

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR

STORAGE PLATFORM, LLC

PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES

BLOCK 2303, LOTS 1, 2, 3, 4, 13 & 14; TAX MAP SHEETS 20, 22 & 23 - LATEST REV. DATED 01/1987

256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE,

TOWNSHIP OF SOUTH ORANGE VILLAGE

ESSEX COUNTY, NEW JERSEY

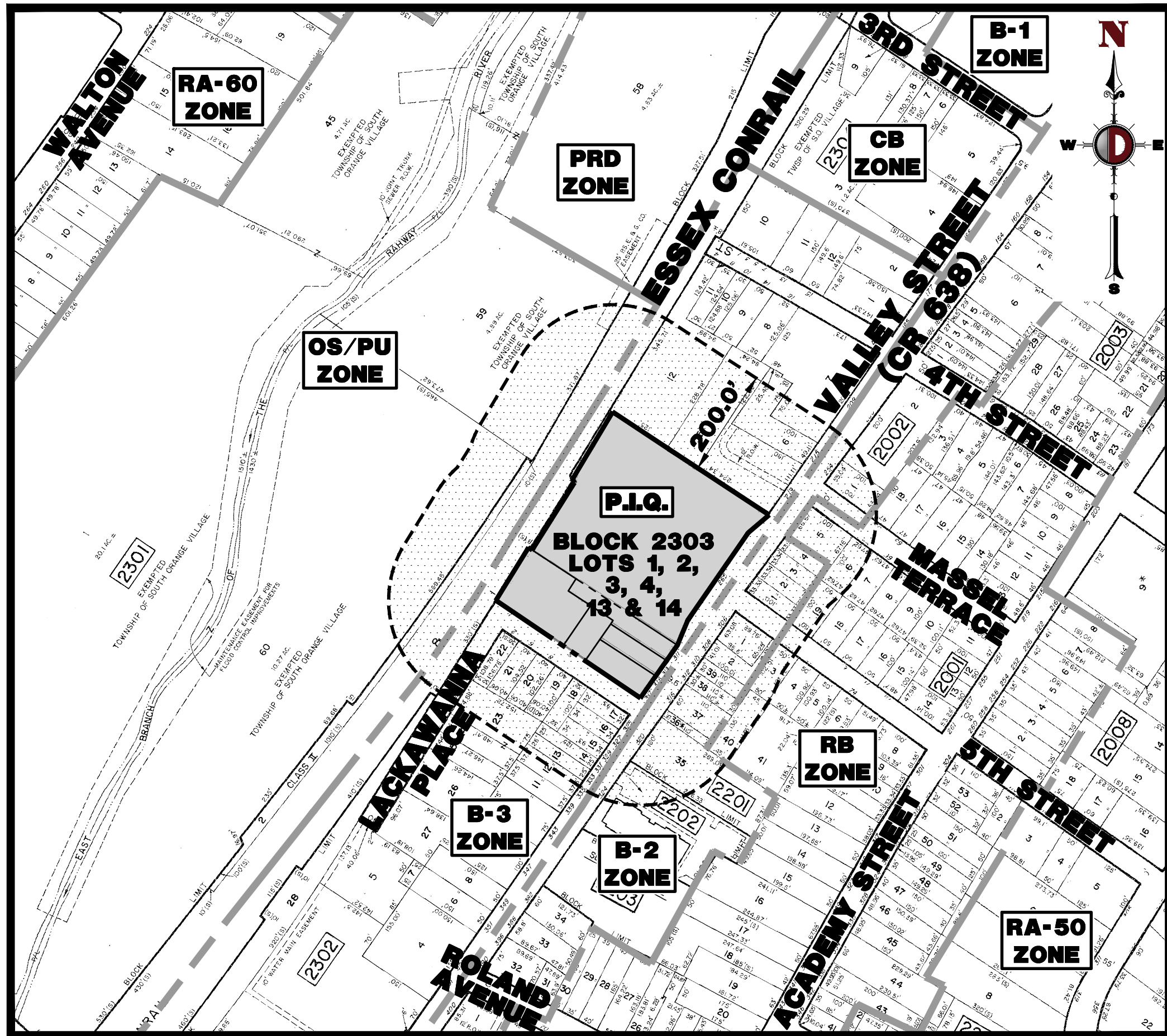
200' PROPERTY OWNERS LIST (BLOCK 2303, LOTS 1-3, 13 & 14)

PROPERTY OWNER	BLOCK	LOT
DEUTSCH, E & ARL DORNFIELD &L DEUTSCH 268 VALLEY ST SOUTH ORANGE, NJ 07079	2001	1
ZHANG, JIAN FENG & HUANG, JIN XIU 266 VALLEY STREET, 2ND FL SOUTH ORANGE, N.J. 07079	2001	2
VALLEY AUTO SALES, LLC 300-106 VALLEY STREET SOUTH ORANGE, N.J. 07079	2201	1
CALCOTTI, AMBROGIO + FELOMENA 308 VALLEY STREET SOUTH ORANGE, N.J. 07079	2201	2
BRISSETT, TONYA 62 FIFTH ST SOUTH ORANGE, N.J. 07079	2201	3
QUADEL, DONNA 66 FIFTH ST SOUTH ORANGE, N.J. 07079	2201	4
320 VALLEY SO LLC 125 CHURB AVE #2005 LYNHURST, NJ 07071	2201	35
TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079	2201	36
316 VALLEY STREET, LLC 56 CREST DRIVE SOUTH ORANGE, N.J. 07079	2201	37
CARDONE, JOHN L CINDY 310 VALLEY STREET SOUTH ORANGE, N.J. 07079	2201	39
TRONCONE, RICHARD + JOANNE 1892 HOVSONS BLVD TOMR RIVER, NJ 08753	2201	40
SETON HALL UNIVERSITY 400 SOUTH ORANGE AVENUE SOUTH ORANGE, N.J. 07079	2202	1
SETON HALL UNIVERSITY 400 SOUTH ORANGE SOUTH ORANGE, N.J. 07079	2202	1
ERIC LACKAWANNA/ NJ TRANSIT ONE PENN PLAZA NEWARK, N.J. 07102	2300	1
TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079	2301	59
TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079	2301	60
CHEN, CHAO HUA & ZHI MING WANG 335 VALLEY STREET SOUTH ORANGE, NJ 07079	2302	12
RESSOM, YACOB 333 VALLEY STREET SOUTH ORANGE, NJ 07079	2302	13
KIT, ANDREW & FISHER, CATHERINE 16 LACKAWANNA PL SOUTH ORANGE, NJ 07079	2302	14
LAM, TOI YAM & WAI CHING 79 ARNOLD TERRACE SOUTH ORANGE, NJ 07079	2302	15
MOLINARO, ANTHONY PO BOX 692 SPRINGFIELD, N.J. 07081	2302	16
MOLINARO, ANTHONY POB 692 SPRINGFIELD, N.J.07081	2302	17
KIT, ANDREW W 16 LACKAWANNA PLACE SOUTH ORANGE, NJ 07079	2302	18
PATEL, VIJAY P. & BHAVNA V 10 LACKAWANNA PLACE SOUTH ORANGE, NJ 07079	2302	19
8 LACKAWANNA LLC 8 LACKAWANNA PLACE SOUTH ORANGE, NJ 07079	2302	20
KUMANYIKA, KATHLEEN F 377 S HARRISON ST # 14K EAST ORANGE, NJ 07018	2302	21
PENA, NELSON 2-4 LACKAWANNA PLACE SOUTH ORANGE, NJ 07079	2302	22
JBN 352-379 LACKAWANNA PLACE, LLC. 363 VALLEY STREET SOUTH ORANGE, NJ 07079	2302	23
TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079	2303	4

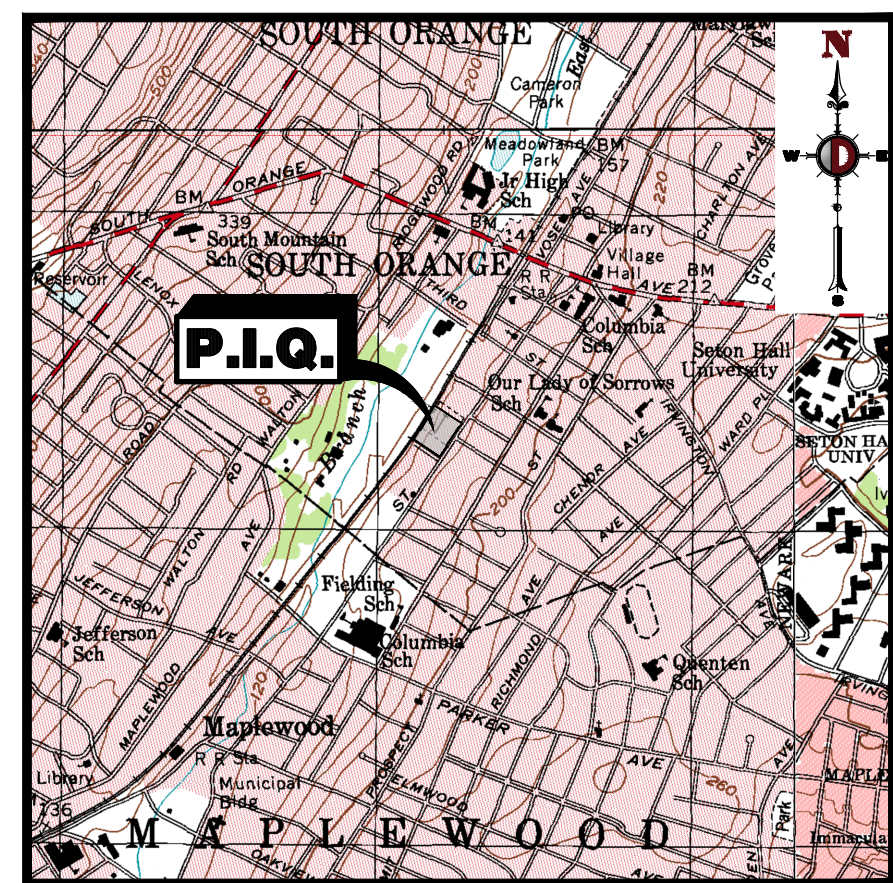
200' PROPERTY OWNERS LIST (BLOCK 2303, LOT 4)

PROPERTY OWNER	BLOCK	LOT
ALSO TO BE NOTIFIED: NEW JERSEY AMERICAN WATER 167 JOHN F. KENNEDY PARK-BLUG A SHORT HILLS, NEW JERSEY 07078		
PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER-CORPORATE PROPERTIES 80 PARK PLACE, 10B NEWARK, NEW JERSEY 07102		
VERIZON 540 BROAD STREET NEWARK, NEW JERSEY 07101		
CABLEVISION 186 WEST MARK STREET NEWARK, NEW JERSEY 07103		
RAMPERSAUD, L + SANCHAR, J 62 MASSEL TERR SOUTH ORANGE, NJ 07079	2001	6
MALESPINA, JOSEPH & ELISSA 66 MASSEL TERR SOUTH ORANGE, NJ 07079	2001	7
LYNTER, ELLY LLC PO BOX 216 WEST ORANGE, NJ 07052	2001	19
SHAH, REKHA & KAMLESH 3 TULIP COURT LIVINGSTON, N.J. 07039	2002	1
ALLEGANCE COMMUNITY BANK 200 VALLEY STREET SOUTH ORANGE, N.J. 07079	2002	2
BLACKMAN, STACY 59 MASSEL TERRACE SOUTH ORANGE, NJ 07079	2002	18
VALLEY AUTO SALES, LLC 300-106 VALLEY STREET SOUTH ORANGE, N.J. 07079	2201	1
CALCOTTI, AMBROGIO + FELOMENA 308 VALLEY STREET SOUTH ORANGE, N.J. 07079	2201	2
BRISSETT, TONYA 62 FIFTH ST SOUTH ORANGE, NJ 07079	2201	3
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TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079	2201	36
316 VALLEY STREET, LLC 56 CREST DRIVE SOUTH ORANGE, NJ 07079	2201	37
CARDONE, JOHN + CINDY 310 VALLEY STREET SOUTH ORANGE, N.J. 07079	2201	39
TRONCONE, RICHARD + JOANNE 1892 HOVSONS BLVD TOMR RIVER, N.J. 08753	2201	40
ERIC LACKAWANNA/NJ TRANSIT ONE PENN PLAZA NEWARK, N.J. 07102	2300	1
TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079	2301	59

TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079	2301	60
MOLINARO, ANTHONY POB 692 SPRINGFIELD, NJ 07081	2302	16
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TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079	2303	59



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

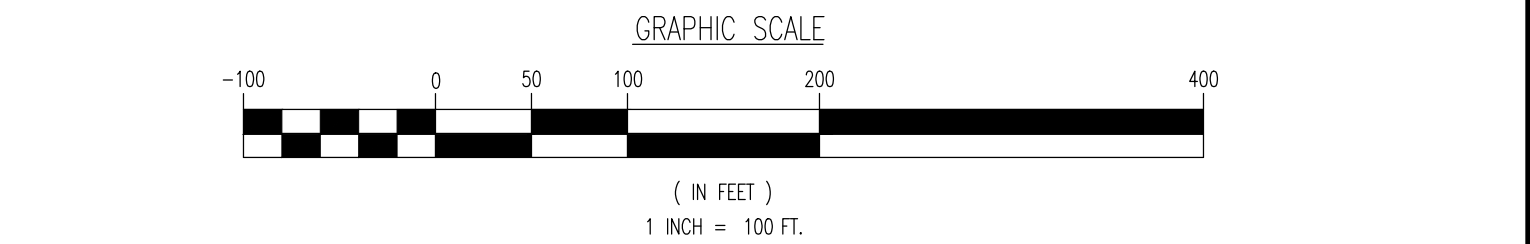
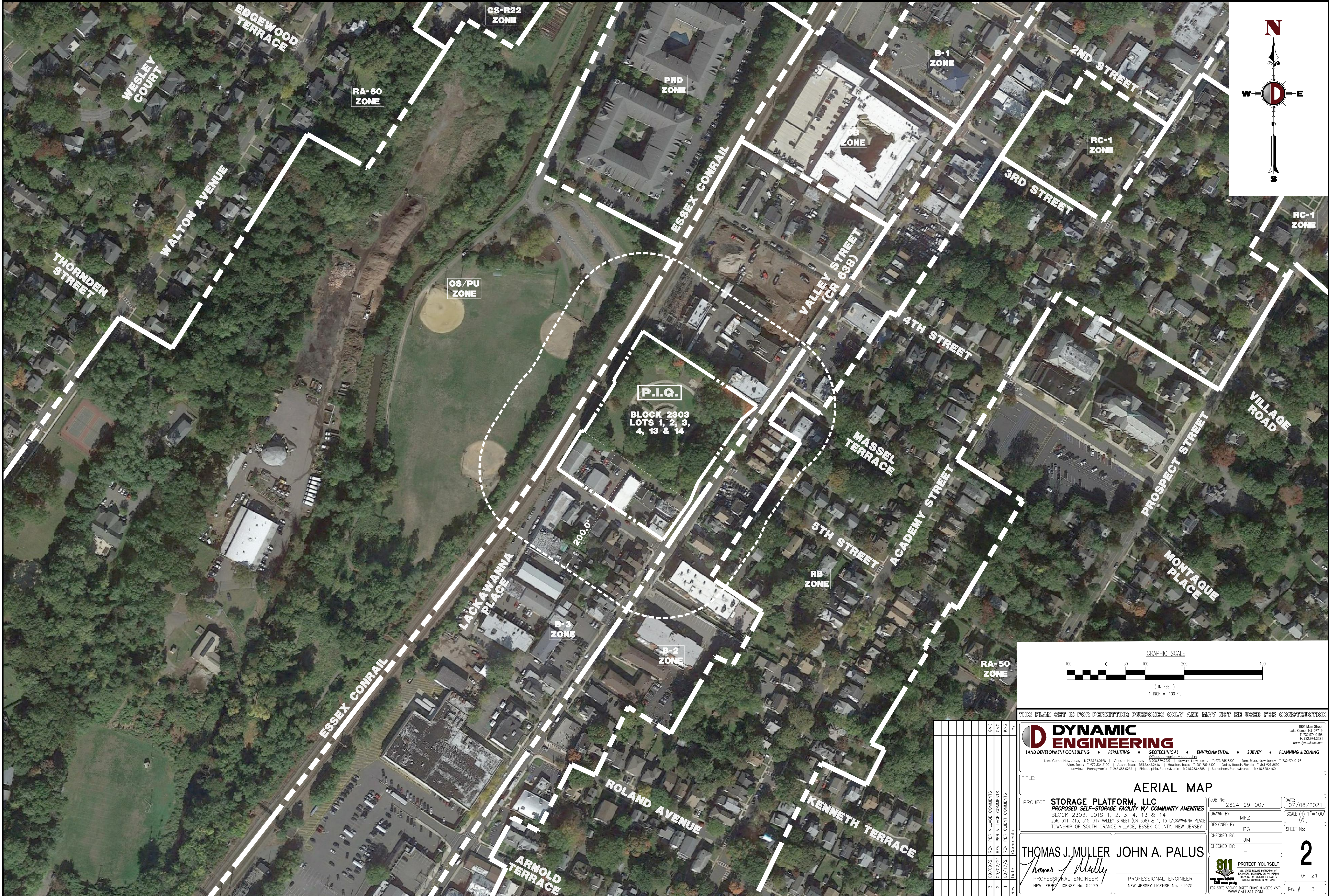
DRAWING INDEX	
COVER SHEET	1 of 21
AERIAL MAP	2 of 21
DEMOLITION PLAN	3 of 21
SITE PLAN	4 of 21
GRADING PLAN	5 of 21
DRAINAGE PLAN	6 of 21
UTILITY PLAN	7 of 21
LANDSCAPE PLAN	8 of 21
LIGHTING PLAN	9 of 21
SOIL EROSION AND SEDIMENT CONTROL PLAN	10 of 21
SOIL EROSION AND SEDIMENT CONTROL PLAN DETAILS	11 of 21
CONSTRUCTION DETAILS	12 of 21
CONSTRUCTION DETAILS	13 of 21
CONSTRUCTION DETAILS	14 of 21
CONSTRUCTION DETAILS	15 of 21
VEHICLE CIRCULATION PLAN A (SU-30)	16 of 21
VEHICLE CIRCULATION PLAN B (SU-30)	17 of 21
VEHICLE CIRCULATION PLAN C (SU-30)	18 of 21
VEHICLE CIRCULATION PLAN D (SU-30)	19 of 21
VEHICLE CIRCULATION PLAN (TRASH TRUCK)	20 of 21
SIGHT TRIANGLE EXHIBIT	21 of 21

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TITLE: COVER SHEET			
PROJECT: STORAGE PLATFORM, LLC PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES BLOCK 2303, LOTS 1, 2, 3, 4, 13 & 14 256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY		JOB No: 2624-99-007 DATE: 07/08/2021 DRAWN BY: MFZ DESIGNED BY: LFG CHECKED BY: TJM CHECKED BY: -	
THOMAS J. MULLER PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 52179		JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41975	
811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF CONCRETE, REBAR, OR ANY OTHER PREPARED TO: OBTAIN THE EXISTING SERVICE LOCATIONS IN THE AREA FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		1 OF 21 Rev. # 3	

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
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Plotted: 09/13/21 - 9:10 AM, By: gowdick, - Product Ver: 23.1s (LMS Tech)
File: P:\BECPC PROJECTS\2624_Quintan Development Group, LLC\99-007 South Orange\Draw\Site Plans\0262499007SA3.dwg, ----> 02 AERIAL MAP



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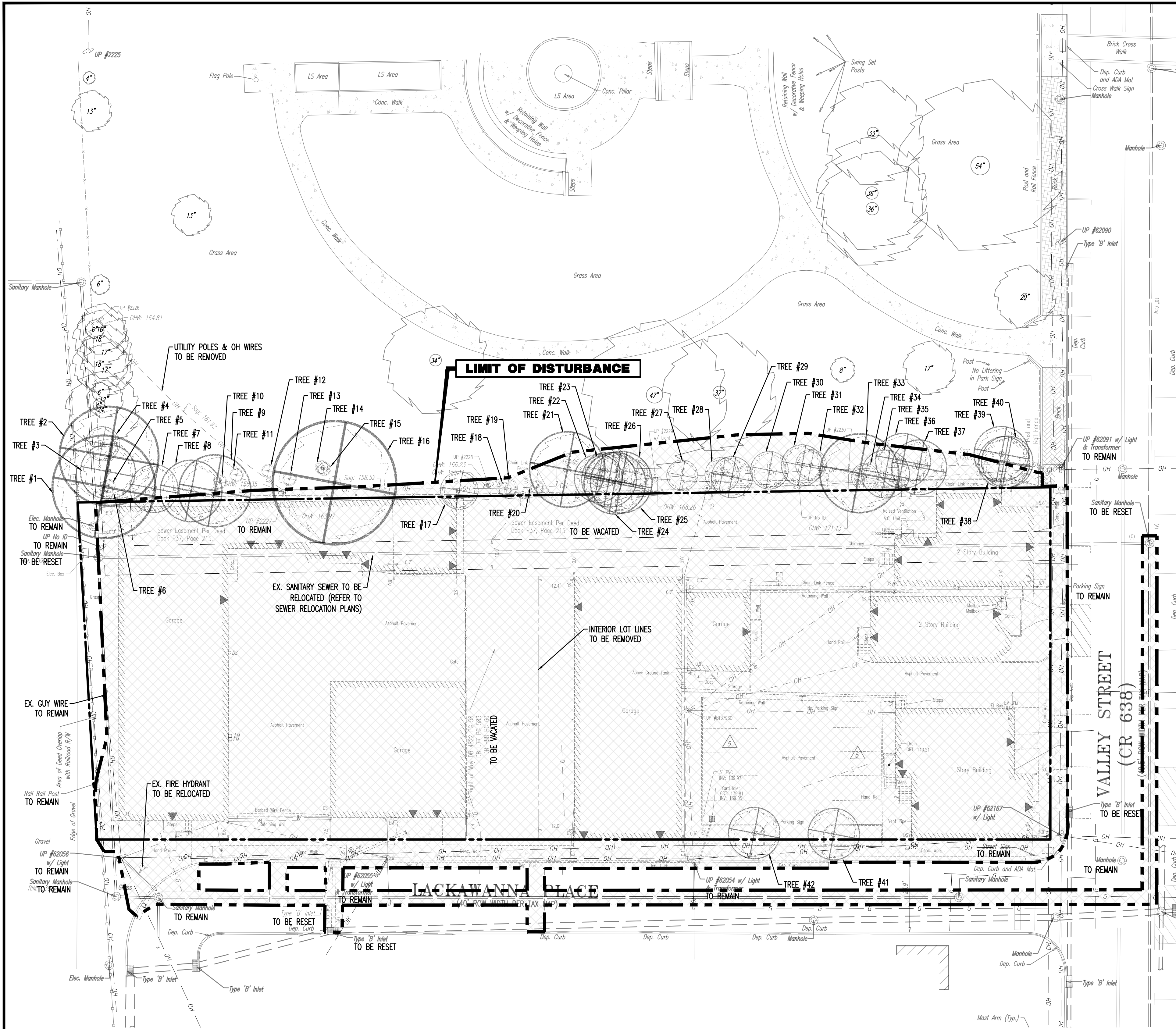
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Newtown, Pennsylvania: 1.267.685.0276 | Philadelphia, Pennsylvania: 1.215.253.4868 | Baltimore, Pennsylvania: 1.410.596.4400

TITLE: AERIAL MAP	
PROJECT: STORAGE PLATFORM, LLC PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES BLOCK 2303, LOTS 1, 2, 3, 4, 13 & 14 256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY	JOB No: 2624-99-007 DATE: 07/08/2021 DRAWN BY: MFZ DESIGNED BY: LPG CHECKED BY: TJM CHECKED BY: -
THOMAS J. MULLER <i>Thomas J. Muller</i> PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52179	JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975
<div><div>811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES BEFORE ANY DIGGING OPERATIONS TO AVOID THE DAMAGE OF SERVICE LINES. CALL 811 BEFORE YOU DIG. FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM</div><div>2 OF 21 Rev. # 3</div></div>	

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DEMOLITION NOTES

- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
- REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
- BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
- LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
- DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
- ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

- COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.

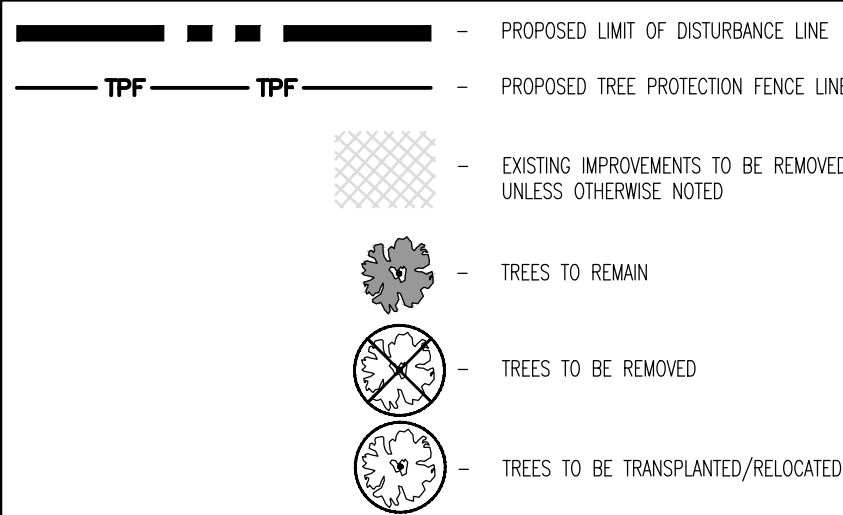
- REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.

- DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THESE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

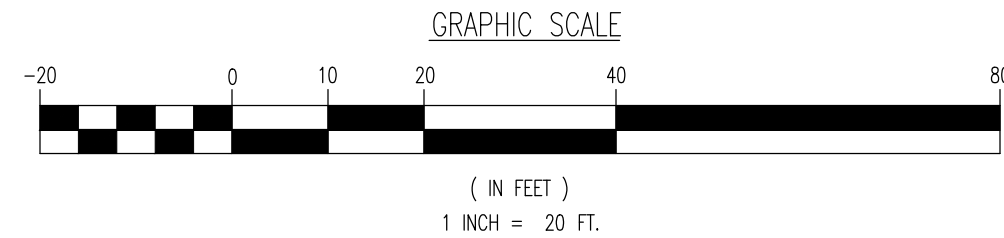
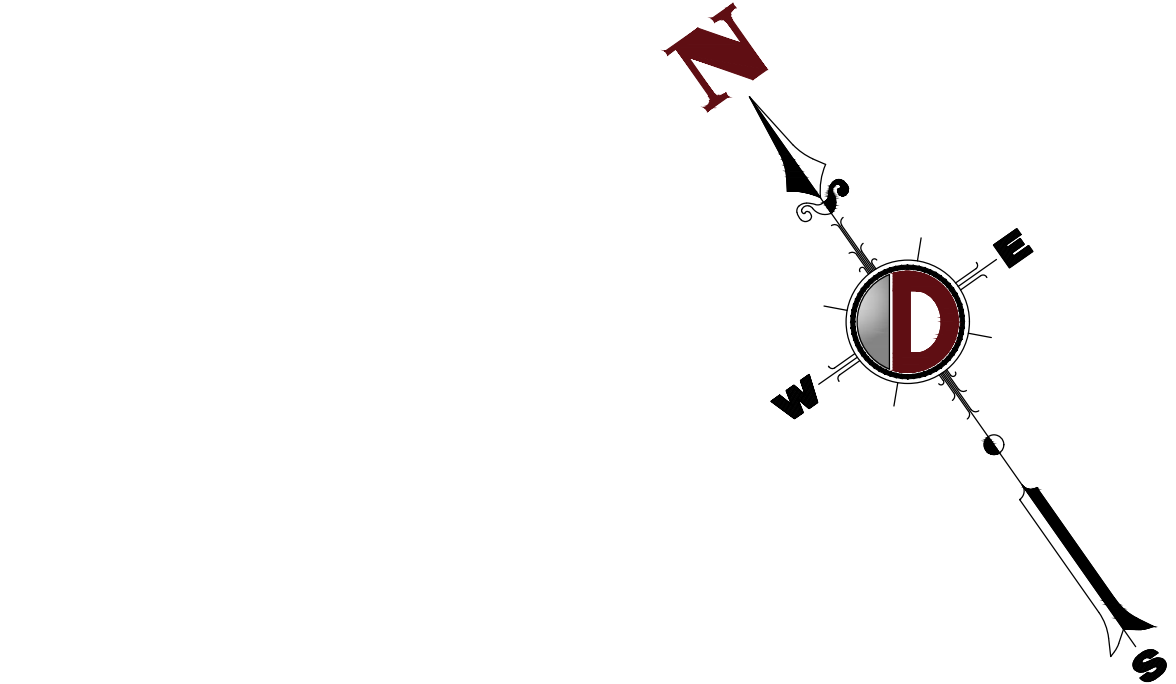
NOTES

- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
- ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND



TREE REMOVAL SUMMARY					REASON FOR REMOVAL
NUMBER	TYPE	DBH	LOCATION		
1	ASH	30"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		ASH BORER INFESTATION CONCERNS
2	ASH	29"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		ASH BORER INFESTATION CONCERNS
3	ASH	16"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		ASH BORER INFESTATION CONCERNS
4	WALNUT	10"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		TOXIC TO ADJACENT TREES
5	WALNUT	4"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		TOXIC TO ADJACENT TREES
6	WALNUT	4"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		TOXIC TO ADJACENT TREES
7	WALNUT	14"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		TOXIC TO ADJACENT TREES
8	ASH	18"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		ASH BORER INFESTATION CONCERNS
9	ASH	21"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		ASH BORER INFESTATION CONCERNS
10	WALNUT	4"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		TOXIC TO ADJACENT TREES
11	WALNUT	4"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO RAILROAD		TOXIC TO ADJACENT TREES
12	WALNUT	4"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO UP #2227		TOXIC TO ADJACENT TREES
13	WALNUT	4"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO UP #2227		TOXIC TO ADJACENT TREES
14	WALNUT	4"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO UP #2227		TOXIC TO ADJACENT TREES
15	WALNUT	4"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO UP #2227		TOXIC TO ADJACENT TREES
16	DEAD	36"	SOUTHWESTERN PORTION OF FOUNDERS PARK ADJACENT TO UP #2227		DEAD
17	SASSAFRASS	11"	SOUTHERN PORTION OF FOUNDERS PARK ADJACENT TO UP #2228		CONFLICT WITH PROPOSED MOVIE SCREEN
18	SASSAFRASS	4"	SOUTHERN PORTION OF FOUNDERS PARK ADJACENT TO UP #2228		CONFLICT WITH PROPOSED MOVIE SCREEN
19	WALNUT	6"	SOUTHERN PORTION OF FOUNDERS PARK ADJACENT TO UP #2228		TOXIC TO ADJACENT TREES
20	WALNUT	4"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2228 AND UP #2229		TOXIC TO ADJACENT TREES
21	DEAD	22"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2228 AND UP #2229		DEAD
22	SASSAFRASS	14"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2228 AND UP #2229		ENCROACHMENT ONTO PROPERTY TO BE REDEVELOPED, TREE TO BE REPLACED WITHIN FOUNDERS PARK PER COORDINATION WITH VILLAGE
23	SASSAFRASS	10"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2228 AND UP #2229		ENCROACHMENT ONTO PROPERTY TO BE REDEVELOPED, TREE TO BE REPLACED WITHIN FOUNDERS PARK PER COORDINATION WITH VILLAGE
24	SASSAFRASS	16"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2228 AND UP #2229		ENCROACHMENT ONTO PROPERTY TO BE REDEVELOPED, TREE TO BE REPLACED WITHIN FOUNDERS PARK PER COORDINATION WITH VILLAGE
25	SASSAFRASS	18"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2228 AND UP #2229		ENCROACHMENT ONTO PROPERTY TO BE REDEVELOPED, TREE TO BE REPLACED WITHIN FOUNDERS PARK PER COORDINATION WITH VILLAGE
26	SASSAFRASS	8"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2228 AND UP #2229		ENCROACHMENT ONTO PROPERTY TO BE REDEVELOPED, TREE TO BE REPLACED WITHIN FOUNDERS PARK PER COORDINATION WITH VILLAGE
27	SASSAFRASS	9"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2229 AND UP #2230		ENCROACHMENT ONTO PROPERTY TO BE REDEVELOPED, TREE TO BE REPLACED WITHIN FOUNDERS PARK PER COORDINATION WITH VILLAGE
28	DEAD	10"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2229 AND UP #2230		DEAD
29	DEAD	12"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2229 AND UP #2230		DEAD
30	SASSAFRASS	11"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2229 AND UP #2230		ENCROACHMENT ONTO PROPERTY TO BE REDEVELOPED, TREE TO BE REPLACED WITHIN FOUNDERS PARK PER COORDINATION WITH VILLAGE
31	SASSAFRASS	12"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2229 AND UP #2230		ENCROACHMENT ONTO PROPERTY TO BE REDEVELOPED, TREE TO BE REPLACED WITHIN FOUNDERS PARK PER COORDINATION WITH VILLAGE
32	SASSAFRASS	9"	SOUTHERN PORTION OF FOUNDERS PARK BETWEEN UP #2229 AND UP #2230		ENCROACHMENT ONTO PROPERTY TO BE REDEVELOPED, TREE TO BE REPLACED WITHIN FOUNDERS PARK PER COORDINATION WITH VILLAGE
33	MAPLE	23"	SOUTHEASTERN PORTION OF FOUNDERS PARK BETWEEN UP #2230 AND VALLEY STREET		CONFLICT WITH PROPOSED COMMUNITY SPACE ACCESS
34	SASSAFRASS	8"	SOUTHEASTERN PORTION OF FOUNDERS PARK BETWEEN UP #2230 AND VALLEY STREET		CONFLICT WITH PROPOSED COMMUNITY SPACE ACCESS
35	SASSAFRASS	14"	SOUTHEASTERN PORTION OF FOUNDERS PARK BETWEEN UP #2230 AND VALLEY STREET		CONFLICT WITH PROPOSED COMMUNITY SPACE ACCESS
36	SASSAFRASS	16"	SOUTHEASTERN PORTION OF FOUNDERS PARK BETWEEN UP #2230 AND VALLEY STREET		CONFLICT WITH PROPOSED COMMUNITY SPACE ACCESS
37	SASSAFRASS	16"	SOUTHEASTERN PORTION OF FOUNDERS PARK BETWEEN UP #2230 AND VALLEY STREET		CONFLICT WITH PROPOSED COMMUNITY SPACE ACCESS
38	ASH	15"	SOUTHEASTERN PORTION OF FOUNDERS PARK BETWEEN UP #2230 AND VALLEY STREET		ASH BORER INFESTATION CONCERNS
39	ASH	16"	SOUTHEASTERN PORTION OF FOUNDERS PARK BETWEEN UP #2230 AND VALLEY STREET		ASH BORER INFESTATION CONCERNS
40	ASH	15"	SOUTHEASTERN PORTION OF FOUNDERS PARK BETWEEN UP #2230 AND VALLEY STREET		ASH BORER INFESTATION CONCERNS
41	CHERRY	15"	ALONG LACKAWANNA PLACE		CONFLICT WITH PROPOSED DEVELOPMENT
42	CHERRY	15"	ALONG LACKAWANNA PLACE		CONFLICT WITH PROPOSED DEVELOPMENT



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC
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Newtown, Pennsylvania 1-267-685-0274 | Philadelphia, Pennsylvania 1-215-253-4888 | Southampton, Pennsylvania 1-610-598-4400

TITLE:

PROJECT: **STORAGE PLATFORM, LLC**
PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES
BLOCK 230S, LOTS 1, 2, 3, 4, 13 & 14
256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

JOB No: 2624-99-007

DATE: 07/08/2021

DRAWN BY: GMC

DESIGNED BY: LPG

CHECKED BY: TJM

CHECKED BY: -

THOMAS J. MULLER
Thomas J. Muller
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

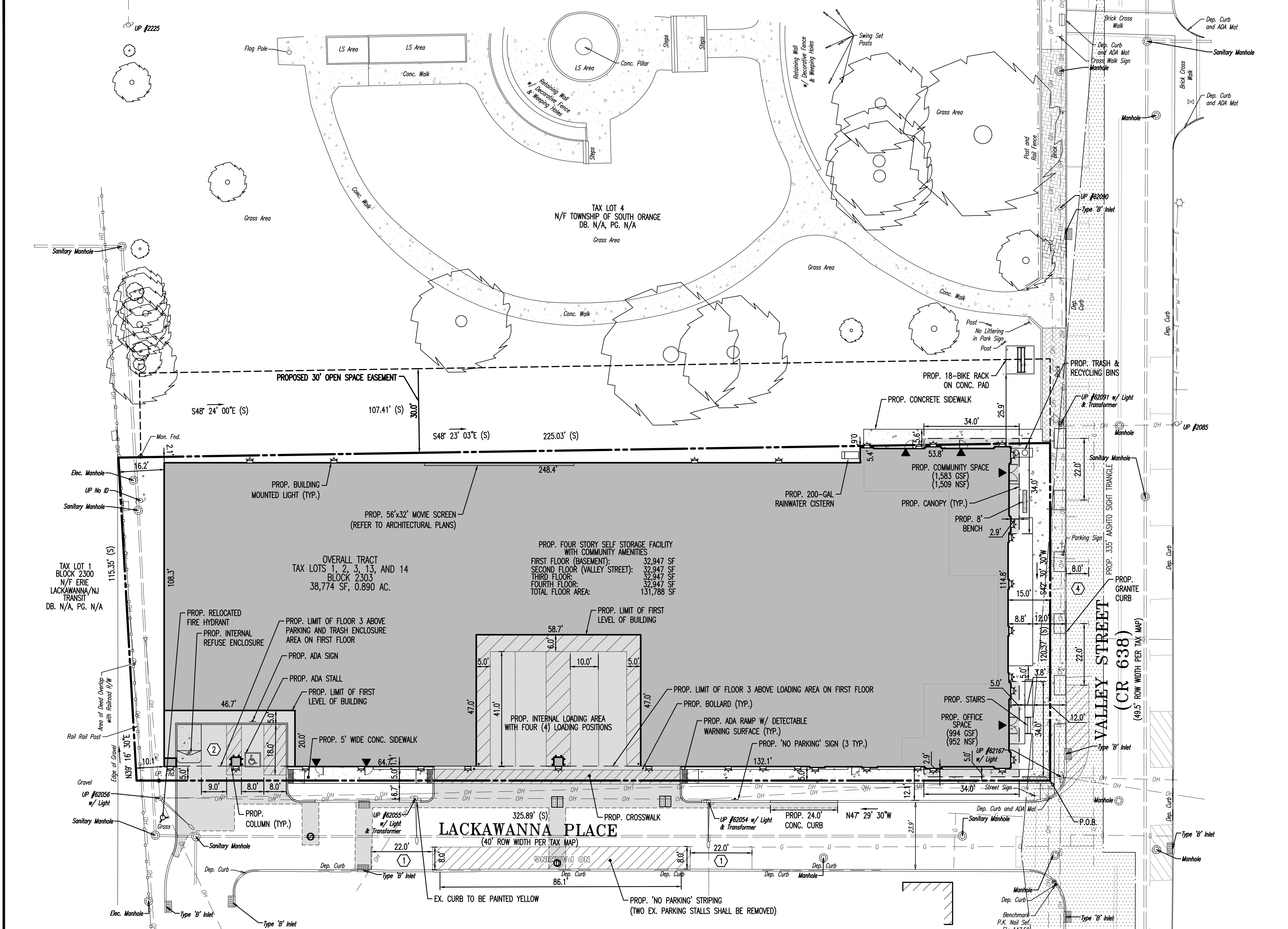
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Plotted: 09/13/21 At: 9:11 AM By: gowdick, Product Ver: 1.1 (LMS Tech) File: P:\GEOPC PROJECTS\2824 Quintan Development Group, LLC\99-007 South Orange Dwg\Site Plans\282499007SXS.dwg, ---> 04 SITE PLAN



10. LOADING REQUIREMENTS
A. A MAXIMUM OF 70% OF TOTAL PARKING SPACES MAY BE OVERSIZED/LOADING SPACES WITH A MINIMUM DIMENSION OF 10' WIDE AND 30' LONG. (REDEVELOPMENT PLAN § 6.3.B.iii) (COMPLIES)
11. DRIVEWAY REQUIREMENTS
A. VEHICULAR ACCESS TO PARKING FACILITIES SHALL BE LOCATED AND DESIGNED TO MINIMIZE CONFLICTS WITH PEDESTRIAN CIRCULATION. (REDEVELOPMENT PLAN § 6.3.B.ii) (COMPLIES)
B. THE SITE MAY NOT HAVE MORE THAN TWO CURB CUTS. THERE SHALL BE NO DRIVEWAY/CURB CUTS ON VALLEY STREET. (REDEVELOPMENT PLAN § 6.3.B.ii) (COMPLIES)
12. SIDEWALK REQUIREMENTS
A. THE AREA BETWEEN THE CURB AND THE BUILDING ALONG VALLEY STREET SHALL INCLUDE, AT MINIMUM, A 12' WIDE SIDEWALK, AND A 3' WIDE PLANTING/LANDSCAPED AREA AT THE BASE OF THE BUILDING. (REDEVELOPMENT PLAN § 7.6.D.i) (COMPLIES)
B. THE AREA BETWEEN THE CURB AND THE BUILDING ALONG LACKAWANNA PLACE SHALL INCLUDE, AT MINIMUM, A 6' WIDE PLANTING STRIP, A 5' WIDE SIDEWALK, AND A 1' WIDE PLANTING/LANDSCAPED AREA AT THE BASE OF THE BUILDING. (REDEVELOPMENT PLAN § 7.6.D.ii) (COMPLIES)
C. AT LEAST ONE TRASH RECEPTACLE, ONE RECYCLING RECEPTACLE, AND ONE BENCH SHALL BE PROVIDED IN THE VALLEY STREET SIDEWALK AREA. (REDEVELOPMENT PLAN § 7.6.D.iii) (COMPLIES)
D. ANY STREET FURNITURE AND STREETSCAPE PROVIDED SHALL BE LOCATED SUCH THAT A MINIMUM OF 8' ON VALLEY STREET AND 5' ON LACKAWANNA PLACE OF UNOBSTRUCTED SIDEWALK REMAINS FOR THE SAFE PASSAGE OF PEDESTRIANS. THE PALATE OF FURNITURE, FIXTURES, AND FINISHES SHOULD COMPLEMENT THE BUILDING ARCHITECTURE AND BE HUMAN-ORIENTED. (REDEVELOPMENT PLAN § 7.6.D.iv) (COMPLIES)
E. ADA COMPLIANT TACTILE PAVERS SHALL BE USED TO DEFINE THE EDGE OF ANY SERVICE DRIVE OR DRIVEWAYS. (REDEVELOPMENT PLAN § 7.6.D.v) (COMPLIES)
13. BICYCLE PARKING REQUIREMENTS
A. A MINIMUM OF 1 BICYCLE PARKING SPACE PER 300 SF OF COMMUNITY SPACE SHALL BE PROVIDED. (REDEVELOPMENT PLAN § 6.3.B.iv)
PARKING CALCULATION:
BICYCLE PARKING: (1,583 SF)*(1 PARKING SPACE/300 SF) = 5.28 SPACES
TOTAL PROPOSED: 18 SPACES (COMPLIES)
B. THE REQUIRED BICYCLE PARKING MUST PROVIDE SPACES FOR AT LEAST 8 BICYCLES. (REDEVELOPMENT PLAN § 6.3.C.i) (COMPLIES)
C. THE REQUIRED BICYCLE PARKING MAY BE PROVIDED OFF-SITE BUT MUST BE WITHIN 200' OF THE COMMUNITY SPACE ENTRANCE. ALL REQUIRED OUTDOOR BICYCLE PARKING MUST BE CONVENIENT AND ACCESSIBLE TO A MAIN BUILDING ENTRANCE AND STREET ACCESS. (REDEVELOPMENT PLAN § 6.3.C.ii) (COMPLIES)
D. ADDITIONAL BICYCLE PARKING MAY BE REQUIRED AS PART OF THE FINAL DESIGN FOR IMPROVEMENTS TO FOUNDERS PARK INCLUDED AS AN EXHIBIT TO ANY EXHIBITED DEVELOPMENT AGREEMENT. (REDEVELOPMENT PLAN § 6.3.C.iii)
E. OUTDOOR BICYCLE PARKING SHALL BE LOCATED IN A HIGHLY VISIBLE LOCATION, SUCH AS WITHIN VIEW OF PASSERS-BY, RETAIL ACTIVITY, OFFICE WINDOWS, AN ATTENDANT OR OTHER PERSONNEL TO DISCOURAGE THEFT AND VANDALISM AND PROMOTE AWARENESS OF EXISTENCE AND AVAILABILITY. (REDEVELOPMENT PLAN § 6.3.C.iv) (COMPLIES)
F. OUTDOOR BICYCLE PARKING SHALL BE LOCATED SO AS NOT TO BLOCK THE PEDESTRIAN PATH ON A SIDEWALK OR WITHIN A SITE. A MINIMUM OF 6' OF UNOBSTRUCTED PASSAGE SHALL BE PROVIDED FOR BICYCLES. (REDEVELOPMENT PLAN § 6.3.C.v) (COMPLIES)
G. BICYCLE RACKS MUST BE SECURELY ATTACHED TO CONCRETE FOOTINGS AND MADE TO WITHSTAND SEVERE WEATHER AND PERMANENT EXPOSURE TO THE ELEMENTS. (REDEVELOPMENT PLAN § 6.3.C.vi) (COMPLIES)
H. ALL BICYCLE RACKS SHALL BE LOCATED AT LEAST 24" IN ALL DIRECTIONS FROM A WALL, CURB, LANDSCAPING, OR OTHER OBSTRUCTION THAT WOULD RENDER USE OF THE RACKS DIFFICULT OR IMPRACTICAL. (REDEVELOPMENT PLAN § 6.3.C.vii) (COMPLIES)
I. SITE PLANS SHALL SHOW THE PROPOSED LOCATION OF BICYCLE PARKING/STORAGE FACILITIES ON THE SITE AND ON THE BUILDING FLOOR PLAN DESIGN. A CONSTRUCTION DETAIL OF THE BICYCLE RACK OR OTHER STORAGE FACILITIES SHALL BE PROVIDED. (REDEVELOPMENT PLAN § 6.3.C.viii) (COMPLIES)
14. FENCE REQUIREMENTS
A. THE MAXIMUM HEIGHT FOR FENCES AND WALLS, INCLUDING RETAINING WALLS, STAIRWELLS, UTILITY SCREENING, TRASH ENCLOSURES, ETC SHALL BE 6 FEET. (REDEVELOPMENT PLAN § 6.3.A.i) (COMPLIES)

15. SUSTAINABLE DESIGN (REDEVELOPMENT PLAN § 7.3)
A. THE REDEVELOPER SHALL DESIGN ALL BUILDINGS TO INCORPORATE AT LEAST ONE OF THE FOLLOWING PRIMARY SUSTAINABLE DESIGN FEATURES WITHIN THE DEVELOPMENT:
i. SOLAR PANELS ON AT LEAST 25% OF SUITABLE ROOF SURFACE
ii. RAINWATER HARVESTING SYSTEM WITH A STORAGE CAPACITY OF NO LESS THAN 200 GALLONS CONNECTING TO FOUNDER'S PARK GARDEN/GREEN SPACE. EXTERIOR BUFFERING SHALL BE PROVIDED BETWEEN THE RAINWATER CISTERN AND THE RIGHT-OF-WAY TO MINIMIZE VISUAL IMPACTS. (COMPLIES)
iii. GREEN WALL(S) MINIMUM: 500 SF
B. THE REDEVELOPER SHALL DESIGN ALL BUILDINGS TO INCORPORATE AT LEAST TWO OF THE FOLLOWING SECONDARY SUSTAINABLE DESIGN FEATURES WITHIN THE DEVELOPMENT:
i. DOUBLE PANED, LOW-EMISSIVITY 1" INSULATED GLAZING
ii. LOW FLOW PLUMBING FIXTURES (COMPLIES - REFER TO ARCHITECTURAL PLANS)
iii. HIGH PERFORMANCE, ENERGY EFFICIENT HVAC SYSTEM THAT PROVIDES AIR CONDITIONING, HEAT, AND AIR CIRCULATION (COMPLIES - REFER TO ARCHITECTURAL PLANS)
iv. RAIN GARDENS (OR BIOSWALLS) LARGER THAN 60 SF TOTAL
v. RAINWATER HARVESTING SYSTEMS SMALLER THAN 200 GALLONS
vi. SOLAR PANELS LESS THAN 25% OF SUITABLE ROOF SURFACE
vii. GREEN WALLS SMALLER THAN 500 SF
16. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
17. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
19. THE SOLS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOLS REPORT & PLANS.
20. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
21. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
22. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
23. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
24. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
25. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
26. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (GGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS SHALL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

27. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
28. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
29. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
30. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL SUCH AGREEMENTS.
31. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
32. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
33. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
34. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOLS PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
35. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH UNAC 523-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

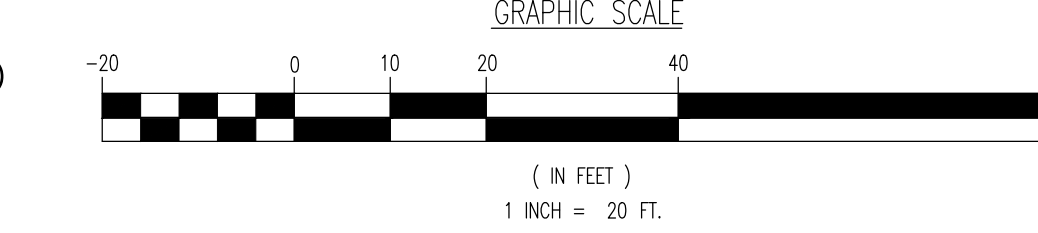
GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY AND TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
1700 MAIN STREET
LAKE COMO, NJ 07719
SURVEYOR FILE NO. 3874--99-007S
DATED JANUARY 5, 2021
2. APPLICANT: STORAGE PLATFORM, LLC
157 COLUMBUS AVENUE
NEW YORK, NY 10023
3. OWNERS: 315-317 VALLEY STREET, LLC
10 KENDALL COURT
MENDHAM, NJ 07945
315 VALLEY STREET, LLC
10 KENDALL COURT
MENDHAM, NJ 07945
MOLINARO, ANTHONY
C/O 638
SPRINGFIELD, NJ 07081
FULLER, DAVID J.
1 LACKAWANNA PLACE
SOUTH ORANGE, NJ 07079
TOWNSHIP OF SOUTH ORANGE VILLAGE
76 SOUTH ORANGE AVE, VILLAGE HALL
SOUTH ORANGE, NJ 07079
4. PARCEL DATA: BLOCK 2303, LOTS 1-4, 13 & 14
PARCELS 311, 313, 315, 317 VALLEY STREET & 1, 15 LACKAWANNA PL.
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NEW JERSEY
5. ZONE: LACKAWANNA + VALLEY REDEVELOPMENT AREA & PROSPECT STREET HISTORIC DISTRICT
6. EXISTING USE: RESIDENTIAL DWELLING (NON-PERMITTED USE) (REDEVELOPMENT PLAN § 6.1.A)
DELICATESSES (NON-PERMITTED USE) (REDEVELOPMENT PLAN § 6.1.A)
ANNUAL GROWING (NON-PERMITTED USE) (REDEVELOPMENT PLAN § 6.1.A)
AUTOMOBILE REPAIR FACILITY (NON-PERMITTED USE) (REDEVELOPMENT PLAN § 6.1.A)
SELF-STORAGE FACILITY (PERMITTED USE) (REDEVELOPMENT PLAN § 6.1.A)
7. PROPOSED USE:
8. SCHEDULE OF ZONING REQUIREMENTS (REDEVELOPMENT PLAN § 6.2)

ZONE REQUIREMENT	LACKAWANNA+VALLEY REDEVELOPMENT PLAN	EXISTING LOTS 1-3, 13 & 14*	PROPOSED LOTS 1-3, 13 & 14*
MINIMUM COMMUNITY SPACE (VALLEY STREET FRONTAGE) [1]	1,000 SF	N/A	1,516 SF
MAXIMUM LEASING OFFICE SPACE [2]	2,000 SF	N/A	945 SF
MINIMUM LOT AREA	38,000 SF (0.87 Ac)	38,780 SF (0.890 Ac)	38,780 SF (0.890 Ac)
MINIMUM LOT WIDTH	110 FT	120.37 FT	120.37 FT
MINIMUM LOT DEPTH	300 FT	317.89 FT	317.89 FT
MAXIMUM IMPERVIOUS COVERAGE	93%	94.7% (35,661 SF) (E)	91.9% (35,661 SF)
MAXIMUM BUILDING COVERAGE	85%	40.7% (15,798 SF)	85% (32,947 SF)
MAXIMUM FLOOR AREA RATIO	3.4	0.47 (18,080 SF)	3.4 (131,788 SF)
PRINCIPAL BUILDING			
- MINIMUM FRONT YARD SETBACK (VALLEY STREET)	15 FT [3]	5.6 FT	15 FT
- MINIMUM FRONT YARD SETBACK (LACKAWANNA PLACE)	5 FT [3]	0.0 FT (E)	5 FT
- MINIMUM SIDE YARD SETBACK (FOUNDERS PARK)	0 FT	0.6 FT	0.6 FT
- MAXIMUM SIDE YARD SETBACK (FOUNDERS PARK)	10 FT	0.7 FT	5.6 FT
- MINIMUM REAR YARD SETBACK (RAILROAD ROW)	9 FT [4]	8.0 FT	10.1 FT
- MAXIMUM BUILDING HEIGHT (VALLEY STREET FAÇADE)	36 FT [5][7][8]	< 36 FT	36.0 FT **
- MAXIMUM BUILDING HEIGHT (REAR FAÇADE)	42 FT [6][7][8]	< 36 FT	44.9 FT (V) **
- MAXIMUM NUMBER OF STORES	4 STORES	2 STORES	4 STORES
- MINIMUM FLOOR TO FLOOR GROUND FLOOR HEIGHT (VALLEY STREET)	11 FT	N/A	12 FT
ACCESSORY USE			
- MAXIMUM BUILDING HEIGHT	10 FT	N/A	N/A
- MINIMUM REAR YARD SETBACK (RAILROAD ROW)	3 FT	N/A	N/A
- MINIMUM SIDE YARD SETBACK (FOUNDERS PARK)	6 FT	N/A	N/A
MINIMUM GROUND-FLOOR TRANSPARENCY	60%	N/A	63.33%
MINIMUM UPPER-FLOOR TRANSPARENCY	30%	N/A	31.11%

- * LOT 4 (FOUNDERS PARK) HAS NOT BEEN INCLUDED IN THE BULK CALCULATIONS
** REFER TO GRADING PLAN FOR AVERAGE GRADE CALCULATIONS
[1] THE STOREFRONT OF THIS SPACE SHALL LIE ALONG THE FOUNDERS PARK AND VALLEY STREET FRONTAGE (REDEVELOPMENT PLAN § 6.2.A)
[2] LEASING OFFICE SPACE INCLUDING BREAK ROOMS, CLOSETS, ETC. (REDEVELOPMENT PLAN § 6.2.B)
[3] CANOPIES AND CORNICES UP TO 10 FEET EXTENSION SHALL BE EXCLUDED FROM THE SETBACK REQUIREMENTS. (REDEVELOPMENT PLAN § 6.2.1.i)
[4] THE BUILDING SHALL BE SETBACK AN AVERAGE OF 12 FEET FROM THE REAR PROPERTY WITH NO POINT CLOSER THAN 9 FEET. (REDEVELOPMENT PLAN § 6.2.1.ii)
[5] MEASURED FROM THE AVERAGE GRADE AT THE PERIMETER OF THE BUILDING AT THE TWO POINTS OF THE FRONT FAÇADE TO THE HIGHEST PART OF THE BUILDING AT THAT FAÇADE. (REDEVELOPMENT PLAN § 6.2.1.iii)
[6] MEASURED FROM THE AVERAGE GRADE AT THE PERIMETER OF THE BUILDING AT THE TWO POINTS OF THE REAR FAÇADE TO THE HIGHEST PART OF THE BUILDING AT THAT FAÇADE. (REDEVELOPMENT PLAN § 6.2.1.iii)
[7] NO POINT OF THE BUILDING SHALL BE MORE THAN 45 FEET FROM THE PERIMETER OF THE BUILDING TO THE HIGHEST POINT OF THE BUILDING. (REDEVELOPMENT PLAN § 6.2.1.iii)
[8] SOLAR PANELS AND SIMILAR SUSTAINABLE OR APPLIANCE MECHANICAL EQUIPMENT OR APPURTENANCES LESS THAN 10' TALL SHALL NOT BE COUNTED TO OVERALL HEIGHT. A PARAPET NO HIGHER THAN 5' TALL SHALL NOT BE INCLUDED IN THE MAXIMUM HEIGHT CALCULATION. ROOFTOP SCREENING SHALL NOT BE COUNTED TO OVERALL HEIGHT. (REDEVELOPMENT PLAN § 6.2.1.iii)
[9] SEE ARCHITECTURAL PLANS FOR CALCULATIONS
[10] NO PART OF ANY BUILDING NOR ANY STRUCTURE ATTACHED TO A BUILDING SHALL PROJECT INTO ANY REQUIRED YARD OR SETBACK AREA EXCEPT ORNAMENTAL FEATURES NOT EXTENDING TO THE FOUNDATION WALLS, BAY WINDOWS, BALCONIES, CHIMNEYS, IN ANY CASE PROJECTING NOT MORE THAN TWO FEET SHALL BE PERMITTED (8 185-167.C.1.c)
[11] UNDER NO CIRCUMSTANCES SHALL ANY PROJECTIONS EXTEND CLOSER TO A PROPERTY LINE THAN 1/2 THE REQUIRED SETBACK DISTANCE (8 185-167.C.2.d)
9. PARKING REQUIREMENTS
A. ALL ON-SITE PARKING AREAS SHALL MEET OR EXCEED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND NJ BARRIER FREE SUBCODE. (REDEVELOPMENT PLAN § 6.3.B.i)
B. FOR SELF-STORAGE OFF-STREET PARKING, A MAXIMUM OF 70% OF TOTAL PARKING SPACES MAY BE OVERSIZED/LOADING SPACES WITH A MINIMUM DIMENSION OF 10' WIDE AND 30' LONG. (REDEVELOPMENT PLAN § 6.3.B.ii)
C. FOR SELF-STORAGE OFF-STREET PARKING, A MINIMUM OF 30% OF ALL PARKING SPACES MUST BE STANDARD PARKING SPACES WITH MINIMUM DIMENSIONS OF 9' WIDE AND 18' LONG FOR STANDARD PARKING SPACES AND 8' WIDE AND 22' LONG FOR PARALLEL PARKING SPACES. (REDEVELOPMENT PLAN § 6.3.B.iii)
D. FOR SELF-STORAGE OFF-STREET PARKING, UP TO 10% OF THE TOTAL PARKING SPACES PROVIDED MAY BE COMPACT PARKING SPACES WITH DIMENSIONS OF 8' WIDE AND 16' LONG FOR STANDARD PARKING SPACES AND 8' WIDE AND 20' LONG FOR PARALLEL PARKING SPACES. (REDEVELOPMENT PLAN § 6.3.B.iii)
E. ANY CHANGES TO ON-STREET PARKING ARE SUBJECT TO APPROVAL FROM THE BOARD OF TRUSTEES. (REDEVELOPMENT PLAN § 6.3.B.iii)
F. ALL EXISTING ON-STREET PARKING SHALL BE MAINTAINED FOR PUBLIC USE UNLESS MODIFICATIONS ARE APPROVED BY THE BOARD OF TRUSTEES. (REDEVELOPMENT PLAN § 6.3.B.iii)
G. SELF-STORAGE SHALL HAVE A MINIMUM OF 1 OFF-STREET PARKING SPACE PER 22,000 GFA (GROSS FLOOR AREA) OF BUILDING AREA (OF WHICH ONE MUST BE ADA COMPLIANT). (REDEVELOPMENT PLAN § 6.3.B.iii)
H. COMMERCIAL USES SHALL HAVE A MINIMUM OF 1 OFF-STREET PARKING SPACE PER EACH 1,000 GFA OF BUILDING AREA ABOVE 3,000 GSF OF BUILDING AREA. (REDEVELOPMENT PLAN § 6.3.B.iv)
I. OFFICES SHALL HAVE A MINIMUM OF 1 OFF-STREET PARKING SPACE PER EACH 1,000 GFA OF BUILDING AREA ABOVE 3,000 GSF OF BUILDING AREA. (REDEVELOPMENT PLAN § 6.3.B.v)

COMMERCIAL: (0 SF)*(1 PARKING SPACE/1,000 SF OVER 3,000 GSF)	=	0 SPACES
OFFICE: (0 SF)*(1 PARKING SPACE/1,000 SF OVER 3,000 GSF)	=	0 SPACES
SELF-STORAGE: (129,327 SF)*(1 PARKING SPACE/22,000 SF)	=	5.88 SPACES
TOTAL PROPOSED	=	6 SPACES (COMPLIES)



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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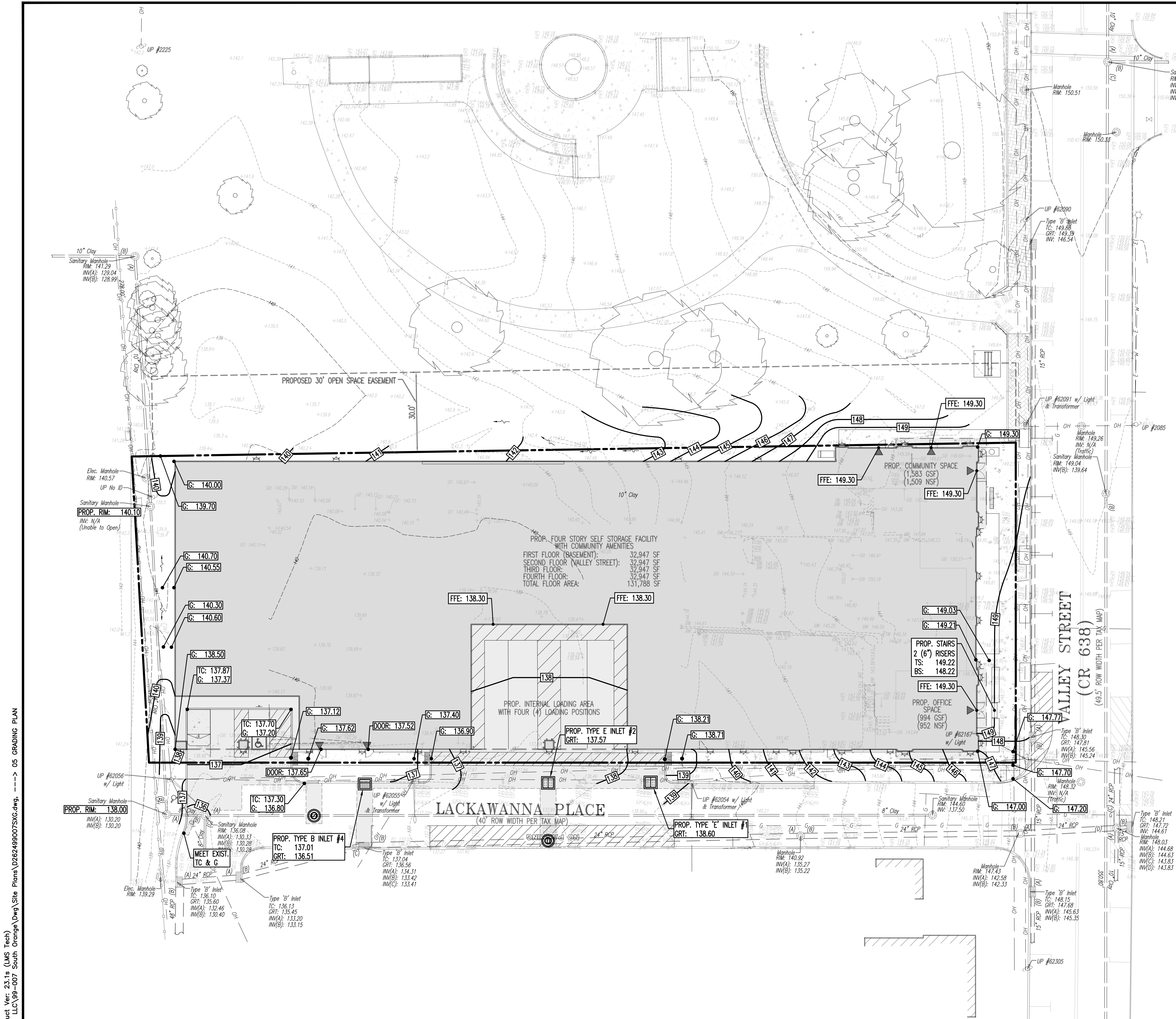
PROJECT: **STORAGE PLATFORM, LLC
PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES**
BLOCK 2303, LOTS 1, 2, 3, 4, 13 & 14
256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

