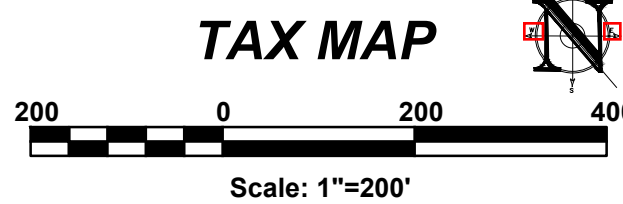
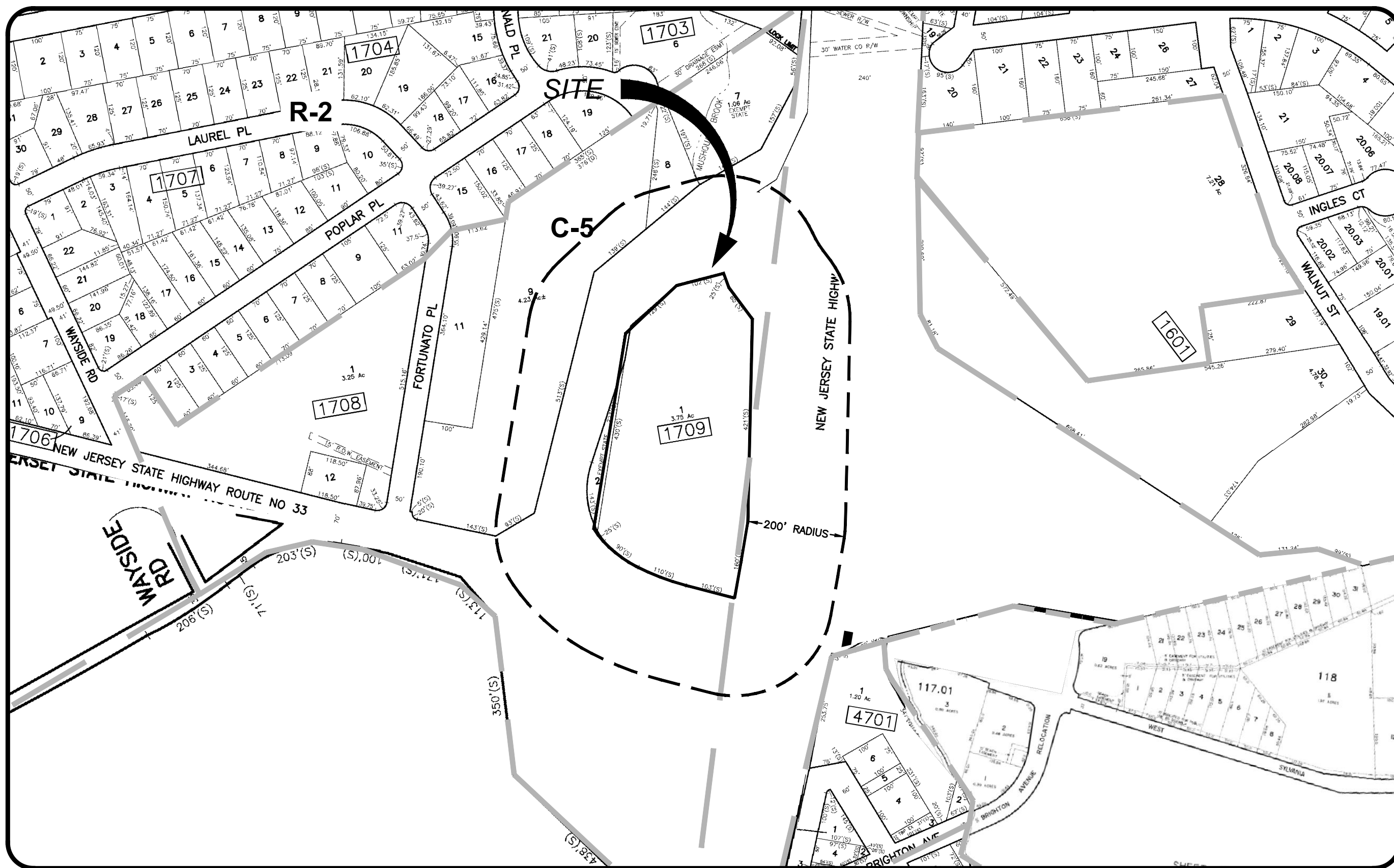


# PRELIMINARY & FINAL MAJOR SITE PLAN FOR PSI ATLANTIC NEPTUNE NJ, LLC

## BLOCK 1709, LOT 1 TAX MAP SHEET #17 2419 HIGHWAY 33 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NJ

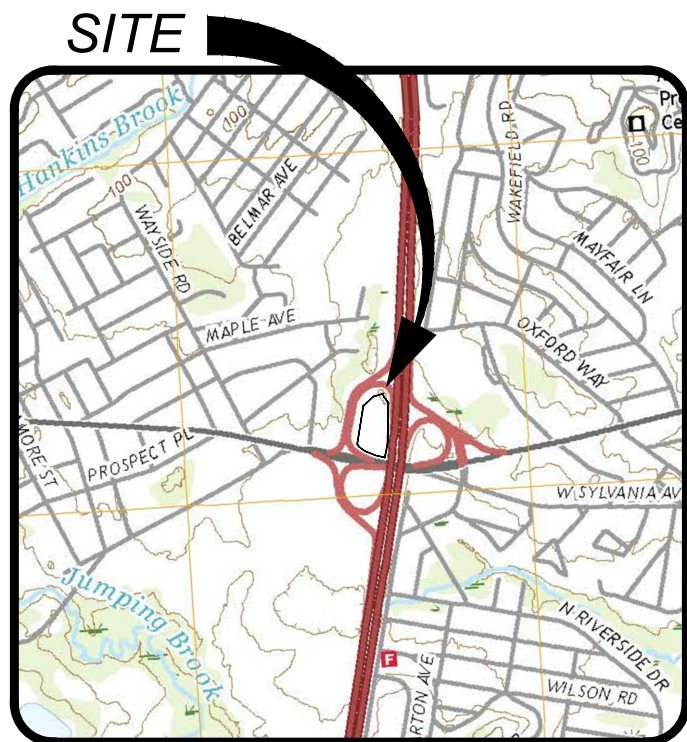
### GENERAL NOTES

- SUBJECT PROPERTY**  
TAX MAP #17: BLOCK 1709, LOT 1, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.
- PURPOSE OF THIS PLAN SET**  
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY & FINAL MAJOR SITE PLAN MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- SURVEY DATA**
  - SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "ALTANSPRS LAND TITLE SURVEY OF LOT 1, BLOCK 1709, 2425 ROUTE 33", BEING DATED 05/15/19, LAST REVISED 10/01/19. HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD83
  - ROUTE SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "N.J.D.O.T. ROUTE SURVEY OF ROUTE 33 IN THE VICINITY OF BLOCK 1709, LOT 1, 2425 ROUTE 33", BEING DATED 01/23/20.
- BASE FLOOD ELEVATION**
  - ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #34025C0333F, DATED 9/25/09, THE SITE IS LOCATED IN ZONE AE AND X, WITH A BASE FLOOD ELEVATION OF 48'. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #34025C0333G, DATED 01/30/15, THE SITE IS LOCATED IN ZONE AE AND X, WITH A BASE FLOOD ELEVATION OF 48'. BOTH FEMA MAPS REFERENCE THE NAVD83 VERTICAL DATUM.
  - A FLOOD HAZARD AREA VERIFICATION ANALYSIS AND REPORT HAVE BEEN PREPARED BY SWM CONSULTING, ENTITLED "HYDROLOGIC AND HYDRAULIC ANALYSIS REPORT" DATE FEBRUARY 12, 2020 AS PART OF THIS APPLICATION AND ARE SUBJECT TO NJDEP APPROVAL. LINE WORK FOR THE FLOODWAY AND FLOOD HAZARD AREA SHOWN ARE TAKEN FROM THIS REPORT.
- FRESHWATER/COASTAL WETLANDS AND STREAMS**  
FRESHWATER/COASTAL WETLANDS AND STREAMS SHOWN ON THIS PLAN WERE DELINEATED IN THE FIELD BY ENVIROTECTICS, INC. AND WERE SURVEYED BY INSITE SURVEYING, LLC. THE 50-FOOT TRANSITION AREAS ARE ASSUMED AND ARE SUBJECT TO NJDEP VERIFICATION. A LETTER OF INTERPRETATION APPLICATION HAS BEEN PREPARED AS PART OF THIS APPLICATION AND IS PENDING NJDEP APPROVAL.
- ARCHITECTURAL INFORMATION**  
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY PARKER STUDIOS, ENTITLED "PREMIER STORAGE PARTNERS SELF STORAGE FACILITY", BEING DATED 02/07/20.
- GEOTECHNICAL INFORMATION**  
GEOTECHNICAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY INGRAM ENGINEERING SERVICES, INC., ENTITLED "GEOTECHNICAL INVESTIGATION REPORT", BEING DATED 06/19/19.
- UNDERGROUND UTILITIES NOTIFICATION**  
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**  
THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CABLE LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
- SPECIFICATIONS**  
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION REQUIREMENTS**
  - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
  - THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
  - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
- CONSTRUCTION PERMITS/INSPECTIONS**  
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY AMERICAN WATER, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
- ADA COMPLIANCE**
  - ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES, TITLE III.
  - ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.
- STORMWATER POLLUTION PREVENTION PLAN**
  - SOIL EROSION PLANS HAVE BEEN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SWPPP AND GENERAL STORMWATER PERMIT NO. NJ0008823 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
  - CONTRACTOR/DEVELOPER MUST PREPARE AND FOLLOW A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT.
- OVERALL CONSTRUCTION DOCUMENTS**  
THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.

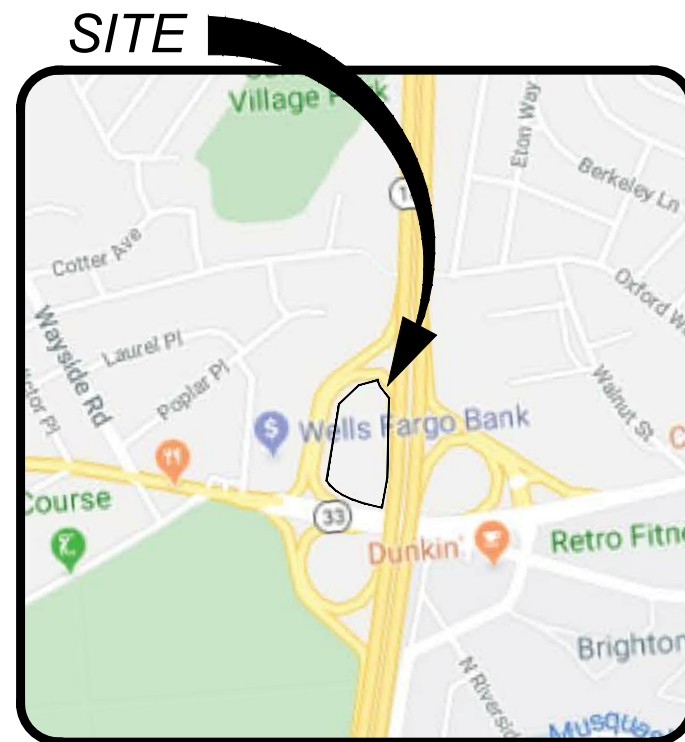
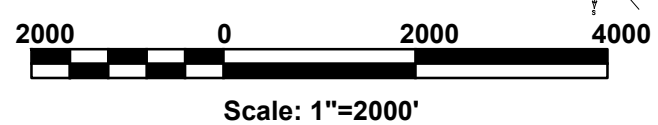


### ZONE

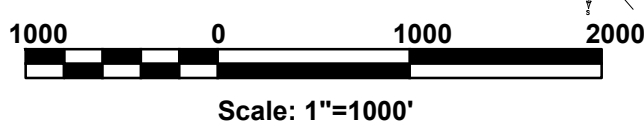
C-5 = ROUTE 33W COMMERCIAL (HOSPITAL SUPPORT OVERLAY)  
R-2 = LOW DENSITY SINGLE-FAMILY RESIDENTIAL



USGS MAP



LOCATION MAP



### PROPERTY OWNERS WITHIN 200'

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
1709	1		2419 HIGHWAY 33	SHORE ORCHID GROWERS-VARIETY GROWER	2419 HIGHWAY 33	NEPTUNE, NJ 07753	

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
1703	7		POPLAR PL	STATE OF NJ-DOT	1035 PARKWAY AVE	TRENTON, NJ 08625	
1703	8		POPLAR PL	SHORE ORCHID GROWERS, INC.	2419 HIGHWAY 33	NEPTUNE, NJ 07753	
1703	9		100 FORTUNATO PL	SHORE UNION CRE % WELLS FARGO BANK	PO BOX 2609	CARLSBAD, CA 92018	
1709	1		2419 HIGHWAY 33	SHORE ORCHID GROWERS-VARIETY GROWER	2419 HIGHWAY 33	NEPTUNE, NJ 07753	
1709	2		ROUTE 18 FREEWAY	STATE OF NJ-DOT	1035 PARKWAY AVE	TRENTON, NJ 08625	

