

PRELIMINARY/FINAL SITE PLAN
PUBLIC STORAGE NO. NJ20016

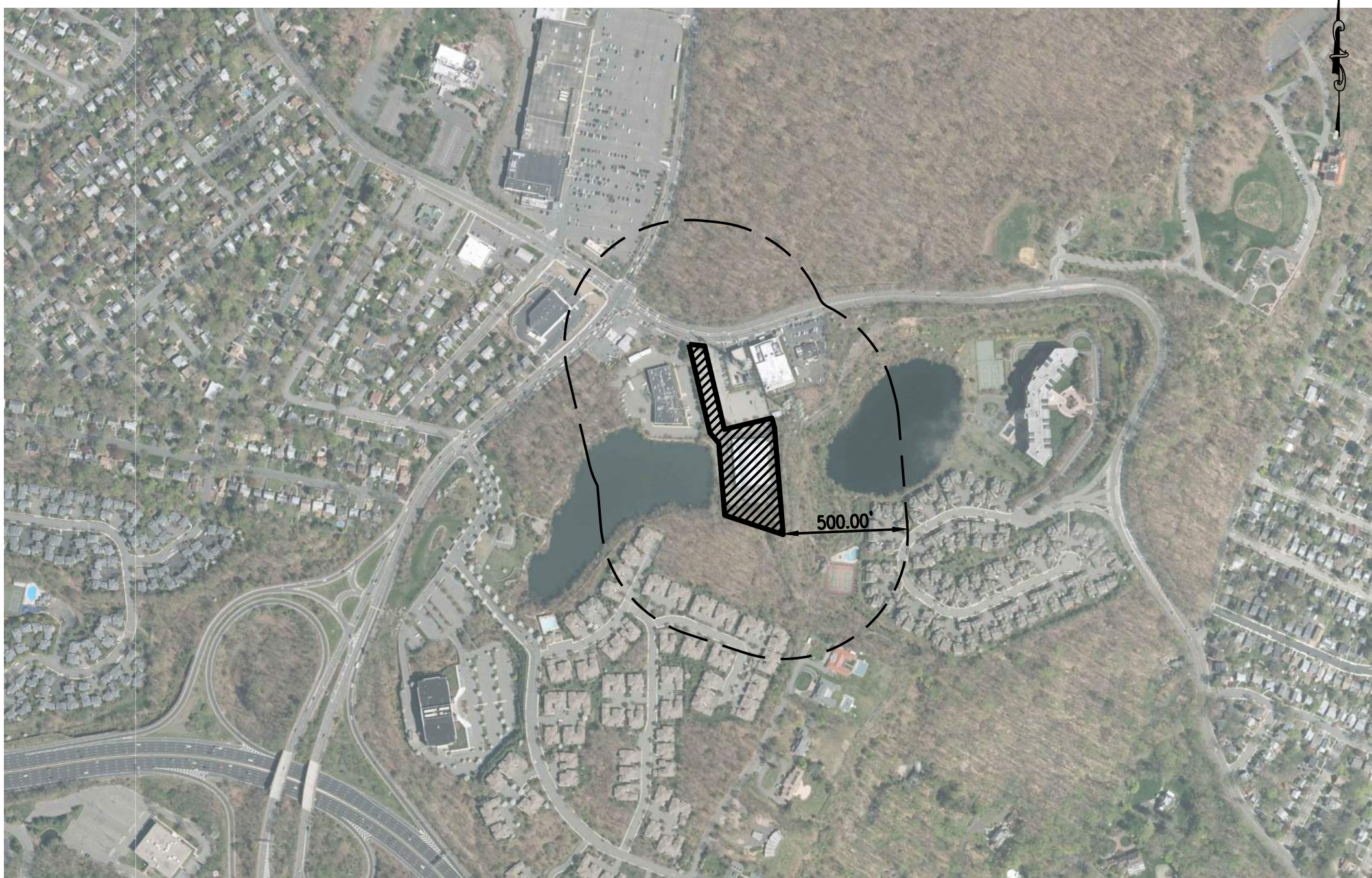
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, NEW JERSEY 07052

ABBREVIATIONS

LOCATION MAPS

SHEET INDEX

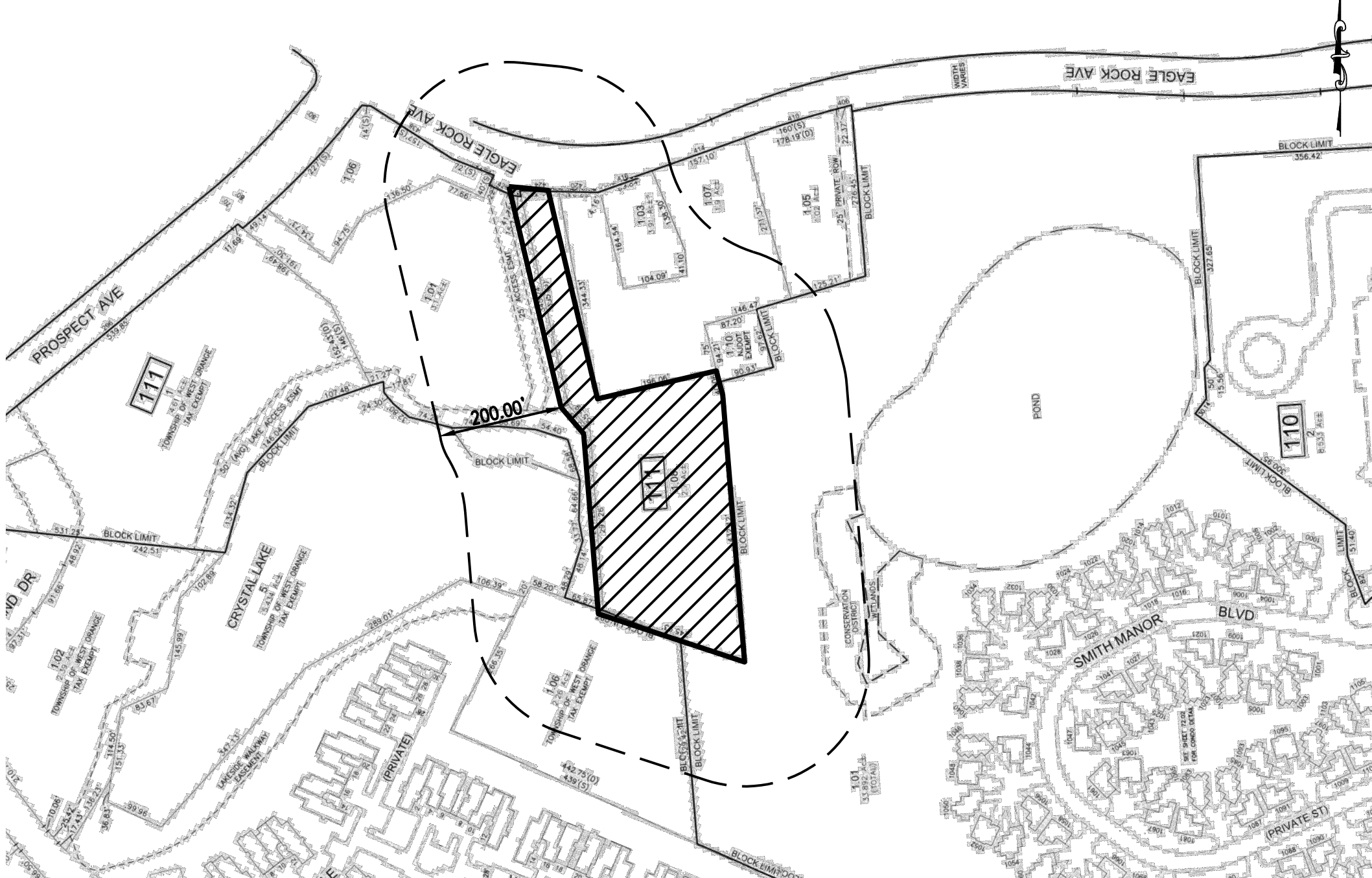
ACP ASBESTOS CEMENT PIPE
BC BOTTOM OF CURB
BW BOTTOM OF WALL
BLDG BUILDING
BLK BLOCK
BIT BITUMINOUS
BM BENCHMARK
BOL BOLLARD
CB CATCH BASIN
CIP CAST IRON PIPE
CL CENTERLINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
CO CLEANOUT
CONC CONCRETE
DC DEPRESSED CURB
DIP DUCTILE IRON PIPE
DW DRIVEWAY
ELEC ELECTRIC
ELEV ELEVATION
EP EDGE OF PAVEMENT
EXST 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
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
SRF SPLIT RAIL FENCE
STOCK STOCKADE FENCE
STM STORM
STRP STRIPE
STY STORY
S/W SIDEWALK
TEL TELEPHONE
TC TOP OF CURB
TLC 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 NIGIN'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:		REQD/PERMITTED	EXISTING	PROPOSED	STATUS
Principal Uses	25-7.1 Part A	None	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%	80.0%	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)	6 inch curb enclosing parking areas	C
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.f	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 facade 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		N/A - Not applicable			
V - Variance from Municipal Ordinance Required		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 sign 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. DRESDNER 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 DIMENSIONS 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 DRESDNER ROBIN'S SERVICE. UNLESS SPECIFICALLY NOTED, NO DETAILED OR INTRUSIVE INVESTIGATIONS OF UTILITY OR SUBSURFACE FEATURES HAVE BEEN UNDERTAKEN TO CONFIRM DEPICTED FEATURES. DRESDNER 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 MAINTENANCE 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 BEGIN 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 WITHIN THESE DOCUMENTS UTILIZING AN INDEPENDENT VERIFICATION AND IMMEDIATELY REPORT ANY DEVIATIONS TO DRESDNER 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. DRESDNER ROBIN TAKES NO RESPONSIBILITY FOR WORKSITE SAFETY PROVISIONS RELATIVE TO THE ONSITE 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
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ, 07302
201-217-9200

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

ATTORNEY
CHIESA SHAHINIEN & GIANTOMASI PC
LISA A. JOHN - BASTA, ESQ.
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 _____

DRESDNER
ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NO CERTIFICATE OF AUTHORIZATION - 246A27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

Digitally signed by Matthew Neuls
Date: 2021.10.18 12:21:41 -0400

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
LICENSE NUMBER 246E0413300

04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
03	08/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
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:

PUBLIC STORAGE NO. NJ20016

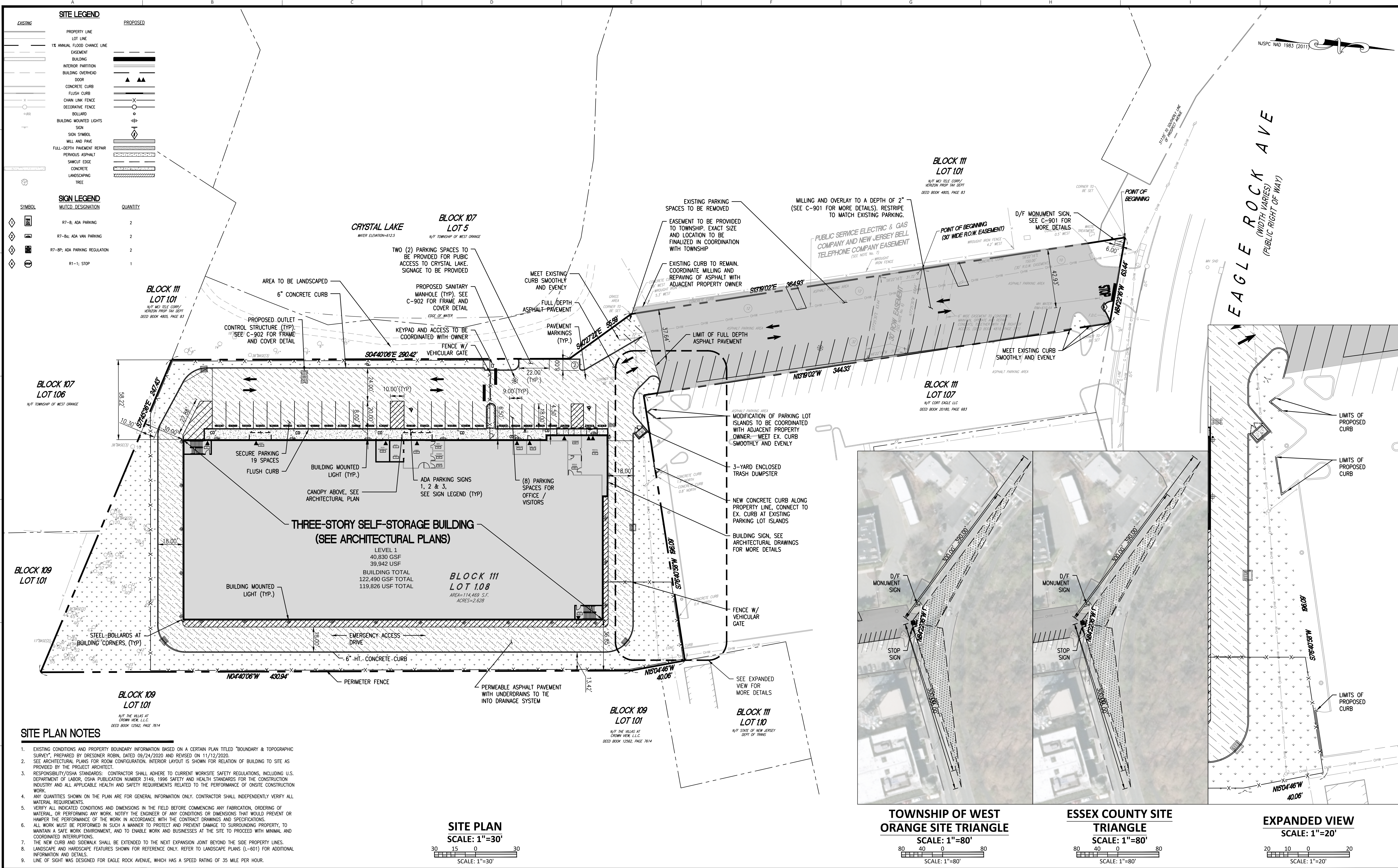
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

PROJECT:

SCALE:

AS SHOWN

DRAWN BY: JCQ	CHECKED BY: MUN	DRAWING NUMBER: G-001
SCALE: AS SHOWN	DATE: 11-19-2020	
JOB No: 10461-003		SHEET 01 OF 17



SITE LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
LOT LINE	LOT LINE
1% ANNUAL FLOOD CHANCE LINE	1% ANNUAL FLOOD CHANCE LINE
EASEMENT	EASEMENT
BUILDING	BUILDING
INTERIOR PARTITION	INTERIOR PARTITION
BUILDING OVERHEAD	BUILDING OVERHEAD
DOOR	DOOR
CONCRETE CURB	CONCRETE CURB
FLUSH CURB	FLUSH CURB
CHAIN LINK FENCE	CHAIN LINK FENCE
DECORATIVE FENCE	DECORATIVE FENCE
BOLLARD	BOLLARD
BUILDING MOUNTED LIGHTS	BUILDING MOUNTED LIGHTS
SIGN	SIGN
SIGN SYMBOL	SIGN SYMBOL
MILL AND PAVE	MILL AND PAVE
FULL-DEPTH PAVEMENT REPAIR	FULL-DEPTH PAVEMENT REPAIR
PERVIOUS ASPHALT	PERVIOUS ASPHALT
SAW CUT EDGE	SAW CUT EDGE
CONCRETE	CONCRETE
LANDSCAPING	LANDSCAPING
TREE	TREE

SIGN LEGEND

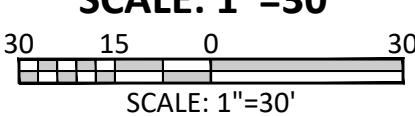
SYMBOL	MUTCD DESIGNATION	QUANTITY
	R7-8; ADA PARKING	2
	R7-8a; ADA VAN PARKING	2
	R7-8P; ADA PARKING REGULATION	2
	R1-1; STOP	1

SITE PLAN NOTES

- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESNER 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, 1998 SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY AND ALL APPLICABLE HEALTH AND SAFETY REQUIREMENTS RELATED TO THE PERFORMANCE OF ONSITE CONSTRUCTION WORK.
- ANY QUANTITIES SHOWN ON THE PLAN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL MATERIAL REQUIREMENTS.
- 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.
- ALL WORK MUST BE PERFORMED 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.
- THE NEW CURB AND SIDEWALK SHALL BE EXTENDED TO THE NEXT EXPANSION JOINT BEYOND THE SIDE PROPERTY LINES.
- LANDSCAPE AND HARDSCAPE FEATURES SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE PLANS (L-601) FOR ADDITIONAL INFORMATION AND DETAILS.
- LINE OF SIGHT WAS DESIGNED FOR EAGLE ROCK AVENUE, WHICH HAS A SPEED RATING OF 35 MILES PER HOUR.

