

TOWNSHIP OF WEST ORANGE APPLICATION FORM FOR THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

A. APPLICANT INFORMATION

Full Legal Name: VALLEY ARTS DENTAL, LLC (Dr. Michael J. Klausner)
(Last) (First)
Mailing Address: 515 Valley Road West Orange NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (973) 731-8313 Email: valleyartsdental@gmail.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Limited Liability Company

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____)

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: GSK REALTY, LLC
Address: 515 Valley Road, West Orange, NJ 07052
Telephone Number: (973) 731-8313 Email: valleyartsdental@gmail.com

C. PROPERTY INFORMATION

Street Address: 515 Valley Road
Block Number(s): 25; Lot Number(s): 2;
Tax Plate: _____; Zone of Property: B-1
The location of the property is approximately 0 feet from the intersection of _____
Valley Road and Central Avenue (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☐ Yes, Date(s): _____; ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☒ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: 25-7.1-B-1 ; Proposed: 87.5% ; Description: Impervious Coverage where 75% permitted

Section: 25-12.2b.1. ; Proposed: 10 ; Description: Parking spaces where 15 required

Section: 25-12.11h.6. ; Proposed: 16 ft ; Description: Driveway width where 24 ft required

Section: _____ ; Proposed: _____ ; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

The property is presently occupied by Valley Arts Dental, LLC, a dental practice of Dr.

Michael J. Klausner, who proposes to expand the existing building to enlarge the dental practice.

The property is 7,737 SF (square feet); .17763 (acres)

Impervious Surface Coverage: Present: 58% (4,484 SF) ; Proposed: 87.5% (6,772.1 SF)

Building Coverage: Present: 10% (773.0 SF) ; Proposed: 22.9% (1,772.0 SF)

Is the property located:

- | | | |
|--|---|--|
| Within 200 feet of another municipality? | ☐ Yes | ☒ No |
| Adjacent to an existing or proposed county road? | ☒ Yes | ☐ No |
| Adjacent to other county land? | ☐ Yes | ☒ No |
| Adjacent to a state highway? | ☐ Yes | ☒ No |

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: John R. Dusinberre, Esq.

Telephone Number: (973) 477-8646 Email: jdusinberre@jrdnjlaw.com

Address: 155 Passaic Avenue, Suite 320, Fairfield, NJ 07004

APPLICANT'S ENGINEER: Anthony Marucci of Marucci Engineering Associates, LLC

Telephone Number: (973) 887-3066 Email: anthony@marucciengineering.com

Address: 116 Whippany Road, Whippany, NJ 07981

APPLICANT'S ARCHITECT: Mark E. Teichman

Telephone Number: ((732)) 241-7908 Email: Mteichman05@aol.com

Address: 20 Fur Street, Sea Bright, NJ 07760

APPLICANT'S PLANNER: Anthony Marucci of Marucci Engineering Associates, LLC

Telephone Number: (973) 887-3066 Email: anthony@marucciengineering.com

Address: 116 Whippany Road, Whippany, NJ 07981

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled “**PROPOSAL**”, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled “**REASONS FOR RELIEF**”, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) **AND** part 4E (Negative Criteria).
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Engineering Plan (7 sheets)	Anthony Marucci	4/13/2021
Architectural Drawings (1 sheet)	Mark Evan Teichman	4/9/2021

I. NOTICE

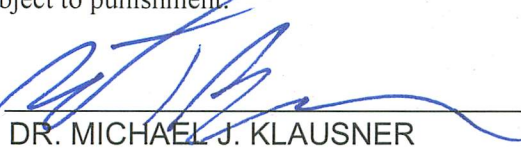
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature:  Date: April 21, 2021
DR. MICHAEL J. KLAUSNER

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statue time limit, the applicant grants permission for such an extension.

Applicant's Signature:  Date: April 21, 2021
DR. MICHAEL J. KLAUSNER

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at 71 Chestnut Street, Englewood, NJ 07631
in the County of Bergen and the State of New Jersey;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 25;
Lot(s) 2 on the Tax Map of West Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature:  Date: April 21, 2021
DR. MICHAEL J. KLAUSNER, Managing
Member of GSK REALTY, LLC, Owner

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

ADDENDUM TO APPLICATION Valley Arts Dental. LLC, Applicant

Introduction

Dr. Michael J. Klausner is a licensed dentist in the State of New Jersey. He has been practicing dentistry since 2017, and joined the Leff & Link Valley Arts Dental located at 515 Valley Road, West Orange, New Jersey 07052. On March 9, 2020, Dr. Klausner purchased the real property at 515 Valley Road in his real estate holding company, GSK Realty, LLC. At the same time he purchased the dental practice in the name of Valley Arts Dental, LLC, the Applicant. Dr. Klausner is committed to serve the West Orange community and now seeks to expand the building and the practice to meet the needs of the community for the coming years. He desires to remain at this location in West Orange rather than seeking out a new location for an expanded practice.

The subject property is located in a B-1 Zone which permits dental office use. Dr. Klausner seeks preliminary and final site plan approval and bulk variance relief.

Description of the Existing Subject Property

Lot 2 in Block 25 is a rectangular lot of approximately 7,737 sf. It is located at the intersection of Valley Road and Central Avenue, a signalized intersection. The lot is approximately 53' by 125'+-. There is an existing one story building in which the dental practice is the sole occupant. The existing building foot-print is approximately 773 sf. There are seven (7) existing parking spaces accessed by a driveway that is eleven (11') feet wide.

Application Question 4A) Proposal

Dr. Klausner wishes to continue to use the property for his dental practice. He desires to expand the physical space of the building to improve efficiency, and to meet COVID-19 cleaning protocols that extend the periods between patients. The increase in down time for treatment rooms reduces the number of patient visits per day.

The proposal is to add additions to the front and rear of the building, and to reconfigure the floor plans in a manner that will (a) increase treatment rooms from three (3) to five (5); (b) add a sanitization room; and, (c) relocate the main entrance and waiting area in the rear (no longer on the driveway).

The parking lot is to be expanded and reconfigured. The existing seven (7) spaces will become ten (10), and the driveway width will be increased from eleven (11') feet to sixteen (16') feet. Both the existing parking and driveway width are non-conforming pre-existing conditions.

The result of the proposed physical changes create the need for bulk variance relief as follows:

1. Permit impervious coverage to be 87.5% where 75% is the maximum permitted by Ordinance 25-7.1-B-1.

2. Permit ten (10) parking spaces where fifteen (15) are required by Ordinance 25-12.2b.1.

3. Permit a driveway width of sixteen (16) feet where twenty-four (24') feet are required by Ordinance 25-12.11h.6.

Application Question 4B) Reasons for Relief

4C-1 All three (3) of the variances sought can be justified under the C-1 basis for relief. The factors of hardship include the small size of the lot, and the size and location of the building on the lot. Those factors make it difficult for an existing use to continue to be viable in the community without growth and adaptation to modern conditions.

The size of the lot and location of the building make it impractical to add a second floor to the building, which at first glance would reduce coverage and perhaps permit more parking. The applicant and the architect evaluated the viability of this alternative. After designing for a stairway, or even a small lift, the remaining space could not be used efficiently on a 2nd floor. If only a stairway were used it would be difficult for some patients to use.

The existing driveway is non-conforming at eleven (11') in width. The size of the lot and the overall width of the lot, as-well-as the location of the existing building, make it impossible to achieve the required twenty-four (24') foot required width. However, the applicant is able through improved design to achieve a sixteen (16') foot driveway width. This enhanced width of the driveway also improves the interaction of the site with the intersection it abuts.

4C-2 The benefits of granting the three (3) the variances outweighs any detriment to the public. The benefits include, but are not limited to, an improved appearance of the building and site; the modernization of the dental care and services provided; and, the improvement of the interaction with Valley Road traffic.

It should be noted that the lack of required parking spaces will not be detrimental in that they will be adequate to meet the needs of the dental practice. The ten (10) spaces provided will be sufficient. The increase in treatment rooms, although increasing required spaces, will not generate the corresponding increase in patient parking that one might expect due to the fact that COVID-10 cleaning requirements will reduce the density of patient use each day.

The impervious coverage increase will allow the applicant to increase the parking and driveway as well as the building footprint. It will not be detrimental to the public in that the lot is flat, and stormwater will drain to Valley Road.

Application Question 4D) Use Variances

No use variances are being requested.

