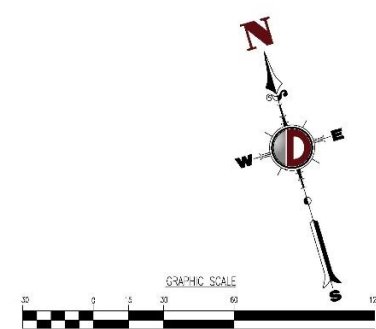
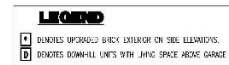




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[illegible]

COMMENTS: THIS PLAN SET IS FOR BIDDING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SHARBELL BUILDING COMPANY, LLC**
AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
BLOCK 28009, LOTS 1-3; TAX MAP SHEET #55
G-ORG-TOWN-FRANKLIN TURNPIKE (CA 518) & RESEARCH ROAD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

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- 1904 Leitch Street, Suite 1000, New Orleans, LA 70119
Ph: 504.581.2500 • Fax: 504.581.2501
- 8 Robinson Street, Suite 200, Newark, New Jersey 07102
Ph: 732.974.0188 • Fax: 732.974.9292
- 1201 Central Expressway South, Suite 230, Allen, TX 75013
Ph: 972.554.2700 • Fax: 972.554.2701
- 14521 Old Italy Road, Suite 200, Houston, TX 77079
Ph: 281.739.4340 • Fax: 281.739.4343
- NC1 Vantage Expressway South, Southern Oaks Plaza One, Suite 300, Austin, TX 78746
Ph: 512.931.6500 • Fax: 512.931.6500

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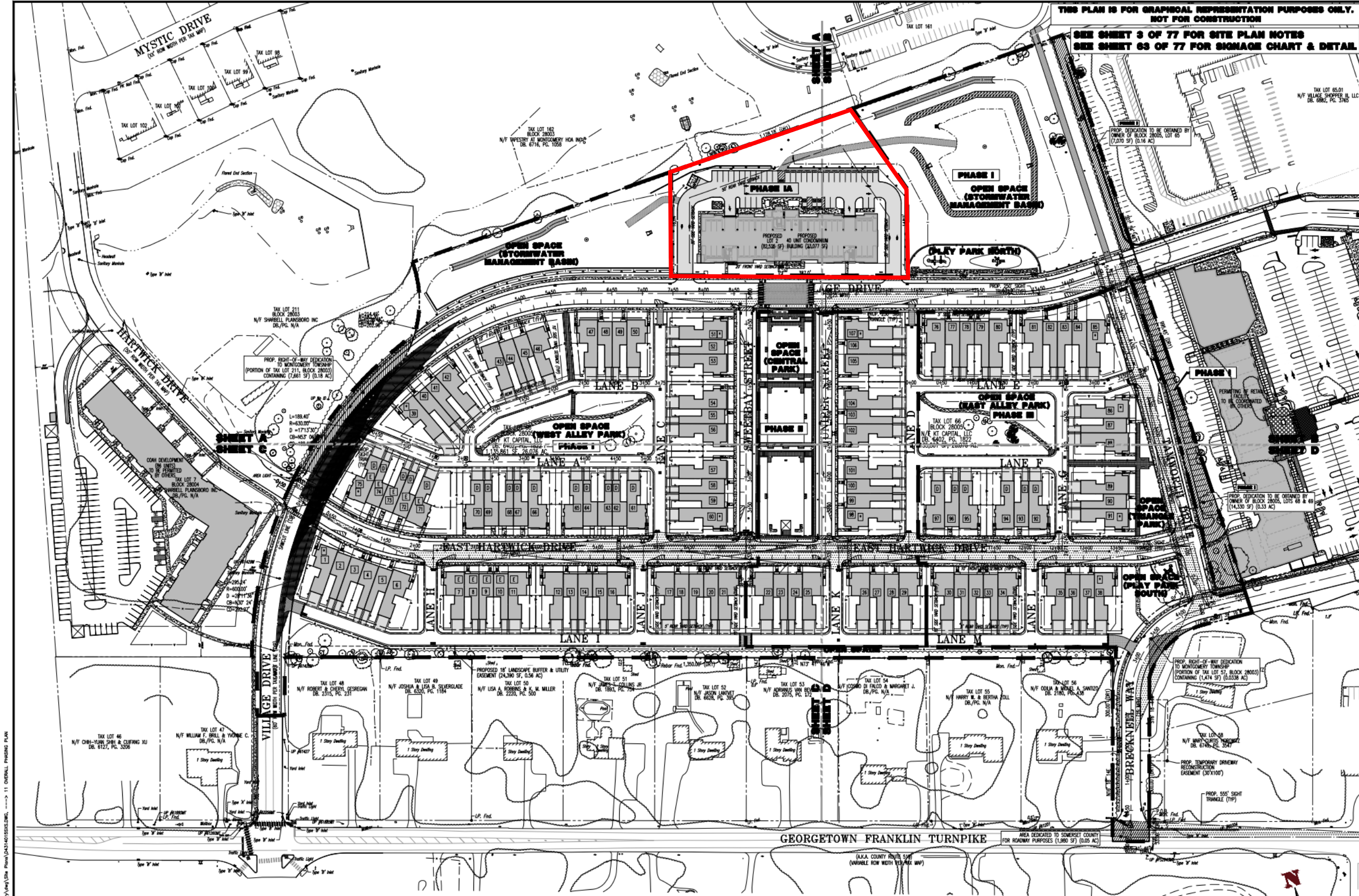
JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 15766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

**SITE PLAN
RENDERING**

SIZE:	WE:	DATE:	TESTED BY:
AS SHOWN	05/11/2023	AJ-	JH
PROJECT No:		CHECKED BY:	
00-3-14-C15		JDS	

SHEET No:	1	Rev. #:	
-----------	---	---------	--



THIS PLAN IS FOR GRAPHICAL REPRESENTATION PURPOSES ONLY.
NOT FOR CONSTRUCTION

SEE SHEET 3 OF 77 FOR SITE PLAN NOTES
SEE SHEET 63 OF 77 FOR SIGNAGE CHART & DETAIL



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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 407068

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53660

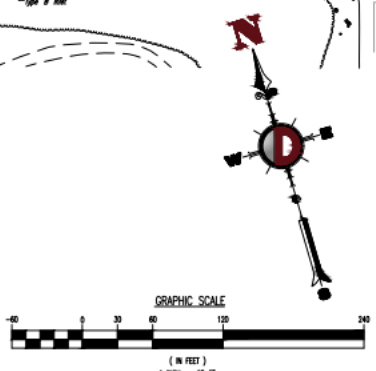
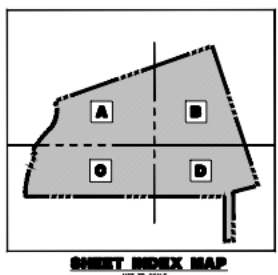
OVERALL PHASING PLAN

DATE: 01/16/2018
DRAWN BY: A.J.W.
CHECKED BY: J.D.S.
PROJECT NO.: 0043-14-015

SHEET NO.: 11 OF 77

PAVEMENT LEGEND	
	PAVEMENT OF DRIVEWAY & CONDOMINIUM PARKING AREAS (LIGHT GRAY)
	4\"
	4\"
	REINFORCED TURF
	PLAYGROUND
	STONE SCREENING PATH
	PERMEOUS PAVERS
	STAMPED ASPHALT

LEGEND	
	UPWARD FACING BRICK EXTERIOR ON SIDE ELEVATIONS
	DOWNWARD FACING UNITS WITH LANDSCAPE ABOVE GARAGE
	EARLY START LOTS



SEE SHEET 3 OF 22 FOR SITE PLAN NOTES
SEE SHEET 03 OF 22 FOR SIGNAGE CHART & DETAIL.

[illegible][illegible]