SITE PLAN

SCALE: 1"=30'



**DRESNER
ROBIN**

DRESNER 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: 246A27925000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
LICENSE NUMBER 246E0413300

Digitally signed by Matthew Neuls
Date: 2021.10.18 12:21:26-04'00'

NO.	DATE	DESCRIPTION	BY
04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
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01	03/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG

REVISIONS:

OWNER / APPLICANT:



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

DRAWING TITLE:

SITE LAYOUT PLAN

TOWNSHIP OF WEST
ORANGE SITE TRIANGLE

SCALE: 1"=80'



ESSEX COUNTY SITE
TRIANGLE

SCALE: 1"=80'



EXPANDED VIEW

SCALE: 1"=20'



PUBLIC STORAGE NO. NJ20016

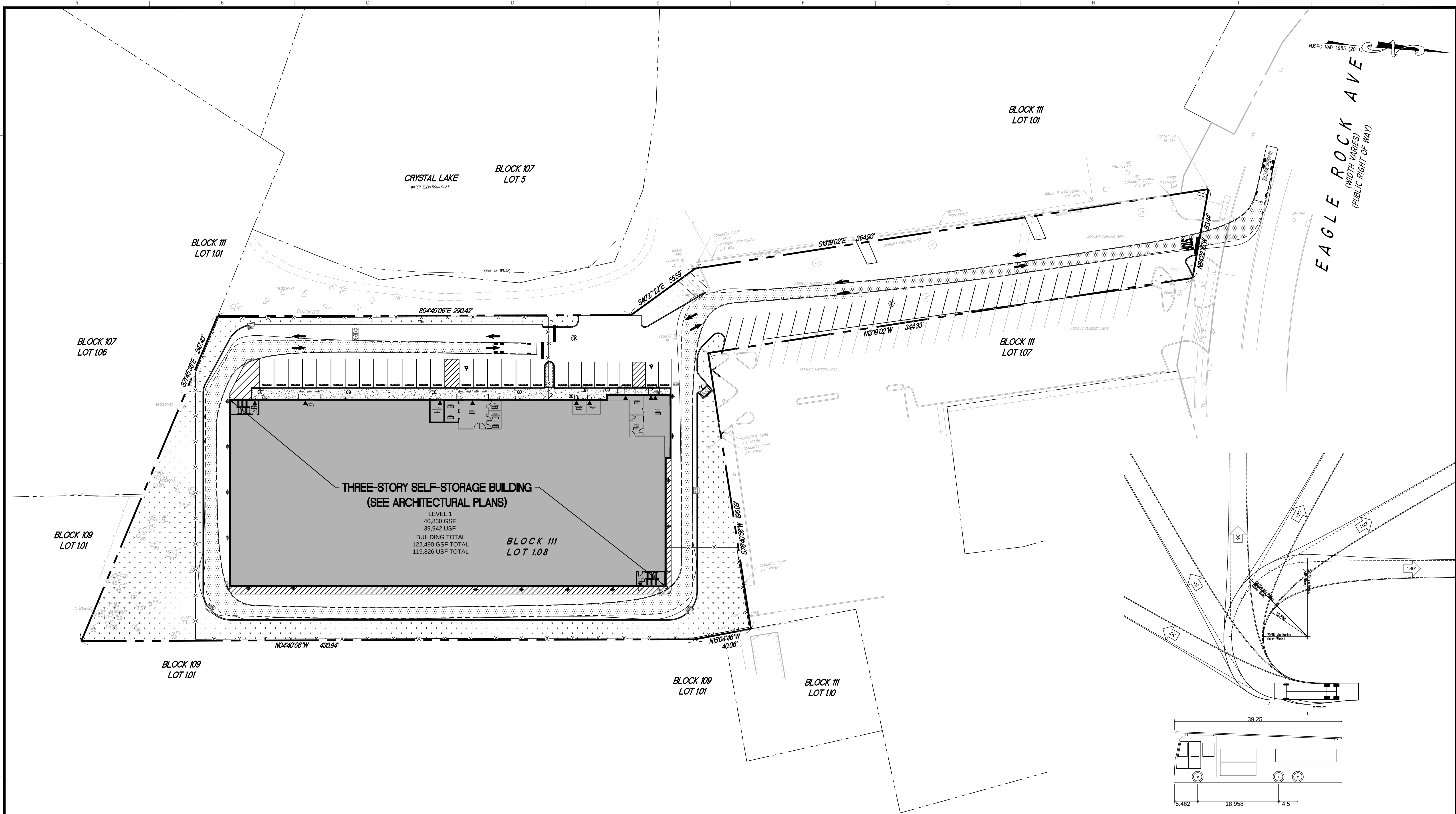
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TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:

AS SHOWN

DRAWN BY: ICQ	CHECKED BY: MUN	DRAWING NUMBER: C-301
SCALE: AS SHOWN	DATE: 11-19-2020	
JOB NO: 10461-003	SHEET 02 OF 17	

NOT FOR CONSTRUCTION



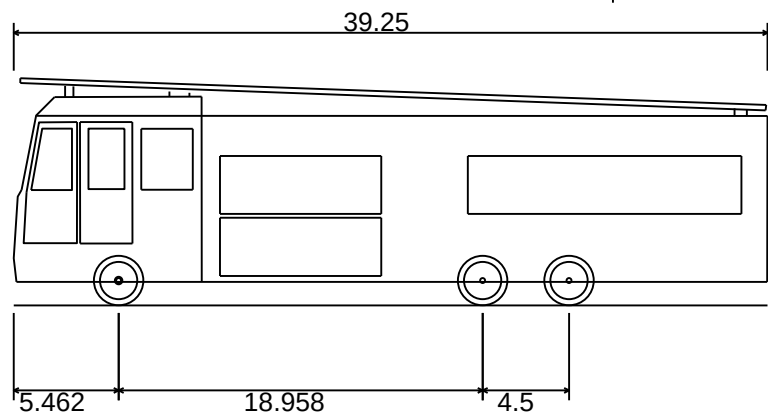
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SITE LEGEND

- 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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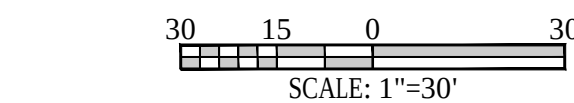
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VEHICLE TURNING ANALYSIS -
PIERCE ARROW XT 1

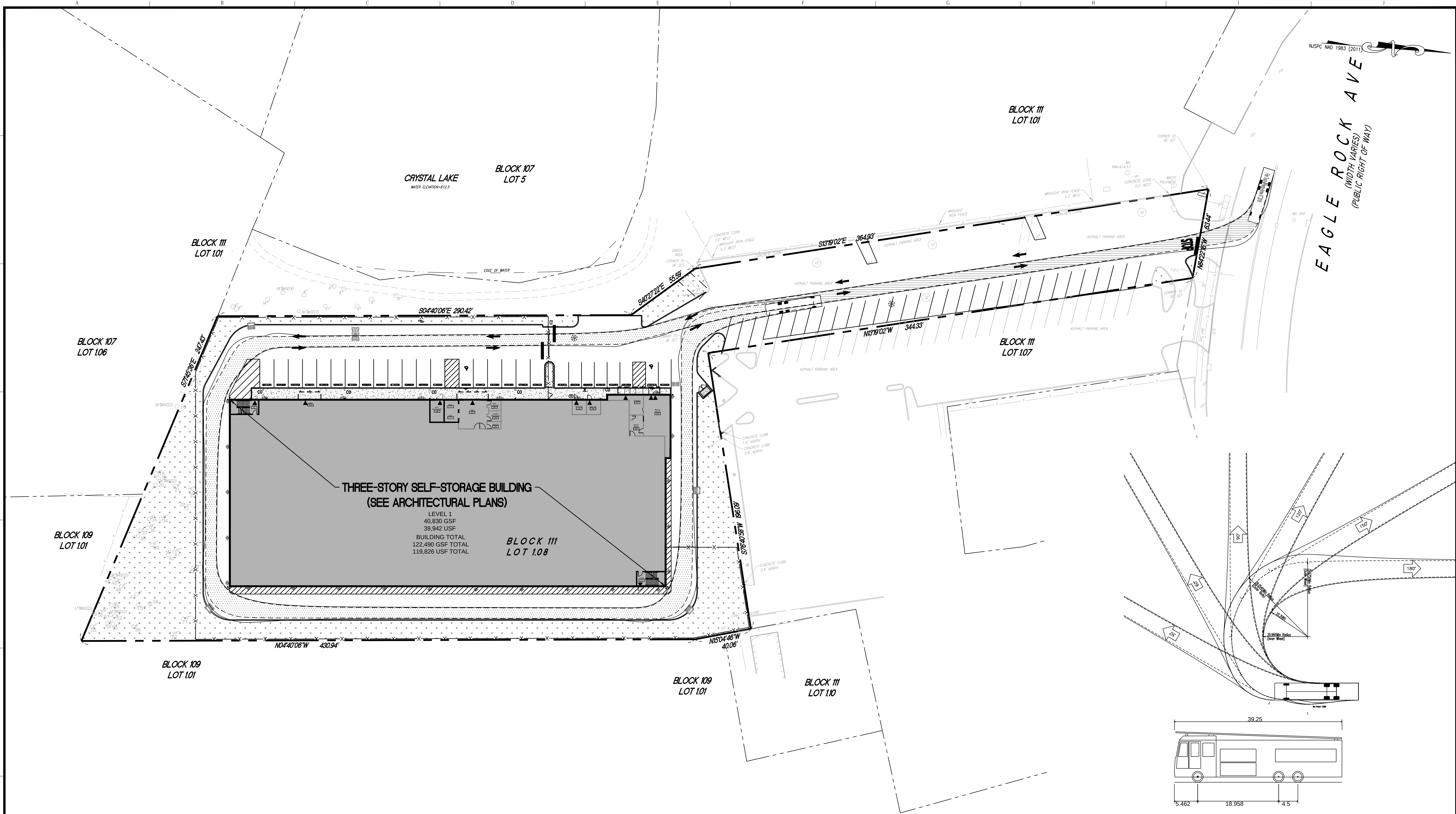
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424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 1.11
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



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



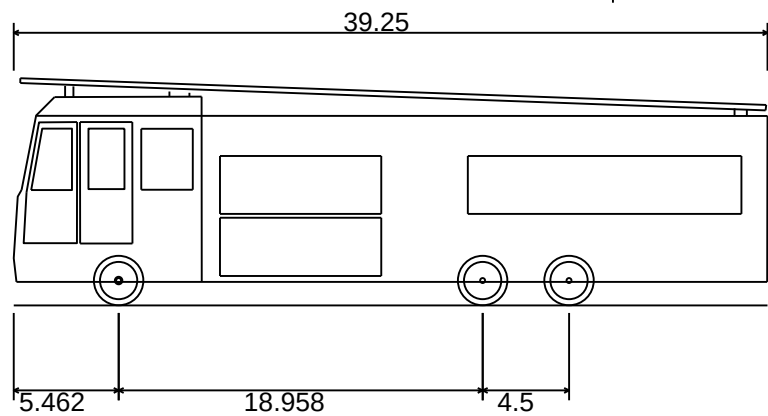
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VEHICLE OVERALL PROFILE

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STATE OF NEW JERSEY
MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NO. 12513
LICENSE NUMBER 24GE04313300

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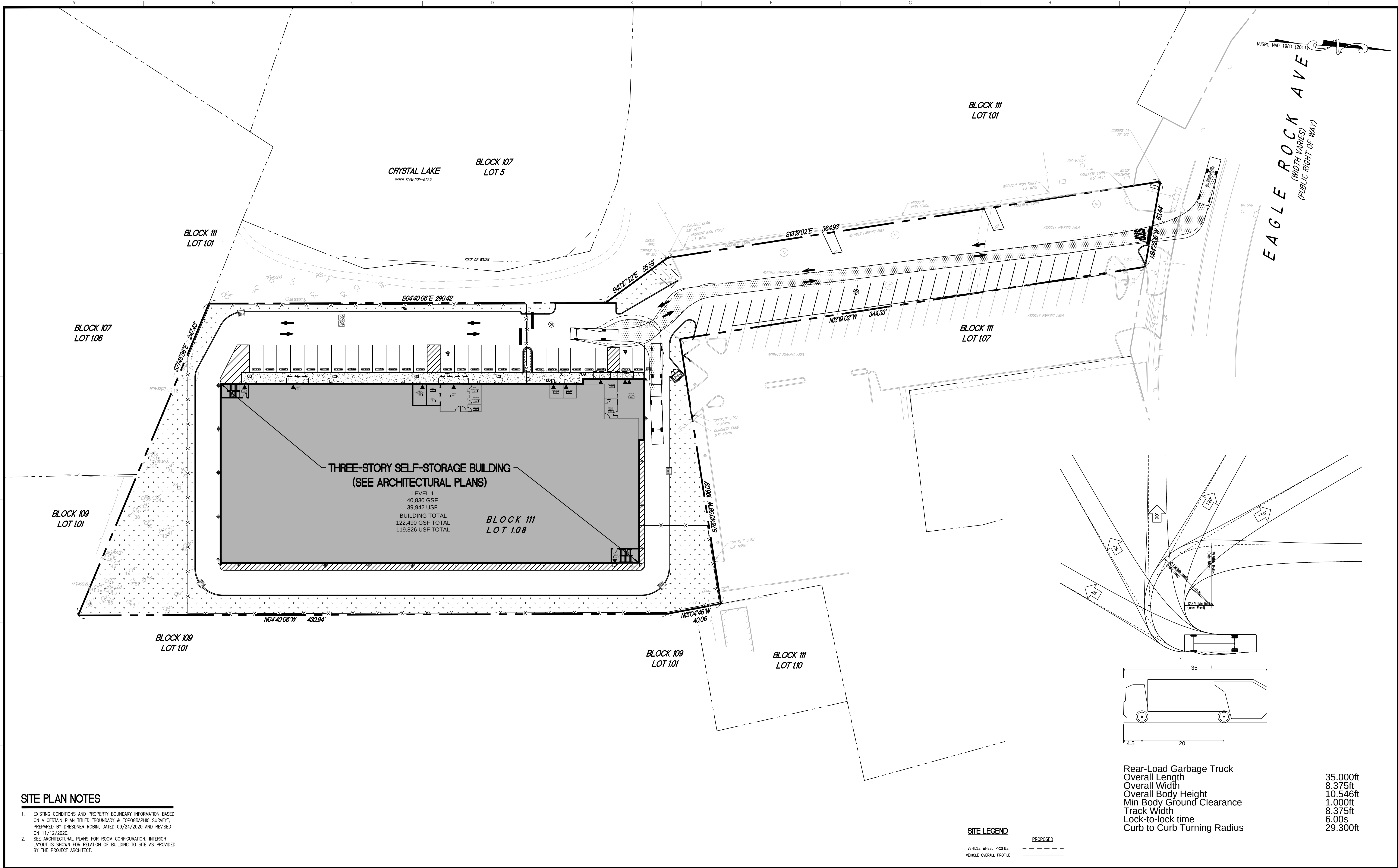


PUBLIC STORAGE
ATLANTIC COAST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

VEHICLE TURNING ANALYSIS -
PIERCE ARROW XT 2

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

SCALE: 30 15 0 30 SCALE: 1"=30'	DRAWN BY: JCQ	CHECKED BY: MUN	DRAWING NUMBER: C-303
SCALE: 1"=30'	DATE: 11-19-2020	JOB No: 10461-003	SHEET 04 OF 17



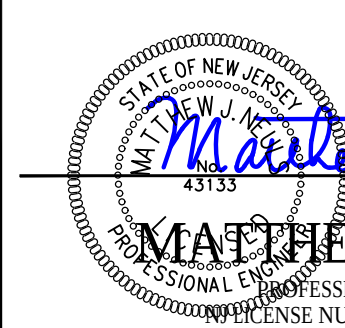
SITE PLAN NOTES

- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESNER 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.

DRESNER
ROBIN

DRESNER 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

Digitally signed by Matthew Neuls
Date: 2023.10.18 12:20:38-04'00'


MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
03	08/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
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

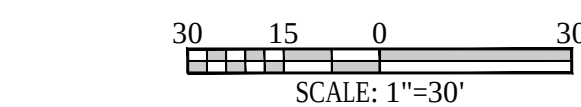
DRAWING TITLE:

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: JCQ	CHECKED BY: MUN	DRAWING NUMBER: C-304
SCALE: 1"=30'	DATE: 11-19-2020	
JOB No: 10461-003		SHEET 05 OF 17

10461-003 SHEET 05 OF 17

NOT FOR CONSTRUCTION

1.	EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESSINDOR BROWN, DATED 09/24/2020 AND REVISED ON 11/12/2020.	6.	ELEVATIONS SHOWN HEREON, UNLESS OTHERWISE SPECIFIED, ARE BASED ON NAVD83.
2.	SEE ARCHITECTURAL PLANS FOR ROOM CONFIGURATION. INTERIOR LAYOUT IS SHOWN FOR LOCATION OF BUILDING TO SITE AS PROVIDED BY THE PROJECT ARCHITECT.	7.	THE CONTRACTOR IS TO FIELD VERIFY ALL QUANTITIES AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD VERIFIED INVERTS AND THOSE SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3.	RESPONSIBILITY/OSHA STANDARDS: CONTRACTOR SHALL ADHERE TO CURRENT AND OTHER LEGAL 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 AND ALL HEALTH AND SAFETY REGULATIONS RELATED TO THE PERFORMANCE OF UTILITY CONSTRUCTION WORK.	8.	THE CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL UTILITIES BY CONDUCTING TEST PITS AT UTILITY CROSSINGS PRIOR TO EXCAVATION AND EXERCISE CARE TO PREVENT DISRUPTION OF ACTIVE SERVICES & AVOID CONFLICTS. CONTRACTOR SHOULD EXPECT TO ENCOUNTER ABANDONED UTILITY SERVICES WITHIN THE STREET RIGHT-OF-WAY. ADVANCE THE UTILITY LOCATIONS AND DEPTHS AS FILLED AS NECESSARY TO ADVANCE THE WORK IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS.
4.	ANY QUANTITIES SHOWN ON THE PLAN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR TO VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING 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 DOCUMENTS.	9.	ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO THE CONTRACTOR'S EXPENSE, TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER AND OWNER, AT NO ADDITIONAL COST TO THE OWNER.
5.	ALL WORK MUST BE PERFORMED 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.	10.	IF A MOBILE DREDGER AND WATER TRUCK AS NEEDED FOR DUST CONTROL ALONG THE HAUL ROUTE AND IN AREAS MADE AVAILABLE FOR CONSTRUCTION, STREETS AND SIDEWALKS MUST BE KEPT FREE OF SEDIMENT EACH DAY.
		11.	IN CASES WHERE PAVING AREAS TO BE PITCHED TOWARD DRAINAGE STRUCTURES TO PREVENT PONDING.
		12.	PREVENT WATER PONDING RESULTING FROM CONSTRUCTION

- 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
14. TO BE STABILIZED.
15. ALL REPAIRS AND NEW PAYMENT AREAS TO BE INSTALLED TO
SMOOTH, EVEN GRADE, CORRECT EXISTING LOW SPOTS AND GRADE
16. TO BE FILLED BY FILLING TO THE PROPOSED FINISH ELEVATION.
17. MET EXISTING GRADE AND SURFACE FINISHES, WHERE NOTED.
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.
18. THE CONTRACTOR SHALL MAINTAIN ACCURATE AS-BUILT NOTES AS
CONSTRUCTION PROGRESSES. AS-BUILT INFORMATION SHALL CONTAIN,
BUT NOT BE LIMITED TO THE FOLLOWING: (1) FINISH ELEVATIONS
19. 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
20. 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
21. COMPLETION OF THE PROJECT THE CONTRACTOR SHALL SUBMIT TO
THE ENGINEER, WITHIN 14 DAYS OF AS-BUILT DRAWINGS
22. 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.

