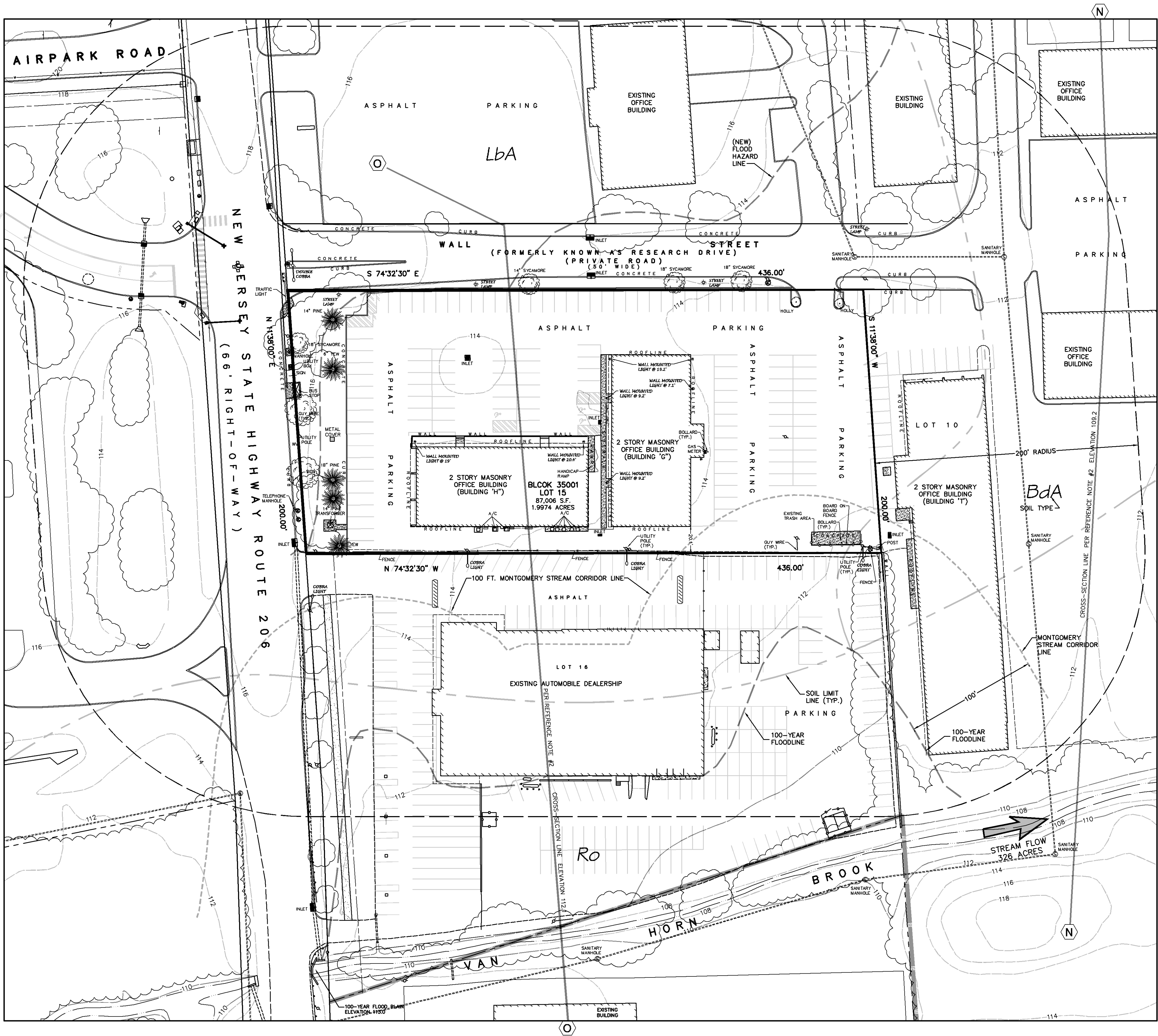




TYPE OF APPLICATION: MAJOR PRELIMINARY AND FINAL SITE PLAN WITH "USE" VARIANCE
USE: AUTOMOBILE SALES THROUGH FRANCHISED NEW CAR DEALERSHIP

- INDEX OF SHEETS
1. EXISTING FEATURES PLAN
 2. SITE PLAN
 3. EXISTING LIGHTING & CONSTRUCTION DETAILS

OWNER (LOT 15)
GH MNO, L.L.C. a New Jersey Limited Liability Company
By: Hilton Realty Co., L.L.C. its Sole Member
c/o Jeffrey H. Sands, Managing Member
902 Carnegie Center, Suite 400
Princeton, NJ 08540
(609) 921-6060 x109

OWNER (LOT 16)
Stellar Land Assets, L.L.C.
c/o Charlie Coronia
516 Wall Street
Princeton, NJ 08540
(610) 304-9627

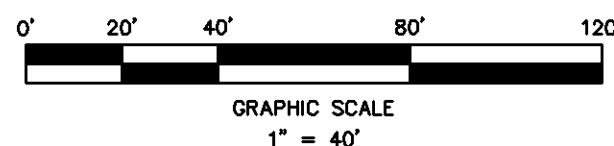
APPLICANT (LOT 15 & 16)
Stellar Land Assets, L.L.C.
c/o Charlie Coronia
516 Wall Street
Princeton, NJ 08540
(610) 304-9627

LIST OF MUNICIPAL, COUNTY, STATE AND/OR FEDERAL REVIEW AGENCIES FOR DISMISSALS AND/OR APPROVALS	
1.	MONTGOMERY TOWNSHIP ZONING BOARD
2.	SOMERSET COUNTY PLANNING BOARD
3.	SOMERSET - UNION SOIL CONSERVATION DISTRICT
4.	DELAWARE & RARITAN CANAL COMMISSION
5.	NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
6.	NEW JERSEY DEPARTMENT OF TRANSPORTATION

- REFERENCE NOTES:
1. BOUNDARY INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "PLAN OF SURVEY, TAX LOT 15 BLOCK 35001, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NJ," PREPARED BY EKA ASSOCIATES, P.A. DATED MAY 23, 2023.
 2. FLOODPLAIN LINE SHOWN AS TAKEN FROM A FLOOD INSURANCE RATE MAP (FIRM) SOMERSET COUNTY, NJ, PANEL 244 OF 301, COMMUNITY PANEL #34035C0244F, REVISED NOVEMBER 4, 2016.
 3. THERE ARE NO WETLAND AND/OR WETLAND BUFFERS IN THE AREA OF THE SITE.
 4. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "TOPOGRAPHIC SURVEY, TAX LOT 15 BLOCK 35001, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NJ," PREPARED BY EKA ASSOCIATES, P.A. DATED AUGUST 9, 2023.

U.S.D.A.S.C.S. SOIL MAPPING LEGEND

BdA BIRDSBORO SILT LOAM
LbA LANDSOWNE SILT LOAM
Ro ROWLAND SILT LOAM



- LEGEND -

- | | |
|---------|-------------------------------|
| ----- | EXISTING SANITARY SEWER |
| ----- | EXISTING WATER LINE |
| ----- | EXISTING GAS LINE |
| ----- | EXISTING UTILITY LINE |
| ----- | EXISTING BUILDING |
| x 62.73 | EXISTING SPOT ELEVATION |
| 100 | EXISTING CONTOUR LINE |
| ○ | EXISTING MANHOLE |
| ○ w | EXISTING WATER VALVE |
| ○ g | EXISTING GAS VALVE |
| ○ u | EXISTING UTILITY POLE |
| 12 | EXISTING HANDICAPPED SPACE |
| 12 | PARKING SPACES PER ROW |
| --- | U.S.D.A. SOILS LIMIT LINE |
| LbB | U.S.D.A. SOILS CLASSIFICATION |

TOWNSHIP APPROVALS

CHAIRMAN-ZONING BOARD _____ DATE _____

SECRETARY-ZONING BOARD _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

BA-06-23
APPLICATION No.