JOB No: 2624-99-007
DATE: 07/08/2021
DRAWN BY: GMC
DESIGNED BY: LPG
CHECKED BY: TJM
CHECKED BY: _____

THOMAS J. MULLER **JOHN A. PALUS**
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52179
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41975

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF CONTRACTORS OF ANY DESIGN PREPARED TO OBTAIN THE STATE'S SPACE NUMBER. IN ANY STATE FOR STATE OF NEW JERSEY, CALL 811 OR VISIT WWW.CALL811.COM

Rev. # 3

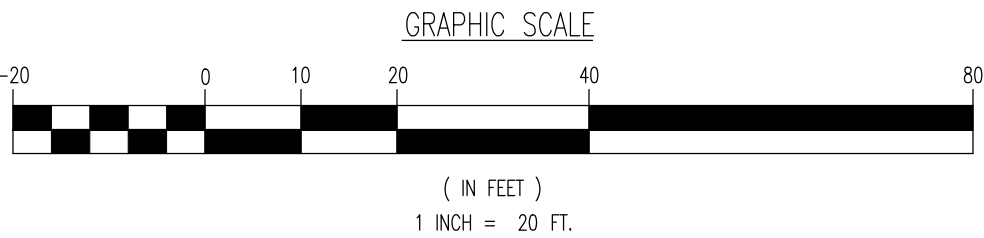
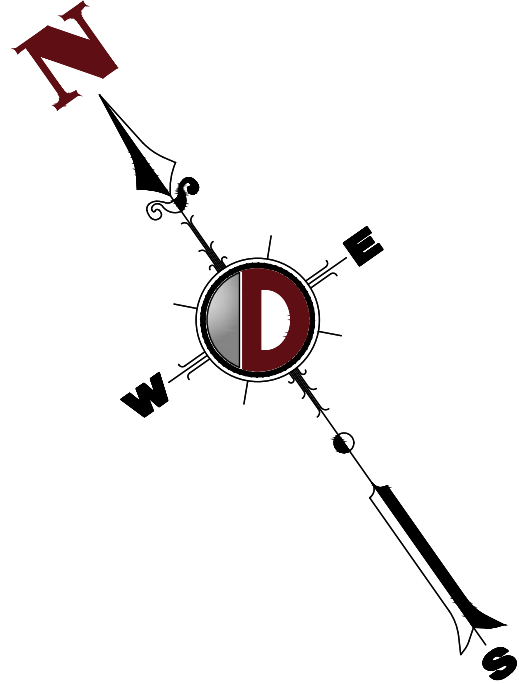


GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND CURBS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT POOLING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% CUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (800-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
12. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

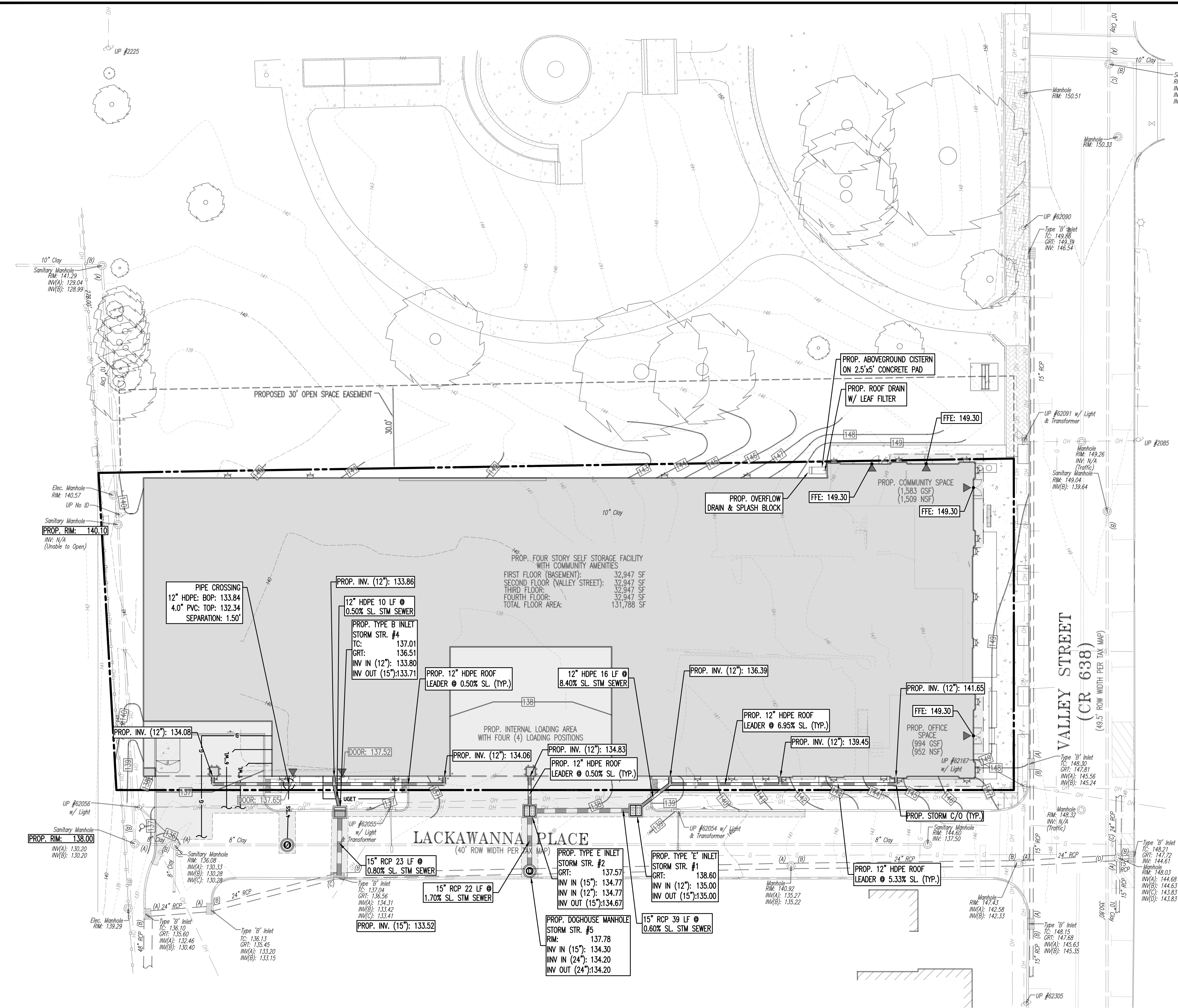
AVERAGE GRADE CALCULATION

A. BUILDING HEIGHT ALONG VALLEY STREET			
GRADE AT EAST CORNER OF BUILDING	=	149.30	
GRADE AT SOUTH CORNER OF BUILDING	=	147.00	
AVERAGE GRADE ON VALLEY STREET	=	(149.30 + 147.00)/2	= 148.15
BASED ON ARCHITECTURAL PLANS, TOP OF ROOF IS AT ELEVATION 184.15			
BUILDING HEIGHT	=	184.15 - 148.15	= 36 FT
B. BUILDING HEIGHT ALONG REAR (RAILROAD)			
GRADE AT NORTH CORNER OF BUILDING	=	140.00	
GRADE AT WEST CORNER OF BUILDING	=	138.50	
AVERAGE GRADE ON VALLEY STREET	=	(140.00 + 138.50)/2	= 139.25
BASED ON ARCHITECTURAL PLANS, TOP OF ROOF IS AT ELEVATION 184.15			
BUILDING HEIGHT	=	184.15 - 139.25	= 44.9 FT



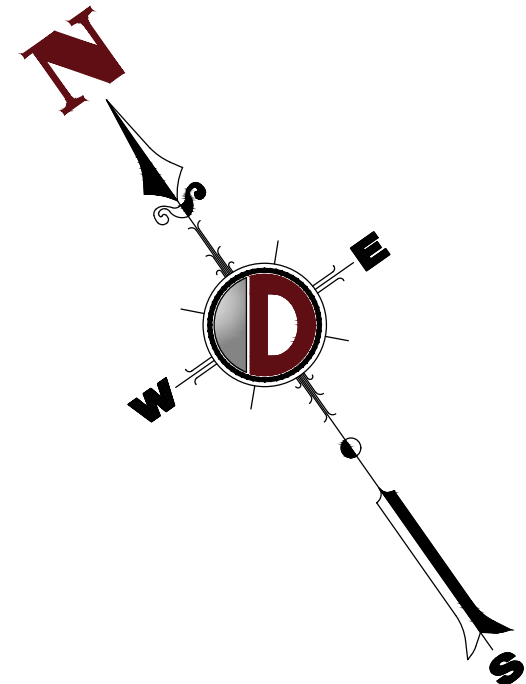
GRADING/UTILITY GRAPHIC LEGEND

	EXIST. GUY WIRE		EXIST. LIGHT POLE		EXIST. BUILDING LIGHT		EXIST. SHOE BOX LIGHT POLE		EXIST. COBRA LIGHT POLE		EXIST. TRAFFIC SIGNAL POLE		EXIST. MANHOLE		EXIST. "A" INLET		EXIST. "B" INLET		EXIST. "C" INLET		EXIST. YARD INLET		EXIST. FLARED END SECTION		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. 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ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS VALVE		EXIST. GAS METER		EXIST. ELECTRIC METER		EXIST. ELECTRIC BOX		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. HEADWALL		EXIST. UTILITY POLE		EXIST. MONITORING WELL		EXIST. APPROX. TEST PIT LOCATION		EXIST. FIRE HYDRANT		EXIST. GAS
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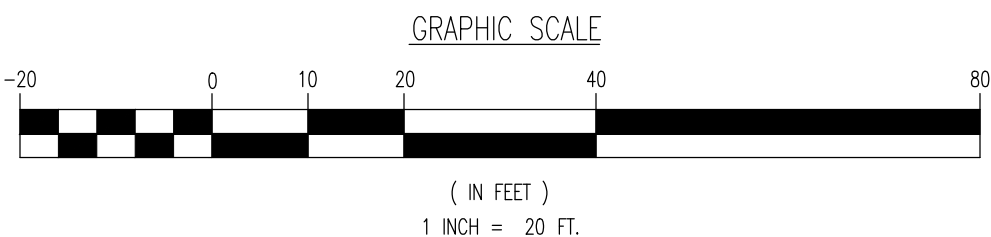
DRAINAGE NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
- ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
- MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES & MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C-990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
- HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.



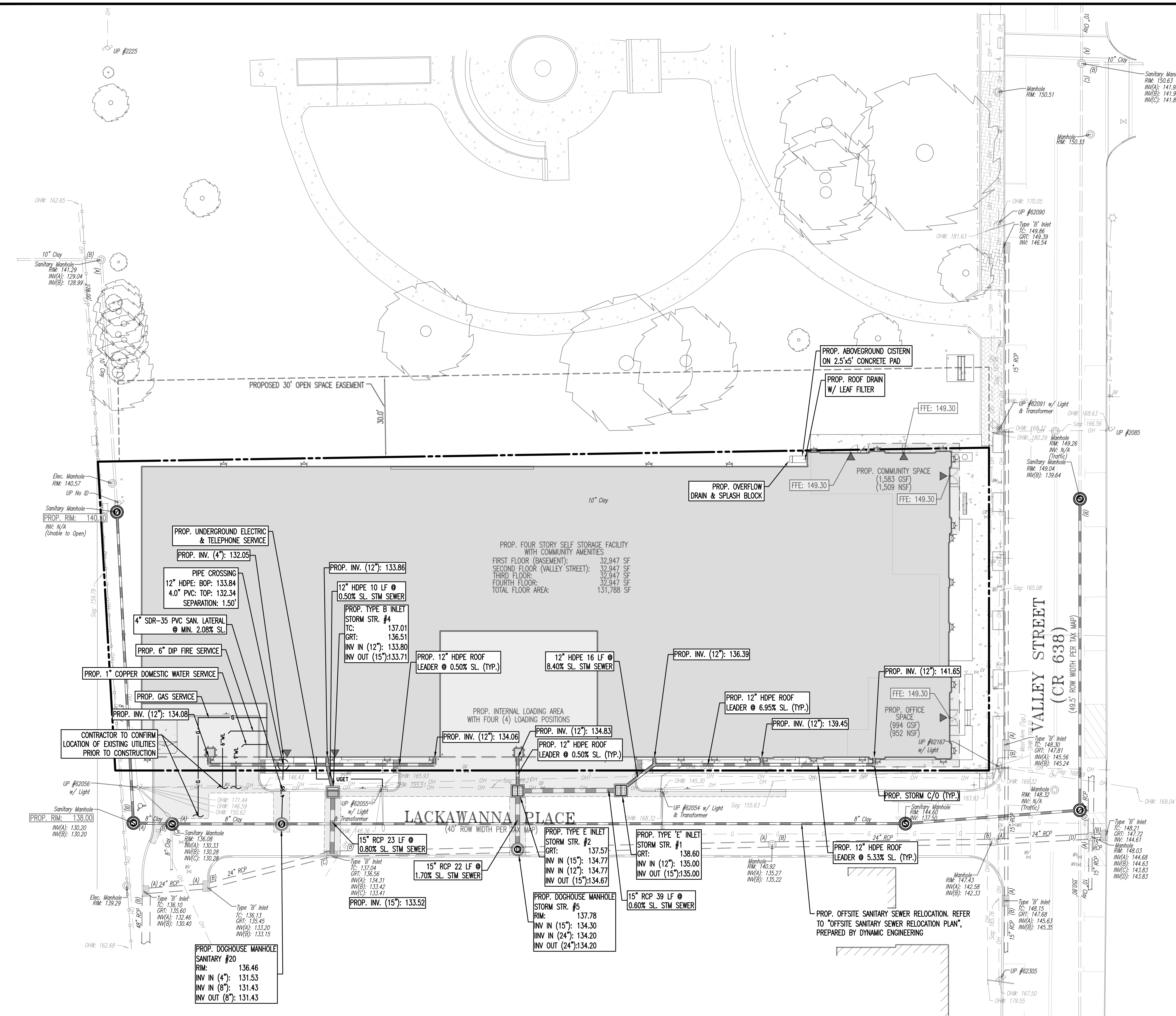
GRADING/UTILITY GRAPHIC LEGEND

EXIST. GUY WIRE 		EXIST. MONITORING WELL 		PROP. WATER VALVE 		EXIST. CABLE LINE 		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) 		EXIST. SPOT ELEVATIONS 	
EXIST. LIGHT POLE 		EXIST. APPROX. TEST PIT LOCATION 		PROP. GAS VALVE 		EXIST. CABLE LINE 		PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) 		EXIST. GUTTER ELEV. 	
EXIST. BUILDING LIGHT 		EXIST. FIRE HYDRANT 		PROP. STORM CLEANOUT 		EXIST. ELECTRIC LINE 		EXIST. SANITARY SEWER LINE 		EXIST. TOP OF CURB ELEV. 	
EXIST. SHOE BOX LIGHT 		EXIST. WATER VALVE 		PROP. SANITARY CLEANOUT 		EXIST. FIBER OPTIC LINE 		EXIST. FINISH FLOOR ELEV. 		EXIST. GARAGE FLOOR ELEV. 	
EXIST. COBRA LIGHT POLE 		EXIST. GAS VALVE 		PROP. AREA LIGHT 		EXIST. PROP. FIBER OPTIC LINE 		EXIST. SANITARY SEWER LINE 		PROP. GRADE FLOOR ELEV. 	
EXIST. TRAFFIC SIGNAL POLE 		EXIST. GAS METER 		PROP. OUTLET CONTROL STRUCTURE 		EXIST. GAS LINE 		EXIST. STORM DRAIN LINE 		PROP. TOP OF CURB & FINISHED GRADE ELEV. 	
EXIST. MANHOLE 		EXIST. ELECTRIC METER 		PROP. DRAINAGE MANHOLE 		EXIST. OVERHEAD WIRES 		EXIST. STORM DRAIN LINE 		PROP. FINISHED FLOOR ELEV. 	
EXIST. "A" INLET 		EXIST. ELECTRIC BOX 		PROP. SANITARY SEWER MANHOLE 		EXIST. PROP. GAS LINE 		EXIST. STORM DRAIN LINE 		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER) 	
EXIST. "B" INLET 		EXIST. CLEAN OUT 		PROP. "A" INLET 		EXIST. OVERHEAD WIRES 		EXIST. MINOR CONTOUR & ELEVATION 		PROP. TOP OF EXTENDED CURB @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER) 	
EXIST. "C" INLET 		EXIST. WATER SHUT OFF VALVE 		PROP. "B" INLET 		EXIST. TELEPHONE LINE 		PROP. FINISH GRADE CONTOUR & ELEVATION 		PROP. TOP OF EXTENDED CURB @ HIGH SIDE OF EXTENDED CURB & (2) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB 	
EXIST. YARD INLET 		EXIST. EXIST. WELL 		PROP. "C" INLET 		EXIST. WATER LINE 		PROP. DIRECTION OF DRAINAGE FLOW ARROW 			
EXIST. FLARED END SECTION 		EXIST. CABLE TV BOX 		PROP. YARD INLET 							
EXIST. HEADWALL 		PROP. HEADWALL 		PROP. FLARED END SECTION 							



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING		1954 Main Street Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamiceng.com	
TITLE: DRAINAGE PLAN		JOB No: 2624-99-007	
PROJECT: STORAGE PLATFORM, LLC PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES		DATE: 07/08/2021	
BLOCK: 2303, LOTS 1, 2, 3, 4, 13 & 14 256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY		DRAWN BY: GMC	
DESIGNED BY: LGP		SCALE: (H) 1"=20' (V)	
CHECKED BY: TJM		SHEET No:	
CHECKED BY: -		6	
THOMAS J. MULLER PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52179		JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975	
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		Rev. # 3	



UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADE/INT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LEAD, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LEAD, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

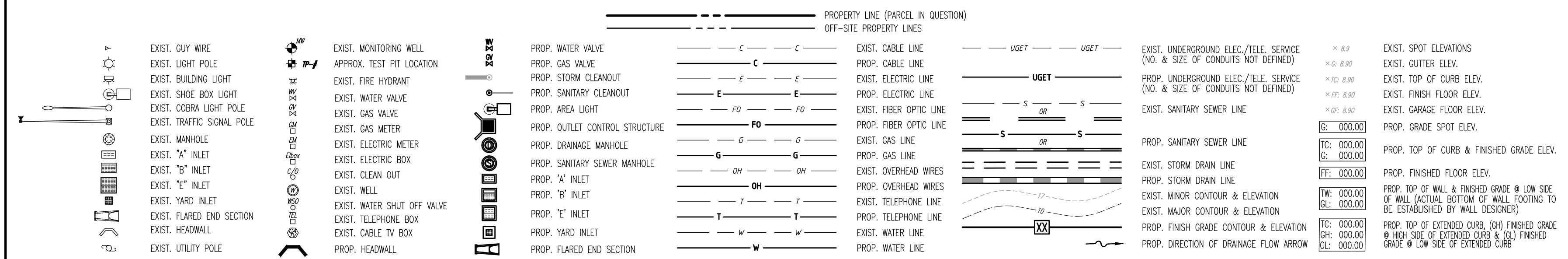
EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

VILLAGE UTILITY EQUIPMENT REQUIREMENTS

1. VILLAGE UTILITY EQUIPMENT REQUIREMENTS (REDEVELOPMENT PLAN §7.7)
 - A. LOCATION: GROUND-MOUNTED UTILITIES ARE ONLY PERMITTED IN THE REAR OF THE AREA. POLE-MOUNTED UTILITIES ARE ONLY PERMITTED ALONG LACKAWANNA PLACE. TO THE EXTENT THE DEVELOPER CAN CONTROL THE PLACEMENT, THEY WILL MAKE BEST EFFORTS TO LOCATE THE POLE-MOUNTED SERVICE NEAR THE REAR OF LACKAWANNA PLACE. (COMPLIES)
 - B. SCREENING: ALL UTILITY EQUIPMENT MUST BE SCREENED FROM VIEW WITH EITHER LANDSCAPING, FENCING, OR ARCHITECTURAL STRATEGIES SUCH AS PARAPETS. ANY SCREENING SHOULD BE COMPLEMENTARY TO THE COLORS AND MATERIALS OF THE FACADE AND MINIMIZE VISUAL IMPACTS. (COMPLIES)
 - C. PRELIMINARY APPROVAL BY PSEAG FOR TRANSFORMER LOCATION SHOULD BE OBTAINED PRIOR TO EXECUTION OF REDEVELOPMENT AGREEMENT. (COMPLIES - APPLICANT SHALL OBTAIN PSEAG APPROVAL)
 - D. WATER INFRASTRUCTURE WILL INCLUDE BACKFLOW VALVES, INDIVIDUAL METERING AND PRESSURE REGULATOR/REDUCER VALVES. (COMPLIES)
 - E. ONCE THE BUILDING HAS ALL INTERIOR AND EXTERIOR WALLS INSTALLED, A SIGNAL STRENGTH TEST MUST BE PERFORMED BY A QUALIFIED BI-DIRECTIONAL ANTENNA SURVEY COMPANY. A REPORT SHOWING ADEQUATE RADIO SIGNAL THROUGHOUT THE BUILDING MUST BE PROVIDED TO THE VILLAGE PRIOR TO RECEIVING CERTIFICATE OF COMPLETION. IN THE EVENT THIS REPORT DOES NOT SHOW ADEQUATE RADIO SIGNAL, THE BUILDING SHALL PROVIDE BI-DIRECTIONAL ANTENNA (BDA) (TD100 - RADIO COMMUNICATION EQUIPMENT AND ACCESSORIES OR SIMILAR) TO ENABLE EMERGENCY SERVICE COMMUNICATIONS THROUGHOUT THE BUILDING. (COMPLIES - CONTRACTOR AND APPLICANT TO COORDINATE DURING CONSTRUCTION)
 - F. ROOFTOP UTILITY REQUIREMENTS:
 - i. ROOFTOP APPURTENANCES, SUCH AS BUT NOT LIMITED TO, HVAC EQUIPMENT, ELEVATOR HOUSING, EXHAUST PIPES, WATER METERS AND OTHER MECHANICAL EQUIPMENT ARE TO BE FULLY SCREENED FROM VIEW AS MEASURED FROM 5'-5" ABOVE GRADE AT THE PROPERTY LINE(S) PARALLEL TO THE FAR SIDE OF THE ADJACENT RIGHT-OF-WAY. (COMPLIES - REFER TO ARCHITECTURAL PLANS)
 - ii. TOTAL AREA (MAXIMUM): UTILITIES MAY COVER UP TO 10% OF THE ROOF AREA. (COMPLIES - REFER TO ARCHITECTURAL PLANS)
 - iii. UTILITIES HEIGHT ABOVE ROOF (MAXIMUM): 6' (COMPLIES - REFER TO ARCHITECTURAL PLANS)
 - iv. SETBACKS (MINIMUM): 30' FROM ALL BUILDING EDGES (COMPLIES - REFER TO ARCHITECTURAL PLANS)
 - v. VERTICAL BULKHEADS, MECHANICAL EQUIPMENT AND RELATED APPURTENANCES MAY BE EXEMPT FROM THE TOTAL BUILDING HEIGHT IF UNDER 6' TALL, LESS THAN 10% OF THE ROOF AREA, AND PROPERLY SCREENED. (COMPLIES - REFER TO ARCHITECTURAL PLANS)
 - vi. SOLAR PANELS ON THE ROOF SHALL BE EXEMPT FROM ALL ROOFTOP UTILITY REQUIREMENTS. (COMPLIES - REFER TO ARCHITECTURAL PLANS)

GRADING/UTILITY GRAPHIC LEGEND



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE:
UTILITY PLAN

PROJECT:
**STORAGE PLATFORM, LLC
PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES**
BLOCK 2303, LOTS 1, 2, 3, 4, 13 & 14
256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

JOB No:
2624-99-007
DRAWN BY:
GMC
DESIGNED BY:
LPG
CHECKED BY:
TJM
DATE:
07/08/2021
SCALE: (H) 1"=20'
(V)
SHEET No:
7
OF 21
Rev. # 3

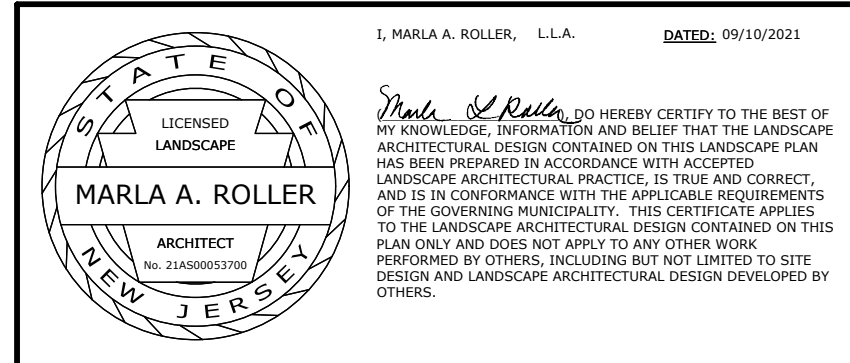
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LANDSCAPE SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ORNAMENTAL TREES(S)					
PSCS	3	PRUNUS SARGENTI 'COLUMARIIS'	COLUMAR SARGENT CHERRY	3 1/2" CAL.	B+B
SRS	7	STRYNGA RETICULATA 'VORY SILK'	IVORY SILK JAPANESE TREE LILAC	3 1/2" CAL.	B+B
EVERGREEN SHRUB(S)					
ICS	2	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	30"-36"	#3 CAN
ICGB	14	ILEX GLABRA 'DEM BOX'	DEM BOX WINTERBERRY HOLLY	2-3"	#5 CAN
JHP	4	JUNIPERUS HORIZONTALIS 'PILIMOSA'	ANDORRA JUNIPER	15'-18" SPRD.	#3 CAN
JSWB	2	JUNIPERUS SCOPULORUM 'WICHTA BLUE'	ROCKY MOUNTAIN JUNIPER	3-4"	5 GAL.
TON	3	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6"	B+B
DECIDUOUS SHRUB(S)					
HOM	2	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24"-30"	#3 CAN
PFHF	11	POTENTILLA FRUTICOSA 'KUPINPA'	HAPPY FACE PINK PARADISE CINQUEFOIL	24"-30"	#3 CAN
GROUND COVER					
RAGL	67	RHUS ARAMATICA 'GRO-LOW'	GRO-LOW SUMAC	1 GAL.	CONTAINER
ORNAMENTAL GRASSES					
CAKF	116	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
PAH	128	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.					

LANDSCAPE ARCHITECT CERTIFICATION

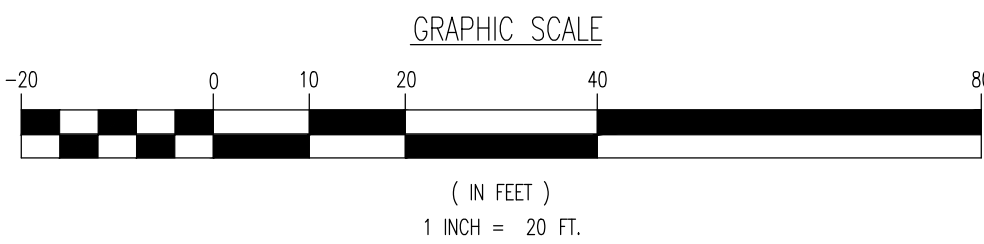


VILLAGE LANDSCAPE REQUIREMENTS

- A. A LICENSED LANDSCAPE ARCHITECT SHALL PREPARE STREETSCAPE SUBMISSIONS TO THE PLANNING BOARD. AMENITIES SHOULD INCLUDE CONSIDERATIONS FOR SUSTAINABILITY, AESTHETICS, PLACEMAKING, SAFETY AND ACCESSIBILITY. (REDEVELOPMENT PLAN § 7.6.B.)
- B. TREE PITS ALONG VALLEY STREET SHALL BE A MINIMUM OF 4' WIDE AND 7' IN LENGTH. RAINGARDENS AND/OR BIOSWALES IN TREE PITS ARE ENCOURAGED. (REDEVELOPMENT PLAN § 7.6.E.1) (COMPLIES)
- C. POLLUTION RESISTANT STREET SHADE TREES ARE TO BE PLANTED ALONG BOTH VALLEY STREET AND LACKAWANNA PLACE, AT REGULAR INTERVALS OF 25' ON CENTER. (REDEVELOPMENT PLAN § 7.6.E.1) (COMPLIES)
- D. TREES SHALL BE A MINIMUM OF 1/2" CALIPER MEASURED AT 8" ABOVE THE GRADE. (COMPLIES)
- E. TREE IRRIGATION BAGS MUST BE INSTALLED AND MAINTAINED FOR AT LEAST 6 MONTHS AFTER PLANTING. (REDEVELOPMENT PLAN § 7.6.E.1)
- F. TREE GROUPING OR CLUSTERING IS ENCOURAGED. (REDEVELOPMENT PLAN § 7.6.E.1) (COMPLIES)
- G. LOCATIONS THAT ARE NOT REASONABLY FEASIBLE DUE TO LACK OF SUN EXPOSURE, CONFLICTS WITH UTILITIES, OR OTHER CONTEXTUAL CHALLENGES MAY REPLACE THE REQUIREMENT TO PROVIDE STREET TREES WITH ALTERNATIVE PLANTINGS OR STREETSCAPE DESIGN. (REDEVELOPMENT PLAN § 7.6.E.1)
- H. FOUNDATION LANDSCAPING SHALL BE PROVIDED AT BUILDING SETBACKS, EITHER AT GRADE OR IN RAISED PLANTING BEDS. SHRUBS AND GROUND COVER SHALL BE PLANTED TO CREATE A CONTINUOUS ROW OF FOUNDATION LANDSCAPING SUBJECT TO FINAL REVIEW AND APPROVAL BY THE PLANNING BOARD. THE UTILIZATION OF DOWNSPOUT PLANTERS IS ENCOURAGED FOR THE TREATMENT OF DOWNSPUT FROM BUILDING ROOFTOPS. (REDEVELOPMENT PLAN § 7.6.E.1) (COMPLIES)
- I. COORDINATE PUBLIC SPACE AND STREETSCAPE ELEMENTS TO UTILIZE SIMILAR NEIGHBORHOOD PLANTINGS, VISUAL CUES, AND SIDEWALKS TO CREATE A UNIFORM AND ATTRACTIVE PUBLIC REALM. (REDEVELOPMENT PLAN § 7.6.E.1)
- J. RAIN GARDENS AND BIOSWALES ARE ENCOURAGED TO THE GREATEST EXTENT PRACTICABLE. (REDEVELOPMENT PLAN § 7.6.E.1)

TREES WITHIN SIGHT TRIANGLE TO BE LIMBED TO 7FT CLEARANCE

TREE REPLACEMENT WITHIN FOUNDERS PARK TO BE COORDINATED WITH VILLAGE PROFESSIONALS AND FOUNDERS PARK CONSERVANCY



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR IRRIGATION CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM DATE OF ACCEPTANCE FOR THE FIRST PLANTING. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. IF NECESSARY, IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DATE OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILL PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZERS AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "MIL-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SEWERMAINS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL NURSED ROOTS SHALL BE PRUNED TO MAINTAIN CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLER AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOO SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINIS OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM BETULA VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES KOLCHISTERA LIQUIDAMBAR STYRACIFLUA LIRIODENDRON LULIPPERA PLATANUS ACER	POPULUS VARIETIES PRUNUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES SALIX WEETING VARIETIES TILIA TOMENTOSA ZELKOVA VARIETIES
---	--

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SETTING OR SOOING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING FOR SOIL STABILIZATION ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOO STABILIZATION METHOD.

