

PRELIMINARY & FINAL MAJOR SITE  
PLAN WITH USE & BULK VARIANCES

FOR  
RENARD MANAGEMENT, INC.  
PROPOSED SELF-STORAGE FACILITY

BLOCK 29002, LOTS 49 & 50; TAX MAP SHEET #56 - LATEST REV. DATED 10-1-97  
1026 ROUTE 518

TOWNSHIP OF MONTGOMERY  
SOMERSET COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

| PROPERTY OWNER  | BLOCK | LOT      | ALSO TO BE NOTIFIED:   |
|---|-------|----------|--|
| MONTPEL SC, LLC<br>902 CARNEGIE CIR. STE 400<br>PRINCETON, NJ 08542               | 29002 | 46, 46.S | TOWNSHIP OF MONTGOMERY<br>CLERK'S OFFICE<br>2262 ROUTE 206<br>BELLE MEAD, NJ 08502                           |
| MONTGOMERY TOWNSHIP<br>2261 ROUTE 206<br>BELLE MEAD, NJ 08502                     | 29002 | 46.01    | SOMERSET COUNTY PLANNING BOARD<br>P.O. BOX 3000<br>SOMERVILLE, NJ 08876                                      |
| INTERSECTION BILLBOARDS LLC<br>226 KING GEORGE RD<br>PENNINGTON, NJ 08534         | 29002 | 47       | NJ DEPARTMENT OF TRANSPORTATION<br>1035 PARKWAY AVE. CN 600<br>TRENTON, NJ 08625                             |
| NM PROPERTIES, LLC<br>928 WEST STATE STREET<br>TRENTON, NJ 08650                  | 29002 | 48       | COMCAST CABLE<br>100 RANDOLPH ROAD<br>SOMERSET, NJ 08873   |
| 1251 ROUTE 206 PRINCETON LLC<br>P.O. BOX 385<br>ALLENTOWN, PA 18105               | 35005 | 1        | NEW JERSEY AMERICAN WATER<br>ATTN: DONNA SHORT, GIS SUPERVISOR<br>1025 LAUREL OAK ROAD<br>WOODBURY, NJ 08843 |
| HOME CARE PROPERTIES LLC<br>1015 RT 518<br>ROCKY HILL, NJ 08553                   | 35005 | 2        | CENTURY LINK<br>ATTN: BOB O'CONNOR<br>256 PAUL ST<br>BELVIDERE, NJ 07823                                     |
| YOUNG, DOUGLAS, L.<br>1019 RT 518, P.O. BOX 99<br>ROCKY HILL, NJ 08553            | 35005 | 3        | PUBLIC SERVICE ELECTRIC & GAS<br>MANAGER - CORPORATE-PROPERTIES<br>80 PARK PLAZA, 10B<br>NEWARK, NJ 07102    |
| BANK OF AMERICA CORP REALEST. ASS.<br>101 N. TRYON STREET<br>CHARLOTTE, NC 28255  | 35005 | 4        | DEPARTMENT OF PUBLIC WORKS<br>TOWNSHIP OF MONTGOMERY<br>2261 RT 206<br>BELLE MEAD, NJ 08502                  |
| CONOVER, MARVIN & ROBERTA<br>2 WASHINGTON STREET<br>ROCKY HILL, NJ 08553          | 1.01  | 36       | ATTN: ARTURO VILLANO, SUPERINTENDANT   |
| KOPLOWITZ, BRIAN & HELLIANNA<br>6 WASHINGTON STREET<br>ROCKY HILL, NJ 08553       | 1.01  | 37       | ROCKY HILL BOROUGH OF WATER AND SEWER DEPARTMENT<br>P.O. BOX 188<br>ROCKY HILL, NJ 08553                     |
| DOTY, DANIEL & KARA<br>2 MERRITT LANE<br>ROCKY HILL, NJ 08553                     | 1.01  | 38       | VERIZON - NEW JERSEY<br>P.O. BOX 152206<br>IRVING, TX 52206  |
| YANOWITZKY, ITZHAK & BLITZ, CYNTHIA, L.<br>4 MERRITT LANE<br>ROCKY HILL, NJ 08553 | 1.01  | 39       | PUBLIC SERVICE ELECTRIC & GAS CO.<br>80 PARK PLAZA<br>NEWARK, NJ 07102                                       |
| MERRIT BROTHERS, INC.<br>284 SOUTH MAIN STREET<br>PENNINGTON, NJ 08534            | 5     | 2        | COMCAST CORPORATION<br>1500 MARKET STREET<br>PHILADELPHIA, PA 19102-2148                                     |
| BANK OF AMERICA NC100010381<br>101 NORTH TRYON ST<br>CHARLOTTE, NC 28255          | 5     | 24       |  |

SOMERSET COUNTY  
ACCEPTANCE STAMP

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF LOTS 49 & 50, BLOCK 29002 AND CONSENT TO THE FILING OF THIS APPLICATION.

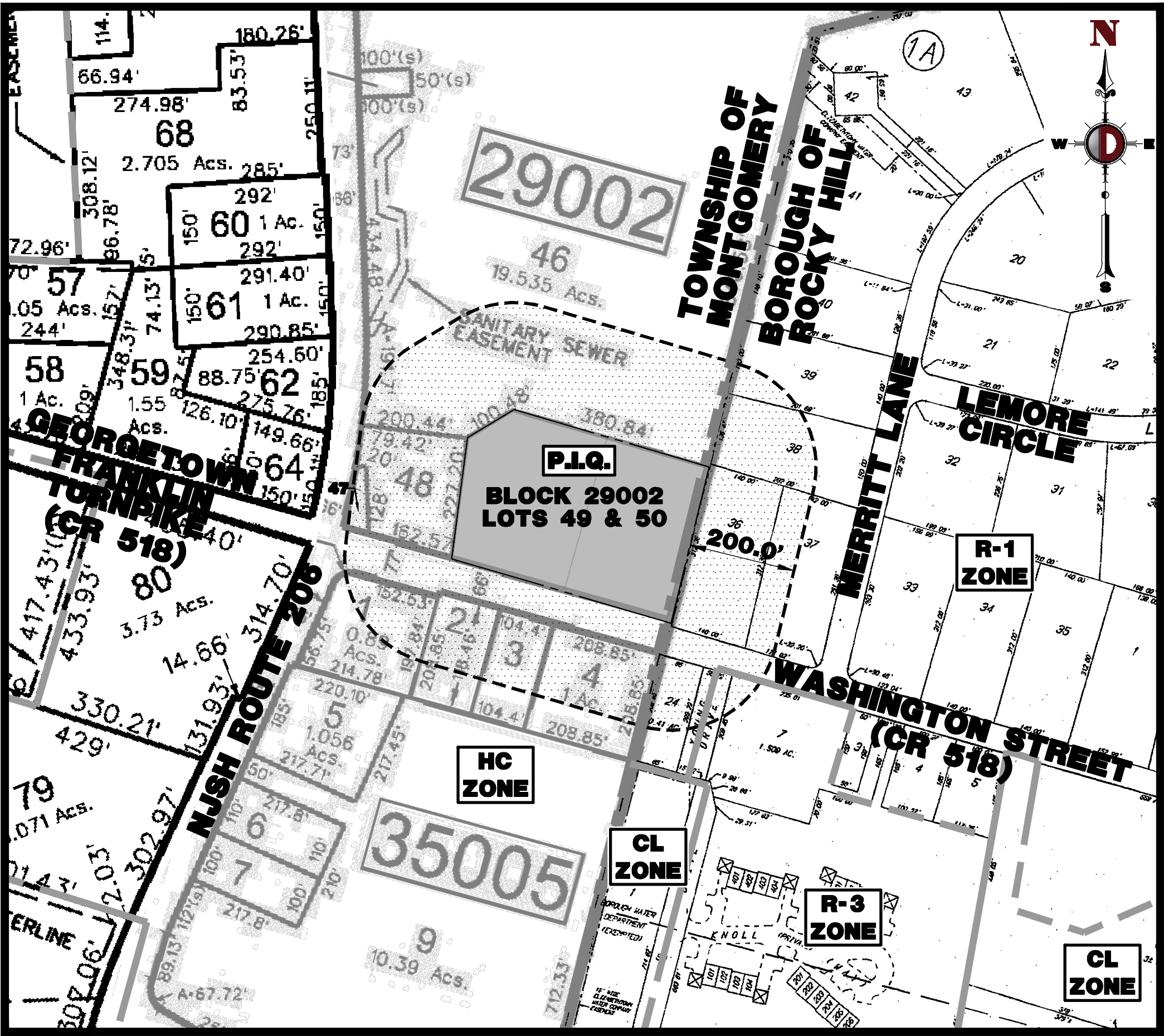
 6/16/23  
PROPERTY OWNER DATE

ZONING BOARD OF  
ADJUSTMENT APPROVAL

APPROVED AT THE ZONING BOARD OF ADJUSTMENT OF  
THE TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

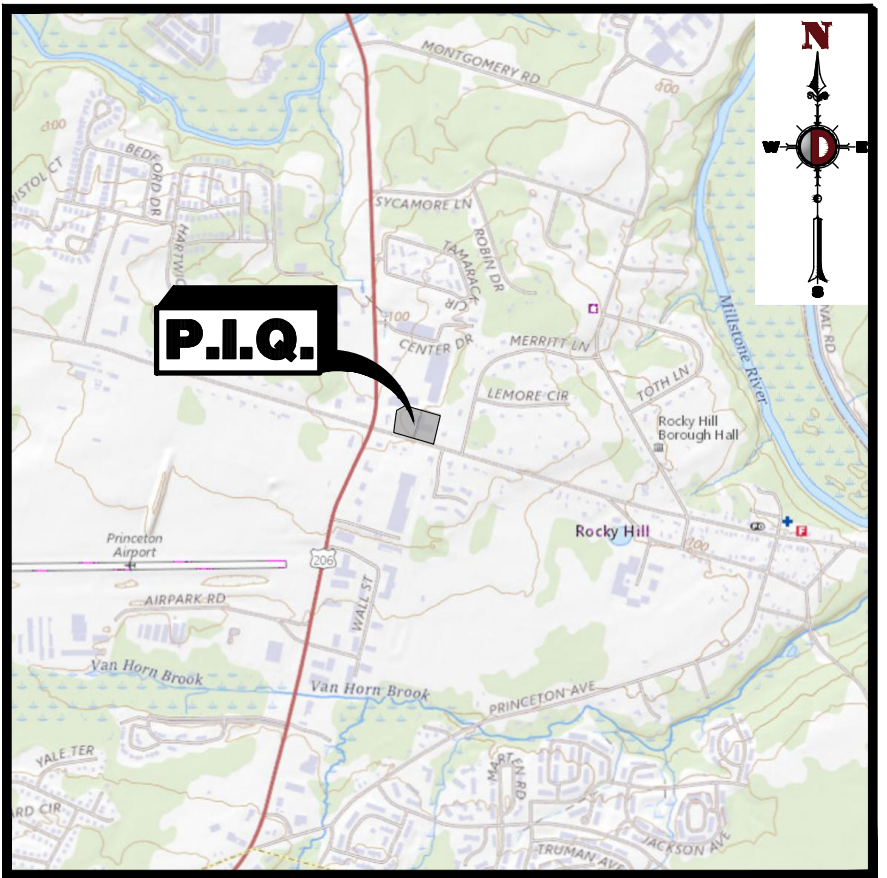
|                |      |
|----------------|------|
| CHAIRPERSON    | DATE |
| SECRETARY      | DATE |
| BOARD ENGINEER | DATE |

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION  
UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS  
SUBMITTED" BY A STAFF MEMBER OF THE SOMERSET  
COUNTY ENGINEERING DIVISION. BIDS FOR CONSTRUCTION  
SHOULD NOT BE BASED ON THESE PLANS UNTIL THE  
PLANS ARE  
ACCEPTED BY THE COUNTY.  
ACCEPTANCE OF THESE PLANS EXPIRES  
TWO (2) YEARS FROM THE STAMPED DATED.



AREA MAP  
1" = 200'

PREPARED BY  
DYNAMIC ENGINEERING CONSULTANTS, P.C.  
1904 MAIN STREET  
LAKE COMO, NJ 07719  
WWW.DYNAMICCEC.COM



KEY MAP  
1" = 2000'

DRAWING INDEX

|   |          |
|---|----------|
| COVER SHEET                                     | 1 of 21  |
| AERIAL MAP                                      | 2 of 21  |
| DEMOLITION & TREE REMOVAL PLAN                  | 3 of 21  |
| SITE PLAN                                       | 4 of 21  |
| GRADING PLAN                                    | 5 of 21  |
| DRAINAGE PLAN                                   | 6 of 21  |
| UTILITY PLAN                                    | 7 of 21  |
| UTILITY PROFILES                                | 8 of 21  |
| UTILITY PROFILES                                | 9 of 21  |
| LANDSCAPE PLAN                                  | 10 of 21 |
| LIGHTING PLAN                                   | 11 of 21 |
| SOIL EROSION & SEDIMENT CONTROL PLAN            | 12 of 21 |
| SOIL MANAGEMENT & RESTORATION PLAN              | 13 of 21 |
| SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS | 14 of 21 |
| CONSTRUCTION DETAILS                            | 15 of 21 |
| CONSTRUCTION DETAILS                            | 16 of 21 |
| CONSTRUCTION DETAILS                            | 17 of 21 |
| COUNTY CONSTRUCTION DETAILS                     | 18 of 21 |
| VEHICLE CIRCULATION (REFUSE)                    | 19 of 21 |
| EXISTING STEEP SLOPES PLAN                      | 20 of 21 |
| PROPOSED STEEP SLOPES PLAN                      | 21 of 21 |

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

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Allen, Texas T: 972.324.2100 | Austin, Texas T: 512.444.2044 | Houston, Texas T: 281.789.6400 | Delray Beach, Florida T: 561.921.8570  
Newtown, Pennsylvania T: 267.683.0276 | Philadelphia, Pennsylvania T: 215.253.4868 | Bethlehem, Pennsylvania T: 610.396.4400

|  |   |
|--|---|
| TITLE: COVER SHEET   |   |
| PROJECT: RENARD MANAGEMENT, INC.<br>PROPOSED SELF-STORAGE FACILITY<br>BLOCK 29002, LOTS 49 & 50<br>1026 ROUTE 518<br>TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY                           | JOB No: 2334-22-00894<br>DRAWN BY: UV<br>DESIGNED BY: BC<br>CHECKED BY: DT<br>CHECKED BY: - |
| JOSHUA M. SEWALD<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 52908  | DANIEL A. TARABOKIJA<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 56963               |
| 811 PROTECT YOURSELF<br>ALL STATES REQUIRE NOTIFICATION OF<br>CONCRETE, REBAR, OR ANY OTHER<br>PREPARED TO LOCATE THE SERVICE<br>FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:<br>WWW.CALL811.COM |   |
| DATE: 06/08/2023<br>SCALE: (H) AS SHOWN<br>SHEET No: 1 OF 21<br>Rev. # 1   |   |



Plotted: 08/29/23 - 7:55 AM, By: kneeger, Product Ver: 24.2s (LMS Tech)  
File: P:\BCEPC PROJECTS\2334\_Aco Murray\22-00894\_Montgomery\Site Plans\023342200894S01.dwg, ----> 02\_AERIAL MAP



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 04/16/21. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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

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Lake Como, New Jersey T: 732.974.0198 | Chester, New Jersey T: 732.974.0198 | New York, New Jersey T: 732.974.0198 | Toms River, New Jersey T: 732.974.0198  
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Newtown, Pennsylvania T: 732.974.0198 | Philadelphia, Pennsylvania T: 732.974.0198 | Salt Lake City, Utah T: 732.974.0198

TITLE: **AERIAL MAP**

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: 06/08/2023  
DRAWN BY: UV  
DESIGNED BY: BC  
CHECKED BY: DT  
CHECKED BY: -

SCALE: (H) 1"=100'  
(V) 1"=100'  
SHEET No: **2**  
OF 21  
Rev. # 1




**JOSHUA M. SEWALD**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

**DANIEL A. TARABOKIJA**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 56963

**811**  
PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF  
COMMON UTILITIES BEFORE ANY DIGITING  
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|   |   |  |            |              |   |   |   |                   |  |
|---|---|--|------------|--------------|---|---|---|-------------------|--|
| <br><b>DYNAMIC<br/>ENGINEERING</b>   | <small>OFFICE: 201.996.1111    1-800-451-1111</small>   |  |            |              |   |   |   |                   |  |
|   | LAND DEVELOPMENT CONSULTING   |  | PERMITTING | GEOTECHNICAL |   | ENVIRONMENTAL   | SURVEY  | PLANNING & ZONING |  |
| <small>Local: Monmouth, New Jersey 1-732.974.0118   Chester, New Jersey 1-708.875.9229   Newark, New Jersey 1-973.755.7200   Toms River, New Jersey 1-732.678.0000<br/>             Allen, Texas 1-972.324.2100   Austin, Texas 1-512.444.2424   Houston, Texas 1-281.789.4600   Delray Beach, Florida 1-561.921.8570<br/>             New York, Pennsylvania 1-202.685.0279   Philadelphia, Pennsylvania 1-215.323.4988   San Francisco, California 1-415.395.4600</small> |   |  |            |              |   |   |   |                   |  |
| TITLE:  |   |  |            |              |   |   |   |                   |  |
| <h2 style="margin: 0;">DEMOLITION &amp; TREE REMOVAL PLAN</h2>  |   |  |            |              |   |  |   |                   |  |
| <br><b>ARCO<br/>MURRAY</b>   | <b>PROJECT: RENARD MANAGEMENT, INC.</b><br><b>PROPOSED SELF-STORAGE FACILITY</b><br>BLOCK 29002, LOTS 49 & 50<br>10226 ROUTE 518<br>TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY |  |            |              |   | <b>JOB No:</b> 2334-22-00894  | <b>DATE:</b> 06/08/2023   |                   |  |
|   |   |  |            |              |   | <b>DRAWN BY:</b> UV   | <b>SCALE:</b> (1")=30' (V)  |                   |  |
|   |   |  |            |              |   | <b>DESIGNED BY:</b> BC  | <b>SHEET No:</b>  |                   |  |
|   |   |  |            |              |   | <b>CHECKED BY:</b> DT   | <div style="font-size: 48px; font-weight: bold; margin: 0;">3</div> |                   |  |
| <b>JOSHUA M. SEWALD      DANIEL A. TARABOKIJA</b>   |   |  |            |              | <b>CHECKED BY:</b> -                                  |   |   |                   |  |
| PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 52908   |   |  |            |              | PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 58963 |   |   |                   |  |

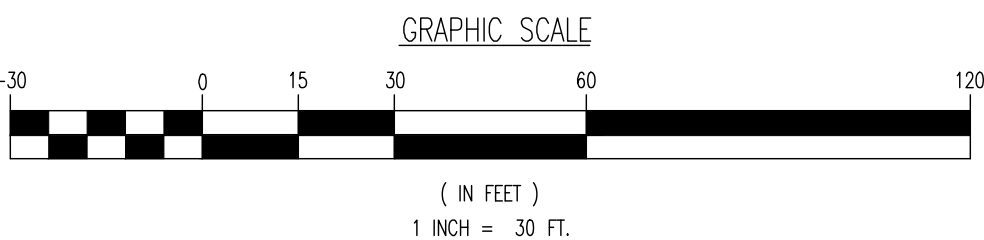


Plotted: 08/29/23 -- 7:56 AM, By: kheegee, Product Ver: 24.2a (LMS Tech)  
File: P:\BECPC PROJECTS\2334\_Aco Murray\22-00894\_Montgomery.Dwg (Site Plans) 0234\422020894\XNS.dwg, --> 04 SITE PLAN

| SIGN             |  | REQUIREMENTS  | PROPOSED                                    |
|------------------|--|---|---|
| FREESTANDING     | NUMBER OF SIGNS:                               | ONE (1)   | ONE (1)                                     |
|                  | 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)                                     |
|                  | SIGN AREA:                                     | 1/2 SF PER 1 LF OF FRONT BUILDING FACADE OR 50 SF (MAXIMUM) | N/A   |
|                  | MAXIMUM FACADE SIGN AREA:                      | 75.38 SF (V)  | N/A   |
|                  | MAXIMUM MOUNTED HEIGHT (TOP OF SIGN TO GRADE): | 20 FT   | 20 FT                                       |
| N/S: NO STANDARD |  | N/A: NOT APPLICABLE   | (E): EXISTING NON-CONFORMANCE (V): VARIANCE |

| 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                       |



## GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - ALTA/NSSP LAND TITLE SURVEY
  - DYNAMIC SURVEY, LLC
  - 1904 MAIN STREET
  - LAKE CONG. NJ 07719
  - SURVEYOR FILE NO: 2334-22-01461
- APPLICANT: RENARD MANAGEMENT, INC.
  - 23 MARION LANE
  - MAHOPAC, NY 10541
  - (718) 252-0126
- OWNER: YONKERS 300, LLC
  - 1500 TRYON AVENUE
  - 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/MINI-WAREHOUSE (NON-PERMITTED USE) (§16-4.12)
- SCHEDULE OF ZONING REQUIREMENTS (§16-4.12.2)

| ZONE REQUIREMENT   | ZONE HC           | EXISTING                 | PROPOSED                 |
|--|-------------------|--------------------------|--------------------------|
| MINIMUM LOT AREA   | 1 Ac.             | 130,156.00 SF (2.99 Ac.) | 130,156.00 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      | 42.5 FT/3 STORIES (V)    |
| MAXIMUM LOT COVERAGE   | 55%               | 65.3% (E)                | 58.8% (V)                |
| MAXIMUM FLOOR AREA RATIO (FAR)   | 0.2               | 0.4 (E)                  | 1.02 (V)                 |
| N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE                               |                   |                          |                          |
| [2]: NO BUILDING WITHIN THE HC ZONING DISTRICT NOT PART OF A SHOPPING CENTER SHALL EXCEED 50,000 SF OF GFA (M) |                   |                          |                          |

- 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 BUILDINGS OR ARE NOT MORE THAN 20 FEET LONG. 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 AREAS, PARKING AREAS, PARKING AREAS AND LANDSCAPING SHALL BE DESIGNED TO SEASONALLY ACCOMMODATE THE REGULARLY AND ROUTINELY 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.I)
  - 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 FIFTEEN (15) FEET IN WIDTH BY FORTY (40) 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)
- 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 LINES SHALL BE GIVEN. CURBING SHALL BE DEPRESSSED AT THE DRIVEWAY OR THE CURBING MAY BE ROUNDED AT THE CORNERS AND THE DRIVEWAY CONNECTED WITH THE STREET IN THE SAME MANNER AS ANOTHER STREET. ALL POINTS OF ACCESS TO NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT SHALL BE SPACED AND ADEQUATE DRAINAGE FACILITIES INSTALLED TO PREVENT STORM WATER RUNOFF FROM ENTERING THE PUBLIC ROAD. (§16-5.8.O)
- BUFFER AND LANDSCAPE 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 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 OBTAIN 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 AND HALF HAVING TREES NO LOWER 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 IMPAIRING 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 SUITABLY LANDSCAPED WITH GRASSES, SHRUBS, AND TREES AND SHALL BE MAINTAINED IN GOOD CONDITION. IN ANY CASE, NO LESS 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 FIFTEEN (15) 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 FIFTEEN (15) FEET ADJACENT TO ANY OTHER PROPERTY LINE. (§16-4.12.F.5)
- THE APPLICANT PROVIDES 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 SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE 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. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF 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 DISPOSAL 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, EMPLOYERS' LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNIFY REQUIREMENTS OF ANY REASONABLE PROMPTLY WHEN ALLOWING SUFFICIENT TIME TO PERMIT APPROPRIATE REVIEW, REVIEW OF A SPECIFIC ITEM 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 CORRECTED 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 PARTIES MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBIDDING 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 RESOLVE 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 THOSE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES 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 CONFERRED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMP AND ACCESSIBLE ROUTE MUST COMPLY WITH RULE 52-2.7 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.

