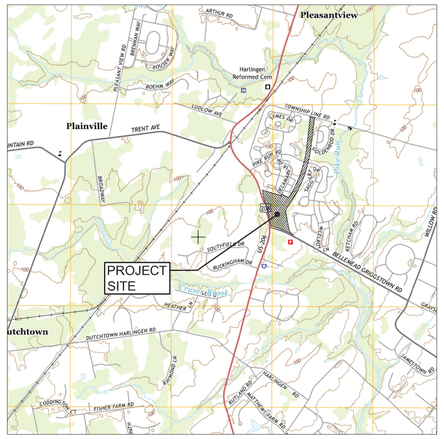
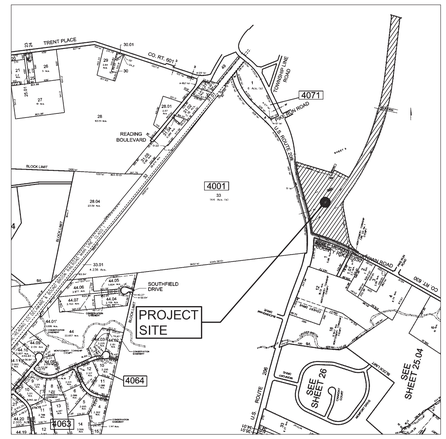
APPLICATION FOR
AMENDED PRELIMINARY AND FINAL SITE PLAN
FOR
BELLE MEAD PLANNED UNIT DEVELOPMENT - PIKE RUN PLAZA - AREA 2
BLOCK 5023, LOT 2.01
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY



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

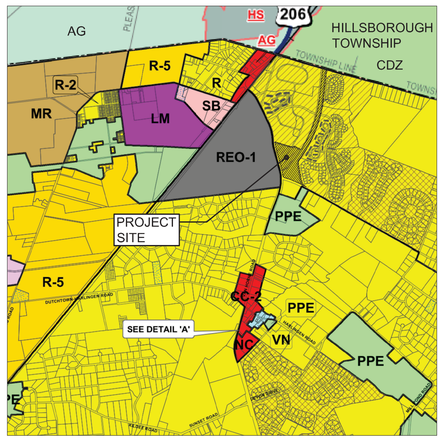
PROJECT LOCATION MAP
SCALE: 1"=2000'



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

KEY MAP
SCALE: 1"=1000'
SOURCE: TOWNSHIP OF MONTGOMERY TAX MAP #3 & #25

**VARIANCE REQUESTED



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

MONTGOMERY TOWNSHIP ZONING MAP
SCALE: 1"=2000'

ZONING SCHEDULE

ZONE: BMPUD – BELLE MEAD PLANNED UNIT DEVELOPMENT*
PRINCIPAL PERMITTED USE:
COUNTRY CLUB MEADOWS – SINGLE FAMILY RESIDENTIAL
BELLE MEAD PLAZA – COMMERCIAL AND AFFORDABLE HOUSING
PIKE RUN PLAZA – SHOPPING CENTER

*ZONING AS PER MAP ENTITLED "ZONING MAP – TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY", PREPARED BY COPPOLA & COPPOLA ASSOCIATES, DATED 12/10/01 AND AMENDED BY "LAND USE AMENDMENT SPECIFIC TO LANDS OWNED BY 'COUNTRY CLUB MEADOWS' IN THE BELLE MEAD PORTION OF MONTGOMERY TOWNSHIP," PREPARED BY COPPOLA & COPPOLA ASSOCIATES, DATED JULY 9, 2014.

PIKE RUN PLAZA

ITEM	REQUIRED/PERMITTED	PROVIDED
RETAIL BUILDINGS	2 BUILDINGS (MIN.)	6 BUILDINGS
APPROXIMATE RETAIL/OFFICE SPACE	102,000 S.F.	102,000 S.F.
COMMUNITY OPERATIONS BUILDING	1 BUILDING	1 BUILDING
APPROXIMATE FLOOR AREA	8,000 S.F.	7,958 S.F. + LOFT/MEZZ.
MINIMUM LOT AREA	8.0 AC.	21.86 AC.
PRINCIPAL BUILDING		
MINIMUM LOT FRONTAGE	500 FT.	794.9 FT.
MINIMUM LOT WIDTH	500 FT.	655.9 FT.
MINIMUM LOT DEPTH	400 FT.	N/A
MINIMUM FRONT YARD	100 FT.	101 FT.
MINIMUM SIDE YARD (EACH)	50 FT.	50 FT.
MINIMUM REAR YARD	50 FT.	N/A
ACCESSORY STRUCTURES		
MINIMUM DISTANCE TO SIDE LINE	25 FT.	6.10 FT.**
MINIMUM DISTANCE TO REAR LINE	25 FT.	N/A
MINIMUM DISTANCE TO OTHER BUILDING	20 FT.	33.72 FT.
MAXIMUM FLOOR/AREA RATIO (FAR)	0.20	0.12
MAXIMUM LOT COVERAGE	55%	49.5%
MAXIMUM BUILDING HEIGHT (PRINCIPAL BLDGS.)	1½ STORIES/30 FT.	CVS– 29'–7¾" BLDG #1– 28'–8" TO MANSARD ROOF/ 34'–8" TO HIGH ROOF BLDG #2– 23.05' TO MANSARD ROOF/32.47' TO PEAK (CALCULATED) BLDG #3– 27'–8"
MAXIMUM BUILDING HEIGHT (COMMUNITY OPERATIONS BLDG.)	2 STORIES/25 FT.	27'–0"**
MINIMUM OFF–STREET PARKING	SEE TABLE	SEE TABLE
MINIMUM PARKING SETBACK	25 FT. (STREET) 15 FT. (ADJACENT PL)	69.28 FT. (RT. 206) 15.07 FT. (ADJ. PL)
OFF–STREET LOADING SPACES	6(1)	4 + LAYBY LOADING SPACES
MINIMUM LOADING SPACE SIZE	15'Wx40'L	15' X 56.6'
MINIMUM REFUSE LOCATIONS	6(2)	10
PLAZA SIGNS MAXIMUM FREESTANDING SIGNS MAXIMUM AREA MAXIMUM HEIGHT MINIMUM SETBACK TO STREET MINIMUM SETBACK TO ADJ. PROPERTY MAXIMUM NUMBER OF TENANT SIGNS(4) MAXIMUM AREA OF TENANT SIGNS	2 SIGNS(3) 75 S.F. 8 FT. 20 FT. 25 FT. 1/TENANT SEE NOTE 5	2 SIGNS 184 S.F.** 15 FT. – 4 IN.** 20 FT. 51.05 FT. TO BE DETERMINED TO BE DETERMINED
MINIMUM LANDSCAPE COVERAGE	45%	50.5%
MINIMUM NUMBER REPLACEMENT TREES	14/AC. (288 REQUIRED)	158**
STREET TREES	39	19
STEEP SLOPE DISTURBANCE (GREATER THAN 15%)	NO DISTURBANCE	38,494 S.F.**

NOTES:
1. EACH PRINCIPAL BUILDING SHALL PROVIDE OFF–STREET LOADING SPACE(S)
2. THERE SHALL BE AT LEAST 1 TRASH AND GARBAGE PICK–UP LOCATION WITHIN CONVENIENT ACCESS TO THE BUILDING
3. ONE FREESTANDING SIGN IS PERMITTED AT THE DRIVEWAY ENTRANCE ALONG ROUTE 206 AND AT THE DRIVEWAY ENTRANCE ALONG BELLE MEAD–GRIGGSTOWN ROAD
4. ONE (1) ADDITIONAL TENANT SIGN IS PERMITTED WHEN BUILDING FACES TWO (2) STREETS. MAXIMUM SIZE IS 0.5 S.F. SIGN AREA PER ONE (1) LF OF TENANT BUILDING FAÇADE OR 20 S.F., WHICHEVER IS SMALLER.
5. MAXIMUM SIZE IS 0.5 S.F. SIGN AREA PER ONE (1) LF OF TENANT BUILDING FAÇADE OR 50 S.F., WHICHEVER IS SMALLER. SIGN TO BE ATTACHED FLAT AGAINST THE BUILDING, FRONTING ON A STREET AND OCCUPIED BY THE TENANT.

PARKING SUMMARY
PIKE RUN PLAZA

USE	SQUARE FEET	REQUIRED (MIN.) TOTAL		PROVIDED TOTAL
RETAIL/OFFICE SPACE	88,850 SF	1 SPACE/200 SF OF FLOOR AREA=	445	
RESTAURANTS	3,150 SF / 83 SEATS	1 SPACE/3 SEATS=	28	
CHILD CARE CENTER	10,000 SF / 45 EMPL. / 220 CHILDREN	1 SPACE/1 EMPLOYEE + 1 SPACE/8 CHILDREN=	73	
TOTAL		546		548 @ RETAIL + 8 @ OPERATIONS BLDG.
PARKING STALL SIZE		9' X 20'		9' X 18'*** 9' X 20'

***DESIGN WAIVER REQUESTED FOR PARKING STALLS LOCATED ON PERIMETER OF LOT: 9' X 18' PROVIDED WHERE ADJACENT TO LANDSCAPE AREAS.

OWNER / APPLICANT
MONTGOMERY PLACE, LLC.
90 WOODBRIDGE CENTER DRIVE
WOODBRIDGE, NJ 07095
TELEPHONE: (732) 750–1111

CIVIL ENGINEER / LANDSCAPE ARCHITECT / SURVEYOR
PAULUS, SOKOLOWSKI AND SARTOR, LLC
3 MOUNTAINVIEW ROAD
WARREN, NJ 07059
TELEPHONE: (732) 560–9700

ARCHITECT (PRP DEVELOPMENT)
1) RETAIL BUILDINGS
ROTWEIN & BLAKE ARCHITECTS
16 MICROLAB RD #B
LIVINGSTON, NJ 07039
TELEPHONE: (973) 740–9755

2) MAINTENANCE BUILDING
APPEL DESIGN GROUP ARCHITECTS
220 SOUTH ORANGE AVE, SUITE 100
LIVINGSTON, NJ 07039
TELEPHONE: (973) 994–1776

3) CVS BUILDING
LARSON DESIGN GROUP
1000 COMMERCE PARK DRIVE, SUITE 201
WILLIAMSPORT, PA 17701
TELEPHONE: (570) 323–6603

4) BUILDING #2
APPEL DESIGN GROUP ARCHITECTS
220 SOUTH ORANGE AVE, SUITE 100
LIVINGSTON, NJ 07039
TELEPHONE: (973) 994–1776

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

TOWNSHIP ENGINEER DATE

CIVIL DRAWING LIST(1)

DWG. NO	DWG. TITLE	DWG. SCALE	ISSUED DATE	LAST REV'D
C–1	COVER SHEET	AS SHOWN	12/17/2015	11/22/2021
C–2	GENERAL NOTES AND LEGEND	AS SHOWN	12/17/2015	10/18/2021
C–3	EXISTING CONDITIONS PLAN	1"=150'	12/17/2015	3/17/2017
C–3A	EXISTING CONDITIONS PLAN – PRP &BMP PLAN A	1"=40'	3/17/2017	
C–3B	EXISTING CONDITIONS PLAN – PRP &BMP PLAN B	1"=40'	3/17/2017	
C–4	OVERALL SITE PLAN	1"=150'	12/17/2015	10/18/2021
C–5	SITE PLAN AREA A	1"=40'	12/17/2015	10/18/2021
C–6	SITE PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C–7	GRADING PLAN AREA A	1"=40'	12/17/2015	10/18/2021
C–8	GRADING PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C–9	UTILITY PLAN AREA A	1"=40'	12/17/2015	10/18/2021
C–10	UTILITY PLAN AREA B	1"=40'	12/17/2015	12/8/2017
C–11	LANDSCAPE PLAN AREA A	1"=40'	12/17/2015	10/18/2021
C–12	LANDSCAPE PLAN AREA B	1"=40'	12/17/2015	12/26/2017
C–13	LIGHTING PLAN AREA A	1"=40'	12/17/2015	10/18/2021
C–14	LIGHTING PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C–15	SOIL EROSION AND SEDIMENT CONTROL PLAN	1"=80'	12/17/2015	10/18/2021
C–16	SANITARY SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C–17	SANITARY SEWER PROFILE	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C–18	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	10/18/2021
C–19	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	9/27/2019
C–20	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C–21	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	6/27/2017
C–22	SITE DETAILS	AS SHOWN	12/17/2015	1/09/2020
C–23	SITE DETAILS	AS SHOWN	12/17/2015	12/26/2019
C–24	SITE DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–24A	SITE DETAILS	AS SHOWN	7/19/2019	1/09/2020
C–25	UTILITY DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–26	UTILITY DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–27	UTILITY DETAILS	AS SHOWN	12/17/2015	9/27/2019
C–27A	UTILITY DETAILS	AS SHOWN	11/25/2016	12/26/2017
C–28	SOIL EROSION AND SEDIMENT CONTROL DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–29	LANDSCAPE/LIGHTING DETAILS	AS SHOWN	12/17/2015	3/17/2017
C–30	PIKE RUN PLAZA GARBAGE TRUCK CIRCULATION PLAN	1"=40'	12/17/2015	6/27/2017
C–30A	PIKE RUN PLAZA PHASE 1 GARBAGE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–30B	PIKE RUN PLAZA PHASE 2 GARBAGE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–30C	PIKE RUN PLAZA PHASE 3 GARBAGE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–31	PIKE RUN PLAZA FIRE TRUCK CIRCULATION PLAN	1"=40'	12/17/2015	6/27/2017
C–31A	PIKE RUN PLAZA PHASE 1 FIRE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–31B	PIKE RUN PLAZA PHASE 2 FIRE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–31C	PIKE RUN PLAZA PHASE 3 FIRE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C–32	CONCEPTUAL PHASING PLAN: PHASE 1	1"=50'	2/26/2016	6/27/2017
C–33	CONCEPTUAL PHASING PLAN: PHASE 2	1"=50'	2/26/2016	6/27/2017
C–34	CONCEPTUAL PHASING PLAN: PHASE 3	1"=50'	2/26/2016	6/27/2017
EW–1	EARTHWORK PLAN	1"=120'	4/06/2015	7/06/2015
S–1	FINAL SUBDIVISION MAP	1"=40'	12/16/2015	3/17/2017

(1) THIS AMENDED APPLICATION INCLUDES ONLY THOSE PLANS THAT HAVE BEEN MODIFIED FOR BLDG #2

ARCHITECTURAL DRAWING LIST (BLDG #2)

DWG. NO	DWG. TITLE	DWG. SCALE	ISSUED DATE	LAST REV'D
PB–1.0	COVER DRAWING	N/A	6/10/2021	10/18/2021
PB–1.1	FLOOR PLAN	3/32"=1'–0"	6/10/2021	10/18/2021
PB–1.2	COLORED ELEVATIONS	3/32"=1'–0"	6/10/2021	10/18/2021
PB–2.0	ELEVATIONS	3/32"=1'–0"	6/10/2021	11/22/2021
PB–2.1	COLORED ELEVATIONS	3/32"=1'–0"	6/10/2021	10/18/2021

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	1/21/16	JPS	PAR	REV. PER TWP. COMMENTS
2	2/26/16	JPS	PAR	REV. PER TWP. COMMENTS
3	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
4	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
5	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
6	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
7	12/26/17	GY	PAR	REV. PER SITE PLAN RESOLUTION
8	7/19/19	BSL	PAR	AMENDED SITE PLAN FOR BUILDING #3 DAYCARE
9	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
10	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
11	1/09/20	BSL	PAR	REV. PER BUILDING #3 SITE PLAN RESOLUTION
12	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2
13	11/22/21	RE	PAR	BLDG. HEIGHT MODS

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC. OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

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

THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT.