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
Rocky Hill, New Jersey, 08553
(908)-369-0889 Fax (908)-369-4118

BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

Existing Features Plan
Prepared For
Lots 15 & 16 in Block 35001
Sited in
Montgomery Township
Somerset County ~ New Jersey

REVISIONS	DATE	DATE	DATE
PER DRC REVIEW	9/29/23	12/21/23	August 24, 2023
SCALE:	1" = 40'	DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.	CHECKED BY:	D.J.S.
JOB #	23-03-Mont		

UTILITY	ADDRESS
MONTGOMERY TOWNSHIP DEPARTMENT OF PUBLIC WORKS	ARTHUR VILANO ACTING SUPERINTENDENT 100 COMMUNITY DRIVE SKILLMAN, NJ 08558 c/o BOB O'CONNOR 256 PAUL STREET BELVIDERE, NJ 07823
CENTURY LINK	MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, T68 NEWARK, NJ 07102 ATTN: DONNA SHORT GIS SUPERVISOR
PUBLIC SERVICES ELECTRIC & GAS COMPANY	1025 LAURAL OAK ROAD VOORHEES, NJ 08043
N.J. AMERICAN WATER CO.	100 RANDOPH ROAD SOMERSET, NJ 08873
COMCAST CABLE	

PROPERTY OWNERS LIST IS TAKEN FROM A CERTIFIED LIST OF ADJOINING PROPERTY OWNERS WITHIN 200' OF LOT 15 IN BLOCK 35001 AS PREPARED BY THE MONTGOMERY TOWNSHIP TAX ASSESSOR DATED AUGUST 4, 2023.

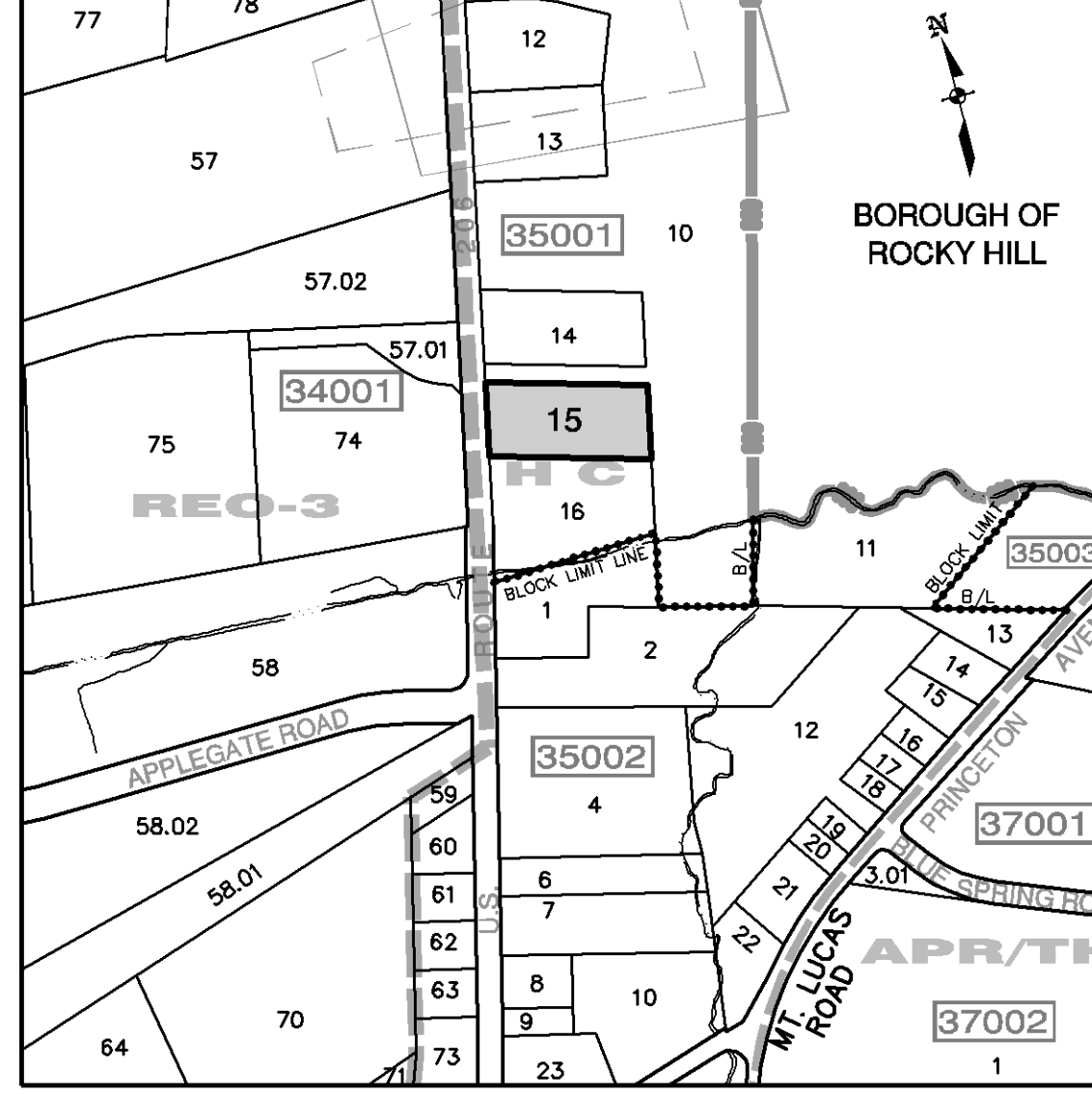
MONTGOMERY TOWNSHIP		PROPERTY OWNERS WITHIN 200'	
BLOCK	LOT	OWNER	PROPERTY ADDRESS
34001	57.01	BRANDON REAL ESTATE INVESTMENT LLC	ROUTE 206
	57.02	BRANDON REAL ESTATE INVESTMENT LLC	10 AIRPARK ROAD
	74	GH MNO, L.L.C.	1060 ROUTE 206
35001	10	RESEARCH PARK L.L.C.	1101 ROUTE 206
	14	ABC F.L.L.C.	1083 ROUTE 206
	16	KEYSTONE LAND PROPERTIES, LLC	1045 ROUTE 206

ADDRESS
1045 STATE RD PRINCETON, NJ 08540
1045 STATE RD PRINCETON, NJ 08540
902 CARNEGIE CENTER, S400 PRINCETON, NJ 08540
902 CARNEGIE CENTER, S400 PRINCETON, NJ 08540
902 CARNEGIE CENTER, S400 PRINCETON, NJ 08540
415 EAGLEVIEW BLVD, #100 EXTON, PA 19341

- LEGEND -

- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UTILITY LINE
- EXISTING BUILDING
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR LINE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING UTILITY POLE
- EXISTING HANDICAPPED SPACE
- PARKING SPACES PER ROW
- U.S.D.A. SOILS LIMIT LINE
- U.S.D.A. SOILS CLASSIFICATION

GRAPHIC SCALE
1" = 30'



ZONING DEFINITIONS
REQ-3 RESEARCH, ENGINEERING & OFFICE
HC HIGHWAY COMMERCIAL
APR/TH APARTMENT/TOWNHOUSE RESIDENTIAL

APPLICANT (LOT 15 & 16)
Stellar Land Assets, L.L.C.
c/o Charlie Corona
516 Wall Street
Princeton, NJ 08540
(610) 304-9627

