



### GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - ALTA/ASPS LAND TITLE SURVEY
  - DYNAMIC SURVEY, LLC
  - 1904 MAIN STREET
  - LAKE COME, NJ 07719
  - SURVEYOR FILE NO. 2334-22-01461
- APPLICANT: RENARD MANAGEMENT, INC. 23 MANDY LANE, MANAPAC, NJ 10541 (718) 252-0126
- OWNER: YONKERS 300, LLC 1550 TRYON AVENUE, BROOKLYN, NY 11234
- PARCEL DATA: BLOCK 29002, LOTS 49 & 50, 1026 ROUTE 518, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NJ
- ZONE: HC (HIGHWAY COMMERCIAL DISTRICT)
- EXISTING USE: OFFICE (PERMITTED USE) (§16-4.12)
- PROPOSED USE: SELF-STORAGE/MIN-WAREHOUSE (NON-PERMITTED USE) (§16-4.12)
- SCHEDULE OF ZONING REQUIREMENTS (§16-4.12.2)
 

ZONE REQUIREMENT	ZONE HC	EXISTING	PROPOSED
MINIMUM LOT AREA	1 A±	130,158.00 SF (2.99 Ac)	130,158.00 SF (2.99 Ac)
MINIMUM LOT WIDTH	150 FT	432.67 FT	432.67 FT
MINIMUM LOT FRONTAGE	150 FT	427.20 FT	427.20 FT
MINIMUM LOT DEPTH	150 FT	300.10 FT	300.10 FT
MINIMUM FRONT YARD SETBACK	50 FT	110.1 FT	50.00 FT
MINIMUM REAR YARD SETBACK	50 FT	49.9 FT (E)	50.20 FT
MINIMUM SIDE YARD SETBACK	25 FT	39.8 FT	25.00 FT
MAXIMUM BUILDING HEIGHT	30 FT/2.5 STORES	< 30 FT/2.5 STORES	42.67 FT/3 STORES (V)
MAXIMUM FLOOR AREA RATIO (2)	0.2	0.4 (E)	1.02 (V)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
- EACH INDIVIDUAL USE SHALL PROVIDE PARKING SPACES ACCORDING TO THE MINIMUM PROVISIONS. THE TOTAL NUMBER OF REQUIRED SPACES SHALL BE DETERMINED AND APPROVED BY THE BOARD.
  - A PARKING SPACE SHALL MEAN ANY AREA OF NOT LESS THAN NINE (9) FEET WIDE BY TWENTY (20) FEET IN LENGTH, OR TWELVE (12) FEET WIDE BY TWENTY (20) FEET IN LENGTH IN THE CASE OF HANDICAPPED PARKING SPACES. (§16-2.1)
  - ALL PAVED PARKING AND LOADING AREAS AND ACCESS DRIVES SHALL BE CURBED, EXCEPT SINGLE-FAMILY RESIDENTIAL DRIVES. (§16-5.8.C.3)
  - ALL OFF-STREET PARKING LOTS SHALL HAVE ADEQUATE DESIGNATIONS TO INDICATE TRAFFIC FLOW AND PARKING SPACES. (§16-5.8.C.4)
  - NO PARKING OF VEHICLES SHALL BE PERMITTED IN FIRE LANES, STREETS, DRIVEWAYS, LANDSCAPED AREAS, AISLES, BUFFER AREAS, SIDEWALKS OR TURNING AREAS. NO PERPENDICULAR OR ANGLED PARKING SHALL BE INCORPORATED INTO THROUGH ACCESS AISLES TO PARKING AREAS. HOWEVER, PERPENDICULAR OR ANGLED PARKING MAY BE INCORPORATED INTO NO-OUTLET AISLES TO PARKING AREAS PROVIDED THAT THESE AISLES DO NOT PROVIDE SIDE ACCESS UNLESS THE LOT IS AT LEAST 20 FEET WIDE. WHERE PERPENDICULAR OR ANGLED PARKING IS PERMITTED, THE UNCOMBINED ASSESSMENT OF PERPENDICULAR OR ANGLED PARKING SHALL BE A MINIMUM OF 28 FEET INTERIOR ROADS, PARKING AREAS, CURBS AND LANDSCAPING SHALL BE DESIGNER RESPONSIBLE TO ACCURATELY ACCOMMODATE THE REQUIRED MONTGOMERY TOWNSHIP WITHOUT REQUIRING THE MOUNTING OF CURBS OR INTERFERENCE WITH LANDSCAPING. WHERE THERE IS A ROW OF CONTIGUOUS PERPENDICULAR OR ANGLED PARKING STALLS, THERE SHALL BE A GAP OF AT LEAST NINE FEET IN WIDTH DEFINED BY MOUNTABLE CURBING TO ALLOW ACCESS BY EMERGENCY VEHICLES TO THE FRONT OF EACH BUILDING FACING SUCH PARKING. (§16-5.8.E)
  - WHERE DIRECT ACCESS TO 90 DEGREE ANGLE PARKING IS PROVIDED, AISLES PROVIDING TWO-WAY TRAFFIC SHALL BE A MINIMUM OF 24 FEET IN WIDTH. (§16-5.8.F.5)
- LOADING REQUIREMENTS
  - EACH PRINCIPAL BUILDING OR GROUP OF BUILDINGS SHALL PROVIDE AT MINIMUM ONE OFF-STREET LOADING SPACE AT THE SIDE OR REAR OF THE BUILDING OR WITHIN ONE BUILDING. ANY LOADING DOCK SPACE SHALL BE AT LEAST FIFTEEN (15) FEET IN WIDTH BY FORTY (40) FEET IN LENGTH WITH ADEQUATE INGRESS AND EGRESS FROM A PUBLIC STREET AND WITH ADEQUATE SPACE FOR MANEUVERING. ADDITIONAL SPACES MAY BE NECESSARY AND REQUIRED DEPENDENT UPON THE SPECIFIC ACTIVITY. (§16-4.12.H.1)
  - A SINGLE CENTER LINE OF ANY SEPARATE ACCESS POINTS TO A SINGLE LOT SHALL BE SPACED AT LEAST 125 FEET APART. SHALL HANDLE NO MORE THAN THREE LANES OF TRAFFIC AND SHALL BE SET BACK FROM THE STREET LINE OF ANY INTERSECTING STREET AT LEAST 50 FEET OR 1/2 THE LOT FRONTAGE, WHICHEVER IS GREATER. EXCEPT THAT IN NO CASE NEED THE SETBACK DISTANCE EXCEED 200 FEET. CONTIGUOUS DRIVEWAYS HAVING A WIDTH IN EXCESS OF 16 FEET AT THE STREET LINE SHALL BE PROHIBITED EXCEPT THAT TWO-WAY DRIVEWAYS SERVING INDUSTRIAL USES AND MULTIPLE-FAMILY DEVELOPMENTS SHALL BE AT LEAST 24 FEET WIDE. IN ALL INSTANCES, DUE CONSIDERATION TO THE PROPOSED WITHIN CURBING, DIRECTION OF TRAFFIC FLOW, RADIUS OF CURVES AND METHOD OF DIVIDING TRAFFIC LANES SHALL BE GIVEN. CURBING SHALL BE DEPRESSURED AT THE DRIVEWAY OR THE CURBING MAY BE ROUNDED AT THE CORNERS AND THE DRIVEWAY CONNECTED WITH THE STREET IN THE SAME MANNER AS ANOTHER STREET. ALL POINTS OF ACCESS MANEUVERING AND MULTI-FAMILY DEVELOPMENT SHALL BE DESIGNED AND DEPRESSURED FACILITIES INSTALLED TO PREVENT STORM WATER RUNOFF FROM ENTERING THE PUBLIC ROAD. (§16-5.8.O) (V)
