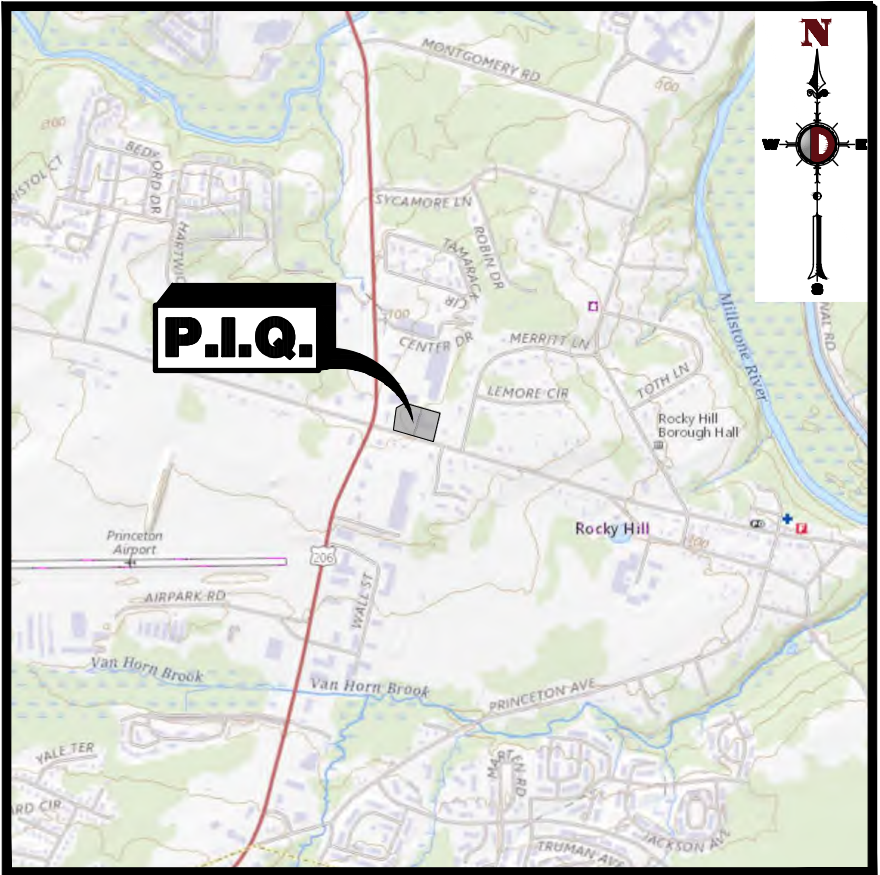


PRELIMINARY & FINAL MAJOR SITE  
PLAN WITH USE & BULK VARIANCES

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

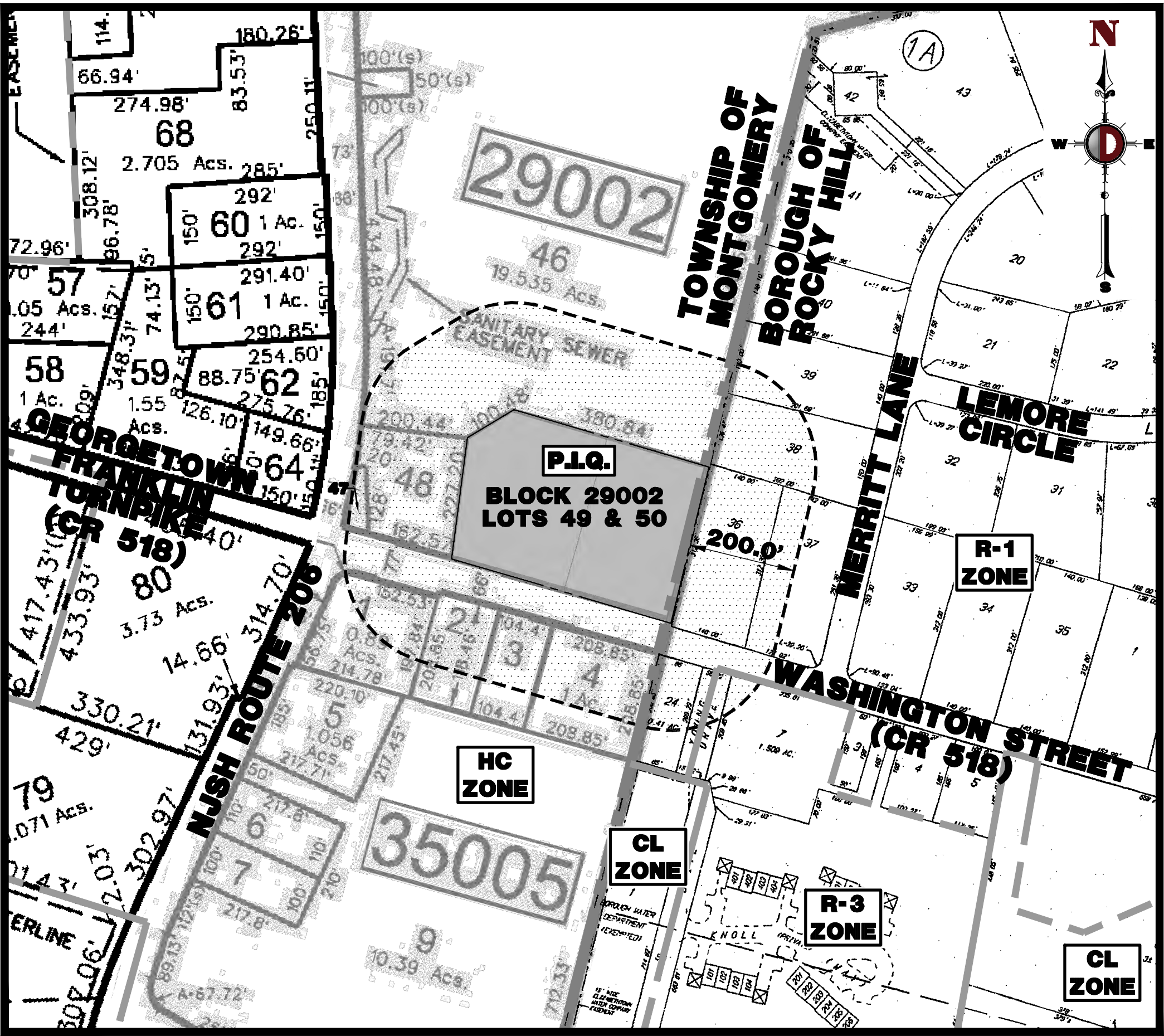
PROPERTY OWNER	BLOCK	LOT	ALSO TO BE NOTIFIED:
MONTPEN SC, LLC 902 CARNEGIE CIR. STE 400 PRINCETON, NJ 08542	29002	46, 46.S	TOWNSHIP OF MONTGOMERY CLERK'S OFFICE 2262 ROUTE 206 BELLE MEAD, NJ 08502
MONTGOMERY TOWNSHIP 2261 ROUTE 206 BELLE MEAD, NJ 08502	29002	46.01	SOMERSET COUNTY PLANNING BOARD P.O. BOX 3000 SOMERVILLE, NJ 08876
INTERSECTION BILLBOARDS LLC 226 KING GEORGE RD PENNINGTON, NJ 08634	29002	47	NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVE. CN 600 TRENTON, NJ 08625
NM PROPERTIES, LLC 928 WEST STATE STREET TRENTON, NJ 08650	29002	48	COMCAST CABLE 100 RANDOLPH ROAD SOMERSET, NJ 08873
1251 ROUTE 206 PRINCETON LLC P.O. BOX 385 ALLENTOWN, PA 18105	35005	1	NEW JERSEY AMERICAN WATER ATTN: DONNA SHORT, GIS SUPERVISOR 1025 LAUREL OAK ROAD WOODBRIDGE, NJ 08843
HOME CARE PROPERTIES LLC 1015 RT 518 ROCKY HILL, NJ 08553	35005	2	CENTURY LINK ATTN: BOB O'CONNOR 256 PAUL ST BELVIDERE, NJ 07823
YOUNG, DOUGLAS, L. 1019 RT 518, P.O. BOX 99 ROCKY HILL, NJ 08553	35005	3	PUBLIC SERVICE ELECTRIC & GAS MANAGER - CORPORATE-PROPERTIES 80 PARK PLAZA, 10B NEWARK, NJ 07102
BANK OF AMERICA CORP REALEST. ASS. 101 N. TRYON STREET CHARLOTTE, NC 28255	35005	4	DEPARTMENT OF PUBLIC WORKS TOWNSHIP OF MONTGOMERY 2261 RT 206 BELLE MEAD, NJ 08502
CONOVER, MARVIN & ROBERTA 2 WASHINGTON STREET ROCKY HILL, NJ 08553	1.01	36	ATTN: ARTUR VILLANO, SUPERINTENDANT
KOPLOWITZ, BRIAN & HELLIANNA 6 WASHINGTON STREET ROCKY HILL, NJ 08553	1.01	37	ROCKY HILL BOROUGH OF WATER AND SEWER DEPARTMENT P.O. BOX 188 ROCKY HILL, NJ 08553
DOTY, DANIEL & KARA 2 MERRIT LANE ROCKY HILL, NJ 08553	1.01	38	VERIZON - NEW JERSEY P.O. BOX 152206 IRVING, TX 52206
YANOWITZKY, ITZHAK & BLITZ, CYNTHIA, L. 4 MERRIT LANE ROCKY HILL, NJ 08553	1.01	39	PUBLIC SERVICE ELECTRIC & GAS CO. 80 PARK PLAZA NEWARK, NJ 07102
MERRIT BROTHERS, INC. 284 SOUTH MAIN STREET PENNINGTON, NJ 08534	5	2	COMCAST CORPORATION 1500 MARKET STREET PHILADELPHIA, PA 19102-2148
BANK OF AMERICA NC100010381 101 NORTH TRYON ST CHARLOTTE, NC 28255	5	24	



KEY MAP  
1" = 2000'

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AREA MAP  
1" = 200'

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

OWNER CERTIFICATION

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

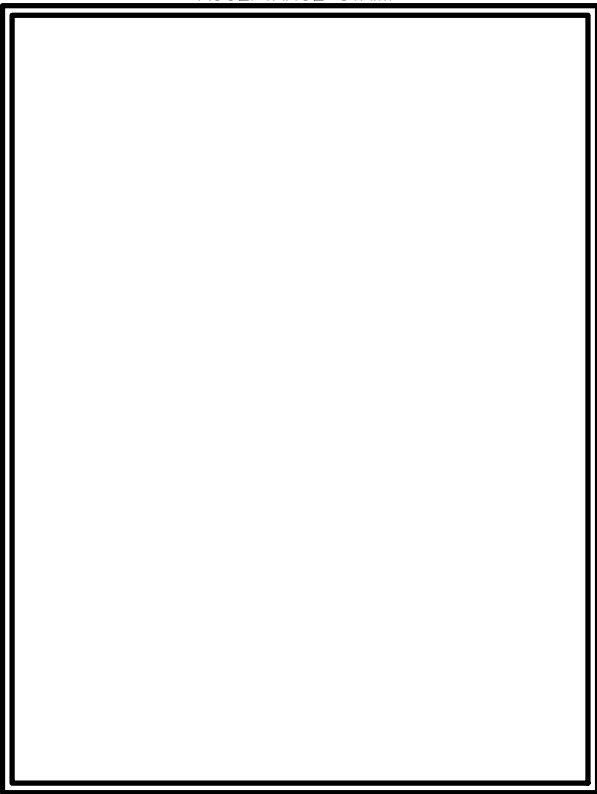
 6/16/23  
PROPERTY OWNER DATE

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
TOWNSHIP ENGINEER	DATE

SOMERSET COUNTY  
ACCEPTANCE STAMP



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.

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

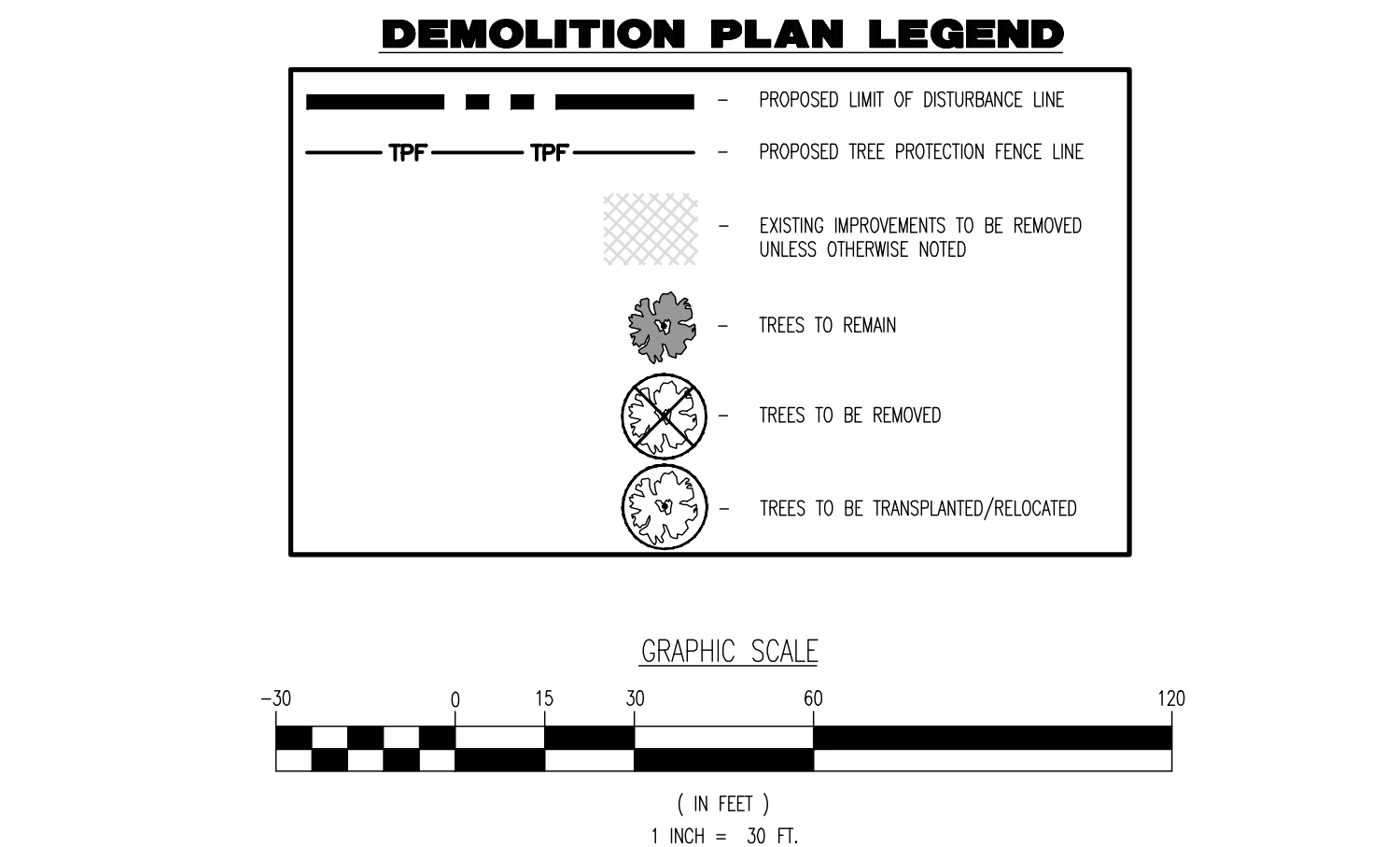
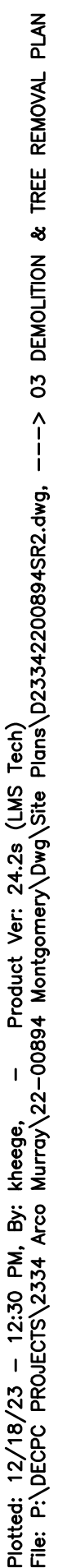
**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING  
Lake Como, New Jersey 1-732-974-0198 | Chester, New Jersey 1-908-879-9229 | Newark, New Jersey 1-973-755-7200 | Toms River, New Jersey 1-732-478-0000  
Allen, Texas 1-972-324-2100 | Austin, Texas 1-512-444-2044 | Houston, Texas 1-281-789-8400 | Denver, Colorado 1-303-921-8570  
Newtown, Pennsylvania 1-484-653-2276 | Philadelphia, Pennsylvania 1-215-253-4888 | Bethlehem, Pennsylvania 1-610-984-4400  
www.dynamiccec.com

TITLE: COVER SHEET	
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
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES BEFORE ANY EXCAVATION OR DRILLING. CALL 811 TO LOCATE AND MARK UTILITIES. FAILURE TO DO SO MAY BE PENALIZED BY LAW. FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM	
SHEET No: 1 OF 23 Rev. # 2	







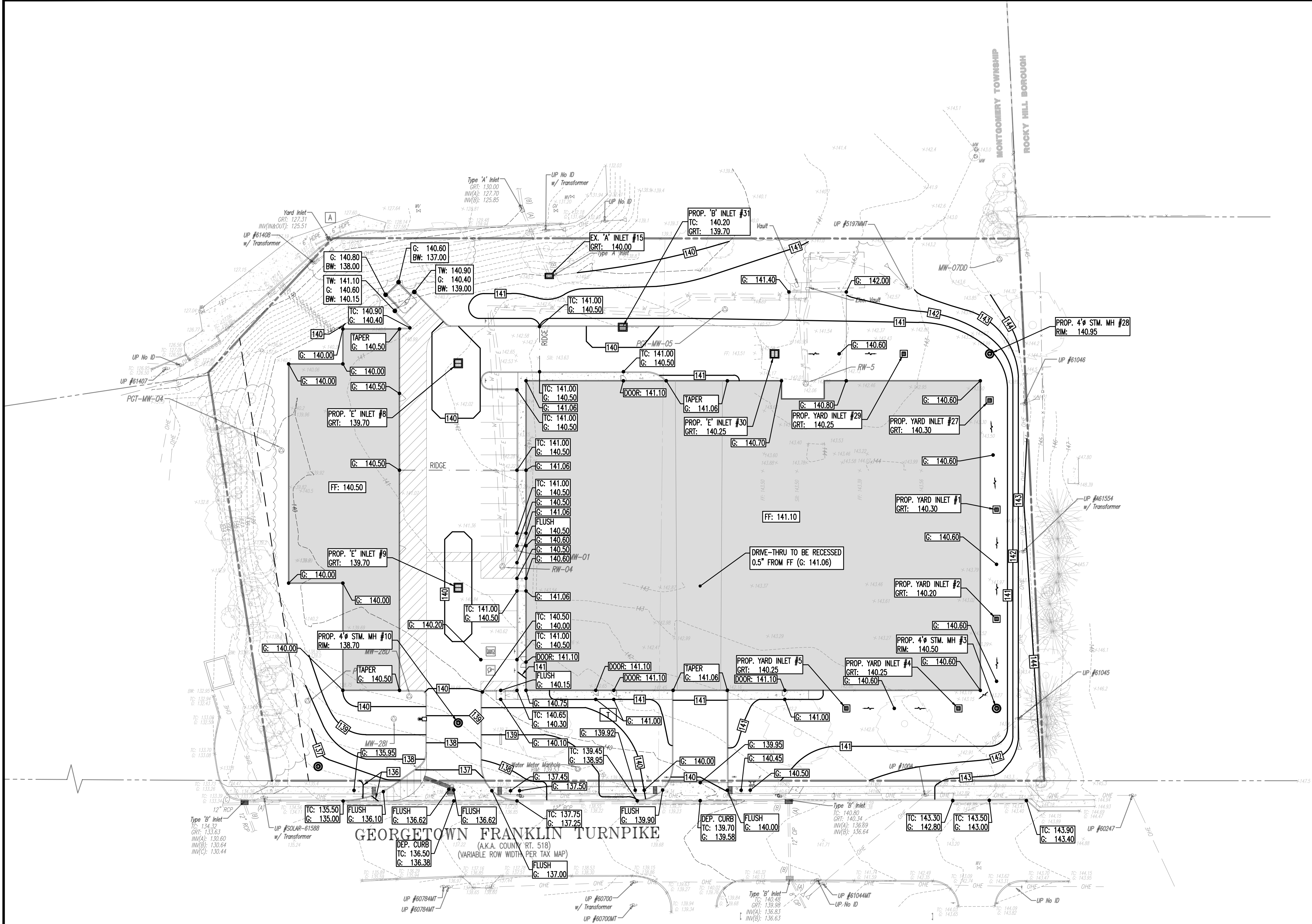








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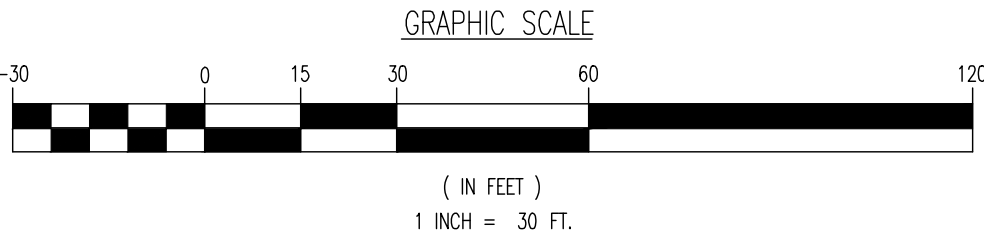
## GRADING NOTES

- 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 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPARISON REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE, VERIFYING THAT THE WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS 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 EFFECT 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 ACCESS AISLES. 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 (908-878-7095) 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 CONTRACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS, METHODS, 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 (8.33%) 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 AISLE 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 (8.33%) 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)

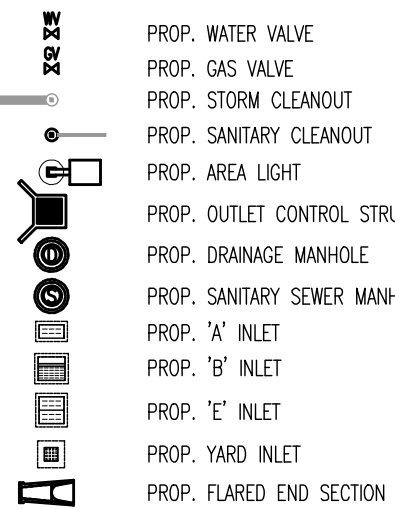
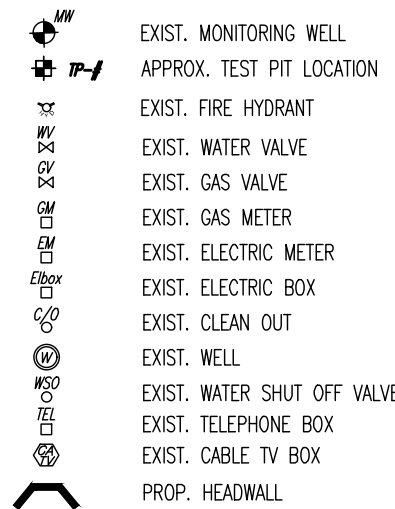
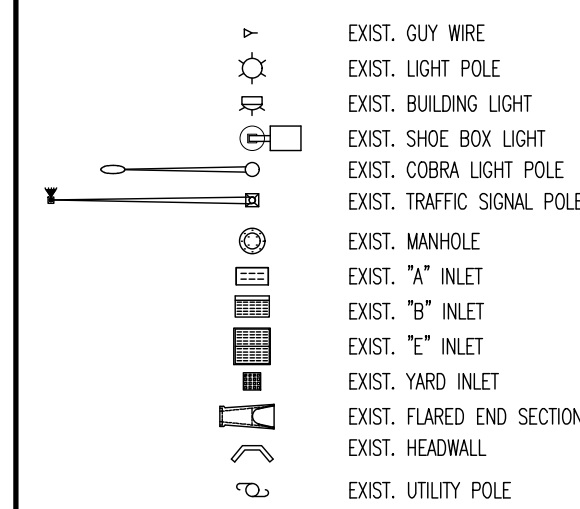


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<b>DYNAMIC ENGINEERING</b> LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING	
TITLE: <b>GRADING PLAN</b>	
PROJECT: <b>RENOVATION MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY BLOCK 29002, LOTS 49 &amp; 50 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY</b>	JOB No: 2334-22-00894 DATE: 06/08/2023 DRAWN BY: KJH 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
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION TO AVOID DAMAGE TO EXISTING UTILITIES AND TO PREVENT INJURY TO PERSONS AND PROPERTY. FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM	

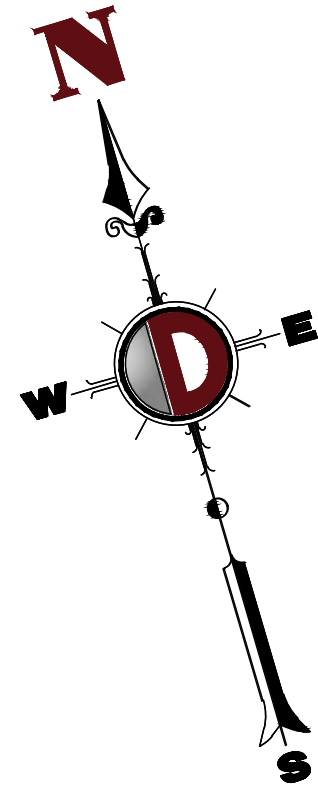
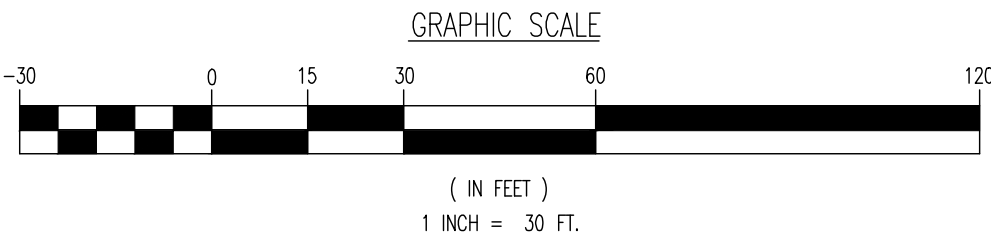
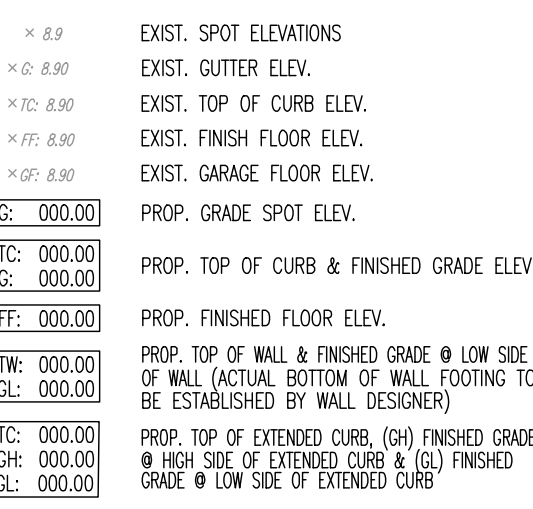
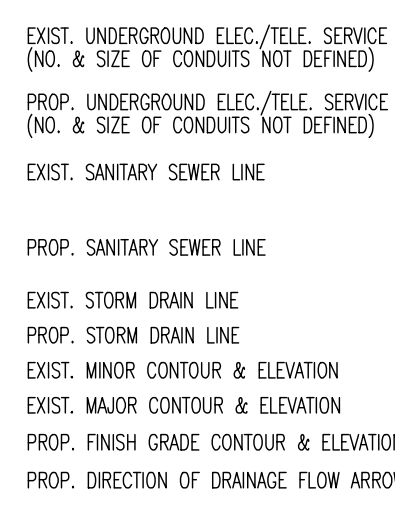
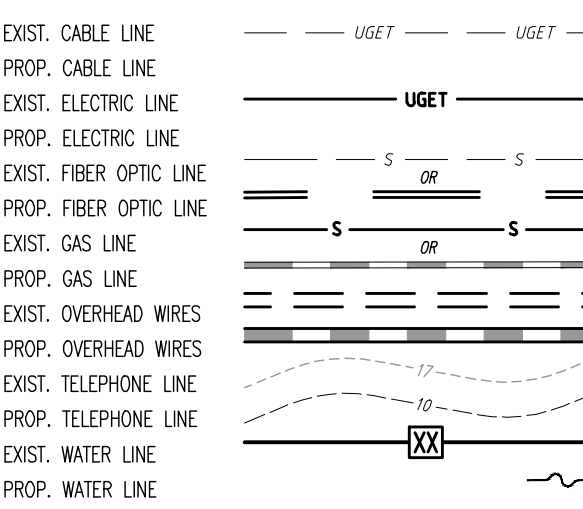
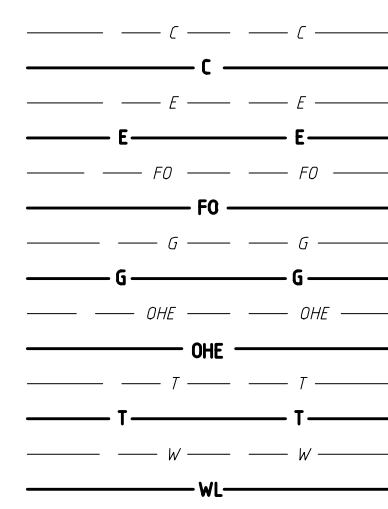


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#### GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES



#### 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 SLT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT 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 D3212. PERFORATED PIPE SHALL HAVE GASKETED SLT-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 WATERTIGHTNESS 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.

