PRELIMINARY & FINAL SUBDIVISION, SITE PLAN AND FINAL CONSTRUCTION PLANS

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

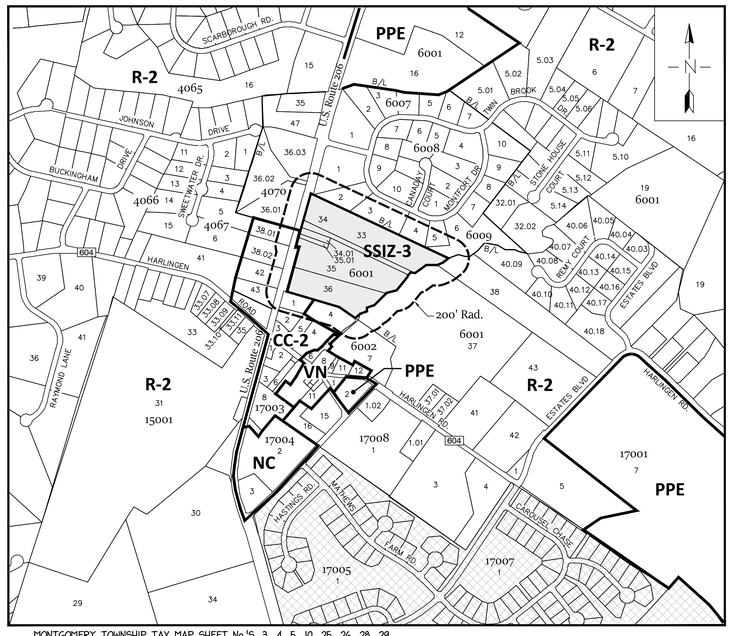
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001

SITUATED IN

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

GENERAL NOTES:

1. SUBJECT PROPERTY IS KNOWN AS BLOCK 6001, LOTS 33, 34, 34.01, 35, 35.01 AND 36 AS SHOWN SHEETS 3, 4, 5, 10, 25, 26, 28, 29, OF THE OFFICIAL TAX MAP OF MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLAN TITLED "OUTBOUND SURVEY OF BLOCK 6001, LOT 6, LOTS 33, 34, 34.01, 35, 35.01 AND 36, MOTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED DECEMBER 11, 2020.
3. ALL PROPOSED UTILITIES ARE TO BE LOCATED UNDERGROUND AND SHALL BE APPROVED BY THE APPLICABLE AGENCIES AND UTILITY COMPANY.
4. EXISTING UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PRIOR TO BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ON CALL SERVICE AT 811 (OR 1-800-272-1000) AND OTHER LOCAL UTILITY COMPANIES AS REQUIRED FOR MARKOUT PRIOR TO ANY EXCAVATION. WHERE EXISTING UNDERGROUND UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING LOCATIONS, ELEVATIONS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
5. PROPOSED UTILITY LOCATIONS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIAL, TREES, TREE STUMPS, BRUSH OR OTHER SURPLUS MATERIAL. ALL SUCH MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
7. MAXIMUM PROPOSED GRADING SLOPE ON SITE IS 3:1 UNLESS OTHERWISE NOTED.
8. ALL WHEELCHAIR ACCESSIBLE RAMPS AND PARKING SPACES SHALL MEET THE REQUIREMENTS OF CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
9. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION. SIGNS SHALL CONFORM TO STANDARD MUTCD SIZES UNLESS OTHERWISE APPROVED BY THE GOVERNING AUTHORITY.
10. ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY AND STATE AGENCY REQUIREMENTS.
11. CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AND AMENDMENTS).
12. SITE AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL, AND PROTECTED BY APPROPRIATE FENCING.
13. TREE CLEARING SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND SHALL INCLUDE THE REMOVAL FROM THE SITE OF ALL STUMPS, ROOTS AND VEGETATIVE DEBRIS REMNANTS.
14. COMPACTION OF FILL AREAS, BACKFILL FOR PROPOSED UTILITIES AND UNDER CONCRETE STRUCTURES, SHALL MEET ALL CODE REQUIREMENTS AND BE EQUAL TO A MINIMUM 95% MODIFIED PROCTOR DENSITY.
15. ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM. OPEN TRENCHES SHALL BE STEEL PLATED AND/OR BARRICADED WHEN WORK IS NOT IN PROGRESS.
16. ALL EXISTING CONTOUR LINES, PROFILES AND SPOT ELEVATIONS ARE APPROXIMATE. ALL PROPOSED CONTOURS SHALL BE GRADED TO BLEND EVENLY WITH EXISTING CONTOURS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SURROUNDING PROPERTY AND SHALL RESTORE ANY PROPERTY DAMAGED AS A RESULT OF HIS OPERATIONS. ALL RESTORATION COSTS WILL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST.
18. APPLICANT SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL ENGINEER'S OFFICE AND PROVIDE MINIMUM 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION.
19. THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:28-2.21 OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON).
20. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS HAVE BEEN SATISFIED AND PLANS MARKED AS "ISSUED FOR CONSTRUCTION".ANY DISCREPANCIES ENCOUNTERED BETWEEN FIELD CONDITIONS AND DESIGN PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO INSTALLATION OF IMPROVEMENTS.
21. CONTRACTOR SHALL SUBMIT WRITTEN NOTIFICATION TO THE SOMERSET UNION SOIL CONSERVATION DISTRICT 48 HOURS PRIOR TO THE START OF CONSTRUCTION. PHONE # 908-526-2701.
22. CONTRACTOR SHALL SUBMIT WRITTEN NOTIFICATION TO THE DELAWARE AND RARITAN CANAL COMMISSION 30 DAYS PRIOR TO THE START OF CONSTRUCTION. PHONE # 609-397-2000.
23. IN ACCORDANCE WITH THE TOWNSHIP CODE, SECTION 16-5.6.c NO SOIL SHALL BE REMOVED FROM OR BE IMPORTED TO THE SITE IN EXCESS OF TWENTY (20) CUBIC YARDS PER YEAR WITHOUT THE PRIOR APPROVAL OF THE PLANNING BOARD. THEREFORE, THE APPLICANT SHALL BE REQUIRED TO RETURN TO THE PLANNING BOARD FOR APPROVAL OF A SOIL IMPORT/EXPORT PLAN PRIOR TO COMMENCING SUCH ACTIVITY.
24. ALL FILL AND OTHER EARTH WORK ON THE PROJECT LANDS SHALL BE STABILIZED IN ACCORDANCE WITH "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", OBTAINABLE FROM LOCAL SOIL CONSERVATION DISTRICT OFFICE OR EQUAL ENGINEERING SPECIFICATIONS TO PREVENT ERODED SOIL FROM ENTERING ADJACENT WATERWAYS AT ANY TIME DURING AND SUBSEQUENT TO CONSTRUCTION. (SEE "SOIL EROSION SEDIMENT CONTROL DETAIL SHEET").
25. PRIOR TO SITE DISTURBANCE THE PROPOSED LIMITS OF DISTURBANCE ARE TO BE FIELD LOCATED AND STAKED. THE TOWNSHIP ENGINEER AND TOWNSHIP LANDSCAPE ARCHITECT SHALL HAVE AUTHORITY TO MODIFY THE FINAL LOCATION IN ORDER TO PRESERVE EXISTING VEGETATION AND/OR CRITICAL AREAS.
26. NO PRIVATELY OWNED ABOVE GROUND OR BELOW GROUND IMPROVEMENT, INCLUDING BUT NOT LIMITED TO LANDSCAPING AND LAWN SPRINKLER SYSTEMS, MAY BE INSTALLED WITHIN THE STREET RIGHT-OF-WAY, EXCEPT MAILBOXES IN ACCORDANCE WITH POST OFFICE REGULATIONS, WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE MONTGOMERY TOWNSHIP ENGINEER.
27. ALL EXISTING UTILITIES VERTICAL AND HORIZONTAL LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF THE CONSTRUCTION. UNLESS REQUIRED OTHERWISE BY UTILITY COMPANY, THE APPLICANT SHALL NOT LOCATE ANY OUTSIDE METERS AND OTHER MECHANICALS IN FRONT OF ANY TOWNHOUSE BUILDING.
28. SANITARY SEWER CONSTRUCTION AND TESTING SHALL CONFORM TO THE TOWNSHIP CODE. ALL TESTING TO BE COMPLETED PRIOR TO ACCEPTANCE AND CERTIFICATE OF OCCUPANCY.
29. ALL EXISTING SITE IMPROVEMENTS WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE REMOVED, INCLUDING PAVEMENT, STORM DRAINAGE PIPE, STORM DRAINAGE INLETS AND LIGHTING, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
30. ALL AREAS WHERE EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND NO NEW IMPROVEMENTS ARE PROPOSED, SHALL BE RESTORED WITH CLEANFILL AS MAY BE REQUIRED, TOPSOIL, SEEDED AND STABILIZED.
31. THE USE OF LIGHTWEIGHT, LOW IMPACT EARTH MOVING EQUIPMENT FOR SITE GRADING OF ALL PROPOSED LAWN AREAS IS REQUIRED IN ORDER TO CONFORM TO THE NON-STRUCTURAL STRATEGIES POINT SYSTEM. TO QUALIFY AS LIGHTWEIGHT AND LOW IMPACT, THE EQUIPMENT MUST EXERT A MAXIMUM PRESSURE OF EIGHT POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS OF PROPOSED LAWN AREAS, SUCH AS OVER SIZED WIDE TRACKED EARTH MOVING EQUIPMENT. RUBBER TIRED EARTH MOVING EQUIPMENT NOT ACCEPTABLE.
32. PIPE LENGTHS AND SLOPE SHOWN BASED ON CENTER TO CENTER OF STRUCTURES.
33. ALL REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE CLASS III UNLESS SPECIFICALLY NOTED OTHERWISE.
34. ALL STORM DRAINAGE INLETS AT CURBED LOCATIONS SHALL BE TYPE "B" AND TYPE "E" INLETS IN LAWN AREAS UNLESS SPECIFICALLY NOTED OTHERWISE. AT DEPRESSED CURB LOCATIONS A DEPRESSED TYPE CASTING SHALL BE UTILIZED FOR THE TYPE "B" INLET.
35. ALL PROPOSED WATER MAINS SHALL BE MINIMUM 8" DIA CLASS 52 CEMENT LINED D.I.P. UNLESS SPECIFICALLY NOTED OTHERWISE.
36. ROOF RUNOFF SHALL BE PRETREATED BY LEAF SCREENS, PER CHAPTER 10.4 OF THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL, SEE DETAIL ON SHEET 12.
37. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
38. LIMIT OF DISTURBANCE SHALL BE STAKED OUT AND REVIEWED BY A TOWNSHIP REPRESENTATIVE PRIOR TO SITE DISTURBANCE.
39. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THE SET.



SITE LOCATION MAP

GRAPHIC SCALE

0 300 600 1,200

1 INCH = 600 FT

DATE: JANUARY 17, 2023
MARCH 10, 2023
MAY 18, 2023
JULY 28, 2023

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	PROPERTY ID	PROPERTY LOCATION	NAME & ADDRESS
4070	36.01	2184 RT 206	DENDI,PRASHANT REDDY & REDDY,M.K 2184 VAN HORNE ROAD BELLE MEAD, NJ 08502
	36.02	2192 RT 206	DANG-TAN, TAM & BUI, ANG NGOC THUY 2192 VAN HORNE ROAD BELLE MEAD, NJ 08502
	36.03	2206 RT 206	FLOTTA, CHRISTOPHER G. & YUDERKI, T 2206 VAN HORNE ROAD BELLE MEAD, NJ 08502
	38.01	SWEETWATER DRIVE EXT.	BELLE MONTGOMERY HOLDINGS, LLC 167 LAMBERTVILLE HOPEWELL HOPEWELL, NJ,
	38.02	2168 RT 206	MAPS REALTY, LLC 45 STOUTS LANE SUITE 1 MONMOUTH JUNCTION, NJ 08052
	42	2162 RT 206	HELLER PROPERTY PTRS, LP 180 MAIN STREET P.O. BOX 700 MADISON, NJ 07940
	43	2152 RT 206	GASIOR, RICHARD J & DIANE 2152 RT 206 BELLE MEAD, NJ 08502
6001	37	64 HARLINGEN ROAD	WRIGHT, RICHARD LA FOLLETTE ET AL 64 HARLINGEN RD BELLE MEAD, NJ 08502
	38	HARLINGEN ROAD	STERN, ZORAIDA S. 164 HARLINGEN ROAD BELLE MEAD, NJ 08502
6002	1	2145 RT 206	MAITRI LLC 6220 S CRESCENT BLVD PENNSAUKEN, NJ 08109
	2	2139 RT 206	STERRITT REALTY L.L.C. 2139 RT 206 BELLE MEAD, NJ 08502
	4	14 HARLINGEN ROAD	TOWNSHIP OF MONTGOMERY 100 COMMUNITY DR SKILLMAN, NJ 08558
	5	8 HARLINGEN ROAD	MONTGOMERY EMERGENCY MED. SVC. INC. P.O. BOX 105 BELLE MEAD, NJ 08502
	7	48 HARLINGEN ROAD	KOPLIK, LAWRENCE & ROBERTS, SARAH 48 HARLINGEN ROAD BELLE MEAD, NJ 08502
6009	1	132 MONTFORT DRIVE	SHAH, PETER & JASMINE 132 MONTFORT DRIVE BELLE MEAD, NJ 08502
	2	126 MONTFORT DRIVE	LONIAL, JIWAND S. & HERINDER K. 126 MONTFORT DRIVE BELLE MEADE, NJ 08502
	3	122 MONTFORT DRIVE	MUNGI, SANJAY & VRUSJALO PHADNIS 122 MONTFORT DRIVE BELLE MEAD, NJ 08502
	4	102 MONTFORT DRIVE	PHILLIPS, KERON & WILSON, THELMA 102 MONTFORT DRIVE BELLE MEAD, NJ 08502
	5	96 MONTFORT DRIVE	TAYLOR, JEFF T. & MARIA A. 96 MONTFORT DRIVE BELLE MEAD, NJ 08502
	6	MONTFORT DRIVE	TOWNSHIP OF MONTGOMERY 100 COMMUNITY DR SKILLMAN, NJ 08558

LIST OF UTILITIES COMPANIES

DEPT. OF PUBLIC WORKS
TOWNSHIP OF MONTGOMERY
100 COMMUNITY DR
SKILLMAN, NJ 08558
ATTN: ARTUR VILLANO, SUPERINTENDANT

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

PUBLIC SERVICE ELECTRIC AND GAS COMPANY
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

NJ AMERICAN WATER CO
ATTN: DONNA SHORT, GIS SUPERVISOR
1025 LAURAL OAK RD
VOORHEES, NJ 08043

COMCAST
100 RANDOLPH ROAD
SOMERSET, NJ 08873
1-800-COMCAST

APPLICANT AND OWNER OF LOTS 33, 34, 34.01, 35, 35.01 & 36

HARLINGEN ASSOCIATES, LLC
36 BROWER LANE
HILLSBOROUGH, NJ 08844
(908) 359-8291

INDEX OF SHEETS

WETLAND TRANSITION AREA SUMMARY

TOTAL TRANSITION AREA = 2.8346 ACRES
TOTAL TRANSITION AREA REDUCTION = 0.1737 ACRES
TOTAL TRANSITION AREA COMPENSATION = 0.4188 ACRES

MONTGOMERY TOWNSHIP APPROVALS

APPLICATION NO. _____
APPROVED BY:

_____
CHAIRPERSON - PLANNING BOARD **DATE**

_____
SECRETARY - PLANNING BOARD **DATE**

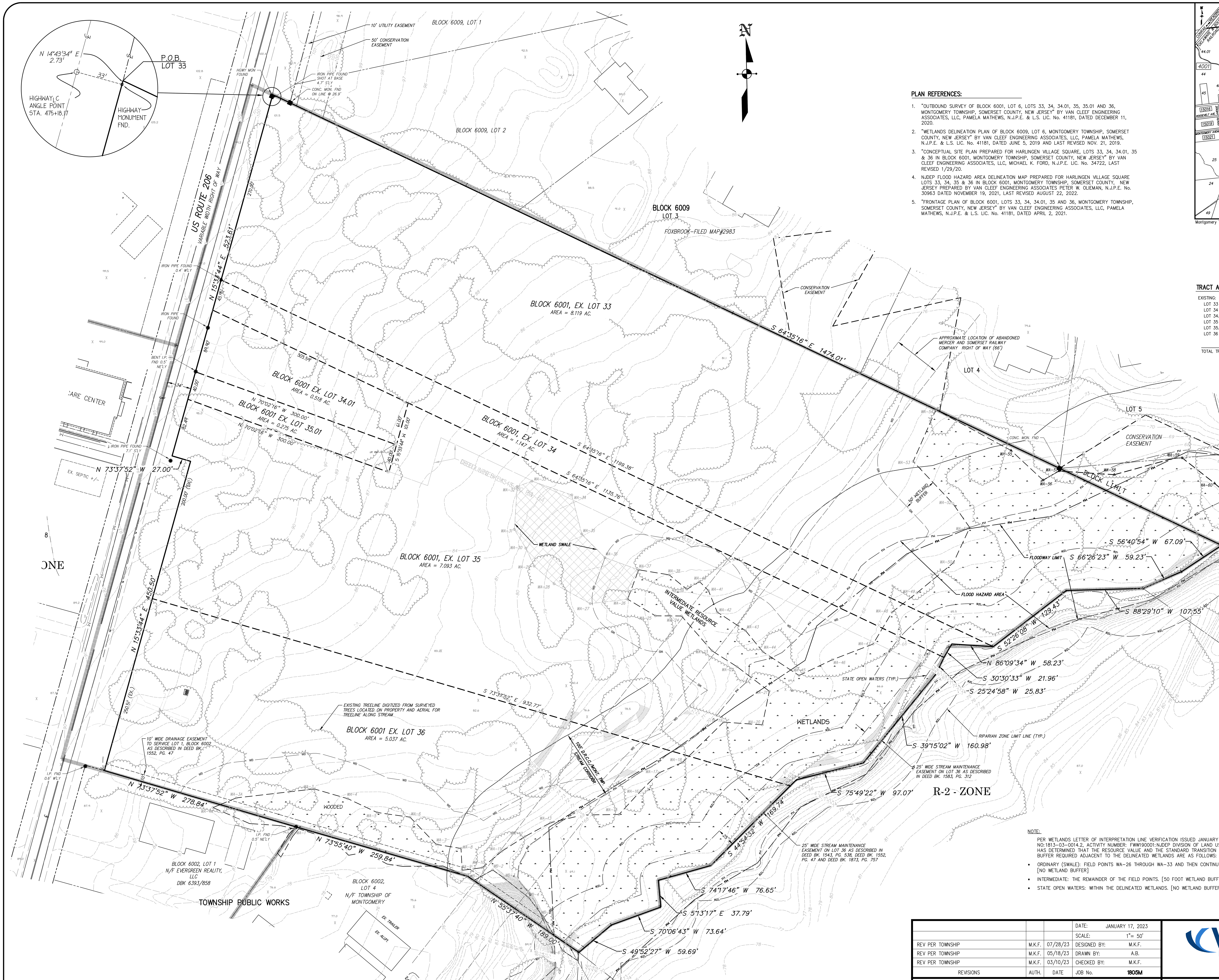
_____
TOWNSHIP ENGINEER **DATE**

SOMERSET COUNTY ACCEPTANCE STAMP

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

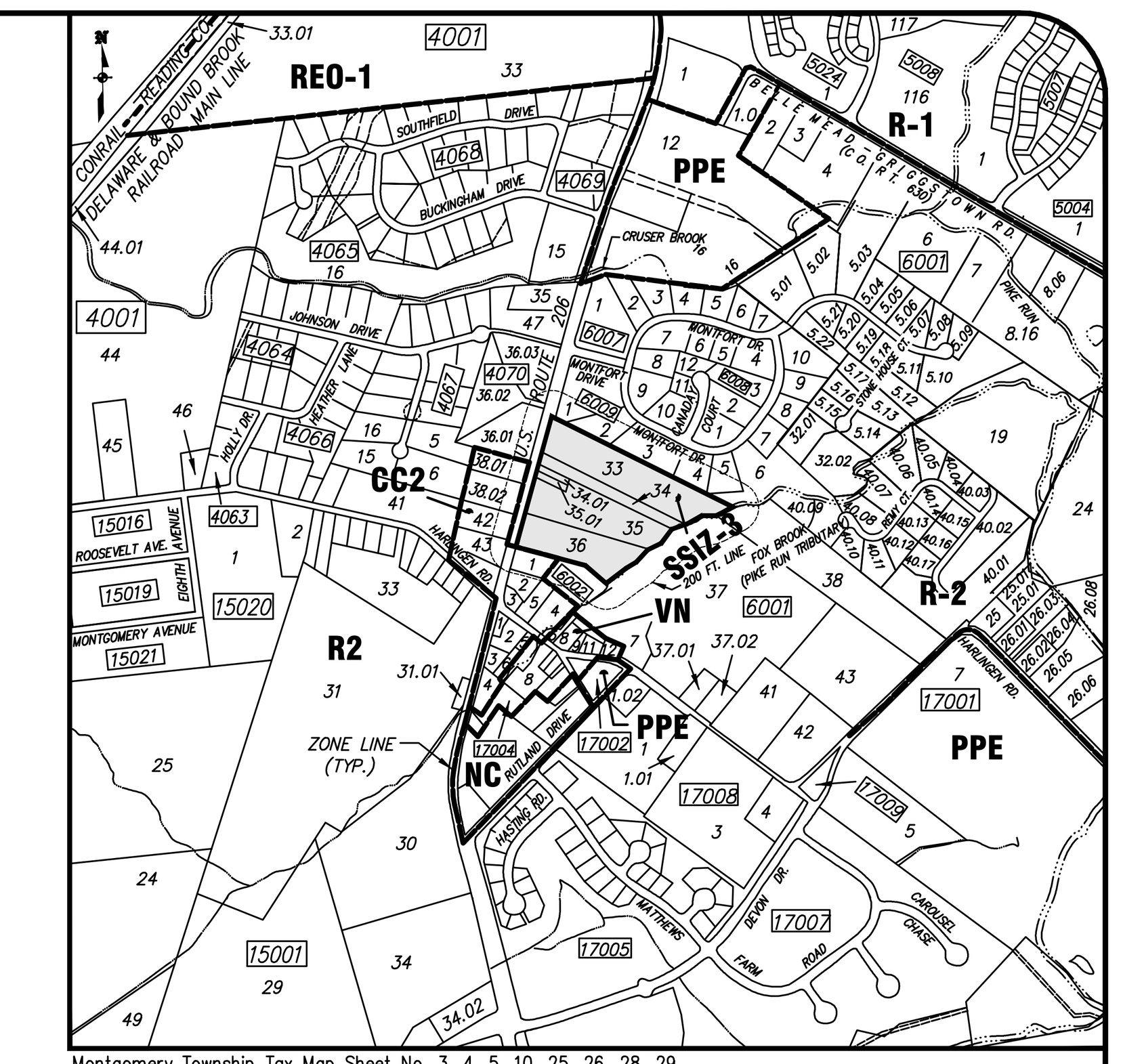
Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

BY: Michael K. Ford
Michael K. Ford New Jersey Professional Engineer
Licence No. 34722



PLAN REFERENCES:

1. "OUTBOUND SURVEY OF BLOCK 6001, LOT 6, LOTS 33, 34, 34.01, 35, 35.01 AND 36, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED DECEMBER 11, 2020.
2. "WETLANDS DELINEATION PLAN OF BLOCK 6009, LOT 6, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED JUNE 5, 2019 AND LAST REVISED NOV. 21, 2019.
3. "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
4. NJDEP FLOOD HAZARD AREA DELINEATION MAP PREPARED FOR HARLINGEN VILLAGE SQUARE LOTS 33, 34, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES PETER W. OLIEMAN, N.J.P.E. No. 30963 DATED NOVEMBER 19, 2021, LAST REVISED AUGUST 22, 2022.
5. "FRONTAGE PLAN OF BLOCK 6001, LOTS 33, 34, 34.01, 35 AND 36, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED APRIL 2, 2021.



Montgomery Township Tax Map Sheet No. 3, 4, 5, 10, 25, 26, 28, 29.

KEY MAP
SCALE: 1"=1,300'±

TRACT ACREAGE CHART

EXISTING:		PROPOSED:	
LOT 33	= 8.119 AC.	– PROPOSED LOT 33.01	= 11.001 A.C.
LOT 34	= 1.147 AC.	– PROPOSED LOT 33.02	= 1.812 AC.
LOT 34.01	= 0.518 AC.	– PROPOSED PUMP STATION LOT 33.04	= 0.508 AC.
LOT 35	= 7.093 AC.	– REMAINING LANDS TO BE DEDICATED TO MONTGOMERY TOWNSHIP PROPOSED LOT 33.03	= 8.868 AC.
LOT 35.01	= 0.275 AC.		
LOT 36	= 5.037 AC.		
TOTAL TRACT = 22.189 AC.		TOTAL TRACT	= 22.189 AC.

LEGEND

- CONSERVATION EASEMENT
- FW — FLOODWAY LIMIT LINE
- FH — FLOOD HAZARD AREA LIMIT
- 100' MONTGOMERY TWP. BUFFER
- RZL — RIPARIAN ZONE LIMIT
- WB — WETLAND BUFFER LINE
- STATE OPEN WATERS
- WB — WETLAND BUFFER LINE
- WA-27 WA-26 WA-25 — WETLAND LIMIT LINE W/FLAGS
- WELAND AREAS
- WETLAND SWALE
- SLOPE AREAS GREATER THAN 15%
- 72 — CONTOURS
- ZONING LIMIT LINE
- SOIL LIMIT LINE
- TREELINE
- x 107.00 SPOT GRADE
- TCB 83.12 TOP OF CASTING ELEVATION
- TG 83.12 TOP OF GRATE ELEVATION
- x FF 69.88 FIRST FLOOR ELEVATION
- (A) ○ ▶ Tc TIME OF CONCENTRATION FLOW PATH

NOTE:

PER WETLANDS LETTER OF INTERPRETATION LINE VERIFICATION ISSUED JANUARY 7, 2020 FILE NO:1813-03-0014.2, ACTIVITY NUMBER: FWW190001:NJDEP DIVISION OF LAND USE REGULATION; HAS DETERMINED THAT THE RESOURCE VALUE AND THE STANDARD TRANSITION AREA OR BUFFER REQUIRED ADJACENT TO THE DELINEATED WETLANDS ARE AS FOLLOWS:

- ORDINARY (SWALE): FIELD POINTS WA-26 THROUGH WA-33 AND THEN CONTINUING TO WA-37. [NO WETLAND BUFFER]
- INTERMEDIATE: THE REMAINDER OF THE FIELD POINTS. [50 FOOT WETLAND BUFFER]
- STATE OPEN WATERS: WITHIN THE DELINEATED WETLANDS. [NO WETLAND BUFFER]

GRAPHIC SCALE
50' 0' 25' 50' 100' 150'
Scale: 1 inch = 50 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_02 (EXIST COND).DWG

			DATE:	JANUARY 17, 2023
			SCALE:	1"= 50'
REV PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY:	M.K.F.
REV PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY:	A.B.
REV PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1805M

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

EXISTING FEATURES PLAN
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

2

F.Bk. Pg.

FILE No. 6482-X

TRACT ACREAGE CHART

EXISTING:

LOT 33	= 8.119 AC.
LOT 34	= 1.147 AC.
LOT 34.01	= 0.518 AC.
LOT 35	= 7.093 AC.
LOT 35.01	= 0.275 AC.
LOT 36	= 5.037 AC.
TOTAL TRACT	= 22.189 AC.

PROPOSED:

– PROPOSED LOT 33.01	= 8.846 AC.
– PROPOSED LOTS 33.05–33.40	= 2.155 AC.
	= 11.001 AC.
– PROPOSED LOT 33.02	= 1.819 AC.
– PROPOSED PUMP STATION LOT 33.04	= 0.504 AC.
– REMAINING LANDS TO BE DEDICATED TO MONTGOMERY TOWNSHIP PROPOSED LOT 33.03	= 8.860 AC.
TOTAL TRACT	= 22.189 AC.

PARKING SUMMARY – COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

RESIDENTIAL:

REQUIRED: PER R.S.I.S., NJAC 5:21

36 – 3 BEDROOM TOWNHOUSES
36 X 2.4 SPACES/UNIT = 86.4 SPACES

18 – APARTMENTS
2 – 1 BR. X 1.8 SPACES/UNIT = 3.6 SPACES
7 – 2 BR. X 2.0 SPACES/UNIT = 14 SPACES
9 – 3 BR. X 2.1 SPACES/UNIT = 18.9 SPACES

PARKING REQUIRED @ APARTMENT BLDG. = 36.5 SPACES
ELECTRIC VEHICLE SPACES = 6 SPACES

TOTAL REQUIRED: = 122.9 SPACES

PROPOSED PARKING:

36 TOWNHOUSES WITH 2-CAR GARAGES PLUS DRIVEWAY
36 X 3.5 SPACES/UNIT = 126 SPACES
STREET PARKING = 20 SPACES
PARKING LOT @ APARTMENT BLDG. = 38 SPACES

TOTAL PROVIDED: 184 SPACES

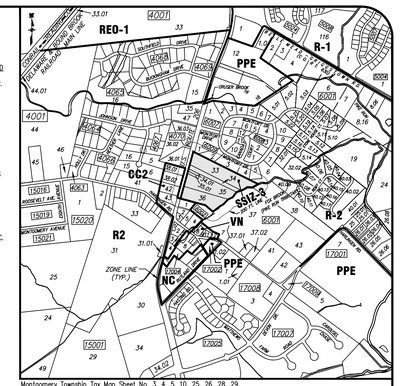
PROPOSED DEVELOPMENT SCHEDULE – SSIZ-3 ZONE
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

	REQUIRED	PROPOSED
OVERALL TRACT AREA	20 AC.	22.189 AC.
OVERALL TRACT FRONTAGE	400 FT.	976.84 FT.
OVERALL TRACT WIDTH	400 FT.	983.51 FT.
OVERALL TRACT DEPTH	200 FT.	613.0 FT.
MAX. TOTAL UNITS	54 UNITS	54 UNITS
TOWNHOUSES:		
MIN. LOT SIZE	11.0 AC.	11.001 AC.
LOT COVERAGE	40%	31.5%
MAX. BUILDING COVERAGE	15%	12.2%
MIN. BUILDING SEPARATION	40 FT.	44.3 FT.
MIN. FRONT YARD SETBACK	80 FT.	101.4 FT.
MIN. SIDE YARD SETBACK	25/50(1) FT.	62.4 FT.
MIN. REAR YARD SETBACK	40 FT.	40.6 FT.
PARKING, LOADING OR OTHER STRUCTURE SETBACK (2):		
TO VAN HORN ROAD (RT.206)	40 FT.	89.5 FT.
TO PROPERTY LINE	10 FT.	11 FT.
MAX. UNITS PER BUILDING	6 UNITS	4 UNITS
MAX. BUILDING HEIGHT	39 FT.	< 39 FT.
MAX. TOTAL UNITS	36 UNITS	36 UNITS

FEE SIMPLE TOWNHOUSE LOTS:	REQUIRED	PROPOSED
MINIMUM DISTANCE FROM LOT LINE TO PARKING:	5 FT.	34 FT.
MINIMUM DISTANCE FROM LOT LINE TRACT BOUNDARY:	25 FT.	30 FT.
MINIMUM DISTANCE FROM LOT LINE TO COLLECTOR STREET:	25 FT.	109 FT.
MINIMUM DISTANCE FROM LOT LINE TO LOCAL STREET:	10 FT.	10 FT.

APARTMENTS:	REQUIRED	PROPOSED
MIN. LOT AREA	1.0 AC.	1.819 AC.
MIN. FRONT YARD SETBACK	40 FT.	40.5 FT.
MIN. SIDE YARD SETBACK	20 FT.	20.5 FT.
MIN. REAR YARD SETBACK	20 FT.	22.9 FT.
MAX. IMPERVIOUS COVERAGE	40%	37.2%
MAX. BUILDING COVERAGE	15%	14.7%
MAX. BUILDING HEIGHT	39 FT.	< 39 FT.
MAX. ACCESSORY BUILDING HEIGHT	15 FT.	15 FT.
MAX. TOTAL UNITS	18 UNITS	18 UNITS
PARKING, LOADING OR OTHER STRUCTURE SETBACK (2):		
TO VAN HORN ROAD (RT.206)	75 FT.	119 FT.
TO PROPERTY LINE	10 FT.	10 FT.
PUMP STATION:		
MIN. LOT AREA	0.5 AC.	0.504 AC.
LOT COVERAGE	50%	< 50%
MAX. BUILDING COVERAGE	30%	< 30%
SETBACK TO EXISTING R.O.W.	75 FT.	> 75 FT.
SETBACK TOP PROPERTY LINE	10 FT.	> 10 FT.
PARKING, LOADING, OTHER STRUCTURE SETBACK (2)	5 FT.	> 5 FT.

NOTES:
(1) 50 FT. ALONG R2 ZONE
(2) EXCEPT FOR APPROVED ACCESS WAYS, SIGNS AND FENCING.



Montgomery Township Tax Map Sheet No. 3, 4, 5, 10, 25, 26, 28, 29.

KEY MAP
SCALE: 1"=1,300'±

AFFORDABLE HOUSING BEDROOM MIX CHART:

# OF BEDROOMS	UHAC REQUIREMENTS	PROPOSED	PROPOSED
EFFICENCY / 1 BEDROOM	NO MORE THAN 20%	2 UNITS	18%
2 BEDROOM	AT LEAST 30%	6 UNITS	55%
3 BEDROOM	AT LEAST 20%	3 UNITS	27%
	TOTAL:	11 UNITS	100%

PLAN REFERENCES:

1. "OUTBOUND SURVEY OF BLOCK 6001, LOT 6, LOTS 33, 34, 34.01, 35, 35.01 AND 36, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED DECEMBER 11, 2020.
2. "WETLANDS DELINEATION PLAN OF BLOCK 6009, LOT 6, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED JUNE 5, 2019 AND LAST REVISED NOV. 21, 2019.
3. "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
4. NJDEP FLOOD HAZARD AREA DELINEATION MAP PREPARED FOR HARLINGEN VILLAGE SQUARE LOTS 33, 34, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES PETER W. OLEMAN, N.J.P.E. No. 30963 DATED NOVEMBER 19, 2021, LAST REVISED AUGUST 22, 2022.
5. "FRONTAGE PLAN OF BLOCK 6001, LOTS 33, 34, 34.01, 35 AND 36, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED APRIL 2, 2021.

NOTES:

1. FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION: FILE No.: 1813-03-0014.2 ACTIVITY NUMBER: FWW 190001, DATED JAN. 7, 2020.
2. AN ACCESS EASEMENT OVER ROAD "A" FOR THE APARTMENT BUILDINGS WILL BE PROVIDED.
3. THE PROPOSED TOWNHOMES ARE TO BE FOR SALE AND PROPOSED APARTMENTS ARE TO BE FOR RENT. A SEPARATE ENTITY WILL OWN THE RENTAL UNITS AND THIS ENTITY WILL BE A MEMBER OF THE HOMEOWNER'S ASSOCIATION.
4. THE OCCUPANTS OF THE RENTAL UNITS, INCLUDING THE AFFORDABLE UNITS, WILL HAVE FULL AND EQUAL ACCESS TO ALL OF THE AMENITIES SHOWN HEREON.

LEGEND

- FW — FLOODWAY LIMIT LINE
- FH — FLOOD HAZARD AREA LIMIT
- DRCC — 100' DRCC / MONT. TWP. STREAM CORRIDOR
- RZL — RIPARIAN ZONE LIMIT
- WS — WETLAND BUFFER LINE (EXISTING)
- WS — WETLAND BUFFER LINE (PROPOSED)
- STATE OPEN WATERS
- WA-1 / WA-2 — WETLANDS DELINEATION LINE W/FLAGS
- WETLAND AREAS
- WETLAND SWALE
- ZONING LIMIT LINE
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- PROPOSED WATER VALVE
- NON EXCLUSIVE UTILITY EASEMENT
- EXCLUSIVE (N.J.A.W.) WATER EASEMENT
- EXISTING TREELINE
- PROPOSED TREELINE
- WETLAND BUFFER COMPENSATION

APPLICANT AND OWNER OF LOTS 33, 34, 34.01, 35, 35.01 & 36

HARLINGEN ASSOCIATES, LLC
36 BROWER LANE
HILLSBOROUGH, NJ 08844
(908) 359-8291

GRAPHIC SCALE
50' 0' 25' 50' 100' 150'
Scale: 1 inch = 50 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_03 (PREL SUBDIV).DWG

REVISIONS	AUTH.	DATE
PER TOWNSHIP	MKF	7/28/23
PER TOWNSHIP	MKF	5/18/23
PER TOWNSHIP	MKF	3/10/23

DATE: JANUARY 17, 2023
SCALE: 1"= 50'
DESIGNED BY: M.K.F.
DRAWN BY: A.B.
CHECKED BY: M.K.F.
JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer,
New Jersey Lic. No. 34722

Pamela Mathews
Pamela Mathews
Professional Engineer & Land Surveyor,
New Jersey Lic. No. 41181
F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SITE PLAN / PRELIMINARY & FINAL SUBDIVISION
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

3

N

TWO STORY FRAME DWL.
PORCH
1.29'

BLOCK 4001
LOT 36
(VACANT)

RVATION DEED
:ICTED
RAIN GARDEN
BK. 5598, PGS.
579

R2-ZONE

LOCK 4070
OT 38.01

CHILD CARE CENTER

EX. SEPTIC +/-

IRON PIPE FOUND 0.4' W'LY

IRON PIPE FOUND

BENT I.P. FND 0.5' NE'LY

IRON PIPE FOUND 1.1' S'LY

N 73°37'52" W 27.00'

N 16°33'44" E 324.61'

LINE OF SIGHT 500'

EX. LOT 34
1.147 AC.

EX. LOT 34.01
0.518 AC.

EXISTING LOT LINE TO BE ELIMINATED

EX. LOT 35.01
0.275 AC.

EXISTING LOT LINE TO BE ELIMINATED

10' WIDE N.J.A.W. NON-EXCLUSIVE EASEMENT 'A' 16,192 S.F./ 0.372 AC.

15' WIDE N.J.A.W. EXCLUSIVE EASEMENT 31,361 S.F./ 0.719 AC.

5'x5' ADA PASSING AREA (TYP)

22' (TYP)

ADIRONDACK CHAIRS (TYP)

SITTING AREA +/-

CONCRETE CURB (TYP)

BENCH (TYP)

PEDESTRIAN PATHWAY (TYP)

BLOCK 6001
PROPOSED LOT 33.01
8.846 AC.

TOWNHOUSES 4 UNITS BLDG #9

TOWNHOUSES 3 UNITS BLDG #8

TOWNHOUSES 3 UNITS BLDG #6

TOWNHOUSES 3 UNITS BLDG #10

TOWNHOUSES 3 UNITS BLDG #7

TOWNHOUSES 3 UNITS BLDG #5

TOWNHOUSES 3 UNITS BLDG #11

TOWNHOUSES 4 UNITS BLDG #12

TOWNHOUSES 3 UNITS BLDG #4

FREDERIC LANE

JOHANNES DRIVE

6' HIGH PVC PRIVACY FENCE (TYP)

PATIO (TYP)

PROPOSED ENTRANCE SIGN

MOUNTABLE GRANITE CURB (TYP)

CONCRETE CURB (TYP)

R1-1 STOP SIGN (TYP)

D-3 STREET SIGN (TYP)

LINE OF SIGHT 200'

LINE OF SIGHT 280'

176.55'

N.J.A.W. EXCLUSIVE EASEMENT N 588754.54 E 447167.64

10' WIDE N.J.A.W. NON-EXCLUSIVE EASEMENT 'C' 2,371 S.F./ 0.054 AC.

S 74°26'08" E 285.99'

S 23°31'44" E 450.50'

PROPOSED APARTMENT SIGN

MATCHLINE A-A

CC2-ZONE

LOT 38

732.24'

ACCESS GATE

MAINTENANCE ACCESS ROAD

R-2 ZONE LIMIT LINE

SSIZ-3 ZONE LIMIT LINE

MINIMUM BUILDING SETBACK LINES (TYP.)

PROPOSED POND CONSTRUCTED WETLAND

PROPOSED LOT LINE (TYP.)

S 64°35'16" E 1474.01'

CONC. MO. FOUND

MONTI

FOXBROOK-FILED MAP#2983
BLOCK 6009, LOT 3

BLOCK 6009, LOT 2

BLOCK 6001
EX. LOT 33
8.119 AC.

SSIZ-3 ZOI

REMAINING LANDS
PROPOSED LOT 33.03
8.868 ACRES
(TO BE DEDICATED TO MONTGOMERY TWP.)
MONTGOMERY TWP.)

FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION: FILE No.: 1813-03-0014.2 ACTIVITY NUMBER: FWW 190001, DATED JAN. 7, 2020.

PROPOSED 20' WIDE DRAINAGE EASEMENT TO SERVICE LOT 33.01

EXISTING LOT LINE TO BE ELIMINATED

WETLAND SWALE (NO BUFFER)

INTERMEDIATE RESOURCE VALUE WETLANDS

WA-1 WA-2 WA-25 WA-26 WA-29 WA-32 WA-33 WA-34 WA-35 WA-36 WA-37 WA-38 WA-39 WA-40 WA-41 WA-42

703.19'

732.17'

723.60'

MATCHLINE A-A

LEGEND

FW	FLOODWAY LIMIT LINE
FH	FLOOD HAZARD AREA LIMIT
DRCC	100' DRCC / MONT. TWP. STREAM CORRIDOR
RZL	RIPARIAN ZONE LIMIT
WB	WETLAND BUFFER LINE (EXISTING)
WB	WETLAND BUFFER LINE (PROPOSED)
	STATE OPEN WATERS
WA-1 WA-2	WETLANDS DELINEATION LINE W/FLAGS
	WETLAND AREAS
	WETLAND SWALE
	ZONING LIMIT LINE
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	PROPOSED WATER VALVE
	NON EXCLUSIVE UTILITY EASEMENT
	EXCLUSIVE (N.J.A.W.) WATER EASEMENT
	EXISTING TREELINE
	PROPOSED TREELINE
	WETLAND BUFFER COMPENSATION

APPLICANT AND OWNER OF LOTS 33, 34, 34.01, 35, 35.01 & 36

HARLINGEN ASSOCIATES, LLC
36 BROWER LANE
HILLSBOROUGH, NJ 08844
(908) 359-8291

GRAPHIC SCALE
30' 0' 15' 30' 60' 90'
Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_03 (PREL SUBDIV).DWG

		DATE:	JANUARY 17, 2023
		SCALE:	1" = 30'
PER TOWNSHIP	MKF	7/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	MKF	5/18/23	DRAWN BY: A.B.
PER TOWNSHIP	MKF	3/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer
New Jersey Lic. No. 34722

Van Cleef ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SITE PLAN NORTH

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

3a

F.Bk. Pg.

N

MATCHLINE A-A

MATCHLINE A-A

N.J.A.W. EXCLUSIVE EASEMENT
N 588754.54
E 447167.64

LINE OF SIGHT 200'

S 74°26'08" E 285.99'

JOHANNES DRIVE

N 15°33'44" E 450.50'

273.95

LINE OF SIGHT 500'

PROPOSED APARTMENT SIGN

2-STY. 6 UNITS APARTMENT BUILDING #1

2-STY. 6 UNITS APARTMENT BUILDING #2

2-STY. 6 UNITS APARTMENT BUILDING #3

E.V. CHARGING STATION (TYP.)

MAILBOX CONC. PAD

MAILBOX CONC. PAD

5'x5' ADA PASSING AREA (TYP)

6'X8' BIKE RACK

STORAGE SHED (TYP.)

H.C. PARKING SIGN ON BOLLARD @ CURB LINE (TYP.)

A.D.A. RAMP (TYP.)

9'x18' PARKING SPACE (TYP)

CONCRETE CURB (TYP)

PROPOSED LANDSCAPE WALL

BLOCK 6001
PROPOSED LOT 33.02
1.812 AC.

TOWNHOUSES 3 UNITS BLDG #13

TOWNHOUSES 4 UNITS BLDG #14

6' HIGH PVC PRIVACY FENCE (TYP)

PATIO (TYP)

PEDESTRIAN PATHWAY (TYP)

GRILL

PICNIC TABLE (TYP)

SITTING AREA +/-

PLAY AREA +/-

4' HIGH SPLIT RAIL FENCE W/ WIRE MESH

DOG RUN +/-

PROPOSED LOT LINES (TYP.)

FREDERIC LANE

S 74°02'06" E 107.01'

N 16°21'06" E 55.41'

S 73°38'54" E 57.18'

N 15°57'54" E 112.41'

TEMPORARY ACCESS TO PUMP STATION

PUMP STATION

PROPOSED LOT 33.04
0.501 AC.

8' HIGH CHAIN LINK FENCE (TYP)

170.40'

PUBLIC WORKS PUMP STATION ACCESS

S 26°21'23" W 87.36'

INTERMEDIATE RESOURCE VALUE WETLANDS

BLOCK 6001
EX. LOT 35
7.093 AC.

BLOCK 6001
EX. LOT 36
5.037 AC.

100' D.R.C.C. MONT. TWP. STREAM CORRIDOR

EXISTING LOT LINE TO BE ELIMINATED

WETL

S 44°54'32" W 169.74'

S 74°17'46" W 76.65'

S 5°13'17" E 37.79'

S 70°06'43" W 73.64'

S 49°52'27" W 59.69'

25' WIDE STREAM MAINTENANCE EASEMENT ON LOT 36 AS DESCRIBED IN DEED BK. 1543, PG. 538, DEED BK. 1552, PG. 47 AND DEED BK. 1873, PG. 757

FENCE POST FND 0.4' N OF LINE

N 73°37'52" W 278.64'

10' WIDE DRAINAGE EASEMENT TO SERVICE LOT 1, BLOCK 6002 AS DESCRIBED IN DEED BK. 1552, PG. 47

10' WIDE N.J.A.W. NON-EXCLUSIVE EASEMENT 'B' 2,432 S.F./ 0.056 AC.