- BUFFER AND LANDSCAPE REQUIREMENTS
  - EXCEPT FOR DETACHED SINGLE-FAMILY DWELLING UNITS AND MULTIPLE-FAMILY BUILDINGS, A SCREEN PLANTING, BERM, FENCE, WALL OR COMBINATION THEREOF, NO LESS THAN FOUR FEET NOR MORE THAN SEVEN FEET IN HEIGHT, SHALL BE PROVIDED BETWEEN THE OFF-STREET PARKING AREAS AND ANY LOT LINE OR STREET LINE EXCEPT WHERE A BUILDING INTERVENES OR WHERE THE DISTANCE BETWEEN SUCH AREAS AND THE LOT LINE OR STREET LINE IS GREATER THAN 150 FEET. (§16-5.8.A.1)
  - ALL LOADING AREAS SHALL BE LANDSCAPED AND SCREEN SUFFICIENTLY TO OBLSCURE THE VIEW OF THE PARKED VEHICLES - AND LOADING PLATFORMS FROM ANY PUBLIC STREET AND ADJACENT USE THROUGHOUT THE YEAR. SUCH SCREENING SHALL BE BY AN EXTENSION OF THE BUILDING, A FENCE, BERM, WALL, PLANTING OR COMBINATION THEREOF AND SHALL NOT BE LESS THAN FOUR FEET IN HEIGHT. (§16-5.8.A.2)
  - EVERY OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE PARKING SPACE PER EVERY 30 SPACES LANDSCAPED WITH APPROXIMATELY HALF OF SAID AREA HAVING SHRUBS NO HIGHER THAN THREE FEET AND TREES WITH BRANCHES NO LOWER THAN SEVEN FEET. SUCH LANDSCAPED AREAS SHALL NOT BE DISTRIBUTED THROUGHOUT THE PARKING AREA IN ORDER TO BREAK THE VIEW OF PARKED CARS IN A MANNER NOT IMPAIRING VISIBILITY. (§16-5.8.A.3)
  - ALL PORTIONS OF A LOT NOT COVERED BY BUILDINGS OR STRUCTURES (E.G. PARKING LOTS, PARKING SPACES, LOADING AREAS, ACCESS AISLES, DRIVEWAYS, SIDEWALKS, CURBS, ETC.) SHALL BE SO LANDSCAPED, AND THE LANDSCAPED AREA MAY INCLUDE APPROVED DETENTION AND/OR RETENTION BASINS. (§16-4.12.F.3)
  - WITHIN THE SIDE AND REAR YARD SETBACK AREAS ALONG ANY COMMON PROPERTY LINE WITH A RESIDENTIAL ZONING DISTRICT, NO PARKING AREA, DRIVEWAY OR OTHER STRUCTURE, EXCEPT FENCING INTEGRATED WITH LANDSCAPE PLANT AND AS APPROVED BY THE BOARD, SHALL BE PERMITTED, AND A MINIMUM BUFFER SCREENING OF FIFTEEN (15) FEET SHALL BE REQUIRED FOR INDIVIDUAL USES. (§16-4.12.F.4)
  - WITHIN THE HC DISTRICT, NO PARKING AREA, DRIVEWAY OR OTHER STRUCTURE (EXCEPT FOR APPROVED ACCESS WAYS, SIGNS AND FENCING) SHALL BE PERMITTED WITHIN THE FIRST FIFTEEN (15) FEET ADJACENT TO ANY OTHER PROPERTY LINE. (§16-4.12.F.5)
- THE APPLICANT REQUESTS ANY AND ALL SUBMISSIONS IDENTIFIED HEREIN. TESTIMONY THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY TO SUPPORT SAID SUBMISSIONS.
  - BEFORE STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PERMITS AND APPROVALS BY ALL OF THE PERMITTING AUTHORITIES.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
  - THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL HAVE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
  - SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
  - THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
  - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
  - SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
  - ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
  - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
  - ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENGAGED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTOR LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS POLICY. CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY FEES AND COSTS, ARISING OUT OF OR IN ANY MANNER CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
  - NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS AND OTHER DATA, WHICH THE CONTRACTOR MUST REVIEW AND APPROVE FOR THE PURPOSE OF CREATING OR CREATING FOR CONSTRUCTION PURPOSES AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DEFICIENCIES THAT MAY BE IDENTIFIED AFTER THE COMPLETION OF THE PROJECT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
  - IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE OTHER PARTY SHALL AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
  - THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO RESOLVE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS. THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL SUCH AGREEMENTS.
  - IF THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATION OF PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND COSTS OF ANY NATURE RESULTING THEREFROM.
  - ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
  - THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
  - CONTRACTOR TO BE ADVISED THAT THE ENGINEER HAS NOT PROVIDED FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMP AND ACCESSIBLE ROUTE MUST COMPLY WITH NAC 522-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

