

PRELIMINARY/FINAL SITE PLAN
PUBLIC STORAGE NO. NJ20016

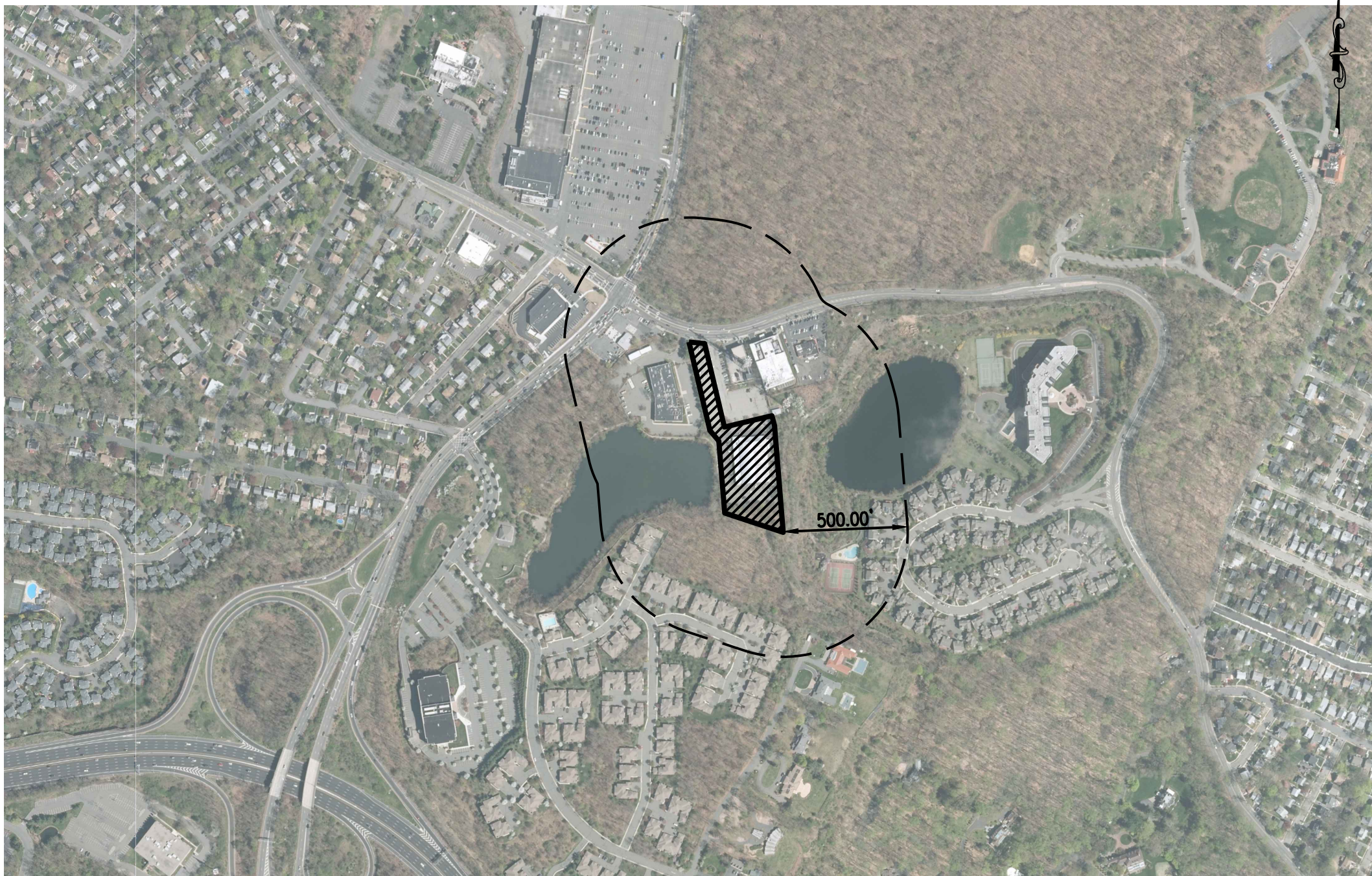
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, NEW JERSEY 07052

ABBREVIATIONS

LOCATION MAPS

SHEET INDEX

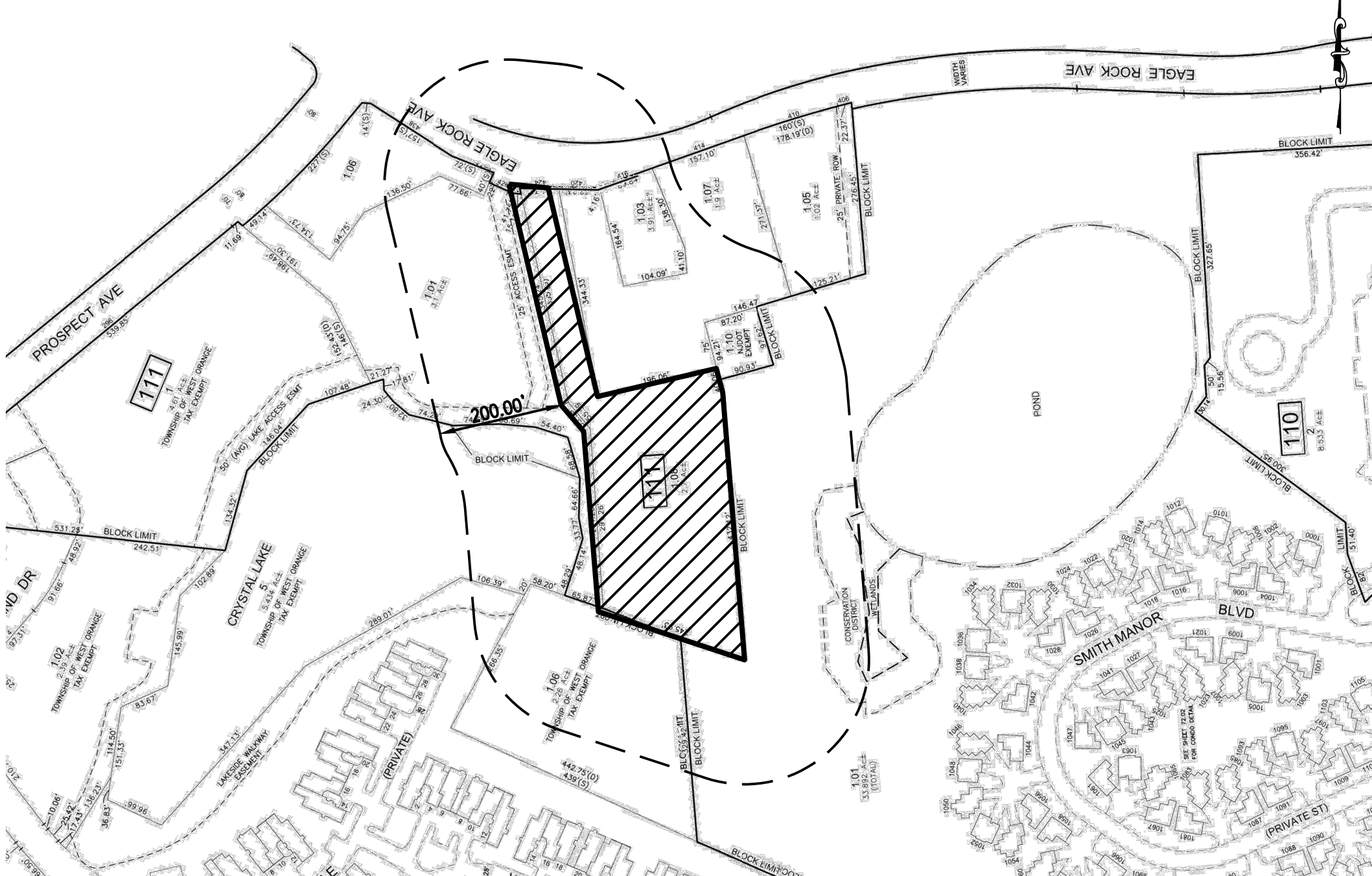
ACP ASBESTOS CEMENT PIPE
BC BOTTOM OF CURB
BW BOTTOM OF WALL
BLDG BUILDING
BLK BLOCK
BIT BITUMINOUS
BM BENCHMARK
BOL BOLLARD
CB CATCH BASIN
CIP CAST IRON PIPE
CL CENTERLINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
CONC CLEANOUT
CONC CONCRETE
DC DEPRESSED CURB
DIP DUCTILE IRON PIPE
D/W DRIVEWAY
ELEC ELECTRIC
ELEV ELEVATION
EP EDGE OF PAVEMENT
EXIST EXISTING
FC FLUSH CURB
FDC FIRE DEPARTMENT CONNECTION
FES FLARED END SECTION
FF FINISHED FLOOR
FND FOUND
FR FRAME
FT FEET
GAR GARAGE
GF GARAGE FLOOR
GR GRATE
GV GAS VALVE
HDPE HIGH DENSITY POLYETHYLENE
HYD HYDRANT
INV INVERT
IP IRON PIPE
LF LINEAR FEET
MB MAIL BOX
MH MANHOLE
MW MONITORING WELL
N/F NOW OR FORMERLY
OC ON CENTER
OCS OUTLET CONTROL STRUCTURE
OHV OVERHEAD WIRE
PAVT PAVEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PI POINT OF INTERSECTION
POB POINT OF BEGINNING
PRC POINT OF REVERSE CURVE
PROP PROPOSED
PVI POINT OF VERTICAL INTERSECTION
PF POINT OF FROG
PS POINT OF SWITCH
PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE
RCP REINFORCED CONCRETE PIPE
RD ROOF DRAIN
RR RAILROAD
RRT RAILROAD TIE
SAN SANITARY
SL SLOPE
SNF SPLIT RAIL FENCE
STOCK STOCKADE FENCE
STM STORM
STRP STRIPE
STY STORY
S/W SIDEWALK
TEL TELEPHONE
TC TOP OF CURB
TL TRAFFIC LIGHT
TW TOP OF WALL
TG TOP OF GRATE
TYP TYPICAL
UC UNDERGROUND CONDUIT
UGE UNDERGROUND ELECTRIC
U/P UTILITY POLE
VCP VETRIFIED CLAY PIPE
WSF WOOD STOCKADE FENCE
WV WATER VALVE



KEY MAP

SOURCE: AERIAL IMAGE FROM NGIN'S INFORMATION WAREHOUSE, QUADRANT J6A6 & J6A7

500 250 0 500
SCALE: 1"=500'



AREA MAP

SOURCE: TAX MAP; TOWNSHIP OF WEST ORANGE, SHEET N°: 72 & 73
LATITUDE: 40.801080 LONGITUDE: -74.245990

200 100 0 200
SCALE: 1"=200'

ZONING TABLE

GENERAL NOTES

AGENCY CONTACTS

PROJECT CONTACTS

ZONING TABLE					
424 EAGLE ROCK AVENUE - B-2 GENERAL BUSINESS DISTRICT					
Zoning Regulation:		REQ'D/PERMITTED	EXISTING	PROPOSED	STATUS
Principal Uses	25-7.1 Part A	NOTE 1	Bowling Alley (ENC)	Self-Storage	V
Min. Lot Size	25-7.1 Part B	10,000 SF	114,469 SF	114,469 SF	C
Min. Lot Width	25-7.1 Part B	None	60.00 feet	60.00 feet	C
Min. Front Yard	25-7.1 Part B	30 feet	395.71 feet	371.83 feet	C
Min. Rear Yard	25-7.1 Part B	30 feet	133.8 feet	30.00 feet	C
Min. Side Yard	25-7.1 Part B	10 feet	24.9 feet (east)	36.85 feet (east)	C
		10 feet	55.8 feet (west)	58.22 feet (west)	C
Max. Building Coverage	25-7.1 Part B	40%	22.0%	34.6%	C
Max. Lot Coverage	25-7.1 Part B	60%	84.0%	72.0%	V
Max. Height	25-7.1 Part B	2.5 stories/35 feet	1 story/32 feet	3 stories/ 36.5 feet (NOTE 2)	V
SUPPLEMENTARY REQUIREMENTS					
Side Yard, adjacent to residential district	25-11.2	75 feet	24.9 feet (east)	36.85 feet (east)	V
Buffer, rear and side yard, adj. to residential district	25-11.3	50 feet (side)	3.92 feet (ENC)	13.42 feet	V
		50 feet (rear)	26.77 (ENC)	10.85 feet	V
Off-Street Parking, curb		6 inch curb enclosing parking areas	uncurbed parking areas (ENC)	flush curb (NOTE 4)	V
Parking	25-12.2	1 space/10,000 GSF, plus 1 space/250 GSF office	152	27 (proposed) + 66 (to remain in front yard)	C
Loading	25-12.3	3 spaces up to 100,000 SF; 1 additional space for each additional 40,000 SF	None (ENC)	3 (req'd) (NOTE 5)	V
Parking, location	25-12.1/	Side or rear yard only	Front, Side and Rear (ENC)	Front & Side	V
Loading, location	25-12.3 b.2	Side or rear yard only	N/A	None	N/A
Signage	25-15.3 c.2(b)	1 façade sign; max. 120 SF	N/A	118 SF	C
	25-15.3 c.2(d)	1 Monument Sign (NOTE 3)	1 Sign (ENC)	1 Monument Sign (NOTE 3)	V
Steep Slopes Disturbance	Exhibit A	Refer to table on Sheet C-410		Refer to table on Sheet C-410	V

Abbreviations:
C - Complies/Conforms to specified code
V - Variance from Municipal Ordinance Required
N/A - Not applicable
ENC - Existing Non-Conforming Condition

Notes:
1. Permitted Principal Uses: Retail store, personal service store or studio; office or office building; business or vocational school; restaurant; bar; massage, bodywork or somatic therapy establishment. Permitted Accessory Uses: Required accessory parking; signs, vending machines. Permitted Conditional Uses: Motor vehicle fueling station; theater, public utility building or structure; telephone exchange; senior citizen housing project; hotel; private club, other than golf club; video or amusement arcade; fast food restaurant; commercial antenna.
2. Height measured to top of parapet at El. 136 feet - 6 inches from grade El. 100 feet.
3. One freestanding or monument signed permitted on property with minimum of 100 foot lot frontage. Located in front yard, minimum 10-foot setback from front property line and minimum 25-foot setback from side property line. Maximum area 50 square feet. Height minimum 2 feet and maximum 8 feet above ground. Maximum width 6 feet including supporting structure. Lot has <100 feet of frontage. Sign is set back 1 foot from the front property line and 2 feet from the side property line. Sign area is 18.75 square feet and 4.88 feet above the ground.
4. Flush curb along building frontage to allow for ease of loading and unloading
5. Secured parking spaces are proposed to be 10'x20'

1. DRESNER ROBIN ACCEPTS NO RESPONSIBILITY FOR THE MODIFICATION, COPYING, OR USE OF THESE DOCUMENTS BY ANY PARTY. THESE DOCUMENTS ARE ONLY INTENDED FOR USE BY THE CLIENT TO WHICH WE ARE CONTRACTED FOR OUR SERVICES. THESE PLANS ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.
2. THE USE OF THIS PLAN, OR SET OF PLANS, MAY BE DEFICIENT ON ITS OWN TO PROPERLY COMPLETE THE IMPROVEMENTS SHOWN HEREIN. THIS PLAN MAY BE PART OF A MORE COMPREHENSIVE SET OF PLANS AND MAY ONLY PARTIALLY REPRESENT THE INTENDED IMPROVEMENTS OR WORK. EACH INDIVIDUAL PLAN CONTAINS RELEVANT INFORMATION FOR A SPECIFIC PURPOSE, BUT INTENDED TO BE USED IN CONJUNCTION WITH THE REMAINDER OF THE PLAN SET. FURTHERMORE, THE ENTIRE PLAN SET MAY REQUIRE ADDITIONAL INFORMATION REPRESENTED IN DESIGN DOCUMENTS BY OTHERS (I.E. ARCHITECTURAL PLANS, ROADWAY PLANS, STRUCTURAL PLANS, GEOTECHNICAL REPORTS, ETC.) IN ORDER TO PROPERLY PERFORM THE WORK.
3. THESE DOCUMENTS ARE PREPARED FOR THE PURPOSES OF REVIEW BY VARIOUS REGULATORY AGENCIES AND ARE NOT REPRESENTED AS SUITABLE FOR ANY OTHER PURPOSE. INFORMATION SHOWN HEREIN GENERALLY DEPICTS A PROJECT LOCATION, PROPERTY LIMIT, USE, SCOPE AND NATURE OF IMPROVEMENTS. PLAN EMISSIONS ARE FURNISHED SOLELY IN SUPPORT OF THE FOREGOING DEFINITION AND ARE NOT REPRESENTED AS BEING SUITABLE FOR ANY OTHER USE.
4. EXISTING TOPOGRAPHIC FEATURES, UTILITIES AND SUBSURFACE CONDITIONS SHOWN HEREIN ARE BASED ON SURVEY INFORMATION OR INFRASTRUCTURE RECORDS FURNISHED BY OTHERS OR AN INTERPRETATION OF FEATURES READILY OBSERVABLE AT THE TIME OF DRESNER ROBIN'S SERVICE. UNLESS SPECIFICALLY NOTED, NO DETAILED OR INTRUSIVE INVESTIGATIONS OF UTILITY OR SUBSURFACE FEATURES HAVE BEEN UNDERTAKEN TO CONFIRM DEPICTED FEATURES. DRESNER ROBIN ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
5. PURSUANT TO NEW JERSEY'S UNDERGROUND FACILITY PROTECTION ACT (N.J.S.A. 48:2-73), THE CONTRACTOR MUST CONTACT THE NEW JERSEY ONE CALL SYSTEM AT (800) 272-1000 OR 811 FOR A MARKOUT OF ALL PUBLIC UTILITY LINES ON AND ADJACENT TO THE WORKSITE. AS REQUIRED BY THE REGULATIONS AT N.J.A.C. 14:2, THE CONTRACTOR MUST ALLOW FOR THE REQUIRED WAITING PERIOD TO EXPIRE PRIOR TO EXCAVATION IN ORDER TO ENSURE THAT ALL PUBLIC UTILITY LINES ARE MARKED. PRIVATE UTILITY LINES MAY EXIST WITHIN THE WORK AREA AND MAY OR MAY NOT BE MARKED. CARE SHOULD BE TAKEN TO AVOID DAMAGING ALL UTILITY LINES (MARKED AND UNMARKED) DURING EXCAVATION WORK.
6. UTILITY AND OTHER CONSTRUCTION NOTES, WHERE SHOWN ON THE DOCUMENTS, ARE PROVIDED AS REQUESTED BY REGULATORY REVIEW AGENCIES AND/OR QUASI-GOVERNING AGENCIES SUCH AS UTILITY PROVIDERS. SAID NOTES ARE NOT FURNISHED TO ENABLE THESE DOCUMENTS FOR CONSTRUCTION PURPOSES.
7. EXISTING INFORMATION SHOWN HEREIN SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO COMMENCING CONSTRUCTION, CONSTRUCTION LAYOUT, OR ORDERING MATERIALS. THE ENTITY RESPONSIBLE FOR CONSTRUCTION LAYOUT SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF INFORMATION SHOWN IN THESE DOCUMENTS UTILIZING AN INDEPENDENT VERIFICATION AND IMMEDIATELY REPORT ANY DEVIATIONS TO DRESNER ROBIN PRIOR TO CONSTRUCTION.
8. THE IMPLEMENTATION OF ALL APPLICABLE WORKSITE SAFETY REGULATIONS, INCLUDING THOSE REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL STATE AND LOCAL AUTHORITIES HAVING JURISDICTION, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OSHA WORKSITE SAFETY REGULATIONS ARE PUBLISHED AT 29 CFR 1926 WITHIN VARIOUS SUBPARTS RELATIVE TO SPECIFIC TYPES OF WORK. DRESNER ROBIN TAKES NO RESPONSIBILITY FOR WORKSITE SAFETY PROVISIONS RELATIVE TO THE ON-GOING WORK FORCE.

