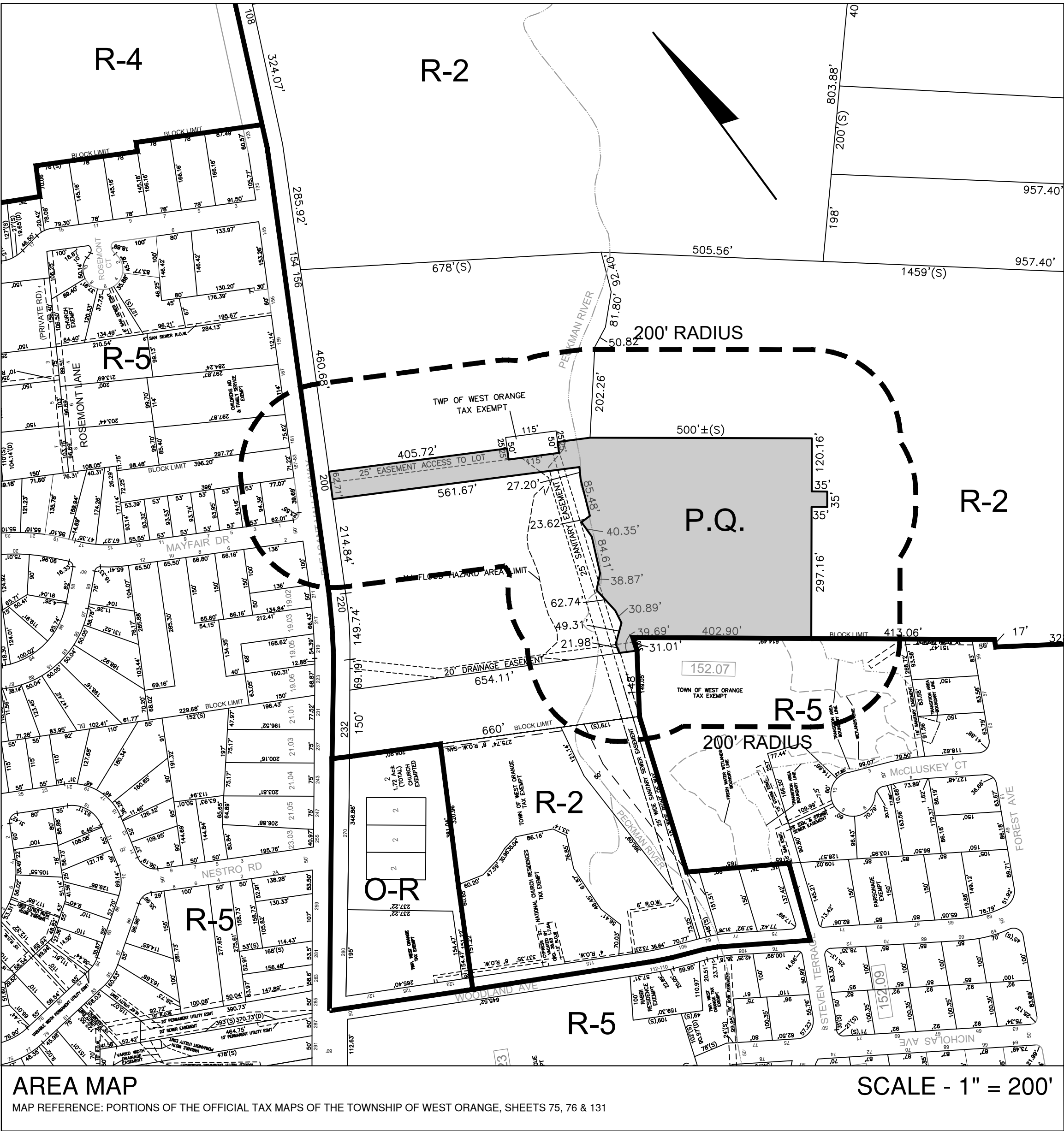


PRELIMINARY AND FINAL SITE PLAN APPLICATION

PREPARED FOR
THE REDWOOD
TO BE LOCATED IN
LOT 33 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



LIST OF DRAWINGS		
SHEET No.	DRAWING NAME	PREPARED BY
SP-1	TITLE SHEET	PETRY ENGINEERING LLC
SP-2	SITE LAYOUT PLAN	PETRY ENGINEERING LLC
SP-3	GRADING AND DRAINAGE PLAN	PETRY ENGINEERING LLC
SP-4	UTILITY PLAN	PETRY ENGINEERING LLC
SP-5	DRIVEWAY PROFILE	PETRY ENGINEERING LLC
SP-6	DRIVEWAY PROFILE	PETRY ENGINEERING LLC
SP-7	DRIVEWAY & STORM SEWER PROFILES	PETRY ENGINEERING LLC
SP-8	DRIVEWAY & STORM SEWER PROFILES	PETRY ENGINEERING LLC
SP-9	LIGHTING PLAN	PETRY ENGINEERING LLC
SP-9A	LIGHTING PLAN	PETRY ENGINEERING LLC
SP-10	LANDSCAPE/TREE REMOVAL PLAN	PETRY ENGINEERING LLC
SP-11	SOIL EROSION & SEDIMENT CONTROL	PETRY ENGINEERING LLC
SP-12	SOIL EROSION & SEDIMENT CONTROL FOR BRIDGE RECONSTRUCTION	PETRY ENGINEERING LLC
SP-13	CONSTRUCTION DETAILS	PETRY ENGINEERING LLC
SP-14	CONSTRUCTION DETAILS	PETRY ENGINEERING LLC
SP-15	CONSTRUCTION DETAILS	PETRY ENGINEERING LLC
SP-16	CONSTRUCTION DETAILS	PETRY ENGINEERING LLC
TM-1	FIRE TRUCK TURNING MOVEMENT	PETRY ENGINEERING LLC
TM-2	REFUSE TRUCK TURNING MOVEMENT	PETRY ENGINEERING LLC
TM-3	DELIVERY TRUCK TURNING MOVEMENT	PETRY ENGINEERING LLC
1 of 1	BOUNDARY AND TOPOGRAPHIC SURVEY	CONTROL LAYOUTS, INC.
NF-1	NATURAL FEATURES MAP	PETRY ENGINEERING LLC
A-101	GRADE LEVEL PLAN - GARAGE	MICHEL'S & WALDRON
A-102	GROUND FLOOR & AMENITIES PLAN	MICHEL'S & WALDRON
A-103	TYPICAL FLOOR PLAN	MICHEL'S & WALDRON
A-104	TYPICAL UNITS PLAN	MICHEL'S & WALDRON
A-105	BUILDING SECTIONS	MICHEL'S & WALDRON
A-106	ELEVATIONS	MICHEL'S & WALDRON
A-107	ELEVATIONS	MICHEL'S & WALDRON
A-108	ELEVATIONS	MICHEL'S & WALDRON
A-109	ELEVATIONS	MICHEL'S & WALDRON
A-110	VIEW	MICHEL'S & WALDRON

STORMWATER NOTES:

- PER SECTION 25-29.10(b)(4) OF THE ORDINANCE, THE STORMWATER MAINTENANCE PLAN AND ANY FUTURE REVISIONS SHALL BE RECORDED UPON THE DEED OF RECORD FOR EACH PROPERTY ON WHICH THE MAINTENANCE DESCRIBED IN THE MAINTENANCE PLAN MUST BE UNDERTAKEN PRIOR TO RECORDING. THE FORM OF THE DEED MUST BE APPROVED BY THE PLANNING BOARD ATTORNEY AND TOWNSHIP ENGINEER.

LIST OF WAIVERS REQUESTED:

- THE REQUIREMENT OF DEVELOPMENT OR STAGING PLANS
- SUBMISSION OF AN ENVIRONMENTAL IMPACT STATEMENT
- LIGHT FIXTURE MOUNTING HEIGHT FOR 20 FEET WHERE 18 FEET IS PERMITTED

LIST OF APPROVALS:

- ESSEX COUNTY
- TREATMENT WORKS APPROVAL
- WATER MAIN EXTENSION
- HEP SOIL CONSERVATION DISTRICT
- WEST ORANGE TREE REMOVAL PERMIT

GENERAL NOTES:

- SUBJECT PROPERTY IS SERVICED BY THE TOWNSHIP OF WEST ORANGE MUNICIPAL PUBLIC WATER AND SANITARY SEWER SYSTEM.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE STATE, COUNTY AND MUNICIPAL REQUIREMENTS.
- CONTRACTOR IS ADVISED THAT ALL APPLICABLE OSHA SAFETY REGULATIONS MUST BE FOLLOWED DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO POTENTIAL SHEETING AND/OR SHORING OF ANY EXCAVATIONS. THESE ENGINEERING DRAWINGS ARE NOT INTENDED TO ILLUSTRATE METHODS OF CONSTRUCTION OR TO EVALUATE ACTUAL SITE CONDITIONS AND COMPLY WITH ALL NECESSARY SAFETY REGULATIONS.
- THE APPLICANT MUST COMPLY WITH THE REQUIREMENTS OF THE AFFORDABLE HOUSING DEVELOPMENT FEE ORDINANCE.
- THE APPLICANT IS RESPONSIBLE FOR ALL SEWER AND WATER TIE-IN FEES.