Digitally signed by Matthew Neul
Date: 2021.10.18 12:20:19-04'00

OWNER / APPLICANT:

DRAWING TITLE:

PROJECT:

SCALE:

**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
PROFESSIONAL ENGINEER
LICENSE NUMBER 24GE04313300

PROFESSIONAL ENGINEER
LICENSE NUMBER 24GE0431330

04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
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N°	DATE	DESCRIPTION	BY
REVISIONS:			

REVISIONS:



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

GRADING AND DRAINAGE PLAN

PUBLIC STORAGE NO. NJ20016

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

DRAWN BY:
JCO

100

SCALE:
1"=30'

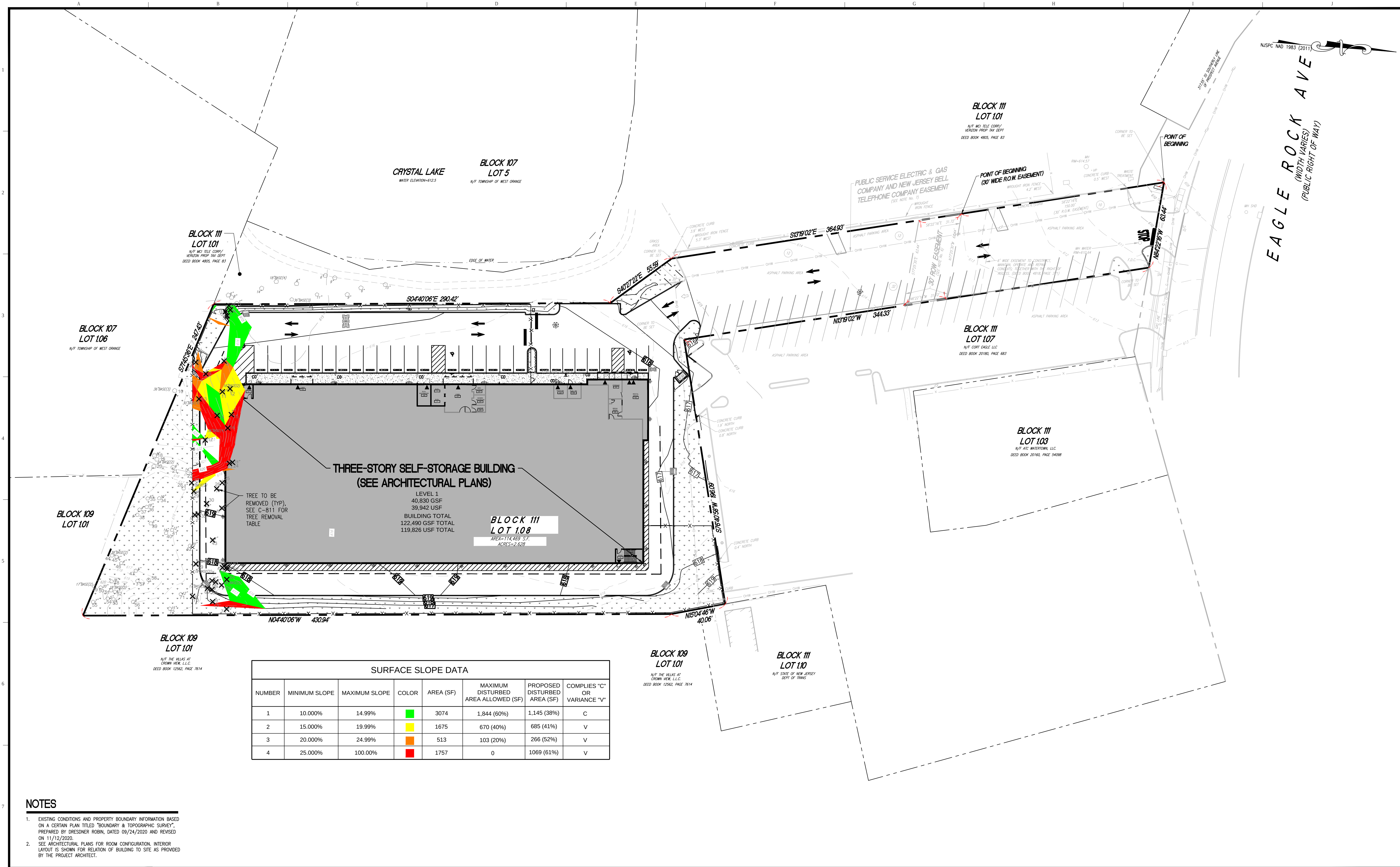
JOB No:

CHECKED BY:	MD
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	MJN
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DATE: 11-19-2020

DRAWING NUMBER:
C-401



NOTES

- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A CERTAIN PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY DRESNER 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.

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Digitally signed by Matthew J. Neuls
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MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

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REVISIONS:

OWNER / APPLICANT:



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

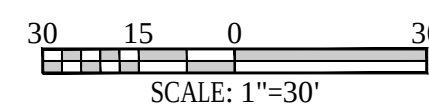
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EXISTING STEEP
SLOPES PLAN

PROJECT:

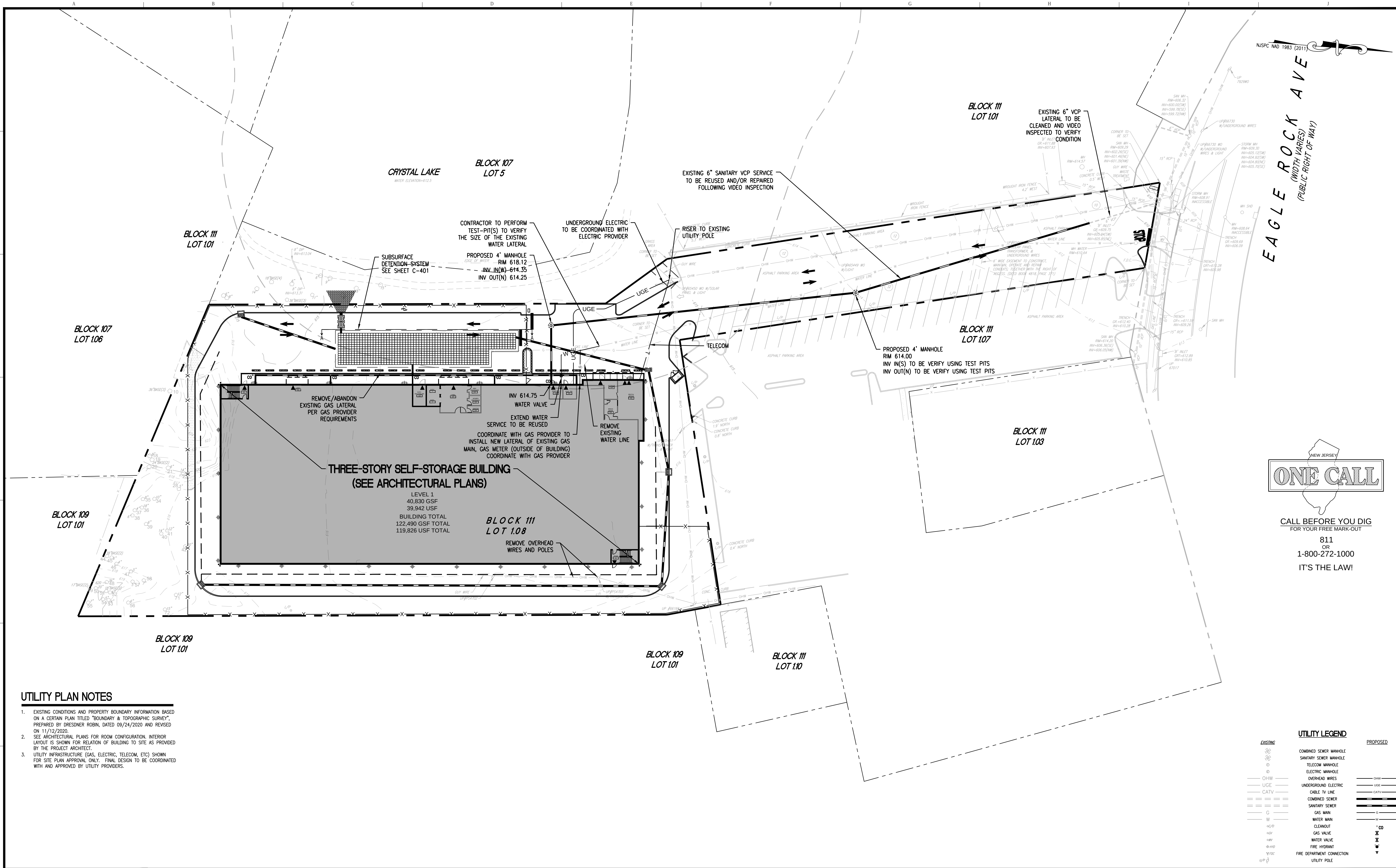
PUBLIC STORAGE NO. NJ20016
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 1.11
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



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

Due to inherent errors in reproduction methods, errors may occur when scaling this drawing.



**DRESDNER
ROBIN**

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1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NO CERTIFICATE OF AUTHORIZATION - 24GA27926000
JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

Digitally signed by Matthew J. Neuls
Date: 2023.10.18 12:15:57-04'00'

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
LICENSE NUMBER 24GE04313300

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Nº	DATE	DESCRIPTION	BY
REVISIONS:			

OWNER / APPLICANT:



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

DRAWING TITLE:

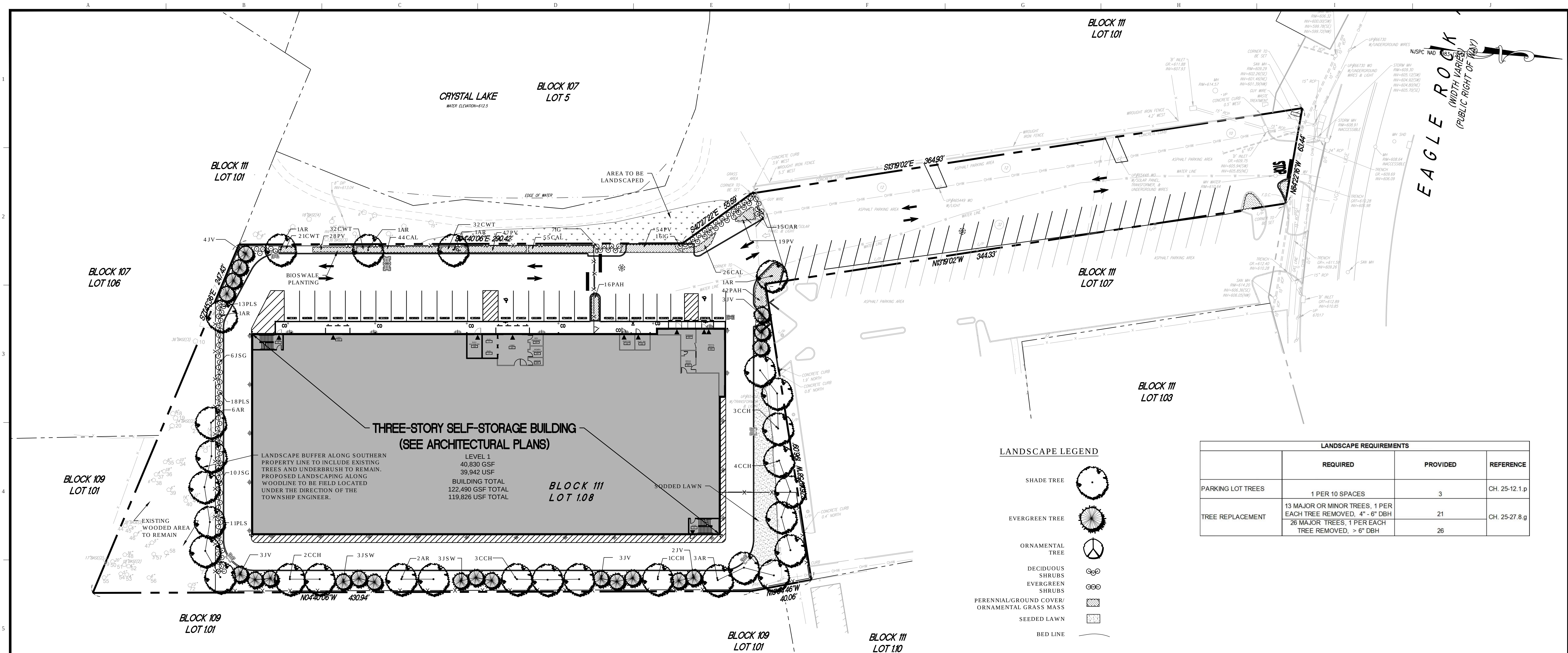
UTILITY PLAN

PROJECT:

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

SCALE: 1"=30'

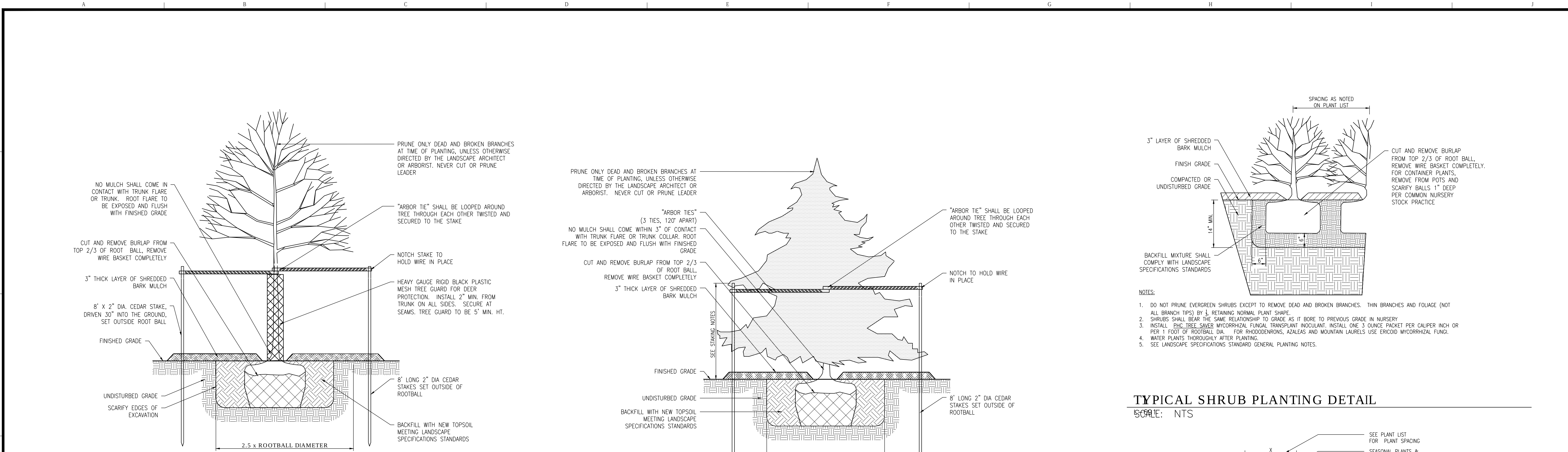
DRAWN BY: JCQ	CHECKED BY: MJN	DRAWING NUMBER: C-501
SCALE: 1"=30'	DATE: 11-19-2020	
JOB No: 10461-003		SHEET 08 OF 17



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
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	DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. 1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302 TEL: 201.217.5200 FAX: 201.217.9607 NJ CERTIFICATE OF AUTHORIZATION: C460292526000		Mark Vizzini 2021.10.18 12:36:22 -04'00'	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:  SCALE: 1"=30'																								
	JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">#</th> <th style="width:15%;">DATE</th> <th style="width:55%;">DESCRIPTION</th> <th style="width:25%;">BY</th> </tr> </thead> <tbody> <tr> <td>04</td> <td>10/14/2021</td> <td>REVISED PER TOWNSHIP REVIEW COMMENTS</td> <td>GRG</td> </tr> <tr> <td>03</td> <td>08/26/2021</td> <td>REVISED PER TOWNSHIP REVIEW COMMENTS</td> <td>GRG</td> </tr> <tr> <td>02</td> <td>08/09/2021</td> <td>REVISED PER TOWNSHIP REVIEW COMMENTS</td> <td>GRG</td> </tr> <tr> <td>01</td> <td>03/26/2021</td> <td>REVISED PER TOWNSHIP REVIEW COMMENTS</td> <td>GRG</td> </tr> </tbody> </table>	#	DATE	DESCRIPTION	BY	04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG	03	08/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG	02	08/09/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG	01	03/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">DRAWN BY: JCQ</td> <td style="width:25%;">CHECKED BY: MV</td> <td style="width:50%;">DRAWING NUMBER: L-601</td> </tr> <tr> <td>SCALE: 1"=30'</td> <td>DATE: 11-19-2020</td> <td></td> </tr> <tr> <td colspan="2">JOB No: 10461-003</td> <td>SHEET 09 OF 19</td> </tr> </table>	DRAWN BY: JCQ	CHECKED BY: MV	DRAWING NUMBER: L-601	SCALE: 1"=30'	DATE: 11-19-2020		JOB No: 10461-003
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JOB No: 10461-003		SHEET 09 OF 19																													



TYPICAL TREE PLANTING DETAIL

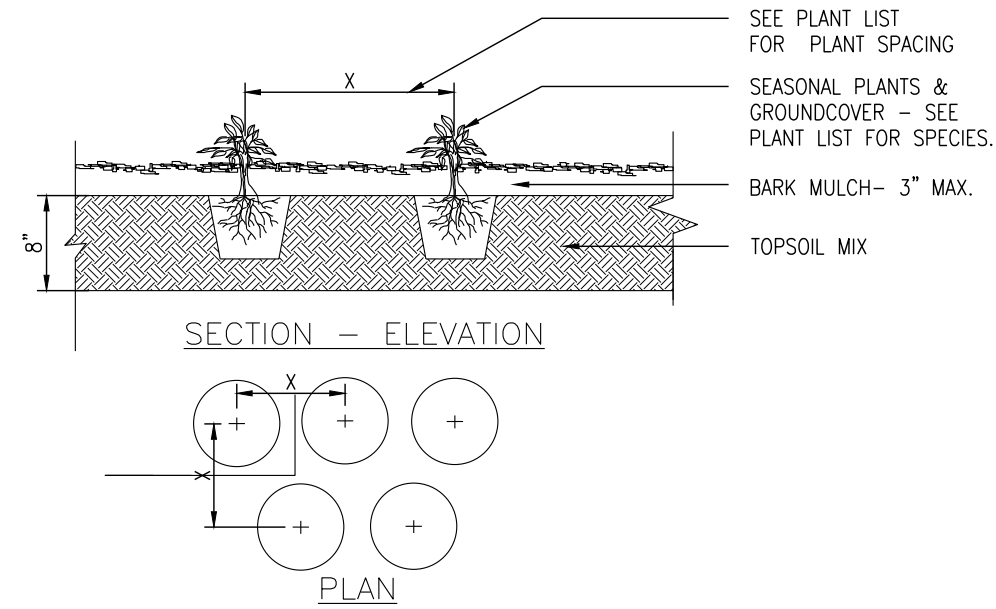
SCALE: NTS

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\"/>

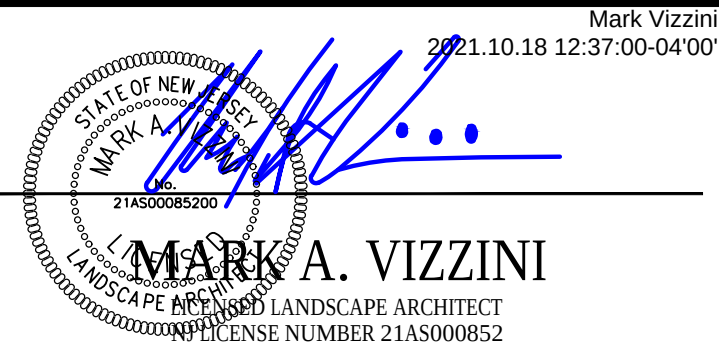
14. ALL MULCH SHALL BE KEPT 1/2\"/>

- 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\"/>

**DRESDNER
ROBIN**

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1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION - 24GA27925000

