

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

ZONING SCHEDULE

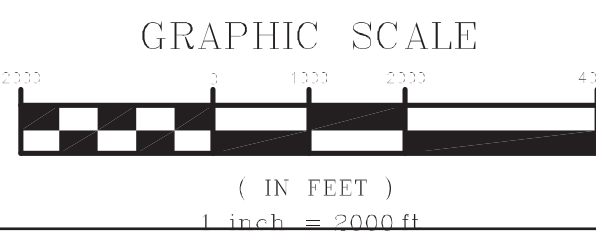
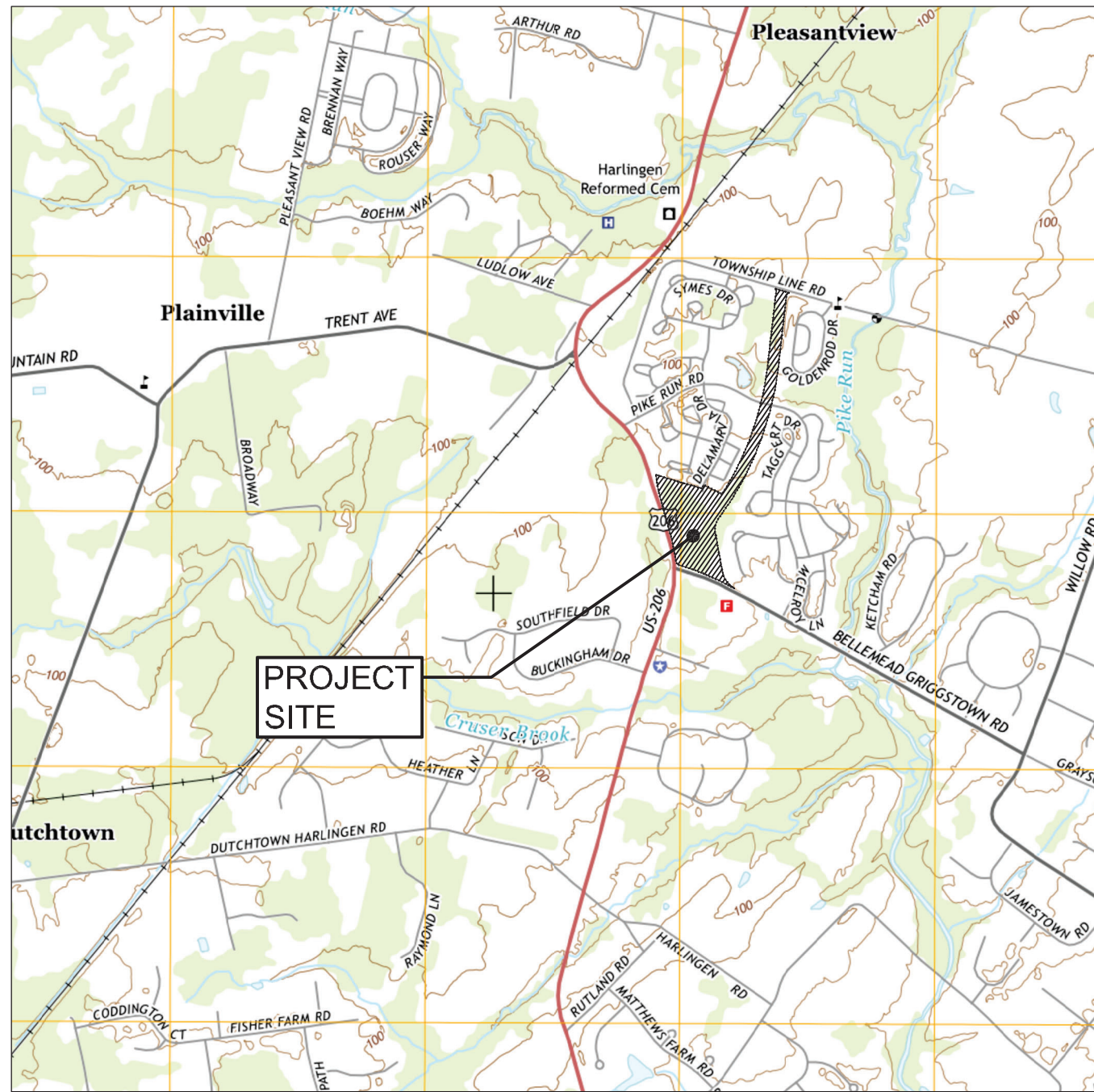
ZONE: BMPUD - BELLE MEAD PLANNED UNIT DEVELOPMENT*
PRINCIPAL PERMITTED USE:
COUNTRY CLUB MEADOWS - SINGLE FAMILY RESIDENTIAL
BELLE MEAD PLAZA - COMMERCIAL AND AFFORDABLE HOUSING
PIKE RUN PLAZA - SHOPPING CENTER

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

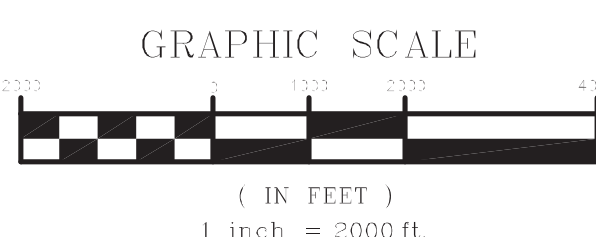
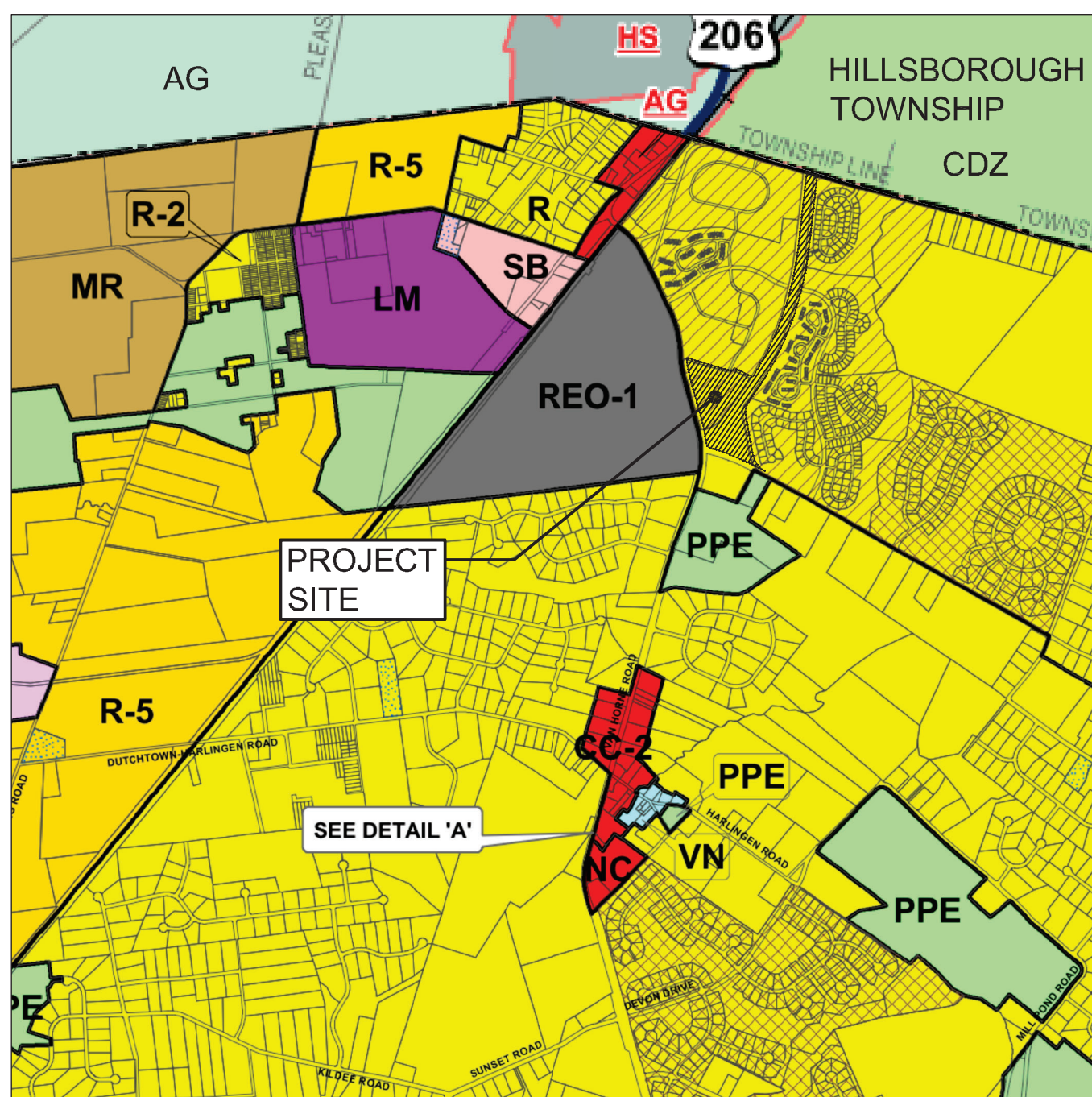
PIKE RUN PLAZA

ITEM	REQUIRED/PERMITTED	PROVIDED
RETAIL BUILDINGS	2 BUILDINGS (MIN.)	6 BUILDINGS
APPROXIMATE RETAIL/OFFICE SPACE	102,000 S.F.	102,000 S.F.
COMMUNITY OPERATIONS BUILDING	1 BUILDING	1 BUILDING
APPROXIMATE FLOOR AREA	8,000 S.F.	7,958 S.F. + LOFT/MEZZ.
MINIMUM LOT AREA	8.0 AC.	21.86 AC.
PRINCIPAL BUILDING		
MINIMUM LOT FRONTAGE	500 FT.	794.9 FT.
MINIMUM LOT WIDTH	500 FT.	655.9 FT.
MINIMUM LOT DEPTH	400 FT.	N/A
MINIMUM FRONT YARD	100 FT.	101 FT.
MINIMUM SIDE YARD (EACH)	50 FT.	50 FT.
MINIMUM REAR YARD	50 FT.	N/A
ACCESSORY STRUCTURES		
MINIMUM DISTANCE TO SIDE LINE	25 FT.	6.10 FT.**
MINIMUM DISTANCE TO REAR LINE	25 FT.	N/A
MINIMUM DISTANCE TO OTHER BUILDING	20 FT.	33.72 FT.
MAXIMUM FLOOR/AREA RATIO (FAR)	0.20	0.12
MAXIMUM LOT COVERAGE	55%	49.5%
MAXIMUM BUILDING HEIGHT (PRINCIPAL BLDGS.)	1½ STORIES/30 FT.	CVS- 29'-7 3/4" BLDG #1- 28'-8" TO MANSARD ROOF/ 34'-9" TO HIGH ROOF BLDG #2- 23.05' TO MANSARD ROOF/32.47' TO PEAK (CALCULATED) BLDG #3- 21'-0"
MAXIMUM BUILDING HEIGHT (COMMUNITY OPERATIONS BLDG.)	2 STORIES/25 FT.	27'-0"
MINIMUM OFF-STREET PARKING	SEE TABLE	SEE TABLE
MINIMUM PARKING SETBACK	25 FT. (STREET) 15 FT. (ADJACENT PL.)	69.28 FT. (RT. 206) 15.07 FT. (ADJ. PL.)
OFF-STREET LOADING SPACES	6(1)	4 + LAYBY LOADING SPACES
MINIMUM LOADING SPACE SIZE	15'x40'L	15' X 56.6'
MINIMUM REFUSE LOCATIONS	6(2)	10
PLAZA SIGNS		
MAXIMUM FREESTANDING SIGNS	2 SIGNS(3)	2 SIGNS
MAXIMUM AREA	75 S.F.	184 S.F.**
MAXIMUM HEIGHT	8 FT.	15 FT. - 4 IN.**
MINIMUM SETBACK TO STREET	20 FT.	20 FT.
MINIMUM SETBACK TO ADJ. PROPERTY	25 FT.	51.05 FT.
MAXIMUM NUMBER OF TENANT SIGNS(4)	1/TENANT	TO BE DETERMINED
MAXIMUM AREA OF TENANT SIGNS	SEE NOTE 5	TO BE DETERMINED
MINIMUM LANDSCAPE COVERAGE	45%	50.5%
MINIMUM NUMBER REPLACEMENT TREES	14/AC. (288 REQUIRED)	158**
STREET TREES	39	19
STEEP SLOPE DISTURBANCE (GREATER THAN 15%)	NO DISTURBANCE	38,494 S.F.**