Application Question 4E) Negative and Positive Criteria

The dental practice has existed at this location for many years. The continuation of that use is the continuation of this healthcare service to the Valley Road and greater West Orange

communities is desirable. As a permitted use, it reflects the Master Plan of the Township and is consistent with the intent and purposes of the Zoning Ordinance. The use is certainly not detrimental to the public good.

The issue then is whether or not the same can be said for the bulk variances requested. The granting of parking relief, impervious coverage relief and driveway width will have no perceptible detriments. The relief, if granted, will not be detrimental to the public good.

**CHECK LIST OF REQUIRED ITEMS
"C" AND "D" APPLICATIONS
INTERPRETATIONS AND APPEALS**

***APPLICATIONS FOR MAJOR/MINOR SITE PLAN OR SUBDIVISION MUST REFER TO THE
SITE PLAN/SUBDIVISION CHECKLIST -52 ITEMS. 20 Total (original and 19 copies).***

All checked items are required; please complete and submit to Board Secretary:

- ✓ **Completed Application Form, 20 Total** (original and 19 copies), including:
 - ✓ the written proposal;
 - ✓ list of variances being requested;
 - ✓ property information;
 - ✓ applicant and owner information;
 - ✓ statement or legal brief which clarifies why the variance should be granted and the specific reasons or hardship that pertain to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that clarifies the position of the applicant.
- ✓ **Survey** – original signed and sealed by New Jersey licensed Land Surveyor, **20 Total** (original and 19 copies).
- ✓ **Site Plan, all dimensions**, including setbacks, must be shown and prepared by New Jersey licensed Professional except for an owner occupied, single family home, in which case the property owner may prepare the site plan, **20 Total** (original and 19 copies).
- ✓ **Floor plans, all dimensions** must be shown-prepared by New Jersey licensed Architect except for an owner occupied, single family home, in which case the property owner may prepare the floor plan, **20 Total** (original and 19 copies).
- ✓ **List of property owners** within 200' certified by the Municipal Tax Assessor (original).
- ✓ **Proof that taxes have been paid**, certified by the Municipal Tax Collector (original).
- ✓ **A 200' radius map, 20 Total** (original and 19 copies).
- ✓ **Application fee** (non-refundable) also a **Digitizing Fee**.
- ✓ **Elevations of three sides**, in the case of an existing structure with no proposed structural changes, photographs may be used, **20 Total** (original and 19 copies).
- ✓ **Height dimensions** to be included on all elevations, **20 Total** (original and 19 copies).
- ✓ **All plans and documents** for West Orange COAH requirements.
- ✓ **For all Major Subdivision applications**, major site plan applications and all applications applying for a "D" variance, a Planner's report prepared by a New Jersey licensed Planner must be submitted, **20 Total** (original and 19 copies).
- ✓ **For all Major Subdivision applications**, and major site plan applications, a Traffic Study prepared by a New Jersey licensed Engineer must be submitted, **20 Total** (original and 19 copies).
- ✓ **All Site Plan applications** must submit a tree removal application and a tree replacement plan and provide a report according to Chapter 31 of the West Orange general ordinances, **20 Total** (original and 19 copies).

Your application will not be deemed complete unless all these items are included. It is absolutely necessary that all dimensions and elevations be shown on the site plan and floor plan.

Please note: other materials may be requested by the Planning Director or Board Members.

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TOWNSHIP OF WEST ORANGE

APPLICANT:

Site Plan/Subdivision Checklist

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application					COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
1. PROJECT-PLAT INFORMATION												
1. <u>Item</u> :	Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X		
2. <u>Item</u> :	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X	X		
3. <u>Item</u> :	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X		
4. <u>Item</u> :	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'									X		
	<u>Comment</u> : Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X	X		
5. <u>Item</u> :	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.									X		
	<u>Comment</u> : Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X	X	X	X	X	X		
6. <u>Item</u> :	North arrow and scale.	X	X	X	X	X	X	X	X	X		
7. <u>Item</u> :	Proof that taxes are current.		X	X	X	X	X	X	X			
8. <u>Item</u> :	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X		
9. <u>Item</u> :	Appropriate certification blocks as required by Map Filing Law.		X			X	X					X
10. <u>Item</u> :	Monumentation as specified by Map Filing Law		X				X					X
	<u>Comment</u> : Monumentation required only for final subdivision.											
11. <u>Item</u> :	Date of current property survey.									X		
	<u>Comment</u> : Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.		X	X	X	X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
						Subdivision	Site Plan	Preliminary				Final
Item Number	Description											
12.	<u>Item</u> : One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment</u> : Required by Map Filing Law for minor and major subdivisions.		X	X		X	X	X	X	N/A		
13.	<u>Item</u> : Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X				X		X	X		
14.	<u>Item</u> : Affidavit of ownership. <u>Comment</u> : Map Filing Law for minor and major subdivision.	X	X	X	X	X	X	X	X	N/A		
15.	<u>Item</u> : Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).		X	X	X	X	X	X	X	X		
16.	<u>Item</u> : Date of original and all revisions. <u>Comment</u> : Item necessary for continuity-history of project.		X	X	X	X	X	X	X	X		
17.	<u>Item</u> : Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment</u> : Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
18.	<u>Item</u> : Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). <u>Comment</u> : Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
19.	<u>Item</u> : All proposed lot lines and area of lots in square feet.		X	X		X	X	X	X	X		
20.	<u>Item</u> : Copy and/or delineation of any existing or proposed deed restrictions or covenants. €	X	X	X	X	X	X	X	X	N/A		
21.	<u>Item</u> : Any existing or proposed easement or land reserved for or dedicated to public use. €	X	X	X	X	X	X	X	X	N/A		
22.	<u>Item</u> : Development stages or staging plans (for GDP--general staging). <u>Comment</u> : Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.				X	X	X	X	X	N/A		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
						Subdivision	Site Plan	Preliminary				Final
Item Number	Description											
23.	<u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. €		X	X	X		X		X	N/A		
24.	<u>Item:</u> List of variances required or requested. € <u>Comment:</u> Basic planning information.		X	X		X	X	X	X	X		
25.	<u>Item:</u> Requested or obtained design waivers or exceptions. € <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X		X	X	X	X	N/A		
26.	<u>Item:</u> Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X	X	X	X	X	X	X		
27.	<u>Item:</u> Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.			X	X	X	X	X	X	X		
28.	<u>Item:</u> All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.	X		X	X	X	X	X	X	X		
29.	<u>Item:</u> Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X	X	X	X	X	X	N/A		
30.	<u>Item:</u> Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.	X		X	X					X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
31.	<u>Item:</u> Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' <u>Comment:</u> Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.					X	X	X	X	N/A		
32.	<u>Item:</u> Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). <u>Comment:</u> Basic for good planning.	X	X	X	X	X	X	X	X	X		
33.	<u>Item:</u> Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X	N/A		
34.	<u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.					X	X	X	X	N/A		
35.	<u>Item:</u> Drainage Calculations. <u>Comment:</u> Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X		X	X	X	X	X		
36.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X		X	X	X	X	X		
37.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.			X	X	X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	W/AVEN REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
Item Number	Description											
38.	<u>Item:</u> Soil Erosion and Sediment Control Plan. <u>Comment:</u> Required for soil disturbance over 5,000 sq. ft.			X		X	X	X	X			
39.	<u>Item:</u> Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. <u>Comment:</u> Not required for minor subdivision because not involving construction of buildings.			X	X	X	X	X	X			
40.	<u>Item:</u> Construction details as required by ordinance. <u>Comment:</u> Such level of detail necessary only for major applications.					X	X	X	X	N/A		
41.	<u>Item:</u> Road and paving cross-sections and profiles. <u>Comment:</u> See Item 40.					X	X	X	X	N/A		
42.	<u>Item:</u> Proposed street names. <u>Comment:</u> Applicable only when new road is proposed.					X	X	X	X	N/A		
43.	<u>Item:</u> New block and lot numbers confirmed with local assessor or municipal designee. <u>Comment:</u> Needed whenever a new lot is created.		X				X			N/A		
44.	<u>Item:</u> Lighting plan & details. <u>Comment:</u> Not applicable for minor subdivision because just creating lots.			X	X	X	X	X	X			
45.	<u>Item:</u> Landscape plan & details prepared by a professional landscape architect <u>Comment:</u> Required for site plans because of magnitude of required landscaping.			X				X	X			
46.	<u>Item:</u> Solid waste management plan. <u>Comment:</u> Site plan consideration only; see Item 44.			X				X	X			
47.	<u>Item:</u> Site identification signs, traffic control signs, and directional signs. <u>Comment:</u> See Item 44.			X		X	X	X	X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
Item Number	Description		Subdivision	Site Plan								
48. <u>Item:</u> Sight triangles. <u>Comment:</u> Necessary even for minor applications because sight triangle easement created.			X	X		X	X	X	X			
49. <u>Item:</u> Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment:</u> See Item 44.		X		X	X	X	X	X	X	N/A		
50. <u>Item:</u> Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. <u>Comment:</u> See Item 44.				X		X	X	X	X			
51. <u>Item:</u> Preliminary architectural plan and elevations. <u>Comment:</u> Not required where building is not proposed.				X				X	X	X		
52. <u>Item:</u> Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X	X	X	X	X	X	N/A		

€ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.

€ Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/30/05 aw

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SUSTAINABILITY CHECKLIST FORM

	APPLICANT – PRINT OR TYPE – ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
SUSTAINABLE BUILDING AND DESIGN STANDARDS		
Name of LEED Accredited Professional working on project:	Mark E. Teichman	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		
List of green and recycled building materials in new construction, renovation, and maintenance:	None proposed.	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000:	Not applicable.	
Use of any water efficient landscaping:	None proposed.	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	None proposed.	
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	None proposed.	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	None proposed.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	None proposed.	

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Dr. Michael J. Klausner	
	2 Business name/disregarded entity name, if different from above Valley Arts Dental, LLC	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: ☒ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. ☐ Other (see instructions) ▶	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>	
	5 Address (number, street, and apt. or suite no.) 515 Valley Road	Requester's name and address (optional)
	6 City, state, and ZIP code West Orange, NJ 07052	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number								
			-				-	
or								
Employer identification number								
8	4	-	4	7	6	9	2	8
6								

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ 
DR. MICHAEL J. KLAUSNER

Date ▶ April 19, 2021

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

**TOWNSHIP OF WEST ORANGE
CORPORATION, LIMITED LIABILITY COMPANY
OR PARTNERSHIP OWNERSHIP DISCLOSURE FORM**

Valley Arts Dental, LLC
Applicant

A Corporation, Limited Liability Company or Partnership applying to the Planning Board for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units, or for approval of a site to be used for commercial purposes shall list below the names and addresses of all stockholders, members or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the company or partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

This form is being completed on behalf of Valley Arts Dental, LLC, a New Jersey limited liability company, and is submitted with its Application for Development of property known as 515 Valley Road, West Orange, New Jersey; block 25, lot 2. The name and address of persons or entities having an interest of 10% or greater are:

Name	Address:
Dr. Michael J. Klausner (100%)	71 Chestnut Street, Engelwood, New Jersey 07631

The undersigned certifies that the foregoing is true and correct.

Valley Arts Dental, LLC, a New
Jersey limited liability company

Dated: April 21, 2021

By: _____


DR. MICHAEL J. KLAUSNER
Managing Member

**TOWNSHIP OF WEST ORANGE
CORPORATION, LIMITED LIABILITY COMPANY
OR PARTNERSHIP OWNERSHIP DISCLOSURE FORM**

GSK Realty, LLC
Property Owner

A Corporation, Limited Liability Company or Partnership applying to the Planning Board for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units, or for approval of a site to be used for commercial purposes shall list below the names and addresses of all stockholders, members or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the company or partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

This form is being completed on behalf of GSK Realty, LLC, a New Jersey limited liability company, and is submitted with its Application for Development of property known as 515 Valley Road, West Orange, New Jersey; block 25, lot 2. The name and address of persons or entities having an interest of 10% or greater are:

Name	Address:
Dr. Michael J. Klausner (100%)	71 Chestnut Street, Engelwood, New Jersey 07631 Valley Arts Dental, LLC

The undersigned certifies that the foregoing is true and correct.

GSK Realty, LLC, a New
Jersey limited liability company

Dated: April 21, 2021

By: _____


DR. MICHAEL J. KLAUSNER
Managing Member

PRELIMINARY & FINAL SITE PLAN

FOR

515 VALLEY ROAD

TAX LOT 2 - BLOCK 25

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200 FT:

Buffer Report

THE TOWNSHIP OF WEST ORANGE
1000 N. 10TH STREET
WEST ORANGE, NJ 07060
(973) 261-1000

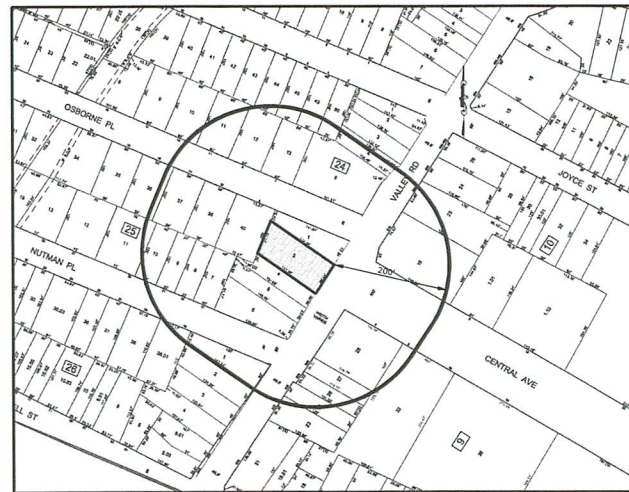
Highlighted National

Address	Owner	Address	Owner	Address	Owner
515 VALLEY ROAD	VALLEY ARTS DENTAL, LLC	515 VALLEY ROAD	VALLEY ARTS DENTAL, LLC	515 VALLEY ROAD	VALLEY ARTS DENTAL, LLC

List of adjoining National lot (within 200 feet) from subject property:

Address	Owner	Address	Owner	Address	Owner
515 VALLEY ROAD	VALLEY ARTS DENTAL, LLC	515 VALLEY ROAD	VALLEY ARTS DENTAL, LLC	515 VALLEY ROAD	VALLEY ARTS DENTAL, LLC

Address	Owner	Address	Owner	Address	Owner
515 VALLEY ROAD	VALLEY ARTS DENTAL, LLC	515 VALLEY ROAD	VALLEY ARTS DENTAL, LLC	515 VALLEY ROAD	VALLEY ARTS DENTAL, LLC



SITE LOCATION MAP
SCALE: 1" = 100'

GENERAL NOTES:

- THE PROPERTY IS KNOWN AND DESIGNATED AS TAX LOT 2 WITHIN BLOCK 25, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET NO. 22 AND CONTAINING APPROXIMATELY 0.178 ACRES (7,737.8 SF). THE SUBJECT PROPERTY IS SITUATED WITHIN THE B-1, RETAIL BUSINESS DISTRICT.
- THE PROPOSED APPLICATION IS AN EXPANSION TO AN EXISTING DENTISTRY BUSINESS. REFER TO ARCHITECTURAL PLANS FOR FLOOR PLANS AND ELEVATIONS OF THE INTERIOR BUILDING ADDITIONS/MODIFICATIONS.
- THE PLANS HAVE BEEN PREPARED FOR PURPOSES OF PROVIDING SITE IMPROVEMENTS AS IT RELATES TO OVERALL VEHICULAR ACCESS, PEDESTRIAN ACCESS, ADA ACCESSIBILITY, LIGHTING, LANDSCAPING, ETC.
- THERE ARE NO PROPOSED BUILDING SERVICES PROPOSED WITH THIS APPLICATION. THE EXISTING BUILDING UTILITY SERVICES WILL BE RE-USED FROM THE EXISTING BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN ALL EXISTING BUILDING SERVICE LATERALS. ANY UPGRADES OR REPLACEMENT OF SERVICES WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDERS AS NECESSARY.
- THE APPLICANT/CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL ROAD OPENING PERMITS, BUILDING PERMITS, TREE REMOVAL PERMITS, UTILITY PERMITS, ETC. AS DEEMED NECESSARY BY THE JURISDICTIONAL AGENCIES THAT MAY INCLUDE BUT NOT LIMITED TO THE TOWNSHIP OF WEST ORANGE, THE COUNTY OF ESSEX, THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT, AND ANY/ALL UTILITY PROVIDERS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.