PROPOSED LANDSCAPE WALL

TRASH ENCLOSURE AREA

WOODED

I.P. FND 0.6' W'LY

US ROUTE 206
VARIABLE WIDTH RIGHT OF WAY

BLOCK 6002, LOT 1
N/F EVERGREEN REALITY, LLC
DBK 6393/858

I.P. FND 0.5' NE'LY

N 73°55'40" W 259.84'

111.00'

133.84'

50' BUFFER

R2 ZONE LIMIT LINE

CC2-ZONE

R2-ZONE

BLOCK 6002, LOT 4
N/F TOWNSHIP OF MONTGOMERY

TOWNSHIP PUBLIC WORKS

N 55°37'40" W 189.00'

LOT 2

LOT 3

EX. TRAILERS

LP

EX. TRAILER

EX. BUILDING

EX. ALUM. BUILDING

PILE

SOW-4/WC-1

WA-1 WA-2

WA-3A WA-4 WA-5 WA-6 WA-7 WA-8 WA-9 WA-10 WA-11 WA-12 WA-13 WA-14 WA-15 WA-16 WA-17 WA-18 WA-19 WA-20 WA-21 WA-22 WA-23 WA-24 WA-25 WA-26 WA-27 WA-28 WA-29 WA-30 WA-31 WA-32 WA-33 WA-34 WA-35 WA-36 WA-37 WA-38 WA-39 WA-40 WA-41 WA-42 WA-43 WA-44 WA-45

WB-1 WB-2 WB-3 WB-4 WB-5

WC-1 WC-2 WC-3 WC-4 WC-5 WC-6 WC-7 WC-8 WC-9

LEGEND

FW	FLOODWAY LIMIT LINE
FH	FLOOD HAZARD AREA LIMIT
DRCC	100' DRCC / MONT. TWP. STREAM CORRIDOR
RZL	RIPARIAN ZONE LIMIT
WB	WETLAND BUFFER LINE (EXISTING)
WB	WETLAND BUFFER LINE (PROPOSED)
	STATE OPEN WATERS
WA-1 WA-2	WETLANDS DELINEATION LINE W/FLAGS
	WETLAND AREAS
	WETLAND SWALE
	ZONING LIMIT LINE
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	PROPOSED WATER VALVE
	NON EXCLUSIVE UTILITY EASEMENT
	EXCLUSIVE (N.J.A.W.) WATER EASEMENT
	EXISTING TREELINE
	PROPOSED TREELINE
	WETLAND BUFFER COMPENSATION

APPLICANT AND OWNER OF LOTS 33, 34, 34.01, 35, 35.01 & 36

HARLINGEN ASSOCIATES, LLC
36 BROWER LANE
HILLSBOROUGH, NJ 08844
(908) 359-8291

GRAPHIC SCALE
30' 0' 15' 30' 60' 90'

Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_03 (PREL SUBDIV).DWG

			DATE:	JANUARY 17, 2023
			SCALE:	1" = 30'
PER TOWNSHIP	MKF	7/28/23	DESIGNED BY:	M.K.F.
PER TOWNSHIP	MKF	5/18/23	DRAWN BY:	A.B.
PER TOWNSHIP	MKF	3/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer,
New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SITE PLAN SOUTH

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

3b

NOTES:

1. ALL EXISTING SITE IMPROVEMENTS WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE REMOVED, INCLUDING PAVEMENT, STORM DRAINAGE PIPE, STORM DRAINAGE INLETS AND LIGHTING, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
2. ALL AREAS WHERE EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND NO NEW IMPROVEMENTS ARE PROPOSED, SHALL BE RESTORED WITH CLEANFILL AS MAY BE REQUIRED, TOPSOIL, SEEDED AND STABILIZED.
3. THE USE OF LIGHTWEIGHT, LOW IMPACT EARTH MOVING EQUIPMENT FOR SITE GRADING OF ALL PROPOSED LAWN AREAS IS REQUIRED IN ORDER TO CONFORM TO THE NON-STRUCTURAL STRATEGIES POINT SYSTEM. TO QUALIFY AS LIGHTWEIGHT AND LOW IMPACT, THE EQUIPMENT MUST EXERT A MAXIMUM PRESSURE OF EIGHT POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS OF PROPOSED LAWN AREAS, SUCH AS OVER SIZED WIDE TRACKED EARTH MOVING EQUIPMENT. RUBBER TIRED EARTH MOVING EQUIPMENT NOT ACCEPTABLE.
4. PIPE LENGTHS AND SLOPE SHOWN BASED ON CENTER TO CENTER OF STRUCTURES.
5. ALL REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE CLASS III UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL STORM DRAINAGE INLETS AT CURBED LOCATIONS SHALL BE TYPE "B" AND TYPE "E" INLETS IN LAWN AREAS UNLESS SPECIFICALLY NOTED OTHERWISE. AT DEPRESSED CURB LOCATIONS A DEPRESSED TYPE CASTING SHALL BE UTILIZED FOR THE TYPE "B" INLET.
7. ALL PROPOSED WATER MAINS SHALL BE MINIMUM 8" DIA CLASS 52 CEMENT LINED D.I.P. UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ROOF RUNOFF SHALL BE PRETREATED BY LEAF SCREENS, PER CHAPTER 10.4 OF THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL, (SEE DETAIL ON SHEET 12).
9. MANUFACTURED TREATMENT DEVICES SHALL BE INSTALLED TO TREAT THE RUNOFF THAT IS DRAINED BY THE FOLLOWING CATCH BASINS (SEE DETAILS ON SHEET 13).
10. THE LIMIT OF DISTURBANCE (L.O.D.) SHOWN HEREIN INCLUDES THE PROPOSED SANITARY SEWER FORCE MAIN EXTENSION TO STONE HOUSE COURT, AND THE POND CONSTRUCTED WETLAND OUTFALL EASEMENT AREA.

LEGEND

- PROPOSED GAS MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- PROPOSED STORM DRAIN
- PROPOSED FORCE MAIN SEWER
- FLOODWAY LIMIT LINE
- FLOOD HAZARD AREA LIMIT
- 100' DRCC / MONT. TWP. STREAM CORRIDOR
- RIPARIAN ZONE LIMIT
- WETLAND BUFFER LINE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WORK
- WETLANDS DELINEATION LINE W/FLAGS
- PROPOSED INLET
- PROPOSED WATER VALVE
- PROPOSED MANHOLE
- PROPOSED DEPRESSED CURB
- PROPOSED FLUSH CURB
- PROPOSED FIRST FLOOR ELEVATION
- PROPOSED GARAGE FLOOR ELEVATION
- NON EXCLUSIVE UTILITY EASEMENT
- EXCLUSIVE (N.J.A.W.) WATER EASEMENT
- WETLAND AREAS

GRAPHIC SCALE
30' 0' 15' 30' 60' 90'
Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_04-06_12(UTILITY-GRADING-BASIN-RAMP)-1.DWG

		DATE:	JANUARY 17, 2023
		SCALE:	1" = 30'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8251
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

GRADING PLAN - NORTH

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

4

FILE No. 6482-X

NOTES:

1. ALL EXISTING SITE IMPROVEMENTS WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE REMOVED, INCLUDING PAVEMENT, STORM DRAINAGE PIPE, STORM DRAINAGE INLETS AND LIGHTING, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
2. ALL AREAS WHERE EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND NO NEW IMPROVEMENTS ARE PROPOSED, SHALL BE RESTORED WITH CLEANFILL AS MAY BE REQUIRED, TOPSOIL, SEEDED AND STABILIZED.
3. THE USE OF LIGHTWEIGHT, LOW IMPACT EARTH MOVING EQUIPMENT FOR SITE GRADING OF ALL PROPOSED LAWN AREAS IS REQUIRED IN ORDER TO CONFORM TO THE NON-STRUCTURAL STRATEGIES POINT SYSTEM. TO QUALIFY AS LIGHTWEIGHT AND LOW IMPACT, THE EQUIPMENT MUST EXERT A MAXIMUM PRESSURE OF EIGHT POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS OF PROPOSED LAWN AREAS, SUCH AS OVER SIZED WIDE TRACKED EARTH MOVING EQUIPMENT. RUBBER TIRED EARTH MOVING EQUIPMENT NOT ACCEPTABLE.
4. PIPE LENGTHS AND SLOPE SHOWN BASED ON CENTER TO CENTER OF STRUCTURES.
5. ALL REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE CLASS III UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL STORM DRAINAGE INLETS AT CURBED LOCATIONS SHALL BE TYPE "B" AND TYPE "E" INLETS IN LAWN AREAS UNLESS SPECIFICALLY NOTED OTHERWISE. AT DEPRESSED CURB LOCATIONS A DEPRESSED TYPE CASTING SHALL BE UTILIZED FOR THE TYPE "B" INLET.
7. ALL PROPOSED WATER MAINS SHALL BE MINIMUM 8" DIA CLASS 52 CEMENT LINED D.I.P. UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ROOF RUNOFF SHALL BE PRETREATED BY LEAF SCREENS, PER CHAPTER 10.4 OF THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL, (SEE DETAIL ON SHEET 12).
9. MANUFACTURED TREATMENT DEVICES SHALL BE INSTALLED TO TREAT THE RUNOFF THAT IS DRAINED BY THE FOLLOWING CATCH BASINS (SEE DETAILS ON SHEET 13).
10. THE LIMIT OF DISTURBANCE (L.O.D.) SHOWN HEREIN INCLUDES THE PROPOSED SANITARY SEWER FORCE MAIN EXTENSION TO STONE HOUSE COURT, AND THE POND CONSTRUCTED WETLAND OUTFALL EASEMENT AREA.

LEGEND

- PROPOSED GAS MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- PROPOSED STORM DRAIN
- PROPOSED FORCE MAIN SEWER
- FLOODWAY LIMIT LINE
- FLOOD HAZARD AREA LIMIT
- 100' DRCC / MONT. TWP. STREAM CORRIDOR
- RIPARIAN ZONE LIMIT
- WETLAND BUFFER LINE (EXISTING)
- WETLAND BUFFER LINE (PROPOSED)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WORK
- WETLANDS DELINEATION LINE W/FLAGS
- PROPOSED INLET
- PROPOSED WATER VALVE
- PROPOSED MANHOLE
- PROPOSED DEPRESSED CURB
- PROPOSED FLUSH CURB
- PROPOSED FIRST FLOOR ELEVATION
- PROPOSED GARAGE FLOOR ELEVATION
- NON EXCLUSIVE UTILITY EASEMENT
- EXCLUSIVE (N.J.A.W.) WATER EASEMENT
- WETLAND BUFFER COMPENSATION

GRAPHIC SCALE

30' 0' 15' 30' 60' 90'

Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_04-06_12(UTILITY-GRADING-BASIN-RAMP)-1.DWG

REVISIONS	AUTH.	DATE
PER TOWNSHIP	M.K.F.	07/28/23
PER TOWNSHIP	M.K.F.	05/18/23
PER TOWNSHIP	M.K.F.	03/10/23

DATE: JANUARY 17, 2023
SCALE: 1" = 30'
DESIGNED BY: M.K.F.
DRAWN BY: A.B.
CHECKED BY: M.K.F.
JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

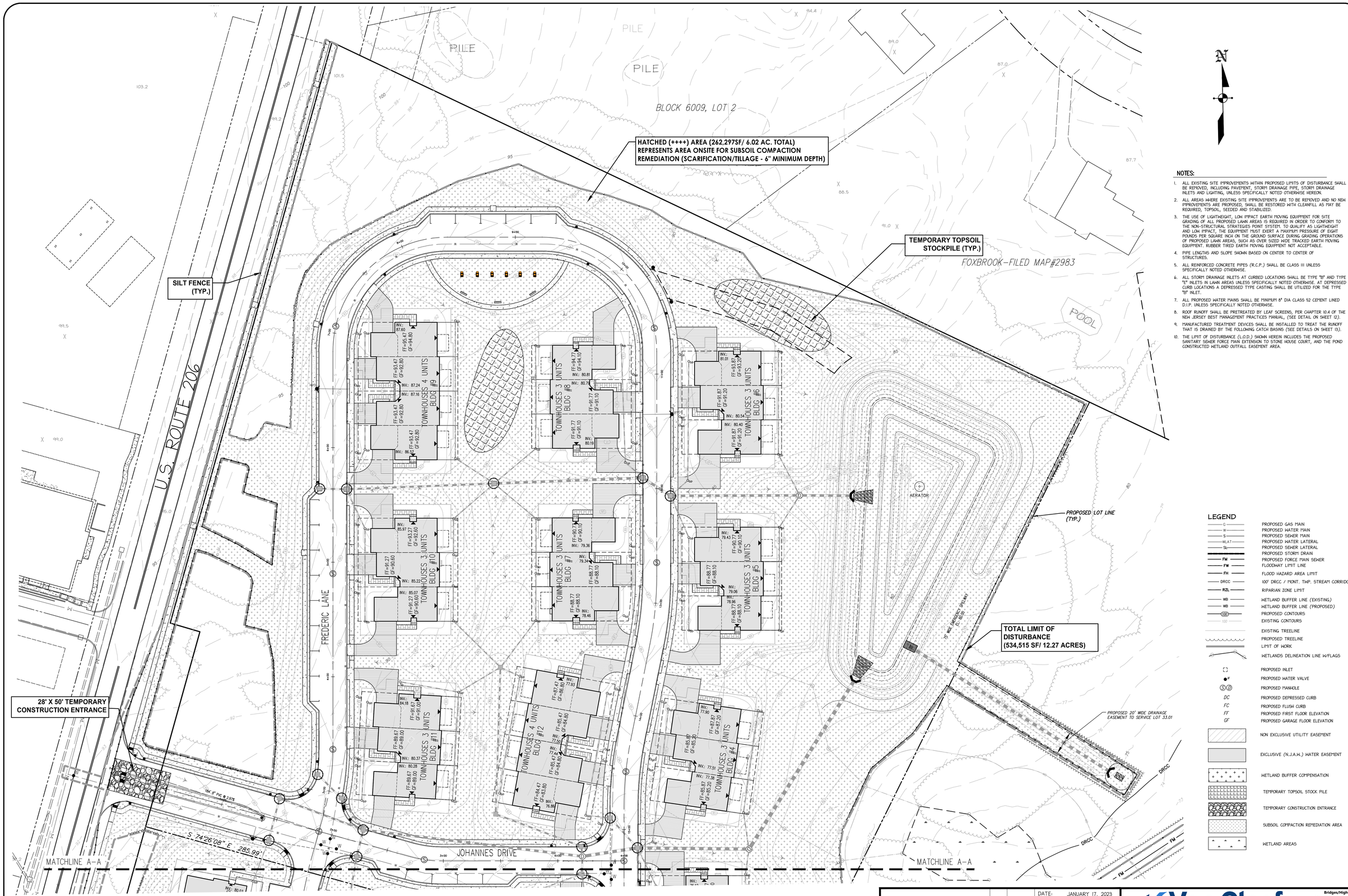
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

GRADING PLAN - SOUTH

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

5

FILE No. 6482-X



NOTES:

1. ALL EXISTING SITE IMPROVEMENTS WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE REMOVED, INCLUDING PAVEMENT, STORM DRAINAGE PIPE, STORM DRAINAGE INLETS AND LIGHTING, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
2. ALL AREAS WHERE EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND NO NEW IMPROVEMENTS ARE PROPOSED, SHALL BE RESTORED WITH CLEANFILL AS MAY BE REQUIRED, TOPSOIL, SEEDED AND STABILIZED.
3. THE USE OF LIGHTWEIGHT, LOW IMPACT EARTH MOVING EQUIPMENT FOR SITE GRADING OF ALL PROPOSED LAWN AREAS IS REQUIRED IN ORDER TO CONFORM TO THE NON-STRUCTURAL STRATEGIES POINT SYSTEM. TO QUALIFY AS LIGHTWEIGHT AND LOW IMPACT, THE EQUIPMENT MUST EXERT A MAXIMUM PRESSURE OF EIGHT POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS OF PROPOSED LAWN AREAS, SUCH AS OVER SIZED WIDE TRACKED EARTH MOVING EQUIPMENT. RUBBER TIRED EARTH MOVING EQUIPMENT NOT ACCEPTABLE.
4. PIPE LENGTHS AND SLOPE SHOWN BASED ON CENTER TO CENTER OF STRUCTURES.
5. ALL REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE CLASS III UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL STORM DRAINAGE INLETS AT CURBED LOCATIONS SHALL BE TYPE "B" AND TYPE "E" INLETS IN LAWN AREAS UNLESS SPECIFICALLY NOTED OTHERWISE. AT DEPRESSED CURB LOCATIONS A DEPRESSED TYPE CASTING SHALL BE UTILIZED FOR THE TYPE "B" INLET.
7. ALL PROPOSED WATER MAINS SHALL BE MINIMUM 8" DIA CLASS 52 CEMENT LINED D.I.P. UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ROOF RUNOFF SHALL BE PRETREATED BY LEAF SCREENS, PER CHAPTER 10.4 OF THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL, (SEE DETAIL ON SHEET 12).
9. MANUFACTURED TREATMENT DEVICES SHALL BE INSTALLED TO TREAT THE RUNOFF THAT IS DRAINED BY THE FOLLOWING CATCH BASINS (SEE DETAILS ON SHEET 13).
10. THE LIMIT OF DISTURBANCE (L.O.D.) SHOWN HEREIN INCLUDES THE PROPOSED SANITARY SEWER FORCE MAIN EXTENSION TO STONE HOUSE COURT, AND THE POND CONSTRUCTED WETLAND OUTFALL EASEMENT AREA.

LEGEND

- PROPOSED GAS MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- PROPOSED STORM DRAIN
- PROPOSED FORCE MAIN SEWER
- FLOODWAY LIMIT LINE
- FLOOD HAZARD AREA LIMIT
- 100' DRCC / MONT. TWP. STREAM CORRIDOR
- RIPARIAN ZONE LIMIT
- WETLAND BUFFER LINE (EXISTING)
- WETLAND BUFFER LINE (PROPOSED)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WORK
- WETLANDS DELINEATION LINE W/FLAGS
- PROPOSED INLET
- PROPOSED WATER VALVE
- PROPOSED MANHOLE
- DC PROPOSED DEPRESSED CURB
- FC PROPOSED FLUSH CURB
- FF PROPOSED FIRST FLOOR ELEVATION
- GF PROPOSED GARAGE FLOOR ELEVATION
- NON EXCLUSIVE UTILITY EASEMENT
- EXCLUSIVE (N.J.A.W.) WATER EASEMENT
- WETLAND BUFFER COMPENSATION
- TEMPORARY TOPSOIL STOCK PILE
- TEMPORARY CONSTRUCTION ENTRANCE
- SUBSOIL COMPACTION REMEDIATION AREA
- WETLAND AREAS

GRAPHIC SCALE
30' 0' 15' 30' 60' 90'
Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_04-06_12(UTILITY-GRADING-BASIN-RAMP)-1.DWG

		DATE:	JANUARY 17, 2023
		SCALE:	1" = 30'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722
F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8231
CERT. OF AUTHORIZATION NO. 24GA28132300

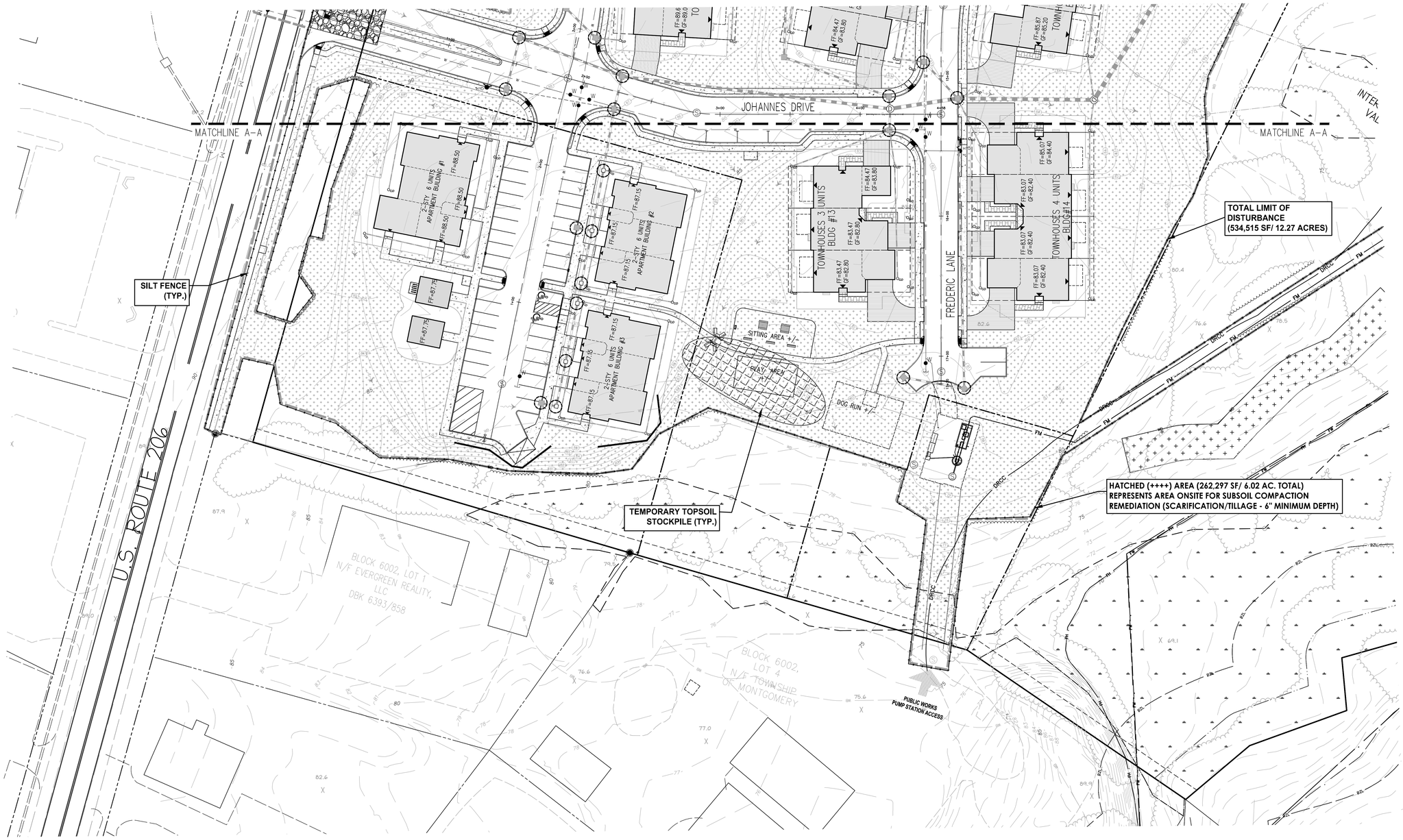
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SOIL EROSION & SEDIMENT CONTROL PLAN - NORTH

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

6

FILE No. 6482-X



NOTES:

1. ALL EXISTING SITE IMPROVEMENTS WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE REMOVED, INCLUDING PAVEMENT, STORM DRAINAGE PIPE, STORM DRAINAGE INLETS AND LIGHTING, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
2. ALL AREAS WHERE EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND NO NEW IMPROVEMENTS ARE PROPOSED, SHALL BE RESTORED WITH CLEANFILL AS MAY BE REQUIRED, TOPSOIL, SEEDED AND STABILIZED.
3. THE USE OF LIGHTWEIGHT, LOW IMPACT EARTH MOVING EQUIPMENT FOR SITE GRADING OF ALL PROPOSED LAWN AREAS IS REQUIRED IN ORDER TO CONFORM TO THE NON-STRUCTURAL STRATEGIES POINT SYSTEM. TO QUALIFY AS LIGHTWEIGHT AND LOW IMPACT, THE EQUIPMENT MUST EXERT A MAXIMUM PRESSURE OF EIGHT POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS OF PROPOSED LAWN AREAS, SUCH AS OVER SIZED WIDE TRACKED EARTH MOVING EQUIPMENT. RUBBER TIRED EARTH MOVING EQUIPMENT NOT ACCEPTABLE.
4. PIPE LENGTHS AND SLOPE SHOWN BASED ON CENTER TO CENTER OF STRUCTURES.
5. ALL REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE CLASS III UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL STORM DRAINAGE INLETS AT CURBED LOCATIONS SHALL BE TYPE "B" AND TYPE "E" INLETS IN LAWN AREAS UNLESS SPECIFICALLY NOTED OTHERWISE. AT DEPRESSED CURB LOCATIONS A DEPRESSED TYPE CASTING SHALL BE UTILIZED FOR THE TYPE "B" INLET.
7. ALL PROPOSED WATER MAINS SHALL BE MINIMUM 8" DIA CLASS 52 CEMENT LINED D.I.P. UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ROOF RUNOFF SHALL BE PRETREATED BY LEAF SCREENS, PER CHAPTER 10.4 OF THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL, (SEE DETAIL ON SHEET 12).
9. MANUFACTURED TREATMENT DEVICES SHALL BE INSTALLED TO TREAT THE RUNOFF THAT IS DRAINED BY THE FOLLOWING CATCH BASINS (SEE DETAILS ON SHEET 13).
10. THE LIMIT OF DISTURBANCE (L.O.D.) SHOWN HEREIN INCLUDES THE PROPOSED SANITARY SEWER FORCE MAIN EXTENSION TO STONE HOUSE COURT, AND THE POND CONSTRUCTED WETLAND OUTFALL EASEMENT AREA.

LEGEND

- PROPOSED GAS MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- PROPOSED STORM DRAIN
- PROPOSED FORCE MAIN SEWER
- FLOODWAY LIMIT LINE
- FLOOD HAZARD AREA LIMIT
- 100' DRCC / MONT. TWP. STREAM CORRIDOR
- RIPARIAN ZONE LIMIT
- WETLAND BUFFER LINE (EXISTING)
- WETLAND BUFFER LINE (PROPOSED)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WORK
- WETLANDS DELINEATION LINE W/FLAGS
- PROPOSED INLET
- PROPOSED WATER VALVE
- PROPOSED MANHOLE
- DC — PROPOSED DEPRESSED CURB
- FC — PROPOSED FLUSH CURB
- FF — PROPOSED FIRST FLOOR ELEVATION
- GF — PROPOSED GARAGE FLOOR ELEVATION
- NON EXCLUSIVE UTILITY EASEMENT
- EXCLUSIVE (N.J.A.W.) WATER EASEMENT
- WETLAND BUFFER COMPENSATION
- TEMPORARY TOPSOIL STOCK PILE
- TEMPORARY CONSTRUCTION ENTRANCE
- SUBSOIL COMPACTION REMEDIATION AREA
- WETLAND AREAS

GRAPHIC SCALE
30' 0' 15' 30' 60' 90'
Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_04-06_12(UTILITY-GRADING-BASIN-RAMP)-1.DWG

		DATE:	JANUARY 17, 2023
		SCALE:	1" = 30'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

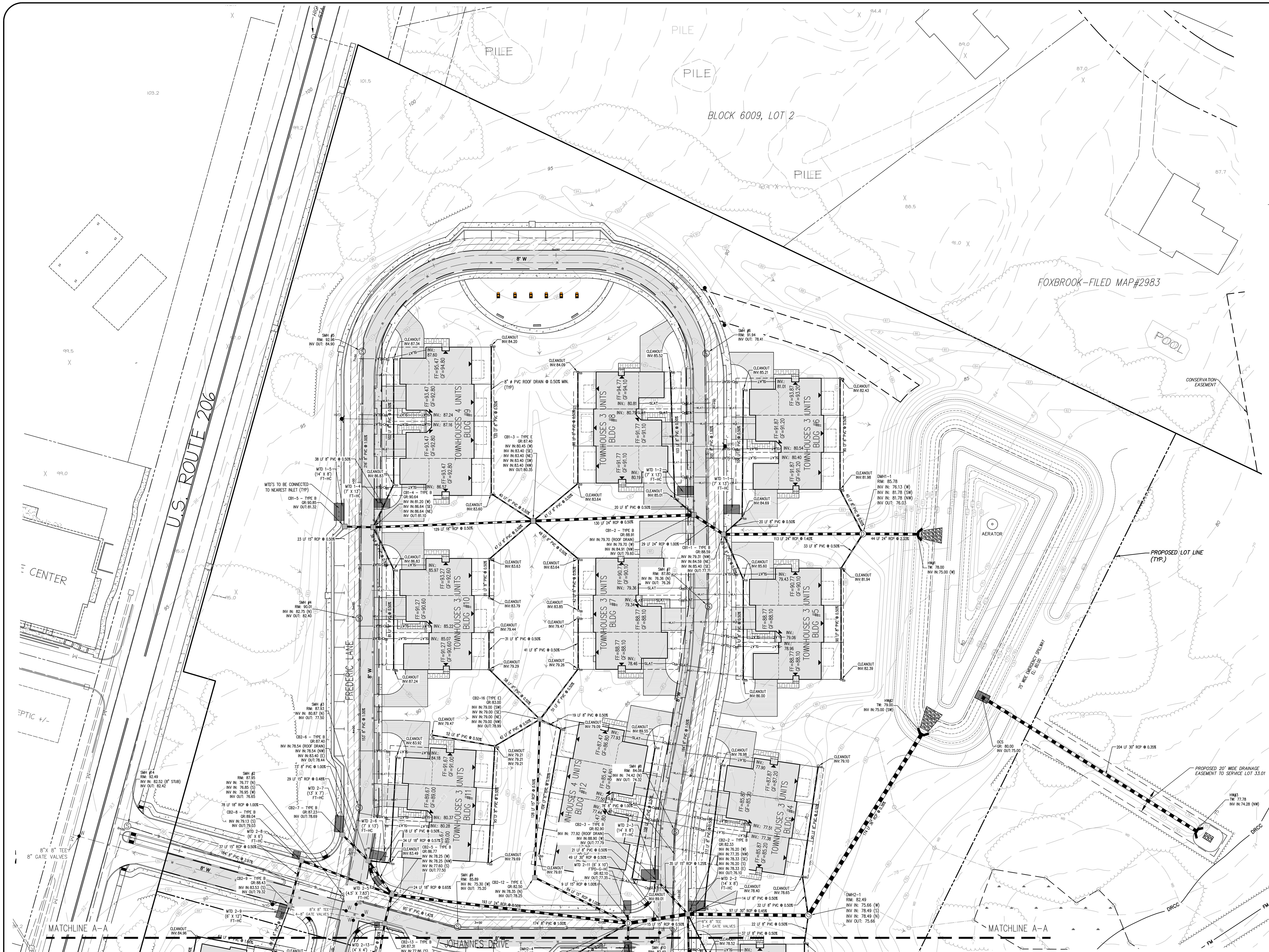
Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 359-2741
CERT. OF AUTHORIZATION NO. 24GA28152300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SOIL EROSION & SEDIMENTCONTROL PLAN - SOUTH

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

FILE No. 6482-X



NOTES:

1. ALL EXISTING SITE IMPROVEMENTS WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE REMOVED, INCLUDING PAVEMENT, STORM DRAINAGE PIPE, STORM DRAINAGE INLETS AND LIGHTING, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
2. ALL AREAS WHERE EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND NO NEW IMPROVEMENTS ARE PROPOSED, SHALL BE RESTORED WITH CLEANFILL AS MAY BE REQUIRED, TOPSOIL, SEEDED AND STABILIZED.
3. THE USE OF LIGHTWEIGHT, LOW IMPACT EARTH MOVING EQUIPMENT FOR SITE GRADING OF ALL PROPOSED LAWN AREAS IS REQUIRED IN ORDER TO CONFORM TO THE NON-STRUCTURAL STRATEGIES POINT SYSTEM. TO QUALIFY AS LIGHTWEIGHT AND LOW IMPACT, THE EQUIPMENT MUST EXERT A MAXIMUM PRESSURE OF EIGHT POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS OF PROPOSED LAWN AREAS, SUCH AS OVER SIZED WIDE TRACKED EARTH MOVING EQUIPMENT. RUBBER TIRED EARTH MOVING EQUIPMENT NOT ACCEPTABLE.
4. PIPE LENGTHS AND SLOPE SHOWN BASED ON CENTER TO CENTER OF STRUCTURES.
5. ALL REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE CLASS III UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL STORM DRAINAGE INLETS AT CURBED LOCATIONS SHALL BE TYPE "B" AND TYPE "E" INLETS IN LAWN AREAS UNLESS SPECIFICALLY NOTED OTHERWISE. AT DEPRESSED CURB LOCATIONS A DEPRESSED TYPE CASTING SHALL BE UTILIZED FOR THE TYPE "B" INLET.
7. ALL PROPOSED WATER MAINS SHALL BE MINIMUM 8" DIA CLASS 52 CEMENT LINED D.I.P. UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ROOF RUNOFF SHALL BE PRETREATED BY LEAF SCREENS, PER CHAPTER 10.4 OF THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL, (SEE DETAIL ON SHEET 12).
9. MANUFACTURED TREATMENT DEVICES SHALL BE INSTALLED TO TREAT THE RUNOFF THAT IS DRAINED BY THE FOLLOWING CATCH BASINS (SEE DETAILS ON SHEET 13).
10. THE LIMIT OF DISTURBANCE (L.O.D.) SHOWN HEREIN INCLUDES THE PROPOSED SANITARY SEWER FORCE MAIN EXTENSION TO STONE HOUSE COURT, AND THE POND CONSTRUCTED WETLAND OUTFALL EASEMENT AREA.

LEGEND

Symbol	Description
G	PROPOSED GAS MAIN
W	PROPOSED WATER MAIN
S	PROPOSED SEWER MAIN
WLAT	PROPOSED WATER LATERAL
SL	PROPOSED SEWER LATERAL
	PROPOSED STORM DRAIN
FM	PROPOSED FORCE MAIN SEWER
FW	FLOODWAY LIMIT LINE
FH	FLOOD HAZARD AREA LIMIT
DRCC	100' DRCC / MONT. TWP. STREAM CORRIDOR
RZL	RIPARIAN ZONE LIMIT
WB	WETLAND BUFFER LINE
100	PROPOSED CONTOURS
100	EXISTING CONTOURS
	PROPOSED TREELINE
	EXISTING TREELINE
	LIMIT OF WORK
	WETLANDS DELINEATION LINE W/FLAGS
	PROPOSED INLET
W	PROPOSED WATER VALVE
S D	PROPOSED MANHOLE
	PROPOSED MECHANICAL TREATMENT DEVICE
	NON EXCLUSIVE UTILITY EASEMENT
	EXCLUSIVE (N.J.A.W.) WATER EASEMENT
	WETLAND AREAS

GRAPHIC SCALE

30' 0' 15' 30' 60' 90'

Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_04-06_12(UTILITY-GRADING-BASIN-RAMP)-1.DWG

REVISIONS	AUTH.	DATE		
			DATE:	JANUARY 17, 2023
			SCALE:	1"= 30'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY:	A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
			JOB No.	1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

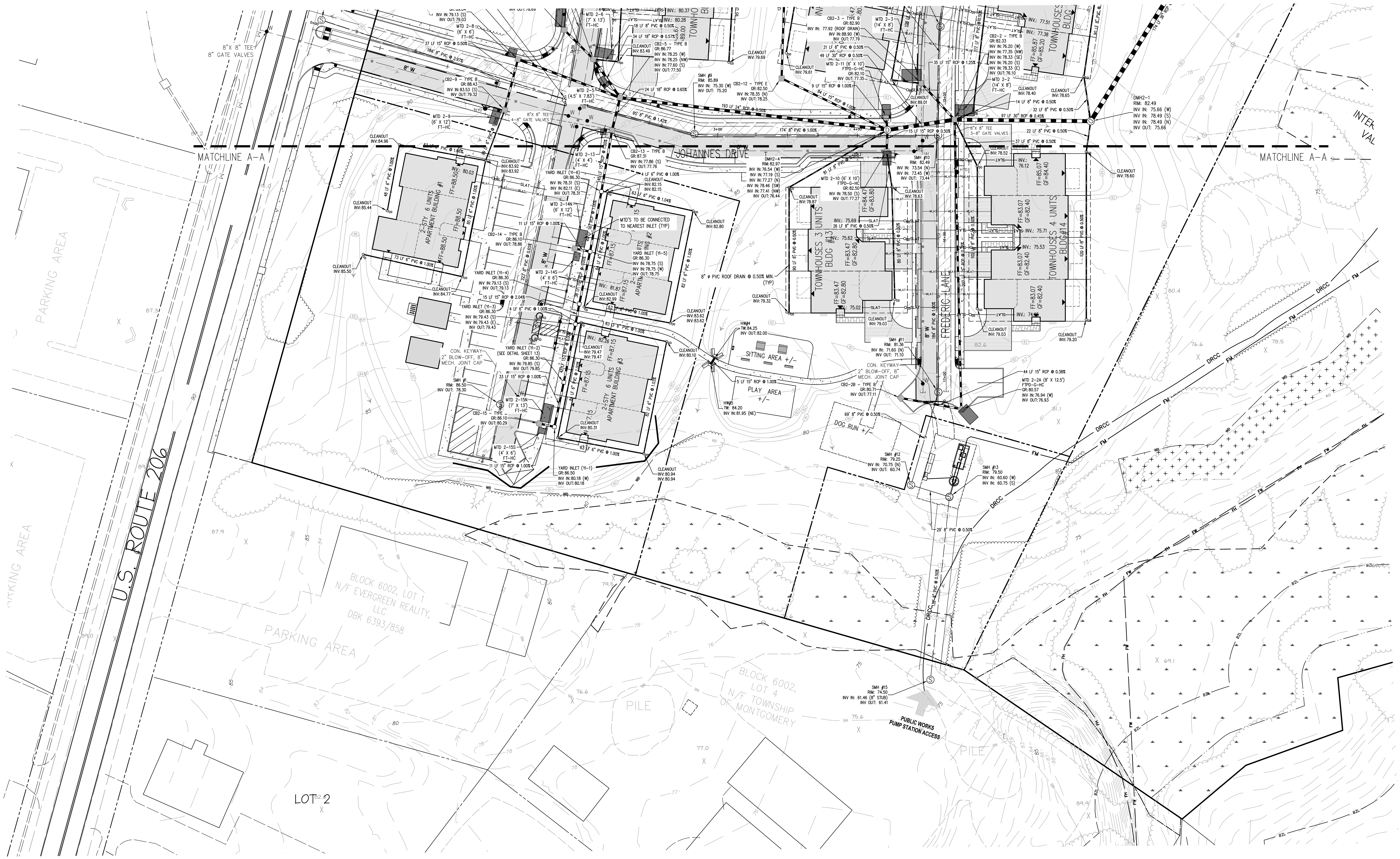
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

UTILITY PLAN - NORTH

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

F.Bk. Pg.

FILE No. 6482-X



NOTES:

1. ALL EXISTING SITE IMPROVEMENTS WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE REMOVED, INCLUDING PAVEMENT, STORM DRAINAGE PIPE, STORM DRAINAGE INLETS AND LIGHTING, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
2. ALL AREAS WHERE EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AND NO NEW IMPROVEMENTS ARE PROPOSED, SHALL BE RESTORED WITH CLEANFILL AS MAY BE REQUIRED, TOPSOIL, SEEDED AND STABILIZED.
3. THE USE OF LIGHTWEIGHT, LOW IMPACT EARTH MOVING EQUIPMENT FOR SITE GRADING OF ALL PROPOSED LAWN AREAS IS REQUIRED IN ORDER TO CONFORM TO THE NON-STRUCTURAL STRATEGIES POINT SYSTEM. TO QUALIFY AS LIGHTWEIGHT AND LOW IMPACT, THE EQUIPMENT MUST EXERT A MAXIMUM PRESSURE OF EIGHT POUNDS PER SQUARE INCH ON THE GROUND SURFACE DURING GRADING OPERATIONS OF PROPOSED LAWN AREAS, SUCH AS OVER SIZED WIDE TRACKED EARTH MOVING EQUIPMENT. RUBBER TIRED EARTH MOVING EQUIPMENT NOT ACCEPTABLE.
4. PIPE LENGTHS AND SLOPE SHOWN BASED ON CENTER TO CENTER OF STRUCTURES.
5. ALL REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE CLASS III UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL STORM DRAINAGE INLETS AT CURBED LOCATIONS SHALL BE TYPE "B" AND TYPE "E" INLETS IN LAWN AREAS UNLESS SPECIFICALLY NOTED OTHERWISE. AT DEPRESSED CURB LOCATIONS A DEPRESSED TYPE CASTING SHALL BE UTILIZED FOR THE TYPE "B" INLET.
7. ALL PROPOSED WATER MAINS SHALL BE MINIMUM 8" DIA CLASS 52 CEMENT LINED D.I.P. UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ROOF RUNOFF SHALL BE PRETREATED BY LEAF SCREENS, PER CHAPTER 10.4 OF THE NEW JERSEY BEST MANAGEMENT PRACTICES MANUAL, (SEE DETAIL ON SHEET 12).
9. MANUFACTURED TREATMENT DEVICES SHALL BE INSTALLED TO TREAT THE RUNOFF THAT IS DRAINED BY THE FOLLOWING CATCH BASINS (SEE DETAILS ON SHEET 13).
10. THE LIMIT OF DISTURBANCE (L.O.D.) SHOWN HEREIN INCLUDES THE PROPOSED SANITARY SEWER FORCE MAIN EXTENSION TO STONE HOUSE COURT, AND THE POND CONSTRUCTED WETLAND OUTFALL EASEMENT AREA.

LEGEND

Symbol	Description
G	PROPOSED GAS MAIN
W	PROPOSED WATER MAIN
S	PROPOSED SEWER MAIN
WLAT	PROPOSED WATER LATERAL
SL	PROPOSED SEWER LATERAL
	PROPOSED STORM DRAIN
FM	PROPOSED FORCE MAIN SEWER
FW	FLOODWAY LIMIT LINE
FH	FLOOD HAZARD AREA LIMIT
DRCC	100' DRCC / MONT. TWP. STREAM CORRIDOR
RZL	RIPARIAN ZONE LIMIT
WB	WETLAND BUFFER LINE
100	PROPOSED CONTOURS
100	EXISTING CONTOURS
	PROPOSED TREELINE
	EXISTING TREELINE
	LIMIT OF WORK
	WETLANDS DELINEATION LINE W/FLAGS
	PROPOSED INLET
W	PROPOSED WATER VALVE
S D	PROPOSED MANHOLE
	PROPOSED MECHANICAL TREATMENT DEVICE
	NON EXCLUSIVE UTILITY EASEMENT
	EXCLUSIVE (N.J.A.W.) WATER EASEMENT
	WETLAND AREAS

GRAPHIC SCALE

30' 0' 15' 30' 60' 90'

Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_04-06_12(UTILITY-GRADING-BASIN-RAMP)-1.DWG

REVISIONS	AUTH.	DATE		
			DATE:	JANUARY 17, 2023
			SCALE:	1"= 30'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY:	A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
			JOB No.	1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

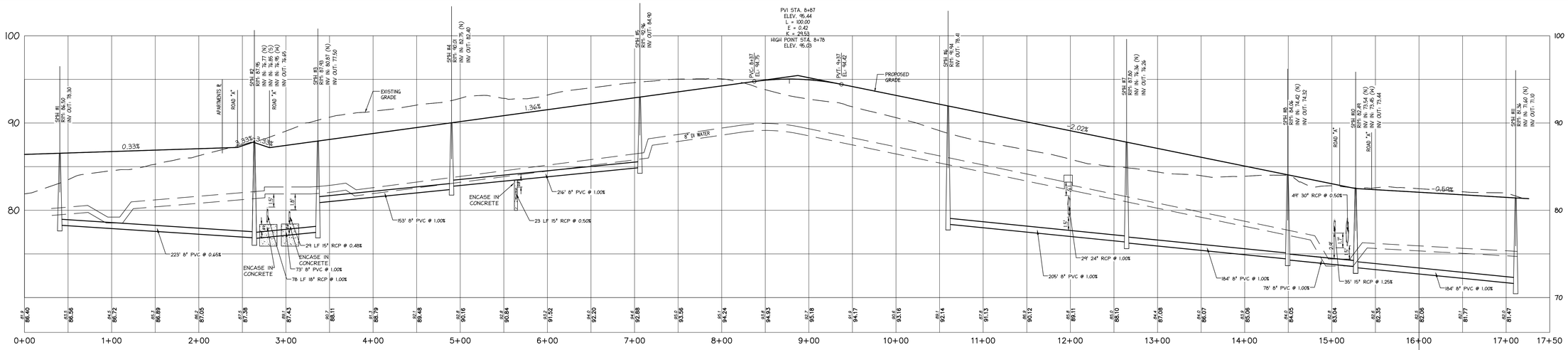
UTILITY PLAN - SOUTH

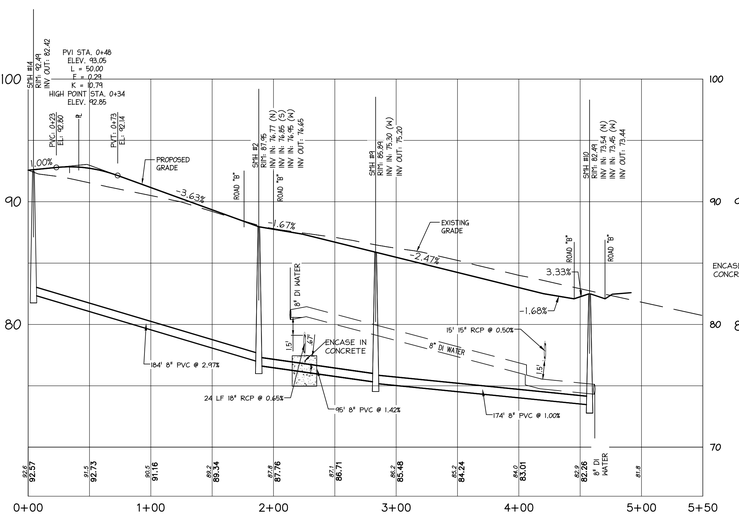
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

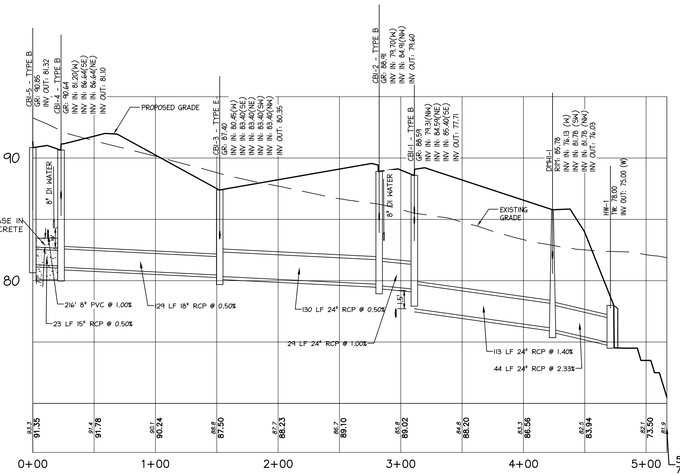
F.Bk. Pg.

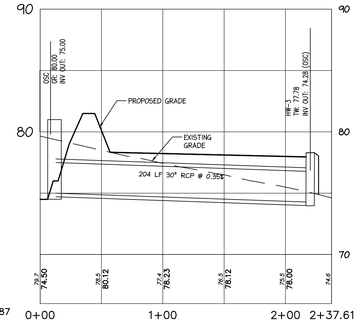
FILE No. 6482-X

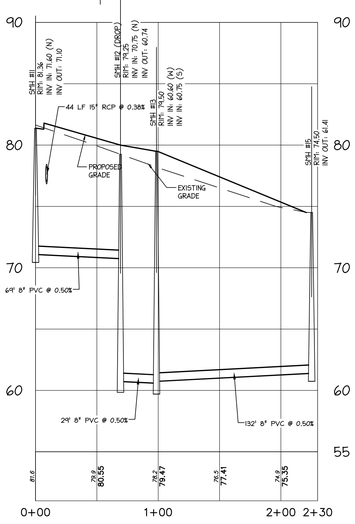
FREDERIC LANE / SMH#1 - SMH#11 SANITARY PROFILE



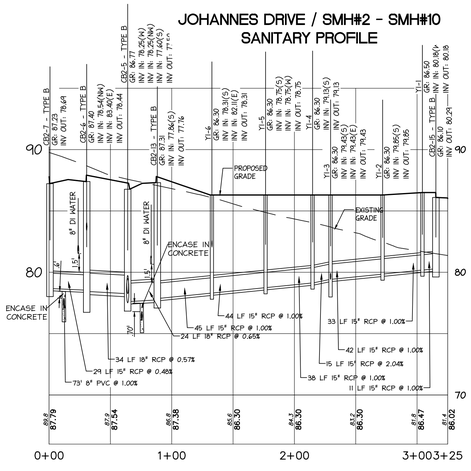




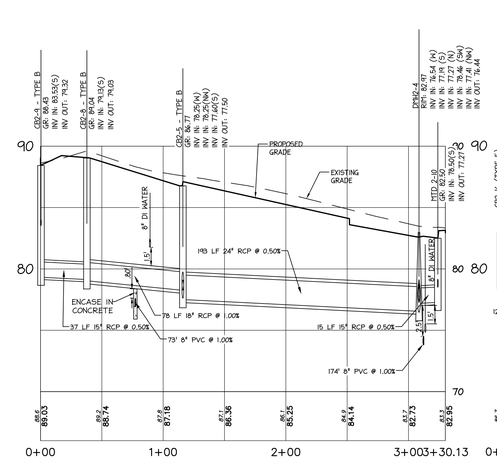




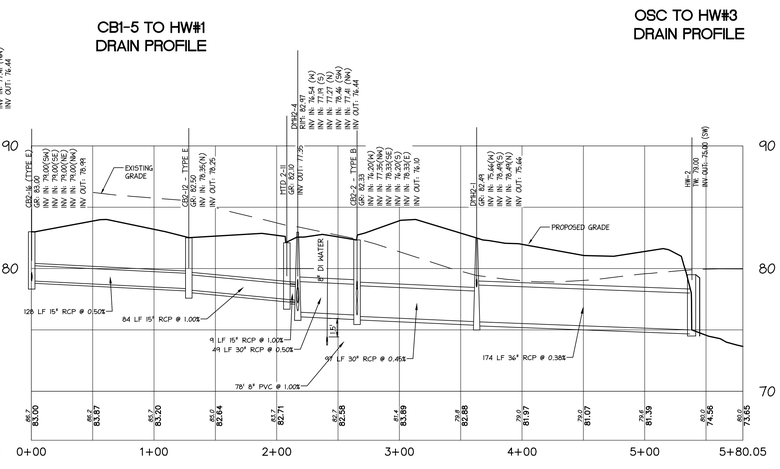
JOHANNES DRIVE / SMH#2 - SMH#10 SANITARY PROFILE



CB2-7 TO CB2-15 DRAIN PROFILE



CB2-9 TO CB2-10 DRAIN PROFILE

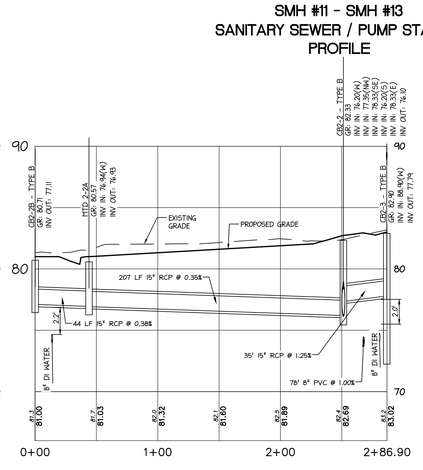


CB2-16 TO HW #2 DRAIN PROFILE

CB1-5 TO HW#1 DRAIN PROFILE

OSC TO HW#3 DRAIN PROFILE

SMH #11 - SMH #13 SANITARY SEWER / PUMP STATION PROFILE



CB2-2B TO CB2-3 DRAIN PROFILE

LEGEND:
SL-1-1 = SEWER LATERAL-BLDG-UNIT

GRAPHIC SCALE
50' 0' 25' 50' 100' 150'
Horizontal Scale: 1 inch = 50 ft.
Vertical Datum: NAVD 88
5' 0' 2.5' 5' 10' 15'
Vertical Scale: 1 inch = 5 ft.