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



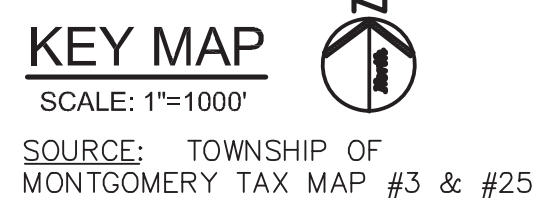
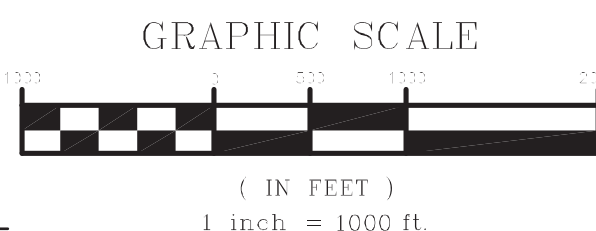
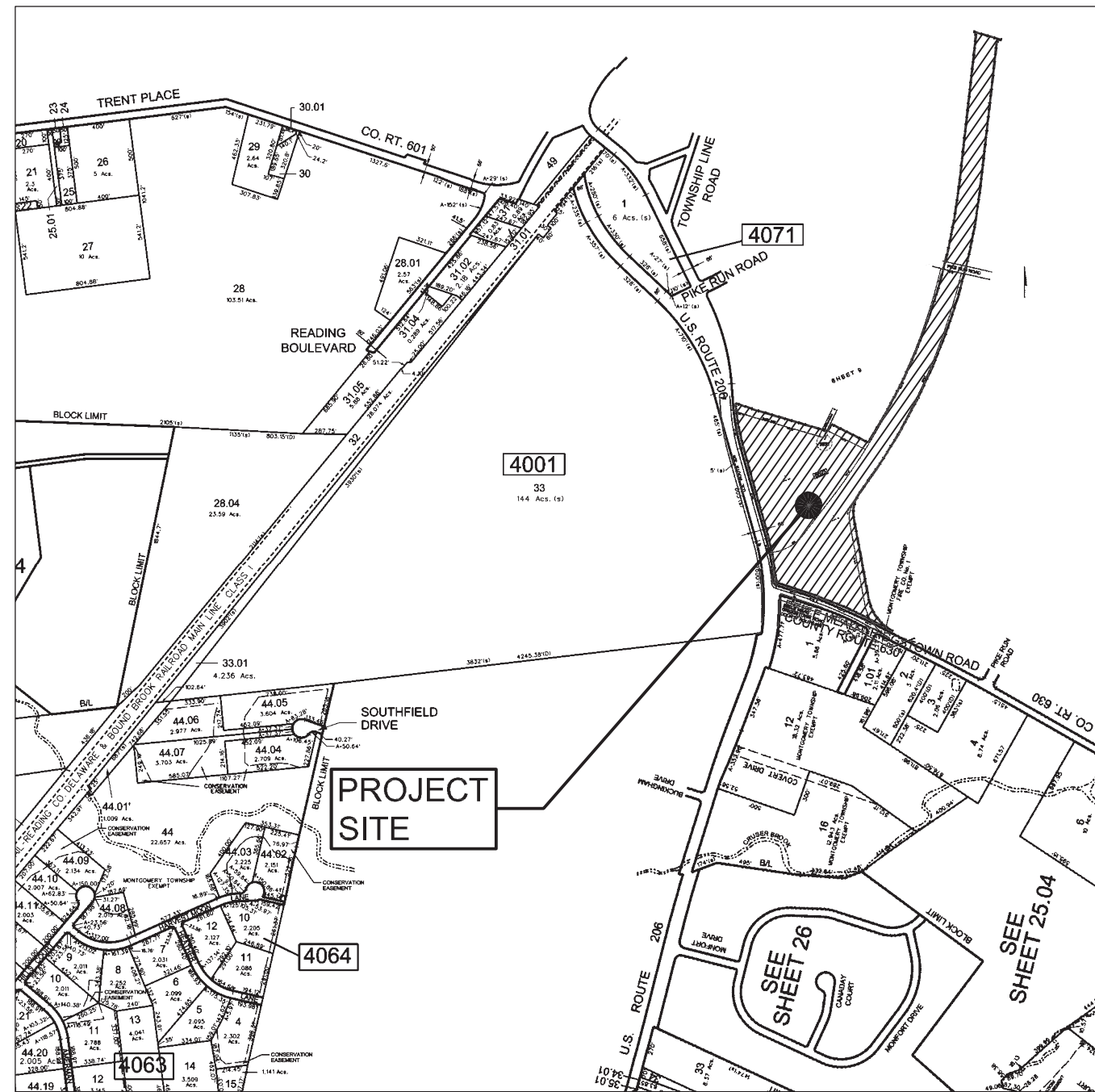
**VARIANCE REQUESTED



PARKING SUMMARY
PIKE RUN PLAZA

USE	SQUARE FEET	REQUIRED (MIN.)	PROVIDED
		TOTAL	TOTAL
RETAIL/OFFICE SPACE	88,850 SF	1 SPACE/200 SF OF FLOOR AREA=	445
RESTAURANTS	3,150 SF / 83 SEATS	1 SPACE/3 SEATS=	28
CHILD CARE CENTER	10,000 SF / 45 EMPL / 220 CHILDREN	1 SPACE/1 EMPLOYEE + 1 SPACE/8 CHILDREN=	73
TOTAL		546	547
PARKING STALL SIZE		9' X 20'	9' X 18'***

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



OWNER / APPLICANT

MONTGOMERY PLACE, LLC.
30 WOODBRIDGE CENTER DRIVE
WOODBIDGE, NJ 07095
TELEPHONE: (732) 750-1111

CIVIL ENGINEER /
LANDSCAPE ARCHITECT /
SURVEYOR

PAULUS, SOKOLOWSKI AND SARTOR, LLC
5 MOUNTAINVIEW ROAD
WARREN, NJ 07059
TELEPHONE: (732) 560-9700

ARCHITECT (PRP DEVELOPMENT)

1) RETAIL BUILDINGS

ROTHEIN & BLAKE ARCHITECTS
16 MICROLAB RD #B
LIVINGSTON, NJ 07039
TELEPHONE: (973) 740-9755

2) MAINTENANCE BUILDING

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

3) CVS BUILDING

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

4) BUILDING #2

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

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

TOWNSHIP ENGINEER DATE

CIVIL DRAWING LIST⁽¹⁾

DWG. NO	DWG. TITLE	DWG. SCALE	ISSUED DATE	LAST REV'D
C-1	COVER SHEET	AS SHOWN	12/17/2015	1/05/2022
C-2	GENERAL NOTES AND LEGEND	AS SHOWN	12/17/2015	10/18/2021
C-3	EXISTING CONDITIONS PLAN	1"=150'	12/17/2015	3/17/2017
C-3A	EXISTING CONDITIONS PLAN - PRP &BMP PLAN A	1"=40'	3/17/2017	
C-3B	EXISTING CONDITIONS PLAN - PRP &BMP PLAN B	1"=40'	3/17/2017	
C-4	OVERALL SITE PLAN	1"=150'	12/17/2015	1/05/2022
C-5	SITE PLAN AREA A	1"=40'	12/17/2015	1/05/2022
C-6	SITE PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C-7	GRADING PLAN AREA A	1"=40'	12/17/2015	1/05/2022
C-8	GRADING PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C-9	UTILITY PLAN AREA A	1"=40'	12/17/2015	1/05/2022
C-10	UTILITY PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C-11	LANDSCAPE PLAN AREA A	1"=40'	12/17/2015	1/05/2022
C-12	LANDSCAPE PLAN AREA B	1"=40'	12/17/2015	12/26/2017
C-13	LIGHTING PLAN AREA A	1"=40'	12/17/2015	1/05/2022
C-14	LIGHTING PLAN AREA B	1"=40'	12/17/2015	6/27/2017
C-15	SOIL EROSION AND SEDIMENT CONTROL PLAN	1"=80'	12/17/2015	1/05/2022
C-16	SANITARY SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C-17	SANITARY SEWER PROFILE	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C-18	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	10/18/2021
C-19	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	9/27/2019
C-20	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	3/17/2017
C-21	STORM SEWER PROFILES	1"=40'H; 1"=4'V	12/17/2015	6/27/2017
C-22	SITE DETAILS	AS SHOWN	12/17/2015	11/10/2021
C-23	SITE DETAILS	AS SHOWN	12/17/2015	12/26/2019
C-24	SITE DETAILS	AS SHOWN	12/17/2015	3/17/2017
C-24A	SITE DETAILS	AS SHOWN	7/19/2019	1/09/2020
C-25	UTILITY DETAILS	AS SHOWN	12/17/2015	3/17/2017
C-26	UTILITY DETAILS	AS SHOWN	12/17/2015	3/17/2017
C-27	UTILITY DETAILS	AS SHOWN	12/17/2015	9/27/2019
C-27A	UTILITY DETAILS	AS SHOWN	11/25/2016	12/26/2017
C-28	SOIL EROSION AND SEDIMENT CONTROL DETAILS	AS SHOWN	12/17/2015	3/17/2017
C-29	LANDSCAPE/LIGHTING DETAILS	AS SHOWN	12/17/2015	3/17/2017
C-30	PIKE RUN PLAZA GARBAGE TRUCK CIRCULATION PLAN	1"=40'	12/17/2015	1/05/2022
C-30A	PIKE RUN PLAZA PHASE 1 GARBAGE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C-30B	PIKE RUN PLAZA PHASE 2 GARBAGE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C-30C	PIKE RUN PLAZA PHASE 3 GARBAGE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C-31	PIKE RUN PLAZA FIRE TRUCK CIRCULATION PLAN	1"=40'	12/17/2015	6/27/2017
C-31A	PIKE RUN PLAZA PHASE 1 FIRE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C-31B	PIKE RUN PLAZA PHASE 2 FIRE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C-31C	PIKE RUN PLAZA PHASE 3 FIRE TRUCK CIRCULATION PLAN	1"=40'	11/25/2016	6/27/2017
C-32	CONCEPTUAL PHASING PLAN: PHASE 1	1"=50'	2/26/2016	6/27/2017
C-33	CONCEPTUAL PHASING PLAN: PHASE 2	1"=50'	2/26/2016	6/27/2017
C-34	CONCEPTUAL PHASING PLAN: PHASE 3	1"=50'	2/26/2016	6/27/2017
EW-1	EARTHWORK PLAN	1"=120'	4/06/2015	7/06/2015
S-1	FINAL SUBDIVISION MAP	1"=40'	12/16/2015	3/17/2017

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

ARCHITECTURAL DRAWING LIST (BLDG #2)