OWNER (LOT 16)
Stellar Land Assets, L.L.C.
c/o Charlie Corona
516 Wall Street
Princeton, NJ 08540
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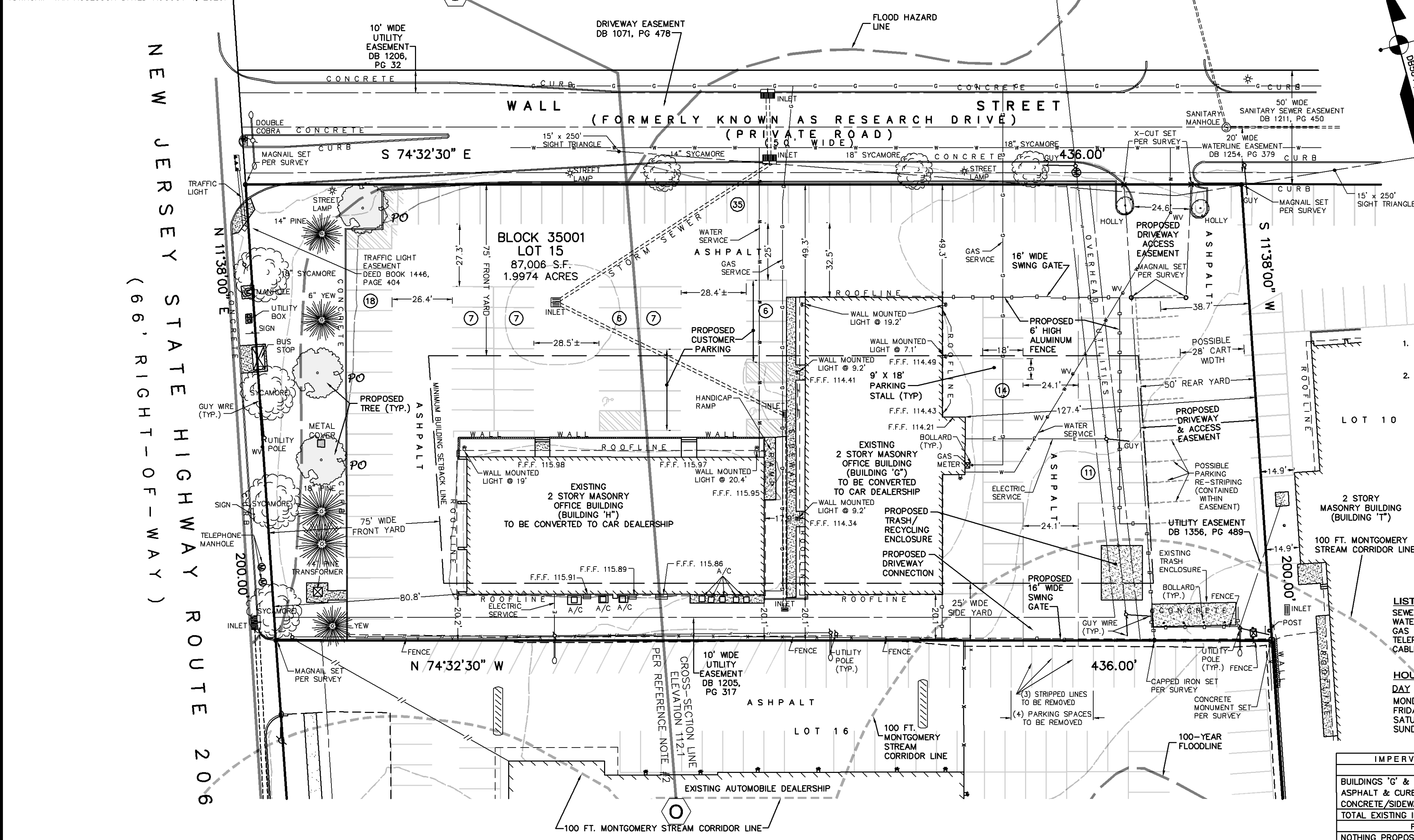
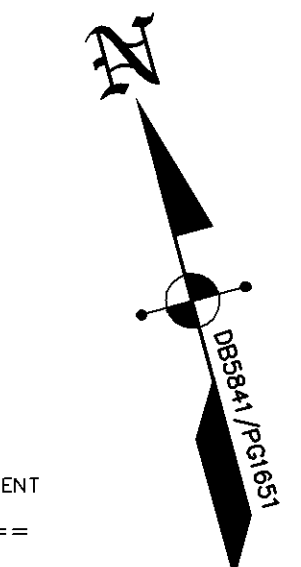
ZONING REQUIREMENTS - HC - HIGHWAY COMMERCIAL	
INDIVIDUAL LOT REQUIREMENTS	EXISTING CONDITIONS
MINIMUM LOT AREA	1.0 ACRES
MINIMUM LOT FRONTAGE	150 FT.
MINIMUM LOT WIDTH (ROUTE 206)	150 FT.
MINIMUM LOT DEPTH	150 FT.
MINIMUM FRONT YARD SETBACK (ROUTE 206)	75 FT.
MINIMUM FRONT YARD SETBACK (WALL ST.)	75 FT.
MINIMUM SIDE YARD SETBACK	MIN. 25 FT. EACH
MINIMUM REAR YARD SETBACK	50 FT.
MAXIMUM LOT COVERAGE	55%
MAXIMUM BUILDING HEIGHT	30 FT./2 1/2 STORIES
DISTANCE TO OTHER BUILDING	20 FT.
MAXIMUM FLOOR AREA RATIO	0.20/0.225

PRE-EXISTING VARIANCE
3. PRE-EXISTING VARIANCE FROM MONTGOMERY TOWNSHIP LAND DEVELOPMENT ORDINANCE 16-4.12 d. AREA AND YARD REQUIREMENTS - MINIMUM FRONT YARD SETBACK (WALL STREET) REQUIREMENT IS 75 FEET AND EXISTING CONDITION IS 49.3 FEET.
4. PRE-EXISTING VARIANCE FROM MONTGOMERY TOWNSHIP LAND DEVELOPMENT ORDINANCE 16-4.12 d. AREA AND YARD REQUIREMENTS - MINIMUM SIDE YARD SETBACK REQUIREMENT IS 25 FEET AND EXISTING CONDITION IS 20.1 FEET.
5. PRE-EXISTING VARIANCE FROM MONTGOMERY TOWNSHIP LAND DEVELOPMENT ORDINANCE 16-4.12 d. AREA AND YARD REQUIREMENTS - MAXIMUM LOT COVERAGE REQUIREMENT IS 55% AND EXISTING CONDITION IS 88.89%
6. PRE-EXISTING VARIANCE FROM MONTGOMERY TOWNSHIP LAND DEVELOPMENT ORDINANCE 16-4.12 d. AREA AND YARD REQUIREMENTS - DISTANCES TO OTHER BUILDING REQUIREMENT IS 20 FEET AND EXISTING CONDITION IS 17.9 FEET.

REFERENCE NOTES:
1. BOUNDARY INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "PLAN OF SURVEY, TAX LOT 15 BLOCK 35001, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NJ," PREPARED BY EKA ASSOCIATES, P.A. DATED MAY 23, 2023.
2. FLOODPLAIN LINE SHOWN AS TAKEN FROM A FLOOD INSURANCE RATE MAP (FIRM) SOMERSET COUNTY, NJ, PANEL 244 OF 301, COMMUNITY PANEL #3403502044F, REVISED NOVEMBER 4, 2016.
3. THERE ARE NO WETLAND AND/OR WETLAND BUFFERS IN THE AREA OF THE SITE.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "TOPOGRAPHIC SURVEY, TAX LOT 15 BLOCK 35001, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NJ," PREPARED BY EKA ASSOCIATES, P.A. DATED AUGUST 9, 2023.