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UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OF IMPROVEMENTS DEPICTED HEREIN. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.

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PATRICIA A. RUSKAN, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42016

SIGNATURE DATE 11/23/2021

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

COVER SHEET

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-1

GENERAL NOTES

1. THE OFFICE OF THE TOWNSHIP ENGINEER IS TO BE NOTIFIED IN ADVANCE OF CONSTRUCTION OF ANY IMPROVEMENTS UNDER ITS JURISDICTION.

2. AS INDICATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SUFFICIENT CONSTRUCTION WARNING SIGNS ARE TO BE PROVIDED AND MAINTAINED BY CONTRACTORS PERFORMING CONSTRUCTION WORK. SAID SIGNS ARE TO BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND APPROVED BY THE APPROPRIATE TOWNSHIP INSPECTION PERSONNEL.

3. THE CONTRACTOR SHALL PROVIDE SUCH TEMPORARY DRAINAGE, SOIL EROSION, AND DUST CONTROL MEASURES AS MAY BE DIRECTED BY THE TOWNSHIP ENGINEER OR OTHER AGENCIES OR DEPARTMENTS TO SATISFY ENVIRONMENTAL CONCERNS.

4. THE INSTALLATION OF UTILITIES MUST BE COORDINATED WITH BUILDING IMPROVEMENTS TO ASSURE THE WELL–BEING OF LIFE AND PROPERTY DURING CONSTRUCTION. WATER SERVICE IS A PRIMARY NEED AND MUST BE SCHEDULED ACCORDINGLY. WATER SUPPLY AND HYDRANT CONNECTIONS ARE TO BE ESTABLISHED AS A PRIORITY DURING INITIAL SITE DEVELOPMENT TO ASSURE ADEQUATE WATER FOR FIREFIGHTING DURING ALL PHASES OF CONSTRUCTION.

5. IT IS NOT THE INTENT OF THESE PLANS TO PROVIDE REINFORCING STEEL AND CONCRETE DESIGNS FOR ANY PRE–CAST OR POURED–IN–PLACE CONCRETE STRUCTURES, OTHER THAN THE REINFORCING STEEL AND CONCRETE DESIGNS SPECIFICALLY NOTED ON THESE PLANS, ANY REINFORCING STEEL AND CONCRETE DESIGN MUST BE SUPPLIED BY THE PRE–CASTING MANUFACTURER OR A REPUTABLE LICENSED STRUCTURAL ENGINEER CONTRACTED BY THE CONTRACTOR.

6. LOCATION OF EXISTING INLETS, CATCH BASINS AND MANHOLES MUST BE FIELD VERIFIED BEFORE WORK MAY COMMENCE. ANY CONFLICTING INFORMATION FROM THAT SHOWN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER.

7. ALL CONSTRUCTION DUMPSTERS ARE TO BE KEPT AT LEAST 15 FEET FROM THE BUILDING.

8. ALL ROADWAYS ARE TO BE PASSABLE FOR FIRE DEPT. USE DURING CONSTRUCTION.

9. ALL CONSTRUCTION SHOWN HEREIN SHALL CONFORM TO MUNICIPAL/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND N.J. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1996, AS AMENDED, UNLESS SPECIFICALLY SHOWN OTHERWISE HEREIN. IN CASE OF CONFLICT, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY QUESTIONS REGARDING CONFLICTS.

10. UNLESS SO DESIGNATED AS "CONSTRUCTION ISSUE", THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE PROPER ISSUE OF PLANS CAN BE SUPPLIED.

11. UNLESS SPECIFICALLY SHOWN HEREIN, THE ENGINEER HAS NOT CONDUCTED INVESTIGATION OR PROVIDED DATA ON THE NATURE OF, OR STRUCTURAL SUITABILITY OF ANY SUBSURFACE MATERIALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UNUSUAL SOIL OR ROCK CONDITIONS ENCOUNTERED.

12. TRAFFIC STRIPING AND/OR MARKING, WHETHER CIRCULATION, DIRECTIONAL OR PARKING, SHALL BE PERFORMED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS AMENDED.

13. PAVEMENT MARKING PAINT AS PER NJDOT SPECIFICATIONS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WARNING SIGNS, BARRICADES, AND ANY AND ALL SAFETY MEASURES AS MAY BE REQUIRED BY LOCAL CODE, OSHA, STANDARD PRACTICE, AND/OR COMMON SENSE.

15. PRIOR TO ANY SITE DISTURBANCE, ALL CONSERVATION EASEMENT LIMITS AND WETLANDS AREA SHALL BE CLEARLY IDENTIFIED IN THE FIELD WITH ORANGE "MIRAFI" PROTECTIVE FENCING OR APPROVED ALTERNATE. LOCATE SILT FENCE FIVE FEET UPSTREAM OF PROTECTIVE FENCING AND DOWNSTREAM OF CLEARING LIMITS AS SHOWN. THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AS MAY BE REQUIRED BY LOCAL, COUNTY, STATE, OR FEDERAL REGULATIONS ARE IN HAND AND VALID PRIOR TO COMMENCING WORK.

16. ALL SOIL EROSION AND SEDIMENT CONTROL, MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.

17. SUBSTITUTIONS OF PROPRIETARY MATERIAL AND/OR PRODUCT SPECIFICATIONS THAT NOTE "OR EQUAL" MUST BE APPROVED BY THE DESIGN ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMONSTRATE TO THE SATISFACTION OF THE DESIGN ENGINEER THAT THE SUBSTITUTION IS EQUAL.

18. THE SITE PLANS HEREIN ARE INTENDED TO SHOW ALL SITE RELATED IMPROVEMENTS TO WITHIN FIVE (5) FEET OF ALL PROPOSED STRUCTURES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES, THE ARCHITECT AND ALL UTILITY CONNECTIONS BETWEEN THE BUILDING AND SITE IMPROVEMENTS, AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BLOCK 4001, LOT 33 & 33.01, BLOCK 6001, LOT 1, DRAWING SHEET S–1, PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, DATED JULY 1, 2014.

2. MONTGOMERY TOWNSHIP TAX MAP SHEET NO.'S 2,3,5,8,9,10 AND 25.

3. BOUNDARY SURVEY FOR PIKE RUN DEVELOPMENT AS PER PAULUS SOKOLOWSKI AND SARTOR, LLC, VARIOUS DATES.

4. HORIZONTAL DATUM REFERS TO NJ STATE PLAN COORDINATE SYSTEM NAD–83. VERTICAL DATUM REFERS TO NAVD–88.

5. FRESHWATER WETLANDS / WATER BOUNDARY LINE AS VERIFIED BY NJDEP (FILE NOS. 1813–90–0001.4, 1813–05–0004.1, 1813–90–0001.5, 1813–06–0012.1, 1813–01–0012.1, 1813–03–0002.2, 1813–03–0002.3, 1813–15–0004.1)
   BLOCK 5023 LOT2: LOI #1813–03–0002.2, FWW 110001
   BLOCK 5023 LOT3: LOI #1813–15–0004.1, FWW 150001

ADA NOTES

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS (AS CONSTRUCTED) MUST COMPLY WITH THE CURRENT EDITION OF THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7 BARRIER FREE ACCESS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER–BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE / EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO:

- PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS – SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS – SHALL BE PROVIDED AT EACH END OF RAMPS, POSITIVE DRAINAGE SHALL BE PROVIDED, AND CROSS SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%).
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS – SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1–2003 AND OTHER REFERENCES INCORPORATED BY CODE).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK TO VERIFY COMPLIANCE FOR ALL ADA COMPONENTS.

LIST OF LICENSES, PERMITS, OR OTHER APPROVALS NEEDED – PIKE RUN PLAZA

AGENCY	LICENSE, PERMIT OR APPROVAL	STATUS
Montgomery Township Planning Board	Preliminary and Final Site Plan and Subdivision Apprival	This Application
Montgomery Township Municipal Utilities Authority	Sanitary Sewer Connection	Approved
Someset County Planning Board	Preliminary and Final Site Plan and Subdivision Approval	Approved
Somerset-Union Soil Conservation District	Soil Erosion and Sediment Control Plan	Approved - Rev. App. for Bldg #2 pending
New Jersey Department of Environmental Protection	Flood Hazard Area - Tributary to Cruser Brook (Area 1): Individual Permit Verification	Approved
	Wetland Transition Area Waiver - Tributary to Cruser Brook (Area 1): Statewide General Permit Number 7 (filling of wetland swale); General Permit Number 10A (minor road crossing); General Permit Number 11 (outfalls and intake structures and ditch/swale); General Permit Number 17 (trails and boardwalks)	Approved
	Treatment Works Approval	Approved
	Letter of Interpretation - Line Verification (LOI)	Approved
New Jersey Department of Transportation	Driveway Access Permit	Approved
Delaware and Raritan Canal Commission	Plan Certification (Area 1)	Approved
New Jersey American Water Company	Water Main Extension Permit	Approved - Rev. App. for Bldg #2 pending

UTILITY INSTALLATION NOTES

1. TRENCH DETAILS ARE INTENDED TO PROVIDE INFORMATION REGARDING BACKFILLING MATERIALS AND GENERAL MATERIAL DEPTHS AND PAYMENT LIMITS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE APPROPRIATE SAFETY MEASURES, SHEETING, AND BRACING AS MAY BE REQUIRED DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA STANDARDS AND DETAILS FOR TRENCH EXCAVATION. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR FIELD CONDITIONS, TRENCHING OR BACKFILLING OPERATIONS DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND PRECLUDING ANY PONDING OF WATER IN ALL AREAS.

3. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATION OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE UTILITY LOCATIONS AND OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES WHICH MAY AFFECT PROJECT DESIGN. PS&S ASSUMES NO LIABILITY FOR ANY OF THE UTILITY INFORMATION SHOWN HEREIN, UTILITY LINE LOCATIONS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT REPRESENT ALL EXISTING UTILITIES. ALL UTILITY INFORMATION AND LOCATIONS SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

4. APPROPRIATE EASEMENTS SHALL BE GRANTED TO APPLICABLE UTILITY COMPANIES.

5. ALL EXISTING UTILITY MANHOLE RIMS, VALVE BOXES, ETC. OTHER THAN STORM AND SANITARY, TO BE RESET BY THE APPLICABLE UTILITY COMPANY OR AUTHORITY.

6. ALL ABANDONED WATER LINES SHALL BE CUT AND CAPPED AT THE WATER MAIN IN ACCORDANCE WITH TOWNSHIP AND APPLICABLE WATER COMPANY REQUIREMENTS.

7. UTILITIES LOCATED WITHIN ROADWAYS AND PARKING AREAS SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE ROADWAYS.

8. GAS, ELECTRIC, TELEPHONE, WATER AND CABLE TV LINES MAY BE INSTALLED BY THE RESPECTIVE UTILITY. THE EXACT LOCATION OF EACH MAIN SHALL BE COORDINATED BY THE OWNER/GENERAL CONTRACTOR AND SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

9. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE OTHERWISE NOTED.

10. EXISTING STREET SURFACES AND OTHER SURFACES DISTURBED BY THE CONSTRUCTION OF FACILITIES FOR THIS PROJECT SHALL BE RESTORED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP ENGINEER.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NJDEP AND SHALL CONFORM TO THE STANDARDS OF THE TOWNSHIP OF MONTGOMERY.

2. THE SANITARY SEWER SHALL BE SEPARATED FROM ALL WATER MAINS BY A MINIMUM OF TEN (10) FEET HORIZONTALLY AND/OR EIGHTEEN (18) INCHES VERTICALLY WHENEVER A CROSSING MAY OCCUR. THE WATER MAIN SHOULD BE LOCATED ABOVE THE SANITARY SEWER BY EIGHTEEN (18) INCHES MINIMUM. IF THIS SEPARATION CANNOT BE MET, THE SANITARY SEWER MUST BE ENCASED IN 6" OF CONCRETE FOR A DISTANCE OF TEN (10) FEET IN EACH DIRECTION FROM THE POINT OF CROSSING.

3. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN ADVANCE OF SEWER INSTALLATION. NO SEWERS SHALL BE INSTALLED WITHOUT INSPECTION BY THE TOWNSHIP ENGINEER.

4. TRENCH REINFORCEMENT SHALL BE INSTALLED AS REQUIRED BY THE TOWNSHIP OF MONTGOMERY AND O.S.H.A.

5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION OR A LOW PRESSURE EXFILTRATION TEST, DEFLECTION TEST, AIR TEST AND VIDEO INSPECTION (VIA CLOSED–CIRCUIT TV) ON EACH SECTION OF THE PIPE BETWEEN MANHOLES. THE TOWNSHIP ENGINEER SHALL DESIGNATE THE TYPE OF TEST TO BE PERFORMED AND THE MANNER IN WHICH IT SHALL BE CONDUCTED. THE TEST SHALL BE WITNESSED BY THE TOWNSHIP ENGINEER.

