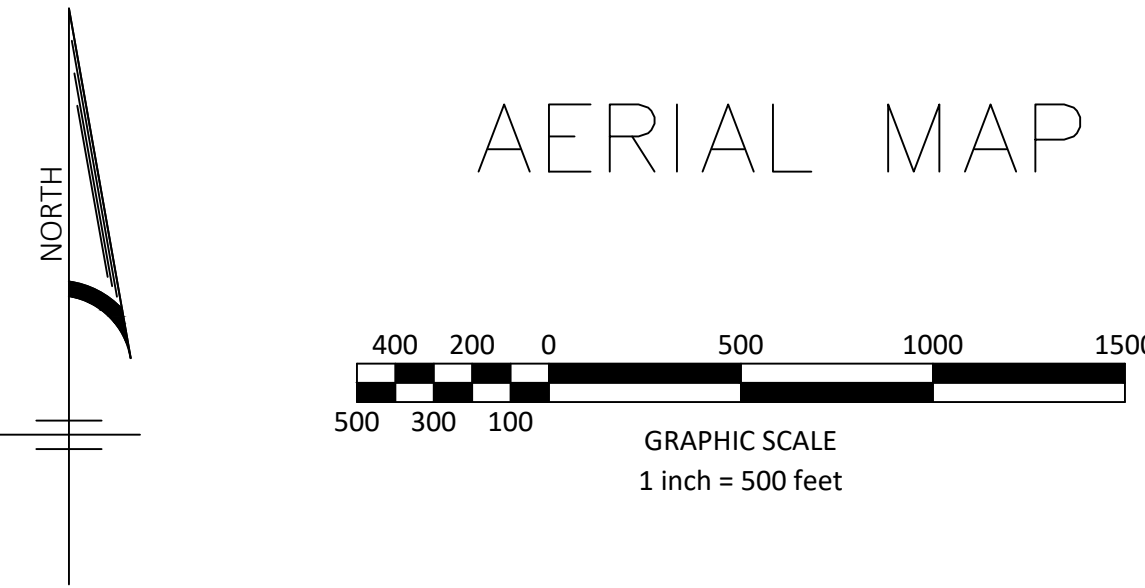
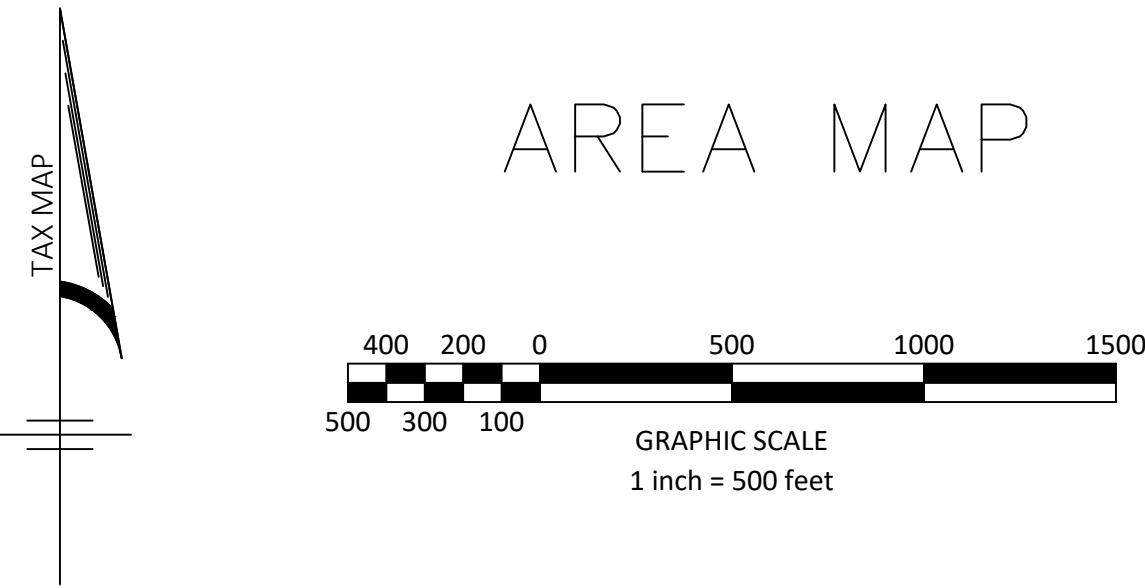
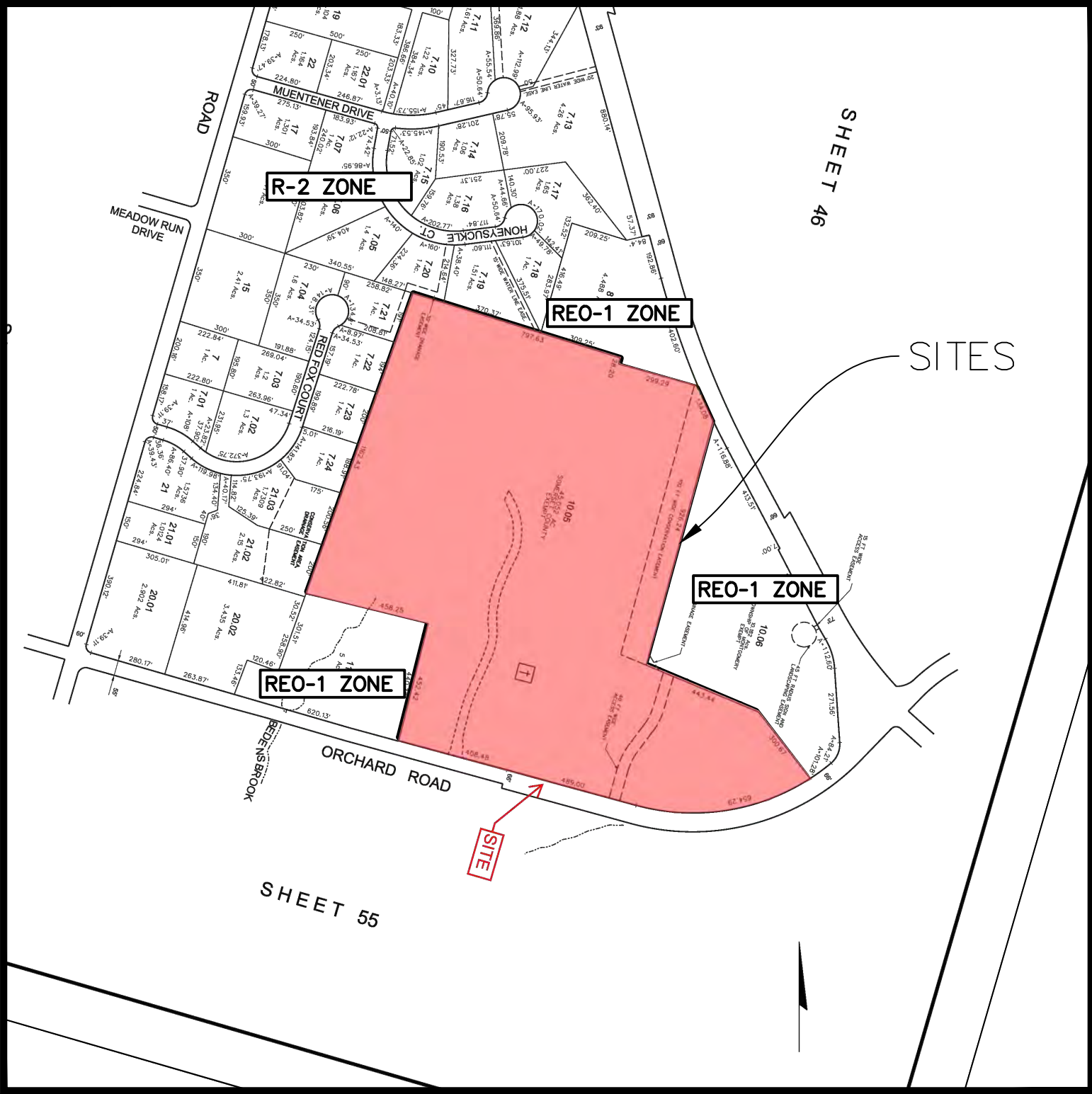
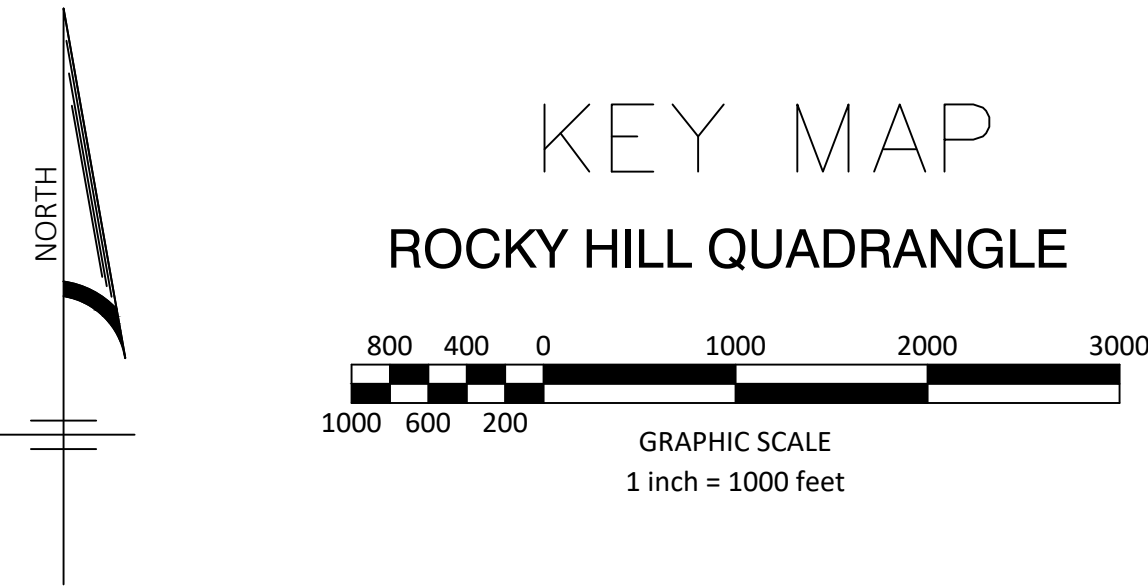
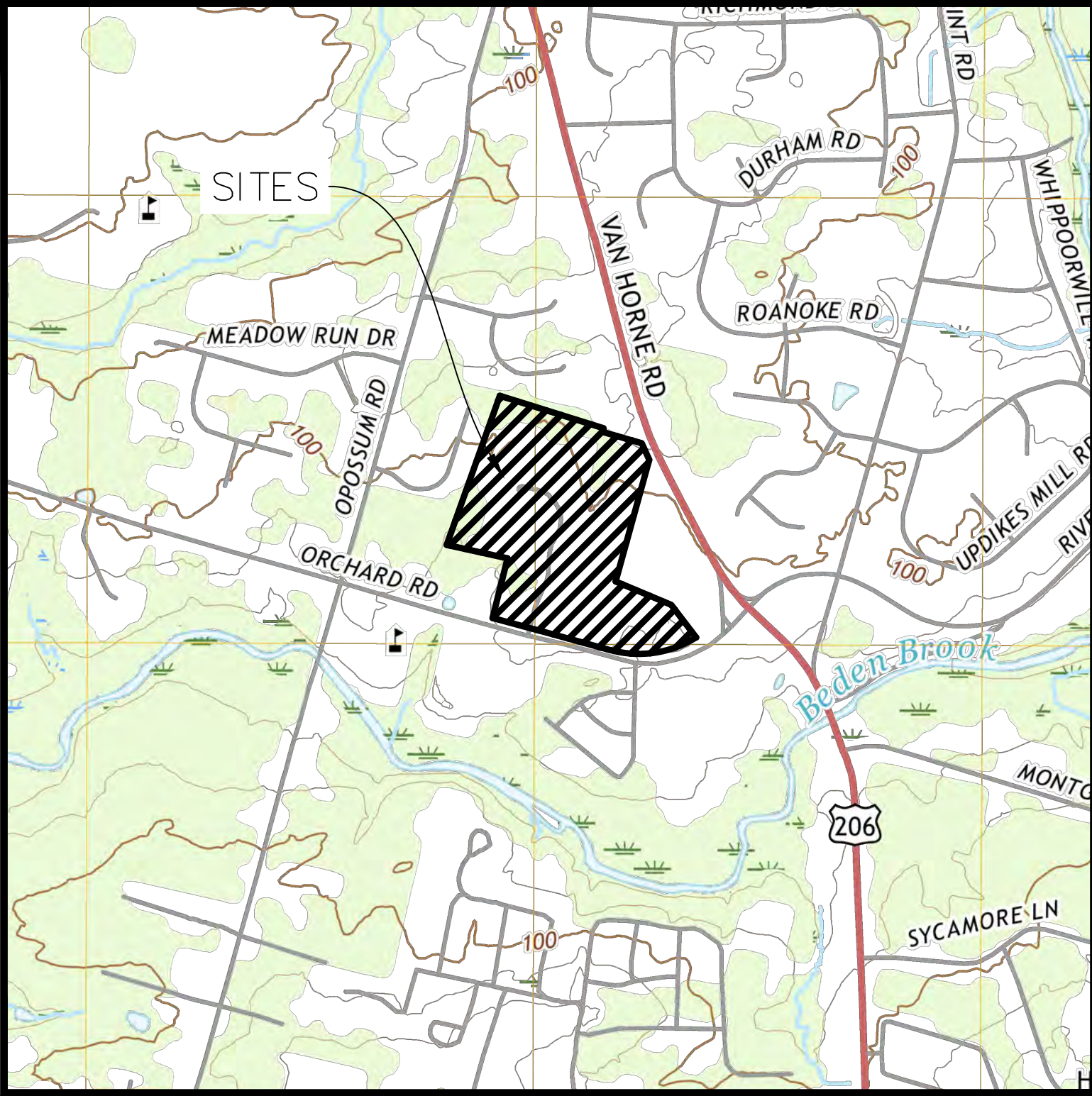


200' PROPERTY OWNERS LIST

OWNER'S NAME	ADDRESS	CITY	STATE	ZIP
1. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
2. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
3. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
4. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
5. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
6. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
7. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
8. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
9. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
10. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
11. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
12. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
13. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
14. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
15. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
16. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
17. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
18. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
19. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804
20. JAMES H. BROWN	10000 N. 100TH ST.	WILMINGTON	DE	19804

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY



DRAWING INDEX

No.	Description	Revision	Date
1.	TITLE SHEET		02/13/24
2.	EXISTING CONDITIONS		02/13/24
3.	DEMOLITION PLAN		02/13/24
4.	MAJOR SUBDIVISION PLAN		02/13/24
5.	LAYOUT PLAN		02/13/24
6.	GRADING PLAN		02/13/24
7.	UTILITY PLAN		02/13/24
8.	PROFILES		01/24/24
9.	LANDSCAPE PLAN		01/24/24
10.	LANDSCAPE & LIGHTING DETAILS		12/20/23
11.	BASIN PLANTING DETAILS		02/13/24
12.	SOIL EROSION & SEDIMENT CONTROL PLAN		02/13/24
13.	SOIL EROSION & SEDIMENT CONTROL DETAILS		ORIGINAL SUBMISSION
14.	CONSTRUCTION DETAILS		01/24/24
15.	CONSTRUCTION DETAILS		02/13/24
16.	BASIN CROSS-SECTIONS		02/13/24

GENERAL NOTES

1. APPLICANT: RYM DEVELOPMENT GROUP, 77 PARK STREET, MONTCLAIR, NJ 07042. OWNER: SOMERSET COUNTY IMPROVEMENT AUTHORITY, PO BOX 3000, SOMERVILLE, NJ 08876.
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 44).
3. EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "ALTA/NSPS TITLE SURVEY FOR SOMERSET COUNTY: BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED BY VAN CREEP ENGINEERING ASSOCIATES, DATED 10/15/16.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; PORTION OF TAX LOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
5. SITE COORDINATES: 577,558' N, 448,234' E.
6. HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 88.
7. THE PROPERTY IS LOCATED IN FLOOD ZONE 1 (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34035C0241E, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
8. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR IS REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ADDITIONALLY, ALL WORK SHALL ALSO COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION AT LEAST 72 HOURS IN ADVANCE OF ANY WORK.
11. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
13. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER POTENTIAL CONFLICT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

Zoning Schedule	
Montgomery Senior Affordable Housing Proposed Block 20001, Lot 10.07	
	Proposed
Min. Lot Area	4.21 Ac
Min. Building Setback	40 FT
Max. Building Coverage	15.0 %
Max. Impervious Coverage	25.0 %
	Existing 33.5% (61,489 SF)
	Proposed 58.7 % (107,600 SF)
Max. Building Height	48 FT
	3 Stories

Parking Table

- Required: (Residential Site Improvements Standards)
- 1-Bedroom Garden Apartment – 1.8 Spaces / Unit
 - 1.8 x 70 = 126 Spaces
 - 2-Bedroom Garden Apartment – 2.0 Spaces / Unit
 - 2.0 x 1 = 2 Spaces
 - **Total Required = 128 Spaces**
- Proposed:
- **Total Proposed = 129 Spaces***

* Additional existing spaces are available and will be counted towards a potential future second phase of development

APPROVED BY THE MONTGOMERY TOWNSHIP
PLANNING BOARD AS AN AMENDED
PRELIMINARY & FINAL MAJOR SUBDIVISION,
FINAL MAJOR SITE PLAN & BULK VARIANCE:

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

02/13/24	REMOVE EXISTING BASIN MODIFICATIONS	MWW
01/24/24	RESOLUTION COMPLIANCE	RZH
12/21/23	RESOLUTION COMPLIANCE	RZH
11/13/23	DRCC 10/20/23 REVIEW MEMO	MWW
08/25/23	RESOLUTION COMPLIANCE	RZH
DATE	REVISIONS	BY

SHORE POINT ENGINEERING

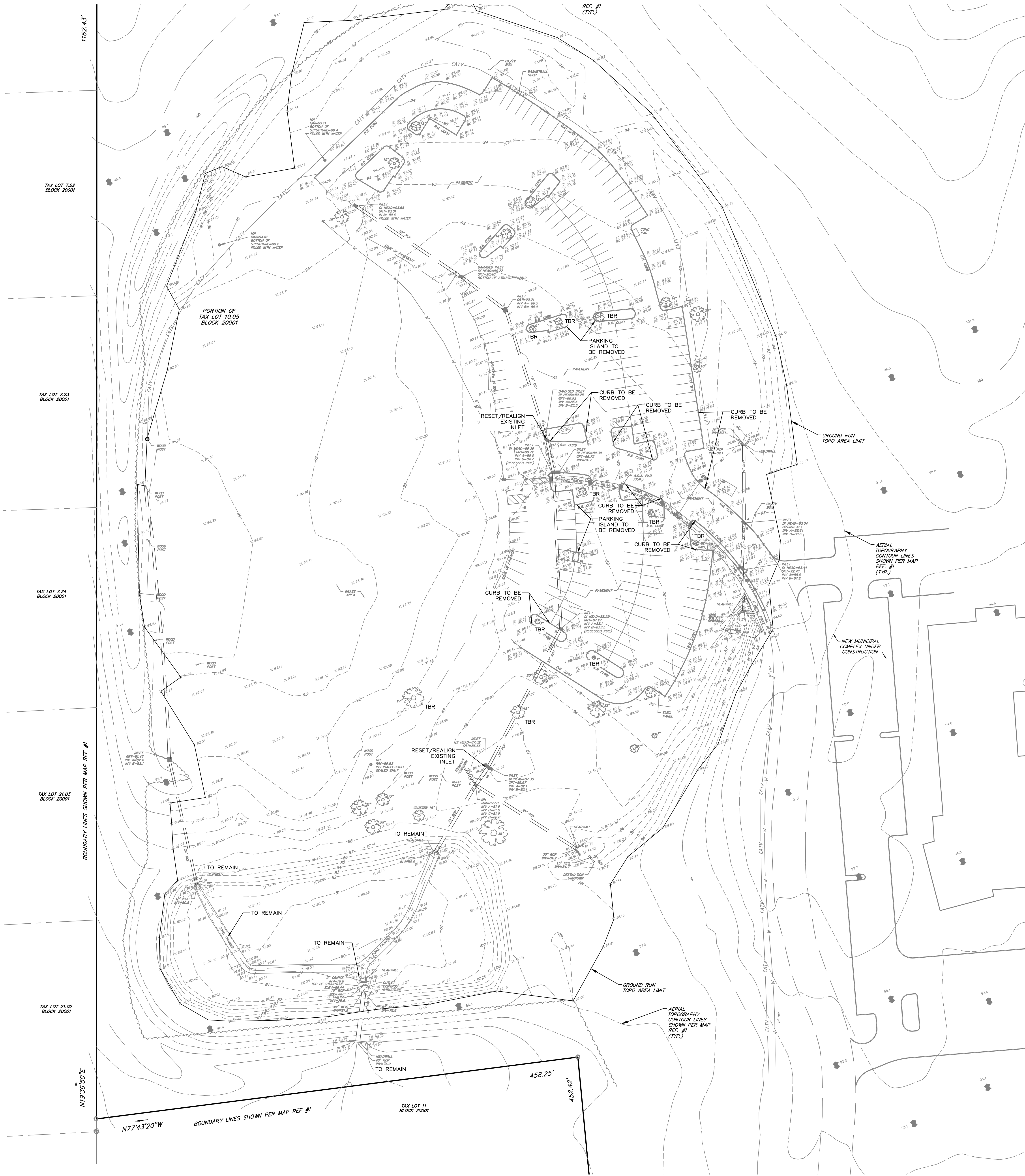
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 287, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Kevin E. Shelly 2/13/24
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. 66099090