PHONE / INTERNET/ TELEVISION
VERIZON COMMUNICATIONS ENG. DEPT.
290 WEST MOUNT PLEASANT AVE.
FLOOR G, BUILDING 4
LIVINGSTON, NEW JERSEY 07039
(732) 888-0293

ELECTRIC
PUBLIC SERVICE GAS AND ELECTRIC (PSEG)
150 CIRCLE AVENUE
CLIFTON, NJ 07011
(973) 772-9442

GAS
PUBLIC SERVICE GAS AND ELECTRIC (PSEG)
ORANGE GAS DISTRIBUTION
2884 NORTH PARK STREET
EAST ORANGE, NEW JERSEY 07017
(800) 832-0076

SEWER
JOINT MEETING OF ESSEX & UNION COUNTY (JMEUC)
500 SOUTH FIRST STREET
ELIZABETH, NEW JERSEY 07202
(908) 353-1313

WATER
NEW JERSEY AMERICAN WATER (NJAW)
167 JFK PARKWAY
SHORT HILL, NEW JERSEY 07078

BROADBAND/DATA
CHUCK BASICH
SR BUSINESS ACCOUNT EXECUTIVE
COMCAST BUSINESS SERVICES ADVANCED SOLUTIONS
FREEDOM REGION NJ, PA, & DE
CELL 856-641.2281 -
FAX 856-821-4040

CIVIL ENGINEER/ SURVEYOR/ LANDSCAPE ARCHITECT/ PLANNER
DRESNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ, 07302
201-217-9200

ARCHITECT
O'BRIEN
5310 HARVEST HILL RD., SUITE 136
DALLAS, TX 75230
972.788.1010

ATTORNEY
CHIESA SHAHINIAN & GIANTOMASI PC
LISA A. JOHN - BASTA, ESCP.
ONE BOLAND DRIVE
WEST ORANGE, NJ 07052
973.530.2083

CERTIFICATIONS

ZONING BOARD OF ADJUSTMENT - WEST ORANGE

APPROVED BY THE ZONING BOARD OF ADJUSTMENT WEST ORANGE
AT A MEETING HELD

ON THE _____ DAY OF _____ 20____.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

CITY ENGINEER _____ DATE _____

DRESNER
ROBIN

DRESNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION - 24GA27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

Matthew J. Neuls
8/09/2021

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

02	08/09/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
01	03/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
N°	DATE	DESCRIPTION	BY

REVISIONS:

OWNER / APPLICANT:



PUBLIC STORAGE
ATLANTIC COAST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

COVER SHEET

DRAWING TITLE:

PROJECT:

PUBLIC STORAGE NO. NJ20016

424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:

AS SHOWN

DRAWN BY:

ICQ

CHECKED BY:

MUN

DRAWING NUMBER:

G-001

SCALE:

AS SHOWN

DATE:

11-19-2020

JOB NO:

10461-003

SHEET 01 OF 17

NOT FOR CONSTRUCTION



1. EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESSDORF ROBIN, DATED 09/24/2008 AND REVISED ON 11/12/2020.
2. SEE ARCHITECTURAL PLANS FOR ROOM CONFIGURATION. INTERIOR LAYOUT IS SHOWN FOR RELATION OF BUILDING TO SITE AS PROVIDED BY THE PROJECT ARCHITECT.
3. VERIFY ALL INFORMATION. CONTRACTOR SHALL ADHERE TO CURRENT WORKS SAFETY REGULATIONS, INCLUDING U.S. DEPARTMENT OF LABOR, OSHA PUBLICATION NUMBER 3149, 1996 SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY AND ALL APPLICABLE HEALTH AND SAFETY REGULATIONS RELATED TO THE PERFORMANCE OF ONSITE CONSTRUCTION WORK.
4. VERIFY QUANTITIES SHOWN ON THE PLAN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL MATERIAL REQUIREMENTS.
5. VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING ANY FABRICATION, ORDERING OF MATERIAL, OR PERFORMING ANY WORK. NOTIFY THE ENGINEER OF ANY CONDITIONS OR DIMENSIONS THAT WOULD PREVENT OR HAMPER THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
6. ALL WORK MUST BE DONE IN SUCH A MANNER TO PROTECT AND PREVENT DAMAGE TO SURROUNDING PROPERTY, TO MAINTAIN A SAFE WORK ENVIRONMENT, AND TO ENABLE WORK AND BUSINESSES AT THE SITE TO PROCEED WITH MINIMAL AND COORDINATED INTERRUPTIONS.
7. THE NEW CURB AND SIDEWALK SHALL BE EXTENDED TO THE NEXT EXPANSION JUNT BEYOND THE SITE PROPERTY LINES.
8. LANDSCAPE AND HARDSCAPE FEATURES SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE PLANS (L-601) FOR ADDITIONAL INFORMATION AND DETAILS.
9. LINE OF SIGHT WAS DESIGNED FOR EAGLE ROCK AVENUE, WHICH HAS A SPEED RATING OF 35 MILE PER HOUR.

SITE PLAN
SCALE: 1"=30'

15 0

SCALE: 1"=30'

DRESDNER
ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION : 24GA27926000

JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

Matthew J Neuls 08/09/2021
MATTHEW J. NEULS

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REVISIONS:

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OWNER / APPLICANT:



**PUBLIC STORAGE
ATLANTIC COAST, LLC**
701 WESTERN AVENUE
GLENDALE, CA 91201

DRAWING TITLE:

**TOWNSHIP OF WEST
ORANGE SITE TRIANGLE**

SCALE: 1"=80'

80 40 0 80

SCALE: 1"=80'

SITE LAYOUT PLAN

ESSEX COUNTY SITE
TRIANGLE
SCALE: 1"=80'



80 40 0 80

SCALE: 1"=80'

PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

EXPANDED VIEW

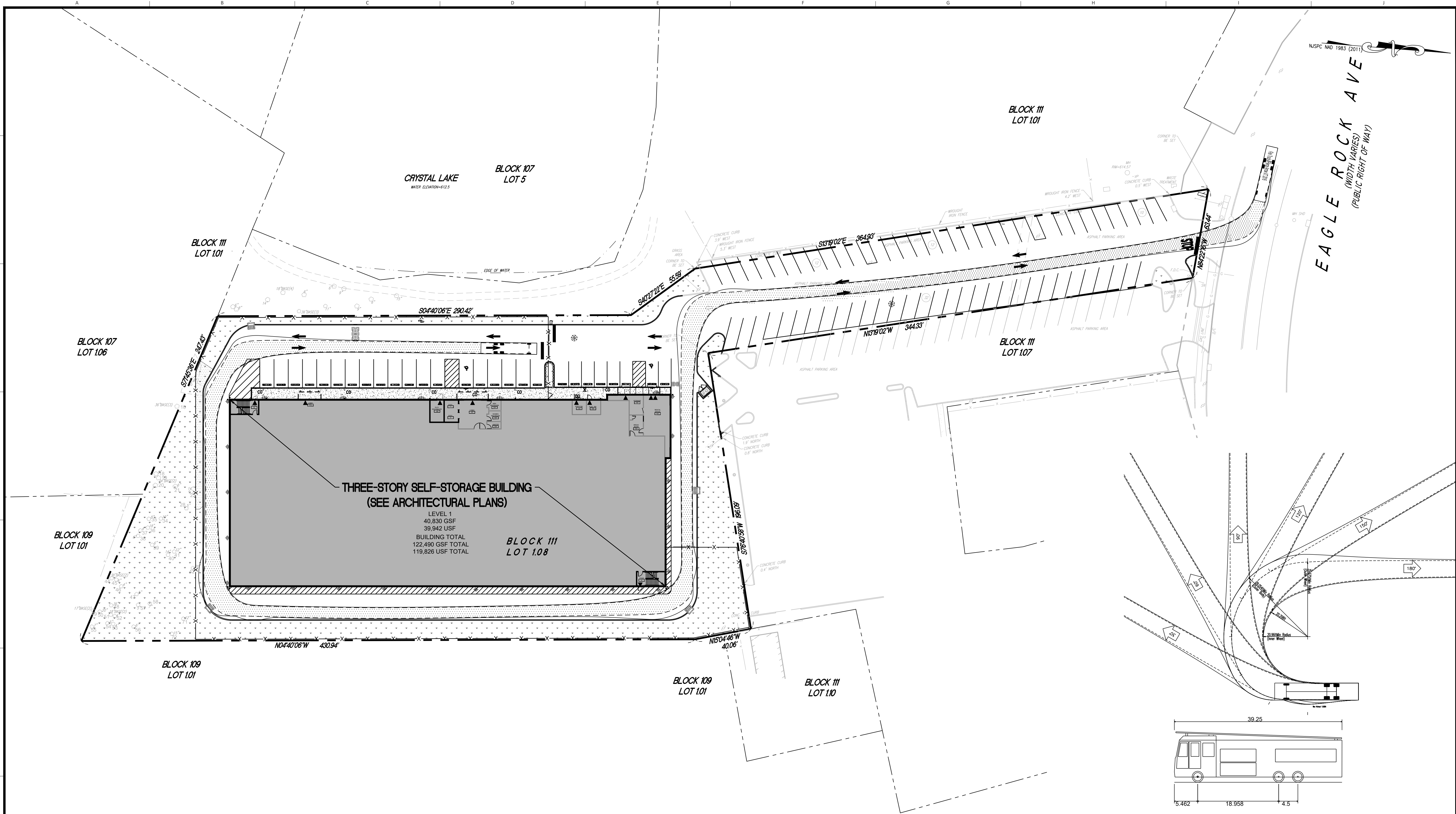
SCALE: 1"=20'

20 10 0 20

SCALE: 1"=20'

AS SHOWN

DRAWN BY: JCQ	CHECKED BY: MJN	DRAWING NUMBER: C-301
SCALE: AS SHOWN	DATE: 11-19-2020	
JOB No: 10461-003		SHEET 02 OF



SITE PLAN NOTES

- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESDNER ROBIN, DATED 09/24/2020 AND REVISED ON 11/12/2020.
- SEE ARCHITECTURAL PLANS FOR ROOM CONFIGURATION, INTERIOR LAYOUT IS SHOWN FOR RELATION OF BUILDING TO SITE AS PROVIDED BY THE PROJECT ARCHITECT.

SITE LEGEND

VEHICLE WHEEL PROFILE
VEHICLE OVERALL PROFILE

PROPOSED

Fire Truck - Pierce Arrow XT 2016
Overall Length 39.250ft
Overall Width 8.000ft
Overall Body Height 11.833ft
Min Body Ground Clearance 1.226ft
Track Width 7.380ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

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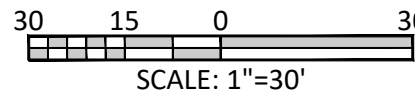
DRAWING TITLE:

VEHICLE TURNING ANALYSIS -
PIERCE ARROW XT 1

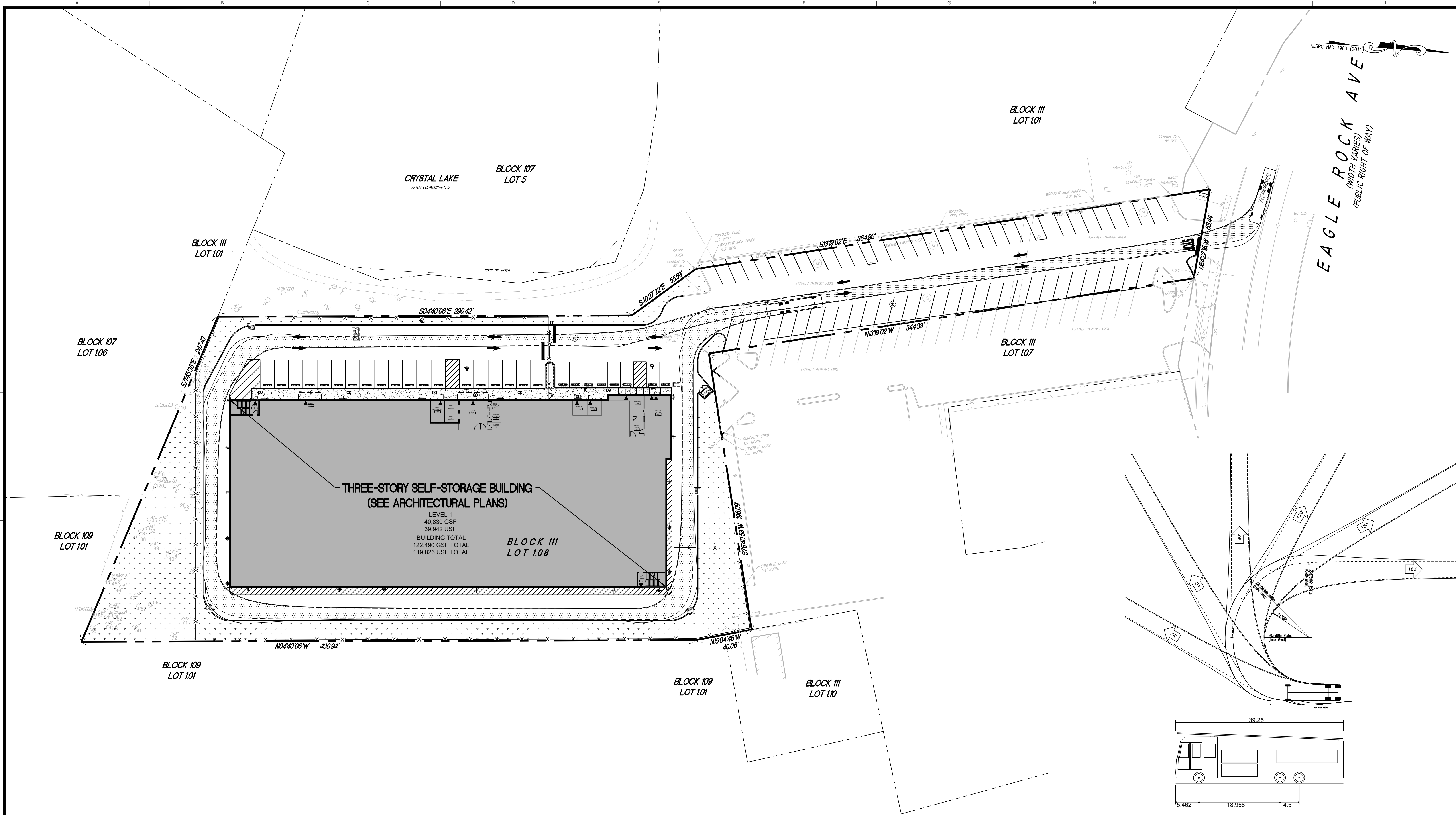
PROJECT:

PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
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ESSEX COUNTY, NEW JERSEY

SCALE:



DRAWN BY: ICQ	CHECKED BY: MIN	DRAWING NUMBER: C-302
SCALE: 1"=30'	DATE: 11-19-2020	
JOB No: 10461-003	SHEET 03 OF 17	



SITE PLAN NOTES

- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESDNER ROBIN, DATED 09/24/2020 AND REVISED ON 11/12/2020.
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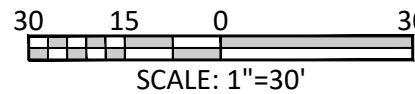
DRAWING TITLE:

VEHICLE TURNING ANALYSIS -
PIERCE ARROW XT 2

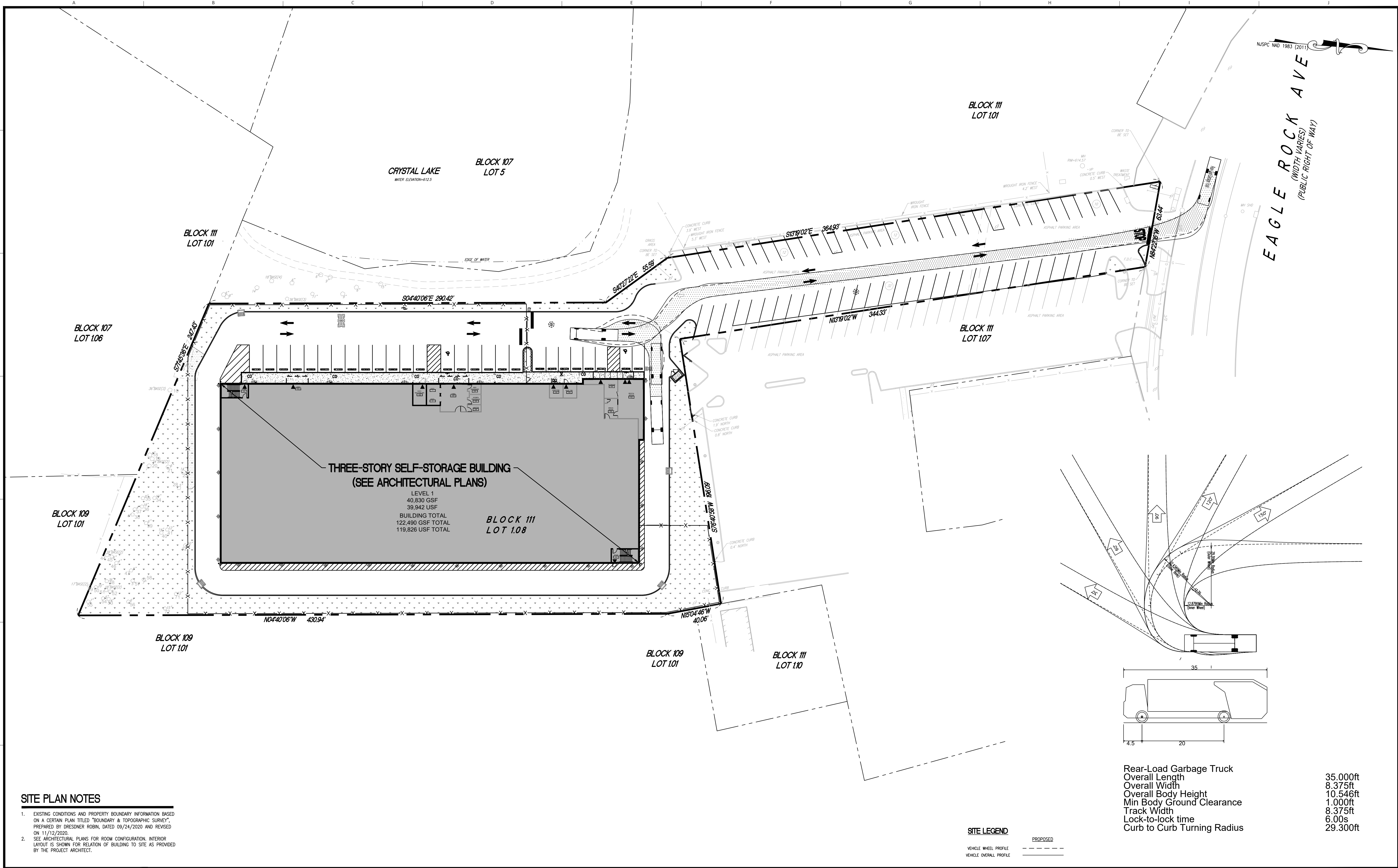
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TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