APPROVALS
TOWNSHIP OF WEST ORANGE

PLANNING BOARD CHAIRPERSON

PLANNING BOARD SECRETARY

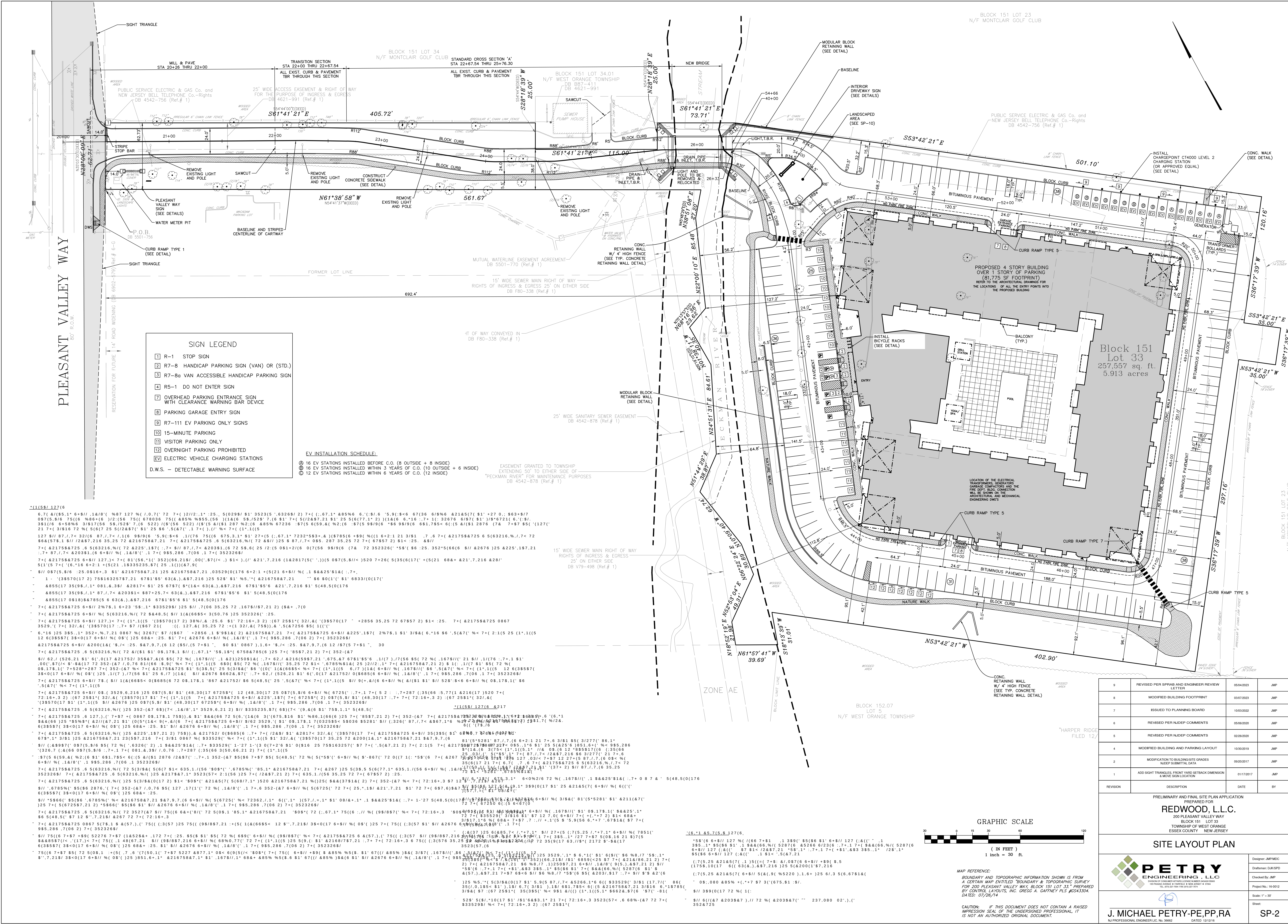
TOWNSHIP ENGINEER

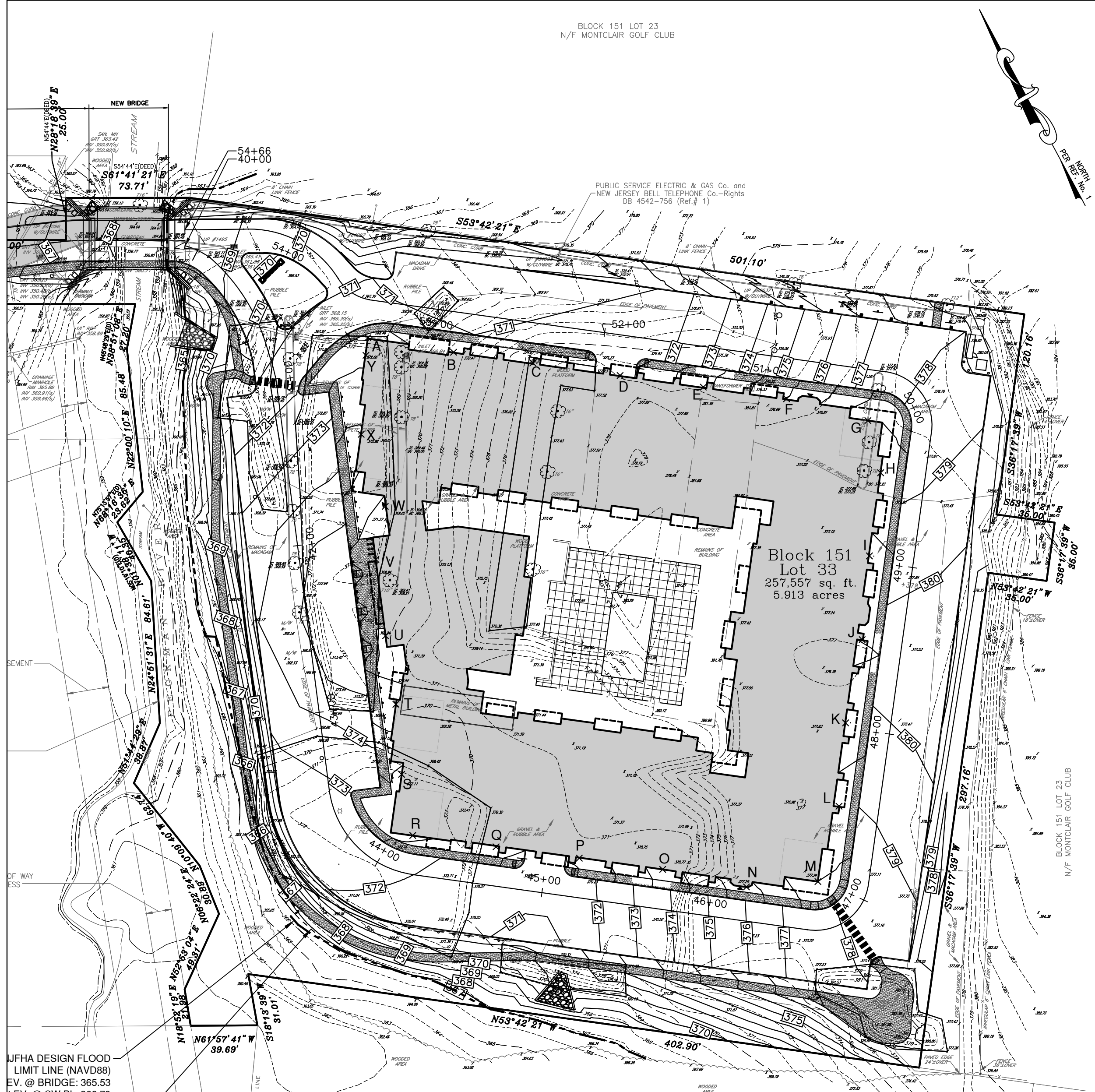
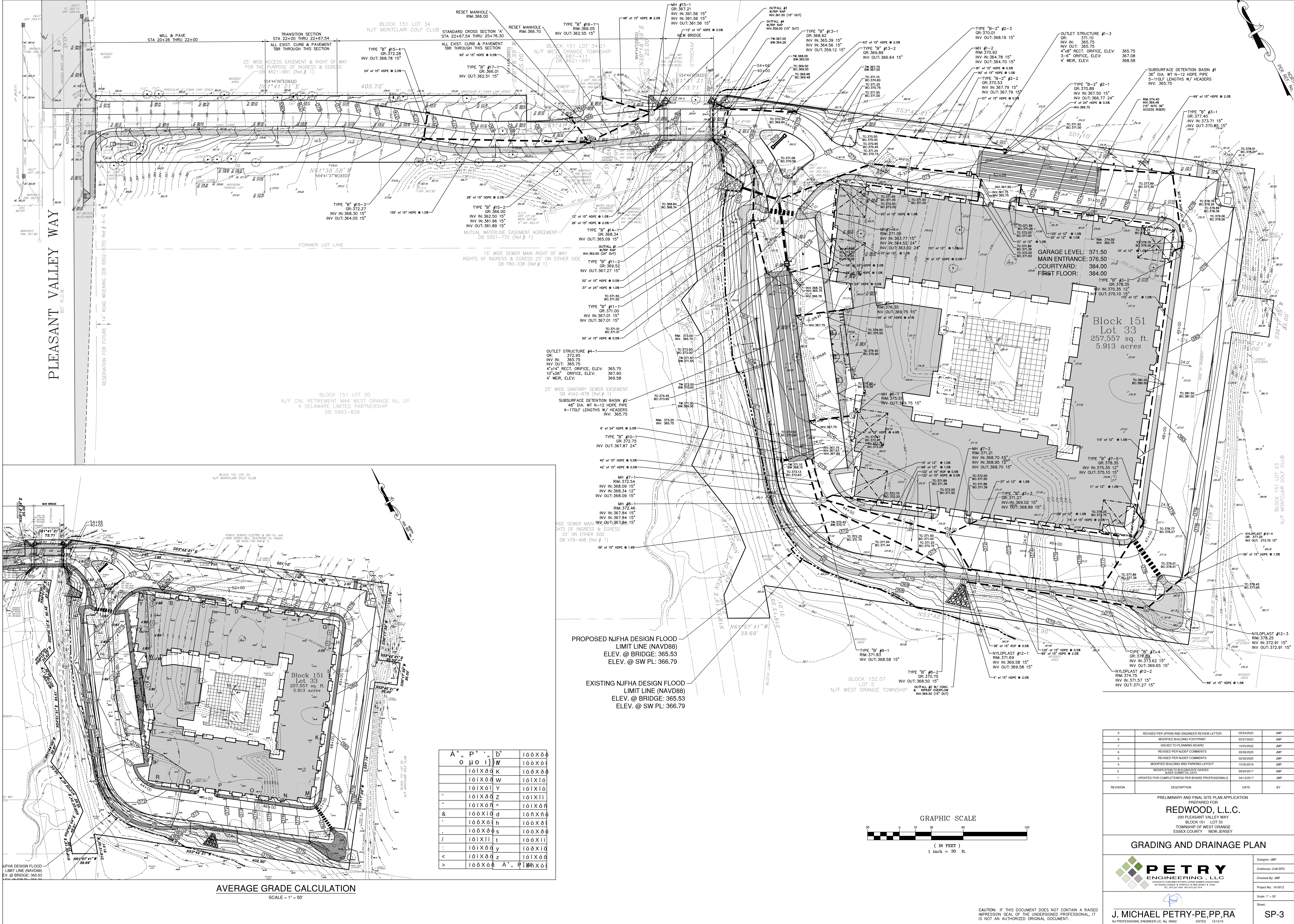
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SITE DATA CHART				
LOT 33 BLOCK 151 ZONE: REDEVELOPMENT ZONE AREA: 5.913 ACRES/257,557 SF.				
APPLICANT: REDWOOD, L.L.C. c/o PAGANO REAL ESTATE 420 BOULEVARD, SUITE 201 & OWNER: MOUNTAIN LAKE, NEW JERSEY 07046				
PROPOSED USE: CONSTRUCT FIVE AND A HALF-STORY LUXURY RESIDENTIAL COMMUNITY W/ 142 UNITS PER SETTLEMENT AGREEMENT				
BUILDING/LOT REQUIREMENTS				
DESCRIPTION	CODE	PROPOSED	COMPLIANCE	
MAX. UNITS	142	142 UNITS	YES	
MAX. BLDG. HEIGHT	5.5 STY/65'	5.5 STY/65'	YES	
MIN. LOT AREA (SF.)	5.0 ACRES	5.913 ACRES	YES	
MIN. LOT WIDTH	60' @ SETBACK 300' @ BUILDING	62.7' @ SETBACK 456.9' @ BUILDING	YES	
MAX. BUILDING COVERAGE	35%	31.8%	YES	
MAX. IMPERVIOUS COVERAGE	75%	68.1%	YES	
MIN. FRONT YARD	150'	692.4'	YES	
MIN. SIDE YARD (EACH)	50'	92.1' + 66.0'	YES	
MIN. REAR YARD	60'	68.3'	YES	
FREE STANDING SIGNS	1 @ ENTRY 1 @ PARKING LOT	1 @ ENTRY 1 @ PARKING LOT	YES	
SIGN AREA	ONE-75 SF SIGN @ ENTRANCE ONE-55 SF SIGN @ PARKING LOT	PV WAY: 711 SF (BOTH SIDES) INTERIOR: 53.2 SF (ONE SIDE)	YES	
STEEP SLOPES CALCULATIONS (PER SECT. 25-28.8 (d))				
DESCRIPTION	CODE	PROPOSED	COMPLIANCE	
MIN. EFFECTIVE LOT AREA	5.0 ACRES	5.519 ACRES	YES	
MAX. EFFECTIVE BUILDING COVERAGE	35%	34.0%	YES	
MAX. EFFECTIVE IMPERVIOUS COVERAGE	75%	72.9%	YES	
TREE REMOVAL ON SLOPES ≥ 15%	FOR PEDESTRIAN ACCESS ONLY	YES FOR SIDEWALK	YES	
PARKING REQUIREMENTS				
DESCRIPTION	CODE	PROPOSED	COMPLIANCE	
MIN. NUMBER OF TREES WITHIN PARKING AREA	25-12.1 (p)	1 TREE/10 SPACES (16.8)	35 TREES YES	
PARKING STALL SIZE	25-12.1 (q)	9' x 18'	9' x 18'	YES
MIN. REQUIRED PARKING	25-12.2 (a)(1)	2 SPACES / UNIT (PER RSIS) 284	170 INSIDE BLDG. 168 SURFACE 28 EV CREDIT 366 TOTAL	YES
MIN. TWO WAY PARKING AISLE WIDTH	25-12.1 (h)(6)	24'	24'	YES
MAX. PARKING AREA WITHIN MIN. REQ'D. SETBACK AREA	25-12.4 (b)(2)	30%	23.2%	YES
PARKING SPACES REQUIRED MID-RISE BUILDING ³ SPACES PER 1 UNIT 2.0 @ 142 UNITS = 284 SPACES TOTAL REQUIRED PARKING = 284 SPACES TOTAL PROVIDED PARKING = 338 SPACES				
ELECTRIC VEHICLE PARKING CALCULATIONS (PER N.J.A.C. 40:550-66.20): 284 SPACES REQUIRED x 15% = 43 ELECTRIC SPACES REQUIRED (OF WHICH 5% ARE H.C. SPACES OR 3 H.C. SPACES) 44 EV SPACES PROPOSED EV CREDIT = REQUIRED PARKING x 10% = 284 SPACES x 10% = 28 SPACES				
PARKING CALCULATIONS (ADA) INSIDE BUILDING: 170 SPACES = 6 SPACES (1 VAN) OUTSIDE BUILDING: 168 SPACES = 6 SPACES (1 VAN) TOTAL: 12 SPACES (2 VAN)				
BUILDING COVERAGE BUILDING COVERAGE = (BUILDING FOOTPRINT / LOT AREA) x 100 BUILDING COVERAGE = (81,775 SF / 257,557 SF) x 100 BUILDING COVERAGE = 31.8%				
EFFECTIVE BUILDING COVERAGE EFFECTIVE BUILDING COVERAGE = (BUILDING FOOTPRINT / EFFECTIVE LOT AREA) x 100 BUILDING COVERAGE = (81,775 SF / 240,408.84 SF) x 100 BUILDING COVERAGE = 34.0%				
IMPERVIOUS COVERAGE IMPERVIOUS COVERAGE = (IMPERVIOUS AREA / LOT AREA) x 100 IMPERVIOUS COVERAGE = (175,395 SF / 257,557 SF) x 100 IMPERVIOUS COVERAGE = 68.1%				
EFFECTIVE IMPERVIOUS COVERAGE BUILDING COVERAGE = (IMPERVIOUS AREA / LOT AREA) x 100 BUILDING COVERAGE = (175,395 SF / 240,408.84 SF) x 100 BUILDING COVERAGE = 72.9%				
BUILDING HEIGHT BUILDING HEIGHT = FF + BUILDING HEIGHT - AVERAGE GRADE BUILDING HEIGHT = 384.5' + 56.1' - 375.6' BUILDING HEIGHT = 65.0'				

9	REVISED PER SPRAB AND ENGINEER REVIEW LETTER	05/04/2023	JMP
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7	ISSUED TO PLANNING BOARD	10/03/2022	JMP
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5	REVISED PER NJDEP COMMENTS	02/28/2020	JMP
4	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP
3	MODIFICATION TO BUILDING/SITE GRADES NJDEP SUBMITTAL DATA	09/20/2017	JMP
2	UPDATED FOR COMPLETENESS PER BOARD PROFESSIONALS	04/12/2017	JMP
1	PARKING GARAGE SPACE COUNT	01/17/2017	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	
TITLE SHEET	
 PETRY ENGINEERING, LLC MEMBER OF CHARTERED PROFESSIONAL ENGINEERS ASSOCIATION 100 PASSAIC AVENUE • PASSAIC, NJ 07652 • NEW JERSEY • 2004 TEL: 973.267.7800 FAX: 973.267.7051	Designer: JMP Draftsman: CLK/SPD Checked By: JMP Project No.: 16-0012 Scale: AS NOTED Sheet: J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. NO. 36962 DATED 12/12/16
SP-1	



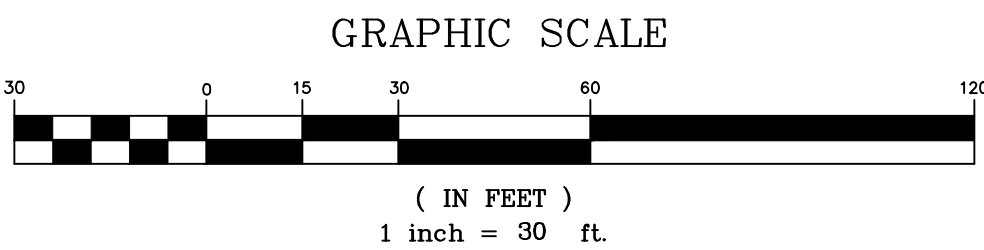


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AVERAGE GRADE CALCULATION
SCALE = 1" = 50'

PROPOSED NJFHA DESIGN FLOOD
LIMIT LINE (NAV88)
ELEV. @ BRIDGE: 365.53
ELEV. @ SW PL: 366.79

EXISTING NJFHA DESIGN FLOOD
LIMIT LINE (NAV88)
ELEV. @ BRIDGE: 365.53
ELEV. @ SW PL: 366.79



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9	REVISED PER SPIRAL AND ENGINEER REVIEW LETTER	05/04/2023	JMP
8	MODIFIED BUILDING FOOTPRINT	03/07/2023	JMP
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2	UPDATED FOR COMPLETENESS PER BOARD PROFESSIONALS	04/12/2017	JMP
1			
REVISION	DESCRIPTION	DATE	BY

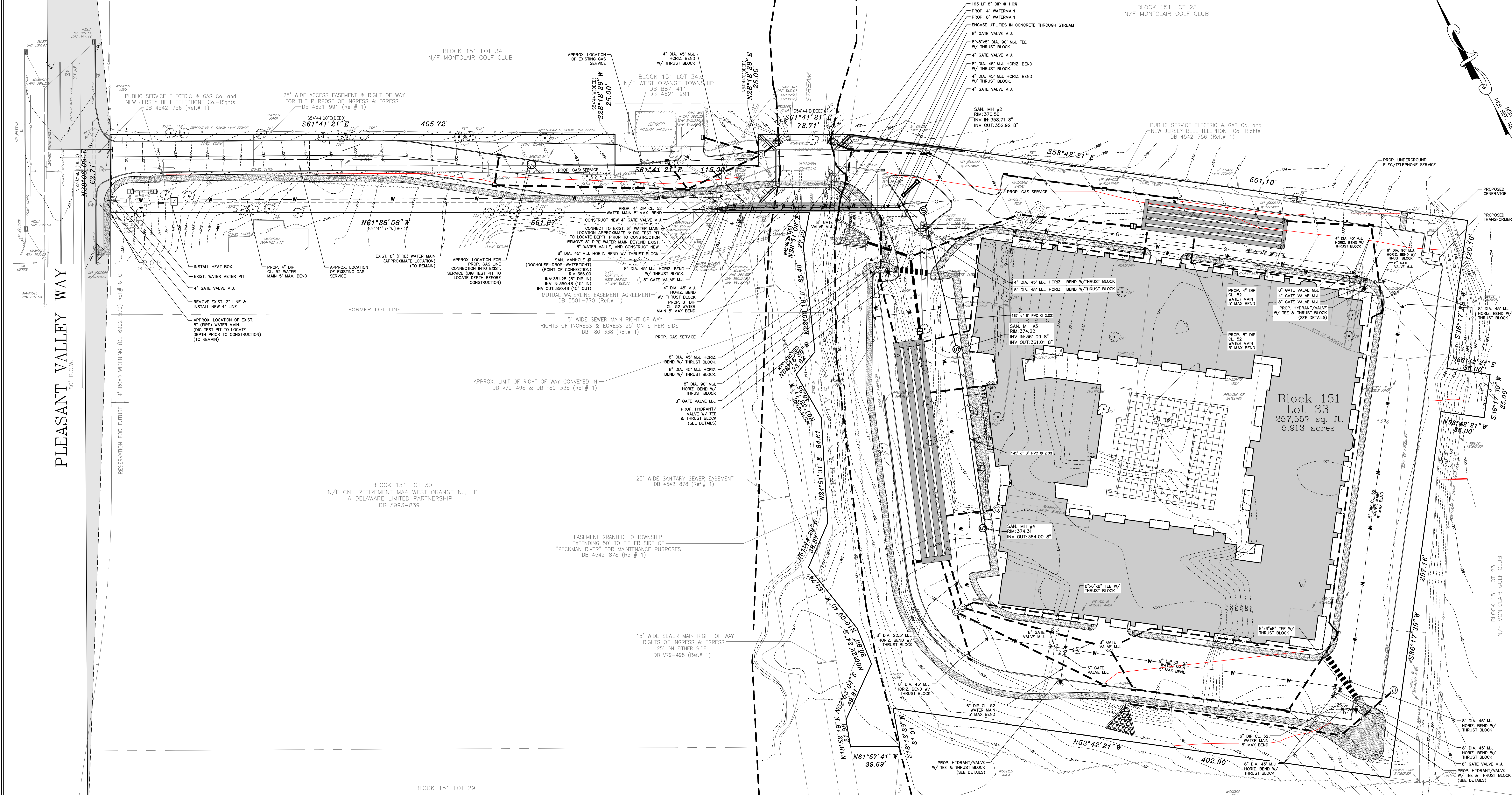
PRELIMINARY AND FINAL SITE PLAN APPLICATION
REDWOOD, L.L.C.
200 PLEASANT VALLEY WAY
BLOCK 151 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

GRADING AND DRAINAGE PLAN

PETRY
ENGINEERING, LLC
100 PASSAIC AVENUE • PASSAIC, NJ 07652 • NEW JERSEY • 20166
TEL: 973-267-7800 FAX: 973-267-7801

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36962 DATED 12/12/16

Designer: JMP
Draftsman: CLK/SPD
Checked by: JMP
Project No.: 16-0012
Scale: 1" = 30'
Sheet: SP-3



SEWAGE CALCULATIONS (PER NJDEP SECTION 7:14A-23.3):

APARTMENT: 12-1 BEDROOM UNITS = 12 • 150 GPD = 1,800 GPD
110-2 BEDROOM UNITS = 110 • 225 GPD = 24,750 GPD
20-3 BEDROOM UNITS = 20 • 300 GPD = 6,000 GPD
TOTAL = 32,550 GPD

WATER DEMAND CALCULATIONS (PER RSIS SECTION 5:21-5.2):

APARTMENT: 12-1 BEDROOM UNITS = 12 • 95 GPD = 1,140 GPD
110-2 BEDROOM UNITS = 110 • 140 GPD = 15,400 GPD
20-3 BEDROOM UNITS = 20 • 215 GPD = 4,300 GPD
TOTAL = 20,840 GPD

MAXIMUM DAILY RESIDENTIAL DEMAND = 1.5 • 20,840 = 31,260 GPD

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PRELIMINARY AND FINAL SITE PLAN APPLICATION

REDWOOD, L.L.C.

