



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALTA/ASPS LAND TITLE SURVEY
 - DYNAMIC SURVEY, LLC
 - 1904 MAIN STREET
 - LAKE COME, NJ 07719
 - SURVEYOR FILE NO. 2334-22-01461
- APPLICANT: RENARD MANAGEMENT, INC.
 - 23 MANDY LANE
 - MAHOPAC, NY 10541
 - (718) 252-0126
- OWNER: YONKERS 300, LLC
 - 1500 TRY AVE
 - BROOKLYN, NY 11234
- PARCEL DATA: BLOCK 29002, LOTS 49 & 50
 - 1026 ROUTE 518
 - TOWNSHIP OF MONTGOMERY
 - SOMERSET COUNTY, NJ
- ZONE: HC (HIGHWAY COMMERCIAL DISTRICT)
- EXISTING USE: OFFICE (PERMITTED USE) (\$16-4.12)
- PROPOSED USE: SELF-STORAGE/MIN-WAREHOUSE (NON-PERMITTED USE) (\$16-4.12)
- SCHEDULE OF ZONING REQUIREMENTS (\$16-4.12.0)

ZONE REQUIREMENT	ZONE HC	EXISTING	PROPOSED
MINIMUM LOT AREA	1 AC	130,158.00 SF (2.99 AC)	130,158.00 SF (2.99 AC)
MINIMUM LOT WIDTH	150 FT	432.67 FT	432.67 FT
MINIMUM LOT FRONTAGE	150 FT	427.20 FT	427.20 FT
MINIMUM LOT DEPTH	150 FT	300.10 FT	300.10 FT
MINIMUM FRONT YARD SETBACK	50 FT	110.1 FT	50.00 FT
MINIMUM REAR YARD SETBACK	50 FT	49.9 FT (E)	50.20 FT
MINIMUM SIDE YARD SETBACK	25 FT	39.8 FT	25.00 FT
MAXIMUM BUILDING HEIGHT	30 FT/2.5 STORIES	< 30 FT/2.5 STORIES	42.67 FT/3 STORIES (V)
MAXIMUM LOT COVERAGE	55%	65.3% (E)	58.8% (V)
MAXIMUM FLOOR AREA RATIO [2]	0.2	0.4 (E)	1.02 (V)
N/S: NO STANDARD	N/A: NOT APPLICABLE	(E): EXISTING NON-CONFORMANCE	(V): VARIANCE

