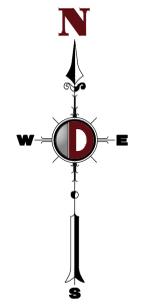


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File: \\mapserver\projects\4496\Brower\Partners\22-01857_Montgomery\Draw\Site Plans\44962201857SA1.dwg, ----> AERIAL MAP



REV.	DATE	BY	COMMENTS
1	12/07/2022	JDS	ISSUE FOR PERMITTING

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PROJECT: **BPS DEVELOPMENT COMPANY, LLC**
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 MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

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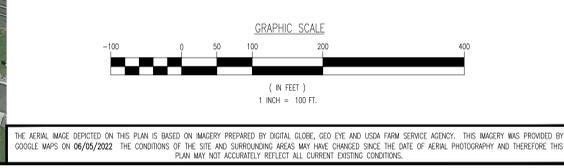
JEFFREY D. SPALT
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 53560

TITLE:
AERIAL MAP

SCALE: 1" = 100'
 DATE: 12/07/2022
 PROJECT No: 4496-22-01857

SHEET No: **2**
 Rev. #:
 OF 20



THE AERIAL MAPS DEPICTED ON THIS PLAN IS BASED ON MATERIAL PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS MATERIAL WAS PROVIDED BY GOOGLE MAPS ON 06/05/2022. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

DATE	REV.	DATE	REV.
1/22/2023	1		

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DESIGNED BY: KING
CHECKED BY: JHS
DATE: 1/22/2023

PROJECT: **BPS DEVELOPMENT COMPANY, LLC**
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JEFFREY D. SPALT
PROFESSIONAL ENGINEER
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JEFFREY HABERMAN
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NEW JERSEY LICENSE No. 53560

TITLE: **DEMOLITION PLAN AND STEEP SLOPES ANALYSIS**

SCALE: (H) 1"=30'
(V) 1"=10'
DATE: 12/07/2022
PROJECT No: 4496-22-01857

SHEET No: **3** OF 20
Rev. #:

- ### DEMOLITION NOTES
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
 - COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
 - DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
 - REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOSTS, DERRICKS OR OTHER SUITABLE METHODS.
 - BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
 - LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
 - REMOVE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
 - DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONSTRUCTOR TO REMOVE STRUCTURE PROOF TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
 - ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
 - REFRAIN FROM USING ANY EMPLOYEES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
 - CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
 - USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
 - ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
 - COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND. FREE FROM DEBRIS, TRASH, PROTECT MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERLIE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, PESTS, PROTECT MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
 - REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBER, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
 - DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION WORK. FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
 - THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

- ### NOTES
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 - CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
 - ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
 - ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND

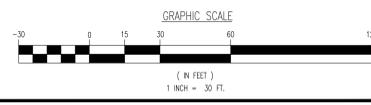
	PROPOSED LIMIT OF DISTURBANCE LINE
	PROPOSED TREE PROTECTION FENCE LINE
	EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
	TREES TO REMAIN
	TREES TO BE REMOVED
	TREES TO BE TRANSPLANTED/RELOCATED

SLOPES TABLE

NUMBER	COLOR	MINIMUM SLOPE	MAXIMUM SLOPE	2D SLOPE AREA
1		0%	14.99%	138,720.64 SF
2		15.00%	19.99%	17,797.06 SF
3		20.00%	24.99%	13,175.83 SF
4		25.00%	100.00%	22,129.26 SF

TREE REMOVAL CHART

TREE SIZE (CALIPER) - TBR	QUANTITY
3.5"	1
4"	7
7"	2
8"	3
9"	6
11"	3
12"	8
13"	1
14"	2
15"	2
16"	2
18"	3
20"	5
22"	2
24"	4
30"	3
36"	8
TOTAL	58



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 PROJECT: 4496-22-01857
 DATE: 12/07/2022
 TIME: 10:00 AM
 USER: jking

REV.	DATE	COMMENTS
1	12/27/2022	PREP. TRIP. COMMENTS
2		COMMENTS

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DESIGNED BY: KING
CHECKED BY: JHS
DATE: 12/27/2022

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JEFFREY HABERMAN
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TITLE:
GRADING PLAN

SCALE: (H) 1"=30'
DATE: 12/07/2022
PROJECT No: 4496-22-01857
SHEET No: **5** of 20
Rev. #:

GRADING NOTES

- SET GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, FILLING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIAL AS SPECIFIED BY THE SOILS REPORT. ALL EXCAVATIONS OR FILLED AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE OR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE BEFORE THE WORK IS PERFORMED. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING FOOT AREA AND AREAS TO BE FENCED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL BRAND GUTTERS, CURBS AND 1% ON ALL CONCRETE SURFACES AND 1-1/2% MIN. ON ASPHALT TO PREVENT POOLING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% DUTTER GRADE ALONG CURB FACE. CONCRETE TO APPROX. FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED TO 90% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESSIBLE AREAS. CONTRACTOR TO ENSURE A MAXIMUM OF 3% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE WITH THE EXCEPTION OF RAMP AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTRACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL, UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

DETENTION/INFILTRATION BASIN MAINTENANCE NOTES

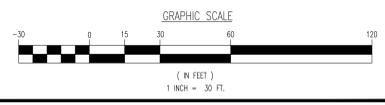
- STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO INSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DENIED BACKUP AND STANDING WATER. THE PRIVATELY OWNED PORTION OF THE SYSTEM MUST BE PRIVATELY MAINTAINED.
- RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY, WITH PERMANENT ARRANGEMENTS THAT IS SHALL PASS TO ANY SUCCESSIVE OWNER, UNLESS ASSIGNED BY A GOVERNMENTAL AGENCY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: VISUAL INSPECTION OF ALL SYSTEM COMPONENTS AT LEAST TWICE EACH YEAR, INCLUDING OF ALL STORM SEWER INLETS ONCE EVERY MONTH (FREQUENCY OF MAINTENANCE MAY BE ADJUSTED TO ONCE A YEAR IF FIRST YEAR MAINTENANCE RECORDS INDICATE THAT SEDIMENT AND DEBRIS ACCUMULATION IS INCONSIDERABLE); REVERSE FLUSHING AND VALUING; IF SYSTEM INSPECTIONS INDICATE SIGNIFICANT ACCUMULATION OF SEDIMENT IN THE PIPES, AND PERIODIC REMOVAL AND DISPOSAL OF OTHER MATERIALS AND DEBRIS.
- IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS IN NEED OF MAINTENANCE, THE OWNER SHALL AFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE MUNICIPAL ENGINEER OR HIS DESIGNEE. IF THE OWNER FAILS OR REFUSES TO PERFORM SUCH MAINTENANCE AND REPAIRS, THE MUNICIPALITY MAY IMMEDIATELY PROCEED TO DO SO AND SHALL BILL THE COST THEREOF TO THE OWNER.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTRACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL, UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.
- IF THE RESPONSIBLE PARTY FAILS TO MAINTAIN THE STORMWATER SYSTEM, THE TOWNSHIP SHALL HAVE THE RIGHT (BUT NOT THE OBLIGATION) TO ENTER UPON THE PROPERTY TO PERFORM THE REQUIRED MAINTENANCE AT THE RESPONSIBLE PARTY'S EXPENSE.