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

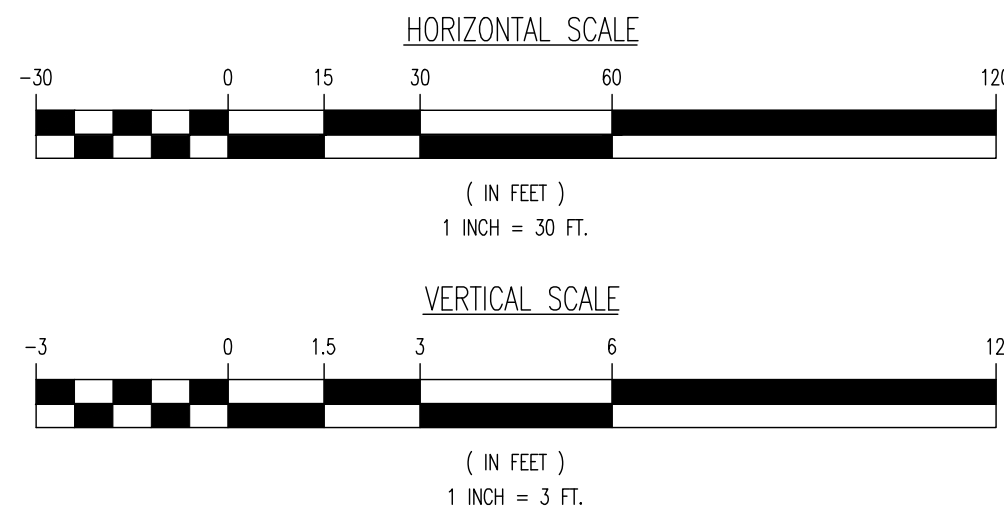
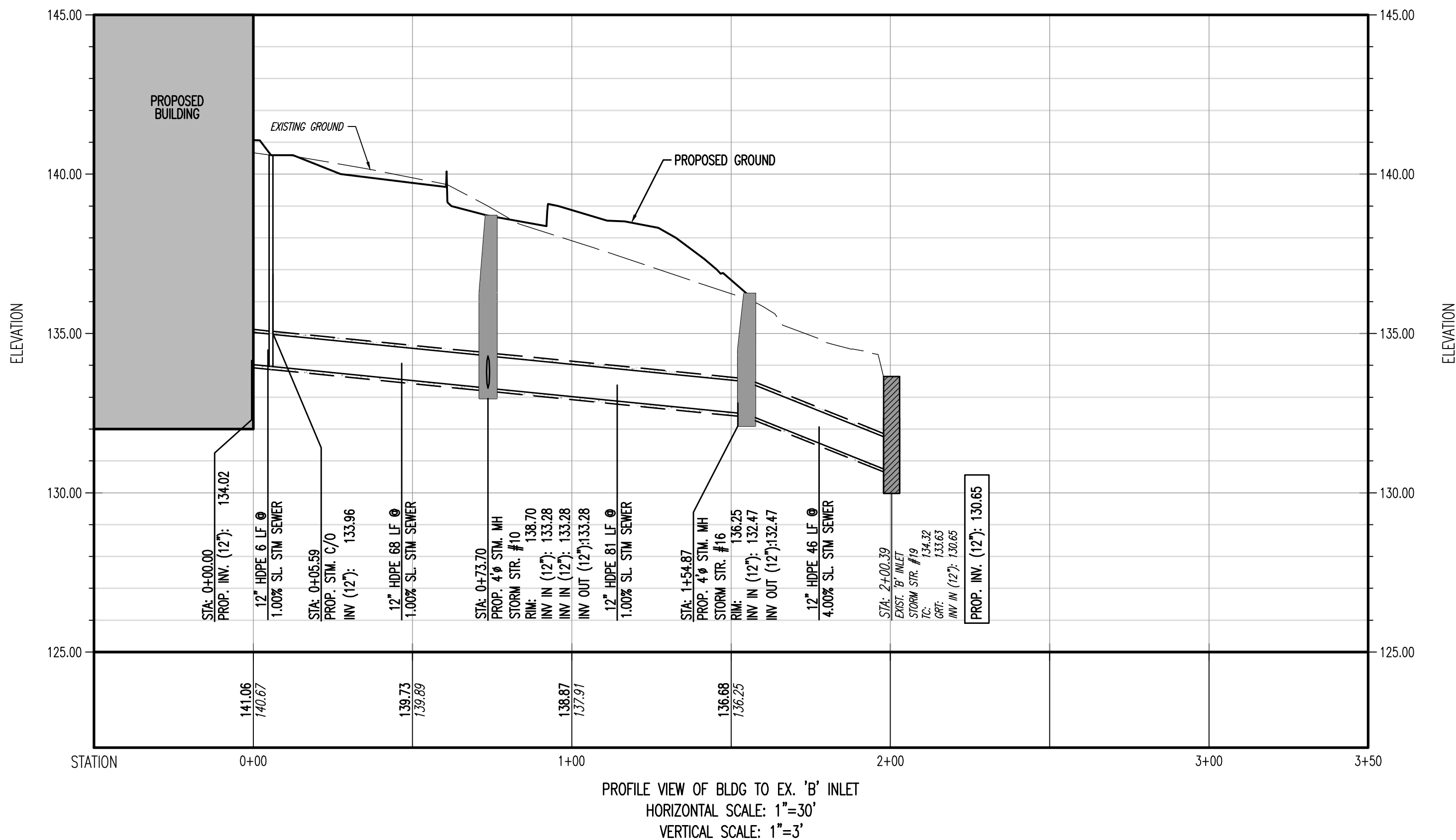
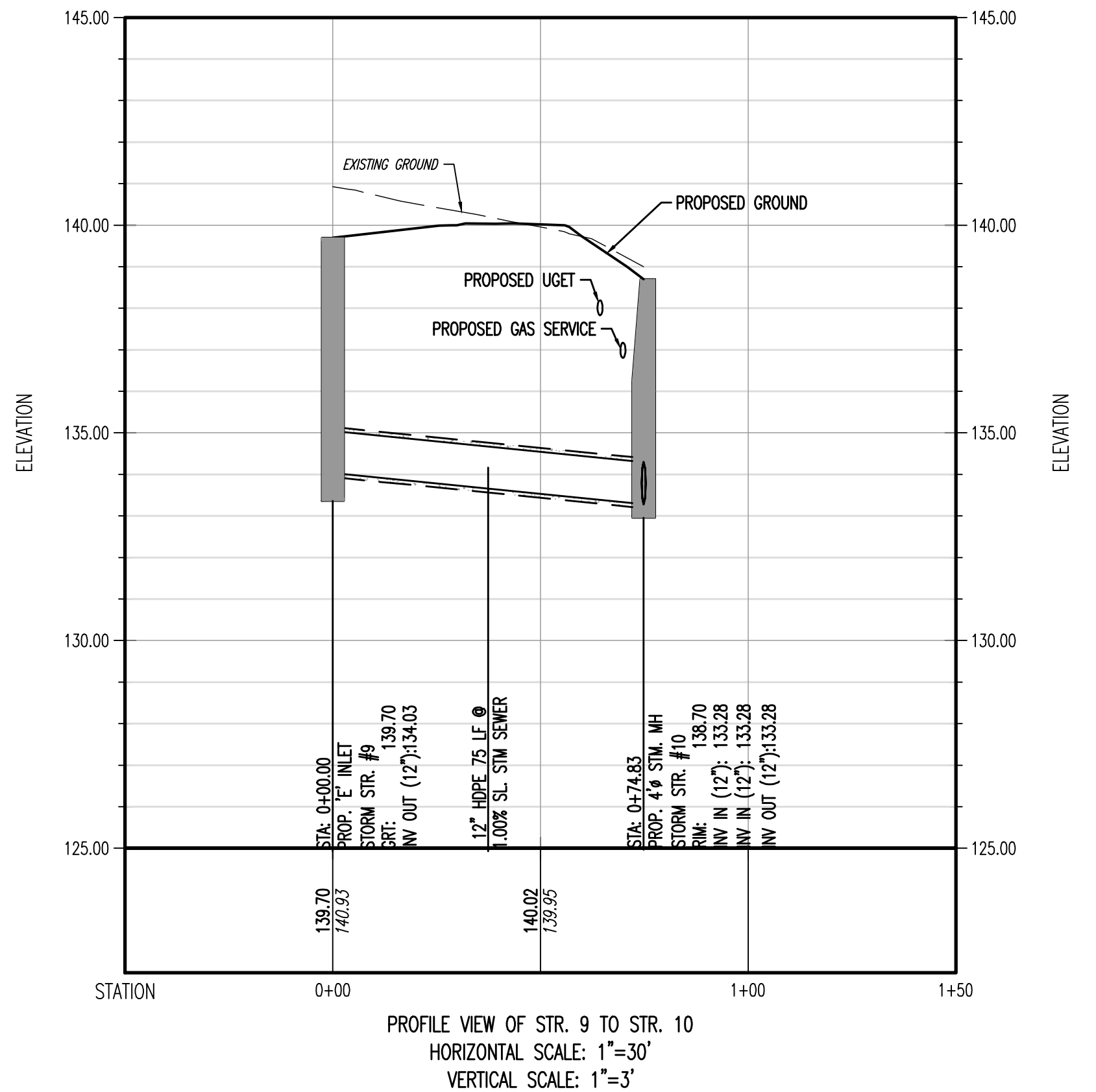
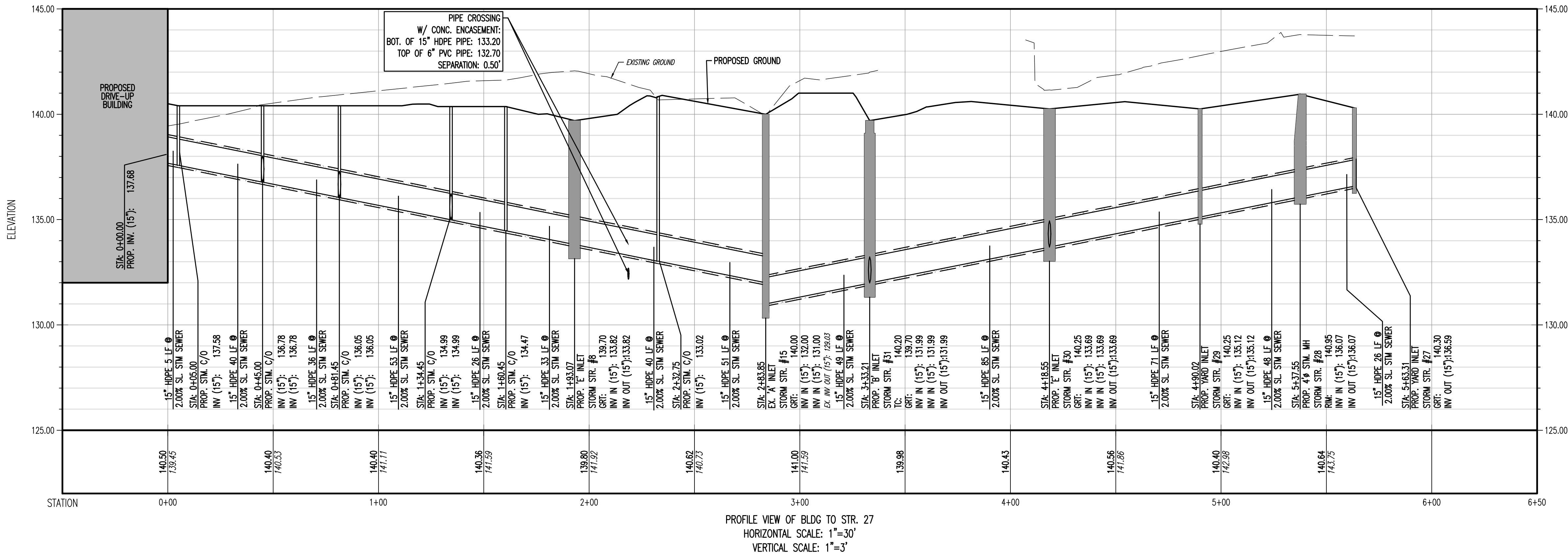


TITLE: <b>DRAINAGE PLAN</b>		JOB No: 2334-22-00894	DATE: 06/08/2023
PROJECT: <b>RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY</b>		DRAWN BY: UV	SCALE: (H) 1"=30' (V)
BLOCK 2902, LOTS 49 & 50 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY		DESIGNED BY: BC	SHEET No: 6
JOSHUA M. SEWALD		CHECKED BY: DT	Rev. # 2
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908		PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56963	









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**DYNAMIC ENGINEERING**  
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1504 Main Street  
Lake Como, NJ 07719  
T: 732.974.0198  
F: 732.974.3521  
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

TITLE: **UTILITY PROFILES**

JOB No: 2334-22-00894  
DATE: 06/08/2023

DRAWN BY: KJH  
DESIGNED BY: BC  
CHECKED BY: DT

SCALE: (H) 1"=30'  
(V) 1"=3'

SHEET No: **8**  
OF 23

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

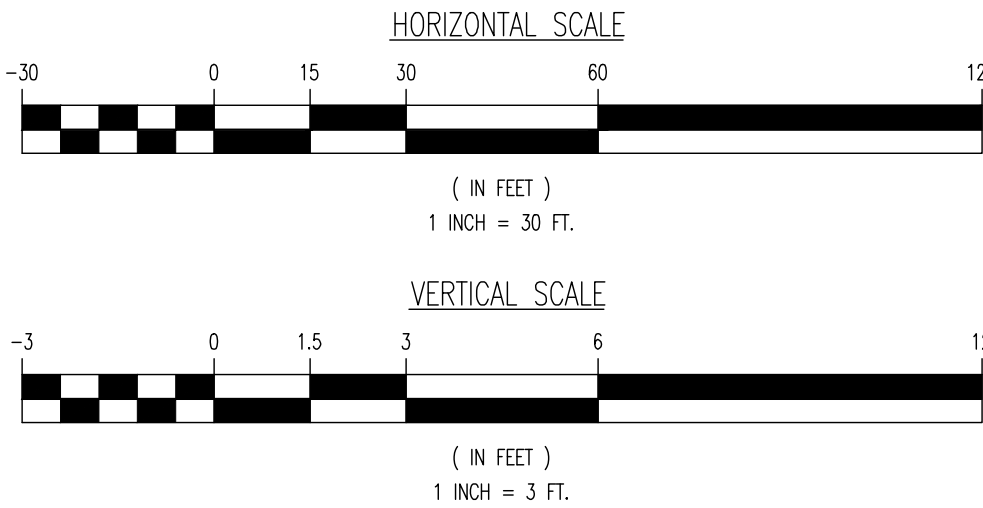
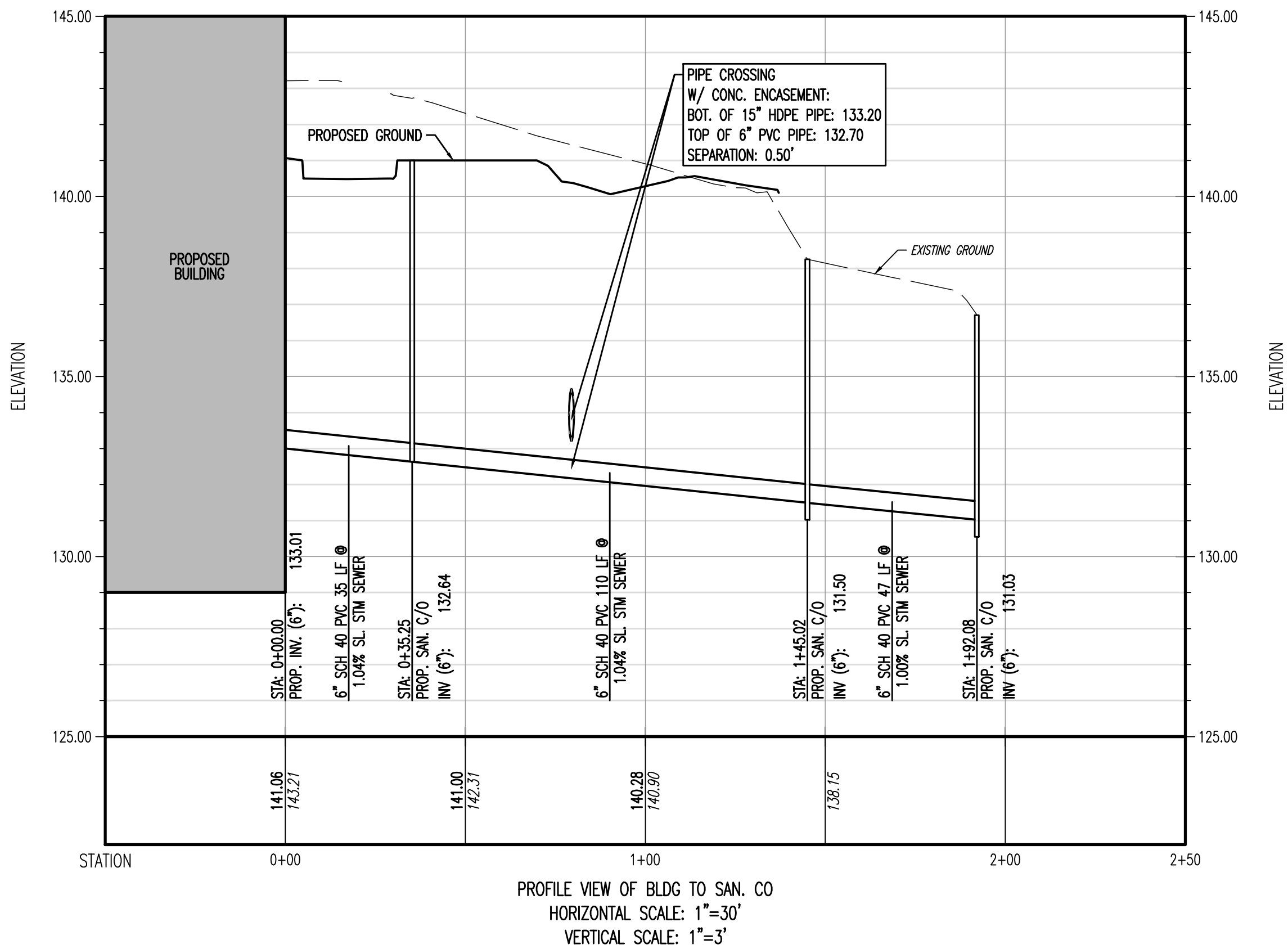
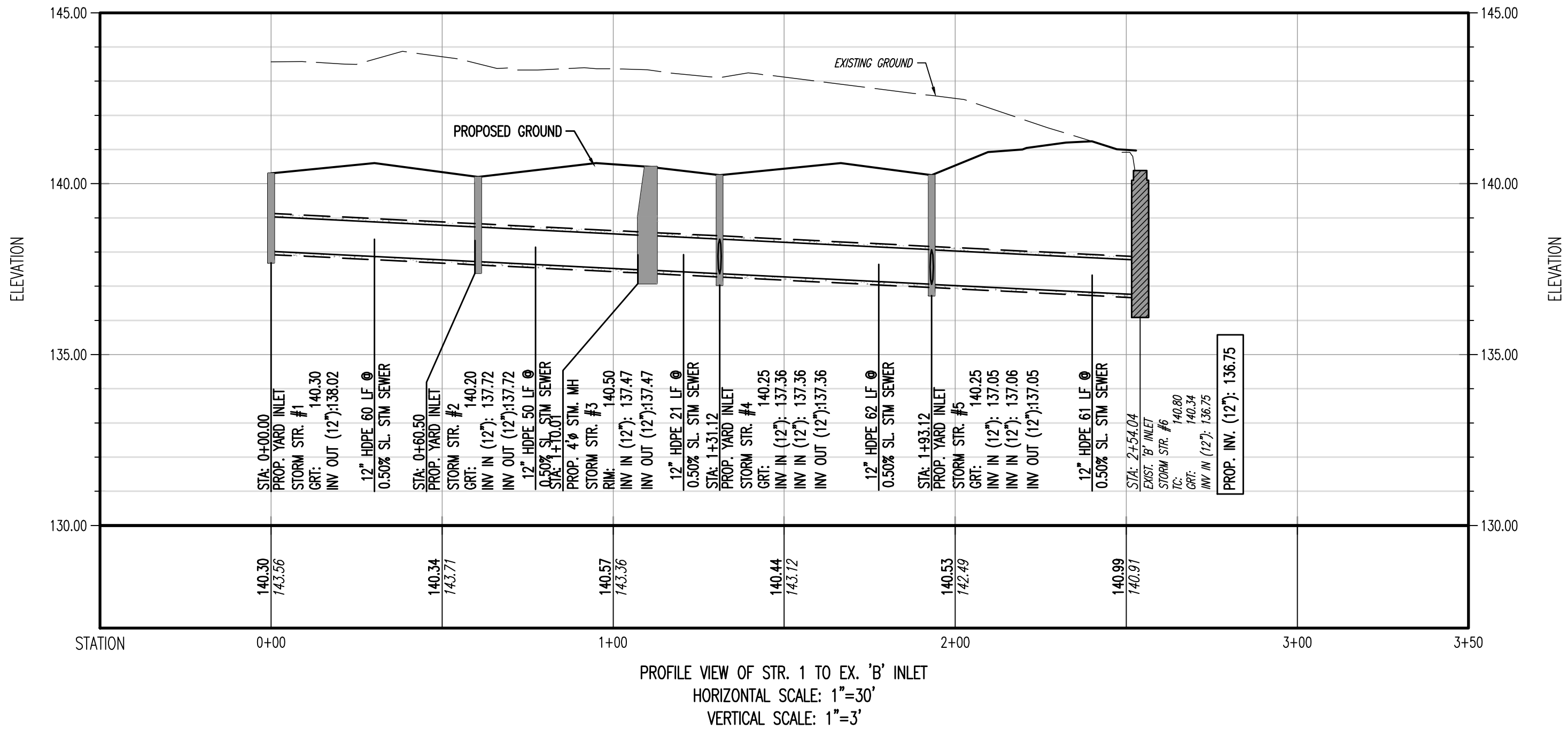
**DANIEL A. TARABOKIJA**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 56963

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Rev. # 2



Plotted: 12/18/23 - 12:32 PM, By: kleege, Product Ver: 24.2a (LMS Tech)  
File: P:\BECPC PROJECTS\2334\_Aco Murray\22-00894\_Montgomery\Site Plans\023342200894SXP.dwg, ---> 09 UTILITY PROFILES



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<b>DYNAMIC ENGINEERING</b> LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING 1904 Main Street Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamiceng.com	
TITLE: <b>UTILITY PROFILES</b>	
PROJECT: <b>RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY BLOCK 29002, LOTS 49 &amp; 50 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY</b>	JOB No: 2334-22-00894 DATE: 06/08/2023 DRAWN BY: KJH 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
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES PRIOR TO ANY DIGGING OPERATIONS TO AVOID THE RISK OF PROPERTY DAMAGE, PERSONAL INJURY, OR DEATH. FOR STATE SPECIFIC DIAL-OR-CALL NUMBERS VISIT: WWW.CALL811.COM	
SHEET No: <b>9</b> OF 23 Rev. # 2	



1. PLANT MATERIAL SHALL BE FURNISHED AND INSPECTION AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE PROVIDED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANT MATERIAL SHALL BE FREE FROM DISEASE AND WEEDS AND VARIETIES HAVE BEEN PROPERLY IDENTIFIED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. PLANT MATERIAL SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. 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 DATE OF PLANTING. PLANT MATERIAL SHALL BE GUARANTEED TO BE FREE FROM DISEASE AND WEEDS AND VARIETIES HAVE BEEN PROPERLY IDENTIFIED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
6. PLANT MATERIAL SHALL BE PLANTED AT THE TIME OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANT MATERIAL SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. GUARANTEE AND SIZE OF PLANT, TREES, SHRUBS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH AISC 2501 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN SOCIETY OF HORTICULTURE.
8. ALL PLANTS SHALL BE PLANTED IN MEDIUM TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROCEDURES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARVAE SHALL BE REMOVED FROM TOPSOIL PRIOR TO PLANTING.
9. PLANTS SHALL NOT BE SOUND 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.
10. PLANTS SHALL BE PLANTED IN THE MIDDLE OF THE BALL. PLANTS SHALL BE PLANTED IN THE MIDDLE OF THE BALL. PLANTS SHALL BE PLANTED IN THE MIDDLE OF THE BALL. PLANTS SHALL BE PLANTED IN THE MIDDLE OF THE BALL. PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRO" OR EQUAL, AS PER MANUFACTURER'S INSTRUCTIONS.

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 GAIN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT PERIOD.

1. 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.

- SCOPE OF WORK
- A. THIS WORK SHALL CONSIST OF PERFORMING, CLEANING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPLICANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
- A. GENERAL
1. LATEST EDITION) OR APPROVED EQUIV.
- B. PLANTS
1. ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
- C. TOPSOIL AND SUBSOIL
1. TOPSOIL SHALL BE A MINIMUM OF 10% 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 CLUMPS.
- D. MULCH
1. 4" OR 7" CHIPS DOUBLE SHEEDED HARDWOOD BARK MULCH.
- E. FERTILIZER AND SOIL CONDITIONER
1. PLANTED AREAS
- a. ORGANIC FERTILIZER - SHALL BE SPECIFIED SENER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO NITROGENS.
- b. ORGANIC SOIL CONDITIONER - SHALL BE ORGANIC AND ORGANIC BASE MATERIALS COMPOSED OF DECOMPOSED PLANT AND ANIMAL WASTE, VEGETABLE MATTER AND COMPOSTED MANURE, OR OTHER ORGANIC MATERIALS, CONTAINING NO POLYMER OR HUMAN WASTE, GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1% SOIL HUMUS AND 15% HUMIC ACIDS.
- F. GENERAL WORK PROCEDURES
1. WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR SHALL FOLLOW THE FOLLOWING WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE SHALL 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 AT THE CONTRACTOR'S EXPENSE.
2. WEEDING
- a. WEEDING SHALL BE DONE DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DIG UP BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
3. TOPSOILING
- 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 LAYER. TOPSOIL SHALL BE SPREAD IN A UNIFORM MANNER AND BE USED TO SUPPLEMENT AND ENHANCE THE EXISTING TOPSOIL. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
4. SOIL
- a. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULMATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVEN IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
- 20 POUNDS (500 POUNDS) PER 1,000 SQ. FT. OF CRACKED GYPSUM  
100 POUNDS CRACKED GYPSUM PER 1,000 SQ. FT. OF CRACKED GYPSUM

SOIL MODIFICATIONS:

4. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING AREAS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED WOOD CHIPS OR PEAT MOSS TO ADD ORGANIC MATTER TO A DARK COLOR SOIL. DO NOT USE PEACES OF TREES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. ADD MATERIAL WITH A PH OF 5.5 TO 6.5. ADD MORE THAN 7.5% CARBON TO SOIL OR SLT (MORE THAN 40% CLAY OR SILT), BY ADDING COMPOSTED MANURE BACK (UP TO 30% BY VOLUME) AND/OR GYPSSUM. COARSE SAND MAY BE USED IF ENOUGH IS AVAILABLE TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVED DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSIDIOUS DRAINAGE LINES.

5. IMPROVE EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED JAIL LOAM UP TO 30% OF THE TOTAL MIX.

6. PLANTING 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.

7. PLANTING PITS 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 PEAT MOSS BY VOLUME
- 1 PART COMB MINERAL MIX BY VOLUME
- 2 PARTS TOPSOIL BY VOLUME
- 21 GRAM AIRBORNE PLANTING TABLETS AS FOLLOWS:
  - 4 TABLETS PER 1 GAL. PLANT
  - 3 TABLETS PER 5 GAL. PLANT
  - 4 TABLETS PER 15 GAL. PLANT

8. LARGER PLANTS (2" TWO TABLETS PER 1/2" DOW. OF TRUNK CALIPER THOROUGHLY.

9. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2" WAY, AND INSERT PLANT TUBES. COMPLETE BACK FILL AND WATER THOROUGHLY.

10. ALL PLANTING SHALL BE SET SO THAT THEY BEAR THE SAME RELATIONSHIP TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPORTED.

11. PREPARE RAISED FERTILIZER BASIN AS WELL AS PLANTING HOLE OF EACH TREE.

12. 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.

13. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7" BRANCHING HEIGHT.

9. GROUND COVER

1. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.

2. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN.

3. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.

4. 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.

5. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.

10. FINISH GRADING

1. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY 15% MINUS 1 FOOT OF FINISH GRADE.

2. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN UNIFORM SURFACE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

3. AREAS ADJACENT TO THE BUILDINGS SHALL BE SLOPED AND GRADED TO MATCH THE BUILDING'S EXTERIOR FINISH GRADE.

4. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.

11. GUARANTEE

1. THE CONTRACTOR SHALL GUARANTEE ALL PLANTING 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.

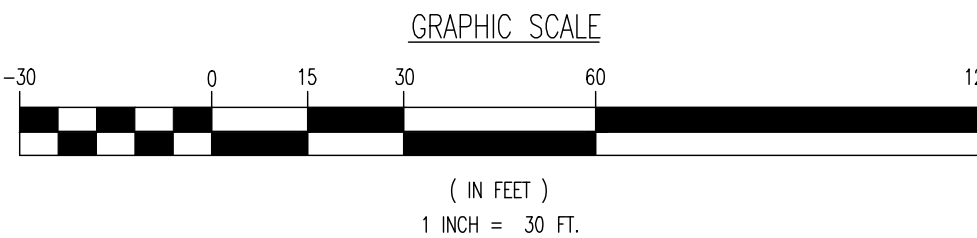
12. CLEANUP

1. UPON THE COMPLETION OF ALL PLANTING WORK AND FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVEMENT SHALL BE BROKEN UP AND REPAVED.


2. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, THERMID AND REPAIR SUE TO KEEP PLANTS AND SHRUBS TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS TREES.

3. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRASSING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH SURFACE.

13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.



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Newtown, Pennsylvania: 1-267.865.0276

Cherry Hill, New Jersey: 1-856.986.9220  
Austin, Texas: 1-512.446.2446  
Philadelphia, Pennsylvania: 1-215.223.4888

Newark, New Jersey: 1-973.326.7200  
Houston, Texas: 1-281.789.4600  
Berthelme, Pennsylvania: 1-610.598.4400

**TITLE:**

## LANDSCAPE 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:** 2334-22-00894

**DRAWN BY:** UV

**DESIGNED BY:** BC

**CHECKED BY:** DT

**CHECKED BY:** —

**DATE:** 06/08/2023

**SCALE:** (H) 1"=30'  
(V)


**SHEET NO:**

**JOSHUA M. SEWALD**

PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52908

**MARLA A. ROLLER**

LICENSED LANDSCAPE ARCHITECT  
NEW JERSEY LICENSE NO. 21AS00053700



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OF 23

Rev. # 2

LANDSCAPE SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREES(S)</b>					
ACA	3	ACER RUBRUM "ARMSTRONG"	ARMSTRONG COLUMNAR RED MAPLE	2 1/2-3" CAL.	B+B
ORA	8	CARPINUS CAROLINIANA	AMERICAN HORNBARK	2 1/2-3" CAL.	B+B
LSR	6	LIQUIDAMBAR STYRACIFLUA "ROTUNDIFOLIA"	SEEDLESS SWITEGOM	2 1/2-3" CAL.	B+B
QB	4	QUERCUS BORDAU	NORTHERN RED OAK	2 1/2-3" CAL.	B+B
QDC	9	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2-3" CAL.	B+B
QMX	7	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK	2 1/2-3" CAL.	B+B
QW	9	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
TA	8	TILIA AMERICANA	BASSWOOD	2 1/2-3" CAL.	B+B
	54				
<b>ORNAMENTAL TREES(S)</b>					
BNC	1	BETULA NIGRA "LULLY"	HERITAGE RIVER BIRCH, MULTI-STEM	8-10"	B+B
CC	1	CERCIS CANADENSIS	EASTERN REDBUD	8-10"	B+B
	2				
<b>EVERGREEN TREES(S)</b>					
CT	12	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	6-8"	B+B
IOUK	2	ILEX OPACA "JERSEY KNIGHT"	JERSEY KNIGHT AMERICAN HOLLY	6-8"	B+B
JOS	5	ILEX OPACA "SATYR HILL"	SATYR HILL HOLLY	6-8"	B+B
IVC	8	JUNIPERUS VIRGINIANA "CORCOCOR"	EMERALD SENTINEL RED CEDAR	6-8"	B+B
JVI	9	JUNIPERUS VIRGINIANA "IDYLLWILD"	IDYLLWILD RED CEDAR	6-8"	B+B
PS	1	PINUS STROBUS	EASTERN WHITE PINE	6-8"	B+B
TPG	1	THUJA PLICATA "GREEN GANT"	GREEN GANT ARBORVITAE	6-8"	B+B
	42				
<b>EVERGREEN SHRUB(S)</b>					
KS	24	ILEX GLABRA "SHAMROCK"	SHAMROCK INKBERY HOLLY	24-30"	#3 CAN
JSM	7	JUNIPERUS SCOPULORUM "MOONGLOW"	MOONGLOW JUNIPER	6-8"	B+B
JVA	23	JUNIPERUS VIRGINIANA "TARROWBAVE"	AQUATINA JUNIPER	36-42"	#7 CAN
RCA	4	RHOODODENDRON CATAMBENSE "ALBUM"	WHITE CATAMBA RHOODODENDRON	30-36"	#7 CAN
RCPW	11	RHOODODENDRON X GRARD "GRARD PLEASANT WHITE"	GRARD PLEASANT WHITE AZALEA	18-24"	#3 CAN
	60				
<b>DECIDUOUS SHRUB(S)</b>					
AKMSL	32	ARONIA MELANOCARPA "L'CONNANTES"	"LOW SCAPE MOUND" CHOKEBERRY	15-18"	#3 CAN
CHVS	9	CELTIS NIGRA "VANILLA SPICE"	VANILLA SPICE SUMMERSWEET	24-30"	#3 CAN
HSGD	6	HYDRANGEA QUERCIFOLIA "SNOW QUEEN"	SNOW QUEEN OXLEY HYDRANGEA	24-30"	#5 CAN
MP	17	MORELLA CERIFERA	WAX MYRTLE	30-36"	#5 CAN
PPFH	6	POTENTILLA FRUTICOSA "KUPINPA"	HAPPY FACE PINK PAROSOL CONQUEFOIL	24-30"	#5 CAN
POMD	13	PHYSCOCARPUS OPULIFOLIUS	NINE BAR "DABOOL"	30-36"	#5 CAN
	83				
<b>GROUND COVER</b>					
JHBB	44	JUNIPERUS HORIZONTALIS "BAR HARBOR"	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
<b>PERENNIAL(S)</b>					
AHI	11	ANEMONA HUBRICHII	BLUE STAR ANEMONA	2 GAL.	CONTAINER

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

A MINIMUM OF 14 TREES PER ACRE SHALL BE PLANTED ON SINGLE-FAMILY RESIDENTIAL LOTS, AND A MINIMUM OF 14 TREES PER ACRE OF GROSS TRACT SHALL BE PLANTED IN OPEN AREAS. THE SIZE OF THE NEW TREES SHALL BE AS SET FORTH IN PARAGRAPH 6, BELOW. A MINIMUM OF 14 TREES PER ACRE OF GROSS TRACT SHALL BE PLANTED THROUGHOUT THE TRACT IN THE CASE OF NONRESIDENTIAL OR MULTIFAMILY DEVELOPMENT. ANY TREES PROVIDED TO MEET THE REQUIRED STREET TREE AND/OR BUFFER REQUIREMENT SHALL NOT BE COUNTED TOWARDS THE MINIMUM TREE REQUIREMENT.

2.99 AC : 14 TREES/ 1 ACRE	42 TREES REQUIRED
	46 TREES PROPOSED (COMPLIES)

STREET TREES SHALL BE PLANTED BETWEEN EDGE OF PAVEMENT OR CURB AND SIDEWALK AT LEAST THREE FEET FROM CURB, ALONG BOTH SIDES OF ALL STREETS AT FIFTY-FOOT INTERVALS, WHERE FEASIBLE, OR AN EQUIVALENT NUMBER MAY BE PLANTED IN INFORMAL, NATURALIZED GROUPINGS IF APPROVED BY THE BOARD. THE TREES SHALL NOT BE LOCATED CLOSER THAN 30 FEET FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES. THE TREES SHALL HAVE A MINIMUM CALIPER OF 2 1/2 INCHES MEASURED SIX INCHES FROM THE GROUND, SHALL BE BALLED AND BURRAPPED, AND SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 16-5.14C2 OF THIS CHAPTER, WHERE APPLICABLE.

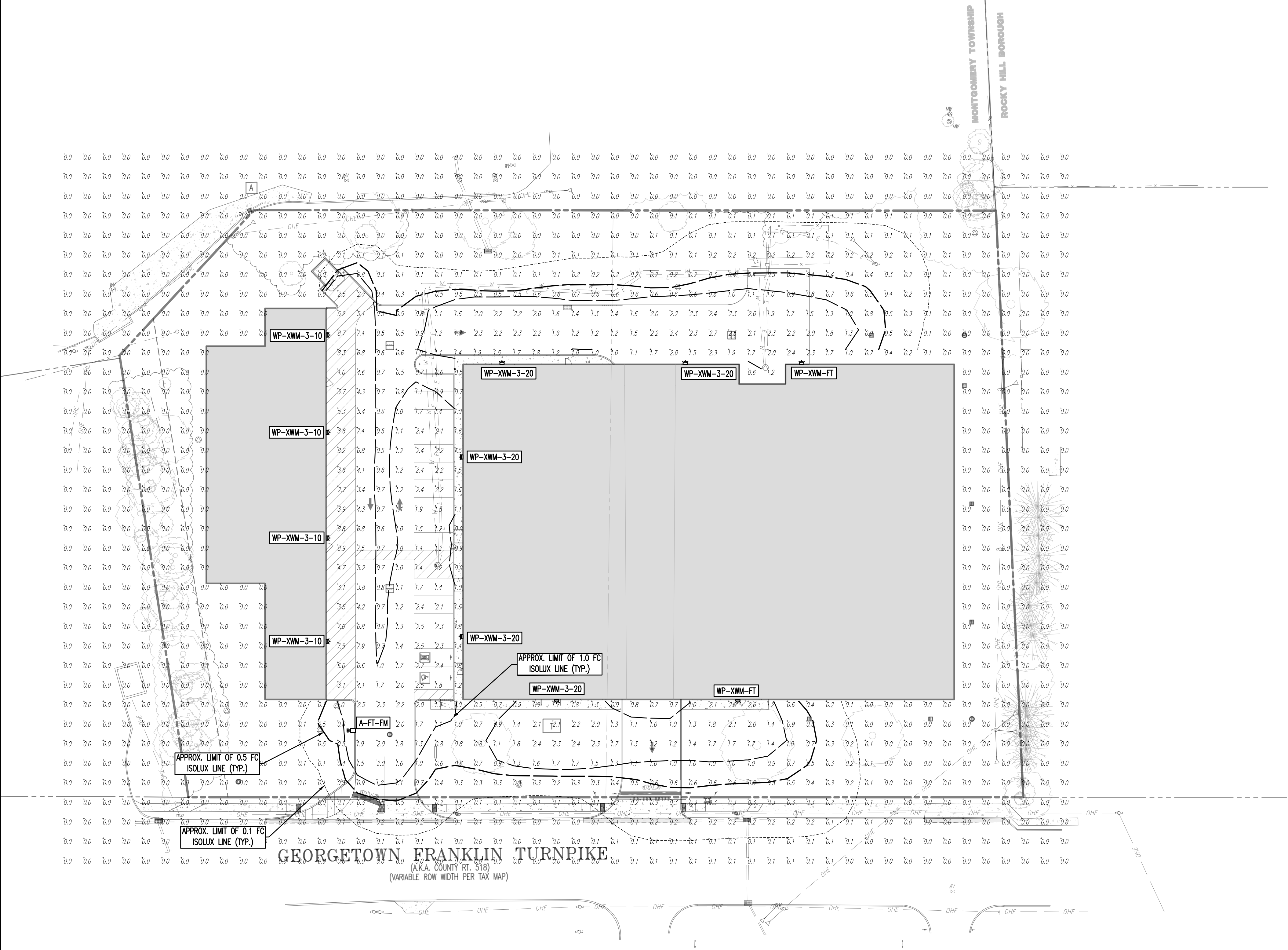
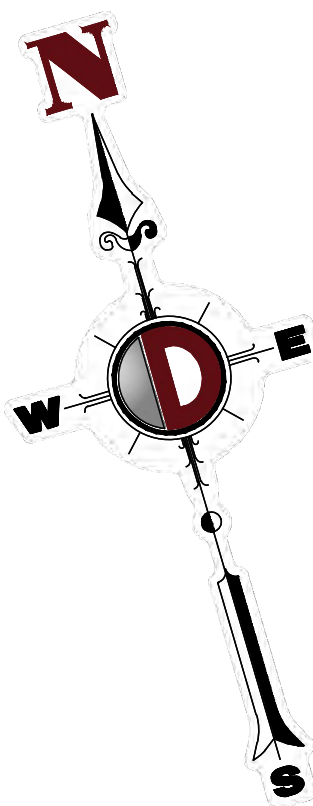
427.2' OF FRONTAGE ON ROUTE 518 SPACED 50' O.C.	9 STREET TREES REQUIRED
	6 STREET TREES PROPOSED (20' O.C.)

