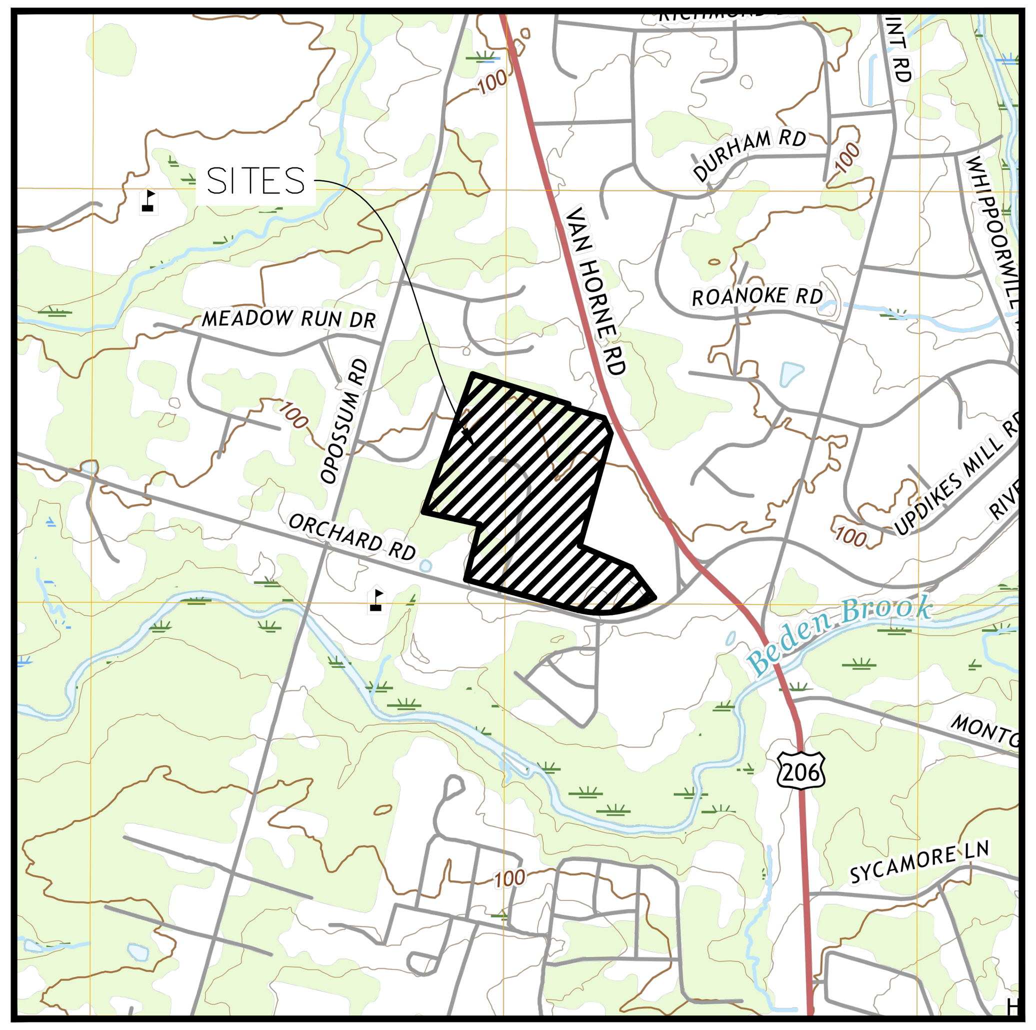
AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

ADJACENT PROPERTY LISTING PAGE 1
TAXING DISTRICT 13 MONTGOMERY TWP COUNTY 18 SOMERSET

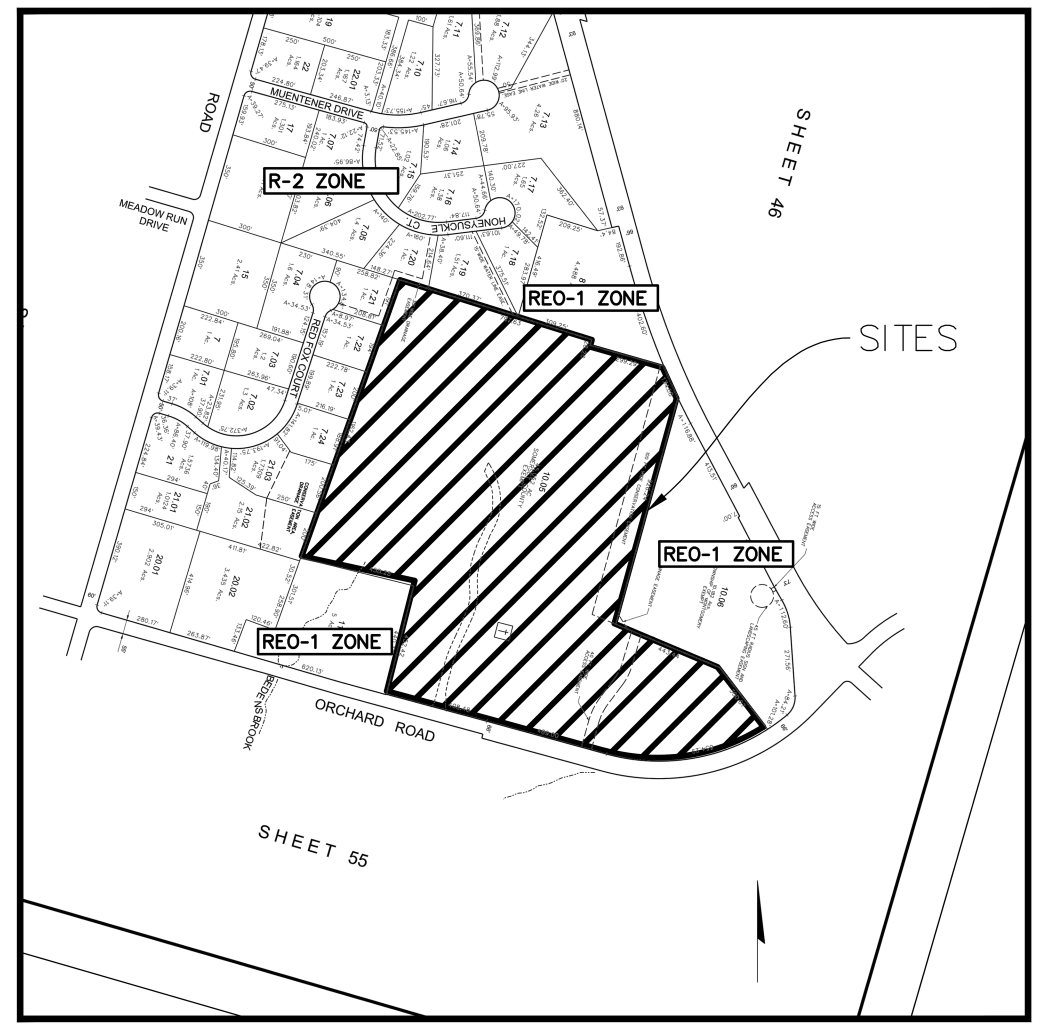
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
20001 7.05	16 HONEYSUCKLE COURT	2	ATSCHINOW,STEPHEN B. 16 HONEYSUCKLE COURT SKILLMAN, NJ 08558
20001 7.18	34 HONEYSUCKLE COURT	2	KARAKOTI, SATYAPAL & KASHAMA PATKAR 34 HONEYSUCKLE COURT SKILLMAN NJ 08558
20001 7.19	26 HONEYSUCKLE COURT	2	SUDANO, JAMES & DAWN M. 26 HONEYSUCKLE COURT SKILLMAN, NJ 08558
20001 7.20	20 HONEYSUCKLE COURT	2	WELCH, MARK P. & PATRICIA A. 20 HONEYSUCKLE COURT SKILLMAN NJ 08558
20001 7.21	53 RED FOX COURT WAS 45 RED FOX	2	TURCHETTA,PAUL T.& MARY JOY 53 RED FOX COURT SKILLMAN, NJ 08558
20001 7.22	39 RED FOX COURT	2	MAZURUK, KRZYSZTOF & GOSIEWSKA, A. 39 RED FOX CT SKILLMAN NJ 08558
20001 7.23	29 RED FOX COURT	2	KITRINOS, STEFANOS & LEVANTA 29 RED FOX COURT SKILLMAN NJ 08558
20001 7.24	RED FOX COURT	15C	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
20001 8	1734 RT 206	4A	1736 MONTGOMERY REALTY LLC 1734 RT 2006 BELLE MEAD NJ 08502
20001 10.06	RT 206	15C	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
20001 11	88 ORCHARD ROAD	4A	88 ORCHARD ROAD FARM,LLC/METZGER 4 S.ROCHDALE AVE,POBX 177 ROOSEVELT, NJ 08555
20001 20.02	110 ORCHARD ROAD	2	HAMILTON, JAMES A. & SALAMONE, MARY 110 ORCHARD ROAD SKILLMAN, NJ 08558
20001 21.02	11 RED FOX COURT	2	FRATARCANGELI, STEFANO& ZHU JIELING 11 RED FOX COURT SKILLMAN, NJ 08558
20001 21.03	RED FOX COURT	1	LIU, MING-HUEI & KUO-YING G. 12 STARLING ROAD KENDALL PARK, NJ 08824
28001 5.08	8 BRAEBURN DRIVE	2	HOTA, SUNIL 8 BRAEBURN DRIVE SKILLMAN, NJ 08558
28001 5.09	10 BRAEBURN DRIVE	2	ZHENG, YINGGANG 25 MANOR DR MORRISTOWN, NJ 07960
28001 5.10	12 BRAEBURN DRIVE	2	ELANGOVAN, RAJA & KUMARAVEL,SUMATHI 12 BRAEBURN DR. SKILLMAN, NJ 08558
28001 5.11	14 BRAEBURN DRIVE	2	ZHANG, RONGHUI & XU, XIN 14 BRAEBURN RD. SKILLMAN, NJ 08558
28001 5.12	18 BRAEBURN DRIVE	2	FORERO, BIBIANA VANESSA VARGAS & RE 18 BRAEBURN DR. SKILLMAN, NJ 08558
28001 5.119	ORCHARD ROAD	15C	TOWNSHIP OF MONTGOMERY 2261 RT 206 BELLE MEAD, NJ 08502



KEY MAP

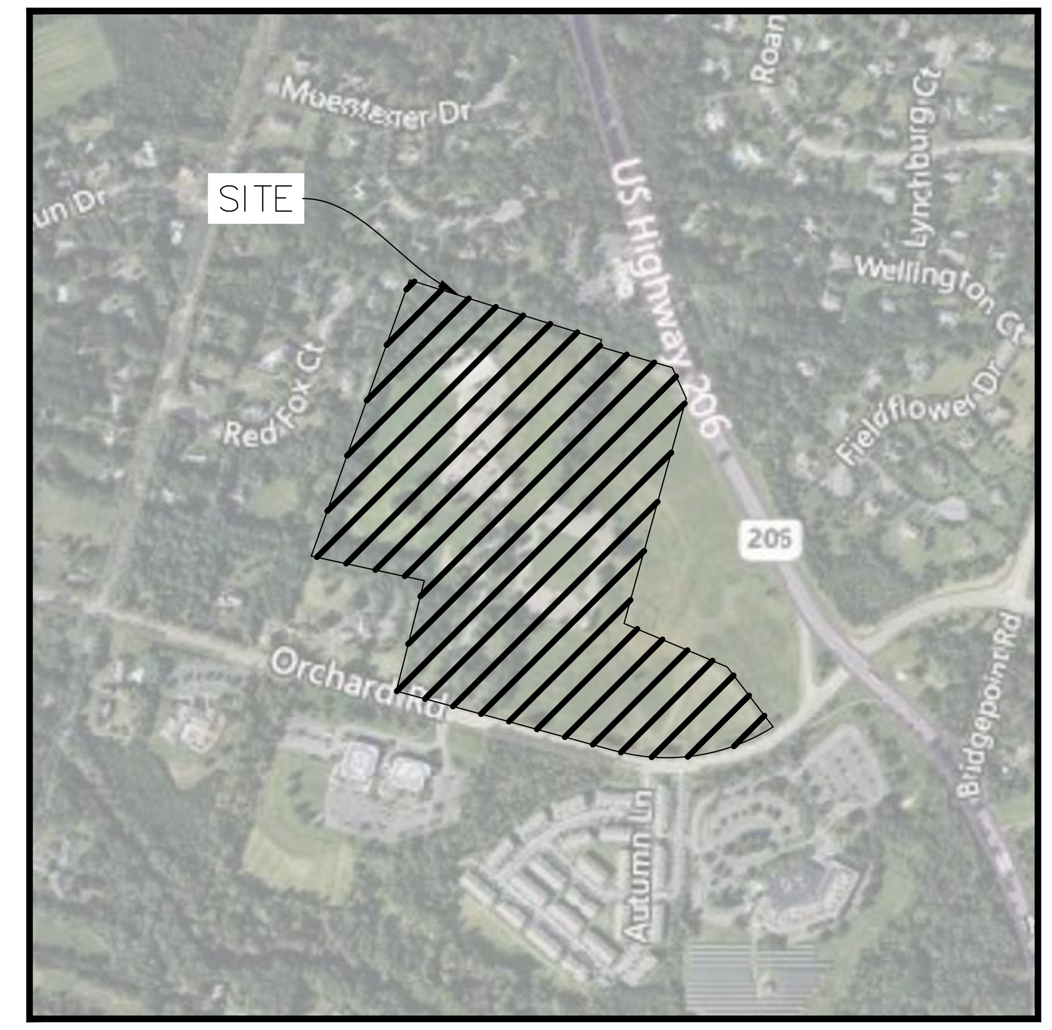
ROCKY HILL QUADRANGLE

GRAPHIC SCALE
1 inch = 1000 feet



AREA MAP

GRAPHIC SCALE
1 inch = 500 feet



AERIAL MAP

GRAPHIC SCALE
1 inch = 500 feet

GENERAL NOTES

1. APPLICANT
   RPM DEVELOPMENT GROUP
   77 PARK STREET
   MONTCLAIR, NJ 07042

   OWNER
   SOMERSET COUNTY IMPROVEMENT AUTHORITY
   PO BOX 3000
   SOMERVILLE, NJ 08876
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 44).
3. EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "ALTA/NSPS TITLE SURVEY FOR SOMERTSET COUNTY; BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED VAN CLEEF ENGINEERING ASSOCIATES, DATED 11/16/16.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; PORTION OF TAX LOOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
5. SITE COORDINATES: 577,558' N, 448,234' E
6. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
7. THE PROPERTY IS LOCATED IN FLOOD ZONES X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34035C0241E, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
8. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR IS REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ADDITIONALLY, ALL WORK SHALL ALSO COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION AT LEAST 72 HOURS IN ADVANCE OF ANY WORK.
11. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
13. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER POTENTIAL CONFLICT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

Zoning Schedule Montgomery Senior Affordable Housing Proposed Block 20001, Lot 10.07	
	Proposed
Min. Lot Area	4.21 Ac
Min. Building Setback	40 FT
Max. Building Coverage	15.0 %
Max. Impervious Coverage	25.0 %
Existing	33.5% (61,489 SF)
Proposed	58.7 % (107,600 SF)
Max. Building Height	48 FT 3 Stories

Parking Table

Required: (Residential Site Improvements Standards)
- 1-Bedroom Garden Apartment – 1.8 Spaces / Unit
  - 1.8 x 70 = 126 Spaces
- 2- Bedroom Garden Apartment – 2.0 Spaces / Unit
  - 2.0 x 1 = 2 Spaces
- Total Required = 128 Spaces

Proposed:
- Total Proposed = 129 Spaces*

** Additional existing spaces are available and will be counted towards a potential future second phase of development*

DRAWING INDEX

APPROVED BY THE MONTGOMERY TOWNSHIP PLANNING BOARD AS AN AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION, FINAL MAJOR SITE PLAN & BULK VARIANCE:

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

DATE	REVISIONS	BY

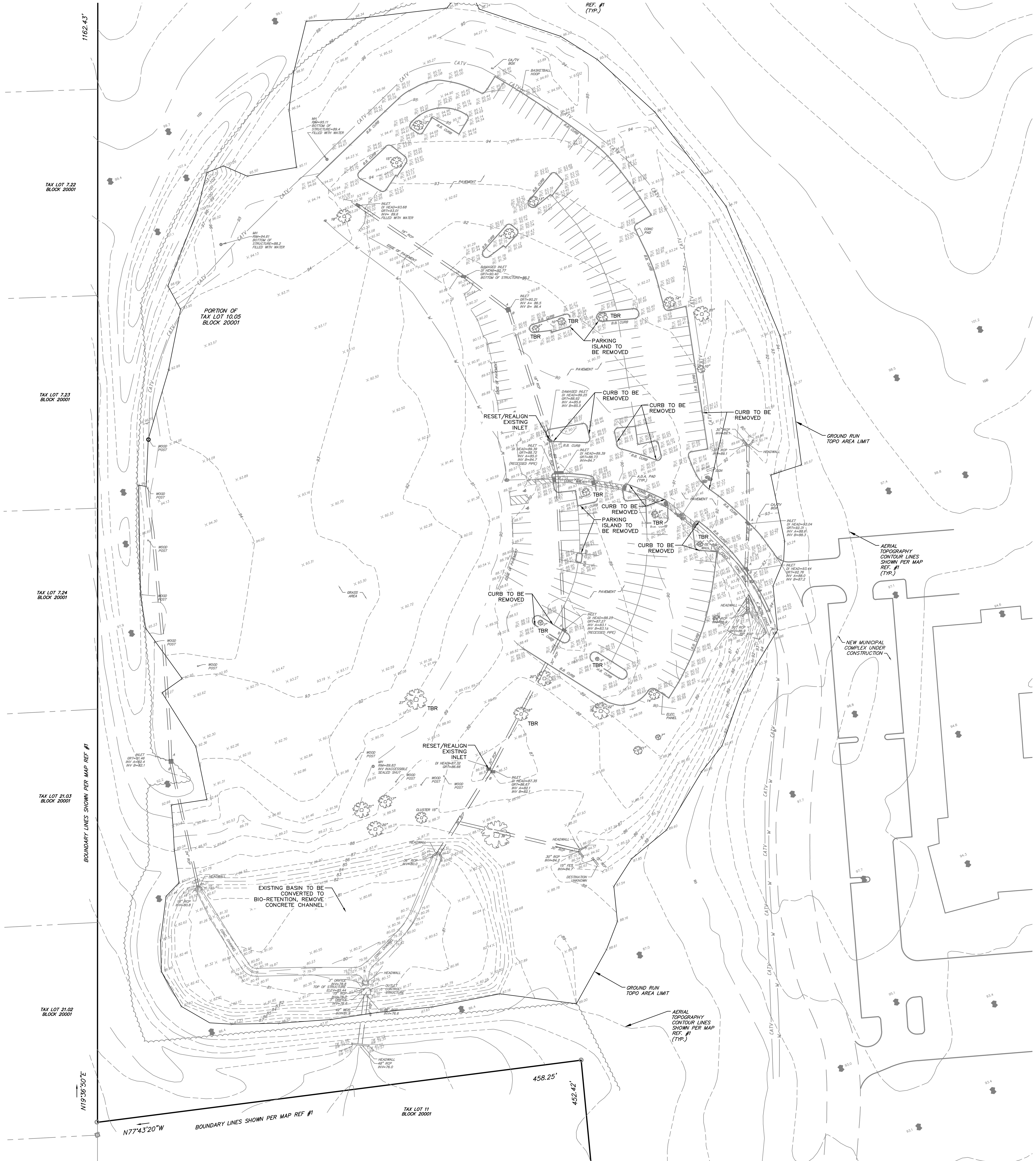
SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

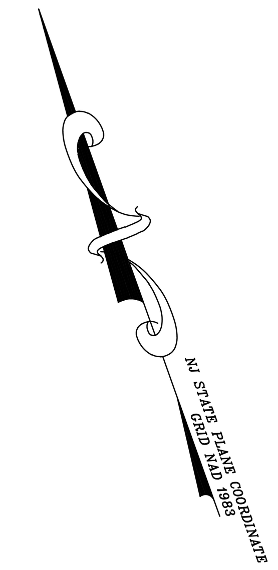
Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

TITLE SHEET

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 1 OF 16
DRAWN BY: RZH	





EXISTING CONDITIONS NOTES:

1. APPLICANT: RPM DEVELOPMENT GROUP
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 44).
3. EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "ALTA/NSPS TITLE SURVEY FOR SOMERTSET COUNTY; BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED VAN CLEEF ENGINEERING ASSOCIATES, DATED 11/16/16.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; PORTION OF TAX LOOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
5. SITE COORDINATES: 577,558' N, 448,234' E
6. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
7. THE PROPERTY IS LOCATED IN FLOOD ZONES X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34035C0241E, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
8. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER POTENTIAL CONFLICT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

PROJECT BOUNDARY
EXISTING BUILDING
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING SPOT ELEVATION — x 57.6
EXISTING SANITARY SEWER LINE
EXISTING SANITARY SEWER MANHOLE — S
EXISTING SANITARY SEWER CLEANOUT — CO
EXISTING STORM SEWER LINE
EXISTING TYPE 'A' INLET
EXISTING TYPE 'B' INLET
EXISTING TYPE 'E' INLET
EXISTING MANHOLE/STORM GRATE — D
EXISTING DOWNSPOUT — DS
EXISTING WATER LINE — W
EXISTING WATER VALVE — WV
EXISTING SPRINKLER BOX — S
EXISTING WATER METER PIT — W
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION — FDC
EXISTING GAS LINE — G
EXISTING GAS VALVE — GV
EXISTING UNDERGROUND ELECTRIC LINE — E
EXISTING OVERHEAD ELECTRIC LINE — OH
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING FENCELINE — X X
EXISTING GUIDERAIL
EXISTING LIGHT POLE
EXISTING SIGNAGE
EXISTING WETLANDS
WETLANDS BUFFER
FLOOD HAZARD LINE

40 20 0 40 80 120
30 10

GRAPHIC SCALE
1 INCH = 40 FEET

DATE	REVISIONS	BY

SHORE POINT ENGINEERING

Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE

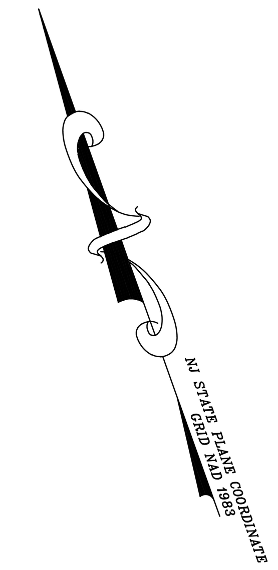
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05

SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

EXISTING CONDITIONS

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 2 OF 16
DRAWN BY: RZH	

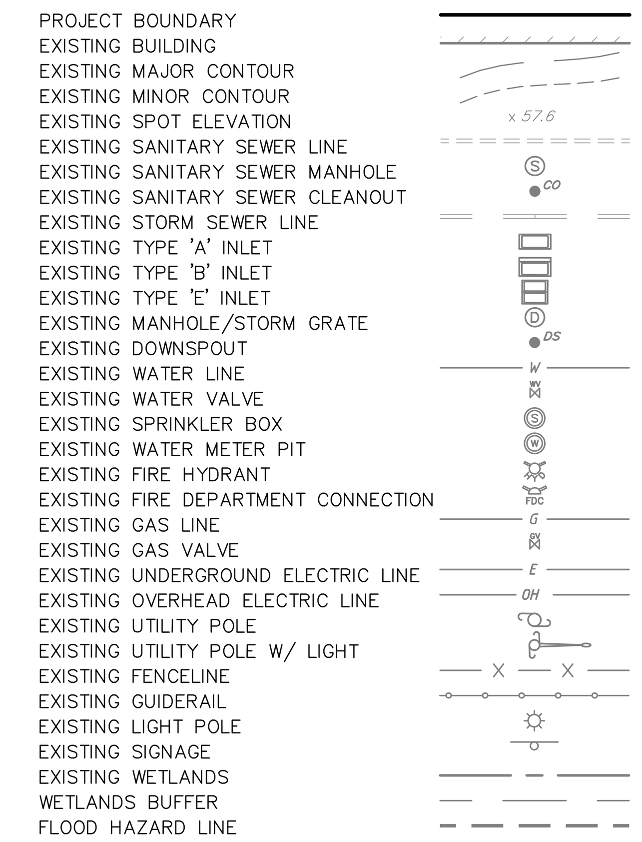
File Name: C:\Users\leshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\02-Existing Conditions.dwg
Plot time: Feb 21, 2023 - 9:01am