- * EACH INDIVIDUAL USE SHALL PROVIDE PARKING SPACES ACCORDING TO THE MINIMUM PROVISIONS. THE TOTAL NUMBER OF REQUIRED SPACES SHALL BE DETERMINED AND APPROVED BY THE BOARD.
- PARKING REQUIREMENTS
 - A. PARKING SPACE SHALL MEAN ANY AREA OF NOT LESS THAN NINE (9) FEET WIDE BY TWENTY (20) FEET IN LENGTH, OR TWELVE (12) FEET WIDE BY TWENTY (20) FEET IN LENGTH IN THE CASE OF HANDICAPPED PARKING SPACES. (\$16-2.1)
 - B. ALL PAVED PARKING AND LOADING AREAS AND ACCESS DRIVES SHALL BE CURBED, EXCEPT SINGLE-FAMILY RESIDENTIAL DRIVES. (\$16-5.8.C.3)
 - C. ALL OFF-STREET PARKING LOTS SHALL HAVE ADEQUATE DESIGNATIONS TO INDICATE TRAFFIC FLOW AND PARKING SPACES. (\$16-5.8.C.4)
 - D. NO PARKING OF VEHICLES SHALL BE PERMITTED IN FIRE LANES, STREETS, DRIVEWAYS, LANDSCAPED AREAS, AISLES, BUFFER AREAS, SIDEWALKS OR TURNING AREAS. NO PERPENDICULAR OR ANGLED PARKING SHALL BE INCORPORATED INTO THROUGH ACCESS AISLES TO PARKING AREAS. HOWEVER, PERPENDICULAR OR ANGLED PARKING MAY BE INCORPORATED INTO NO-OUTLET AISLES TO PARKING AREAS PROVIDED THAT THESE AISLES DO NOT PROVIDE SIDE ACCESS TO PARKING AREAS. PARKING AREAS PROVIDING MORE THAN A TOTAL OF 250 SPACES, WHERE PERPENDICULAR OR ANGLED PARKING IS PERMITTED, THE UNENCUMBERED AISLE BEHIND SUCH PERPENDICULAR OR ANGLED PARKING SHALL BE A MINIMUM OF 28 FEET. INTERNAL ROADS, PARKING ACCESS AISLES, PARKING AREAS, CURBS AND LANDSCAPING SHALL BE DESIGNED TO REASONABLY ACCOMMODATE THE REGULARLY SERVING MONTGOMERY TOWNSHIP WITHOUT REQUIRING THE MOUNTING OF CURBS OR INTERFERENCE WITH LANDSCAPING. WHERE THERE IS A ROW OF CONTIGUOUS PERPENDICULAR OR ANGLED PARKING STALLS, THERE SHALL BE A GAP OF AT LEAST NINE FEET IN WIDTH DEFINED BY MOUNTABLE CURBING TO ALLOW ACCESS BY EMERGENCY VEHICLES TO THE FACADE OF EACH BUILDING FACING SUCH PARKING. (\$16-5.8.E)
 - E. WHERE DIRECT ACCESS TO 90 DEGREE ANGLE PARKING IS PROVIDED, AISLES PROVIDING TWO-WAY TRAFFIC SHALL BE A MINIMUM OF 24 FEET IN WIDTH. (\$16-5.8.F.2)
 - LOADING REQUIREMENTS
 - A. EACH PRINCIPAL BUILDING OR GROUP OF BUILDINGS SHALL PROVIDE AT MINIMUM ONE OFF-STREET LOADING SPACE AT THE SIDE OR REAR OF THE BUILDING OR WITHIN ONE BUILDING. ANY LOADING DOCK SPACE SHALL BE AT LEAST FIFTY (50) FEET IN LENGTH WITH ADEQUATE INGRESS AND EGRESS FROM A PUBLIC STREET AND WITH ADEQUATE SPACE FOR MANEUVERING. ADDITIONAL SPACES MAY BE NECESSARY AND REQUIRED DEPENDENT UPON THE SPECIFIC ACTIVITY. (\$16-4.12.H.1)
 - B. ALL LOADING AREAS SHALL BE CURBED, EXCEPT SINGLE-FAMILY RESIDENTIAL DRIVES. (\$16-5.8.C.3)
 - C. ALL OFF-STREET PARKING LOTS SHALL HAVE ADEQUATE DESIGNATIONS TO INDICATE TRAFFIC FLOW AND PARKING SPACES. (\$16-5.8.C.4)
 - D. NO PARKING OF VEHICLES SHALL BE PERMITTED IN FIRE LANES, STREETS, DRIVEWAYS, LANDSCAPED AREAS, AISLES, BUFFER AREAS, SIDEWALKS OR TURNING AREAS. NO PERPENDICULAR OR ANGLED PARKING SHALL BE INCORPORATED INTO THROUGH ACCESS AISLES TO PARKING AREAS. HOWEVER, PERPENDICULAR OR ANGLED PARKING MAY BE INCORPORATED INTO NO-OUTLET AISLES TO PARKING AREAS PROVIDED THAT THESE AISLES DO NOT PROVIDE SIDE ACCESS TO PARKING AREAS. PARKING AREAS PROVIDING MORE THAN A TOTAL OF 250 SPACES, WHERE PERPENDICULAR OR ANGLED PARKING IS PERMITTED, THE UNENCUMBERED AISLE BEHIND SUCH PERPENDICULAR