OWNER/APPLICANT:
VALLEY ARTS DENTAL, LLC
515 VALLEY ROAD
WEST ORANGE, NEW JERSEY 07052

ZONING COMPLIANCE:

ZONE DATA

ZONE: B-1 (RETAIL BUSINESS DISTRICT)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NO MINIMUM	7,737.8 SF	NO CHANGE
MIN. LOT WIDTH	NO MINIMUM	60.02 FT	NO CHANGE
MIN. FRONT YARD	NO MINIMUM	12.0 FT	0 FT
MIN. REAR YARD	30 FT	86.3 FT	70.6 FT
MIN. SIDE YARD	6 FT	9.6 FT	6.0 FT
MAX. HEIGHT	35 FT / 2.5 STORY	1 STORY / < 35 FT	1 STORY / < 35 FT
MAX. BLDG. COVERAGE	60 % (4,642.68 SF)	10.0 % (773.0 SF)	22.9 % (1,772.0 SF)
MAX. LOT COVERAGE	75 % (5,803.35 SF)	58.0 % (4,484.7 SF)	87.5 % (6,772.1 SF) (PV)

PARKING REQUIREMENT:

1 SPACE FOR PROFESSIONAL OFFICE SPACE (1)	= 1 SPACE
1 SPACE PER EMPLOYEE (4 EMPLOYEES)	= 4 SPACES
2 SPACES PER DENTAL CHAIR (5 CHAIRS)	= 10 SPACES
	15 TOTAL PARKING SPACES
	= 7 TOTAL PARKING SPACES (EV)

PARKING PROVIDED:

7 STANDARD PARKING SPACES	
1 VAN HANDICAP ACCESSIBLE SPACE	
2 EMPLOYEE PARKING SPACES	
	= 10 TOTAL PARKING SPACES (PV)

DRIVEWAY WIDTH:

REQUIRED: 24-FT (2-WAY TRAFFIC)	
EXISTING: 11-FT (2-WAY TRAFFIC) (EV)	
PROPOSED: 16-FT (2-WAY TRAFFIC) (PV)	

LOT COVERAGE BREAKDOWN TABLE

	EXISTING	PROPOSED
BUILDING	773.0 SF	1,772.0 SF
DRIVEWAY/ PARKING LOT	3,617.4 SF	4,530.8 SF
SIDEWALKS	67.0 SF	400.0 SF
A/C UNITS	9.1 SF	12.0 SF
WALL	18.2 SF	57.3 SF
TOTAL IMPERVIOUS COVERAGE	4,484.7 SF	6,772.1 SF (+ 2,287.4 SF)

DRAWING INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SURVEY & EXISTING CONDITIONS
3	SITE LAYOUT & DIMENSIONAL CONTROL PLAN
4	GRADING, DRAINAGE, & UTILITY PLAN
5	SOIL EROSION & SEDIMENT CONTROL PLAN
6	LIGHTING & LANDSCAPING PLAN
7	LIGHTING & LANDSCAPING DETAILS

PLANNING BOARD APPROVAL

APPROVED AT A MEETING OF THE WEST ORANGE PLANNING BOARD HELD ON _____.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

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HORIZONTAL: NONE
GRAPHIC SCALE IN FEET

REVISION NO. DATE REVISION

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

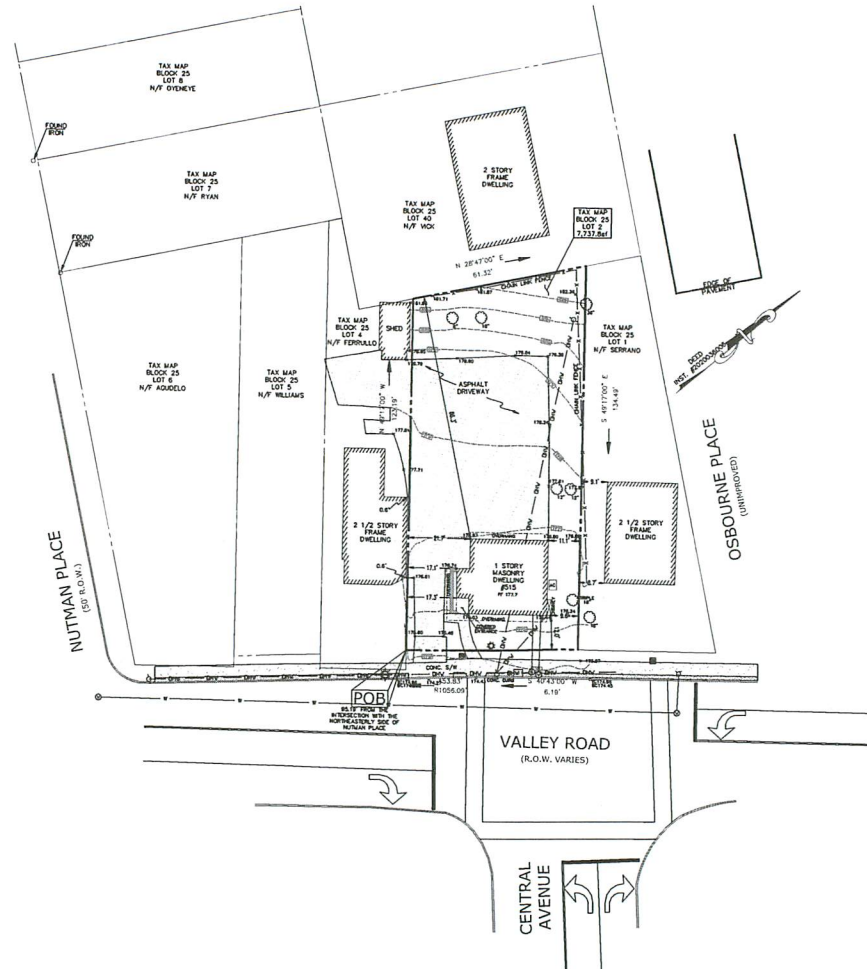
NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 2462892469

PRELIMINARY & FINAL SITE PLAN

COVER SHEET

515 VALLEY ROAD
TAX MAP BLOCK 25 - LOT 2

TOWNSHIP OF WEST ORANGE	ESSEX COUNTY	NEW JERSEY
ANTHONY MARUCCI		
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. NO. 25573		
PROFESSIONAL PLANNER, N.J. LIC. NO. 2124		
PROJECT NO.	DATE	REVISION
21-02	04/13/2021	
BY	DATE	
AM	AM	
SHEET NO.	1 of 7	



**MARUCCI ENGINEERING
ASSOCIATES, LLC**
ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066
NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24G038092400

SURVEY & EXISTING CONDITIONS
FOR
515 VALLEY ROAD
TAX MAP BLOCK 25 - LOT 2

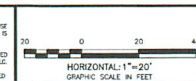
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY

NEW JERSEY

Anthony Marucci
ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO.	21-02	DATE	04/13/2021
DESIGNED BY	RM	DESIGNED BY	NJM
SCALE	1"=20'	CHECKED BY	AM
SHEET NO.	2	OF	7

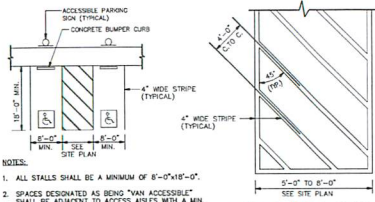
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REVISION NO.	DATE	REVISION

SITE PLAN NOTES:

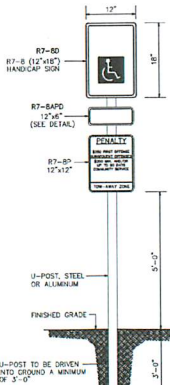
1. THE OWNER/CONTRACTOR SHOULD MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL TIMES AND MAINTAIN EXISTING DRAINAGE PATTERNS AND ENSURE ADEQUATE DRAINAGE IS MAINTAINED AWAY FROM NEIGHBORING PROPERTIES AT ALL TIMES. THE IMPROVEMENTS PROPOSED WILL NOT IMPACT THE DRAINAGE CONDITIONS, AS THE PROPOSED CONDITIONS DOES NOT INCREASE THE IMPERVIOUS SURFACES.
2. THE CONTRACTOR SHALL CONFIRM ALL EXISTING BUILDING SERVICE UTILITY LATERALS SERVICES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND NOTIFYING THE NEW JERSEY ONE CALL, CALL BEFORE YOU DIG, AS WELL AS ANY SUBSURFACE IRRIGATION SYSTEMS.
3. ALL AREAS BEING GRADED OR DISTURBED SHALL BE RESTORED BACK TO THE ORIGINAL GRADE. THERE SHALL BE NO EXCESS SOILS SPREAD ON THE PROPERTY. ANY DISTURBED/GRADED AREAS SHALL BE TOP-SOILED AND SEEDING IMMEDIATELY FOLLOWING GRADING OPERATIONS.
4. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO DISPOSE OF ANY SOILS MATERIALS APPROPRIATELY. FOR ANY REASON THAT THE PREMISE CONTAINS ENVIRONMENTALLY IMPACTED SOILS OR HAZARDOUS MATERIALS RELATED TO THE ORIGINAL LANDS, THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING WITH A NJ LSP, LICENSED SITE REMEDIATION PROFESSIONAL. THE UNDERSIGNED HAS NO KNOWLEDGE OF ANY SOIL ISSUES AND HAS NOT CONDUCTED ANY SOIL TESTS OR RESEARCHED ANY ASSOCIATED COVENANT DEED RESTRICTIONS.
5. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE STANDARDS OR THE APPLICABLE REGULATORY AGENCY.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARKOUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE 1-800-ONE-CALL PRIOR TO ANY EXCAVATION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.
8. THE SUBJECT PROPERTY IN ITS ENTIRETY IS NOT LOCATED WITHIN A FLOOD ZONE.
9. THERE DOES NOT APPEAR TO BE WETLANDS ON THE SUBJECT PROPERTY.
10. NO TREES SHALL BE REMOVED AS PART OF THIS SITE IMPROVEMENT PLAN UNLESS REPLACEMENT TREES ARE PLACED IN ACCORDANCE WITH THE TOWNSHIP'S TREE REMOVAL ORDINANCES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO OBTAIN ANY NECESSARY TREE REMOVAL PERMITS THAT MAY BE REQUIRED.



