

[illegible]

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STATE ID: _____	SECTION ID: _____	JH: _____	JDS: _____	DATE: _____
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PROJECT: **BPS DEVELOPMENT COMPANY, LLC**
PROPOSED ASSISTED LIVING & MEMORY CARE FACILITY
 BLOCK 28003, LOT 211
 2111 BUCKINGHAM DRIVE
 MONTICOMET TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

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JEFFREY D. SPALT

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

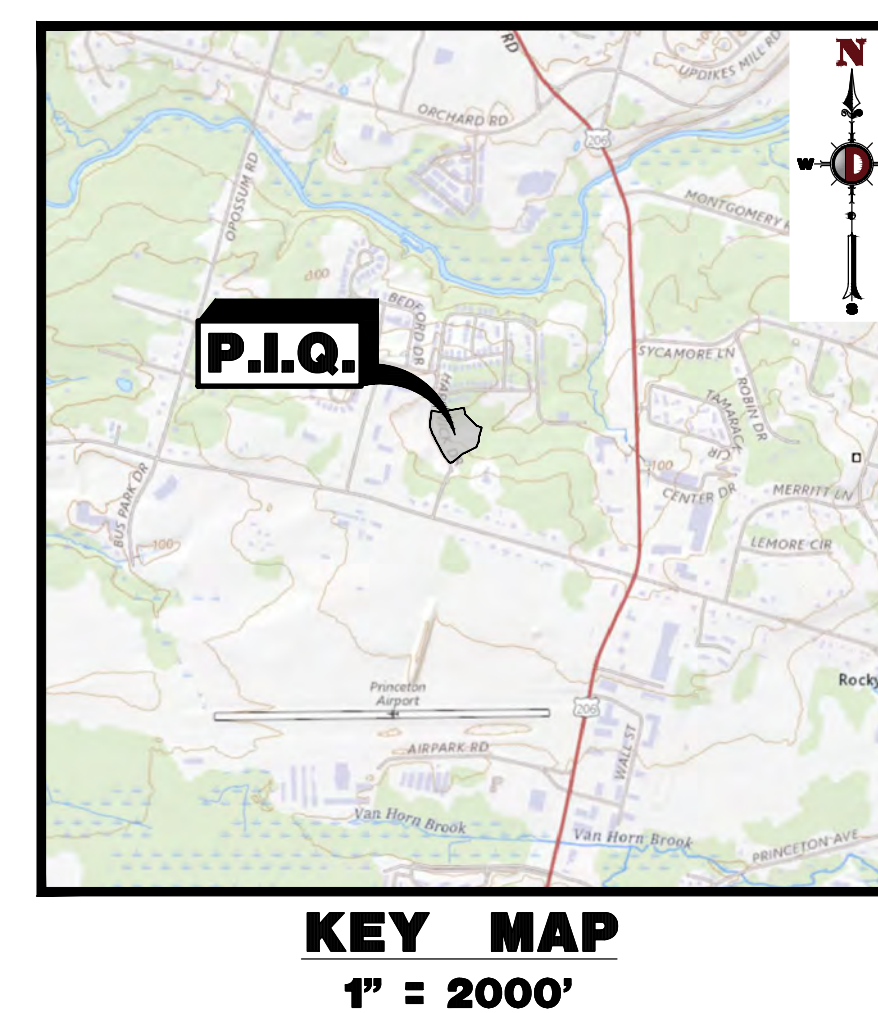
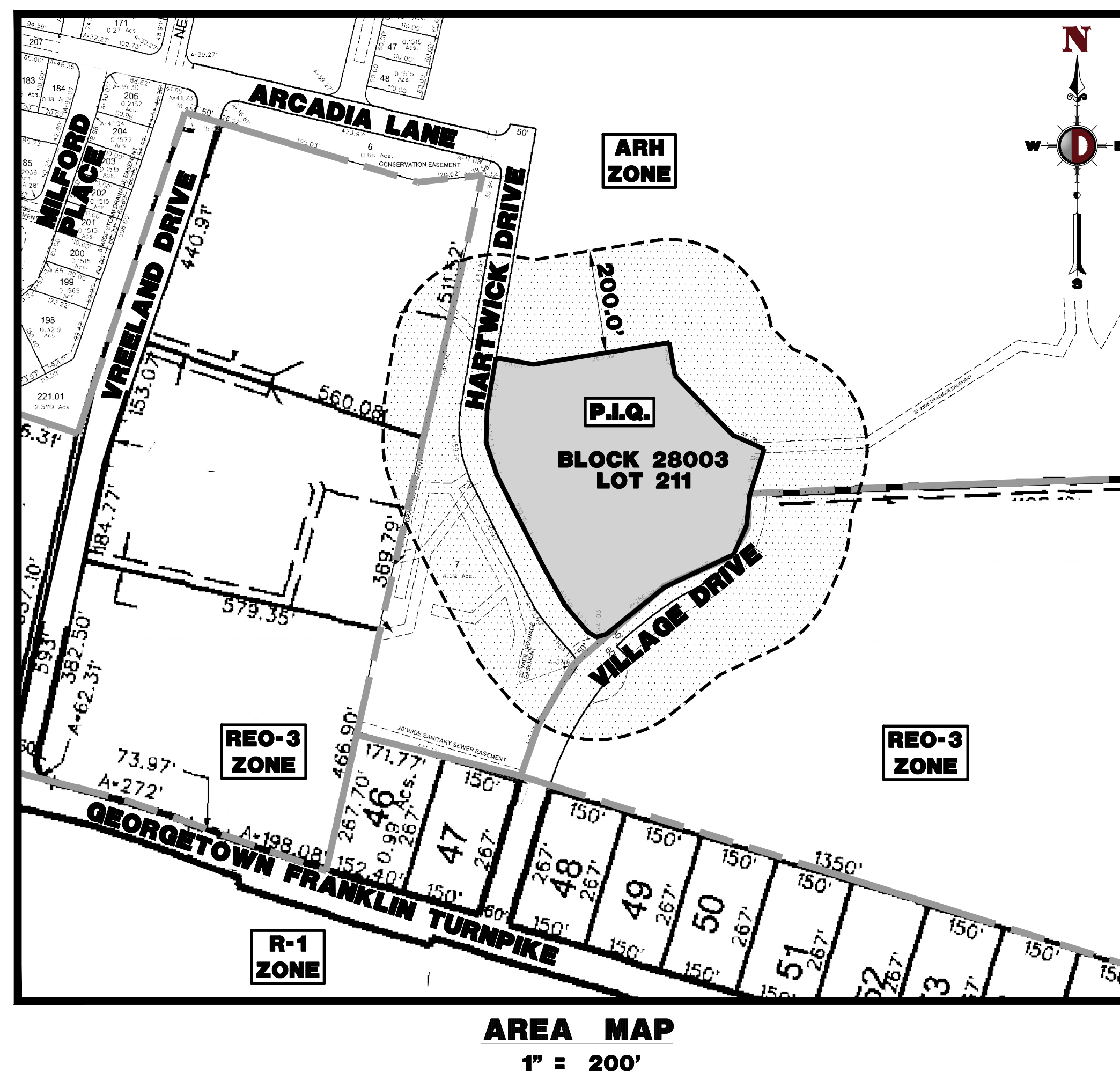
TITLE:

COVER SHEET

SCALE: (H) AS (V) SHOWN	DATE: 12/07/2022
PROJECT No: 4496-22-01857	

SHEET No: **1** OF 20 2

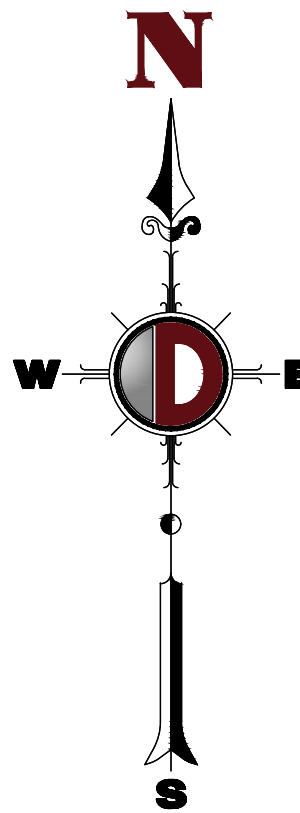
PROPERTY OWNER	BLK	LOT	ASD TO BE NOTED:
MITHA SANDEEP & MANITA 16 MISTIC DRIVE SKILLMAN, NJ 08558	28003	98	TOWNSHIP OF MONTGOMERY CLERK'S OFFICE 100 COMMUNITY DRIVE SKILLMAN, NJ 08558
BEDJ JASMEET, SINGH & KHULSA, G. 14 MISTIC DRIVE SKILLMAN, NJ 08558	28003	99	SMERSET COUNTY PLANNING BOARD PO BOX 3000 SMERSETVILLE, NJ, 08876
KALANJANBHUTIA, SRINIVAS & CAYATRI SKILLMAN, NJ 08558	28003	100	IN DEPARTMENT OF TRANSPORTATION 1055 PARKWAY AVE. CHNO20 TRENTON, NJ 08625
SIRIAM SRINIVASAN 16 MISTIC DRIVE SKILLMAN, NJ 08558	28003	101	COMCAST CABLE 100 RALEIGH PARK SMERSET, NJ 08873
ANGEL, RAHEV & SHALINI 6 MISTIC DRIVE SKILLMAN, NJ 08558	28003	102	NEW JERSEY AMERICAN WATER ATTN: DORNA SHORE, SRV SUPERVISOR 1025 JACOB LAK ROAD VIOORNEES, NJ 08043
HILLSETT AT MONTGOMERY HOMEOWN 1800 ROUTE 1 HAMILTON, NJ 08619	28003	162	CENTURY LINK ATTN: BOB O'CONNOR 250 PAUL ST BELLEVILLE, NJ 07823
MONTGOMERY LIGHTS, LLC 800 WEST 54 CLAP AVE CLEVELAND, OH 44115	28004	44.02	PUBLIC SERVICE ELECTRIC & GAS MANAGING CORPORATE PROPERTIES 80 PARK PLAZA, 16B KENNESAW, NJ 07022
FINCHLIGHTEN ASSOCIATES LLC 1250 ST 28, SUITE 101 MCKENZIEVILLE, NJ 08816	28004	44.03	DEPARTMENT OF PUBLIC WORKS TOWNSHIP OF MONTGOMERY COMMUNITY OF SKILLMAN SKILLMAN, NJ 08558
RAJAPPA, RAMESH & MUTHUKRISHNAN, R 1 EAST HAWTHORN DRIVE SKILLMAN, NJ 08558	28008	1	ATTN: ARTHUR, SUPERINTENDANT
CHEN, SARAH & YAO, JONATHAN 1 EAST HAWTHORN DRIVE SKILLMAN, NJ 08558	28008	2	
KELLEY CAROL LYNETTA 5 EAST HAWTHORN DRIVE SKILLMAN, NJ 08558	28008	3	
BUELL, PRASANT & BAL, JAGJYANENDI 15 HAWTHORN DRIVE SKILLMAN, NJ 08558	28008	4	
PATEL, POULM 61 VILLAGE DRIVE SKILLMAN, NJ 08558	28008	39	
CANNON, HOPE E 63 VILLAGE DRIVE SKILLMAN, NJ 08558	28008	40	
PANAGIANTO, SUDHEER & KANOLI, DAYA 65 VILLAGE DRIVE SKILLMAN, NJ 08558	28008	41	
PINNATO, SPEEDHAR & PRADMA 67 VILLAGE DRIVE SKILLMAN, NJ 08558	28008	42	
SHAH, RONAK S & PATEL, DHARA 71 VILLAGE DRIVE SKILLMAN, NJ 08558	28008	43	
CHERUKURI, VAMSI KRISHNA & ET AL 75 VILLAGE DRIVE SKILLMAN, NJ 08558	28008	44	
DHARIA, JUNIT P & JATIANA, URVI V 77 VILLAGE DRIVE SKILLMAN, NJ 08558	28008	45	
SINGH, RAMESH & KUMARI, MANUELA 19 VANDERBILT HILLSBOROUGH, NJ 08844	28008	71	
ROMA MITCHELL & ANDREA 12 EAST HAWTHORN DRIVE SKILLMAN, NJ 08558	28008	71	
SUDJUTITA, ARTHANA 10 EAST HAWTHORN DRIVE SKILLMAN, NJ 08558	28008	72	
KASS, LYNNMATH 8 EAST HAWTHORN DRIVE SKILLMAN, NJ 08558	28008	73	
CAPITA, JUNIT & CHAYA, PREENA 6 EAST HAWTHORN DRIVE SKILLMAN, NJ 08558	28008	74	
DAMATO, KENNETH 7 EAST HAWTHORN DRIVE SKILLMAN, NJ 08558	28008	75	
SHARELL PLANNING INC 1 WASHINGTON BLVD ROSELANDVILLE, NJ 08061	28009	108	
SHARELL PLANNING INC 1 WASHINGTON BLVD ROSELANDVILLE, NJ 08061	28009	1	