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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 1.11
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:

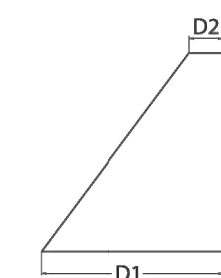
DRAWN BY: JCQ	CHECKED BY: MV	DRAWING NUMBER: L-691
SCALE: 1\"/>	DATE: 11-19-2020	
JOB No: 10461-003		SHEET 10 OF 17



- WALL MOUNTED LIGHT 'A':
1. LIGHT SHALL BE WEDGE SIZE 3 LED WALL MOUNTED LUMINAIRE, FORWARD OPTICS, AS MANUFACTURED BY LITHONIA LIGHTING
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION
 3. FIXTURE TO BE DIMMABLE WITH OPTIONAL BATTERY BACK-UP. PROVIDE NETWORK CONTROLLER. OPERATING PROGRAM TO BE DETERMINED BY OWNER
 4. SEE LIGHTING SCHEDULE FOR CATALOG NUMBER

Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight: (without options)	19.5 lb



LIGHT FIXTURE A

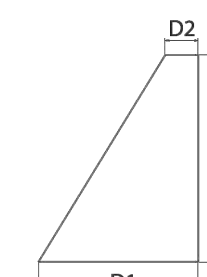
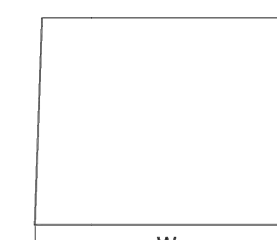
NTS



- WALL MOUNTED LIGHT "B":**
1. LIGHT SHALL BE WEDGE SIZE 3 LED WALL MOUNTED LUMINAIRE, FORWARD OPTICS, AS MANUFACTURED BY LITHONIA LIGHTING
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWING PRIOR TO FABRICATION
 3. FIXTURE TO BE DIMMABLE WITH OPTIONAL BATTERY BACK-UP. PROVIDE NETWORK CONTROLLER. OPERATING PROGRAM TO BE DETERMINED BY OWNER.
 4. SEE LIGHTING SCHEDULE FOR CATALOG NUMBER

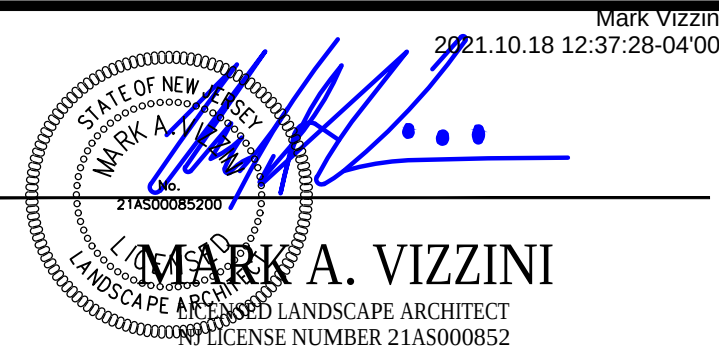
Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lb
 (without options)



LIGHT FIXTURE B

NTS



LICENCED LANDSCAPE ARCHITECT
NY LICENSE NUMBER 21AS000852

04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	G
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01	03/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	G
N°	DATE	DESCRIPTION	

REVISIONS:

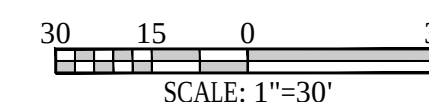


PUBLIC STORAGE
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701 WESTERN AVENUE
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LIGHTING PLAN

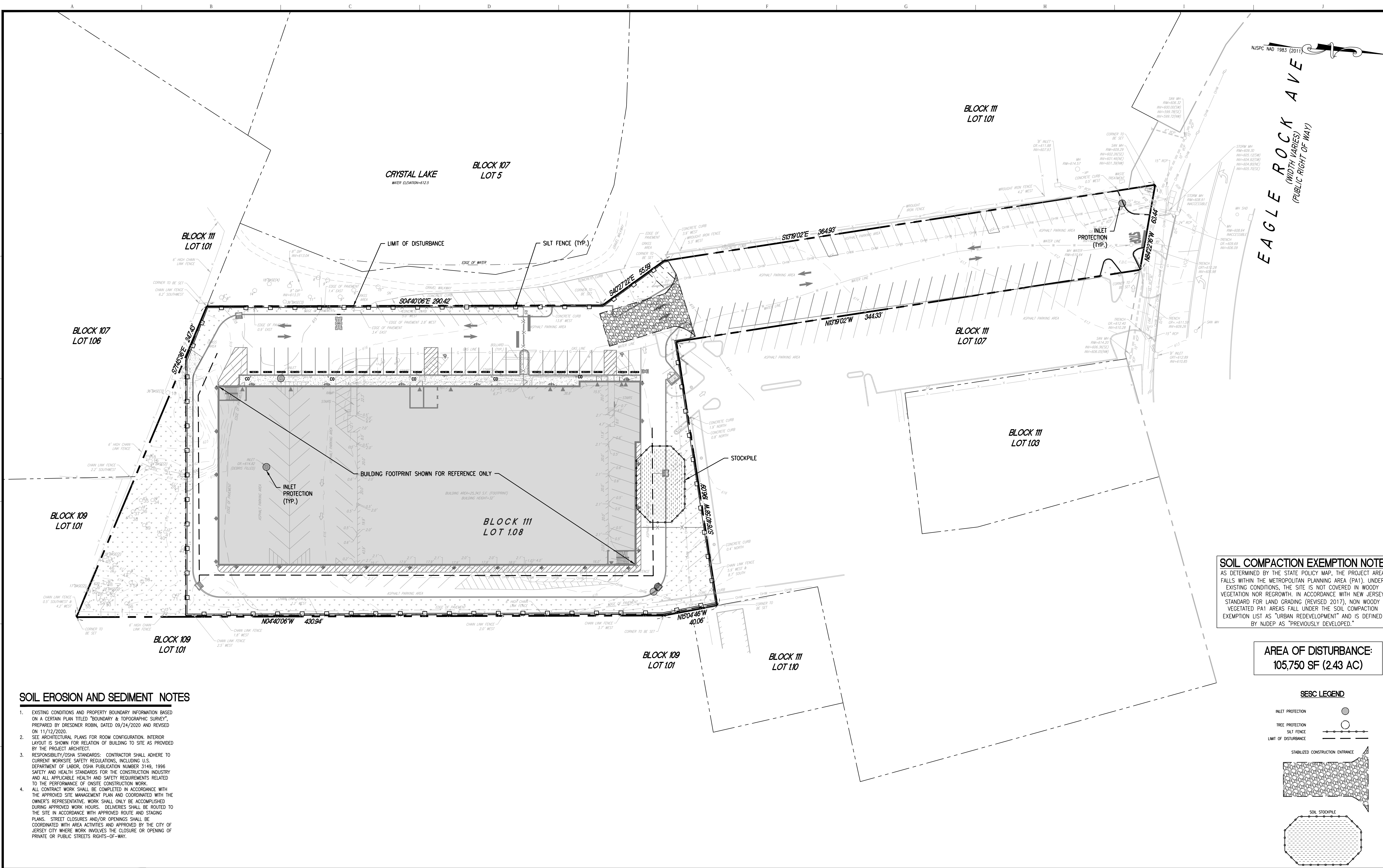
424 EAGLE ROCK AVENUE
LOT 1.08, BLOCK 111
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SCALE:



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



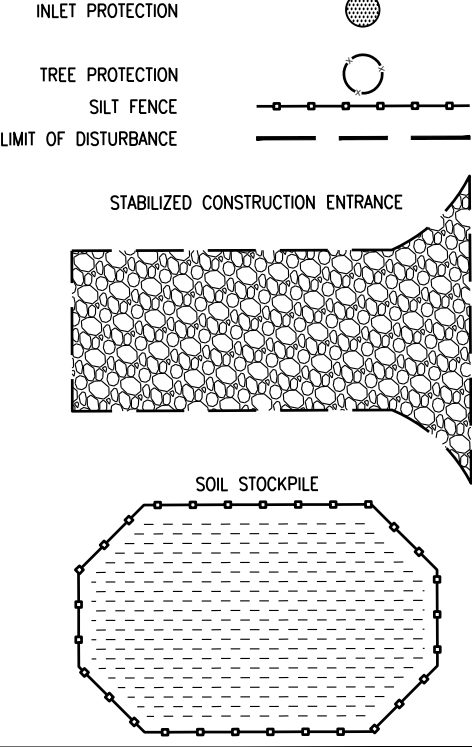
SOIL COMPACTION EXEMPTION NOTE
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY 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**

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

Digitally signed by Matthew Neuls
Date: 2021.10.19 12:19:33 -0400

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
LICENSE NUMBER 24GE04313300

04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
03	08/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
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

DRAWING TITLE:

**SOIL EROSION AND
SEDIMENT CONTROL PLAN**

PROJECT:

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

SCALE:

SCALE: 1"=30'

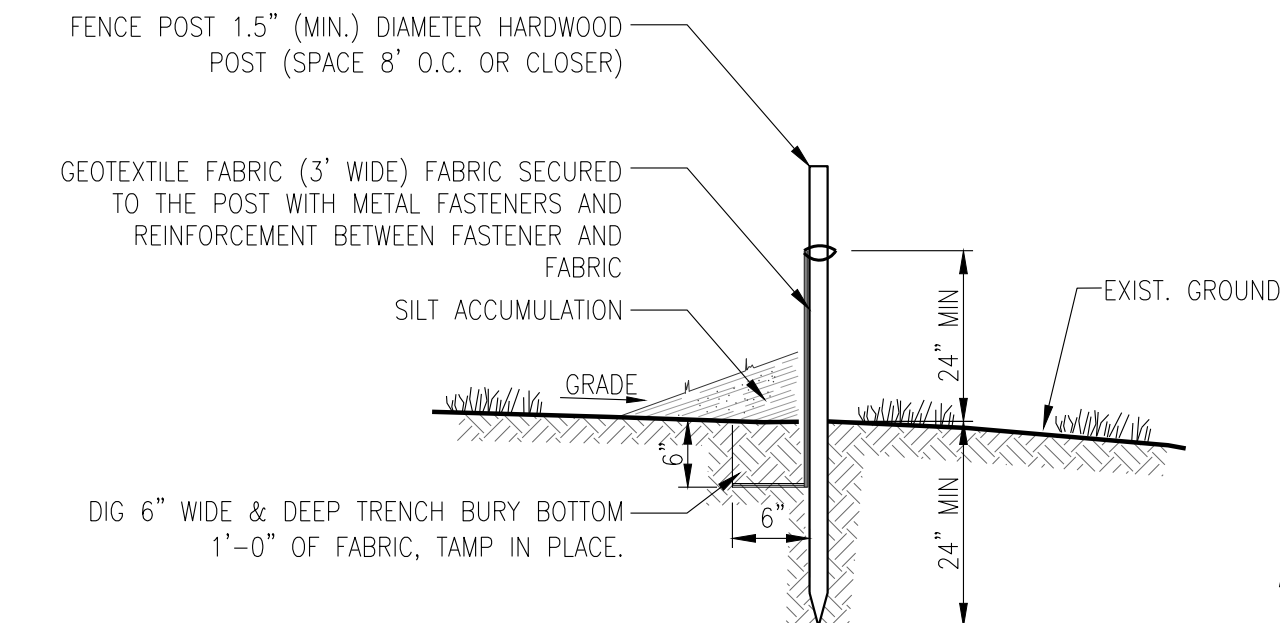
DRAWN BY: JCQ	CHECKED BY: MUN	DRAWING NUMBER: C-801
SCALE: 1"=30'	DATE: 11-19-2020	
JOB No: 10461-003		SHEET 12 OF 17

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

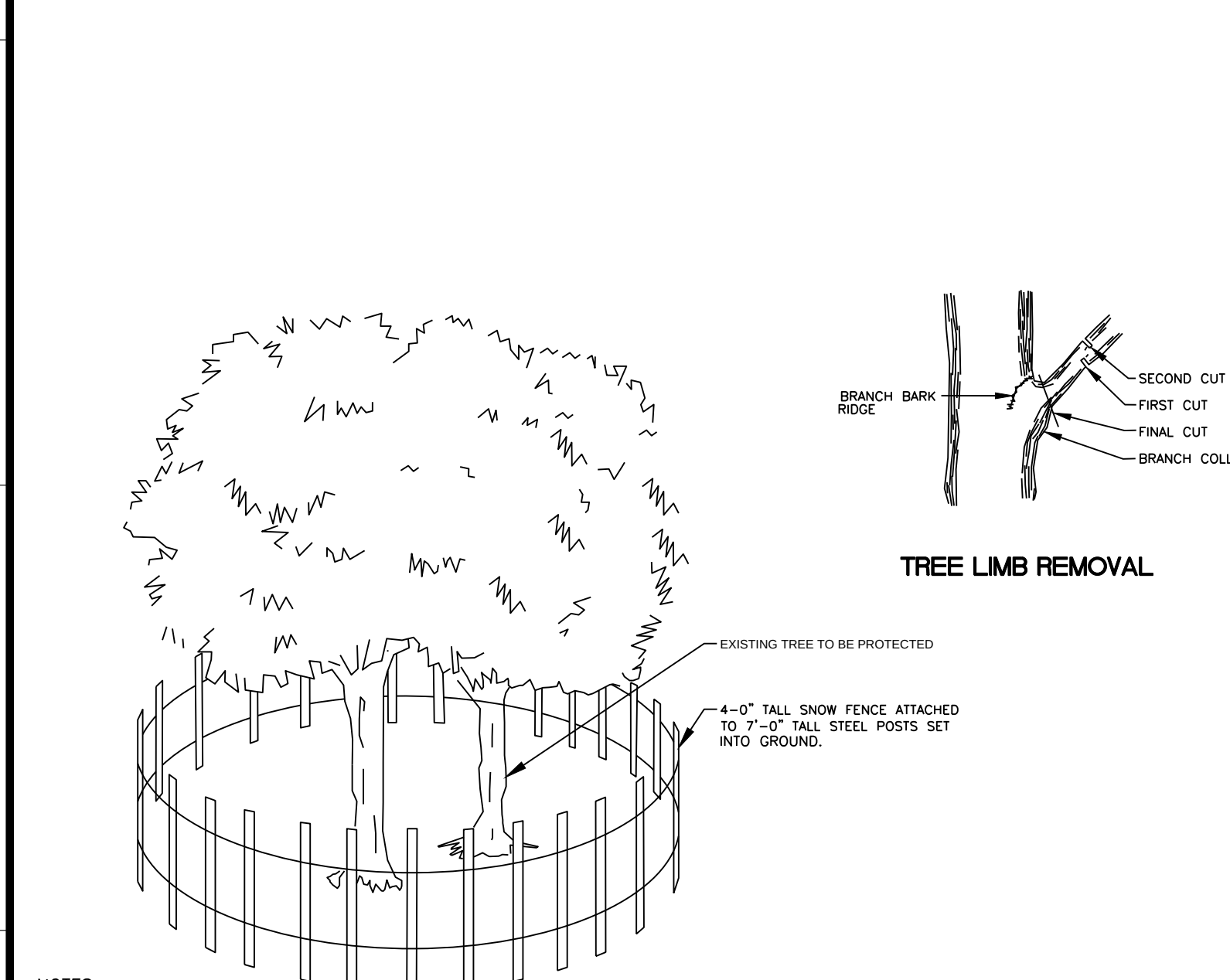
- CONTACT THE COUNTY SOIL CONSERVATION DISTRICT, IN WRITING, 72 HOURS PRIOR TO ANY LAND DISTURBANCE. 3 DAYS
- INSTALL SILT FENCE AND INLET PROTECTION. 1 DAY
- REMOVE EXISTING FEATURES TO CONSTRUCT FOUNDATIONS. 2 WEEKS
- INSTALL UNDERGROUND UTILITIES 2 DAYS
- CONSTRUCT BUILDING. 4 MONTHS
- INSTALL LIGHTING 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.