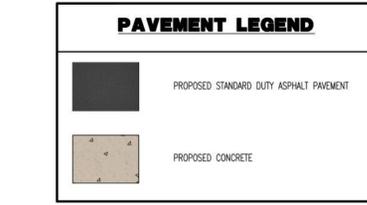
SIGN	REQUIREMENTS	PROPOSED
FREESTANDING	NUMBER OF SIGNS: ONE (1) MAXIMUM SIGN AREA: 75 SF SIGN HEIGHT: 8 FT MINIMUM SIGN SETBACK (R.O.W.): LESS THAN 35 SF: 10 FT BETWEEN 35 SF AND 55 SF: 15 FT GREATER THAN 55 SF: 20 FT MINIMUM SIGN SETBACK (OTHER PROPERTY LINES): 25 FT	NUMBER OF SIGNS: ONE (1) SIGN AREA: 75 SF SITE ID SIGN: SIGN HEIGHT: 8 FT SIGN SETBACK: N/A N/A N/A >25 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS: ONE (1) MAXIMUM FACADE SIGN AREA: 1/2 SF PER 1 LF OF FRONT BUILDING FACADE OR 50 SF (MAXIMUM)	NUMBER OF SIGNS: ONE (1) SIGN AREA: N/A NORTH FACADE: N/A SOUTH FACADE: 50 SF TENANT SIGN: EAST FACADE: N/A WEST FACADE: N/A MAXIMUM MOUNTED HEIGHT (TOP OF SIGN TO GRADE): 20 FT MOUNTED HEIGHT: 28 FT (V) PROJECTION: 6 IN.
N/S: NO STANDARD	N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE	