200 PLEASANT VALLEY WAY
BLOCK 151 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

UTILITY PLAN



J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER L.C. NO. 36962 DATED 12/12/16

Designer: JMP

Draftsman: CLK/SPD

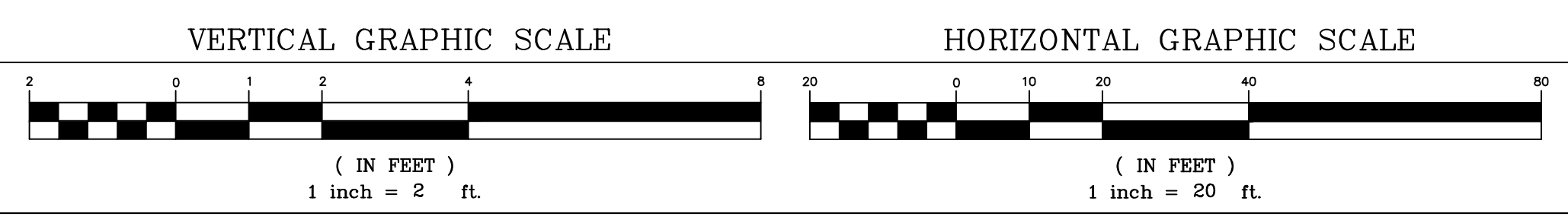
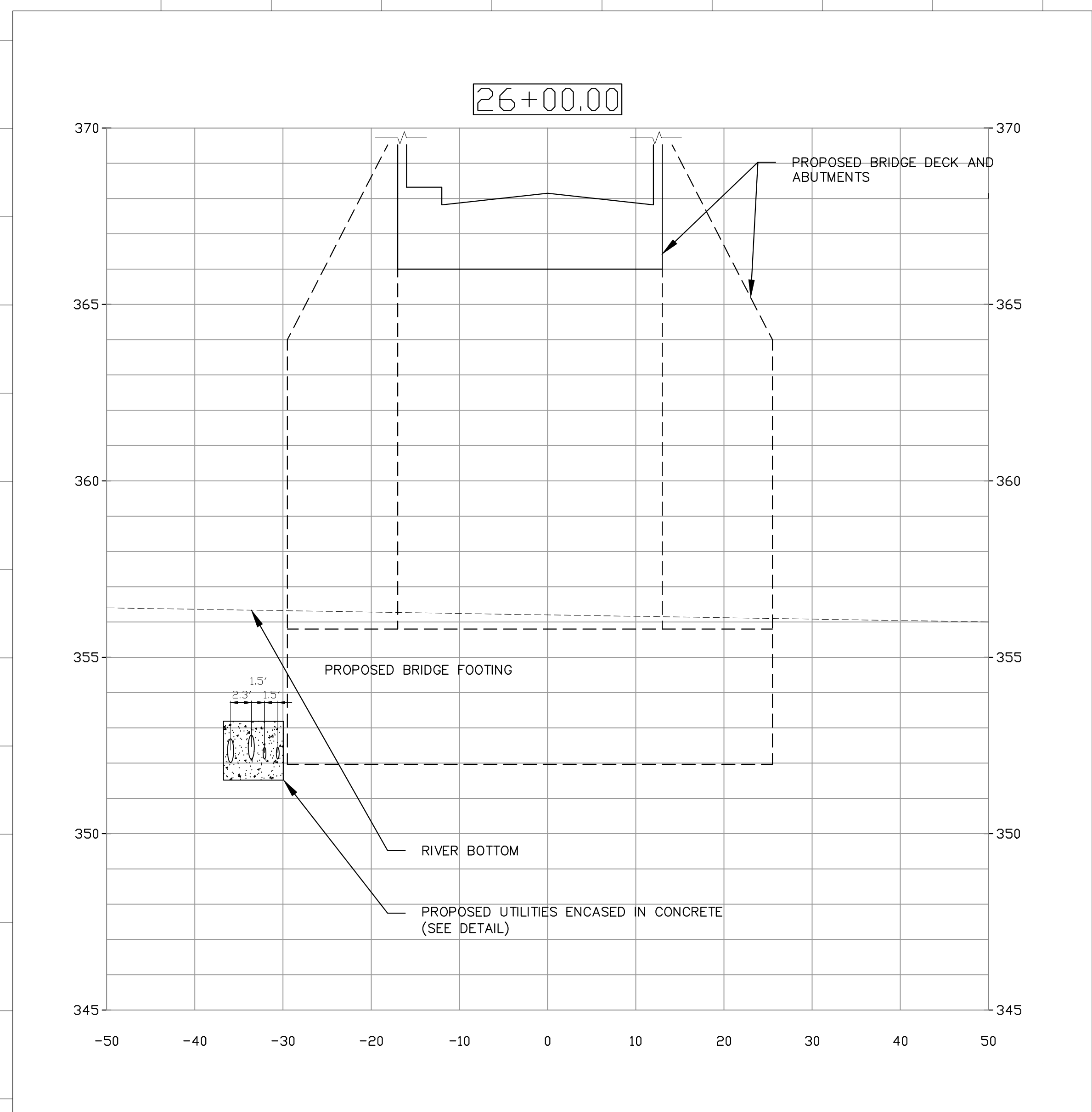
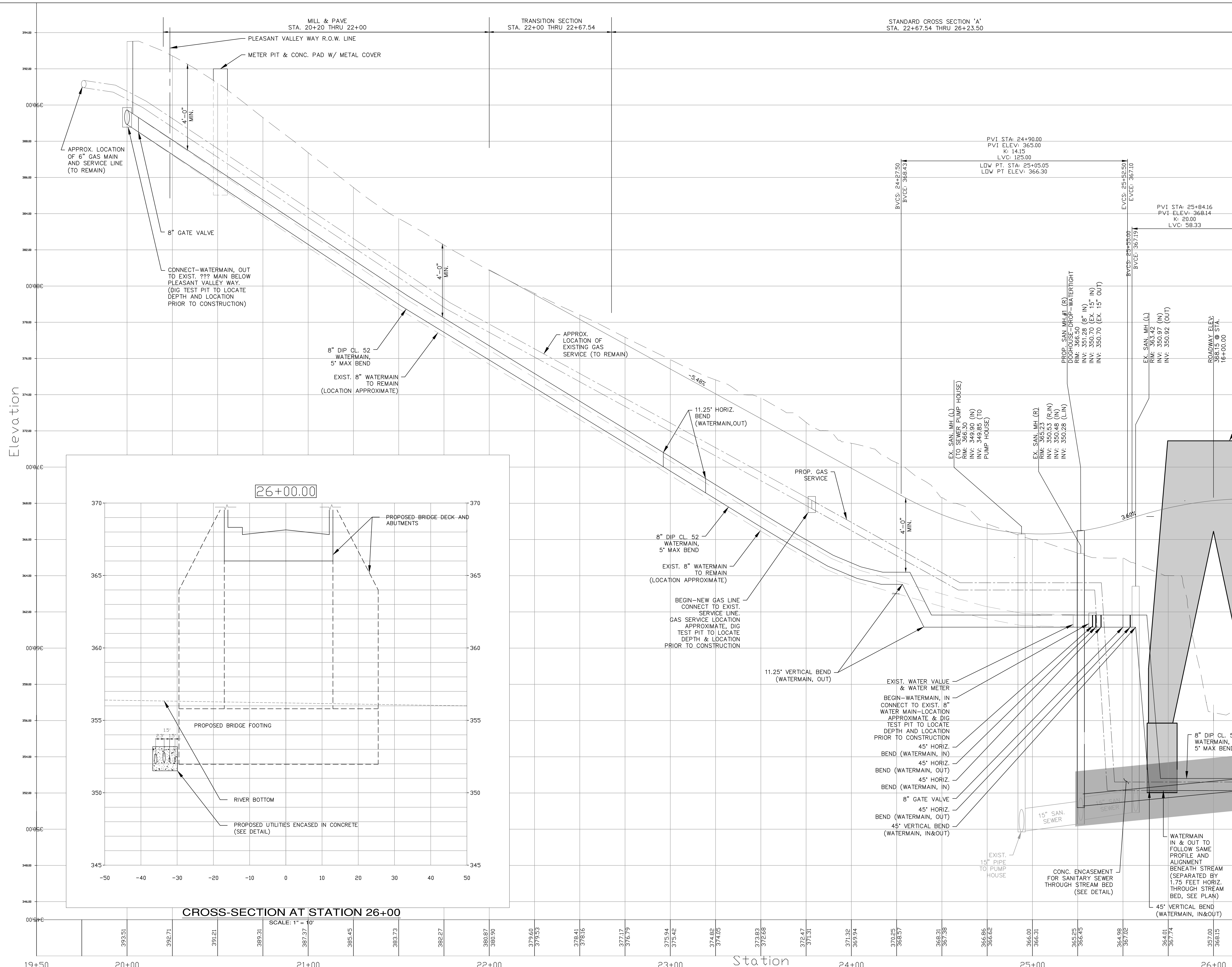
Checked By: JMP

Project No: 16-0012

Sheet:

Scale: 1" = 30'

SP-4



9	REVISED PER SPRAR AND ENGINEER REVIEW LETTER	05/04/2023	JMP
8	NO CHANGES	03/07/2023	JMP
7	ISSUED TO PLANNING BOARD	10/03/2022	JMP
6	REVISED PER NIDEP COMMENTS	05/09/2020	JMP
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REVISION	DESCRIPTION	DATE	BY

PRELIMINARY AND FINAL SITE PLAN APPLICATION

REDWOOD, L.L.C.

200 PLEASANT VALLEY WAY
BLOCK 151 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

DRIVEWAY PROFILE

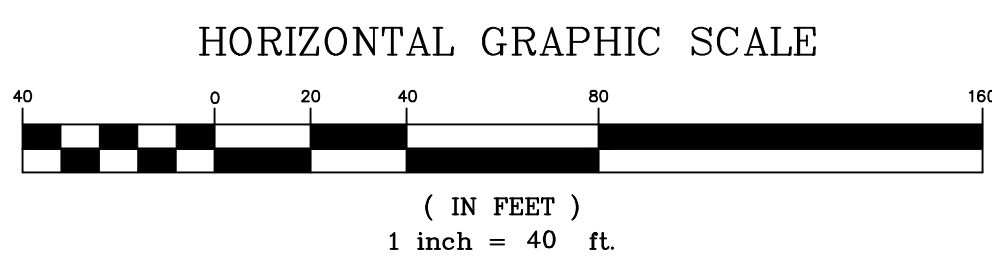
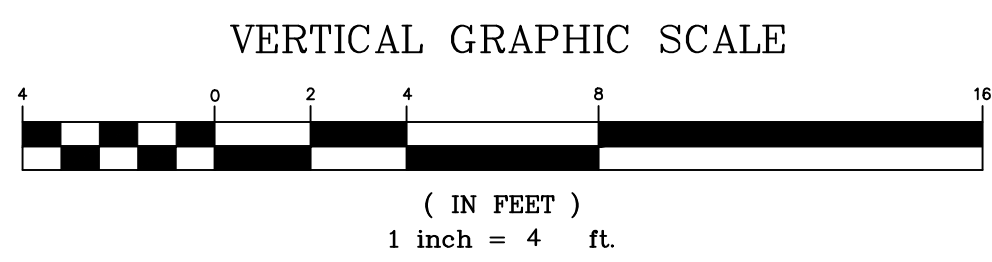
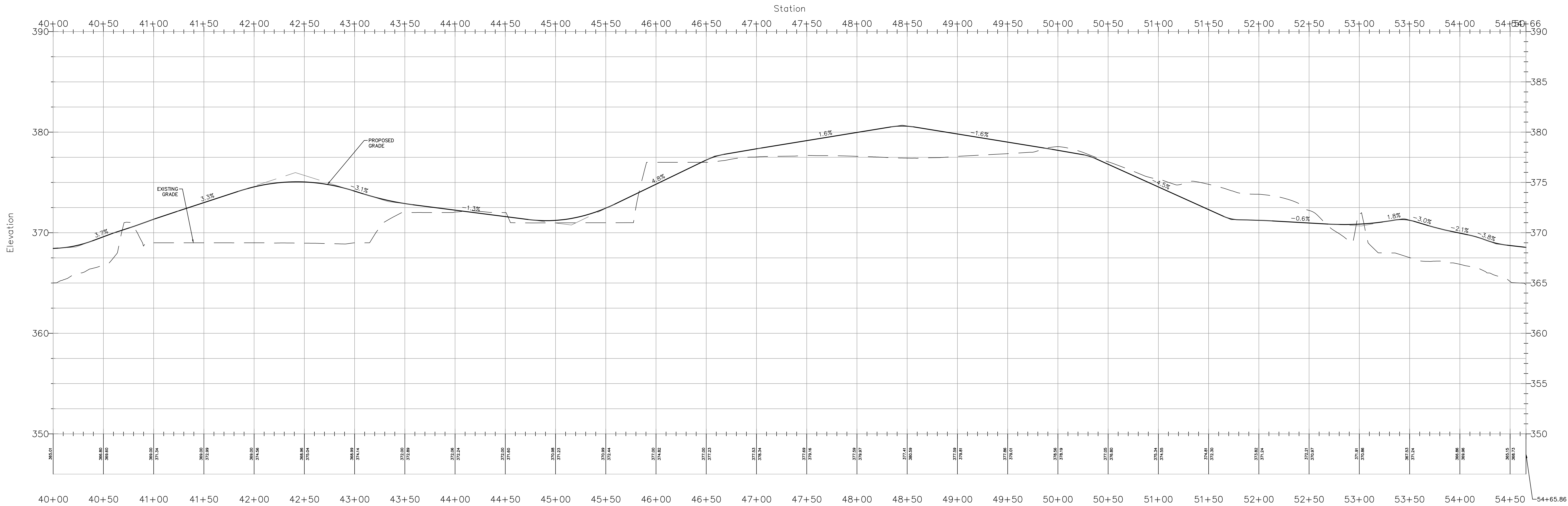
PETRY ENGINEERING, L.L.C.
PROFESSIONAL ENGINEERING FIRM LICENSE NO. 00000000000000000000
100 PARKWAY AVENUE • FARGO, ND 58103 • NEW JERSEY • 10004
TEL: 701.785.7000 FAX: 701.785.7004

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED 09/18/17

Designer: JMP
Draftsman: DJK/SPD
Checked By: JMP
Project No.: 16-0012
Scale: AS NOTED
Sheet: **SP-5**

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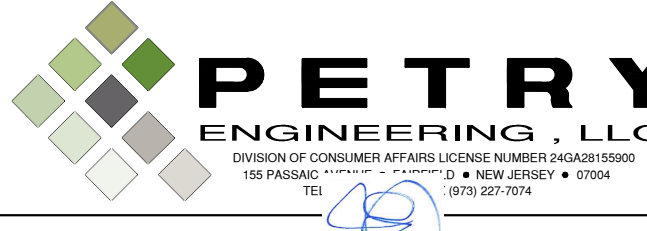
PARKING LOT ALIGNMENT PROFILE



9	REVISED PER SPRAB AND ENGINEER REVIEW LETTER	05/04/2023	JMP
8	NO CHANGE	03/07/2023	JMP
7	ISSUED TO PLANNING BOARD	10/03/2022	JMP
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5	REVISED PER NJDEP COMMENTS	02/28/2020	JMP
4	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

DRIVEWAY PROFILE

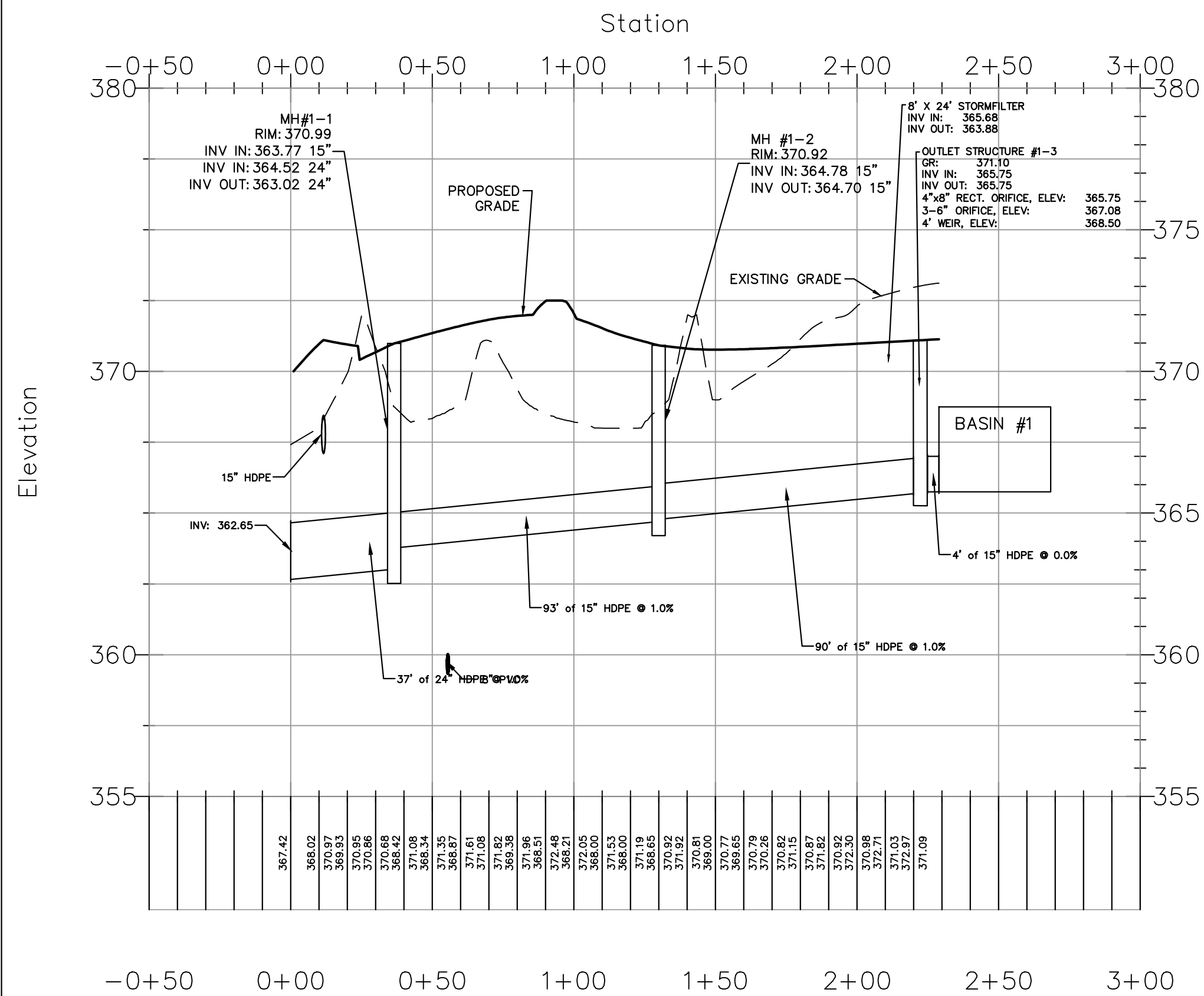
 **PETRY**
ENGINEERING, LLC
ESSEX COUNTY, NEW JERSEY • 973.987.9900 • 180 PASSAIC STREET, SUITE 200 • NEWARK, NJ 07102