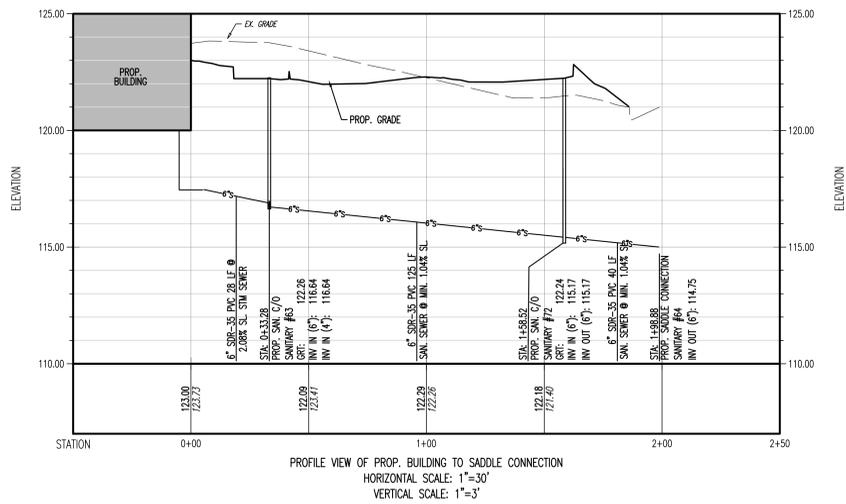
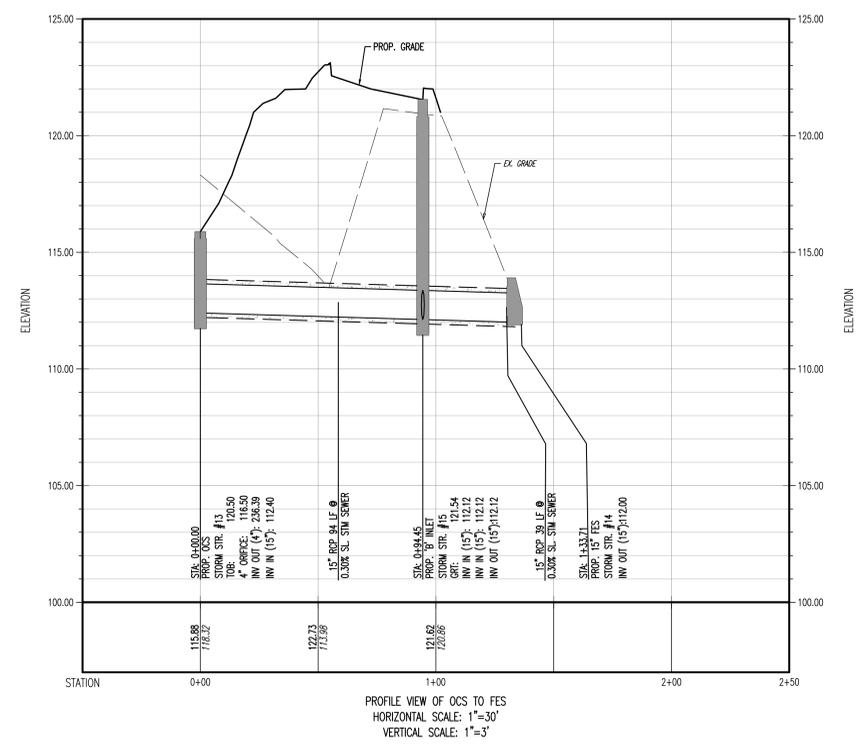
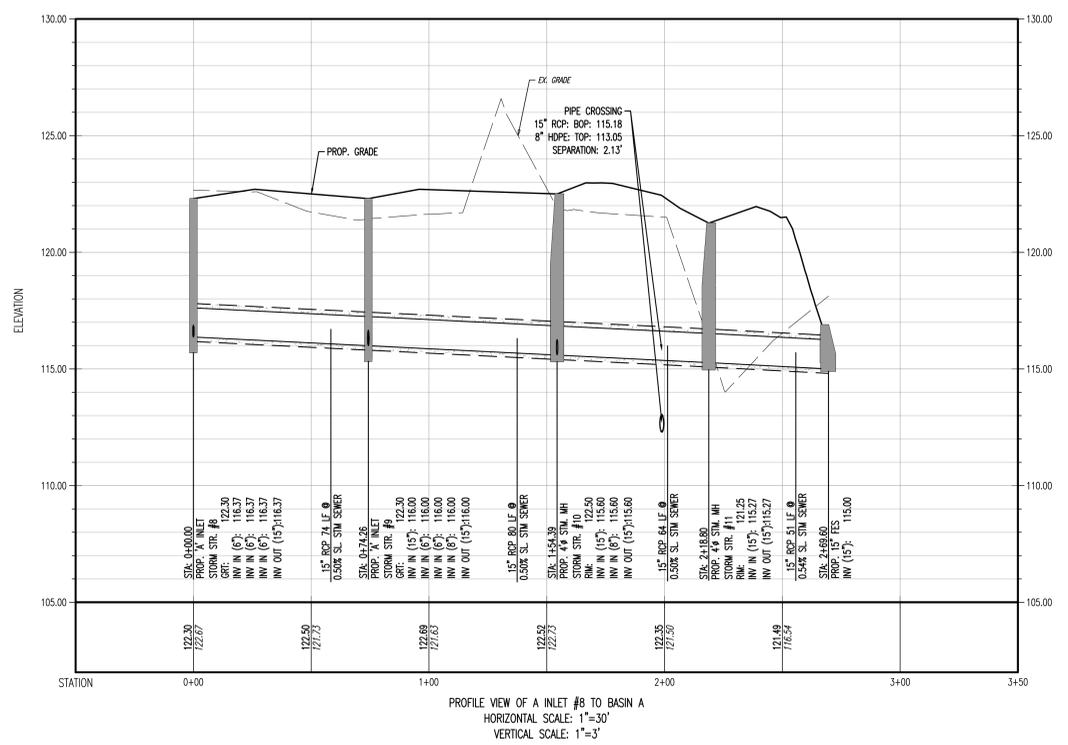
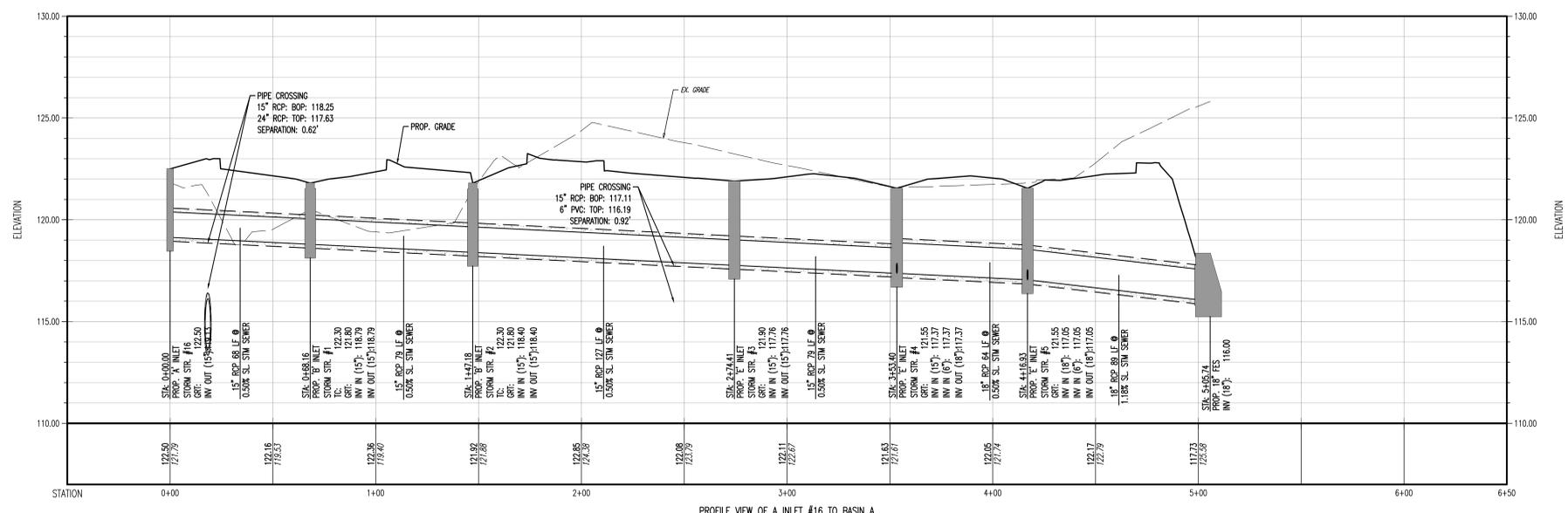
	EXISTING	PROPOSED
PERVIOUS AREA	190,628 SF	123,896 SF
IMPERVIOUS AREA	2,467 SF	68,209 SF
VEHICLE TRAVELLED SURFACES	0 SF	20,145 SF



GRADING/UTILITY GRAPHIC LEGEND

<ul style="list-style-type: none"> EXIST. CIV. WIRE EXIST. LIGHT POLE EXIST. BUILDING LIGHT EXIST. SHADE BOX LIGHT EXIST. COBORN LIGHT POLE EXIST. TRAFFIC SIGNAL POLE EXIST. MANHOLE EXIST. "X" INLET EXIST. "F" INLET EXIST. "B" INLET EXIST. "A" INLET EXIST. "E" INLET EXIST. "S" INLET EXIST. "W" INLET EXIST. HEADWALL EXIST. UTILITY POLE 	<ul style="list-style-type: none"> EXIST. MONITORING WELL APPROX. TEST PIT LOCATION EXIST. FIRE HYDRANT EXIST. GAS VALVE EXIST. GAS METER EXIST. ELECTRIC METER EXIST. ELECTRIC BOX EXIST. CLEAN OUT EXIST. WELL EXIST. WATER SHUT OFF VALVE EXIST. TELEPHONE BOX EXIST. CABLE TV BOX PROP. HEADWALL 	<ul style="list-style-type: none"> PROP. WATER VALVE PROP. GAS VALVE PROP. STORM CLEANOUT PROP. SANITARY CLEANOUT PROP. HIGH LIGHT PROP. OUTLET CONTROL STRUCTURE PROP. DRAINAGE MANHOLE PROP. SANITARY SEWER MANHOLE EXIST. OVERHEAD WIRES PROP. OVERHEAD WIRES PROP. OVERHEAD WIRES EXIST. TELEPHONE LINE PROP. TELEPHONE LINE PROP. YARD INLET PROP. FLARED END SECTION 	<ul style="list-style-type: none"> EXIST. CABLE LINE PROP. CABLE LINE EXIST. ELECTRIC LINE EXIST. FIBER OPTIC LINE PROP. FIBER OPTIC LINE EXIST. GAS LINE PROP. GAS LINE EXIST. OVERHEAD WIRES PROP. OVERHEAD WIRES EXIST. TELEPHONE LINE PROP. TELEPHONE LINE EXIST. WATER LINE PROP. WATER LINE 	<ul style="list-style-type: none"> EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) EXIST. SANITARY SEWER LINE PROP. SANITARY SEWER LINE EXIST. STORM DRAIN LINE PROP. STORM DRAIN LINE EXIST. MINOR CONTOUR & ELEVATION EXIST. MAJOR CONTOUR & ELEVATION PROP. FINISH GRADE CONTOUR & ELEVATION PROP. DIRECTION OF DRAINAGE FLOW ARROW 	<ul style="list-style-type: none"> EXIST. SPOT ELEVATIONS EXIST. GUTTER ELEV. EXIST. TOP OF CURB ELEV. EXIST. FRESH FLOOR ELEV. EXIST. GARAGE FLOOR ELEV. PROP. GRADE SPOT ELEV. PROP. TOP OF CURB & FINISHED GRADE ELEV. PROP. FINISHED FLOOR ELEV. PROP. TOP OF WALL & FINISHED GRADE IN LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER) PROP. TOP OF EXISTED CURB (ON FINISHED GRADE & HIGH SIDE OF EXTENDED CURB & S) FINISHED GRADE & LOW SIDE OF EXTENDED CURB
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REV.	DATE	BY	COMMENTS
1	12/27/23	JH	REV. TRP. COMMENTS