OR ANGLED PARKING SHALL BE A MINIMUM OF 28 FEET. INTERNAL ROADS, PARKING ACCESS AISLES, PARKING AREAS, CURBS AND LANDSCAPING SHALL BE DESIGNED TO REASONABLY ACCOMMODATE THE REGULARLY SERVING MONTGOMERY TOWNSHIP WITHOUT REQUIRING THE MOUNTING OF CURBS OR INTERFERENCE WITH LANDSCAPING. WHERE THERE IS A ROW OF CONTIGUOUS PERPENDICULAR OR ANGLED PARKING STALLS, THERE SHALL BE A GAP OF AT LEAST NINE FEET IN WIDTH DEFINED BY MOUNTABLE CURBING TO ALLOW ACCESS BY EMERGENCY VEHICLES TO THE FACADE OF EACH BUILDING FACING SUCH PARKING. (\$16-5.8.E)
 - E. WHERE DIRECT ACCESS TO 90 DEGREE ANGLE PARKING IS PROVIDED, AISLES PROVIDING TWO-WAY TRAFFIC SHALL BE A MINIMUM OF 24 FEET IN WIDTH. (\$16-5.8.F.2)
 - DRIVEWAY REQUIREMENTS
 - A. THE CENTER LINES OF ANY SEPARATE ACCESS POINTS TO A SINGLE LOT SHALL BE SPACED AT LEAST 125 FEET APART, SHALL HANDLE NO MORE THAN THREE LANES OF TRAFFIC AND SHALL BE SET BACK FROM THE STREET LINE OF ANY INTERSECTING STREET AT LEAST 50 FEET OR 1/2 THE LOT FRONTAGE, WHICHEVER IS GREATER, EXCEPT THAT IN NO CASE NEED THE SETBACK DISTANCE EXCEED 200 FEET. CONTINUOUS OPEN DRIVEWAYS HAVING A WIDTH IN EXCESS OF 16 FEET AT THE STREET LINE SHALL BE PROHIBITED EXCEPT THAT TWO-WAY DRIVEWAYS SERVING NONRESIDENTIAL USES AND MULTIPLE-FAMILY DEVELOPMENTS SHALL BE AT LEAST 24 FEET WIDE. IN ALL INSTANCES, DUE CONSIDERATION TO THE PROPOSED WIDTH, CURBING, DIRECTION OF TRAFFIC FLOW, RADIUS OF CURVES AND METHOD OF DIVIDING TRAFFIC LANES SHALL BE GIVEN. CURBING SHALL BE DEPRESSURED AT THE DRIVEWAY OR THE CURBING MAY BE ROUNDED AT THE CORNERS AND THE DRIVEWAY CONNECTED WITH THE STREET IN THE SAME MANNER AS OTHER STREET. ALL POINTS OF ACCESS TO NONRESIDENTIAL AND MULTIPLE-FAMILY DEVELOPMENT SHALL BE GRADED AND ADEQUATE DRAINAGE FACILITIES INSTALLED TO PREVENT STORM WATER RUNOFF FROM ENTERING THE PUBLIC ROAD. (\$16-5.8.D) (V)
 - BUFFER REQUIREMENTS
 - A. EXCEPT FOR DETACHED SINGLE-FAMILY DWELLING UNITS AND MULTIPLE-FAMILY BUILDINGS, A SCREEN PLANTING, BERM, FENCE, WALL OR COMBINATION THEREOF, NO LESS THAN FOUR FEET NOR MORE THAN SEVEN FEET IN HEIGHT, SHALL BE PROVIDED BETWEEN THE OFF-STREET PARKING AREAS AND ANY LOT LINE OR STREET LINE EXCEPT WHERE A BUILDING INTERVENES OR WHERE THE DISTANCE BETWEEN SUCH AREAS AND THE LOT LINE OR STREET LINE IS GREATER THAN 150 FEET. (\$16-5.8.A.1)
 - B. ALL LOADING AREAS SHALL BE LANDSCAPED AND SCREEN SUFFICIENTLY TO OBLSCURE THE VIEW OF THE PARKED VEHICLES - AND LOADING PLATFORMS FROM ANY PUBLIC STREET AND ADJACENT USE THROUGHOUT THE YEAR. SUCH SCREENING SHALL BE BY AN EXTENSION OF THE BUILDING, A FENCE, BERM, WALL, PLANTING OR COMBINATION THEREOF AND SHALL NOT BE LESS THAN FOUR FEET IN HEIGHT. (\$16-5.8.A.2)
 - C. EVERY OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE PARKING SPACE PER EVERY 30 SPACES LANDSCAPED WITH APPROXIMATELY HALF OF SAID AREA HAVING SHRUBS NO HIGHER THAN THREE FEET WITH BRANCHES NO LONGER THAN SEVEN FEET. SUCH LANDSCAPED AREAS SHALL NOT BE DISTRIBUTED THROUGHOUT THE PARKING AREA IN ORDER TO BREAK THE VIEW OF PARKED CARS IN A MANNER NOT IMPROVING VISIBILITY. (\$16-5.8.A.3)