Designer: JMP
Draftsman: DJK/SPD
Checked By: JMP
Project No.: 16-0012
Scale: AS NOTED
Sheet: **SP-6**

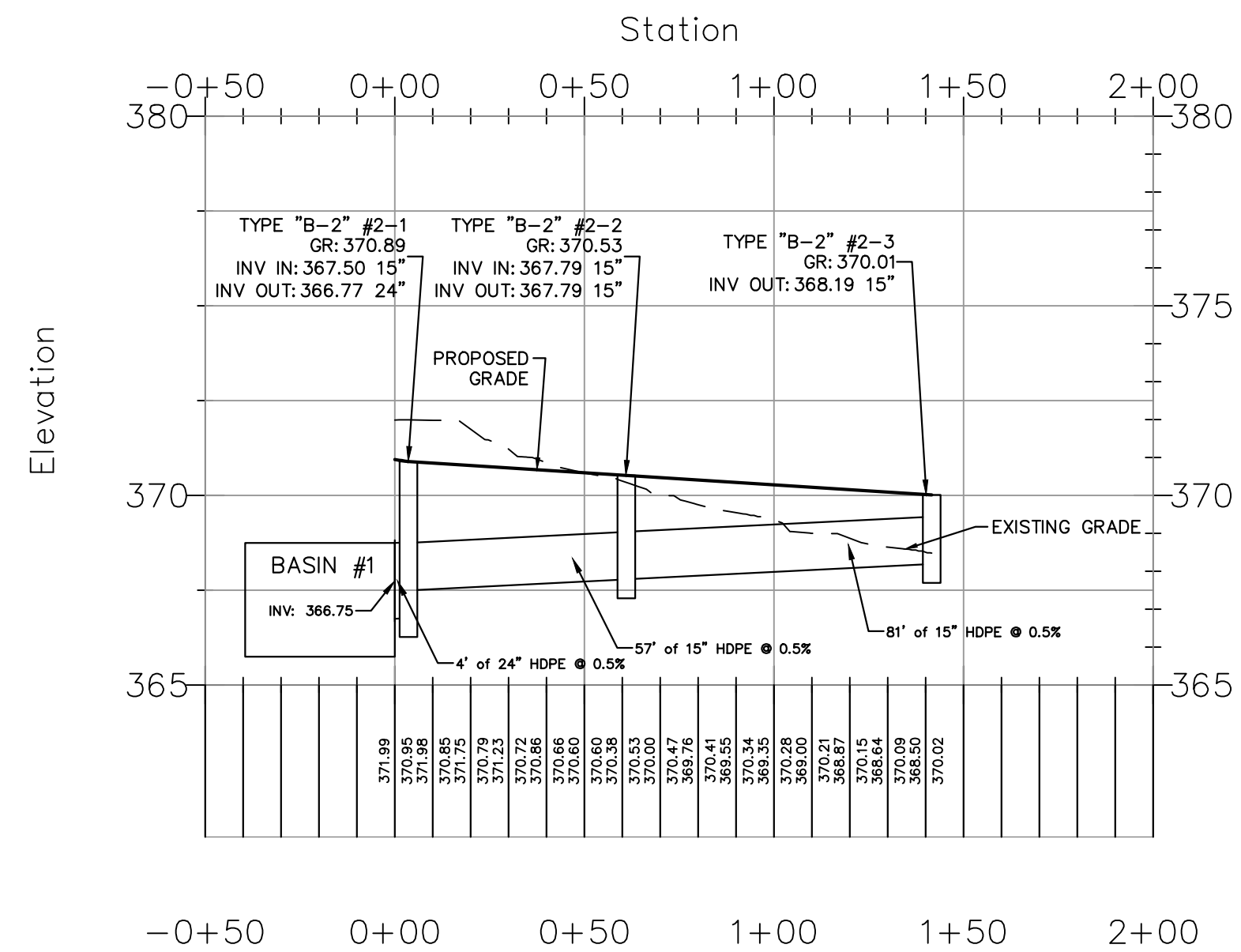
J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36662 DATED 09/2017