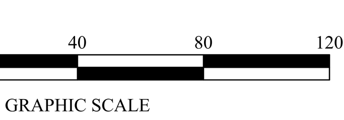


EXISTING CONDITIONS NOTES:

1. APPLICANT: RPM DEVELOPMENT GROUP
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 44).
3. EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "ALTA/NSPS TITLE SURVEY FOR SOMERTSET COUNTY; BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED VAN CLEEF ENGINEERING ASSOCIATES, DATED 11/16/16.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; PORTION OF TAX LOOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
5. SITE COORDINATES: 577,558' N, 448,234' E
6. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
7. THE PROPERTY IS LOCATED IN FLOOD ZONES X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34035C0241E, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
8. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER POTENTIAL CONFLICT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

LEGEND





DATE	REVISIONS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE

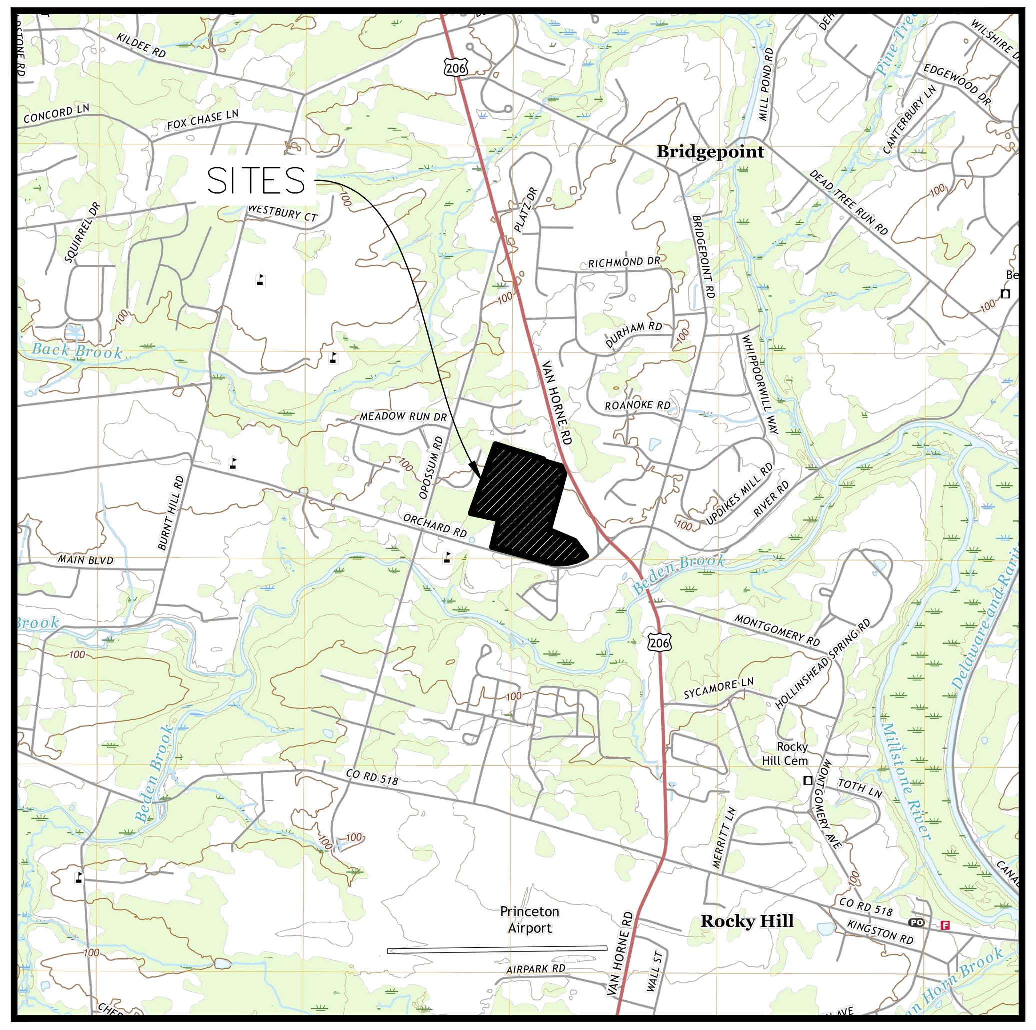
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05

SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

DEMOLITION PLAN

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 3 OF 16
DRAWN BY: RZH	

File Name: C:\Users\keshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\02-Existing Conditions.dwg
Plot time: Feb 21, 2023 - 8:58am



KEY MAP

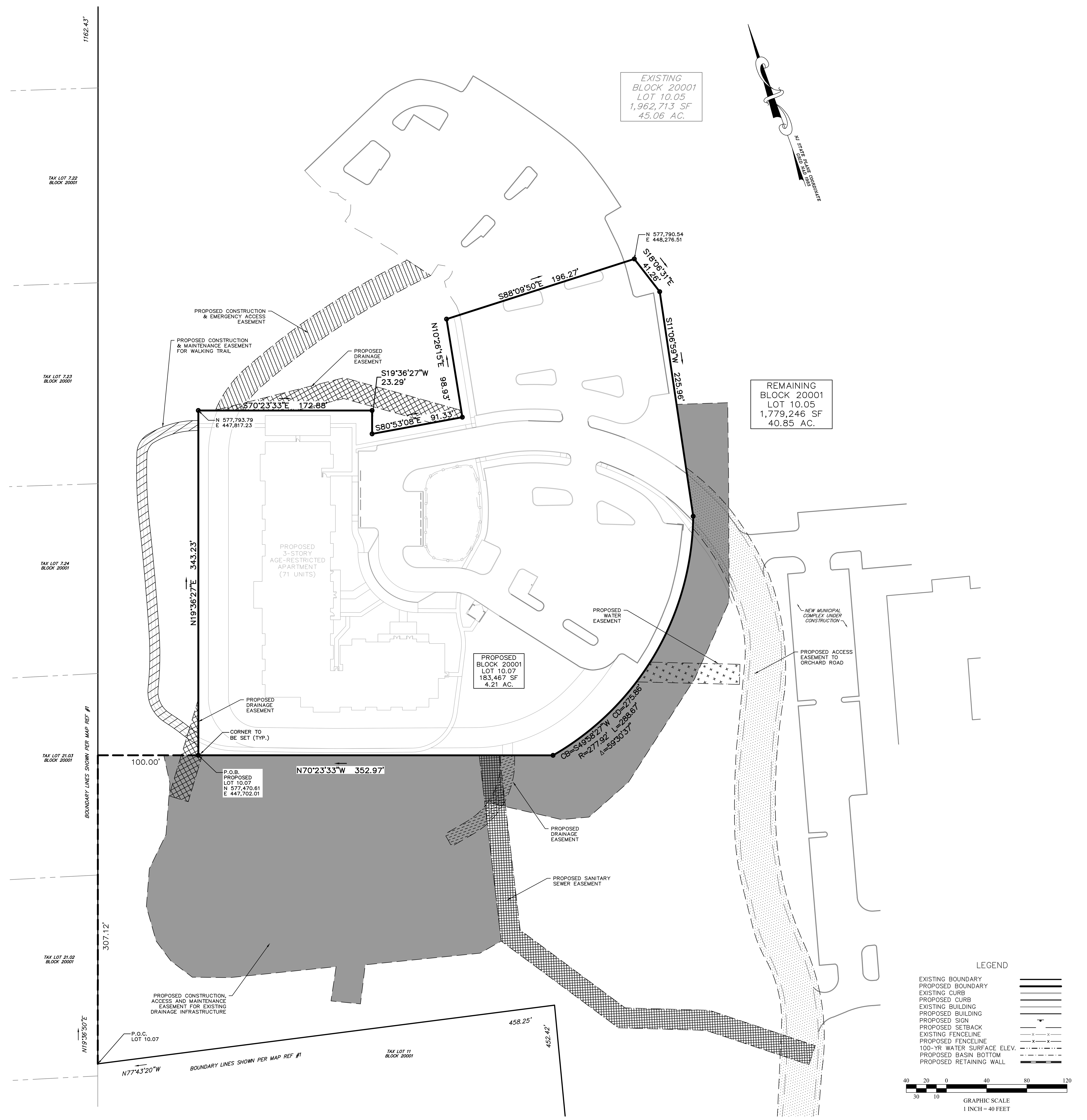
ROCKY HILL QUADRANGLE

GRAPHIC SCALE
1 INCH = 2000 FEET

Zoning Schedule	
Montgomery Senior Affordable Housing	
Proposed Block 20001, Lot 10.07	
	Proposed
Min. Lot Area	4.21 Ac
Min. Building Setback	40 FT
Max. Building Coverage	15.0 %
Max. Impervious Coverage	25.0 %
Existing	33.5% (61,489 SF)
Proposed	58.7 % (107,600 SF)
Max. Building Height	48 FT
	3 Stories

LAYOUT NOTES

1. APPLICANT:
   RPM DEVELOPMENT GROUP
   77 PARK STREET
   MONTCLAIR, NJ 07042
   (973) 744-5410
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 44).
3. EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "ALTA/NSPS TITLE SURVEY FOR SOMERTSET COUNTY; BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED VAN CLEEF ENGINEERING ASSOCIATES, DATED 11/16/16.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; PORTION OF TAX LOOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
5. SITE COORDINATES: 577,558' N, 448,234' E
6. HORIZONTAL DATUM: NJSPCS (NAD 83) 2011 VERTICAL DATUM: NAVD 88
7. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
9. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
10. ALL CONNECTIONS WITH EXISTING CONCRETE OR ASPHALT TO BE SAW CUT UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7".
12. EXISTING PAVEMENT AREAS THAT WILL BE REUSED FOR PARKING WITHIN THE PROPOSED LOT WILL RECEIVE AN ASPHALT TOPCOAT LAYER AND WILL BE RESTRIPED IN ACCORDANCE WITH THIS PLAN.



James J. Heiser
Professional Land Surveyor
JHEISER@DPKCONSULTING.NET

DATE

N.J. Lic: 24GS04331100
PA. LIC: SU075616
N.Y. Lic: 050932-1
CT. LIC: 70476

DPK CONSULTING

DPK CONSULTING, LLC
220 OLD NEW BRUNSWICK RD-STE. 201, PISCATAWAY, NJ 08854
P:732-764-0100 F: 732-764-0990
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28042200

DATE	REVISIONS	BY

SHORE POINT ENGINEERING

Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date 2/21/23

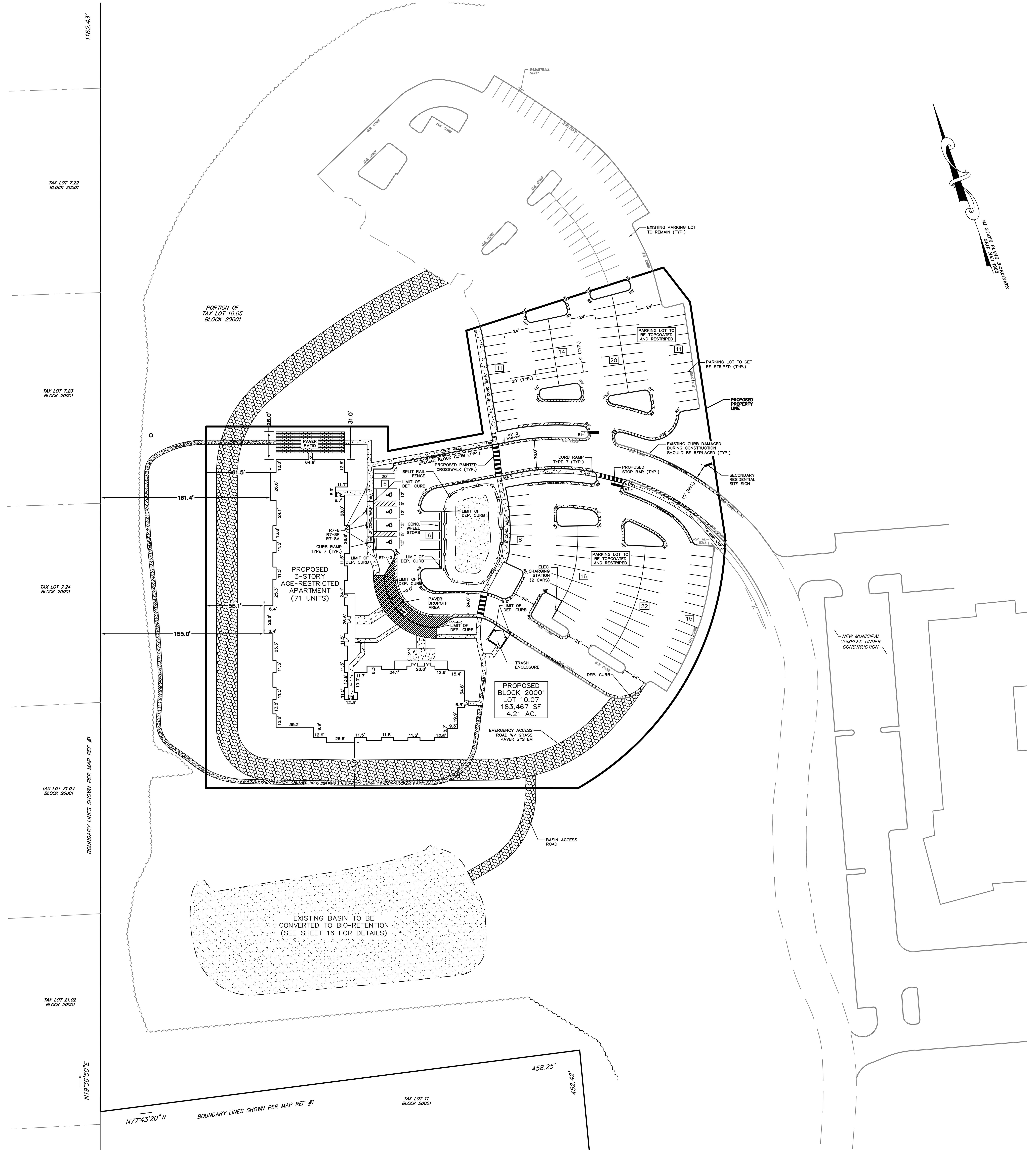
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

SUBDIVISION PLAN

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 4 OF 16
DRAWN BY: RZH	

File Name: C:\Users\keshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\03-Subdivision.dwg
Plot time: Feb 21, 2023 - 9:10am



Zoning Schedule	
Montgomery Senior Affordable Housing Proposed Block 20001, Lot 10.07	
	Proposed
Min. Lot Area	4.21 Ac
Min. Building Setback	40 FT
Max. Building Coverage	15.0 %
Max. Impervious Coverage	25.0 %
Existing	33.5% (61,489 SF)
Proposed	58.7 % (107,600 SF)
Max. Building Height	48 FT 3 Stories

Parking Table

Required: (Residential Site Improvements Standards)

- 1-Bedroom Garden Apartment – 1.8 Spaces / Unit
  - 1.8 x 70 = 126 Spaces
- 2- Bedroom Garden Apartment – 2.0 Spaces / Unit
  - 2.0 x 1 = 2 Spaces
- Total Required = 128 Spaces

Proposed:

- Total Proposed = 129 Spaces*

** Additional existing spaces are available and will be counted towards a potential future second phase of development*

LAYOUT NOTES

1. APPLICANT:
   RPM DEVELOPMENT GROUP
   77 PARK STREET
   MONTCLAIR, NJ 07042
   (973) 744-5410
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 44).
3. EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "ALTA/NSPS TITLE SURVEY FOR SOMERTSET COUNTY; BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED VAN CLEEF ENGINEERING ASSOCIATES, DATED 11/16/16.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; PORTION OF TAX LOOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
5. SITE COORDINATES: 577,558' N, 448,234' E
6. HORIZONTAL DATUM: NJSPCS (NAD 83) 2011 VERTICAL DATUM: NAVD 88
7. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
9. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
10. ALL CONNECTIONS WITH EXISTING CONCRETE OR ASPHALT TO BE SAW CUT UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7".
12. EXISTING PAVEMENT AREAS THAT WILL BE REUSED FOR PARKING WITHIN THE PROPOSED LOT WILL RECEIVE AN ASPHALT TOPCOAT LAYER AND WILL BE RESTRIPED IN ACCORDANCE WITH THIS PLAN.

LEGEND

EXISTING BOUNDARY
EXISTING CURB
PROPOSED CURB
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED SIGN
PROPOSED SETBACK
EXISTING FENCELINE
PROPOSED FENCELINE
100-YR WATER SURFACE ELEV.
PROPOSED BASIN BOTTOM
PROPOSED RETAINING WALL

40 20 0 40 80 120
30 10
GRAPHIC SCALE
1 INCH = 40 FEET

DATE	REVISIONS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

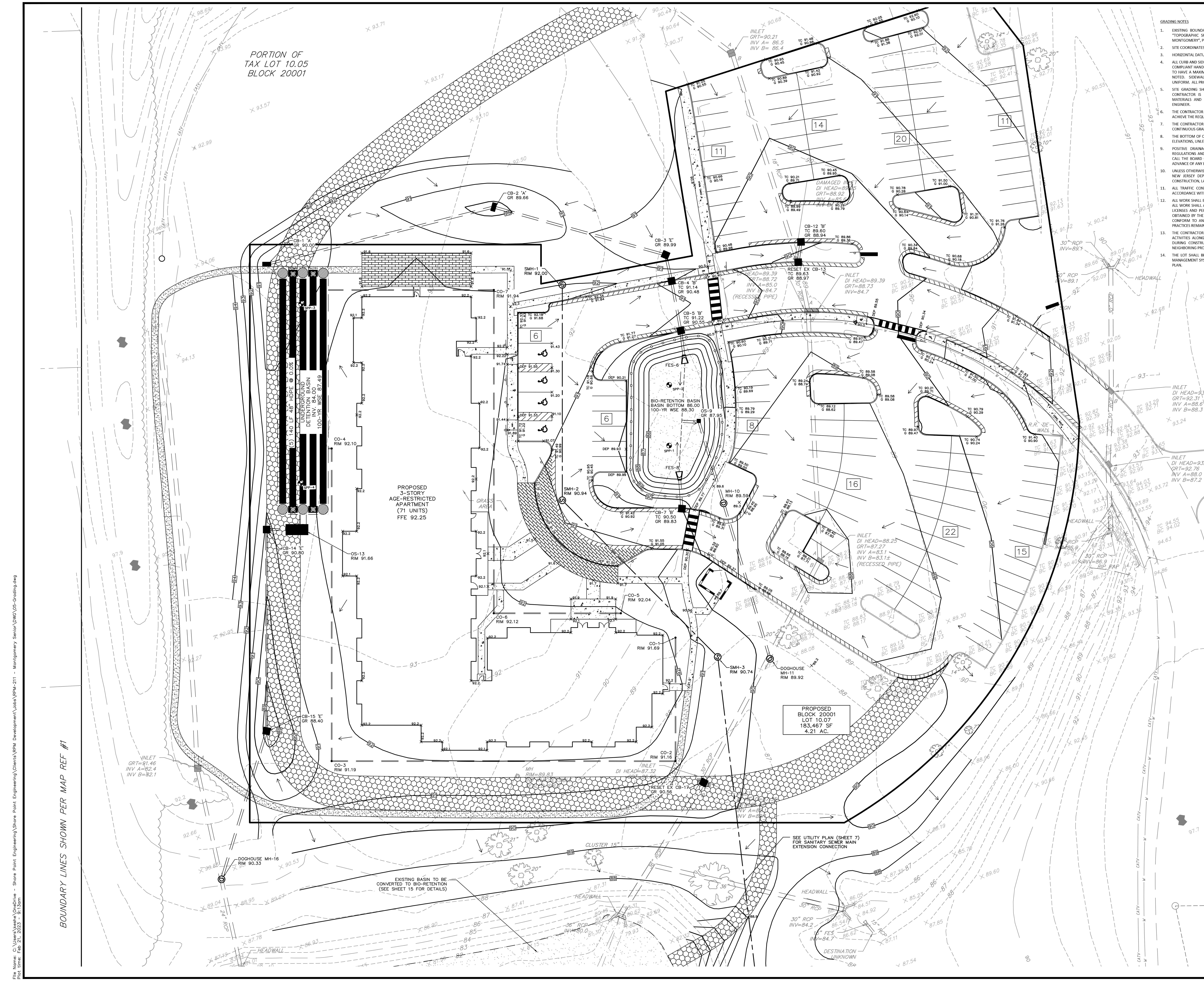
Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

LAYOUT PLAN

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 5 OF 16
DRAWN BY: RZH	

File Name: C:\Users\keshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\04-Layout.dwg
Plot time: Feb 21, 2023 - 9:12am



GRADING NOTES

1. EXISTING BOUNDARY, TOPOGRAPHIC AND WETLANDS INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; PORTION OF TAX LOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
2. SITE COORDINATES: 577,558' N, 448,234' E
3. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
4. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS. ADA COMPLIANT HANDICAPPED RAMPS TO BE PROVIDED ALONG HANDICAPPED PARKING STALLS. ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED. SIDEWALK / WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 7" AND MUST BE UNIFORM. ALL PROPOSED CURBING SHALL HAVE A 6" REVEAL, UNLESS OTHERWISE NOTED.
5. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR SHALL REMOVE EXISTING UNSUITABLE OR OVERLY COMPACTED SOIL/ROCK AS NEEDED TO ACHIEVE THE REQUIRED STORMWATER PERMEABILITY, AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. THE CONTRACTOR SHALL ADJUST AND CUT EXISTING PAVEMENT AS NEEDED TO ENSURE SMOOTH FIT AND CONTINUOUS GRADE ALONG CURB AND PAVEMENT TRANSITIONS.
8. THE BOTTOM OF CURB ELEVATIONS FOR PROPOSED CURB REPLACEMENT SHALL MATCH EXISTING PAVEMENT ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
9. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR IS REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
10. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
11. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
12. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ADDITIONALLY, ALL WORK SHALL ALSO COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL PRACTICE EXTREME CAUTION DURING ANY DEMOLITION, CLEARING OR GRADING ACTIVITIES ALONG PROPERTY LINES AND NEIGHBORING PROPERTIES SHALL BE PROTECTED AT ALL TIME DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO NEIGHBORING PROPERTIES DURING CONSTRUCTION.
14. THE LOT SHALL BE DEED RESTRICTED TO REQUIRE THE PERPETUAL MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT MAINTENANCE PLAN.

GRAPHIC SCALE
1 INCH = 20 FEET

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING INLET
PROPOSED INLET
PROPOSED MANHOLE
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED BASIN BOTTOM
100-YR WATER SURFACE ELEV.