 - D. ALL PORTIONS OF A LOT NOT COVERED BY BUILDINGS OR STRUCTURES (E.G., PARKING LOTS, PARKING SPACES, LOADING AREAS, ACCESS AISLES, DRIVEWAYS, SIDEWALKS, WALKWAYS, CURBS, ETC.) SHALL BE SURVEY LANDSCAPED WITH TREES AND SHRUBS. TREES SHALL BE MAINTAINED IN GOOD CONDITION. IN ANY CASE, NO MORE THAN 45% OF THE AREA OF ANY LOT OR TRACT SHALL BE SO LANDSCAPED, AND THE LANDSCAPED AREA MAY INCLUDE APPROVED DETENTION AND/OR RETENTION BASINS. (\$16-4.12.F.3)
 - E. WITHIN THE SIDE AND REAR YARD SETBACK AREAS ALONG ANY COMMON PROPERTY LINE WITH A RESIDENTIAL ZONING DISTRICT, NO PARKING AREA, LOADING AREA, DRIVEWAY OR OTHER STRUCTURE, EXCEPT FENCING INTEGRATED WITH THE LANDSCAPE PLAN AND AS APPROVED BY THE BOARD, SHALL BE PERMITTED, AND A MINIMUM BUFFER SCREENING OF FIFTY (50) FEET SHALL BE REQUIRED FOR INDIVIDUAL USES. (\$16-4.12.F.4)
 - F. WITHIN THE HC DISTRICT, NO PARKING AREA, LOADING AREA, DRIVEWAY OR OTHER STRUCTURE (EXCEPT FOR APPROVED ACCESS WAYS, SIGNS AND FENCING) SHALL BE PERMITTED WITHIN THE FIRST TWENTY-FIVE (25) FEET ADJACENT TO ANY STREET LINE NOR WITHIN THE FIRST FIFTY (50) FEET ADJACENT TO ANY OTHER PROPERTY LINE. (\$16-4.12.F.5)
 - THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY MUST BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
 - THE SOILS REPORT AND RECOMMENDATIONS ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL HAVE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
 - SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
 - THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS. SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED LOCATION.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
 - ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENCLOSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS BY CONTRACTORS AND SUBCONTRACTORS. CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS MUST, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY MANNER CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
 - NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES, DYNAMIC ENGINEERING CONSULTANTS, P.C., AND ITS SUBCONSULTANTS. NO CONTROL OVER ANY CONSTRUCTION ACTIVITY SHALL BE EXERCISED BY DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES OR SUBCONSULTANTS. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
 - DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR'S IS REQUIRED TO PROVIDE TO THE CONTRACTOR FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO PERFORM ANY CONSTRUCTION WORK. ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW, REVIEW OF A PROJECT SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
 - IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE TO A MEDIATION PROCESS TO RESOLVE ANY DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
 - THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL SUCH AGREEMENTS.
 - IF THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OF PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATORY AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
 - ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
 - CONTRACTOR TO BE ADVISED THAT THE ENGINEER HAS NOT PROVIDED FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMP AND ACCESSIBLE ROUTE MUST COMPLY WITH N.J.S.A. 52:2.7-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