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

TITLE SHEET

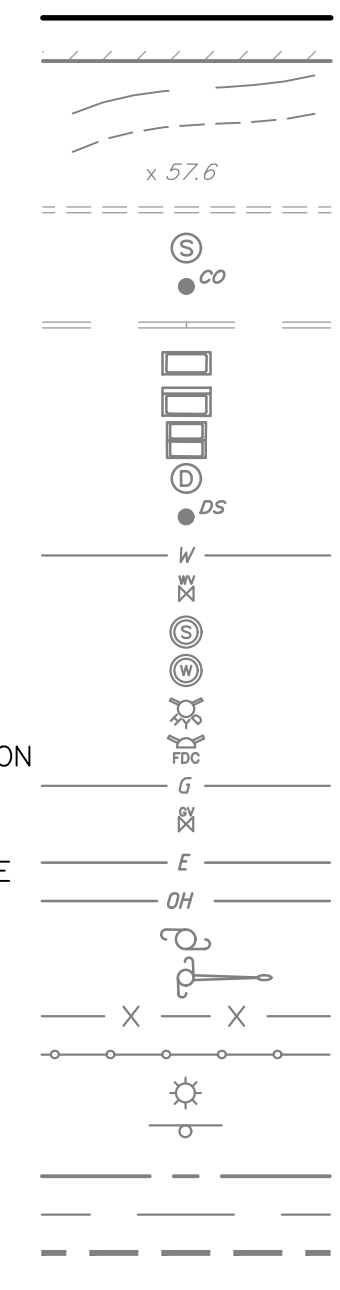
SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number
DRAWN BY: RZH	1 OF 16



1. APPLICANT: RPN DEVELOPMENT GROUP
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 2001, LOT 10.0, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEET 444).
3. PREPARED: ENGINEER: TOWN OF MONTGOMERY, 10000 STATE STREET, SUITE 200, ALBANY, NEW YORK 12204; SURVEY FOR SOMERSET COUNTY, BLOCK 2001, LOT 10.0, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY; PREPARED VAN CLEEF ENGINEERING ASSOCIATES, DATE 11/16/16.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; UTILITY INFORMATION FOR LOT 10.0, 2001, OCEANVIEW ROAD, TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING, DATE OF 05/26/21.
5. SITE COORDINATES: 577,558' N 448,234' E
6. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAD 88
7. THE PROPERTY IS LOCATED IN FLATLANDS X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FLOOD ZONE DATA MAP, BIRMINGHAM, ALABAMA, EFFECTIVE DATE OF SEPTEMBER 26, 2016.
8. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER POTENTIAL CONFLICT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY BE ENCOUNTERED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

LEGEND


PROJECT BOUNDARY
EXISTING BUILDING
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING SPOOT ELEVATION
EXISTING SANITARY SEWER LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING STORM SEWER LINE
EXISTING TYPE 'A' INLET
EXISTING TYPE 'B' INLET
EXISTING TYPE 'E' INLET
EXISTING MANHOLE/STORM GRATE
EXISTING DOWNSPOUT
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING SPRINKLER BOX
EXISTING WATER METER PIT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING GAS LINE
EXISTING GAS VALVE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING FENCELINE
EXISTING GUIDEAIL
EXISTING LIGHT POLE
EXISTING SIGNAGE
EXISTING WETLANDS
WETLANDS BUFFER
FLOOD HAZARD LINE



02/13/24	REMOVE EXISTING BASIN MODIFICATIONS	MVW
01/24/24	RESOLUTION COMPLIANCE	RZH
12/21/23	RESOLUTION COMPLIANCE	RZH
DATE	REVISIONS	BY



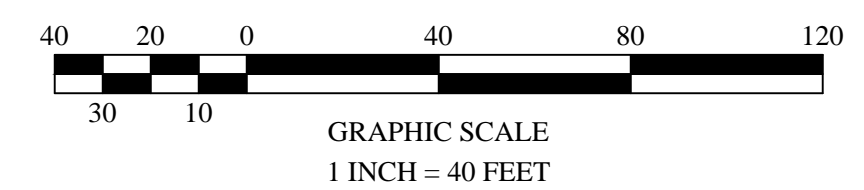
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manassquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

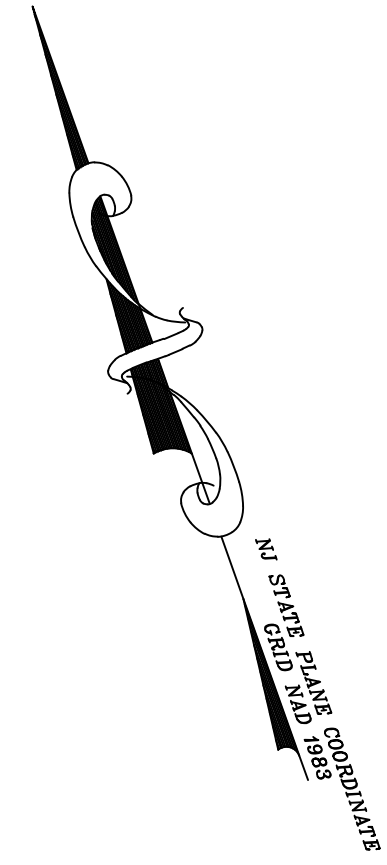
 Date **2/13/24**
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031900

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

EXISTING CONDITIONS

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 2 OF 16
DRAWN BY: RZH	

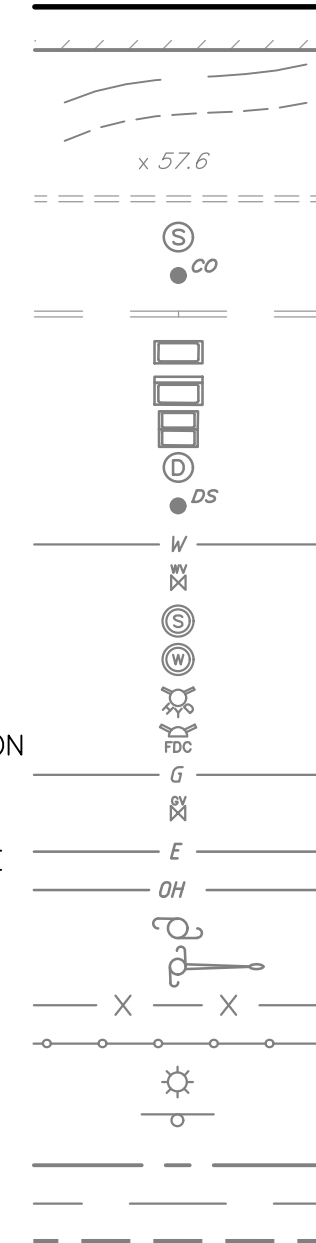




- EXISTING CONDITIONS NOTES**
1. APPLICANT: RPM DEVELOPMENT GROUP
 2. SITE IS KNOWN AND DESIGNATED AS BLOCK 2002, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 54-4).
 3. EXISTING BOUNDARY INFORMATION SHOWN ON THE "AS BUILT" SURVEY: "AS BUILT" SURVEY FOR SOMERSET COUNTY BLOCK 2002, LOT 10.05, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, PREPARED BY CEE ENGINEERING ASSOCIATES, DATED 11/11/05.
 4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY, PORTION OF TAX LOT 10.05, BLOCK 2002, ORCHARD ROAD, TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
 5. SITE COORDINATES: 577.558 N, 446.232 E
 6. HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
 7. THE PROPERTY IS LOCATED IN FLOOD ZONE A (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34053C0424E, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2014.
 8. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER POTENTIAL CONFLICT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY BE ENCOUNTERED PRIOR TO OR DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND RESOLVING ANY SUCH DISCREPANCIES PRIOR TO ANY OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

LEGEND


PROJECT BOUNDARY
EXISTING BUILDING
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING SLOP ELEVATION
EXISTING SPANTARY SEWER LINE
EXISTING SPANTARY SEWER MANHOL
EXISTING SPANTARY SEWER CLEANOUT
EXISTING STORM SEWER LINE
EXISTING TYPE 'A' INLET
EXISTING TYPE 'B' INLET
EXISTING TYPE 'C' INLET
EXISTING MANHOLE/STORM GRATE
EXISTING DOWNSPOUT
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING SPRINKLER BOX
EXISTING WATER METER PIT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING GAS LINE
EXISTING GAS VALVE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING FENCE LINE
EXISTING GUIDERAIL
EXISTING LIGHT POLE
EXISTING SIGNAGE
EXISTING WETLANDS
WETLANDS BUFFER
FLOOD HAZARD LINE



02/13/24	REMOVE EXISTING BASIN MODIFICATIONS	MVW
01/24/24	RESOLUTION COMPLIANCE	RZH
12/21/23	RESOLUTION COMPLIANCE	RZH
DATE	REVISIONS	BY



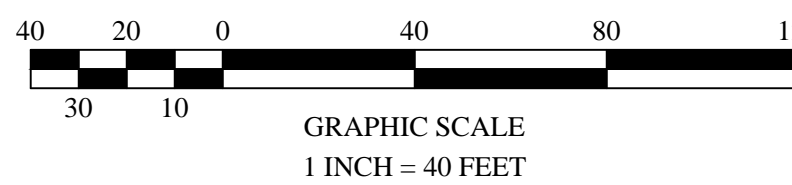
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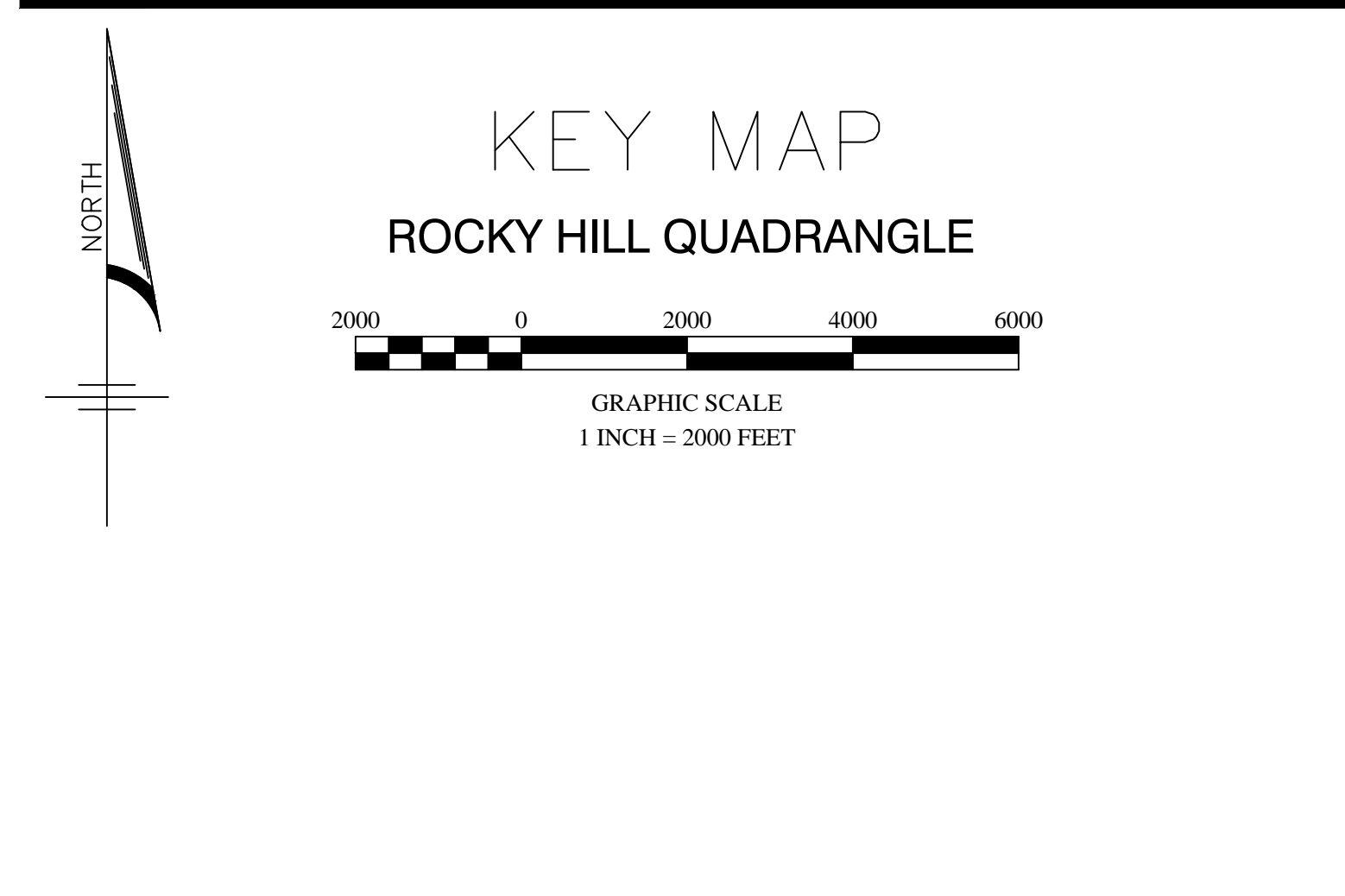
 Date 2/13/2
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE06030300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

DEMOLITION PLAN

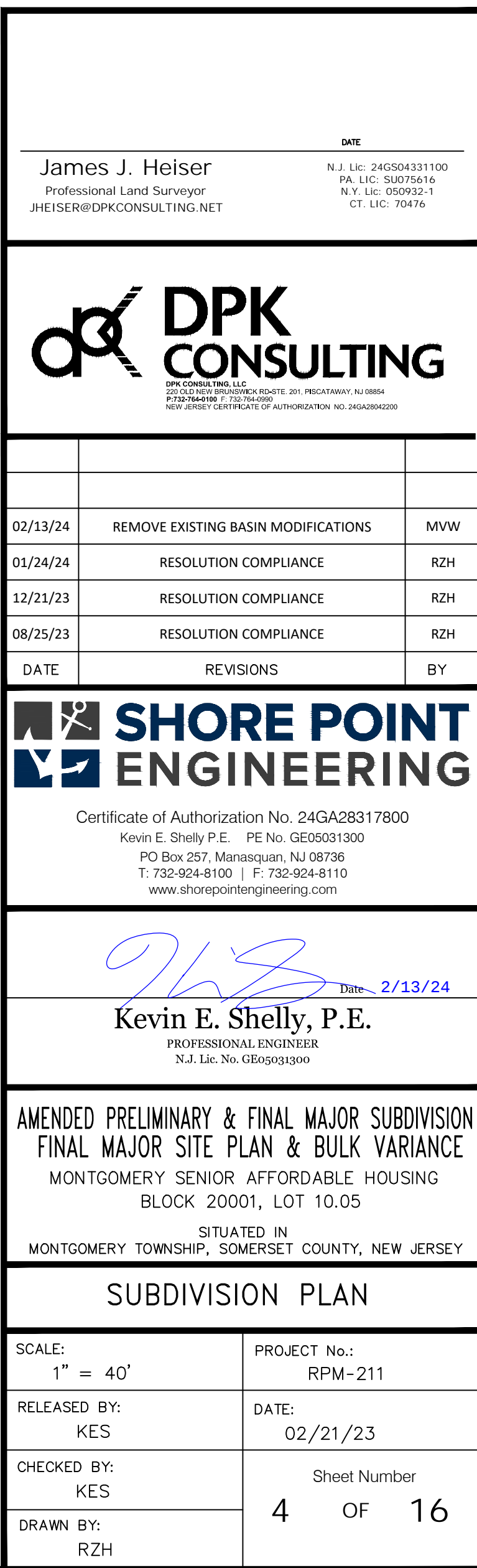
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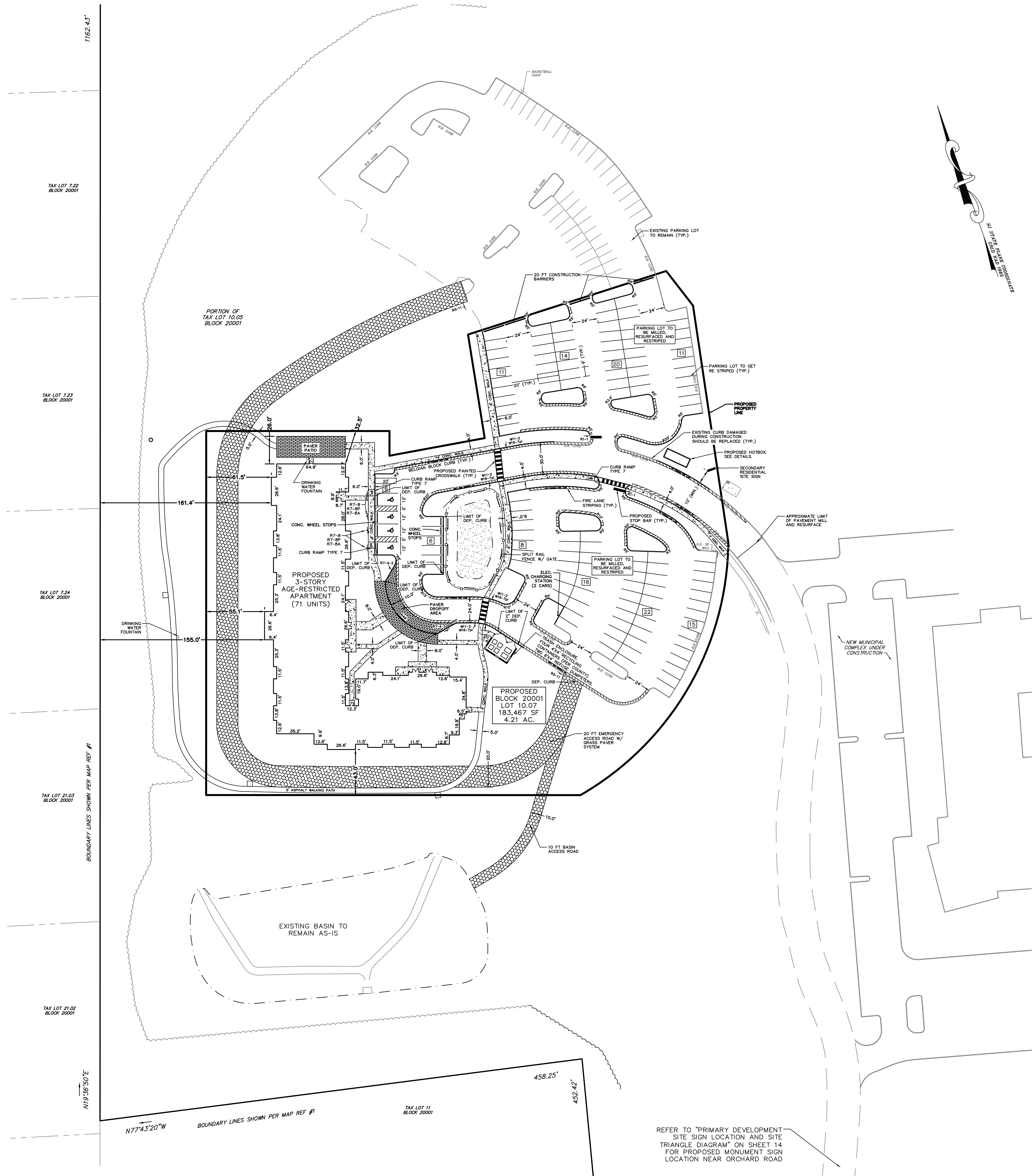




ADDENDUM NOTES

1. APPLICANT:
RPM DEVELOPMENT GROUP
707 PARK STREET
MONTCLAIR, NJ 07042
973 744-5420
2. SITE IS SHOWN AND DESIGNATED AS BLOCK 2001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONTMOUTH COUNTY, NEW JERSEY (SHEETS 644).
3. EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "LAT/ALT'S SITE SURVEY FOR SOMERSET COUNTY, BLOCK 2001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," PREPARED BY CUE ENGINEERING ASSOCIATES, DATED 3/11/2006.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY, PORTION OF TAX LOT 10.05, BLOCK 2001, ORCHARD ROAD, TOWNSHIP OF MONTGOMERY," PREPARED BY CUE CONSULTING, DATED 05/07/07.
5. SITE COORDINATES: 577558.8 N, 484234.2 E
6. HORIZONTAL DATUM: NAD 83 (NAD 83) VERTICAL DATUM: NAVD 88
7. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. ALL CURBS AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
10. ALL CONNECTIONS WITH EXISTING CONCRETE OR ASPHALT TO BE SAW CUT UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. SIDEWALK/PAVEMENT RISERS MUST BE GREATER THAN 4" AND LESS THAN 7".
12. EXISTING PAVEMENT AREAS THAT WILL BE REUSED FOR PARKING WITHIN THE PROPOSED LOT WILL RECEIVE AN ASPHALT TOPCOAT LAYER AND WILL BE REPLACED IN ACCORDANCE WITH THIS PLAN.
13. ANY CURBING OR ASPHALT THAT IDENTIFIED AS IN NEED OF REPAIR OR REPAIRS BY THE TOWNSHIP ENGINEER WILL BE REPAIRED AND/OR REPLACED AS DIRECTED.





