

STEEP SLOPES TABLE			
SLOPE	EXISTING	MAXIMUM DISTURBANCE	PROPOSED
0 % - 10 %	29,492 SF	100.0% (29,492 SF)	100.0% (29,487 SF)
10 % - 15 %	3,424 SF	60.0% (2,054 SF)	100.0% (3,424 SF) (V)
15 % - 20 %	1,397 SF	40.0% (558 SF)	98.0% (1,369 SF) (V)
20 % - 25 %	1,945 SF	20.0% (389 SF)	89.9% (1,749 SF) (V)
>25%	33,873 SF	0.0% (0 SF)	50.2% (16,998 SF) (V)
EFFECTIVE LOT AREA		32,488 SF (0.75 AC)	

(V) VARIANCE

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-15.3.c.2(b)	SIGN DIMENSION REQUIREMENTS: 15% OF THE FRONT WALL AREA OR 120 SF, PROJECTING < 1 FT FROM WALL (49 FT X 120.87 FT) + (35 FT X 181.13 FT) = 5,922.63 SF + 6,619.55 SF = 12,542.18 SF MAXIMUM ALLOWED: 120 SF EACH PERMITTED USE OR UNIT OF OCCUPANCY MAY HAVE A SIGN LOCATED ON, OR ATTACHED TO, THE PRINCIPAL FACADE OF THE USE	WALL SIGN 1: 720.17 SF WALL SIGN 2: 105.03 SF TOTAL: 825.20 SF (V) TWO WALL SIGNS (V)

(V) VARIANCE

OFF STREET PARKING & LOADING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§25-12.1.i	OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY	DOES NOT COMPLY (V)
§25-12.1.q	MINIMUM PARKING STALL SIZE: 9 FT X 18 FT	9 FT X 20 FT
§25-12.2.b.i	MINIMUM PARKING 126,804 SF X 1 SPACE / 400 SF = 212 SPACES	12 SPACES (V)
§25-12.3.a.2.(c)	MINIMUM LOADING SPACES: 30,000 SF TO 100,000 SF: THREE SPACES PLUS ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 40,000 SF OR PART THEREOF. TOTAL: 4 LOADING SPACES	4 LOADING SPACES
§25-12.3.b.i.	MINIMUM LOADING SPACE DIMENSIONS: 10 FT WIDE X 40 FT LONG X 14 FT HIGH	12 FT X 40 FT X 14 FT
§25-12.3.b.2.	LOADING SPACES ARE ONLY PERMITTED IN THE SIDE OR REAR YARDS	DOES NOT COMPLY (V)
§25-12.4.a.2	ACCESS DRIVE LOCATION: > 5 FT FROM A SIDE LOT LINE	89.9 FT

(V) VARIANCE

DESIGN REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§20-3.3	SIDEWALK WIDTH: 4 FT WIDE	4.0 FT
§25-11.3.a.	BUFFER STRIP REQUIREMENTS: 50 FT WIDE WITH SHRUBBERY AND TREES TO SCREEN THE BUILDING	75.0 FT

LAND USE AND ZONING			
BLOCK 172.02, LOT 8.01 & 8.03 GENERAL BUSINESS (B-2)			
PROPOSED USE	NON-PERMITTED USE (V)		
SELF-STORAGE FACILITY			
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MAXIMUM HEIGHT	2.5 STORIES / 35 FT	N/A	3 STORIES / 46.3 FT* (V)
MINIMUM LOT AREA	10,000 SF (0.23 AC)	70,131 SF (1.61 AC)	70,131 SF (1.61 AC)
MINIMUM FRONT YARD	30.0 FT	1.7 FT (EN)	30.0 FT
MINIMUM SIDE YARD	10.0 FT	41.7 FT	10.0 FT
MINIMUM REAR YARD	30.0 FT	76.5 FT	51.4 FT
MINIMUM SIDE YARD BUFFER ABUTTING A RESIDENTIAL DISTRICT	50.0 FT	266.0 FT	75.0 FT
MINIMUM REAR YARD BUFFER ABUTTING A RESIDENTIAL DISTRICT	50.0 FT	76.5 FT	51.4 FT
MINIMUM SIDE YARD SETBACK ABUTTING A RESIDENTIAL DISTRICT	75.0 FT	266.0 FT	75.0 FT
MAXIMUM BUILDING COVERAGE (**)	40% (12,995 SF)	11.1% (3,614 SF)	70.0% (22,734 SF) (V)
MAXIMUM LOT COVERAGE (***)	60% (19,492 SF)	66.9% (21,474 SF) (EN)	110.2% (35,788 SF) (V)

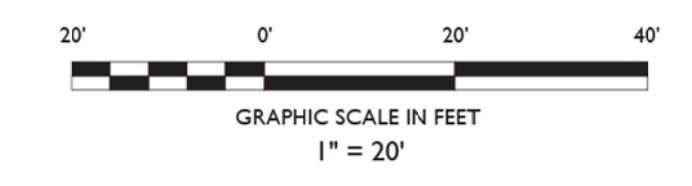
(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(*) MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE ADJACENT TO THE BUILDING FOUNDATION CALCULATED AS 384.23 FT. CALCULATION SHOWN ON SHEET C-18.
(**) THE BUILDING AND IMPERVIOUS COVERAGE AREAS ARE COMPUTED ON THE EFFECTIVE LOT AREA. EFFECTIVE LOT AREA IS AN ADJUSTMENT FOR THE NATURAL FEATURES INCLUDING STEEP SLOPES. EFFECTIVE LOT AREA = 32,488 SF. STEEP SLOPES SHOWN ON SHEET C-17.
(***)

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB
---	PROPOSED DEPRESSED CURB
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED BUILDING DOORS
---	PROPOSED SIGNS / BOLLARDS

EXHIBIT:

DATE PREPARED:
06/03/2020

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



T:\2019\11513 SOUTHCH BUILDERS - 955 PLEASANT VALLEY WAY - WEST ORANGE, NJ\06032020\DRAWING EXHIBIT\SITE RENDERING\ENGINEERING\DWG

PER SITE PLAN REVIEW ADVISORY BOARD MEETING FOR TOWNSHIP SUBMISSION

06/03/2020

06/03/2020

02

01

ISSUE

DATE

BY

DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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SITE PLAN RENDERING EXHIBIT

955 PLEASANT VALLEY WAY, LLC

PROPOSED SELF-STORAGE FACILITY

BLOCK 172.02, LOT 8.01 & 8.03
TAX MAP SHEET 11.6
955 PLEASANT VALLEY WAY (C.R. 636)
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: T-19153

TITLE:
SITE PLAN RENDERING
EXHIBIT

DRAWING:
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