DRAWN BY: JCQ	CHECKED BY: MIN	DRAWING NUMBER: C-303
SCALE: 1"=30'	DATE: 11-19-2020	
JOB No: 10461-003		SHEET 04 OF 17



**DRESDNER
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**PUBLIC STORAGE
ATLANTIC COAST, LLC**
701 WESTERN AVENUE
GLENDALE, CA 91201

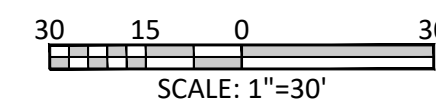
DRAWING TITLE:

**VEHICLE TURNING ANALYSIS -
GARBAGE TRUCK**

PROJECT:

PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



DRAWN BY: ICQ	CHECKED BY: MJN	DRAWING NUMBER: C-304
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JOB No: 10461-003	SHEET 05 OF 17	

1. EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESSNER BROWN, DATE 09/24/2020 AND REVISED ON 11/12/2020.
2. SEE ARCHITECTURAL PLANS FOR ROOM CONFIGURATION. INTERIOR LAYOUT IS SHOWN FOR RELATION OF BUILDING TO SITE AS PROVIDED BY THE PROJECT ARCHITECT.
3. RESPONSIBILITY/OSHA STANDARDS: CONTRACTOR SHALL ADHERE TO CURRENT AND ALL OTHER LOCAL REQUIREMENTS FOR SAFETY IN THE WORKPLACE, INCLUDING U.S. DEPARTMENT OF LABOR, OSHA PUBLICATION NUMBER 3149, 1996 SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY. CONTRACTOR SHALL MEET ALL SAFETY REQUIREMENTS RELATED TO THE PERFORMANCE OF UTILITY CONSTRUCTION WORK.
4. ANY QUANTITIES SHOWN ON THE PLAN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR TO VERIFY IF INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING ANY FABRICATION, ORDERING OF MATERIAL, OR PERFORMING ANY WORK. NOTIFY THE ENGINEER OF ANY CONDITIONS OR DIMENSIONS THAT DO NOT PRESENT AS SHOWN ON THE PLAN. CONTRACTOR SHALL WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS. ALL WORK MUST BE PERFORMED IN SUCH A MANNER TO PROTECT EXISTING UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL MAINTAIN SAFE WORK ENVIRONMENT AND TO ENABLE WORKERS AND BUSINESSES AT THE SITE TO PROCEED WITH MINIMAL AND COORDINATED INTERRUPTIONS.
5. ELEVATIONS SHOWN HEREIN, UNLESS OTHERWISE SPECIFIED, ARE BASED ON NAVD83.
6. FIELD VERIFIED INVERTS SHALL BE FIELD MEASURED. ALL QUANTITIES AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED. ANY DISCREPANCIES BETWEEN THE FIELD VERIFIED INVERTS AND THOSE SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL CONDUCT A UTILITY LOCATION AND SIZE OF ALL UTILITIES BY CONDUCTING TEST PITS AT A MINIMUM CROSSING, PRIOR TO EXCAVATION AND EXERCISE CARE TO PREVENT DISRUPTION OF ACTIVE SERVICES & AVOID CONFLICTS. CONTRACTOR SHOULD EXPECT TO ENCOUNTER ABANDONED UTILITIES WITHIN THE RIGHT-OF-WAY. RIGHTS-OF-WAY ABANDONED UTILITIES SHALL BE REMOVED OR COVERED AS NECESSARY TO ADVANCE THE WORK IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS.
8. ALL AREAS OUTSIDE THE CONTRACTOR'S AREA OF CONSTRUCTION THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER AND OWNER, AT NO ADDITIONAL CHARGE TO THE OWNER.
9. UTILIZE A MOBILE SWEEPER AND WASTE TRUCK AS NEEDED FOR DUST CONTROL ALONG THE HAUL ROUTE AND IN AREAS MADE AVAILABLE FOR CONSTRUCTION. STREETS AND SIDEWALKS MUST BE KEPT CLEAR OF ALL DEBRIS AND MATERIAL.
10. IN ALL CASES, WALKS & PARKING AREAS TO BE PITCHED TOWARD DRAINAGE STRUCTURES TO PREVENT PONDING.
11. PREVENT WATER PONDING THAT RESULTS FROM CONSTRUCTION OPERATIONS. PROMPTLY REMOVE ANY PONDING WATER TO THE

SATISFACTION OF THE ENGINEER.

13. THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY IF AN ADJACENT STRUCTURE APPEARS TO BE IN DANGER AND WILL TAKE ALL ACTIONS NECESSARY TO STABILIZE THE ADJACENT STRUCTURE.

14. ALL REPAIRS AND NEW PAVEMENT AREAS TO BE INSTALLED TO SMOOTH, EVEN GRADE, CORRECT EXISTING LOW SPOTS AND GRADE NECESSARILY BY FILLING AND COMPACTING AS REQUIRED.

15. MET EXISTING GRADE AND ELEVATIONS ARE REQUIRED TO BE NOTED.

16. ALL EXISTING MANHOLE COVERS, GRATES, AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO FINISH GRADE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.

17. THE CONTRACTOR SHALL MAINTAIN ACCURATE AS-BUILT NOTES AS CONSTRUCTION PROGRESSES. AS-BUILT INFORMATION SHALL CONTAIN, BUT NOT BE LIMITED TO, THE FOLLOWING: LOCATION OF ALL STRUCTURES, REGULAR INTERVALS, DISTANCES TO CENTER OF PIPE/CORNER OF OBJECT FROM A SURVEYABLE POINT, LOCATION AND TYPES OF BENDS IN PIPES AND DEPTH OF COVER, ANY LOCATION OR OBJECT NOT SHOWN IN THE DRAWINGS THAT IS NOT ACCURATELY DISPLAYED ON THE DRAWINGS SHALL BE AS-BUILT BY THE CONTRACTOR AND FORWARDED TO THE ENGINEER AS SOON AS POSSIBLE. UPON COMPLETION OF THE PROJECT THE CONTRACTOR IS TO SUBMIT TO THE ENGINEER WITHIN 30 DAYS OF COMPLETION OF THE PROJECT, A SIGNED AND SEALED BY A NEW JERSEY LICENSED SURVEYOR. THE ENGINEER RESERVES THE RIGHT TO HAVE THE CONTRACTOR PRODUCE DRAWINGS WITH AS-BUILT INFORMATION ON THEM AT ANYTIME DURING CONSTRUCTION.



GRADING AND DRAINAGE PLAN

424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

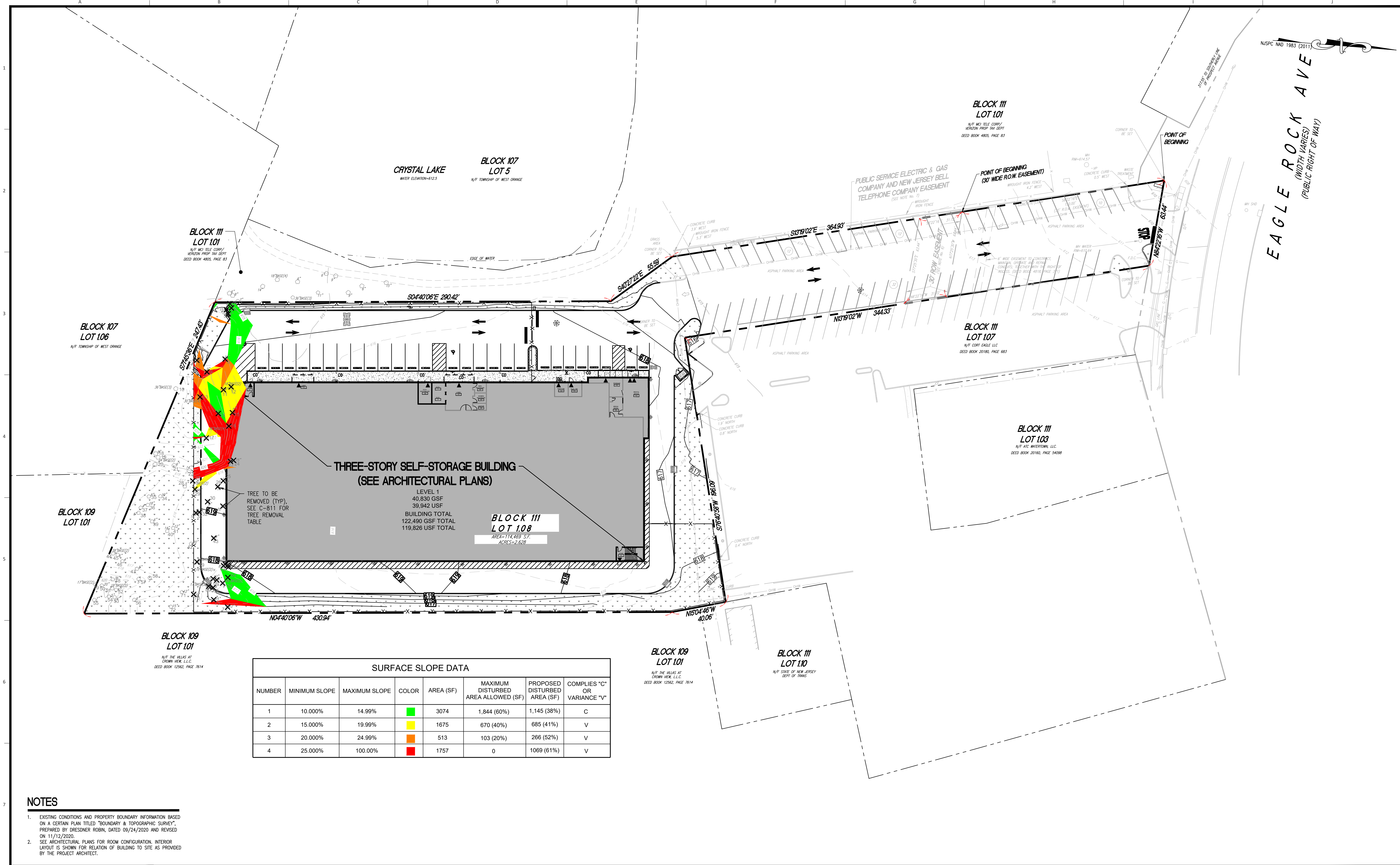
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JOB No:	1046

CHECKED BY:	MJN
DATE:	11-19-2020

DRAWING NUMBER:
C-401

10461-003

SHEET 06 OF 17



SURFACE SLOPE DATA							
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (SF)	MAXIMUM DISTURBED AREA ALLOWED (SF)	PROPOSED DISTURBED AREA (SF)	COMPLIES "C" OR VARIANCE "V"
1	10.000%	14.99%	Green	3074	1,844 (60%)	1,145 (38%)	C
2	15.000%	19.99%	Yellow	1675	670 (40%)	685 (41%)	V
3	20.000%	24.99%	Orange	513	103 (20%)	266 (52%)	V
4	25.000%	100.00%	Red	1757	0	1069 (61%)	V

- NOTES
- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESDNER ROBIN, DATED 09/24/2020 AND REVISED ON 11/12/2020.
 - SEE ARCHITECTURAL PLANS FOR ROOM CONFIGURATION. INTERIOR LAYOUT IS SHOWN FOR RELATION OF BUILDING TO SITE AS PROVIDED BY THE PROJECT ARCHITECT.

DRESDNER
ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9300 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION - 24GA27926000
JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

Matthew J. Neuls 08/09/2021
MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

02	08/09/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
01	03/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
01	DATE	DESCRIPTION	BY
REVISIONS:			

OWNER / APPLICANT:



PUBLIC STORAGE
ATLANTIC COAST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

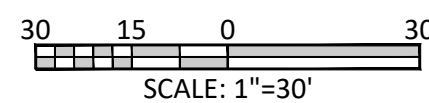
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EXISTING STEEP
SLOPES PLAN

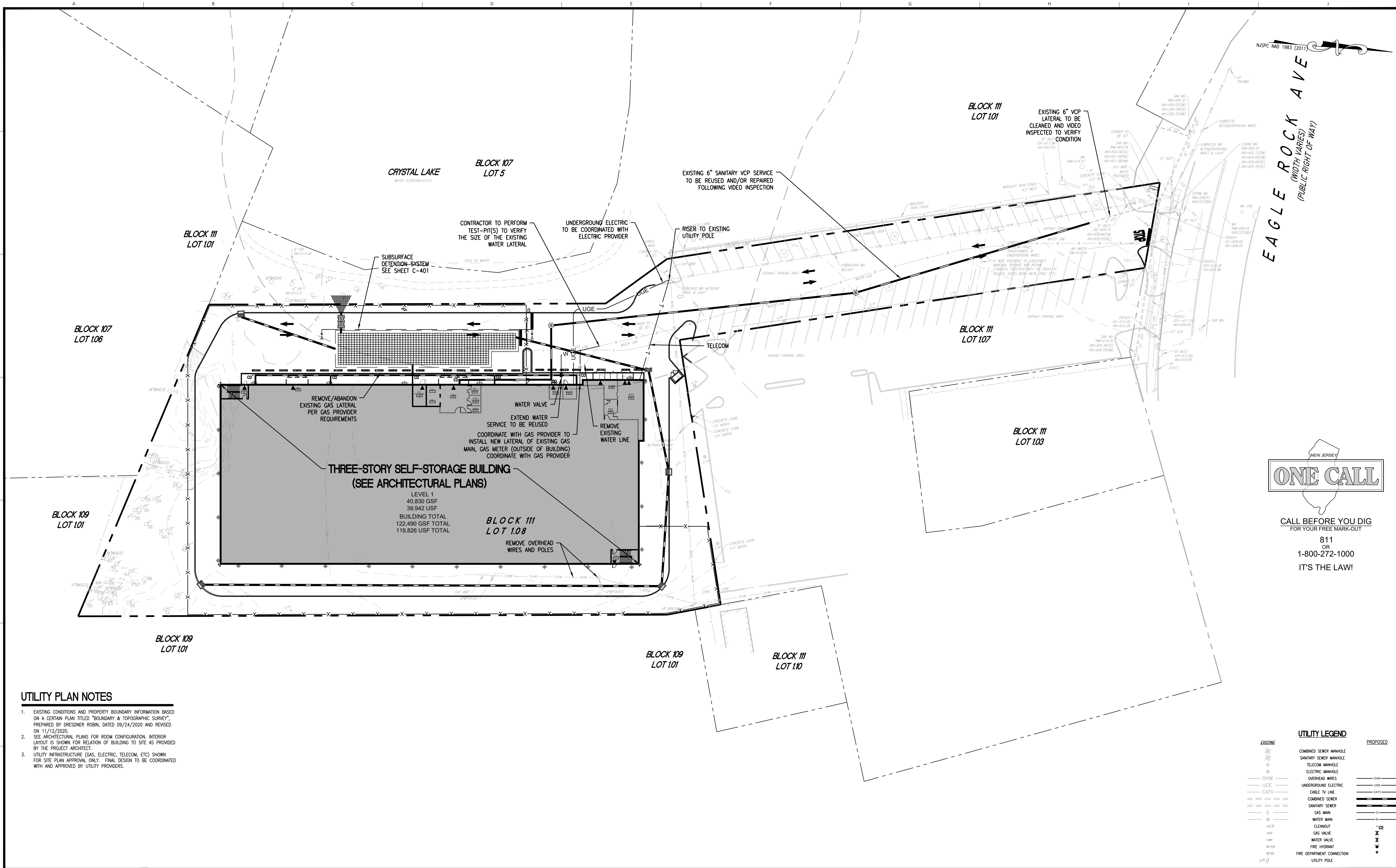
PROJECT:

PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



DRAWN BY: JCQ	CHECKED BY: MIN	DRAWING NUMBER: C-410
SCALE: 1"=30'	DATE: 11-19-2020	
JOB No: 10461-003	SHEET 07 OF 17	



**DRESDNER
ROBIN**

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Matthew J. Neuls 08/09/2021

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ATLANTIC COAST, LLC**
701 WESTERN AVENUE
GLENDALE, CA 91201

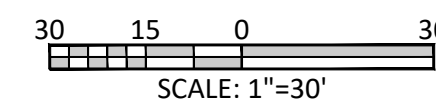
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UTILITY PLAN

PROJECT:

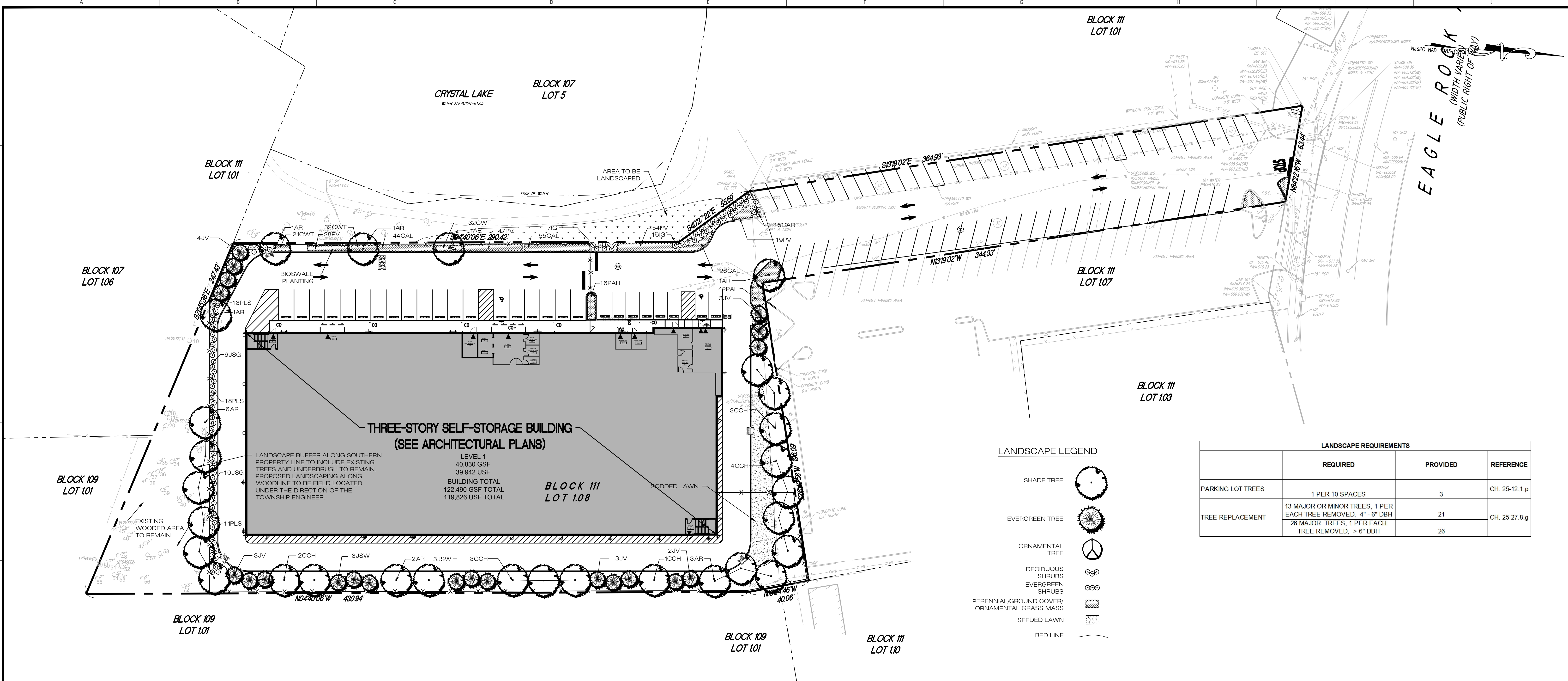
PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



DRAWN BY: ICQ	CHECKED BY: MIN	DRAWING NUMBER: C-501
SCALE: 1"=30'	DATE: 11-19-2020	
JOB No: 10461-003		SHEET 08 OF 17

10461-003 SHEET 08 OF 17



LANDSCAPE LEGEND

- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIAL/GROUND COVER/ ORNAMENTAL GRASS MASS
- SEEDED LAWN
- BED LINE

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED	REFERENCE
PARKING LOT TREES	1 PER 10 SPACES	3	CH. 25-12.1.p
TREE REPLACEMENT	13 MAJOR OR MINOR TREES, 1 PER EACH TREE REMOVED, 4" - 6" DBH 26 MAJOR TREES, 1 PER EACH TREE REMOVED, > 6" DBH	21 26	CH. 25-27.8.g

PLANT LIST

TREES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	SIZE	SPACING COMMENTS
AR	16 -	Acer rubrum 'Franks Red'	Red Sunset Maple	B&B	2 1/2"-3" CAL		PER PLAN Symmetrical Leader intact Full
CCH	13 -	Carpinus caroliniana 'Native Flame'	American Hornbeam	B&B	2 1/2"-3" CAL		PER PLAN Symmetrical, Leader intact
EVERGREEN TREES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	COMMENTS
JSW	6 -	Juniperus scopulorum 'Witchita Blue'	Witchita Blue Juniper	B&B	6' - 8'		PER PLAN Full to Ground Leader intact
JV	15 -	Juniperus virginiana	EASTERN RED CEDAR	B&B	6' - 8'		PER PLAN Full to Ground Leader intact
SHRUBS							
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	COMMENTS
CAR	15 -	Clethra alnifolia rosea	Pink Flowering Summersweet	3 GAL	24" - 36"		PER PLAN Dense and Well established
IG	23 -	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 GAL	24" - 36"		PER PLAN Dense and Well established
JSG	16 -	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	3 GAL	18" - 24"		PER PLAN Dense and Well established
PLS	42 -	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	3 GAL	24" - 36"		PER PLAN Dense and Well established
PERENNIALS							
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	COMMENTS
ANA	21 -	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL	12" - 18"		18" O.C. WELL ESTABLISHED
CR	46 -	COREOPSIS ROSEA	PINK COREOPSIS	1 GAL	12" - 18"		18" O.C. WELL ESTABLISHED
ORNAMENTAL GRASSES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	COMMENTS
CAL	125 -	Calamagrostis canadensis	Bluejoint Reed Grass	1 GAL	12" - 18"		24" O.C. Well established in container
CWT	85 -	Carex albicans	White Tinge Sedge	1 GAL	12" - 18"		18" O.C. Well established in container
PV	148 -	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 GAL	12" - 18"		24" O.C. Well established in container
PAH	58 -	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 GAL	12" - 18"		30" O.C. Well established in container

DRESDNER
ROBIN

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NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

08/09/2021

MARK A. VIZZINI
LICENSED LANDSCAPE ARCHITECT
NJ LICENSE NUMBER 21AS000852

02 | 08/09/2021 | REVISED PER TOWNSHIP REVIEW COMMENTS | GRG

01 | 03/26/2021 | REVISED PER TOWNSHIP REVIEW COMMENTS | GRG

01 | DATE | DESCRIPTION | BY

REVISIONS:

OWNER / APPLICANT:

PUBLIC STORAGE
ATLANTIC COAST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT:
PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:
1"=30'
30 15 0 30
SCALE: 1"=30'

DRAWN BY: ICQ
CHECKED BY: MV
DATE: 11-19-2020
JOB No: 10461-003
SHEET 09 OF 17

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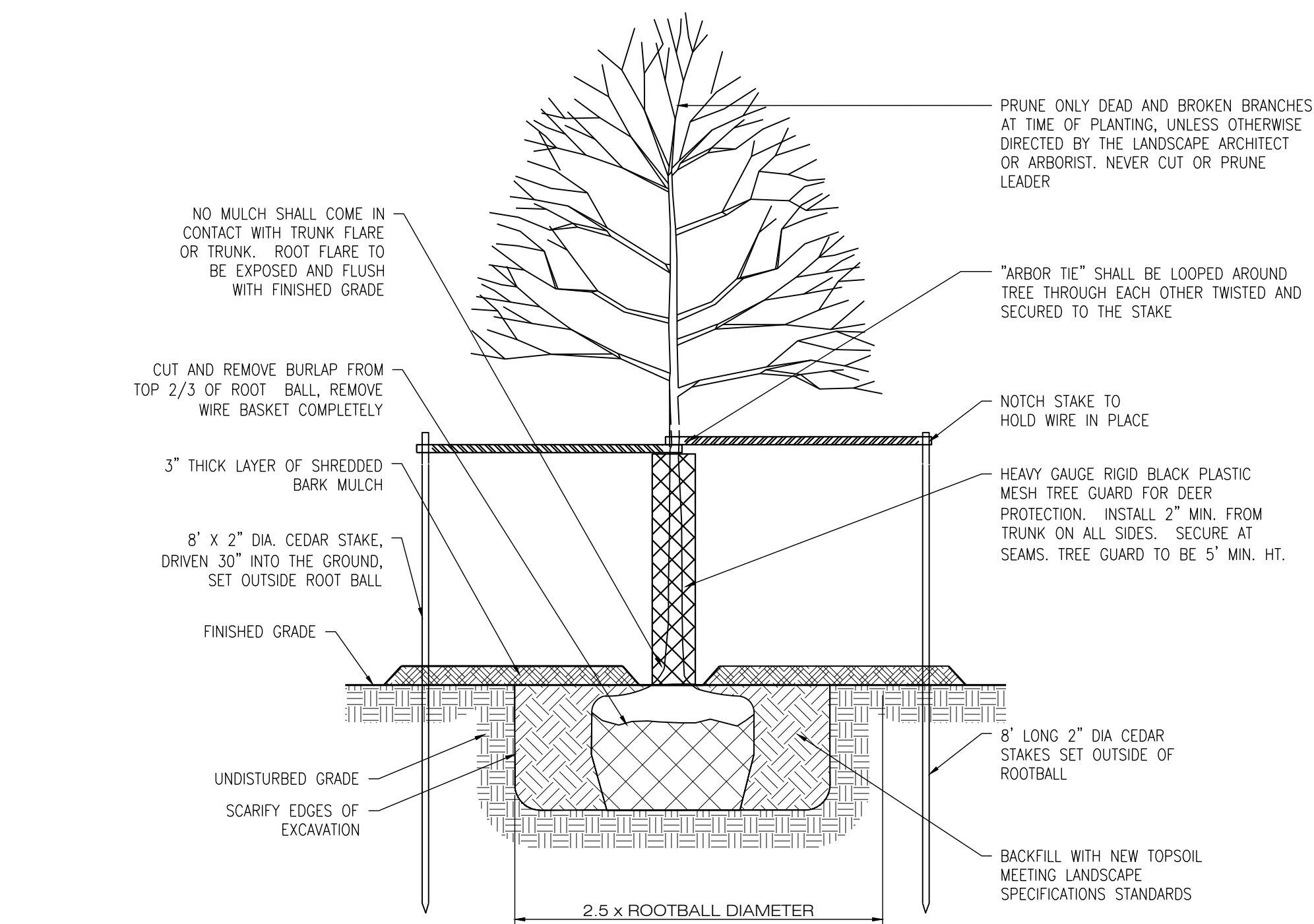
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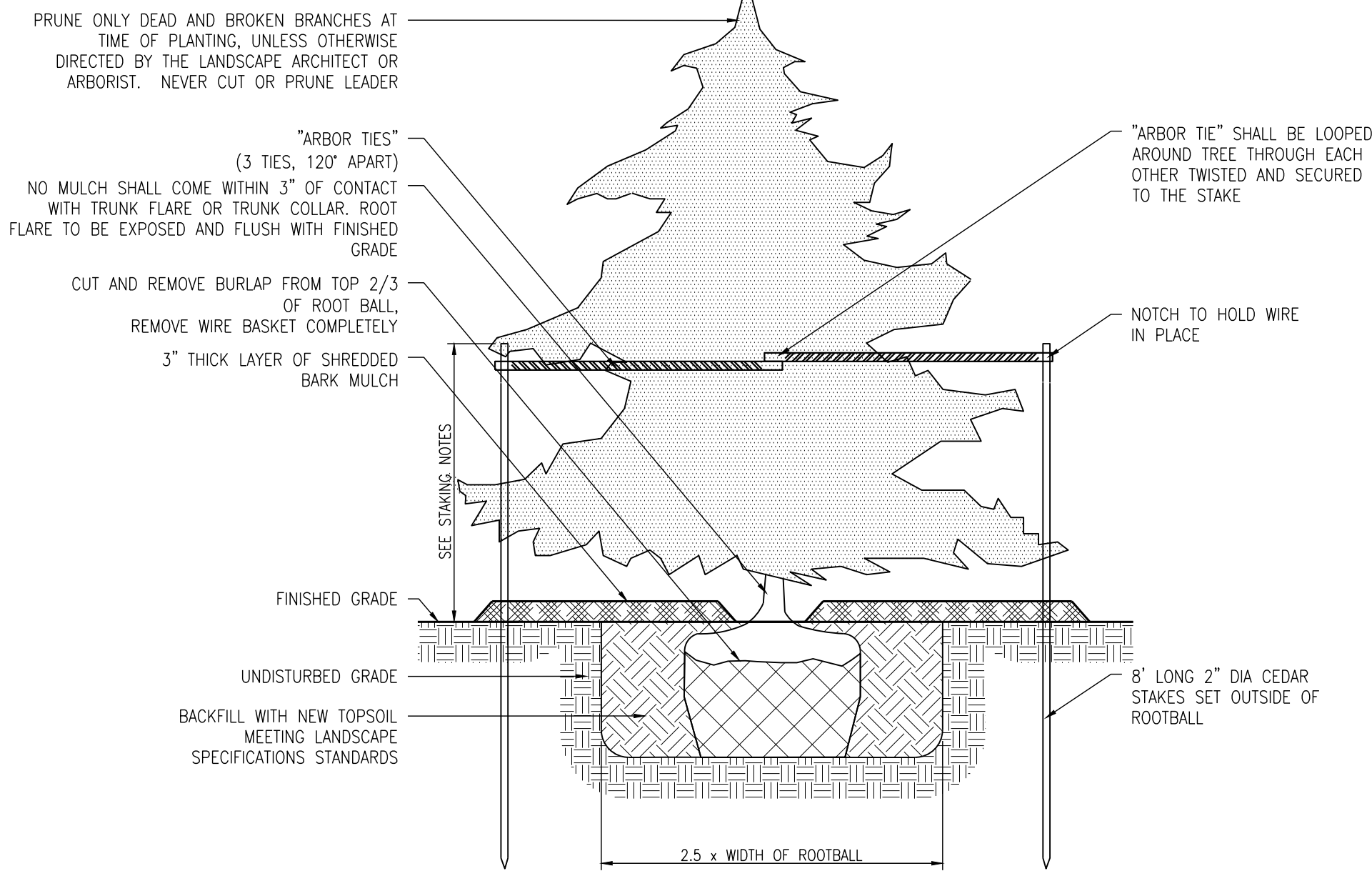
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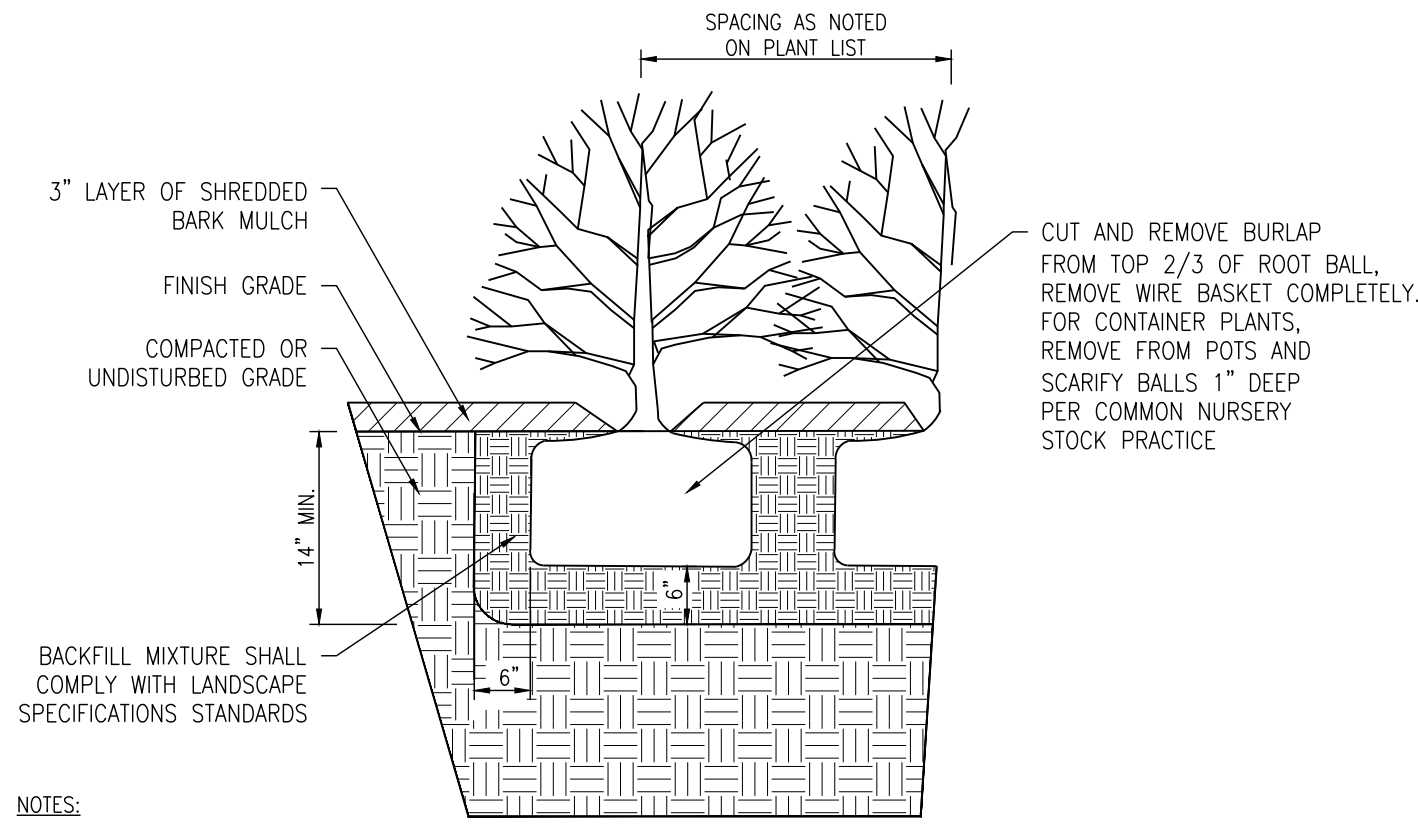
TYPICAL TREE PLANTING DETAIL

SCALE: NTS



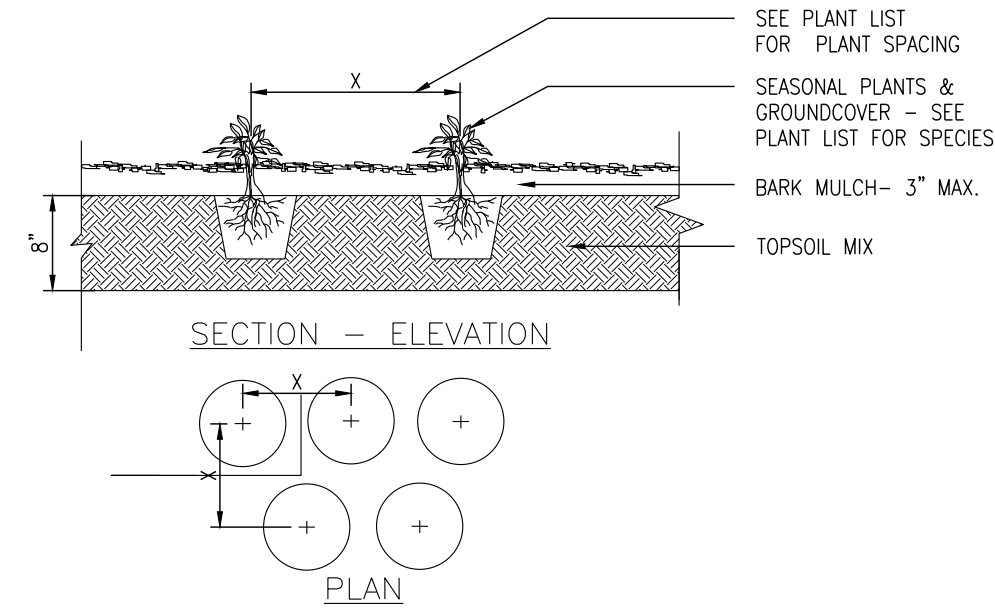
TYPICAL EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



