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

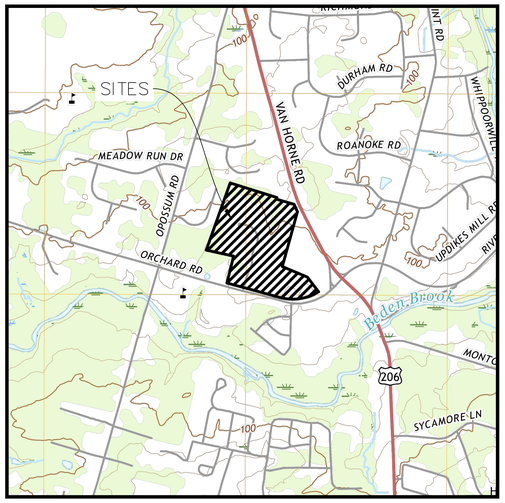
200' PROPERTY OWNERS LIST

ADJACENT PROPERTY LISTING — PAGE 1
TAXING DISTRICT: MONTGOMERY TWP — COUNTY OF: SOMERSET

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS
20001 10.02	26 HORSESHOE COURT	2	STOCKTON,STEVEN R. 26 HORSESHOE COURT SKILLMAN, NJ 08558
20001 5.14	24 HORSESHOE COURT	2	KARAKOTI, SAYAPAL & KRISHNA PATAN 24 HORSESHOE COURT SKILLMAN NJ 08558
20001 5.13	24 HORSESHOE COURT	2	GUARD, JAMES & DANA M. 22 HORSESHOE COURT SKILLMAN, NJ 08558
20001 5.12	20 HORSESHOE COURT	2	WELCH, MARK F. & PATRICIA A. 20 HORSESHOE COURT SKILLMAN NJ 08558
20001 5.21	53 RED FOX COURT AKA 45 RED FOX	2	TURCHETTA,REG. T.& MARY ZOE 53 RED FOX COURT SKILLMAN, NJ 08558
20001 5.22	39 RED FOX COURT	2	WAISMAN, ZBIGNIEW & GOSIEWSKA, A. 39 RED FOX CT SKILLMAN NJ 08558
20001 5.23	29 RED FOX COURT	2	HIRSING, STEFANOS & EKVANTA 29 RED FOX COURT SKILLMAN NJ 08558
20001 5.24	RED FOX COURT	15C	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
20001 8	4734 RT 206	4A	4734 MONTGOMERY REALTY LLC 4734 RT 206S BELLE MEAD NJ 08502
20001 30.06	RT 206	15C	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ 08502
20001 33	88 ORCHARD ROAD	4A	88 ORCHARD ROAD PARK,LLC/METZGER 4 N.ROCKDALE AVE,PARK 177 ROOSEVELT, NJ 08555
20001 20.02	110 ORCHARD ROAD	2	VANLIER, JAMES K. & EAGANOM, MARY 110 ORCHARD ROAD SKILLMAN, NJ 08558
20001 20.02	83 RED FOX COURT	2	PAPAPANAGELI, STEFANOS ZOE -2181980- 11 RED FOX COURT SKILLMAN, NJ 08558
20001 20.03	RED FOX COURT	1	SIU, MING-HSEI & HSU-YING U. 1 STERLING ROAD KENDALL PARK, NJ 08824
20001 5.09	8 BRANDON DRIVE	2	ROSS, DOUG 8 BRANDON DRIVE SKILLMAN, NJ 08558
20001 5.09	10 BRANDON DRIVE	2	YANG, YINGYANG 10 HANOK DR MONROETOWN, NJ 07960
20001 5.10	12 BRANDON DRIVE	2	KLINGUNG, RAJA & KONAKANDLA,SUNAYAN 12 BRANDON DR. SKILLMAN, NJ 08558
20001 5.11	14 BRANDON DRIVE	2	SHAH, MUKESH & JO, XIN 14 BRANDON RD. PRINCETON, NJ 08559
20001 5.12	16 BRANDON DRIVE	2	PORRO, DIANARA VANESA, URAGO & RE 16 BRANDON DR. SKILLMAN, NJ 08558
20004 5.119	ORCHARD ROAD	15C	TOWNSHIP OF MONTGOMERY 2261 RT 206 BELLE MEAD, NJ 08502

DRAWING INDEX

No.	Description	Revision Date
1.	TITLE SHEET	07/07/21
2.	EXISTING CONDITIONS	07/07/21
3.	MAJOR SUBDIVISION PLAN	07/07/21
4.	LAYOUT PLAN	07/07/21
5.	GRADING PLAN	07/07/21
6.	UTILITY PLAN	07/07/21
7.	PROFILES	07/07/21
8.	LANDSCAPE PLAN	07/07/21
9.	LIGHTING PLAN	07/07/21
10.	LANDSCAPE & LIGHTING DETAILS	07/07/21
11.	SOIL EROSION & SEDIMENT CONTROL PLAN	07/07/21
12.	SOIL EROSION & SEDIMENT CONTROL DETAILS	07/07/21
13.	CONSTRUCTION DETAILS	07/07/21
14.	CONSTRUCTION DETAILS	07/07/21
15.	BASIN CROSS-SECTIONS	07/07/21

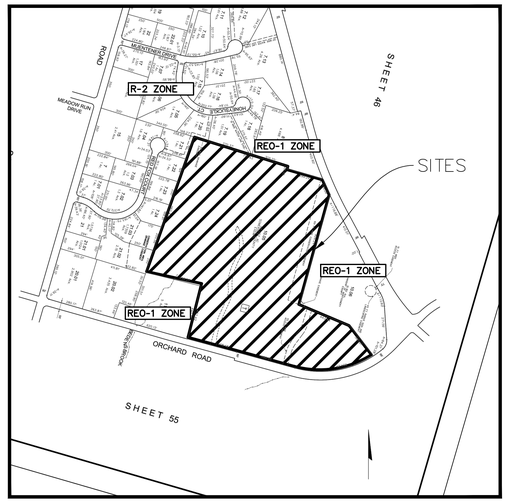


KEY MAP

ROCKY HILL QUADRANGLE

800 400 0 1000 2000 3000
1000 600 200
GRAPHIC SCALE
1 inch = 1000 feet

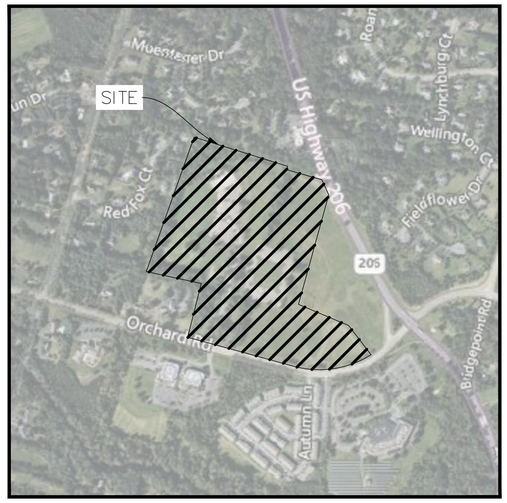
NORTH



AREA MAP

400 200 0 500 1000 1500
500 300 100
GRAPHIC SCALE
1 inch = 500 feet

TAX MAP



AERIAL MAP

400 200 0 500 1000 1500
500 300 100
GRAPHIC SCALE
1 inch = 500 feet

NORTH

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.
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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 %
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*

APPROVED BY THE MONTGOMERY TOWNSHIP PLANNING BOARD AS A PRELIMINARY MAJOR SITE PLAN & SUBDIVISION:

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

DATE	REVISIONS	BY
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

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: 7/7/21
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

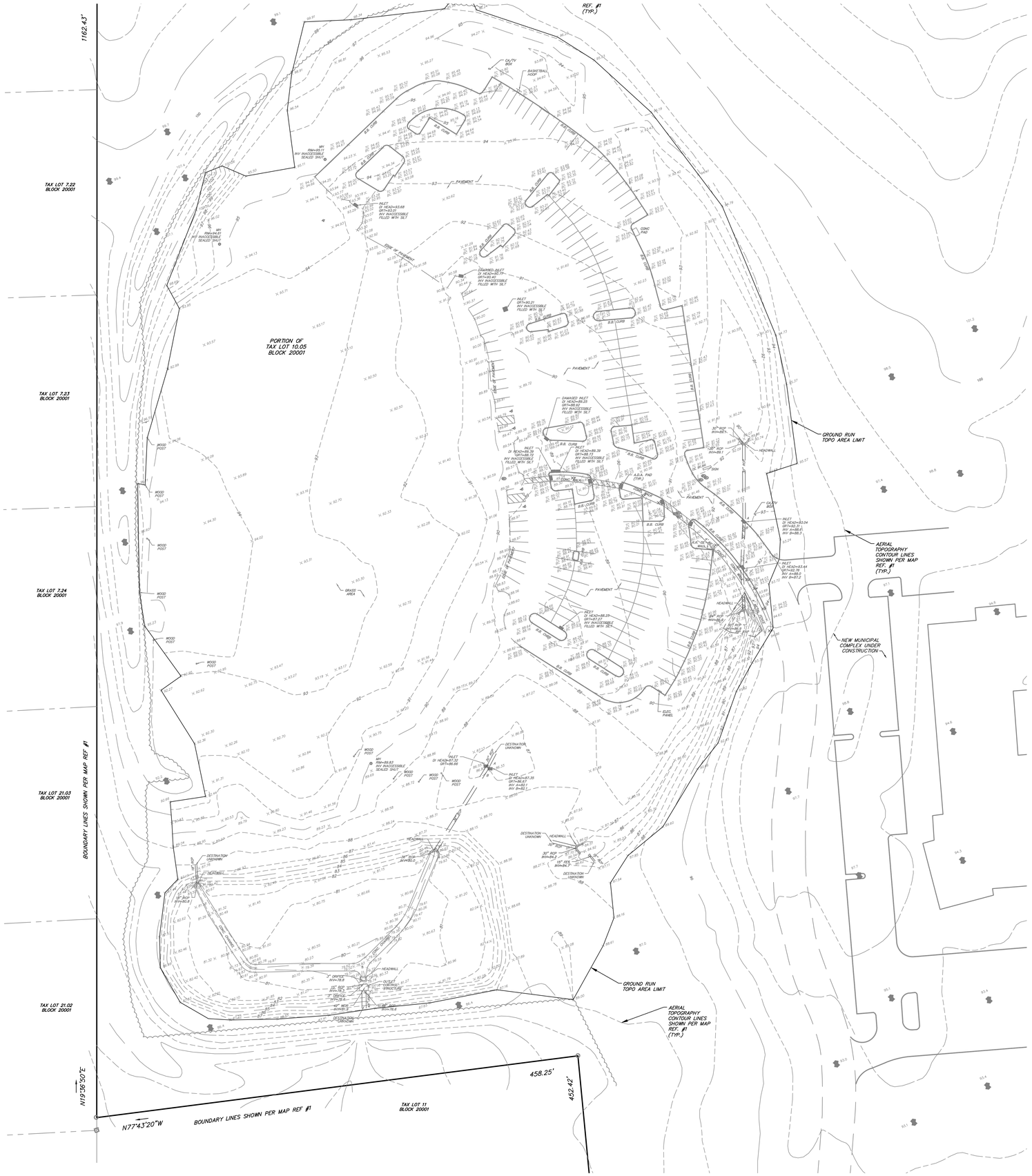
PRELIMINARY MAJOR SITE PLAN & SUBDIVISION
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05

SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

TITLE SHEET

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 05/31/21
CHECKED BY: KES	Sheet Number 1 OF 15
DRAWN BY: RZH	

File Name: C:\Users\Vaishu\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\01-Title.dwg
Plot Time: 10/8/2021 - 11:50pm - EDT



NJ STATE PLANE COORDINATE SYSTEM NAD 1983

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).
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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
- EXISTING SPRINKLER BOX (S)
- EXISTING WATER METER PIT (W)
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE
- EXISTING UNDERGROUND ELECTRIC LINE (E)
- EXISTING OVERHEAD ELECTRIC LINE (OH)
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING FENCELINE
- EXISTING GUIDERAIL
- EXISTING LIGHT POLE
- EXISTING SIGNAGE
- EXISTING WETLANDS
- WETLANDS BUFFER
- FLOOD HAZARD LINE

