



ZONING RELIEF TABLE			
USE TYPE	CODE SECTION	REQUIRED	PROPOSED
USE VARIANCE	§25-7.1 (TABLE OF DISTRICT REGULATIONS)	NON-PERMITTED USE IN ZONE B-2: SELF-STORAGE FACILITY	SELF-STORAGE FACILITY
VARIANCE	§25-7.1 (BULK STANDARDS TABLE OF DISTRICT REGULATIONS)	MAXIMUM BUILDING HEIGHT: 2.5 STORIES / 35 FT	3 STORIES / 46.3 FT
VARIANCE	§25-7.1 (BULK STANDARDS TABLE OF DISTRICT REGULATIONS)	MAXIMUM BUILDING COVERAGE: 40%	70.0% (22,754 SF)
VARIANCE	§25-7.1 (BULK STANDARDS TABLE OF DISTRICT REGULATIONS)	MAXIMUM LOT COVERAGE: 60%	110.2% (35,788 SF)
VARIANCE	§25-12.2.1.1	NON-PERMITTED PARKING IN FRONT YARD	DOES NOT COMPLY
VARIANCE	§25-12.2.1.b.1	TOTAL REQUIRED PARKING: 212 SPACES	12 SPACES
VARIANCE	§25-12.3.b.2	NON-PERMITTED LOADING IN FRONT YARD	DOES NOT COMPLY
VARIANCE	§25-15.3.c.2(b)	MAXIMUM SIGN AREA: 120 SF	825.20 SF
VARIANCE	§25-15.3.c.2(b)	MAXIMUM NUMBER OF SIGNS: 1 SIGN ON PRINCIPAL FACADE	TWO (2) WALL SIGNS
VARIANCE	§25-28.8.b	MAXIMUM DISTURBED AREA: 10% - 15% - 60% (2,054 SF) 20% - 25% 20% (389 SF) GREATER THAN 25%: 0% (0 SF)	100.0% (3,424 SF) 98.0% (1,369 SF) 89.9% (1,749 SF) 50.2% (16,998 SF)

SOURCE: GOOGLE EARTH PRO, DATE RETRIEVED 05/23/2018

APPROVAL BLOCK	
APPROVED BY THE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT	
CHAIR	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

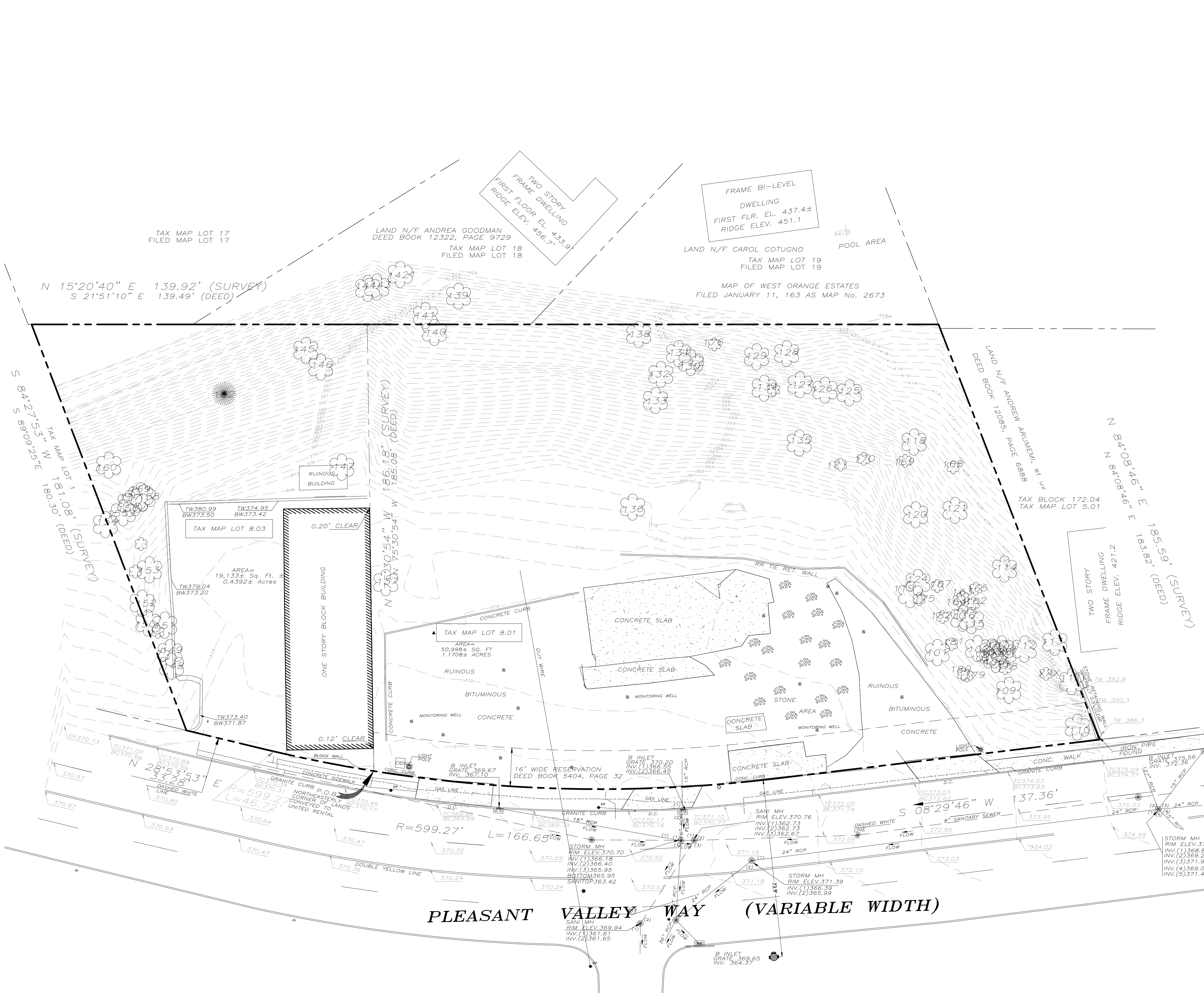
SOURCE: TOWNSHIP OF WEST ORANGE TAX MAPS, SHEETS 87, 90, 116, & 117 DATED JUNE 2011 AND TOWNSHIP OF WEST ORANGE ZONING MAP DATED NOVEMBER 2006

	R-2 - SINGLE FAMILY RESIDENTIAL (40,000 SF)
	R-4 - SINGLE FAMILY RESIDENTIAL (15,000 SF)
	R-5 - SINGLE FAMILY RESIDENTIAL (10,000 SF)
	B-2 - RETAIL BUSINESS (10,000 SF)

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION & TREE REMOVAL PLAN	C-3
SITE PLAN	C-4
GRADING PLAN	C-5
STORMWATER MANAGEMENT PLAN	C-6
UTILITY PLAN	C-7
LIGHTING PLAN	C-8
SOIL EROSION & SEDIMENT CONTROL PLAN	C-9
SOIL EROSION & SEDIMENT CONTROL PLAN DETAILS	C-10
LANDSCAPING PLAN	C-11
LANDSCAPING DETAILS	C-12
CONSTRUCTION DETAILS	C-13 - C-16
STEEP SLOPES PLAN	C-17
MEAN GRADING PLAN	C-18

C-1

19153 SCHMIDT BLVD. WEST ORANGE, NJ 07066



<u>SYMBOL</u>	<u>DESCRIPTION</u>
<i>00.00</i>	EXISTING SPOT ELEVATION
<i>T.C. 00.00</i>	TOP OF CURVE ELEVATION
<i>B.C. 00.00</i>	BOTTOM OF CURB ELEVATION
<i>T.W. 00.00</i>	TOP OF WALL ELEVATION
<i>B.W. 00.00</i>	BOTTOM OF WALL ELEVATION
<i>--00.00--</i>	EXISTING CONTOUR

[illegible]

NOT APPROVED FOR CONSTRUCTION



Rutherford, NJ • New York, NY • Boston, MA
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PRELIMINARY & FINAL MAJOR SITE PLAN

955 PLEASANT VALLEY WAY, LLC

PROPOSED SELF-STORAGE FACILITY

BLOCK 172.02, LOT 8.01 & 8.03
TAX MAP SHEET 116
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



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

**EXISTING CONDITIONS
PLAN**

DRAWING:

C-2

EXISTING TREE INVENTORY (TO BE REMOVED)			
TAG NUMBER	DIAMETER	COMMON NAME	CONDITION
135	13"	BLACK MAPLE	FAIR
136	36"	SYCAMORE	GOOD
137	10"	BLACK MAPLE	GOOD
147	10"	RED OAK	FAIR
148	8"	APPLE	POOR
149	10"	RED OAK	DEAD
150	12"	RED OAK	DEAD
151	8"	RED OAK	GOOD
152	DBL 6"	RED OAK	FAIR
153	12"	BLACK OAK	DEAD
155	10"	BLACK MAPLE	POOR
156	10"	RED OAK	DEAD
157	14"	BLACK OAK	DEAD
158	14"	SILVER MAPLE	POOR
159	8"	SILVER MAPLE	POOR
160	12"	BLACK OAK	GOOD
171	4"	SILVER MAPLE	DEAD
TOTAL TO BE REMOVED: 17 TREES			

EXISTING TREE INVENTORY (TO REMAIN)			
TAG NUMBER	DIAMETER	COMMON NAME	CONDITION
101	12"	WHITE PINE	POOR
102	10"	BLACK MAPLE	GOOD
103	9"	BLACK MAPLE	DEAD
104	10"	SILVER MAPLE	POOR
105	10"	SILVER MAPLE	POOR
106	9"	BLACK LOCUST	DEAD
107	7"	SILVER MAPLE	GOOD
108	8"	RED OAK	DEAD
109	7"	RED OAK	FAIR
110	12"	RED OAK	POOR
111	12"	RED OAK	POOR
112	7"	RED OAK	FAIR
113	9"	RED OAK	FAIR
114	9"	SILVER MAPLE	DEAD
115	13"	RED OAK	GOOD
116	8"	RED OAK	DEAD
117	13"	BLACK OAK	FAIR
118	9"	SILVER MAPLE	FAIR
119	10"	SILVER MAPLE	FAIR
120	DBL 10"	BLACK OAK	GOOD
121	15"	BLACK MAPLE	POOR
122	18"	BLACK OAK	FAIR
123	30"	SILVER MAPLE	DEAD
124	8"	SWEETGUM	GOOD
125	11"	SILVER MAPLE	GOOD
126	12"	SILVER MAPLE	GOOD
127	12"	BLACK OAK	FAIR
128	14"	BLACK OAK	GOOD
129	10"	BLACK OAK	GOOD
130	11"	BLACK OAK	DEAD
131	10"	BLACK OAK	DEAD
132	8"	BLACK OAK	DEAD
133	10"	BLACK OAK	DEAD
134	7"	SILVER MAPLE	GOOD

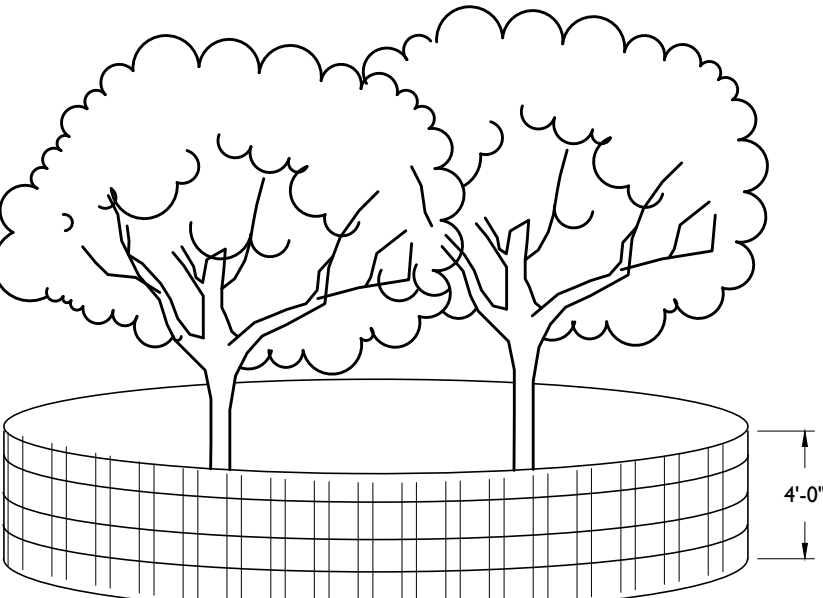
EXISTING TREE INVENTORY (TO REMAIN)			
TAG NUMBER	DIAMETER	COMMON NAME	CONDITION
138	12"	PALE HICKORY	POOR
139	14"	BLACK OAK	GOOD
140	15"	BLACK OAK	FAIR
141	8"	RED OAK	GOOD
142	18"	RED OAK	POOR
143	12"	RED OAK	GOOD
144	10"	RED OAK	FAIR
145	12"	SILVER MAPLE	POOR
146	12"	SILVER MAPLE	FAIR
147	10"	RED OAK	FAIR
148	5"	BLACK OAK	DEAD
149	5"	SILVER MAPLE	DEAD
150	4"	SILVER MAPLE	GOOD
151	4"	RED OAK	DEAD
152	4"	BLACK BIRCH	FAIR
153	5"	SILVER MAPLE	FAIR
154	5"	RED OAK	POOR
155	5"	BLACK LOCUST	DEAD
156	5"	BLACK LOCUST	DEAD
157	5"	BLACK MAPLE	FAIR
158	5"	RED OAK	FAIR
159	5"	SILVER MAPLE	FAIR
160	5"	BLACK OAK	DEAD
161	5"	BLACK OAK	DEAD
162	5"	BLACK OAK	DEAD
163	5"	BLACK OAK	DEAD
164	5"	BLACK OAK	DEAD
165	5"	BLACK OAK	DEAD
166	5"	SILVER MAPLE	FAIR
167	5"	RED OAK	POOR
168	5"	RED OAK	POOR
169	4"	BLACK LOCUST	DEAD
170	4"	BLACK LOCUST	DEAD
171	4"	BLACK MAPLE	FAIR
172	4"	RED OAK	FAIR
173	5"	SILVER MAPLE	FAIR
174	5"	SILVER MAPLE	FAIR
175	5"	SILVER MAPLE	FAIR
176	5"	BLACK OAK	DEAD
177	5"	BLACK OAK	DEAD
178	5"	BLACK OAK	DEAD
179	4"	BLACK OAK	DEAD
180	4"	BLACK OAK	DEAD
181	4"	SILVER MAPLE	FAIR
182	5"	BLACK LOCUST	POOR
183	5"	BLACK MAPLE	GOOD
184	5"	RED OAK	GOOD
185	5"	BLACK MAPLE	POOR
TOTAL TO REMAIN: 68 TREES			

TREE PROTECTION, REMOVAL, AND MITIGATION		
CODE SECTION	REQUIRED	PROPOSED
§ 25-27.7(c) PROCEDURES, FACTORS AND STANDARDS	TO THE GREATEST EXTENT POSSIBLE, SPECIMEN TREES AND OTHER LARGE TREES (TEN (10) INCH DBH AND GREATER) SHALL BE PRESERVED	COMPLIES
§ 25-27.8(a) TREE REPLACEMENT REQUIREMENT	AT LEAST THIRTY (30%) PERCENT OF THE TREES ON EACH PARTICULAR LOT OR DEVELOPMENT SITE SHALL BE PRESERVED	68 TREES TO REMAIN
§ 25-27.8(b) TREE REPLACEMENT REQUIREMENT	85 TOTAL TREES * (30%) = 25 TREES TO REMAIN	
§ 25-27.8(g) 1. (a) TREE REPLACEMENT REQUIREMENT	FOR EACH TREE REMOVED DBH OF FOUR (4) INCHES TO NO MORE THAN SIX (6) INCHES, THE APPLICANT SHALL PLANT A MAJOR OR MINOR TREE	22 TOTAL MINOR TREES PROPOSED
§ 25-27.8(g) 1. (b) TREE REPLACEMENT REQUIREMENT	[2 TOTAL TREES 4" TO < 6" DBH TO BE REMOVED]	REFER TO PLANTING PLAN FOR TREE LOCATION
§ 25-27.8(g) 1. (b) TREE REPLACEMENT REQUIREMENT	2 TOTAL MAJOR OR MINOR TREES REQUIRED TO BE PLANTED	
§ 25-27.8(g) 1. (b) TREE REPLACEMENT REQUIREMENT	FOR EACH TREE REMOVED A DBH OF MORE THAN SIX (6) INCHES, THE APPLICANT SHALL PLANT A MAJOR TREE AS DEFINED IN THIS SECTION ON THE REMOVAL PROPERTY.	REFER TO PLANTING PLAN FOR TREE LOCATION
§ 25-27.8(g) 1. (b) TREE REPLACEMENT REQUIREMENT	[15 TOTAL TREES 6" > DBH TO BE REMOVED]	
§ 25-27.8(g) 1. (b) TREE REPLACEMENT REQUIREMENT	15 TOTAL MAJOR TREES REQUIRED TO BE PLANTED	



Know what's below
Call before you dig.

SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LOD
---	LIMIT OF DISTURBANCE



NOTES:
1. SHOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
3. SHOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6" FROM TREE TRUNK IF NECESSARY.
4. IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.

TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION FENCE SHOULD BE PLACED AROUND THE DRIP LINE OF TREES TO REMAIN

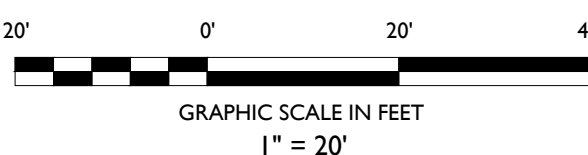
PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION "ZONE" FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL". NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELLED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL".
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE REGRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL".

DEMOLITION NOTES

- THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
- EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
- ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
- DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



T:\2019\1153 SOLIDWORK BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\001\DWG\1153.DWG

PER TOWNSHIP COMMENTS
PER SITE PLAN REVIEW ADVISORY BOARD MEETING
FOR TOWNSHIP SUBMISSION

03
02
01

DATE
ISSUE

BY

DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
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PRELIMINARY & FINAL MAJOR SITE PLAN

955 PLEASANT VALLEY WAY, LLC

PROPOSED SELF-STORAGE FACILITY

BLOCK 17.02, 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:
DEMOLITION & TREE
REMOVAL PLAN

DRAWING:
C-3

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 189.13 FT) = 5,922.63 SF + 6,619.55 SF = 12,542.18 SF 12,542.18 SF x 15% = 1,881.33 SF > 120 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 19 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 16.5 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

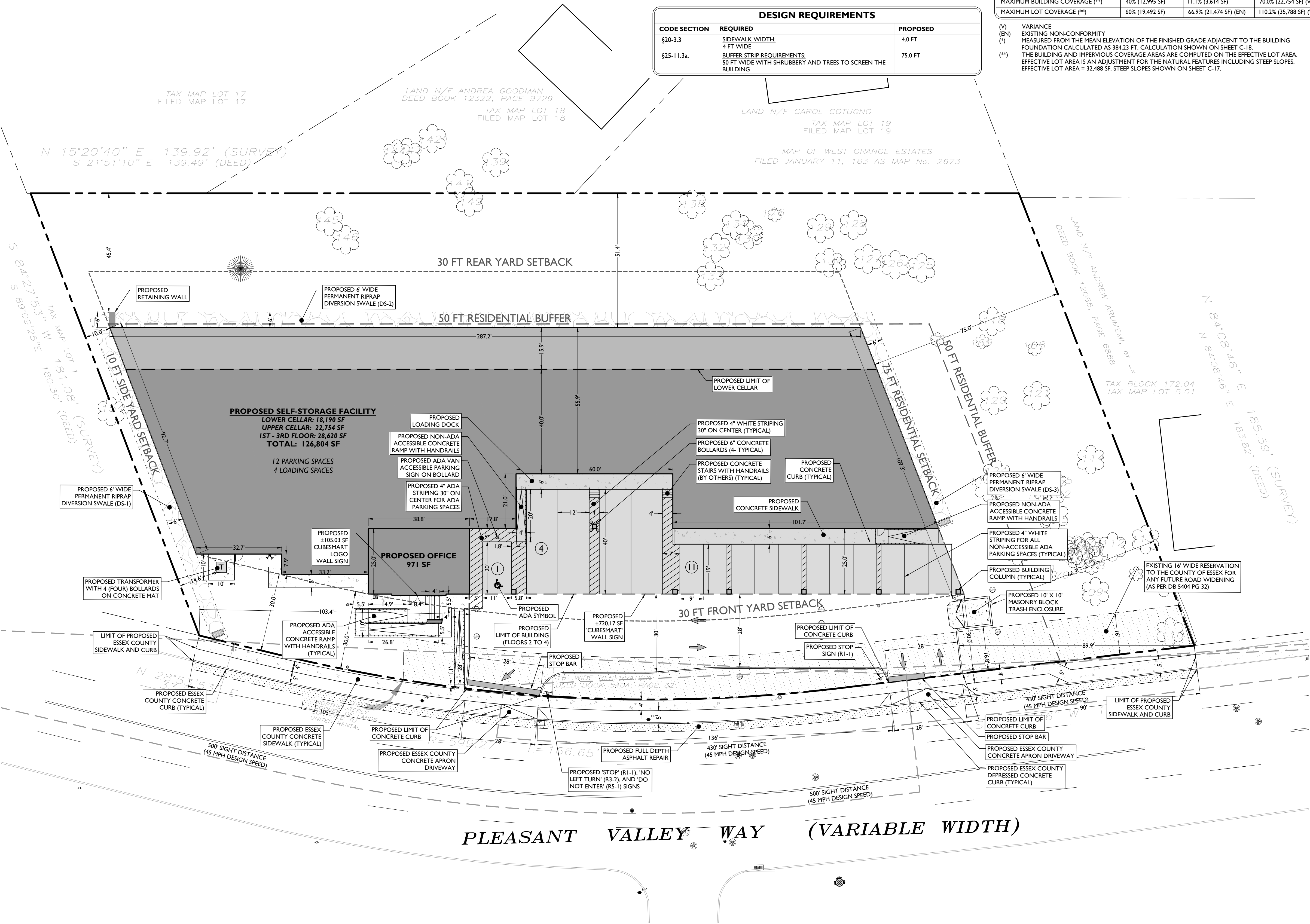
(V) VARIANCE

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

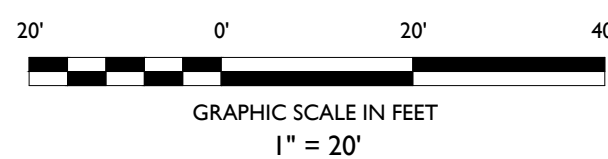
LAND USE AND ZONING			
BLOCK 172.02, LOT 8.01 & 8.03			
GENERAL BUSINESS (B-2)			
PROPOSED USE	NON-PERMITTED USE (V)		
SELF-STORAGE FACILITY			
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MAXIMUM HEIGHT	2.5 STORIES / 35 FT	N/A	3 STORIES / 46.3 FT* (V)
MINIMUM LOT AREA	10,000 SF (0.23 AC)	70,131 SF (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% (22,754 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
[Solid Grey Box]	PROPOSED BUILDING
[Hatched Box]	PROPOSED CONCRETE
[Wavy Line]	PROPOSED BUILDING DOORS
[Circle with Dot]	PROPOSED SIGNS / BOLLARDS



- 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.
 - 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.



PER TOWNSHIP COMMENTS
PER SITE PLAN REVIEW ADVISORY BOARD MEETING
FOR TOWNSHIP SUBMISSION

03
02
01

06/26/2020
06/03/2020
05/29/2020

ISSUE

DATE

BY

DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefielddeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

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

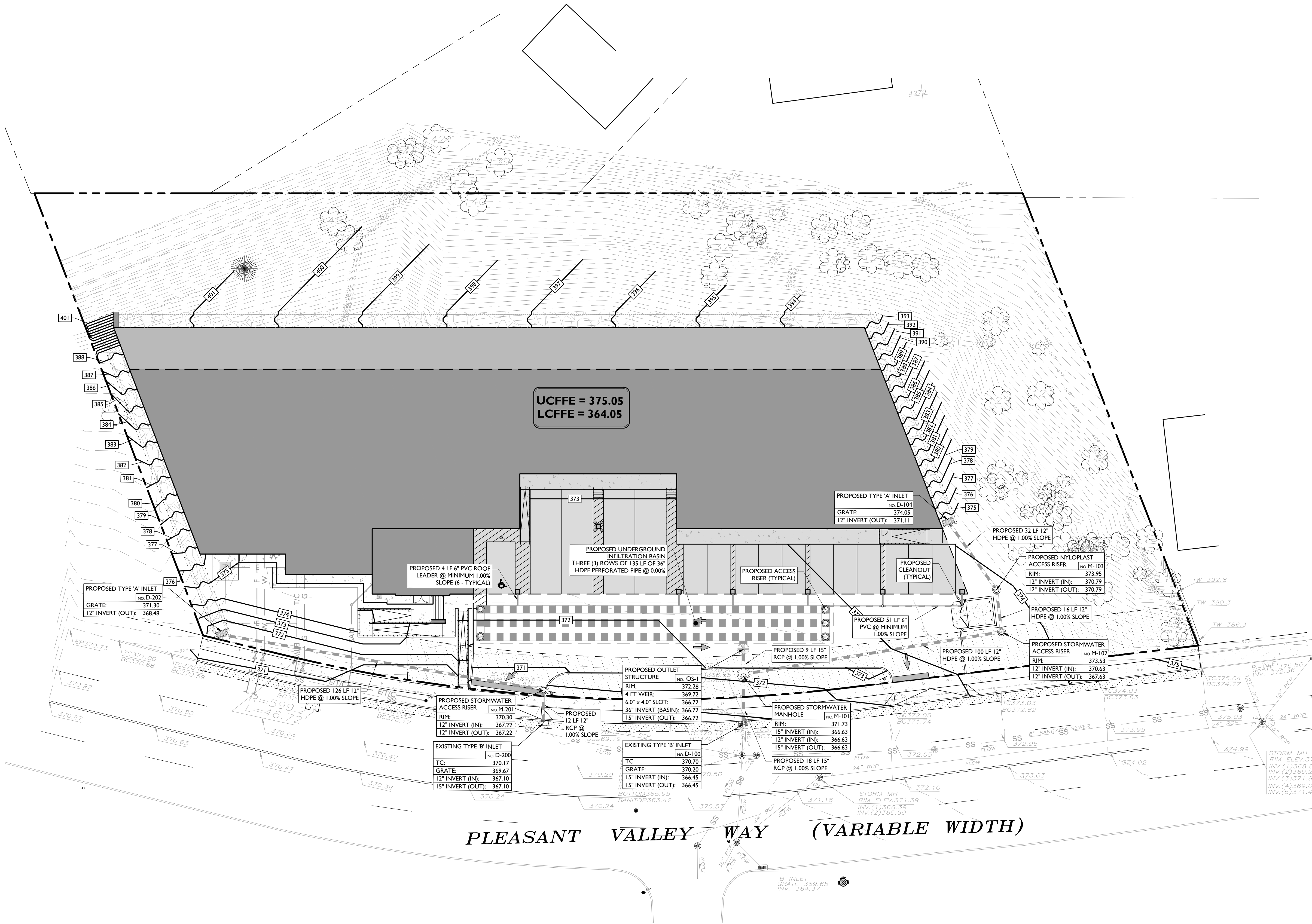
STONEFIELD
engineering & design

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

TITLE: SITE PLAN

DRAWING: C-4

T:\2019\1153 SOLIDOR BUILDERS - 955 PLEASANT VALLEY WAY - WEST GRABBER - 11/20/2019\DWG\1153-01.DWG



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING

Drainage and Utility Notes

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

Excavation, Soil Preparation, and Dewatering Notes

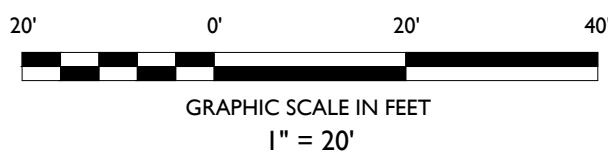
1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL. ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNER. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

Stormwater Infiltration BMP Construction Notes

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 10 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

Stormwater Underground BMP Construction Notes

1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.



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PRELIMINARY & FINAL MAJOR SITE PLAN

955 PLEASANT VALLEY WAY, LLC

PROPOSED SELF-STORAGE FACILITY

BLOCK 17, 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



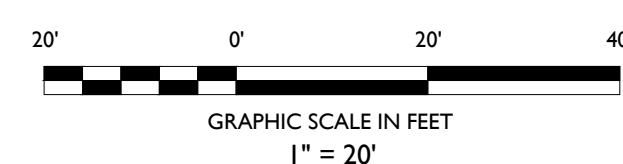
SCALE: 1" = 20' PROJECT ID: T-19153

TITLE:

STORMWATER
MANAGEMENT PLAN

DRAWING:

C-6



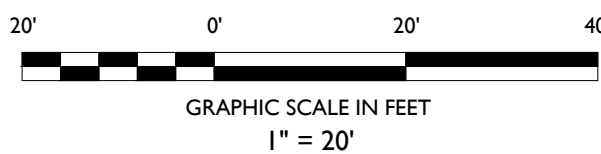
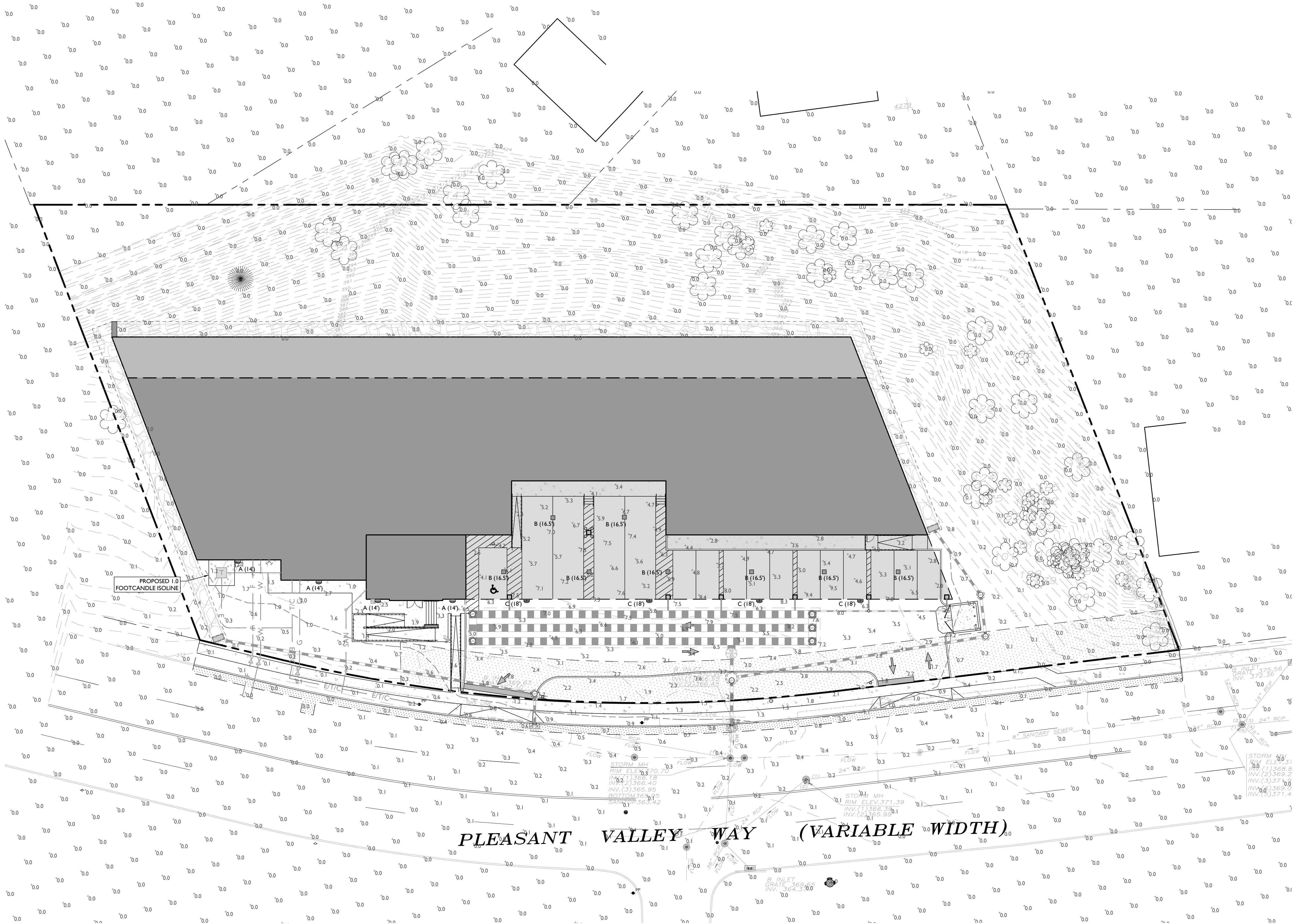
3201 QT. 19153 SCL OMEN BLUE BERS. 955 PLEASANT VALLEY WAY. WEST ORANGE, NJ 07060 PIOTR.DP.07.11.11 DWG