			DATE:	JANUARY 17, 2023
			SCALE:	AS SHOWN
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY:	A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

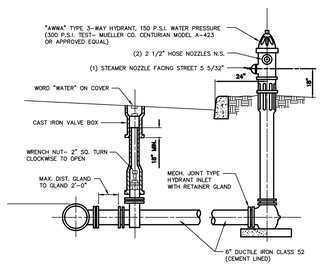
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

PROFILES
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

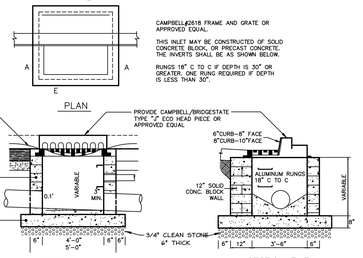
10

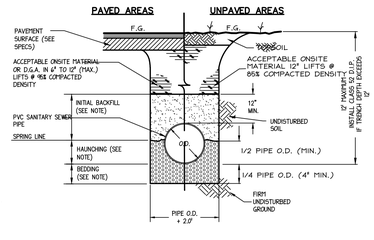
FILE No. 6482-X

F:\JOBFILE\1805M_ENGDWG\HARLINGEN VILLAGE PLAN SET (8-18-23)\1805M_10-PROFILES.DWG



TYPICAL HYDRANT INSTALLATION





Bedding, haunching, and initial backfill material shall be placed in six-inch lifts and be Class 1A, 1B, or 1I embedment material conforming with ASTM D2321, unless otherwise approved by the municipal or utility authority engineer. Soil aggregate 1-B conforming to Article 901.09, Table 901-2 of the 1984 New Jersey Department of Transportation's Standard Specifications for Road and Bridge Construction when compacted to 95 percent maximum dry density, and stone crushing conforming with AASHTO designation M43-88 (ASTM designation D448) size no. 8, 1/8 inch to 3/8 inch (2.36 mm to 9.25 mm) meet this requirement. All material shall be clean and free flowing, and shall meet all ASTM C33 specifications for quality and soundness.

TRENCH DETAIL FOR PVC GRAVITY SANITARY SEWER PIPE

(N.J. RESIDENTIAL SITE STANDARD)

NOT TO SCALE

GENERAL NOTES FOR P.V.C. SEWER CONSTRUCTION

1. All 8" PVC pipe and fittings shall be SDR 35 and shall conform to ASTM-D3034. The poly vinyl chloride compounds for pipe shall have a cell classification of 12454-B or 13364-B (with minimum tensil modulus of 500,00 psi) as defined in ASTM—D1784. Maximum lengths of pipe shall be thirteen (13) feet.

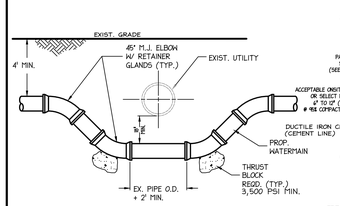
2. Pipe joints shall be integral bell gasketed joints which when assembled, form a positive seal. The joints shall be designed in accordance with ASTM—D3211 and the lubricant used for assembly shall be as provided or recommended by the pipe manufacturer and shall have no detrimental effect on the gasket or the pipe.

3. All fittings including wyes and tees and pipe lubricant shall be made by the same manufacturer as the sewer main pipe.

4. In addition to air testing, a mandrill test will be performed to insure that a no greater than 5% deflection has occurred in the sewer main. Deflections greater than 5% will require the removal and reinstallation of the section of pipe failing the test.

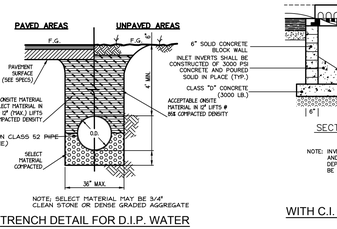
5. PVC pipe shall be delivered to the site in banded pallet loads only. The bands shall not be removed until that pipe is ready for installation. Unbanded pipe not immediately installed has the tendency to warp beyond repair.

6. Manhole connections will be made with a flexible sleeve precast in the manhole or with an A.C. material manhole adapter.



WATER MAIN UTILITY CROSSING

NOT TO SCALE

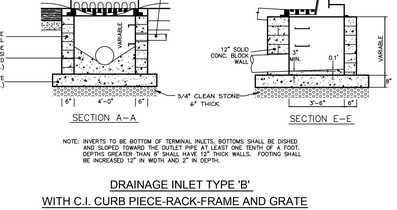


NOTE: SELECT MATERIAL MAY BE 3/4" CLEAN STONE OR DENSE GRADED AGGREGATE

TRENCH DETAIL FOR D.I.P. WATER MAIN TYPE II W/ BEDDING

(ELIZABETHTOWN WATER COMPANY SPECIFICA[illegible]

NOT TO SCALE



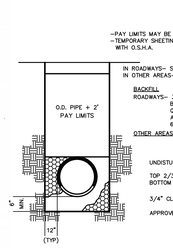
NOTE: INVERTS TO BE BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARD THE OUTLET PIPE AT LEAST ONE TENTH OF A FOOT. DEPTHS GREATER THAN 8' SHALL HAVE 12" THICK WALLS. FOOTING SHALL BE INCREASED 12" IN WIDTH AND 2" IN DEPTH.

DRAINAGE INLET TYPE 'B' WITH C.I. CURB PIECE-RACK-FRAME AND GRATE

N.T.S.

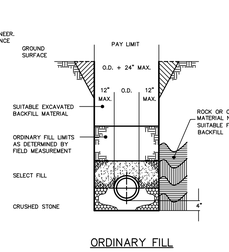
MANHOLE FRAME AND COVER

Not to Scale



STORM SEWER TRENCH DETAILS

N.T.S.

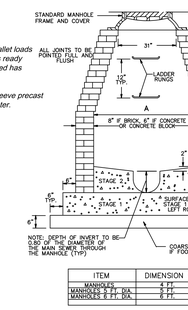


ORDINARY FILL

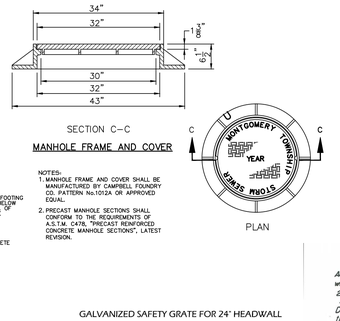
STORM SEWER CONSTRUCTION NOTES

1. MATERIALS USED IN THE CONSTRUCTION OF STORM SEWERS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE, DUCTILE IRON, OR CORRUGATED POLYETHYLENE, OR, WHEN APPROVED BY THE MUNICIPAL ENGINEER, CORRUGATED METAL.
2. CIRCULAR REINFORCED CONCRETE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM C76.
3. ELLIPTICAL REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF ASTM C507.
4. JOINT DESIGN AND JOINT MATERIAL FOR CIRCULAR PIPE SHALL CONFORM TO ASTM C443.
5. JOINTS FOR ELLIPTICAL PIPE SHALL BE BELL AND SPIGOT OR TONGUE AND GROVE, SEALED WITH BUTYL, RUBBER TAPE, RUBBER RING GASKETS, OR EXTERNAL SEALING BANDS CONFORMING TO ASTM C877.
6. ALL PIPE SHALL BE CLASS III, MINIMUM UNLESS LOADING CONDITIONS CALL FOR STRONGER PIPE (I.e. HIGHER CLASS).
7. THE MINIMUM DEPTH OF COVER OVER THE CONCRETE PIPE SHALL BE AS DESIGNATED BY THE AMERICAN CONCRETE PIPE ASSOCIATION.

   8. MINIMUM DEPTH OF COVER STANDARDS FOR DUCTILE IRON AND CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO MANUFACTURER STANDARDS.
9. MANHOLES SHALL BE PRECAST CONCRETE OR CONCRETE BLOCK COATED WITH TWO (2) COATS OF PORTLAND CEMENT MORTAR OUTSIDE THE MANHOLE. MASONRY BRICK MAY BE USED TO MAKE VERTICAL ADJUSTMENT TO RIMS, AS LONG AS THE ADJUSTMENT ARE 12 INCHES OR LESS. IN ACIDIC SOLS, ALL MANUFACTURER'S INSTRUCTION.
10. IF PRECAST MANHOLE BARRELS AND CONES ARE USED, THEY SHALL CONFORM TO ASTM SPECIFICATION C478, WITH ROUND RUBBER GASKETED JOINTS, CONFORMING TO ASTM SPECIFICATION C923.

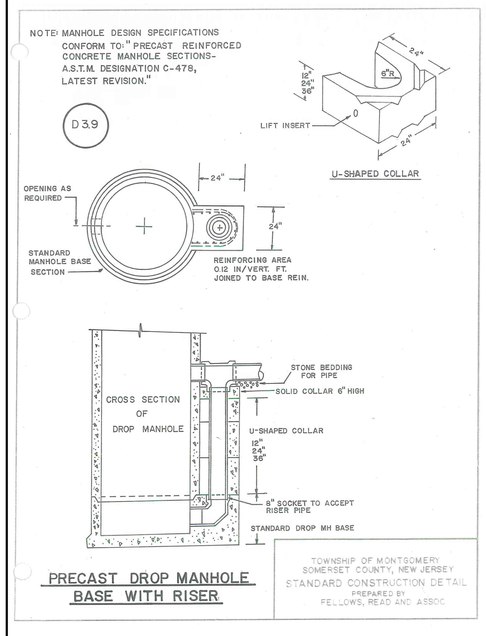


ITEM	DIMENSION A
MANHOLES	4 FT.
MANHOLES 5 FT. DIA.	5 FT.
MANHOLES 6 FT. DIA.	6 FT.



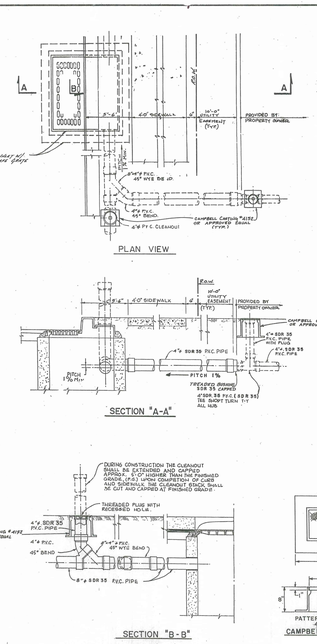
MANHOLE FRAME AND COVER

NOTES:
1. MANHOLE FRAME AND COVER SHALL BE MANUFACTURED BY CAMPBELL FOUNDRY CO. PATTERN No.1012A OR APPROVED EQUAL.
2. PRECAST MANHOLE SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. C478, "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS", LATEST REVISION.



PRECAST DROP MANHOLE BASE WITH RISER

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



D1.13

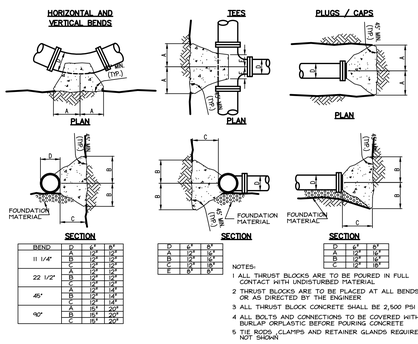
DRAINAGE DISCHARGE HEADER DETAIL

NO SCALE

TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
DRAINAGE DISCHARGE HEADER DETAIL
PREPARED BY
FELLOWS, READ AND ASSOC.
OCTOBER, 1987
REVISED FEB.,1988

WATER SUPPLY CONSTRUCTION NOTES

1. DUCTILE IRON PIPE, APPURTENANCES AND FITTINGS SHALL COMPLY WITH ANSI/AWWA C151/A21.51 (PIPE) AND ANSI/AWWA C110/A21.10 (FITTINGS) AND ANSI/AWWA C111/A21.11. THE EXTERIOR OF THE DUCTILE IRON PIPE SHALL BE COVERED WITH A COAL-TAR, EPOXY-TYPE COATING. IN AGGRESSIVE SOILS, DUCTILE IRON PIPE WRAPPED IN POLYETHYLENE, IN ACCORDANCE WITH ANSI/AWWA C105/A21.5, SHALL BE USED.



BEND	D	C	B	A
11 1/4°	A	6"	1'-0"	1'-0"
	B	6"	1'-0"	1'-0"
	C	6"	1'-0"	1'-0"
22 1/2°	A	6"	1'-0"	1'-0"
	B	6"	1'-0"	1'-0"
	C	6"	1'-0"	1'-0"
45°	A	6"	1'-0"	1'-0"
	B	6"	1'-0"	1'-0"
	C	6"	1'-0"	1'-0"
90°	A	6"	1'-0"	1'-0"
	B	6"	1'-0"	1'-0"
	C	6"	1'-0"	1'-0"

TEE	D	C	B	A
	A	6"	1'-0"	1'-0"
	B	6"	1'-0"	1'-0"
	C	6"	1'-0"	1'-0"

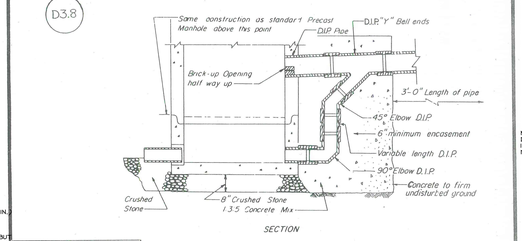
PLUG	D	C	B	A
	A	6"	1'-0"	1'-0"
	B	6"	1'-0"	1'-0"
	C	6"	1'-0"	1'-0"

NOTES:
1 ALL THRUST BLOCKS ARE TO BE POURED IN FULL CONTACT WITH UNDISTURBED MATERIAL
2 THRUST BLOCKS ARE TO BE PLACED AT ALL BENDS OR AS DIRECTED BY THE ENGINEER
3 ALL THRUST BLOCK CONCRETE SHALL BE 2,500 PSI (7IN.)
4 ALL BOLTS AND CONNECTIONS TO BE COVERED WITH BURLAP OR PLASTIC BEFORE POURING CONCRETE
5 TIE RODS ,CLAMPS AND RETAINER GLANDS REQUIRED BUT NOT SHOWN

THRUST BLOCK DETAILS

NOT TO SCALE

D3.8



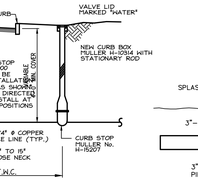
DROP MANHOLE WITH PRECAST BASE

Not to Scale

PREPARED BY
CPM ENGINEERS
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
STANDARD CONSTRUCTION DETAILS

FELLOWS, READ AND ASSOC., REVISED 3/5/85

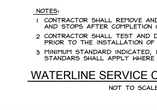
D3.15



D3.1

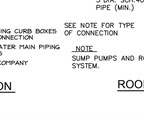
SECTION CONCRETE CRADLE

Not to Scale



SECTION CRUSHED STONE CRADLE

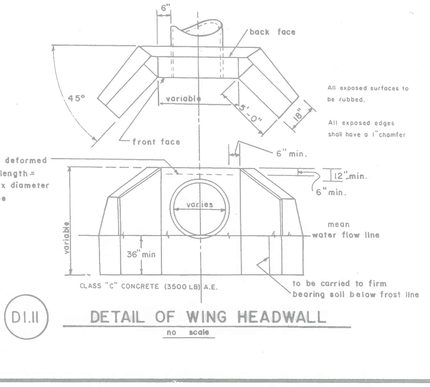
Not to Scale



SECTION CONCRETE ENCASEMENT

Not to Scale

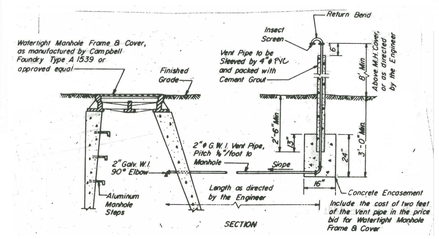
PREPARED BY
CPM ENGINEERS
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
STANDARD CONSTRUCTION DETAILS



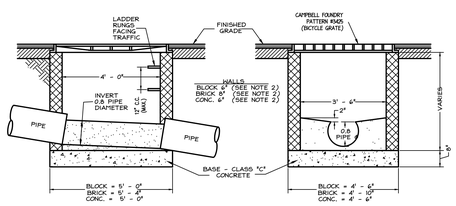
D1.11

DETAIL OF WING HEADWALL

no scale



WATERTIGHT MANHOLE FRAME AND COVER



FRONT SECTION

SIDE SECTION

NOTES:
1. PRECAST STRUCTURES MAY BE USED WITH PRIOR APPROVAL OF TOWNSHIP ENGINEER
2. STRUCTURES DEEPER THAN 8' CONSTRUCTED IN PLACE SHALL BE DOUBLE-WALLED, PRECAST UNITS PER MANUFACTURER.
3. PROVIDE (2) 6" DIA. BLOCKOUTS FOR CONNECTION OF UNDERDRAIN (IF DICTATED BY FIELD CONDITIONS.)

TYPE 'E' INLET DETAIL

NOT TO SCALE

NOTES:
1 CONTRACTOR SHALL REMOVE AND DISCARD EXISTING CURB BOXES AND STOPS AFTER COMPLETION OF SERVICE RECONNECTION
2 CONTRACTOR SHALL TEST AND DISINFECT THE WATER MAIN PIPING PRIOR TO THE INSTALLATION OF WATER SERVICES
3 MINIMUM STANDARD INDICATED, WATER UTILITY COMPANY STANDARDS SHALL APPLY WHERE DIFFERENT.

SEE NOTE FOR TYPE OF CONNECTION

NOTE
SUMP PUMPS AND ROOF LEADERS ARE TO BE TIED INTO THE STORM DRAINAGE SYSTEM.

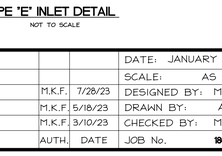
WATERLINE SERVICE CONNECTION

NOT TO SCALE

ROOF LEADER TIE-IN DETAIL

N.T.S.

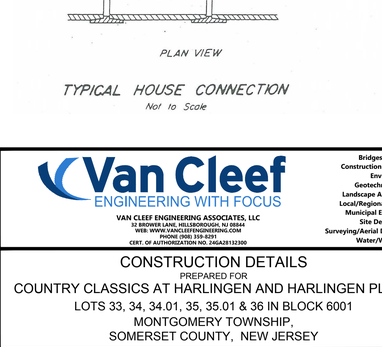
GALVANIZED SAFETY GRATE FOR 24" HEADWALL



MANHOLES, MANHOLES 5 FT. DIAMETER, MANHOLES 6 FT. DIAMETER

STANDARD STORM SEWER MANHOLE DETAIL

N.T.S.

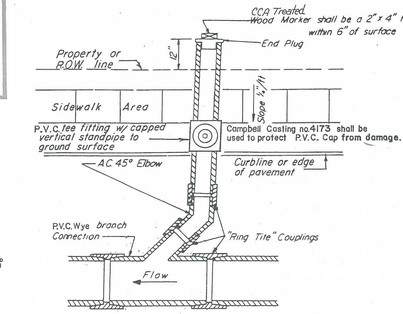


D3.4

STANDARD PRECAST MANHOLE

Scale: ¾"=1'-0"

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



TYPICAL HOUSE CONNECTION

Not to Scale

			DATE: JANUARY 17, 2023
			SCALE: AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	3/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

BY: Michael K. Ford
Michael K. Ford
New Jersey Professional Engineer
No. 34722

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

CONSTRUCTION DETAILS

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001

MONTGOMERY TOWNSHIP,

SOMERSET COUNTY, NEW JERSEY

11

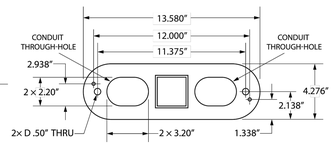
P:\Jobs\1805M_ENGI\DWG\HARLINGEN VILLAGE PLAN SET (8-18-23)\805M-DET-TYP BLDG.dwg, Taylor 7/28/2023 3:45:53 PM

Rectangle Pedestal
The rectangle pedestal slim installation is great for small spaces that may wish to expand in the future.

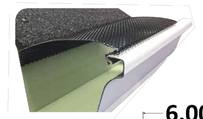
BLINK IQ 200 PEDESTAL SPECIFICATION

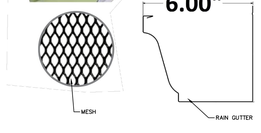
MODELS	RECTANGLE, SINGLE
Model Number	010210
Number of Supported Charging Stations	1
User Interface Height	48"
Pedestal Dimensions	56.04" H x 13.58" W x 4.28" D
Pedestal Weight (unpackaged)	TBD
Pedestal Weight (packaged)	TBD

RECTANGULAR PEDESTAL BASE HOLE PATTERN

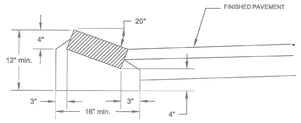


LEVEL 2 AC EV IQ 200 CHARGING STATION DETAIL
N.T.S.





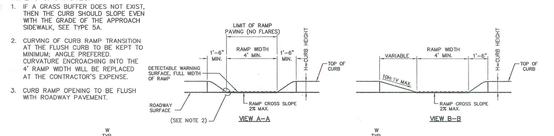
TYPICAL LEAF SCREEN DETAIL
N.T.S.
OR APPROVED EQUAL.

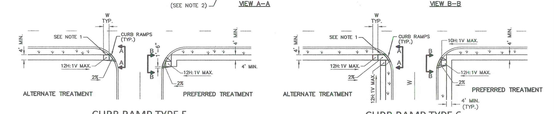


MOUNTABLE GRANITE CURB DETAIL
N.T.S.

TYPE 5 & 6 NOTES:
1. IF A GRASS BUFFER DOES NOT EXIST, THEN THE CURB SHOULD SLOPE EVEN WITH THE GRADE OF THE APPROACH SIDEWALK, SEE TYPE 5A.
2. CURVING OF CURB RAMP TRANSITION AT THE FLUSH CURB TO BE KEPT TO MINIMUM; ANGLE PREFERRED. CURVATURE ENCROACHING INTO THE 4' RAMP WIDTH WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT.

CR7

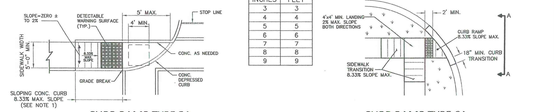




CURB RAMP TYPE 5
(CROSSING PARALLEL TO HIGHWAY ONLY)
(NO SIDEWALK ON SIDE STREETS)
N.T.S.

CURB RAMP TYPE 6
(CROSSING PARALLEL TO HIGHWAY ONLY)
N.T.S.

CURB RAMP TYPE 5 OR 6	
H INCHES	W FEET
3	3
4	4
5	5
6	6
7	7
8	8
9	9



CURB RAMP TYPE 5A
N.T.S.

CURB RAMP TYPE 6A
N.T.S.

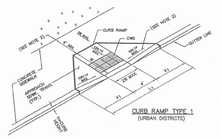
ACCESSABLE CURB RAMP, CROSSWALK DETAIL
NOT TO SCALE

NOTES (PER TOWNSHIP COMMENTS):
1. EACH ACCESSABLE CURB RAMP SHALL BE INDIVIDUALLY DESIGNED PRIOR TO CONSTRUCTION BY A N.J. LICENSED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL BY TOWNSHIP ENGINEER.

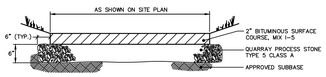
CR3

TYPE 1 NOTES:
1. THIS TYPE CAN ALSO BE UTILIZED AT CURB RETURNS.
2. IF A 4'x4' LANDING CANNOT BE PROVIDED, THEN THE MAXIMUM SLOPE ON THE FLARES IS 12H:1V (8.3%).
3. CONSTRUCTION OF THIS RAMP DIAGONAL TO AN INTERSECTION, REQUIRES APPROVAL OF THE ENGINEER.

CURB RAMP TYPE 1			
H INCHES	FLARE FLT1	FLARE FLT2	W
3	5.5	11.5	3
4	5.5	11.5	4
5	5.5	11.5	5
6	5.5	11.5	6
7	5.5	11.5	7
8	5.5	11.5	8

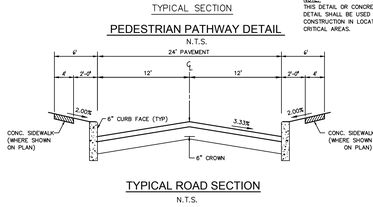


CURB RAMP TYPE 1 DETAILS
N.T.S.

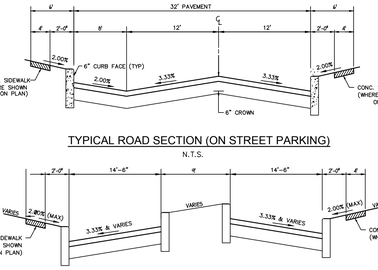


NOTE:
THIS DETAIL OR CONCRETE SIDEWALK DETAIL SHALL BE USED FOR PATHWAY CONSTRUCTION IN LOCATIONS BEYOND CRITICAL AREAS.

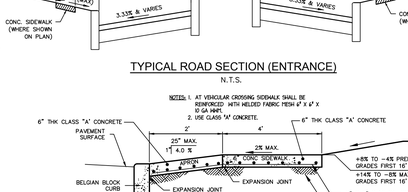
PEDESTRIAN PATHWAY DETAIL
N.T.S.



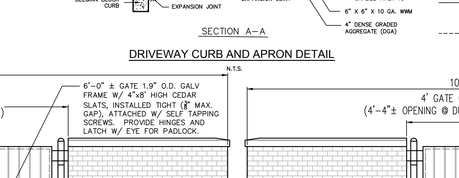
PROPERTY ENTRANCE SIGN
N.T.S.



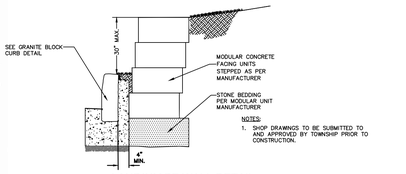
TYPICAL ROAD SECTION
N.T.S.



TYPICAL ROAD SECTION (ON STREET PARKING)
N.T.S.

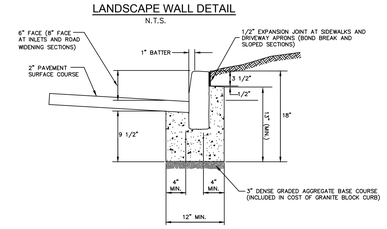


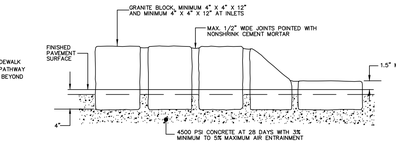
TYPICAL ROAD SECTION (ENTRANCE)
N.T.S.



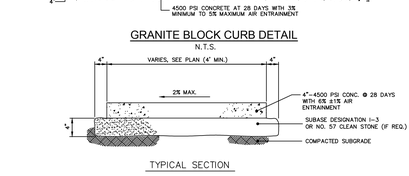
NOTES:
1. SHOP DRAWINGS TO BE SUBMITTED TO AND APPROVED BY TOWNSHIP PRIOR TO CONSTRUCTION.

LANDSCAPE WALL DETAIL
N.T.S.



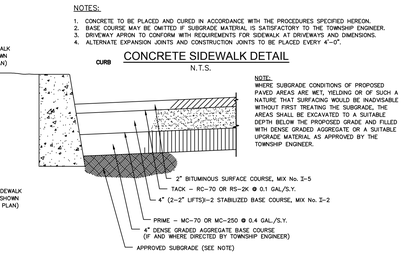


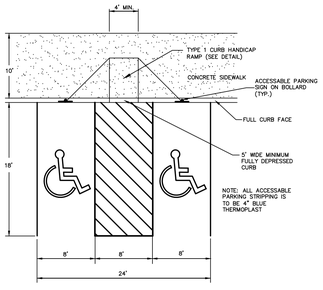
GRANITE BLOCK CURB DETAIL
N.T.S.



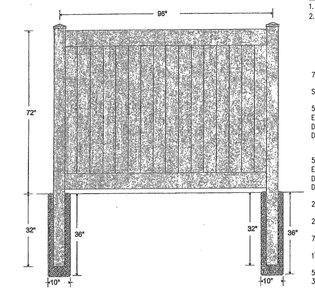
NOTES:
1. CONCRETE TO BE PLACED AND CURED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED HEREON.
2. BASE COURSE MAY BE OMITTED IF SUBGRADE MATERIAL IS SATISFACTORY TO THE TOWNSHIP ENGINEER.
3. DRIVEWAY APRON TO CONFORM WITH REQUIREMENTS FOR SIDEWALK AT DRIVEWAYS AND DIMENSIONS.
4. ALTERNATE EXPANSION JOINTS AND CONSTRUCTION JOINTS TO BE PLACED EVERY 4'–0".

CONCRETE SIDEWALK DETAIL
N.T.S.





ACCESSABLE PARKING SPACE DETAIL
N.T.S.



6' HIGH PVC PRIVACY FENCE DETAIL
N.T.S.

NOTES:
1. FENCE SHALL BE WHITE PVC.
2. FENCE WILL BE PERMITTED AT GRADE AS WELL AS ON THE PATIO (OPT.) EXTENDING A MAXIMUM 16 FEET OUT FROM THE UNIT.

72" TALL PVC FENCE

SPECIFICATIONS:

5"x5"x106" TERMINAL POST WITH FLAT EXTERIOR POST CAP 10" POST FOOTING DIAMETER AND 36" POST FOOTING DEPTH.

5"x5"x106" LINE POST WITH FLAT EXTERIOR POST CAP 10" POST FOOTING DIAMETER AND 36" POST FOOTING DEPTH.

2"X7" TOP RAIL DECO

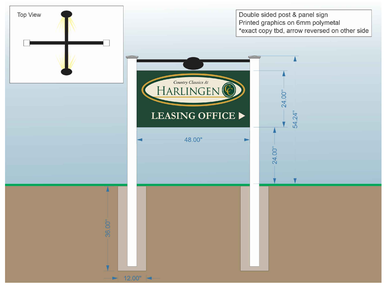
2"X7" BOTTOM RAIL DECO

7/8"X7" PICKET T&G

1"X1.5" U CHANNEL

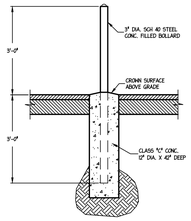
5X5 POSTS WITH TRADITIONAL CAPS 32" DEEP IN CONCRETE

THE LINE POST SPACING IS 96" O.C.

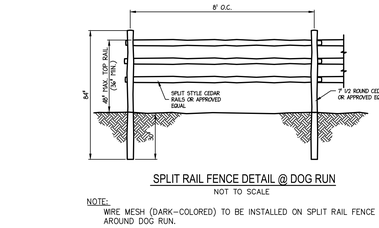


APARTMENT ENTRANCE SIGN
N.T.S.

SIGN LIGHTING NOTES:
1. LIGHT TO BE MOUNTED AT THE TOP OF THE SIGNS AND POINTED DOWN. SHIELDS TO BE ADDED WHERE POSSIBLE TO DIRECT LIGHTING ONTO THE SIGN AND TO MINIMIZE ANY SPILLOVER TO SURROUNDING AREAS.
2. THE LIGHTING SHALL UTILIZE A COLOR TEMPERATURE THAT IS NO GREATER THAN 3000 K.
3. THESE NOTES SHALL APPLY TO BOTH THE APARTMENT ENTRANCE SIGN AND THE PROPERTY ENTRANCE SIGN.



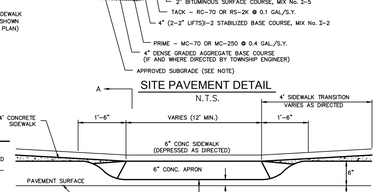
STANDARD BOLLARD DETAIL
NOT TO SCALE



SPLIT RAIL FENCE DETAIL @ DOG RUN
NOT TO SCALE

NOTE:
WIRE MESH (DARK–COLORED) TO BE INSTALLED ON SPLIT RAIL FENCE AROUND DOG RUN.

SECTION A–A



SITE PAVEMENT DETAIL
N.T.S.

ELEVATION

NOTES
1. ANY BINS OR CONTAINERS USED FOR THE COLLECTION OF TRASH AND RECYCLABLE MATERIALS MUST BE APPROVED BY THE SANITATION PURVEYOR.
2. SIGNS INDICATING ACCEPTABLE RECYCLABLE MATERIALS MUST BE APPROVED BY THE SANITATION PURVEYOR.

ELEVATION

SIDE

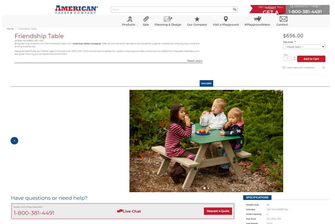
DUMPSTER ENCLOSURE W/MAN GATE DETAIL
N.T.S.

CONSTRUCTION NOTES
1. ALL SITE CONCRETE WITHIN THREE FEET OF FINISHED GRADE SHOULD BE 4500 P.S.I. AT 28 DAYS WITH 6% AIR ENTRAINMENT.

"Plans, details, and calculations for the proposed tot lot shall be provided to the municipal engineer for review and approval prior to any materials being ordered and any construction being performed. Space in the tot lot shall be provided for 2-5 year and 6-12 year age groups. All construction shall be performed in accordance with Consumer Product Safety Commission (CPSC) and American Society of Testing Materials (ASTM) requirements."

TOT LOT PLAY EQUIPMENT DETAIL
N.T.S.
AMERICAN PARKS COMPANY OR APPROVED EQUAL.

TOT LOT SEE-SAW BOUNCER DETAILS
N.T.S.
AMERICAN PARKS COMPANY OR APPROVED EQUAL.



TOT LOT FRIENDLY TABLE DETAIL
N.T.S.

TOT LOT PLAY SPRING RIDER DETAILS
N.T.S.
AMERICAN PARKS COMPANY OR APPROVED EQUAL.

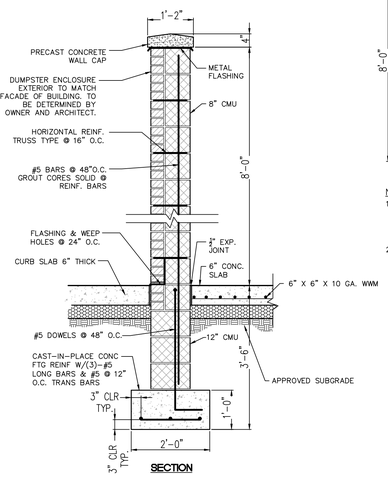
HORSE SPRING RIDER | DOLPHIN SPRING RIDER | TRUCK SPRING RIDER

TerraBound Elite Dog Waste Station

Product Summary

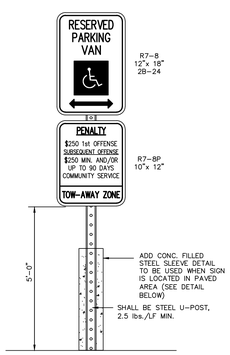
The TerraBound Elite Dog Waste Station is available with a Single Pull® or Roll Bag dispenser system & lidded, 11 gallon aluminum can. This waste station is constructed from commercial grade aluminum and powder coated in forest green.

DOG WASTE STATION DETAIL
N.T.S.



RESERVED PARKING VAN
R7–8
12"x 18"
2B–24

PENALTY
$250 1st OFFENSE
SUBSEQUENT OFFENSE
$250 MIN. AND/OR UP TO 90 DAYS COMMUNITY SERVICE
TOW–AWAY ZONE
R7–8P
10"x 12"



ACCESSIBLE PARKING SIGN ON BOLLARD DETAIL
N.T.S.

			DATE: JANUARY 17, 2023
			SCALE: AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	3/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

BY: Michael K. Ford
Michael K. Ford
New Jersey Professional Engineer
No. 34722

F.BK. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

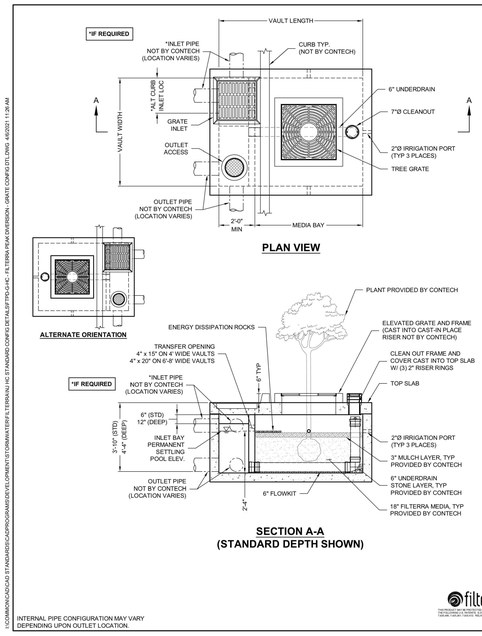
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

CONSTRUCTION DETAILS

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

12

FILE No. 6482-X-CONDET



FTPD-G-HC STANDARD HEIGHT CONFIGURATION

DESIGNATION (OPTIONS: -P)	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (W x L)	WEIR LENGTH/ MAX CURB OPENING	*MAX BYPASS FLOW (CFS)	GRATE INLET/ OUTLET ACCESS SIZE	TREE GRATE QTY & SIZE
FTPD0404-G-HC	N/A CA	4 x 4	4 x 6	1'-8"	1.4	12"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0404S-G-HC	CA ONLY	4 x 4.5	4 x 6.5	1'-8"	1.4	12"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0406-G-HC	N/A DE, MD, NJ, PA, VA, WV	4 x 6	4 x 8	1'-8"	1.4	12"SQ/12"Ø	(1) 3' x 3'
FTPD045058-G-HC	DE, MD, NJ, PA, VA, WV ONLY	4.5 x 5.83	4.5 x 7.83	1'-8"	1.4	12"SQ/12"Ø	(1) 3' x 3'
FTPD0604-G-HC	ALL	6 x 4	6 x 6	1'-8"	1.4	24"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0606-G-HC	ALL	6 x 6	6 x 8	1'-8"	1.4	24"SQ/12"Ø	(1) 3' x 3'
FTPD0608-G-HC	ALL	6 x 8	6 x 10	1'-8"	1.4	24"SQ/12"Ø	(1) 4' x 4'
FTPD0610-G-HC	ALL	6 x 10	6 x 12	1'-8"	1.4	24"SQ/12"Ø	(1) 4' x 4'
FTPD0710-G-HC	ALL	7 x 10	7 x 13	2'-6"	2.1	24"SQ/24"Ø	(1) 4' x 4'
FTPD0810S-G-HC	ALL	8 x 10.5	8 x 14	3'-0"	2.5	24"SQ/24"Ø	(1) 4' x 4'
FTPD0812S-G-HC	N/A OR, WA	8 x 12.5	8 x 16	3'-0"	2.5	24"SQ/24"Ø	(2) 4' x 4'
FTPD0911S-G-HC	OR, WA ONLY	9 x 11.5	9 x 15	3'-0"	2.5	24"SQ/24"Ø	(2) 4' x 4'

N/A = NOT AVAILABLE

FTPD-GD-HC DEEP OPTION CONFIGURATION

DESIGNATION (OPTIONS: -P)	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (W x L)	WEIR LENGTH/ MAX CURB OPENING	*MAX BYPASS FLOW (CFS)	GRATE INLET/ OUTLET ACCESS SIZE	TREE GRATE QTY & SIZE
FTPD0404-GD-HC	N/A CA	4 x 4	4 x 6	1'-8"	4.6	12"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0404S-GD-HC	CA ONLY	4 x 4.5	4 x 6.5	1'-8"	4.6	12"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0406-GD-HC	N/A DE, MD, NJ, PA, VA, WV	4 x 6	4 x 8	1'-8"	4.6	12"SQ/12"Ø	(1) 3' x 3'
FTPD045058-GD-HC	DE, MD, NJ, PA, VA, WV ONLY	4.5 x 5.83	4.5 x 7.83	1'-8"	4.6	12"SQ/12"Ø	(1) 3' x 3'
FTPD0604-GD-HC	ALL	6 x 4	6 x 6	1'-8"	4.6	24"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0606-GD-HC	ALL	6 x 6	6 x 8	1'-8"	4.6	24"SQ/12"Ø	(1) 3' x 3'
FTPD0608-GD-HC	ALL	6 x 8	6 x 10	1'-8"	4.6	24"SQ/12"Ø	(1) 4' x 4'
FTPD0610-GD-HC	ALL	6 x 10	6 x 12	1'-8"	4.6	24"SQ/12"Ø	(1) 4' x 4'
FTPD0710-GD-HC	ALL	7 x 10	7 x 13	2'-6"	6.8	24"SQ/24"Ø	(1) 4' x 4'
FTPD0810S-GD-HC	ALL	8 x 10.5	8 x 14	3'-0"	8.2	24"SQ/24"Ø	(1) 4' x 4'
FTPD0812S-GD-HC	N/A OR, WA	8 x 12.5	8 x 16	3'-0"	8.2	24"SQ/24"Ø	(2) 4' x 4'
FTPD0911S-GD-HC	OR,WA ONLY	9 x 11.5	9 x 15	3'-0"	8.2	24"SQ/24"Ø	(2) 4' x 4'

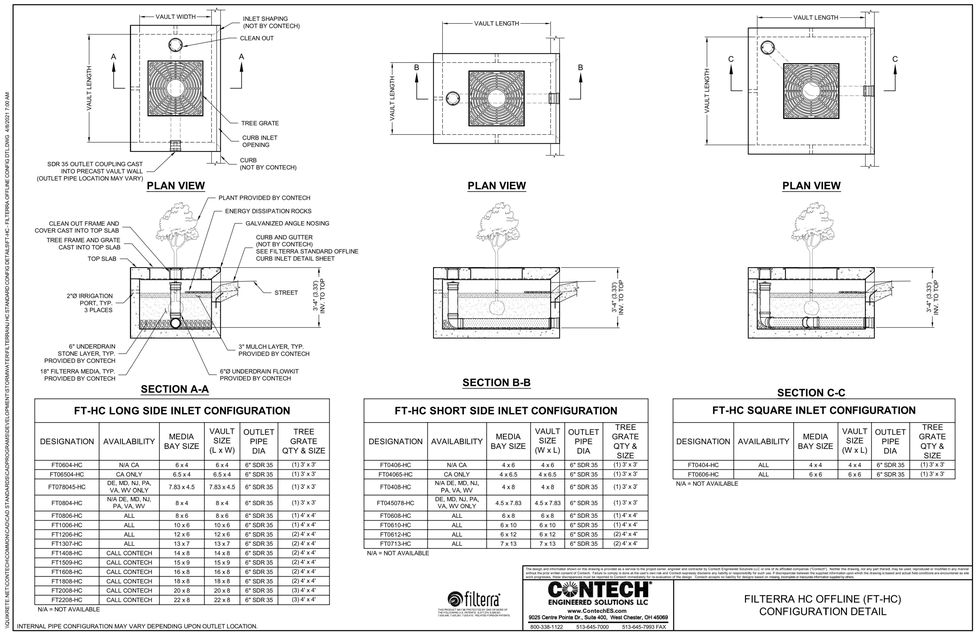
N/A = NOT AVAILABLE

*MAX BYPASS FLOW IS INTERNAL WEIR FLOW . SITE SPECIFIC ANALYSIS IS REQUIRED TO DETERMINE GRATE INLET FLOW CAPACITY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

FILTERRA HC PEAK DIVERSION - GRATE (FTPD-G-HC) CONFIGURATION DETAIL

MTD DETAILS
N.T.S.



FT-HC LONG SIDE INLET CONFIGURATION

DESIGNATION	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (L x W)	OUTLET PIPE DIA	TREE GRATE QTY & SIZE
FT0604-HC	N/A CA	6 x 4	6 x 4	6" SDR 35	(1) 3' x 3'
FT0604S-HC	CA ONLY	6.5 x 4	6.5 x 4	6" SDR 35	(1) 3' x 3'
FT078045-HC	DE, MD, NJ, PA, VA, WV ONLY	7.83 x 4.5	7.83 x 4.5	6" SDR 35	(1) 3' x 3'
FT0804-HC	N/A DE, MD, NJ, PA, VA, WV	8 x 4	8 x 4	6" SDR 35	(1) 3' x 3'
FT0806-HC	ALL	8 x 6	8 x 6	6" SDR 35	(1) 4' x 4'
FT1006-HC	ALL	10 x 6	10 x 6	6" SDR 35	(1) 4' x 4'
FT1206-HC	ALL	12 x 6	12 x 6	6" SDR 35	(2) 4' x 4'
FT1307-HC	ALL	13 x 7	13 x 7	6" SDR 35	(2) 4' x 4'
FT1408-HC	CALL CONTECH	14 x 8	14 x 8	6" SDR 35	(2) 4' x 4'
FT1509-HC	CALL CONTECH	15 x 9	15 x 9	6" SDR 35	(2) 4' x 4'
FT1608-HC	CALL CONTECH	16 x 8	16 x 8	6" SDR 35	(2) 4' x 4'
FT1808-HC	CALL CONTECH	18 x 8	18 x 8	6" SDR 35	(2) 4' x 4'
FT2008-HC	CALL CONTECH	20 x 8	20 x 8	6" SDR 35	(3) 4' x 4'
FT2208-HC	CALL CONTECH	22 x 8	22 x 8	6" SDR 35	(3) 4' x 4'

N/A = NOT AVAILABLE

FT-HC SHORT SIDE INLET CONFIGURATION

DESIGNATION	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (W x L)	OUTLET PIPE DIA	TREE GRATE QTY & SIZE
FT0406-HC	N/A CA	4 x 6	4 x 6	6" SDR 35	(1) 3' x 3'
FT0406S-HC	CA ONLY	4 x 6.5	4 x 6.5	6" SDR 35	(1) 3' x 3'
FT0408-HC	N/A DE, MD, NJ, PA, VA, WV	4 x 8	4 x 8	6" SDR 35	(1) 3' x 3'
FT045078-HC	DE, MD, NJ, PA, VA, WV ONLY	4.5 x 7.83	4.5 x 7.83	6" SDR 35	(1) 3' x 3'
FT0608-HC	ALL	6 x 8	6 x 8	6" SDR 35	(1) 4' x 4'
FT0610-HC	ALL	6 x 10	6 x 10	6" SDR 35	(1) 4' x 4'
FT0612-HC	ALL	6 x 12	6 x 12	6" SDR 35	(2) 4' x 4'
FT0713-HC	ALL	7 x 13	7 x 13	6" SDR 35	(2) 4' x 4'

N/A = NOT AVAILABLE

FT-HC SQUARE INLET CONFIGURATION

DESIGNATION	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (W x L)	OUTLET PIPE DIA	TREE GRATE QTY & SIZE
FT0404-HC	ALL	4 x 4	4 x 4	6" SDR 35	(1) 3' x 3'
FT0606-HC	ALL	6 x 6	6 x 6	6" SDR 35	(1) 3' x 3'

N/A = NOT AVAILABLE

INTERNAL PIPE CONFIGURATION MAY VARY DEPENDING UPON OUTLET LOCATION.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

FILTERRA HC OFFLINE (FT-HC) CONFIGURATION DETAIL

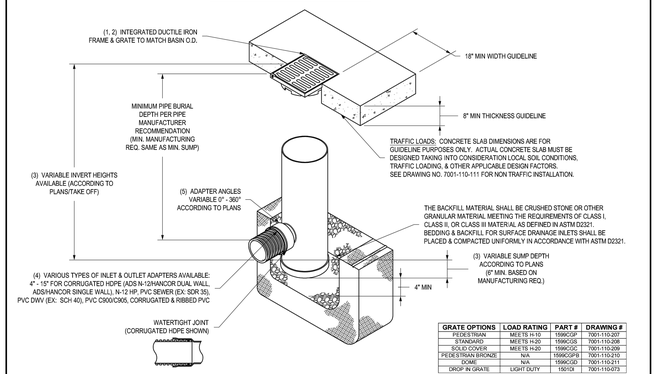
MTD DETAILS
N.T.S.

NOTE:
1. CONTECH FILTERRA MANUFACTURED TREATMENT DEVICES TO BE PLANTED IN ACCORDANCE WITH BELOW PLANT LIST

COMMON NAME	LATIN NAME	PLAT TYPE	MATURE HEIGHT	MATURE SPREAD	NATIVITY
APPALACHIAN SEDGE	CAREX APPALACHICA	GRASS/SEDGE	6"	12"-18"	E-US

2. THE SPECIES LISTED IS DROUGHT TOLERANT AND HAS APPLICABILITY TO BIORETENTION DUE TO SHALLOW ROOT ZONES.
3. FOR SPECIES NOT LISTED, PLEASE CONTACT CONTECH FOR SUITABILITY.
4. MATURE HEIGHT AND SPREAD TO NOT REFLECT PLAT SIZE AT PLANTING / SYSTEM ACTIVATION. CONTACT CONTECH FOR INFORMATION ON AVAILABLE SIZES AT ACTIVATION.
5. ALL PLANTS UTILIZED IN FILTERRA SYSTEMS SHALL BE CONTAINER GROWN IN CONTAINERS NOT TO EXCEED 15 GALLONS.