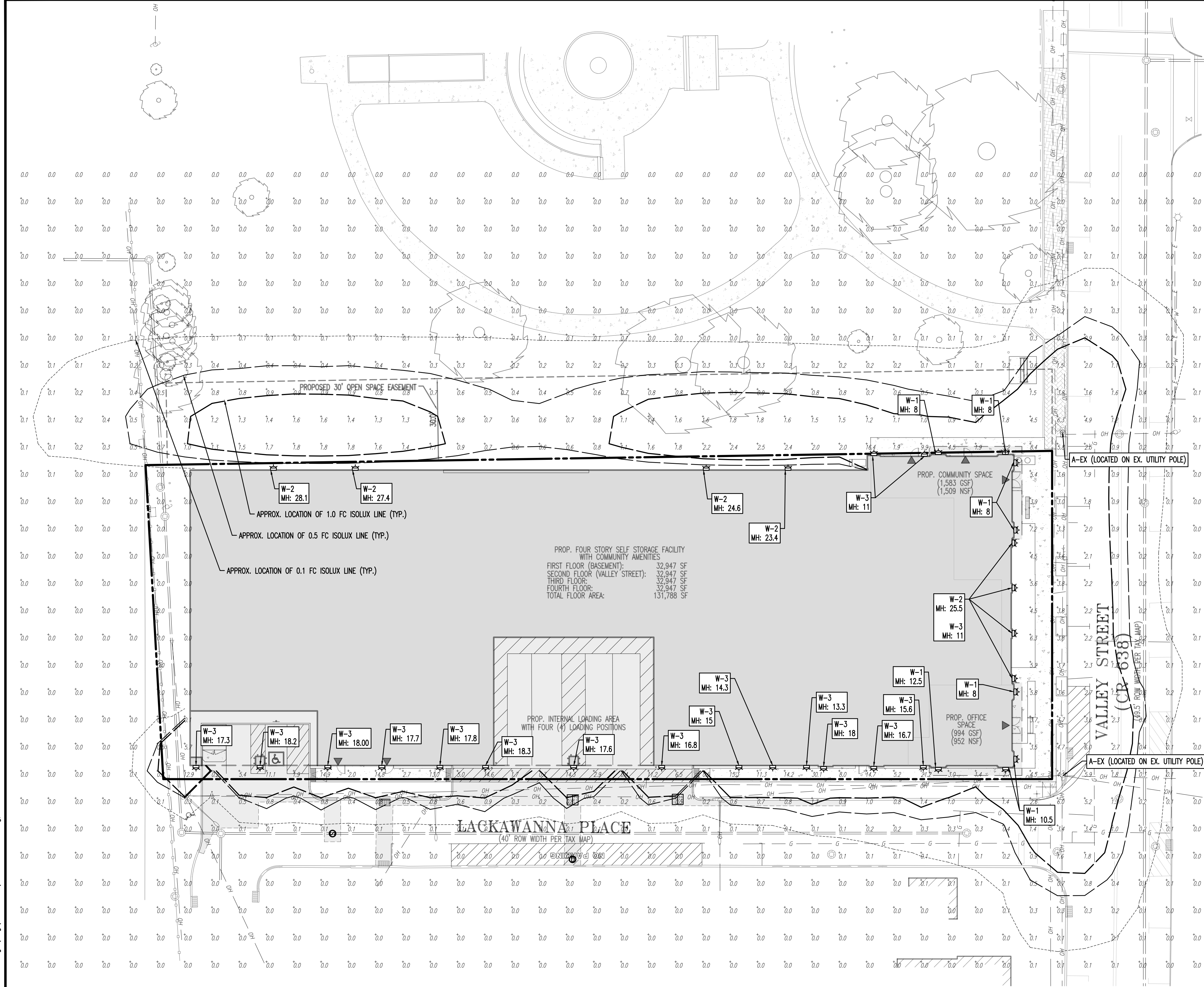
PLANTING SPECIFICATIONS

1. SCOPE OF WORK
A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUIVALENT.
B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
C. TOPSOIL - "LOAMY SILT" HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, PH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLUMPS.
D. MULCH - FOUR (4") INCHES DOUBLE SHREDED HARDWOOD BARK MULCH.
E. FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS
F. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMUS'.
G. ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE "GRO-POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURE, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
H. GENERAL WORK PROCEDURES
I. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL POWER SURFACES SHALL BE SWEEP CLEAN AT THE END OF EACH DAY'S WORK.
J. WEEDING
K. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
L. TOPSOILING
M. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
N. SOIL CONDITIONING
O. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
20 POUNDS "GRO-POWER"
100 POUNDS AGRO-CULTURAL GYPSUM
20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
P. SOIL MODIFICATIONS
Q. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
R. MOIST HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED OR TOTAL MAX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING IN RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
S. ADJUST EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
T. PLANTING
U. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
V. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
1 PART PEAT MOSS BY VOLUME
1 PART COV MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
W. LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER.
X. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER.
Y. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
Z. PREPARE BASED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
AA. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
AB. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7" BRANCHING HEIGHT.
AC. GROUND COVER
AD. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS BAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
AE. SPRINK AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
AF. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
AG. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT GRASS PREVENTER FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
AH. FINISH GRADING
AI. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE.
AJ. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE AREAS SHOWN TO BE GRADED SHALL BE GRADED TO THE SAME GRADE.
AK. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
AL. GUARANTEE
AM. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
AN. CLEANUP
AO. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL GRADED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
AP. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WIRING: SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
AQ. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF EROSION OR BARE AREAS.
AR. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

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TITLE: LANDSCAPE PLAN		JOB No: 2624-99-007 DATE: 07/08/2021	
PROJECT: STORAGE PLATFORM, LLC PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES		DRAWN BY: GMC DESIGNED BY: LPK CHECKED BY: TJM CHECKED BY: -	
256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY		SHEET No: 8 OF 21 Rev. # 3	
THOMAS J. MULLER PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 52179		JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41975	
ALL STATES REQUIRE REGISTRATION OF CONTRACTS, PERMITS, OR ANY OTHER PREPARING TO OBTAIN THE STATE'S SPACE NUMBER. IN NJ: 305		FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: www.call811.com	

Plotted: 09/13/21 - 9:12 AM, By: gowdick, - Product Ver: 23.1s (LMS Tech)
File: P:\BECPC PROJECTS\2824 Quinlan Development Group, LLC\99-007 South Orange\DWG\Site Plans\2824990753.dwg, ----> 09 LIGHTING PLAN



GENERAL NOTES

- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCES IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDELINE POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

LIGHTING REQUIREMENTS

- LIGHTS ARE TO BE PROVIDED AT A MINIMUM OF 60' INTERVALS ALONG ALL PUBLIC STREETS AND NEAR BICYCLE AND PEDESTRIAN FACILITIES ACCESSIBLE TO THE PUBLIC AND SHOULD BE NO TALLER THAN 20' MEASURED FROM AVERAGE GRADE. MINOR DEVIATIONS OF MOUNTING HEIGHT TO ACCOMMODATE GRADE CHANGE MAY BE REQUESTED AND APPROVED BY THE BOARD. (REDEVELOPMENT PLAN § 7.5.A)
- LIGHTS ARE TO BE FULLY ENCLOSED/SHIELDED, FULL OUT OFF FIXTURES TO PREVENT LIGHT SPILLAGE ONTO OFF-SITE PROPERTIES OR UPWARD INTO THE SKY. LIGHTING IS TO BE LED LAMPS PROVIDING "WARM-WHITE" LIGHT (CCT<3,500 K OR S/P RATIO <1.2) AND NOT LESS THAN ONE-HALF HORIZONTAL FOOT-CANDLE AVERAGE LIGHTING LEVEL AT THE SURFACE. (REDEVELOPMENT PLAN § 7.5.B)
- ANY PATHWAYS SHALL BE LIT FOR PEDESTRIANS AT A MINIMUM FOOTCANDLE LEVEL OF 7 FC. (REDEVELOPMENT PLAN § 7.5.C) (DEVIATION - LESS THAN TWO (2) FC PROVIDED ON PORTION OF SIDEWALK PLAN § 7.5.E)
- ALL LIGHTING SHALL BE DIRECTED AWAY FROM ALL ADJACENT LOTS, WITH THE EXCEPTIONS OF BUILDING MOUNTED FIXTURES THAT SERVICE THE FOUNDERS PARK. (REDEVELOPMENT PLAN § 7.5.D)
- ALL LIGHTS NOT REQUIRED FOR SAFETY AND SECURITY SHOULD BE OFF BETWEEN THE HOURS OF 11:00 PM AND 5:00 AM. ALL LIGHTS ARE TO BE DIMMABLE AND CAPABLE OF CONTROL BY TIMER. (REDEVELOPMENT PLAN § 7.5.F)
- DEVELOPER SHALL PROPOSE A PALETTE OF FIXTURES AND FINISHES FOR LIGHTING THAT COMPLEMENT THE BUILDING ARCHITECTURE. "COBRAY" TYPE LIGHT FIXTURES SHALL BE PROHIBITED. (REDEVELOPMENT PLAN § 7.5.G)
- LIGHTING AT CROSSWALKS SHOULD BE MAXIMIZED USING BEST PRACTICES. (REDEVELOPMENT PLAN § 7.5.H)
- SPILLOVER GREATER THAN 2 FC INTO THE CARTRAY REQUIRES APPROVAL FROM THE BOARD ENGINEER. (REDEVELOPMENT PLAN § 7.5.H)

LIGHTING LUMINAIRE SCHEDULE							
SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT*	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	IES FILE
	8	W-1	VARIES	SINGLE	1.000	KICHLER LIGHTING	LED8ULBS_E27_A25
	8	W-2	VARIES	SINGLE	1.000	ARCHITECTURAL AREA LIGHTING	UCM2-ANG-36L-260-357-2
	20	W-3	VARIES	SINGLE	1.000	B-K LIGHTING	MA-LED-X45_X45-FL-12-C
	2	A-EX	12 FT	SINGLE	1.000	PHILIPS LEDCINE	VX092643NNNA3N3

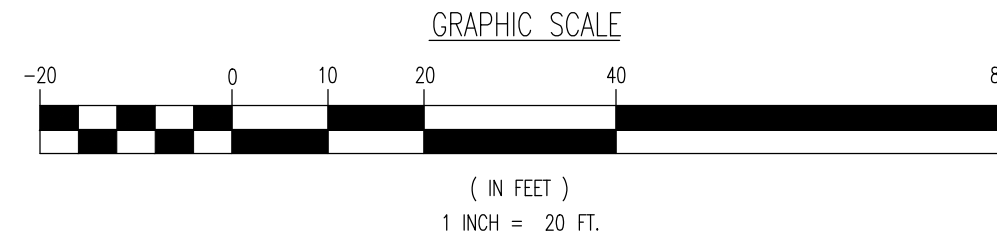
ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 0.1 FC.

(FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

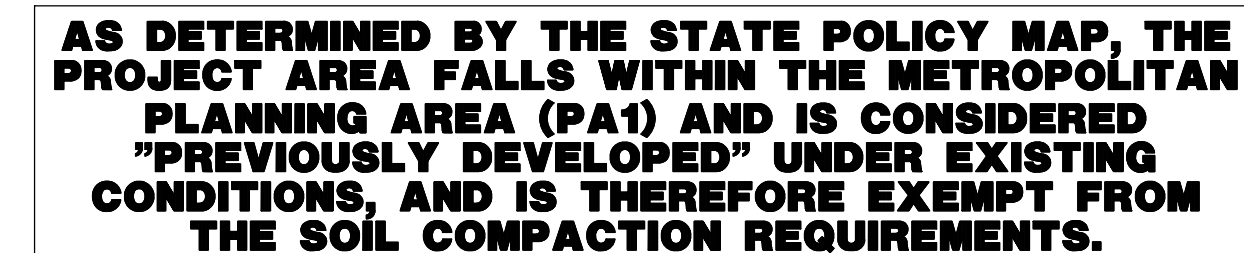
STATISTICAL AREA SUMMARY						
LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
SIDEWALK AREA	6.70	30.1	0.2	33.50	150.50	CALCULATION WITHIN SIDEWALK AREAS

* MOUNTING HEIGHTS VARY TO ACCOMMODATE THE GRADE CHANGE BETWEEN THE VALLEY STREET FRONTAGE AND THE REAR OF THE SITE



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TITLE: LIGHTING PLAN			
PROJECT: STORAGE PLATFORM, LLC PROPOSED SELF-STORAGE FACILITY w/ COMMUNITY AMENITIES BLOCK 2303, LOTS 1, 2, 3, 4, 13 & 14 256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY		JOB No: 2624-99-007 DATE: 07/08/2021 DRAWN BY: GMC DESIGNED BY: LPG CHECKED BY: TJM CHECKED BY: -	
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9 OF 21		Rev. # 3	



The diagram illustrates a sediment control system with the following components and functions:

- PROP. LIMIT OF DISTURBANCE LINE**: Indicated by a dashed line at the top.
- PROP. SILT FENCE LINE**: Indicated by a line with three 'SF' labels.
- PROP. TREE PROTECTION FENCE LINE**: Indicated by a line with three 'TPF' labels.
- PROP. INLET FILTER**: Represented by a circular symbol with a cross-hatch pattern.
- PROP. HAYBALE SEDIMENT BARRIER**: Represented by a rectangular symbol with a cross-hatch pattern.

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

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Thomas J. Mulley
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

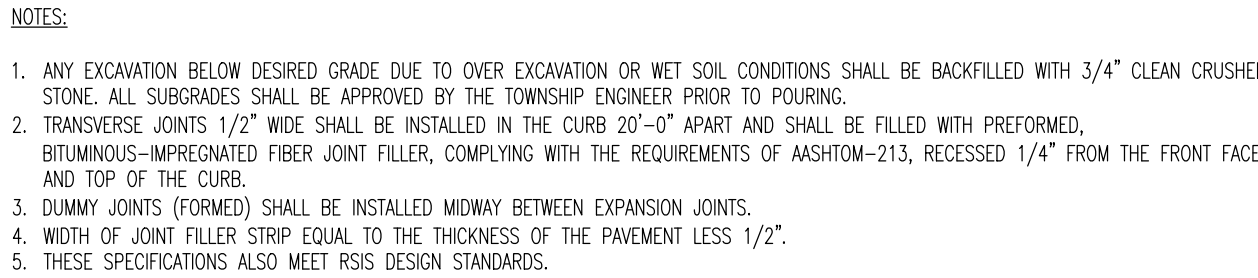
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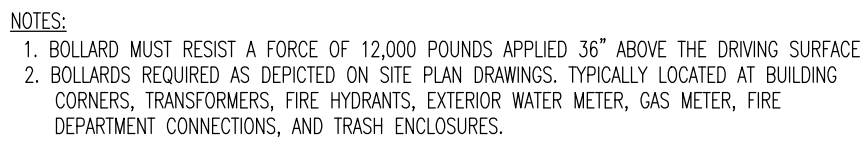
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PARKING STALL STRIPING DETAIL



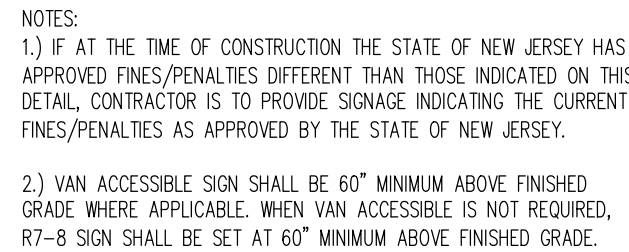
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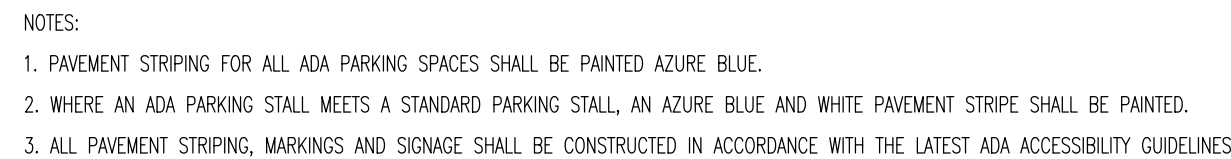
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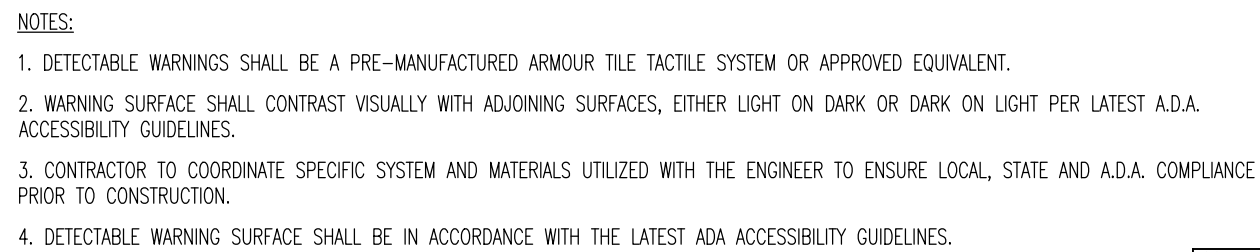
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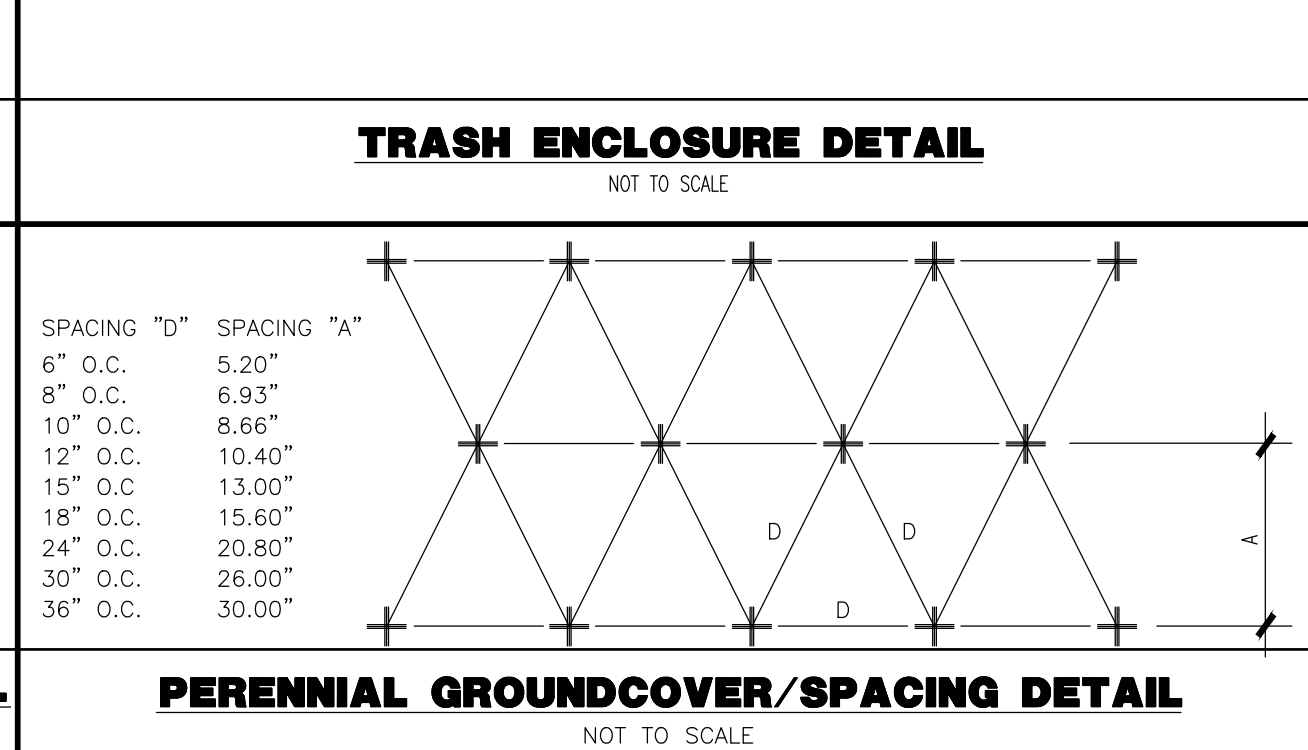
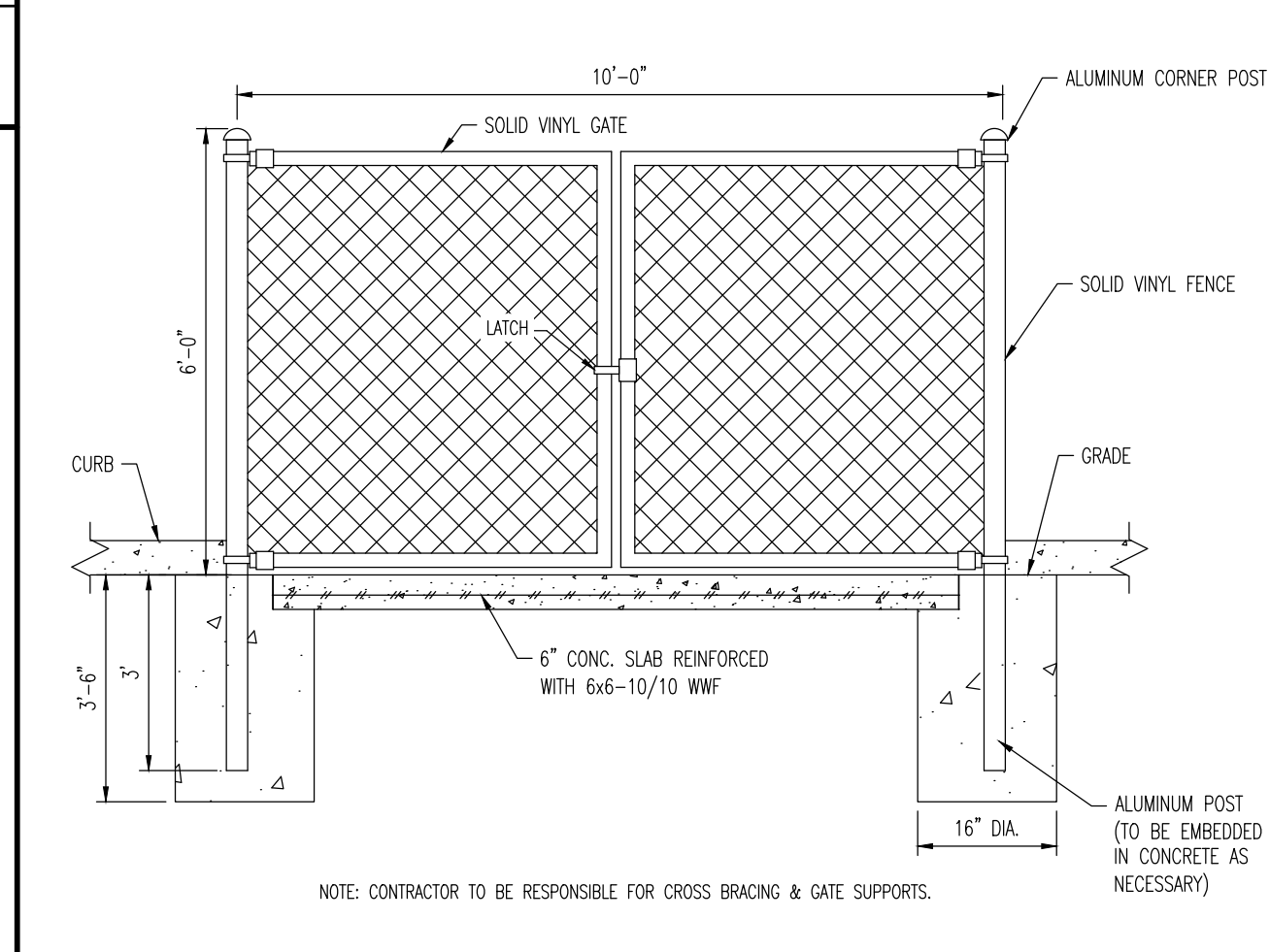
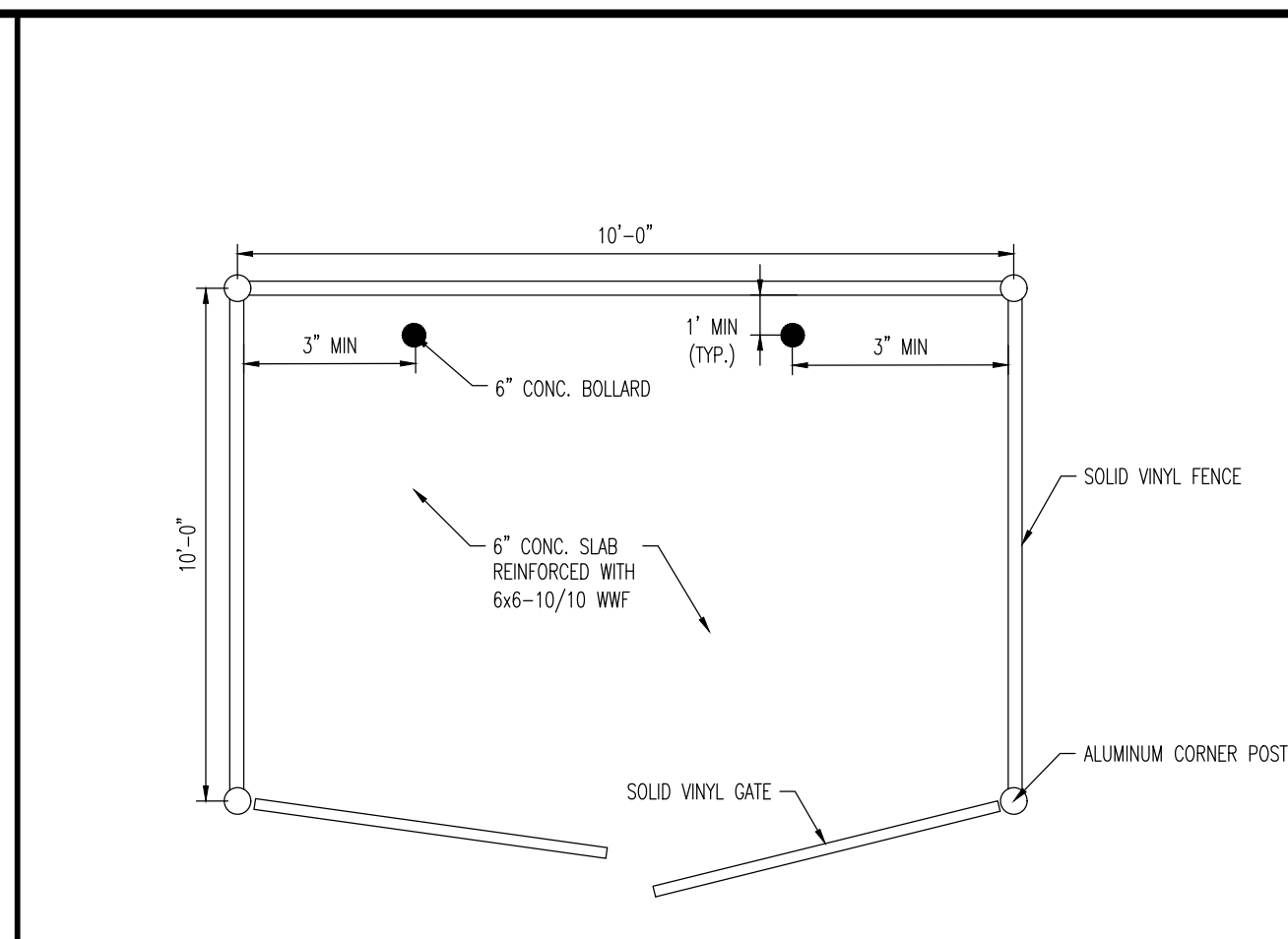
NOTES

- 1) WHERE A PEDESTRIAN CIRCULATORY PATH CROSSES THE CURB RAMP, FLARE SIDES SHALL BE PROVIDED AT A SLOPE NO STEEPER THEN 1:10
- 2) CONSTRUCT DEPRESSIONED CURB FOR CURB RAMPS FLUSH TO ADJACENT PAVEMENT. GRADE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSIONED CURB, ADJUST SLOPS TO PROVIDE POSITIVE DRAINAGE.
- 3) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.
- 4) COUNTER SLOPES OF ADJOINING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%.
- 5) A LEVEL LANDING AREA (MAX. SLOPE 2% IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF THE RAMP. THE LANDING CLEAR LENGTH SHALL BE 36" MIN AND THE CLEAR WIDTH SHALL BE AS WIDE AS THE RAMP.
- 6) CURB RAMPS, PAVEMENT MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

NOT TO SCALE



NOT TO SCALE



1. A MINIMUM OF ONE SIGN PER SITE SHALL BE INSTALLED. COLORS AND/OR MATERIALS OF ALL SIGNS SHALL BE COMPLEMENTARY TO EACH OTHER. (REDEVELOPMENT PLAN § 7.4.4.)

2. THE TOTAL AREA OF MARKETING-RELATED SIGNAGE, INCLUDING WALL SIGNS, PROJECTING SIGNS, CANOPY SIGNS, AND WINDOW SIGNS SHALL NOT EXCEED 200 SF ON THE VALLEY STREET FRONTAGE, AND 100 SF ON THE LAWNHAWK PLAZA FRONTAGE. (REDEVELOPMENT PLAN § 7.4.8.)

3. ONE SIGN SHALL BE PERMITTED FOR EACH BUILDING PROVIDED ON THE SITE. FACADE FOUNTAINERS PARK BUT SHALL NOT EXCEED 120 SF. MURALS ARE NOT SUBJECT TO THE MAXIMUM SIZE REQUIREMENT AND SHALL FOLLOW THE PROCEDURE ESTABLISHED IN THE REDEVELOPMENT PLAN § 7.4.9.

4. SIGNAGE MAY BE INSTALLED ABOVE THE GROUND FLOOR ARCHITECTURAL SIGN BAND AS ALLOWED BY THE APPROVING AUTHORITY, BUT SHALL NOT EXCEED 100 SF ON LAWNHAWK PLAZA AND 140 SF ON VALLEY STREET. (REDEVELOPMENT PLAN § 7.4.5.)