DATE	REVISIONS	BY

SHORE POINT ENGINEERING

Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

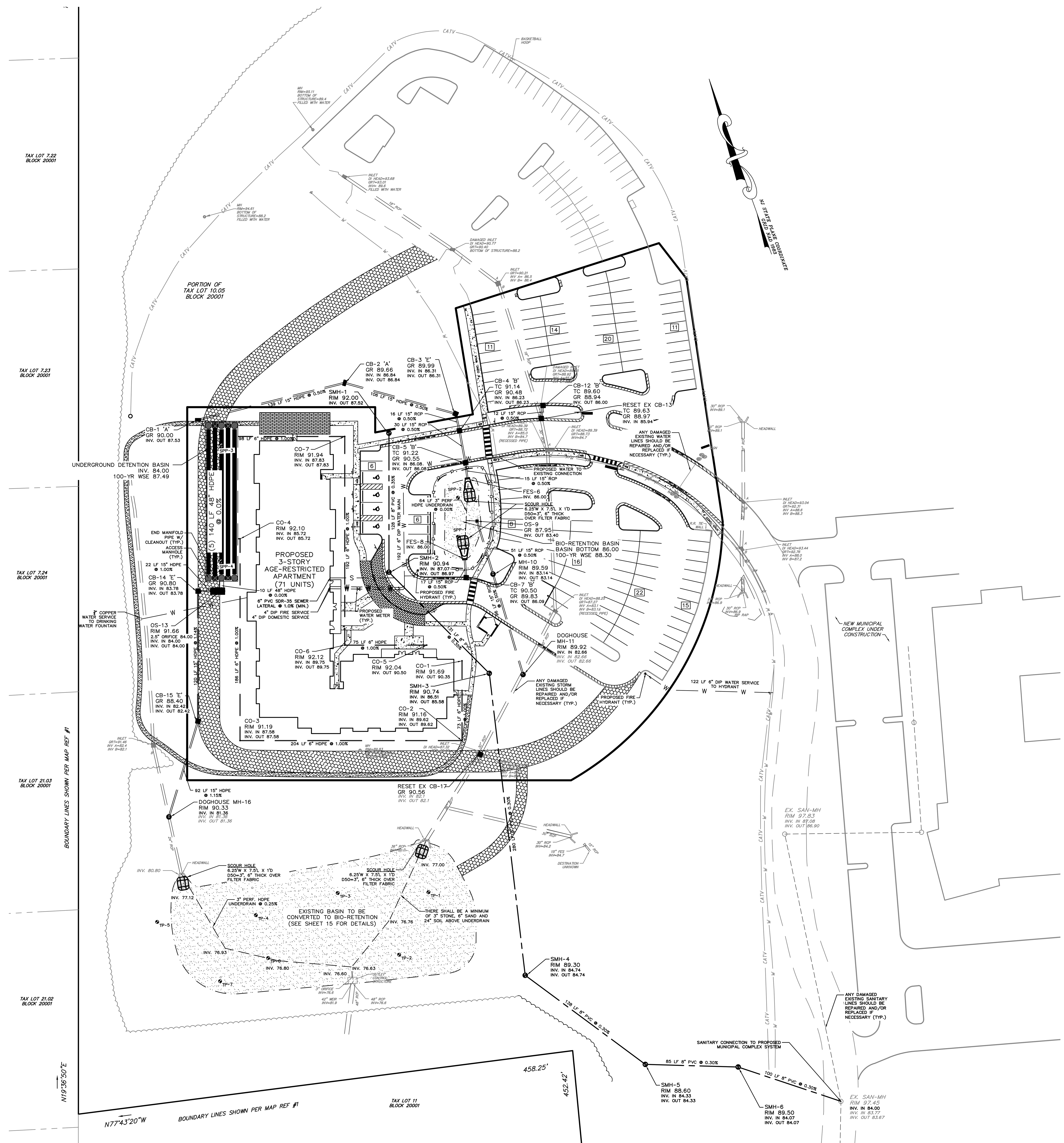
Date 2/21/23

Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

GRADING PLAN

SCALE: 1" = 20'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 6 OF 16
DRAWN BY: RZH	



UTILITY NOTES

1. APPLICANT: RPM DEVELOPMENT GROUP
2. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
3. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR IS REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. TO CONTACT NEW JERSEY ONE CALL AT 811 OR 800-272-1000.
4. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
5. ALL TRAFFIC CONTROL DEVICES WITHIN THE RIGHT OF WAY TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ADDITIONALLY, ALL WORK SHALL ALSO COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR.
7. THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER POTENTIAL CONFLICT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR MUST VERIFY THE LOCATION, SIZE AND CONDITION OF EXISTING WATER MAINS AND SANITARY SEWER MAINS PRIOR TO BEGINNING ANY UTILITY WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES, INSPECTING ENGINEER AND/OR PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION.
10. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY SERVICES TO THE BUILDING. WHERE CONFLICTS EXISTING WITH THESE SITE PLANS, THE ENGINEER IS TO BE NOTIFIED IN WRITING PRIOR TO CONSTRUCTION TO RESOLVE PRIOR TO INSTALLATION.
11. ALL ON-SITE UTILITIES SHALL BE UNDERGROUND, UNLESS OTHERWISE INDICATED.
12. ALL DRAINAGE, SANITARY SEWER AND WATER MAIN PIPING SHALL MAINTAIN A MINIMUM OF TEN (10) FEET FROM BUILDING FOUNDATIONS AND OTHER STRUCTURES, UNLESS OTHERWISE INDICATED.
13. DRAINAGE AND SANITARY SEWER PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER APPROPRIATE METHOD FOR ACCURACY. CONTRACTOR SHALL INSTALL DRAINAGE AND SANITARY SEWER PIPES STARTING ON THE DOWNSTREAM END AND WORK UPSTREAM.
14. ALL WATER AND SEWER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
15. THE CONTRACTOR SHALL MAINTAIN 18" OF VERTICAL SEPARATION AND 10' OF HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER PIPING. WHERE SUCH CLEARANCES ARE NOT POSSIBLE, THE CROSSING SHALL BE ENCASED IN CONCRETE PER THE CONSTRUCTION DETAILS.
16. THE CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 4' OVER ALL WATER LINES AND 3' OVER ALL SANITARY SEWER LINES.
17. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE INDICATED AND SHALL BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES.
18. ALL STORM PIPES AND STRUCTURES SHALL BE HS-25 LOADING QUALIFIED.
19. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
20. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE, WATER AND SANITARY SEWER IMPROVEMENTS FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
21. THE LOCATION AND LAYOUT OF GAS, ELECTRIC AND TELECOMMUNICATION UTILITIES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION AND LAYOUT OF THESE UTILITIES SHALL BE COORDINATED WITH THE SERVICING UTILITY COMPANY.
22. THE LOT SHALL BE DEED RESTRICTED TO REQUIRE THE PERPETUAL MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT MAINTENANCE PLAN.

LEGEND

EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING INLET
PROPOSED INLET
PROPOSED MANHOLE
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY LATERAL
PROPOSED SANITARY CLEANOUT
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING HYDRANT
PROPOSED WATER HYDRANT
PROPOSED WATER METER
PROPOSED WATER LATERAL
EXISTING GAS LINE
PROPOSED GAS LINE

40 20 0 40 80 120
30 10
GRAPHIC SCALE
1 INCH = 40 FEET

DATE	REVISIONS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

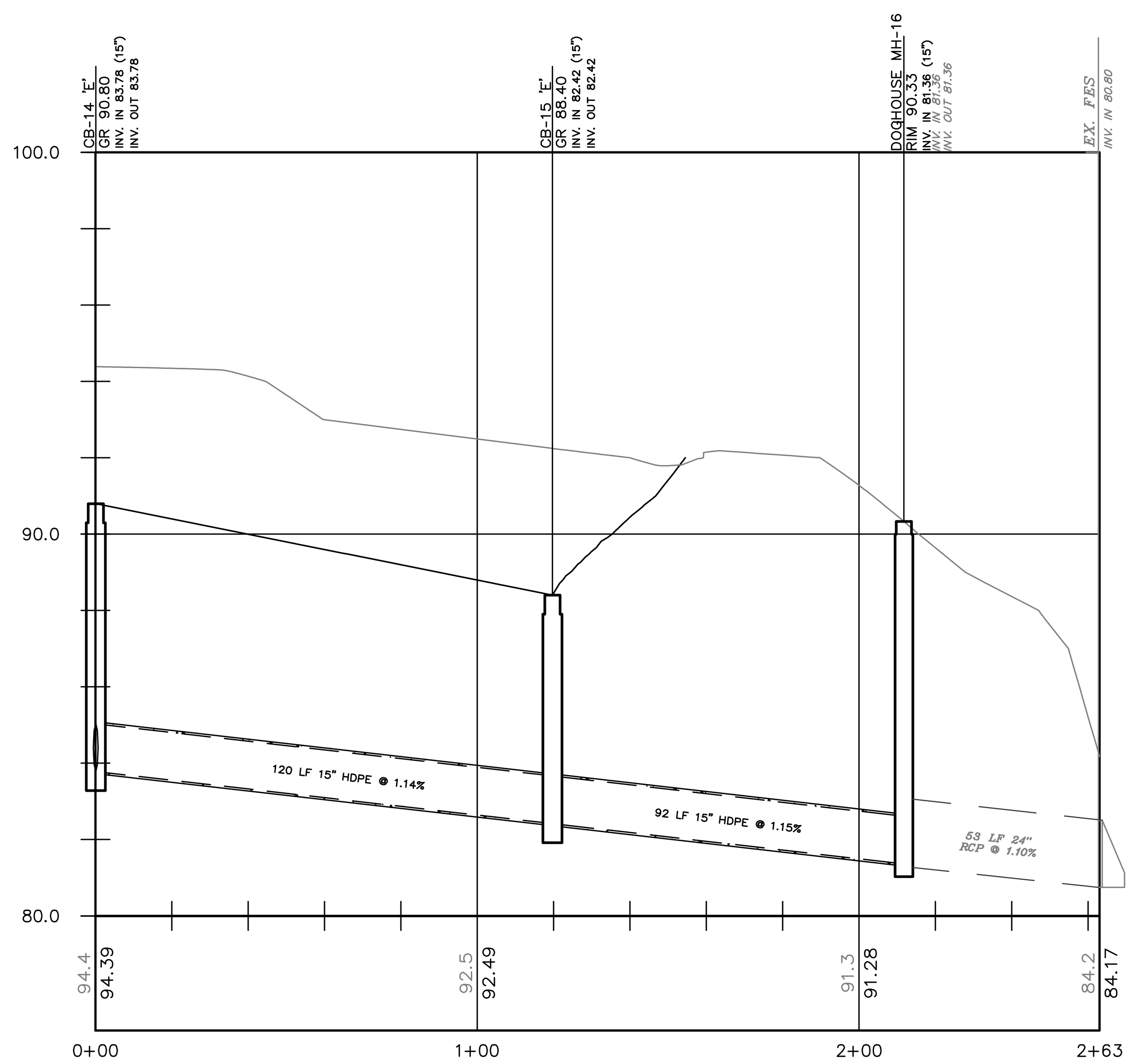
AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE

MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

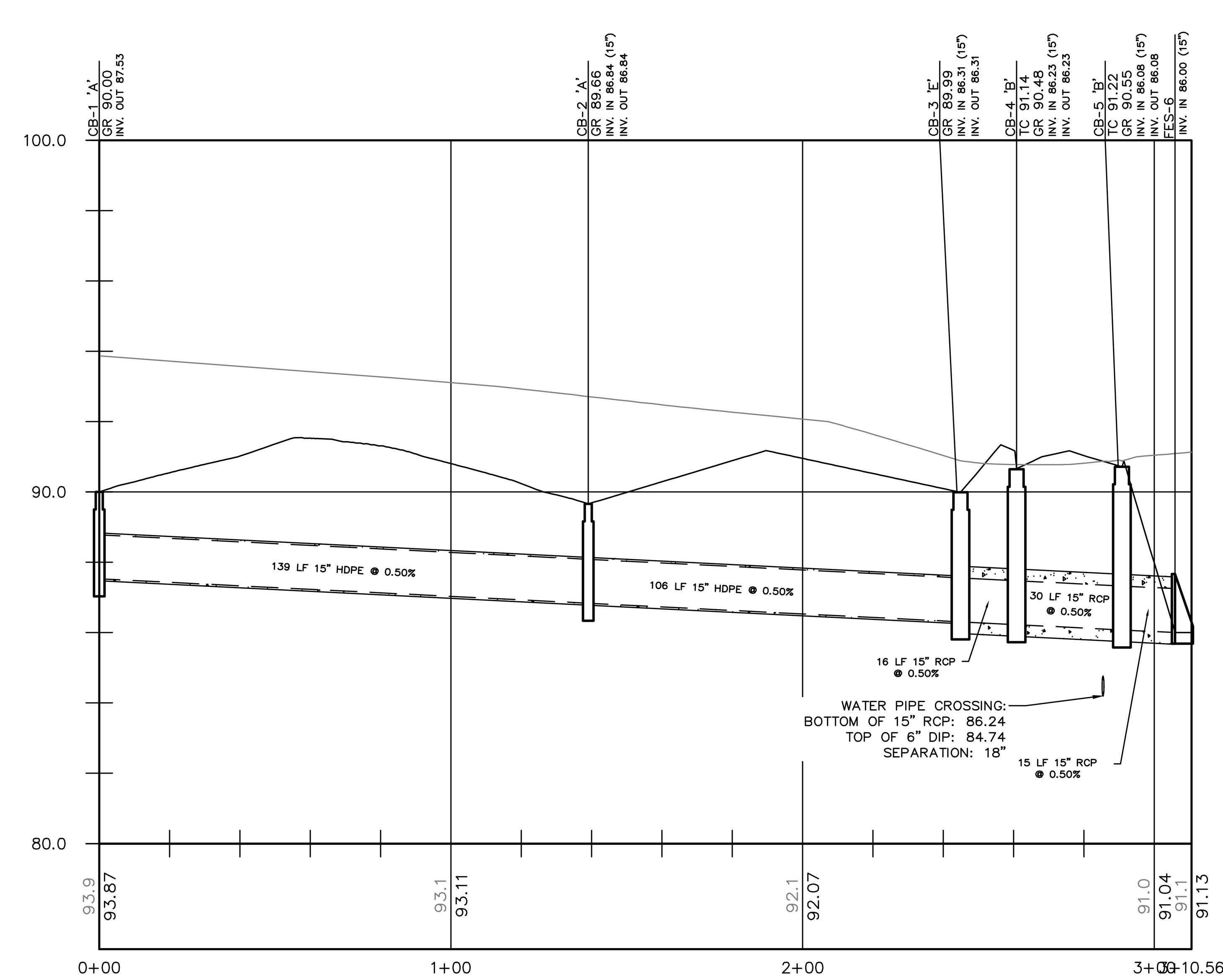
UTILITY PLAN

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 7 OF 16
DRAWN BY: RZH	

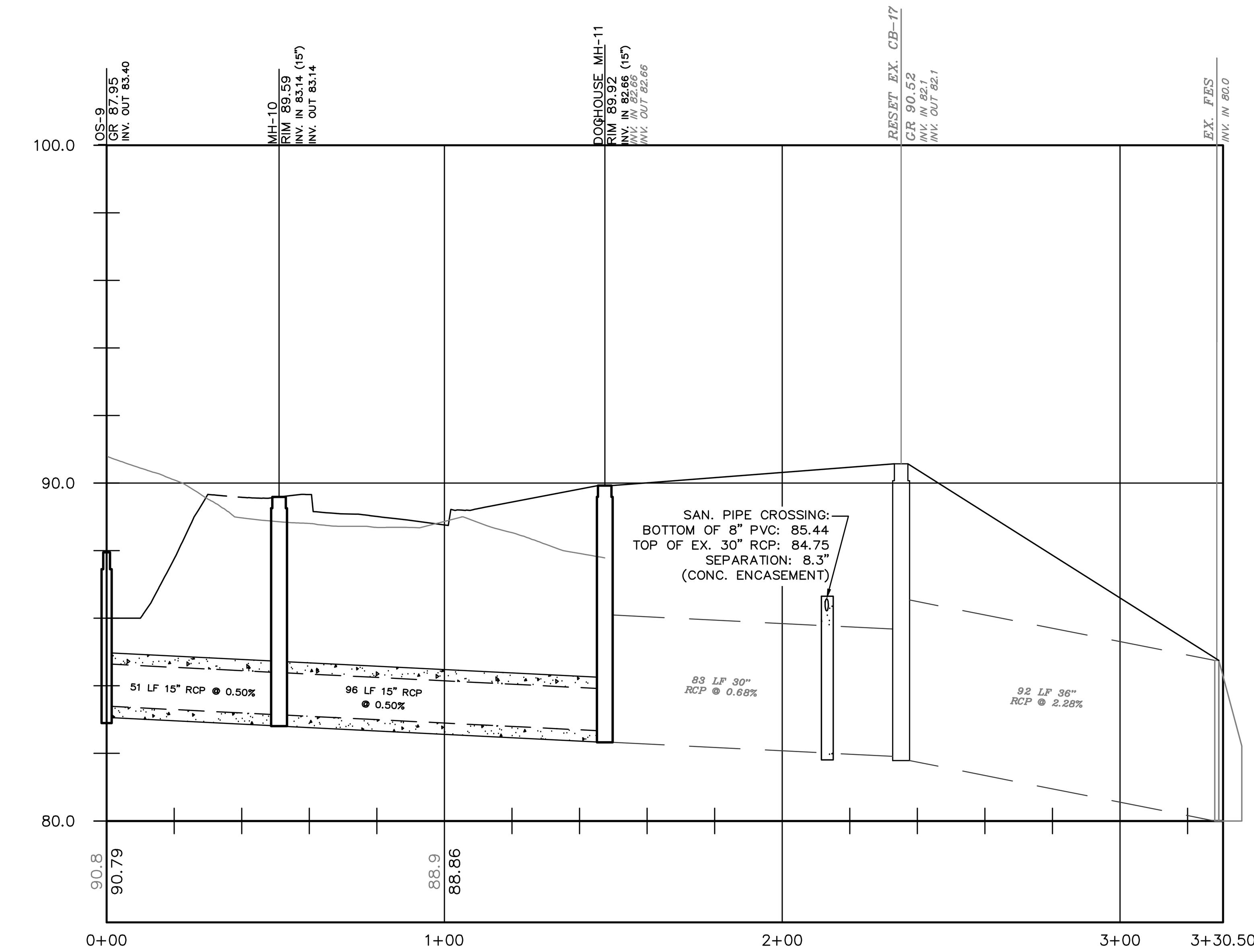
File Name: C:\Users\keshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\06-Utility.dwg
Plot time: Feb 21, 2023 - 9:15am



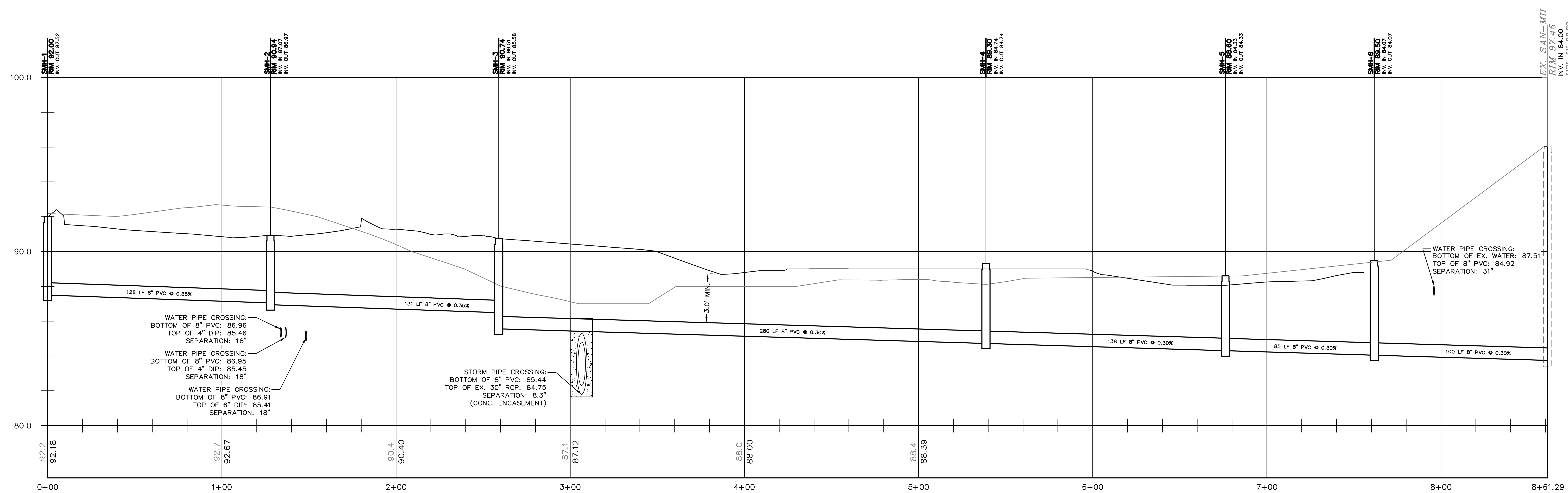
CB-14 TO EX FES



CB-1 TO FES-6



OS-9 TO EX FES



SMH-1 TO EX SAN-MH

20 0 30 60 90
30 10
GRAPHIC SCALE - HORIZONTAL
1 INCH = 30 FEET

3 1.5 0 3 6 9
2.25 0.75
GRAPHIC SCALE - VERTICAL
1 inch = 3 feet

DATE	REVISIONS	BY

SHORE POINT ENGINEERING

Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date 2/21/23

Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

PROFILES

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 8 OF 16
DRAWN BY: RZH	

File Name: C:\Users\keshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\P-Grading.dwg
Plot time: Feb 21, 2023 - 9:51am

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES	PLANT TYPE
Ab	Abelia x grandiflora 'Rose Creek'	ROSE CREEK GLOSSY ABELIA	22	18"–24"	CONTAINER	SEFS
Ah	Aronia melanocarpa 'Lowscape Hedger'	LOWSCAPE HEDGER BLACK CHOKEBERRY	25	18"–24"	CONTAINER	DFS
Ar	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	15	2.5"–3.0" CAL.	B&B	DST
As	Acer saccharum 'Legacy'	LEGACY SUGAR MAPLE	3	2.5"–3.0" CAL.	B&B	DST
At	Asclepias tuberosa	ORANGE BUTTERFLY MILKWEED	26	#2	CONTAINER	SEFP
Bn	Betula nigra	RIVER BIRCH	5	12'–14' HT.	B&B, MULTI–TRUNKED	DOT/DST
Ca	Carpinus caroliniana	BLUE BEECH	3	1.25"–1.5" CAL.	B&B	DOT/DST
Cc	Cercis canadensis 'Forest Pansy'	FOREST PANSY REDBUD	7	1.25"–1.5" CAL.	CONTAINER OR B&B	DOT
Ch	Chamaecyparis obtusa 'Filicoides Aurea'	GOLD FERNSPRAY HINOKI FALSECYPRESS	9	24"–30"	CONTAINER	ECS
Cv	Coreopsis verticillata 'Zagreb'	ZAGREB LANCELEAF COREOPSIS	95	#1	CONTAINER	DFSS
Ep	Echinacaea purpurea 'Pow Wow Wildberry'	POW WOW WILDBERRY PURPLE CONEFLOWER	22	#2	CONTAINER	DFP
Hs	Hydrangea arborescens 'Incrediball'	INCREDIBALL WHITE SMOOTH HYDRANGEA	35	#3	CONTAINER	DFS
Hu	Heuchera villosa 'Autumn Bride'	AUTUMN BRIDE CORAL BELLS	40	#1	CONTAINER	SEFP
Ig	Ilex glabra 'Shamrock'	SHAMROCK COMPACT INKBERRY HOLLY	104	18"–24"	CONTAINER	EBS
Io	Ilex opaca	AMERICAN HOLLY	3	6'–7' HT.	B&B OR CONTAINER	EBT
Lb	Lindera benzoin	SPICEBUSH	3	18"–24"	CONTAINER	DFS
Le	Leucothoe axillaris	COASTAL DOGHOBBLE	24	18"–24" SPREAD	CONTAINER	EBS
Lt	Liriodendron tulipifera	TULIP TREE	5	2.5"–3.0" CAL.	B&B	DST
Mp	Morella (Myrica) pensylvanica	NORTHERN BAYBERRY	20	18"–24"	CONTAINER	SEBS
Mv	Magnolia virginiana	SWEETBAY MAGNOLIA	9	6'–8' HT.	B&B OR CONTAINER	SEOT
Ns	Nyssa sylvatica	BLACK GUM	5	2.5"–3.0" CAL.	B&B	DST
Os	Osmunda cinnamomea	CINNAMON FERN	3	#2	CONTAINER	PF
Ov	Ostrya virginiana	HOP HORNBEAM	4	2.5"–3.0" CAL.	B&B	DST
Po	Physocarpus opulifolium 'Diablo'	DIABLO NINEBARK	9	18"–24"	CONTAINER	DFS
Pv	Panicum virgatum 'Shenandoah Red'	SHENANDOAH RED SWITCHGRASS	10	#1	CONTAINER	POG
Ps	Pinus strobus	EASTERN WHITE PINE	3	6'–8' HT.	B&B	ECT
Pt	Physocarpus opulifolium 'Tiny Wine'	TINY WINE COMPACT NINEBARK	11	18"–24"	CONTAINER	DFS
Pv	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	35	#2	CONTAINER	POG
Qb	Quercus bicolor 'Bonnie and Mike'	BEACON SWAMP WHITE OAK	2	2.5"–3.0" CAL.	B&B	DST
Qm	Quercus macrocarpa	BUR OAK	2	2.5"–3.0" CAL.	B&B	DST
Ru	Rudbeckia fulgida sullivantii 'Little Goldstar'	LITTLE GOLDSTAR BLACK–EYED SUSAN	5	#2	CONTAINER	DFP
Rv	Rosa virginiana	PASTURE ROSE	8	18"–24"	CONTAINER	DFS
Ss	Schizachryium scoparium 'Carousel'	CAROUSEL LITTLE BLUESTEM	39	#1	CONTAINER	POG
Td	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	1	3.0"–3.5" CAL.	B&B	DCST
Ua	Ulmus americana 'Jefferson'	JEFFERSON AMERICAN ELM	10	2.5"–3.0" CAL.	B&B	DST
Vc	Vaccinium x 'Pink Lemonade'	PINK LEMONADE BLUEBERRY	4	18"–24"	CONTAINER	DFS
Vc	Vaccinium corymbosum 'Bluecrop'	BLUECROP HIGHBUSH BLUEBERRY	9	18"–24"	CONTAINER	DFS

ALL PLANTS SHALL BE FULLY FURNISHED FOR THEIR SPECIES AND CULTIVAR AND AND SHALL BE "A" STOCK, CONFORMING TO THE AMERICAN STANDARD FOR NURSERY STOCK.