STRIPING DETAIL IN ACCESS AISLE

ACCESSIBLE PARKING STRIPING LAYOUT

NOT TO SCALE

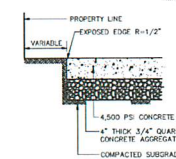


ACCESSIBLE PARKING SIGN

NOT TO SCALE

ACCESSIBLE PARKING SPACE MARKING DETAIL

NOT TO SCALE

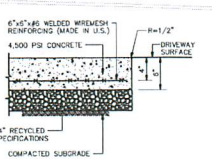


ACCESSIBLE PARKING SIGN

NOT TO SCALE

6" THICK CONCRETE SIDEWALK AT DRIVEWAY

NOT TO SCALE

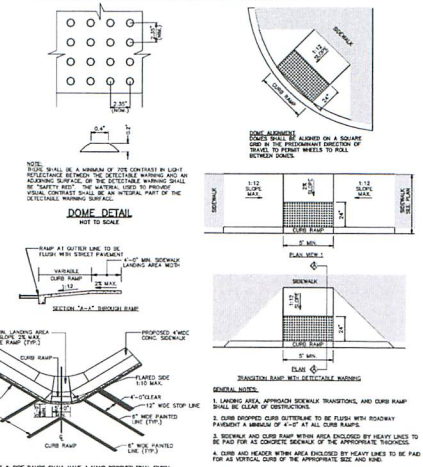


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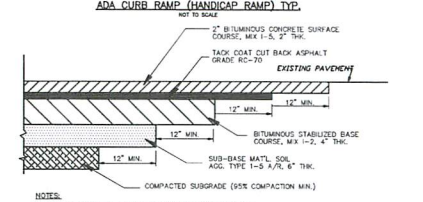


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DATE
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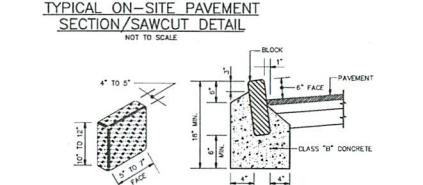


ADA CURB RAMP (HANDICAP RAMP) TYP.



TYPICAL ON-SITE PAVEMENT SECTION/SAWCUT DETAIL

NOT TO SCALE



TYPICAL BLOCK CURB

NOT TO SCALE

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL/FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24632B00400

SITE LAYOUT & DIMENSIONAL CONTROL PLAN

FOR

515 VALLEY ROAD
TAX MAP BLOCK 25 - LOT 2

TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

PROJECT NO. 21-02 DATE 04/13/2021
DRAWN BY RM CHECKED BY NVM
SCALE 1"=10' AM
SHEET NO. 3 OF 7

ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. NO. 25573
PROFESSIONAL PLANNER, N.J. LIC. NO. 2124

GRADING PLAN NOTES:

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE STANDARDS OR THE APPLICABLE REGULATORY AGENCY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARKOUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE 1-800-ONE-CALL PRIOR TO ANY EXCAVATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.
- THE CONTRACTOR SHALL CONFIRM THE LOCATION AND DEPTH OF THE EXISTING UTILITY TO WHICH THE CONNECTION IS BEING MADE BEFORE LAYING PIPE, CONDUIT, AND ORDERING PRECAST STRUCTURES, ETC. AS NECESSARY. ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGN ENGINEER. IN CASES WHERE THE CONSTRUCTION OF ITEMS MEET EXISTING STRUCTURES, SUCH AS CURB, PAVEMENT, SIDEWALK, UTILITIES, ETC. THE CONTRACTOR OR SURVEYOR STAKING SUCH ITEMS SHALL VERIFY THE ELEVATION & LOCATION OF THE EXISTING FEATURE PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- A ROAD OPENING PERMIT FROM THE TOWNSHIP MUST BE OBTAINED PRIOR TO ANY WORK BEING PERFORMED IN THE TOWNSHIP'S RIGHT-OF-WAY.
- THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF FEMA'S 100-YEAR FLOOD ZONE (1% ANNUAL CHANCE), AS DETERMINED BY REVIEW OF TOWNSHIP OF WEST ORANGE FLOOD INSURANCE RATE MAP (FIRM) PANEL 113 OF 200 LAST REVISED JUNE 4, 2007.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY PER NJ GEOWEB.
- THERE ARE 4 TREES PROPOSED TO BE REMOVED AS PART OF THIS LOT GRADING PLAN.
- THE CONTRACTOR SHALL INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- SURVEY AND TOPOGRAPHIC INFORMATION BASED ON A SURVEY & EXISTING CONDITIONS' PLAN PREPARED BY MARUCCI ENGINEERING ASSOCIATES, LLC, DATED DECEMBER 5, 2020, CONTIGUOUS AND SPOT ELEVATIONS BASED ON AN ASSUMED VERTICAL DATUM.
- EXCAVATED SOIL NOT USED FOR RE-GRADING AS SHOWN ON THE PLANS SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
- ALL AREAS WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP-SOILED (4 INCH MINIMUM) AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
- THERE WILL BE NO DEVIATION FROM THE PROPOSED GRADING PLAN WITHOUT APPROVAL, IN WRITING, FROM THE TOWNSHIP ENGINEER.
- AT THE DISCRETION OF THE TOWNSHIP ENGINEER, THE APPLICANT MAY BE REQUIRED TO FIELD STAKE A PROPERTY LIMIT IN THE INTEREST OF LIMITING THE DISTURBANCE TO THE SUBJECT PROPERTY.
- MARUCCI ENGINEERING ASSOCIATES, LLC CERTIFIES THAT THE GRADING CAN BE INTO THE EXISTING TOPOGRAPHIC CONTOURS AND ADDING LOTS WITHOUT ADVERSE GRADING IMPACT OR DRAINAGE IMPACTS AND THAT ALL DISTURBANCE AND GRADING CAN BE LIMITED TO WITHIN THE PROPERTY IN QUESTION.
- THE APPLICANT SHALL, UPON NOTIFICATION FROM THE TOWNSHIP ENGINEER, FIELD STAKE WETLANDS AND/OR BUFFER AREA LIMITS PRIOR TO ANY LAND DISTURBANCE OR CLEARING.
- CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- A FINAL AS-BUILT SURVEY DEPICTING THE AS-BUILT CONDITIONS OF THE IMPROVEMENTS PROPOSED AS PART OF THIS APPLICATION SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS. UPON COMPLETING ALL WORK AND SUBMITTING AN AS-BUILT SURVEY, OUR OFFICE WILL PERFORM A FINAL SITE INSPECTION TO ENSURE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED APPLICATION AND SUBMITTED AS-BUILT SURVEY.
- THE PROPERTY OWNER IS AWARE OF THEIR RESPONSIBILITY TO REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE TOWNSHIP RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, SIDEWALK, CURB AND ASPHALT CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE INSTALLATION OF THE IMPROVEMENTS ON THE SUBJECT LOT.
- THE PROPERTY OWNER IS AWARE THAT IF STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THEIR PROPERTY AND/OR NEIGHBORING PROPERTIES AS A RESULT OF THE PROPOSED IMPROVEMENTS IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REMEDY THE DRAINAGE ISSUE.
- THE SITE IS SUBJECT TO ANY AND ALL OTHER AGENCIES HAVING JURISDICTION.