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PLANNING BOARD APPROVAL	
APPROVED BY THE PLANNING BOARD OF TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY	
CHAIRMAN	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

Plotted: 04/13/23 - 4:16 PM By: skk
File: \\sccc.local\shared\Auto\DEPC PROJECTS\4496 Brannan Partners\22-01857 Montgomery\Draw\Site Plans\4496220185752.dwg, --> AERIAL MAP



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REV.	DATE	BY	CHKD.	COMMENTS
1	06/07/23	SKK	SKK	ISSUED FOR PERMITTING
2	06/07/23	SKK	SKK	ISSUED FOR PERMITTING

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

DESIGNER: **JEFFREY D. SPALT**
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40766

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

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53560

TITLE:
AERIAL MAP

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

SHEET No:
2

Rev. #:
02 OF 2

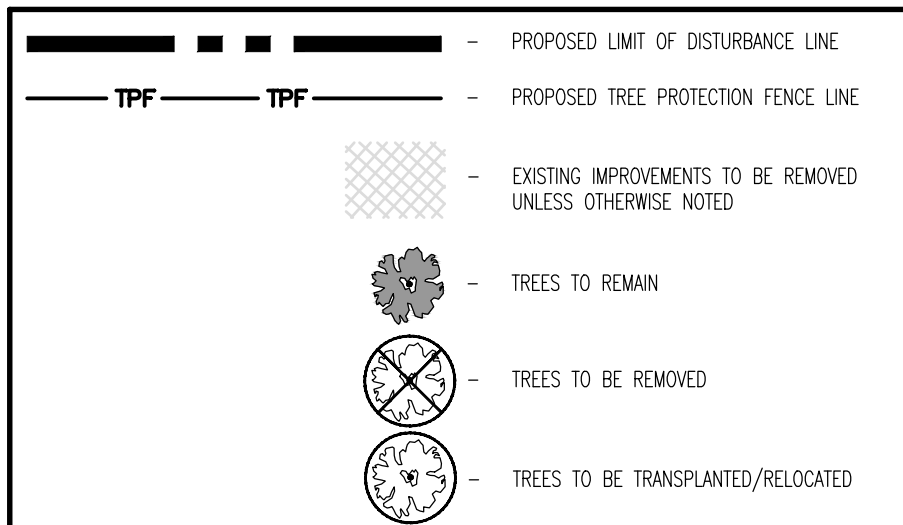


1. DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. ALL ACTIVITIES WILL BE CONDUCTED IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE FOUNDATION MATERIALS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SPLIT SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF CRANES, DERRICKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS ON-GROUND, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE EXISTING EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS NOT TO EXPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND PROVISIONS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING OR ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED FLOORING OR BREAK BASEMENT FLOOR SLABES TO THE EXISTING CONCRETE FOOTING OR FOUNDATION MATERIALS. ALL EXISTING MATERIALS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN CONCRETE PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONTACT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER TO DISBURSE MINIMUM INTERFERENCE WITH ROADWAYS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE DOWN OR BLOCK STREET OR OTHER ACCESS ROUTES FROM DEMOLITION OPERATIONS OF OWNER AND ANY APPLICABLE GOVERNMENTAL REGULATIONS. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED, BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, INCLUDING PROVISIONS TO LIMIT THE AMOUNT OF DUST AND DIRT RISEN AND SCATTERING IN THE AIR. CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER AS TO AVOID EXCESSIVE DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND Voids RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND. FILL BELOW GRADE AREAS, TRASH, FLOOR MATERIALS, ROOTS AND OTHER ORGANIC MATERIAL. STONES SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN THICKNESS. MATERIALS NOT TO BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT GRADE IS FILLED ARE TO BE FILL OF STANDING WATER, PROTEST, ORGANIC MATERIAL, TRASH DEBRIS, PLACES FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN THICKNESS AND COMPACT EACH LAYER IN PLACE TO MEET SOIL OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONDITIONS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, BURNABLE, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SUBSTANCES. REMOVED MATERIALS, INCLUDING GASES OR LIQUIDS, AND COMBUSTIBLE MATERIALS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION WORK FOR POSITIVE ALL UTILITY DRAINAGE AND SANITARY LINES THAT PROJECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION THE REQUIREMENT FOR THE IMMEDIATE INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER FACILITIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT SUCH REMOVALS ARE NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUCH REMOVALS NECESSARY.

NOTES

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

DEMOLITION PLAN LEGEND

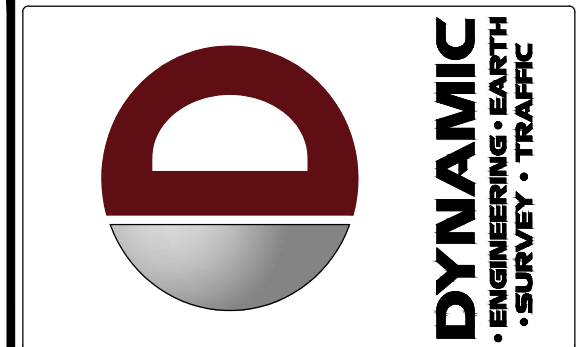


SLOPES TABLE

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

TREE REMOVAL CHART

FREE SIZE (CALPER) - TBR	QUANTITY
3.5"	1
6"	7
7"	2
8"	3
9"	6
11"	3
12"	8
13"	1
14"	2
15"	2
16"	2
18"	3
20"	5
22"	2
24"	2
26"	3
28"	4
TOTAL	58

[illegible]

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DESIGNED BY: _____	JH _____	CHECKED BY: _____
DATE: _____	JDS _____	CHECKED BY: _____

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 BLOCK 28003, LOT 211
 HARTWICK DRIVE & VILLAGE DRIVE
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NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

TITLE: DEMOLITION
PLAN AND
STEEP SLOPES
ANALYSIS

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

SHEET No: Rev. #:

3

OF 20 2

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N/A: NO STANDARD N/A: NOT APPLICABLE (C): EXISTING NON-CONFORMANCE (V): VARIANCE

10. (1) BUILDING SHALL BE CLOSER THAN 50 FEET TO ANY LOT LINE, AND NO BUILDING SHALL BE CLOSER THAN 10 FEET TO ANY RESIDENTIAL LOT LINE. (R16-4.13.0.10) **VARIANCE = 100 FT FROM CORN LOT TO WEST** (2) PARKING AREA, LOADING AREA, DRIVEWAY OR OTHER STRUCTURE FOR APPOINTED ACCESSORS AND FENCING SHALL BE POSITIONED WITHIN THE FIRST 25 FEET ADJACENT TO ANY LOT LINE AND WITHIN THE FIRST 75 FEET ADJACENT TO ANY RESIDENTIAL LOT LINE. (R16-4.13.0.11) **(COMPLIES)**

11. (1) LAND UTILIZED FOR STREET RIGHTS-OF-WAY OR FOR EXTENSION OR RETENTION BARRIERS, WHICH SHALL BE LOCATED IN THE OPEN SPACES, SHALL BE INCLUDED AS PART OF THE OPEN SPACE. (R16-4.13.0.12) (2) THE MINIMUM OPEN SPACE SHALL BE THE HIGHEST POINT OF A BUILDING FROM THE MEAN ELEVATION OF THE FINISHED GRADES AROUND ALL SIDES OF THE BUILDING, PROVIDED THAT IF THE FINISHED GRADE IS HIGHER THAN THE PREVIOUSLY DETERMINED GRADE AT ANY POINT BETWEEN THE BUILDING, THEN THE BUILDING HEIGHT SHALL BE MEASURED FROM THE MEAN ELEVATION NO HIGHER THAN ONE FOOT ABOVE THE HIGHEST POINT OF THE FINISHED GRADE. (3) THROUGH THE BUILDING, THE MINIMUM OPEN SPACE MEASURED FROM THE FINISHED GRADES SHALL BE DETERMINED BY REFERENCE TO A SPECIFIED HEIGHT AND A SPECIFIED NUMBER OF STORES; THE HEIGHT IS TO MEASUREMENT TO THE SPECIFIED MAXIMUM FOOTING AND THE SPECIFIED NUMBER OF STORES WITHIN THAT FOOTING. (R16-4.13.0.13)

9. ASSISTED LIVING FACILITY REQUIREMENTS

A. AN ASSISTED LIVING FACILITY, PROVIDED THAT THE GROSS AREA PROVIDED TO THE ASSISTED LIVING FACILITY WITHIN THE MIXED-USE, AGE-RESTRICTED HOUSING DEVELOPMENT SHALL NOT EXCEED 1 1/2% OF ACRES OF LAND WITH A MINIMUM OF 120,000 SF. (R16-4.13.4.1.1) **(COMPLIES - 8100 PROPOSED)**

B. WITHIN THE REQUIRED SERVICE AREA, A MINIMUM BARRIER SCREENING OF AT LEAST 75 FEET SHALL BE REQUIRED ALONG ANY COMMON PROPERTY AREA WITH A RESIDENTIAL ZONING ADJACENT TO ANY OTHER ZONING. (R16-4.13.4.1.2) **(COMPLIES - 8100 PROPOSED)**

C. THE REQUIRED SERVICE AREA SHALL BE THE AREA WITHIN THE 1/2 MILE OF PLANNING AND SPEEDS NO MORE THAN 10 FEET FROM THE CENTER OF (R16-4.13.4.1.3) **(COMPLIES - 8100 PROPOSED)**

D. ALL PORTIONS OF A LOT NOT COVERED BY BUILDINGS OR STRUCTURES (E.G., PARKING LOTS, PARKING SPACES, LOADING AREAS, ACCESS AREAS, DRIVEWAYS, STAIRWAYS, WALKWAYS, CURBS, BARRIERS, ETC.) SHALL BE INCLUDED AS PART OF THE OPEN SPACE. (R16-4.13.4.1.4) **(COMPLIES - 8100 PROPOSED)**

E. LANDSCAPE AREA MAY INCLUDE APPOINTED DETENTION AND/OR RETENTION BASINS AND APPOINTED STRUCTURES. (R16-4.13.4.1.5) **(COMPLIES - 8100 PROPOSED)**

F. LAND USE WITHIN THE ASSISTED LIVING FACILITY SHALL BE LIMITED TO RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL. (R16-4.13.4.1.6) **(COMPLIES - 8100 PROPOSED)**

G. LANDSCAPE DESIGN SHALL BE APPROVED BY THE CITY ENGINEER AND SHALL INCLUDE: (1) A LANDSCAPE DESIGN PLAN, (2) A LANDSCAPE DESIGN REPORT, (3) A LANDSCAPE DESIGN STATEMENT, (4) A LANDSCAPE DESIGN CONTRACT, (5) A LANDSCAPE DESIGN AGREEMENT, (6) A LANDSCAPE DESIGN AGREEMENT, (7) A LANDSCAPE DESIGN AGREEMENT, (8) A LANDSCAPE DESIGN AGREEMENT, (9) A LANDSCAPE DESIGN AGREEMENT, (10) A LANDSCAPE DESIGN AGREEMENT, (11) A LANDSCAPE DESIGN AGREEMENT, (12) A LANDSCAPE DESIGN AGREEMENT, (13) A LANDSCAPE DESIGN AGREEMENT, (14) A LANDSCAPE DESIGN AGREEMENT, (15) A LANDSCAPE DESIGN AGREEMENT, (16) A LANDSCAPE DESIGN AGREEMENT, (17) A LANDSCAPE DESIGN AGREEMENT, (18) A LANDSCAPE DESIGN AGREEMENT, (19) A LANDSCAPE DESIGN AGREEMENT, (20) A LANDSCAPE DESIGN AGREEMENT, (21) A LANDSCAPE DESIGN AGREEMENT, (22) A LANDSCAPE DESIGN AGREEMENT, (23) A LANDSCAPE DESIGN AGREEMENT, (24) A LANDSCAPE DESIGN AGREEMENT, (25) A LANDSCAPE DESIGN AGREEMENT, (26) A LANDSCAPE DESIGN AGREEMENT, (27) A LANDSCAPE DESIGN 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14. ALL FENCE REQUIREMENTS