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

DATE	REVISIONS	BY
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

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 7/7/21

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

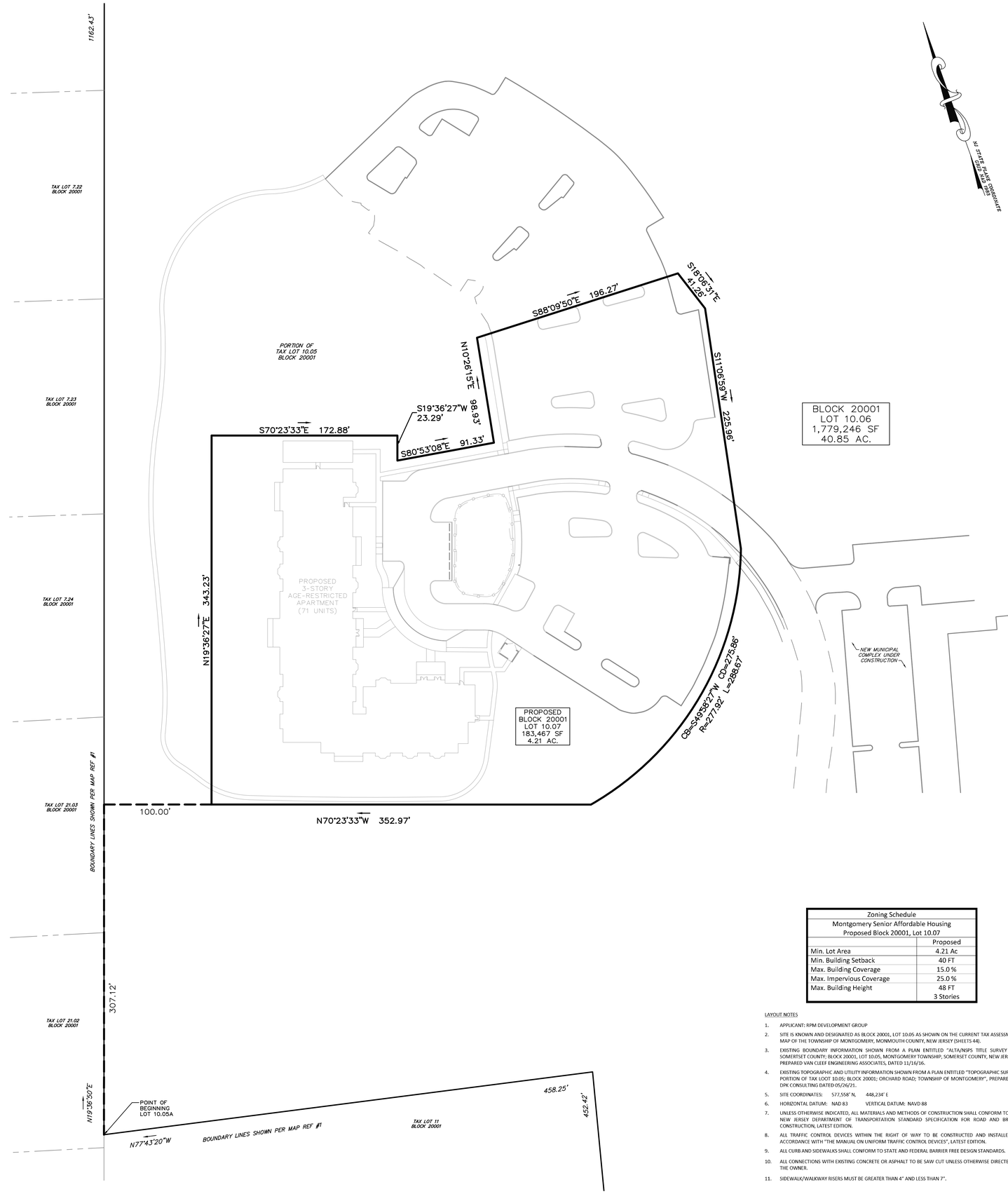
PRELIMINARY MAJOR SITE PLAN & SUBDIVISION
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05

SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

EXISTING CONDITIONS

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 05/31/21
CHECKED BY: KES	Sheet Number 2 OF 15
DRAWN BY: RZH	

File Name: C:\Users\Vasiha\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\02-Existing Conditions.dwg
Plot Time: Jul 06, 2021 - 11:00am



THIS PLAN IS HEREBY APPROVED BY THE SOMERSET COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE SOMERSET COUNTY PLANNING BOARD.

_____
SOMERSET COUNTY PLANNING BOARD CHAIRMAN

APPROVED AS A FINAL PLAT OF A MINOR SUBDIVISION BY THE PLANNING BOARD OF MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.

THIS PLAT IS TO BE FILED BY THE DATE OF _____
DATE

_____ _____
ATTEST CHAIRMAN

_____ _____
SECRETARY DATE

FILED IN THE COUNTY CLERK'S OFFICE _____

AS MAP No. _____

I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE RECORD HOLDER OF THE TITLE OF LOT FORMERLY KNOWN AS 10.05, BLOCK 20001 AND THAT I/WE APPROVE THE FILING THEREOF THIS MAP.

_____
SOMERSET COUNTY IMPROVEMENT AUTHORITY DATE
PO BOX 3000
SOMERVILLE, NJ 08876

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

I/WE CERTIFY THAT I/WE AM/ARE THE APPLICANT OF RECORD OF LOT FORMERLY KNOWN AS 10.05, BLOCK 20001 AND THAT I/WE APPROVE THE FILING THEREOF THIS MAP.

_____
RPM DEVELOPMENT GROUP DATE
77 PARK STREET
MONTCLAIR, NJ 07042

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW, " P.L. 1975, c.291 (C.40:550-1 et seq.) OR LOCAL ORDINANCE.
I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

_____
MUNICIPAL CLERK (AFFIX SEAL)

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS TO THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

_____
MUNICIPAL ENGINEER (AFFIX SEAL)

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MAY 26, 2021 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

_____
SURVEYOR (AFFIX SEAL)

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 %
Max. Building Height	48 FT 3 Stories

LAYOUT NOTES

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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".

LEGEND

EXISTING BOUNDARY
PROPOSED 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
James J. Heiser
Professional Land Surveyor
JHEISER@DPKCONSULTING.NET
N.J. Lic: 24GS04331100
PA. LIC: SU075616
N.Y. Lic: 050932-1
CT. LIC: 70476

DPK CONSULTING
DPK CONSULTING, LLC
201 LITTLE FALLS DRIVE, WILMINGTON, DE 19808, 201 TWO OCEANS VA, LONG BRANCH, NJ 07740
P: 732-754-0100 F: 732-754-0101
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28042200

DATE	REVISIONS	BY
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

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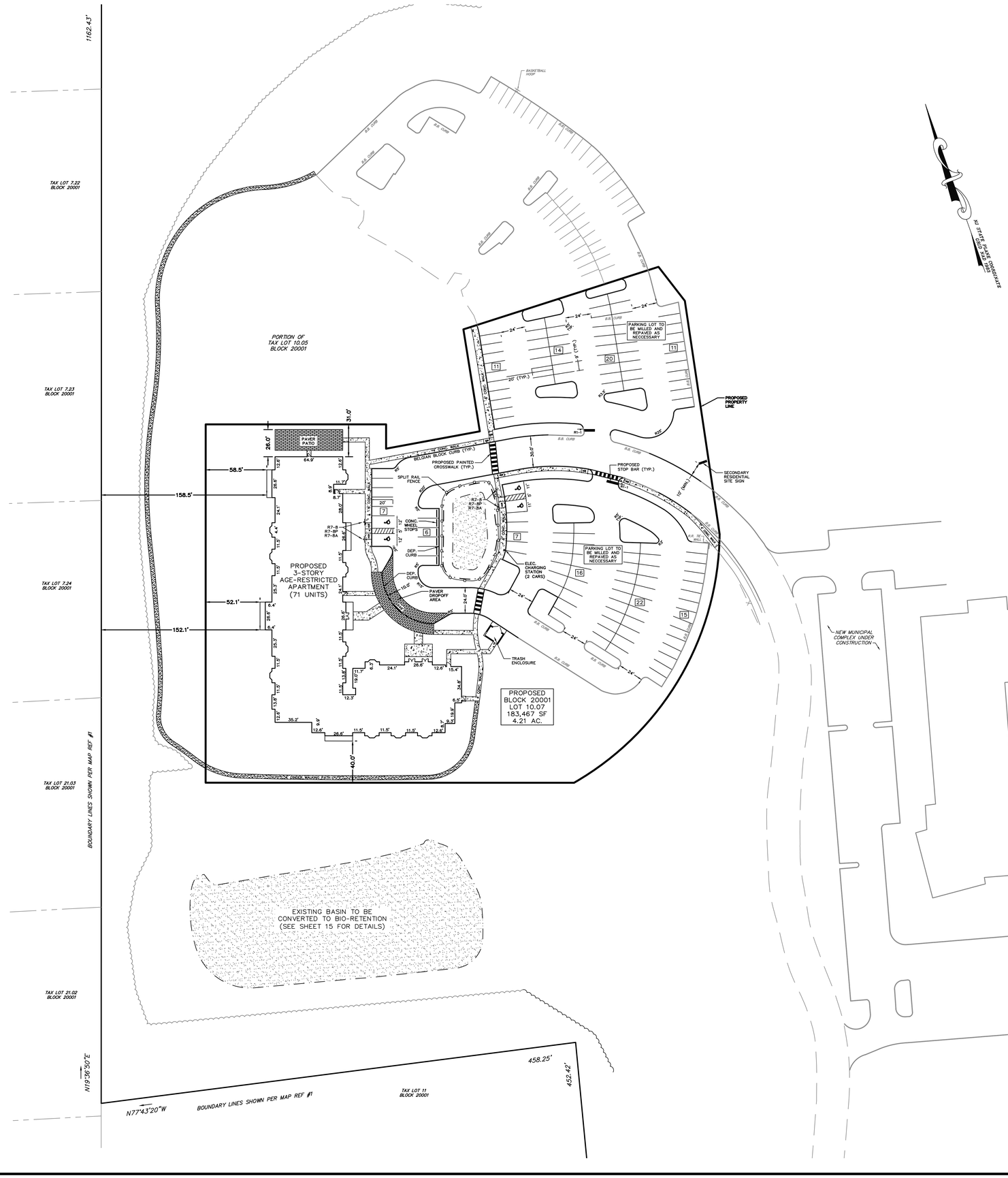
BLOCK 20001, LOT 10.05

SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

SUBDIVISION PLAN

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 05/31/21
CHECKED BY: KES	Sheet Number 3 OF 15
DRAWN BY: RZH	

File Name: C:\Users\kesha\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\03-Subdivision.dwg
Plot Date: Jul 07, 2021 - 4:17pm



Zoning Schedule Montgomery Senior Affordable Housing Proposed Block 20001, Lot 10.07	
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Min. Lot Area	4.21 Ac
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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*

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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".

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
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

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Date: 7/7/21
Kevin E. Shelly, P.E.
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PRELIMINARY MAJOR SITE PLAN & SUBDIVISION
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: 05/31/21
CHECKED BY: KES	Sheet Number 4 OF 15
DRAWN BY: RZH	

File Name: C:\Users\kesha\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\04-Layout.dwg
Plot Date: Jul 07, 2021 - 4:05pm

PORTION OF TAX LOT 10.05 BLOCK 20001

PROPOSED 3-STORY AGE-RESTRICTED APARTMENT (71 UNITS) FFE 92.25

PROPOSED BLOCK 20001 LOT 10.07 183,574 SF 4.21 AC.

(5) 140 LF 48" PERF. HDPE @ 0.0% UNDERGROUND INFILTRATION BASIN INV. 85.19 100-YR WSE 89.04

BIO-RETENTION BASIN BASIN BOTTOM 86.00 100-YR WSE 88.31

EXISTING BASIN TO BE CONVERTED TO BIO-RETENTION (SEE SHEET 15 FOR DETAILS)

SEE UTILITY PLAN (SHEET 6) FOR SANITARY SEWER MAIN EXTENSION CONNECTION

BOUNDARY LINES SHOWN PER MAP REF #1

CB-1 'A' GR 89.66
CB-12 'A' GR 89.50
CB-14 'E' GR 90.80
CB-15 'E' GR 88.40
CB-2 'E' GR 89.99
CB-3 'B' TC 91.33 GR 90.66
CB-4 'B' TC 91.22 GR 90.55
CB-6 'B' TC 90.50 GR 89.83
CB-9 'B' TC 89.60 GR 88.94
RESET EX CB TC 89.54 GR 88.87
SMH-1 RIM 92.00
SMH-2 RIM 90.94
SMH-3 RIM 90.74
DOGHOUSE MH-10 RIM 89.92
MH-9 RIM 89.58
MH-16 RIM 90.67
CO-1 RIM 91.69
CO-2 RIM 91.16
CO-3 RIM 91.19
CO-4 RIM 92.11
CO-5 RIM 92.03
CO-6 RIM 92.12
CO-7 RIM 91.94
OS-8 GR 87.93
OS-13 RIM 91.66
FES-5
FES-7
DAMAGED INLET DI HEAD=89.25 GRT=90.29 INV INACCESSIBLE FILLED WITH SILT
INLET GRT=90.21 INV INACCESSIBLE FILLED WITH SILT
INLET DI HEAD=89.39 GRT=88.72 INV INACCESSIBLE FILLED WITH SILT
INLET DI HEAD=89.39 GRT=88.73 INV INACCESSIBLE FILLED WITH SILT
INLET DI HEAD=88.25 GRT=87.27 INV INACCESSIBLE FILLED WITH SILT
MH RIM=89.83 INV INACCESSIBLE SEALED SHUT
INLET DI HEAD=87.32 GRT=86.66
INLET DI HEAD=87.35 GRT=86.67 INV A=82.1 INV B=82.1
INLET DI HEAD=93.04 GRT=92.31 INV A=88.6 INV B=88.3
INLET DI HEAD=93.44 GRT=92.76 INV A=88.0 INV B=87.2
30" RCP INV=89.1
30" RCP INV=89.9
30" RCP INV=86.9
30" RCP INV=84.2
36" RCP INV=80.0
15" RCP
15" FES INV=84.7
HEADWALL
RIP RAP
DESTINATION UNKNOWN
R.R. SIDEWALL
SIGN
NJ STATE PLANE COORDINATE SYSTEM (NAD 83)