DRAINAGE PLAN NOTE:

THE PROPOSED DRY WELLS ARE SUBJECT TO TEST PITS AND SOIL SAMPLING AS NEEDED. THE CONTRACTOR AND OWNER ARE REQUIRED TO CONSULT WITH AN ENGINEER AND SOILS LABORATORY TO OBTAIN SOIL LOG AND PERMEABILITY DATA FOR THE DRY WELL SYSTEM PRIOR TO INSTALLATION. THE CONTRACTOR AND OWNER SHALL CONTACT MARUCCI ENGINEERING ASSOCIATES, LLC AND/OR THE TOWNSHIP'S ENGINEERING DEPARTMENT WITH THE AVAILABLE TOWNSHIP STORMWATER SYSTEMS MAY BE REQUIRED AS A RESULT OF THE SOIL CONDITIONS. SOIL TEST PIT RESULTS SIGNED & SEALED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE REQUIRED AND SUBMITTED TO THE TOWNSHIP ENGINEER PRIOR TO COMMENCING CONSTRUCTION OF THE DRY WELL. THE SOIL TESTS SHALL DETERMINE THE DEPTH TO GROUNDWATER AND INCLUDE A CALCULATION TO ILLUSTRATE THE PROPOSED DRY WELL WILL DRAIN WITHIN 72 HOURS. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO CONTACT THE UNDERSIGNED IMMEDIATELY FOR ANY CONCERNS RELATED TO SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION.

NOTICE

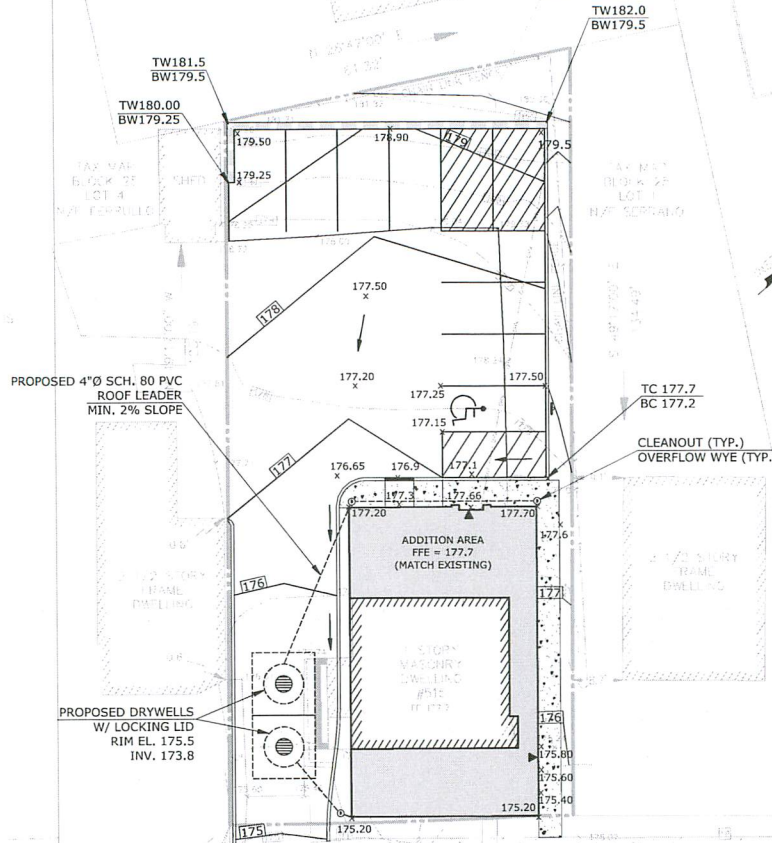
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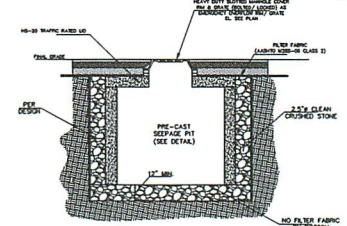
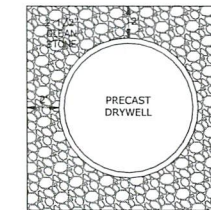
HORIZONTAL: 1"=10'
GRAPHIC SCALE IN FEET

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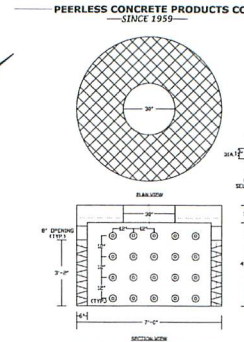


DRY WELL FOR ROOF LEADERS:

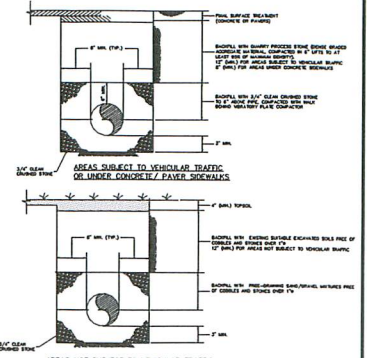
BOTTOM OF DRY WELL TO BE A MINIMUM OF 24" INTO PERMEABLE SOIL



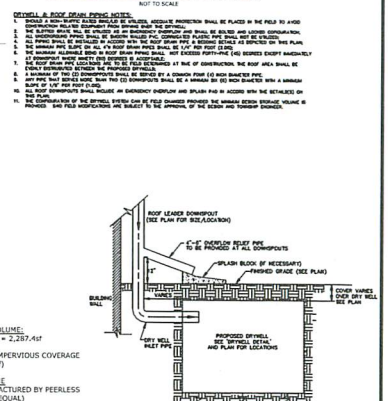
TYPICAL DRYWELL CROSS-SECTION



48\"/>



ROOF DRAIN PIPE & BEDDING DETAILS



REQUIRED STORMWATER STORAGE VOLUME:
INCREASE IN IMPERVIOUS COVERAGE = 2,387.4sf
INFILTRATE 2.5% OVER INCREASE IN IMPERVIOUS COVERAGE = 2,387.4sf x 2.5%/100 = 476.5sf (477sf)

PROPOSED DRYWELL STORAGE VOLUME:
VOLUME OF TANK = 1322 (AS MANUFACTURED BY PEELESS CONCRETE PRODUCTS OR APPROVED EQUALS)

STORAGE VOLUME IN STONE:
VOLUME (TANK) = (11.0ft x 11.0ft x 4.0ft) = 484sf
[(11.0ft x 11.0ft x 4.0ft) - 153.0sf] = 3307 x 0.4 = 1322sf

TOTAL PROPOSED STORAGE VOLUME:
VOLUME OF 2 DRY WELLS
(1122 + 1322) x 2 = 488sf
488sf = 477sf

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL/FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 246028082400

GRADING, DRAINAGE & UTILITY PLAN

FOR
515 VALLEY ROAD
TAX MAP BLOCK 25 - LOT 2

TOWNSHIP OF WEST ORANGE	ESSEX COUNTY	NEW JERSEY
PROJECT NO. 21-02	DATE 04/13/2021	
DESIGNED BY BM	DRAWN BY NM	CHECKED BY
SCALE 1"=10'	DATE 4/13	
SHEET 4	OF 7	

ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 12124

HUDSON COUNTY PLAINS (HCP) SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All erosion and sediment control measures shall be installed prior to the start of any earthmoving or excavation work. The HCP District Office shall be notified of the start of any earthmoving or excavation work. The HCP District Office shall be notified of the start of any earthmoving or excavation work.
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SOIL CONSTRUCTION EXEMPTION NOTE:

AS DETERMINED BY THE STATE POLICY MAP, THE SITE IS NOT COVERED IN WOODY VEGETATION FOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) AS "PREVIOUSLY DEVELOPED".