EMPLOYEES
IT IS ANTICIPATED THAT THE AUTOMOBILE DEALERSHIP WILL HAVE 10 EMPLOYEES
SANITARY SEWER FLOW
25 GALLONS PER EMPLOYEE
10 EMPLOYEES MAXIMUM = 250 GALLONS
PUBLIC SEWER STAGE II STP
POTABLE WATER = 250 GALLONS

FLOOR AREA RATIO CALCULATIONS	
BUILDING 'G'	
EXISTING 1st FLOOR	8,690 S.F.
EXISTING 2nd FLOOR	8,712 S.F.
TOTAL EXISTING F.A.R.	17,402 SF / (1.9974 x 43,560) = 0.2000
EXISTING 1st FLOOR (UNCHANGED)	8,690 S.F.
PROPOSED 2nd FLOOR (REDUCED 5,106 S.F.)	3,608 S.F.
TOTAL PROPOSED F.A.R.	12,296 S.F. / (1.9974 x 43,560) = 0.1413
BUILDING 'H'	
EXISTING 1st FLOOR	8,448 S.F.
EXISTING 2nd FLOOR	8,976 S.F.
TOTAL EXISTING F.A.R.	17,424 SF / (1.9974 x 43,560) = 0.2003
EXISTING 1st FLOOR (UNCHANGED)	8,448 S.F.
PROPOSED 2nd FLOOR (REDUCED 5,248 S.F.)	3,728 S.F.
TOTAL PROPOSED F.A.R.	12,176 S.F. / (1.9974 x 43,560) = 0.1399
TOTAL - BUILDINGS 'G' & 'H'	
PROPOSED BUILDING 'G'	12,296 S.F.
PROPOSED BUILDING 'H'	12,176 S.F.
TOTAL PROPOSED F.A.R.	24,472 S.F. / (1.9974 x 43,560) = 0.2813



- POSTED SPEED LIMIT**
40MPH POSTED SPEED LIMIT
NEW JERSEY STATE HIGHWAY ROUTE 206
- UTILITY NOTES:**
1. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND / OR CONSTRUCTION. CALL 1-800-272-1000
2. NO CERTIFICATION IS MADE BY D.S. ENGINEERING, P.C. AS TO THE ACTUAL POSITION OF ANY UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF THE UTILITIES SHOWN.
- SITE USE**
EXISTING USE IS 2 STORY MASONRY OFFICE BUILDING
PROPOSED USE IS AUTOMOBILE SALES THROUGH FRANCHISED NEW CAR DEALERSHIPS

CUSTOMER PARKING	
REQUIRED	10
PROPOSED	10
PARKING	
CUSTOMER PARKING	10
NEW VEHICLE PARKING	55
PRE-OWNED PARKING	13
EMPLOYEE PARKING	13
SERVICE PARKING	10
VEHICLE INVENTORY PARKING	10
TOTAL PARKING	111

- LIST OF EXISTING PUBLIC UTILITIES:**
SEWER MONTGOMERY TOWNSHIP - STAGE II STP
WATER NJ AMERICAN WATER
GAS & ELECTRIC PUBLIC SERVICE ELECTRIC AND GAS
TELEPHONE CENTURY LINK
CABLE COMCAST CABLE

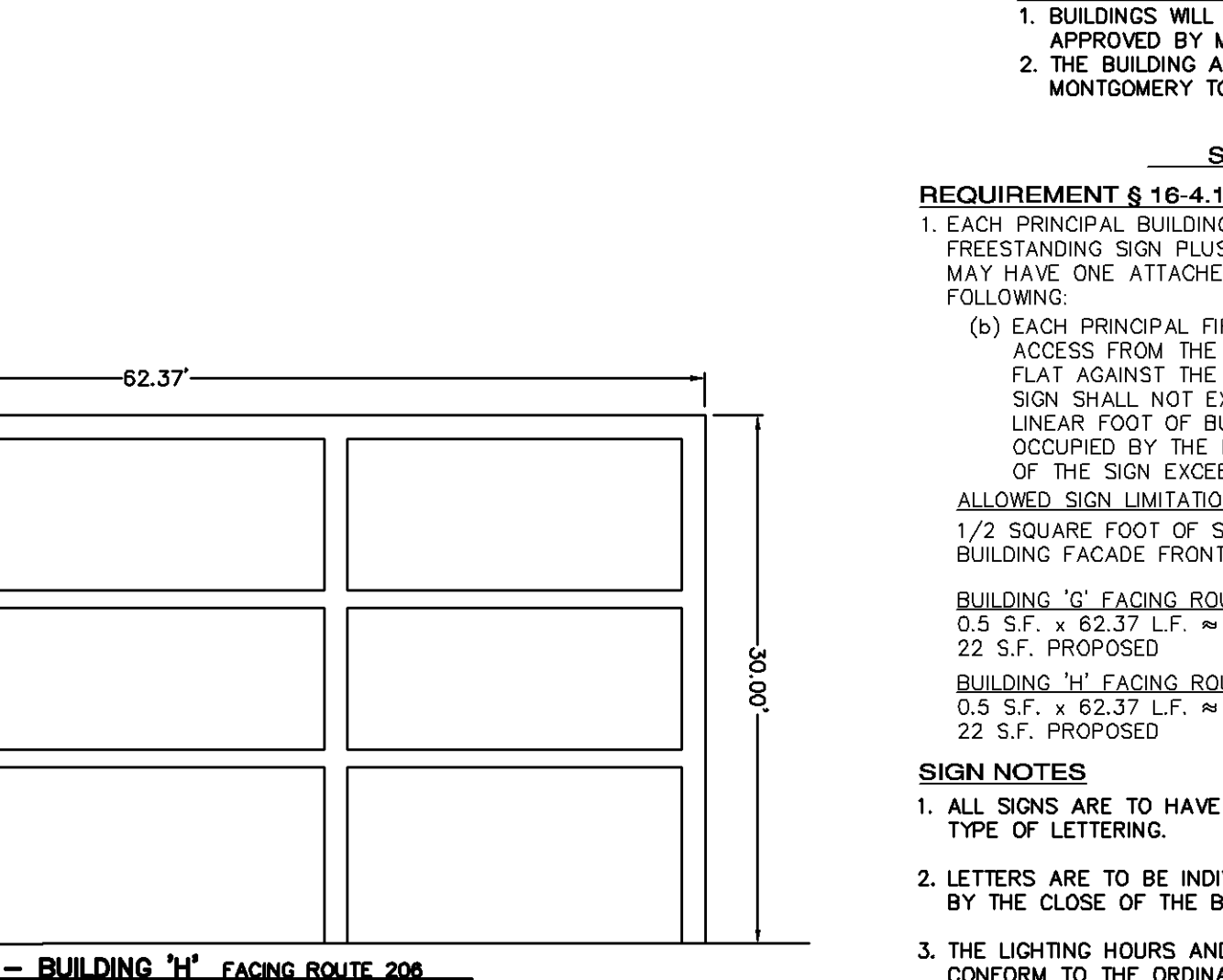
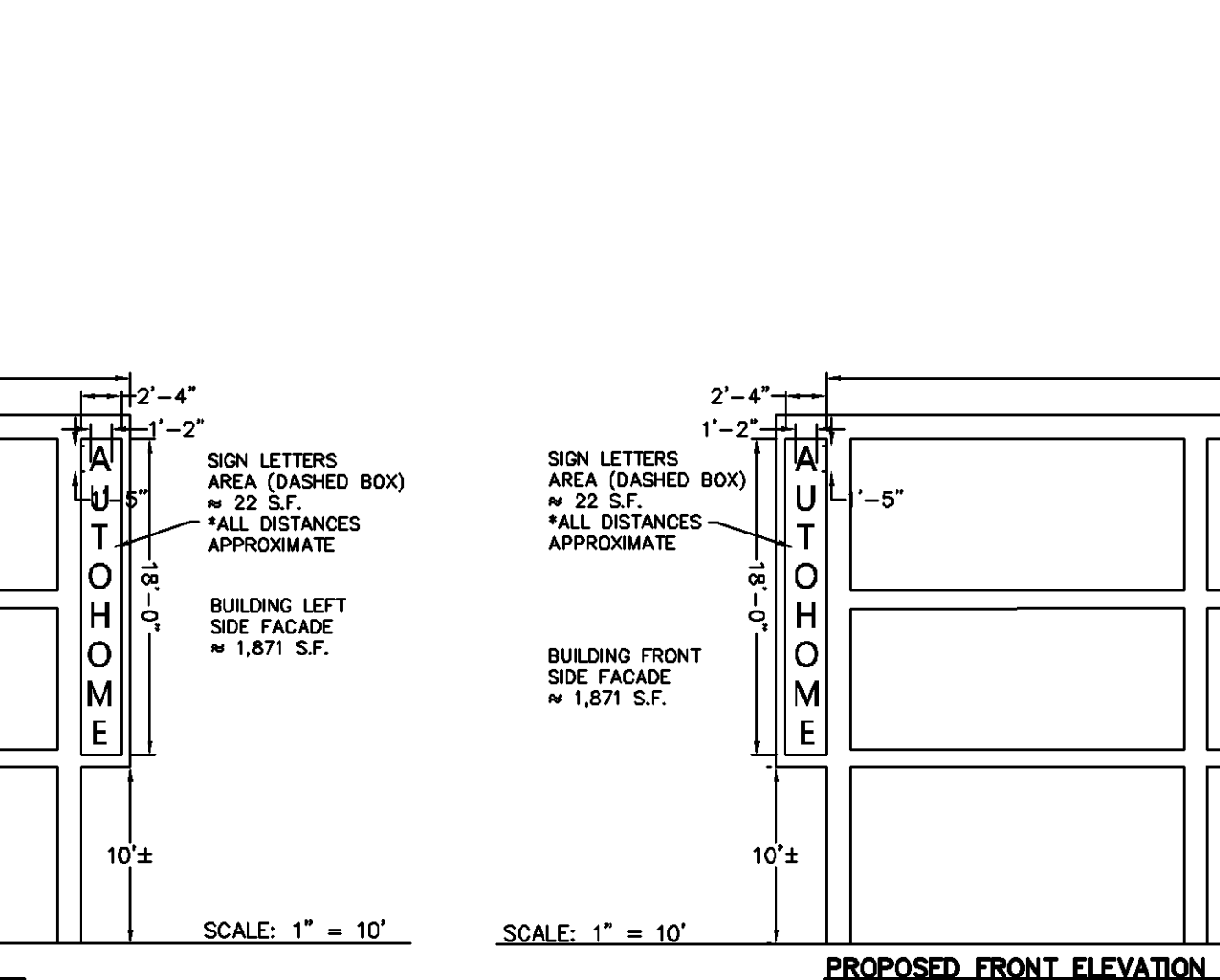
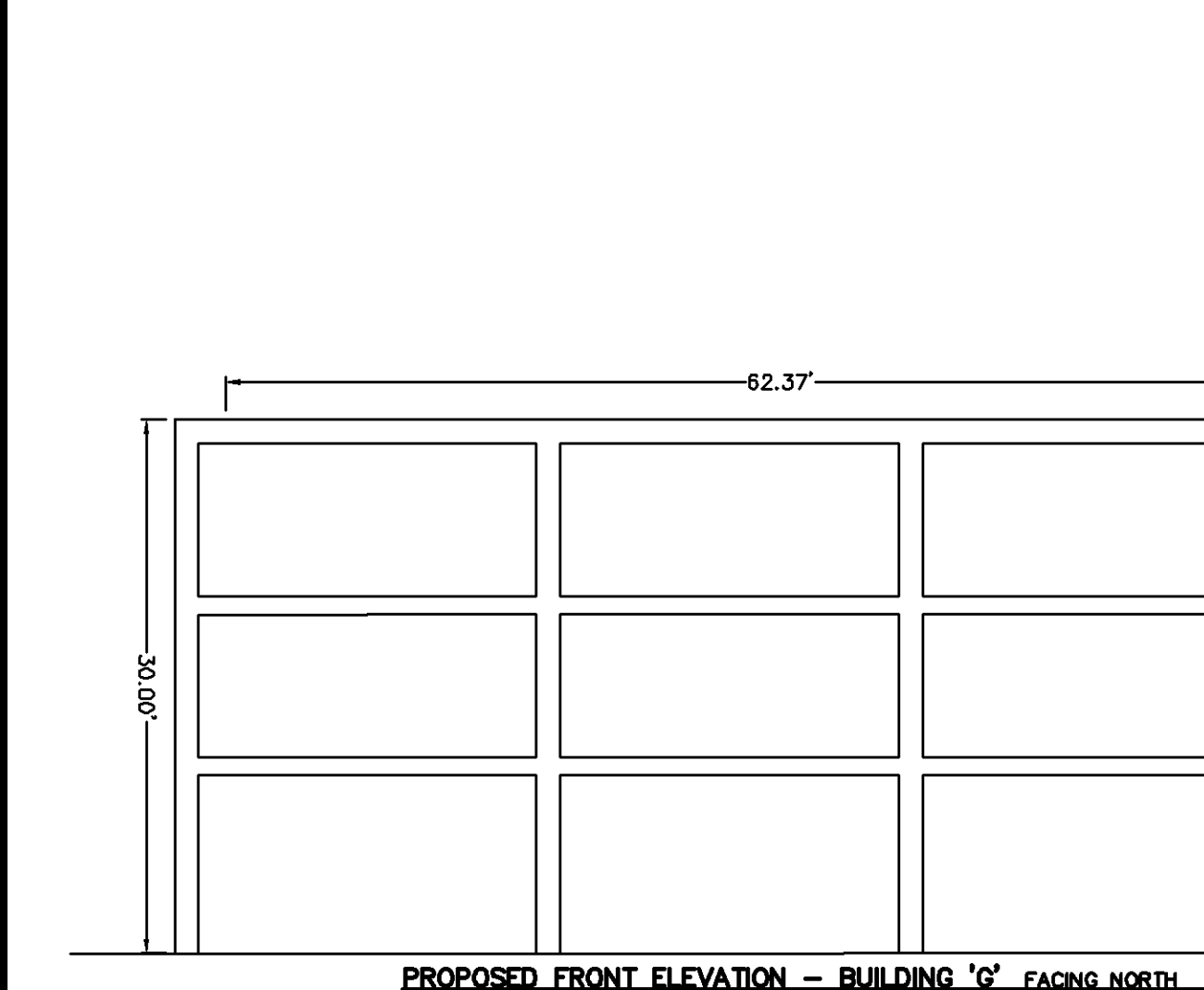
HOURS OF OPERATION (SIX DAYS A WEEK)	
DAY	HOURS
MONDAY - THURSDAY	9:00 AM - 8:00 PM
FRIDAY	9:00 AM - 6:00 PM
SATURDAY	9:00 AM - 5:00 PM
SUNDAY	CLOSED

