

PRELIMINARY & FINAL MAJOR SITE
PLAN WITH USE & BULK VARIANCES

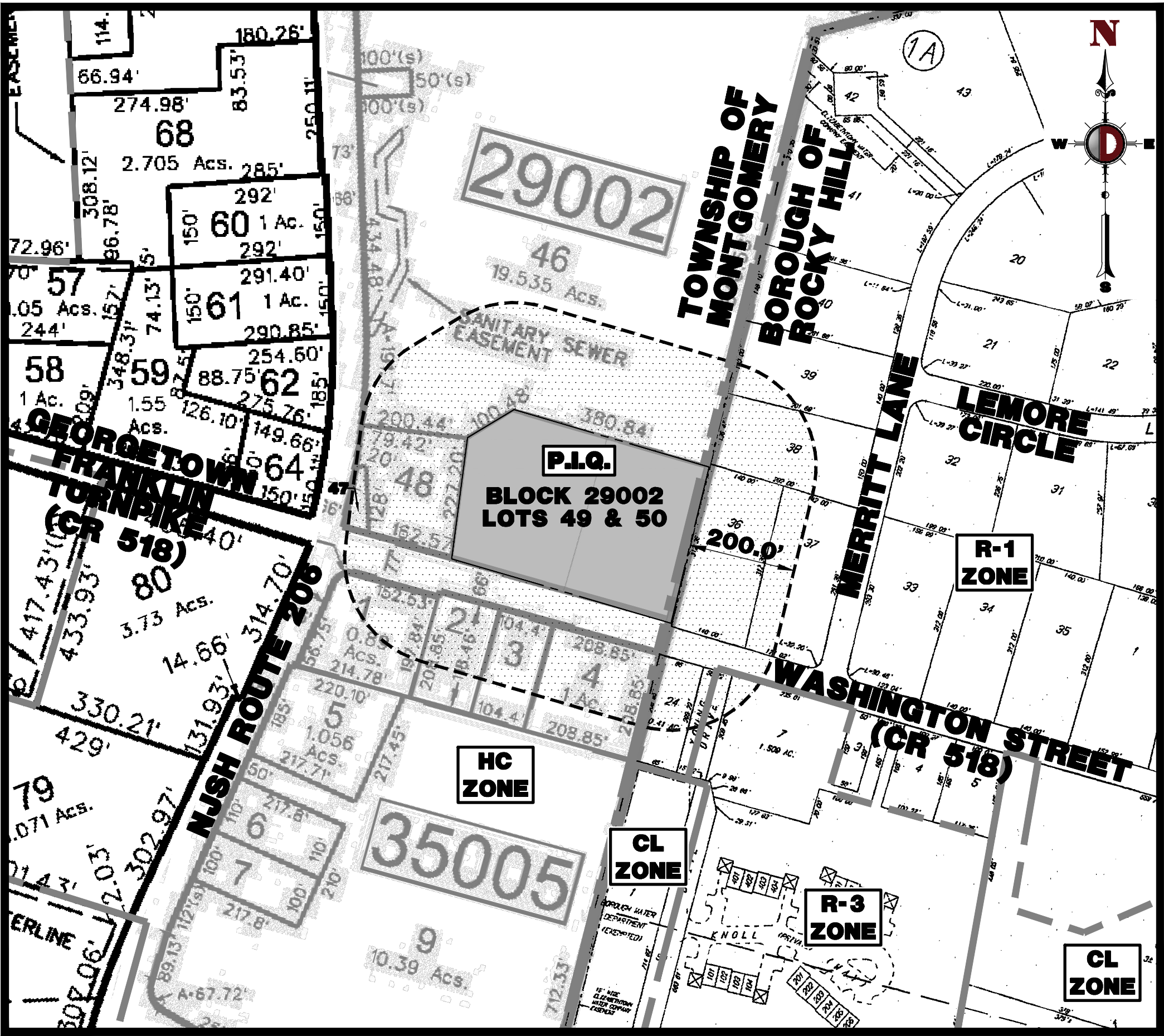
FOR
RENARD MANAGEMENT, INC.
PROPOSED SELF-STORAGE FACILITY
BLOCK 29002, LOTS 49 & 50; TAX MAP SHEET #56 - LATEST REV. DATED 10-1-97
1026 ROUTE 518
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

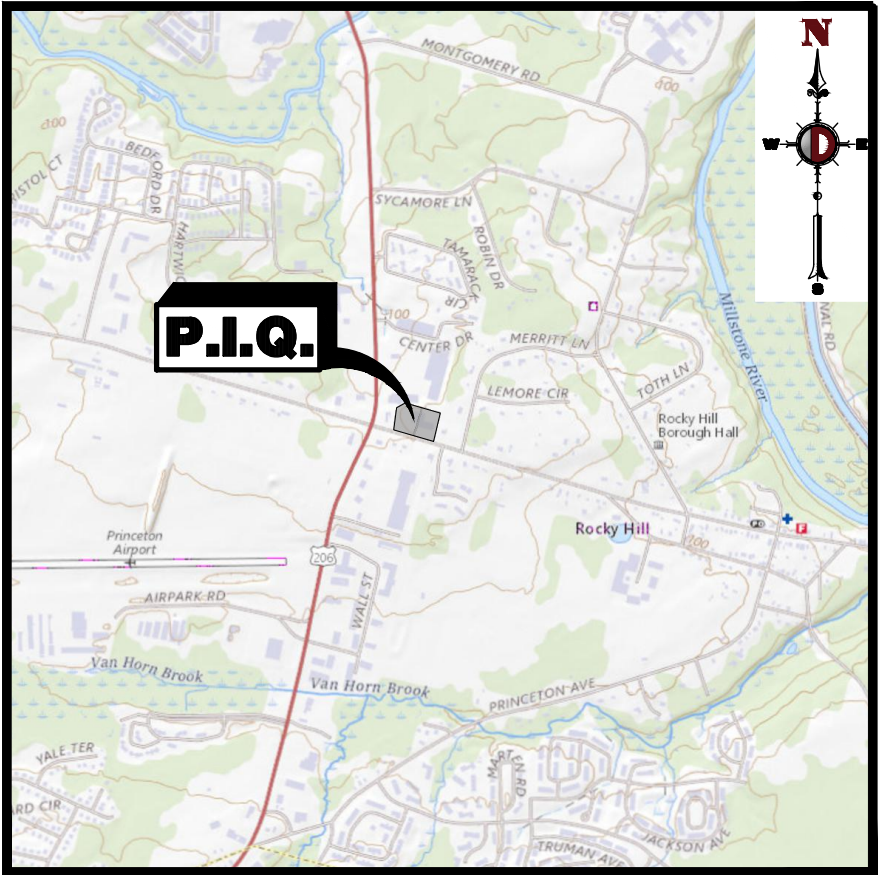
| PROPERTY OWNER | BLOCK | LOT | ALSO TO BE NOTIFIED: |
|--|-------|----------|--|
| MONTPEL SC, LLC 902 CARNEGIE CIR, STE 400 PRINCETON, NJ 08542 | 29002 | 46, 46.S | TOWNSHIP OF MONTGOMERY CLERK'S OFFICE 2262 ROUTE 206 BELLE MEAD, NJ 08502 |
| MONTGOMERY TOWNSHIP 2261 ROUTE 206 BELLE MEAD, NJ 08502 | 29002 | 46.01 | SOMERSET COUNTY PLANNING BOARD PO BOX 3000 SOMERVILLE, NJ 08876 |
| INTERSECTION BILLBOARDS LLC 226 KING GEORGE RD PENNINGTON, NJ 08534 | 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 WOODBRIE, 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: ARTURO VILLANO, SUPERINTENDANT ROCKY HILL BOROUGH OF WATER AND SEWER DEPARTMENT P.O. BOX 188 ROCKY HILL, NJ 08553 |
| KOPLOWITZ, BRIAN & HELLIANNA 6 WASHINGTON STREET ROCKY HILL, NJ 08553 | 1.01 | 37 | VERIZON - NEW JERSEY P.O. BOX 152206 IRVING, TX 52206 |
| DOTY, DANIEL & KARA 2 MERRIT LANE ROCKY HILL, NJ 08553 | 1.01 | 38 | PUBLIC SERVICE ELECTRIC & GAS CO. 80 PARK PLAZA NEWARK, NJ 07102 |
| YANOWITZKY, ITZHAK & BLITZ, CYNTHIA, L. 4 MERRIT LANE ROCKY HILL, NJ 08553 | 1.01 | 39 | COMCAST CORPORATION 1500 MARKET STREET PHILADELPHIA, PA 19102-2148 |
| MERRIT BROTHERS, INC. 284 SOUTH MAIN STREET PENNINGTON, NJ 08534 | 5 | 2 | |
| BANK OF AMERICA NC100010381 101 NORTH TRYON ST CHARLOTTE, NC 28255 | 5 | 24 | |

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.



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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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
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 |

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

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: 732.974.0198
F: 732.974.3521
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

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
CONSTRUCTIVE INTERFERENCE, OR ANY OTHER
PREPARING TO EXCAVATE OR DISRUPT
PUBLIC UTILITIES, BEFORE ANY WORK
FOR STATE OPERATED DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

1
OF 23
Rev. # 3

Plotted: 03/11/24 - 4:11 PM, By: uveroce, - Product: Ver. 24.3s (LMS Tech)
File: P:\BECPC PROJECTS\2334_Aco Murray\22-00894_Montgomery\Site Plans\023342200894SA3.dwg, ----> 02_AERIAL MAP



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ALL STATES REQUIRE REGISTRATION OF
CONSULTANTS, ENGINEERS, OR ANY OTHER
PROFESSIONAL TO OBTAIN THE STATUS OF
OFFICIAL MEMBER IN THE STATE

FOR STATE REGISTRATION DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

TITLE: **AERIAL MAP**

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

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

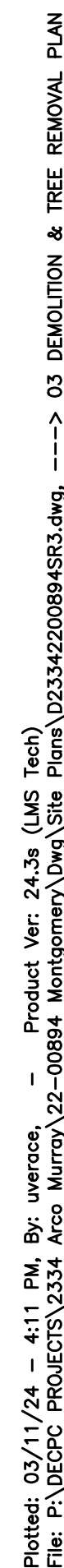
SCALE: (H) 1"=100'
(V)

SHEET No: **2**
OF 23

Rev. # 3

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

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



| SIGN | | REQUIREMENTS | PROPOSED |
|------------------|--|---|---|
| FREESTANDING | NUMBER OF SIGNS: | ONE (1) | ONE (1) |
| | SIGN AREA: | 75 SF | 75 SF |
| | MAXIMUM SIGN HEIGHT: | 8 FT | 8 FT |
| | MINIMUM SIGN SETBACK (R.O.W.): | 10 FT | N/A |
| BUILDING MOUNTED | NUMBER OF FACADE SIGNS: | ONE (1) | ONE (1) |
| | SIGN AREA: | 1/2 SF PER 1 LF OF FRONT BUILDING FACADE OR 50 SF (MAXIMUM) | N/A |
| | MAXIMUM FACADE SIGN AREA: | 50 SF | N/A |
| | MAXIMUM MOUNTED HEIGHT (TOP OF SIGN TO GRADE): | 20 FT | N/A |
| N/S: NO STANDARD | | N/A: NOT APPLICABLE | (E): EXISTING NON-CONFORMANCE (V): VARIANCE |

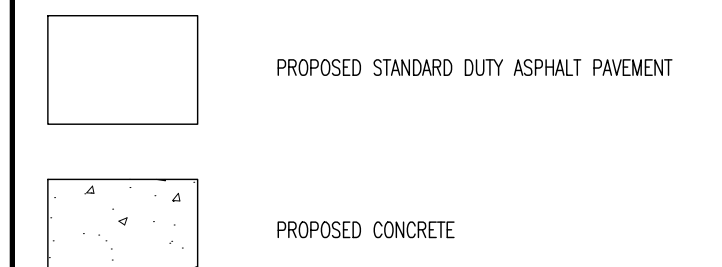
TOWNSHIP GENERAL NOTES

- 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 §16-5.3.2.
- 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.
- THE CONNECTION POINT AND EXISTING SANITARY LINE SHALL BE CLEANED AND TELEVIEWED TO DETERMINE THE CONDITION OF THE EXISTING SANITARY PIPES.
- ALL PAINT MATERIAL SHALL BE EITHER LONG-LIFE EPOXY OR THERMOPLASTIC.
- THE OWNER/APPPLICANT 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 11-5.2.C.3.

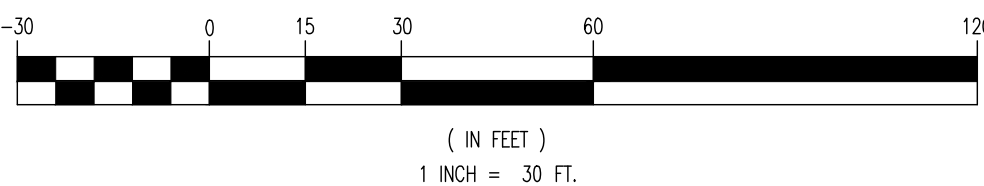
MOTOR VEHICLE IMPERVIOUS COVERAGE:

| | |
|------------------------|----------------------|
| EXISTING: | 57,180 SF (1.31 Ac.) |
| PROPOSED (FULL DEPTH): | 21,423 SF (0.49 Ac.) |
| REDUCTION: | 35,757 SF (0.82 Ac.) |

PAVEMENT LEGEND



GRAPHIC SCALE



GENERAL NOTES

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

| ZONE REQUIREMENT | ZONE HC | EXISTING | PROPOSED |
|------------------------------|-------------------|--------------------------|--|
| MINIMUM LOT AREA | 1 Ac. | 130,158.00 SF (2.99 Ac.) | 130,158.00 SF (2.99 Ac.) |
| MINIMUM LOT WIDTH | 150 FT | 432.67 FT | 432.67 FT |
| MINIMUM LOT FRONTAGE | 150 FT | 427.20 FT | 427.20 FT |
| MINIMUM LOT DEPTH | 150 FT | 300.10 FT | 300.10 FT |
| MINIMUM FRONT YARD SETBACK | 50 FT | 110.1 FT | 50.0 FT |
| MINIMUM REAR YARD SETBACK | 50 FT | 49.9 FT (E) | 53.9 FT |
| MINIMUM SIDE YARD SETBACK | 25 FT | 39.8 FT | 25.2 FT |
| MAXIMUM BUILDING HEIGHT | 30 FT/2.5 STORIES | < 30 FT/2.5 STORIES | 29.67 FT/2 STORIES 29.33 FT (PER TYP. DEFINITION) |
| MAXIMUM LOT COVERAGE | 55% | 65.3% (E) | 58.3% (V) |
| MAXIMUM FLOOR AREA RATIO [2] | 0.2 | 0.4 (E) | 0.83 (V) |

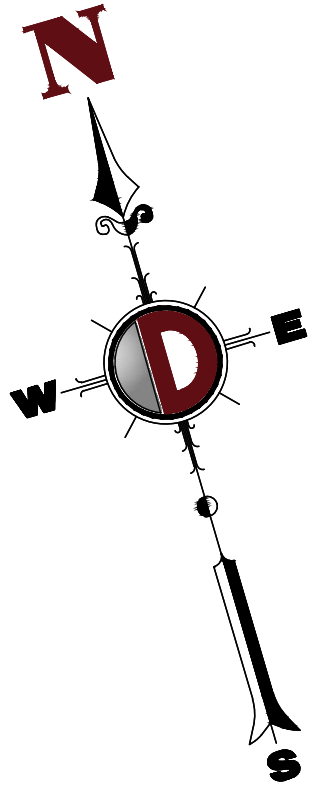
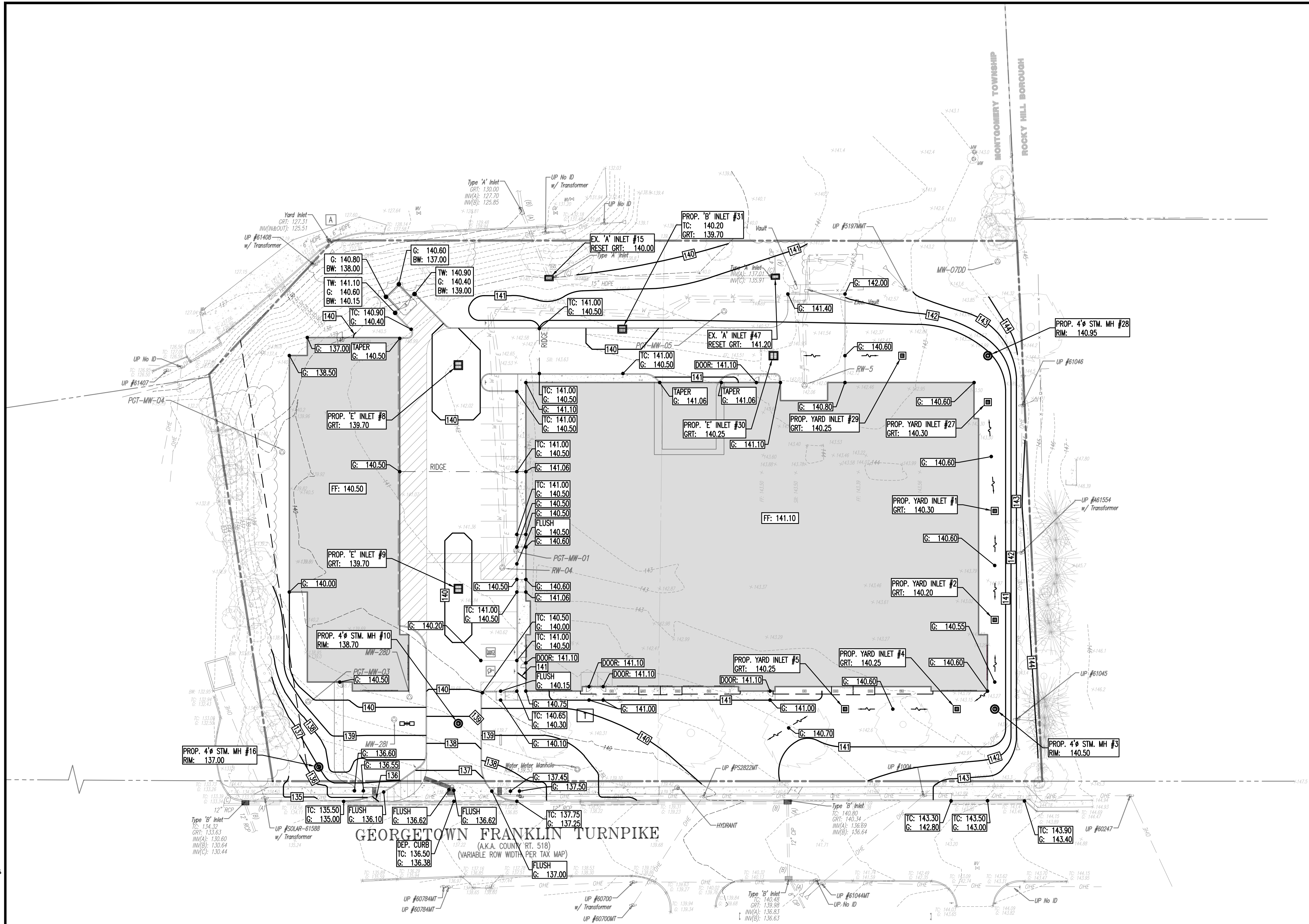
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
[2]: NO BUILDING WITHIN THE HC ZONING DISTRICT NOT PART OF A SHOPPING CENTER SHALL EXCEED 50,000 SF OF GFA (V)

- EACH INDIVIDUAL USE SHALL PROVIDE PARKING SPACES ACCORDING TO THE MINIMUM PROVISIONS. THE TOTAL NUMBER OF REQUIRED SPACES SHALL BE DETERMINED AND APPROVED BY THE BOARD.
- PARKING REQUIREMENTS
A. 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 LENGTH WITH ADOQUATE INGRESS AND EGRESS FROM A PUBLIC STREET AND WITH ADOQUATE SPACE FOR MANEUVERING. ADDITIONAL SPACES MAY BE NECESSARY AND REQUIRED DEPENDENT UPON THE SPECIFIC ACTIVITY. (§16-4.12.H.1)
B. ALL PAVED PARKING AND LOADING AREAS AND ACCESS DRIVES SHALL BE CURBED, EXCEPT SINGLE-FAMILY RESIDENTIAL DRIVES. (§16-5.8.C.3)
C. ALL OFF-STREET PARKING LOTS SHALL HAVE ADOQUATE DESIGNS TO INDICATE TRAFFIC FLOW AND PARKING SPACES. (§16-5.8.C.4)
D. NO PARKING OF VEHICLES SHALL BE PERMITTED IN FIRE LANES, STREETS, DRIVEWAYS, LANDSCAPED AREAS, AISLES, BUFFER AREAS, SIDEWALKS OR TURNING AREAS. NO PERPENDICULAR OR ANGLED PARKING SHALL BE INCORPORATED INTO THROUGH ACCESS AISLES TO PARKING AREAS. HOWEVER, PERPENDICULAR OR ANGLED PARKING MAY BE INCORPORATED INTO NO-OUTLET AISLES TO PARKING AREAS PROVIDED THAT THESE AISLES DO NOT PROVIDE SIDE ACCESS DRIVING LINES CONTAINING MORE THAN A TOTAL OF 250 FEET OF DRIVEWAYS SERVING NONRESIDENTIAL USES AND MULTIPLE-FAMILY DEVELOPMENTS SHALL BE AT LEAST 24 FEET WIDE. IN ALL INSTANCES, DUE CONSIDERATION TO THE PROPOSED WIDTH, CURBING, DIRECTION OF TRAFFIC FLOW, RADIUS OF CURVES AND METHOD OF DIVIDING TRAFFIC LINES SHALL BE GIVEN. CURBING SHALL BE DEPRESSSED AT THE DRIVEWAY OR THE CURBING MAY BE ROUNDED AT THE CORNERS AND THE DRIVEWAY CONNECTED WITH THE STREET IN THE SAME MANNER AS ANOTHER STREET. ALL POINTS OF ACCESS TO NONRESIDENTIAL AND MULTI-FAMILY DEVELOPMENT SHALL BE SPACED AND ADOQUATE DRAINAGE FACILITIES INSTALLED TO PREVENT STORM WATER RUNOFF FROM ENTERING THE PUBLIC ROAD. (§16-5.8.D)
- LOADING REQUIREMENTS
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- BUFFER AND LANDSCAPE REQUIREMENTS
A. EXCEPT FOR DETACHED SINGLE-FAMILY DWELLING UNITS AND MULTIPLE-FAMILY BUILDINGS, A SCREEN PLANTING, BERM, FENCE, WALL OR COMBINATION THEREOF, NO LESS THAN FOUR FEET HIGH, MORE THAN SEVEN FEET IN HEIGHT, SHALL BE PROVIDED BETWEEN THE OFF-STREET PARKING AREAS AND ANY LOT LINE OR STREET LINE EXCEPT WHERE A BUILDING INTERVENES OR WHERE THE DISTANCE BETWEEN SUCH AREAS AND THE LOT LINE OR STREET LINE IS GREATER THAN 150 FEET. (§16-5.8.A.1)
B. ALL LOADING AREAS SHALL BE LANDSCAPED AND SCREEN SUFFICIENTLY TO OBUCE THE VIEW OF THE PARKED VEHICLES - AND LOADING PLATFORMS FROM ANY PUBLIC STREET AND ADJACENT USE THROUGHOUT THE YEAR. SUCH SCREENING SHALL BE BY AN EXTENSION OF THE BUILDING, A FENCE, BERM, WALL, PLANTING OR COMBINATION THEREOF AND SHALL NOT BE LESS THAN FOUR FEET IN HEIGHT. (§16-5.8.A.2)
C. EVERY OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE PARKING SPACE PER EVERY 30 SPACES LANDSCAPED WITH APPROXIMATELY HALF OF SAID AREA HAVING SHRUBS NO HIGHER THAN THREE FEET 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)
D. ALL PORTIONS OF A LOT NOT COVERED BY BUILDINGS OR STRUCTURES (E.G., PARKING LOTS, PARKING SPACES, LOADING AREAS, ACCESS AISLES, DRIVEWAYS, SIDEWALKS, WALKWAYS, CURBS, ETC.) SHALL BE SUITABLY LANDSCAPED WITH TREES AND SHRUBS. IN ANY CASE, NO LESS THAN 45% OF THE AREA OF ANY LOT OR TRACT SHALL BE SO LANDSCAPED, AND THE LANDSCAPE AREA MAY INCLUDE APPROVED DETENTION AND/OR RETENTION BASINS. (§16-4.12.F.3)
E. WITHIN THE SIDE AND REAR YARD SETBACK AREAS ALONG ANY COMMON PROPERTY LINE WITH A RESIDENTIAL ZONING DISTRICT, NO PARKING AREA, LOADING AREA, DRIVEWAY OR OTHER STRUCTURE, EXCEPT FENCING INTEGRATED WITH THE LANDSCAPE PLAN AND AS APPROVED BY THE BOARD, SHALL BE PERMITTED, AND A MINIMUM BUFFER SCREENING OF FIFTEEN (15) FEET SHALL BE REQUIRED FOR INDIVIDUAL USES. (§16-4.12.F.4)
F. WITHIN THE HC DISTRICT, NO PARKING AREA, LOADING AREA, DRIVEWAY OR OTHER STRUCTURE (EXCEPT FOR APPROVED ACCESS WAYS, SIGNS AND FENCING) SHALL BE PERMITTED WITHIN THE FIRST TWENTY-FIVE (25) FEET ADJACENT TO ANY STREET LINE NOR WITHIN THE FIRST FIFTEEN (15) FEET ADJACENT TO ANY OTHER PROPERTY LINE. (§16-4.12.F.5)
13. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
14. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
16. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
17. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
18. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
19. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITY FOR CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRACES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRECTED PLANS HAVE NOT BEEN RECEIVED.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OF PUNTING 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.
21. 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.
22. 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.
23. 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 CONFERMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMP AND ACCESSIBLE ROUTE MUST COMPLY WITH ADA 502.2-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

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

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|---|--|
| DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING | |
| TITLE: SITE PLAN | |
| PROJECT: RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY BLOCK 29002, LOTS 49 & 50 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY | 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. 56963 | DANIEL A. TARABOKIJA PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56963 |
| 811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF CONCRETE, STEEL, OR ANY OTHER PREPARED TO DIGGING THE GROUND BEFORE ANY EXCAVATION OR DRILLING FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM | |

Plotted: 03/11/24 - 4:12 PM, By: uveroce, Product Ver: 24.3s (LMS Tech)
File: P:\BECPC PROJECTS\2334_Aco Murray\22--00894_Montgomery.Dwg (Site Plans\023342200894SNG.dwg, ---> 05 GRADING PLAN



GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPARISON REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY 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 (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS, 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., 1.0% 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

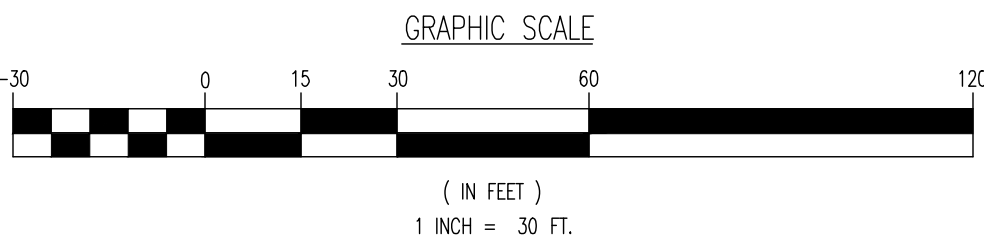
- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