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PROJECT: BPS DEVELOPMENT COMPANY, LLC
PROPOSED ASSISTED LIVING & MEMORY CARE FACILITY
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

DATE: 12/27/23

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JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

TITLE:
UTILITY PROFILES

SCALE: (H) 1"=30'
(V) 1"=3'

DATE: 12/07/2022

PROJECT No: 4496-22-01857

SHEET No: **8** Rev. #:

OF 20

Plotfile: 03/02/23 - 5:27 PM, Dr. esawicki
File: \\nrc\p\local\esawicki\proj\4496-22-01857\Drawings\Drawings\Utility Profiles.dwg, -----> UTILITY PROFILES

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

GENERAL LIGHTING NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS SPECIFIED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND CURBLINE POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
6. THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.

MONTGOMERY TOWNSHIP LIGHTING NOTES

1. ON-SITE LIGHTING REQUIREMENTS
 - A. ALL PARKING AREAS AND WALKWAYS THERE TO AND APPURTENANT PASSAGEWAYS AND DRIVEWAYS SERVING NONRESIDENTIAL USES HAVE COMMON OFF-STREET PARKING AND/OR LOADING AREAS SHALL BE ADEQUATELY ILLUMINATED FOR SECURITY AND SAFETY PURPOSES. (§ 16-5.4.B.1) (COMPLIES)
 - B. THE LIGHTING IS TO BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT HIGHER THAN TWENTY (20) FEET OR THE HEIGHT OF THE CLOSEST MAJOR BUILDING, WHICHEVER IS LESS, MEASURED FROM THE GROUND LEVEL TO THE CENTER LINE OF THE LIGHT SOURCE. (§ 16-5.4.B.2.A) (COMPLIES)
 - C. THE LIGHTING FIXTURES ARE TO INCLUDE NON-GLARE LIGHTS WITH RECESSED LENSES FOCUSED DOWNWARD AND WITH CUT-OFF SHIELDS AS APPROPRIATE IN ORDER TO MINIMIZE AGAINST ADVERSE IMPACTS UPON ADJACENT AND NEARBY PROPERTIES, THE SAFETY OF TRAFFIC ALONG ADJACENT ROADWAYS AND OVERHEAD SKYSCAPE. (§ 16-5.4.B.2.B) (COMPLIES)
 - D. THE LIGHT INTENSITY PROVIDED AT GROUND LEVEL SHALL BE INDICATED IN FOOTCANDLES ON THE SUBMITTED PLANS FOR EACH LIGHT FIXTURE AND SHALL AVERAGE NOT LESS THAN ONE-HALF (0.5) FOOTCANDLE AT INTERSECTIONS AND THREE-TENTHS (0.3) FOOTCANDLE ELSEWHERE IN THE AREA TO BE ILLUMINATED, AND SHALL AVERAGE, IN ANY CASE, NOT MORE THAN ONE (1.0) FOOTCANDLE THROUGHOUT THE AREA TO BE ILLUMINATED. (§ 16-5.4.B.2.C) (COMPLIES)
 - E. EXCEPT FOR ANY LIGHTING DETERMINED BY THE PLANNING BOARD TO BE NECESSARY AND/OR ADVISABLE FOR SECURITY PURPOSES, ALL OTHER LIGHTING IS TO BE CONTROLLED BY CIRCUIT TIMERS SO THAT THE LIGHTS ARE AUTOMATICALLY TURNED OFF AFTER BUSINESS HOURS. (§ 16-5.4.B.2.D) (COMPLIES - SEE NOTE 6)
 - F. PARKING LOT LIGHTING WILL BE LIMITED TO 25% BETWEEN THE HOURS OF 10 PM AND 5 AM FOR SECURITY PURPOSES AND LIGHTS WILL BE EQUIPPED WITH MOTION SENSORS.



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REV.	DATE	BY	COMMENTS
1.	12/27/23	JPH	REV. TRP. COMMENTS



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 Project: 03/02/23 - 528_Plan_01.dwg
 User: jph
 Date: 12/27/23
 Time: 10:00 AM
 Plot: 12/27/23 10:00 AM

STATISTICAL AREA SUMMARY

LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PAVEMENT AREA	1.0	2.5	0.5	2.0	5.0	LIGHT LEVELS WITHIN PAVEMENT AREA
INTERSECTIONS	1.09	2.0	0.4	2.73	5.0	LIGHT LEVELS AT DRIVEWAY INTERSECTIONS

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	TEMPERATURE	IES FILE
☐	9	A-1	14 FT	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	MEDIUM TYPE 4 WALL MOUNTED LIGHT	3000K	MEM-ED1-LED-E-U-14-7030
⊖	22	W-1	12 FT	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	MEDIUM TYPE 4 WALL MOUNTED LIGHT	3000K	MEM-ED1-LED-E-U-14-7030
⊙	4	B-1	3 FT	SINGLE	1.000	PACIFIC LIGHTING	TYPE 5 BOLLARD LIGHT	4000K	BK-30L-5

80 CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC
 (FW) = FLUSH MOUNT FOUNDATION (FD) = FLEXIBLE FOUNDATION
 THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

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OWNER: KING
 DESIGNER: JPH
 CHECKER: JPH

PROJECT: **BPS DEVELOPMENT COMPANY, LLC**
 PROPOSED ASSISTED LIVING & MEMORY CARE FACILITY
 HARTWICK DRIVE & VILLAGE DRIVE
 MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

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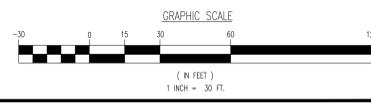
JEFFREY D. SPALT
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 407866

JEFFREY HABERMAN
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 53560

TITLE:
LIGHTING PLAN

SCALE: (B) 1"=30'
 (C) 1"=60'
 PROJECT No: 4496-22-01857

SHEET No: **10** of 20
 Rev. #:



REV.	DATE	BY	COMMENTS
1	12/27/23	JPH	PER TRP. COMMENTS

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DESIGNED BY: JPH
CHECKED BY: JPH
DATE: 12/27/23

BPS DEVELOPMENT COMPANY, LLC
Proposed Assisted Living & Memory Care Facility
HAWKWOOD DRIVE & VILLAGE DRIVE
MONTICOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