### UTILITY CONTACTS

New Jersey- American Water Company, Inc.  
Attn: Donna Short GIS Supervisor  
1025 Laurel Oak Road  
Voorhees, N.J. 08043

Verizon  
Legal Department 17<sup>th</sup> Floor  
C/o Land Use Matters  
540 Broad Street  
Newark, N.J. 07102

New Jersey Natural Gas Company  
Attn: Right of Way Department  
1415 Wyckoff Road  
Wall Twp, N.J. 07719

Jersey Central Power & Light Company  
Attn: Land Use Matters  
300 Madison Avenue  
Morristown, N.J. 07960

Monmouth Cablevision  
Attn: Land Use Matters  
1501 18th Avenue  
Wall Twp, N.J. 07719

SECTION	REQUIREMENT
SCHEDULE B	30 FOOT MIN. SIDE YARD IS REQUIRED WHERE 23.82 FEET IS EXISTING
SCHEDULE B	MAX. 2 STORIES ALLOWED WHERE 3 IS PROPOSED
SCHEDULE B	30 FEET MAX. ALLOWED BUILDING HEIGHT WHERE 32.9 FEET IS PROPOSED
\$412.11	LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN 14' OR THE HEIGHT OF THE BUILDING WHICHEVER IS LESS
\$412.18	PARKING PROHIBITED IN FRONT SETBACK WHERE PARKING IS PROPOSED WITHIN FRONT SETBACK
\$412.12(b)	MIN. LOADING DIMENSIONS - 12.33' W X 30.0' L X 14.0' H PROPOSED WHERE 15' W X 45' L X 15' H IS REQUIRED
\$416.07(b)(1)(a) REV. \$15-28	48 SF MAX. ALLOWABLE PRIMARY WALL SIGN SIZE WHERE 313.6 SF IS PROPOSED
\$416.07(b)(1)(a) REV. \$15-28	24 SF MAX. ALLOWABLE SECONDARY WALL SIGN SIZE WHERE 106.3 SF IS PROPOSED
\$416.07(b)(1)(a) REV. \$15-28	8 FEET MAX. ALLOWABLE WALL SIGN MOUNTING HEIGHT WHERE TWO SIGNS ARE PROPOSED HIGHER THAN 8 FEET
\$416.07(b)(1)(a) REV. \$15-28	75% OF SIGN FACE (21.3 FEET) MAX. ALLOWABLE HORIZONTAL WALL SIGN DIMENSION WHERE 25 FEET IS PROPOSED
\$421.D.1.	CONSTRUCTION ON STEEP SLOPES OF FIFTEEN (15) PERCENT OR GREATER, BUT LESS THAN TWENTY-FIVE (25) PERCENT
\$421.D.2.	CONSTRUCTION ON CRITICAL SLOPE AREAS (SLOPES OF 25 PERCENT OR GREATER)

SECTION	REQUIREMENT
\$505(B)(3)	DRIVEWAYS SHALL BE PAVED WITH A MINIMUM OF FOUR INCHES OF COMPACTED SUB-BASE MATERIAL AND TWO INCHES OF THREE-EIGHTHS INCH ROADWAY STONE OR COMPARABLE MATERIAL
\$505(B)(4)	24 FOOT MAX. NON-RESIDENTIAL USE DRIVEWAY WIDTH ALLOWED WHERE 25 FEET IS PROPOSED
\$509(H)	FOUNDATION PLANTINGS REQUIRED AT THE BASE OF ALL SIDES OF A BUILDING
\$509(I)(1)(a)	SIDE AND REAR YARDS SHALL BE LANDSCAPED WITH A COMBINATION OF EVERGREEN AND DECIDUOUS TREES
\$509(I)(1)(b)	FRONT YARDS SHALL BE LANDSCAPED WITH A COMBINATION OF AN ALTERNATING EVERGREEN AND DECIDUOUS HEDGE
\$509(I)(3)(a)	MINIMUM 6 FEET WIDTH OF PLANTING ISLANDS BETWEEN HEAD-TO-HEAD PARKING BAYS
\$509(K)	DETENTION BASIN EMBANKMENTS SHALL BE EXTENSIVELY LANDSCAPED WITH WET-SITE-TOLERANT PLANTINGS
\$511(G)	MINIMUM ILLUMINATION FOR SURFACE PARKING
\$511(G)(2)	MAXIMUM ILLUMINATION PROVIDED SHALL NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1

SHEET #	INDEX OF SHEETS	INITIAL RELEASE	REV. DATE
C100	TITLE SHEET	02/07/20	
C200	EXISTING CONDITIONS & TREE REMOVAL PLAN	02/07/20	
C201	STEEP SLOPE PLAN	02/07/20	
C300	SITE PLAN	02/07/20	
C302	TURNING MOVEMENT PLAN	02/07/20	
C400	GRADING & DRAINAGE PLAN	02/07/20	
C500	UTILITY PLAN	02/07/20	
C600	LANDSCAPE PLAN	02/07/20	
C601	LIGHTING PLAN	02/07/20	
C700	LANDSCAPE AND LIGHTING NOTES & DETAILS	02/07/20	
C800	CONSTRUCTION DETAILS	02/07/20	
C801	CONSTRUCTION DETAILS	02/07/20	
C802	CONSTRUCTION DETAILS	02/07/20	
C803	CONSTRUCTION DETAILS	02/07/20	
C900	SOIL EROSION & SEDIMENT CONTROL PLAN	02/07/20	
C901	SS&C NOTES & DETAILS	02/07/20	

PLANNING BOARD APPROVAL	
APPROVED BY THE TOWNSHIP OF NEPTUNE PLANNING BOARD	
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

### PROJECT INFORMATION

PROJECT NAME:

**PREMIER  
STORAGE INVESTORS**

**SELF  
STORAGE  
FACILITY**

PROJECT LOCATION:

BLOCK 1709, LOT 1  
2419 HIGHWAY 33  
TOWNSHIP OF NEPTUNE,  
MONMOUTH COUNTY, NJ

OWNER:

**SHORE ORCHID  
GROWERS-VARIETY GROWER**  
2419 HIGHWAY 33  
NEPTUNE, NJ 07753

APPLICANT:

**PSI ATLANTIC NEPTUNE NJ, LLC**  
530 OAK COURT DRIVE, SUITE 185  
MEMPHIS, TN 38117

### APPLICANT'S PROFESSIONALS

ATTORNEY:

**ANSELL GRIMM & AARON PC**  
JENNIFER S. KRUMHOLTZ  
1500 LAWRENCE AVENUE  
OCEAN, NJ 07712

SURVEYOR:

**INSITE SURVEYING, LLC**  
1955 HIGHWAY 34, SUITE 1A  
WALL, NJ 07719

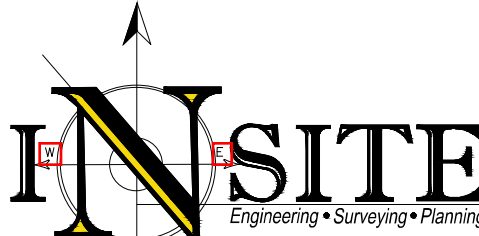
GEOTECHNICAL:

**INGRAM ENGINEERING SERVICES, INC.**  
16 HAGERTY BLVD., SUITE 400  
WEST CHESTER, PA 19382



CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000  
or 1-800-4-A- Dig (4364)

ELECTRIC	RED
GAS OIL	YELLOW
COMMUNICATION/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP SURVEY MARKINGS	PINK
PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA  
DELAWARE, CONNECTICUT, NORTH CAROLINA  
COLORADO, & DISTRICT OF COLUMBIA

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AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL  
AND MAY HAVE BEEN ALTERED

**JASON L. FIGHTER, PE, PP, CFM, CME**  
NJPE 43718 NJPP #726 PAPE 61968  
DEPE 3813 NYPE 80226 CPE 21291  
NCPE 33336 DCPPE 900682 CPE 36605

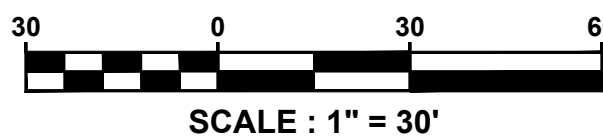
### REVISIONS





Rev. #	Date	Comment
0	02/07/20	INITIAL RELEASE
SCALE:	AS SHOWN	DESIGNED BY: SGM
DATE:	02/07/20	DRAWN BY: BRK
JOB #:	19-1255-01	CHECKED BY: JLF
CAD ID:	19-1255-01r1	
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APPROVED BY:		
FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE:		
PRELIMINARY & FINAL MAJOR SITE PLAN		
SHEET TITLE:		
TITLE SHEET		
SHEET NO.:		
C100		







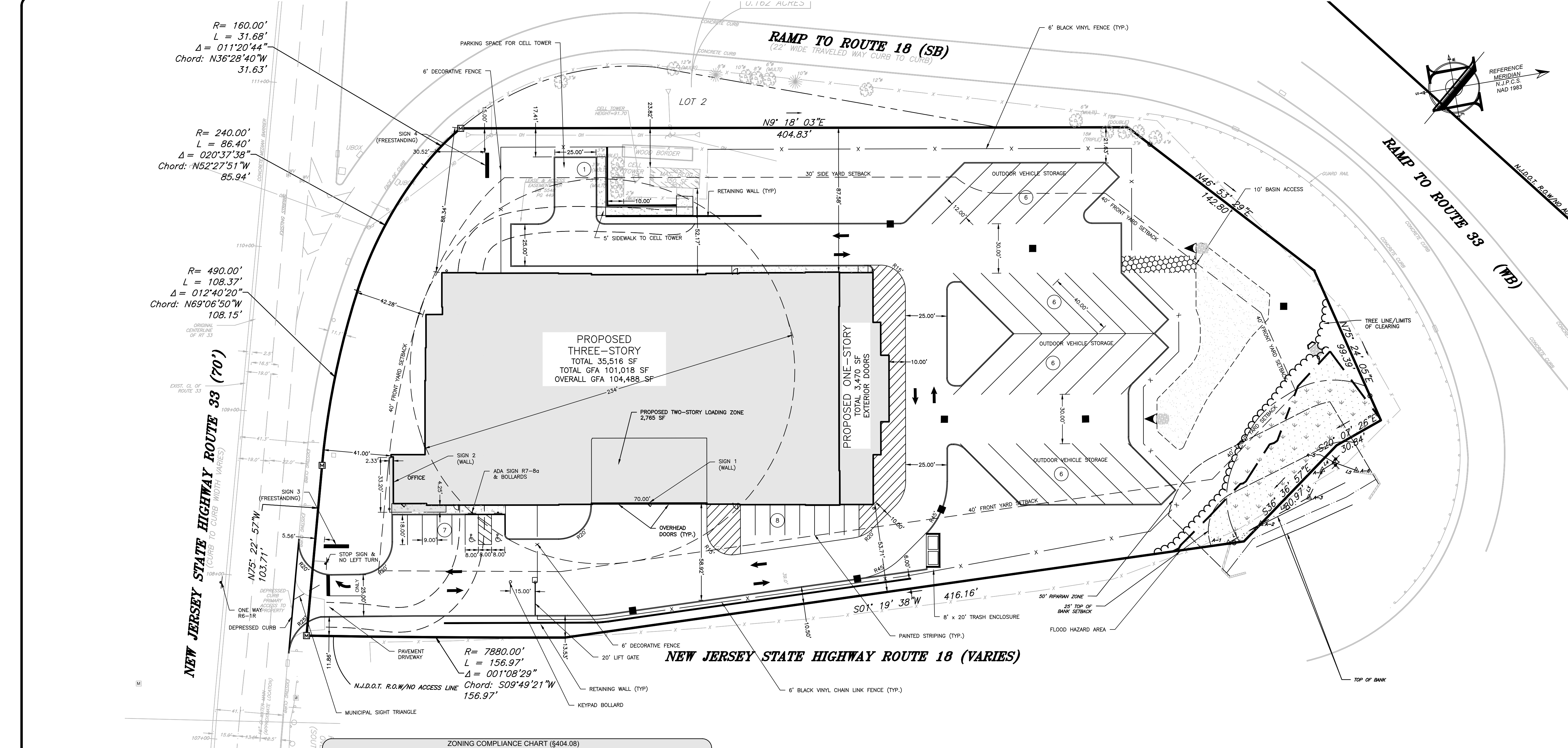
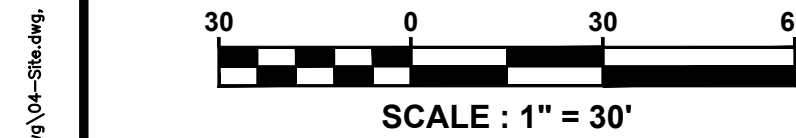
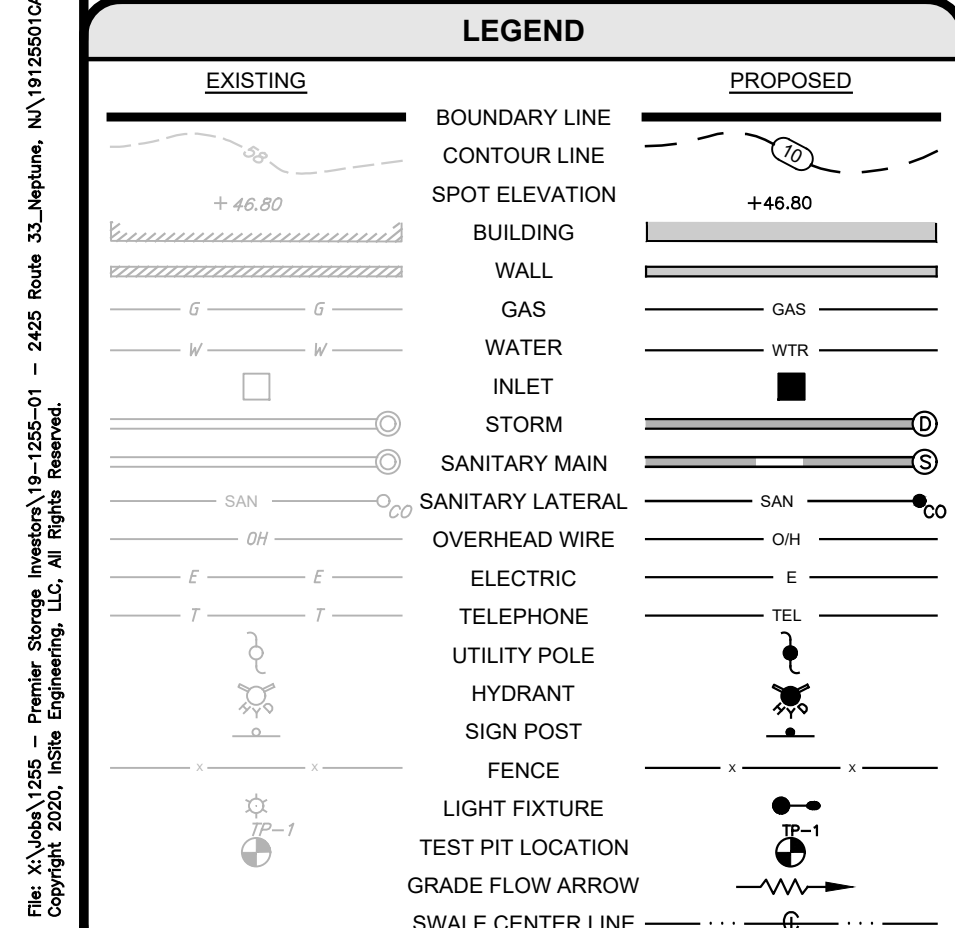


