

PLEASANT VALLEY WAY

LEGEND

- FLOODWAY LINE
- FLOOD HAZARD AREA LIMIT LINE
- WETLAND LINE
- 50' WETLAND TRANSITION AREA
- 50' RIPARIAN ZONE BUFFER
- LIMIT OF ACTIVELY DISTURBED AREAS/EXISTING TREE LINE WITHIN RIPARIAN ZONE, WETLAND AND/OR WETLAND TRANSITION AREAS

SW = SOUTHWEST
PL = PROPERTY LINE

ALL AREAS OF CHANNEL & RIPARIAN ZONE DISTURBED DUE TO BRIDGE UTILITY LINES, & OUTFALL STRUCTURES TO ALSO BE RESTORED & ENHANCED

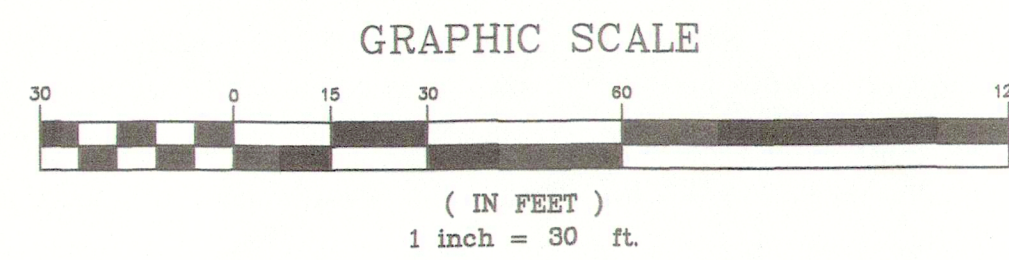
FLOODWAY LINE WESTERLY SIDE		
Line #	Length	Direction
L162	40.85	S37° 19' 40.66"W
L163	40.63	S24° 37' 02.10"W
L164	10.36	S13° 18' 10.31"W
L165	32.98	S25° 25' 43.85"W
L166	3.11	S28° 05' 46.07"E
L167	24.06	S25° 17' 36.78"W
L168	3.08	S80° 29' 05.09"W
L169	52.07	S38° 21' 49.10"W
L170	342.22	S30° 36' 16.41"W
L171	132.54	S25° 27' 13.87"W
L172	57.05	S63° 58' 07.05"W

FLOODWAY LINE EASTERLY SIDE		
Line #	Length	Direction
L173	48.84	S27° 58' 48.27"W
L174	51.16	S44° 46' 52.87"W
L175	32.56	S40° 49' 25.02"W
L176	23.83	S30° 51' 47.56"W
L177	14.42	S50° 59' 34.49"E
L178	7.42	S33° 38' 12.03"W
L179	19.35	S43° 18' 32.51"W
L180	23.10	S37° 36' 48.20"W
L181	98.62	S27° 26' 42.02"W
L182	200.83	S21° 33' 37.24"W
L183	46.72	S17° 13' 55.83"W
L184	212.46	S13° 48' 11.12"W

EXISTING FHA LINE WESTERLY SIDE		
Line #	Length	Direction
L1	10.07	S6° 52' 16.01"W
L2	9.44	S17° 15' 00.55"E
L3	9.16	S28° 23' 36.97"E
L4	9.70	S34° 53' 04.90"E
L5	10.79	S41° 23' 03.74"E
L6	15.21	S42° 44' 02.92"E
L7	24.06	S25° 17' 36.78"W
L8	62.18	N62° 58' 09.82"W
L9	9.04	S11° 18' 51.91"W
L10	13.99	S11° 24' 17.78"E
L11	9.79	S22° 23' 37.44"E
L12	6.28	S4° 07' 55.10"E
L13	4.48	S32° 54' 48.99"W
L14	7.71	S43° 23' 25.70"W
L15	7.30	S49° 36' 28.24"W
L16	9.47	S48° 12' 53.75"W
L17	8.80	S59° 41' 56.17"W
L18	6.14	S59° 58' 56.46"W
L19	5.38	S69° 01' 12.21"W

EXISTING FHA LINE EASTERLY SIDE		
Line #	Length	Direction
L20	8.51	N82° 33' 33.70"W
L21	7.08	N83° 01' 45.58"W
L22	7.35	N82° 55' 14.41"W
L23	6.07	N68° 41' 15.68"W
L24	8.46	N61° 41' 21.44"W
L25	3.89	N59° 49' 16.79"W
L26	4.79	N79° 08' 58.83"W
L27	3.20	S89° 03' 18.97"W
L28	2.87	S63° 24' 13.87"W
L29	3.40	S54° 07' 26.80"W
L30	3.00	S53° 25' 41.68"W
L31	4.16	N60° 55' 53.87"W
L32	23.83	S30° 51' 47.56"W
L33	22.18	S59° 12' 45.25"E
L34	15.77	S56° 01' 55.66"W
L35	6.30	S38° 50' 52.16"W
L36	8.94	S26° 33' 04.43"W
L37	6.90	S25° 08' 06.35"W
L38	10.08	S29° 04' 22.38"W
L39	8.35	S24° 37' 26.35"W
L40	5.58	S22° 56' 58.08"W
L41	5.32	S36° 12' 22.73"W
L42	6.34	S37° 09' 26.00"W
L43	10.38	S35° 39' 08.35"W
L44	17.69	S35° 00' 12.00"W
L45	12.90	S30° 35' 42.67"W
L46	11.03	S33° 08' 36.66"W
L47	6.82	S28° 47' 27.06"W
L48	9.35	S15° 57' 35.68"W
L49	11.07	S21° 46' 27.03"W
L50	9.61	S21° 28' 36.28"W

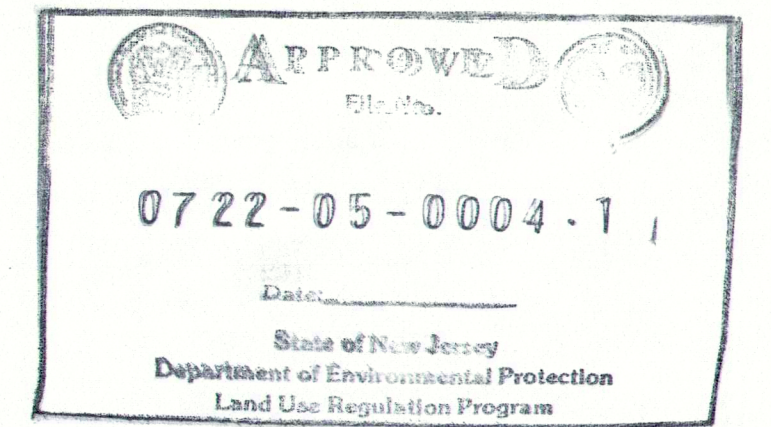
EXISTING FHA LINE EASTERLY SIDE (CONT.)		
Line #	Length	Direction
L51	4.76	S16° 38' 47.09"W
L52	10.69	S22° 57' 40.32"W
L53	12.91	S23° 12' 18.88"W
L54	9.25	S21° 39' 48.90"W
L55	7.20	S16° 45' 49.37"W
L56	9.61	S19° 18' 41.02"W
L57	7.23	S11° 36' 00.02"W
L58	5.57	S5° 43' 04.23"W
L59	5.30	S3° 07' 21.50"W
L60	4.79	S3° 56' 16.08"E
L61	7.56	S1° 10' 41.24"W
L62	8.11	S7° 15' 21.20"W
L63	9.59	S6° 56' 00.46"W
L64	7.85	S11° 02' 02.55"W
L65	8.03	S17° 07' 50.79"W
L66	7.73	S19° 37' 07.75"W
L67	7.94	S21° 58' 53.65"W
L68	7.67	S23° 56' 22.62"W
L69	9.28	S18° 36' 33.60"W
L70	20.36	S18° 00' 06.43"W
L71	14.37	S16° 16' 34.19"W
L72	6.45	S17° 48' 43.94"W
L73	7.05	S8° 21' 01.58"W
L74	10.66	S3° 53' 08.06"W
L75	6.87	S5° 36' 28.44"W
L76	5.11	S11° 57' 38.11"W
L77	6.50	S12° 11' 38.11"W
L78	7.17	S0° 39' 50.32"W
L79	8.42	S9° 33' 14.30"E
L80	6.86	S14° 10' 00.84"E
L81	23.77	S20° 02' 05.22"E
L82	12.71	S30° 25' 22.90"E
L83	15.30	S41° 59' 28.18"E
L84	17.67	S46° 02' 25.83"E
L85	14.95	S50° 07' 09.28"E
L86	10.39	S50° 42' 46.56"E
L87	8.51	S35° 19' 31.16"E
L88	11.09	S33° 11' 59.04"E
L89	14.11	S27° 29' 34.51"E
L90	16.13	S49° 37' 13.40"E
L91	13.40	S46° 32' 07.54"E
L92	23.05	S43° 01' 10.35"E
L93	25.89	S47° 28' 27.39"E
L94	7.71	S26° 54' 21.93"E
L95	11.52	S38° 32' 42.61"E



NOTES:

1. VERTICAL DATUM: THE VERTICAL DATUM FOR FLOOD ELEVATIONS AND THE SURVEY IS NAVD-88. TO CONVERT TO NGVD-29, ALL ELEVATIONS HEREON SHOWN MUST BE RAISED BY 0.98'
2. THE ELEVATION OF THE NEW JERSEY FLOOD HAZARD AREA THAT COVERS A PORTION OF THE SITE VARIES IN HEIGHT ACROSS THE LENGTH OF THE PROPERTY. ELEVATION 365.53 FEET (NAVD-88) IS LOCATED AT THE EXISTING HEALTH CLUB BRIDGE. WHILE ELEVATION 366.79 FEET (NAVD-88) IS LOCATED PARALLEL TO THE SOUTHWESTERN MOST PROPERTY LINE. THESE ELEVATIONS ARE REFERENCED TO THE MAP ENTITLED "FLOOD INSURANCE RATE MAP - ESSEX COUNTY, NEW JERSEY - PANEL 84 OF 200 FOR ESSEX COUNTY", PREPARED BY FEMA, EFFECTIVE DATE 08/04/2007 AND FLOOD PROFILES, REDMAN RIVER, PAGES DSR, FEMA STUDY COMPLETED BY LEONARD JACOBSON ASSOCIATES, UNDER CONTRACT NO. EMW-96-CO-0028, COMPLETED ON AUGUST 9TH, 2005.

3. A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.
4. METHOD 4 (FEMA HYDRAULIC METHOD) WAS USED TO DETERMINE THE LIMIT OF THE FLOOD HAZARD AREA AND/OR FLOODWAY.



Block 151
Lot 33
257,557 sq. ft.
5.913 acres

- LOCATION OF PRELIMINARY WETLAND LINE
- LOCATION OF PRELIMINARY 50' WETLAND TRANSITION AREA
- NJFHA DESIGN FLOOD LIMIT LINE (NAVD88) ELEV. @ BRIDGE: 365.53 ELEV. @ SW PL: 366.79
- EXIST. LIMIT OF DISTURBANCE LINE
- 50' RIPARIAN ZONE

2	REVISED PER NJDEP COMMENTS	08/21/2020	JMP
1	REVISED PER NJDEP COMMENTS	06/08/2020	JMP
REVISION	DESCRIPTION	DATE	BY
PRELIMINARY AND FINAL SITE PLAN APPLICATION PREPARED FOR REDWOOD, L.L.C. 200 PLEASANT VALLEY WAY BLOCK 151 LOT 33 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
NJDEP PERMITTING PLAN			
DESIGNER: JMP DRAFTER: SPD CHECKED BY: JMP PROJECT NO.: 18-2012 SHEET: J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER L.C. NO. 36865 DATED: 02/28/2020 DEP-0			