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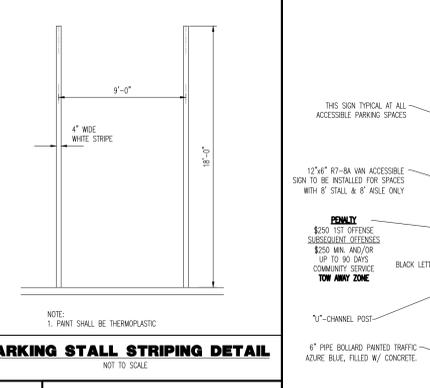
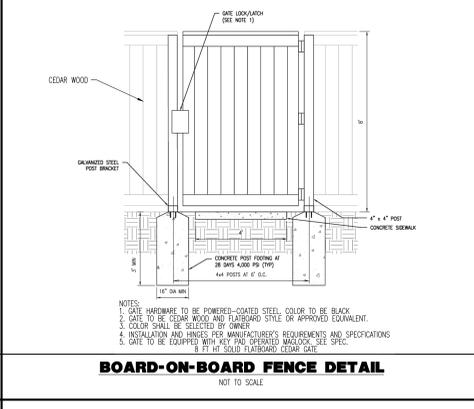
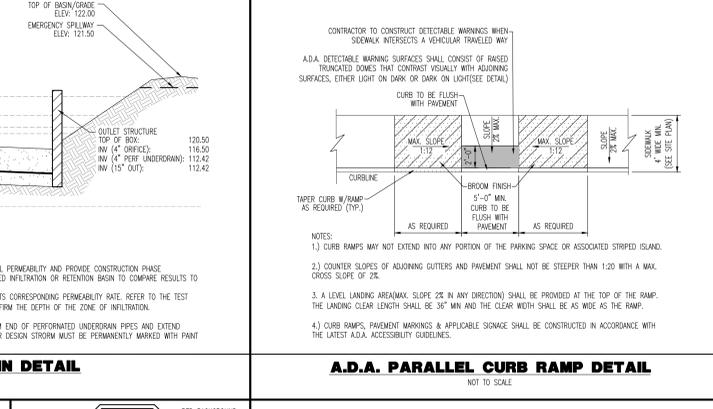
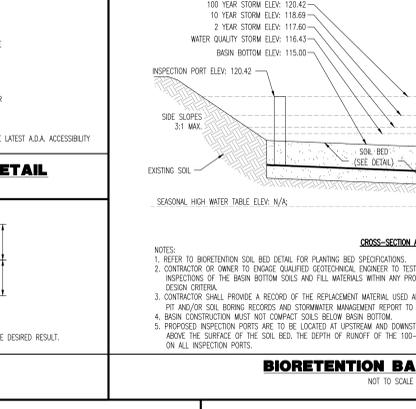
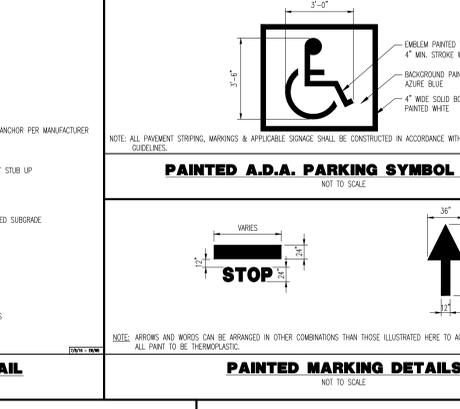
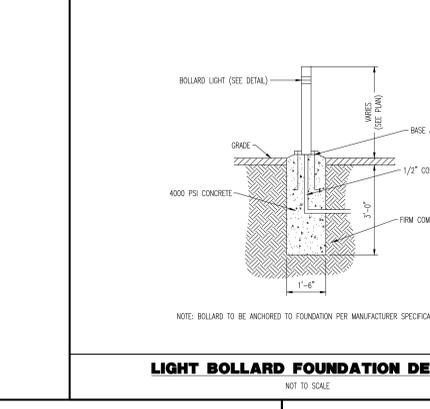
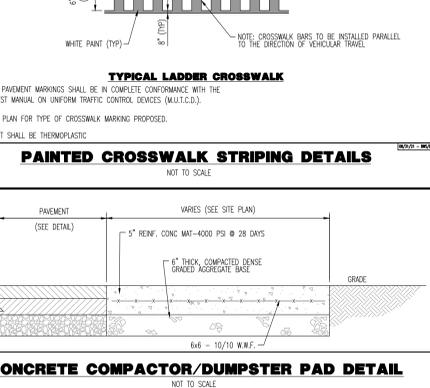
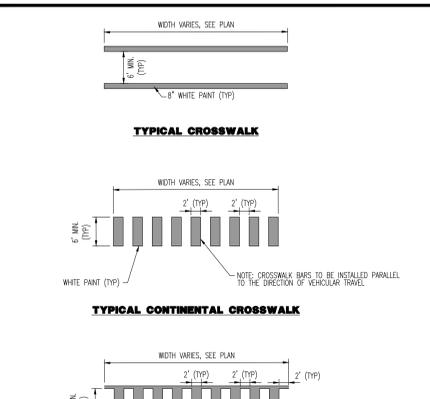
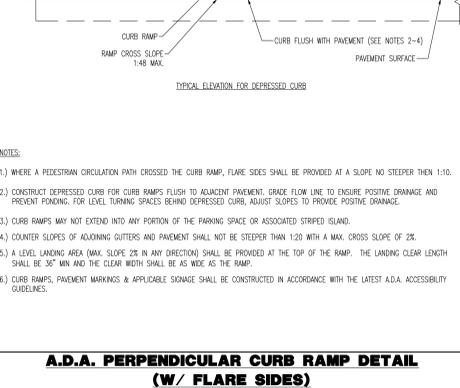
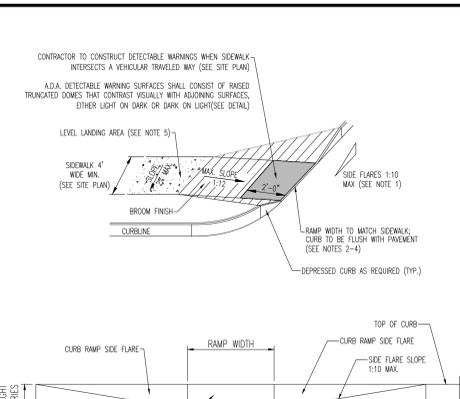
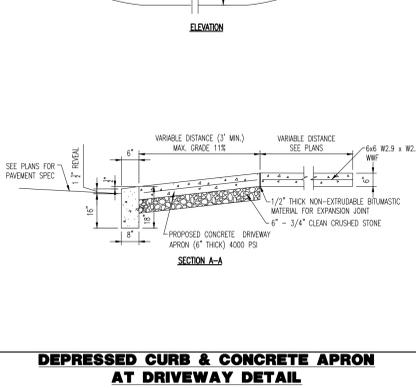
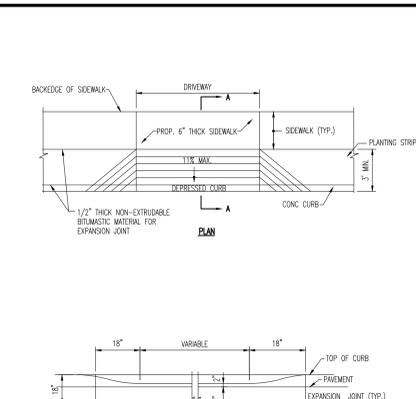
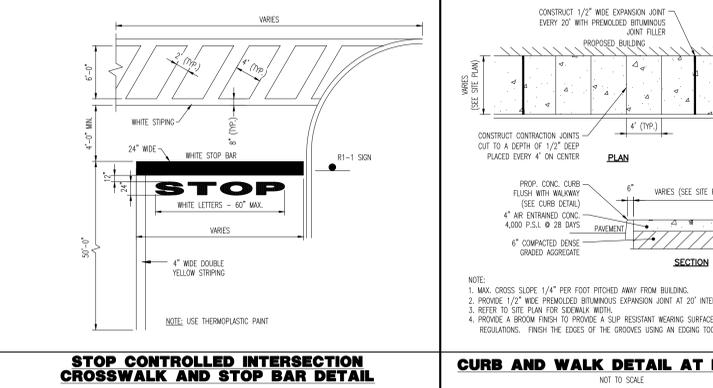
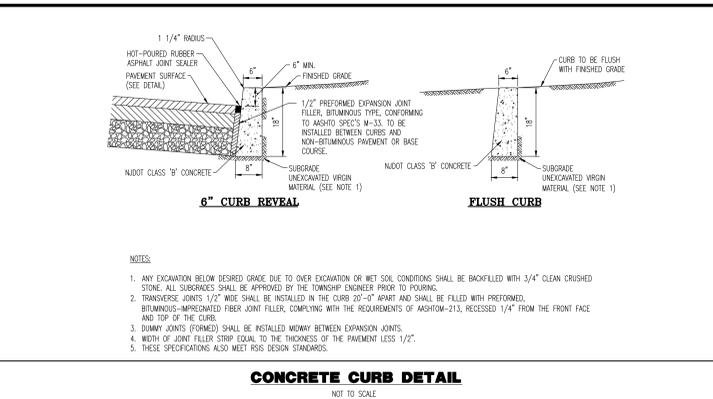
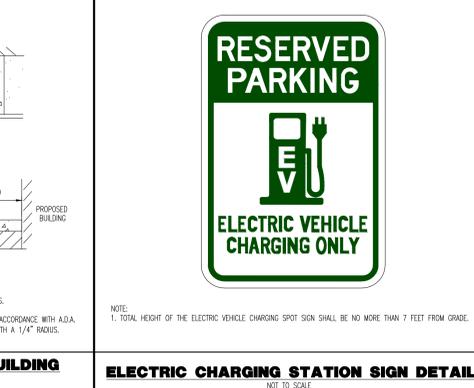
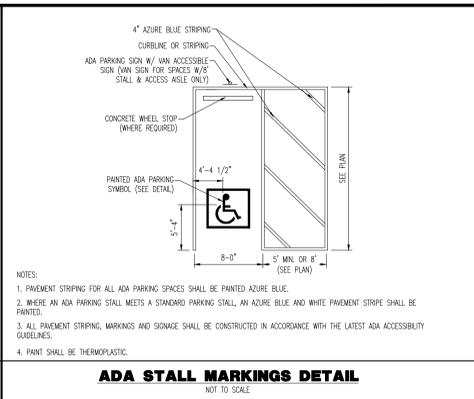
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JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53560

