLIES)
TRACT BOUNDARY MAXIMUM ILLUMINATION	0.1 FC	2.6 FC* (COMPLIES)
VEHICULAR INTERSECTIONS/ ENTRANCES MINIMUM ILLUMINATION	1.0 FC	1.1 FC (COMPLIES)
STREETS (PURSUANT TO SECTION 16-5.4)	-SEE BELOW-	-SEE BELOW-
PARKING LOT ILLUMINATION (MINIMUM)	0.2 FC	0.5 FC (COMPLIES)
PARKING LOT ILLUMINATION (AVERAGE)	1.0 FC	1.34 FC (COMPLIES)
PARKING LOT ILLUMINATION (MAX. TO MIN.)	20:1	13:1 (COMPLIES)
PEDESTRIAN AREAS ILLUMINATION INCLUDING OPEN SPACE (MINIMUM)	0.2 FC	0.4 FC (COMPLIES)
PEDESTRIAN AREAS ILLUMINATION INCLUDING OPEN SPACE (MAXIMUM)	5.0 FC	18.4 FC @ BANK ENTRANCE (PREVIOUSLY APPROVED WAIVER) 7.2 FC EXCLUDING BANK ENTRANCE (PREVIOUSLY APPROVED WAIVER)
PEDESTRIAN AREAS ILLUMINATION INCLUDING OPEN SPACE (MAX. TO MIN)	20:1	46:1 INCLUDING BANK ENTRANCE (PREVIOUSLY APPROVED WAIVER) 18:1 EXCLUDING BANK ENTRANCE (COMPLIES)
LIGHTING CONTROLS (EXCEPT FOR SECURITY LIGHTING)	LIGHTS SHALL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS	LIGHTS WILL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS (COMPLIES)

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

LOCATION	REQUIRED	PROPOSED
MINIMUM AVERAGE ILLUMINATION AT INTERSECTIONS	0.5 FC	1.78 FC (COMPLIES)
MINIMUM AVERAGE ILLUMINATION ALL OTHER STREET LIGHTING	0.3 FC	1.10 FC (COMPLIES)**

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

MAXIMUM MOUNTING HEIGHT	20'	18'-3/4" (COMPLIES)
ALL FIXTURES SHALL BE "CUT-OFF"	FULL CUT-OFF	FULL CUT-OFF (COMPLIES)
MINIMUM AVERAGE ILLUMINATION AT INTERSECTIONS	0.5 FC	1.78 FC (COMPLIES)
MINIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	0.3 FC	1.51 FC (COMPLIES)
MAXIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	1.0 FC	1.51 FC (WAIVER)

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

MAXIMUM FIXTURE HEIGHT FOR LIGHT FIXTURES ALONG THE PROMENADE	14'	14' (COMPLIES)
MAXIMUM FIXTURE HEIGHT FOR ALL OTHER LIGHT FIXTURES	20'	20' (COMPLIES)
ALL FIXTURES SHALL BE "CUT-OFF"	FULL CUT-OFF	FULL CUT-OFF (COMPLIES)
MINIMUM AVERAGE ILLUMINATION AT INTERSECTIONS	0.5 FC	1.78 FC (COMPLIES)
MINIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	0.3 FC	1.31 FC (COMPLIES)
MAXIMUM AVERAGE ILLUMINATION (ALL AREAS TO BE ILLUMINATED)	2.0 FC	1.31 FC (COMPLIES)
LIGHTING CONTROLS (EXCEPT FOR SECURITY LIGHTING)	LIGHTS SHALL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS	LIGHTS WILL BE CONTROLLED BY CIRCUIT TIMERS SO LIGHTS ARE AUTOMATICALY TURNED OFF AFTER BUSINESS HOURS (COMPLIES)