IMPERVIOUS AREA CALCULATIONS	
EXISTING IMPERVIOUS AREAS	
BUILDINGS 'G' & 'H'	17,007 S.F.
ASPHALT & CURB	58,800 S.F.
CONCRETE/SIDEWALK	1,531 S.F.
TOTAL EXISTING IMPERVIOUS	77,338 S.F.
PROPOSED IMPERVIOUS AREAS	
NOTHING PROPOSED	0 S.F.
EXISTING IMPERVIOUS	77,338 S.F.
TOTAL PROPOSED IMPERVIOUS	0 S.F.
TOTAL IMPERVIOUS AREAS & CHANGES	
EXISTING IMPERVIOUS AREAS	77,338 S.F.
PROPOSED IMPERVIOUS AREAS	77,338 S.F.
IMPERVIOUS AREA INCREASE	0 S.F.

BUREAU OF FIRE SAFETY
1. BUILDINGS WILL BE EQUIPPED KNOX BOX, LOCATION SHALL BE APPROVED BY MONTGOMERY TOWNSHIP CHIEF FIRE MARSHALL.
2. THE BUILDING ADDRESS SHALL BE POSTED IN ACCORDANCE WITH MONTGOMERY TOWNSHIP CODE.

SIGN CALCULATIONS
1. EACH PRINCIPAL BUILDING NOT PART OF A SHOPPING CENTER MAY HAVE ONE FREESTANDING SIGN PLUS EACH PRINCIPAL PERMITTED USE IN SAID BUILDING(S) MAY HAVE ONE ATTACHED SIGN, PROVIDED AND IN ACCORDANCE WITH THE FOLLOWING:
(b) EACH PRINCIPAL FIRST FLOOR USE IN A BUILDING WITH DIRECT ACCESS FROM THE OUTSIDE SHALL BE PERMITTED A SIGN ATTACHED FLAT AGAINST THE BUILDING. THE SIZE OF EACH SUCH ATTACHED SIGN SHALL NOT EXCEED 1/2 SQUARE FOOT OF SIGN AREA PER ONE LINEAR FOOT OF BUILDING FACADE FRONTING ON A STREET AND OCCUPIED BY THE INDIVIDUAL USE, BUT IN NO CASE SHALL THE SIZE OF THE SIGN EXCEED 50 SQUARE FEET IN AREA.
ALLOWED SIGN LIMITATIONS
1/2 SQUARE FOOT OF SIGN AREA PER ONE LINEAR FOOT OF BUILDING FACADE FRONTING THE STREET OR MAX. 50 S.F.