DWG. NO	DWG. TITLE	DWG. SCALE	ISSUED DATE	LAST REV'D
PB-1.0	COVER DRAWING	N/A	6/10/2021	11/22/2021
PB-1.1	FLOOR PLAN	3/8"=1'-0"	6/10/2021	11/22/2021
PB-1.2	COLORLED ELEVATIONS	3/8"=1'-0"	6/10/2021	11/22/2021
PB-2.0	ELEVATIONS	3/8"=1'-0"	6/10/2021	11/22/2021
PB-2.1	COLORLED ELEVATIONS	3/8"=1'-0"	6/10/2021	11/22/2021

REV./ISSUE	DATE	BY	CHK	DESCRIPTION
1	1/21/16	JPS	PAR	REV. PER TWP. COMMENTS
2	2/26/16	JPS	PAR	REV. PER TWP. COMMENTS
3	3/21/16	JPS	PAR	REV. FOR TWA APPLICATION
4	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
5	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
6	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
7	12/26/17	GY	PAR	REV. PER SITE PLAN
8	7/19/19	BSL	PAR	REV. PER TWP. COMMENTS OR BUILDING #3 DAYCARE
9	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
10	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
11	1/09/20	BSL	PAR	REV. PER TWP. COMMENTS
12	10/18/21	AM	PAR	REV. PER TWP. COMMENTS
13	11/22/21	RE	PAR	REV. PER TWP. COMMENTS
14	1/05/22	RE	PAR	REV. PER TWP. COMMENTS

CONSULTANT

FINAL FOR SEWER DESIGN

KEY PLAN

ORIENTATION / SCALE

PAULUS, SOKOLOWSKI AND SARTOR, LLC
678 MOUNTAIN BLVD EXT.
P.O. BOX 4030
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC OF ANY CORRECTIONS IMMEDIATELY UPON DISCOVERY OF ANY ERRORS IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL DIMENSIONS SHALL BE AS NOTED IN NOTES OR DIMENSIONS ON THE CONTRACT DOCUMENTS. THESE CONTRACT DIMENSIONS SHALL BE USED EXCEPT WHERE SHOWN OTHERWISE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FOR THE PROJECT.

THESE DRAWINGS ARE SPECIFICALLY DESIGNED AS "CONSTRUCTION DOCUMENTS". THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OF ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI AND SARTOR, LLC.

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

Patricia A. Ruskan
SIGNATURE DATE 1/05/2022

CLIENT

Country Club Meadows, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA

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

SHEET TITLE

COVER
SHEET

JOB NO.: 01895-0050

DATE: 12/17/2015

DRAWN: GY

CHECK: PAR

SCALE: AS SHOWN

BINDING ORDER:

SHEET OF:

SHEET NO.

C-1

GENERAL NOTES

- THE OFFICE OF THE TOWNSHIP ENGINEER IS TO BE NOTIFIED IN ADVANCE OF CONSTRUCTION OF ANY IMPROVEMENTS UNDER ITS JURISDICTION.
- AS INDICATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SUFFICIENT CONSTRUCTION WARNING SIGNS ARE TO BE PROVIDED AND MAINTAINED BY THE CONTRACTORS PERFORMING CONSTRUCTION WORK. SAID SIGNS ARE TO BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND APPROVED BY THE APPROPRIATE TOWNSHIP INSPECTION OFFICIALS.
- THE CONTRACTOR SHALL PROVIDE SUCH TEMPORARY DRAINAGE, SOIL EROSION, AND DUST CONTROL MEASURES AS MAY BE DIRECTED BY THE TOWNSHIP ENGINEER OR OTHER AGENCIES OR DEPARTMENTS TO SATISFY ENVIRONMENTAL CONCERNS.
- THE INSTALLATION OF UTILITIES MUST BE COORDINATED WITH BUILDING IMPROVEMENTS TO ASSURE THE WELL-BEING OF THE PROPERTY DURING CONSTRUCTION. WATER SERVICE IS A PRIMARY NEED AND MUST BE SCHEDULED ACCORDINGLY. WATER SUPPLY AND HYDRANT CONNECTIONS ARE TO BE ESTABLISHED AS A PRIORITY DURING INITIAL SITE DEVELOPMENT TO ASSURE ADEQUATE WATER FOR FIREFIGHTING DURING ALL PHASES OF CONSTRUCTION.
- IT IS NOT THE INTENT OF THESE PLANS TO PROVIDE REINFORCING STEEL AND CONCRETE DESIGN FOR ANY PILE-OR-PLACE CONSTRUCTION OF FOUNDATION STRUCTURES, OTHER THAN THE REINFORCING STEEL AND CONCRETE DESIGNS SPECIFICALLY NOTED ON THESE PLANS. THE REINFORCING STEEL AND CONCRETE DESIGN MUST BE SUPPLIED BY THE PRE-CASTING MANUFACTURER OR A REPUTABLE LICENSED STRUCTURAL ENGINEER CONTRACTED BY THE CONTRACTOR.
- LOCATION OF EXISTING UTILITIES, CATCH BASINS AND MANHOLES MUST BE FIELD VERIFIED BEFORE WORK MAY COMMENCE. ANY CONFLICTING INFORMATION FROM THAT SHOWN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER.
- ALL CONSTRUCTION DUMPSTERS ARE TO BE KEPT AT LEAST 15 FEET FROM THE BUILDING.
- ALL ROADWAYS ARE TO BE PASSABLE FOR FIRE DEPT. USE DURING CONSTRUCTION.
- ALL CONSTRUCTION SHOWN HEREIN SHALL CONFORM TO MUNICIPAL/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND N.J. DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION 1996, AS AMENDED, UNLESS SPECIFICALLY SHOWN OTHERWISE HEREIN. IN CASE OF CONFLICT, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY QUESTIONS REGARDING CONFLICTS.
- UNLESS SO DESIGNATED AS "CONSTRUCTION ISSUE", THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE PROPER ISSUE OF PLANS CAN BE SUPPLIED.
- UNLESS SPECIFICALLY SHOWN HEREIN, THE ENGINEER HAS NOT CONDUCTED INVESTIGATION OR PROVIDED DATA ON THE NATURE OF, OR STRUCTURAL SUITABILITY OF, ANY SUBSURFACE MATERIALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UNUSUAL SOIL OR ROCK CONDITIONS ENCOUNTERED.
- TRAFFIC STRIPPING AND/OR MARKING, WHETHER CIRCULATION, DIRECTIONAL OR PARKING, SHALL BE PERFORMED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS AMENDED.
- PAVEMENT MARKING PAINT AS PER NJDOT SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WARNING SIGNS, BARRICADES, AND ANY AND ALL SAFETY MEASURES AS MAY BE REQUIRED BY LOCAL CODE, OSHA, STANDARD PRACTICE, AND/OR COMMON SENSE.
- PRIOR TO ANY SITE DISTURBANCE, ALL CONSERVATION EASEMENT LIMITS AND WETLANDS AREA SHALL BE CLEARLY IDENTIFIED IN THE FIELD WITH ORANGE "MIRAFI" PROTECTIVE FENCING OR APPROVED ALTERNATE. LOCATE, SET, FENCE FIVE FEET UPSTREAM OF PROTECTIVE FENCING AND DOWNSTREAM OF CLEARING LIMITS. THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AS MAY BE REQUIRED BY LOCAL, COUNTY, STATE, OR FEDERAL, REGULATIONS ARE IN HAND AND VALID PRIOR TO COMMENCING WORK.
- ALL SOIL EROSION AND SEDIMENT CONTROL, MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
- SUBSTITUTIONS OF PROPRIETARY MATERIAL AND/OR PRODUCT SPECIFICATIONS THAT NOTE "OR EQUAL" MUST BE APPROVED BY THE DESIGN ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMONSTRATE THE SATISFACTION OF THE DESIGN ENGINEER THAT THE SUBSTITUTION IS EQUAL.
- THE SITE PLANS HEREIN ARE INTENDED TO SHOW ALL SITE RELATED IMPROVEMENTS TO WITHIN FIVE (5) FEET OF ALL PROPOSED STRUCTURES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES, ARCHITECT AND ALL UTILITIES TO VERIFY ALL CONNECTIONS BETWEEN THE BUILDING AND SITE IMPROVEMENTS, AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REFERENCES:

- BOUNDARY AND TOPOGRAPHIC SURVEY BLOCK 4001, LOT 33 & 33.01, BLOCK 6001, LOT 1, DRAWING NO. 1001 S-1, PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, DATED JULY 1, 2014.
- MONTGOMERY TOWNSHIP TAX MAP SHEET NO.'S 2,3,5,8,9,10 AND 25.
- BOUNDARY SURVEY FOR PIKE RUN DEVELOPMENT AS PER PAULUS SOKOLOWSKI AND SARTOR, LLC, VARIOUS DATES.
- HORIZONTAL DATUM REFERS TO NJ STATE PLAN COORDINATE SYSTEM NAD-83. VERTICAL DATUM REFERS TO NAVD-88.
- FRESHWATER WETLANDS / WATER BOUNDARY LINE AS VERIFIED BY NJDEP (FILE NOS. 1813-90-0001.4, 1813-05-0004.1, 1813-90-0001.5, 1813-06-0001.2, 1813-01-0001.2, 1813-03-0002.2, 1813-03-0002.3, 1813-15-0004.1). BLOCK 5023 LOTS: LOI #1813-03-0002.2, FWW 110001 BLOCK 5023 LOTS: LOI #1813-15-0004.1, FWW 150001

ADA NOTES

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

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION
- CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.33% FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, POSITIVE DRAINAGE SHALL BE PROVIDED, AND CROSS SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%).
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.33%), FOR A MAXIMUM DURATION OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE, SHALL BE PROVIDED FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCES INCORPORATED BY CODE).

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

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

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

UTILITY INSTALLATION NOTES

- TRENCH DETAILS ARE INTENDED TO PROVIDE INFORMATION REGARDING BACKFILLING MATERIALS AND GENERAL MATERIAL DEPTHS AND PAYMENT LINES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE APPROPRIATE SAFETY MEASURES, SHEETING, AND BRACING AS MAY BE REQUIRED DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA STANDARDS AND DETAILS FOR TRENCH EXCAVATION. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR FIELD CONDITIONS, TRENCHING OR BACKFILLING OPERATIONS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND PRECLUDING ANY PONDING OF WATER IN ALL AREAS.
- THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATION OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK ARE SHOWN ON THE PLANS FOR INFORMATION AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE UTILITY LOCATIONS AND OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES WHICH MAY AFFECT PROJECT DESIGN. PS&S ASSUMES NO LIABILITY FOR ANY OF THE UTILITY INFORMATION SHOWN HEREIN, UTILITY LINE LOCATIONS SHOWN, ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT REPRESENT ALL EXISTING UTILITIES. ALL UTILITY INFORMATION AND LOCATIONS SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- APPROPRIATE EASEMENTS SHALL BE GRANTED TO APPLICABLE UTILITY COMPANIES.
- ALL EXISTING UTILITY MANHOLE RIMS, VALVE BOXES, ETC. OTHER THAN STORM AND SANITARY, TO BE RESET BY THE APPLICABLE UTILITY COMPANY OR AUTHORITY.
- ALL ABANDONED WATER LINES SHALL BE CUT AND CAPPED AT THE WATER MAIN IN ACCORDANCE WITH TOWNSHIP AND APPLICABLE WATER COMPANY REQUIREMENTS.
- UTILITIES LOCATED WITHIN ROADWAYS AND PARKING AREAS SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE ROADWAYS.
- GAS, ELECTRIC, TELEPHONE, WATER AND CABLE TV LINES MAY BE INSTALLED BY THE RESPECTIVE UTILITY. THE EXACT LOCATION OF EACH MAIN SHALL BE COORDINATED BY THE OWNER/GENERAL CONTRACTOR AND SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE OTHERWISE NOTED.
- EXISTING STREET SURFACES AND OTHER SURFACES DISTURBED BY THE CONSTRUCTION OF FACILITIES FOR THIS PROJECT SHALL BE RESTORED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP ENGINEER.