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

** EXCLUDES PRIVATE RESIDENTIAL ROAD CALCULATIONS.

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

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

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

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

FORMS + SURFACES LIGHT COLUMN 604 SERIES LED BOLLARD (B-1)
NOT TO SCALE

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

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

LIGHTING CALCULATION SUMMARY

	SF OF AREA	MINIMUM (FC)	MAXIMUM (FC)	AVERAGE (FC)	AVG. TO MIN. RATIO	MAX. TO MIN. RATIO
PARKING AREAS						
PARKING AREA 'A'	± 33,605 SF	0.8 FC	2.4 FC	1.70 FC	2.13:1	3:1
PARKING AREA 'B'	± 99,368 SF	0.8 FC	2.7 FC	1.70 FC	2.13:1	3.38:1
PARKING AREA 'C'	± 55,404 SF	0.7 FC	5.9 FC	2.56 FC	3.66:1	8.43:1
PARKING AREA 'D'	± 90,454 SF	0.8 FC	4.9 FC	1.94 FC	2.43:1	6.13:1
PARKING AREA 'E'	± 62,960 SF	0.7 FC	3.7 FC	1.53 FC	2.19:1	5.29:1
PARKING AREA 'F'	± 88,521 SF	0.5 FC	6.5 FC	1.69 FC	3.38:1	13:1
PARKING AREA 'G'	± 86,286 SF	0.7 FC	4.6 FC	1.94 FC	2.77:1	6.57:1
PARKING AREA 'H'	± 103,414 SF	0.5 FC	3.0 FC	1.34 FC	2.68:1	6:1
PARKING AREA 'I'	± 18,298 SF	0.7 FC	3.4 FC	1.70 FC	2.43:1	4.86:1
STREETS						
STREET 'A'	± 78,645 SF	0.7 FC	3.1 FC	1.90 FC	2.71:1	4.43:1
STREET 'B'	± 30,083 SF	0.7 FC	2.5 FC	1.69 FC	2.41:1	3.57:1
STREET 'C'	± 12,439 SF	1.0 FC	2.6 FC	1.63 FC	1.63:1	2.60:1
STREET 'D'	± 29,783 SF	0.5 FC	4.7 FC	1.93 FC	3.86:1	9.40:1
STREET 'E'	± 24,375 SF	0.8 FC	3.7 FC	1.90 FC	2.38:1	4.63:1
STREET 'F' (PRIVATE ROAD)	± 48,869 SF	0.3 FC	3.6 FC	1.10 FC	3.67:1	12:1
STREET 'G'	± 18,426 SF	1.0 FC	8.40 FC	3.14 FC	3.14:1	8.40:1
STREET 'H'	± 13,118 SF	1.4 FC	7.2 FC	2.94 FC	2.10:1	5.14:1
STREET 'I'	± 14,919 SF	1.50 FC	3.0 FC	2.05 FC	1.37:1	2:1
TRAFFIC CIRCLE	± 10,875 SF	1.10 FC	2.8 FC	1.70 FC	1.55:1	2.55:1
PEDESTRIAN AREAS/ OPEN SPACE						
PEDESTRIAN WALKWAYS (ENTIRE SITE)	± 250,693 SF	0.4 FC	18.4 FC	2.19 FC	5.48:1	46:1
OPEN SPACE AREA 'A'	± 2,688 SF	0.5 FC	7.3 FC	3.08 FC	6.16:1	14.60:1
OPEN SPACE AREA 'B'	± 13,376 SF	0.6 FC	3.9 FC	2.30 FC	3.83:1	6.50:1
OPEN SPACE AREA 'C'	± 12,596 SF	0.4 FC	3.4 FC	1.41 FC	3.53:1	8.50:1

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

BOHLER ENGINEERING
31 CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE • ARCHITECTURE
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES
SOUTHERN NEW JERSEY • CHARLOTTE, NC
UPSTATE NEW YORK • GREENVILLE, SC
BOSTON, MA • TAMPA, FL
PITTSBURGH, PA • ATLANTA, GEORGIA
NORTHERN VIRGINIA • AUSTIN, TX
SOUTHEASTERN, PA • DALLAS, TX
RALEIGH, NC
NEW YORK METRO • WASHINGTON, DC
NORTHERN NEW JERSEY

THESE PLANS, DESIGNS, AND DRAWINGS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER ENGINEERING. ALL RIGHTS RESERVED. COPYRIGHT © 2019

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OT/AOCO 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/AOCO
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
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700

B.A. BOHLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47421 — NEW YORK LICENSE No. 085514-1
DELAWARE LICENSE No. 7711 — CONNECTICUT LICENSE No. 28578
FLORIDA LICENSE No. 72077 — PENNSYLVANIA LICENSE No. 077368

SHEET TITLE:
OVERALL LIGHTING PLAN

SHEET NUMBER:
39
OF 83

REVISION 9 - 05/13/2019

C:\DWG\J160908\DRAWINGS\CURRENT DRAWINGS\SITE PLAN\PACKAGE\J160908-LGT-9A — 4/4/2019 — A.OCO (C.3D LIGHT (OVERALL))