15. ON A LOT WITH ANY DISTRICT, NO WALL OR FENCE SHALL BE ERECTED OR ALTERED SO THAT SAID WALL OR FENCE SHALL BE OVER FOUR (4) FEET IN HEIGHT IN SIDE, REAR AND FRONT YARD AREAS, PROVIDED THAT SAID FENCE MAY BE ERECTED WITH AN ADDITIONAL (3) INCHES OF CLEARANCE FROM GRADE (8-19-15) (DESIGN EXCEPTION - IF FENCE PROPOSED)

16. REPAIRS AND MAINTENANCE

17. IF A TRASH AND GARBAGE PILE IS LOCATED OUTSIDE THE BUILDING, THE TRASH AND GARBAGE PILE SHALL INCLUDE A STEEL-LINE, TIGHTLY ENCLOSED TRASH AND GARBAGE CONTAINER LOCATED IN A CONCRETE OR METAL ENCLOSURE. THE TRASH AND GARBAGE PILE SHALL BE DISCLOSED FROM VIEW PARKING AREAS, STREETS AND ADJACENT RESIDENTIAL LOTS OR CONDOMINIUMS BY A FENCE, WALL, PLANTING OR COMBINATION OF ALL (8-19-15)(2)(3) (COMPLIES)

18. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION MATERIALS ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED BY THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION MATERIALS.

19. PRIOR TO RECEIVING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS OBTAINED AND THROUGHOUT REVIEWED ALL PLANS AND OTHER DOCUMENTS IN ALL OF THE PERMITTING AGENCIES.

20. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

21. THE WORK AND RECOMMENDATIONS OF THE LOCAL GOVERNING AUTHORITY SHALL BE THE BASIS OF THE CONTRACT. IN THE EVENT OF A DISCREPANCY OR CONFLICT, TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSULTANT WORKMAN OF ANY DISCREPANCY/CONFLICT IMMEDIATELY UPON SUCH NOTIFICATION TO A PLAN.

22. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, WELLS, ETC.

23. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

24. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AUTHORITY PRIOR TO CONSTRUCTION.

25. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSULTANT WORKMAN OF ANY DISCREPANCY/CONFLICT IMMEDIATELY UPON SUCH NOTIFICATION TO A PLAN.

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29. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

30. ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

31. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ALL ADDITIONAL PROMOTIONS TO ASSURE STABILITY OF EXCAVATIONS AND SHORING.

32. ALL CONTRACTORS MUST HAVE LATENT DEFECTS WORKING COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCE, GENERAL LIABILITY INSURANCE. ALL CONTRACTORS MUST HAVE THEIR CO POLICIES ENDORSED TO NAME THE PROPERTY/CONTRACTORS LIABILITY P.C. THE SUBCONTRACTORS AS ADDITIONAL INSURED AND TO PROVIDE COMMERCIAL LIABILITY COVERAGE. SUFFICIENT TO COVER THE HOLD HARMLESS AND DEFEND OTHERS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AUTHORITY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSULTANT WORKMAN OF ANY DISCREPANCY/CONFLICT IMMEDIATELY UPON SUCH NOTIFICATION TO A PLAN.

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69. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AUTH

Plotted: 04/13/23 - 4:17 PM, By: skk
File: \\scep-bca\csc\foldera\csc\041323\PROJECTS\4468 Branner Partners\22-01857 Montgomery.Dwg Site Plans\44682201857530.dwg, ----> GRADING PLAN



GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, FILLING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXISTING OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PLUS 4% IN TEST. D-HAY MEASURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NEW 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE BEFORE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SURROUNDING AREAS WITHIN THE BUILDING FOOT AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL BLIND OUTLETS, CURBS AND 1.0% ON ALL CONCRETE SURFACES AND 1-1/2% MIN. ON ASPHALT, TO PREVENT POONING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% DUTTER GRADE ALONG CURB FACE, SUFFICIENT TO APPROX. FINAL CURB CUT SHEETS PRIOR TO INSTALLATION.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO BOX OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESSIBLE AREAS. CONTRACTOR TO ENSURE A MAXIMUM OF 4% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
11. CONTRACTOR IS RESPONSIBLE FOR CONTRACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
12. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL, UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

DETENTION/INFILTRATION BASIN MAINTENANCE NOTES

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

	EXISTING	PROPOSED
PREVIOUS AREA	190,628 SF	123,660 SF
IMPERVIOUS AREA	2,467 SF	69,435 SF
VEHICLE TRAVELLED SURFACES	0 SF	20,345 SF



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DATE	12/07/2022	BY	SKK
REVISION	1	DATE	12/07/2023
REVISION	2	DATE	04/10/23
REVISION	3	DATE	04/10/23
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REVISION	99	DATE	04/10/23
REVISION	100	DATE	04/10/23

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DESIGNED BY: KNG
CHECKED BY: JHA
IN CHARGE OF: JHA
DATE: 12/07/2022

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

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JEFFREY D. SPALT

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40766

JEFFREY HABERMAN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53560

TITLE:

GRADING PLAN

SCALE: (H) 1"=30'

DATE: 12/07/2022

PROJECT NO: 4496-22-01857

SHEET NO: 5

Rev. #:

30 0 15 30 60 120

(IN FEET)

1 INCH = 30 FT.

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DRAINAGE NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
- ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
- MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-907, CLASS HE-8, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM D-990 TO BE UTILIZED TO PROVIDE A SL-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
- HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3122. PERFORATED PIPE SHALL HAVE GASKETED SLT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
- HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2891 (36"-60" PIPE). HOPE PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3122 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
- PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.
- EXISTING DRAINAGE PIPES AND STRUCTURES TO REMAIN SHALL BE TELEVIEWED TO ENSURE THAT THE STRUCTURES ARE INTACT AND FUNCTIONING AS DESIGNED.
- THE LOT SHALL BE DEED RESTRICTED TO REQUIRE PERPETUAL MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE APPROVED STORMWATER MAINTENANCE PLAN.

GRADING/UTILITY GRAPHIC LEGEND

	<p>PROPERTY LINE (PARCEL IN QUESTION) OFF-SITE PROPERTY LINES</p> <p>EXIST. CABLE LINE PROP. CABLE LINE EXIST. ELECTRIC LINE PROP. ELECTRIC LINE EXIST. FIBER OPTIC LINE PROP. FIBER OPTIC LINE EXIST. GAS LINE PROP. GAS LINE EXIST. OVERHEAD WIRES PROP. OVERHEAD WIRES EXIST. TELEPHONE LINE PROP. TELEPHONE LINE EXIST. WATER LINE PROP. WATER LINE</p> <p>EXIST. UNDERGROUND ELEC./FIBER SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) PROP. UNDERGROUND ELEC./FIBER SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) EXIST. SANITARY SEWER LINE PROP. SANITARY SEWER LINE EXIST. STORM DRAIN LINE PROP. STORM DRAIN LINE EXIST. MINOR CONTOUR & ELEVATION EXIST. MAJOR CONTOUR & ELEVATION PROP. FINISH GRADE CONTOUR & ELEVATION PROP. DIRECTION OF DRAINAGE FLOW ARROW</p>	<p>EXIST. SPOT ELEVATIONS EXIST. GUTTER ELEV. EXIST. TOP OF CURB ELEV. EXIST. FINISH FLOOR ELEV. EXIST. GRADE FLOOR ELEV. PROP. GRADE SPOT ELEV. PROP. TOP OF CURB & FINISHED GRADE ELEV. PROP. FINISHED FLOOR ELEV. PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL EXISTING TO BE ESTABLISHED BY WALL DESIGNER) PROP. TOP OF EXTENDED CURB (ON FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (2) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB</p>
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NO.	REV.	DATE	COMMENTS
1	04/10/23	04/10/23	ISSUED FOR CONSTRUCTION
2	04/10/23	04/10/23	REV. W.P. COMMENTS

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

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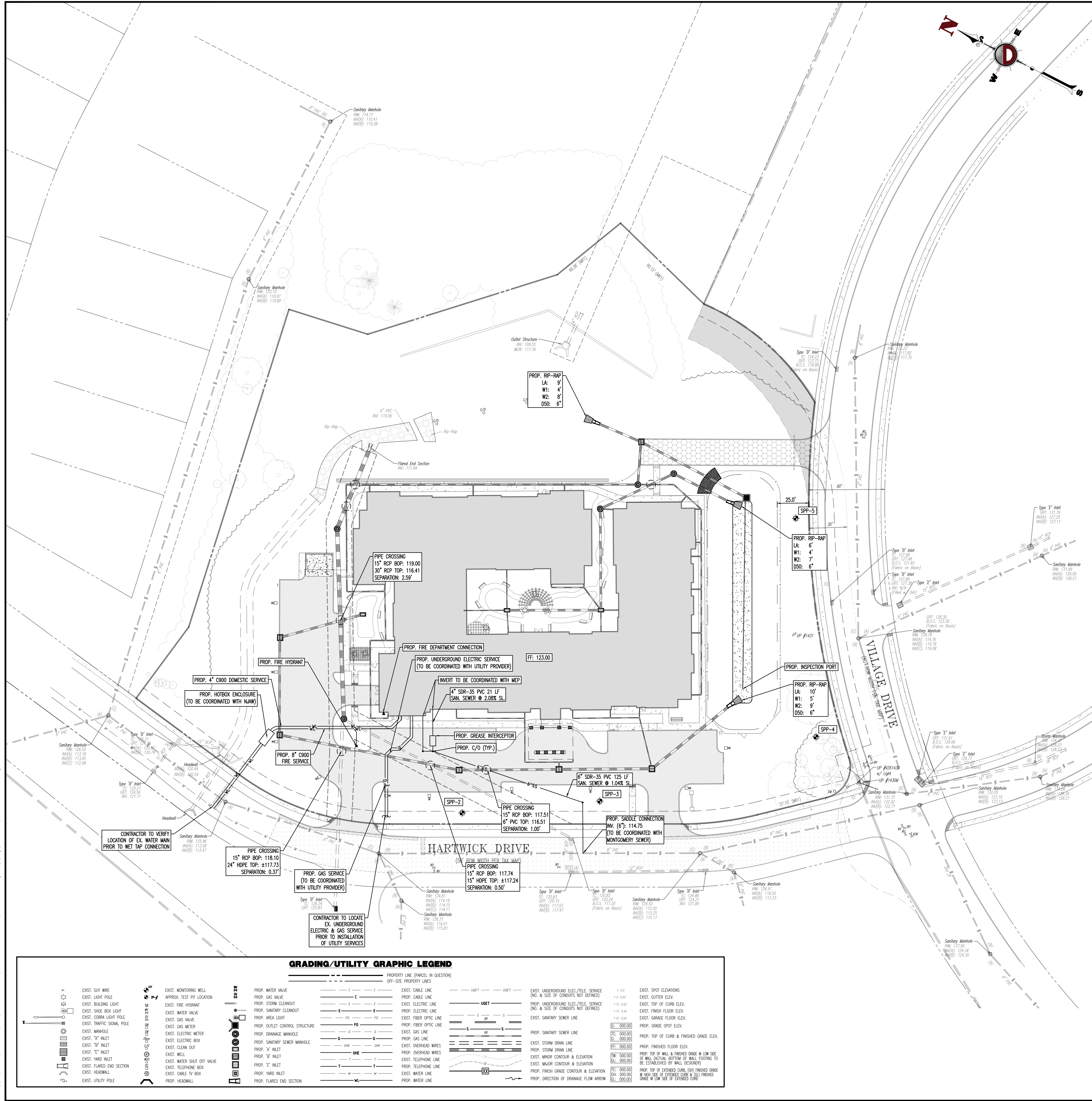
JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53560



