PLANT TYPES

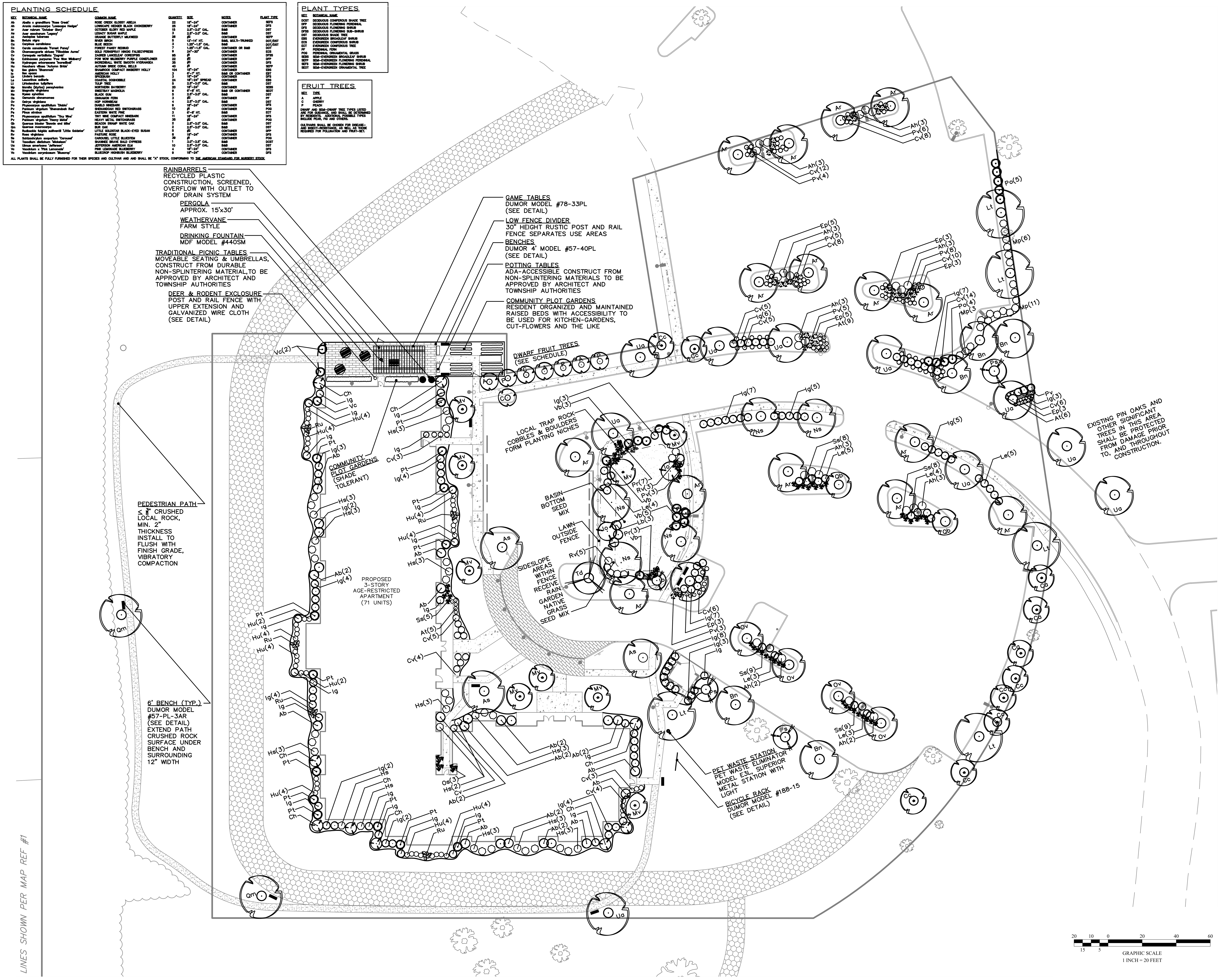
KEY	BOTANICAL NAME
DCST	DECIDUOUS CONIFEROUS SHADE TREE
DFP	DECIDUOUS FLOWERING PERENNIAL
DFS	DECIDUOUS FLOWERING SHRUB
DFSS	DECIDUOUS FLOWERING SUB–SHRUB
DST	DECIDUOUS SHADE TREE
EBS	EVERGREEN BROADLEAF SHRUB
ECS	EVERGREEN CONIFEROUS SHRUB
ECT	EVERGREEN CONIFEROUS TREE
PF	PERENNIAL FERN
POG	PERENNIAL ORNAMENTAL GRASS
SEBS	SEMI–EVERGREEN BROADLEAF SHRUB
SEFP	SEMI–EVERGREEN FLOWERING PERENNIAL
SEFS	SEMI–EVERGREEN FLOWERING SHRUB
SEOT	SEMI–EVERGREEN ORNAMENTAL TREE

FRUIT TREES

KEY	TYPE
A	APPLE
C	CHERRY
P	PEACH

DWARF AND SEMI–DWARF TREE TYPES LISTED ARE FOR GUIDANCE, AND SHALL BE DETERMINED BY RESIDENTS. ADDITIONAL POSSIBLE TYPES INCLUDE PEAR, FIG AND OTHERS.

CULTIVARS SHALL BE CHOSEN FOR DISEASE– AND INSECT–RESISTANCE, AS WELL AS THOSE REQUIRED FOR POLLINATION AND FRUIT–SET.



BRYCE BENNETT LANDSCAPE ARCHITECT
MEMBER of THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
119 FRANCE STREET
PO BOX 1911
TOMS RIVER, NJ 08754-1911
732.270.5550
earthbryce1@gmail.com
23 DECEMBER 2022
BRYCE M. BENNETT, NJLLA, ASLA — DATE
NEW JERSEY LICENSED LANDSCAPE ARCHITECT Nº AS00036600
NOT VALID FOR CONSTRUCTION WITHOUT SIGNATURE AND RAISED SEAL

DATE	REVISIONS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION FINAL MAJOR SITE PLAN & BULK VARIANCE

MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

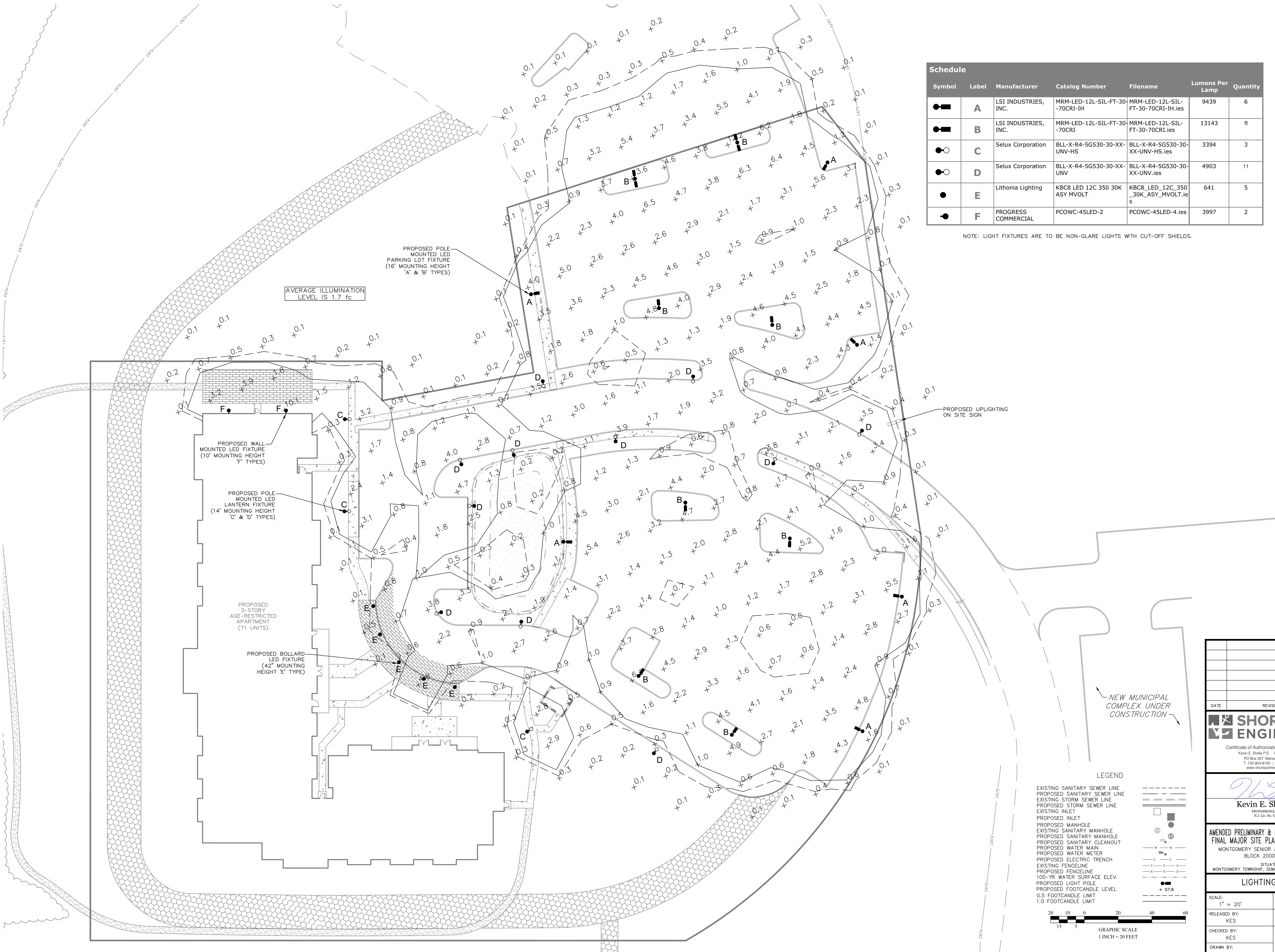
LANDSCAPE PLAN

SCALE: 1" = 20'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 9 OF 16
DRAWN BY: RZH	

Schedule

Symbol	Label	Manufacturer	Catalog Number	Filename	Lumens Per Lamp	Quantity
	A	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-30--70CRI-IH	MRM-LED-12L-SIL-FT-30-70CRI-IH.ies	9439	6
	B	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-30--70CRI	MRM-LED-12L-SIL-FT-30-70CRI.ies	13143	8
	C	Selux Corporation	BLL-X-R4-5G530-30-XX-UNV-HS	BLL-X-R4-5G530-30-XX-UNV-HS.ies	3394	3
	D	Selux Corporation	BLL-X-R4-5G530-30-XX-UNV	BLL-X-R4-5G530-30-XX-UNV.ies	4903	11
	E	Lithonia Lighting	KBC8 LED 12C 350 30K ASY MVOLT	KBC8_LED_12C_350_30K_ASY_MVOLT.ies	641	5
	F	PROGRESS COMMERCIAL	PCOWC-45LED-2	PCOWC-45LED-4.ies	3997	2

NOTE: LIGHT FIXTURES ARE TO BE NON-GLARE LIGHTS WITH CUT-OFF SHIELDS.



LEGEND

EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING INLET
PROPOSED INLET
PROPOSED MANHOLE
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY CLEANOUT
PROPOSED WATER MAIN
PROPOSED WATER METER
PROPOSED ELECTRIC TRENCH
EXISTING FENCELINE
PROPOSED FENCELINE
100-YR WATER SURFACE ELEV.
PROPOSED LIGHT POLE
PROPOSED FOOTCANDLE LEVEL + 57.6
0.5 FOOTCANDLE LIMIT
1.0 FOOTCANDLE LIMIT

20 10 0 20 40 60
15 5
GRAPHIC SCALE
1 INCH = 20 FEET

DATE	REVISIONS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

LIGHTING PLAN

SCALE: 1" = 20'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 10 OF 16
DRAWN BY: RZH	

POLE MOUNTED LIGHT FIXTURE - TYPE 'A' & 'B'

NOT TO SCALE

POLE MOUNTED LIGHT FIXTURE - TYPE 'C' & 'D'

NOT TO SCALE

BOLLARD LIGHT FIXTURE - TYPE 'E'

NOT TO SCALE

LIGHT POLE DETAIL

NOT TO SCALE

BUILDING MOUNTED LIGHT - TYPE 'F'

NOT TO SCALE

NOTES:
1. POLE FROM HOLOPHANE LIGHTING OR APPROVED EQUAL.
2. POLE SHALL BE COLORED BLACK.

LIGHT POLE BASE

NOT TO SCALE

Schedule

Symbol	Label	Manufacturer	Catalog Number	Filename	Lumens Per Lamp	Quantity
	A	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-30--70CRI-IH	MRM-LED-12L-SIL-FT-30-70CRI-IH.ies	9439	6
	B	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-30--70CRI	MRM-LED-12L-SIL-FT-30-70CRI.ies	13143	8
	C	Selux Corporation	BLL-X-R4-5G530-30-XX-UNV-HS	BLL-X-R4-5G530-30-XX-UNV-HS.ies	3394	3
	D	Selux Corporation	BLL-X-R4-5G530-30-XX-UNV	BLL-X-R4-5G530-30-XX-UNV.ies	4903	11
	E	Lithonia Lighting	KBC8 LED 12C 350 30K ASY MVOLT	KBC8_LED_12C_350_30K_ASY_MVOLT.ies	641	5
	F	PROGRESS COMMERCIAL	PCOWC-45LED-2	PCOWC-45LED-4.ies	3997	2

Maintenance for Bioretention and Rain Garden Vegetated Areas

- Bi-weekly inspections are required when establishing/restoring vegetation.
- A minimum of one inspection during the growing season and one inspection during the nongrowing season is required to ensure the health, density and diversity of the vegetation.
- Mowing/trimming of vegetation must be performed on a regular schedule based on specific site conditions; perimeter grass should be mowed at least once a month during growing season.
- Grasses within the small-scale bioretention system must be carefully maintained with lightweight equipment, such as a hand-held line trimmer, in order to maintain the permeability of the system.
- Vegetative cover must be maintained at 85%; damage must be addressed through replanting in accordance with the original specifications.
- Vegetated areas must be inspected at least once annually for erosion, scour and unwanted growth; any unwanted growth should be removed with minimum disruption to the remaining vegetation.
- All use of fertilizers, pesticides, mechanical treatments and other means to ensure optimum vegetation health must not compromise the intended purpose of the bioretention system.

LANDSCAPE ARCHITECTURAL NOTES

1. GENERAL NOTES:

A. THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.

B. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY, IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING.

C. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLANT SHALL SUPERSEDE.

D. ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF MONTGOMERY TOWNSHIP AND ANSI Z-60.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA.) IN THE EVENT OF OTHER CONFLICTS BETWEEN THE ANLA STANDARDS AND MUNICIPAL STANDARDS, THE MUNICIPAL STANDARDS SHALL SUPERSEDE.

E. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED AT THE PERIMETER OF THE SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING OR OTHER METHODS WHERE SO APPROVED. TREE PROTECTION SHALL BE PLACED OUTSIDE THE DRIP LINE (TREE CANOPY) TO AVOID OVER CLEARING. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION GRADING OR CLEARING. EXISTING VEGETATION AT THE LIMIT OF CLEARING MAY BE SELECTIVELY PRUNED TO REMOVE DEAD, DISEASED, OR DAMAGED BRANCHING.

F. ALL LANDSCAPING SHALL BE PLANTED AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, OR PUBLIC WALKWAYS OR ANY OTHER EXISTING OR PROPOSED STRUCTURE. ALL PLANT MATERIAL LOCATED WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT ROADWAY. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 6'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS EXCEPT GROUNDCOVERS ARE TO HAVE THEIR CENTERS CLOSER THAN 36" TO THE BACK OF THE CURB.

2. PLANT MATERIAL:

A. NO PLANT SUBSTITUTION SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR, WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT AND THE APPROVING AUTHORITY.

B. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.

C. ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.

D. ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.

E. ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES, NAMED VARIETY OR CULTIVAR.

3. PLANTING:

A. SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING.

B. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE TOPSOIL FROM ON SITE OR MATERIAL IMPORTED TO THE SITE CONFORMING WITH THE 2019 NJDOT STANDARD SPECIFICATIONS, SECTION 917.01, AND SHALL BE FREE OF ACIDIC MARL, STONES, LARGE STONES, DEBRIS, [illegible]

C. PLANTS SHALL BE SET IN ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG. [illegible]

D. THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER PORTION OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTABLE.

E. ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. [illegible]

4. IRRIGATION AND MAINTENANCE

B. IN GENERAL SHRUBS ARE TO BE PLANTED AT INTERVALS WHICH WILL THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE INDIVIDUAL SPECIES. [illegible]

C. ALL PLANTINGS SHALL BE GUARANTEED FOR GROWTH AND VIGOR FOR A PERIOD OF NOT LESS THAN TWO YEARS FROM PLANTING, PER MUNICIPAL CODE. [illegible]

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES	PLANT TYPE

ALL PLANTS SHALL BE FULLY FURNISHED FOR THEIR SPECIES AND CULTIVAR AND AND SHALL BE "A" STOCK, CONFORMING TO THE AMERICAN STANDARD FOR NURSERY STOCK

PLANT TYPES

KEY	BOTANICAL NAME
DCST	DECIDUOUS CONIFEROUS SHADE TREE
DFP	DECIDUOUS FLOWERING PERENNIAL
DFS	DECIDUOUS FLOWERING SHRUB
DFSS	DECIDUOUS FLOWERING SUB-SHRUB
DST	DECIDUOUS SHADE TREE
EBS	EVERGREEN BROADLEAF SHRUB
ECS	EVERGREEN CONIFEROUS SHRUB
ECT	EVERGREEN CONIFEROUS TREE
PF	PERENNIAL FERN
POG	PERENNIAL ORNAMENTAL GRASS
SEBS	SEMI-EVERGREEN BROADLEAF SHRUB
SEFP	SEMI-EVERGREEN FLOWERING PERENNIAL
SEFS	SEMI-EVERGREEN FLOWERING SHRUB
SEOT	SEMI-EVERGREEN ORNAMENTAL TREE

FRUIT TREES

KEY	TYPE
A	APPLE
C	CHERRY
P	PEACH

DWARF AND SEMI-DWARF TREE TYPES LISTED ARE FOR GUIDANCE, AND SHALL BE DETERMINED BY RESIDENTS. ADDITIONAL POSSIBLE TYPES INCLUDE PEAR, FIG AND OTHERS.

CULTIVARS SHALL BE CHOSEN FOR DISEASE- AND INSECT-RESISTANCE, AS WELL AS THOSE REQUIRED FOR POLLINATION AND FRUIT-SET.

FOOTPATH DETAIL - ISOMETRIC VIEW

NO SCALE

DEER & RODENT CONTROL FENCE

TREE PROTECTION FENCE

SHRUB AND CONTAINER PLANTING

BALLED & BURLAPPED (B&B) TREE PLANTING

BIKE RACK

188 SERIES

BRYCE BENNETT LANDSCAPE ARCHITECT
MEMBER of THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
119 FRANCE STREET
PO BOX 1911
TOMS RIVER, NJ 08754-1911
732.270.5550
earthbryce1@gmail.com
23 DECEMBER 2022
DATE
BRYCE M. BENNETT, NJLLA, ASLA
NEW JERSEY LICENSED LANDSCAPE ARCHITECT Nº AS00036600
NOT VALID FOR CONSTRUCTION WITHOUT SIGNATURE AND RAISED SEAL

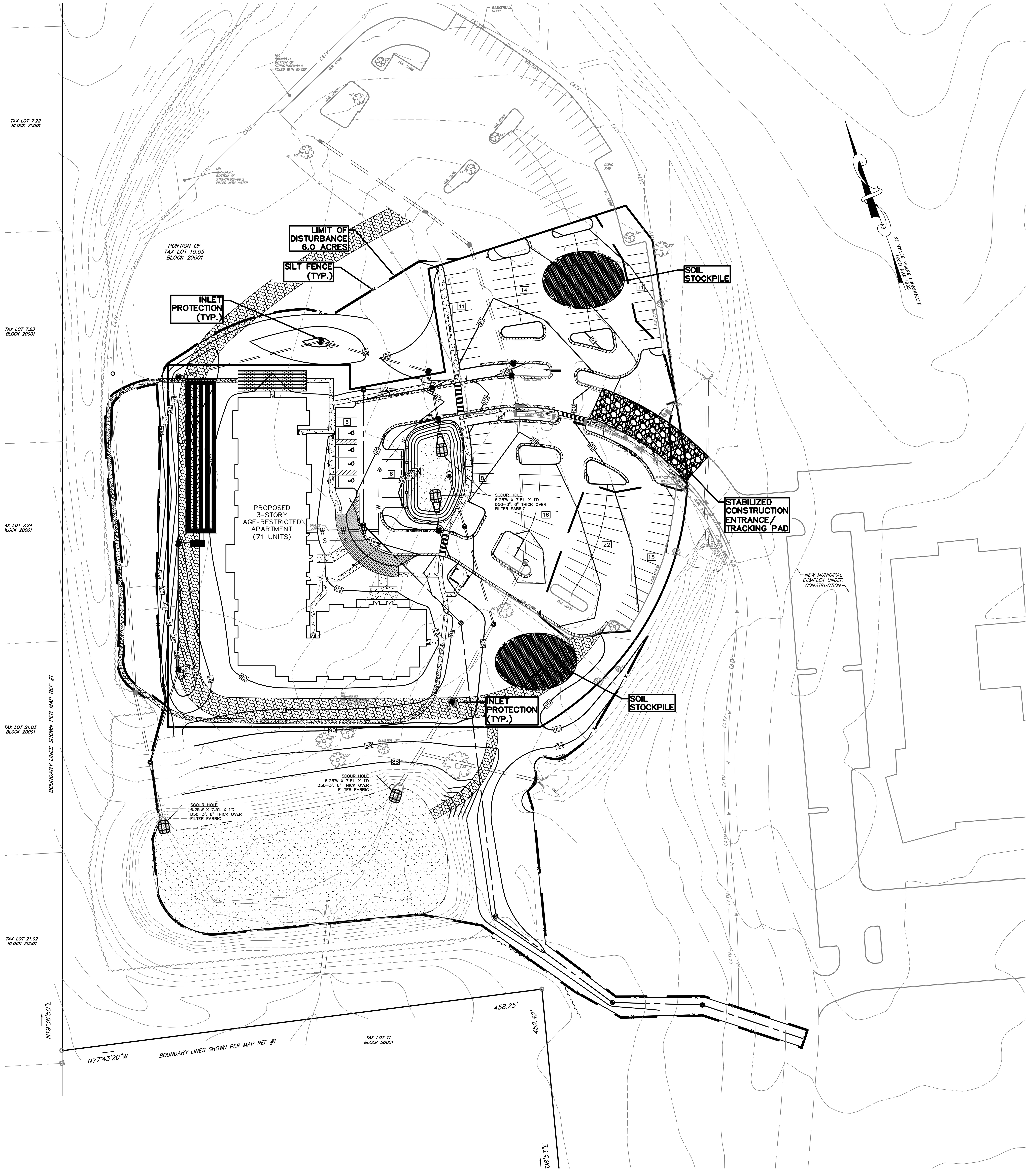
DATE	REVISIONS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com
Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

LANDSCAPE & LIGHTING DETAILS

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 11 OF 16
DRAWN BY: RZH	



SOIL EROSION & SEDIMENT CONTROL NOTES:

1. APPLICANT: RPM DEVELOPMENT GROUP
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 20001, LOT 10.05 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MONTGOMERY, MONMOUTH COUNTY, NEW JERSEY (SHEETS 44).
3. EXISTING BOUNDARY INFORMATION SHOWN FROM A PLAN ENTITLED "ALTA/NSPS TITLE SURVEY FOR SOMERTSET COUNTY; BLOCK 20001, LOT 10.05, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED VAN CLEEF ENGINEERING ASSOCIATES, DATED 11/16/16.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION SHOWN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY; PORTION OF TAX LOOT 10.05; BLOCK 20001; ORCHARD ROAD; TOWNSHIP OF MONTGOMERY", PREPARED BY DPK CONSULTING DATED 05/26/21.
5. SITE COORDINATES: 577,558' N, 448,234' E
6. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
7. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION AT LEAST 72 HOURS IN ADVANCE OF ANY WORK.
8. SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
9. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR IS REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
10. THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
11. THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING INLET
PROPOSED INLET
EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING GAS LINE
PROPOSED GAS LINE
EXISTING SAN CLEAN OUT
PROPOSED SAN CLEAN OUT
EXISTING SIGN
PROPOSED SIGN
EXISTING LIGHT
PROPOSED LIGHT
EXISTING FENCELINE
PROPOSED FENCELINE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED SILT FENCE
PROPOSED INLET PROTECTION
PROPOSED SOIL STOCKPILE AREA
PROPOSED TRACKING PAD

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE MONTGOMERY TOWNSHIP, THE PROJECT AREA FALLS WITHIN THE PROPOSED REDEVELOPMENT PLAN WHICH IS ESTABLISHING THE "MUNICIPAL CENTER REDEVELOPMENT ZONE" (MCRZ). THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), THEREFORE, THE SITE FALLS UNDER THE SOIL COMPACTION EXEPEMPTION AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".