SLOPES TABLE					
Number	Minimum Slope	Maximum Slope	Color	2D Surface Area	% TOTAL AREA
1	0%	15%		143,349 SF	87.9%
2	15%	25%		12,462 SF	7.6%
3	25%	35%		4,583 SF	2.8%
4	35%	100%		2,739 SF	1.7%

IMPROVABLE LOT AREA			
LOT AREA	SF	REDUCTION	EFFECTIVE AREA
FLOOD AREAS	4,298.4	100%	4,298.4
WETLANDS (1)	0	100%	0.0
SLOPES 15%-25%	12,462.0	50%	6,231.0
SLOPES 25%-35%	4,583.0	75%	3,437.3
SLOPES >35%	2,739.0	100%	2,739.0
TOTAL			16,705.7
LOT AREA			163,133.0
EFFECTIVE LAND AREA			146,627.3
(1) WETLAND AREA IS ENCOMPASSED WITHIN FLOOD AREAS			

[illegible]





ZONING COMPLIANCE CHART (\$404.08)				
C-5 ZONE (ROUTE 33W COMMERCIAL) (HOSPITAL SUPPORT OVERLAY)				
SELF-STORAGE FACILITY: NOT PERMITTED				
ORD SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
SCHEDULE B	MIN. LOT AREA (SF)	50,000	163,133	YES
SCHEDULE B	MIN. IMPROVABLE LOT AREA (SF)	19,500	105,292	YES
16-20	EFFECTIVE LAND AREA (SF)	N/A	146,427	YES
SCHEDULE B	MIN. IMPROVABLE LOT AREA DIAMETER CIRCLE (FT)	91	234	YES
SCHEDULE B	MIN. LOT WIDTH (FT)	200	246.6	YES
SCHEDULE B	MIN. LOT FRONTAGE (FT)	200	330.1	YES
SCHEDULE B	MIN. LOT DEPTH (FT)	250	605.3	YES
PRINCIPAL BUILDING				
SCHEDULE B	MIN. FRONT YARD SETBACK (FT)	40	41.00	YES
SCHEDULE B	MIN. REAR YARD SETBACK (FT)	40	N/A	N/A
SCHEDULE B	MIN. SIDE YARD SETBACK (ONE SIDE) (FT)	30	23.82 (N)	NO (N)
BOTH SIDES (FT)				
SCHEDULE B	MAX. BUILDING HEIGHT (STORIES)	60	87.58	YES
SCHEDULE B	MAX. BUILDING HEIGHT (FT)	2	3	NO (V)
418(A)(3)	MAX. BUILDING HEIGHT (FT)	30	32.90	NO (V)
SCHEDULE B	MAX. BUILDING COVERAGE (%)	30	24.1 (39,336 SF)	YES
SCHEDULE B	MAX. IMPERVIOUS COVERAGE (%)	65	58.4	YES
16-20	MAX. FLOOR AREA RATIO	0.8	0.72 (104,838 SF)	YES
WALLS				
421(G)(1)	MAX. RETAINING WALL HEIGHT (FT)	8	4.5	YES
421(H)(1)	MIN. SETBACK TO PROPERTY LINE (FT)	HEIGHT OF WALL	6.0	YES
421(G)(4)	MAX. HEIGHT OF WALL AND FENCE COMBINED (FT)	12	10.5	YES
TBD - TO BE DETERMINED N/A - NOT APPLICABLE (V) VARIANCE REQUESTED (N) EXISTING NON-COMFORMITY (1) THE EFFECTIVE LAND AREA IS USED FOR APPLICABLE REQUIREMENTS INSTEAD OF TOTAL LOT AREA.				
PARKING, DRIVEWAY & LOADING COMPLIANCE CHART				
ORD SECTION	STANDARD	REQUIRED	PROPOSED	
412.17(B)	STALL SIZE (FT)	9 X 18	9 X 18	
514.(B)(8)(b)	PARALLEL STALL SIZE (FT)	9 X 23	10 X 23	
412.17(D)	NUMBER OF PARKING SPACES	14 SPACES	16	
SELF-STORAGE FACILITY: 1 SPACE PER EMPLOYEE + 1 SPACE PER 10,000 SF OF GROSS FLOOR AREA				
CELL TOWER				
11 + 2 = 13 SPACES				
1 SPACE				
505(I)(1)	MIN. DRIVEWAY SETBACK TO PROPERTY LINES (FT)	0	10.50	
412.18	PARKING PROHIBITED IN FRONT SETBACK	OUTSIDE FRONT SETBACK	WITHIN FRONT SETBACK (V)	
505(B)(4)	MIN. NONRESIDENTIAL USE DRIVEWAY WIDTH (TWO WAY TRAFFIC) (FT)	20	25	
505(B)(4)	MAX. NONRESIDENTIAL USE DRIVEWAY WIDTH (TWO WAY TRAFFIC) (FT)	24	25	(W)
514(B)(TABLE)	MIN. PARKING AISLE WIDTH (TWO-WAY) (FT)			
ANGLE: 90°				
412.12(A)	MIN. NUMBER OF LOADING SPACES (BUSINESS/COMMERCIAL USE)	24	25	
40,000 SF OR MORE TOTAL FLOOR AREA				
412.12(B)	MIN. LOADING DIMENSIONS	3	4	
15' W x 45' L x 15' H				
12.33' W x 30.0' L x 14.0' H (V)				
TBD - TO BE DETERMINED N/A - NOT APPLICABLE N/P - NOT PERMITTED (W) WAIVER REQUESTED				

- SITE LAYOUT NOTES**
- ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
  - ALL STOP BARS SHALL BE 24" WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE EPOXY.
  - ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
  - ALL SIDEWALK RAMPS MARKED HCR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEMENT WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
  - ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CONCRETE CURBING. ALL PROPOSED CURBING WITHIN MUNICIPAL OR COUNTY RIGHT-OF-WAYS TO BE VERTICAL CONCRETE CURBING.
  - ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
  - RETAINING WALLS REQUIRE STRUCTURAL DESIGN BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
  - SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
  - SEE LANDSCAPE PLANS FOR DETAILS ON HARDSCAPE AND PLANTING MATERIALS.
  - SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.

ZONING COMPLIANCE CHART (\$404.11)				
SELF STORAGE FACILITY (PERMITTED IN LI ZONE)				
ORD SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
SCHEDULE B	MIN. LOT AREA (SF)	40,000	163,133	YES
SCHEDULE B	MIN. IMPROVABLE LOT AREA (SF)	16,800	105,292	YES
SCHEDULE B	MIN. IMPROVABLE LOT AREA DIAMETER CIRCLE (FT)	84	234	YES
SCHEDULE B	MIN. LOT WIDTH (FT)	150	246.6	YES
SCHEDULE B	MIN. LOT FRONTAGE (FT)	150	330.1	YES
SCHEDULE B	MIN. LOT DEPTH (FT)	200	605.3	YES
PRINCIPAL BUILDING				
SCHEDULE B	FRONT YARD SETBACK (FT)	40	41.00	YES
SCHEDULE B	MIN. SIDE YARD SETBACK (ONE SIDE) (FT)	25	80.07	YES
BOTH SIDES (FT)				
SCHEDULE B	MAX. BUILDING HEIGHT (STORIES)	4	3	YES
SCHEDULE B	MAX. BUILDING HEIGHT (FT)	60	32.9	YES
34.00 W/ PARAPET				
LOT COVERAGE				
SCHEDULE B	MAX. BUILDING COVERAGE (%)	40	24.1 (39,336 SF)	YES
SCHEDULE B	MAX. IMPERVIOUS COVERAGE (%)	70	58.4	YES
415.18(A)	MAX. FLOOR AREA RATIO	0.90	0.72 (104,838 SF)	YES
415.18(F)	MIN. BUILDING TO BUILDING SETBACK (FT)	35	52.17	YES
415.18(G)	MIN. WALL OR FENCE HEIGHT SURROUNDING PROPERTY (FT)	6	6	YES
415.18(E)	RECREATIONAL VEHICLE STORAGE	N/A	N/A	YES
NUMBER OF SPACES				
TBD - TO BE DETERMINED N/A - NOT APPLICABLE				

- ACCESS EASEMENT FOR CELL TOWER**
- ACCESS EASEMENT FOR CELL TOWER TO BE REVISED PER NEW DRIVEWAY AISLES AND SUBJECT TO FINAL APPROVAL BETWEEN PARTIES.

SIGNAGE COMPLIANCE CHART (\$416.07 REVISED PER §15-28)				
ORD SECTION	STANDARD	REQUIRED	PROPOSED	
416.07(B)(1)(c)	WALL MOUNTED SIGN 1 - PRIMARY			
416.07(B)(1)(a)	MAX. QUANTITY	1	1	
416.07(B)(1)(b)	MAX. SIZE (SF)	48	313.6	(V)
416.07(B)(1)(d)	MAX. MOUNTING HEIGHT (FT)	8	25.33	(V)
416.07(B)(1)(e)	MAX. HORIZONTAL DIMENSION (FT)	75% OF WALL FACE = 52.5	31.6	
416.07(B)(1)(f)	MAX. PROJECTION (FT)	1	0.42	
WALL MOUNTED SIGN 2 - SECONDARY				
416.07(B)(3)(a)	MAX. QUANTITY	1	1	
416.07(B)(3)(b)	MAX. SIZE (SF) (50% OF PRIMARY SIGN)	24	106.3	(V)
416.07(B)(3)(c)	MAX. MOUNTING HEIGHT (FT)	8	28.21	(V)
416.07(B)(3)(d)	MAX. HORIZONTAL DIMENSION (FT)	75% OF WALL FACE = 21.3	25	(V)
416.07(B)(3)(e)	MAX. PROJECTION (FT)	1	0.42	
FREESTANDING SIGNS				
416.07(A)(1)	MAX. QUANTITY (1)	2	2	
FREESTANDING SIGN - SIGN 3				
416.07(A)(5)	MAX. SIZE (SF): 38,986 - 5,001 = 33,985 / 1,000 = 68 + 100 = 168	168	51.7	
416.07(A)(7)	MAX. HEIGHT (FT)	20 (150 - 190 SF)	7.42	
416.07(A)(8)	MIN. SETBACK (FT)	3/4 SIGN HEIGHT = 5.57	5.56	
FREESTANDING SIGN - SIGN 4				
416.07(A)(5)	MAX. SIZE (SF): 38,986 - 5,001 = 33,985 / 1,000 = 68 + 100 = 168	168	166.5	
416.07(A)(7)	MAX. HEIGHT (FT)	20 (150 - 190 SF)	20	
416.07(A)(8)	MIN. SETBACK (FT)	3/4 SIGN HEIGHT = 15	15	
AWNING SIGN (SINGLE TENANT STRUCTURES) - OFFICE LETTERING				
416.07(C)(1)	MAX. QUANTITY PER AWNING	2	1	
416.07(C)(3)	MAX. LETTER/NUMBER HEIGHT (IN)	18	8	
416.07(C)(5)	MAX. NUMBER OF COLORS	2 INCLUDING LETTERING	2	
416.07(C)(7)	MIN. HEIGHT FROM GROUND (FT)	8	9.7	
416.07(C)(11)	MAX. HORIZONTAL DIMENSION (FT)	15 FT. OR 60% OF LENGTH OF AWNING	3.5	

(1) WHERE MULTIPLE SIGNS ARE PERMITTED BECAUSE OF MULTIPLE STREET FRONTAGES, THE SIGNS MAY BE ERECTED ON THE SAME STREET FRONTAGE.