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

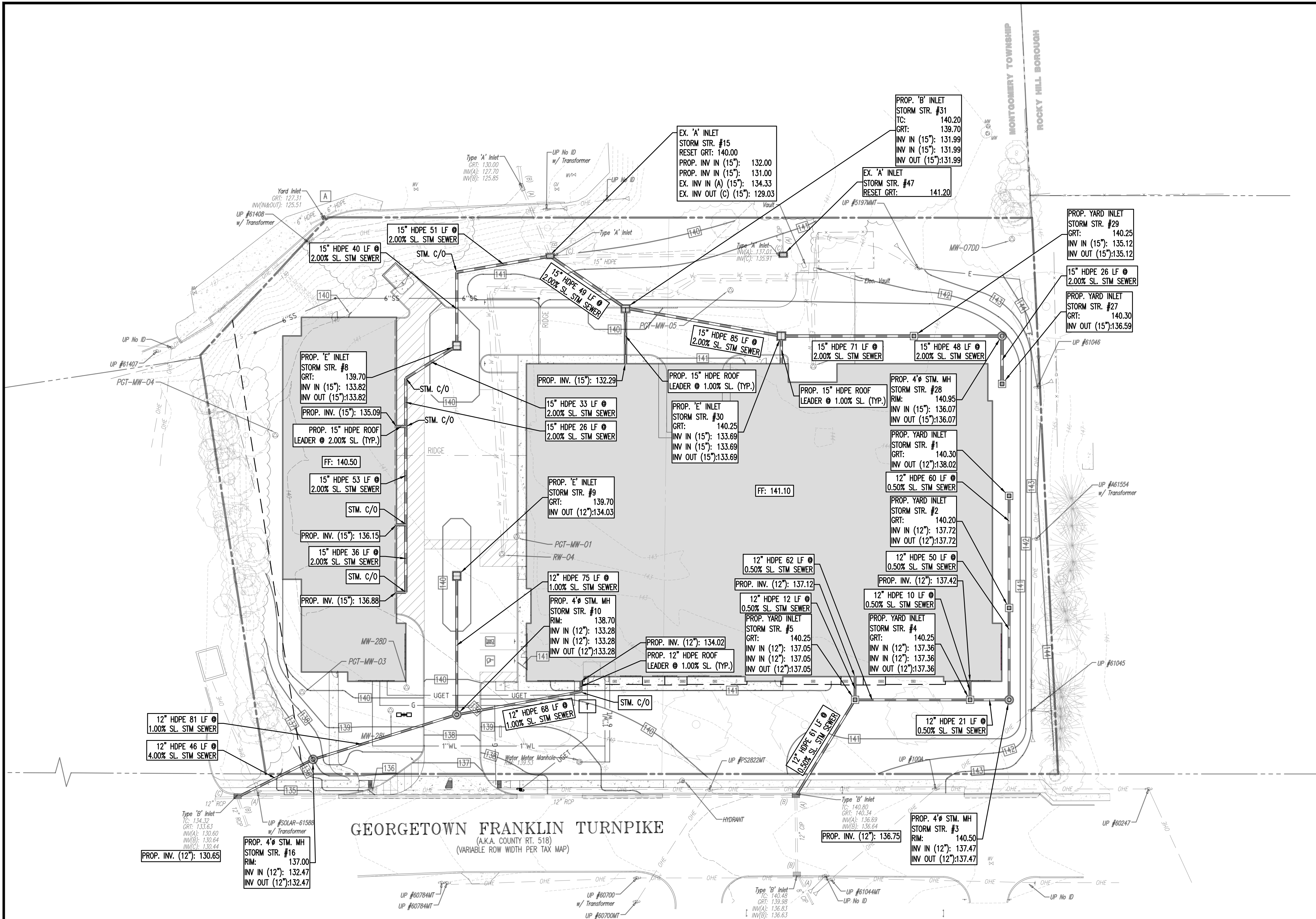
RAMPS

- 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)



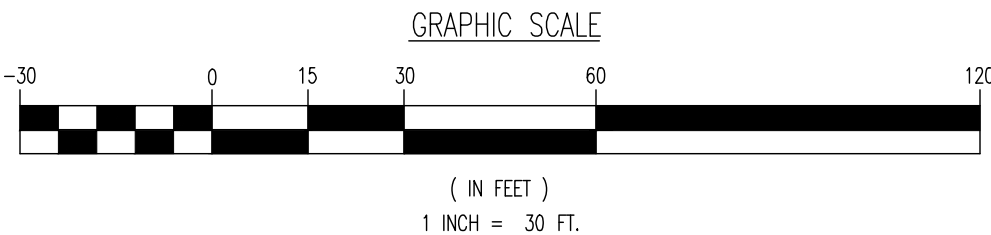
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| TITLE: GRADING PLAN | | |
| PROJECT: RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY BLOCK 29002, LOTS 49 & 50 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY | JOB No: 2334-22-00894 DATE: 06/08/2023 DRAWN BY: KJH DESIGNED 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 CONCRETE, REBAR, OR ANY OTHER PREPARED TO DIGGING THE SERVICE OFFICE NUMBER, IN THE STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM | | |
| SHEET No: 5 OF 23 Rev. # 3 | | |



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 WATER-TIGHT AND CONFORM TO ASTM C-443.
- HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM 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 WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.



GRADING/UTILITY GRAPHIC LEGEND

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

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Allen, Texas T: 972.334.2100 | Austin, Texas T: 512.244.2044 | Houston, Texas T: 281.789.6400 | Delray Beach, Florida T: 561.921.8570
Newtown, Pennsylvania T: 267.683.0274 | Philadelphia, Pennsylvania T: 215.253.4868 | Bethlehem, Pennsylvania T: 610.296.4400

TITLE: **DRAINAGE PLAN**

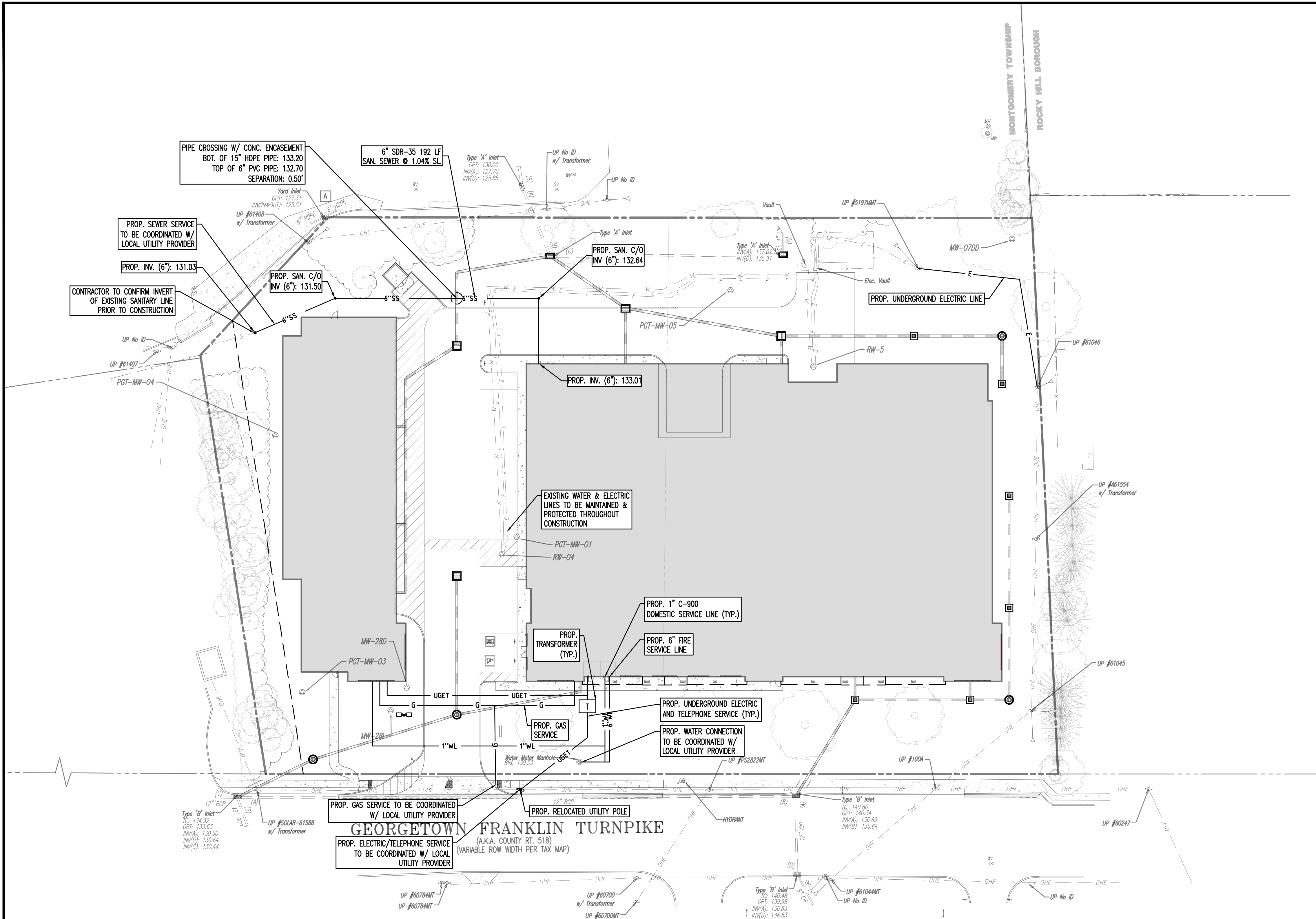
PROJECT: **RENARD MANAGEMENT, INC.
PROPOSED SELF-STORAGE FACILITY**
BLOCK 2902, LOTS 49 & 50
1026 ROUTE 518
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

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

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

JOB NO: 2334-22-00894
DRAWN BY: UV
DESIGNED BY: BC
CHECKED BY: DT

DATE: 06/08/2023
SCALE: (H) 1"=30'
(V)
SHEET NO: **6**
OF 23
Rev. # 3



EXISTING UTILITY NOTES

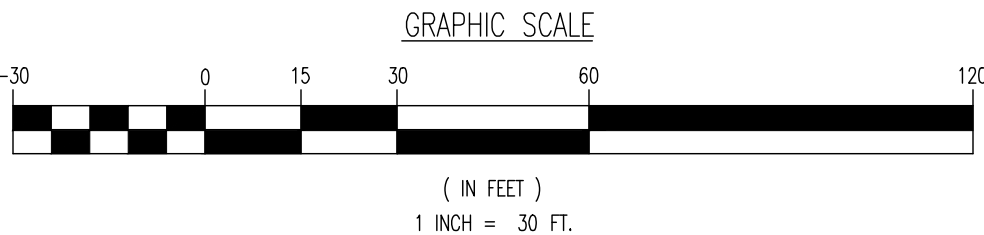
EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY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

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

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

UTILITY NOTES

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



GRADING/UTILITY GRAPHIC LEGEND

- EXIST. GUY WIRE
- EXIST. LIGHT POLE
- EXIST. BUILDING LIGHT
- EXIST. SHOE BOX LIGHT
- EXIST. COBRA LIGHT POLE
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. MANHOLE
- EXIST. "A" INLET
- EXIST. "B" INLET
- EXIST. "C" INLET
- EXIST. YARD INLET
- EXIST. FLARED END SECTION
- EXIST. HEADWALL
- EXIST. UTILITY POLE
- EXIST. MONITORING WELL
- APPROX. TEST PIT LOCATION
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. GAS METER
- EXIST. ELECTRIC METER
- EXIST. ELECTRIC BOX
- EXIST. CLEAN OUT
- EXIST. WELL
- EXIST. WATER SHUT OFF VALVE
- EXIST. TELEPHONE BOX
- EXIST. CABLE TV BOX
- PROP. HEADWALL
- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. STORM CLEANOUT
- PROP. SANITARY CLEANOUT
- PROP. AREA LIGHT
- PROP. OUTLET CONTROL STRUCTURE
- PROP. DRAINAGE MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. "A" INLET
- PROP. "B" INLET
- PROP. "C" INLET
- PROP. YARD INLET
- PROP. FLARED END SECTION

- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. STORM CLEANOUT
- PROP. SANITARY CLEANOUT
- PROP. AREA LIGHT
- PROP. OUTLET CONTROL STRUCTURE
- PROP. DRAINAGE MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. "A" INLET
- PROP. "B" INLET
- PROP. "C" INLET
- PROP. YARD INLET
- PROP. FLARED END SECTION

- EXIST. CABLE LINE
- PROP. CABLE LINE
- EXIST. ELECTRIC LINE
- PROP. ELECTRIC LINE
- EXIST. FIBER OPTIC LINE
- PROP. FIBER OPTIC LINE
- EXIST. GAS LINE
- PROP. GAS LINE
- EXIST. OVERHEAD WIRES
- PROP. OVERHEAD WIRES
- EXIST. TELEPHONE LINE
- PROP. TELEPHONE LINE
- EXIST. WATER LINE
- PROP. WATER LINE

- EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- EXIST. SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- EXIST. MINOR CONTOUR & ELEVATION
- PROP. MINOR CONTOUR & ELEVATION
- EXIST. MAJOR CONTOUR & ELEVATION
- PROP. MAJOR CONTOUR & ELEVATION
- EXIST. FINISH GRADE CONTOUR & ELEVATION
- PROP. FINISH GRADE CONTOUR & ELEVATION
- EXIST. DIRECTION OF DRAINAGE FLOW ARROW
- PROP. DIRECTION OF DRAINAGE FLOW ARROW

- EXIST. SPOT ELEVATIONS
- EXIST. GUTTER ELEV.
- EXIST. TOP OF CURB ELEV.
- EXIST. FINISH FLOOR ELEV.
- EXIST. GARAGE FLOOR ELEV.
- PROP. GRADE SPOT ELEV.
- PROP. TOP OF CURB & FINISHED GRADE ELEV.
- PROP. FINISHED FLOOR ELEV.
- PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
- PROP. TOP OF EXTENDED CURB, (CH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

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Newtown, Pennsylvania 1-267-683-0274 | Philadelphia, Pennsylvania 1-215-253-4568 | Southampton, Pennsylvania 1-610-296-4400

TITLE: **UTILITY PLAN**

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

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

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

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JOB No: 2334-22-00894

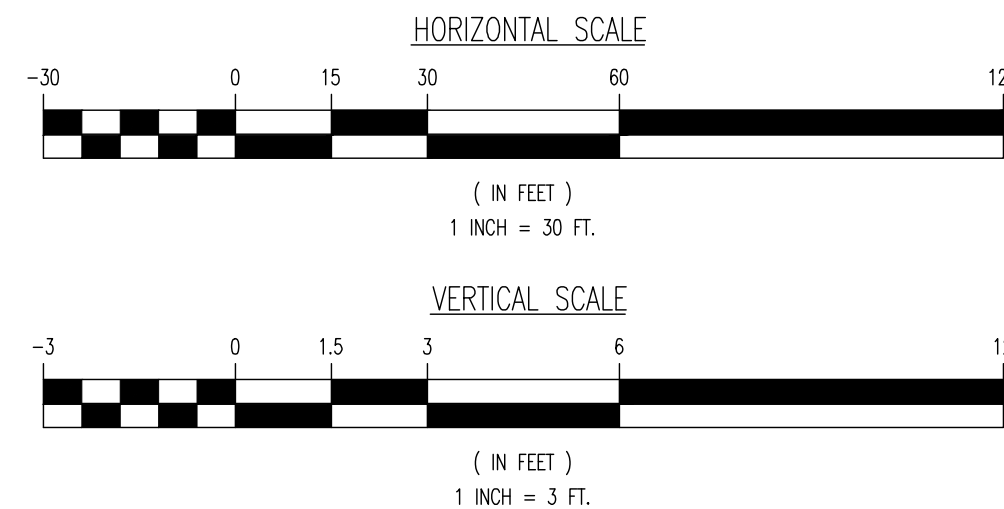
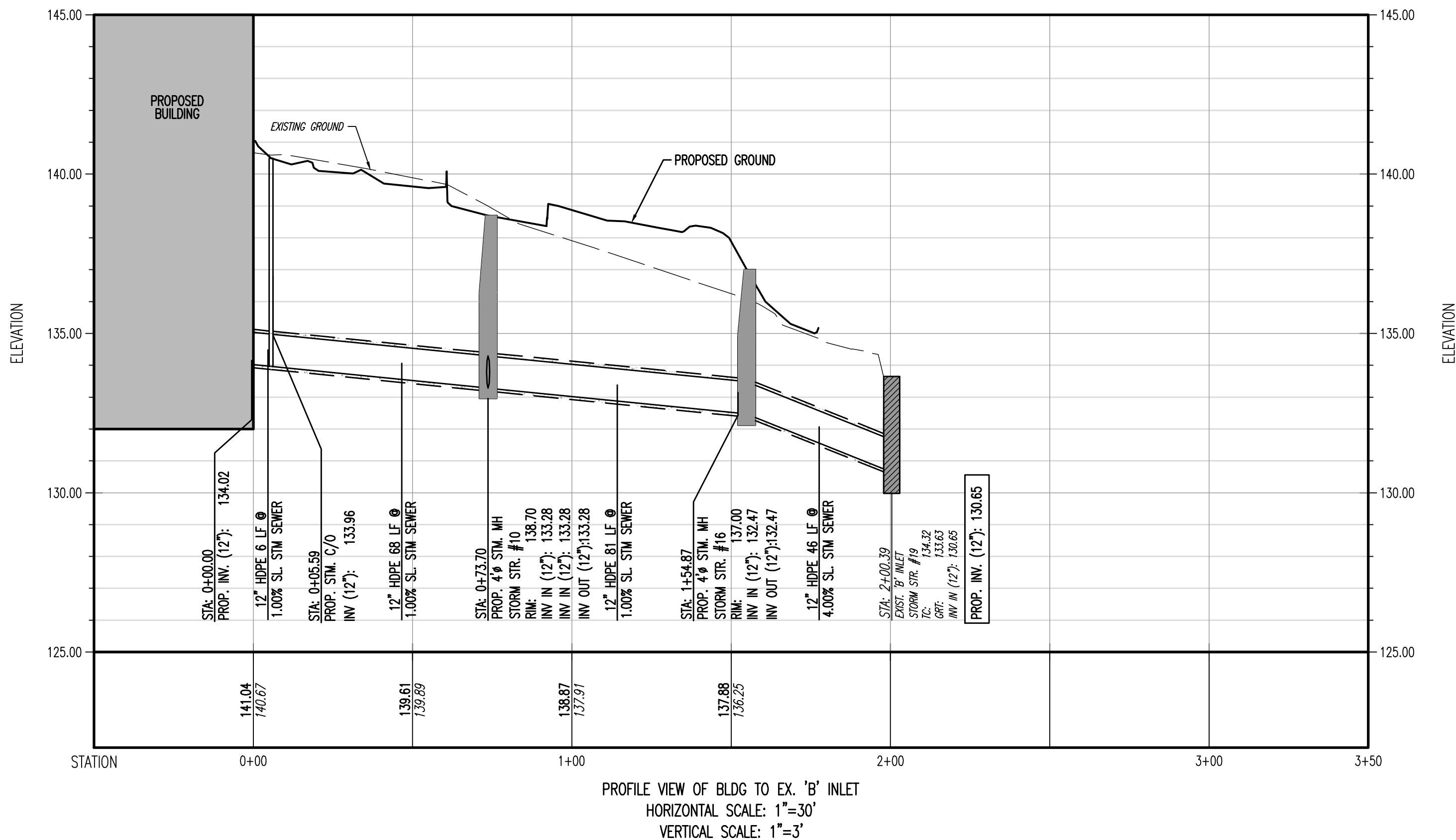
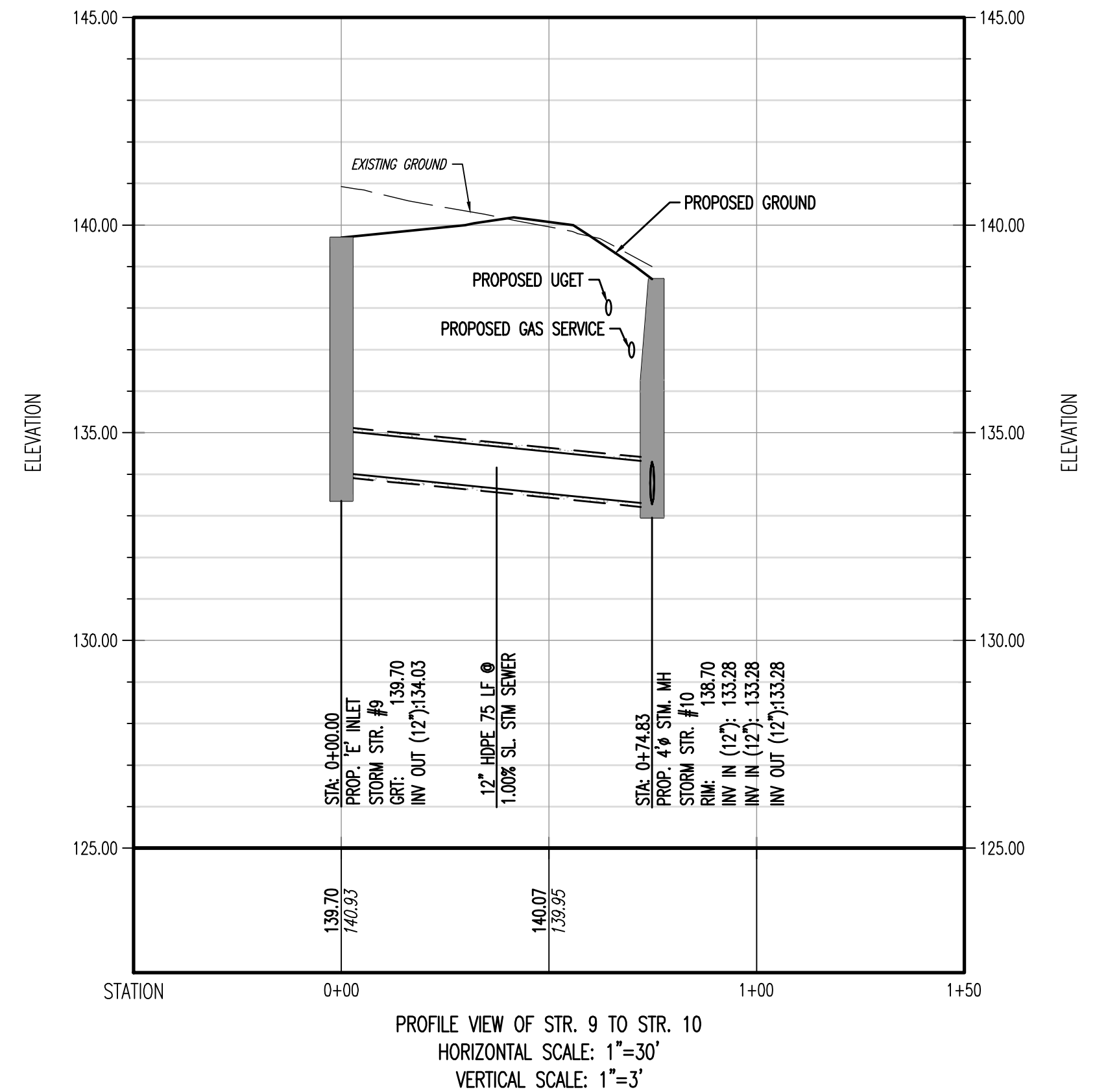
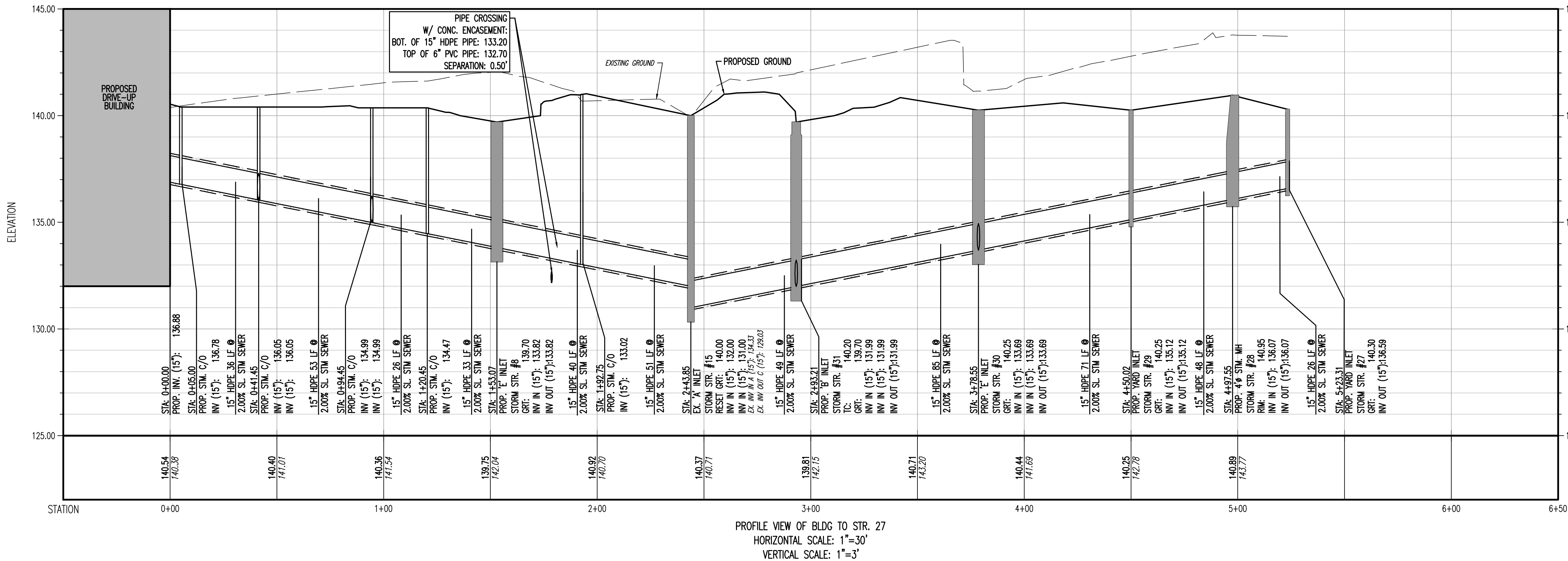
DATE: 06/08/2023

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

SHEET No: 7

OF 23

Rev. # 3



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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: KJH
DESIGNED BY: BC
CHECKED BY: DT
CHECKED BY: -