40 20 0 40 80 120
30 10
GRAPHIC SCALE
1 INCH = 40 FEET

DATE	REVISIONS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

SOIL EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 12 OF 16
DRAWN BY: RZH	

SOMERSET-UNION SOIL EROSION AND SEDIMENT CONTROL NOTES

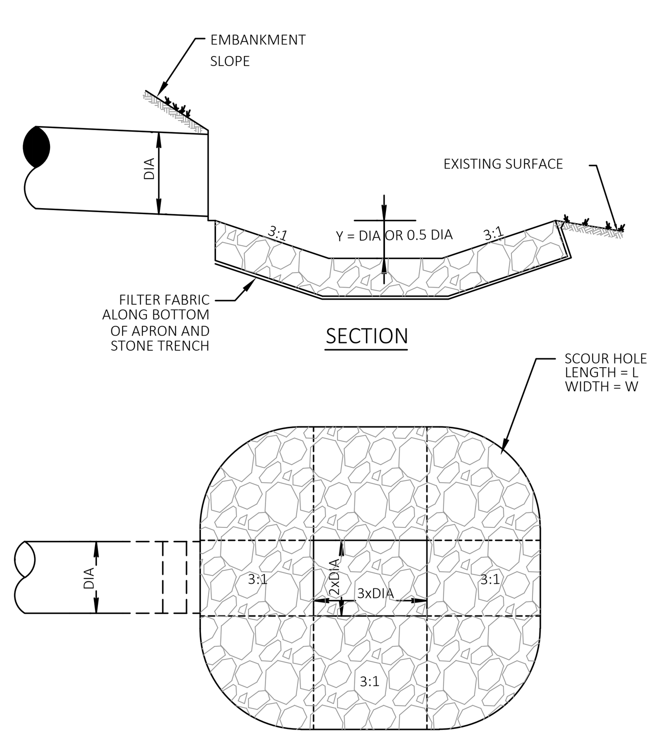
1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARD.
4. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
9. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X1" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
10. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OR PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. IN THAT N.J.S.A. 4:24-39 ET. SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
14. THE SOMERTSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING THE LIFE OF THE CONSTRUCTION PROJECT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
18. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF THE SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN THE SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
19. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSART PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN SUMMER 2023, AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL APPROXIMATELY AS FOLLOWS:

	DURATION
TEMPORARY SOIL EROSION FACILITIES	IMMEDIATELY
CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE	IMMEDIATELY
INSTALL SILT FENCE	IMMEDIATELY
ROUGH CLEARING AND GRADING	3 WEEKS
TEMPORARY SEEDING*	IMMEDIATELY
SLOPE AND EMBANKMENT PROTECTION	IMMEDIATELY
ROAD SUB-BASE	IMMEDIATELY
SEDIMENT BASIN CONSTRUCTION	2 WEEKS
INSTALLATION OF STORM STRUCTURES	2 WEEKS
INLET PROTECTION	IMMEDIATELY
MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
BUILDING CONSTRUCTION	12 MONTHS
BASIN CONSTRUCTION	4 WEEKS
FINAL SEEDING AND LANDSCAPING	2 WEEKS
REMOVAL OF ALL TEMPORARY SEDIMENT CONTROL MEASURES	IMMEDIATELY

* TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE No. 2 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.



	DIA	Q25	L	W	d50
FES-5	15" RCP @ 0.68%	1.84 CFS	7.5 FT.	6.25 FT.	d50 = 3" 6" THICK*
FES-7	15" RCP @ 0.50%	1.84 CFS	7.5 FT.	6.25 FT.	d50 = 3" 6" THICK*
EX FES	15" RCP @ 0.69%	3.27 CFS	7.5 FT.	6.25 FT.	d50 = 3" 6" THICK*

* OVER FILTER FABRIC

NOTE: DESIGNED IN ACCORDANCE WITH SOIL EROSION MANUAL, SECTION 12: CONDUIT OUTLET PROTECTION.

SCOUR HOLE DETAIL
NOT TO SCALE

STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION

STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS

PURPOSE

TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.

METHODS AND MATERIALS

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
   B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
2. PROTECTIVE MATERIALS
   A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WITH THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
   B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
   C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDRO SEEDER.
   D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
   E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
   F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
3. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
   A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
   B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
   C. CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
   D. LIQUID MULCH-BINDERS
      1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
      2. USE ONE OF THE FOLLOWING:
         a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
         b. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL BE NO LONGER SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

ADDITIONAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
2. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT A MINIMUM, BY THE END OF EACH WORK DAY.
4. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNER.
5. STEEP SLOPES TO RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE No. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

DUST CONTROL NOTE

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY
WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE

STANDARD FOR SEEDING SPECIFICATIONS

TEMPORARY SEEDING

TEMPORARY VEGETATIVE COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1.0 POUNDS PER 1,000 SQ. FT. (40 lbs/Ac.). LIMESTONE (PULVERIZED DOLOMITIC EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) SHALL BE APPLIED AT THE RATE OF 135 lbs/1,000 SQ. FT. (3 TONS/Ac.) AND FERTILIZER (10-20-10 OR EQUIVALENT) AT THE RATE OF 14 lbs/1,000 SQ. FT. (600 lbs./Ac.).

MULCHING IS REQUIRED ON ALL SEEDING AND SHALL BE ACCOMPLISHED AS FOLLOWS:

1. MULCH MATERIALS SHOULD BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT A RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET. MULCH BLOWERS SHOULD NOT GRIND OR CHOP THE MATERIAL.
2. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85 PERCENT OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1.000 SQUARE FOOT SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
3. MULCH ANCHORING SHALL BE ACCOMPLISHED USING EITHER PEG AND TWINE, MULCH NETTING, MULCH ANCHORING COULTER TOOL OR LIQUID MULCH-BINDERS, PER THE ACCOMPANYING "STABILIZATION WITH MULCH ONLY" SPECIFICATION.

* OPTIMUM SEEDING DATES 3/1 - 5/15 AND 8/15 - 10/1

PERMANENT SEEDING

1. TOPSOIL TO BE PLACED TO A DEPTH OF 5 INCHES ON EXPOSED SOILS UPON COMPLETION OF FINAL GRADING.
2. SEED IS TO BE UNIFORMLY APPLIED TO THE NORMAL DEPTH OF 1/4 INCH TO 1/2 INCH (EXCEPT HYDRO SEEDING). SEED MIXTURE 15, AS SHOWN ON PAGE 4-11 IN THE SOIL EROSION STANDARDS. THE SEEDING RATE SHALL BE:

SEED MIXTURE	PLANTING RATE LBS PER ACRE	LBS PER 1,000 SF
HARD FESCUE	120	2.7
PERENNIAL RYEGRASS	30	0.7
KENTUCKY BLUEGRASS BLEND	40	0.9

* OPTIMAL SEEDING DATES: 3/1-4/30 AND 8/15-10/15
  ACCEPTABLE SEEDING DATES: 5/1-8/14

3. MULCHING WILL BE ACCOMPLISHED PER THE BELOW TEMPORARY SEEDING SPECIFICATIONS.

* MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SOIL CAN BE IRRIGATED.

SOIL TEXTURE

SUITABLE EQUIPMENT WILL BE USED TO PREPARE A REASONABLE, UNIFORM, FINE SEED BED TO A MINIMUM DEPTH OF 4 INCHES.

APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIME SHALL BE PULVERIZED DOLOMITIC LIMESTONE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. THE FOLLOWING TABLE IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION RATES.

SOIL TEXTURE	TONS/ACRE	LBS./1000 SQ. FT.
CLAY, CLAY LOAM, & HIGHLY ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.

STANDARD FOR STORM SEWER INLET PROTECTION

DEFINITION

A TEMPORARY BARRIER AND SETTLING FACILITY INSTALLED AT A STORM SEWER INLET.

PURPOSE

THE PURPOSE OF STORM SEWER INLET PROTECTION IS TO INTERCEPT AND RETAIN SEDIMENT, THUS PREVENTING THE ENTRANCE OF SEDIMENT INTO THE STORM SEWER SYSTEM.

CONDITIONS WHERE PRACTICE APPLIES

1. CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR LESS.
2. A STORM SEWER OR THE OUTLET CHANNEL OF A STORM SEWER NEEDS PROTECTION FROM SEDIMENT.
3. TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT MAINTENANCE OF THE STORM SEWER INLET PROTECTION.
4. A TRAFFIC HAZARD WILL NOT BE CREATED.
5. A FLOODING PROBLEM WILL NOT BE CREATED.

WATER QUALITY ENHANCEMENT

THE PRIMARY BENEFIT TO WATER QUALITY IS REMOVAL SEDIMENT FROM STORMWATER RUNOFF PRIOR TO ENTERING THE STORM SEWER SYSTEM. AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER MAY ALSO BE FILTERED OUT OF THE RUNOFF.

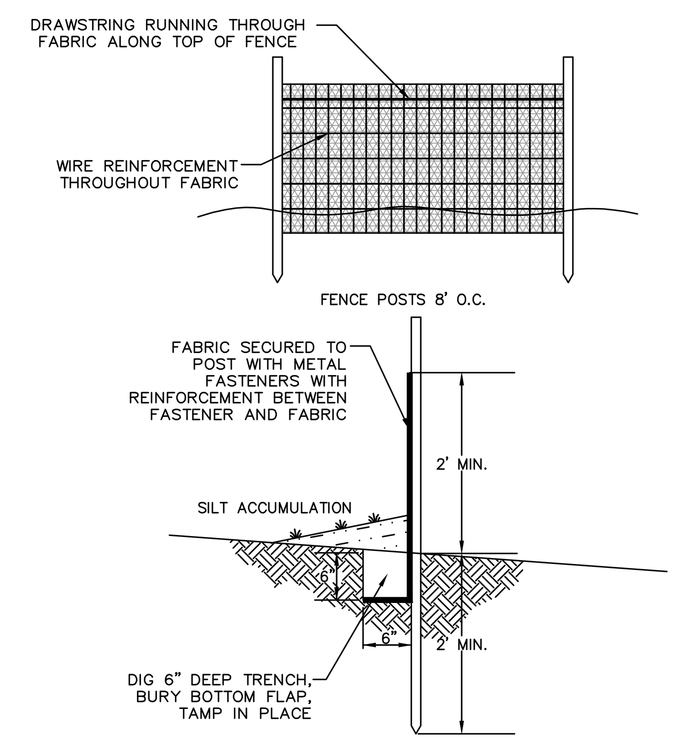
DESIGN CRITERIA

THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER INLET PROTECTION:

1. MUST SLOW THE STORM WATER, PROVIDE THE COARSE SEDIMENT PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED.
2. IN ALL CASES, THE INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
3. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

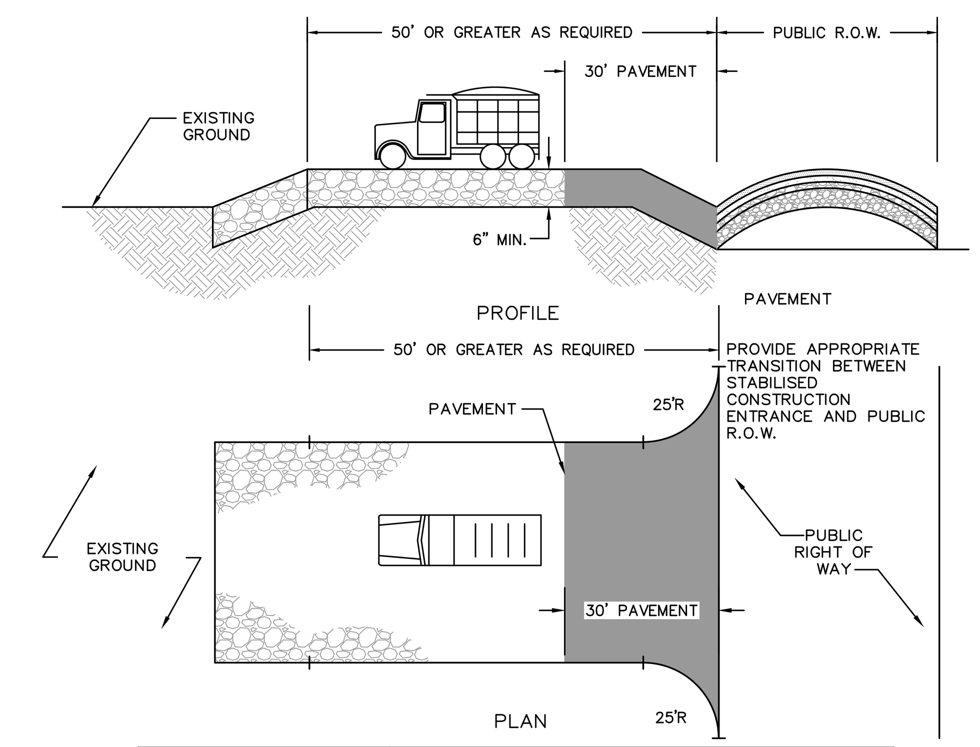
OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.



REINFORCED SILT FENCE
NOT TO SCALE

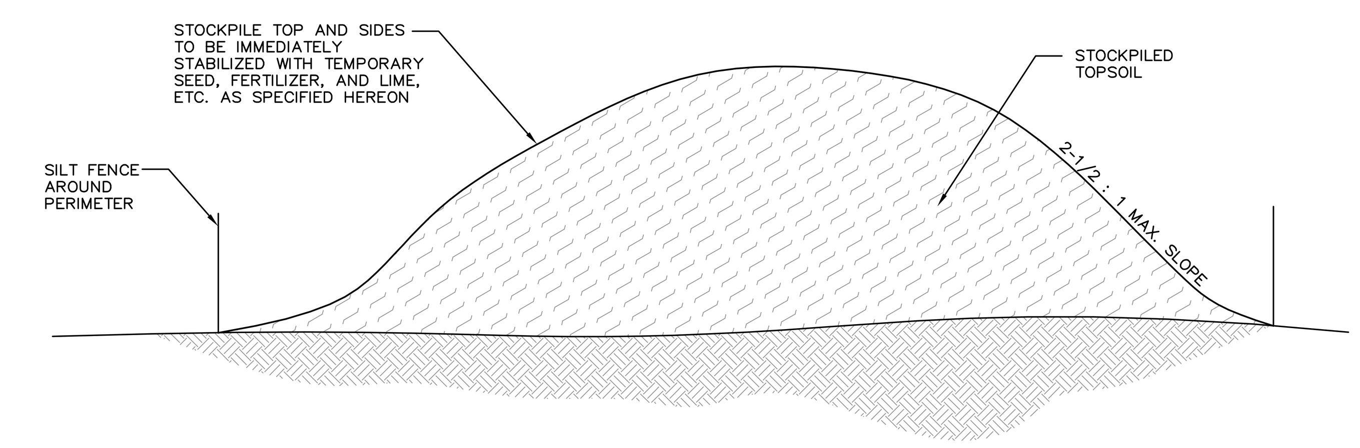
NOTES:
1. WIRE REINFORCEMENT SIMILAR TO "CHICKEN FENCE" OR EQUIVALENT AS SUPPLIED BY EASTCOAST SITEWORK OR OTHER.
2. ALSO ACCEPTABLE IS "LATHE" / "WASHER & LATHE" STYLE AS SUPPLIED BY EASTCOAST SITEWORK, HANES"GEO COMPONENTS" OR OTHER.
3. REFER TO PLAN FOR AREAS WHERE REQUIRED.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF REINFORCED SILT FENCE TO ENGINEER FOR APPROVAL BY SCD.



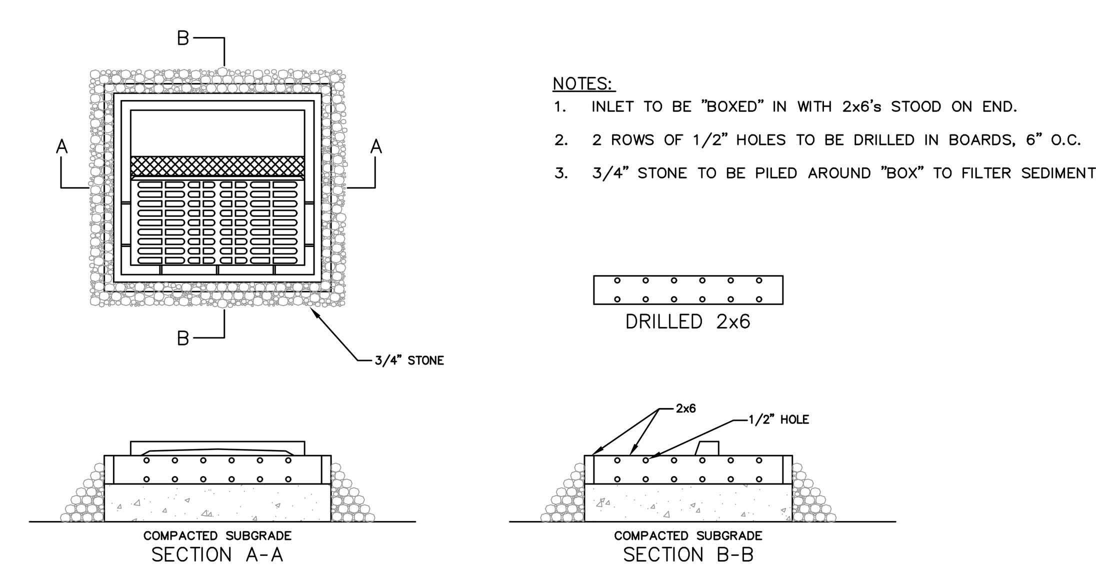
PERCENT SLOPE OF ROADWAY	PERCENT SLOPE OF ROADWAY COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE[1]	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.
2. 1" - 2 ½" CLEAN CRUSHED STONE SHALL BE USED.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



STOCKPILE AREA
NOT TO SCALE



NOTES:
1. INLET TO BE "BOXED" IN WITH 2x6's STOOD ON END.
2. 2 ROWS OF 1/2" HOLES TO BE DRILLED IN BOARDS, 6" O.C.
3. 3/4" STONE TO BE PILED AROUND "BOX" TO FILTER SEDIMENT.