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER IES FILE
	A	4	CREE NOCTURA WALL MOUNT - 1,600 LUMENS - 40K - 12 WATTS	-	0.90	CREE LIGHTING NTW-A-WM-T3-1L-40K-UL-BZ_CONFIGURED.IES
	B	5	CREE EDGE CANOPY LIGHT - 40 LED - 350mA - 40K - 46 WATTS	SYMMETRIC	0.90	ITL79570_CAN-EDG-SL-DM-04-E-UL-350-40K.IES
	C	4	CREE SECURITY WALL MOUNTED LIGHT - 80 LED - 350mA - 40K	4M	0.90	SEC-EDG-4M--08-E-UL-350-40K-CONFIGURED.IES

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-14.2	MINIMUM LEVELS OF ILLUMINATION PEDESTRIAN WALKWAYS 0.9 FOOT CANDLES PARKING AREAS 2.0 FOOT CANDLES	1.0 FC 2.0 FC

SYMBOL	DESCRIPTION
-----	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOT CANDLES)
	PROPOSED BUILDING MOUNTED LIGHT

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



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NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

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

TITLE:

LIGHTING PLAN

DRAWING:

C-8

SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	DUNELLEN SUBSTRATUM COMPLEX - URBAN LAND (DUUB)
PERCENT OF SITE COVERAGE	100.0%
HYDROLOGIC SOIL GROUP	A
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	1.98 TO 5.95 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES

THE SUBJECT PROPERTY IS LOCATED WITHIN AN URBAN REDEVELOPMENT AREA (METROPOLITAN PLANNING AREA (PAI)) AND IS THEREFORE EXEMPT FROM COMPACTION REMEDIATION

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.



Know what's below
Call before you dig.

STABILIZATION SPECIFICATIONS:

- I.A. TEMPORARY SEEDING AND MULCHING:
GROUND LIME/STONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- I.B. PERMANENT SEEDING AND MULCHING:
TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
GROUND LIME/STONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

DUST CONTROL NOTES

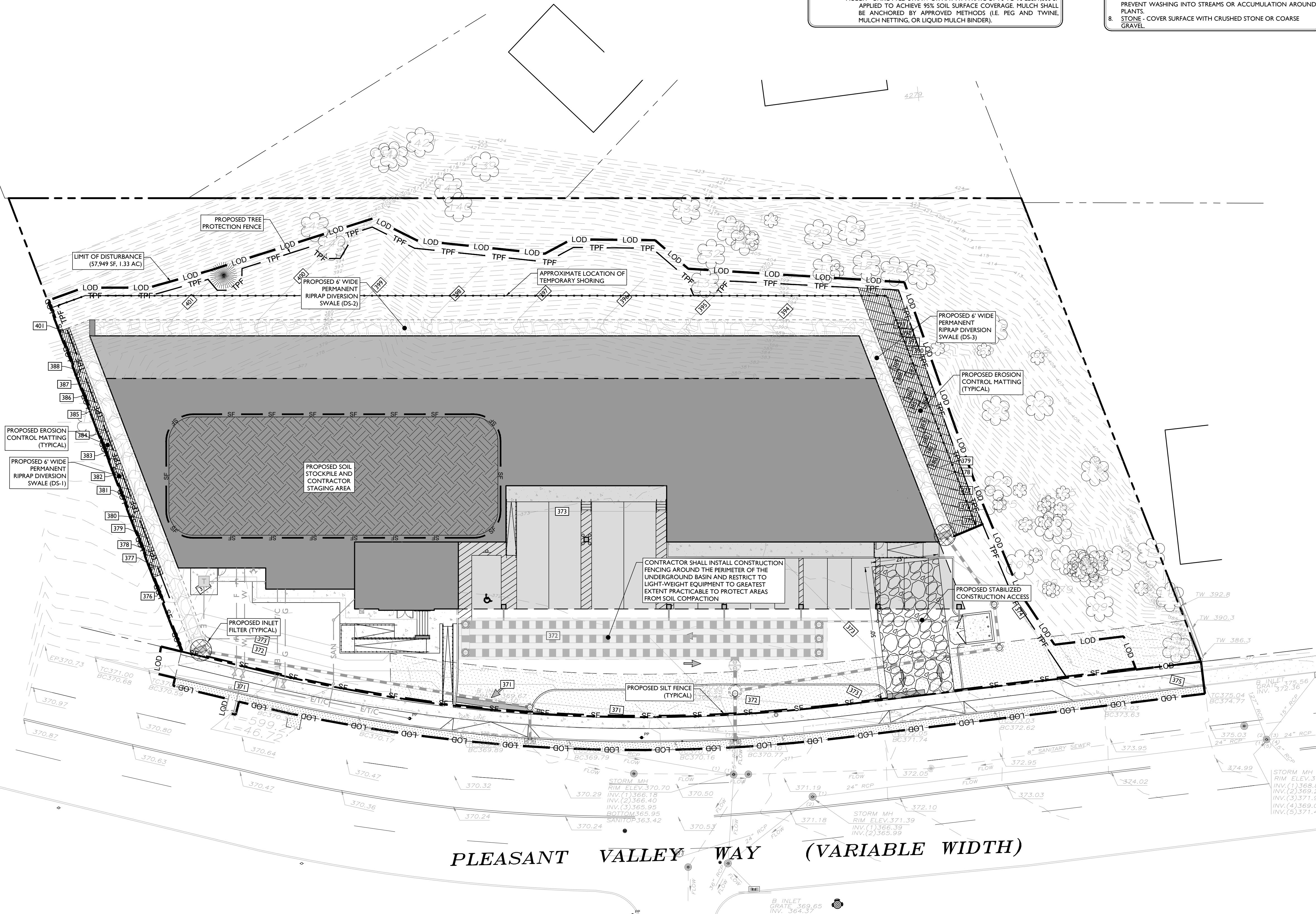
1. MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1.
2. VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1; PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1.
3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.
4. 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.
5. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
6. 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.
7. CALCIUM CHLORIDE - 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 MOIST 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.
8. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SYMBOL

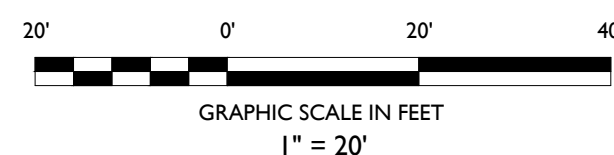
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	LOD
---	PROPOSED LIMIT OF DISTURBANCE
---	SF
---	PROPOSED SILT FENCE
---	TPF
---	PROPOSED TREE PROTECTION FENCE
---	PROPOSED STOCKPILE & EQUIPMENT STORAGE
---	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED EROSION CONTROL MATTING

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/15-5/15 AND FALL - 8/15 - 10/1.
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BINDERS, OR NETTING TIE DOWN, OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX: (862) 333-4507 OR EMAIL: INFORMATION@HEPSCD.ORG
9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SLUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 50 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.



PLEASANT VALLEY WAY (VARIABLE WIDTH)



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Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 • Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN
955 PLEASANT VALLEY WAY, LLC
PROPOSED SELF-STORAGE FACILITY

BLOCK 17.02, 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

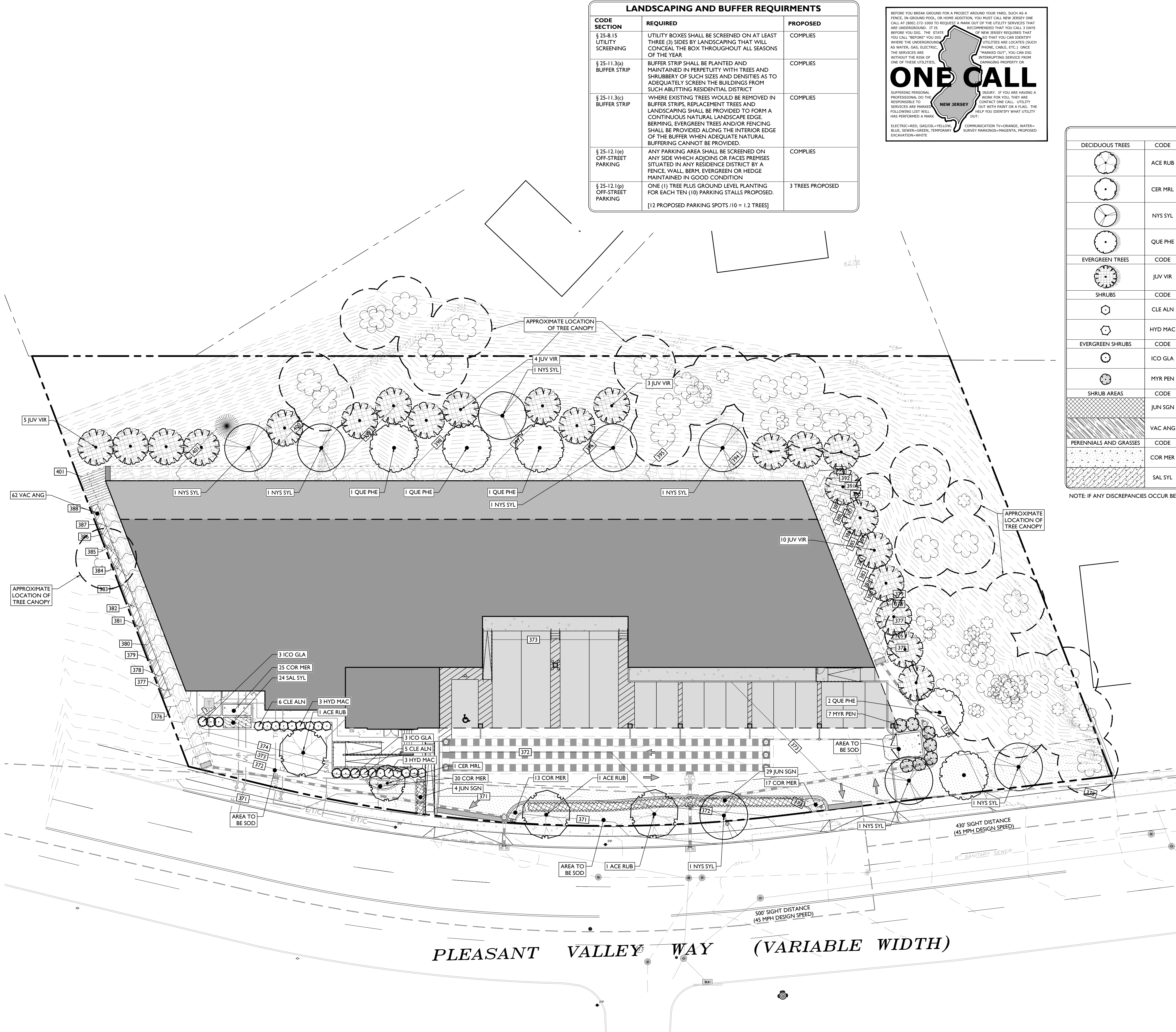
SCALE: 1" = 20' PROJECT ID: T-19153

TITLE:
SOIL EROSION &
SEDIMENT CONTROL
PLAN

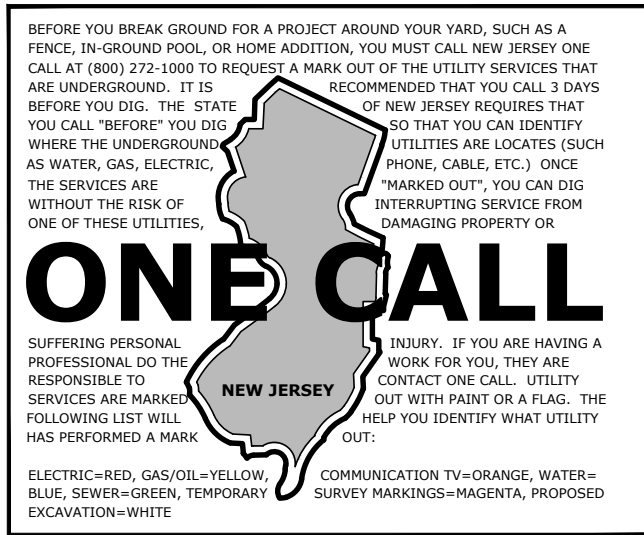
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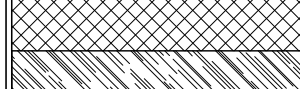
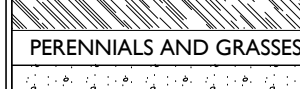
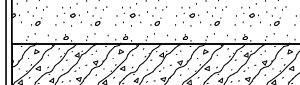
C-9

T:\2019\1153 SOLIDWORK BUILDERS - 955 PLEASANT VALLEY WAY - WEST ORANGE - 1153\LANDSCAPING



LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-8.15 UTILITY SCREENING	UTILITY BOXES SHALL BE SCREENED ON AT LEAST THREE (3) SIDES BY LANDSCAPING THAT WILL CONCEAL THE BOX THROUGHOUT ALL SEASONS OF THE YEAR	COMPLIES
§ 25-11.3(a) BUFFER STRIP	BUFFER STRIP SHALL BE PLANTED AND MAINTAINED IN PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDINGS FROM SUCH ABUTTING RESIDENTIAL DISTRICT	COMPLIES
§ 25-11.3(c) BUFFER STRIP	WHERE EXISTING TREES WOULD BE REMOVED IN BUFFER STRIPS, REPLACEMENT TREES AND LANDSCAPING SHALL BE PROVIDED TO FORM A CONTINUOUS NATURAL LANDSCAPE EDGE. BERMING, EVERGREEN TREES AND/OR FENCING SHALL BE PROVIDED ALONG THE INTERIOR EDGE OF THE BUFFER WHEN ADEQUATE NATURAL BUFFERING CANNOT BE PROVIDED.	COMPLIES
§ 25-12.1(e) OFF-STREET PARKING	ANY PARKING AREA SHALL BE SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HEDGE MAINTAINED IN GOOD CONDITION	COMPLIES
§ 25-12.1(g) OFF-STREET PARKING	ONE (1) TREE PLUS GROUND LEVEL PLANTING FOR EACH TEN (10) PARKING STALLS PROPOSED. [12 PROPOSED PARKING SPOTS / 10 = 1.2 TREES]	3 TREES PROPOSED



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ACE RUB	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" - 3" CAL	B&B
	CER MRL	1	CERCIS CANADENSIS 'MERLOT'	MERLOT REDBUD	2.5" - 3" CAL	B&B
	NYS SYL	8	NYSSA SYLVATICA	SOUR GUM	2.5" - 3" CAL	B&B
	QUE PHE	5	QUERCUS PHELLOS	WILLOW OAK	2.5" - 3" CAL	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JUV VIR	22	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7' - 8' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CLE ALN	11	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24" - 30"	POT
	HYD MAC	6	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	24" - 30"	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ICO GLA	6	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT
	MYR PEN	7	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	18" - 24"	POT
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JUN SGN	33	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	3 GAL.	POT, 42" O.C.
	VAC ANG	62	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	15" - 18"	POT, 24" O.C.
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	COR MER	75	COREOPSIS X 'MERCURY RISING'	MERCURY RISING TICKSEED	1 GAL.	POT, 18" O.C.
	SAL SYL	24	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL.	POT, 18" O.C.