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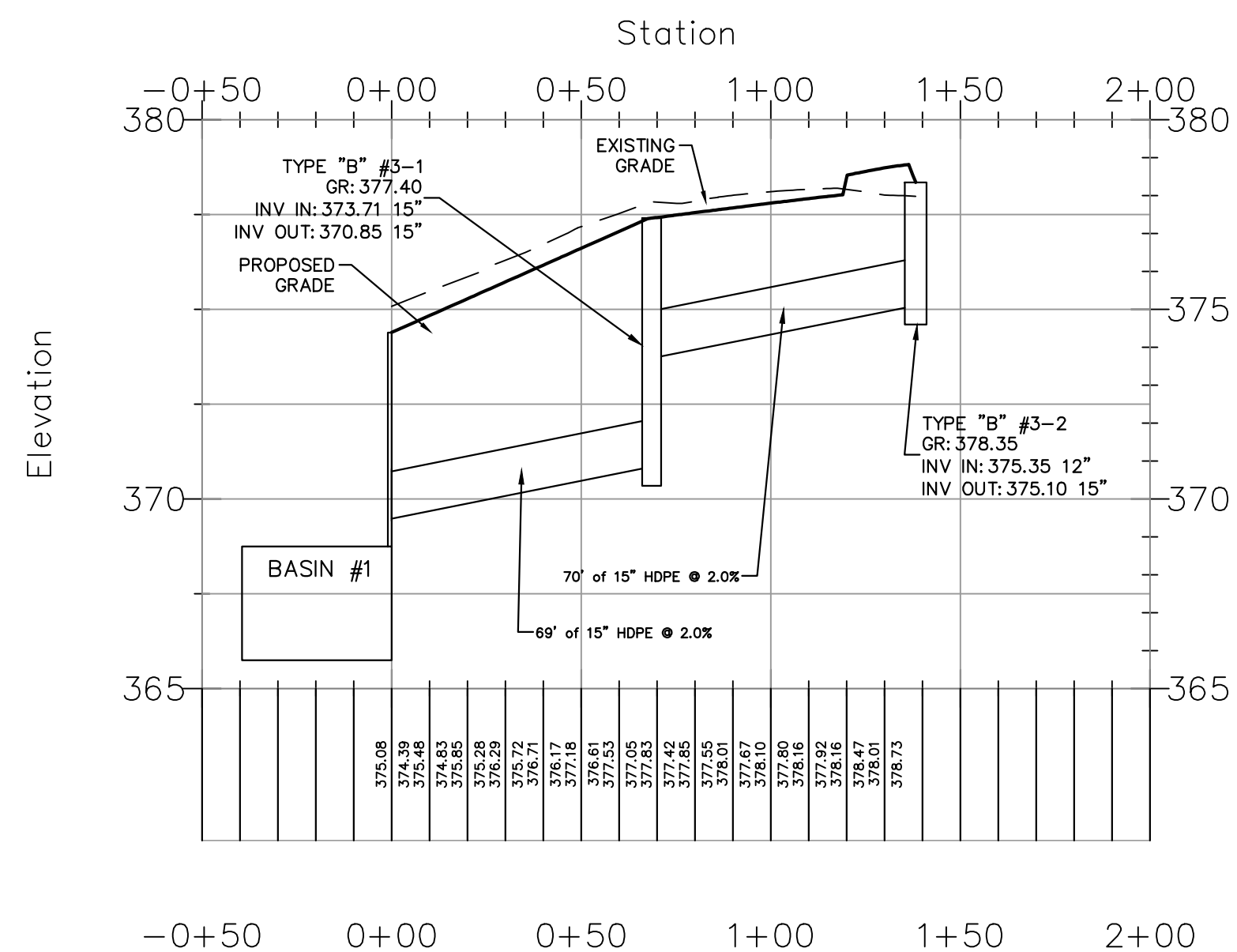
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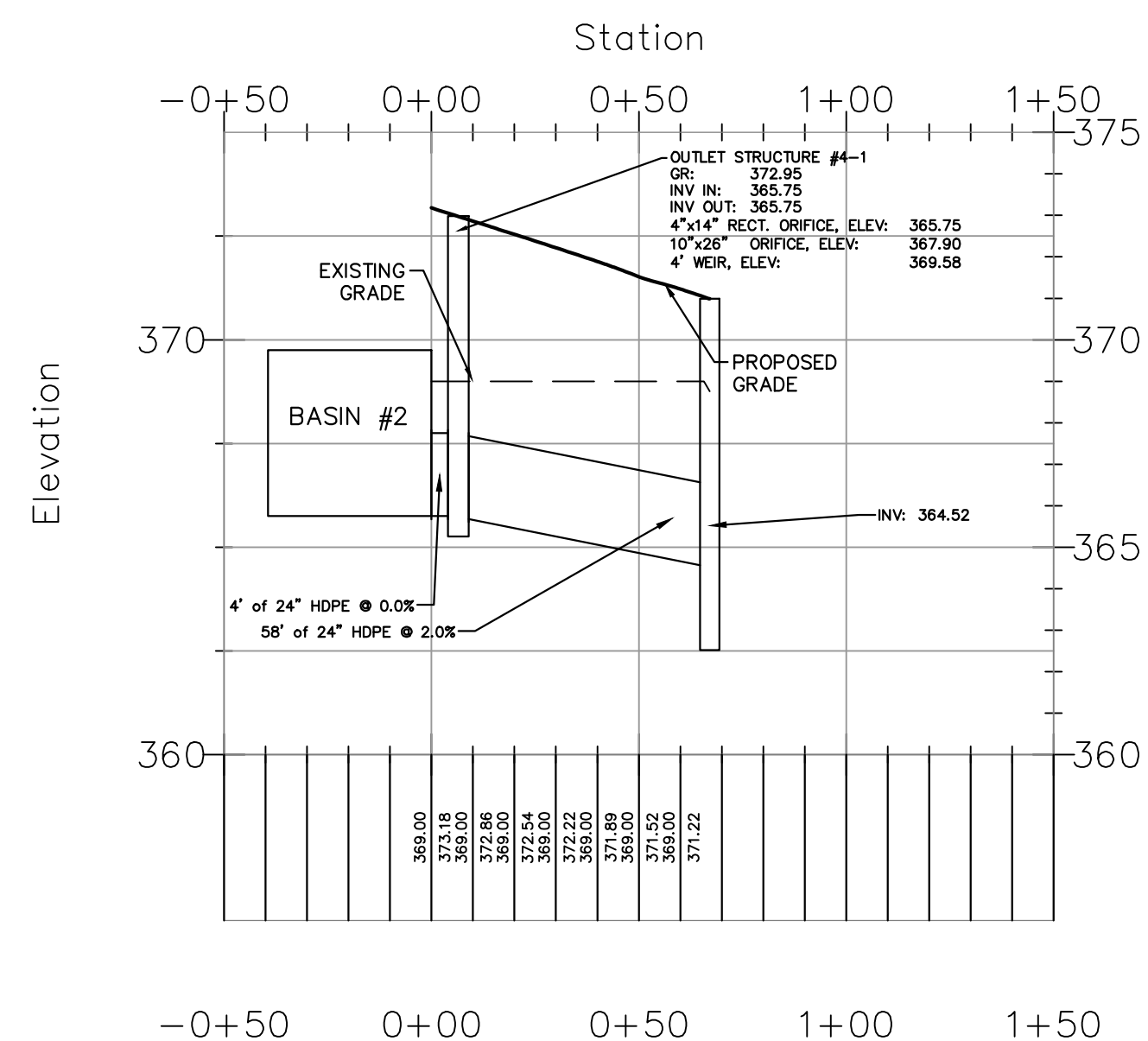
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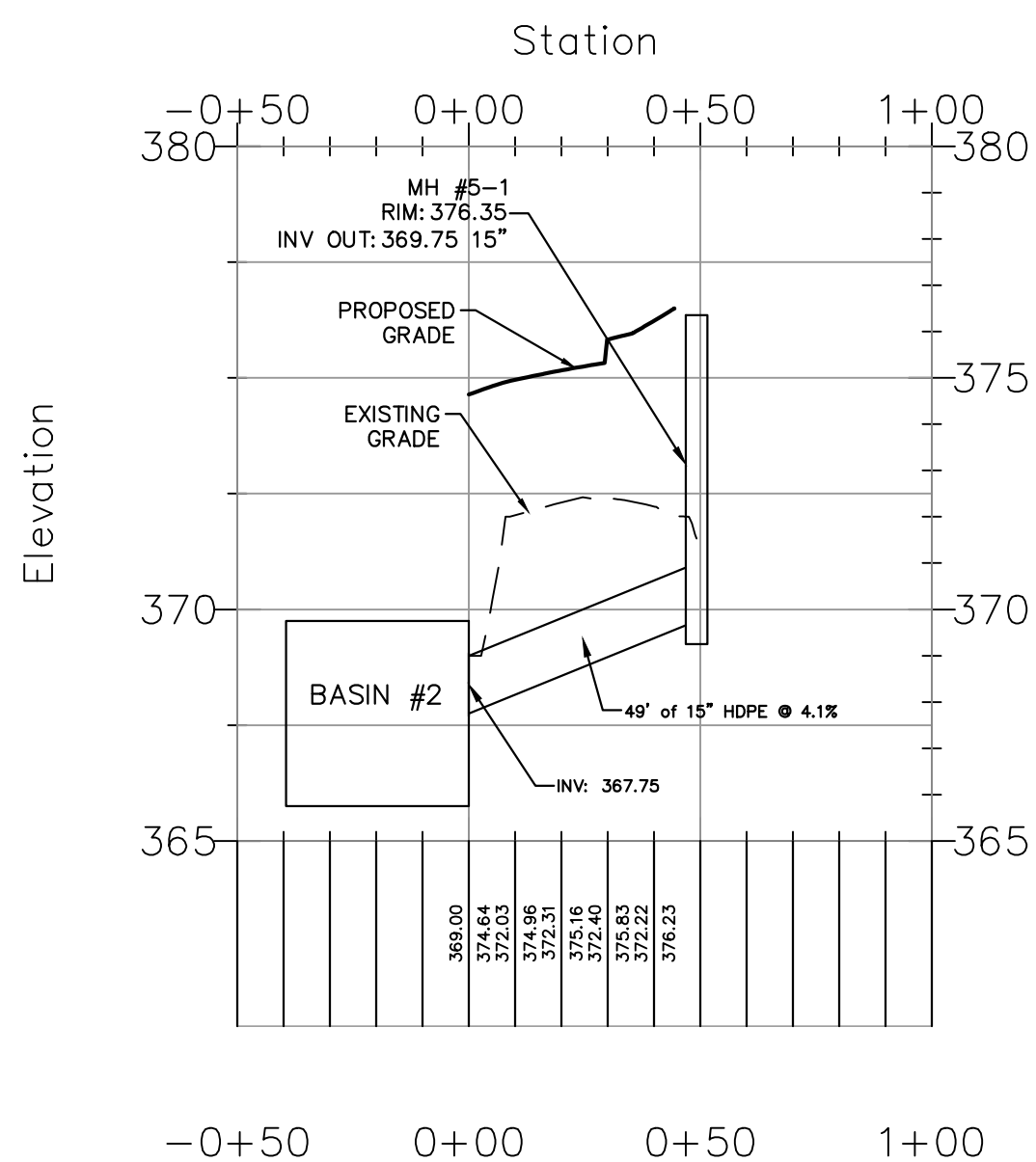
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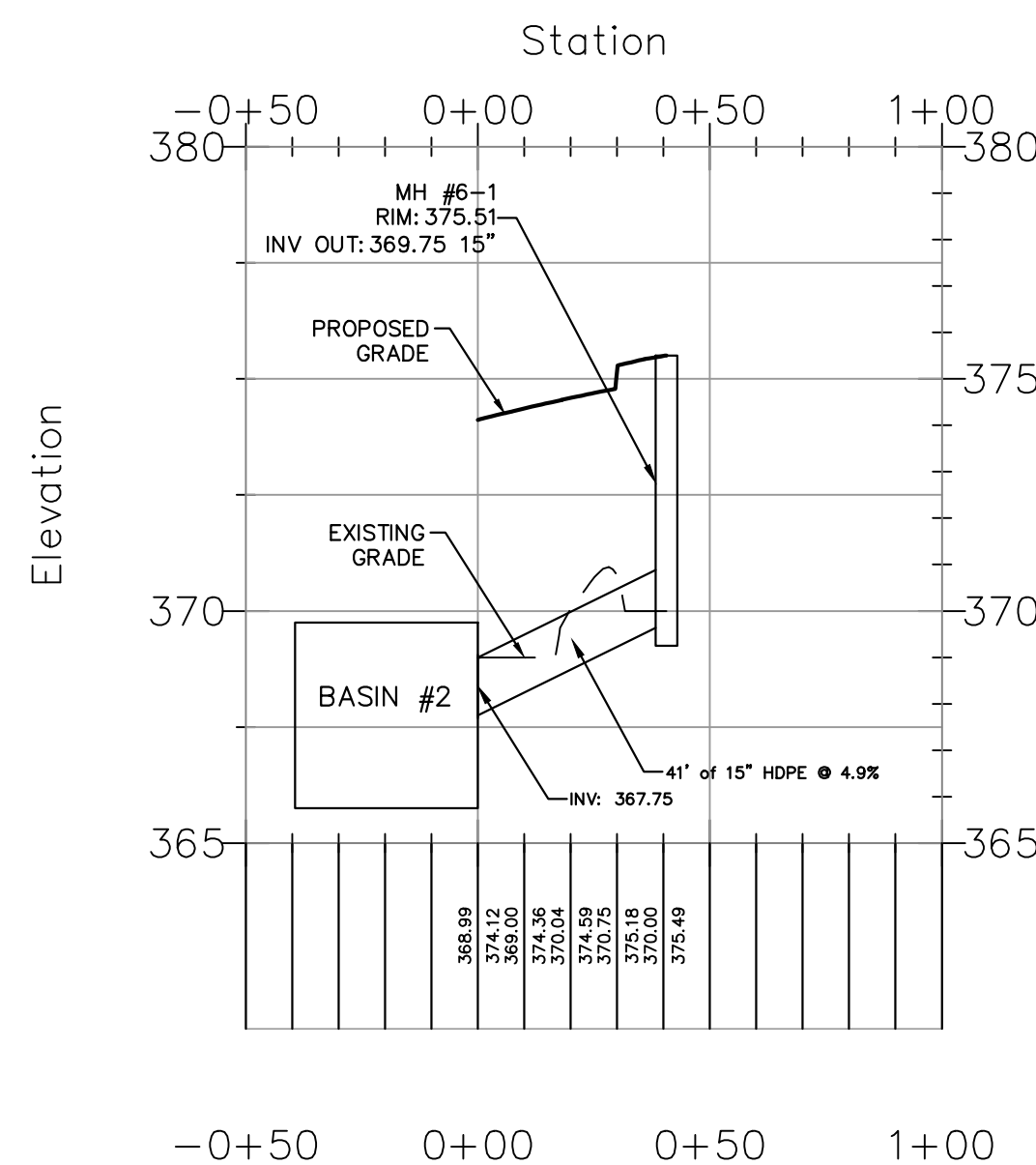
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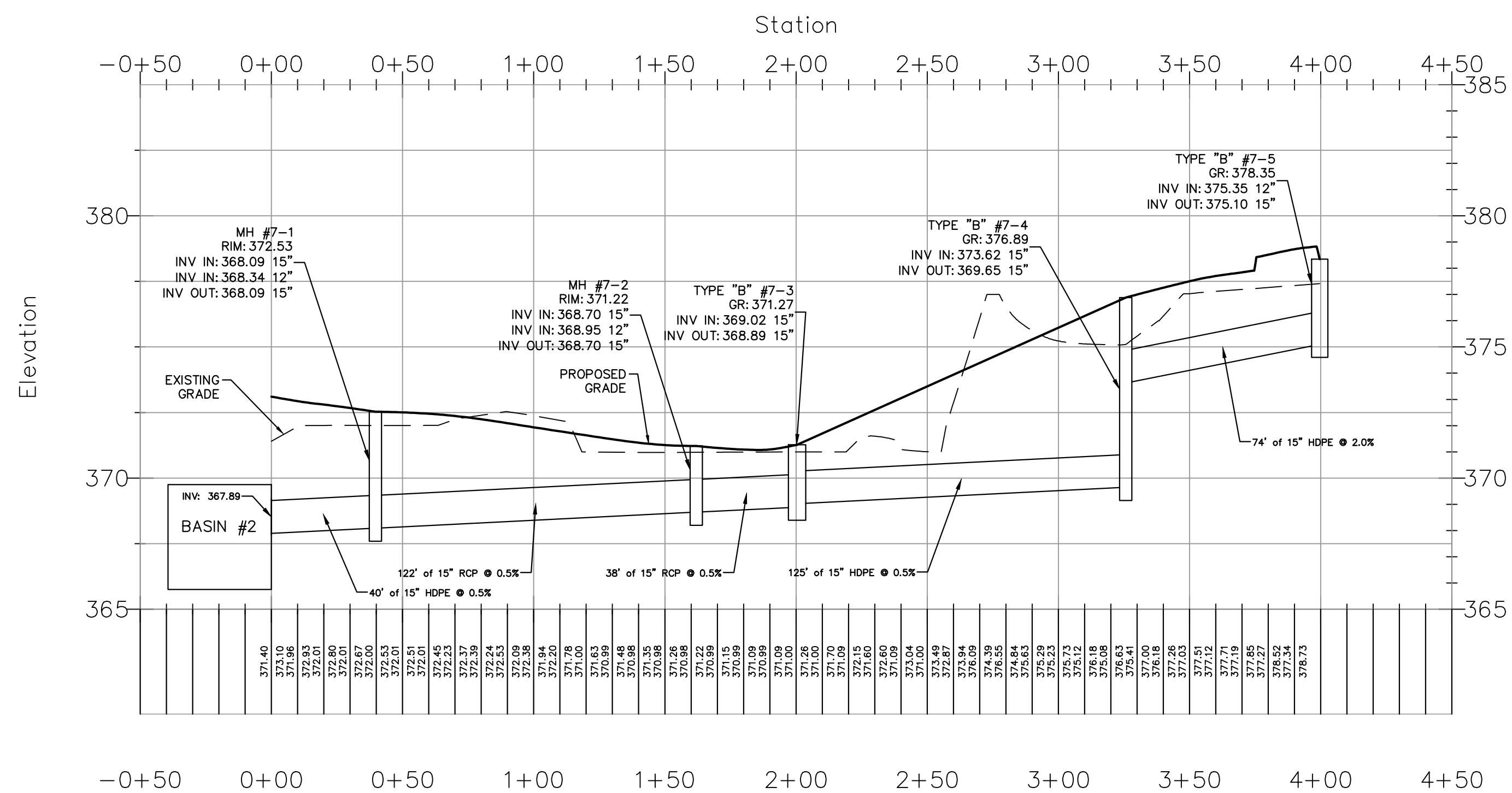
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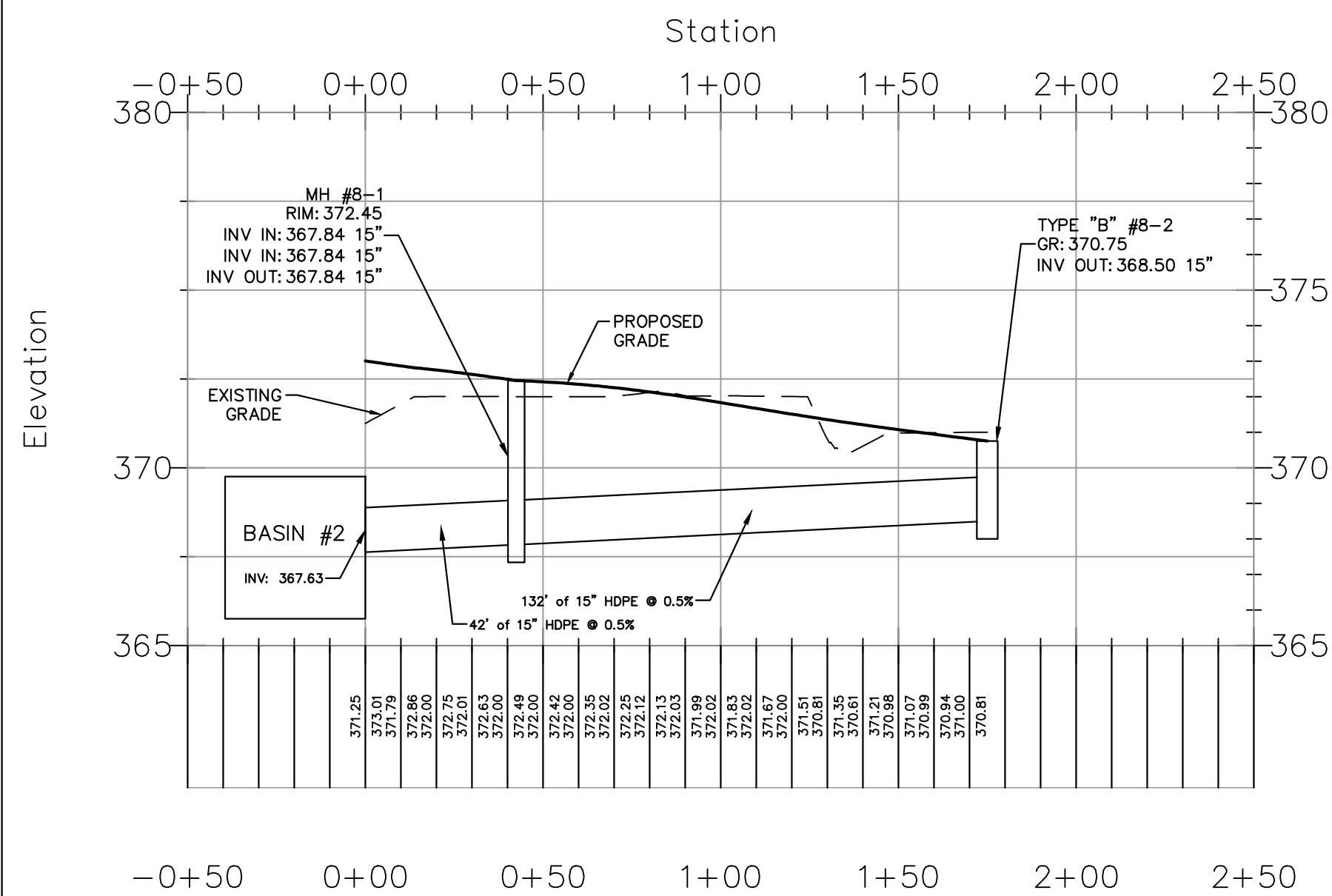
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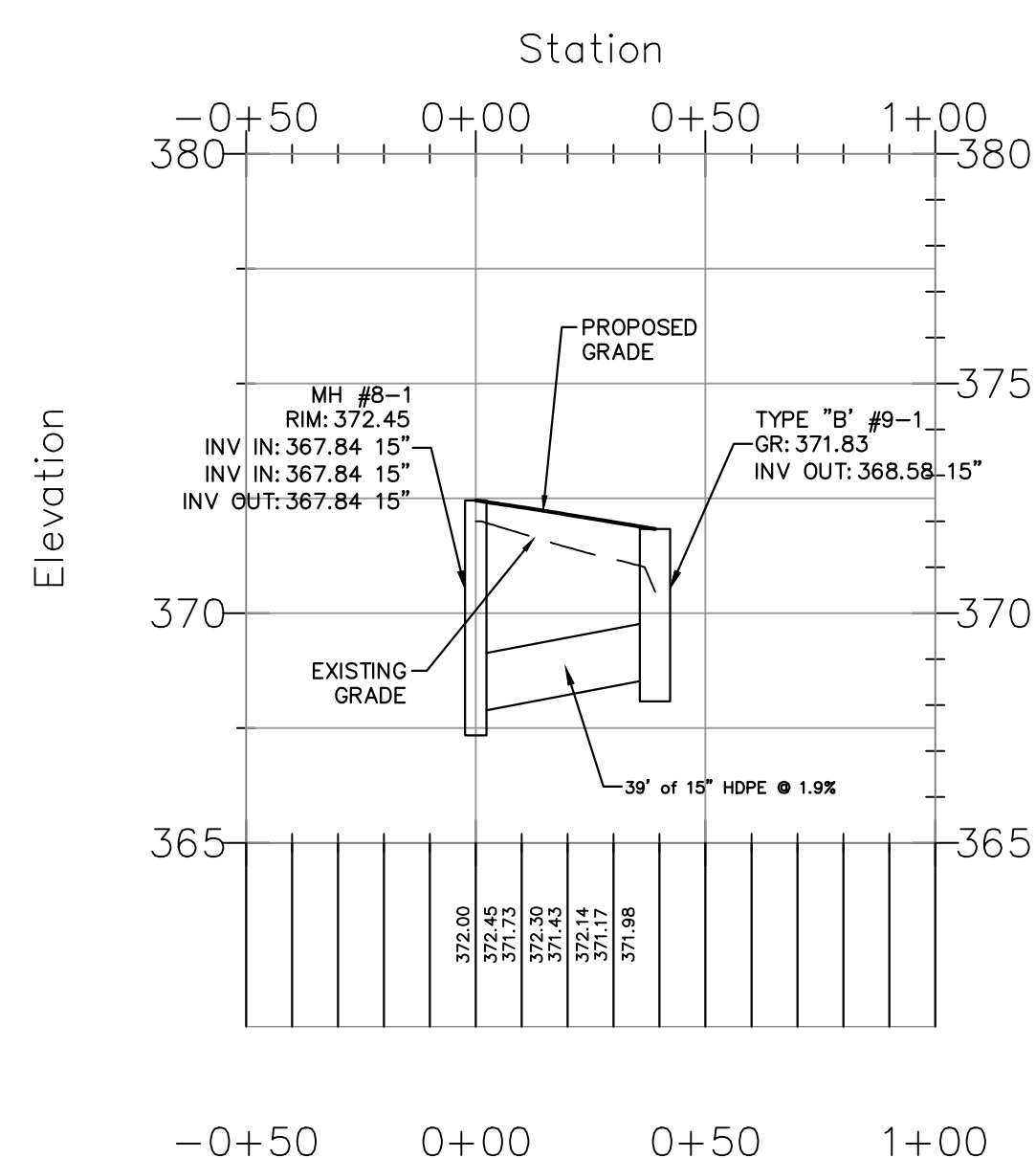
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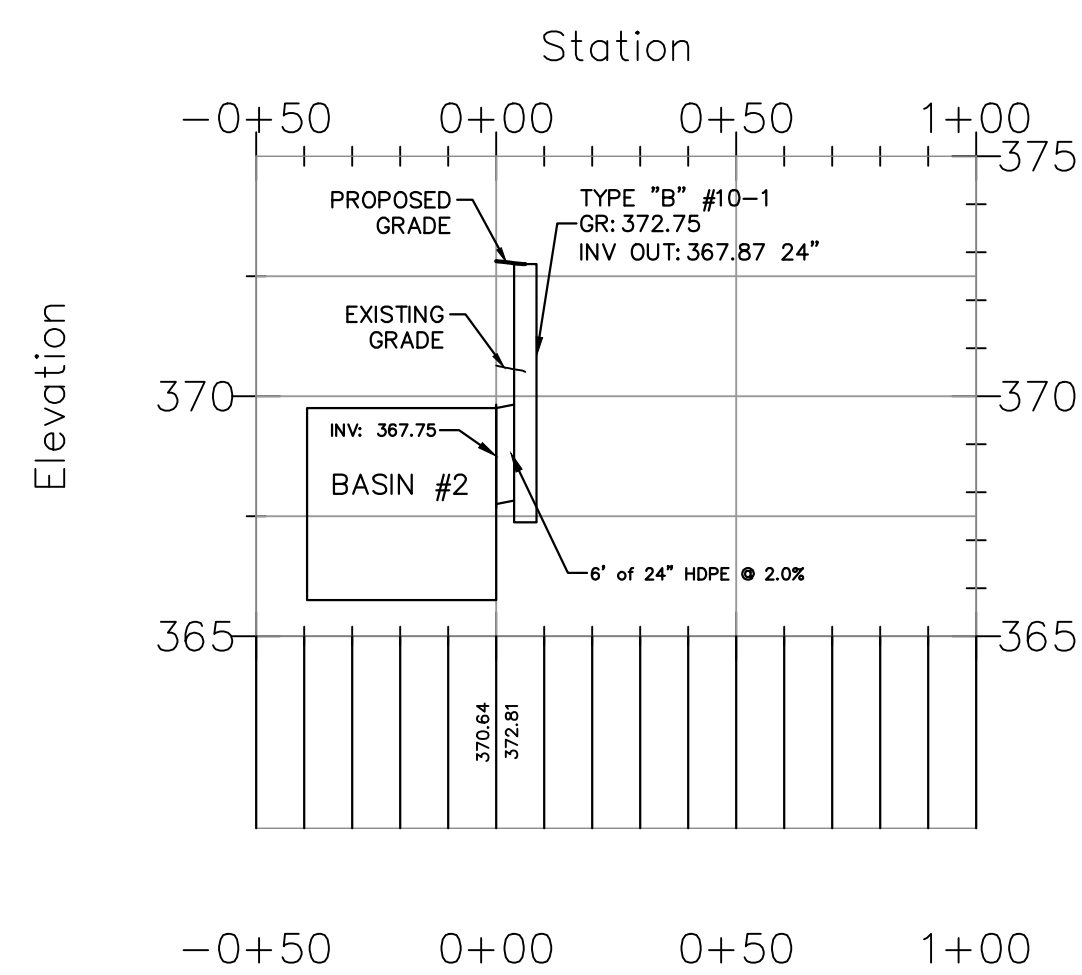
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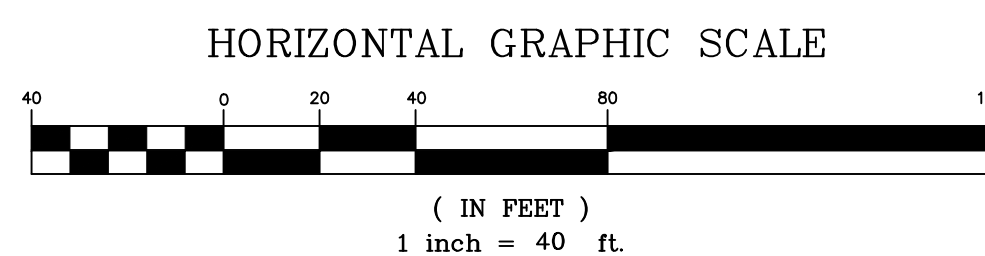
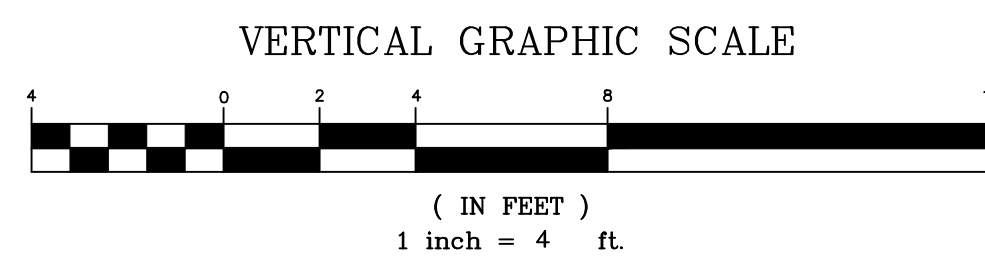
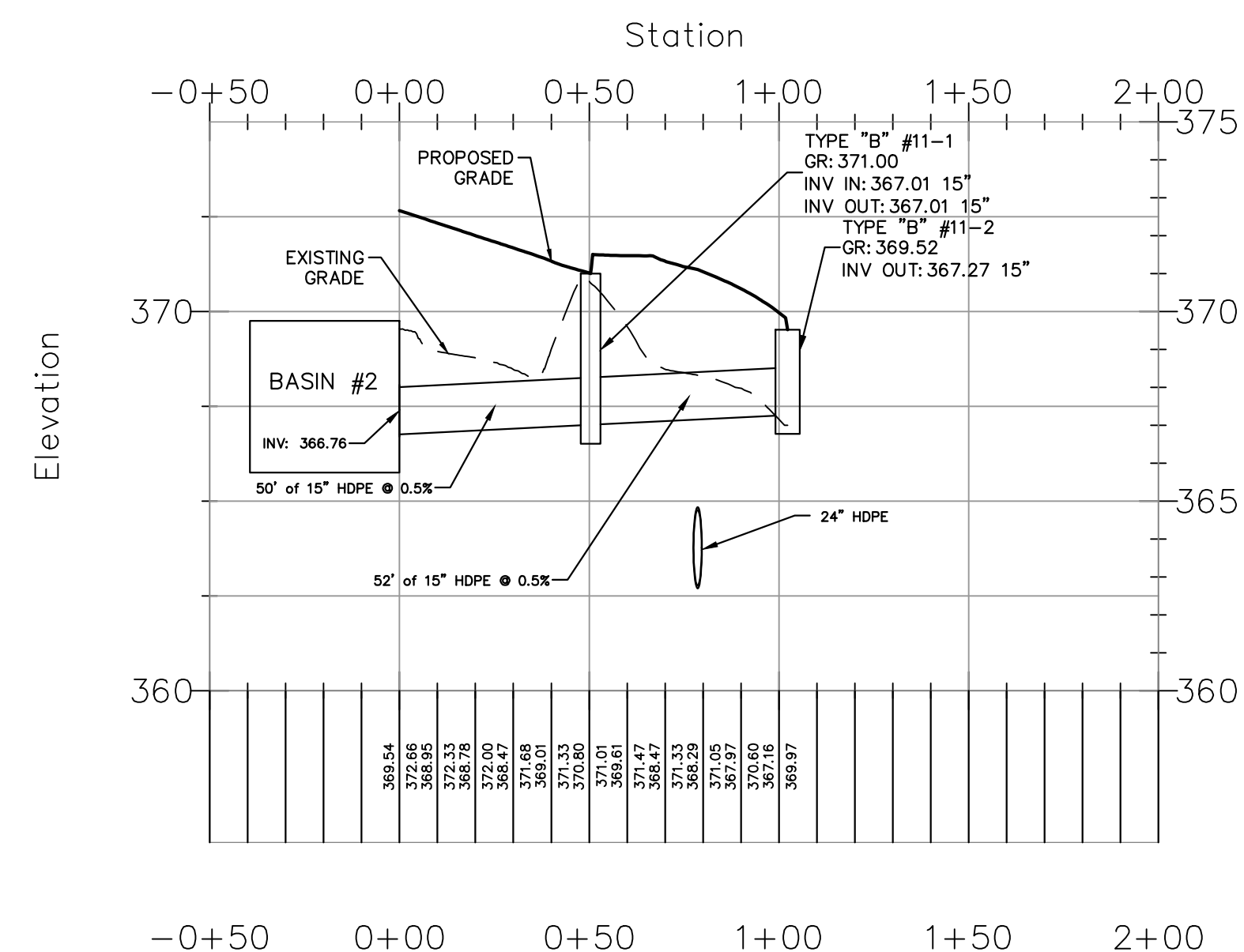
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STORM SEWER NETWORK #10 PROFILE