5. THE LOCATION OF ALL SIGNS SHALL BE DETERMINED BY THE APPROVING AUTHORITY. (REDEVELOPMENT PLAN § 7.4.7.)

6. NO SIGN SHALL BE INTERNALLY ILLUMINATED. EXTERNAL FIXTURES AND/OR BACK-LIT CHANNEL LETTERS ARE ENCOURAGED. (REDEVELOPMENT PLAN § 7.4.6.)

7. THE TYPE OF SIGNAGE, THE LOCATION OF SIGNS, AND THE MESSAGES OF SIGNS ARE TO BE DETERMINED BY THE APPROVING AUTHORITY, AS DETERMINED APPROPRIATE BY THE APPROVING AUTHORITY. (REDEVELOPMENT PLAN § 7.4.4.)

8. UNLESS SPECIFIED IN THE REDEVELOPMENT PLAN, ALL SIGNAGE SHALL COMPLY WITH THE ARTICLE 185-100 OF THE VILLAGE'S LAND DEVELOPMENT ORDINANCE AT THE TIME OF EXECUTION OF THE REDEVELOPMENT AGREEMENT. (REDEVELOPMENT PLAN § 7.4.3.)

9. SIGNS THAT EXTEND ABOVE THE ROOFLINE OF A PARAPET OR BEYOND THE ENDS OF THE WALL TO WHICH THEY ARE ATTACHED OR WHICH PROJECT MORE THAN SIX INCHES FROM THE WALL TO WHICH THEY ARE ATTACHED ARE PROHIBITED, UNLESS THEY ARE PROJECTING SIGNS. (§ 185-104.8)

10. NO SIGN SHALL BE PERMITTED TO BE PLACED ON THE ROOF OF A BUILDING OR ON THE TOP OF A WALL. (REDEVELOPMENT PLAN § 7.4.5.)

11. NO SIGN MAY CONSIST OF MORE THAN 6 TOTAL COLORS, INCLUDING THE BACKGROUND COLOR, WITHOUT THE WRITTEN APPROVAL OF THE DESIGN REVIEW BOARD OR TECHNICAL REVIEW COMMITTEE. LETTERING MUST USE A CONSISTENT, LEGIBLE, AND PROFESSIONAL APPEARANCE. (§ 185-141.7)

12. NO SIGN SHALL BE MORE THAN 10 FEET HIGH. (REDEVELOPMENT PLAN § 7.4.5.)

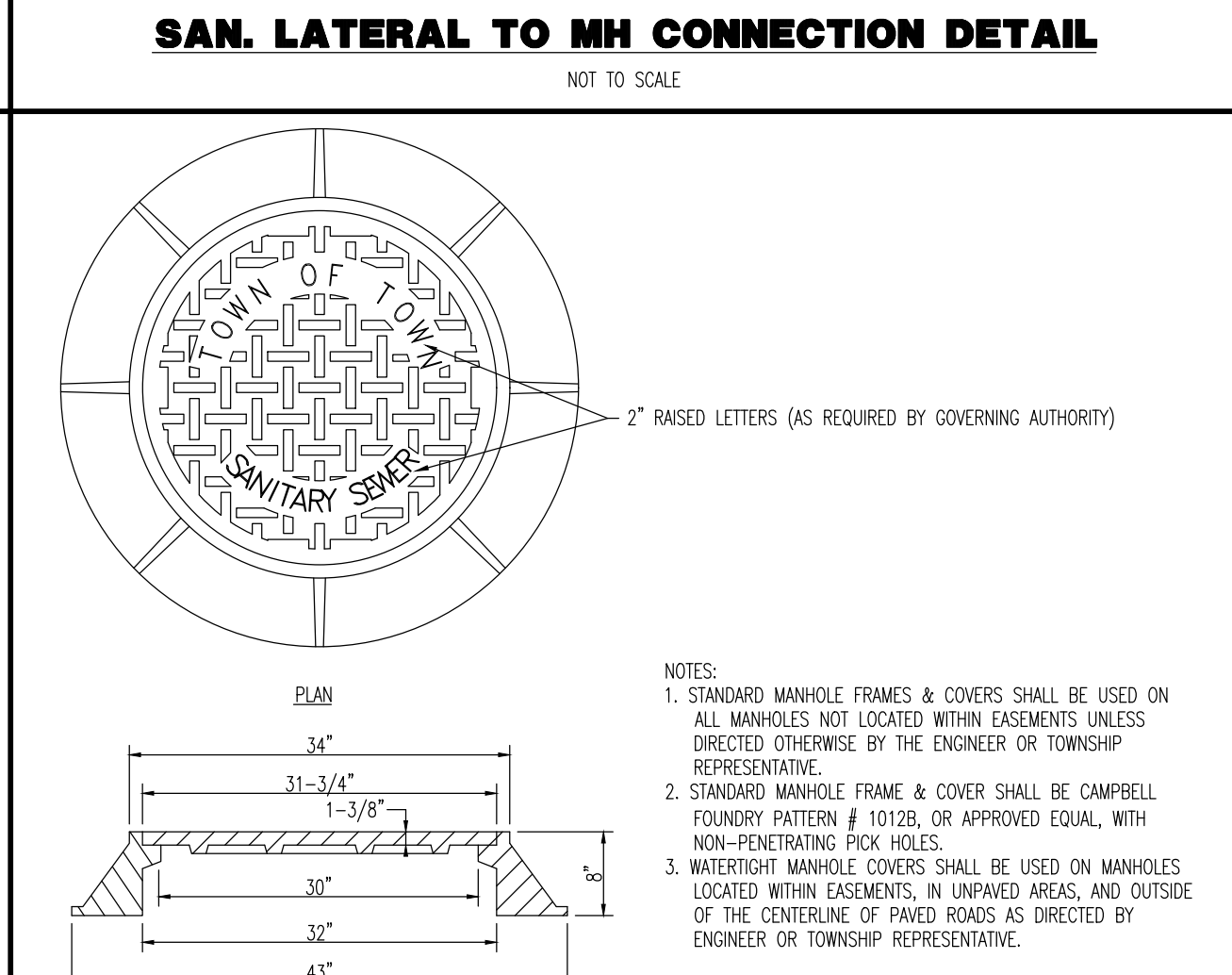
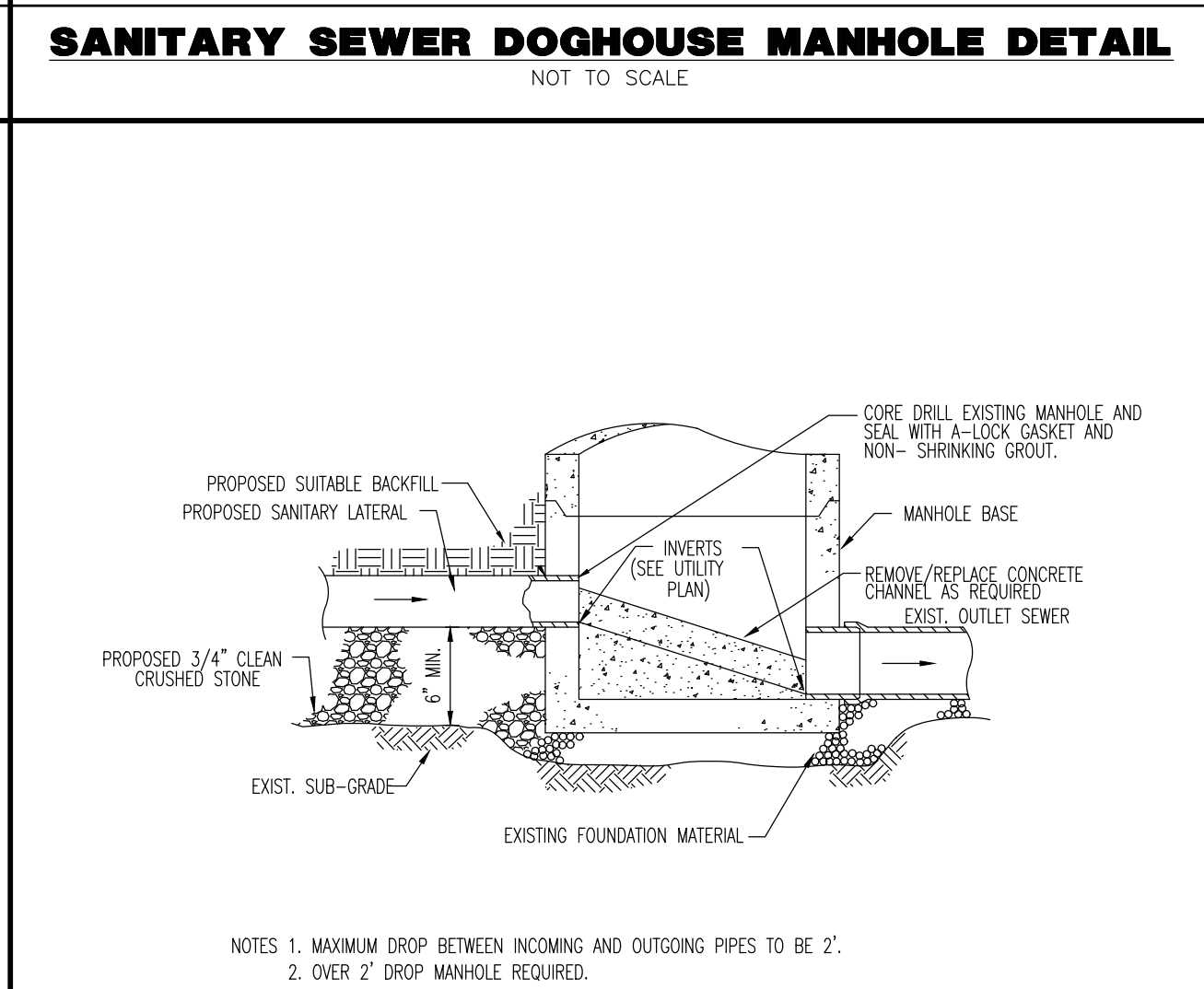
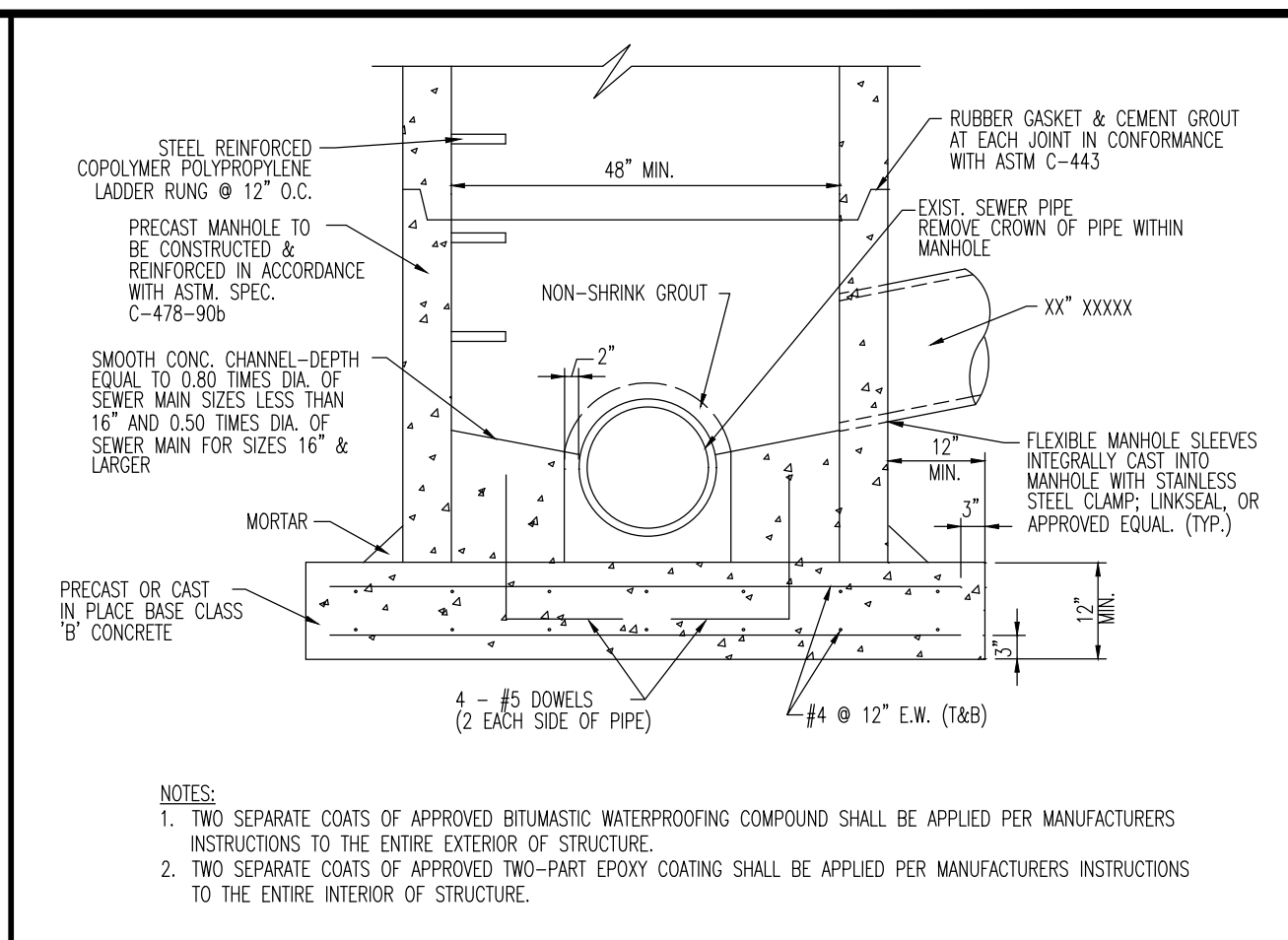
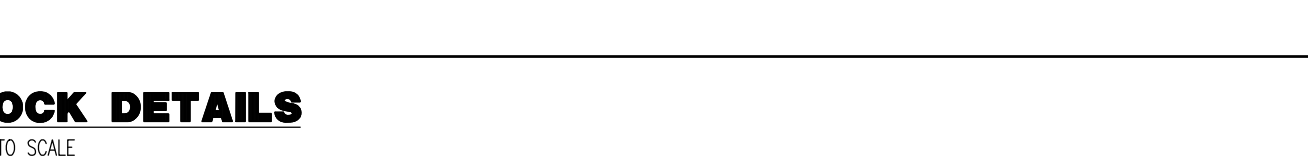
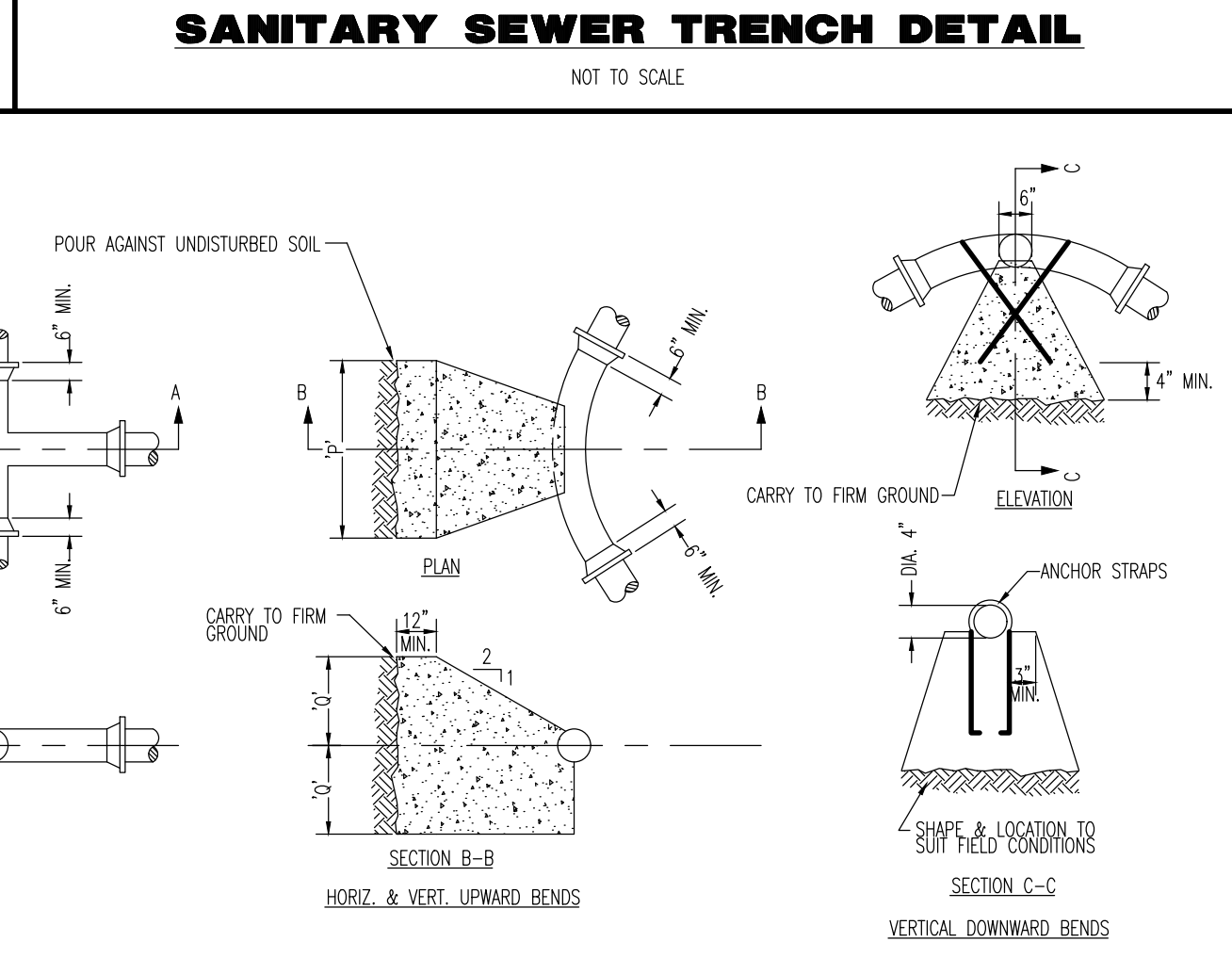
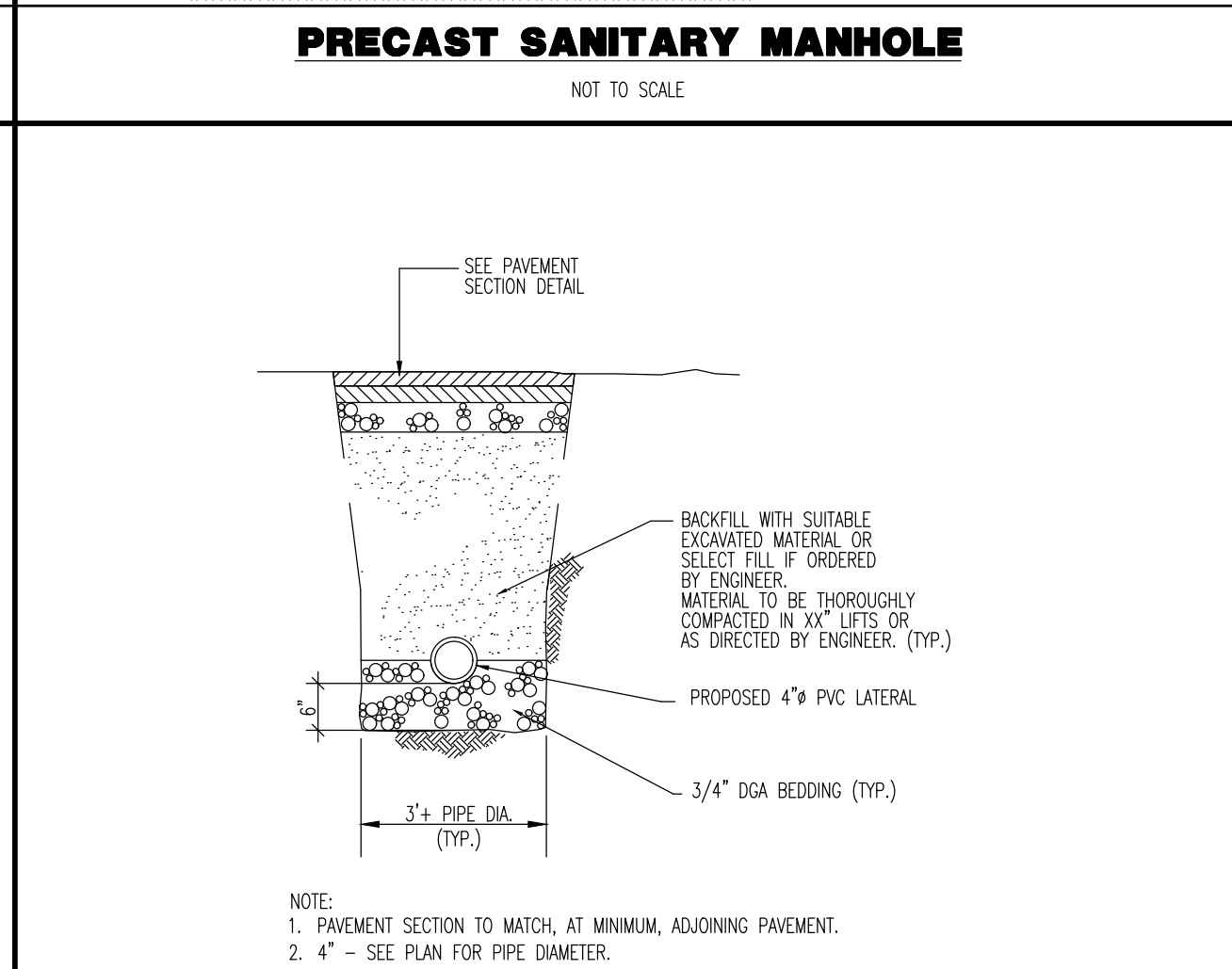
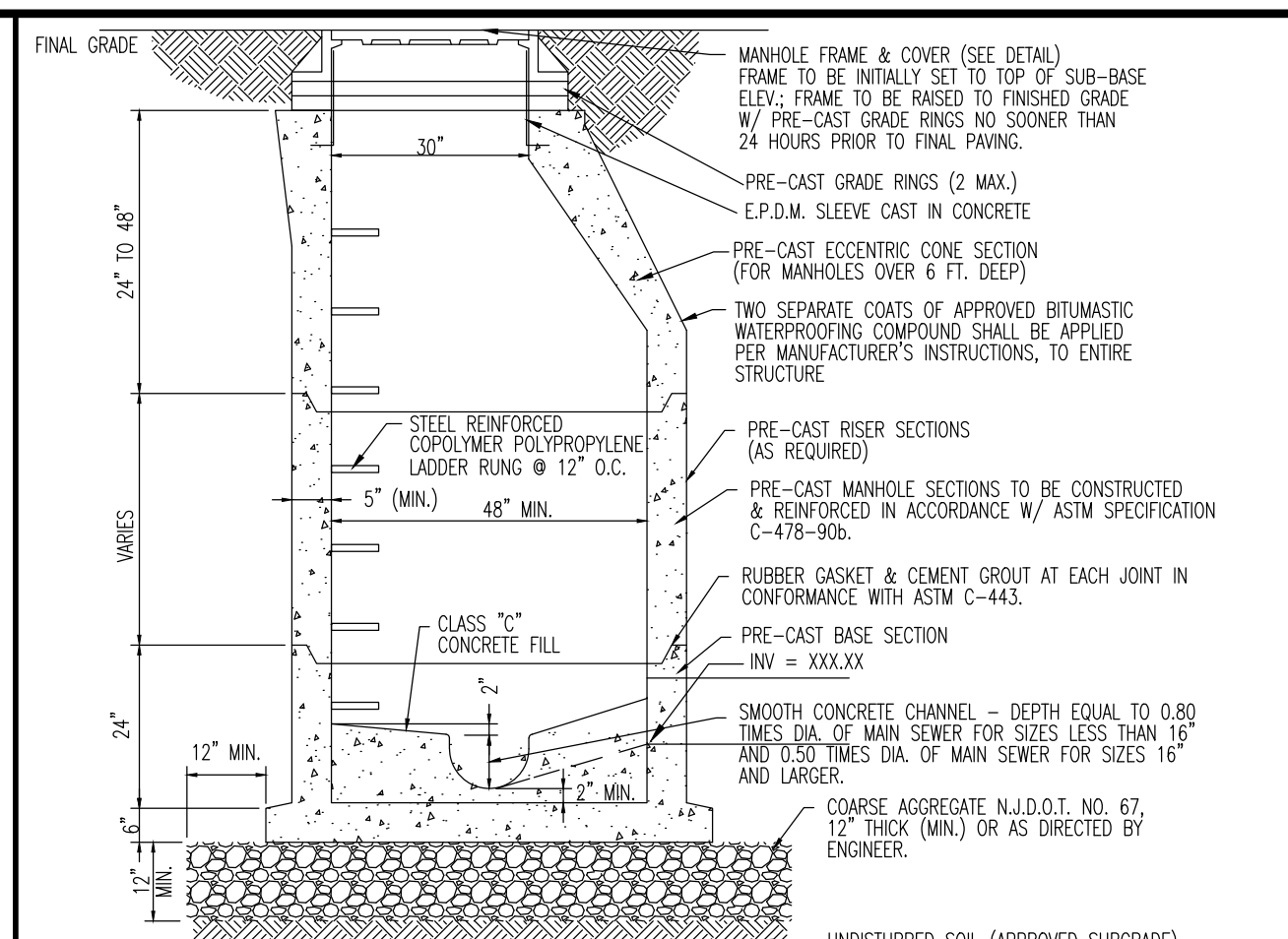
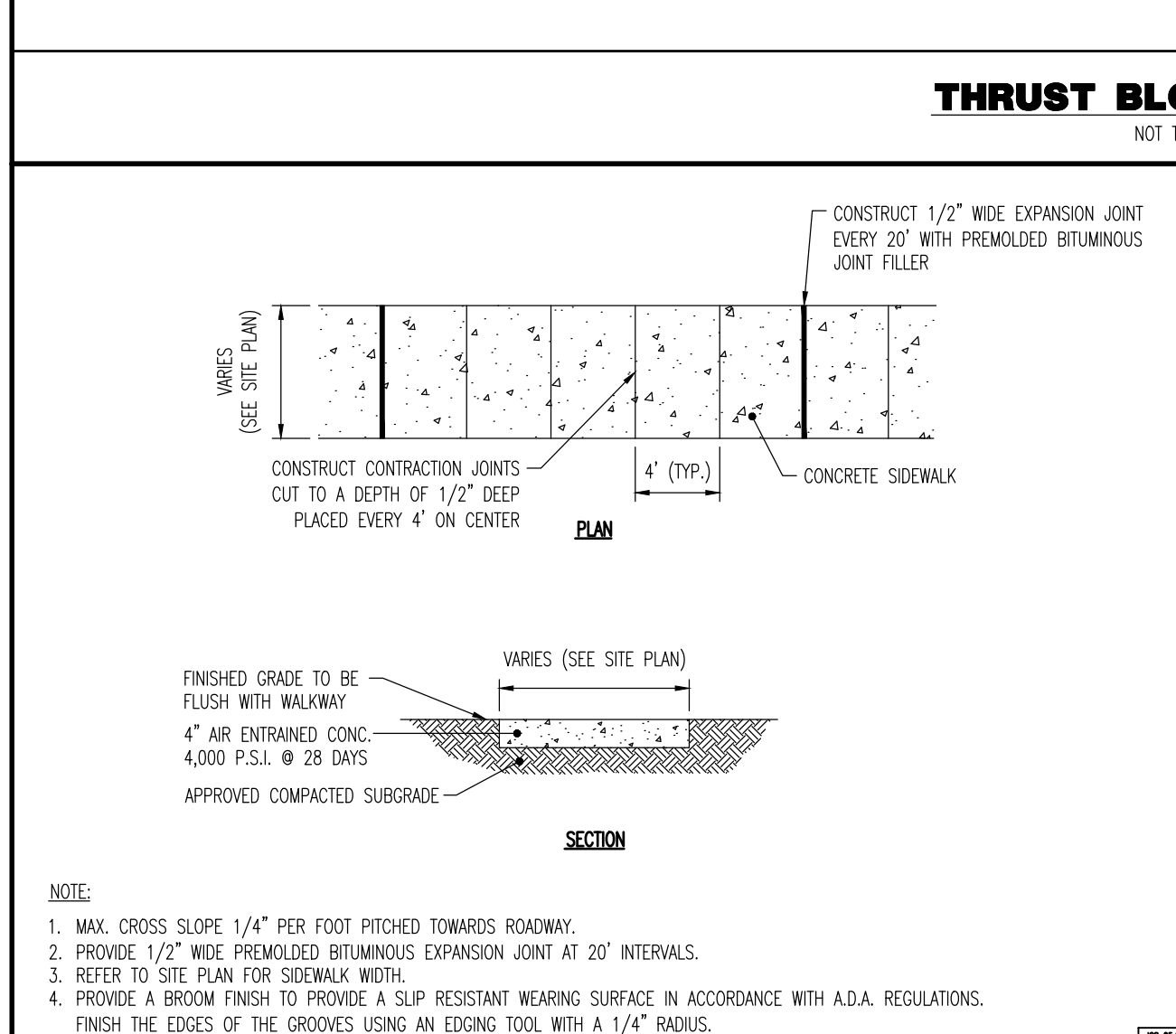
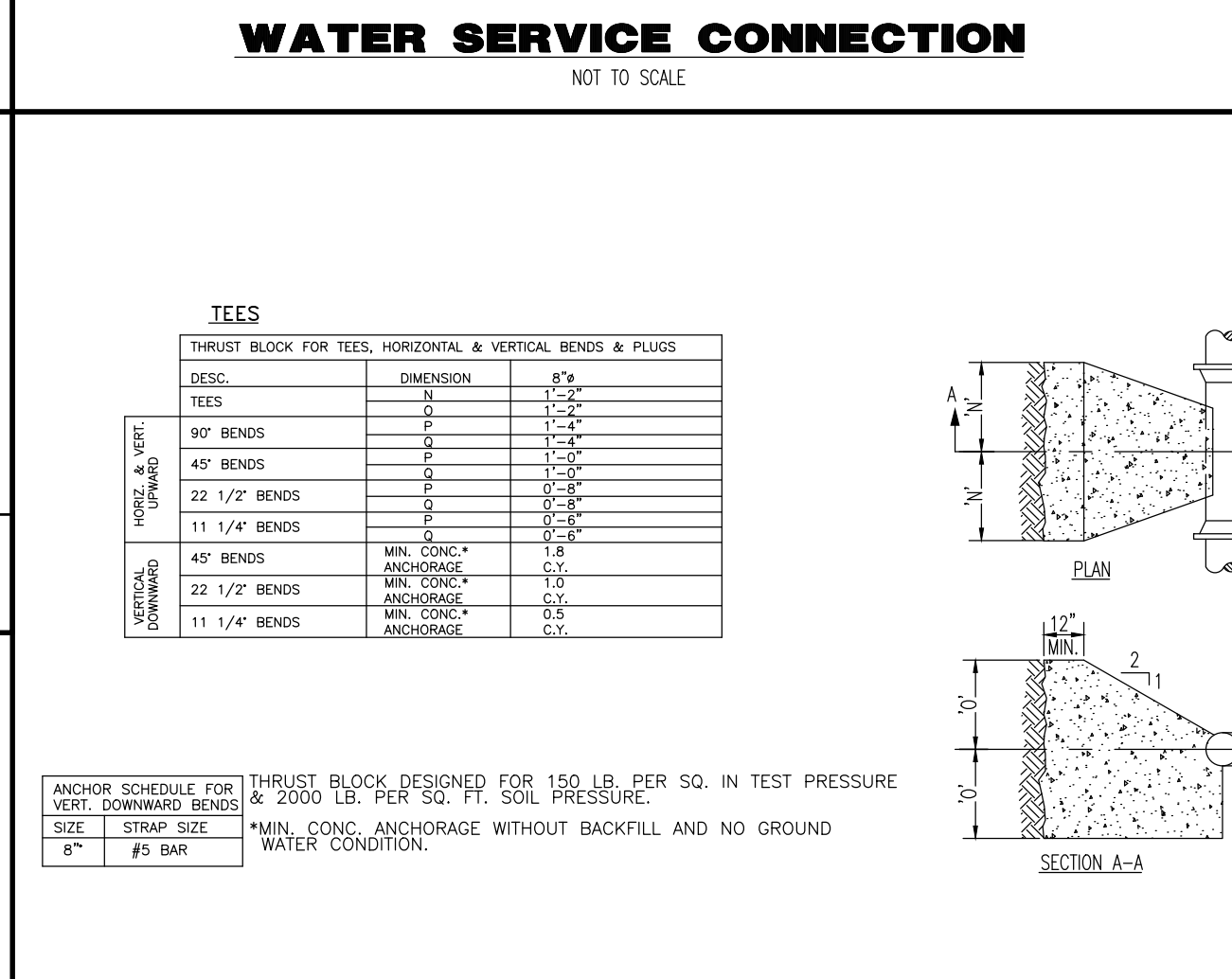
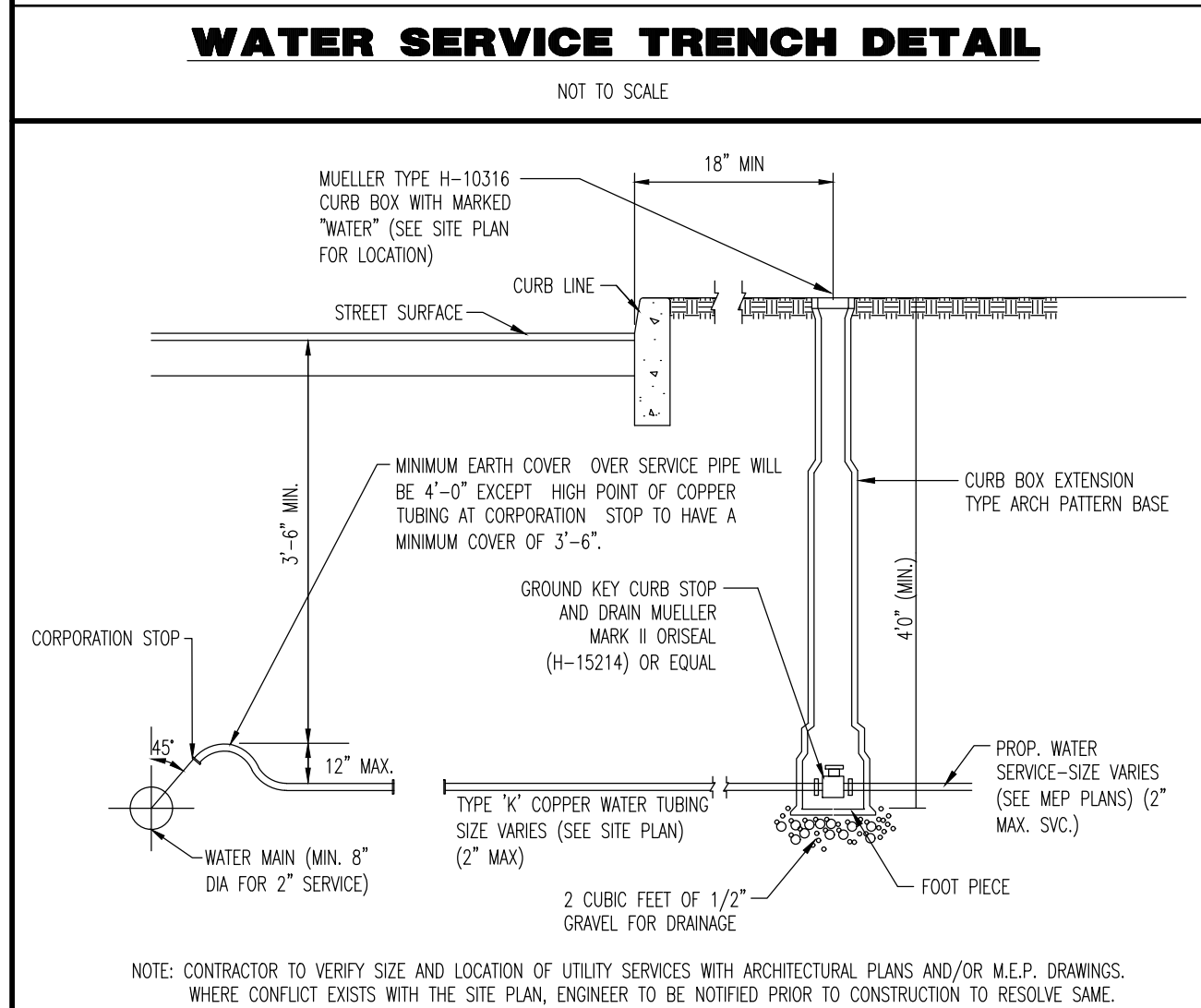
13. SIGNS CONSISTING OF INDIVIDUAL LETTERS OR GRAPHICS MAY BE PAINTED ON BUILDINGS AND MUST ADHERE TO THE GUIDELINES ABOVE. THIS DOES NOT INCLUDE MURALS, WHICH ARE REGULATED BY SUBSECTION B)(1)(v). (§ 185-142.B.1.4)