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TITLE: **SITE PLAN**

PROJECT: **RENARD MANAGEMENT, INC.**  
**PROPOSED SELF-STORAGE FACILITY**  
BLOCK 29002, LOTS 49 & 50  
1026 ROUTE 518  
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

JOSHUA M. SEWALD  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 56963

DANIEL A. TARABOKIJA  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 56963

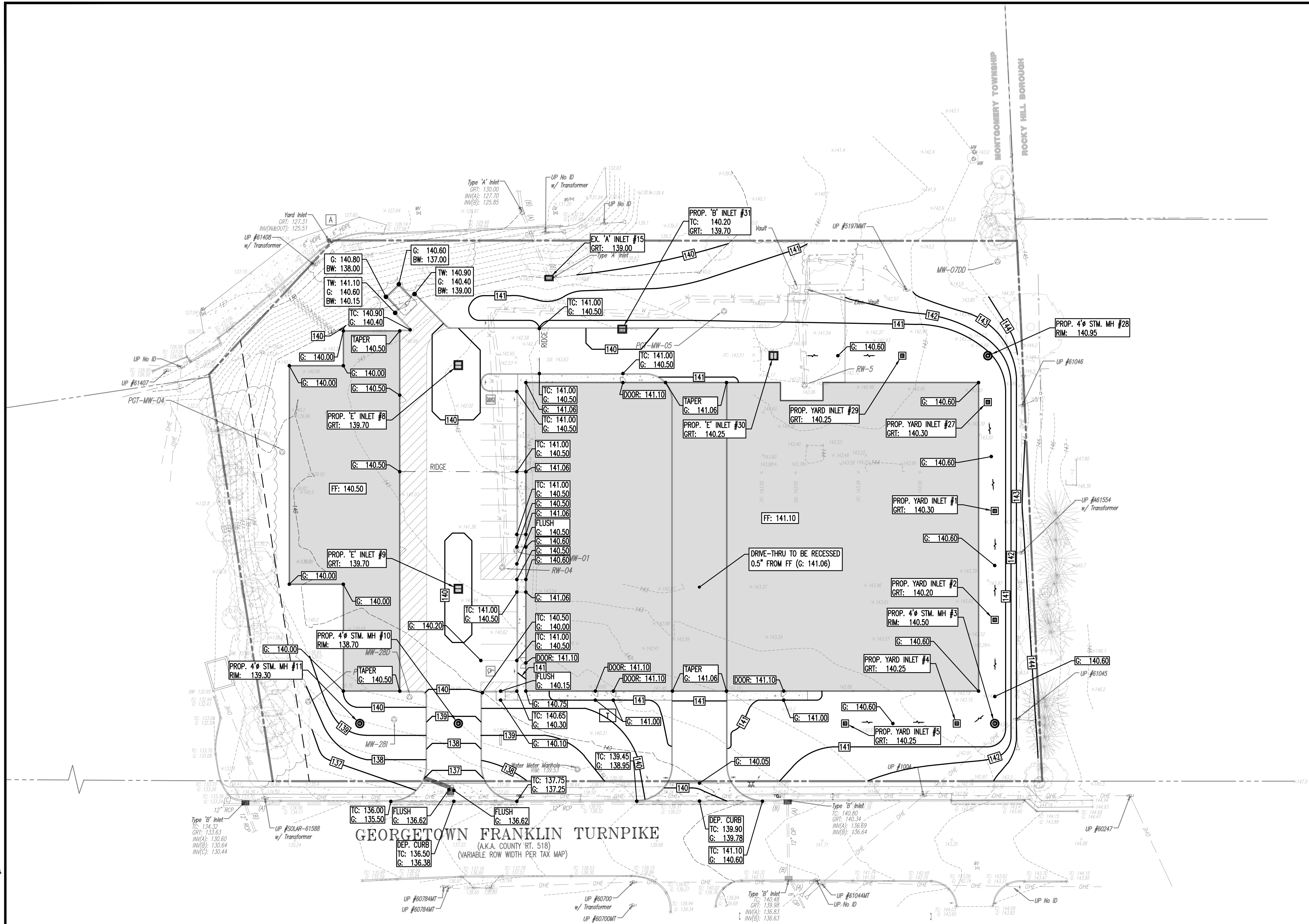
JOB No: 2334-22-00894  
DATE: 06/08/2023  
DRAWN BY: KJH  
DESIGNED BY: BC  
CHECKED BY: DT  
CHECKED BY: -

SCALE: (H) 1"=30'  
(V)  
SHEET No: 4  
OF 21  
Rev. # 1

ALL STATES REQUIRE REGISTRATION OF CONTRACTORS, ENGINEERS, OR ARCHITECTS PRIOR TO EXERCISING THEIR PROFESSIONAL SERVICES. PLEASE VISIT THE WEBSITE [www.call811.com](http://www.call811.com) FOR STATE-SPECIFIC DIRECT PHONE NUMBERS AND WEBSITE INFORMATION.



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File: P:\BECPC PROJECTS\2334\_Aco Murray\22--00894\_Montgomery\DWG\Site Plans\023342200894SXG.dwg, ---> 05 GRADING PLAN



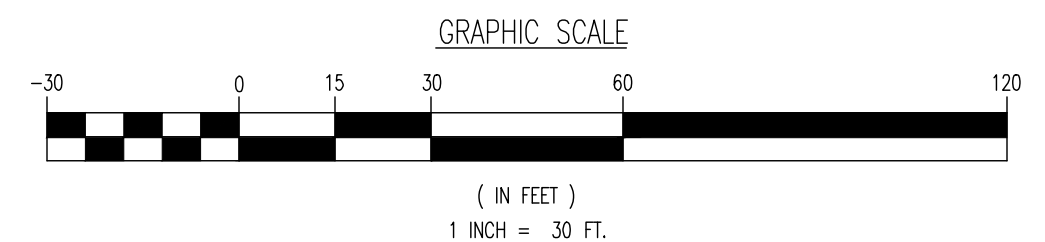
## GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPARISON REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESSIBLE AREAS. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

## ADA NOTES

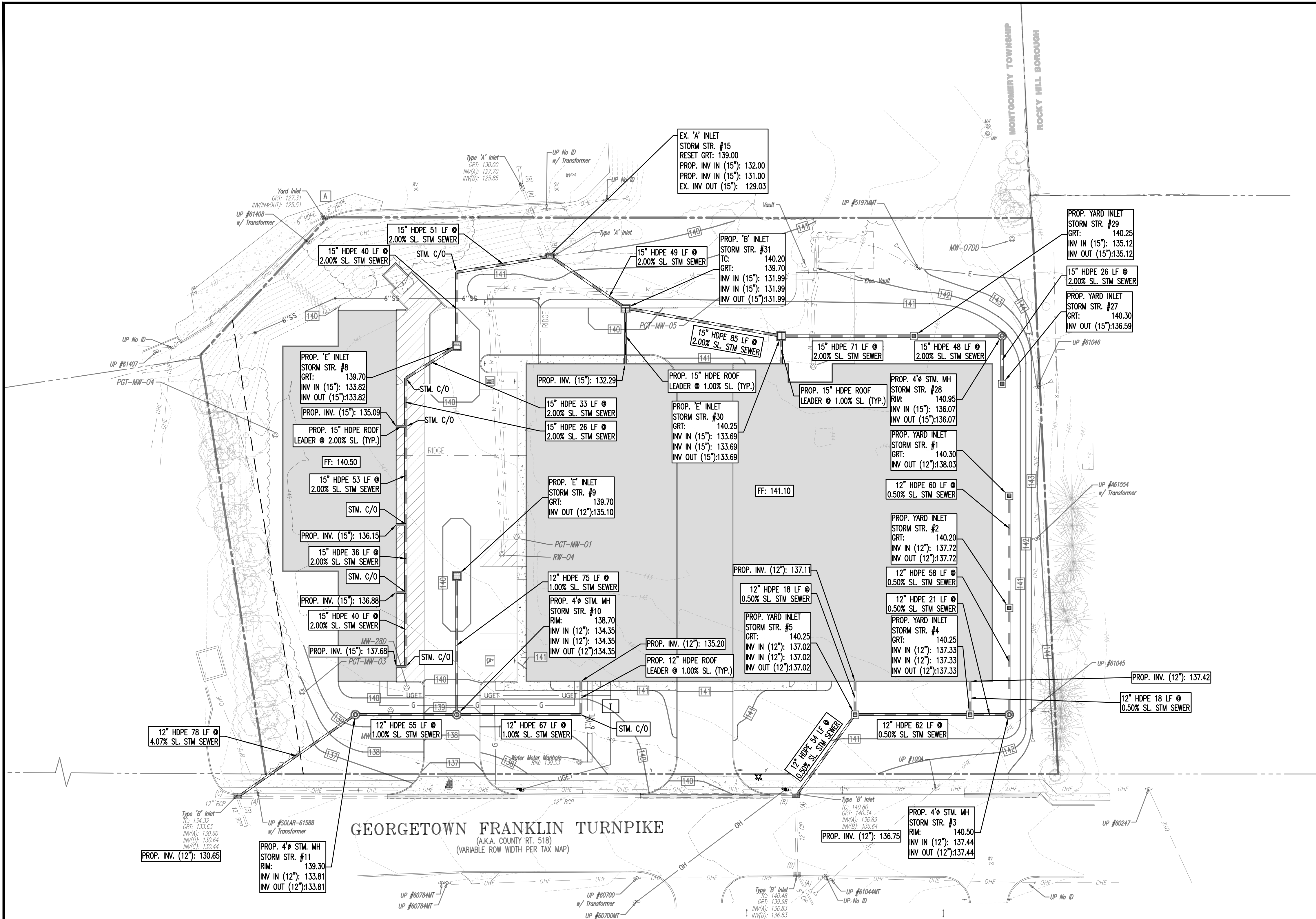
ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES AND NJ BARRIER FREE SUBCODE (NJAC 5:23-7) FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

- SIDEWALKS/ ACCESSIBLE ROUTES**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
  - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
  - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
  - CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
  - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- CURB RAMP**
- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
  - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PEDS CROSS RAMP)
  - BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
  - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)
- ACCESSIBILITY PARKING STALLS**
- SPACE AND ACCESS ASLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- CROSSWALKS**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
  - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
  - CHANGE IN LEVELS: 1/2" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
  - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- RAMPS**
- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
  - EXISTING RAMPS: SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
  - MAX. RISE: 30"
  - MIN. CLEAR WIDTH: 36"
  - MIN. LANDING CLEAR LENGTH: 60"
  - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)



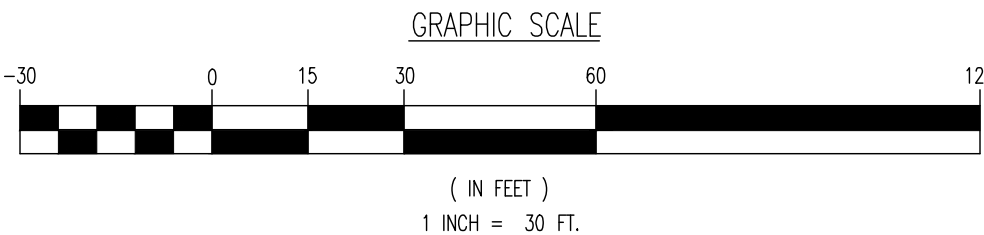
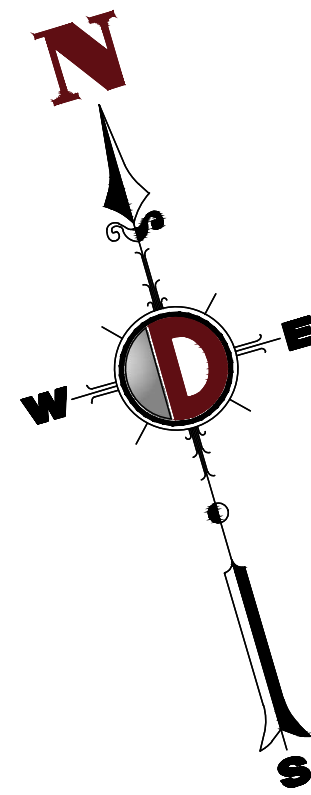
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| TITLE: <b>GRADING PLAN</b>   |  |
| PROJECT: <b>RENARD MANAGEMENT, INC.<br/>PROPOSED SELF-STORAGE FACILITY<br/>BLOCK 2902, LOTS 49 &amp; 50<br/>1026 ROUTE 518<br/>TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY</b> | JOB No: <b>2334-22-00894</b><br>DATE: <b>06/08/2023</b>                              |
| DRAWN BY: <b>KJH</b>   | SCALE: (H) 1"=30'<br>(V)   |
| DESIGNED BY: <b>BC</b>   | SHEET No: <b>5</b>   |
| CHECKED BY: <b>DT</b>  |  |
| CHECKED BY: <b>-</b>   |  |
| <b>JOSHUA M. SEWALD</b><br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 52908   | <b>DANIEL A. TARABOKIJA</b><br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 56963 |
| FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: <a href="http://WWW.CALL811.COM">WWW.CALL811.COM</a>  |  |



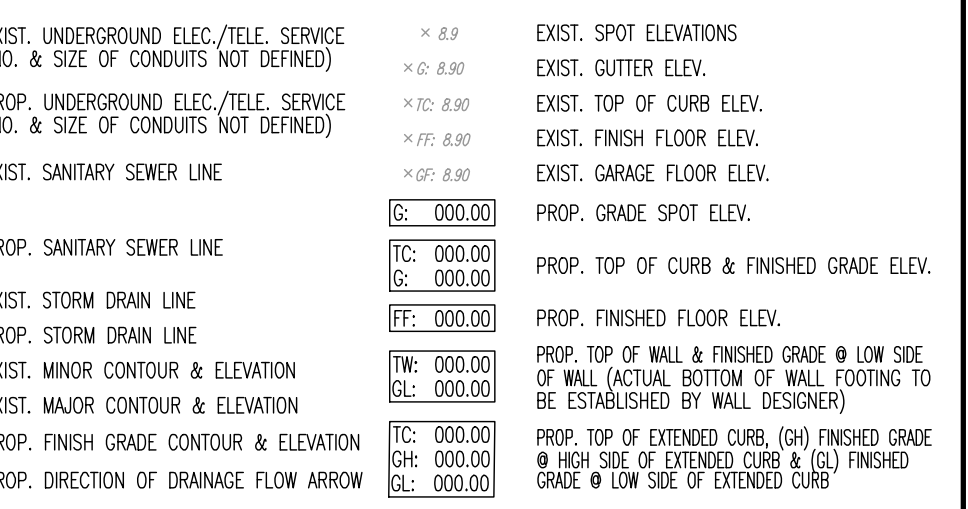
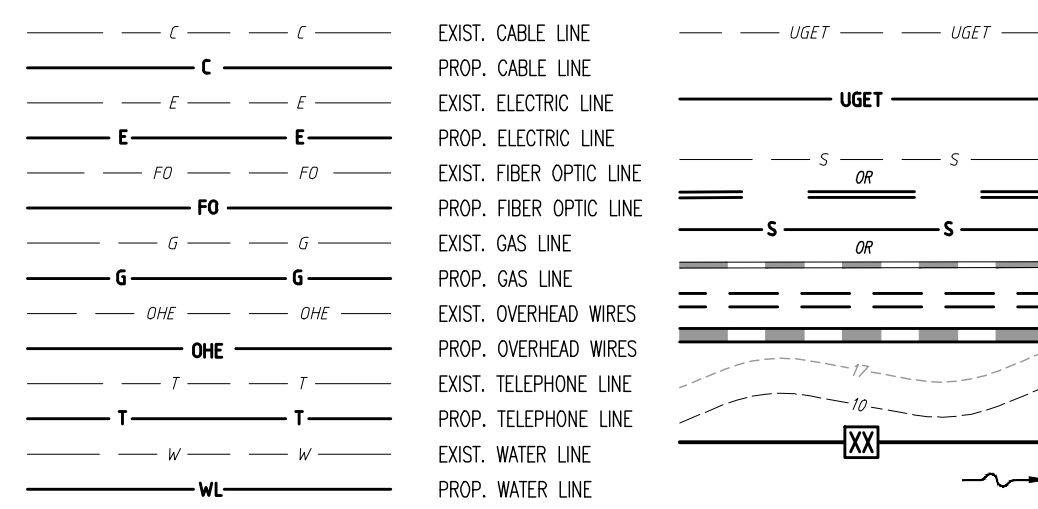
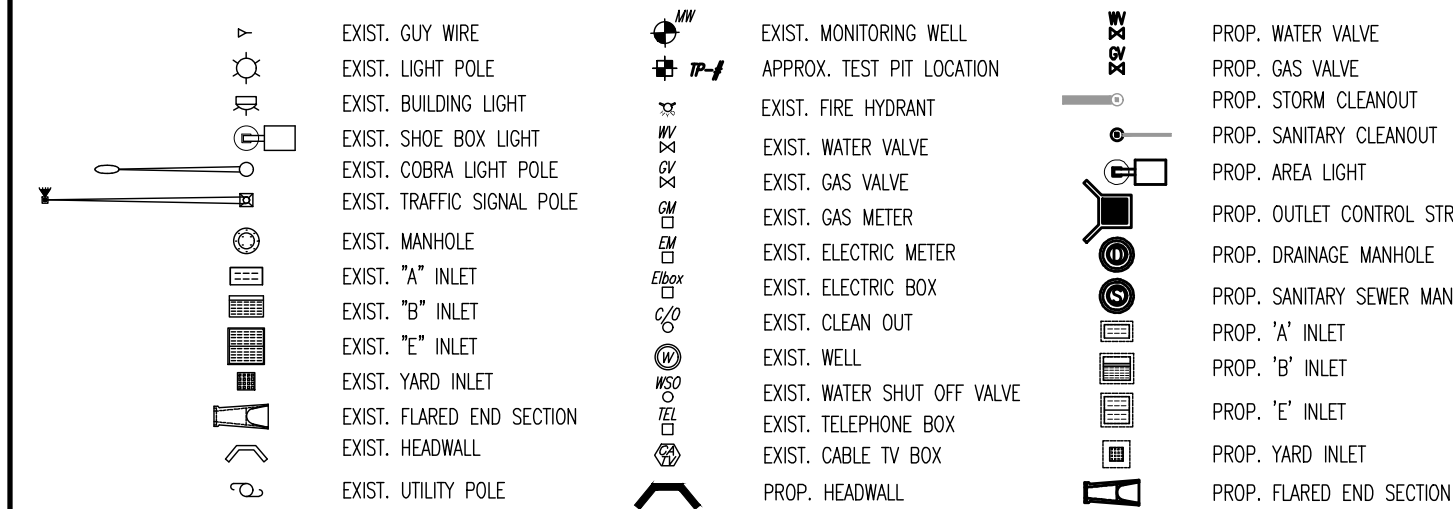


#### DRAINAGE NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
- ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
- MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C-990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
- HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2891 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.



#### GRADING/UTILITY GRAPHIC LEGEND



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Newtown, Pennsylvania T: 267.683.0274 | Philadelphia, Pennsylvania T: 215.253.4868 | Southampton, Pennsylvania T: 610.296.4400

TITLE: **DRAINAGE PLAN**

PROJECT: **RENARD MANAGEMENT, INC.**  
**PROPOSED SELF-STORAGE FACILITY**  
BLOCK 29002, LOTS 49 & 50  
1026 ROUTE 518  
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

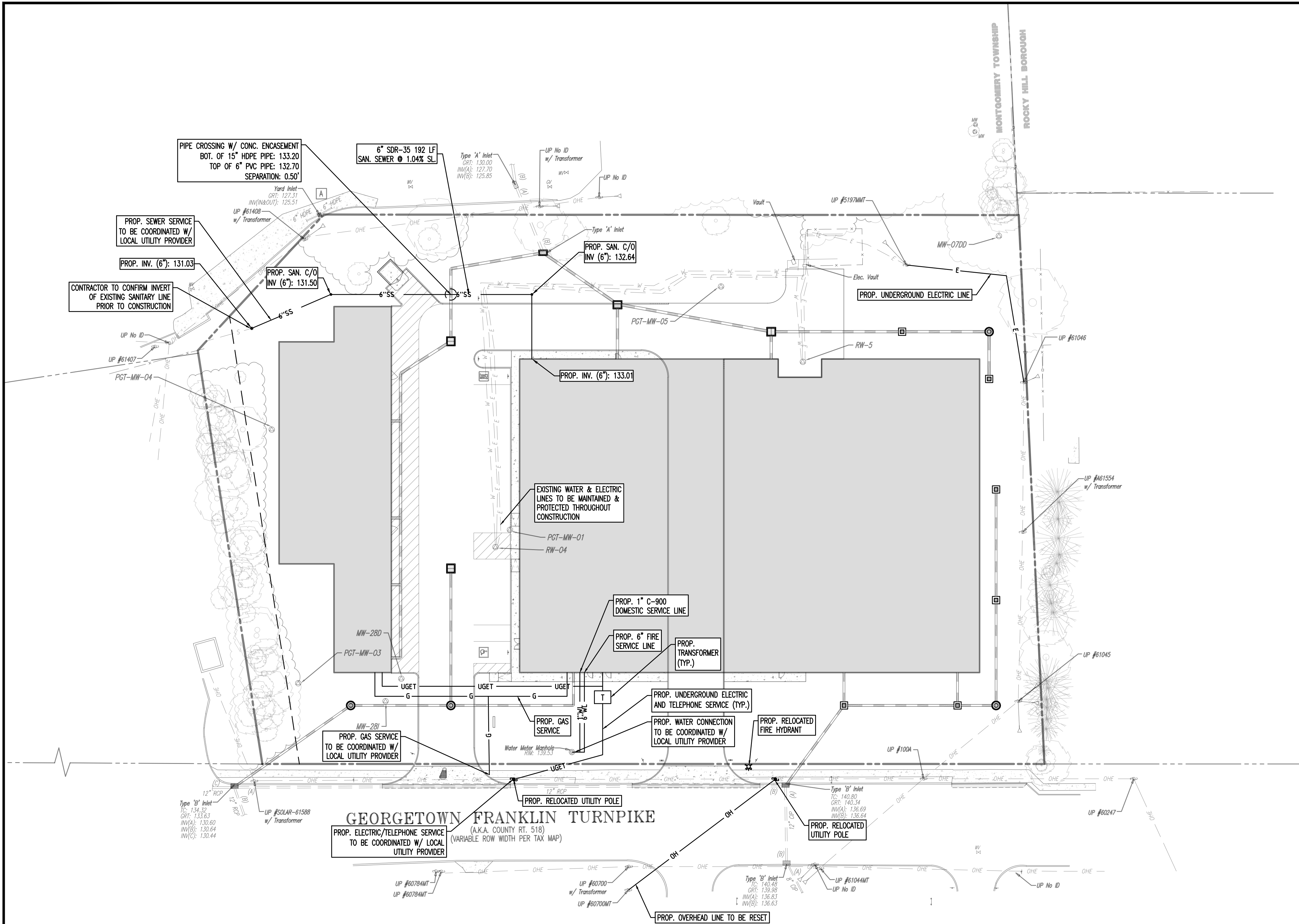
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SCALE: (H) 1"=30'  
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#### EXISTING UTILITY NOTES

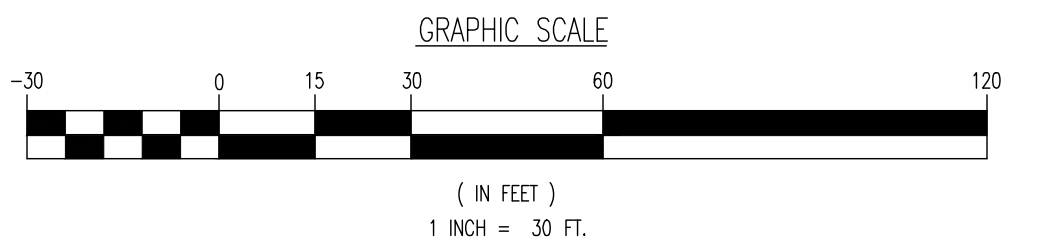
**EXISTING WATER SERVICE NOTE:** CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER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

**EXISTING GAS SERVICE NOTE:** CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

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

#### UTILITY NOTES

- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
- THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
- SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
- ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUIV.
- WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
- LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
- ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
- ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