SOIL CONSTRUCTION EXEMPTION NOTE:

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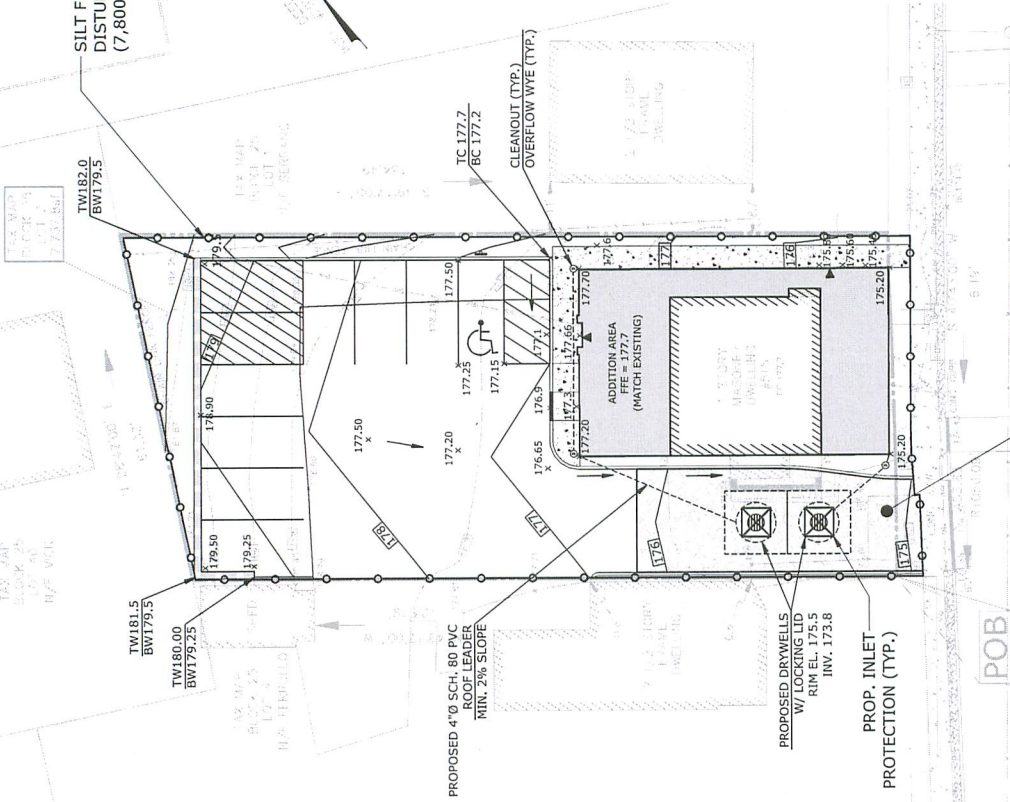
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SILT FENCE/LIMIT OF
DISTURBANCE (TYP.)
(7,800 SF/0.179 ACRES)



PROP. STABILIZED
CONSTRUCTION ENTRANCE (TYP.)
(UTILIZE EXISTING ASPHALT IN PHASES, ETC.)

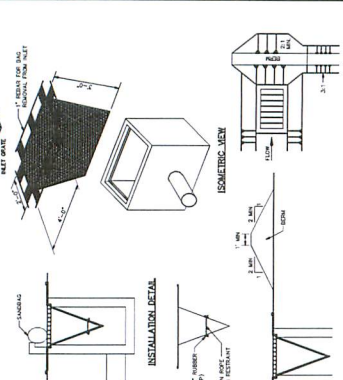
VALLEY ROAD
(R.O.W. VARIES)

SEQUENCE OF CONSTRUCTION

1. INITIAL SOIL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY EARTHMOVING OR EXCAVATION WORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PRIOR TO THE START OF ANY OCCUPANCY.
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NOTE: THE PLAN SHOWS THE ANNE ARD DISTRICT OF CONSTRUCTION. COULD OVERLAP WITH OTHER ITEMS LISTED AND OCCUR SIMULTANEOUSLY AS PART OF THE DUAL PROJECT SCHEDULE.

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ELEVATION VIEW

MINIMUM ELEVATION: 179.5 - 179.5

MAXIMUM ELEVATION: 179.5 - 179.5

MINIMUM ELEVATION: 179.5 - 179.5

MAXIMUM ELEVATION: 179.5 - 179.5

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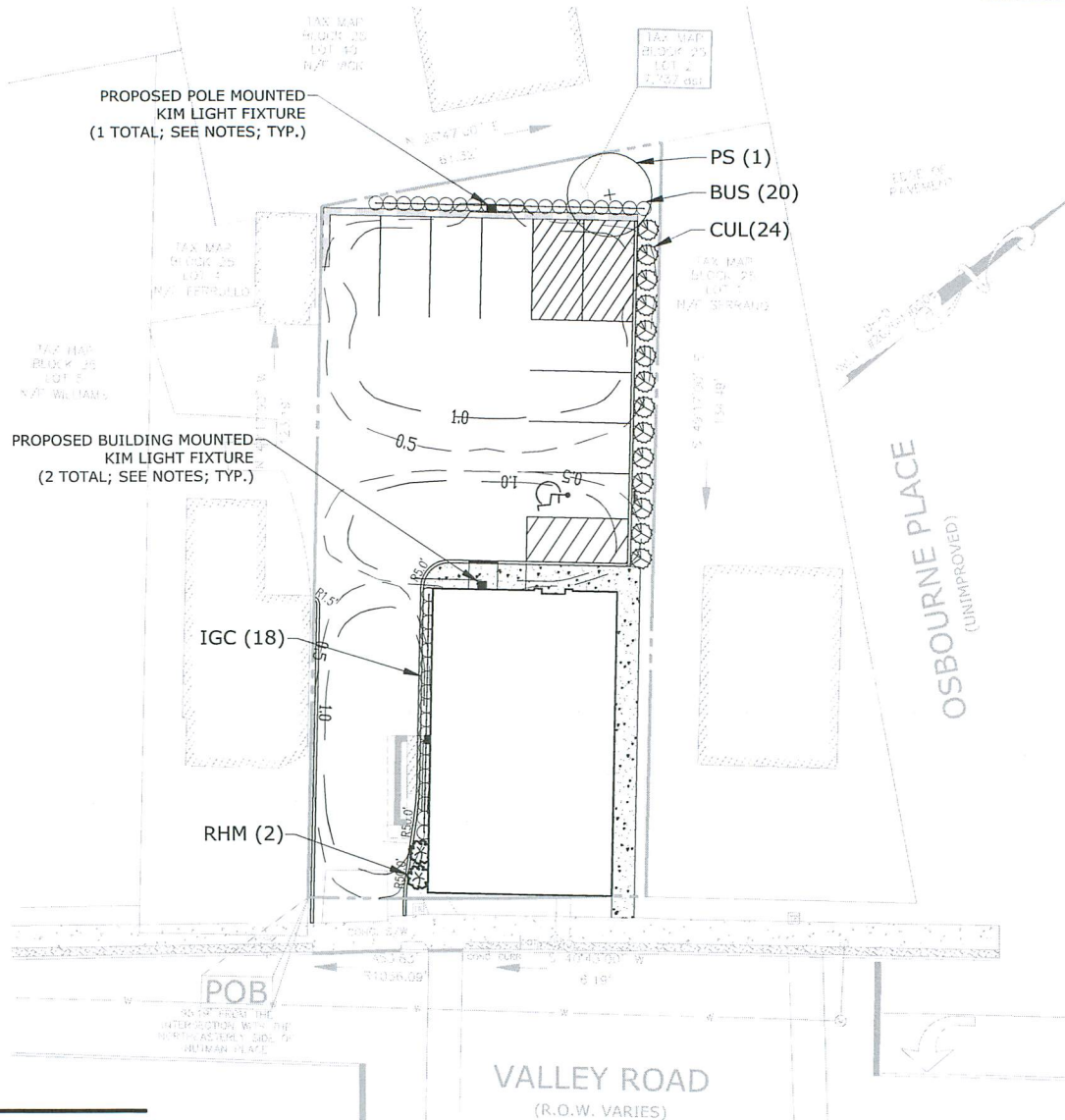
MAXIMUM ELEVATION: 179.5 - 179.5

**MARUCCI ENGINEERING
ASSOCIATES, LLC**
ENGINEERS-SURVEYORS-PLANNERS
116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL/FAX: (973) 867-3066
NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24020326400

SOIL EROSION & SEDIMENT CONTROL PLAN
FOR
515 VALLEY ROAD
TAX MAP BLOCK 25-1012
HUDSON COUNTY
TOWNSHIP OF WEST ORANGE

ANTHONY MARUCCI
PROFESSIONAL ENGINEER, N.J. LIC. No. 25573
PROFESSIONAL LANDSCAPE ARCHITECT, N.J. LIC. No. 1214

DATE: 09/13/2011
BY: AM
CHECKED BY: AM
SCALE: 1\"/>



LANDSCAPING PLAN NOTES:

1. ADDITIONAL AREAS THROUGHOUT THE SITE MAY BE LANDSCAPED WITH SEASONAL COLOR AND PERENNIALS AS DETERMINED BY THE RPP/CAN/LANDSCAPE CONTRACTOR AT THE TIME OF INSTALLATION. ALL PLANTS ARE NAMED TO NEW JERSEY AND THE PLANTING AREAS SHALL BE MOUND BEDS, WITH THE REMAINING UN-LANDSCAPED AREAS TO BE LAWN.