BUILDING 'G' FACING ROUTE 206
0.5 S.F. x 62.37 L.F. ≈ 31 S.F. PERMITTED
22 S.F. PROPOSED
BUILDING 'H' FACING ROUTE 206
0.5 S.F. x 62.37 L.F. ≈ 31 S.F. PERMITTED
22 S.F. PROPOSED
SIGN NOTES
1. ALL SIGNS ARE TO HAVE THE SAME HEIGHT OF 18 FT. WITH THE SAME TYPE OF LETTERING.
2. LETTERS ARE TO BE INDIVIDUALLY LIT AND ARE TO BE TURNED OFF BY THE CLOSE OF THE BUSINESS OR 11 PM., WHICHEVER IS LATER.
3. THE LIGHTING HOURS AND THE LIGHT EMISSIONS FROM THE SIGN CONFORM TO THE ORDINANCE REQUIREMENTS.

LANDSCAPE SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	QUANTITY
PO	QUERCUS PALUSTRIS	PIN OAK	35' O.C.	3



Site Plan
Prepared For
Lots 15 & 16 in Block 35001
Sited in
Montgomery Township
Somerset County ~ New Jersey

DATE: August 24, 2023	SCALE: 1" = 30'	DESIGN BY: D.S.	DRAWN BY: J.B.G.	CHECKED BY: D.S.	JOB # 23-03-Mont
DATE: 12/21/23	SCALE: 1" = 30'	DESIGN BY: D.S.	DRAWN BY: J.B.G.	CHECKED BY: D.S.	JOB # 23-03-Mont
DATE: 9-29-23	SCALE: 1" = 30'	DESIGN BY: D.S.	DRAWN BY: J.B.G.	CHECKED BY: D.S.	JOB # 23-03-Mont
DATE: 9-29-23	SCALE: 1" = 30'	DESIGN BY: D.S.	DRAWN BY: J.B.G.	CHECKED BY: D.S.	JOB # 23-03-Mont

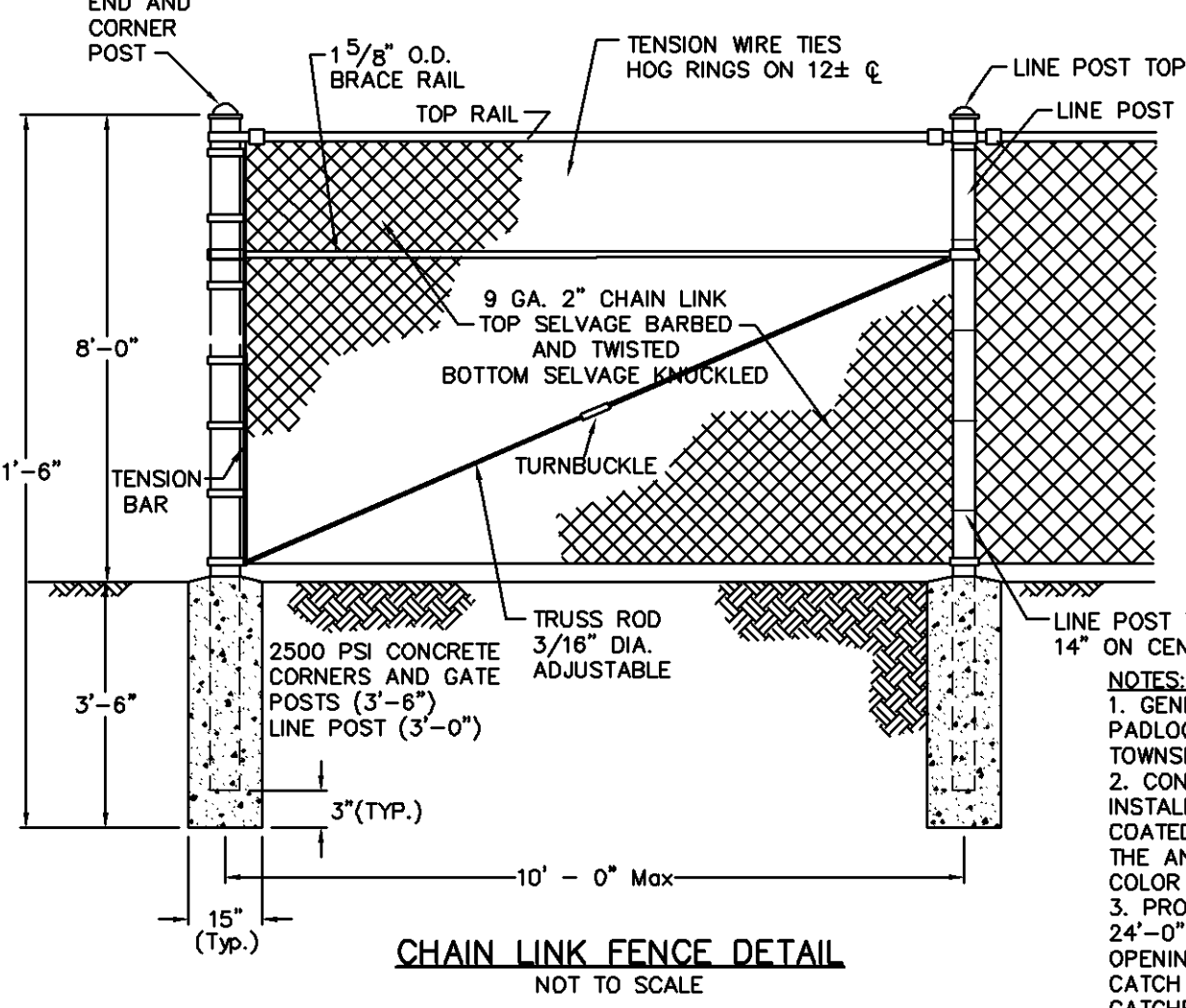
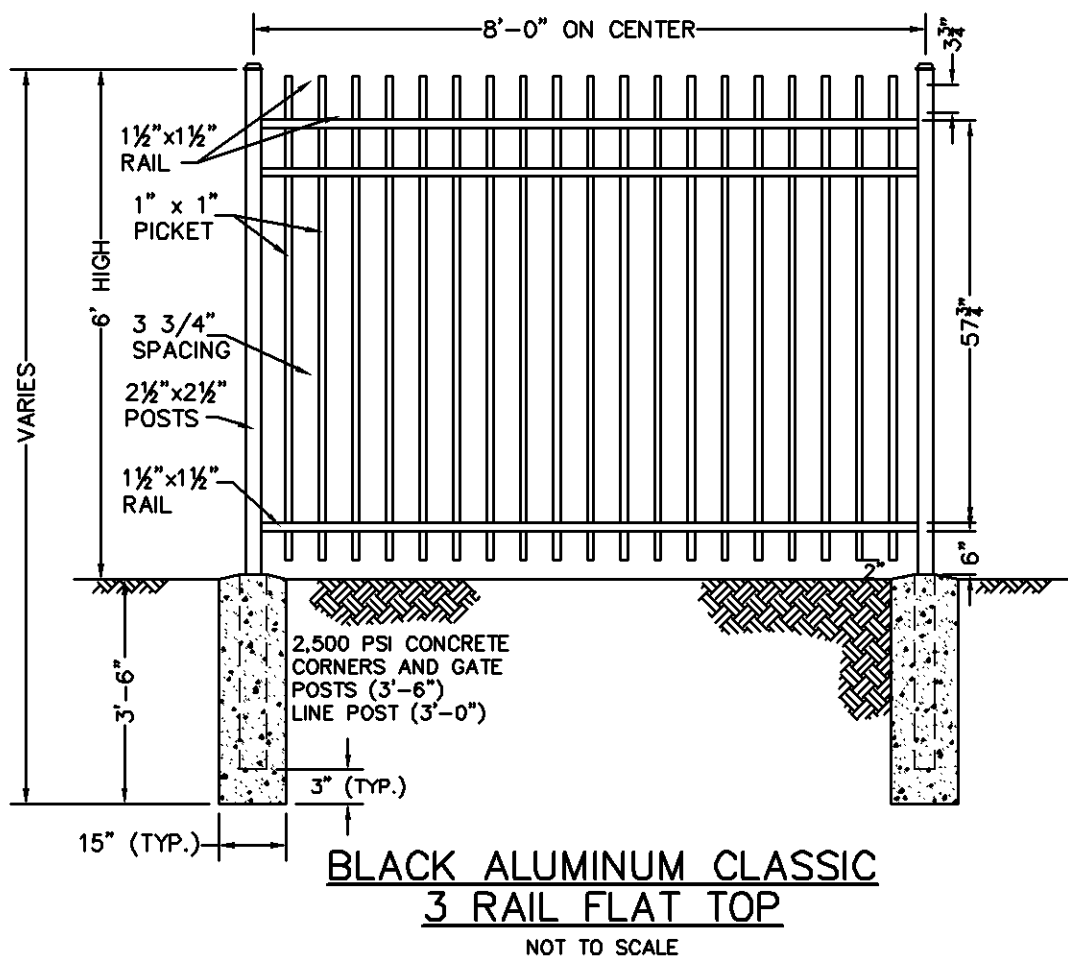
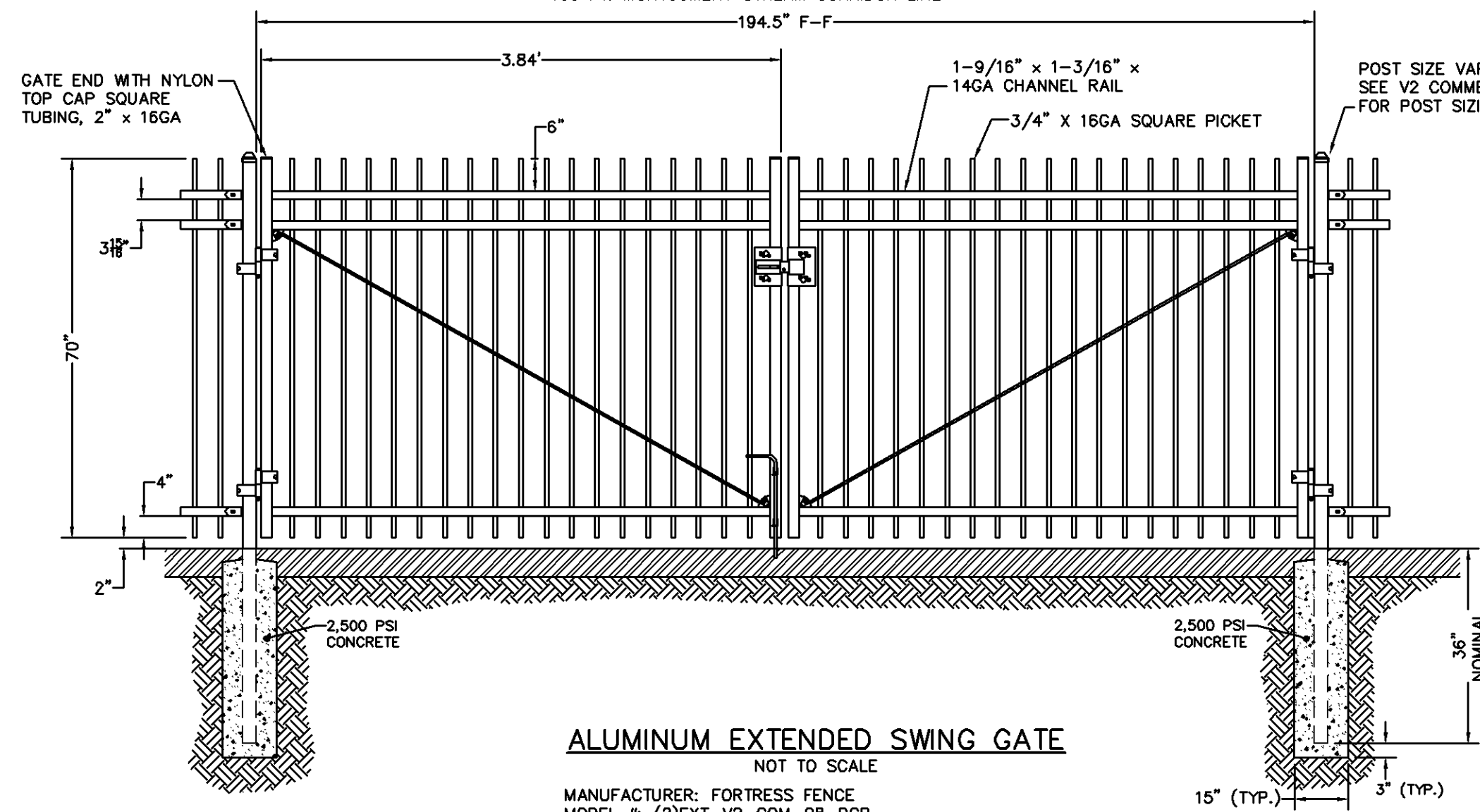
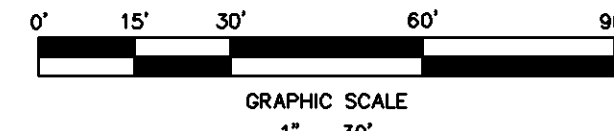
D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
Rocky Hill, New Jersey, 08553
(908)-369-0889 Fax (908)-369-4118