GRADING NOTES

1. APPLICANT: R&K JORDAN REALTY LLC
2. SITE IS KNOWN AND DESIGNATED AS BLOCK 8401, LOT 8 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF JACKSON, OCEAN COUNTY, NEW JERSEY (SHEETS 84).
3. EXISTING BOUNDARY, TOPOGRAPHIC AND WETLANDS 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.
4. FRESHWATER WETLANDS WERE DELINEATED BY DONALD DIMARZIO ON 05/26/20 AND A NJDEP LETTER OF INTERPRETATION (LOI) APPLICATION IS PENDING.
5. SITE COORDINATES: 473,498' N, 552,577' E
6. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88.
7. 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.
8. 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.
9. 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.
10. THE CONTRACTOR SHALL ADJUST AND CUT EXISTING PAVEMENT AS NEEDED TO ENSURE SMOOTH FIT AND CONTINUOUS GRADE ALONG CURB AND PAVEMENT TRANSITIONS.
11. THE BOTTOM OF CURB ELEVATIONS FOR PROPOSED CURB REPLACEMENT SHALL MATCH EXISTING PAVEMENT ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. NO REGRADING OR IMPROVEMENTS WITHIN COUNTY LINE ROAD ARE PROPOSED, OTHER THAN UTILITY CONNECTIONS. CURB OPENING TO BE MODIFIED UTILIZING FACE FORMING.

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

LEGEND

EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	x 57.6
PROPOSED SPOT ELEVATION	x 57.6
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	S
PROPOSED SANITARY MANHOLE	S
PROPOSED BASIN BOTTOM	
100-YR WATER SURFACE ELEV.	

DATE	REVISIONS	BY
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

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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: 05/31/21
CHECKED BY: KES	Sheet Number 5 OF 15
DRAWN BY: RZH	

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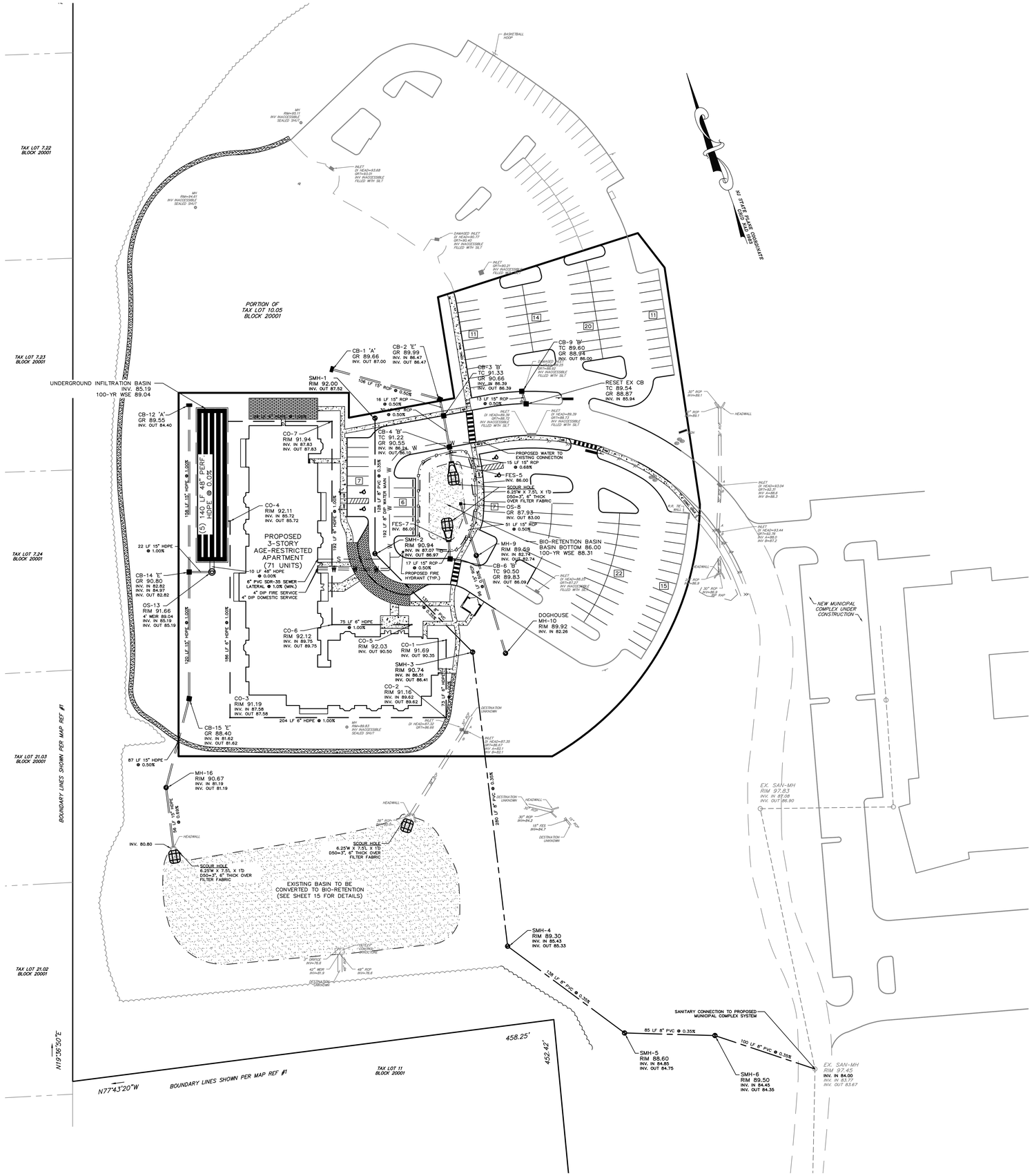

UTILITY NOTES

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.
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.

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
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UTILITY PLAN

SCALE: 1" = 40'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 05/31/21
CHECKED BY: KES	Sheet Number 6 OF 15
DRAWN BY: RZH	

File Name: C:\Users\kesha\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\06-Utility.dwg
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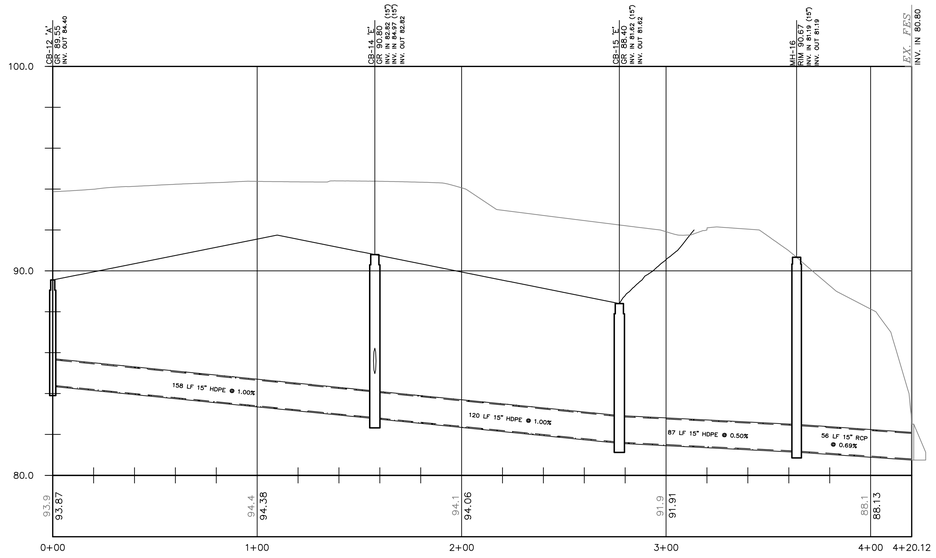
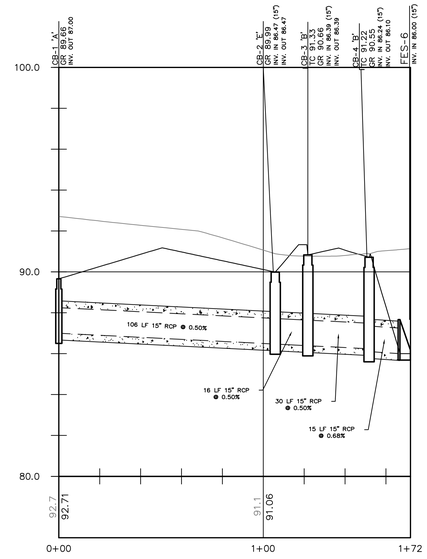
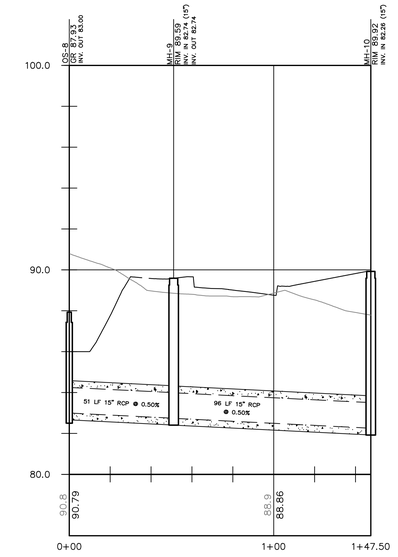


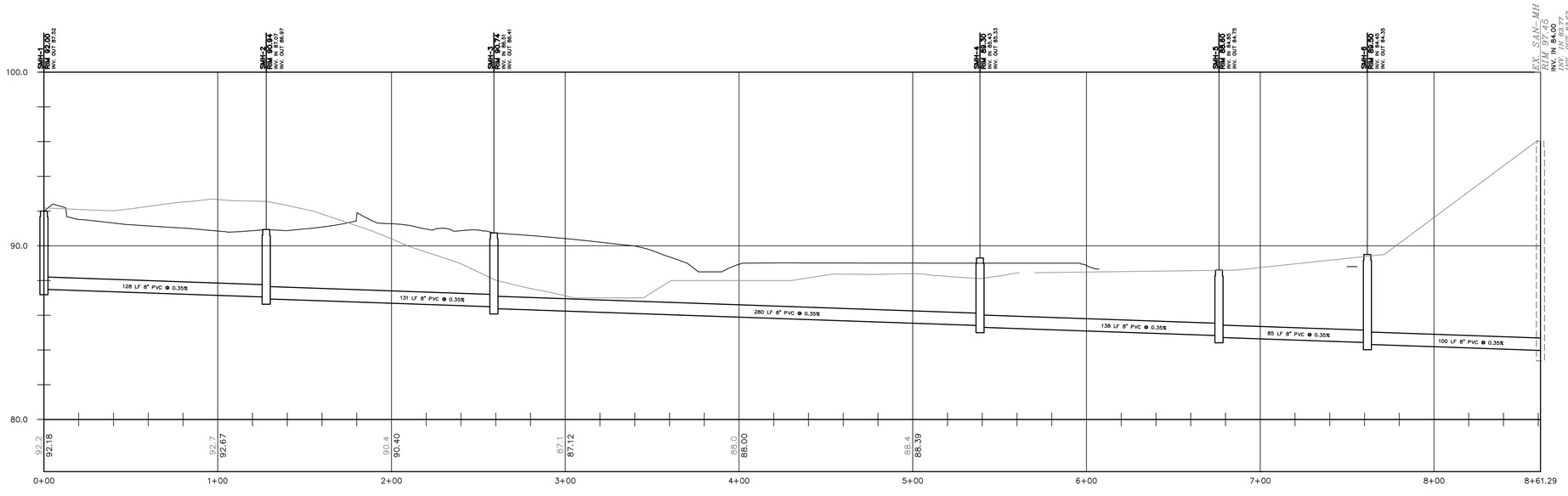
CB-10 TO EX FES



CB-1 TO FES-6



OS-7 TO DOGHOUSE MH-9



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
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

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BLOCK 20001, LOT 10.05

SITUATED IN
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PROFILES

SCALE: AS SHOWN	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 05/31/21
CHECKED BY: KES	Sheet Number 7 OF 15
DRAWN BY: RZH	

File Name: C:\Users\kesha\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\P-Grading.dwg
Plot Time: Jul 08, 2021 - 11:48am