1. PER \$16-5.6-0.10, THE PLANT GUARANTEE PERIOD IS 2 YEARS AFTER TOWNSHIP APPROVAL.
2. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR AT LEAST TWO (2) YEARS FROM THE DATE OF LANDSCAPE INSPECTION FOR APPROVAL AND ANY PLANT MATERIAL THAT DOES NOT SURVIVE WITHIN THAT TIME PERIOD OR IS IN POOR CONDITION BASED UPON THE OPINION OF THE TOWNSHIP LANDSCAPE ARCHITECT SHALL BE REPLACED BY PLANT MATERIAL OF THE SAME SIZE AND SPECIES AT THE EXPENSE OF THE DEVELOPER.
3. DESIGN SHALL BE INSTALLED AND NEW PLANTING IN ORDER TO PREVENT BROWZING BY DEER AND/ OR THE TOWNSHIP OPEN SPACE AND SHADE TREE COMMITTEE HAS HAD THE MOST SUCCESS WITH 4" TALL WIRE MESH FENCING AND WOODEN STAKES. AFTER THE TREES MATURE, THE FENCE AND STAKES CAN BE REMOVED.

**SEE SHEET 17 OF 23 FOR LANDSCAPE PLAN DETAILS**

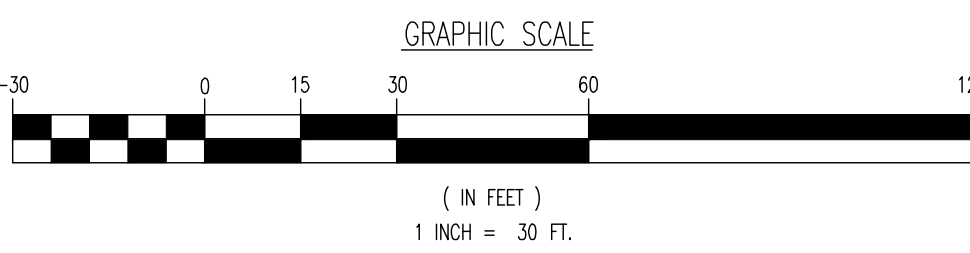
NOT TO SCALE, TO BE REMOVED ONCE TREES HAVE MATURED.





NOTE:  
EXCEPT ANY LIGHTING DETERMINED BY THE PLANNING BOARD TO BE NECESSARY AND/OR ADVISABLE FOR SECURITY PURPOSES, ALL OTHER LIGHTING SHALL BE CONTROLLED BY CIRCUIT TIMERS SO THAT LIGHTS ARE AUTOMATICALLY TURNED OFF AFTER BUSINESS HOURS.

SEE SHEET 17 OF 23 FOR LIGHTING PLAN DETAILS



LIGHTING LUMINAIRE SCHEDULE								
SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION
	1	A-FT	39	20 FT	SINGLE	1.000	LSI LIGHTING	AREA LIGHT
	4	WP-XWM-3-10	62	10 FT	SINGLE	1.000	LSI LIGHTING	WALL PACK LIGHT
	2	WP-XWM-FT	62	20 FT	SINGLE	1.000	LSI LIGHTING	WALL PACK LIGHT
	5	WP-XWM-3-20	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) - FLUSH MOUNT FOUNDATION (PED) - 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	0.91	8.9	0.0	N/A	N/A	ILLUMINATION LEVELS ON SITE
PAVEMENT	2.37	8.9	0.5	4.74	17.80	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 GUYARDAL 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  
A. 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. (816-5.4.8.1)  
B. 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. (816-5.4.8.2.a)  
C. THE LIGHTING FIXTURES ARE TO INCLUDE NON-GLARE LIGHTS WITH RECESSED LENSES, FOCUSED 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 CLOM. (816-5.4.8.2.b)  
D. 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. (816-5.4.8.2.c)  
E. 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. (816-5.4.8.2.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

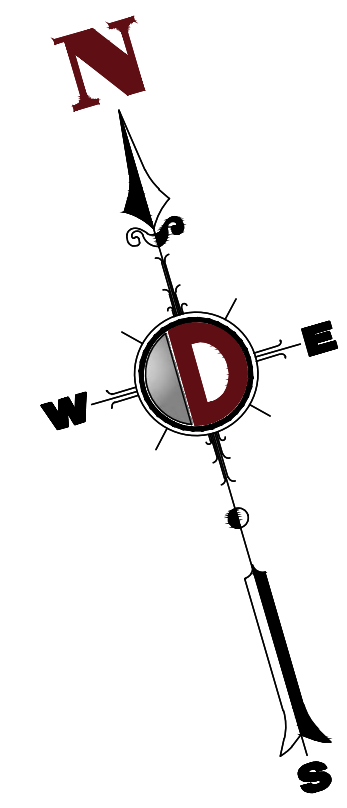
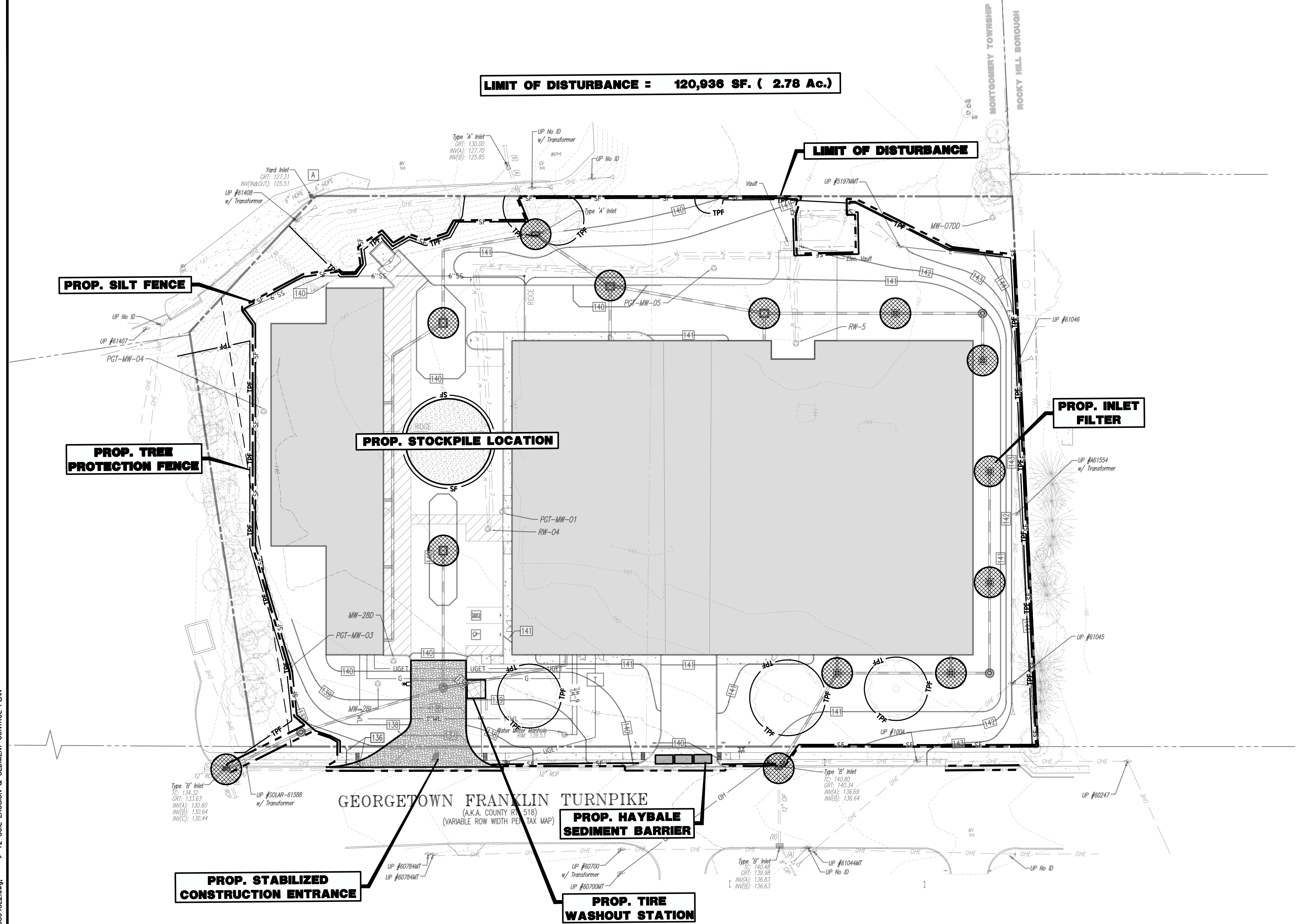
DATE: 06/08/2023  
SCALE: (H) 1"=30' (V)  
SHEET No: **11**  
OF 23  
Rev. # 2

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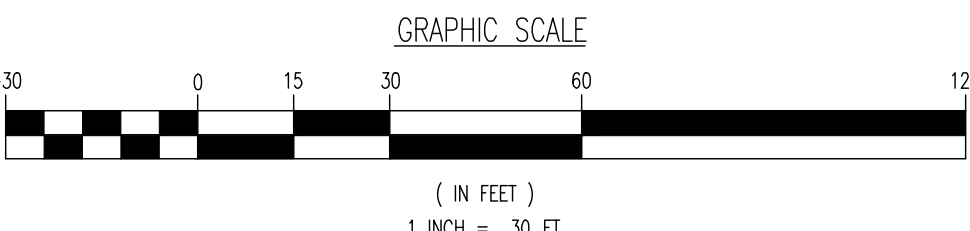




EROSION CONTROL LEGEND

- 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 23 FOR SOIL EROSION NOTES & DETAILS



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Newtown, Pennsylvania 1-202-683-0226 | Philadelphia, Pennsylvania 1-215-253-4688 | Bethlehem, Pennsylvania 1-610-998-4400

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:  
2334-22-00894  
DATE:  
06/08/2023  
DRAWN BY:  
UV  
DESIGNED BY:  
BC  
CHECKED BY:  
DT  
CHECKED BY:  
—  
SHEET No:  
**12**  
OF 23  
Rev. # 2

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

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

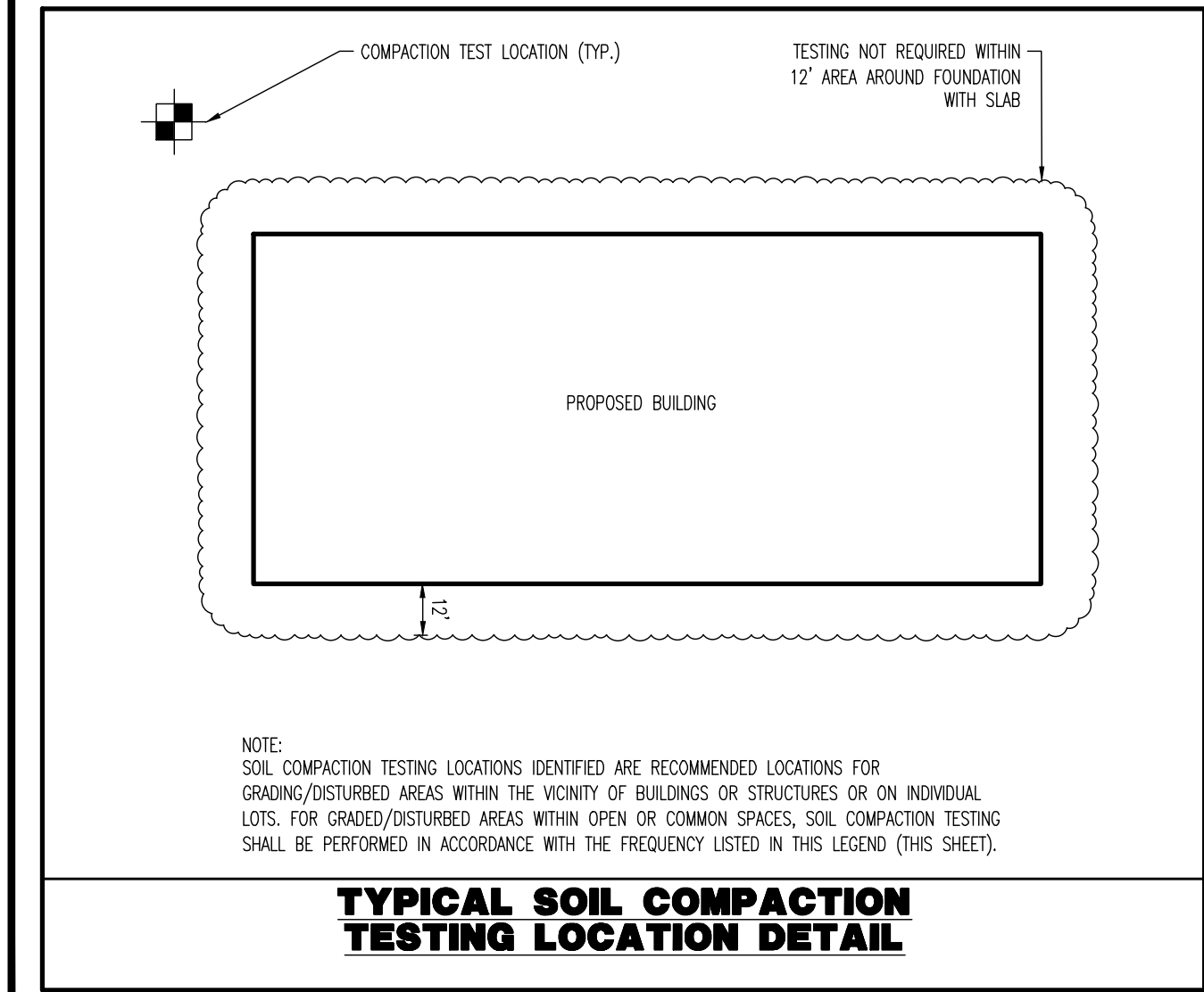
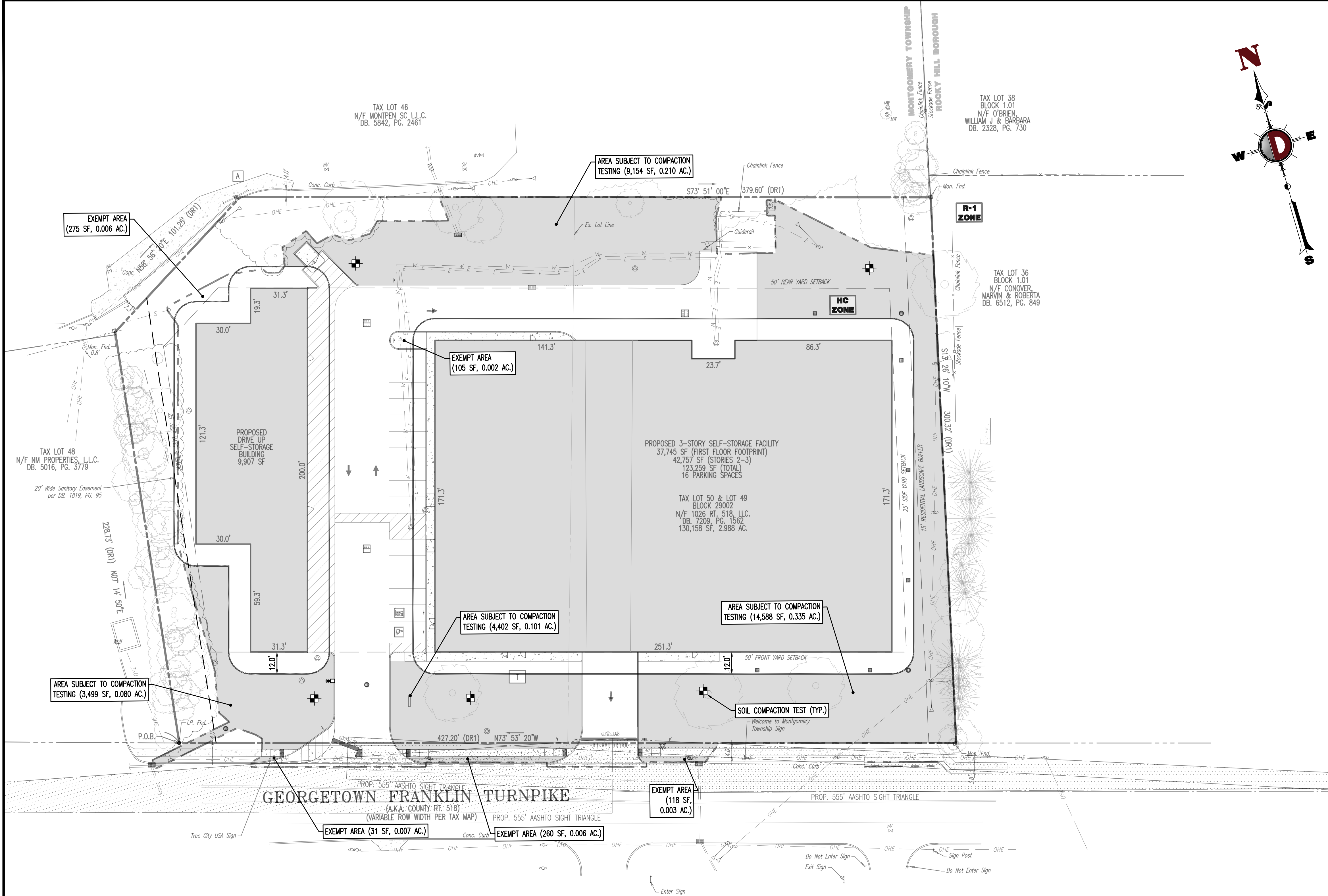
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File: P:\BECPC PROJECTS\2334\_Aco Murray\22-00894\_Montgomery\Site Plans\023342200894SE2.dwg, ---> 12 SOIL EROSION & SEDIMENT CONTROL PLAN

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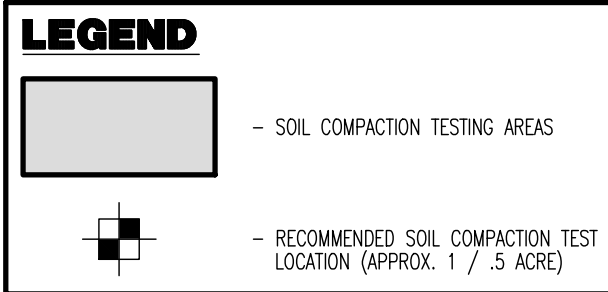
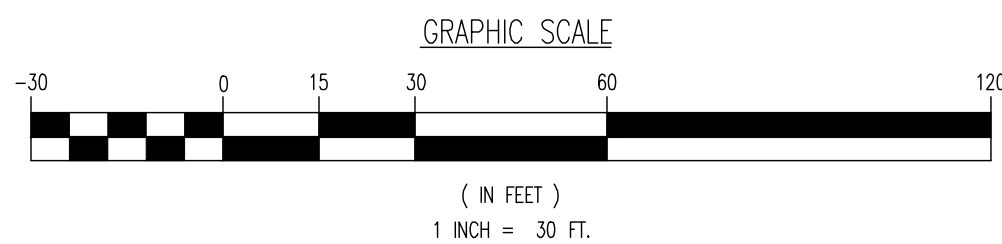


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#### SOIL COMPACTION MITIGATION NOTES

- 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

- Probing Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Tube Bulk Density Test (licensed professional engineer required)
- 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

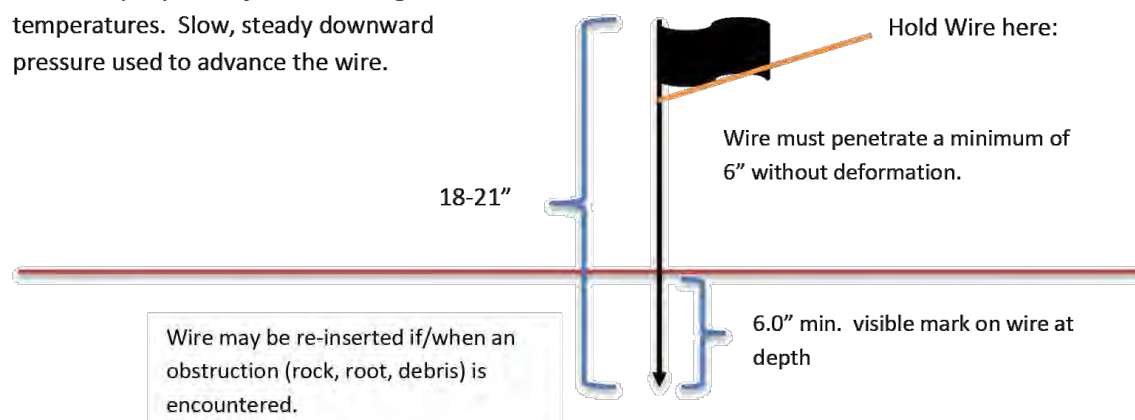
Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

**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

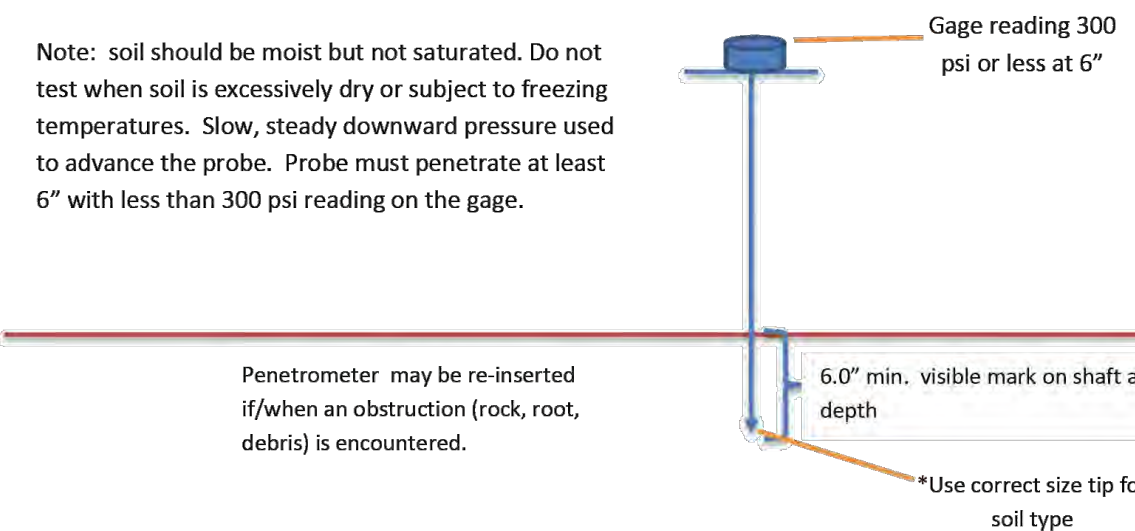
###### Probing Wire Test- 15.5 ga steel wire (survey flag)

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.

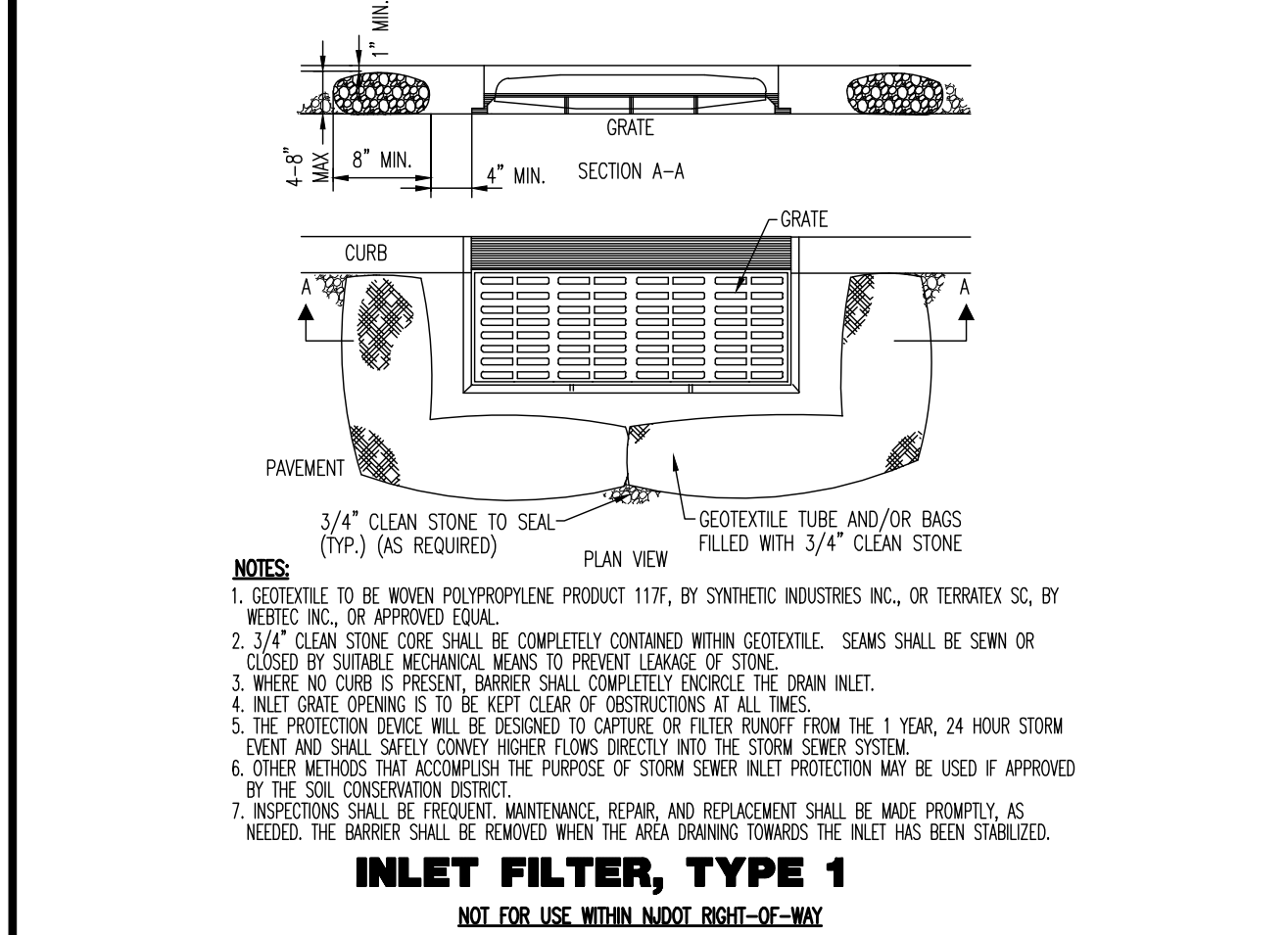


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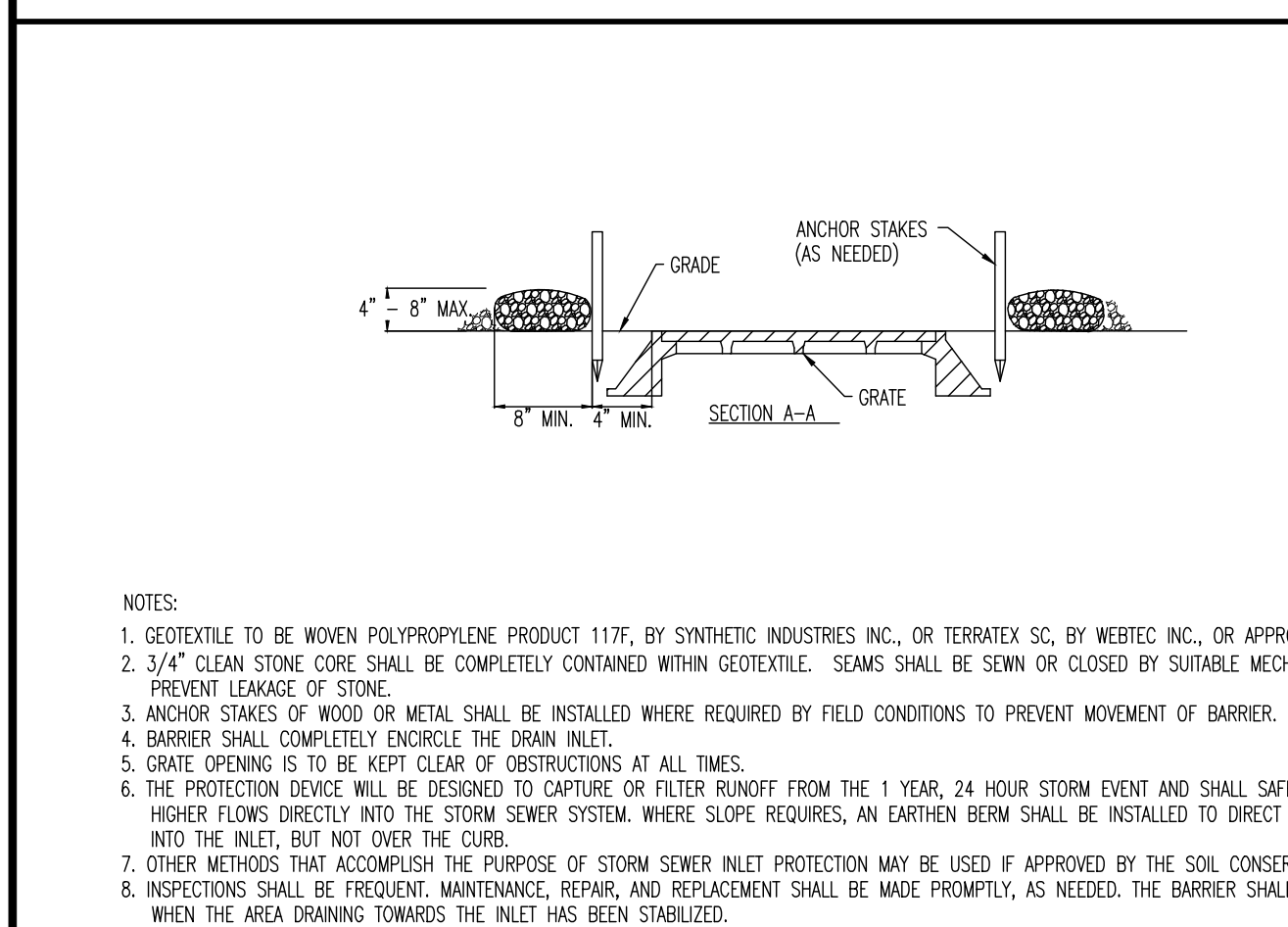
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TITLE: <b>SOIL MANAGEMENT &amp; RESTORATION PLAN</b>			
PROJECT: <b>RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY</b> BLOCK 29002, LOTS 49 & 50 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY		JOB No: 2334-22-00894 DATE: 06/08/2023 DRAWN BY: UV DESIGNED BY: BC CHECKED BY: DT CHECKED BY: -	SCALE: (H) 1"=30' (V) SHEET No: <b>13</b> OF 23 Rev. # 2
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908		DANIEL A. TARABOKIJA PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56963	
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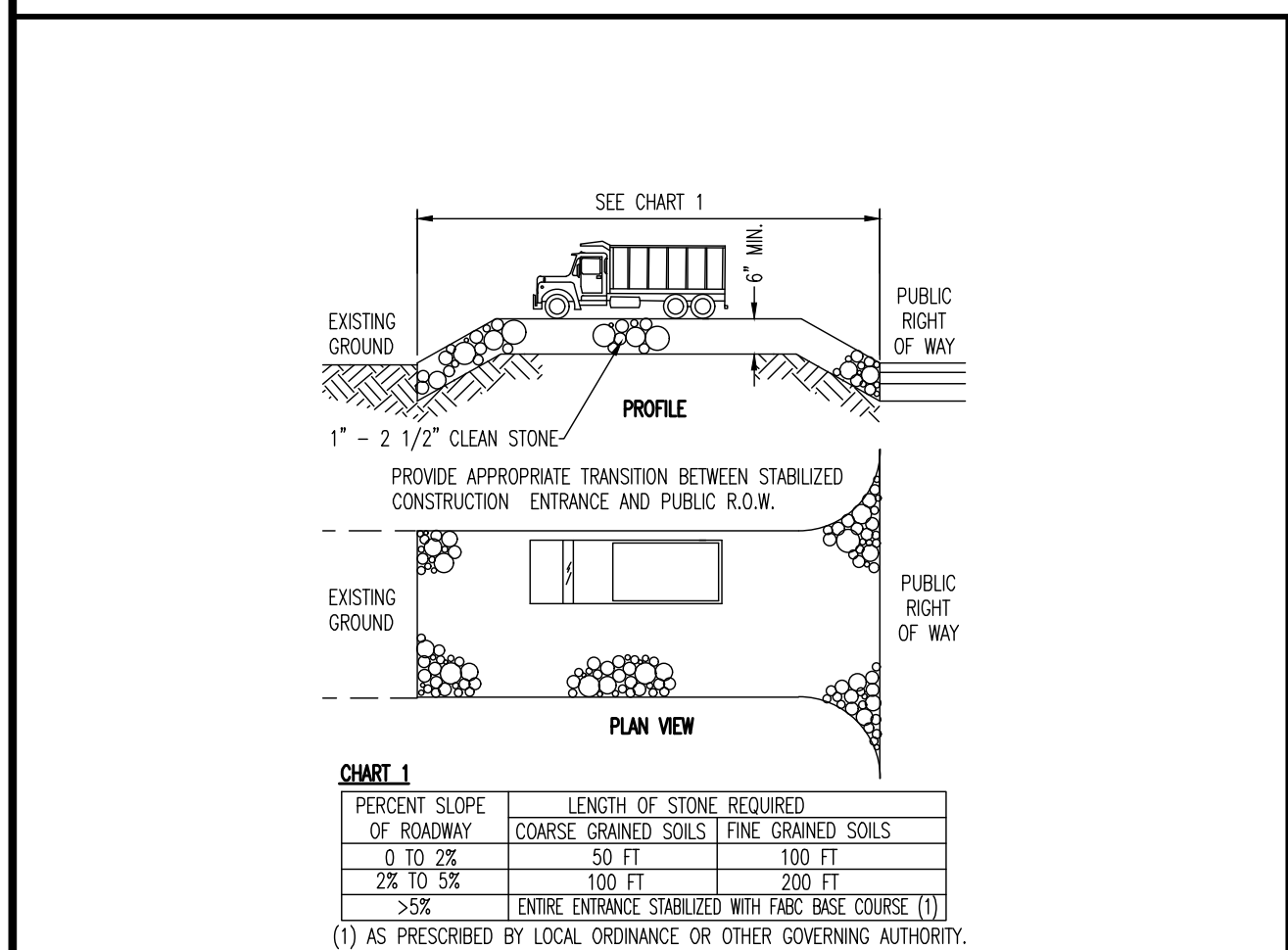
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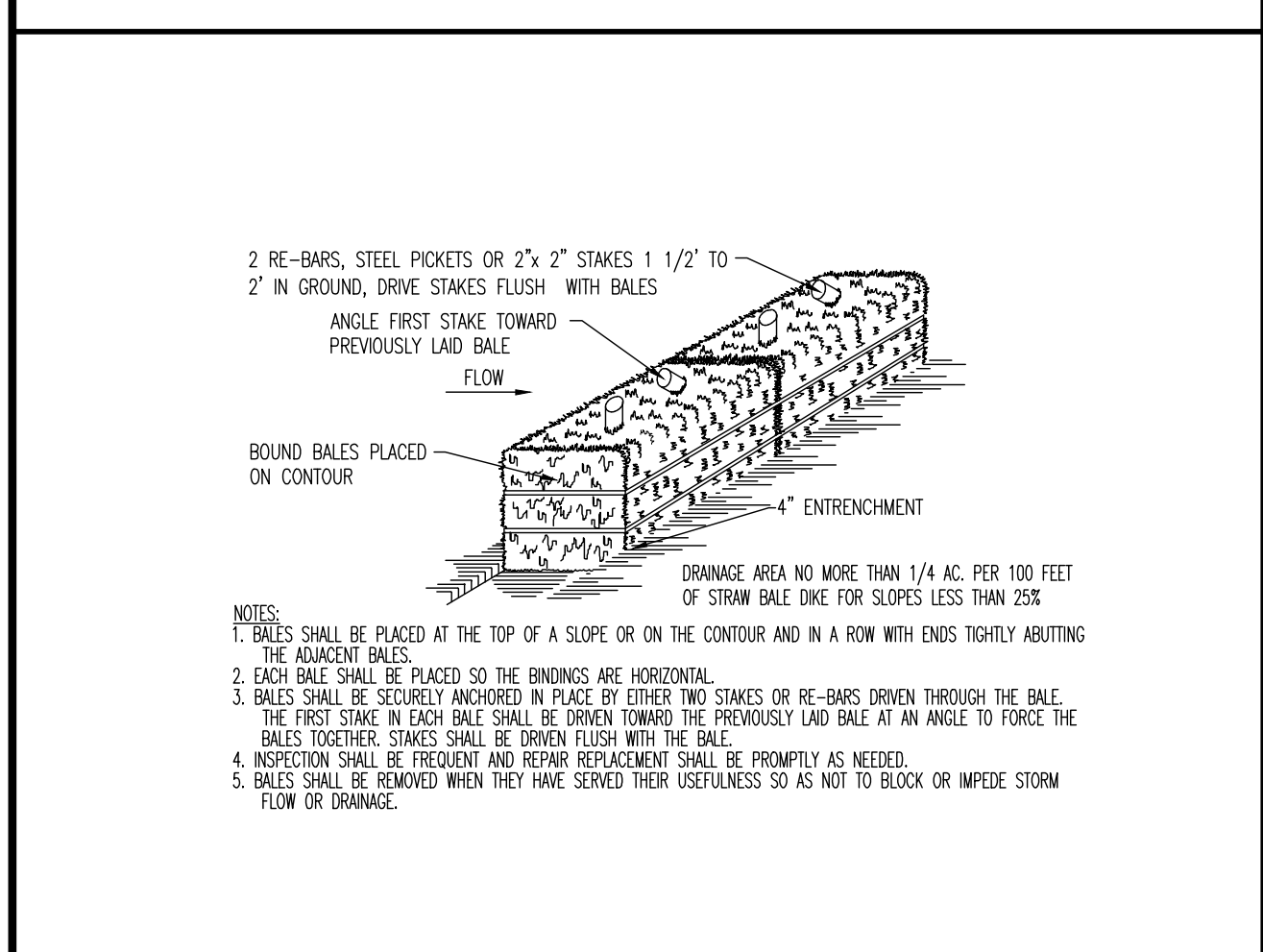
**INLET FILTER, TYPE 1**  
NOT FOR USE WITH INLET RIGHT-OF-WAY