14. MURALS ARE PERMITTED ON EXTERNAL WALLS OF COMMERCIAL BUILDINGS IN B-1, B-2, & B-3 AND REDEVELOPMENT ZONES SUBJECT TO DESIGN REVIEW AND APPROVAL BY THE VILLAGE ZONING OFFICIAL. THE NAME OF THE BUSINESS MAY NOT BE INCLUDED. INSTEAD, A TO-SCALE REPRESENTATION OF THE BUSINESS MAY BE USED. (REDEVELOPMENT PLAN § 7.4.5.)

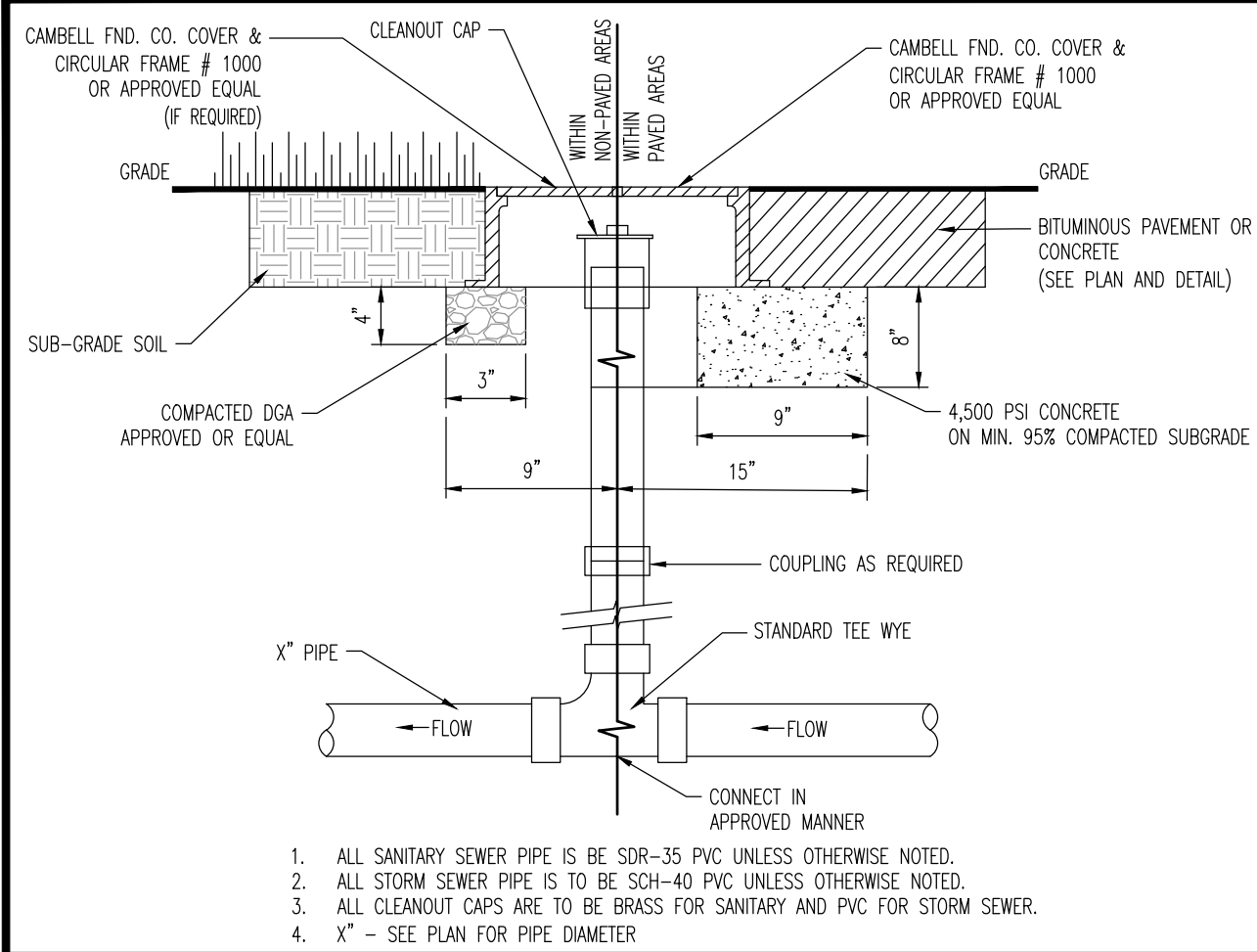
15. THE AREA OF A SIGN SHALL BE COMPUTED AS THE TOTAL SQUARE FOOT CONTENT OF THE BACKGROUND UPON WHICH THE LETTERING, ILLUSTRATION OR GRAPHIC IS PRESENTED, INCLUDING MOUNTING ON PANELS. (§ 185-145.4)

16. IF A SIGN ENVELOPS THE TOTAL SQUARE FOOT OF THE SIGNAGE RESTRICTION, IT SHALL BE CONSIDERED AS ONE SIGN. (REDEVELOPMENT PLAN § 185-145.5)

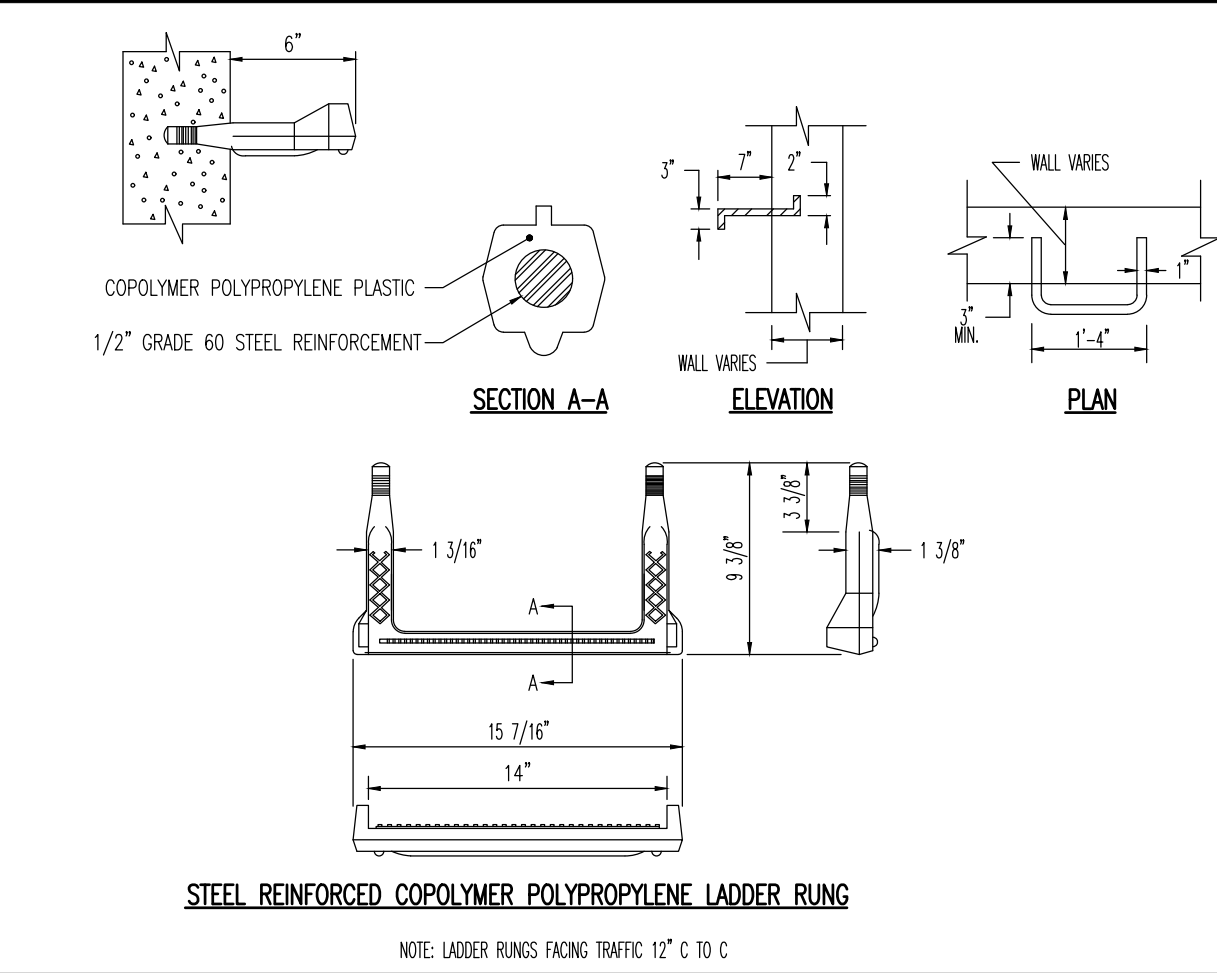
17. WHEN THE NAME OR ADVERTISING MESSAGE IS DIVIDED INTO NUMBER OF PANELS OR PARTS, IT SHALL BE CONSIDERED AS ONE SIGN. (§ 185-145.6)



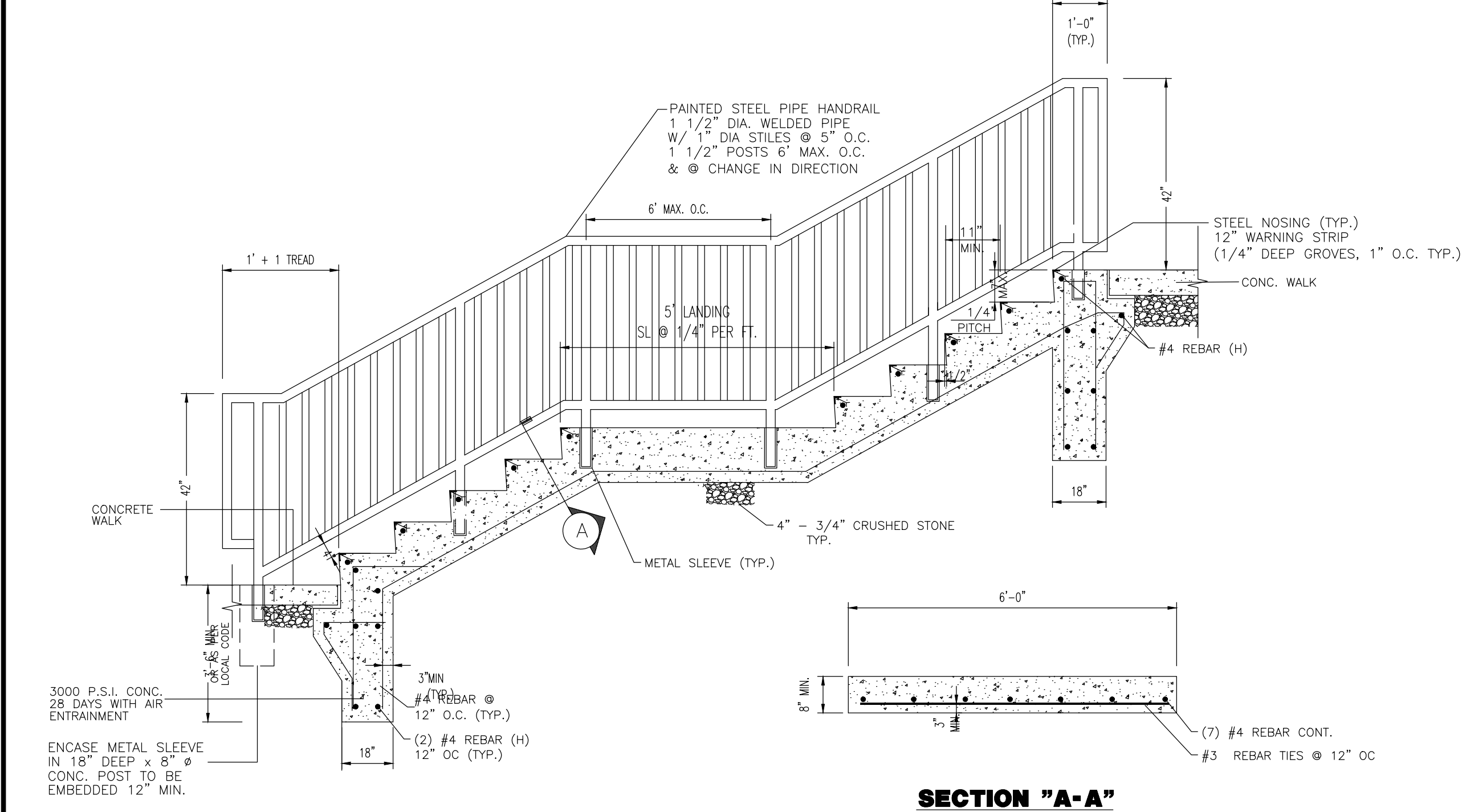
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TITLE:			
<h2 style="margin: 0;">CONSTRUCTION DETAILS</h2>			
PROJECT: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">STORAGE PLATFORM, LLC PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES</div> <div style="margin-top: 5px;"><small>BLUCK 2-303, LOTS 1, 2, 3, 4, 13 & 14 256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKMANN PLACE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY</small></div>		<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">JOB No: 2624--99--007</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">DRAWN BY: GMC</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">DESIGNED BY: LPG</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">CHECKED BY: TJM</div> <div style="border: 1px solid black; padding: 5px;">CHECKED BY: —</div>	
<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">DATE: 07/08/2021</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">SCALE: (H) AS (V) SHOWN</div> <div style="border: 1px solid black; padding: 5px;">SHEET No: <div style="float: right; font-size: 48px; font-weight: bold; margin-top: 10px;">13</div></div>		<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">PROTECT YOURSELF <small>THESE PLANS REQUIRE REPRODUCTION OF THE FOLLOWING INFORMATION ON ALL PERMITTED CONSTRUCTION: PROJECT NUMBER AND SHEET NUMBER IN EACH SET</small></div> <div style="text-align: center;"> 811 <small>Call before you dig</small></div> <div style="text-align: center; margin-top: 10px;"><small>FOR STATE SPECIFIC DIRT PHONE NUMBERS VISIT: WWW.CALL811.ORG</small></div>	
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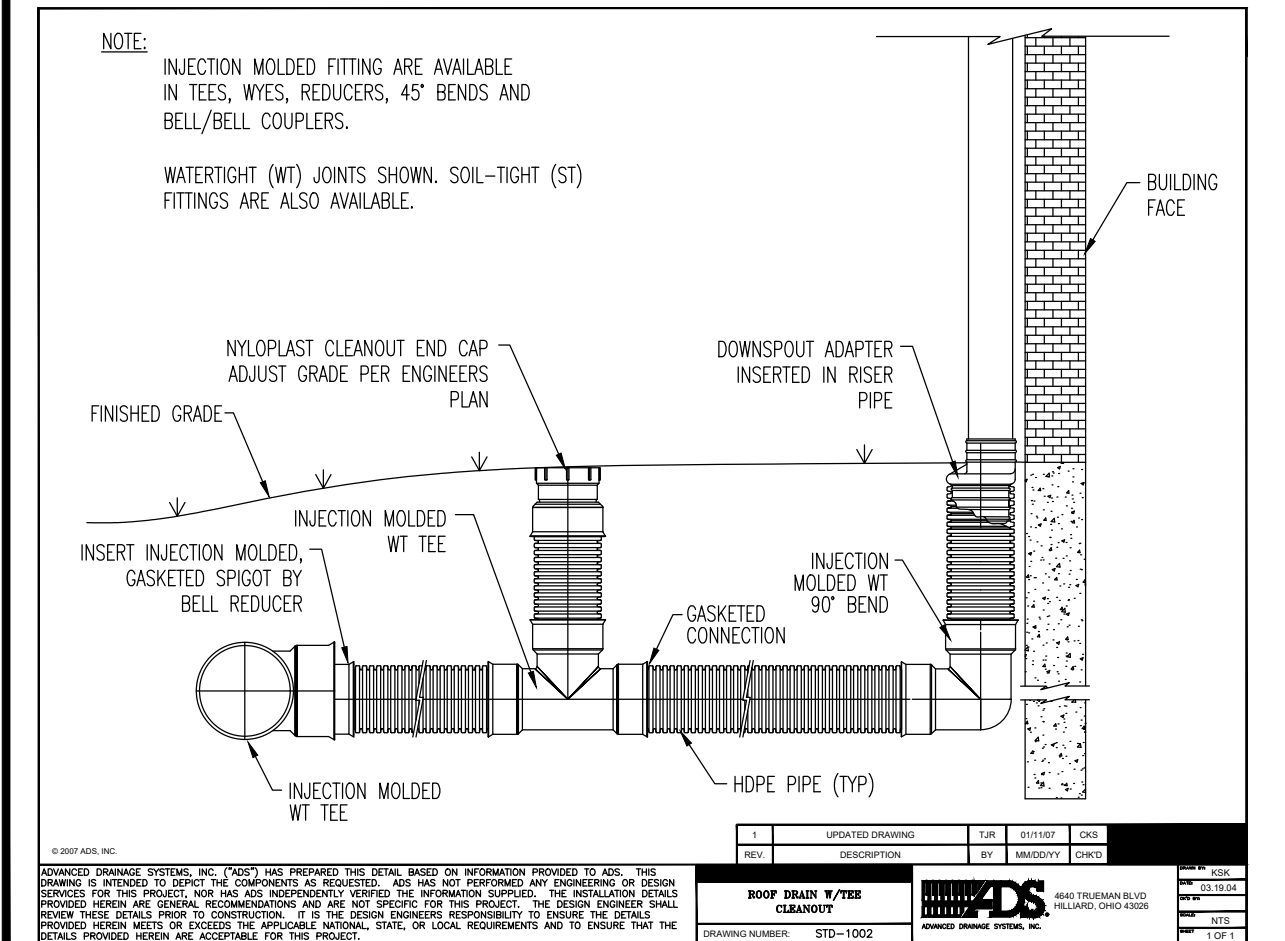
CLEANOUT DETAIL
NOT TO SCALE



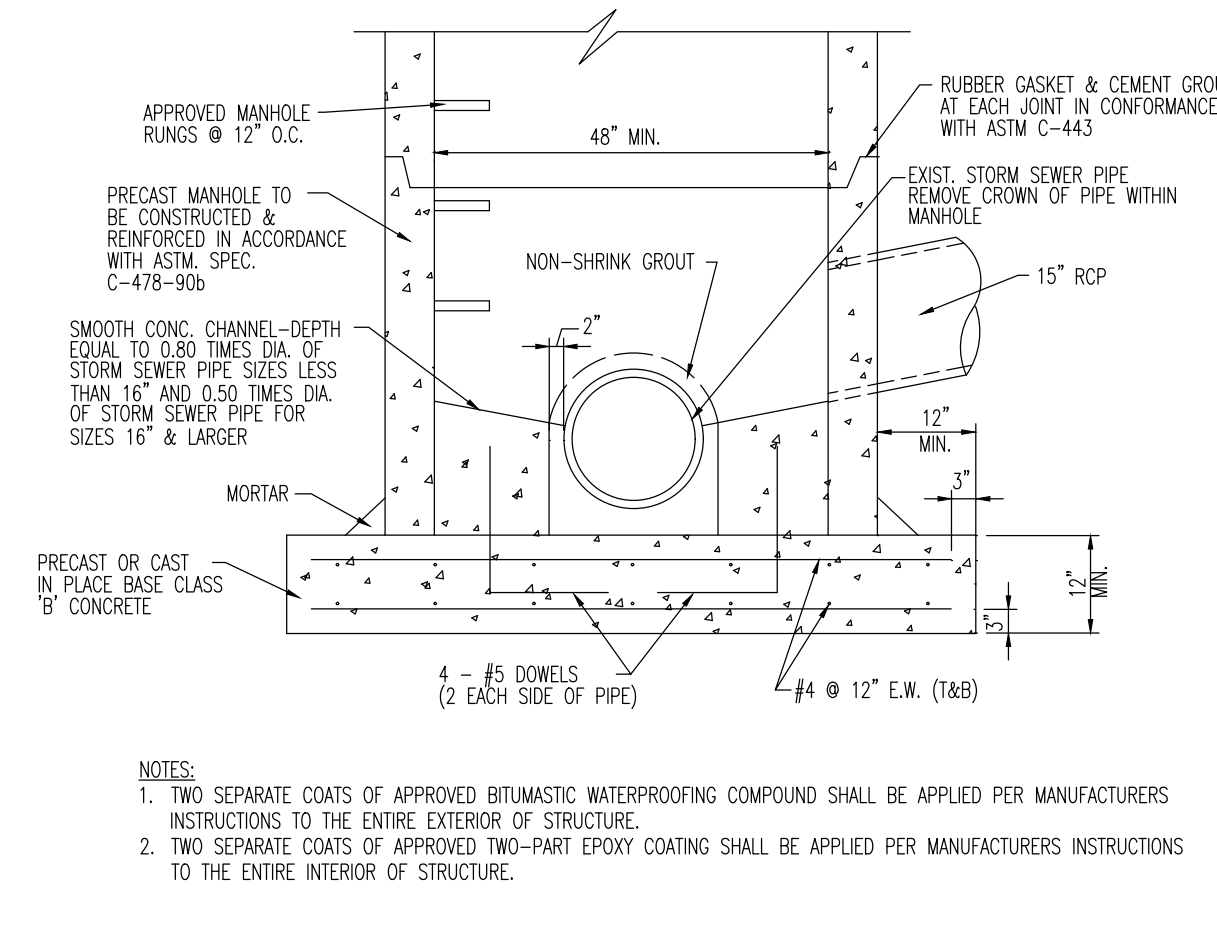
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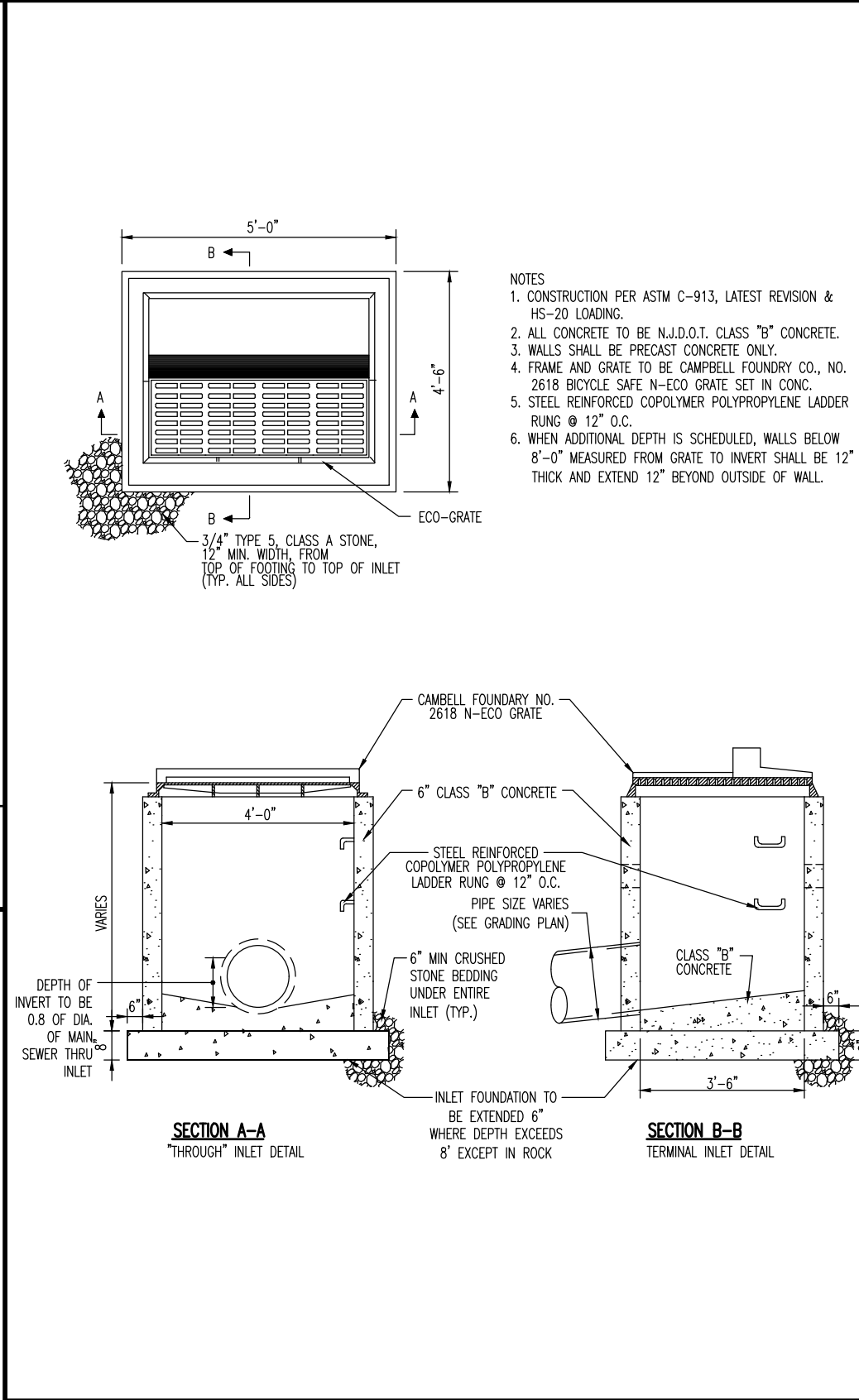
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NOT TO SCALE



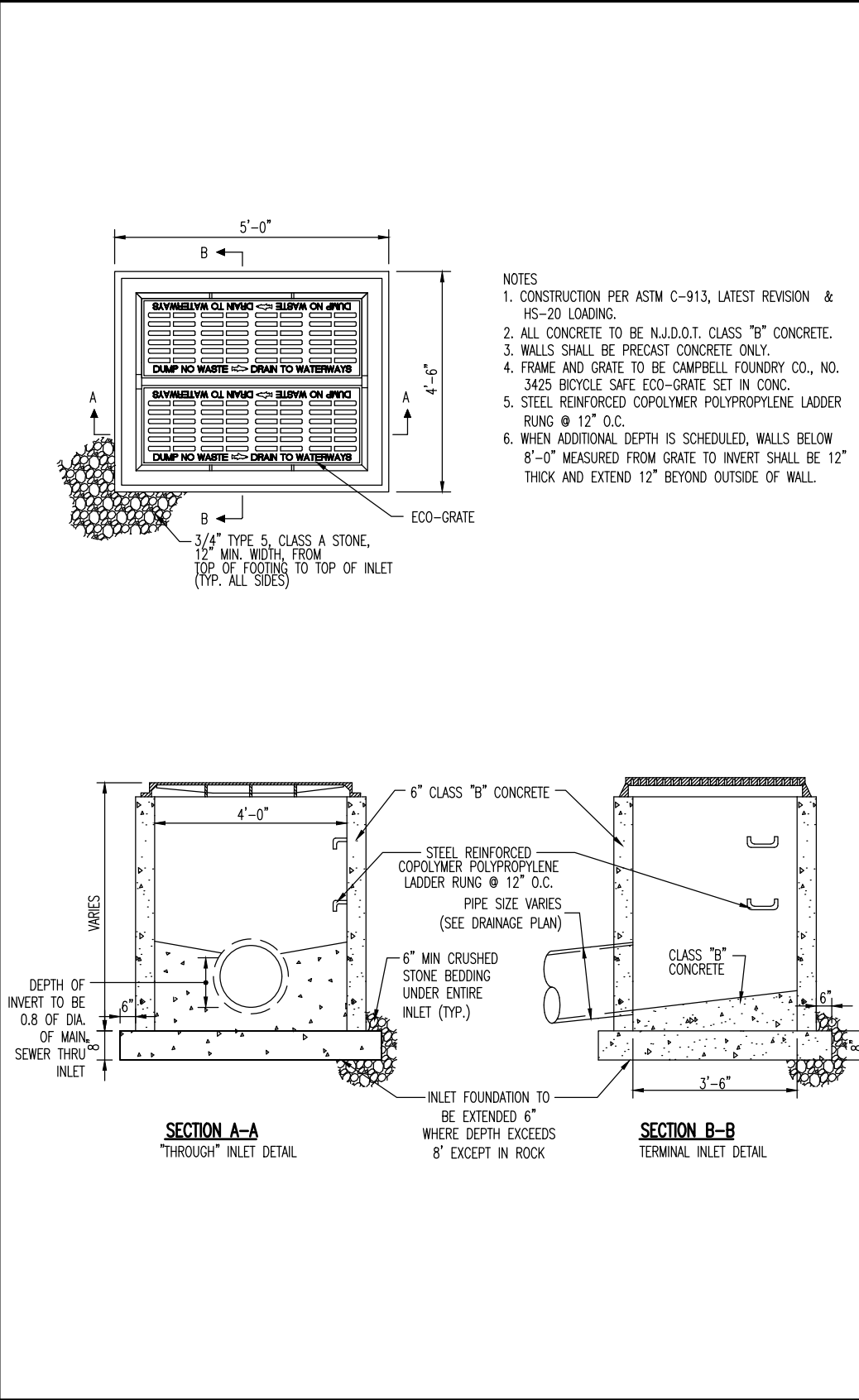
ROOF DRAIN W/TEE CLEANOUT DETAIL
NOT TO SCALE



STORM SEWER DOGHOUSE MANHOLE DETAIL
NOT TO SCALE



TYPE 'B' INLET
NOT TO SCALE



TYPE 'E' INLET
NOT TO SCALE

Plainwell

Product Data Sheet



Plainwell, designed by Robert Chipman, ASLA, is both lyrical and robust. The subtle curve of the back and slope of the seat provide comfort. A hefty cast aluminum end frame, wood or aluminum seat and back slats of generous substance and dimension, and stainless steel hardware, provide exceptional strength and durability. Plainwell is manufactured of the finest quality materials to Landscape Forms demanding standards. While Plainwell has its imitators, they are no match for the original. The choice of discriminating design professionals and clients for nearly a decade, Plainwell consistently performs under the rigors of public use in city parks and streetscapes, shopping centers, mixed use malls, and healthcare environments. A coordinating litter receptacle unifies the esthetic, whatever the setting.