CONSTRUCTION DETAILS

SHEET No: 13 OF 20

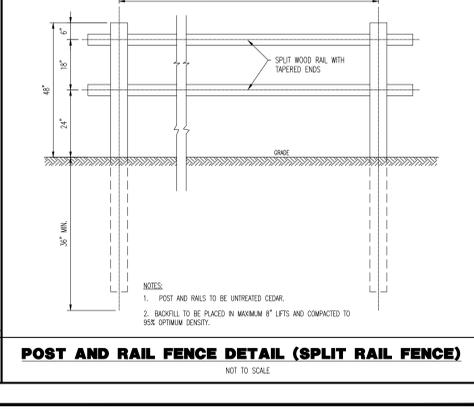
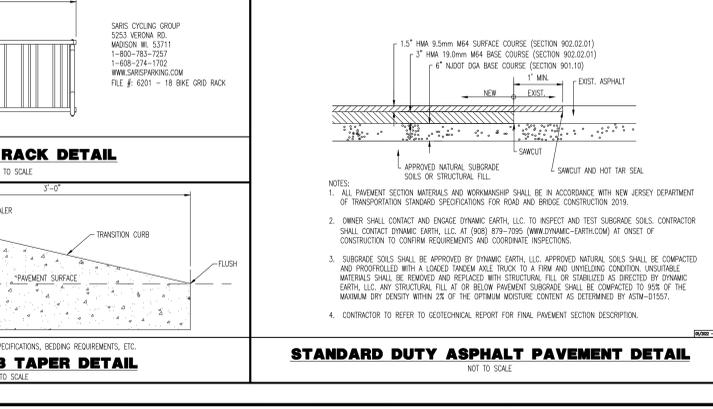
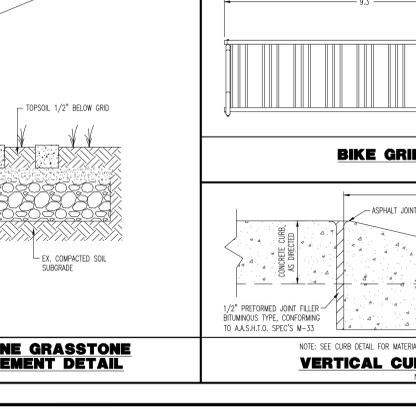
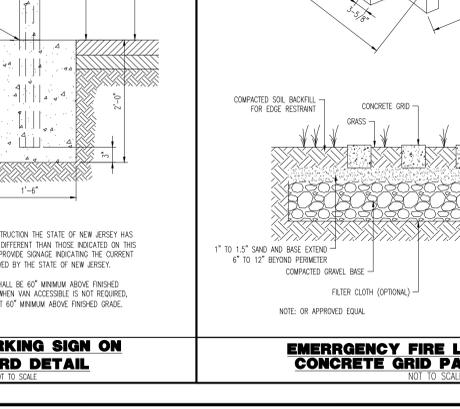
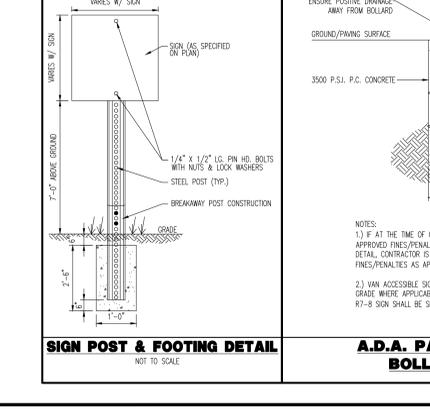
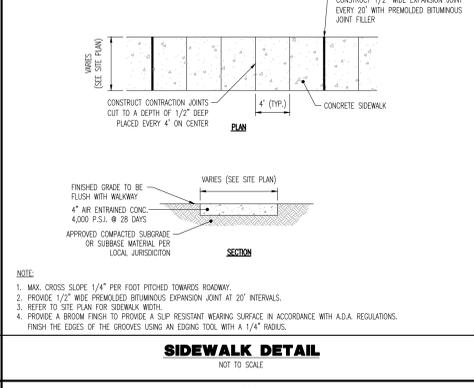
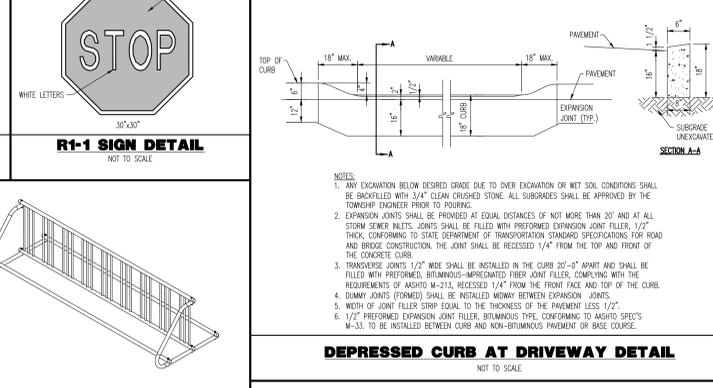
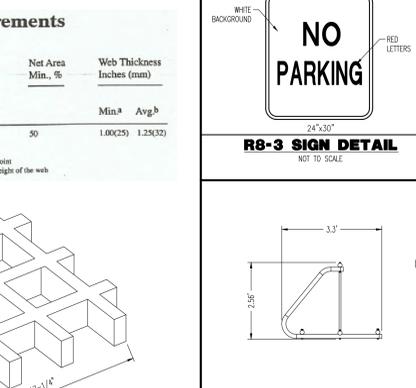
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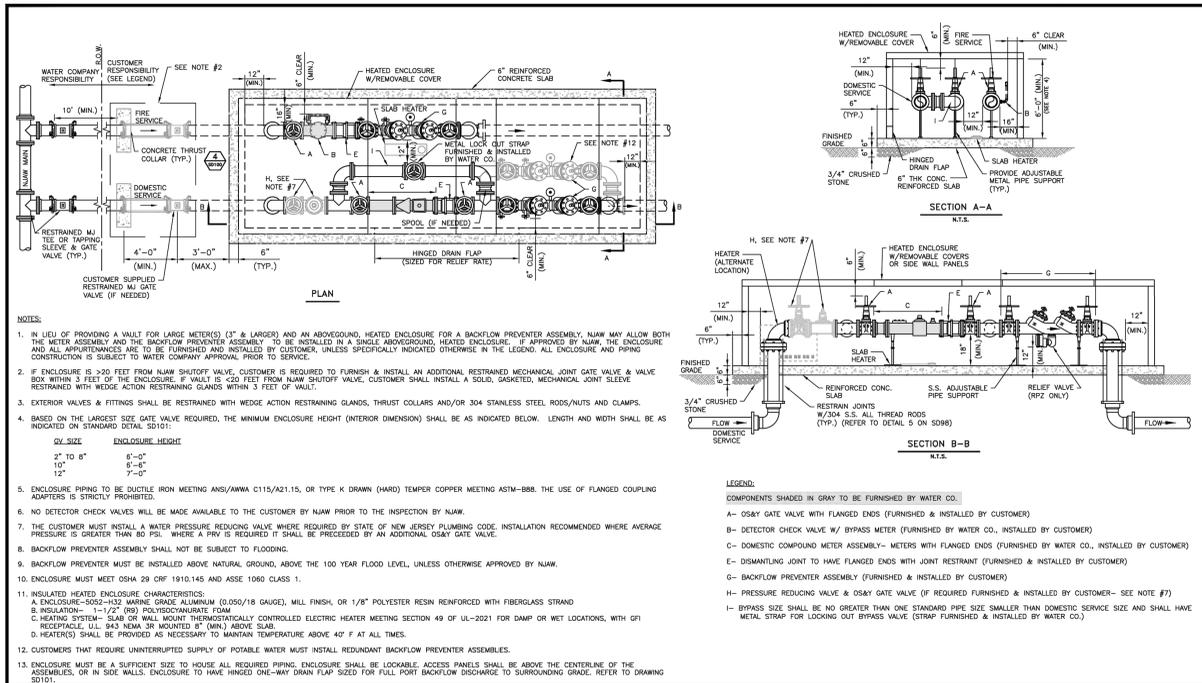


Physical Requirements

Comprehensive Strength Net Area Min. psi (MPa)	Water Absorption Max. % by Dry Weight	Net Area Min. %		Web Thickness Inches (mm)
		Avg. of 3 Units	Individual Unit	
5,000 (35)	4,500 (31)	7	10	50
				1,000(25) 1,250(32)

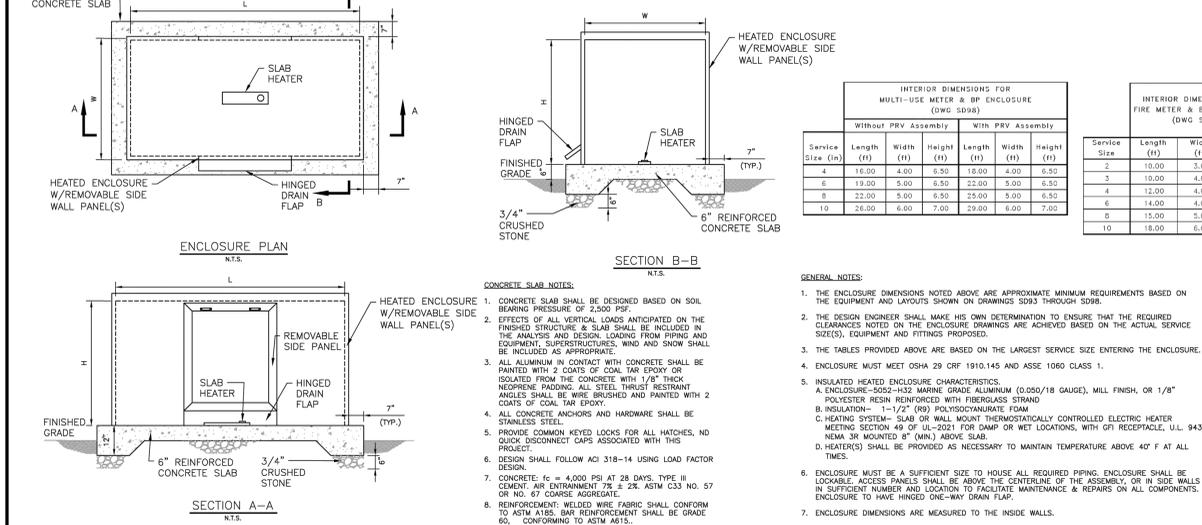
* Measured at the thinnest point
b Average of measurements along the height of the web