BY: David J. Schmitt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 2 of 3

THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF FOR ANY REASON OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE ORIGINAL AUTHOR IS PROHIBITED. PERMISSION OF D.S. ENGINEERING, P.C. IS REQUIRED.

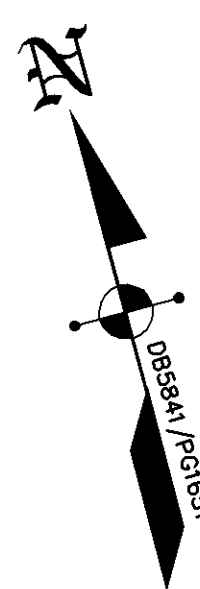
- LEGEND -**
- EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING UTILITY LINE
 - EXISTING BUILDING
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR LINE
 - EXISTING MANHOLE
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 - EXISTING GAS VALVE
 - EXISTING UTILITY POLE
 - EXISTING HANDICAPPED SPACE
 - PARKING SPACES PER ROW
 - U.S.D.A. SOILS LIMIT LINE
 - U.S.D.A. SOILS CLASSIFICATION



- NOTES:**
- GENERAL CONTRACTOR TO PROVIDE PADLOCK AND KEYS. TURN OVER TO TOWNSHIP UPON COMPLETION OF JOB.
 - CONTRACTOR SHALL FURNISH AND INSTALL ANCHOR PERMAGREEN VINYL COATED FENCE AS MANUFACTURED BY THE ANCHOR GROUP, BALTIMORE MD. COLOR SELECTION SHALL BE BY OWNER.
 - PROVIDE DOUBLE GATE (14'-0" OR 24'-0" AS INDICATED ON THE PLANS) OPENING WITH CENTER PLUNGER ROD, CATCH AND SEMIAUTOMATIC OUTER CATCHES AT ENTRANCE TO DRIVE.
 - GATE TO OPEN IN DIRECTION AS SPECIFIED ON PLANS.