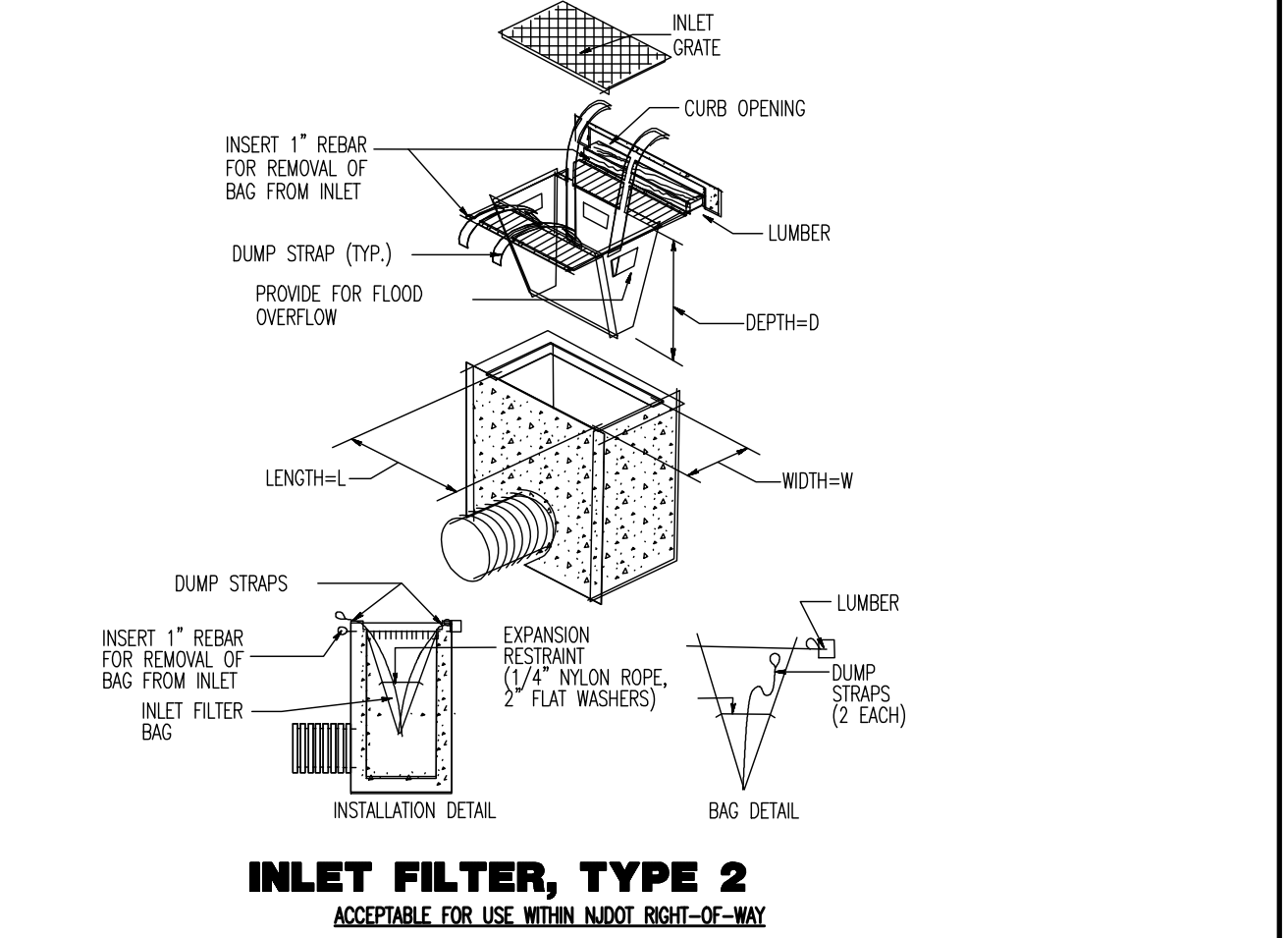
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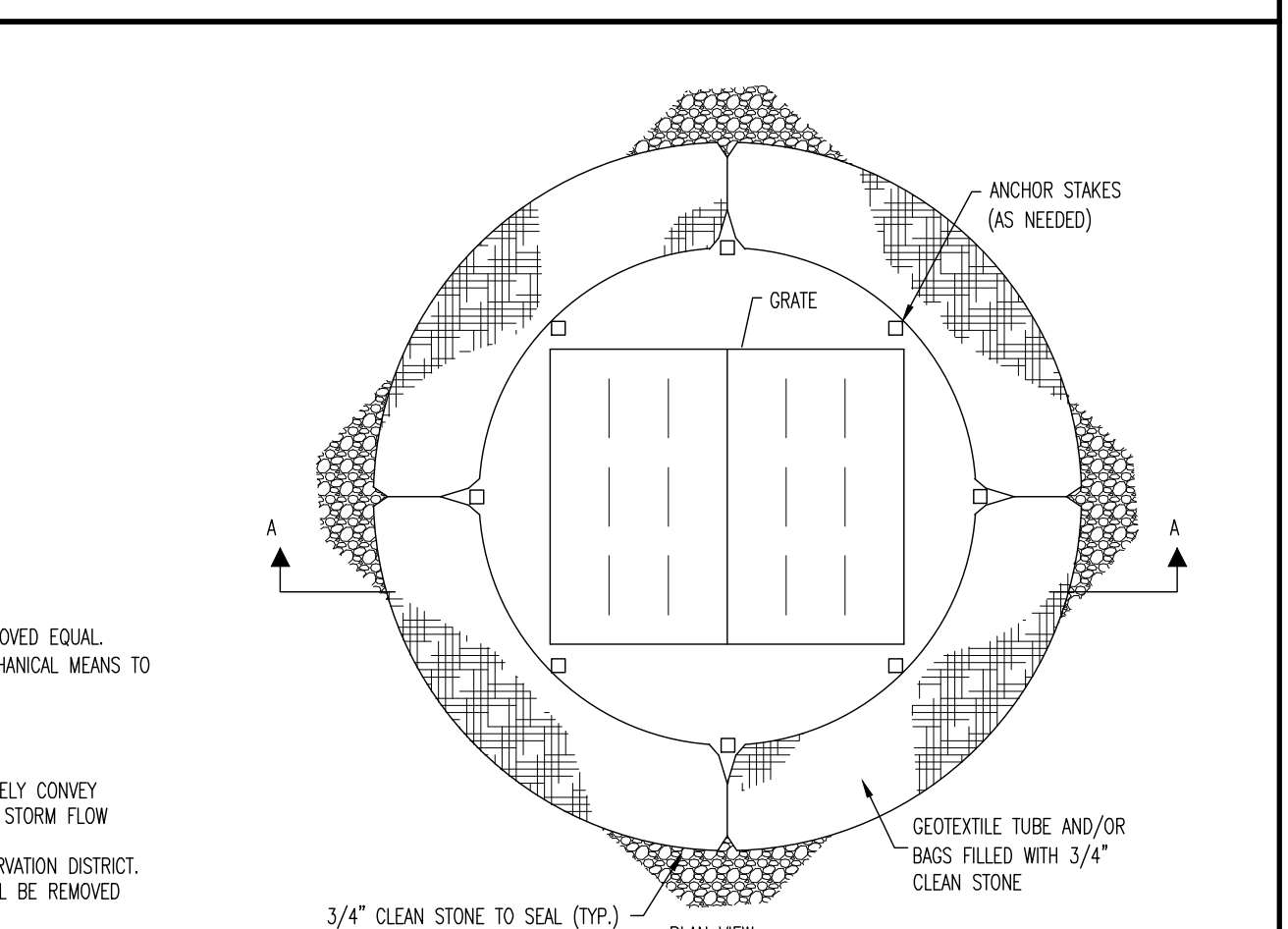
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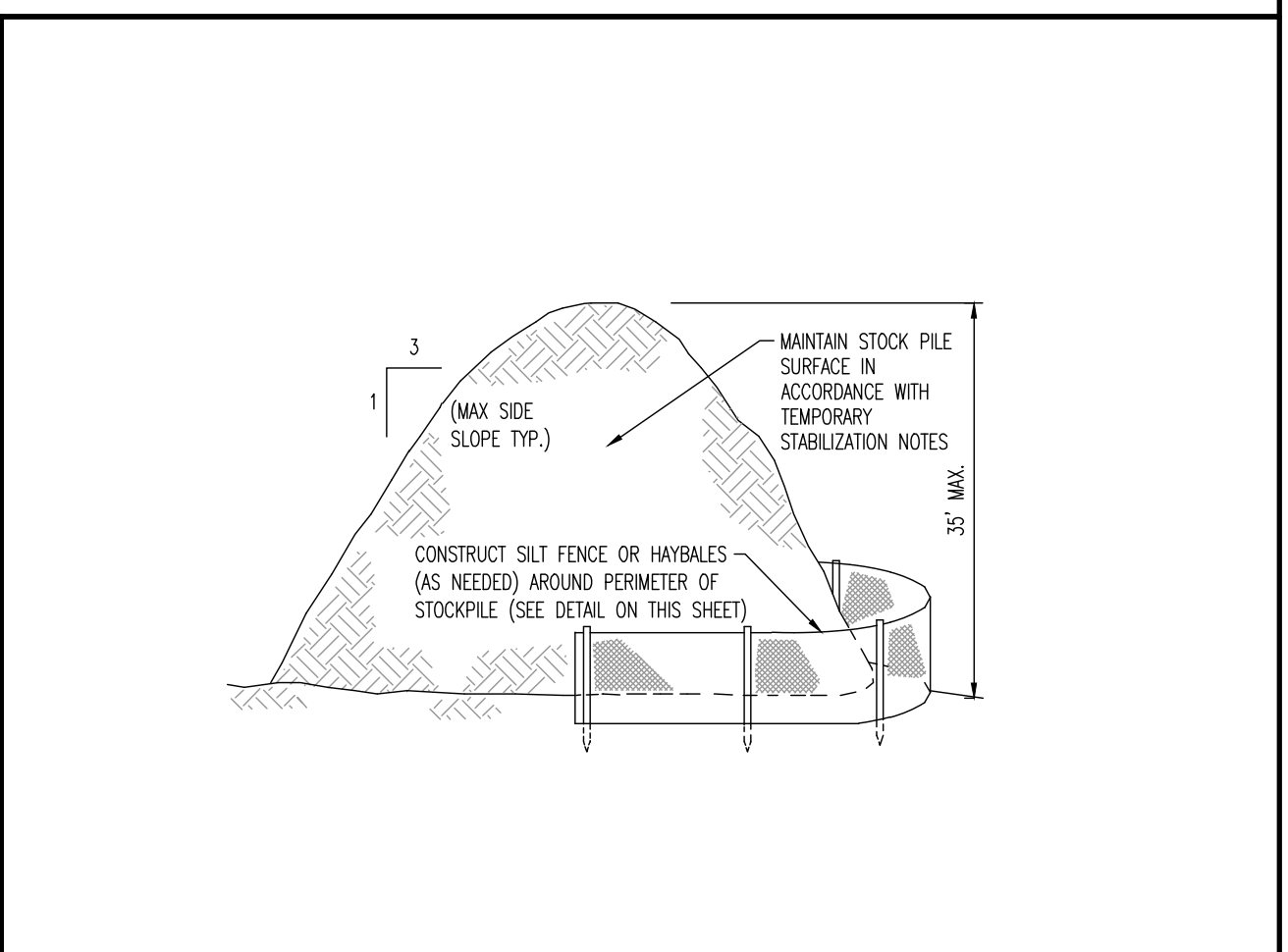
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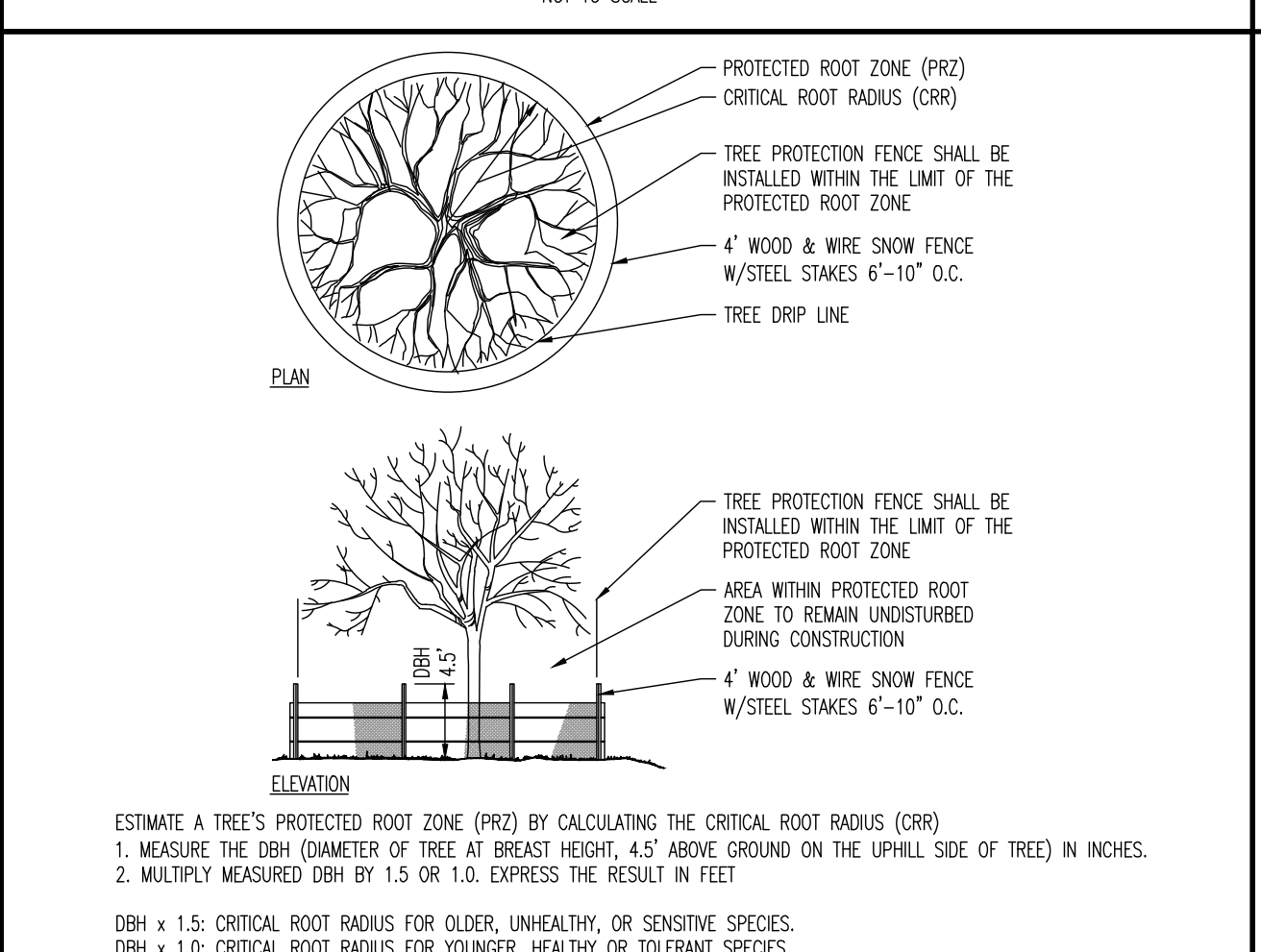
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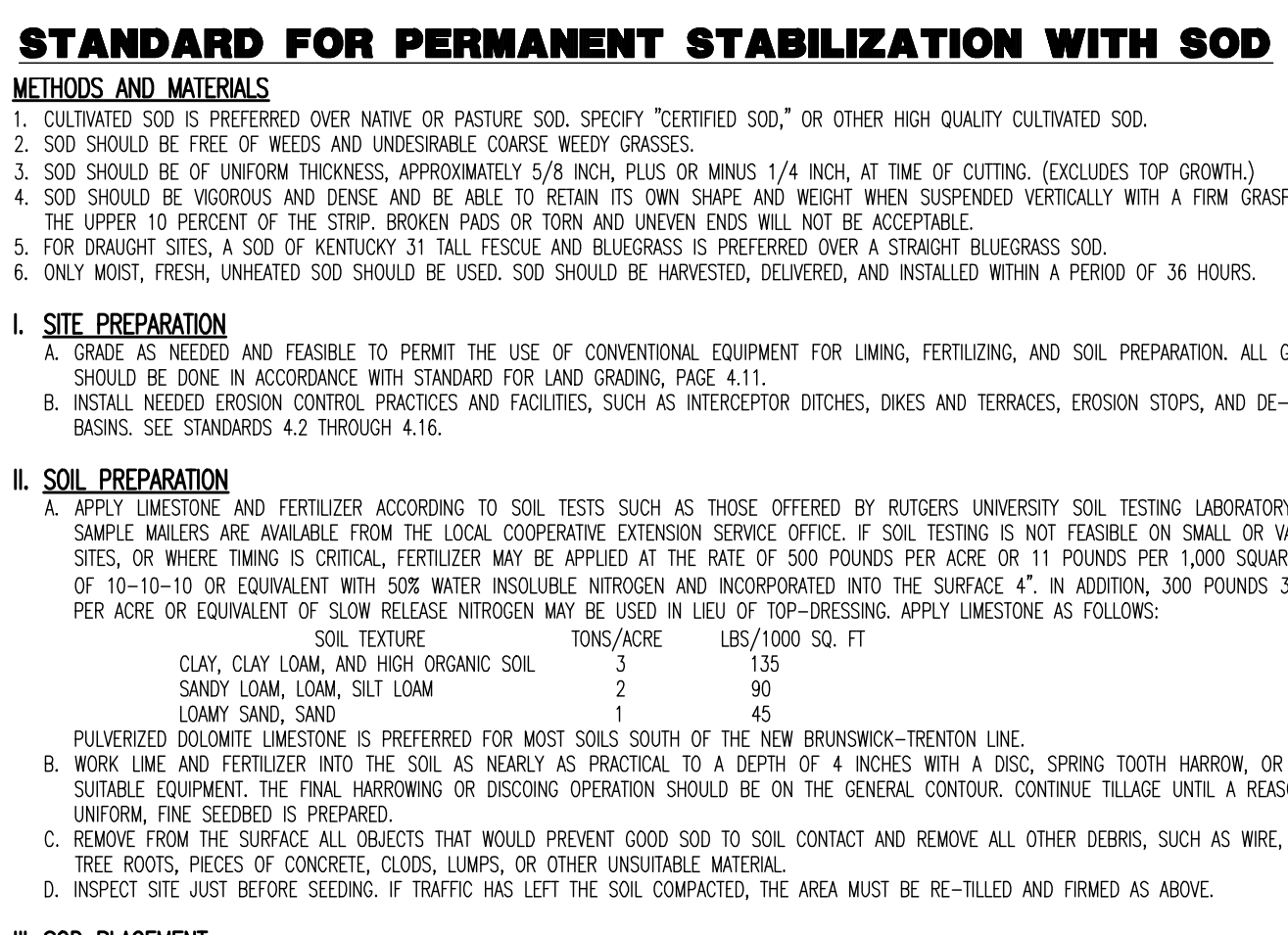
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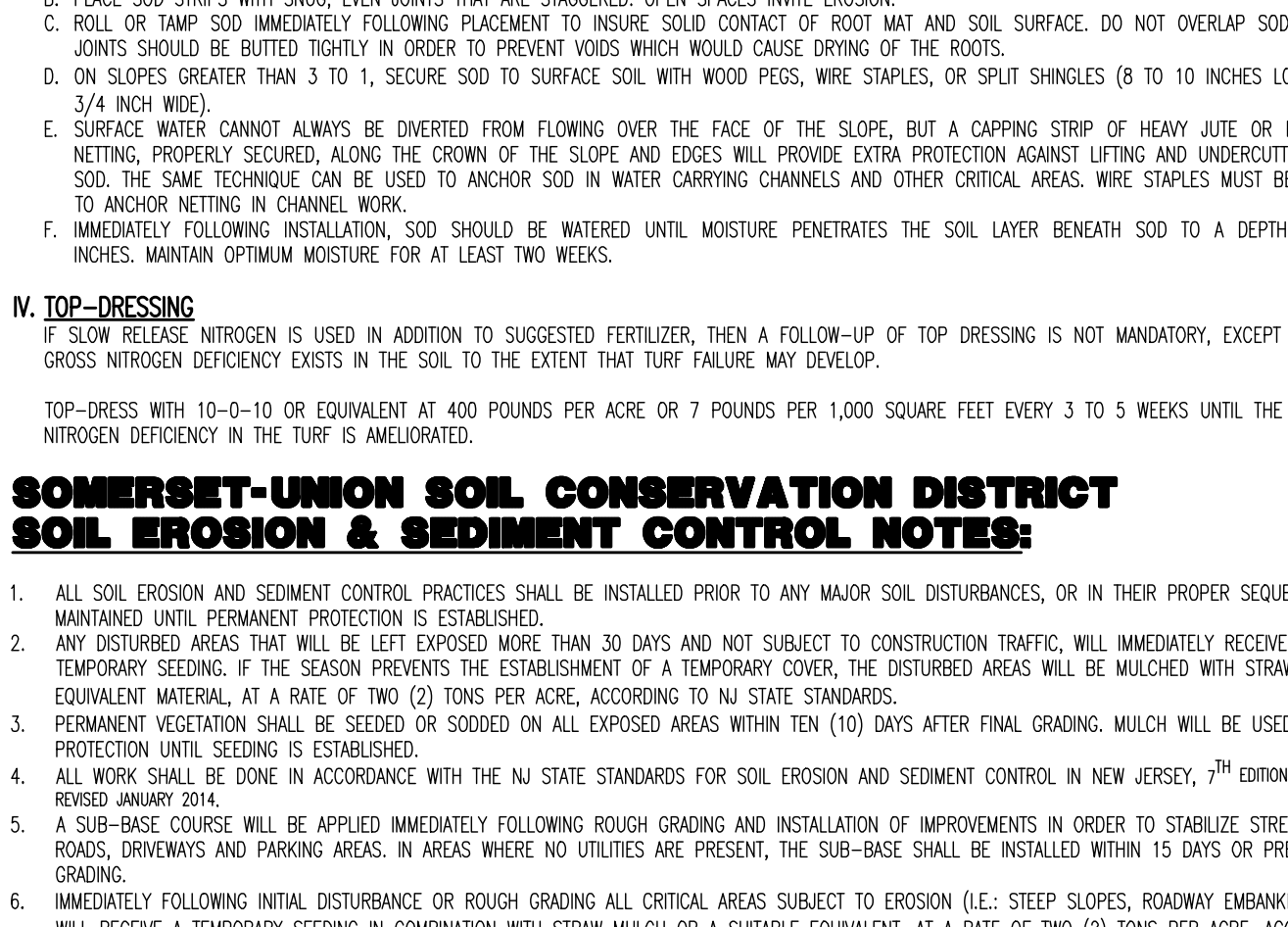
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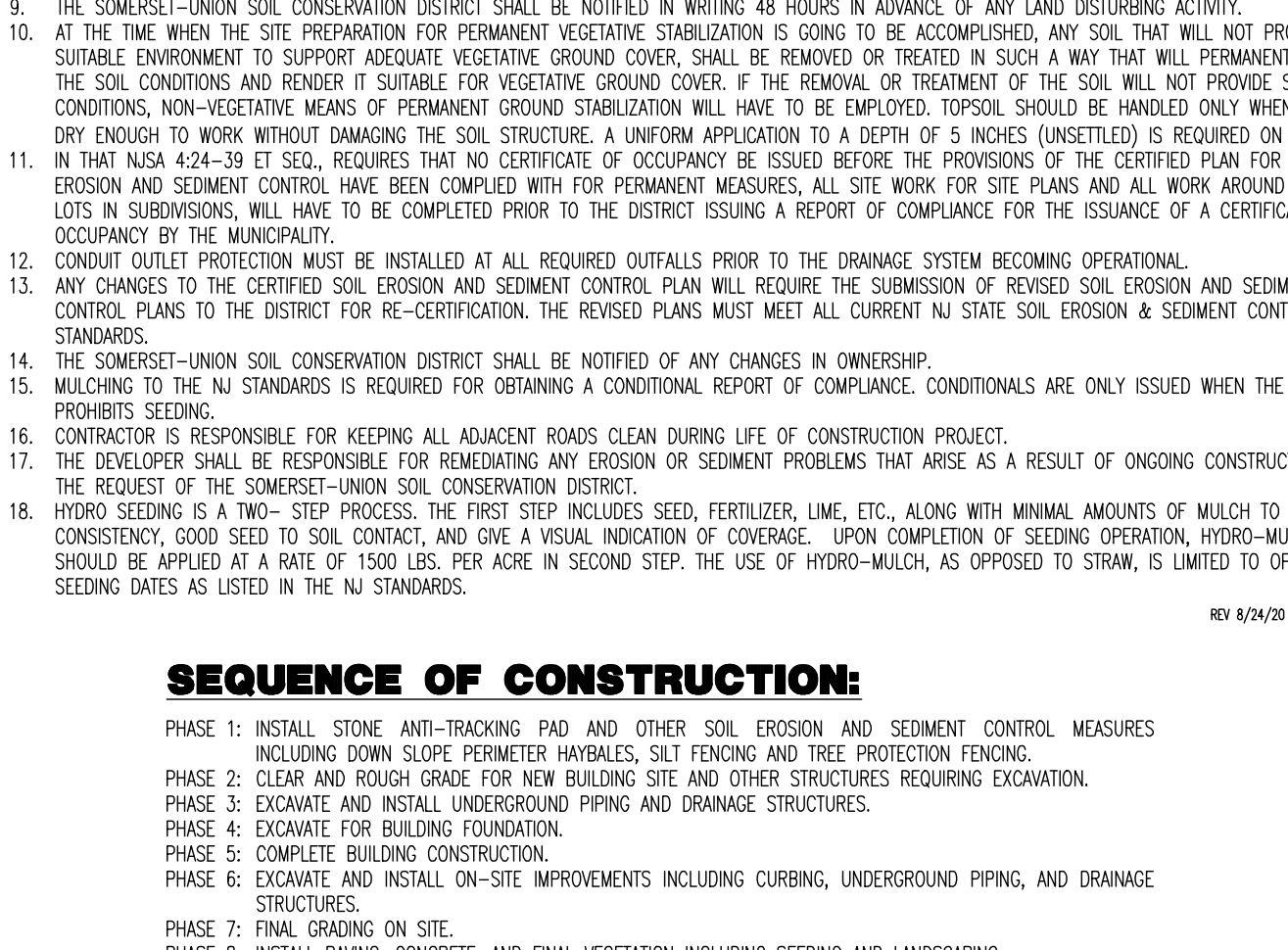
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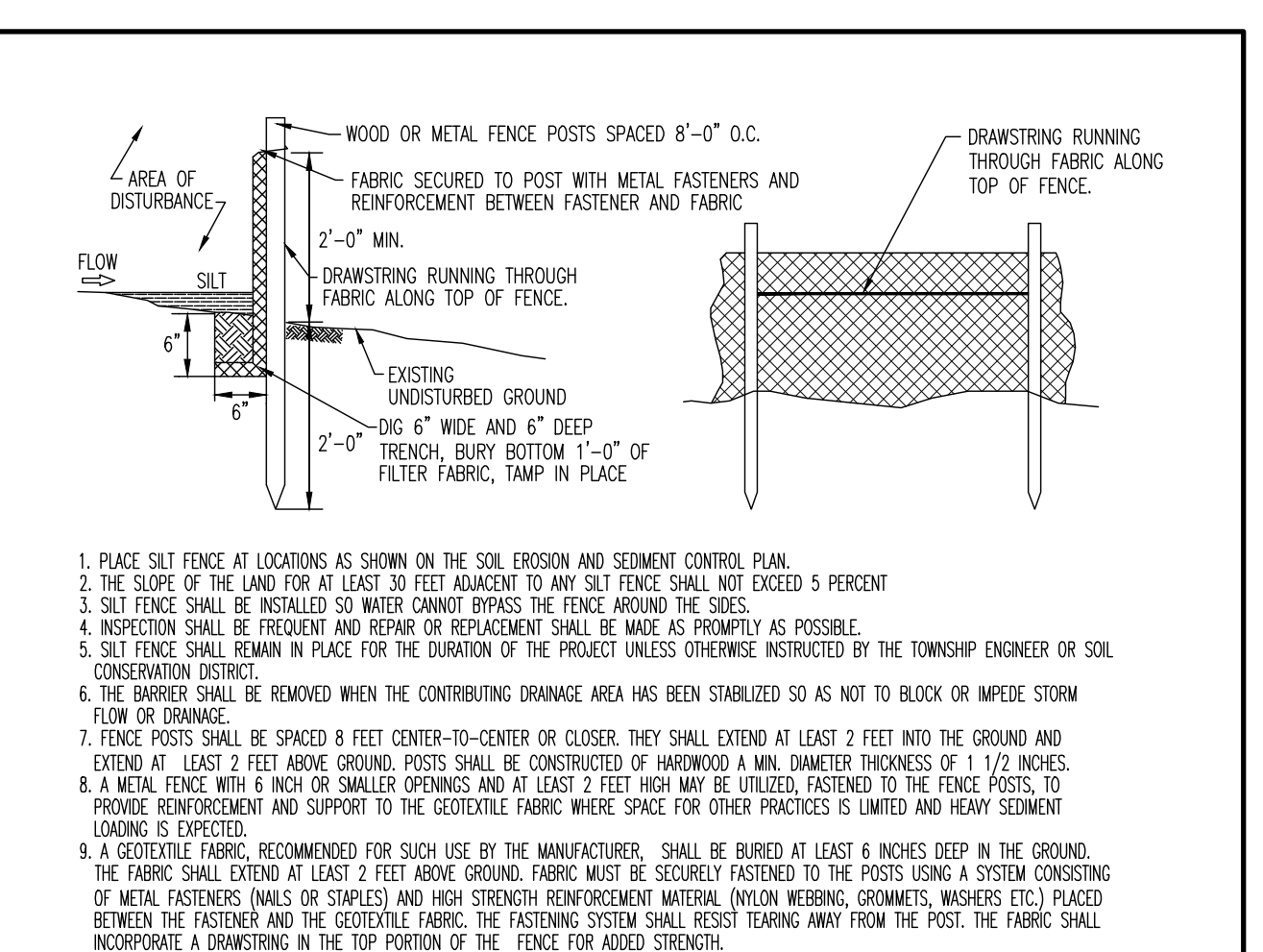
**STANDARD FOR PERMANENT STABILIZATION WITH SOD**  
METHODS AND MATERIALS