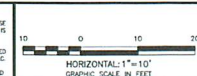
PLANT SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPACING (FT)	SIZE	ROOT BALL	REMARKS
CONIFER TREES							
CUL	24	COMPTONIA LAXIFLORA	LELAND CYPRESS "IMPERIAL BLUE"	8	8-10 FT.	B&B	
BROADLEAF DECIDUOUS TREES							
PS	1	PRUNUS SPARGANII	SARGENT CHERRY	20	8-10 FT.	B&B	
SHRUBS							
RHM	20	BURNING BAMBUSA	BURNING BAMBUSA	4	24"-30"	CONT.	
IGC	18	ILEX GLABRA "COMPACTA"	COMPACTED HOLLERY	3.5	24"-30"	CONT.	
RHM	2	NATIVE RHODODENDRON MAXIMA	ROSEBAY RHODODENDRON	5	24"-30"	CONT.	

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REVISION NO.	DATE	REVISION

LIGHTING PLAN NOTES:

1. THE PROPOSED LIGHT FIXTURES (3 TOTAL; 2 WALL-MOUNTED & 1 POLE MOUNTED) SHALL BE A KIM LIGHTING BUILDING MOUNTED AREA, SITE & ROADWAY LIGHT FIXTURE. (NOM. WALL-DIRECTOR LED) WORK-D-48(130-4K7) AND (ALT. ARCHITECTURAL AREA/SITE ALTITUDE LED) ALT-1-SAL-135-4K7-4, OR APPROVED EQUAL, WITH A HOUSE SIDE SHIELD, DOWN MOUNTED LIGHTING, AN COLOR TEMP. TYPE 1 AND TYPE 4 DISTRIBUTION, 12-FT MOUNTING HEIGHTS (BLACK POLE & FIXTURE FINISHES). THE LIGHTING ANALYSIS IS APPROXIMATE AND PERFORMED THROUGH HUBBELL LIGHTING, INC. LITE PRO DESIGN, AND ALSO BASED ON SIMILAR FIXTURES ON APPLICATIONS WITH SIMILAR HEIGHTS & WATTAGE. THE OVERALL SITE LIGHTING SHALL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION TO ENSURE ADEQUATE LIGHTING LEVELS ARE ACHIEVED THROUGHOUT THE FACILITY, AND ARE ACCEPTABLE TO THE APPLICANT'S USE AND COMPLY WITH THE TOWNSHIP LIGHTING REGULATIONS.
2. ADDITIONAL WALL-MOUNT FIXTURES SHALL BE PROVIDED AT ALL DOOR LOCATIONS AND SPECIFIED BY THE OWNER/ARCHITECT. THESE LIGHT FIXTURES AT ALL DOORS HAVE NOT BEEN ACCOUNTED FOR IN THE SITE LIGHTING ANALYSIS. ADDITIONALLY, ANY EXISTING UTILITY POLE MOUNTED LIGHT FIXTURES ON THE EXISTING ROADWAY SHALL NOT BE REMOVED & THIS LIGHTING ANALYSIS HAS NOT ACCOUNTED FOR ANY EXISTING LIGHT FIXTURES WITHIN THE R.O.W.
3. THE UNDERSIGNED CERTIFIES THAT THIS LIGHTING PLAN COMPLIES WITH THE TOWNSHIP LIGHTING ORDINANCE AS IT RELATES TO THE STANDARDS ON PARKING LOT MINIMUM AVERAGES, MAXIMUM ILLUMINATION AT INTERSECTIONS, AND THE MAXIMUM ILLUMINATION AT THE PROPERTY LINE, AS SHOWN ON THE LIGHT POINT ANALYSIS ON THIS PLAN. ADDITIONALLY, AT THE TIME OF CONSTRUCTION & INSTALLATION OF LIGHTS, THE APPLICANT AND THE APPLICANT'S ENGINEER WILL INSPECT TO CONFIRM LIGHTING MEETS THE TOWNSHIP ORDINANCE AND THE APPLICANT'S USE.

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL/FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 2462388240

LIGHTING & LANDSCAPING PLAN

FOR
515 VALLEY ROAD
TAX MAP BLOCK 25 - LOT 2

TOWNSHIP OF WEST ORANGE

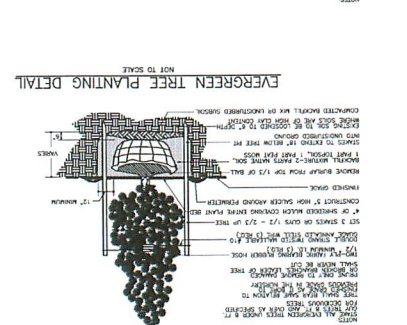
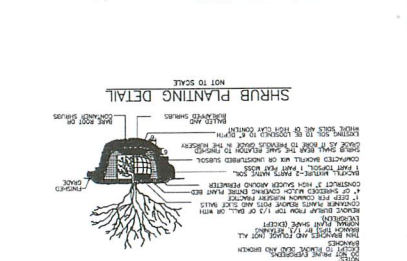
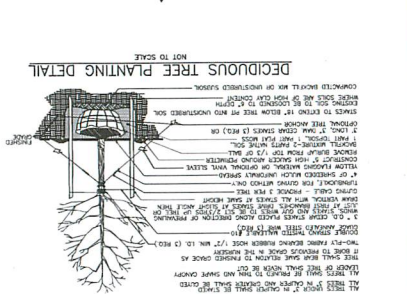
ESSEX COUNTY

NEW JERSEY

Anthony Marucci
ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO.	DATE
21-02	04/13/2021
DESIGN BY	DESIGNED BY
RM	NM
CHECKED BY	CHECKED BY
11-101	AM
SHEET NO.	OF
6	7

2. BATH/TOILET PER MANUFACTURER'S
INSTRUCTIONS SHALL BE USED TO
DRAINAGE SHOW SHOWER PER LOCAL SOL.
CONDITIONS AND NO LOCAL (1.30 MIN MIN).
N/A



The diagram consists of two parts. The top part is a cross-section of a tree trunk, showing internal structures like the pith, cambium, and xylem. The bottom part is a planting detail showing a tree trunk in a hole, with labels for 'NOT TO SCALE', 'COMPACTED BACKFILL MIX ON UNCOMPRESSED SUBSOIL', 'FORMED BRICK', 'CONCRETE 5" NON-SHADED CONCRETE REINFORCER', '1" MINIMUM', 'VOIDS', and '1" MINIMUM'.

54'-5" ±

25'-5" ± existing building

15'-0" addition

17'-0" addition

25'-5" ± existing building

54'-5" ±

face of road centerline, official

32'-7" ±

27'-7" ± existing building

5'-0" addition

LAB

STERILIZATION

UTERINE

TR #1

TR #2

TR #3

TR #4

TR #5

TR #6

TR #7

TR #8

TR #9

TR #10

TR #11

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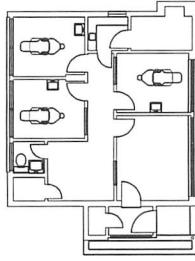
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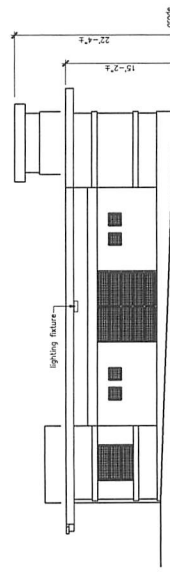
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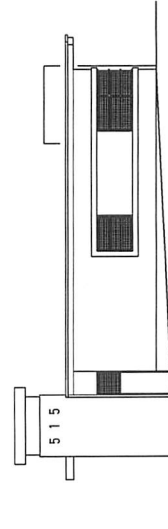
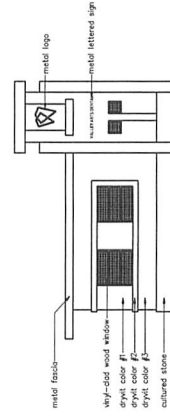
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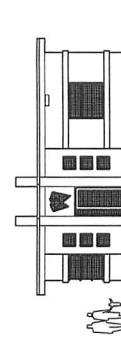
PROPOSED FLOOR PLAN
1,772 gross square feet
1/8" = 1'-0"



FRONT



ENTRANCE - PARKING LOT



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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