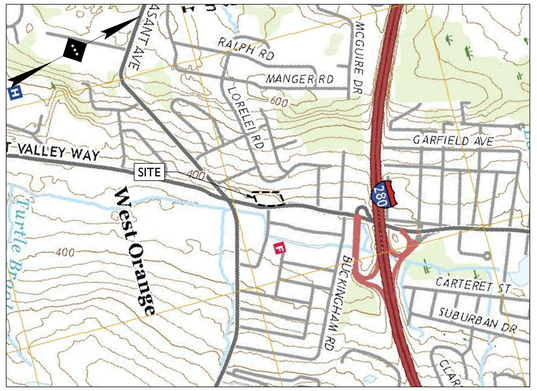
PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

955 PLEASANT VALLEY WAY, LLC

PROPOSED SELF-STORAGE FACILITY

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



SOURCE: USGS QUADRANGLE MAP 7.5 MINUTE SERIES, CALDWELL, NJ, DATED 2019

KEY MAP

SCALE: 1" = 1,000'±

APPLICANT & OWNER

955 PLEASANT VALLEY WAY, LLC
141 AYERS COURT, SUITE 1A
TOWNSHIP OF TEANECK, NEW JERSEY 07666

ATTORNEY

JASON TUVEL, ESQ.
PRIME & TUVEL
2 UNIVERSITY PLAZA DRIVE, SUITE 109
HACKENSACK, NEW JERSEY 07601
201-883-1010

811 Know what's **below** **Call** before you dig.

APPROVAL BLOCK

APPROVED BY THE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT

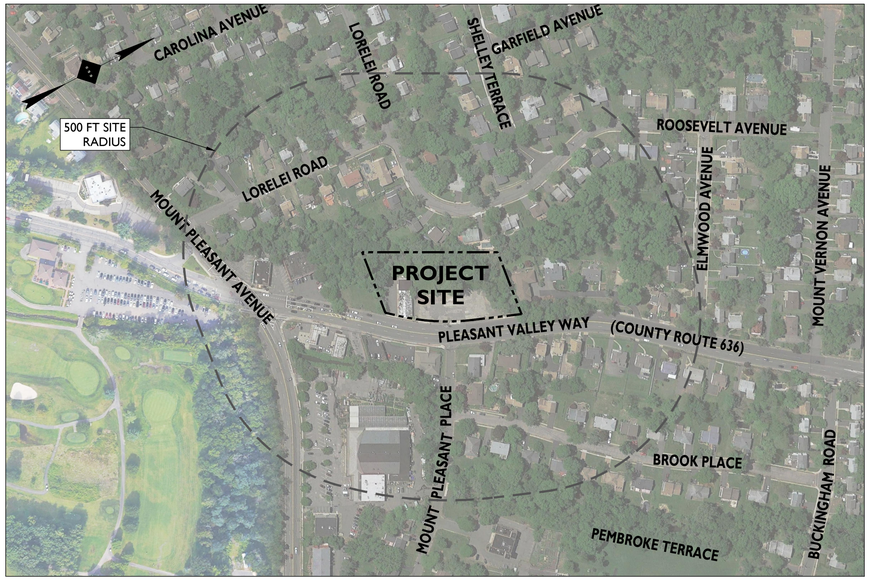
CHAIR — DATE

SECRETARY — DATE

MUNICIPAL ENGINEER — DATE

TOWNSHIP OF WEST ORANGE 200' PROPERTY OWNERS LIST

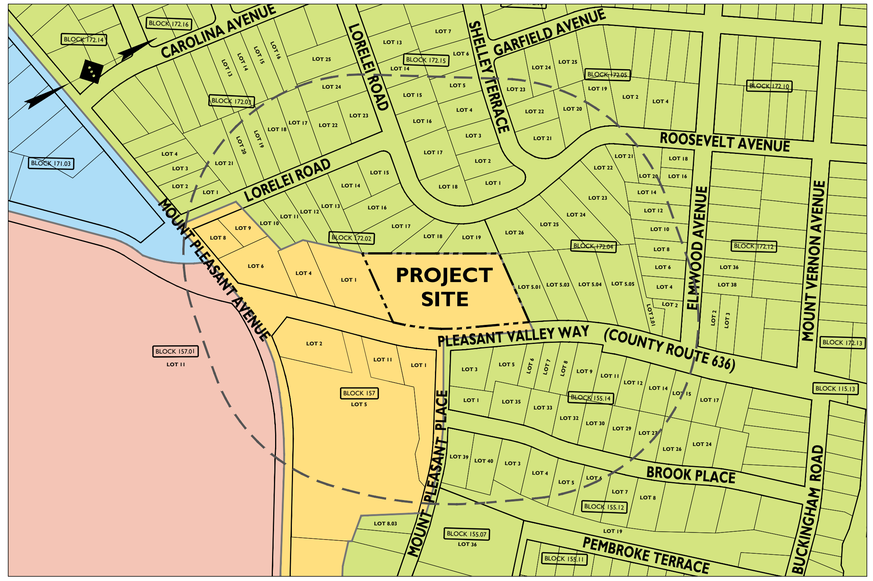
BLOCK	LOT	OWNER	OWNER'S ADDRESS
155.14	1	ZEWGE, DANIEL & WORKU, RAHEL	35 MOUNT PLEASANT PLACE WEST ORANGE, NEW JERSEY 07052
155.14	3	WAI, WILLIAM + WENDY	37 MOUNT PLEASANT PLACE WEST ORANGE, NEW JERSEY 07052
155.14	5	LIM, MANUEL	938 PLEASANT VALLEY WAY WEST ORANGE, NEW JERSEY 07052
155.14	6	PETERSON, PAUL & PATRICIA&BRITO, K&P	932 PLEASANT VALLEY WAY WEST ORANGE, NEW JERSEY 07052
155.14	7	LORA, LUIS C & AURA M MORENO DELORA	928 PLEASANT VALLEY WAY WEST ORANGE, NEW JERSEY 07052
155.14	8	MORADI, JACOB	39 HOOPER AVENUE WEST ORANGE, NEW JERSEY 07052
155.14	9	RICHARDS, TIJANA & NIGEL	920 PLEASANT VALLEY WAY WEST ORANGE, NEW JERSEY 07052
155.14	33	BLACKSTONE, JAMES & DEBORAH	23 BROOK PLACE WEST ORANGE, NEW JERSEY 07052
155.14	35	COHEN, JACOB	25 BROOK PLACE WEST ORANGE, NEW JERSEY 07052
157	1	ALIAN CORPORATION%, MARK STRANFORD	960 PLEASANT VALLEY WAY WEST ORANGE, NEW JERSEY 07052
157	2	ARMALADEX, LLC.	90 FOREST AVENUE ORADELL, NEW JERSEY 07649
157	5	DIENER MT PLEASANT ASSOCIATES LTD.	25 MAIN STREET, SUITE 200 HACKENSACK, NEW JERSEY 07601
157	11	IMSA, INC.% MARK STRANRD	960 PLEASANT VALLEY WAY WEST ORANGE, NEW JERSEY 07052
172.02	1	965 PLEASANT VALLEY WAY, LLC.	1209 ORANGE STREET WILMIMGTON, DELAWARE 19801
172.02	4	977-983 PLEASANT VALLEY WAY CO.	5 MARTINDALE ROAD SHORT HILLS, NEW JERSEY 07078
172.02	11	BRIGNOLLE, MIRLANDE	7 LORELEI ROAD WEST ORANGE, NEW JERSEY 07052
172.02	12	SKARREN, MATTHEW J & ZADIKOW, DARA S	9 LORELEI ROAD WEST ORANGE, NEW JERSEY 07052
172.02	14	ELIFANI, GIUSEPPE	15 LORELEI ROAD WEST ORANGE, NEW JERSEY 07052
172.02	15	CALDERON, MIGUEL	129 ROOSEVELT AVENUE WEST ORANGE, NEW JERSEY 07052
172.02	16	CAMERON, LATONYA DODGER	127 ROOSEVELT AVENUE WEST ORANGE, NEW JERSEY 07052
172.02	17	PEREZ, RALPH M. & GLORIA	125 ROOSEVELT AVENUE WEST ORANGE, NEW JERSEY 07052
172.02	18	GOODMAN, ANDREA	123 ROOSEVELT AVENUE WEST ORANGE, NEW JERSEY 07052
172.02	19	COTUGNO, CAROL	121 ROOSEVELT AVENUE WEST ORANGE, NEW JERSEY 07052
172.04	5.01	ARUMEMI, ANDREW & MARY	931 PLEASANT VALLEY WAY WEST ORANGE, NEW JERSEY 07052
172.04	5.03	ARCHER, JUNE	919 PLEASANT VALLEY WAY WEST ORANGE, NEW JERSEY 07052
172.04	5.04	CHISLER, LAWRENCE G & WILLA A	913 PLEASANT VALLEY WAY WEST ORANGE, NEW JERSEY 07052
172.04	25	BERRY, BRUCE & ANGELA	117 ROOSEVELT AVENUE WEST ORANGE, NEW JERSEY 07052
172.04	26	FURRULE, IDA	119 ROOSEVELT AVENUE WEST ORANGE, NEW JERSEY 07052
172.15	1	PATEL, BHARAT & DILIP & INDIRA	1 SHELLEY TERRACE WEST ORANGE, NEW JERSEY 07052
172.15	18	YAZERSKY, EDNA	122 ROOSEVELT AVENUE WEST ORANGE, NEW JERSEY 07052



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

AERIAL MAP

SCALE: 1" = 200'±



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

TAX AND ZONING MAP

SCALE: 1" = 200'±

ZONING RELIEF TABLE

RELIEF 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 COVERAGE: 40%	57.2% (18,585 SF)
VARIANCE	§25-7.1 (BULK STANDARDS TABLE OF DISTRICT REGULATIONS)	MAXIMUM LOT COVERAGE: 60%	96.1% (31,241 SF)
VARIANCE	§25-12.2 I.1	NON-PERMITTED PARKING IN FRONT YARD	DOES NOT COMPLY
VARIANCE	§25-12.3 b.2	NON-PERMITTED LOADING IN FRONT YARD	DOES NOT COMPLY
VARIANCE	§25-28.8 b	MAXIMUM DISTURBED AREA: 10% - 15% : 60% (2,054 SF) 15% - 20%: 40% (558 SF) 20% - 25%: 20% (389 SF) GREATER THAN 25%: 0% (0 SF)	99.5% (3,406 SF) 97.5% (1,362 SF) 98.4% (1,914 SF) 49.3% (16,716 SF)

PLANS PREPARED BY:

STONEFIELD engineering & design

Rutherford, NJ · New York, NY
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

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

PLAN REFERENCE MATERIALS:

1. **THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:**
   - **SURVEY BY TEUNISEN SURVEYING & PLANNING CO., INC., DATED 04/06/2020**
   - **ARCHITECTURAL PLANS BY GMA ARCHITECTS, DATED 05/06/2021**
   - **GEOTECHNICAL REPORT BY UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, DATED SEPTEMBER 24, 2019**
   - **AERIAL MAP FROM GOOGLE EARTH PRO, RETRIEVED 05/23/2018**
   - **KEY MAP FROM USGS QUADRANGLE MAP 7.5 MINUTE SERIES, CALDWELL, NJ, DATED 2019**
   - **TAX MAP, SHEET 87, 90, 116, 117 OBTAINED FROM TOWNSHIP OF WEST ORANGE TAX MAPS, DATED JUNE 2011**
   - **ZONING MAP OBTAINED FROM TOWNSHIP OF WEST ORANGE ZONING MAP, DATED NOVEMBER 2006**
2. **ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.**

ZONING LEGEND

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

SHEET INDEX

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

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
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

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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
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

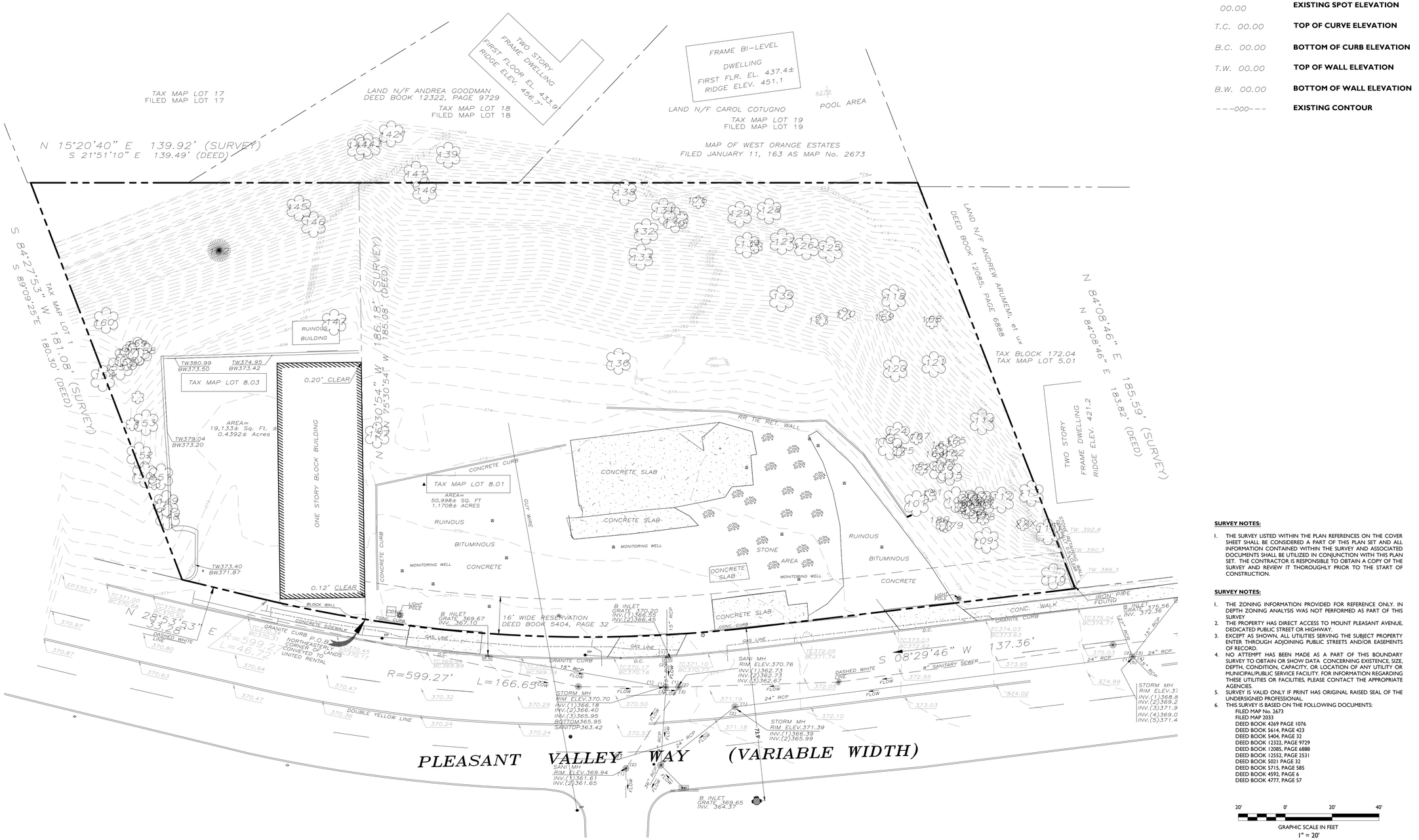
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-19153

TITLE: **COVER SHEET**

DRAWING: **C-1**

I:\SI\STONEFIELDENG.COM\SHARED\AUTHUSERFOLDER\TUVEL\T-19153 SOUCHON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CADD\PLOTS\DRAFT-COVER.DWG



SYMBOL	DESCRIPTION
00.00	EXISTING SPOT ELEVATION
T.C. 00.00	TOP OF CURVE ELEVATION
B.C. 00.00	BOTTOM OF CURB ELEVATION
T.W. 00.00	TOP OF WALL ELEVATION
B.W. 00.00	BOTTOM OF WALL ELEVATION
---000---	EXISTING CONTOUR

SURVEY NOTES:

1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SURVEY NOTES:

1. THE ZONING INFORMATION PROVIDED FOR REFERENCE ONLY. IN DEPTH ZONING ANALYSIS WAS NOT PERFORMED AS PART OF THIS SURVEY
2. THE PROPERTY HAS DIRECT ACCESS TO MOUNT PLEASANT AVENUE, DEDICATED PUBLIC STREET OR HIGHWAY.
3. EXCEPT AS SHOWN, ALL UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
5. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL.
6. THIS SURVEY IS BASED ON THE FOLLOWING DOCUMENTS:
   - FILED MAP No. 2673
   - FILED MAP 2033
   - DEED BOOK 4369 PAGE 1076
   - DEED BOOK 5614, PAGE 423
   - DEED BOOK 5404, PAGE 32
   - DEED BOOK 12322, PAGE 9729
   - DEED BOOK 12085, PAGE 6888
   - DEED BOOK 12552, PAGE 2531
   - DEED BOOK 5021 PAGE 32
   - DEED BOOK 5715, PAGE 585
   - DEED BOOK 4592, PAGE 6
   - DEED BOOK 4777, PAGE 57

20' 0' 20' 40'

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
05	10/30/2020	DBB	PER TOWNSHIP COMMENTS
04	08/06/2020	BJD	PER TOWNSHIP COMMENTS
03	06/26/2020	AHM	PER TOWNSHIP COMMENTS
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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 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:

EXISTING CONDITIONS PLAN

DRAWING:

C-2

Z:\NJ\19\PROJECTS\19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CAD\PLOT\SDP-EXISTING.DWG

EXISTING TREE INVENTORY (TO BE REMOVED)

TAG NUMBER	DIAMETER	COMMON NAME	CONDITION
135	13"	BLACK MAPLE	FAIR
136	36"	SYCAMORE	GOOD
137	13"	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	16"	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

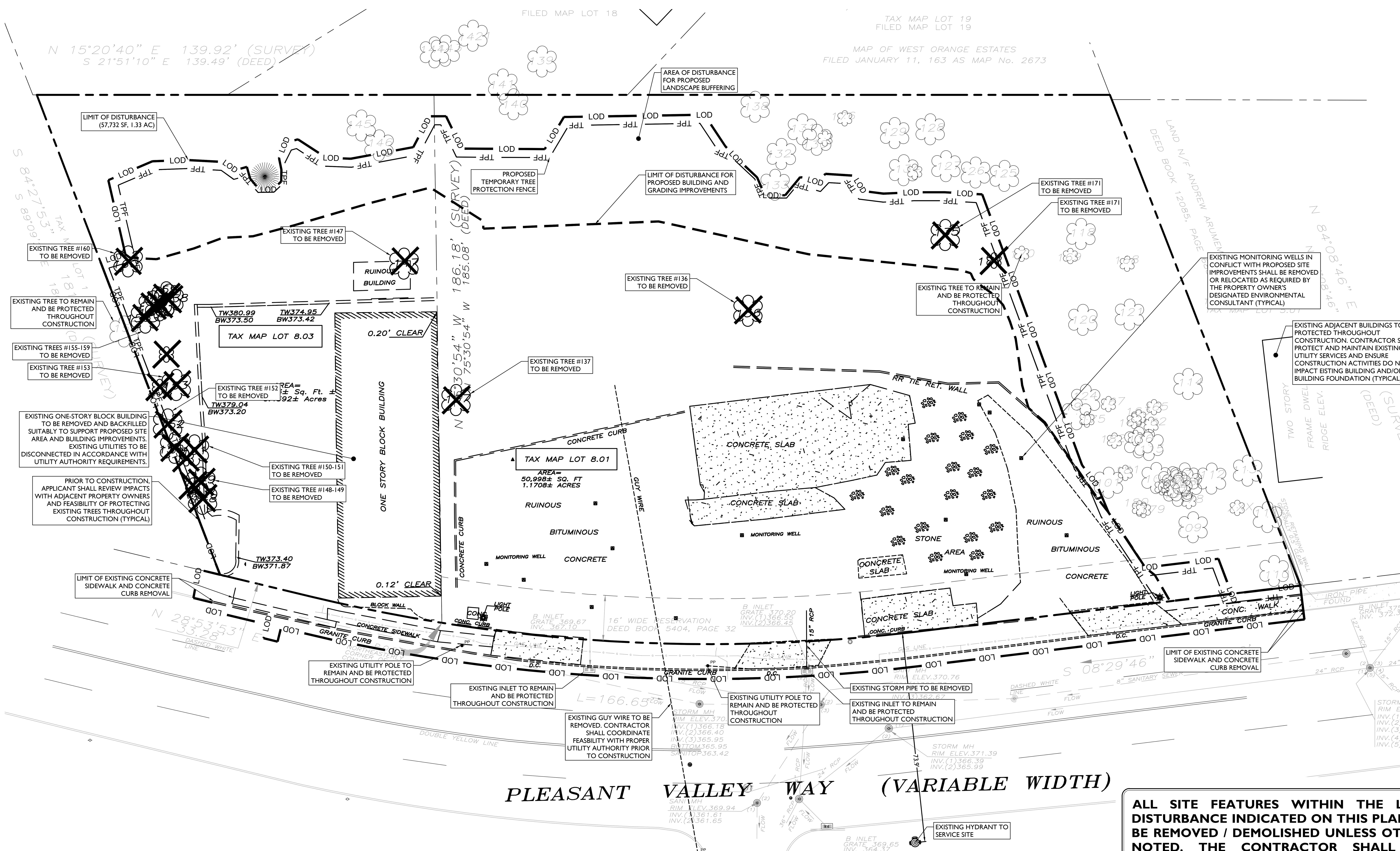
EXISTING TREE INVENTORY (TO REMAIN)