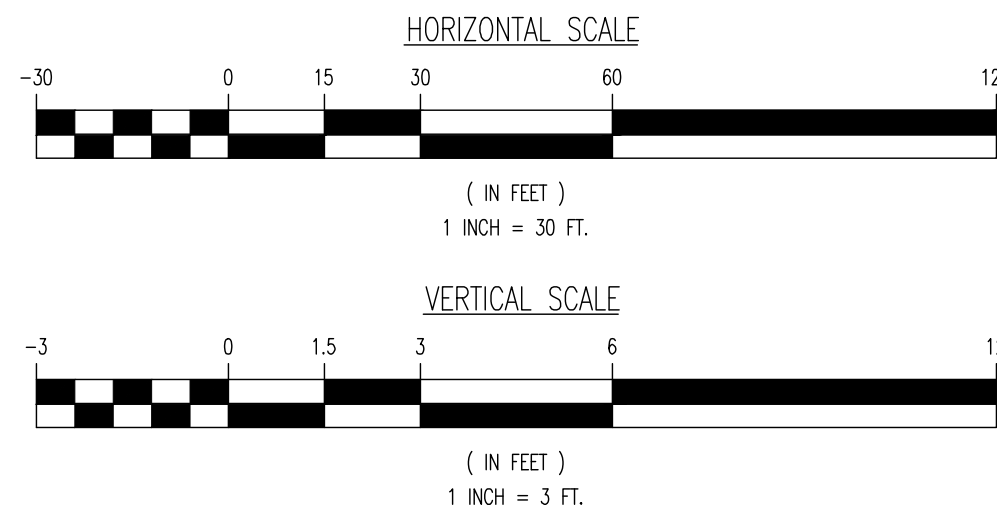
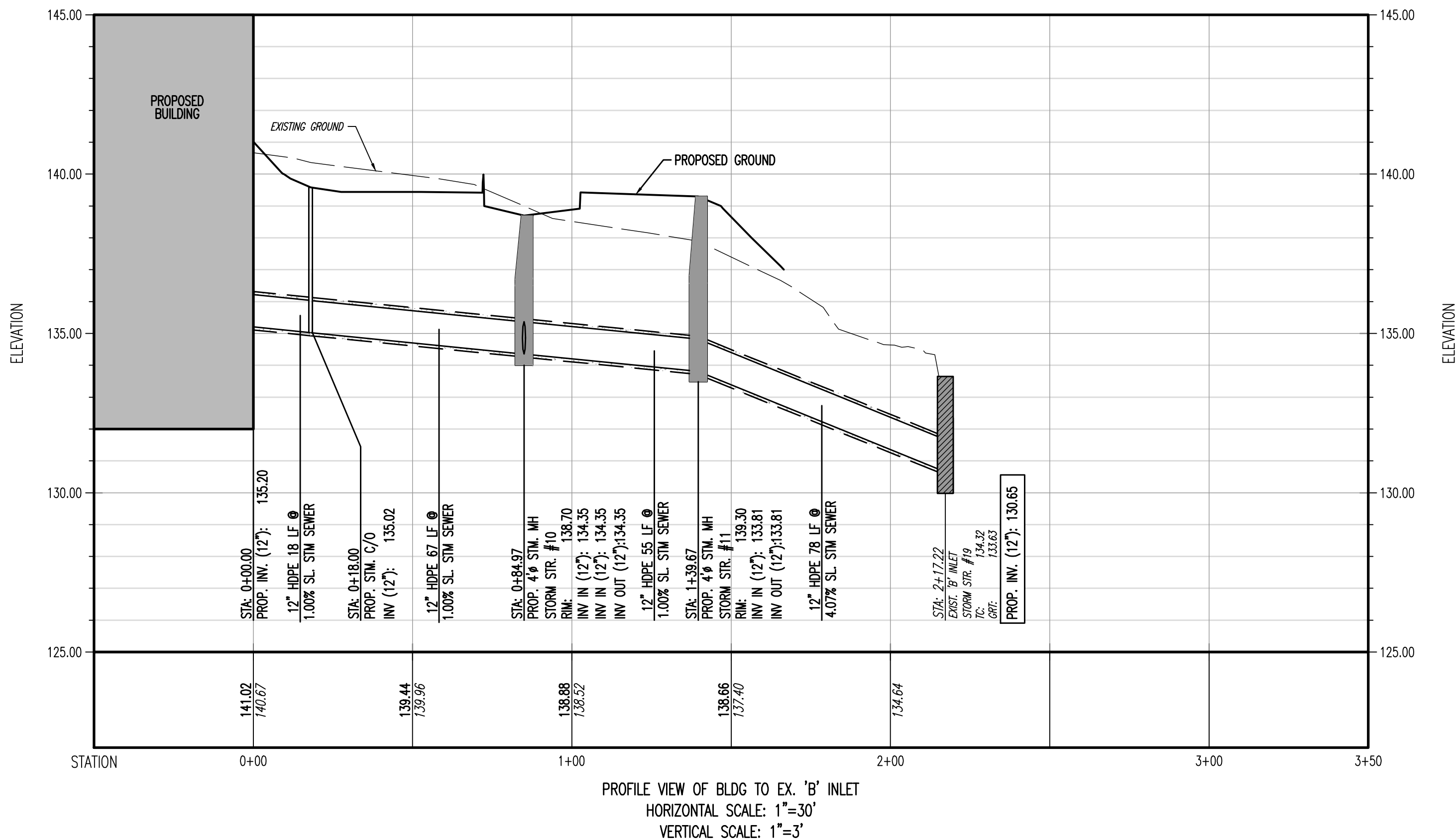
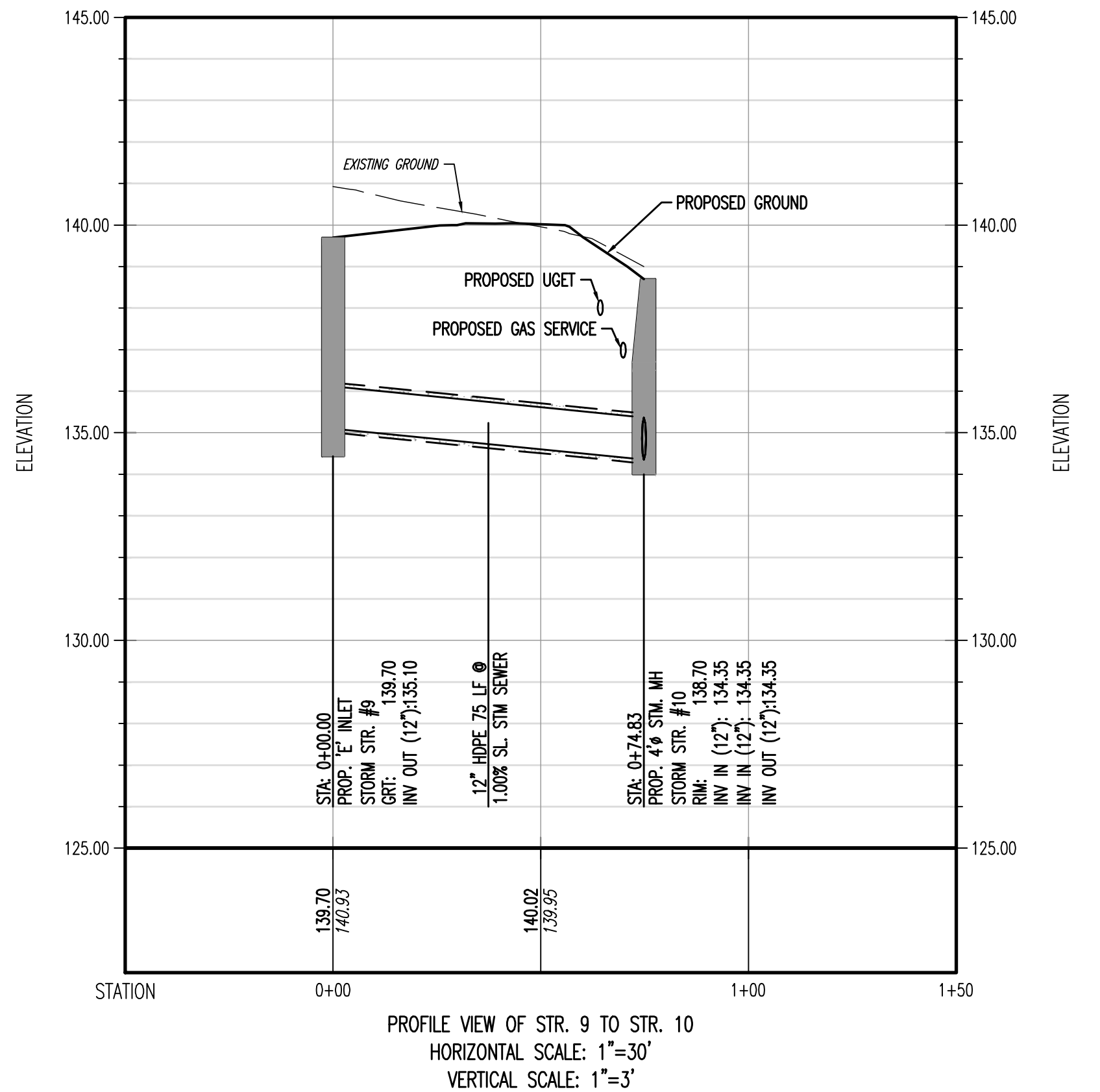
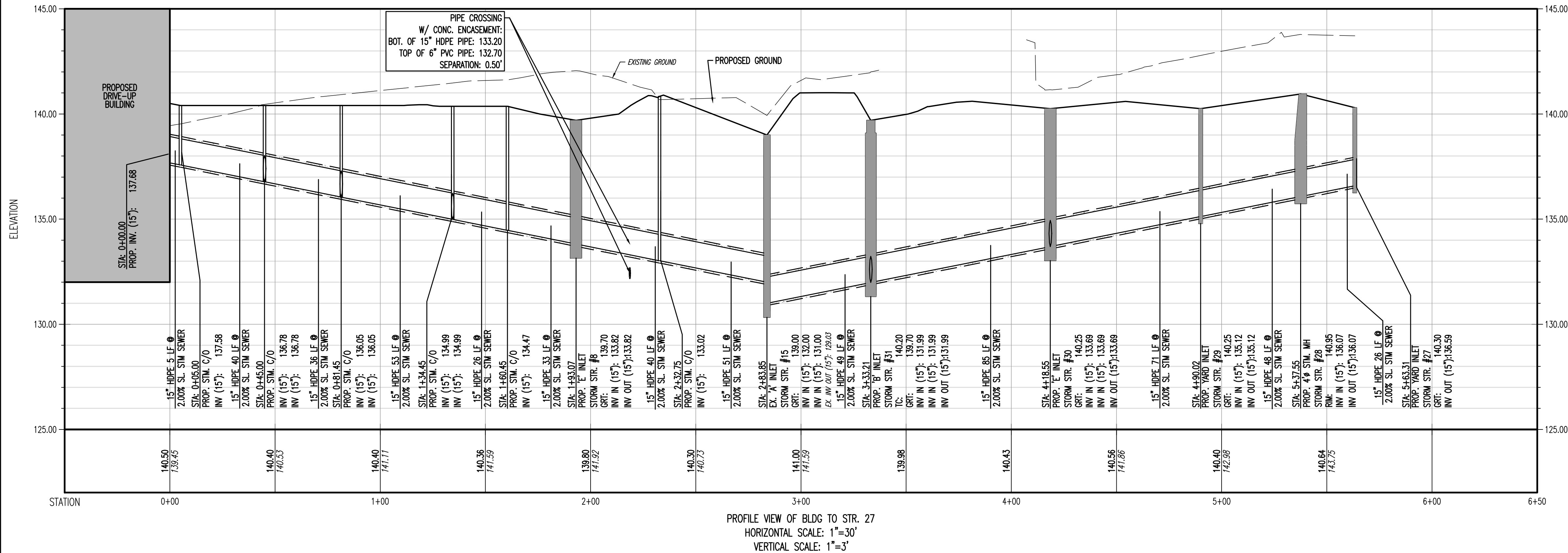


#### GRADING/UTILITY GRAPHIC LEGEND

|  |                            |  |                                 |  |                                    |
|--|----------------------------|--|---------------------------------|--|------------------------------------|
|  | EXIST. GUY WIRE            |  | EXIST. MONITORING WELL          |  | PROPERTY LINE (PARCEL IN QUESTION) |
|  | EXIST. LIGHT POLE          |  | APPROX. TEST PIT LOCATION       |  | OFF-SITE PROPERTY LINES            |
|  | EXIST. BUILDING LIGHT      |  | EXIST. WATER VALVE              |  | EXIST. CABLE LINE                  |
|  | EXIST. COBRA LIGHT POLE    |  | EXIST. GAS VALVE                |  | EXIST. CABLE LINE                  |
|  | EXIST. TRAFFIC SIGNAL POLE |  | EXIST. GAS METER                |  | EXIST. ELECTRIC LINE               |
|  | EXIST. MANHOLE             |  | EXIST. ELECTRIC METER           |  | EXIST. FIBER OPTIC LINE            |
|  | EXIST. "A" INLET           |  | EXIST. ELECTRIC BOX             |  | EXIST. GAS LINE                    |
|  | EXIST. "B" INLET           |  | EXIST. CLEAN OUT                |  | EXIST. OVERHEAD WIRES              |
|  | EXIST. "C" INLET           |  | EXIST. WATER SHUT OFF VALVE     |  | EXIST. TELEPHONE LINE              |
|  | EXIST. FLARED END SECTION  |  | EXIST. TELEPHONE BOX            |  | EXIST. WATER LINE                  |
|  | EXIST. HEADWALL            |  | EXIST. CABLE TV BOX             |  | EXIST. WATER LINE                  |
|  | EXIST. UTILITY POLE        |  | EXIST. HEADWALL                 |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. WATER VALVE              |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. GAS VALVE                |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. STORM CLEANOUT           |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. SANITARY CLEANOUT        |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. AREA LIGHT               |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. OUTLET CONTROL STRUCTURE |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. DRAINAGE MANHOLE         |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. SANITARY SEWER MANHOLE   |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. "A" INLET                |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. "B" INLET                |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. "C" INLET                |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. FLARED END SECTION       |  | EXIST. WATER LINE                  |
|  |                            |  | EXIST. WATER LINE               |  | EXIST. WATER LINE                  |

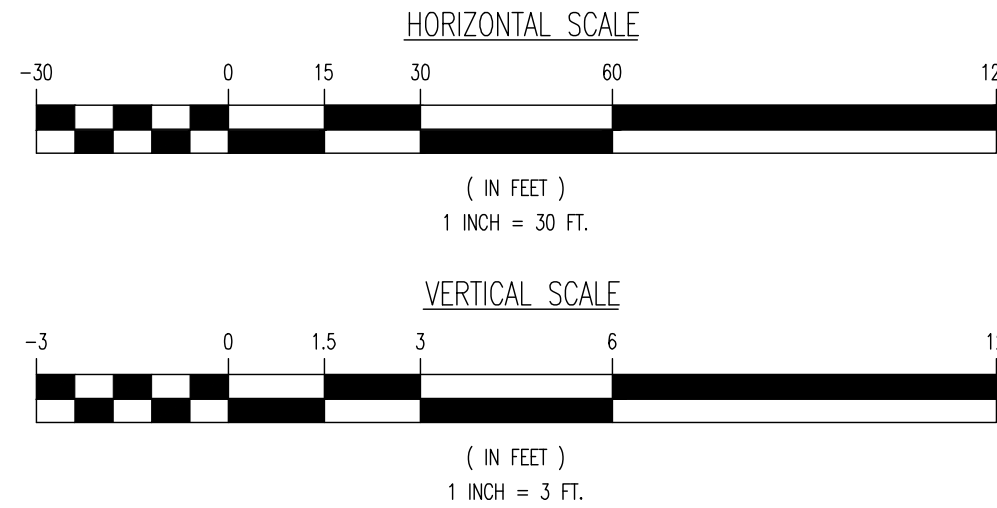
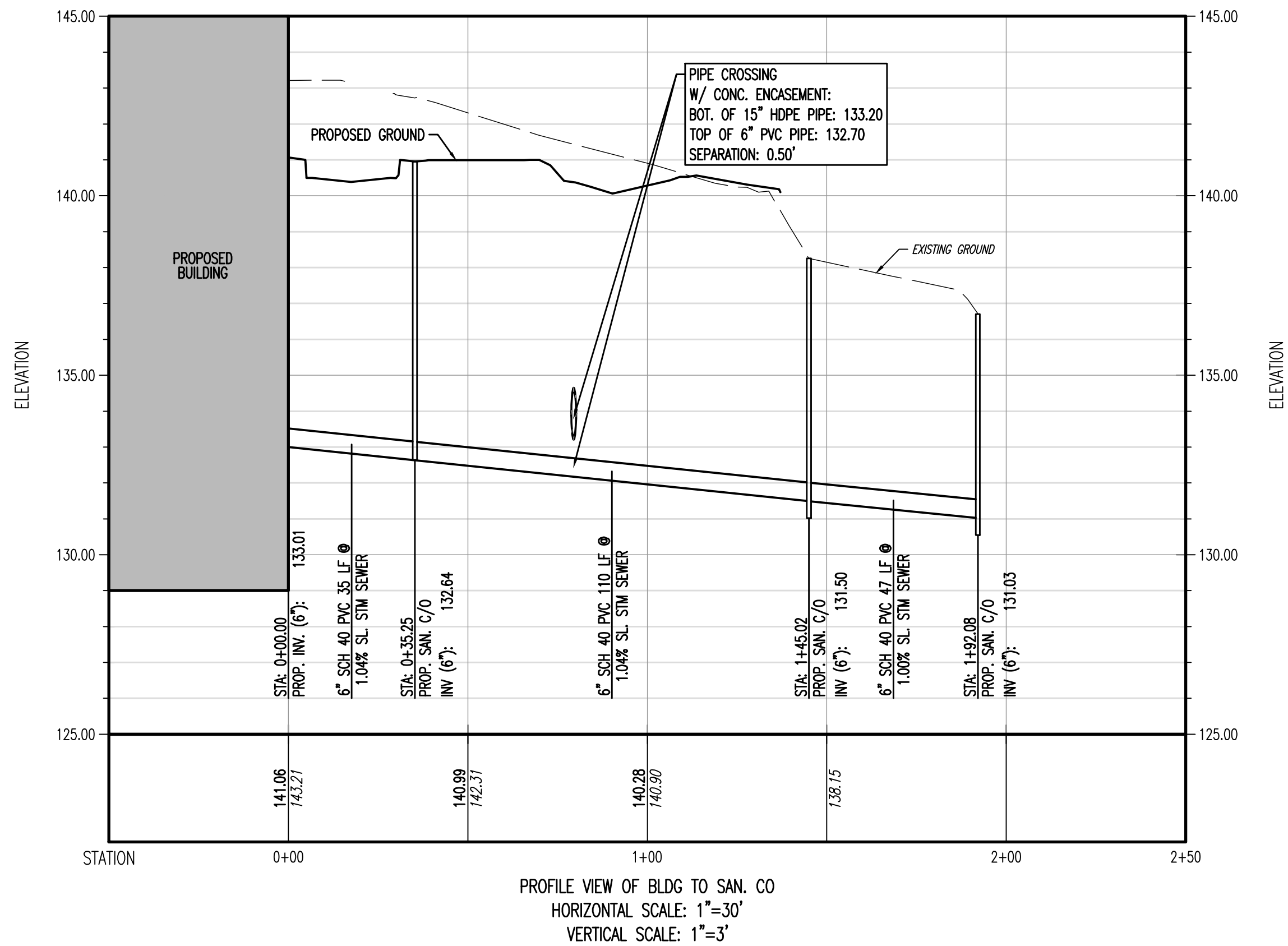
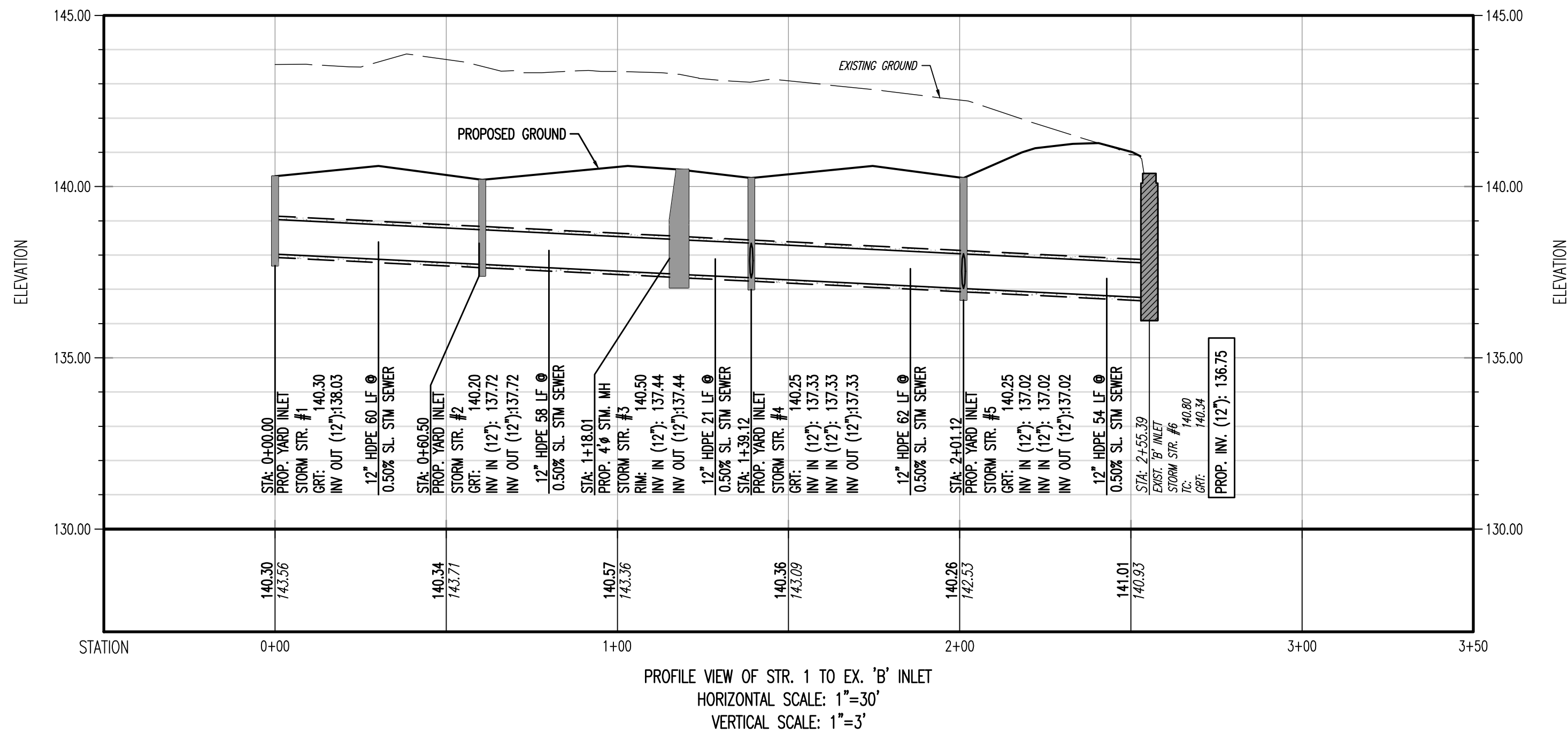
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| TITLE: <b>UTILITY PLAN</b>  |   |
| PROJECT: <b>RENARD MANAGEMENT, INC.<br/>PROPOSED SELF-STORAGE FACILITY</b><br>BLOCK 29002, LOTS 49 & 50<br>1026 ROUTE 518<br>TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY  | JOB No: 2334-22-00894<br>DRAWN BY: UV<br>DESIGNED BY: BC<br>CHECKED BY: DT<br>DATE: 06/08/2023<br>SCALE: (H) 1"=30'<br>(V)<br>SHEET No: 7 |
| JOSHUA M. SEWALD<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 52908   | DANIEL A. TARABOKIJA<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 56963   |
| 811 PROTECT YOURSELF<br>ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES. IF ANY UTILITY RESPONSE TO OPENING THE GROUND SURFACE, CALL 811.<br>FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM   |   |





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| TITLE: <b>UTILITY PROFILES</b>  |   |
| PROJECT: <b>RENARD MANAGEMENT, INC.<br/>PROPOSED SELF-STORAGE FACILITY</b>  | JOB No: 2334-22-00894<br>DATE: 06/08/2023                                     |
| ARCO MURRAY<br>BLOCK 29002, LOTS 49 & 50<br>1026 ROUTE 518<br>TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY   | DRAWN BY: KJH<br>DESIGNED BY: BC<br>CHECKED BY: DT<br>CHECKED BY: -           |
| JOSHUA M. SEWALD<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 52908   | DANIEL A. TARABOKIJA<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 56963 |
| 811 PROTECT YOURSELF<br>ALL STATES REQUIRE NOTIFICATION OF<br>CONCRETE, METALS, OR ANY OTHER<br>PRELIMINARY TO EXISTING THE SERVICE<br>FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:<br>WWW.CALL811.COM                                  |   |
| SHEET No: <b>8</b><br>OF 21<br>Rev. # 1   |   |





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| DRAWN BY: KJH<br>DESIGNED BY: BC<br>CHECKED BY: DT<br>CHECKED BY: -   | SCALE: (H) 1"=30'<br>(V) 1"=3'<br>SHEET No: <b>9</b><br>OF 21                 |
| JOSHUA M. SEWALD<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 52908   | DANIEL A. TARABOKIJA<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 56963 |
| FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: <a href="http://WWW.CALL811.COM">WWW.CALL811.COM</a>   |   |



Plotted: 08/29/23 - 7:58 AM, By: kheegs, - Product Ver: 24.2a (LMS Tech)  
File: P:\BECPC PROJECTS\2334\_Aco Murrey\22-00894\_Montgomery.Dwg, Site Plan\02334\220894SL1.dwg, ---> 10 LANDSCAPE PLAN

## LANDSCAPE SCHEDULE

| KEY                       | QTY | BOTANICAL NAME                             | COMMON NAME                  | SIZE          | REMARKS |
|---------------------------|-----|--|------------------------------|---------------|---------|
| <b>SHADE TREES(S)</b>     |     |  |                              |               |         |
| AFC                       | 3   | ACER X FREDMANI 'CELZAM'                   | CELEBRATION MAPLE            | 2 1/2-3" CAL. | B+B     |
| AR                        | 2   | ACER RUBRUM                                | RED MAPLE                    | 2 1/2-3" CAL. | B+B     |
| CCA                       | 3   | CARPINUS CAROLINIANA                       | AMERICAN HORNBEAM            | 2 1/2-3" CAL. | B+B     |
| LTA                       | 3   | LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM' | MAJESTIC BEAUTY TULIP TREE   | 2 1/2-3" CAL. | B+B     |
| QBC                       | 2   | QUERCUS BICOLOR                            | SWAMP WHITE OAK              | 2 1/2-3" CAL. | B+B     |
| 13                        |     |  |                              |               |         |
| <b>ORNAMENTAL TREE(S)</b> |     |  |                              |               |         |
| BN                        | 2   | BETULA NIGRA                               | MULTI STEM RIVER BIRCH       | 8-10"         | B+B     |
| CC                        | 2   | CERCIS CANADENSIS                          | EASTERN REDBUD               | 8-10"         | B+B     |
| MV                        | 2   | MAGNOLIA VIRGINIANA                        | SWEETBAY MAGNOLIA            | 8-10"         | B+B     |
| 6                         |     |  |                              |               |         |
| <b>EVERGREEN TREE(S)</b>  |     |  |                              |               |         |
| JKK                       | 1   | ILEX OPACA 'JERSEY KNIGHT'                 | JERSEY KNIGHT AMERICAN HOLLY | 6-7"          | B+B     |
| IOS                       |     | ILEX OPACA 'SATYR HILL'                    | SATYR HILL HOLLY             | 6-7"          | B+B     |
| JM                        | 15  | JUNIPERUS VIRGINIANA 'DOLWILLY'            | DOLWILLY RED CEDAR           | 12-15"        | B+B     |
| JVT                       | 11  | JUNIPERUS VIRGINIANA 'TAYLOR'              | TAYLOR JUNIPER               | 5-6"          | B+B     |
| PSF                       | 6   | PINUS STROBUS 'FASTIGIATA'                 | PYRAMIDAL WHITE PINE         | 6-8"          | B+B     |
| TOE                       | 17  | THUJA OCCIDENTALIS 'EMERALD'               | EMERALD GREEN ARBORVITAE     | 6-8"          | B+B     |
| 51                        |     |  |                              |               |         |
| <b>EVERGREEN SHRUB(S)</b> |     |  |                              |               |         |
| KL                        | 7   | KALMIA LATIFOLIA                           | MOUNTAIN LAUREL              | 30-36"        | B+B     |
| RM                        | 7   | RHOODOENDRON MAXIMUM 'ROSEBAY'             | ROSEBAY RHOODOENDRON         | 4-5"          | B+B     |
| 74                        |     |  |                              |               |         |
| <b>DECIDUOUS SHRUB(S)</b> |     |  |                              |               |         |
| AAB                       | 21  | ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'       | RED CHOKEBERRY               | 3-4"          | B+B     |
| CSAS                      |     | CELANOTIS AMERICANUS                       | NEW JERSEY TEA               | #3 CAN        |         |
| LB                        | 8   | LINDERA BENZON                             | SPECUBUSH                    | 30-36"        | #5 CAN  |
| VC                        | 14  | VACCINIUM CORYMBOSUM                       | HIGHBUSH BLUEBERRY           | 30-36"        | #5 CAN  |
| 55                        |     |  |                              |               |         |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL CONTROL.