INLET PROTECTION
NOT TO SCALE

DATE	REVISIONS	BY

SHORE POINT ENGINEERING

Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

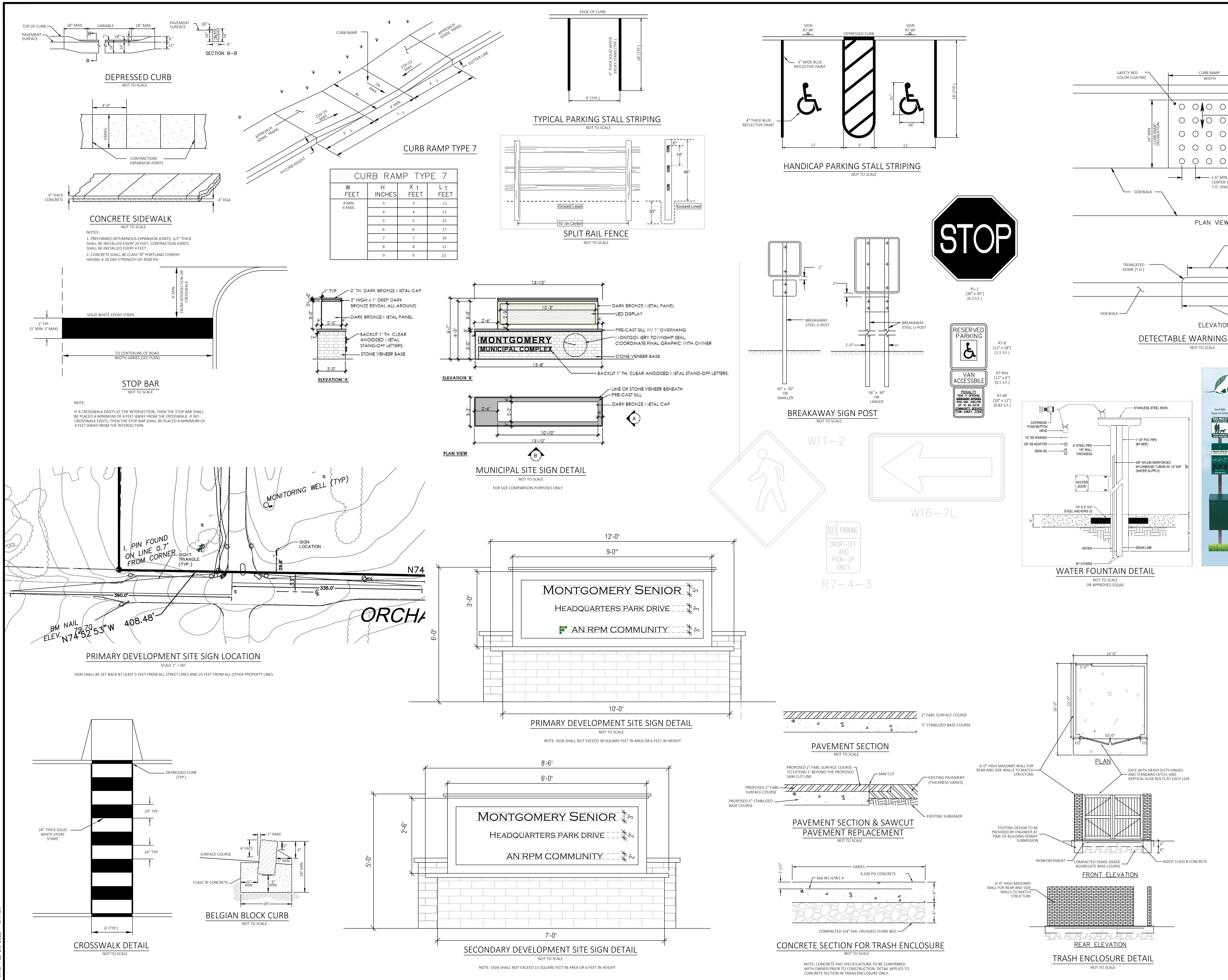
Date: 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL DETAILS

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 13 OF 16
DRAWN BY: RZH	

File Name: C:\Users\keshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\09-Details.dwg
Plot time: Feb 21, 2023 - 9:37am



CURB RAMP TYPE 7

W FEET	H INCHES	X_1 FEET	L_1 FEET
4 MIN. 6 MAX.	3	3	11
	4	4	13
	5	5	15
	6	6	17
	7	7	19
	8	8	21
	9	9	23

DATE	REVISIONS	BY

SHORE POINT ENGINEERING

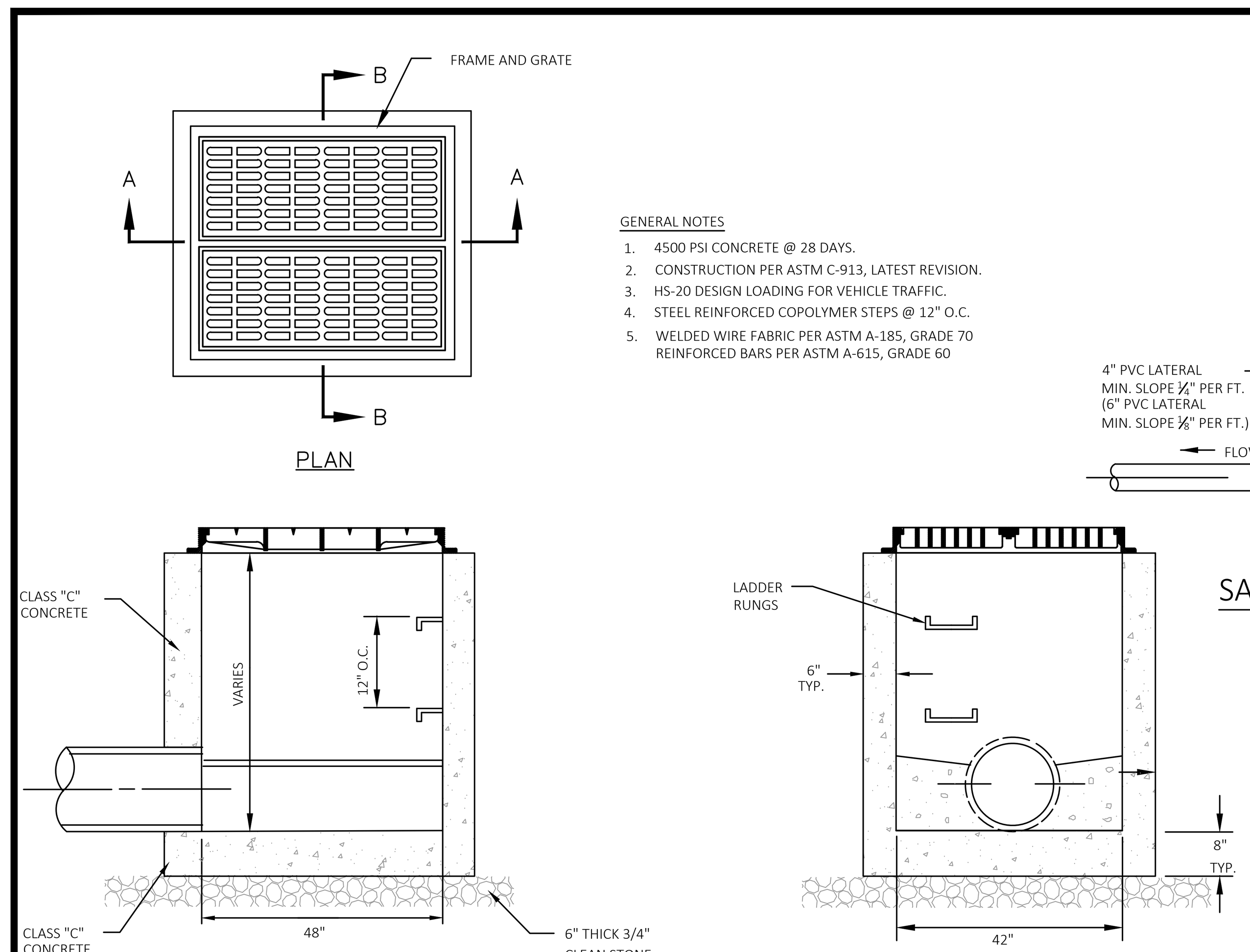
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date: 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

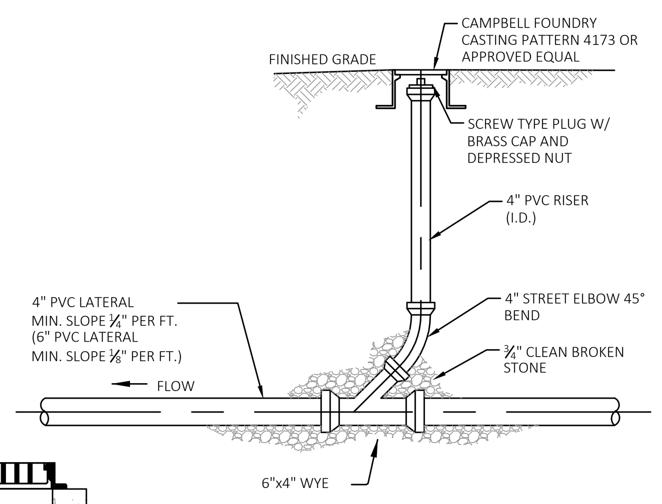
CONSTRUCTION DETAILS

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 14 OF 16
DRAWN BY: RZH	

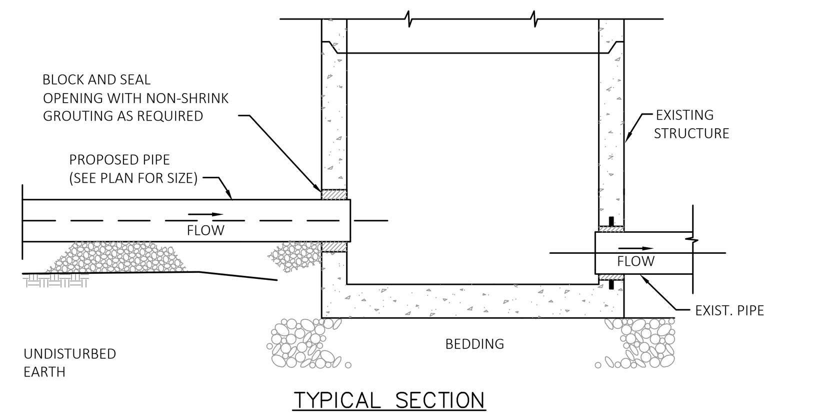


TYPE 'E' INLET
NOT TO SCALE

GENERAL NOTES
1. 4500 PSI CONCRETE @ 28 DAYS.
2. CONSTRUCTION PER ASTM C-913, LATEST REVISION.
3. HS-20 DESIGN LOADING FOR VEHICLE TRAFFIC.
4. STEEL REINFORCED COPOLYMER STEPS @ 12" O.C.
5. WELDED WIRE FABRIC PER ASTM A-185, GRADE 70 REINFORCED BARS PER ASTM A-615, GRADE 60



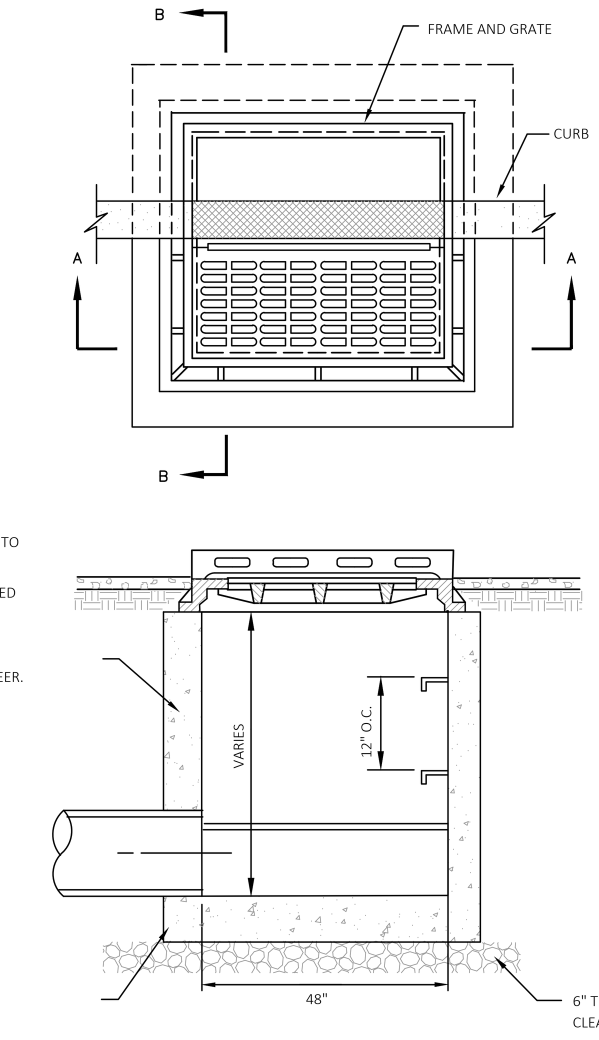
SANITARY CLEANOUT DETAIL W/ CASTING
NOT TO SCALE



TYPICAL SECTION

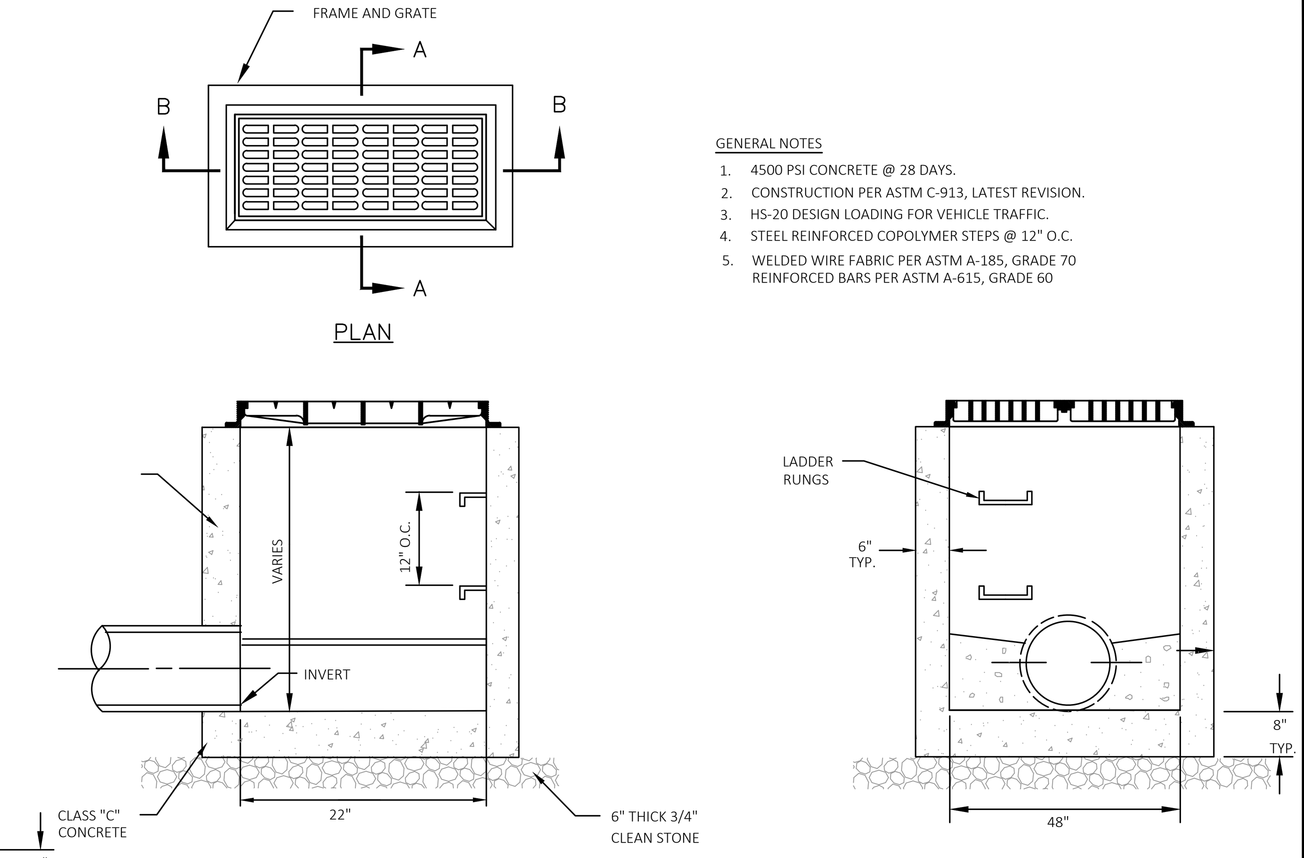
NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OPERATION OF THE EXISTING PIPES CONNECTED TO THE EXISTING STRUCTURE AT ALL TIMES.
2. THE CONTRACTOR SHALL CORE DRILL ALL HOLES INTO STRUCTURE WALL, WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING STRUCTURE.
3. PIPE SHALL BE SEALED USING KOR-N-SEAL ADAPTERS OR NON-SHRINK GROUT.
4. ANY DAMAGE CAUSED TO THE EXISTING STRUCTURE SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.

CONNECTION TO EXISTING STRUCTURE DETAIL
NOT TO SCALE



GENERAL NOTES
1. 4500 PSI CONCRETE @ 28 DAYS.
2. CONSTRUCTION PER ASTM C-913, LATEST REVISION.
3. HS-20 DESIGN LOADING FOR VEHICLE TRAFFIC.
4. STEEL REINFORCED COPOLYMER STEPS @ 12" O.C.
5. WELDED WIRE FABRIC PER ASTM A-185, GRADE 70 REINFORCED BARS PER ASTM A-615, GRADE 60

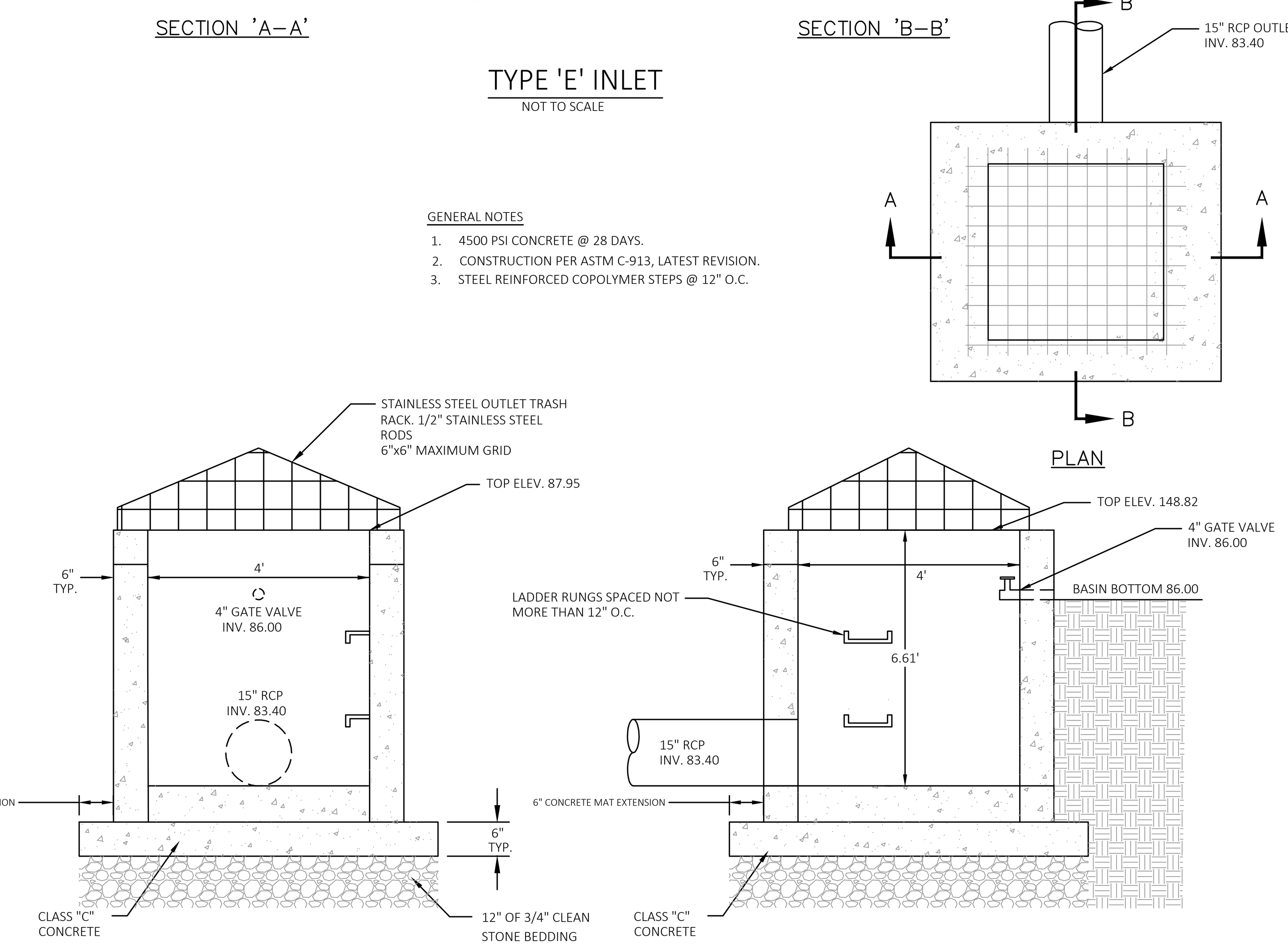
TYPE 'B' INLET
NOT TO SCALE



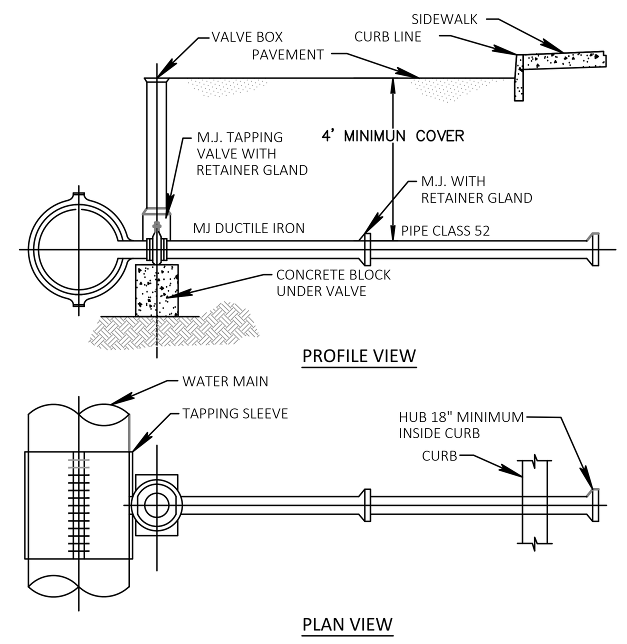
GENERAL NOTES
1. 4500 PSI CONCRETE @ 28 DAYS.
2. CONSTRUCTION PER ASTM C-913, LATEST REVISION.
3. HS-20 DESIGN LOADING FOR VEHICLE TRAFFIC.
4. STEEL REINFORCED COPOLYMER STEPS @ 12" O.C.
5. WELDED WIRE FABRIC PER ASTM A-185, GRADE 70 REINFORCED BARS PER ASTM A-615, GRADE 60

TYPE 'A' INLET
NOT TO SCALE

GENERAL NOTES
1. 4500 PSI CONCRETE @ 28 DAYS.
2. CONSTRUCTION PER ASTM C-913, LATEST REVISION.
3. STEEL REINFORCED COPOLYMER STEPS @ 12" O.C.

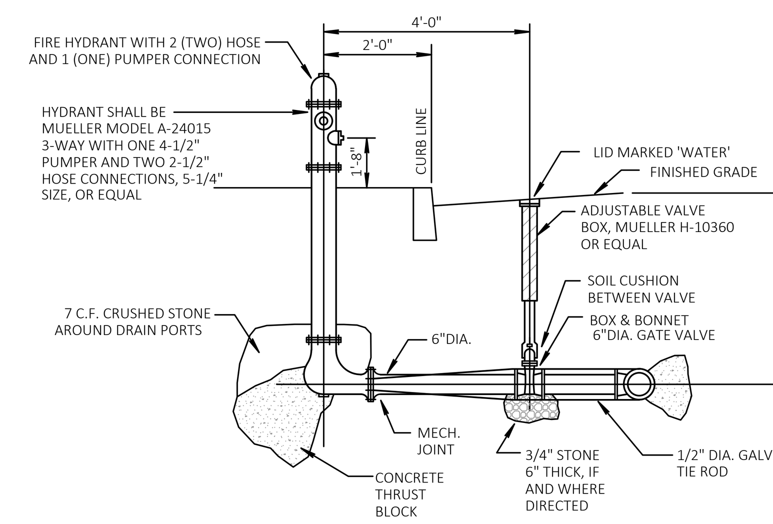


OUTLET STRUCTURE OS-9
NOT TO SCALE

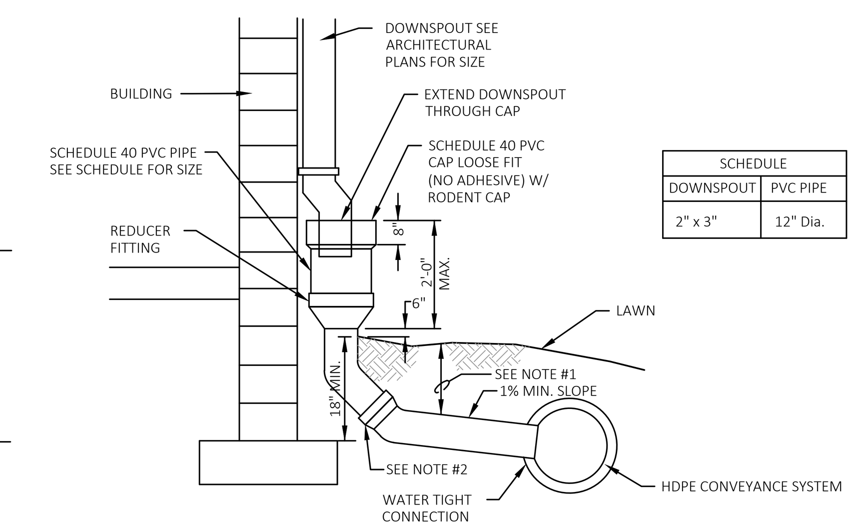


NOTE: RETAINER GLANDS TO BE USED ON ALL MECHANICAL JOINTS. ADDITIONAL RESTRAINTS EITHER CONCRETE TRUST BLOCK OR STEEL TIE RODS MAY BE REQUIRE BY THE DIVISION.