6. ALL SANITARY SEWER LATERALS FROM BUILDINGS TO STREET SHALL BE COORDINATED WITH THE PLUMBING PLANS PRIOR TO THE START OF CONSTRUCTION.

7. ALL SANITARY MANHOLES SHALL BE SET ON A BED OF 3/4"ø CRUSHED STONE, 6" THICK.

8. MINIMUM DEPTH OF COVER FOR ALL SANITARY SEWERS SHALL BE 3'–0" IN ACCORDANCE WITH NJDEP STANDARDS.

9. STONE BEDDING SHALL BE INSTALLED UNDER ALL SANITARY SEWERS WITHIN AREAS OF FILL. STONE BEDDING SHALL BE PLACED ON STABLE SOIL SUBSTRATUM.

10. ALL SEWERS TO BE ABANDONED SHALL BE REMOVED FROM THE GROUND OR FILLED WITH BLUE FLOW CONCRETE (CONCRETE SLURRY). ALL PLUGS FOR CONNECTIONS TO BE ABANDONED AT EXISTING MANHOLES SHALL BE SEALED WITH MORTAR AND BRICKS.

NOTES ON USE OF PLANS

1. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE," THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OF THE IMPROVEMENTS DEPICTED HEREIN. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.

2. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC. OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

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

4. THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT.

5. THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY OTHER PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI, AND SARTOR, LLC. IS PROHIBITED.

6. INFORMATION FOR DESIGN LAYOUT IS CONTAINED SOLELY IN THE WRITTEN DIMENSIONS, BEARINGS, AND ANGLES CONTAINED ON THE DRAWINGS.

7. THIS DIMENSIONAL INFORMATION IS NOT WARRANTED NOR SHOULD IT BE CONSIDERED AS COMPLETE FOR EVERY ASPECT OF THE LAYOUT. STANDARD PRACTICE REQUIRES THAT THE LAYOUT PERSON CHECK THE DIMENSIONAL DATA CONSISTENCY AND TO MAKE SURVEY CALCULATIONS WHICH ARE CUSTOMARY FOR CONSTRUCTION LAYOUT. IN THE EVENT A QUESTION OR INCONSISTENCY IS DISCOVERED THE USER SHOULD IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

8. THE GRAPHICAL INFORMATION CONTAINED IN ELECTRONIC FILES IS INTENDED AS DRAWING DATA ONLY. IT IS NOT INTENDED TO SERVE AS SURVEY LAYOUT DATA.

9. ALL SITEWORK UTILITIES TO BE INSTALLED BY SITE CONTRACTOR TO A POINT (5) FIVE FEET FROM THE STRUCTURE IN ACCORDANCE WITH INDUSTRY STANDARDS UNLESS SPECIFICALLY SHOWN OTHERWISE. SITE CONTRACTOR TO COORDINATE WITH BUILDING TRADES CONTRACTOR TO ENSURE COORDINATION OF UTILITY CONNECTION LOCATIONS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD.

10. ALL ROADWAY DIMENSIONS ARE TO INSIDE FACE OF CURBING.

11. ALL DIMENSIONAL INFORMATION SHOWN HEREON INDICATING BUILDINGS IS BASED UPON FACE OF BUILDING.

STORM DRAINAGE NOTES

1. ALL STORM DRAIN PIPING SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), RCP CLASS III OR CLASS V UNLESS OTHERWISE NOTED.

2. PIPE CROWN ELEVATIONS SHALL BE MATCHED IN ALL MANHOLES AND INLETS EXCEPT WHERE NOTED. IN GENERAL, A COVER OF ONE DIAMETER SHALL BE MAINTAINED OVER THE DRAINAGE PIPE. IF THIS IS NOT POSSIBLE, TRENCH CONDITIONS MUST BE DESIGNED AND DETAILED TO ENSURE AT LEAST 85 PERCENT RELATIVE COMPACTION.

3. ALL STORM SEWER INLETS AND MANHOLES SHALL BE SET ON A BED OF 3/4"ø CRUSHED STONE, AS INDICATED ON THE PLANS.

4. PROVIDE BICYCLE SAFE GRATES ON ALL STORM SEWER INLETS.

5. A MINIMUM OF 2'–0" (CLEAR) SPACING SHALL BE PROVIDED BETWEEN DUAL STORM PIPE SYSTEMS.

6. ALL STORM SEWER CROSSINGS WITHIN 18 INCHES OR LESS OF THE SANITARY SEWER SHALL HAVE A CONCRETE CRADLE ON EACH SIDE OF THE SANITARY SEWER LINE.

7. RETAIL BUILDING ROOF DRAIN SYSTEMS SHALL CONNECT TO SITE STORM SEWER SYSTEM.

8. ALL STORMWATER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH NJDEP STANDARD MAINTENANCE REQUIREMENTS. SEE STORMWATER MANAGEMENT MAINTENANCE MANUAL PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, MAY 2015.

WATER DISTRIBUTION NOTES

1. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF NJDEP AND SHALL CONFORM TO THE STANDARDS OF NEW JERSEY AMERICAN WATER COMPANY.
2. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AWWA CURRENT STANDARDS.
3. ALL THRUST BLOCKS SHALL BE CALCULATED IN THE FIELD BASED ON DETAILS INCLUDED IN THIS SUBMISSION AND SHALL BE FOUNDED ON VIRGIN SOIL.
4. ALL VALVE BOXES FOR HYDRANT ASSEMBLY SHALL BE CENTERED ON VALVE AND SET IN PAVEMENT WHERE POSSIBLE. ALL VALVE BOXES MUST BE SET TO FINISHED PAVEMENT/GRADE SURFACE ELEVATION.
5. WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52.
6. WATER MAIN CROSSING OVER SANITARY SEWER SHALL BE INSTALLED TO PROVIDE A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND TOP OF THE SEWER.
7. ALL MATERIALS, DISINFECTING AND INSTALLATION SHALL CONFORM TO THE REQUIRED STANDARDS AND SPECIFICATIONS OF NEW JERSEY AMERICAN WATER COMPANY.
8. MINIMUM DEPTH OF COVER SHALL BE 4'–0". WHERE MINIMUM DEPTH CANNOT BE MET, WATER MAINS SHALL BE PROPERLY INSULATED.
9. WATER METER INSTALLATIONS MUST CONFORM WITH NEW JERSEY AMERICAN WATER COMPANY REQUIREMENTS.
10. ALL WATER SERVICE CONNECTIONS, LOCATIONS OF WATER MAINS, METERING, ETC., SHALL MEET THE REQUIREMENTS OF NEW JERSEY AMERICAN WATER COMPANY.
11. ALL PROPOSED WATER MAINS, LOOPS, AND FIRE AND DOMESTIC WATER SERVICE SIZED SHOWN, WILL BE ADJUSTED AND SIZED BASED UPON THE RESULTS OF FIRE FLOW TESTS AND SUBSEQUENT DESIGN CALCULATIONS TO BE PROVIDED BY OTHERS.
12. CONTRACTOR SHALL COORDINATE FIRE HYDRANT LOCATIONS WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION. A PLAN OF SAME SHALL BE SUBMITTED TO THE DESIGN ENGINEER.
13. THE MATERIAL OF WATER SERVICE SHALL BE DUCTILE IRON PIPE OR AS REQUIRED BY USE.
14. LOCATIONS OF ALL HYDRANTS SHALL BE APPROVED BY TOWNSHIP OF MONTGOMERY FIRE CHIEF.

STORMWATER POLLUTION PREVENTION PLAN (SPPP) WASTE CONTROL COMPONENT GENERAL NOTES

1. CONTRACTOR TO STORE ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI–FREEZE, PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS IN SUITABLE SAFE CONTAINERS IN A DRY AND COVERED AREA. CONTRACTOR TO ADHERE TO PRODUCT MANUFACTURES' DIRECTION REGARDING APPLICATION USES AND METHODS BEING APPLIED.

2. CONTRACTOR SHALL CONFORM TO THE STATE SOLID WASTE MANAGEMENT ACT, N.J.S.A. 13:1E–1 ET SEQ., AND ITS IMPLEMENTING RULES AT N.J.A.C. 7:26, 7:26A, AND 7:26G; THE NEW JERSEY PESTICIDE CONTROL CODE AT N.J.A.C. 7:30; THE STATE LITTER STATUTE (N.J.S.A. 13:1E–99.3); AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 FOR SITE BUILDING WASTE MATERIAL AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES. CONSTRUCTION SITES SHALL HAVE ONE OR MORE DESIGNATED WASTE COLLECTION AREAS ONSITE AND AN ADEQUATE NUMBER OF CONTAINERS FOR WASTE. STAGED WASTE CONTAINERS SHALL BE MAINTAINED SO AS TO PREVENT WASTE MATERIALS FROM OVERFLOWING, LEAKING, OR BLOWING OUT OF THE CONTAINER. SPILLS, LEAKS, AND OVERFLOWS, WHICH DO OCCUR, SHALL BE CLEANED UP IMMEDIATELY.

3. RESPONSIBILITIES OF PERMITTEE OR OWNER REPRESENTATIVE:
   a. THE PERMITTEE OR CLIENT REPRESENTED SHALL CONDUCT AND DOCUMENT WEEKLY INSPECTIONS REPORTS OF THE AREAS OF INDUSTRIAL ACTIVITY OR SMALL CONSTRUCTION ACTIVITIES TO IDENTIFY AREAS CONTRIBUTING TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT AND EVALUATE WHETHER THE REGULATED ACTIVITIES, IDENTIFIED UNDER THE 5G3 CONSTRUCTION ACTIVITY STORMWATER NARRATIVE REQUIREMENTS E.1, IS BEING PROPERLY IMPLEMENTED AND MAINTAINED, OR WHETHER ADDITIONAL MEASURES ARE NEEDED FOR THE REGULATED ACTIVITY.
   b. IN THE EVENT THAT THE INDUSTRIAL ACTIVITIES OR SMALL CONSTRUCTION ACTIVITIES ON–SITE ARE CEASED OR ARE ANTICIPATED TO CEASE FOR A PERIOD OF SIX (6) MONTHS OR GREATER THE PERMITTEE MAY SEEK A SUSPENSION OF THE ROUTINE INSPECTION REQUIREMENT OF THE PERMIT OR REDUCTION IN FREQUENCY TO MONTHLY WITH THE WRITTEN APPROVAL OF THE SOIL CONSERVATION DISTRICT OFFICE OVERSEEING THE PROJECT ON A FORM PROVIDED BY THE DEPARTMENT.

4. CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   a. "CONSTRUCTION AND DEMOLITION WASTE," AS DEFINED IN N.J.A.C. 7:26–1.4 AS FOLLOWS: "WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OPERATIONS ON HOUSES, COMMERCIAL BUILDINGS, PAVEMENTS AND OTHER STRUCTURES. THE FOLLOWING ARE EXAMPLES OF MATERIALS THAT MAY BE FOUND IN CONSTRUCTION AND DEMOLITION WASTE: TREATED AND UNTREATED WOOD SCRAP; TREE PARTS, TREE STUMPS AND BRUSH; CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY; PLASTER AND WALLBOARD; ROOFING MATERIALS; CORRUGATED CARDBOARD AND MISCELLANEOUS PAPER; FERROUS AND NON–FERROUS METAL; NON–ASBESTOS BUILDING INSULATION; PLASTIC SCRAP; DIRT; CARPETS AND PADDING; GLASS (WINDOW AND DOOR); AND OTHER MISCELLANEOUS MATERIALS; BUT SHALL NOT INCLUDE OTHER SOLID WASTE TYPES."
      i. ANY WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26G (THE HAZARDOUS WASTE RULES).
      ii. DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI–FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS AND SANDBLASTING GRITS, CLEANING SOLVENTS, ACIDS FOR CLEANING MASONRY SURFACES, DETERGENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G., CALCIUM CHLORIDE), AND CONCRETE CURING COMPOUNDS.
      iii. OTHER "LITTER," AS DEFINED AT N.J.S.A. 13:1E–215.D AS FOLLOWS: "ANY USED OR UNCONSUMED SUBSTANCE OR WASTE MATERIAL WHICH HAS BEEN DISCARDED WHETHER MADE OF ALUMINUM, GLASS, PLASTIC, RUBBER, PAPER, OR OTHER NATURAL OR SYNTHETIC MATERIAL, OR ANY COMBINATION THEREOF, INCLUDING, BUT NOT LIMITED TO, ANY BOTTLE, JAR OR CAN, OR ANY TOP, CAP OR DETACHABLE TAB OF ANY BOTTLE, JAR OR CAN, ANY UNLIGHTED CIGARETTE, CIGAR, MATCH OR ANY FLAMING OR GLOWING MATERIAL OR ANY GARBAGE, TRASH, REFUSE, DEBRIS, RUBBISH, GRASS CLIPPINGS OR OTHER LAWN OR GARDEN WASTE, NEWSPAPERS, MAGAZINES, GLASS, METAL, PLASTIC OR PAPER CONTAINERS OR OTHER PACKAGING OR CONSTRUCTION MATERIAL, BUT DOES NOT INCLUDE THE WASTE OF THE PRIMARY PROCESSES OF MINING OR OTHER EXTRACTION PROCESSES, LOGGING, SAWMILLING, FARMING OR MANUFACTURING."
      iv. SANITARY SEWAGE AND SEPTAGE.
      v. CONTAMINATED SOILS ENCOUNTERED OR DISCOVERED DURING EARTHMOVING ACTIVITIES OR DURING THE CLEANUP OF A LEAK OR DISCHARGE OF A HAZARDOUS SUBSTANCE.
   b. CONCRETE WASHOUT – CONCRETE WASHOUT ONSITE IS PROHIBITED OUTSIDE DESIGNATED AREAS. WASHOUT ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, THE WASHING OF TRUCKS, CHUTES, HOSES, MIXERS, HOPPERS, AND TOOLS.
      i. DESIGNATED WASHOUT AREAS SHALL BE LINED AND BERMED TO PREVENT DISCHARGES TO SURFACE AND GROUND WATER.
      ii. HARDENED CONCRETE FROM THE CONCRETE WASHOUT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
      iii. THE CONCRETE WASHOUT AREA SHALL BE CLEARLY DESIGNATED WITH A SIGN INDICATING THE AREAS USES.
   c. SANITARY SEWAGE/SEPTAGE DISPOSAL – DISCHARGES OF RAW SANITARY SEWAGE OR SEPTAGE ONSITE ARE STRICTLY PROHIBITED. ADEQUATE FACILITIES WITH PROPER DISPOSAL SHALL BE PROVIDED AND MAINTAINED ONSITE FOR ALL WORKERS AND OTHER SANITARY NEEDS.