PROJECT INFORMATION

PROJECT NAME:  
**PREMIER STORAGE INVESTORS**

SELF STORAGE FACILITY

PROJECT LOCATION:  
BLOCK 1709, LOT 1  
2419 HIGHWAY 33  
TOWNSHIP OF NEPTUNE,  
MONMOUTH COUNTY, NJ

OWNER:  
**SHORE ORCHID GROWERS-VARIETY GROWER**  
2419 HIGHWAY 33  
NEPTUNE, NJ 07753

APPLICANT:  
**PSI ATLANTIC NEPTUNE NJ, LLC**  
530 OAK COURT DRIVE, SUITE 185  
MEMPHIS, TN 38117

APPLICANT'S PROFESSIONALS

ATTORNEY:  
**ANSELL GRIMM & AARON PC**  
JENNIFER S. KRUMHOLTZ  
1500 LAWRENCE AVENUE  
OCEAN, NJ 07712

SURVEYOR:  
**INSITE SURVEYING, LLC**  
1955 HIGHWAY 34, SUITE 1A  
WALL, NJ 07719

GEOTECHNICAL:  
**INGRAM ENGINEERING SERVICES, INC.**  
16 HAGERTY BLVD., SUITE 400  
WEST CHESTER, PA 19382

  
CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000  
or local 908-999-9999

ELECTRIC	RED
GAS/OIL	YELLOW
COMMUNICATION/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TRAMP MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

  
InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

  
**JASON L. FICHTER, PE, PP, CFM, CME**  
NJPE 43718 NJPP #726 PAPE 61968  
DEPE 3819 NYPE 802285 CPE 21291  
NCPE 33336 DCPE 900682 CPE 36605

REVISIONS

Rev.	Date	Comment
0	02/07/20	INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: SGM

DATE: 02/07/20 DRAWN BY: BRK

JOB #: 19-1255-01 CHECKED BY: JLF

CAD ID: 19-1255-01r1

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:  
**PRELIMINARY & FINAL MAJOR SITE PLAN**

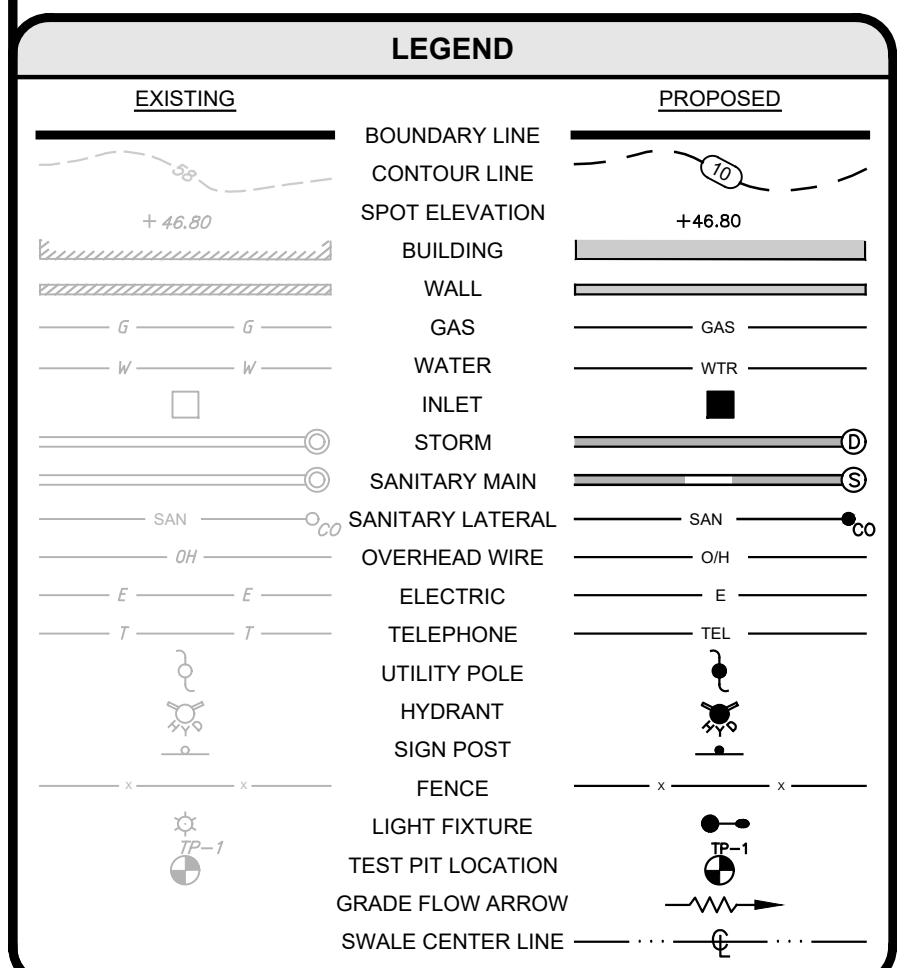
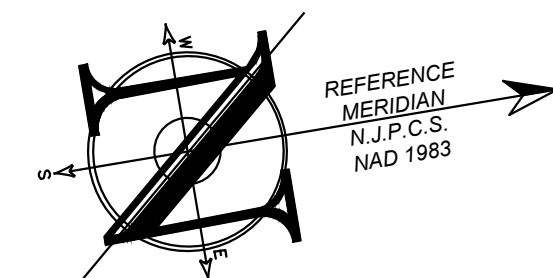
SHEET TITLE:  
**SITE LAYOUT**

SHEET NO.:  
**C300**







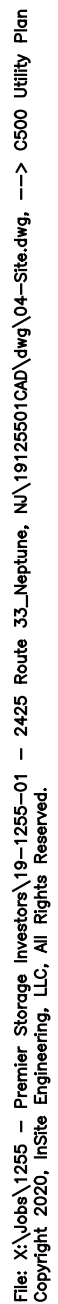


- ### **DRAINAGE NOTES**
1. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
  2. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
  3. BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING TO CONNECT TO SITE STORM SEWER SYSTEM. CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.
  4. UNLESS OTHERWISE INDICATED:
    - a. RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED.
    - b. HDPE PIPES SHALL BE ADS HP WITH WATER TIGHT JOINTS OR APPROVED EQUAL.
    - c. STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.
  5. ALL STORM STRUCTURES TO BE CLEANED AND TELEVIEWED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

<p align="center"><b>CALL BEFORE YOU DIG!</b>  <b>NJ ONE CALL.....800-272-1000</b>  <i>(at least 3 days prior to excavation)</i></p>	
ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

[illegible]





### SANITARY AND WATER NOTES

- PREVENT FREEZING.

- ## PUBLIC UTILITY NOTES

1. ALL PUBLIC UTILITY SERVICE CONNECTIONS TO BUILDINGS TO BE LOCATED UNDERGROUND.
2. ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY.
3. GAS AND ELECTRICAL SERVICE CONDUITS AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY THE ELECTRIC & GAS COMPANY. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO THE ELECTRIC & GAS COMPANY PROJECT ENGINEER AND THE PROJECT OWNER.
4. TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON AND COMCAST. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO VERIZON, COMCAST, PROJECT ENGINEER AND PROJECT OWNER.
5. CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINE PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.

Table 4.3 Minimum Required Separation Distances (feet)

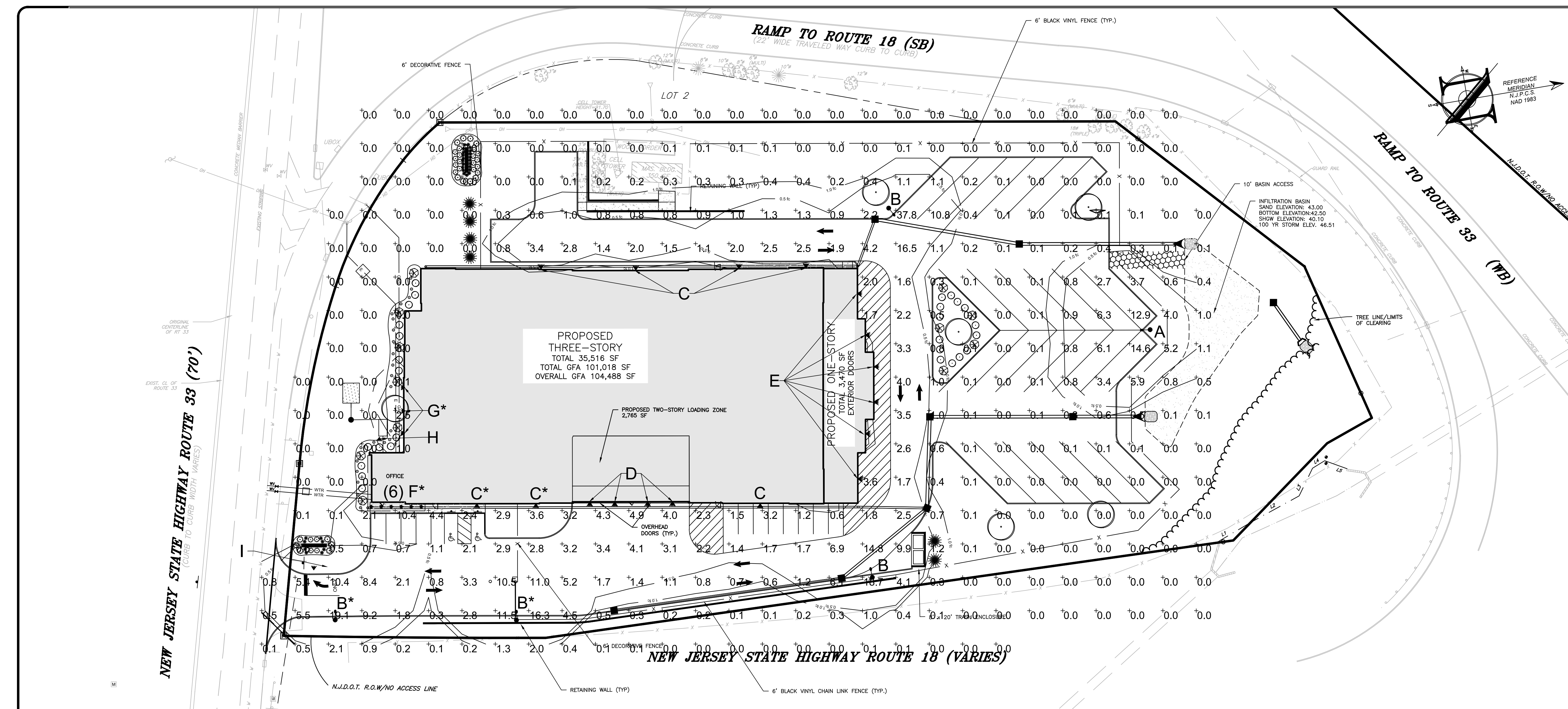
Component	Reservoir, Well or Suction Line	Water Service Line, Pressure	Water Course (1,12)	Occupied Building	Property Line (15)	Disposal Field	Existing Seepage Pit or Cesspool	In-ground Swimming pool
Building Sewer	25(2)	1	-	-	-	-	-	-
Septic Tank	50(2)	10	25(2,5)	10(6)	5	-	-	10
D-Box <sup>(11)</sup>	50(2)	10	25(2,5)	5	-	-	-	10
Disposal Field(11)	100(2,4)	10	50(2,3,5)	25(7)	10	50(8)	50	20
Seepage Pit <sup>(9)</sup>	150/100 <sup>(13)</sup>	25	100(2,5)	50(7)	20	50	50(10)	30
Dry Well	50	-	-	-	-	50	50	-

[illegible]