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1599CGP	7001-110-207
STANDARD	MEETS H-20	1599CGS	7001-110-208
SOLID COVER	MEETS H-20	1599CGC	7001-110-209
PEDESTRIAN BRONZE	N/A	1599CGPB	7001-110-210
DOME	N/A	1599CGD	7001-110-211
DROP IN GRATE	LIGHT DUTY	15D10	7001-110-073

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NIDESED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

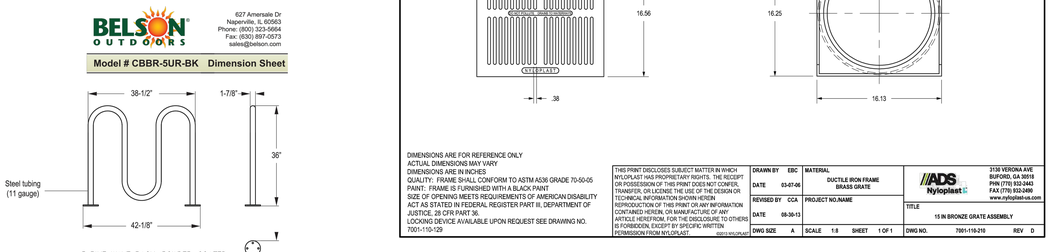
DRAWN BY	EBC	MATERIAL	
DATE	03-30-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-190 REV E

YARD INLET DETAIL
N.T.S.



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: FRAME SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: FRAME IS FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-129

DRAWN BY	EBC	MATERIAL	DUCTILE IRON FRAME BRASS GRATE
DATE	03-07-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-30-13		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
15 IN BRONZE GRATE ASSEMBLY

DWG NO. 7001-110-210 REV D

YARD INLET GRATE DETAIL
N.T.S.

BELSON OUTDOORS
627 Amersale Dr
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # CBBR-5UR-BK Dimension Sheet

BIKE RACK DETAIL
N.T.S.

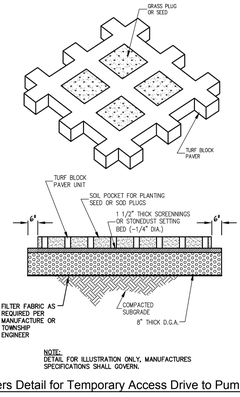
01 BEST OUTDOOR KITCHEN AND GRILL FOR SUMMER BACKYARD IDEAS

PUBLISHED APRIL 11, 2019 AT 1539 × 1024 IN 95 BEST OUTDOOR KITCHEN AND GRILL FOR SUMMER BACKYARD IDEAS

NOTE: OR APPROVED EQUAL
01 best outdoor kitchen and grill for summer backyard ideas

GRILL DETAIL
N.T.S.

CLASSIC ADIRONDACK CHAIR DETAIL
N.T.S.



NOTE:
DETAIL FOR ILLUSTRATION ONLY, MANUFACTURES SPECIFICATIONS SHALL GOVERN.

Grass Pavers Detail for Temporary Access Drive to Pump Station

NOT TO SCALE

			DATE: JANUARY 17, 2023
			SCALE: AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	3/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

BY: Michael K. Ford
Michael K. Ford
New Jersey Professional Engineer
No. 34722

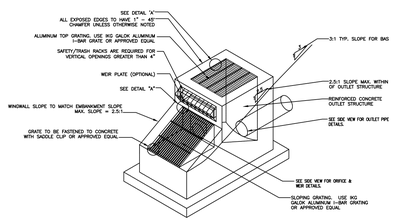
Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

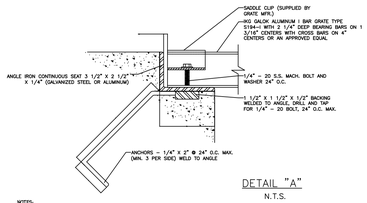
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

CONSTRUCTION DETAILS
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

13

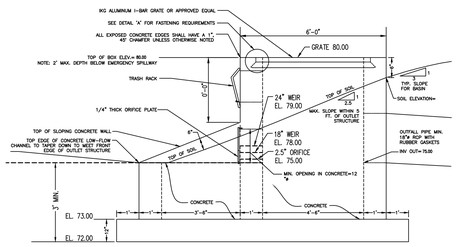
F.Bk. Pg.





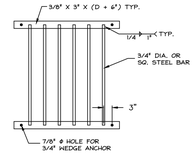
DETAIL "A"
N.T.S.

NOTES:
1. STRUCTURAL CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE COUNTY ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. THE MINIMUM WALL THICKNESS SHALL BE 12" TO FACILITATE THE PLACEMENT OF CONCRETE.
3. ALL CONSTRUCTION JOINTS ARE TO BE WATERTIGHT. ALL PIPES, STUBS, AND/OR FITTINGS ARE TO BE CAST MONOLITHICALLY IN THE STRUCTURE.



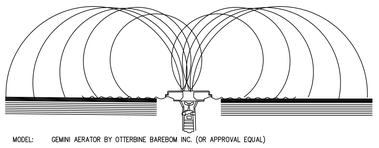
COUNTY OUTLET CONTROL STRUCTURE SIDE VIEW
NOT TO SCALE

OUTLET STRUCTURE DETAILS
N.T.S.



NOTES:
1. ENTIRE TRASH RACK FRAME TO BE HOT-DIPPED GALVANIZED AFTER WELDING.
2. CENTER TO CENTER SPACING BETWEEN BARS SHALL BE 2" FOR ORIFICES AND 4" FOR WEIRS.

RECTANGULAR TRASH RACK DETAIL
N.T.S.



MODEL: GEMINI AERATOR BY OTTERBINE BAREBOM INC. (OR APPROVAL EQUAL)

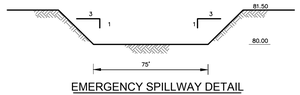
DESIGN NOTE: 1.5 HP PER ACRE OF POND SURFACE (USE ONE 1.5 HP AERATOR FOR EACH POND)

NOTES:
1. INSTALL PRODUCT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. REPORT ANY DISCREPANCIES TO OWNER PRIOR TO INSTALLATION.
3. ALL ELECTRICAL INSTALLATION IS TO MEET LOCAL BUILDING CODES.

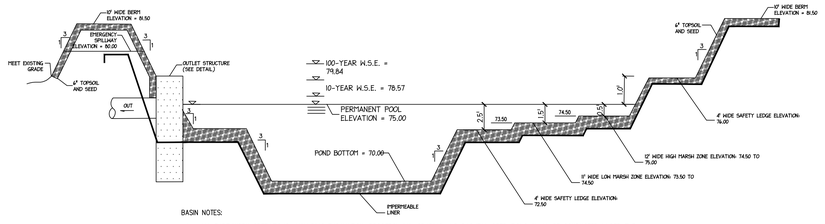
AERATOR DETAIL
N.T.S.

AERATOR MAINTENANCE SCHEDULE:

NOV. 1– REMOVE AERATOR. CLEAN AERATOR AND DRAIN OIL. REMOVE FILTER.
APRIL 1– REPLACE OIL. INSTALL CLEAN, NEW FILTER. BEGIN OPERATION.



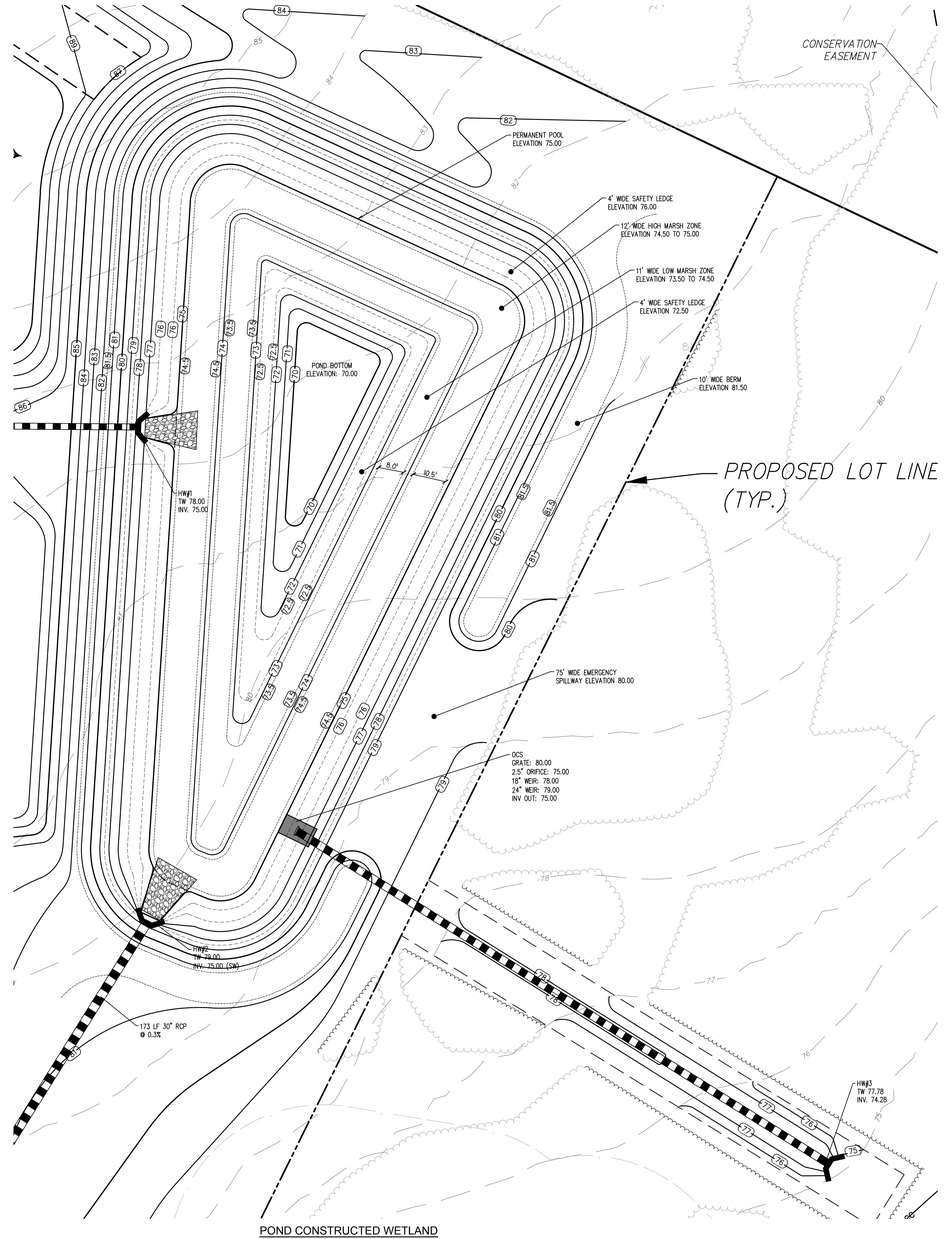
EMERGENCY SPILLWAY DETAIL
N.T.S.



BASIN NOTES:

1. ALL EARTHWORK OPERATIONS, INCLUDING EXCAVATION, PROOFROLLING, GRADING AND BACKFILL OPERATIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
2. FILL MATERIAL AND LINER INSTALLATION SHALL BE INSPECTED, APPROVED BY, AND INSTALLED UNDER THE SUPERVISION OF A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
3. THE FILL MATERIAL TO BE UTILIZED FOR THE BERM/EMBANKMENT AT THE WET POND SHALL BE AS FOLLOWS: THE BERM SHALL BE CONSTRUCTED WITH SOIL FILL THAT HAS AN IN-SITU PERMEABILITY NO GREATER THAN 0.4 IN/HR. THE BERM/EMBANKMENT FILL SHALL BE PLACED IN 12 INCH LAYERS AND COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR DENSITY (ASTM D-1557). EACH LIFT SHALL BE INSPECTED, TESTED, AND APPROVED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS.
4. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SOIL CONDITIONS ENCOUNTERED IN THE FIELD DIFFER FROM WHAT IS SHOWN HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.
5. ALL SUBMERGED PIPES INTO OR OUT OF A WET POND SHALL BE CONSTRUCTED USING WATERTIGHT JOINTS. REINFORCED CONCRETE PIPE JOINTS SHALL MEET ASTM C361 OR C443, PLASTIC PIPE JOINTS SHALL MEET ASTM D3212 AND DUCTILE IRON PIPE JOINTS SHALL CONFORM TO ANSI/AWWA C111/A21.11. ALL LATEST EDITIONS. HDPE PIPE SHALL NOT BE UTILIZED IN SUBMERGED CONDITIONS.
6. CLAY MATERIALS ARE NOT TO BE PLACED DIRECTLY AGAINST COARSE GRAINED DEPOSITS. THE SITE GEOTECHNICAL ENGINEER SHALL APPROVE ALL SUBGRADES PRIOR TO CLAY PLACEMENT.
7. GROUNDWATER SHALL BE CONTROLLED BY THE CONTRACTOR AT ALL TIMES.
8. EXACT SIZE AND LOCATION OF EMERGENCY DRAWDOWN PIPE SHALL BE DETERMINED UPON BUILDING CONSTRUCTION APPLICATION.
9. A PORTABLE PUMP SHALL BE UTILIZED FOR DRAWDOWN OF ANY VOLUME CONTAINED BELOW THE OUTLET STRUCTURE INVERT.

POND CONSTRUCTED WETLAND CROSS SECTION
N.T.S.



POND CONSTRUCTED WETLAND
SCALE: 1"=20'

GRAPHIC SCALE
20' 0' 10' 20' 40' 60'
SCALE: 1" = 20'
VERICAL DATUM: NAVD 88

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_04-06_12(UTILITY-GRADING-BASIN-RAMP)-1.DWG

			DATE:	JANUARY 17, 2023
			SCALE:	AS SHOWN
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY:	A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
12 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

POND CONSTRUCTED WETLAND DETAILS

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

F.Bk. Pg.
FILE No. 6482-X

GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL PLANS

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS
3. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAT 3:1)
8. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6'PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
18. HYDRO SEEDING IS A TWO- STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.

BASIN COMPACTION NOTES

1. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED IN ACCORDANCE WITH ABOVE.
3. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP ENSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
4. SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (6" TO 12") AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN PLANNED PERVIOUS AREAS TO ENHANCE THE INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLE, IRRIGATION SYSTEMS, ETC.).
5. TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR OVER-SIZED TIRES RATHER THAN THE NORMAL RUBBER TIRES,. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
6. FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE-VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO BREAKUP CLOGGED SURFACE LAYERS FOLLOWED BY RE-GRADING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY. SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY. THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RE-TILLED AND DISTURBED VEGETATION REPLANTED.

Soil De-compaction and Testing Requirements Soil Compaction Testing Requirements

1. Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
2. Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan with one (1) test per 1/2 acre.
3. Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction mitigation verification form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

A. Probing Wire Test (see detail)
B. Hand-held Penetrometer Test (see detail)
C .Tube Bulk Density Test (licensed professional engineer required)
D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

AGRONOMIC RECOMMENDATIONS

SEED, FERTILIZE, LIME AND TOPSOIL (IF REQUIRED) ALL SCALPED AREAS IMMEDIATELY AFTER FINISHED GRADING IS COMPLETED. LIME AND FERTILIZE RECOMMENDATIONS ARE AS FOLLOWS OR ACCORDING TO RESULTS OF SOIL TESTS:

A. FERTILIZER TO BE APPLIED AT THE RATE OF 500 LBS. PER ACRE, 10-20-10.

B. TEMPORARY SEEDING:
LIME: 2 TONS PER ACRE GROUND AREA
FERTILIZER: 500 LBS. PER ACRE 10-20-10
SEED: USE THE FOLLOWING SEED MIXTURE(S) AND RATES BASED ON TIME OF YEAR:
- EARLY SPRING/LATE SUMMER TO EARLY FALL
  100 % PERENNIAL RYEGRASS
  RATE = 100 LBS/ACRE
- LATE FALL
  100 % CEREAL RYE
  RATE = 112 LBS/ACRE
- MID-SUMMER
  40 % PEARL MILLET
  40 % MILLET (GERMAN OR HUNGARIAN)
  20 % WEEPING LOVEGRASS
  RATE = 100 LBS/ACRE

C. PERMANENT SEEDING: (TO BE APPLIED DURING PERIODS OF 3/01 - 11/15, TEMPORARY SEEDING TO BE APPLIED ALL OTHER TIMES OF THE YEAR)
LIME: 2 TONS PER ACRE GROUND AREA
FERTILIZER: 500 LBS. PER ACRE 10-20-10
SEED: LAWNS - QUALITY SUN AND SHADE
45 % PERENNIAL RYEGRASS*
20 % CHEWING FESCUE
20 % CREEPING RED FESCUE
15 % KENTUCKY BLUEGRASS
(* INCLUDE AT LEAST TWO DIFFERENT VARIETIES IN MIX)
RATE = 200 LBS/ACRE

MINIMUM STABILIZATION REQUIREMENTS

I. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING AND MAINTENANCE. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.

B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS.

II. SEEDBED PREPARATION

A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITE OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	LBS./1,000 SQ. FT.
CLAY, CLAY LOAM AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.

B. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

C. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

ACID SOIL CONDITIONS

SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE SEEDBED PREPARATION. THE ADDED SOIL SHALL BE LIMED AS ABOVE.

III. SEEDING

A. SEE AGRONOMIC RECOMMENDATIONS OR USE MIXTURE RECOMMENDED BY THE COOPERATIVE EXTENSION SERVICE OR SOIL CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT.

B. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. THE LATTER MAY BE JUSTIFIABLE FOR LARGE, STEEP AREAS WHERE CONVENTIONAL VEHICLES CANNOT TRAVEL. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/2 INCH DEEPER ON COARSE TEXTURED SOIL.

C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

IV. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. (THE EXISTENCE OF SATISFACTORY PERMANENT VEGETATION AT THE TIME OF PROJECT OR UNIT COMPLETION SHALL BE DEEMED AS COMPLIANCE WITH THIS MULCHING REQUIREMENT).

A. MULCH MATERIALS SHOULD BE UNROTTED SMALL GRAINS OF STRAW, HAY FREE OF SEEDS OR SALT HAY TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION MUST BE DOUBLE THE LOWER RATE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MATERIAL.

B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75 PERCENT TO 95 PERCENT OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

C. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES AND COSTS.

1. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
3. CRIMPER (MULCH ANCHORING TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC-HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS - MAYBE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCHES.
   A. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
   B. USE OF THE FOLLOWING:
   SYNTHETIC OR ORGANIC BINDERS - BINDERS SUCH AS CURASOL, DCA-70, PETRO-SET AND TERRA-TACK MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS.

   NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

   C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

V. IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS DEFICIENT AND MULCH IS NOT USED, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

VI. TOPDRESSING*

A. SPRING SEEDINGS WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15.

B. FALL SEEDINGS WILL REQUIRE THE ABOVE BETWEEN MARCH 15 AND MAY 1.

C. MIXTURES DOMINATED BY WEEPING LOVEGRASS OR LEGUMES MAY NOT NEED TOPDRESSING.

D. BERMUDAGRASS SHOULD BE TOPDRESSED BEFORE AUGUST 15.

*IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION TO SUGGESTED FERTILIZER, THIS FOLLOW-UP OF TOPDRESSING IS NOT MANDATORY).

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils **prior to the application of topsoil** (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
2. Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.
3. **Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

A. Probing Wire Test (see detail)
B. Hand-held Penetrometer Test (see detail)
C. Tube Bulk Density Test (licensed professional engineer required)
D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth)
or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

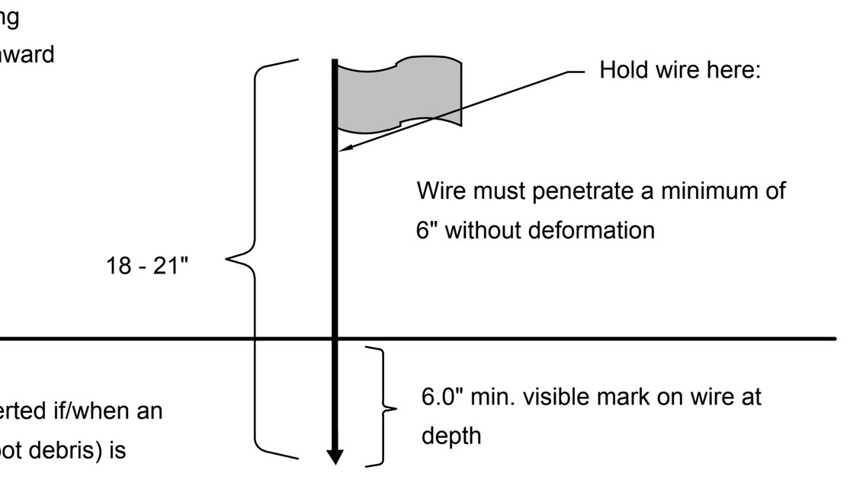
Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

Simplified Testing Methods

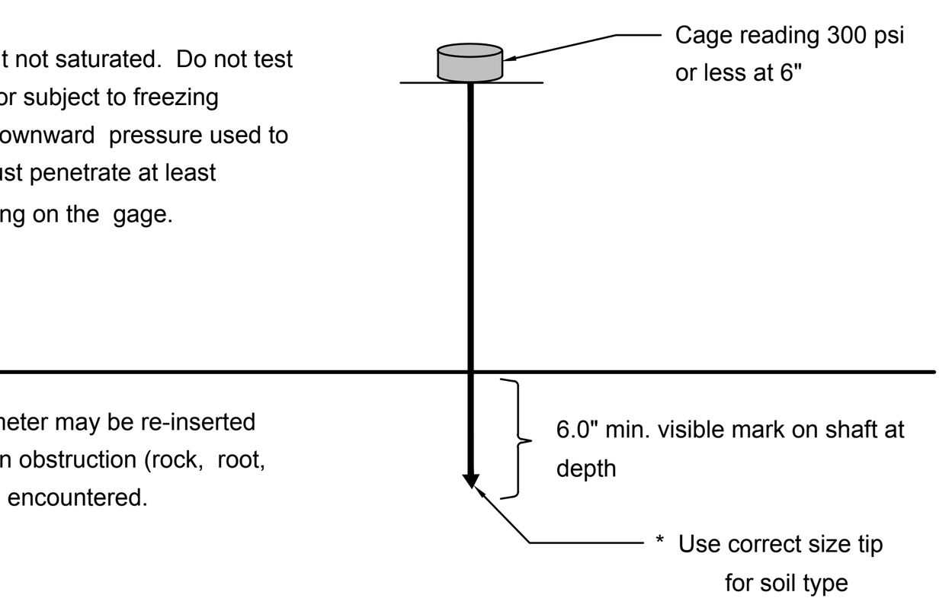
Probing WireTest- 15.5 ga steel wire (survey flag)

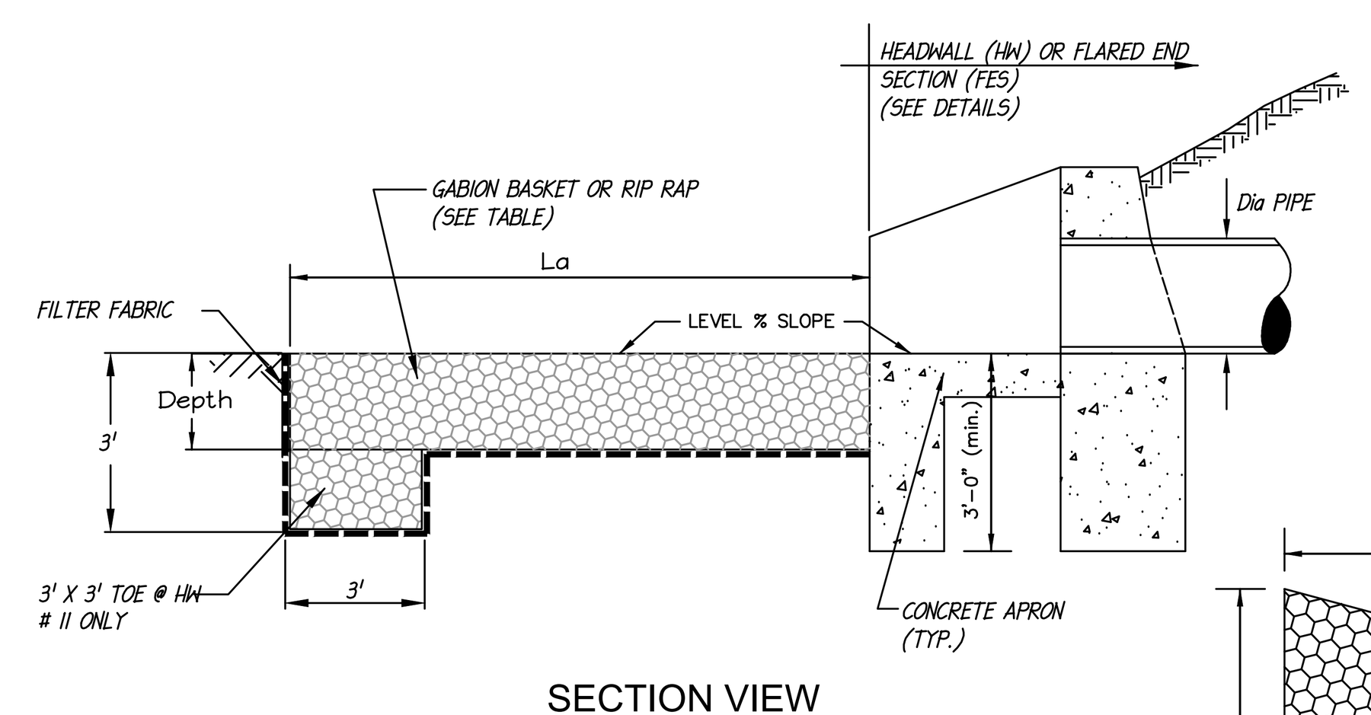
Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.



Handheld Soil Penetrometer Test

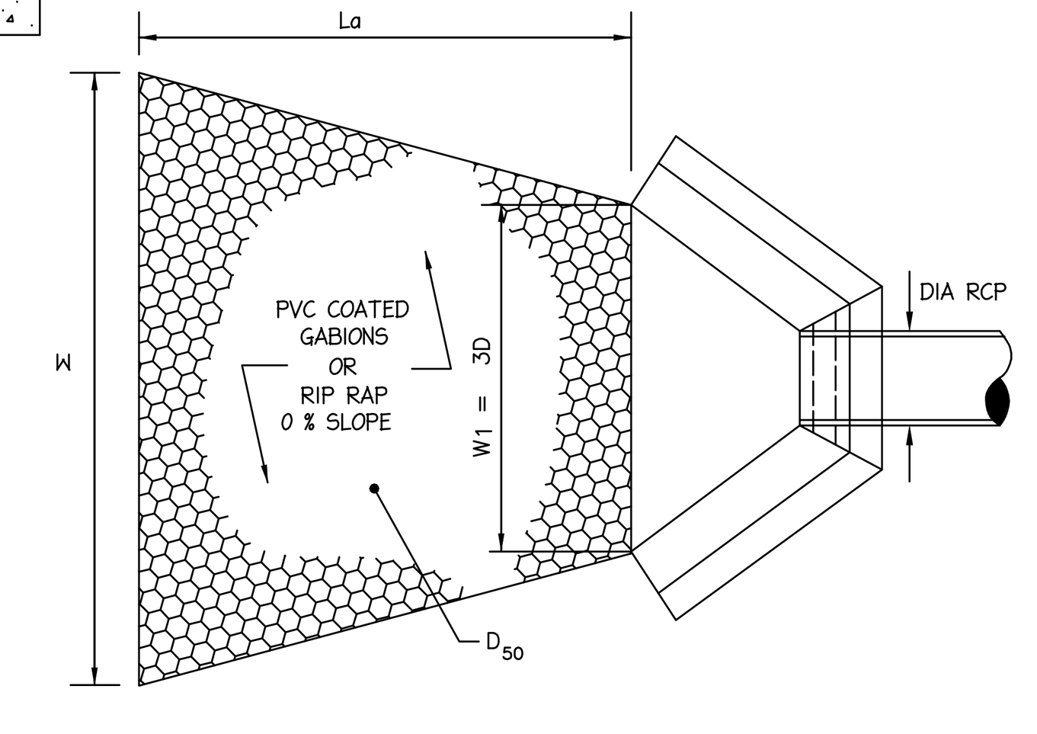
Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the gage.





SECTION VIEW

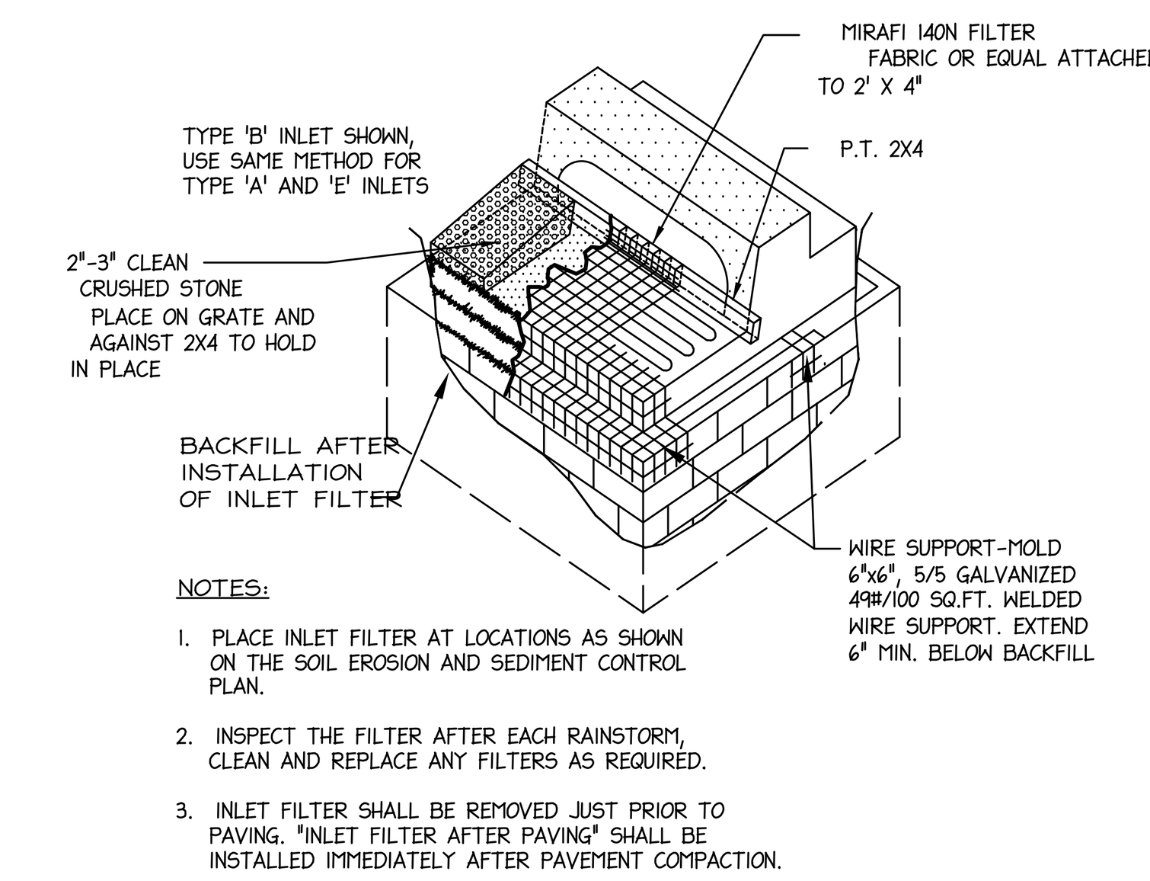
LOCATION	La	W	D50	Dia	Depth (in)
HW-1	13.2'	11.3'	0.8"	24"	6"
HW-2	15.1'	15.0'	1.2"	36"	6"



PLAN VIEW

CONDUIT OUTLET PROTECTION DETAIL

N.T.S.



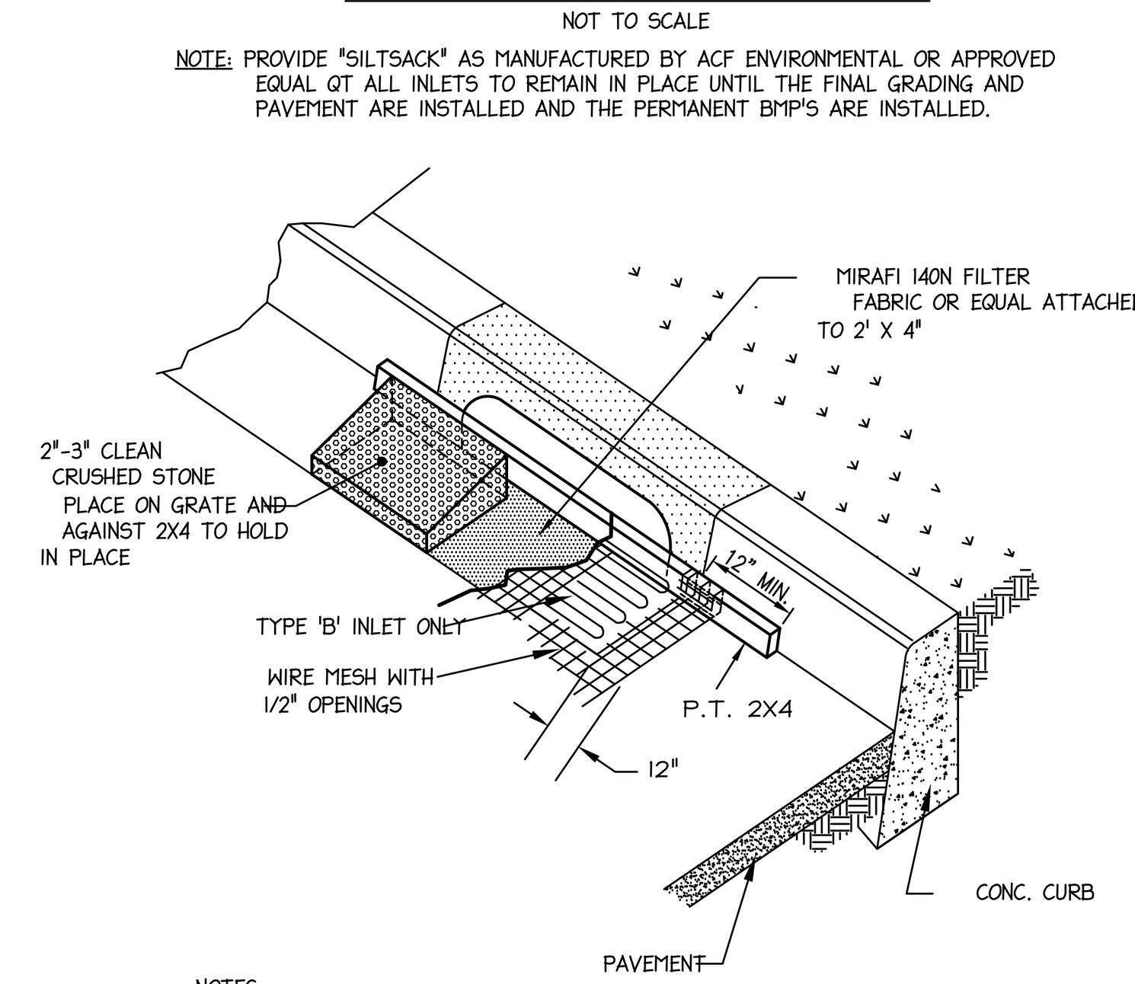
NOTES:

1. PLACE INLET FILTER AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. INSPECT THE FILTER AFTER EACH RAINSTORM, CLEAN AND REPLACE ANY FILTERS AS REQUIRED.
3. INLET FILTER SHALL BE REMOVED JUST PRIOR TO PAVING. "INLET FILTER AFTER PAVING" SHALL BE INSTALLED IMMEDIATELY AFTER PAVEMENT COMPACTION.

INLET FILTER BEFORE PAVING

NOT TO SCALE

NOTE: PROVIDE "SILTSACK" AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL QT ALL INLETS TO REMAIN IN PLACE UNTIL THE FINAL GRADING AND PAVEMENT ARE INSTALLED AND THE PERMANENT BMP'S ARE INSTALLED.

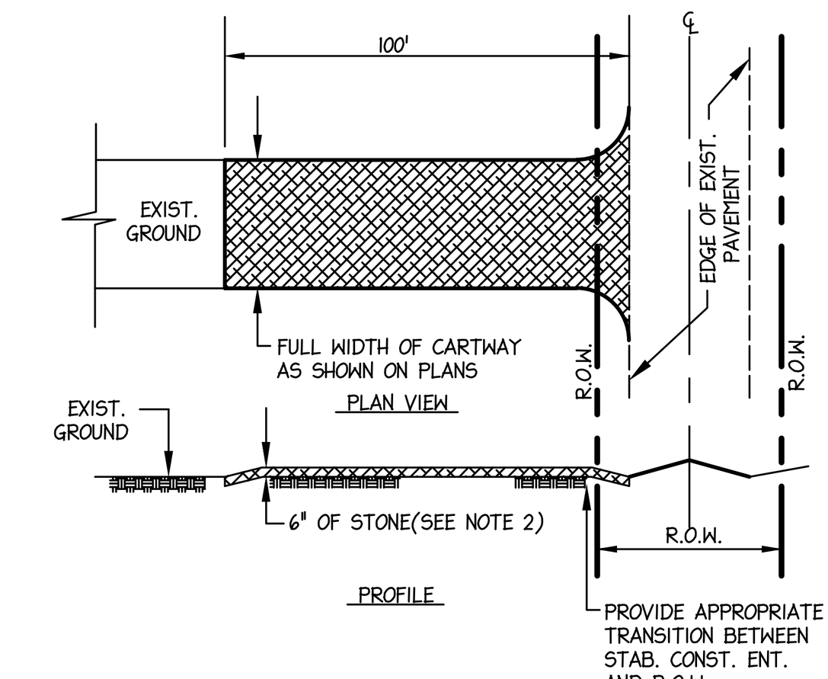


NOTES:

1. PLACE INLET FILTERS AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLN.
2. STONE SHALL BE PILED SO THAT ALL OPENINGS IN THE INLET ARE NOT COMPLETELY COVERED AND FILTER POSITION TO ALLOW FLOW INTO THE CATCH BASIN.
3. INLETS ARE TO BE CLEANED AFTER EVERY STORM.

INLET FILTER AFTER PAVING

NOT TO SCALE

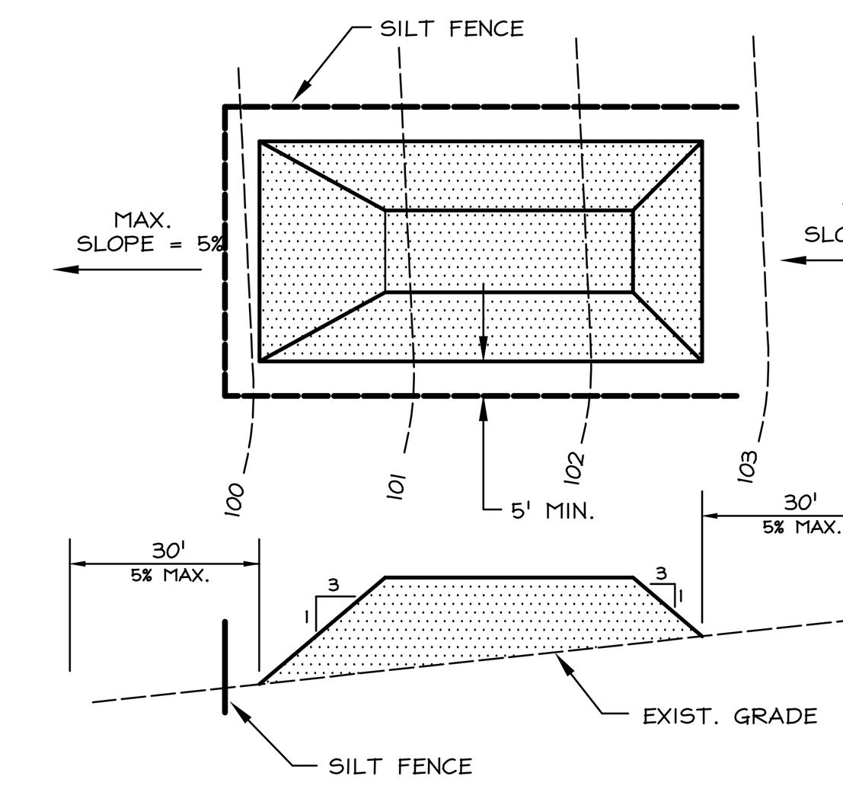


NOTES

1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SIZE SHALL BE ASTM C-33, SIZE No. 2 OR 3, CRUSHED STONE.
3. THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6".
4. THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINT OF INGRESS AND EGRESS.
5. THE STAB. CONST. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. WHERE TRACKING OF SOIL ONTO ROADWAYS IS A CONTINUAL OCCURRENCE, ALL CONTRCTORS, BOTH SITE AND DWELLING CONTRACTORS, SHALL BE REQUIRED TO BROOMSWEEP THE ROADWAY AT TWO-HOUR INTERVALS MINIMUM AND PRIOR TO LEAVING THE CONSTRUCTION SITE AT THE DAY END.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

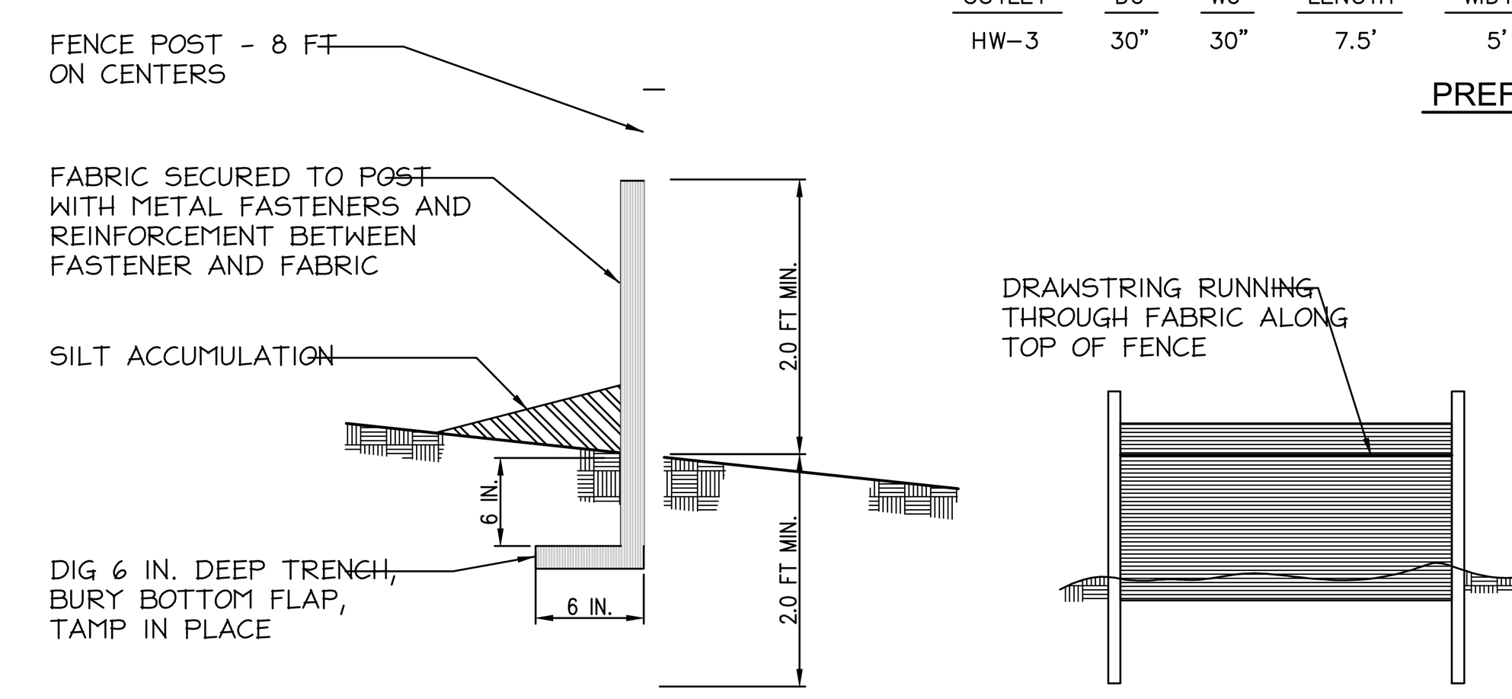


NOTES

1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED AS DETAILED HEREON.

TOPSOIL STOCKPILE

N.T.S.

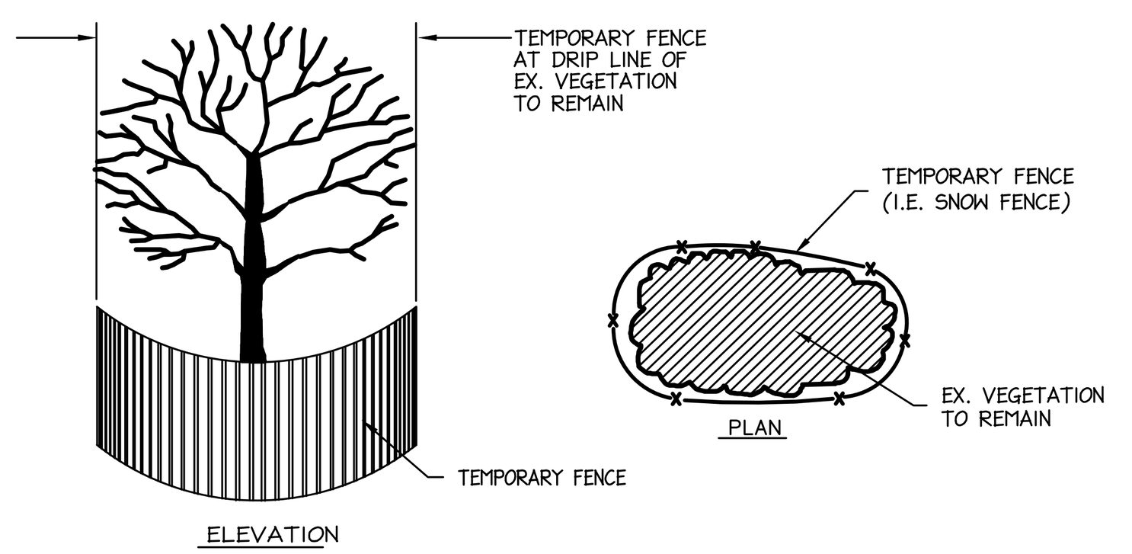


NOTES

1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5%.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND IT'S ENDS.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIIBLE.

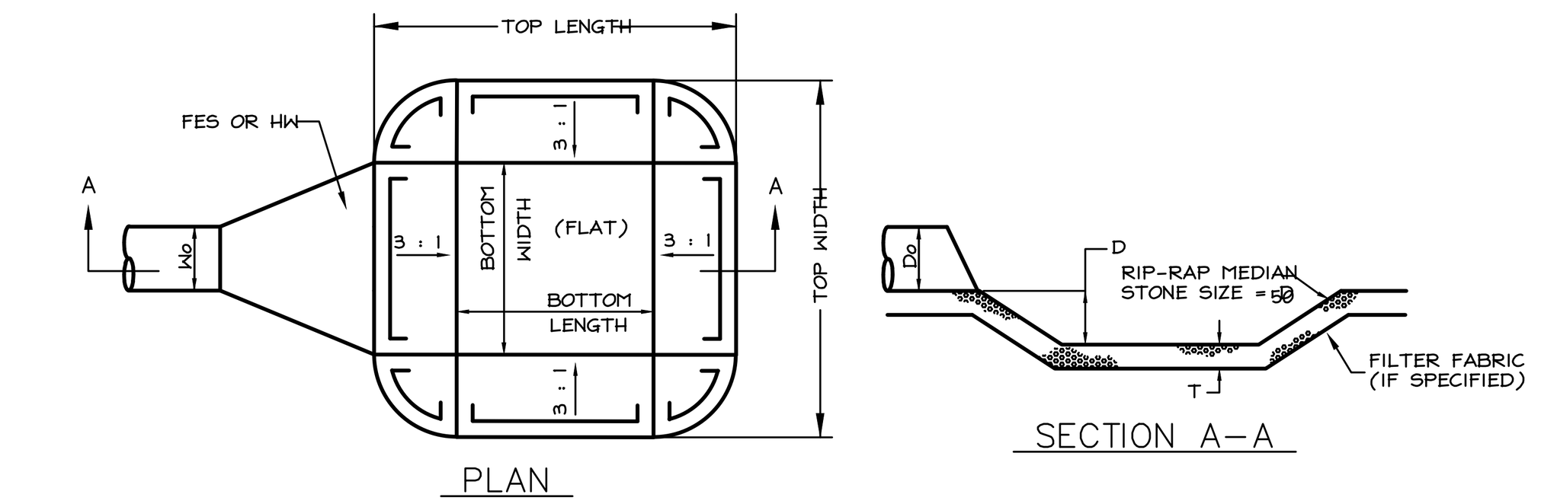
SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL

NOT TO SCALE



TREE PROTECTION BARRIER DETAIL

N.T.S.