Zoning Schedule	
Montgomery Senior Affordable Housing Proposed Block 20001, Lot 10.07	
	Proposed
Min. Lot Area	4.21 Ac
Min. Building Setback	40 FT
Max. Building Coverage	15.0%
Max. Impervious Coverage	25.0%
	Existing 33.5% (61,489 SF)
	Proposed 58.7% (107,600 SF)
Max. Building Height	48 FT
	3 Stories

Parking Table

Required: (Residential Site Improvements Standards)

- 1-Bedroom Garden Apartment – 1.8 Spaces / Unit
 - 1.8 x 70 = 126 Spaces
- 2- Bedroom Garden Apartment – 2.0 Spaces / Unit
 - 2.0 x 1 = 2 Spaces
- **Total Required = 128 Spaces**

Proposed:

- **Total Proposed = 129 Spaces***

* Additional existing spaces are available and will be counted towards a potential future second phase of development

LAYOUT NOTES

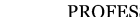
- APPLICANT:
RPM DEVELOPMENT GROUP
77 PARK STREET
MONTCLAIR, NJ 07042
(973) 744-5410
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 44).
3. EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "ALTA/NSPS TITLE SURVEY FOR SOMERSET COUNTY; BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED VAN CLEEF ENGINEERING ASSOCIATES, DATED 11/16/16.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY, PORTION OF TAX LOT 10.05, BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
5. SITE COORDINATES: 577,558' N, 448,234' E
6. HORIZONTAL DATUM: NSPCS (NAD 83) 2011 VERTICAL DATUM: NAVD 88
7. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
9. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
10. ALL CONNECTIONS WITH EXISTING CONCRETE OR ASPHALT TO BE SAW CUT UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7".
12. EXISTING PAVEMENT AREAS THAT WILL BE REUSED FOR PARKING WITHIN THE PROPOSED LOT WILL RECEIVE AN ASPHALT TOPCOAT LAYER AND WILL BE RESTRIPE IN ACCORDANCE WITH THIS PLAN.
13. ANY CURBING OR ASPHALT THAT IDENTIFIED AS IN NEED OF REPAIR AND/OR REPLACEMENT BY THE TOWNSHIP ENGINEER WILL BE REPAIRED AND/OR REPLACED AS DIRECTED.

02/13/24	REMOVE EXISTING BASIN MODIFICATIONS	MVV
01/24/24	RESOLUTION COMPLIANCE	RZH
12/21/23	RESOLUTION COMPLIANCE	RZH
08/25/23	RESOLUTION COMPLIANCE	RZH
DATE	REVISIONS	BY



**SHORE POINT
ENGINEERING**

Certificate of Authorization No. 24GA28317800
 Kevin E. Shetty P.E. PE No. GE05031300
 PO Box 257, Manasquan, NJ 08736
 T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

 Date 2/13/24
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

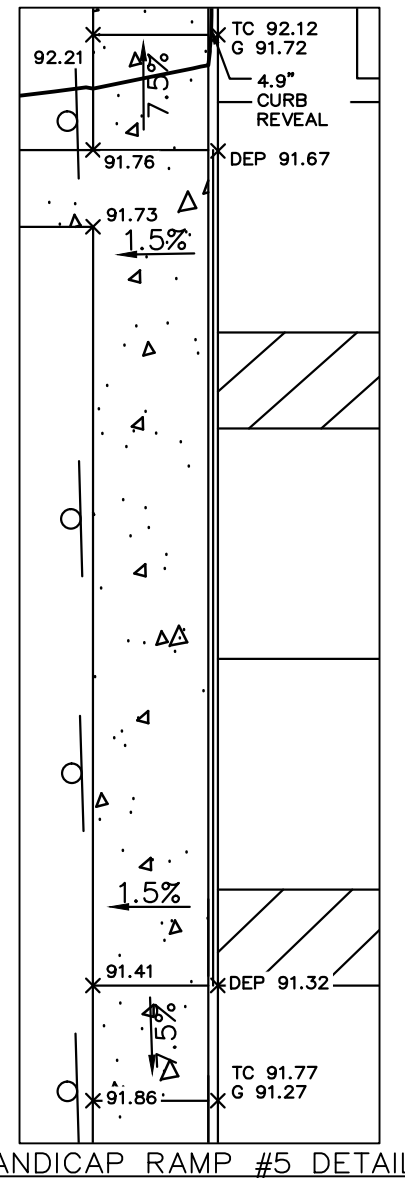
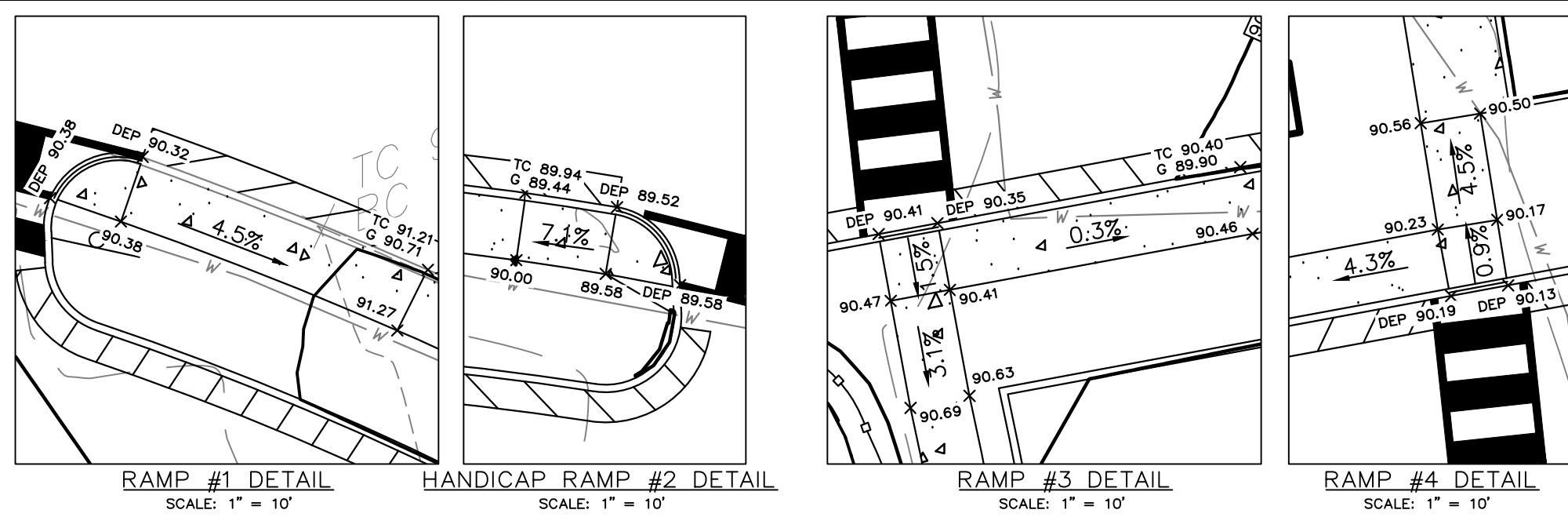
AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

LAYOUT PLAN

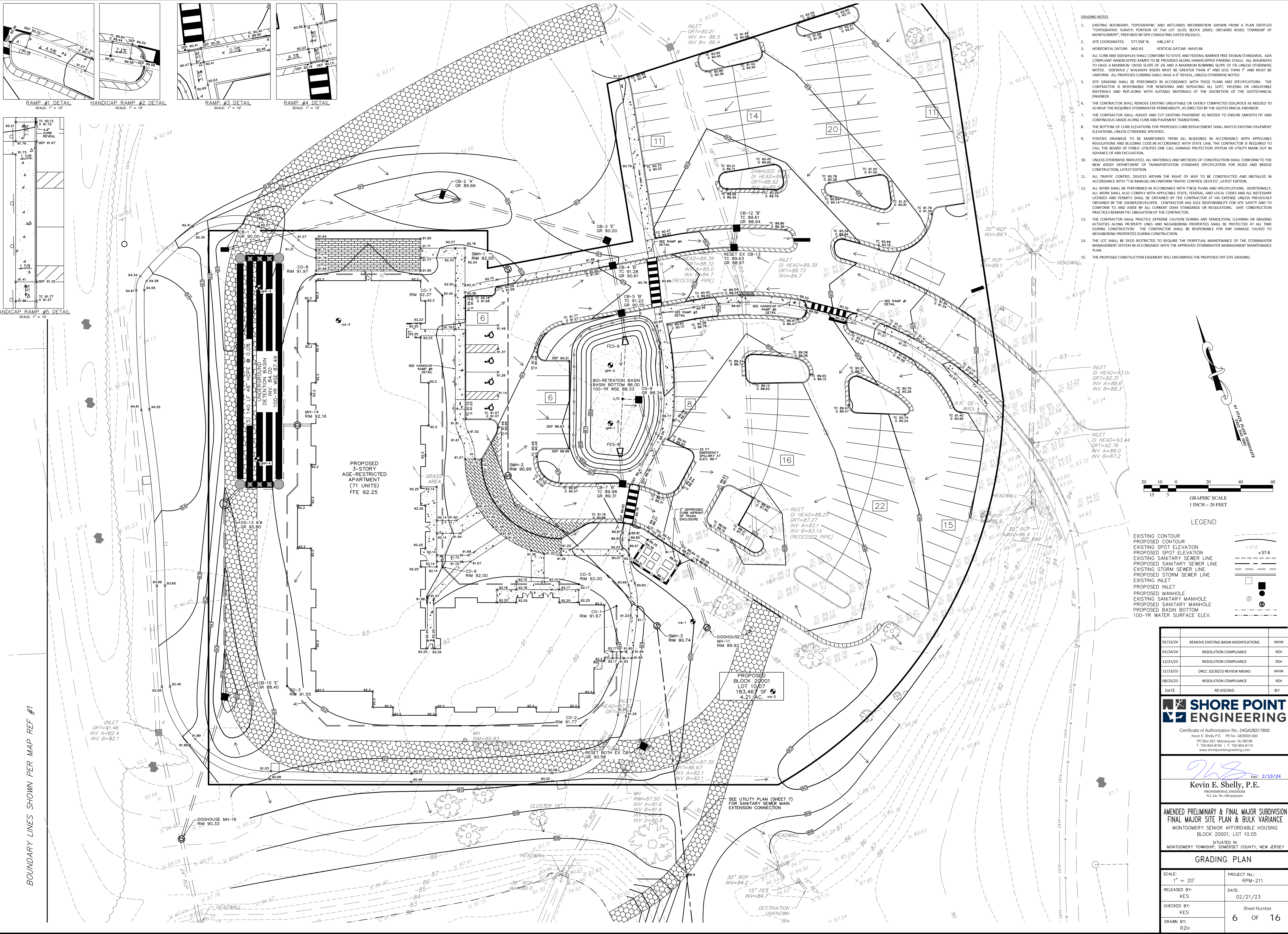
SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 5 OF 16
DRAWN BY: RZH	

REFER TO "PRIMARY DEVELOPMENT
SITE SIGN LOCATION AND SITE
TRIANGLE DIAGRAM" ON SHEET 14
FOR PROPOSED MONUMENT SIGN
LOCATION NEAR ORCHARD ROAD

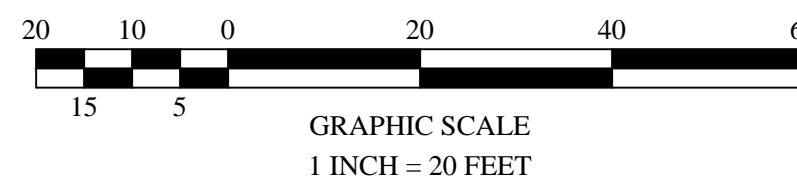
BOUNDARY LINES SHOWN PER MAP REF #1



HANDICAP RAMP #5 DETAIL
SCALE: 1" = 10'



- GRADING NOTES
- EXISTING BOUNDARY, TOPOGRAPHIC AND WETLANDS INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY, PORTION OF TAX LOT 10.05, BLOCK 20001, ORCHARD ROAD, TOWNSHIP OF MONTGOMERY, PREPARED BY OPR CONSULTING DATED 05/26/21.
 - SITE COORDINATES: 477558' N, 488234' E
 - HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
 - ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS. ADA COMPLIANT HANDICAPPED RAMP TO BE PROVIDED ALONG HANDICAPPED PARKING STALLS. ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED. SIDEWALK / WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7" AND MUST BE UNIFORM. ALL PROPOSED CURBING SHALL HAVE A 6" REVEAL, UNLESS OTHERWISE NOTED.
 - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER.
 - THE CONTRACTOR SHALL REMOVE EXISTING UNSUITABLE OR OVERLY COMPACTED SOIL/ROCK AS NEEDED TO ACHIEVE THE REQUIRED STORMWATER PERMEABILITY, AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 - THE CONTRACTOR SHALL ADJUST AND CUT EXISTING PAVEMENT AS NEEDED TO ENSURE SMOOTH FIT AND CONTINUOUS GRADE ALONG CURB AND PAVEMENT TRANSITIONS.
 - THE BOTTOM OF CURB ELEVATIONS FOR PROPOSED CURB REPLACEMENT SHALL MATCH EXISTING PAVEMENT ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
 - POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE IN ACCORDANCE WITH STATE LAW. THE CONTRACTOR IS REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 - UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ADDITIONALLY, ALL WORK SHALL ALSO COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL PRACTICE EXTREME CAUTION DURING ANY DEMOLITION, CLEARING OR GRADING ACTIVITIES ALONG PROPERTY LINES AND NEIGHBORING PROPERTIES SHALL BE PROTECTED AT ALL TIME DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO NEIGHBORING PROPERTIES DURING CONSTRUCTION.
 - THE LOT SHALL BE DEED RESTRICTED TO REQUIRE THE PERPETUAL MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
 - THE PROPOSED CONSTRUCTION EASEMENT WILL ENCOMPASS THE PROPOSED OFF-SITE GRADING.



LEGEND

- EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING INLET
PROPOSED INLET
PROPOSED MANHOLE
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED BASIN BOTTOM
100-YR WATER SURFACE ELEV.

02/13/24	REMOVE EXISTING BASIN MODIFICATIONS	MWW
01/24/24	RESOLUTION COMPLIANCE	R2H
12/21/23	RESOLUTION COMPLIANCE	R2H
11/13/23	DRCC 10/20/23 REVIEW MEMO	MWW
08/25/23	RESOLUTION COMPLIANCE	R2H
DATE	REVISIONS	BY



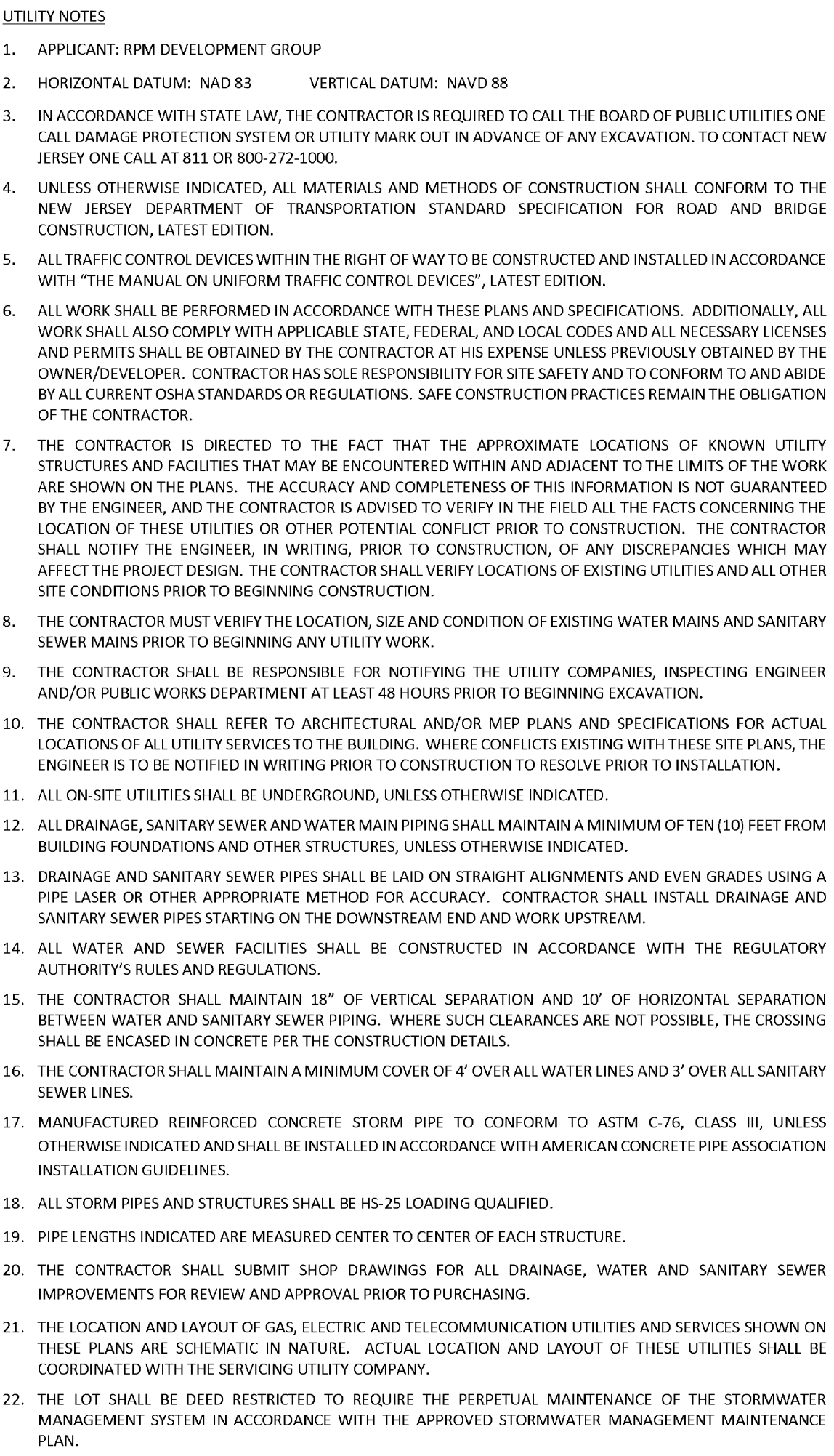
Certificate of Authorization No. 24GA28317800
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Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. 000000000

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

GRADING PLAN

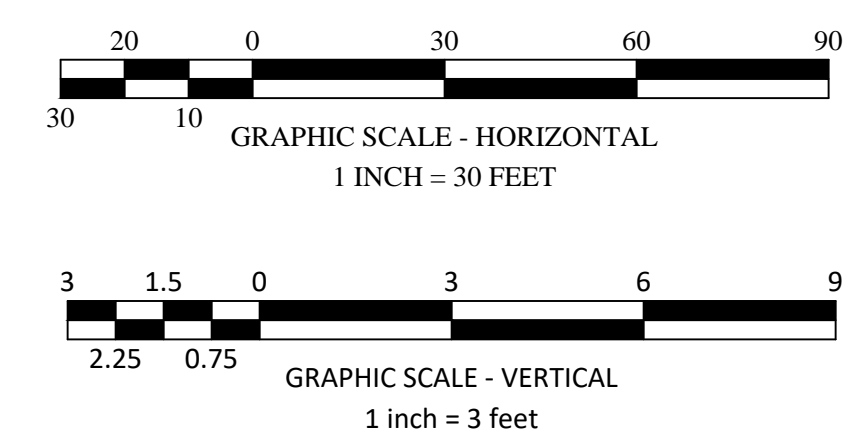
SCALE: 1" = 20'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 6 OF 16
DRAWN BY: R2H	