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
154	10"	RED OAK	FAIR
161	5"	BLACK OAK	DEAD
162	5"	SILVER MAPLE	DEAD
163	4"	SILVER MAPLE	GOOD
164	4"	SILVER MAPLE	DEAD
165	4"	BLACK BIRCH	FAIR
166	5"	SILVER MAPLE	FAIR
167	5"	RED OAK	DEAD
168	5"	RED OAK	POOR
169	4"	BLACK LOCUST	DEAD
170	4"	BLACK LOCUST	DEAD
172	5"	BLACK MAPLE	POOR
173	5"	RED OAK	FAIR
174	5"	SILVER MAPLE	FAIR
175	4"	SILVER MAPLE	FAIR
176	5"	BLACK OAK	FAIR
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	4"	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

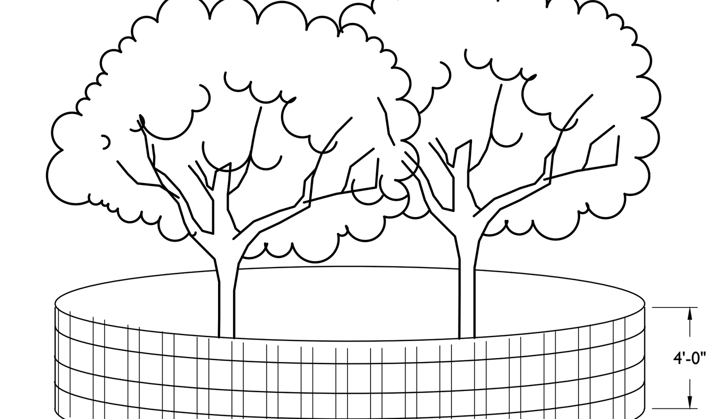
CODE SECTION	REQUIRED	PROPOSED
§ 25-27.7.(c) PROCEDURES, FACTORS AND STANDARDS	TO THE GREATEST EXTENT POSSIBLE, SPECIMEN TREES AND OTHER LARGE TREES (TEN (10) INCH DBH AND GREATER) SHALL BE PRESERVED	COMPLIES
§ 25-27.8.(a).1 TREE REPLACEMENT REQUIREMENT	AT LEAST THIRTY (30%) PERCENT OF THE TREES ON EACH PARTICULAR LOT OR DEVELOPMENT SITE SHALL BE PRESERVED 85 TOTAL TREES * (.30%) = 25 TREES TO REMAIN	69 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 [2 TOTAL TREES 4" TO < 6" DBH TO BE REMOVED] 2 TOTAL MAJOR OR MINOR TREES REQUIRED TO BE PLANTED	38 TOTAL MINOR TREES PROPOSED REFER TO PLANTING PLAN FOR TREE LOCATION
§ 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. [14 TOTAL TREES 6" > DBH TO BE REMOVED] 14 TOTAL MAJOR TREES REQUIRED TO BE PLANTED	17 TOTAL MAJOR TREES PROPOSED REFER TO PLANTING PLAN FOR TREE LOCATION

Know what's **below**
Call before you dig.



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

SYMBOL	DESCRIPTION
— — — — (dashed line)	FEATURE TO BE REMOVED / DEMOLISHED
—— LOD ——	LIMIT OF DISTURBANCE



NOTES:

1. SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
3. SNOW 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:

1. 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.
2. 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.
3. 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 TUNNELED 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 RE-GRADING 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

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. 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.
4. 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.
5. 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.

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

ISSUE	DATE	BY	DESCRIPTION
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07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
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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

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	PROPOSED WITHOUT LANDSCAPING*
0 % - 10 %	29,492 SF	100.0% (29,492 SF)	99.8% (29,432 SF)	99.8% (29,432 SF)
10 % - 15 %	3,424 SF	60.0% (2,054 SF)	99.5% (3,406 SF) (V)	97.8% (3,347 SF) (V)
15 % - 20 %	1,397 SF	40.0% (558 SF)	97.5% (1,362 SF) (V)	97.2% (1,358 SF) (V)
20 % - 25 %	1,945 SF	20.0% (389 SF)	98.4% (1,914 SF) (V)	89.9% (1,749 SF) (V)
>25%	33,873 SF	0.0% (0 SF)	49.3% (16,716 SF) (V)	22.1% (7,492 SF) (V)
EFFECTIVE LOT AREA		32,493 SF (0.75 AC)		

(V) VARIANCE
* FOR REFERENCE PURPOSES

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: 113.13 SF TOTAL: 113.13 SF
	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
§ 25-15.3c.2(d)	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: 745 SF X (1 SPACE / 250 SF) = 3.0 SPACES STORAGE USE: 84,934 SF X (1 SPACE / 10,000 SF) = 8.5 SPACES TOTAL REQUIRED: 12 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

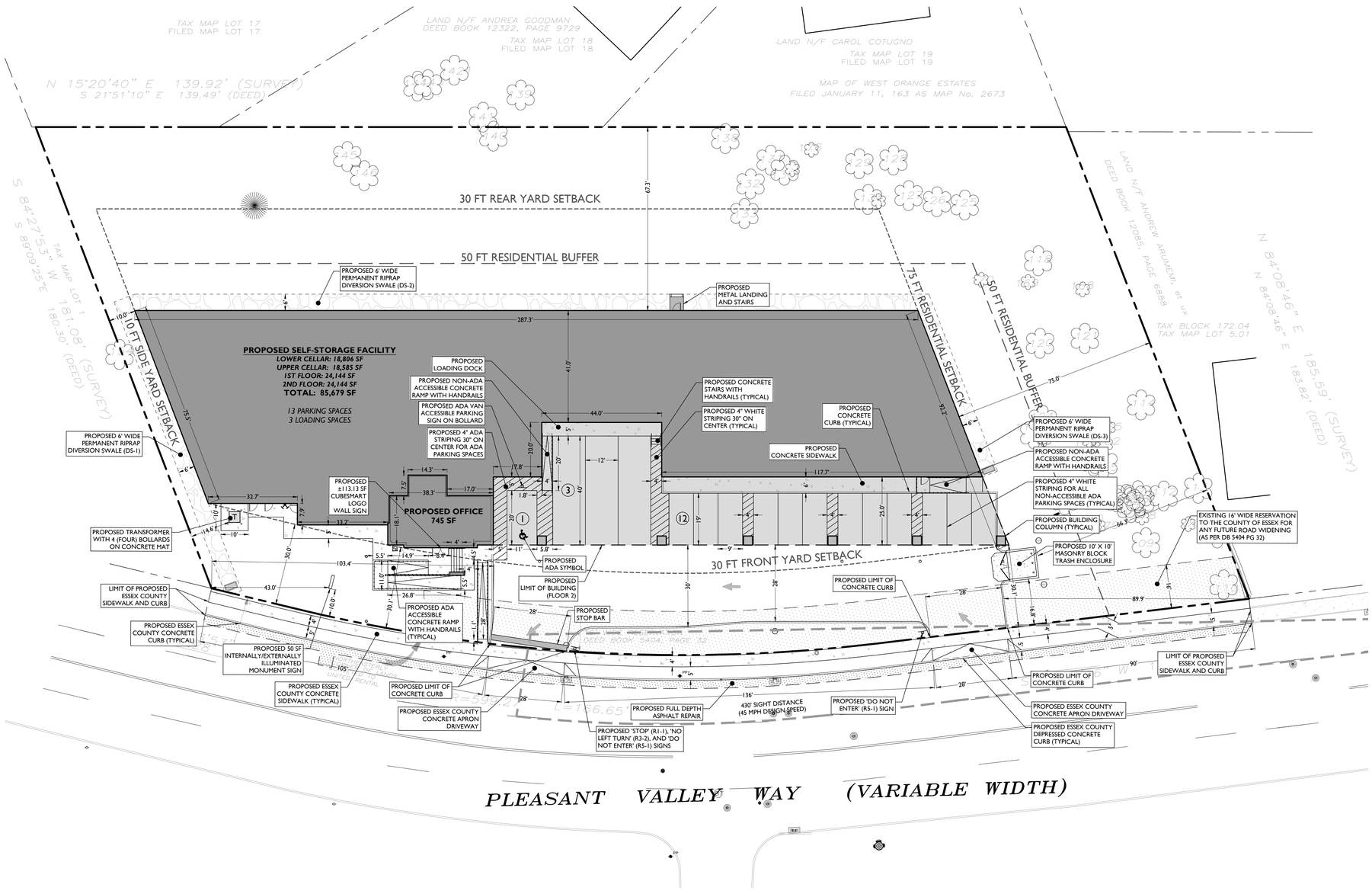
GENERAL BUSINESS (B-2)

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 / 29.83 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)	30.0 FT
MINIMUM SIDE YARD	10.0 FT	41.7 FT	10.0 FT
MINIMUM REAR YARD	30.0 FT	76.5 FT	67.3 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	67.3 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)	57.2% (18,585 SF) (V)
MAXIMUM LOT COVERAGE (**)	60% (19,492 SF)	66.9% (21,474 SF) (EN)	95.9% (31,159 SF) (V)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(*) MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE ADJACENT TO THE BUILDING FOUNDATION CALCULATED AS 379.72 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.



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'

SYMBOL / DESCRIPTION

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

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PROPOSED SELF-STORAGE FACILITY

BLOCK 172.02, LOT 8.01 & 8.03
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

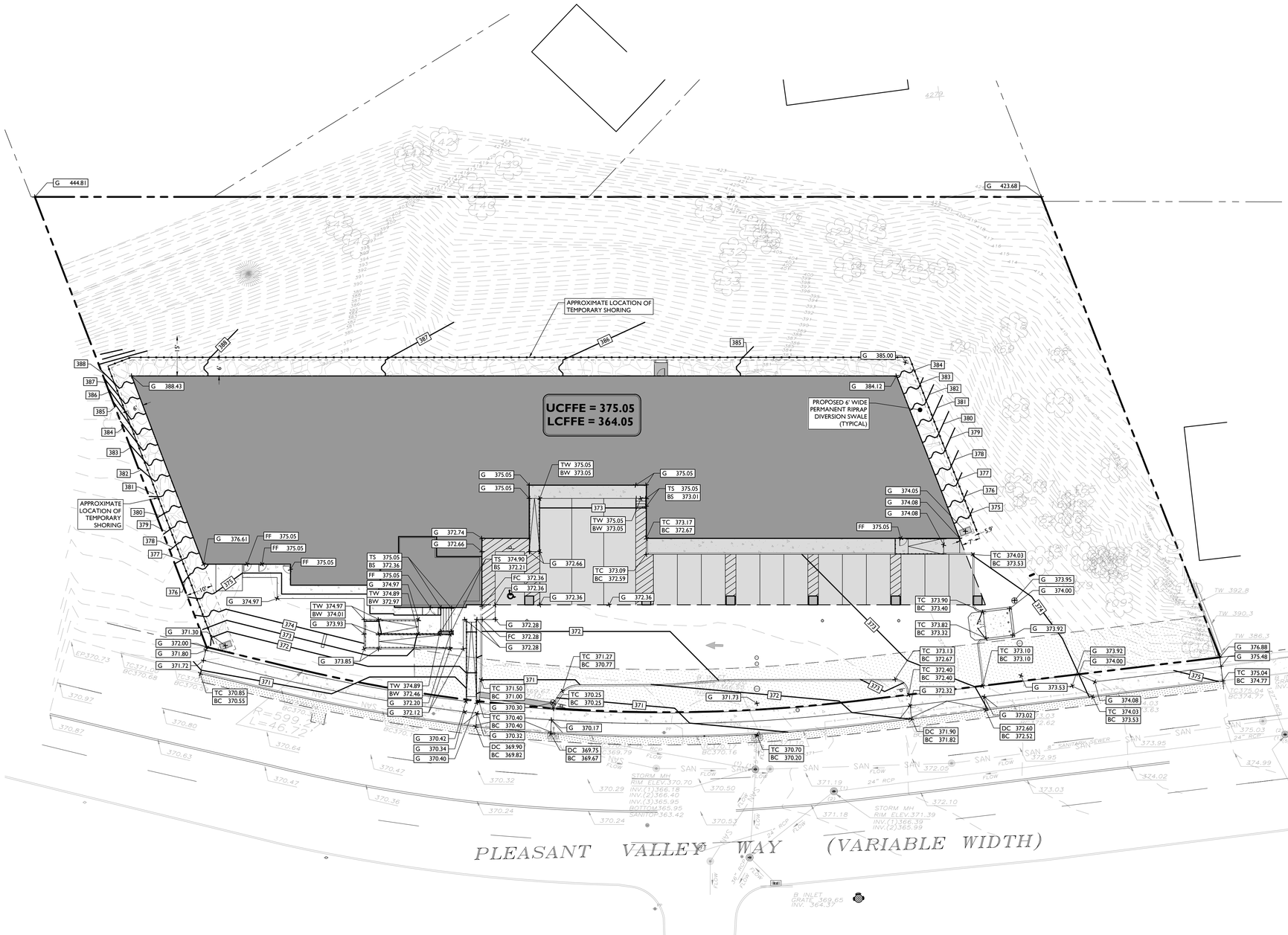
STONEFIELD engineering & design

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

TITLE: SITE PLAN

DRAWING: C-4

Z:\AUTHORS\DBB\DWG\19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CAD\PLOTS\DBB-SITE.DWG



SYMBOL / DESCRIPTION

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

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ½ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

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

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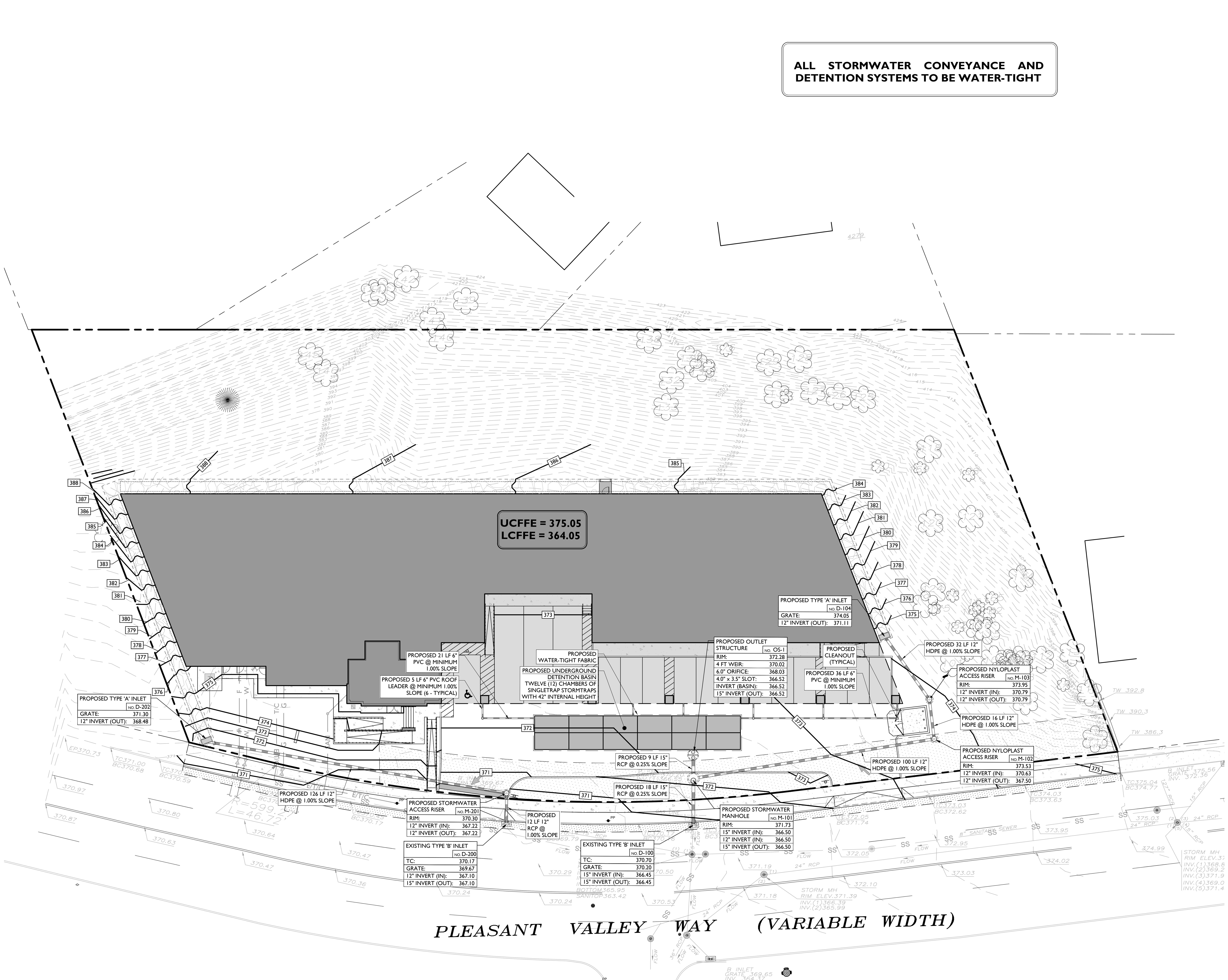
STONEFIELD engineering & design

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

TITLE: **GRADING PLAN**

DRAWING: **C-5**

Z:\AUTHOR\DWG\T\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CAD\PLOTS\PDF\C5-GRADING



SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	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 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 8 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.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
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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