REQUIREMENTS		PROPOSED	
FREESTANDING	NUMBER OF SIGNS:	ONE (1)	ONE (1)
	MAXIMUM SIGN AREA:	75 SF	75 SF
	MAXIMUM SIGN HEIGHT:	8 FT	8 FT
	MINIMUM SIGN SETBACK (R.O.W.):	10 FT	N/A
BUILDING MOUNTED	NUMBER OF FACADE SIGNS:	ONE (1)	ONE (1)
	MAXIMUM FACADE SIGN AREA:	1/2 SF PER 1 LF OF FRONT BUILDING FACADE OR 50 SF (MAXIMUM)	N/A
	MAXIMUM MOUNTED HEIGHT (TOP OF SIGN TO GRADE):	20 FT	28 FT (V)
	MAXIMUM PROJECTION:	6 IN.	6 IN.

TOWNSHIP GENERAL NOTES

- THE CURBING AND SIDEWALK ALONG GEORGETOWN-FRANKLIN TURNPIKE SHALL BE REPAIRED AND/OR REPLACED AT THE DIRECTION OF SOMERSET COUNTY AND/OR TOWNSHIP.
- A SIGHT TRIANGLE EASEMENT WILL BE REQUIRED IN ACCORDANCE WITH \$16-5.3.3.
- THE EXISTING A-INLET (INLET #15) AND ITS ASSOCIATED PIPES SHALL BE CLEANED AND TELEVESED TO DETERMINE THE CONDITION OF THE REMAINING PIPES PRIOR TO DISCHARGING ANY STORMWATER FROM THE PROJECT SITE INTO THE SYSTEM.
- THE CONNECTION POINT AND EXISTING SANITARY LINE SHALL BE CLEANED AND TELEVESED TO DETERMINE THE CONDITION OF THE EXISTING SANITARY PIPES.
- ALL PAINT MATERIAL SHALL BE EITHER LONG-LIFE EPOXY OR THERMOPLASTIC.
- THE OWNER/ENGINEER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING ON THE ENTIRE SITE.
- IF THE EXISTING SIDEWALK IS DAMAGED DURING THE COURSE OF CONSTRUCTION, IT SHOULD BE REPAIRED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER OR THEIR DESIGNER, PER CODE SECTION 11-5.2.C.3.

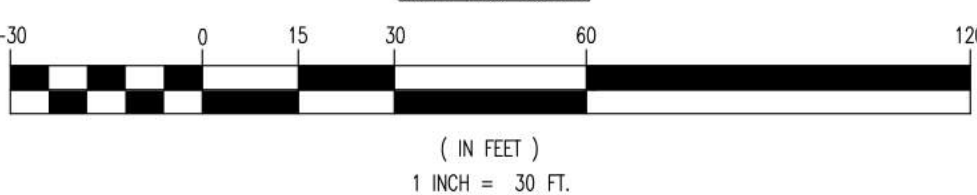
MOTOR VEHICLE IMPERVIOUS COVERAGE:

EXISTING:	57,180 SF (1.31 AC)
PROPOSED (FULL DEPTH):	24,356 SF (0.56 AC)
REDUCTION:	32,824 SF (0.75 AC)

PAVEMENT LEGEND

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE

GRAPHIC SCALE



THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 06/08/2023, LAST REVISED 12/16/2023.

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING	
TITLE: SITE PLAN RENDERING	
PROJECT: RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY BLOCK 29002, LOTS 49 & 50 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY	JOB No: 2334-22-00894 DATE: 01/23/2024 DRAWN BY: AJH DESIGNED BY: BC CHECKED BY: DT CHECKED BY: —
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56963	DANIEL A. TARABOKIJA PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56963
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