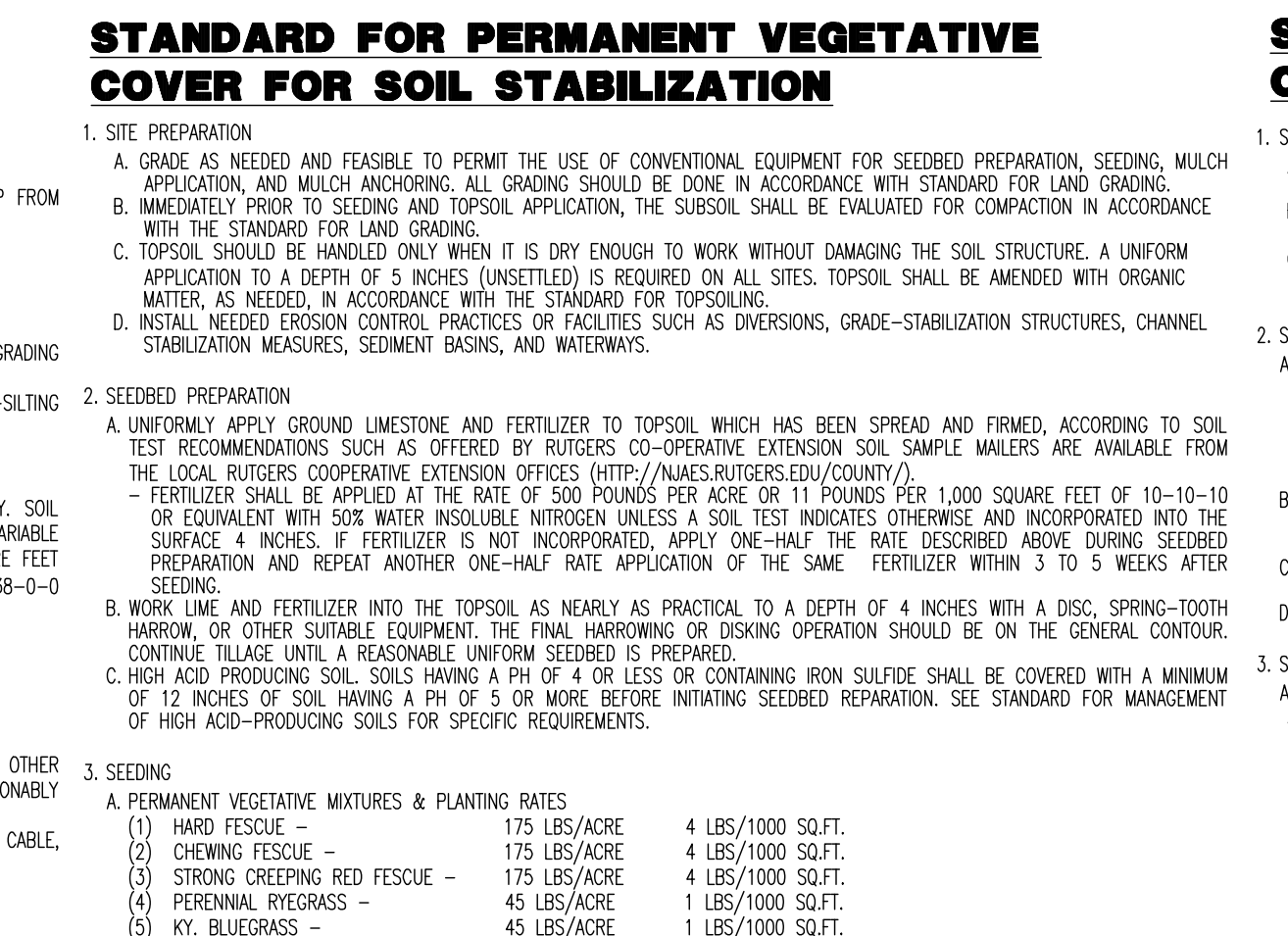
**STANDARD FOR PERMANENT STABILIZATION WITH SOD**  
METHODS AND MATERIALS



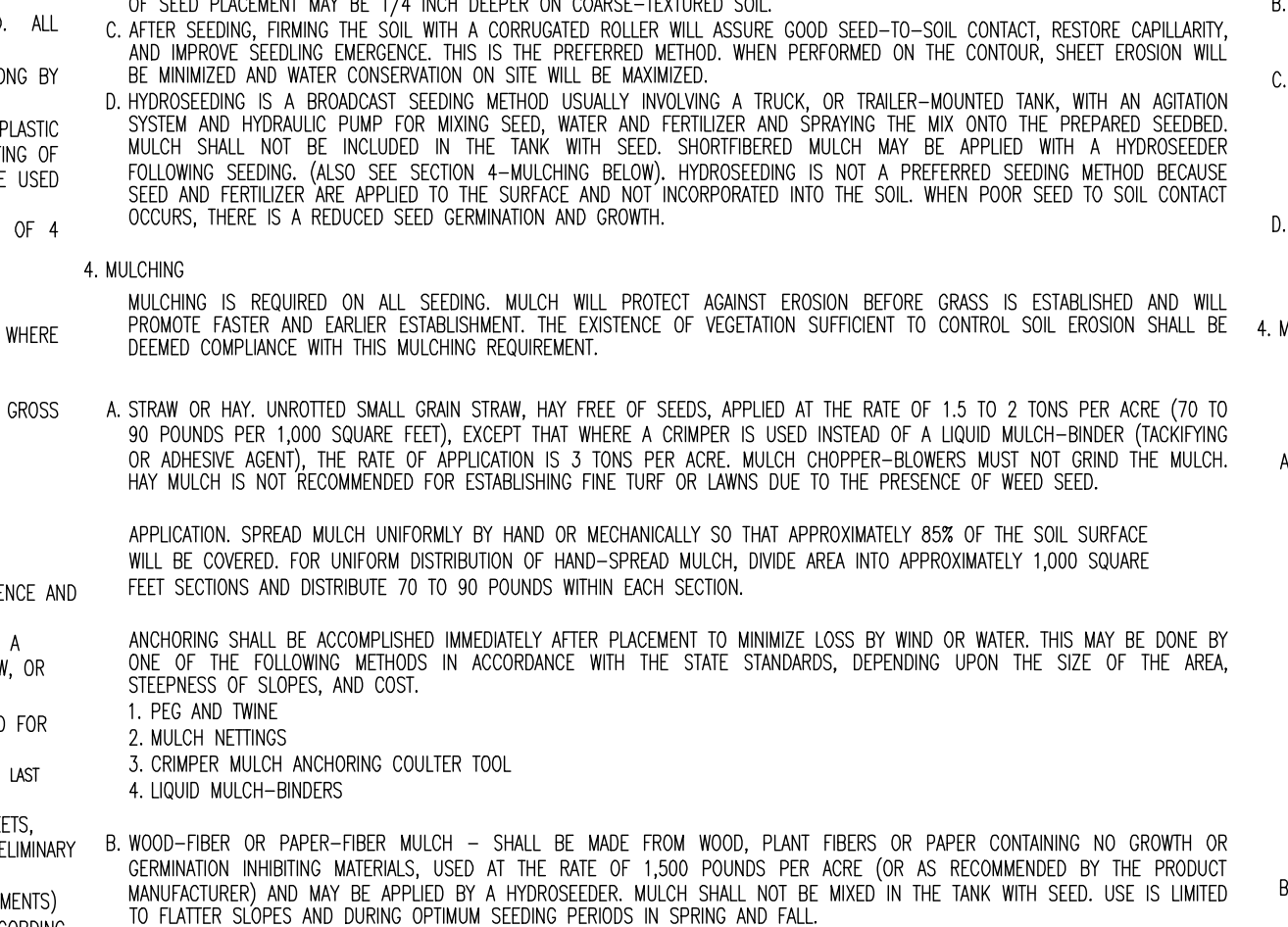
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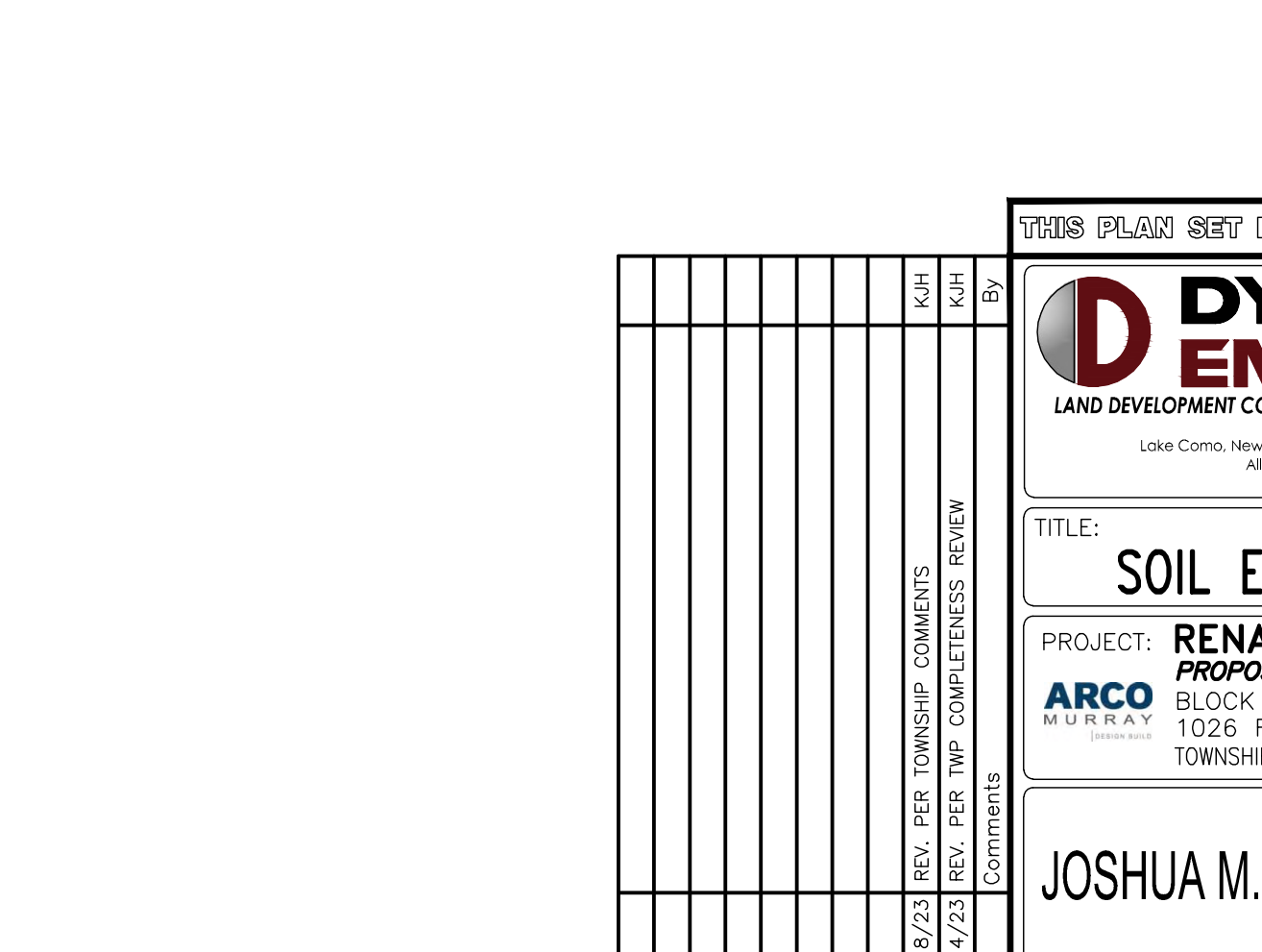
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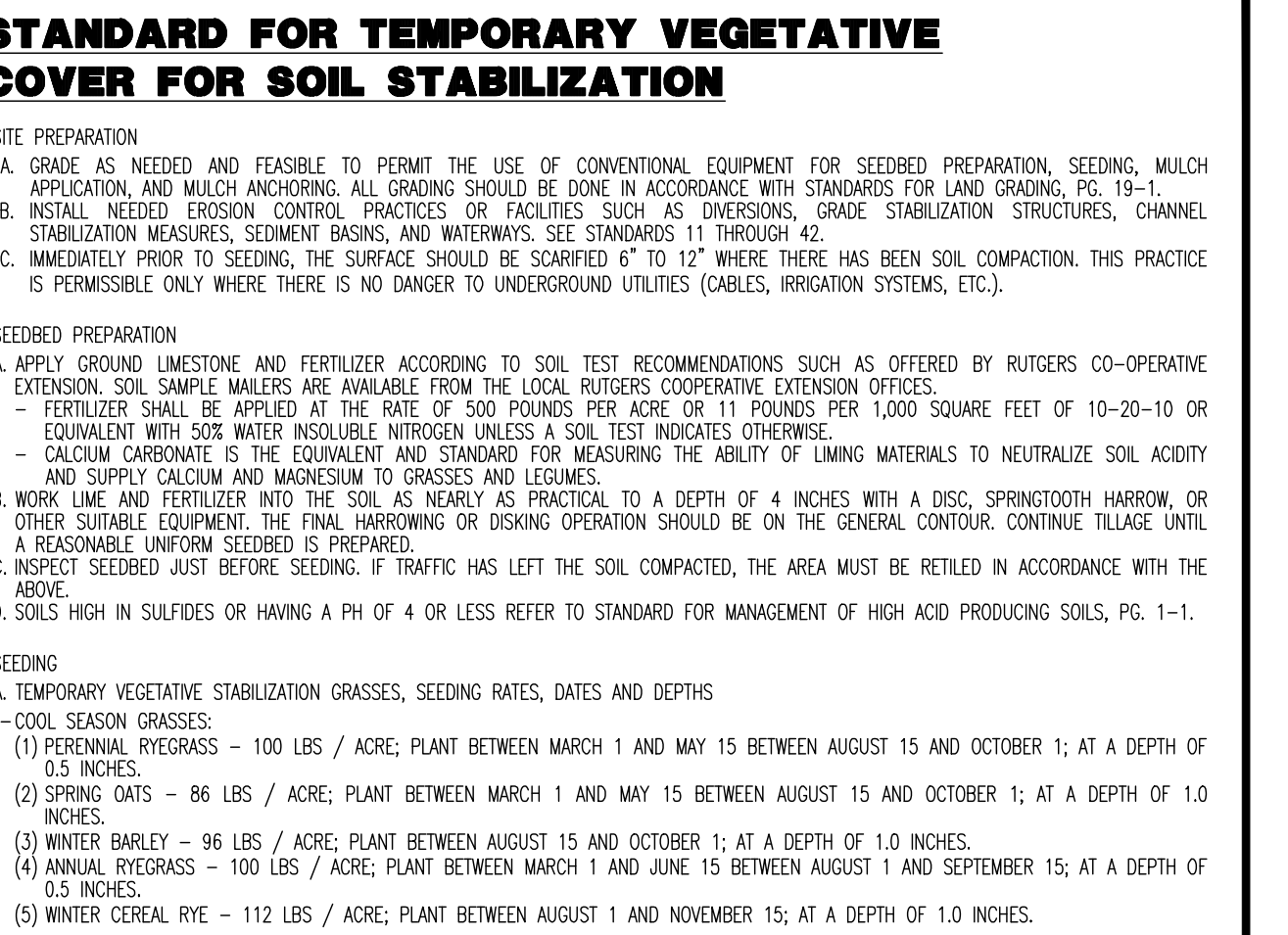
**STANDARD FOR PERMANENT STABILIZATION WITH SOD**  
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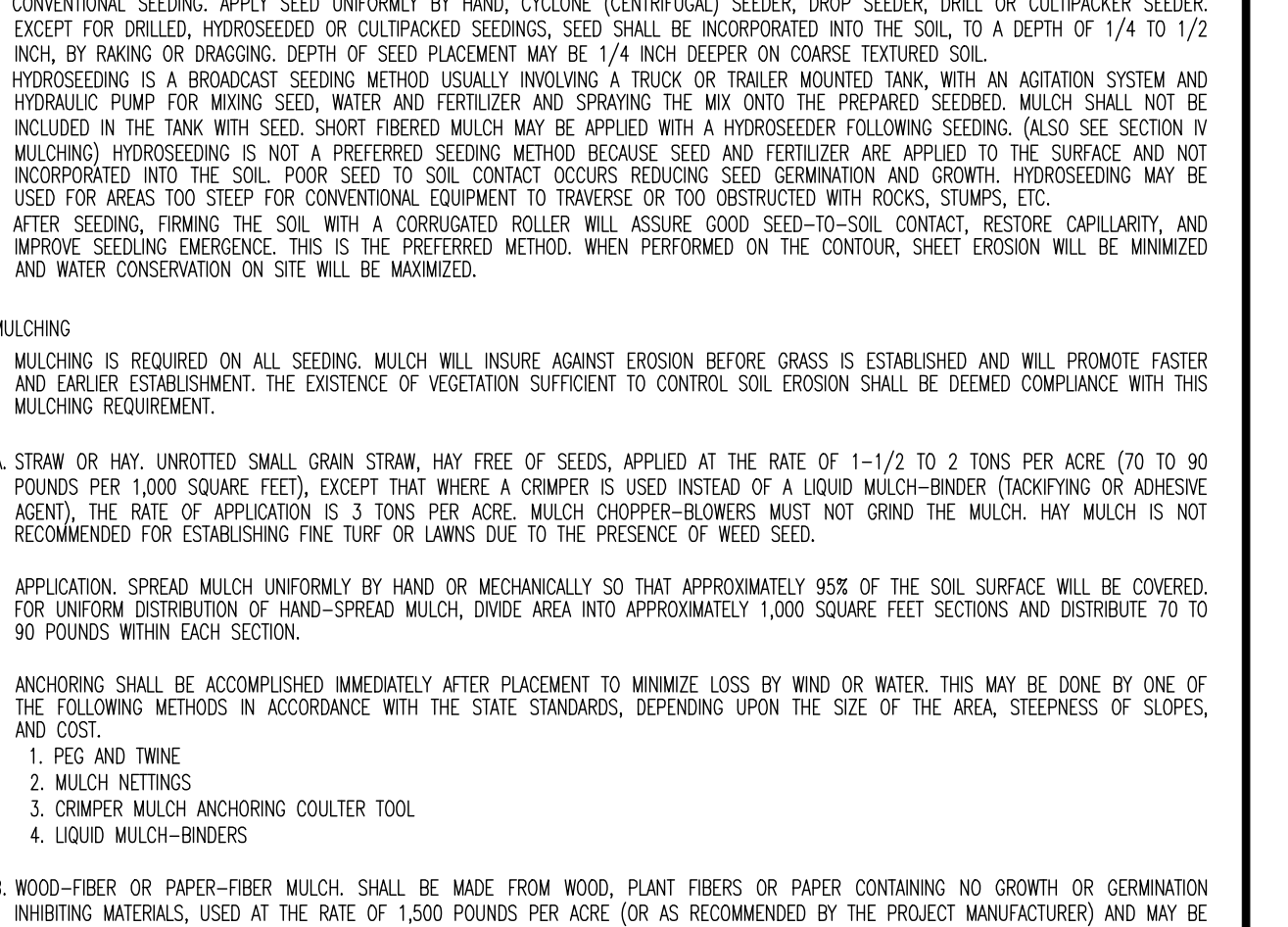
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METHODS AND MATERIALS



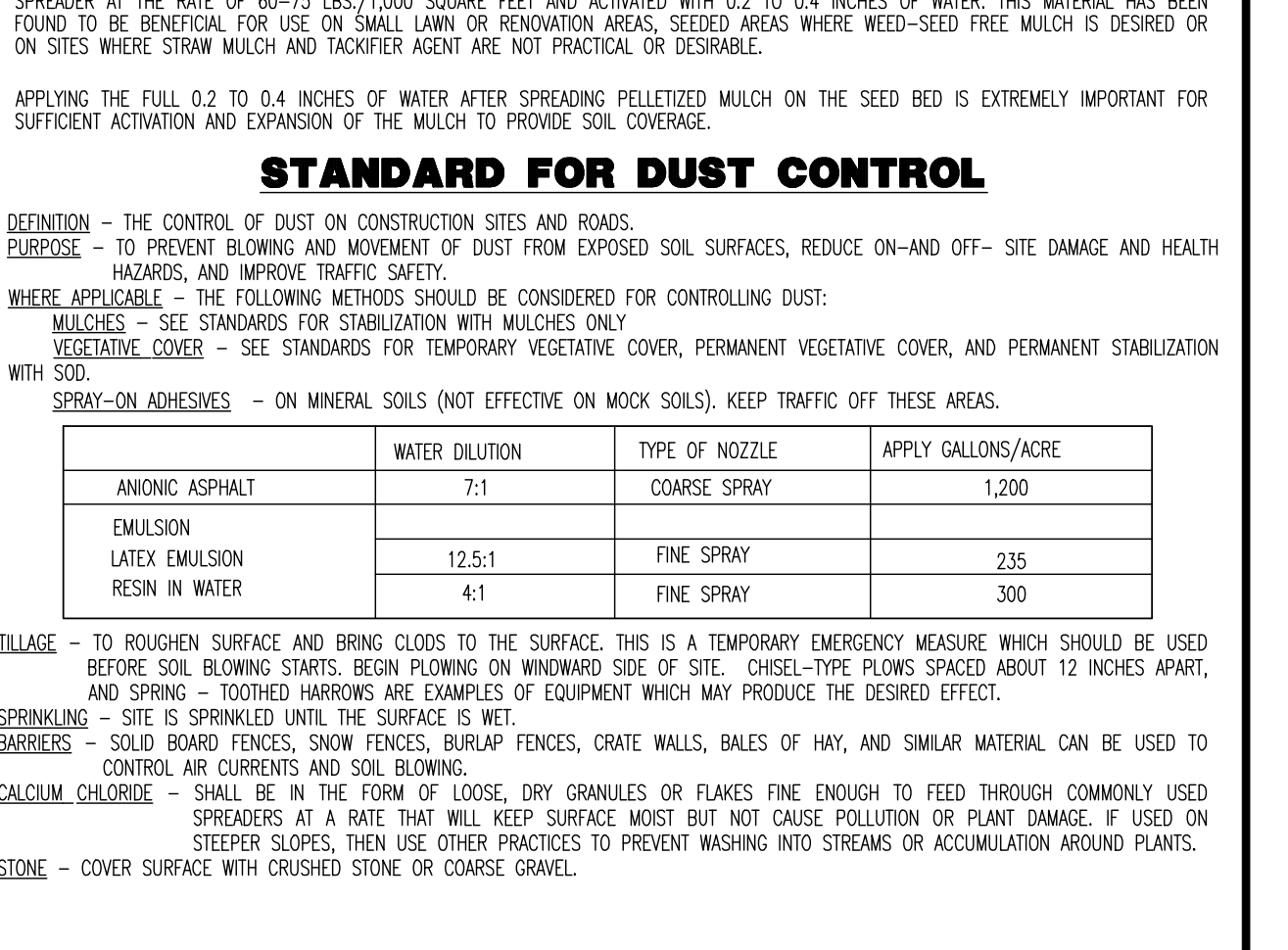
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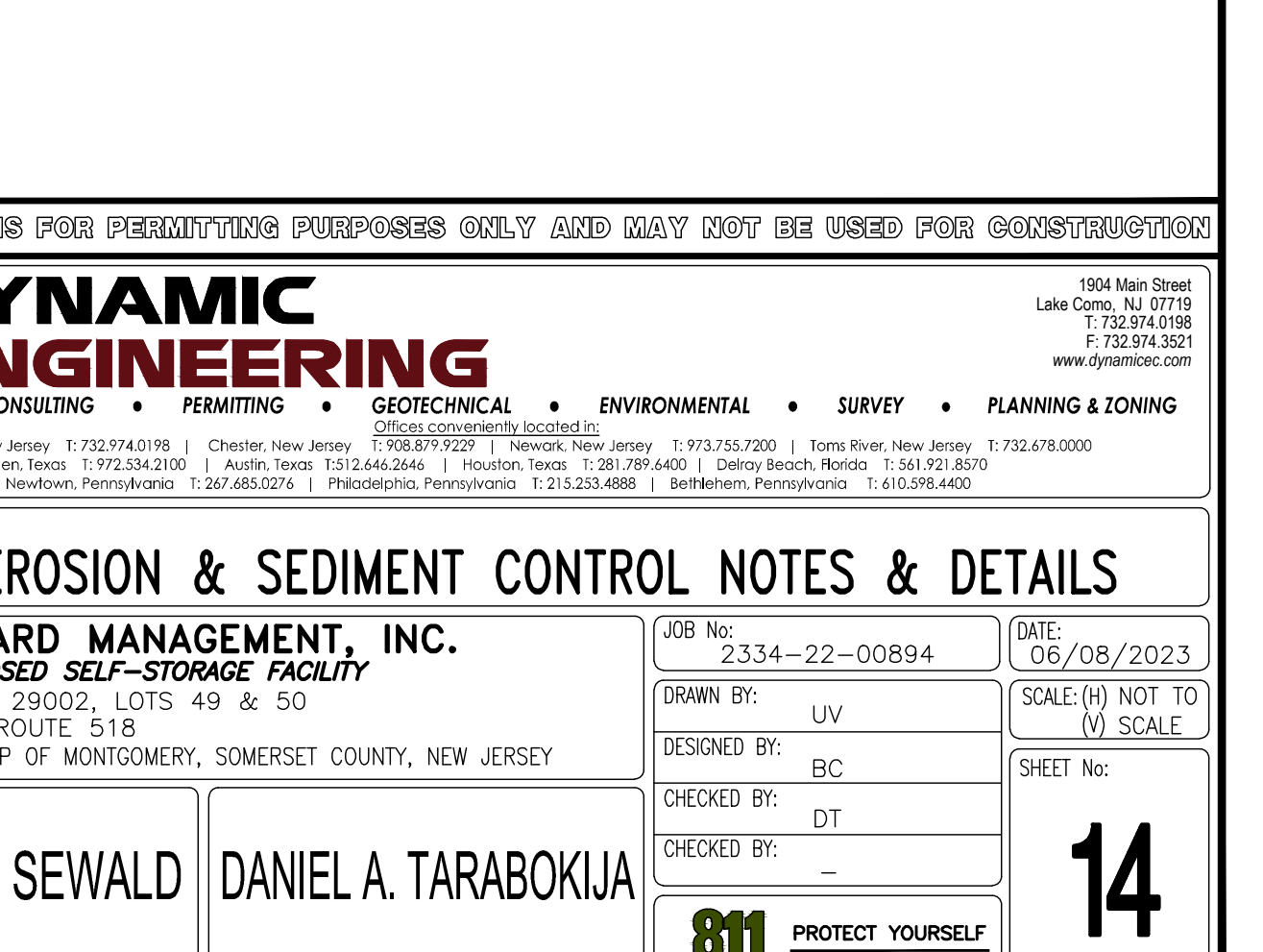
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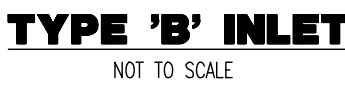
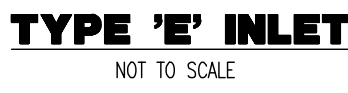


**STANDARD FOR PERMANENT STABILIZATION WITH SOD**  
METHODS AND MATERIALS



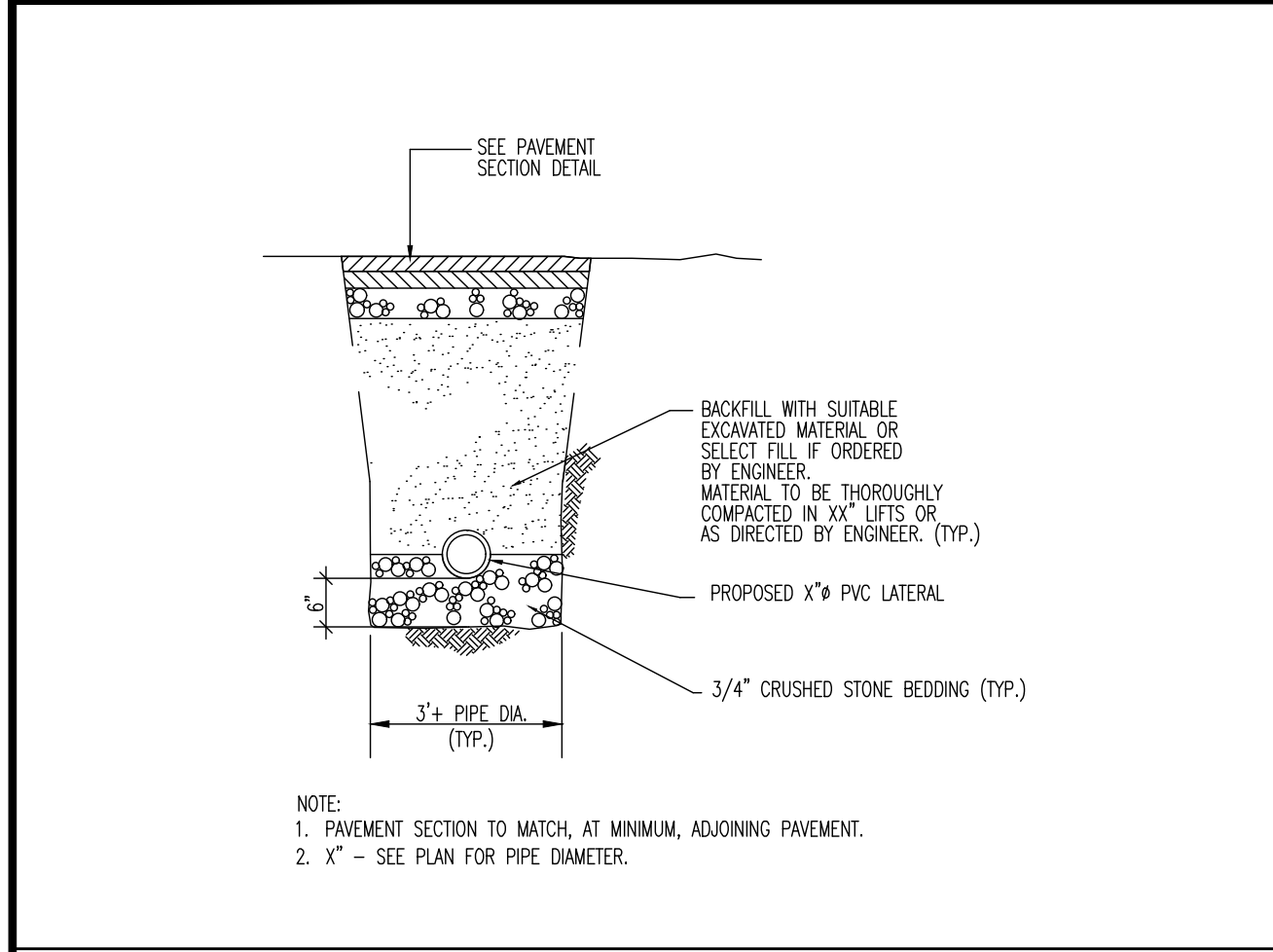
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METHODS AND MATERIALS





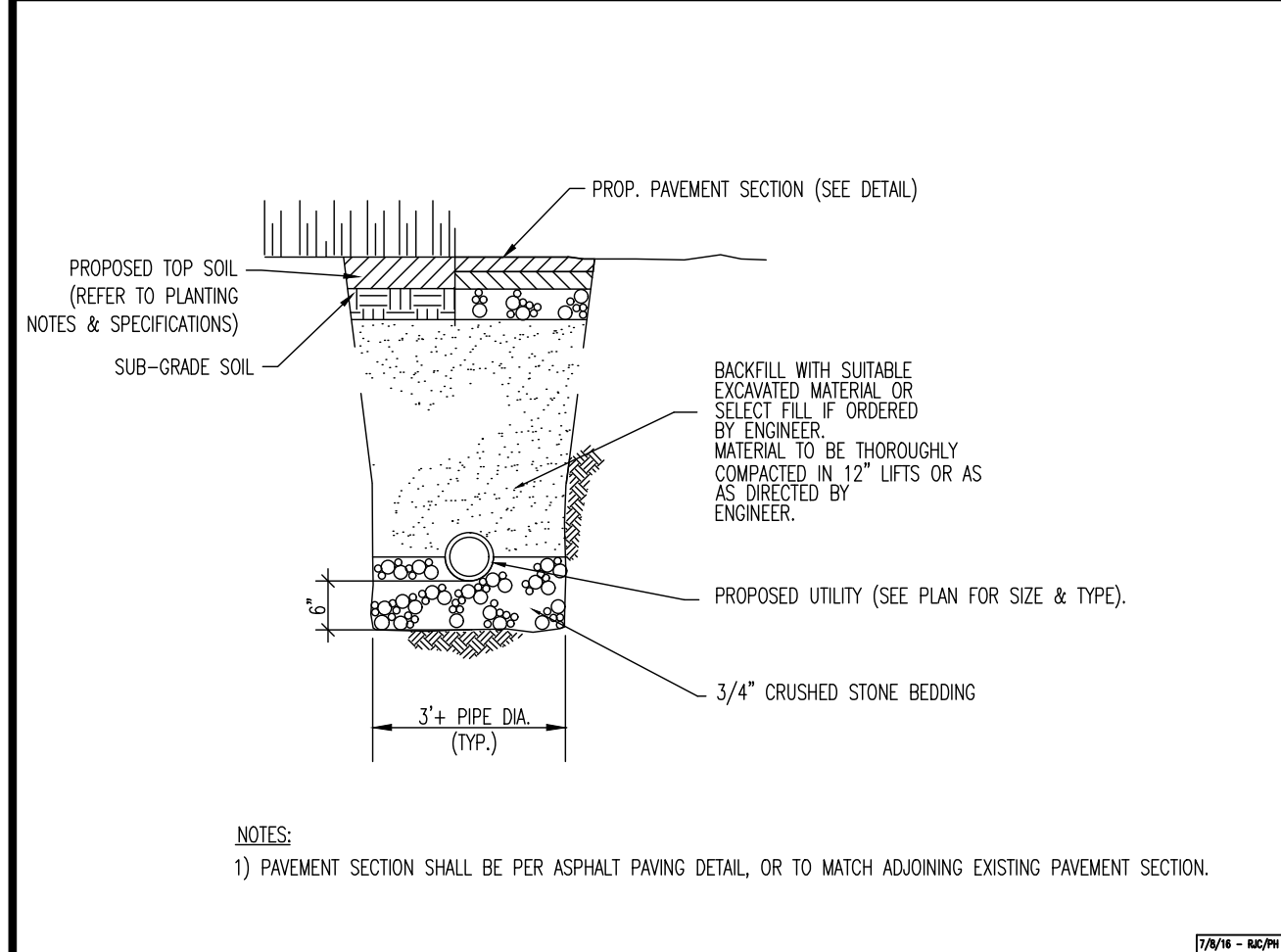
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<p>1904 Main Street              Lake Como, NJ 07719              T: 732.974.0198              F: 732.974.3521  <a href="http://www.dynamiceng.com">www.dynamiceng.com</a></p>										
<p><b>TITLE:</b></p> <div style="text-align: center; font-size: 2em; font-weight: bold; padding: 20px 0;">CONSTRUCTION DETAILS</div>										
<p><b>PROJECT:</b> <b>RENARD UNIVERSITY, INC.</b>  <b><i>PROPOSED SELF-STORAGE FACILITY</i></b>              BLOCK 29002, LOTS 49 &amp; 50              1026 ROUTE 518              TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <b>JOB NO:</b>  <div style="border: 1px solid black; padding: 2px;">2334-22-00894</div> </td> <td style="width: 50%; padding: 5px;"> <b>DATE:</b>  <div style="border: 1px solid black; padding: 2px;">06/08/2023</div> </td> </tr> <tr> <td style="padding: 5px;"> <b>DRAWN BY:</b>  <div style="border: 1px solid black; padding: 2px;">UV</div> </td> <td style="padding: 5px;"> <b>SCALE:</b> (H) NOT TO (V) SCALE             </td> </tr> <tr> <td style="padding: 5px;"> <b>DESIGNED BY:</b>  <div style="border: 1px solid black; padding: 2px;">BC</div> </td> <td style="padding: 5px;"> <b>SHEET No:</b> </td> </tr> <tr> <td style="padding: 5px;"> <b>CHECKED BY:</b>  <div style="border: 1px solid black; padding: 2px;">DT</div> </td> <td rowspan="2" style="text-align: center; vertical-align: middle; font-size: 4em; font-weight: bold;">15</td> </tr> <tr> <td style="padding: 5px;"> <b>CHECKED BY:</b> _____             </td> </tr> </table>	<b>JOB NO:</b> <div style="border: 1px solid black; padding: 2px;">2334-22-00894</div>	<b>DATE:</b> <div style="border: 1px solid black; padding: 2px;">06/08/2023</div>	<b>DRAWN BY:</b> <div style="border: 1px solid black; padding: 2px;">UV</div>	<b>SCALE:</b> (H) NOT TO (V) SCALE	<b>DESIGNED BY:</b> <div style="border: 1px solid black; padding: 2px;">BC</div>	<b>SHEET No:</b>	<b>CHECKED BY:</b> <div style="border: 1px solid black; padding: 2px;">DT</div>	15	<b>CHECKED BY:</b> _____
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<div style="border: 1px solid black; padding: 10px; display: inline-block;"> <p style="font-size: 1.5em; font-weight: bold;">JOSHUA M. SEWALD</p> <p style="font-size: 0.8em;">PROFESSIONAL ENGINEER              NEW JERSEY LICENSE NO. 52908</p> </div>	<div style="border: 1px solid black; padding: 10px; display: inline-block;"> <p style="font-size: 1.5em; font-weight: bold;">DANIEL A. TARABOKIJA</p> <p style="font-size: 0.8em;">PROFESSIONAL ENGINEER              NEW JERSEY LICENSE NO. 59663</p> </div>									
<p style="text-align: center; font-size: 0.8em;">FOR STATE SPECIFIC DIGIT PHONE NUMBERS VISIT: <a href="http://WWW.CALL811.COM">WWW.CALL811.COM</a></p>										