PLEASANT VALLEY WAY

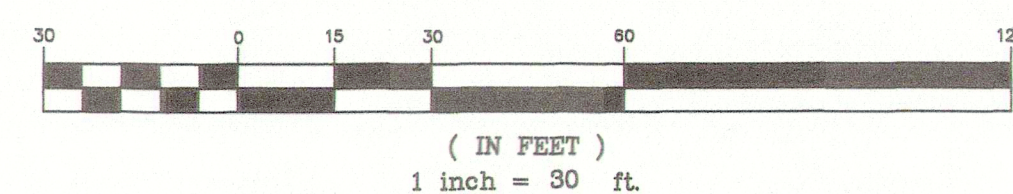
LEGEND

- FLOODWAY LINE**
- EXISTING FLOOD HAZARD AREA LIMIT LINE**
- PROPOSED FLOOD HAZARD AREA LIMIT LINE**
- WETLAND LINE**
- 50' WETLAND TRANSITION AREA**
- TOB OF BANK**
- 50' RIPARIAN ZONE BUFFER**
- LIMIT OF ACTIVELY DISTURBED AREAS/EXISTING TREE LINE WITHIN RIPARIAN ZONE, WETLAND AND/OR WETLAND TRANSITION AREAS**
- LIMIT OF DISTURBANCE FOR PROP. IMPROVMENTS**
- RIPARIAN ZONE DISTURBANCE FOR STORMWATER DISCHARGE**
- RIPARIAN ZONE & CHANNEL RESTORATION/ENHANCEMENT**
- RIPARIAN ZONE DISTURBANCE FOR CONSPAN BRIDGE AREA**
- RIPARIAN ZONE DISTURBANCE FOR NEW UTILITY LINES**
- WETLAND TRANSITION AREA DIST. FOR SITE IMPROVMENTS**
- WETLAND TRANSITION AREA DISTURBANCE, UNDER GP#11**
- WETLAND TRANSITION/RIPARIAN ZONE ACTIVELY DISTURBED TO BE RESTORED**
- WETLAND TRANSITION AREA TO BE DISTURBED UNDER SPECIAL ACTIVITY TRANSITION AREA WAIVER FOR REDEVELOPMENT**
- SW = SOUTHWEST**
- PL = PROPERTY LINE**
- ALL AREAS OF CHANNEL & RIPARIAN ZONE DISTURBED DUE TO BRIDGE UTILITY LINES, & OUTFALL STRUCTURES TO ALSO BE RESTORED & ENHANCED**

PROPOSED FHA LINE WESTERLY SIDE		
Line #	Length	Direction
L96	10.07	S6° 52' 16.01"W
L97	9.44	S17° 15' 00.55"E
L98	9.16	S28° 23' 36.97"E
L99	9.70	S34° 53' 04.90"E
L100	8.76	S36° 16' 17.65"E
L101	17.00	S17° 16' 38.78"E
L102	2.80	S61° 41' 42.23"E
L103	31.09	S28° 18' 17.77"W
L104	2.80	N61° 41' 42.23"W
L105	16.90	S73° 37' 26.34"W
L106	2.47	N16° 50' 26.59"W
L107	13.36	N72° 56' 13.05"W
L108	12.42	S64° 52' 26.87"W
L109	7.71	S43° 23' 25.70"W
L110	7.30	S49° 36' 28.24"W
L111	9.47	S48° 12' 53.75"W
L112	8.80	S59° 41' 56.17"W
L113	6.14	S59° 58' 56.46"W
L114	5.38	S69° 01' 12.21"W

PROPOSED FHA LINE EASTERLY SIDE		
Line #	Length	Direction
L115	8.51	N82° 33' 33.70"W
L116	14.43	N82° 58' 26.37"W
L117	6.07	N68° 41' 15.68"W
L118	12.35	N61° 06' 01.98"W
L119	4.79	N79° 08' 58.83"W
L120	3.20	S89° 03' 18.97"W
L121	9.24	S56° 46' 05.55"W
L122	7.81	S40° 31' 03.63"W
L123	29.02	S28° 18' 17.77"W
L124	0.73	S19° 00' 34.37"E
L125	10.25	S17° 16' 38.78"E
L126	21.44	S20° 18' 03.44"W
L127	21.50	S27° 38' 57.76"E
L128	7.50	S47° 32' 09.25"W
L129	13.75	N58° 34' 43.08"W
L130	19.93	S36° 53' 26.26"W
L131	15.15	S27° 51' 10.60"W
L132	26.57	S25° 46' 32.68"W
L133	35.04	S26° 32' 06.30"W
L134	32.77	S21° 23' 43.03"W
L135	26.35	S22° 35' 15.27"W
L136	16.35	S13° 50' 50.59"W
L137	6.37	S58° 56' 11.11"E
L138	30.60	S17° 29' 18.92"W
L139	18.97	S16° 33' 37.86"W
L140	21.96	S14° 41' 58.30"W
L141	25.07	S16° 35' 07.00"W
L142	11.57	S17° 05' 12.11"W
L143	21.21	S12° 21' 38.95"W
L144	10.04	S6° 39' 56.12"W
L145	14.68	S1° 08' 17.74"W
L146	18.31	S7° 51' 07.94"E
L147	5.47	S89° 23' 27.32"E
L148	6.67	S12° 04' 53.55"E
L149	10.02	S26° 12' 38.20"E
L150	23.02	S33° 26' 31.41"E
L151	38.80	S42° 00' 28.40"E
L152	14.73	S48° 49' 22.73"E
L153	16.26	S37° 20' 49.81"E
L154	13.01	S32° 27' 25.12"E
L155	9.74	S35° 55' 14.62"E
L156	16.13	S49° 37' 13.40"E
L157	13.40	S46° 32' 07.54"E
L158	23.05	S43° 01' 10.35"E
L159	25.89	S47° 28' 27.39"E
L160	7.71	S26° 54' 21.93"E
L161	11.52	S38° 32' 42.61"E

GRAPHIC SCALE



NOTES:

- VERTICAL DATUM: THE VERTICAL DATUM FOR FLOOD ELEVATIONS AND THE SURVEY IS NAVD83. TO CONVERT TO NGVD28, ALL ELEVATIONS HEREON SHOWN MUST BE RAISED BY 0.96'
- THE ELEVATION OF THE NEW JERSEY FLOOD HAZARD AREA THAT COVERS A PORTION OF THE SITE VARIES IN HEIGHT ACROSS THE LENGTH OF THE PROPERTY. ELEVATION 365.53 FEET (NAVD83) IS LOCATED AT THE EXISTING 'HEALTH CLUB BRIDGE' WHILE ELEVATION 366.79 FEET (NAVD83) IS LOCATED PARALLEL TO THE SOUTHWESTERN MOST PROPERTY LINE. THESE ELEVATIONS ARE REFERENCED TO THE MAP ENTITLED 'FIRM FLOOD INSURANCE RATE MAP - ESSEX COUNTY, NEW JERSEY - PANEL 84 OF 200 FOR ESSEX COUNTY', PREPARED BY FEMA, EFFECTIVE DATE 06/04/2007 AND FLOOD PROFILES: PECKMAN RIVER, PAGES OSP, FEMA STUDY COMPLETED BY LEONARD JACKSON ASSOCIATES, UNDER CONTRACT NO. EMN-96-CO-0026, COMPLETED ON AUGUST 9TH, 2005.

- A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.
- METHOD 3 (FEMA FLUVIAL) WAS USED TO DETERMINE THE LIMIT OF THE FLOOD HAZARD AREA AND/OR FLOODWAY.

STATE OPEN WATERS DISTURBANCE
SGP10A NEW ROADWAY CROSSING A
WATER
AREA: 1,920 SF < 10,890 SF MAX.
RIPARIAN ZONE DISTURBANCE
TO EXISTING VEGETATION UNDER
TABLE 11.2, N.J.A.C. 7:13-11.2(j) FOR
STORMWATER DISCHARGE/
HEADWALL & OUTLET PROTECTION #3
d50 = 8" FOR SCOUR HOLE
AREA: 192 SF < 2,000 SF MAX.

RIPARIAN ZONE DISTURBANCE
TO EXISTING VEGETATION UNDER
TABLE 11.2, N.J.A.C. 7:13-11.2(k) FOR
UTILITY LINE.
318.5 LF TOTAL OF UTILITY LINE &
30 SF/LF OF UTILITY LINE
318.5 LF x 30SF/LF = 9,555 SF MAX. DIST.
AREA OF DIST: 1,155 SF < 9,555 SF MAX.

TEMPORARY STATE OPEN WATERS
DISTURBANCE GP-2 UTILITY
CROSSING A WATER
AREA: 1,155 SF < 4,356 SF MAX
PERMANENT STATE OPEN WATERS
DISTURBANCE
AREA: 0 SF

RIPARIAN ZONE DISTURBANCE
TO EXISTING VEGETATION UNDER
TABLE 11.2, N.J.A.C. 7:13-11.2(j) FOR
STORMWATER DISCHARGE/
HEADWALL & OUTLET PROTECTION #1
d50=12" FOR RIPRAP APRON
AREA: 465 SF < 2,000 SF MAX.
(INCLUDING AREA BELOW FHA LINE)
5,450 SF OF PRESENTLY DISTURBED
TRANSITION AREA TO BE DISTURBED
UNDER SPECIAL ACTIVITY
TRANSITION AREA WAIVER FOR
REDEVELOPMENT
11,150 SF OF PRESENTLY DISTURBED
RIPARIAN ZONE TO BE RESTORED
/ENHANCED PER N.J.A.C. 7:13-11.2F

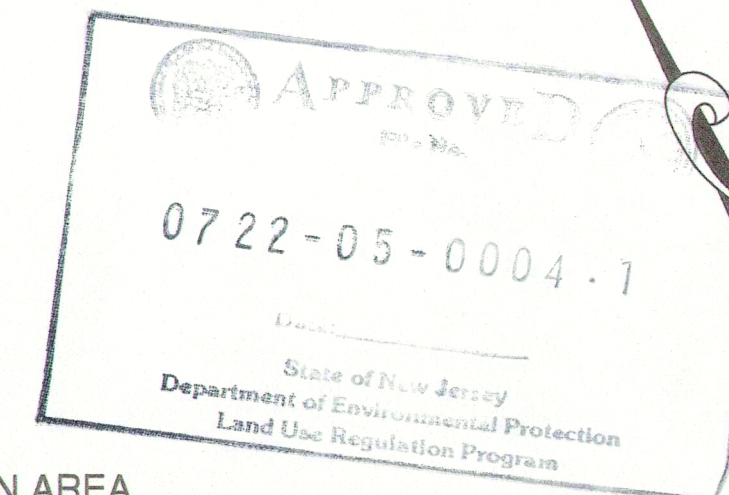
NJFHA DESIGN FLOOD
LIMIT LINE (NAVD88)
PER FEMA FLOOD PROFILE
FOR THE PECKMAN RIVER
SHEET OSP OBTAINED
FROM THE NJDEP

STUDY COMPLETED BY
LEONARD JACKSON ASSOCIATES
FOR FEMA, UNDER CONTRACT
No. EMN-96-CO-0026
COMPLETED AUGUST 9TH, 2005.

ELEV. OF FHA VARIES
ACROSS THE DISTANCE
OF THE SITE, SEE NOTES
ON ELEVATIONS @ BRIDGE &
SW PROPERTY LINE

RIPARIAN ZONE DISTURBANCE
TO EXISTING VEGETATION UNDER
TABLE 11.2, N.J.A.C. 7:13-11.2(j) FOR
STORMWATER DISCHARGE/
HEADWALL & OUTLET PROTECTION #4
d50 = 8" FOR SCOUR HOLE
AREA: 248 SF < 2,000 SF MAX.
RIPARIAN ZONE DISTURBANCE
TO EXISTING VEGETATION UNDER
TABLE 11.2, N.J.A.C. 7:13-11.2(h) FOR
NEW ROADWAY CROSSING A WATER
AREA: 1,920 SF < 2,000 SF MAX.
NJFHA DESIGN FLOOD
LIMIT LINE (NAVD88)
ELEV. @ BRIDGE: 365.53
ELEV. @ SW PL: 366.79

WETLAND TRANSITION AREA
DISTURBANCE UNDER GENERAL
PERMIT #11 FOR STORMWATER
OUTFALL STRUCTURE
AREA: 400 SF = 0.009 Ac. < 0.25 Ac. MAX.



GARAGE LEVEL: 371.50
MAIN ENTRANCE: 376.50
COURTYARD: 384.00
FIRST FLOOR: 384.50

Block 151
Lot 33
257,557 sq. ft.
5.913 acres

WETLAND TRANSITION AREA
DIST. FOR SITE IMPROVMENTS,
TO BE ENHANCED/RESTORED
FOLLOWING CONSTRUCTION
AREA: 17,500 SF = 0.402 Ac.

WETLAND TRANSITION AREA
DISTURBANCE UNDER GENERAL
PERMIT #11 FOR STORMWATER
OUTFALL STRUCTURE
AREA: 550 SF = 0.011 Ac. < 0.25 Ac. MAX.