 **SHORE POINT
ENGINEERING**

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AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY



01/24/24	RESOLUTION COMPLIANCE	RZH
12/21/23	RESOLUTION COMPLIANCE	RZH
08/25/23	RESOLUTION COMPLIANCE	RZH
DATE	REVISIONS	BY



Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
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 Date 1/24/24
Kevin E. Shelly, P.E.
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N.J. Lic. No. GE0503300


AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

PROFILES

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 8 OF 16
DRAWN BY: RZH	

Date: _____ Customer: _____
 Project: _____ Qty: _____
 Type: _____

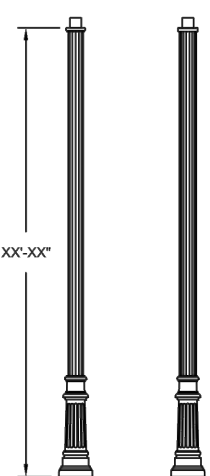
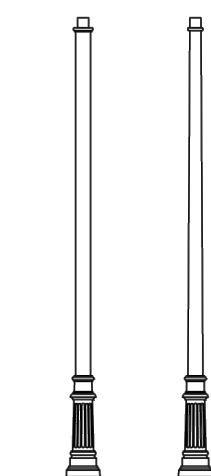

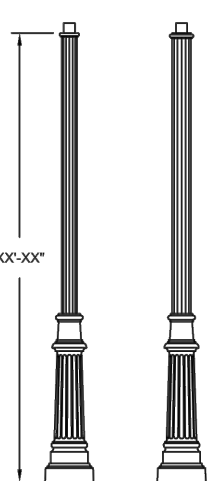
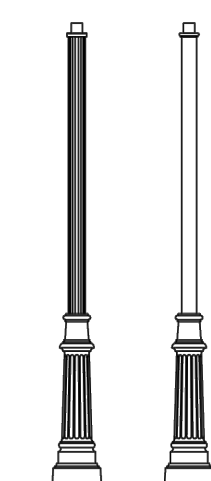
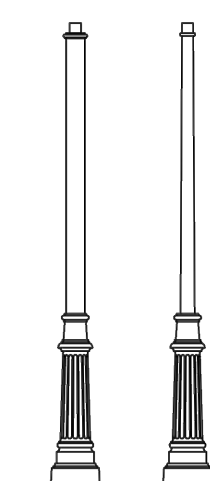
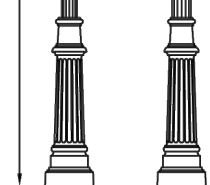
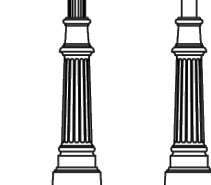
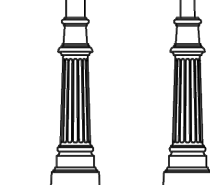
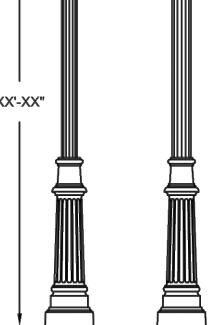
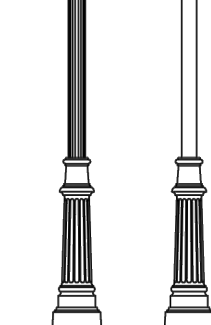
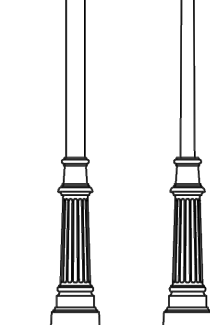
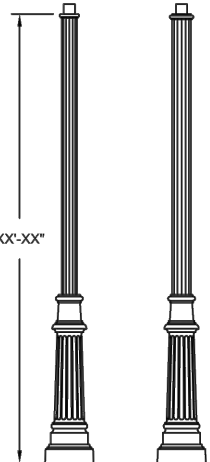
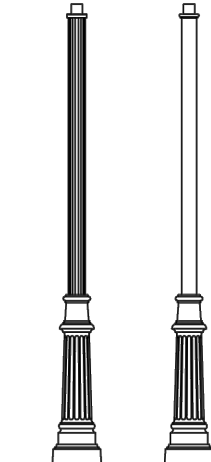
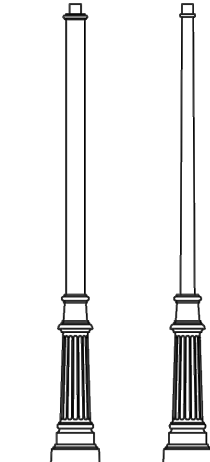
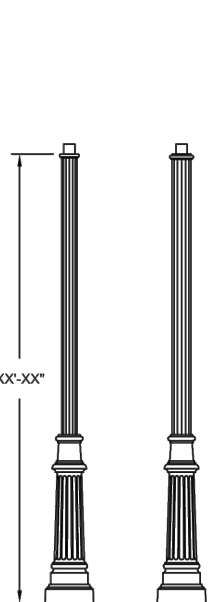
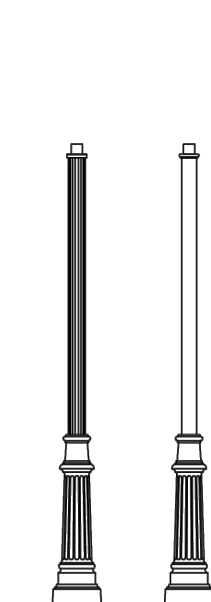
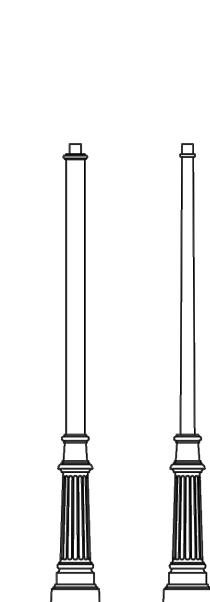
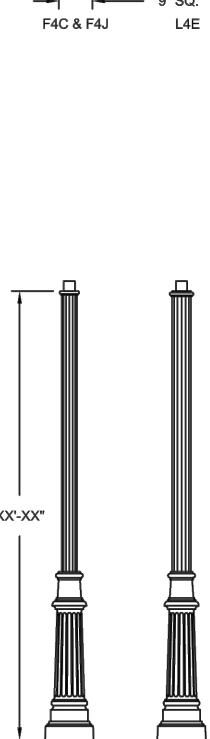
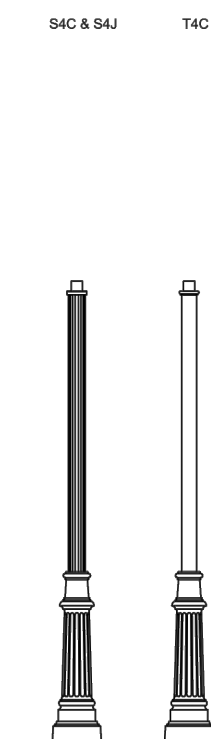
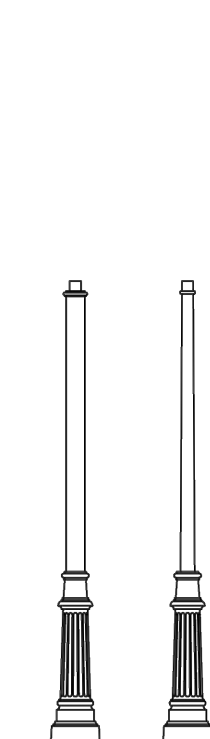
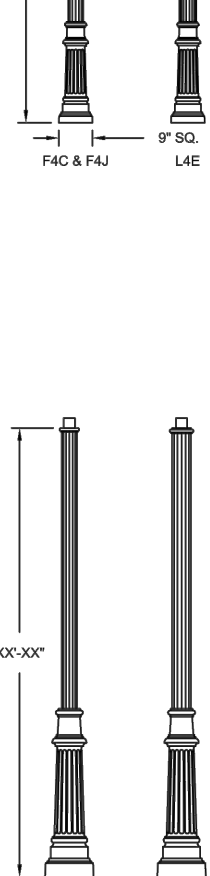
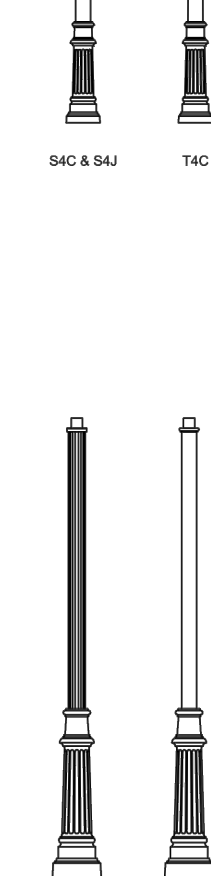
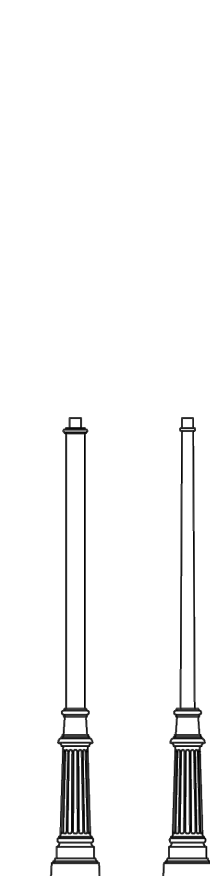
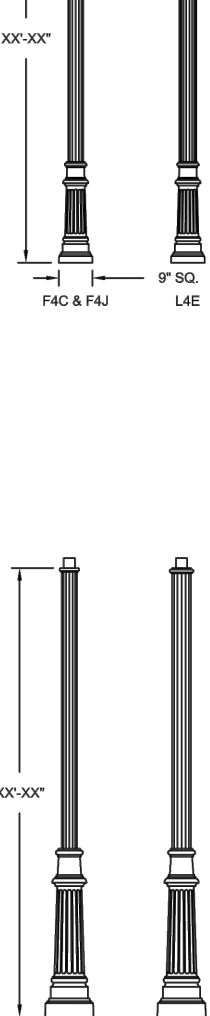
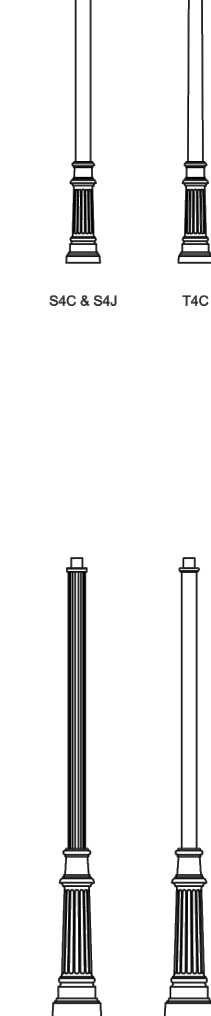
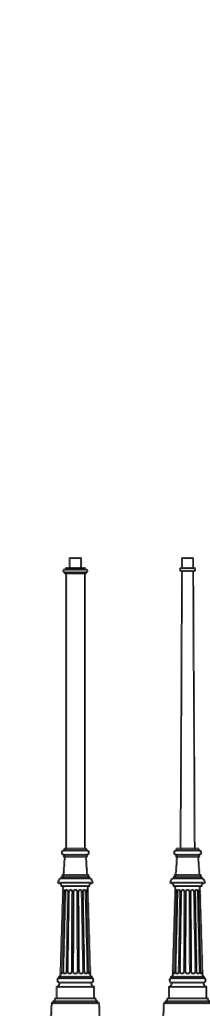




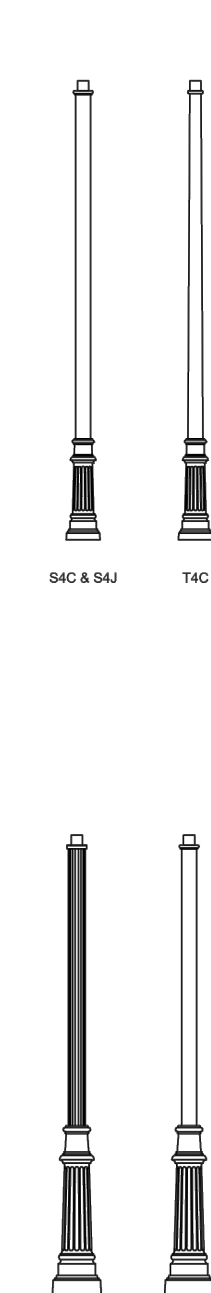

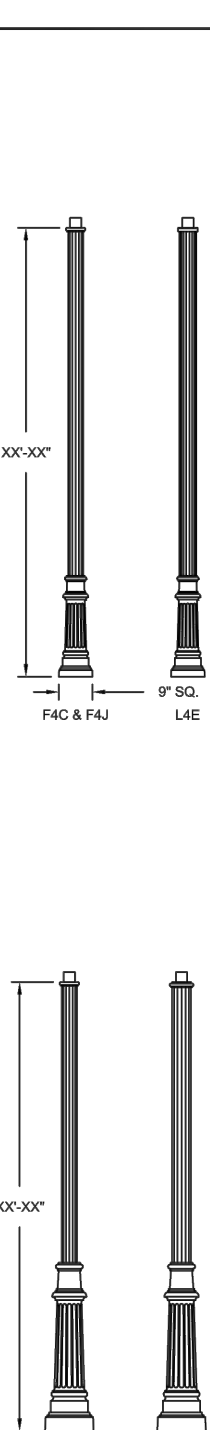
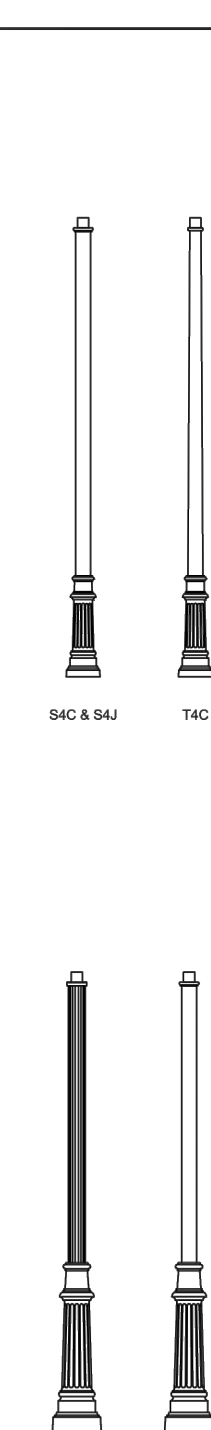

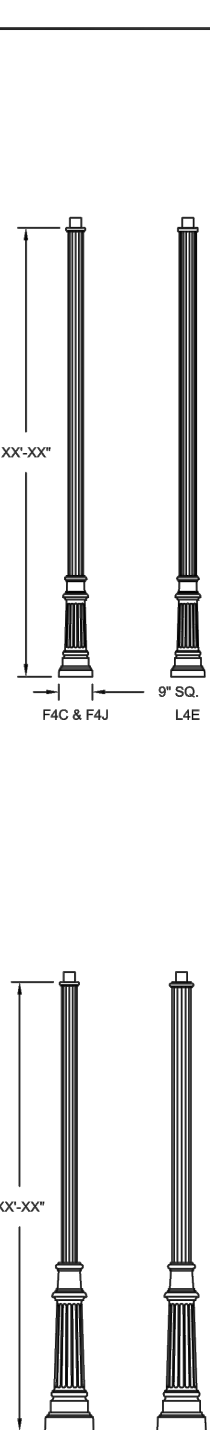
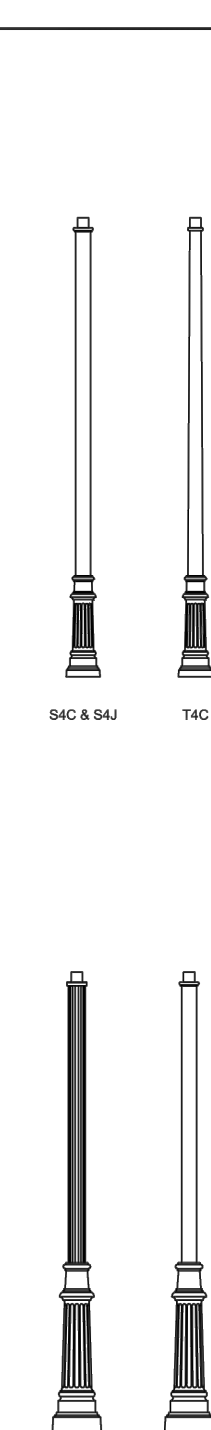

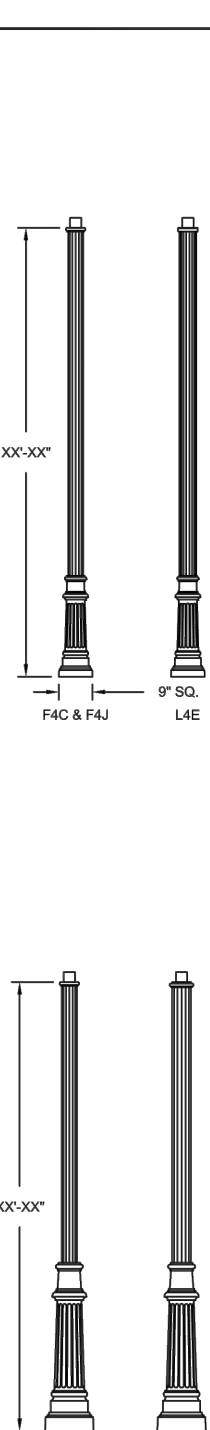
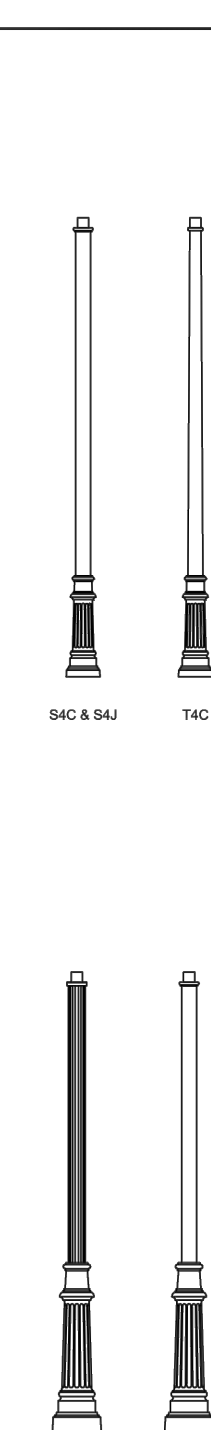
Beta Lantern LED



Order Code: BLL _____
 Pole Order Codes: _____
 Series _____ Height _____ Finish _____ Options _____

	627	824	83	84	85R	85S
Optics	Dual Coaxial	Dual Coaxial	ES Single	ES Single	ESR Single (Highly Distributed)	ESR Single (Distributed)
Mounting	1	2	W Mid Mount			
	Single	Double				
Light Engine	65350 25W	65650 50W/60	65700 50W/60	65055 50W/60	65040 50W/60	65040 50W/60
CCT	30 2000K	40 2000K	40 2000K	40 2000K	25 2000K	25 2000K
Power Cord Length	12 12'	15 15'	18 18'	20 20'	25 25'	XX XX'
Finish	WH Black	BK Black	BL Black	BL Black	SV Silver	SV Silver
						Specify Premium Color
Voltage	120 120V	240 240V	277 277V	UNV/1 120V-277V	347V/1 347V	480V/1 480V
Options	HST ¹ HST-Style Housing (5-55353)	DMF ² DMF-Style Housing (5-55353)	PCT ³ PCT-Style Housing (5-55353)	HL50 ⁴ HL50-Style Housing (5-55353)	Type X Type X	
	HST and DMF are optional products. See the Product Catalog for details.					Type X Type X

[illegible]


 30' 00"		 30' 00"		 30' 00"	
 30' 00"		 30' 00"		 30' 00"	
 30' 00"		 30' 00"		 30' 00"	
 30' 00"		 30' 00"		 30' 00"	
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 30' 00"		 30' 00"		 30' 00"	
 30' 00"		 30' 00"		 30' 00"	
 30' 00"		 30' 00"			

POLE MOUNTED LIGHT FIXTURE - TYPE

CL POLE & FDN. LIGHT P

BUILDING MOUNTED LIGHT - TYPE 'F'

PLANT TYPES	
KEY	BOTANICAL NAME
DCST	DECIDUOUS CONIFEROUS SHADE TREE
DFP	DECIDUOUS FLOWERING PERENNIAL
DFFS	DECIDUOUS FLOWERING SHRUB
DFSS	DECIDUOUS FLOWERING SUB-SHRUB
DBT	DECIDUOUS SHADE TREE
ESB	EVERGREEN BROADLEAF SHRUB
ECF	EVERGREEN CONIFEROUS SHRUB
ECST	EVERGREEN CONIFEROUS TREE
PP	PERENNIAL FERN
POG	PERENNIAL ORNAMENTAL GRASS
SEBS	SEMI-EVERGREEN BROADLEAF SHRUB
SEDP	SEMI-EVERGREEN FLOWERING PERENNIAL

Symbol	Label	Manufacturer
	A	LSI INDUSTRIES INC.