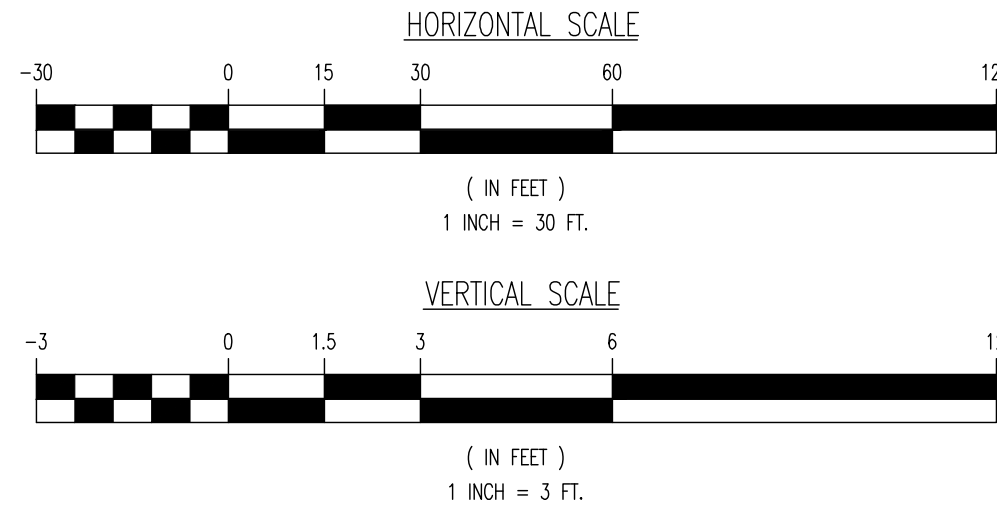
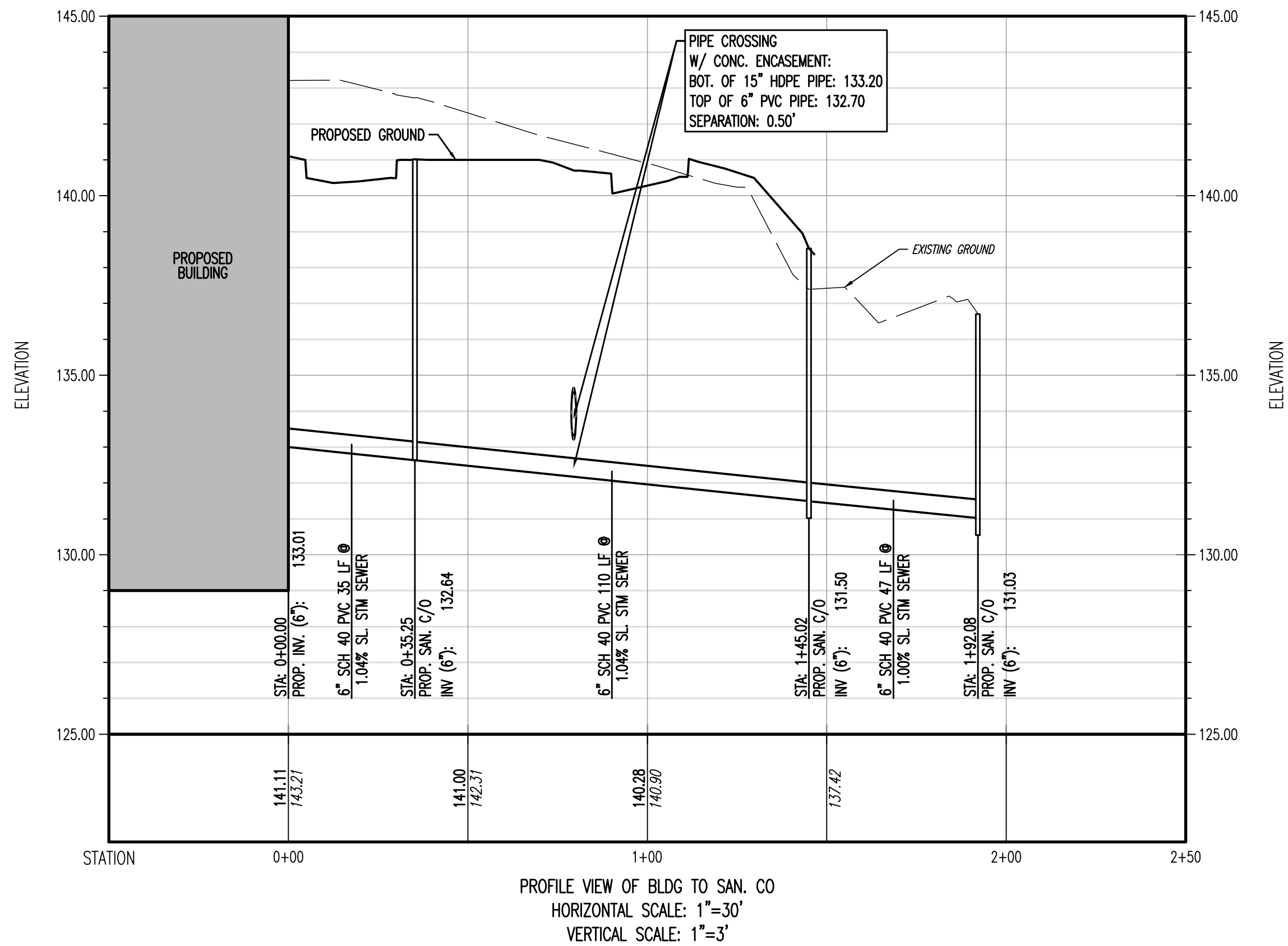
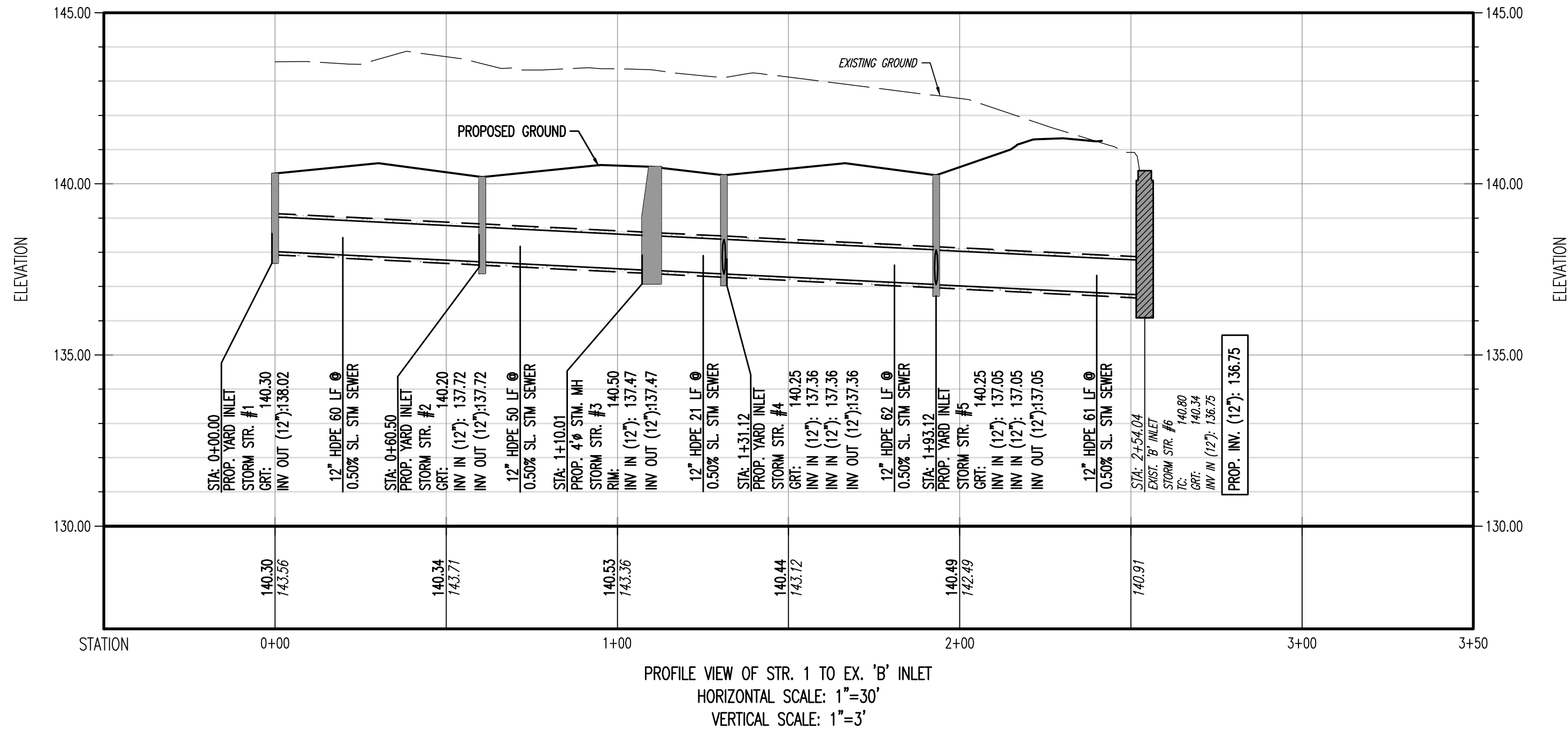
SCALE: (H) 1"=30'
(V) 1"=3'

SHEET No: **8**
OF 23
Rev. # 3

JOSHUA M. SEWALD
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| TITLE: UTILITY PROFILES | | | |
| PROJECT: RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY | JOB No: 2334-22-00894 | DATE: 06/08/2023 | SCALE: (H) 1"=30' (V) 1"=3' |
| ARCO MURRAY BLOCK 29002, LOTS 49 & 50 1026 ROUTE 518 TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY | DRAWN BY: KJH | DESIGNED BY: BC | CHECKED BY: DT |
| JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908 | DANIEL A. TARABOKIJA PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56963 | CHECKED BY: -- | SHEET No: 9 OF 23 |
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LANDSCAPE SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|-----|--|-------------------------------------|---------------|-----------|
| SHADE TREES(S) | | | | | |
| ARA | 3 | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG COLUMBIAN RED MAPLE | 2 1/2"-3" CAL | B+B |
| CCA | 8 | AMERICAN HORNBEAM | | 2 1/2"-3" CAL | B+B |
| LSR | 6 | LIQUIDAMBAR STYRACIFLUA 'ROTUNDIFOLIA' | SEEDLESS SWEETGUM | 2 1/2"-3" CAL | B+B |
| OB | 4 | QUERCUS BOREALIS | NORTHERN RED OAK | 2 1/2"-3" CAL | B+B |
| OBC | 9 | QUERCUS BICOLORE | SWAMP WHITE OAK | 2 1/2"-3" CAL | B+B |
| QMX | 7 | QUERCUS MICHAUXII | SWAMP CHESTNUT OAK | 2 1/2"-3" CAL | B+B |
| QP | 9 | QUERCUS PALUSTRIS | PIN OAK | 2 1/2"-3" CAL | B+B |
| TA | 8 | TILOA AMERICANA | BASSWOOD | 2 1/2"-3" CAL | B+B |
| 54 | | | | | |
| ORNAMENTAL TREES(S) | | | | | |
| BNC | 1 | BETULA NIGRA 'DOLLY' | HERITAGE RIVER BIRCH, MULTI-STEM | 8-10" | B+B |
| CC | 1 | CERIS CANADENSIS | EASTERN REDBUD | 8-10" | B+B |
| 2 | | | | | |
| EVERGREEN TREES(S) | | | | | |
| 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 |
| IOS | 5 | ILEX OPACA 'SATYR HILL' | SATYR HILL HOLLY | 6-8" | B+B |
| JVC | 8 | JUNIPERUS VIRGINIANA 'CORCORCOR' | EMERALD SENTINEL RED CEDAR | 6-8" | B+B |
| JVI | 23 | JUNIPERUS VIRGINIANA 'TOWLEWII' | TOWLEWII RED CEDAR | 6-8" | B+B |
| PS | 5 | PRINUS STROBUS | WHITE PINE | 6-8" | B+B |
| TPC | 1 | THILIA PLICATA 'GREEN GIANT' | GREEN GANT ARBORVITAE | 6-8" | B+B |
| 56 | | | | | |
| EVERGREEN SHRUB(S) | | | | | |
| IGS | 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 'TARROWAY' | AQUAVITA JUNIPER | 36-42" | #7 CAN |
| RCA | 4 | RHOODODENDRON 'ALBUM' | WHITE CATANBA RHOODODENDRON | 30-36" | #7 CAN |
| RGPW | 11 | RHOODODENDRON X GRAND 'GRAND PLEASANT WHITE' | GRAND PLEASANT WHITE AZALEA | 18-24" | #3 CAN |
| 59 | | | | | |
| DECIDUOUS SHRUB(S) | | | | | |
| AMSM | 32 | ARONIA MELANOCARPA 'VICONNAMI165' | 'LOW SCAPE MOUND' CHOKERBERRY | 15-18" | #3 CAN |
| CAVS | 9 | CLETHRA ALNIFOLIA 'VANILLA SPICE' | VANILLA SPICE SUMMERWICKET | 24-30" | #3 CAN |
| HGSO | 6 | HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' | SNOW QUEEN OAKLEAF HYDRANGEA | 24-30" | #5 CAN |
| MP | 17 | MORELLA CERIFERA | WAX MYRTLE | 30-36" | #5 CAN |
| PPHF | 6 | POTENTILLA FRUTICOSA 'KUPINPA' | HAPPY FACE PINK PARADISE CINQUEFOIL | 24-30" | #3 CAN |
| POMD | 13 | PHYSCARPUS OULIFOLIOS | NINE BARK 'DABOLO' | 30-36" | #5 CAN |
| 83 | | | | | |
| GROUND COVER | | | | | |
| JHBB | 44 | JUNIPERUS HORIZONTALIS 'BAR HARBOR' | BAR HARBOR CREEPING JUNIPER | 15-18" SPRD. | #3 CAN |
| AMGH | 33 | ARONIA MELANOCARPA 'VICONNAMI12' | 'GROUND HUG' CHOKERBERRY | 2 GAL | CONTAINER |
| 77 | | | | | |
| PERENNIAL(S) | | | | | |
| AHI | 11 | AMSONIA HUBRICHTII | BLUE STAR AMSONIA | 2 GAL | CONTAINER |
| NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. | | | | | |

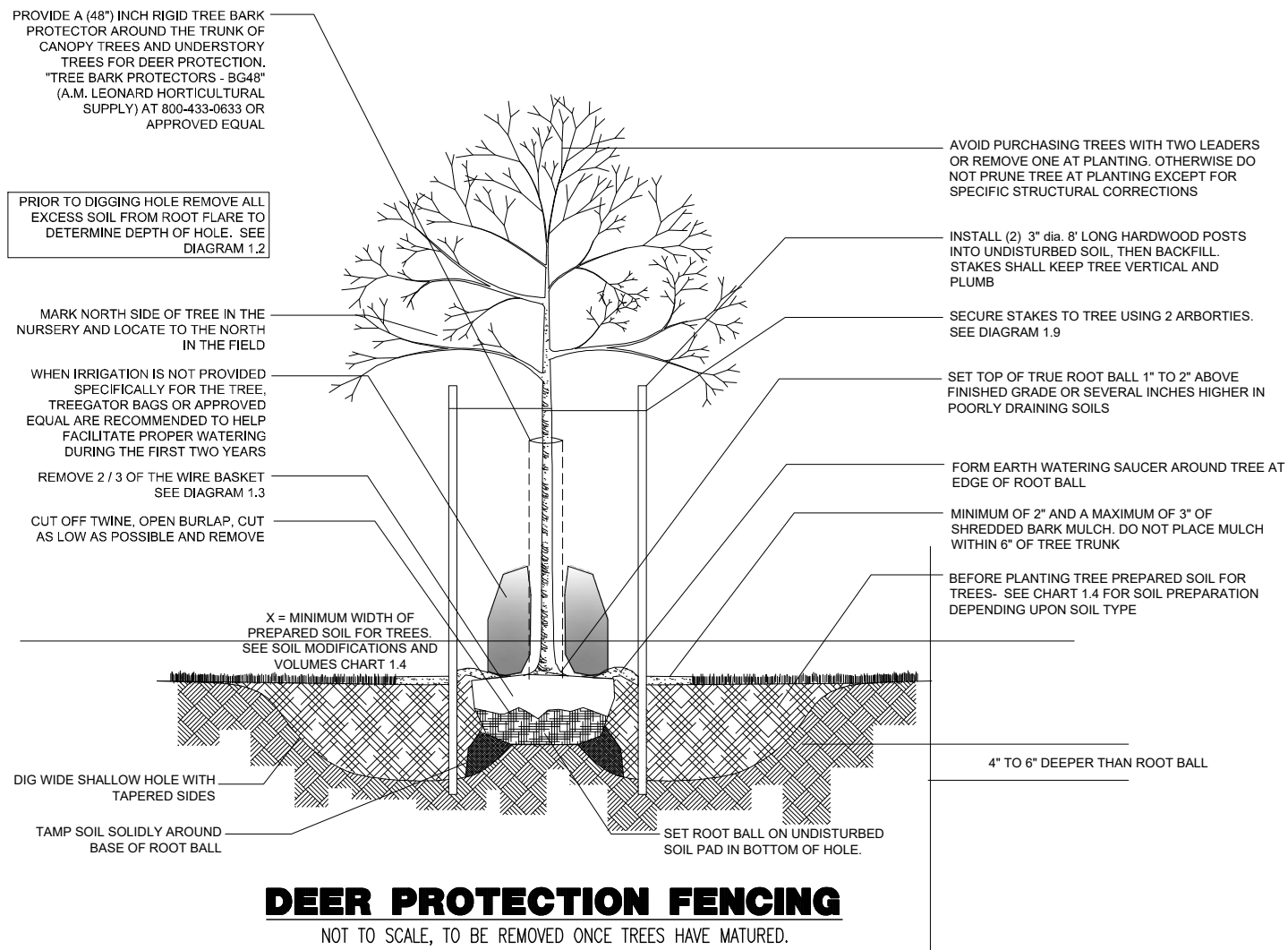
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|--|------------------------------|
| §16-5.6D.3 NATURAL FEATURES – LANDSCAPING AND BUFFERS | |
| A MINIMUM OF 14 TREES PER ACRE SHALL BE PLANTED ON SINGLE-FAMILY RESIDENTIAL LOTS, AND A MINIMUM OF 14 TREES PER ACRE OF GROSS TRACT SHALL BE PLANTED 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) |

| | |
|--|------------------------------------|
| §16-5.6D.15 NATURAL FEATURES – LANDSCAPING AND BUFFERS | |
| STREET TREES SHALL BE PLANTED CENTERED 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 IN 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 BURLAPPED, AND SHALL BE IN SUBSEQUENCE 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 |
| | 9 STREET TREES PROPOSED (COMPLIES) |

TOWNSHIP LANDSCAPING NOTES

- PER §16-5.6D.10 THE PLANT GUARANTEE PERIOD IS 2 YEARS AFTER TOWNSHIP APPROVAL.
- 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.
- DEER PROTECTION FENCING SHALL BE INSTALLED AROUND NEW PLANTING IN ORDER TO PREVENT BROWSING AND DEER RUB. THE TOWNSHIP OPEN SPACE AND SHADE TREE COVERED AREAS SHALL BE THE MOST SUCCESS WITH A 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



PLANTING NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED, BY THE CONTRACTOR, TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE PERIOD OF TWO (2) YEARS.
- INSURE AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS SHOWN IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE PLANTED WITH MORE THAN ONE (1) INCH OF ANY DAMAGE TO THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MOIST OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "MILT-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT STOCK GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT, SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (7" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTEED.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
- NEW PLANTING AREAS AND SOIL SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF COMPLETION, THE LANDSCAPE ARCHITECT'S SHOW OR THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THE REGO AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVERS AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

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

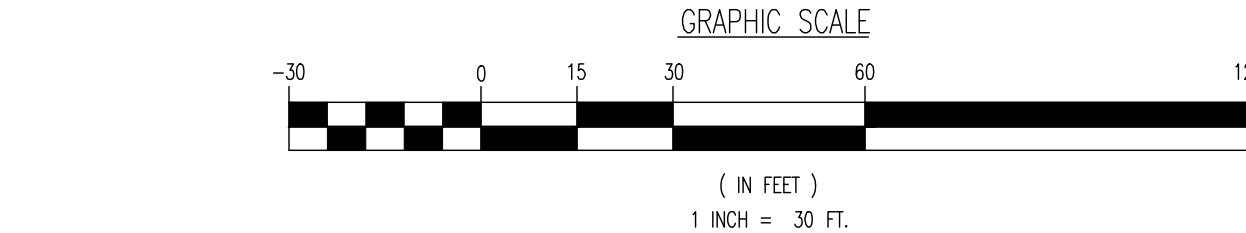
FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

| | |
|-------------------------|-------------------|
| ACER RUBRUM | POPULUS VARIETIES |
| BETULA VARIETIES | PRUNUS VARIETIES |
| CAPRINUS VARIETIES | PYRUS VARIETIES |
| CRATAEGUS VARIETIES | QUERCUS VARIETIES |
| KOLREUTHERIA | QUERCUS VARIETIES |
| LIQUIDAMBAR STYRACIFLUA | QUERCUS VARIETIES |
| LIRIODENDRON TULIPIFERA | QUERCUS VARIETIES |
| PLATANUS ACERIFOLIA | QUERCUS VARIETIES |
| | ZELKOVA VARIETIES |

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

PLANTING SPECIFICATIONS

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



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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

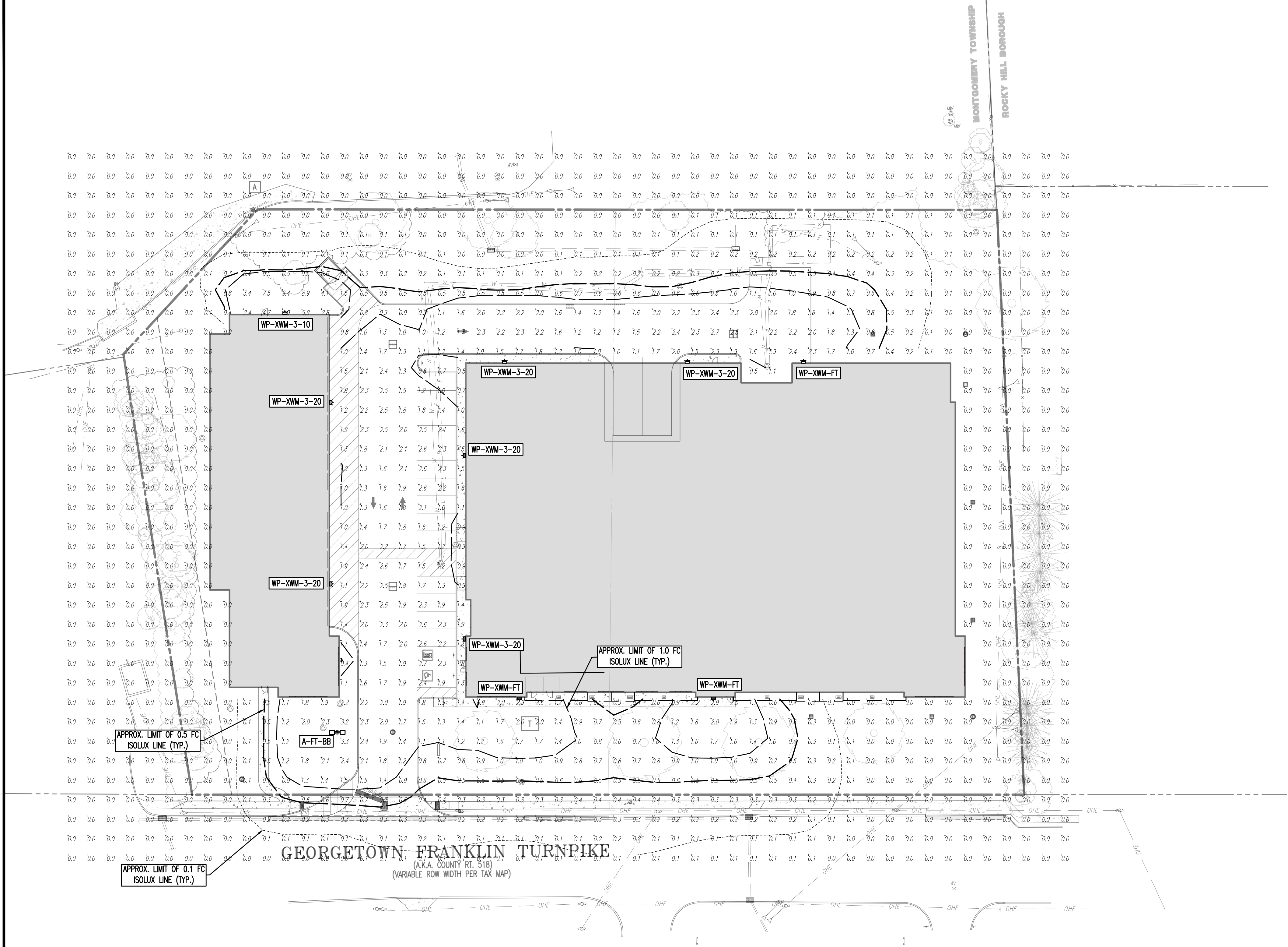
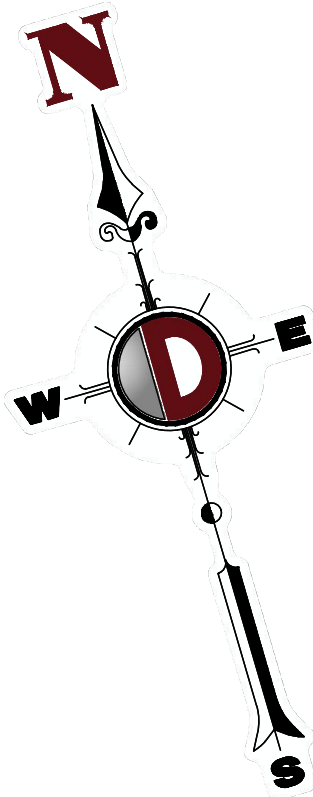
JOSHUA M. SEWALD
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NEW JERSEY LICENSE No. 52908

MARLA A. ROLLER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00053700

JOB No: 2334-22-00894
DATE: 06/08/2023
DRAWN BY: UV
DESIGNED BY: BC
CHECKED BY: DT
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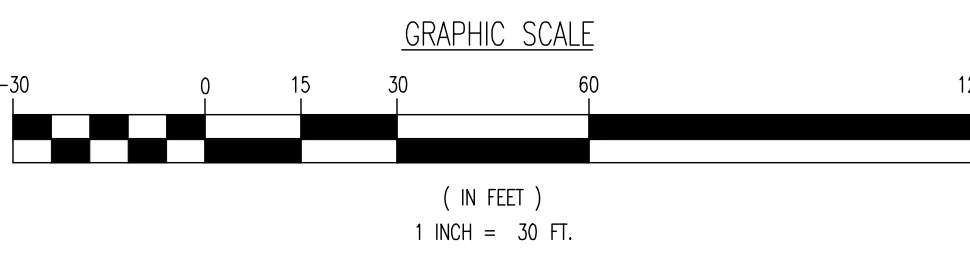
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SHEET No: 10 OF 23
Rev. # 3

PROTECT YOURSELF
ALL STATES REQUIRE RETENTION OF CERTAIN RECORDS OF ANY DESIGN PREPARED TO OBTAIN THE STATE'S OFFICE APPROVAL. IN NJ, THIS IS 10 YEARS.
FOR STATE SPECIFIC DESIGN PHONE NUMBERS VISIT: WWW.CALL811.COM



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-BB | 39 | 20 FT | SINGLE | 1.000 | LSI LIGHTING | AREA LIGHT |
| | 1 | WP-XWM-3-10 | 62 | 10 FT | SINGLE | 1.000 | LSI LIGHTING | WALL PACK LIGHT |
| | 3 | WP-XWM-FT | 62 | 20 FT | SINGLE | 1.000 | LSI LIGHTING | WALL PACK LIGHT |
| | 6 | 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 (PEF) - 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 | 0.86 | 9.4 | 0.0 | N/A | N/A | ILLUMINATION LEVELS ON SITE |
| PAVEMENT | 1.73 | 2.7 | 0.5 | 3.46 | 5.40 | 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 GUDERAL POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
- THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.