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES	PLANT TYPE
Ab	Abelia x grandiflora 'Rose Creek'	ROSE CREEK GLOSSY ABELIA	23	18"-24"	CONTAINER	SEPS
Ah	Aronia melanocarpa 'Lawrence Hedge'	LOWSCAPE HEDGER BLACK CHOKEBERRY	25	18"-24"	CONTAINER	DFS
Ar	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	12	2.5"-3.0" CAL.	B&B	DST
As	Acer saccharum 'Legacy'	LEGACY SUGAR MAPLE	3	2.5"-3.0" CAL.	B&B	DST
Al	Asclepias tuberosa	ORANGE BUTTERFLY MILKWEED	30	#2	CONTAINER	SEPF
Bn	Betula nigra	RIVER BIRCH	5	12'-14' HT.	B&B	DOT/DST
Cc	Carpinus caroliniana	BLUE BEECH	3	1.25"-1.5" CAL.	B&B	DOT/DST
Cv	Carex conoidensis 'Forest Fairey'	FOREST FAIREY REDBUD	7	1.25"-1.5" CAL.	CONTAINER OR B&B	DST
Ch	Chamaecyparis obtusa 'Filicoides Aurea'	GOLD FERNSPRAY HINOKI FALSECYPRESS	7	24"-30"	CONTAINER	EDS
Cv	Cornopsis verticillata 'Zagreb'	ZAGREB VERBENA CREEPERS	107	#1	CONTAINER	SEPS
Ep	Echinacea purpurea 'Pow Wow White'	POW WOW WHITE CONEFLOWER	32	#1	CONTAINER	SEPF
Hs	Hydrangea arborescens 'Incrediball'	INCREDIBALL WHITE SMOOTH HYDRANGEA	34	#3	CONTAINER	SFS
Hu	Hamamelis x intermedia 'Autumn Sirkis'	AUTUMN SIRKIS CORAL BELLS	40	#3	CONTAINER	SEPF
Ig	Ilex glabra 'Shamrock'	SHAMROCK COMPACT INKBERRY HOLLY	117	18"-24"	CONTAINER	EBS
Io	Ilex opaca	AMERICAN HOLLY	3	6'-7' HT.	B&B OR CONTAINER	EDS
Lt	Liriodendron tulipifera	TULIP TREE	8	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	SEDT
Ns	Nyssa sylvatica	BLACK GUM	5	2.5"-3.0" CAL.	B&B	DST
Os	Osmunda cinnamomea	CINNAMON FERN	10	#2	CONTAINER	FF
Ov	Ostrya virginiana	HOP HORNBEAM	4	2.5"-3.0" CAL.	B&B	DST
Ps	Physocarpus opulifolium 'Diabla'	DIABLO NINEBARK	9	18"-24"	CONTAINER	DFS
Ps	Pinus strobus	EASTERN WHITE PINE	4	6'-8' HT.	B&B	EST
Pt	Physocarpus opulifolium 'Tiny Wine'	TINY WINE COMPACT NINEBARK	11	18"-24"	CONTAINER	DFS
Py	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	32	#1	CONTAINER	PGS
Qb	Quercus bicolor 'Long Leaf'	LONG LEAF SWAMP WHITE OAK	3	2.5"-3.0" CAL.	B&B	DST
Rs	Rudbeckia hirta subtomt. 'Little Goldstar'	LITTLE GOLDSTAR BLACK-EYED SUSAN	6	#2	CONTAINER	SFP
Sc	Schizachyrium scoparium 'Carousel'	CAROUSEL LITTLE BLUESTEM	39	#1	CONTAINER	PGS
Td	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	1	3.0"-3.5" CAL.	B&B	DOST
Um	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

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
DOST	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
FF	FERNS/ALL FORMS
PGS	PERENNIAL ORNAMENTAL GRASS
SEBS	SEMI-EVERGREEN BROADLEAF SHRUB
SEFP	SEMI-EVERGREEN FLOWERING PERENNIAL
SEFS	SEMI-EVERGREEN FLOWERING SHRUB
SEOT	SEMI-EVERGREEN ORNAMENTAL TREE

FARM-TO-TABLE GARDEN FEATURES

- COMMUNITY PLOT GARDEN AREA FOR RESIDENTS' VEGETABLES, HERBS, TOMATOES AND CUT FLOWERS.
- RAISED BEDS FOR ADA ACCESSIBLE PLANTINGS AND THERAPEUTIC GARDENING ACTIVITIES FOR ALL
- PERGOLA AND TRELLIS FEATURES FOR GRAPE VINES, AND AS VISUAL RELIEF FOR BUILDING FACADE
- UPDATED "PICNIC STYLE" TABLES AND SEATING FOR INDIVIDUAL AND FAMILY GATHERINGS, OUTDOOR EATING AND OTHER SPONTANEOUS RECREATION OPPORTUNITIES
- PROVIDE DRINKING WATER AND AVAILABLE IRRIGATION WATER SPIGOT IN A SITE-COORDINATED FEATURE
- INTERACTIVE WIND VANE OR KINETIC WIND SCULPTURE
- SEATING WITH GAME/ACTIVITY TABLES, BIRD WATCHING, RESTING

LOOP TRAIL FEATURES

- TRAIL OF CONSIDERABLE LENGTH PROVIDES EXCELLENT WALKING OPPORTUNITY OF GREATER LENGTH ON-SITE.
- PERIODIC SPACES FOR SEATING OFFER REST AND VARIED EXPERIENCE
- BAG STATION FOR DOG WALKING AND CLEANUP SHALL BE LOCATED AT TRAIL HEAD POINT
- DRINKING WATER FOUNTAIN WITH PET-LEVEL WATER AVAILABLE

ORCHARD FEATURES

- SEMI-DWARF FRUIT TREES IN LOCAL VARIETIES PROVIDES LOCAL ORCHARDS WITH PATTERN
- ACCESSIBLE FOOTPATH EXTENDS INTO SPACE INVITING RESIDENTS TO EXPERIENCE
- SPATIAL ARRANGEMENT PROVIDES VISUALLY DISTINCTIVE FEATURE UPON ARRIVAL FOR RESIDENTS AND VISITORS ALIKE

RAIN GARDEN FEATURES

- NATIVE PLANTS, SCHEMATICALLY DEPICTED, HAVING HIGH ECOLOGICAL VALUE AND UPTAKE CAPABILITY IN WATER-REGIME GRADIENTS FROM WETTER TO DRYING SHALL CONFORM TO NJ STORMWATER BEST MANAGEMENT PRACTICES MANUAL CHAPTER 7.
- LOCAL, SELECT PIECES OF DIABASE (TRAP ROCK) ARTISTICALLY PLACED TO ADD DRAMA AT CHANGES IN ELEVATION ON SLOPES.
- VIVID AND TEXTURAL PERENNIALS PLANTED IN JOINTS OF ROCKS FOR VISUAL CONTRAST.
- SEATING FOR NATURE OBSERVATION AND PASSIVE RECREATIONAL USE OF SPACE
- SENSORY GARDEN PLANTS FOR SCENT, FEEL, SOUND, MOTION
- BIRD FEEDERS, HABITAT BOXES, ETC.
- EDIBLE PLANTINGS POSSIBLE
- AMENDED SOILS FOR GROWTH AND INFILTRATION
- ARBORETUM-STYLE PLANT ID TAGS
- SEATING OPPORTUNITY FOR NATURE OBSERVATION

PROPOSED 3-STORY AGE-RESTRICTED APARTMENT (71 UNITS)

LINES SHOWN PER MAP REF #1

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

BRYCE BENNETT LANDSCAPE ARCHITECT
MEMBER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
119 FRANCE STREET
PO BOX 126
TOMS RIVER, NJ 08754-1911
732.270.0060
wellfleet@gmail.com
7 JULY 2021
BRYCE M. BENNETT, NJLLA, ASLA — DATE
NEW JERSEY LICENSED LANDSCAPE ARCHITECT N° AS00036000
NOT VALID UNLESS SIGNED AND SEALED

DATE	REVISIONS	BY
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

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: 7/7/21
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

PRELIMINARY MAJOR SITE PLAN & SUBDIVISION
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: 05/31/21
CHECKED BY: KES	Sheet Number 8 OF 15
DRAWN BY: RZH	

File Name: C:\Users\kesne\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\07-L&L.dwg
Plot Date: Jul 08, 2021 - 12:20pm

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	10
●○	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	9
●	E	Lithonia Lighting	KBC8 LED 12C 350 30K ASY MVOLT	KBC8_LED_12C_350_30K_ASY_MVOLT.ies	641	5

AVERAGE ILLUMINATION LEVEL IS 1.7 fc

PROPOSED POLE MOUNTED LED PARKING LOT FIXTURE (16' MOUNTING HEIGHT 'A' & 'B' TYPES)

PROPOSED POLE MOUNTED LED LANTERN FIXTURE (14' MOUNTING HEIGHT 'C' & 'D' TYPES)

PROPOSED 3-STORY AGE-RESTRICTED APARTMENT (71 UNITS)

PROPOSED BOLLARD LED FIXTURE (42" MOUNTING HEIGHT 'E' TYPE)

NEW MUNICIPAL COMPLEX UNDER CONSTRUCTION

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
- 0.5 FOOTCANDLE LIMIT
- 1.0 FOOTCANDLE LIMIT

GRAPHIC SCALE
1 INCH = 20 FEET

DATE	REVISIONS	BY
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

SHORE POINT ENGINEERING
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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: 05/31/21
CHECKED BY: KES	Sheet Number 9 OF 15
DRAWN BY: RZH	

File Name: C:\Users\keshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\07-L&L.dwg
Plot Date: Jul 06, 2021 - 4:40pm

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66

OVERVIEW	
Lumen Package	7,000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation[1]	Voltage	Driver
MRM - Mirada	**LED**	**7L** - 7,000 lms **10L** - 10,000 lms **13L** - 13,000 lms **16L** - 16,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms **48L** - 48,000 lms **System Lumen Packages**	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise	**(blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (5-10%)

Color Temp	Color Rendering	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[2]	**70CRI** - 70 CRI	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Houseside Shield[3] **IL** - Integral Louver (Sharp Spill Light Cutoff)[3]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System
ALSCH - AirLink Synapse Control System Hood / Satellite [4]
ALSCS02 - AirLink Synapse Control System with 10-20' Motion Sensor
ALSCS03 - AirLink Synapse Control System Satellite with 10-20' Motion Sensor [4]
ALSCS04 - AirLink Synapse Control System with 30+40' Motion Sensor
ALSCS04H - AirLink Synapse Control System Hood / Satellite with 30-40' Motion Sensor [4]
ALSC5 - AirLink Blue Wireless Motion & Photo Sensor Controller (20-40' mounting height)
ALSC5T - AirLink Blue Wireless Motion & Photo Sensor Controller (20-40' mounting height)

Stand-Alone Controls
CET - 4-Th Dimming leads extended to housing exterior
CRCP - 7 Pin Control Receptacle ANSI C136.41
MSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (15-40' MH)*
MSBT3 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)*

Button Type Photocells
PCDB-277 - 277V
PCDB-UTY - 120 - 277V
PCDM7 - 347V

Lutron Limelight Controls
LLC – Limelight eight Integral Wireless Radio Control by Lutron*
LLCH – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 8-20' mounting height*
LLCH2 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 16-30' mounting height*
LLCH3 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 31-40' mounting height*

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
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Page 3/9 Rev. 04/30/21
SPEC.SHHL.A.0620

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

NOT TO SCALE

Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

selux

Beta Lantern LED

Order Code: BLL _____ _____ _____ _____ _____ _____ _____

Pole Order Code: _____ _____ _____ _____

Series | Height | Finish | Options

BLL	Series	BLL Beta Lantern LED	
_____	Optics	R1 Round Distribution	R2 Round Distribution	R3 Round Distribution	R4 Round Distribution	R5R Square Distribution	R5S Square Distribution
_____	Mounting	1 Single	2 Double	W Wall Mount			
_____	Light Engine	5035O 4000K 55W	5053O 5000K 49W	5070O 4000K 64W	5070S 5000K 76W	5014O 4000K 120W	
_____	CCT	30 3000K	40 4000K				*IDA Approved with 3000K CCT. Pair other CCT options overall history.
_____	Power Cord Length	12 12'	15 15'	18 18'	20 20'	25 25'	XX xx'
_____	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color
_____	Voltage	120 120V	240 240V	277 277V	UNV[1,2] 120V-277V	347[1,4] 347V	480[1,3] 480V
_____	Options	HS* House Side Shield (180°)	DM† Dimming (0-10V)	PCT* Photocell Tenon Mounted, 120-277 volts	HLS0[1,2] Hi-Lo Switching 50%	HLS0[1,4] Hi-Lo Switching 50%	*Spec. LL/L and IH only †Spec. UNV only *120V, 240V, 277V only *50% 347V, 277V, 347V only

Motion Sensor Recommended Photocell Shown This Can Be Programmed See Pole Spec Sheet for Order Code

Product Modifications

Please list modification requirements for review by factory

Approvals

Date:

Selux Corporation © 2020, T 845-454-1400, 800-735-8937, F 845-454-1405, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the products. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

Page 1 of 12
(Rev. 05/2020)
BLL.sc.s5.4

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

NOT TO SCALE

KB LED Bollard Luminaires

Ordering Information — **EXAMPLE:** KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KB LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)	
KBA8 LED KBC8 LED KBD8 LED KBB8 LED	Asymmetric 12C 12 LEDs Symmetric 16C 16 LEDs	350 350 mA 450 450 mA 530 530 mA 700 700 mA	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted AMBLW Amber limited wavelength	ASY Asymmetric SYM Symmetric	MVOLT 120 208 240 277 347	Shipped Installed PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup	Shipped Installed SF Single fuse (120, 277, 347V) DF Double fuse (208, 240V) HSA 24" overall height HSB 30" overall height HSC 36" overall height PS Ground-fault fitroses switch LHA Without anchor bolts (3 bolt base) Retrofit Solution LHRA 4 bolt mobile base without anchor bolts	DNAWD White DNAAD Natural aluminum DDBXD Dark bronze DBLXD Black DNATXD Textured natural aluminum DNLXD Textured black DNATXD Textured natural aluminum DNHAD Textured white	Stripping KBA8 & KBC8: S2000 Solid color S2WHI White S2BL Black S2NAL Natural aluminum S2RG Tennis green S2BR Bright red S2BZA Dark bronze S2YLS Yellow

Wall Luminaire Accessories
Wall Luminaire Accessories

WBA8 2 — Anchor bolts for KBA8 LED, KBC8 LED, KBD8 LED, KBB8 LED 8

Please use the spec sheet at www.acuitybrands.com when ordering to ensure component compatibility for your desired configuration.