STONEFIELD engineering & design

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

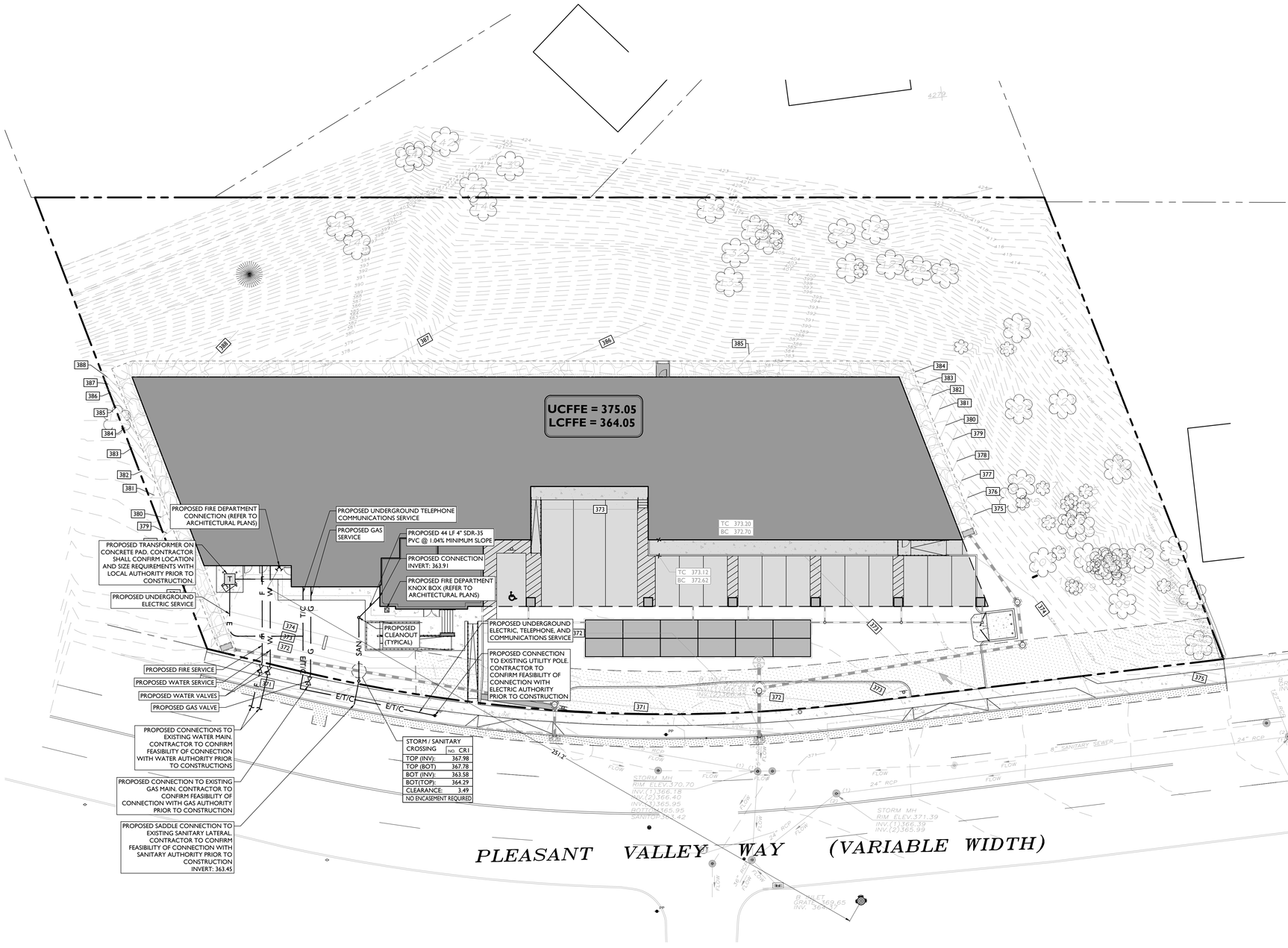
TITLE:

STORMWATER MANAGEMENT PLAN

DRAWING:

C-6

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SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E/T/C	PROPOSED ELECTRICAL/DATA CONDUITS
G	PROPOSED GAS LINE
	PROPOSED VALVE
	PROPOSED SANITARY MANHOLE / CLEANOUT

DRAINAGE AND UTILITY NOTES

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. 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.

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

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

STONEFIELD engineering & design

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

TITLE: UTILITY PLAN

DRAWING: C-7

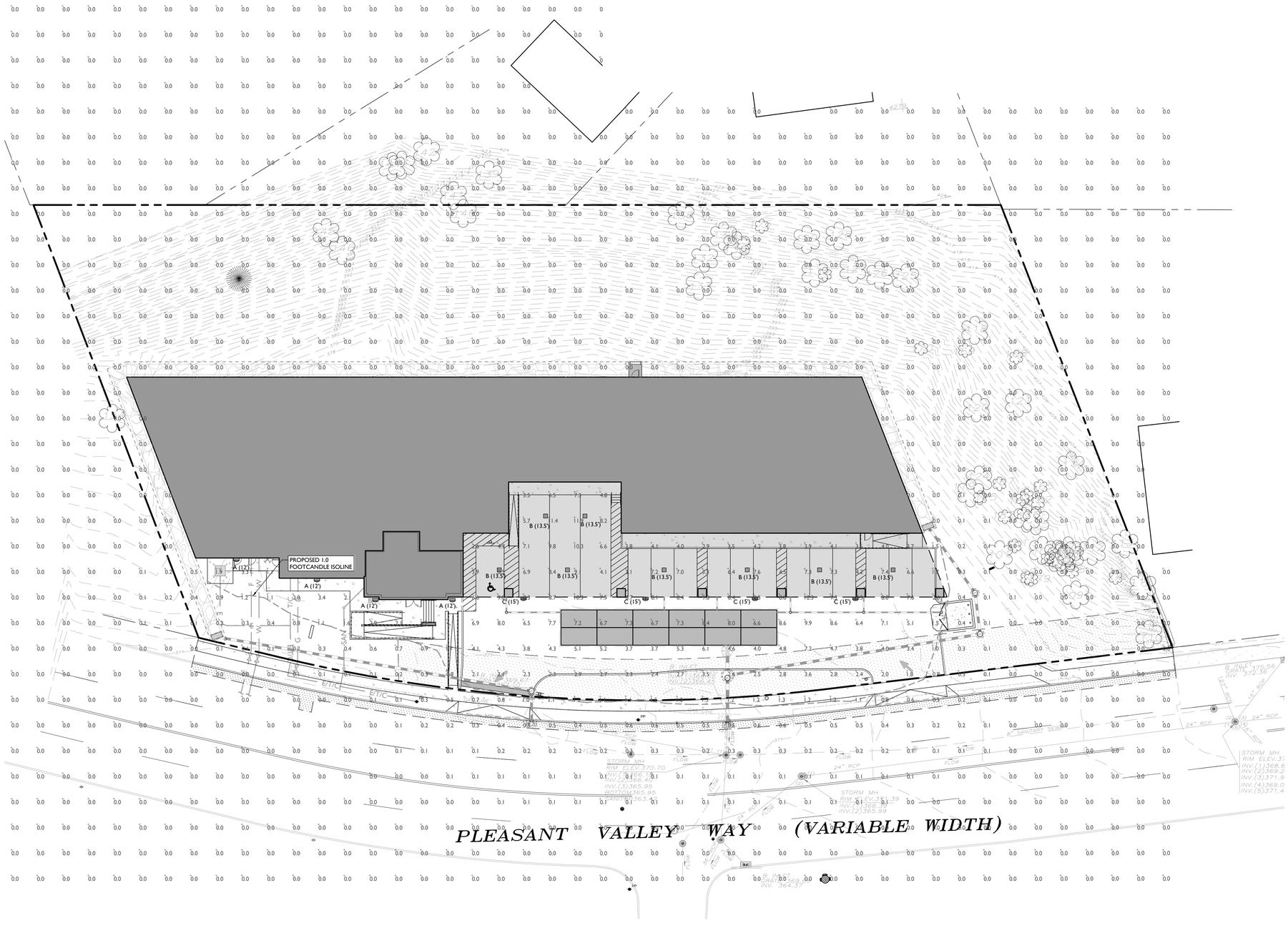
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PROPOSED LUMINAIRE SCHEDULE

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-IL-40K-UL-BZ_CONFIGURED.IES
	B	5	CREE EDGE CANOPY LIGHT - 40 LED - 350mA - 40K - 46 WATTS	SYMMETRIC	0.90	CREE LIGHTING	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	CREE LIGHTING	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 FOOTCANDLES	1.0 FC
	PARKING AREAS 2.0 FOOTCANDLES	2.8 FC



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

GENERAL LIGHTING NOTES

1. 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 ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. 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.
3. 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
4. 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.
5. 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.

20' 0' 20' 40'
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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: **LIGHTING PLAN**

DRAWING: **C-8**

Z:\NJ\19\PROJECTS\19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CAD\PLOT\PLOT-LIGHTING

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 (PA1)) AND IS THEREFORE EXEMPT FROM COMPACTION REMEDIATION

811

Know what's **below**
Call before you dig.

SEQUENCE OF CONSTRUCTION

1. NOTIFY HEPSCD 48 HOURS IN ADVANCE OF BEGINNING SAID PROJECT AND UPON COMPLETION OF PERMANENT STABILIZATION OF ALL DISTURBED AREAS.
2. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE AND CONTRACTOR STAGING AREA(S) AS SHOWN ON THE EROSION AND SEDIMENT CONTROL DRAWINGS.
3. INSTALL SILT FENCE AS INDICATED; MARK-OUT THE LIMIT OF DISTURBANCE AS SHOWN.
4. INSTALL INLET PROTECTION AT EXISTING CATCH BASINS.
5. INSTALL TEMPORARY FENCING AROUND THE PERIMETER OF THE UNDERGROUND EXTENDED DETENTION BASIN TO PROTECT THE AREA FROM COMPACTION FROM CONSTRUCTION ACTIVITIES.
6. PRIOR TO THE START OF EARTHWORK, THE CONTRACTOR IS TO ENSURE ALL INLET FILTERS AND SEDIMENT CONTROL AT OUTFALLS ARE INSTALLED AND INSPECTED REGULARLY FOR SEDIMENT BUILD-UP.
7. INITIATE NECESSARY SITE EARTHWORK TO ACHIEVE THE GRADES INDICATED ON THE DRAWINGS.
8. INSTALL TEMPORARY INLET PROTECTION AT CATCH BASINS AS THEY ARE CONSTRUCTED.
9. INSTALL UNDERGROUND UTILITIES (WATER, ELECTRIC, TELEPHONE, CABLE, GAS, ETC.).
10. PROVIDE TEMPORARY AND/OR PERMANENT STABILIZATION AS REQUIRED. PRIOR TO INITIATION OF BUILDING CONSTRUCTION, SUFFICIENT STABILIZATION OF SURROUNDING AREAS AND ADEQUATE STABLE STAGING AND PARKING MUST BE PROVIDED.
11. AFTER ALL AREAS ARE STABILIZED AND TEMPORARY INLET PROTECTIONS ARE FUNCTIONAL ON ALL INLETS, CONSTRUCT UNDERGROUND EXTENDED DETENTION BASIN. CONSTRUCT REMAINING CONVEYANCE SYSTEM TO UNDERGROUND EXTENDED DETENTION BASIN. PRIOR TO CONNECTING THE CONVEYANCE SYSTEM TO THE UNDERGROUND DETENTION BASIN, FLUSH OUT THE CONVEYANCE SYSTEM TO REMOVE ALL ACCUMULATED SEDIMENT AND AVOID ANY FROM ENTERING THE SYSTEM.
12. INITIATE BUILDING CONSTRUCTION.
13. CONTINUE WITH THE BALANCE OF THE EARTHWORK BY FILLING IN THE SITE AND INSTALL ANY REMAINING UTILITIES (ROOF DRAINS, WATER, ELECTRIC, TELEPHONE, CABLE, GAS, ETC.).
14. INSTALL BINDER COURSE FOR ALL PAVEMENT AND CONCRETE AREAS.
15. INSTALL PERMANENT VEGETATION INCLUDING ALL LANDSCAPING AND GRASSED AREAS.
16. ONCE ALL AREAS UPSTREAM OF THE UNDERGROUND DETENTION BASIN HAVE BEEN STABILIZED, FLUSH OUT THE STORM SYSTEM. THE SYSTEM SHALL BE FLUSHED OUT BY CONNECTING THE DOWNSTREAM END OF THE PIPES TO SEDIMENT FILTER BAGS AND FORCING WATER THROUGH THE PIPE AT A RATE THAT DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS. ONCE CLEANED, CONNECT THE SYSTEM TO THE UNDERGROUND BASINS.
17. UPON COMPLETION OF SITE WORK, INCLUDING GRADING, UTILITIES, LANDSCAPING, CONCRETE WORK, ETC., INSTALL FINAL PAVEMENT WEARING COURSE.
18. UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND AUTHORIZATION FROM THE HUDSON ESSEX PASSAIC SOIL CONSERVATION DISTRICT, REMOVE ALL REMAINING EROSION AND SEDIMENT POLLUTION CONTROL BMPS (SILT FENCING, INLET PROTECTION, ETC.). ANY AREA DISTURBED DURING THE REMOVAL OF THE EROSION AND SEDIMENT POLLUTION CONTROL BMPS MUST BE STABILIZED IMMEDIATELY. UPON COMPLETION OF ALL OTHER SITE CONSTRUCTION ACTIVITIES, INSTALL FINAL WEARING COURSE, SIGNAGE AND STRIPING. DEMOBILIZE.

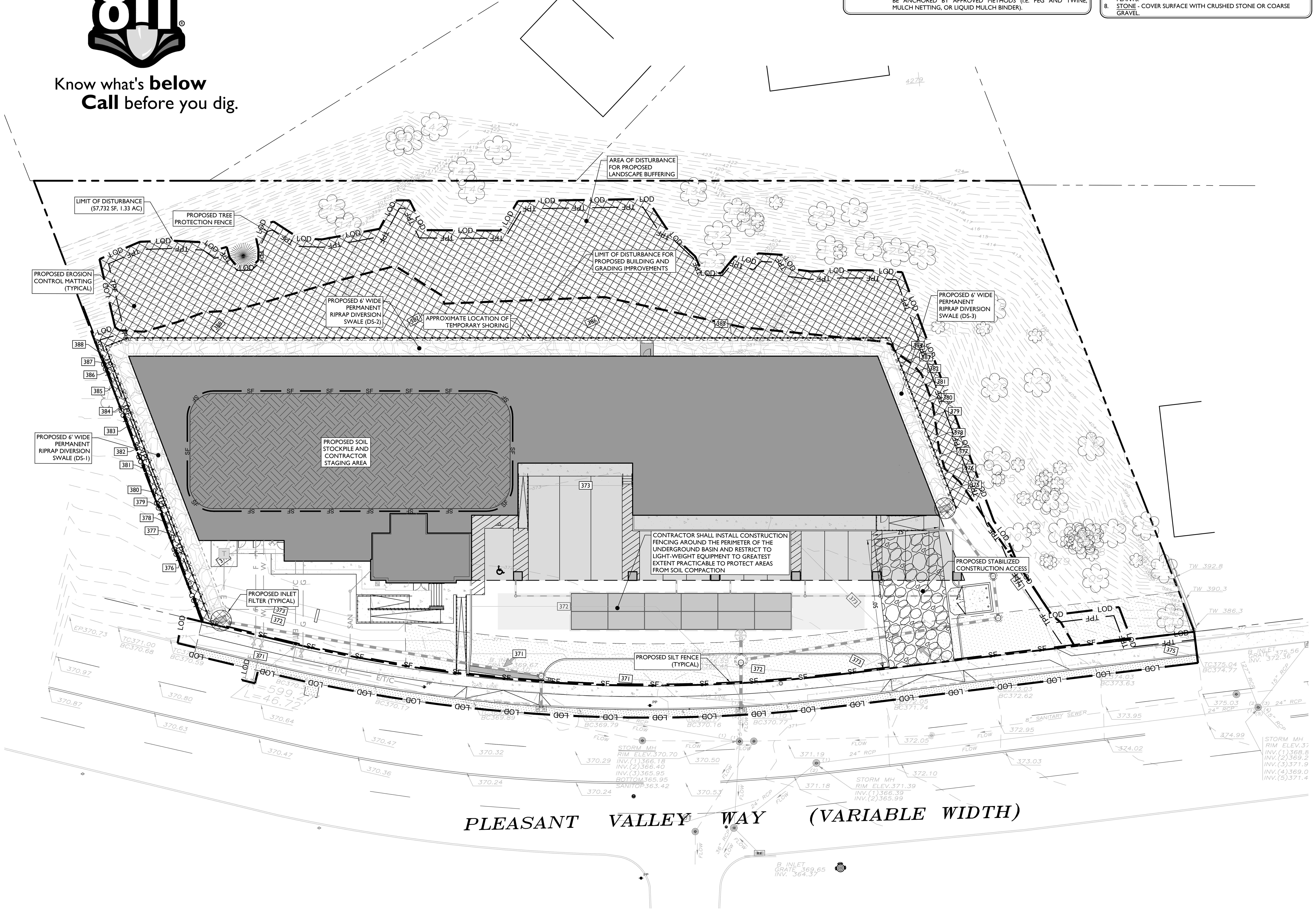
STABILIZATION SPECIFICATIONS:

I.A. TEMPORARY SEEDING AND MULCHING:
- GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
- FERTILIZER - APPLY 11LBS./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 LIMESTONE - 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	DESCRIPTION
	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 - 3/1-5/15 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, SUMP 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 5.0 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 ½ -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.**

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.

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

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
05	10/30/2020	DBB	PER TOWNSHIP COMMENTS
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01	05/29/2020	AHM	FOR TOWNSHIP SUBMISSION

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STONEFIELD engineering & design
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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

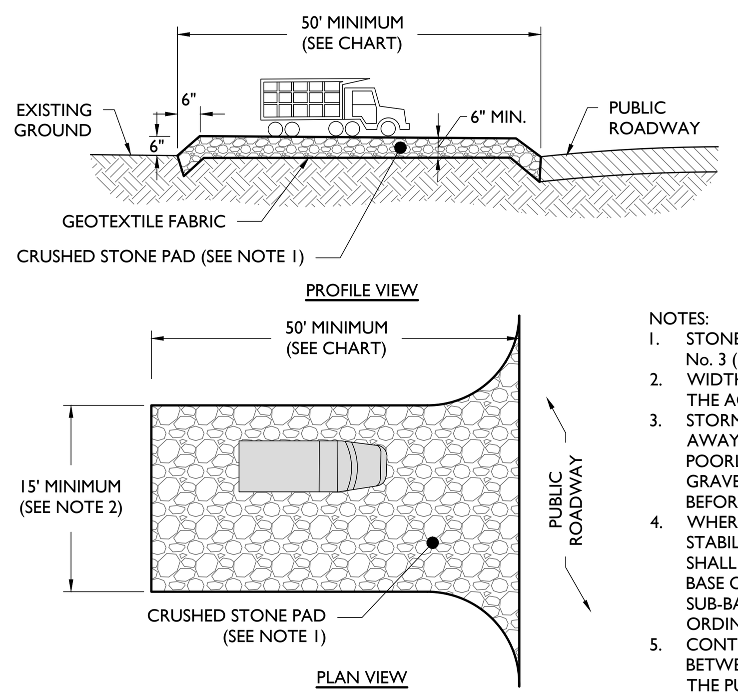
STONEFIELD engineering & design

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

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING:
C-9

Z:\RUTHERFORD\T\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CADD\PLOT\RDP-09-10-SESC.DWG



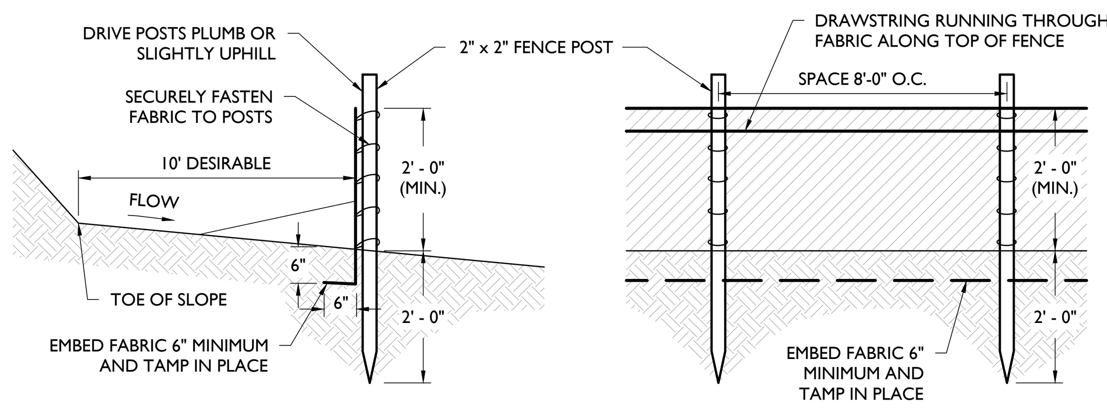
SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