TYPICAL SHRUB PLANTING DETAIL

SCALE: NTS



TYPICAL GROUNDCOVER & PERENNIAL PLANTING DETAIL

SCALE: NTS

PLANTING NOTES:

1. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION OR STORAGE OF EQUIPMENT, WHETHER THOSE AREAS ARE SHOWN ON THE PLANS OR NOT.
2. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
3. CONTRACTOR TO STRIP 4" TOPSOIL FROM AREAS TO BE DISTURBED, AND STOCKPILE ON SITE FOR RE-USE. STOCKPILED TOPSOIL IS TO BE TESTED FOR COMPLIANCE WITH TOPSOIL REQUIREMENTS SET FORTH IN THE SPECIFICATIONS, AND AMENDED IF FOUND TO BE LACKING, PRIOR TO SPREADING. CONTRACTOR SHALL SUBMIT SOIL TESTING DATA, SHOWING COMPLIANCE WITH THE TOPSOIL REQUIREMENTS, BEFORE SPREADING AMENDED SOIL.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
5. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
6. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED TO A HEIGHT OF 7'. BRANCHES THAT INTERFERE WITH PEDESTRIANS, SIGNS, OR VEHICLES SHALL BE PRUNED.
7. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
8. THE ROOT FLARE OF ALL TREES SHALL BE SET AT OR ABOVE FINISHED GRADE AND SHALL NOT BE BURIED BY SOIL OR MULCH.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
10. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS, WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL. NO INVASIVE SPECIES WILL BE APPROVED AS SUBSTITUTIONS.
11. THE CLASSIFICATION OF A SPECIES AS A FALL DIG HAZARD SHALL NOT BE CONSIDERED AN ACCEPTABLE JUSTIFICATION FOR SUBSTITUTION.
12. UPON REQUEST BY THE LANDSCAPE ARCHITECT OR OWNER, THE LANDSCAPE CONTRACTOR SHALL STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER MAY DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
13. ALL TREES AND ENTIRE PLANTING BEDS SHALL RECEIVE A LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, TO A DEPTH OF NO GREATER THAN 3". MULCH SHALL NOT BE PLACED CLOSER THAN 4" FROM TREE TRUNKS, AND SHALL NOT COME IN CONTACT WITH THE TRUNKS OR STEMS OF SHRUBS. THE LANDSCAPE BED SHALL EXTEND TO THE BRANCH LIMITS OF THE NEWLY INSTALLED PLANTINGS.

14. ALL MULCH SHALL BE KEPT 1/2" MIN. BELOW ADJACENT PAVED SURFACES.
15. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED (2) DAYS IN ADVANCE OF PLANT SHIPMENTS AND MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
16. DELIVERY, STORAGE, AND HANDLING:
 - 16.1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
 - 16.2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. ALL TREES SHALL HAVE AN INTACT LEADER AND ROOTBALL AT TIME OF DELIVERY.
 - 16.3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED COMPLETELY AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND REMOVED COMPLETELY, WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
 - 16.4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. EXTENDED STORAGE OF PLANT MATERIAL ON SITE SHALL BE DONE AT THE CONTRACTOR'S OWN RISK. MATERIAL MUST BE HELED IN AND IRRIGATED FOR EXTENDED STORAGE.
17. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS 1" DIA. AND GREATER, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
19. ALL TREES SHALL BE STAKED AT THE TIME OF PLANTING. LOCATE GUY WIRES SO AS TO NOT PULL THE CROTCH APART. CONTRACTOR SHALL REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
20. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
21. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CARE OF INSTALLED LANDSCAPING, INCLUDING WATERING AND WEED CONTROL UNTIL FINAL ACCEPTANCE OF

- THE LANDSCAPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANT MATERIAL, IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS, THROUGHOUT THE ESTABLISHMENT PERIOD.
23. ALL PLANTS SHALL BE WATERED THOROUGHLY DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH, FOR AS LONG THE CONTRACTOR IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE.
 24. THE BACKFILL MIXTURE AND TOPSOIL MIXES ARE TO BE INSTALLED PER THE SPECIFICATIONS AND DETAILS. TOPSOIL SHALL BE FREE OF DEBRIS AND STONES 1" DIA. AND LARGER, AND SHALL HAVE AN ORGANIC CONTENT OF BETWEEN 8% - 10% FOR PLANTING PITS AND BEDS AND MIN. 5% FOR SEEDED LAWN AREAS. TOPSOIL pH SHALL BE BETWEEN 5.0 AND 6.8. A MOISTURE ABSORBENT POLYMER SHALL BE INCLUDED IN THE AMENDED BACKFILL ON WELL AND EXCESSIVELY DRAINED SOILS AND ON EARTHEN BERMS TO ENSURE SOIL MOISTURE AVAILABILITY. ALL LANDSCAPE BEDS SHALL BE UNDERPLAYED WITH A SUITABLE WATER PERMEABLE WEED FABRIC AND SHALL RECEIVE A MAXIMUM THREE (3) INCH APPLICATION OF SHREDDED HARD WOOD MULCH OR OTHER ACCEPTABLE MATERIAL. UNTREATED WOOD CHIPS SHALL NOT BE USED. ROOT BALLS SHALL BE PLACED ON A MOUND OF COMPACTED NATIVE SOIL. WHERE NATIVE SOIL IS DETERMINED TO BE UNACCEPTABLE, ROOT BALLS SHALL BE PLACED ON A 2" COMPACTED MOUND OF BACKFILL MATERIAL.
 25. IF THE CONTRACTOR DETERMINES THE EXISTING SITE CONDITIONS, INCLUDING SOIL CONDITIONS, ARE DELETERIOUS TO PLANT GROWTH, HE SHALL CEASE PLANTING OPERATIONS AND NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
 26. TOPSOIL SHALL COMPLY WITH WITH ANY AND ALL ENVIRONMENTAL AND CLEAN FILL REQUIREMENTS, TO THE SATISFACTION OF THE ENVIRONMENTAL CONSULTANT.
 27. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
 28. IN AREAS OF POOR DRAINAGE, OR WHERE INDICATED ON THE PLANS AND DETAILS, 4" PERFORATED PVC UNDERDRAINS SHALL BE INSTALLED IN PLANTING AREAS. ALL PERFORATED PIPE SHALL BE SEPARATED FROM LAWN AREAS BY A 3" DEEP V TRENCH.
 29. PLANTING BEDS ARE TO BE SEPARATED FROM LAWN AREAS BY A 3" DEEP V TRENCH.
 30. WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.

DRESDNER
ROBIN

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NJ CERTIFICATE OF AUTHORIZATION - 24GA27926000
JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

MARK A. VIZZINI
LICENSED LANDSCAPE ARCHITECT
NJ LICENSE NUMBER 23AS000852

02	08/09/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
01	03/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
Nº	DATE	DESCRIPTION	BY

REVISIONS:

OWNER / APPLICANT:



PUBLIC STORAGE
ATLANTIC COAST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

DRAWING TITLE:

LANDSCAPE DETAILS

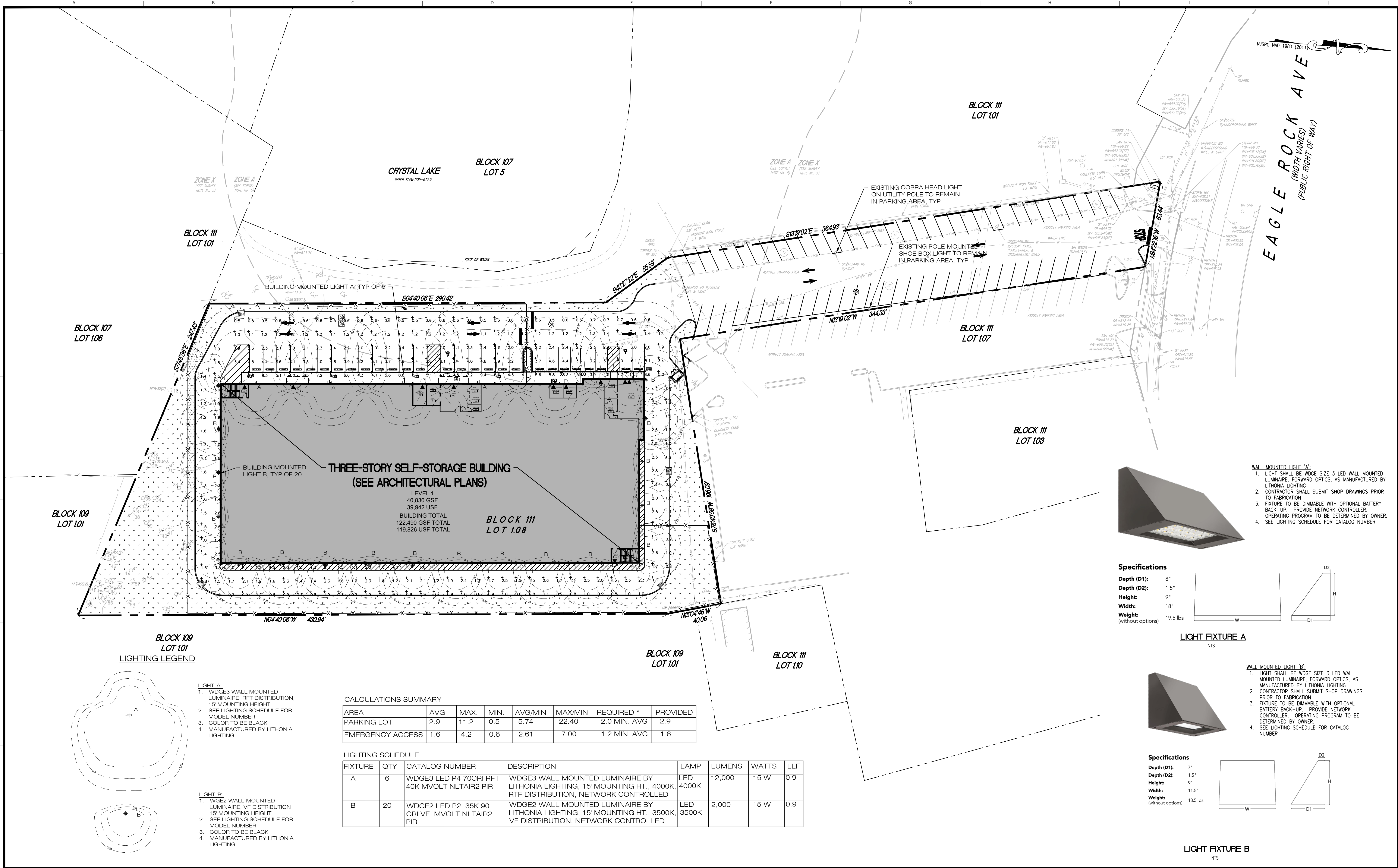
PROJECT:

PUBLIC STORAGE NO. NJ20016

424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:

DRAWN BY: JCQ	CHECKED BY: MV	DRAWING NUMBER:
SCALE: JOB No:	DATE: 11-19-2020	L-691
10461-003		SHEET 10 OF 17



**DRESDNER
ROBIN**

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MARK A. VIZZINI
LICENSED LANDSCAPE ARCHITECT
NJ LICENSE NUMBER 21AS000852

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REVISIONS:

OWNER / APPLICANT:



PUBLIC STORAGE
ATLANTIC COAST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

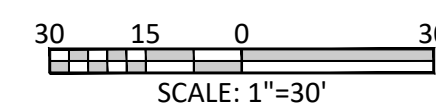
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LIGHTING PLAN

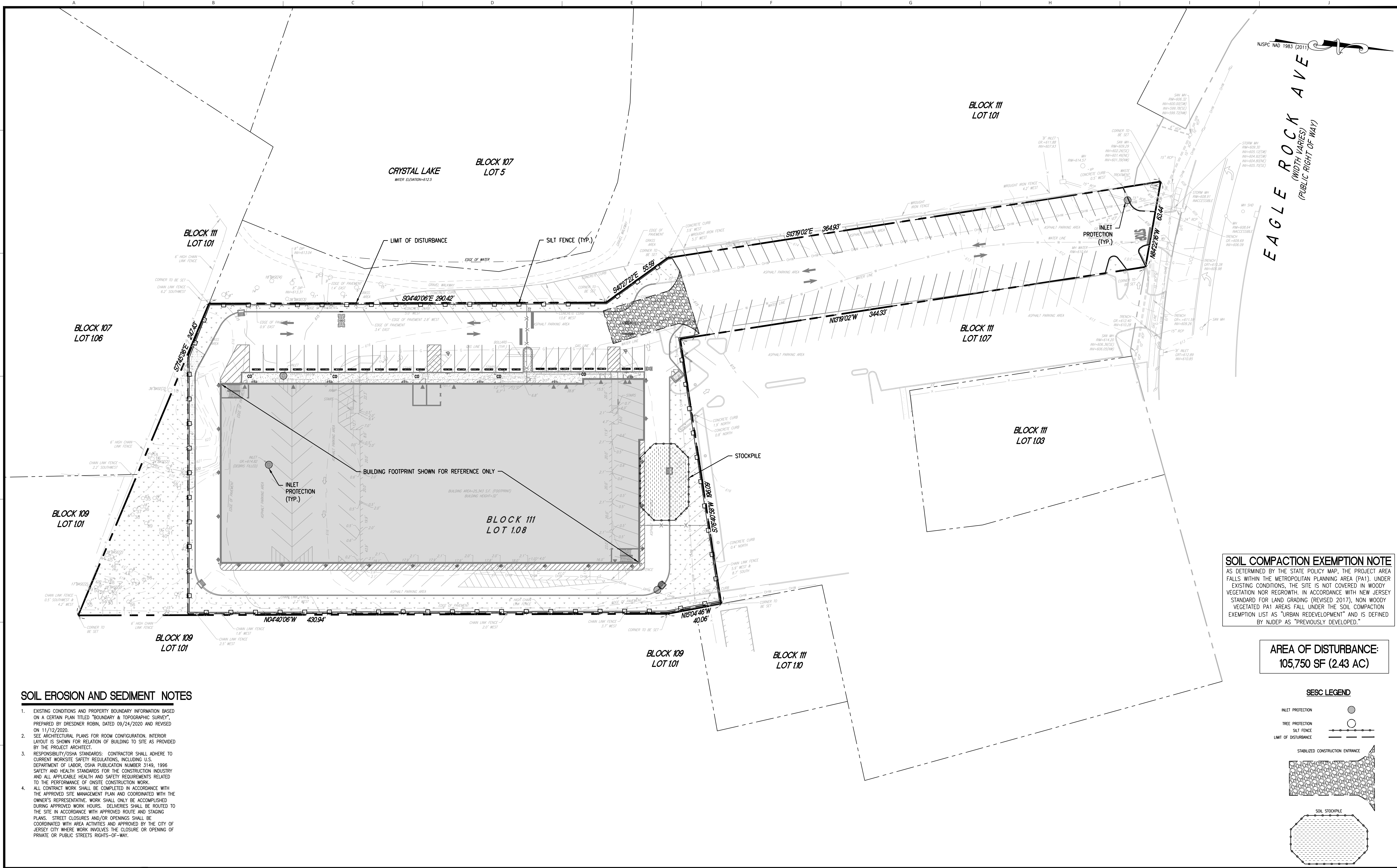
PROJECT:

PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



DRAWN BY: ICQ	CHECKED BY: MV	DRAWING NUMBER: L-701
SCALE: 1"=30'	DATE: 11-19-2020	
JOB NO: 10461-003		SHEET 11 OF 17



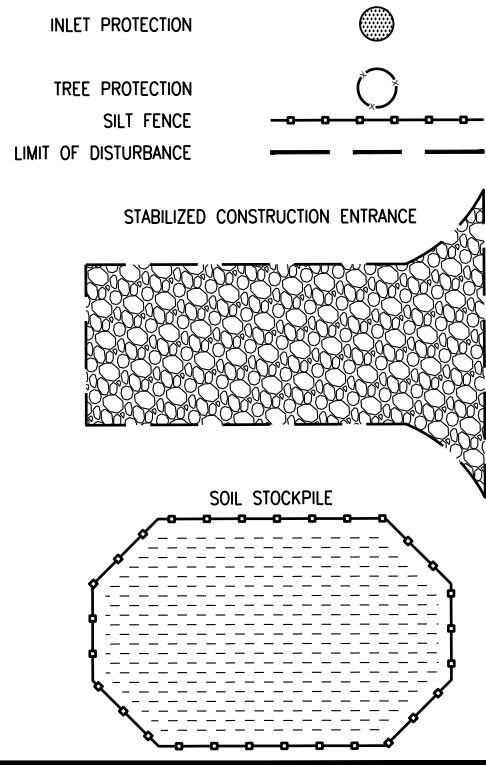
SOIL COMPACTION EXEMPTION NOTE
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED."

AREA OF DISTURBANCE:
105,750 SF (2.43 AC)

SOIL EROSION AND SEDIMENT NOTES

- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESDNER ROBIN, DATED 09/24/2020 AND REVISED ON 11/12/2020.
- SEE ARCHITECTURAL PLANS FOR ROOM CONFIGURATION. INTERIOR LAYOUT IS SHOWN FOR RELATION OF BUILDING TO SITE AS PROVIDED BY THE PROJECT ARCHITECT.
- RESPONSIBILITY/OSHA STANDARDS: CONTRACTOR SHALL ADHERE TO CURRENT WORKSITE SAFETY REGULATIONS, INCLUDING U.S. DEPARTMENT OF LABOR, OSHA PUBLICATION NUMBER 3149, 1996 SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY AND ALL APPLICABLE HEALTH AND SAFETY REQUIREMENTS RELATED TO THE PERFORMANCE OF ONSITE CONSTRUCTION WORK.
- ALL CONTRACT WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE MANAGEMENT PLAN AND COORDINATED WITH THE OWNER'S REPRESENTATIVE. WORK SHALL ONLY BE ACCOMPLISHED DURING APPROVED WORK HOURS. DELIVERIES SHALL BE ROUTED TO THE SITE IN ACCORDANCE WITH APPROVED ROUTE AND STAGING PLANS. STREET CLOSURES AND/OR OPENINGS SHALL BE COORDINATED WITH AREA ACTIVITIES AND APPROVED BY THE CITY OF JERSEY CITY WHERE WORK INVOLVES THE CLOSURE OR OPENING OF PRIVATE OR PUBLIC STREETS RIGHTS-OF-WAY.