5. SPILLS; DISCHARGES OF HAZARDOUS SUBSTANCES; FEDERALLY REPORTABLE RELEASES.
   a. SPILL KITS SHALL BE AVAILABLE ONSITE FOR ANY MATERIALS THAT ARE LISTED IN 2. ABOVE AND USED OR APPLIED ONSITE. ALL SPILLS OF SUCH MATERIAL SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY. CLEANED UP MATERIALS SHALL BE PROPERLY DISPOSED OF.
   b. DISCHARGES OF HAZARDOUS SUBSTANCES (AS DEFINED IN N.J.A.C. 7:1E–1.6) IN CONSTRUCTION SITE WASTES ARE SUBJECT TO THE PROVISIONS OF THE SPILL COMPENSATION AND CONTROL ACT, N.J.S.A. 58:10–23.11 ET SEQ., AND OF DEPARTMENT RULES FOR DISCHARGES OF PETROLEUM AND OTHER HAZARDOUS SUBSTANCES AT N.J.A.C. 7:1E. NO DISCHARGE OF HAZARDOUS SUBSTANCES RESULTING FROM AN ONSITE SPILL SHALL BE DEEMED TO BE "PURSUANT TO AND IN COMPLIANCE WITH [THIS] PERMIT" WITHIN THE MEANING OF THE SPILL COMPENSATION AND CONTROL ACT AT N.J.S.A. 58:10–23.11C.
   c. RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RQ) ESTABLISHED UNDER 40 C.F.R. 110, 117, AND 302 THAT OCCUR WITHIN A 24–HR PERIOD MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER (800 424–8802).

PROPERTY OWNERS LIST (WITHIN 200 FT.)

200' Property Owners List
Township of Montgomery
Block 5023, Lot 2.01

BLOCK	LOT	PROPERTY OWNER	LOCATION
4020	66	Club at Montgomery Homeowners Asso 90 Woodbridge Dr Ste 600 Woodbridge, NJ 07095	RT 206
4021	1	Club at Montgomery Homeowners Asso 90 Woodbridge Dr. Ste 600 Woodbridge, NJ 07095	VAN AKEN RD
5008	118	Pike Run Master Assocation 90 Woodbridge Center Dr. Woodbridge, NJ 07095	PIKE RUN ROAD
5016	2	Pike Run Mstr Ass. c/o H.M.S P. O. Box 7499 Hillsborough, NJ 08844	40 PIKE RUN ROAD
5022 CTS	1	Pike Run, LLC 90 Woodbridge Ctr. Dr. 600 Woodbridge, NJ 07095	LANCASTER/PRIMROSE
5023	1	Pike Run, LLC 90 Woodbridge Ctr. Dr. 600 Woodbridge, NJ 07095	DOMINICUS/WHITLOCK CT
5024	1	Pike Run Master Association 90 Woodbridge Center Dr. Woodbridge, NJ 07095	BELLEMEAD-RIGGSTOWN
5024	2.05	Ke, Xi & Li, Zhenhua 205 Taggert Drive Belle Mead, NJ 08502	205 TAGGERT DRIVE
5024	2.06	Dhindsa, Lakhbir & Jeetinder 206 Taggert Drive Belle Mead, NJ 08502	206 TAGGERT DRIVE
5024	4.01	Patil, Santosh R & Vaishali 401 Taggert Drive Belle Mead, NJ 08502	401 TAGGERT DRIVE
5024	4.02	Joshi, Udayan & Vaijayanti 402 Taggert Dr. Belle Mead, NJ 08502	402 TAGGERT DRIVE
5024	4.03	Joshi, Rahul B & Ruchira 403 Taggert Drive Belle Mead, NJ 08502	403 TAGGERT DRIVE
5024	4.04	Shinde, Vikas Narayan 404 Taggert Dr. Belle Mead, NJ 08502	404 TAGGERT DRIVE
5024	4.05	Amin, Satyen N. & Varsha S. 405 Taggert Dr. Belle Mead, NJ 08502	405TAGGERT DRIVE
5024	4.06	Song, Wei & Sun, Xiao 406 Taggert Drive Belle Mead, NJ 08502	406 TAGGERT DRIVE
5024	6.01	Saranathan, Amudha & Perumal, S. 601 Taggert Dr. Belle Mead, NJ 08502	601TAGGERT DRIVE
5024	6.02	Chaurasiya, Dharmindra & Renuka 602 Taggert Dr. Belle Mead, NJ 08502	602 TAGGERT DRIVE
5024	6.03	Walk, Jennifer E. 603 Taggert Drive Belle Mead, NJ 08502	603 TAGGERT DRIVE
5024	6.04	Schutzman, Susan 604 Taggert Dr. Belle Mead, NJ 08502	604 TAGGERT DRIVE
5024	6.05	March, Sally Menzies 605 Taggert Drive Belle Mead, NJ 08502	605 TAGGERT DRIVE
5024	6.06	Kamireddy, V. & Ganga B Lagudu 606 Taggert Drive Belle Mead, NJ 08502	606 TAGGERT DRIVE
5024	8.01	Cheskis, David J. & Denise L. 801 Taggert Drive Belle Mead, NJ 08502	801 TAGGERT DRIVE
5024	15.01	Van Hook, Phyllis 1501 Bergen Court Belle Mead, NJ 08502	1501 BERGEN COURT
5024	17	Ho, Mi young & Woo Jin 30 Muirhead Ct Belle Mead, NJ 08502	30 MUIRHEAD COURT
5024	17.01	Pande, Suresh & Trupti 1701 Bergen Court Belle Mead, NJ 08502	1701 BERGEN COURT
5024	17.02	Gurnicz, Andrea 1702 Bergen Ct Belle Mead, NJ 08502	1702 BERGEN COURT
5024	17.03	Nallani, Himakala Vasi 1703 Bergen Court Belle Mead, NJ 08502	1703 BERGEN COURT
5024	17.04	Antony, Nitish T & Roshel Viveta D 1704 Bergen Court Belle Mead, NJ 08502	1704 BERGEN COURT
5024	17.05	Subramaniam, Sankar & Sankar, Arch 1705 Bergen Court Belle Mead, NJ 08502	1705 BERGEN COURT
5024	17.06	Maddali, Anuradha 1706 Bergen Court Belle Mead, NJ 08502	706 BERGEN COURT
5024	18	Wang, Peter R & Kuo, Yi-Ping 28 Muirhead Court Belle Mead, NJ 08502	8 MUIRHEAD COURT
5024	19	Jiang, Weihua C. & Fan F 26 Muirhead Court Belle Mead, NJ 08502	26 MUIRHEAD COURT
5024	19.05	Murphy, Denette Kim 1905 Bergen Court Belle Mead, NJ 08502	1905 BERGEN COURT
5024	19.06	Kamra, Roopama 1906 Bergen Court Belle Mead, NJ 08502	1906 BERGEN COURT
5024	20	Nadakuditi, Dhanalakshmi 24 Muirhead Court Belle Mead, NJ 08502	24 MUIRHEAD COURT
5024	21	Choi, Young Rak & Me Ouk 22 Muirhead Court Belle Mead, NJ 08502	22 MUIRHEAD COURT
5024	22	Baldovino, Egbert E. & Kristina L. 20 Muirhead Court Belle Mead, NJ 08502	20 MUIRHEAD COURT
5024	22.06	Ayanji, Sachindra & Sonali 2206 Taggert Drive Belle Mead, NJ 08502	2206 TAGGERT DRIVE
5024	23	Poola, Nagaraju R & Madhurani N. 8 McCullough Drive Belle Mead, NJ 08502	8 MC CULLOUGH DRIVE
5024	24	Thirunagari, Chithanya M. & Nataraj 6 McCollough Drive Belle Mead, NJ 08502	6 MC CULLOUGH DRIVE
5024	24.01	Khanna, Yogesh & Puja 2401 Taggert Drive Belle Mead, NJ 08502	2401 TAGGERT DRIVE
5024	24.02	Rahalkar, Mandar C & Leena R Naik 2402 Taggert Drive Belle Mead, NJ 08502	2402 TAGGERT DRIVE
5024	24.03	Youm, Sang Jun & Sim, Shin Hwa 2403 Taggert Drive Belle Mead, NJ 08502	2403 TAGGERT DRIVE
5024	24.04	Deshmukh, Ajay Vishvnath& Anupama 245 Lancaster Court Belle Mead, NJ 08502	2404 TAGGERT DRIVE
5024	24.05	Shinde, Abhishek & Mansi A. 2405 Taggert Drive Belle Mead, NJ 08502	2405 TAGGERT DRIVE
5024	24.06	Dang, Min & Xu, Xiyou 10 Todd St. Hillsborough, NJ 08844	2406 TAGGERT DRIVE
5024	25	Zhou, Fan 63-85 Woodhaven Blvd. Rego Park, NY 11374	4 MC CULLOUGH DRIVE
5024	26.01	Gangula, Ravi & Rajamani 2601 Taggert Drive Belle Mead, NJ 08502	2601 TAGGERT DRIVE
5024	26.02	Ng, Wilson 2602 Taggert Drive Belle Mead, NJ 08502	2602 TAGGERT DRIVE
5024	33	Pike Run Green Condominium Assoc. Prop Mgt, 40 Pike Run Rd Belle Mead, NJ 08502	TAGGERT DRIVE
6001	1	Attn: Artur Villano, Superintendent Grove At Montgomery 90 Woodbridge Center Dr. Woodbridge, NJ 07095	21 BELLE MEAD-GRIGGTOWN
6001	1.01	Montgomery Twp. Vol. Fire Co. No.1 P. O. Box 188 Belle Mead, NJ 08502	35 BELLE MEAD-GRIGGSTOWN
6001	2	Montgomery Township Fire Co. Vol.1 45 Belle Mead-Griggstown Belle Mead, NJ 08502	45 BELLE MEAD-GRIGGSTOWN

Township of Montgomery
Clerk's Office
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 Laural Oak Rd
Voorhees, NJ 08043

Century Link
Attn: Bob O' Conner
256 Paul St
Belvidere, NJ 07823

Public Service Electric & Gas
Manager – Corporate – Properties
80 Park Plaza – T6B
Newark, NJ 07102

Department of Public Works
Township of Montgomery
2261 Rt. 206
Belle Mead, NJ 08502

RETAINING WALL NOTES

1. WALL CONSTRUCTION SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY FIELD CONDITIONS. IF THIS WORK IS NOT PERFORMED BY THE SITE GEOTECHNICAL ENGINEER, THE GEOTECHNICAL ENGINEER SHALL BE CONSULTED IN THOSE MATTERS PERTAINING TO SOIL CONDITIONS AND WALL PERFORMANCE.

2. THE FOUNDATION SOILS AT EACH WALL LOCATION SHALL BE INSPECTED BY THE ENGINEER AND ANY UNSUITABLE SOILS OR IMPROPERLY COMPACTED EMBANKMENT MATERIAL REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER PRIOR TO WALL CONSTRUCTION TO PROVIDE ADEQUATE BEARING CAPACITY AND MINIMIZE SETTLEMENT. THE ALLOWABLE SOIL BEARING PRESSURE IN–SITU SOILS IS 4,000 TO 6,000 PSF FOR NATURAL SILTY SANDS AND 8,000 TO 10,000 PSF FOR WEATHERED SANDSTONE.

3. ALL WALL EXCAVATION AND RETAINED SOILS SHALL BE INSPECTED FOR GROUNDWATER CONDITIONS AND ANY ADDITIONAL DRAINAGE PROVISIONS REQUIRED IN THE FIELD SHALL BE INCORPORATED INTO THE WALL CONSTRUCTION AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

4. WALL BACKFILL MATERIAL SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR USE IN THE REINFORCED SOIL ZONE MEETING THE MINIMUM REQUIREMENTS OF THE APPROVED DESIGN PLANS.

5. ALL SOIL BACKFILL SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER FOR MOISTURE, DENSITY, AND COMPACTION PERIODICALLY (EVERY 2' VERTICALLY, 100'–200' C/C) MEETING THE MINIMUM REQUIREMENTS OF THE APPROVED DESIGN PLANS OR PROJECT SPECIFICATIONS.

6. WALL CONSTRUCTION SHALL BE PERIODICALLY INSPECTED BY THE GEOTECHNICAL ENGINEER TO CONFIRM THE GEOGRID REINFORCEMENT ELEVATIONS AND LENGTHS ARE INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

7. ALL WALL ELEVATIONS, GRADES, AND BACKSLOPE CONDITIONS SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER IN THE FIELD FOR CONFORMANCE WITH THE APPROVED DESIGN PLANS. ANY REVISIONS TO THE STRUCTURE GEOMETRY OR DESIGN CRITERIA SHALL REQUIRE DESIGN MODIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.