NOTES:
1. STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

1

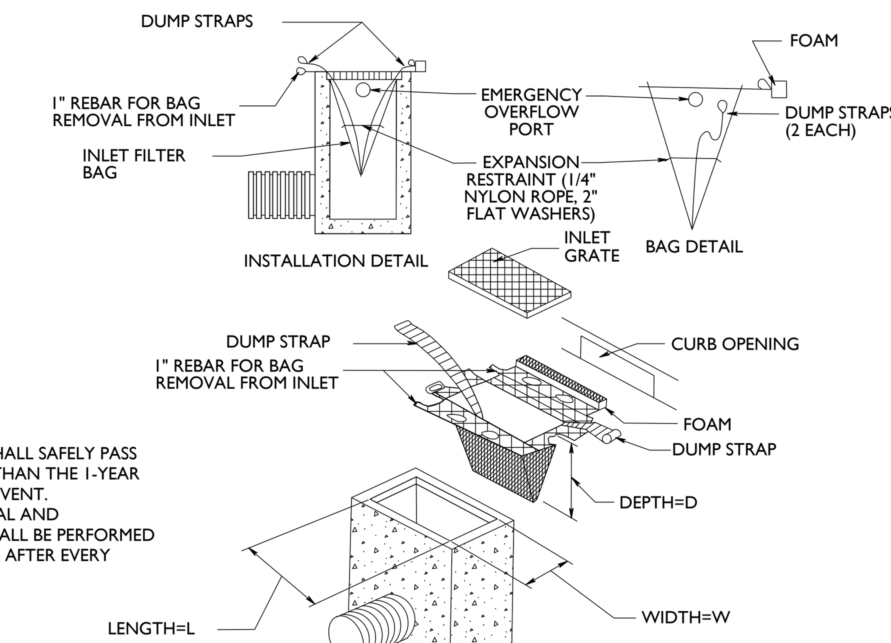


NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

NOT TO SCALE

2

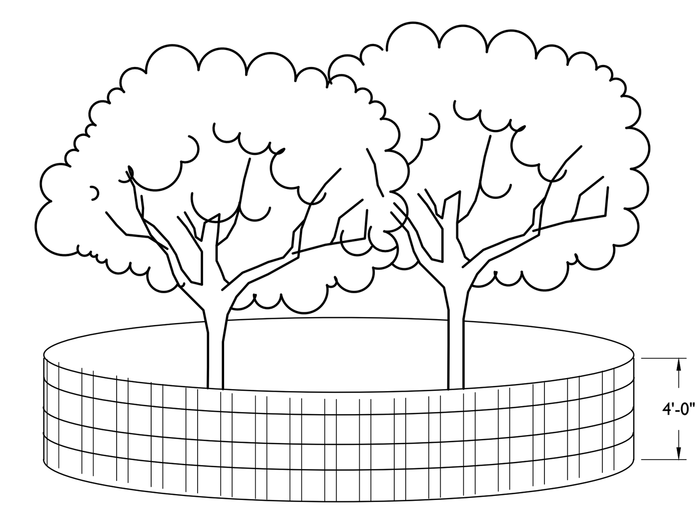


NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

NOT TO SCALE

3

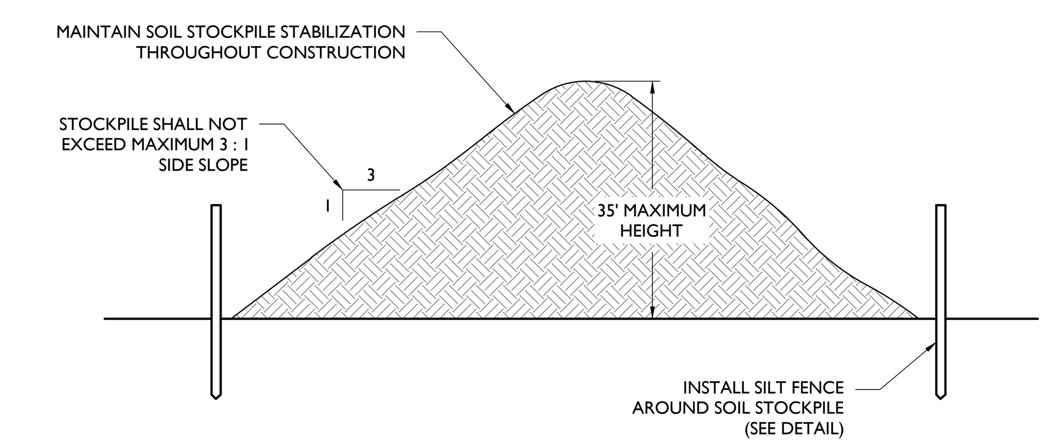


NOTES:
1. SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
3. SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6' FROM TREE TRUNK IF NECESSARY.
4. IF THE 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

4

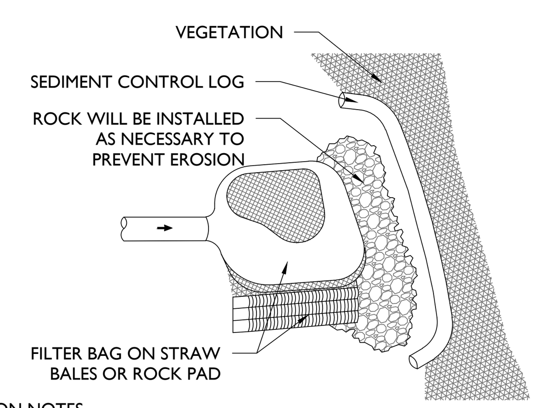


NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE

5



DEWATERING INSTALLATION NOTES
1. SEE PLAN VIEW FOR;
   - LOCATION OF DEWATERING EQUIPMENT
   -TYPE OF DEWATERING OPERATION (DW-1 TO DW-4)
2. THE OWNER OR CONTRACTOR SHALL OBTAIN A CONSTRUCTION DISCHARGE DEWATERING PERMIT FROM THE STATE PRIOR TO ANY DEWATERING OPERATION DISCHARGING FROM THE SITE. ALL DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT.
3. THE OWNER OR OPERATOR SHALL PROVIDE, OPERATE, AND MAINTAIN DEWATERING SYSTEMS OF SUFFICIENT SIZE AND CAPACITY TO PERMIT EXCAVATION AND SUBSEQUENT CONSTRUCTION IN DRY CONDITIONS AND TO LOWER AND MAINTAIN THE GROUNDWATER LEVEL A MINIMUM 2- FEET BELOW THE LOWEST POINT OF EXCAVATION AND CONTINUOUSLY MAINTAIN EXCAVATIONS FREE OF WATER UNTIL BACK-FILLED TO FINAL GRADE

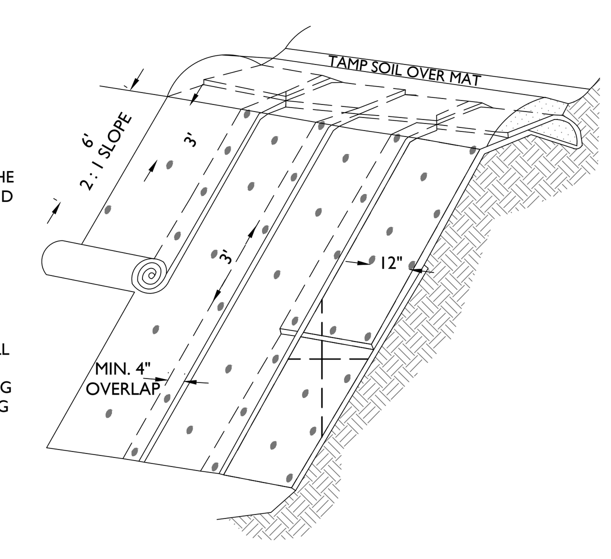
DW-4 DEWATERING FILTER BAG DETAIL

NOT TO SCALE

6

NOTES:
1. **SITE PREPARATION:** THE SITE MUST BE GRADED TO THE DESIGN SPECIFICATIONS (GRADE, GEOMETRY, DENSITY OF SOIL, ETC.) AND THEN DRESSED TO BE FREE OF SOIL CLODS, CLUMPS, ROCKS, OR VEHICLE IMPRINTS OF ANY SIGNIFICANT SIZE THAT WOULD PREVENT ENKAMAT FROM LYING FLUSH TO SURFACE CONTOURS.
2. **ANCHOR TRENCH:** ANCHOR TRENCHES ARE REQUIRED TO SECURELY FASTEN THE ENKAMAT TO THE GROUND SURFACE. THE ENKAMAT IS INSTALLED IN TO THE BOTTOM OF THE TRENCH AND FASTENED WITH PINS SPACED 3 FEET APART. THE ANCHOR TRENCH / INTERMEDIATE CHECK SLOTS ARE THEN BACKFILLED AND COMPACTED IN A MANNER AS TO NOT DAMAGE THE ENKAMAT.
3. **ENKAMAT INSTALLATION:** ROLL THE ENKAMAT DOWN THE SLOPE OR CHANNEL. THE OVERLAP BETWEEN ROLLS IS 3 TO 4 INCHES. THE SPLICE BETWEEN ROLLS IS BETWEEN 2 AND 3 FEET. SHINGLE THE ROLL IN THE DIRECTION OF WATER FLOW. INSTALL PINS DOWN THE CENTER OF EACH MAT (MAT IS 3.25 FEET WIDE) STAGGERING THEM BETWEEN THE OUTSIDE PINS WITH A SPACING INTERVAL OF 3 TO 5 FEET. PINS PATTERNS WILL VARY DEPENDING UPON APPLICATION, SOIL TYPE, SLOPE OR CHANNEL SLOPE, GEOMETRY, ETC. A RULE OF THUMB FOR ESTIMATING THE AMOUNT OF PINS REQUIRED FOR A PROJECT IS:
   1:1 TO 2:1 SLOPES: 3-4 PINS PER SQ. YD.
   3:1 AND LESSER SLOPES: 2-3 PINS PER SQ. YD.

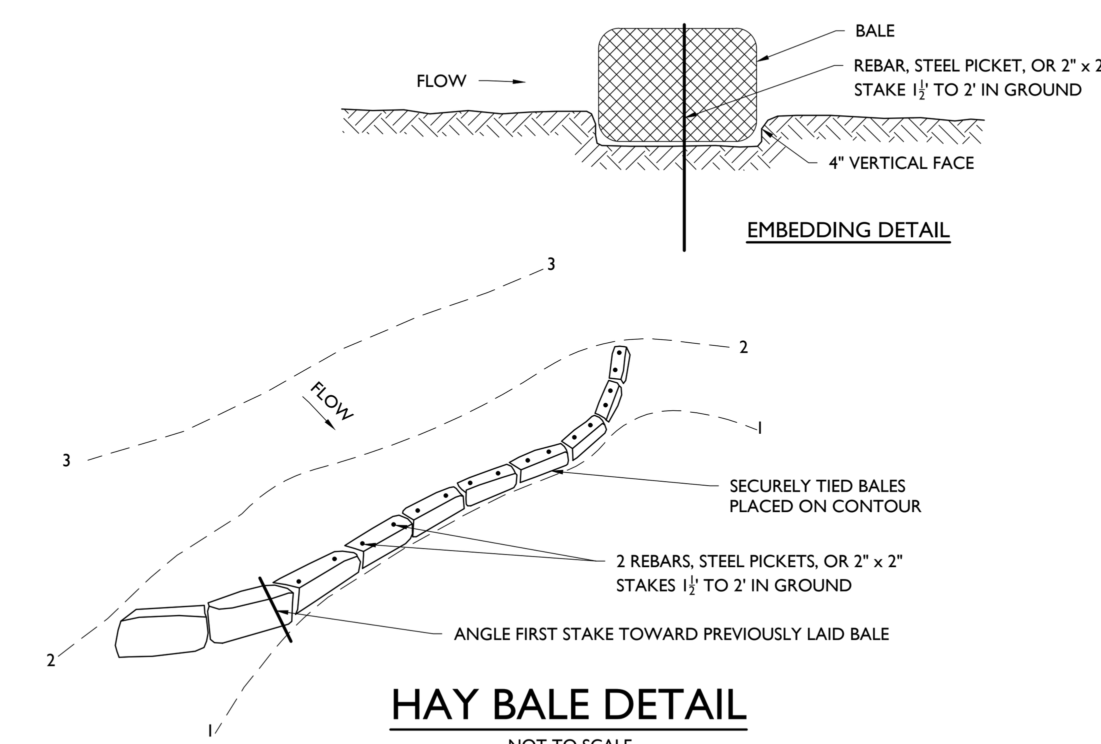
   ALWAYS INSTALL TWO ROWS OF PINS SPACED 1.5 X 1.5 FEET APART AT ALL ROLL SPLICE LOCATIONS.
4. **ANCHORING DEVICES:** TYPICALLY 11-8 GAUGE OF A 6" X 1" X 6" METAL PINS ARE USED. WHEN SURFACE SOIL CONDITIONS ARE LOOSE, USE 8" X 1" X 8" OR 12" X 1.5" X 12" METAL PINS, 8"-18" PINS WITH 1.5" DIAMETER WASHER, OR 12-30" J-SHAPE PINS (BENT REBAR) HAVING A ¼" DIAMETER. DRIVE PINS OR PINS FLUSH WITH THE GROUND SURFACE.
5. **SEEDING:** FOR NON-SOIL FILLING APPLICATIONS, BROADCAST SEED OR HYDROSEED OVER THE INSTALLED ENKAMAT. MAKE SURE HYDROMULCH OCCURS AFTER SEEDING TO ENSURE THE SEED REACHES THE TOPSOIL. IF SOIL FILLING, SEED AFTER FILLING IS COMPLETED. YOU MAY ALSO SEED BEFORE AND AFTER SOIL FILLING TO CREATE A BETTER ESTABLISHED ROOT STRUCTURE AND INCREASE VEGETATION STRENGTH.



ENKAMAT DETAIL

NOT TO SCALE

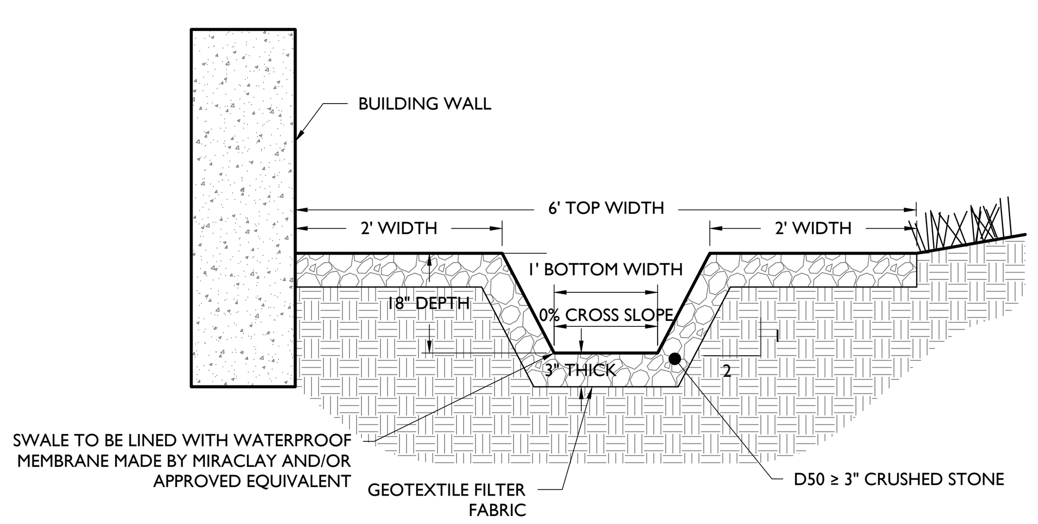
7



HAY BALE DETAIL

NOT TO SCALE

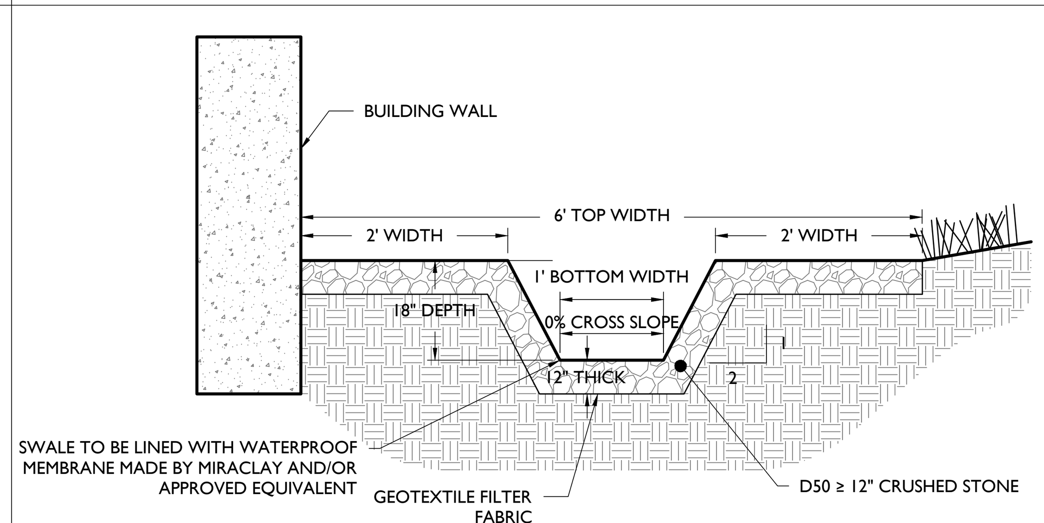
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PERMANENT RIP-RAP SWALE DETAIL (DS-1 & DS-3)

NOT TO SCALE

9



PERMANENT RIP-RAP SWALE DETAIL (DS-2)

NOT TO SCALE

10

Z:\RUTHERFORD\T\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CADD\PLOT\RDP-09-10-SESC.DWG

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
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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

STONEFIELD
engineering & design

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

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN DETAILS

DRAWING:
C-10

LANDSCAPING AND BUFFER REQUIRMENTS

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(p) OFF-STREET PARKING	ONE (1) TREE PLUS GROUND LEVEL PLANTING FOR EACH TEN (10) PARKING STALLS PROPOSED. [13 PROPOSED PARKING SPOTS /10 = 1.3 TREES]	3 TREES PROPOSED