TITLE:
DRAINAGE PLAN

SCALE: (H) 1"=30'
(V) 1"=10'
PROJECT NO.: 4496-22-01857
SHEET NO.: 6
DATE: 12/07/2022
Rev. #:

Plotted: 04/13/23 - 4:17 PM, By: skk
File: \\snp-bca\csc\cadda\cadda\DEPC PROJECTS\4466 Brannan Partners\22-01857 Montomery\Draw\Site Plans\44662201857S2.dwg, ----> UTILITY PLAN



GRADING/UTILITY GRAPHIC LEGEND

	EXIST. GUY WIRE		EXIST. MONITORING WELL		EXIST. LIGHT POLE		EXIST. BUILDING LIGHT		EXIST. SHOE BOX LIGHT		EXIST. CORNER LIGHT POLE		EXIST. TRAFFIC SIGNAL POLE		EXIST. MANHOLE		EXIST. "A" INLET		EXIST. "B" INLET		EXIST. "C" INLET		EXIST. "D" INLET		EXIST. "E" INLET		EXIST. "F" INLET		EXIST. "G" INLET		EXIST. "H" INLET		EXIST. "I" INLET		EXIST. "J" INLET		EXIST. "K" INLET		EXIST. "L" INLET		EXIST. "M" INLET		EXIST. "N" INLET		EXIST. "O" INLET		EXIST. "P" INLET		EXIST. "Q" INLET		EXIST. "R" INLET		EXIST. "S" INLET		EXIST. "T" INLET		EXIST. "U" INLET		EXIST. "V" INLET		EXIST. "W" INLET		EXIST. "X" INLET		EXIST. "Y" INLET		EXIST. "Z" INLET		EXIST. "AA" INLET		EXIST. "AB" INLET		EXIST. "AC" INLET		EXIST. "AD" INLET		EXIST. "AE" INLET		EXIST. "AF" INLET		EXIST. "AG" INLET		EXIST. "AH" INLET		EXIST. "AI" INLET		EXIST. "AJ" INLET		EXIST. "AK" INLET		EXIST. "AL" INLET		EXIST. "AM" INLET		EXIST. "AN" INLET		EXIST. "AO" INLET		EXIST. "AP" INLET		EXIST. "AQ" INLET		EXIST. "AR" INLET		EXIST. "AS" INLET		EXIST. "AT" INLET		EXIST. "AU" INLET		EXIST. "AV" INLET		EXIST. "AW" INLET		EXIST. "AX" INLET		EXIST. "AY" INLET		EXIST. "AZ" INLET		EXIST. "BA" INLET		EXIST. "BB" INLET		EXIST. "BC" INLET		EXIST. "BD" INLET		EXIST. "BE" INLET		EXIST. "BF" INLET		EXIST. "BG" INLET		EXIST. "BH" INLET		EXIST. "BI" INLET		EXIST. "BJ" INLET		EXIST. "BK" INLET		EXIST. "BL" INLET		EXIST. "BM" INLET		EXIST. "BN" INLET		EXIST. "BO" INLET		EXIST. "BP" INLET		EXIST. "BQ" INLET		EXIST. "BR" INLET		EXIST. "BS" INLET		EXIST. "BT" INLET		EXIST. "BU" INLET		EXIST. "BV" INLET		EXIST. "BW" INLET		EXIST. "BX" INLET		EXIST. "BY" INLET		EXIST. "BZ" INLET		EXIST. "CA" INLET		EXIST. "CB" INLET		EXIST. "CC" INLET		EXIST. "CD" INLET		EXIST. "CE" INLET		EXIST. "CF" INLET		EXIST. "CG" INLET		EXIST. "CH" INLET		EXIST. "CI" INLET		EXIST. "CJ" INLET		EXIST. "CK" INLET		EXIST. "CL" INLET		EXIST. "CM" INLET		EXIST. "CN" INLET		EXIST. "CO" INLET		EXIST. "CP" INLET		EXIST. "CQ" INLET		EXIST. "CR" INLET		EXIST. "CS" INLET		EXIST. "CT" INLET		EXIST. "CU" INLET		EXIST. "CV" INLET		EXIST. "CW" INLET		EXIST. "CX" INLET		EXIST. "CY" INLET		EXIST. "CZ" INLET		EXIST. "DA" INLET		EXIST. "DB" INLET		EXIST. "DC" INLET		EXIST. "DD" INLET		EXIST. "DE" INLET		EXIST. "DF" INLET		EXIST. "DG" INLET		EXIST. "DH" INLET		EXIST. "DI" INLET		EXIST. "DJ" INLET		EXIST. "DK" INLET		EXIST. "DL" INLET		EXIST. "DM" INLET		EXIST. "DN" INLET		EXIST. "DO" INLET		EXIST. "DP" INLET		EXIST. "DQ" INLET		EXIST. "DR" INLET		EXIST. "DS" INLET		EXIST. "DT" INLET		EXIST. "DU" INLET		EXIST. "DV" INLET		EXIST. "DW" INLET		EXIST. "DX" INLET		EXIST. "DY" INLET		EXIST. "DZ" INLET		EXIST. "EA" INLET		EXIST. "EB" INLET		EXIST. "EC" INLET		EXIST. "ED" INLET		EXIST. "EE" INLET		EXIST. "EF" INLET		EXIST. "EG" INLET		EXIST. "EH" INLET		EXIST. "EI" INLET		EXIST. "EJ" INLET		EXIST. "EK" INLET		EXIST. "EL" INLET		EXIST. "EM" INLET		EXIST. "EN" INLET		EXIST. "EO" INLET		EXIST. "EP" INLET		EXIST. "EQ" INLET		EXIST. "ER" INLET		EXIST. "ES" INLET		EXIST. "ET" INLET		EXIST. "EU" INLET		EXIST. "EV" INLET		EXIST. "EW" INLET		EXIST. "EX" INLET		EXIST. "EY" INLET		EXIST. "EZ" INLET		EXIST. "FA" INLET		EXIST. "FB" INLET		EXIST. "FC" INLET		EXIST. "FD" INLET		EXIST. "FE" INLET		EXIST. "FF" INLET		EXIST. "FG" INLET		EXIST. "FH" INLET		EXIST. "FI" INLET		EXIST. "FJ" INLET		EXIST. "FK" INLET		EXIST. "FL" INLET		EXIST. "FM" INLET		EXIST. "FN" INLET		EXIST. "FO" INLET		EXIST. "FP" INLET		EXIST. "FQ" INLET		EXIST. "FR" INLET		EXIST. "FS" INLET		EXIST. "FT" INLET		EXIST. "FU" INLET		EXIST. "FV" INLET		EXIST. "FW" INLET		EXIST. "FX" INLET		EXIST. "FY" INLET		EXIST. "FZ" INLET		EXIST. "GA" INLET		EXIST. "GB" INLET		EXIST. "GC" INLET		EXIST. "GD" INLET		EXIST. "GE" INLET		EXIST. "GF" INLET		EXIST. "GG" INLET		EXIST. "GH" INLET		EXIST. "GI" INLET		EXIST. "GJ" INLET		EXIST. "GK" INLET		EXIST. "GL" INLET		EXIST. "GM" INLET		EXIST. "GN" INLET		EXIST. "GO" INLET		EXIST. "GP" INLET		EXIST. "GQ" INLET		EXIST. "GR" INLET		EXIST. "GS" INLET		EXIST. "GT" INLET		EXIST. "GU" INLET		EXIST. "GV" INLET		EXIST. "GW" INLET		EXIST. "GX" INLET		EXIST. "GY" INLET		EXIST. "GZ" INLET		EXIST. "HA" INLET		EXIST. "HB" INLET		EXIST. "HC" INLET		EXIST. "HD" INLET		EXIST. "HE" INLET		EXIST. "HF" INLET		EXIST. "HG" INLET		EXIST. "HH" INLET		EXIST. "HI" INLET		EXIST. "HJ" INLET		EXIST. "HK" INLET		EXIST. "HL" INLET		EXIST. "HM" INLET		EXIST. "HN" INLET		EXIST. "HO" INLET		EXIST. "HP" INLET		EXIST. "HQ" INLET		EXIST. "HR" INLET		EXIST. "HS" INLET		EXIST. "HT" INLET		EXIST. "HU" INLET		EXIST. "HV" INLET		EXIST. "HW" INLET		EXIST. "HX" INLET		EXIST. "HY" INLET		EXIST. "HZ" INLET		EXIST. "IA" INLET		EXIST. "IB" INLET		EXIST. "IC" INLET		EXIST. "ID" INLET		EXIST. "IE" INLET		EXIST. "IF" INLET		EXIST. "IG" INLET		EXIST. "IH" INLET		EXIST. "II" INLET		EXIST. "IJ" INLET		EXIST. "IK" INLET		EXIST. "IL" INLET		EXIST. "IM" INLET		EXIST. "IN" INLET		EXIST. "IO" INLET		EXIST. "IP" INLET		EXIST. "IQ" INLET	
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UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPROPRIATEMENTS REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LEADED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. ALL SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 18 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE APPROVING AUTHORITY. WHERE APPROPRIATE CROSSING SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED 50 BOTH JOINTS SHALL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE APPROVING AUTHORITY MAY REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR SEWER CROSSING OVER SEWER LINES.
8. ALL SANITARY SEWER MAINS SHALL BE 30"-36" PVC PIPE MATERIAL UNLESS OTHERWISE DESIGNATED. SEWER PIPES INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LEADED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE FOR THE APPROPRIATE UTILITY PROVIDER.
12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN ROW IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN ROW IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. IF THE EXISTING GAS SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN ROW IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

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NO.	DATE	BY	REV.	DATE	BY	REV.	DATE	BY	REV.
1	04/10/23	SKK	1	04/10/23	SKK	1	04/10/23	SKK	1
2	04/10/23	SKK	2	04/10/23	SKK	2	04/10/23	SKK	2

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CHECKED BY: JHA
IN CHARGE BY: JHA

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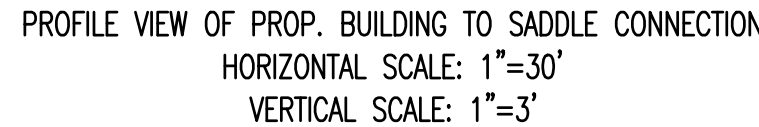
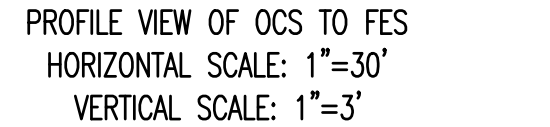
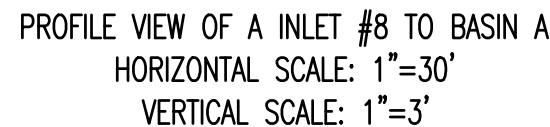
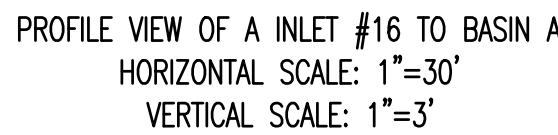
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JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53560

TITLE:
UTILITY PLAN

SCALE: (H) 1"=30'
(V) 1"=10'
PROJECT NO.: 4496-22-01857
SHEET NO.: 7
DATE: 12/07/2022
REV. #:



2	04/10/23	REV. PER TOWNSHIP COMMENTS
1	02/17/23	PER TWP. COMMENTS

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DESIGNED BY:	CHECKED BY:	CHECKED BY:
DESIGNED BY:	CHECKED BY:	CHECKED BY:

PROJECT: **BPS DEVELOPMENT COMPANY, LLC**
PROPOSED ASSISTED LIVING & MEMORY CARE FACILITY
BLOCK 28003, LOT 211
HARTWICK DRIVE & VILLAGE DRIVE
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY



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JEFFREY D. SPALT

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

TITLE:

UTILITY PROFILES

SCALE: (H) 1" = 30' (V) 1" = 3'	DATE: 12/07/2022
PROJECT No: 4496-22-01857	

SHEET No: _____

8

OF 20 || 2

Plotted: 04/13/23 - 4:18 PM, Plt: bskk
File: \\scep-bca\workspace\0401\DEPC PROJECTS\4468 Brannan\Partners\22-01657 Montgomery\Draw\Site Plans\4468220165752.dwg, ---> 10 LIGHTING PLAN