LEGEND

	PROPERTY LINE
20	EXISTING CONTOUR
20	PROPOSED CONTOUR
× *20.1*	EXISTING SPOT ELEVATION
× 20.10	PROPOSED SPOT ELEVATION
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
Ⓓ	EXISTING STORM MANHOLE
Ⓢ	EXISTING SANITARY MANHOLE
◎	PROPOSED STORM/SANITARY MANHOLE
SS	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED CURB INLET
	PROPOSED AREA INLET
	PROPOSED TRENCH DRAIN
	EXISTING CURB INLET
	CONCRETE HEAD WALL OR FLARED END SECTION
	PROPOSED RETAINING WALL
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
E	PROPOSED OVERHEAD ELECTRIC
CC	EXISTING UNDERGROUND CABLE
E/T	EXISTING UNDERGROUND ELECTRIC/TELEPHONE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
FM	EXISTING SANITARY FORCE MAIN
UGE	EXISTING UNDERGROUND ELECTRIC
E	EXISTING OVERHEAD ELECTRIC
TE	PROPOSED TELEPHONE AND ELECTRIC LINE
FM	PROPOSED FORCE MAIN
W	PROPOSED WATER LINE
FW	PROPOSED FIRE WATER LINE
CC	PROPOSED CABLE LINE
	EXISTING UTILITY POLE
WV	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED CURB
	DEPRESSED CURB
	CONCRETE SIDEWALK
	HANDICAP CURB RAMP
⑩	PARKING SPACE COUNT
♿	HANDICAP PARKING SPACE
x x	PROPOSED CHAIN LINK FENCE
	PROPOSED GUIDE RAIL
SHD	STATE HIGHWAY DEPT. CONTROL BOXES
	PEDESTRIAN SIGNAL & BOXES
	PROPOSED SIGN
	EXISTING SIGN
	PROPOSED LIGHT FIXTURE
	EXISTING LIGHT POLE
	EXISTING TREE
	CATCH BASIN SEDIMENT FILTER
	TREE PROTECTION
	SILT FENCE
	TREE LINE

AFG	ABOVE FINISHED GRADE
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
CO	CLEANOUT
DC	DEPRESSED CURB
DI	DRAINAGE INLET
DIP	DUCTILE IRON PIPE
FC	FLUSH CURB
FF	FINISHED FLOOR
GR	GRATE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HW	HEADWALL
INV	INVERT
LF	LINEAR FOOT
LP	LOW POINT
MBW	MODULAR BLOCK WALL
MH	STORM SEWER MANHOLE
NP	NYLOPLAST DRAINAGE BASIN
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R=	RADIUS
RCP	REINFORCED CONCRETE PIPE
SF	SQUARE FEET
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
4	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
5	7/19/19	BSL	PAR	AMENDED SITE PLAN FOR BUILDING #3 DAYCARE
6	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

PAULUS, SOKOLOWSKI AND SARTOR, LLC
PS&S
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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PATRICIA A. RUSKAN, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42016

SIGNATURE 10/22/2021 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

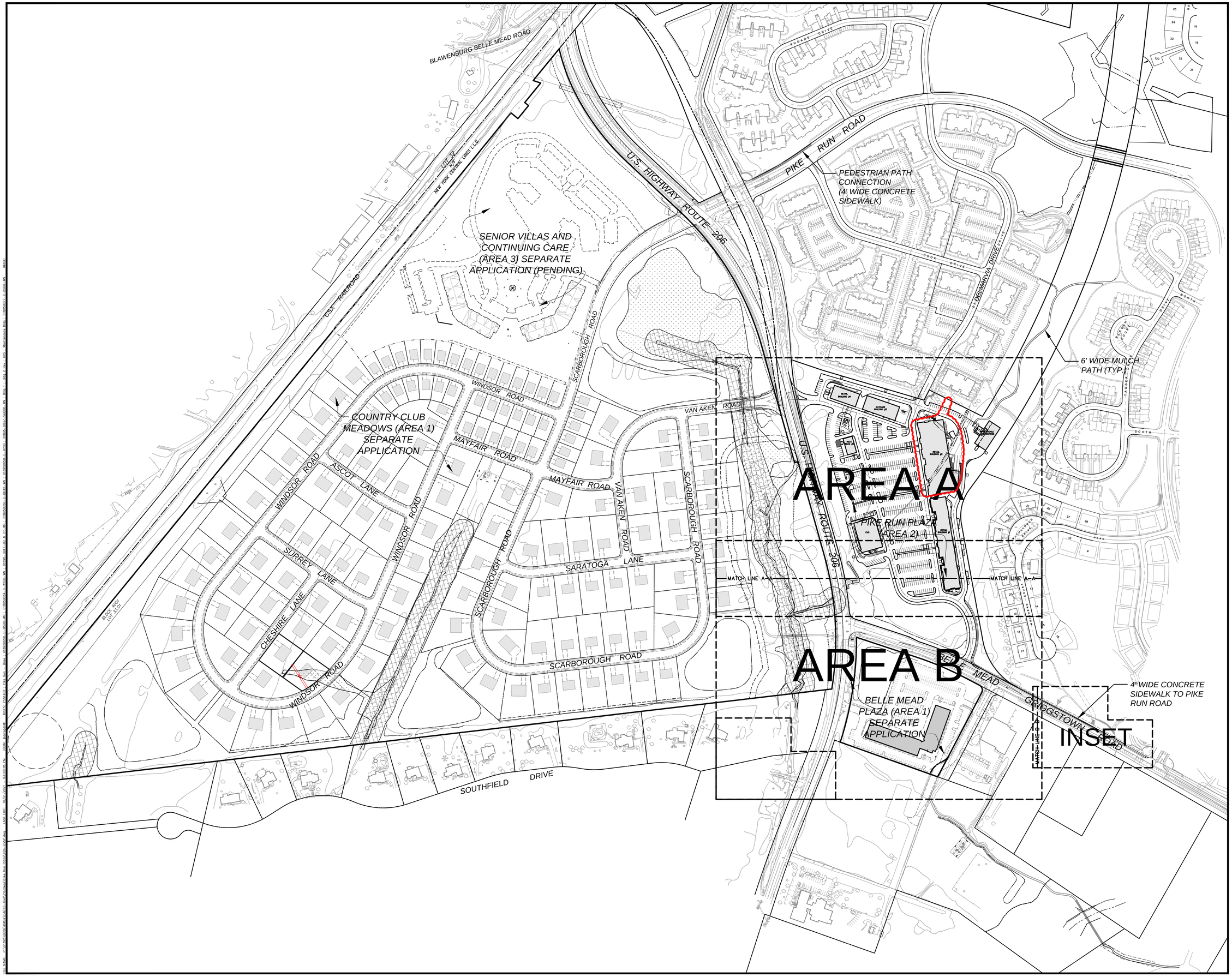
GENERAL NOTES AND LEGEND

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-2

FILE NAME: P:\01895\0050\DWGs\CAD\C-Civil\Plotdwgs\Pike Run Plaza\C02-GN.dwg LAST EDIT: 10/21/2021 - 03:15:46 PM LOGIN: jbarragan@ XREFS: 018950050-C-BD42-WN IMAGE:



REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	REV. PER TWP. COMMENTS
4	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
5	7/19/19	BSL	PAR	AMENDED SITE PLAN FOR BUILDING #1 BANCAME
6	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
7	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
8	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
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WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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PATRICIA A. RUSKAN, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42016

SIGNATURE — DATE 10/22/2021

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

OVERALL SITE PLAN

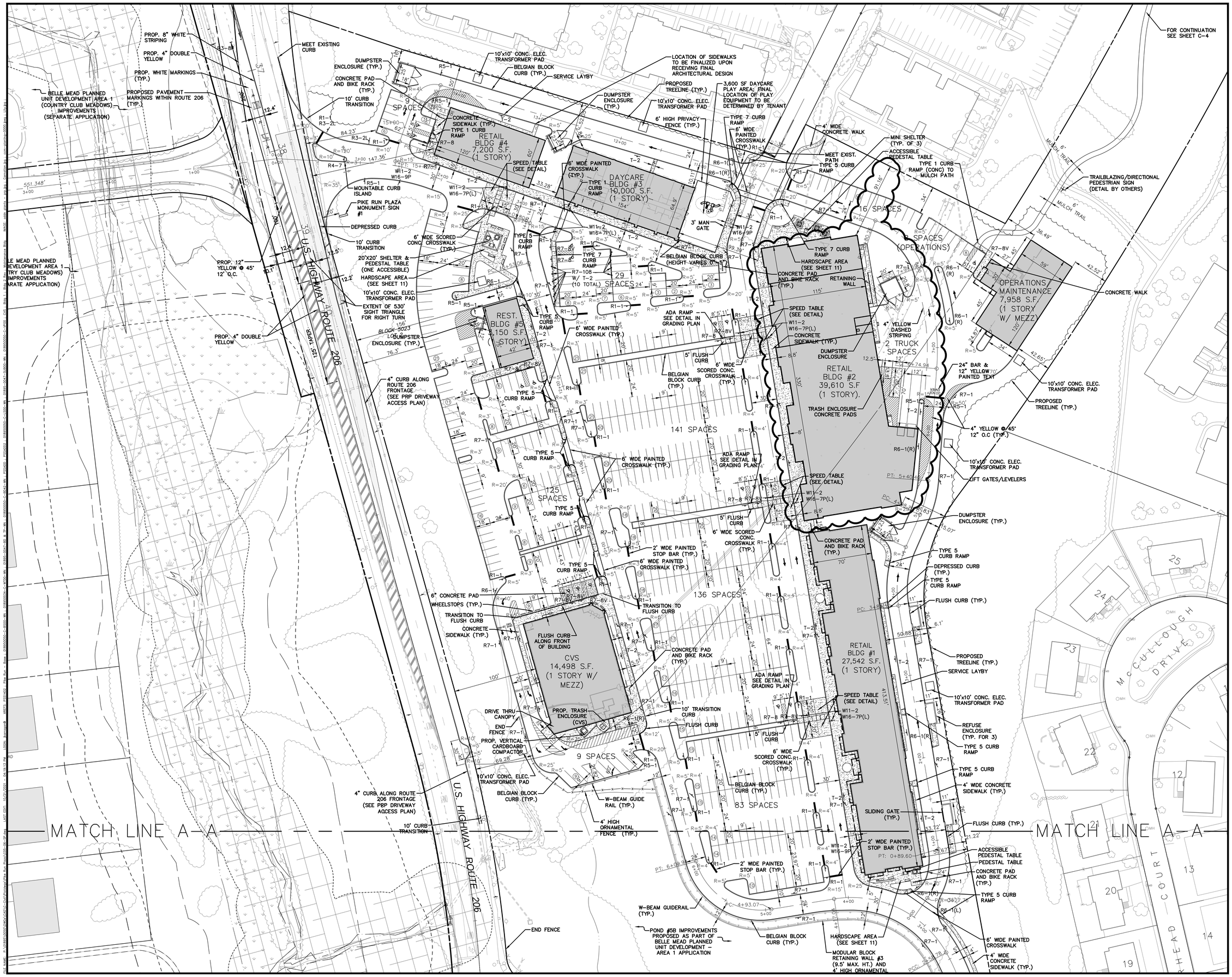
JOB NO.:	01895-0050
DATE:	12/17/2015
DRAWN:	GY
CHECK:	PAR
SCALE:	1"=150'

BINDING ORDER:

SHEET OF

SHEET NO.

C-4



REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
3	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
4	7/19/19	BSL	PAR	AMENDED SITE PLAN FOR BUILDING #3 DAYCARE
5	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
6	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
7	1/09/20	BSL	PAR	REV. PER BUILDING #3 SITE PLAN RESOLUTION
8	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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PATRICIA A. RUSKAN, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42016

SIGNATURE — DATE: 10/22/2021

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD AREA 2 PIKE RUN PLAZA

BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

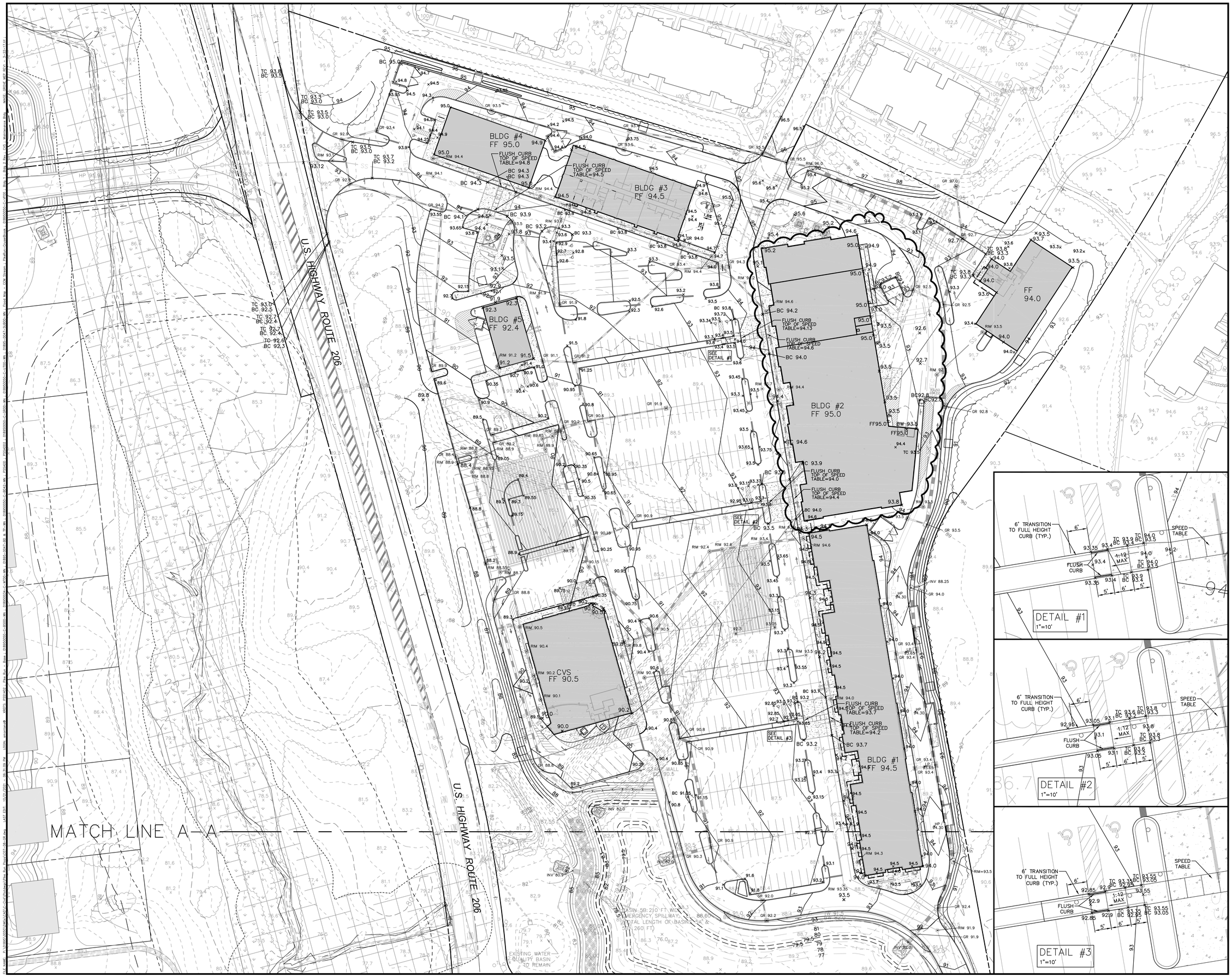
SHEET TITLE

SITE PLAN AREA A

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

BINDING ORDER:
SHEET OF
SHEET NO.