SESC LEGEND



**DRESDNER
ROBIN**

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Matthew J. Neuls 08/09/2021
MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

02	08/09/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
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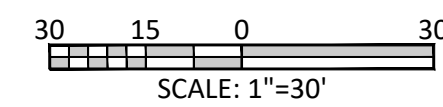
DRAWING TITLE:

**SOIL EROSION AND
SEDIMENT CONTROL PLAN**

PROJECT:

PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



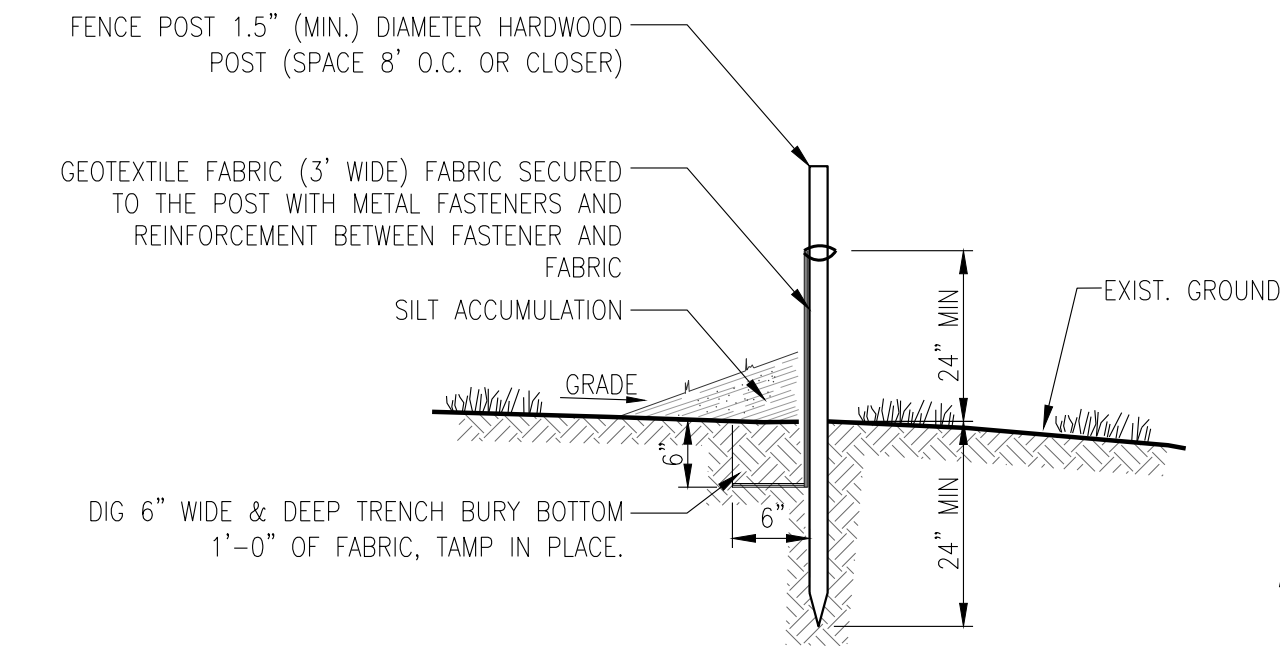
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SCALE: 1"=30'	DATE: 11-19-2020	
JOB NO: 10461-003		SHEET 12 OF 17

HUDSON ESSEX PASSAIC - SOIL CONSERVATION DISTRICT - SOIL EROSION + SEDIMENT CONTROL NOTES
EFFECTIVE: DECEMBER 2017

- 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 JULY 2017, EFFECTIVE 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.
- SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPCSD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1.
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
- 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.
- 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 IT DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4502 OR EMAIL - INFORMATION@HEPCSD.ORG
- 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.
- 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.
- 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, EFFECTIVE DECEMBER 2017.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
- 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.
- 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.

SEQUENCE OF CONSTRUCTION DURATION

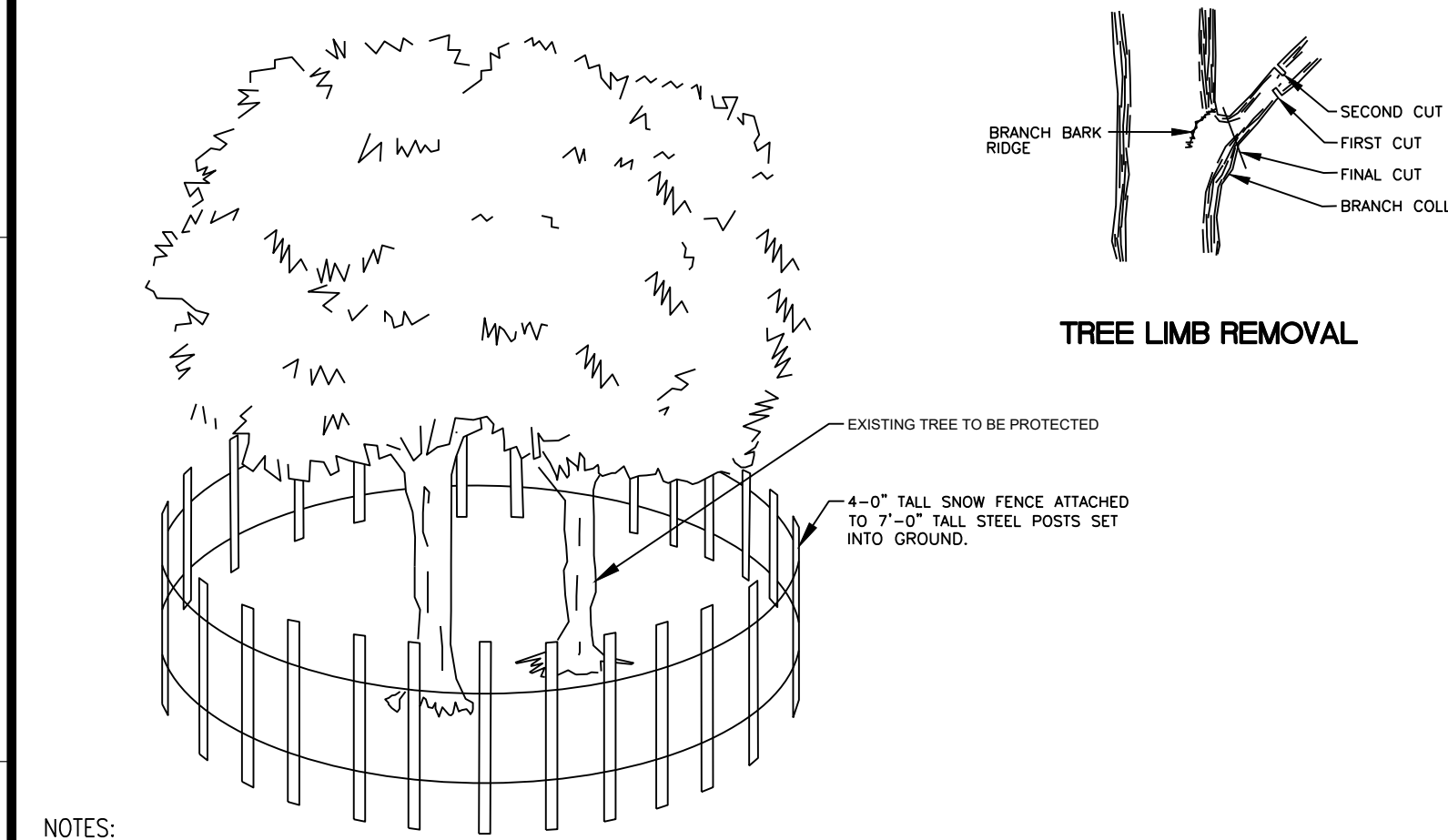
- CONTACT THE COUNTY SOIL CONSERVATION DISTRICT, IN WRITING, 72 HOURS PRIOR TO ANY LAND DISTURBANCE. 3 DAYS
- INSTALL SILT FENCE AND INLET PROTECTION. 1 DAY
- REMOVE EXISTING FEATURES TO CONSTRUCT FOUNDATIONS. 2 WEEKS
- INSTALL UNDERGROUND UTILITIES 2 DAYS
- CONSTRUCT BUILDING. 4 MONTHS
- INSTALL LIGHTING AND LANDSCAPING. 2 WEEKS
- REMOVE THE SOIL EROSION MEASURES AND STABILIZE THE ENTIRE SITE. 1 DAY
- CONTACT THE COUNTY SOIL CONSERVATION DISTRICT TO SCHEDULE AN INSPECTION AND OBTAIN A REPORT OF COMPLIANCE. 3 DAYS



- NOTES:
- FENCE POSTS SHALL BE SPACED 8 FEET ON CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
 - A METAL FENCE WITH 6 INCH OPENING OR SMALLER AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
 - A GEOTEXTILE FABRIC RECOMMENDED FOR SUCH USE BY THE MANUFACTURER SHALL BE BURIED AT LEAST 6 INCHES IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, CROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

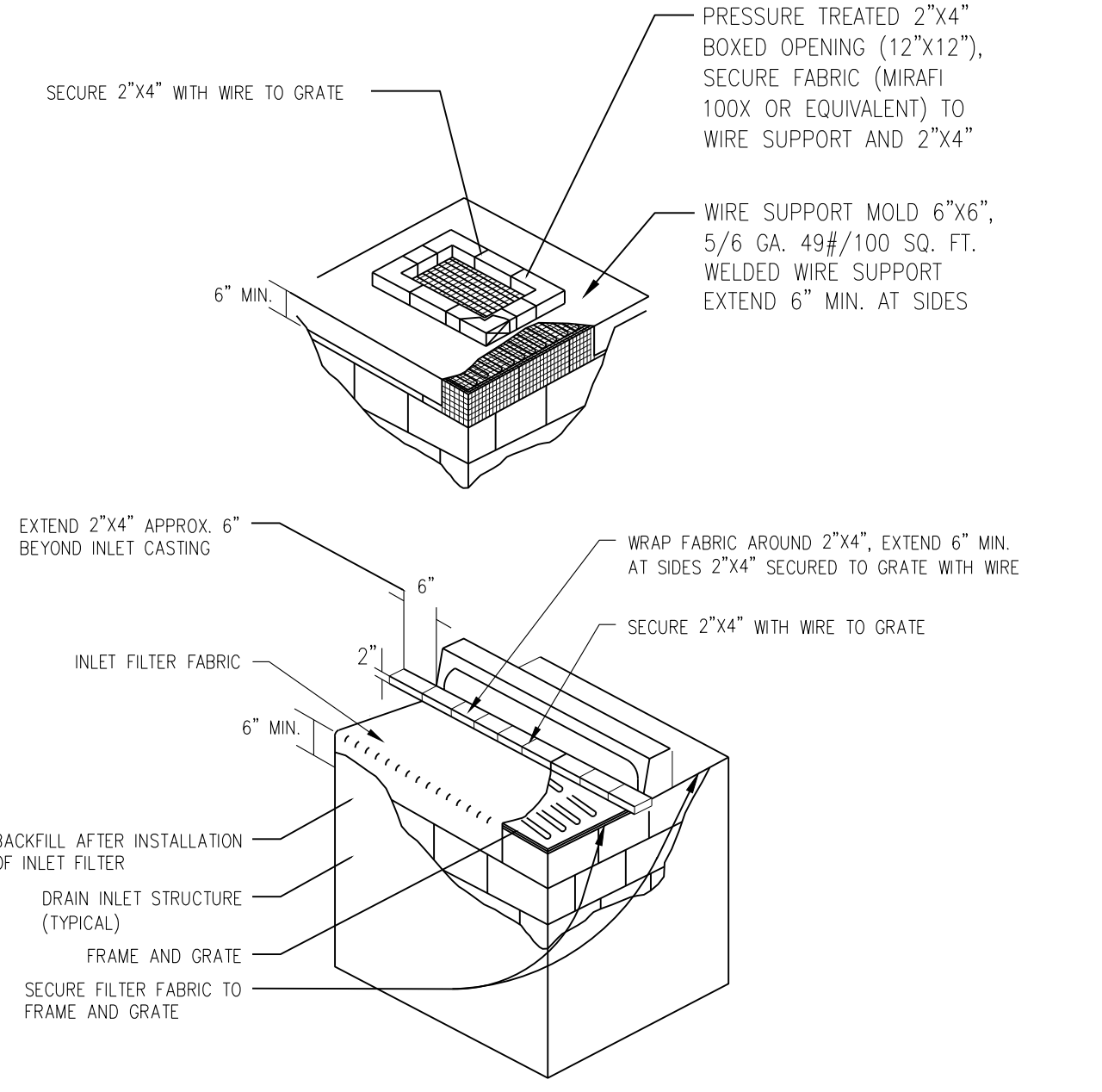
- MAINTENANCE:
- SILT FENCE SHALL BE INSPECTED AFTER EVERY RAIN EVENT. ANY DAMAGE MUST BE REPAIRED IMMEDIATELY.
 - SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UPSTREAM SIDE OF THE SILT FENCE WHEN IT ACCUMULATES TO THE EXTENT THAT VISIBLE BULGES DEVELOP IN THE FENCE OR REACHES HALFWAY UP THE FENCE.
 - SILT FENCE SHALL ONLY BE REMOVED AFTER VEGETATIVE GROWTH OR OTHER STABILIZATION MEASURES HAVE BEEN ACHIEVED.

SILT FENCE



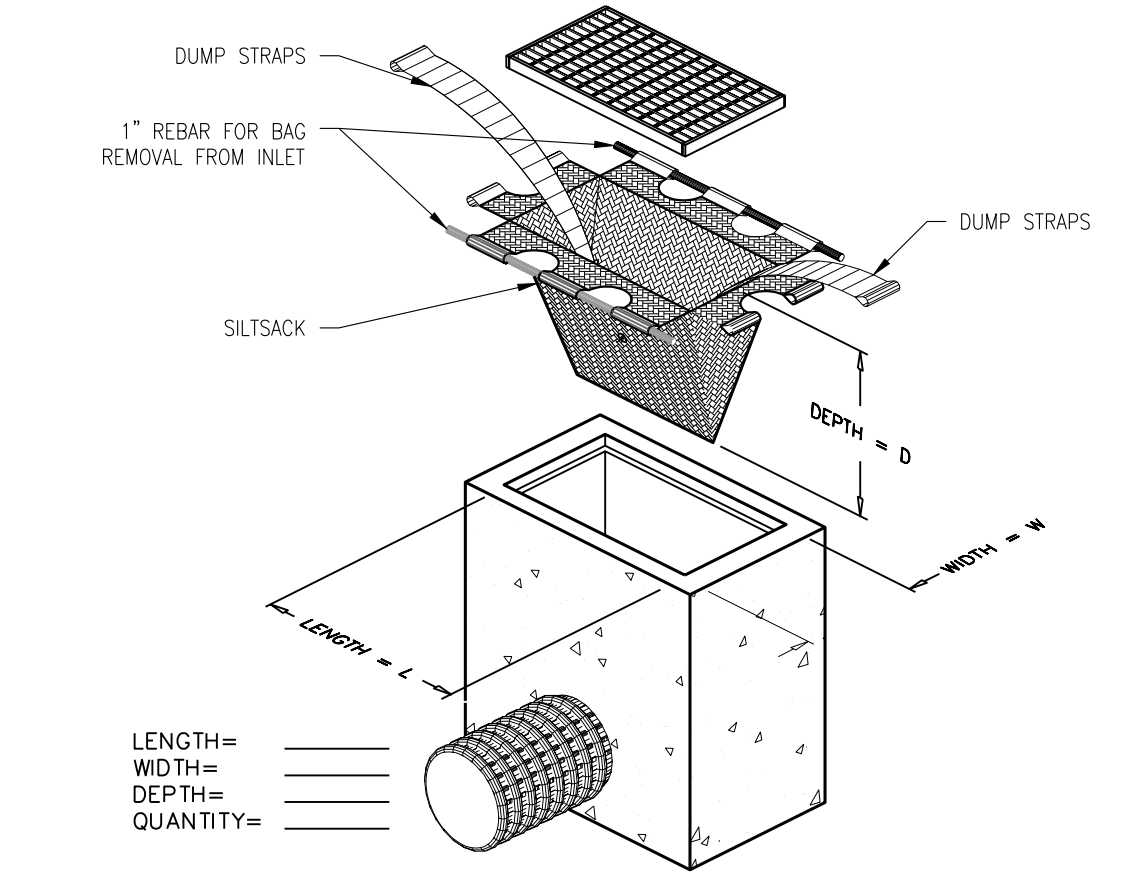
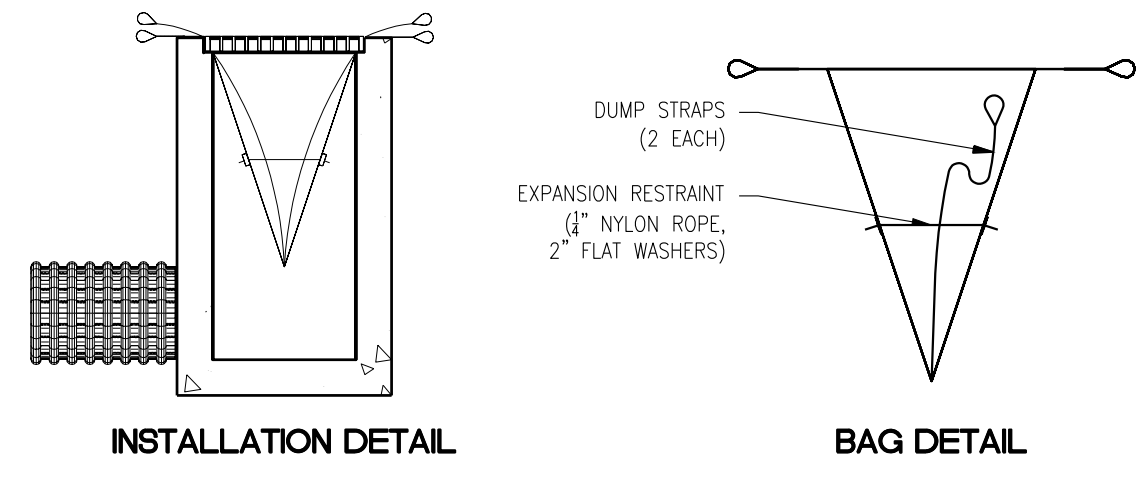
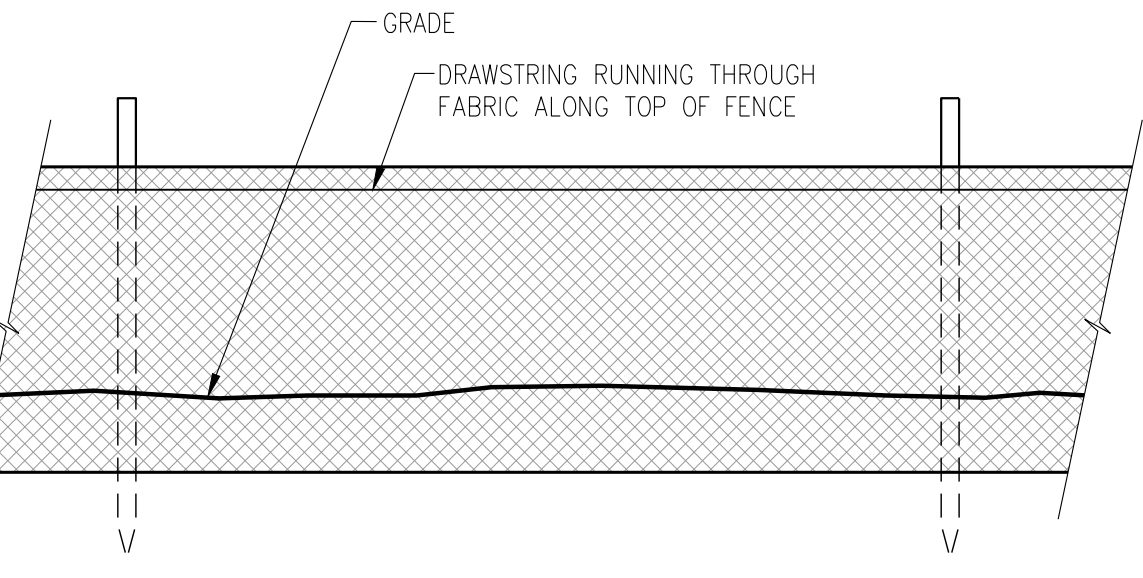
- NOTES:
- SNOW FENCING SHOULD BE INSTALLED AT DRIP LINE OF TREE BRANCHES.
 - NO BOARDS ARE TO BE NAILED TO TREES.
 - FEEDER ROOTS SHOULD NOT BE CUT INSIDE THE TREE BRANCHES DRIP LINE.
 - TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE TO TRUNK OR MAIN BRANCH.
 - ALL TREES INSIDE THE LIMIT OF DISTURBANCE TO BE PRESERVED MUST BE PROTECTED WITH ORANGE TREE PROTECTION FENCE.
 - PROTECT TREE DRIPLINE ROOT AREA. ANY CHANGE MUST BE FORWARDED (PRIOR TO WORK BEING COMPLETED) TO THE TOWNSHIP FORESTER FOR APPROVAL.
 - FENCE MUST REMAIN AND BE MAINTAINED THROUGH DURATION OF CONSTRUCTION.