SEE SHEET 17 OF 21 FOR LANDSCAPE PLAN DETAILS

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

## PLANTING NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- INSOFAE AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE TOUNG WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "MILT-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT, SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE TOPPED.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
- PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- NEW PLANTING AREAS AND SOIL SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- PRIOR TO THE ISSUANCE OF THE LANDSCAPE PLAN, THE LANDSCAPE ARCHITECT SHALL SHOW ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

| TYPE   | DATES         |
|--------|---------------|
| PLANTS | 3/15 TO 12/15 |
| LAWN   | 3/15 TO 6/15  |
|        | 9/15 TO 12/1  |

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

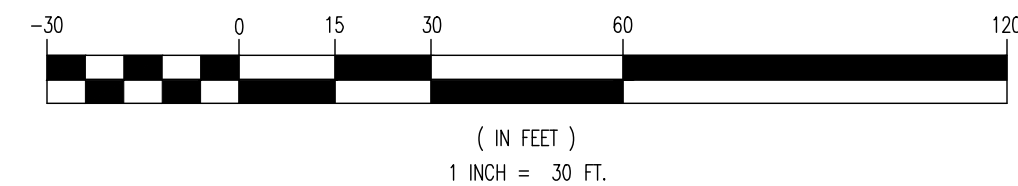
|                         |                         |
|-------------------------|-------------------------|
| ACER RUBRUM             | POPULUS VARIETIES       |
| BETULA VARIETIES        | PRUNUS VARIETIES        |
| CARPINUS VARIETIES      | PYRUS VARIETIES         |
| CRATAEGUS VARIETIES     | QUERCUS VARIETIES       |
| KOELERUTHERA            | SALIX WEEPING VARIETIES |
| LIRIODENDRON TULIPIFERA | ULMUS VARIETIES         |
| PLATANUS ACEROLIA       | ZELKOVA VARIETIES       |

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

## PLANTING SPECIFICATIONS

- SCOPE OF WORK  
A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- MATERIALS  
A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION), OR APPROVED EQUAL.  
B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.  
C. TOPSOIL - LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, PH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.  
D. MULCH - FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.
- FERTILIZER AND SOIL CONDITIONER  
A. ORGANIC FERTILIZER - SHALL BE PROCESSED, SLOW RELEASE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMUS'.  
B. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE 'GRO-POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (3-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
- GENERAL WORK PROCEDURES  
A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEEP CLEAN AT THE END OF EACH DAY'S WORK.
- WEEDING  
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- TOPSAILING  
A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ANALYSIS TO INCLUDE PH AND NUTRIENT LEVELS. CONTRACTOR TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
- SOIL CONDITIONING  
A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:  
20 POUNDS 'GRO-POWER'  
100 POUNDS AGRICULTURAL GYPSUM  
20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP  
SOIL MODIFICATIONS:  
A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.  
B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.  
C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.  
A. CONTRACTOR SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GROUND. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:  
1 PART FINI MULCH BY VOLUME  
3 PARTS TOPSOIL BY VOLUME  
21 GRAM AGROFORM PLANTING TABLETS AS FOLLOWS:  
3 TABLETS PER 1 GAL. PLANT  
3 TABLETS PER 5 GAL. PLANT  
4 TABLETS PER 15 GAL. PLANT  
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER.  
B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. PREPARED SOIL AROUND BALL OF PLANT 1/2" WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.  
C. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.  
D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.  
E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.  
F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
- GROUND COVER  
A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS BAWED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.  
B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.  
C. SOIL AREAS ADJACENT TO THE BUILDING SHALL BE GRADED TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WEAPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
- FINISH GRADING  
A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE.  
B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.  
C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- GUARANTEE  
A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNER'S REPRESENTATIVE.
- CLEANUP  
A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.  
B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WEAPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.  
C. MAINTAIN LAWNS BY MOWING, TRIMMING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.  
D. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

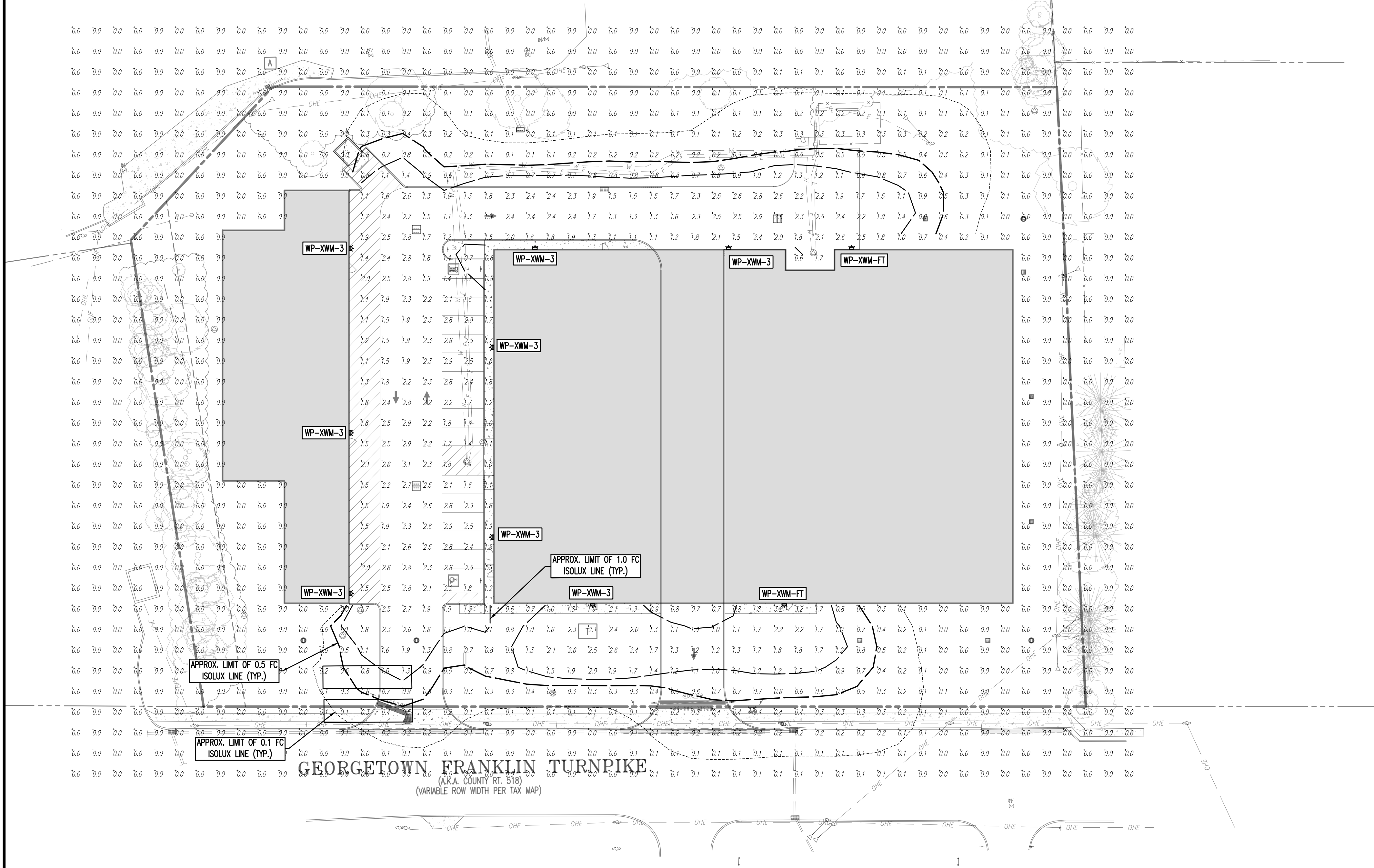
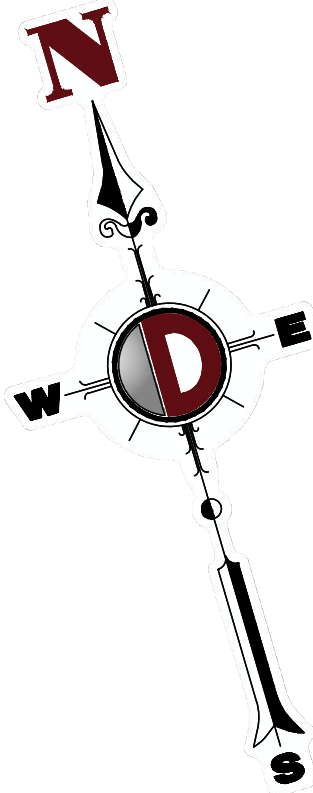
## GRAPHIC SCALE



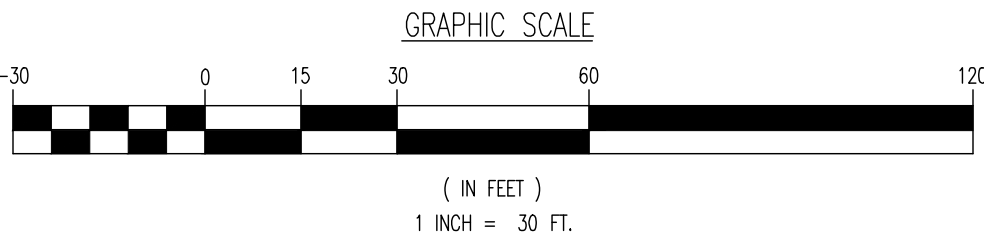
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| TITLE: <b>LANDSCAPE PLAN</b>   |  |   |                       |
| PROJECT: <b>RENARD MANAGEMENT, INC.<br/>PROPOSED SELF-STORAGE FACILITY</b>   |  | JOB No: 2334-22-00894   | DATE: 06/08/2023      |
| ARCO MURRAY<br>BLOCK 29002, LOTS 49 & 50<br>1026 ROUTE 518<br>TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY  |  | DRAWN BY: UV  | SCALE: (H) 1"=30' (V) |
| DESIGNED BY: BC  |  | CHECKED BY: DT  | SHEET No: 10          |
| JOSHUA M. SEWALD   |  | DANIEL A. TARABOKIJA  |                       |
| PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 52908  |  | PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 56963   |                       |
| 1-06/14/23 REV. PER MIP COMPLETENESS REVIEW  |  | 811 PROTECT YOURSELF<br>ALL STATES REQUIRE NOTIFICATION OF<br>CONSTRUCTIVE, REPAIRS, OR ANY OTHER<br>PREPARING TO DIGGING THE GROUND<br>FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:<br>WWW.CALL811.COM |                       |
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SEE SHEET 17 OF 21 FOR LIGHTING PLAN DETAILS



| LIGHTING LUMINAIRE SCHEDULE |          |           |         |                 |             |                   |              |                 |
|-----------------------------|----------|-----------|---------|-----------------|-------------|-------------------|--------------|-----------------|
| SYMBOL                      | QUANTITY | LABEL     | WATTAGE | MOUNTING HEIGHT | ARRANGEMENT | LIGHT LOSS FACTOR | MANUFACTURER | DESCRIPTION     |
|                             | 8        | WP-XWM-3  | 62      | 20 FT           | SINGLE      | 1.000             | LSI LIGHTING | WALL PACK LIGHT |
|                             | 2        | WP-XWM-FT | 62      | 20 FT           | SINGLE      | 1.000             | LSI LIGHTING | WALL PACK LIGHT |

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

| STATISTICAL AREA SUMMARY |         |         |         |           |           |   |
|--------------------------|---------|---------|---------|-----------|-----------|---|
| LABEL                    | AVERAGE | MAXIMUM | MINIMUM | AVG./MIN. | MAX./MIN. | DESCRIPTION                               |
| PIQ                      | 0.83    | 3.2     | 0.0     | N/A       | N/A       | ILLUMINATION LEVELS ON SITE               |
| PAVEMENT                 | 1.88    | 3.1     | 0.5     | 3.76      | 6.20      | ILLUMINATION LEVELS WITHIN PAVEMENT AREAS |

GENERAL NOTES

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

TOWNSHIP LIGHTING REQUIREMENTS

- LIGHTING REQUIREMENTS
  - ALL PARKING AREAS AND WALKWAYS THERETO AND APPURTENANT PASSAGEWAYS AND DRIVEWAYS SERVING NONRESIDENTIAL USES HAVING COMMON OFF-STREET PARKING AND/OR LOADING AREAS SHALL BE ADEQUATELY ILLUMINATED FOR SECURITY AND SAFETY PURPOSES. (§16-5.4.B.1)
  - THE LIGHTING IS TO BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT HIGHER THAN 20 FEET OR THE HEIGHT OF THE CLOSEST MAJOR BUILDING, WHICHEVER IS LESS, MEASURED FROM THE GROUND LEVEL TO THE CENTER LINE OF THE LIGHT SOURCE. (§16-5.4.B.2.a)
  - THE LIGHTING FIXTURES ARE TO INCLUDE NON-GLARE LIGHTS WITH RECESSED LAMPS EXPOSED DOWNWARD AND WITH CUT-OFF SHIELDS AS APPROPRIATE IN ORDER TO MITIGATE AGAINST ADVERSE IMPACTS UPON ADJACENT AND NEARBY PROPERTIES, THE SAFETY OF TRAFFIC ALONG ADJACENT ROADWAYS AND OVERHEAD CLOW. (§16-5.4.B.2.b)
  - THE LIGHT INTENSITY PROVIDED AT GROUND LEVEL SHALL BE INDICATED IN FOOTCANDLES ON THE SUBMITTED PLANS FOR EACH LIGHT FIXTURE AND SHALL AVERAGE NOT LESS THAN 0.5 FOOTCANDLES AT INTERSECTIONS AND 0.3 FOOTCANDLES ELSEWHERE IN THE AREA TO BE ILLUMINATED, AND SHALL AVERAGE, NOT MORE THAN 1.0 FOOTCANDLE THROUGHOUT THE AREA TO BE ILLUMINATED. (§16-5.4.B.2.c)
  - EXCEPT FOR ANY LIGHTING DETERMINED BY THE PLANNING BOARD TO BE NECESSARY AND/OR ADVISABLE FOR SECURITY PURPOSES, ALL OTHER LIGHTING IS TO BE CONTROLLED BY CIRCUIT TIMERS SO THAT THE LIGHTS ARE AUTOMATICALLY TURNED OFF AFTER BUSINESS HOURS. (§16-5.4.B.2.d)

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TITLE: **LIGHTING PLAN**

PROJECT: **RENARD MANAGEMENT, INC.  
PROPOSED SELF-STORAGE FACILITY**  
BLOCK 29002, LOTS 49 & 50  
1026 ROUTE 518  
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

JOSHUA M. SEWALD  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

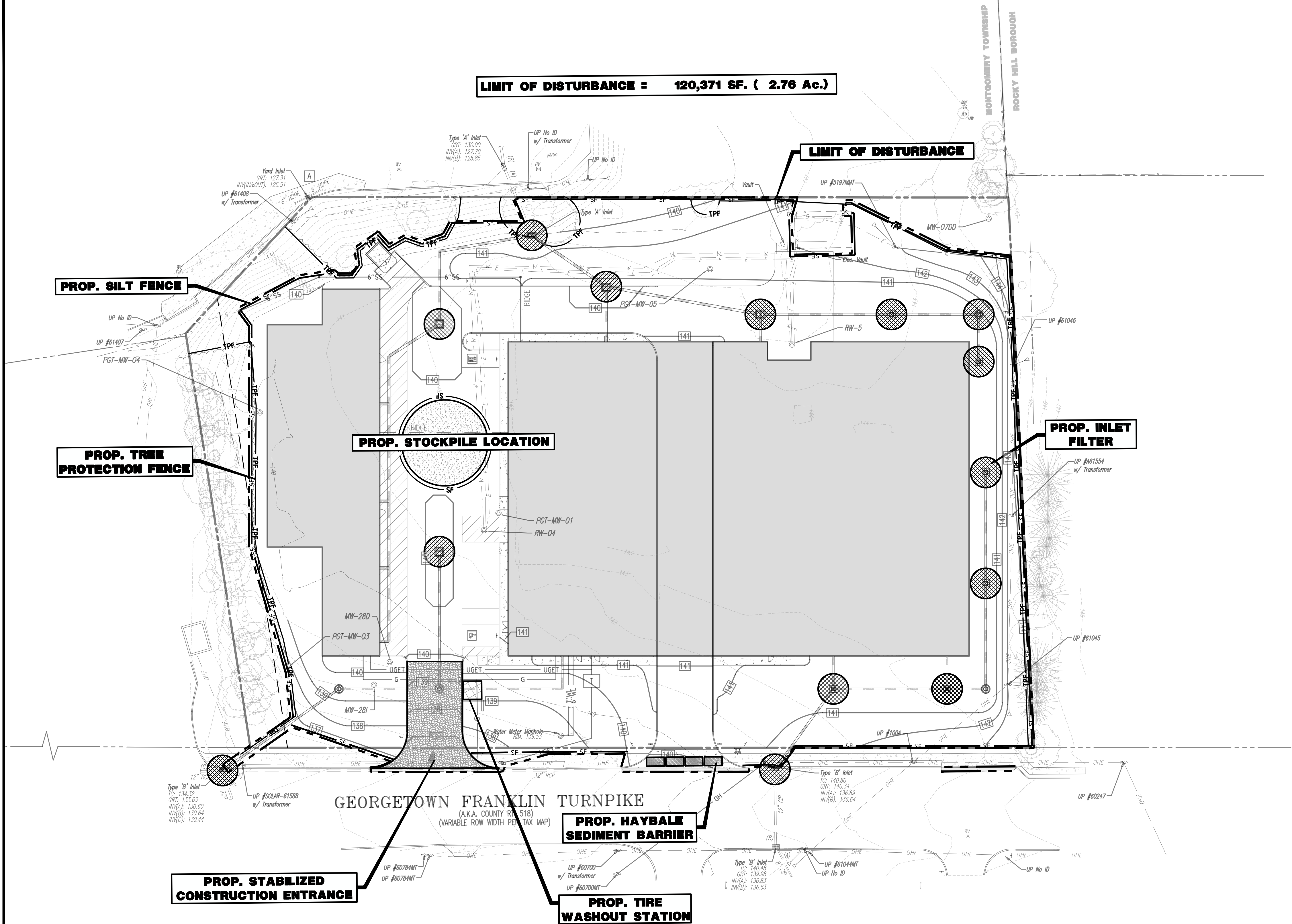
DANIEL A. TARABOKIJA  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 56963

JOB No: 2334-22-00894  
DATE: 06/08/2023  
DRAWN BY: UV  
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SCALE: (H) 1"=30'  
(V)  
SHEET No: 11  
OF 21

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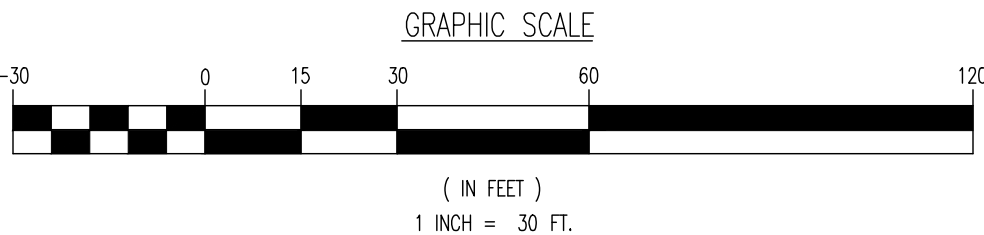




EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

SEE SHEET 14 OF 21 FOR SOIL EROSION NOTES & DETAILS



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TITLE:  
**SOIL EROSION & SEDIMENT CONTROL PLAN**

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:  
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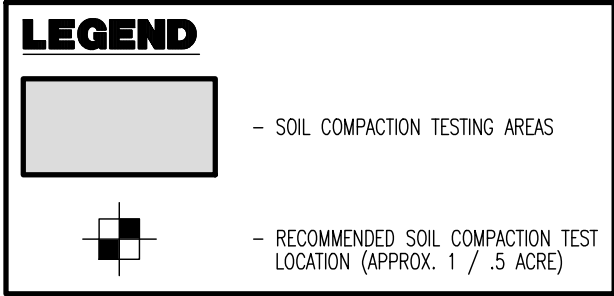
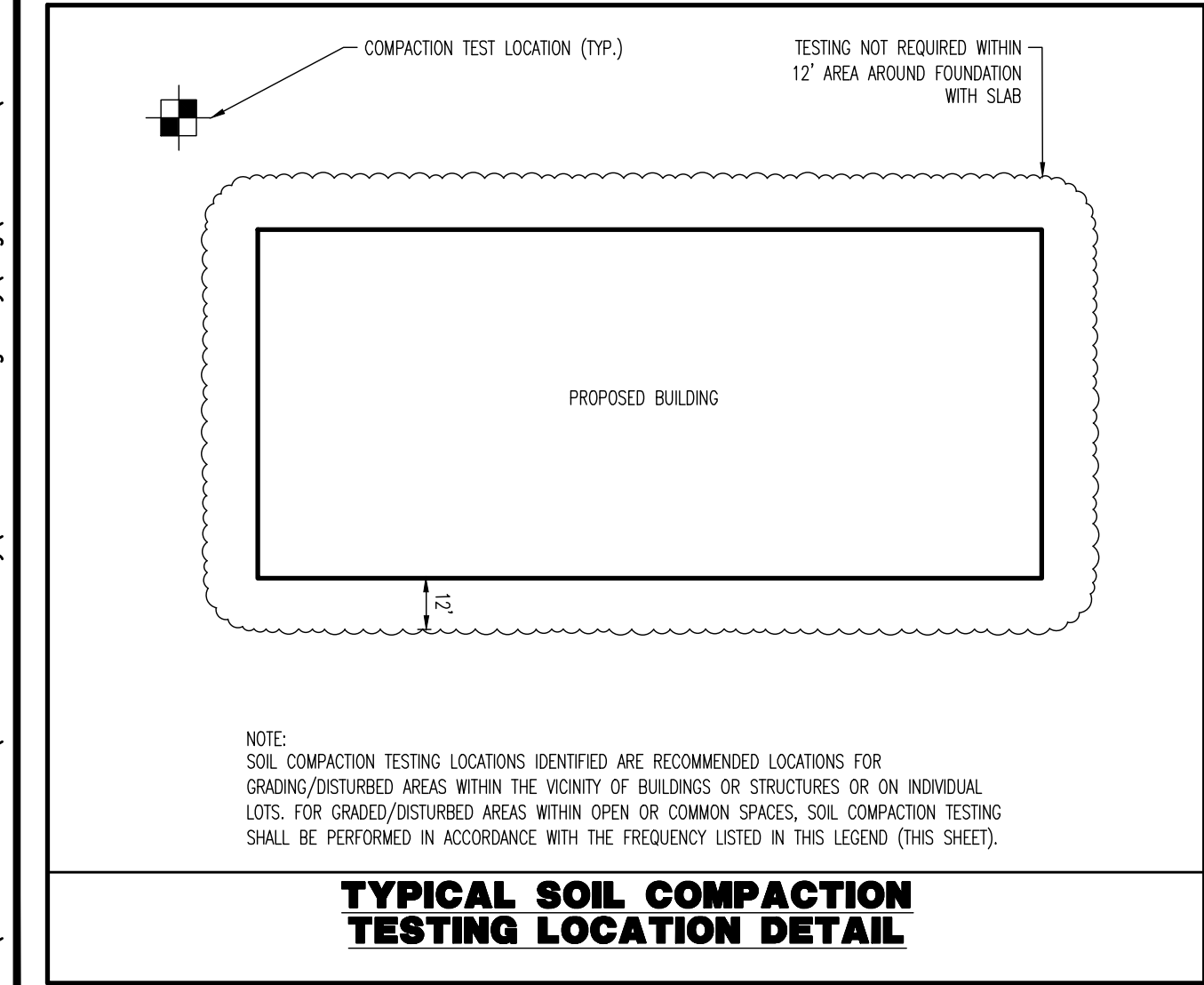
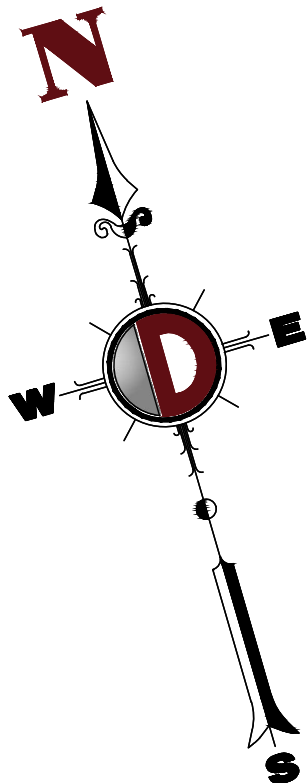
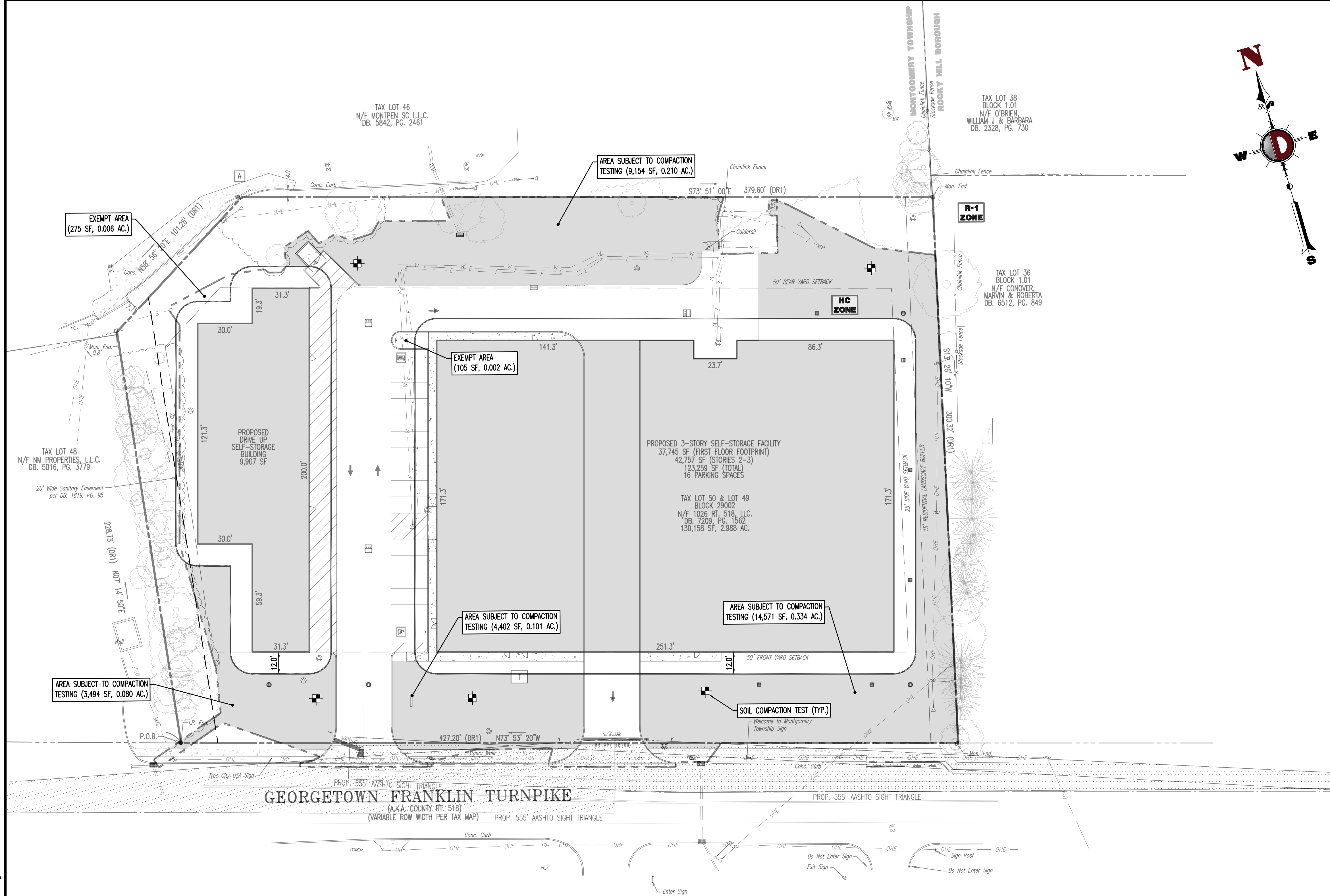
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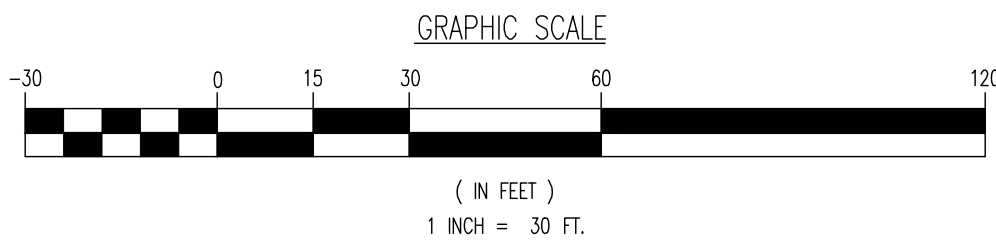


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File: P:\BECPC PROJECTS\2334\_Aco Murray\22--00894\_Montgomery\DWG\Site Plans\023342200894SM.dwg, ---> 13 SOIL MANAGEMENT & RESTORATION PLAN



#### SOIL COMPACTION MITIGATION NOTES

- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE 6" MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.