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JEFFREY D. SPALT

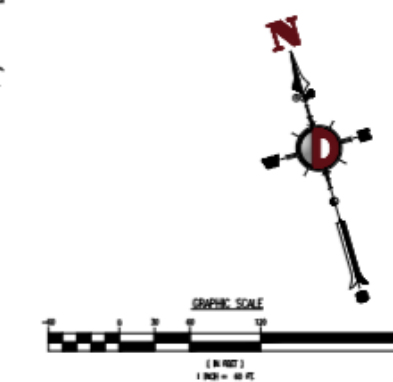
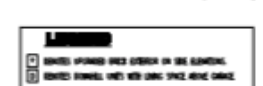
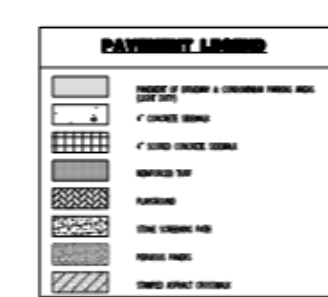
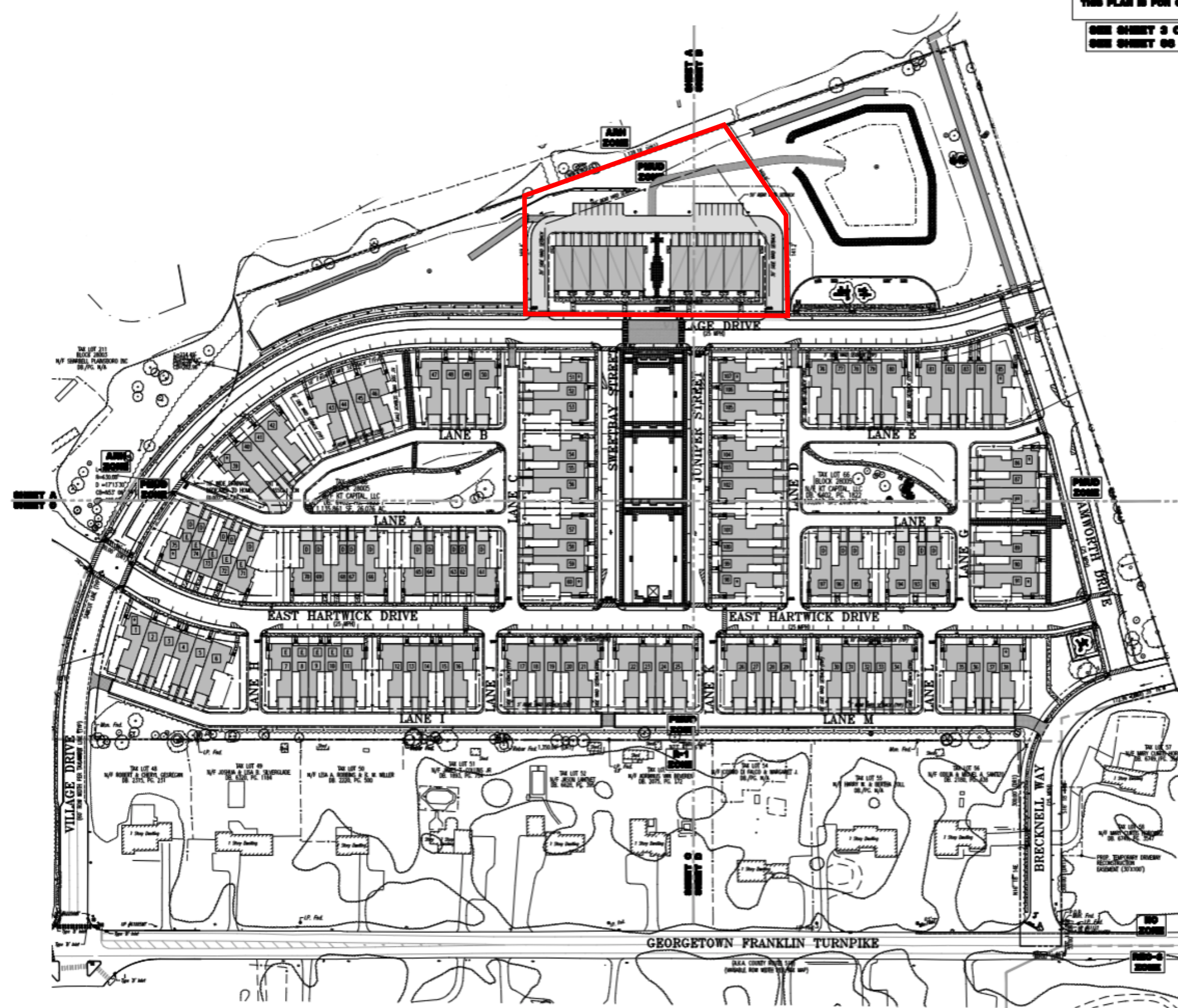
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40706

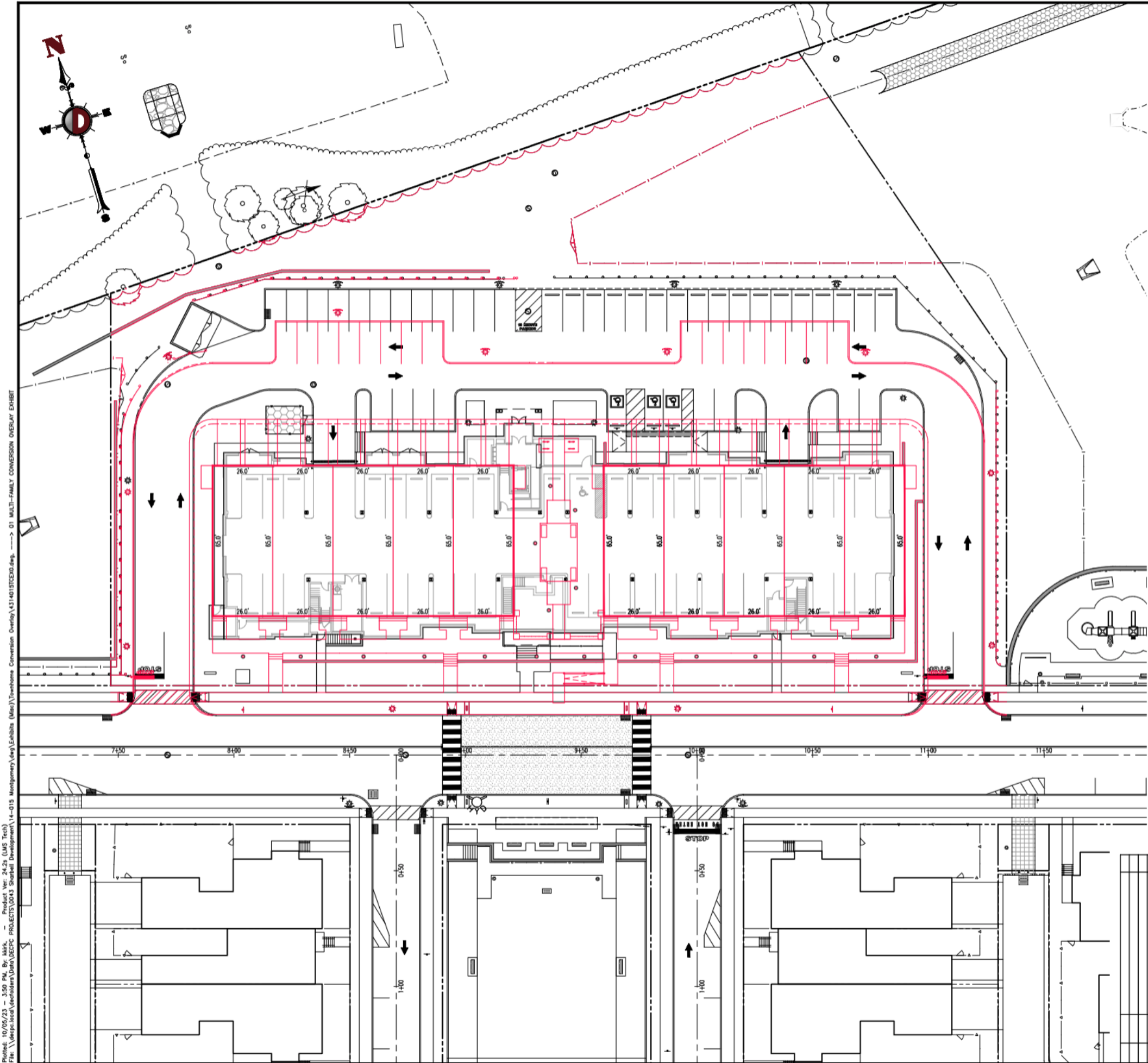
JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 33540

TITLE: **OVERALL SITE PLAN**

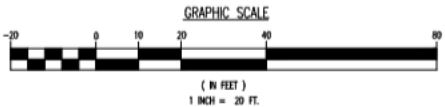
CASE NO. SHCHN		DATE	ISSUED BY	ISSUED BY
		05/17/2023	KTH	JH
PROJECT NO. 0045-14-015			ISSUED BY: JDS	

SHEET No.	Rev. #
12	
OF 10	1





NOTE:
PREVIOUS APPROVED IMPERVIOUS COVERAGE: 50,600 SF
CURRENT DESIGNED IMPERVIOUS COVERAGE: 43,542 SF
NET IMPERVIOUS COVERAGE REDUCTION: 7,058 SF



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Lark Creek, NJ 07112
T: 732.874.2192
F: 732.874.2542
WWW.DYNAMIC-ENG.COM

TITLE: **MULTI-FAMILY CONVERSION OVERLAY EXHIBIT**

PROJECT: **SHARBELL BUILDING COMPANY, LLC
PRELIMINARY AND FINAL MAJOR SUBDIVISION & SITE PLAN
BLOCK 28005, LOT 66; TAX MAP SHEET #55
GEORGETOWN-FRANKLIN TURNPIKE (CR 518) & RESEARCH ROAD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY**

JOB No: 0043-14-015 DATE: 10/09/2023

DRAWN BY: KTK SCALE (H) 1"=20' (V) 1"=40'

DESIGNED BY: AF SHEET No: 1 OF 1

CHECKED BY: JSH

CHECKED BY: JSH

JEFFREY HABERMAN **JEFFREY D. SPALT**

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

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Revised: 10/09/23 - 3:50 PM By: Msk
File: \\dynamics\atl\divisions\land\DEPC PROJECTS\0043 Sharbell Building\14-015 Montgomery\14-015 Montgomery Conversion Overlay\4314015TCED.dwg -> 01 MULTI-FAMILY CONVERSION OVERLAY EXHIBIT



(PROPOSED CANTILEVERED BALCONY EXHIBIT)
'40 UNIT MULTIFAMILY BUILDING'
◆ **KEPNER-TREGOE TRACT** ◆
MONTGOMERY TOWNSHIP, NEW JERSEY

SCALE: 3/32"=1'-0"
#4051
OCTOBER 13, 2016 JANUARY 18, 2018
OCTOBER 14, 2016 APRIL 10, 2018
MARCH 29, 2017 APRIL 17, 2018
APRIL 13, 2017 JUNE 25, 2021 (BALCONY SUBMISSION)

FEINBERG & ASSOCIATES P.C.

ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN

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Tel: 856.782.0100 • Fax: 856.782.8656

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A-4



EAST SIDE ELEVATION

SCALE: 3/32"=1'-0"



WEST SIDE ELEVATION

SCALE: 3/32"=1'-0"

(PROPOSED CANTILEVERED BALCONY EXHIBIT)
 '40 UNIT MULTIFAMILY BUILDING'
 ♦ KEPNER-TREGOE TRACT ♦
 MONTGOMERY TOWNSHIP, NEW JERSEY

SCALE: 3/32"=1'-0"
 #4051

OCTOBER 13, 2016 JANUARY 18, 2018
 OCTOBER 14, 2016 APRIL 11, 2018
 MARCH 29, 2017 JUNE 25, 2021 (BALCONY SUBMISSION)
 APRIL 13, 2017

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A-5



SOUTH ELEVATION (RESEARCH ROAD)

SCALE: 3/32" = 1'-0"



COMBINED BUILDING ELEVATION

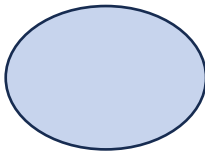
SCALE: 1" = 10'-0"









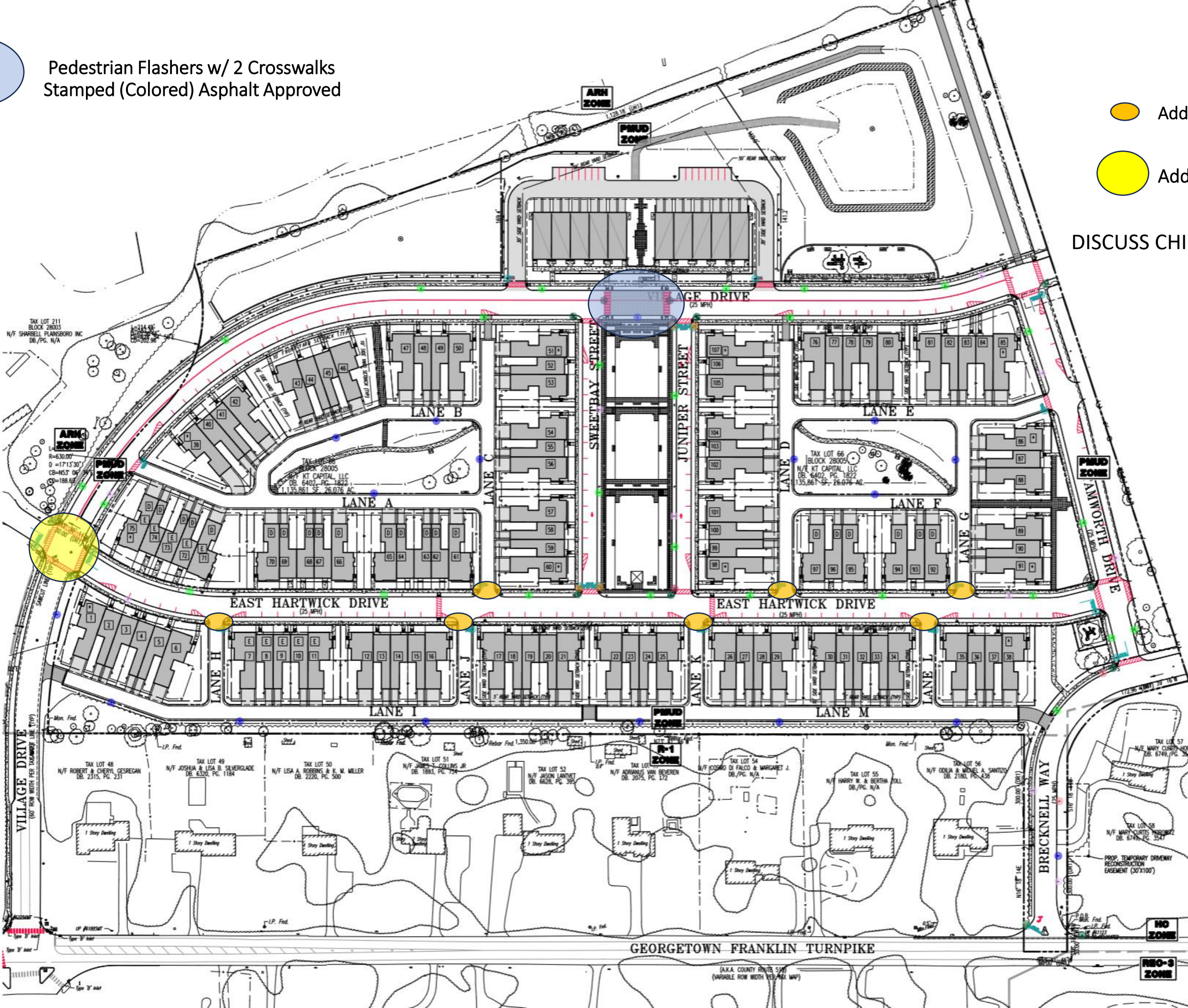


Pedestrian Flashers w/ 2 Crosswalks
Stamped (Colored) Asphalt Approved

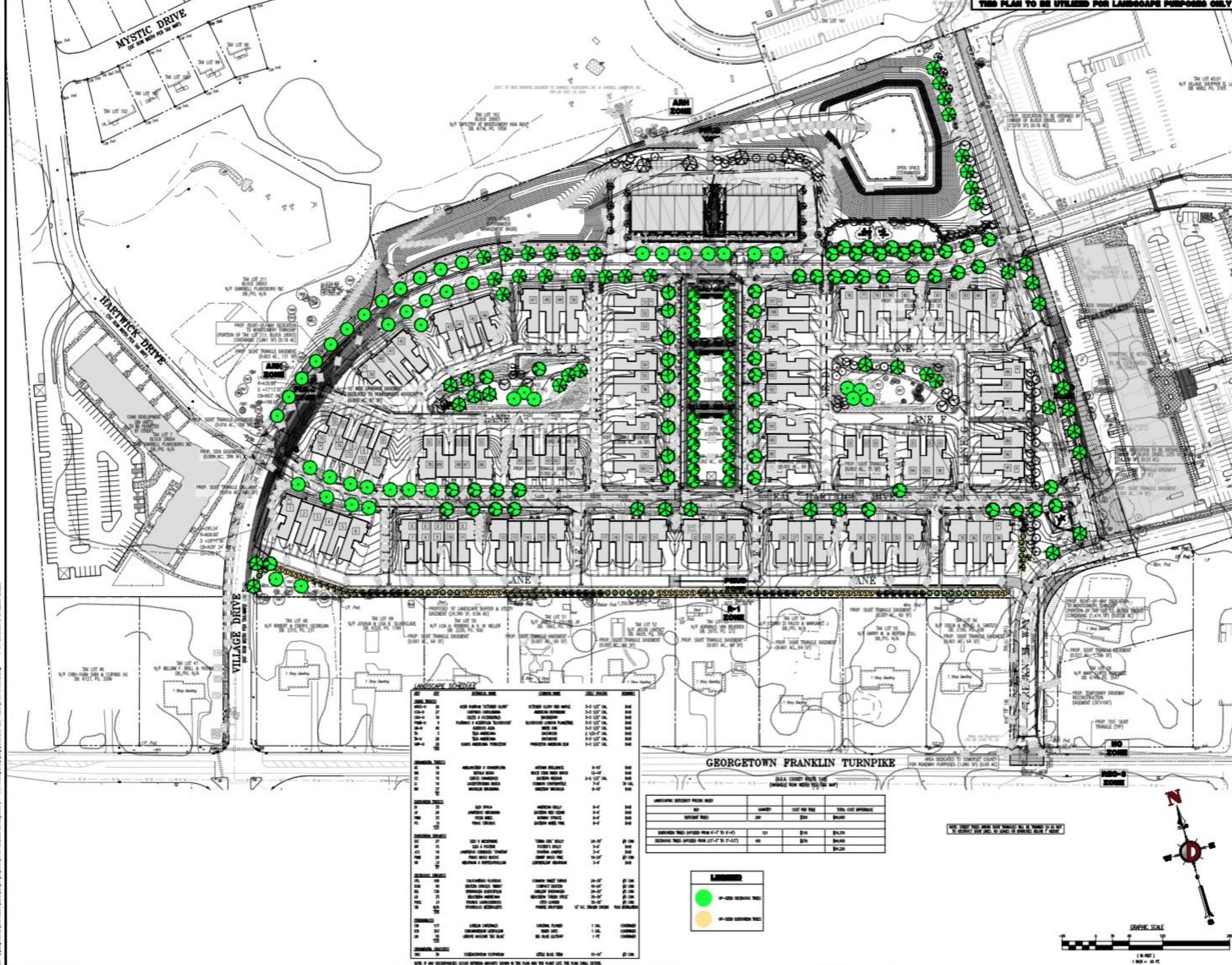
 Add Pedestrian Crosswalks

 Add Pedestrian Flashers

DISCUSS CHILDREN AT PLAY SIGNAGE



LEGEND	
	SPEED LIMIT 25 MPH SIGN
	DO NOT ENTER SIGN
	NO PARKING (DOUBLE ARROW) SIGN
	NO PARKING (SINGLE ARROW) SIGN
	PEDESTRIAN CROSSING SIGN
	ONE WAY SIGN
	STOP SIGN AND STOP BAR
	ADVANCED WARNING SIGN
	STREET NAME SIGN
	NO LEFT TURN SIGN
	PROPOSED STRIPING