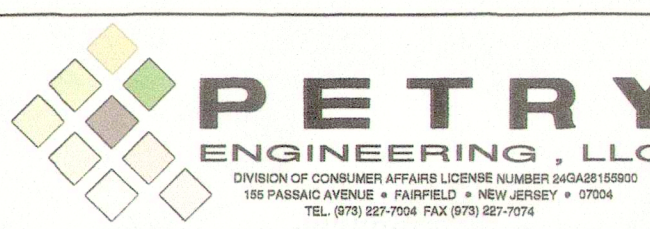
- LOCATION OF PRELIMINARY WETLAND LINE
- LOCATION OF PRELIMINARY 50' WETLAND TRANSITION AREA
- NJFHA DESIGN FLOOD LIMIT LINE (NAVD88) ELEV. @ BRIDGE: 365.53 ELEV. @ SW PL: 366.79
- EXIST. LIMIT OF DISTURBANCE LINE
- 50' RIPARIAN ZONE
- PROP. LIMIT OF DISTURBANCE LINE

WETLAND TRANSITION/RIPARIAN
ZONE AREA ACTIVELY DISTURBED,
TO BE ENHANCED/RESTORED
FOLLOWING CONSTRUCTION
AREA: 1,790 SF = 0.041 Ac.

REVISION	DESCRIPTION	DATE	BY
5	REVISED PER NJDEP COMMENTS	08/21/2020	JMP
4	REVISED PER NJDEP COMMENTS	05/08/2020	JMP
3	REVISED PER NJDEP COMMENTS	02/28/2020	JMP
2	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP
1	UPDATED FOR COMPLETENESS PER BOARD PROFESSIONALS	04/12/2017	JMP

PRELIMINARY AND FINAL SITE PLAN APPLICATION
PREPARED FOR
REDWOOD, L.L.C.
200 PLEASANT VALLEY WAY
BLOCK 151 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NJDEP PERMITTING PLAN



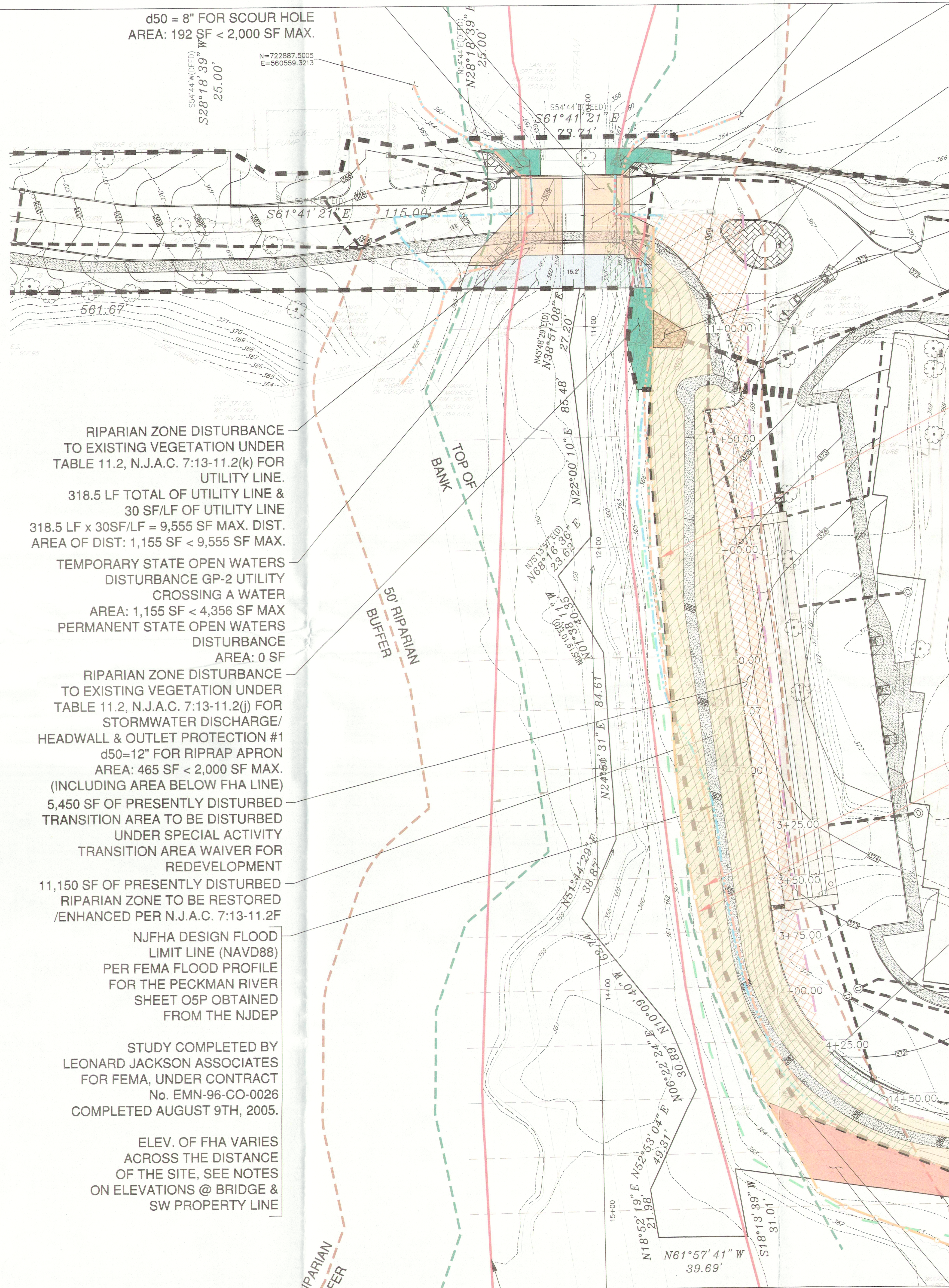
J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER, LIC. NO. 38882 DATED 08/15/17

Designer: JMP
Draftsman: SPD
Checked by: JMP
Project No.: 15-0012
Scale: 1" = 30'
Sheet: DEP-1

d50 = 8" FOR SCOUR HOLE
AREA: 192 SF < 2,000 SF MAX.

S54°44'W (CDED)
S28°18'39" W
25.00'

N=722887.5005
E=560559.3213



RIPARIAN ZONE DISTURBANCE
TO EXISTING VEGETATION UNDER
TABLE 11.2, N.J.A.C. 7:13-11.2(k) FOR
UTILITY LINE.
318.5 LF TOTAL OF UTILITY LINE &
30 SF/LF OF UTILITY LINE
318.5 LF x 30SF/LF = 9,555 SF MAX. DIST.
AREA OF DIST: 1,155 SF < 9,555 SF MAX.

TEMPORARY STATE OPEN WATERS
DISTURBANCE GP-2 UTILITY
CROSSING A WATER
AREA: 1,155 SF < 4,356 SF MAX
PERMANENT STATE OPEN WATERS
DISTURBANCE
AREA: 0 SF

RIPARIAN ZONE DISTURBANCE
TO EXISTING VEGETATION UNDER
TABLE 11.2, N.J.A.C. 7:13-11.2(j) FOR
STORMWATER DISCHARGE/
HEADWALL & OUTLET PROTECTION #1
d50=12" FOR RIPRAP APRON
AREA: 465 SF < 2,000 SF MAX.
(INCLUDING AREA BELOW FHA LINE)
5,450 SF OF PRESENTLY DISTURBED
TRANSITION AREA TO BE DISTURBED
UNDER SPECIAL ACTIVITY
TRANSITION AREA WAIVER FOR
REDEVELOPMENT
11,150 SF OF PRESENTLY DISTURBED
RIPARIAN ZONE TO BE RESTORED
/ENHANCED PER N.J.A.C. 7:13-11.2F

NJFHA DESIGN FLOOD
LIMIT LINE (NAVD88)
PER FEMA FLOOD PROFILE
FOR THE PECKMAN RIVER
SHEET O5P OBTAINED
FROM THE NJDEP

STUDY COMPLETED BY
LEONARD JACKSON ASSOCIATES
FOR FEMA, UNDER CONTRACT
No. EMN-96-CO-0026
COMPLETED AUGUST 9TH, 2005.

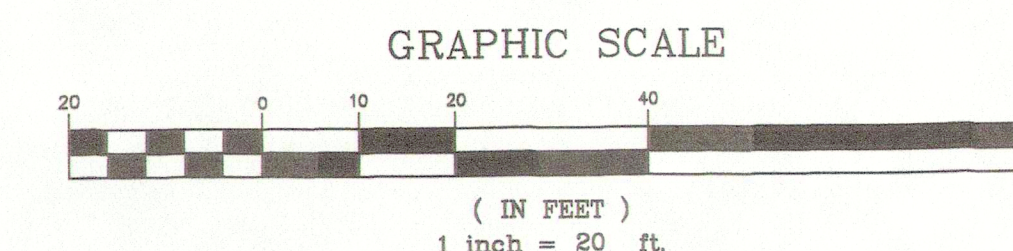
ELEV. OF FHA VARIES
ACROSS THE DISTANCE
OF THE SITE, SEE NOTES
ON ELEVATIONS @ BRIDGE &
SW PROPERTY LINE

EXISTING TREELINE &
PROPOSED LIMIT OF DISTURBANCE



PROPOSED LIMIT OF DISTURBANCE

EXISTING TREELINE



NOTES

1. VERTICAL DATUM: FOR FLOOD ELEVATIONS AND THE SURVEY IS NAVD-88. TO CONVERT TO NAVD-29, ALL ELEVATIONS HEREON SHOWN MUST BE RAISED BY 0.96'.
2. THE ELEVATION OF THE NEW JERSEY FLOOD HAZARD AREA THAT COVERS A PORTION OF THE SITE VARIES IN HEIGHT ACROSS THE LENGTH OF THE PROPERTY. ELEVATION 365.53 FEET (NAVD-88) IS LOCATED AT THE EXISTING HEALTH CLUB BRIDGE WHILE ELEVATION 366.79 FEET (NAVD-88) IS LOCATED PARALLEL TO THE SOUTHWESTERN MOST PROPERTY LINE. THESE ELEVATIONS ARE REFERENCED TO THE MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP - ESSEX COUNTY, NEW JERSEY - PANEL 84 OF 200 FOR ESSEX COUNTY", PREPARED BY FEMA, EFFECTIVE DATE 06/04/2007 AND FLOOD PROFILES, PECKMAN RIVER, PAGES O5P, FEMA STUDY COMPLETED BY LEONARD JACKSON ASSOCIATES, UNDER CONTRACT No. EMN-96-CO-0026, COMPLETED ON AUGUST 9TH, 2005.
3. A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.
4. METHOD 3 (FEMA FLUVIAL) WAS USED TO DETERMINE THE LIMIT OF THE FLOOD HAZARD AREA AND/OR FLOODWAY.

2	REVISED PER NJDEP COMMENTS	09/21/2020	JMP
REVISION	DESCRIPTION	DATE	BY

PRELIMINARY AND FINAL SITE PLAN APPLICATION
PREPARED FOR
REDWOOD, L.L.C.
200 PLEASANT VALLEY WAY
BLOCK 151 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NJDEP PERMITTING PLAN (CLOSE UP)