OUTLET	Do	Wo	BOTTOM LENGTH	BOTTOM WIDTH	TOP LENGTH	TOP WIDTH	D	D_{50}	T	FILTER FABRIC
HW-3	30"	30"	7.5'	5'	22.5'	20'	30"	1"	6"	NO

PREFORMED SCOUR HOLE DETAIL AND SCHEDULE

NOT TO SCALE

SEQUENCE OF CONSTRUCTION

1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON PLANS (1 WEEK). SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE USED AT THE POINT OF DESIGN AND AT THE TIME OF SOIL DISTURBANCE FOR A PARTICULAR POINT OF DESIGN.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLANS (1 DAY)
3. CLEAR AND GRUB ALL AREAS IN ACCORDANCE WITH THE LIMITS OF DISTURBANCE AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. IMMEDIATELY REMOVE DEBRIS FROM SITE. (3 WEEKS)
4. CONSTRUCT POND CONSTRUCTED WETLAND AS FOLLOWS (3 WEEKS):
   4.1. CLEAR AND GRUB POND AREA AND REMOVE DEBRIS FROM SITE.
   4.2. INSTALL POND OUTLET PIPE.
   4.3. CONSTRUCT CONDUIT OUTLET PROTECTION
   4.4. CONSTRUCT OUTLET STRUCTURE AND OTHER APPURTENANCES.
   4.5. STABILIZE ALL EXPOSED SOIL WITHIN POND.
   4.6. STABILIZE ANY STOCKPILED MATERIAL.
5. STRIP, STOCKPILE AND STABILIZE TOPSOIL AT LOCATIONS AS SHOWN ON PLANS. (2 DAYS)
6. ROUGH GRADE SITE. (4 DAYS)
7. CONSTRUCT ALL ON-SITE AND OFF-SITE UTILITIES, INCLUDING STORM SEWER NETWORK, ONLY AFTER POND CONSTRUCTION IS COMPLETED. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS CONSTRUCTION PROGRESSES. (3 WEEKS)
8. INSTALL CURBING, BACKFILL AS SOON AS CURB HAS ATTAINED SUFFICIENT SUPPORTING STRENGTH. FINE GRADE PAVEMENT AREAS. (1 MONTH)
9. INSTALL SUBBASE IF REQUIRED. INSTALL BITUMINOUS STABILIZED BASE. (2 DAYS)
10. INSTALL BITUMINOUS POROUS PAVEMENT (1 WEEK).
11. CONSTRUCT BUILDINGS. (6 MONTHS)
12. PERFORM SUBSOIL COMPACTION REMEDIATION. (SCARIFICATION/TILLAGE-6" MINIMUM DEPTH)
13. FINE GRADE AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE MINIMUM STABILIZATION REQUIREMENTS. (3 WEEKS)
14. STABILIZE ANY REMAINING DISTURBED AREAS. (2 WEEKS)
15. INSTALL ALL SIGNS, FENCES, FLAG POLE, LIGHTING AND LANDSCAPING AS SHOWN ON THE PLANS. (2 WEEKS)
16. REMOVE AND REPLACE ALL BROKEN CURB, SIDEWALK AND DISTRESSED PAVEMENT. (2 WEEKS)
17. INSTALL SURFACE. TOP COURSE PAVING AND STRIPING. (1 WEEK)
18. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES. (2 DAYS)

ESTIMATED DURATION OF CONSTRUCTION: 12 MONTHS

REVISIONS	AUTH.	DATE	
			DATE: JANUARY 17, 2023
			SCALE: AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	3/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SOIL EROSION & SEDIMENT CONTROL DETAILS
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

15

BY: Michael K. Ford
Michael K. Ford
New Jersey Professional Engineer
No. 34722

F.Bk. Pg.

SEWER PUMP STATION SITE PLAN
SCALE: 1"=40'

GRAPHIC SCALE
40' 0' 20' 40' 80' 160'
Scale: 1 inch = 40 ft.

LEGEND

FPM	FLOODWAY LIMIT LINE
FH	FLOOD HAZARD AREA LIMIT
	100' MOTGOMERY TWP. BUFFER
RZL	RIPARIAN ZONE LIMIT
WB	WETLAND BUFFER LINE
	STATE OPEN WATERS
WA-1 WA-2	WETLANDS DELINEATION LINE W/FLAGS
	PROPOSED SEWER MAIN
FM	PROPOSED FORCE MAIN
	TREELINE
WB	WETLAND BUFFER LINE (EXISTING)
WB	WETLAND BUFFER LINE (PROPOSED)

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES SHALL BE UNAUTHORIZED RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SERIAL NO. _____

NEW JERSEY ONE CALL 811
Know what's below. Call before you dig.
1-800-272-1000

TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, BLAST OR DRILL
THREE (3) WORKING DAYS NOTICE
REMEMBER
IT'S THE LAW!
Dig Safely.

			DATE: JANUARY 17, 2023
			SCALE: AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY: J.B./G.P.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: A.B./G.P.
PER TOWNSHIP	MKF	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

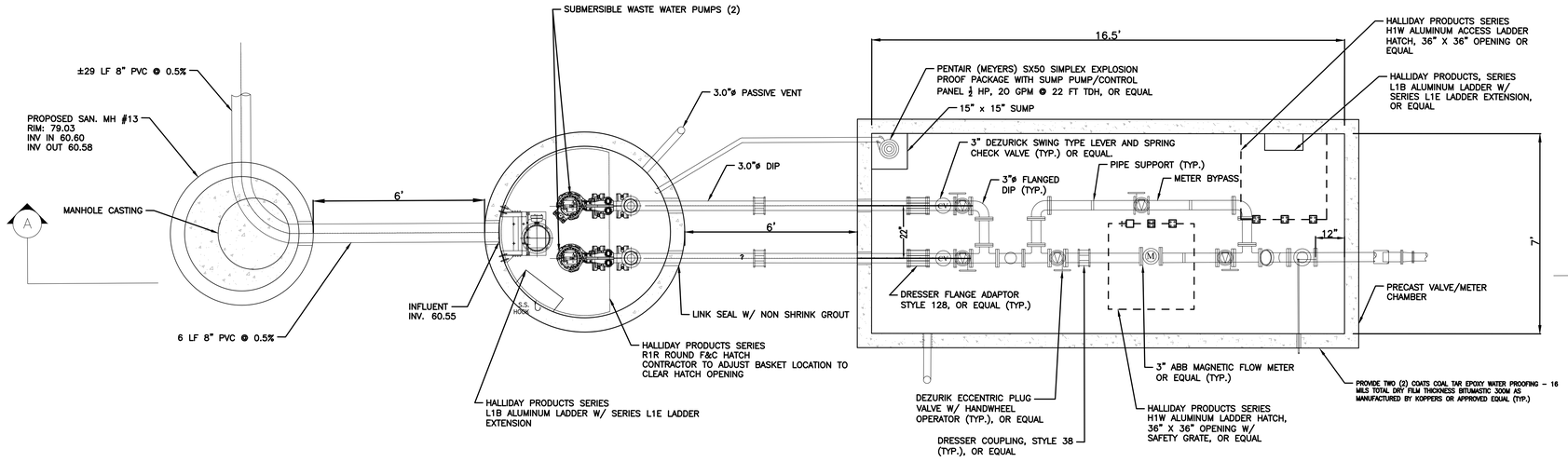
Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
12 BROWN'S LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28112300

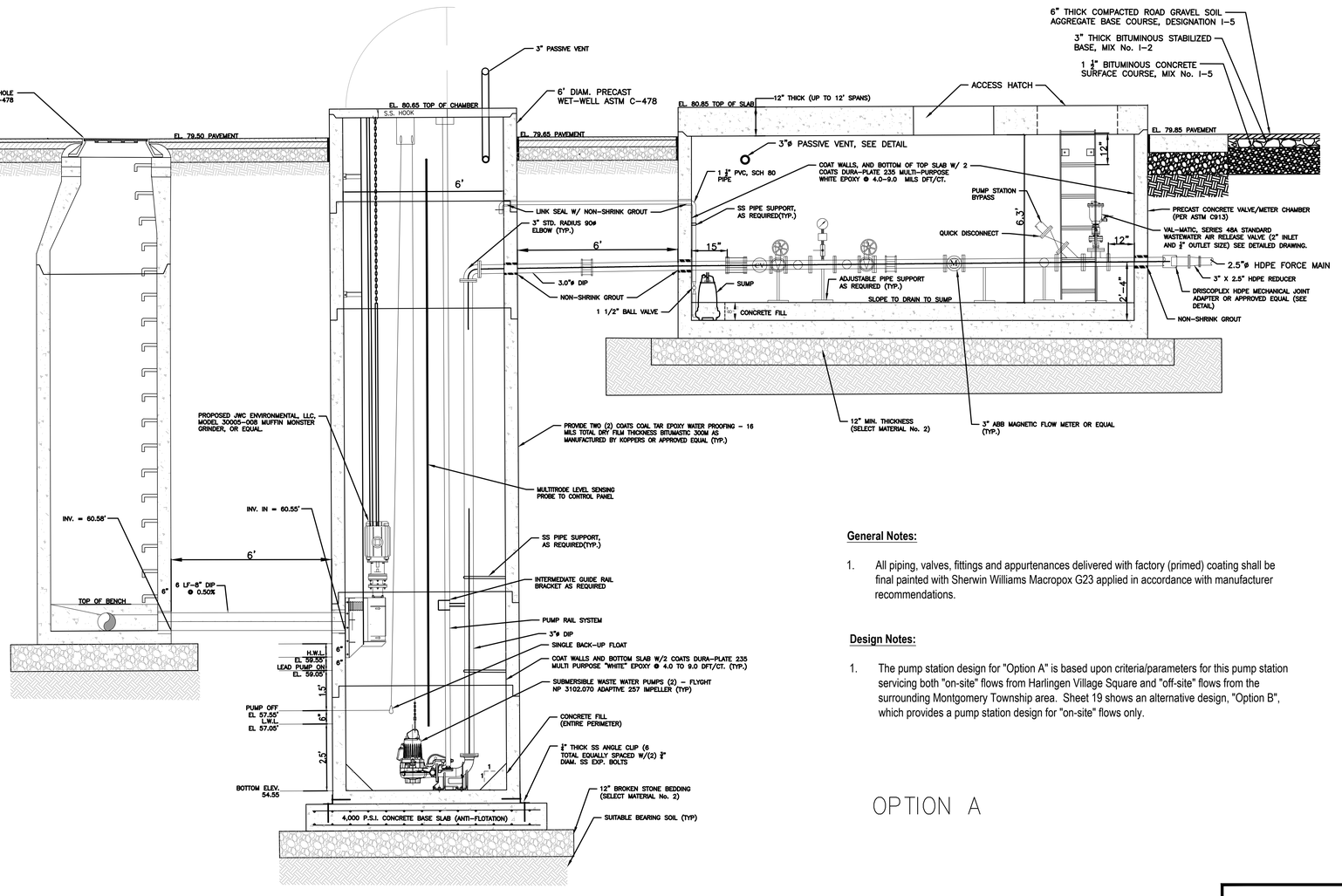
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

PUMP STATION - OVERALL SITE PLAN
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

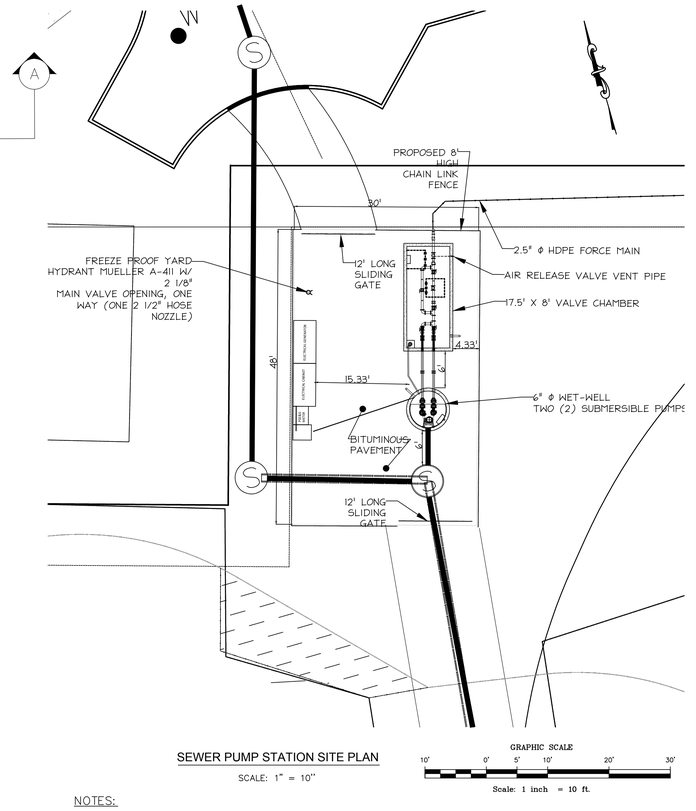
16

P:\JOBS\1805M_ENG\DWGS\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M-16-17 PUMP STATION (12-20-22).DWG dbanchenski 7/26/2023 1:29:13 PM





SECTION A-A
TYPICAL CROSS SECTION MANHOLE/WET WELL/ VALVE CHAMBER
SCALE: 1" = 2'



SEWER PUMP STATION SITE PLAN
SCALE: 1" = 10'

NOTES:

1. SUBMERSIBLE PUMPS AND MOTORS SHALL BE EXPLOSION PROOF & INDICATED WITH AN "x" LABEL AND BE COMPLETELY SUBMERGED AT ALL TIMES.
2. THE LEAD PUMP SELECTION SHALL ALTERNATE WITH EACH PUMPING CYCLE SO AS TO ENSURE EVEN PUMP WEAR.
3. THE PUMP CONTROL SYSTEM SHALL BE A MULTITRODE SYTEM INCORPORATING A LIQUID LEVEL INDICATOR / CONTROLLER AS THE LEVEL SENSING AND SIGNAL CONTROL DEVICE.
4. ONE PUMP SHALL BE FITTED WITH A MIX-FLUSH VALVE, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A DIALER TO TRANSMIT WARNING OF HIGH WATER LEVEL, POWER FAILURE, MECHANICAL FAILURE, LOW WATER LEVEL, ETC.
6. ALL PIPE CONNECTIONS WITHIN THE WET WELL AND VALVE PIT SHALL UTILIZE FLANGED FITTINGS.
7. BUOYANCY CALCULATIONS, SIGNED AND SEALED BY A NEW JERSEY PROFESSIONAL ENGINEER SHALL BE SUBMITTED BY THE CONTRACTOR TO ENSURE AGAINST WET WELL FLOTATION.
8. ALL MOTORS SHALL BE THREE (3) PHASE.
9. A STAND BY GENERATOR SHALL BE REQUIRED TO ALLOW CONTINUOUS FLOW OF WASTEWATER DURING TEMPORARY POWER OUTAGES.
10. ALL PUMP STATION EQUIPMENT SHALL BE PROVIDED WITH TWO (2) YEAR WARRANTY FROM THE DATE OF ACCEPTANCE BY THE TOWNSHIP ENGINEER.

General Notes:

1. All piping, valves, fittings and appurtenances delivered with factory (primed) coating shall be final painted with Sherwin Williams Macropox G23 applied in accordance with manufacturer recommendations.

Design Notes:

1. The pump station design for "Option A" is based upon criteria/parameters for this pump station servicing both "on-site" flows from Harlingen Village Square and "off-site" flows from the surrounding Montgomery Township area. Sheet 19 shows an alternative design, "Option B", which provides a pump station design for "on-site" flows only.

OPTION A

PUMP STATION PARAMETERS	
DESCRIPTION	
PUMP DESIGN CAPACITY (GPM)	75
FORCE MAIN EQUIVALENT LENGTH (FT)	2,509'
STATIC HEAD (FT)	±22'
TOTAL DYNAMIC HEAD (FT)	±167'
FORCE MAIN DIAMETER (HDPE OR PVC)	2.5"
VELOCITY (FPS)	4.90
WET-WELL DIAMETER (FT)	6'
VALVE CHAMBER DIMENSIONS (INNER)	16.5'X7'

REVISIONS	AUTH.	DATE
PER TOWNSHIP	M.K.F.	7/28/23
PER TOWNSHIP	M.K.F.	5/18/23
PER TOWNSHIP	MKF	03/10/23

DATE: JANUARY 17, 2023
SCALE: AS SHOWN
DESIGNED BY: J.B./G.P.
DRAWN BY: G.P.
CHECKED BY: M.K.F.
JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

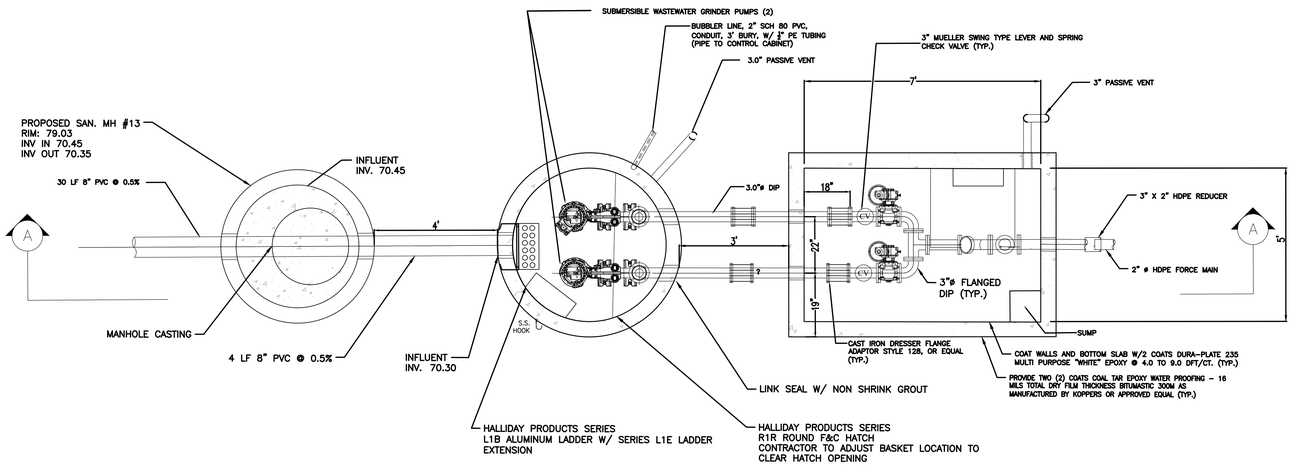
Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
92 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

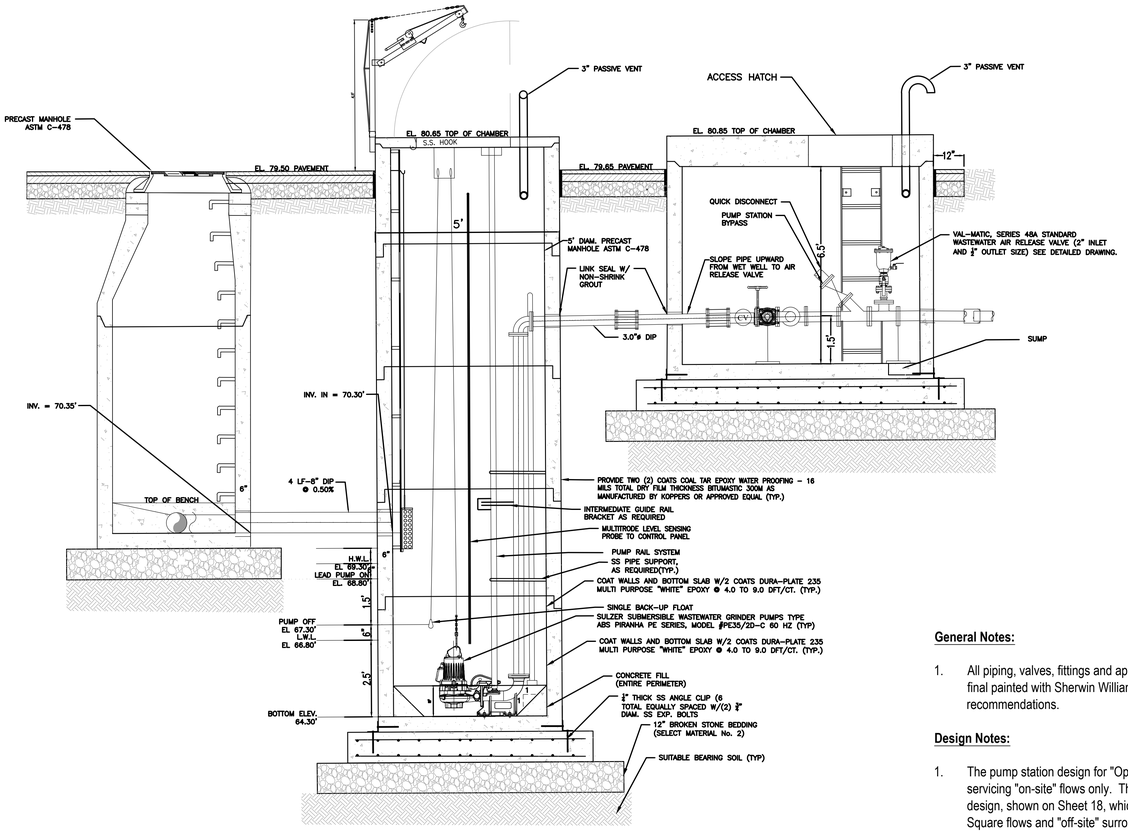
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

PUMP STATION OPTION A - LAYOUT

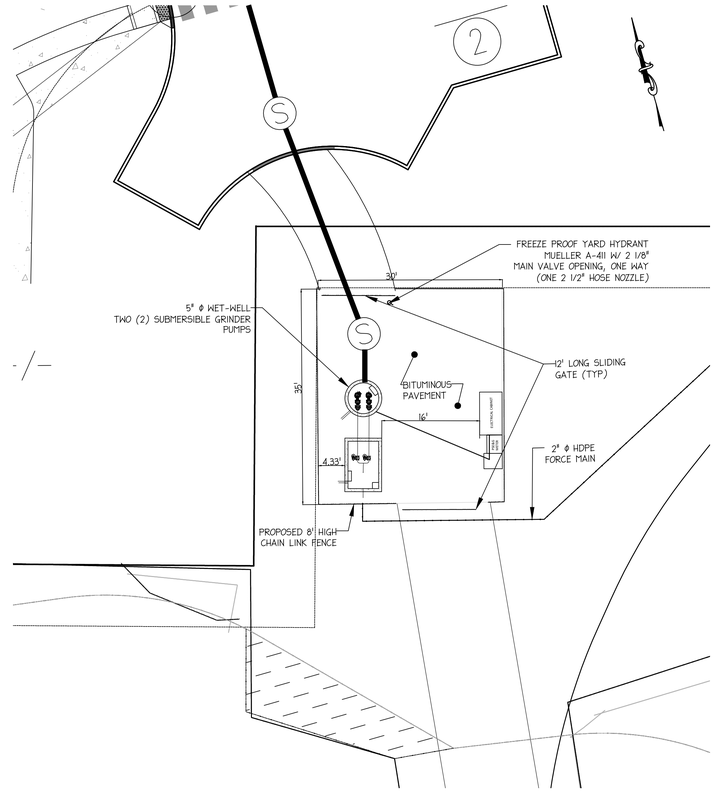
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

F.Bk. Pg.





SECTION A-A
TYPICAL CROSS SECTION MANHOLE/WET WELL/ VALVE CHAMBER
SCALE: 1" = 2'



SEWER PUMP STATION SITE PLAN
SCALE: 1" = 10'

GRAPHIC SCALE
10' 0' 5' 10' 20' 30'
Scale: 1 inch = 10 ft.

NOTES:

1. SUBMERSIBLE PUMPS AND MOTORS SHALL BE EXPLOSION PROOF & INDICATED WITH AN "X" LABEL AND BE COMPLETELY SUBMERGED AT ALL TIMES.
2. THE LEAD PUMP SELECTION SHALL ALTERNATE WITH EACH PUMPING CYCLE SO AS TO ENSURE EVEN PUMP WEAR.
3. THE PUMP CONTROL SYSTEM SHALL BE A MULTITRODE SYTEM INCORPORATING A LIQUID LEVEL INDICATOR / CONTROLLER AS THE LEVEL SENSING AND SIGNAL CONTROL DEVICE.
4. ONE PUMP SHALL BE FITTED WITH A MIX-FLUSH VALVE, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A DIALER TO TRANSMIT WARNING OF HIGH WATER LEVEL, POWER FAILURE, MECHANICAL FAILURE, LOW WATER LEVEL, ETC.
6. ALL PIPE CONNECTIONS WITHIN THE WET WELL AND VALVE PIT SHALL UTILIZE FLANGED FITTINGS.
7. BUOYANCY CALCULATIONS, SIGNED AND SEALED BY A NEW JERSEY PROFESSIONAL ENGINEER SHALL BE SUBMITTED BY THE CONTRACTOR TO ENSURE AGAINST WET WELL FLOTATION.
8. ALL MOTORS SHALL BE THREE (3) PHASE.
9. EMERGENCY POWER IS TO BE PROVIDED BY A PORTABLE GENERATOR. THE PUMP STATION IS EQUIPPED WITH A MANUAL OPERATED TRANSFER SWITCH AND PLUG CONNECTION.
10. ALL PUMP STATION EQUIPMENT SHALL BE PROVIDED WITH TWO (2) YEAR WARRANTY FROM THE DATE OF ACCEPTANCE BY THE TOWNSHIP ENGINEER.

General Notes:

1. All piping, valves, fittings and appurtenances delivered with factory (primed) coating shall be final painted with Sherwin Williams Macropox G23 applied in accordance with manufacturer recommendations.

Design Notes:

1. The pump station design for "Option B" is based upon criteria/parameters for this pump station servicing "on-site" flows only. This is an alternative design to the "Option A" pump station design, shown on Sheet 18, which is proposed to service both the "on-site" Harlingen Village Square flows and "off-site" surrounding flows from Montgomery Township.

PUMP STATION PARAMETERS

DESCRIPTION	
PUMP DESIGN CAPACITY (GPM)	35
FORCE MAIN EQUIVALENT LENGTH (FT)	2,482'
STATIC HEAD (FT)	±12'
TOTAL DYNAMIC HEAD (FT)	±94'
FORCE MAIN DIAMETER (HDPE)	2"
VELOCITY (FPS)	3.6
WET-WELL DIAMETER (FT)	5'
VALVE CHAMBER DIMENSIONS (INNER)	7'X5'

OPTION B

REVISIONS	AUTH.	DATE	
			DATE: JANUARY 17, 2023
			SCALE: AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY: J.B./G.P.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: G.P.
PER TOWNSHIP	MKF	03/10/23	CHECKED BY: M.K.F.
			JOB No. 1905M

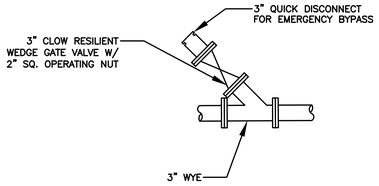
Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE:(908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

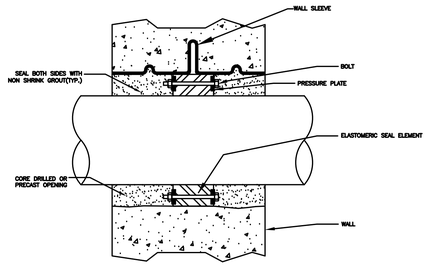
PUMP STATION OPTION B - LAYOUT
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

F.Bk. Pg.



PUMP STATION BYPASS 3" WYE AND DISCONNECT DETAIL

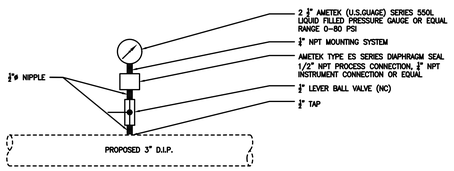
NO SCALE



NOTE: FOR ALL PVC/HDPE/ABS PIPE
ALL HARDWARE SHALL BE STAINLESS STEEL

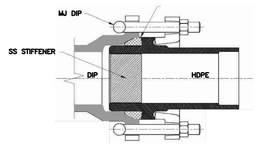
LINK-SEAL WALL PENETRATION DETAIL

SCALE: NONE



PRESSURE GAUGE AND DIAPHRAGM DETAIL

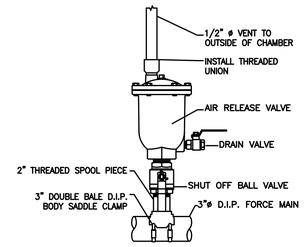
NOT TO SCALE



HDPE MECHANICAL JOINT ADAPTER

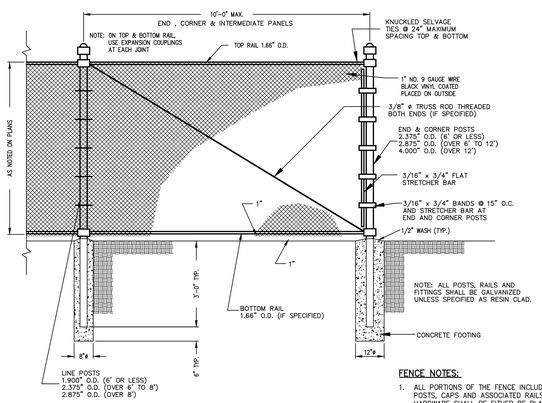
NOT TO SCALE

NOTE: ADAPTERS TO BE MANUFACTURED IN STANDARD IPS SIZE FOR CONNECTING IPS-SIZED POLYETHYLENE PIPE TO MECHANICAL JOINT PIPE, FITTINGS AND APPURTENANCES THAT MEET AWWA C111/ANSI A21.11. PERFORMANCE PIPE MJ ADAPTERS SEAL AGAINST LEAKAGE AND RESTRAIN AGAINST PULLOUT. NO ADDITIONAL EXTERNAL CLAMPS OR TIE ROD DEVICES ARE REQUIRED.



3" AIR RELEASE VALVE DETAIL

NOT TO SCALE

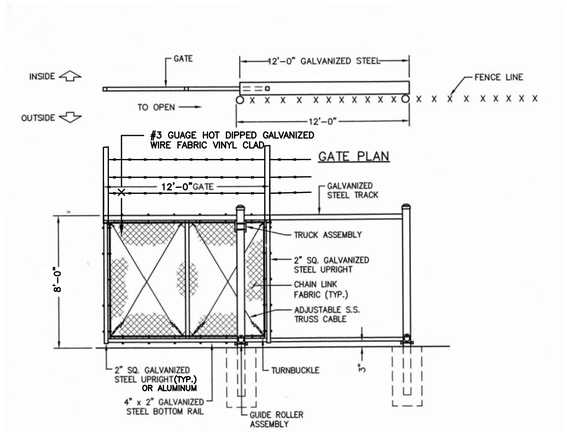


CHAIN LINK FENCE DETAIL

NOT TO SCALE

FENCE NOTES:

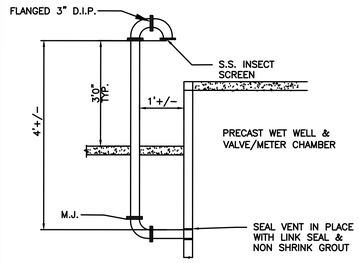
1. ALL PORTIONS OF THE FENCE INCLUDING THE POSTS, CAPS AND ASSOCIATED RAILS AND HARDWARE SHALL BE EITHER BE BLACK VINYL OR PAINTED TO MATCH THE BLACK VINYL COATED FENCING.
2. FENCE SHALL BE EQUIPPED WITH SOLITUBE SLAT PRIVACY FINS OR APPROVED EQUAL.



GATE ELEVATION

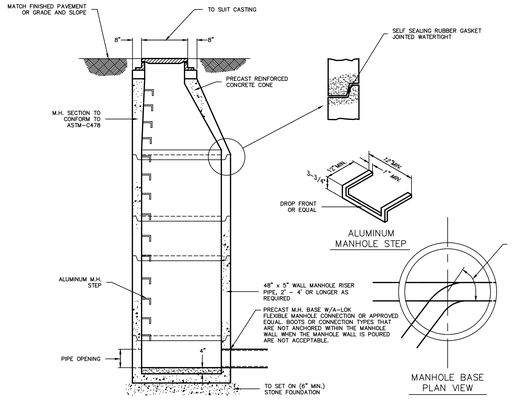
SLIDING GATE DETAIL

N.T.S.



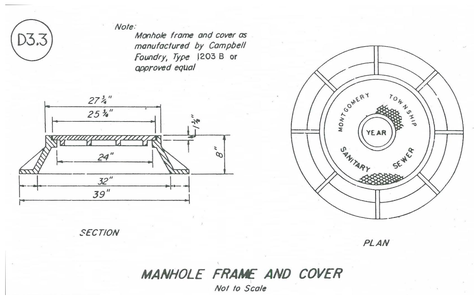
PASSIVE VENT DETAIL

NOT TO SCALE



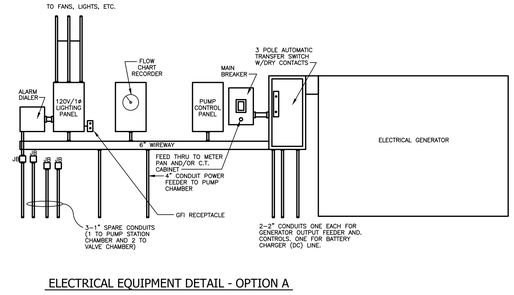
PRECAST CONCRETE SANITARY SEWER MANHOLE

N.T.S.



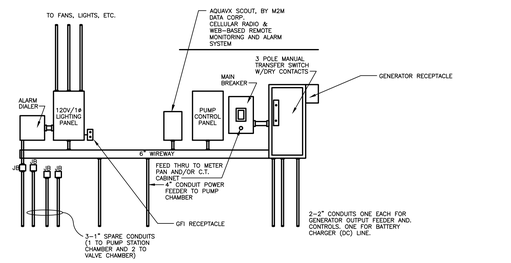
MANHOLE FRAME AND COVER

Not to Scale



ELECTRICAL EQUIPMENT DETAIL - OPTION A

N.T.S.



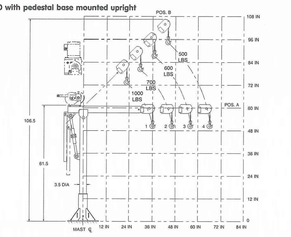
ELECTRICAL EQUIPMENT DETAIL - OPTION B

N.T.S.

Cranes
Section 4

THERN ISO 9001/2000 Certified 1-800-843-7648 www.thern.com **FAST FACTS**

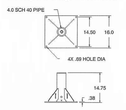
5110 with pedestal base mounted upright



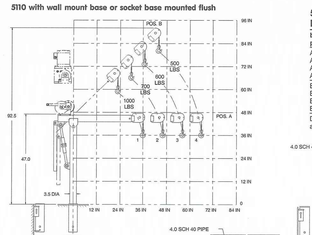
5110 Upright – Height and Reach

boom position	hook reach	hook height
A-1	36 in	50 in
A-2	46 in	50 in
A-3	56 in	50 in
A-4	66 in	50 in
B-1	23 in	73 in
B-2	30 in	80 in
B-3	37 in	87 in
B-4	44 in	94 in

Dimensions are for reference only and subject to change without notice.



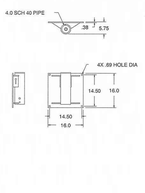
5110 with wall mount base or socket base mounted flush



5110 Flush – Height and Reach

boom position	hook reach	hook height
A-1	36 in	35 in
A-2	46 in	36 in
A-3	56 in	36 in
A-4	66 in	36 in
B-1	23 in	59 in
B-2	30 in	66 in
B-3	37 in	73 in
B-4	44 in	80 in

Dimensions are for reference only and subject to change without notice.



See Additional Dimensions on Next Page

Thern products are not for lifting people or things over people.

Form FF07-1206

HOIST DETAIL

N.T.S.

NOTE: HOIST MAY BE OMITTED SUBJECT TO TOWNSHIP PUBLIC WORK / SEWER OPERATOR SINCE TOWNSHIP HAS TRACT WITH HOIST.

SERIES R1R ACCESS DOOR

HALLIDAY PRODUCTS

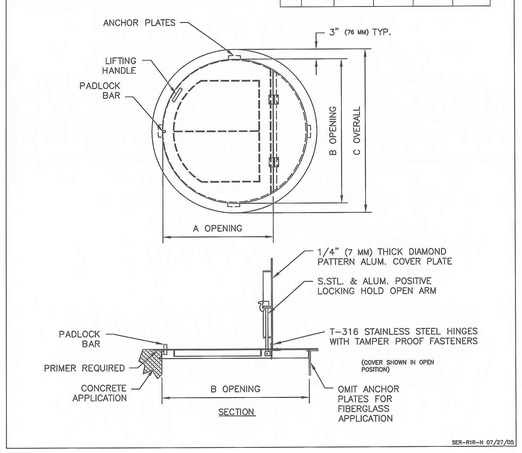
www.HalldayProducts.com
Phone 800-298-1027
Fax 407-298-4534
Sales@HalldayProducts.com

STANDARD FEATURES:

- AUTO-LOCK T-316 STAINLESS STEEL HOLD OPEN ARM WITH RELEASE HANDLE
- T-316 STAINLESS STEEL HINGES AND ATTACHING HARDWARE
- NON-CORROSIVE LOCKING BAR
- SINGLE LEAF CONSTRUCTION FOR MAXIMUM ACCESS
- 300 LBS. PER SQ. FT. LOAD RATING (1464 KG. PER SQ. METER LOAD RATING)
- EXTRUDED ALUMINUM FRAME
- RECESSED LIFTING HANDLE
- ANCHOR PLATES (ORDER WITHOUT FOR FIBERGLASS OR DROP-IN INSTALLATIONS)
- LIFETIME GUARANTEE

STANDARD SIZES

QTY.	MODEL NO.	A DIM. INCHES (MM)	B DIM. INCHES (MM)	C DIM. INCHES (MM)	UNIT WT. LBS. (KG.)
	R1R36	24 (610)	35 (890)	41 (1041)	62 (28)
	R1R48	32 (813)	47 (1194)	53 (1346)	86 (39)
	R1R60	40 (1016)	59 (1499)	65 (1651)	136 (62)
→	R1R72	48 (1219)	71 (1803)	77 (1956)	175 (79)



SER-R1R-N 07/27/05

HATCH DETAIL

N.T.S.

			DATE: JANUARY 17, 2023
			SCALE: AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY: J.B./G.P.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: A.B./G.P.
PER TOWNSHIP	MKF	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 359-5508
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

PUMP STATION DETAILS

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

P:\JOBS\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-23)\1805M 14-17 PUMP STATION (11-28-22).DWG dbeckwith 7/28/2023 3:33:33 PM

EXISTING CONDITIONS REGULATED AREAS SUMMARY:

TOTAL WETLANDS ON-SITE: 4.356 ACRES (189,753 SF)
TOTAL WETLAND TRANSITION AREA ON-SITE: 2.523 ACRES (109,892 SF)
TOTAL WETLAND TRANSITION AREA OFF-SITE: 0.012 ACRE (516 SF)

REGULATED DISTURBANCE SUMMARY (WETLANDS & TRANSITION AREAS):

GP-2 TEMPORARY/PERMANENT TRANSITION AREA DISTURBANCE: WAIVED FOR ACCESS
GP-2 PERMANENT TRANSITION AREA DISTURBANCE: 0.151 ACRE (6,597 SF)
GP-2 PERMANENT WETLAND DISTURBANCE: 0.108 ACRE (4,716 SF)
GP-10A PERMANENT WETLAND DISTURBANCE (ON-SITE): 0.020 ACRE (865 SF)
GP-10A PERMANENT TRANSITION AREA DISTURBANCE (ON-SITE): WAIVED FOR ACCESS
GP-10A PERMANENT TRANSITION AREA DISTURBANCE (OFF-SITE): WAIVED FOR ACCESS
GP-7: PERMANENT WETLAND SWALE DISTURBANCE: 0.284 ACRE (12,381 SF)

TOTAL WETLAND/WETLAND TRANSITION AREA/WATERS DISTURBANCE UNDER GENERAL PERMITS: 0.564 ACRE (24,559 SF)
TOTAL POST-CONSTRUCTION WETLAND AREA ON-SITE: 4.228 ACRES (184,172 SF)
TOTAL POST-CONSTRUCTION WETLAND AREA OFF-SITE: 0.000 ACRES (0 SF)

TRANSITION AREA WAIVER AVERAGING SUMMARY:

TOTAL WETLAND TRANSITION AREA REDUCTION: 5,536 SF
TOTAL WETLAND TRANSITION AREA COMPENSATION: 5,752 SF

TOTAL POST-CONSTRUCTION WETLAND TRANSITION AREA ON-SITE: 2.528 ACRES (110,108 SF)
TOTAL POST-CONSTRUCTION WETLAND TRANSITION AREA OFF-SITE: 0.000 ACRE (0 SF)

IMPERVIOUS SURFACE SUMMARY:

TOTAL LIMIT OF DISTURBANCE: 12.271 ACRES (534,515 SF)
PROPOSED DISTURBANCE (ON-SITE): 11.929 ACRES (519,639 SF)
PROPOSED DISTURBANCE (OFF-SITE): 0.342 ACRE (14,876 SF)
TOTAL PROPOSED IMPERVIOUS SURFACE: 4.533 ACRES (197,439 SF)
PROPOSED IMPERVIOUS SURFACE (ON-SITE): 4.401 ACRES (191,706 SF)
PROPOSED IMPERVIOUS SURFACE (OFF-SITE): 0.132 ACRE (5,733 SF)
TOTAL PROPOSED REGULATED MOTOR VEHICLE SURFACE: 2.013 ACRES (87,695 SF)
PROPOSED REGULATED MOTOR VEHICLE SURFACE (ON-SITE): 1.978 ACRES (86,171 SF)
PROPOSED REGULATED MOTOR VEHICLE SURFACE (OFF-SITE): 0.035 ACRE (1,524 SF)

NOTES:

1. ON-SITE AREA CONSISTS OF THE ENTIRETY OF LOTS 33, 34, 34.01, 35, 35.01 AND 36 IN BLOCK 6001 AS WELL AS THE PORTIONS OF LOT 32.02 IN BLOCK 6001 AND LOT 6 IN BLOCK 6009 THAT LIE WITHIN THE LIMIT OF DISTURBANCE.
2. OFF-SITE AREA CONSISTS OF THE PORTION OF LOT 4 IN BLOCK 6002 AND THE AREA IN THE US-206 RIGHT OF WAY THAT LIES WITHIN THE LIMIT OF DISTURBANCE.

LEGEND:

- FM — PROPOSED FORCE MAIN
- RZL — RIPARIAN ZONE LIMIT
- WB — WETLAND BUFFER LINE
- 100 — PROPOSED CONTOURS
- 100 — EXISTING CONTOURS
- STATE OPEN WATERS
- WA-1 — WA-2 — WETLANDS DELINEATION LINE W/FLAGS
- SS — PROPOSED SANITARY SEWER EXTENSION
- PROPOSED LIMIT OF DISTURBANCE
- 1 → PHOTOGRAPH LOCATION/DIRECTION
- WETLAND AREA LOI FILE NO.: 1813-03-0014.2 FWW1 90001, DATED 1/7/2020. (PLAN REF. #1)
- WETLAND SWALE AREA LOI FILE NO.: 1813-03-0014.2 FWW1 90001, DATED 1/7/2020. (PLAN REF. #1)
- WETLAND AREA DISTURBANCE
- TRANSITION AREA DISTURBANCE
- TRANSITION AREA REDUCTION
- TRANSITION AREA COMPENSATION
- NON-EXCLUSIVE UTILITY EASEMENT
- N.J.A.W. EXCLUSIVE EASEMENT

PLAN REFERENCES:

1. "WETLANDS DELINEATION PLAN OF BLOCK 6009, LOT 6, MOTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED JUNE 5, 2019 AND LAST REVISED NOV. 15, 2019.
2. "SANITARY SEWER EXTENSION EXHIBIT FOR HARLINGEN VILLAGE, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED JANUARY 7, 2018, LAST REVISED 3/6/20.
3. "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
4. "AS BUILT GRADING PLAN FOR BLOCK 6001 LOT 32.02, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED OCTOBER 29, 2016 LAST REVISED 4/10/17.
5. CONSTRUCTION AS BUILTS ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 7+38.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBELL, N.J.P.E. & L.S. No. 20792, DATED SEPTEMBER 1, 2015, LAST REVISED 9/25/2015.

NOTES:

1. FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS FLAGGED BY ECOLSCIENCES, INC. IN MAY 2019.
2. CONCEPTUAL SANITARY SEWER EXTENSION SHOWN HEREON SUBJECT TO DETAILED DESIGN, REQUIRED EASEMENTS, REVIEW AGENCY APPROVALS INCLUDING DEP PERMITS/APPROVALS AND TOWNSHIP APPROVALS.
3. SEED TO BE PLANTED PER NJDEP BMP MANUAL CHAPTER SEVEN:

   SEED MIX 8 (OR APPROVED EQUAL): PERMANENT COVER MIX PROVIDING QUICK PERENNIAL COVER FOR SATURATED AREAS THAT WILL NOT BE PLANTED WITH OTHER SPECIES.

EASTERN GAMAGRASS	5 LBS./AC. PLS
REDTOP OR CREEPING BENTGRASS	2 LBS./AC.
FOWL BLUEGRASS	5 LBS./AC.
WILD RYE	8 LBS./AC.
SWITCHGRASS	5 LBS./AC. PLS

4. ANY PIPES LAID THROUGH WETLANDS, TRANSITION AREAS, OR STATE OPEN WATERS SHALL BE PROPERLY SEALED SO AS TO PREVENT LEAKING OR INFILTRATION, DESIGNED SO AS NOT TO FORM OR PROVIDE A CONDUIT FOR GROUNDWATER TO BE DISCHARGED OR DRAINED FROM THE WETLAND, AND PLACED ENTIRELY BENEATH THE PRE-EXISTING GROUND ELEVATION IN ORDER TO ALLOW FREE PASSAGE OF SURFACE AND GROUND WATER, UNLESS THE APPLICANT SHOWS THAT PLACING SOME OR ALL OF THE PIPE ABOVE GROUND WOULD BE MORE ENVIRONMENTALLY BENEFICIAL.

TRACT AREA SUMMARY

LOT 33	= 8.119 AC.
LOT 34	= 1.147 AC.
LOT 34.01	= 0.518 AC.
LOT 35	= 7.093 AC.
LOT 35.01	= 0.275 AC.
LOT 36	= 5.037 AC.
TOTAL TRACT	= 22.189 AC.

GRAPHIC SCALE
50' 0' 25' 50' 100' 150'
SCALE: 1"=50'

TOPOGRAPHY SHOWN IS IN NAVD88 DATUM AS PREPARED BY OTHERS. CONVERSION FROM NAVD88 TO USGS (1929) IS PLUS 0.94'

			DATE: JANUARY 17, 2023
			SCALE: 1"=50'
			DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	7/28/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	5/18/23	
PER TOWNSHIP	M.K.F.	4/2/23	CHECKED BY: M.K.F.
PER TOWNSHIP	M.K.F.	3/10/23	JOB No. 1805M
REVISIONS	AUTH.	DATE	

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-2376
CERT. OF AUTHORIZATION NO. 24GA28131300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

DEP FRESHWATER WETLANDS PERMIT PLAN

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

20

F:\JOBFILE\1805M_ENGIDWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\20 & 22 - DEP PERMIT PLANS.DWG

F.Bk. Pg.

FILE No. 7696-X

LEGEND:

- FM — PROPOSED FORCE MAIN
- FW — FLOODWAY LIMIT LINE
- FH — FLOOD HAZARD AREA LIMIT
- DRCC — 100' DRCC / MONT. TWP. STREAM CORRIDOR
- RZL — RIPARIAN ZONE LIMIT
- WB — WETLAND BUFFER LINE
- (100) — PROPOSED CONTOURS
- 100 — EXISTING CONTOURS
- STATE OPEN WATERS
- WA-1 — WA-2 — WETLANDS DELINEATION LINE W/FLAGS
- PROPOSED SANITARY SEWER EXTENSION
- PROPOSED LIMIT OF DISTURBANCE
- PHOTOGRAPH LOCATION/DIRECTION

- WETLAND AREA LOI FILE NO.: 1813-03-0014.2 FWW1 90001, DATED 1/7/2020. (PLAN REF. #1)
- WETLAND SWALE AREA LOI FILE NO.: 1813-03-0014.2 FWW1 90001, DATED 1/7/2020. (PLAN REF. #1)
- WETLAND AREA DISTURBANCE
- TRANSITION AREA DISTURBANCE
- TRANSITION AREA REDUCTION
- TRANSITION AREA COMPENSATION

NOTES:

1. FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS FLAGGED BY ECOLSCIENCES, INC. IN MAY 2019.
2. CONCEPTUAL SANITARY SEWER EXTENSION SHOWN HEREON SUBJECT TO DETAILED DESIGN, REQUIRED EASEMENTS, REVIEW AGENCY APPROVALS INCLUDING DEP PERMITS/APPROVALS AND TOWNSHIP APPROVALS.
3. SEED TO BE PLANTED PER NJDEP BMP MANUAL CHAPTER SEVEN:

   SEED MIX B(OR APPROVED EQUAL): PERMANENT COVER MIX PROVIDING QUICK PERENNIAL COVER FOR SATURATED AREAS THAT WILL NOT BE PLANTED WITH OTHER SPECIES.