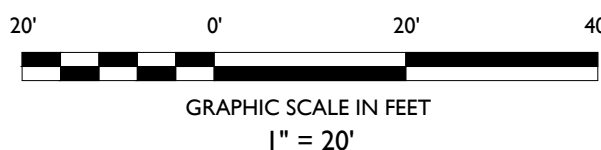
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



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STONEFIELD
engineering & design

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

TITLE:

LANDSCAPING PLAN

DRAWING:

C-11

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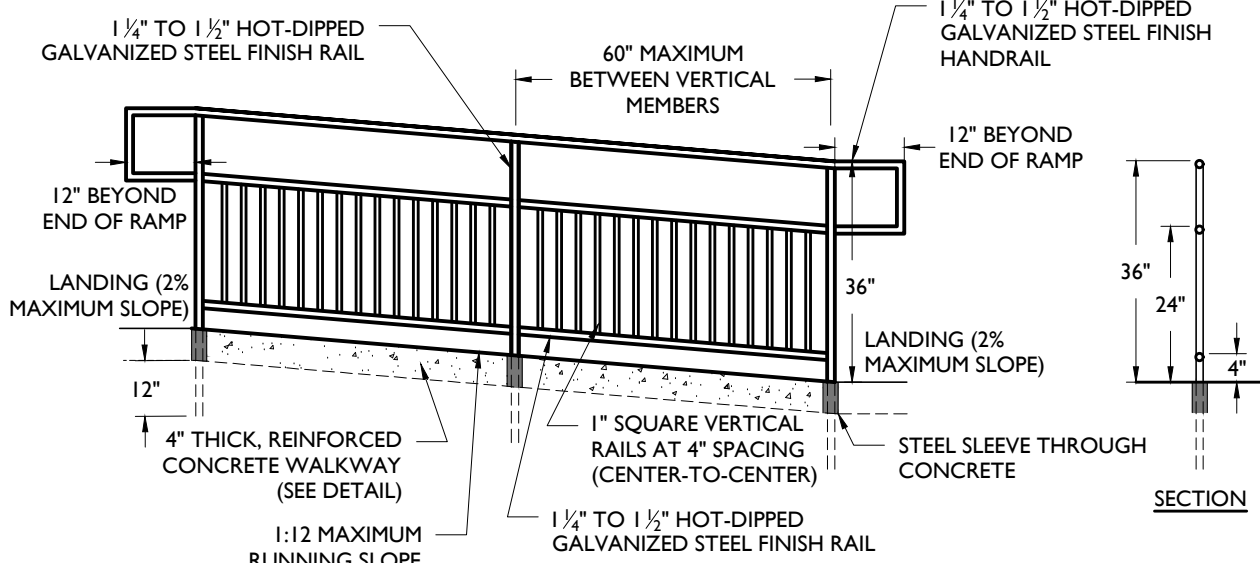
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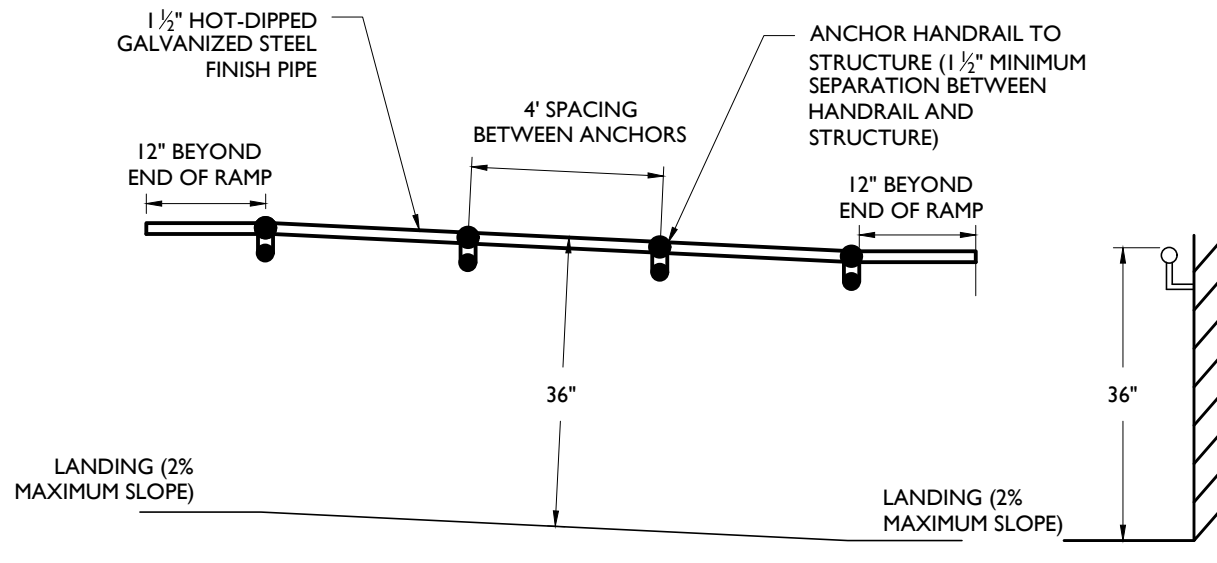
NOT APPROVED FOR CONSTRUCTION

PER TOWNSHIP COMMENTS		PER SITE PLAN REVIEW ADVISORY BOARD MEETING		FOR TOWNSHIP SUBMISSION		DESCRIPTION	
						BY	
						DATE	
03	02	01	01	01	01	ISSUE	



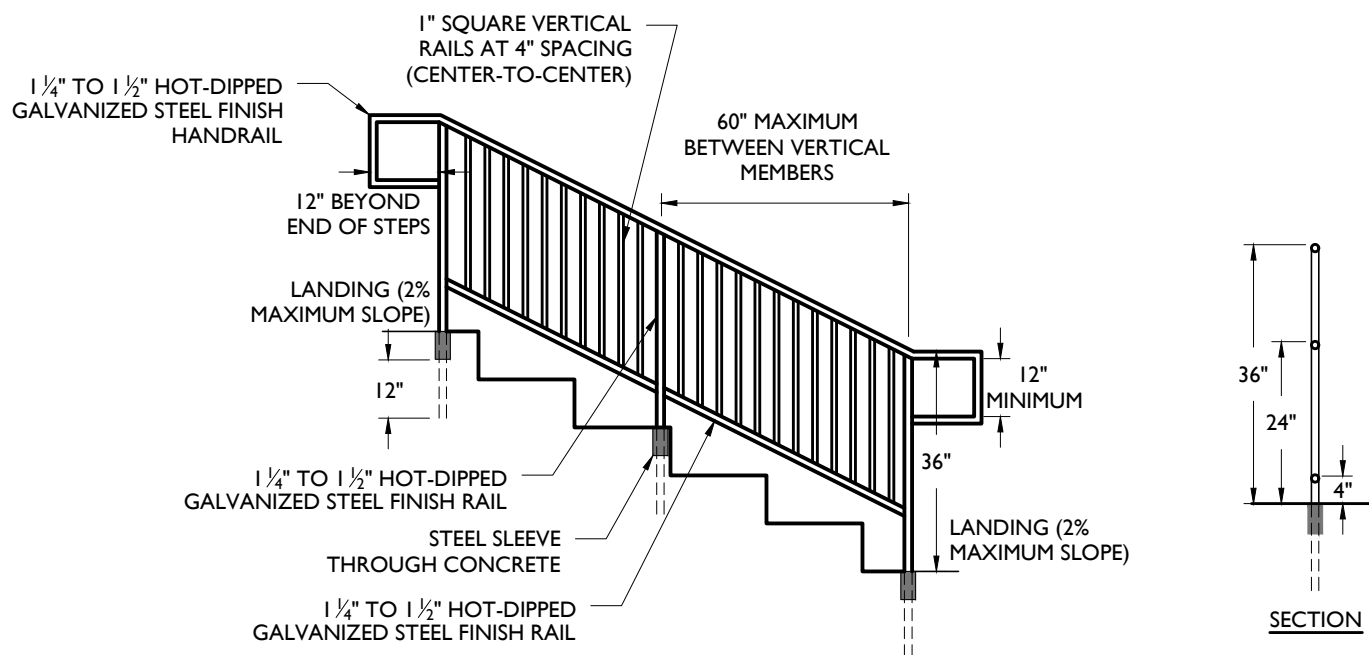
HANDRAIL DETAIL ON RAMP

- NOTES:
1. SEE PLAN FOR RAMP DIMENSIONS
 2. GRIND ALL WELDS SMOOTH
 3. HANDRAIL TO BE INSET 6" FROM EDGE OF CONCRETE
 4. 30" MAXIMUM RISE IN ELEVATION BETWEEN LANDINGS
 5. RAMPS SHALL HAVE RAILINGS ON BOTH SIDES WITH 36" MINIMUM CLEARANCE BETWEEN RAILS



HANDRAIL DETAIL MOUNTED TO
STRUCTURE ADJACENT TO RAMP

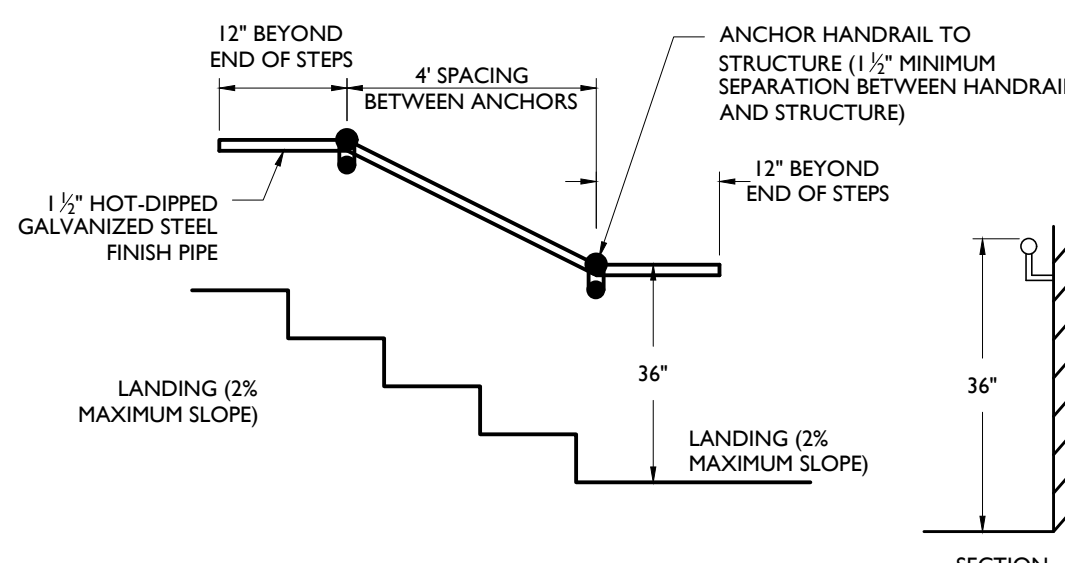
NOT TO SCALE



HANDRAIL DETAIL ON STEPS

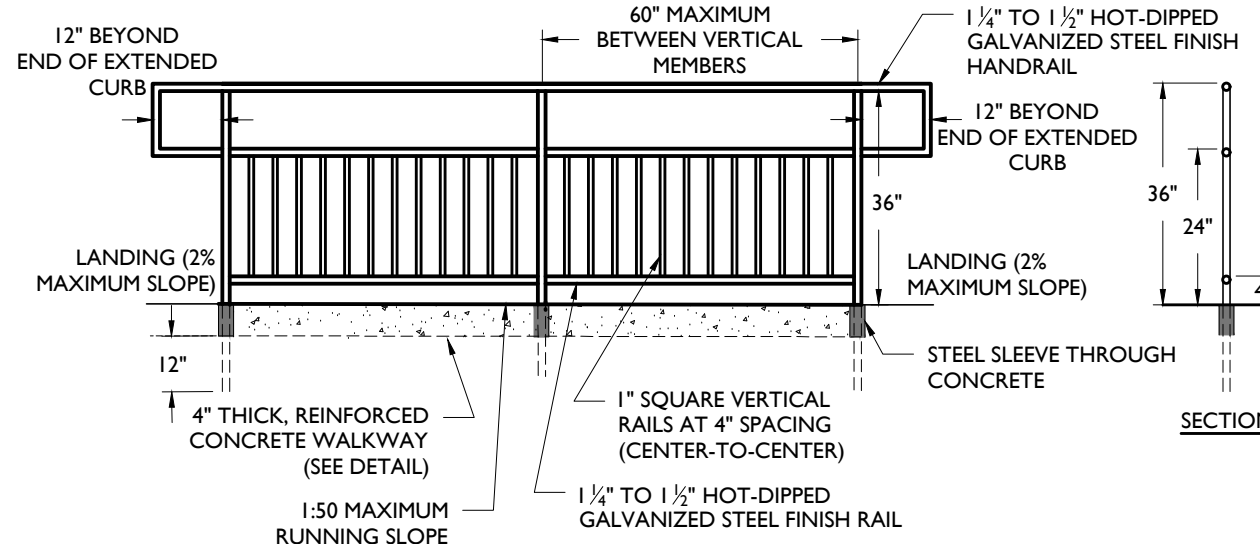
NOT TO SCALE

- NOTES:
1. SEE PLAN FOR STEP DIMENSIONS
 2. GRIND ALL WELDS SMOOTH
 3. HANDRAIL TO BE INSET 6" FROM EDGE OF CONCRETE
 4. STEPS SHALL HAVE RAILINGS ON BOTH SIDES WITH 36" MINIMUM CLEARANCE BETWEEN RAILS
 5. VERTICAL RAIL REQUIRED AT TOP AND BOTTOM OF STEPS



HANDRAIL DETAIL MOUNTED TO
STRUCTURE ADJACENT TO STEPS

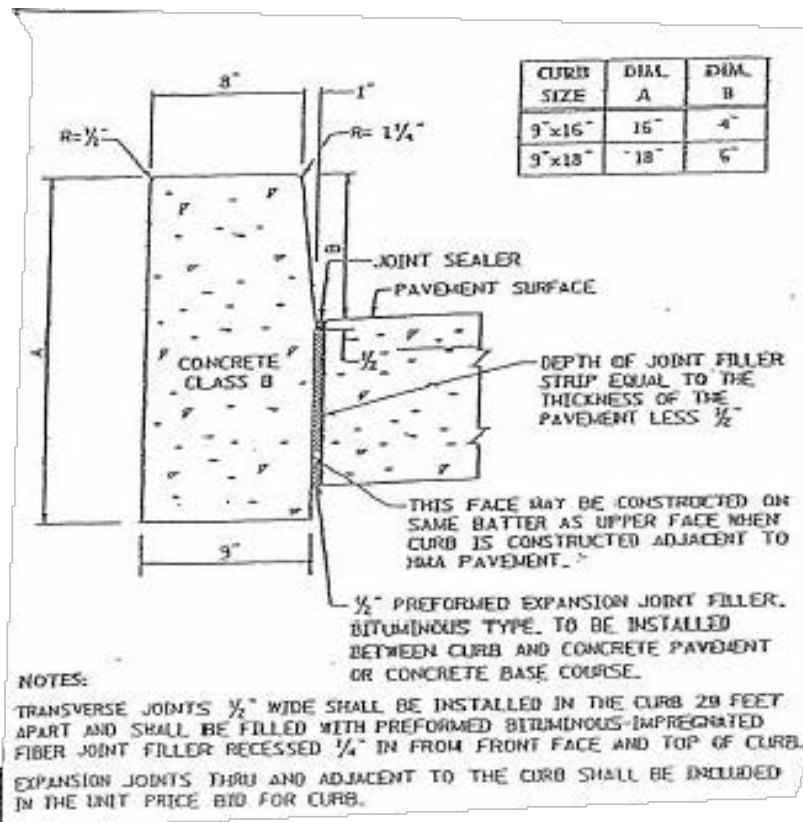
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HANDRAIL DETAIL ON WALKWAY