SANITARY SEWER NOTES

- ALL SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NJDEP AND SHALL CONFORM TO THE STANDARDS OF THE TOWNSHIP OF MONTGOMERY.
- THE SANITARY SEWER SHALL BE SEPARATED FROM ALL WATER MAINS BY A MINIMUM OF TEN (10) FEET HORIZONTALLY AND/OR EIGHTEEN (18) INCHES VERTICALLY WHENEVER A CROSSING MAY OCCUR. THE WATER MAIN SHOULD BE LOCATED ABOVE THE SANITARY SEWER BY EIGHTEEN (18) INCHES MINIMUM. IF THIS SEPARATION CANNOT BE MET, THE SANITARY SEWER MUST BE ENCASED IN 6" OF CONCRETE FOR A DISTANCE OF TEN (10) FEET IN EACH DIRECTION FROM THE POINT OF CROSSING.
- THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN ADVANCE OF SEWER INSTALLATION. NO SEWERS SHALL BE INSTALLED WITHOUT INSPECTION BY THE TOWNSHIP ENGINEER.
- TRENCH REINFORCEMENT SHALL BE INSTALLED AS REQUIRED BY THE TOWNSHIP OF MONTGOMERY AND O.S.H.A.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION OR A LOW PRESSURE EXFILTRATION TEST, DEFLECTION TEST, AIR TEST AND VIDEO INSPECTION (VIA CLOSED-CIRCUIT TV) ON EACH SECTION OF THE PIPE BETWEEN MANHOLES. THE TOWNSHIP ENGINEER SHALL DESIGNATE THE TYPE OF TEST TO BE PERFORMED AND THE MANNER IN WHICH IT SHALL BE CONDUCTED. THE TEST SHALL BE WITNESSED BY THE TOWNSHIP ENGINEER.
- ALL SANITARY SEWER LATERALS FROM BUILDINGS TO STREET SHALL BE COORDINATED WITH THE PLUMBING PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL SANITARY MANHOLES SHALL BE SET ON A BED OF 3/4" CRUSHED STONE, 6" THICK.
- MINIMUM DEPTH OF COVER FOR ALL SANITARY SEWERS SHALL BE 3'-0" IN ACCORDANCE WITH NJDEP STANDARDS.
- STONE BEDDING SHALL BE INSTALLED UNDER ALL SANITARY SEWERS WITHIN AREAS OF FILL. STONE BEDDING SHALL BE PLACED ON STABLE SOIL SUBSTRATUM.
- ALL SEWERS TO BE ABANDONED SHALL BE REMOVED FROM THE GROUND OR FILLED WITH BLUE FLOW CONCRETE (CONCRETE SLURRY). ALL PLUGS FOR CONNECTIONS TO BE ABANDONED AT EXISTING MANHOLES SHALL BE SEALED WITH MORTAR AND BRICKS.

NOTES ON USE OF PLANS

- UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OF THE IMPROVEMENTS DEPICTED HEREIN. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC, OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.
- THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT.
- THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY OTHER PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI, AND SARTOR, LLC, IS PROHIBITED.
- INFORMATION FOR DESIGN LAYOUT IS CONTAINED SOLELY IN THE WRITTEN DIMENSIONS, BEARINGS, AND ANGLES CONTAINED ON THE DRAWINGS.
- THIS DIMENSIONAL INFORMATION IS NOT WARRANTED NOR SHOULD IT BE CONSIDERED AS COMPLETE FOR EVERY ASPECT OF THE LAYOUT. STANDARD PRACTICE REQUIRES THAT THE LAYOUT PERSON CHECK THE DIMENSIONAL DATA CONSISTENCY AND TO MAKE SURVEY CALCULATIONS WHICH ARE CUSTOMARY FOR CONSTRUCTION LAYOUT. IN THE EVENT A QUESTION OR INCONSISTENCY IS DISCOVERED THE USER SHOULD IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
- THE GRAPHICAL INFORMATION CONTAINED IN ELECTRONIC FILES IS INTENDED AS DRAWING DATA ONLY. IT IS NOT INTENDED TO SERVE AS SURVEY LAYOUT DATA.
- ALL SITEWORK UTILITIES TO BE INSTALLED BY SITE CONTRACTOR TO A POINT (S) FIVE FEET FROM THE STRUCTURE IN ACCORDANCE WITH INDUSTRY STANDARDS UNLESS SPECIFICALLY SHOWN OTHERWISE. SITE CONTRACTOR TO COORDINATE WITH BUILDING TRADES CONTRACTOR TO ENSURE COORDINATION OF UTILITY CONNECTION LOCATIONS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD.
- ALL ROADWAY DIMENSIONS ARE TO INSIDE FACE OF CURBING.
- ALL DIMENSIONAL INFORMATION SHOWN HEREON INDICATING BUILDINGS IS BASED UPON FACE OF BUILDING.

STORM DRAINAGE NOTES

- ALL STORM DRAIN PIPING SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), RCP CLASS III OR CLASS V UNLESS OTHERWISE NOTED.
- PIPE CROWN ELEVATIONS SHALL BE MATCHED IN ALL MANHOLES AND INLETS EXCEPT WHERE NOTED. IN GENERAL, A COVER OF ONE DIAMETER SHALL BE MAINTAINED OVER THE DRAINAGE PIPE. IF THIS IS NOT POSSIBLE, TRENCH CONDITIONS MUST BE DESIGNED AND DETAILED TO ENSURE AT LEAST 85 PERCENT RELATIVE COMPACTION.
- ALL STORM SEWER INLETS AND MANHOLES SHALL BE SET ON A BED OF 3/4" CRUSHED STONE, AS INDICATED ON THE PLANS.
- PROVIDE BICYCLE SAFE GRATES ON ALL STORM SEWER INLETS.
- A MINIMUM OF 2'-0" (CLEAR) SPACING SHALL BE PROVIDED BETWEEN DUAL STORM PIPE SYSTEMS.
- ALL STORM SEWER CROSSINGS WITHIN 18 INCHES OR LESS OF THE SANITARY SEWER SHALL HAVE A CONCRETE CRADLE ON EACH SIDE OF THE SANITARY SEWER LINE.
- RETAIL BUILDING ROOF DRAIN SYSTEMS SHALL CONNECT TO SITE STORM SEWER SYSTEM.
- ALL STORMWATER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH NJDEP STANDARD MAINTENANCE REQUIREMENTS. SEE STORMWATER MANAGEMENT MAINTENANCE MANUAL PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, MAY 2015.

WATER DISTRIBUTION NOTES

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

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

- CONTRACTOR TO STORE ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS IN SUITABLE SAFE CONTAINERS IN A DRY AND COVERED AREA. CONTRACTOR TO ADHERE TO PRODUCT MANUFACTURERS' INSTRUCTIONS REGARDING APPLICATION USES AND METHODS BEING APPLIED.
- CONTRACTOR SHALL CONFORM TO THE STATE SOIL WASTE MANAGEMENT ACT, N.J.S.A. 13:1E-1 ET SEQ., AND ITS IMPLEMENTING RULES AT N.J.A.C. 7:26, 7:26A, 7:26B, AND 7:26G; THE NEW JERSEY PESTICIDE CONTROL CODE AT N.J.A.C. 7:30; THE STATE LITTER STATUTE (N.J.S.A. 13:1E-99.3); AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 FOR SITE BUILDING WASTE MATERIAL AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES. CONSTRUCTION SITES SHALL HAVE ONE OR MORE DESIGNATED WASTE COLLECTION AREAS ON-SITE AND AN ADEQUATE NUMBER OF CONTAINERS FOR WASTE. STAGED WASTE CONTAINERS SHALL BE MAINTAINED SO AS TO PREVENT WASTE MATERIALS FROM OVERFLOWING, LEAKING, OR BLOWING OUT OF THE CONTAINER, SPILLS, LEAKS, AND OVERFLOWS, WHICH DO OCCUR, SHALL BE CLEANED UP IMMEDIATELY.
- RESPONSIBILITIES OF PERMITTEE OR OWNER REPRESENTATIVE:
 - THE PERMITTEE OR CLIENT REPRESENTED SHALL CONDUCT AND DOCUMENT WEEKLY INSPECTIONS REPORTS OF THE AREAS OF INDUSTRIAL ACTIVITY OR SMALL CONSTRUCTION ACTIVITIES TO IDENTIFY AREAS CONTRIBUTING TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT AND EVALUATE WHETHER THE REGULATED ACTIVITIES, IDENTIFIED UNDER THE "CONSTRUCTION ACTIVITY" STORMWATER NARRATIVE REQUIREMENTS E.1, IS BEING PROPERLY IMPLEMENTED AND MAINTAINED, OR WHETHER ADDITIONAL MEASURES ARE NEEDED FOR THE REGULATED ACTIVITY.
 - IN THE EVENT THAT THE INDUSTRIAL ACTIVITIES OR SMALL CONSTRUCTION ACTIVITIES ON-SITE ARE CEASED OR ARE ANTICIPATED TO CEASE FOR A PERIOD OF SIX (6) MONTHS OR GREATER THE PERMITTEE MAY SEEK A SUSPENSION OF THE ROUTINE INSPECTION REQUIREMENT OF THE PERMIT OR REDUCTION IN FREQUENCY TO MONTHLY WITH THE WRITTEN APPROVAL OF THE SOIL CONSERVATION DISTRICT OFFICE OVERSEEING THE PROJECT ON A FORM PROVIDED BY THE DEPARTMENT.
- CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - "CONSTRUCTION AND DEMOLITION WASTE," AS DEFINED IN N.J.A.C. 7:26-1.4 AS FOLLOWS: "WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OPERATIONS ON HOUSES, COMMERCIAL BUILDINGS, PAVEMENTS AND OTHER STRUCTURES, AND OTHER STRUCTURES ARE EXAMPLES OF MATERIALS THAT MAY BE FOUND IN CONSTRUCTION AND DEMOLITION WASTE: TREATED AND UNTREATED WOOD SCRAP; TREE PARTS, TREE STUMPS AND BRUSH; CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY; PLASTER AND WALLBOARD; ROOFING MATERIALS; CORRUGATED CARBOARD AND MISCELLANEOUS PAPER, FERROUS AND NON-FERROUS METAL; NON-ASBESTOS BUILDING INSULATION; PLASTIC SCRAP; DIRT; CARPETS AND PADDING; GLASS (WINDOW AND DOOR); AND OTHER MISCELLANEOUS MATERIALS; BUT SHALL NOT INCLUDE OTHER SOLID WASTE TYPES."
 - ANY WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26G (THE HAZARDOUS WASTE RULES).
 - DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS AND SANDBLASTING GRITS, CLEANING SOLVENTS, ACIDS FOR CLEANING MASONRY SURFACES, DETERGENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G., CALCIUM CHLORIDE), AND CONCRETE CURING COMPOUNDS.
 - OTHER "LITTER," AS DEFINED AT N.J.S.A. 13:1E-215.D AS FOLLOWS: "ANY USED OR UNCONSUMED SUBSTANCE OR WASTE MATERIAL WHICH HAS BEEN DISCARDED WHETHER MADE OF ALUMINUM, GLASS, PLASTIC, RUBBER, PAPER, OR OTHER NATURAL OR SYNTHETIC MATERIAL OR ANY COMBINATION THEREOF, INCLUDING, BUT NOT LIMITED TO, ANY BOTTLE, JAR, CAN, OR ANY TOP, CAP, OR DETACHABLE TAB OF ANY BOTTLE, JAR OR CAN, ANY UNLIGHTED CIGARETTE, CIGAR, MATCH OR ANY FLAMING OR GLOWING MATERIAL OR ANY GARBAGE, TRASH, REFUSE, DEBRIS, RUBBISH, GRASS CLIPPINGS OR OTHER LAWN OR GARDEN WASTE, NEWSPAPERS, MAGAZINES, GLASS, METAL PLASTIC OR PAPER CONTAINERS OR OTHER PACKAGING OR CONSTRUCTION MATERIAL, BUT DOES NOT INCLUDE THE WASTE OF THE PRIMARY PROCESSES OF MINING OR OTHER EXTRACTION PROCESSES, LOGGING, SAWMILLING, FARMING OR MANUFACTURING."
 - SANITARY SEWAGE AND SEPTAGE.
 - CONTAMINATED SOILS ENCOUNTERED OR DISCOVERED DURING EARTHMOVING ACTIVITIES OR DURING THE CLEANUP OF A LEAK OR DISCHARGE OF A HAZARDOUS SUBSTANCE.
- CONCRETE WASHOUT - CONCRETE WASHOUT ON-SITE IS PROHIBITED OUTSIDE DESIGNATED AREAS. WASHOUT ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, THE WASHING OF TRUCKS, CHUTES, HOSES, MIXERS, HOPPERS, AND TOOLS.
- DESIGNATED WASHOUT AREAS SHALL BE LINED AND BERMED TO PREVENT DISCHARGES TO SURFACE AND GROUND WATER.
- HARDENED CONCRETE FROM THE CONCRETE WASHOUT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
- THE CONCRETE WASHOUT AREA SHALL BE CLEARLY DESIGNATED WITH A SIGN INDICATING THE AREAS USES.
- SANITARY SEWAGE/SEPTAGE DISPOSAL - DISCHARGES OF RAW SANITARY SEWAGE OR SEPTAGE ON-SITE ARE STRICTLY PROHIBITED. ADEQUATE FACILITIES WITH PROPER DISPOSAL SHALL BE PROVIDED AND MAINTAINED ON-SITE FOR ALL WORKERS AND OTHER SANITARY NEEDS.
- SPILLS; DISCHARGES OF HAZARDOUS SUBSTANCES; FEDERALLY REPORTABLE RELEASES.
- SPILL KITS SHALL BE AVAILABLE ON-SITE FOR ANY MATERIALS THAT ARE LISTED IN 2. ABOVE AND USED OR APPLIED ON-SITE. ALL SPILLS OF SUCH MATERIAL SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY. CLEANED UP MATERIALS SHALL BE PROPERLY DISPOSED OF.
- DISCHARGES OF HAZARDOUS SUBSTANCES (AS DEFINED IN N.J.A.C. 7:1E-1.6) IN CONSTRUCTION SITE WASTES ARE SUBJECT TO THE PROVISIONS OF THE SPILL COMPENSATION AND CONTROL ACT, N.J.S.A. 58:10-23.11 ET SEQ., AND OF DEPARTMENT RULES FOR DISCHARGE OF PETROLEUM AND OTHER HAZARDOUS SUBSTANCES AT N.J.A.C. 7:1E. NO DISCHARGE OF HAZARDOUS SUBSTANCES RESULTING FROM AN ON-SITE SPILL SHALL BE DEEMED TO BE "PURSUANT TO AND IN COMPLIANCE WITH [THIS] PERMIT" WITHIN THE MEANING OF THE SPILL COMPENSATION AND CONTROL ACT AT N.J.S.A. 58:10-23.11C.
- RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RQ) ESTABLISHED UNDER 40 C.F.R. 110, 117, AND 302 THAT OCCUR WITHIN A 24-HR PERIOD MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER (800 424-8802).