Visit www.lithonia.com for more information

One Lithonia Way | Conyers, Georgia 30012 | Phone: 800.279.8041 | www.acuitybrands.com
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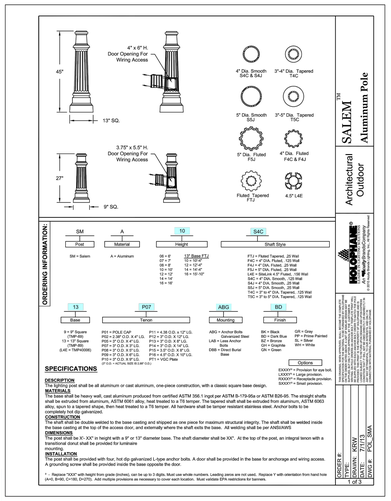
AcuityBrands.

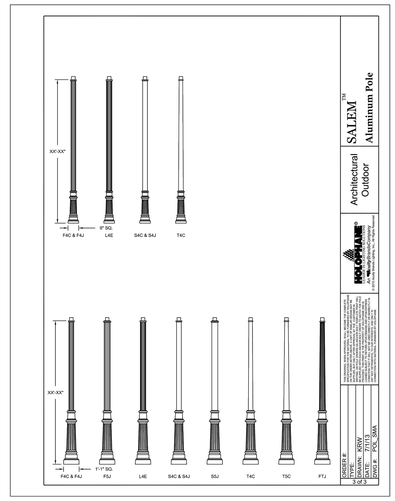
BOLLARD LIGHT FIXTURE - TYPE 'E'

NOT TO SCALE

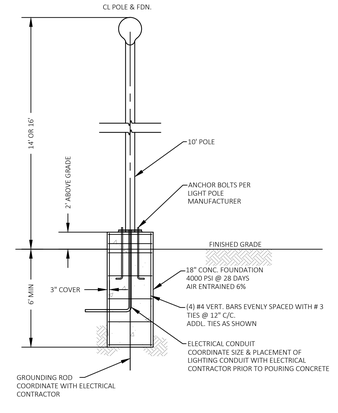

4" x 6" H. Door Opening For Wiring Access
45°
13" SQ.
3.75" x 5.6" H. Door Opening For Wiring Access
27°
9" SQ.
4" Dia. Smooth SAC & SAJ
3"-4" Dia. Tapered TAC
5" Dia. Smooth SAJ
3"-5" Dia. Tapered TSC
5" Dia. Fluted FAJ
4" Dia. Fluted FAC & FAJ
Fluted Tapered FTJ
4.5" LAE
SALEM Aluminum Pole
Architectural Outdoor
HOLOPHANE
ORDERING INFORMATION:
SM Base
SM = Salem
A Material
A = Aluminum
10 Height*
36' = 6' 17' = 12'-6" 20' = 15' 24' = 18' 30' = 22'-6" 36' = 27' 40' = 30' 48' = 36' 50' = 37'-6" 60' = 45'
SAC Shaft Style
FTJ = Fluted Tapered, 20 Mat
FAC = 4" Dia. Fluted, 20 Mat
SAC = 4" Dia. Smooth, 20 Mat
FAJ = 4" Dia. Fluted, 20 Mat
LAE = BoleArk 4.5" Fluted, 16# Mat
SAJ = 4" Dia. Smooth, 16# Mat
SAJ = 4" Dia. Smooth, 20 Mat
SSJ = 5" Dia. Smooth, 20 Mat
TSC = 5" to 3" Dia. Tapered, 12# Mat
TAC = 4" to 3" Dia. Tapered, 12# Mat
13 Base
9 = 9" Square 11 = 11" Square 13 = 13" Square (TMP-66) (LAE = TMPA9066)
P07 Tenon
P01 = POLE DIA* P02 = 2" O.D. X 4" I.D. P03 = 2" O.D. X 6" I.D. P04 = 2" O.D. X 8" I.D. P05 = 2" O.D. X 10" I.D. P06 = 2" O.D. X 4" I.D. P10 = 2" O.D. X 6" I.D. *For non-tenon add 6 to dia.
ABG Mounting
ABG = Anchor Bolts Supplied with Galvanized Leveling Nuts & Lock Washers
DBB = Direct Burial Base
BD Finish
BK = Black BR = Bronze SV = Silver GR = Graphite GN = Green
GP = Grey DP = Dark Painted WH = White BW = White
Options
EXAG** = Provision for saw cut. LXXX** = Large provision. SXXX** = Small provision. SXXXT** = Small provision.
SPECIFICATIONS
DESCRIPTION
The aluminum pole shall be all aluminum or cast aluminum, one-piece construction, with a classic square base design.
MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-05a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be manufactured by galvanized.
CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All welding shall be per ANSI/AWS D1.1 Structural.
A grounding screw shall be provided inside the base opposite the door.
The post shall be XI X26" in height with a 9" or 13" diameter base. The shaft diameter shall be X/X". At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire
INSTALLATION
The post shall be provided with four, hot dip galvanized L-type anchor bolts. A door shall be provided in the base for anchorage and wiring access.
A grounding screw shall be provided inside the base opposite the door.
* - Replace "XXX" with height from grade (inches), can be up to 3 digits. Must use whole numbers. Leading zeros are not used. Replace 'x' with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Must validate EPA restrictions for banners.
1 OF 3

LIGHT POLE DETAIL

NOT TO SCALE



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



LIGHT POLE BASE

NOT TO SCALE

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 SPECIAL LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING.
   C. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN 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 METHOD WHERE SO APPROVED. TREE PROTECTION SHALL BE PLACED OUTSIDE THE DRIP LINE OF TREES AND SHRUBS TO BE PRESERVED. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO ANY CLEARING. 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 SIGHT TRIANGLE EASEMENTS AT ROADWAY INTERSECTIONS SHALL BE KEPT TRIMMED TO A HEIGHT NOT EXCEEDING 30" ABOVE THE ELEVATION OF THE 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 8'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS EXCEPT GROUNDCOVERS ARE TO HAVE THEIR CENTERS CLOSER THAN 30" 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 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; PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. 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 IMPORTED SUPPORTED TO BE FREE OF CONTAMINANTS AND CONFORM TO STANDARD MATERIAL SPECIFICATION NO. 570, GRADING, OF THE 2019 NJDOT STANDARDS. LARGE STONES, DEBRIS, EXCESSIVE R-BLEND, AND/OR OTHER OBJECTIONABLE MATERIALS, EXCEPT AS OTHERWISE NOTED IN THE PLANTING SCHEDULE. BIO-PLEX ENDO-ECTO MYCORRHIZAL SOIL & ROOT INOCULUM AND ADVANCED POLYMER GEL (OR EQUIVALENT MATERIALS RECEIVING PRIOR APPROVAL) SHALL BE INCORPORATED INTO THE BACKFILL MIX IN THE MANUFACTURER'S SPECIFIED RATES AND QUANTITIES FOR THE USE.
   C. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG, IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE LANDSCAPE ARCHITECT, PLANTS SHALL BE PLANTED IN A MOUNDED MANNER WITH APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUNDED TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCE SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDED MANNER.
   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 RIDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. ALL PROPOSED SHRUBS SHALL BE CONTINUOUS, MASSED PLANTING BEDS, RATHER THAN AS ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 3" THICK APPLICATION OF TRIPLE-SHREDDED CLEAN WOOD/ORGANIC MULCH FREE OF DYES AND ANY OTHER OBJECTIONABLE MATERIALS.

4. MAINTENANCE
   A. ALL PLANTINGS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM TO PROVIDE MOISTURE FOR SOUND HORTICULTURAL PRACTICE, TO ENSURE THEIR PROPER ESTABLISHMENT 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. THEREFORE, NO PRUNING TO SHAPE OR SHEARING IS REQUIRED OR DESIRABLE. SHOULD ANY SHRUB START INDUCTING BRANCHING DEVELOPS, IT SHOULD BE PRUNED OUT, TO NATURAL TARGETS.
   C. ALL PLANTINGS SHALL BE GUARANTEED FOR GROWTH AND VIGOR FOR A PERIOD OF NOT LESS THAN TWO YEARS FROM PLANTING, PER MUNICIPAL CODE. REPLACEMENTS THAT FAIL TO SURVIVE OR GROW PROPERLY, THEY SHALL BE REPLACED AND ALL REPLACEMENTS SHALL BE SIMILARLY GUARANTEED, PER THE CODE, SECTION 16--5.6d.10.

BIORETENTION BASINS SPECIFICATION:

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%

AND SHALL BE ***PLANTED WITH

ONE QUART CONTAINERS OF FORBS SET 6' O.C.
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 6' O.C.
MIX SPECIES [<50% EACH TYPE]
Cephalanthus occidentalis - BUTTONBUSH
Clethra alnifolia - SWEET PEPPERBUSH
Viburnum prunifolium - BLACKHAW

ONE QUART CONTAINERS OF TREES SET 12' O.C.
MIX SPECIES [<75% EACH TYPE]
Magnolia virginiana - SWEETBAY
Nyssa sylvatica - BLACK GUM

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.

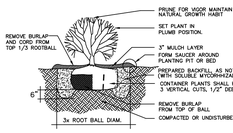
**SEED MIX CONTENT MAY VARY SLIGHTLY DUE TO SPECIES AVAILABILITY, BUT FUNCTIONALITY SHALL BE CONSISTENT WITH SPECIFICATION.

***ADDITIONAL SPECIES OR DIVERSITY MAY BE ADDED TO MEET MUNICIPAL, OR STATE REQUIREMENTS.

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	10
	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	9
	E	Lithonia Lighting	KBC8 LED 12C 350 30K ASY MVOLT	KBC8_LED_12C_350_30K_ASY_MVOLT.ies	641	5

BIO-PLEX MYCORRHIZAL INOCULANT SHALL BE USED PER THE MANUFACTURER'S RECOMMENDATIONS.



AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, ANY PLANTING PIT OR PLANTING BED LOCATIONS AND THEIR DIMENSIONS MAY BE ADJUSTED AND/OR RELOCATED TO ACCOMMODATE THE BRANCHING AND ROOTS OF EXISTING TREES AND SHRUBS WHICH ARE DEEMED BY THE LANDSCAPE ARCHITECT, TO REMAIN.