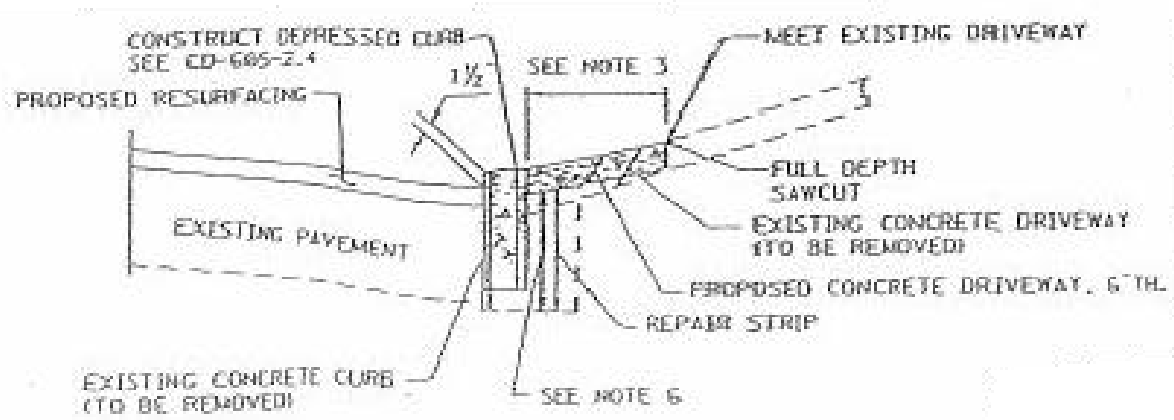
NOT TO SCALE

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 3. HANDRAIL TO BE INSET 6" FROM EDGE OF CONCRETE
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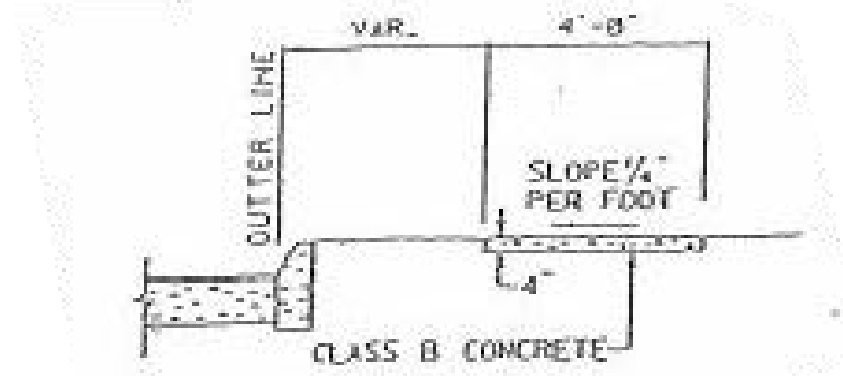
CONCRETE CURB DETAIL
(FOR USE WITHIN THE COUNTY ROW)

NOT TO SCALE



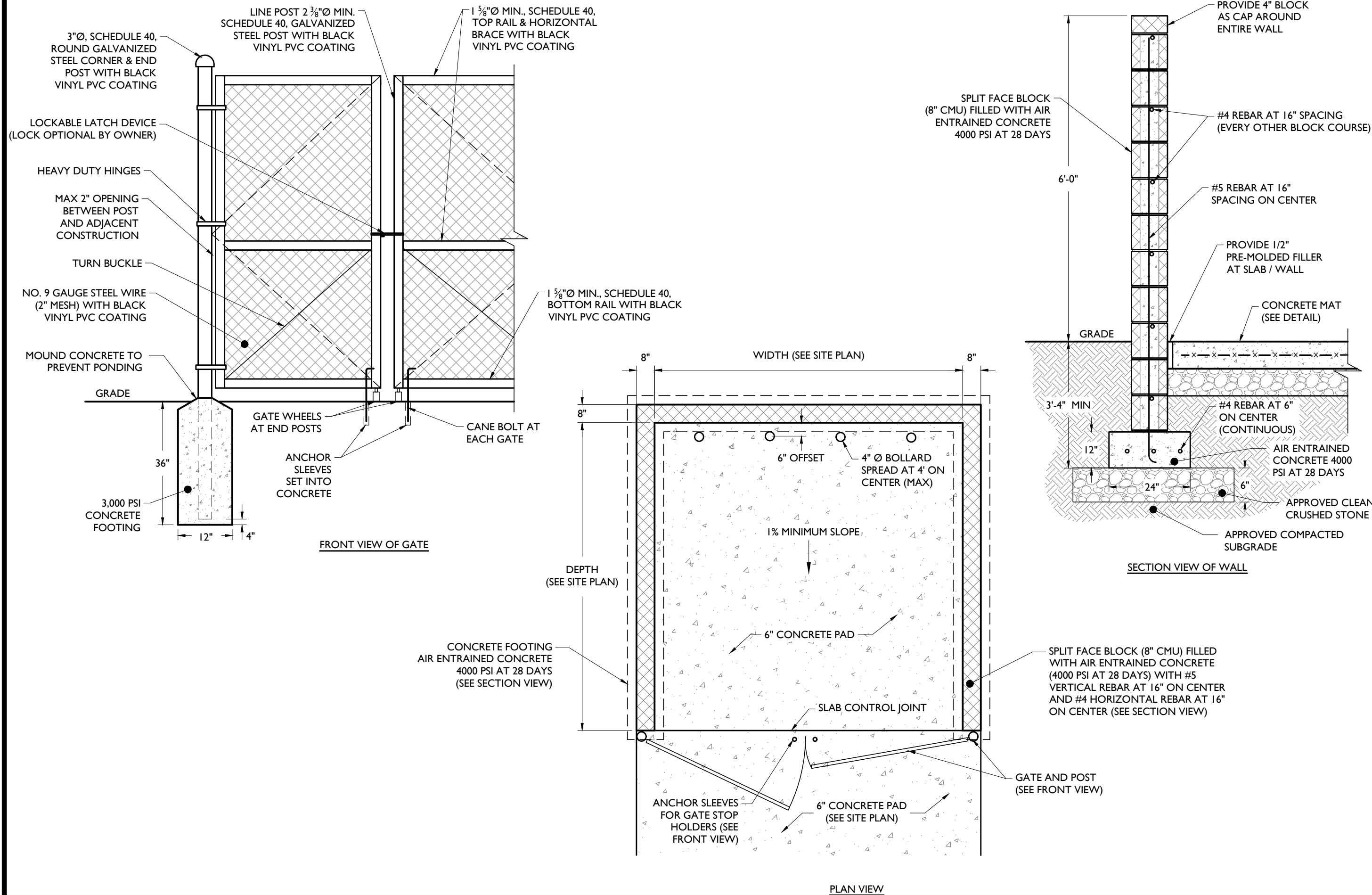
CONCRETE DRIVEWAY WITH DEPRESSED CURB
(FOR USE WITHIN THE COUNTY ROW)

NOT TO SCALE



CONCRETE SIDEWALK
(FOR USE WITHIN THE COUNTY ROW)

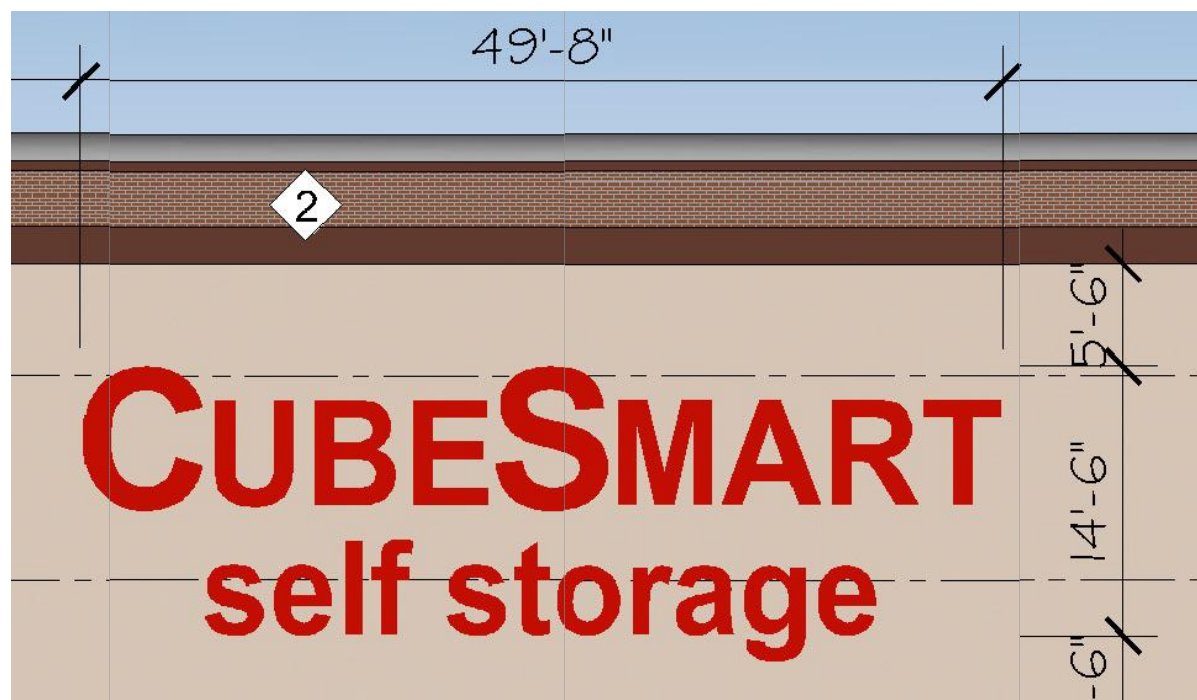
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TRASH ENCLOSURE DETAIL

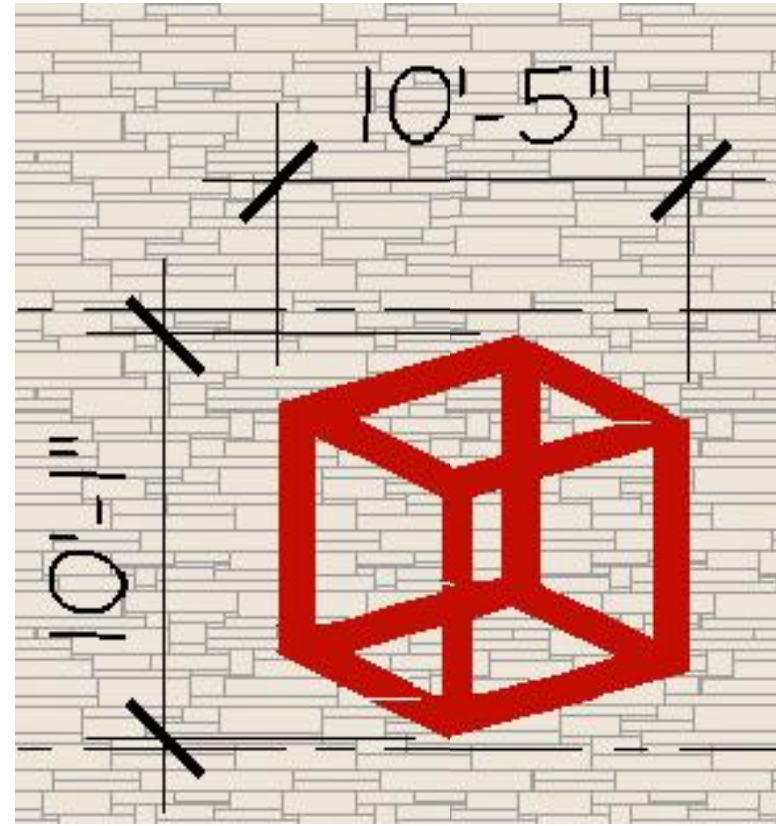
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NOTE:
BLOCK COLOR TO MATCH BUILDING
OR AS SPECIFIED BY OWNER



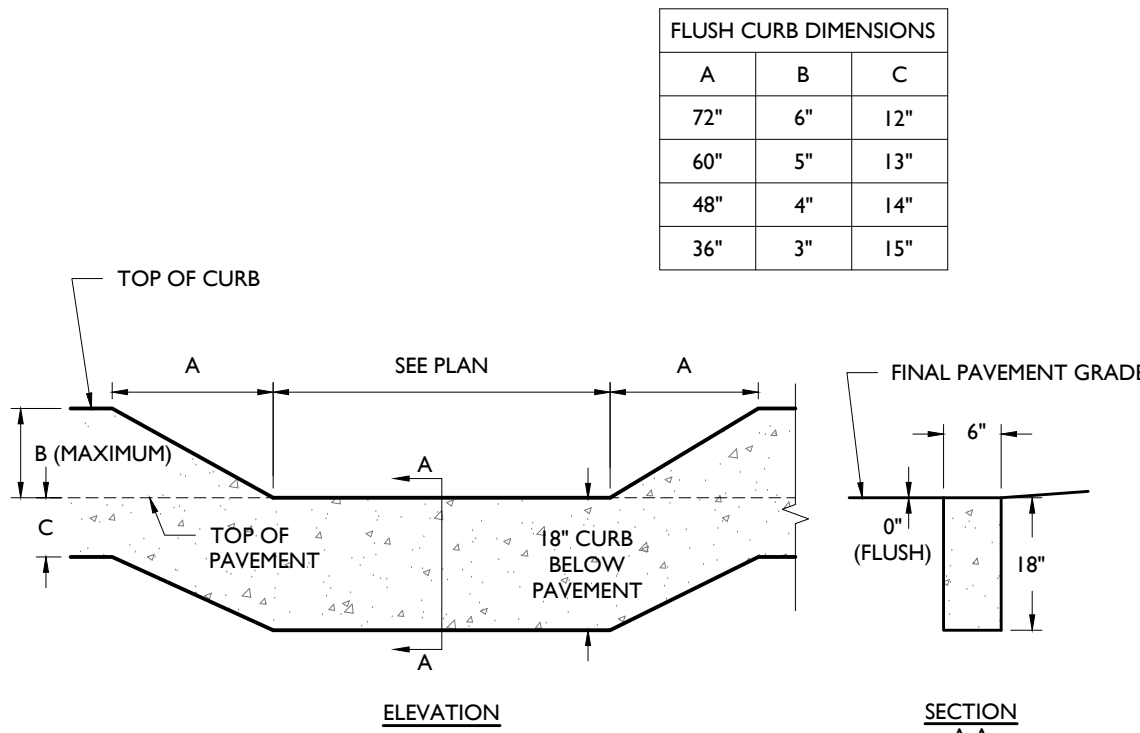
CUBESMART SIGNAGE

NOT TO SCALE



CUBESMART LOGO SIGNAGE

NOT TO SCALE



FLUSH CURB DETAIL

NOT TO SCALE

FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"