Catalog Number	Filename	Lumens Per Lamp	Quantity
MRM-LED-12L-SIL-FT-30I-70CRI-IH	MRM-LED-12L-SIL-FT-30-70CRI-IH.ies	9439	6

[illegible]

		INC.
	C	Selux Corporation
	D	Selux Corporation
	E	Lithonia Lighting
	F	Lithonia Lighting

BLX-X-R4-5G530-30-XX-UNV-HS	BLX-X-R4-5G530-30-XX-UNV-HS.ies	3394	4
BLX-X-R4-5G530-30-XX-UNV	BLX-X-R4-5G530-30-XX-UNV.ies	4903	11
KBC8 LED 12C 350 30K ASY MVOLT	KBC8_LED_12c_350_30K_ASY_MVOLT.ies	641	5
WDGE2 LED P4 40K 80CRI T3M	_ED_P4_30K_80CRI.ies	4065	8

PROPOSED PROJECT NAME		
LEADS AND INDICATORS: LEADS (NO. OF LEADS) AND INDICATORS (NO. OF INDICATORS)		
DEVELOPMENT		6.41 (641,000,000)
OPERATION		0.00 (0,000,000)
MAINTENANCE		0.00 (0,000,000)
WITH THESE INDICATORS, HOW MANY LEADS OF 1.00 (100,000,000) CAN BE COVERED?		0.15 (15,000,000)
PROPOSED NAME		
INDICATORS		
INDICATOR NAME		NO. OF INDICATORS
Indicator 1		1.00 (100,000,000)
Indicator 2		1.00 (100,000,000)
Indicator 3		1.00 (100,000,000)
Indicator 4		1.00 (100,000,000)
Indicator 5		1.00 (100,000,000)
Indicator 6		1.00 (100,000,000)
Indicator 7		1.00 (100,000,000)
Indicator 8		1.00 (100,000,000)
Indicator 9		1.00 (100,000,000)
Indicator 10		1.00 (100,000,000)
Indicator 11		1.00 (100,000,000)
Indicator 12		1.00 (100,000,000)
Indicator 13		1.00 (100,000,000)
Indicator 14		1.00 (100,000,000)
Indicator 15		1.00 (100,000,000)
Indicator 16		1.00 (100,000,000)
Indicator 17		1.00 (100,000,000)
Indicator 18		1.00 (100,000,000)
Indicator 19		1.00 (100,000,000)
Indicator 20		1.00 (100,000,000)
Indicator 21		1.00 (100,000,000)
Indicator 22		1.00 (100,000,000)
Indicator 23		1.00 (100,000,000)
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Indicator 26		1.00 (100,000,000)
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Indicator 40		1.00 (100,000,000)
Indicator 41		1.00 (100,000,000)
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Indicator 67		

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<p>NO SCALE THIS PLAN IS FOR THE USE OF THE CITY ENGINEER AND THE BOARD OF HEALTH ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CITY ENGINEER AND THE BOARD OF HEALTH ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER AND THE BOARD OF HEALTH ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CITY ENGINEER AND THE BOARD OF HEALTH ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT.</p>	<h2 style="margin: 0;">Kevin E. Shelly, P.E.</h2> <p style="margin: 0;">PROFESSIONAL LANDSCAPE ARCHITECT N.J. Lic. No. GE0093300</p>
<p>THIS PLAN IS FOR THE USE OF THE CITY ENGINEER AND THE BOARD OF HEALTH ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CITY ENGINEER AND THE BOARD OF HEALTH ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER AND THE BOARD OF HEALTH ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CITY ENGINEER AND THE BOARD OF HEALTH ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT.</p>	<h3 style="margin: 0;">AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE</h3> <p style="margin: 0;">MONTGOMERY SENIOR AFFORDABLE HOUSING BLOCK 20001, LOT 10.05</p> <p style="margin: 0;">SITUATED IN MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY</p>
<h2 style="margin: 0;">LANDSCAPE & LIGHTING DETAILS</h2>	

SOMERSET-UNION SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING, IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARD.
4. PERMANENT VEGETATION SHALL BE SEEDDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING, MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS, IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 5:1).
9. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X1" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
10. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS FOR PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. IN THAT N.J.S.A. 4:24-39 ET. SEC., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING THE LIFE OF THE CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
18. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF WATER TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF THE SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN THE SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
19. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN SUMMER 2023, AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL APPROXIMATELY AS FOLLOWS:

	DURATION
TEMPORARY SOIL EROSION FACILITIES	IMMEDIATELY
CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE	IMMEDIATELY
INSTALL SILT FENCE	IMMEDIATELY
ROUGH CLEARING AND GRADING	3 WEEKS
TEMPORARY SEEDING	IMMEDIATELY
SLOPE AND EMBANKMENT PROTECTION	IMMEDIATELY
ROAD SUB-BASE	2 WEEKS
SEDIMENT BASIN CONSTRUCTION	IMMEDIATELY
INLET PROTECTION	IMMEDIATELY
MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
BUILDING CONSTRUCTION	12 MONTHS
BASIN CONSTRUCTION	4 WEEKS
FINAL SEEDING AND LANDSCAPING	2 WEEKS
REMOVAL OF ALL TEMPORARY SEDIMENT CONTROL MEASURES	IMMEDIATELY

• TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE No. 2 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION

STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS

PURPOSE

TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.

METHODS AND MATERIALS

1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
2. PROTECTIVE MATERIALS
A. UNROOTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BINDERS, OR NETTING IF DOWN, WHEN SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WITH THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDRO SEEDER.
D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
3. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN TWO DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE WITH TWINE TIED BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
C. COMBINE MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE APPLIES MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE. THE PENETRATOR SHOULD BE ABOUT 3 TO 4 INCHES, ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
D. LIQUID MULCH-BINDERS
1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
2. USE ONE OF THE FOLLOWING:
a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
b. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL BE NO LONGER SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

ADDITIONAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
2. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY OR AT A MINIMUM, BY THE END OF EACH WORK DAY.
4. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNER.
5. STEEP SLOPES TO RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL, (SEE ANCHORING NOTES & NOTE No. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

DUST CONTROL NOTE

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE

STANDARD FOR SEEDING SPECIFICATIONS

TEMPORARY SEEDING

TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1.0 POUNDS PER 1,000 SQ. FT. (40 lbs./Ac.). LIMESTONE (PULVERIZED DOLOMITIC EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) SHALL BE APPLIED AT THE RATE OF 135 lbs./1,000 SQ. FT. (3 TONS/Ac.) AND FERTILIZER (10-20-10 OR EQUIVALENT) AT THE RATE OF 14 lbs./1,000 SQ. FT. (600 lbs./Ac.).

MULCHING IS REQUIRED ON ALL SEEDING AND SHALL BE ACCOMPLISHED AS FOLLOWS:

1. MULCH MATERIALS SHOULD BE UNROOTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT A RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET. MULCH BLOWERS SHOULD NOT GRIND OR CHOP THE MATERIAL.
2. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85 PERCENT OF THE SOIL SURFACE WILL BE COVERED, FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FOOT SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
3. MULCH ANCHORING SHALL BE ACCOMPLISHED USING EITHER PEG AND TWINE, MULCH NETTING, MULCH ANCHORING COULTER TOOL, OR LIQUID MULCH-BINDERS, PER THE ACCOMPANYING "STABILIZATION WITH MULCH ONLY" SPECIFICATION.
• OPTIMUM SEEDING DATES 3/1 - 5/15 AND 8/15 - 10/1

PERMANENT SEEDING

1. TOPSOIL TO BE PLACED TO A DEPTH OF 5 INCHES ON EXPOSED SOILS UPON COMPLETION OF FINAL GRADING.
2. SEED IS TO BE UNIFORMLY APPLIED TO THE NORMAL DEPTH OF 1/4 INCH TO 1/2 INCH (EXCEPT HYDRO SEEDING). SEED MIXTURE 15, AS SHOWN ON PAGE 4-11 IN THE SOIL EROSION STANDARDS. THE SEEDING RATE SHALL BE:

SEED MIXTURE	PLANTING RATE
	LBS PER 1,000 SF
HARD FESCUE	120
PERENNIAL RYEGRASS	30
KENTUCKY BLUEGRASS BLEND	40
	0.7
	0.9

• OPTIMAL SEEDING DATES: 3/1-4/30 AND 8/15-10/15
• ACCEPTABLE SEEDING DATES: 5/1-8/14

3. MULCHING WILL BE ACCOMPLISHED PER THE BELOW TEMPORARY SEEDING SPECIFICATIONS.

• MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SOIL CAN BE IRRIGATED.

SOIL TEXTURE

SUITABLE EQUIPMENT WILL BE USED TO PREPARE A REASONABLE, UNIFORM, FINE SEED BED TO A MINIMUM DEPTH OF 4 INCHES.

APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIME SHALL BE APPLIED TO SOILS WITH DOLOMITIC LIMESTONE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. THE FOLLOWING TABLE IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION RATES.

SOIL TEXTURE	TONS/ACRE	LBS./1000 SQ. FT.
CLAY, CLAY LOAM, & HIGHLY ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.

STANDARD FOR STORM SEWER INLET PROTECTION

DEFINITION

A TEMPORARY BARRIER AND SETTling FACILITY INSTALLED AT A STORM SEWER INLET.

PURPOSE

THE PURPOSE OF STORM SEWER INLET PROTECTION IS TO INTERCEPT AND RETAIN SEDIMENT, THUS PREVENTING THE ENTRANCE OF SEDIMENT INTO THE STORM SEWER SYSTEM.

CONDITIONS WHERE PRACTICE APPLIES

1. CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR LESS.
2. A STORM SEWER OR THE OUTLET CHANNEL OF A STORM SEWER NEEDS PROTECTION FROM SEDIMENT.
3. TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT MAINTENANCE OF THE STORM SEWER INLET PROTECTION.
4. A TRAFFIC HAZARD WILL NOT BE CREATED.
5. A FLOODING PROBLEM WILL NOT BE CREATED.

WATER QUALITY ENHANCEMENT

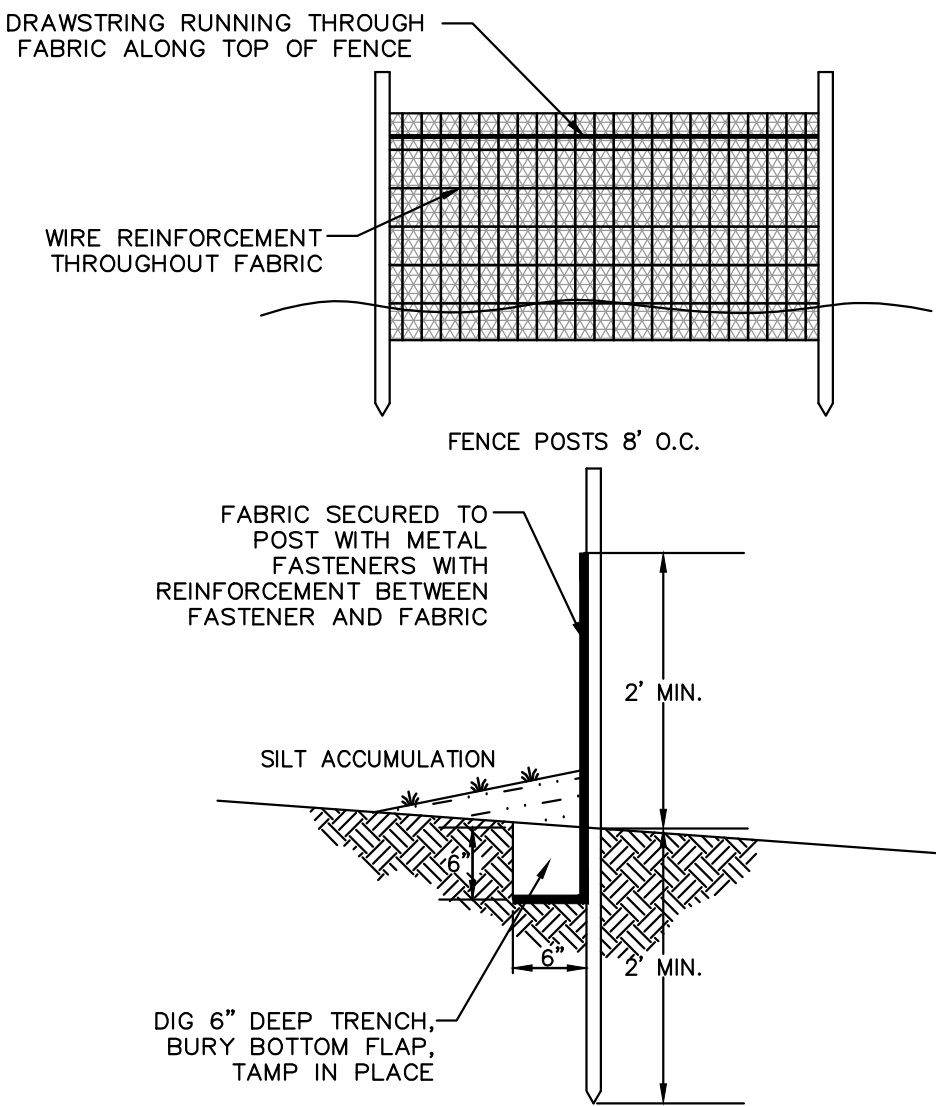
THE PRIMARY BENEFIT TO WATER QUALITY IS REMOVAL OF SEDIMENT FROM STORMWATER RUNOFF PRIOR TO ENTERING THE STORM SEWER SYSTEM. AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER MAY ALSO BE FILTERED OUT OF THE RUNOFF.

DESIGN CRITERIA

THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER INLET PROTECTION:

1. MUST SLOW THE STORM WATER, PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED.
 2. IN ALL CASES, THE INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
 3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
- OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

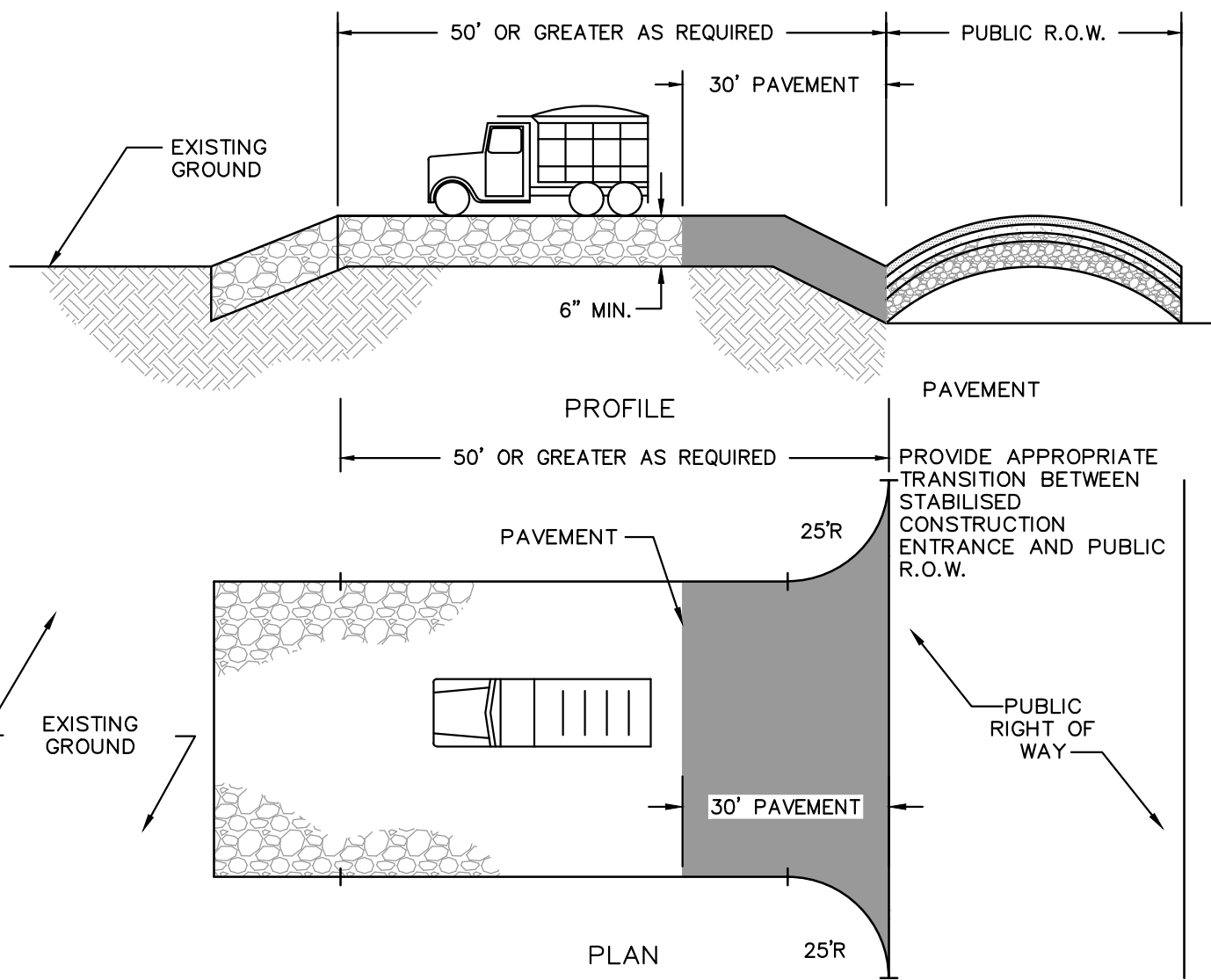
INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.



REINFORCED SILT FENCE

NOT TO SCALE

1. WIRE REINFORCEMENT SIMILAR TO "CHICKEN FENCE" OR EQUIVALENT AS SUPPLIED BY EASTCOAST SITEWORK OR OTHER.
2. ALSO ACCEPTABLE IS "LATHE" / "WASHER & LATHE" STYLE AS SUPPLIED BY EASTCOAST SITEWORK, HANES GEO COMPONENTS™ OR OTHER.
3. REFER TO PLAN FOR AREAS WHERE REQUIRED.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF REINFORCED SILT FENCE TO ENGINEER FOR APPROVAL BY SCD.

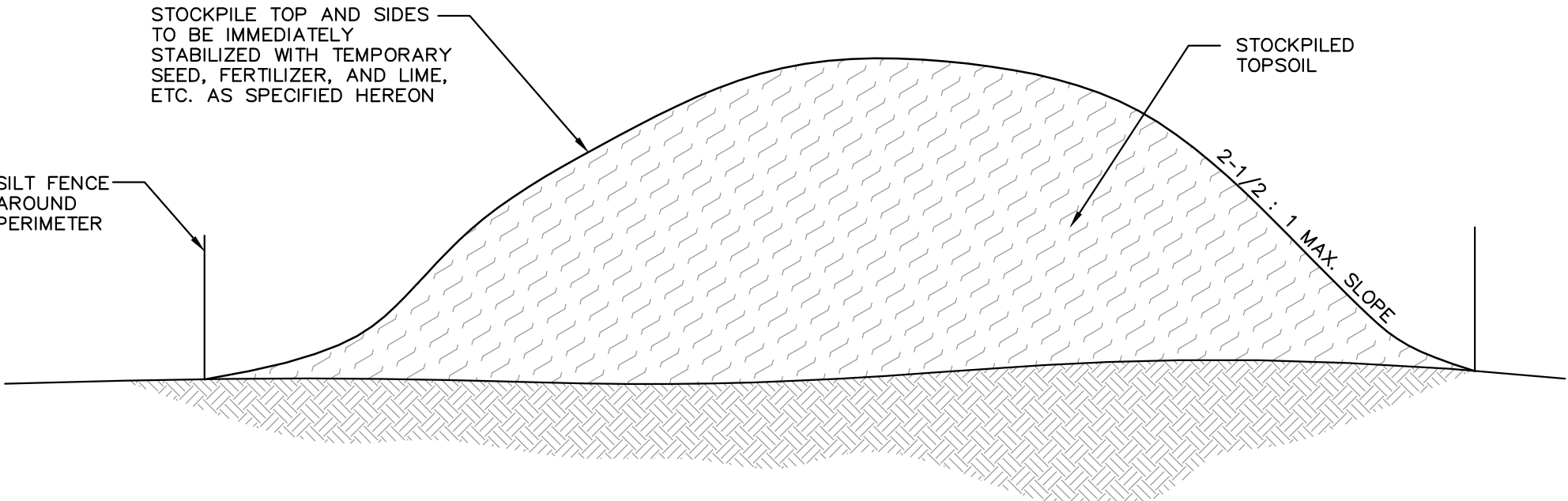


PERCENT SLOPE OF ROADWAY	PERCENT SLOPE OF ROADWAY	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.
2. 1" - 2 1/2" CLEAN CRUSHED STONE SHALL BE USED.