PROPERTY OWNERS LIST (WITHIN 200 FT.)

200' Property Owners List Township of Montgomery Block 5023, Lot 2.01									
BLOCK	LOT	PROPERTY OWNER	LOCATION						
4020	66	Club at Montgomery Homeowners Asso	RT 206	5024	22	Baldovino, Elbert E. & Kristina L.	20 MUIR-HEAD COURT	Township of Montgomery Clerk's Office 2301 Toule 306 Belle Mead, NJ 08502	
4021	1	Club at Montgomery Homeowners Asso	VAN AKEN RD	5024	22.06	Ayeni, Sachindra & Sonali	2206 TAGGERT DRIVE	Somerset County Planning Board P.O. Box 3000 Somerville, NJ 08876	
5008	118	Pike Run Master Association	PIKE RUN ROAD	5024	23	Poola, Nagaraju R & Madhurani N.	8 MC CULLOUGH DRIVE	NJ Department of Transportation 1035 Parkway Ave. CMV00 Trenton, NJ 08625	
5016	2	Pike Run Mstr Ass. c/o H.M.S P.O. Box 7459 Hillsborough, NJ 08844	40 PIKE RUN ROAD	5024	24	Thirunagari, Chithanya M. & Nataraj	6 MC CULLOUGH DRIVE	Comcast Cable 100 Randolph Road Somerset, NJ 08873	
5022	1	Pike Run, LLC	LANCASTER/PRIMROSE	5024	24.01	Khanna, Yogesh & Pooja	2401 TAGGERT DRIVE	New Jersey American Water Attn: Donna Shortliff, WSS Supervisor 1025 Laurel Oak Rd Voorhees, NJ 08043	
5023	1	Pike Run, LLC	DOMINICUS-WHITELOUGH CT	5024	24.02	Rahakar, Mandar C & Leena R Naik	2402 TAGGERT DRIVE	Century Link Attn: Bob O'Conner 236 Foul St Belvidere, NJ 07823	
5024	1	Pike Run Master Association	BELLEMEAD-RIGGS TOWN	5024	24.03	Youn, Sang Jun & Sim, Shin Hwa	2403 TAGGERT DRIVE	Public Service Electric & Gas Manager - Corporate - Properties 80 Park Plaza - 159 Newark, NJ 07102	
5024	2.05	Ke, Xi & Li, Zhenhua	205 TAGGERT DRIVE	5024	24.04	Deshmukh, Ajay Vishwanath & Anupama	2404 TAGGERT DRIVE	Department of Public Works Township of Montgomery 2201 Rt. 206 Belle Mead, NJ 08502	
5024	2.06	Dhindsa, Lakshmi & Jeetinder	206 TAGGERT DRIVE	5024	24.05	Shinde, Ashishkesh & Mansi A	2405 TAGGERT DRIVE		
5024	4.01	Pati, Santosh R & Vashali	401 TAGGERT DRIVE	5024	24.06	Dang, Min & Xu, Xiyu	2406 TAGGERT DRIVE		
5024	4.02	Joshi, Udayan & Vajayanti	402 TAGGERT DRIVE	5024	25	Zhou, Fan	4 MC CULLOUGH DRIVE		
5024	4.03	Joshi, Rahul B & Ruchira	403 TAGGERT DRIVE	5024	26.01	Gangula, Ravi & Rajamani	2601 TAGGERT DRIVE		
5024	4.04	Shinde, Vikas Narayan	404 TAGGERT DRIVE	5024	26.02	Ng, Wilson	2602 TAGGERT DRIVE		
5024	4.05	Amin, Satyen N. & Vanasha S.	405 TAGGERT DRIVE	5024	33	Pike Run Green Condominium Assoc.	TAGGERT DRIVE		
5024	4.06	Song, Wei & Sun, Xiao	406 TAGGERT DRIVE	6001	1	Attn: Arturo Vilano, Superintendent	21 BELLE MEAD-GRIGGS TOWN		
5024	6.01	Saranathan, Amudha & Perumal, S	601 TAGGERT DRIVE	6001	1.01	Montgomery Twp. Vol. Fire Co. No.1	35 BELLE MEAD-GRIGGS TOWN		
5024	6.02	Chaurasia, Dharmindia & Renuka	602 TAGGERT DRIVE	6001	2	Montgomery Township Fire Co. Vol.1	46 BELLE MEAD-GRIGGS TOWN		
5024	6.03	Wolk, Jennifer E.	603 TAGGERT DRIVE						
5024	6.04	Schultzman, Susan	604 TAGGERT DRIVE						
5024	6.05	March, Sally Menzies	605 TAGGERT DRIVE						
5024	6.06	Kamreddy, V. & Gangra B Lagudu	606 TAGGERT DRIVE						
5024	8.01	Chakras, David J. & Denise L.	801 TAGGERT DRIVE						
5024	15.01	Van Hook, Phyllis	1501 BERGEN COURT						
5024	17	Ho, Mi young & Woon Jin	30 MUIR-HEAD COURT						
5024	17.01	Pande, Suresh & Trupti	1701 BERGEN COURT						
5024	17.02	Gurnicz, Andrea	1702 BERGEN COURT						
5024	17.03	Nallani, Himakshi Vasi	1703 BERGEN COURT						
5024	17.04	Anthony, Nitish T. & Rosalind Viveta D	1704 BERGEN COURT						
5024	17.05	Subramaniam, Sankar & Sankar, Arch	1705 BERGEN COURT						
5024	17.06	Maddali, Anuradha	706 BERGEN COURT						
5024	18	Wang, Peter R & Kuo, Yi-Ping	8 MUIR-HEAD COURT						
5024	19	Jiang, Weihua C. & Fan F	26 MUIR-HEAD COURT						
5024	19.05	Murphy, Denette Kim	1905 BERGEN COURT						
5024	19.06	Kamra, Roopama	1906 BERGEN COURT						
5024	20	Nadakkutti, Chanaakshmi	24 MUIR-HEAD COURT						
5024	21	Choi, Young Rak & Sue Ouk	22 MUIR-HEAD COURT						

RETAINING WALL NOTES

- WALL CONSTRUCTION SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY FIELD CONDITIONS. IF THIS WORK IS PERFORMED BY THE SITE GEOTECHNICAL ENGINEER, THE GEOTECHNICAL ENGINEER SHALL BE CONSULTED IN THOSE MATTERS PERTAINING TO SOIL CONDITIONS AND WALL PERFORMANCE.
- THE FOUNDATION SOILS AT EACH WALL LOCATION SHALL BE INSPECTED BY THE ENGINEER AND ANY UNSUITABLE SOILS OR IMPROPERLY COMPACTED EMBANKMENT MATERIAL REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER PRIOR TO WALL CONSTRUCTION TO PROVIDE ADEQUATE BEARING CAPACITY AND MINIMIZE SETTLEMENT. THE ALLOWABLE SOIL BEARING PRESSURE IN-SITU SOILS IS 4,000 TO 6,00



REV./ISSUE	DATE	BY	CHK	DESCRIPTION
1	3/31/16	JPS	PAR	REV. FOR TWA APPLICATION
2	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
3	3/17/17	GY	PAR	REV. PER TWP. COMMENTS
4	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
5	7/19/19	BSL	PAR	REVISED SITE PLAN FOR BUILDING #2 DAYCARE
6	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
7	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
8	10/16/21	AM	PAR	AMENDED SITE PLAN FOR BUILDING #2 DAYCARE
9	1/05/22	RE	PAR	REV. PER TWP. COMMENTS - SLUG #2

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

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

Pat. A. Ruskan
SIGNATURE DATE 1/05/2022

COUNTRY CLUB MEADOWS, LLC

PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5023, LOT 201
(FORMERLY BLOCK 5016, LOTS 1 & 3)
(BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