T:\2019\17153 SOLIDOR BUILDERS - 955 PLEASANT VALLEY WAY - WEST ORANGE, NJ\04012019\17153-14-BUILDING

				DESCRIPTION	
				PER TOWNSHIP COMMENTS	BY
				PER SITE PLAN REVIEW ADVISORY BOARD MEETING	DATE
				FOR TOWNSHIP SUBMISSION	ISSUE
03	02	01			

NOT APPROVED FOR CONSTRUCTION

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SCALE: AS SHOWN PROJECT ID: T-19153

TITLE:

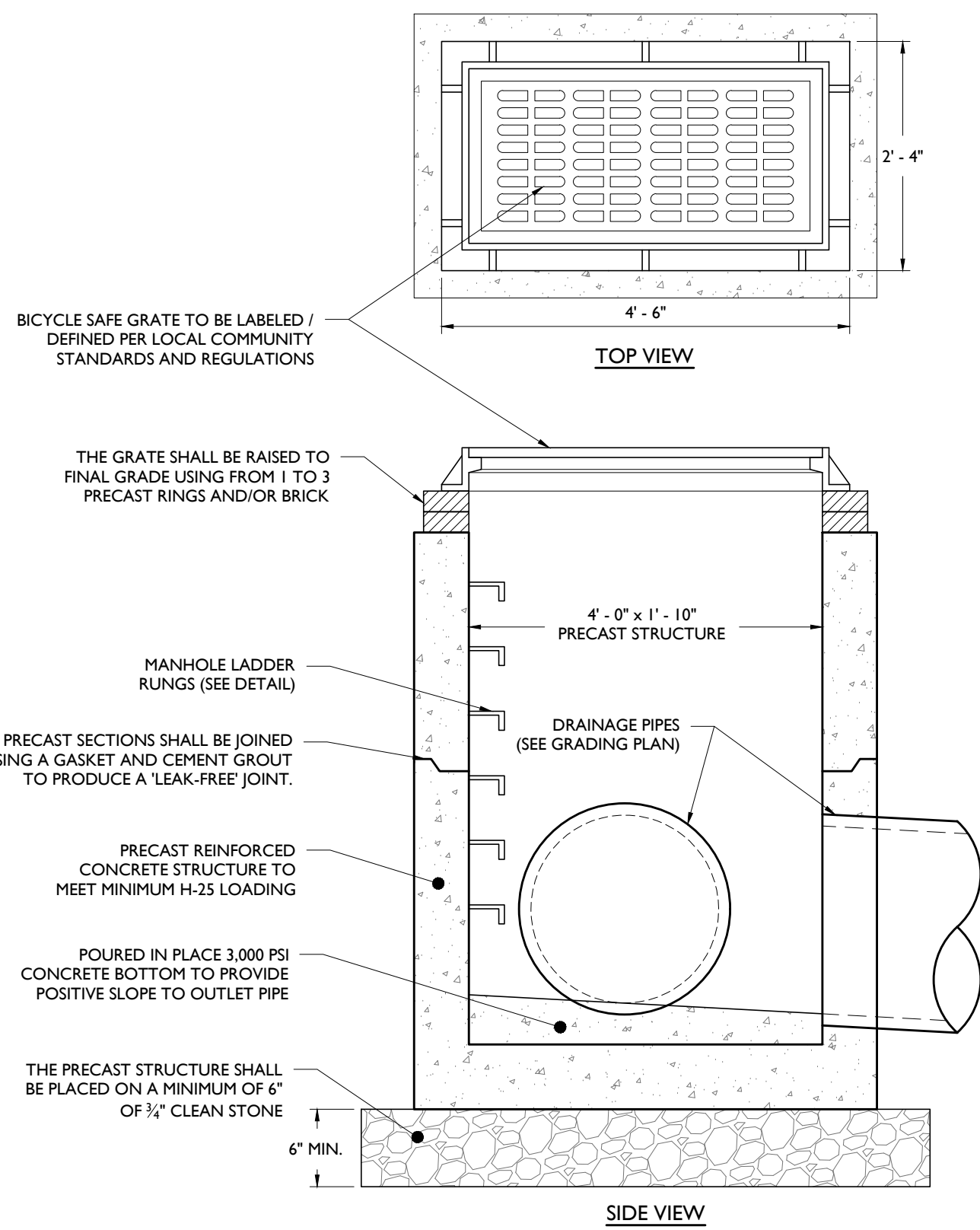
CONSTRUCTION
DETAILS

DRAWING:

C-14

T:\2019\19153 SOLIDORCH BUILDERS - 955 PLEASANT VALLEY WAY - WEST ORANGE, NJ\04012019\19153-11-14-2019.DWG

- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

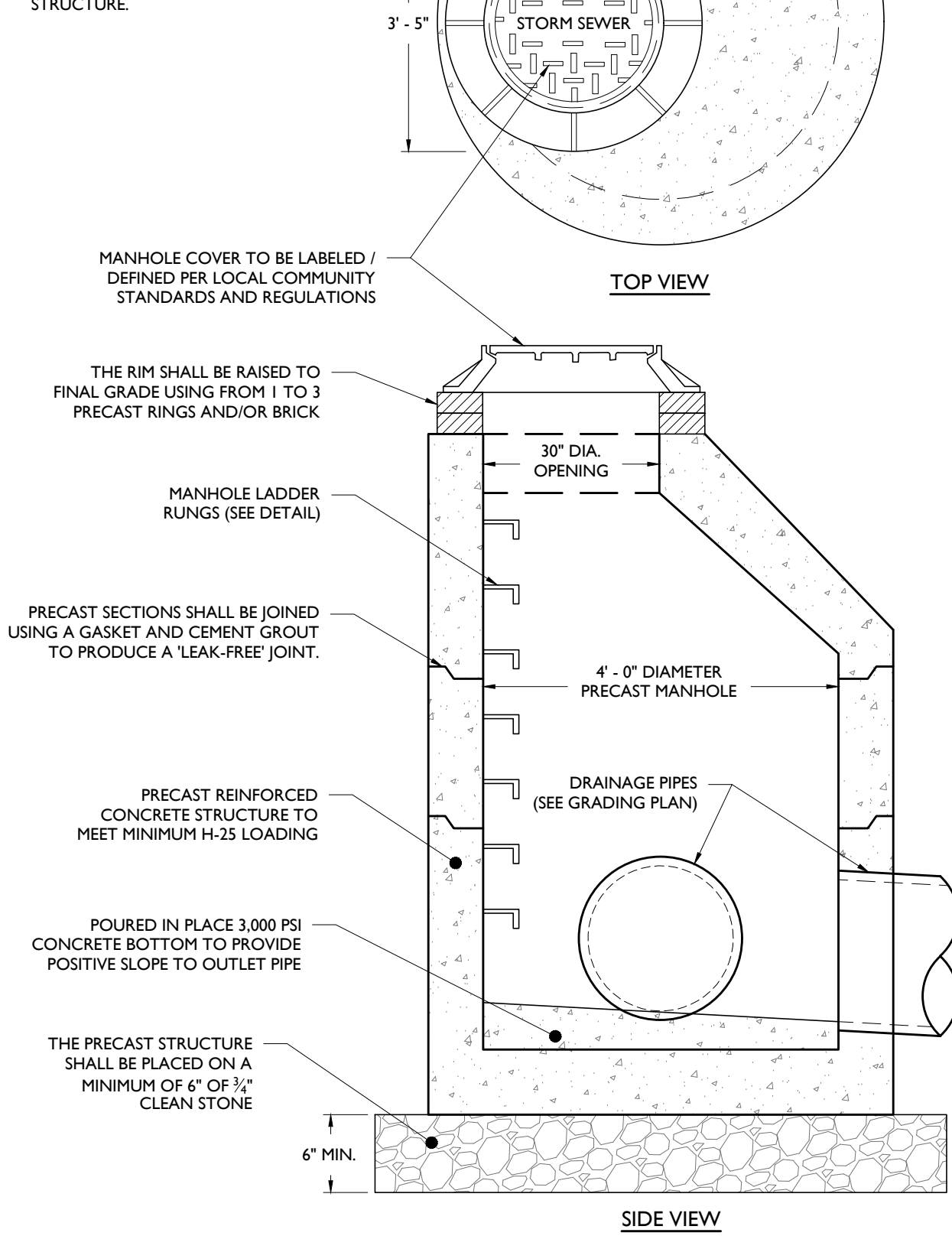


TYPE 'A' STORM INLET DETAIL

NOT TO SCALE

1

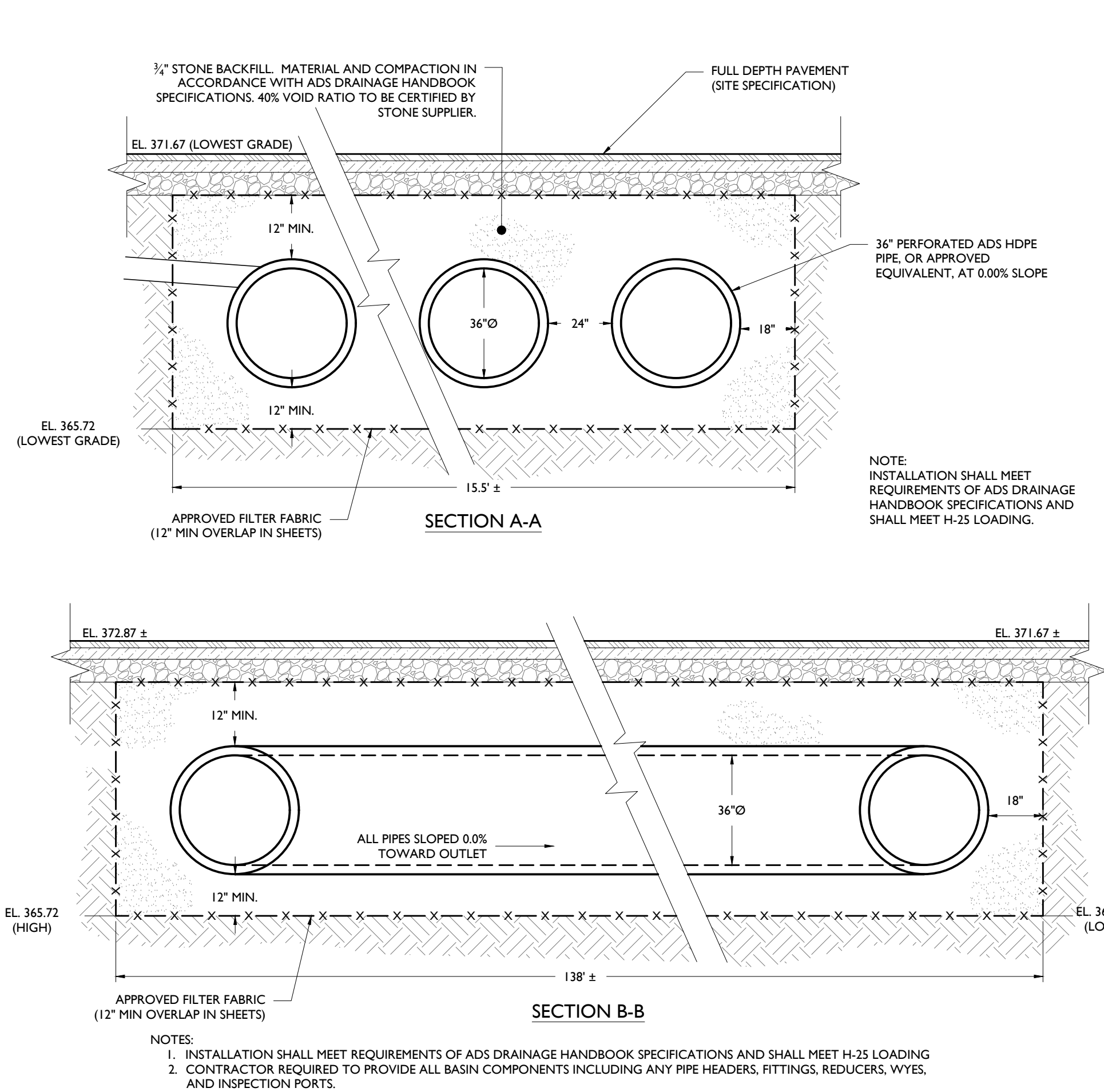
- NOTES:
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 2. FRAME AND COVER TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.



STORM MANHOLE DETAIL

NOT TO SCALE

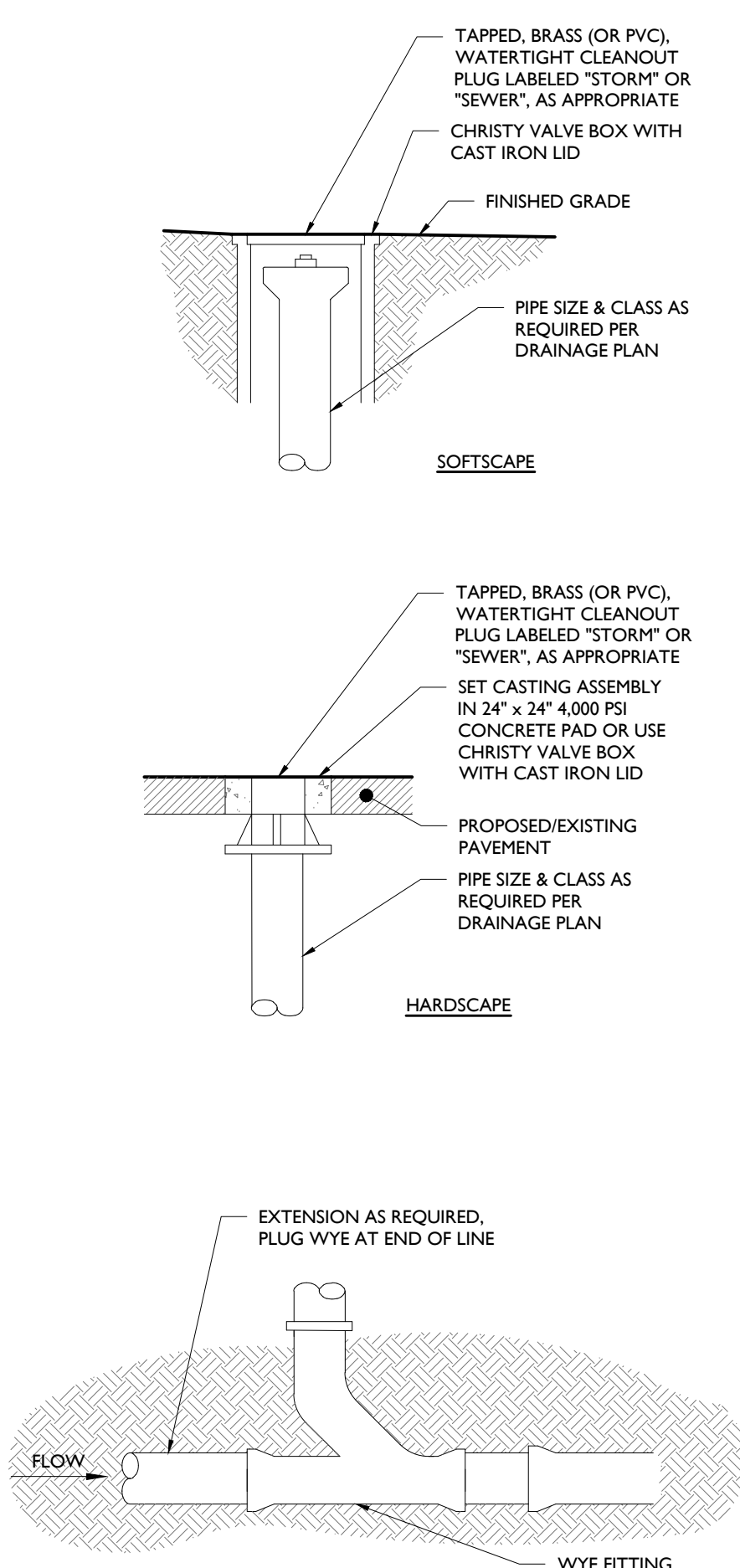
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UNDERGROUND INFILTRATION BASIN DETAIL