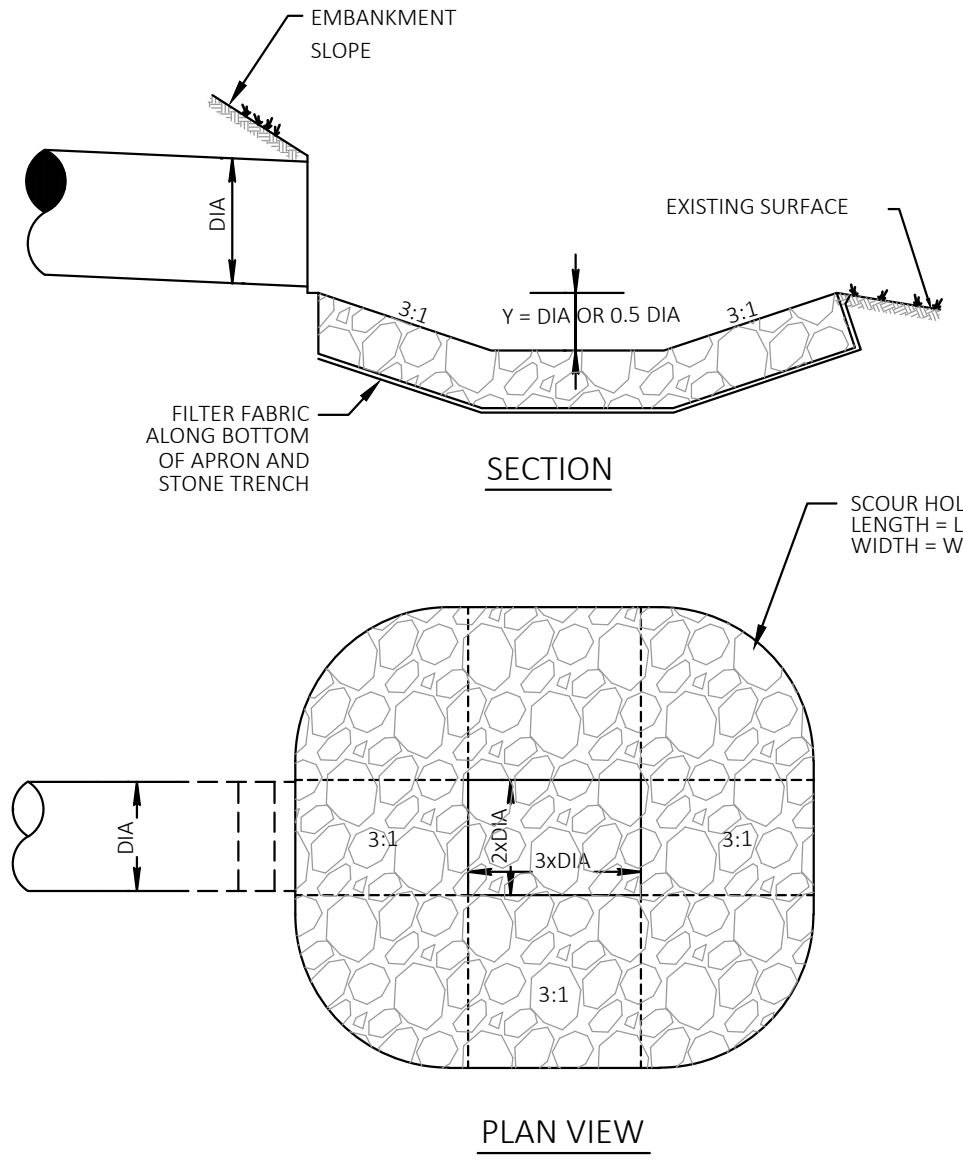
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



STOCKPILE AREA

NOT TO SCALE



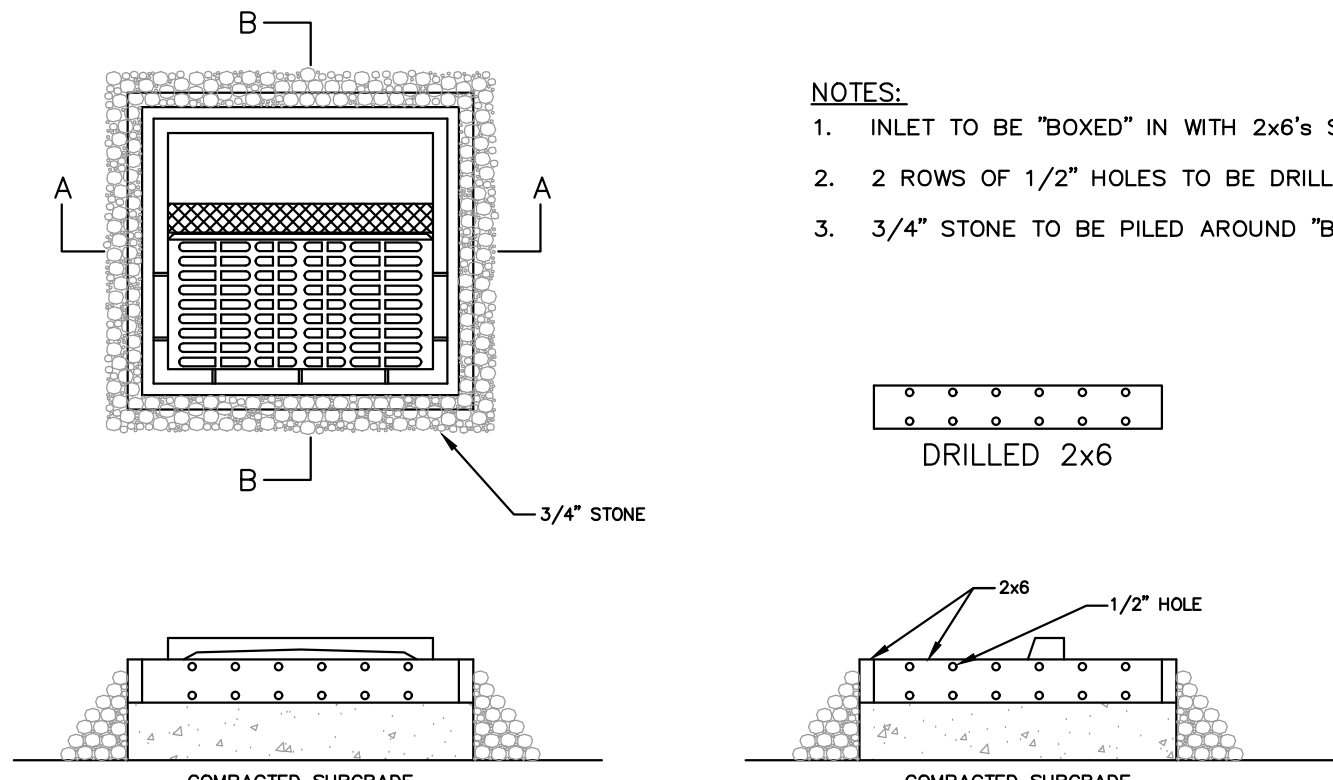
	DIA	Q25	L	W	d50
FES-5	15" RCP @ 0.58%	1.84 CFS	7.5 FT.	6.25 FT.	d50 = 3" 6" THICK
FES-7	15" RCP @ 0.58%	1.84 CFS	7.5 FT.	6.25 FT.	d50 = 3" 6" THICK
EX FES	15" RCP @ 0.69%	3.27 CFS	7.5 FT.	6.25 FT.	d50 = 3" 6" THICK

* OVER FILTER FABRIC

NOTE: DESIGNED IN ACCORDANCE WITH SOIL EROSION MANUAL, SECTION 12: CONDUIT OUTLET PROTECTION.

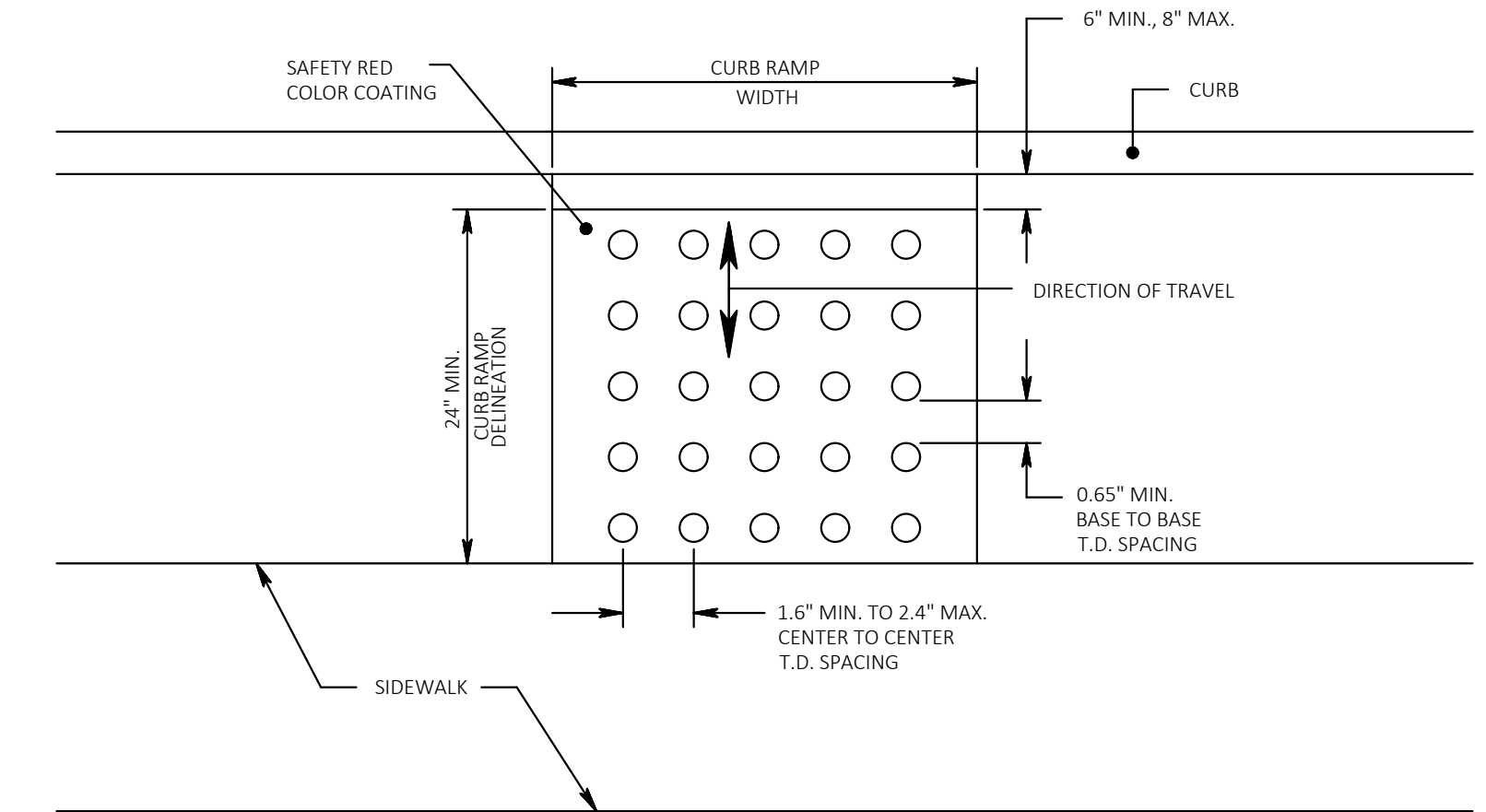
SCOUR HOLE DETAIL

NOT TO SCALE



INLET PROTECTION

NOT TO SCALE



ROLL BAG DOG WASTE STATIONS
ALL ALUMINUM • SCREENED SIGNAGE • 2-YEAR WARRANTY

Invest \$100+
Super Cool Station

Invest \$100-150
Budget Cool Station

Invest \$75
Mini Station

DOG WASTE
PLEASE DO NOT FEED
YOUR DOG FROM THIS
STATION

DOG WASTE
PLEASE DO NOT FEED
YOUR DOG FROM THIS
STATION

DOG WASTE
PLEASE DO NOT FEED
YOUR DOG FROM THIS
STATION

40" HIGH

30" HIGH

40" HIGH

3 ROLL BAG MODELS: REGULAR & MINI

ROLL BAG STATIONS

• D006, D006-B, D007 With:
SQUARE
bag-in-lid or
ROUND
ventilated mesh with lid
can system
(can not included with Mini Station)

STATIONS INCLUDE:

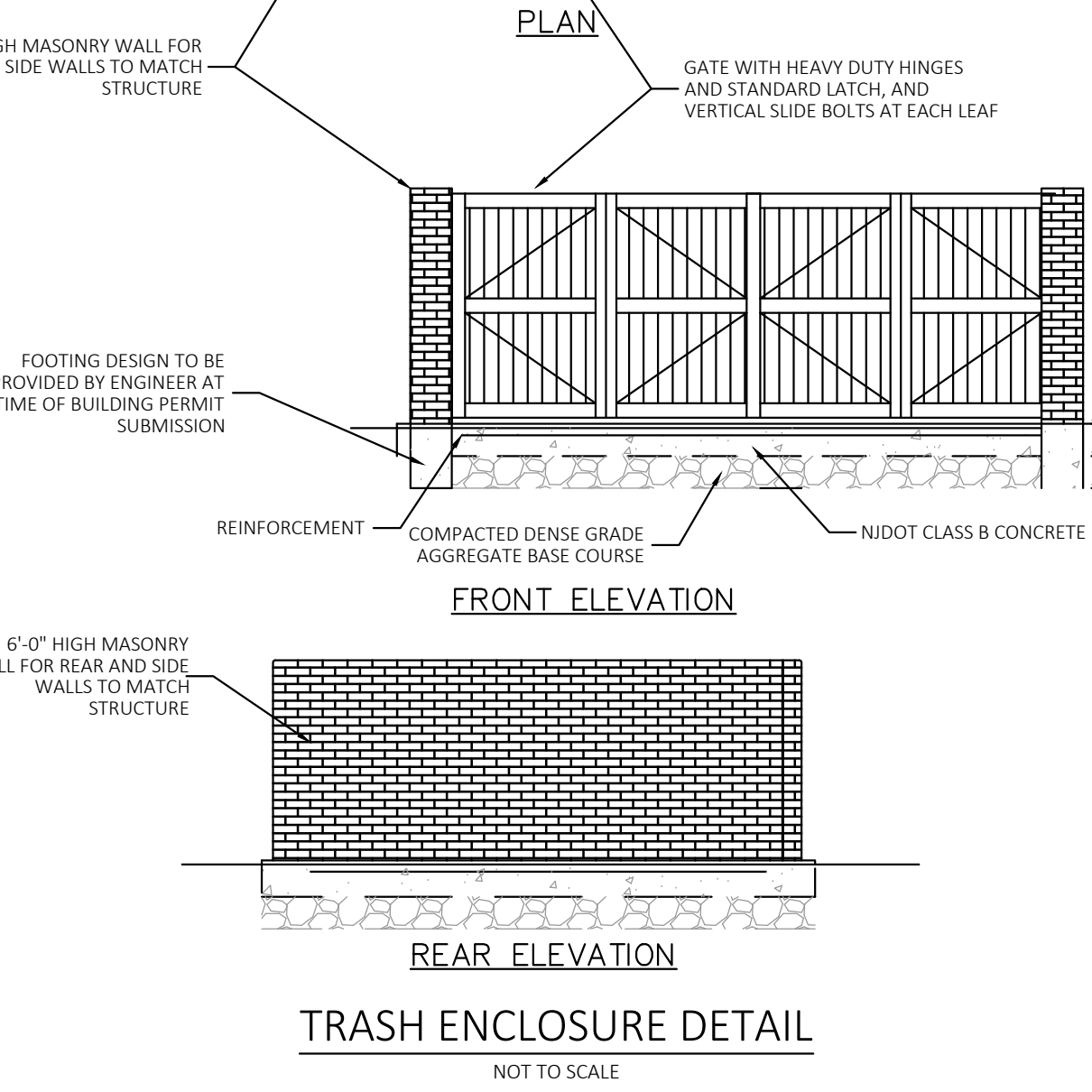
- Post
- Bag Dispenser
- 1 Gallon Square, 10 Gallon Round Can
with reclosed with Wix (sealed)
- Hardware & Instructions
- 25 Can Liners (bag-in-lid with Mini Station)
- 400 Waste Bags