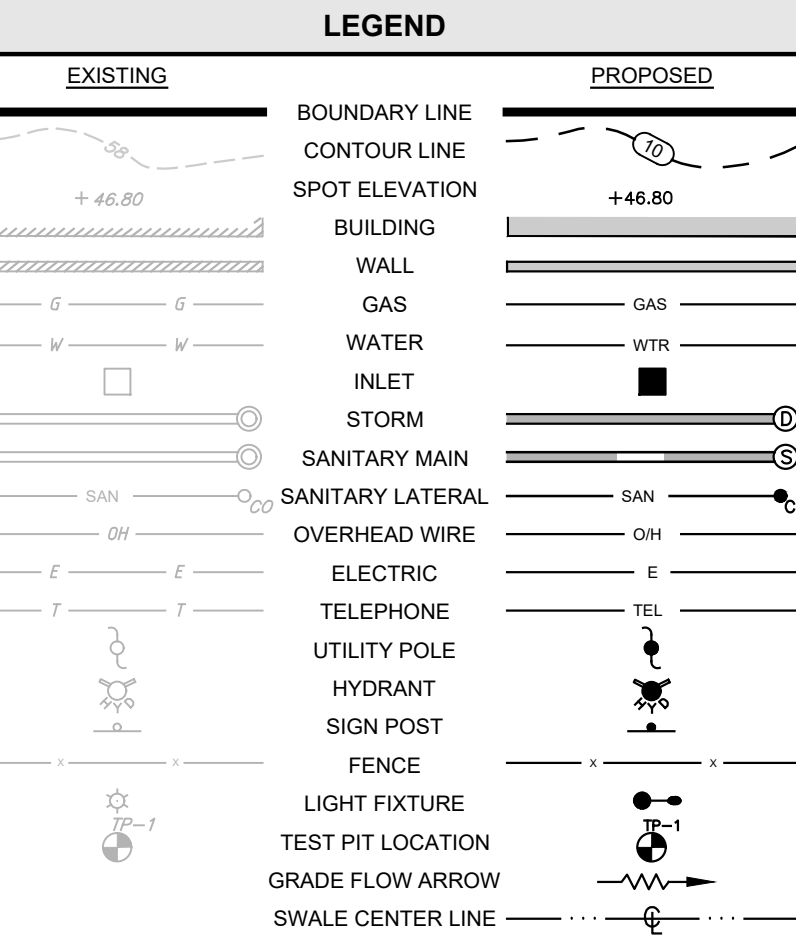






LUMINAIRE SCHEDULE						
LABEL	QTY	DESCRIPTION	WATTAGE	LAYOUT	MOUNT HEIGHT	DIRECTION OF ILLUMINATION
A	1	DSX2 LED P5 30K TFTM MVOLT	321 WATT (LED)	SINGLE	14'	AREA
B	4	DSX2 LED P5 30K TFTM MVOLT HS	321 WATT (LED)	SINGLE	14'	AREA
C	7	DSW1 LED 20C 700 30K TFTM MVOLT	46 WATT (LED)	SINGLE	14'	WALL
D	4	TRP2-24L-30-3K7-4	30 WATT (LED)	SINGLE	16'	WALL
E	6	DSW1 LED 20C 350 30K TFTM MVOLT	23 WATT (LED)	SINGLE	10'	WALL
F	6	FM-05RN	12 WATT (LED)	SINGLE	8.7'	CANOPY
G	3	K300RU	6 WATT (LED)	SINGLE	17'	WALL
H	1	1057-XX-MF-A-30	19 WATT (LED)	SINGLE	1'	GROUND
I	1	RFL1-3K	12 WATT (LED)	SINGLE	1'	GROUND

- NOTE:
1. LIGHTING TEMPLATE VALUES SHOWN ARE: 1.0 & 0.50 FOOTCANDLES.
  2. ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.
  3. PROPOSED POLE MOUNTED LIGHTS SHALL BE SHIELDED AS NECESSARY TO PREVENT THE SPILLAGE OF LIGHT ONTO ANY STREET OR ADJOINING PROPERTIES.
  4. LIGHTS H & I ARE DECORATIVE AND ARE NOT INCLUDED IN THE LIGHTING ANALYSIS.
  5. ALL LIGHTS, EXCEPT SECURITY LIGHTS, SHALL BE TURNED OFF ONE HOUR AFTER CLOSE OF BUSINESS OR BEFORE MIDNIGHT, WHICHEVER OCCURS EARLIER.
  6. AVERAGE PARKING AREA AND DRIVEWAY ILLUMINATION IS 2.9 FC.
  7. PEDESTRIAN WAY ILLUMINATION REQUIREMENTS MINIMUM AVERAGE LEVEL 0.5 FC.
  8. REAR BUILDING DOOR SIDEWALK - 2.6 FC
  9. CELL TOWER SIDEWALK - 0.6 FC
  10. MINIMUM ILLUMINATION REQUIRED FOR SURFACE PARKING: 0.5 FC
  11. AVERAGE ILLUMINATION: 2.9 FC
  12. MINIMUM ILLUMINATION: 0.0 FC
  13. MAXIMUM ILLUMINATION: 37.8 FC



### D-Series Size 2 LED Area Luminaire

**Specifications**

EPA: 1.1 ft  
Length: 40"  
Width: 15"  
Height 1: 13.34"  
Height 2: 3.5"  
Weight: 36 lbs

**Introduction**

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency long life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

### D-Series Size 1 LED Wall Luminaire

**Specifications**

Width: 13-3/4"  
Depth: 6-3/8"  
Height: 6-3/8"

**Back Box (BBW, ELCW)**

Width: 13-3/4"  
Depth: 6-3/8"  
Height: 6-3/8"

**Introduction**

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information									
Series	LEDs	Color Temp	Color Temperature	Distribution	Package	Mounting	Control Options	Shipped Installed	Shipped Separately
DSXW1	1000	4000K	4000K	T55	1000	1000	0	0	0
DSXW2	1000	4000K	4000K	T55	1000	1000	0	0	0
DSXW3	1000	4000K	4000K	T55	1000	1000	0	0	0
DSXW4	1000	4000K	4000K	T55	1000	1000	0	0	0
DSXW5	1000	4000K	4000K	T55	1000	1000	0	0	0
DSXW6	1000	4000K	4000K	T55	1000	1000	0	0	0
DSXW7	1000	4000K	4000K	T55	1000	1000	0	0	0
DSXW8	1000	4000K	4000K	T55	1000	1000	0	0	0
DSXW9	1000	4000K	4000K	T55	1000	1000	0	0	0
DSXW10	1000	4000K	4000K	T55	1000	1000	0	0	0

HUBBELL  
Outlook Lighting

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

## GEOPAK Series 2

SIZE 2 - 18P/2/CS/2/RO/2

### ORDERING GUIDE

CATALOG #

Example: 18P2-24-30-30-2-UNV-08

### ORDERING INFORMATION

Series	1/125 - 1/1600	2/125 - 1/1600	3/125 - 1/1600	4/125 - 1/1600	5/125 - 1/1600	6/125 - 1/1600	7/125 - 1/1600	8/125 - 1/1600	9/125 - 1/1600	10/125 - 1/1600	11/125 - 1/1600	12/125 - 1/1600	13/125 - 1/1600	14/125 - 1/1600	15/125 - 1/1600	16/125 - 1/1600	17/125 - 1/1600	18/125 - 1/1600	19/125 - 1/1600	20/125 - 1/1600	21/125 - 1/1600	22/125 - 1/1600	23/125 - 1/1600	24/125 - 1/1600	25/125 - 1/1600	26/125 - 1/1600	27/125 - 1/1600	28/125 - 1/1600	29/125 - 1/1600	30/125 - 1/1600	31/125 - 1/1600	32/125 - 1/1600	33/125 - 1/1600	34/125 - 1/1600	35/125 - 1/1600	36/125 - 1/1600	37/125 - 1/1600	38/125 - 1/1600	39/125 - 1/1600	40/125 - 1/1600	41/125 - 1/1600	42/125 - 1/1600	43/125 - 1/1600	44/125 - 1/1600	45/125 - 1/1600	46/125 - 1/1600	47/125 - 1/1600	48/125 - 1/1600	49/125 - 1/1600	50/125 - 1/1600	51/125 - 1/1600	52/125 - 1/1600	53/125 - 1/1600	54/125 - 1/1600	55/125 - 1/1600	56/125 - 1/1600	57/125 - 1/1600	58/125 - 1/1600	59/125 - 1/1600	60/125 - 1/1600	61/125 - 1/1600	62/125 - 1/1600	63/125 - 1/1600	64/125 - 1/1600	65/125 - 1/1600	66/125 - 1/1600	67/125 - 1/1600	68/125 - 1/1600	69/125 - 1/1600	70/125 - 1/1600	71/125 - 1/1600	72/125 - 1/1600	73/125 - 1/1600	74/125 - 1/1600	75/125 - 1/1600	76/125 - 1/1600	77/125 - 1/1600	78/125 - 1/1600	79/125 - 1/1600	80/125 - 1/1600	81/125 - 1/1600	82/125 - 1/1600	83/125 - 1/1600	84/125 - 1/1600	85/125 - 1/1600	86/125 - 1/1600	87/125 - 1/1600	88/125 - 1/1600	89/125 - 1/1600	90/125 - 1/1600	91/125 - 1/1600	92/125 - 1/1600	93/125 - 1/1600	94/125 - 1/1600	95/125 - 1/1600	96/125 - 1/1600	97/125 - 1/1600	98/125 - 1/1600	99/125 - 1/1600	100/125 - 1/1600	101/125 - 1/1600	102/125 - 1/1600	103/125 - 1/1600	104/125 - 1/1600	105/125 - 1/1600	106/125 - 1/1600	107/125 - 1/1600	108/125 - 1/1600	109/125 - 1/1600	110/125 - 1/1600	111/125 - 1/1600	112/125 - 1/1600	113/125 - 1/1600	114/125 - 1/1600	115/125 - 1/1600	116/125 - 1/1600	117/125 - 1/1600	118/125 - 1/1600	119/125 - 1/1600	120/125 - 1/1600	121/125 - 1/1600	122/125 - 1/1600	123/125 - 1/1600	124/125 - 1/1600	125/125 - 1/1600	126/125 - 1/1600	127/125 - 1/1600	128/125 - 1/1600	129/125 - 1/1600	130/125 - 1/1600	131/125 - 1/1600	132/125 - 1/1600	133/125 - 1/1600	134/125 - 1/1600	135/125 - 1/1600	136/125 - 1/1600	137/125 - 1/1600	138/125 - 1/1600	139/125 - 1/1600	140/125 - 1/1600	141/125 - 1/1600	142/125 - 1/1600	143/125 - 1/1600	144/125 - 1/1600	145/125 - 1/1600	146/125 - 1/1600	147/125 - 1/1600	148/125 - 1/1600	149/125 - 1/1600	150/125 - 1/1600	151/125 - 1/1600	152/125 - 1/1600	153/125 - 1/1600	154/125 - 1/1600	155/125 - 1/1600	156/125 - 1/1600	157/125 - 1/1600	158/125 - 1/1600	159/125 - 1/1600	160/125 - 1/1600	161/125 - 1/1600	162/125 - 1/1600	163/125 - 1/1600	164/125 - 1/1600	165/125 - 1/1600	166/125 - 1/1600	167/125 - 1/1600	168/125 - 1/1600	169/125 - 1/1600	170/125 - 1/1600	171/125 - 1/1600	172/125 - 1/1600	173/125 - 1/1600	174/125 - 1/1600	175/125 - 1/1600	176/125 - 1/1600	177/125 - 1/1600	178/125 - 1/1600	179/125 - 1/1600	180/125 - 1/1600	181/125 - 1/1600	182/125 - 1/1600	183/125 - 1/1600	184/125 - 1/1600	185/125 - 1/1600	186/125 - 1/1600	187/125 - 1/1600	188/125 - 1/1600	189/125 - 1/1600	190/125 - 1/1600	191/125 - 1/1600	192/125 - 1/1600	193/125 - 1/1600	194/125 - 1/1600	195/125 - 1/1600	196/125 - 1/1600	197/125 - 1/1600	198/125 - 1/1600	199/125 - 1/1600	200/125 - 1/1600	201/125 - 1/1600	202/125 - 1/1600	203/125 - 1/1600	204/125 - 1/1600	205/125 - 1/1600	206/125 - 1/1600	207/125 - 1/1600	208/125 - 1/1600	209/125 - 1/1600	210/125 - 1/1600	211/125 - 1/1600	212/125 - 1/1600	213/125 - 1/1600	214/125 - 1/1600	215/125 - 1/1600	216/125 - 1/1600	217/125 - 1/1600	218/125 - 1/1600	219/125 - 1/1600	220/125 - 1/1600	221/125 - 1/1600	222/125 - 1/1600	223/125 - 1/1600	224/125 - 1/1600	225/125 - 1/1600	226/125 - 1/1600	227/125 - 1/1600	228/125 - 1/1600	229/125 - 1/1600	230/125 - 1/1600	231/125 - 1/1600	232/125 - 1/1600	233/125 - 1/1600	234/125 - 1/1600	235/125 - 1/1600	236/125 - 1/1600	237/125 - 1/1600	238/125 - 1/1600	239/125 - 1/1600	240/125 - 1/1600	241/125 - 1/1600	242/125 - 1/1600	243/125 - 1/1600	244/125 - 1/1600	245/125 - 1/1600	246/125 - 1/1600	247/125 - 1/1600	248/125 - 1/1600	249/125 - 1/1600	250/125 - 1/1600	251/125 - 1/1600	252/125 - 1/1600	253/125 - 1/1600	254/125 - 1/1600	255/125 - 1/1600	256/125 - 1/1600	257/125 - 1/1600	258/125 - 1/1600	259/125 - 1/1600	260/125 - 1/1600	261/125 - 1/1600	262/125 - 1/1600	263/125 - 1/1600	264/125 - 1/1600	265/125 - 1/1600	266/125 - 1/1600	267/125 - 1/1600	268/125 - 1/1600	269/125 - 1/1600	270/125 - 1/1600	271/125 - 1/1600	272/125 - 1/1600	273/125 - 1/1600	274/125 - 1/1600	275/125 - 1/1600	276/125 - 1/1600	277/125 - 1/1600	278/125 - 1/1600	279/125 - 1/1600	280/125 - 1/1600	281/125 - 1/1600	282/125 - 1/1600	283/125 - 1/1600	284/125 - 1/1600	285/125 - 1/1600	286/125 - 1/1600	287/125 - 1/1600	288/125 - 1/1600	289/125 - 1/1600	290/125 - 1/1600	291/125 - 1/1600	292/125 - 1/1600	293/125 - 1/1600	294/125 - 1/1600	295/125 - 1/1600	296/125 - 1/1600	297/125 - 1/1600	298/125 - 1/1600	299/125 - 1/1600	300/125 - 1/1600	301/125 - 1/1600	302/125 - 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PROJECT INFORMATION