TREE PROTECTION



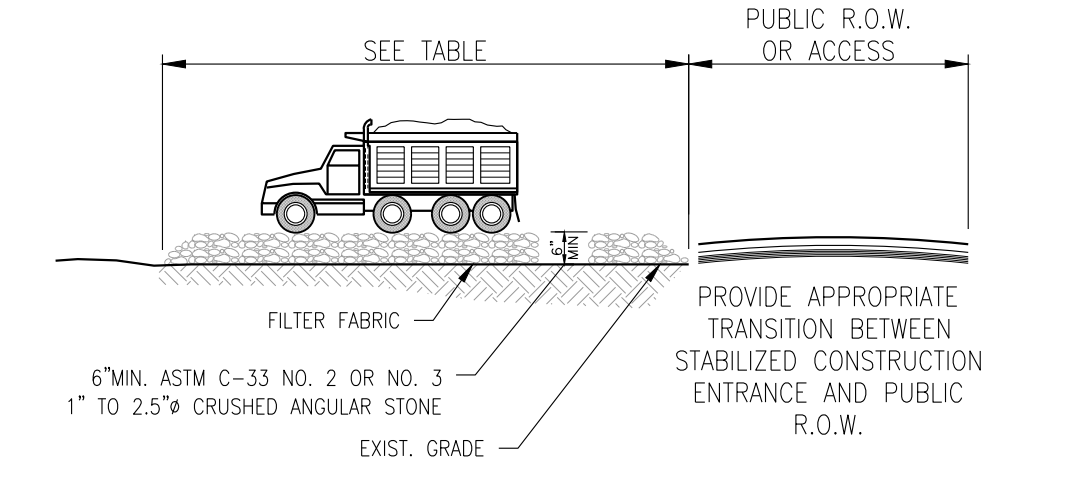
- NOTES:
- CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
 - CONTRACTOR TO REMOVE FABRIC AND MESH JUST PRIOR TO PAVING.
 - THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

INLET FILTER BARRIER PROTECTION

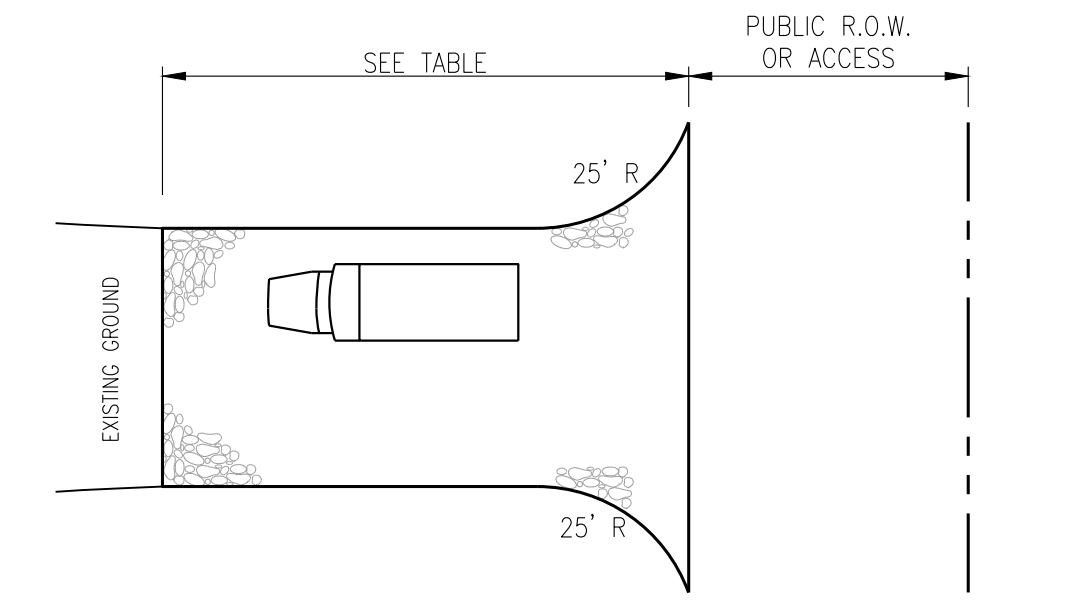


LENGTH =
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QUANTITY =

INLET PROTECTION



PROFILE

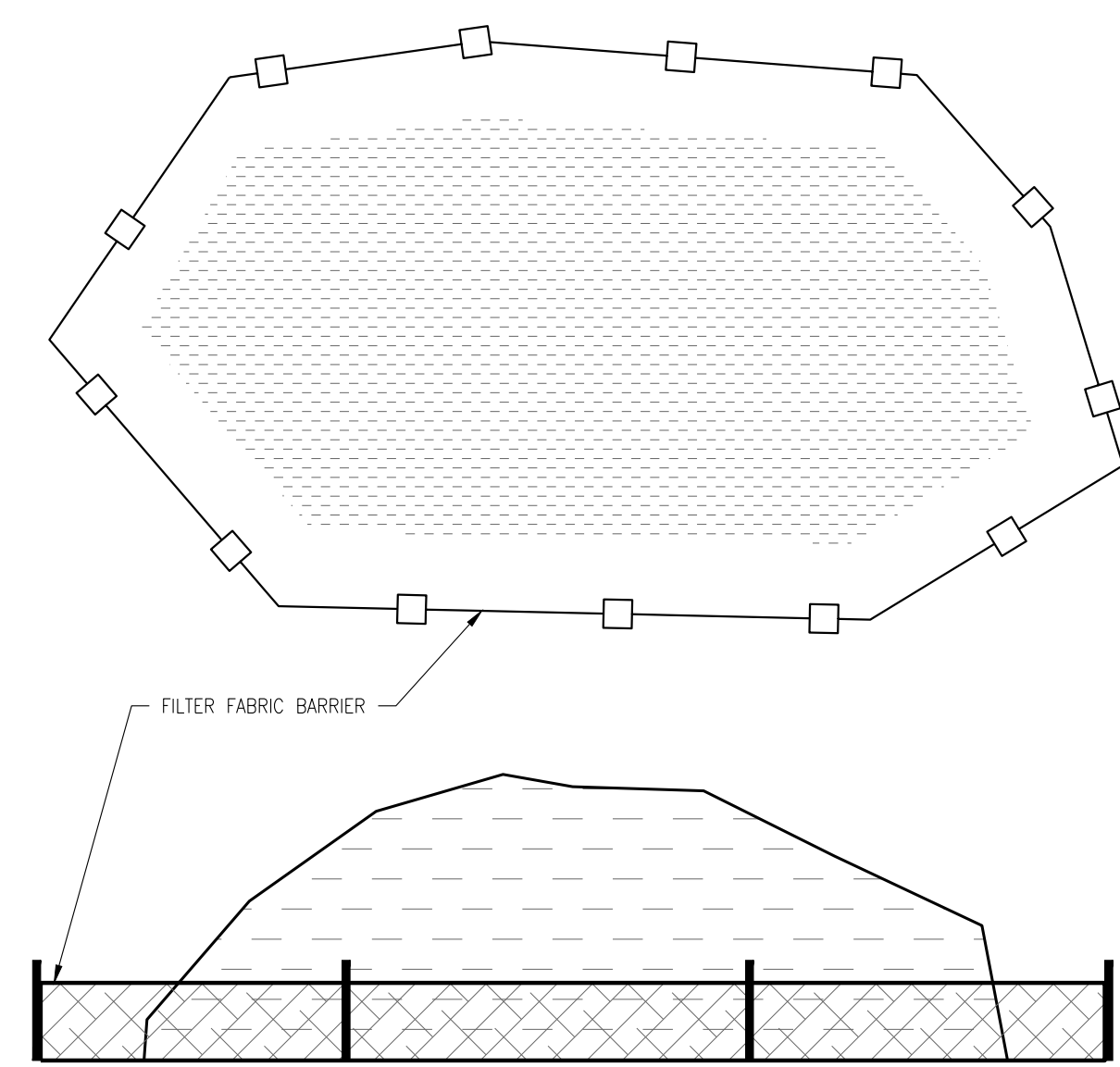


PLAN

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1-2	

- NOTES:
- CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE IF THE AREA OF FULL DEPTH PAVEMENT RESTORATION IS EXPOSED AND HEAVY VEHICLE TRAFFIC IS EXPECTED, WHICH MAY CARRY SEDIMENT ONTO THE ADJACENT ROADWAY, AND/OR WASH DURING RAINFALL.
 - WIDTH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ACCESS



NOTE:
FILTER FABRIC INSTALLED PER DETAIL. SOIL STOCKPILES OF FINE PARTICLES TO BE COVERED OR STABILIZED WITH VEGETATION.

STOCKPILE

DRESDNER
ROBIN

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Matthew J. Neuls

08/09/2021

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE0413300

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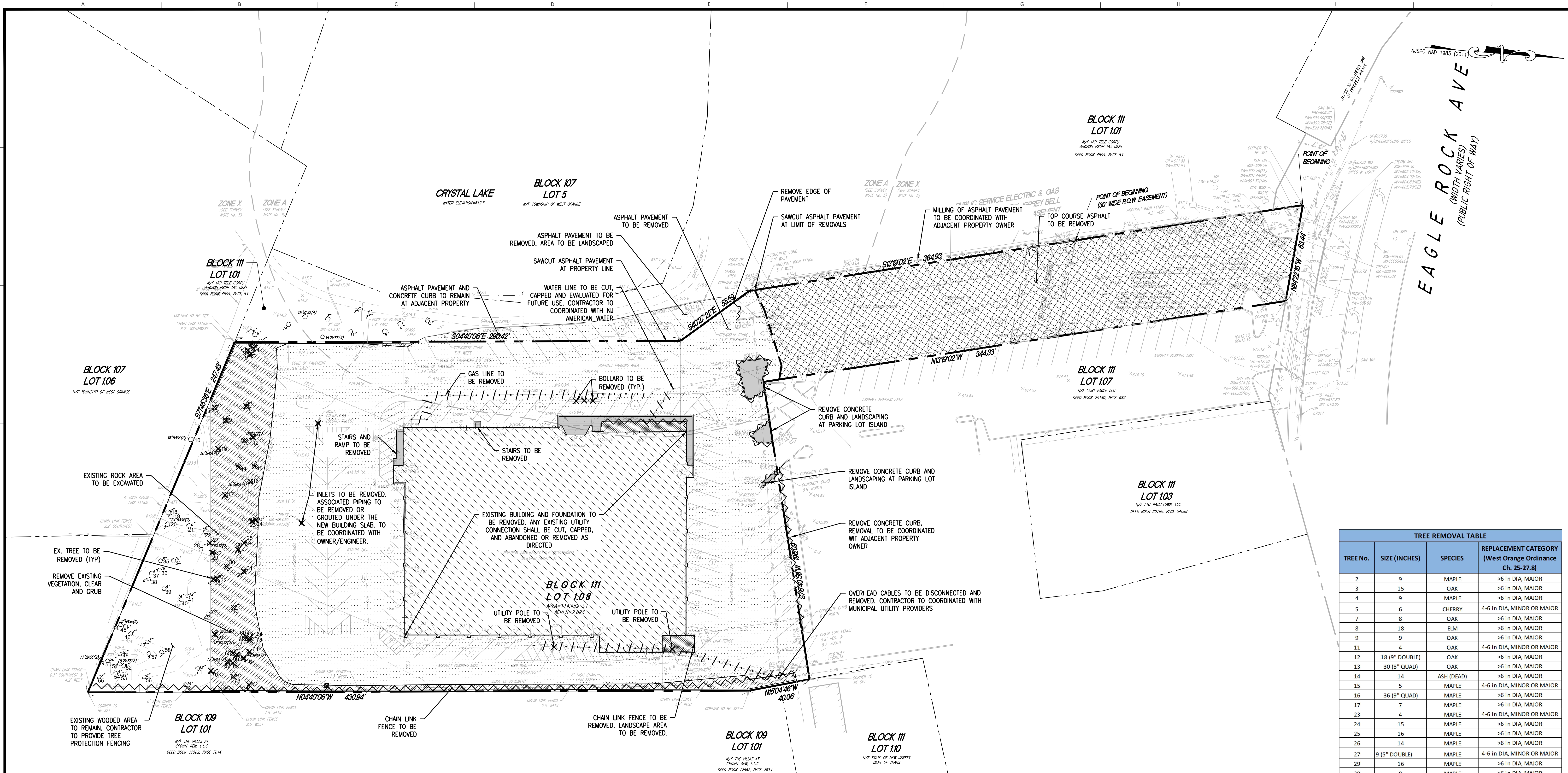
DRAWING TITLE:

SOIL EROSION CONTROL
NOTES AND DETAILS

PROJECT:

PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 1.11
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:		
DRAWN BY: JCQ	CHECKED BY: MIN	DRAWING NUMBER: C-802
SCALE:	DATE: 11-19-2020	
JOB No: 10461-003	SHEET 13 OF 17	



REMOVALS PLAN NOTES

- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESDNER ROBIN, DATED 09/24/2020 AND REVISED ON 11/12/2020.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, PAY ALL NECESSARY FEES, ETC. AS REQUIRED TO PERFORM THE WORK.
- FOUR DAYS PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE-CALL: 1-800-272-1000 OR 811 FOR UTILITY MARKOUT. ALL DISCONNECTION, TERMINATION, RELOCATION OR BYPASSING OF WATER, SEWER, GAS, ELECTRIC, CABLE TELEVISION, AND OTHER FACILITIES THAT ARE UNDERTAKEN AS PART OF THE WORK SHALL BE DONE IN CONFORMANCE WITH WRITTEN APPROVAL, AND WITH THE REQUIREMENTS OF THE MUNICIPALITY OR UTILITY COMPANY HAVING JURISDICTION.
- ANY PRIVATE UTILITY OPERATIONS NOT AFFILIATED WITH ONE CALL MUST BE CONTACTED TO ENSURE THOSE UTILITIES ARE NOT LOCATED WITHIN THE PROJECT AREA.
- THE CONTRACTOR IS TO FIELD VERIFY ALL QUANTITIES AND EXISTING INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD VERIFIED INVERTS AND THOSE SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- UTILIZE A MOBILE SWEEPER AND WATER TRUCK AS NEEDED FOR DUST CONTROL ALONG THE HAUL ROUTE AND IN AREAS MADE AVAILABLE FOR CONSTRUCTION. PUBLIC AND PRIVATE ROADS AND SIDEWALKS MUST BE KEPT FREE OF SEDIMENT AND MUD ON A DAILY BASIS.
- PREVENT WATER PONDING RESULTING FROM CONSTRUCTION OPERATIONS. PROMPTLY REMOVE ANY PONDING WATER TO THE SATISFACTION OF THE ENGINEER OR OWNER.
- ALL REMOVALS SHALL BE AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED BY THE ENGINEER AND OWNER, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- IF THERE IS ANY CONFUSION AS TO WHAT IS TO REMAIN AND WHAT IS TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WITH WORK.
- ALL PAVEMENT BASE COURSES AND STONE SCREENINGS SHALL BE REMOVED TO A DEPTH ADEQUATE ENOUGH FOR NEW PAVEMENTS TO BE INSTALLED AS SHOWN ON THE PLANS AND DETAILS.
- PROVIDE TEMPORARY MEASURES AS REQUIRED TO ENSURE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED BUILDINGS AND STRUCTURES. TEMPORARY ACCESS MEASURES MUST MEET THE REQUIREMENT OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH APPLICABLE AGENCIES AND ALL UTILITY COMPANIES.
- ALL PAVED WALKWAYS MUST BE KEPT CLEAN AND FREE OF SOIL AND DEBRIS FOR THE DURATION OF THE CONTRACT.
- EXISTING CURB AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT TO THE NEXT EXPANSION JOINT BEYOND THE SIDE PROPERTY LINES. CONTRACTOR TO PROVIDE A CLEAN SMOOTH AND EVEN TRANSITION FOR NEW CURBS AND PAVEMENTS WITH NO TRIP HAZARDS.
- CONTRACTOR SHALL CONTACT PSE&G DEMOLITION DIVISION AT (908) 709-6861 FOR INSPECTION OF THE ITEMS TO BE REMOVED PRIOR TO DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH PSE&G THROUGHOUT DEMOLITION AND CONSTRUCTION ON THIS PROJECT.
- THIS PLAN HAS BEEN PREPARED TO IDENTIFY STRUCTURES, SURFACES AND FEATURES TO BE REMOVED. THIS PLAN DOES NOT PROVIDE ANY INFORMATION ON THE MEANS OR METHODS ASSOCIATED WITH DEMOLITION WORK.