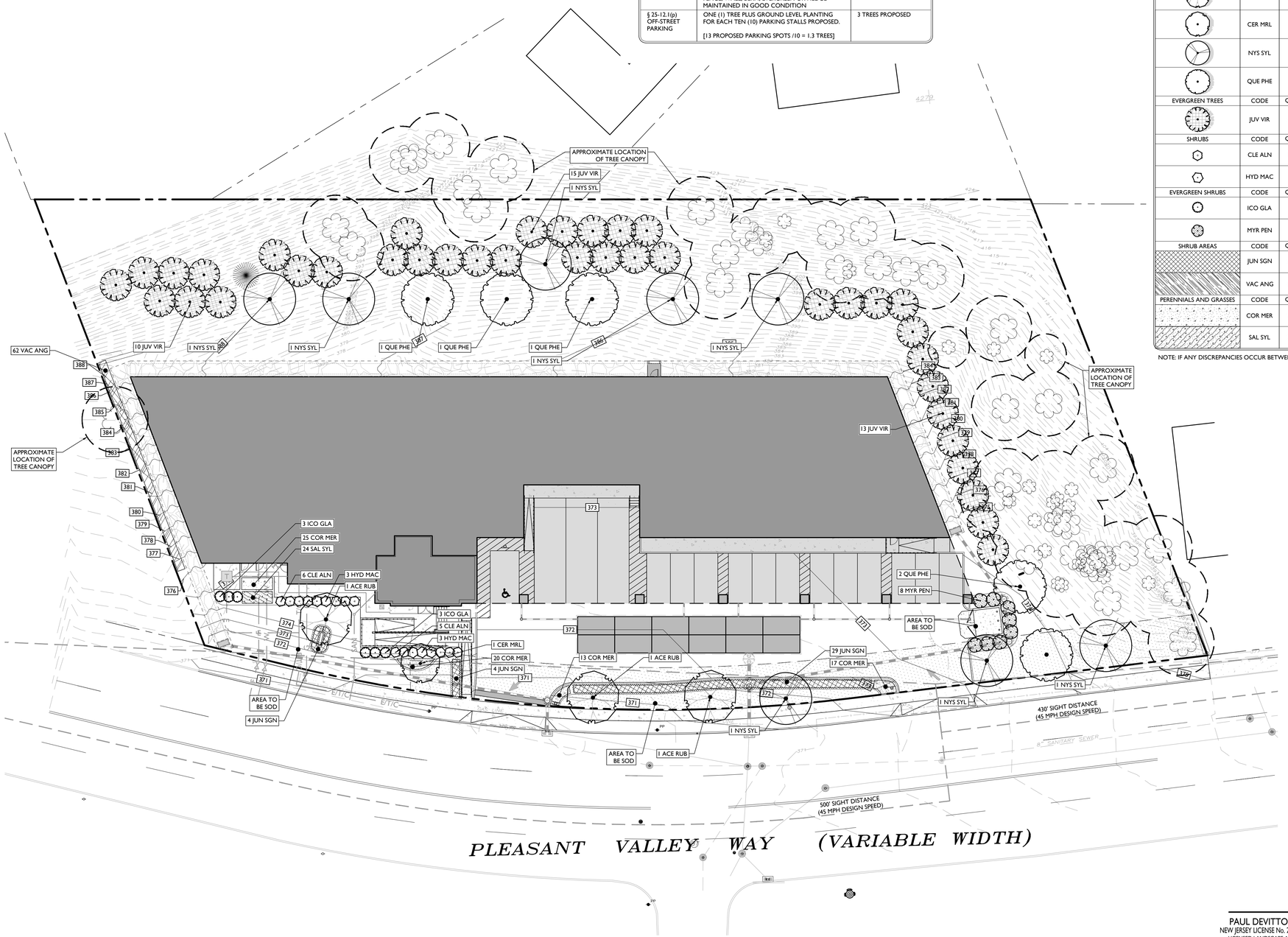
BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 272-1000 TO REQUEST A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE" YOU DIG SO THAT YOU CAN IDENTIFY WHERE THE UNDERGROUND UTILITIES ARE LOCATES (SUCH AS WATER, GAS, ELECTRIC, PHONE, CABLE, ETC.) ONCE THE SERVICES ARE "MARKED OUT", YOU CAN DIG WITHOUT THE RISK OF INTERRUPTING SERVICE FROM ONE OF THESE UTILITIES. DAMAGING PROPERTY OR

ONE CALL

NEW JERSEY

SUFFERING PERSONAL INJURY. IF YOU ARE HAVING A PROFESSIONAL DO THE WORK FOR YOU, THEY ARE RESPONSIBLE TO CONTACT ONE CALL. UTILITY SERVICES ARE MARKED OUT WITH PAINT OR A FLAG. THE FOLLOWING LIST WILL HELP YOU IDENTIFY WHAT UTILITY HAS PERFORMED A MARK OUT:

ELECTRIC=RED, GAS/OIL=YELLOW, COMMUNICATION TV=ORANGE, WATER=BLUE, SEWER=GREEN, TEMPORARY SURVEY MARKINGS=MAGENTA, PROPOSED EXCAVATION=WHITE



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	38	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8` - 10` 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	8	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	18" - 24"	POT
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
	JUN SGN	37	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

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. 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.
5. 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.
6. 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.

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

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

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
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:

LANDSCAPING PLAN

DRAWING:

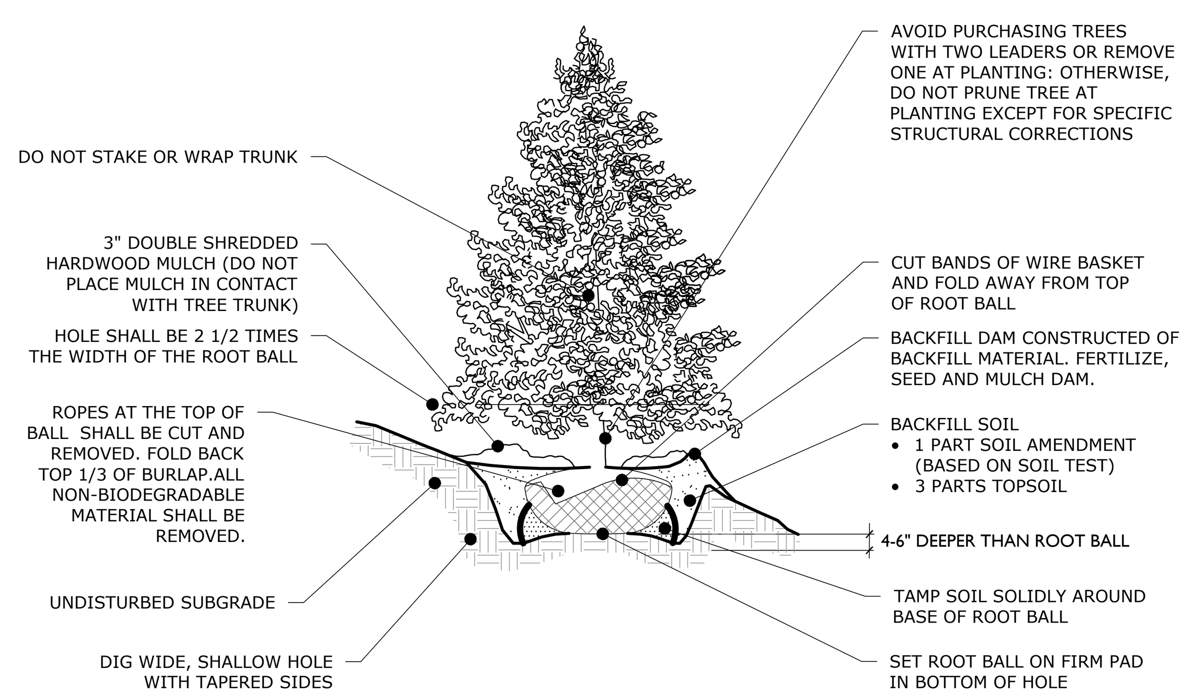
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Z:\AUTHENTICITY\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CAD\PLOTTED\P-11 LS LANDSCAPING

TREE PLANTING 2H:1V SLOPE OR LESS

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

TREE PLANTING 2H:1V SLOPE OR LESS

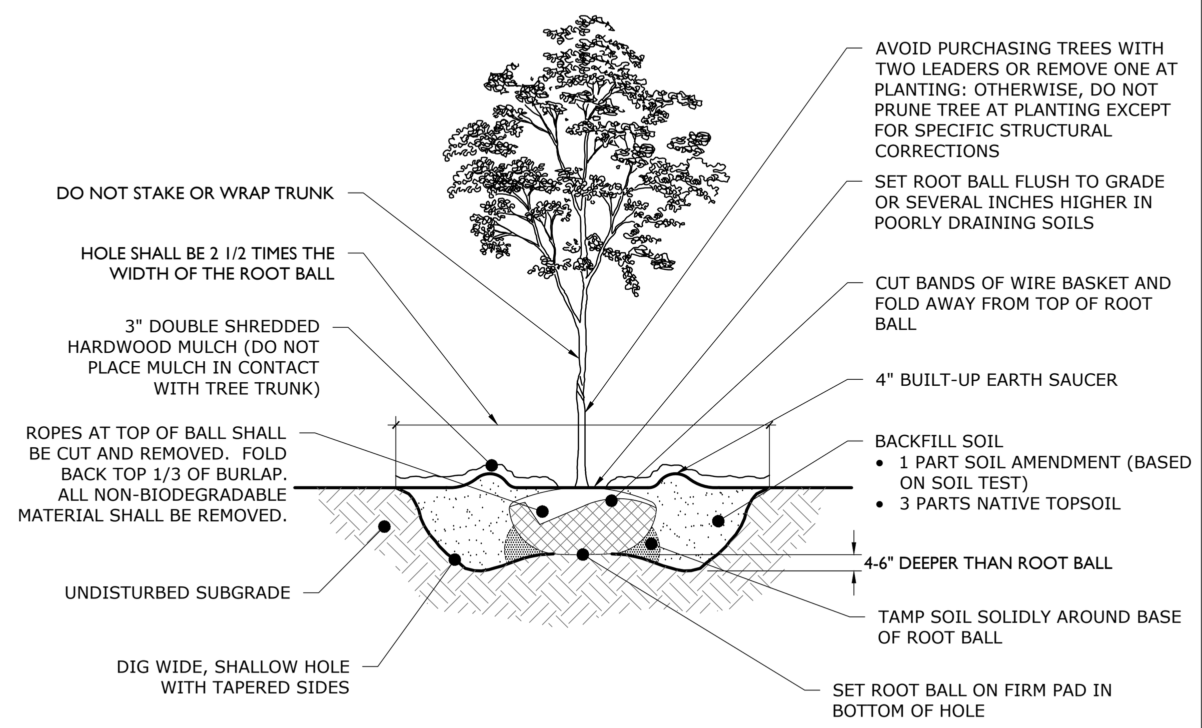
NOT TO SCALE

1

DECIDUOUS TREE PLANTING DETAIL

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

DECIDUOUS TREE PLANTING DETAIL

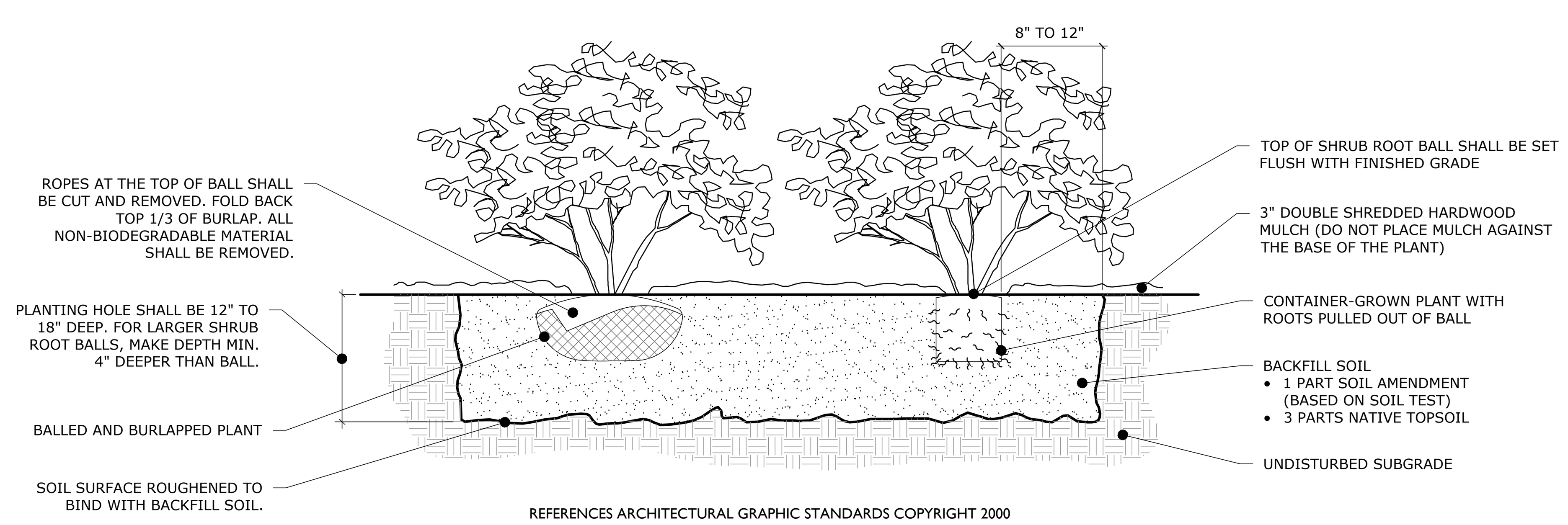
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2

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

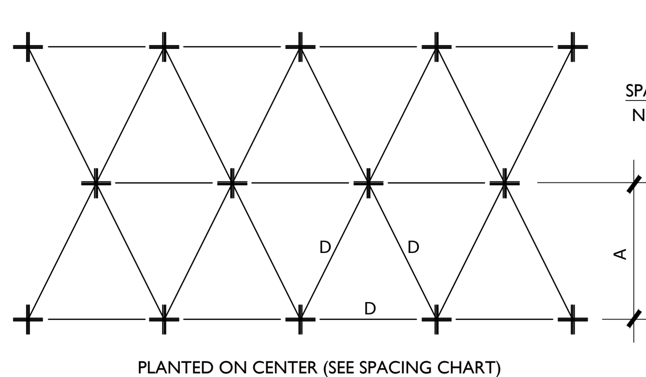
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3

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

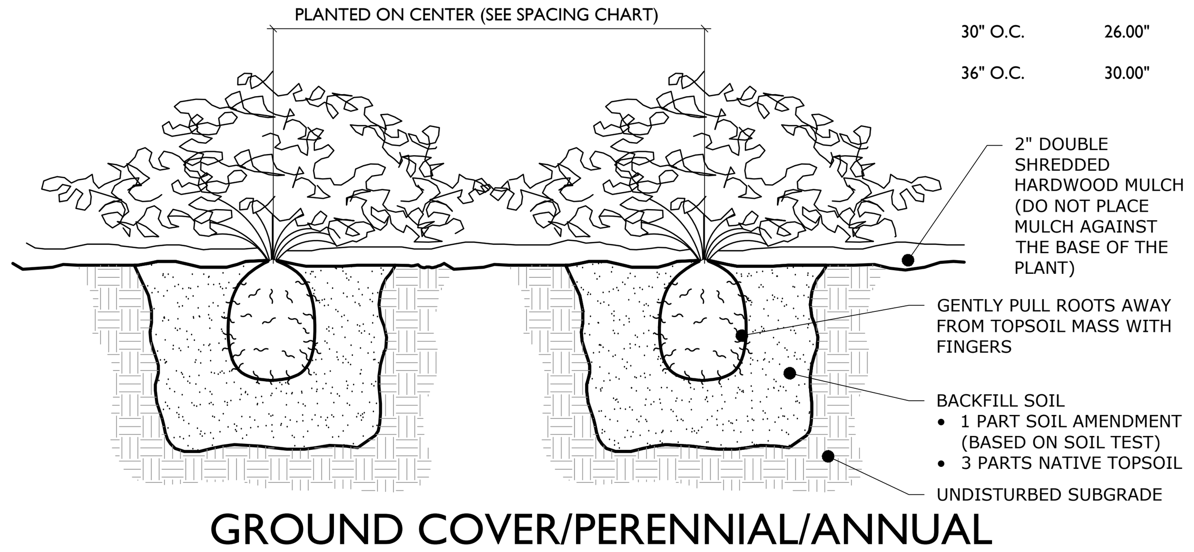
NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



SPACING CHART
NOT TO SCALE

SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

4

Z:\RUTHERFORD\T\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CADD\PLOT\RDP-11-12-LAND.DWG

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. 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.
2. 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.
3. 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 TUNNELED 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 RE-GRADING 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."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.

`5. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.
- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8
- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
2. SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD.
4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."
5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
05	10/30/2020	DBB	PER TOWNSHIP COMMENTS
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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

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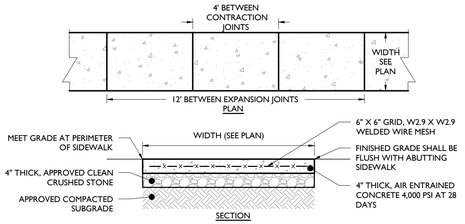
SCALE: AS SHOWN | PROJECT ID: T-19153

TITLE:

LANDSCAPING DETAILS

DRAWING:

C-12

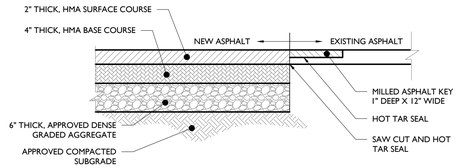


REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

1

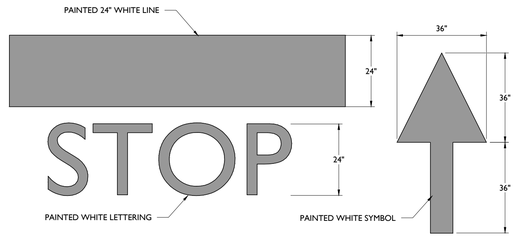


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

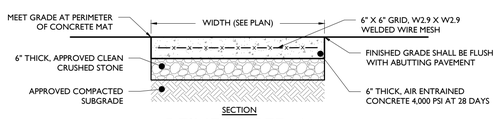
2



STOP BAR & ARROW DETAILS

NOT TO SCALE

3



REINFORCED 6" CONCRETE MAT

NOT TO SCALE

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ¼" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

4

SIGN POST DETAIL

NOT TO SCALE

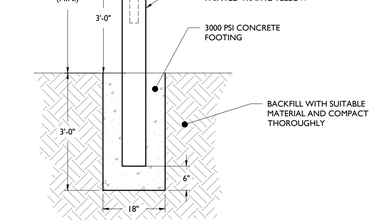
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	RED	WHITE	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND
NO LEFT TURN (R3-2)		CIRCLE AND DIAGONAL: RED LEGEND: BLACK	WHITE	24"x24"	GROUND

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

NOT TO SCALE

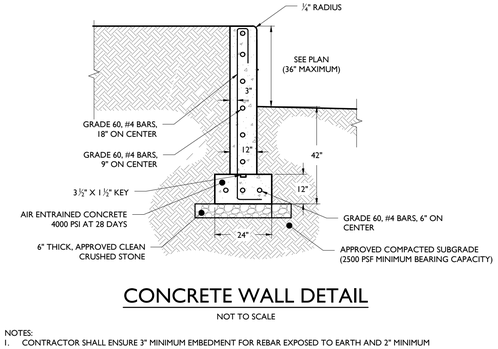
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PARKING STALL MARKINGS

NOT TO SCALE

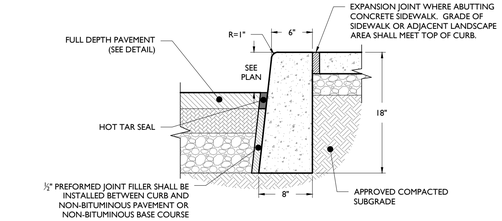
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ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

6



CONCRETE CURB DETAIL

NOT TO SCALE

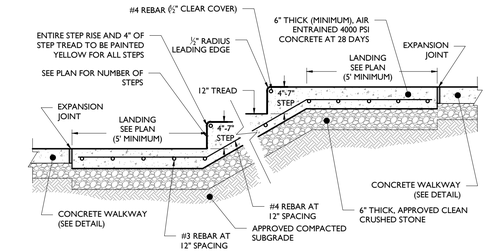
NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

7

ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

11



CONCRETE STEPS & ELEVATED LANDING DETAIL

NOT TO SCALE

NOTES:
1. CONTRACTOR SHALL ENSURE 3" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO EARTH AND 2" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO WEATHER (SURFACE). NOSING REBAR TO BE EMBEDDED 1 ½".
2. CONTRACTOR SHALL MAINTAIN A MAXIMUM 1:50 SLOPE IN ALL DIRECTIONS WITHIN PROPOSED CONCRETE LANDINGS.
3. STEPS IN SERIES SHALL HAVE UNIFORM RISER HEIGHT.