TOWNSHIP LIGHTING REQUIREMENTS

- LIGHTING REQUIREMENTS
 - ALL PARKING AREAS AND WALKWAYS THERETO AND APPURTENANT PASSAGEWAYS AND DRIVEWAYS SERVING NONRESIDENTIAL USES HAVING COMMON OFF-STREET PARKING AND/OR LOADING AREAS SHALL BE ADEQUATELY ILLUMINATED FOR SECURITY AND SAFETY PURPOSES. (816-5.4.8.1)
 - THE LIGHTING IS TO BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT HIGHER THAN 20 FEET OR THE HEIGHT OF THE CLOSEST MAJOR BUILDING, WHICHEVER IS LESS, MEASURED FROM THE GROUND LEVEL TO THE CENTER LINE OF THE LIGHT SOURCE. (816-5.4.8.2.a)
 - 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)
 - 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 1.5 FOOTCANDLES AT INTERSECTIONS AND 1.3 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)
 - 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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Newtown, Pennsylvania T: 267.685.0274 | Philadelphia, Pennsylvania T: 215.253.4868 | Southampton, Pennsylvania T: 610.396.4400

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

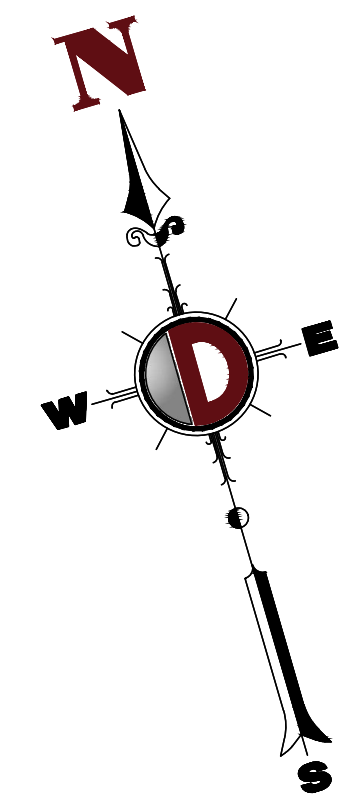
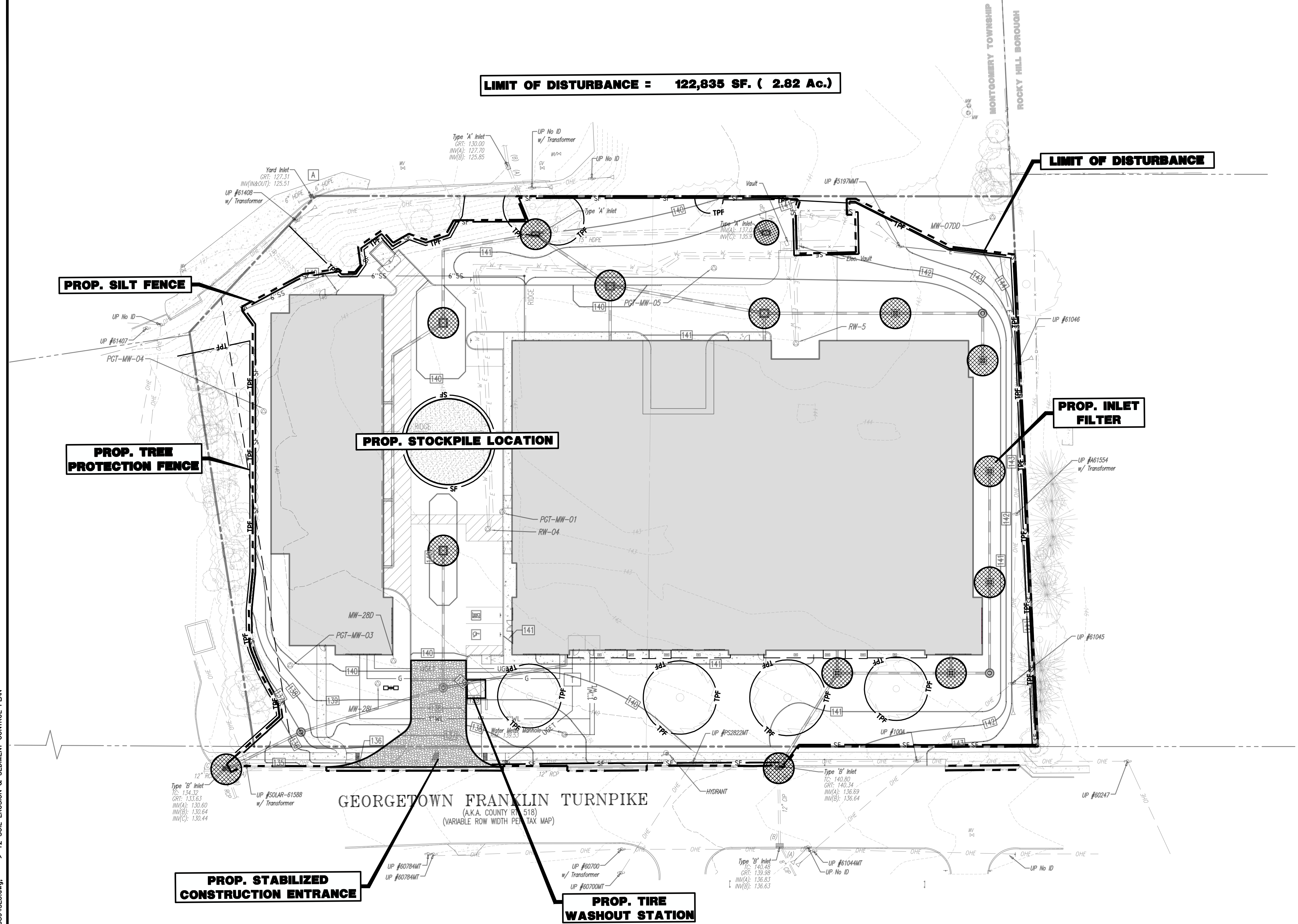
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JOB No: 2334-22-00894
DATE: 06/08/2023
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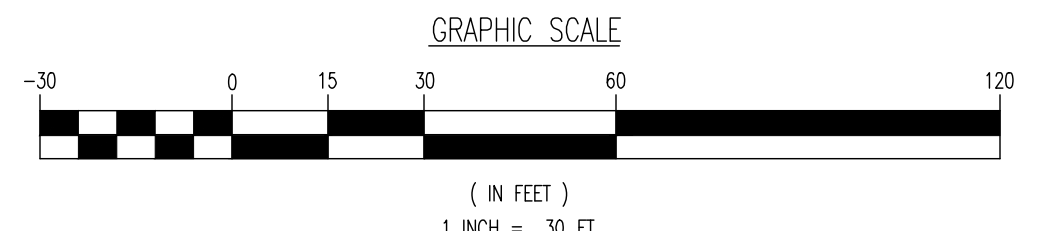
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EROSION CONTROL LEGEND

- 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 T: 267.683.2276 | Philadelphia, Pennsylvania T: 215.253.4568 | Bethlehem, Pennsylvania T: 610.296.4400

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

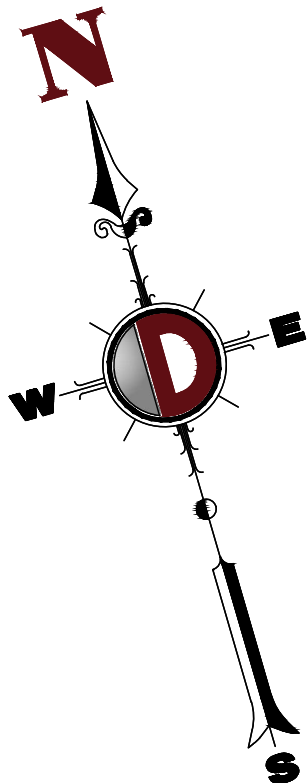
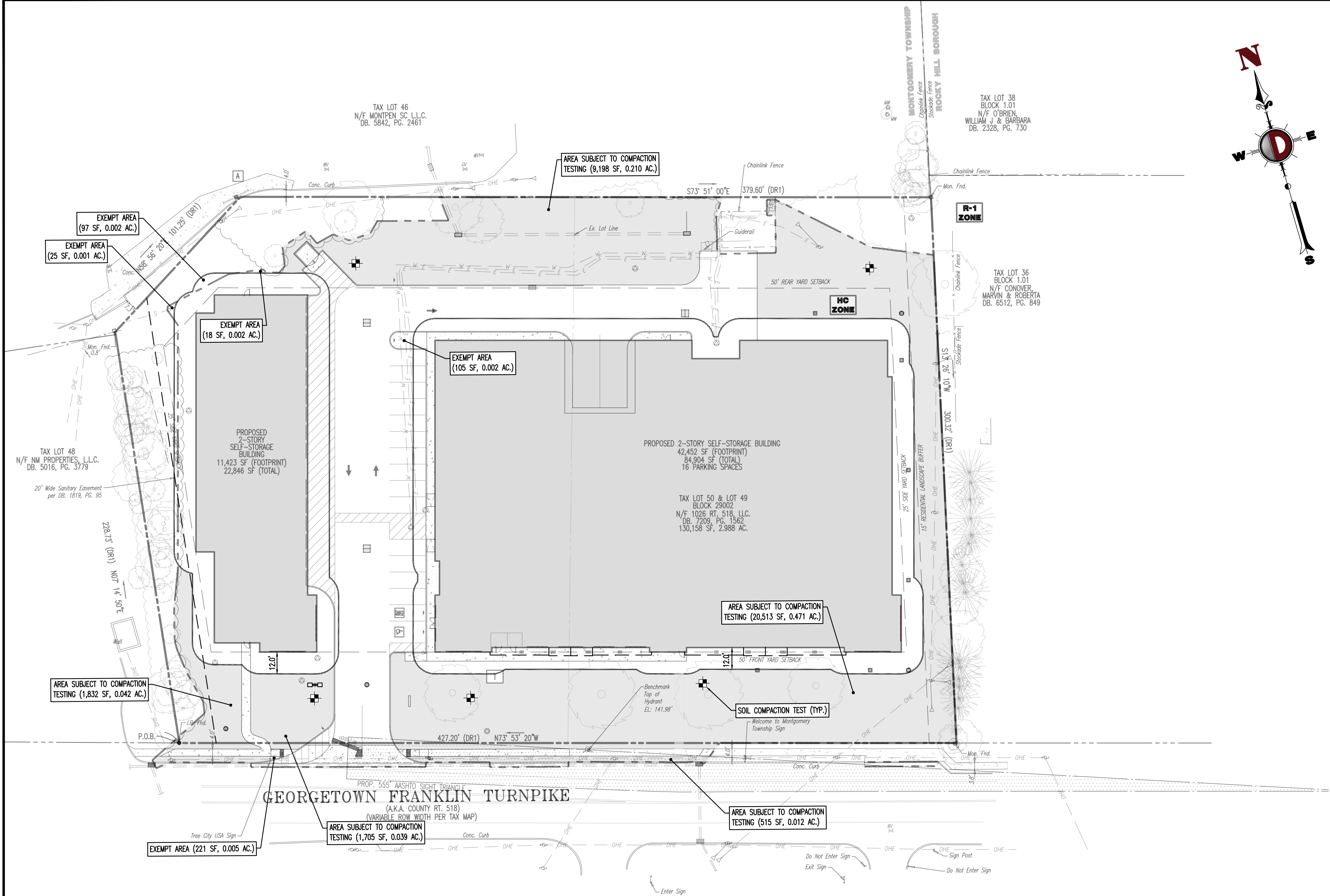
PROJECT: **RENARD MANAGEMENT, INC.**
PROPOSED SELF-STORAGE FACILITY
BLOCK 29002, LOTS 49 & 50
1026 ROUTE 518
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

JOB No:
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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

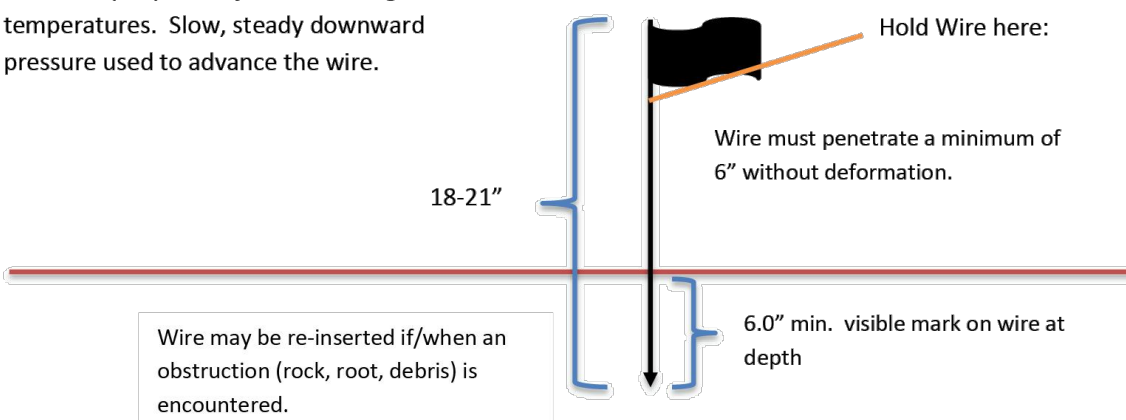
Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

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

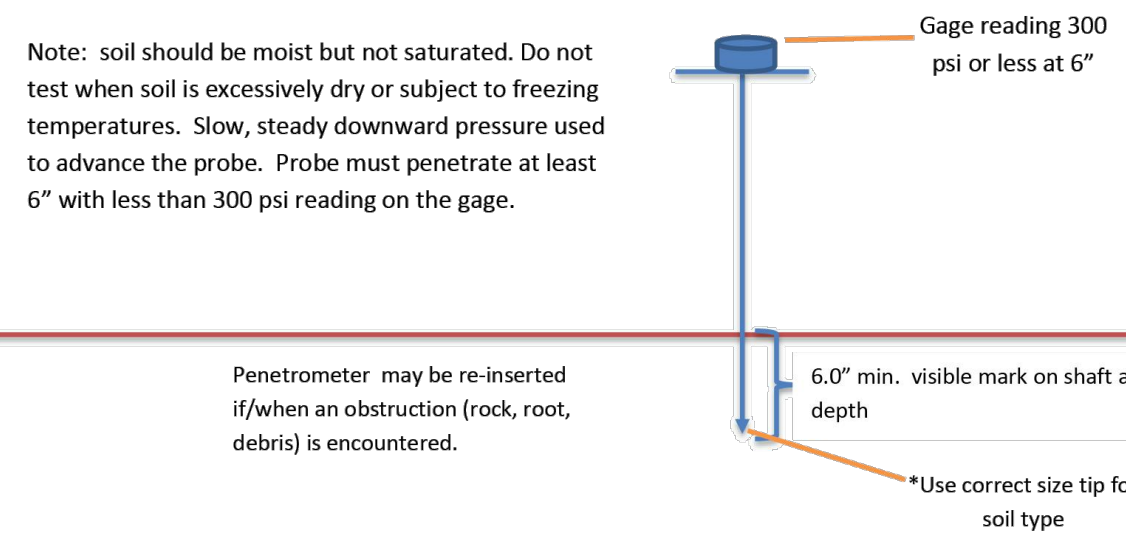
Probing Wire Test- 15.5 ga steel wire (survey flag)

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 inches with less than 300 psi reading on the gage.

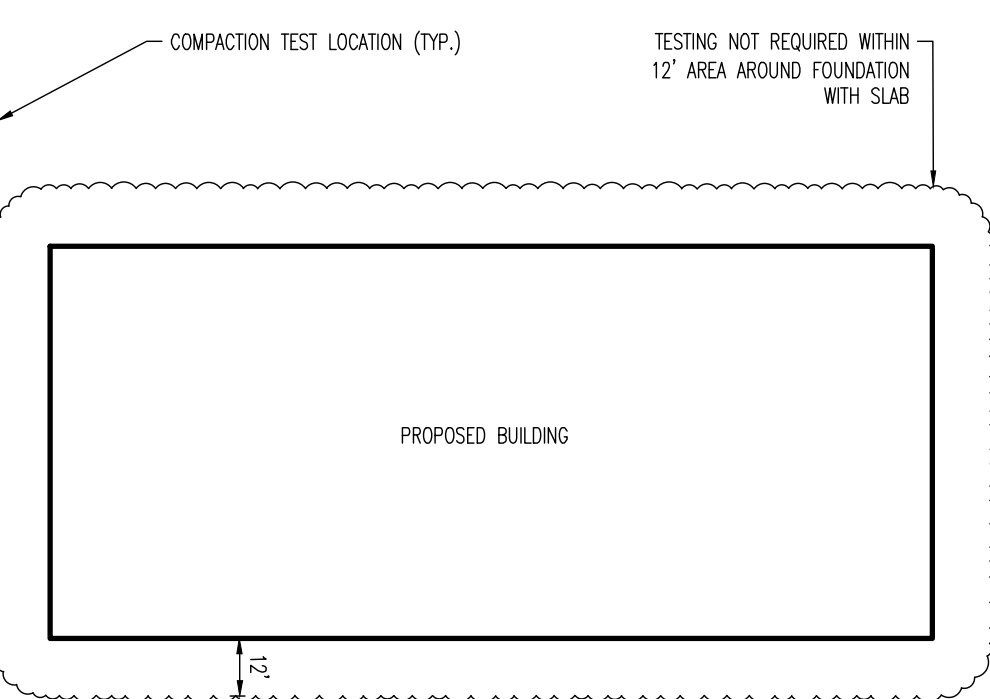
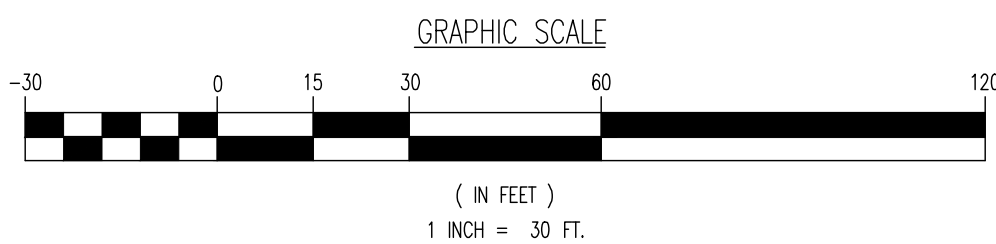


LEGEND

- SOIL COMPACTION TESTING AREAS
- RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1' / .5 ACRE)

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.



NOTE:
SOIL COMPACTION TESTING LOCATIONS IDENTIFIED ARE RECOMMENDED LOCATIONS FOR GRADING/DISTURBED AREAS WITHIN THE VICINITY OF BUILDINGS OR STRUCTURES OR ON INDIVIDUAL LOTS. FOR GRADED/DISTURBED AREAS WITHIN OPEN OR COMMON SPACES, SOIL COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FREQUENCY LISTED IN THIS LEGEND (THIS SHEET).

TYPICAL SOIL COMPACTION TESTING LOCATION DETAIL

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TITLE:
SOIL MANAGEMENT & RESTORATION PLAN

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

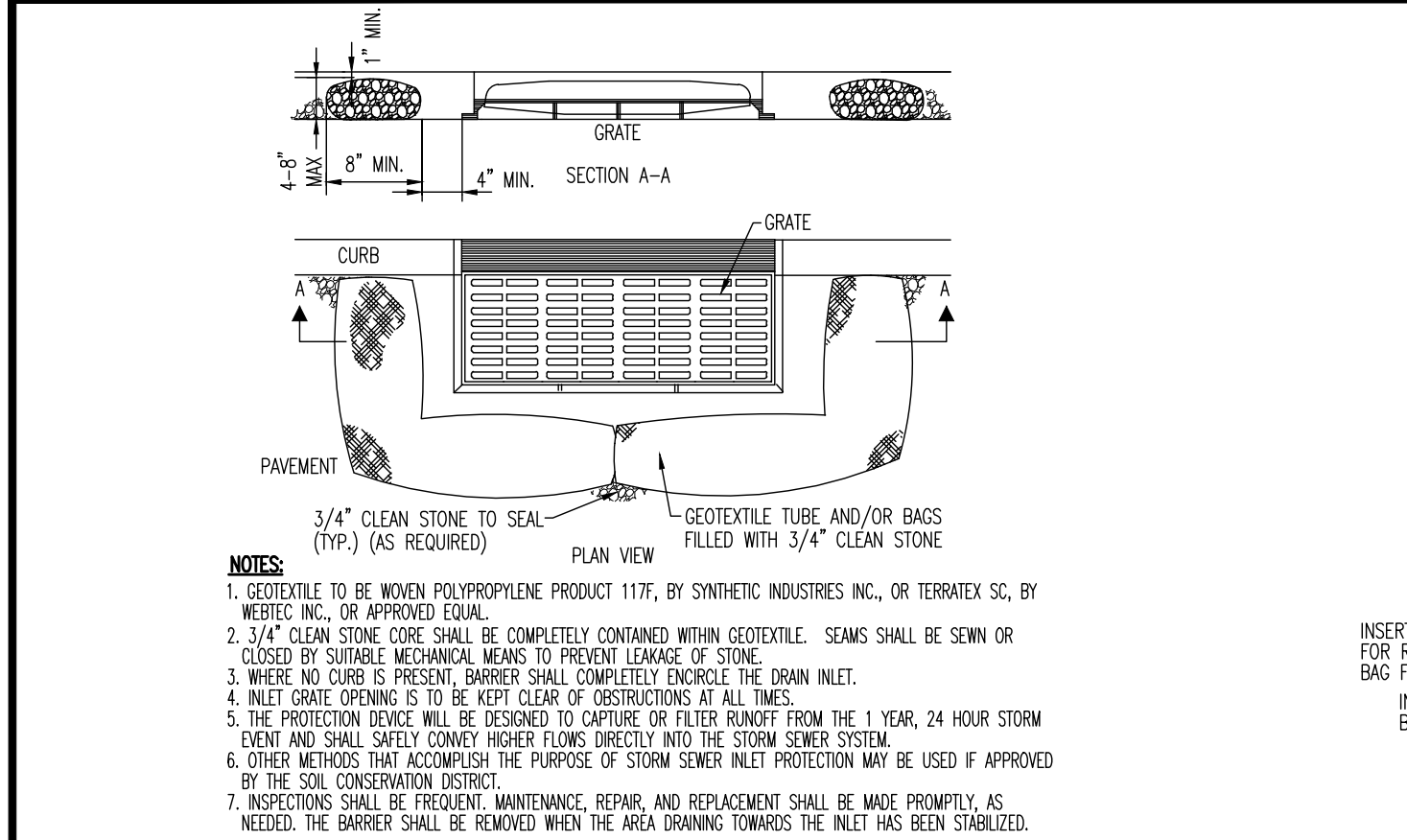
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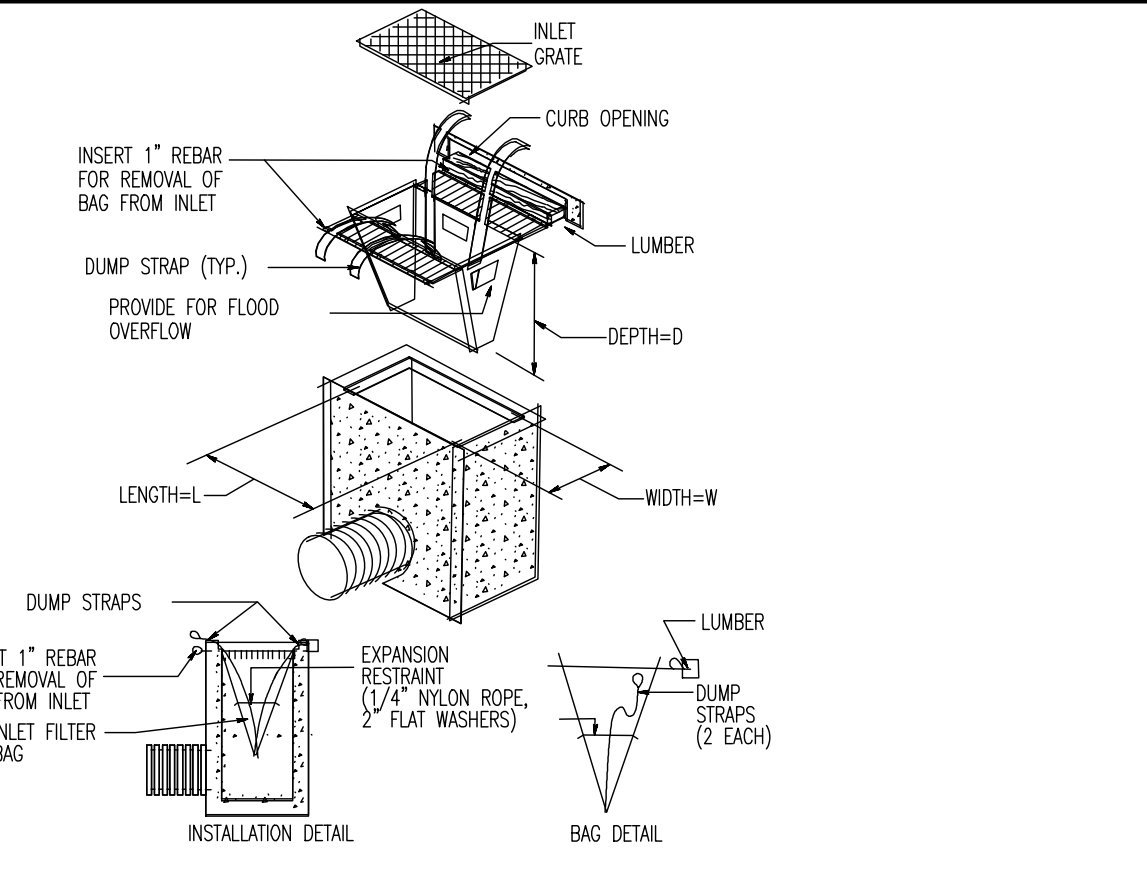
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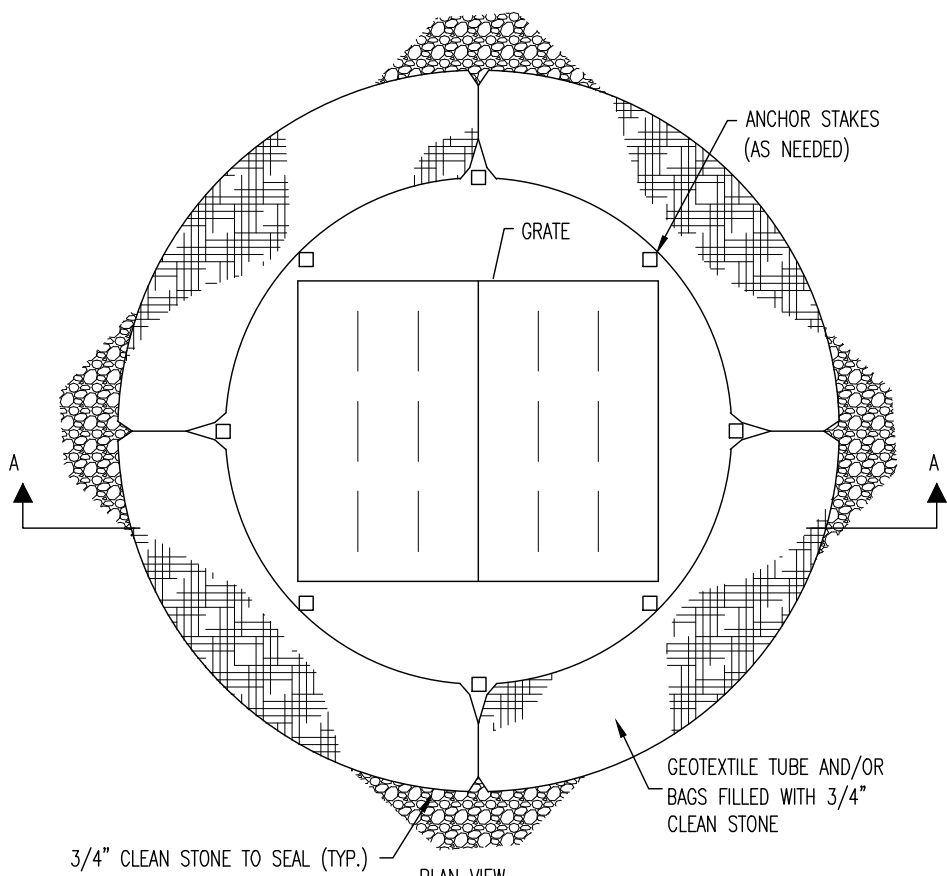
INLET FILTER, TYPE 1
NOT FOR USE WITHIN 100' RIGHT-OF-WAY



INLET FILTER, TYPE 2
ACCEPTABLE FOR USE WITHIN 100' RIGHT-OF-WAY

INLET FILTER COMBINED DETAIL

NOT TO SCALE



TYPE 'E' AND YARD INLET FILTER DETAIL

NOT TO SCALE

- ### STANDARD FOR PERMANENT STABILIZATION WITH SOD
- #### METHODS AND MATERIALS
- CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD" OR OTHER HIGH QUALITY CULTIVATED SOD.
 - SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
 - SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.)
 - SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRETCH. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
 - FOR DRAUGHT SITES, A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
 - ONLY MOST, FRESH, UNWEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
- #### I. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING, PAGE 4.11.
- B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS INTERCEPT DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS. SEE STANDARDS 4.2 THROUGH 4.16.
- #### II. SOIL PREPARATION
- A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAINTENANCE IS AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN AND INCORPORATED INTO THE SURFACE 4". IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE AS FOLLOWS:
- | SOIL TEXTURE | TONS/ACRE | LBS/1000 SQ. FT. |
|---|-----------|------------------|
| CLAY, CLAY LOAM, AND HIGH ORGANIC SOILS | 135 | 40 |
| LOAMY SAND, SAND | 2 | 90 |
| SANDY LOAM, LOAM, SILT LOAM | 1 | 45 |
- PULVERIZED LIMESTONE LIME IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.
- B. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
- C. REMOVE FROM THE SURFACE THOSE OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
- #### III. SOD PLACEMENT
- A. SOD STRIPS SHOULD BE Laid ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP, ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOD IMMEDIATELY PRIOR TO LAYING THE SOD.
- B. PLACE SOD STRIPS WITH SWALE JOINTS THAT ARE STAGGERED. OPEN SPACES INMEDIATE EROSION.
- C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.
- D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
- E. SURFACE PLANT CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF THE SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
- F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
- #### IV. TOP-DRESSING
- IF SLOW RELEASE NITROGEN IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY, EXCEPT WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP.
- TOP-DRESS WITH 10-0-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

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

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS.
- PERMANENT VEGETATION SHALL BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 3RD EDITION LAST REVISED JANUARY 2014.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
- TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6"PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITIES.
- AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLETED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
- THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
- MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
- HYDRO SEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY. GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.