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PROJECT: SHARBELL BUILDING COMPANY, LLC
ARCHITECTURAL AND FINAL LAYOUT OF PLAN
FOR THE PROPOSED 100-UNIT APARTMENT COMPLEX
LOCATED AT THE CORNER OF VILLAGE DRIVE AND
GEORGETOWN FRANKLIN TURNPIKE, NEW JERSEY
MONTICELLO TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

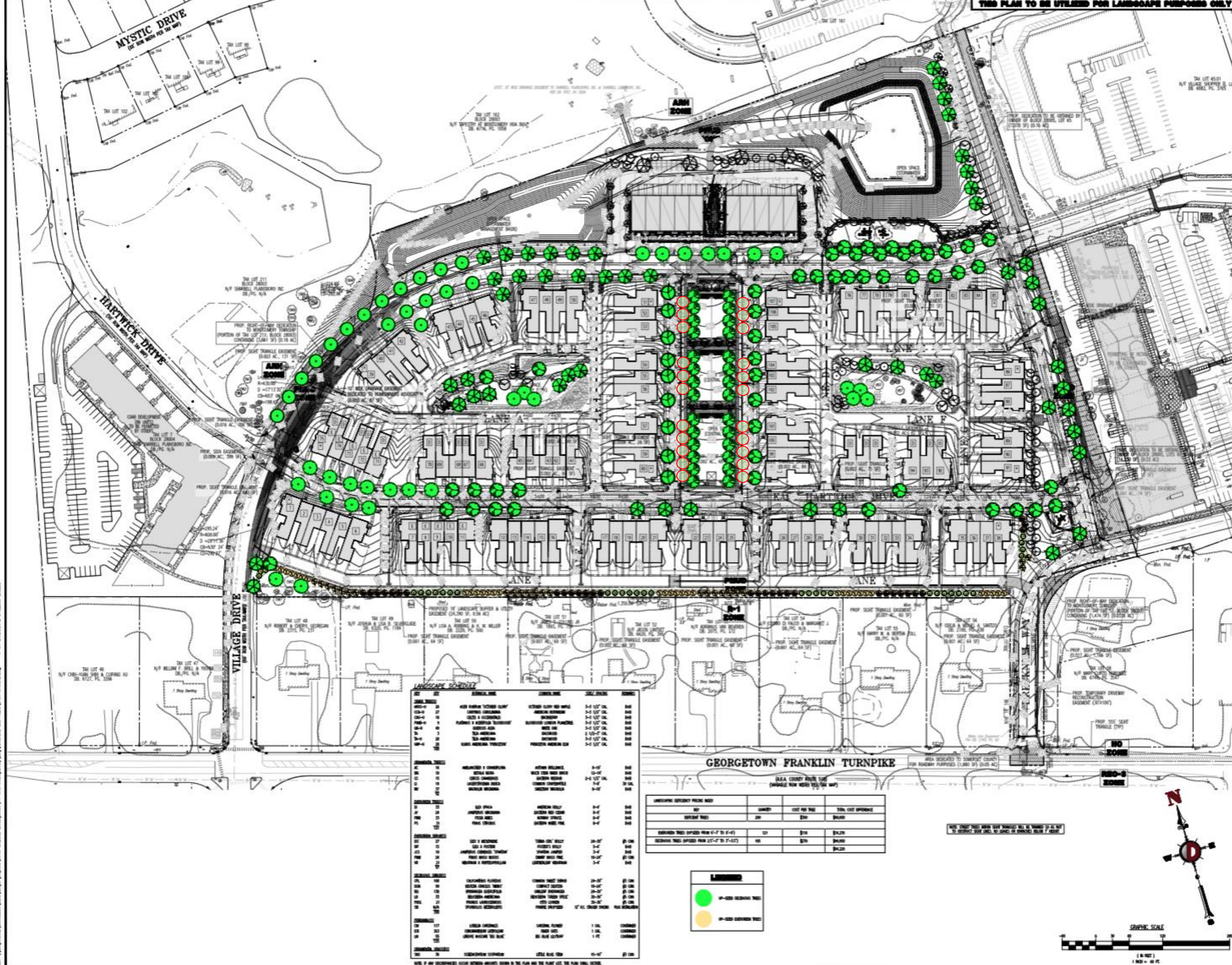
PROFESSIONAL ENGINEER
JEFFREY D. SPALT
NEW JERSEY LICENSE NO. 40706

PROFESSIONAL ENGINEER
JEFFREY HABERMAN
NEW JERSEY LICENSE NO. 57660

TITLE: LANDSCAPE UPSIZING EXHIBIT

DATE: 05/17/2023
BY: KTK
PROJECT NO.: 0043-14-015
REVISION: JDS

SHEET NO.: 51
OF 52



NO.	DATE	REVISION
1	05/11/2023	ISSUED FOR PERMIT

PROJECT: SHARBELL BUILDING COMPANY, LLC
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JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40706

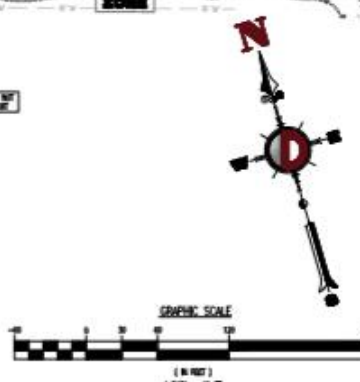
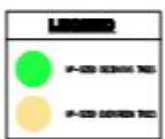
JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 57660

TITLE: **LANDSCAPE UPSIZING EXHIBIT**

DATE: 05/11/2023
PROJECT NO: 0043-14-015

SHEET NO: **51**

LANDSCAPE SCHEDULE	QUANTITY	UNIT PRICE	TOTAL COST
1. 1" DIA. WHITE PINE	100	\$1.50	\$150.00
2. 1" DIA. WHITE PINE	100	\$1.50	\$150.00
3. 1" DIA. WHITE PINE	100	\$1.50	\$150.00
4. 1" DIA. WHITE PINE	100	\$1.50	\$150.00
5. 1" DIA. WHITE PINE	100	\$1.50	\$150.00
6. 1" DIA. WHITE PINE	100	\$1.50	\$150.00
7. 1" DIA. WHITE PINE	100	\$1.50	\$150.00
8. 1" DIA. WHITE PINE	100	\$1.50	\$150.00
9. 1" DIA. WHITE PINE	100	\$1.50	\$150.00
10. 1" DIA. WHITE PINE	100	\$1.50	\$150.00



52 solar panels x 350 watts per panel will generate 18.2 KW per building. (36.4 KW)



01 SOUTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

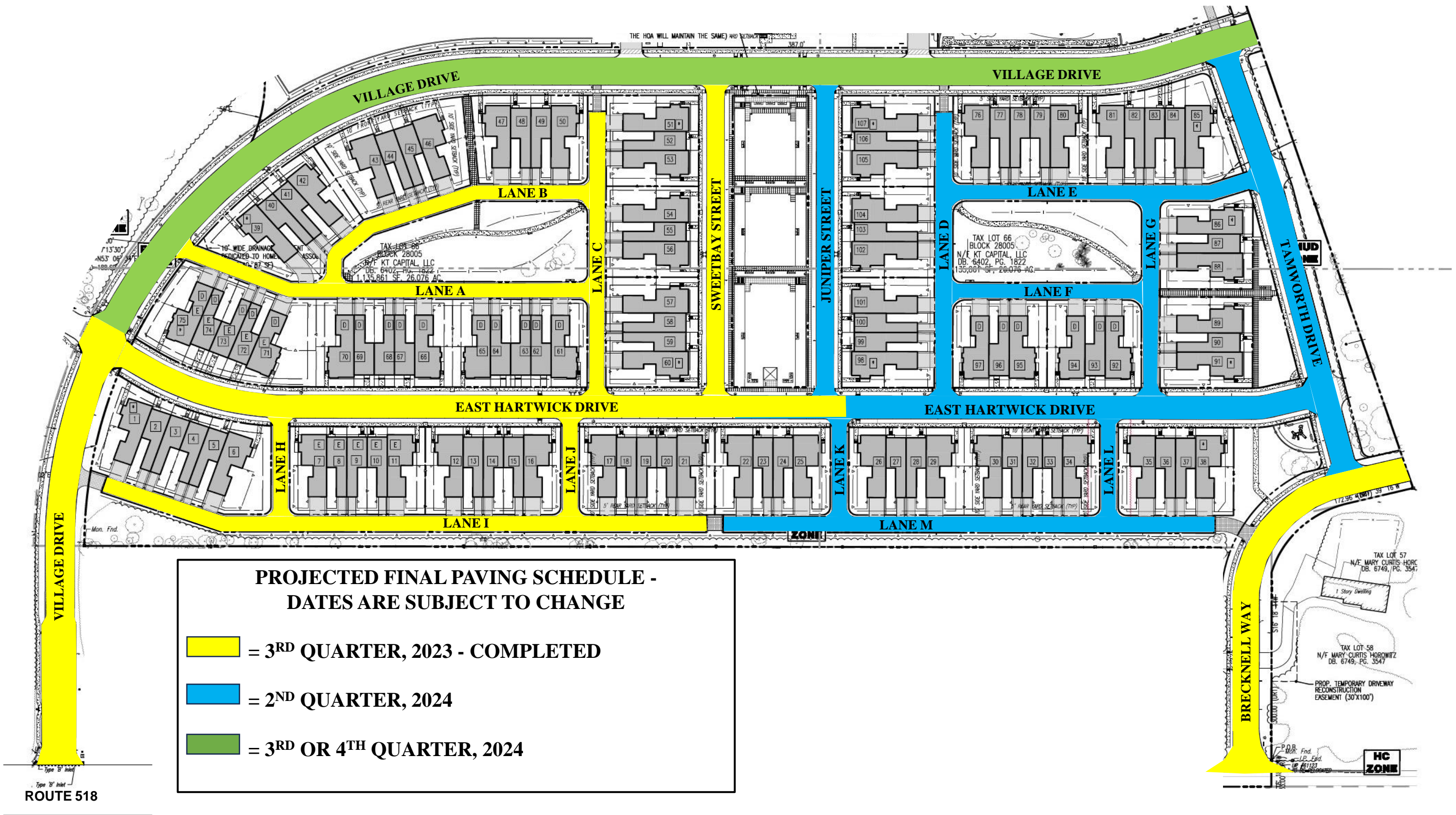
ISSUE:	
DATE:	FOR:
09-19-2023	PRELIM & FINAL SITE PLAN