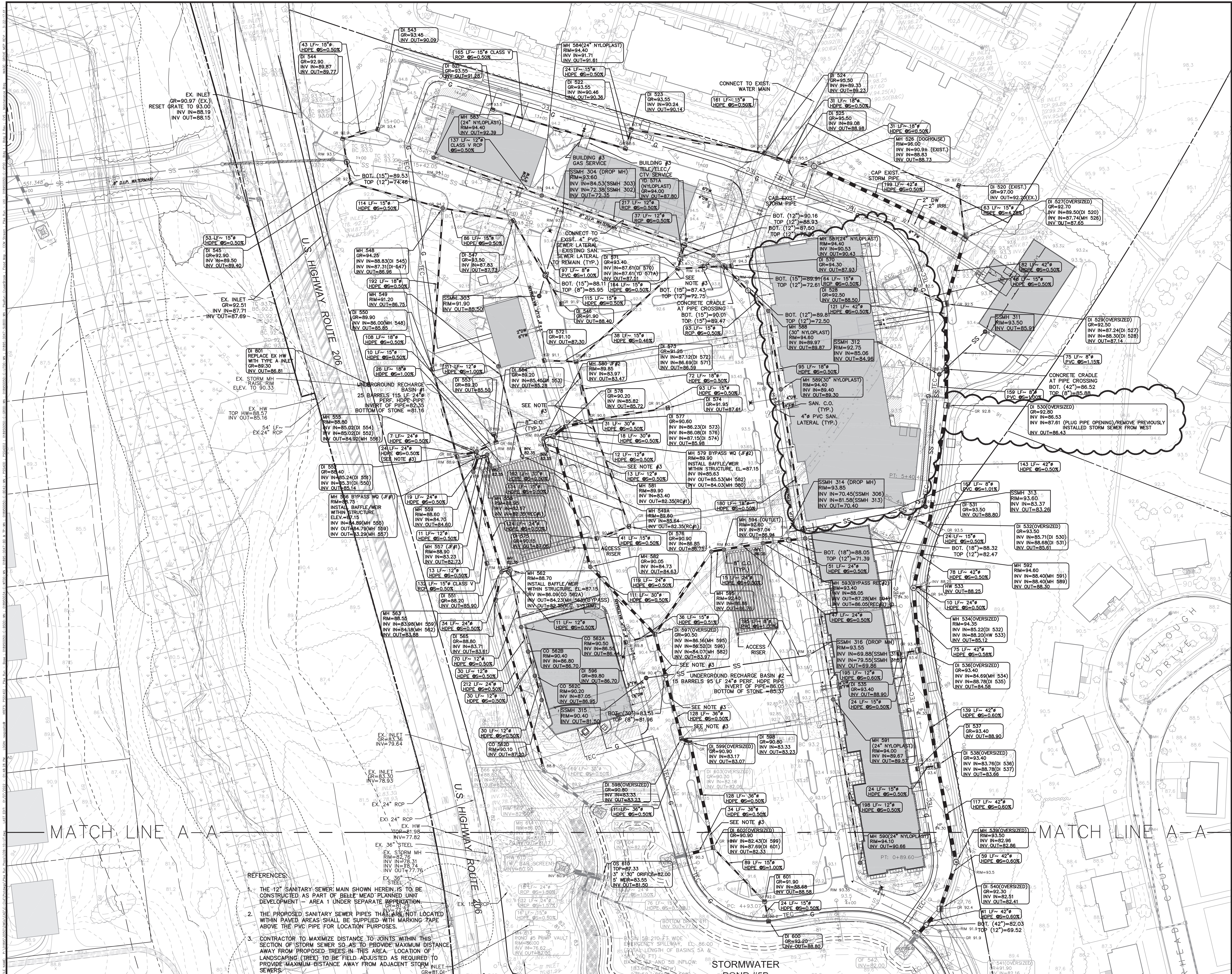
SHEET TITLE

OVERALL
SITE PLAN

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

BINDING ORDER:
SHEET OF
SHEET NO.

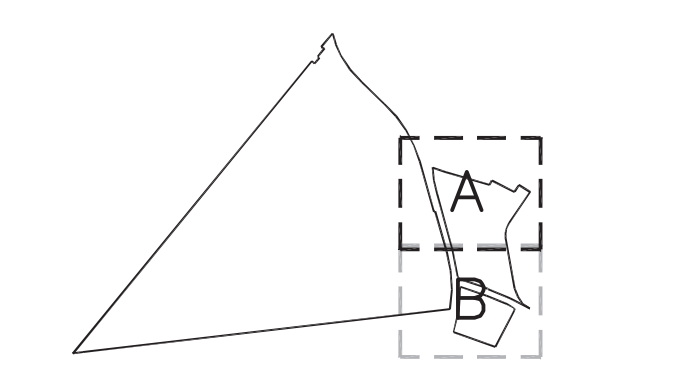
C-4



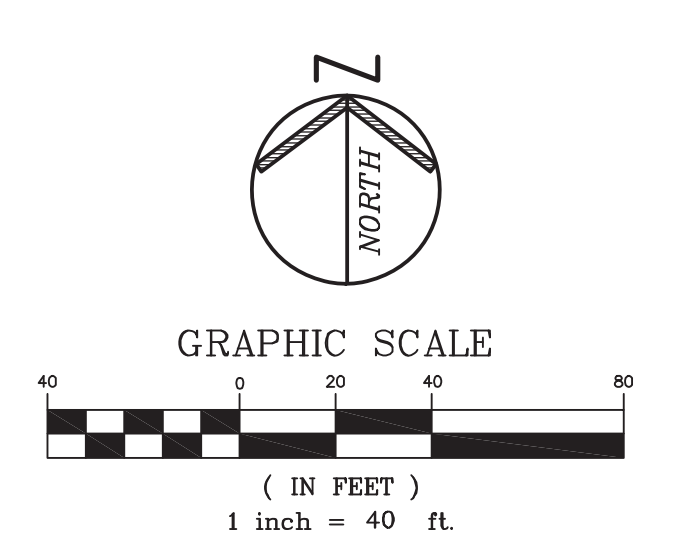
REV./ISSUE	DATE	BY	CHK	DESCRIPTION
1	1/21/16	JPS	PAR	REV. FOR FWW/THA APPLICATION
2	3/31/16	JPS	PAR	REV. FOR TWP APPLICATION
3	12/16/16	JPS	PAR	REV. PER TWP COMMENTS
4	2/14/17	GY	PAR	REV. PER TWP COMMENTS
5	3/17/17	GY	PAR	REV. PER TWP COMMENTS
6	6/27/17	GY	PAR	REV. PER TWP COMMENTS
7	12/8/17	GY	PAR	REV. PER TWP COMMENTS
8	7/19/19	BSL	PAR	REV. PER TWP COMMENTS
9	8/13/19	BSL	PAR	REV. PER TWP COMMENTS
10	9/27/19	BSL	PAR	REV. PER TWP COMMENTS
11	1/10/20	BSL	PAR	REV. PER TWP COMMENTS
12	10/19/21	AM	PAR	REV. PER TWP COMMENTS
13	1/05/22	RE	PAR	REV. PER TWP COMMENTS

CONSULTANT
FINAL FOR SEWER DESIGN

KEY PLAN



ORIENTATION / SCALE



PAULUS, SOKOLOWSKI AND SARTOR, LLC
678 MOUNTAIN BLVD EXT.
P.O. BOX 4009
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 24GA0303700
ALL OWNERS MUST BE ADVISED BY THE CONTRACTOR, NOTARY PUBLIC, SOKOLOWSKI AND SARTOR, LLC, OF ANY CHANGES, ERRORS, OMISSIONS OR VIOLATIONS TO THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS.

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

Patricia A. Ruskan
SIGNATURE DATE 1/05/2022

CLIENT

Country Club Meadows, LLC

PROJECT
BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5023 LOT 201
(FORMERLY BLOCK 5016, LOTS 1 & 3
BLOCK 5023, LOTS 2 & 3)
TOWNSHIP OF MONTGOMERY, SOUTHERN COUNTY, NEW JERSEY

SHEET TITLE

UTILITY PLAN
AREA A

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

PIKE RUN PLAZA

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

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

TREE SIZE REQUIREMENTS

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

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

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

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

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

PIKE RUN PLAZA PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE COND	REMARKS
DECIDUOUS SHADE TREES					
AXF	12	<i>Acer x. freemanii</i>	Celebration Maple	2 1/2"-3" cal.	B & B
ARO	7	<i>Acer rubrum</i>	October Glory	2 1/2"-3" cal.	Red Maple
ASC	9	<i>Acer saccharum</i>	Commencement	2 1/2"-3" cal.	B & B
BNI	6	<i>Betula nigra</i>	Heritage	12"-14"	Multi-stem
BND	5	<i>Betula nigra</i>	River Birch	8 & B	3 branch max.
GBA	13	<i>Ginkgo biloba</i>	Dura-Heat	8 & B	Single Stem
GTS	15	<i>G. wiccanthos inermis</i>	Shademaster	2 1/2"-3" cal.	B & B
GYM	13	<i>Gymnocladus dioica</i>	Espresso Kentucky	2 1/2"-3" cal.	No Substitutions
LSR	2	<i>Liquidambar styraciflua</i>	Rotundifolia	2 1/2"-3" cal.	#1 In Street Tree Calc.
NSW	3	<i>Nyssa sylvatica</i>	Wildfire	2 1/2"-3" cal.	#3 In Buffer Calc.
PAB	6	<i>Platanus x. occidentalis</i>	Bloodgood London	2 1/2"-3" cal.	B & B
QBC	9	<i>Quercus bicolor</i>	American Dream	2 1/2"-3" cal.	#3 In Buffer Calc.
QIM	5	<i>Quercus imbricaria</i>	Swamp White Oak	2 1/2"-3" cal.	#1 In Buffer Calc.
QAL	7	<i>Quercus bicolor</i>	San Breaker	2 1/2"-3" cal.	#7 In Street Tree Calc.
TAN	7	<i>Tilia americana</i>	Legend Linden	2 1/2"-3" cal.	#7 In Street Tree Calc.
UAP	12	<i>Ulmus americana</i>	Princeton	2 1/2"-3" cal.	Omn Root Propagation

TOTAL 132, REPLACEMENT VALUE 113

DECIDUOUS ORNAMENTAL TREES					
ALS	3	<i>Asterola x. lewisii</i>	Spring Flurry	2 1/2"-3" cal.	Single Stem
CN	9	<i>Cercis canadensis</i>	Eastern Redbud	12" ht.	Multi-stem
CHV	5	<i>Chionanthus virginicus</i>	Fringetree	12" ht.	Multi-stem
COR	8	<i>Cornus x. rubra</i>	Celestial Flowering	2 1/2"-3" cal.	Fall form
OWK	3	<i>Ornithoglossum viridis</i>	Winter King	2 1/2"-3" cal.	#3 In Buffer Calc.
MJW	12	<i>Malus virginiana</i>	Sweetie Magnolia	12" ht.	Limo to 6' hgt.
MSD	5	<i>Malus 'Snowdrift'</i>	Snowdrift Crabapple	2 1/2"-3" cal.	Single Stem
PXY	15	<i>Prunus x. yedoensis</i>	Yoshino Cherry	2 1/2"-3" cal.	Single Stem
OXA	6	<i>Oxydendron arboreum</i>	Sourwood	2 1/2"-3" cal.	Matched
SRE	6	<i>Syringa reticulata</i>	Ivory Silk	12" ht.	Multi-stem

TOTAL 72, REPLACEMENT VALUE 72

EVERGREEN TREES					
OJK	24	<i>Ilex opaca</i>	Jersey Princess	6" ht.	Female
UAP	9	<i>Ulmus americana</i>	Jersey Knight	6" ht.	Male Pollinator
JUV	84	<i>Juniperus virginiana</i>	Eastern	6" ht.	per 3 Females
MOB	7	<i>Magnolia grandiflora</i>	Brakes Brown Beauty	6" ht.	
PPA	36	<i>Picea canadensis</i>	Southern Spruce	6" ht.	
PGL	16	<i>Picea glauca</i>	White Spruce	6" ht.	
PPG	5	<i>Picea pungens</i>	Colorado Blue Spruce	6" ht.	
PPU	34	<i>Picea pungens</i>	Colorado Spruce	6" ht.	Green color