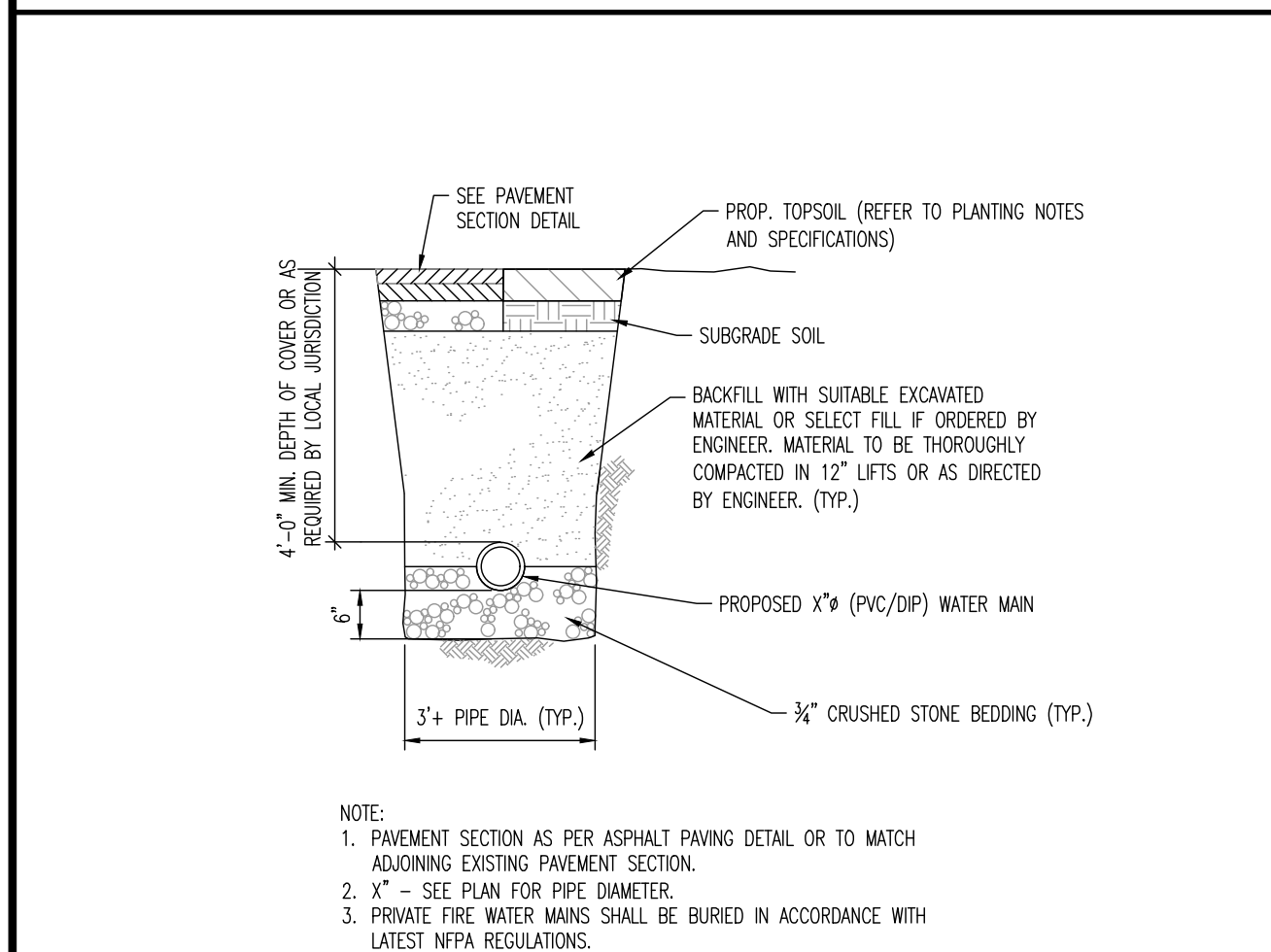
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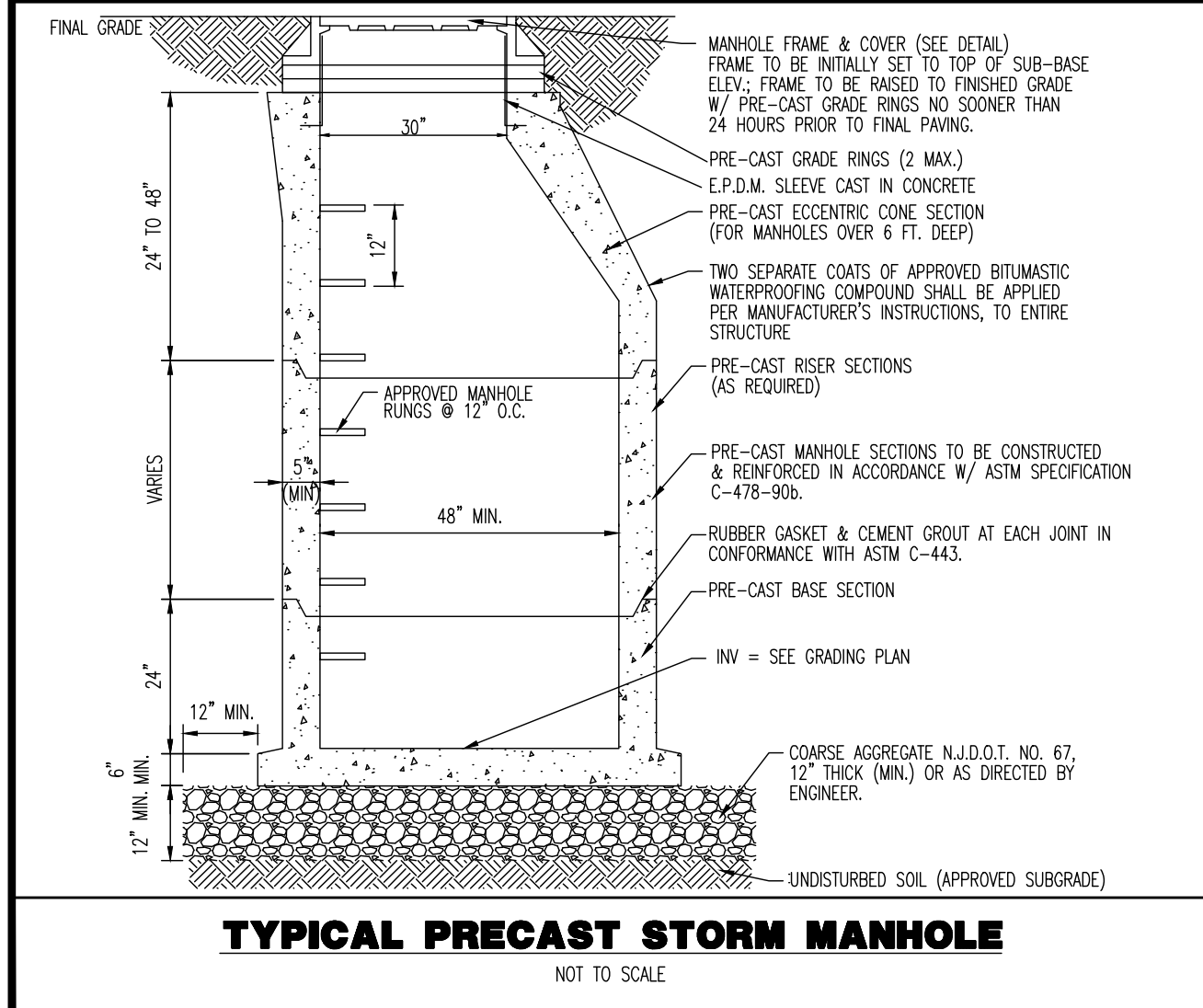
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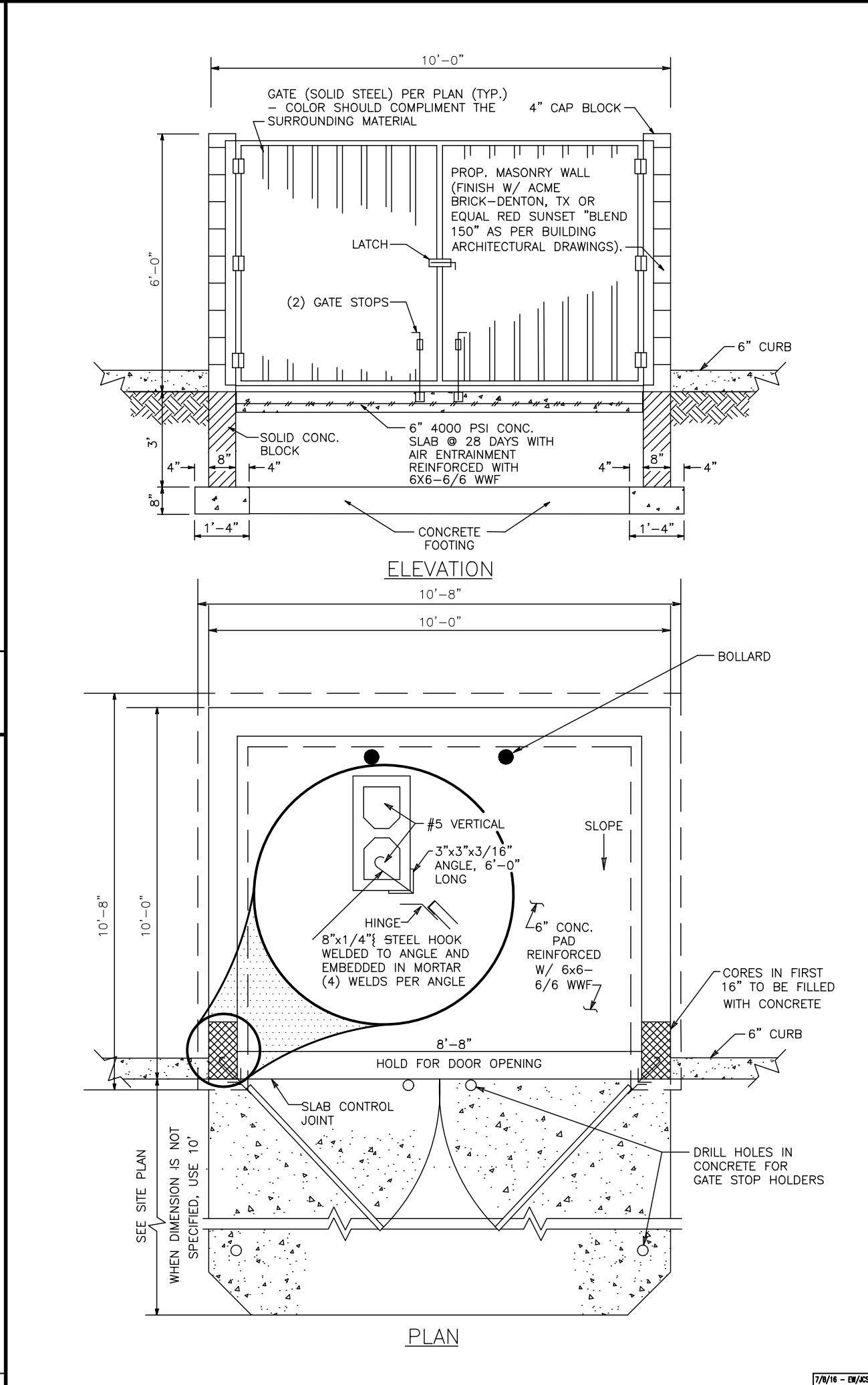
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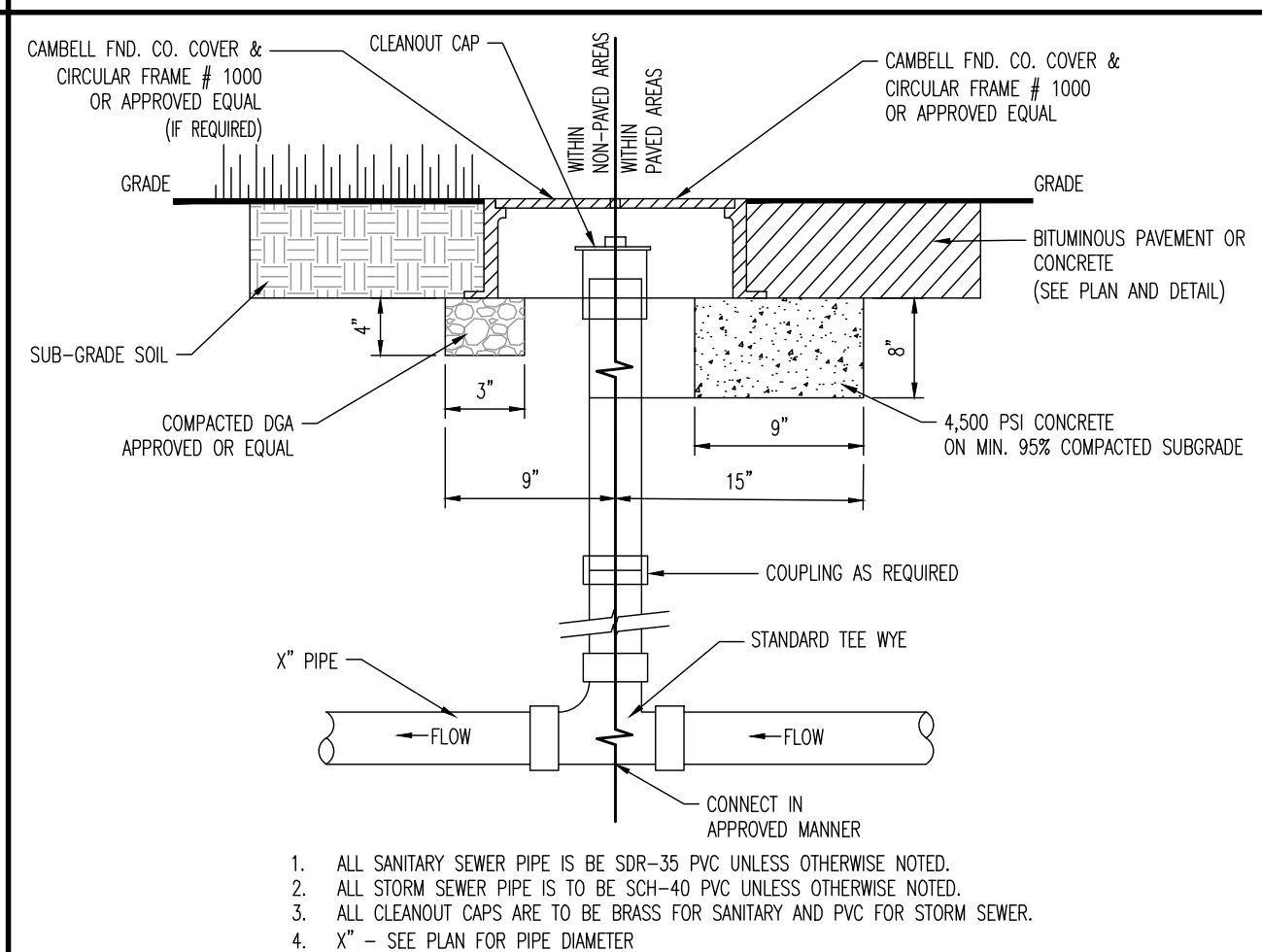
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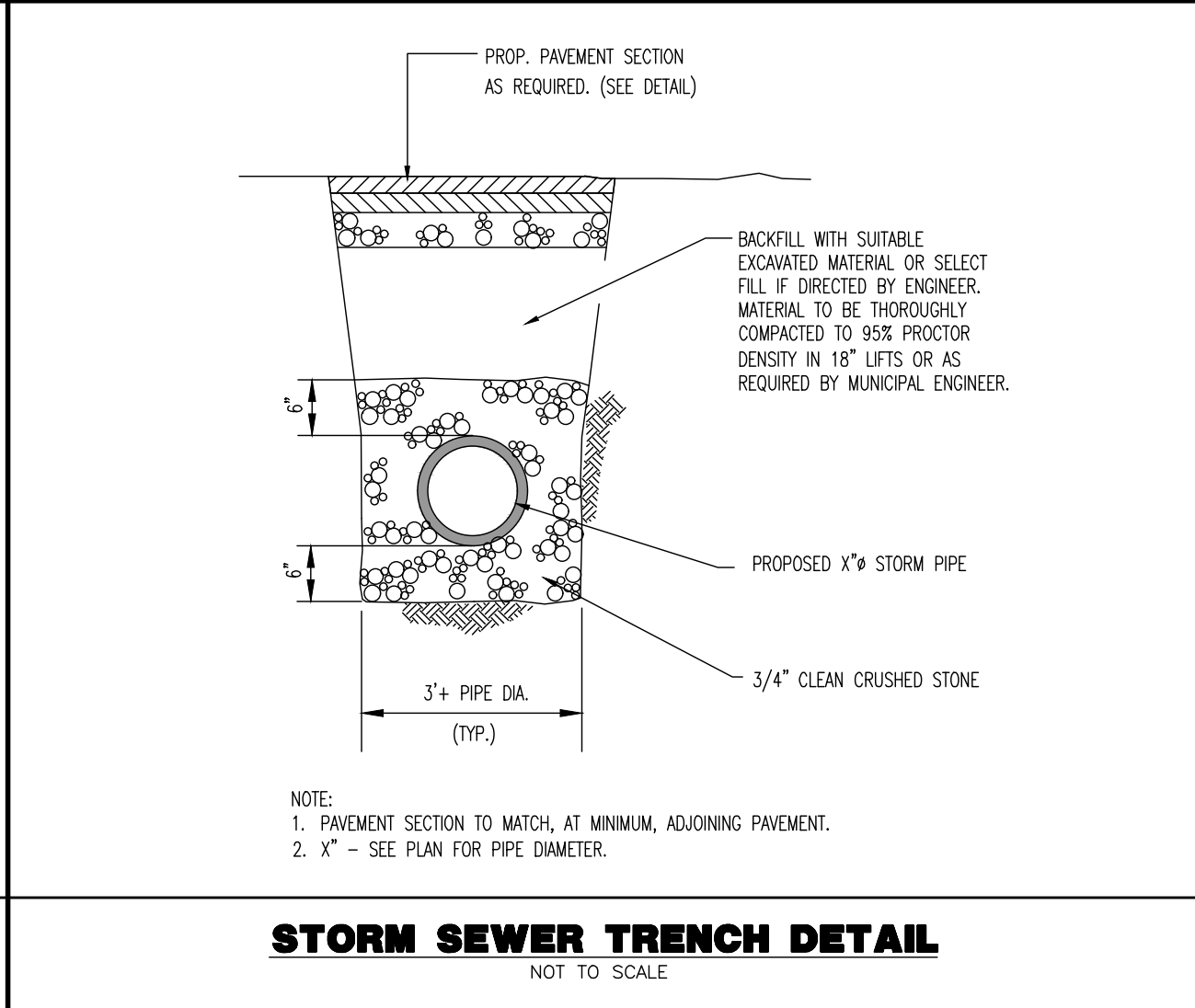
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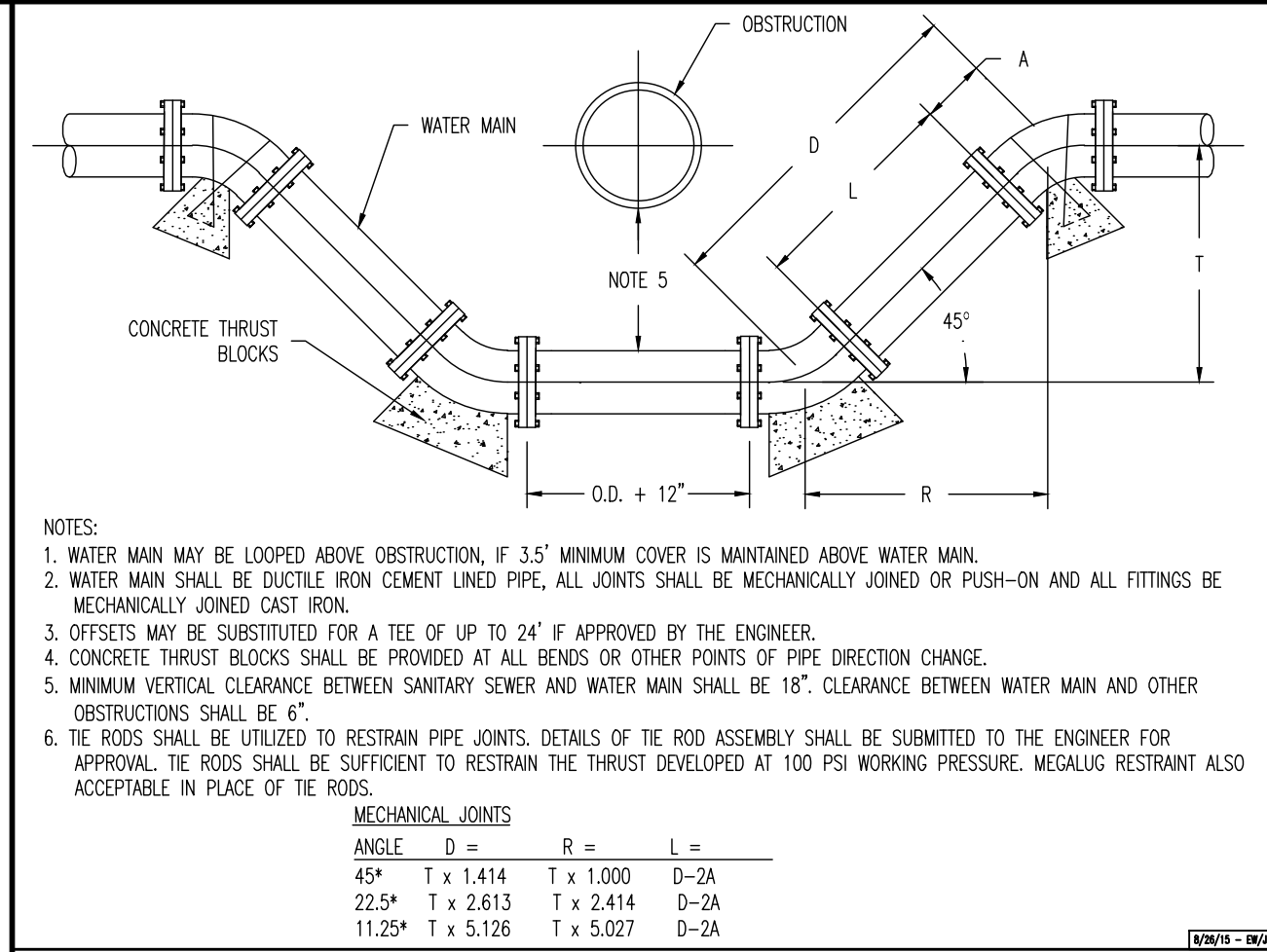
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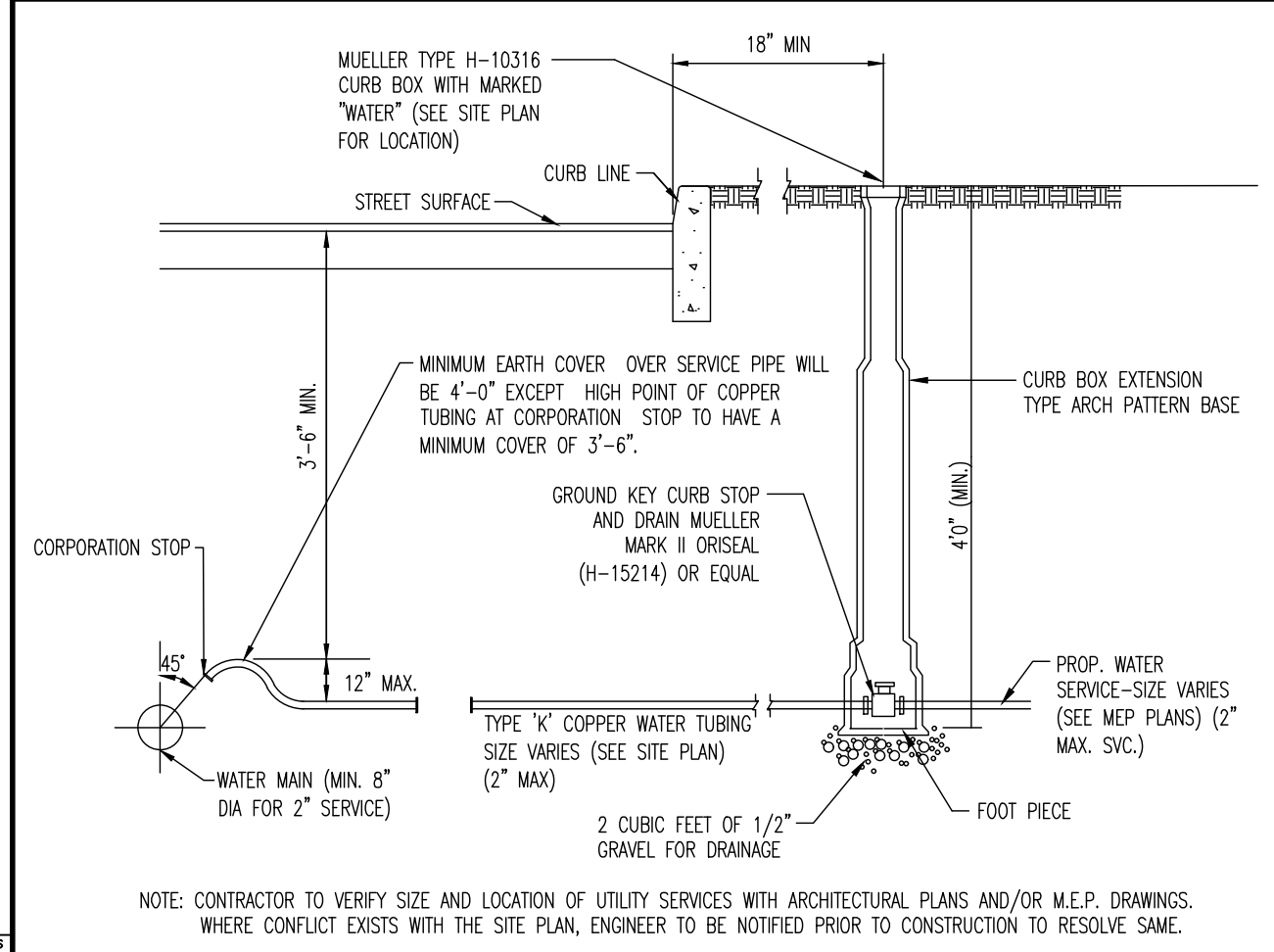
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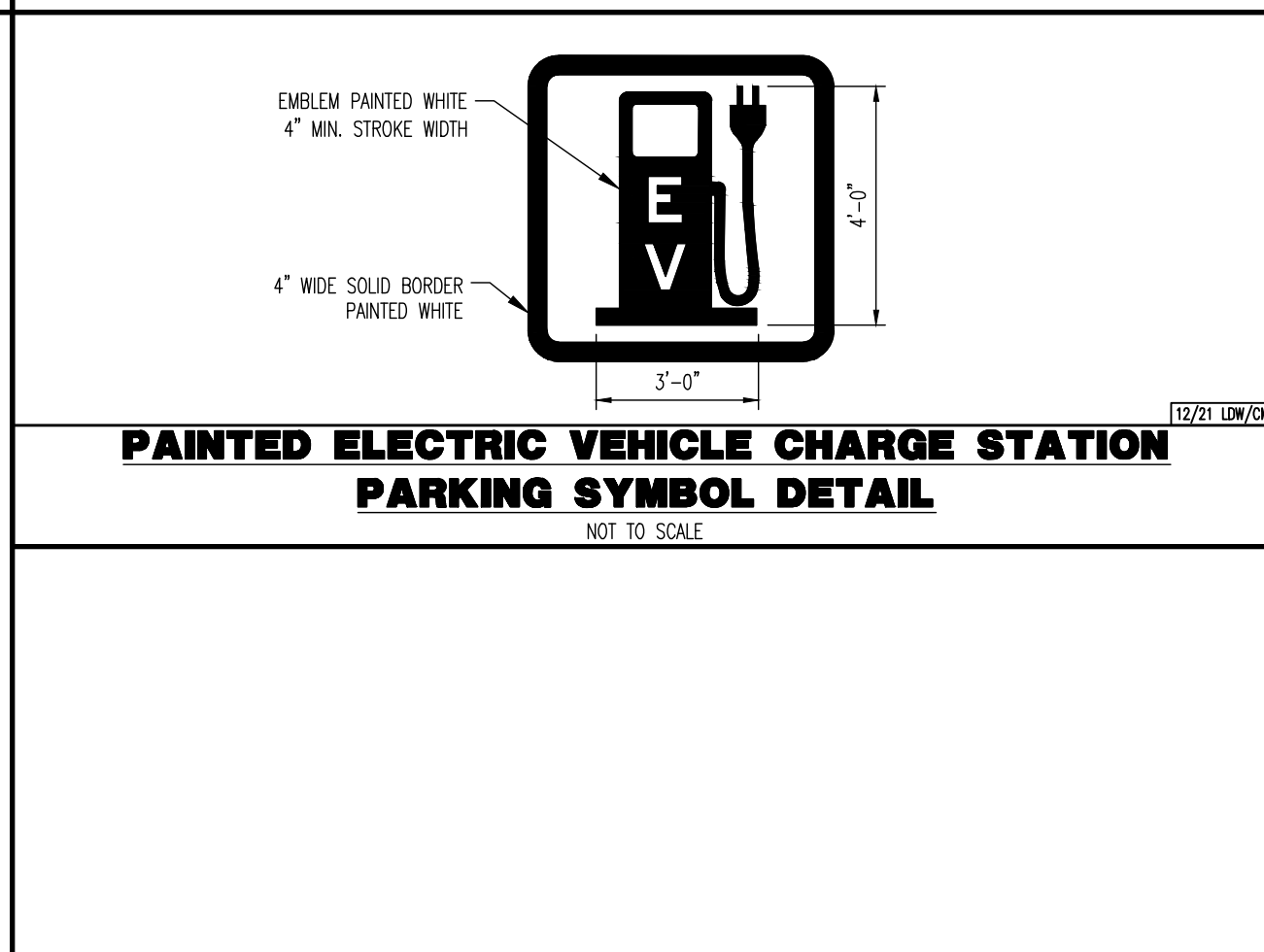
**WATER MAIN - UTILITY CROSSING DETAIL**