SHRUB AND CONTAINER PLANTING

NOT TO SCALE

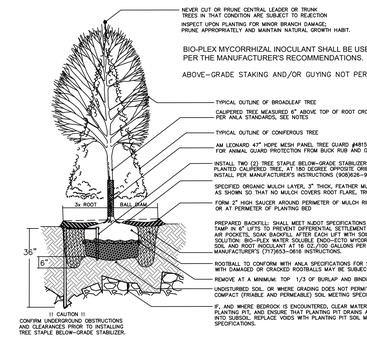
PLANTING SCHEDULE

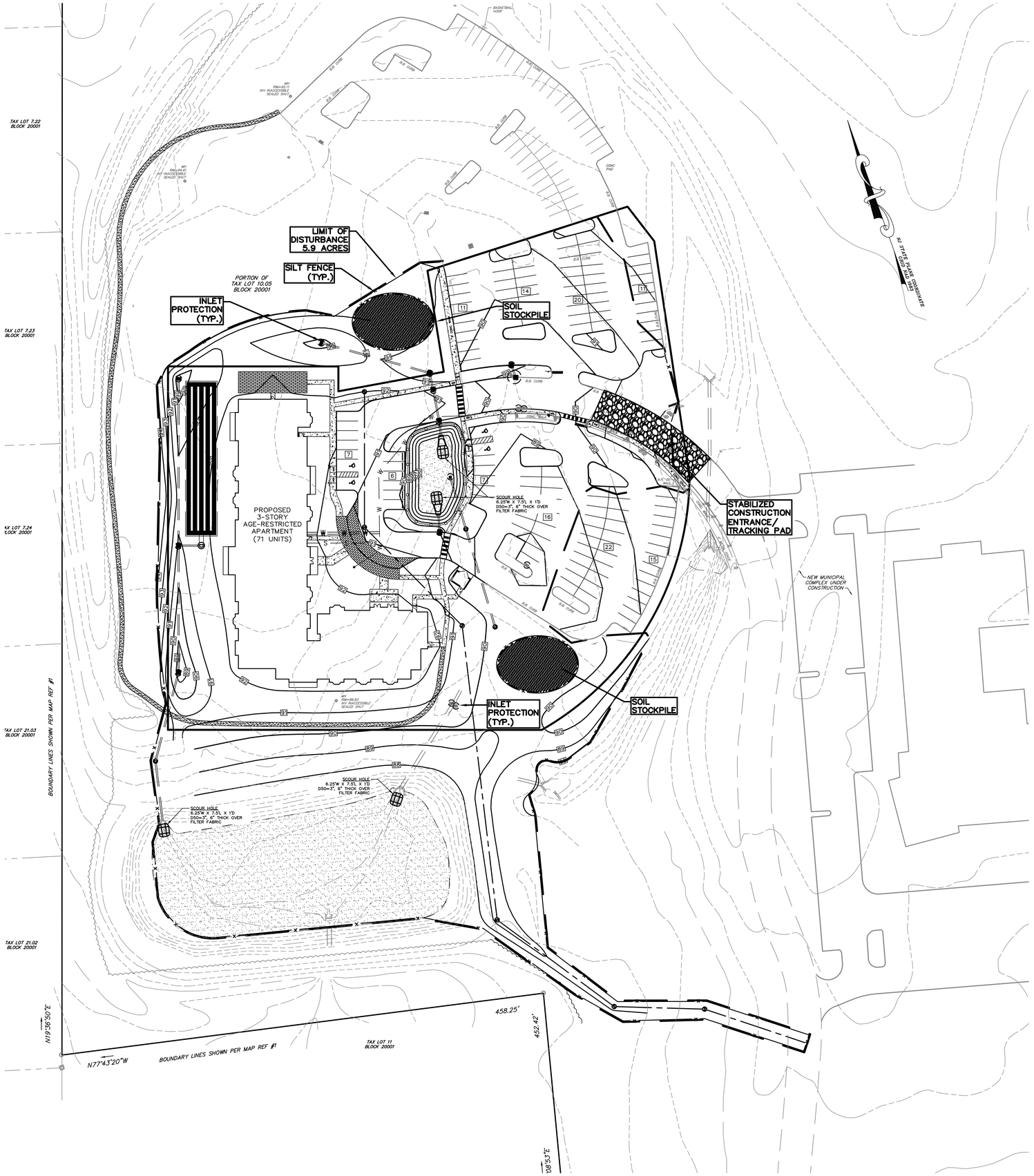
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES	PLANT TYPE
Ab	Abelia x grandiflora 'Rose Creek'	ROSE CREEK GLOSSY ABELIA	23	18"-24"	CONTAINER	SEFS
Ah	Aronia melanocarpa 'Lowscape Hedger'	LOWSCAPE HEDGER BLACK CHOKEBERRY	20	18"-24"	CONTAINER	DFS
Ar	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	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	20	#2	CONTAINER	SEFP
Bn	Betula nigra	RIVER BIRCH	5	12'-14' HT.	B&B	DOT/DST
Cs	Carpinus caroliniana	BLUE BEECH	3	1.25"-1.5" CAL.	B&B	DOT/DST
Ct	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	8	24"-30"	CONTAINER	ECS
Cv	Coreopsis verticillata 'Zagreb'	ZAGREB LANCELEAF COREOPSIS	107	#1	CONTAINER	DFSS
Ep	Echinacea purpurea 'Pow Wow Wildberry'	POW WOW WILDBERRY PURPLE CONEFLOWER	36	#2	CONTAINER	DFP
Hp	Hydrangea arborescens 'Incrediball'	INCREDIBALL WHITE SMOOTH HYDRANGEA	34	#3	CONTAINER	DFS
Hu	Heuchera villosa 'Autumn Bride'	AUTUMN BRIDE CORAL BELLS	40	#1	CONTAINER	SEFP
Ig	Ilex glabra 'Shamrock'	SHAMROCK COMPACT INKBERRY HOLLY	117	#3	CONTAINER	EBS
Li	Liquidambar styraciflua	AMERICAN HOLLY	3	2.5"-3.0" CAL.	B&B OR CONTAINER	EBT
Ls	Liriodendron tulipifera	TULIP TREE	3	2.5"-3.0" CAL.	B&B	DST
Mp	Morella (Myrica) pensylvanica	NORTHERN BAYBERRY	20	18"-24"	CONTAINER	EBS
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	10	#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
Pg	Pinus strobus	EASTERN WHITE PINE	4	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	33	#3	CONTAINER	PDG
Qb	Quercus bicolor 'Bonnie and Mike'	BEACON SWAMP WHITE 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
Se	Schizachyrium scoparium 'Carousel'	CAROUSEL LITTLE BLUESTEM	39	#1	CONTAINER	PDG
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

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
PDG	PERENNIAL ORNAMENTAL GRASS
SEBS	SEMI-EVERGREEN BROADLEAF SHRUB
SEFP	SEMI-EVERGREEN FLOWERING PERENNIAL
SEFS	SEMI-EVERGREEN FLOWERING SHRUB
SEOT	SEMI-EVERGREEN ORNAMENTAL TREE


NEVER CUT OR PRUNE CENTRAL LEADER OR TRUNK TREES IN THAT CONDITION ARE SUBJECT TO REJECTION
INSPECT UPON PLANTING FOR MINOR DAMAGE; PRUNE APPROPRIATELY AND MAINTAIN NATURAL GROWTH HABIT.
BIO-PLEX MYCORRHIZAL INOCULANT SHALL BE USED PER THE MANUFACTURER'S RECOMMENDATIONS.
ABOVE-GRADE STAKING AND/OR GUYING NOT PERMITTED !
TYPICAL OUTLINE OF BROADLEAF TREE
CALIPERED TREE MEASURED 6" ABOVE TOP OF ROOT CROWN PER ANLA STANDARDS, SEE NOTES
TYPICAL OUTLINE OF CONIFEROUS TREE
AM LEONARD 47" HOPE MESH PANEL TREE GUARD #4815C OR EQUAL FOR ANIMAL GUARD PROTECTION FROM BUCK RUB AND OTHER DAMAGE.
INSTALL TWO (2) TREE STAPLE BELOW-GRADE STABILIZERS PER PLANTING DETAILS/SPECIFICATIONS, AT 180 DEGREE OPPOSITE ORIENTATIONS, INSTALL PER MANUFACTURER'S INSTRUCTIONS (1000/620-9307)
SPECIFIED ORGANIC MULCH LAYER, 3" THICK, FEATHER MULCH THICKNESS AS SHOWN SO THAT NO MULCH COVERS ROOT FLARE, TRUNK OR STEMS
FORM 3" HI



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	x 57.6
PROPOSED SPOT ELEVATION	x 57.6
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
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

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: 7/7/21
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

PRELIMINARY MAJOR SITE PLAN & SUBDIVISION
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: 05/31/21
CHECKED BY: KES	Sheet Number 11 OF 15
DRAWN BY: RZH	

File Name: C:\Users\rhall\OneDrive - Shore Point Engineering\Shore Point - Share\Shore Point Engineering\Kevin Shelly - Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\08-SESC.dwg
Plot Date: Jul 06, 2021 - 4:45pm

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 STRUCTURAL 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 NOT 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. NECESSARY 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.

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 APPLIES 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 1.35 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	PLANTING RATE 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 AGRICULTURAL 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.

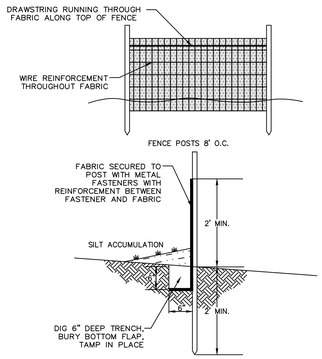
DESIGN CRITERIA

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.

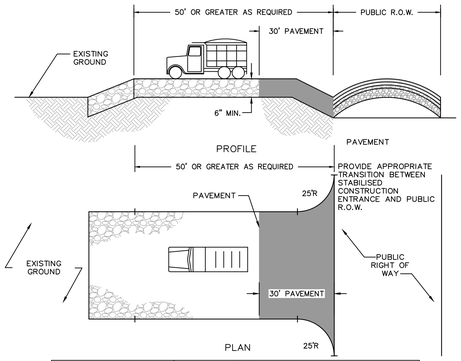
INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.



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.

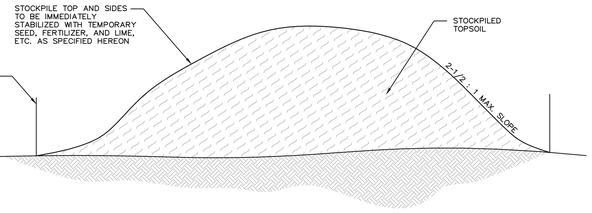


PERCENT SLOPE OF ROADWAY	PERCENT SLOPE OF ROADWAY	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE[1]	

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

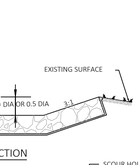
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

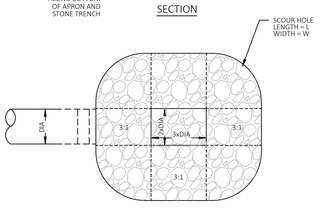


STOCKPILE AREA

NOT TO SCALE



SECTION



PLAN VIEW

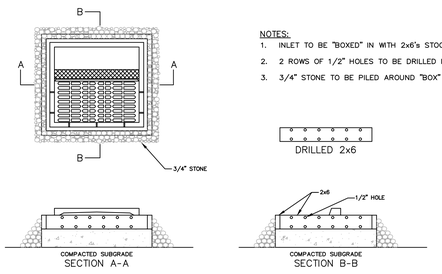
	DIA	Q25	L	W	d50
FES-5	15" RCP @ 0.68%	1.84 CFS	7.5 FT.	6.25 FT.	d50 = 3", 6" THICK*
FES-7	15" RCP @ 0.50%	1.84 CFS	7.5 FT.	6.25 FT.	d50 = 3", 6" THICK*
EX FES	15" RCP @ 0.69%	3.27 CFS	7.5 FT.	6.25 FT.	d50 = 3", 6" THICK*

* OVER FILTER FABRIC

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

SCOUR HOLE DETAIL

NOT TO SCALE



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
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE00031300
PO Box 257, Manasquan, NJ 08736
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Date 7/7/21

Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE0331300

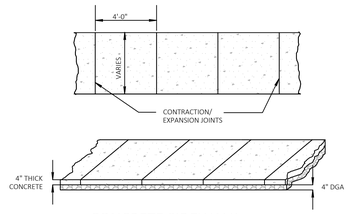
PRELIMINARY MAJOR SITE PLAN & SUBDIVISION
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05

SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL DETAILS

SCALE: 1" = 20'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 05/31/21
CHECKED BY: KES	Sheet Number 12 OF 15
DRAWN BY: RZH	

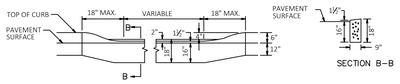
File Name: C:\Users\Vesha\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\09-Details.dwg
Plot Time: Jul 08, 2021 - 10:22am



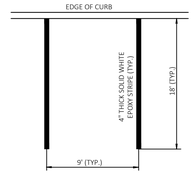
CONCRETE SIDEWALK
NOT TO SCALE

NOTES:

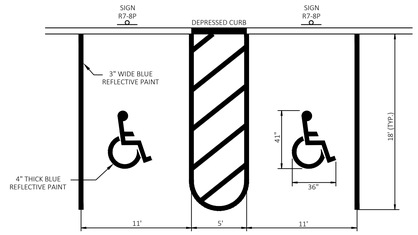
1. PREFORMED BITUMINOUS EXPANSION JOINTS, 1/2" THICK SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET.
2. CONCRETE SHALL BE CLASS "B" PORTLAND CEMENT HAVING A 28 DAY STRENGTH OF 4500 PSI.