#### Soil De-compaction and Testing Requirements

##### Soil Compaction Testing Requirements

- Subgrade soils **prior to the application of topsoil** (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
- Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.
- Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
- In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

##### Compaction Testing Methods

- A. Probing Wire Test (see detail)
- B. Hand-held Penetrometer Test (see detail)
- C. Tube Bulk Density Test (licensed professional engineer required)
- D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

##### Procedures for Soil Compaction Mitigation

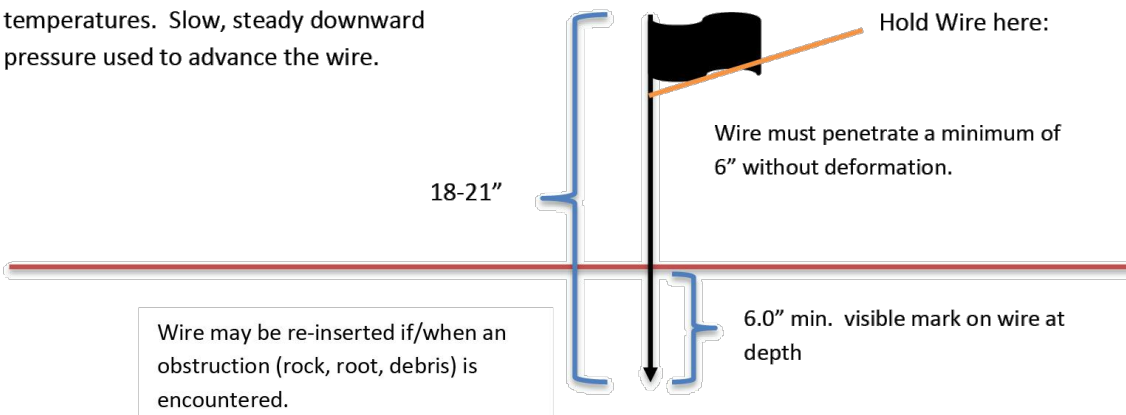
Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

**Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth)** where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

##### Simplified Testing Methods

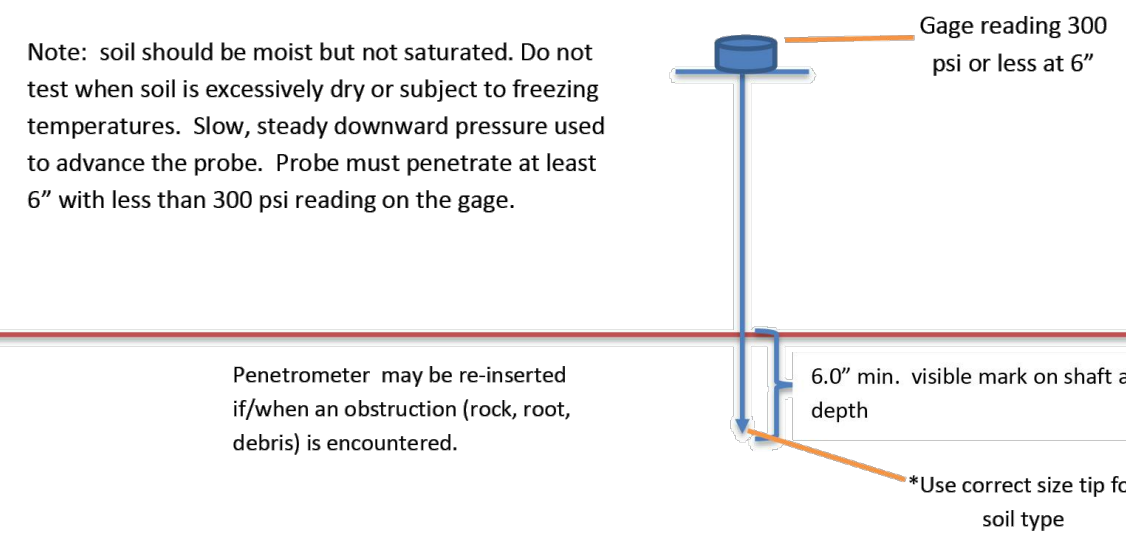
###### Probing Wire Test- 15.5 ga steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.



###### Handheld Soil Penetrometer Test

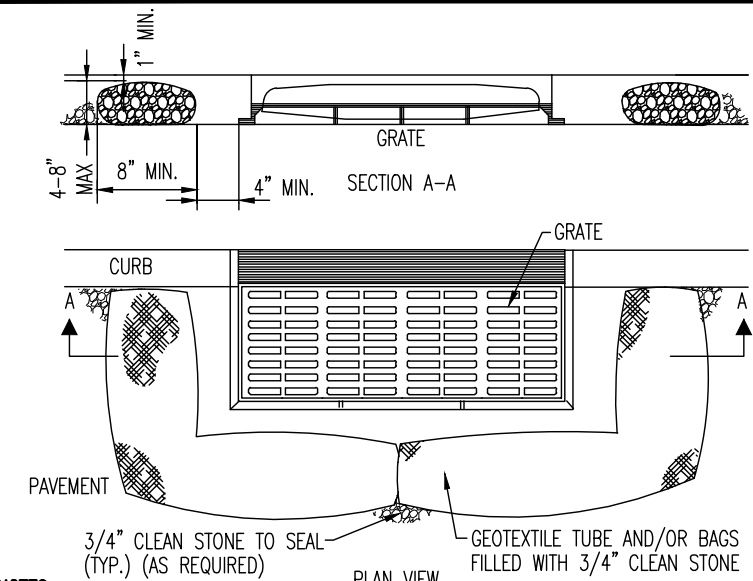
Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the gage.



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

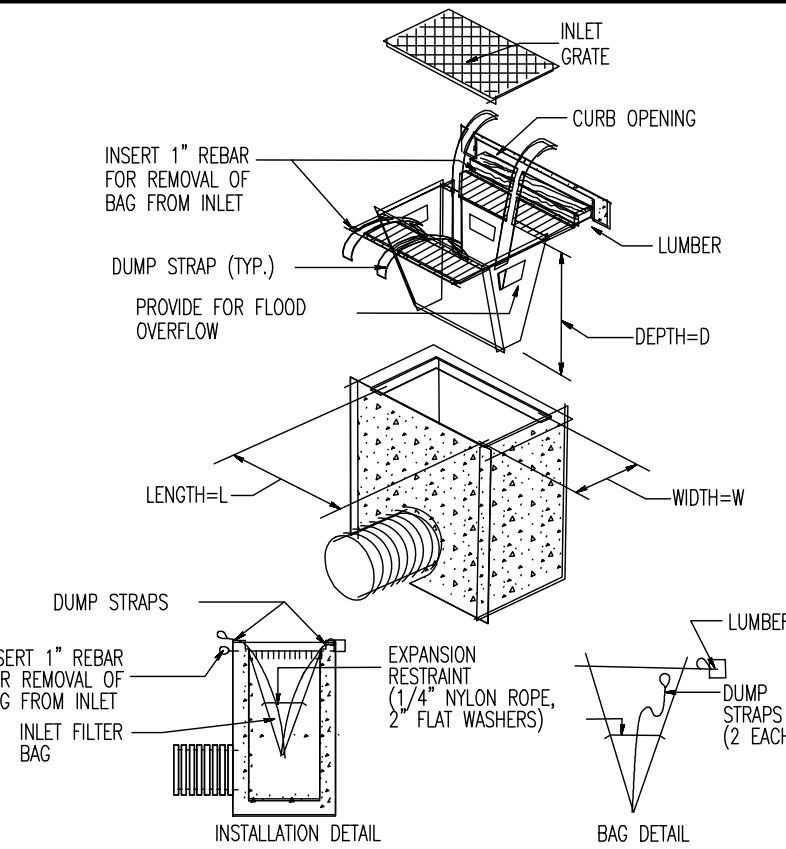
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|--|--|--|--|
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| TITLE: <b>SOIL MANAGEMENT &amp; RESTORATION PLAN</b>   |  |  |  |
| PROJECT: <b>RENARD MANAGEMENT, INC.<br/>PROPOSED SELF-STORAGE FACILITY</b><br>BLOCK 29002, LOTS 49 & 50<br>1026 ROUTE 518<br>TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY   |  | JOB No: 2334-22-00894<br>DRAWN BY: UV<br>DESIGNED BY: BC<br>CHECKED BY: DT<br>CHECKED BY: --       | DATE: 06/08/2023<br>SCALE: (H) 1"=30'<br>(V)<br>SHEET No: 13 OF 21 |
| JOSHUA M. SEWALD<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 52908  |  | DANIEL A. TARABOKIJA<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 56963                      |  |
| 811 PROTECT YOURSELF<br>ALL STATES REQUIRE NOTIFICATION OF<br>UNDERGROUND UTILITIES. IF ANY UTILITY<br>PREPARED TO LOCATE THE UTILITY<br>FOR STATE SPECIFIC<br>FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:<br>WWW.CALL811.COM   |  |  |  |





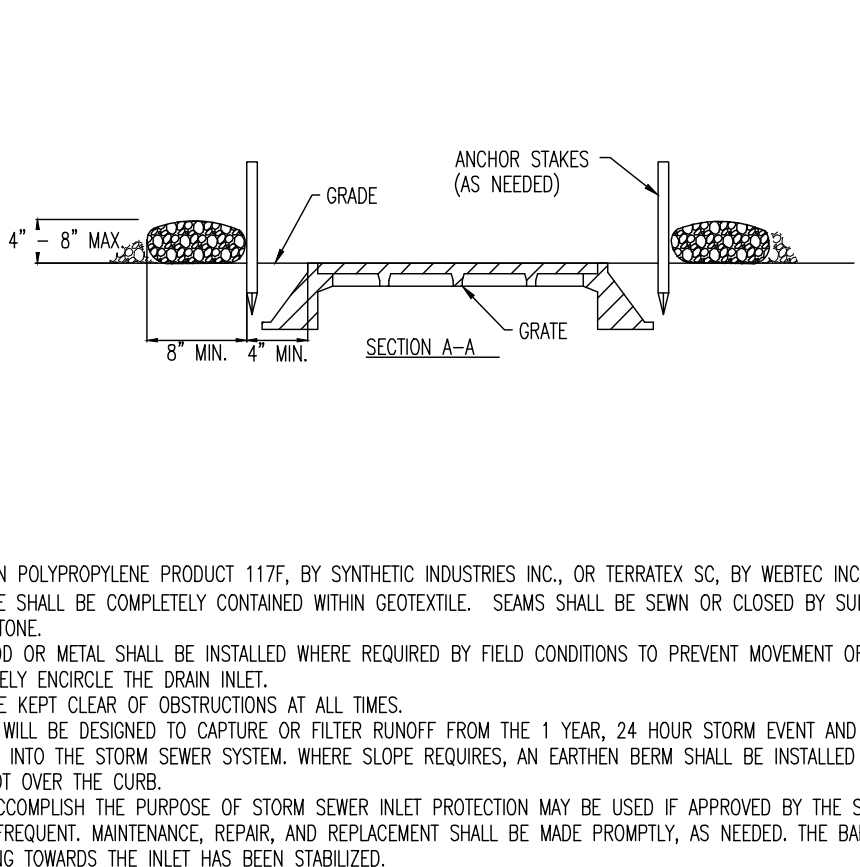
- NOTES:
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC. OR APPROVED EQUAL.
  2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
  3. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCLOSE THE DRAIN INLET.
  4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
  5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
  6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
  7. INSPECTIONS SHALL BE FREQUENT, MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

**INLET FILTER, TYPE 1**  
NOT FOR USE WITHIN INLET RIGHT-OF-WAY

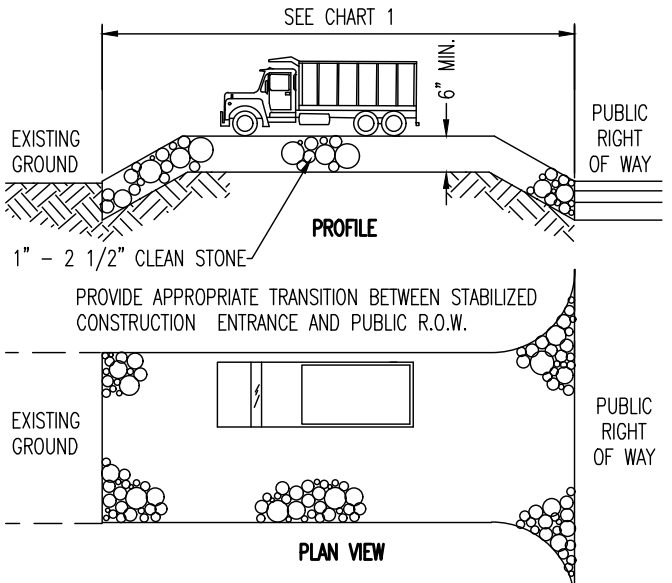


**INLET FILTER, TYPE 2**  
ACCEPTABLE FOR USE WITHIN INLET RIGHT-OF-WAY

**INLET FILTER COMBINED DETAIL**  
NOT TO SCALE

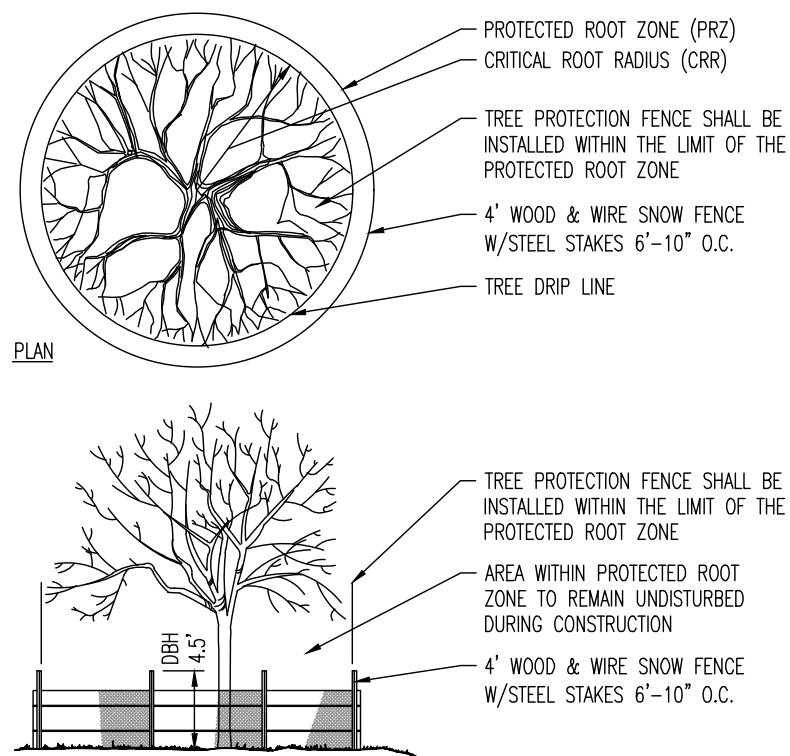


**TYPE 'E' AND YARD INLET FILTER DETAIL**  
NOT TO SCALE



**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**TEMPORARY STOCKPILE DETAIL**  
NOT TO SCALE



ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)  
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.  
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0, DEPENDS THE RESULT IN FEET

DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.  
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

**HAYBALE SEDIMENT BARRIER DETAIL**  
NOT TO SCALE

**TREE PROTECTION DURING SITE CONSTRUCTION DETAIL**  
NOT TO SCALE

**STANDARD FOR PERMANENT STABILIZATION WITH SOD**  
METHODS AND MATERIALS

1. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD" OR OTHER HIGH QUALITY CULTIVATED SOD.
2. SOD SHOULD BE FREE OF WEEDS AND UNDERSURFACABLE COARSE WEED GRASSES.
3. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH).
4. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STIFF, BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
5. FOR DRAUGHT SITES, A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
6. ONLY MOST, FRESH, UNWEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

**1. SITE PREPARATION**

- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOD PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING, PAGE 4.11.
- B. INSTALL NEEDED EROSION CONTROL, PRACTICES AND FACILITIES, SUCH AS INTERCEPT DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS. SEE STANDARDS 4.2 THROUGH 4.16.

**II. SOD PREPARATION**

- A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN AND INCORPORATED INTO THE SURFACE 4". IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE AS FOLLOWS:

| SOIL TEXTURE                           | TONS/ACRE | LBS/1000 SQ. FT |
|--|-----------|-----------------|
| CLAY, CLAY LOAM, AND HIGH ORGANIC SODS | 3.5       | 90              |
| LOAMY SAND, SAND                       | 2         | 45              |
| SANDY LOAM, LOAM, SILT LOAM            | 1         | 30              |
- B. WORK LINE AND FERTILIZER INTO THE SOD AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TONGE HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
- C. REMOVE FROM THE SURFACE ANY OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

**III. SOD PLACEMENT**

- A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP, ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOD IMMEDIATELY PRIOR TO LAYING THE SOD.
- B. PLACE SOD STRIPS WITH SWALE EDGES THAT ARE STAGGERED. OPEN SPACES INMITE EROSION.
- C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE GOOD CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.
- D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PILES, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
- E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF THE SOD. THE SAME TENSILE STRENGTH CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
- F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.

**IV. TOP-DRESSING**

IF SLOW RELEASE NITROGEN IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY, EXCEPT WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP.

TOP-DRESS WITH 10-0-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

**SOMERSET-UNION SOIL CONSERVATION DISTRICT**  
**SOIL EROSION & SEDIMENT CONTROL NOTES:**

1. 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.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED 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 NJ STATE STANDARDS.
3. PERMANENT VEGETATION SHALL BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7<sup>TH</sup> EDITION LAST REVISED JANUARY 2014.
5. 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 15 DAYS OR PRELIMINARY GRADING.
6. 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 THE NJ STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
8. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6"PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF 1 WRITING/48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITIES.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A 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 OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. IN THAT NJSA 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.
11. CONDUIT OUTLET PROTECTION SHALL BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
12. CONDUIT OUTLET PROTECTION SHALL 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 NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF 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. HYDRO SEEDING 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 SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.

REV 04/20

**SEQUENCE OF CONSTRUCTION:**

PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES, SALT FENCE AND TREE PROTECTION FENCING.

PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.

PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.

PHASE 4: EXCAVATE FOR BUILDING FOUNDATION.

PHASE 5: COMPLETE BUILDING CONSTRUCTION.

PHASE 6: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.

PHASE 7: FINAL GRADING ON SITE.

PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.

PHASE 9: REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES, SALT FENCING AND TREE PROTECTION FENCING.

**STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION**

**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 STANDARD FOR LAND GRADING, PG. 19-1.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
- D. 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. SEEDBED PREPARATION**

- A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://WWW.RUTGERS.EDU/COUNTY/).
- B. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
- C. WORK LINE AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TONGE HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
- D. HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR NUTRITIONAL REQUIREMENTS.

**3. SEEDING**

**A. PERMANENT VEGETATIVE MIXTURES & PLANTING RATES**

|                                  |              |                   |
|----------------------------------|--------------|-------------------|
| (1) HARD FESCUE -                | 175 LBS/ACRE | 4 LBS/1000 SQ.FT. |
| (2) CHEWING FESCUE -             | 175 LBS/ACRE | 4 LBS/1000 SQ.FT. |
| (3) STRONG CREeping RED FESCUE - | 175 LBS/ACRE | 4 LBS/1000 SQ.FT. |
| (4) PERENNIAL RYEGRASS -         | 45 LBS/ACRE  | 1 LBS/1000 SQ.FT. |
| (5) KY. BLUEGRASS -              | 45 LBS/ACRE  | 1 LBS/1000 SQ.FT. |

**B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.**

C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

**4. MULCHING**

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EXPONENTIAL ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DETERMINED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY, UNROTATED SMALL GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION: SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST:

1. PEG AND TWINE
2. MULCH NETTINGS
3. CRUMPER MULCH ANCHORING COULTER TOOL
4. LIQUID MULCH-BINDERS

B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDED AREAS WHERE WEEDSEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FLUFF 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

**STANDARD FOR STABILIZATION WITH MULCH ONLY**

**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. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
- D. 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. NATURAL SMALL-GRASS 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 THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN 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 HYDROSEEDER.
- D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELLOSOL, 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 PLUS 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.

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 IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.

- A. PEG AND TWINE
- B. MULCH NETTINGS
- C. CRUMPER MULCH ANCHORING COULTER TOOL
- D. LIQUID MULCH-BINDERS

**STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION**

**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, PG. 19-1.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

**2. SEEDBED PREPARATION**

- A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES.
- B. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
- C. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TONGE HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
- D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED IN ACCORDANCE WITH THE ABOVE.
- E. SODS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

**3. SEEDING**

**A. TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTHS**

- COOL SEASON GRASSES:
  - (1) PERENNIAL RYEGRASS - 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 0.5 INCHES.
  - (2) SPRING OATS - 86 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
  - (3) WINTER BARLEY - 96 LBS / ACRE; PLANT BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
  - (4) ANNUAL RYEGRASS - 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND JUNE 15 BETWEEN AUGUST 1 AND SEPTEMBER 15; AT A DEPTH OF 0.5 INCHES.
  - (5) WINTER CEREAL RYE - 112 LBS / ACRE; PLANT BETWEEN AUGUST 1 AND NOVEMBER 15; AT A DEPTH OF 1.0 INCHES.