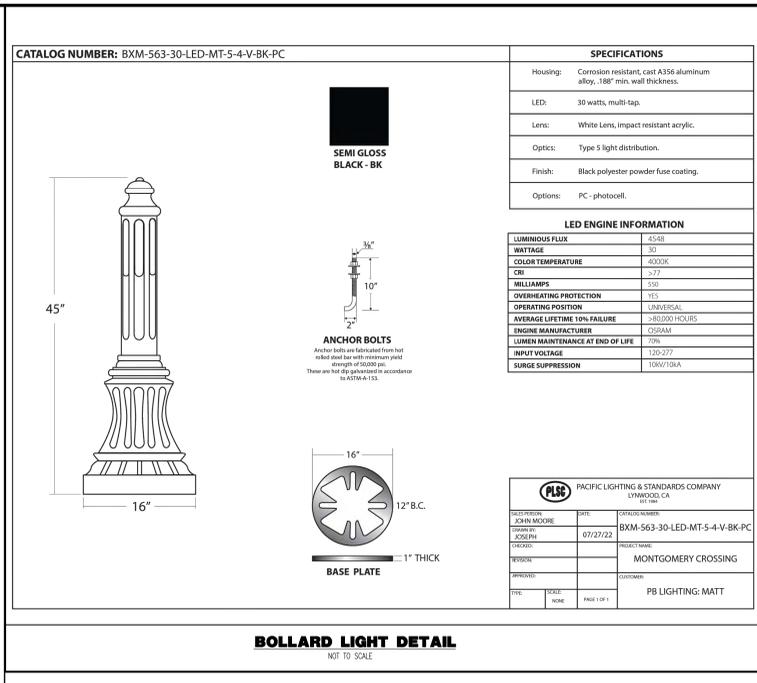
REVISIONS	REVISIONS
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INTERIOR DIMENSIONS FOR FIRE & DOMESTIC BP ENCLOSURE (DWG SD83)				INTERIOR DIMENSIONS FOR SINGLE SERVICE BP ENCLOSURES (DWG SD94)				INTERIOR DIMENSIONS FOR FIRE & DOMESTIC METER & BP ENCLOSURE (DWG SD95)				INTERIOR DIMENSIONS FOR FIRE & DOMESTIC METER & BP ENCLOSURE WITH PRV ASSEMBLY (DWG SD96)			
Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Service Size (in)	Length (ft)	Width (ft)	Height (ft)
2	8.00	5.00	6.50	2	8.00	3.00	6.50	2	12.00	5.00	6.50	2	12.00	5.00	6.50
3	10.00	6.00	6.50	3	10.00	3.00	6.50	3	13.00	6.00	6.50	3	13.00	6.00	6.50
4	10.00	6.00	6.50	4	10.00	3.00	6.50	4	15.00	6.00	6.50	4	15.00	6.00	6.50
6	11.00	6.00	6.50	6	11.00	3.00	6.50	6	18.00	7.00	6.50	6	18.00	7.00	6.50
8	12.00	7.00	6.50	8	12.00	4.00	6.50	8	20.00	8.00	6.50	8	20.00	8.00	6.50
10	14.00	7.00	7.00	10	14.00	4.00	7.00	10	24.00	8.00	7.00	10	24.00	8.00	7.00



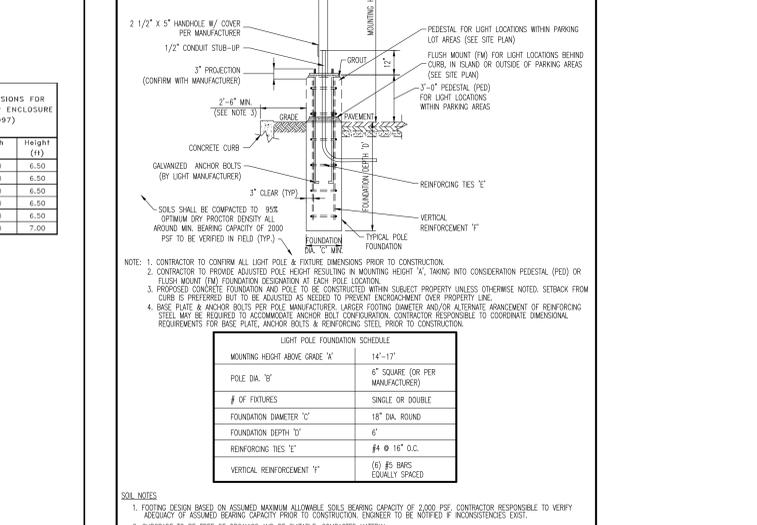
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11	11
12	12

FITTINGS & EQUIPMENT LAYING LENGTHS			
Nominal Service Size	Laying Length (inches)		
	3"	4"	6"
A. Gate Valve (GV)	8	9	10.5
B. Detector Check Valve (DCV)	15	15	21
C. Domestic Compound Meter Assembly (includes spool, strainer, meter & test port)	23.375	27.875	33.375
D. Multi-Use Meter Assembly (includes strainer, meter & test port)	33	45	53
E. Dismantling Joint	9	9	9
F. Swing Check Valve	9.5	11.5	14
G. RPZ Backflow Preventer Assembly (includes gate valves)	42.25	55.125	65.5
H. Double Check Backflow Preventer Assembly (includes gate valves)	40.375	52.375	62.875
I. Pressure Reducing Valve (PRV) (includes shutoffs)	12	15	20
J. Strainer DI Class 125	10.125	12.125	18.5
K. Tee (R/W)	11	13	16
L. Tee (Branch)	5.5	6.5	8
M. 90° Bend	5.5	6.5	8
N. Spool (FLxFLG) (minimum length available)	4.25	4.5	5.5



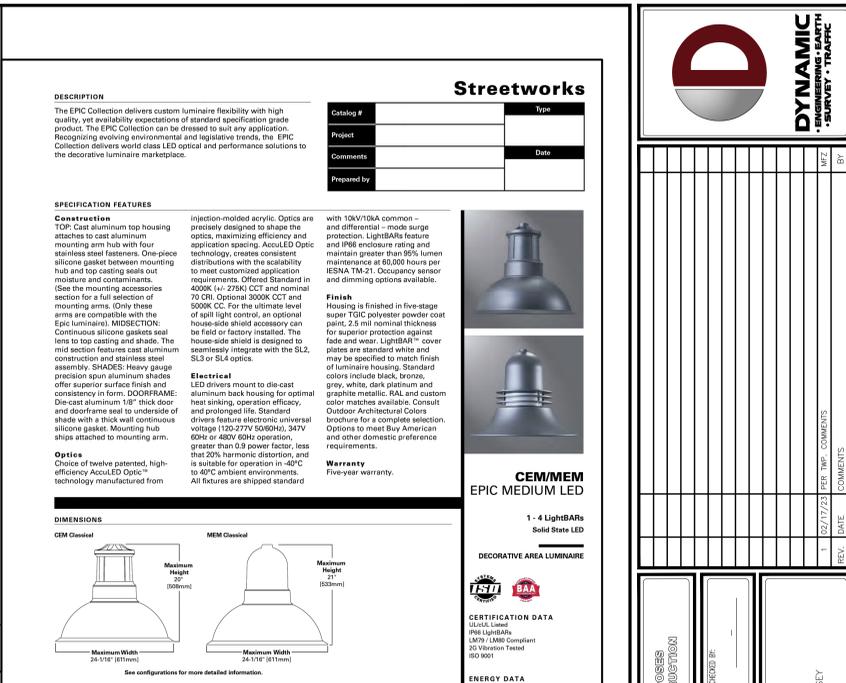
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11	11
12	12

INTERIOR DIMENSIONS FOR MULTI-USE METER & BP ENCLOSURE (DWG SD97)				INTERIOR DIMENSIONS FOR FIRE METER & BP ENCLOSURE (DWG SD97)			
Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Service Size (in)	Length (ft)	Width (ft)	Height (ft)
4	18.00	4.00	6.50	2	10.00	3.00	6.50
6	19.00	5.00	6.50	3	10.00	4.00	6.50
8	22.00	5.00	6.50	4	12.00	4.00	6.50
10	26.00	6.00	7.00	6	14.00	4.00	6.50
				8	15.00	5.00	6.50
				10	18.00	6.00	7.00