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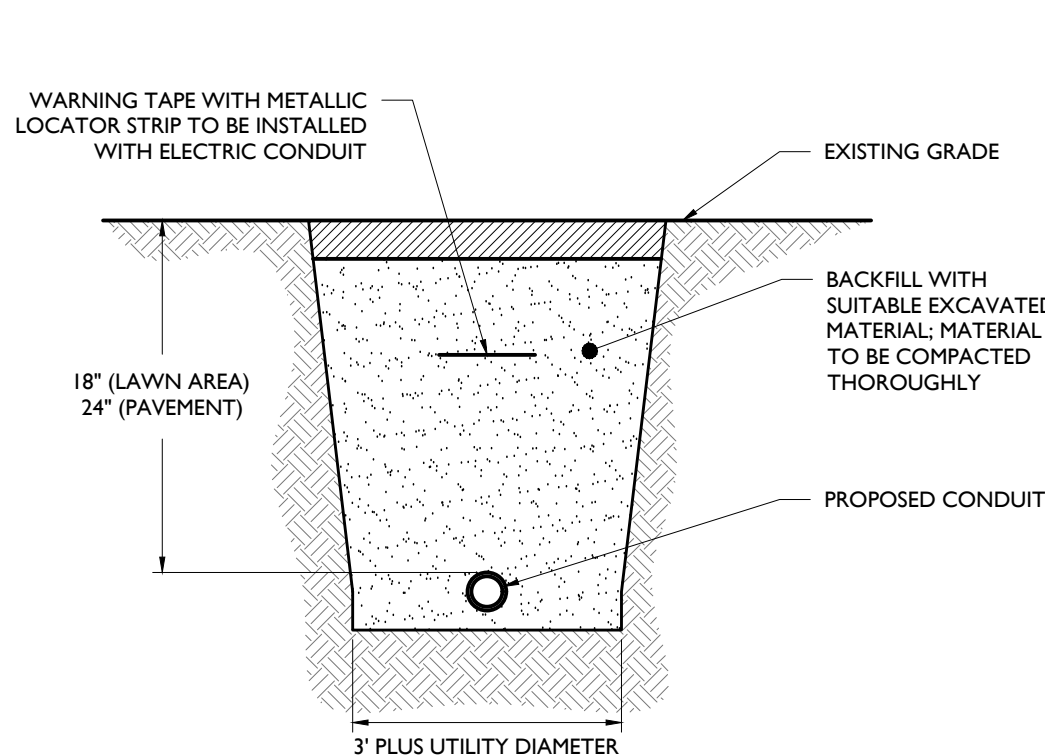
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CLEAN-OUT DETAIL

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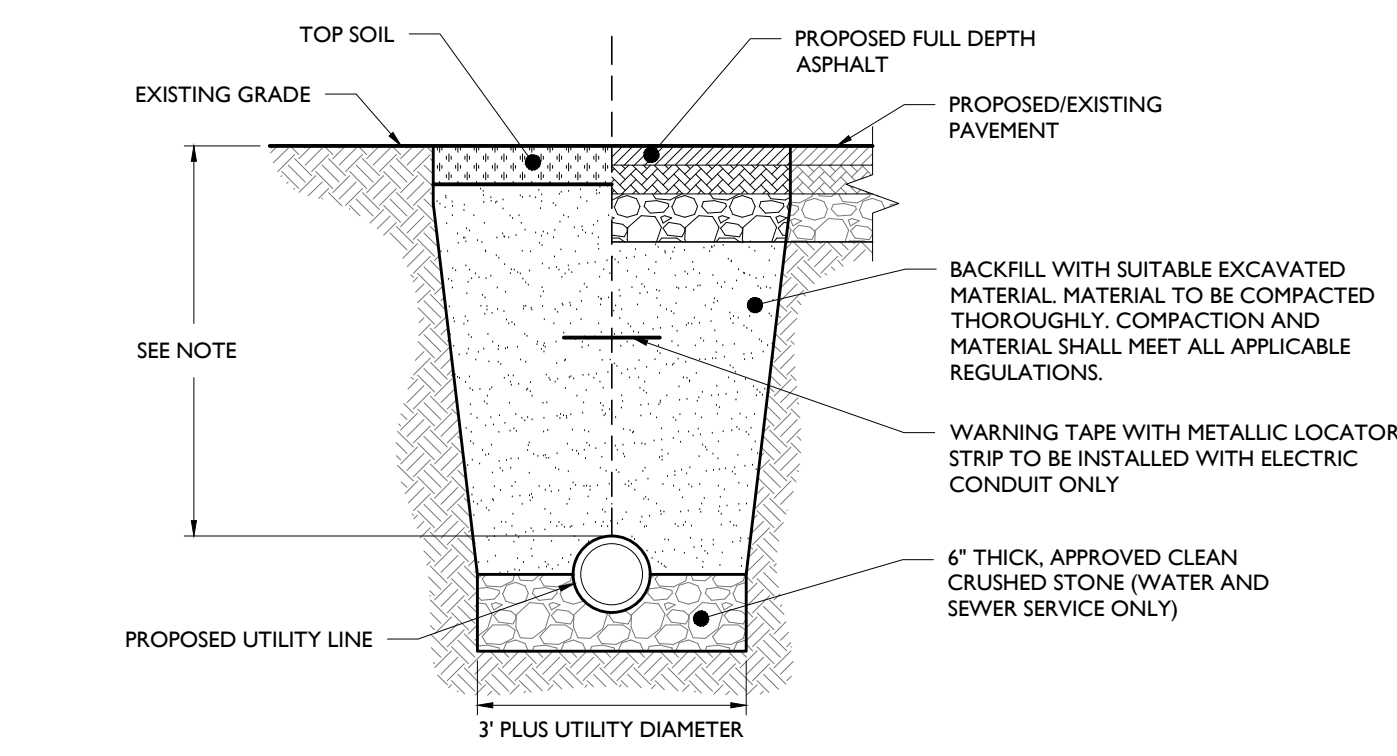
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ELECTRICAL CONDUIT TRENCH DETAIL

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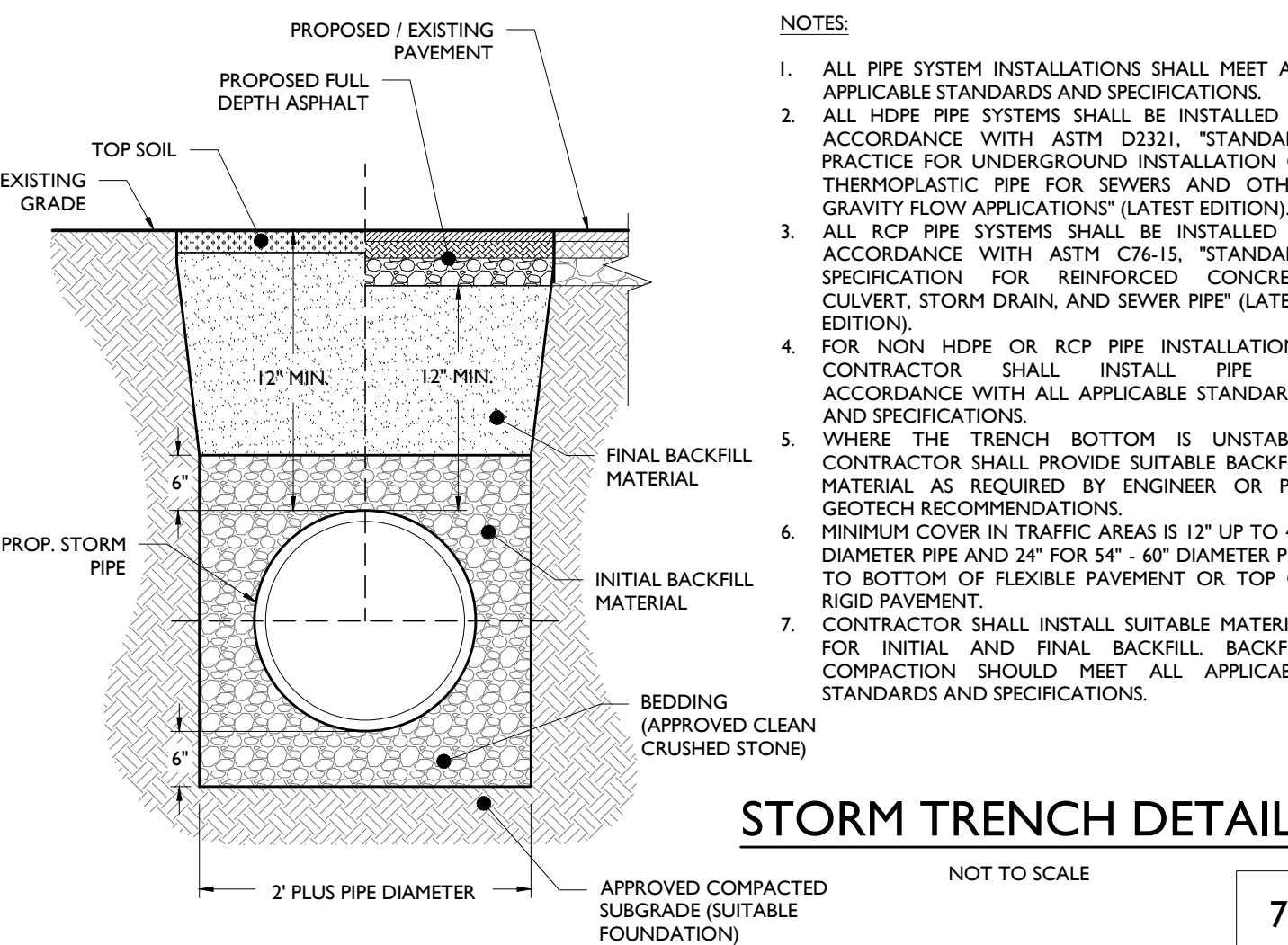
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UTILITY TRENCH DETAIL

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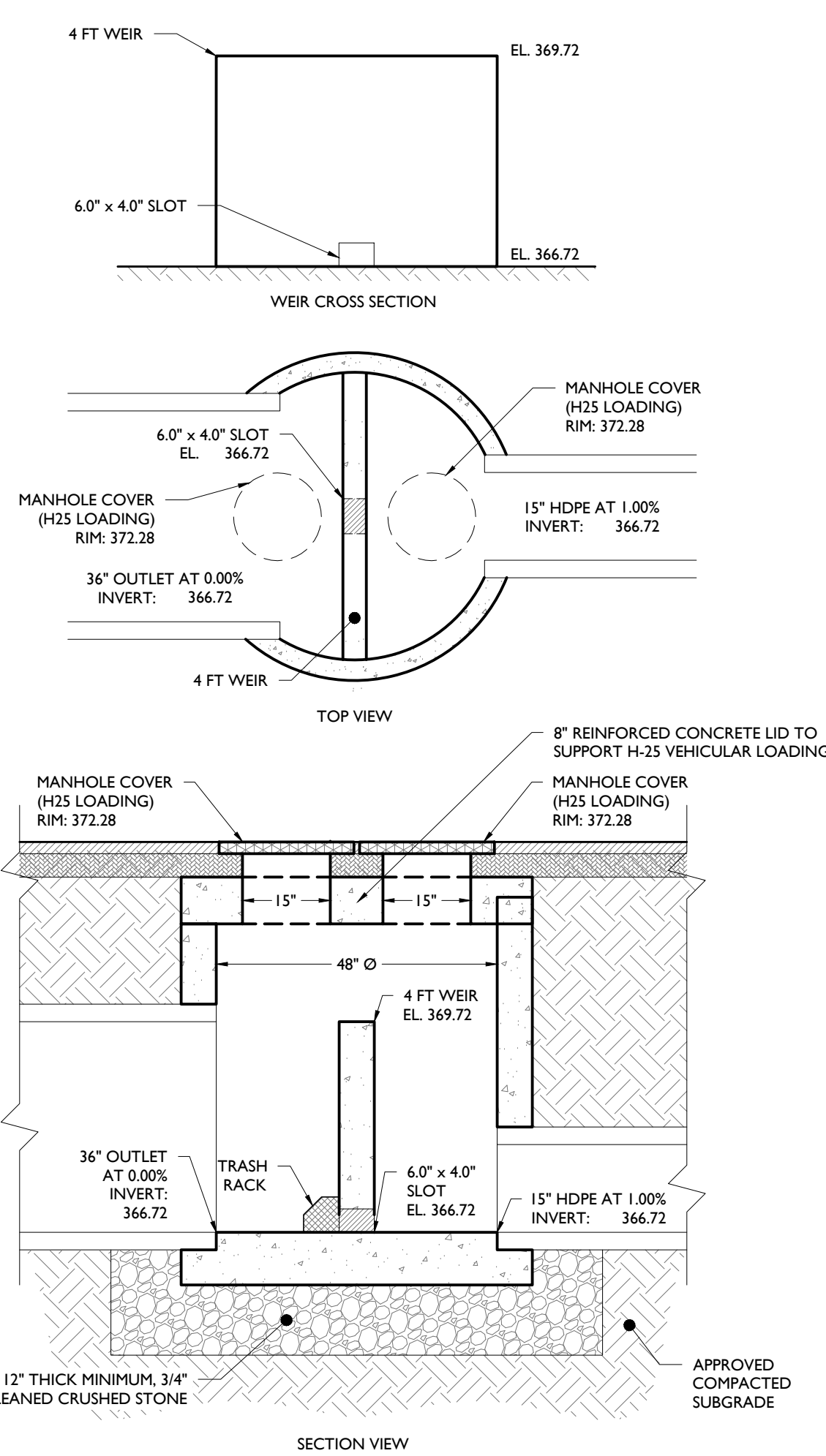
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STORM TRENCH DETAIL

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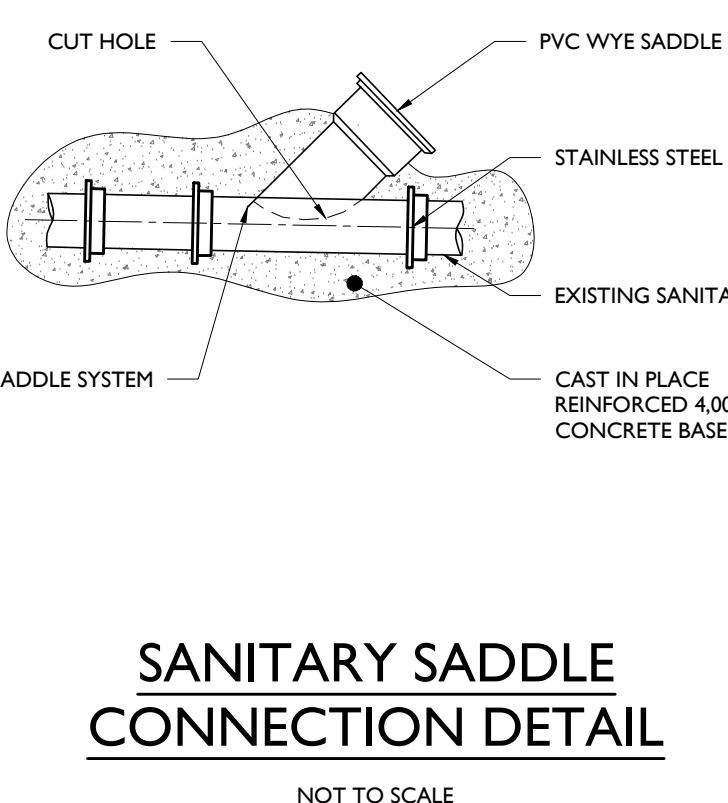
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UNDERGROUND OUTLET STRUCTURE (OS-I) DETAIL

SCALE: 1" = 2'