8

MONOLITHIC CONCRETE RAMP DETAIL

NOT TO SCALE

NOTES:
1. CONTRACTOR SHALL ENSURE 3" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO EARTH AND 2" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO WEATHER (SURFACE). NOSING REBAR TO BE EMBEDDED 1 ½".
2. BACKFILL TO BE SUITABLE MATERIAL COMPACTED TO 95% OF MAXIMUM DENSITY IN 6" TO 8" LIFTS

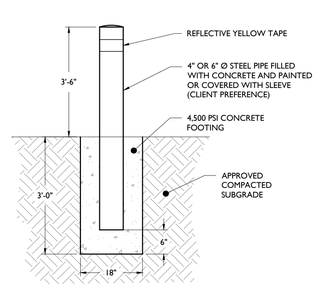
9

CONCRETE WALL DETAIL

NOT TO SCALE

NOTES:
1. CONTRACTOR SHALL ENSURE 3" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO EARTH AND 2" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO WEATHER (SURFACE). NOSING REBAR TO BE EMBEDDED 1 ½".
2. BACKFILL TO BE SUITABLE MATERIAL COMPACTED TO 95% OF MAXIMUM DENSITY IN 6" TO 8" LIFTS

12



BOLLARD DETAIL

NOT TO SCALE

13

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
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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
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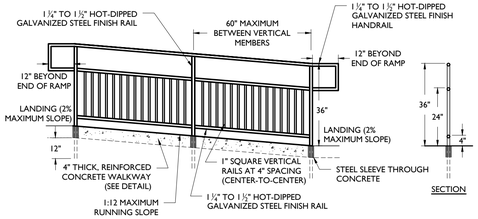
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-19153

TITLE: CONSTRUCTION DETAILS

DRAWING: C-13

Z:\AUTHOR\DOT\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CAD\PLOTS\DP-13-16-DETS.DWG

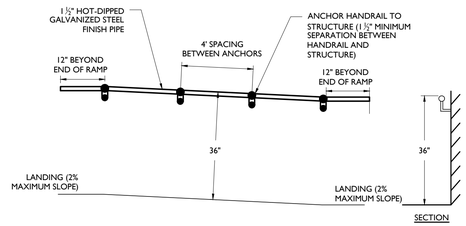


HANDRAIL DETAIL ON RAMP

NOT TO SCALE

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.

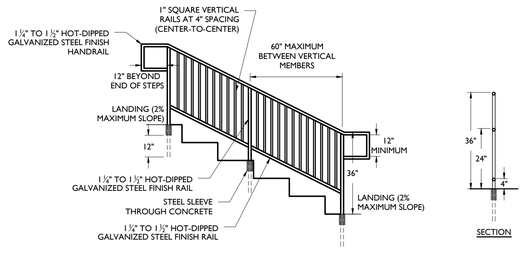
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HANDRAIL DETAIL MOUNTED TO STRUCTURE ADJACENT TO RAMP

NOT TO SCALE

2

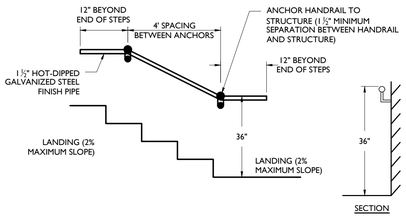


HANDRAIL DETAIL ON STEPS

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.

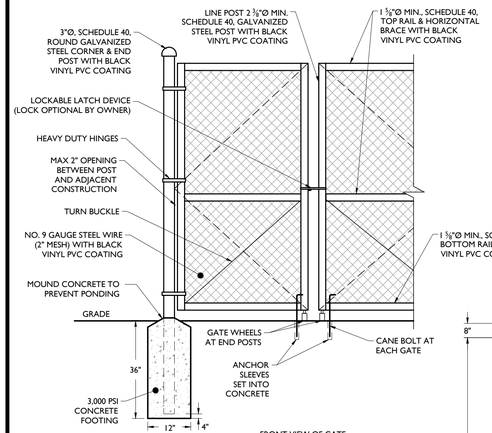
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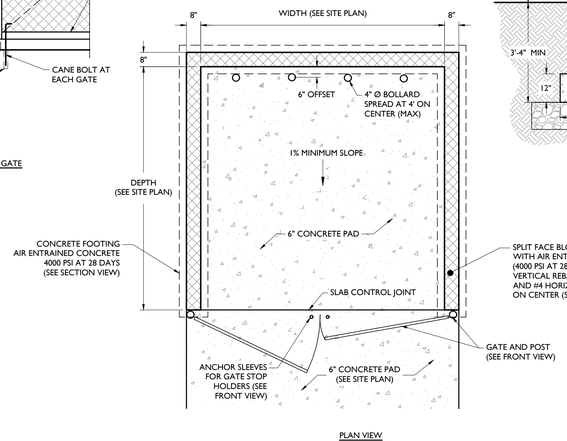
HANDRAIL DETAIL MOUNTED TO STRUCTURE ADJACENT TO STEPS

NOT TO SCALE

4



FRONT VIEW OF GATE



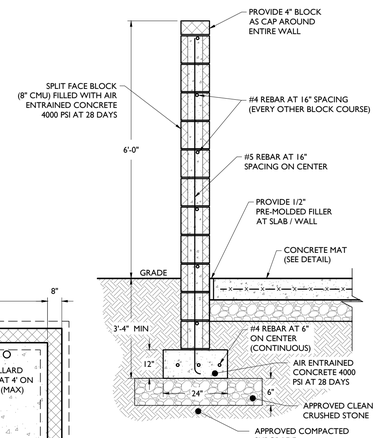
PLAN VIEW

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

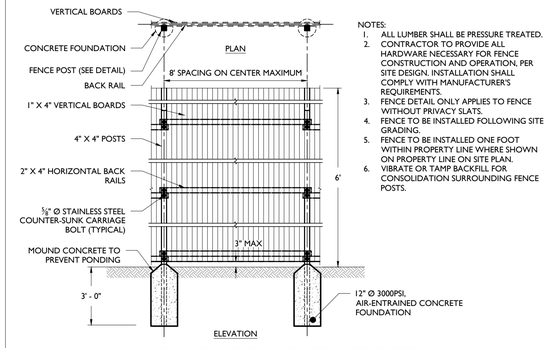
TRASH ENCLOSURE DETAIL

NOT TO SCALE

5



SECTION VIEW OF WALL

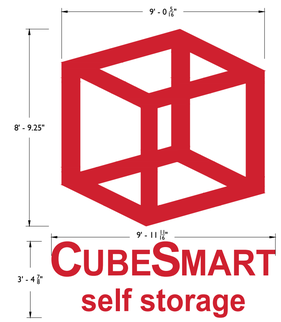


NOTES:
1. ALL LUMBER SHALL BE PRESSURE TREATED.
2. CONTRACTOR TO PROVIDE ALL HARDWARE NECESSARY FOR FENCE CONSTRUCTION AND OPERATION, PER SITE DESIGN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS.
3. FENCE DETAIL ONLY APPLIES TO FENCE WITHOUT PRIVACY SLATS.
4. FENCE TO BE INSTALLED FOLLOWING SITE GRADING.
5. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN.
6. VIBRATE OR TAMP BACKFILL FOR CONSOLIDATION SURROUNDING FENCE POSTS.

BOARD ON BOARD FENCE DETAIL

NOT TO SCALE

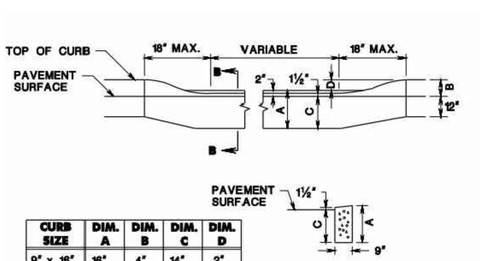
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CUBESMART LOGO SIGNAGE

NOT TO SCALE

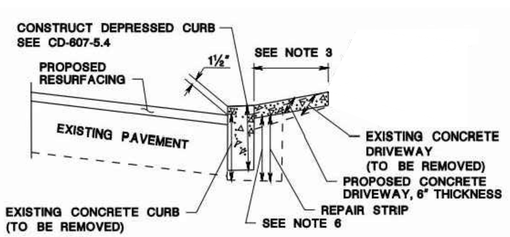
7



CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D
9" x 16"	16"	4"	14"	2"
9" x 18"	18"	6"	16"	4"

METHOD OF DEPRESSING CURB AT DRIVEWAYS
CD-607-2.4

10



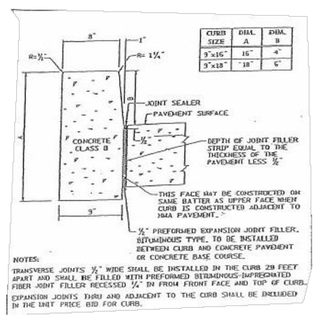
NOTES:
1. ALL MATERIAL, REPAIR STRIPS, AND EXCAVATION FOR DRIVEWAY CONSTRUCTION TO BE INCLUDED IN THE BID PRICE FOR HMA DRIVEWAY, CONCRETE DRIVWEWAY, OR CONCRETE CURB.
2. USE HMA SURFACE FOR HMA DRIVEWAY.
3. CONSTRUCT 5 FT LONG DRIVEWAY UNLESS OTHERWISE SHOWN ON PLANS OR AS DIRECTED.
4. USE DENSE GRADED AGGREGATE BASE COURSE TO PROVIDE TEMPORARY ACCESS DURING DRIVEWAY CONSTRUCTION.
5. DENSE GRADED AGGREGATE BASE COURSE.
6. WHERE SIDEWALK CROSSES DRIVEWAY PROVIDE A 2% MAXIMUM SIDEWALK CROSS SLOPE WITHIN DRIVEWAY AREA.

CONCRETE DRIVEWAY WITH DEPRESSED CURB

(FOR USE WITHIN THE COUNTY ROW)

NOT TO SCALE

11



CURB SIZE	DIM. A	DIM. B
9"x16"	16"	4"
9"x18"	18"	6"

NOTES:
TRANSVERSE JOINTS ½" WIDE SHALL BE INSTALLED IN THE CURB 20 FEET APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED ¼" IN FROM FRONT FACE AND TOP OF CURB.
EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

CONCRETE CURB DETAIL

(FOR USE WITHIN THE COUNTY ROW)

NOT TO SCALE

12

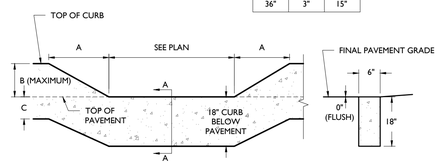
HANDRAIL DETAIL ON WALKWAY

NOT TO SCALE

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.

8

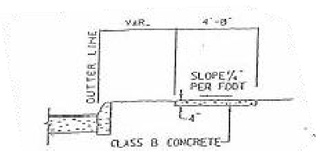
FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

NOT TO SCALE

9



CONCRETE SIDEWALK

(FOR USE WITHIN THE COUNTY ROW)

NOT TO SCALE

13

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
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 173.02, 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

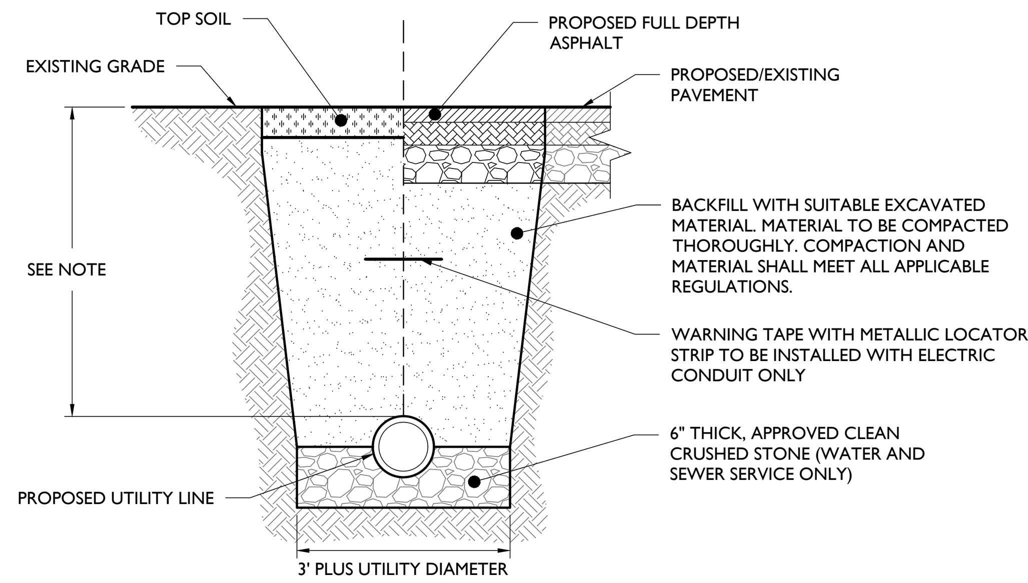
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-19153

TITLE: CONSTRUCTION DETAILS

DRAWING: C-14

Z:\AUTHENTICITY\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CAD\PLOTS\DWG 13-14 DETS.DWG



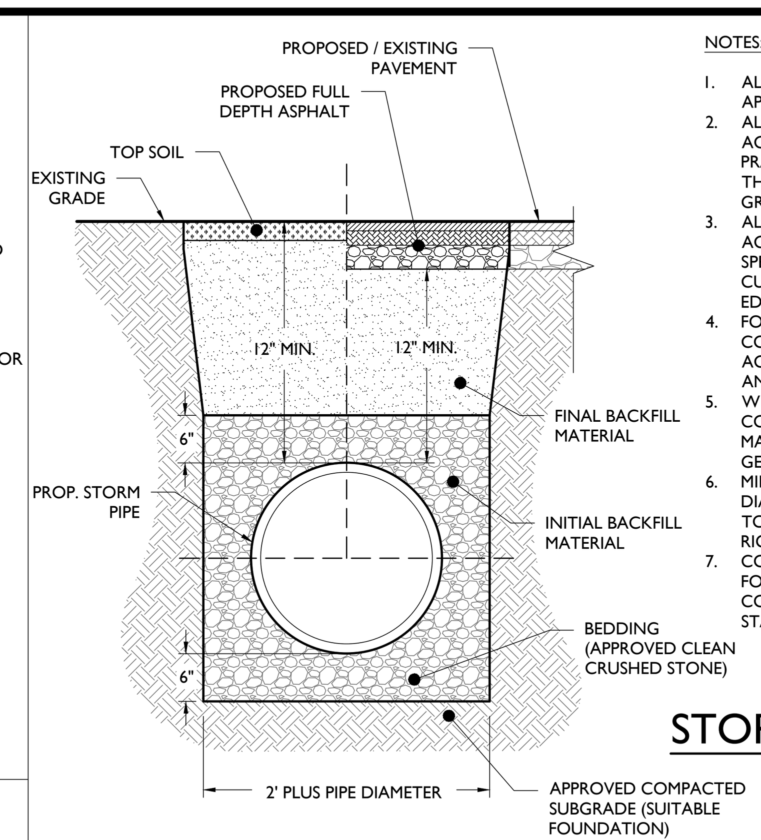
UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:

MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

1



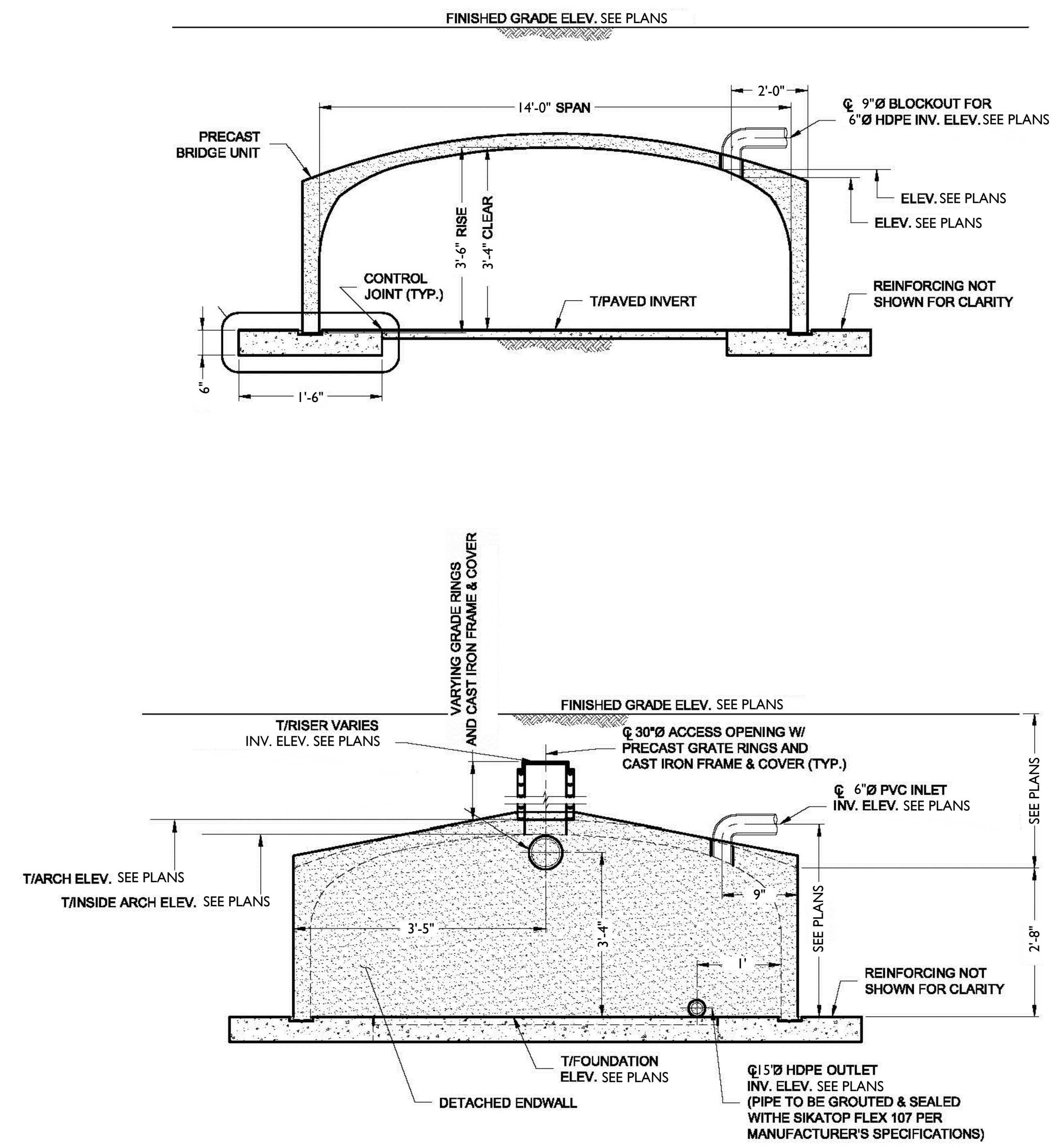
NOTES:

1. ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" (LATEST EDITION).
3. ALL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C76-15, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
4. FOR NON HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
6. MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 60" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
7. CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