PROJECT NAME: PREMIER STORAGE INVESTORS

PROJECT LOCATION: BLOCK 1709, LOT 1, 2419 HIGHWAY 33, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ

OWNER: SHORE ORCHID GROWERS-VARIETY GROWER, 2419 HIGHWAY 33, NEPTUNE, NJ 07753

APPLICANT: PSI ATLANTIC NEPTUNE NJ, LLC, 530 OAK COURT DRIVE, SUITE 185, MEMPHIS, TN 38117

APPLICANT'S PROFESSIONALS: ATTORNEY: ANSELL GRIMM & AARON PC, JENNIFER S. KRIMKO, 1500 LAWRENCE AVENUE, OCEAN, NJ 07712; SURVEYOR: INSITE SURVEYING, LLC, 1955 HIGHWAY 34, SUITE 1A, WALL, NJ 07719; GEOTECHNICAL: INGRAM ENGINEERING SERVICES, INC., 16 HAGERITY BLVD., SUITE 400, WEST CHESTER, PA 19382

CALL BEFORE YOU DIG! NJ ONE CALL...800-272-1000 (NJ only) or 800-272-1000 (NJ only)

ELECTRIC: YES, NO; GAS: YES, NO; COMMUNICATION: YES, NO; WATER: YES, NO; SEWER: YES, NO; TEMP. MARKING: YES, NO; PROPOSED EXCAVATION: YES, NO

INSITE Engineering • Surveying • Planning

INSITE Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200, 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719, 732-531-7100 (Ph), 732-531-7344 (Fax), InSite@InSiteEng.net, www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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JASON L. FICHTER, P.E., P.P., C.F.M., C.M.E. NJPE 33118, NJPP #726, PAPE 61968, DEPE 3013, NYPE 002285, CPE 23291, NCPE 33336, DCPE 800682, CPE 36805

REVISIONS

0 02/07/20 INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: SGM

DATE: 02/07/20 DRAWN BY: BRK

JOB #: 19-1255-01 CHECKED BY: JLF

CAD ID: 19-1255-011

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: LIGHTING PLAN

SHEET NO. C601



## GENERAL SITE PLANTING

THE OWNER SHALL HAVE A SOIL ANALYSIS MADE AFTER COMPLETION OF THE ROUGH GRADING. THE CONTRACTOR SHALL INCORPORATE ALL SOIL AMENDMENTS AND FERTILIZERS DESCRIBED HEREIN. THE SOIL PREPARATION SPECIFIED BELOW SHALL BE ADJUSTED ACCORDING TO THE ANALYSIS, FOLLOWING APPROVAL FROM THE UNDERSIGNED.

### A. WEED CONTROL FOR LAWN, SHRUB & GROUND COVER AREAS (EXCEPT SLOPES)

1. REMOVE ALL EXISTING WEEDS FROM SURFACE AND DISPOSE OFFSITE
2. IRRIGATION IS TO BE INSTALLED WHERE NOTED ON PLAN ACCORDING TO SHOP DRAWINGS.
3. FERTILIZE ALL SHRUB/GROUND COVER AREAS. APPLY 10LBS. OF 16-20-0 COMMERCIAL FERTILIZER PER 1,000 SQ. FT. OR AS DIRECTED BY SOILS REPORT.
4. WATER ALL SHRUB/GROUND COVER AREAS FOR THREE (3) WEEKS TO GERMINATE WEED SEEDS. APPLY WATER AT LOW RATE TO AVOID EROSION.
5. LICENSED APPLICATOR SHALL APPLY SYSTEMIC WEED KILLER TO ALL PLANTING AREAS PER MANUFACTURER'S SPECIFICATIONS.

### B. TOPSOIL PRESERVATION

TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGARDED SURFACES. AT LEAST THREE (3) INCHES OF EVEN COVER SHALL BE PROVIDED TO ALL DISTRIBUTED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING. IF EXCESS TOPSOIL REMAINS, THE THICKNESS SHALL BE INCREASED IF ADDITIONAL IS REQUIRED. THE DEVELOPER SHALL PROVIDE IF REMOVAL OF EXCESS TOPSOIL SHALL ONLY BE PERMITTED IN ACCORDANCE WITH A PLAN APPROVED BY THE MUNICIPAL AGENCY.

### C. SOIL PREPARATION & FINAL GRADING

1. ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
2. ROUGH GRADE: SITE TO BE RECEIVED BY LANDSCAPE CONTRACTOR, TO WITHIN 1/10 FOOT PLUS OR MINUS, BY OWNER BASED UPON GRADING PLAN.
3. FINAL GRADE: FINAL GRADE TO CONSIST OF GRADING, RAKING AND HAND WORK NECESSARY TO ACHIEVE DESIRED CONTOUR AND FLOW LINE PATTERNS RESULTING IN EVENLY FINISHED SURFACES FREE OF DEBRIS AND LITTER.
4. SPREAD OVER ALL LAWN, SHRUB AND GROUND COVER AREAS, AMENDMENTS AND FERTILIZER PRESCRIBED IN SOILS REPORT. THOROUGHLY MIX INTO SOIL TO DEPTH OF 6" OR MORE AND FINE GRADE. CONTRACTOR TO IMPORT SOIL NECESSARY TO ATTAIN DESIGN GRADES AND BERMS, ALL IMPORTED SOIL SHALL BE FREE OF WEEDS AND DEBRIS AND HAVE BALANCED PH, SMOOTH AND EVEN GRADING FOR PROPER DRAINAGE. FINAL GRADE SHALL BE 1" BELOW WALKTOP OF CURB. REMOVE FROM THE SITE ALL STONES OVER 2" IN SIZE.

### D. PLANTING

1. PLANT TREES, SHRUBS AND GROUND COVER AS CALLED FOR WHERE INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET.
1. GROUND COVER - FLATS AND/OR CUTTINGS:  
ALL PLANT MATERIALS SPECIFIED AS PLUGS OR FLAT STOCK ON PLANTING PLAN SHALL REMAIN IN THE FLATS UNTIL TIME OF TRANSPLANTING. THE FLAT SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT SOIL DOES NOT FALL APART WHEN LIFTING PLANT FROM FLAT. GROUND COVER PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR DURING PLANTING. ROOTS SHALL NOT BE EXPOSED TO THE AIR EXCEPT WHILE ACTUALLY BEING PLANTED. WILTED PLANTS WILL NOT BE ACCEPTED. AT THE TIME OF PLANTING, THE SOIL AROUND EACH PLANT SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT AIR POCKETS. PLANTS TO BE PLANTED IN TRIANGULAR SPACING AS SPECIFIED O.C. (ON CENTER). ALL CUTTINGS SHALL BE MINIMUM OF 8" LONG. WATER IMMEDIATELY AFTER EACH PLANTING UNTIL ONE INCH OF WATER PENETRATION IS OBTAINED. CARE SHALL BE EXERCISED AT ALL TIMES TO PROTECT THE PLANTS AFTER PLANTING. ANY DAMAGE TO PLANTS BY TRAMPING OR OTHER OPERATIONS OF THIS CONTRACT SHALL BE REPAIRED IMMEDIATELY.
2. SHRUBS:  
PLANT ALL CONTAINER GROWN PLANTS IN PLANTING PITS AS DIRECTED ON TREE AND SHRUB PLANTING AND STAKING DETAIL. THOROUGHLY MIX BACKFILL ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. CONTRACTOR SHALL CONSTRUCT BASINS AROUND ALL TREES. BASINS SHALL NOT EXCEED TOP OF ROOT BALL CROWN.
3. TREES:  
ALL TREES SHALL HAVE A CALIPER OF TWO AND ONE-HALF (2 1/2) INCHES OR SPECIFIED CALIPER IN PLANTING SCHEDULE AND THEY SHALL BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, AND HAVE STRAIGHT TRUNKS. TREES SHALL BE PROPERLY PLANTED AND STAKED ACCORDING TO TREE AND SHRUB PLANTING AND STAKING/EVERGREEN PLANTING & STAKING DETAIL AND PROVISION MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL THEY ARE ESTABLISHED. THE APPLICANT SHALL REPLACE DEAD OR DYING TREES DURING THE NEXT PLANTING SEASON.
4. TOP DRESSING:  
TOP DRESS ALL GROUND COVER AND SHRUB AREAS WITH 2" THICK LAYER OF OGC (ORGANIC GROUND COVER) AS SPECIFIED ON PLANTING PLAN.

### E. SOD

1. AREAS SHALL HAVE A SMOOTH CONTINUAL GRADE BETWEEN EXISTING OF FIXED CONTROLS, SUCH AS: WALKS, CURBS, CATCH BASINS, ROLL, SCARP, RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN SOIL STRUCTURE.
2. APPLY FERTILIZERS AS SPECIFIED BY SOIL ANALYSIS TO DEPTH OF 6".
3. SOD SHALL BE INSTALLED THE SAME DAY AS IT IS DELIVERED. SOD SHALL NOT BE LEFT ON PALLETS IN THE HOT SUN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO SOD NOT INSTALLED ON DAY OF DELIVERY.
4. UNROLL SOD CAREFULLY AND PLACE IN STAGGERED PATTERN OF STRIPS. SOD SHALL BE INSTALLED AGAINST ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.
5. FOLLOWING INSTALLATION, SOD SHALL BE IRRIGATED THOROUGHLY TO PROVIDE MOISTURE PENETRATION TO AT LEAST 6" INTO PREPARED SOIL.
6. ALL SOD SHALL BE HANDED AND LAID IN A HIGH STANDARD OF WORKMANSHIP MANNER. ALL ENDS, JOINTS, AND CUTS SHALL FIT TIGHTLY SO THAT THERE ARE NO VOIDS. THE FINAL APPEARANCE SHALL BE ONE OF A CONTINUOUS LAWN. SECTIONS OF SOD LESS THAN 18" LONG OR 9" WIDE SHALL NOT BE USED.
7. NO SOD AREA WILL BE ACCEPTED UNTIL APPROVED BY AUTHORITY HAVING JURISDICTION OR THE UNDERSIGNED, AS REQUIRED.

## GENERAL SLOPE PLANTING

### A. PLANTING PREPARATION

1. SLOPE TEXTURING  
a. CUT SLOPES: THESE SURFACES SHALL BE ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MEANS.
1. FILL SLOPES: THESE SURFACES SHALL BE COMPACTED AND FINISHED AND ALSO ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.
2. WEED ERADICATION  
a. MANUALLY REMOVE EXISTING VEGETATION WHERE NOTED ON PLAN AND DISPOSE OFFSITE.
2. FERTILIZE ALL PLANTING AREAS BASED UPON SOIL ANALYSIS. BEGIN WATERING PROCESS TO ACTIVATE FERTILIZER AND ADDITIVE CHEMICALS.
3. WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF TWO (2) CONSECUTIVE WEEKS. THE UNDERSIGNED SHALL APPROVE SPECIFIC WATERING DURATION AND FREQUENCY DESIGNED TO GERMINATE ALL RESIDUAL WEED SEEDS.
4. IF PERENNIAL WEEDS APPEAR, DISCONTINUE WATERING PROCESS FOR TWO (2) DAYS. THEN APPLY RECOMMENDED HERBICIDE BY LICENSED APPLICATOR. IF ANNUAL WEEDS APPEAR, USE STRAIGHT CONTACT HERBICIDE AS PER THE LICENSED APPLICATOR'S RECOMMENDATIONS. NO WATER SHALL BE APPLIED FOR A MINIMUM OF FOUR (4) DAYS FOLLOWING APPLICATION CONTACT WEED KILLER.
5. ALLOW SUFFICIENT PERIOD OF TIME TO INSURE THAT ALL WEEDS ARE DEAD.
6. WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF THREE (3) WEEKS. A SHORTER WATERING PERIOD MAY BE PERMISSIBLE AT THE DISCRETION OF THE UNDERSIGNED. DISCONTINUE WATERING FOR ONE (1) DAY PRIOR TO THE SECOND APPLICATION OF THE HERBICIDE. RE-APPLY A STRAIGHT CONTACT WEED KILLER, AS PER THE PEST CONTROL ADVISOR'S RECOMMENDATIONS, FOR EFFECTIVE WEED ERADICATION. ALLOW A MINIMUM OF FOUR (4) DAYS WITHOUT IRRIGATION RO
7. REMOVE ALL DESICCATED WEEDS FROM SLOPES.