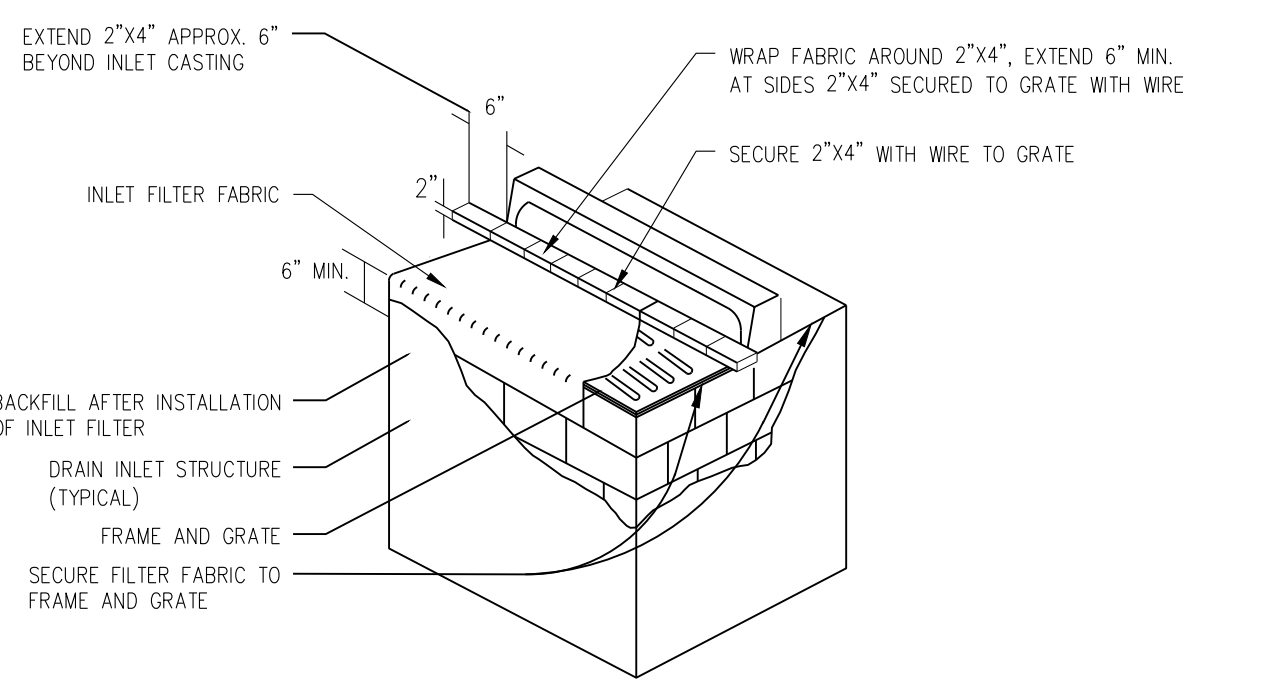
- MAINTENANCE:
- SILT FENCE SHALL BE INSPECTED AFTER EVERY RAIN EVENT. ANY DAMAGE MUST BE REPAIRED IMMEDIATELY.
 - SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UPSTREAM SIDE OF THE SILT FENCE WHEN IT ACCUMULATES TO THE EXTENT THAT VISIBLE BULGES DEVELOP IN THE FENCE OR REACHES HALFWAY UP THE FENCE.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

SILT FENCE



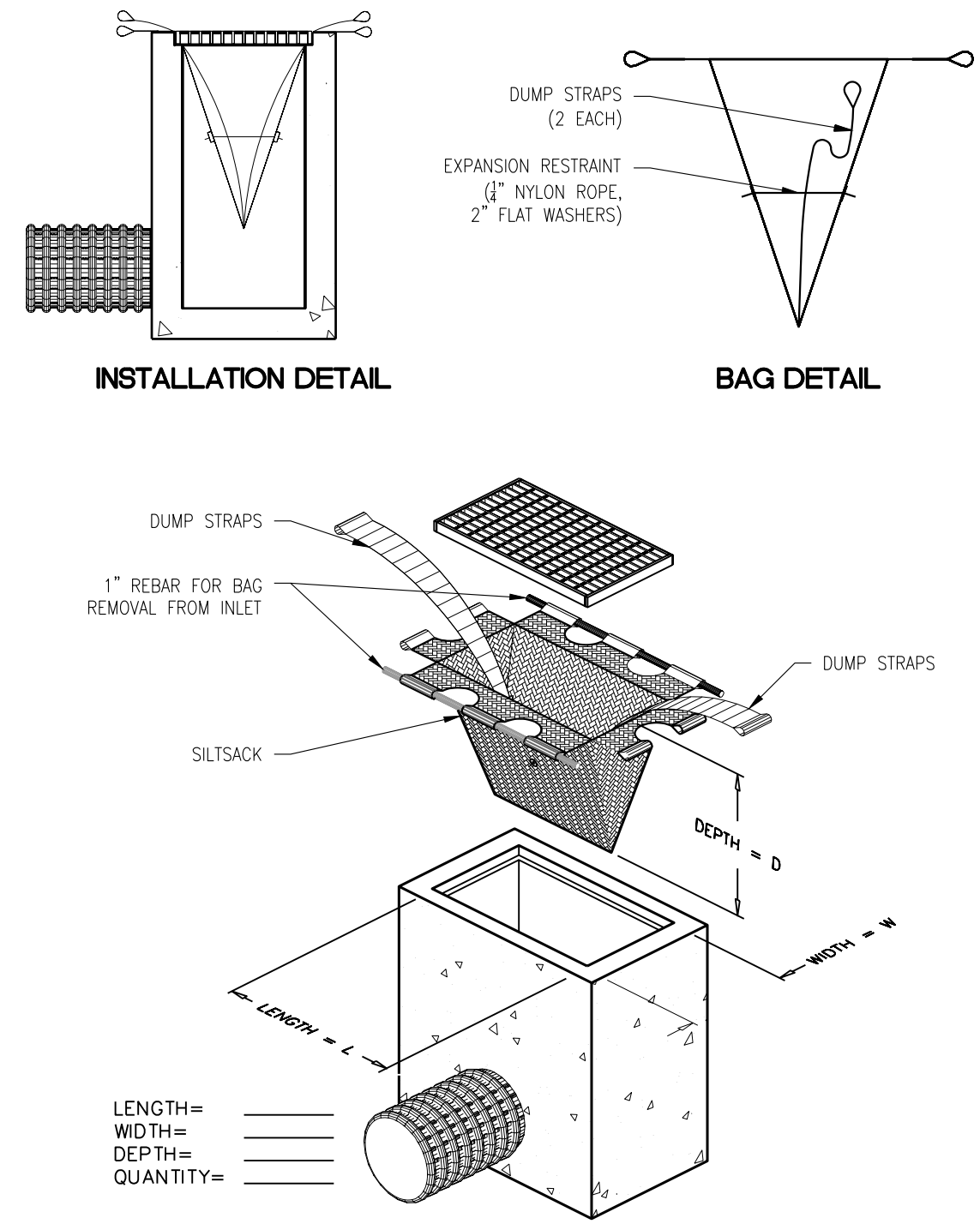
- NOTES:
- SNOW FENCING SHOULD BE INSTALLED AT DRIP LINE OF TREE BRANCHES.
 - NO BOARDS ARE TO BE NAILED TO TREES.
 - FEEDER ROOTS SHOULD NOT BE CUT INSIDE THE TREE BRANCHES DRIP LINE.
 - TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE TO TRUNK OR MAIN BRANCH.
 - ALL TREES INSIDE THE LIMIT OF DISTURBANCE TO BE PRESERVED MUST BE PROTECTED WITH ORANGE TREE PROTECTION FENCE.
 - PROTECT TREE DRIFLINE 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

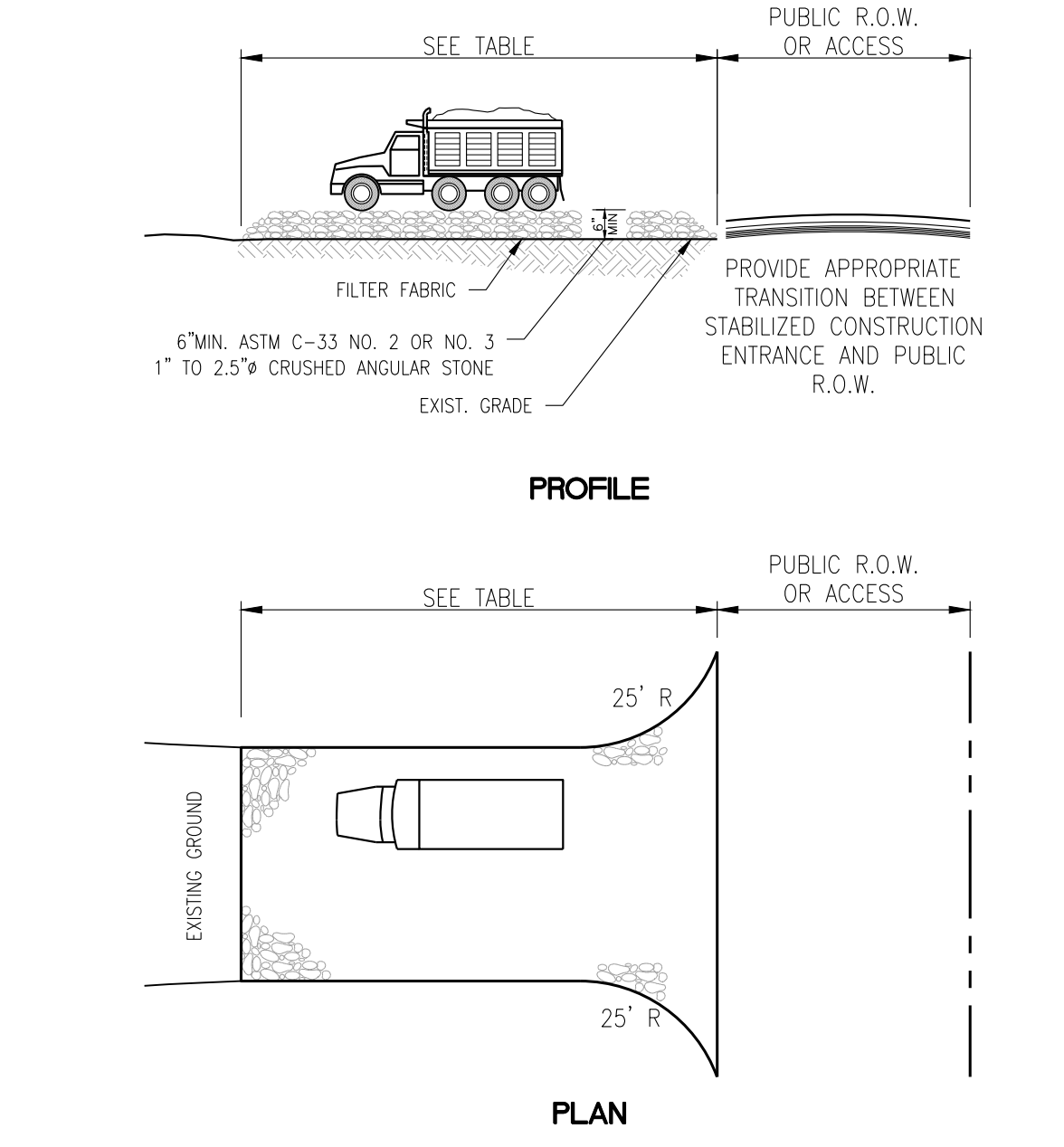


- NOTES:
- CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
 - CONTRACTOR TO REMOVE FABRIC AND MESH JUST PRIOR TO PAVING.
 - THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER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

INLET FILTER BARRIER PROTECTION



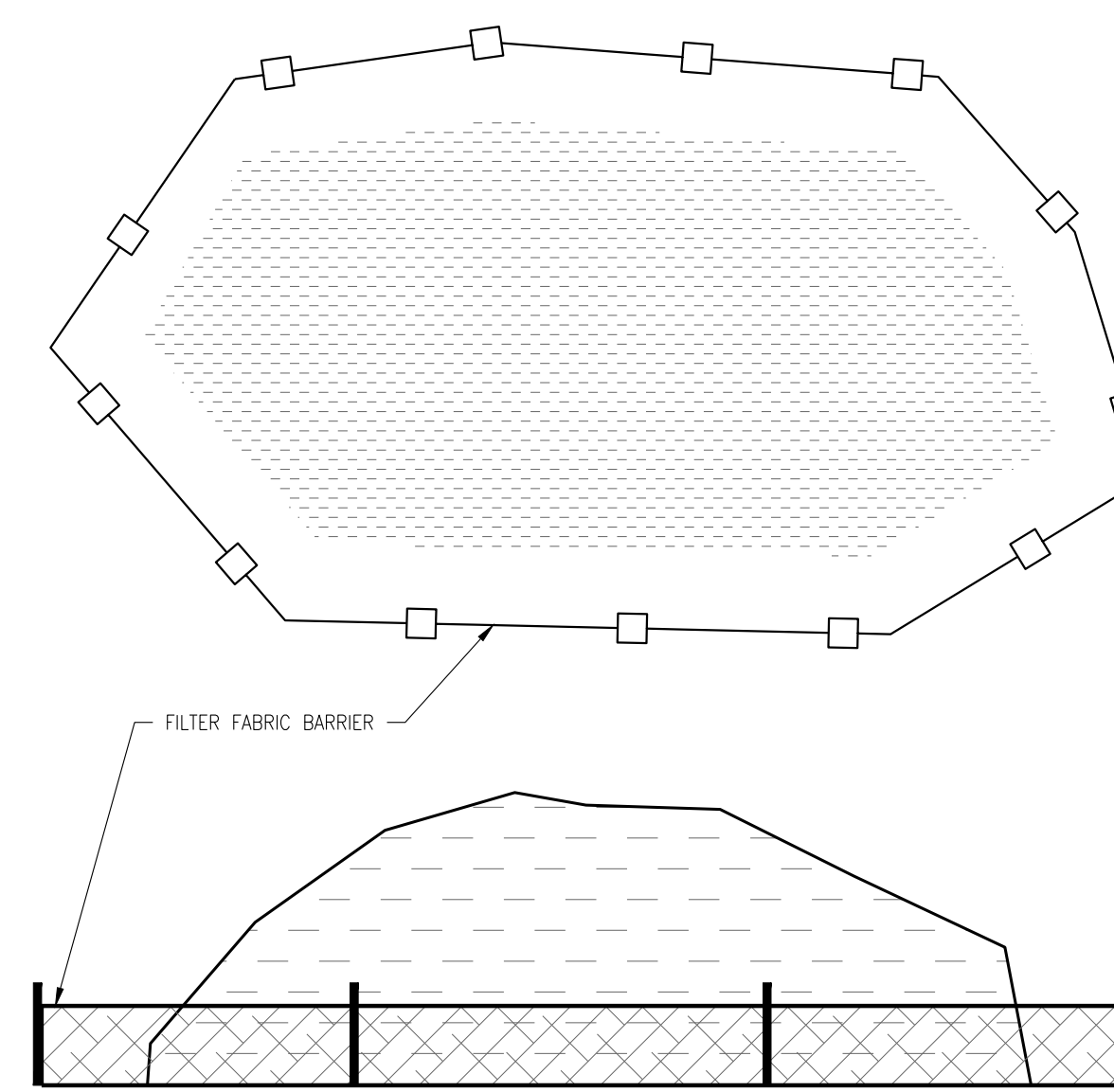
INLET PROTECTION



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

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: 246A279290000
JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

Digitally signed by Matthew Neuls
Date: 2021.10.18 12:19:22-04'00'

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 246E0413300

04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
03	08/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
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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

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: MJN

SCALE:

DATE: 11-19-2020

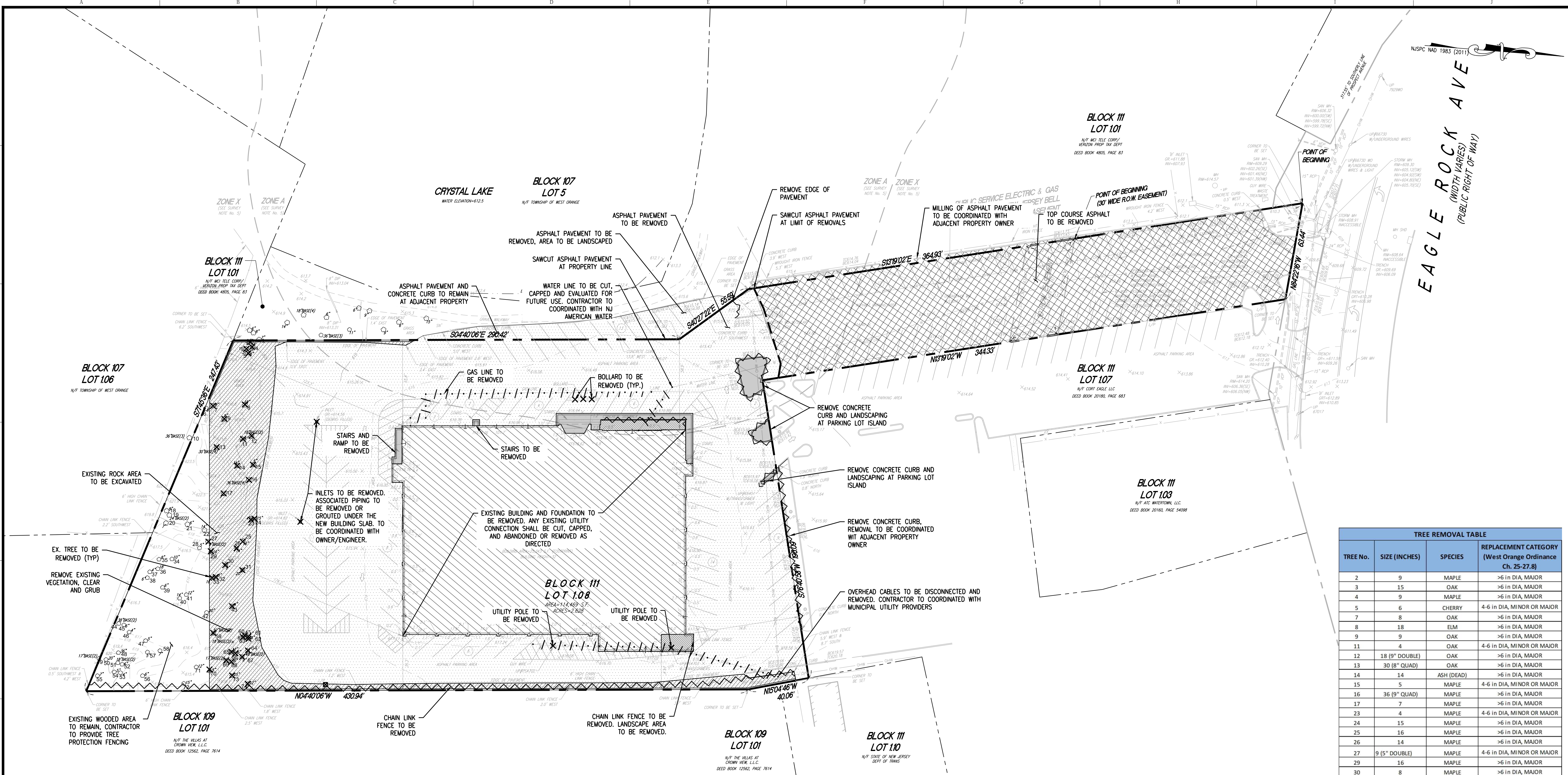
JOB No: 10461-003

DRAWING NUMBER:

C-802

SHEET 13 OF 17

NOT FOR CONSTRUCTION



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 REMOVED	4" - 6" DIA		13
	> 6" DIA		26

DRESDNER
ROBIN

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

Digitally signed by Matthew Neuls
Date: 2023.10.18 12:15:10 -0400

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701 WESTERN AVENUE
GLENDALE, CA 91201

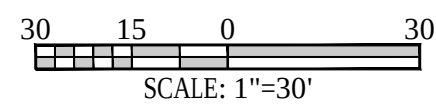
DRAWING TITLE:

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:

MJN

DRAWING NUMBER:

C-811

SCALE:

1"=30'