Montgomery Crossing Surface Course Projected FINAL Paving Schedule as of September 15, 2023

Prepared by Sharbell Development Corp. on 10/6/2023





COMBINED BUILDING ELEVATION
SCALE: 1" = 10'-0"



CONCEPT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



CONCEPT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

DATE: 04/03/2023



02 EAST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS KEY:

01	BRICK VENEER
02	FIBER CEMENT PANEL 01
03	FIBER CEMENT PANEL 02
04	FIBER CEMENT PANEL 03
05	FIBER CEMENT LAP SIDING
06	WOOD PANEL
07	ARCHITECTURAL VINYL WINDOW
08	ARCHITECTURAL METAL RAILING
09	ARCHITECTURAL METAL CANOPY
10	ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.



02 WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

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01 NORTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

ISSUE:	
DATE:	FOR:
09-19-2023	PRELIM & FINAL SITE PLAN

A-06

BUILDING ELEVATIONS

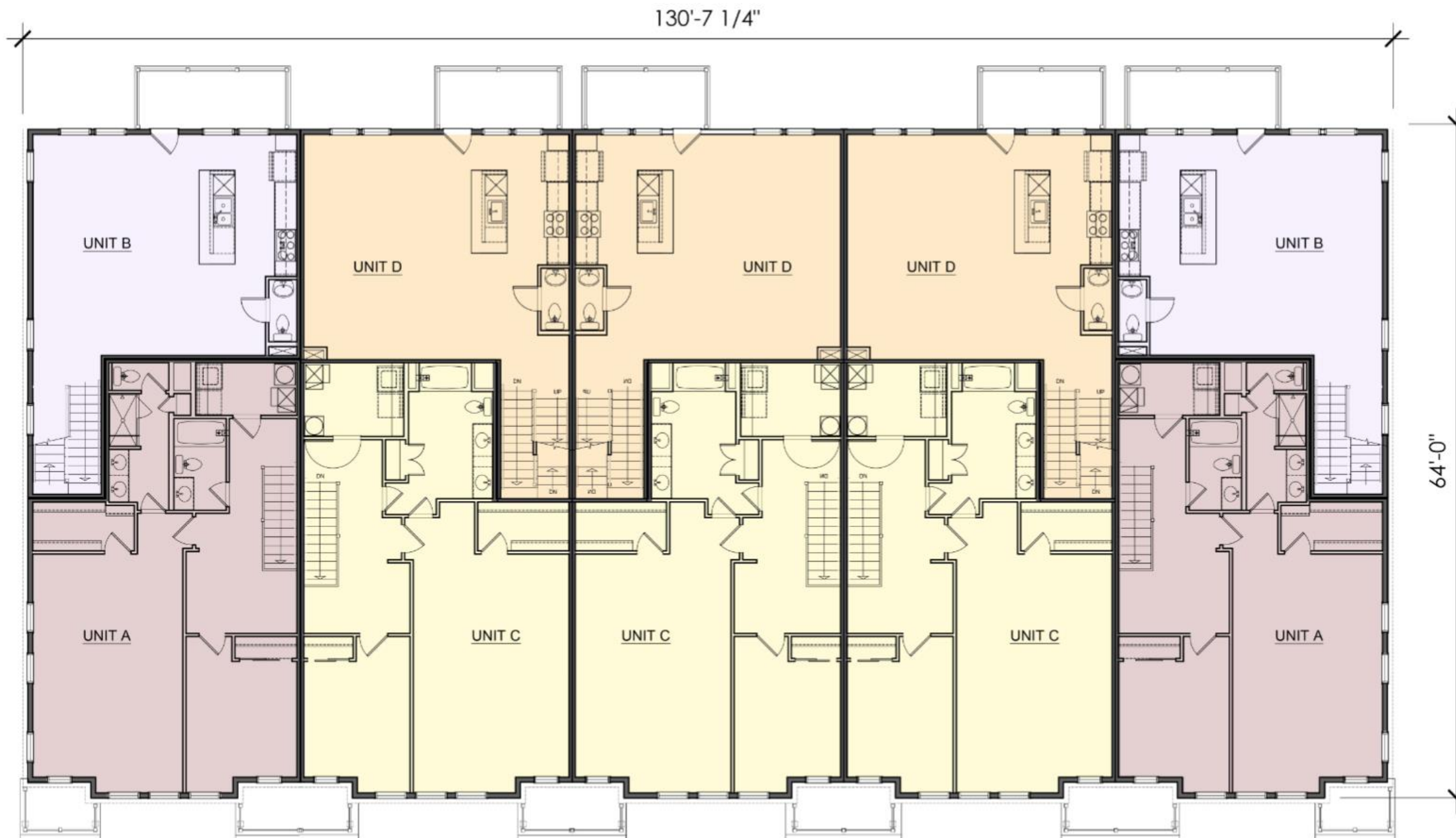


GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"

STACKED CONDO BUILDING

DATE: 04/03/2023



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

STACKED CONDO BUILDING

DATE: 04/03/2023

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ARCHITECTS AND PLANNERS

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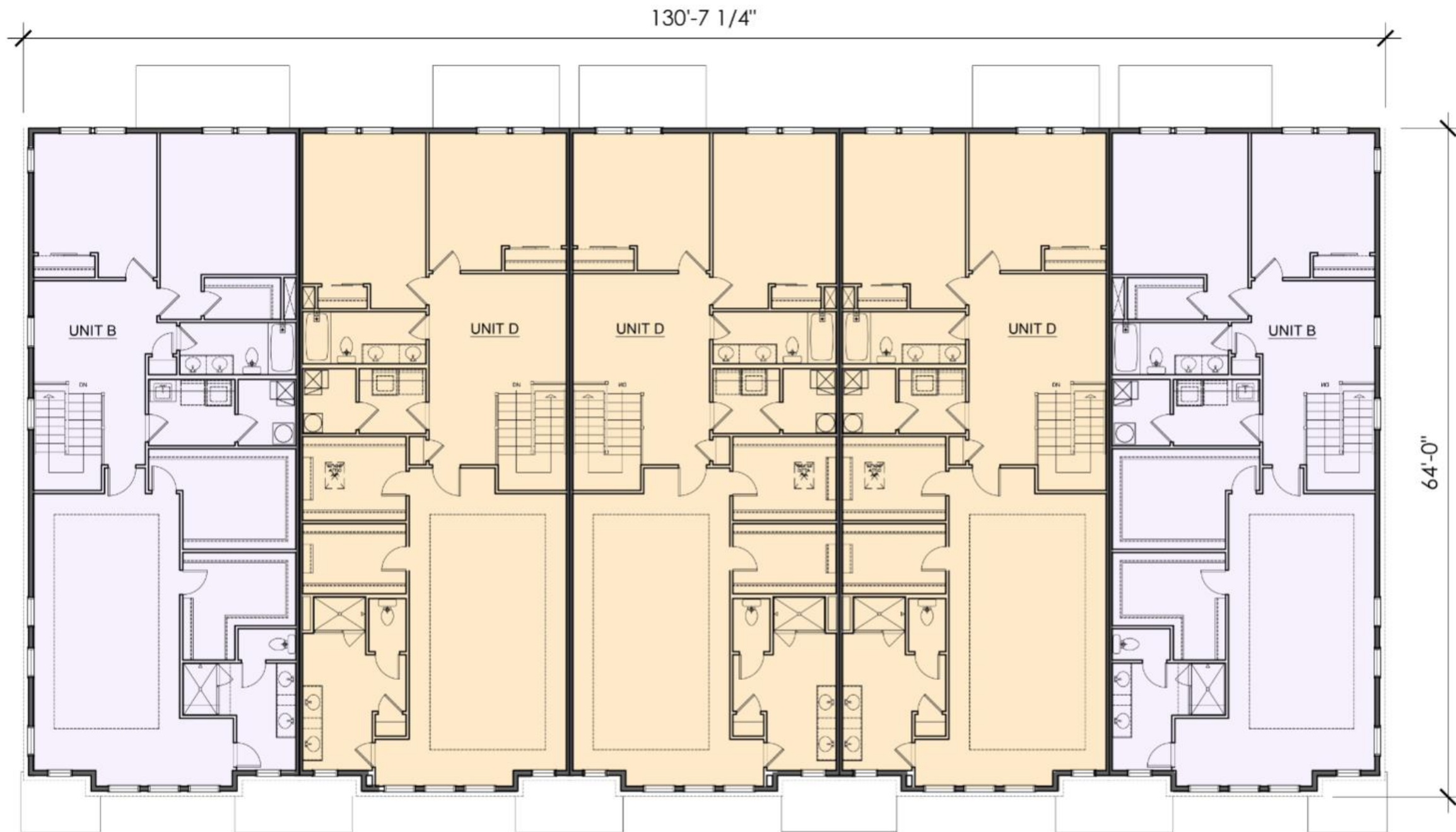