SEQUENCE OF CONSTRUCTION:

- PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES, SILT FENCING AND TREE PROTECTION FENCING.
- PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
- PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
- PHASE 4: EXCAVATE FOR BUILDING FOUNDATION.
- PHASE 5: COMPLETE BUILDING CONSTRUCTION.
- PHASE 6: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
- PHASE 7: FINAL GRADING ON SITE.
- PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.
- PHASE 9: REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES, SILT FENCING AND TREE PROTECTION FENCING.

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

- #### I. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- #### II. SEEDBED PREPARATION
- A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAINTENANCE IS AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://JAMES.RUTGERS.EDU/COUNTY/).
- FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
- MULCH SHALL BE APPLIED TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
- C. HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEED BED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC RECOMMENDATIONS.
- #### III. SEEDING
- A. PERMANENT VEGETATIVE MIXTURES & PLANTING RATES
- | | LBS/ACRE | 4 LBS/1000 SQ.FT. |
|----------------------------------|--------------|-------------------|
| (1) HARD FESCUE - | 175 LBS/ACRE | 4 LBS/1000 SQ.FT. |
| (2) CHEWING FESCUE - | 175 LBS/ACRE | 4 LBS/1000 SQ.FT. |
| (3) STRONG CREEPING RED FESCUE - | 175 LBS/ACRE | 4 LBS/1000 SQ.FT. |
| (4) PERENNIAL RYEGRASS - | 45 LBS/ACRE | 1 LBS/1000 SQ.FT. |
| (5) KY. BLUEGRASS - | 45 LBS/ACRE | 1 LBS/1000 SQ.FT. |
- B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
- C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED.
- E. CONVENTIONAL SEEDING, APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
- F. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED.
- G. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- #### IV. MULCHING
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EXPEDITIOUS ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A. STRAW OR HAY, UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- B. APPLICATION, SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED, FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- C. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST:
- PEG AND TWINE
 - MULCH NETTING
 - CRUMPER MULCH ANCHORING COULTER TOOL
 - LIQUID MULCH-BINDERS
- D. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
- E. PELLETIZED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

STANDARD FOR STABILIZATION WITH MULCH ONLY

- #### I. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- #### II. PROTECTIVE MATERIALS
- A. UNROTTED SMALL-GRASS STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE DISTRICT SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
- B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
- C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
- D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELLOSOL, COTTON, OR PLASTIC, MAY BE USED.
- E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS MUST NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUS IT.
- F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
- #### III. MULCH ANCHORING
- SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
- PEG AND TWINE
 - MULCH NETTING
 - CRUMPER MULCH ANCHORING COULTER TOOL
 - LIQUID MULCH-BINDERS

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- #### I. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING. PG. 19-1.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
- #### II. SEEDBED PREPARATION
- A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAINTENANCE IS AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES.
- B. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
- C. MULCH SHALL BE APPLIED TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
- D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED IN ACCORDANCE WITH THE ABOVE.
- E. SODS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.
- #### III. SEEDING
- A. TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTHS
- COOL SEASON GRASSES:
- (1) PERENNIAL RYEGRASS - 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 0.5 INCHES.
 - (2) SPRING OATS - 86 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
 - (3) WINTER BARLEY - 96 LBS / ACRE; PLANT BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
 - (4) ANNUAL RYEGRASS - 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND JUNE 15 BETWEEN AUGUST 1 AND SEPTEMBER 15; AT A DEPTH OF 0.5 INCHES.
 - (5) WINTER CEREAL RYE - 112 LBS / ACRE; PLANT BETWEEN AUGUST 1 AND NOVEMBER 15; AT A DEPTH OF 1.0 INCHES.
- WARM SEASON GRASSES:
- (1) PEARL MILLET - 20 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
 - (2) MILLET (BROWN OR HUNGARIAN) - 30 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
- B. CONVENTIONAL SEEDING, APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
- C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED.
- D. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
- #### IV. MULCHING
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A. STRAW OR HAY, UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- B. APPLICATION, SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED, FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- C. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST:
- PEG AND TWINE
 - MULCH NETTING
 - CRUMPER MULCH ANCHORING COULTER TOOL
 - LIQUID MULCH-BINDERS
- D. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
- E. PELLETIZED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

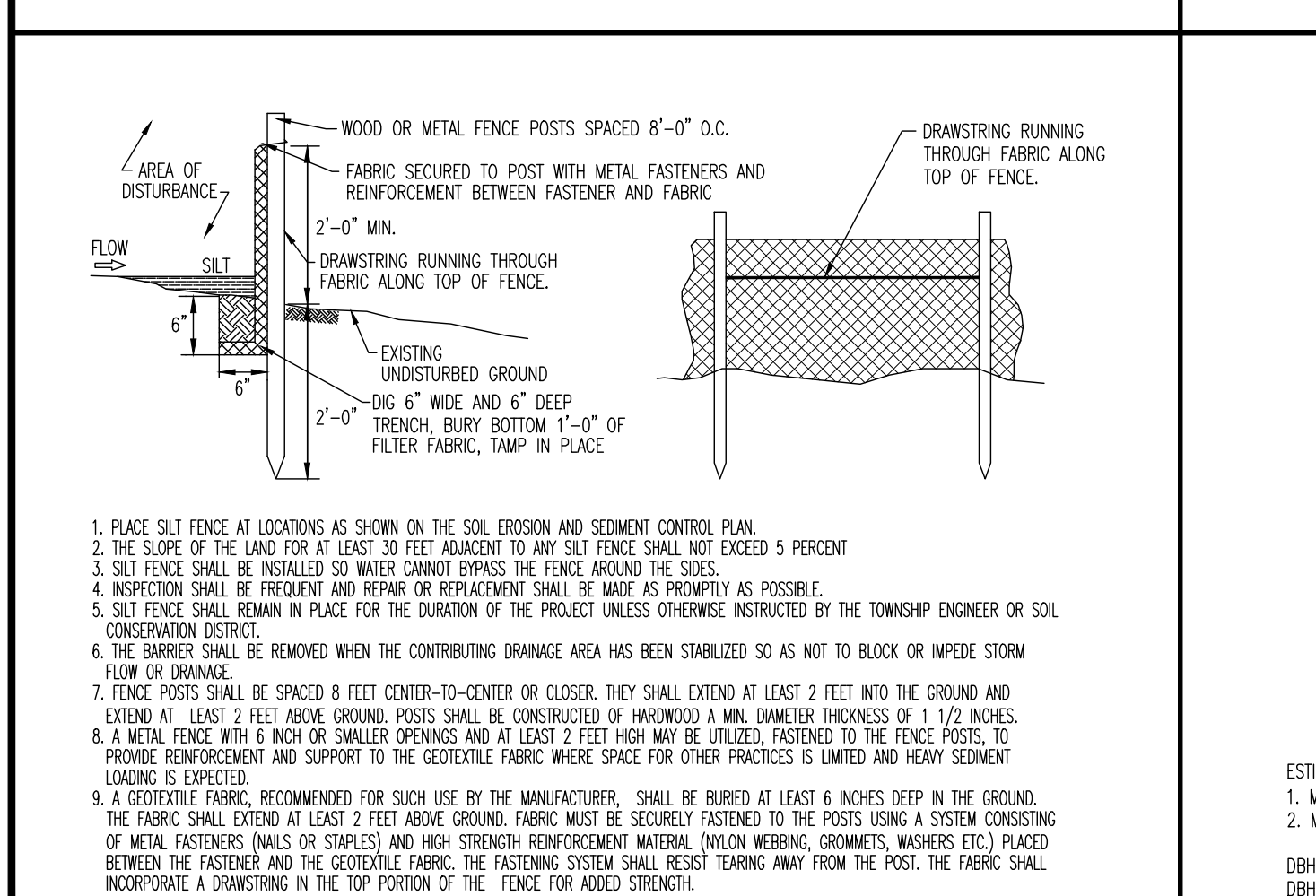
APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

STANDARD FOR DUST CONTROL

- DEFINITION - THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS
- PURPOSE - TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF- SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.
- WHERE APPLICABLE - THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
- MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD.
- SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.
- | | ANIONIC ASPHALT EMULSION | LATEX EMULSION | RESIN IN WATER |
|--------------------|--------------------------|----------------|----------------|
| WATER DILUTION | 7:1 | 12.5:1 | 4:1 |
| TYPE OF NOZZLE | COARSE SPRAY | FINE SPRAY | FINE SPRAY |
| APPLY GALLONS/ACRE | 1,200 | 235 | 300 |
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING - TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- SPREADERS - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STABILIZED CONSTRUCTION ENTRANCE

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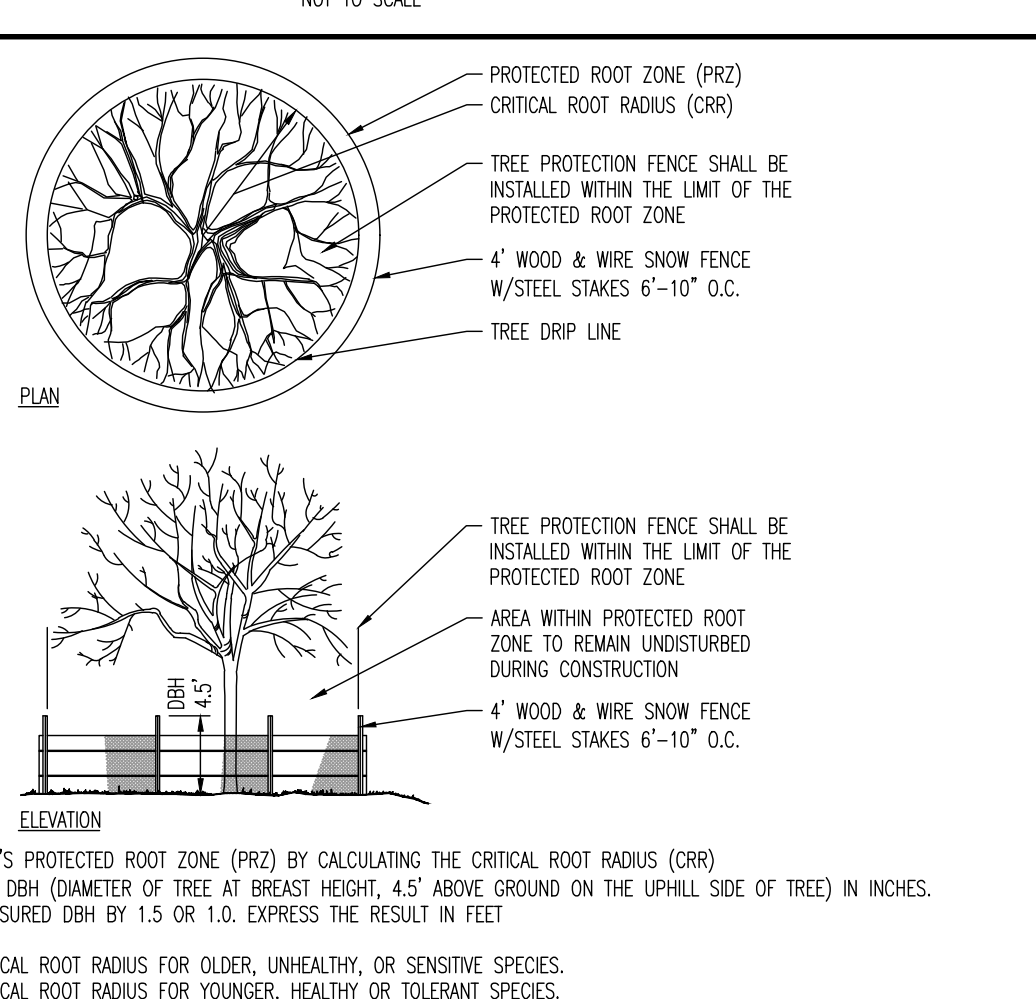


SILT FENCE DETAIL

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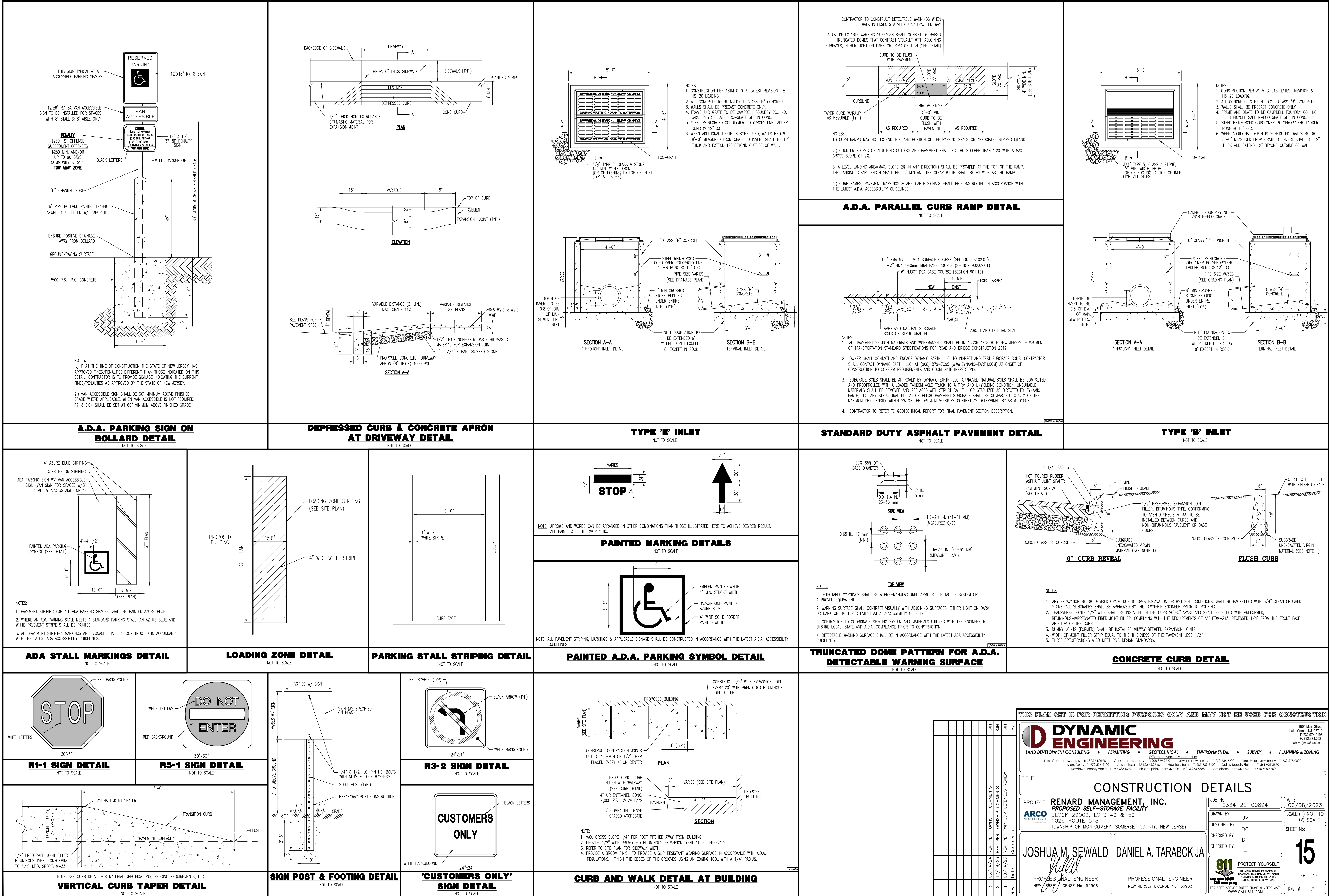
TEMPORARY STOCKPILE DETAIL

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TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE



Catalog # : Project :
Prepared By : Date :

Mirada Wall Sconce (XWM)

Outdoor LED Wall Sconce



| OVERVIEW | |
|----------------------|----------------|
| Lumen Range | 3,000 - 12,000 |
| Voltage Range | 23 - 102 |
| Efficacy Range (LPW) | 107 - 140 |
| Weight (lb/kg) | 30 (13.6) |

FEATURES & SPECIFICATIONS

- Construction**
 - Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
 - Galvanized-steel universal wall mount bracket comes standard with hinged mechanism to easily access the junction box wire connections without removing the luminaire.
 - Optional pole-mounting bracket (XPM) permits mounting to standard poles.
 - Fixtures are finished with SLi's Duragrip® polyester powder coat finishing process. The Duragrip finish withstands extreme weather changes without cracking or peeling. Other standard SLi finishes available. Consult factory.
 - Shipping weight: 30 lbs in carton.
- Optical System**
 - State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
 - Proprietary silicone refractor optic provides exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Zero uplight.
 - Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
 - Minimum CRI of 90.

QUICK LINKS

| | | | |
|--------------------------------|-----------------------------|------------------------------|----------------------------|
| Ordering Guide | Performance | Photometrics | Dimensions |
|--------------------------------|-----------------------------|------------------------------|----------------------------|

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (220-277 VAC) Input, 50/60 Hz or optional High Voltage (247-480 VAC).
- L80 Calculated Life >100K Hours
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor >.90
- Input power stays constant over life.
- Optional XKV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-Efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.
- The fixture delivers 1500 lumens during emergency mode.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.

- SLi's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details).
- Installation**
 - Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
 - 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
 - Optional terminal block accepts up to 12 ga wire.
- Warranty**
 - SLi LED Fixtures carry a 5-year warranty.
 - 1 Year warranty on Battery Back-up option.
- Listings**
 - Listed to UL 1598 and UL 8750.
 - Meets Bay American Act requirements.
 - DA compliant with 5000K or lower color temperature selection.
 - State of California Title 24 Compliant.
 - Suitable for wet locations.
 - IP66 rated luminaire per IEC 60598-1.
 - 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPM bracket) or wall mounted.
 - DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

| Mirada Wall Sconce (XWM) | | | | | |
|--------------------------|---------------------------|----------------|----------------|-------------------|----------------------------------|
| Luminaire Profile | Distribution | LED Technology | Lumen Package | Color Temperature | Voltage |
| XWM - Mirada Wall Sconce | 2 - Type 2 | LED | 3L - 3,000 lms | 30 - 3000K | UL - Universal Voltage (220-277) |
| | 3 - Type 3 | | 4L - 4,000 lms | 40 - 4000K | HW - High Voltage (247-480) |
| | FT - Type 4 Forward Throw | | 5L - 5,000 lms | 50 - 5000K | HW - High Voltage (247-480) |

| Finish | Controls (Choose One) | Options |
|-------------------------|--|-------------------------------------|
| BLK - Black | ALIC - Active Syncra Control System* | AB - Battery Back-Up |
| GRY - Granite | ALIC20 - Active Syncra Control System with 8-12 Motion Sensor* | CBM - Cold Weather Battery Back-Up* |
| WHY - White | ALIC20S - Active Syncra Control System with 12-20 Motion Sensor* | YPM - Pole Mounting Bracket |
| PLP - Platinum Plus | ALIC21 - Active Syncra Control System with 12-20 Motion Sensor* | SP1 - 10M Surge Protection |
| SPD - Satin Versa Green | ALIC22 - Active Syncra Control System with 12-20 Motion Sensor* | TR - Terminal Block |

| Standard Controls | Standard Controls | Standard Controls |
|--|--|--|
| CMPT - 1 Pin Control (Terminal Block) to housing exterior | CMPT - 1 Pin Control (Terminal Block) to housing exterior | CMPT - 1 Pin Control (Terminal Block) to housing exterior |
| IMBS - Integral Bluetooth Motion and Photocell Sensor (see page 5 for more details) | IMBS - Integral Bluetooth Motion and Photocell Sensor (see page 5 for more details) | IMBS - Integral Bluetooth Motion and Photocell Sensor (see page 5 for more details) |
| IMBS2 - Integral Bluetooth Motion and Photocell Sensor (see page 5 for more details) | IMBS2 - Integral Bluetooth Motion and Photocell Sensor (see page 5 for more details) | IMBS2 - Integral Bluetooth Motion and Photocell Sensor (see page 5 for more details) |

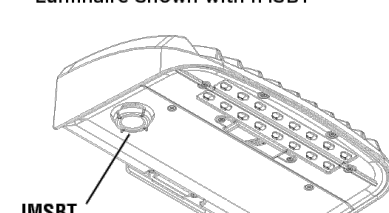
ACCESSORY ORDERING INFORMATION

| Description | Order Number | Description | Order Number |
|---|--------------|------------------------------------|--------------|
| XWM SW BLK - Surface Wiring Box (Available in black only) | 366918BLK | DRK - Double Fusing | DRK200 |
| FC100 - Single Fusing | FC100 | DRK - Double Fusing (400V) | DRK400 |
| FC277 - Single Fusing | FC277 | DRK - Double Fusing (480V) | DRK480 |
| FC347 - Single Fusing | FC347 | | |
| Test Lock PhotoCell (220V for use with CRP) | 122514 | AdiLink 5 Pin Test Lock Controller | 460400 |
| Test Lock PhotoCell (270V for use with CRP) | 122515 | AdiLink 5 Pin Test Lock Controller | 460410 |
| Test Lock PhotoCell (247V for use with CRP) | 122516 | Starting Cap for use with CRP | 140328 |
| Test Lock PhotoCell (480V for use with CRP) | 122518 | | |

FOOTNOTES:

- Not available in HV.
- Not available in HV.
- Consult Factory for Site Layout.
- IMBS2 is field configurable via the SLi app that can be downloaded from your smartphone's native app store.
- Not available in UL.
- Fusing must be located in a hand hole for pole or in the junction box.
- Control device or shunting cap must be ordered separately. See Accessory Ordering Information.

Luminaire Shown with IMBS2



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SPEC 1004.8.1.2.2

WALL LIGHTING DETAILS

NOT TO SCALE

Catalog # : Project :
Prepared By : Date :

Mirada Small Area (MRS)

Outdoor LED Area Light



| OVERVIEW | |
|----------------------|----------------|
| Lumen Package | 6,000 - 30,000 |
| Voltage Range | 23 - 102 |
| Efficacy Range (LPW) | 102 - 140 |
| Weight (lb/kg) | 20 (9.1) |

| OVERVIEW | |
|----------------------|----------------|
| Lumen Package | 6,000 - 30,000 |
| Voltage Range | 23 - 102 |
| Efficacy Range (LPW) | 102 - 140 |
| Weight (lb/kg) | 20 (9.1) |

FEATURES & SPECIFICATIONS

- Construction**
 - Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
 - Fixtures are finished with SLi's Duragrip® polyester powder coat finishing process. The Duragrip finish withstands extreme weather changes without cracking or peeling. Other standard SLi finishes available. Consult factory.
 - Shipping weight: 27 lbs in carton.
- Optical System**
 - State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
 - Proprietary silicone refractor optic provides exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
 - Zero uplight.
 - Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
 - Minimum CRI of 70.
 - Integral lower (LL) and integral half lower (HL) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (220-277 VAC) Input, 50/60 Hz or optional High Voltage (247-480 VAC).
- L70 Calculated Life >60K Hours
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages related to +40°C.
- Power factor >.90
- Input power stays constant over life.
- Field replaceable XKV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with qualification information.
- IP66 rated luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- SLi's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga wire.
- Includes SLi's traditional BS drill pattern.
- Warranty**
 - SLi luminaires carry a 5-year limited warranty. Refer to <https://www.slis.com/resources/terms-conditions-warranty/> for more information.
- Listings**
 - Listed to UL 1598 and UL 8750.
 - Meets Bay American Act requirements.
 - DA compliant with 5000K or lower color temperature selection.
 - Title 24 Compliant; see local ordinance for qualification information.
 - IP66 rated Luminaire per IEC 60598-1.
 - 3G rated for ANSI C136.31 high vibration applications are qualified.
 - IP66 rated luminaire per IEC 60598-1.
 - 3G rated for ANSI C136.31 high vibration applications are qualified.
 - IP66 rated luminaire per IEC 60598-1.
 - 3G rated for ANSI C136.31 high vibration applications are qualified.

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 456-7800

ORDERING GUIDE

| Profile | Light Source | Lumen Package | Lens | Distribution | Orientation* | Voltage | Driver |
|-------------------------------|--------------|---|---------------|---|--|---|----------------------------|
| MRS - Mirada Small Area Light | LED | 6L - 6,000 lms, 3W 9L - 9,000 lms, 4.5W 12L - 12,000 lms, 6W 15L - 15,000 lms, 7.5W 18L - 18,000 lms, 9W 21L - 21,000 lms, 10.5W 24L - 24,000 lms, 12W 27L - 27,000 lms, 13.5W 30L - 30,000 lms, 15W Custom Lumen Packages | SL - Silicone | 2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide FT - Forward Throw LC - Left Corner RC - Right Corner | Oblique - standard 0° - Optic centered 8° - Optic centered right 90° | UL - Universal Voltage (220-277) HW - High Voltage (247-480) | DM - 0-10V Dimming (0-10V) |

| Color Temp | Color Rendering | Controls (Choose One) | Finish | Options |
|-------------|-----------------|-----------------------|-------------------------|--------------|
| 30 - 3000 K | 70-90 | Blank - None | BLK - Black | Blank - None |
| 40 - 4000 K | | Blank - None | GRY - Granite | |
| 50 - 5000 K | | Blank - None | WHY - White | |
| 60 - 6000 K | | Blank - None | PLP - Platinum Plus | |
| 70 - 7000 K | | Blank - None | SPD - Satin Versa Green | |
| 80 - 8000 K | | Blank - None | WHY - White | |

ACCESSORY ORDERING INFORMATION

| DESCRIPTION | Order Number | DESCRIPTION | Order Number |
|---|--------------|---------------------------|--------------|
| Test Lock PhotoCell (220V for use with CRP) | 122514 | Single Fusing (220V) | FC100 |
| Test Lock PhotoCell (270V for use with CRP) | 122515 | Single Fusing (270V) | FC277 |
| Test Lock PhotoCell (247V for use with CRP) | 122516 | Double Fusing (220V/247V) | FC100/247 |
| Test Lock PhotoCell (480V for use with CRP) | 122518 | Double Fusing (480V) | FC347 |
| AdiLink 5 Pin Test Lock Controller | 460400 | Double Fusing (247V) | FC347/247 |
| AdiLink 5 Pin Test Lock Controller | 460410 | | |
| Starting Cap for use with CRP | 140328 | | |

| CONTROLS/ACCESSORIES | Order Number | SHIELDING OPTIONS | Order Number |
|---|--------------|---------------------------|--------------|
| Test Lock PhotoCell (220V for use with CRP) | 122514 | Single Fusing (220V) | FC100 |
| Test Lock PhotoCell (270V for use with CRP) | 122515 | Single Fusing (270V) | FC277 |
| Test Lock PhotoCell (247V for use with CRP) | 122516 | Double Fusing (220V/247V) | FC100/247 |
| Test Lock PhotoCell (480V for use with CRP) | 122518 | Double Fusing (480V) | FC347 |
| AdiLink 5 Pin Test Lock Controller | 460400 | Double Fusing (247V) | FC347/247 |
| AdiLink 5 Pin Test Lock Controller | 460410 | | |
| Starting Cap for use with CRP | 140328 | | |

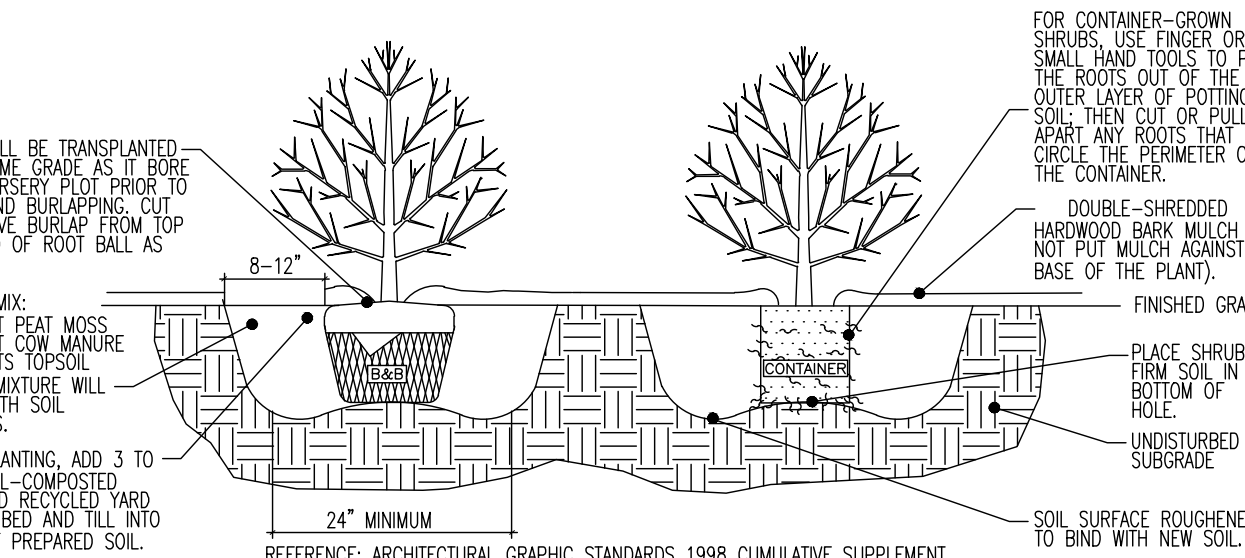
FOOTNOTES:

- Custom lenses and wall/wall packages available. Consult factory. Values are within industry standard tolerances but are not guaranteed.
- Not available in "Type 4" distribution.
- Control device or shunting cap must be ordered separately. See Accessory Ordering Information.
- Motor can be located in a hand hole for pole or in the junction box for your configuration's active app store.
- Assessments are subject to inspection and field testing.
- "0°" means 0°.
- Rating must be located in hand hole of pole. See <https://www.slis.com/resources/terms-conditions-warranty/> for more information.