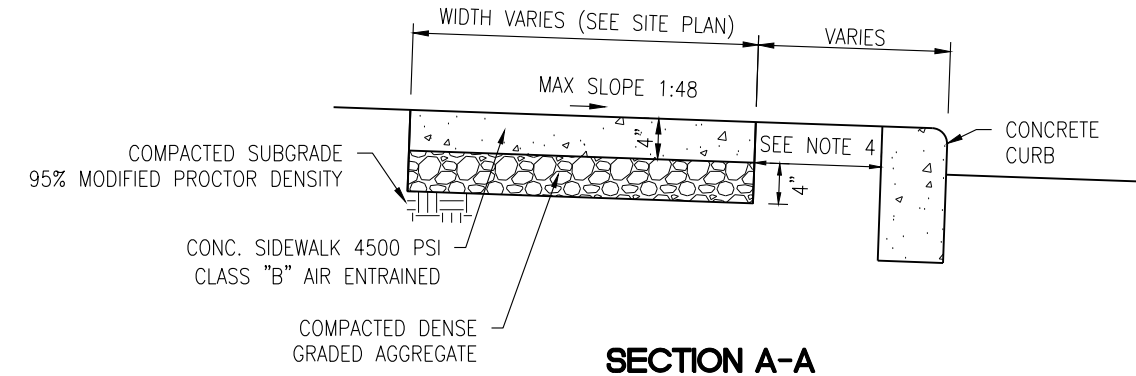
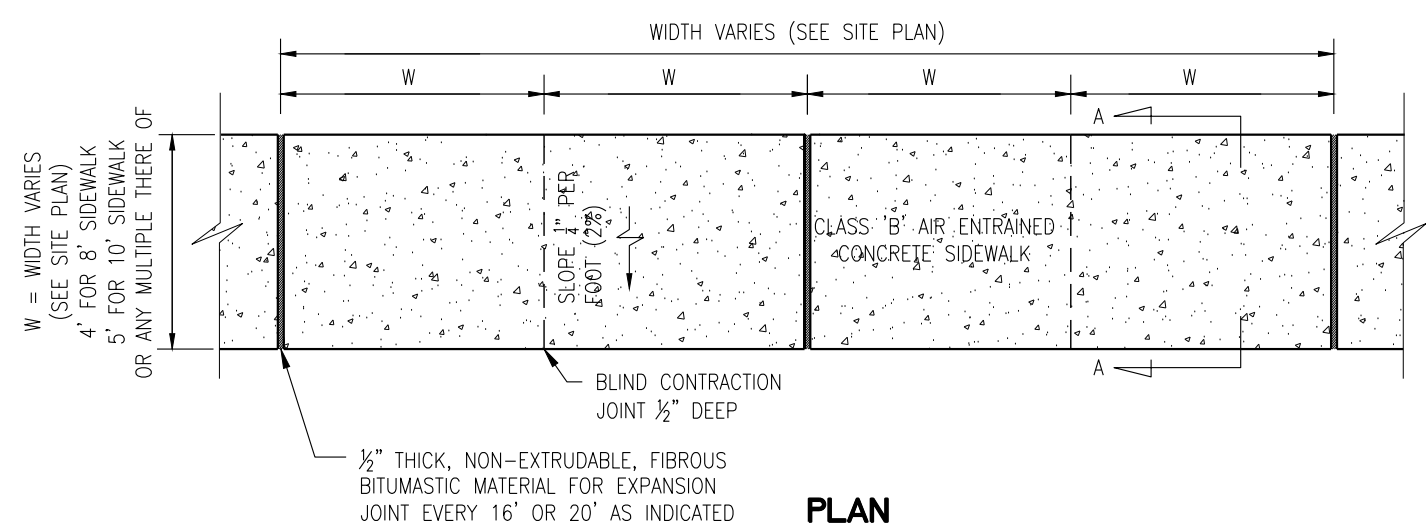
DATE:

11-19-2020

JOB No:

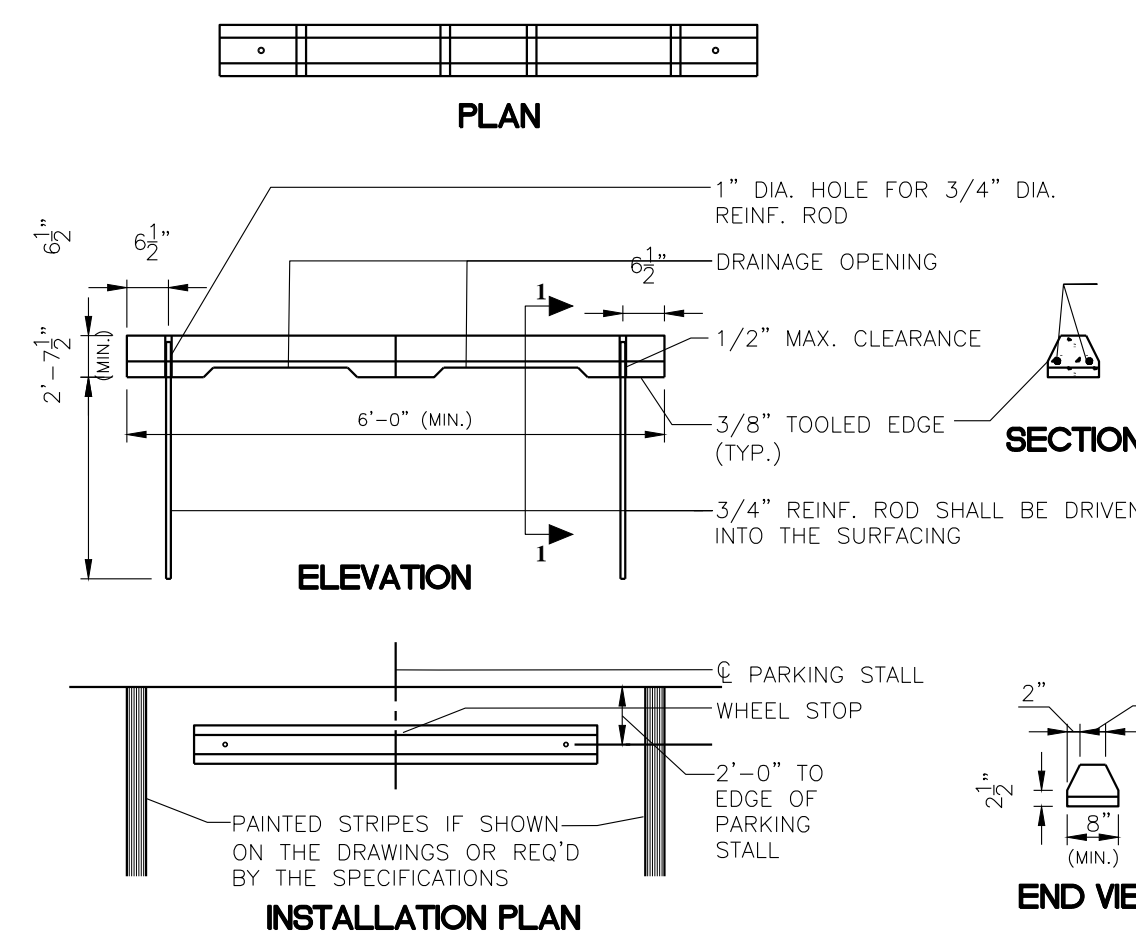
10461-003

SHEET 14 OF 17

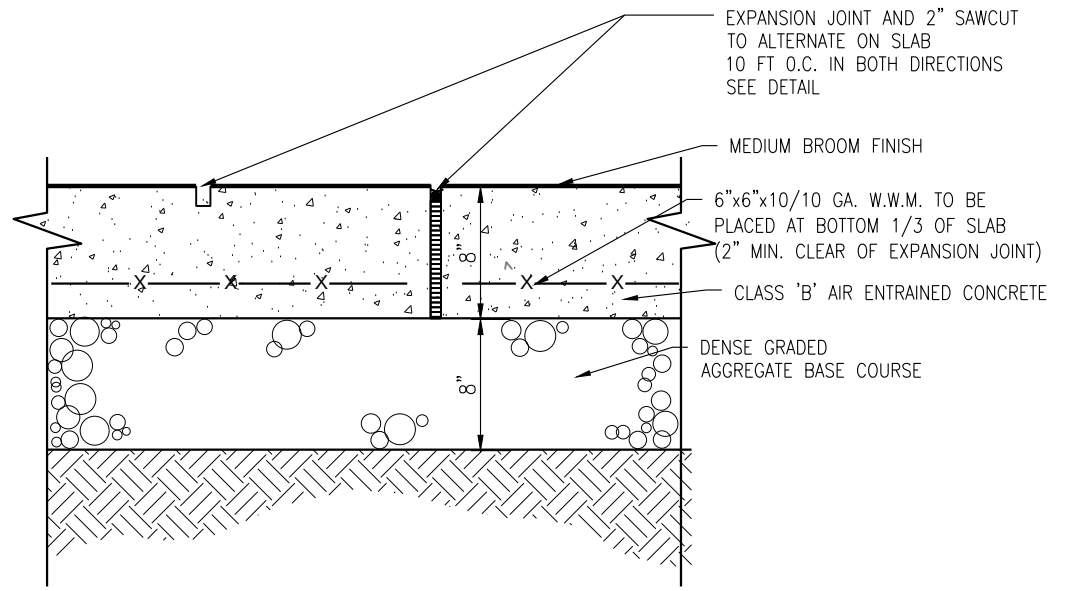


- NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO NJ STATE HIGHWAY DEPARTMENT SPECIFICATION CLASS "B", AIR-ENTRAINED, 4500 PSI MINIMUM AT 28 DAYS. ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM. ALL JOINTS AND EDGES SHALL BE TOOLED AND ROUNDED.
 - SUBBASE AND FORMWORK SHALL BE FIRM AND APPROVED BY THE CITY OF ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO POURING.
 - ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO 2007 NJDOT STANDARD SPECIFICATIONS.
 - WHEN SIDEWALK ABUTS CURB OR SIDEWALK, 1/2" THICK NON-EXTRUDABLE FIBROUS BITUMASTIC EXPANSION JOINT IS REQUIRED.
 - FOR SCORING PATTERN, SIDEWALK SHALL BE DIVIDED INTO 2 LONGITUDINAL SECTIONS.

CONCRETE SIDEWALK DETAIL

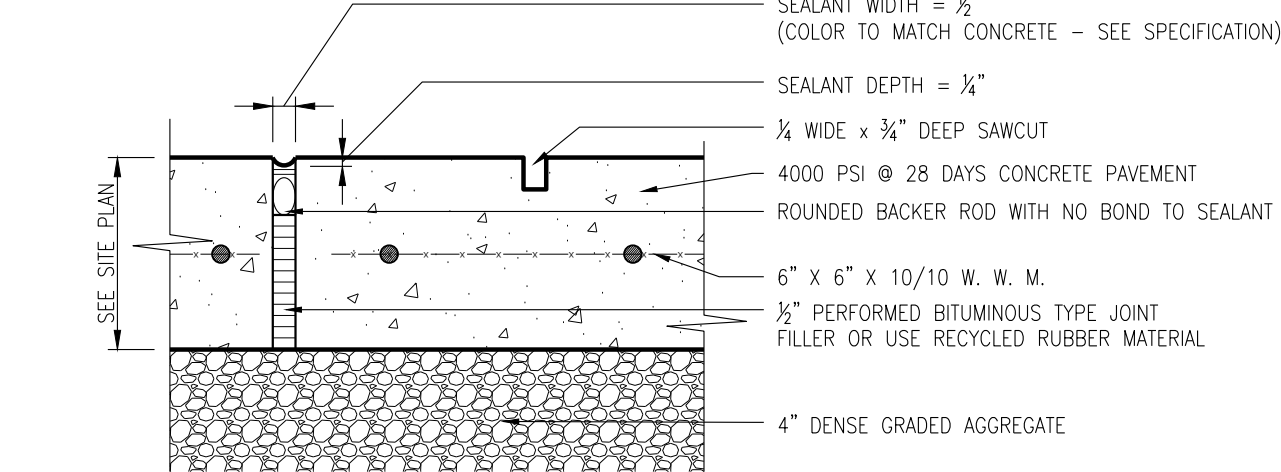


PRECAST CONCRETE WHEEL STOP



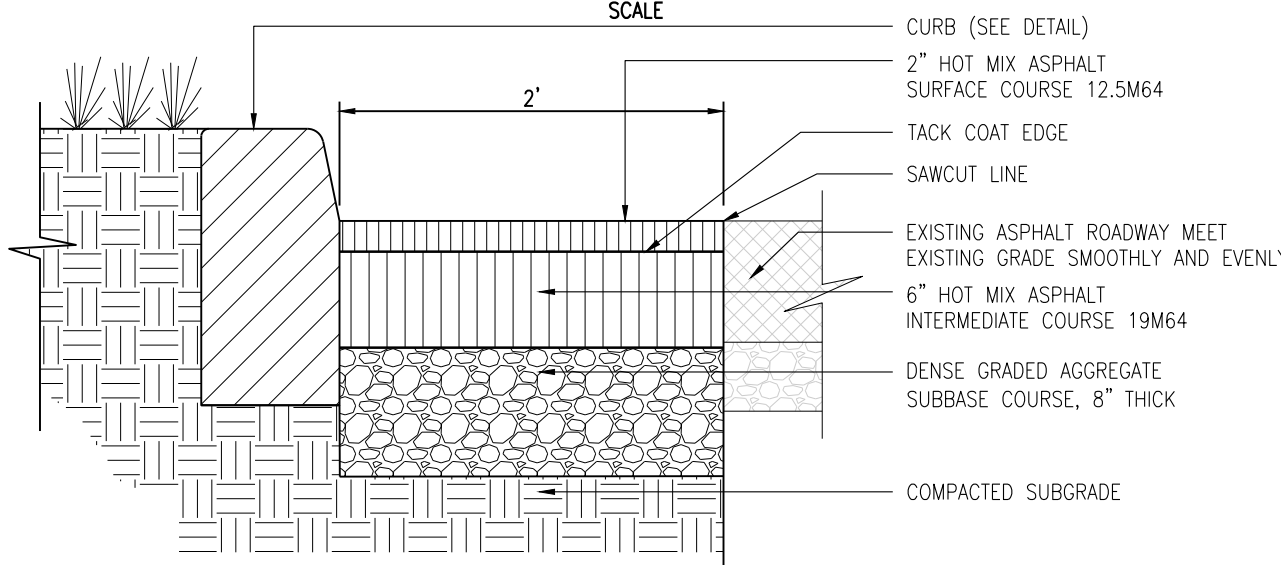
- NOTES:
- CONCRETE TO TEST 4500 P.S.I. MINIMUM ON 28 DAY TEST. AIR ENTRAINMENT 4% TO 7% SLUMP TO BE 3" MAXIMUM.
 - SEE EXPANSION JOINT DETAIL ABOVE FOR INFORMATION REGARDING EXPANSION JOINTS AND SAWCUT SPACING IN REINFORCED CONCRETE SLAB. TO BE ALTERNATING 10 FT O.C. IN BOTH DIRECTIONS.

REINFORCED CONCRETE PAD

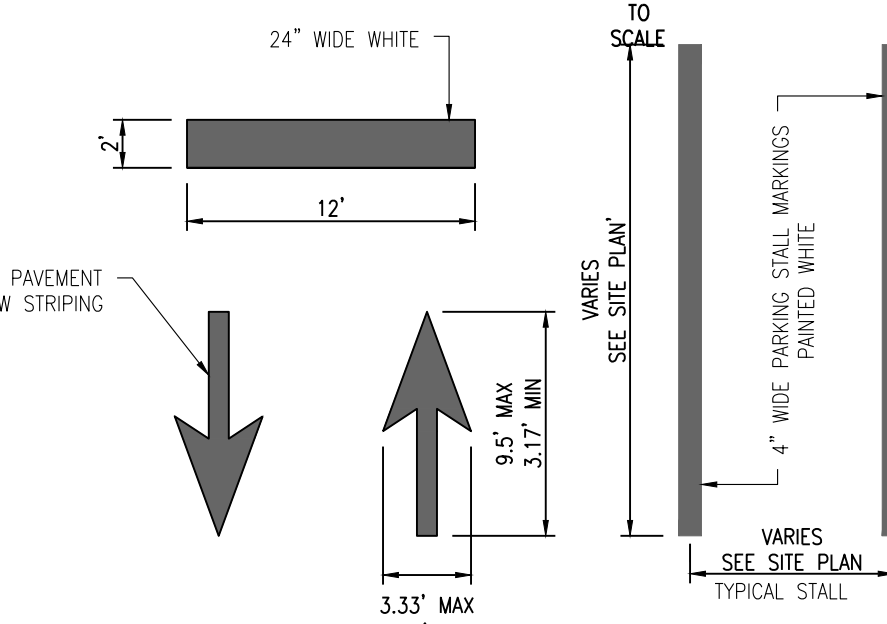


- NOTES:
- WHERE APPLICABLE, EXPANSION AND SCORE JOINT PATTERN SHALL MATCH EXISTING. OTHERWISE, EXPANSION JOINTS SHALL BE 10' O.C. AND SCORE JOINTS SHALL BE 5' O.C. BOTH WAYS.
 - EXPANSION JOINTS SHALL RUN CONTINUOUS ALONG BUILDING FACADE, CURBS, WALLS OR EXISTING RIGID PAVEMENTS.

EXPANSION JOINT

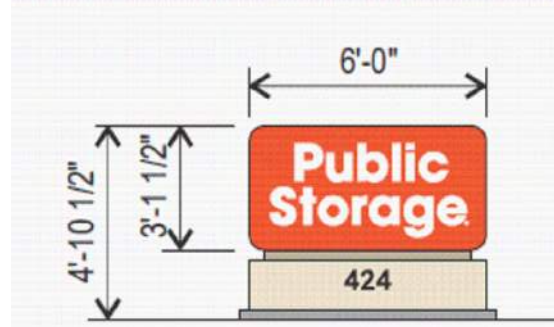


PAVEMENT REPAIR

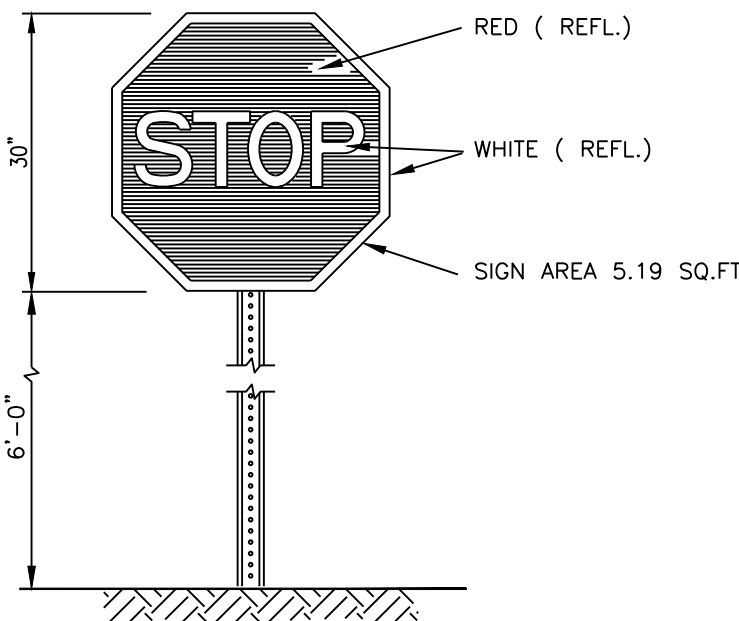


- NOTES:
- ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT.
 - ALL PAINT ON-SITE TO BE LONG-LIFE EPOXY RESIN.
 - ALL PAINT WITHIN RIGHT-OF-WAY TO BE THERMOPLASTIC.
 - STANDARD NJDOT OR FHWA TRAFFIC ARROWS MAY BE USED WITH OVERALL SIZE REDUCED BY 1/3. SEE PAGE 3B-40 FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.