PETRY ENGINEERING, LLC
100 PASSAIC AVENUE, 4TH FLOOR, NEW JERSEY 07054
TEL: 973.887.1000 FAX: 973.887.1010

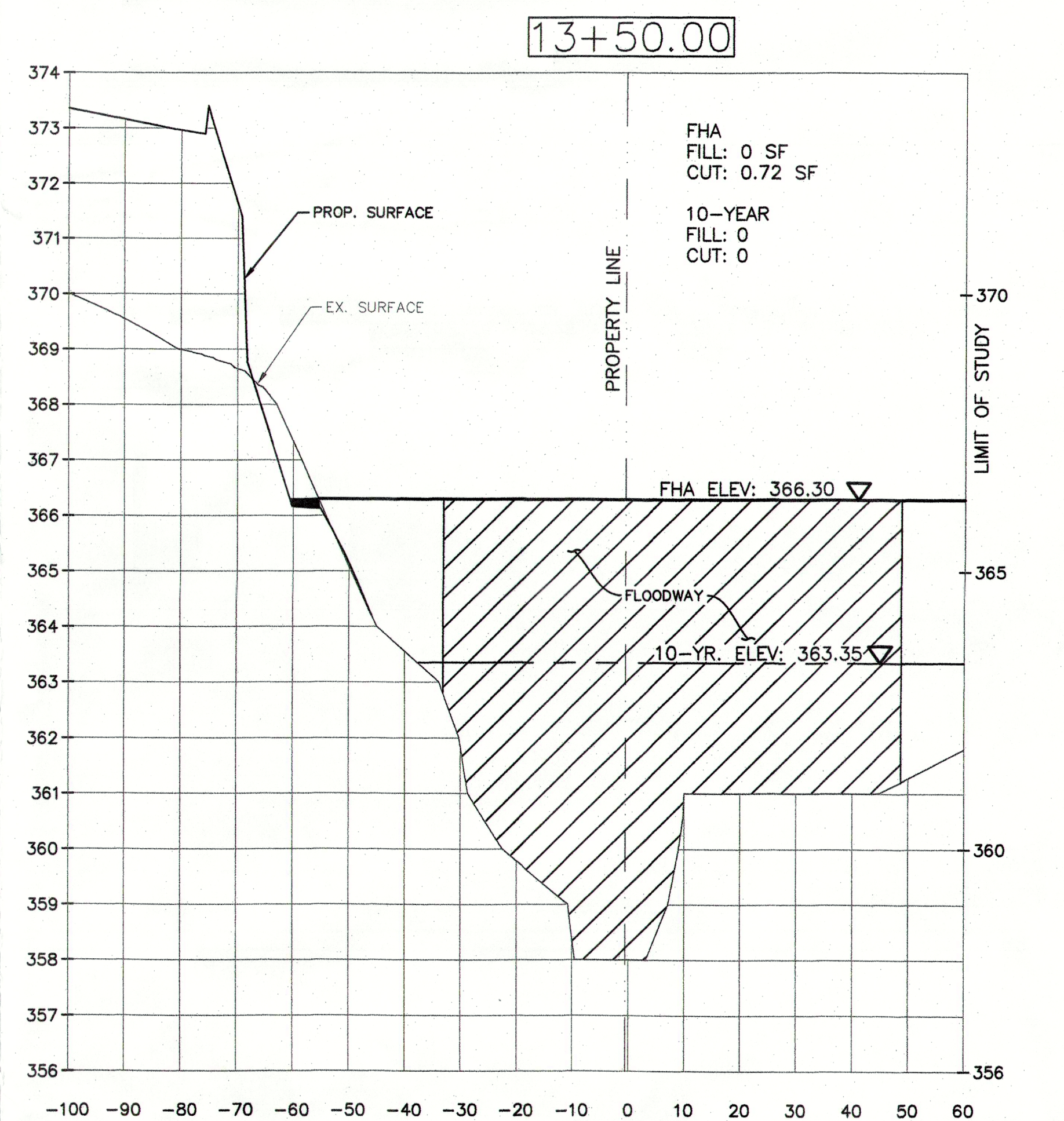
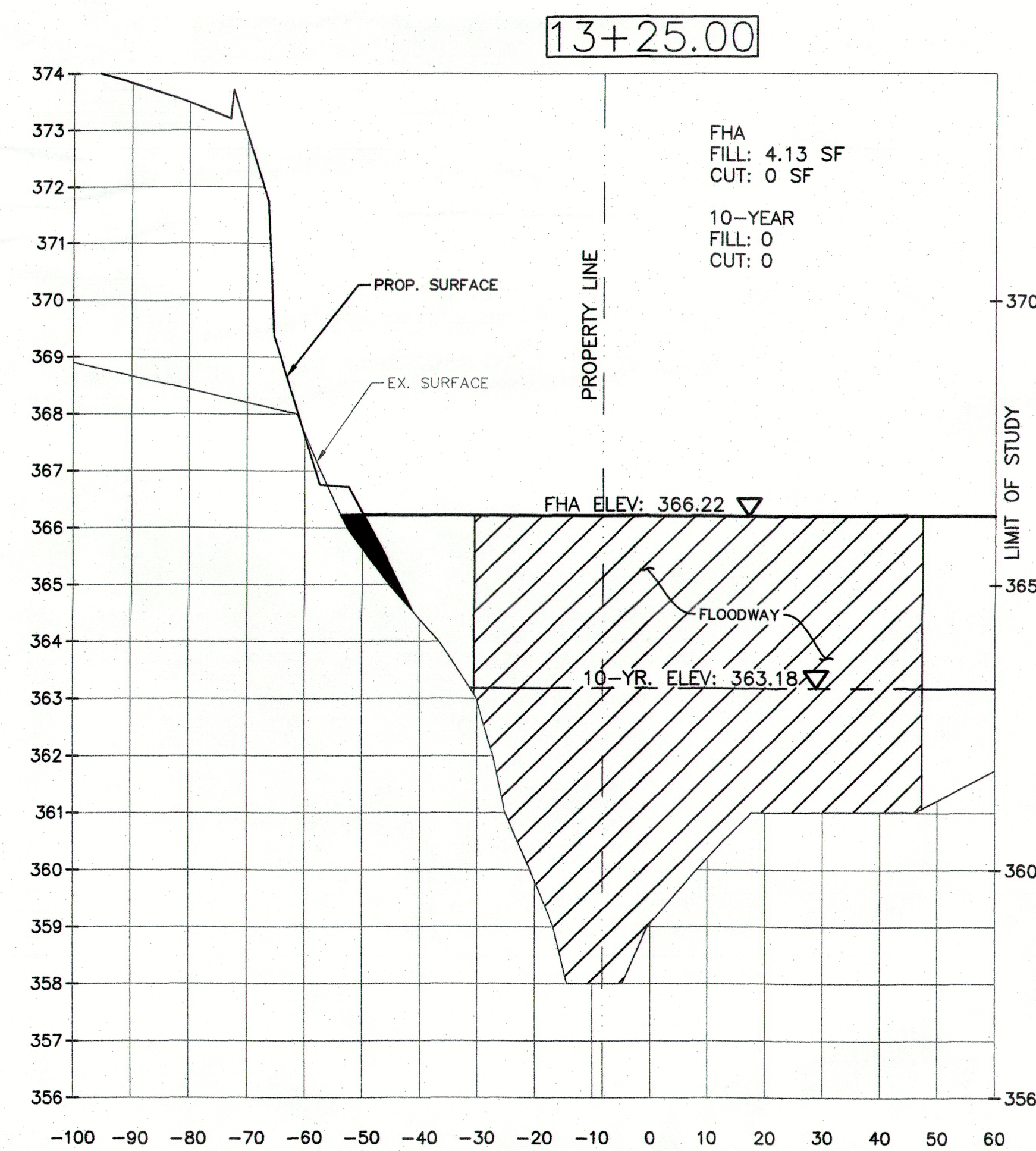
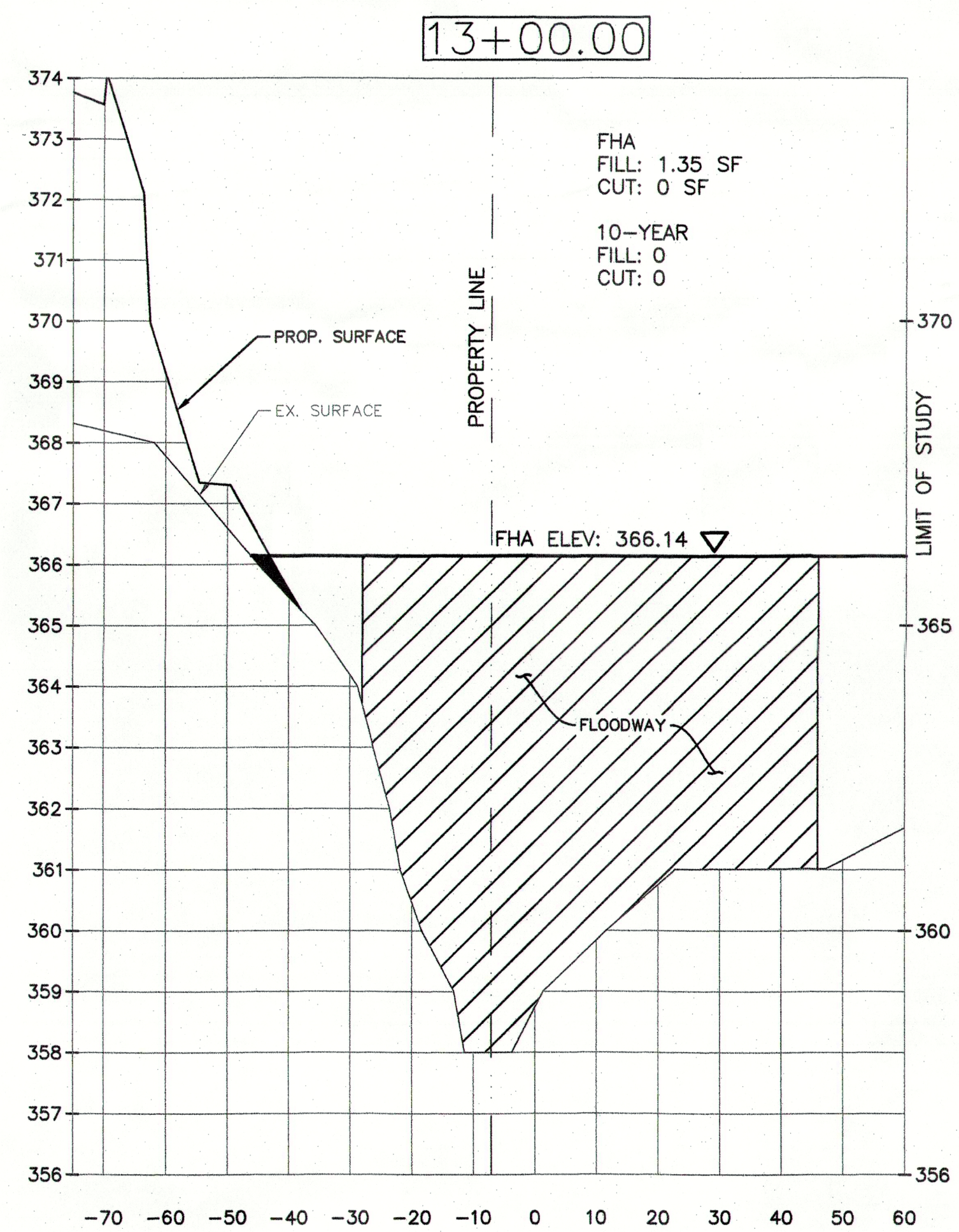
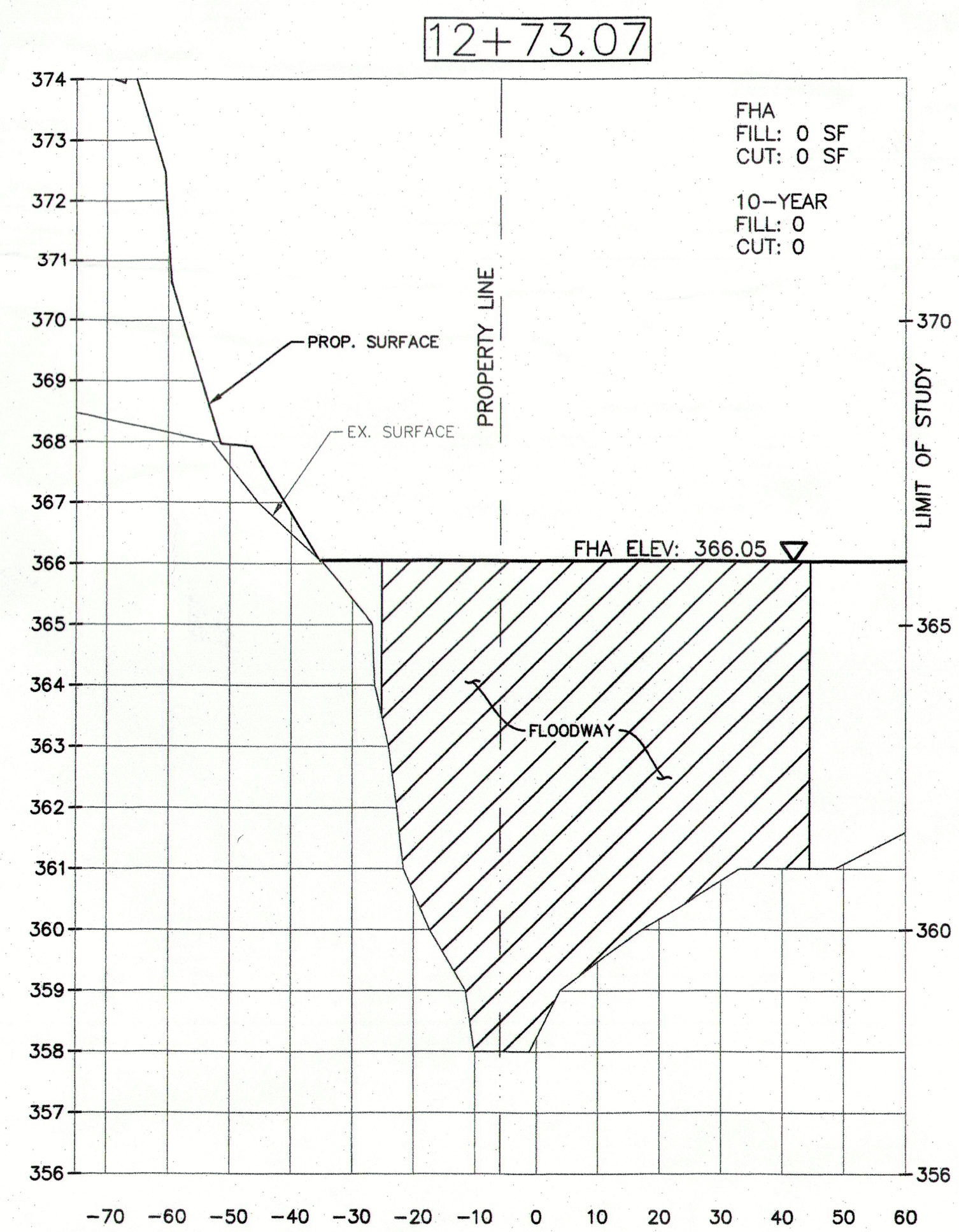