EASTERN GAMAGRASS	5 LBS./AC. PLS
REDTOP OR CREEPING BENTGRASS	2 LBS./AC.
FOWL BLUEGRASS	5 LBS./AC.
WILD RYE	8 LBS./AC.
SWITCHGRASS	5 LBS./AC. PLS

4. ANY PIPES LAID THROUGH WETLANDS, TRANSITION AREAS, OR STATE OPEN WATERS SHALL BE PROPERLY SEALED SO AS TO PREVENT LEAKING OR INFILTRATION, DESIGNED SO AS NOT TO FORM OR PROVIDE A CONDUIT FOR GROUNDWATER TO BE DISCHARGED OR DRAINED FROM THE WETLAND, AND PLACED ENTIRELY BENEATH THE PRE-EXISTING GROUND ELEVATION IN ORDER TO ALLOW FREE PASSAGE OF SURFACE AND GROUND WATER, UNLESS THE APPLICANT SHOWS THAT PLACING SOME OR ALL OF THE PIPE ABOVE GROUND WOULD BE MORE ENVIRONMENTALLY BENEFICIAL.

LOT 2
BLOCK 6008
LOT 1
LOT 8
LOT 7
MONTFORT DRIVE
EX. SHED
EX. PATIO
EX. DWELLING
STONE HOUSE COURT
ASB TC 87.23 DEP
ASB TC 87.13
ASB INV IN 72.35
INV OUT 72.23
PROPOSED CONNECTION TO EXISTING 8" PVC SANS
PROP. 15' WIDE FORCE MAIN SANITARY SEWER EASEMENT ON LOT 32.02, 4,010 S.F.
DENSE VEGETATION
DEED RESTRICTED CONSERVATION AREA "1" DEED BOOK OPR 6745 PAGES 1900-1906 INSTRUMENT No. 2014036598 50,876 S.F./ 1.1679 AC.
DEED RESTRICTED CONSERVATION AREA "2" 2,598 SF/0.0596 AC DEED BOOK OPR 6745 PAGE 1900-1906, INSTRUMENT NO. 2014036598
F.F.=87.64; FG.=84.46 TWO STORY FRAME DWL. W/ WALKOUT BASEMENT
PAVED DRIVE
APPROX. LOC. BORE/ONTION BOX
DEP GENERAL PERMIT 2 PERMANENT TRANSITION AREA DISTURBANCE 'I' (2,526 S.F. / 0.058 ACRE) 20' WIDE MAX DISTURBANCE
DEP GENERAL PERMIT 2 TEMPORARY TRANSITION AREA DISTURBANCE 'L' WAIVED FOR ACCESS
DEP GENERAL PERMIT 2 PERMANENT WETLAND DISTURBANCE 'K' (269 SF/0.007 ACRE) 15' WIDE MAX DISTURBANCE
DEP GENERAL PERMIT 2 PERMANENT TRANSITION AREA DISTURBANCE 'J' WAIVED FOR ACCESS
DEP GENERAL PERMIT 2 PERMANENT TRANSITION AREA DISTURBANCE 'G' WAIVED FOR ACCESS
PROP. 20' WIDE FORCE MAIN SANITARY SEWER EASEMENT ON LOT 6, 14,174 S.F.
PROPOSED 2,130 LF ± FORCE MAIN
BLOCK 6001
LOT 32.02
3.609 AC.
CONSERVATION EASEMENT/ DEED RESTRICTED AREA "3" GRANTED TO THE TOWNSHIP OF MONTGOMERY 103,885 SF/2.3853 AC DEED BOOK OPR 6745 PAGE 1907-1914, INSTRUMENT NO. 2014036599
BLOCK 6009
LOT 6
4.464 AC.
BLOCK 6009, LOT 6 N/F TOWNSHIP OF MONTGOMERY
DETENTION BASIN
FRESHWATER WETLANDS BOUNDARY VERIFIED BY DEP FRESHWATER WETLANDS LETTER OF INTERPRETATION FILE NO.: 1813-03-0014.2 ACTIVITY NUMBER: FWW1 90001 DATED JANUARY 7, 2020
LOT 5
DEP GENERAL PERMIT 2 TEMPORARY TRANSITION AREA DISTURBANCE 'F' WAIVED FOR ACCESS
WETLAND TRANSITION AREA BOUNDARY (TYP.)
CONSERVATION EASEMENT
N 77°21'48" E 343.80' (CONSERV. ESMT.)
TRANSITION AREA NOT WAIVED FOR ACCESS
343.80' 343.44' (C.E.)
DEP GENERAL PERMIT 2 PERMANENT WETLAND DISTURBANCE 'H' (120 SF/0.003 ACRE) 20' WIDE MAX DISTURBANCE
EXISTING DRAINAGE AND CONSERVATION EASEMENT WITHIN LOT 6 (D.B. 1943, PG. 670-677)
DEP GENERAL PERMIT 2 PERMANENT WETLAND DISTURBANCE 'E' (3,662 SF/0.084 ACRE) 20' WIDE MAX DISTURBANCE
S 56°40'54" W 67.09'
S 88°29'10" W 107.55'
52°26'08" W 129.43'
STATE OPEN WATER (TYP)
LOT 37
LOT 39
LOT 40
P.O.B. OF AREA OF DELAWARE AND RARITAN CANAL STREAM CORRIDOR EASEMENT AND P.O.B. OF CONSERVATION EASEMENT/DEED RESTRICTED AREA "3" NORTHING: 588834.5502 EASTING: 449423.0783
BLOCK 6009, LOT 38 N/F EDWARD E. STERN C. DBK. 1841, 777
SHEET 20
SHEET 21
MATCH LINE 'A'-'A'

GRAPHIC SCALE
50' 0' 25' 50' 100' 150'
SCALE: 1"=50'

TOPOGRAPHY SHOWN IS IN NAVD88 DATUM AS PREPARED BY OTHERS. CONVERSION FROM NAVD88 TO USGS (1929) IS PLUS 0.94'

PLAN REFERENCES:

1. "WETLANDS DELINEATION PLAN OF BLOCK 6009, LOT 6, MOTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 4181, DATED JUNE 5, 2019 AND LAST REVISED NOV. 15, 2019.
2. "SANITARY SEWER EXTENSION EXHIBIT FOR HARLINGEN VILLAGE, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED JANUARY 7, 2018, LAST REVISED 3/6/20.
3. "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
4. "AS BUILT GRADING PLAN FOR BLOCK 6001 LOT 32.02, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 4181, DATED OCTOBER 29, 2016 LAST REVISED 4/10/17.
5. CONSTRUCTION AS BUILTS ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 7+38.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBELL, N.J.P.E. & L.S. No. 20792, DATED SEPTEMBER 1, 2015, LAST REVISED 9/25/2015.

LEGEND:

- WETLAND AREAS
- FLOOD HAZARD AREA
- FLOODWAY AREA
- FLOOD HAZARD AREA LIMIT LINE
- FLOODWAY LIMIT LINE
- WETLANDS LIMIT LINE W/FLAGGING
- STATE OPEN WATERS LINE W/FLAGGING
- HEC RAS CROSS SECTION
- 60 — EXISTING CONTOUR LINE
- FH — FLOOD HAZARD AREA LIMIT LINE
- RZL — RIPARIAN ZONE LINE

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\21 & 23 - DEP PERMIT PLANS.DWG

REVISIONS	AUTH.	DATE
PER TOWNSHIP	M.K.F.	7/28/23
PER TOWNSHIP	M.K.F.	5/18/23
PER TOWNSHIP	M.K.F.	4/2/23
PER TOWNSHIP	M.K.F.	3/10/23

DATE: JANUARY 17, 2023
SCALE: 1"=50'
DESIGNED BY: M.K.F.
DRAWN BY: A.B.
CHECKED BY: M.K.F.
JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132500

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

DEP FRESHWATER WETLANDS PERMIT PLAN

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

21

F.Bk. Pg.

FILE No. 7696-X

EXISTING CONDITIONS REGULATED AREAS SUMMARY:

TOTAL RIPARIAN ZONE ON-SITE: 1.547 ACRES (67,387 SF)
TOTAL RIPARIAN ZONE OFF-SITE: 0.000 ACRE (0 SF)
TOTAL FLOOD HAZARD AREA ON-SITE: 3.98 ACRES (170,660 SF)
TOTAL FLOOD HAZARD AREA OFF-SITE: 0.000 ACRE (0 SF)

REGULATED DISTURBANCE SUMMARY (FLOOD HAZARD AREAS, FLOODWAY AND RIPARIAN ZONES):

TEMPORARY RIPARIAN ZONE DISTURBANCE: 0.000 ACRE (0 SF)
PERMANENT RIPARIAN ZONE DISTURBANCE: 0.000 ACRE (0 SF)
TEMPORARY FLOOD HAZARD AREA DISTURBANCE: 0.080 ACRE (3,472 SF)
PERMANENT FLOOD HAZARD AREA DISTURBANCE: 0.000 ACRE (0 SF)
TEMPORARY FLOODWAY DISTURBANCE: 0.064 ACRE (2,783 SF)
PERMANENT FLOODWAY DISTURBANCE: 0.000 ACRE (0 SF)

IMPERVIOUS SURFACE SUMMARY:

TOTAL LIMIT OF DISTURBANCE: 12.271 ACRES (534,515 SF)
PROPOSED DISTURBANCE (ON-SITE): 11.929 ACRES (519,639 SF)
PROPOSED DISTURBANCE (OFF-SITE): 0.342 ACRE (14,876 SF)
TOTAL PROPOSED IMPERVIOUS SURFACE: 4.533 ACRES (197,434 SF)
PROPOSED IMPERVIOUS SURFACE (ON-SITE): 4.401 ACRES (191,706 SF)
PROPOSED IMPERVIOUS SURFACE (OFF-SITE): 0.132 ACRE (5,733 SF)
TOTAL PROPOSED REGULATED MOTOR VEHICLE SURFACE: 2.013 ACRES (87,695 SF)
PROPOSED REGULATED MOTOR VEHICLE SURFACE: (ON-SITE): 1.978 ACRES (86,171 SF)
PROPOSED REGULATED MOTOR VEHICLE SURFACE (OFF-SITE): 0.035 ACRE (1,524 SF)

NOTES:

1. ON-SITE AREA CONSISTS OF THE ENTIRETY OF LOTS 33, 34, 34.01, 35, 35.01 AND 36 IN BLOCK 6001 AS WELL AS THE PORTIONS OF LOT 32.02 IN BLOCK 6001 AND LOT 6 IN BLOCK 6009 THAT LIE WITHIN THE LIMIT OF DISTURBANCE.
2. OFF-SITE AREA CONSISTS OF THE PORTION OF LOT 4 IN BLOCK 6002 AND THE AREA IN THE US-206 RIGHT OF WAY THAT LIES WITHIN THE LIMIT OF DISTURBANCE.

PLAN REFERENCES:

1. "SANITARY SEWER EXTENSION EXHIBIT FOR HARLINGEN VILLAGE, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED JANUARY 7, 2018, LAST REVISED 3/6/20.
2. "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
3. DEP FLOOD HAZARD AREA FOR LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001 AND LOT 6 IN BLOCK 6009, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY DETERMINED PER METHOD 6 (N.J.A.C. 7:13-3.6). FLOOD HAZARD AREA VERIFICATION APPROVAL FILE NO. 1803-22-0002.1 LUP220001.
4. "AS BUILT GRADING PLAN FOR BLOCK 6001 LOT 32.02, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.P.E. # L.S. LIC. No. 41181, DATED OCTOBER 29, 2016 LAST REVISED 4/10/17.
5. CONSTRUCTION AS BUILTS ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 7+38.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBELL, N.J.P.E. # L.S. No. 20792, DATED SEPTEMBER 1, 2015, LAST REVISED 9/25/2015.

LEGEND:

- FM — PROPOSED FORCE MAIN
- FW — FLOODWAY LIMIT LINE
- FH — FLOOD HAZARD AREA LIMIT
- DRCC — 100' MOTGOMERY TWP. BUFFER
- RZL — RIPARIAN ZONE LIMIT
- WB — WETLAND BUFFER LINE
- (100) — PROPOSED CONTOURS
- 100 — EXISTING CONTOURS
- STATE OPEN WATERS
- WA-1 WA-2 — WETLANDS DELINEATION LINE W/FLAGS
- PROPOSED SANITARY SEWER EXTENSION
- PROPOSED LIMIT OF DISTURBANCE
- PHOTOGRAPH LOCATION/DIRECTION
- FLOOD HAZARD AREA DISTURBANCE
- WETLAND AREAS
- WETLAND SHALE
- ZONING LIMIT LINE
- NON-EXCLUSIVE UTILITY EASEMENT
- N.J.A.W. EXCLUSIVE EASEMENT

MONTFORT DRIVE
S 64°35'16" E 1474.01'
N 15°33'44" E 523.61'
N 73°37'52" W 27.00'
LOT 38.01
CHILD CARE CENTER
EX. SEPTIC +/-
CC2-ZONE
US ROUTE 206
VARIABLE WIDTH RIGHT OF WAY
S 74°26'08" E 285.99'
N 15°33'44" E 450.50'
JOHANNES DRIVE
BLOCK 6001 PROPOSED LOT 32.02 11.600 AC.
BLOCK 6001 PROPOSED LOT 33.03 9.031 ACRES (TO BE DEDICATED TO MONTGOMERY TWP.)
BLOCK 6001 EX. LOT 33 8.119 AC.
BLOCK 6001 EX. LOT 34 1.470 AC.
BLOCK 6001 EX. LOT 35
BLOCK 6001 EX. LOT 36
BLOCK 6001 LOT 33.04 0.507 AC.
BLOCK 6001 PROPOSED LOT 33.02 1.602 AC.
BLOCK 6009 LOT 6 4.464 AC.
LOT 4
LOT 5
POOL
PROPOSED NEW ZONE BOUNDARY & LOT LINE
SEGMENT OF FLOOD HAZARD AREA BOUNDARY WITHIN PROPOSED LOT 33.03 IS BASED ON APPROVED FLOOD HAZARD AREA DELINEATION MAP
SEGMENT OF FLOOD HAZARD AREA BOUNDARY WITHIN PROPOSED LOT 33.03 IS BASED ON APPROVED FLOOD HAZARD AREA DELINEATION MAP
CONSERVATION EASEMENT
TEMPORARY FLOOD HAZARD AREA DISTURBANCE (3,159 SF/0.073 ACRE)
SEGMENT OF FLOODWAY BOUNDARY THAT EXTENDS BEYOND PROPOSED LOT 33.03 HAS NOT BEEN APPROVED BY DEP
SEGMENT OF FLOODWAY BOUNDARY WITHIN PROPOSED LOT 33.03 IS BASED ON APPROVED FLOOD HAZARD AREA DELINEATION MAP
PROPOSED 20' WIDE FORCE MAIN SANITARY SEWER EASEMENT WITHIN EXISTING LOTS 33, 34, 35 & 36 IN BLOCK 6001 (18,984 SF)
PROPOSED 2,130 LF± FORCE MAIN
PROPOSED 20' WIDE DRAINAGE EASEMENT TO SERVICE LOT 33.01
FLOOD HAZARD AREA BOUNDARY DETERMINED VIA METHOD 6 (TYP.)
RIPARIAN ZONE BOUNDARY (TYP.)
25' WIDE STREAM MAINTENANCE EASEMENT ON LOT 36 AS DESCRIBED IN DEED BK. 1583, PG. 312
25' WIDE STREAM MAINTENANCE EASEMENT ON LOT 36 AS DESCRIBED IN DEED BK. 1543, PG. 538, DEED BK. 1552, PG. 47 AND DEED BK. 1873, PG. 757
0' WIDE DRAINAGE EASEMENT TO SERVICE LOT 1, BLOCK 6002 AS DESCRIBED IN DEED BK. 1552, PG. 47
EX. ALUM. MAINTENANCE BUILDING
EX. ALUM. SHELTER
EXISTING STONE AREA BOUNDARY ±
PUBLIC WORKS PUMP STATION ACCESS
TOWNHOUSES 4 UNITS
TOWNHOUSES 3 UNITS
2-SIXT. UNITS APARTMENT BUILDING #1
2-SIXT. UNITS APARTMENT BUILDING #2
PARKING AREA
WOODED
TOWNSHIP PUBLIC WORKS
BLOCK 6002, LOT 4 N/F TOWNSHIP OF MONTGOMERY DBK. 5097/1819
BLOCK 6002, LOT 1 N/F EVERGREEN REALTY, LLC DBK. 6383/858
BLOCK 6001, LOT 37 N/F RICHARD LAFOLLETTE WRIGHT DBK. 5097/1819
R-2 - ZONE
BROOK
FOX
PILE
S 56°40'54" W 67.09'
S 66°26'23" W 59.23'
S 52°26'08" W 129.43'
S 88°29'10" W 107.55'
N 86°09'34" W 58.23'
S 30°30'33" W 21.96'
S 25°24'58" W 25.83'
S 39°15'02" W 160.98'
S 75°49'22" W 97.07'
S 44°54'32" W 169.74'
S 74°17'46" W 76.65'
S 51°3'17" E 37.79'
S 70°06'43" W 73.64'
S 49°52'27" W 59.69'
N 73°37'52" W 278.84'
N 73°55'40" W 259.84'
N 55°37'40" W 189.00'
732.24'
741.77'
708.19'
276.68'
179.35'
116.58'
111.00'
133.34'
53'
MATCH LINE 'A'-'A' SHEET 22
SHEET 23

TRACT AREA SUMMARY

LOT 33	= 8.119 AC.
LOT 34	= 1.147 AC.
LOT 34.01	= 0.518 AC.
LOT 35	= 7.093 AC.
LOT 35.01	= 0.275 AC.
LOT 36	= 5.037 AC.
TOTAL TRACT	= 22.189 AC.

GRAPHIC SCALE
50' 0' 25' 50' 100' 150'
SCALE: 1"=50'

TOPOGRAPHY SHOWN IS IN NAVD88 DATUM AS PREPARED BY OTHERS. CONVERSION FROM NAVD88 TO USGS (PDH) IS PLUS 0.74'

NOTES:

1. SEED TO BE PLANTED PER NJDEP BMP MANUAL CHAPTER SEVEN:
   SEED MIX 8 (OR APPROVED EQUAL): PERMANENT COVER MIX PROVIDING QUICK PERENNIAL COVER FOR SATURATED AREAS THAT WILL NOT BE PLANTED WITH OTHER SPECIES.

EASTERN GAMAGRASS	5 LBS./AC. PLS
REDTOP OR CREEPING BENTGRASS	2 LBS./AC.
FOWL BLUEGRASS	5 LBS./AC.
WILD RYE	8 LBS./AC.
SWITCHGRASS	5 LBS./AC. PLS

2. ANY PIPES LAID THROUGH WETLANDS, TRANSITION AREAS, OR STATE OPEN WATERS SHALL BE PROPERLY SEALED SO AS TO PREVENT LEAKING OR INFILTRATION, DESIGNED SO AS NOT TO FORM OR PROVIDE A CONDUIT FOR GROUNDWATER TO BE DISCHARGED OR DRAINED FROM THE WETLAND, AND PLACED ENTIRELY BENEATH THE PRE-EXISTING GROUND ELEVATION IN ORDER TO ALLOW FREE PASSAGE OF SURFACE AND GROUND WATER, UNLESS THE APPLICANT SHOWS THAT PLACING SOME OR ALL OF THE PIPE ABOVE GROUND WOULD BE MORE ENVIRONMENTALLY BENEFICIAL.
3. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE HATERSHED AND LAND MANAGEMENT PROGRAM AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.

			DATE: JANUARY 17, 2023
			SCALE: 1"=50'
			DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	7/28/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	5/18/23	CHECKED BY: M.K.F.
PER TOWNSHIP	M.K.F.	4/2/23	
PER TOWNSHIP	M.K.F.	3/10/23	JOB No. 1805M
REVISIONS	AUTH.	DATE	

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

DEP FLOOD HAZARD AREA PERMIT PLAN

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

22

F:\JOBFILE\1805M_ENGIDWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\20 & 22 - DEP PERMIT PLANS.DWG

F.Bk. Pg.

FILE No. 7696-X

LEGEND:

- FM — PROPOSED FORCE MAIN
- FW — FLOODWAY LIMIT LINE
- FH — FLOOD HAZARD AREA LIMIT
- DRCC — 100' DRCC / MONT. TWP. STREAM CORRIDOR
- RZL — RIPARIAN ZONE LIMIT
- WB — WETLAND BUFFER LINE
- (100) — PROPOSED CONTOURS
- 100 — EXISTING CONTOURS
- STATE OPEN WATERS
- WA-1 — WA-2 — WETLANDS DELINEATION LINE W/FLAGS
- PROPOSED SANITARY SEWER EXTENSION
- PROPOSED LIMIT OF DISTURBANCE
- ① — PHOTOGRAPH LOCATION/DIRECTION
- FLOOD HAZARD AREA DISTURBANCE

NOTES:

1. SEED TO BE PLANTED PER NJDEP BMP MANUAL CHAPTER SEVEN:
   SEED MIX 8 (OR APPROVED EQUAL): PERMANENT COVER MIX PROVIDING QUICK PERENNIAL COVER FOR SATURATED AREAS THAT WILL NOT BE PLANTED WITH OTHER SPECIES.

EASTERN GAMAGRASS	5 LBS./AC. PLS
REDTOP OR CREEPING BENTGRASS	2 LBS./AC.
FOWL BLUEGRASS	5 LBS./AC.
WILD RYE	8 LBS./AC.
SWITCHGRASS	5 LBS./AC. PLS

2. ANY PIPES LAID THROUGH WETLANDS, TRANSITION AREAS, OR STATE OPEN WATERS SHALL BE PROPERLY SEALED SO AS TO PREVENT LEAKING OR INFILTRATION, DESIGNED SO AS NOT TO FORM OR PROVIDE A CONDUIT FOR GROUNDWATER TO BE DISCHARGED OR DRAINED FROM THE WETLAND, AND PLACED ENTIRELY BENEATH THE PRE-EXISTING GROUND ELEVATION IN ORDER TO ALLOW FREE PASSAGE OF SURFACE AND GROUND WATER, UNLESS THE APPLICANT SHOWS THAT PLACING SOME OR ALL OF THE PIPE ABOVE GROUND WOULD BE MORE ENVIRONMENTALLY BENEFICIAL.

3. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE WATERSHED AND LAND MANAGEMENT PROGRAM AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.

LOT 2
LOT 8
LOT 7
LOT 4
LOT 5
LOT 40
LOT 39
LOT 37
BLOCK 6008 LOT 1
BLOCK 6009, LOT 6 N/F TOWNSHIP OF MONTGOMERY
BLOCK 6001 LOT 32.02 3.609 AC.
BLOCK 6009 LOT 6 4.464 AC.
MONTFORT DRIVE
STONE HOUSE COURT
EX. ±1 STY DWELLING
EX. ±2 STY DWELLING
DETENTION BASIN
ASB MH 'A' RIM 85.93 INV IN 72.35 INV OUT 72.23
ASB TC 87.23 DEP
ASB TC 87.43
PROPOSED CONNECTION TO EXISTING 8" PVC SWR@
PROP. 15' WIDE FORCE MAIN SANITARY SEWER EASEMENT ON LOT 32.02, 6,000 S.F.
PROP. 20' WIDE FORCE MAIN SANITARY SEWER EASEMENT ON LOT 6, 14,174 S.F.
DENSE VEGETATION
F.F.=87.64; F.G.=84.46 TWO STORY FRAME DWL. W/ WALKOUT BASEMENT
PAVED DRIVE
APPROX. LOC. BIORETENTION BOX
DEED RESTRICTED CONSERVATION AREA "2" 2,598 SF/0.0596 AC DEED BOOK OPR 6745 PAGE 1900-1906, INSTRUMENT NO. 2014036598
DEED RESTRICTED CONSERVATION AREA "1" DEED BOOK OPR 6745 PAGES 1900-1906 INSTRUMENT No. 2014036598 50,876 S.F./ 1.1679 AC.
CONSERVATION EASEMENT/ DEED RESTRICTED AREA "3" GRANTED TO THE TOWNSHIP OF MONTGOMERY 10,085 S.F./0.2803 AC. DEED BOOK OPR 6745 PAGE 1907-1914, INSTRUMENT NO. 2014036599
DRAINAGE AREA @ DITCH: 33 ACRES
PROPOSED 2,130 LF ± FORCE MAIN
TEMPORARY FLOOD HAZARD AREA DISTURBANCE (313 SF/0.007 ACRE)
N 77°21'48" E 343.80' (CONSERV. ESMT.)
335.83' 335.44' (C.E.)
SEGMENT OF FLOOD HAZARD AREA BOUNDARY WITHIN PROPOSED LOT 33.03 IS BASED ON APPROVED FLOOD HAZARD AREA DELINEATION MAP
SEGMENT OF FLOOD HAZARD AREA BOUNDARY WITHIN PROPOSED LOT 33.03 IS BASED ON APPROVED FLOOD HAZARD AREA DELINEATION MAP
CONSERVATION EASEMENT
TEMPORARY FLOOD HAZARD AREA DISTURBANCE (3,159 SF/0.073 ACRE)
SEGMENT OF FLOODWAY BOUNDARY THAT EXTENDS BEYOND PROPOSED LOT 33.03 HAS NOT BEEN APPROVED BY DEP
SEGMENT OF FLOODWAY BOUNDARY WITHIN PROPOSED LOT 33.03 IS BASED ON APPROVED FLOOD HAZARD AREA DELINEATION MAP
S 56°40'54" W 67.09'
S 66°26'23" W 59.23'
S 88°29'10" W 107.55'
S 52°26'08" W 129.43'
96°09'34" W 58.23'
'33" W 21.96'
25.83'
RIPARIAN ZONE BOUNDARY (TYP.)
EXISTING DRAINAGE AND CONSERVATION EASEMENT WITHIN LOT 6 (D.B. 1943, PG. 670-677)
FLOOD HAZARD AREA BOUNDARY DETERMINED VIA METHOD 6 (TYP.)
FLOODWAY BOUNDARY DETERMINED VIA METHOD 6 (TYP.)
P.O.B. OF AREA OF DELAWARE AND RARITAN CANAL STREAM CORRIDOR EASEMENT AND P.O.B. OF CONSERVATION EASEMENT/DEED RESTRICTED AREA "3" NORTHING: 588834.5502 EASTING: 449423.0783
SHEET 22
SHEET 23
MATCH LINE "A"-"A"
741.77'
DRCC
FM
FW
FH
RZL

PLAN REFERENCES:

1. "SANITARY SEWER EXTENSION EXHIBIT FOR HARLINGEN VILLAGE, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED JANUARY 7, 2018, LAST REVISED 3/6/20.
2. "CONCEPTUAL SITE PLAN PREPARED FOR HARLINGEN VILLAGE SQUARE, LOTS 33, 34, 34.01, 35 & 36 IN BLOCK 6001, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 1/29/20.
3. DEP FLOOD HAZARD AREA FOR LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001 AND LOT 6 IN BLOCK 6009, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY DETERMINED PER METHOD 6 (N.J.A.C. 7:13-3.6). FLOOD HAZARD AREA VERIFICATION APPROVAL FILE NO: 1805-22-0002.1 LUP220001.
4. "AS BUILT GRADING PLAN FOR BLOCK 6001 LOT 32.02, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED OCTOBER 29, 2016 LAST REVISED 4/10/17.
5. CONSTRUCTION AS BUILTS ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 7+38.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBELL, N.J.P.E. & L.S. No. 20792, DATED SEPTEMBER 1, 2015, LAST REVISED 9/25/2015.

GRAPHIC SCALE
50' 0' 25' 50' 100' 150'
SCALE: 1"=50'

TOPOGRAPHY SHOWN IS IN NAVD88 DATUM AS PREPARED BY OTHERS. CONVERSION FROM NAVD88 TO USGS (1929) IS PLUS 0.94'

LEGEND:

- WETLAND AREAS
- FLOOD HAZARD AREA
- FLOODWAY AREA
- FLOOD HAZARD AREA LIMIT LINE
- FLOODWAY LIMIT LINE
- WETLANDS LIMIT LINE W/FLAGGING
- STATE OPEN WATERS LINE W/FLAGGING
- HEC RAS CROSS SECTION
- 69 — EXISTING CONTOUR LINE
- FH — FLOOD HAZARD AREA LIMIT LINE
- RZL — RIPARIAN ZONE LINE

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\21 & 23 - DEP PERMIT PLANS.DWG

			DATE: JANUARY 17, 2023
			SCALE: 1"=50'
			DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	7/28/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	5/16/23	
PER TOWNSHIP	M.K.F.	4/2/23	CHECKED BY: M.K.F.
PER TOWNSHIP	M.K.F.	3/10/23	
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

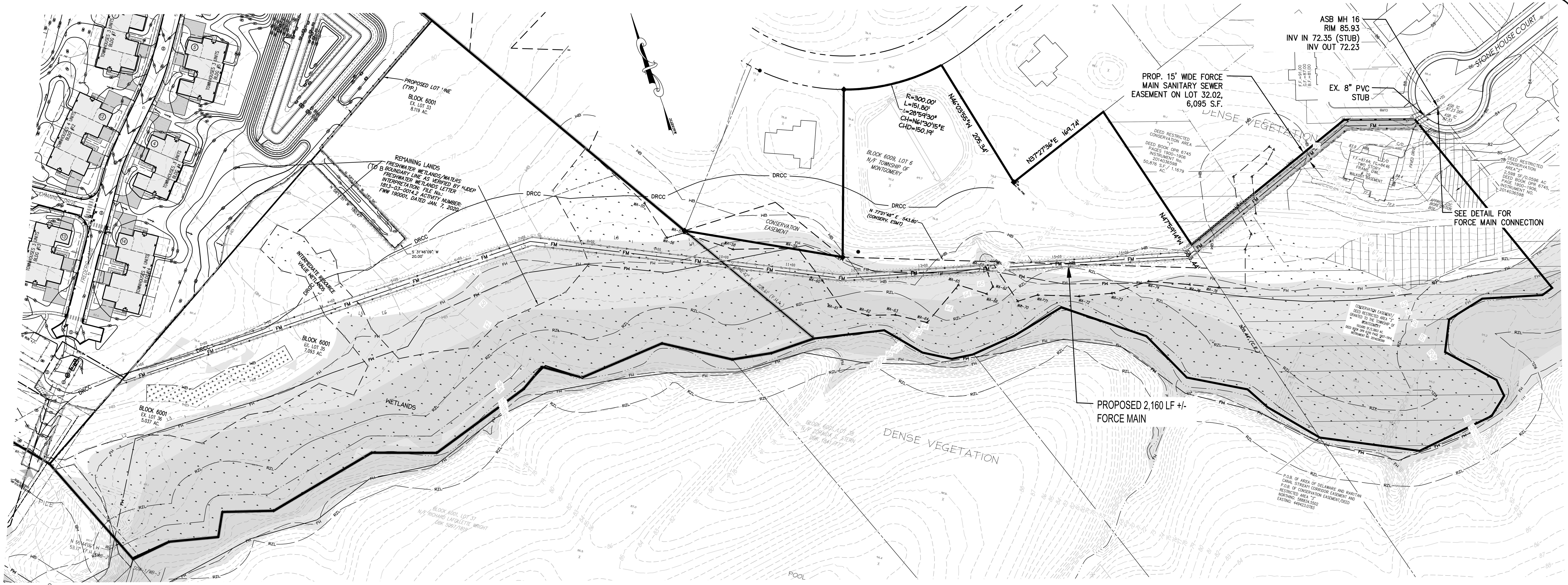
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

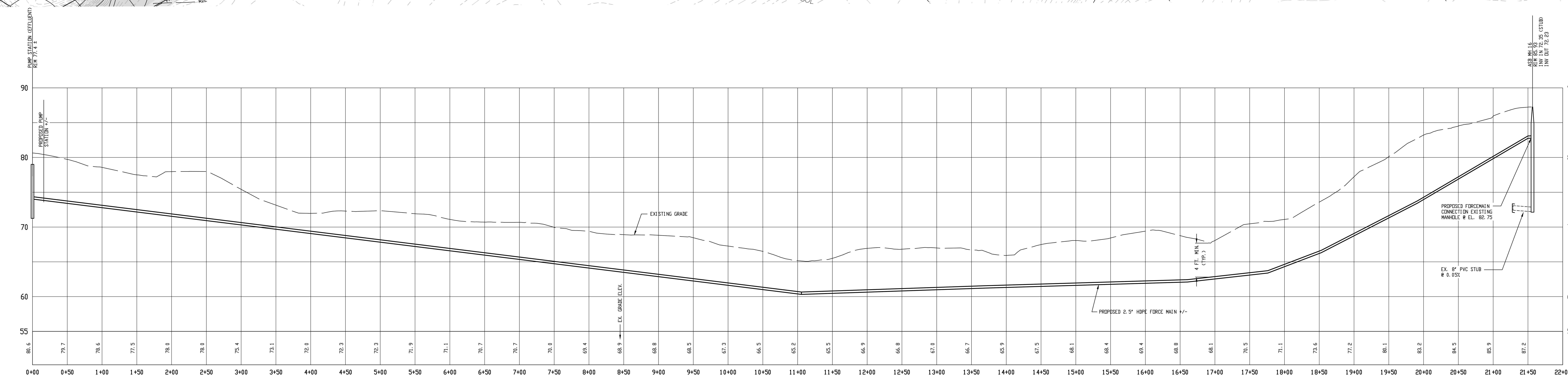
DEP FLOOD HAZARD AREA PERMIT PLAN

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

23

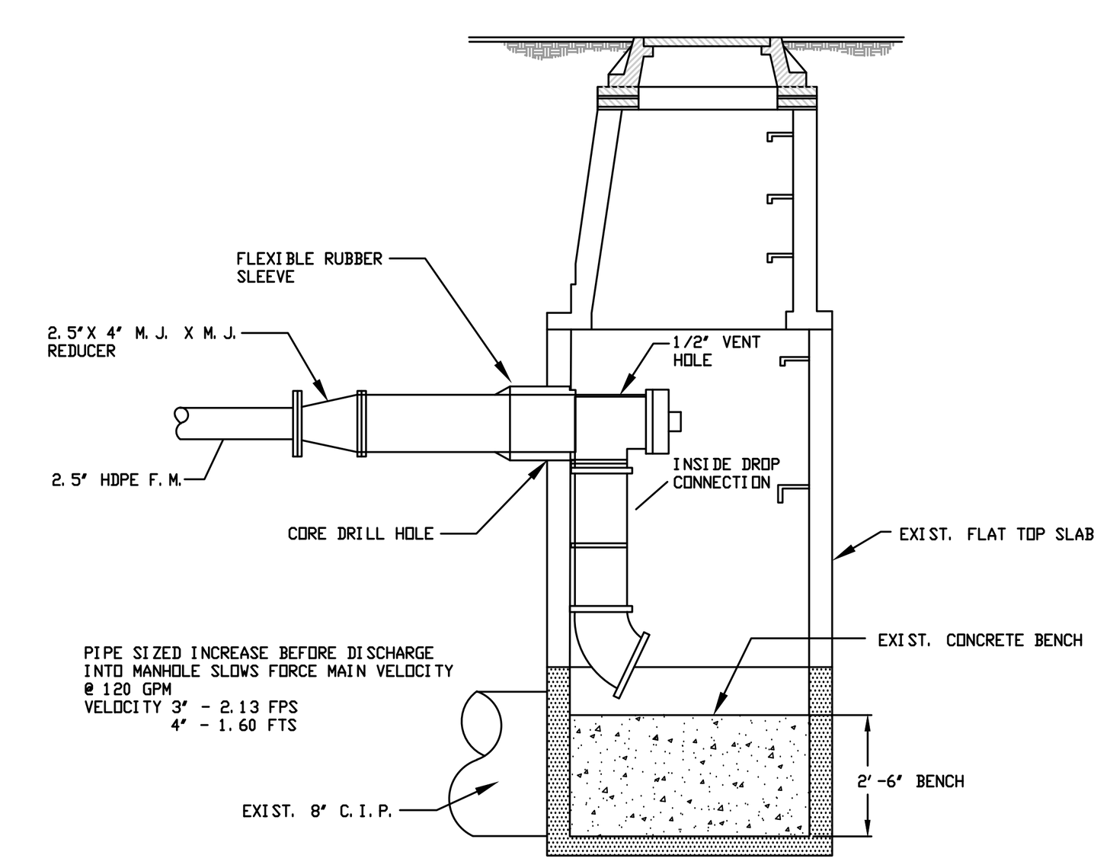
FILE No. 7696-X





LEGEND

— FW —	FLOODWAY LIMIT LINE
— FH —	FLOOD HAZARD AREA LIMIT
— DRCC —	100' DRCC / MOTGOMERY TWP. STREAM CORRIDOR
— RZL —	RIPARIAN ZONE LIMIT
— WB —	WETLAND BUFFER LINE
— (100) —	PROPOSED CONTOURS
— 100 —	EXISTING CONTOURS
———	STATE OPEN WATERS
WA-1 — WA-2	WETLANDS DELINEATION LINE W/FLAGS
▬▬	ZONING LIMIT LINE



FORCE MAIN MANHOLE DROP CONNECTION DETAIL

N. T. S.

GRAPHIC SCALE

60' 0' 30' 60' 120' 180'

Horizontal Scale: 1 inch = 60 ft.

6' 0' 3' 6' 12' 18'

Vertical Scale: 1 inch = 6 ft.

PLAN REFERENCES:

1. "AS BUILT GRADING PLAN FOR BLOCK 6001 LOT 32.02, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED OCTOBER 29, 2016 LAST REVISED 4/10/17.
2. CONSTRUCTION AS BUILTS ENTITLED "STONE HOUSE COURT PLAN AND PROFILE, STA 0+00 TO STA 7+38.74, MISCELLANEOUS PROFILES FOR COUNTRY CLASSICS AT FOX BROOK, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBELL, N.J.P.E. & L.S. No. 20792, DATED SEPTEMBER 1, 2015, LAST REVISED 9/25/2015.

REVISIONS	AUTH.	DATE		
			DATE:	JANUARY 17, 2023
			SCALE:	AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY:	A.B.
PER TOWNSHIP	MKF	03/10/23	CHECKED BY:	M.K.F.
			JOB No.	1805M

Van Cleef ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

SANITARY SEWER FORCE MAIN EXTENSION PROFILE

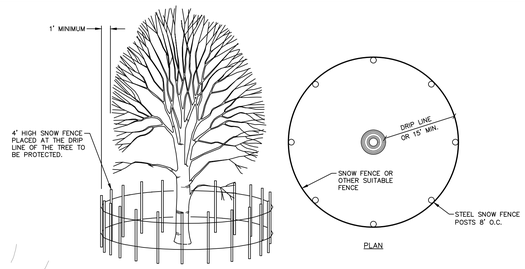
PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 32.02, 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
LOT 6 IN BLOCK 6009
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

24

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M-24-FORCEMAIN - PROFILE (6-9-23).DWG

F.Bk. Pg.

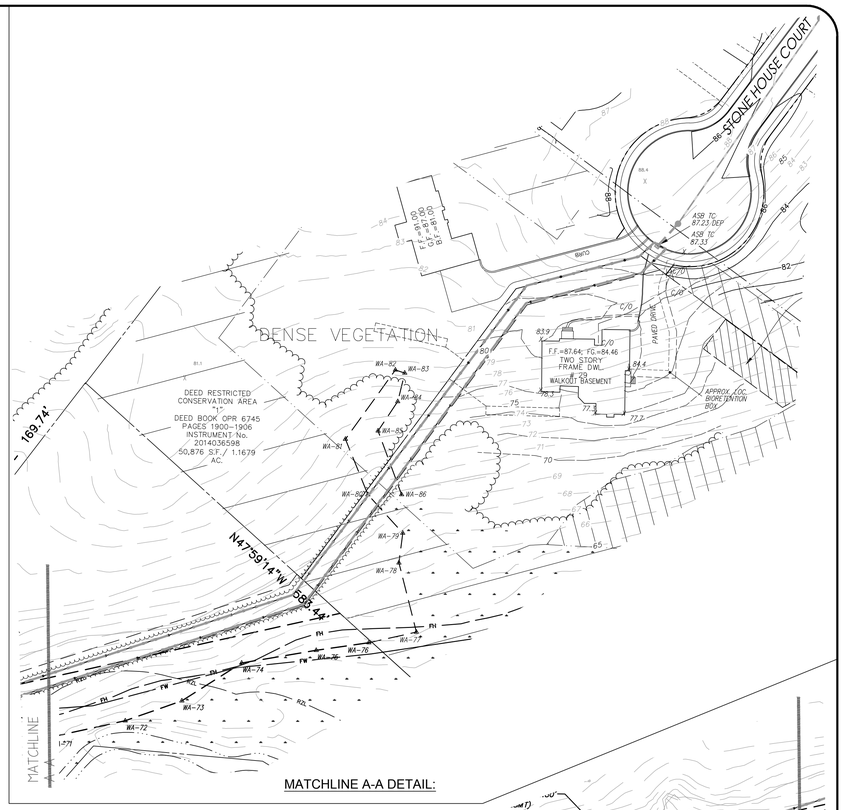
FILE No. 7696-X



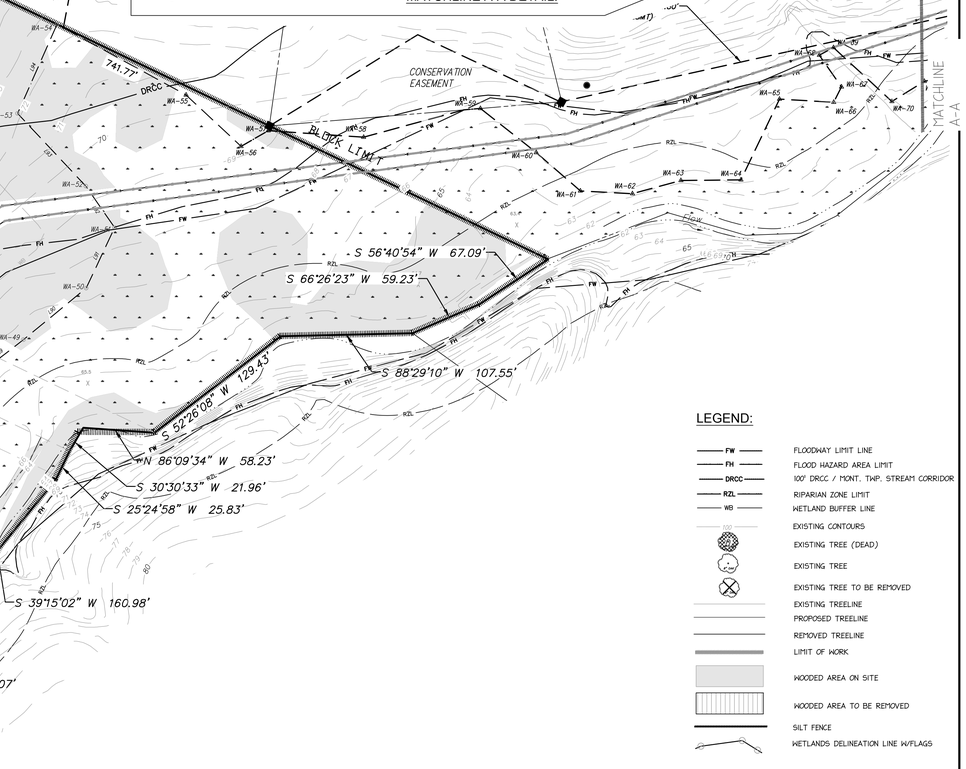
TREE PROTECTION DETAIL

(NOT TO SCALE)

1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION.
2. ALL TREES SHEDULED TO REMAIN SHALL BE MARKED; WHERE GROUPS OF TREES EXIST, ONLY THE TREES ON THE EDGE NEED TO BE MARKED.
3. 4' HIGH SNOW FENCE OR OTHER SUITABLE FENCE MOUNTED ON STEEL POSTS LOCATED EIGHT (8) FEET ON CENTER, SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION AREA.
4. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY, OR 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, WHICHEVER IS GREATER, AT THE SPECIFIC LOCATION DETERMINED APPROPRIATE BY THE LANDSCAPE ARCHITECT. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE DEAD OR DAMAGED BRANCHES. SEE DETAILS FOR TREE PRESERVATION THIS SHEET.
5. WHEN THE FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP PRIOR TO COMMENCING CLEARING AND FURTHER CONSTRUCTION. THE FENCING ALONG THE PROTECTION AREA SHALL BE MAINTAINED UNTIL ALL WORK AND CONSTRUCTION HAS BEEN COMPLETED. ANY DAMAGES TO THE PROTECTIVE FENCING SHALL BE REPLACED AND REPAIRED BEFORE FURTHER CONSTRUCTION SHALL CONTINUE.
6. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO A TREE PROTECTION AREA OR INTO TREES THAT ARE TO BE RETAINED.
7. GRADE CHANGES AND EXCAVATIONS SHALL NOT ENCROACH UPON THE TREE PROTECTION AREA.
8. NO TOXIC MATERIALS SHALL BE STORED WITHIN ONE HUNDRED (100) FEET OF A TREE PROTECTION AREA INCLUDING PETROLEUM BASED AND/OR DERIVED PRODUCTS.
9. THE AREA WITHIN THE TREE PROTECTION AREA SHALL NOT BE BUILT UPON NOR SHALL ANY MATERIALS BE STORED THERE EITHER TEMPORARILY OR PERMANENTLY. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED IN THE TREE PROTECTION AREA.
10. WHEN TREE STUMPS ARE LOCATED WITHIN TEN (10) FEET OF THE TREE PROTECTION AREA, THE STUMPS SHALL BE REMOVED BY MEANS OF A STUMP GRINDER TO MINIMIZE THE EFFECT ON THE SURROUNDING ROOT SYSTEMS.
11. TREE ROOTS WHICH MUST BE SEVERED SHALL BE CUT BY A BACK HOE OR SIMILAR EQUIPMENT ALIGNED RADIALLY TO THE TREE. THIS METHOD REDUCES THE
12. LATERAL MOVEMENT OF THE ROOTS DURING EXCAVATION, WHICH IF DONE BY OTHER METHODS COULD DAMAGE THE INTERTWINED ROOTS OF ADJACENT TREES.
13. TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS OR FENCING. NAILS AND SPIKES SHALL NOT BE DRIVEN INTO TREES.
14. ANY SEVERED ROOTS AS A RESULT OF EXCAVATION SHALL BE TRIMMED SO THAT THEIR EDGES ARE SMOOTH AND ARE CUT BACK TO A LATERAL ROOT IF EXPOSED.
15. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE. DAMAGED BRANCHES SHALL BE PRUNED ACCORDING TO NATIONAL ARBORIST ASSOCIATION STANDARDS. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB BUT WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB. ALL NECESSARY PRUNING CUTS MUST BE MADE TO PREVENT BARK FROM BEING TORN FROM THE TREE AND TO FACILITATE RAPID HEALING.
16. ALL TREES WHICH HAVE BEEN DISTURBED OR HAVE EXPERIENCED DAMAGE TO THEIR ROOTS OR BRANCHES SHALL BE FERTILIZED. TREES SHALL BE FERTILIZED IN EARLY FALL OR MIDSPRING. FERTILIZER GRADE SHALL HAVE APPROXIMATELY THREE (3) PARTS NITROGEN TO ONE (1) PART PHOSPHOROUS AND ONE (1) PART POTASSIUM (RATIO OF 3-1-1). FERTILIZER SHALL BE BROADCAST OVER THE SOIL SURFACE IN AN AREA TWICE THE SIZE OF THE TREE PROTECTION AREA AT A RATE OF ONE (1) POUND OF NITROGEN PER ONE THOUSAND (1000) SQUARE FEET.
17. WHEN THERE IS NO ALTERNATIVE BUT TO LOCATE AN ELECTRICAL OR OTHER SMALL UTILITY LINE WITHIN A TREE PROTECTION AREA, THE TOWNSHIP SHALL DETERMINE
18. THE MOST DESIRABLE LOCATION FOR THE LINE AND THE FOLLOWING GUIDELINES SHALL BE USED:
19. (1) WHERE POSSIBLE TRENCHES SHOULD BYPASS THE ROOT AREA.
    (2) WHERE TRENCHES MUST BE DUG PAST THE SIDE OF A TREE, THE FOLLOWING PRECAUTIONS SHALL BE OBSERVED:
    a) TRENCHES SHALL BE NO CLOSER TO THE TRUNK THAN HALF THE DISTANCE FROM THE DRIP LINE
    b) CUT AS FEW ROOTS AS POSSIBLE
    c) IF ROOTS HAVE TO BE CUT, CUT THEM AS CLEANLY AS POSSIBLE
    d) BACKFILL THE TRENCH AS SOON AS POSSIBLE, AVOIDING SOIL COMPACTION



MATCHLINE A-A DETAIL:



LEGEND:

- FW — FLOODWAY LIMIT LINE
- FH — FLOOD HAZARD AREA LIMIT
- DRCC — 100' DRCC / MONT. TWP. STREAM CORRIDOR
- RZL — RIPARIAN ZONE LIMIT
- WB — WETLAND BUFFER LINE
- EXISTING CONTOURS
- EXISTING TREE (DEAD)
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREELINE
- PROPOSED TREELINE
- REMOVED TREELINE
- LIMIT OF WORK
- WOODED AREA ON SITE
- WOODED AREA TO BE REMOVED
- SILT FENCE
- WETLANDS DELINEATION LINE W/FLAGS

GRAPHIC SCALE
50' 0' 25' 50' 100' 150'
Scale: 1 inch = 50 ft.
Vertical Datum: NAVD 88

		DATE:	JANUARY 17, 2023
		SCALE:	1" = 50'
PER TOWNSHIP	M.K.F. 7/28/23	DESIGNED BY:	J.M.T.
PER TOWNSHIP	M.K.F. 5/18/23	DRAWN BY:	J.M.T.
REVISIONS	M.K.F. 3/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH. DATE	JOB No.	1805M

BY: Justin M. Tyler
Justin M. Tyler, R.L.A. — Licensed Landscape Architect, New Jersey Lic. No. 21AS00138600

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

TREE REMOVAL PLAN

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

25

FILE No. 6482-X-CONDET

P:\JMT\6482\DRAWINGS\ENGINEERING\HARLINGEN VILLAGE PLAN SET (8-28-23)\6482SP4_24_xTREE MITIGATION PLAN.dwg Jtaylor 7/26/2023 3:43:10 PM

LANDSCAPE LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME
SHADE TREES		
AR	ACER RUBRUM	RED MAPLE
BN	BETULA NIGRA	RIVER BIRCH
GTI	GLEDITSIA TRIACANTHOS INERMIS	HONEYLOCUST TREE
NS	NYSSA SYLVATICA	BLACKGUM
LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM
LT	LIRIODENDRON TULIPIFERA	TULIP TREE
QB	QUERCUS BICOLOR	SWAMP WHITE OAK
TA	TILIA AMERICANA	AMERICAN LINDEN
TOTAL:		
EVERGREEN TREES		
PA	PICEA ABIES	NORWAY SPRUCE
PA-1	PICEA ABIES	NORWAY SPRUCE
PA-2	PICEA ABIES	NORWAY SPRUCE
PG	PICEA GLAUCA	WHITE SPRUCE
PG-1	PICEA GLAUCA	WHITE SPRUCE
PG-2	PICEA GLAUCA	WHITE SPRUCE
TOTAL:		
ORNAMENTAL/UNDERSTORY TREES		
AC	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRIL. SERVICEBERRY
CeC	CERCIS CANADENSIS	EASTERN REDBUD
CF	CORNUS FLORIDA	FLOWERING DOGWOOD
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
TOTAL:		
SHRUBS AND GROUNDCOVER		
AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY
CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE
CDG	CEPHALOTAXUS 'DUKE GARDENS'	DUKE GARDENS PLUM YEW
CA	CLETHERA ALNIFOLIA	SUMMERSWEET
CS	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD
IGD	ILEX GLABRA 'DENSA'	DENSE INKBERRY HOLLY
IT	ITEA VIRGINICA	VIRGINIA SWEETSPIRE
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER
LB	LINDERA BENZOIN	NORTHERN SPICEBUSH
MC	MUHLENBERGIA CAPILLARIS	MUHLY GRASS
PP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY
PM	PYCANTHEMUM MUTICAN	CLUSTERED MOUNTAIN MINT
SNF	SPIREA 'NEON FLASH'	NEON FLASH SPIREA
VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM
TOTAL:		

16-4-14c SITE SPECIFIC INCLUSIONARY ZONE 3 (SSIZ-3)

12.c NO LESS THAN 20% OF ALL PORTIONS OF SITE NOT COVERED BY BUILDING OR STRUCTURES SHALL BE SUITABLY LANDSCAPED. (INCLUDES THE INFILTRATION BASIN)
OPEN SPACE AREA: 296,000 SF

LANDSCAPE AREA REQUIRED: 59,200 SF OF LANDSCAPE
LANDSCAPE AREA PROVIDED: 60,000 SF OF LANDSCAPE

16-5.6 NATURAL FEATURES

d.3 REQUIRED 14 TREES PER ACRE. 12.27 ACRES OF DEVELOPMENT (L.O.D.) X 14 TREES
REQUIRED TREES: 172 TREES
PROVIDED TREES: 172 TREES

d.10 GUARANTEE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE RSIS AND/OR NJSA 40:550-53.