- Bench**
- The Plainwell bench is available with seats constructed of aluminum or wood.
 - The aluminum end frames on the wood bench and the all aluminum bench may be specified with Pangard IIB powdercoat in standard colors; optional colors available for an upcharge.
 - Available in two lengths, the 72" and 96" bench may both be specified with a center arm.
 - The 96" bench may also be specified with 2 intermediate arms, placed at equal intervals.
 - Freestanding/surface mount support is standard.

- Litter Receptacles**
- The Plainwell litter receptacle has a 35-gallon capacity, and includes a black polyethylene liner. Side panels are available in aluminum or a selection of woods.
 - Metal parts finished with Pangard IIB powdercoat available in standard colors; optional colors available for an upcharge.
 - Frame and aluminum side panel may be specified in different colors.
 - Rotomolded black polyethylene top is attached by cable to the receptacle.
 - Lid available in top opening or side opening styles.
 - Freestanding/surface mount support is standard.
 - Optional sand pan available for side opening receptacles.
 - Unit is emptied by lifting bag from top.

	Style	Depth	Width	Height	Product Weight
	72" bench with center arm	26"	73"	32"	jamrah 130 lb alum: 162 lb
	96" bench with center arm	26"	97"	32"	jamrah 171 lb alum: 205 lb
	96" bench with intermediate arms	27"	97"	32"	jamrah 178 lb alum: 211 lb

	Style	Depth	Height	Product Weight
	top-opening	30"	38"	jamrah 113 lb alum: 117 lb
	side-opening	30"	45"	jamrah 114 lb alum: 118 lb
	side-opening with sand pan	30"	45"	jamrah 114 lb alum: 118 lb

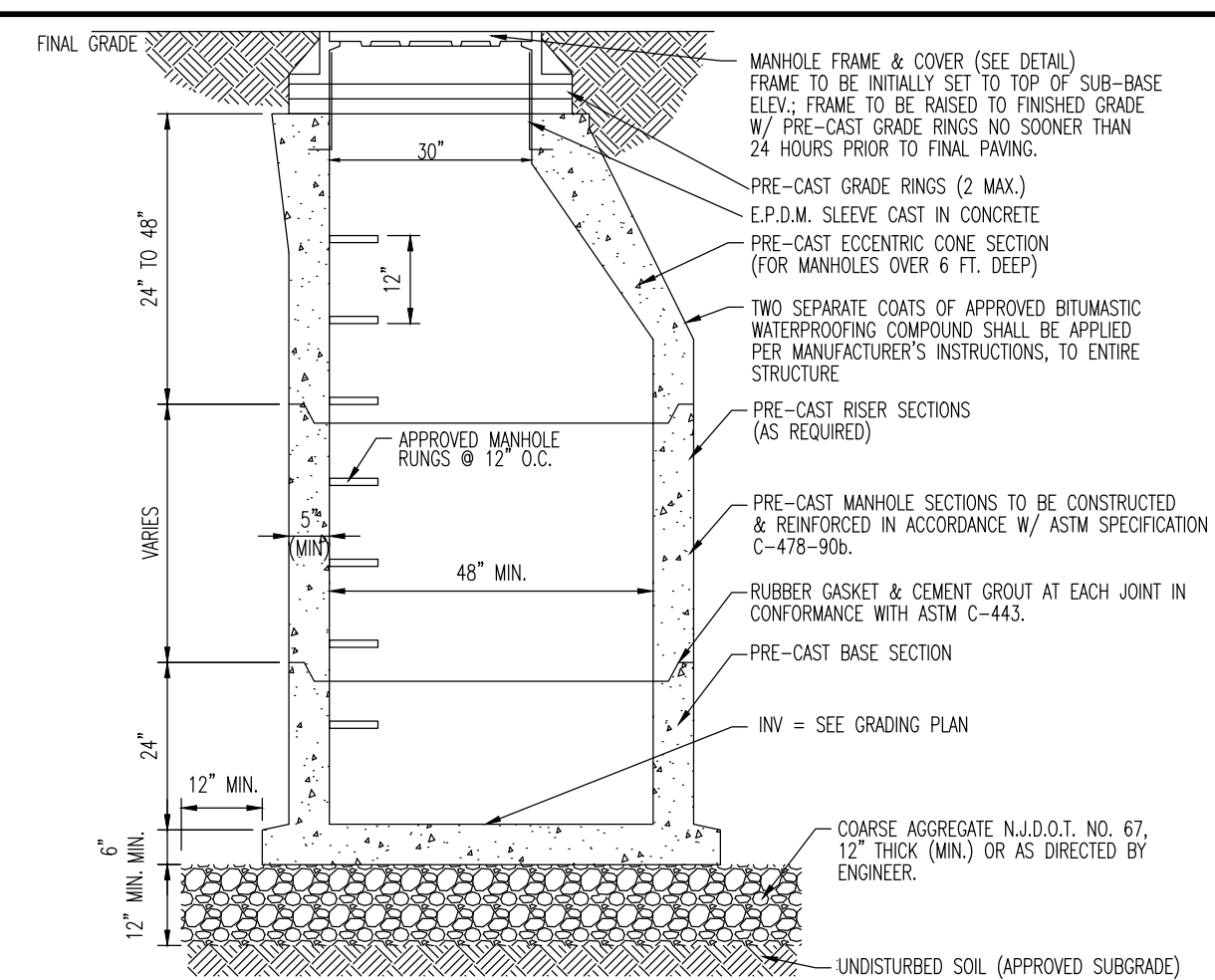
1 Revised November 25, 2019 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

BENCH & TRASH BIN DETAIL

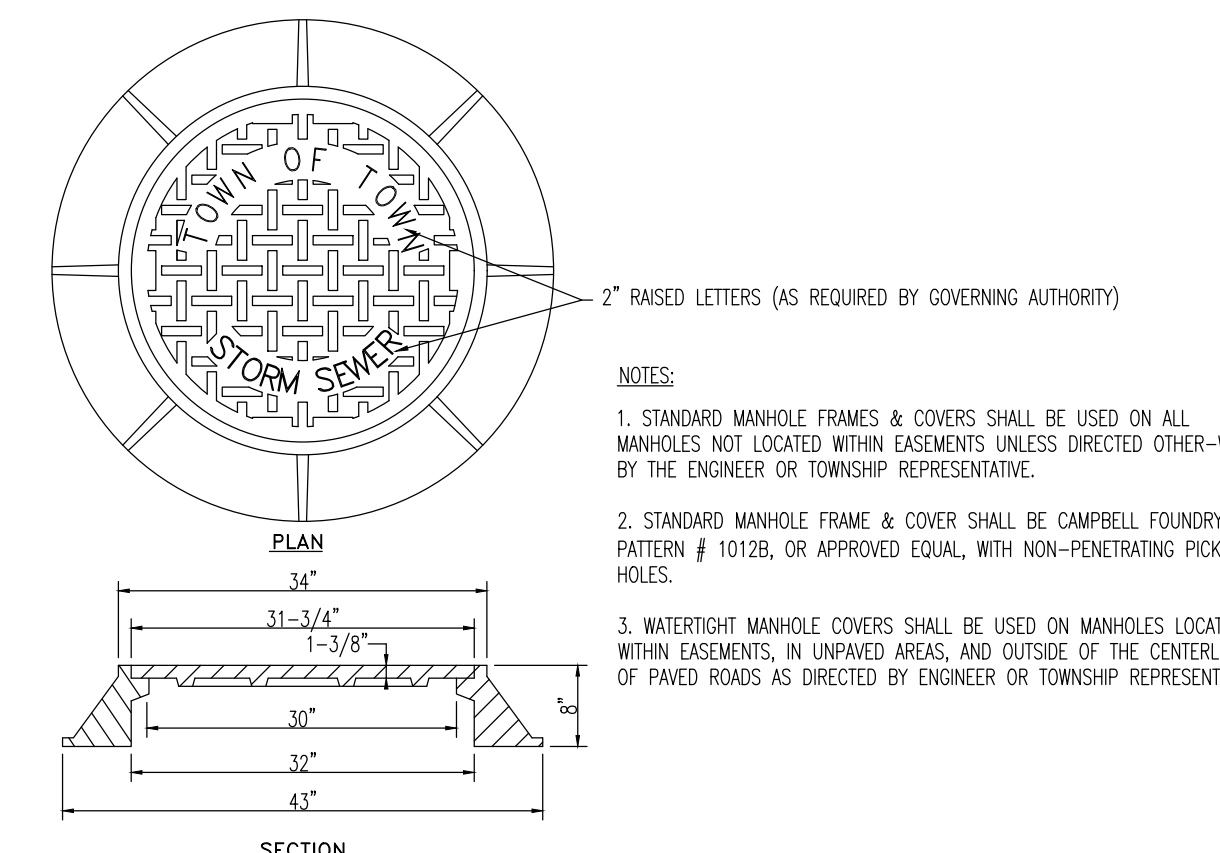
NOT TO SCALE



CISTERN DETAIL
NOT TO SCALE



TYPICAL PRECAST STORM MANHOLE
NOT TO SCALE



STORM MANHOLE FRAME DETAIL
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CONSTRUCTION DETAILS

TITLE: **STORAGE PLATFORM, LLC**
PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES
BLOCK 2.303, LOTS 1, 2, 3, 4, 13 & 14
256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKMINNA PLACE
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

PROJECT: 2624-99-007
DRAWN BY: GMC
DESIGNED BY: LPG
CHECKED BY: TJM
CHECKED BY: —

DATE: 07/08/2021
SCALE: (H) AS SHOWN
SHEET No: 14
Rev. # 3

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52179

JOHN A. PALUS
PROFESSIONAL ENGINEER
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*Accommodates up to 2 shielding media. Two shielding prices required.

STANDARD FINISHES				PREMIUM FINISHES			
 Satin Black (RUP)	 Satin Bronze (SCOP)	 Satin White (WHIP)	 Satin Aluminum (SAP)	 Cascado Mist Granite (GAMC)	 Rocky Mist Granite (GAMG)	 Slane Mist Granite (GAMG)	 Alaskan Mist Granite (GAMG)
 Black Winkles (BLW)	 Bronze Winkles (BWW)	 White Winkles (WWG)	 Verde Winkles (VWR)	 Black Chrome (BCM)	 Stone (SGE)	 Weathered Copper (WCOP)	 Old Copper (COPC)
 Weathered Iron (WIR)	 Clear Anodized (CACH)	 Weathered Iron (WIR)	 Clear Anodized (CACH)	 Mojave Desert Sandstone (MDS)	 Antique Brass Powder (PABP)	 Brown Palma Powder (BPP)	 Sunken Desert Sandstone (SDS)

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07/26/2021 SKU-1196
SUB-2364-00

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WALL LIGHT DETAIL (MA-LED-45-FL)
NOT TO SCALE

Philips LEDging Specifications:

- 4 LEDs or 64, 4000K (neutral) Philips Lumileds Luxeon T T8, typical 75 Color Rendering index (CRI), >80,000 hours of operational life (at 25°C ambient temperature & 70% lumen maintenance), aluminum core pcb, sealed glass lens, IP66 rated, specific light distribution
- Integral Philips Advance Xitanium LED driver, class 1, IP66 rated, 530mA, intelVolt 120-277 VAC, 50-60 Hz, RoHS compliant, 20Kv/20KA field replaceable in-series surge suppression.
- Manufactured to ISO 9001:2008 standards.
- Fixture as shown is not third party (ETL/UL) listed.

COLOR	FIXTURE	DOME
①	SLV GRAY	SLV GRAY
②	BLACK	SLV GRAY
③	GRAY	GRAY
④	GREEN	SLV GRAY
⑤	GREEN	GREEN

 PSEG PUBLIC SERVICE ELECTRIC AND GAS COMPANY NEWARK, N.J.		SHEET: 2 of 2	
PHILIPS HADCO			
JOB NAME: Villager – LED			
SCALE: 1:8	DATE: 01/23/17	DRAWN BY: SMK	DRAWING NUMBER: CB242-DWG02
REP: Dave Murphy & Associates		REV: C BY: SMK	POK: 17-012 DATE: 05/16/17

WALL LIGHT DETAIL (W1)
NOT TO SCALE

architectural
lighting

UCM2
ARCHITECTURAL AREA

FEATURES

- Reliable, uniform, luminous
- Input: 2, 3, 4, 5W and 50W distributed
- 3000K, 4000K, 5000K CRI
- 150° viewing intensity
- Impact shatter protection: 10x in parallel, 20x in series
- Upgrades kits

SPECIFICATIONS

CONSTRUCTION

- All housing components cast aluminum 3003, anodized with continuous surface
- Standard configuration does not require a fastener and is intended for paneling
- All external and externalized fasteners is stainless steel
- 150° beam angle, adjustable
- Extrusion and die-cast aluminum alloy, thermally treated, electrolytically anodized (TPO) designer powdercoat
- Powder coat finish matches the luminare housing

DETAILS

- Complete electrical system consisting of a cable and connector, 75W, 150W and 500W
- Detail panels
- Cables and cable holder without the use of adhesives
- Onlays and gaskets ensure a weatherproof and corrosion resistant LED
- Features industrial LED control system based on high performance DALI system
- Back light control is available on Standard CRI luminare system except on Type distributed beam, light control not available for no distribution using a Different Lume

INSTALLATION

- Features must be guarded in accordance with regulations, take proper safety electrical measures, take care to not mix relay in parallel panels

DATE _____
TYPE _____
CATALOG # _____

LOCATION _____

UNISERVE®

Universe Luminare

#JUGL2

#JUGLK1

#JUG3

#JUG3

RELATED PRODUCTS

ELECTRICAL

- Luminare has integral single power protection, 18, recognized and have a single current rating of 5000mA using the industry standard 8700mA current and wire rating of 3722
- Onlays are UL recognized with an input current maximum of 2300A Amps maximum at 2300VAC
- 100% LED efficiency rating. Full load can be wired to low-voltage 48VDC driving current

- Driver and single dedicated cable disconnected to be prevented by wire color requirements that may be removed from the gear compartment

CONTROLS

- Ergonomics accepted that slip over a 4000mm 20k pole with the luminare can allow slipping over the outside to allow a 4.57mm to the internal housing. Additional that be removed, independently to remove slip and have a direct access over an integral line and layered

CONTROLS TECHNOLOGY

- All lighting control that include an internal timer lock necessitates. Productivity
- Ergonomics accepted that require an installation with a single current rating of 5000mA using the industry standard 8700mA current and wire rating of 3722
- Onlays are UL recognized with an input current maximum of 2300A Amps maximum at 2300VAC
- 100% LED efficiency rating. Full load can be wired to low-voltage 48VDC driving current

CERTIFICATIONS

- UL listed and ENEC and CSA C22 No. 230:2008 for low voltage

- This product provides a "Uniguarded country construction material" per IAB 12-2010 Buy American Act
- This product provides a "Uniguarded country construction material" per IAB 12-2010 Buy American Act

WARRANTY

- See UL Standard Warranty for additional details

KEY DATA



LUMEN RANGE	1821-9336
WATTAGE RANGE	250-760
EFFICACY RANGE LPM	54-58.5
BEAM CURRENT RANGE LPM	20-4000000
WEIGHT	
EMPA	53x105