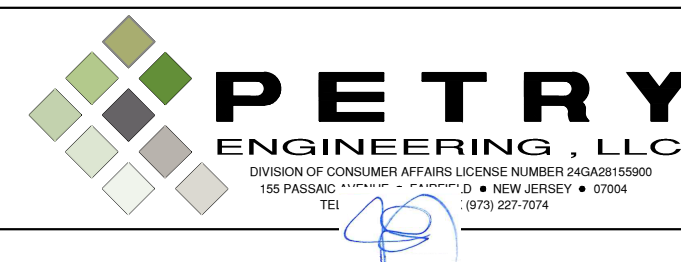
STORM SEWER NETWORK #11 PROFILE



9	REVISED PER SPRAB AND ENGINEER REVIEW LETTER	05/04/2023	JMP
8	NO CHANGE	03/07/2023	JMP
7	ISSUED TO PLANNING BOARD	10/03/2022	JMP
6	REVISED PER NJDEP COMMENTS	05/08/2020	JMP
5	REVISED PER NJDEP COMMENTS	02/28/2020	JMP
4	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP

REVISION	DESCRIPTION	DATE	BY
9	REVISED PER SPRAB AND ENGINEER REVIEW LETTER	05/04/2023	JMP
8	NO CHANGE	03/07/2023	JMP
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5	REVISED PER NJDEP COMMENTS	02/28/2020	JMP
4	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP

DRIVEWAY & STORM SEWER PROFILES



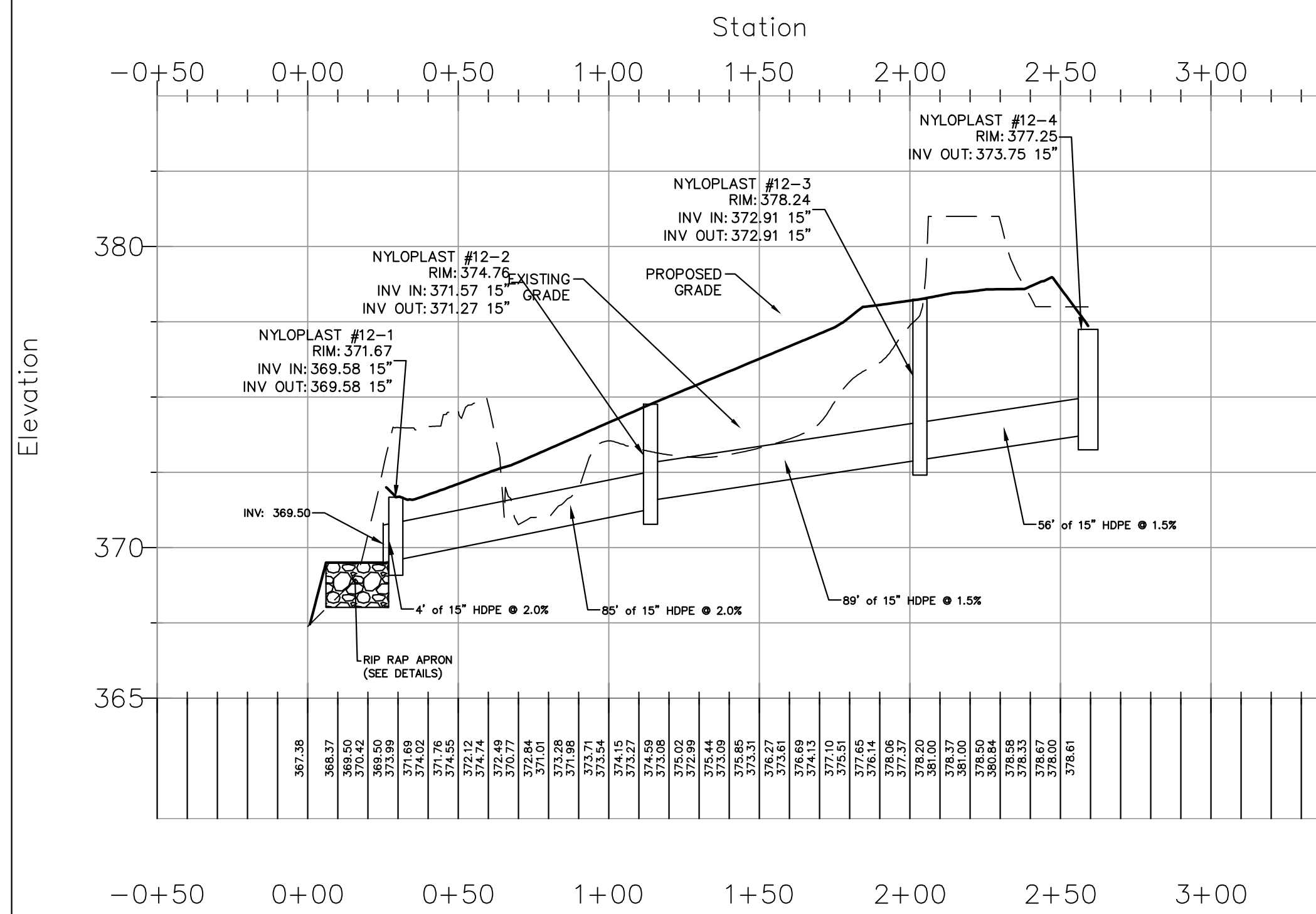
J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36662

Designer: JMP
Draftsman: DJK/SPD
Checked By: JMP
Project No: 16-0012
Scale: AS NOTED
Sheet:

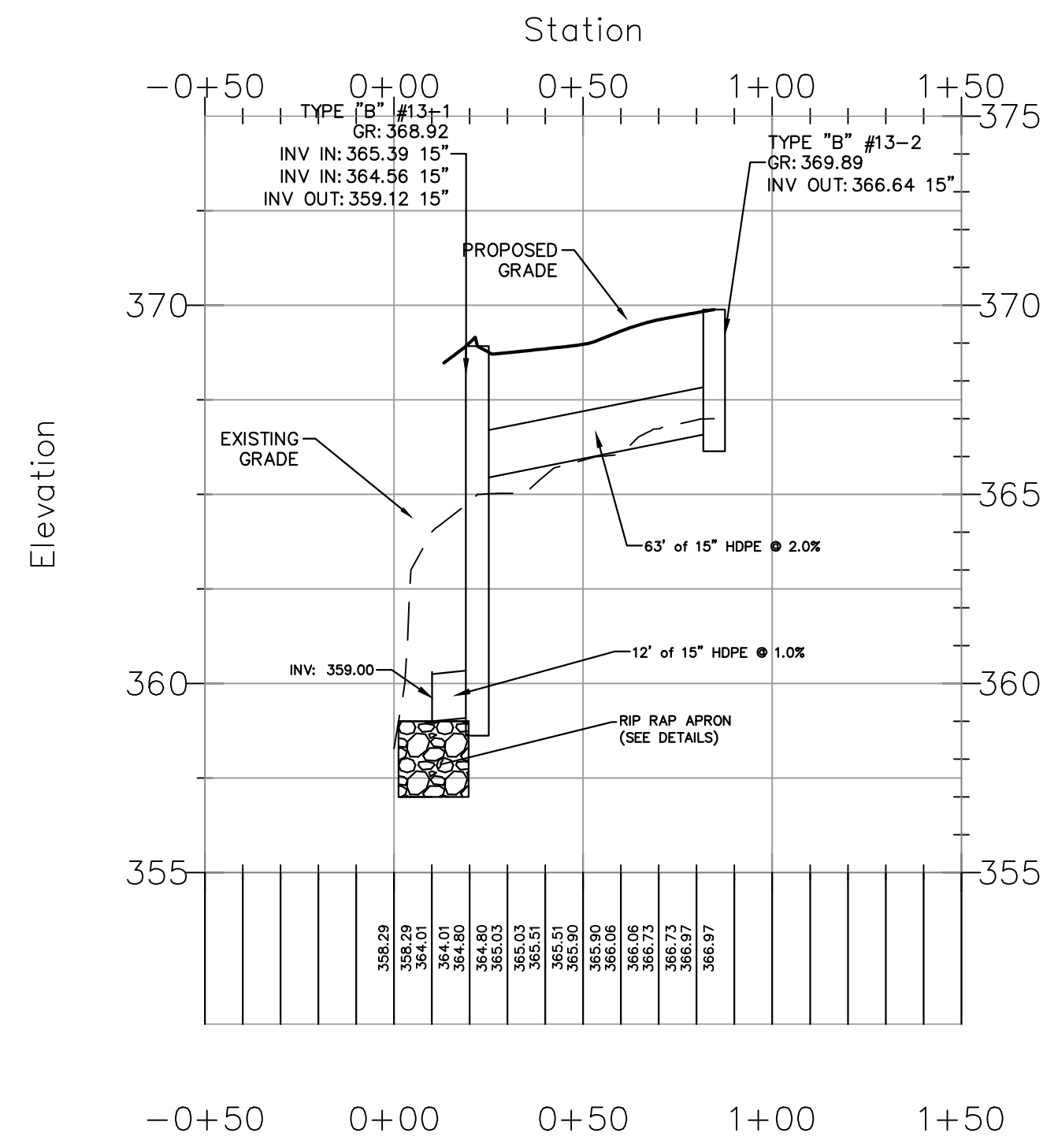
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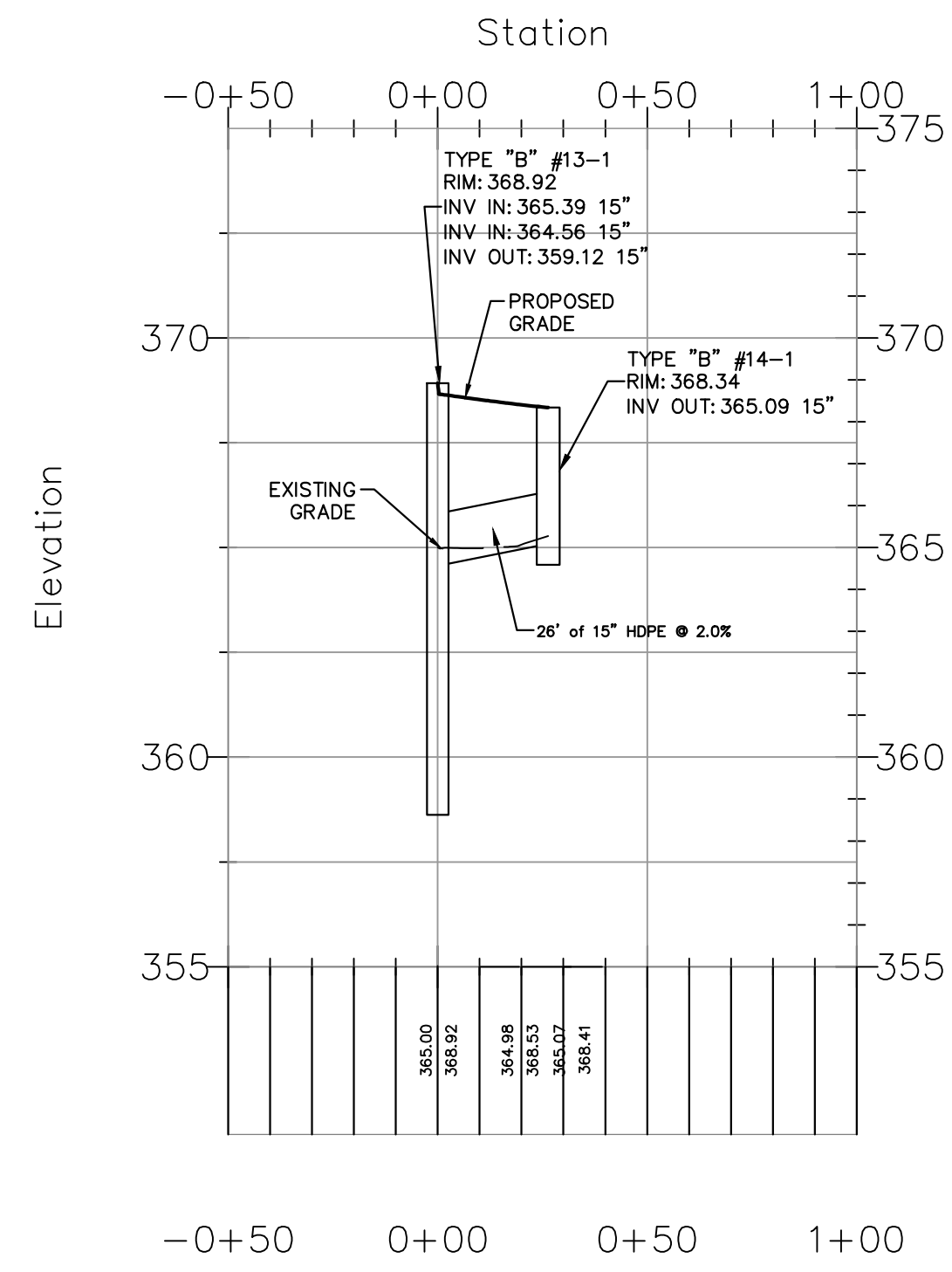
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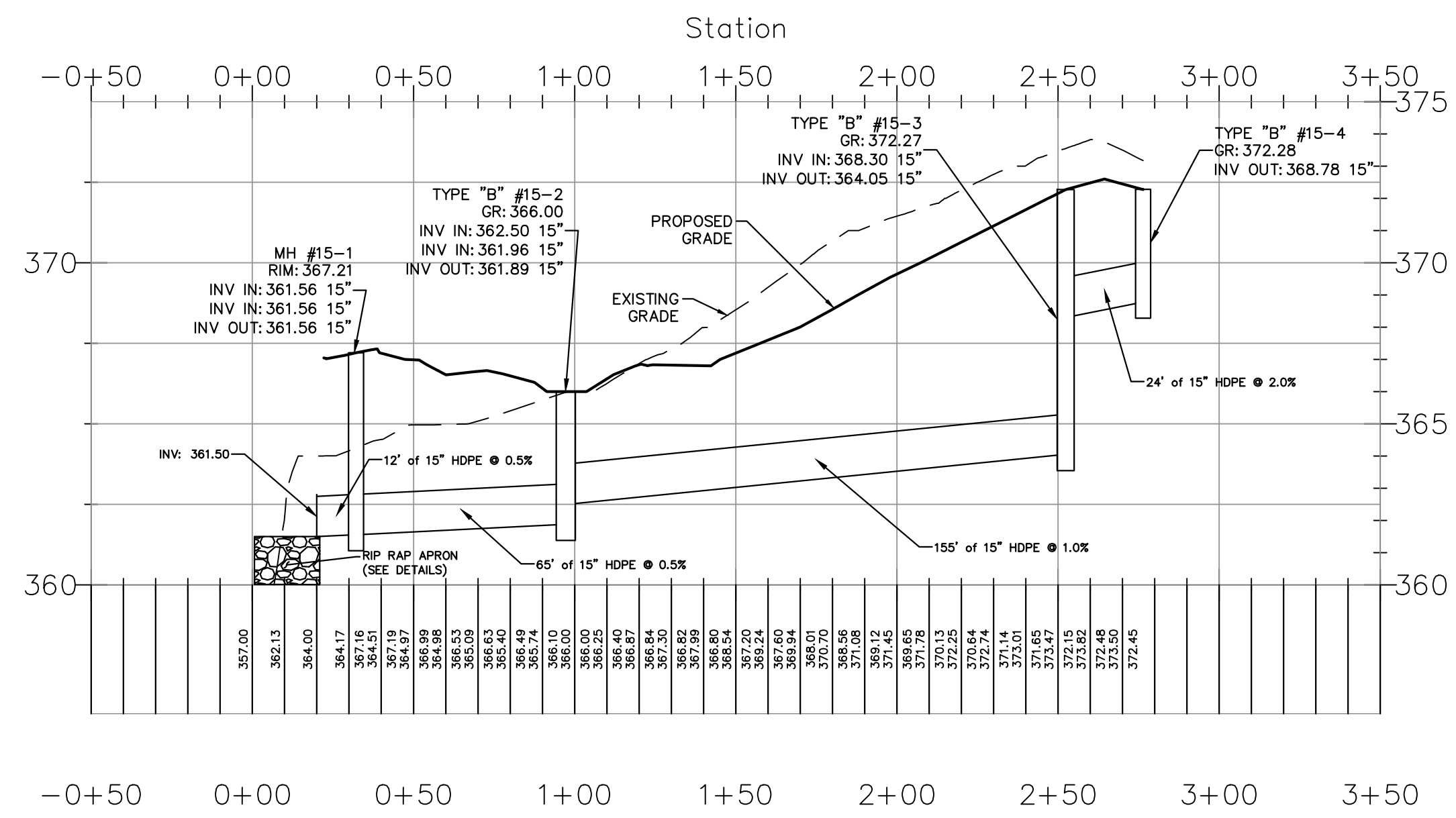
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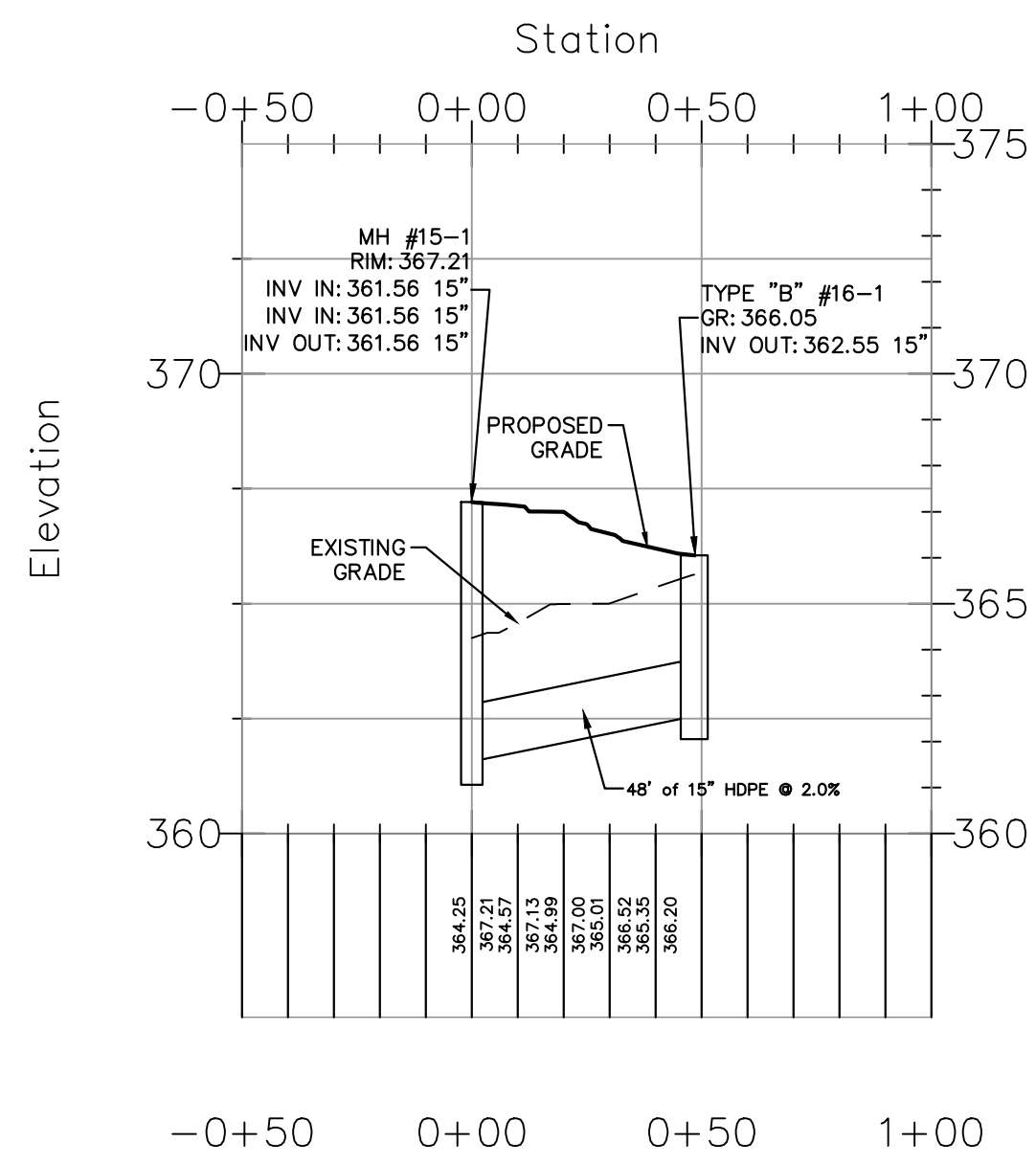
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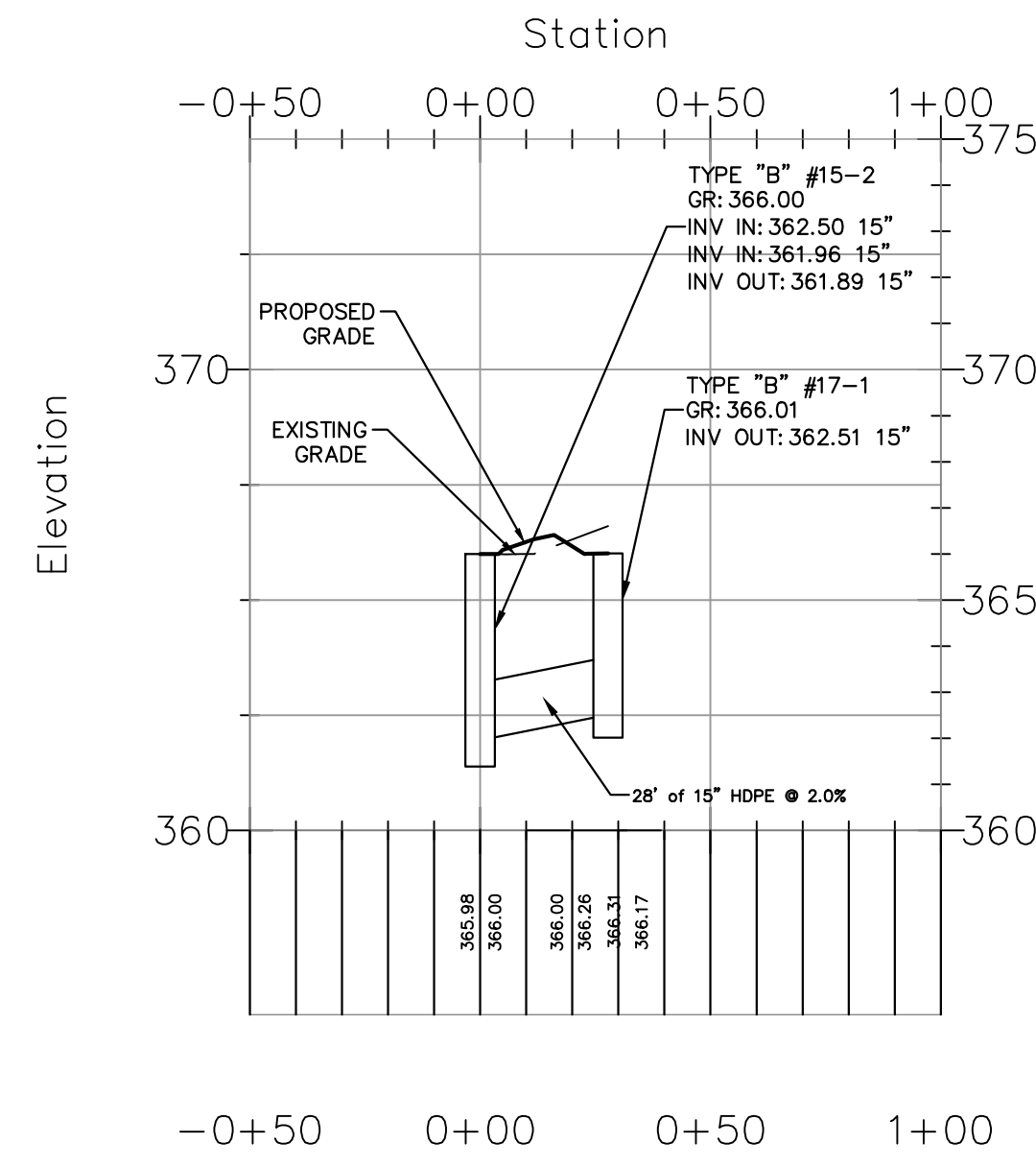
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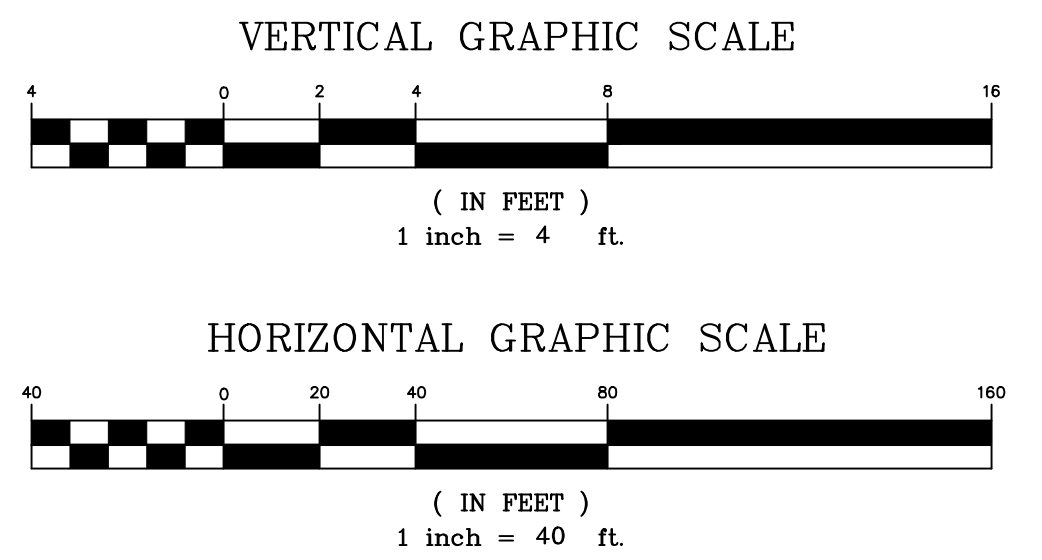
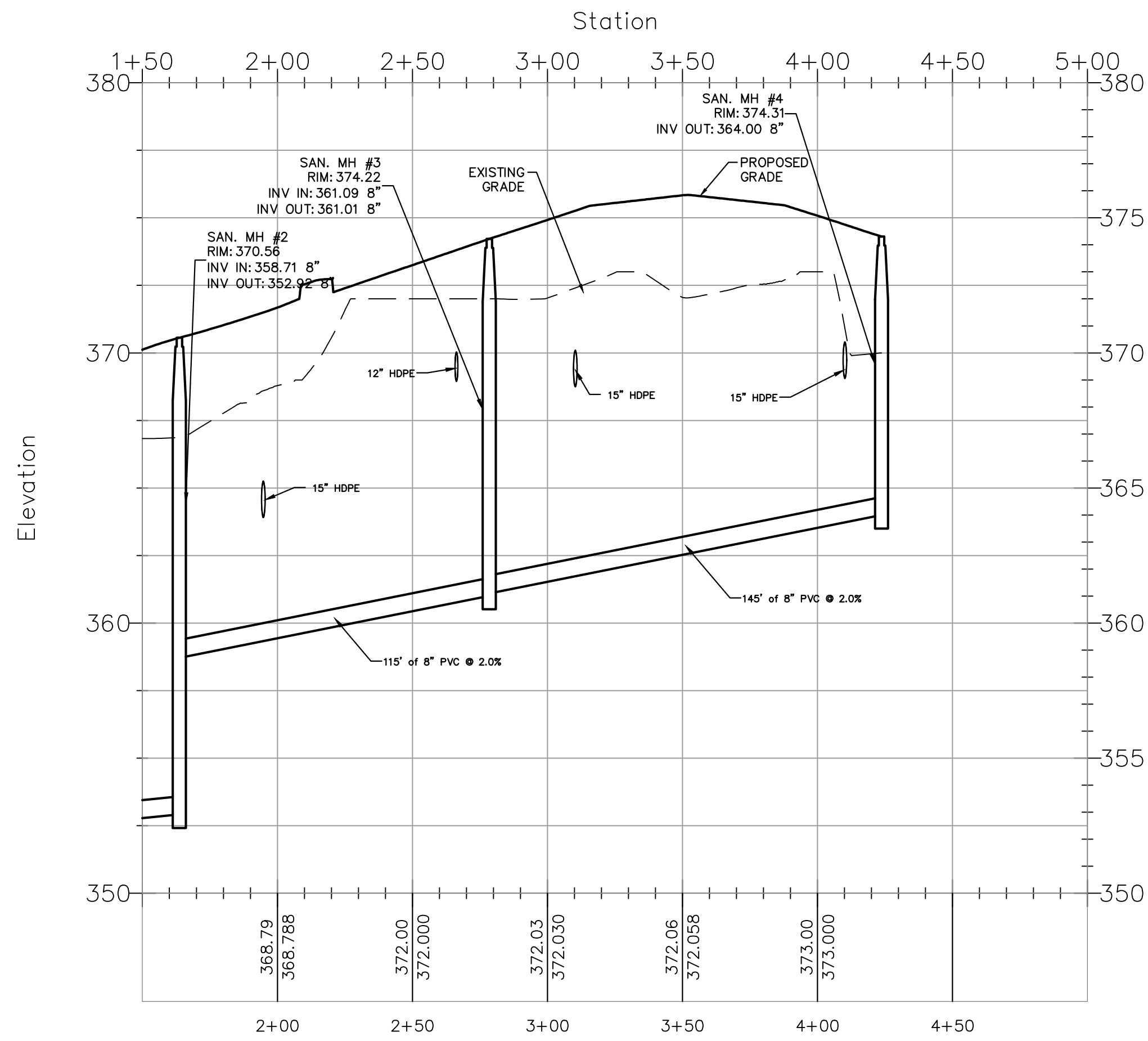
STORM SEWER NETWORK #16 PROFILE