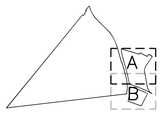
C-5



REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
3	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
4	7/19/19	BSL	PAR	AMENDED SITE PLAN FOR BUILDING #3 DAYCARE
5	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
6	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
7	1/09/20	BSL	PAR	REV. PER BUILDING #3 SITE PLAN RESOLUTION
8	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2

CONSULTANT

KEY PLAN



ORIENTATION / SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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PATRICIA A. RUSKAN, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42016

SIGNATURE 10/22/2021 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD AREA 2 PIKE RUN PLAZA

BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

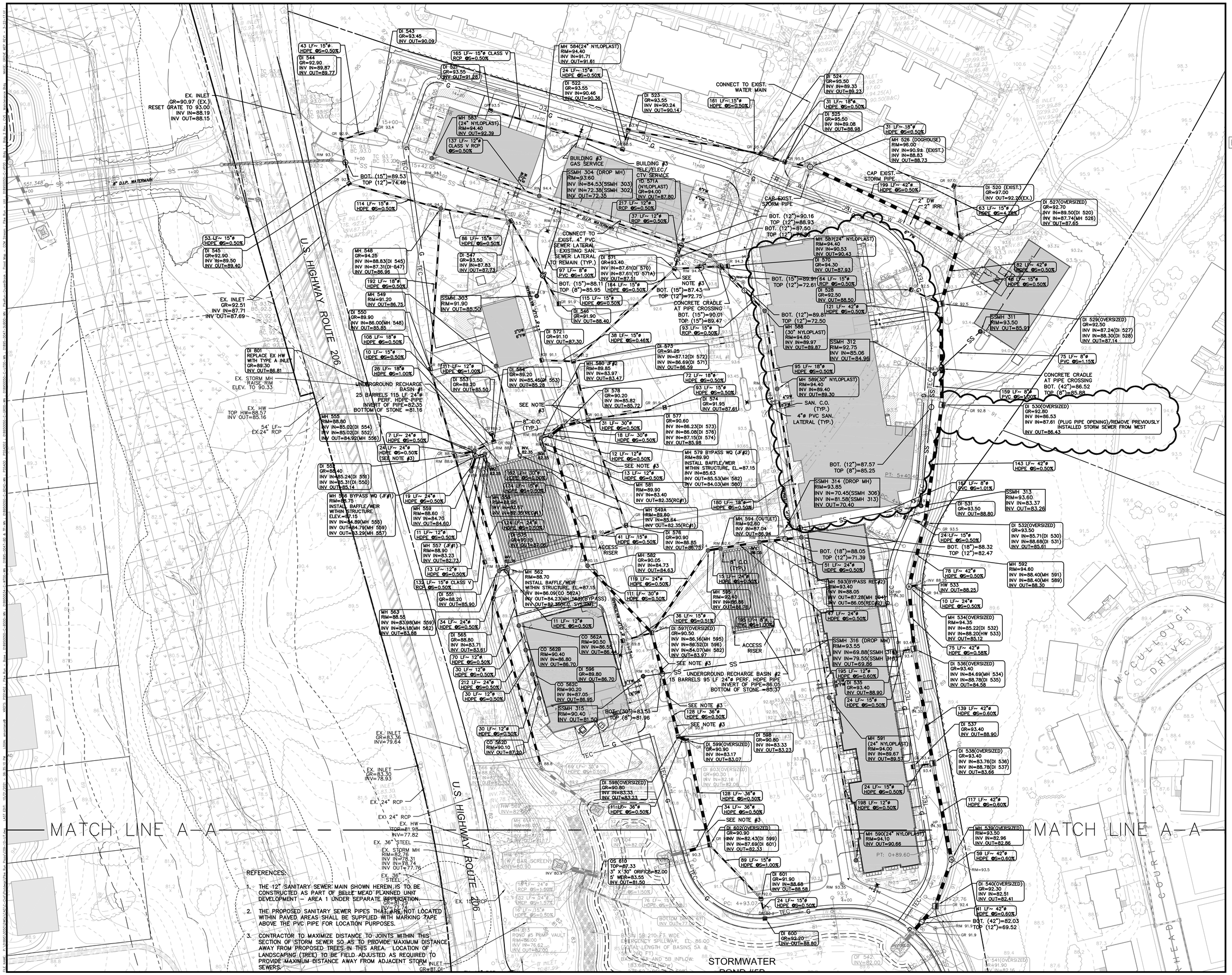
SHEET TITLE

GRADING PLAN AREA A

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-7



REV./ ISSUE	DATE	BY	CHK	DESCRIPTION
1	1/21/16	JPS	PAR	REV. FOR FWW/FHA APPLICATION
2	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
3	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
4	2/14/17	GY	PAR	REV. PER COORDINATION
5	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
6	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
7	12/8/17	GY	PAR	REV. WATER SERVICES
8	7/19/19	BSL	PAR	AMENDED SITE PLAN FOR BUILDING #3 DATCARE
9	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
10	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
11	1/09/20	BSL	PAR	REV. PER BUILDING #3 SITE PLAN RESOLUTION
12	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
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PHONE: (732) 560-9700
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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PATRICIA A. RUSKAN, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42016

SIGNATURE — DATE: 10/22/2021

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD AREA 2 PIKE RUN PLAZA

BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

UTILITY PLAN AREA A

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-9

PIKE RUN PLAZA

AREA TYPE	REQUIRED TREES/UNIT	PROPOSED AREA/QUANT.	TOTAL TREES REQUIRED	TOTAL TREES PROVIDED
NON-RESIDENTIAL/MULTI-FAMILY	14 TREES/ACRE	20.54 ACRES	288	256(1)
	SHORTFALL = 32 (TO BE PLANTED ON-SITE OR WITHIN ADJACENT PIKE RUN COMMUNITY - COORDINATE LOCATION AND SPECIES WITH TOWNSHIP LANDSCAPE ARCHITECT)			
STREET TREES	1 TREE/50 LF			
ROUTE 206		1,164 LF	23	18
BELLE MEAD-GRIGGSTOWN		795 LF	16	1
		TOTAL	39	19
	SHORTFALL = 20 (TO BE PLANTED AT/NEAR MONTGOMERY DOG PARK - COORDINATE LOCATION AND SPECIES WITH TOWHSHIP LANDSCAPE ARCHITECT)			

(1) TOTAL PROVIDED = 256 (113 + 72 + 71)

TREE SIZE REQUIREMENTS

All newly planted shade trees as required by this section shall be of nursery stock, shall have a minimum caliper of two and one-half (2 1/2) inches measured six (6) inches from the ground, shall be balled and burlapped.

Evergreen trees shall be at least six (6) feet in height at the time of planting, balled and burlapped.

Flowering ornamental trees shall not be less than one and one-fourth (1 1/4) inch caliper, measured six (6) inches above the ground, or less than six (6) feet high. They must be heavily branched. Trees shall be balled and burlapped.

All plant material shall be guaranteed for at least two (2) years from the date of landscape inspection for approval and any plant material that does not survive within that time period or is in poor condition based upon the opinion of the Township Landscape Architect shall be replaced by plant material of the same size and species at the expense of the developer.

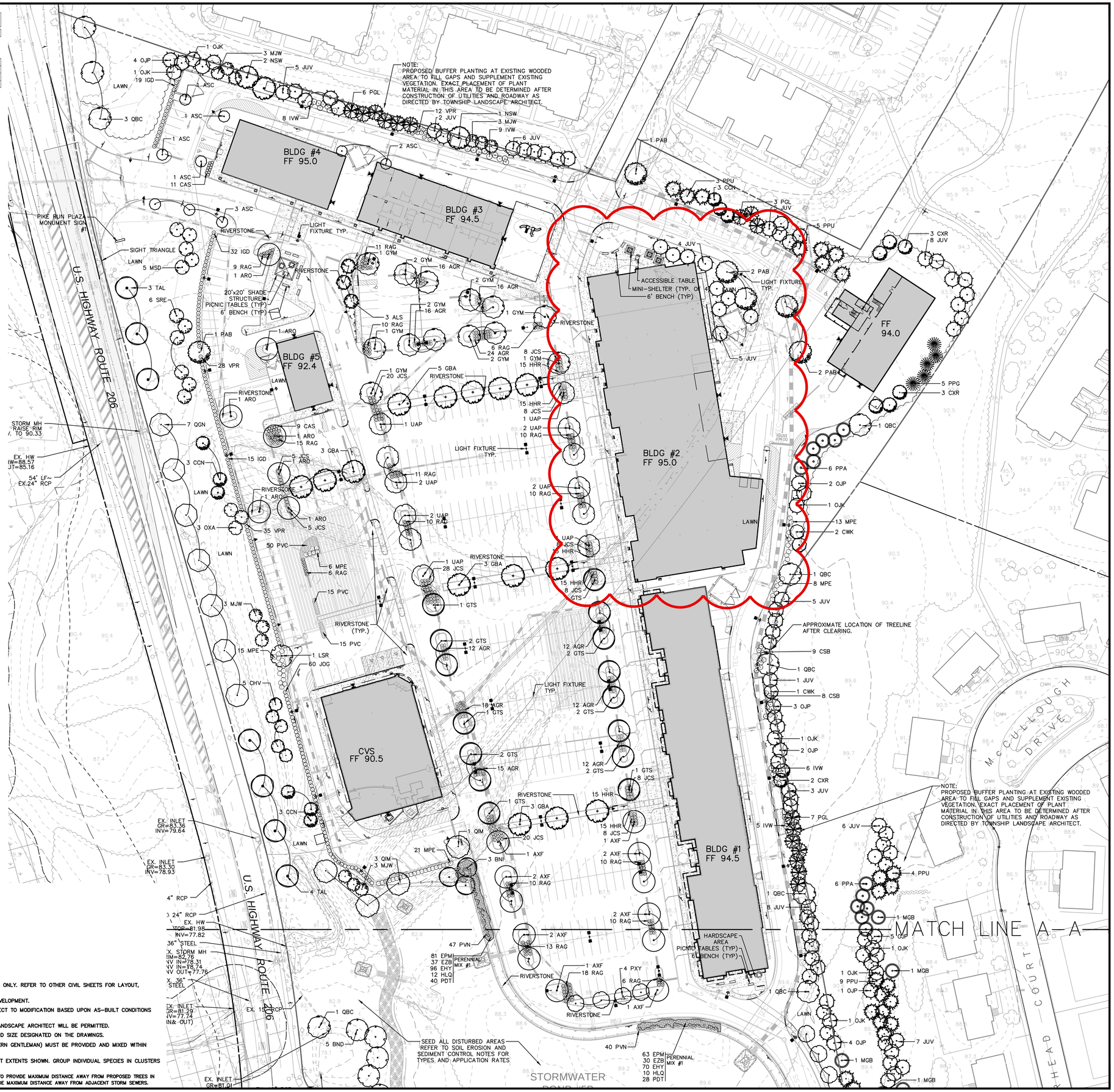
All plantings shall be installed in accordance with the American Standard For Nursery Stock, latest edition, prepared by the American Nursery & Landscape Association.

PIKE RUN PLAZA
PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE COND	REMARKS
DECIDUOUS SHADE TREES					
AXF	12	Acer x. freemani 'Celzam'	Celebration Maple	2 1/2"–3" cal. B & B	
ARO	7	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"–3" cal. B & B	
ASC	9	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2 1/2"–3" cal. B & B	
BNI	6	Betula nigra 'Heritage'	Heritage River Birch	12'–14' B & B	Multi-stem 3 branch max.
BND	5	Betula nigra 'Duro-Heat'	Duro-Heat River Birch	2 1/2"–3" col. B & B	Single Stem
GBA	14	Ginkgo biloba 'Halka'	Halka Ginkgo	4" col. B & B	
GTS	15	G. triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2 1/2"–3" col. B & B	
GYM	13	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2"–3" col. B & B	No Substitutions
LSR	2	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2 1/2"–3 col. B & B	#1 in Street Tree Calc.
NSW	3	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2 1/2"–3" col. B & B	#3 in Buffer Calc.
PAB	6	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2 1/2"–3" col. B & B	
QBC	9	Quercus bicolor "JFS-KWIZ'	American Dream Swamp White Oak	2 1/2"–3" col. B & B	#5 in Buffer Calc. #4 in Street Tree Calc.
QIM	5	Quercus imbricaria	Shingle Oak	2 1/2"–3" col. B & B	#1 in Buffer Calc.
QGN	7	Quercus bicolor 'Green Nova'	Sun Breaker Swamp White Oak	2 1/2"–3" col. B & B	#7 in Street Tree Calc.
TAL	7	Tilia americana 'DTR 123'	Legend Linden	2 1/2"–3" col. B & B	#7 in Street Tree Calc.
UAP	12	Ulmus americana 'Princeton'	Princeton American Elm	2 1/2"–3" col. B & B	Own Root Propagation
TOTAL 132, REPLACEMENT VALUE 113					
DECIDUOUS ORNAMENTAL TREES					
ALS	3	Amelanchier x laveis 'Spring Flurry'	Spring Flurry Serviceberry	2 1/2"–3" col. B & B	Single Stem
CCN	9	Cercis canadensis	Eastern Redbud	12' ht. B & B	Multi-stem #3 in Buffer Calc.
CHV	5	Chionanthus virginicus	Fringetree	12' ht. B & B	Multi-stem Tree form
CXR	8	Cornus x Rutdan	Celestial Flowering Dogwood(Rutgers)	2 1/2"–3" col. B & B	Full form #8 in Buffer Calc.
CWK	3	Crataegus viridis 'Winter King'	Winter King Hawthorn	2 1/2"–3" col. B & B	Limb to 6' hgt. #3 in Buffer Calc.
MJW	12	Magnolia virginiana 'Jim Wilson'	Moonglow Sweetbay Magnolia	12' ht. B & B	Limb to 6' hgt. #6 in Buffer Calc.
MSD	5	Malus 'Snowdrift'	Snowdrift Crabapple	2 1/2"–3" col. B & B	Single Stem
PXY	15	Prunus x. yedoensis	Yoshino Cherry	2 1/2"–3" col. B & B	Single Stem Matched
OXA	6	Oxydendron arboreum	Sourwood	2 1/2"–3" col. B & B	Multi-Stem
SRE	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	12' ht. B & B	Multi-stem
TOTAL 72, REPLACEMENT VALUE 72					
EVERGREEN TREES					
OJP	24	Ilex opaca 'Jersey Princess'	Jersey Princess American Holly	6' ht. B & B/Heavy	Female
OJK	9	Ilex opaca 'Jersey Knight'	Jersey Knight American Holly	6' ht. B & B/Heavy	Male Pollinator 1 per 3 Females
JUV	84	Juniperus virginiana	Eastern Red Cedar	6' ht. B & B/Heavy	
MGB	7	Magnolia grandiflora 'Braken's Brown Beauty'	Brakens Brown Beauty Southern Magnolia	6' ht. B & B/Heavy	
PPA	36	Picea abies	Norway Spruce	6' ht. B & B/Heavy	
PGL	16	Picea glauca	White Spruce	6' ht. B & B/Heavy	
PPG	5	Picea pungens 'Glauca'	Colorado Blue Spruce	6' ht. B & B/Heavy	
PPU	34	Picea pungens	Colorado Spruce	6' ht. B & B/Heavy	Green color
TOTAL 215, REPLACEMENT VALUE 71 (215–73 NEW BUFFER)=142 @50% = 71					
EVERGREEN/DECIDUOUS SHRUBS					
AGR	149	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	#5 Container	
CAS	20	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Sweetspire	#5 Container	
CSB	31	Cornus sericea 'Bailey'	Bailey Redoiser Dogwood	#7 Container	5 cane min.
IGD	79	Ilex glabra 'Densa'	Dense Inkberry Holly	36" ht. #7 Container	
IVW	52	Ilex verticillata 'Winter Red'	Winter Red Winterberry	#7 Container	5 cane min.
JCS	126	Juniperus chinensis var. sargentii 'Viridis'	Green Sargents Juniper	#5 Container	24" spread min.
JOG	60	Juniperus chinensis 'Old Gold'	Old Gold Chinese Juniper	#5 Container	24" spread min.
MPE	63	Myrica pensylvanica 'Silver Sprite'	Silver Sprite Northern Bayberry	#7 Container	5 cane min.
RAG	165	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Container	Plant 42" o.c.
VPR	88	Viburnum x Praegense	Prague Viburnum	#7 Container	5 cane min.
TOTAL 833					
PERENNIALS / GRASSES / GROUNDCOVER					
EPM	216	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	72 Plug Flat	Plant 18" o.c. N. Creek Nursery
EZB	100	Eryngium zabelli 'Big Blue'	Big-Blue Sea Holly	50 Plug Flat	Plant 24" o.c. N. Creek Nursery
EHY	250	Eupatorium hyssopifolium	Hyssop-Leaf Thoroughwort	LP50 Flat	Plant 18" o.c. N. Creek Nursery
HLQ	32	Helianthus 'Lemon Queen'	Lemon Queen Perennial Sunflower	LP32 Flat	Plant 36" o.c. N. Creek Nursery
HHR	90	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Container	Plant 16" o.c.
PVC	80	Panicum virgatum 'Cape Breeze'	Cape Breeze Switchgrass	#3 Container	Plant 24" o.c.
PVN	121	Panicum virgatum 'Northwind'	Northwind Switchgrass	#5 Container	Plant as shown
PDT	100	Penstemon x. 'Dark Towers'	Dark Towers Penstemon	50 Plug Flat	Plant 24" o.c. N. Creek Nursery
TOTAL 989					