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

GENERAL LIGHTING NOTES

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

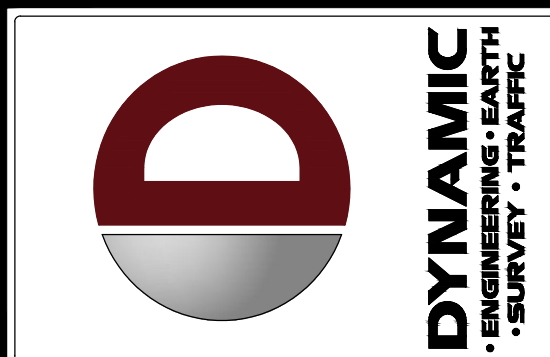
MONTGOMERY TOWNSHIP LIGHTING NOTES

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

STATISTICAL AREA SUMMARY						
LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PAVEMENT AREA	1.00	2.40	0.30	3.33	8.00	LIGHT LEVELS WITHIN PAVEMENT AREA
INTERSECTIONS	1.00	1.80	0.50	2.00	3.60	LIGHT LEVELS AT DROWNY INTERSECTIONS

LIGHTING LUMINAIRE SCHEDULE							
SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION
	10	A-1	14 FT	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	MEDIUM TYPE 4 WALL MOUNTED LIGHT
	22	W-1	12 FT	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	MEDIUM TYPE 4 WALL MOUNTED LIGHT
	4	B-1	3 FT	SINGLE	1.000	PACIFIC LIGHTING	TYPE 5 BOLLARD LIGHT

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



REV.	DATE	COMMENTS
1	02/17/23	REV. W.P. COMMENTS
2	04/10/23	REV. BSK. COMMENTS

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PROPOSED ASSISTED LIVING & MEMORY CARE FACILITY
HARTWICK DRIVE & VILLAGE DRIVE
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

DESIGNED BY: KING
CHECKED BY: JHA
IN CHARGE OF: JDS

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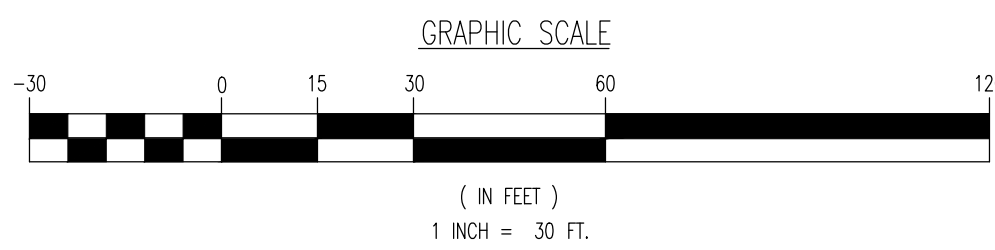
JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

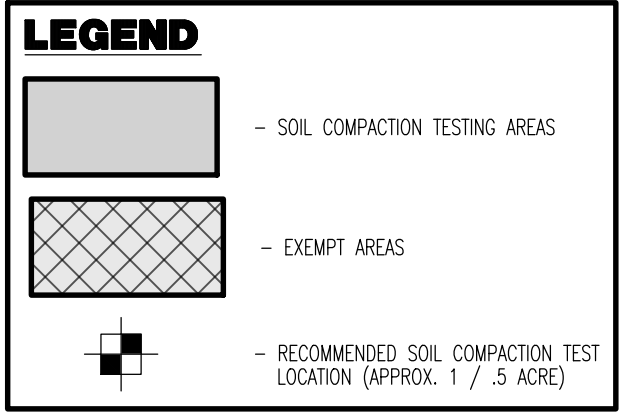
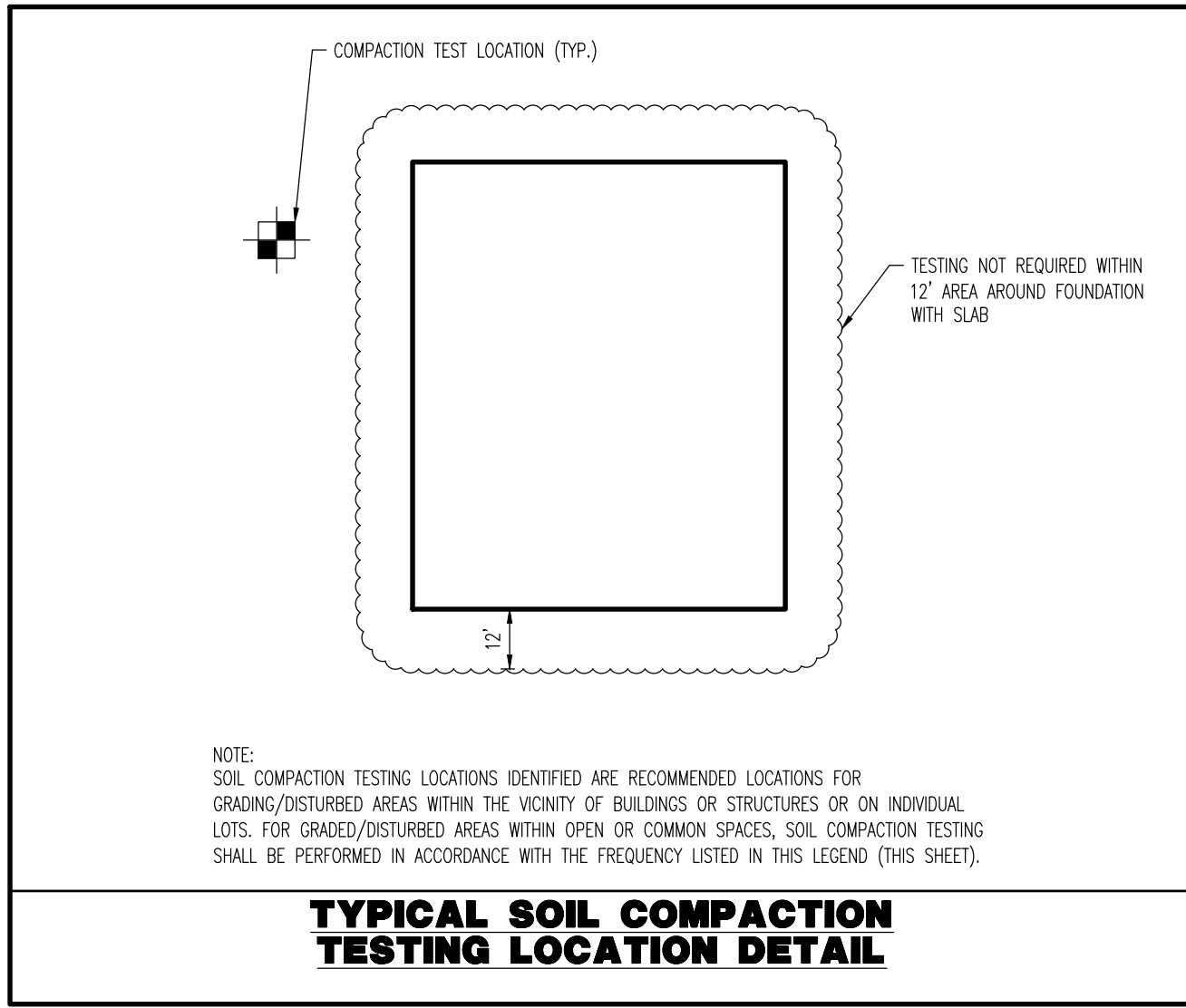
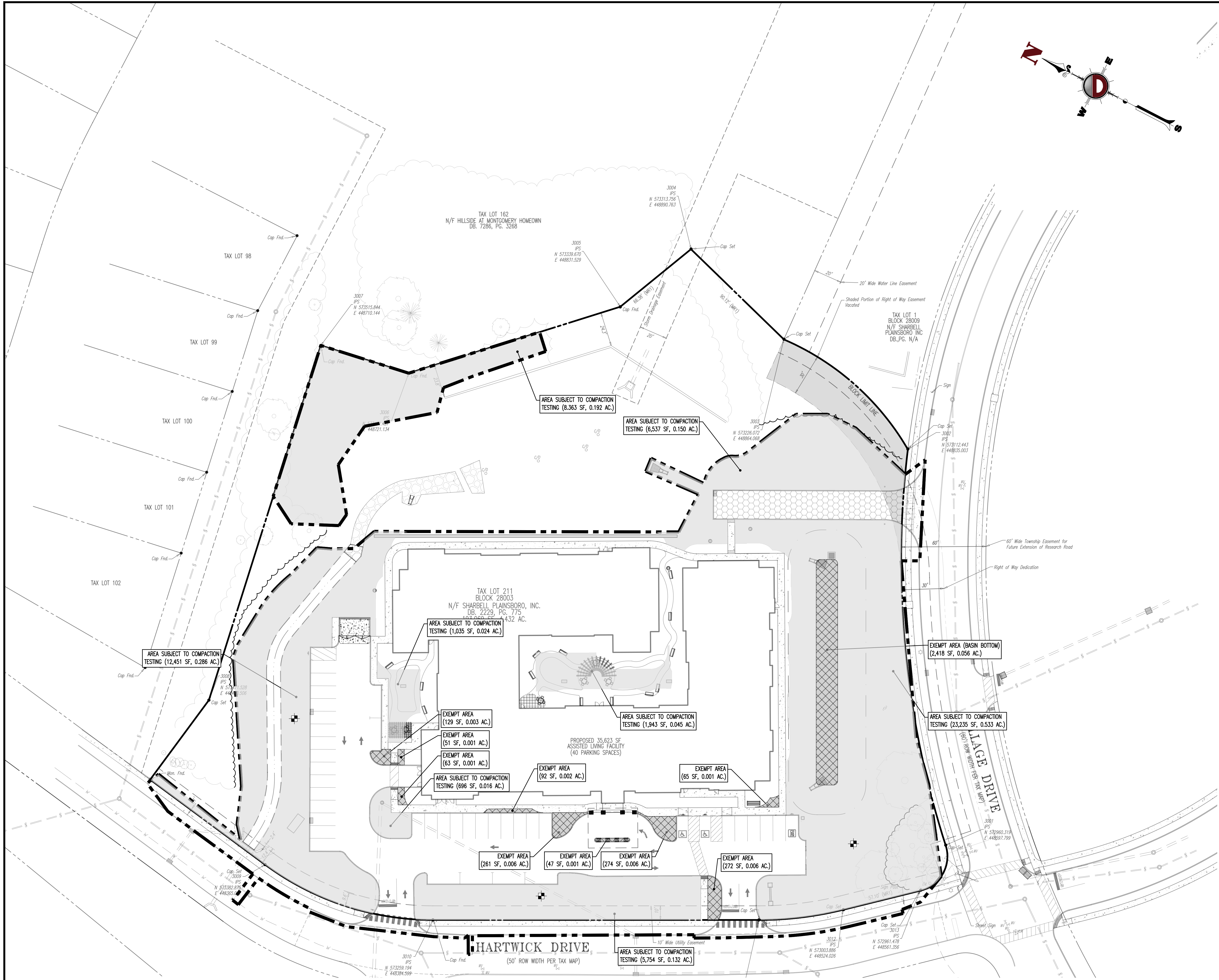
TITLE:
LIGHTING PLAN

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

SHEET No: 10
Rev. #: 2
OF 20



Plotted: 04/13/23 - 4:18 PM By: skk
File: \\scop-bca\\scop\\data\\0401\\DEPC PROJECTS\\4496 Brannan Parners\\22-01857 Montgomery\\Dwg\\Site Plans\\44962201857542.dwg, -----> 12 SOIL MANAGEMENT AND COMPACTION PLAN



SOIL COMPACTION MITIGATION NOTES

- 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 MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE 6" MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

- 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.
- Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
- 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.
- 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

- Probing Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Tube Bulk Density Test (licensed professional engineer required)
- 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

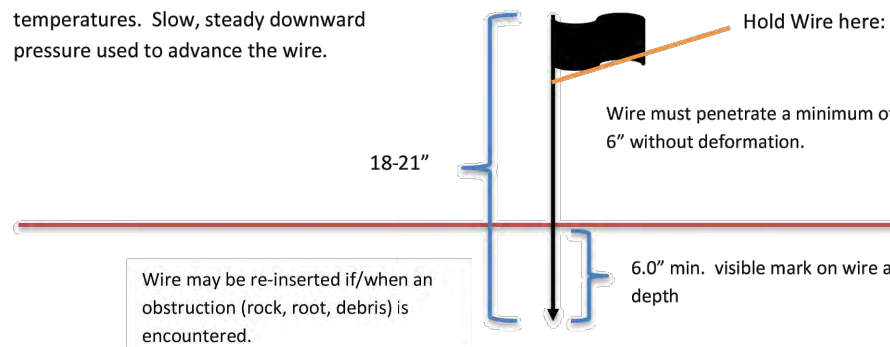
Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover.