▲ d.15 STREET TREES AT 50' INTERVALS ALONG 3,067 LINEAR FEET OF ROADWAY
REQUIRED TREES: 62 TREES
PROVIDED TREES: 62 TREES

16-5.8 a.3 OFF-STREET PARKING LANDSCAPING

a.1 EVERGREEN BUFFER PLANTINGS ARE LOCATED BETWEEN THE PARKING AREA AND THE STREET LINE FOR THE PARKING AREA LESS THAN 150 FT FROM STREET LINE.

a.3 EACH OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE PARKING SPACE (180 SF) PER EVERY 30 SPACES LANDSCAPED. 38 PARKING SPACES PROVIDED IN PARKING LOT
REQUIRED LANDSCAPE: 228 SF OF LANDSCAPE
PROVIDED LANDSCAPE: 300 SF OF LANDSCAPE

ROUTE 206 BUFFER LANDSCAPING

1. THERE ARE 33 EXISTING TREES PRESERVED ALONG ROUTE 206.
2. THE FOLLOWING NATURAL LANDSCAPING IS DESIGNED AROUND THE EXISTING PRESERVED TREES ALONG ROUTE 206 (PER 100' OF BUFFER: 5 EVERGREEN TREES, 1 SHADE TREE, 3 FLOWERING TREES, 9 EVERGREEN SHRUBS, 25 DECIDUOUS SHRUBS)
TOTAL PROVIDED: 49 EVERGREEN TREES, 10 SHADE TREES, 30 FLOWERING TREES, 90 EVERGREEN SHRUBS, 271 DECIDUOUS SHRUBS

NOTES:

1. THE PROPOSED LIMITS OF DISTURBANCE SHALL BE STAKED OUT AND REVIEWED BY A TOWNSHIP REPRESENTATIVE PRIOR TO SITE DISTURBANCE.

LEGEND

- PROPOSED FORCE MAIN SEWER
- FW1 FLOODWAY LIMIT LINE
- FH FLOOD HAZARD AREA LIMIT
- DRCG 100' DRCC /MOTGOMERY TWP. STREAM CORRIDOR
- RZL RIPARIAN ZONE LIMIT
- WB WETLAND BUFFER LINE
- 100 PROPOSED CONTOURS
- 100 EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WORK
- WETLANDS DELINEATION LINE W/FLAGS
- SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED LIGHT
- WETLAND AREAS
- GOOSE FENCING
- MONOFILAMENT LINE
- EXISTING TREE (DEAD)

GRAPHIC SCALE
30' 0' 15' 30' 60' 90'
Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

			DATE:	JANUARY 17, 2023
			SCALE:	1" = 30'
PER TOWNSHIP	M.K.F.	7/26/23	DESIGNED BY:	J.M.T.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY:	J.M.T.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1905M

BY: Justin M. Tyler, R.L.A. — Licensed Landscape Architect, New Jersey Lic. No. 21AS00138600

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

LANDSCAPE PLAN - NORTH

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

FILE No. 6482-X-LAND

LANDSCAPE LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME
SHADE TREES		
AR	ACER RUBRUM	RED MAPLE
BN	BETULA NIGRA	RIVER BIRCH
GTI	GLEDITSIA TRIACANTHOS INERMIS	HONEYLOCUST TREE
NS	NYSSA SYLVATICA	BLACKGUM
LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM
LT	LIRIODENDRON TULIPIFERA	TULIP TREE
QB	QUERCUS BICOLOR	SWAMP WHITE OAK
TA	TILIA AMERICANA	AMERICAN LINDEN
TOTAL:		
EVERGREEN TREES		
PA	PICEA ABIES	NORWAY SPRUCE
PA-1	PICEA ABIES	NORWAY SPRUCE
PA-2	PICEA ABIES	NORWAY SPRUCE
PG	PICEA GLAUCA	WHITE SPRUCE
PG-1	PICEA GLAUCA	WHITE SPRUCE
PG-2	PICEA GLAUCA	WHITE SPRUCE
TOTAL:		
ORNAMENTAL/UNDERSTORY TREES		
AC	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRIL. SERVICEBERRY
CeC	CERCIS CANADENSIS	EASTERN REDBUD
CF	CORNUS FLORIDA	FLOWERING DOGWOOD
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
TOTAL:		
SHRUBS AND GROUNDCOVER		
AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY
CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE
CDG	CEPHALOTAXUS 'DUKE GARDENS'	DUKE GARDENS PLUM YEW
CA	CLETHERA ALNIFOLIA	SUMMERSWEET
CS	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD
IGD	ILEX GLABRA 'DENSA'	DENSE INKBERRY HOLLY
IT	ITEA VIRGINICA	VIRGINIA SWEETSPIRE
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER
LB	LINDERA BENZOIN	NORTHERN SPICEBUSH
MC	MUHLENBERGIA CAPILLARIS	MUHLY GRASS
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY
PM	PYCANTHEMUM MUTICAN	CLUSTERED MOUNTAIN MINT
SNF	SPIREA 'NEON FLASH'	NEON FLASH SPIREA
VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM
TOTAL:		

16-4-14c SITE SPECIFIC INCLUSIONARY ZONE 3 (SSIZ-3)

12.c NO LESS THAN 20% OF ALL PORTIONS OF SITE NOT COVERED BY BUILDING OR STRUCTURES SHALL BE SUITABLY LANDSCAPED. (INCLUDES THE INFILTRATION BASIN)
OPEN SPACE AREA: 296,000 SF

LANDSCAPE AREA REQUIRED: 59,200 SF OF LANDSCAPE
LANDSCAPE AREA PROVIDED: 60,000 SF OF LANDSCAPE

16-5.6 NATURAL FEATURES

d.3 REQUIRED 14 TREES PER ACRE. 12.27 ACRES OF DEVELOPMENT (L.O.D.) X 14 TREES
REQUIRED TREES: 172 TREES
PROVIDED TREES: 172 TREES

d.10 GUARANTEE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE RSIS AND/OR NJSA 40:55D-53.

▲ d.15 STREET TREES AT 50' INTERVALS ALONG 3,067 LINEAR FEET OF ROADWAY
REQUIRED TREES: 62 TREES
PROVIDED TREES: 62 TREES

16-5.8 a.3 OFF-STREET PARKING LANDSCAPING

a.1 EVERGREEN BUFFER PLANTINGS ARE LOCATED BETWEEN THE PARKING AREA AND THE STREET LINE FOR THE PARKING AREA LESS THAN 150 FT FROM STREET LINE.

a.3 EACH OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE PARKING SPACE (180 SF) PER EVERY 30 SPACES LANDSCAPED. 38 PARKING SPACES PROVIDED IN PARKING LOT
REQUIRED LANDSCAPE: 228 SF OF LANDSCAPE
PROVIDED LANDSCAPE: 300 SF OF LANDSCAPE

ROUTE 206 BUFFER LANDSCAPING

1. THERE ARE 33 EXISTING TREES PRESERVED ALONG ROUTE 206.
2. THE FOLLOWING NATURAL LANDSCAPING IS DESIGNED AROUND THE EXISTING PRESERVED TREES ALONG ROUTE 206 (PER 100' OF BUFFER: 5 EVERGREEN TREES, 1 SHADE TREE, 3 FLOWERING TREES, 9 EVERGREEN SHRUBS, 25 DECIDUOUS SHRUBS)
TOTAL PROVIDED: 49 EVERGREEN TREES, 10 SHADE TREES, 30 FLOWERING TREES, 90 EVERGREEN SHRUBS, 271 DECIDUOUS SHRUBS

NOTES:

1. THE PROPOSED LIMITS OF DISTURBANCE SHALL BE STAKED OUT AND REVIEWED BY A TOWNSHIP REPRESENTATIVE PRIOR TO SITE DISTURBANCE.

LEGEND

- FM — PROPOSED FORCE MAIN SEWER
- FW — FLOODWAY LIMIT LINE
- FH — FLOOD HAZARD AREA LIMIT
- DRCC — 100' DRCC (MOTGOMERY TWP. STREAM CORRIDOR
- RZL — RIPARIAN ZONE LIMIT
- WB — WETLAND BUFFER LINE
- 100 — PROPOSED CONTOURS
- 100 — EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WORK
- WETLANDS DELINEATION LINE W/FLAGS
- SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED LIGHT
- WETLAND AREAS
- WETLAND BUFFER COMPENSATION
- WETLAND BUFFER REDUCTION
- EXISTING TREE (DEAD)

GRAPHIC SCALE
30' 0' 15' 30' 60' 90'
Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

		DATE:	JANUARY 17, 2023
		SCALE:	1"= 30'
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY: J.M.T.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: J.M.T.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1905M

BY: Justin M. Tyler
Justin M. Tyler, R.L.A. Licensed Landscape Architect, New Jersey Lic. No. 21AS00138600

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

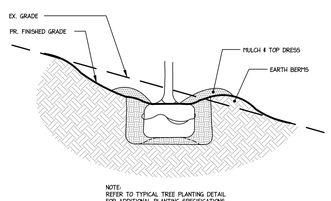
LANDSCAPE PLAN - SOUTH

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

27

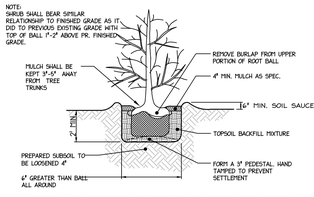
FILE No. 6482-X-LAND

F:\Jobs\1905M_ENGINEER\HARLINGEN\VILLAGE PLAN\1ST SET (8-28-23)\1905M Jk-28 LANDSCAPE PLAN\1.dwg, ppr(sv) 7/26/2023 3:47:13 PM

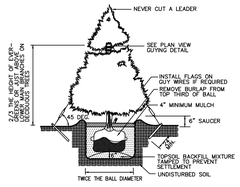


NOTE:
REFER TO TYPICAL TREE PLANTING DETAIL FOR ADDITIONAL PLANTING SPECIFICATIONS

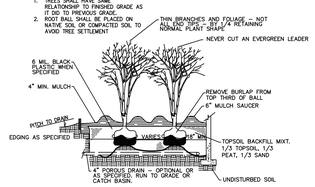
PLANTING ON SLOPES 5:1 AND STEEPER
NOT TO SCALE



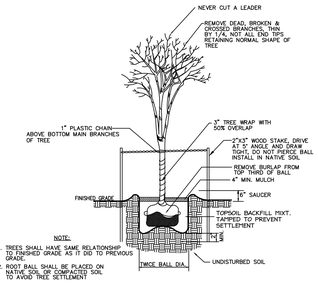
TYPICAL PLANTING FOR EVERGREEN AND DECIDUOUS SHRUBS
NOT TO SCALE



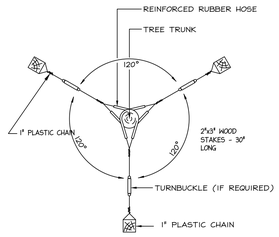
GUYING FOR EVERGREENS /
DECIDUOUS TREES OVER 4" CAL.
NO SCALE



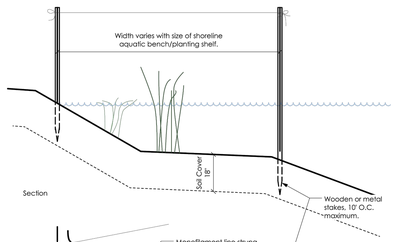
TYPICAL SHRUB BED PLANTING
NO SCALE



TYPICAL PLANTING FOR TREES TO 3 1/2" CAL.
NO SCALE



TYPICAL GUYING DETAIL
(NOT TO SCALE)



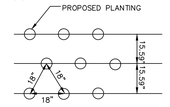
Note:
Install double-line of netting to exclude entry of geese into planting area via bath land and water. Leave all netting in place and maintain perimeter complete in-place until planting is completely established.

GOOSE FENCE DETAIL
NO SCALE

GOOSE FENCING NOTES

GOOSE FENCING TO BE INSTALLED AROUND ENTIRE PERIMETER OF POND. ADDITIONAL FENCING TO BE PROVIDED AROUND THE PERIMETER OF THE SUBMERGENT PLANTINGS. MONOFILAMENT LINE TO BE INSTALLED OVER THE SUBMERGENT PLANTINGS IN A 20'-0" ZAG FORMATION AND ATTACHED TO GOOSE FENCE STAKES. LINE TO BE SPACED MAX. 10' O.C. FROM SIDE TO SIDE OF POND.

NOTE,
PLANTINGS TO BE IN CLUSTERS ARRANGED BY SPECIES.



18" SPACING
(QUART SIZE MIN.)
(NOT TO SCALE)

PLANT SPACING
SUBMERGENT PLANTINGS

GENERAL LANDSCAPING NOTES:

1. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY; AND SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS FIBROUS ROOT SYSTEMS. ALL PLANTS SHALL BE NURSERY-GROWN UNLESS OTHERWISE STATED; THEY SHALL HAVE BEEN GROWING UNDER THE SAME CLIMATE CONDITIONS AS THE MUNICIPALITY FOR AT LEAST TWO (2) YEARS PRIOR TO DATE OF PLANTING. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR CONDITION OR WHICH ARE NOT TRUE TO NAME SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE PLANTS.
2. ALL PLANT MATERIAL SHALL BE TWICE TRANSPLANTED, NURSERY-GROWN OF SPECIMEN QUALITY. THEY SHALL BE OF SYMMETRICAL GROWTH OR TYPICAL OF THE VARIETY AND SUPPLIED FROM SOURCES IN THE SAME HARDINESS ZONE AS THE DEVELOPMENT IS LOCATED AND FREE OF INSECT AND DISEASE PROBLEMS OR OBJECTIONABLE DISFIGUREMENTS. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE SHALL BE TAKEN IN PREPARING PLANTS FOR MOVING. ALL BALLED AND BURLAPPED PLANTS SHALL BE DUG TO MEET OR EXCEED THE "USDA STANDARDS FOR NURSERY STOCK".
4. ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN (1990), OR MOST RECENT EDITION, AND THE HEIGHT, SPREAD AND/OR CALIPER FOR TREES AND SHRUBS LISTED IN SECTION 515.1., RECOMMENDED PLANT LIST.
5. PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY.
6. GUARANTEE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE RSIS AND/OR NJSA 40:550-53.
7. ONLY THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING AND LIGHTING LAYOUT PURPOSES. PROPOSED TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES AND FIFTEEN (15) FEET OF OVERHEAD UTILITIES.
8. NO PLANTING LAYOUT MODIFICATIONS OR PLANT SUBSTITUTES WILL OCCUR WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER. THERE WILL BE NO PRIOR APPROVAL TO MODIFICATIONS OCCURRING IN THE FIELD.
9. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
10. ALL SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL SHRUBBERY MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED A MATURE HEIGHT OF 18" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL SHADE TREES PLANTED OR EXISTING IN SIGHT TRIANGLES SHALL BE PRUNED SO AS NOT TO HAVE BRANCHES BELOW 7'-0". TREES SHALL NOT BE LOCATED CLOSER THAN 30 FEET FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES.
11. ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. 1" PLASTIC CHAINS SHALL BE ATTACHED TO THE TREE AT TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. PROVIDE TWO TO THREE TREE STAKES PER TREE AS NOTED ON THE PLANS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE TREE WRAP WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL.
12. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
13. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO EXISTING GRADE.
14. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING ALL PLANT MATERIAL SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
15. ALL DISTURBED AREAS THAT ARE NOT TO BE PLANTED WITH LANDSCAPE MATERIAL SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:

SEED MIXTURE	SEEDING RATES LBS./ACRE	LBS./1,000 S.F.
SPREADING FESCUE	15	0.3
CHEWING'S RED FESCUE	15	0.3
KENTUCKY BLUEGRASS	25	0.6
PERENNIAL RYEGRASS	10	0.2

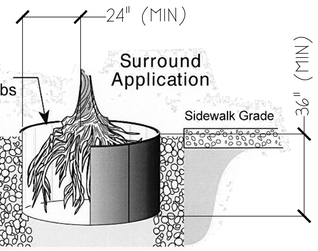
16. OPTIMUM PLANTING & SEEDING DATES ARE BETWEEN FEBRUARY 15 AND MAY 1 OR BETWEEN AUGUST 15 AND OCTOBER 15.
17. ALL PLANTING BEDS SHALL RECEIVE MINIMUM NATURAL 4" DEPTH OF SHREDDED HARDWOOD BARK.

LANDSCAPE LEGEND:

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
STREET TREES					
AR	19	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	B&B
BN	4	BETULA NIGRA	RIVER BIRCH	8'-10' HT.	B&B
GTI	24	GLEDITSIA TRIACANTHOS INERMIS	HONEYLOCUST TREE	2 1/2" CAL.	B&B
LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL.	B&B
NS	4	NYSSA SYLVATICA	BLACKGUM	2 1/2" CAL.	B&B
QB	6	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	B&B
TA	4	TILIA AMERICANA	AMERICAN LINDEN	2 1/2" CAL.	B&B
TOTAL:	62				
SHADE TREES					
AR	6	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	B&B
BN	10	BETULA NIGRA	RIVER BIRCH	8'-10' HT.	B&B
GTI	9	GLEDITSIA TRIACANTHOS INERMIS	HONEYLOCUST TREE	2 1/2" CAL.	B&B
NS	26	NYSSA SYLVATICA	BLACKGUM	2 1/2" CAL.	B&B
LS	16	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2 1/2" CAL.	B&B
LT	19	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL.	B&B
QB	0	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	B&B
TA	24	TILIA AMERICANA	AMERICAN LINDEN	2 1/2" CAL.	B&B
TOTAL:	110				
EVERGREEN TREES					
PA	45	PICEA ABIES	NORWAY SPRUCE	6'-8' HT.	B&B
PA-1	6	PICEA ABIES	NORWAY SPRUCE	8'-10' HT.	B&B
PA-2	9	PICEA ABIES	NORWAY SPRUCE	10'-12' HT.	B&B
PG	27	PICEA GLAUCA	WHITE SPRUCE	6'-8' HT.	B&B
PG-1	4	PICEA GLAUCA	WHITE SPRUCE	8'-10' HT.	B&B
PG-2	6	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B&B
TOTAL:	97				
ORNAMENTAL/UNDERSTORY TREES					
AC	16	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRIL. SERVICEBERRY	2" CAL. (MIN.)	B&B
CeC	20	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL. (MIN.)	B&B
CF	12	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL. (MIN.)	B&B
MV	32	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10' HT., 2" CAL.	B&B
TOTAL:	80				
SHRUBS AND GROUNDCOVER					
AU	293	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	6"-12" SPR.	CONT
CP	645	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	6"-10" SPR.	CONT
CDG	484	CEPHALOTAXUS 'DUKE GARDENS'	DUKE GARDENS PLUM YEW	18"-24" HT.	CONT
CA	42	CLETHERA ALNIFOLIA	SUMMERSWEET	24"-30" HT. (MIN.)	CONT
CS	158	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	24"-30" HT. (MIN.)	CONT
IG	438	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	24"-30" HT. (MIN.)	CONT
IT	56	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24"-30" HT. (MIN.)	CONT
JH	328	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	12"-18" SPR.	CONT
LB	43	LINDERA BENZOIN	NORTHERN SPICEBUSH	24"-30" HT. (MIN.)	CONT
MC	307	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	18"-24" HT.	CONT
MP	79	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	24"-30" HT. (MIN.)	CONT
PM	336	PYCNANTHEMUM MUTICAN	CLUSTERED MOUNTAIN MINT	12"-18" HT.	CONT
SNF	41	SPIREA 'NEON FLASH'	NEON FLASH SPIREA	18"-24" HT.	CONT
VR	126	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36"-48" HT.	CONT
TOTAL:	3,376				

POND SUBMERGENT PLANTINGS				
ZONE 3: SHORELINE FRINGE DEPTH 0"-6"				
804	CALTHA PALUSTRIS	MARSH MARIGOLD	QUART	NO SUBSTITUTION
804	CAREX STRICTA	TUSSOCK SEDGE	QUART	NO SUBSTITUTION
804	IRIS VERSICOLOR	BLUE FLAG IRIS	QUART	NO SUBSTITUTION
804	JUNCUS EFFUSUS	COMMON RUSH	QUART	NO SUBSTITUTION
804	PELTANDRA VIRGINICA	GREEN ARROW ARUM	QUART	NO SUBSTITUTION
804	SAGITTARIA LATIFOLIA	AMERICAN ARROWHEAD	QUART	NO SUBSTITUTION
TOTAL:	4,824			
ZONE 2: SHALLOW WATER BENCH INUNDATION DEPTH 6"-12"				
565	NYMPHAEA ODORATA	AMERICAN FRAGRANT WATER-LILY	QUART	NO SUBSTITUTION
565	PONTEDERIA CORDATA	PICKEREL WEED	QUART	NO SUBSTITUTION
565	SAGITTARIA GRAMINEA	GRASSY ARROWHEAD	QUART	NO SUBSTITUTION
565	SPARAGANIUM AMERICANUM	AMERICAN BUR-REED	QUART	NO SUBSTITUTION
TOTAL:	2,260			
ZONE 1: DEEP WATER POOL PERMANENT INUNDATION DEPTH 1'-6'				
625	NELUMBO LUTEA	AMERICAN LOTUS	QUART	NO SUBSTITUTION
625	NYMPHAEA ORDORATA	AMERICAN FRAGRANT WATER-LILY	QUART	NO SUBSTITUTION
625	VALLISNERIA AMERICANA	WILD CELERY	QUART	PLANT IN AQUATIC BASKETS AT 24" DEPTH
TOTAL:	1,875			

NOTES:
1. IN THE EVENT THERE IS A CONFLICT BETWEEN THE LANDSCAPING PLAN AND THE LANDSCAPING SCHEDULE, THE PLAN SHALL GOVERN
2. TREE CALIPER OF EXISTING TREES TO BE MEASURED AT DBH (DIAMETER AT BREAST HEIGHT) 4.5' ABOVE GRADE; TREES UNDER 4" IN CALIPER ARE MEASURED AT 6" ABOVE GRADE.
3. STREET TREES TO BE LIMBED UP TO A MINIMUM OF 7' ABOVE GRADE.
4. ALL ILEX SPECIES SHOULD HAVE BOTH MALE AND FEMALE SPECIES IN EACH GROUPING TO ENSURE FRUIT.



TYPICAL ROOT BARRIER DETAIL
NO SCALE

NOTES:
1. IN THE EVENT THERE IS A CONFLICT BETWEEN THE LANDSCAPING PLAN AND THE LANDSCAPING SCHEDULE, THE PLAN SHALL GOVERN
2. TREE CALIPER OF EXISTING TREES TO BE MEASURED AT DBH (DIAMETER AT BREAST HEIGHT) 4.5' ABOVE GRADE; TREES UNDER 4" IN CALIPER ARE MEASURED AT 6" ABOVE GRADE.
3. STREET TREES TO BE LIMBED UP TO A MINIMUM OF 7' ABOVE GRADE.
4. ALL ILEX SPECIES SHOULD HAVE BOTH MALE AND FEMALE SPECIES IN EACH GROUPING TO ENSURE FRUIT.

Ernst Conservation Seeds
ERNMX-127
Retention Basin Wildlife Mix

Mix Composition
30.0% Panicum clandestinum, Tioga (Deertongue, Tioga)
29.5% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
20.0% Elymus virginicus, Madison-NY Ecotype (Virginia Wildrye, Madison-NY Ecotype)
7.0% Carex lurida, PA Ecotype (Lurid Sedge, PA Ecotype)
7.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
3.0% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)
1.5% Juncus effusus (Soft Rush)
0.5% Agrostis perennans, Albany Pine Bush-NY Ecotype (Autumn Bentgrass, Albany Pine Bush-NY Ecotype)
0.5% Asclepias incarnata, PA Ecotype (Swamp Milkweed, PA Ecotype)
0.3% Scirpus cyperinus, PA Ecotype (Woolgrass, PA Ecotype)
0.2% Helenium autumnale, PA Ecotype (Common Sneezeweed, PA Ecotype)
0.1% Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)
0.1% Aster puniceus, PA Ecotype (Purplestem Aster, PA Ecotype)
0.1% Aster umbellatus, PA Ecotype (Flat Topped White Aster, PA Ecotype)
0.1% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
0.1% Lobelia siphilitica, PA Ecotype (Great Blue Lobelia, PA Ecotype)

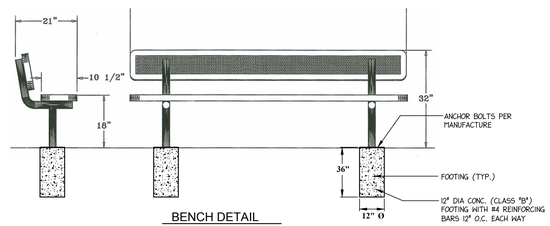
Seeding Rate: 20 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

AREA TO BE SEEDED: 0.44 ACRES

MODEL:	KPJPPT63
MANUFACTURER:	KAY PARK
CONSTRUCTION:	RECYCLED PLASTIC
FRAME STYLE:	RECYCLED PLASTIC
LENGTH:	72 INCHES
HEIGHT:	31 INCHES
WEIGHT:	475 LBS

NOTE: ATLEAST (1) ONE PICNIC TABLE PER SEATING AREA MUST BE ADA COMPLIANT.

RECTANGULAR PICNIC TABLE
(OR EQUAL)
N.T.S.



BENCH DETAIL
N.T.S.

SUPERIOR PLAY 6' BENCH WITH BACK (OR APPROVED EQUAL)

SPECIFICATION

1. 6' POLY VINYL EXPANDED METAL BENCH WITH BACK. ALL CORNERS ARE ROUNDED. FRAME IS SURFACE MOUNT DESIGN.
2. COATED WITH A 1/8" TO 1/45" THICK PLASTISOL ULTRABUTT STABILIZED VINYL COATING FUSED AND BAKED TO A 90% GLOSS.
3. SEAT HEIGHT IS 18" APPROXIMATELY. BENCH HEIGHT IS 32" APPROXIMATELY. TOTAL OVERALL DIMENSIONS ARE 96" X 23" APPROXIMATELY.
4. SEATS ARE MADE FROM 10GA 3/8" X 9/16" PUNCHED STEEL.
5. ALL CENTER BRACES ARE MADE FROM 1/4X3 X 1-1/2" FLAT STEEL.
6. FRAMES ARE MADE OF 2 3/8" HEAVY GALVANIZED STEEL TUBING THAT IS GALVANIZED INSIDE AND OUT AND MEETS OR EXCEEDS YIELD AND TENSIL OF 33K, 40 PSYC. CONSTRUCTED SO AS TO PREVENT RAIN WATER FROM COLLECTING AT GROUND LEVEL. COATED WITH A BAKED ON POLYESTER POWDER COAT FINISH.
7. ALL HARDWARE IS NON-CORROSIVE. WEIGHT FOR THE BENCH/BACK IS 179 LBS.

			DATE:	JANUARY 17, 2023
			SCALE:	AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY:	J.M.T.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY:	J.M.T.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1805M

BY: Justin M. Tyler
Justin M. Tyler, R.L.A. — Licensed Landscape Architect, New Jersey Lic. No. 21AS00138600

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-2724
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

LANDSCAPE DETAILS

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

28

FILE No. 6482-X-LAND

F:\JobFile\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_28-28 LANDSCAPE PLAN.dwg Modified: 7/26/2023 5:51:07 PM

N

US ROUTE 206
VARIABLE WIDTH RIGHT OF WAY

N 15°33'44" E 523.61'

NORTH ROADWAY

732.24'

S 64°35'16" E 1474.01'

BLOCK 6009, LOT 2

FOXBROOK-FILED MAP#2983
BLOCK 6009, LOT 3

BLOCK 6001
EX. LOT 33
8.119 AC.

PROPOSED LOT LINE
(TYP.)

40' R.

703.19'

N 58°13'52" W 182.36'

N 58°13'52" W 182.47'

S 31°46'09" W
20.00'

PROPOSED 20' WIDE DRAINAGE
EASEMENT TO SERVICE LOT 33.01

DRCC

FM

INTERMEDIATE RESIDUAL
WETLA...

MATCHLINE A-A

BLOCK 6001
EX. LOT 35.01
0.518 AC.

N 73°37'52" W 27.00'

176.55'

MATCHLINE A-A

MAIN ENTRANCE

INTERSECTION 1

INTERSECTION 2

N 15°33'44" E 450.60'

473.95'

FREDERIC LANE

JOHANNES DRIVE

TOWNHOUSES 4 UNITS
BLDG #9

TOWNHOUSES 3 UNITS
BLDG #8

TOWNHOUSES 3 UNITS
BLDG #6

TOWNHOUSES 3 UNITS
BLDG #10

TOWNHOUSES 3 UNITS
BLDG #7

TOWNHOUSES 3 UNITS
BLDG #5

TOWNHOUSES 3 UNITS
BLDG #11

TOWNHOUSES 4 UNITS
BLDG #12

TOWNHOUSES 3 UNITS
BLDG #4

TOWNHOUSES 3 UNITS
BLDG #13

TOWNHOUSES 4 UNITS
BLDG #14

2-STY. 6 UNIT
APARTMENT BUILDING #1

2-STY. 6 UNIT
APARTMENT BUILDING #2

AH @ 20'
BH @ 20'
CH @ 20'

LEGEND

- FM — PROPOSED FORCE MAIN SEWER
- FW — FLOODWAY LIMIT LINE
- FH — FLOOD HAZARD AREA LIMIT
- 100' MONTGOMERY TWP. BUFFER
- RZL — RIPARIAN ZONE LIMIT
- WB — WETLAND BUFFER LINE
- 100 — PROPOSED CONTOURS
- 100 — EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- WETLANDS DELINEATION LINE W/FLAGS
- SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED LIGHT
- WETLAND AREAS

GRAPHIC SCALE
30' 0' 15' 30' 60' 90'
Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

NOTE:
LIGHTING DESIGN BY:

ILLUMINATIONS
1157 PHOENIXVILLE PIKE,
SUITE 105,
WEST CHESTER, PA 19380

			DATE: JANUARY 17, 2023
			SCALE: 1" = 30'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY: J.M.T.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: J.M.T.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1905M

BY: Justin M. Tyler
Justin M. Tyler, R.L.A. Licensed Landscape Architect, New Jersey Lic. No. 21AS00138600

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

LIGHTING PLAN - NORTH

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

FILE No. 6482-X-CONDET

GRAPHIC SCALE

30' 0' 15' 30' 60' 90'

Scale: 1 inch = 30 ft.
Vertical Datum: NAVD 88

NOTE:
LIGHTING DESIGN BY:

ILLUMINATIONS
1157 PHOENIXVILLE PIKE,
SUITE 105,
WEST CHESTER, PA 19380

			DATE: JANUARY 17, 2023
			SCALE: 1" = 30'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY: J.M.T.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: J.M.T.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

BY: Justin M. Tyler
Justin M. Tyler, R.L.A. Licensed Landscape Architect, New Jersey Lic. No. 21AS00138600

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

LIGHTING PLAN - SOUTH

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

30

FILE No. 6482-X-CONDET

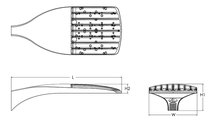
F:\Jobs\6482\DWG_ENG\DWGS\HARLINGEN VILLAGE PLAN SET (8-24-22)\6482PP44 2D 31 LIGHTING PLAN.dwg, tmpfpn 7/26/2023 3:17:56 PM

D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA:	0.69 ft²	(0.06 m²)
Length:	32.71"	(83.1 cm)
Width:	14.26"	(36.2 cm)
Height H1:	7.88"	(20.0 cm)
Height H2:	2.73"	(6.9 cm)
Weight:	34 lbs	(15.4 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[2] HVOLT (347V-480V)[2,3] XVOLT (277V - 480V)[2,3]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[4] RPA5 Round pole mounting #5 drilling[4] SPABN Square narrow pole mounting #8 drilling WBA Wall bracket[18] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [5,6,7,8,9]	SPD20KV	20KV surge protection	DBLK	Black
		HS	Houseside shield (black finish standard)[10]	DNAXD	Natural Aluminum
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [5,6,9,11]	L90	Left rotated optics[1]	DWHXD	White
		R90	Right rotated optics[1]	DDBTXD	Textured dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separately)[12]	CCE	Coastal Construction[13]	DBLBXD	Textured black
		HA	20°C ambient operation[14]	DNATXD	Textured natural aluminum
PERS	Five-pin receptacle only (controls ordered separately)[6,7]	**Shipped separately**		DWHGXD	Textured white
PER7	Seven-pin receptacle only (controls ordered separately)[6,7]	EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
FAO	Field adjustable output[15,21]	BSDB	Bird Spikes (field install required)		
BL30	Bi-level switched dimming, 30%[6,16,21]				
BL50	Bi-level switched dimming, 50%[6,16,21]				
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[6,21]				
DS	Dual switching[16,19,21]				

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU — Photocell - 120-277V, twist-lock (3000K CCT and below)[17]
DLL347F 1.5 CUL JU — Photocell - 347-480V, twist-lock (3000K CCT and below)[17]
DLL480F 1.5 CUL JU — Photocell - 480V, twist-lock (3000K CCT and below)[17]
DSHORT SBK — Shorting cap[17]
DSHS/PE/PIR — House-side shield (order package number 1-1 in place of #)
DSBPA (FINISH) — Round pole adapter (#8 drilling, specify finish)
DSSPA5 (FINISH) — Square pole adapter (#5 drilling, specify finish)
DSBPA5 (FINISH) — Round pole adapter (#5 drilling, specify finish)
DSX1EGSR (FINISH) — External glare shield (specify finish)
DSX1BSDB (FINISH) — Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Reference Motion Sensor Default Settings table on page 4 to see functionality.
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10.
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 Not available with packages P4, P5, P9, P12 and P13. Not available with T5W.
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PERS, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P3 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PERS, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P3 and P10 using XVOLT.
14 PER/PERS/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, FAO, DMG and DS.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P2, P3, P7, P8, P9 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 Not available with P1, P2, P3, P4, P5, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and XCOR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PERS or PER7 option. See Controls Table on page 4.

Shield Accessories

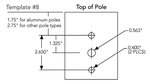
External Glare Shield (EGSR)

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting Hole	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	RPA	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

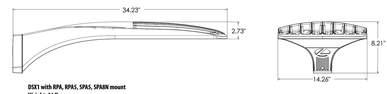
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPABN	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

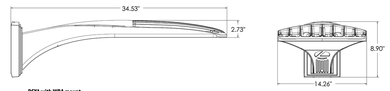
*Includes Luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Tenon Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.58
DSX1 with SPA5, SPABN	0.70	1.40	1.30	1.66	—	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.58	2.09	2.09	2.09

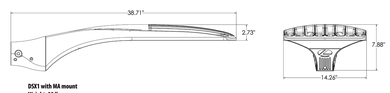
Dimensions



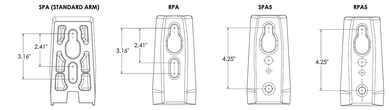
DSX1 with RPA, RPA5, SPA5, SPABN mount
Weight: 36 lbs



DSX1 with WBA mount
Weight: 38 lbs



DSX1 with MA mount
Weight: 39 lbs



LIGHTING SCHEDULE					
Symbol	Label	QTY	Manufacturer	Catalog	Description
	A	0	Lithonia Lighting	DSX1 LED P1 30K 80CRI T4M MVOLT RPA (CONTROL) DDBTXD WITH KA POLE RAPT 5 11 BRZ DM10 BC	FULL CUTOFF POLE MTD AREA LUMINAIRE WITH TYPE 4 DISTRIBUTION IN TEXTURED DARK BRONZE FINISH - BUG RATING = 1-0-3
	AH	3	Lithonia Lighting	DSX1 LED P1 30K 80CRI T4M MVOLT RPA (CONTROL) HS DDBTXD WITH KA POLE RAPT 5 11 BRZ DM10 BC	FULL CUTOFF POLE MTD AREA LUMINAIRE WITH TYPE 4 DISTRIBUTION AND EQUIPPED WITH HOUSE SIDE SHIELD - IN TEXTURED DARK BRONZE FINISH - BUG RATING = 1-0-3
	B	1	Lithonia Lighting	DSX1 LED P1 30K 80CRI T3M MVOLT RPA (CONTROL) DDBTXD WITH KA POLE RAPT 5 11 BRZ DM10 BC	FULL CUTOFF POLE MTD AREA LUMINAIRE WITH TYPE 3 DISTRIBUTION IN TEXTURED DARK BRONZE FINISH - BUG RATING = 1-0-3
	BH	7	Lithonia Lighting	DSX1 LED P1 30K 80CRI T3M MVOLT RPA (CONTROL) HS DDBTXD WITH KA POLE RAPT 5 11 BRZ DM10 BC	FULL CUTOFF POLE MTD AREA LUMINAIRE WITH TYPE 4 DISTRIBUTION AND EQUIPPED WITH HOUSE SIDE SHIELD - IN TEXTURED DARK BRONZE FINISH - BUG RATING = 1-0-3
	CH	7	Lithonia Lighting	DSX1 LED P1 30K 80CRI TFTM MVOLT RPA (CONTROL) HS DDBTXD WITH KA POLE RAPT 5 11 BRZ DM10 BC	FULL CUTOFF POLE MTD AREA LUMINAIRE WITH FORWARD THROW DISTRIBUTION AND EQUIPPED WITH HOUSE SIDE SHIELD - - IN TEXTURED DARK BRONZE FINISH - BUG RATING = 1-0-3

NOTE: EXTERNAL GLARE SHIELD (EGSR OPTION) TO BE INSTALLED ON ALL FIXTURES AT TIME OF CONSTRUCTION.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
(2) Parking Spots	+	1.0 fc	1.3 fc	0.8 fc	1.6:1	1.3:1
Dog Park/Sitting Area	+	0.8 fc	1.5 fc	0.3 fc	5.0:1	2.7:1
Intersection 1	+	1.0 fc	1.6 fc	0.5 fc	3.2:1	2.0:1
Intersection 2	+	1.0 fc	1.7 fc	0.5 fc	3.4:1	2.0:1
Main Entrance	+	0.9 fc	1.6 fc	0.4 fc	4.0:1	2.3:1
North Roadway	+	1.0 fc	1.7 fc	0.4 fc	4.3:1	2.5:1
Parking Lot	+	1.0 fc	1.7 fc	0.3 fc	5.7:1	3.3:1

Note
1. CALCULATIONS TAKEN AT 0.0FT AFG/AT GRADE
2. FIXTURES MOUNTED AT HEIGHTS LISTED ON DRAWINGS
3. CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS
4. LIGHTING SHALL BE ON TIMERS AS REQUIRED BY SEC. 16-5.4.B.2.(d).

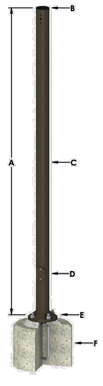
RAP — Round Straight Aluminum

KW

PROJECT NAME

GENERATION DATE 5/16/2023

CATALOG NUMBER **RAP18 - 5 - 11 - BRZ - DM10 - BC**



A — POLE SHAFT

The pole shaft is a seamless 6063-T6 aluminum alloy extrusion and shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

HEIGHT	BASE OD	GAUGE	WEIGHT	EPA MAX LOAD 90 MPH AASHTO
18'	5"	11	48 lbs	6

B — MOUNTING DESIGNATION

Drilled for 1 Luminaire

C — FINISH

Standard - The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes.

FINISH TYPE	COLOR
Standard	Bronze

D — HAND HOLE

An oval reinforced gasketed handhole is located 1'-6" above base with a grounding provision located inside the ring.

WIDTH	LENGTH
3"	5"

E — BASE PLATE

The anchor base is cast from A356 alloy aluminum. All welds are performed in accordance with the American Welding Society specification AWS D1.2, latest edition.

BOLT CIRCLE: 8.5"

F — ANCHOR BOLTS

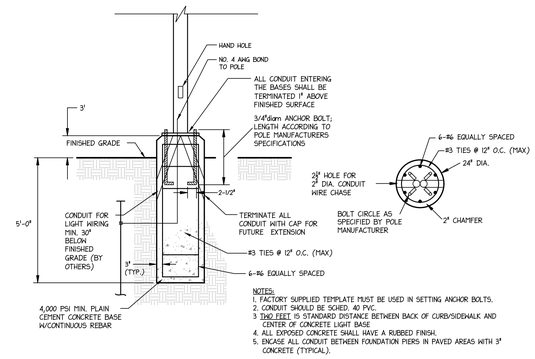
Anchor bolts are of commercial quality hot rolled carbon steel that meets or exceeds yield strength of 55,000 psi. Four properly sized anchor bolts come with all poles unless otherwise specified. Anchor bolts have the threaded end galvanized a minimum of 8 inches per ASTM A153.

WIDTH	LENGTH	HOOK
1"	36"	4"

OPTIONS

Base Cover

COMMENTS **3FT BASE = 18FT POLE MUST BE CUT DOWN TO 17FT**



NOTES:
1. FACTORY SUPPLIED TEMPLATE MUST BE USED IN SETTING ANCHOR BOLTS.
2. CONDUIT SHOULD BE SCHED. 40 PVC.
3. TWO FEET IS STANDARD DISTANCE BETWEEN BACK OF CURB/SIDEWALK AND CENTER OF CONCRETE LIGHT BASE
4. ALL EXPOSED CONCRETE SHALL HAVE A RUBBED FINISH.
5. ENCASE ALL CONDUIT BETWEEN FOUNDATION PIERS IN PAVED AREAS WITH 3" CONCRETE (TYPICAL).