### B. PLANTING

PLANT TREES AND SHRUBS AS INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET. SUBSTITUTIONS OF PLANTS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE UNDERSIGNED. INSTALL ALL CONTAINER GROWN PLANTS ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. THOROUGHLY MIX TOPSOIL SPECIFIED MATERIALS FOUND IN THE SOIL ANALYSIS AND THOSE SPECIFIED IN THE PLANTING DETAIL SHEET WITH THE SITE SOIL PRIOR TO BACKFILLING OF PLANTING PITS.

## GENERAL LANDSCAPING NOTES

### A. CLEAN-UP

AFTER ALL INSTALLATION OPERATIONS HAVE BEEN COMPLETED, REMOVE ALL RUBBISH, EXCESS SOIL, EMPTY PLANT CONTAINERS AND TRASH FROM THE SITE DAILY. ALL SCARS, RUTS AND OTHER MARKS IN THE AREA CAUSED BY THIS WORK SHALL BE REPAIRED AND THE GROUND LEFT IN A NEAT, ORDERLY CONDITION. LEAVE SITE IN BROOM-CLEAN CONDITION AT THE END OF EACH DAY.

### B. MAINTENANCE

1. DURING INSTALLATION, THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF LABORERS AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED. PLANT MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, CARING OF PLANTS, INCLUDING GROUND COVERS, SHRUBS, VINES AND TREES, EDGING AND MOWING LAWNS, FERTILIZING, CONTROL OF PESTS AND DISEASES, AND MAINTAINING WALKS FREE OF DEBRIS AND DIRT. UPON COMPLETION OF EACH AREA, THE CONTRACTOR, THE UNDERSIGNED, THE OWNER, ALONG WITH THE OWNERS MAINTENANCE REPRESENTATIVE SHALL CONDUCT AN INSPECTION OF COMPLETED AREA. AT THIS TIME, A LIST OF CORRECTIONS, IF ANY, SHALL BE MADE. ALL CORRECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. AFTER ALL WORK HAS BEEN COMPLETED, INSPECTED AND ACCEPTED, ALL AREAS WILL BE MAINTAINED FOR A PERIOD OF NINETY (90) CALENDAR DAYS OR AS LONG AS IS NECESSARY TO ESTABLISH THRIVING TREES, SHRUBS, TURF AND GROUND COVER WITHOUT BARE SPOTS.
3. KEEP ALL AREAS WEED-FREE, ADEQUATELY WATERED AND NEATLY CULTIVATED FOR THE NINETY (90) PERIOD. REMOVE ALL DEBRIS FROM SITE AND KEEP THE ENTIRE SITE BROOM-CLEAN. TURF AREAS ARE TO BE MOWED WEEKLY.
4. RE-SEED ALL BARE SPOTS IN TURF AREAS AT TWO (2) WEEK INTERVALS AND MAINTAIN UNTIL AN EVEN STAND OF TURF IS OBTAINED. RE-SEED ALL SLOPE AREAS THAT FAIL TO GERMINATE EVENLY. REPAIR ALL ERODED SURFACES AT NO COST TO THE OWNER.
5. DAMAGE TO ANY PLANTED AREA SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELED AND REPLANTED.
6. THE PROJECT SHALL BE SO CARED FOR THAT A NEAT, CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND THE UNDERSIGNED. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO MAKE A MINIMUM OF ONE (1) VISIT PER WEEK FOR MAINTENANCE PURPOSES DURING THE MAINTENANCE PERIOD (90 DAYS).
7. AT THE END OF THE MAINTENANCE PERIOD, ALL AREAS THAT HAVE BEEN PLANTED SHALL BE FERTILIZED WITH COMMERCIAL FERTILIZER. ANALYSIS AND RATE OF APPLICATION SHALL BE PER THE SOILS REPORT.
8. THE CONTRACTOR SHALL REQUEST A FINAL SITE VISIT SEVEN (7) DAYS PRIOR TO THE END OF THE MAINTENANCE PERIOD (90 DAYS). THIS REQUEST SHALL BE WRITTEN AND DIRECTED TO THE OWNER AND THE UNDERSIGNED. UPON WRITTEN ACCEPTANCE OF THE PROJECT BY THE OWNER AND THE UNDERSIGNED, THE CONTRACTOR SHALL BE RELIEVED OF ANY FURTHER MAINTENANCE.

### C. GUARANTEE

ALL TURF, GROUND COVER AND SHRUBS SHALL BE GUARANTEED TO LIVE AND GROW THROUGH THE FIRST GROWING SEASON. TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL REPLACE ANY MATERIAL THAT FAILS TO GROW THROUGH THE SPECIFIED MAINTENANCE AND GUARANTEED.

### D. INSPECTION DURING CONSTRUCTION

1. OBSERVATION VISITS SPECIFIED HEREIN SHALL BE MADE BY THE UNDERSIGNED OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST OBSERVATION AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF THE TIME THAT THE OBSERVATION IS REQUESTED. A
2. OBSERVATION VISITS ARE SUGGESTED FOR THE FOLLOWING PARTS OF THE WORK:
  - a. UPON COMPLETION OF GRADING AND SOIL CONDITIONING PRIOR TO PLANTING.
  - b. WHEN TREES ARE SPOTTED FOR PLANTING, BUT PRIOR TO WHEN PLANTING HOLES ARE EXCAVATED.
  - c. WRITTEN ACCEPTANCE OF THE PROJECT TO RELEASE THE CONTRACTOR FROM FURTHER MAINTENANCE SHALL OCCUR AFTER FINAL OBSERVATION WITH THE OWNER OR HIS REPRESENTATIVE AT THE END OF THE MAINTENANCE PERIOD.

### E. VERIFICATION OF DIMENSIONS

ALL SCALED DIMENSIONS ARE APPROXIMATE. PRIOR TO PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY NOTIFY THE UNDERSIGNED OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY THE UNDERSIGNED.

### F. UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH LINES AND PLANT LOCATIONS. PROMPTLY NOTIFY THE UNDERSIGNED TO ARRANGE FOR RELOCATIONS OF UTILITIES OR PLANTING LOCATIONS. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FROM HIS WORK.

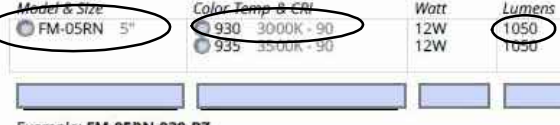
### G. EXISTING TREES

CONTRACTOR IS TO TAKE CARE IN PRESERVING ANY EXISTING TREES GREATER THAN OR EQUAL TO 6" ON THE SITE. DAMAGE OR LOSS OF THESE TREES WILL RESULT IN REPLACEMENT OF EQUAL SIZE BY THE LANDSCAPE CONTRACTOR.

## WAC LIGHTING

### 5" Round

Ceiling and Wall Mount

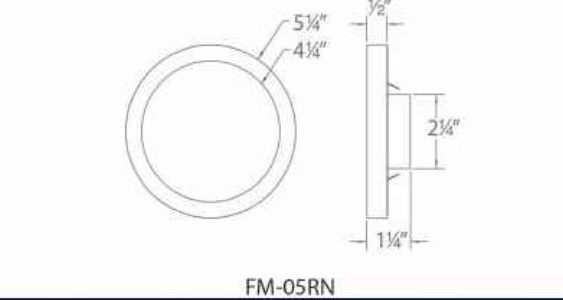


Example: FM-05RN-930-BZ

DESCRIPTION: Ultra-slim flush-mount that uses edge-lit technology and a translucent diffuser for uniform illumination without shadows or hotspots.

FEATURES: Multiple LED array for uniform illumination; Suitable for outdoor and coastal regions; Driver installed within the junction box, driver dimension: 2.25" Dia x 1" Deep; 5-year warranty.

SPECIFICATIONS: Construction: Injection molded UV-rated plastic with translucent diffuser for outdoor application; Power: 12W; Input: 120-277 VAC, 50/60Hz; Dimming: TRIAC, 100-5%, ELV, 100-5%; Light Source: Integrated LED; Lens: Translucent acrylic diffuser; Mounting: Install on a 2" x 4" or 30x40 hybrid junction box. Can be mounted on ceiling or wall in all orientations; Finish: Enamel Coated White, Enamel Coated Nickel, Enamel Coated Bronze; Operating Temp: -40°F to 122°F (-40°C to 50°C); Standards: ETL, ETL, Wet Location Listed, Energy Star 2.0, Title 24-JMB-2016 Compliant, ADA.

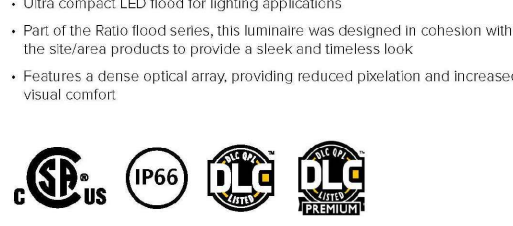


HUBBELL Outdoor Lighting

## RATIO Flood

ULTRA COMPACT

FEATURES: Ultra-compact LED flood for lighting applications; Part of the Ratio flood series, this luminaire was designed in collaboration with the stadium products to provide a sleek and timeless look; Features a mirror optical array, providing increased penetration and increased visual contact.



RELATED PRODUCTS: # RATIO FLOOD, # RATIO, # RATIO

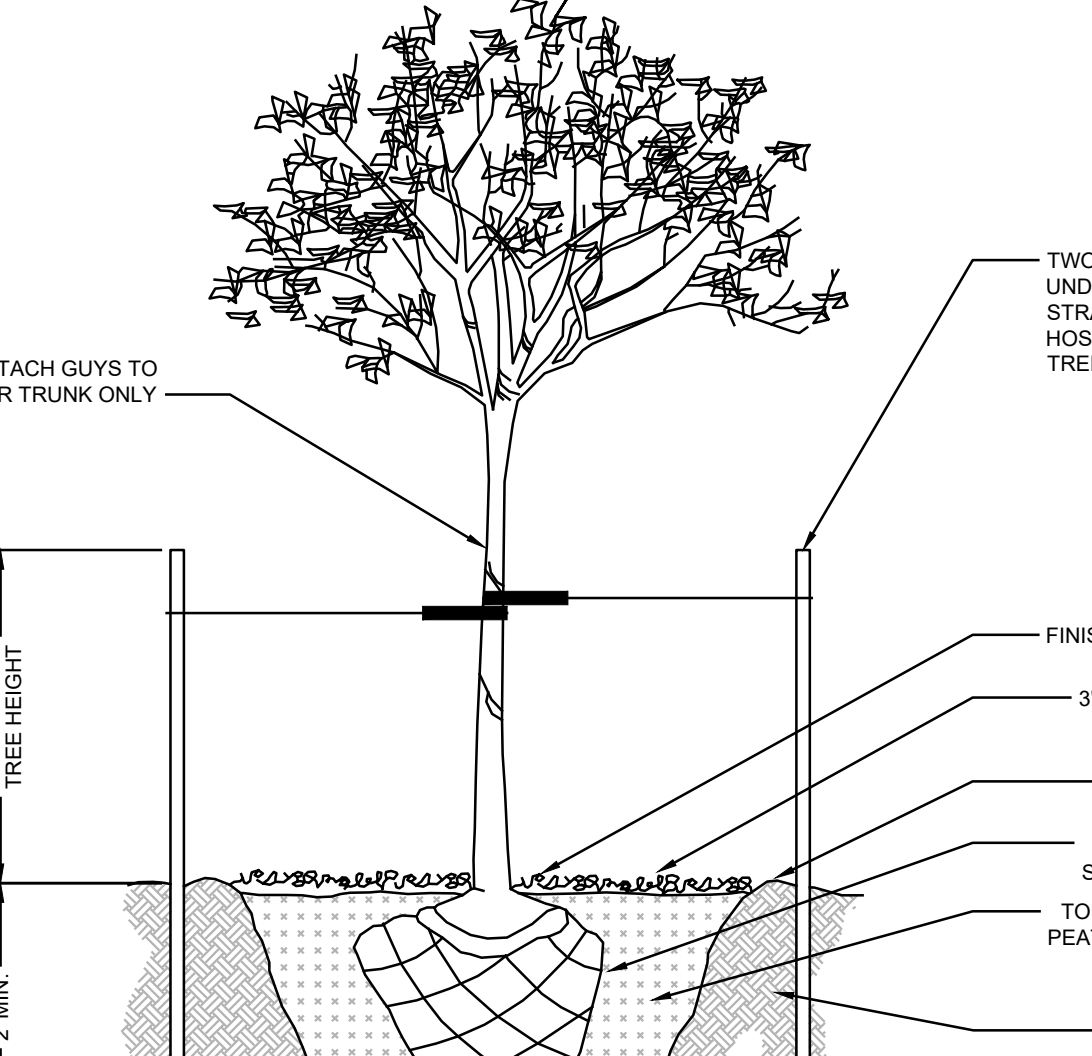
## SPECIFICATIONS

- CONSTRUCTION: Corrosion resistant, rugged die-cast aluminum housing with powder coat paint finish; High Impact UV stabilized acrylic color lens protects LEDs and allows for cleaning and debris removal; Die-cast housing with hollow vertical back distributor with integral 4 screws from back of fixture housing.
- OPTICS: 22 high-power LEDs; Available operating temperatures -40°C to 40°C; Stock Variations: 3000K and 4000K CCT.
- INSTALLATION: Dimensions: 2.25" x 14" NPS threaded adjustable bracket mounting; Used in UL95 for use in wet locations.
- ELECTRICAL: NEMA distribution: Wet (W); 120-277V operation, 50/60Hz; Driver: P60 and P60L compact.
- CERTIFICATIONS: IP66; Used in UL95 for use in wet locations.
- WARRANTY: 5-year limited warranty; See UL222222 for additional information.