TOTAL 215, REPLACEMENT VALUE 71 (215-73 NEW BUFFER)=142 @50% = 71

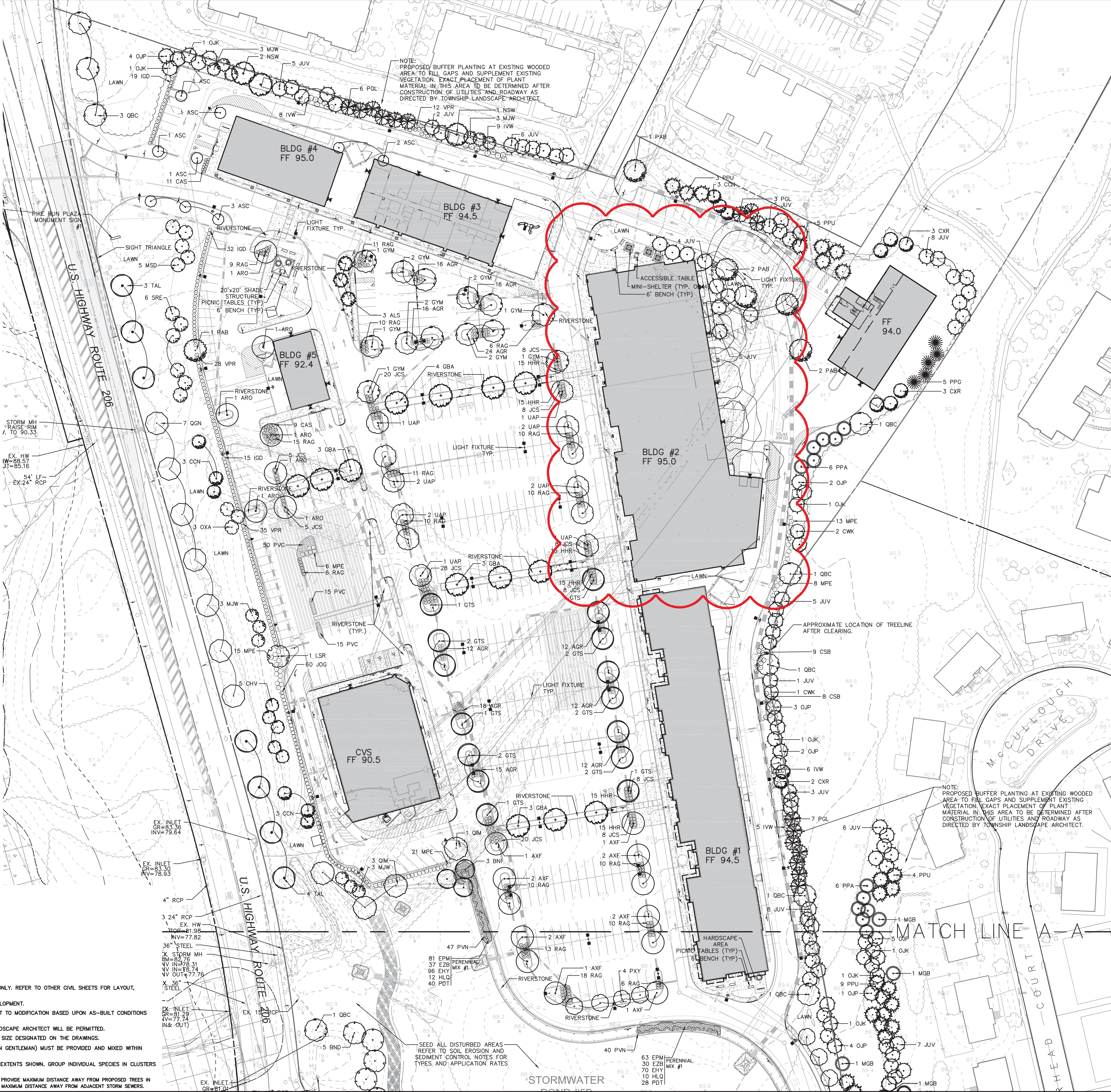
EVERGREEN/DECIDUOUS SHRUBS					
AGR	149	<i>Abelia x. grandiflora</i>	Rose Creek	#5	Container
CAS	20	<i>Celastrus scandens</i>	Sixteen Candles	#5	Container
CSB	31	<i>Cornus sericea</i>	Bailey Reddler	#7	5 cane min.
GD	79	<i>Ilex glabra</i>	Dense Inkberry	30" ht.	Container
IW	52	<i>Ilex verticillata</i>	Winter Red	#7	5 cane min.
JCS	126	<i>Juniperus chinensis</i>	Green Sargent's	#5	24" spread min.
JOS	60	<i>Juniperus chinensis</i>	Old Gold	#5	24" spread min.
MPE	63	<i>Myrica pennsylvanica</i>	Silver Sprite	#7	5 cane min.
RAG	165	<i>Rhus aromatica</i>	Gray-Low	#5	Plant 42" o.c.
VFR	88	<i>Viburnum x. pinnatifidum</i>	Prospice Viburnum	#7	5 cane min.

TOTAL 633

PERENNIALS / GRASSES / GROUND COVER					
EPH	216	<i>Echinacea purpurea</i>	Purple Coneflower	72 Plug	Plant 18" o.c.
EZB	100	<i>Eryngium yuccifolium</i>	Big Blue	50 Plug	Plant 24" o.c.
EHY	250	<i>Eupatorium hyssopifolium</i>	Hyssop-Leaf	LF50	Plant 18" o.c.
HLQ	32	<i>Helianthus 'Lemon Queen'</i>	Lemon Queen	LF32	Plant 30" o.c.
HRR	90	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns	#1	Plant 16" o.c.
PNR	121	<i>Panicum virgatum</i>	Switchgrass	50 Plug	Plant 24" o.c.
POT	100	<i>Potentilla 'Dark Towers'</i>	Dark Towers	50 Plug	Plant 24" o.c.

GENERAL LANDSCAPE NOTES

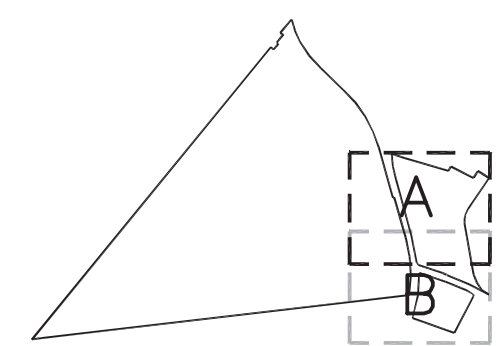
- SHEETS C-11 AND C-12 ARE TO BE USED FOR THE INSTALLATION OF PLANT MATERIAL ONLY. REFER TO OTHER CIVIL SHEETS FOR LAYOUT, GRADING, UTILITY AND LIGHTING INFORMATION.
- QUANTITIES LISTED IN THE PLANT SCHEDULE REFLECT THE ENTIRE PIKE RUN PLAZA DEVELOPMENT.
- TREE AND SHRUB LOCATIONS DEPICTED ARE DIAGRAMMATIC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



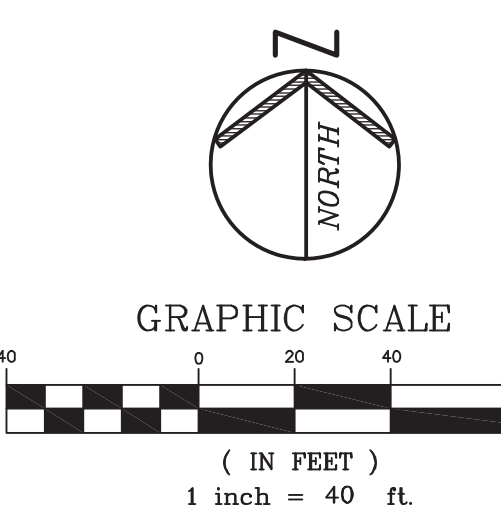
REV./ISSUE	DATE	BY	CHK	DESCRIPTION
1	12/16/16	JPS	PAR	REV. PLAN RESOLUTION COMPLIANCE
2	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
3	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
4	12/26/17	GY	PAR	REV. PER TWP. COMMENTS
5	7/19/19	BSL	PAR	REV. PER TWP. COMMENTS
6	8/13/19	BSL	PAR	REV. PER TWP. COMMENTS
7	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
8	1/09/20	BSL	PAR	REV. PER TWP. COMMENTS
9	10/18/21	AM	PAR	REV. PER TWP. COMMENTS
10	1/05/22	RE	PAR	REV. PER TWP. COMMENTS

CONSULTANT

KEY PLAN



ORIENTATION / SCALE



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

CERTIFICATE OF AUTHORIZATION NO. 2462A8032700

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOT TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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

Signature: Patricia A. Ruskan
 1/05/2022
 SIGNATURE DATE

COUNTRY CLUB MEADOWS, LLC

PROJECT

BELLE MEAD PUD
 AREA 2
 PIKE RUN PLAZA
 BLOCK 5023, LOT 201
 (FORMERLY BLOCK 5016, LOTS 1 & 3)
 BLOCK 5023, LOTS 2 & 3
 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE

LANDSCAPE PLAN
 AREA A

JOB NO.: 01895-0050

DATE: 12/17/2015

DRAWN: JPS

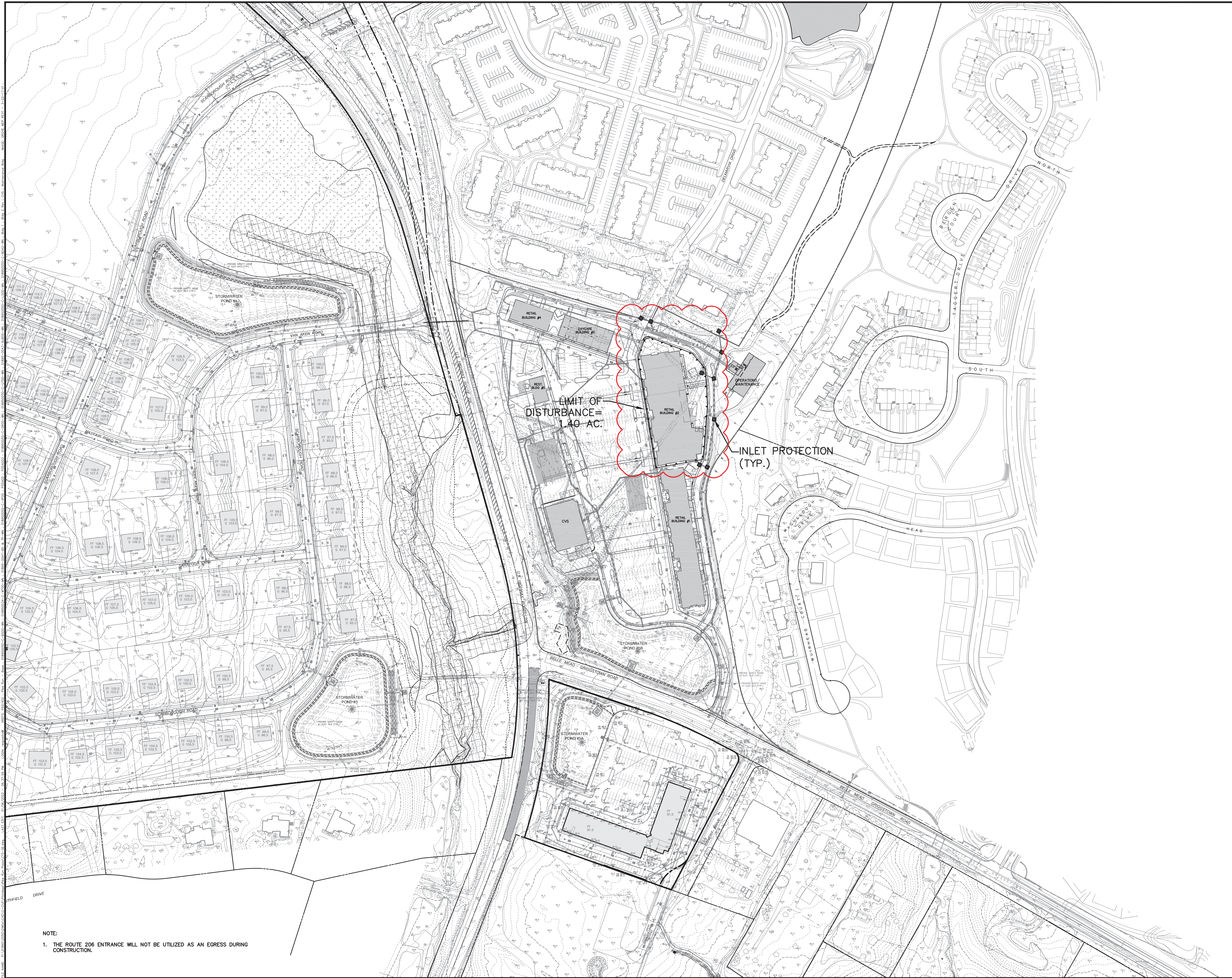
CHECK: PAR

SCALE: 1"=40'

BINDING ORDER:

SHEET OF:

SHEET NO.