**-WARM SEASON GRASSES:**

- (1) PEARL MILLET - 20 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
- (2) MILLET (GERMAN OR HUNGARIAN) - 30 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
- B. CONVENTIONAL SEEDING: APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
- C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS BECAUSE SEED GERMINATION AND GROWTH, HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
- D. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

**4. MULCHING**

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DETERMINED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY, UNROTATED SMALL GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION: SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

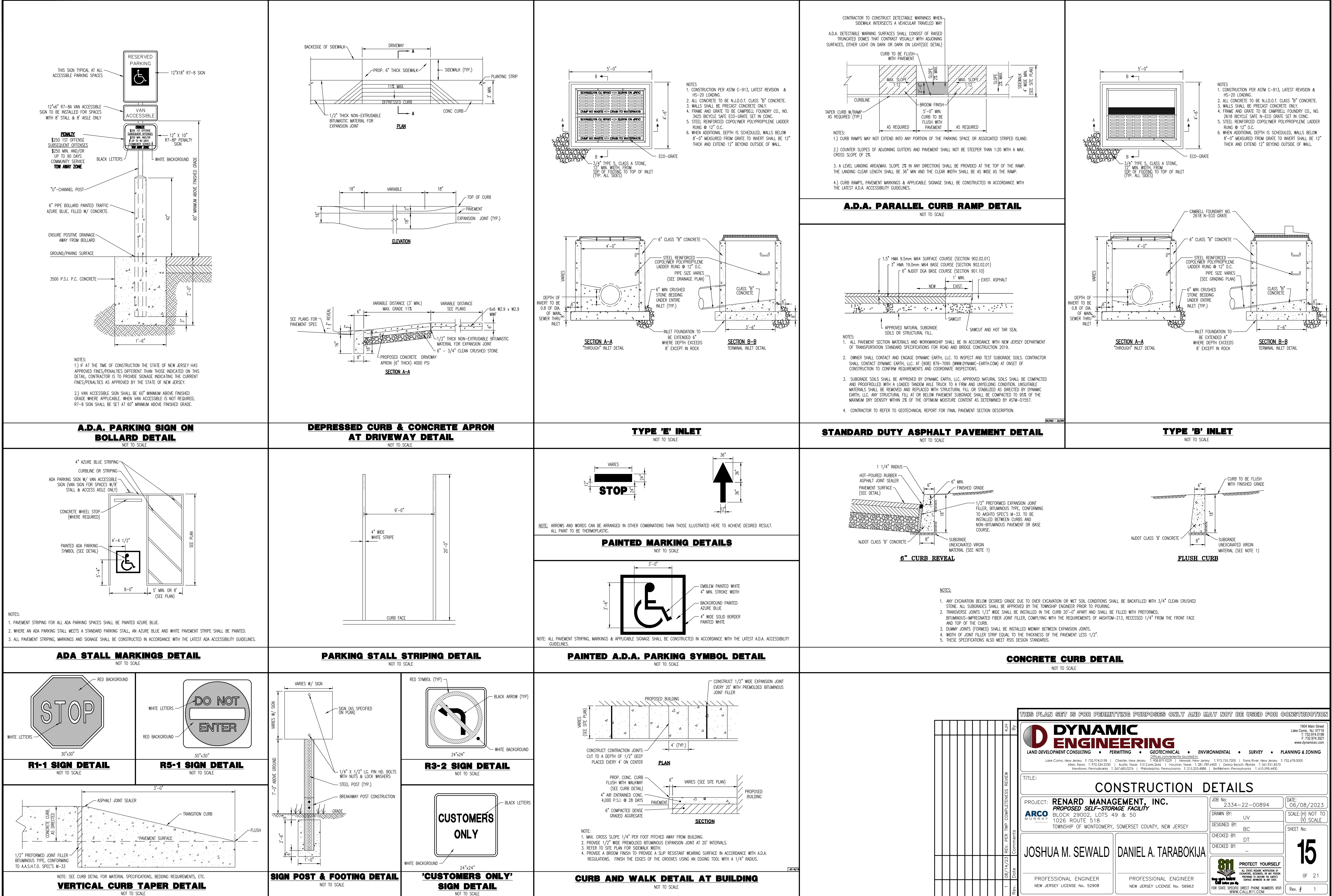
ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST:

1. PEG AND TWINE
2. MULCH NETTINGS
3. CRUMPER MULCH ANCHORING COULTER TOOL
4. LIQUID MULCH-BINDERS

B. WOOD-FIBER OR PAPER-FIBER MULCH: SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GER

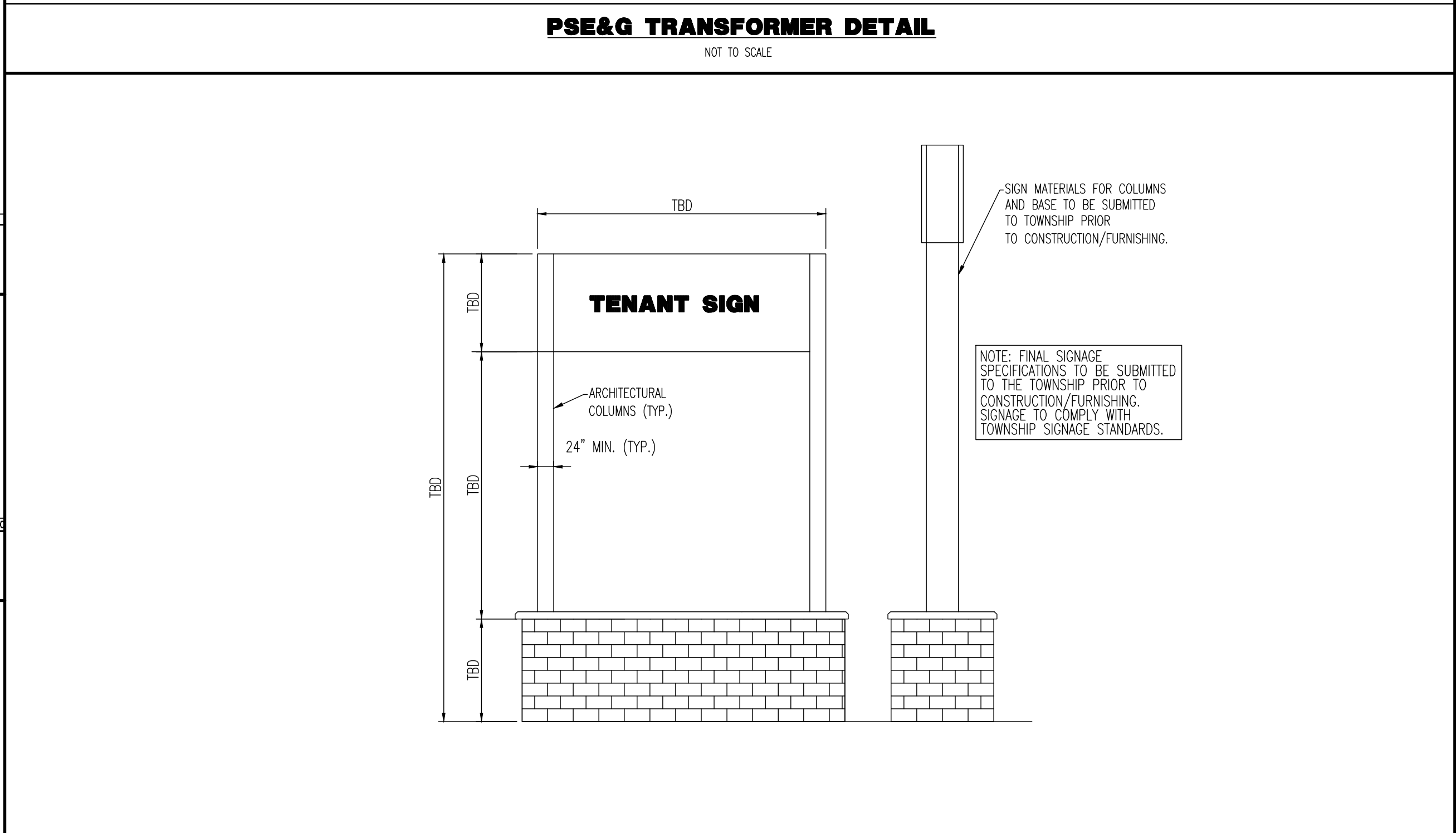
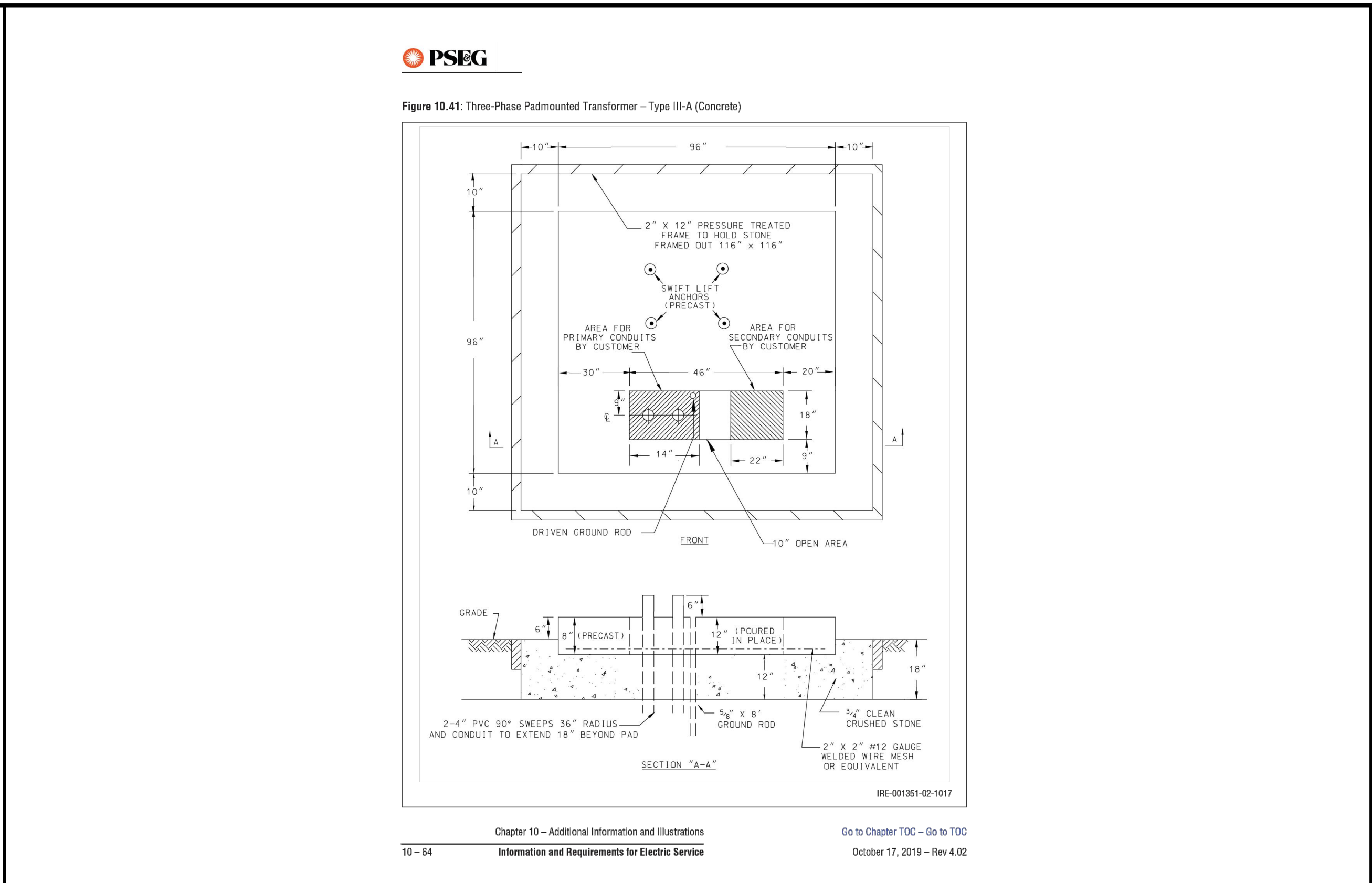
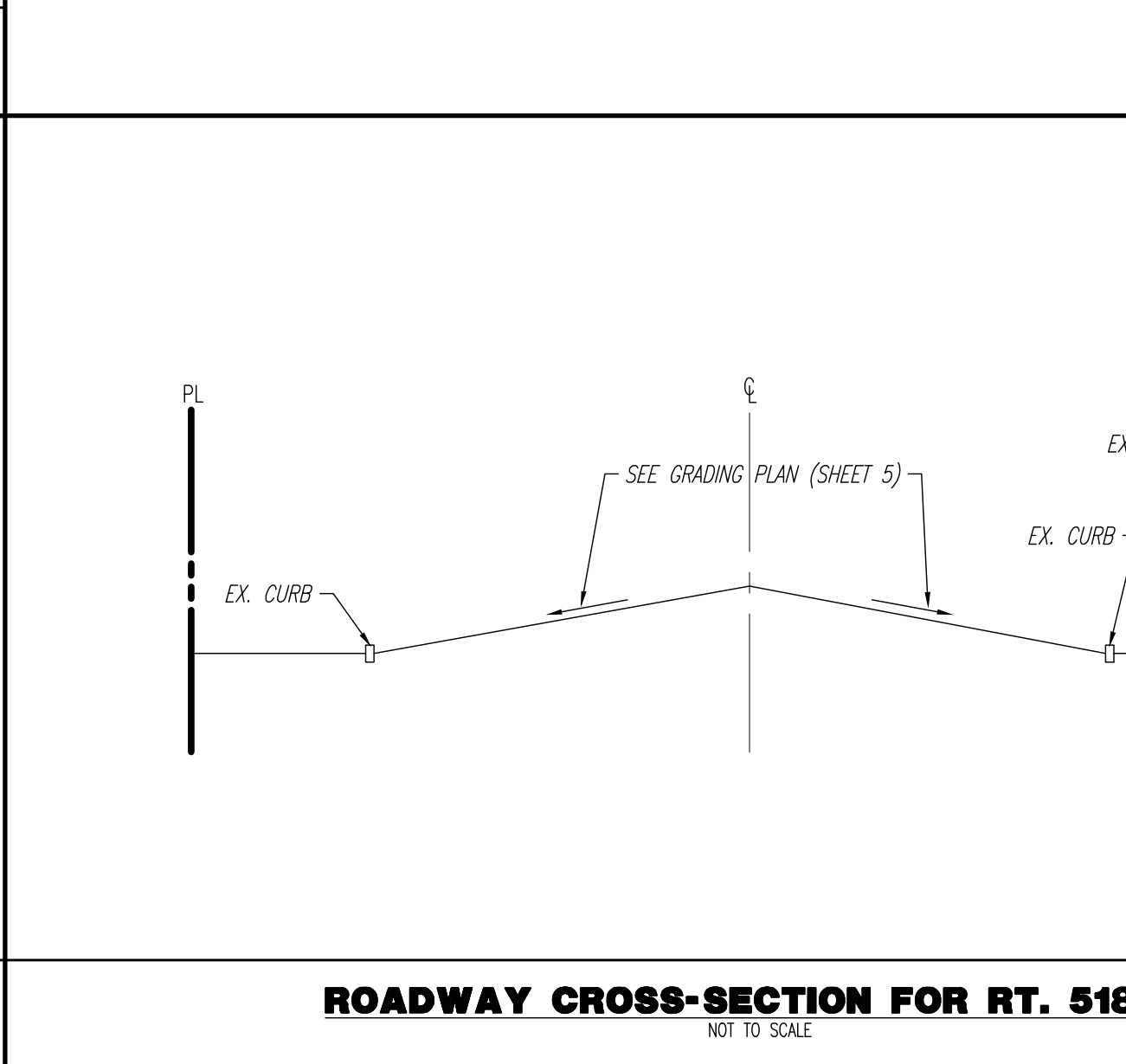
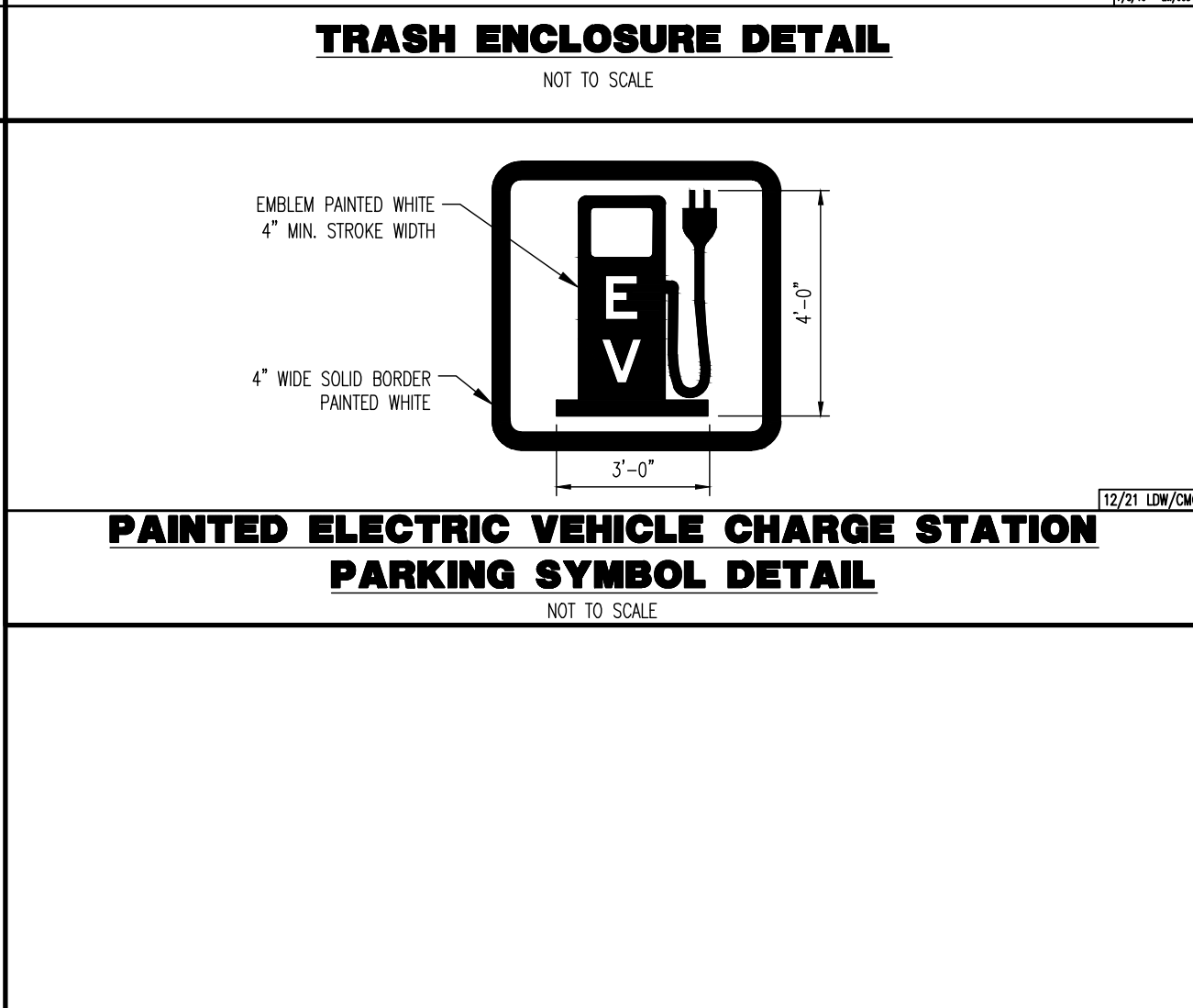
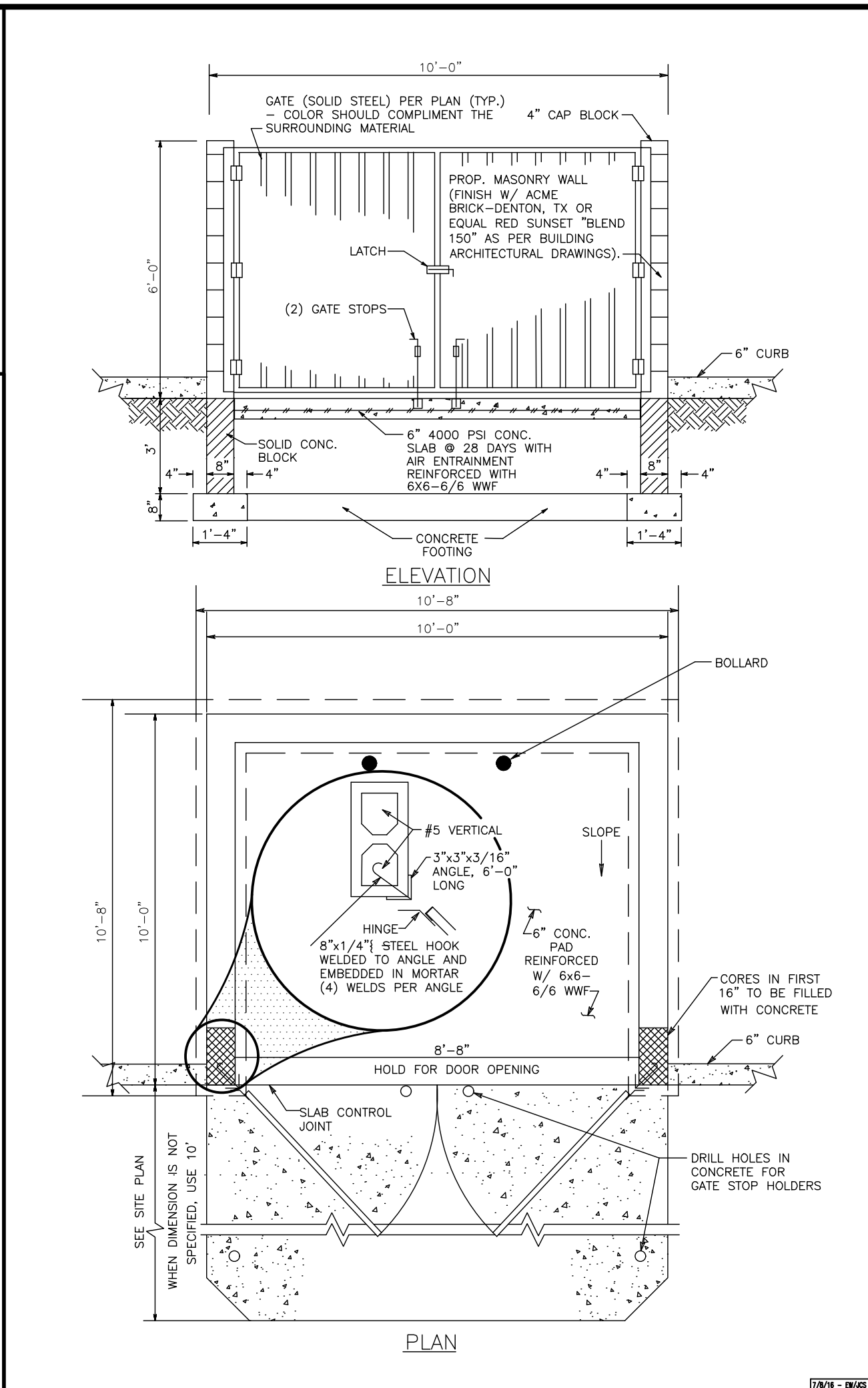
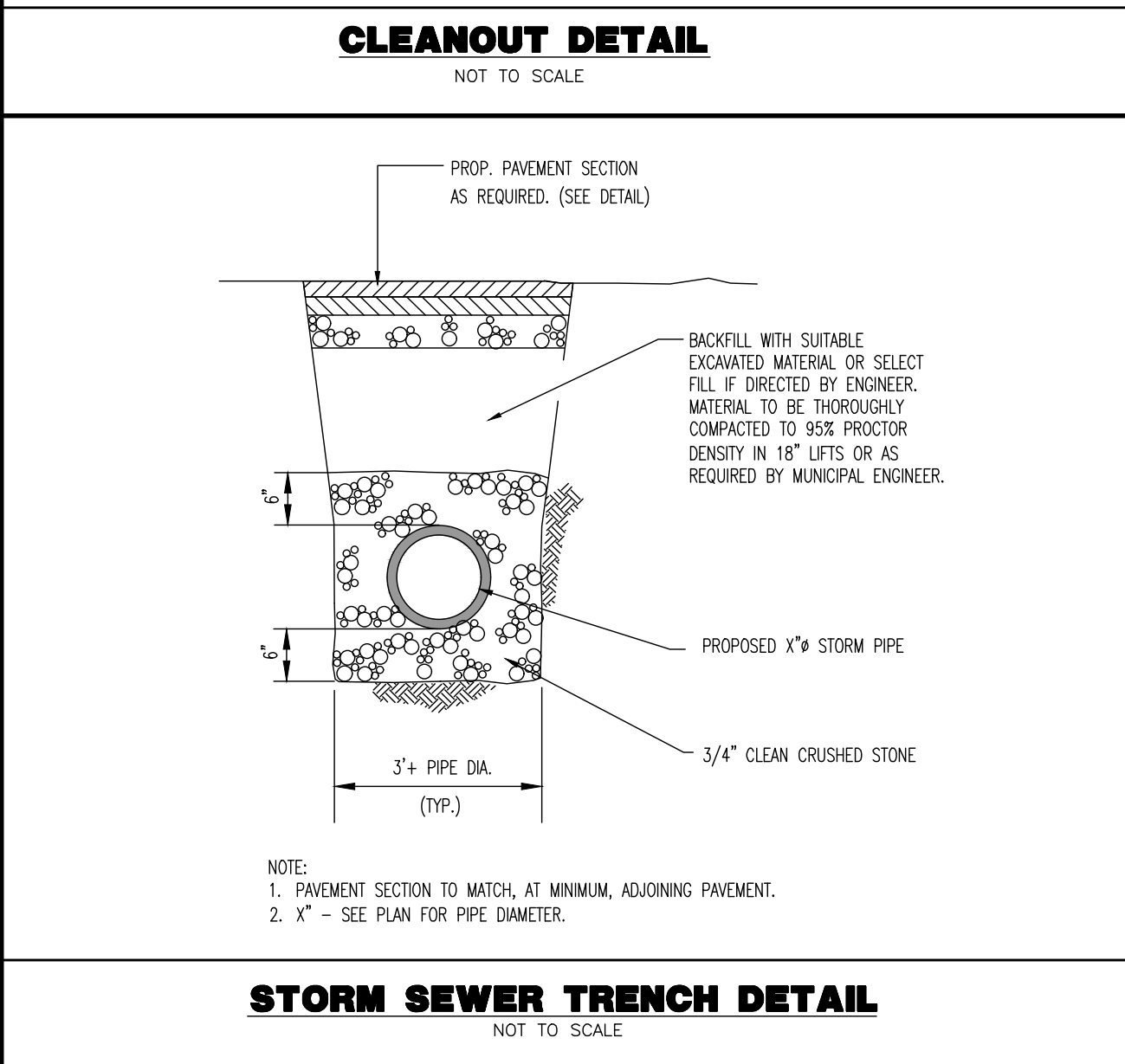
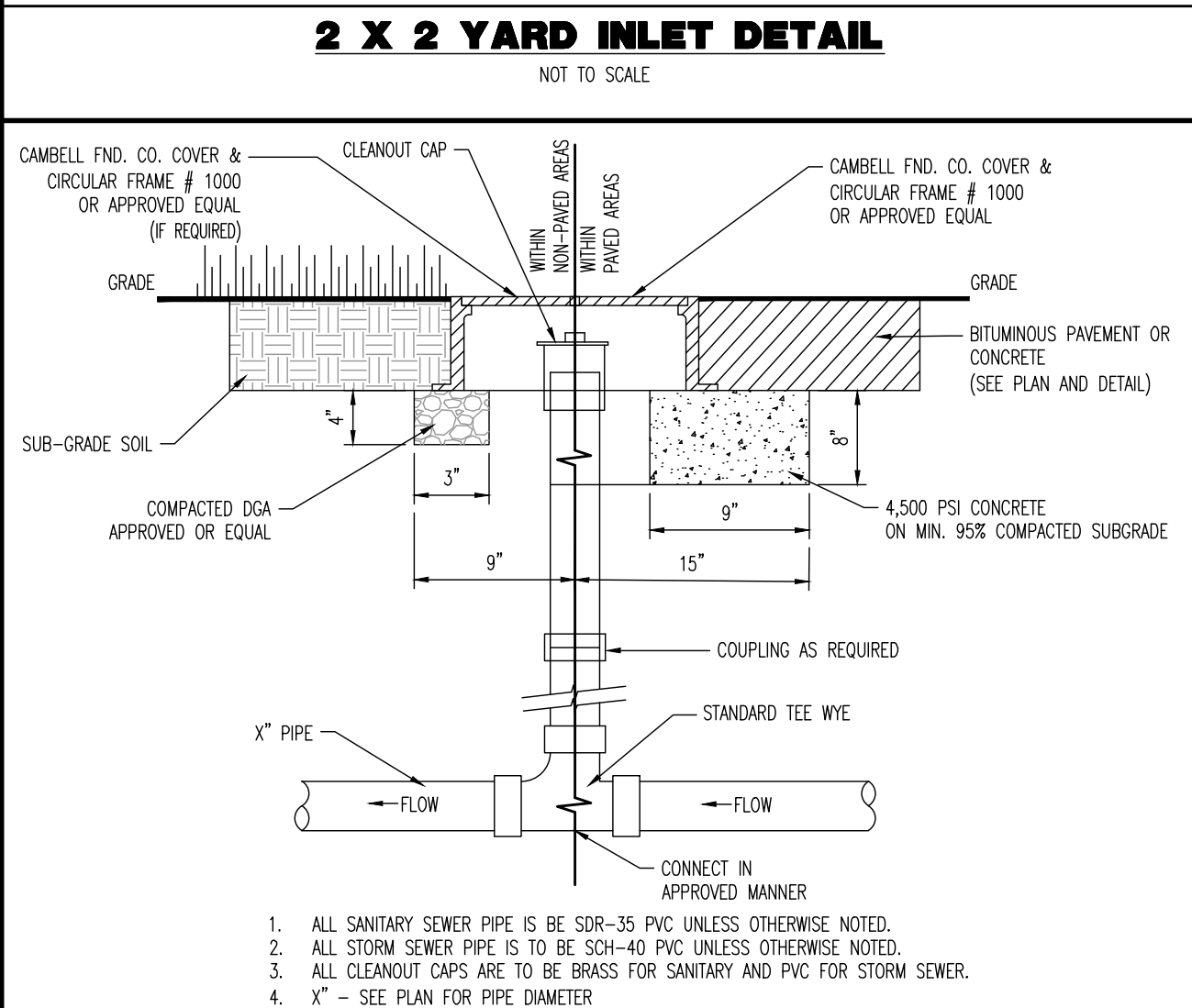
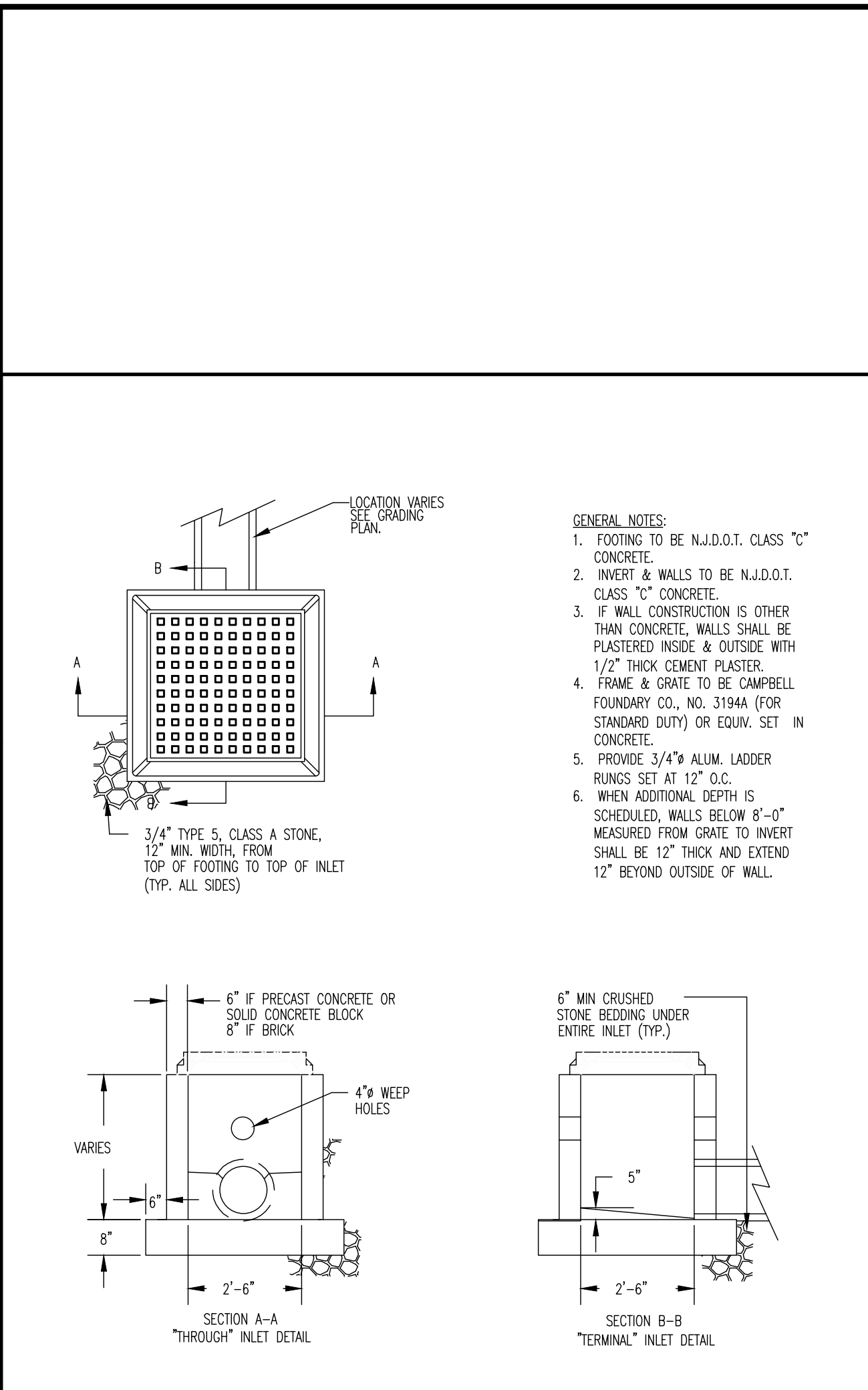
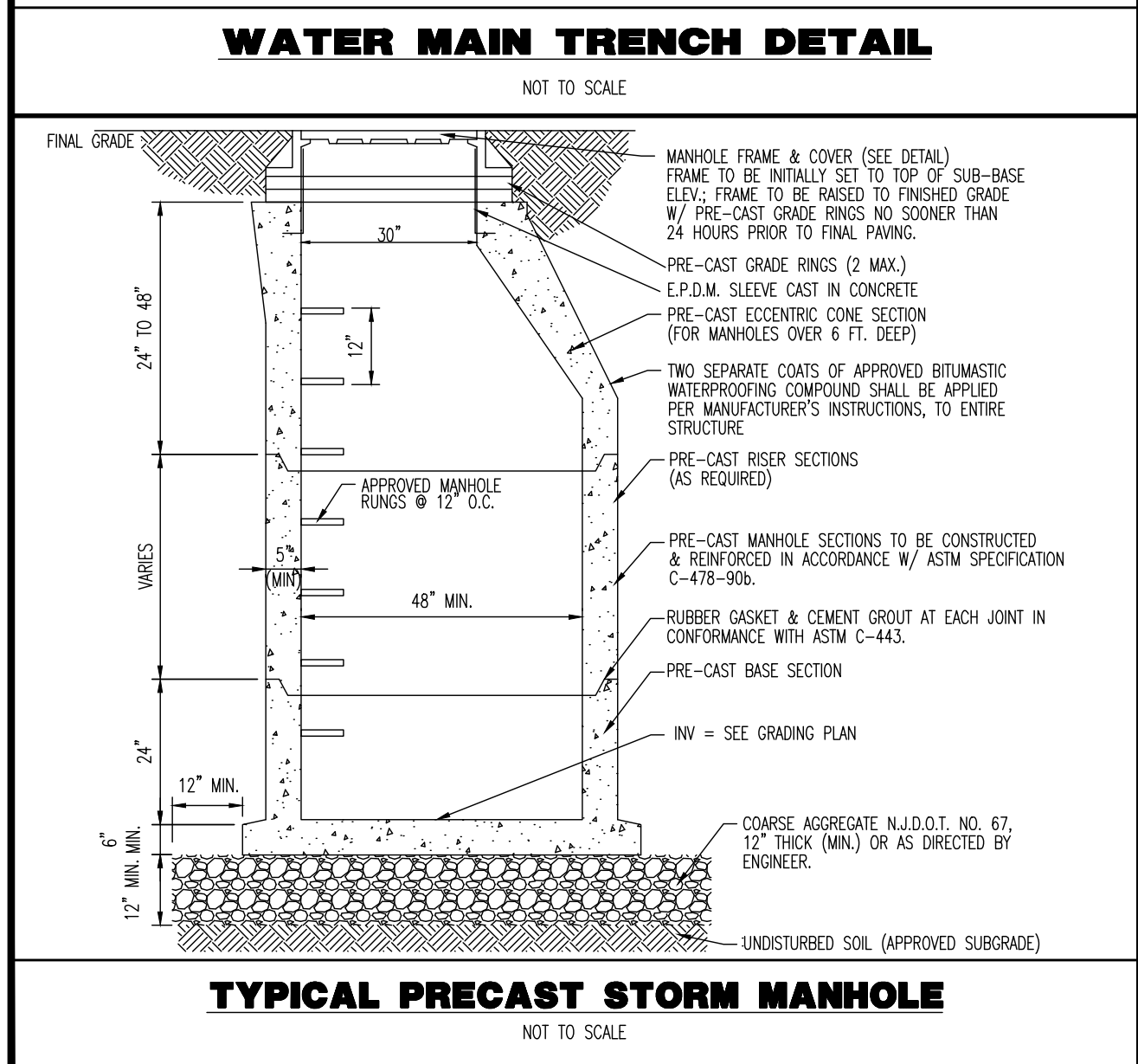
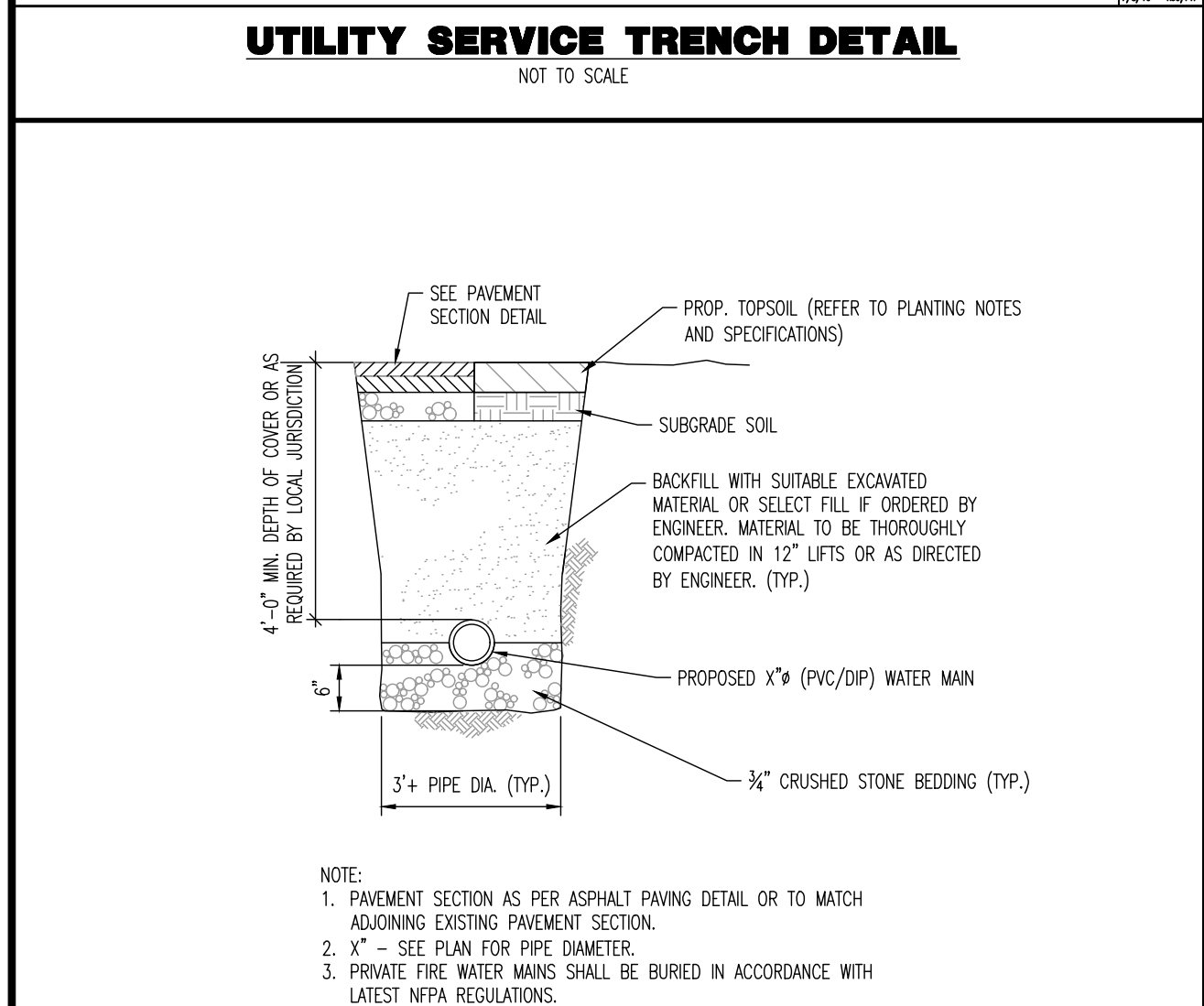
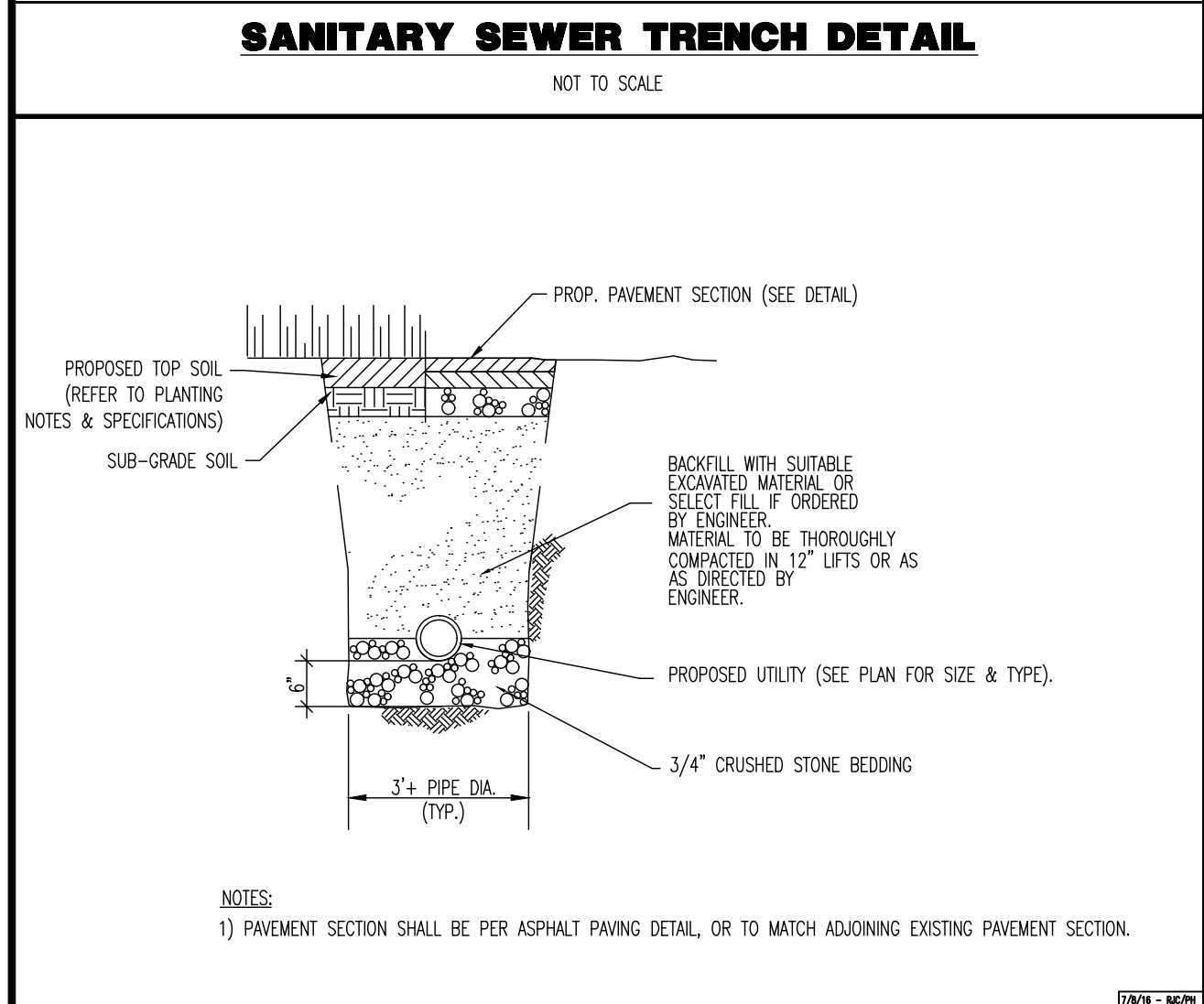
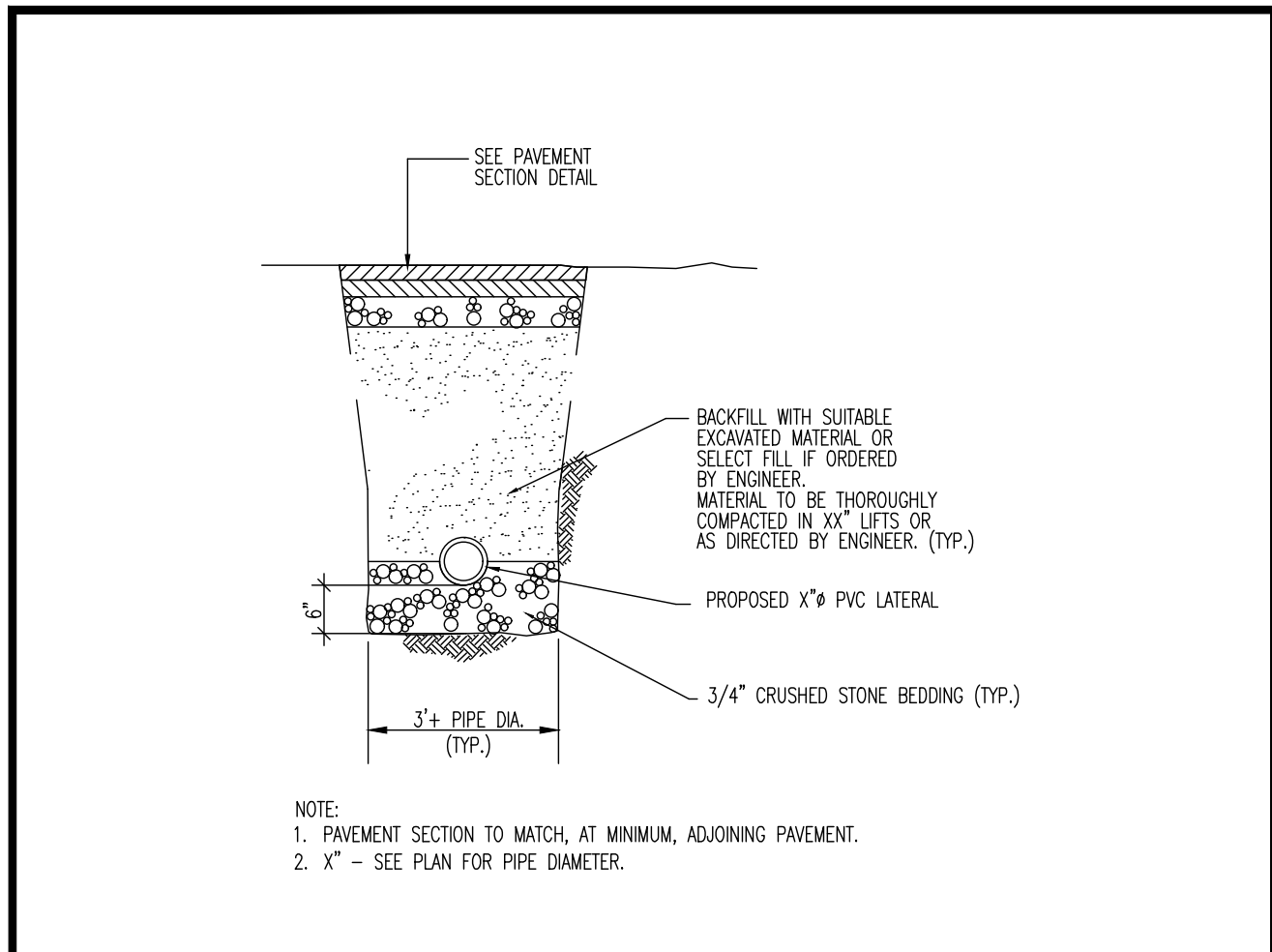