GENERAL LANDSCAPE NOTES

1. SHEETS C-11 AND C-12 ARE TO BE USED FOR THE INSTALLATION OF PLANT MATERIAL ONLY. REFER TO OTHER CIVIL SHEETS FOR LAYOUT, GRADING, UTILITY AND LIGHTING INFORMATION.
2. QUANTITIES LISTED IN THE PLANT SCHEDULE REFLECT THE ENTIRE PIKE RUN PLAZA DEVELOPMENT.
3. TREE AND SHRUB LOCATIONS DEPICTED ARE DIAGRAMMATIC IN NATURE AND ARE SUBJECT TO MODIFICATION BASED UPON AS-BUILT CONDITIONS AND AS DIRECTED BY THE TOWNSHIP LANDSCAPE ARCHITECT.
4. PLANT SPECIES SHALL BE AS SCHEDULED. NO SUBSTITUTIONS WITHOUT CONSENT OF LANDSCAPE ARCHITECT WILL BE PERMITTED.
5. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
6. MALE POLLINATORS FOR ILEX OPACA (JERSEY KNIGHT) AND ILEX VERTICILLATA (SOUTHERN GENTLEMAN) MUST BE PROVIDED AND MIXED WITHIN GROUPINGS.
7. PERENNIAL MIX #1: EVENLY DISTRIBUTE QUANTITIES OF PERENNIALS LISTED THROUGHOUT EXTENTS SHOWN. GROUP INDIVIDUAL SPECIES IN CLUSTERS OF 3–9 PLANTS.
8. CONTRACTOR TO MAXIMIZE DISTANCE TO JOINTS WITHIN THIS SECTION OF STORM SEWER SO AS TO PROVIDE MAXIMUM DISTANCE AWAY FROM PROPOSED TREES IN THIS AREA. LOCATION OF LANDSCAPING (TREE) TO BE FIELD ADJUSTED AS REQUIRED TO PROVIDE MAXIMUM DISTANCE AWAY FROM ADJACENT STORM SEWERS.



REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
3	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
4	12/26/17	GY	PAR	REVISED SITE PLAN RESOLUTION
5	7/19/19	BSL	PAR	AMENDED SITE PLAN FOR BUILDING #3 TAKEDANE
6	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
7	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
8	1/09/20	BSL	PAR	REV. PER BUILDING #3 SITE PLAN RESOLUTION
9	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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PATRICIA A. RUSKAN, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42016

SIGNATURE — DATE 10/22/2021

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD AREA 2 PIKE RUN PLAZA

BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

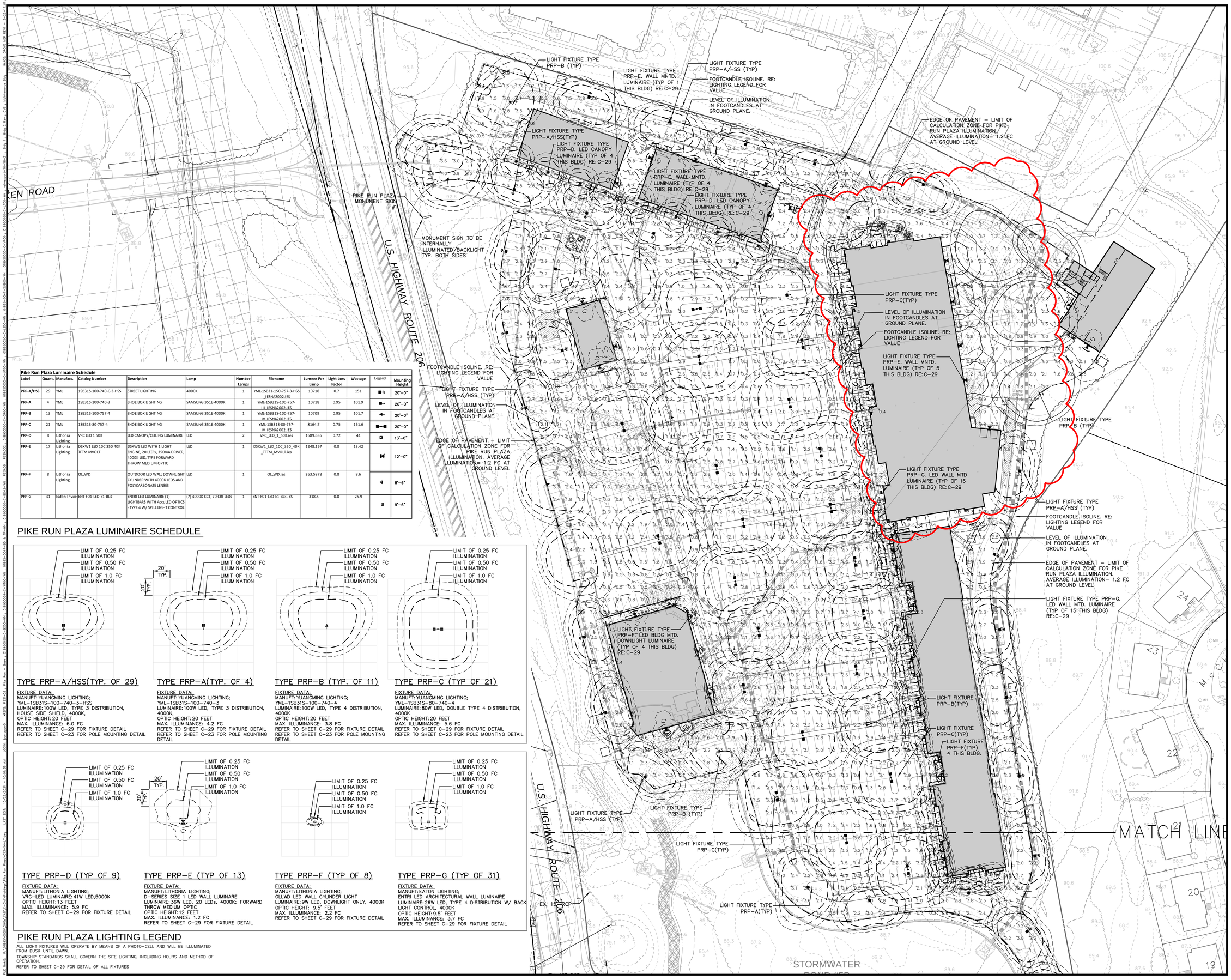
SHEET TITLE

LANDSCAPE PLAN AREA A

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-11



Pike Run Plaza Luminaire Schedule												
Label	Quant.	Manufact.	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Legend	Mounting Height
PRP-A/HSS	29	YML	1SB31S-100-740-C-3-HSS	STREET LIGHTING	4000K	1	YML-1SB31-150-757-3-HSS _IESNA2002.IES	10718	0.7	151		20'-0"
PRP-A	4	YML	1SB31S-100-740-3	SHOE BOX LIGHTING	SAMSUNG 351B 4000K	1	YML-1SB31S-100-757-III .IESNA2002.IES	10718	0.95	101.9		20'-0"
PRP-B	13	YML	1SB31S-100-757-4	SHOE BOX LIGHTING	SAMSUNG 351B 4000K	1	YML-1SB31S-100-757-IV .IESNA2002.IES	10709	0.95	101.7		20'-0"
PRP-C	21	YML	1SB31S-80-757-4	SHOE BOX LIGHTING	SAMSUNG 351B 4000K	1	YML-1SB31S-80-757-IV .IESNA2002.IES	8164.7	0.75	161.6		20'-0"
PRP-D	8	Lithonia Lighting	VRC LED 1 50K	LED CANOPY/CEILING LUMINAIRE	LED	2	VRC_LED_1_50K.ies	1689.636	0.72	41		13'-6"
PRP-E	17	Lithonia Lighting	DSXW1 LED 10C 350 40K TFTM MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 20 LED's, 350mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	1	DSXW1_LED_10C_350_40K _TFTM_MVOLT.ies	1248.167	0.8	13.42		12'-0"
PRP-F	8	Lithonia Lighting	OLLWD	OUTDOOR LED WALL DOWNLIGHT CYLINDER WITH 4000K LEDS AND POLYCARBONATE LENSES	LED	1	OLLWD.ies	263.5878	0.8	8.6		8'-6"
PRP-G	31	Eaton-Invue	ENT-F01-LED-E1-BL3	ENTRI LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ SPILL LIGHT CONTROL	(7) 4000K CCT, 70 CRI LEDs	1	ENT-F01-LED-E1-BL3.IES	318.5	0.8	25.9		9'-6"

PIKE RUN PLAZA LUMINAIRE SCHEDULE

TYPE PRP-A/HSS(TYP. OF 29)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-100-740-3-HSS
LUMINAIRE: 100W LED, TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, 4000K,
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 6.0 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-A(TYP. OF 4)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-100-740-3
LUMINAIRE: 100W LED, TYPE 3 DISTRIBUTION, 4000K,
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 4.2 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-B (TYP. OF 11)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-100-740-4
LUMINAIRE: 100W LED, TYPE 4 DISTRIBUTION, 4000K
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 3.8 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-C (TYP OF 21)

FIXTURE DATA:
MANUFT: YUANGMING LIGHTING;
YML-1SB31S-80-740-4
LUMINAIRE: 80W LED, DOUBLE TYPE 4 DISTRIBUTION, 4000K
OPTIC HEIGHT: 20 FEET
MAX. ILLUMINANCE: 5.6 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL
REFER TO SHEET C-23 FOR POLE MOUNTING DETAIL

TYPE PRP-D (TYP OF 9)

FIXTURE DATA:
MANUFT: LITHONIA LIGHTING;
VRC-LED LUMINAIRE: 41W LED,5000K
OPTIC HEIGHT: 13 FEET
MAX. ILLUMINANCE: 5.9 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

TYPE PRP-E (TYP OF 13)

FIXTURE DATA:
MANUFT: LITHONIA LIGHTING;
D-SERIES SIZE 1 LED WALL LUMINARE
LUMINAIRE: 36W LED, 20 LEDs, 4000K; FORWARD THROW MEDIUM OPTIC
OPTIC HEIGHT: 12 FEET
MAX. ILLUMINANCE: 1.2 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

TYPE PRP-F (TYP OF 8)

FIXTURE DATA:
MANUFT: LITHONIA LIGHTING;
OLLWD LED WALL CYLINDER LIGHT
LUMINAIRE: 9W LED, DOWNLIGHT ONLY, 4000K
OPTIC HEIGHT: 9.5' FEET
MAX. ILLUMINANCE: 2.2 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

TYPE PRP-G (TYP OF 31)

FIXTURE DATA:
MANUFT: EATON LIGHTING;
ENTRI LED ARCHITECTURAL WALL LUMINAIRE
LUMINAIRE: 26W LED, TYPE 4 DISTRIBUTION W/ BACK LIGHT CONTROL, 4000K
OPTIC HEIGHT: 9.5' FEET
MAX. ILLUMINANCE: 3.7 FC
REFER TO SHEET C-29 FOR FIXTURE DETAIL

PIKE RUN PLAZA LIGHTING LEGEND

ALL LIGHT FIXTURES WILL OPERATE BY MEANS OF A PHOTO-CELL AND WILL BE ILLUMINATED FROM DUSK UNTIL DAWN.