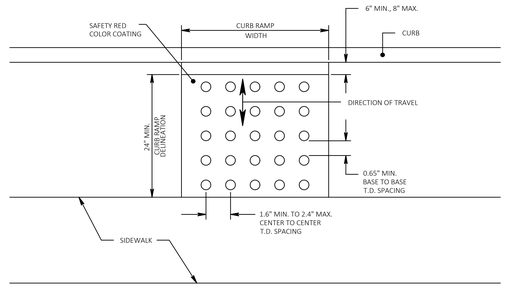
DEPRESSED CURB
NOT TO SCALE



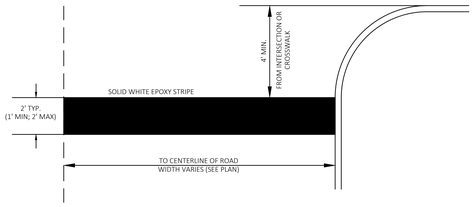
TYPICAL PARKING STALL STRIPING
NOT TO SCALE



HANDICAP PARKING STALL STRIPING
NOT TO SCALE



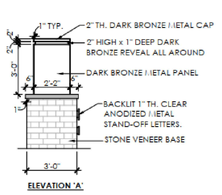
PLAN VIEW

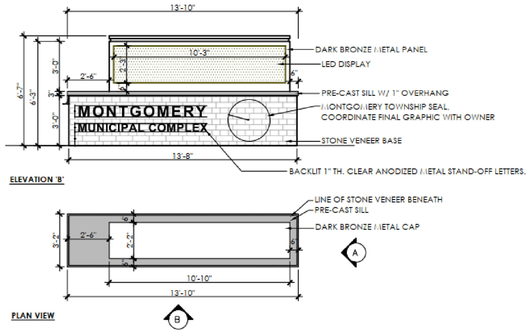


STOP BAR
NOT TO SCALE

NOTE:

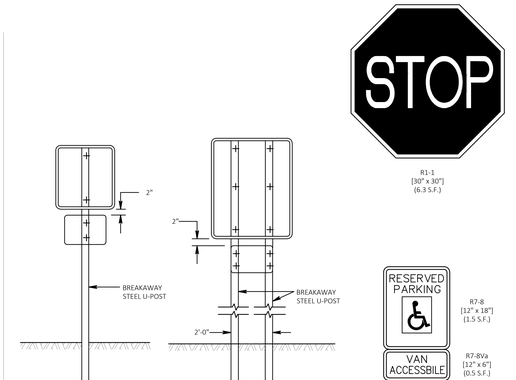
IF A CROSSWALK EXISTS AT THE INTERSECTION, THEN THE STOP BAR SHALL BE PLACED A MINIMUM OF 4 FEET AWAY FROM THE CROSSWALK. IF NO CROSSWALK EXISTS, THEN THE STOP BAR SHALL BE PLACED A MINIMUM OF 4 FEET AWAY FROM THE INTERSECTION.



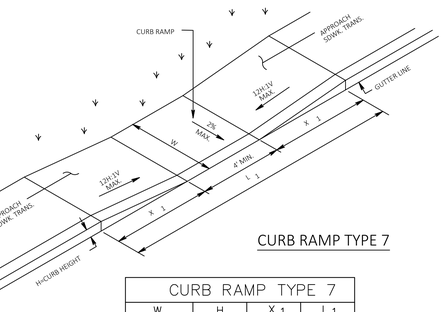


MUNICIPAL SITE SIGN DETAIL
NOT TO SCALE

FOR SIZE COMPARISON PURPOSES ONLY

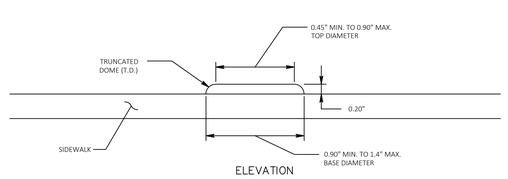


BREAKAWAY SIGN POST
NOT TO SCALE



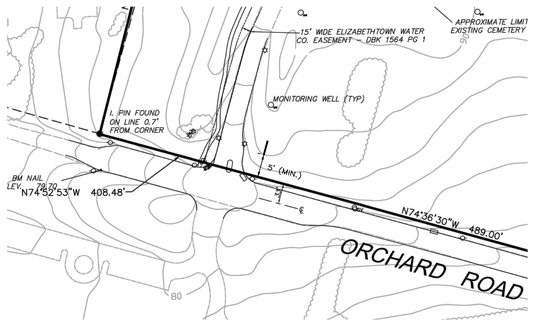
CURB RAMP TYPE 7

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



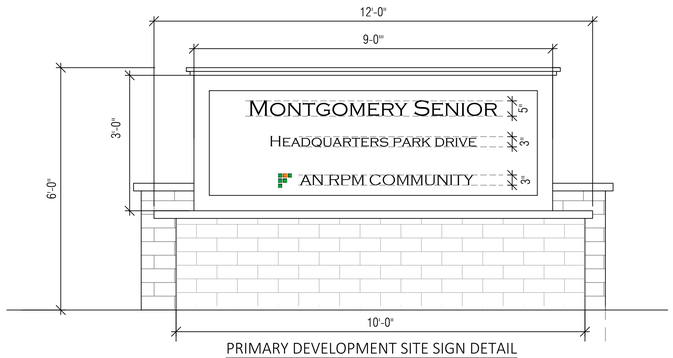
ELEVATION

DETECTABLE WARNING SURFACE
NOT TO SCALE



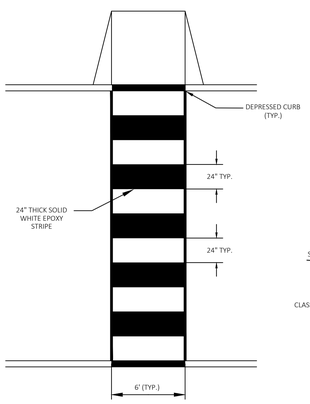
PRIMARY DEVELOPMENT SITE SIGN LOCATION
NOT TO SCALE

SIGN SHALL BE SET BACK AT LEAST 5 FEET FROM ALL STREET LINES AND 25 FEET FROM ALL OTHER PROPERTY LINES

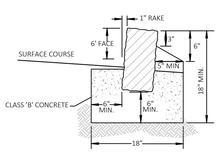


PRIMARY DEVELOPMENT SITE SIGN DETAIL
NOT TO SCALE

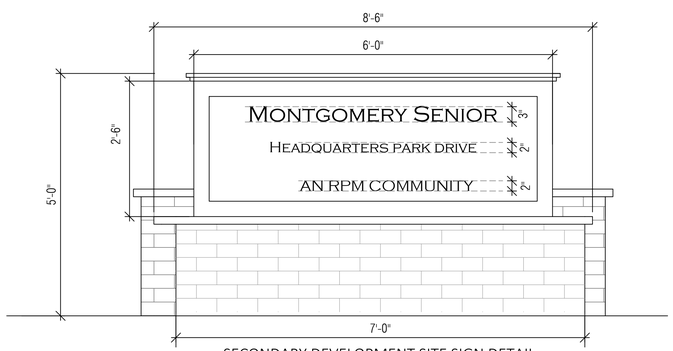
NOTE: SIGN SHALL NOT EXCEED 30 SQUARE FEET IN AREA OR 6 FEET IN HEIGHT



CROSSWALK DETAIL
NOT TO SCALE

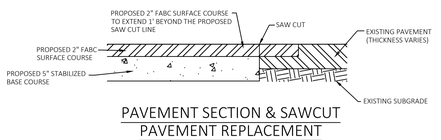


BELGIAN BLOCK CURB
NOT TO SCALE



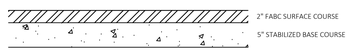
SECONDARY DEVELOPMENT SITE SIGN DETAIL
NOT TO SCALE

NOTE: SIGN SHALL NOT EXCEED 15 SQUARE FEET IN AREA OR 6 FEET IN HEIGHT



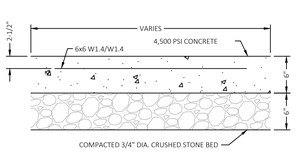
PAVEMENT SECTION & SAWCUT
PAVEMENT REPLACEMENT
NOT TO SCALE

IN ACCORDANCE WITH ORDINANCE SECTION 62-154.g(1)



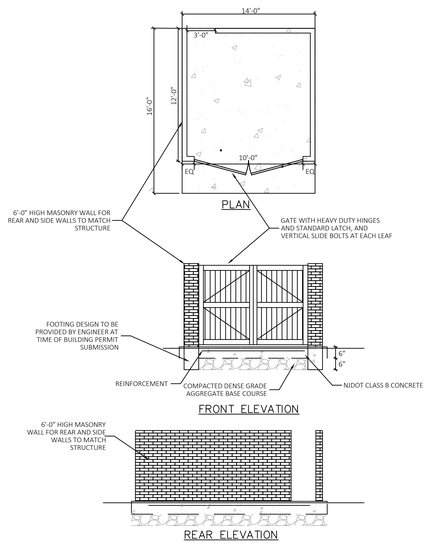
PAVEMENT SECTION
NOT TO SCALE

IN ACCORDANCE WITH ORDINANCE SECTION 62-154.g(1)



CONCRETE SECTION FOR TRASH ENCLOSURE
NOT TO SCALE

NOTE: CONCRETE PAD SPECIFICATIONS TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION. DETAIL APPLIES TO CONCRETE SECTION IN TRASH ENCLOSURE ONLY.



TRASH ENCLOSURE DETAIL
NOT TO SCALE

DATE	REVISIONS	BY
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE50031300
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www.shorepointengineering.com

Date: 7/7/21

Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE50031300

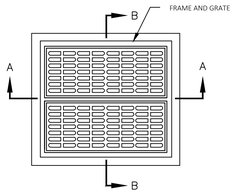
PRELIMINARY MAJOR SITE PLAN & SUBDIVISION
MONTGOMERY SENIOR AFFORDABLE HOUSING
BLOCK 20001, LOT 10.05

SITUATED IN
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

CONSTRUCTION DETAILS

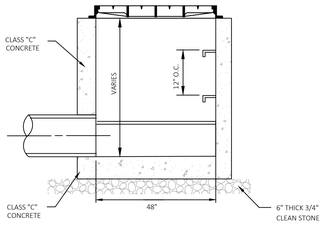
SCALE: 1" = 20'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 05/31/21
CHECKED BY: KES	Sheet Number 13 OF 15
DRAWN BY: RZH	

File Name: C:\Users\kesha\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\09-Details.dwg
Plot Time: Jul 08, 2021 - 12:22pm

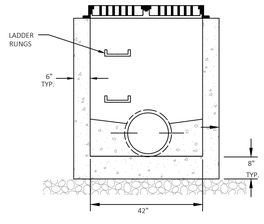


PLAN

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

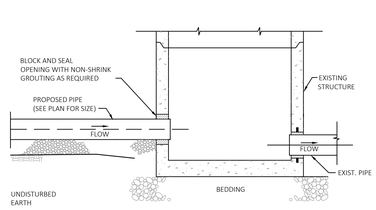


SECTION 'A–A'



SECTION 'B–B'

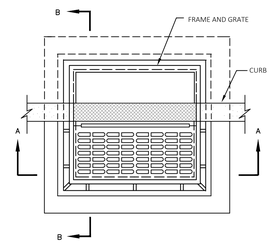
TYPE 'E' INLET
NOT TO SCALE

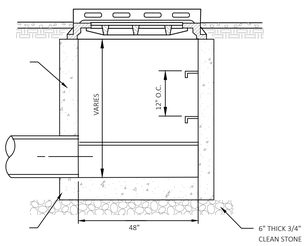


TYPICAL SECTION

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





SECTION A–A

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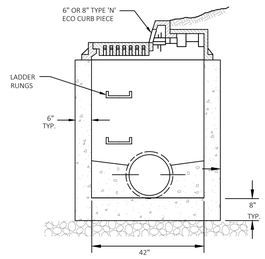
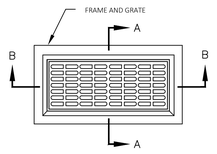
4. STEEL REINFORCED COPOLYMER STEPS @ 12" O.C.
5. WELDED WIRE FABRIC PER ASTM A-185, GRADE 70 REINFORCED BARS PER ASTM A-615, GRADE 60

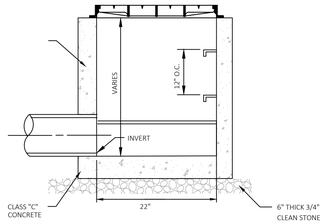


SECTION B–B

TYPE 'B' INLET
NOT TO SCALE



PLAN



SECTION 'A–A'

GENERAL NOTES
1. 4500 PSI CONCRETE @ 28 DAYS.
2. CONSTRUCTION PER ASTM C-913, LATEST REVISION.
3. HS-20 DESIGN LOADING FOR VEHICLE TRAFFIC.
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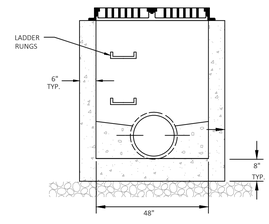
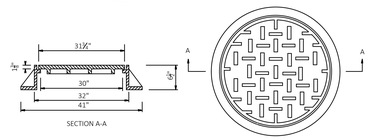


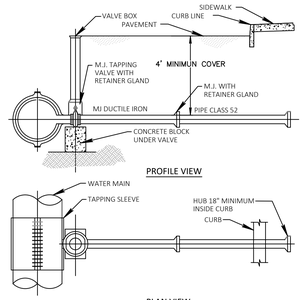
SECTION 'B–B'