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www.dynamiceng.com

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: 06/08/2023  
DRAWN BY: UV  
DESIGNED BY: BC  
CHECKED BY: DT  
CHECKED BY: -

JOSHUA M. SEWALD  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

DANIEL A. TARABOKIJA  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 56963

16  
OF 21  
Rev. # 1



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**Mirada Wall Sconce (XWM)**  
Outdoor LED Wall Sconce

Overview

|                      |                |
|----------------------|----------------|
| Lumen Range          | 5,000 - 12,000 |
| Wattage Range        | 23 - 102       |
| Efficacy Range (LPW) | 107 - 140      |
| Weight (lbs/kg)      | 30 (13.6)      |

Features & Specifications

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPKMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DurGrip® polyester powder coat finishing process. The DurGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in cartons.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (220-277 Vac) Input, 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100K Hours
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > 90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Optional Integral passive infrared Blue-tooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details).

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- State of California Title 24 Compliant
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- SEI rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPKMA bracket) or wall mounted.
- Designlights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/DQLC](http://www.designlights.org/DQLC) to confirm which versions are qualified.

Accessory Ordering Information

| Description  | Order Number | Description                        | Order Number |
|--|--------------|------------------------------------|--------------|
| XWM SW BULK - Surface Wiring Box (Available in black only) | 388915BLK    | DPK - Double Fasting               | DPK20P       |
| FK120 - Single Fasting                                     | FK120P       | DPK - Double Fasting (240V)        | DPK240P      |
| FK271 - Single Fasting                                     | FK271P       | DPK - Double Fasting (480V)        | DPK480P      |
| FK347 - Single Fasting                                     | FK347P       |                                    |              |
| Twist Lock Photocell (120V) for use with CR7P              | 122514       | AirLink & Pin Twist Loc Controller | 661409       |
| Twist Lock Photocell (208-277V) for use with CR7P          | 122515       | AirLink & Pin Twist Loc Controller | 661410       |
| Twist Lock Photocell (347V) for use with CR7P              | 122516       | Shorting Cap for use with CR7P     | 149328       |
| Twist Lock Photocell (480V) for use with CR7P              | 1225180      |                                    |              |

Footnotes:

- Consult Factory for availability.
- Not available in HV.
- Consult Factory for Site Layout.
- IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
- Not available in UE.
- Fusing must be located in a hand hole for pole or in the junction box.
- Control device or shorting cap must be ordered separately. See Accessory Ordering information.

Luminaire Shown with IMSBT

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • [www.lsi-industries.com](http://www.lsi-industries.com)  
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Page 1/6 Rev. 08/27/20 SPEC.1024.A.0420

Catalog # : \_\_\_\_\_ Project : \_\_\_\_\_  
Prepared By : \_\_\_\_\_ Date : \_\_\_\_\_

**ORDERING GUIDE**

Back to Quick Links

Typical Order Example: **XWM 2 LED 03L 27 UE BRZ ALSC**

| Luminaire Profile        | Distribution  | LED Technology | Lumen Package  | Color Temperature                      | Voltage   |
|--------------------------|---|----------------|--|--|---|
| XWM - Mirada Wall Sconce | 2 - Type 2<br>3 - Type 3<br>FT - Type 4 Forward Throw | LED            | SL - 3,000 lms<br>AL - 4,000 lms<br>BL - 6,000 lms<br>RL - 8,000 lms<br>12L - 12,000 lms | 30 - 3000K<br>40 - 4000K<br>50 - 5000K | UE - Universal Voltage (220-277V)<br>HV - High Voltage (347-480V) |

| Finish  | Controls (Choose One)   | Options  |
|---|---|--|
| BLK - Black<br>GRY - Graphite<br>MSV - Metallic Silver<br>WHT - White<br>PLP - Platinum Plus<br>SVO - Satin Verde Green | <b>Wireless Controls</b><br>ALSC - AirLink Symplex Control System/<br>ALSC201 - AirLink Symplex Control System with 8-12 Motion Sensor<br>ALSC202 - AirLink Symplex Control System with 12-20 Motion Sensor<br>ALSC21 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24" mounting height)<br>ALSC22 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40" mounting height)<br><b>Bluetooth Controls</b><br>CR7P - 7 Pin Control Receivable ANSI C136.41<br>DM - 0-10v Dimming leads extended to housing exterior<br>IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor max 8-24" mounting height<br>IMSBT2 - Integral Bluetooth Motion and Photocell Sensor max 25-40" mounting height<br><b>Battery Type Photocells</b><br>PC120 - 120V<br>PC208-277 - 208-277V<br>PC347 - 347V<br><b>Lumen/Light Output Controls</b><br>LLC - Linc-Link Integral Wireless Radio Control by Lutron/<br>LLC1 - Linc-Link Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 8-15' mt height<br>LLC2 - Linc-Link Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 16-30' mt height<br>LLC3 - Linc-Link Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 31-40' mt height | BB - Battery Back-Up<br>CWB - Cold Weather Battery Back-Up<br>XPM - Pole Mounting Bracket<br>SP - 10kV Surge Protection<br>TB - Terminal Block |

**QUICK LINKS**

Ordering Guide Performance Photometrics Dimensions



NOTES:

- WATER MAIN MAY BE LOOPEO ABOVE OBSTRUCTION, IF 3.5" MINIMUM COVER IS MAINTAINED ABOVE WATER MAIN.
- WATER MAIN SHALL BE DUCTILE IRON CEMENT LINED PIPE, ALL JOINTS SHALL BE MECHANICALLY JOINED OR PUSH-ON AND ALL FITTINGS BE MECHANICALLY JOINED CAST IRON.
- OFFSETS MAY BE SUBSTITUTED FOR A TEE OF UP TO 24" IF APPROVED BY THE ENGINEER.
- CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE.
- MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN SHALL BE 18". CLEARANCE BETWEEN WATER MAIN AND OTHER OBSTRUCTIONS SHALL BE 6".
- THE ROADS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS. DETAILS OF THE ROAD ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. THE ROADS SHALL BE SUFFICIENT TO RESTRAIN THE THRUST DEVELOPED AT 100 PSI WORKING PRESSURE. MEDALLJOY RESTRAINT ALSO ACCEPTABLE IN PLACE OF THE ROADS.