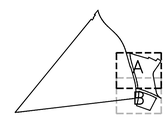
TOWNSHIP STANDARDS SHALL GOVERN THE SITE LIGHTING, INCLUDING HOURS AND METHOD OF OPERATION.

REFER TO SHEET C-29 FOR DETAIL OF ALL FIXTURES

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	2/26/16	BCM	PAR	REV. PER TWP COMMENTS
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
4	7/19/19	BSL	PAR	AMENDED SITE PLAN FOR BUILDING #3 DAYCARE
5	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
6	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
7	1/09/20	BSL	PAR	REV. PER BUILDING #3 SITE PLAN RESOLUTION
8	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2

CONSULTANT

KEY PLAN



ORIENTATION / SCALE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
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CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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N.J. LIC. NO. 42016

SIGNATURE 10/22/2021 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD AREA 2 PIKE RUN PLAZA

BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

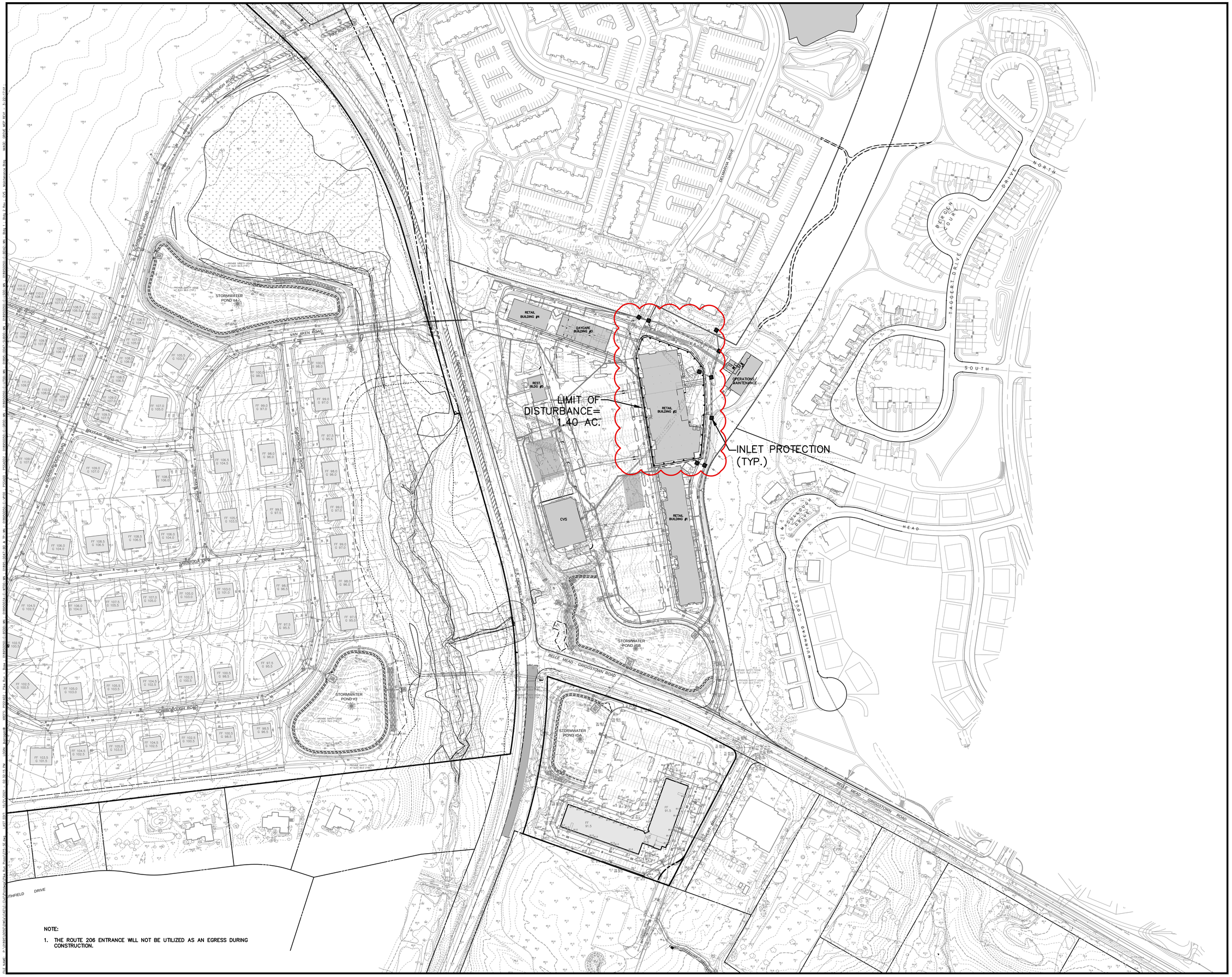
SHEET TITLE

LIGHTING PLAN AREA A

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-13



NOTE:

1. THE ROUTE 206 ENTRANCE WILL NOT BE UTILIZED AS AN EGRESS DURING CONSTRUCTION.

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	1/21/16	JPS	PAR	REV. PER TWP. COMMENTS
2	2/25/16	JPS	PAR	REV. PER SUSCD COMMENTS
3	4/6/16	JPS	PAR	REV. PER SUSCD COMMENTS
4	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
5	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
6	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
7	7/19/19	BSL	PAR	AMENDED SITE PLAN FOR BUILDING #3 DAYCARE
8	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
9	1/09/20	BSL	PAR	REV. PER BUILDING #3 TRIP GENERATION REPORT
10	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

NORTH

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

PAULUS, SOKOLOWSKI AND SARTOR, LLC

PS&S

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

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N.J. LIC. NO. 42016

SIGNATURE DATE 10/22/2021

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PROJECT

BELLE MEAD PUD AREA 2 PIKE RUN PLAZA

BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

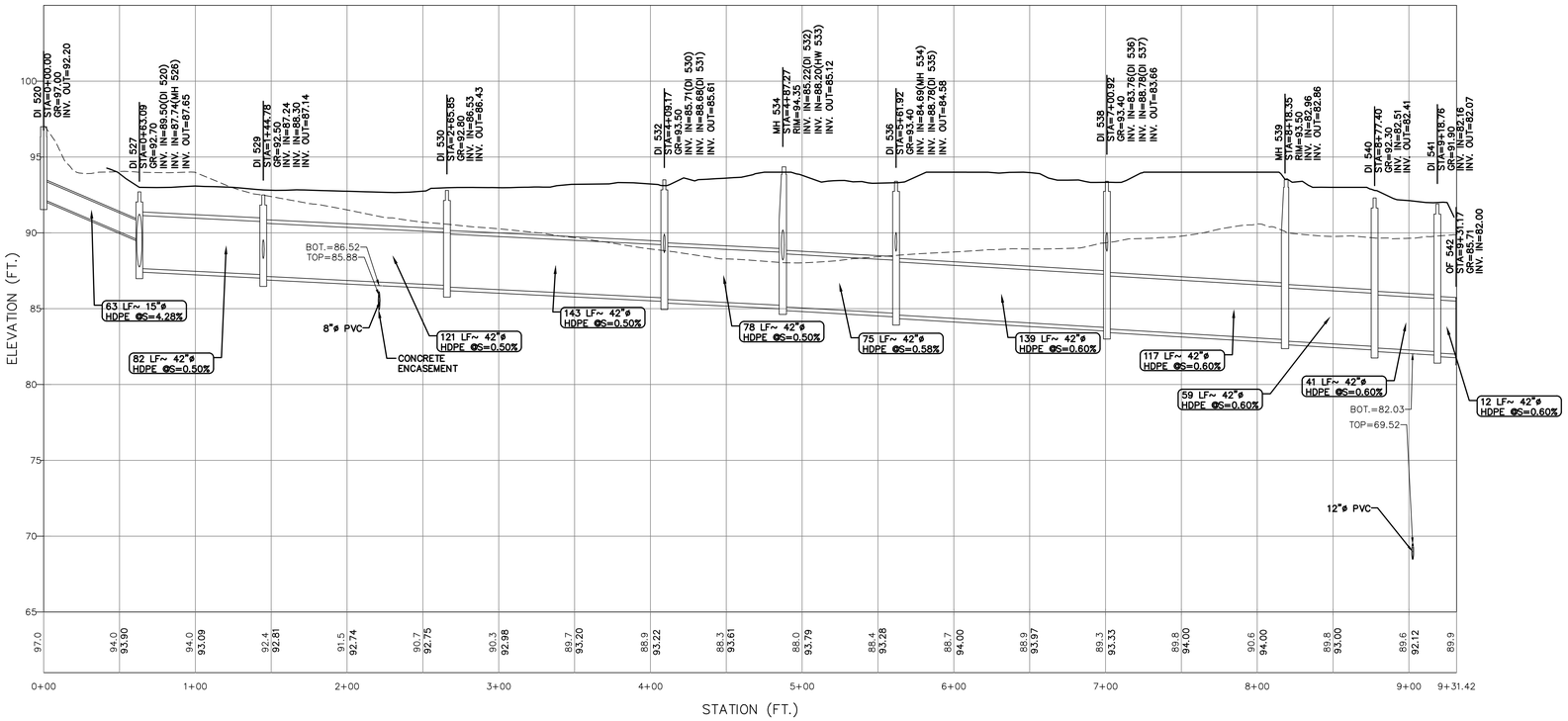
SHEET TITLE

SOIL EROSION AND SEDIMENT CONTROL PLAN

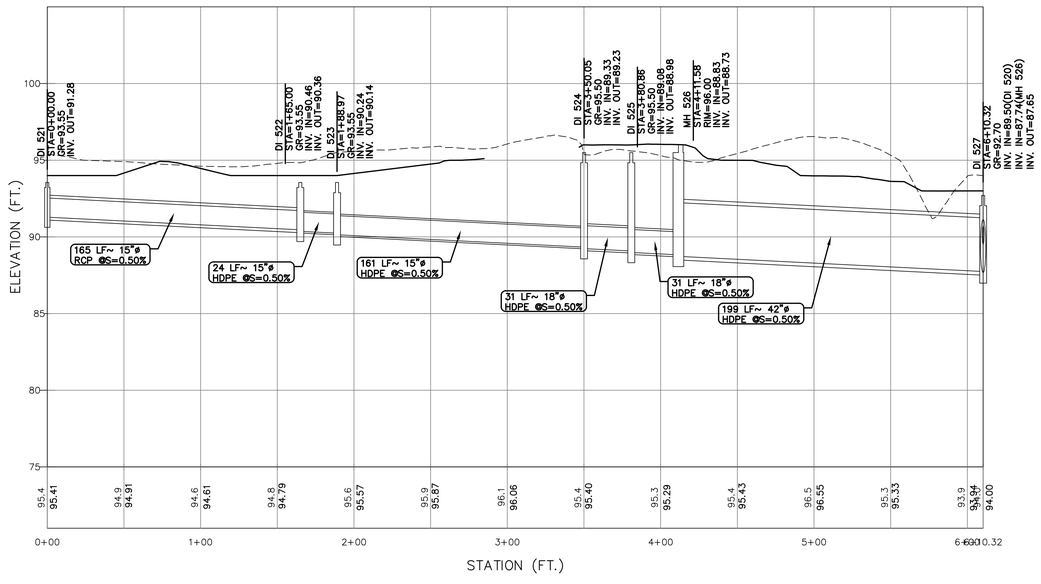
JOB NO.: 01895-0050
DATE: 12/17/2015
DRAWN: GY
CHECK: PAR
SCALE: 1"=100'

BINDING ORDER:
SHEET OF
SHEET NO.

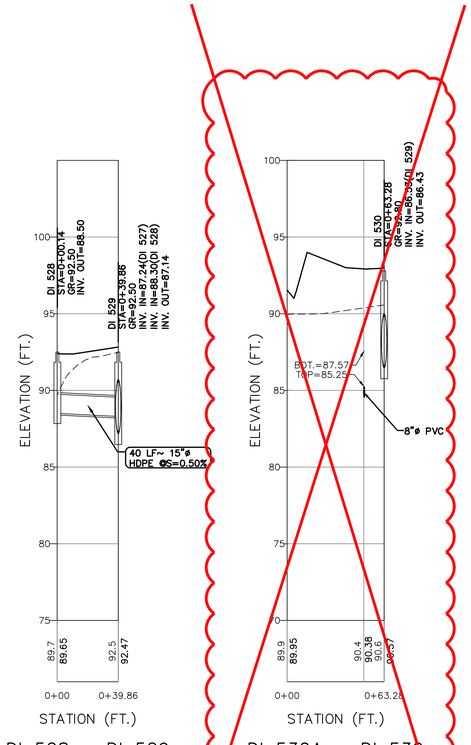
C-15



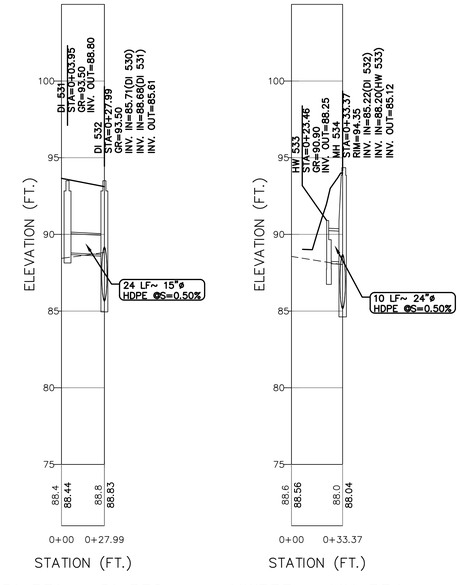
DI 520 – OF 542



DI 521 – DI 527



DI 528 – DI 529 DI 530A – DI 530



DI 531 – DI 532 HW533 – MH 534

HORIZONTAL SCALE

(IN FEET)
1 inch = 40 ft.

VERTICAL SCALE

(IN FEET)
1 inch = 4 ft.

REV. / ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JFS	PAR	SITE PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
3	10/18/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

PAULUS, SOKOLOWSKI AND SARTOR, LLC

67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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ALL DIMENSIONS SHALL RE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS; DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

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PATRICIA A. RUSKAN, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42016

SIGNATURE 10/22/2021 DATE

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD AREA 2 PIKE RUN PLAZA

BLOCK 5023, LOT 2.01
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

STORM SEWER PROFILES

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

BINDING ORDER:
SHEET OF
SHEET NO.

C-18