## STOCK ORDERING INFORMATION

Catalog Number	Mounting	Finish	Wattage	Voltage	CCT	Lumens	Weight (lb.)	Finish
RF1L-2W	Recessed	White	50-60W	120-277V	3000K	1347	1.5(Lb.)	Brown
RF1L-4W	Recessed	White	50-60W	120-277V	4000K	1461	1.5(Lb.)	Brown

File: X:\Job\1255 - Premier Storage Investors\19-1255-01 - 2425\_Route\_33\_Lighting\_Landscape & Lighting Details  
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NOTES: 1. WIRE BASKETS SHALL BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT. 2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. 3. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING. 4. NO MULCH SHALL COME IN CONTACT WITH THE ROOT FLARE. 5. WATER THOROUGHLY IMMEDIATELY FOLLOWING PLANTING.

## TREE & SHRUB PLANTING & STAKING

NTS



## AQUA 300 ROUND LX

UP + DOWN SCENCE

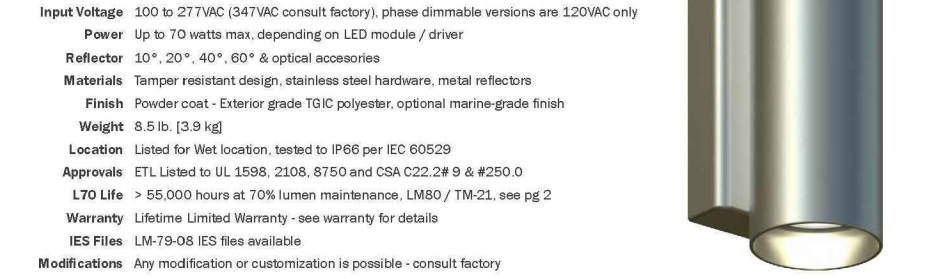
PROJECT

Job

Part #

SPECIFICATIONS

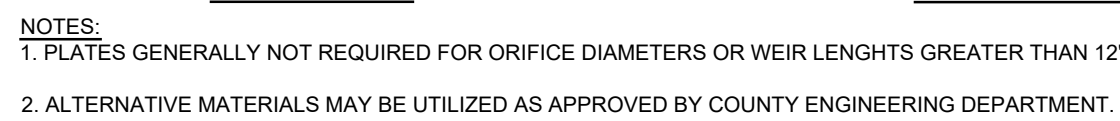
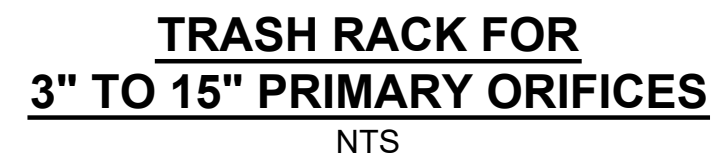
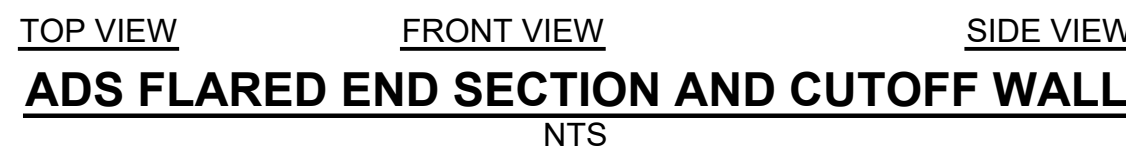
Source: Two (2) 17W LED modules up to 3000-actone lumens each  
CCT: 2700K, 3000K, 3500K or 4000K  
Color Consistency: 142 DCM (MacAdam) along 88L, CCT +/-40K to 700K, Day +/-100K  
CRI (Ra): 80 or 90  
Driver / Location: Integral / premium drivers must be remote mounted  
Dimming: 0-10V or phase to 10% standard; Exception: DALI, DMX and 1% available  
Input Voltage: 100 to 277VAC (50/60Hz control fixture); phase dimmable versions are 120VAC only  
Power: up to 10 watts max, depending on LED module / driver  
Reflector: 30°, 20°, 40°, 60° & optional accessories  
Materials: Tempe resistant design, stainless steel hardware, metal reflector  
Finish: Powder coat - Exterior grade TBC polyester, optional marine-grade finish  
Weight: 8.5 lb. (3.9 kg)  
Location: Listed for wet location, tested to IP68 per IEC 60529  
Approvals: ETL Listed to UL 1598, 2500, 8750 and CSA C22.2-28 9 & 4250 & 1.25 UL94 V-0  
Life: > 50,000 hours at 70% lumen maintenance; 100,000/175,000, see pg 2  
Warranty: Lifetime Limited Warranty - see warranty for details  
IES File: LM-79-08 ES file available  
Modifiable: Any modification or customization is possible - consult factory



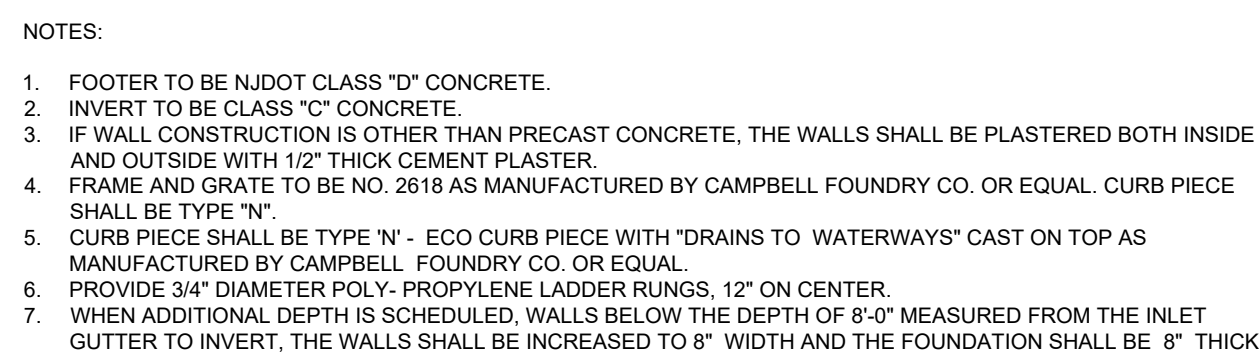
ORDERING LOGIC: Model - Color - Finish - Mounting - Dimming - Output - CCT - Reflector - Accessory - Stock Color

Model	Driver Location	# of Cuts	Dimming	Up			Optic of Accessory			Down			Optic of Accessory			Shel Color
				Output	CRI	Reflector	Accessory	Output	CRI	Reflector	Accessory	Output	CRI	Reflector	Accessory	
KRMU	Non-Integrated 1-1	Non-hu	0-10V	100-100	80-90	30°	27-3000K 16-18°	DP	100-100	80-90	30°	27-3000K 16-18°	MM-Nano	30°	30°	Mini cut 4
KRMU	Non-Integrated 2-1	Non-hu	0-10V	100-100	80-90	30°	27-3000K 16-18°	DP	100-100	80-90	30°	27-3000K 16-18°	MM-Nano	30°	30°	Mini cut 4
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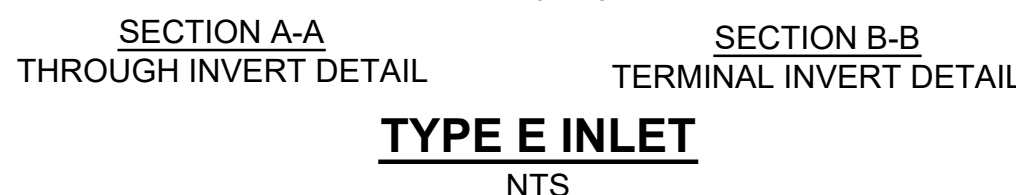




**ORIFICE PLATE**  
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**TYPE B INLET**  
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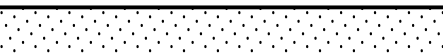








**SOIL EROSION LEGEND**

 LIMIT OF DISTURBANCE	 STABILIZED CONSTRUCTION ENTRANCE
 SILT FENCE	 RIP-RAP APRON, SCOUR HOLE
 INLET PROTECTION	 PROPOSED TREE PROTECTION
 SOIL COMPACTION TEST LOCATION	 SOIL RESTORATION AREA

**CONSTRUCTION / SPPP NOTE**



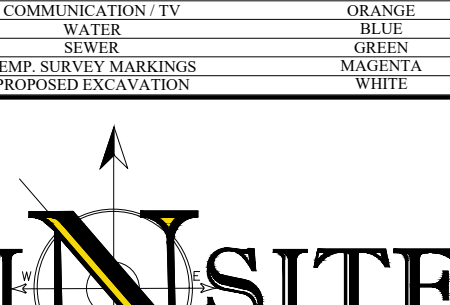
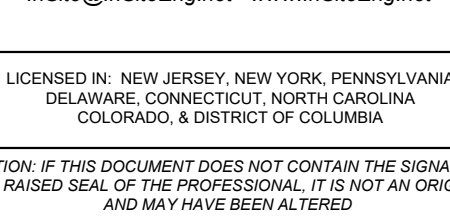
THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

**TOTAL LIMIT OF DISTURBANCE = 3.70 AC.**

**SOIL RESTORATION EXEMPTION**

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" AS DEFINED BY THE NJDEP. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

PROJECT INFORMATION		
PROJECT NAME: <div><h1>SELF STORAGE FACILITY</h1></div>		
PROJECT LOCATION: BLOCK 1709, LOT 1 2419 HIGHWAY 33 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NJ		
OWNER: <b>SHORE ORCHID GROWERS-VARIETY GROWER</b> 2419 HIGHWAY 33 NEPTUNE, NJ 07753		
APPLICANT: <b>PSI ATLANTIC NEPTUNE NJ, LLC</b> 530 OAK COURT DRIVE, SUITE 185 MEMPHIS, TN 38117		
APPLICANTS' PROFESSIONALS		
ATTORNEY: <b>ANSELL GRIMM &amp; AARON PC</b> JENNIFER S. KRIMKO 1500 LAWRENCE AVENUE OCEAN, NJ 07712		
SURVEYOR: <b>INSITE SURVEYING, LLC</b> 1955 HIGHWAY 34, SUITE 1A WALL, NJ 07719		
GEOTECHNICAL: <b>INGRAM ENGINEERING SERVICES, INC.</b> 16 HAGERTY BLVD., SUITE 400 WEST CHESTER, PA 19382		
<div></div>		
CALL BEFORE YOU DIG! <b>NJ ONE CALL... 800-272-1001</b> <small>(at least 3 days prior to excavation)</small>		
ELECTRIC	GAS	RED
COMMUNICATION	TELEPHONE	YELLOW
WATER	SEWER	ORANGE
TEMP. SURVEY MARKINGS	POUNCE	BLUE
POUNCE	POUNCE	GREEN
POUNCE	POUNCE	MAINTENANCE
POUNCE	POUNCE	WHITE
<div><h1>INSITE</h1><p>Engineering • Surveying • Planning</p><p>InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (PH) 732-531-7344 (FAX) InSite@InSiteEng.net www.InSiteEng.net</p></div>		
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REVISONS		
Rev.#	DATE	COMMENT
0	02/07/20	INITIAL RELEASE
SCALE: 1"=30'		DESIGNED BY: SGM
DATE: 02/07/20		DRAWN BY: BRK
JOB #: 19-1255-01		CHECKED BY: JLF
CAD ID: 19-1255-011		
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION		
APPROVED BY:		
<input type="checkbox"/> FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE:		
PRELIMINARY & FINAL MAJOR SITE PLAN		
SHEET TITLE:		
SOIL EROSION & SEDIMENT CONTROL PLAN		
SHEET NO.		
C900		