MECHANICAL JOINTS

ANGLE:  $R = \frac{L}{D} = \frac{L}{D}$

45° D = 1.414 T x 1.000 D = 2A  
22.5° T x 2.613 T x 2.414 D = 2A  
11.25° T x 5.126 T x 5.027 D = 2A

WATER MAIN - UTILITY CROSSING DETAIL

NOT TO SCALE



NOTES:

CONTRACTOR TO VERIFY SIZE AND LOCATION OF UTILITY SERVICES WITH ARCHITECTURAL PLANS AND/OR M.E.P. DRAWINGS. WHERE CONFLICT EXISTS WITH THE SITE PLAN, ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

NOTES:

- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
- REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ½ FROM TOP ROOT BALL
- PLANTING LEPTHS SHALL BE THE SAME AS GROWN IN NURSERY.
- THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

1" VINYL GUYING

2" DIA. HARDWOOD STAKES ¾ TREE HT. 3 PER TREE

PREPARED SOIL FOR TREES

1 PART PEAT MOSS  
1 PART COW MANURE  
3 PARTS TOPSOIL  
UNDISTURBED SUBGRADE

DIG WIDE SHALLOW HOLE WITH TAMPED SIDES

TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL

SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

**CT4000 Family**

ChargePoint® Charging Stations

The CT4000 is the latest generation of ChargePoint charging stations. Refined yet rugged, the CT4000 family sets the industry standard for functionality and aesthetics. A robust cord retraction system comes standard on all CT4000 models to eliminate unsightly cords on the ground, and to keep your drivers from having to touch charging cables.

The CT4000 full motion color LCD display instructs drivers while supporting dynamic updates of custom branded videos and advertisements.

The intelligent power sharing feature of the CT4000 doubles the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holders, each port supplying up to 230W.

Available in bollard and wall mount configurations, the CT4000 supports easy installation anywhere. To future proof your investment, all stations are fully software upgradable over the air. All ChargePoint stations are networked and managed through ChargePoint Service Plans and backed by ChargePoint's world class 24/7 driver phone support.

Corporate Branding and Video Advertising

- Download full motion color videos to your stations
- Custom reproducible signage to project your brand
- Custom "cap" printing available

Clean Cord Technology™

- Maintenance-free, light-weight, self-retracting cords come standard on all models
- Keep charging cords off the ground and out of your and driver's hands
- Flexible over active -22°F to +122°F product temperature range

Intelligent Power Sharing (patent pending)

- Reduced installation and operating costs
- Dynamically share one 40A circuit between two parking spaces
- Double the number of parking spaces for a given site's power capacity
- Upgrade a single port station to dual port with no electrical upgrade

ChargePoint, Inc. 1600 3rd Avenue, Campbell, CA 95008-6800 USA  
(415) 631-8200 or visit [www.chargepoint.com](http://www.chargepoint.com)

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CT4021 Bollard

CT4023 Wall Mount

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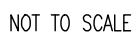
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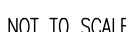
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1. PRIOR TO THE INITIATION OF ANY EXCAVATION OR CONSTRUCTION WITHIN ANY STREET, ROAD, OR RIGHT-OF-WAY UNDER THE JURISDICTION OF THE SOMERSET COUNTY BOARD OF CHOSEN FREEHOLDERS, A SOMERSET COUNTY ROAD OPENING PERMIT SHALL BE OBTAINED FROM THE OFFICE OF THE COUNTY ENGINEER.
2. THE OFFICE OF THE COUNTY ENGINEER IS TO BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF THE COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS UNDER THE JURISDICTION OF THE COUNTY OF SOMERSET. GRADE CONSTRUCTION SHEETS WILL BE SUBMITTED AT THE COUNTY ENGINEER'S OFFICE. THESE GRADE CONSTRUCTION SHEETS ARE TO BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.
3. TIME, DATE, LOCATION, AND TYPE OF CONSTRUCTION SHALL BE NOTIFIED BY SIGNAGE. TRAFFIC CONTROL WARNING SIGNS ARE TO BE PROVIDED AND MAINTAINED BY CONTRACTORS PERFORMING CONSTRUCTION WORK ALONG COUNTY ROADS. SAID SIGNS ARE TO BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND APPROVED BY THE APPROPRIATE COUNTY INSPECTION PERSONNEL.
4. ALL IMPROVEMENTS UNDER THE JURISDICTION OF THE COUNTY OF SOMERSET ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SOMERSET COUNTY SPECIFICATIONS.
5. ALL MAILBOXES, LOCATED WITHIN THE CONSTRUCTION IMPROVEMENTS IN THE COUNTY R.O.W. WILL BE RESET IN ACCORDANCE WITH THE OWNER OF THE MAILBOX AND THE POSTMASTER.
6. INFORMATION, RECORDS, BOOKS, RENTS OF THE NATIONAL GEOLOGIC CONSTRUCTION SURVEY MAY BE OBTAINED FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, GEOLOGIC DIVISION, 103 PARKWAY AVENUE, TRENTON, NJ, TELEPHONE (609) 530-5641; THE SOMERSET COUNTY ENGINEERING DIVISION, TELEPHONE (609) 231-7024. EXT. 7253.
7. THE NEW JERSEY GEOLOGIC CONSTRUCTION SURVEY, AT THE ABOVE ADDRESS, IS TO BE NOTIFIED TWO (2) WEEKS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS IN ORDER TO PREPARE THE RESETTING OF EXISTING MONUMENTS, OR INSTALLATION OF NEW MONUMENTS IF REQUIRED BY THE COUNTY.

1. THE SUMNER COUNTY TRAFFIC DIVISION IS TO BE NOTIFIED A MINIMUM OF 72 HOURS PRIOR TO THE INSTALLATION OF ANY STRIPING WITHIN A COUNTY RIGHT-OF-WAY. THE NOTIFICATION IS TO BE MADE BY THE CONTRACTOR WHO WILL INSTALL THE STRIPING.
2. PRIOR TO INSTALLING ANY STRIPING IN THE COUNTY RIGHT-OF-WAY THE STRIPING CONTRACTOR MUST RECEIVE APPROVAL FROM THE COUNTY TRAFFIC DIVISION FOR THE "MARK OUT" OF ALL STRIPING.
3. ALL PAVEMENT MARKINGS SHALL BE ALKYL-TYPE THERMOPLASTIC WITH A THICKNESS OF 90 MILS.
4. THERE SHALL BE A 6-INCH SPACE BETWEEN ALL DOUBLE YELLOW STRIPES
5. ALL EXISTING STRIPING AND PAVEMENT REFLECTORS THAT DO NOT CONFORM TO THE PROPOSED STRIPING PATTERN ARE TO BE REMOVED BY A METHOD THAT DOES NOT DAMAGE THE ROADWAY SURFACE.
6. ALL PERMANENT SIGNS ARE TO BE MOUNTED ON A GALVANIZED SQUARE TUBE STEEL SUPPORTS OF THE "TELESAR SYSTEM" BY THE UNISTRUT CORPORATION AND ONLY TYPE III BREAKAWAY UNITS SHALL BE USED OR EQUIVALENT AS APPROVED BY THE COUNTY ENGINEER.
7. ALL "STOP" SIGNS (R1-1) ARE TO BE A MINIMUM OF 30-INCH DIAMETER.
8. THE STREET NAME SIGN IS TO BE LOCATED ON THE OPPOSITE CORNER FROM THE R1-1 SIGN.
9. SIGN FACINGS SHALL BE "WIDE ANGLE PRISMATIC REFLECTIVE SHEETING FOR VISUAL IMPACT PERFORMANCE" MANUFACTURED BY 3M BRAND SCOTCHLITE PRISMATIC LENS REFLECTIVE SHEETING (DIAMOND GRADE ) OR EQUAL AS APPROVED BY THE COUNTY ENGINEER.
10. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".



E CRIMP LENGTH "L" IS 3/16"

| PROPERTIES OF 50.8 (2") SQUARE TUBE |                          |
|-------------------------------------|--------------------------|
| AREA                                | 3.81 cm, .590"           |
| WEIGHT                              | 3.60 Kg/m, 2.416 lb./ft. |
| MOMENT OF INERTIA                   | 15.48 cm, .372"          |
| SECTION MODULUS                     | 5.10 cm, .372"           |
| RADIUS OF GYRATION                  | 2.02 cm, .794"           |
| TORSIONAL FACTOR (J)                | 20.81 cm, .500"          |

### GENERAL NOTES

1. SQUARE-TUBE SUPPORTS ARE TO BE THE TELESPAR SYSTEM BY THE UNISTRUT CORPORATION OR AN APPROVED EQUAL, AND ONLY TYPE III BOLT END UNITS SHALL BE USED.
2. BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-307 AND NUTS TO A-563, GRADE A, AND SHALL BE ELECTROGALVANIZED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM B-633, TYPE III, THICK ZINC PLATING.
3. THE POSTS SHALL BE 5.08 (2" TUBES FORMED BY 27 (1.065") THICK SQUARE TUBES, BUT NOT HIGHER THAN 10.16 (40") TUBES. RESISTANCE WELDING AND EXTERNALLY SCAFFOLD TO AGREE WITH THE CORNER RADI. THE POSTS SHALL HAVE 11: (7/16") DIAMETER HOLES SPACED 2.54 (1") ON CENTER ALONG THE CENTER LINE.
4. GALVANIZED SINGPOSTS SHALL BE ROLL FORMED FROM STEEL CONFORMING TO ASTM SPECIFICATION A-446 WITH ZINC COATING DESIGNATION G-90.

[illegible]

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TITLE:

## COUNTY CONSTRUCTION DETAILS

PROJECT: **BENARD MANAGEMENT, INC.** JOB No: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT: **RENARD MANAGEMENT, INC.**  
**PROPOSED SELF-STORAGE FACILITY**

ARCO BLOCK 29002, LOTS 49 & 50  
MURRAY 1026 ROUTE 518

DRAWN BY: KNG

SCALE: (H) NOT TO  
(V) SCALE

DESIGNED BY: RC

|  |  |                |           |
|--|--|----------------|-----------|
|  |  | BC             | SHEET NO. |
|  |  | CHECKED BY: DT |           |

|                  |                     |             |    |
|------------------|---------------------|-------------|----|
| JOSEPH M. GEWALD | DANIEL A. TABORSKIA | DI          | 10 |
|                  |                     | CHECKED BY: |    |

JOSHUA M. SEWALD DANIEL A. TARABOKIJA 18

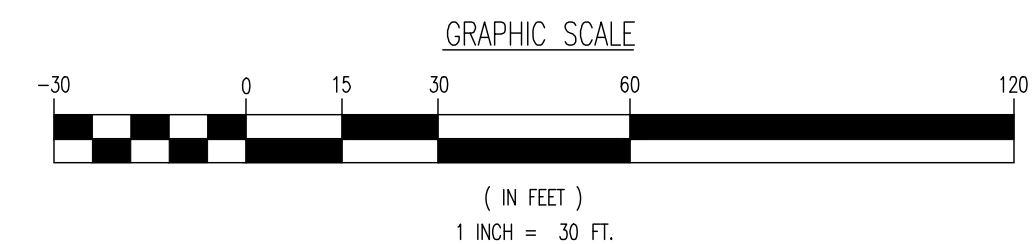
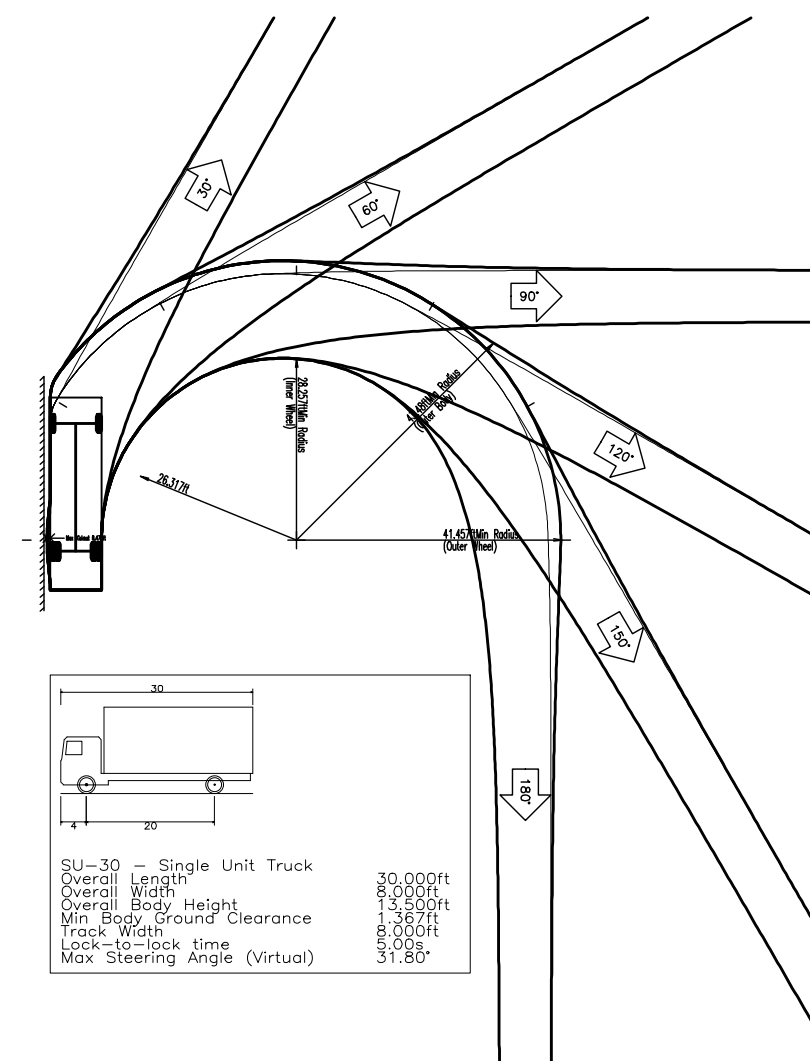
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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON ACCESSIBLE TO, OCCUPY, THE CENTER.

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52808

|                              |                              |   |          |
|------------------------------|------------------------------|---|----------|
| NEW JERSEY LICENSE NO. 32900 | NEW JERSEY LICENSE NO. 36963 | FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:<br>WWW.CALL811.COM | Rev. # 1 |
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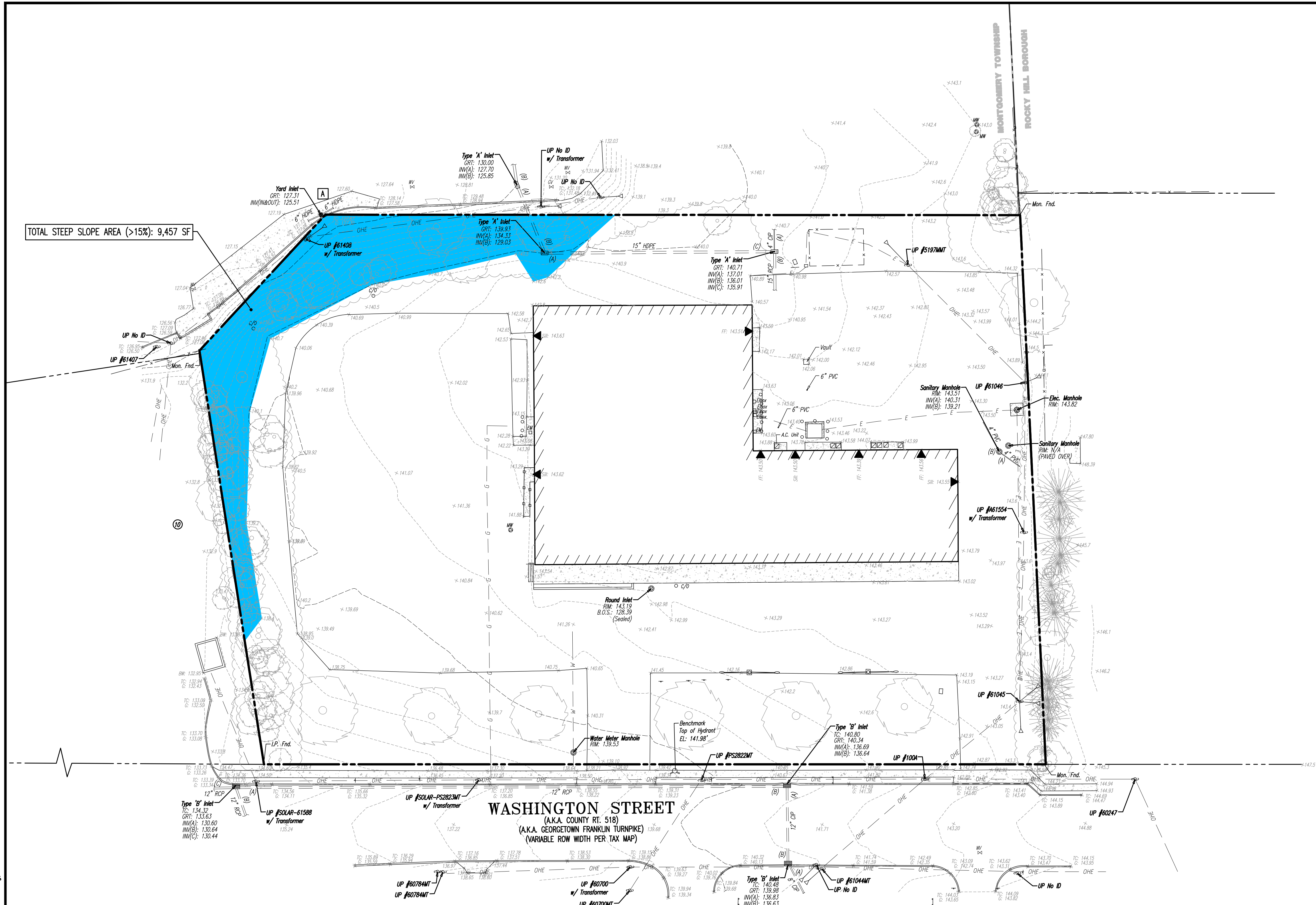




Plotted: 08/29/23 - 8:00 AM. By: kheegs, - Product Ver: 24.2s (LMS Tech)  
 File: P:\DECPC PROJECTS\2334 Arco Murray\22-00894 Montgomery\Draw\Site Plans\233422200894SV1.dwg, ----> VEHICLE CIRCULATION (REFUSE)



Plotted: 06/29/23 - 8:01 AM, By: kheege, - Product Ver: 24.2a (LMS Tech)  
File: P:\BPC PROJECTS\2334\_Aco Murray\22--00894\_Montgomery\DWG\Site Plans\23342200894SESS1.dwg, ---> 20 EXISTING STEEP SLOPES EXHIBIT

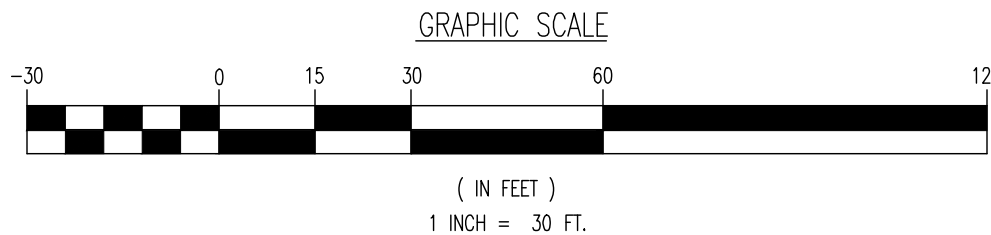


### STEEP SLOPES PLAN NOTES

1. CRITICAL AREA - STEEP SLOPE REQUIREMENTS  
A. TOPOGRAPHIC SLOPES 15% AND GREATER SHALL BE DELINEATED AT CRITICAL AREAS. (S16-6.4.1)  
B. NO STEEP SLOPES SHALL BE DISTURBED OR DEVELOPED, EXCEPT AS FOLLOWS IN SPECIFIC SITUATIONS WHERE IT IS DETERMINED BY THE BOARD THAT SOIL EROSION, LAND DISTURBANCE AND OTHER ENVIRONMENTAL CONCERNS HAVE BEEN ADEQUATELY ADDRESSED BY THE DEVELOPER. AN ISOLATED AREA OR A NARROW BAND OF STEEP SLOPES MAY BE DISTURBED ON A LOT FOR GOOD CAUSE SHOWN BY THE DEVELOPER, WHEN APPROVED BY THE BOARD. (S16-6.4.1.1)  
C. IN SEEKING RELIEF FROM THIS SUBSECTION, THE APPLICANT SHALL ADDRESS THE PERFORMANCE STANDARDS IN SUBSECTION 16-6.4.3 BELOW TO THE SATISFACTION OF THE BOARD. DEPARTURES AND EXCEPTIONS FROM THE STEEP SLOPE REGULATIONS SET FORTH IN THIS SUBSECTION SHALL BE CONSIDERED VARIANCES IN ACCORDANCE WITH N.J.S.A. 40:550-70C. (S16-6.4.2)  
D. THE DEVELOPER SHALL DEMONSTRATE THAT THE DISTURBANCE OF THE CRITICAL STEEP SLOPE AREA IS NECESSARY FOR THE PROPOSED DEVELOPMENT OF THE SUBJECT TRACT, INDICATING THAT SUCH DEVELOPMENT CAN BE IN ACCORDANCE WITH SECTIONS 16-4 AND 16-6 OF THIS CHAPTER. (S16-6.4.3.1)  
E. THE DEVELOPER SHALL DEMONSTRATE THAT THE PROPOSED DEVELOPMENT HAS UTILIZED THE NONCRITICAL AREAS OF THE TRACT AS REASONABLY PRACTICABLE AND HAS ATTEMPTED TO MINIMIZE THE DISTURBANCE OF THE CRITICAL STEEP SLOPE AREAS BY LIMITING DEVELOPMENT TO EITHER ISOLATED AREAS OF STEEP SLOPES AND/OR THOSE SLOPES WITH LESS OF A STEEP GRADE PRIOR TO THE DISTURBANCE OF MORE ENVIRONMENTALLY SENSITIVE CRITICAL AREAS. (S16-6.4.3.2)  
F. APPROPRIATE REVEGETATION AND LANDSCAPING OF THE DISTURBED STEEP SLOPE AREAS SHALL BE PROVIDED TO ADEQUATELY STABILIZE THE SLOPES AND ENHANCE THE ATTRACTIVENESS OF THE SITE. IF NECESSARY AND SHALL BE IN ACCORDANCE WITH ACCEPTED SOIL CONSERVATION AND STORMWATER MANAGEMENT TECHNIQUES AS PROMULGATED BY THE SOIL CONSERVATION DISTRICT AND THE TOWNSHIP ENGINEER. (S16-6.4.3.4)  
G. THE PROPOSED DISTURBANCE OF THE STEEP SLOPE AREA SHOULD MINIMIZE THE IMPAIRMENT OF THE VISUAL QUALITY OF THE SITE. MOREOVER, THE HIGHER ELEVATIONS ALONG RIDGE AND MOUNTAIN TOPS WHICH PRESENT VISUAL AMENITIES SHOULD BE PROTECTED WHERE POSSIBLE. (S16-6.4.3.4)  
H. THE ENVIRONMENTAL IMPACTS SHALL BE SATISFACTORILY CONTROLLED BY THE DEVELOPMENT PROPOSAL IN A MANNER ACCEPTABLE TO THE TOWNSHIP ENGINEER SO THAT SOIL EROSION, EXCESS STORMWATER RUNOFF, DEGRADATION OF WATER QUALITY, CONCENTRATION OF STORMWATER AND WATER FLOW, AND FLOODING DO NOT OCCUR. (S16-6.4.3.1)  
I. THE GEOLOGIC DISTURBANCE, INCLUDING BLASTING, CUTTING OR EXCAVATING, RESULTING FROM THE DEVELOPMENT OF ANY CRITICAL STEEP SLOPE AREA SHALL BE SATISFACTORILY MITIGATED. (S16-6.4.3.1g.1)

### SLOPES TABLE

|                         | COLOR   | MINIMUM SLOPE | SLOPE AREA |
|-------------------------|---|---------------|------------|
| EX. CRITICAL SLOPE AREA | <span style="background-color: #00bfff; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> | >15.00%       | 9,457 SF   |



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|  |  |  |  |
|--|--|--|--|
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| TITLE: <b>EXISTING STEEP SLOPES PLAN</b>   |  |  |  |
| PROJECT: <b>RENAUD MANAGEMENT, INC.<br/>PROPOSED SELF-STORAGE FACILITY</b><br>BLOCK 29002, LOTS 49 & 50<br>1026 ROUTE 518<br>TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY   |  | JOB No: 2334-22-00894<br>DATE: 06/08/2023<br>DRAWN BY: KJH<br>DESIGNED BY: BC<br>CHECKED BY: DT<br>CHECKED BY: - | SCALE: (H) 1"=30'<br>(V)<br>SHEET No: <b>20</b><br>OF 21<br>Rev. # 1 |
| JOSHUA M. SEWALD<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 52908  |  | DANIEL A. TARABOKIJA<br>PROFESSIONAL ENGINEER<br>NEW JERSEY LICENSE No. 56963                                    |  |
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