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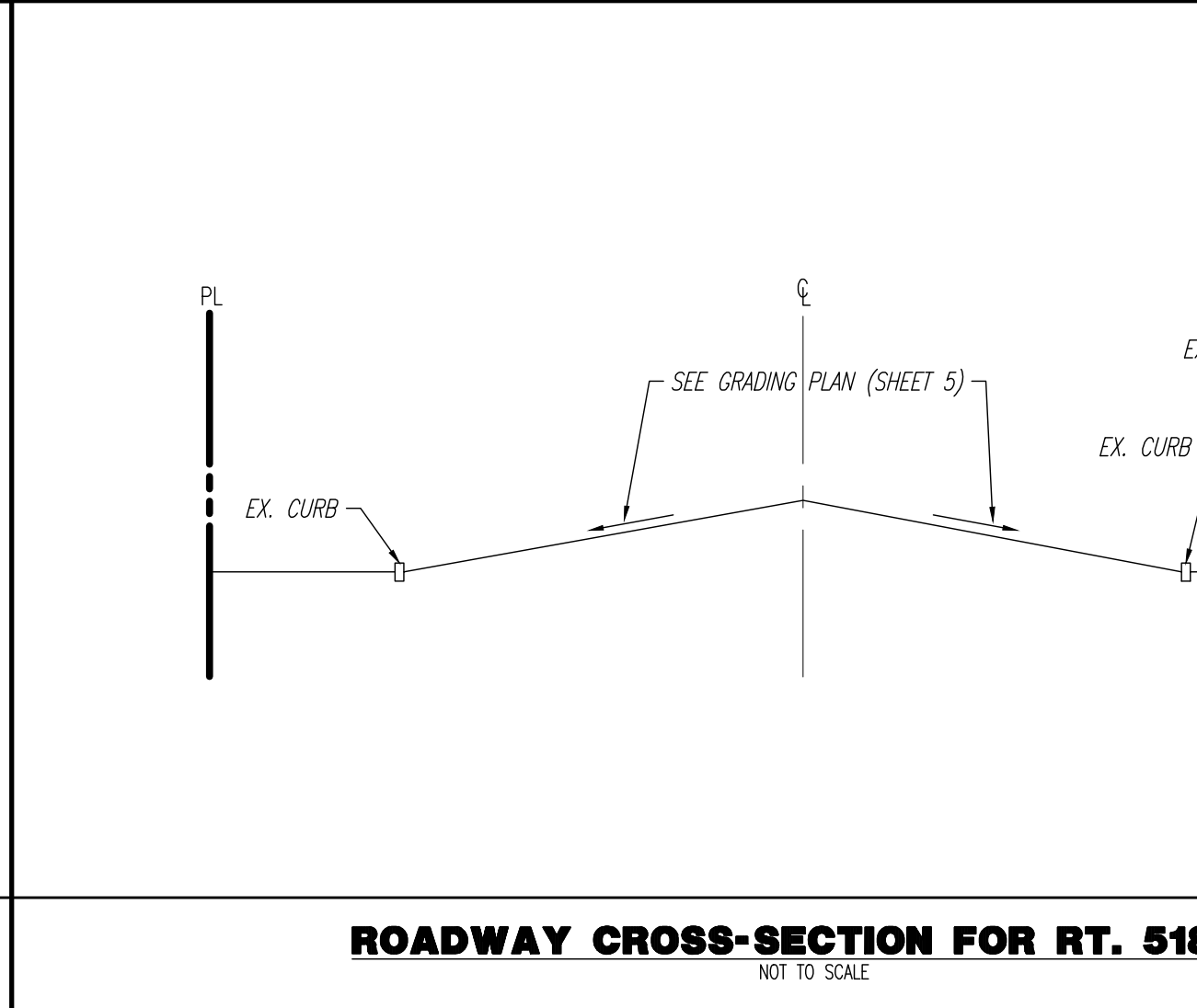
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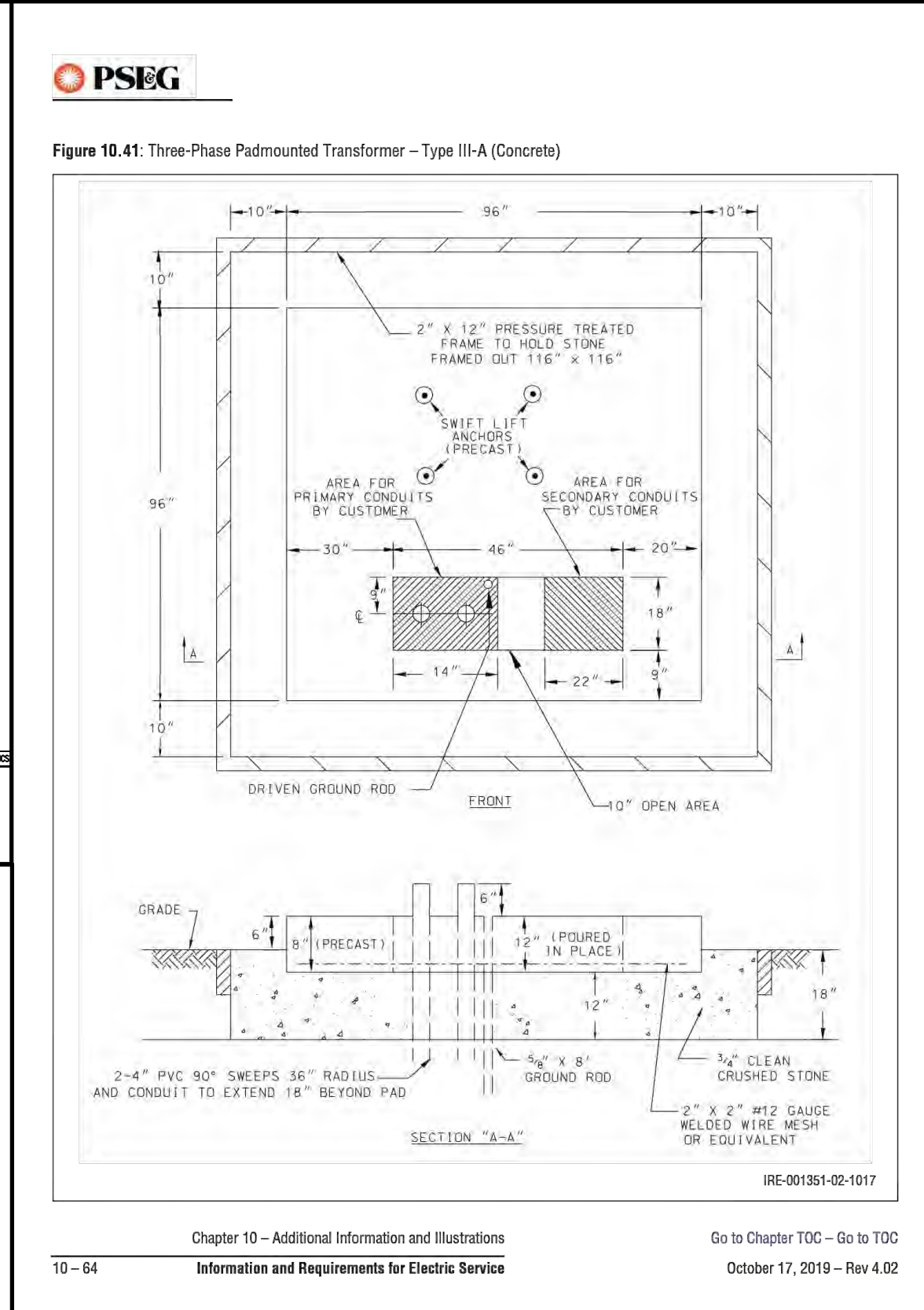
**PAINTED ELECTRIC VEHICLE CHARGE STATION PARKING SYMBOL DETAIL**

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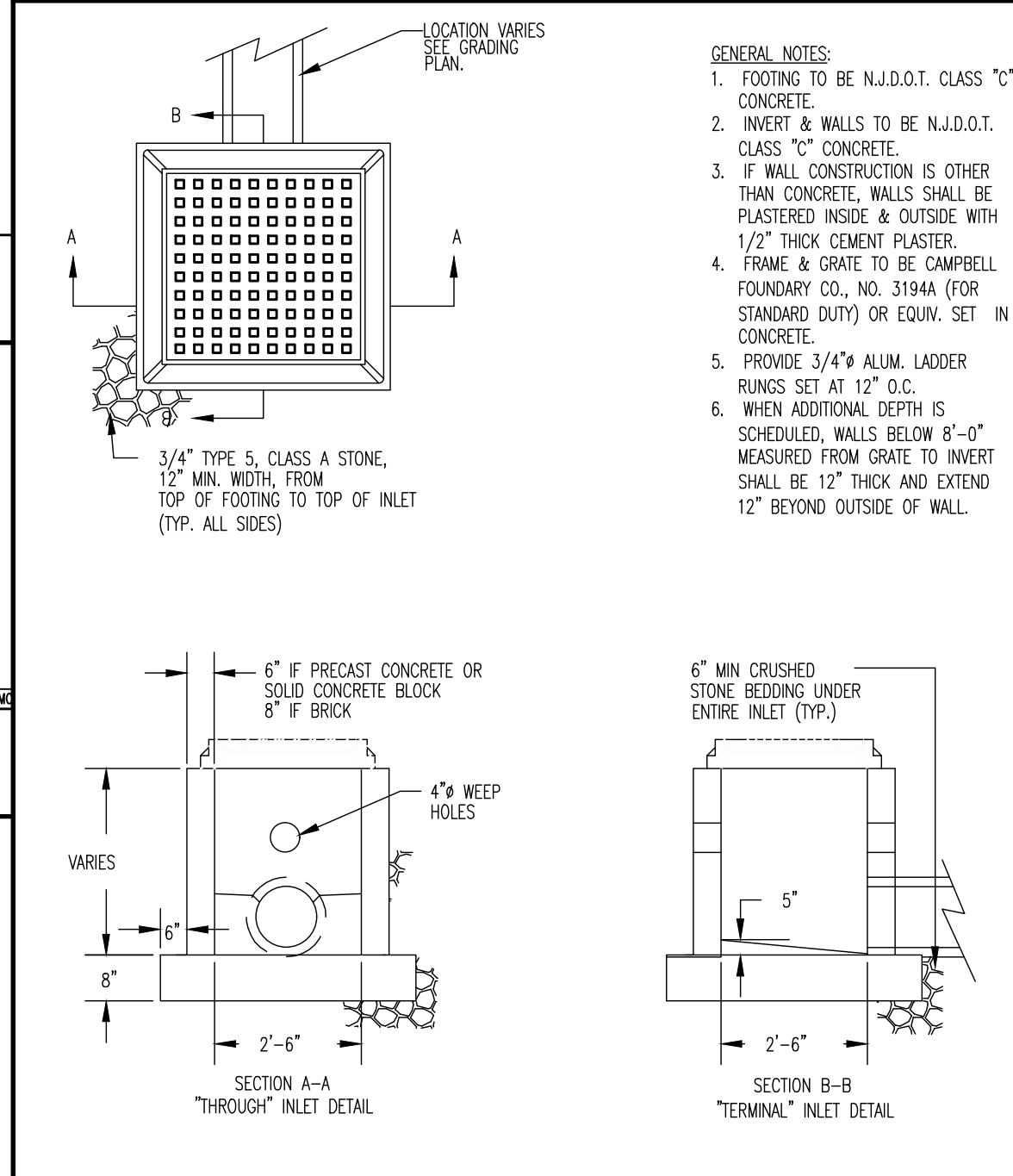
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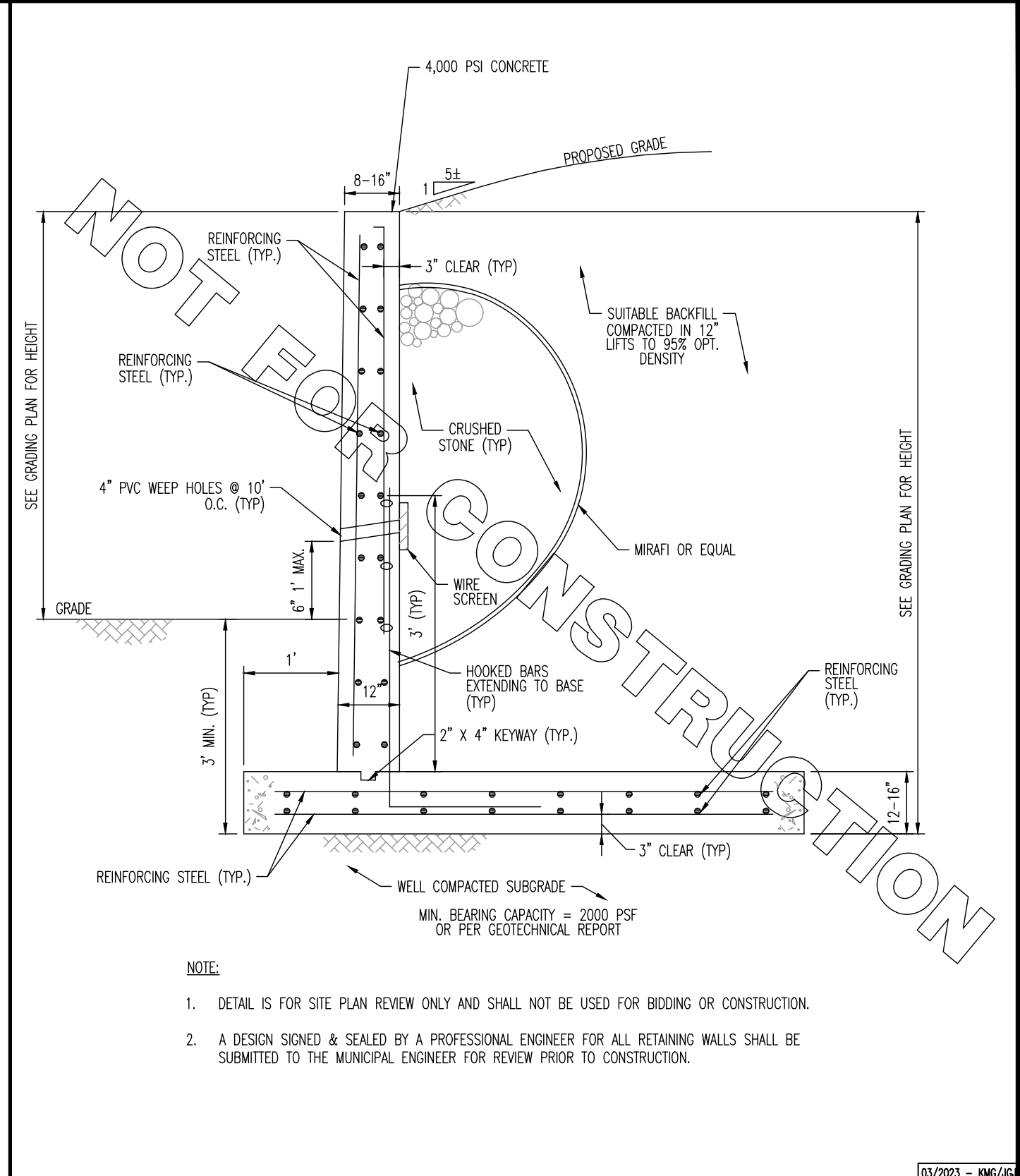
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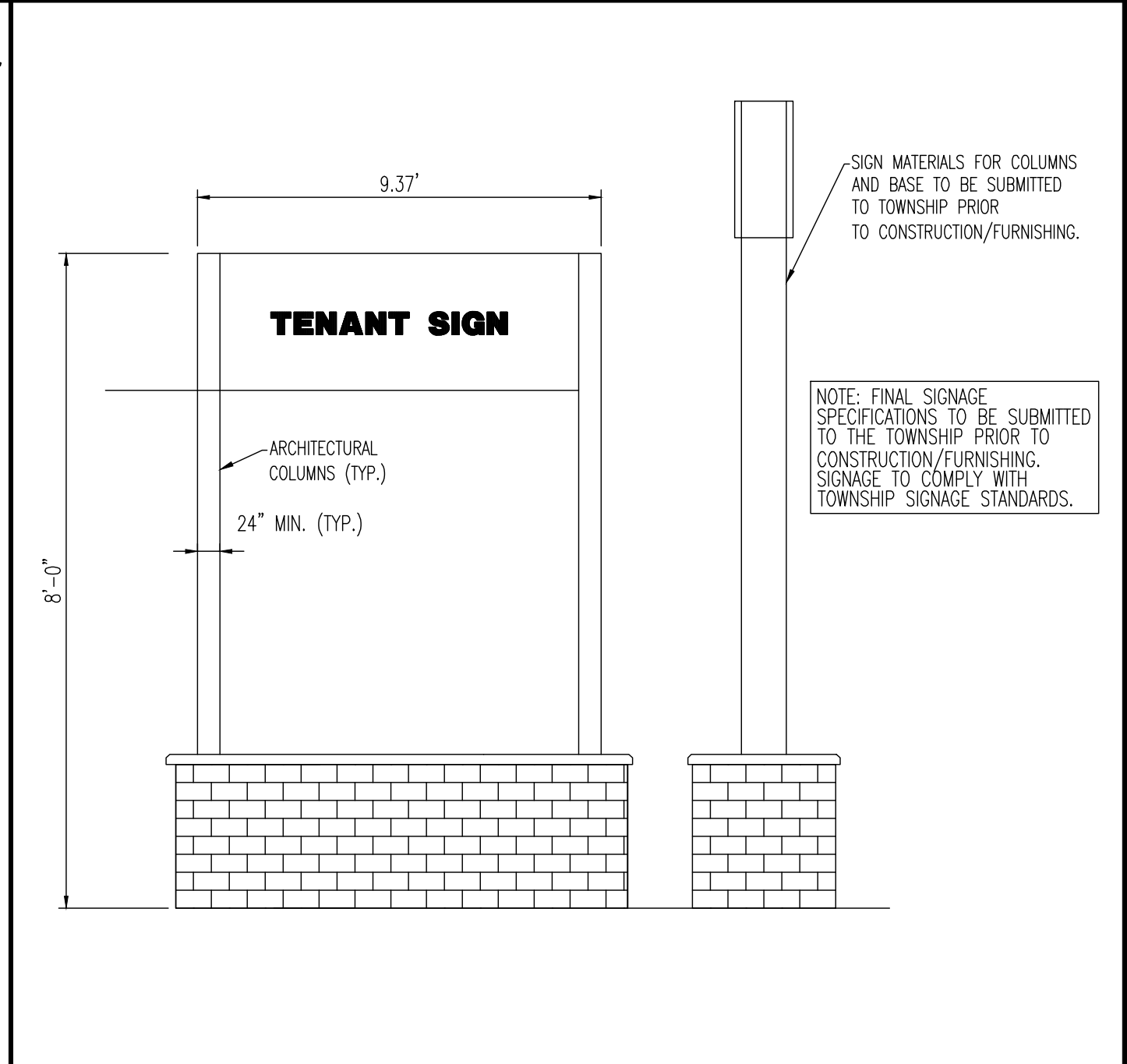
**2 X 2 YARD INLET DETAIL**

NOT TO SCALE



**SCHEMATIC CONCRETE RETAINING WALL DETAIL**

NOT TO SCALE



**GENERIC FREESTANDING SIGN**

NOT TO SCALE

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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  
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CHECKED BY: DT  
CHECKED BY: -

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PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

DANIEL A. TARABOKIJA  
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SCALE: (H) NOT TO SCALE  
SHEET No: 16  
OF 23  
Rev. # 2

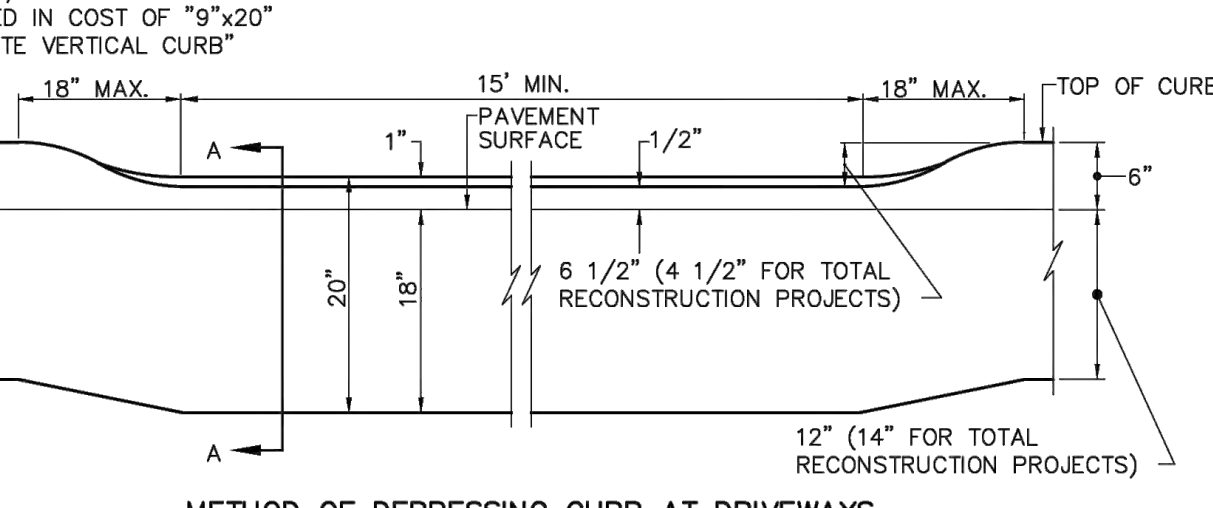
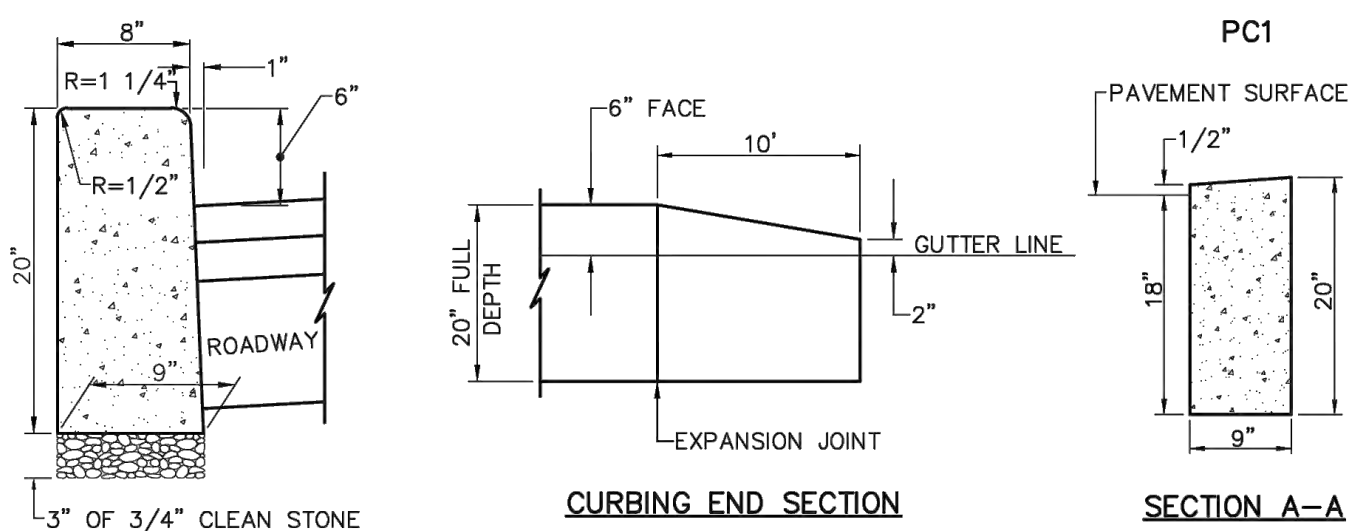
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ALL STATES REQUIRE REGISTRATION OF PROFESSIONAL ENGINEERS. IF AN ENGINEER IS NOT REGISTERED IN YOUR STATE, YOU MAY BE SUBJECT TO PENALTIES. FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: www.call811.com







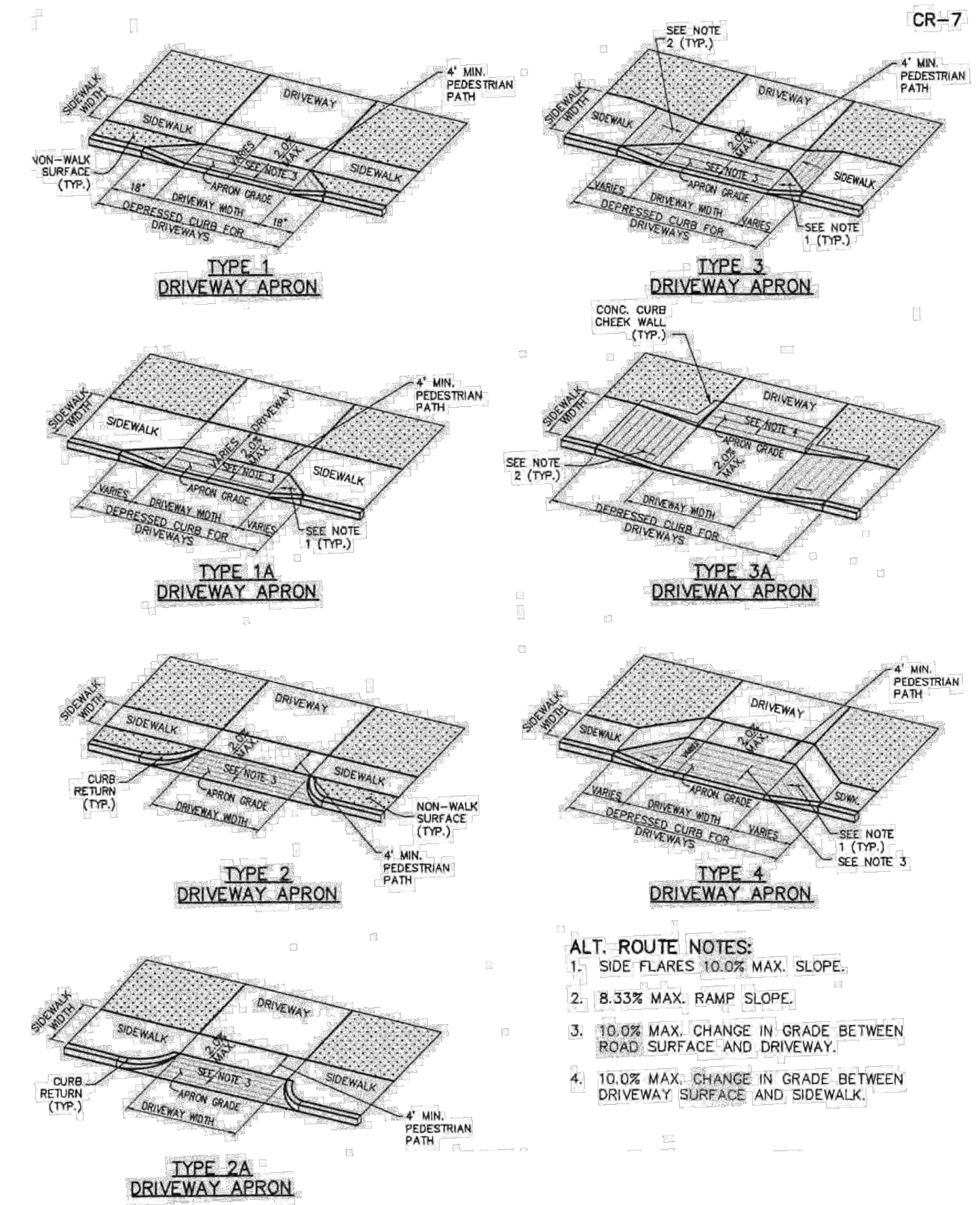
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- NOTES
1. EXPANSION JOINTS ALTERNATE EVERY 10 FEET WITH CONSTRUCTION JOINTS. EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" FROM THE FACE AND TOP OF THE CURB. SUCH JOINTS SHALL BE INSTALLED BETWEEN CURB AND INLET HEADS.
  2. ALL JOINTS SHALL EXTEND THE FULL 20" DEPTH OF THE CURB.
  3. THE CURB SHALL BE COMPOSED OF CLASS "B" CONCRETE.

### COUNTY 9" X 20" CONCRETE CURB

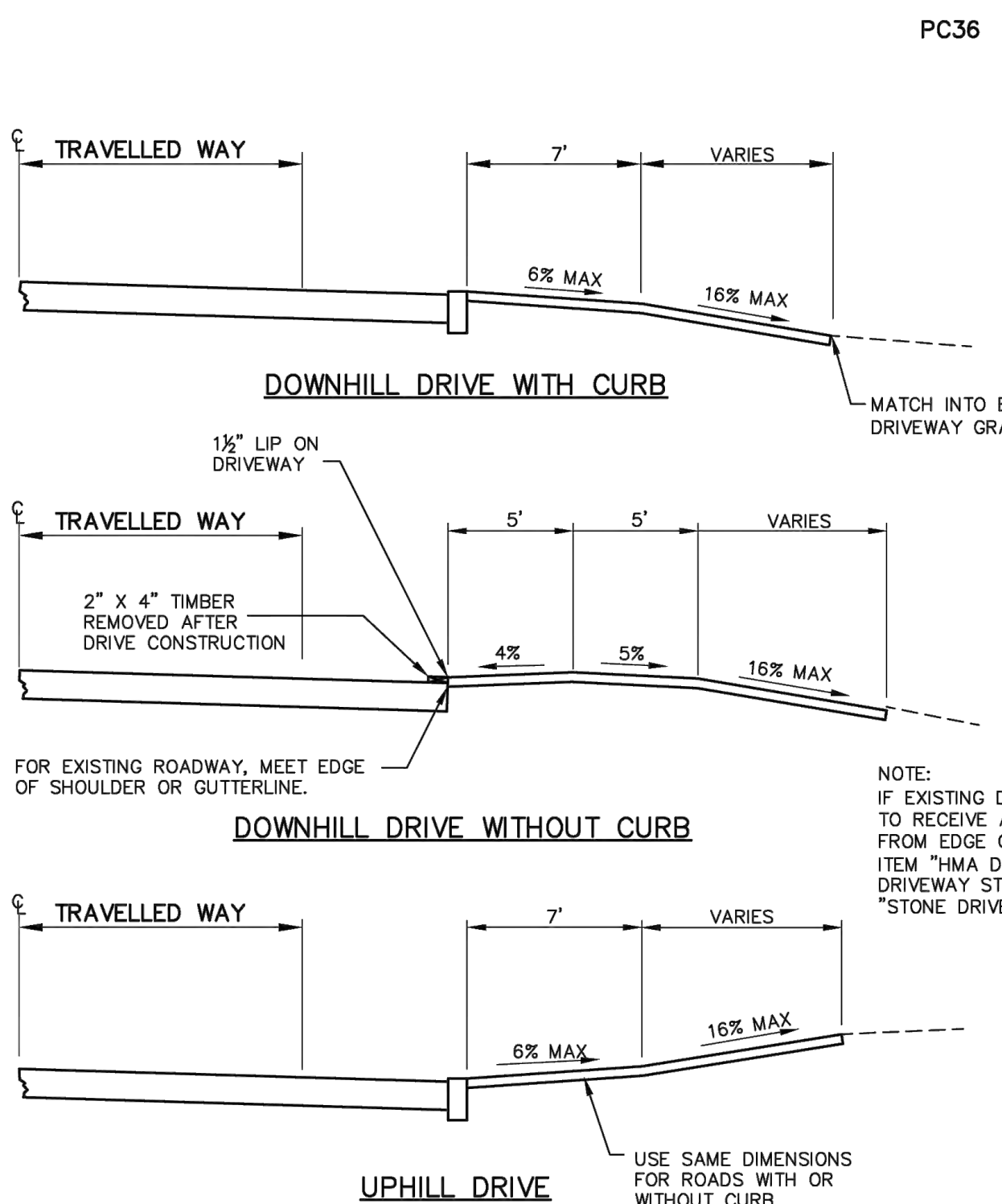
NOT TO SCALE



- ALT. ROUTE NOTES:
1. SIDE FLARES 10.0% MAX. SLOPE.
  2. 8.33% MAX. RAMP SLOPE.
  3. 10.0% MAX. CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY.
  4. 10.0% MAX. CHANGE IN GRADE BETWEEN DRIVEWAY SURFACE AND SIDEWALK.

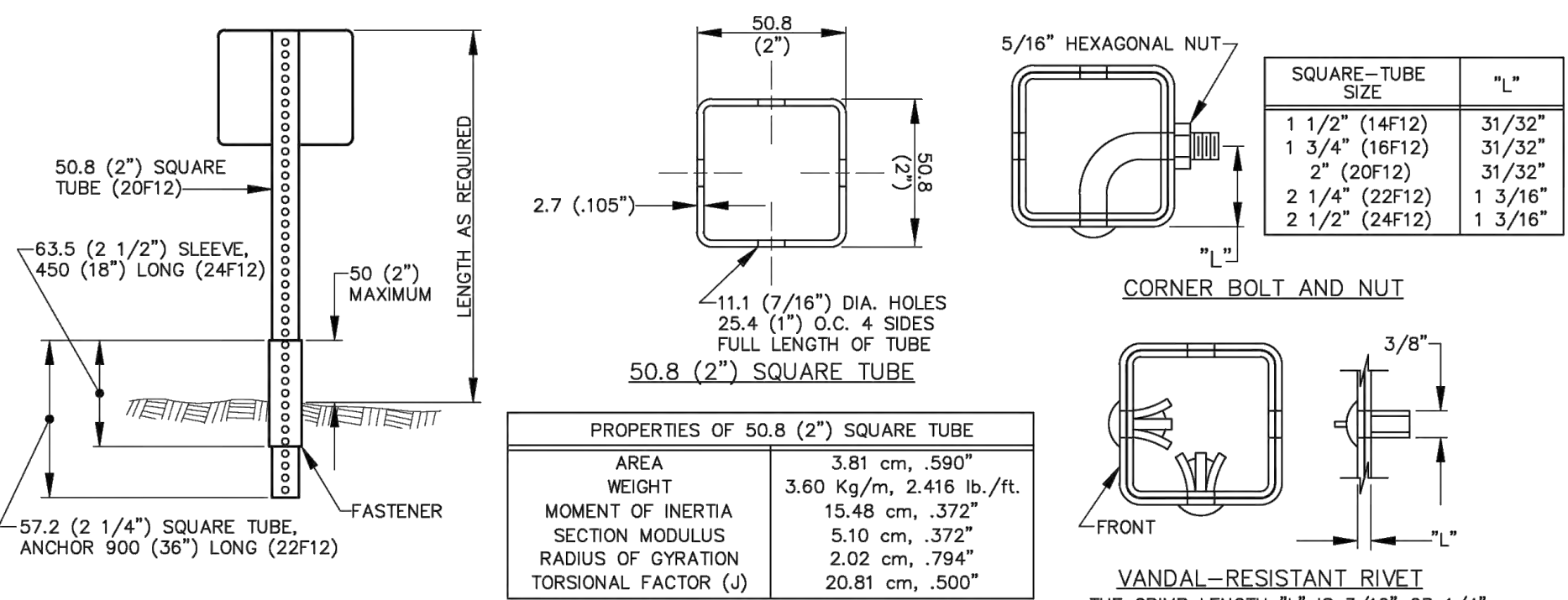
### COUNTY ACCESSIBLE ROUTE AT DRIVEWAYS

NOT TO SCALE



### COUNTY DRIVEWAY PROFILE DETAIL

NOT TO SCALE



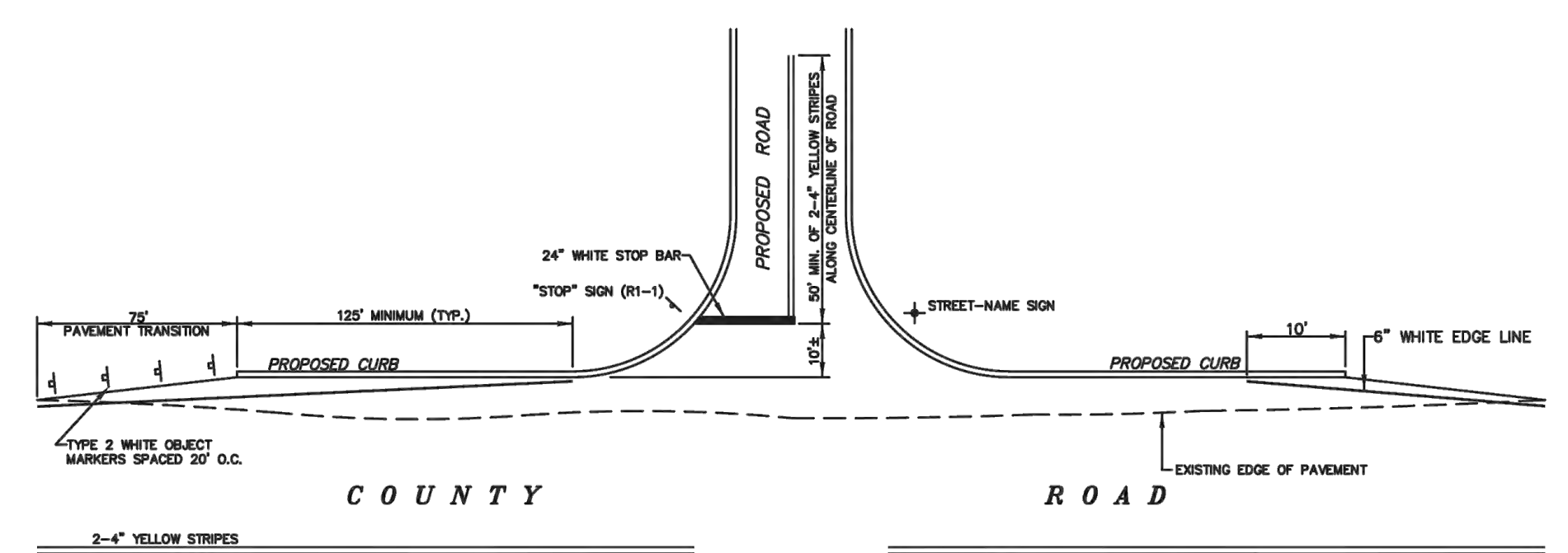
- PROPERTIES OF 50.8 (2") SQUARE TUBE
- | PROPERTY             | VALUE                         |
|----------------------|-------------------------------|
| AREA                 | 3.81 cm <sup>2</sup> , .590"  |
| WEIGHT               | 3.60 Kg/m, 2.416 lb./ft.      |
| MOMENT OF INERTIA    | 15.48 cm <sup>4</sup> , .372" |
| SECTION MODULUS      | 5.10 cm <sup>3</sup> , .372"  |
| RADIUS OF GYRATION   | 2.02 cm, .794"                |
| TORSIONAL FACTOR (J) | 20.91 cm <sup>4</sup> , .500" |
- GENERAL NOTES
1. SQUARE-TUBE SUPPORTS ARE TO BE THE TELESAR SYSTEM BY THE UNISTRUT CORPORATION OR AN APPROVED EQUAL, AND ONLY TYPE III BREAKAWAY 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, SC 1.
  3. THE POSTS SHALL BE 50.8 (2") TUBES FORMED FROM 2.7 (105") THICK STEEL CAREFULLY ROLLED TO SIZE, CORNER-WELDED BY HIGH-FREQUENCY RESISTANCE WELDING AND EXTERNALLY SCARFED TO AGREE WITH THE CORNER RADII. THE POSTS SHALL HAVE 11.1 (7/16") DIAMETER HOLES SPACED 25.4 (1") ON CENTER ALONG THE CENTER LINE OF EACH SIDE.
  4. THE ANCHOR TUBE SHALL BE A 57.2 (2 1/4") SQUARE TUBE, 750 (30") TO 1200 (48") LONG, INSTALLED IN SOIL 50 (2") TO 75 (3") ABOVE THE GROUND BUT NOT HIGHER THAN 100 (4") THE UPPER SIGNPOST SHALL TELESCOPE INSIDE THE ANCHOR APPROXIMATELY 200 (8") TO 300 (12").
  5. A TUBE-REINFORCED SLEEVE, 63.5 (2 1/2") SQUARE AND 450 (18") LONG, SHALL BE INSTALLED OVER THE 57.2 (2 1/4") SQUARE ANCHOR AND FLUSH WITH THE TOP.
  6. GALVANIZED SIGNPOSTS SHALL BE ROLL FORMED FROM STEEL CONFORMING TO ASTM SPECIFICATION A-446 WITH ZINC COATING DESIGNATION G-90.