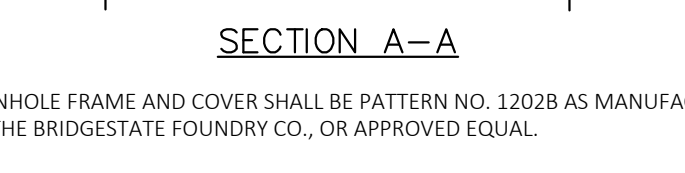
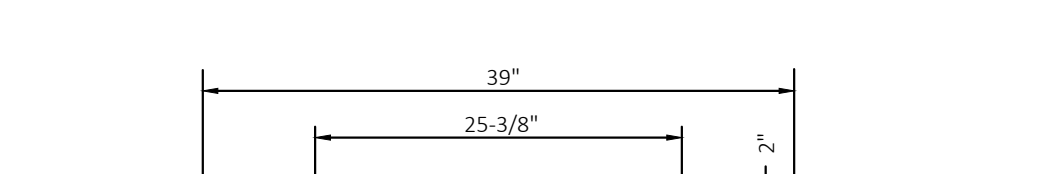
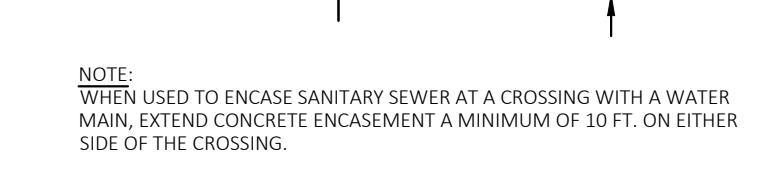
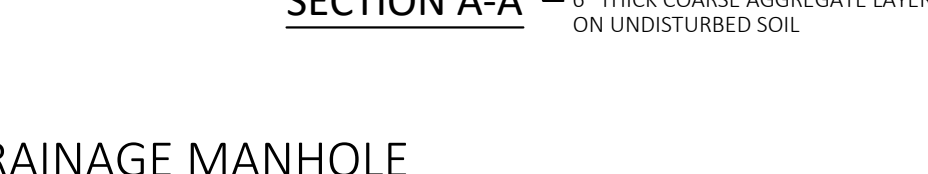
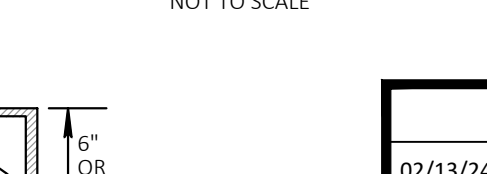
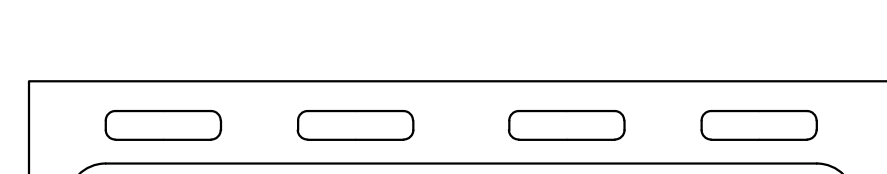
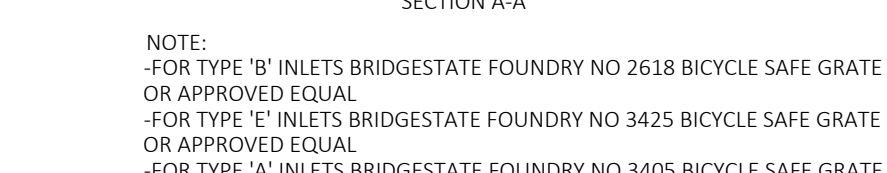
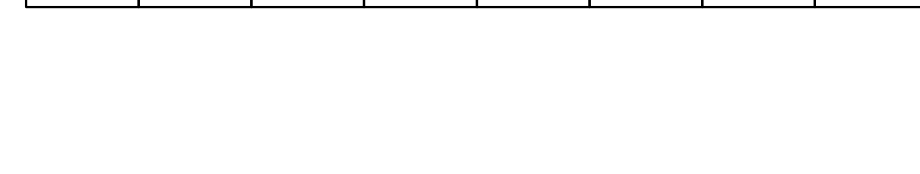
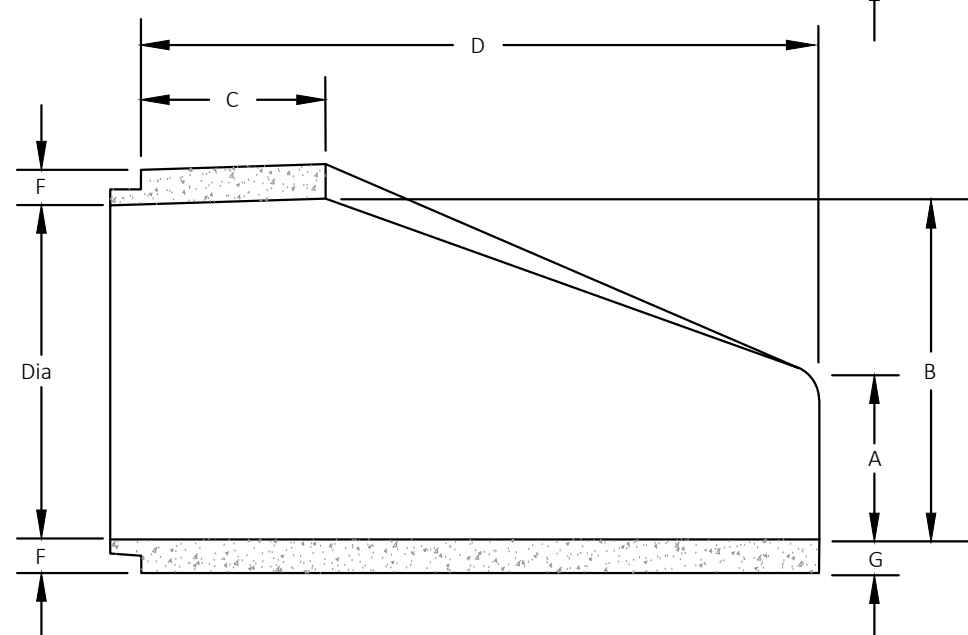
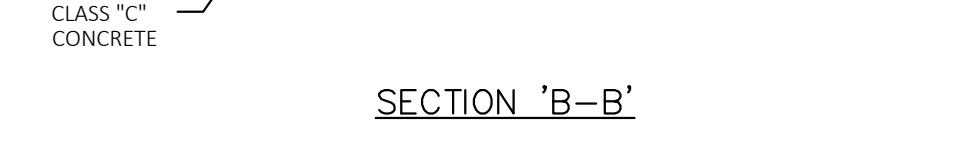
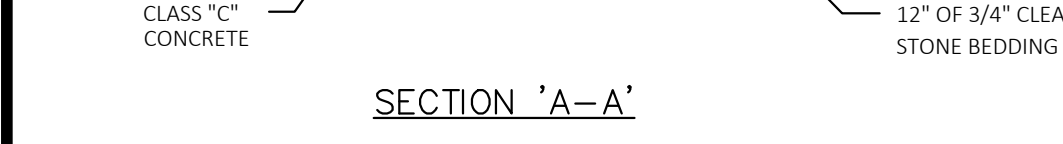
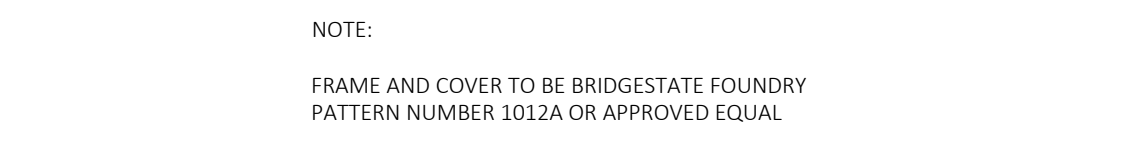
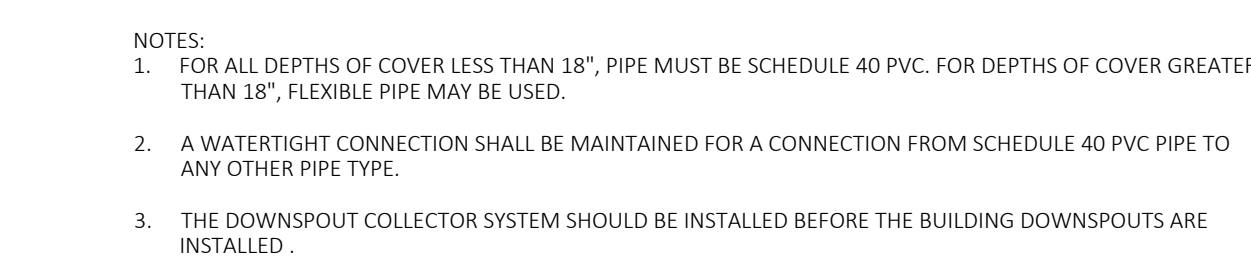
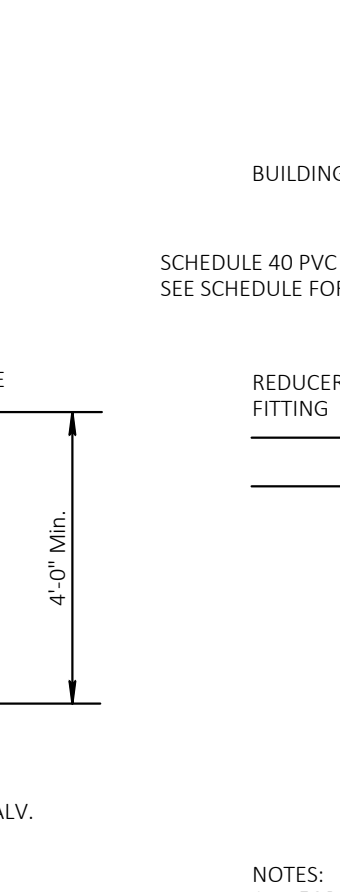
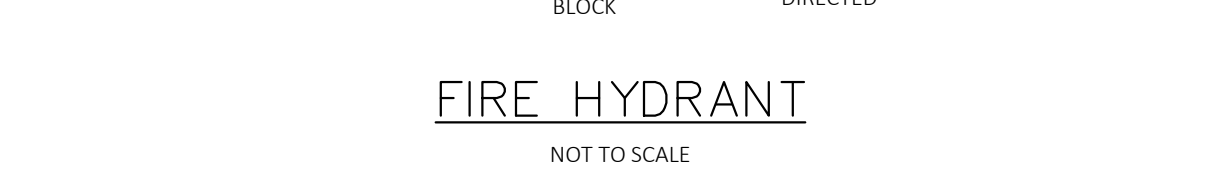
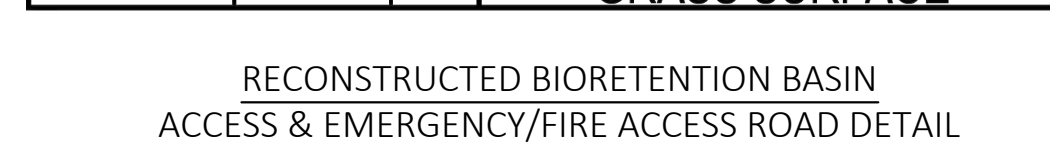
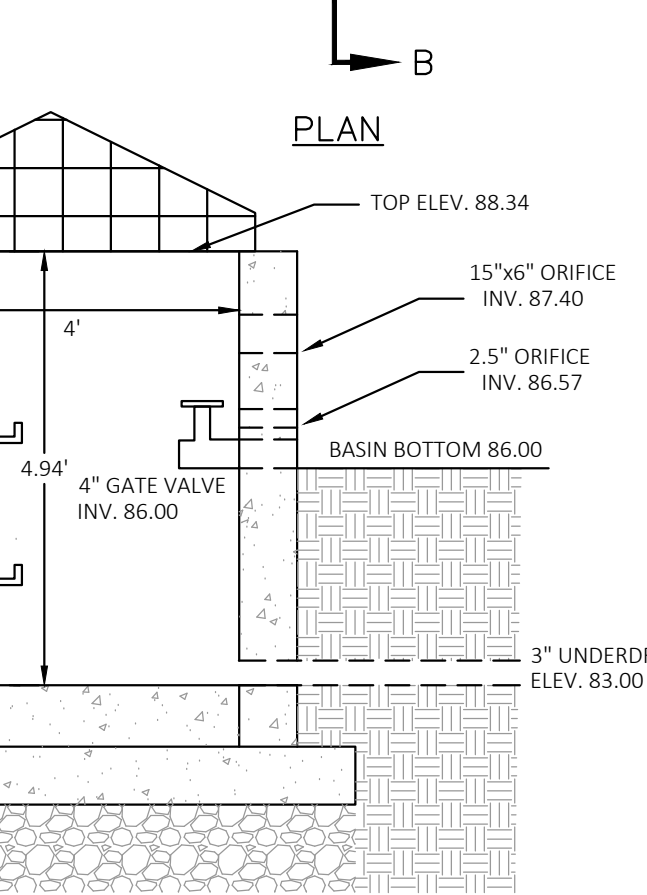
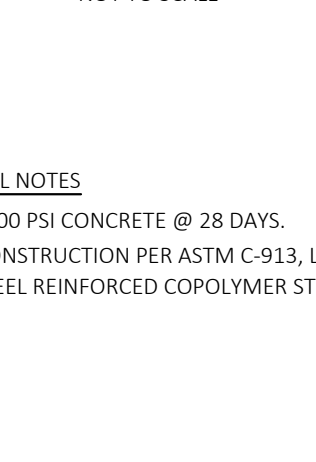
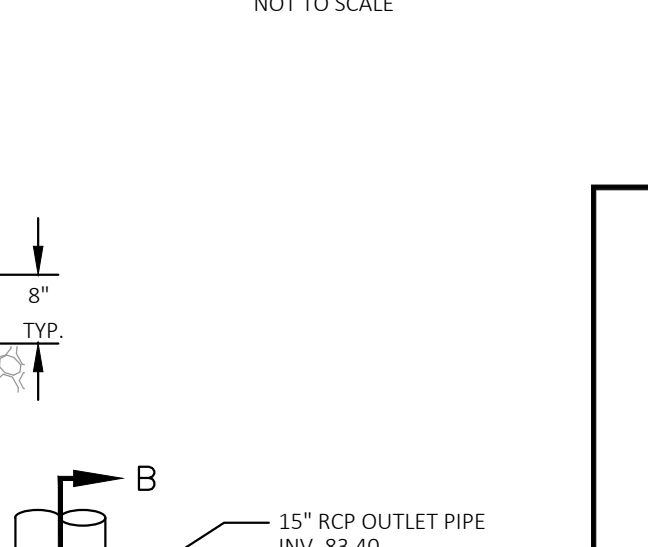
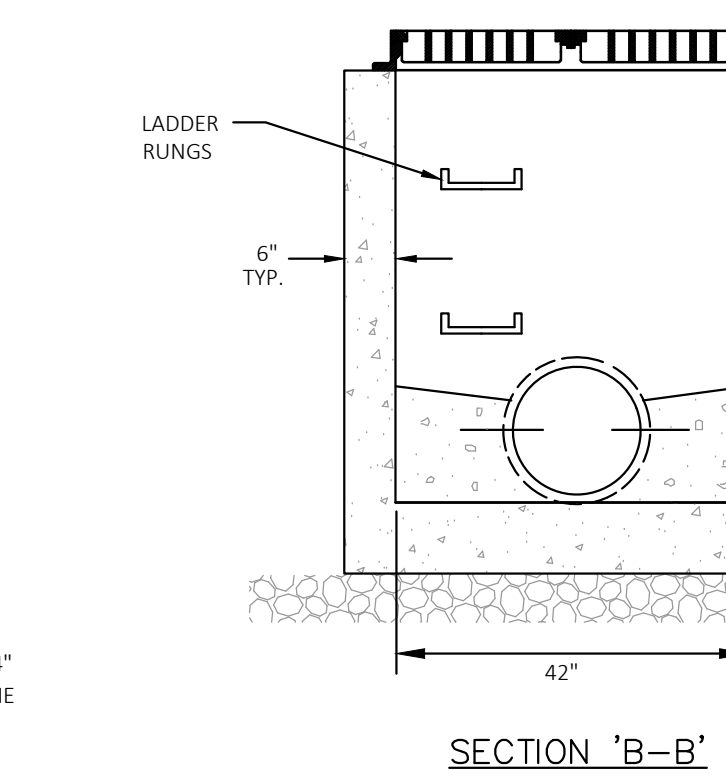
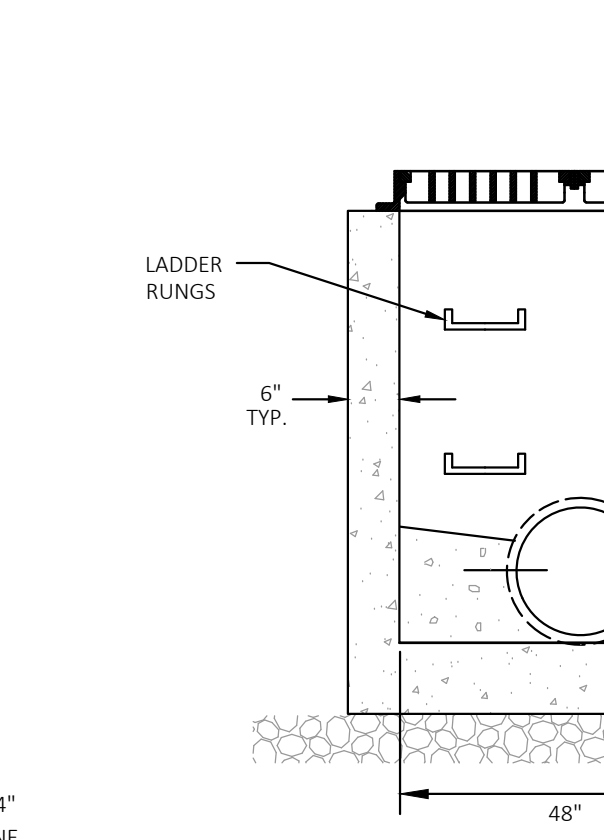
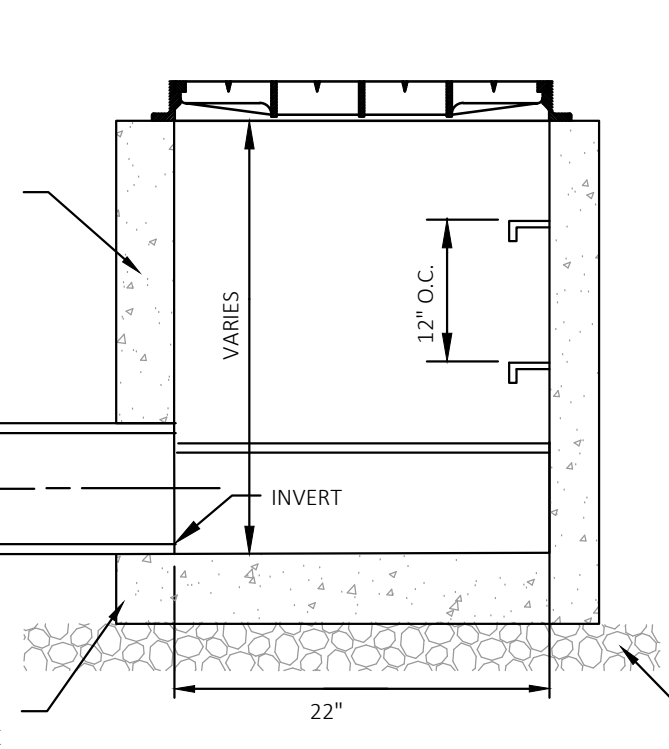
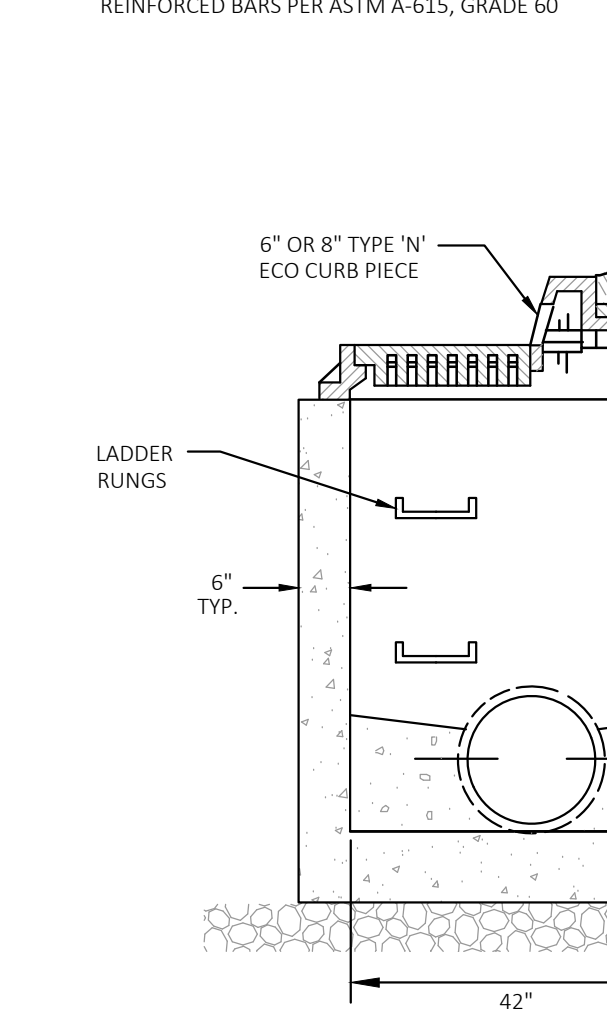
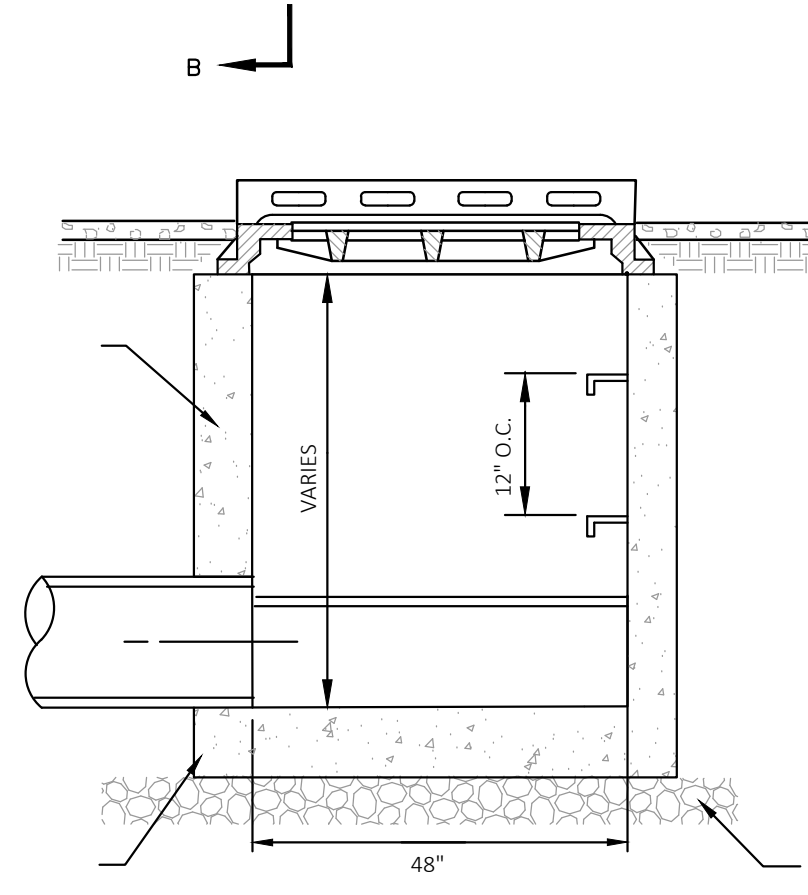
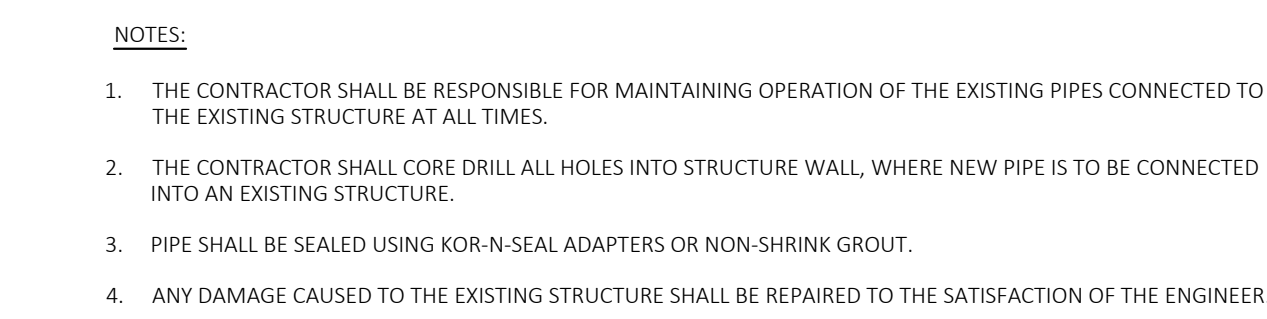
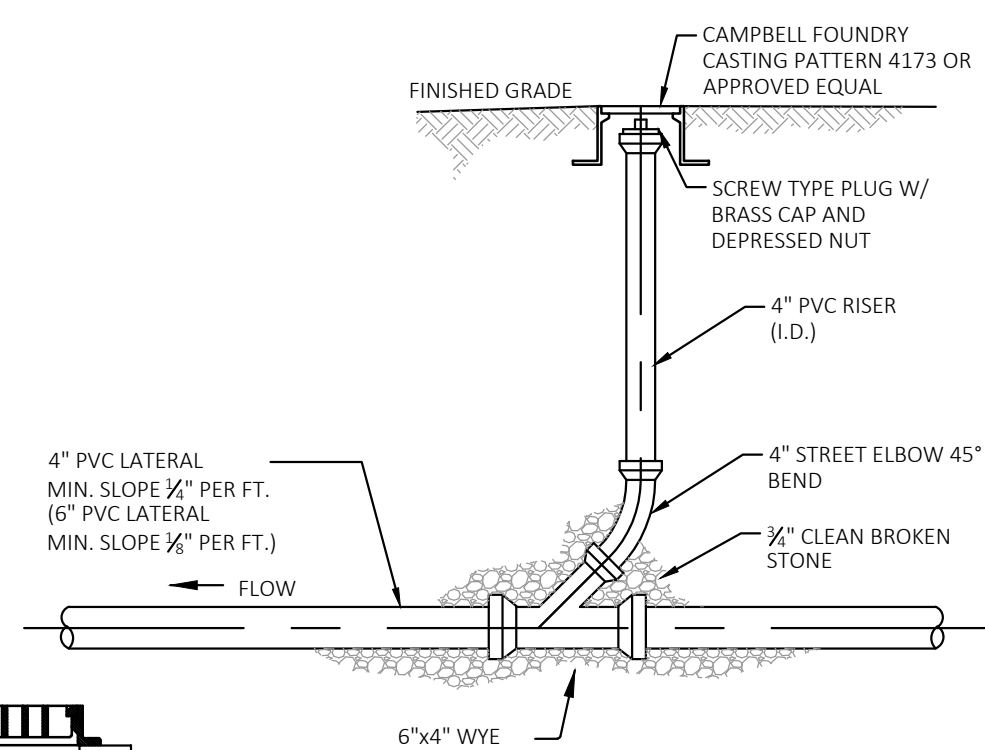
Color:
Green Black