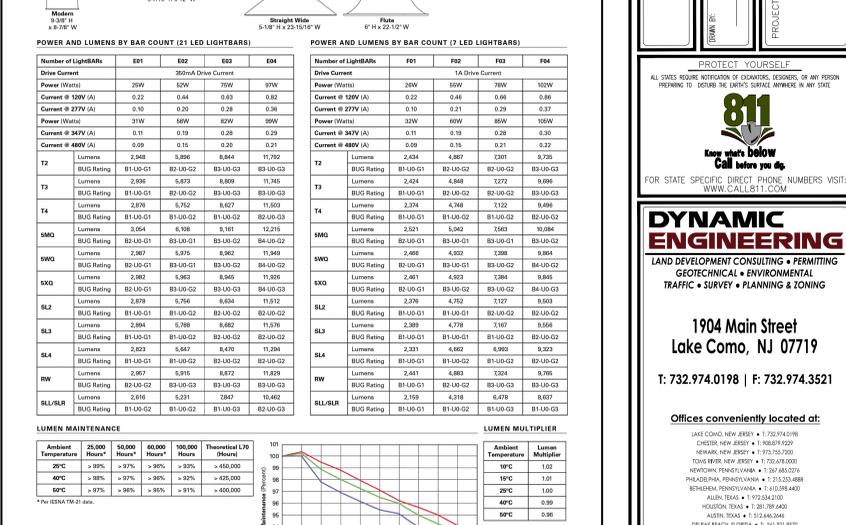
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9	9
10	10
11	11
12	12

GREASE TRAP INTERCEPTOR			
Nominal Service Size	Laying Length (inches)		
	3"	4"	6"
A. Gate Valve (GV)	8	9	10.5
B. Detector Check Valve (DCV)	15	15	21
C. Domestic Compound Meter Assembly (includes spool, strainer, meter & test port)	23.375	27.875	33.375
D. Multi-Use Meter Assembly (includes strainer, meter & test port)	33	45	53
E. Dismantling Joint	9	9	9
F. Swing Check Valve	9.5	11.5	14
G. RPZ Backflow Preventer Assembly (includes gate valves)	42.25	55.125	65.5
H. Double Check Backflow Preventer Assembly (includes gate valves)	40.375	52.375	62.875
I. Pressure Reducing Valve (PRV) (includes shutoffs)	12	15	20
J. Strainer DI Class 125	10.125	12.125	18.5
K. Tee (R/W)	11	13	16
L. Tee (Branch)	5.5	6.5	8
M. 90° Bend	5.5	6.5	8
N. Spool (FLxFLG) (minimum length available)	4.25	4.5	5.5



REVISIONS	REVISIONS
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INTERIOR DIMENSIONS FOR MULTI-USE METER & BP ENCLOSURE (DWG SD97)				INTERIOR DIMENSIONS FOR FIRE METER & BP ENCLOSURE (DWG SD97)			
Service Size (in)	Length (ft)	Width (ft)	Height (ft)	Service Size (in)	Length (ft)	Width (ft)	Height (ft)
4	18.00	4.00	6.50	2	10.00	3.00	6.50
6	19.00	5.00	6.50	3	10.00	4.00	6.50
8	22.00	5.00	6.50	4	12.00	4.00	6.50
10	26.00	6.00	7.00	6	14.00	4.00	6.50
				8	15.00	5.00	6.50
				10	18.00	6.00	7.00



REVISIONS	REVISIONS
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12	12

EMERGENCY EGRESS CHAIN DETAIL			
Nominal Service Size	Laying Length (inches)		
	3"	4"	6"
A. Gate Valve (GV)	8	9	10.5
B. Detector Check Valve (DCV)	15	15	21
C. Domestic Compound Meter Assembly (includes spool, strainer, meter & test port)	23.375	27.875	33.375
D. Multi-Use Meter Assembly (includes strainer, meter & test port)	33	45	53
E. Dismantling Joint	9	9	9
F. Swing Check Valve	9.5	11.5	14
G. RPZ Backflow Preventer Assembly (includes gate valves)	42.25	55.125	65.5
H. Double Check Backflow Preventer Assembly (includes gate valves)	40.375	52.375	62.875
I. Pressure Reducing Valve (PRV) (includes shutoffs)	12	15	20
J. Strainer DI Class 125	10.125	12.125	18.5
K. Tee (R/W)	11	13	16
L. Tee (Branch)	5.5	6.5	8
M. 90° Bend	5.5	6.5	8
N. Spool (FLxFLG) (minimum length available)	4.25	4.5	5.5

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53560

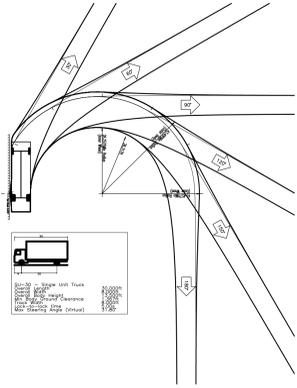
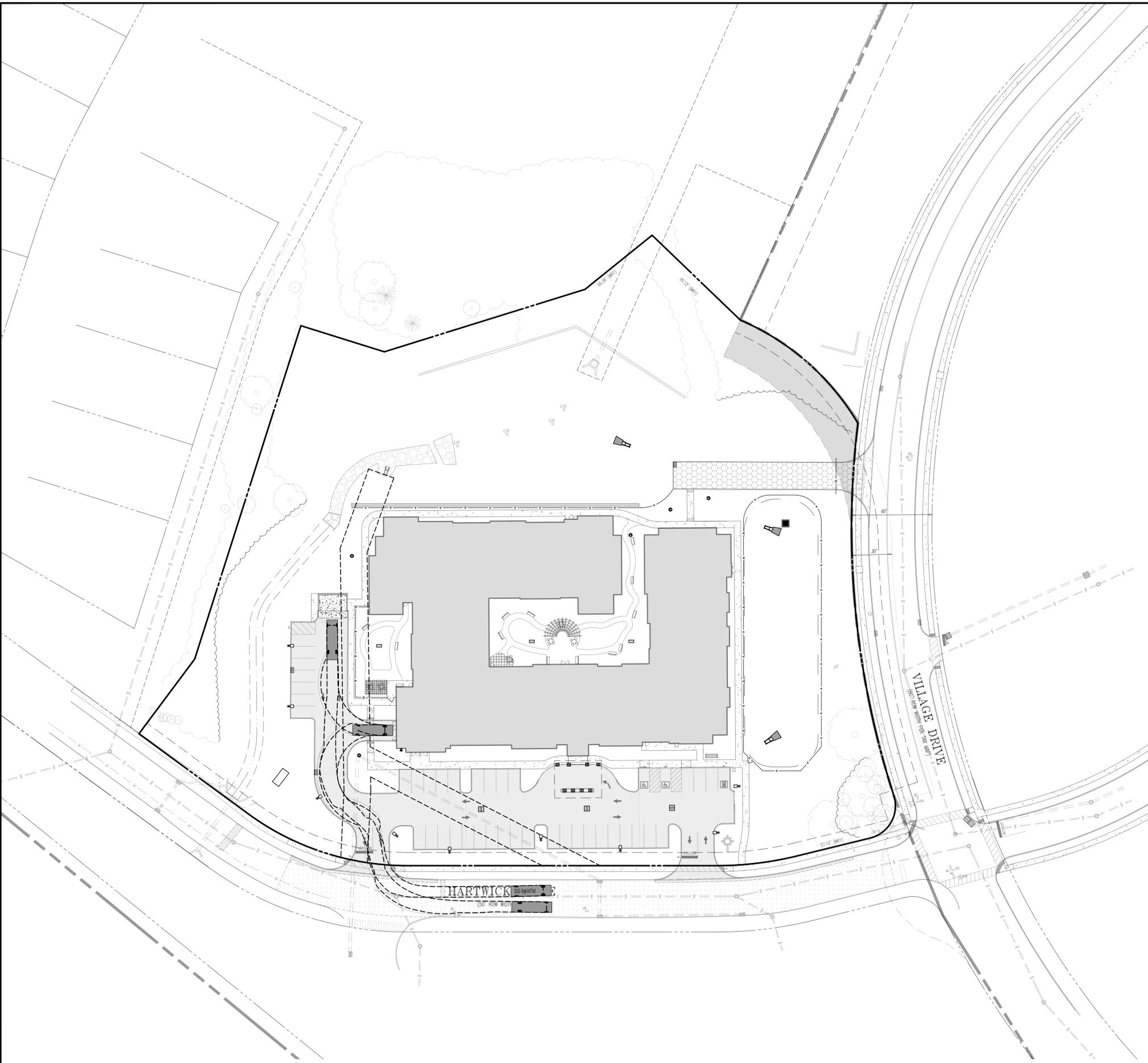
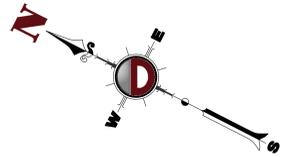
CONSTRUCTION DETAILS

SHEET No: 16 OF 20

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REV.	DATE	BY	COMMENTS
1	12/07/2022		



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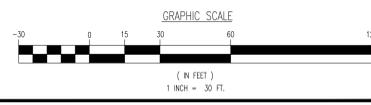
JEFFREY D. SPALT
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 53960