LIGHT POLE BASE DETAIL
NOT TO SCALE

NOTE:
LIGHTING DESIGN BY:

ILLUMINATIONS
1157 PHOENIXVILLE PIKE,
SUITE 105,
WEST CHESTER, PA 19380

			DATE: JANUARY 17, 2023
			SCALE: 1" = 30'
PER TOWNSHIP	MKF	7/26/23	DESIGNED BY: J.M.T.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: J.M.T.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

BY: Justin M. Tyler, R.L.A. — Licensed Landscape Architect, New Jersey Lic. No. 21AS00013600

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

LIGHTING DETAILS

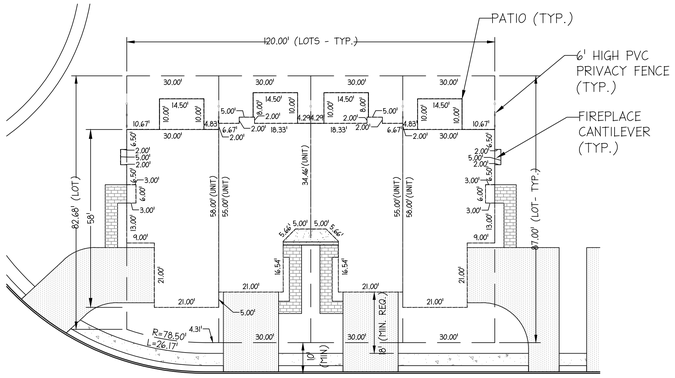
PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

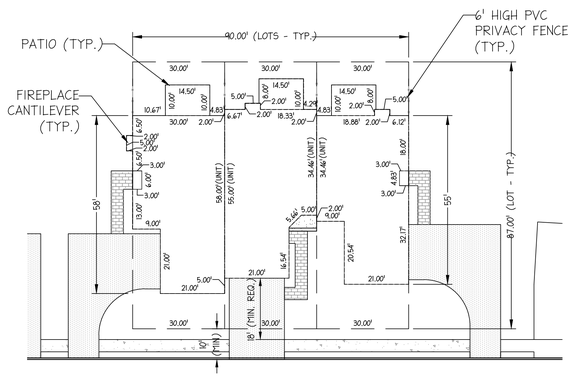
31

FILE No. 6482-X-CONDET



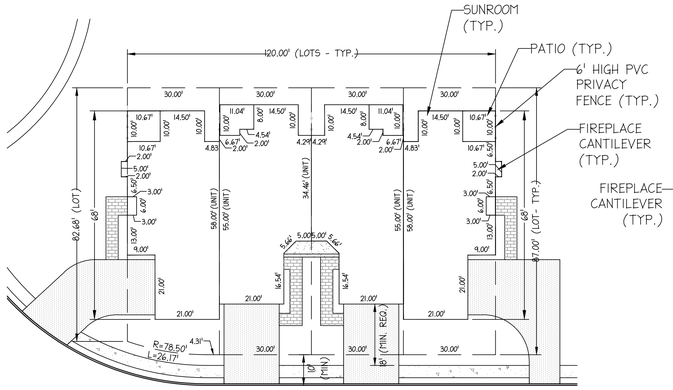
TYPICAL 4-UNIT W/PATIO TOWNHOUSE

SCALE: 1" = 20'



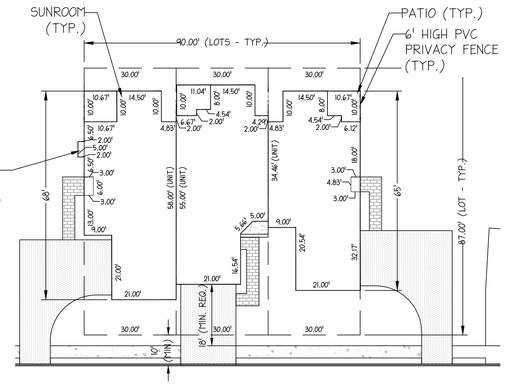
TYPICAL 3-UNIT W/PATIO TOWNHOUSE

SCALE: 1" = 20'



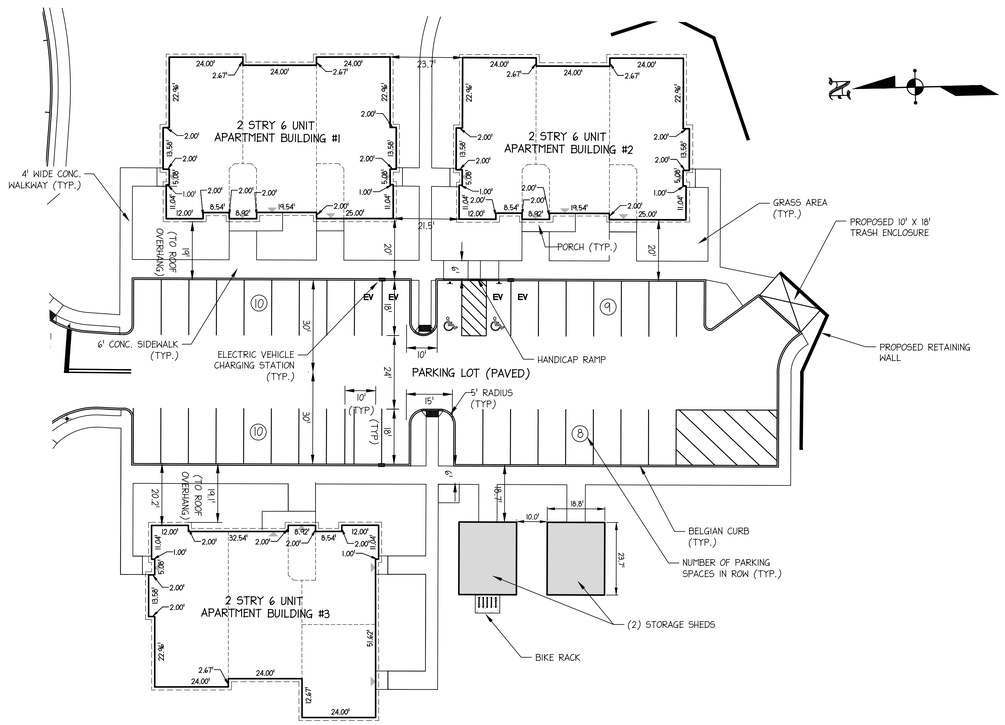
TYPICAL 4-UNIT W/SUNROOM OPTION TOWNHOUSE

SCALE: 1" = 20'



TYPICAL 3-UNIT W/SUNROOM OPTION TOWNHOUSE

SCALE: 1" = 20'



6-UNIT APARTMENT BUILDINGS

SCALE: 1" = 20'

NOTES:

1. OPTIONAL DECORATIVE FENCE @ TOWNHOUSES SHALL ONLY EXTEND 12 FEET OUT FROM REAR OF BUILDING.
2. NO DECORATIVE FENCE IS PROPOSED ALONG REAR FEE SIMPLE LOT LINE @ TOWNHOUSES, I.E. REAR YARDS @ TOWNHOUSES SHALL NOT BE ENCLOSED BY A FENCE.
3. THE OUTSIDE AIR CONDITIONER COMPRESSORS FOR THE TOWNHOUSE UNITS SHALL NOT BE LOCATED IN FRONT OF THE UNITS.
4. THE FINAL UTILITY SERVICE LOCATIONS SUCH AS GAS, ELECTRIC, CABLE ARE SUBJECT TO THE UTILITY COMPANY.
5. THE APARTMENT BUILDING ARE REQUIRED BY ORDINANCE TO PROVIDE BOTH HEAT AND SMOKE ALARMS AS WELL AS FIRE SUPRESSION SPRINKLER SYSTEMS IF REQUIRED BY CODE.

FEE SIMPLE TOWNHOUSE LOTS:

1.	MINIMUM DISTANCE FROM LOT LINE TO PARKING:	5 FT
2.	MINIMUM DISTANCE FROM LOT LINE TRACT BOUNDARY:	25 FT
3.	MINIMUM DISTANCE FROM LOT LINE TO COLLECTOR STREET:	25 FT
4.	MINIMUM DISTANCE FROM LOT LINE TO LOCAL STREET:	10 FT

GRAPHIC SCALE

20' 0' 10' 20' 40' 60'

Scale: 1 inch = 20 ft.
Vertical Datum: NAVD 88

			DATE: JANUARY 17, 2023
			SCALE: AS SHOWN
PER TOWNSHIP	M.K.F.	7/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	5/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	3/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Van Cleef ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 359-8327
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

BY: Michael K. Ford
Michael K. Ford
New Jersey Professional Engineer
No. 34722

F.Bk. Pg.

TYPICAL BUILDING PLANS

PREPARED FOR

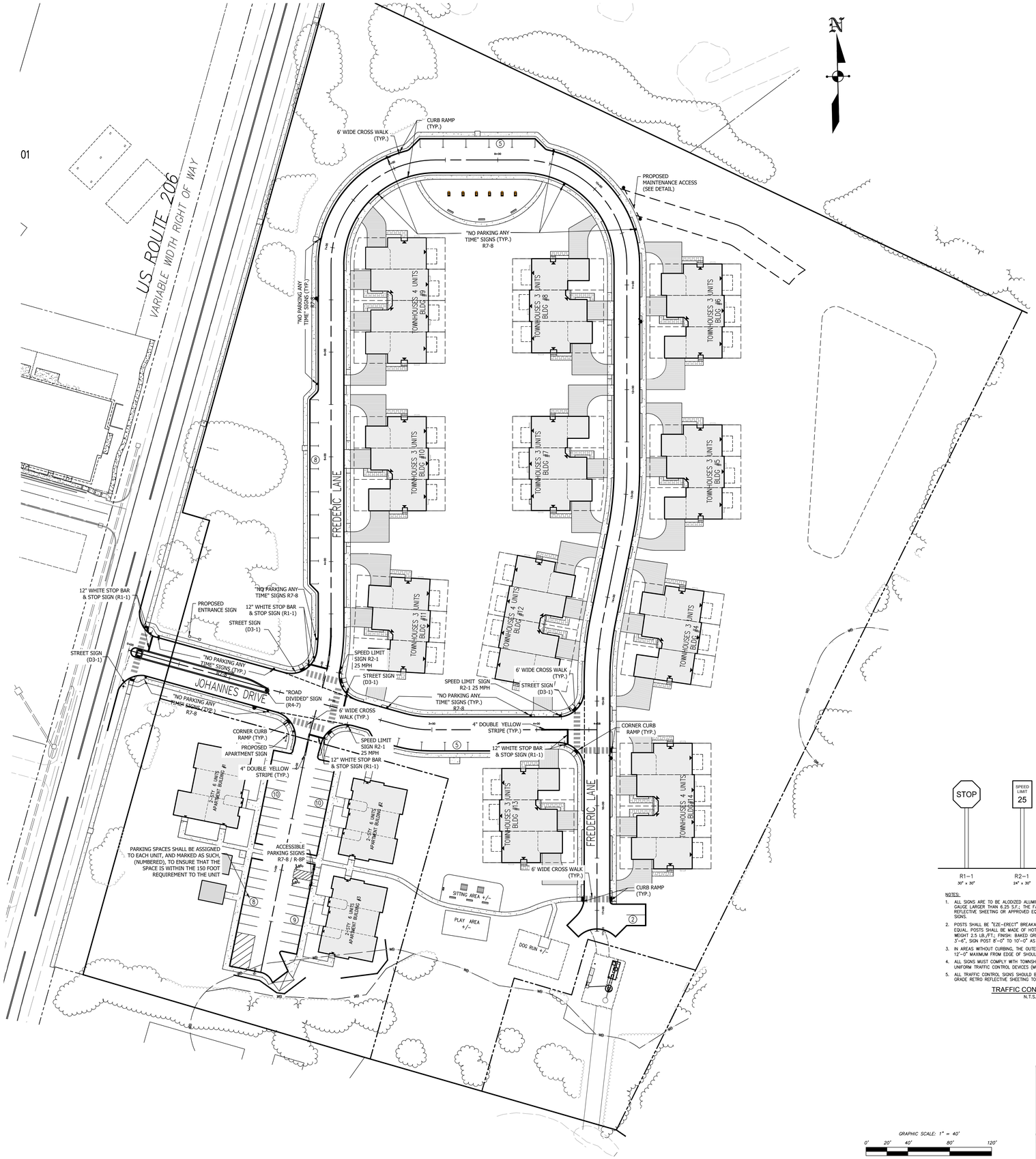
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001

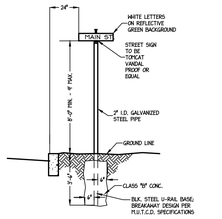
MONTGOMERY TOWNSHIP,

SOMERSET COUNTY, NEW JERSEY

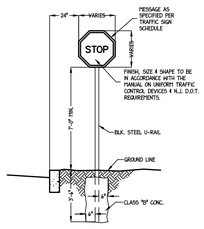
01



STOP BAR, CENTERLINE AND CROSSWALK STRIPING DETAIL
NOT TO SCALE



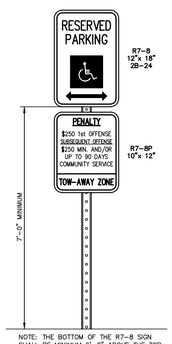
STREET SIGN MOUNTING DETAIL
NOT TO SCALE



TRAFFIC SIGN MOUNTING DETAIL
NOT TO SCALE

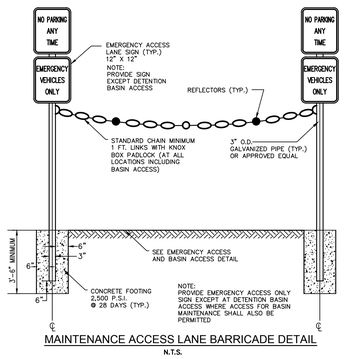
NOTES:
1. ALL SIGNS ARE TO BE ALODIZED ALUMINUM; 0.080 GAUGE UP TO 6.25 S.F.; 0.100 GAUGE LARGER THAN 6.25 S.F.; THE FACE SHALL BE SCOTCHLITE RETRO REFLECTIVE SHEETING OR APPROVED EQUAL; HIGH INTENSITY GRADE FOR STOP SIGNS.
2. POSTS SHALL BE "EZE-ERECT" BREAKAWAY SIGN POST SYSTEM OR APPROVED EQUAL. POSTS SHALL BE MADE OF HOT ROLLED RAIL STEEL (ASTM A499M-76); WEIGHT 2.5 LB./FT.; FINISH: BAKED GREEN ENAMEL PAINT; LENGTH: BASE POST 3'-6", SIGN POST 8'-0" TO 10'-0" AS DIRECTED BY THE ENGINEER.
3. IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 6'-0" MINIMUM TO 12'-0" MAXIMUM FROM EDGE OF SHOULDER AS DIRECTED.
4. ALL SIGNS MUST COMPLY WITH TOWNSHIP STANDARDS AND CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL TRAFFIC CONTROL SIGNS SHOULD BE HIGH INTENSITY OR PRISMATIC DIAMOND GRADE RETRO REFLECTIVE SHEETING TO MEET MUTCD REFLECTIVITY REQUIREMENTS.

TRAFFIC CONTROL SIGNS
N.T.S.



NOTE: THE BOTTOM OF THE R7-8 SIGN SHALL BE MINIMUM 6'-0" ABOVE THE TOP OF CURB

HANDICAP PARKING SIGN DETAIL
N.T.S.



MAINTENANCE ACCESS LANE BARRICADE DETAIL
N.T.S.

NOTES:
1. STREET SIGN SHALL COMPLY WITH CURRENT MUTCD STANDARDS FOR STREET SIGNS REGARDING FONT, LETTER SIZES, UPPER CASE AND LOWER CASE LETTERING.
2. STREET NAME PLATES SHOULD BE D3-1 AND IN ACCORDANCE WITH MUTCD LETTERING IS TO BE "COMPOSED OF COMBINATION OF LOWER CASE LETTERS WITH INITIAL UPPER CASE LETTERS". SIGN SIZE IS TO BE 8 INCHES IN HEIGHT.

GRAPHIC SCALE: 1" = 40'
0' 20' 40' 80' 120'

VERTICAL DATUM NAD88
(CONVERSION: NGVD29 − 1.12 FT.± = NAVD88)

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_33-37 (SIGNAGE-STRIPING)-MAILBOX LOC).DWG

		DATE:	JANUARY 17, 2023
		SCALE:	1"= 40'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWNELL STREET, HOPEWELL, NJ 08544
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

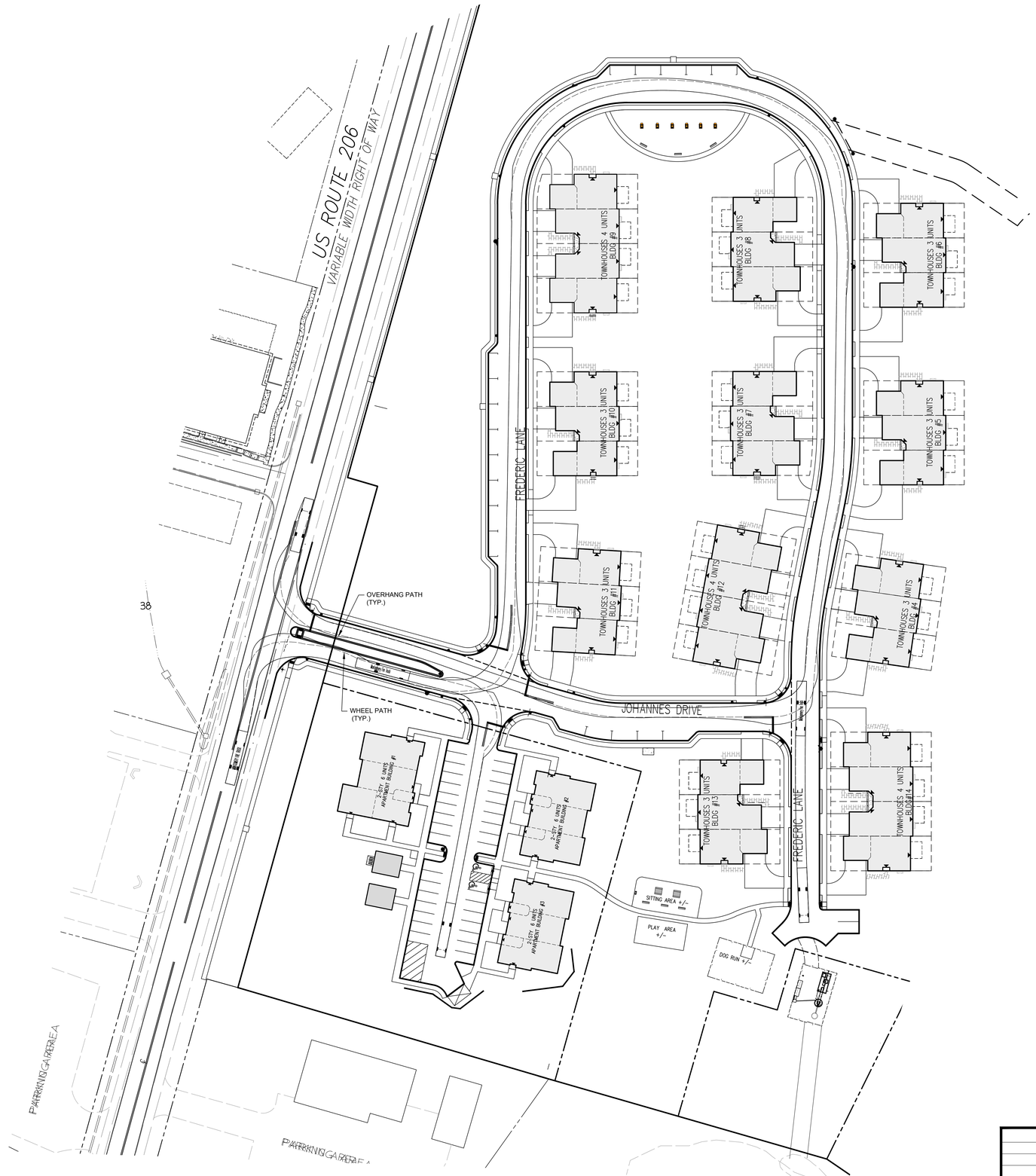
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SIGNAGE AND STRIPING PLAN

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

33

FILE No. 6482-X



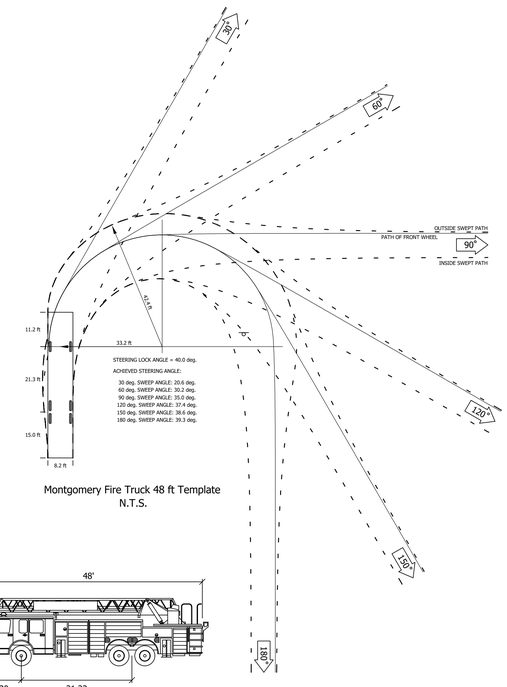
FIRE TRUCK CIRCULATION DETAIL

SCALE: 1" = 40'

GRAPHIC SCALE: 1" = 40'

0' 20' 40' 80' 120'

VERTICAL DATUM NAD88
(CONVERSION: NGVD29 - 1.12 FT.± = NAVD88)



Montgomery Fire Truck 48 ft Template
N.T.S.

Montgomery Fire Truck 48 ft
N.T.S.

LEGEND

PROPOSED SIGN

PROPOSED HYDRANT

			DATE:	JANUARY 17, 2023
			SCALE:	1"= 40'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY:	A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

FIRE TRUCK CIRCULATION EXHIBIT

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

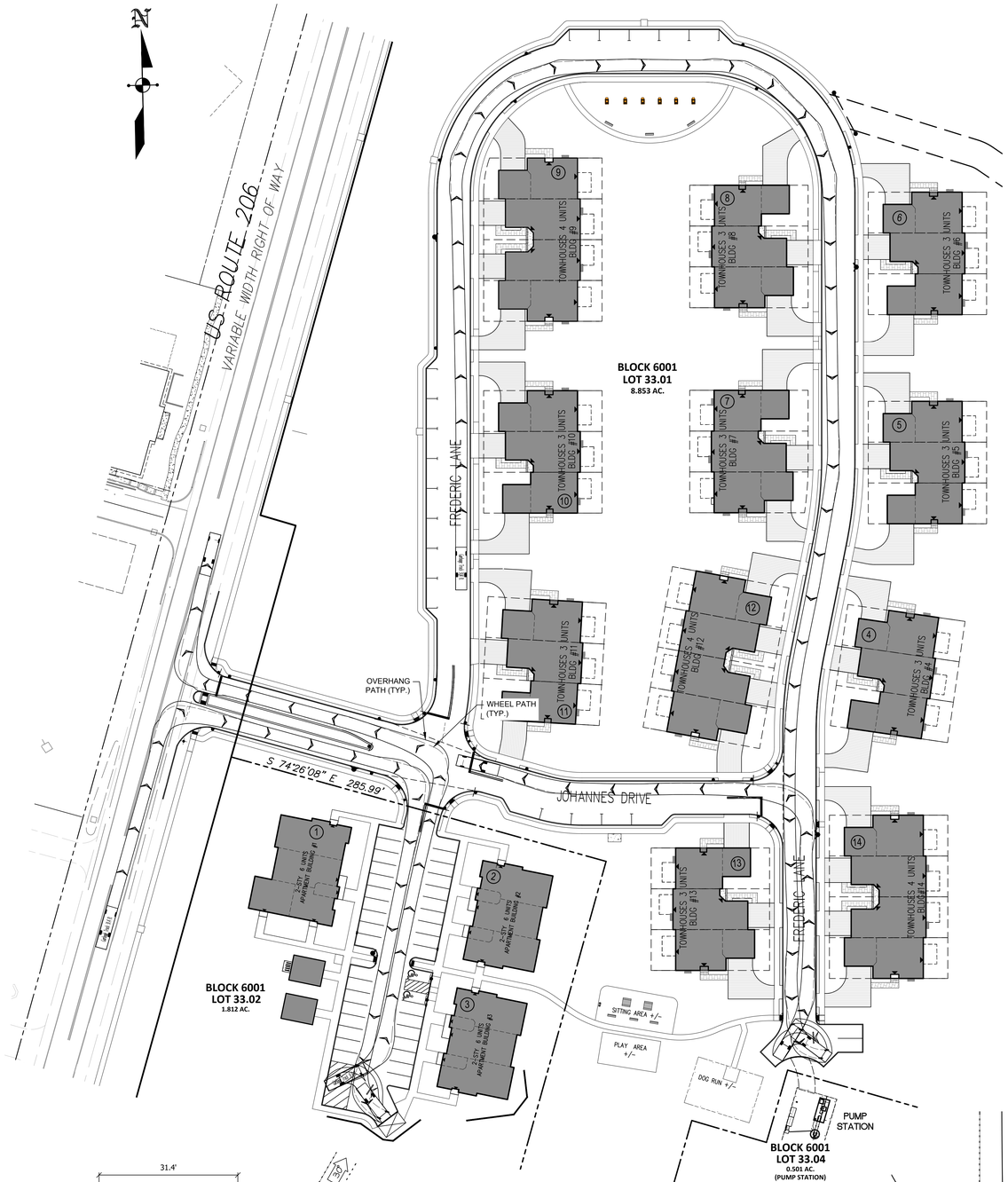
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001

MONTGOMERY TOWNSHIP,

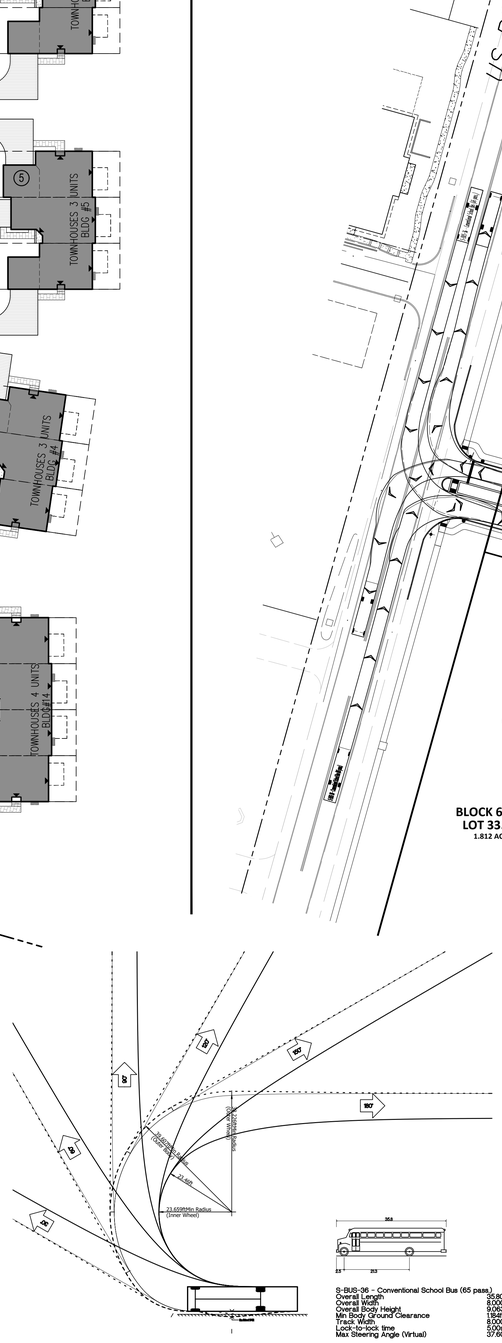
SOMERSET COUNTY, NEW JERSEY

FILE No. 6482-X

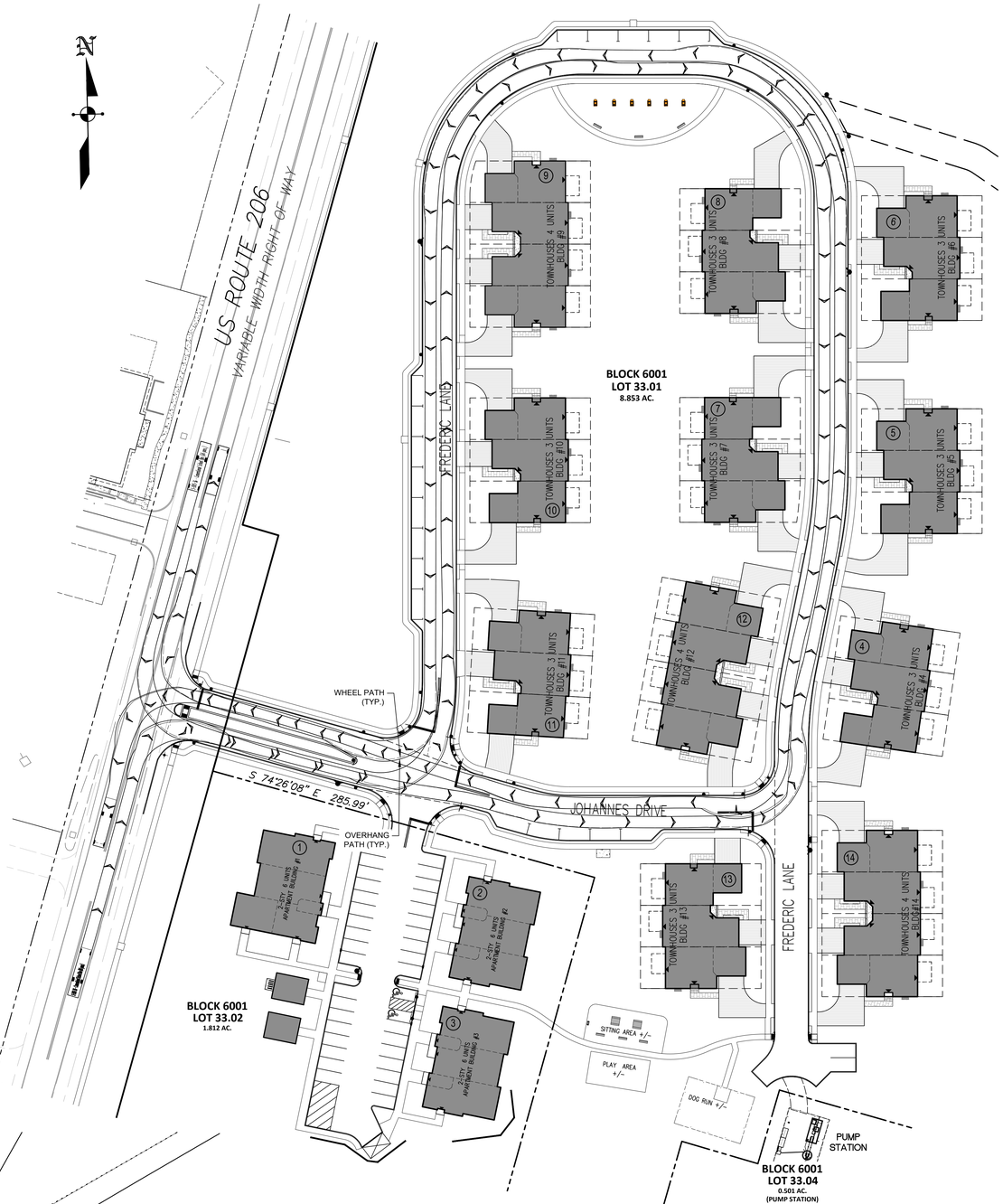
F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_34 FIRETRUCK TURNING.DWG



GARBAGE TRUCK TEMPLATE CIRCULATION
SCALE: 1"=40'



S-BUS-36 - Conventional School Bus (65 pass.)



SCHOOL BUS TEMPLATE CIRCULATION
SCALE: 1"=40'

GRAPHIC SCALE: 1" = 40'
0' 20' 40' 80' 120'

VERTICAL DATUM NAD88
(CONVERSION: NGVD29 - 1.12 FT.± = NAVD88)

			DATE:	NOVEMBER 3, 2022
			SCALE:	1" = 40'
PER TOWNSHIP	MKF	7/28/23	DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY:	A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1805M

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

GARBAGE TRUCK & SCHOOL BUS CIRCULATION EXHIBIT

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001

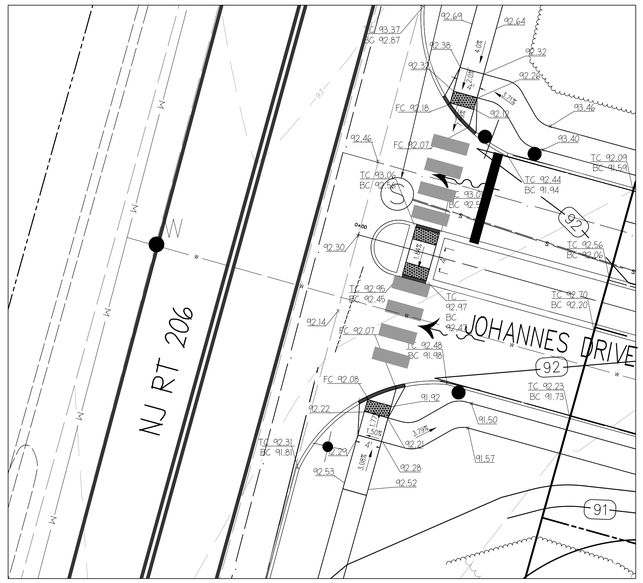
MONTGOMERY TOWNSHIP,

SOMERSET COUNTY, NEW JERSEY

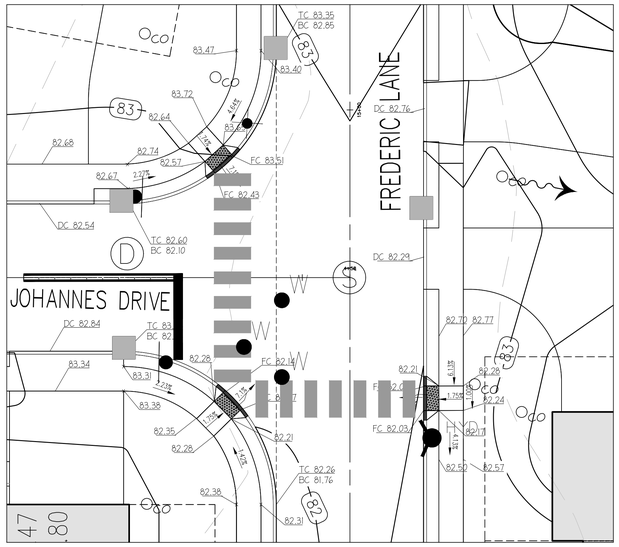
35

FILE No. 6482-X

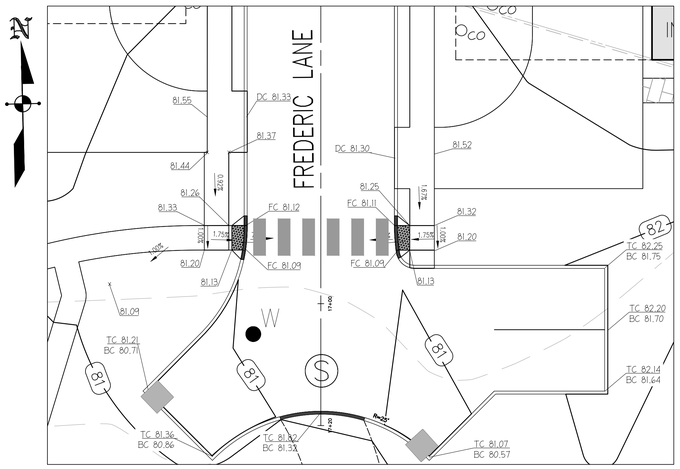
F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_35 REFUSE TURNING (7-26-23).DWG



ACCESSIBLE CURB RAMP @ NJ RT 206
SCALE: 1"= 10'



ACCESSIBLE CURB RAMP @ JOHANNES @ FREDERIC LANE EAST
SCALE: 1"= 10'



ACCESSIBLE CURB RAMP @ FREDERIC LANE SOUTH EAST
SCALE: 1"= 10'

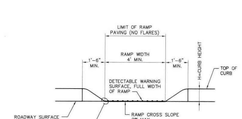
TYPE 4 NOTES: CR6

1. THIS TYPE CAN ALSO BE UTILIZED AT CURB RETURNS.
2. CURVING OF CURB TRANSITION AT THE FLUSH CURB TO BE KEPT TO A MINIMUM; ANGLE PREFERRED. CURVATURE ENCROACHING INTO THE 4' RAMP WIDTH WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

CURB RAMP TYPE 4

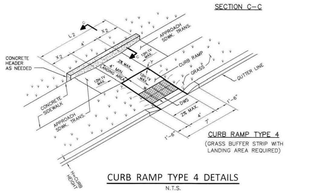
H FEET	H INCHES	H1 INCHES	L1 FEET	L1 INCHES
3.0	3	3	6	0
	4	3.5	7	0
	5	4.0	8	0
	6	4.5	9	0
	7	5.0	10	0
	8	5.5	11	0
	9	6.0	12	0
3.5	3	3.5	7	0
	4	4.0	8	0
	5	4.5	9	0
	6	5.0	10	0
	7	5.5	11	0
	8	6.0	12	0
	9	6.5	13	0
4.0	3	4.0	8	0
	4	4.5	9	0
	5	5.0	10	0
	6	5.5	11	0
	7	6.0	12	0
	8	6.5	13	0
	9	7.0	14	0

* = TYPE 4 RAMP IS NOT APPLICABLE, USE TYPE 2.



TYPE 4 ELEVATION

SECTION C-C

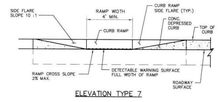


CURB RAMP TYPE 4
(GRASS BUFFER STRIP WITH LANDING AREA REQUIRED)

CURB RAMP TYPE 4 DETAILS
N.T.S.

TYPE 7 NOTES: CR8

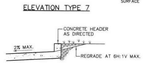
1. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
2. IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT SIDEWALK TRANSITION.
3. THIS TYPE CAN ALSO BE USED AT CURB RETURNS.



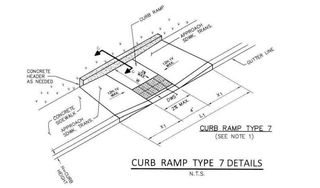
ELEVATION TYPE 7

CURB RAMP TYPE 7

H INCHES	H1 INCHES	L1 FEET
6" MAX.	4	13
	5	15
	6	17
	7	19
	8	21
	9	23

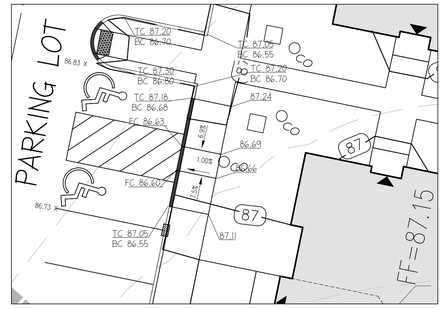


SECTION C-C

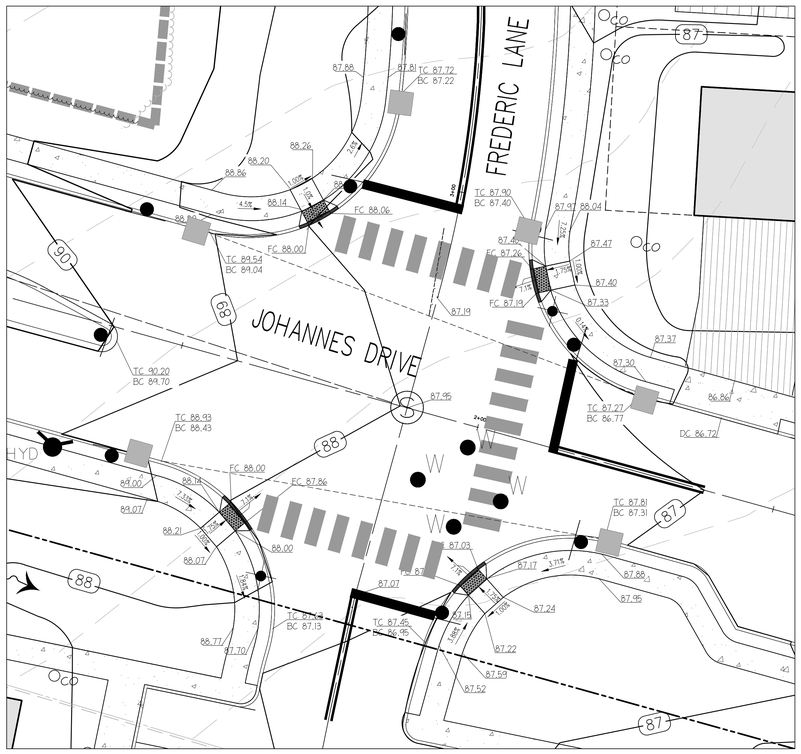


CURB RAMP TYPE 7
(SEE NOTE 1)

CURB RAMP TYPE 7 DETAILS
N.T.S.



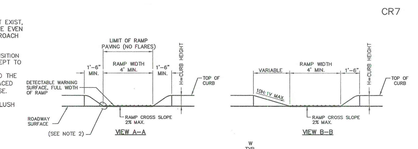
ACCESSIBLE RAMP @ PARKING LOT
SCALE: 1"= 10'

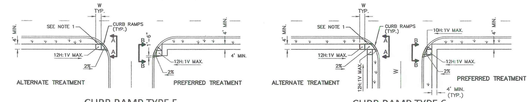


ACCESSIBLE CURB RAMP @ JOHANNES DRIVE @ FREDERIC LANE WEST
SCALE: 1"= 10'

TYPE 5 & 6 NOTES: CR7

1. IF A GRASS BUFFER DOES NOT EXIST, THEN THE CURB SHOULD SLOPE EVEN WITH THE GRADE OF THE APPROACH SIDEWALK, SEE TYPE 5A.
2. CURVING OF CURB RAMP TRANSITION AT THE FLUSH CURB TO BE KEPT TO MINIMUM; ANGLE PREFERED. CURVATURE ENCROACHING INTO THE 4' RAMP WIDTH WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT.

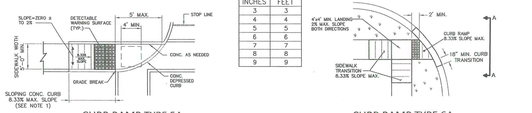




CURB RAMP TYPE 5
(CROSSING PARALLEL TO HIGHWAY ONLY)
(NO SIDEWALK ON SIDE STREETS)
N.T.S.

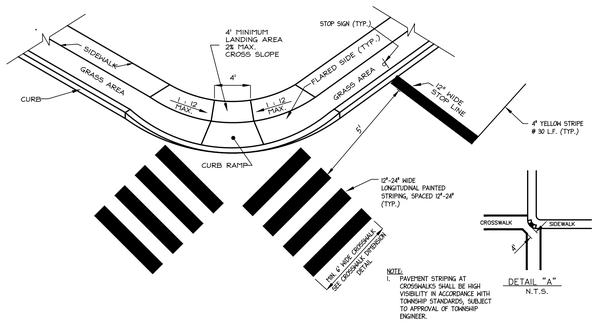
CURB RAMP TYPE 6
(CROSSING PARALLEL TO HIGHWAY ONLY)
N.T.S.

CURB RAMP TYPE 5 OR 6	
H INCHES	W FEET
3	3
4	4
5	5
6	6
7	7
8	8
9	9



CURB RAMP TYPE 5A
N.T.S.

CURB RAMP TYPE 6A
N.T.S.



NOTE:
1. PAVEMENT STRIPING AT CROSSWALKS SHALL BE HIGH VISIBILITY IN ACCORDANCE WITH TOWNSHIP STANDARDS, SUBJECT TO APPROVAL OF TOWNSHIP ENGINEER.

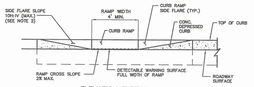
STOP BAR, CENTERLINE AND CROSSWALK STRIPING DETAIL
NOT TO SCALE

TYPE 1 NOTES: CR3

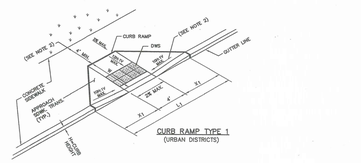
1. THIS TYPE CAN ALSO BE UTILIZED AT CURB RETURNS.
2. IF A 4'x4' LANDING CANNOT BE PROVIDED, THEN THE MAXIMUM SLOPE ON THE FLARES IS 12H:1V (8.3%).
3. CONSTRUCTION OF THIS RAMP DIAGONAL TO AN INTERSECTION, REQUIRES APPROVAL OF THE ENGINEER.

CURB RAMP TYPE 1

H INCHES	H1 FEET	L1 FEET	W FEET
3	5.3	10.6	5
4	5.3	10.6	6
5	5.0	14.0	7
6	5.0	15.0	7
7	5.0	17.4	8
8	7.5	19.0	9
9	7.5	19.0	9



ELEVATION TYPE 1



CURB RAMP TYPE 1
(URBAN DISTRICTS)

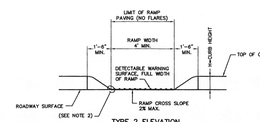
CURB RAMP TYPE 1 DETAILS
N.T.S.

TYPE 2 NOTES: CR4

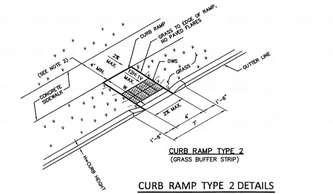
1. THIS TYPE CAN ALSO BE UTILIZED AT CURB RETURNS.
2. CURVING OF CURB TRANSITION AT THE FLUSH CURB TO BE KEPT TO MINIMUM; ANGLE PREFERED. CURVATURE ENCROACHING INTO THE 4' RAMP WIDTH WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

CURB RAMP TYPE 2

H INCHES	W FEET
3	3
4	4
5	5
6	6
7	7
8	8
9	9



TYPE 2 ELEVATION



CURB RAMP TYPE 2
(GRASS BUFFER STRIP)

CURB RAMP TYPE 2 DETAILS
N.T.S.

GRAPHIC SCALE

10' 0' 5' 10' 20' 30'

Scale: 1 inch = 10 ft.
Vertical Datum: NAVD 88

LEGEND

FW	FLOODWAY LIMIT LINE	FC	PROPOSED FLUSH CURB
FH	FLOOD HAZARD AREA LIMIT	DC	PROPOSED DEPRESSED CURB
DRCC	100' MONTGOMERY TWP. BUFFER		PROPOSED INLET PROTECTION
RZL	RIPARIAN ZONE LIMIT		PROPOSED INLET
	STATE OPEN WATERS		PROPOSED WATER VALVE
WB	WETLAND BUFFER LINE	S D	PROPOSED MANHOLE
100	CONTOURS		WETLAND AREAS
	ZONING LIMIT LINE		WETLAND SWALE
	TREELINE		SLOPE AREAS GREATER THAN 15%
	PROPOSED TREELINE		TEMPORARY TOPSOIL STOCK PILE
	LIMIT OF WORK		TEMPORARY CONSTRUCTION ENTRANCE
	WETLANDS DELINEATION LINE W/FLAGS		SUBSOIL COMPACTION REMEDIATION AREA
	SILT FENCE		

			DATE:	JANUARY 17, 2023
			SCALE:	1"= 30'
PER TOWNSHIP	M.K.F.	07/26/23	DESIGNED BY:	M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY:	A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB No.	1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

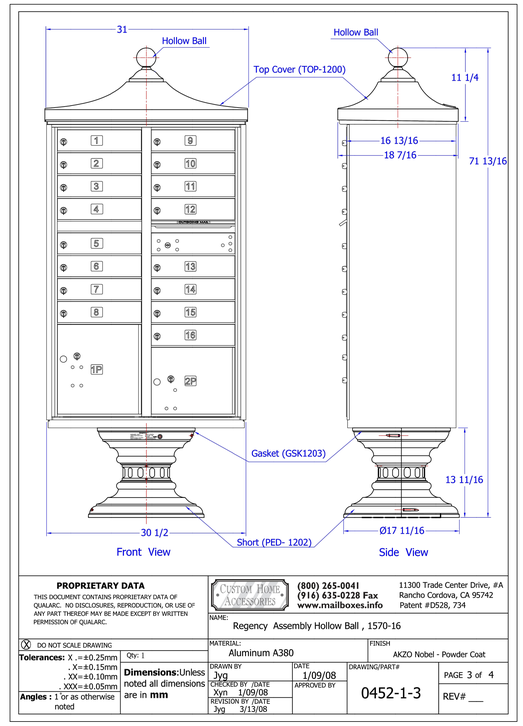
ACCESSIBLE CURB RAMP PLAN & DETAILS

PREPARED FOR
COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE
LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

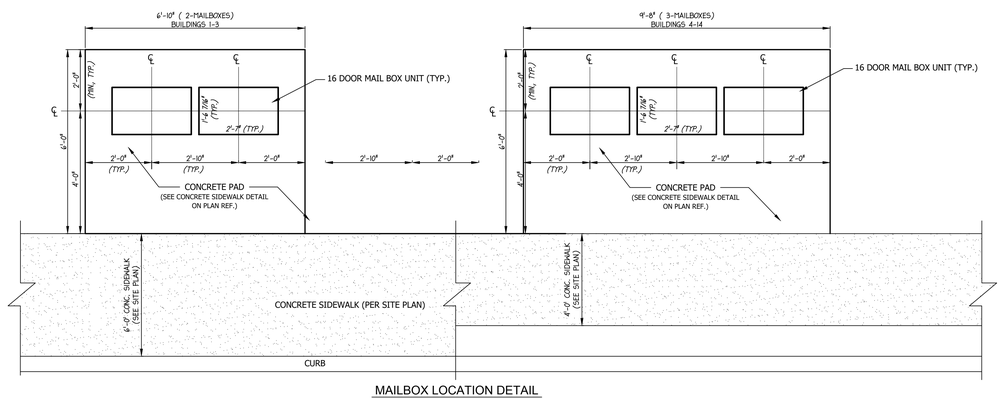
36

FILE No. 6482-X

F:\JOBFILE\1800M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1800M_04-06_12\UTILITY_GRADING\C-BASIN-RAMP-1.DWG



MAILBOX DETAIL (OR APPROVED EQUAL)
N.T.S.



MAILBOX LOCATION DETAIL
NTS

GRAPHIC SCALE: 1" = 40'
0' 20' 40' 80' 120'

VERTICAL DATUM NAD88
(CONVERSION: NGVD29 − 1.12 FT.± = NAVD88)

F:\JOBFILE\1805M_ENG\DWG\HARLINGEN VILLAGE PLAN SET (8-18-22)\1805M_33-37 (SIGNAGE-STRIPING)-MAILBOX LOC).DWG

		DATE:	JANUARY 17, 2023
		SCALE:	1" = 40'
PER TOWNSHIP	M.K.F.	07/28/23	DESIGNED BY: M.K.F.
PER TOWNSHIP	M.K.F.	05/18/23	DRAWN BY: A.B.
PER TOWNSHIP	M.K.F.	03/10/23	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE	JOB No. 1805M

Michael K. Ford
Michael K. Ford, P.E.
Professional Engineer, New Jersey Lic. No. 34722

F.Bk. Pg.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWN LANE, BELLEMEAD, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

MAILBOX LOCATION AND DETAILS PLAN

PREPARED FOR

COUNTRY CLASSICS AT HARLINGEN AND HARLINGEN PLACE

LOTS 33, 34, 34.01, 35, 35.01 & 36 IN BLOCK 6001

MONTGOMERY TOWNSHIP,

SOMERSET COUNTY, NEW JERSEY

FILE No. 6482-X