TYPICAL LATERAL INSTALLATION DETAIL
NOT TO SCALE



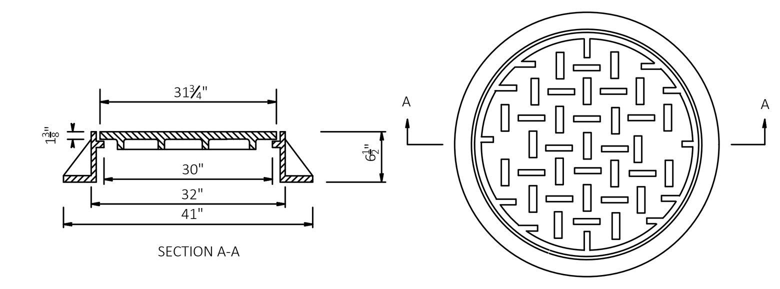
FIRE HYDRANT
NOT TO SCALE



NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN 18", PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN 18", FLEXIBLE PIPE MAY BE USED.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED FOR A CONNECTION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTOR SYSTEM SHOULD BE INSTALLED BEFORE THE BUILDING DOWNSPOUTS ARE INSTALLED.

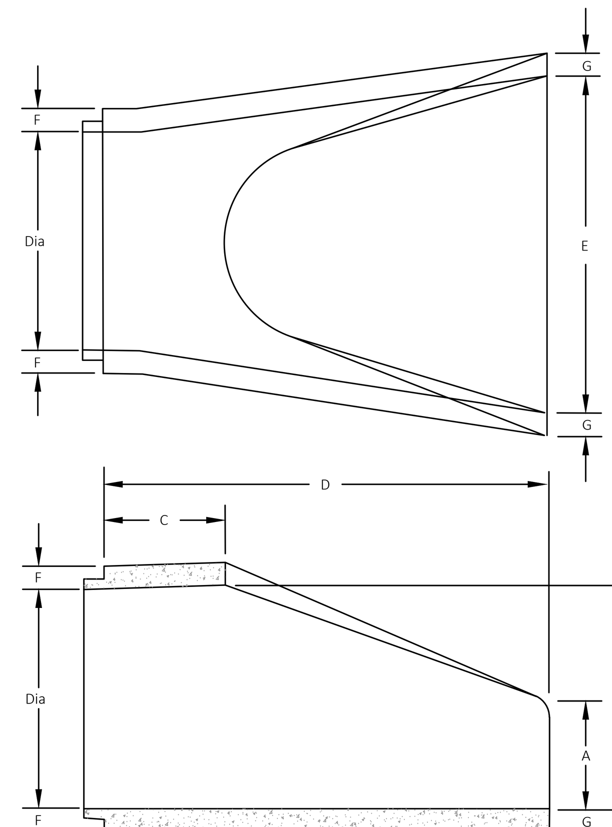
SCHEDULE	
DOWNSPOUT	PVC PIPE
2" x 3"	12" Dia.

DOWNSPOUT COLLECTION SYSTEM
NOT TO SCALE



NOTE:
FRAME AND COVER TO BE BRIDGESTATE FOUNDRY PATTERN NUMBER 1012A OR APPROVED EQUAL

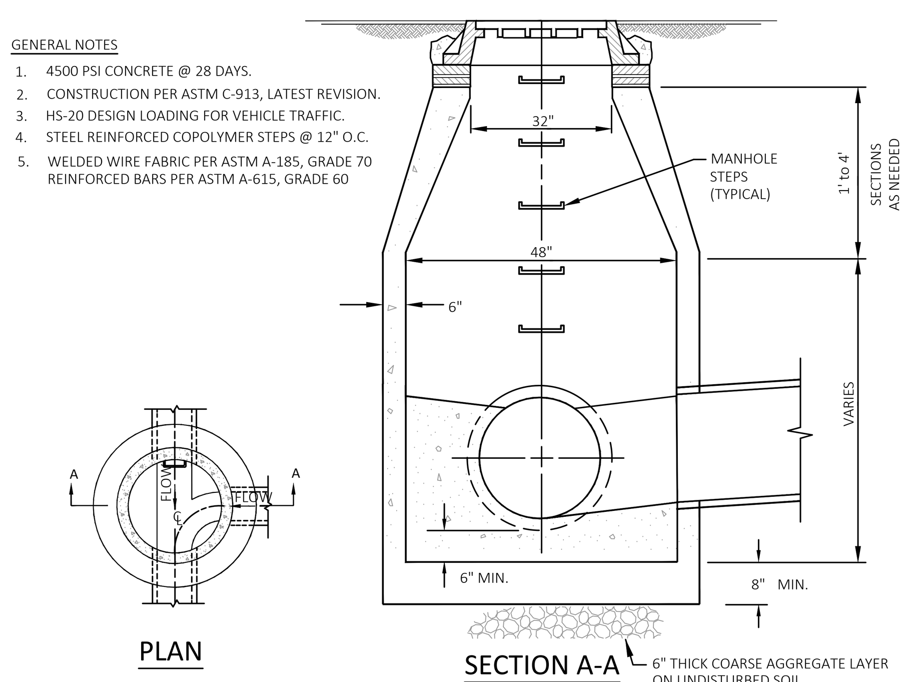
DRAINAGE MANHOLE FRAME AND COVER
NOT TO SCALE



Dia	A	B	C	D	E	F	G
12"	4"	13"	45 3/8"	69 3/8"	24"	4 5/8"	4 5/8"
15"	6"	16"	42 1/2"	69 1/2"	30"	4 11/16"	4 11/16"
18"	9"	19"	42"	69"	36"	4 1/2"	4 1/2"
24"	9 1/2"	25"	43 1/2"	69"	48"	4 1/2"	4 1/2"
30"	14"	31"	19"	72"	60"	3 1/2"	3 1/2"
36"	17"	37"	34 1/2"	96"	72"	4"	4"
42"	22"	43"	32 1/2"	96"	78"	4 1/2"	4 1/2"
48"	24"	49"	23 1/2"	96"	84"	5"	5"

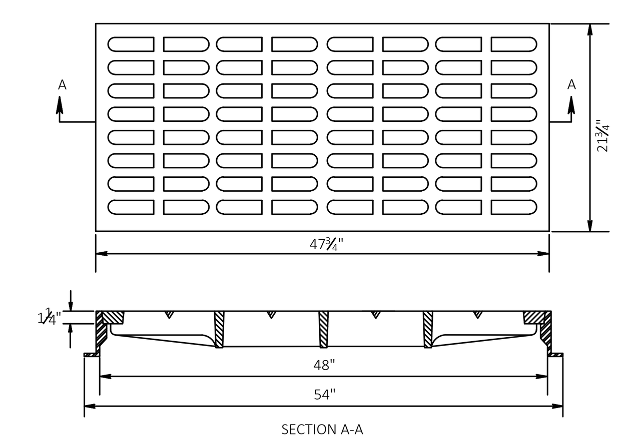
NOTE:
DESIGNED IN ACCORDANCE WITH ASTM C-76-11 SPECIFICATIONS.

FLARED END SECTION
NOT TO SCALE



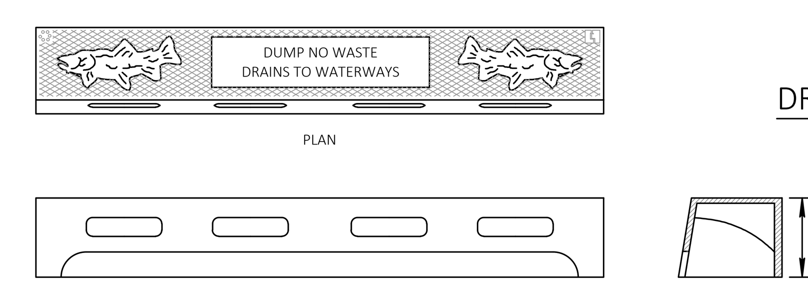
GENERAL NOTES
1. 4500 PSI CONCRETE @ 28 DAYS.
2. CONSTRUCTION PER ASTM C-913, LATEST REVISION.
3. HS-20 DESIGN LOADING FOR VEHICLE TRAFFIC.
4. STEEL REINFORCED COPOLYMER STEPS @ 12" O.C.
5. WELDED WIRE FABRIC PER ASTM A-185, GRADE 70 REINFORCED BARS PER ASTM A-615, GRADE 60

DRAINAGE MANHOLE
NOT TO SCALE



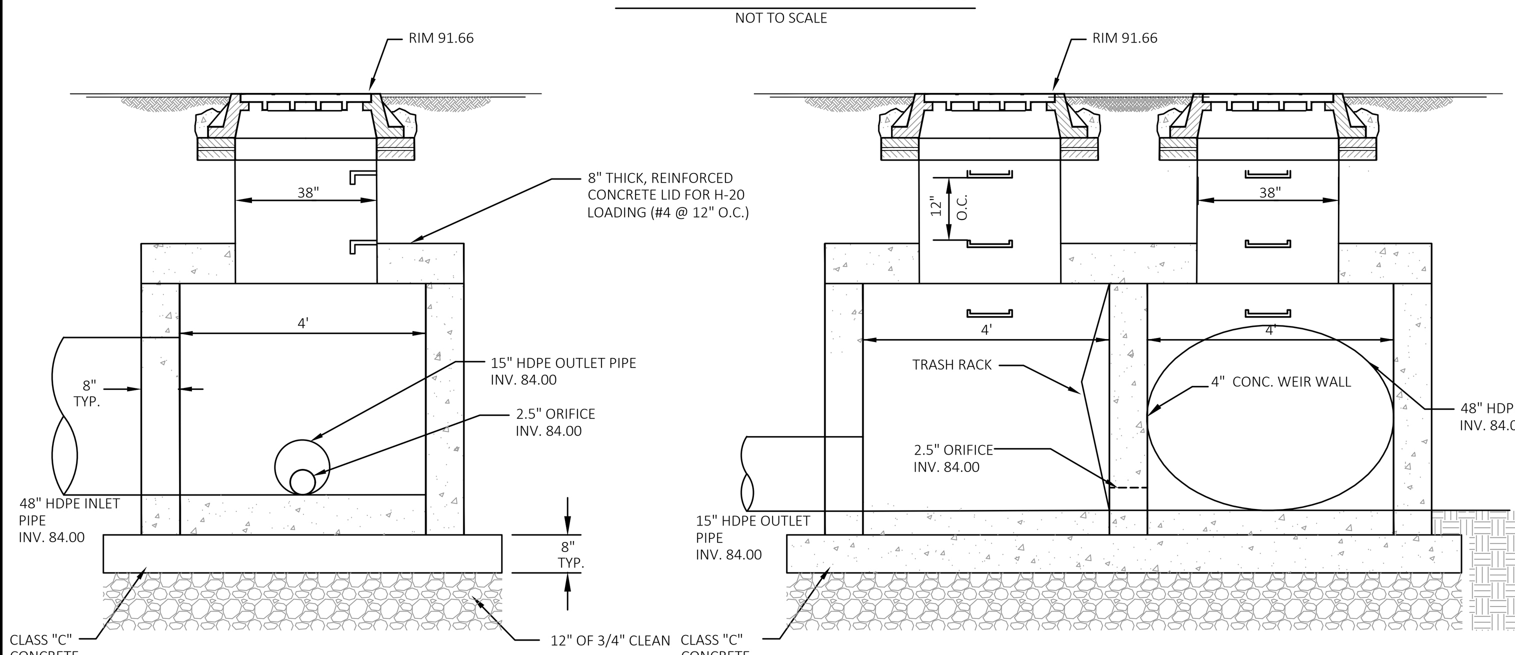
NOTE:
-FOR TYPE 'B' INLETS BRIDGESTATE FOUNDRY NO 2618 BICYCLE SAFE GRATE OR APPROVED EQUAL
-FOR TYPE 'E' INLETS BRIDGESTATE FOUNDRY NO 3425 BICYCLE SAFE GRATE OR APPROVED EQUAL
-FOR TYPE 'A' INLETS BRIDGESTATE FOUNDRY NO 3405 BICYCLE SAFE GRATE OR APPROVED EQUAL

BICYCLE SAFE GRATE
NOT TO SCALE

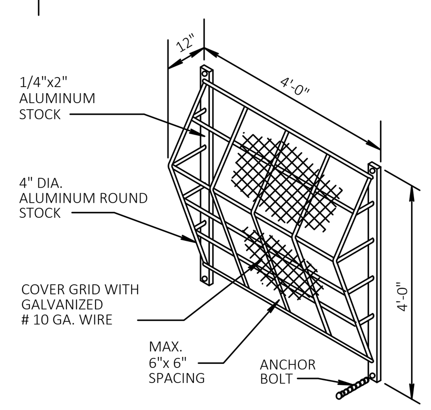


1. MATERIAL TO BE GRAY CAST IRON ASTM A48-83, CLASS 30B

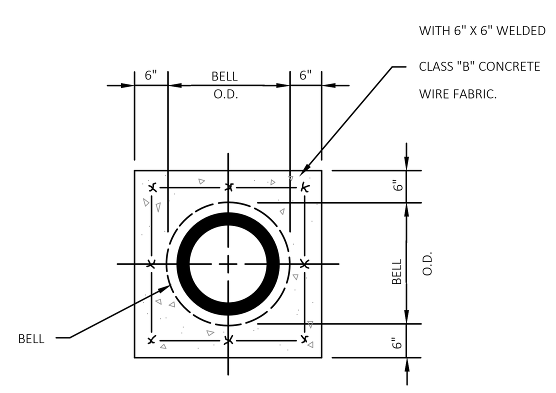
TYPE 'N' ECO CURB PIECE
NOT TO SCALE



OUTLET STRUCTURE OS-13
NOT TO SCALE

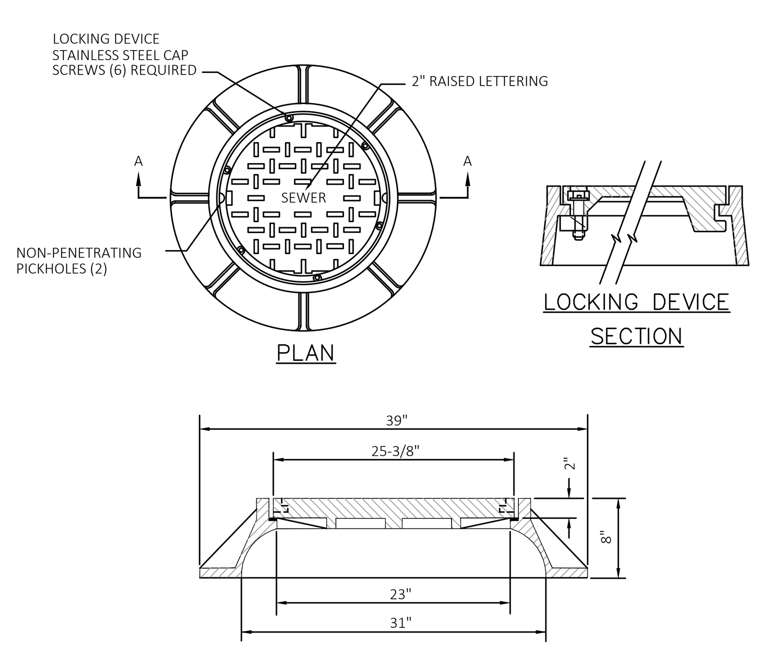


TRASH RACK
NOT TO SCALE



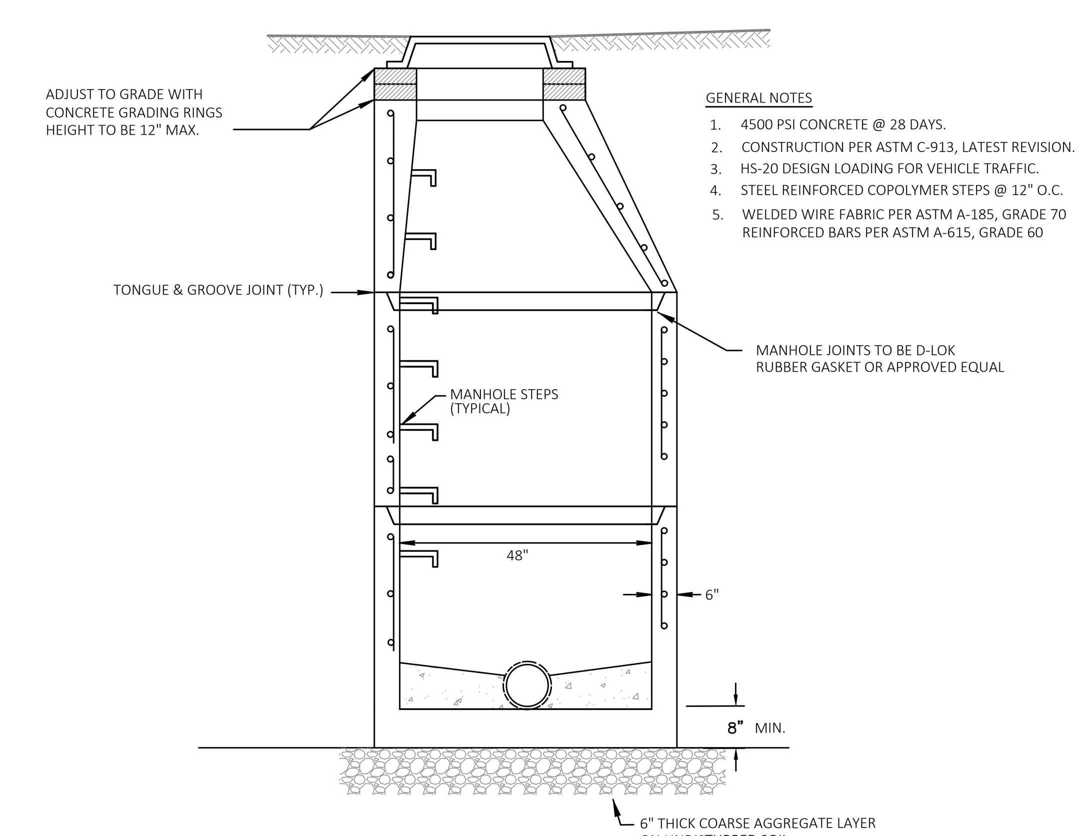
NOTE:
WHEN USED TO ENCASE SANITARY SEWER AT A CROSSING WITH A WATER MAIN, EXTEND CONCRETE ENCASEMENT A MINIMUM OF 10 FT. ON EITHER SIDE OF THE CROSSING.

CONCRETE ENCASED PIPE
NOT TO SCALE



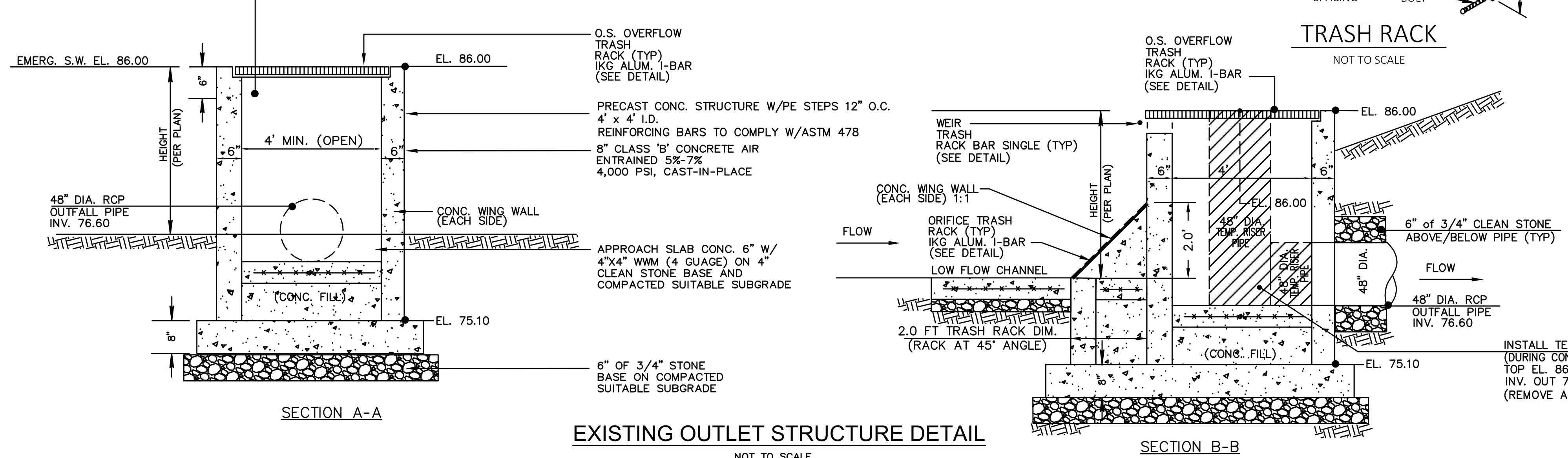
NOTES:
1. MANHOLE FRAME AND COVER SHALL BE PATTERN NO. 1202B AS MANUFACTURED BY THE BRIDGESTATE FOUNDRY CO., OR APPROVED EQUAL.

SANITARY MANHOLE FRAME & COVER
NOT TO SCALE



GENERAL NOTES
1. 4500 PSI CONCRETE @ 28 DAYS.
2. CONSTRUCTION PER ASTM C-913, LATEST REVISION.
3. HS-20 DESIGN LOADING FOR VEHICLE TRAFFIC.
4. STEEL REINFORCED COPOLYMER STEPS @ 12" O.C.
5. WELDED WIRE FABRIC PER ASTM A-185, GRADE 70 REINFORCED BARS PER ASTM A-615, GRADE 60

SANITARY MANHOLE
NOT TO SCALE



ELEVATION SUMMARY
ALUMINIUM WEIR PLATE (TYP)
OUTLET INV 76.6 (48" DIA)

EXISTING OUTLET STRUCTURE DETAIL
NOT TO SCALE

DATE	REVISIONS	BY

SHORE POINT ENGINEERING

Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

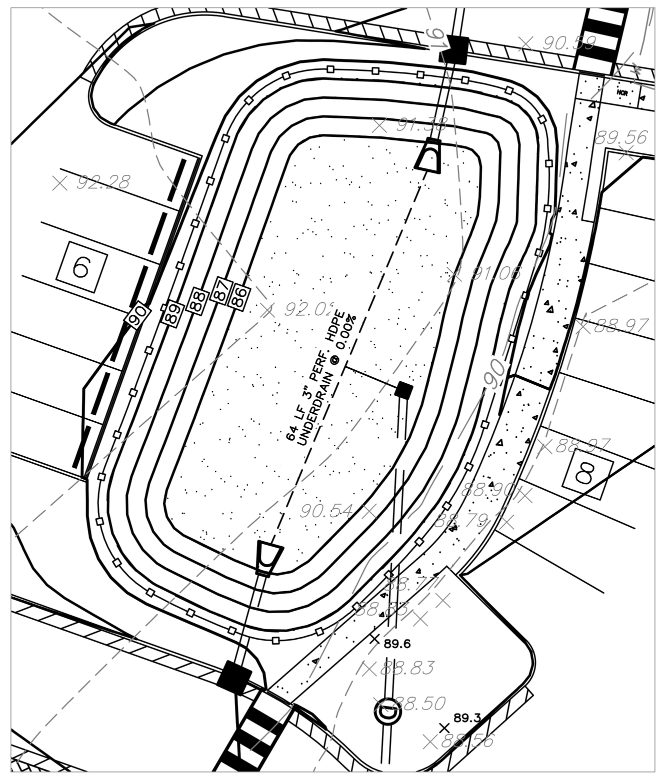
Date: 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

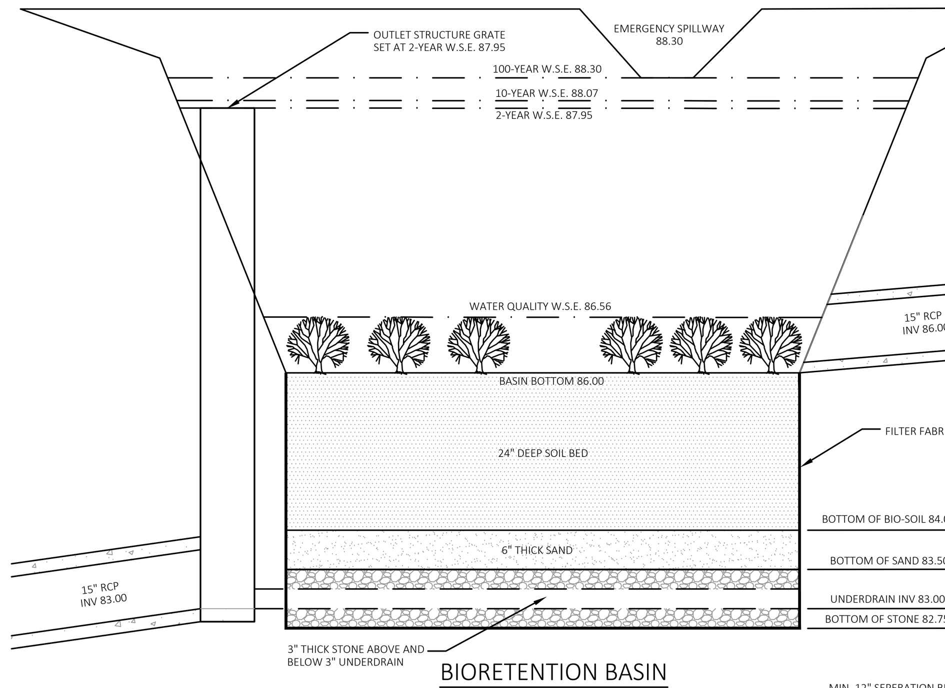
CONSTRUCTION DETAILS

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 15 OF 16
DRAWN BY: RZH	

File Name: C:\Users\keshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\09-Details.dwg
Plot time: Feb 21, 2023 - 9:42am



BIORETENTION BASIN
1"=20'



BIORETENTION BASIN
CROSS-SECTION

NOTES:

1. 24" DEEP SOIL BED MATERIAL MUST CONSIST OF THE FOLLOWING MIX, BY VOLUME: 85 TO 95% SAND, WITH NO MORE THAN 25% OF THE SAND AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX MUST THEN BE AMENDED WITH 3 TO 7% ORGANICS, BY WEIGHT.
2. THE SOIL BED MATERIAL SHALL BE FREE OF CONTAMINANTS.
3. PRE-MIXED SOIL MUST BE CERTIFIED TO BE CONSISTENT WITH THE REQUIREMENT ABOVE BY EITHER THE VENDOR OR BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. THE CONTENT OF ANY SOIL MIXED ON-SITE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. IN ADDITION, THE ENGINEER MUST BE PRESENT WHILE THE SOIL IS MIXED.
4. THE PH OF THE SOIL BED MATERIAL IS RECOMMENDED TO RANGE FROM 5.5 TO 6.5.
5. THE SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES. ADDITIONAL MATERIALS MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.
6. BASIN MUST BE EXCAVATED WITH LIGHT WEIGHT EQUIPMENT TO ENSURE SOILS BELOW THE BASIN BOTTOM ARE NOT COMPACTED.
7. SEASONAL HIGH-WATER TABLE WAS NOT REACHED DURING TESTING.