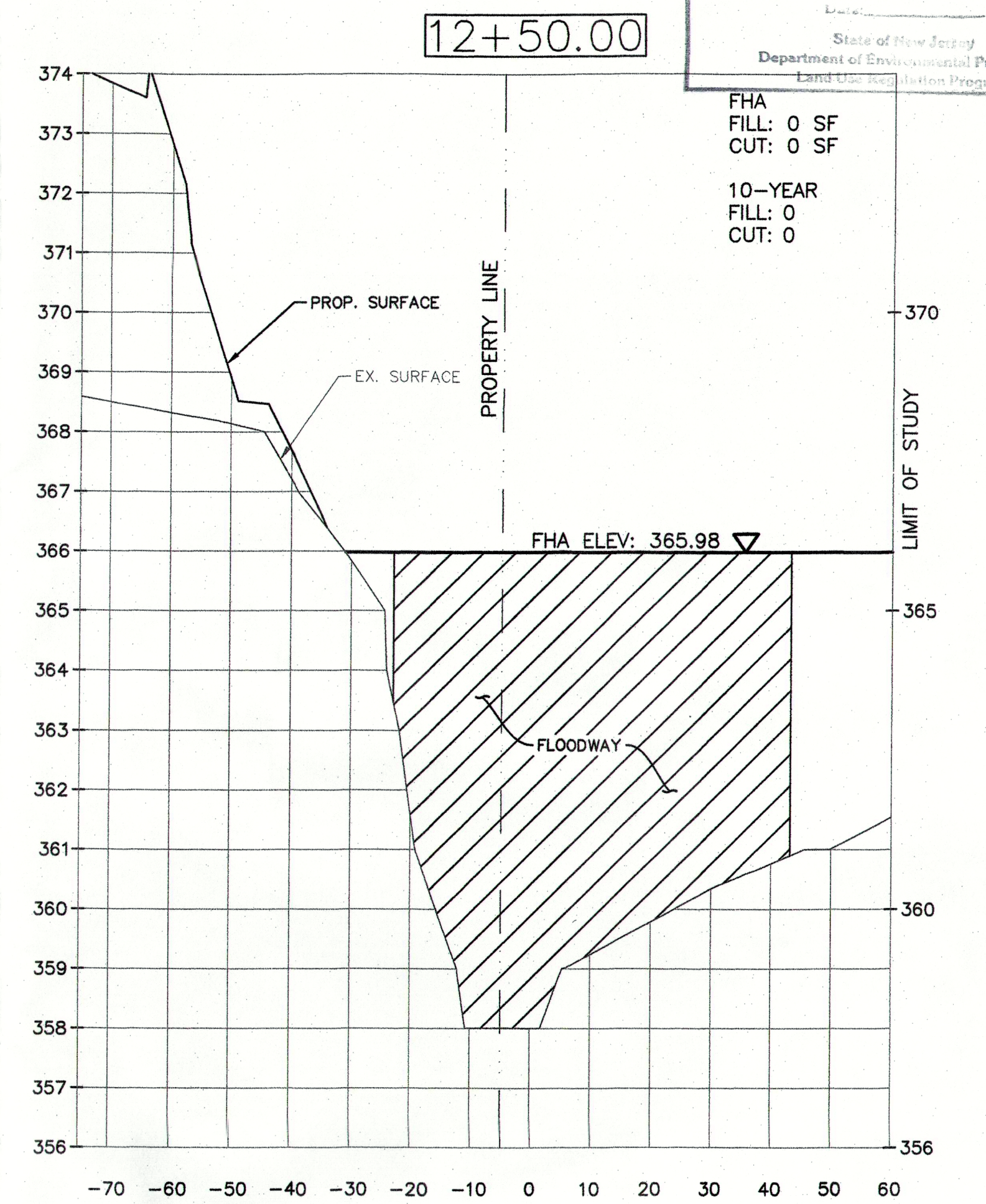
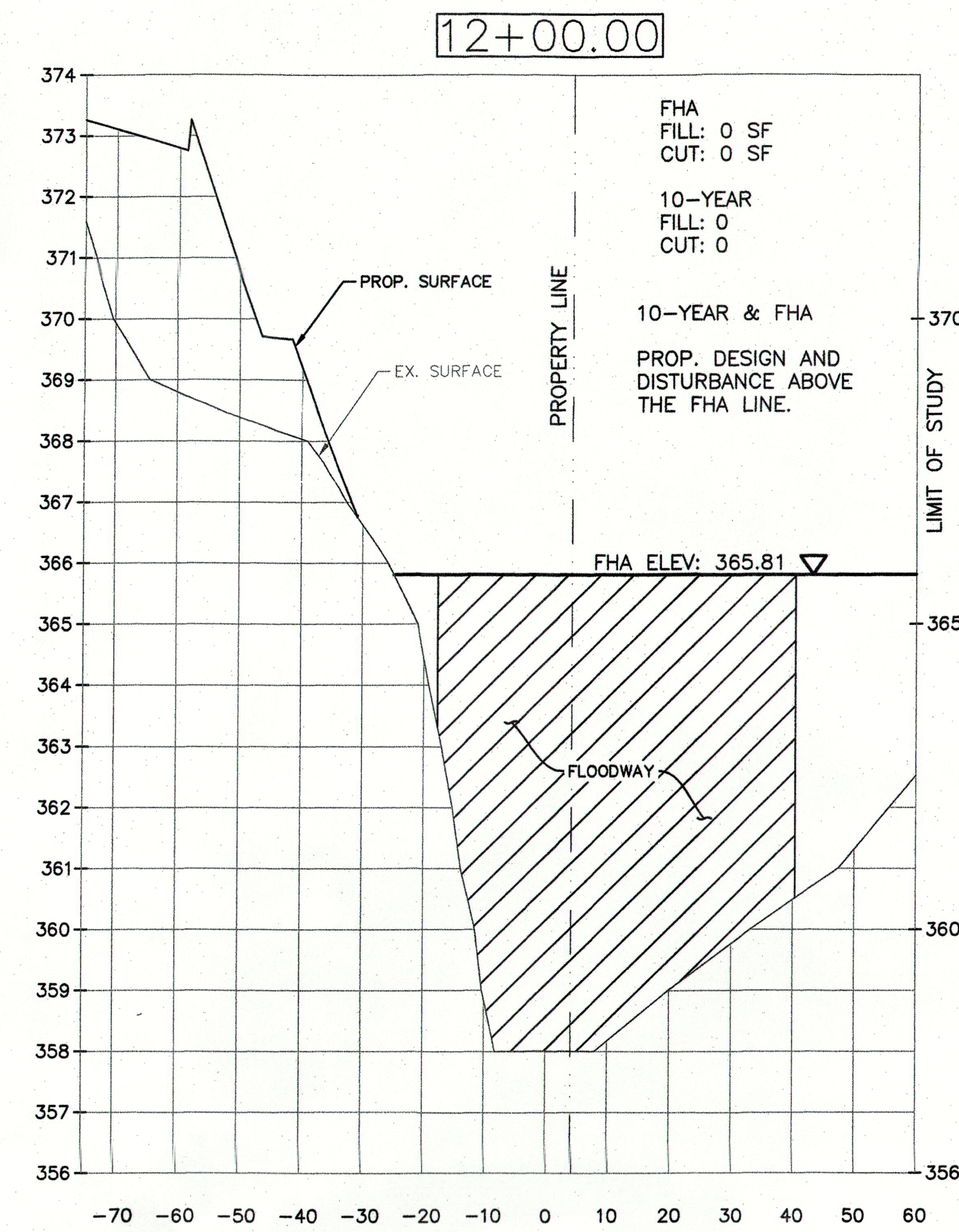
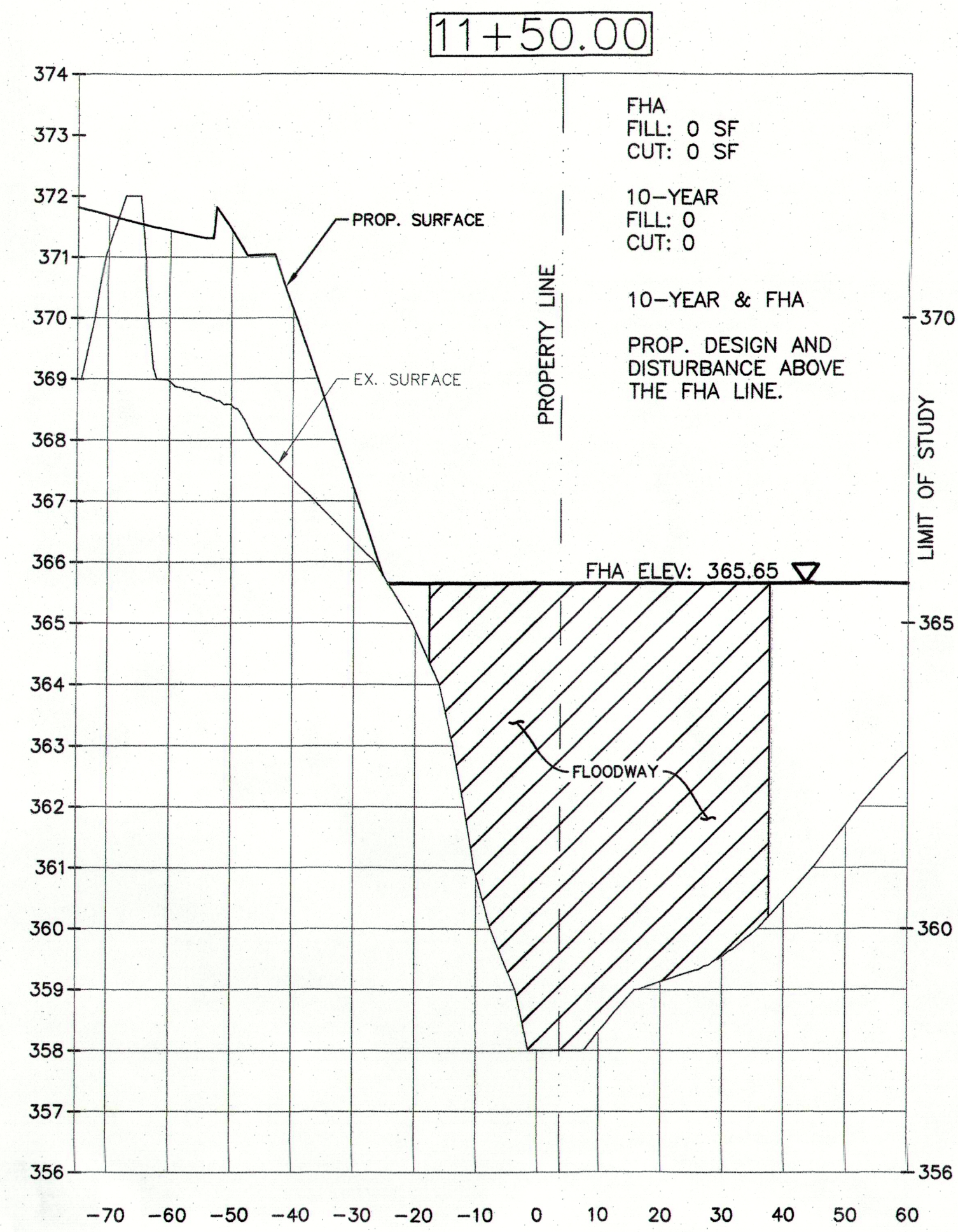
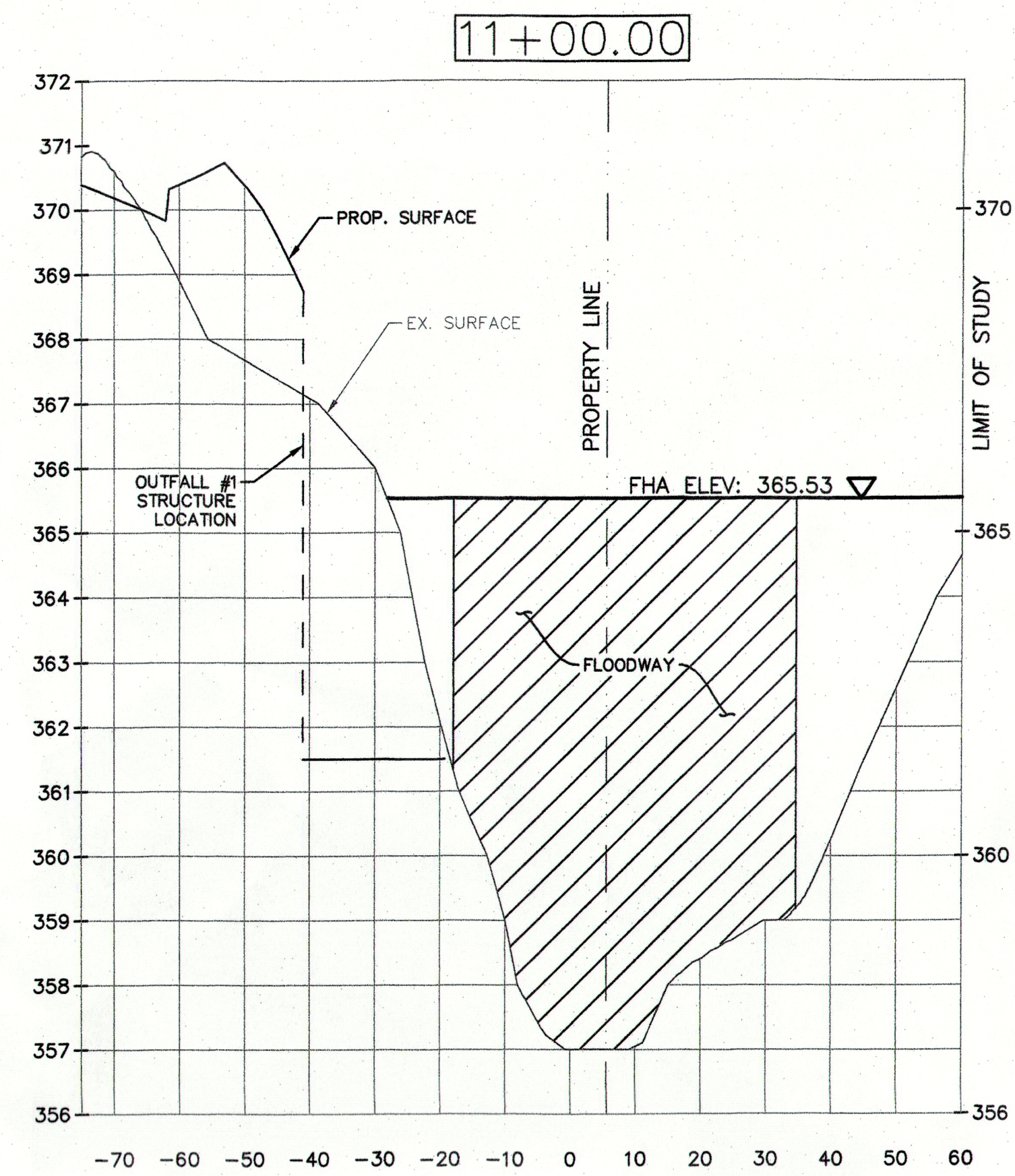
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Draftsman: SPD
Checked By: JMP
Project No.: 19-0012
Scale: 1" = 30'
Sheet: DEP-1A