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

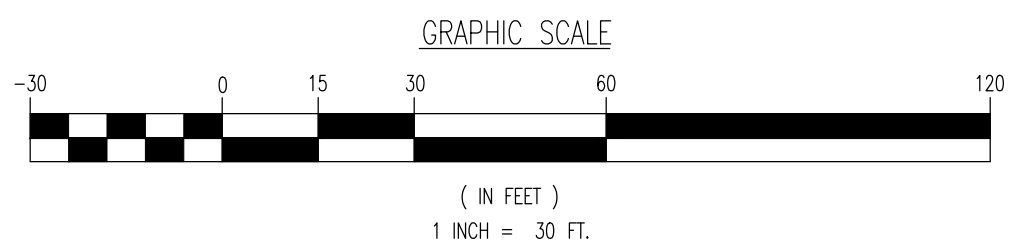
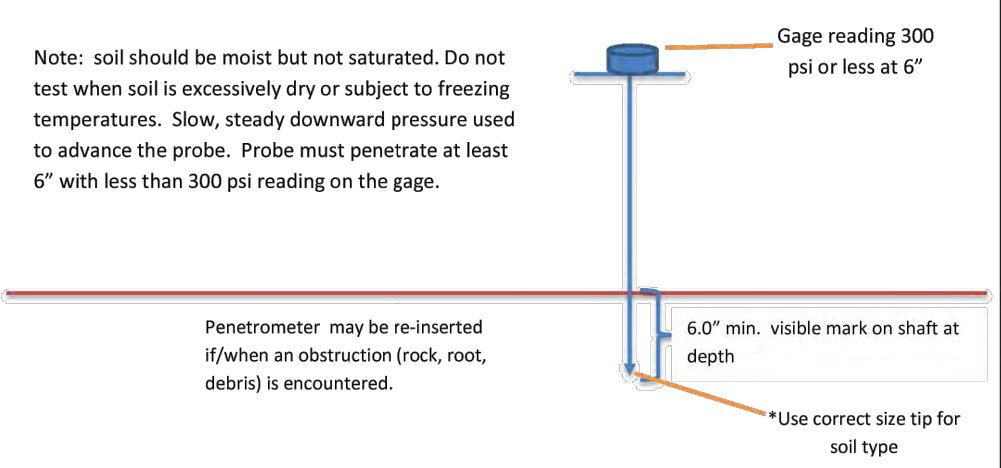
Probing Wire Test- 15.5 ga steel wire (survey flag)

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.





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NO.	DATE	BY	REV.	DATE	COMMENTS
1	04/10/23	SKK	001		ISSUED FOR CONSTRUCTION
2	04/10/23	SKK	002		REVISED COMMENTS
3	04/10/23	SKK	003		REVISED COMMENTS
4	04/10/23	SKK	004		REVISED COMMENTS
5	04/10/23	SKK	005		REVISED COMMENTS
6	04/10/23	SKK	006		REVISED COMMENTS
7	04/10/23	SKK	007		REVISED COMMENTS
8	04/10/23	SKK	008		REVISED COMMENTS
9	04/10/23	SKK	009		REVISED COMMENTS
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11	04/10/23	SKK	011		REVISED COMMENTS
12	04/10/23	SKK	012		REVISED COMMENTS
13	04/10/23	SKK	013		REVISED COMMENTS
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18	04/10/23	SKK	018		REVISED COMMENTS
19	04/10/23	SKK	019		REVISED COMMENTS
20	04/10/23	SKK	020		REVISED COMMENTS

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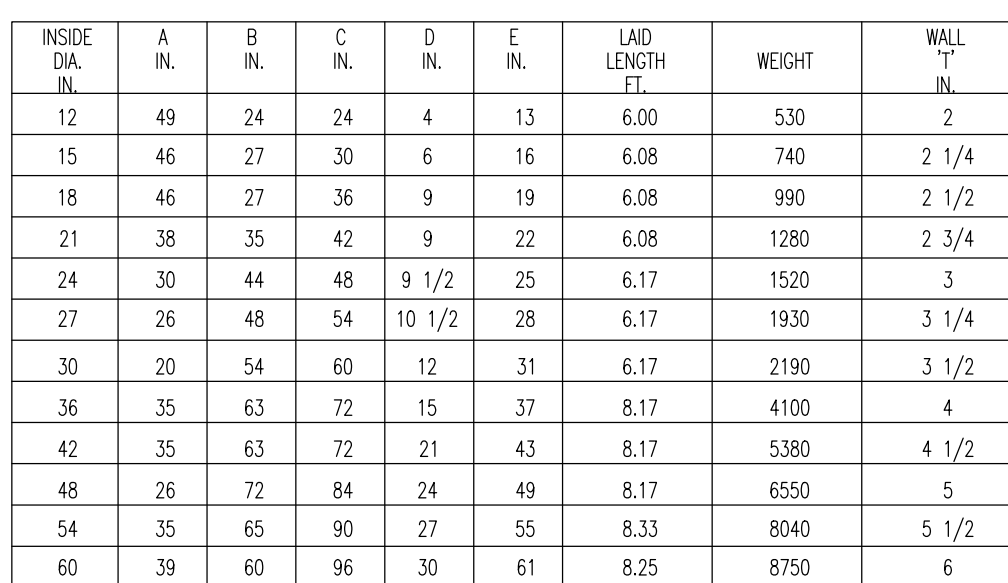
JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

TITLE:

SOIL MANAGEMENT AND COMPACTION PLAN

SCALE: (AS SHOWN)
DATE: 12/07/2022
PROJECT No: 4496-22-01857
SHEET No: 12
Rev. #:



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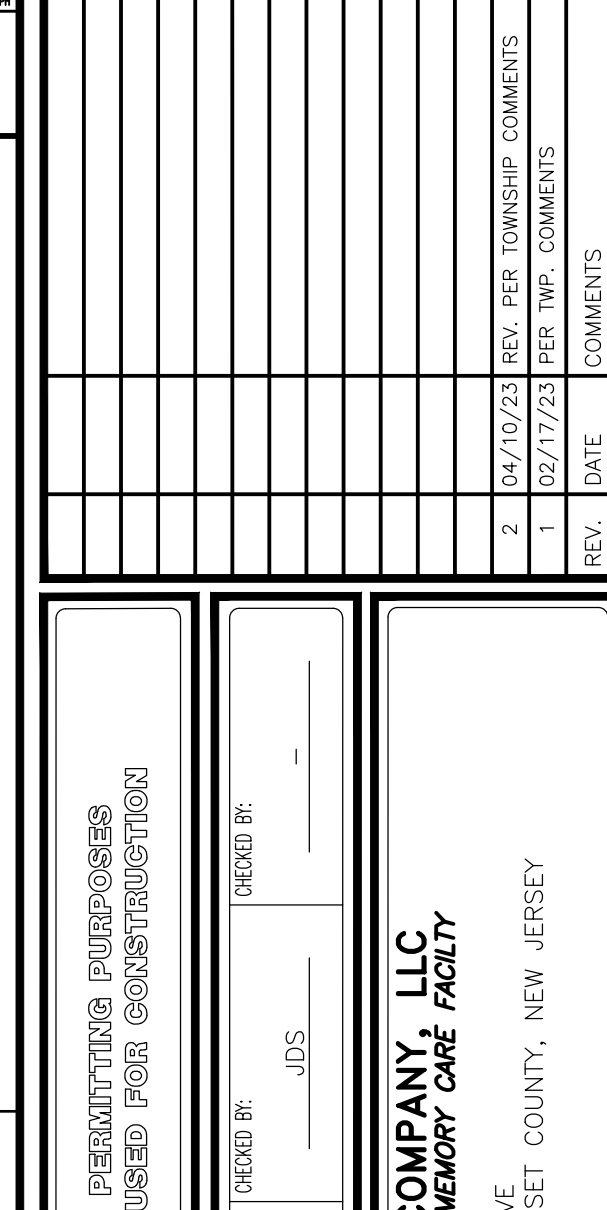
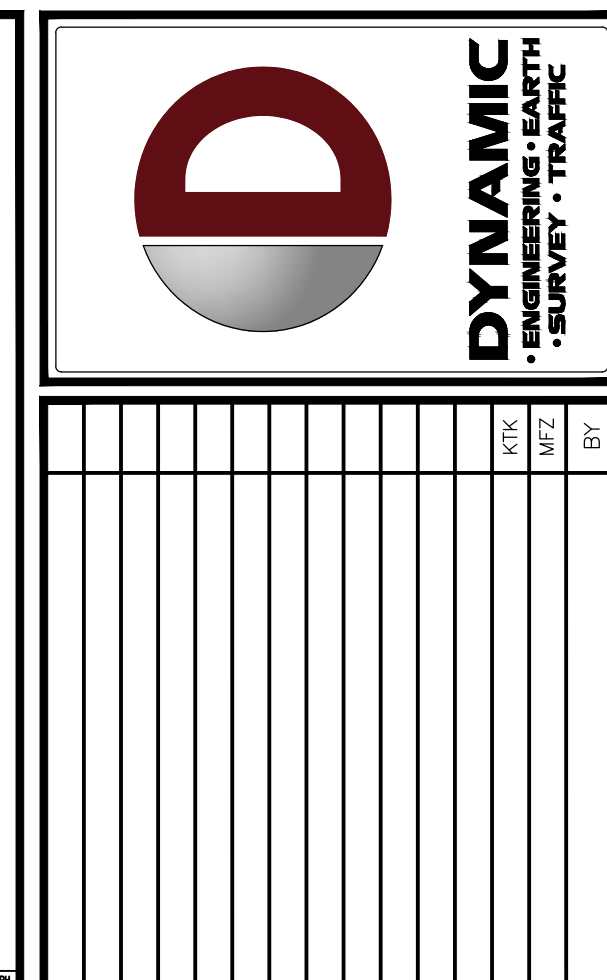
JEFFREY HABERMAN

 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 53560

TITLE:

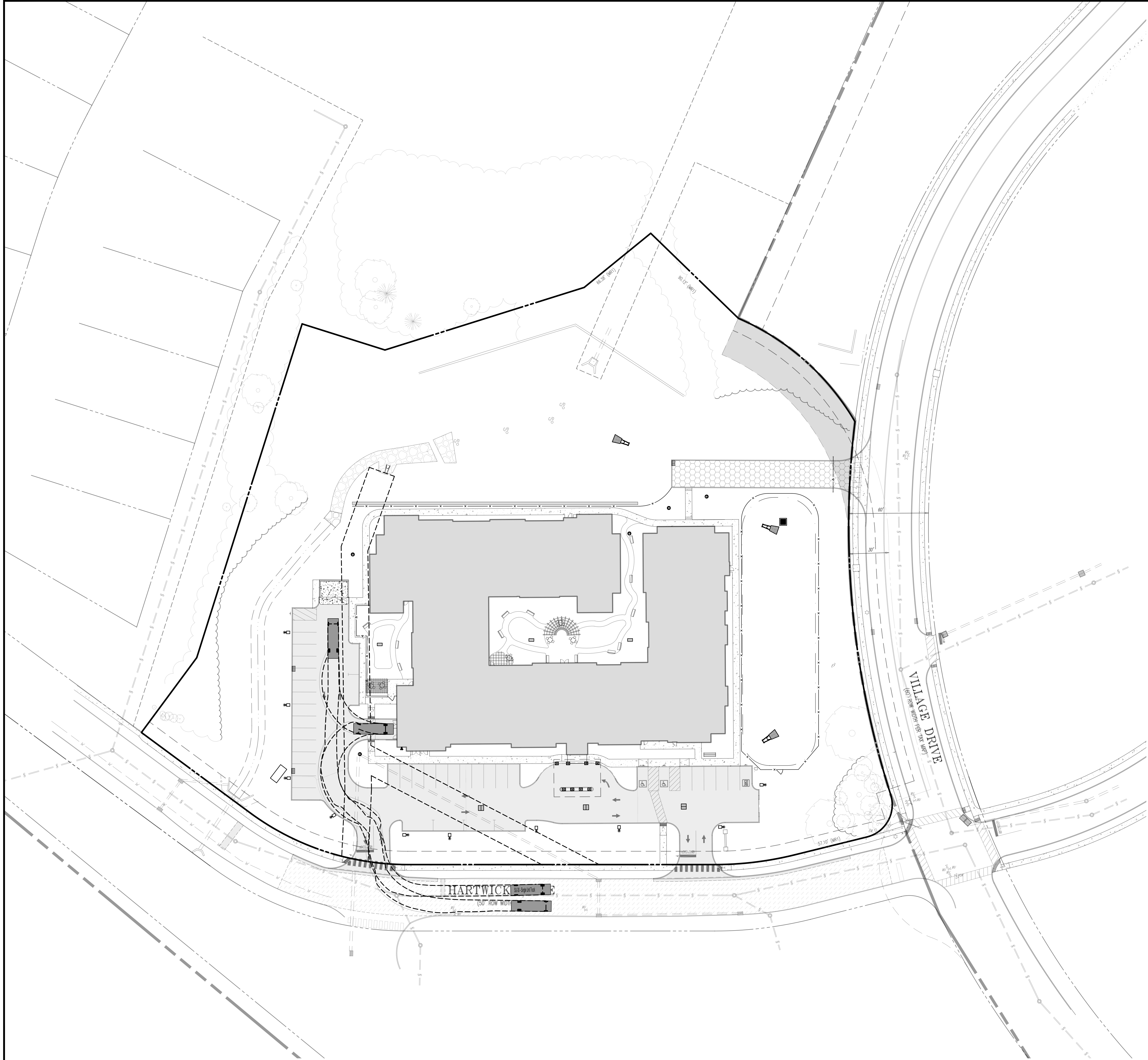
CONSTRUCT
DETAILS

SCALE: (H) AS (V) SHOWN		DATE: 12/07/2022
PROJECT No: 4496-22-01857		

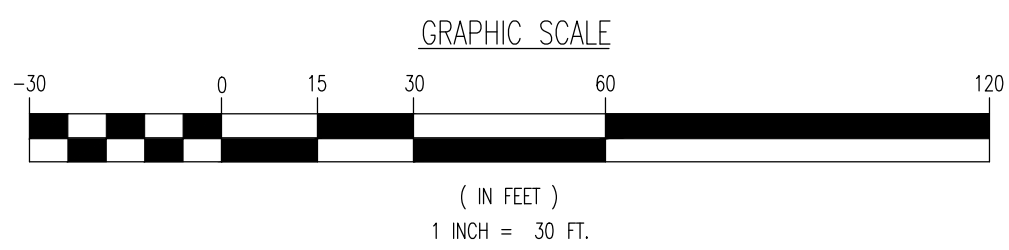
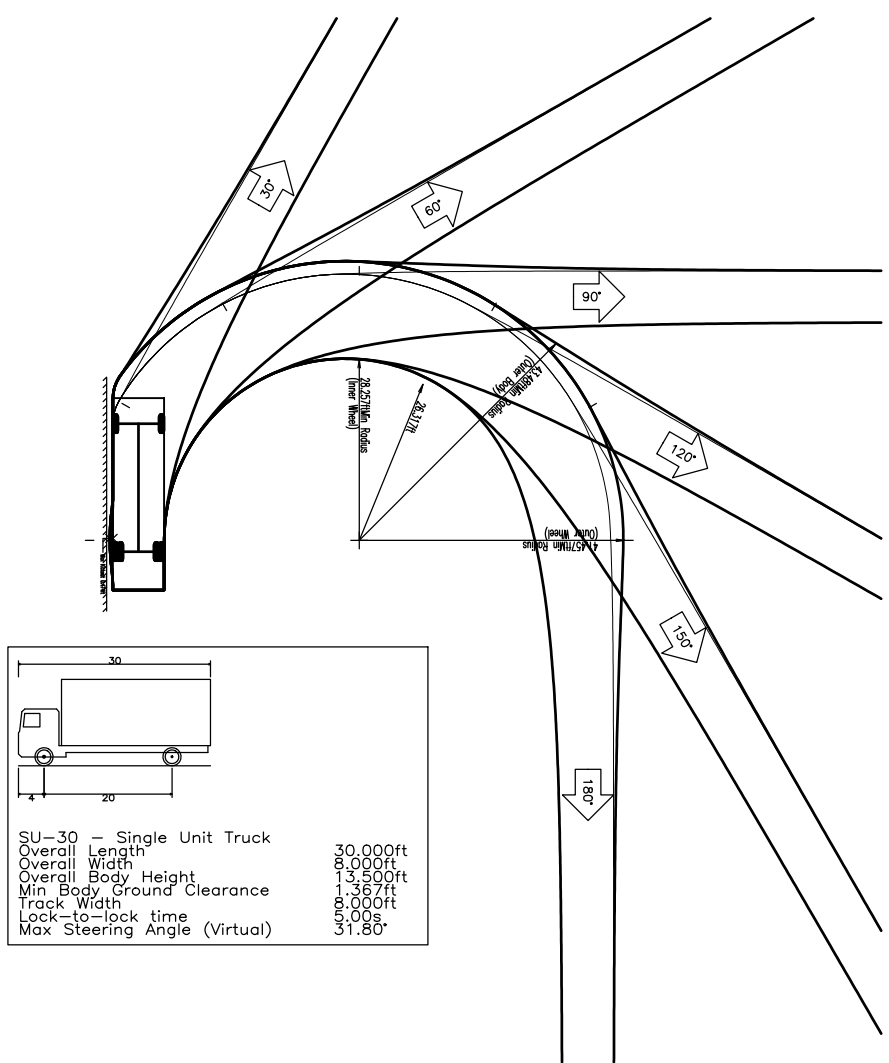
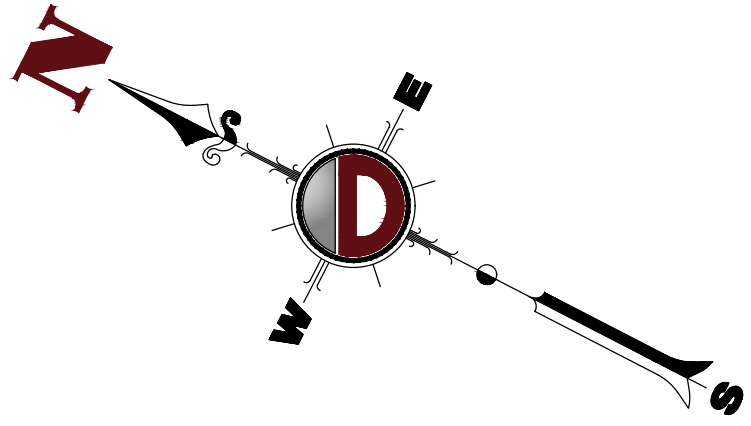
SHEET No: **14** OF 20 Rev. #: 2



PlotNo: 04/13/23 - 419 PN, Plt. skid
File: \\scep-local\\scep\\data\\data\\DEPC PROJECTS\\4496 Brannan Partners\\22-01857 Montgomery\\Dwg\\Site Plans\\17 VEHICLE CIRCULATION PLAN SU-30



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1	02/17/23	REV. W.P. COMMENTS
2	04/10/23	REV. W.P. COMMENTS

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CHECKER: JHA
DATE: 03/23

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HARTWICK DRIVE & VILLAGE DRIVE
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

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JEFFREY HABERMAN


PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

TITLE:
VEHICLE CIRCULATION PLAN SU-30

SCALE: (AS SHOWN)
(1" = 30')