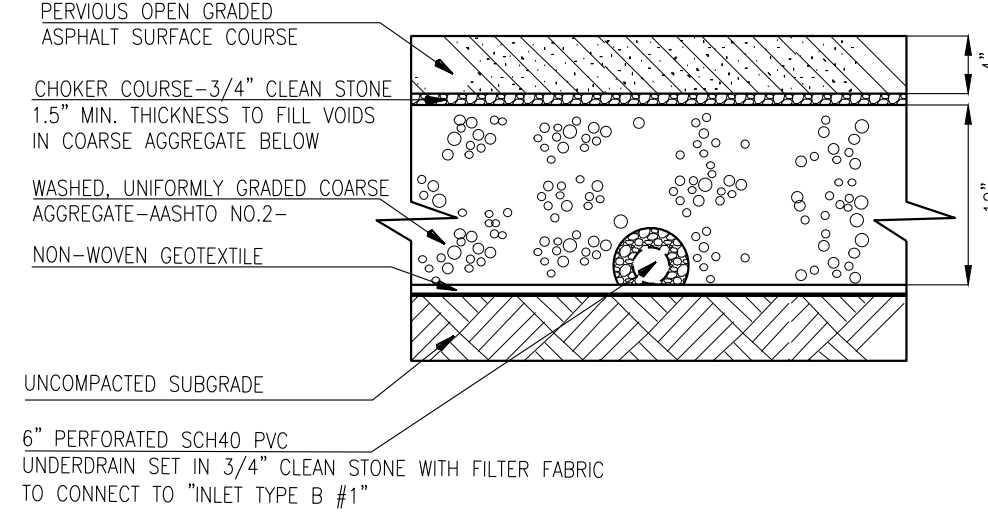
PAVEMENT MARKING



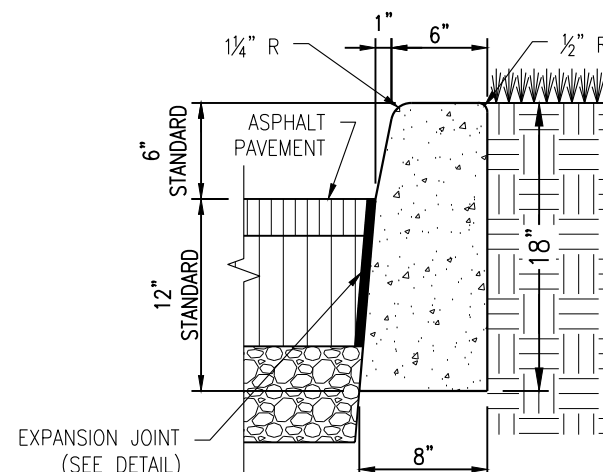
- NOTE:
- DETAIL TAKEN FROM DRAWING NUMBER TG-0720-20 DATED 09/15/2020 BY IMAGE NATIONAL SIGNS
 - SIGNAGE FOUNDATION DESIGN BY OTHER D/F MONUMENT SIGN



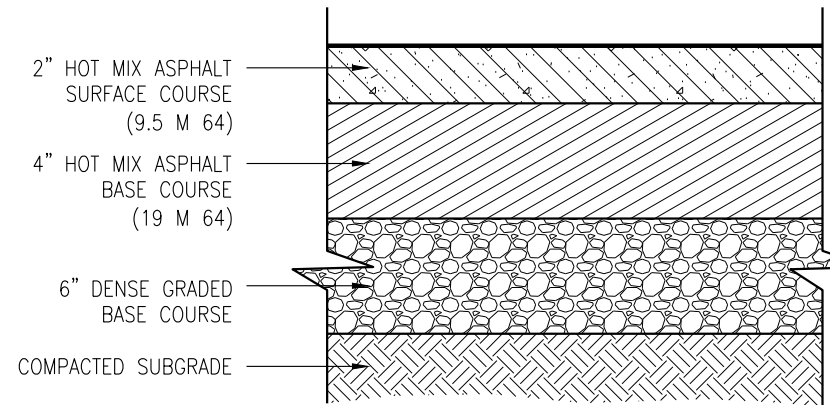
STOP SIGN



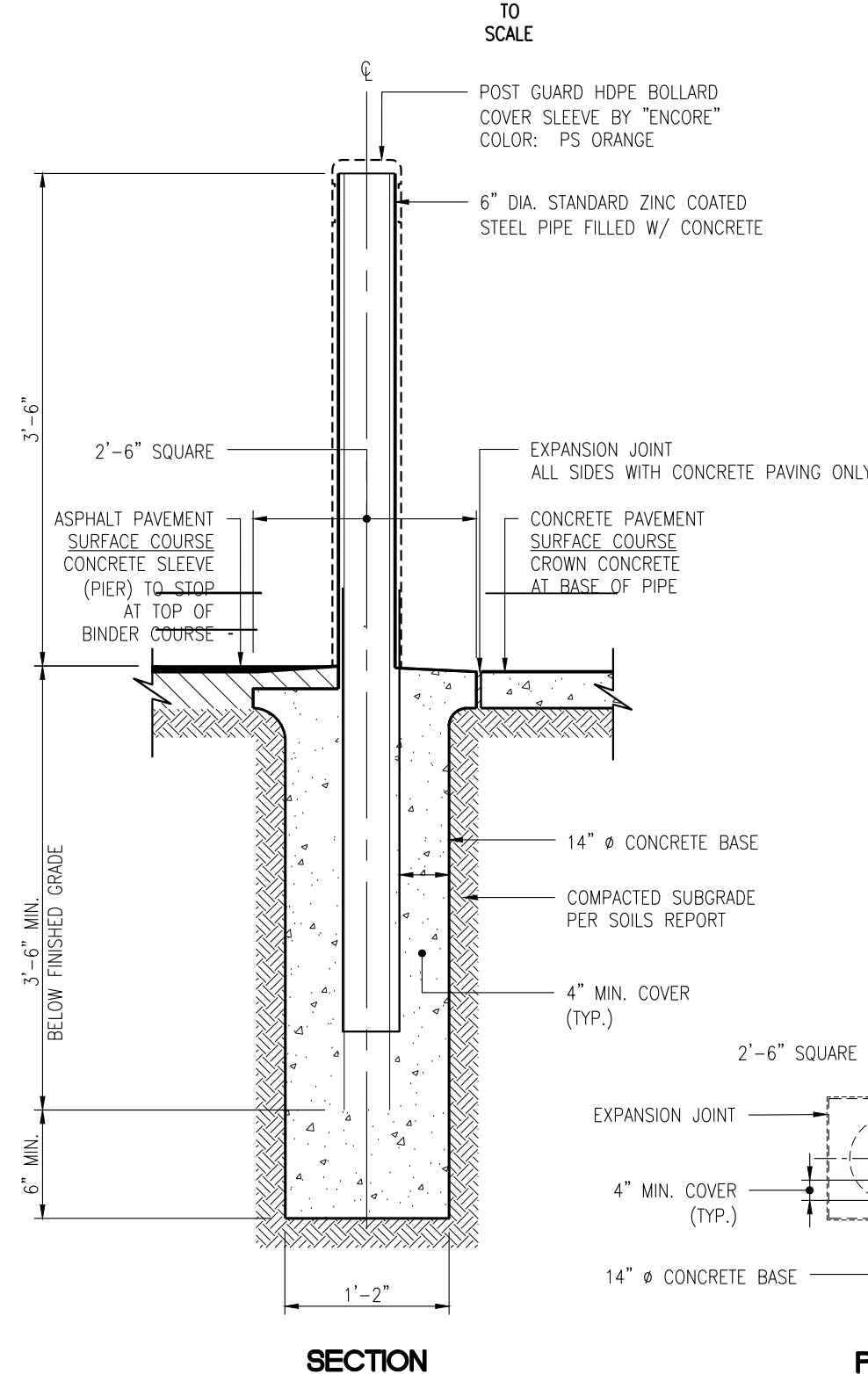
PERMEABLE ASPHALT PAVEMENT



CONCRETE CURB

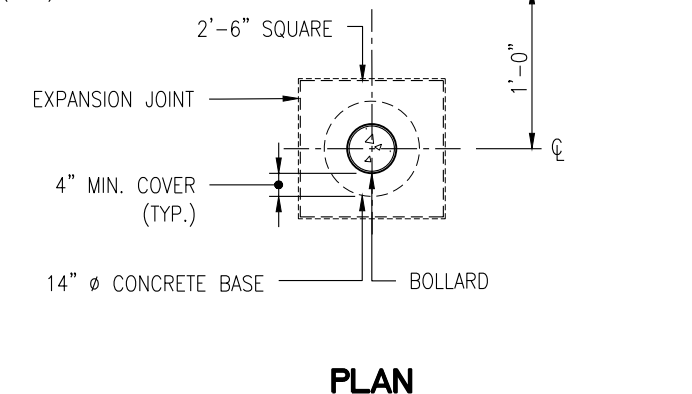


FULL DEPTH ASPHALT PAVEMENT

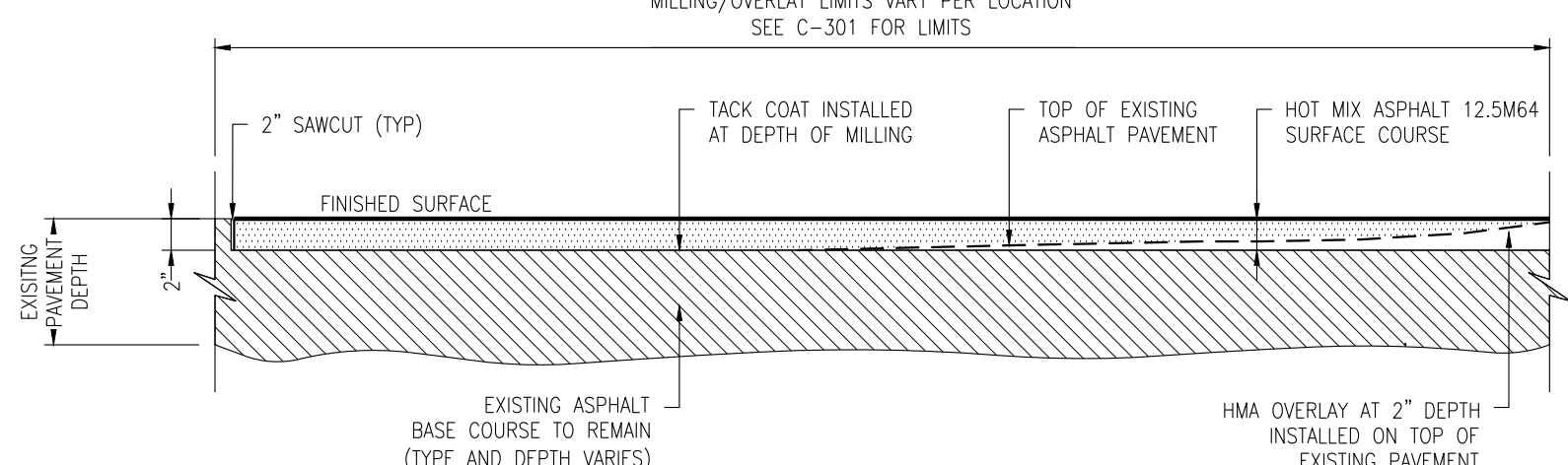


SECTION

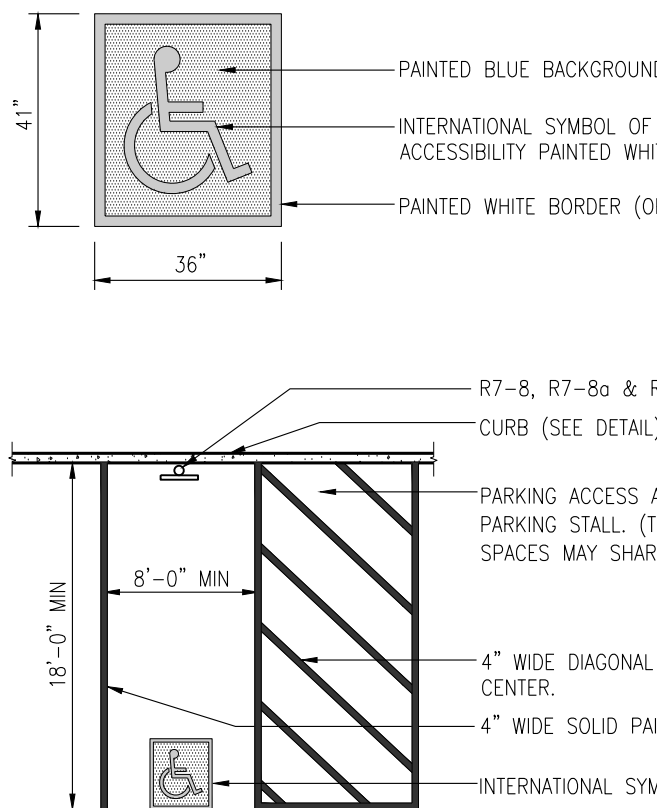
BOLLARD



PLAN

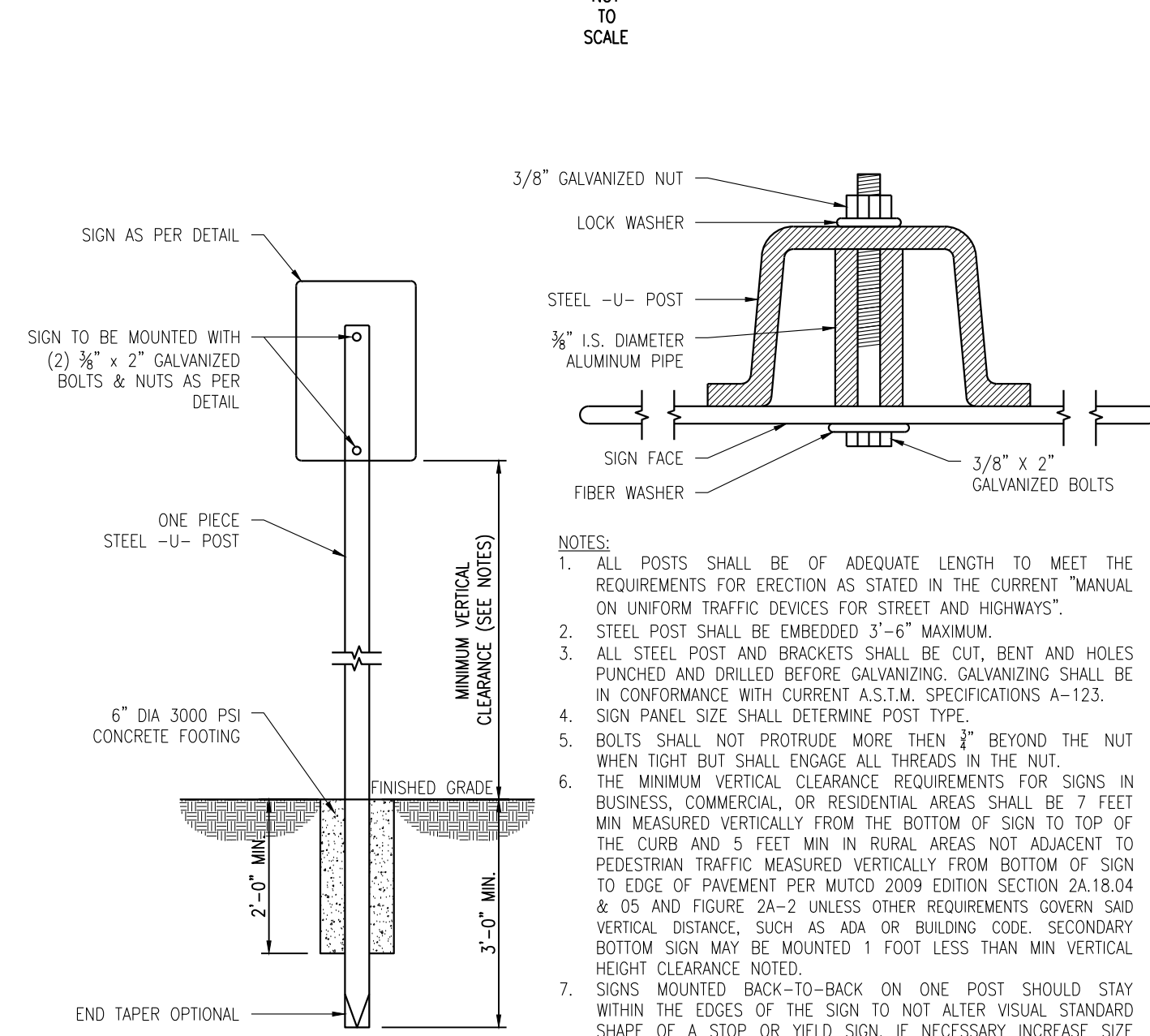


MILLING AND OVERLAY



- NOTES:
- ACCESSIBLE PARKING SPACES SHALL BE THE CLOSEST PARKING SPACES PROVIDED AND THOSE PARKING SPACES SHALL BE ON THE SHORTEST ROUTE, WHICH SHALL BE AN ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE.
 - THE BOTTOM OF THE R7-8 SIGN SHALL BE MOUNTED APPROXIMATELY 60" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHERE SIGN IS PARALLEL TO THE SIDEWALK AND APPROXIMATELY 72" ABOVE THE PARKING LOT OF SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.
 - THE R7-8 SIGN SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE.
 - PAVEMENT MARKING PAINT TO BE LATEX TRAFFIC-RATED PAVEMENT PAINT.
 - SIGNS TO BE IN COMPLIANCE WITH MUTCD STANDARDS.
 - WALL MOUNTED SIGNS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE



- NOTES:
- ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC DEVICES FOR STREET AND HIGHWAYS".
 - STEEL POST SHALL BE EMBEDDED 3'-6" MAXIMUM.
 - ALL STEEL POST AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATIONS A-123.
 - SIGN PANEL SIZE SHALL DETERMINE POST TYPE.
 - BOLTS SHALL NOT PROTRUDE MORE THAN 1/2" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
 - THE MINIMUM VERTICAL CLEARANCE REQUIREMENTS FOR SIGNS IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREAS SHALL BE 7 FEET MIN MEASURED VERTICALLY FROM THE BOTTOM OF SIGN TO TOP OF THE CURB AND 5 FEET MIN IN RURAL AREAS NOT ADJACENT TO PEDESTRIAN TRAFFIC MEASURED VERTICALLY FROM BOTTOM OF SIGN TO EDGE OF PAVEMENT PER MUTCD 2009 EDITION SECTION 2A.18.04 & 05 AND FIGURE 2A-2 UNLESS OTHER REQUIREMENTS GOVERN SAID VERTICAL DISTANCE, SUCH AS ADA OR BUILDING CODE. SECONDARY BOTTOM SIGN MAY BE MOUNTED 1 FOOT LESS THAN MIN VERTICAL HEIGHT CLEARANCE NOTED.
 - SIGNS MOUNTED BACK-TO-BACK ON ONE POST SHOULD STAY WITHIN THE EDGES OF THE SIGN TO NOT ALTER VISUAL STANDARD SHAPE OF A STOP OR YIELD SIGN. IF NECESSARY INCREASE SIZE OF STOP OR YIELD SIGN AS NECESSARY OR SEPARATE BY 3' ON SEPERATE POSTS.