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36882 DATED: 08/24/2020

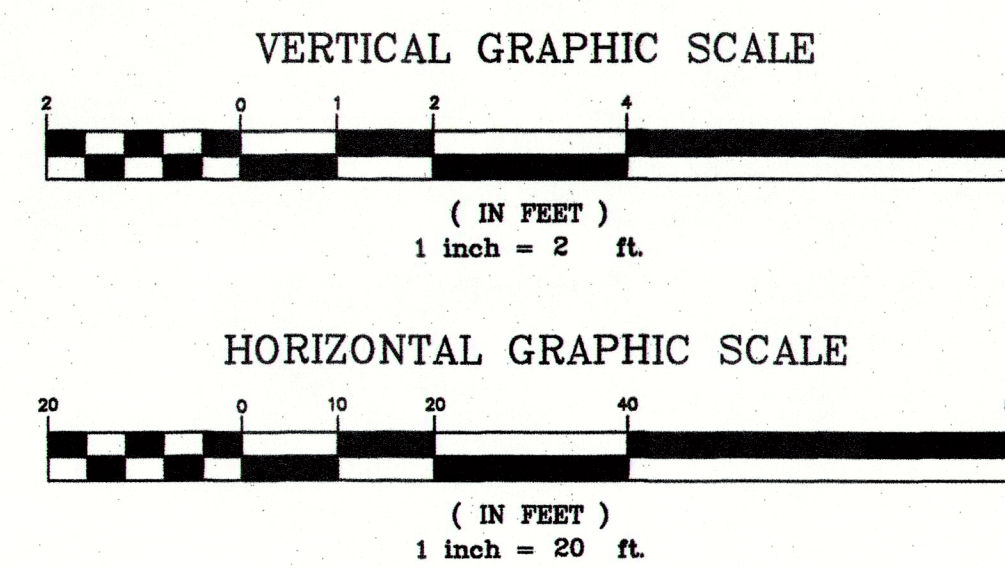
LEGEND

- FLOODWAY LINE
- EXISTING FLOOD HAZARD AREA LIMIT LINE
- PROPOSED FLOOD HAZARD AREA LIMIT LINE
- WETLAND LINE
- 50' WETLAND TRANSITION AREA
- TOB OF BANK
- 50' RIPARIAN ZONE BUFFER
- LIMIT OF ACTIVELY DISTURBED AREAS/EXISTING TREE LINE WITHIN RIPARIAN ZONE, WETLAND AND/OR WETLAND TRANSITION AREAS
- LIMIT OF DISTURBANCE FOR PROP. IMPROVMENTS
- RIPARIAN ZONE DISTURBANCE FOR STORMWATER DISCHARGE
- RIPARIAN ZONE & CHANNEL RESTORATION/ENHANCEMENT,
- RIPARIAN ZONE DISTURBANCE FOR CONSPAN BRIDGE AREA
- RIPARIAN ZONE DISTURBANCE FOR NEW UTILITY LINES
- WETLAND TRANSITION AREA DIST. FOR SITE IMPROVMENTS
- WETLAND TRANSITION AREA DISTURBANCE, UNDER GP#11
- WETLAND TRANSITION/RIPARIAN ZONE ACTIVELY DISTURBED TO BE RESTORED

SW = SOUTHWEST
PL = PROPERTY LINE
ALL AREAS OF CHANNEL & RIPARIAN ZONE DISTURBED DUE TO BRIDGE UTILITY LINES, & OUTFALL STRUCTURES TO ALSO BE RESTORED & ENHANCED



LEGEND	
■	FHA CUT
■	FHA FILL



4	REVISED PER NJDEP COMMENTS	05/08/2020	JMP
3	REVISED PER NJDEP COMMENTS	02/28/2020	JMP
2	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP
REVISION	DESCRIPTION	DATE	BY