STORM TRENCH DETAIL

NOT TO SCALE

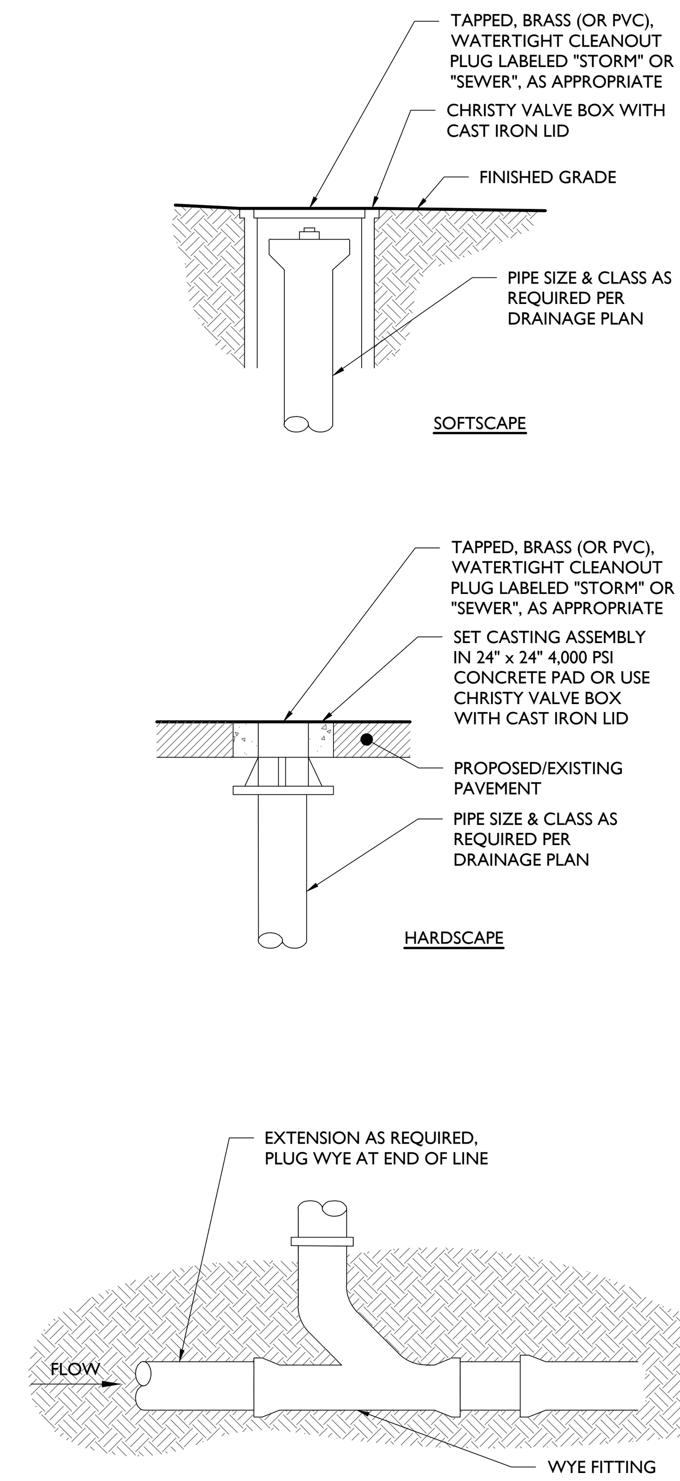
2



STORMTRAP VAULT (6.9' X 14' X 3.5') DETAIL

NOT TO SCALE

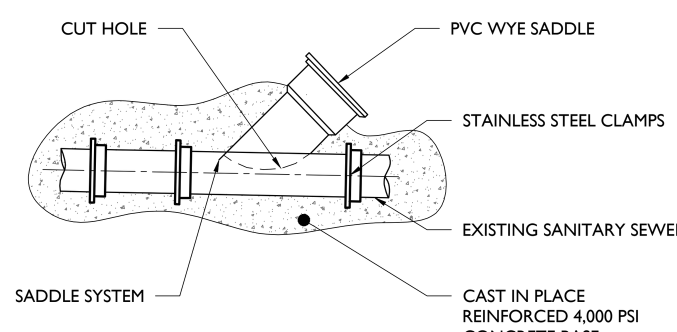
5



CLEAN-OUT DETAIL

NOT TO SCALE

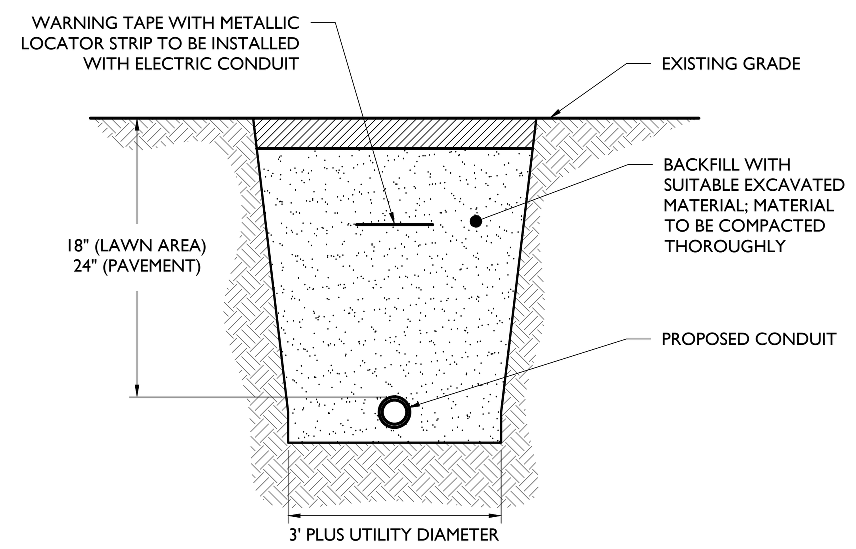
6



SANITARY SADDLE CONNECTION DETAIL

NOT TO SCALE

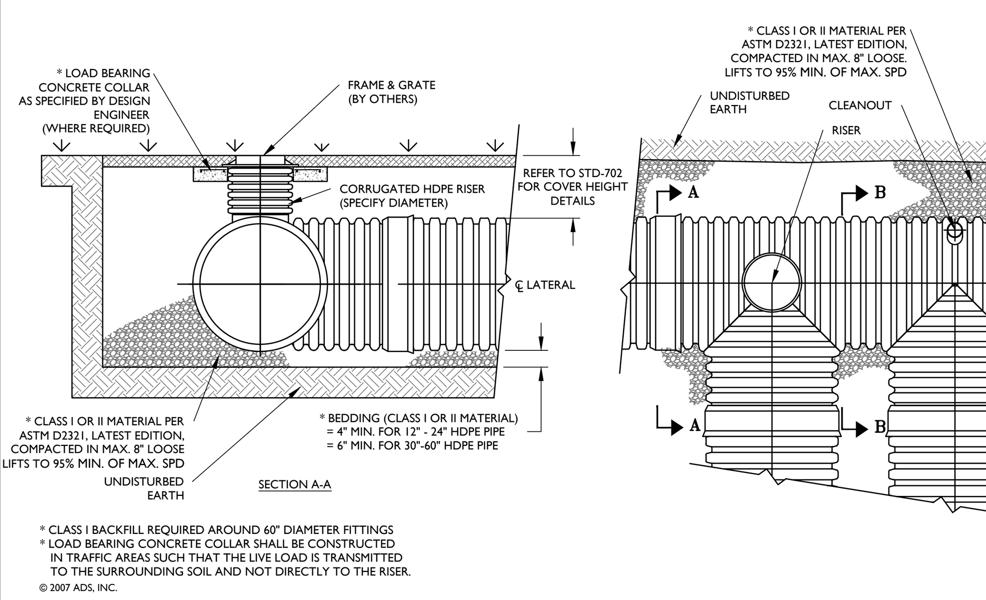
3



ELECTRICAL CONDUIT TRENCH DETAIL

NOT TO SCALE

4



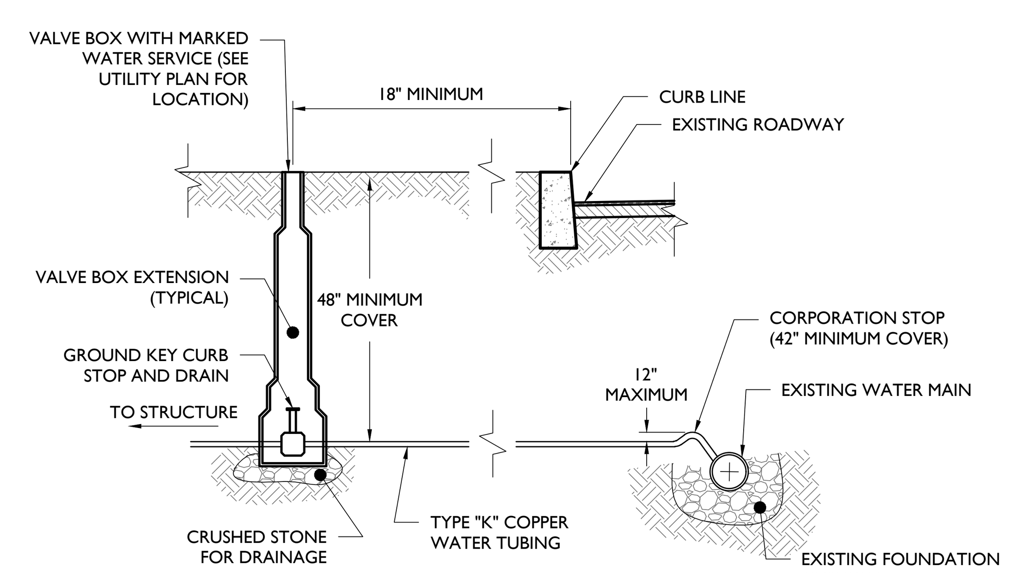
* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS
* LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

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ADS TYPICAL RISER/CLEAN-OUT DETAIL

NOT TO SCALE

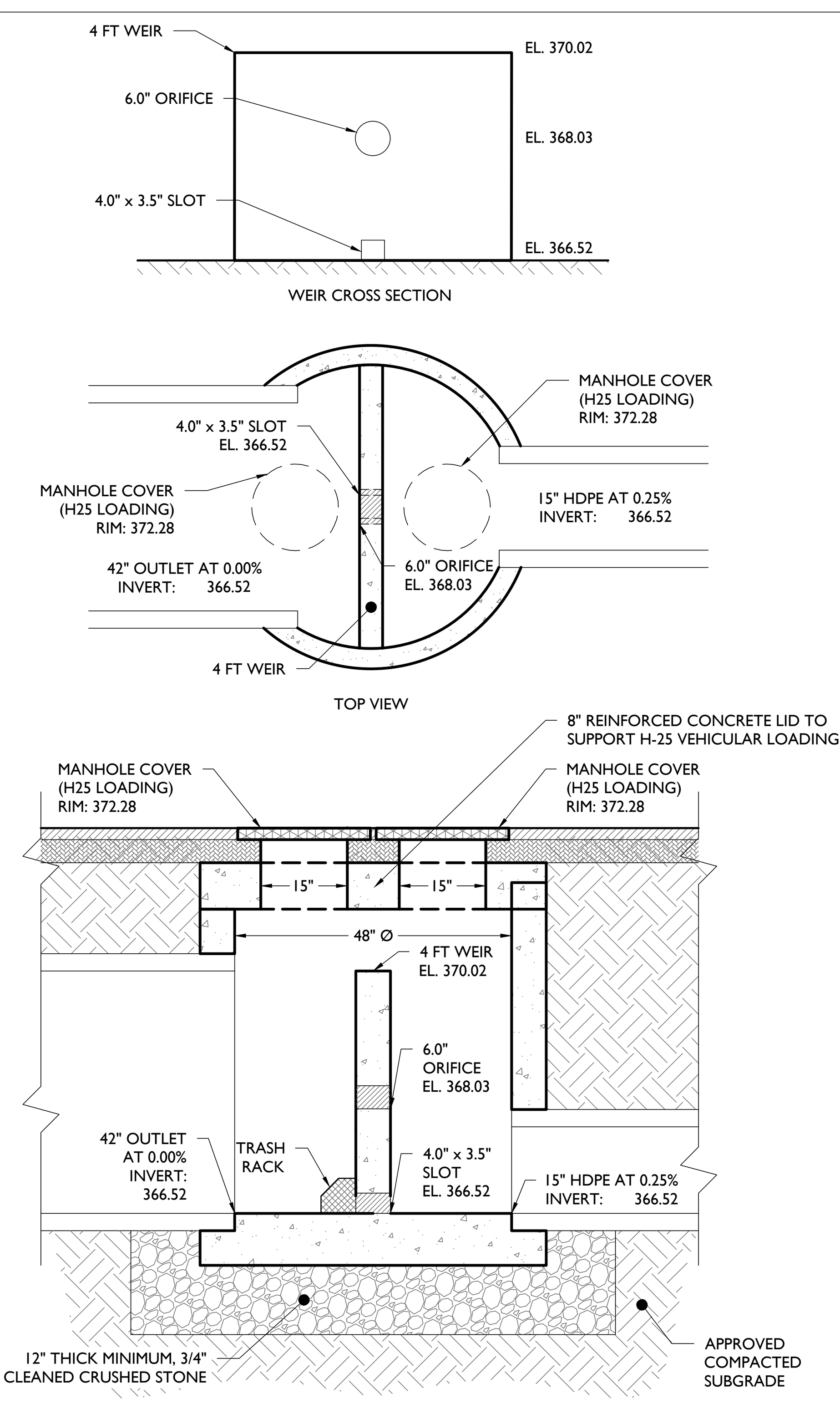
7



WATER CONNECTION DETAIL

NOT TO SCALE

8

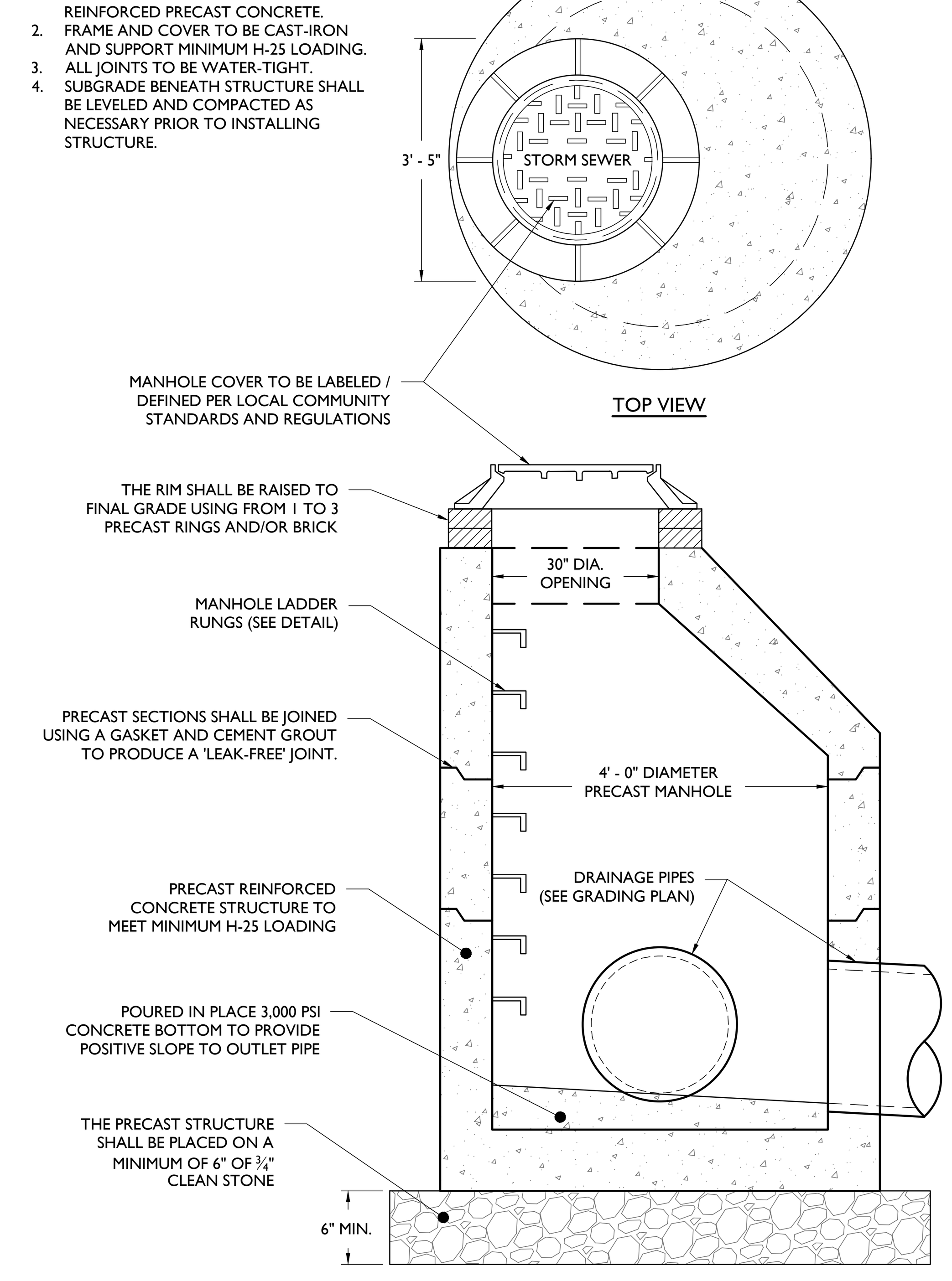


UNDERGROUND OUTLET STRUCTURE (OS-1) DETAIL

SCALE: 1" = 2'

9

NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
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.

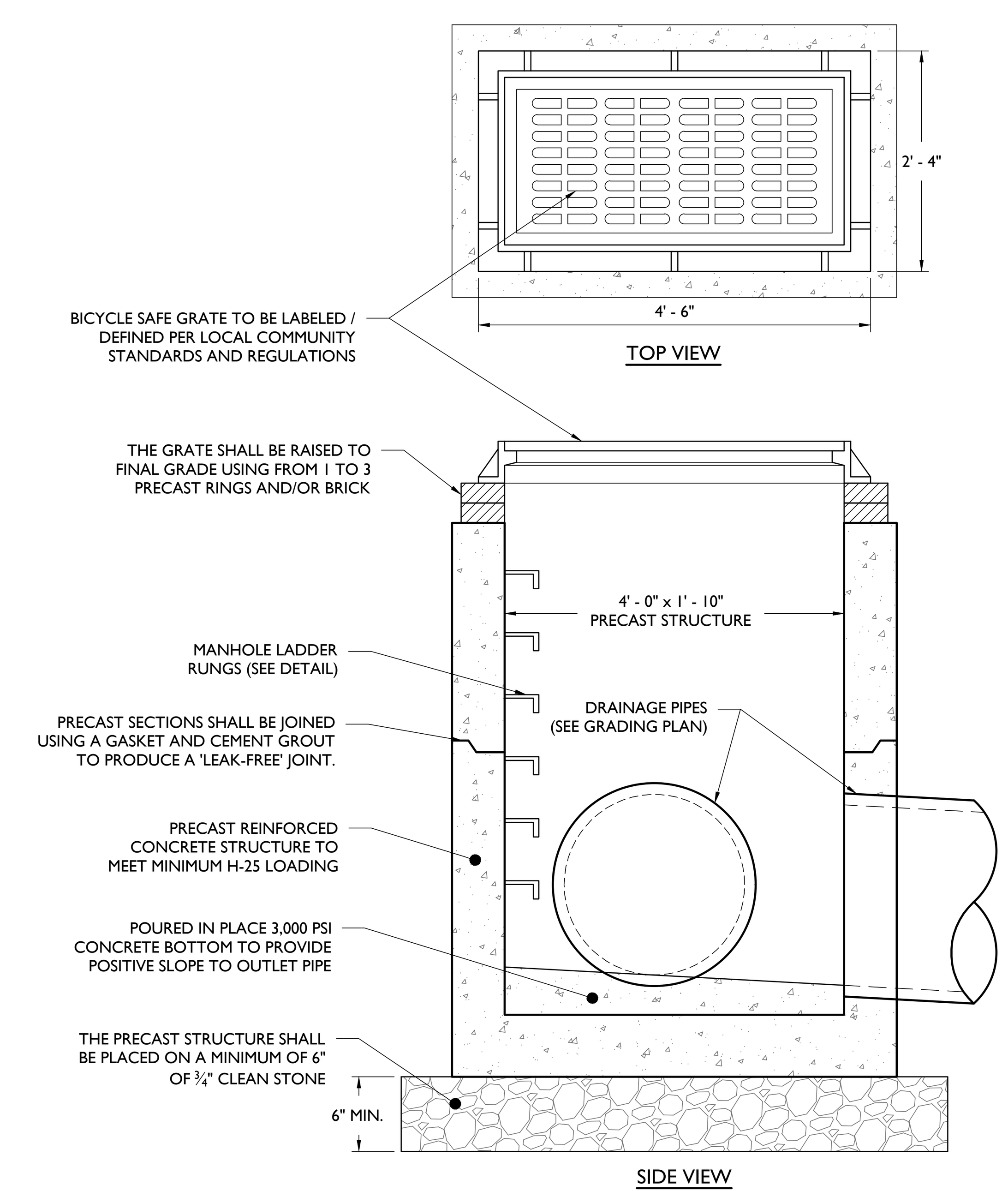


STORM MANHOLE DETAIL

NOT TO SCALE

10

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

11

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
05	10/30/2020	DBB	PER TOWNSHIP COMMENTS
04	08/06/2020	BJD	PER TOWNSHIP COMMENTS
03	06/26/2020	AHM	PER TOWNSHIP COMMENTS
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PRELIMINARY & FINAL MAJOR SITE PLAN

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

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-19153

TITLE: CONSTRUCTION DETAILS

DRAWING: C-15

Z:\RUTHERFORD\T\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CADD\PLOT\RDP-13-16-DETL.DWG

Noctura Series
LED Wall Mount Luminaires

Rev. Date: V4 02/26/2020

Product Description

The Noctura® LED Wall Mount luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 5-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. The rugged yet lightweight aluminum housing and mounting box are designed for easy installation of a variety of junction box styles (4" square, 3" and 4" octagonal, single gang (vertical or horizontal mounts)). Luminaires (1L & 3L) allow for through-wired or conduit entry from the top, sides and rear. Luminaires (7L and higher) allow for through-wired or conduit entry from the top, bottom, sides and rear.
Applications: Ideal for both retrofit and new installation: building facade, security and general lighting applications.