### SQUARE-TUBE SUPPORT FOR PERMANENT SIGN DETAIL

NOT TO SCALE

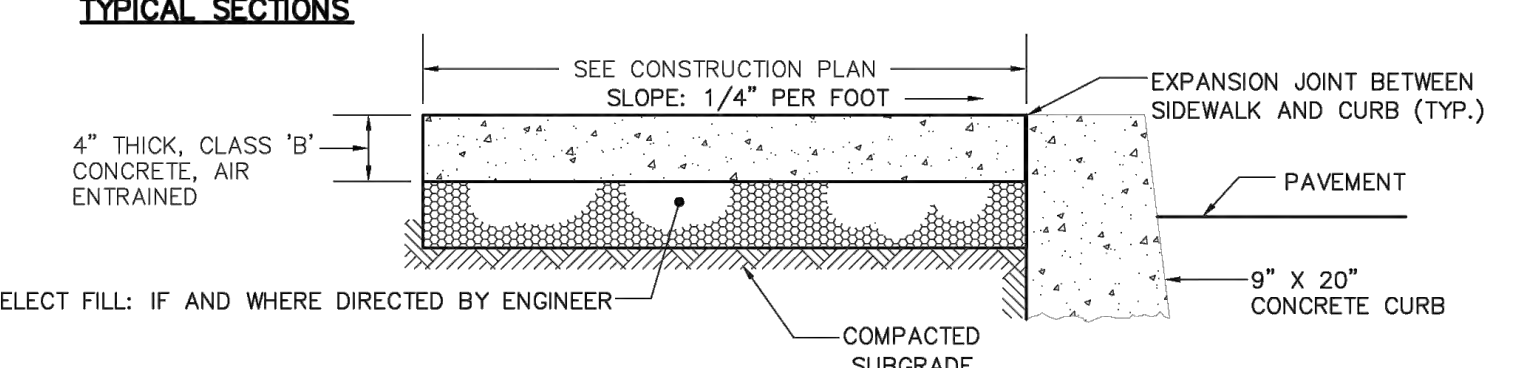
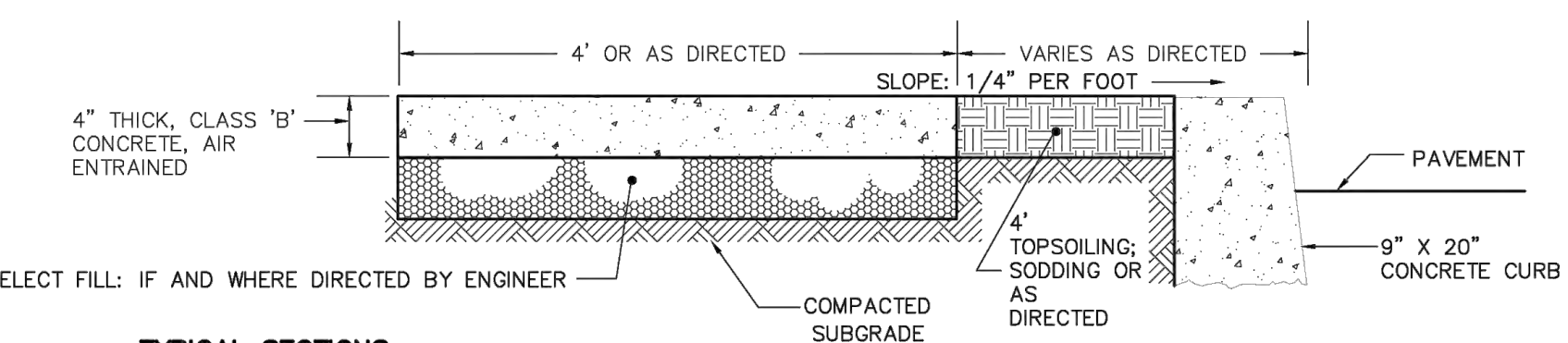
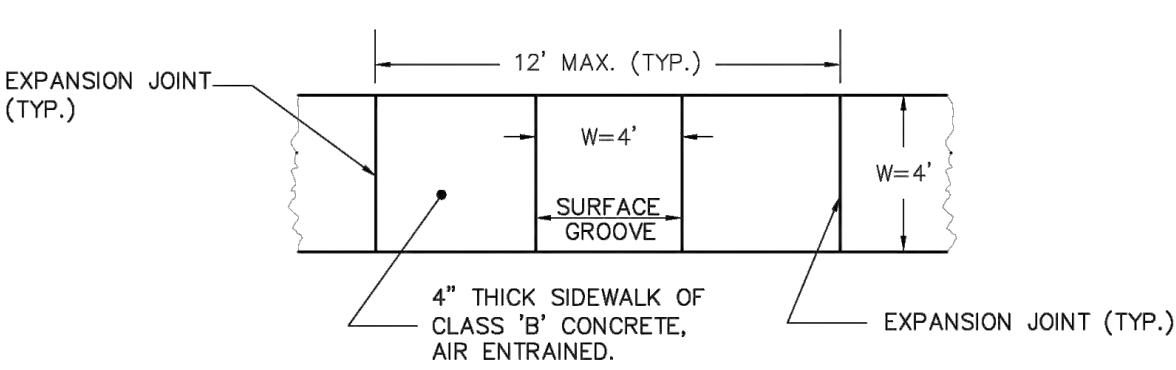
### SOMERSET COUNTY SIGNAGE & STRIPING NOTES

1. THE SOMERSET 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 "MARK OUT" OF ALL STRIPING.
3. ALL PAVEMENT MARKINGS SHALL BE ALKYD-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 EQUAL 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".



### COUNTY SIGNING AND STRIPING FOR PROPOSED INTERSECTION

NOT TO SCALE



### COUNTY SIDEWALK DETAIL

NOT TO SCALE

### SOMERSET COUNTY STANDARD CONSTRUCTION NOTES FOR ROAD IMPROVEMENTS

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 THIS TIME. THESE GRADE CONSTRUCTION SHEETS ARE TO BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.
3. AS INDICATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PROPER AND SUFFICIENT CONSTRUCTION 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 MONUMENTS, MARKERS, DISKS, RIVETS OF THE NATIONAL GEODETIC CONTROL SURVEY MAY BE OBTAINED FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, GEODETIC DIVISION, 1035 PARKWAY AVENUE, TRENTON, NJ, TELEPHONE # (609) 530-5641; OR THE SOMERSET COUNTY ENGINEERING DIVISION, TELEPHONE # (908) 231-7024, EXT. 7253.
7. THE NEW JERSEY GEODETIC CONTROL SURVEY, AT THE ABOVE ADDRESS, IS TO BE NOTIFIED TWO (2) WEEKS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS IN ORDER TO PRESERVE THE RESETTING OF EXISTING MONUMENTS, OR INSTALLATION OF NEW MONUMENTS IF REQUIRED BY THE COUNTY.

Rev.	Date	Comments
1	05/14/23	REV. PER TOWNSHIP COMMENTS
2	12/18/23	REV. PER TOWNSHIP COMMENTS

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F: 732.974.3521  
www.dynamiceng.com

TITLE: **COUNTY CONSTRUCTION DETAILS**

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: KNG  
DESIGNED BY: BC  
CHECKED BY: DT  
CHECKED BY: -

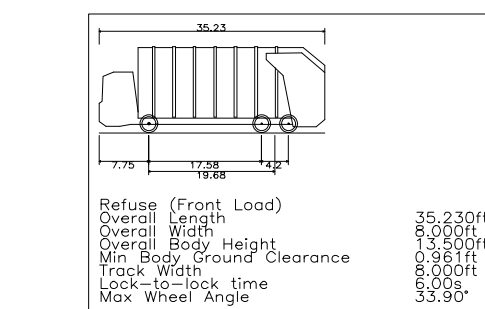
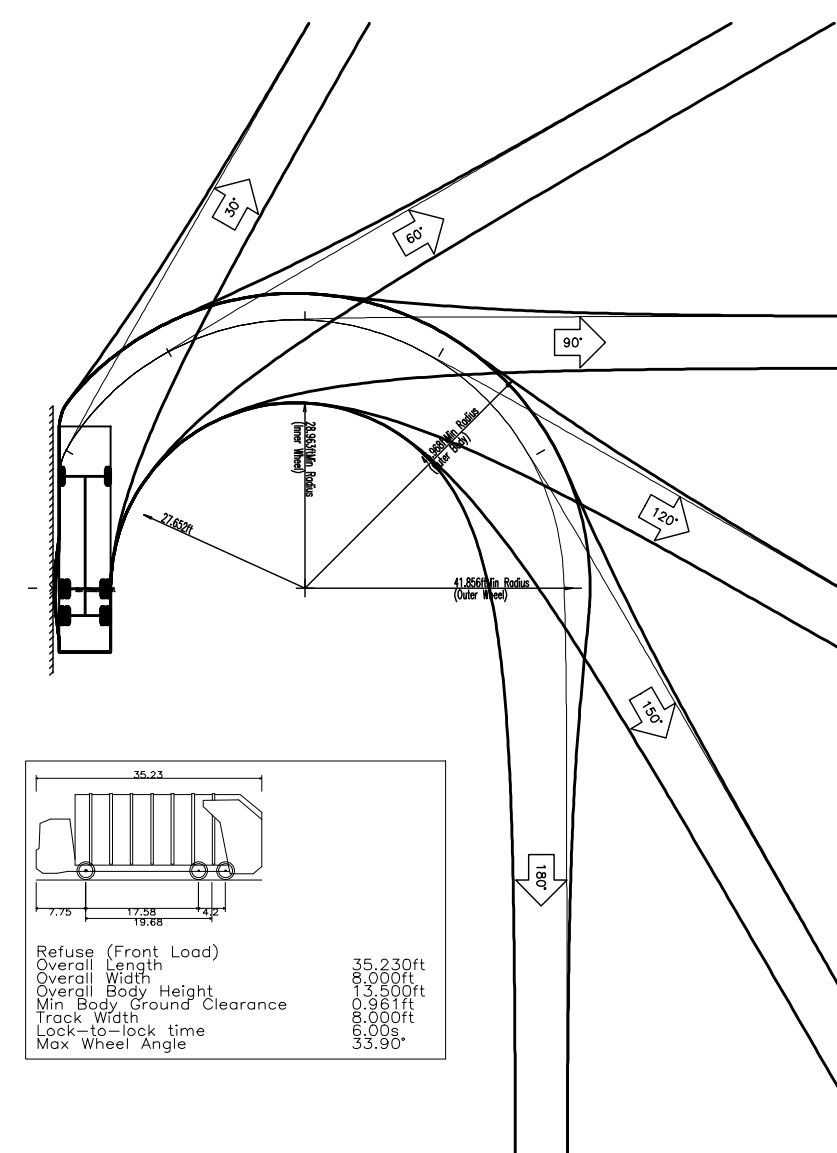
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SHEET No: 18 OF 23  
Rev. # 2

**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 EXISTING UTILITIES, OR ANY OTHER HAZARD, PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CALL 811 TO LOCATE UTILITIES AND AVOID ACCIDENTS AND INJURIES.





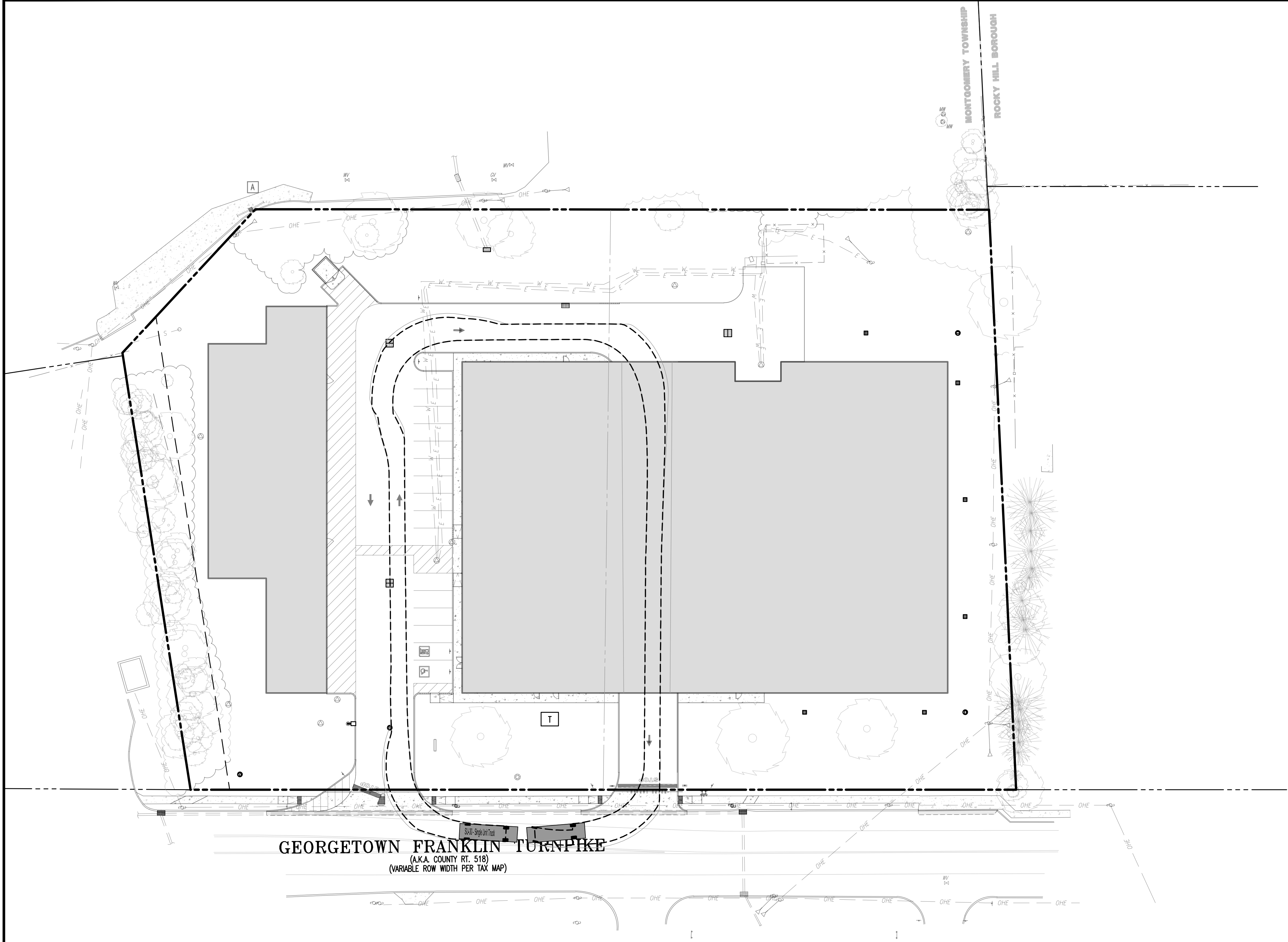
GRAPHIC SCALE

( IN FEET )  
1 INCH = 30 FT.

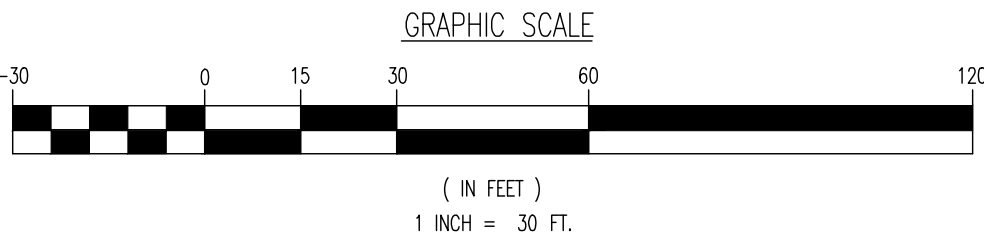
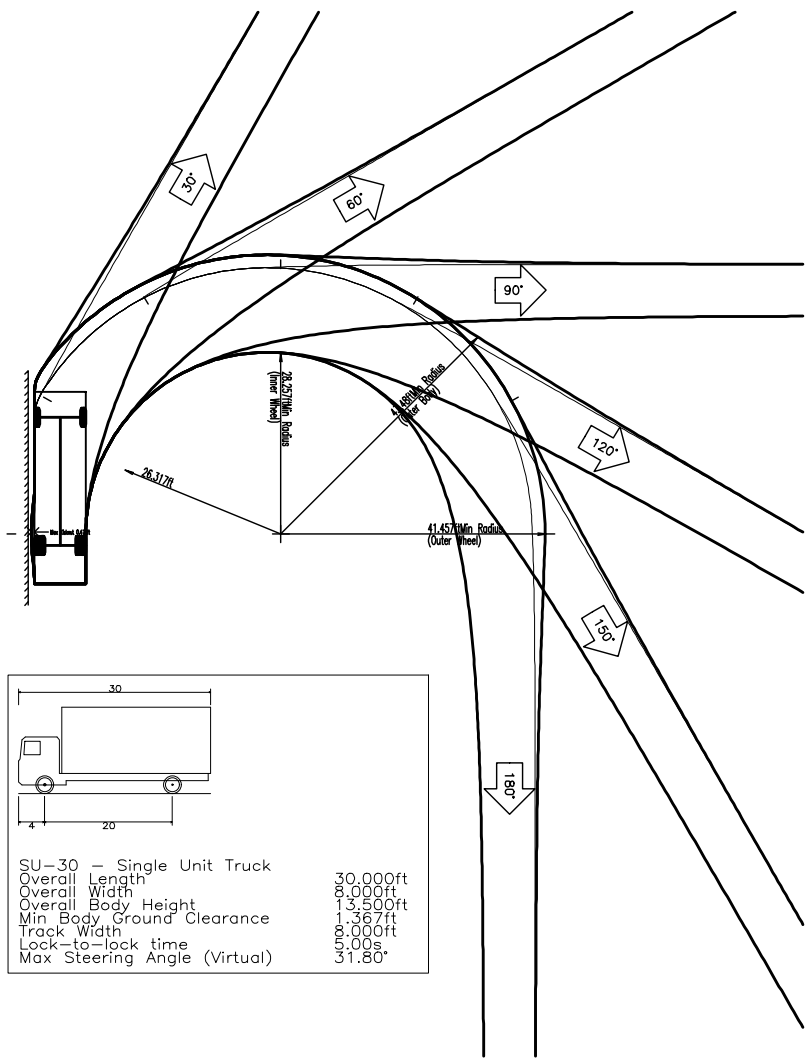
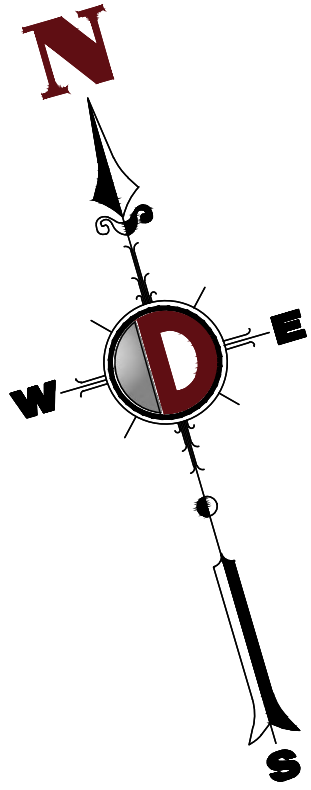
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 File: P:\DECP PROJECTS\2334\_Arco Murray\22-00894\_Montgomery\Uwg\_Site Plans\023342200894\S2.dwg, ----> 19 VEHICLE CIRCULATION (REFUSE)



Plotted: 12/18/23 - 12:35 PM. By: kleege, - Product Ver: 24.2a (LMS Tech)  
File: P:\BECPC PROJECTS\2334\_Aco Murray\22-00894\_Montgomery\Dwg\Site Plans\023342200894SV2.dwg. ---> 20 VEHICLE CIRCULATION (SU-30)



THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



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Allen, Texas 1-972.334.2100 | Austin, Texas 1-512.944.2044 | Houston, Texas 1-281.789.4400 | Denver, Colorado 1-303.921.8570  
Newtown, Pennsylvania 1-202.683.0226 | Philadelphia, Pennsylvania 1-215.253.4688 | Bethlehem, Pennsylvania 1-610.978.4400

TITLE:  
**VEHICLE CIRCULATION (SU-30)**

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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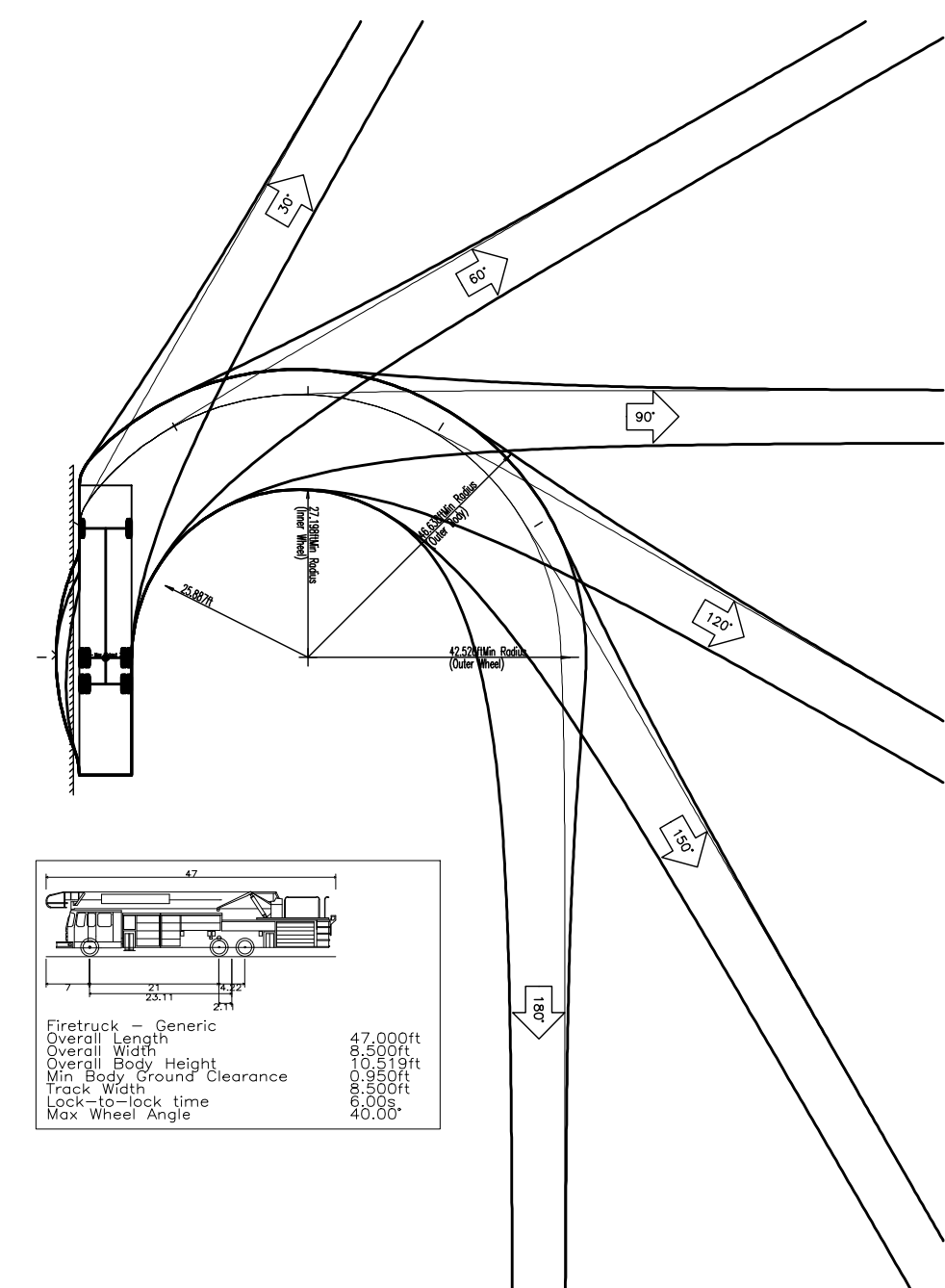
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ALL STATES REQUIRE NOTIFICATION OF  
UNDERGROUND UTILITIES. IF ANY UTILITY  
PRESENCE TO AFFECT THE EXISTING  
SPACE UTILITIES, A UTILITY  
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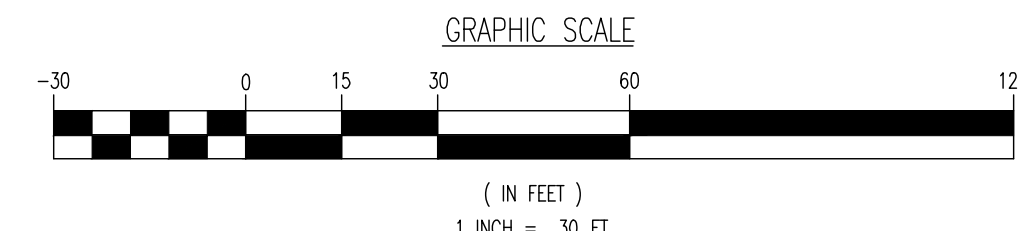
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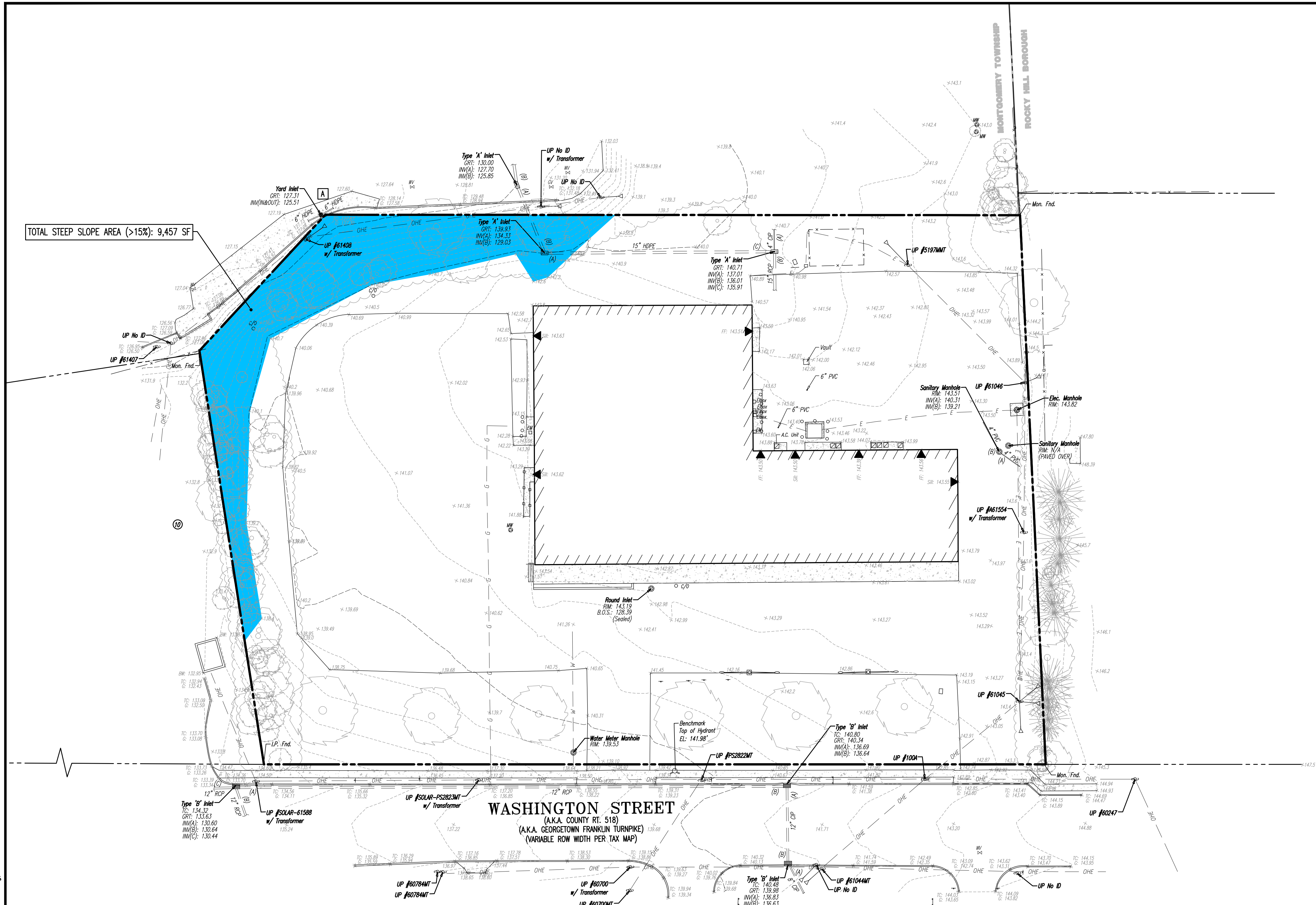
Technical drawing of a firetruck showing dimensions:

- Overall Length: 42'00ft
- Overall Width: 7'00ft
- Overall Body Height: 10'5 1/2ft
- Min Body Ground Clearance: 0.95ft
- Track Width: 8'50ft
- Lock-to-lock time: 6.00s
- Max Wheel Angle: 40.00°

[illegible]



Plotted: 12/18/23 - 12:36 PM, By: Keesee, Product Ver: 24.2s (LMS Tech)  
File: P:\BECPC PROJECTS\2334\_Aco Murray\22-00894\_Montgomery\DWG\Site Plans\22342200894SESS2.dwg, ---> 22 EXISTING STEEP SLOPES PLAN



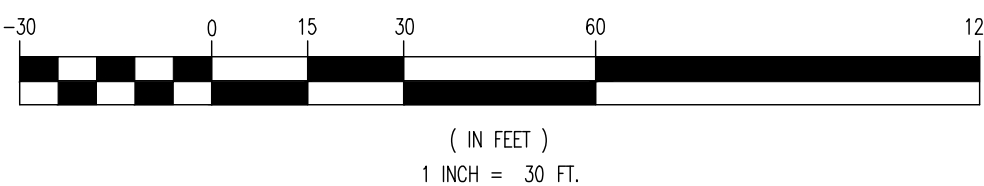
STEEP SLOPES PLAN NOTES

1. CRITICAL AREA - STEEP SLOPE REQUIREMENTS  
A. TOPOGRAPHIC SLOPES 15% AND GREATER SHALL BE DELINEATED AT CRITICAL AREAS. (816-6.4.1.A)  
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. (816-6.4.1.B)  
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. (816-6.4.1.C)  
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 16-5 OF THIS CHAPTER. (816-6.4.1.D)  
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(S) OF STEEP SLOPES AND/OR THOSE SLOPES WITH LESS OF A STEEP GRADE PRIOR TO THE DISTURBANCE OF MORE ENVIRONMENTALLY SENSITIVE CRITICAL AREAS. (816-6.4.1.E)  
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. (816-6.4.1.F)  
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. (816-6.4.1.G)  
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. (816-6.4.1.H)  
I. THE GEOLOGIC DISTURBANCE, INCLUDING BLASTING, CUTTING OR EXCAVATING, RESULTING FROM THE DEVELOPMENT OF ANY CRITICAL STEEP SLOPE AREA SHALL BE SATISFACTORILY MITIGATED. (816-6.4.1.I)

SLOPES TABLE

	COLOR	MINIMUM SLOPE	SLOPE AREA
EX. CRITICAL SLOPE AREA		>15.00%	9,457 SF

GRAPHIC SCALE



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

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TITLE: <b>EXISTING STEEP SLOPES PLAN</b>			
PROJECT: <b>RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY BLOCK 29002, LOTS 49 &amp; 50 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY</b>		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: <b>22</b> OF 23 Rev. # 2
JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908		DANIEL A. TARABOKIJA PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56963	
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