100% COMPOSTABLE
NO PLASTIC

400
WASTE BAGS

NO PLASTIC



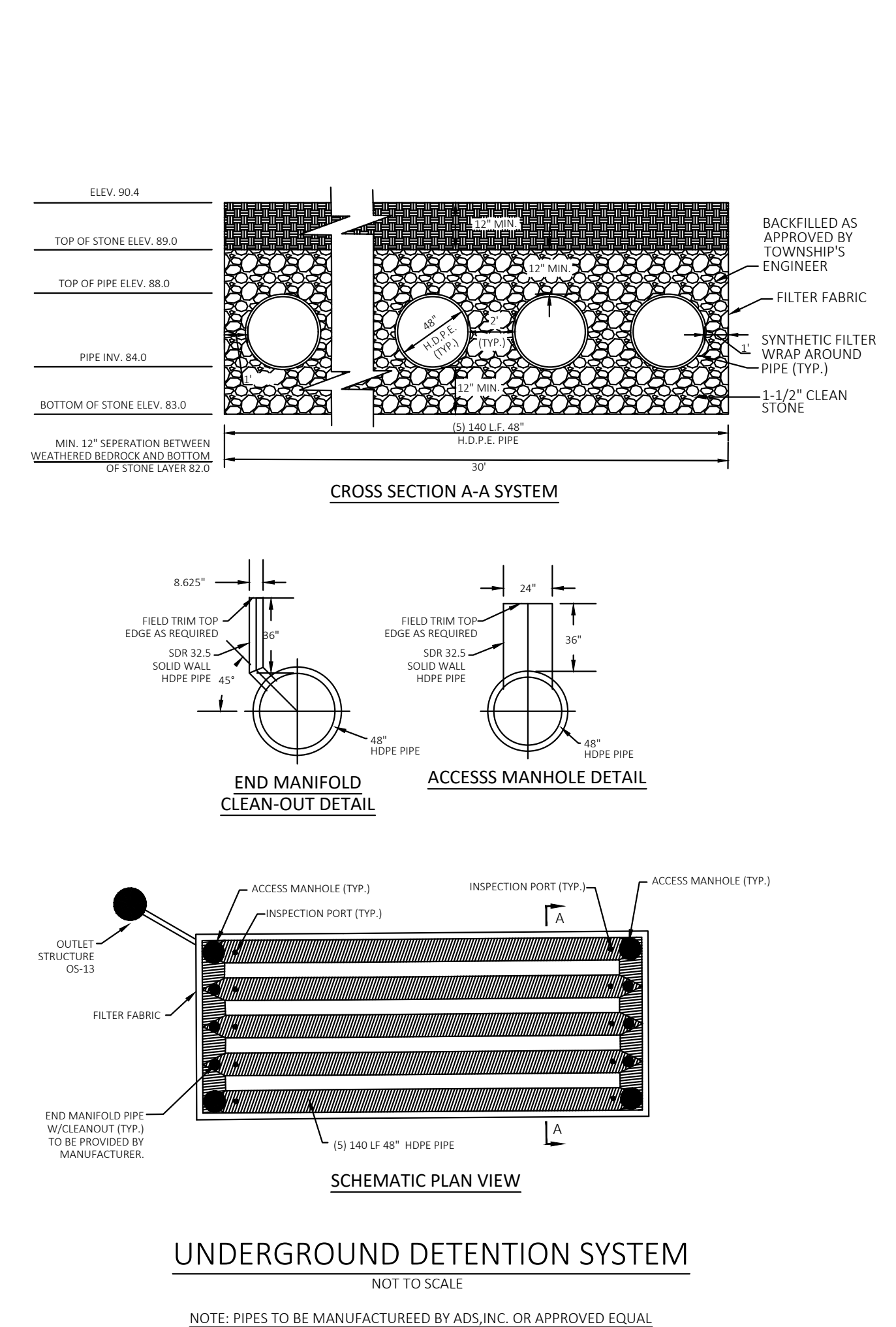



**SHORE POINT
ENGINEERING**

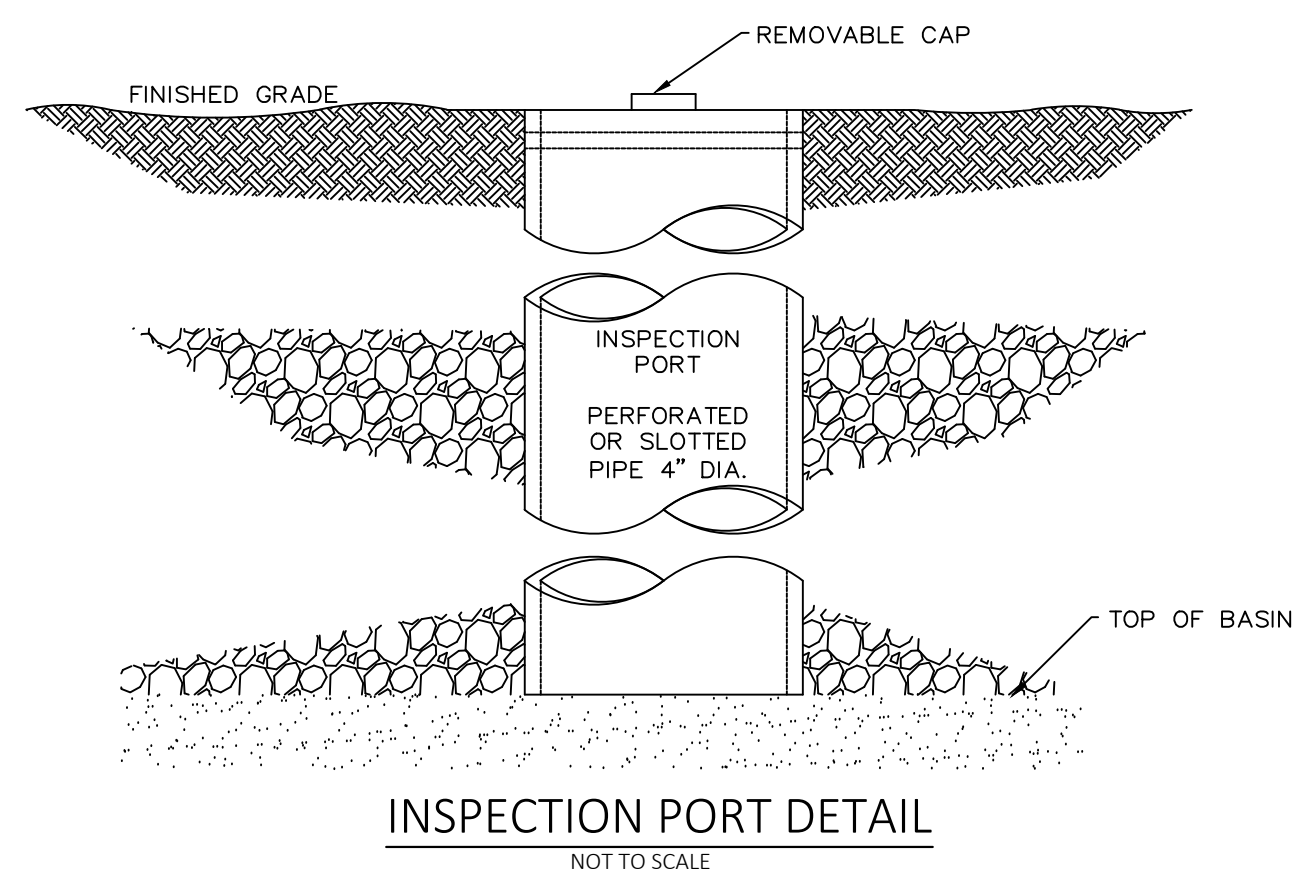
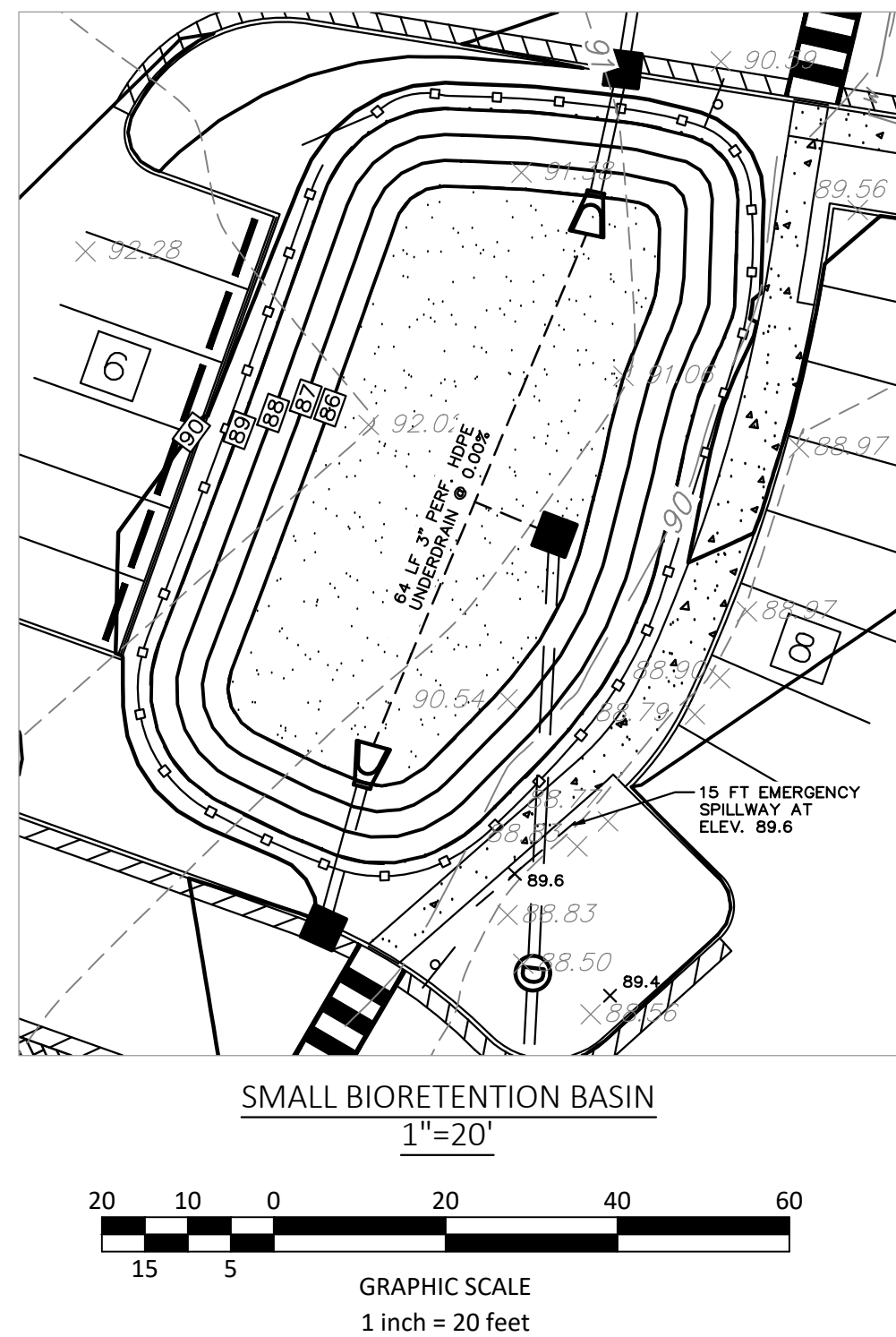
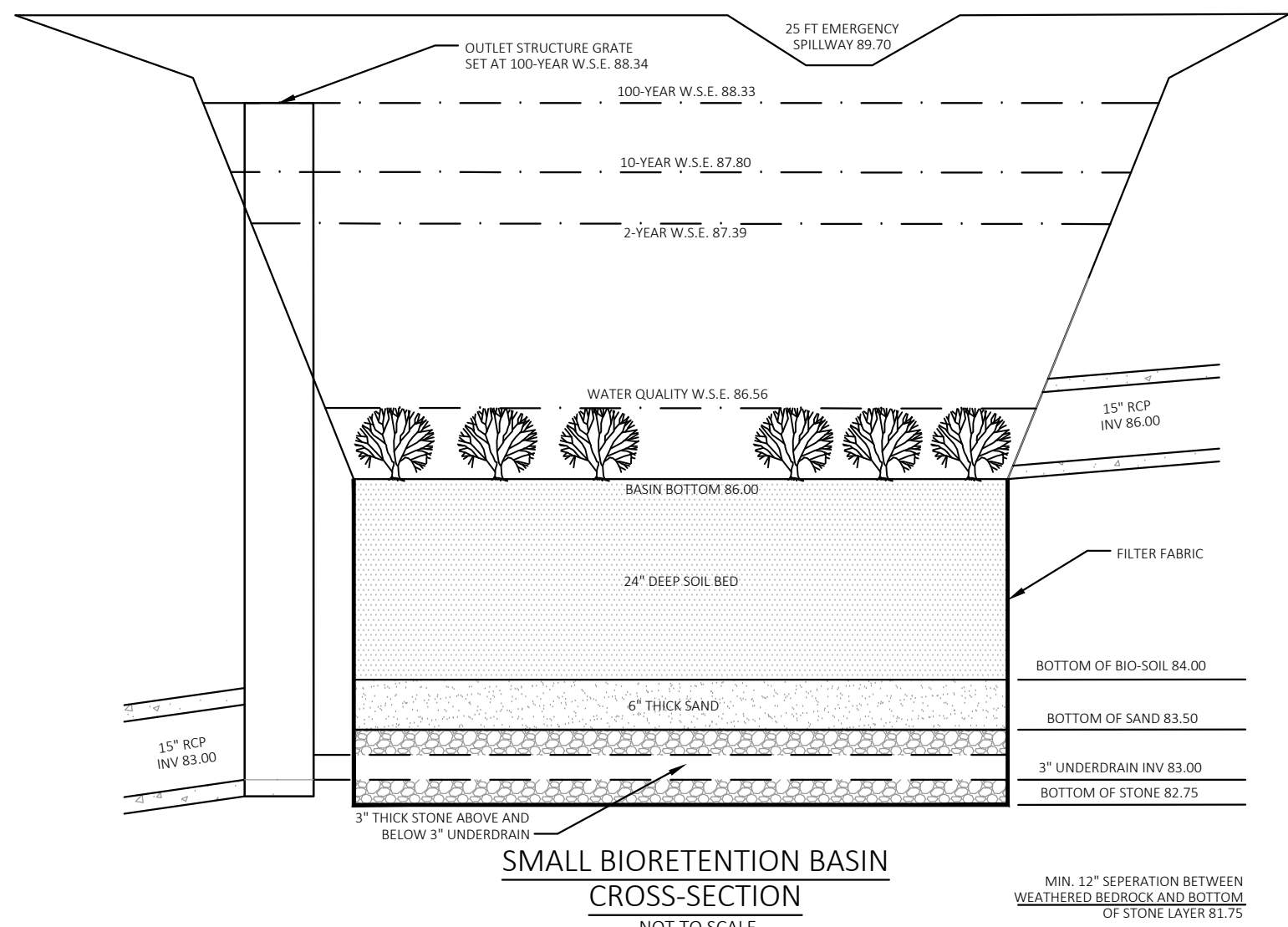
Certificate of Authorization No. 24GA28317800
 Kevin E. Shelly P.E. PE No. GE09031300
 PO Box 257, Manassas, VA 08736
 T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY



SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 15 OF 16
DRAWN BY: RZH	



AMERICAN WATER ENGINEERING 3909 CHURCH RD. MT. LAUREL, NJ 08054 		STANDARD DETAIL DOMESTIC & FIRE SERVICE TYPICAL LAYING LENGTHS OF EQUIPMENT & FITTINGS	
DRAWN BY: D. JOSE PROJECT ENGINEER: E. SCHWARTZ			
DATE 08-24-18 PROJECT	NEW JERSEY AMERICAN WATER USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	STANDARDS	USE DIMENSIONS ONLY SCALE AS SHOWN 0201-0601-SD102



02/13/24	REMOVE EXISTING BASIN MODIFICATIONS	MVV
01/24/24	RESOLUTION COMPLIANCE	MVV
12/21/23	RESOLUTION COMPLIANCE	RZH
11/13/23	DRCC 10/20/23 REVIEW MEMO	MVV
08/25/23	RESOLUTION COMPLIANCE	RZH
DATE	REVISIONS	BY

 <h1 style="margin: 0;">SHORE POINT ENGINEERING</h1>	
Certificate of Authorization No. 24GA28317800 Kevin E. Shelly P.E. PE No. 0000331300 PO Box 297, Manassas, VA 08736 T. 703-924-8100 F. 703-924-8110 www.shorepointengineering.com	
 Date: <u>2/13/24</u>	
Kevin E. Shelly, P.E. PROFESSIONAL ENGINEER N.J. Lic. No. 06A035096	
<h2 style="margin: 0;">AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE</h2> <p style="margin: 0;">MONTGOMERY SENIOR AFFORDABLE HOUSING BLOCK 20001, LOT 10.05</p> <p style="margin: 0;">SITUATED IN MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY</p>	
<h1 style="margin: 0;">CONSTRUCTION DETAILS</h1>	
SCALE: <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">AS SHOWN</div> RELEASED BY: <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">KES</div> CHECKED BY: <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">KES</div> DRAWN BY: <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">RZH</div>	PROJECT No.: <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">RPM-211</div> DATE: <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">02/21/23</div> <div style="text-align: center; margin-top: 20px;"> Sheet Number <div style="display: flex; justify-content: space-around; align-items: center; font-size: 2em; font-weight: bold;"> 16 OF 16 </div> </div>