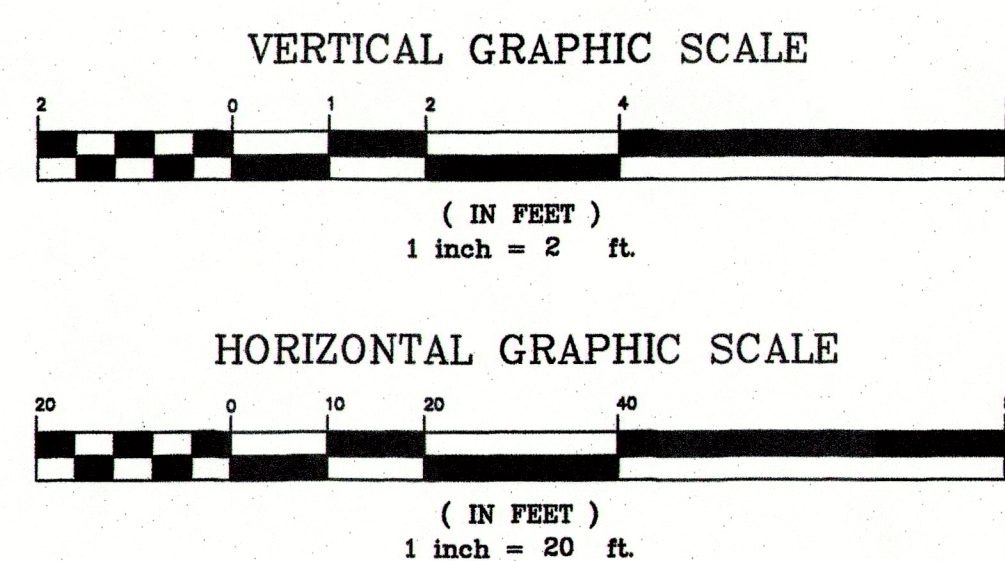
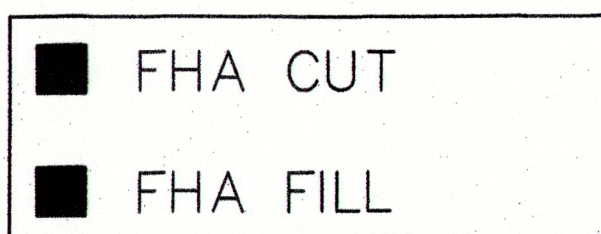
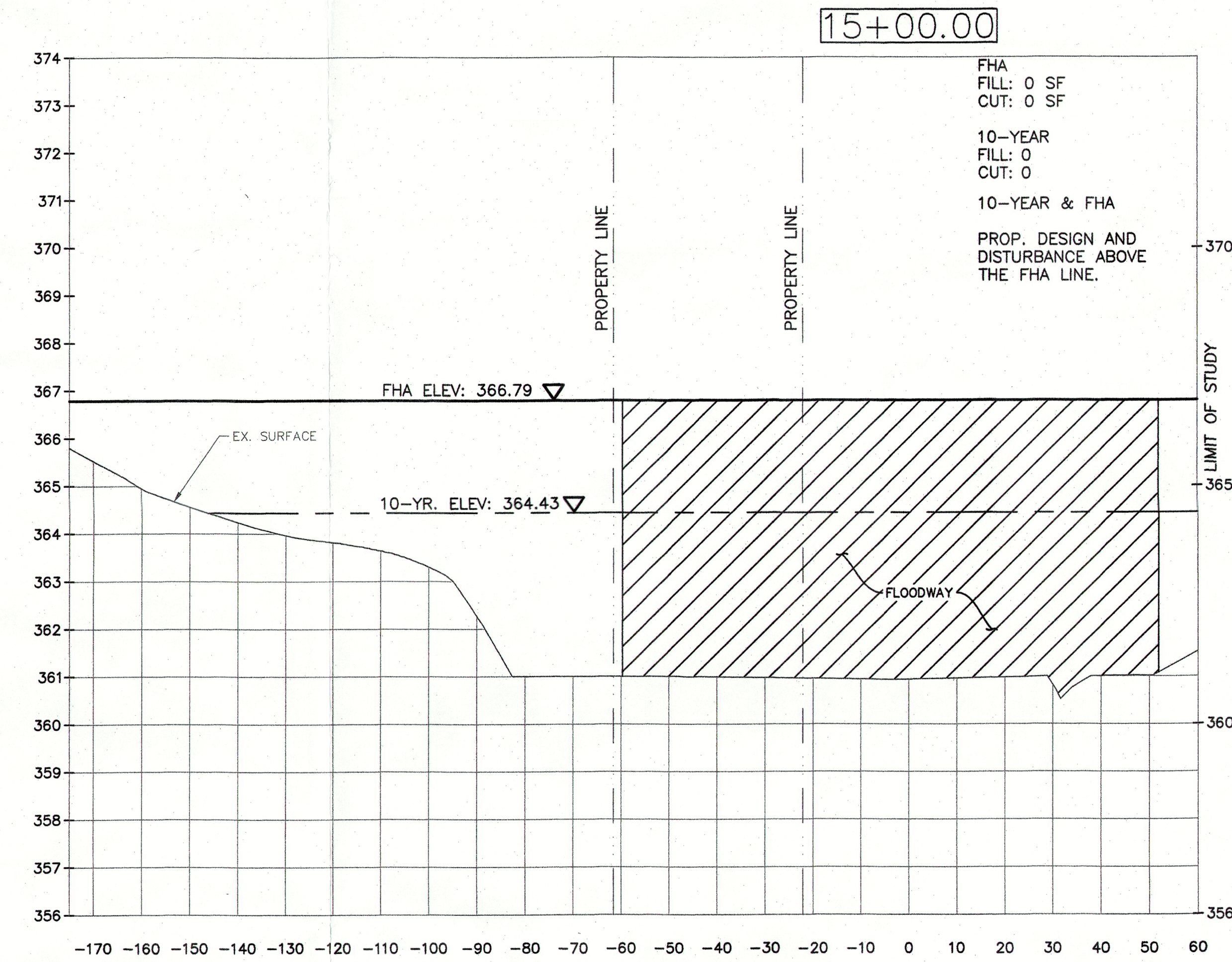
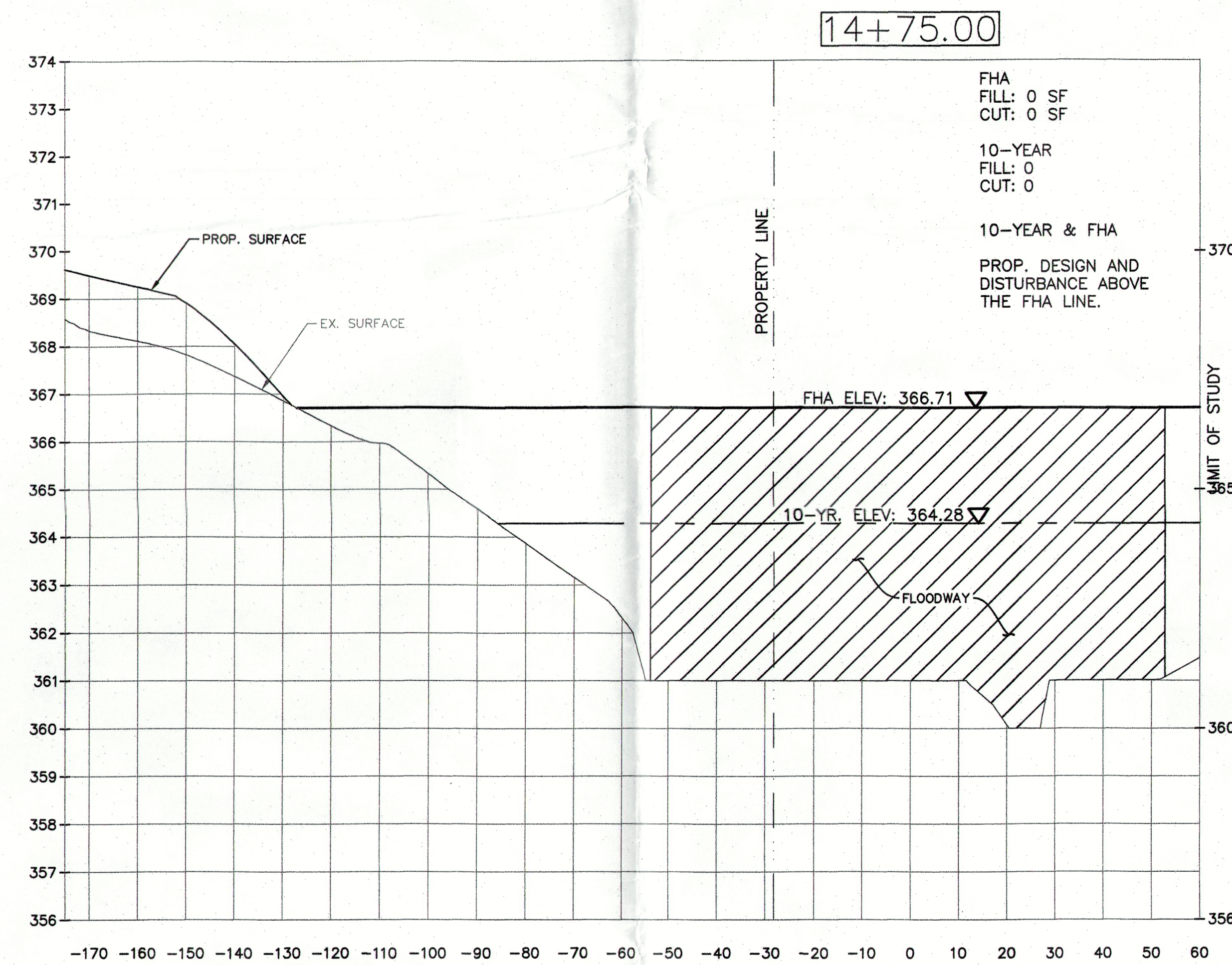
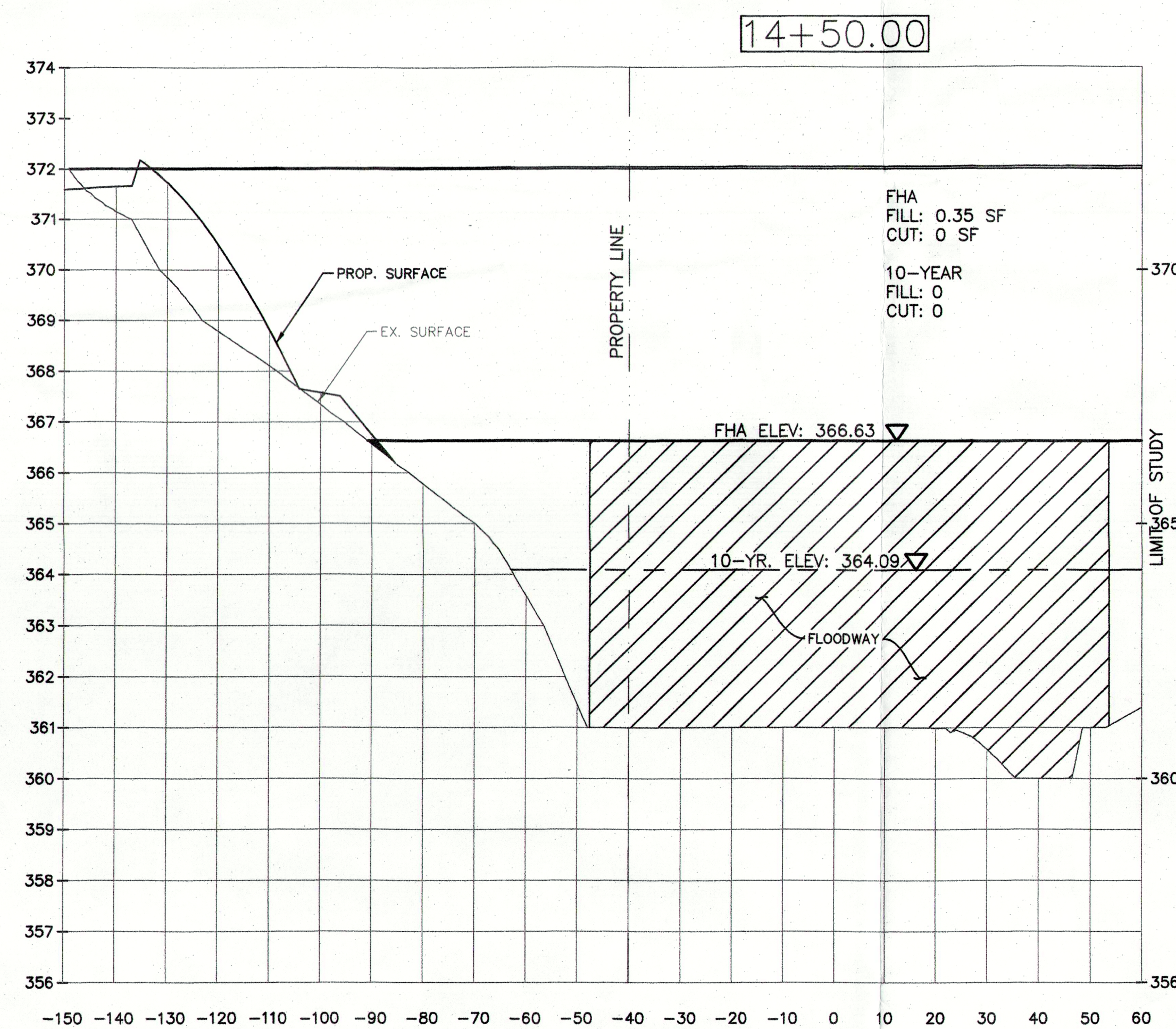
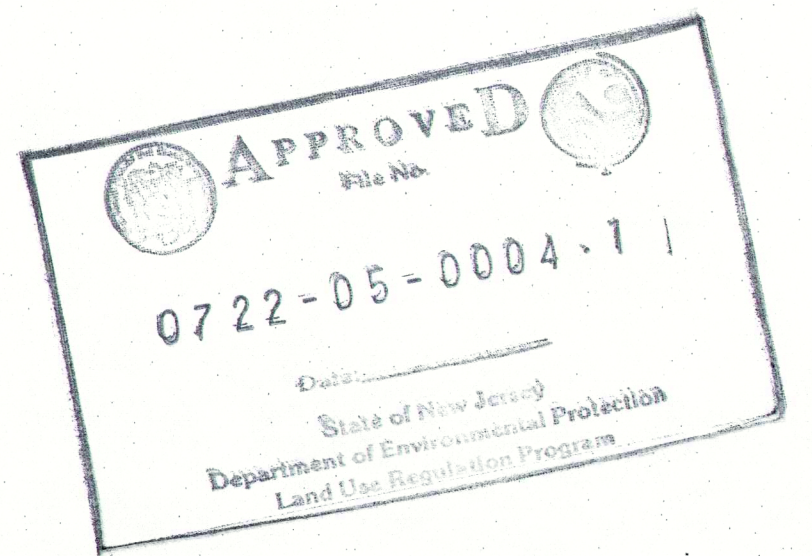
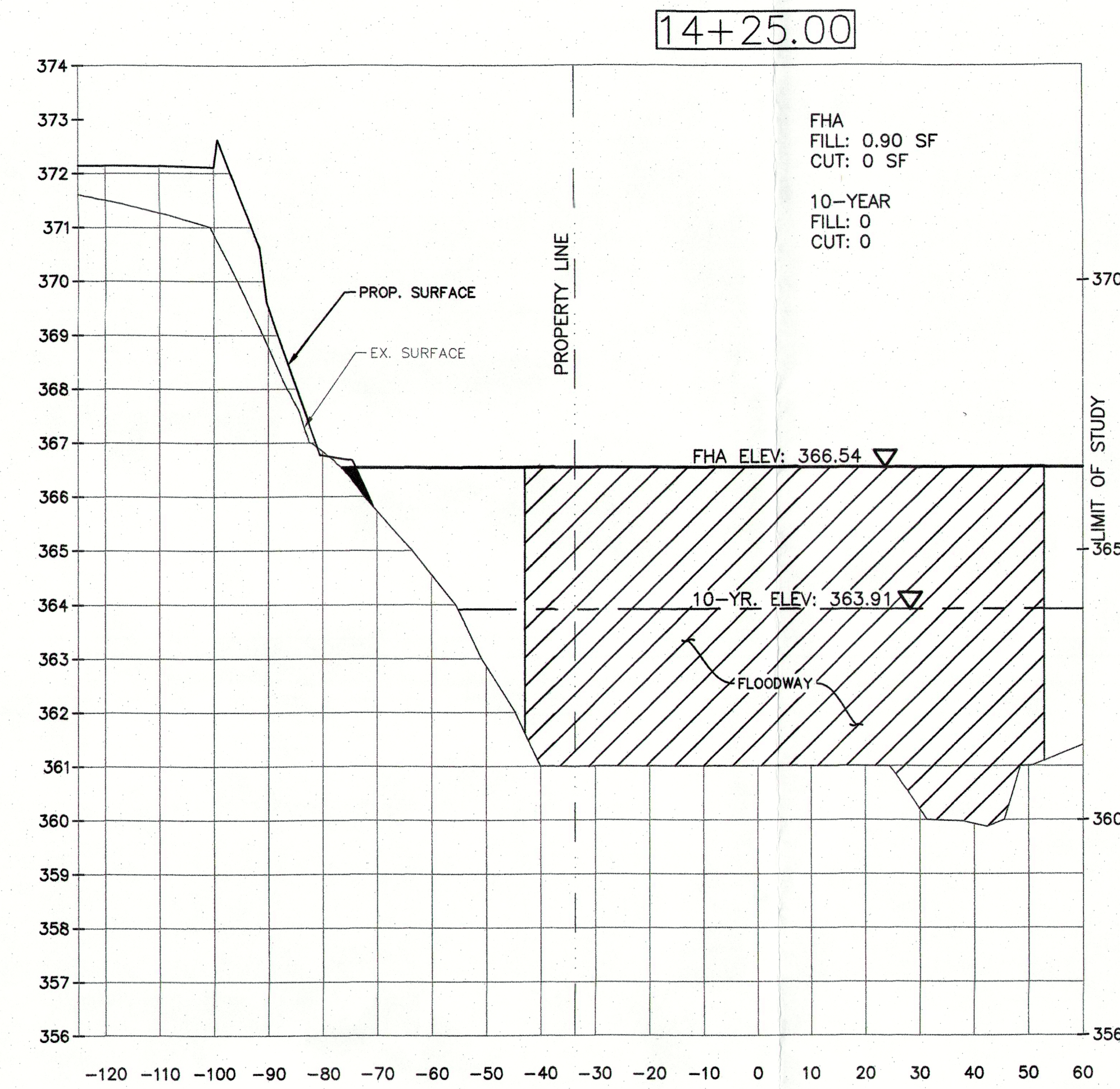
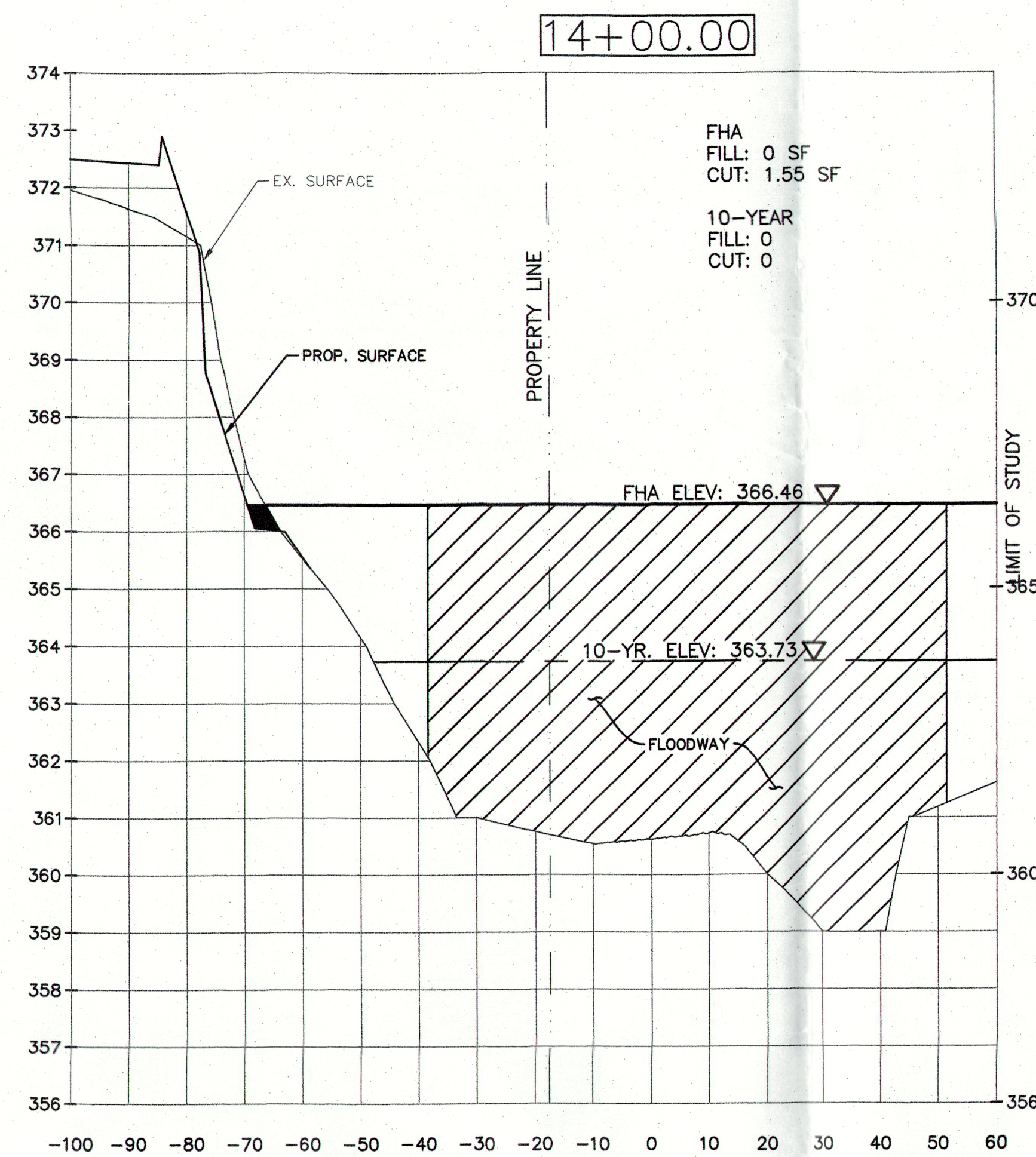
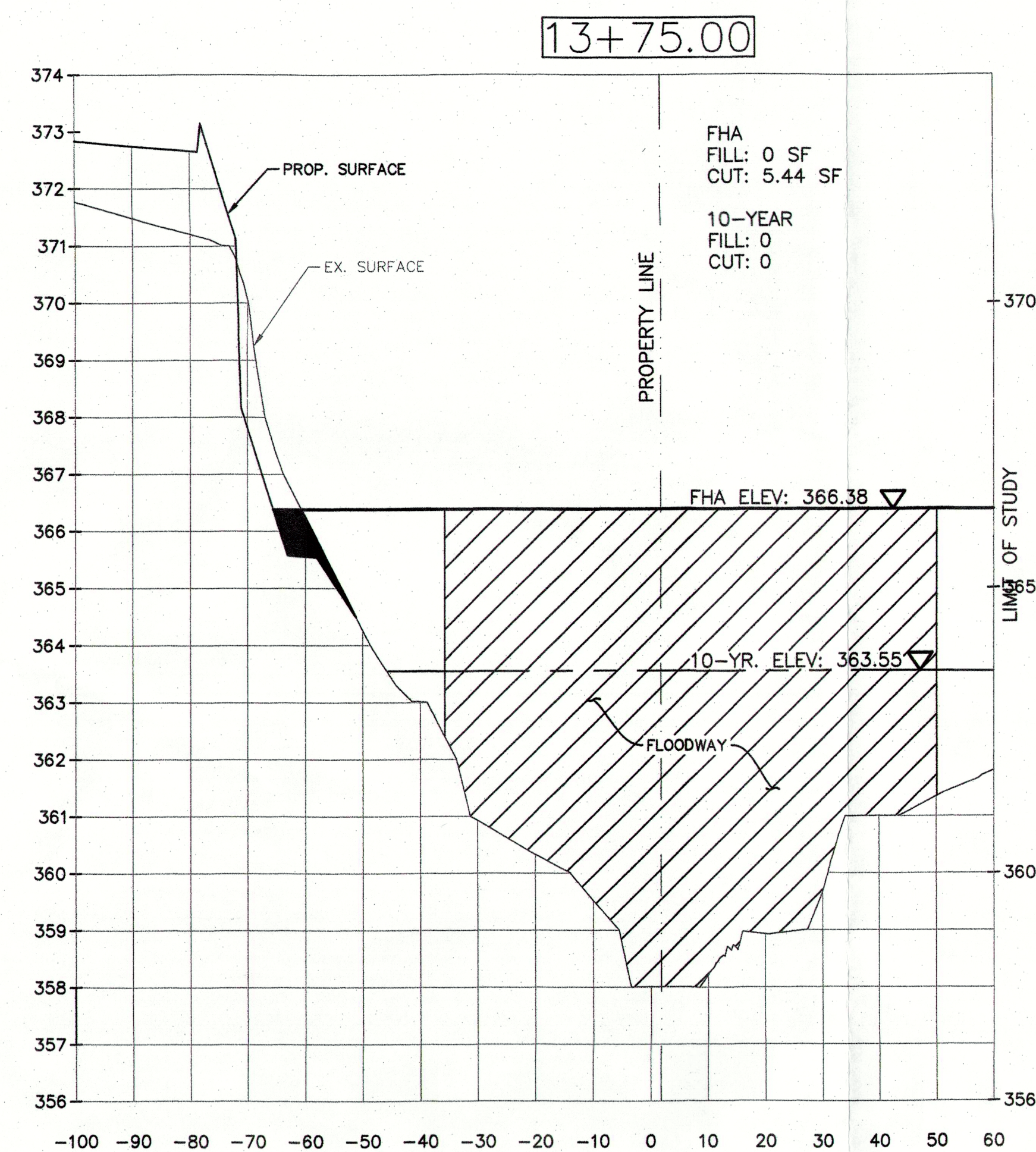
PRELIMINARY AND FINAL SITE PLAN APPLICATION
PREPARED FOR
REDWOOD, L.L.C.
200 PLEASANT VALLEY WAY
BLOCK 151 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