BIORETENTION BASINS SPECIFICATION:

LARGE BASIN SIDESLOPE AREAS SHALL BE SEEDED WITH STATE STANDARDS MIX TYPE #9 (TABLE 4-2):

DEERTONGUE	0.45 LBS./1000 S.F.
REDTOP	0.05 LBS./1000 S.F.
WILD RYE (Elymus)	0.35 LBS./1000 S.F.
SWITCHGRASS	0.60 LBS./1000 S.F.

WITH *PINELANDS NURSERY BIOSWALE MIX ADDED AT 0.30 LBS./1000 S.F., **CONSISTING OF:

Botanical Name	% of Mix
Coreopsis lanceolata	3.00%
Echinacea purpurea	5.00%
Elymus virginicus	17.00%
Eupatorium perfoliatum	2.00%
Eupatorium purpureum	5.00%
Helenium autumnale	7.00%
Heliopsis helianthoides	2.00%
Liatris spicata	6.00%
Lobelia siphilitica	3.00%
Monarda fistulosa	3.00%
Panicum virgatum	6.00%
Rudbeckia hirta	4.00%
Schizachyrium scoparium	10.00%
Schoenoplectus atrovirens	5.00%
Sorghastrum nutans	4.00%
Verbena hastata	6.00%
Vernonia noveboracensis	10.00%
Zizia aurea	2.00%

ALL PLANTINGS AND SEED SOURCES SHALL BE FROM WITHIN THE USDA PLANT HARDINESS ZONE AS THE PLANTING SITE AND SHALL BE OF LOCAL GENOTYPES, WHERE AVAILABLE.

PINELANDS NURSERY SEED MIX AVAILABLE AT:
www.pinelandsnursery.com (609) 291-9486
OR MAY BE SUBSTITUTED WITH APPROVED EQUAL.

SEED MIX CONTENT MAY VARY SLIGHTLY DUE TO SPECIES AVAILABILITY, BUT FUNCTIONALITY SHALL BE CONSISTENT WITH SPECIFICATION.

SMALL BASIN SIDESLOPE AREA TO BE SEEDED WITH:

Pinelands Nursery
RAIN GARDEN NATIVE GRASS MIX
Item Code: ZXMIXRAINGR

0.35 lbs. per 1000 S.F.

Botanical Name & % of Mix
Andropogon gerardii (Big bluestem) 8.00%
Andropogon glomeratus (Bushy beardgrass) 2.00%
Calamagrostis canadensis (Bluejoint grass) 4.00%
Carex lupulina (Hop sedge) 2.00%
Carex lurida (Shallow sedge) 8.00%
Carex stricta (Common tussock sedge) 2.00%
Carex vulpinoidea (Fox sedge) 21.00%
Elymus virginicus (Virginia wild rye) 22.00%
Juncus effusus (Soft rush) 1.00%
Panicum clandestinum (Deertongue) 11.00%
Schizachyrium scoparium (Little bluestem) 16.00%
Scirpus cyperinus (Woolgrass) 3.00%

ALL BASIN BOTTOM AREAS TO BE SEEDED WITH:

Pinelands Nursery
BASIN BOTTOM MIX
Item Code: ZXMIXBASBO

0.23 lbs. per 1000 S.F.

Botanical Name & % of Mix
Asclepias incarnata (Swamp milkweed) 0.30%
Carex lupulina (Hop sedge) 2.00%
Carex lurida (Shallow sedge) 13.00%
Carex stricta (Common tussock sedge) 3.00%
Carex vulpinoidea (Fox sedge) 28.00%
Elymus virginicus (Virginia wild-rye) 21.00%
Eupatorium perfoliatum (Common boneset) 1.70%
Helenium autumnale (Common sneezeweed) 2.00%
Juncus effusus (Soft rush) 4.00%
Lobelia siphilitica (Blue lobelia) 3.00%
Panicum clandestinum (Deertongue) 10.00%
Scirpus cyperinus (Woolgrass) 3.00%
Symphyotrichum novae-angliae (New England aster) 1.00%
Symphyotrichum novi-belgii (New York aster) 1.00%
Verbena hastata (Blue vervain) 5.00%
Vernonia noveboracensis (New York ironweed) 2.00%

ALL BASIN BOTTOM AREAS SHALL ALSO BE PLANTED WITH:

ONE QUART CONTAINERS OF FORBS SET 8' O.C.
LARGE BASIN QUANTITY = 450
SMALL BASIN QUANTITY = 32

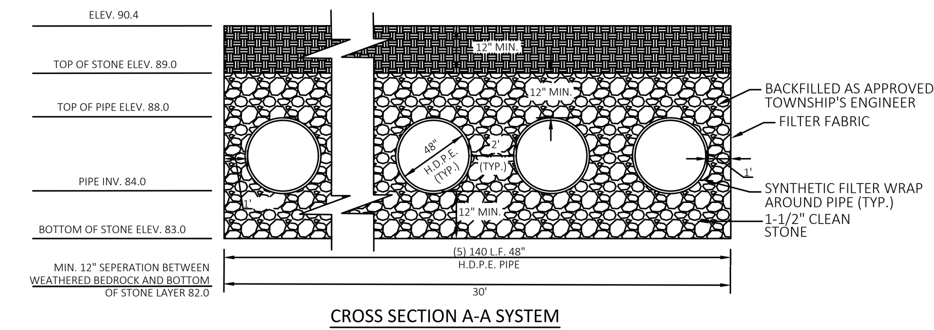
MIX SPECIES [<50% EACH TYPE]
Eupatorium perfoliatum - JOE-PYE WEED
Helenium autumnale - AUTUMN SUNFLOWER
Hibiscus moscheutos - SWAMP ROSE-MALLOW

ONE QUART CONTAINERS OF SHRUBS SET 8' O.C.
LARGE BASIN QUANTITY = 450
SMALL BASIN QUANTITY = 32

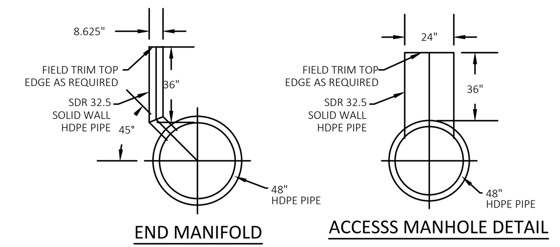
MIX SPECIES [<50% EACH TYPE]
Cephalanthus occidentalis - BUTTONBUSH
Clethra alnifolia - SWEET PEPPERBUSH
Viburnum prunifolium - BLACKHAW

#2 CONTAINERS OF TREES SET 12' O.C.
LARGE BASIN QUANTITY = 200
SMALL BASIN QUANTITY = 15

MIX SPECIES [<75% EACH TYPE]
Magnolia virginiana - SWEETBAY
Nyssa sylvatica - BLACK GUM

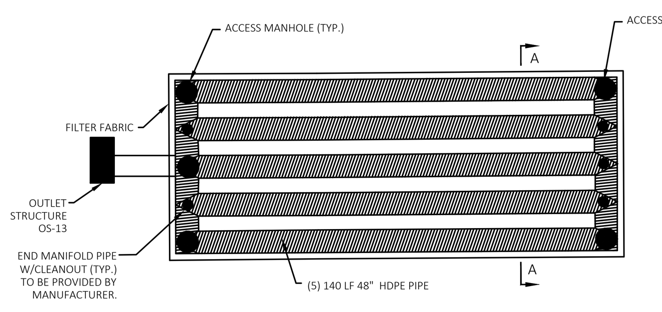


CROSS SECTION A-A SYSTEM



END MANIFOLD
CLEAN-OUT DETAIL

ACCESSS MANHOLE DETAIL

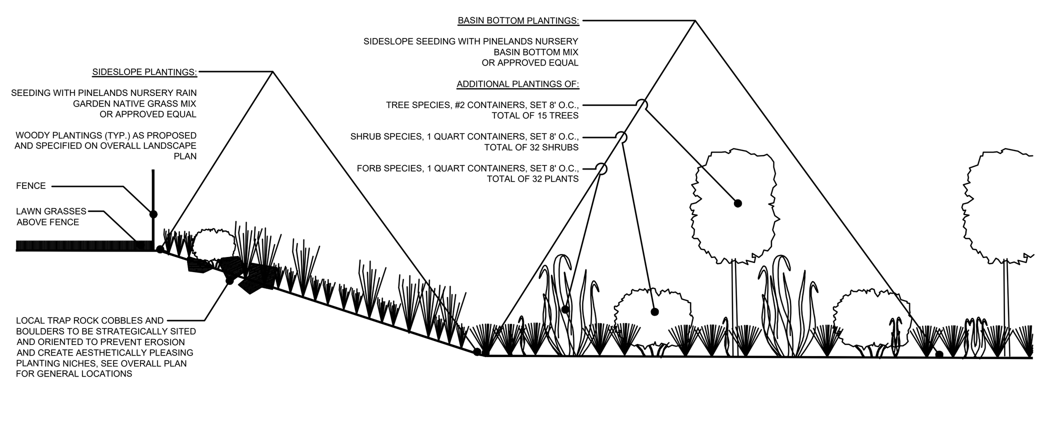


SCHEMATIC PLAN VIEW

UNDERGROUND DETENTION SYSTEM
NOT TO SCALE

NOTE: PIPES TO BE MANUFACTURED BY ADS,INC. OR APPROVED EQUAL

ELEVATION (USGS FEET)	CONTOUR AREA (SQUARE FT)	VOLUME (ACRE-FT)
84.00	N/A	0.0
84.50	N/A	0.015
85.00	N/A	0.039
85.50	N/A	0.069
86.00	N/A	0.101
86.50	N/A	0.133
87.00	N/A	0.162
87.50	N/A	0.187
88.00	N/A	0.202

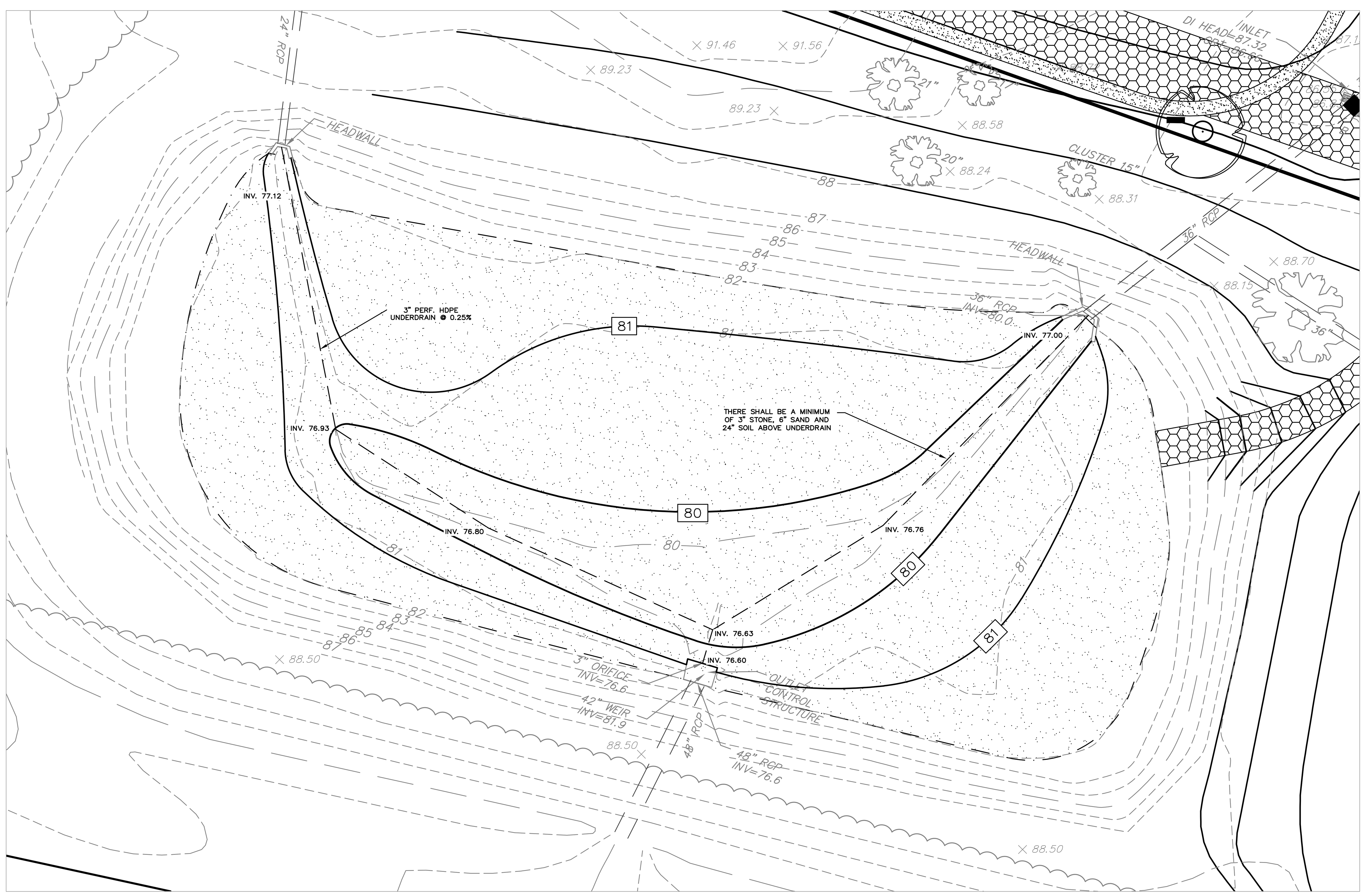


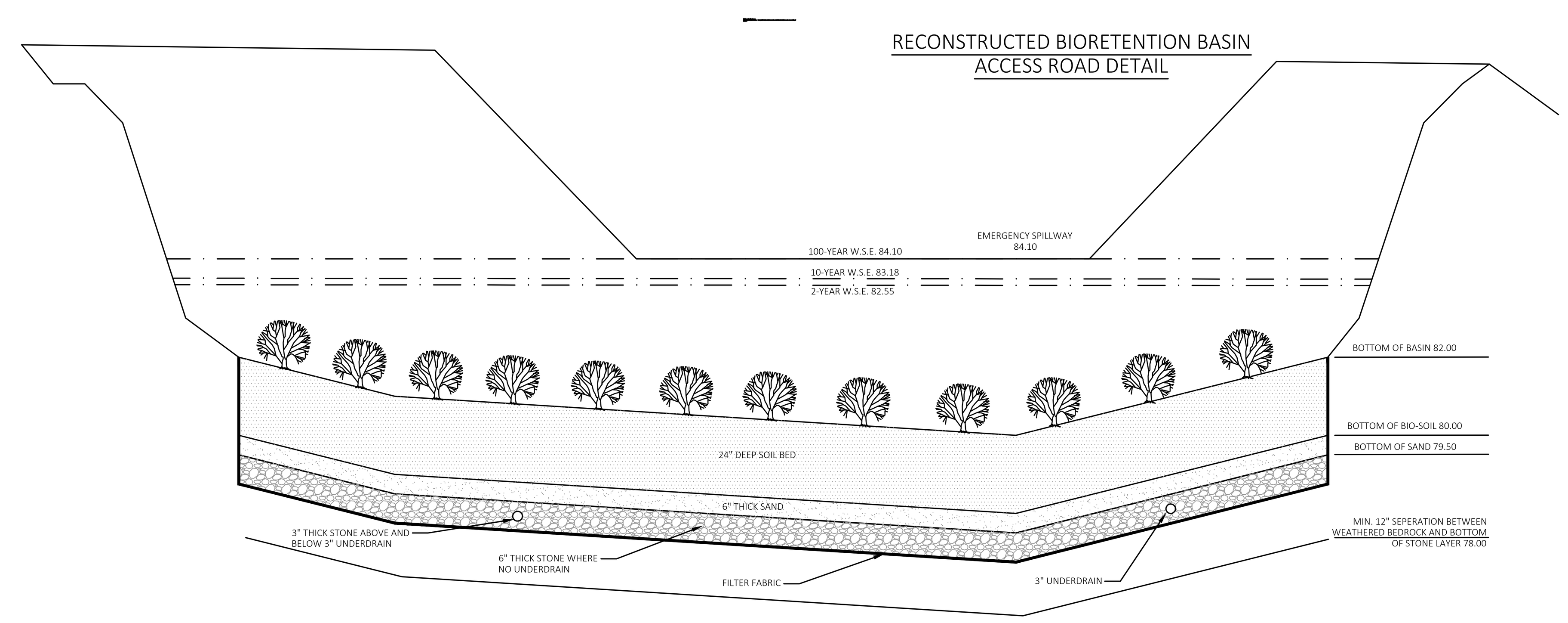
ELEVATION (USGS FEET)	CONTOUR AREA (SQUARE FT)	VOLUME (ACRE-FT)
86.00	2,166	0.0
86.50	2,468	0.027
87.00	2,769	0.057
87.50	3,100	0.090
88.00	3,431	0.128
88.50	3,789	0.169
89.00	4,147	0.215
89.50	4,527	0.265

Maintenance for Bioretention and Rain Garden Vegetated Areas

- Bi-weekly inspections are required when establishing/restoring vegetation.
- A minimum of one inspection during the growing season and one inspection during the nongrowing season is required ensure the health, density and diversity of the vegetation.
- Mowing/trimming of vegetation must be performed on a regular schedule based on specific site conditions; perimeter grass should be mowed at least once a month during growing season.
- Grasses within the small-scale bioretention system must be carefully maintained with lightweight equipment, such as a hand-held line trimmer, in order to maintain the permeability of the system.
- Vegetative cover must be maintained at 85%; damage must be addressed through replanting in accordance with the original specifications.
- Vegetated areas must be inspected at least once annually for erosion, scour and unwanted growth; any unwanted growth should be removed with minimum disruption to the remaining vegetation.
- All use of fertilizers, pesticides, mechanical treatments and other means to ensure optimum vegetation health must not compromise the intended purpose of the bioretention system.

SMALL BIO-RETENTION BASIN PLANTING DIAGRAM
SECTION VIEW - NOT TO SCALE





RECONSTRUCTED BIORETENTION BASIN
ACCESS ROAD DETAIL

RECONSTRUCTED BIORETENTION BASIN
CROSS-SECTION

NOTES:

1. 24" DEEP SOIL BED MATERIAL MUST CONSIST OF THE FOLLOWING MIX, BY VOLUME: 85 TO 95% SAND, WITH NO MORE THAN 25% OF THE SAND AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX MUST THEN BE AMENDED WITH 3 TO 7% ORGANICS, BY WEIGHT.
2. THE SOIL BED MATERIAL SHALL BE FREE OF CONTAMINANTS.
3. PRE-MIXED SOIL MUST BE CERTIFIED TO BE CONSISTENT WITH THE REQUIREMENT ABOVE BY EITHER THE VENDOR OR BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. THE CONTENT OF ANY SOIL MIXED ON-SITE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. IN ADDITION, THE ENGINEER MUST BE PRESENT WHILE THE SOIL IS MIXED.
4. THE PH OF THE SOIL BED MATERIAL IS RECOMMENDED TO RANGE FROM 5.5 TO 6.5.
5. THE SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES. ADDITIONAL MATERIALS MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.
6. BASIN MUST BE EXCAVATED WITH LIGHT WEIGHT EQUIPMENT TO ENSURE SOILS BELOW THE BASIN BOTTOM ARE NOT COMPACTED.
7. SEASONAL HIGH-WATER TABLE WAS NOT REACHED DURING TESTING.

LARGE BASIN CONTAINER PLANTING SCHEDULE

TYPE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
FORB SPECIES			450 TOTAL	1 QUART
	Eupatorium perfoliatum	JOE-PYE WEED	2 to 224	
	Helenium autumnale	AUTUMN SUNFLOWER	2 to 224	
	Hibiscus moscheutos	SWAMP ROSE MALLOW	2 to 224	
SHRUB SPECIES			450 TOTAL	1 QUART
	Cephalanthus occidentalis	BUTTONBUSH	2 to 224	
	Clethra alnifolia	SWEET PEPPERBUSH	2 to 224	
	Viburnum prunifolium	BLACKHAW	2 to 224	
TREE SPECIES			200 TOTAL	#2 CONTAINER
	Magnolia virginiana	SWEETBAY	51 to 149	
	Nyssa sylvatica	BLACK GUM	51 to 149	

ELEVATION (USGS FEET)	CONTOUR AREA (SQUARE FT)	VOLUME (ACRE-FT)
78.80	1	0.0
79.00	16	0.0
79.50	1,099	0.006
80.00	2,181	0.025
80.50	9,038	0.090
81.00	15,895	0.233
81.50	22,579	0.454
82.00	29,262	0.751
82.50	31,633	1.100
83.00	34,004	1.477
83.50	35,419	1.876
84.00	36,834	2.290
84.50	38,256	2.721
85.00	39,677	3.169
85.50	41,105	3.632
86.00	42,533	4.112
86.50	44,000	4.609
87.00	45,467	5.122

DATE	REVISIONS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date 2/21/23
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION
FINAL MAJOR SITE PLAN & BULK VARIANCE
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05
SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

BASIN CROSS-SECTIONS

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 02/21/23
CHECKED BY: KES	Sheet Number 16 OF 16
DRAWN BY: RZH	