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)	53.8% (18,213 SF) (V)
EFFECTIVE LOT AREA		32,493 SF (0.75 AC)	

(V) VARIANCE

SIGNAGE REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 25-15.3c.2(b)	WALL 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	WALL SIGN: 120 SF TOTAL: 120 SF
§ 25-15.3c.2(d)	EACH PERMITTED USE OR UNIT OF OCCUPANCY MAY HAVE A SIGN LOCATED ON, OR ATTACHED TO, THE PRINCIPAL FACADE OF THE USE	ONE WALL SIGN
	MONUMENT SIGN REQUIREMENTS: LOCATION: FRONT YARD ONLY	COMPLIES
	MINIMUM FRONT YARD SETBACK: 10 FT	10.0 FT.
	MINIMUM SIDE YARD SETBACK: 25 FT	43.0 FT
	MAXIMUM AREA: 50 SF	50 SF
	HEIGHT: MINIMUM OF 2 FT AND MAXIMUM OF 8 FT ABOVE THE GROUND	8 FT
	MAXIMUM WIDTH: 6 FT (*)	6 FT

(*) INCLUDES SUPPORTING STRUCTURE

OFF STREET PARKING & LOADING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§25-12.1 l	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.1	MINIMUM PARKING OFFICE USE: 774 SF X (1 SPACE / 250 SF) = 3.1 SPACES STORAGE USE: 99,324 SF X (1 SPACE / 10,000 SF) = 9.9 SPACES TOTAL REQUIRED: 13 PARKING SPACES	13 SPACES
§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 REQUIRED: 3 LOADING SPACES	3 LOADING SPACES
§25-12.3 b.1.	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

LAND USE AND ZONING

BLOCK 172.02, LOT 8.01 & 8.03

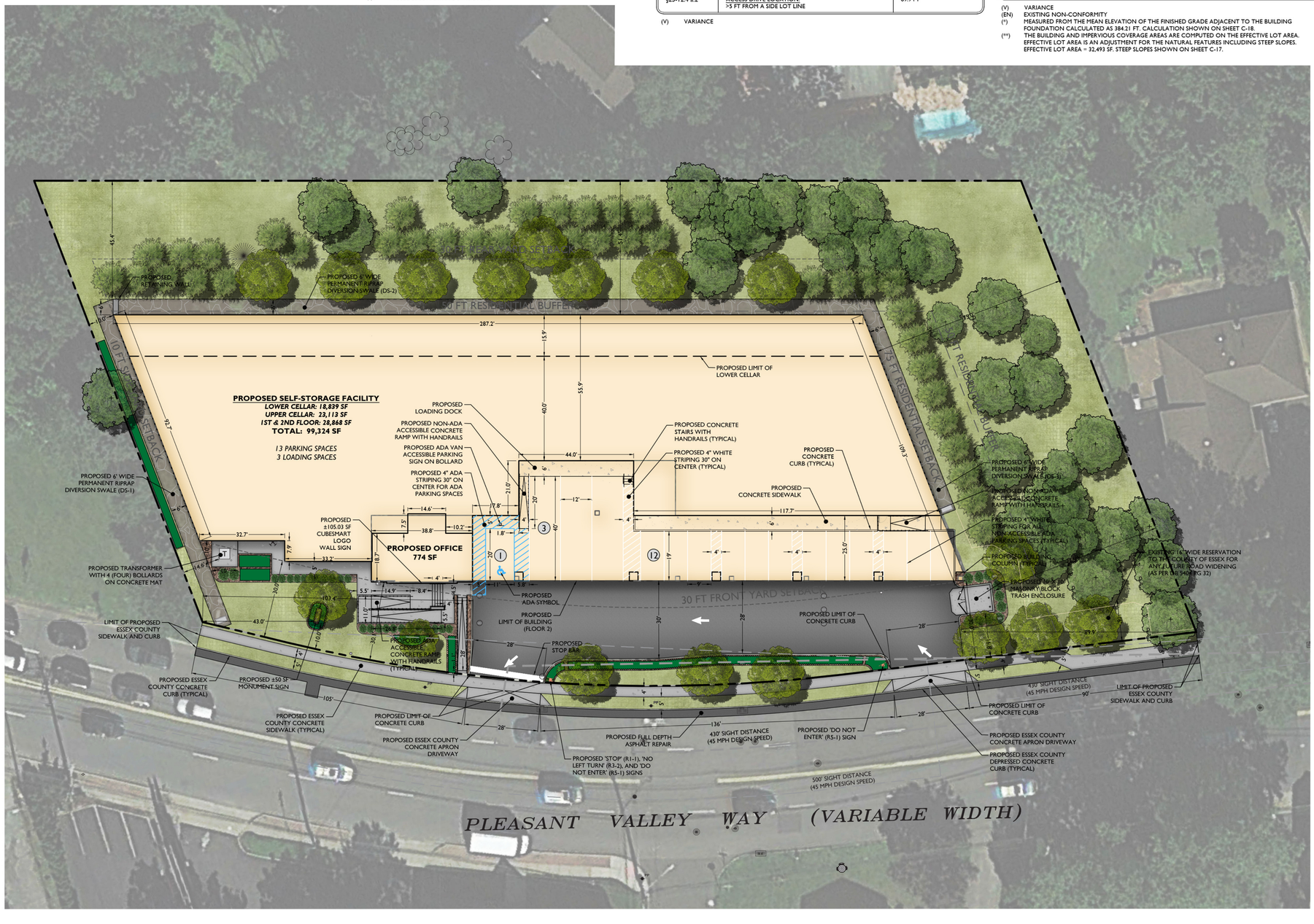
GENERAL BUSINESS (B-2)

PROPOSED USE

SELF-STORAGE FACILITY — NON-PERMITTED USE (V)

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MAXIMUM HEIGHT	2.5 STORIES / 35 FT	N/A	2 STORIES / 30.7 FT*
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)	30.1 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)	71.1% (23,113 SF) (V)
MAXIMUM LOT COVERAGE (**)	60% (19,492 SF)	66.9% (21,474 SF) (EN)	110.1% (35,786 SF) (V)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(*) MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE ADJACENT TO THE BUILDING FOUNDATION CALCULATED AS 384.21 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 = 32,493 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:
11/17/2020

GENERAL NOTES

1. 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.
2. 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.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S 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.
4. 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.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. 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.
7. 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 CONTRACTORS EXPENSE.
8. 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.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. 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.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. 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.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
05	10/30/2020	DBB	PER TOWNSHIP COMMENTS
04	08/06/2020	BJD	PER TOWNSHIP COMMENTS
03	06/26/2020	AHM	PER TOWNSHIP COMMENTS
02	06/03/2020	AHM	PER SITE PLAN REVIEW ADVISORY BOARD MEETING
01	05/29/2020	AHM	FOR TOWNSHIP SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.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 16
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:
RENDERED SITE PLAN EXHIBIT

DRAWING:
1 OF 1

T:\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CAD\SHEETS\PARKING EXHIBIT\SITE RENDERING\PHOTOSHOP\2020.11.17 SITE RENDERING2020.11.17 SITE PLEASANT VALLEY WAY RENDERING.DWG