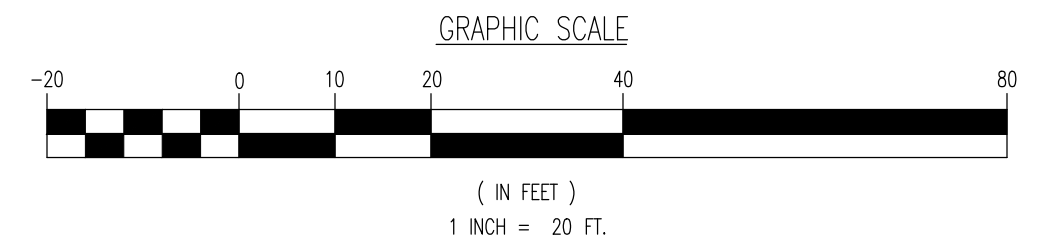
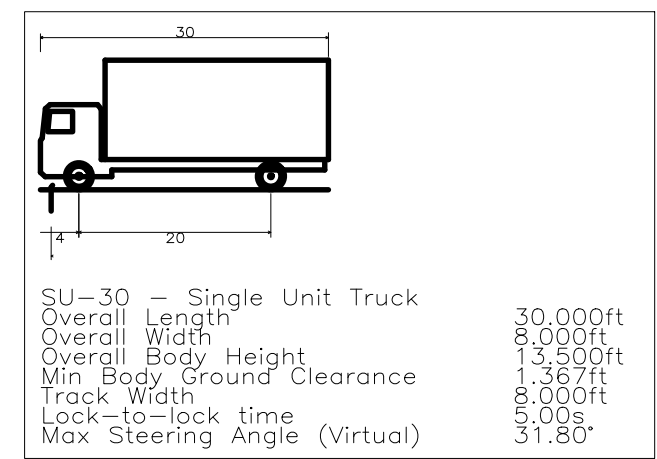
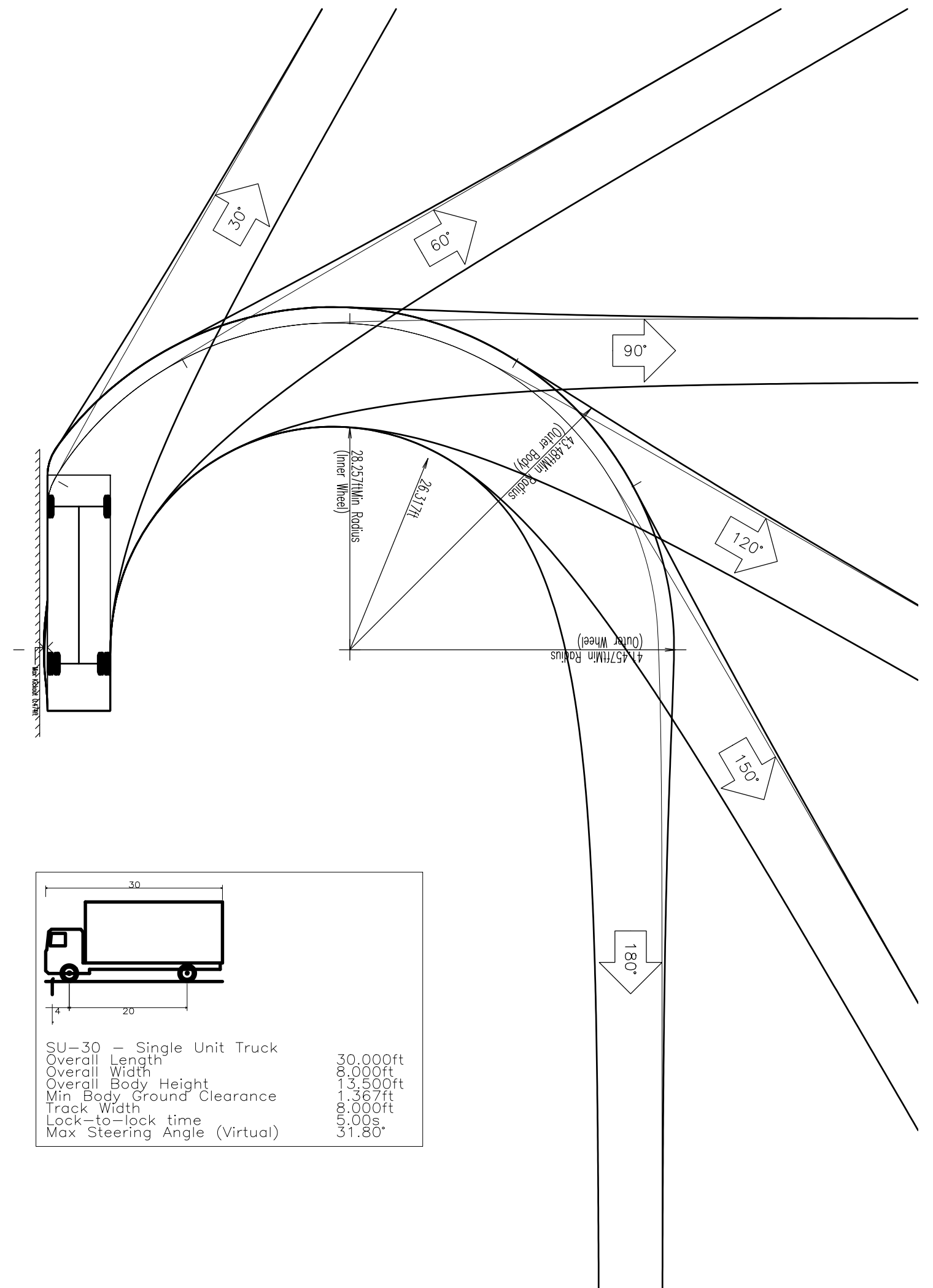
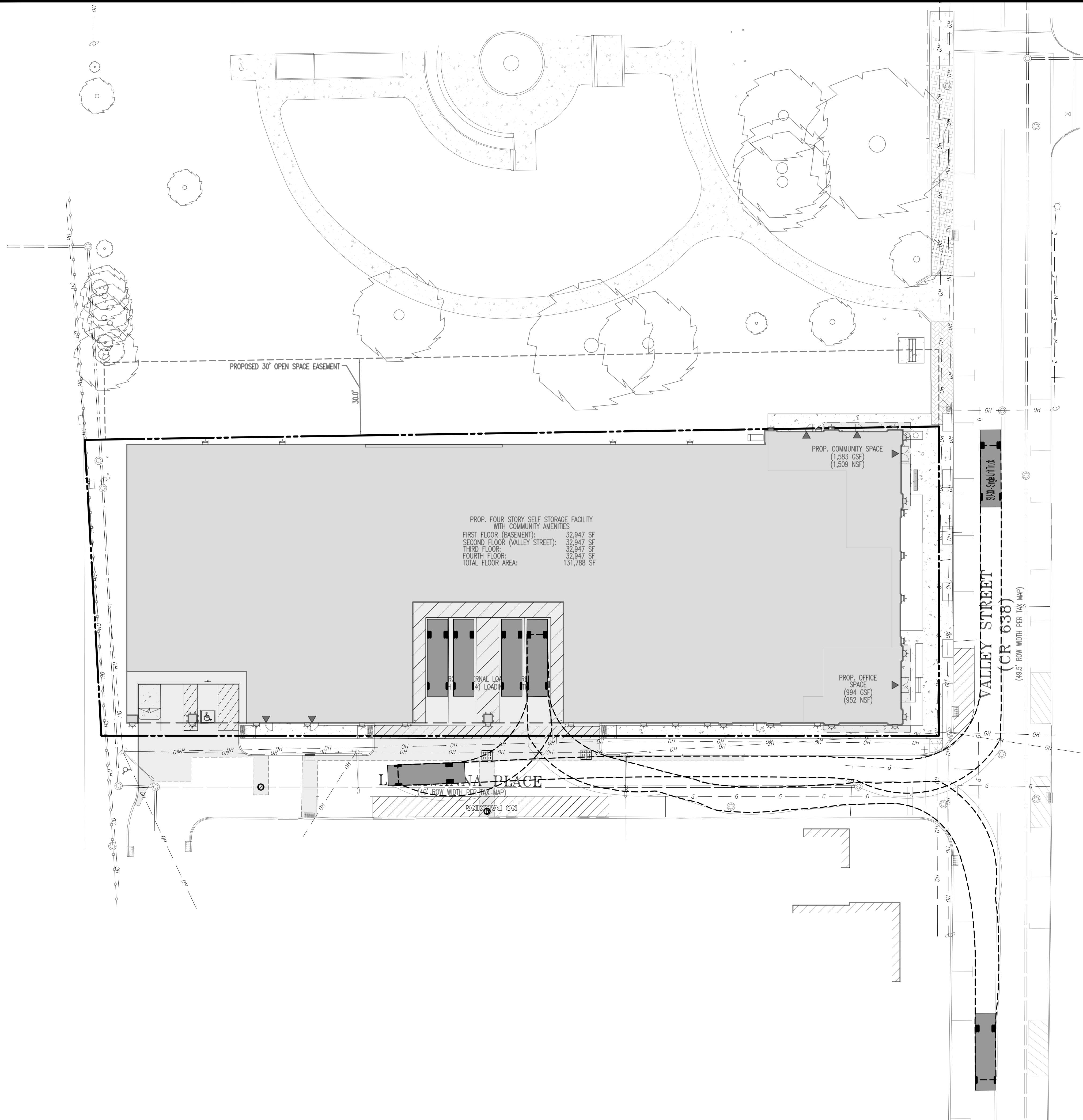
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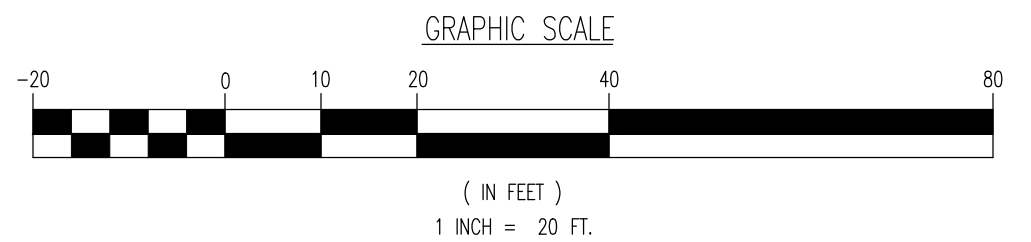
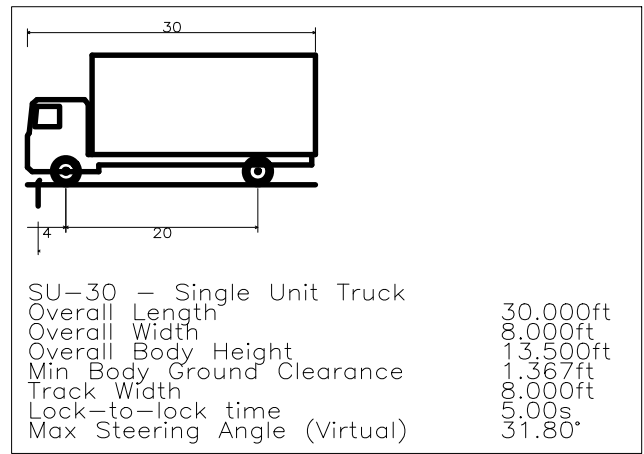
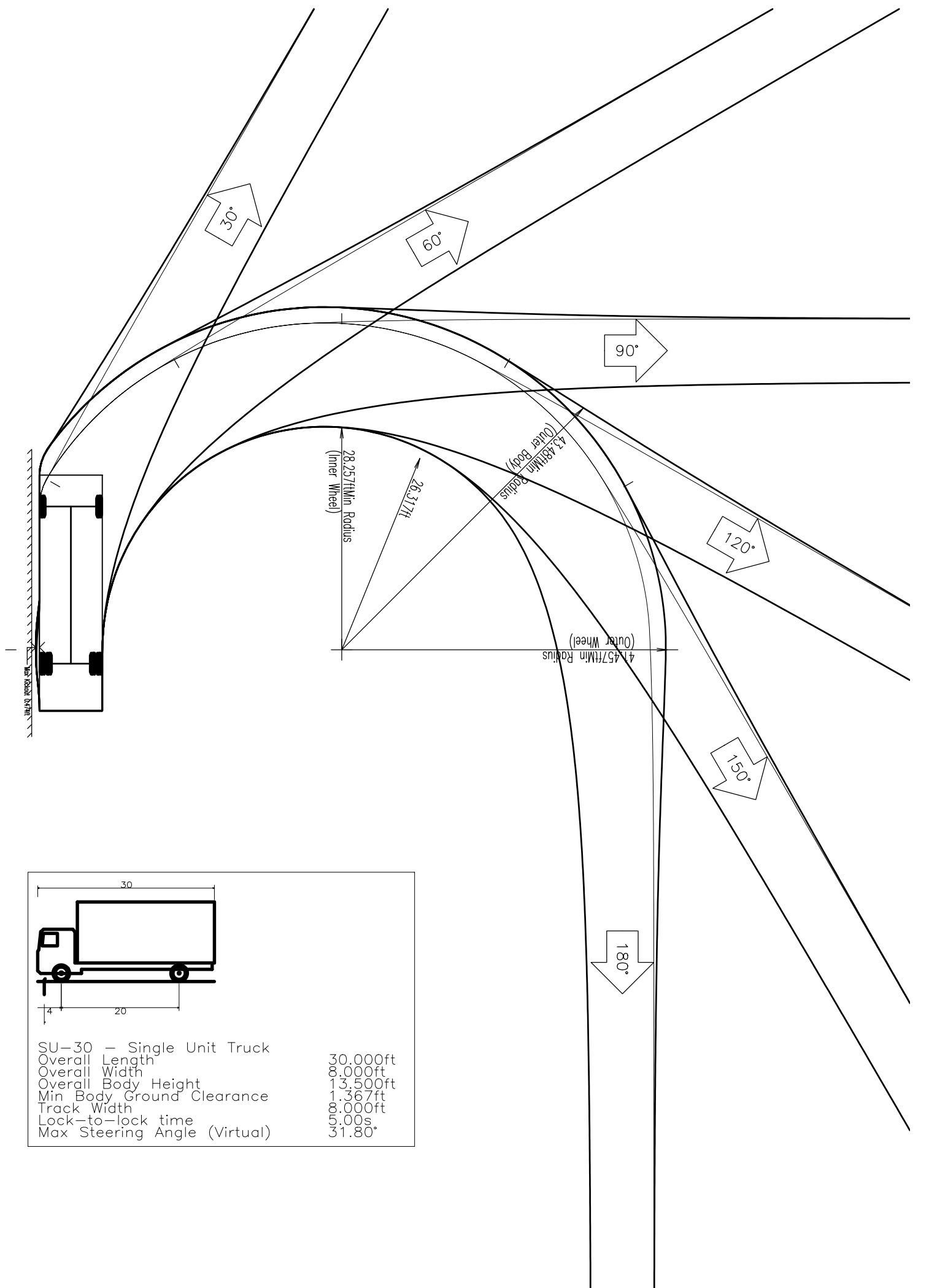
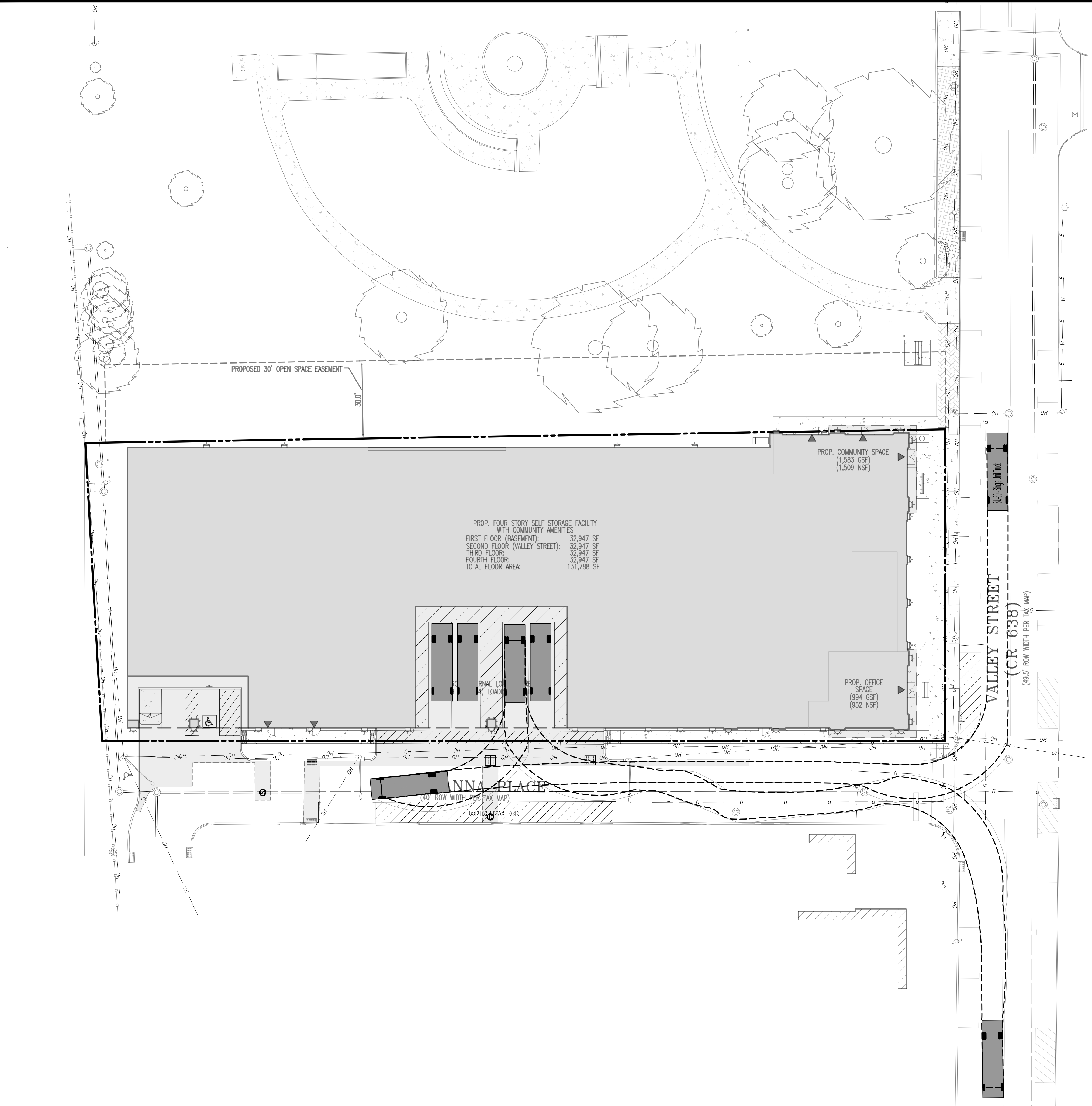
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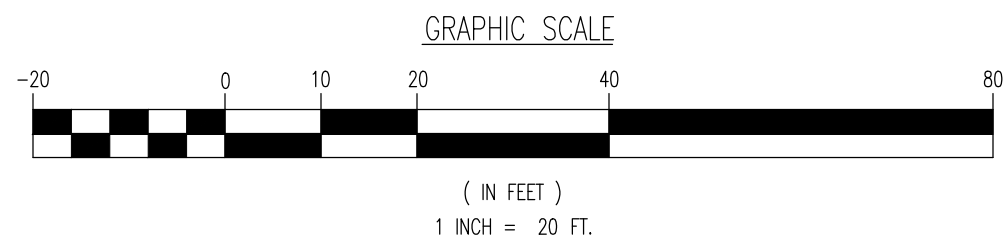
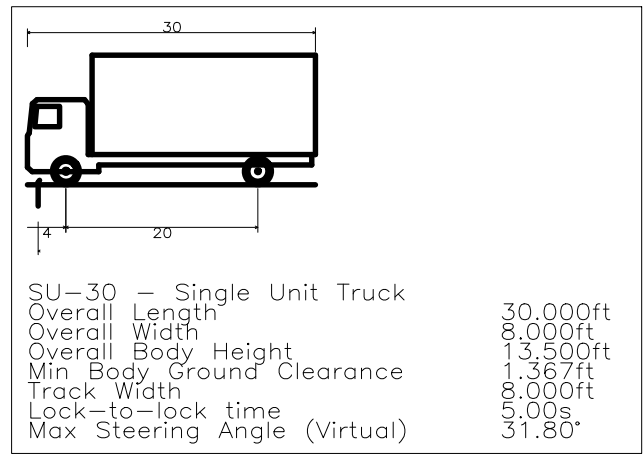
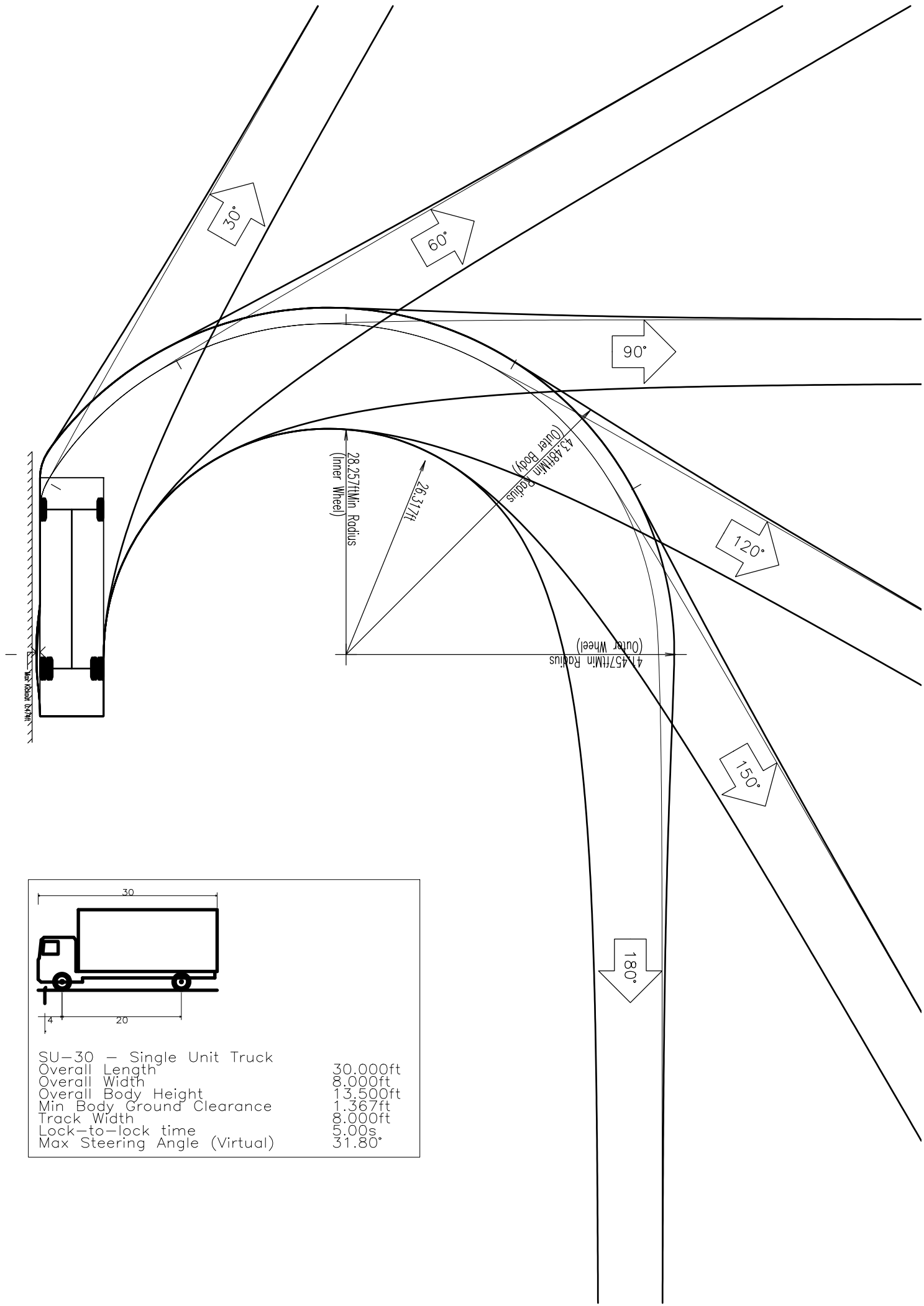
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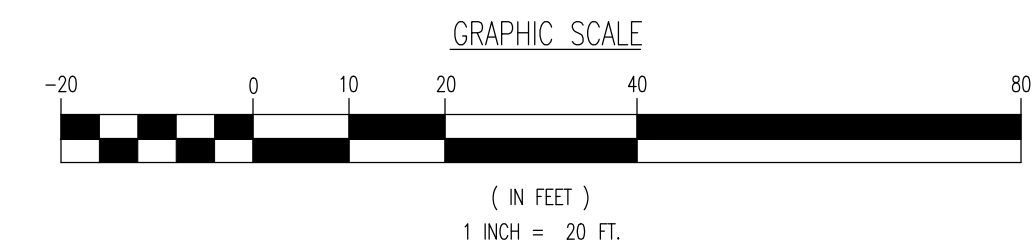
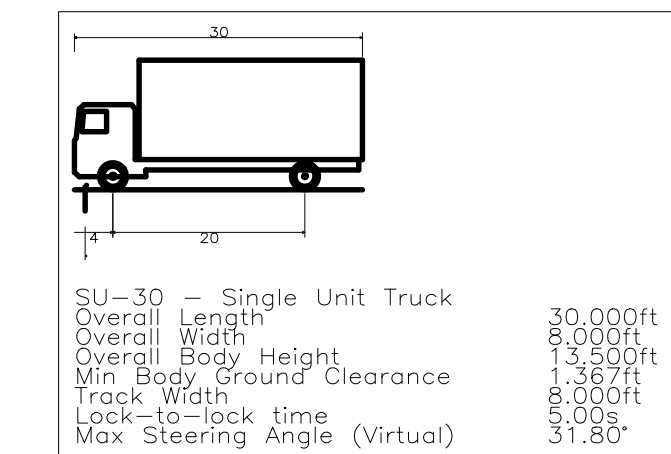
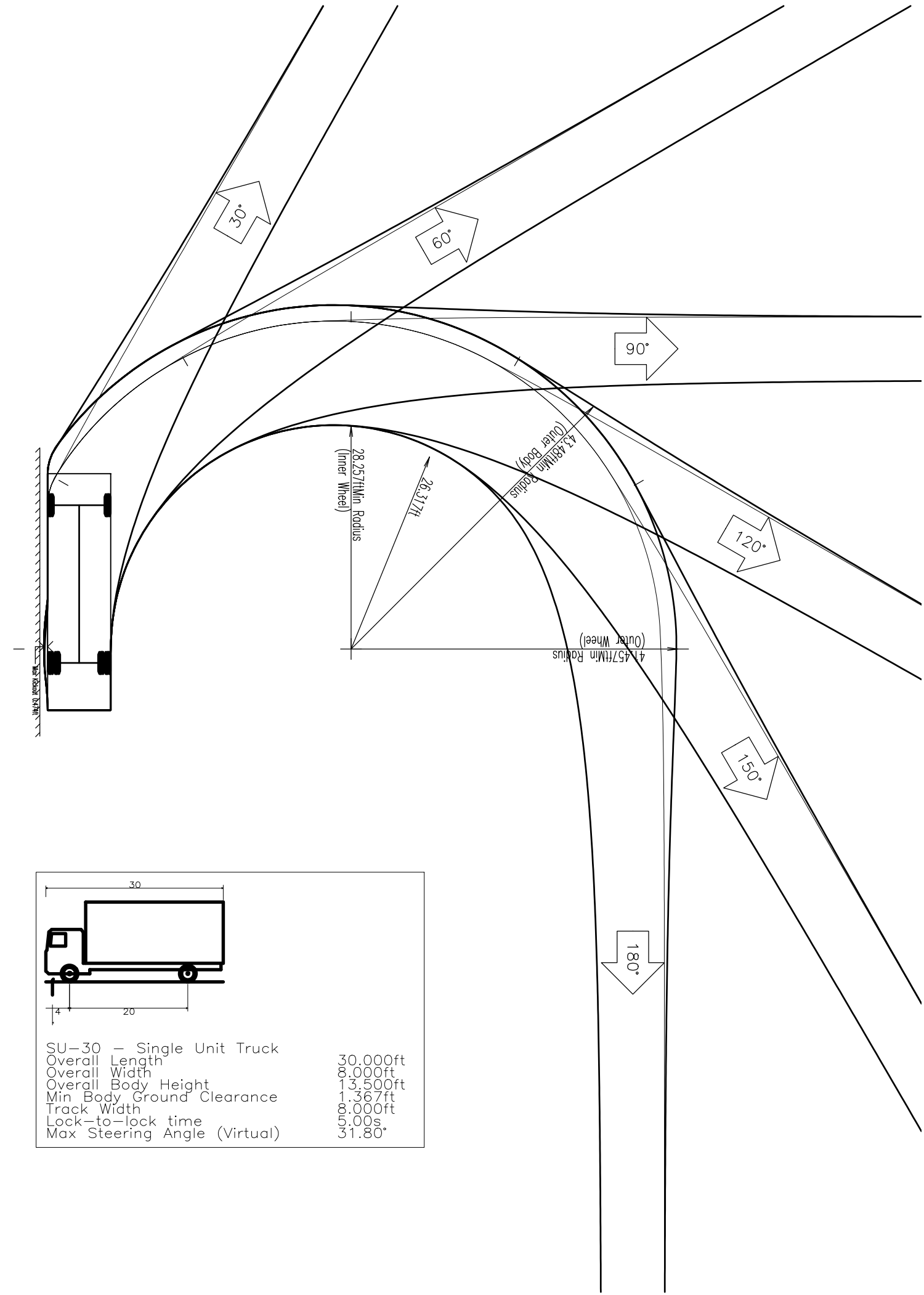
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TITLE: _____			
PROJECT: STORAGE PLATFORM, LLC <i>PROPOSED SELF STORAGE FACILITY w/ COMMUNITY AMENITIES</i> BLOCK 2303, LOTS 1, 2, 3, 4, 5 & 14 256, 311, 313, 315, 317 VALEY STREET (OR US3) & 1, 15 LACKMANNA PLACE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY		JOB NO: 2624--99--007 DATE: 07/08/2021 DRAWN BY: GMC DESIGNED BY: LPG CHECKED BY: TJM CHECKED BY: PRO SCALE: (H) TO (V) SCALE SHEET No: 15 OF 21	
THOMAS J. MULLER <i>Thomas J. Muller</i> PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 52179		JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41975	
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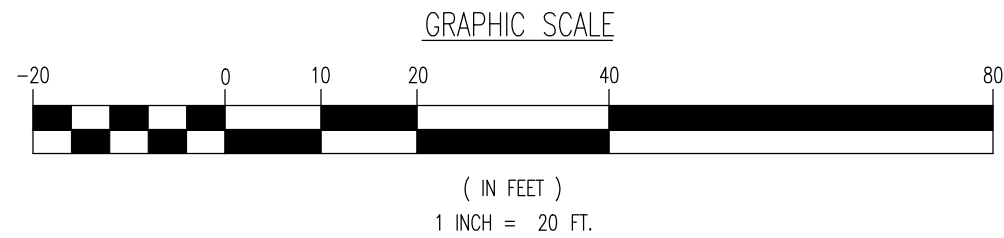
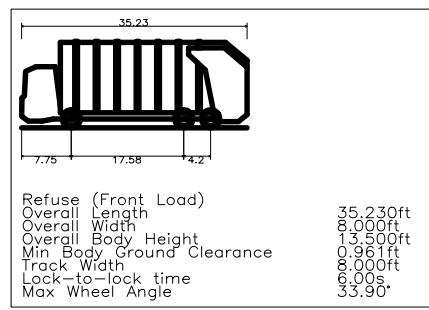
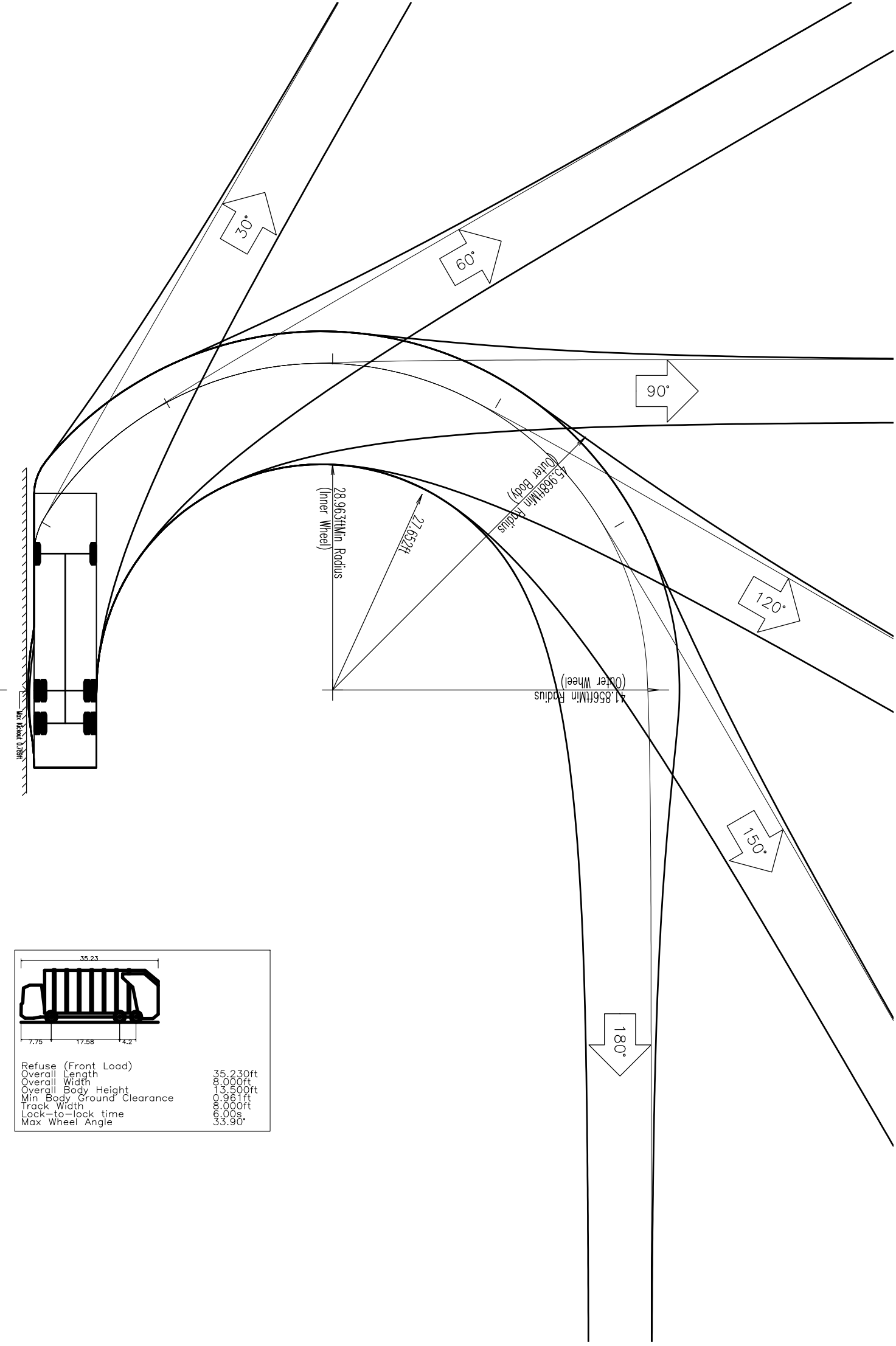
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PROJECT:	STORAGE PLATFORM, LLC	JOB No:	2624-99-007	DATE:	07/08/2021
	PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES				
	BLOCK 2303, LOTS 1, 2, 3, 4, 13 & 14	DRAWN BY:	GMC	SCALE: (H) 1"=20'	(V) 1"=20'
	256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE				
	TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY	DESIGNED BY:	LD	CLIENT:	
				QUERY No:	

<div style="display: flex; justify-content: space-between;"> <div> <p>THOMAS J. MULLER</p> </div> <div> <p>JOHN A. BALUS</p> </div> </div>		<div style="display: flex; flex-direction: column; align-items: center;"> <div> <p>CHECKED BY:</p> </div> <div> <p>TJM</p> </div> <div> <p>CHECKED BY:</p> </div> </div>	<div style="display: flex; flex-direction: column; align-items: center;"> <div> <p>SHEET NO.</p> </div> <div> <p>10</p> </div> </div>
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File: P:\DECPC PROJECTS\2624 Quinlan Development Group, LLC\99-007 South Orange



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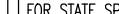
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Northbrook, Pennsylvania	1-247-485-0274	Philadelphia, Pennsylvania	1-215-763-4898	San Antonio, Texas	1-214-599-4600	San Diego, California	1-619-594-4600

TITLE: **VEHICLE CIRCULATION PLAN (TRASH TRUCK)**

PROJECT: STORAGE PLATFORM, LLC PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES BLOCK 2303, LOTS 1, 2, 3, 4, 13 & 14 256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY	JOB No:	2624-99-007	DATE:	07/08/2021
	DRAWN BY:	GMC	SCALE: (H) 1"=20' (V)	
	DESIGNED BY:	LPG	SHEET No:	

THOMAS L MULLER	JOHN A. BALLUS	CHECKED BY: TJM	20
		CHECKED BY:	

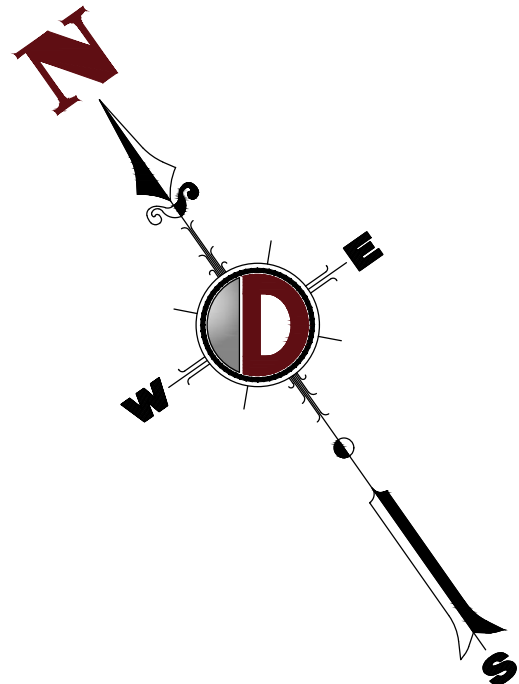
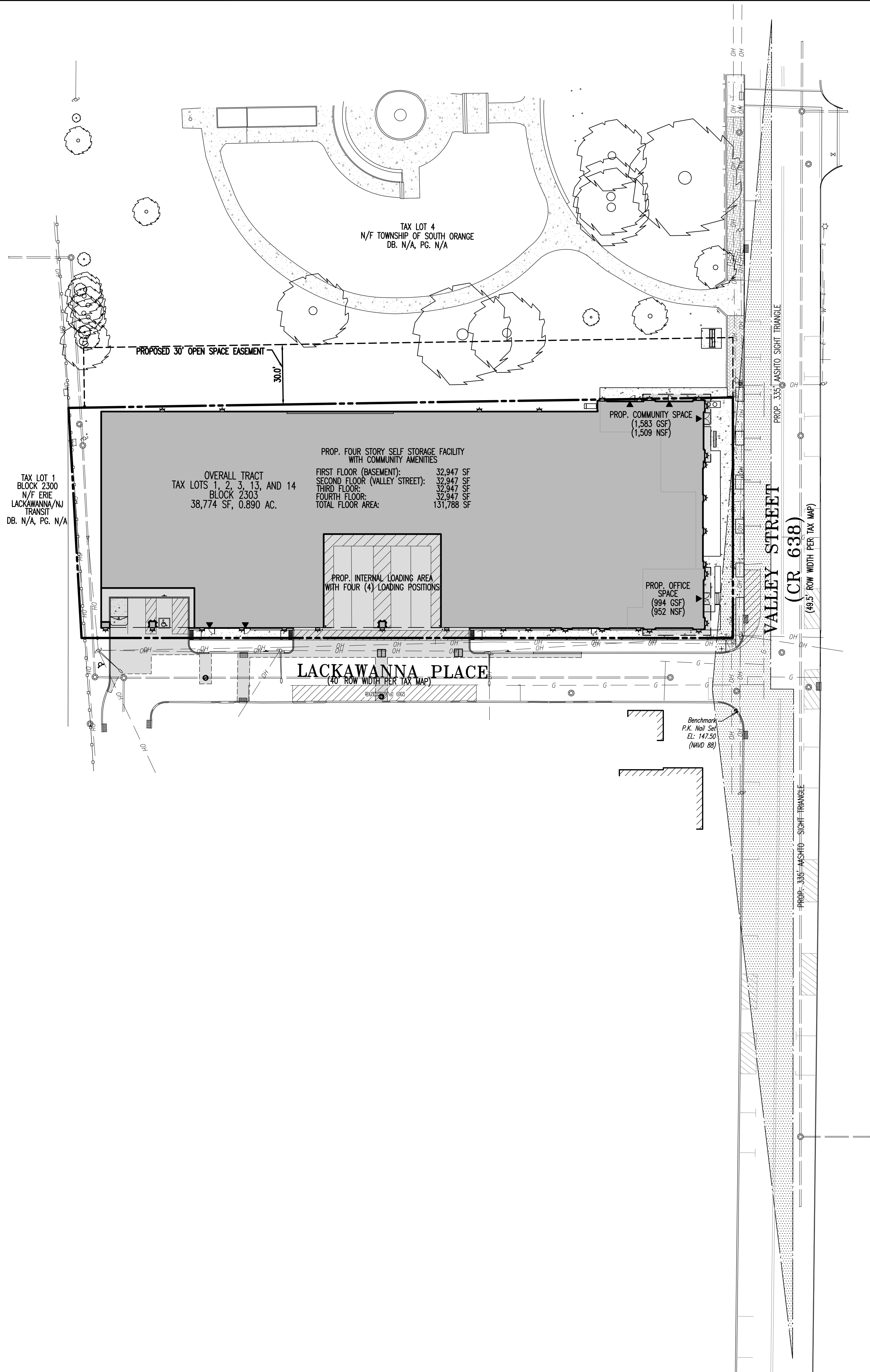
<p>THOMAS J. MULLER</p> <p><i>Thomas J. Muller</i></p> <p>PROFESSIONAL ENGINEER</p> <p>NEW JERSEY LICENSE No. 52179</p>	<p>JOHN A. PALUS</p> <p>PROFESSIONAL ENGINEER</p> <p>NEW JERSEY LICENSE No. 41975</p>	<p>811  PROTECT YOURSELF ALL STATES REQUIRE PERMISSION OF EDUCATORS, DECADES OF OUR PAST PIONEERS TO THE FUTURE OF OUR COUNTRY. ANYONE WHO DIGS FOR STATE SPECIFIC DIRECT PHONE NUMBERS WWW.CALL811.COM</p>	<p>20</p> <p>OF 21</p> <p>Rev. # 3</p>
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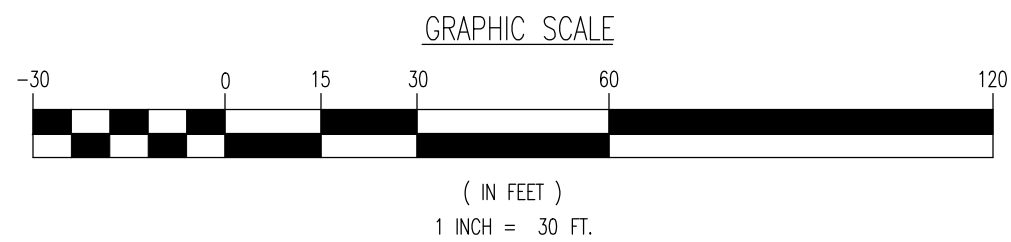
OF 21

Rev. # 3

Plotted: 09/13/21 -- 9:13 AM, By: gowdick, -- Product Ver: 23.1s (LMS Tech)
File: P:\BECPC PROJECTS\2824_Quintan Development Group, LLC\99-007 South Orange\DWG\Site Plans\0282499007SST3.dwg, ---> 21 SIGHT TRIANGLE EXHIBIT



NOTE: PORTION OF OFFSITE EXISTING CONDITIONS WERE DIGITALIZED BASED ON AERIAL IMAGERY DATED 9/9/2021.



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: SIGHT TRIANGLE EXHIBIT			
PROJECT: STORAGE PLATFORM, LLC PROPOSED SELF-STORAGE FACILITY W/ COMMUNITY AMENITIES BLOCK 2303, LOTS 1, 2, 3, 4, 13 & 14 256, 311, 313, 315, 317 VALLEY STREET (CR 638) & 1, 15 LACKAWANNA PLACE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY		JOB No: 2624-99-007 DRAWN BY: GMC DESIGNED BY: LPG CHECKED BY: TJM CHECKED BY: --	DATE: 07/08/2021 SCALE: (H) 1"=30' (V) -- SHEET No: 21 OF 21 Rev. # 3
THOMAS J. MULLER PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52179		JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975	
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