TYPE 'A' INLET
NOT TO SCALE

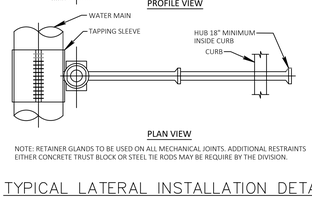


NOTE:
FRAME AND COVER TO BE BRIDGESTATE FOUNDRY PATTERN NUMBER 1012A OR APPROVED EQUAL

DRAINAGE MANHOLE FRAME AND COVER
NOT TO SCALE



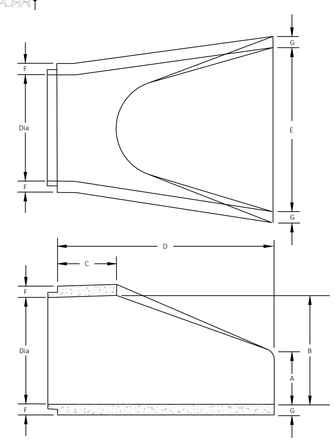
PROFILE VIEW



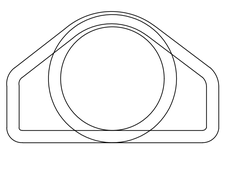
PLAN VIEW

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

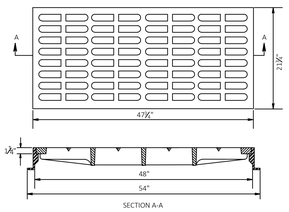


Dia	A	B	C	D	E	F	G
12"	4"	13"	45 3/8"	69 3/8"	24"	4 3/8"	4 3/8"
15"	6"	16"	42 1/2"	69 1/2"	30"	4 1 3/16	4 1 3/16
18"	9"	19"	42"	69"	36"	4 1/2"	4 1/2"
24"	9 1/2"	25"	43 1/2"	69"	48"	4 1/2"	4 1/2"
30"	14"	31"	19"	72"	60"	3 1/2"	3 1/2"
36"	17"	37"	34 1/2"	96"	72"	4"	4"
42"	22"	43"	32 1/2"	96"	78"	4 1/2"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



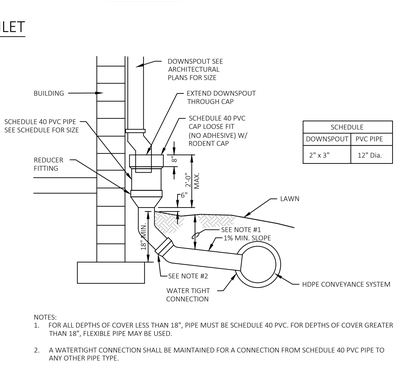
NOTE:
DESIGNED IN ACCORDANCE WITH ASTM C-76-11 SPECIFICATIONS.

FLARED END SECTION
NOT TO SCALE



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

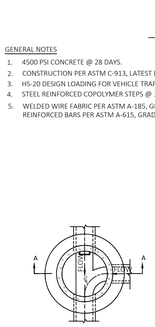
BICYCLE SAFE GRATE
NOT TO SCALE

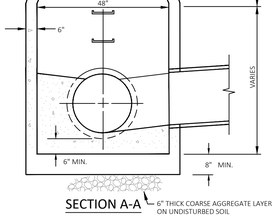


SCHEDULE	
DOWNSPOUT	PVC PIPE
7" x 3"	12" Dia.

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 .

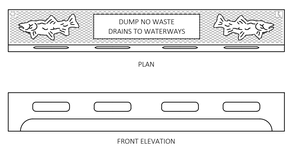
DOWNSPOUT COLLECTION SYSTEM
NOT TO SCALE





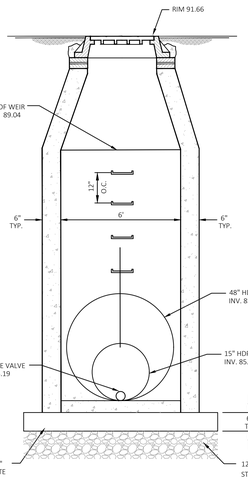
SECTION A-A

DRAINAGE MANHOLE
NOT TO SCALE

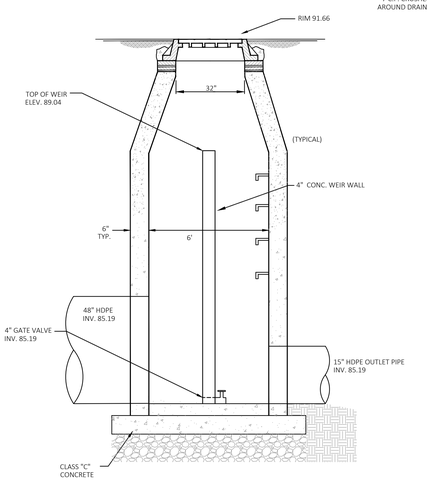


1. MATERIAL TO BE GRAY CAST IRON ASTM A48-83, CLASS 30B

TYPE 'N' ECO CURB PIECE
NOT TO SCALE

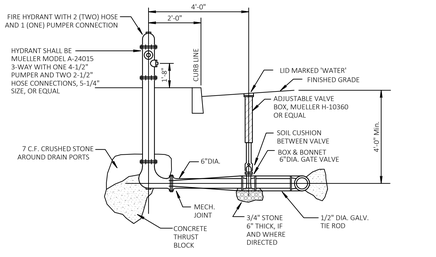


SECTION 'A–A'

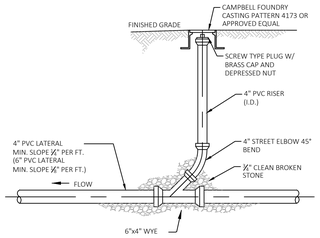


SECTION 'B–B'

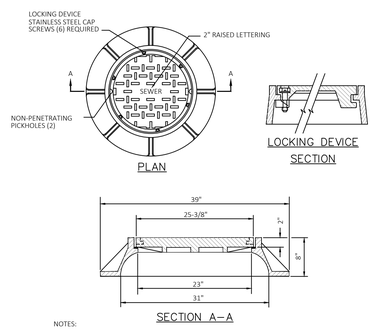
OUTLET STRUCTURE OS-11
NOT TO SCALE



FIRE HYDRANT
NOT TO SCALE

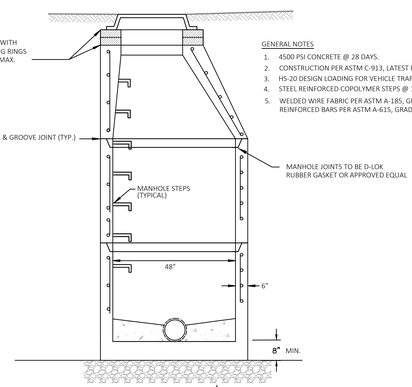


SANITARY CLEANOUT DETAIL W/ CASTING
NOT TO SCALE



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

DATE	REVISIONS	BY
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE50031300
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www.shorepointengineering.com

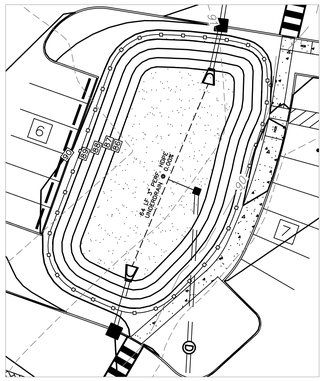
Date: 7/7/21
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE50031300

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

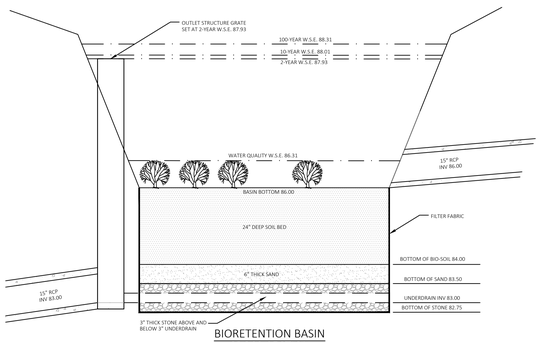
CONSTRUCTION DETAILS

SCALE: 1" = 20'	PROJECT No.: RPM-211
RELEASED BY: KES	DATE: 05/31/21
CHECKED BY: KES	Sheet Number 14 OF 15
DRAWN BY: RZH	

File Name: C:\Users\kes\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\09-Details.dwg
Plot Time: Jul 08, 2021 - 11:22am



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.

BIORETENTION BASINS SPECIFICATION:

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%

AND SHALL BE PLANTED WITH:

ONE QUART CONTAINERS OF FORBS SET 6' O.C.
- Eupatorium perfoliatum - JOE-PYE WEED
- Helenium autumnale - AUTUMN SUNFLOWER
- Hibiscus moscheutos - SWAMP ROSE-MALLOW

ONE QUART CONTAINERS OF SHRUBS SET 6' O.C.
MIX SPECIES [<50% EACH TYPE]
- Cephalanthus occidentalis - BUTTONBUSH
- Clethra alnifolia - SWEET PEPPERBUSH
- Viburnum prunifolium - BLACKHAW

ONE QUART CONTAINERS OF TREES SET 12' O.C.
MIX SPECIES [<0% EACH TYPE]
- Magnolia virginiana - SWEETBAY
- Nyssa sylvatica - BLACK GUM

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) 291-0488.
OR MAY BE SUBSTITUTED WITH APPROVED EQUAL.

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

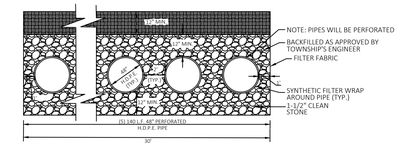
RAIN GARDEN PLANTINGS:

IN ALL BASINS, SIDESLOPE AREAS SHALL BE SEEDED WITH:

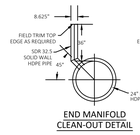
AREA SHALL BE PERMANENTLY STABILIZED PER THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND SHALL RECEIVE ADDITIONAL PLUG AND/OR CONTAINER PLANTINGS IN ZONES FROM WETTEST TO DRIEST.

SPECIFICATION AND ELEVATION LOCATIONS FOR THESE PLANTS TO BE PROVIDED WITH FINAL SITE PLAN INFORMATION. AS STORMWATER ROUTING, RESIDENCE TIMES AND DEPTHS OF INUNDATION ARE DETERMINED WITH ACCURACY. PLANTINGS SHALL CONSIST ONLY OF REGIONAL NATIVE SPECIES. SELECT CULTIVARS SHALL BE USED TO ACCENTUATE AESTHETIC ROCK WORK PROPOSED.

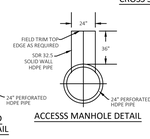
ALL SUCH PLANTINGS AND SEED SOURCES SHALL BE FROM WITHIN THE USDA PLANT HARDINESS ZONE AS THE PLANTING SITE AND SHALL BE OF LOCAL GENOTYPES, WHERE AVAILABLE.



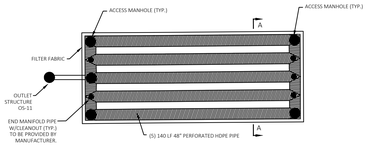
CROSS SECTION A-A SYSTEM



END MANIFOLD
CLEAN-OUT DETAIL



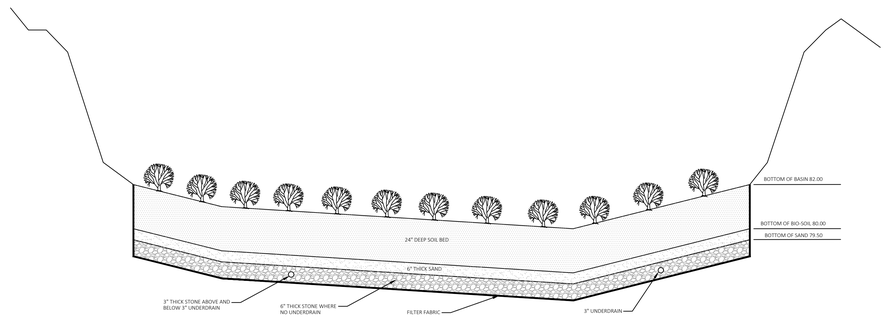
ACCESSS MANHOLE DETAIL



SCHEMATIC PLAN VIEW

UNDERGROUND INFILTRATION SYSTEM
NOT TO SCALE

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



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.

DATE	REVISIONS	BY
07/07/21	REVISED PER SITE PLAN SUBCOMMITTEE MEETING	KES

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
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Date 7/7/21
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PROFESSIONAL ENGINEER
N.J. Lic. No. GE0303030

PRELIMINARY MAJOR SITE PLAN & SUBDIVISION
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: 05/31/21
CHECKED BY: KES	Sheet Number 15 OF 15
DRAWN BY: RZH	

File Name: C:\Users\kesha\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\RPM Development\Jobs\RPM-211 - Montgomery Senior\DWG\09-Details.dwg
Plot Time: Jul 08, 2021 - 1:26pm