**NJDEP PERMITTING SECTIONS
(NET FILL CALCULATIONS)**

PETRY ENGINEERING, L.L.C.
DESIGNER OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT
100 PARKWAY DRIVE • SUITE 200 • NEW JERSEY • 07033
TEL: 973.875.7600 FAX: 973.875.7601

Designer: JMP/PP
Draftsman: CVP
Checked By: JMP
Project No.: 16-0012
Scale: 1" = 20'
Sheet:
DEP - 2

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER L.L.C. No. 36602 DATED 07/21/17



ZERO NET FILL CALCULATION FOR AREAS BELOW FHA LINE															
Station	Distance (FT)	X-Section Area (SF)		Average Area (SF)		Volume (CF)		Station	Distance (FT)	X-Section Area (SF)		Average Area (SF)		Volume (CF)	
		Cut	Fill	Cut	Fill	Cut	Fill			Cut	Fill	Cut	Fill	Cut	Fill
11+50	50.00	0.00	0.00			0.00	0.00	13+50	25.00	0.72	0.00	3.08	0.00	77.00	0.00
12+00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	13+75	25.00	5.44	0.00	3.50	0.00	87.38	0.00
12+50	23.07	0.00	0.00	0.00	0.00	0.00	0.00	14+00	25.00	1.55	0.00	0.78	0.45	19.38	11.25
12+73.07	26.93	0.00	0.00	0.00	0.68	0.00	18.18	14+25	25.00	0.00	0.90	0.00	0.63	0.00	15.63
13+00	25.00	0.00	1.35	0.00	2.74	0.00	68.50	14+50	25.00	0.00	0.35	0.00	0.18	0.00	4.38
13+25	25.00	0.00	4.13			9.00	51.63	14+75	25.00	0.00	0.00	0.00	0.00	0.00	0.00
13+50		0.72	0.00					15+00		0.00	0.00				
												Total:	192.75	169.55	CF
												Net Cut:	23.20		CF

4	REVISED PER NJDEP COMMENTS	06/06/2020	JMP
3	REVISED PER NJDEP COMMENTS	02/09/2020	JMP
2	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP
REVISION	DESCRIPTION	DATE	BY
PRELIMINARY AND FINAL SITE PLAN APPLICATION PREPARED FOR REDWOOD, L.L.C. 200 PLEASANT VALLEY WAY BLOCK 151 LOT 33 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
NJDEP PERMITTING SECTIONS (NET FILL CALCULATIONS)			
 DIVISION OF CIVIL ENGINEERING & LAND SURVEYING 100 PARKWAY DRIVE • SUITE 200 • WEST ORANGE, NJ 07062 TEL: 973-827-7000 FAX: 973-827-7001			Designer: JMP/PP Draftsman: CVF Checked By: JMP Project No: 18-0012 Scale: 1" = 20' Sheet:
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LICENSE NO. 98868			DEP - 3