DATE: 12/07/2022

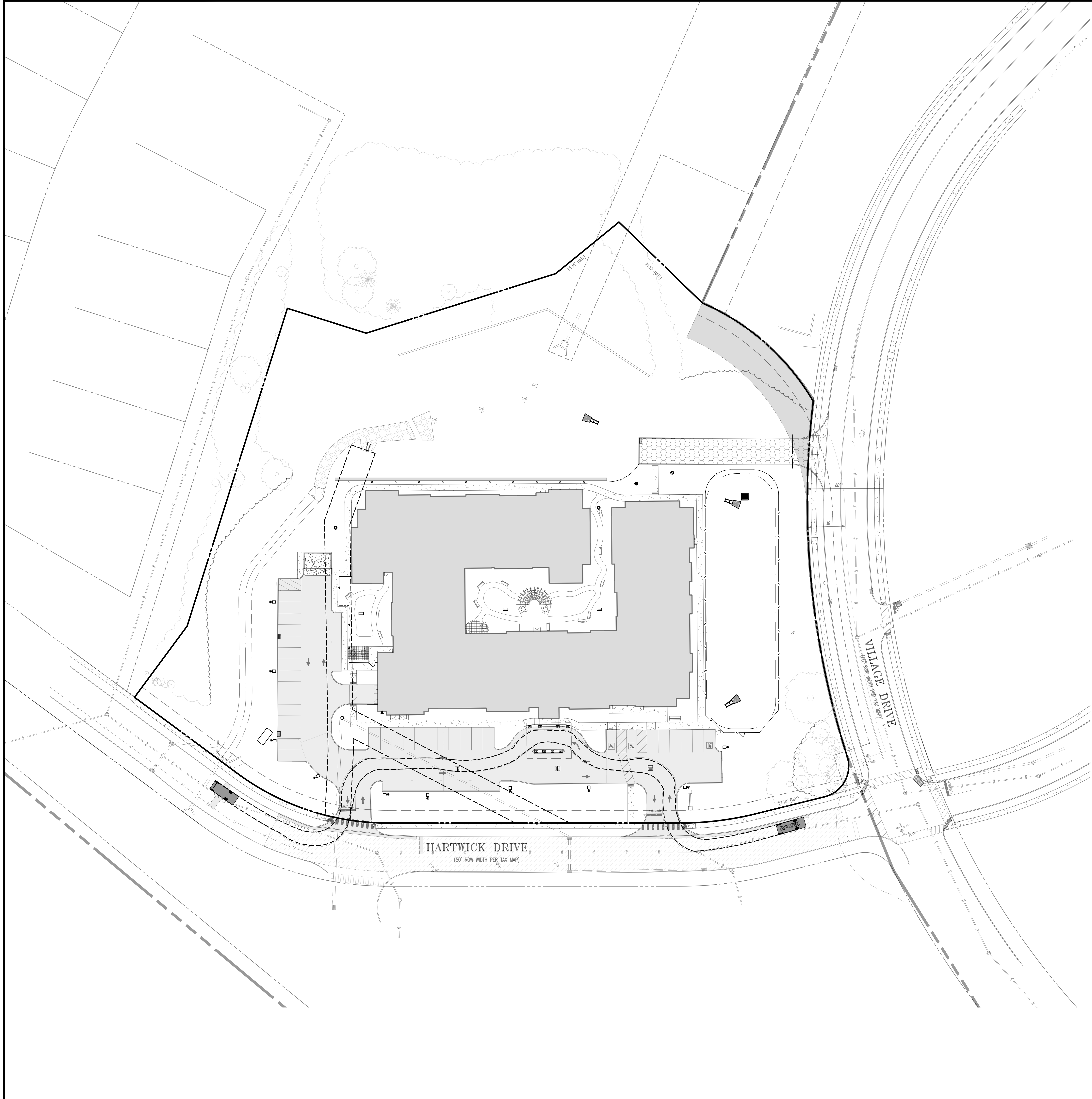
PROJECT No:
4496-22-01857

SHEET No:
17
OF 20

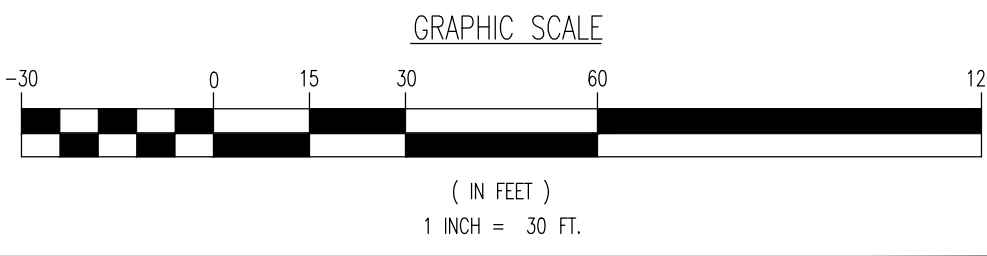
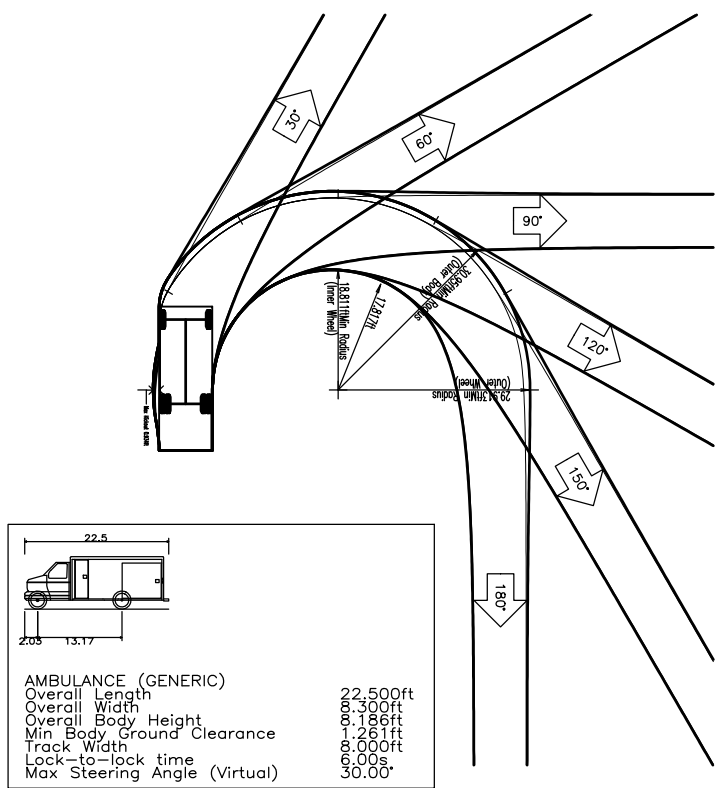
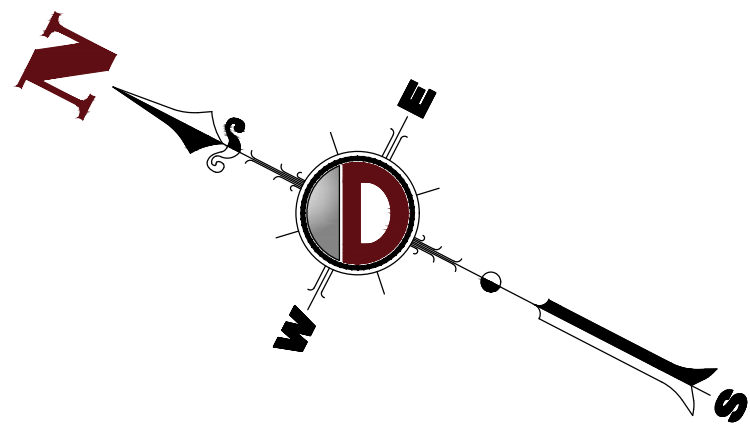
Rev. #:
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File: \\scep-local\\scep\\data\\data\\DEPC PROJECTS\\4496 Brannan Partner\\22-01857 Montgomery\\Dwg\\Site Plans\\44962201857S2.dwg, ----> VEHICLE CIRCULATION PLAN AMBULANCE



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REV.	DATE	COMMENTS
1	02/17/23	REV. W.P. COMMENTS
2	04/10/23	REV. W.P. COMMENTS

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CHECKER: JCS
DRAWN BY: XXX

PROJECT: **BPS DEVELOPMENT COMPANY, LLC**
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
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NEW JERSEY LICENSE No. 53560

TITLE: **VEHICLE CIRCULATION PLAN AMBULANCE**

SCALE: (A) 1"=XX'
(B) 1"=XX'

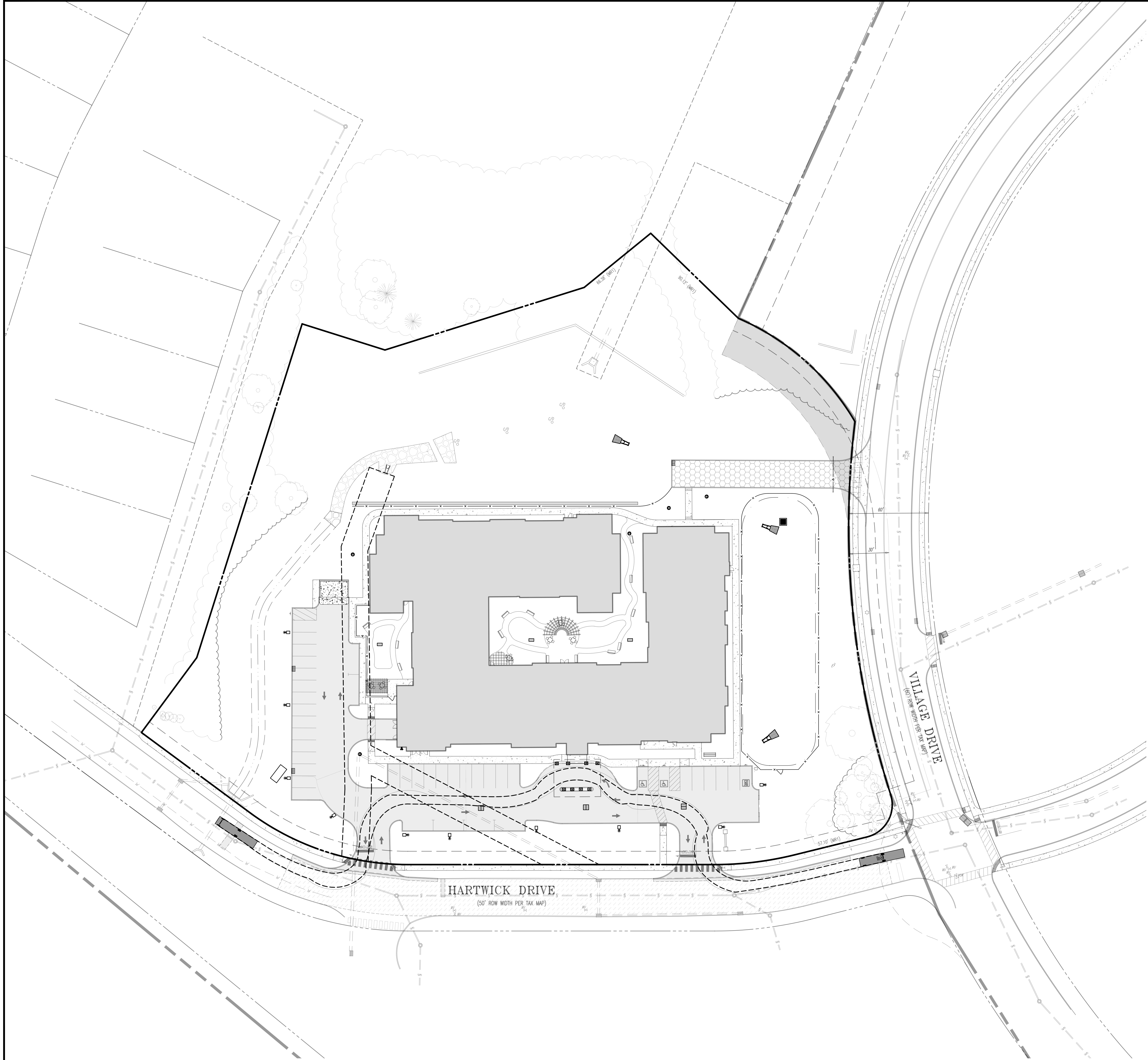
PROJECT No: 4496-22-01857

SHEET No: **19** OF 20

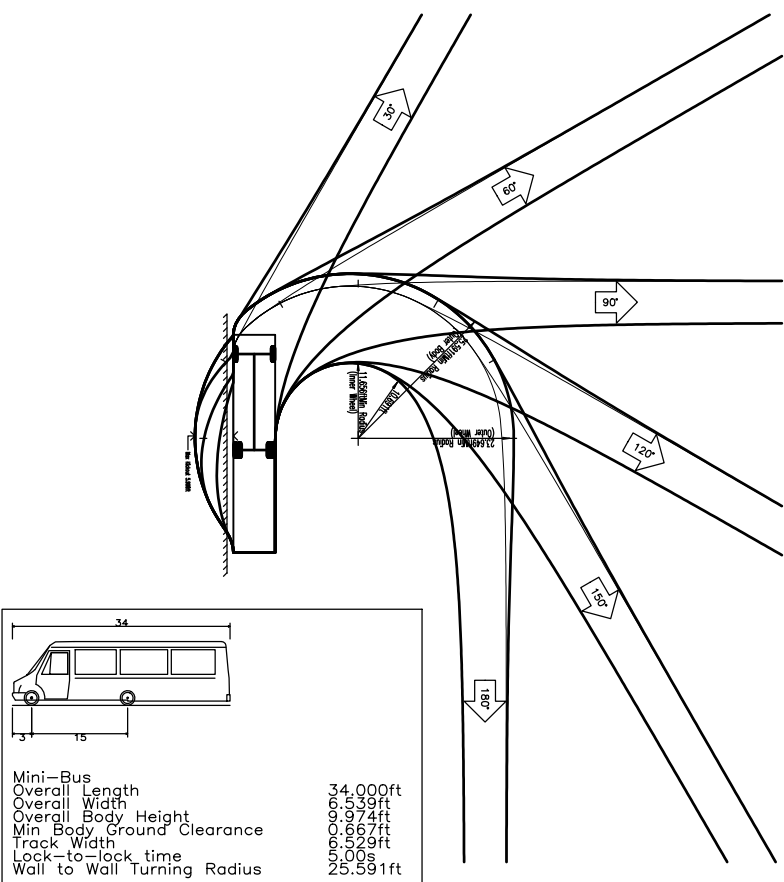
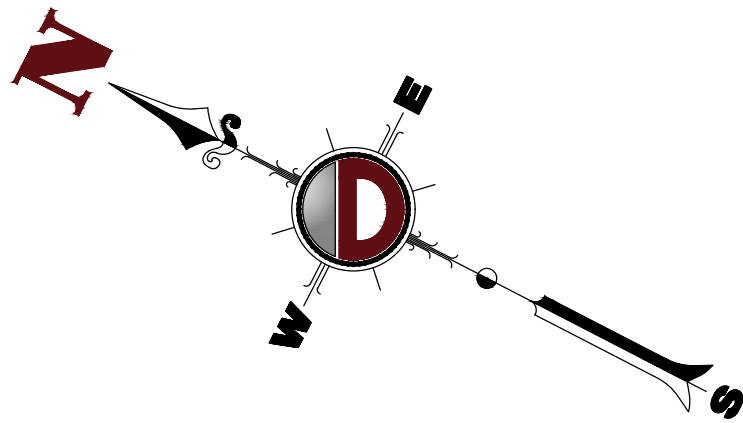
DATE: 12/07/2022

REV. #:

PlotNo: 04/13/23 - 420_PN_Pn_black
File: \\scep-local\secd\data\Auto\DEPC PROJECTS\4496 Brannan\Partners\22-01857 Montgomery\Draw\Site Plans\44962201857SV2.dwg, ----> VEHICLE CIRCULATION PLAN MINI BUS



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REV.	DATE	COMMENTS
1	02/17/23	REV. W.P. COMMENTS
2	04/10/23	REV. W.P. COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNER: CMC
CHECKED BY: JHA
DATE: 03/23

PROJECT: **BPS DEVELOPMENT COMPANY, LLC**
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JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

TITLE:
VEHICLE CIRCULATION PLAN MINI BUS

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

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