SIGN MOUNTING

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: 246A27925000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

Digitally signed by Matthew Neuls
Date: 2023.10.18 12:18:59-04'00'

43133

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
LICENSE NUMBER 246E04313300

NO.	DATE	DESCRIPTION	BY
04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
03	08/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
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:

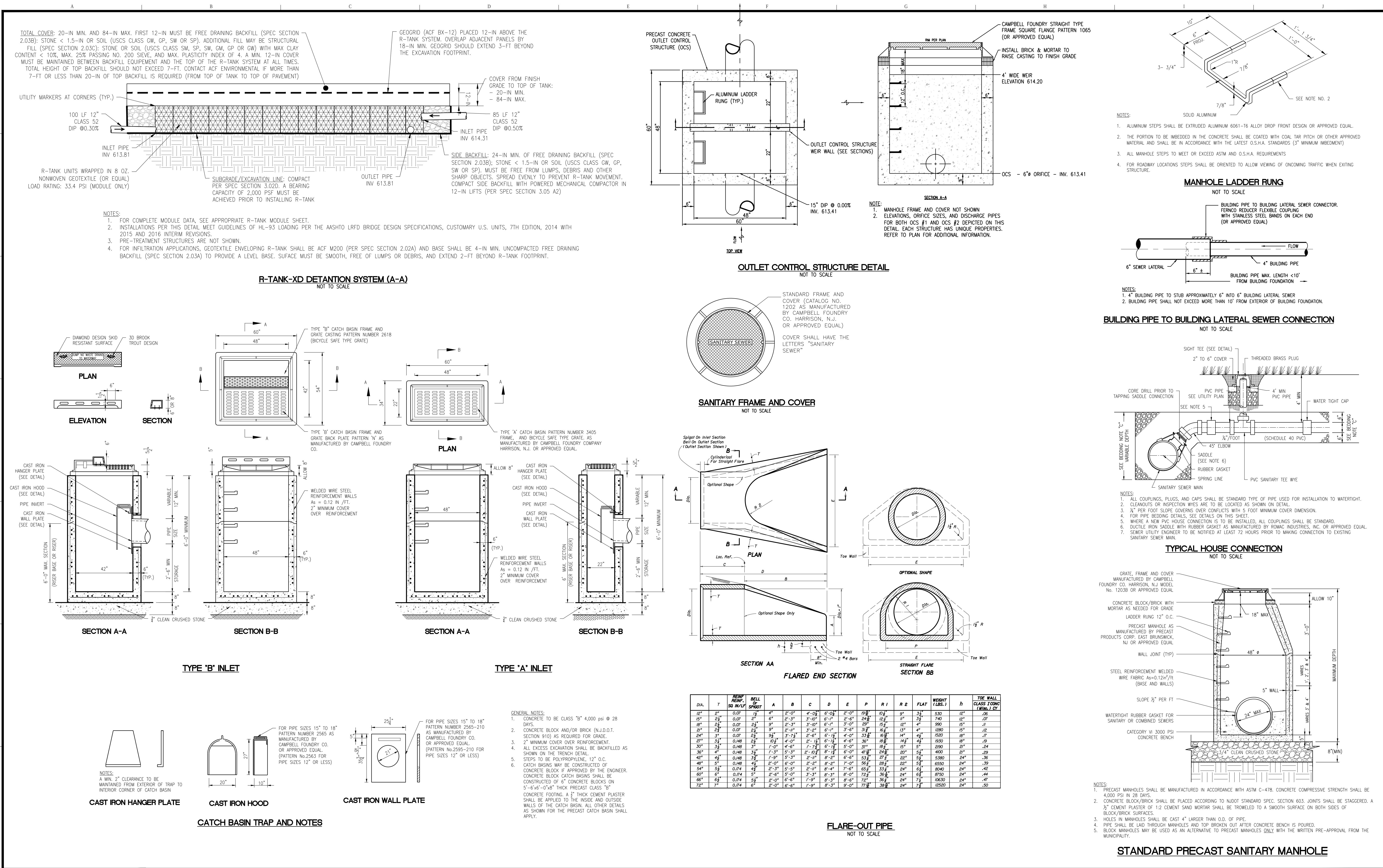


PUBLIC STORAGE
ATLANTIC COAST,LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

CONSTRUCTION DETAILS I

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

SCALE:	AS SHOWN
DRAWN BY:	QCQ
CHECKED BY:	MUN
DATE:	11-19-2020
DRAWING NUMBER:	C-901
SCALE:	10461-003
SHEET	15 OF 17



DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NO CERTIFICATE OF AUTHORIZATION: 246A27925000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

Matthew J. Neuls

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 246E0413300

04/10/2021

REVISED PER TOWNSHIP REVIEW COMMENTS

CRG

03/08/2021

REVISED PER TOWNSHIP REVIEW COMMENTS

CRG

02/08/2021

REVISED PER TOWNSHIP REVIEW COMMENTS

CRG

01/03/2021

REVISED PER TOWNSHIP REVIEW COMMENTS

CRG

DATE

DESCRIPTION

BY

REVISIONS:

OWNER / APPLICANT:

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

DRAWING TITLE:

CONSTRUCTION DETAILS II

PROJECT:

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

SCALE:

AS SHOWN

DRAWN BY:

QCQ

CHECKED BY:

MUN

DRAWING NUMBER:

C-902

SCALE:

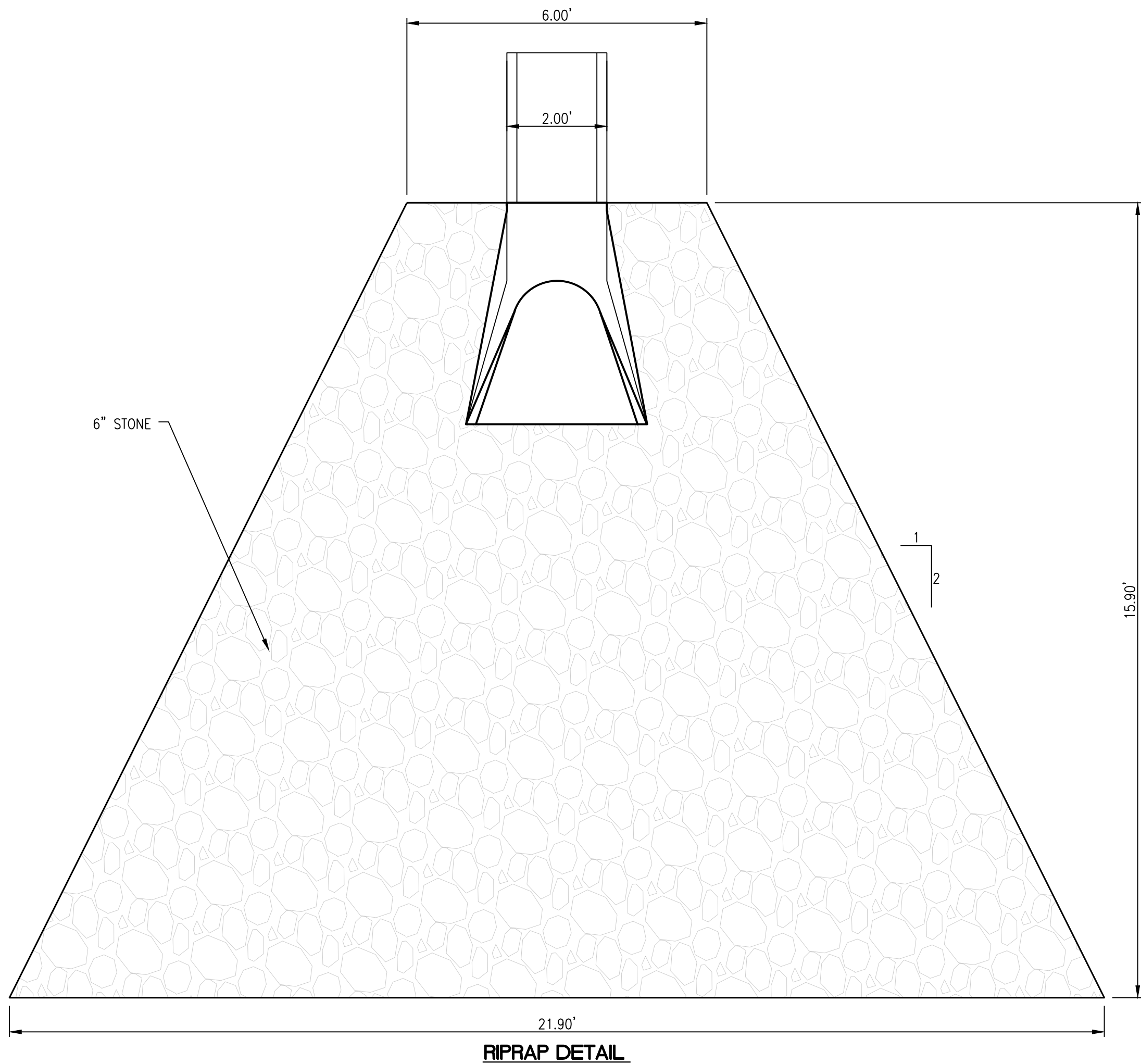
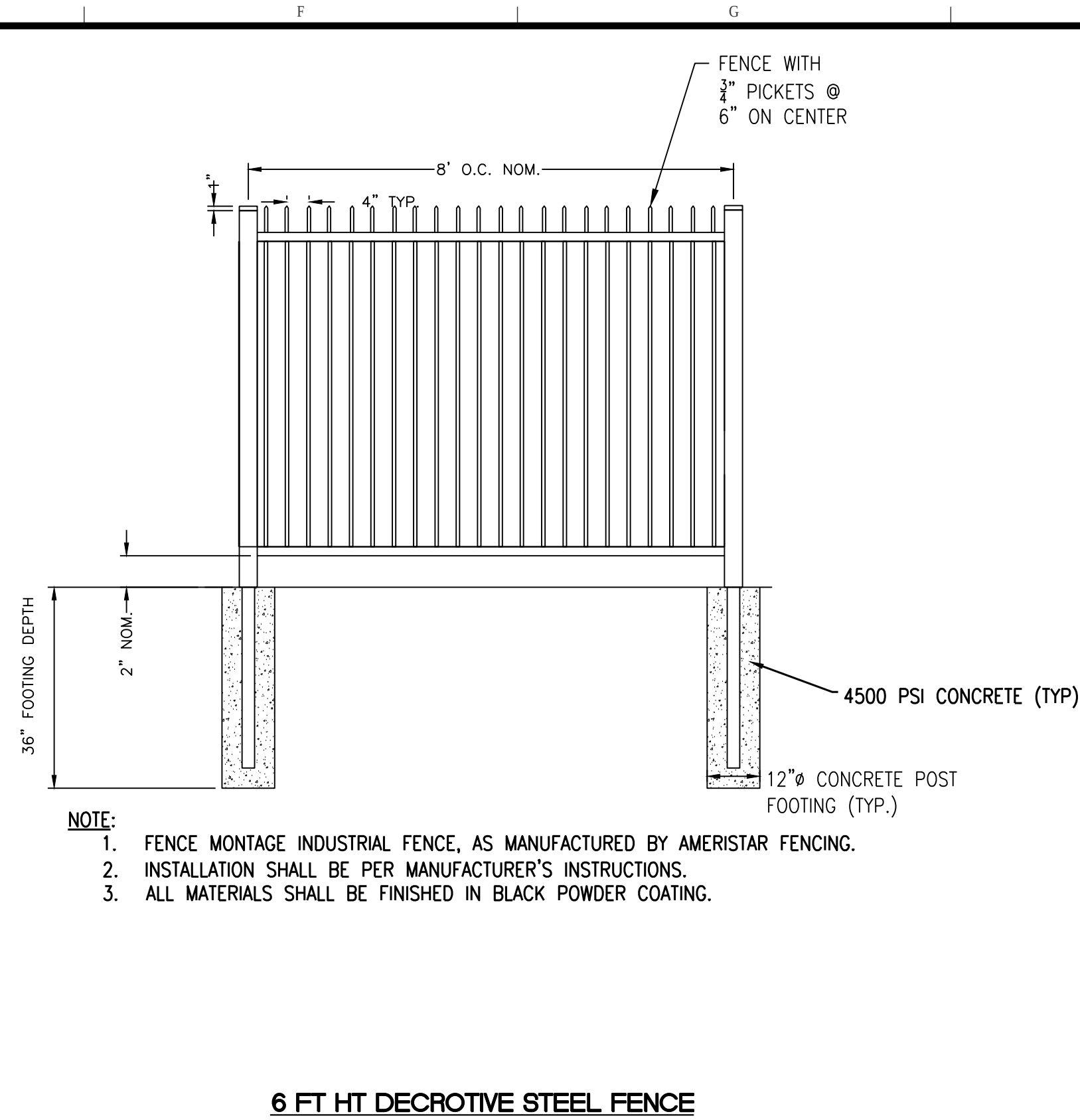
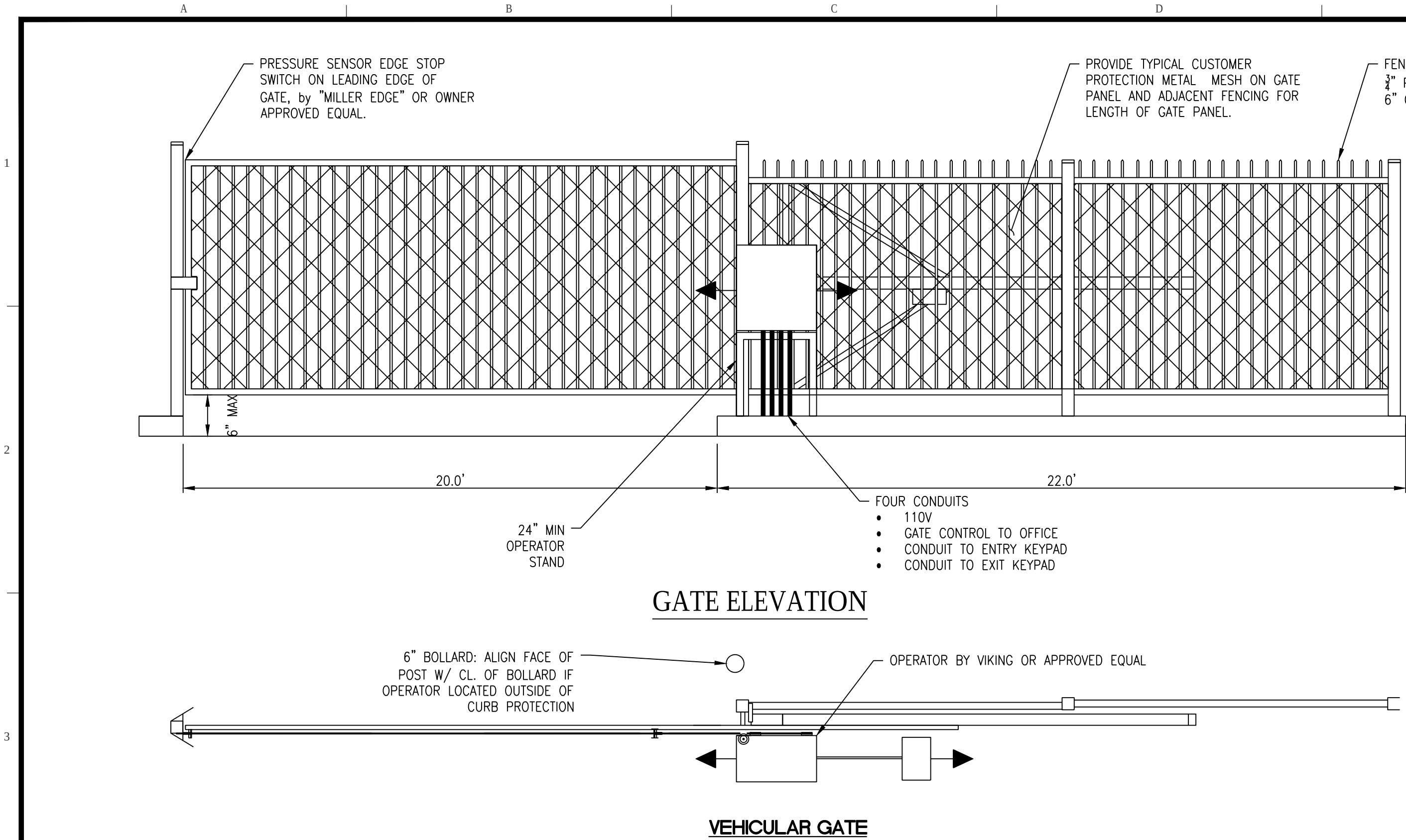
11-19-2020

JOB No:

10461-003

SHEET

16 OF 17



**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

Digitally signed by Matthew Neuls
Date: 2021.10.18 12:18:32-04'00'

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300

04	10/14/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
03	08/26/2021	REVISED PER TOWNSHIP REVIEW COMMENTS	GRG
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:

CONSTRUCTION NOTES III

PROJECT:

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

SCALE:

AS SHOWN

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