REMOVALS LEGEND

- UTILITY REMOVAL
- SURFACE FEATURE REMOVAL
- OBJECT REMOVAL
- TREE REMOVAL
- LIGHT POLE REMOVAL
- CONCRETE/PAVER REMOVAL
- LANDSCAPING REMOVAL
- ASPHALT/PAVEMENT REMOVAL
- ASPHALT MILL/REPAVE
- BUILDING REMOVAL

TREE REMOVAL TABLE			
TREE No.	SIZE (INCHES)	SPECIES	REPLACEMENT CATEGORY (West Orange Ordinance Ch. 25-27.8)
2	9	MAPLE	>6 in DIA, MAJOR
3	15	OAK	>6 in DIA, MAJOR
4	9	MAPLE	>6 in DIA, MAJOR
5	6	CHERRY	4-6 in DIA, MINOR OR MAJOR
7	8	OAK	>6 in DIA, MAJOR
8	18	ELM	>6 in DIA, MAJOR
9	9	OAK	>6 in DIA, MAJOR
11	4	OAK	4-6 in DIA, MINOR OR MAJOR
12	18 (9" DOUBLE)	OAK	>6 in DIA, MAJOR
13	30 (8" QUAD)	OAK	>6 in DIA, MAJOR
14	14	ASH (DEAD)	>6 in DIA, MAJOR
15	5	MAPLE	4-6 in DIA, MINOR OR MAJOR
16	36 (9" QUAD)	MAPLE	>6 in DIA, MAJOR
17	7	MAPLE	>6 in DIA, MAJOR
23	4	MAPLE	4-6 in DIA, MINOR OR MAJOR
24	15	MAPLE	>6 in DIA, MAJOR
25	16	MAPLE	>6 in DIA, MAJOR
26	14	MAPLE	>6 in DIA, MAJOR
27	9 (5" DOUBLE)	MAPLE	4-6 in DIA, MINOR OR MAJOR
29	16	MAPLE	>6 in DIA, MAJOR
30	8	MAPLE	>6 in DIA, MAJOR
31	20	MAPLE	>6 in DIA, MAJOR
32	8	MAPLE	>6 in DIA, MAJOR
33	16	MAPLE	>6 in DIA, MAJOR
43	4	MAPLE	4-6 in DIA, MINOR OR MAJOR
59	12 (6" DOUBLE)	MAPLE	4-6 in DIA, MINOR OR MAJOR
60	6	MAPLE	4-6 in DIA, MINOR OR MAJOR
61	5	MAPLE	4-6 in DIA, MINOR OR MAJOR
62	6	MAPLE	4-6 in DIA, MINOR OR MAJOR
63	8	MAPLE	>6 in DIA, MAJOR
64	48 (24" DOUBLE)	SYCAMORE	>6 in DIA, MAJOR
65	12	MAPLE	>6 in DIA, MAJOR
66	6	MAPLE	4-6 in DIA, MINOR OR MAJOR
67	9	MAPLE	>6 in DIA, MAJOR
68	6	MAPLE	4-6 in DIA, MINOR OR MAJOR
69	17 (9" DOUBLE)	MAPLE	>6 in DIA, MAJOR
70	5	MAPLE	4-6 in DIA, MINOR OR MAJOR
73	15	MAPLE	>6 in DIA, MAJOR
74	12	DEAD	>6 in DIA, MAJOR
TOTAL	4" - 6" DIA		13
REMOVED	> 6" DIA		26

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ROBIN

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NJ CERTIFICATE OF AUTHORIZATION: 246A27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

Matthew J. Neuls
MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 246E0413300

02	08/09/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
01	03/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
NO	DATE	DESCRIPTION	BY
REVISIONS:			

OWNER / APPLICANT:



PUBLIC STORAGE
ATLANTIC COAST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

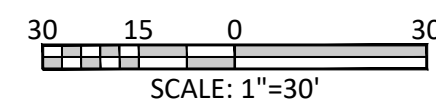
DRAWING TITLE:

REMOVALS PLAN

PROJECT:

PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



DRAWN BY: JCQ	CHECKED BY: MIN	DRAWING NUMBER: C-811
SCALE: 1"=30'	DATE: 11-19-2020	
JOB No: 10461-003	SHEET 14 OF 17	

UTILITY MARKERS AT CORNERS (TYP.)
100 LF 12"
CLASS 52
DIP @0.30%
INLET PIPE
INV 613.8
R-TANK UNITS WRAPPED IN 8 OZ
NONWOVEN GEOTEXTILE (OR EQUAL)
LOAD RATING: 33.4 PSI (MODULE ONLY)

1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK MODULE SHEET.
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES ARE NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4-IN MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2-FT BEYOND R-TANK FOOTPRINT.

FOR PIPE SIZES 15" TO 18"
PATTERN NUMBER 2565 A
MANUFACTURED BY
CAMPELL FOUNDRY CO.
OR APPROVED EQUAL.
(PATTERN No.2563 FOR
PIPE SIZES 12" OR LESS)

CAST IRON HOOD

CAST IRON WALL PLATE

1. ALUMINUM STEPS SHALL BE EXTRUDED ALUMINUM 6061-T6 ALLOY DROP FROM DESIGN OR APPROVED EQUAL.
2. THE PORTION TO BE IMBEDDED IN THE CONCRETE SHALL BE COATED WITH CO TAR PITCH OR OTHER APPROVED MATERIAL AND SHALL BE IN ACCORDANCE WITH THE LATEST O.S.H.A. STANDARDS (3" MINIMUM IMBEDMENT)
3. ALL MANHOLE STEPS TO MEET OR EXCEED ASTM AND O.S.H.A. REQUIREMENTS
4. FOR ROADWAY LOCATIONS STEPS SHALL BE ORIENTED TO ALLOW VIEWING OF ONCOMING TRAFFIC WHEN EXITING STRUCTURE.

[illegible]

DIA.	T	REIN. REQ. SD IN/LF	SPILL REQ.	A	B	C	D	E	F	R	R 2	FLAT	WEIGHT (LBS.)	h	TOT. WALL CLASS ION 1"MBL/FT
12"	0.07	1 1/4	4"	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"	12'-0"	9"	3 1/2	530	12"	07	
15"	0.07	2"	6"	2'-3"	3'-3"	4'-3"	5'-3"	6'-3"	8'-0"	12"	11	790	12"	11	
18"	0.07	2 1/2	8"	2'-3"	3'-3"	4'-3"	5'-3"	6'-3"	8'-0"	12"	12	940	15"	11	
21"	0.07	3"	10"	2'-3"	3'-3"	4'-3"	5'-3"	6'-3"	8'-0"	12"	13	1000	15"	11	
24"	0.07	2 1/2	9 1/2	3'-0"	3'-0"	2'-6"	4'-0"	4'-0"	33 1/2	16"	14	1520	18"	17	
27"	0.07	3 1/2	11"	4'-0"	4'-0"	2'-6"	4'-0"	4'-0"	36"	18"	14 1/2	1930	18"	17	
30"	0.08	4"	13"	4'-0"	4'-0"	1'-3"	2'-0"	3'-0"	37"	20"	15	2300	21"	19	
36"	0.08	3 1/2	10 1/2	5'-3"	5'-3"	2'-0"	3'-0"	6'-0"	40"	24"	20	3140	21"	19	
42"	0.08	3 1/2	10 1/2	5'-3"	5'-3"	2'-0"	3'-0"	6'-0"	53"	27"	22 1/2	5380	24"	36	
48"	0.08	4"	12"	5'-3"	5'-3"	2'-0"	3'-0"	6'-0"	53"	27"	22 1/2	5380	24"	36	
54"	0.08	4"	12"	5'-3"	5'-3"	2'-0"	3'-0"	6'-0"	53"	27"	22 1/2	5380	24"	36	
60"	0.07	5 1/4	14"	5'-3"	5'-3"	2'-0"	3'-3"	8'-0"	72"	36"	26	6720	24"	42	
66"	0.07	5 1/4	14"	5'-3"	5'-3"	3'-3"	3'-3"	8'-6"	72"	36"	24	8720	24"	44	
72"	0.07	5 1/4	14"	5'-3"	5'-3"	3'-3"	3'-3"	8'-6"	72"	36"	24	10630	24"	47	
78"	0.07	5 1/4	14"	5'-3"	5'-3"	3'-3"	3'-3"	8'-6"	72"	36"	24	12630	24"	47	

SANITARY FRAME AND COVER
NOT TO SCALE

Diagram illustrating the connection of a 6" sewer lateral to a 4" building pipe. The connection is made using a building pipe to building lateral sewer connector, ferro-coupler flexible coupling with stainless steel bands on each end (or approved equal). The building pipe is shown with a flow direction indicated by an arrow. The 6" sewer lateral is shown on the left, and the 4" building pipe is shown on the right. The connection is labeled with a 6" ± dimension. The building pipe is labeled with a maximum length of 10' from the building foundation.

NOTES:

1. 4" BUILDING PIPE TO STUB APPROXIMATELY 6" INTO 6" BUILDING LATERAL SEWER
2. BUILDING PIPE SHALL NOT EXCEED MORE THAN 10' FROM EXTERIOR OF BUILDING FOUNDATION.

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DRAWN BY: JCQ	CHECKED BY: MJN	DRAWING NUMBER: C-902
SCALE:	DATE: 11-19-2020	
JOB No: 10461-003		SHEET 16 OF

DRESDNER
ROBIN

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NJ CERTIFICATE OF AUTHORIZATION : 24GA27926000

JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILLS

Matthew J. Neuls 08/09/2021

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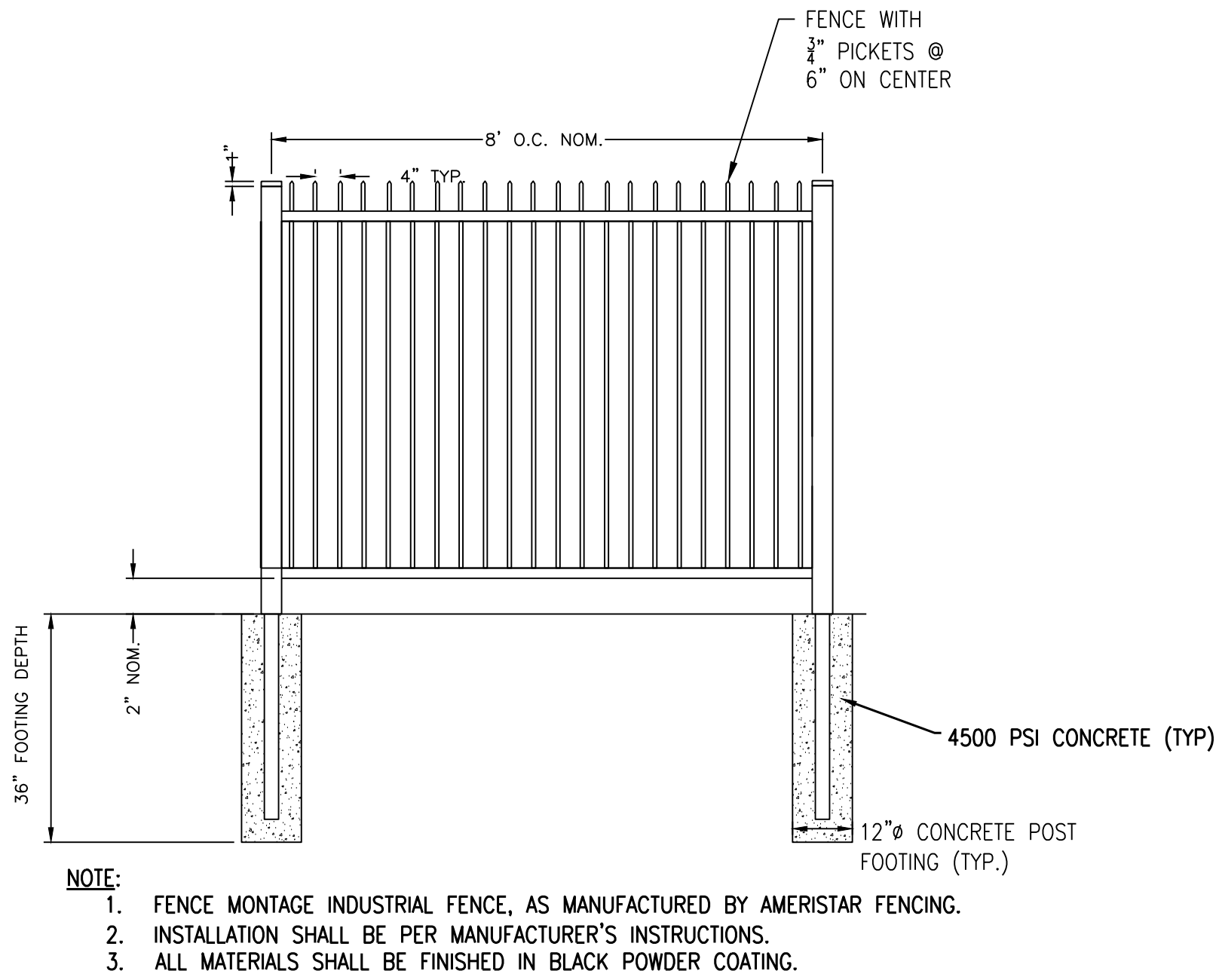
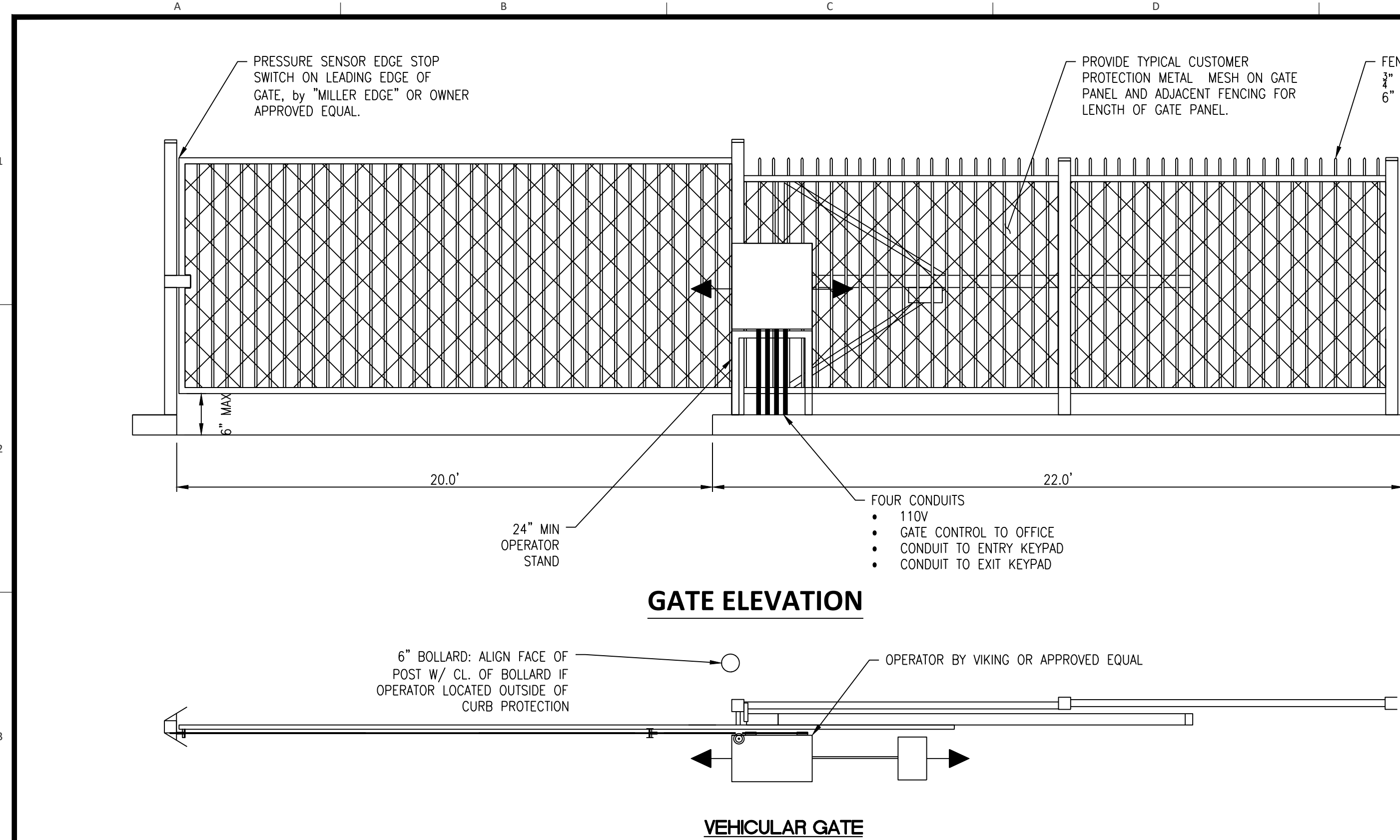
**PUBLIC STORAGE
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701 WESTERN AVENUE
GLENDALE, CA 91201

CONSTRUCTION DETAILS II

PUBLIC STORAGE NO. NJ20016

424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

DRAWN BY: JCQ	CHECKED BY: MJN	DRAWING NUMBER: C-902
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6 FT HT DECROTIVE STEEL FENCE

NOT FOR CONSTRUCTION

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**PUBLIC STORAGE
ATLANTIC COAST,LLC**
701 WESTERN AVENUE
GLENDALE, CA 91201

DRAWING TITLE:

CONSTRUCTION NOTES III

PROJECT:

PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:

AS SHOWN

DRAWN BY: ICQ	CHECKED BY: MJN	DRAWING NUMBER: C-903
SCALE:	DATE: 11-19-2020	
JOB No: 10461-003	SHEET 17 OF 17	