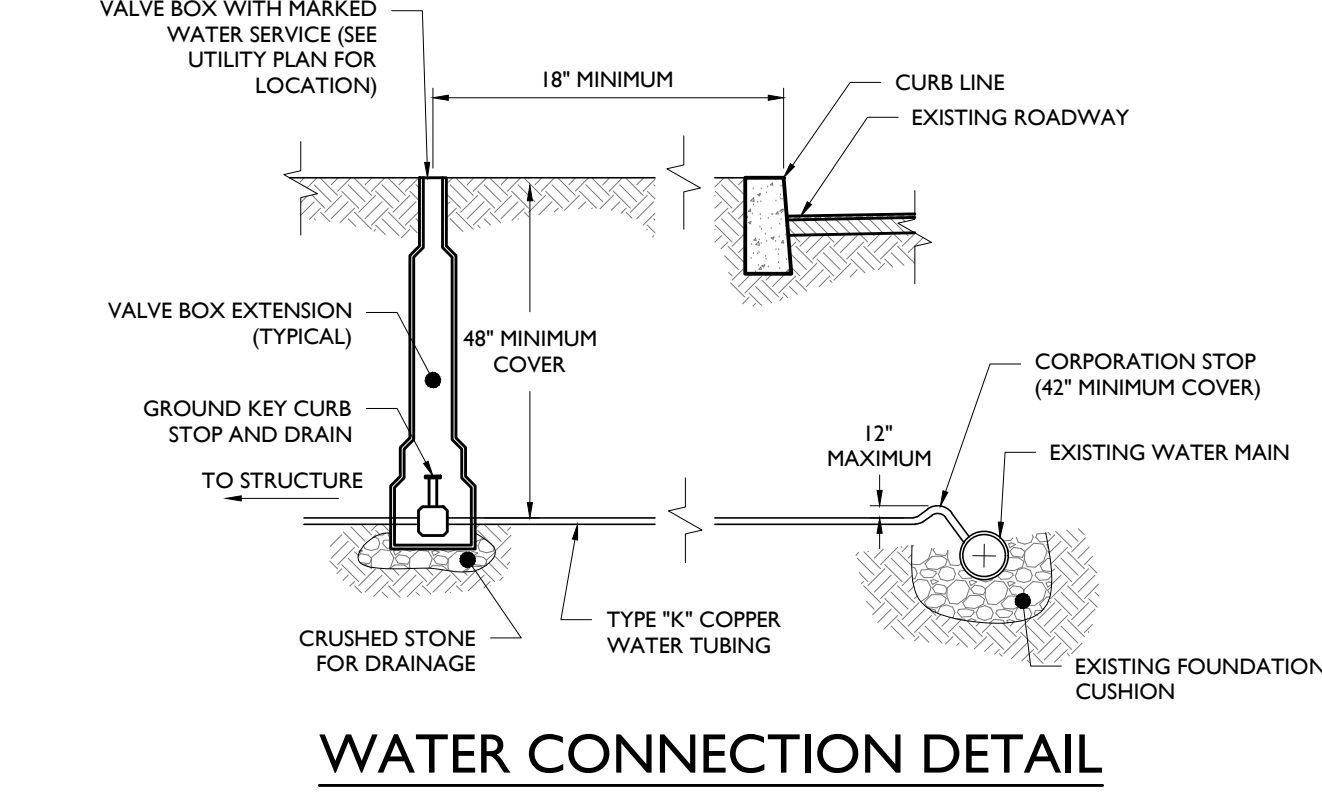
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SANITARY SADDLE CONNECTION DETAIL

NOT TO SCALE

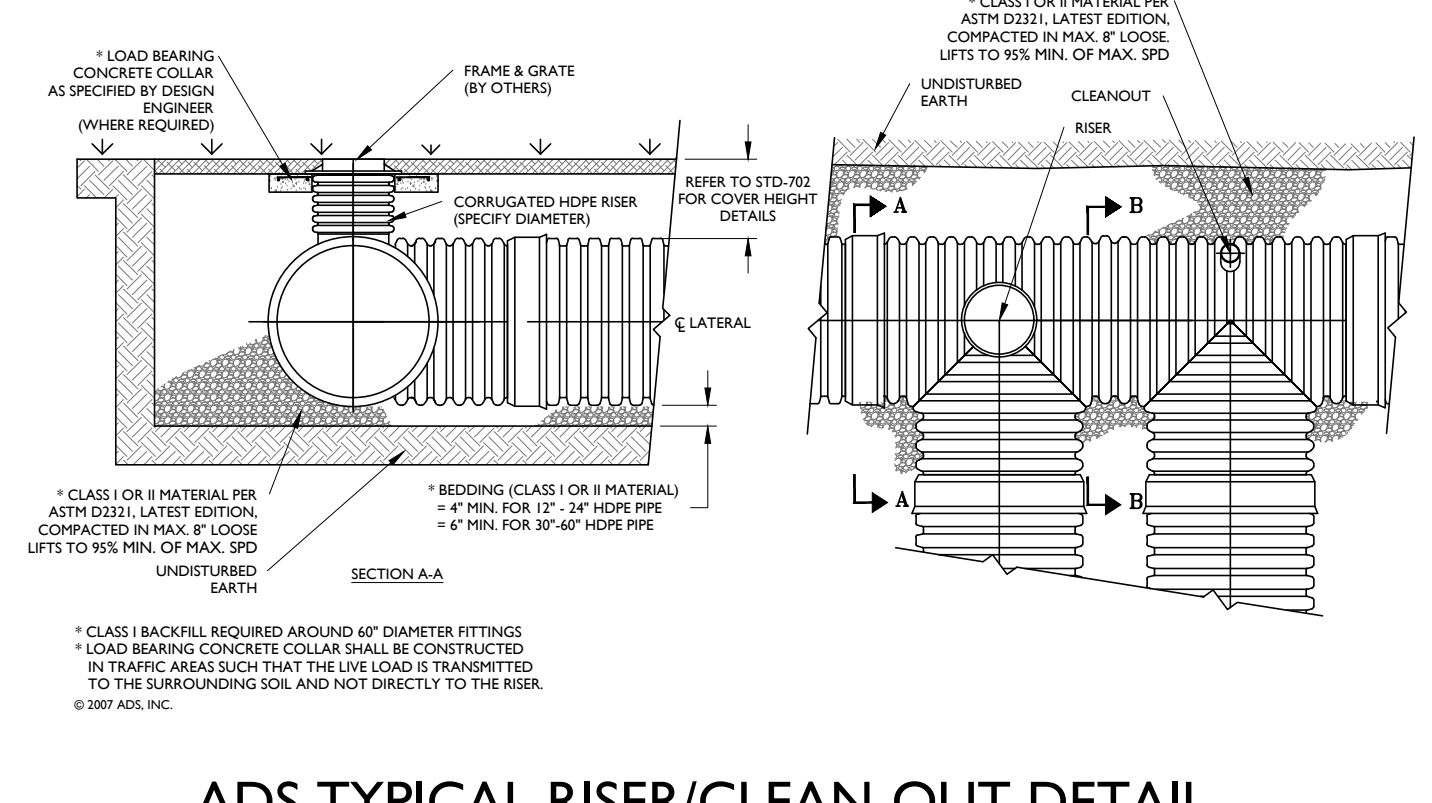
8



WATER CONNECTION DETAIL

NOT TO SCALE

9



ADS TYPICAL RISER/CLEAN-OUT DETAIL

NOT TO SCALE

10

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SCALE: AS SHOWN PROJECT ID: T-19153

TITLE:

CONSTRUCTION
DETAILS

DRAWING:

C-15

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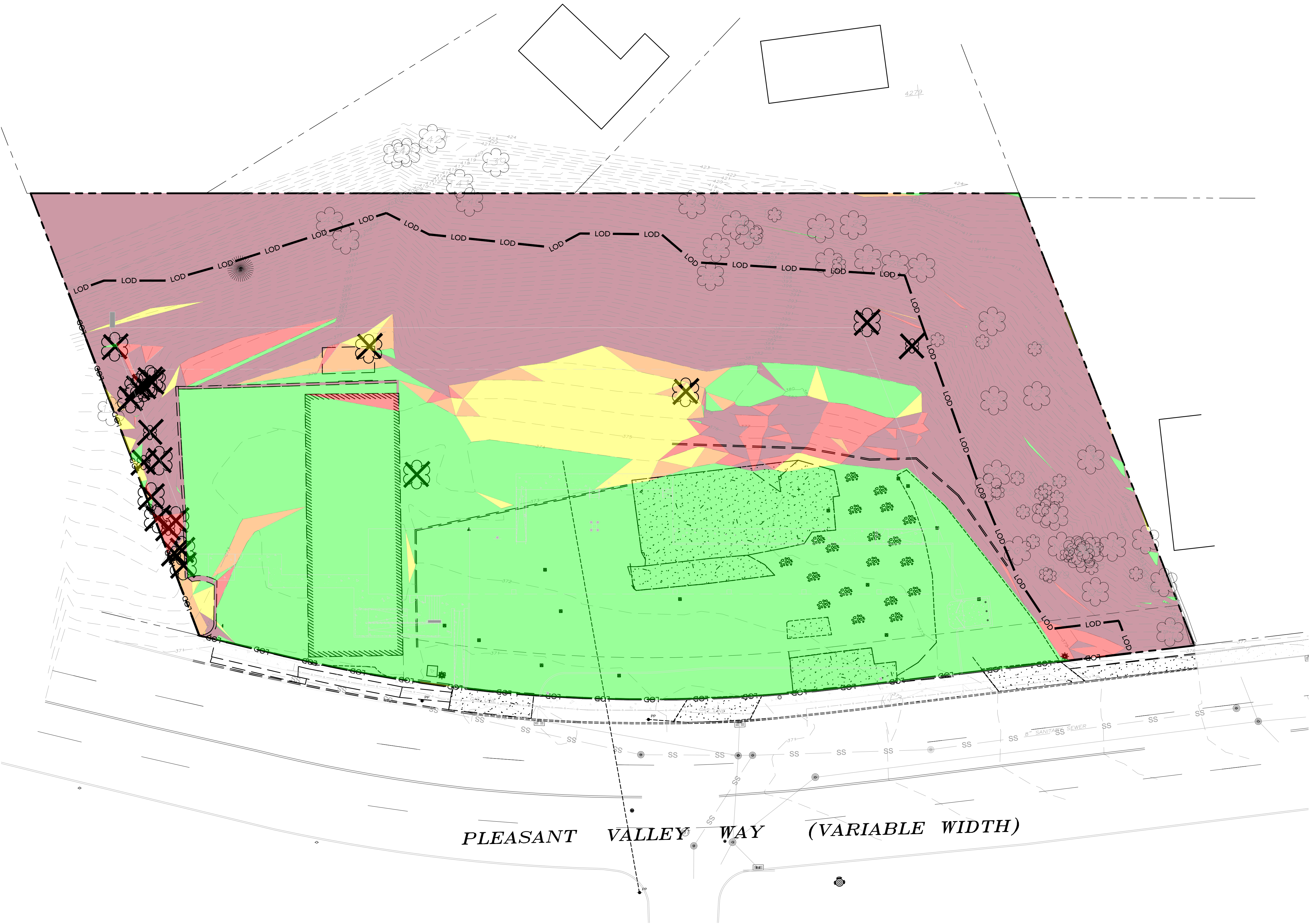
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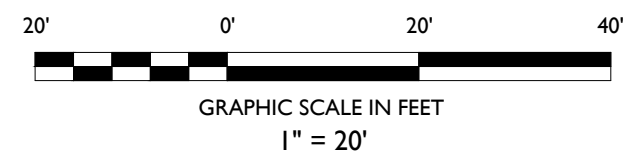
PER TOWNSHIP COMMENTS	BY	DATE	ISSUE	DESCRIPTION
03	02	01	01	01
02	01	01	01	01
01	01	01	01	01

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



SYMBOL	DESCRIPTION
	0-10% SLOPE
	10-15% SLOPE
	15-20% SLOPE
	20-25% SLOPE
	>25% SLOPE



PER TOWNSHIP COMMENTS

PER SITE PLAN REVIEW ADVISORY BOARD MEETING

FOR TOWNSHIP SUBMISSION

03

02

01

06/26/2020

06/03/2020

05/27/2020

AHM

AHM

AHM

BY

DATE

ISSUE

DESCRIPTION

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LICENSED PROFESSIONAL ENGINEER

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SCALE: 1" = 20'

PROJECT ID: T-19153

TITLE:

EXISTING STEEP SLOPES PLAN

DRAWING:

C-17

MEAN ELEVATION - 384.23

BUILDING HEIGHT

MEAN ELEVATION = 384.23
BUILDING HEIGHT ELEVATION (TO PARAPET) = 430.55

BUILDING HEIGHT = 430.55 - 384.23 = 46.32 FT

BUILDING HEIGHT = 46.32 FT

MEAN ELEVATION CALCULATION

CODE SECTION	REQUIREMENT	LEVEL	FLOOR ELEVATION	LEVEL TO LEVEL HEIGHT	FLOOR DEFINITION
\$25-4	CELLARS SHALL MEAN THAT PORTION OF A BUILDING, WHICH IS PARTLY OR COMPLETELY BELOW GRADE, HAVING AT LEAST 1/2 ITS HEIGHT BELOW GRADE	LOWER CELLAR	364.05	11.0 FT	TOTAL PERIMETER LENGTH - 795.9 FT PERIMETER BELOW GRADE - 795.9 FT (100.0%)
\$25-4	CELLARS SHALL MEAN THAT PORTION OF A BUILDING, WHICH IS PARTLY OR COMPLETELY BELOW GRADE, HAVING AT LEAST 1/2 ITS HEIGHT BELOW GRADE	UPPER CELLAR	375.05	17.0 FT	TOTAL PERIMETER LENGTH - 829.8 FT PERIMETER BELOW GRADE - 466.5 FT (56.2%) PERIMETER ABOVE GRADE - 363.3 FT (43.8%)
\$25-4	A BASEMENT SHALL BE CONSIDERED A STORY ABOVE GRADE WHEN THE DISTANCE FROM THE GRADE TO THE FINISHED SURFACE OF THE FLOOR ABOVE THE BASEMENT IS MORE THAN SIX FEET FOR MORE THAN 50% OF THE TOTAL PERIMETER OR FOR MORE THAN 12 FEET AT ANY POINT				TOP OF UPPER CELLAR - 392.05 MEAN ELEVATION - 384.23 DIFFERENCE - 392.05 - 384.23 = 7.82 FT < 12 FT PERIMETER >SIX FEET ABOVE GRADE (390.23) - 305.4 FT (36.8%)
\$25-4	ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE SHALL BE CONSIDERED A FULL STORY	1ST FLOOR	392.05	11.0 FT	TOTAL PERIMETER LENGTH - 799.3 FT PERIMETER ABOVE GRADE - 799.3 FT (100.0%)
		2ND FLOOR	403.05	11.0 FT	TOTAL PERIMETER LENGTH - 799.3 FT PERIMETER ABOVE GRADE - 799.3 FT (100.0%)
		3RD FLOOR	414.05	13.0 FT / 16.5 FT*	TOTAL PERIMETER LENGTH - 799.3 FT PERIMETER ABOVE GRADE - 799.3 FT (100.0%)

* THE HIGHEST POINT OF THE BUILDING IS ALONG THE PARAPET ON TOP OF THE ROOF (3.5 FT ABOVE ROOF LEVEL) WHICH BRINGS THE HIGHEST ELEVATION TO 430.55 FT

SYMBOL

---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
--- RIDGELINE ---	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X DC 100.12 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
X TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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Princeton, NJ · Tampa, FL · Detroit, MI

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PRELIMINARY & FINAL MAJOR SITE PLAN

955 PLEASANT VALLEY WAY, LLC

PROPOSED SELF-STORAGE FACILITY

BLOCK 17.02, 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. 4790
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

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

TITLE:

MEAN GRADING
PLAN

DRAWING:

C-18

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