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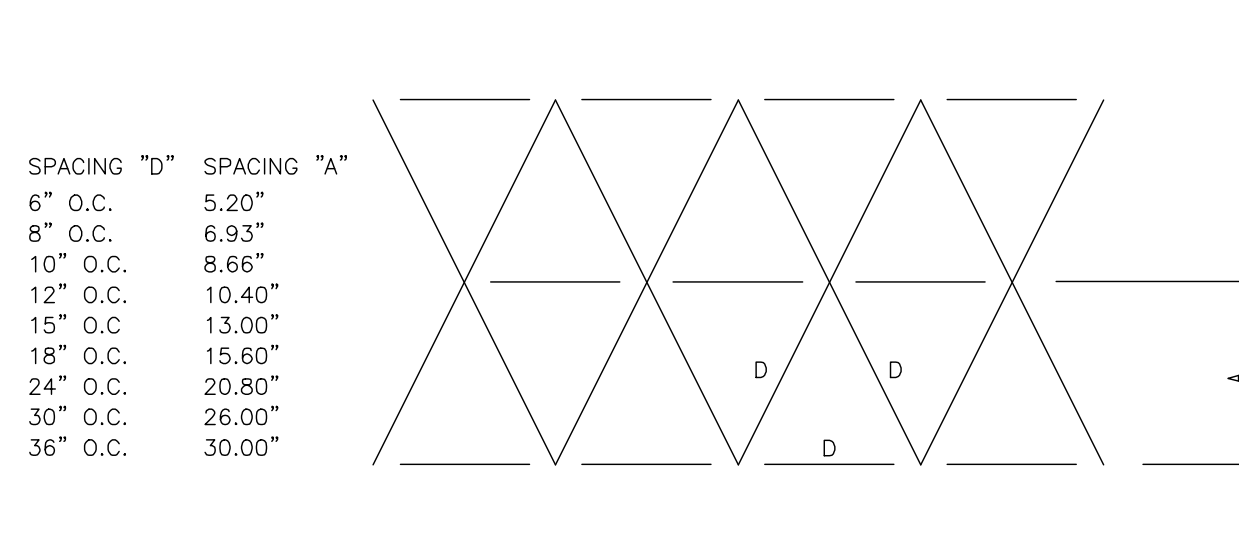
AREA LIGHTING DETAILS

NOT TO SCALE



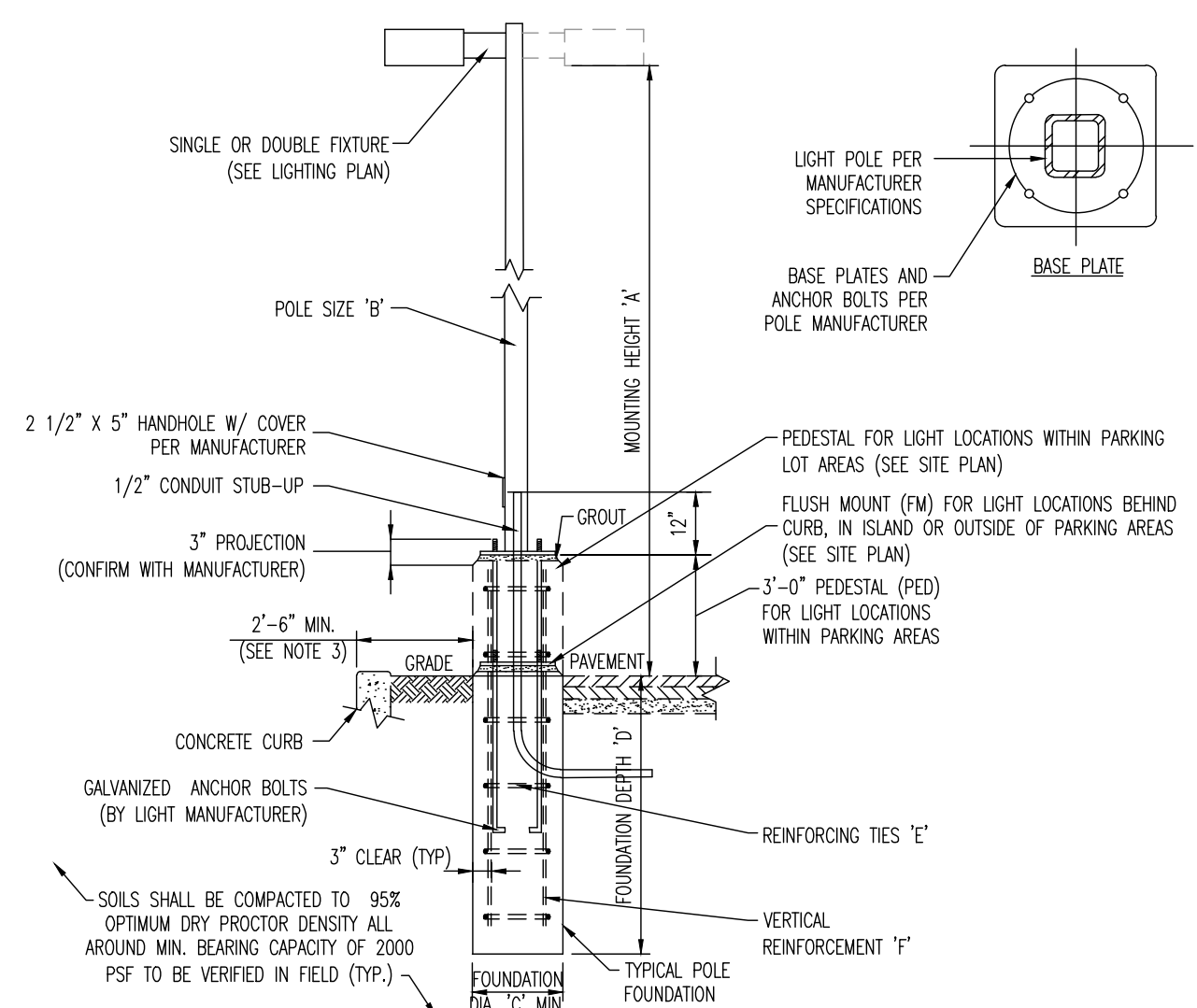
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

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PERENNIAL GROUNDCOVER/SPACING DETAIL

NOT TO SCALE



- CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE ADJUSTED POLE HEIGHT RESULTING IN MOUNTING HEIGHT "A", TAKING INTO CONSIDERATION PEDESTAL (PED) OR FLUSH MOUNT (FM) FOUNDATION DESIGNATION AT EACH POLE LOCATION.
- PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
- BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARRANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR SOIL CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

| LIGHT POLE FOUNDATION SCHEDULE | |
|---------------------------------|---------------------------------|
| MOUNTING HEIGHT ABOVE GRADE "A" | 20' |
| POLE DIA. "B" | 6" SQUARE (OR PER MANUFACTURER) |
| # OF FIXTURES | SINGLE OR DOUBLE |
| FOUNDATION DIAMETER "C" | 18" DIA. ROUND |
| FOUNDATION DEPTH "D" | 5.5' |
| REINFORCING TIES "E" | #4 @ 12" O.C. |
| VERTICAL REINFORCEMENT "F" | (6) #6 BARS EQUALLY SPACED |

SOIL NOTES

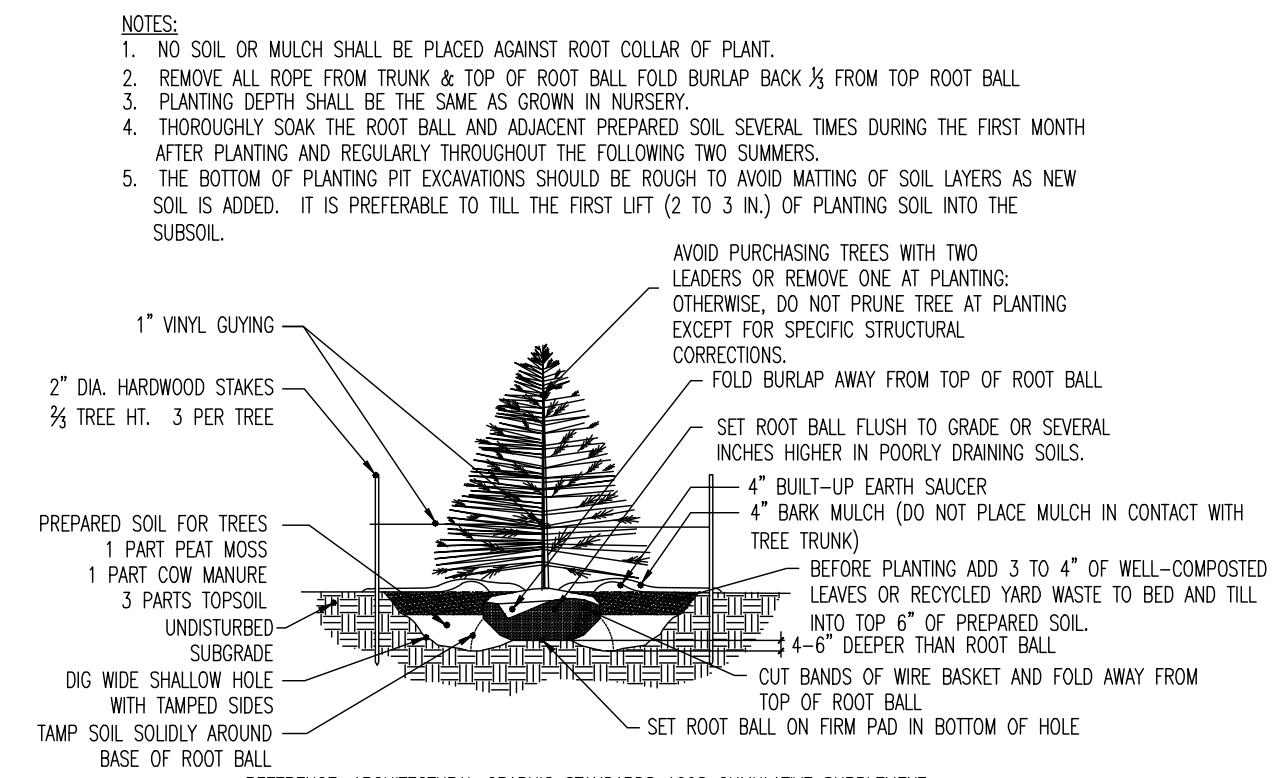
- FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSI. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
- SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.

CONCRETE NOTES

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
- ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" AT WITHIN A TOLERANCE OF 1".
- ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
- REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS AS WELL AS THE AIA AND UNIFORM BUILDING CODE.

AREA LIGHT FOUNDATION DETAIL

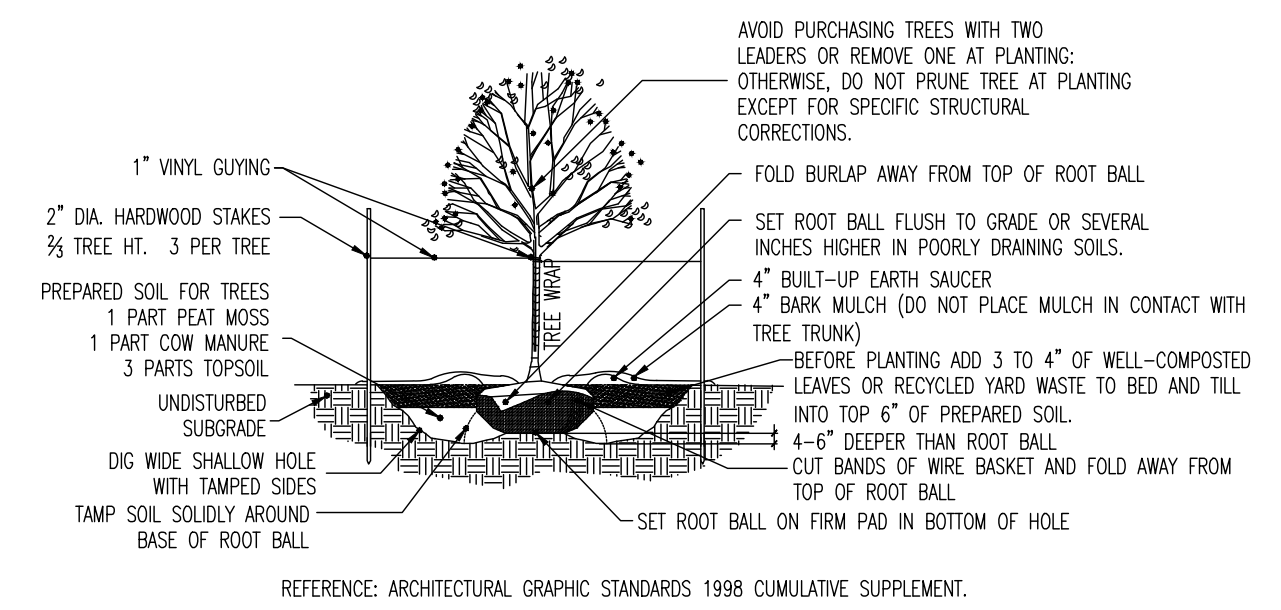
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EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

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



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

CT4000 Family

ChargePoint® Charging Stations

- The CT4000 is the latest generation of ChargePoint charging stations. Refined yet rugged, the CT4000 family sets the industry standard for functionality and aesthetics. A robust cast retraction system comes standard on all CT4000 models to eliminate unsightly cords on the ground, and to keep your drivers from having to touch charging cables.
- The CT4000 full motion color LCD display instructs drivers while supporting dynamic updates of custom branded videos and advertisements.
- The intelligent power sharing feature of the CT4000 doubles the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.
- All CT4000 models offer one of two standard SAE J1772™ Level 2 charging ports with locking holders, each port supplying up to 7.2kW.

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

Corporate Branding and Video Advertising

- Download full motion color videos to your stations?
- Custom replaceable signage to protect your brand?
- Custom "tap" printing available?
- Maintenance-free, light-weight, self-retracting cords come standard on all models.
- Dynamically share one AOA circuit between two parking spaces?
- Double the number of parking spaces for a given site's electrical capacity?
- Upgrade a single port station to dual port with no electrical upgrade

Intelligent Power Sharing (patent pending)

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

1 ChargePoint Service Panel are sold separately

2 Maximum order quantities apply

CT4000 Family Specifications

| Electrical Input | Single Port | Dual Port |
|--|---|--|
| AC Power Input Rating - Standard | 208/240VAC, 30Hz single phase @ 30A | 208/240VAC, 30Hz single phase @ 30 x 2 |
| AC Power Input Rating - Power Sharing | N/A | 208/240 VAC, 30Hz single phase @ 30A |
| Input Power Connections - Standard | One AOA branch circuit | Two Independent AOA branch circuits |
| Input Power Connections - Power Sharing | N/A | One AOA branch circuit |
| Required Service Panel Breaker - Standard | 40A dual pole (non-GFCI type) | 40A dual pole (non-GFCI type) x 2 |
| Required Service Panel Breaker - Power Sharing | N/A | 40A dual pole (non-GFCI type) |
| Service Panel GFCI | Do not provide external GFCI as it may conflict with internal GFCI (ECCO) | 1-4 wire (LL, LL, LL, LL, Earth) |
| Wiring - Standard | 1-4 wire (LL, LL, Earth) | 1-4 wire (LL, LL, LL, Earth) |
| Wiring - Power Sharing | N/A | 1-4 wire (LL, LL, LL, Earth) |
| Station Power | 8W typical (standby), 10W maximum (operation) | |

| Functional Interfaces | SAE J1772* | SAE J1772** x 2 |
|----------------------------------|--|--|
| Connectors Type | SAE J1772* (5.3 meters) | SAE J1772** x 2 (5.3 meters) x 2 |
| Charging Cable Length | 16' (5.3 meters) | 16' (5.3 meters) x 2 |
| Overhead Cable Management System | Yes | Yes |
| LCD Display | 5.7" full color, 640x480, 30fps full motion video, active matrix, UV protected | 5.7" full color, 640x480, 30fps full motion video, active matrix, UV protected |
| Card Reader | ISO 15693, 14443, NFC | Yes |
| Looking Holder | Yes | Yes x 2 |

Safety and Connectivity Features

| | |
|------------------------------|---|
| Ground Fault Detection | 20mA CCID with auto retry |
| Open Safety Ground Detection | Continuously monitors presence of safety (green wire) ground connection |
| Plug-Out Detection | Power terminated per SAE J1772™ specifications |
| Power Measurement Accuracy | +/- 2% from 2% to full scale (22A) |
| Power Reset/Slow Interval | 60 seconds, adjustable to 30 sec |
| Local Area Network | 2.4 GHz Wi-Fi (802.11 b/g/n) |
| Wide Area Network | 3G GSM, 3G CDMA |

Safety and Operational Ratings

| | |
|--|--|
| Enclosure Rating | Type 3R per UL 50E |
| Safety Compliance | UL listed for USA and CE, certified for Canada, complies with UL 2594, UL 2231, UL 2231-2, and NEC Article 408 |
| Surge Protection | 60k @ 3000A in geographic areas subject to frequent thunder storms, supplemental surge protection at the service panel is recommended. |
| EMC Compliance | FCC Part 15 Class A |
| Operating Temperature | -22°F to 122°F (-30°C to +50°C) |
| Operating Humidity | Up to 95% @ +40°C (104°F) non-condensing |
| Non-Operating Humidity | Up to 95% @ +40°C (104°F) non-condensing |
| Terminal Block Temperature Rating | 222°F (105°C) |
| Maximum Charging Station per AC/DC Ratio Group | 30 AC/DC stations may be located within 150 feet "line of sight" of a gateway station. |

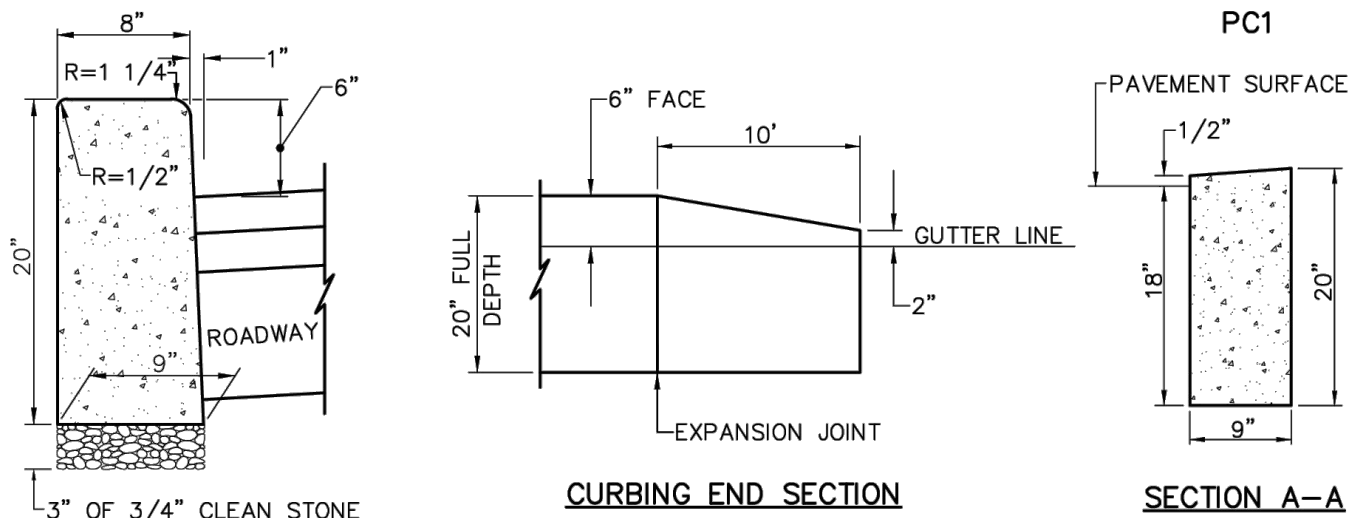
ChargePoint, Inc. reserves the right to make product modifications and specifications at any time without notice, and is not responsible for typographical or graphical errors that may appear in this document.

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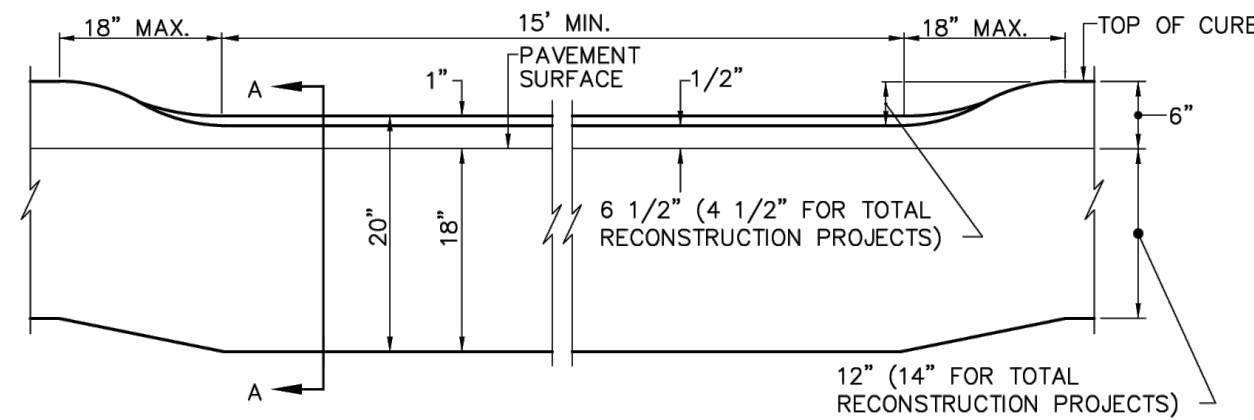
ChargePoint, Inc. 1500 S. Bascom Avenue, Suite 100, San Jose, CA 95128-1000
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ChargePoint, Inc. 1500 S. Bascom Avenue, Suite 100, San Jose, CA 95128-1000
ChargePoint, Inc. 1500 S. Bas



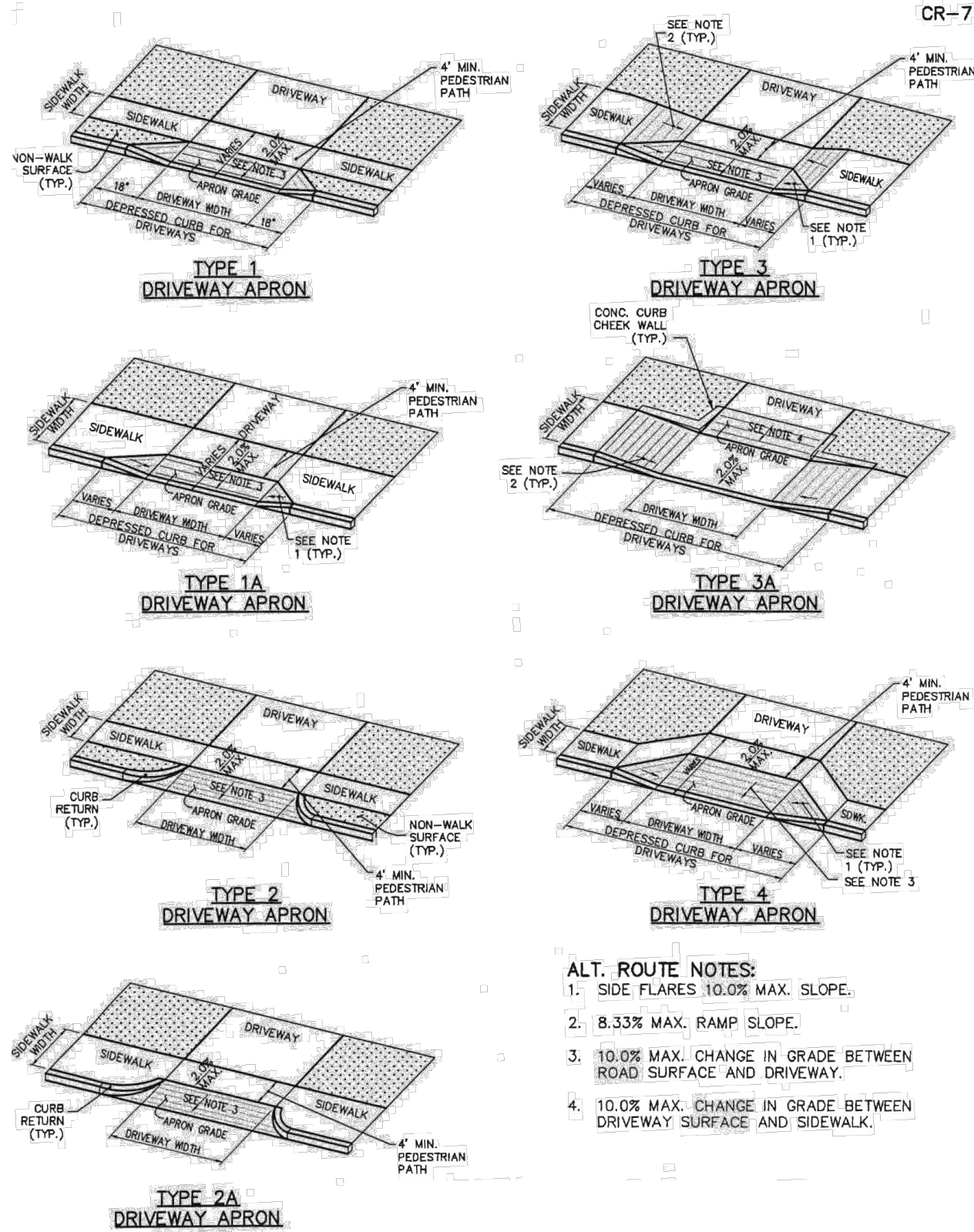
3" OF 3/4" CLEAN STONE INCLUDED IN COST OF "9"X20" CONCRETE VERTICAL CURB"



- 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.