Performance Summary

Lumen Output: Up to 22,600 lumens
Efficacy: Up to 154 LPW
CRI: Minimum 70 CRI
CCT: 4000K and 5000K
Limited Warranty[1]: 5 years on luminaire

[1]See http://tinyurl.com/cpwarranty for warranty terms

7L



Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"	Dim "D"
1L*	2.2 lbs (1.0kg)	3" (83mm)	5.4" (136mm)	8.7" (220mm)	3.6" (91mm)
3L*	3.0 lbs (1.4kg)	4.0" (102mm)	5.4" (136mm)	8.7" (220mm)	3.9" (100mm)
7L*	4.6 lbs (2.1kg)	6.0" (165mm)	5.4" (136mm)	9.8" (250mm)	6.4" (163mm)

* See page 3 for large lumen package line drawings

Ordering Information

Example: NTW-A-WM-T3-7L-40K-UL-BZ

NTW	A	WM	T3				BZ
Product	Version	Mounting	Optic	Lumen Package*		CCT	Voltage	Color Options
NTW	A	WM Wall Mount	T3 Type III Medium	Small 7L 7,600 lumens - Not available in 347-480V 3L 3,500 lumens 1L 1,900 lumens	Large 11L 11,000 lumens 17L 17,500 lumens 23L 23,500 lumens	40K 4000K 50K 5000K	UL Universal 120-277V UH Universal 347-480V	BZ Bronze

* Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

WALL MOUNTED LIGHT FIXTURE 'A' SPECIFICATION

NOT TO SCALE

1

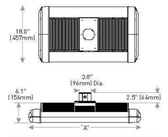
Cree Edge™ Series
LED Canopy Luminaire

Product Description

The Cree Edge Canopy Luminaire provides a slim, low profile solution for easily mounting below the canopy deck. Built with rugged cast aluminum, integral weathertight LED driver compartment and high performance heat sinks specifically designed for LED applications, the luminaire is available with direct or pendant mount. The Adaptor Plate Kit accessory (XA-CLSB16) is required when mounting to solid surfaces. Includes leaf/debris guard.
Applications: Petroleum canopies, medium-high bay general lighting and soffits



DM Mount



Performance Summary

Patented NanoOptic® Product Technology
Assembled in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://tinyurl.com/cpwarranty for warranty terms

Accessories

Field-Installed

Bird Spikes
XA-BRDSPIK
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Direct Mount Luminaires
Adaptor Plate Kit
XA-CLSB16**
- For use when mounting luminaire to solid surfaces

Pendant Mount Luminaires
Leveler
XA-PNDTILVL**
- For 0-13° sloped ceilings

Fitting
XA-PSFTG**
Pendant Mount Kits
XA-CLSM12** - 12" (305mm)
XA-CLSM17** - 18" (457mm)
XA-CLSM24** - 22" (559mm)
- Pendant height from ceiling surface to bottom of the luminaire, mounting accessories or surface boxes will add to overall height
3/4" Yoke Adaptor
XA-CLHOOK**
Backlight Control Shields
XA-2BDLS-6
- Four-pack
- Unpainted stainless steel

** Must specify color

LED Count (x10)	Dim. "A"	Weight
04	16.1" (409mm)	32 lbs. (14.5kg)
06	18.1" (459mm)	36 lbs. (15.4kg)
08	16.1" (409mm)	39 lbs. (15.9kg)
10	18.1" (459mm)	39 lbs. (17.7kg)
12	20.1" (510mm)	40 lbs. (18.1kg)
14	22.1" (560mm)	45 lbs. (20.4kg)
16	24.1" (611mm)	46 lbs. (20.9kg)
20	28.1" (713mm)	52 lbs. (23.6kg)
24	32.1" (814mm)	55 lbs. (24.9kg)

Ordering Information

Example: CAN-ED0-13-DIM-SU-E-UL-WH-350

CAN-ED0				E					
Product	Optic		Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
CAN-ED0	1S Type I Short 3M Type III Medium 5M Type V Medium 5S Type V Short SQ Forward Throw Symmetric	5L Type V Rectangular Perimeter VS Very Short 25 25° Flood 40 40° Flood 70 70° Flood	TW Direct OR Pendant	04 06 08 10 12 14 16 20 24	E	UL Universal 120-277V UH Universal 347-480V 34 347V	DK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA - Available with 16-48 LEDs 700 700mA - Available with 20-40 LEDs	40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Available with DM mount only - Refer to PML spec sheet for availability with ML options - Not available for U.S. applications SU Surge - When daisy chaining fusing, use time delay fuse H, HL, or low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included P Photocell - Refer to PML spec sheet for availability with ML options - Must specify UL or 34 voltage PML Programmable Multi-Level - Refer to PML spec sheet for details - Available with 0-10V dimming only - Refer to PML spec sheet for details

* Does till LED sips with two blanks in outside positions
** Does 130 LED sips with two blanks in outside positions

US: lighting.cree.com

T (800) 236-4800 F (262) 504-5415

Rev. Date: V5 10/29/2018

Canada: www.cree.com/canada

CREE

T (800) 473-1234 F (800) 990-7507

CANOPY LIGHT FIXTURE 'B' SPECIFICATION

NOT TO SCALE

2

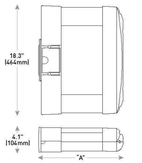
Cree Edge® Series
LED Security Wall Pack Luminaire

Rev. Date: V6 08/29/2019

Product Description

The Cree Edge® wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.
Applications: General area and security lighting





Performance Summary

Patented NanoOptic® Product Technology
Assembled in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Bird Spikes
XA-BRDSPK

Beauty Plate
WM-PLT12** - 12" (305mm) Square
WM-PLT14** - 14" (356mm) Square
- Covers holes left by incumbent wall packs

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	29 lbs. (9.1kg)
04	11.9" (303mm)	32 lbs. (10.0kg)
06	13.9" (353mm)	35 lbs. (11.3kg)
08	15.9" (404mm)	37 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Ordering Information

Example: SEC-EDO-2M-WM-UL-E-UL-DV-700

SEC-EDO		WM		E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDO	2M Type II Medium 2MB Type II Medium w/BLS 2S Type II Short 2SB Type II Short w/BLS 3M Type III Medium 3MB Type III Medium w/BLS 5M Type IV Medium 5MB Type IV Medium w/BLS	WM Wall Mount	02 04 06 08 10 12	E	UL Universal 120-277V UH Universal 347-480V 34 347V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA - Available with 20-60 LEDs 700 700mA - Available with 20-40 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML option P Photocell - Must specify UL or 34 voltage PML Programmable Multi-Level - Refer to PML spec sheet for details - Available for use with 0-10V dimming only (0° tilt) 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

WALL MOUNTED LIGHT FIXTURE 'C' SPECIFICATION

NOT TO SCALE

3

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
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

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PRELIMINARY & FINAL MAJOR SITE PLAN

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PROPOSED SELF-STORAGE FACILITY

BLOCK 172.02, LOT 8.01 & 8.03
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955 PLEASANT VALLEY WAY (C.R. 636)
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ESSEX COUNTY, NEW JERSEY

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

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: T-19153

TITLE:
CONSTRUCTION DETAILS

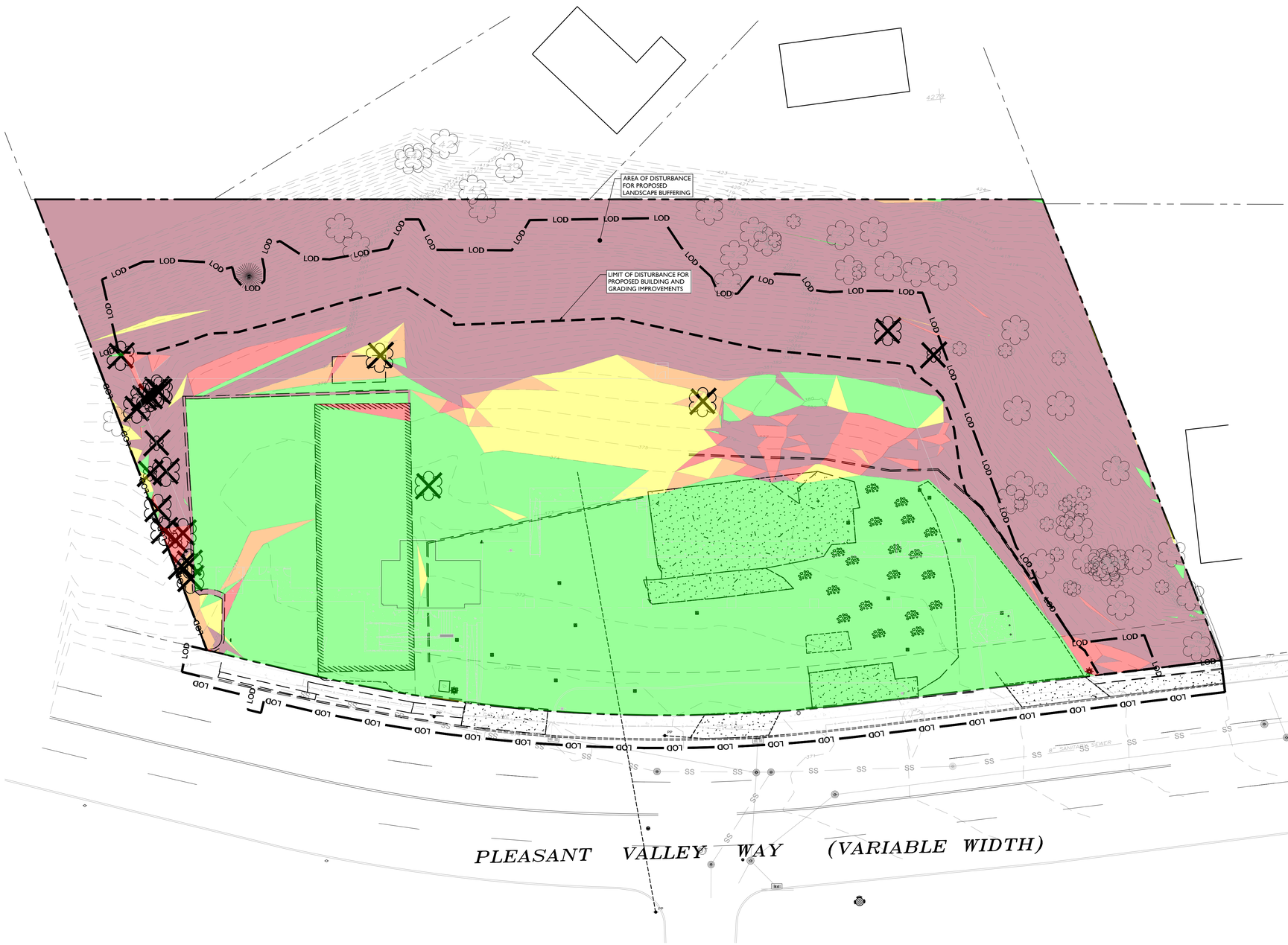
DRAWING:
C-16

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STEEP SLOPES TABLE

SLOPE	EXISTING	MAXIMUM DISTURBANCE	PROPOSED	PROPOSED WITHOUT LANDSCAPING*
0 % - 10 %	29,492 SF	100.0% (29,492 SF)	99.8% (29,432 SF)	99.8% (29,432 SF)
10 % - 15 %	3,424 SF	60.0% (2,054 SF)	99.5% (3,406 SF) (V)	97.8% (3,347 SF) (V)
15 % - 20 %	1,397 SF	40.0% (558 SF)	97.5% (1,362 SF) (V)	97.2% (1,358 SF) (V)
20 % - 25 %	1,945 SF	20.0% (389 SF)	98.4% (1,914 SF) (V)	89.9% (1,749 SF) (V)
>25%	33,873 SF	0.0% (0 SF)	49.3% (16,716 SF) (V)	22.1% (7,492 SF) (V)
EFFECTIVE LOT AREA		32,493 SF (0.75 AC)		

(V) VARIANCE
* FOR REFERENCE PURPOSES



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

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

ISSUE	DATE	BY	DESCRIPTION
08	05/07/2021	TRO	PER CLIENT COMMENTS
07	02/01/2021	CJS	PER SCD COMMENTS
06	01/06/2021	DBB	FOR BOARD HEARING
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 173.02, 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:
EXISTING STEEP SLOPES PLAN

DRAWING:
C-17

Z:\AUTOMSHOOT\2019\T-19153 SOLOMON BUILDERS - 955 PLEASANT VALLEY WAY, WEST ORANGE, NJ\CAD\SHOOT\2019-11 SLOPE.DWG

MEAN ELEVATION - 379.72

BUILDING HEIGHT

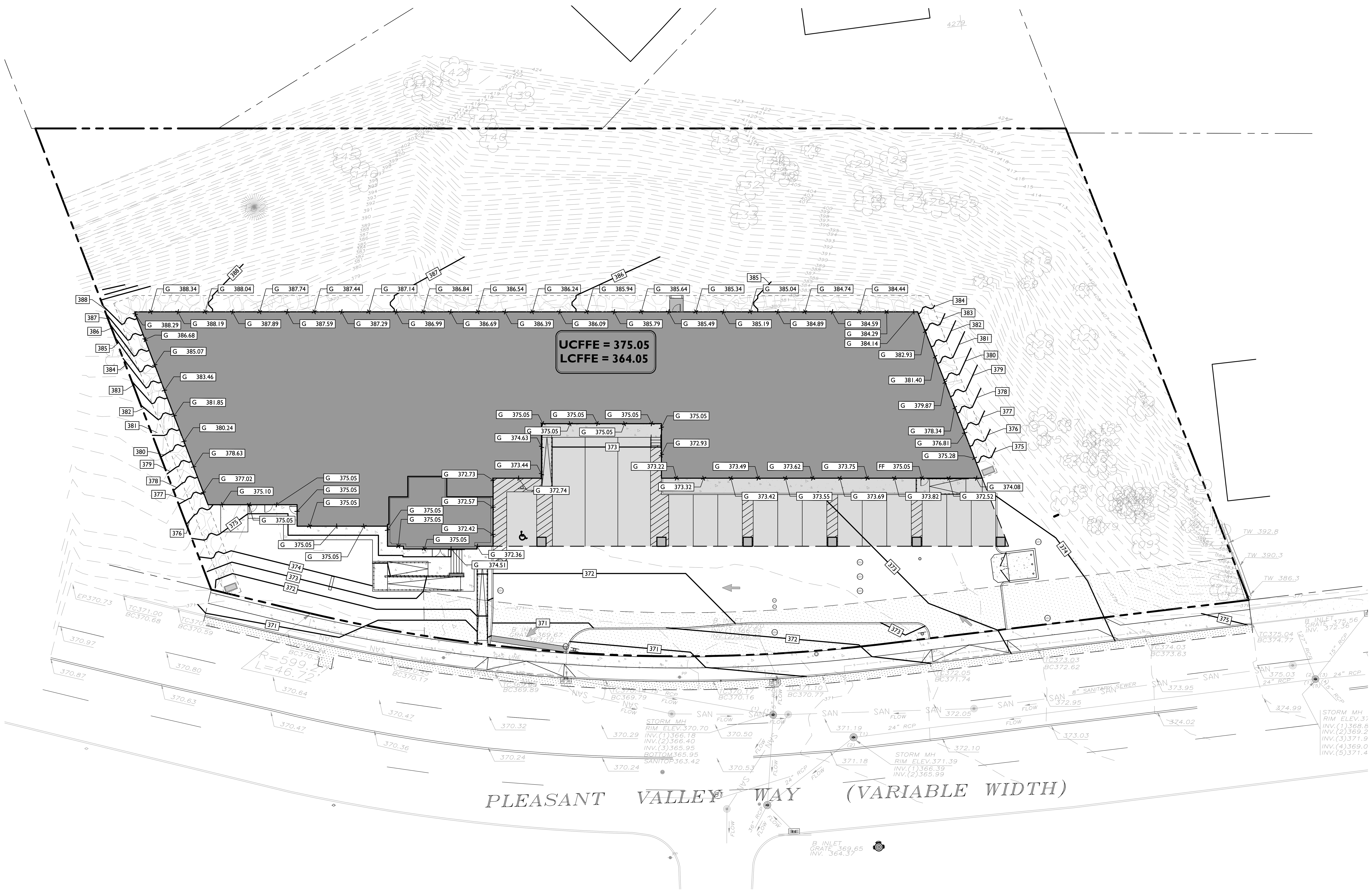
MEAN ELEVATION = 379.72
BUILDING HEIGHT ELEVATION (TO PARAPET) = 409.55
BUILDING HEIGHT = 409.55 - 379.72 = 29.83 FT

BUILDING HEIGHT = 29.83 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 ½ ITS HEIGHT BELOW GRADE	LOWER CELLAR	364.05	11.0 FT	TOTAL PERIMETER LENGTH - 794.8 FT PERIMETER BELOW GRADE - 794.8 FT (100.0%)
§25-4	CELLARS SHALL MEAN THAT PORTION OF A BUILDING, WHICH IS PARTLY OR COMPLETELY BELOW GRADE, HAVING AT LEAST ½ ITS HEIGHT BELOW GRADE	UPPER CELLAR	375.05	10.67 FT	TOTAL PERIMETER LENGTH - 794.8 FT PERIMETER BELOW GRADE - 424.7 FT (53.4%) PERIMETER ABOVE GRADE - 370.1 FT (46.6%)
§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 - 385.72 MEAN ELEVATION - 379.72 DIFFERENCE - 385.72 - 379.72 = 6.00 FT < 12 FT PERIMETER >SIX FEET ABOVE GRADE - 370.1 FT (46.6%)
§25-4	ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE SHALL BE CONSIDERED A FULL STORY	1ST FLOOR	385.72	10.67 FT	TOTAL PERIMETER LENGTH - 766.3 FT PERIMETER ABOVE GRADE - 766.3 FT (100.0%)
		2ND FLOOR*	396.38	13.17 FT**	TOTAL PERIMETER LENGTH - 766.3 FT PERIMETER ABOVE GRADE - 766.3 FT (100.0%)

(*) THE BUILDING HEIGHT DOES NOT INCLUDE THE STAIRWELL HEIGHT (7' - 10") WHICH WOULD BRING THE BUILDING HEIGHT TO 414.88 FT.
(**) THE BUILDING HAS A SECOND STORY HEIGHT OF 10.67 FT ALONG THE FRONTAGE AND 13.17 FT AT THE REAR.



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

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
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LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

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

TITLE: **MEAN GRADING PLAN**

DRAWING: **C-18**

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