MONTGOMERY CROSSING

MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

17-0829-02

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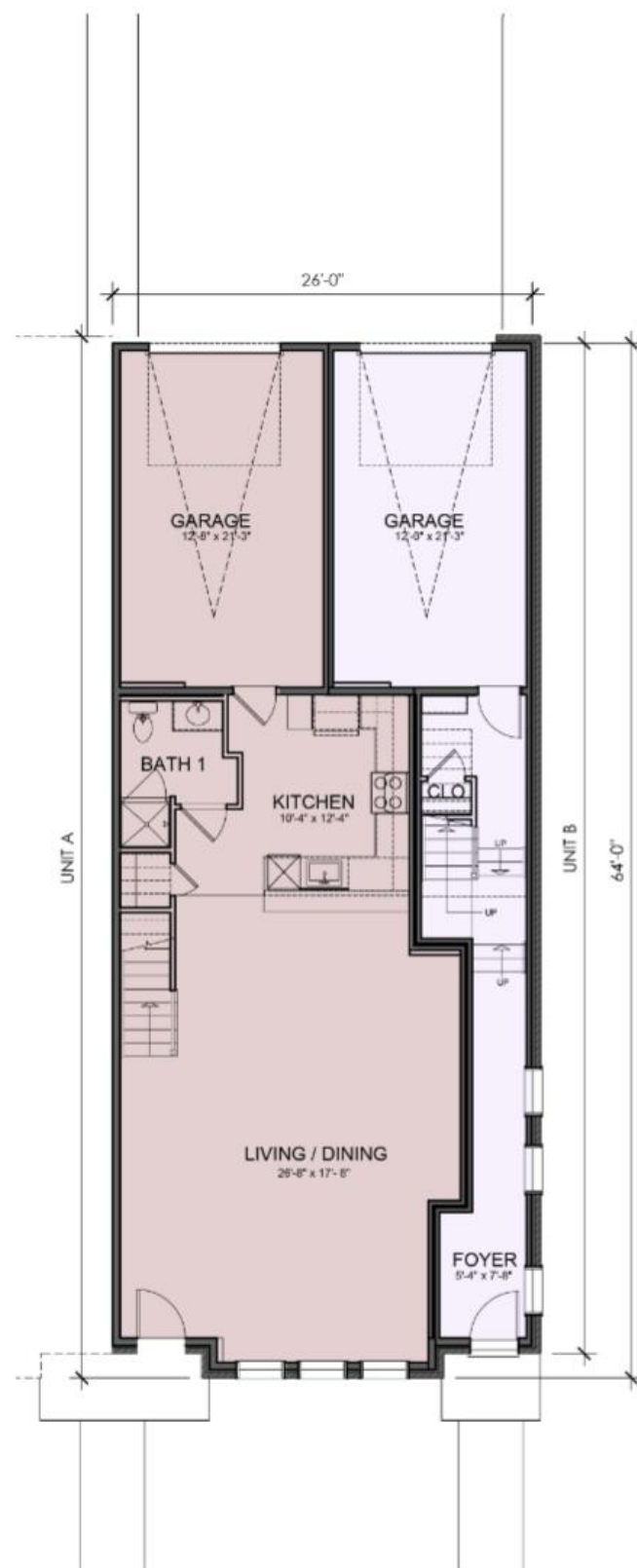
THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"

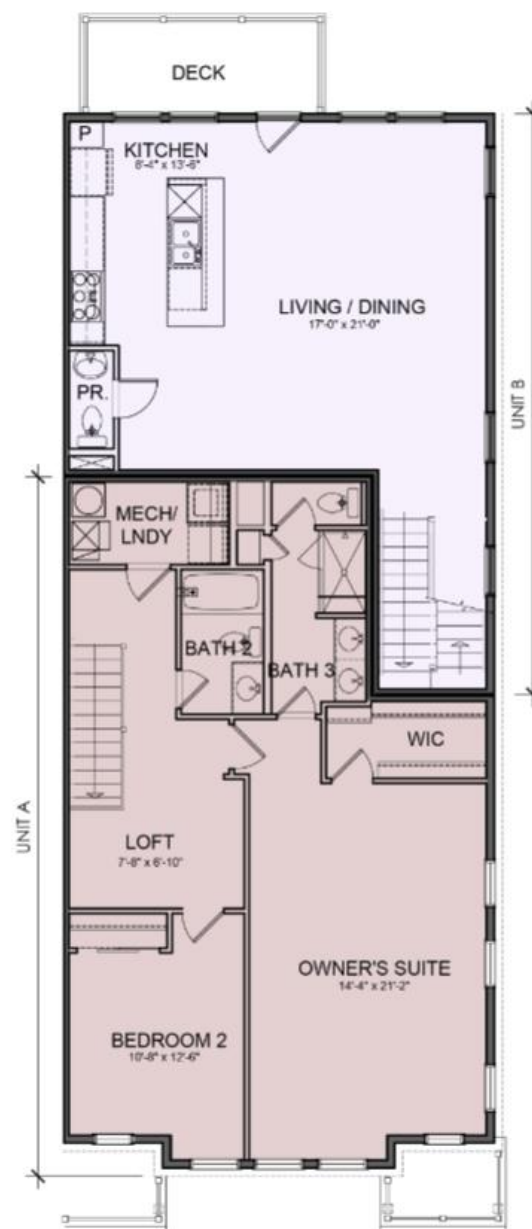
STACKED CONDO BUILDING

DATE: 04/03/2023

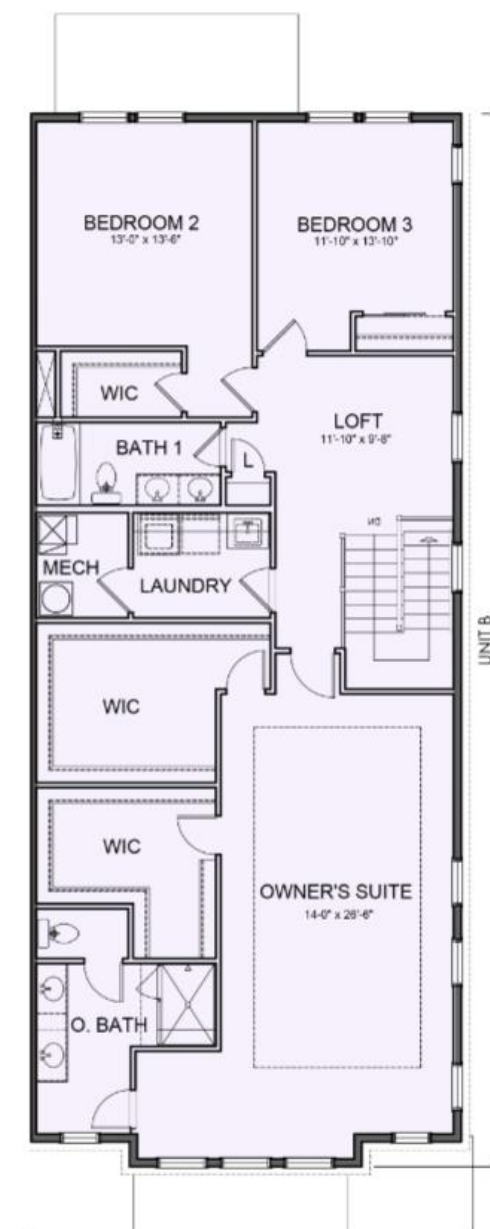
- UNIT A
(1,775 SF)
- UNIT B
(2,390 SF)



GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"