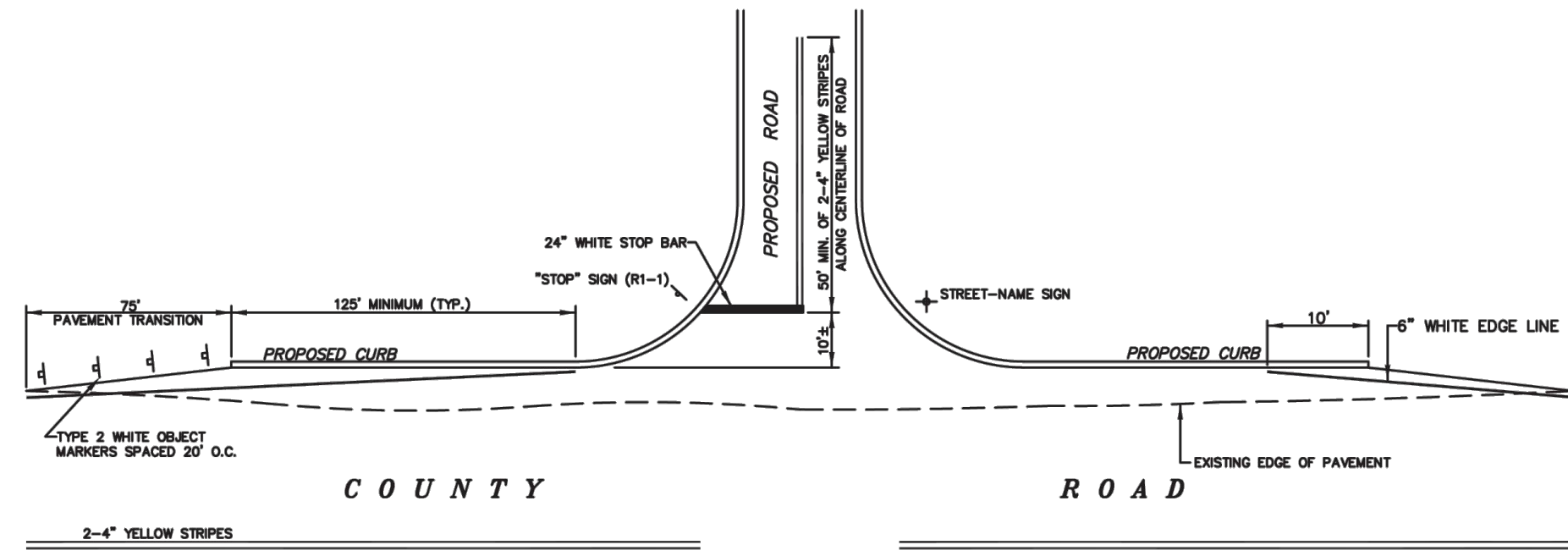
COUNTY 9" X 20" CONCRETE CURB

NOT TO SCALE



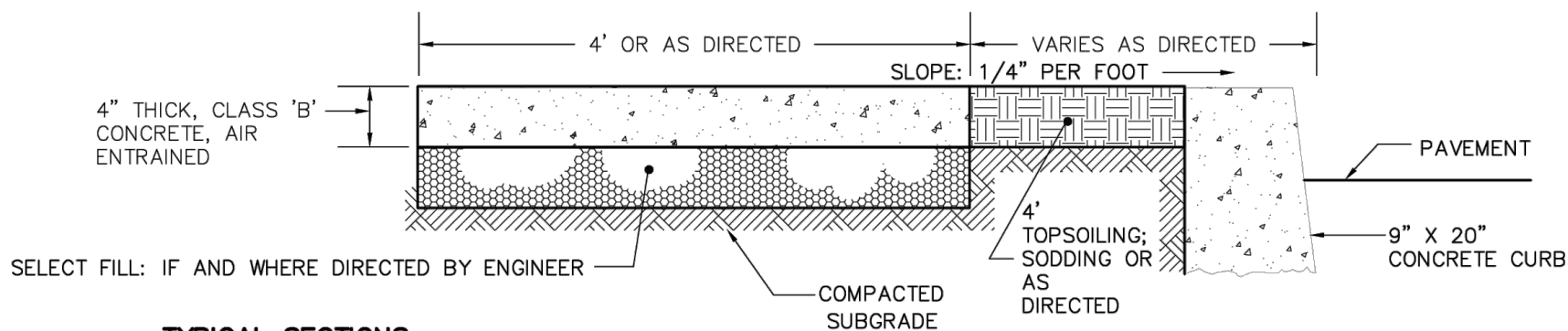
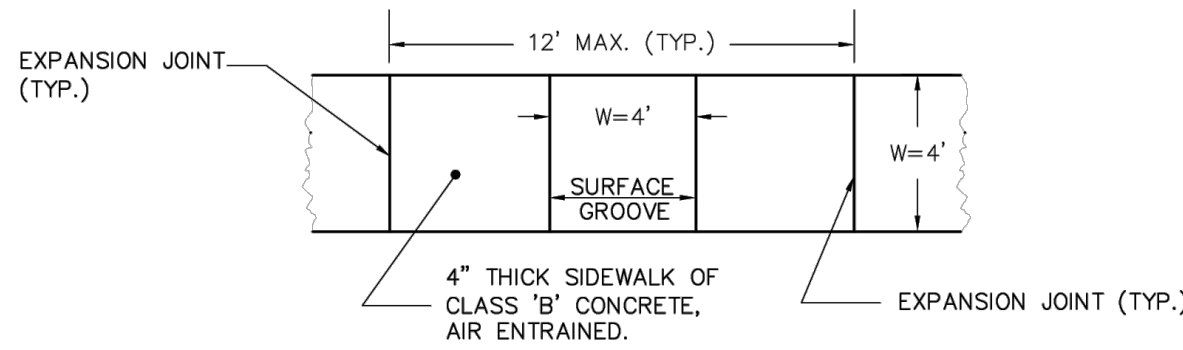
COUNTY ACCESSIBLE ROUTE AT DRIVEWAYS

NOT TO SCALE



COUNTY SIGNING AND STRIPING FOR PROPOSED INTERSECTION

NOT TO SCALE



COUNTY SIDEWALK DETAIL

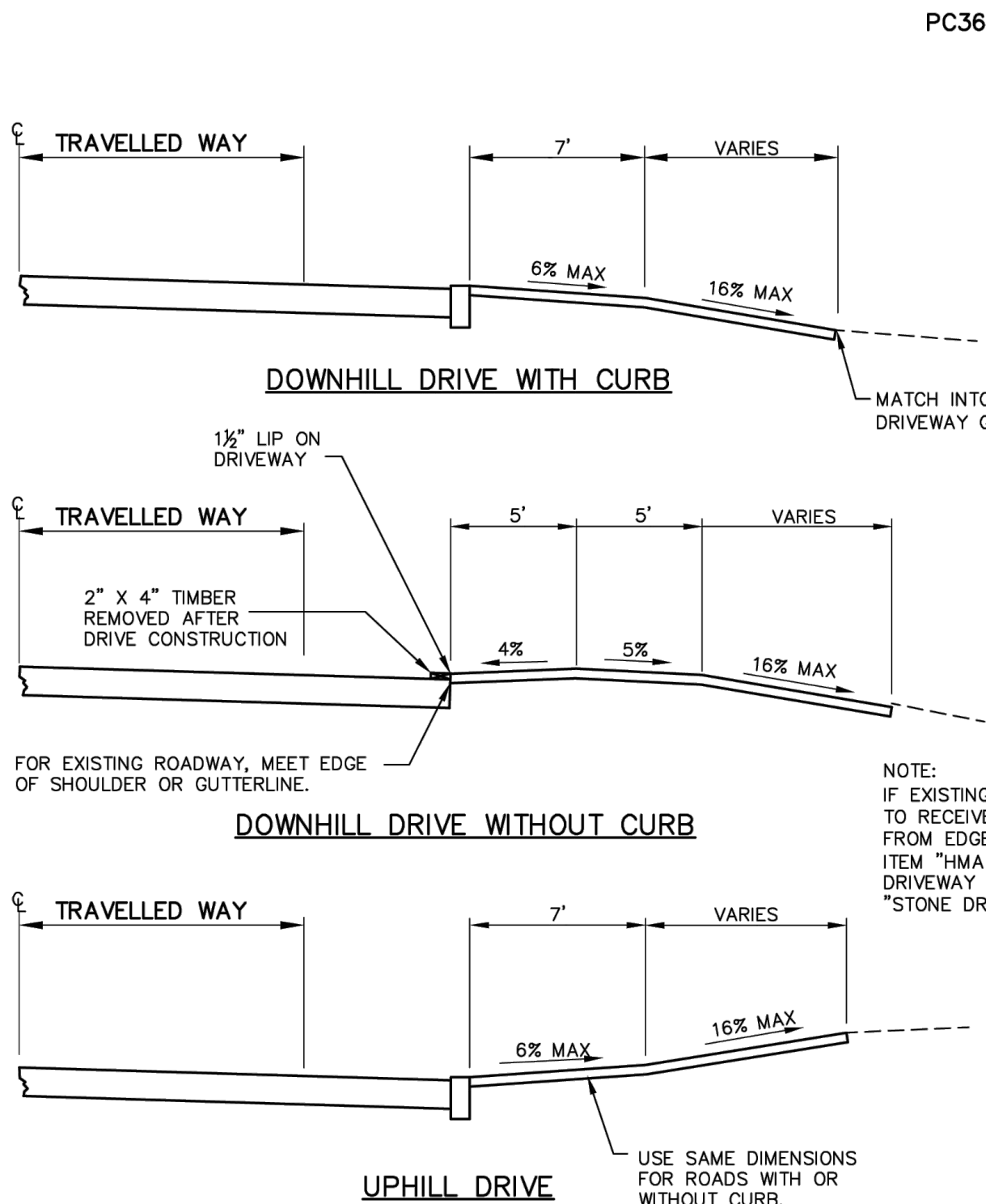
NOT TO SCALE

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.

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 Little Combs, New Jersey 1-732-974-0198 Chester, New Jersey 1-908-879-9229 Newark, New Jersey 1-973-353-7200 Toms River, New Jersey 1-732-478-0000 Arlon, Texas 1-972-334-2100 Austin, Texas 1-512-244-2044 Houston, Texas 1-281-789-6400 Delray Beach, Florida 1-561-921-8510 Newtown, Pennsylvania 1-267-681-0276 Philadelphia, Pennsylvania 1-215-253-6868 Bethlehem, Pennsylvania 1-610-396-4400 www.dynamicoc.com | | 1954 Main Street Little Combs, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamicoc.com | |
| TITLE: COUNTY CONSTRUCTION DETAILS | | | |
| PROJECT: RENARD MANAGEMENT, INC. PROPOSED SELF-STORAGE FACILITY BLOCK 290022, 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: - | |
| JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908 | | DANIEL A. TARABOKIJA PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 56963 | |
| ALL STATES REQUIRE NOTIFICATION OF CONTRACT MODIFICATIONS, OR ANY OTHER PREPARATION TO SIGNATURE THE SERVICE OFFICE NUMBER, IN WRITING. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM | | | |
| 18 | | OF 23 | |
| Rev. # 3 | | | |



COUNTY DRIVEWAY PROFILE DETAIL

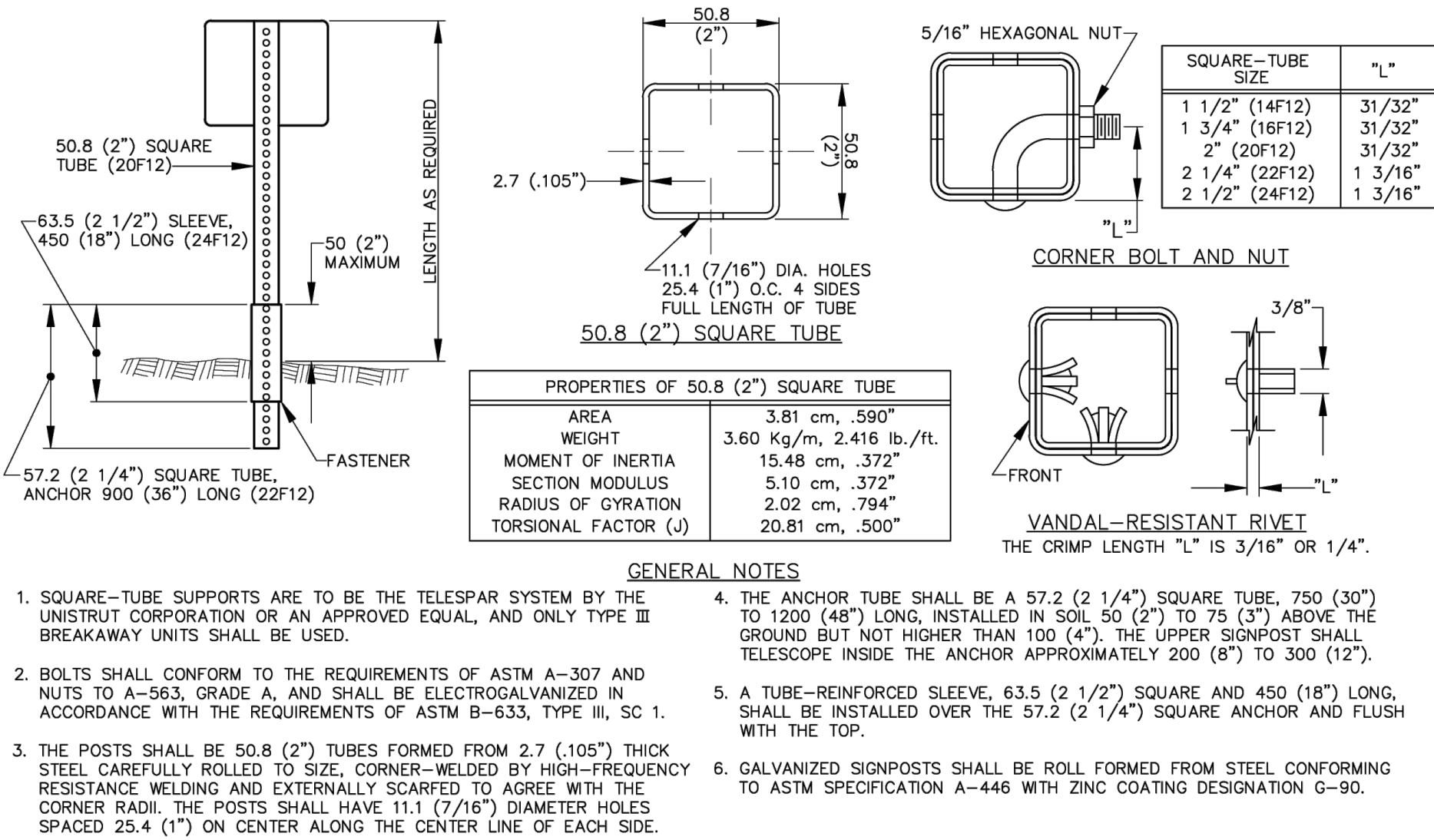
NOT TO SCALE

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 COUNTY TRAFFIC DIVISION FOR THE "MARK OUT" OF ALL STRIPINGS.
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 "TELESPAR SYSTEM" BY THE UNISTRUP 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".

SQUARE-TUBE SUPPORT FOR PERMANENT SIGN DETAIL

NOT TO SCALE



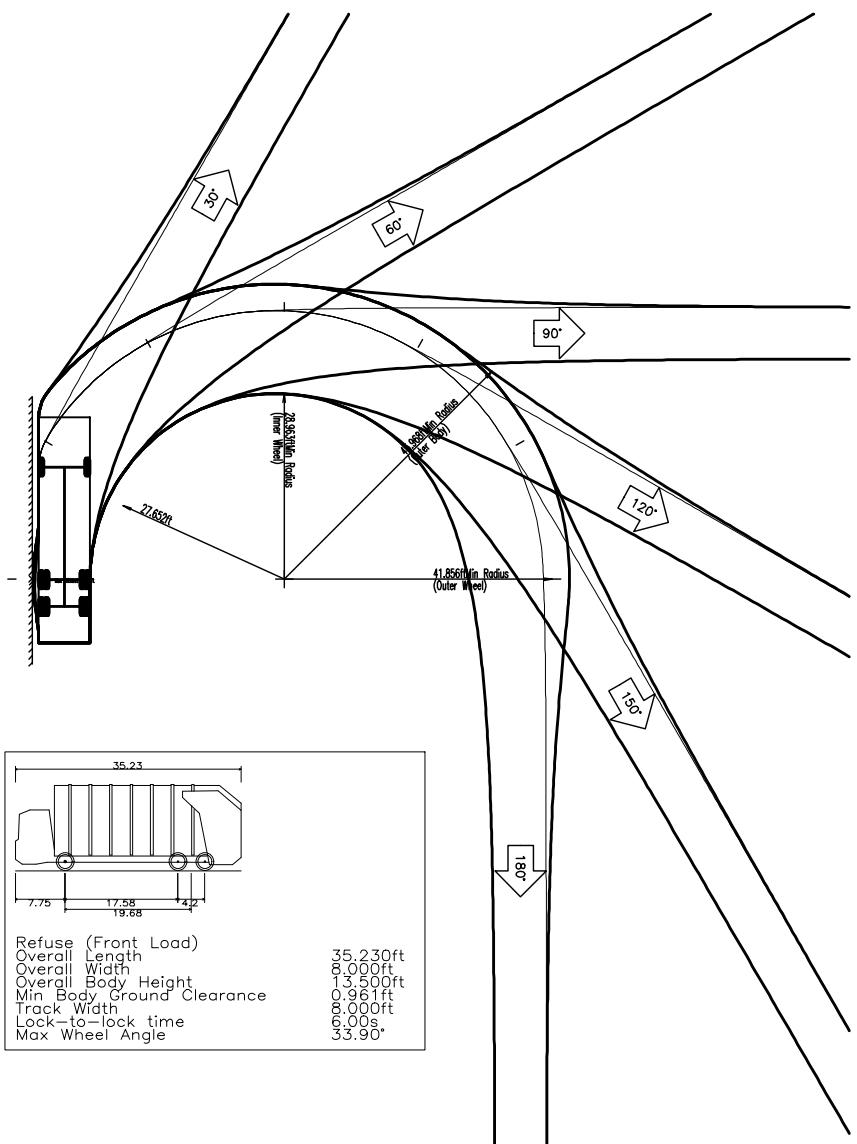
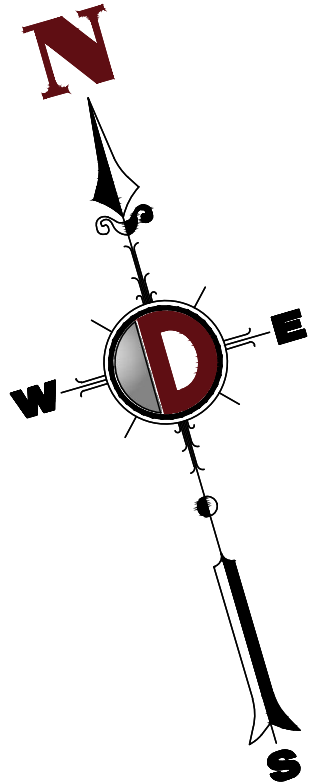
GENERAL NOTES

1. SQUARE-TUBE SUPPORTS ARE TO BE THE TELESPAR SYSTEM BY THE UNISTRUP 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 57.2 (2 1/4") SQUARE ANCHOR AND FLUSH WITH THE TOP.
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.

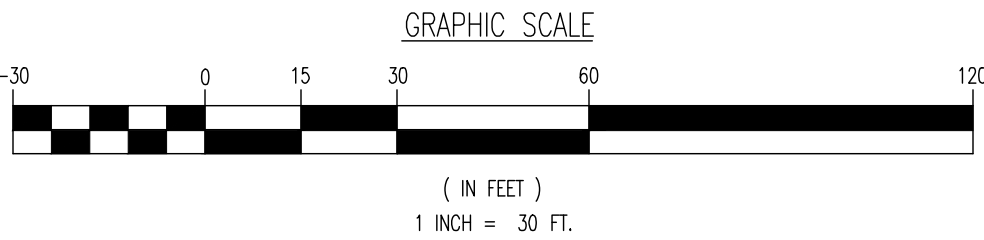
Plotted: 03/11/24 - 4:14 PM, By: uverose, - Product Ver: 24.3s (LMS Tech)
File: P:\BECPC PROJECTS\2334_Aco Murray\22-00894_Montgomery\DWG\Site Plans\023342200894SV3.dwg, ----> 19 VEHICLE CIRCULATION (REFUSE)



THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



| | |
|----------------------------|-------------|
| Refuse (Front Load) | 35' 2.50 FT |
| Overall Length | 13' 0.00 FT |
| Overall Body Height | 13' 0.00 FT |
| Min. Body Ground Clearance | 6' 0.00 FT |
| Track Width | 6' 0.00 FT |
| Turn Time | 10.00 SEC |
| Max. Wheel Angle | 35.00 DEG |



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Aven, Texas T: 972.324.2100 | Austin, Texas T: 512.244.2044 | Houston, Texas T: 281.789.4600 | Delray Beach, Florida T: 561.921.8570
Newtown, Pennsylvania T: 267.683.0276 | Philadelphia, Pennsylvania T: 215.253.4868 | Bethlehem, Pennsylvania T: 610.396.4400

TITLE: **VEHICLE CIRCULATION (REFUSE)**

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

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

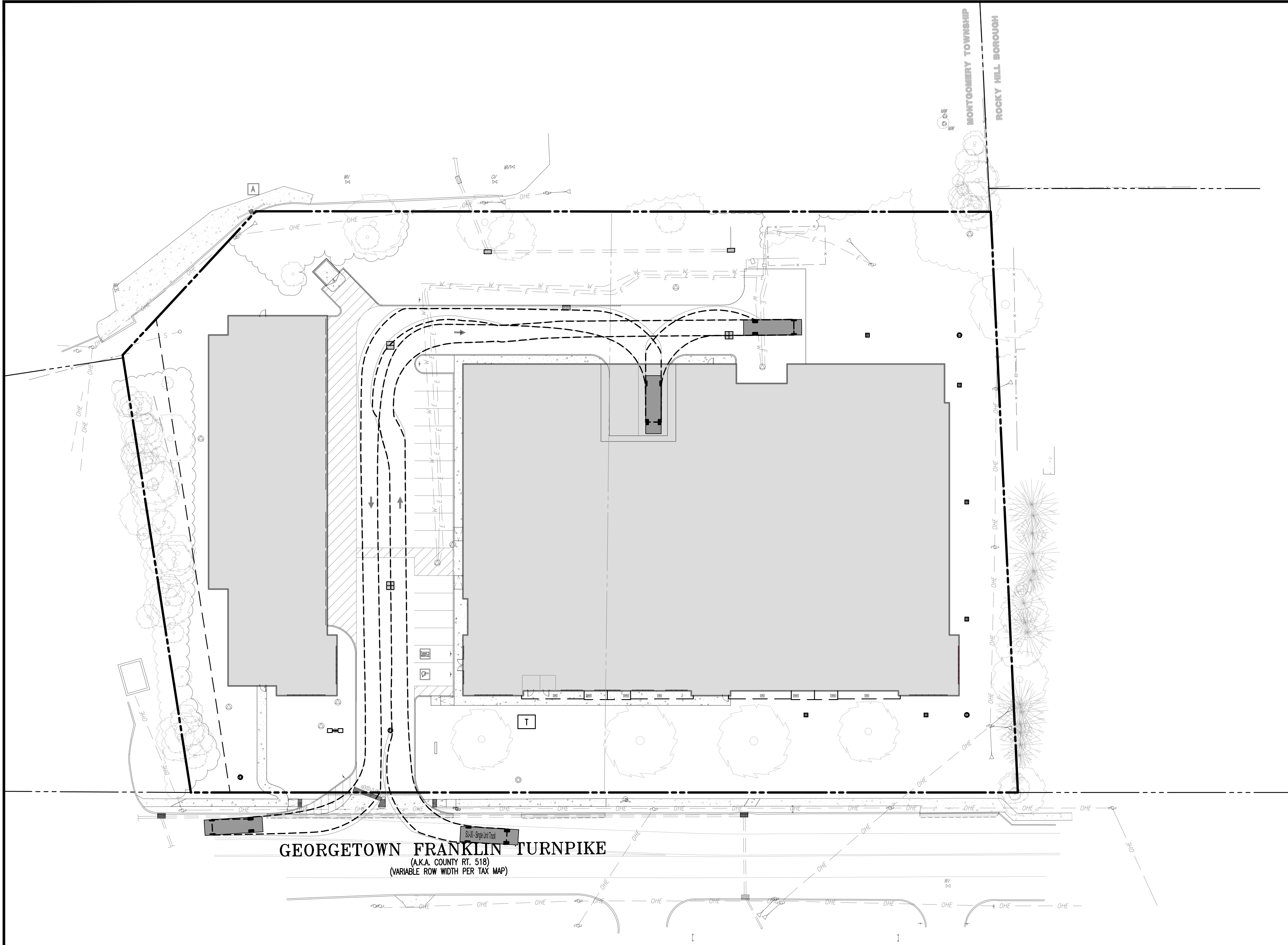
SCALE: (H) 1"=30'
(V)
SHEET No: **19**
OF 23
Rev. # 3

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

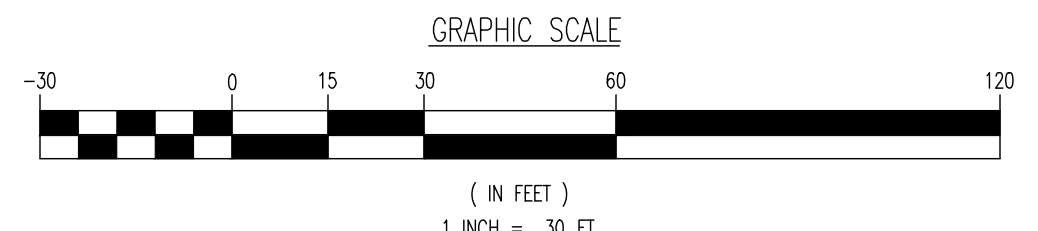
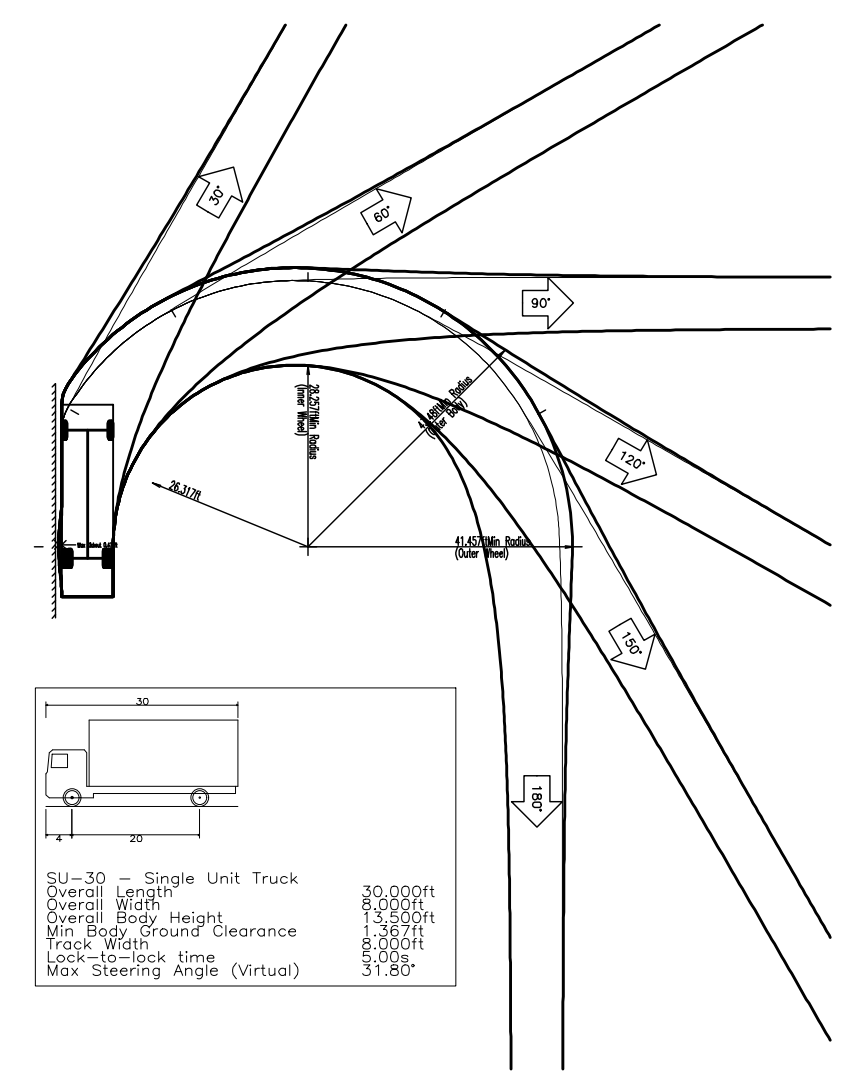
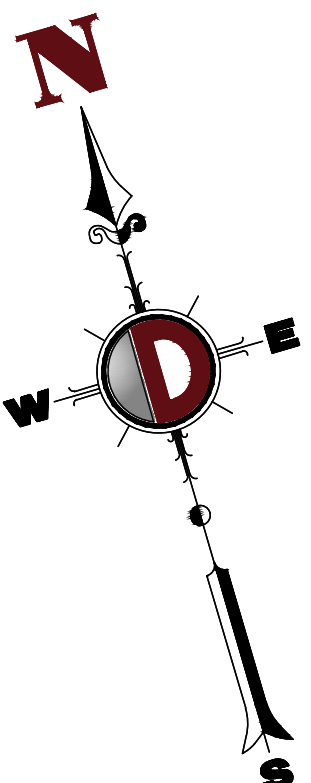
DANIEL A. TARABOKIJA
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56963