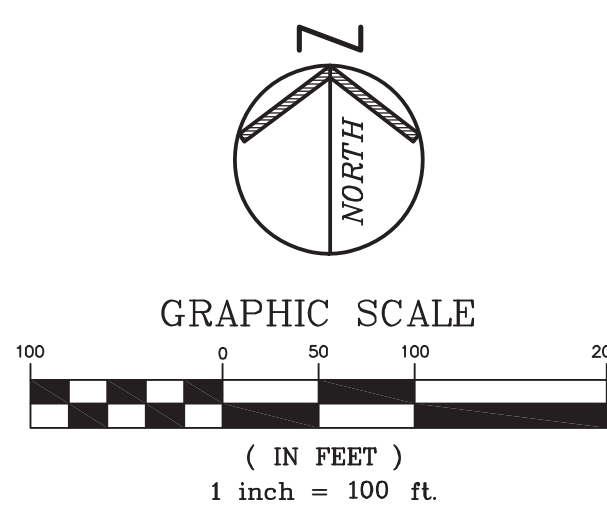
NOTE:
1. THE ROUTE 206 ENTRANCE WILL NOT BE UTILIZED AS AN EGRESS DURING CONSTRUCTION.

REV./ISSUE	DATE	BY	CHK	DESCRIPTION
1	1/21/16	JPS	PAR	REV. PER TWP. COMMENTS
2	1/25/16	JPS	PAR	REV. PER SUJCO COMMENTS
3	4/6/16	JPS	PAR	REV. PER SUJCO COMMENTS
4	12/16/16	JPS	PAR	SITE PLAN RESOLUTION COMPLIANCE
5	3/17/17	GY	PAR	FINAL SITE PLAN APPLICATION
6	6/27/17	GY	PAR	REV. PER TWP. COMMENTS
7	7/19/19	BSL	PAR	BUILDING #2 SITE PLAN FOR
8	9/27/19	BSL	PAR	REV. PER TWP. COMMENTS
9	1/09/20	BSL	PAR	SITE PLAN RESOLUTION
10	10/16/21	AM	PAR	BUILDING #2
11	1/05/22	RE	PAR	REV. PER TWP. COMMENTS - BLDG #2

CONSULTANT

KEY PLAN

ORIENTATION / SCALE



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

CERTIFICATE OF AUTHORIZATION NO. 24GA2832700
ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC OF ANY CORRECTIONS, ERRORS, OMISSIONS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DOCUMENTS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.
THESE CONTRACT DOCUMENTS CONTAIN DATA HERETO SPECIFICALLY FOR THE USE OF THIS PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUES".
CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.

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

Patricia Ruskan
SIGNATURE DATE 1/05/2022

CLIENT

Country Club Meadows, LLC

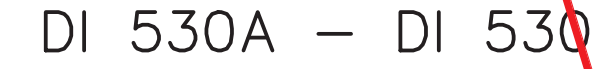
PROJECT

BELLE MEAD PUD
AREA 2
PIKE RUN PLAZA
BLOCK 5023, LOT 201
(FORMERLY BLOCK 5016, LOTS 1 & 3)
BLOCK 5023, LOTS 2 & 3
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

SHEET TITLE
SOIL EROSION AND
SEDIMENT CONTROL
PLAN

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

BINDING ORDER:
SHEET OF
SHEET NO.

CONSULTANT

KEY PLAN

ORIENTATION / SCALE

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

CLIENT

Country Club Meadows, LLC

PROJECT

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

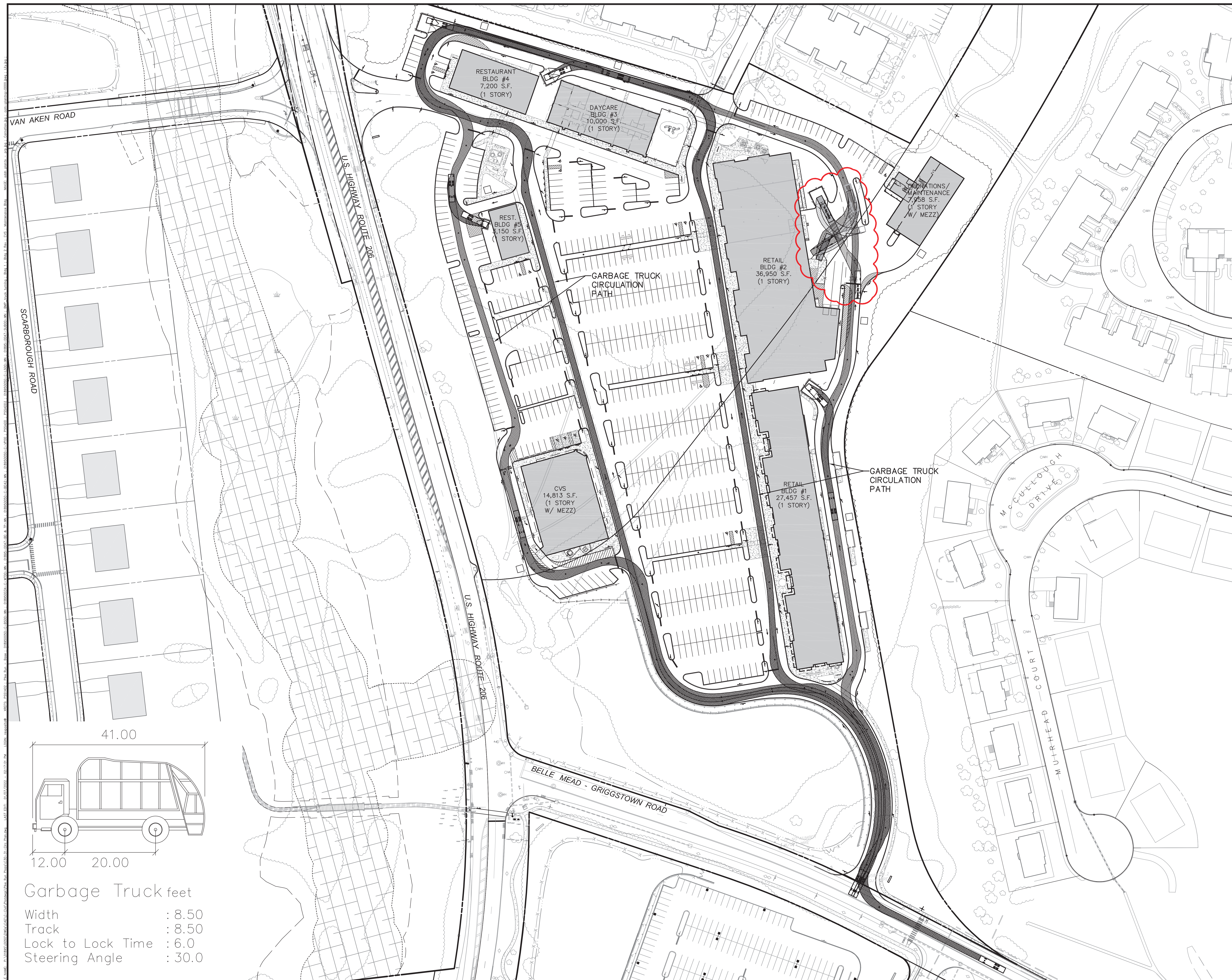
SHEET TITLE

STORM SEWER PROFILES

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

BINDING ORDER
SHEET OF
SHEET NO.

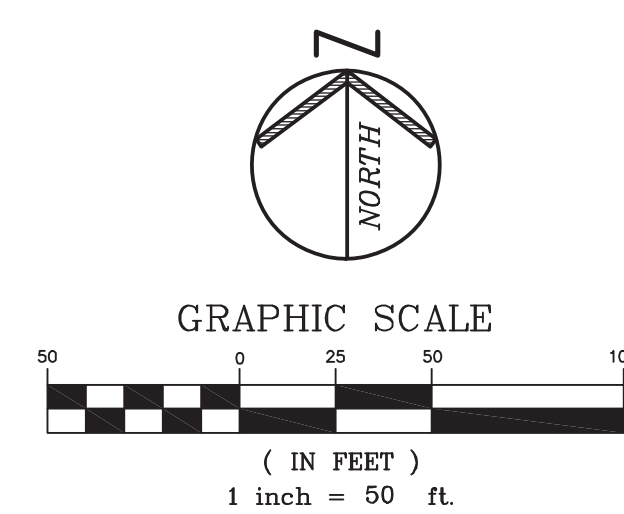
C-18

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CONSULTANT

KEY PLAN

ORIENTATION / SCALE



**PAULUS, SOKOLOWSKI AND
SARTOR, LLC**

**67B MOUNTAIN BLVD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07057
PHONE: (732) 560-9700**

CERTIFICATE OF AUTHORIZATION NO. 24G280327200

ALL DRAWINGS MUST BE VERIFIED BY THE CONTRACTOR, NOTARY PAULUS, SOLOROGNOS
AND SARTORI, LUI, ON ANY CONTRACTS, EITHER AMBIGUITIES OR DISCREPANCIES IN THE
CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE CONTRACT DRAWINGS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE CONTRACT DRAWINGS.
DO NOT CONTRACT DRAWINGS CONTAIN DATA DETERMINED SPECIFICALLY FOR THE NOTED
PROJECT OR FOR REUSE ON ANY OTHER PROJECT.

THE COPYING AND/OR MODIFICATION OF THE DOCUMENT OR ANY PORTION THEREOF
WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOLOROGNOS AND SARTORI, LUI, IS
PROHIBITED.

UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONTRACTOR ISSUE",
THEY SHALL BE THE PROPERTY OF PAULUS, SOLOROGNOS AND SARTORI, LUI. THERE-
FORE, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER TO RETURN CONSTRUCTION
DRAWINGS TO THE DESIGN ENGINEER.

ENDNOTARY MISS DAILEY, GONZALEZ, AND SARTORI, LUI. ALL RIGHTS RESERVED.

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

Pate. A. Rushen 1/05/2022
SIGNATURE DATE

CLIENT

Country Club Meadows, LLC

PROJECT

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

SHEET TITLE

PIKE RUN PLAZA GARBAGE TRUCK CIRCULATION PLAN

JOB NO.: 01895-0050

DATE: 12/17/2015

DRAWN: GY

CHECK: PAR

SCALE: 1"=50'

BINDING ORDER:

SHEET OF

SHEET NO.

C-30