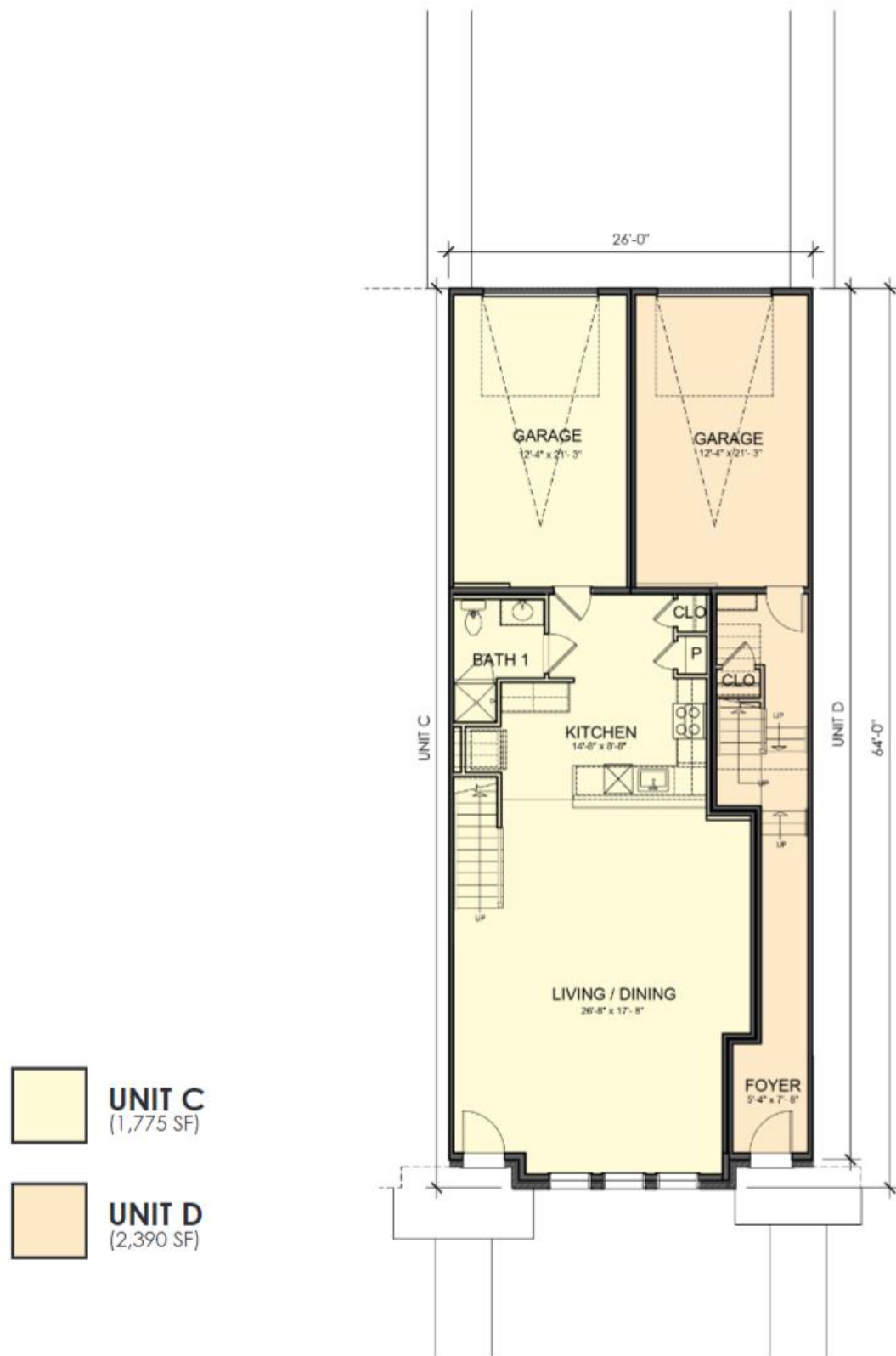


SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

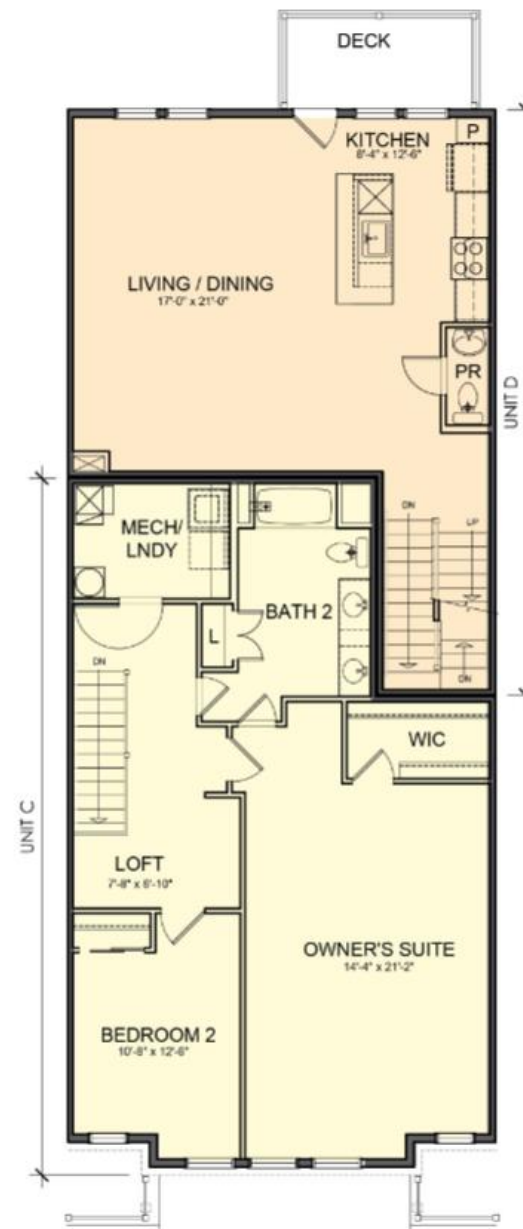


THIRD FLOOR PLAN
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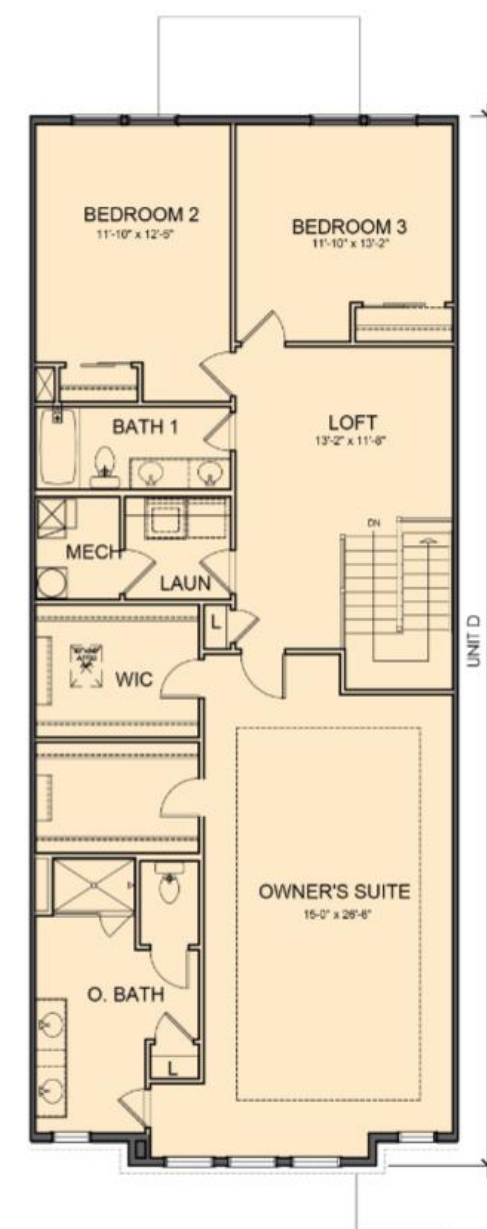
STACKED CONDO END UNIT
DATE: 04/03/2023



GROUND FLOOR PLAN
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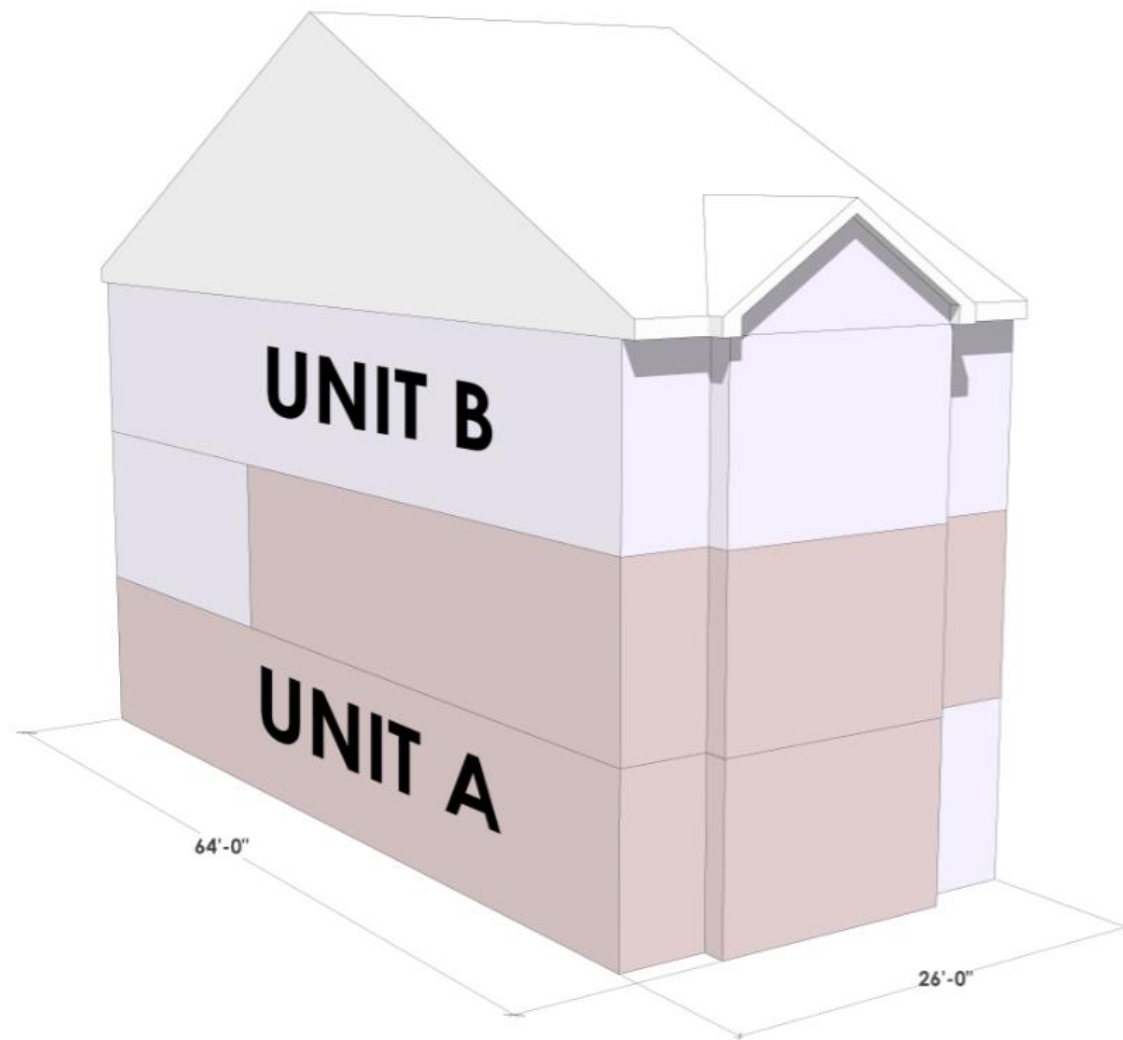


SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

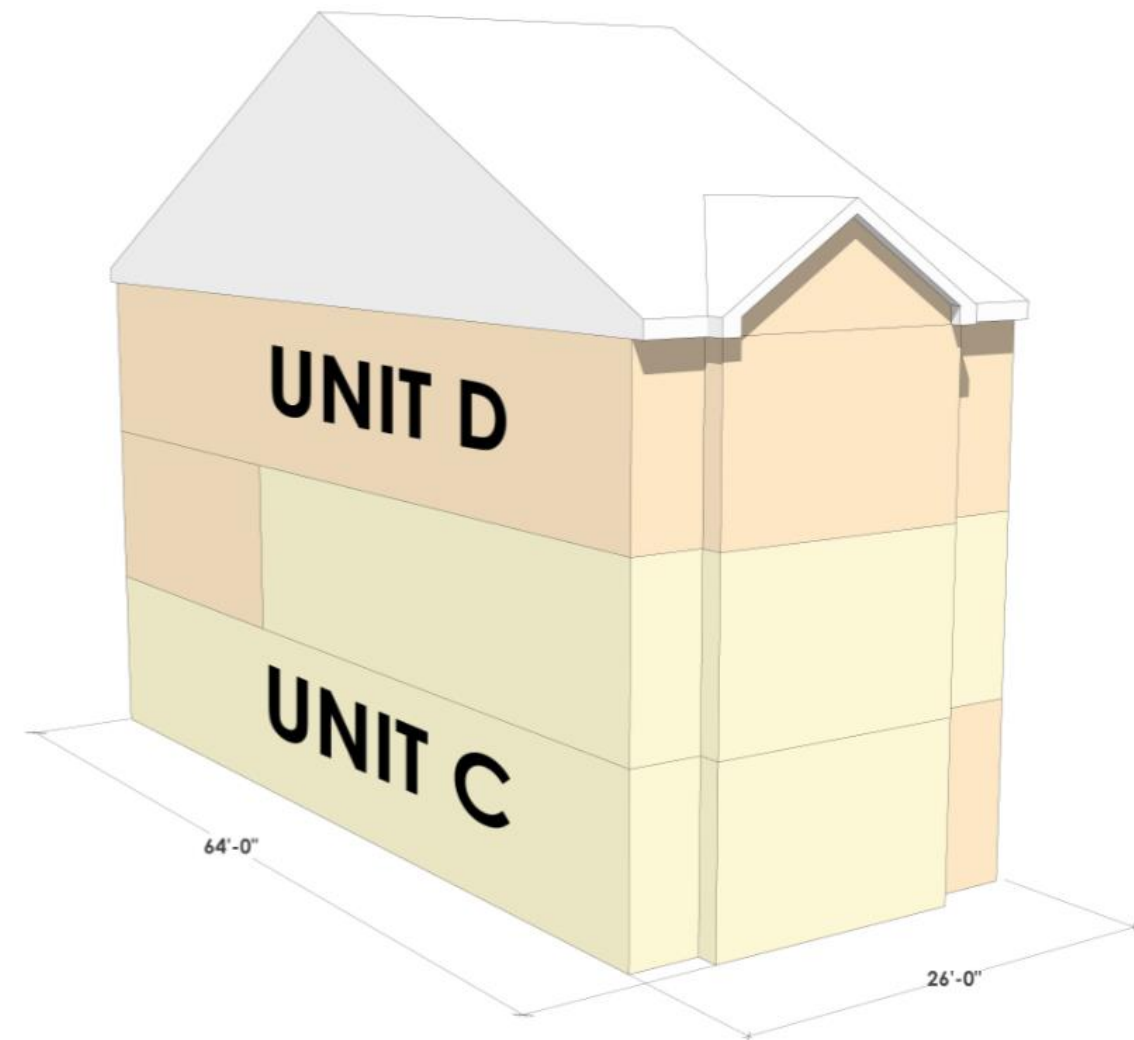


THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

STACKED CONDO INT. UNIT
DATE: 04/03/2023

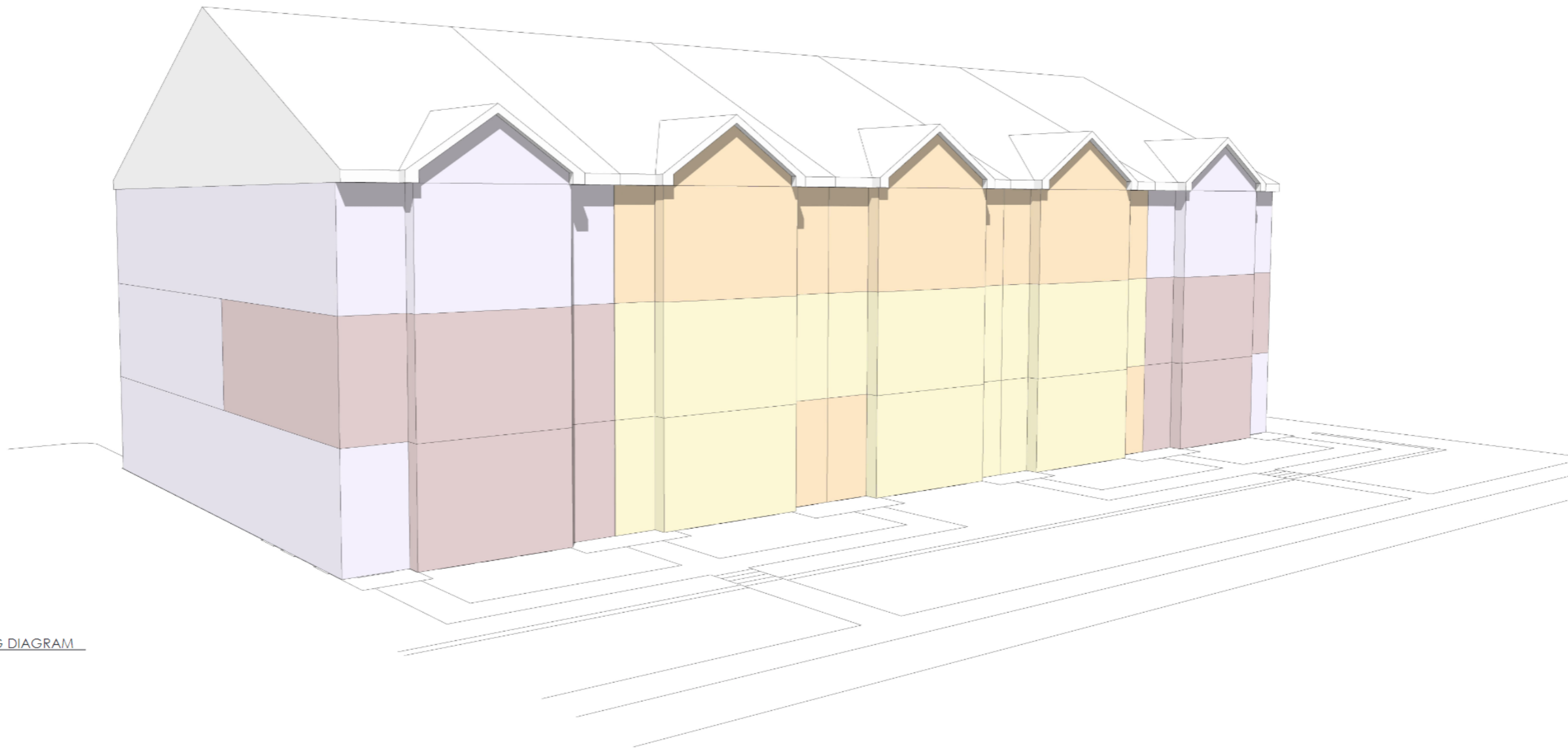


END UNIT DIAGRAM
SCALE: N.T.S

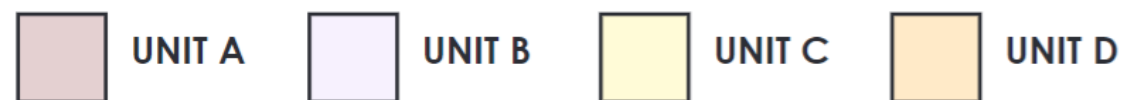


INTERIOR UNIT DIAGRAM
SCALE: N.T.S

DATE: 03/22/2023



COMBINED BUILDING DIAGRAM
SCALE: N.T.S



DATE: 03/22/2023



PERSPECTIVE VIEW

DATE: 04/03/2023



PERSPECTIVE VIEW

DATE: 04/03/2023