### TOWNSHIP GENERAL NOTES

- THE CURBING AND SIDEWALK ALONG GEORGETOWN-FRANKLIN TURNPIKE SHALL BE REPAIRED AND/OR REPLACED AT THE DIRECTION OF SOMERSET COUNTY AND/OR TOWNSHIP.
- A SIGHT TRIANGLE EASEMENT WILL BE REQUIRED IN ACCORDANCE WITH §16-5.3.
- THE EXISTING A-INLET (INLET #15) AND ITS ASSOCIATED PIPES SHALL BE CLEANED AND TELEVIEWED TO DETERMINE THE CONDITION OF THE REMAINING PIPES PRIOR TO DISCHARGING ANY STORMWATER FROM THE PROJECT SITE INTO THE SYSTEM.
- THE CONNECTION POINT AND EXISTING SANITARY LINE SHALL BE CLEANED AND TELEVIEWED TO DETERMINE THE CONDITION OF THE EXISTING SANITARY PIPE.
- ALL PAINT MATERIAL SHALL BE EITHER LONG-LIFE EPOXY OR THERMOPLASTIC.
- THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING ON THE ENTIRE SITE.
- IF THE EXISTING SIDEWALK IS DAMAGED DURING THE COURSE OF CONSTRUCTION, IT SHOULD BE REPAIRED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER OR THEIR DESIGNEE, PER CODE SECTION 11-5.2C.3.

### MOTOR VEHICLE IMPERVIOUS COVERAGE:

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



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

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

1904 Main Street  
 Lake Como, NJ 07719  
 T: 202.914.0198  
 F: 202.914.0199  
 www.dynamicoc.com

PROJECT: RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY  
 ARCO MURRAY 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

TITLE: SITE PLAN RENDERING

JOSHUA M. SEWALD DANIEL A. TARABOKIJA

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56908

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56963

JOB No: 2334-22-00894 DATE: 01/23/2024  
 DRAWN BY: AJH SCALE: (H) 1"=30' (V)  
 DESIGNED BY: BC SHEET No:  
 CHECKED BY: DT  
 CHECKED BY: -

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PROTECT YOURSELF  
 ALL STATES REQUIRE MEDICATION OF CONTRACTORS, ENGINEERS, OR ARCHITECTS PRIOR TO ISSUING THE PUBLIC'S INTEREST. CALL 811 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: www.call811.com

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