811
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ALL STATES REQUIRE NOTIFICATION OF
CONCRETE, REBAR, OR ANY OTHER
PREPARED TO LOCATE THE SERVICE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

Plotted: 03/11/24 - 4:14 PM, By: uveroce, - Product Ver: 24.3s (LMS Tech)
File: P:\BECPC PROJECTS\2334_Aco Murray\22--00894_Montgomery\DWG\Site Plans\023342200894SV3.dwg, ----> 20 VEHICLE CIRCULATION (SU-30)



THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



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Allen, Texas T: 972.534.2100 | Austin, Texas T: 512.244.2044 | Houston, Texas T: 281.789.6400 | Delray Beach, Florida T: 561.921.8570
Newtown, Pennsylvania T: 267.683.0276 | Philadelphia, Pennsylvania T: 215.253.4868 | Southampton, Pennsylvania T: 610.396.4400

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

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

DATE: 03/04/24
REV. PER TOWNSHIP COMMENTS
1 06/14/23 REV. PER TWP COMPLETENESS REVIEW

DATE: 12/19/23
REV. PER TOWNSHIP COMMENTS
2 12/19/23 REV. PER TOWNSHIP COMMENTS
3 03/04/24 REV. PER TOWNSHIP COMMENTS

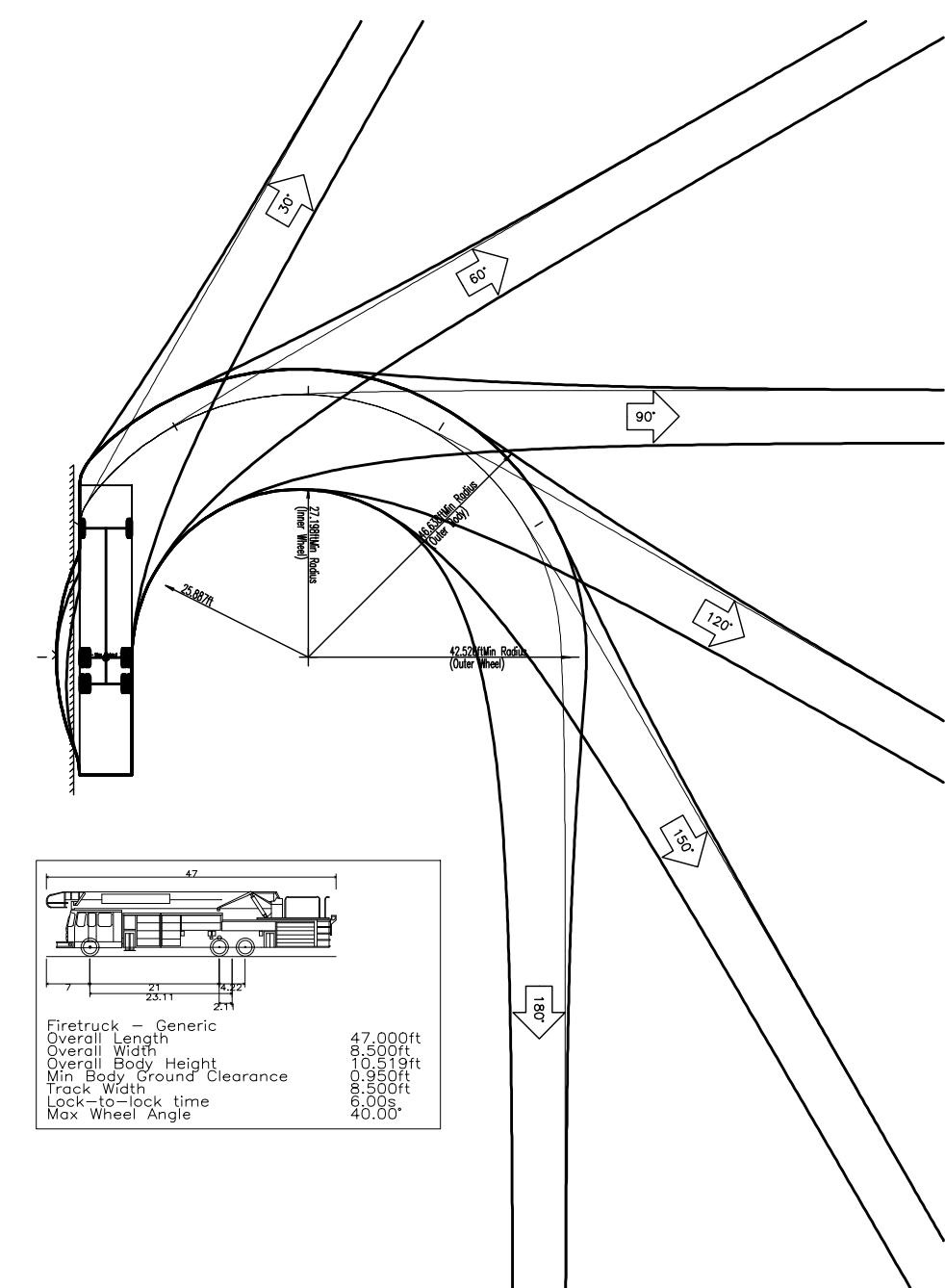
By: KJH

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

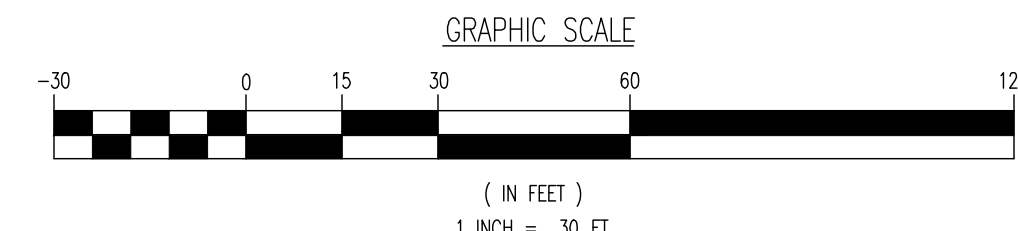
DANIEL A. TARABOKIJA
PROFESSIONAL ENGINEER
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UNDERGROUND UTILITIES BEFORE ANY
EXCAVATION OR ANY OTHER
OPERATION TO AVOID THE SERIOUS
DAMAGE AND LOSS OF LIFE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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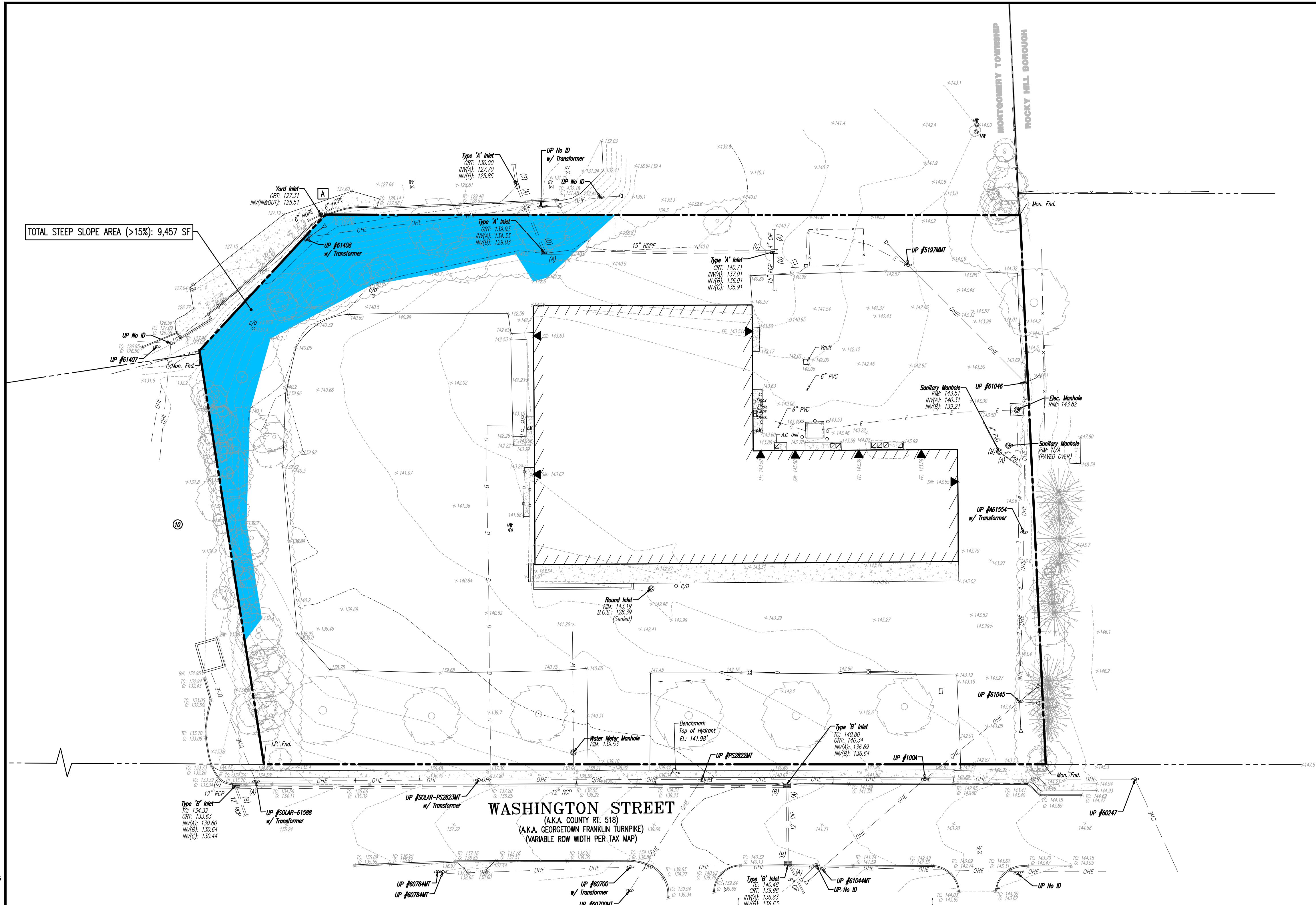
20
OF 23
Rev. # 3



| | |
|---------------------------|----------|
| Firetruck - Generic | |
| Overall Length | 42.000ft |
| Overall Width | 4.500ft |
| Overall Body Height | 10.519ft |
| Min Body Ground Clearance | 0.950ft |
| Track Width | 8.500ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 40.00° |

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Plotted: 03/11/24 - 4:14 PM, By: uveroce, Product Ver: 24.3s (LMS Tech)
File: P:\BECPC PROJECTS\2334_Aco Murray\22-00894_Montgomery\DWG\Site Plans\2234220894SESS3.dwg, ---> 22 EXISTING STEEP SLOPES PLAN



TOTAL STEEP SLOPE AREA (>15%): 9,457 SF

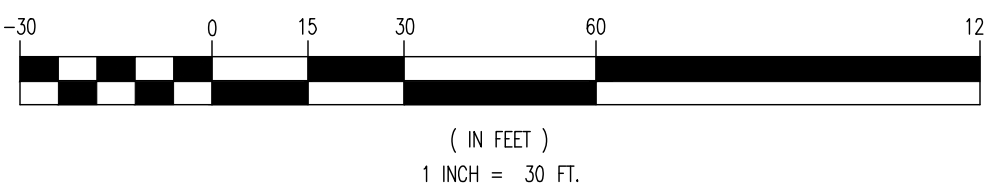
STEEP SLOPES PLAN NOTES

1. CRITICAL AREA - STEEP SLOPE REQUIREMENTS
A. TOPOGRAPHIC SLOPES 15% AND GREATER SHALL BE DELINEATED AT CRITICAL AREAS. (S16-6.4.1)
B. NO STEEP SLOPES SHALL BE DISTURBED OR DEVELOPED, EXCEPT AS FOLLOWS IN SPECIFIC SITUATIONS WHERE IT IS DETERMINED BY THE BOARD THAT SOIL EROSION, LAND DISTURBANCE AND OTHER ENVIRONMENTAL CONCERNS HAVE BEEN ADEQUATELY ADDRESSED BY THE DEVELOPER. AN ISOLATED AREA OR A NARROW BAND OF STEEP SLOPES MAY BE DISTURBED ON A LOT FOR GOOD CAUSE SHOWN BY THE DEVELOPER, WHEN APPROVED BY THE BOARD. (S16-6.4.1.1)
C. IN SEEKING RELIEF FROM THIS SUBSECTION, THE APPLICANT SHALL ADDRESS THE PERFORMANCE STANDARDS IN SUBSECTION 16-6.4.3 BELOW TO THE SATISFACTION OF THE BOARD. DEPARTURES AND EXCEPTIONS FROM THE STEEP SLOPE REGULATIONS SET FORTH IN THIS SUBSECTION SHALL BE CONSIDERED VARIANCES IN ACCORDANCE WITH N.J.S.A. 40:550-70C. (S16-6.4.2)
D. THE DEVELOPER SHALL DEMONSTRATE THAT THE DISTURBANCE OF THE CRITICAL STEEP SLOPE AREA IS NECESSARY FOR THE PROPOSED DEVELOPMENT OF THE SUBJECT TRACT, INDICATING THAT SUCH DEVELOPMENT CAN BE IN ACCORDANCE WITH SECTIONS 16-4 AND 16-5 OF THIS CHAPTER. (S16-6.4.3.1)
E. THE DEVELOPER SHALL DEMONSTRATE THAT THE PROPOSED DEVELOPMENT HAS UTILIZED THE NONCRITICAL AREAS OF THE TRACT AS REASONABLY PRACTICABLE AND HAS ATTEMPTED TO MINIMIZE THE DISTURBANCE OF THE CRITICAL STEEP SLOPE AREAS BY LIMITING DEVELOPMENT TO EITHER ISOLATED AREAS OF STEEP SLOPES AND/OR THOSE SLOPES WITH LESS OF A STEEP GRADE PRIOR TO THE DISTURBANCE OF MORE ENVIRONMENTALLY SENSITIVE CRITICAL AREAS. (S16-6.4.3.2)
F. APPROPRIATE REVEGETATION AND LANDSCAPING OF THE DISTURBED STEEP SLOPE AREAS SHALL BE PROVIDED TO ADEQUATELY STABILIZE THE SLOPES AND ENHANCE THE ATTRACTIVENESS OF THE SITE. IF NECESSARY AND SHALL BE IN ACCORDANCE WITH ACCEPTED SOIL CONSERVATION AND STORMWATER MANAGEMENT TECHNIQUES AS PROMULGATED BY THE SOIL CONSERVATION DISTRICT AND THE TOWNSHIP ENGINEER. (S16-6.4.3.3)
G. THE PROPOSED DISTURBANCE OF THE STEEP SLOPE AREA SHOULD MINIMIZE THE IMPAIRMENT OF THE VISUAL QUALITY OF THE SITE. MOREOVER, THE HIGHER ELEVATIONS ALONG RIDGE AND MOUNTAIN TOPS WHICH PRESENT VISUAL AMENITIES SHOULD BE PROTECTED WHERE POSSIBLE. (S16-6.4.3.4)
H. THE ENVIRONMENTAL IMPACTS SHALL BE SATISFACTORILY CONTROLLED BY THE DEVELOPMENT PROPOSAL IN A MANNER ACCEPTABLE TO THE TOWNSHIP ENGINEER SO THAT SOIL EROSION, EXCESS STORMWATER RUNOFF, DEGRADATION OF WATER QUALITY, CONCENTRATION OF STORMWATER AND WATER FLOW, AND FLOODING DO NOT OCCUR. (S16-6.4.3.5)
I. THE GEOLOGIC DISTURBANCE, INCLUDING BLASTING, CUTTING OR EXCAVATING, RESULTING FROM THE DEVELOPMENT OF ANY CRITICAL STEEP SLOPE AREA SHALL BE SATISFACTORILY MITIGATED. (S16-6.4.3.6)

SLOPES TABLE

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

GRAPHIC SCALE



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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4668 | Bethlehem, Pennsylvania T: 610.396.4400

TITLE: **EXISTING STEEP SLOPES PLAN**

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

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

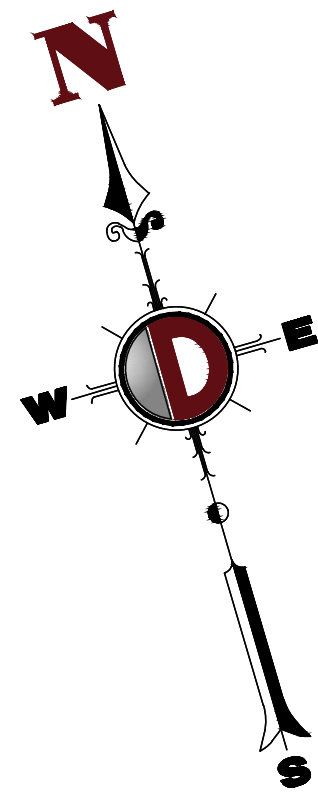
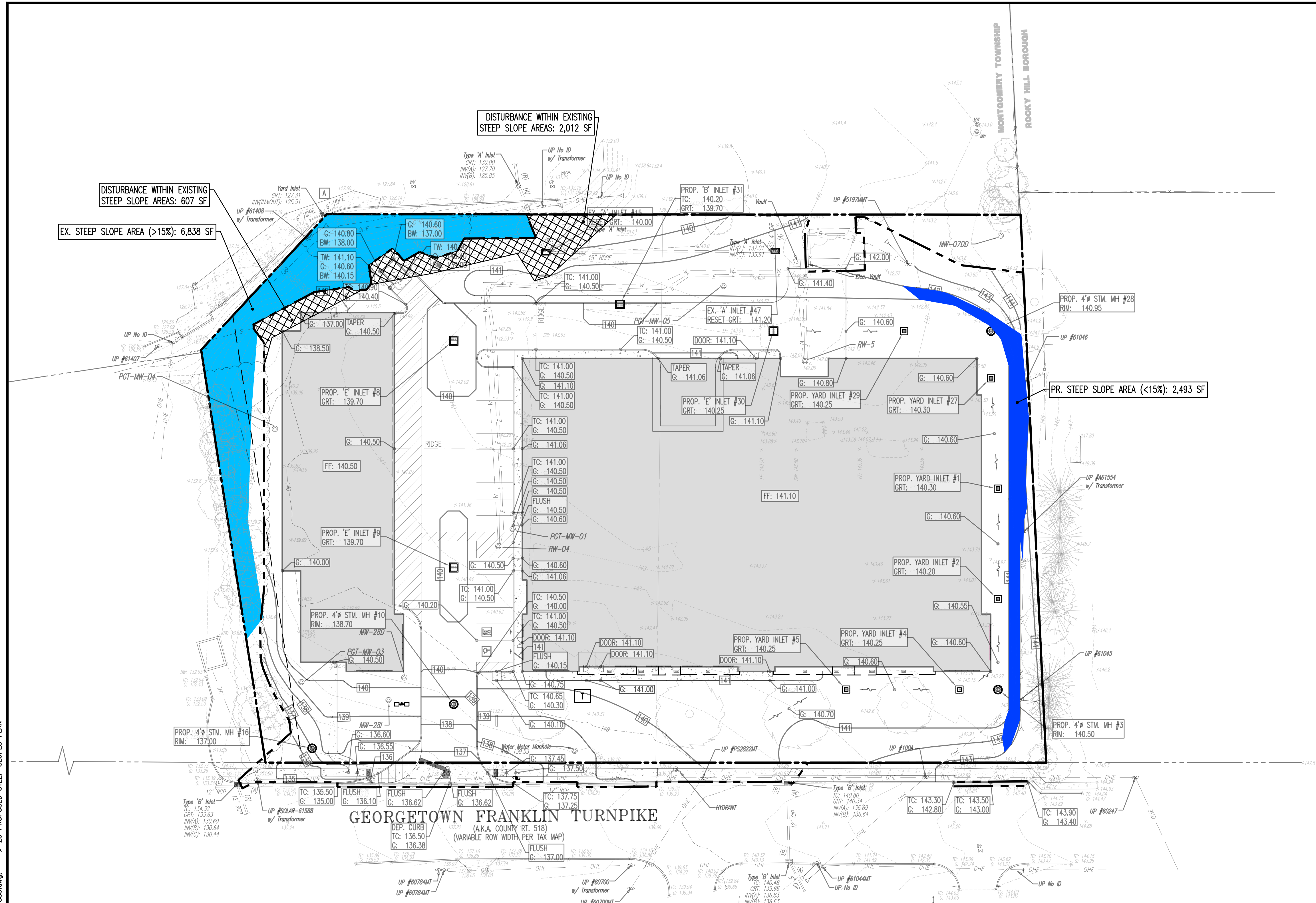
DANIEL A. TARABOKIJA
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56963

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

SCALE: (H) 1"=30'
(V)
SHEET No: **22**
OF 23
Rev. # 3

Plotted: 03/11/24 - 4:14 PM, By: uveroce, Product Ver: 24.3s (JMS Tech)
File: P:\BECPC PROJECTS\2334_Aco Murray\22-00894_Montgomery.Dwg (Site Plans\2234\2200894\SPSS3.dwg, ----> 23 PROPOSED STEEP SLOPES PLAN

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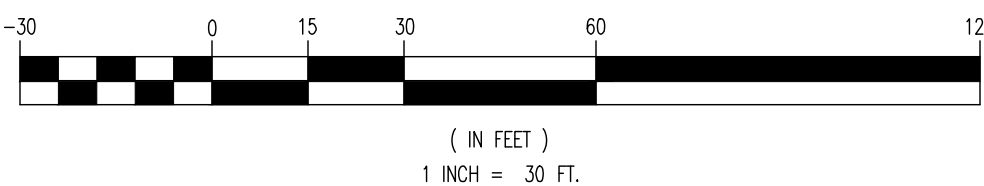
STEEP SLOPES PLAN NOTES

1. CRITICAL AREA - STEEP SLOPE REQUIREMENTS
A. TOPOGRAPHIC SLOPES 15% AND GREATER SHALL BE DELINEATED AT CRITICAL AREAS. (S16-6.4.1)
B. NO STEEP SLOPES SHALL BE DISTURBED OR DEVELOPED, EXCEPT AS FOLLOWS IN SPECIFIC SITUATIONS WHERE IT IS DETERMINED BY THE BOARD THAT SOIL EROSION, LAND DISTURBANCE AND OTHER ENVIRONMENTAL CONCERNS HAVE BEEN ADEQUATELY ADDRESSED BY THE DEVELOPER. AN ISOLATED AREA OR A NARROW BAND OF STEEP SLOPES MAY BE DISTURBED ON A LOT FOR GOOD CAUSE SHOWN BY THE DEVELOPER, WHEN APPROVED BY THE BOARD. (S16-6.4.1.1)
C. IN SEEKING RELIEF FROM THIS SUBSECTION, THE APPLICANT SHALL ADDRESS THE PERFORMANCE STANDARDS IN SUBSECTION 16-6.4.3 BELOW TO THE SATISFACTION OF THE BOARD. DEPARTURES AND EXCEPTIONS FROM THE STEEP SLOPE REGULATIONS SET FORTH IN THIS SUBSECTION SHALL BE CONSIDERED VARIANCES IN ACCORDANCE WITH N.J.S.A. 40:55D-70C. (S16-6.4.1.2)
D. THE DEVELOPER SHALL DEMONSTRATE THAT THE DISTURBANCE OF THE CRITICAL STEEP SLOPE AREA IS NECESSARY FOR THE PROPOSED DEVELOPMENT OF THE SUBJECT TRACT, INDICATING THAT SUCH DEVELOPMENT CAN BE IN ACCORDANCE WITH SECTIONS 16-4 AND 16-6 OF THIS CHAPTER. (S16-6.4.1.3)
E. THE DEVELOPER SHALL DEMONSTRATE THAT THE PROPOSED DEVELOPMENT HAS UTILIZED THE NONCRITICAL AREAS OF THE TRACT AS REASONABLY PRACTICABLE AND HAS ATTEMPTED TO MINIMIZE THE DISTURBANCE OF THE CRITICAL STEEP SLOPE AREAS BY LIMITING DEVELOPMENT TO EITHER ISOLATED AREAS OF STEEP SLOPES AND/OR THOSE SLOPES WITH LESS OF A STEEP GRADE PRIOR TO THE DISTURBANCE OF MORE ENVIRONMENTALLY SENSITIVE CRITICAL AREAS. (S16-6.4.1.3.1)
F. APPROPRIATE VEGETATION AND LANDSCAPING OF THE DISTURBED STEEP SLOPE AREAS SHALL BE PROVIDED TO ADEQUATELY STABILIZE THE SLOPES AND ENHANCE THE ATTRACTIVENESS OF THE SITE, IF NECESSARY, AND SHALL BE IN ACCORDANCE WITH ACCEPTED SOIL CONSERVATION AND STORMWATER MANAGEMENT TECHNIQUES AS PROMULGATED BY THE SOIL CONSERVATION DISTRICT AND THE TOWNSHIP ENGINEER. (S16-6.4.1.3.1)
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 OBSTACLES SHOULD BE PROTECTED, WHERE POSSIBLE. (S16-6.4.1.3.1)
H. THE ENVIRONMENTAL IMPACTS SHALL BE SATISFACTORILY CONTROLLED BY THE DEVELOPMENT PROPOSAL IN A MANNER ACCEPTABLE TO THE TOWNSHIP ENGINEER SO THAT SOIL EROSION, EXCESS STORMWATER, RUNOFF, DEGRADATION OF WATER QUALITY, CONCENTRATION OF STORMWATER AND WATER FLOW, AND FLOODING DO NOT OCCUR. (S16-6.4.1.3.1)
I. THE GEOLOGIC DISTURBANCE, INCLUDING BLASTING, CUTTING OR EXCAVATING, RESULTING FROM THE DEVELOPMENT OF ANY CRITICAL STEEP SLOPE AREA SHALL BE SATISFACTORILY MITIGATED. (S16-6.4.1.3.1)

SLOPES TABLE

| | COLOR | MINIMUM SLOPE | SLOPE AREA |
|--|-------|---------------|------------|
| EX. CRITICAL SLOPE AREA | | >15.00% | 6,838 SF |
| PR. CRITICAL SLOPE AREA | | >15.00% | 2,493 SF |
| LIMIT OF DISTURBANCE WITHIN EX. STEEP SLOPES | | >15.00% | 2,619 SF |

GRAPHIC SCALE



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Newtown, Pennsylvania 1-282-683-0276 | Philadelphia, Pennsylvania 1-215-253-6888 | Salt Lake City, Utah 1-801-264-4400

TITLE: **PROPOSED STEEP SLOPES 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

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SCALE: (H) 1"=30'
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SHEET No: **23**
OF 23
Rev. # 3

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