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
Rocky Hill, New Jersey, 08553
(908)-369-0889 Fax (908)-369-4118

BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409



NEW JERSEY STATE HIGHWAY ROUTE 206
(66' RIGHT-OF-WAY)

10' WIDE
UTILITY EASEMENT
DB 1206, PG 32

DRIVEWAY EASEMENT
DB 1071, PG 478

FLOOD HAZARD
LINE

15' x 250'
SIGHT TRIANGLE

LOT 10

2 STORY
MASONRY BUILDING
(BUILDING "T")

UTILITY EASEMENT
DB 1356, PG 489

100-YEAR
FLOODLINE

100 FT. MONTGOMERY STREAM CORRIDOR LINE

WALL (FORMERLY KNOWN AS RESEARCH DRIVE)
(PRIVATE ROAD)

EXISTING 2 STORY MASONRY
OFFICE BUILDING
(BUILDING "H")
TO BE CONVERTED TO CAR DEALERSHIP

9' x 18' PARKING
STALL (TYP)

2 STORY MASONRY
OFFICE BUILDING
(BUILDING "G")
TO BE CONVERTED
TO CAR DEALERSHIP

WALL MOUNTED
LIGHT @ 9.2' W1

WALL MOUNTED
LIGHT @ 19.2' W2

WALL MOUNTED
LIGHT @ 20.4' W2

WALL MOUNTED
LIGHT @ 9.2' W1

WALL MOUNTED
LIGHT @ 19.2' W2

WALL MOUNTED
LIGHT @ 20.4' W2

WALL MOUNTED
LIGHT @ 9.2' W1

WALL MOUNTED
LIGHT @ 19.2' W2

WALL MOUNTED
LIGHT @ 20.4' W2

WALL MOUNTED
LIGHT @ 9.2' W1

WALL MOUNTED
LIGHT @ 19.2' W2

WALL MOUNTED
LIGHT @ 20.4' W2

WALL MOUNTED
LIGHT @ 9.2' W1

WALL MOUNTED
LIGHT @ 19.2' W2

WALL MOUNTED
LIGHT @ 20.4' W2

WALL MOUNTED
LIGHT @ 9.2' W1

WALL MOUNTED
LIGHT @ 19.2' W2

WALL MOUNTED
LIGHT @ 20.4' W2

WALL MOUNTED
LIGHT @ 9.2' W1

WALL MOUNTED
LIGHT @ 19.2' W2

WALL MOUNTED
LIGHT @ 20.4' W2

WALL MOUNTED
LIGHT @ 9.2' W1

WALL MOUNTED
LIGHT @ 19.2' W2

WALL MOUNTED
LIGHT @ 20.4' W2

WALL MOUNTED
LIGHT @ 9.2' W1

WALL MOUNTED
LIGHT @ 19.2' W2

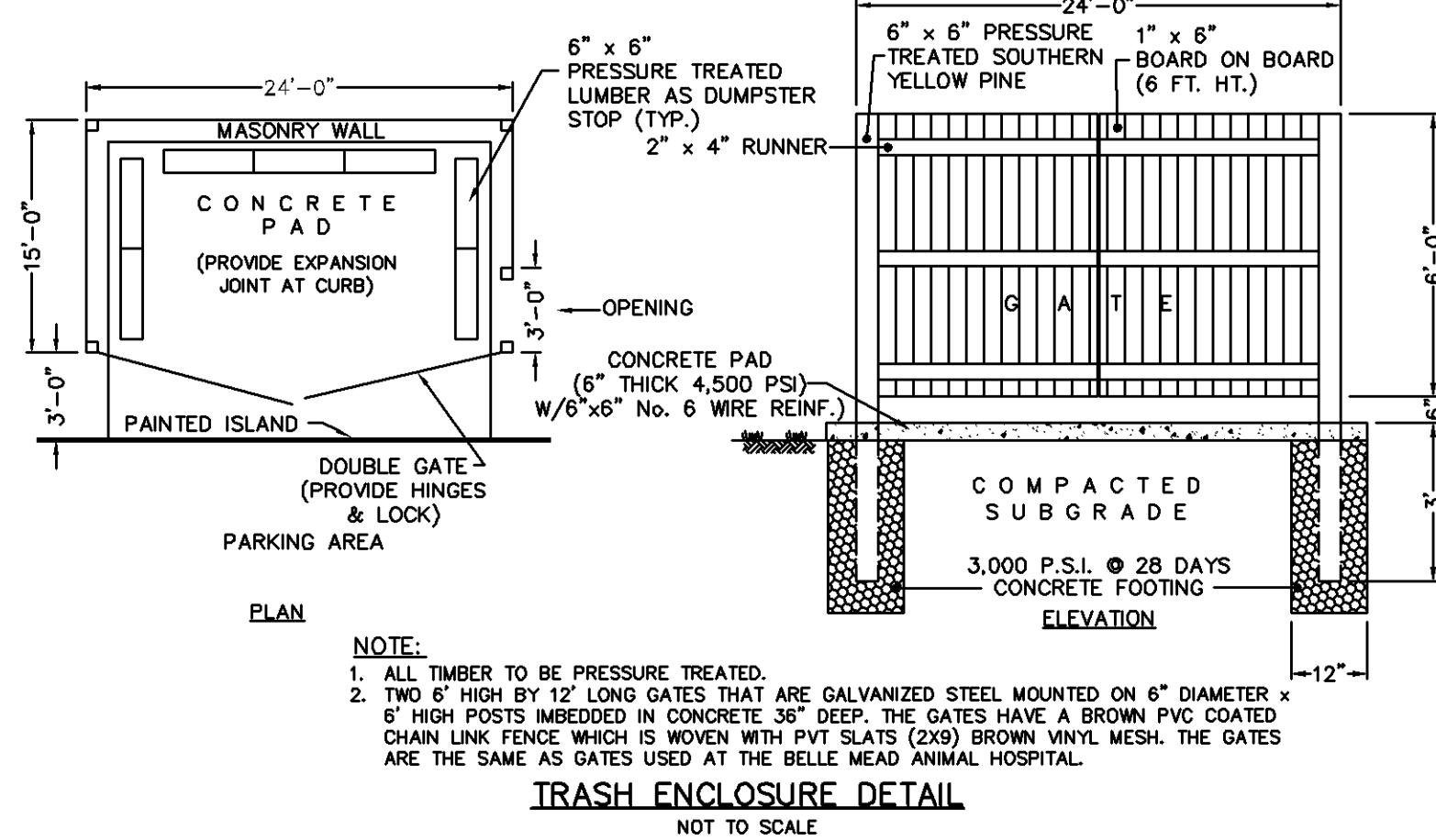
WALL MOUNTED
LIGHT @ 20.4' W2

EXISTING LIGHTING

1. LIGHTING FIXTURES WHERE FIELD OBSERVED AND SIMILAR FIXTURES ARE SHOWN HERE TO APPROXIMATELY REPRESENT EXISTING LIGHTING CONDITIONS AT SITE.

LUMINAIRE SCHEDULE*									
SYMBOL	LABEL	QTY	CATALOG No.	DESCRIPTION	Lamp	IES FILE	LUMENS	LLF	WATTS
(POLE MOUNTED)	L1	6	TX03-C-140-G1 5-740-16	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 1675mA	TX03-C-140-G1-5-740-16.ies	Absolute	1.00	75
(WALL MOUNTED)	W1	4	WPLED13	RAB LED 10W & 13 WALL PACKS	High performance LED Light Engine	dif2101101-4a.ies	Absolute	1.00	14.8
(WALL MOUNTED)	W2	4	~	LED Shoebox Light 150W 5000K 100-277V	~	LED Shoebox Light 150W 5000K 100-277V.ies	20791	1.00	154.6
(POLE MOUNTED)	P1	6	125 20S R3 DG	125 SERIES, 200W HPS TYPE 3 MED CUTOFF	ONE 200-WATT CLEAR E18 HIGH PRESSURE SODIUM, HORIZONTAL POS.	125_20S_R3_DG.ies	22000	1.00	230

* ALL LIGHTING FIXTURES ARE EXISTING - THIS TABLE REPRESENTS AVAILABLE DATA THAT BEST FITS THOSE FIELD FIXTURES



**Existing Lighting Plan
& Construction Details**
Prepared For
Lots 15 & 16 in Block 35001
Situated in
Montgomery Township
Somerset County ~ New Jersey

REVISIONS	DATE	DATE	DATE
PER DRC REVIEW 9-29-23	D.J.S.	12/21/23	1" = 30'
	DESIGN BY: D.J.S.		
	DRAWN BY: J.B.G.		
	CHECKED BY: D.J.S.		
	JOB # 23-03-Mont		