TITLE:
VEHICLE CIRCULATION PLAN SU-30

SCALE: (S) 1"=30'
 (D) DATE: 12/07/2022
 PROJECT No: 4496-22-01857

SHEET No: **17** Rev. #:
 OF 20 1



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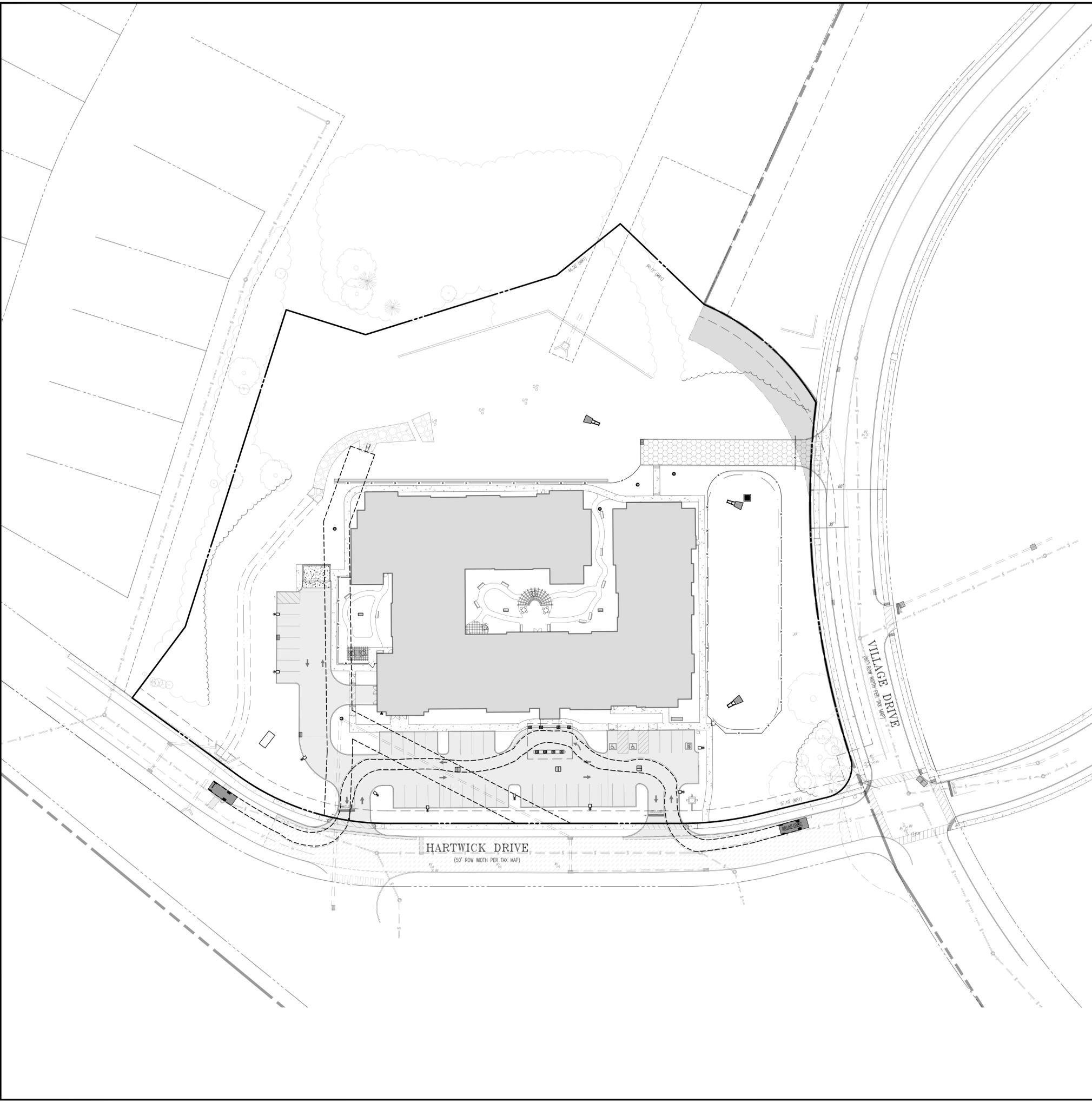
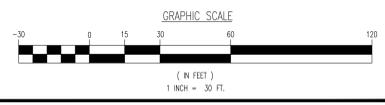
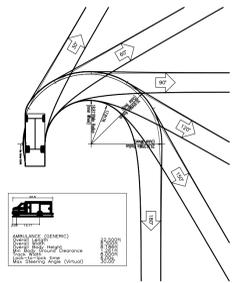
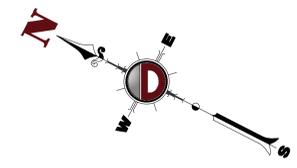
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 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 53960

TITLE: **VEHICLE CIRCULATION PLAN AMBULANCE**

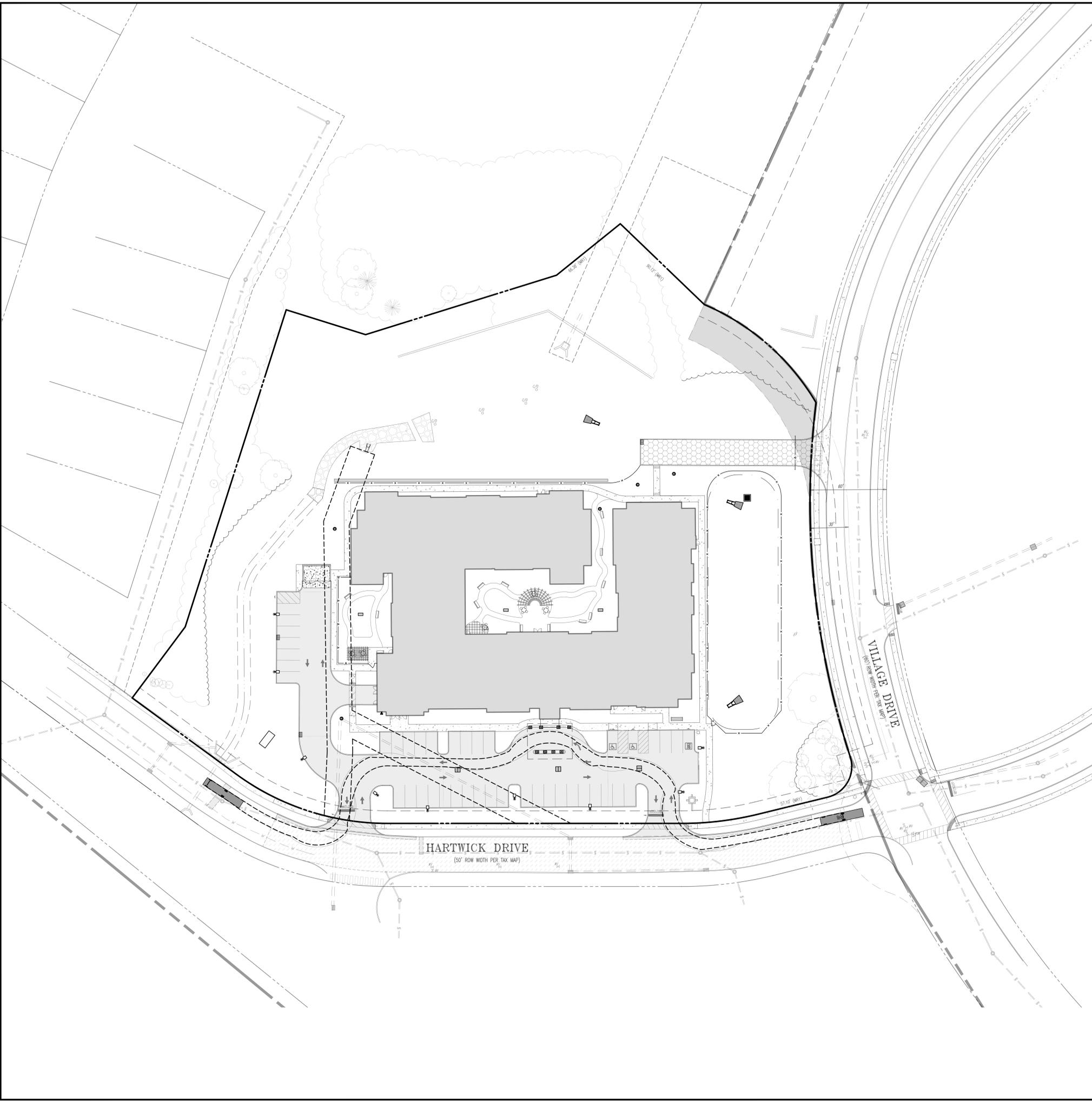
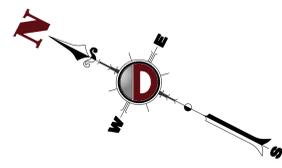
SCALE: (AS SHOWN)
 4496-22-01857

SHEET No: **19** OF 20



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 Project: 4496-22-01857
 Date: 12/07/2022
 Time: 10:00 AM
 User: jhaberman

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REV.	DATE	BY	COMMENTS
1	12/27/23		

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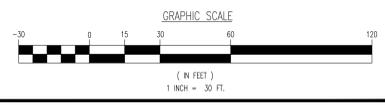
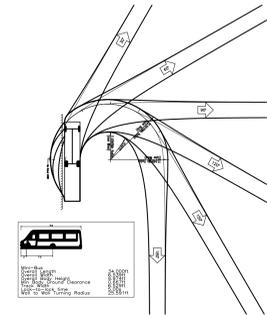
JEFFREY D. SPALT
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 53960

TITLE:
VEHICLE CIRCULATION PLAN MINI BUS

SCALE: (S) 1"=30'
 (D) 12/07/2022
 PROJECT No: 4496-22-01857

SHEET No: **20** Rev. #:



Plotfile: 03/02/23 - 5:30 PM - Dr. gromadnick
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