STORM SEWER NETWORK #17 PROFILE

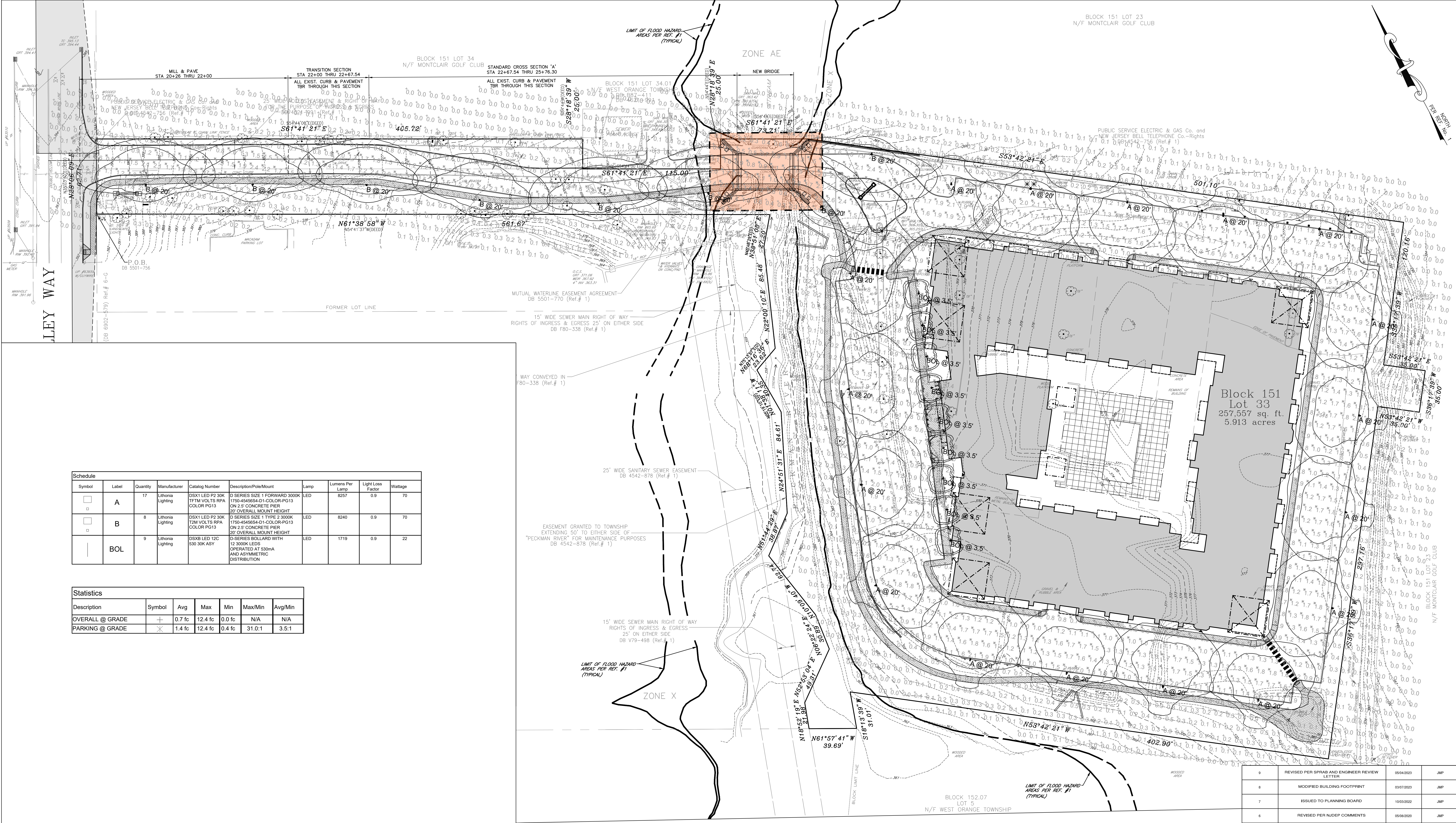


SANITARY SEWER PROFILE



9	REVISED PER SPRAB AND ENGINEER REVIEW LETTER	05/04/2023	JMP
8	NO CHANGE	03/07/2023	JMP
7	ISSUED TO PLANNING BOARD	10/03/2022	JMP
6	REVISED PER NJDEP COMMENTS	05/08/2020	JMP
5	REVISED PER NJDEP COMMENTS	02/28/2020	JMP
4	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			
DRIVEWAY & STORM SEWER PROFILES			
			Designer: JMP
			Draftsman: DJK/SPD
			Checked By: JMP
			Project No.: 16-0012
			Scale: AS NOTED
J. MICHAEL PETRY-PE,PP,RA NJ PROFESSIONAL ENGINEER LIC. NO. 36662			Sheet: SP-8

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Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description/Pole/Mount	Lamp	Lumens Per Lamp	Light Loss Factor
☐	A	17	Lithonia Lighting	DSX1 LED P2 30K TFM VOLTS RPA COLOR PG13	D SERIES SIZE 1 FORWARD 3000K ON 2.5" CONCRETE PIER 20' OVERALL MOUNT HEIGHT	LED	8257	0.9
☐	B	8	Lithonia Lighting	DSX1 LED P2 30K T2M VOLTS RPA COLOR PG13	D SERIES SIZE 1 TYPE 2 3000K ON 2.5" CONCRETE PIER 20' OVERALL MOUNT HEIGHT	LED	8240	0.9
☐	BOL	9	Lithonia Lighting	DSXB LED 12C S30 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 530mA AND ASYMMETRIC DISTRIBUTION	LED	1719	0.9

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL @ GRADE	+	0.7 fc	12.4 fc	0.0 fc	N/A	N/A
PARKING @ GRADE	X	1.4 fc	12.4 fc	0.4 fc	31.0:1	3.5:1

9	REVISED PER SPRAB AND ENGINEER REVIEW LETTER	05/04/2023	JMP
8	MODIFIED BUILDING FOOTPRINT	03/07/2023	JMP
7	ISSUED TO PLANNING BOARD	10/03/2022	JMP
6	ISSUED PER NUDEP COMMENTS	05/08/2020	JMP
5	REVISED PER NUDEP COMMENTS	02/28/2020	JMP
4	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP
2	MODIFICATION TO BUILDING SITE GRADES NUDEP SUBMITTAL DATA	09/20/2017	JMP
1	UPDATED FOR COMPLETENESS PER BOARD PROFESSIONALS	04/12/2017	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

LIGHTING PLAN

PETRY ENGINEERING, LLC
UNION OF COURTESY ENGINEERS ASSOCIATION
100 PASSAIC AVENUE • PASSAIC, NJ 07055 • NEW JERSEY • 20164
TEL: 973.267.7800 FAX: 973.267.7801

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36962 DATED 12/12/16

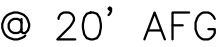
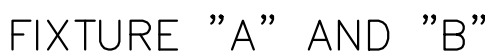
Designer: JMP
Draftsman: CLKSPD
Checked By: JMP
Project No: 16-0012
Scale: 1" = 30'
Sheet:
SP-9

GRAPHIC SCALE

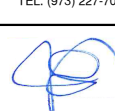


(IN FEET)
1 inch = 30 ft.

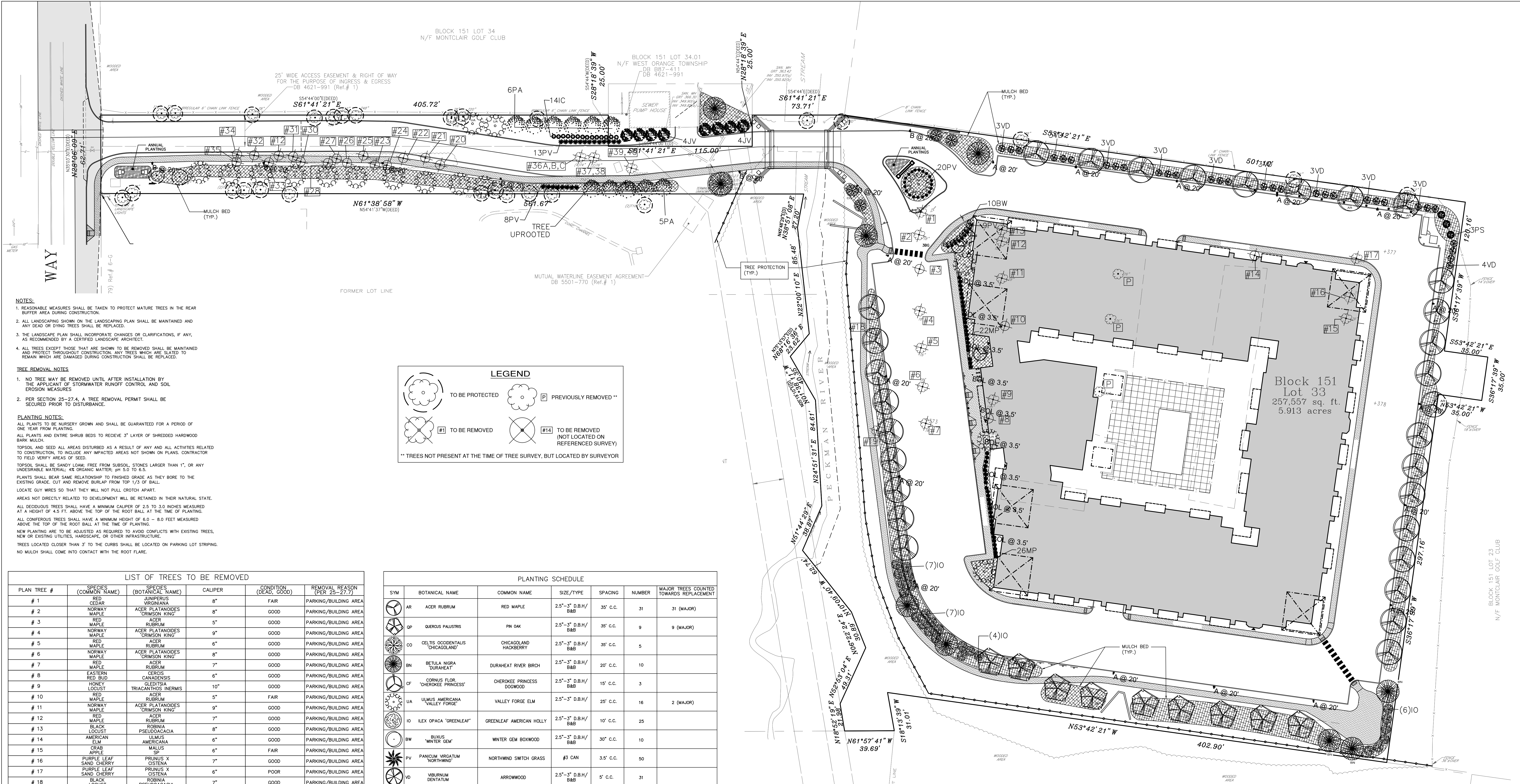
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1. THE PROPOSED LIGHTING SHALL BE SET ON A DUSK TO DAWN TIMER WITH 20% REDUCTION SET AT MIDNIGHT.
2. ALL PROPOSED FIXTURES AND THEIR RESPECTIVE POLES SHALL BE BRONZE.
3. ANY DEVIATION FROM THE SPECIFIED LIGHTING FIXTURES SHALL BE SUBMITTED IN WRITING TO PETRY ENGINEERING, LLC ALONG WITH THE ACCOMPANYING POINT BY POINT ANALYSIS.

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 GANGE ESSEX COUNTY NEW JERSEY LIGHTWOOD PLAN			
 PETRY ENGINEERING, LLC REGISTERED CONSULTING ENGINEERING FIRM 100 PASSAIC AVENUE • SUITE 200 • NEW JERSEY • 07093 TEL: 908-766-7666 FAX: 908-766-7670 		Designer: JAMP Draftsman: DUKSPD Checked by: JAMP Project No.: 16-0012 Scale: N.T.S. Sheet:	
J. MICHAEL PETRY-PE,PP,RA MULTIDISCIPLINARY ENGINEERING, LLC, NO. 34953 (PJT-1) 06/04/2023		SP-9A	

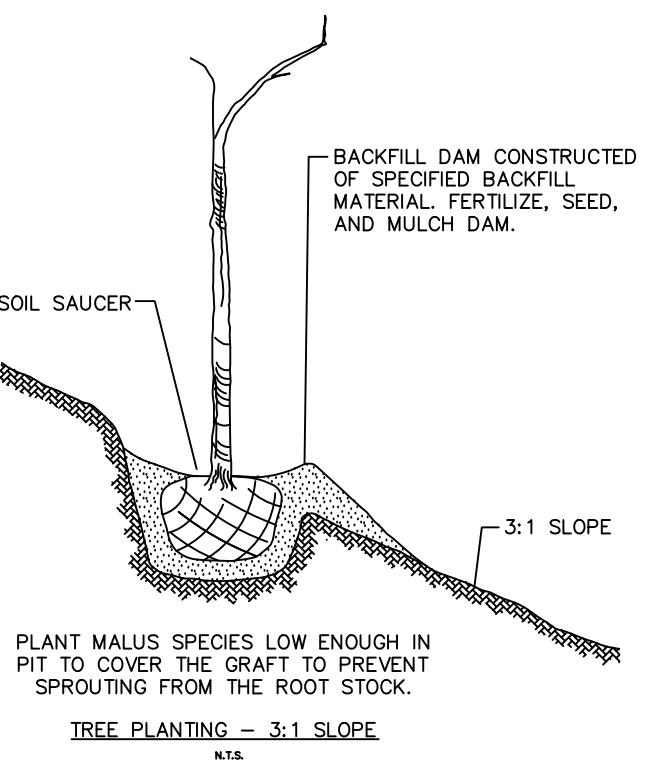
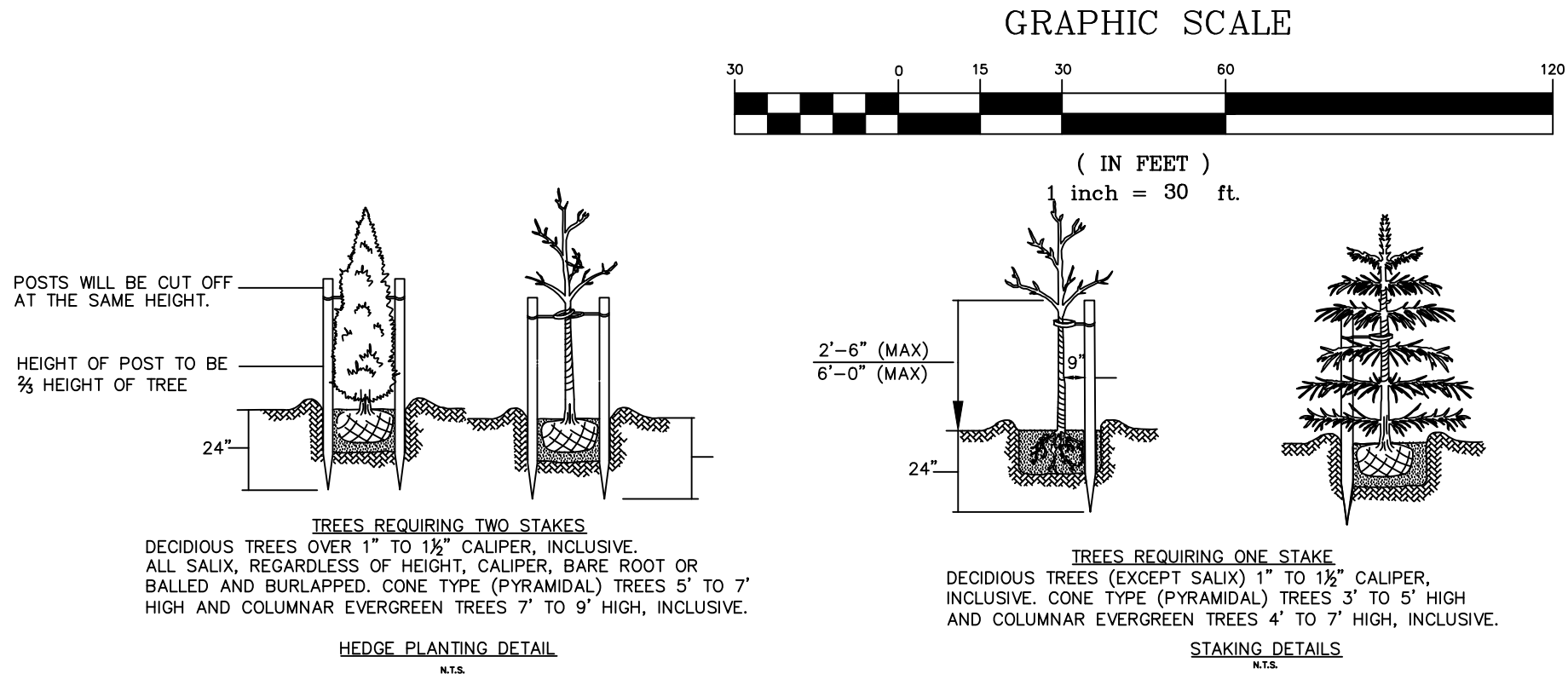
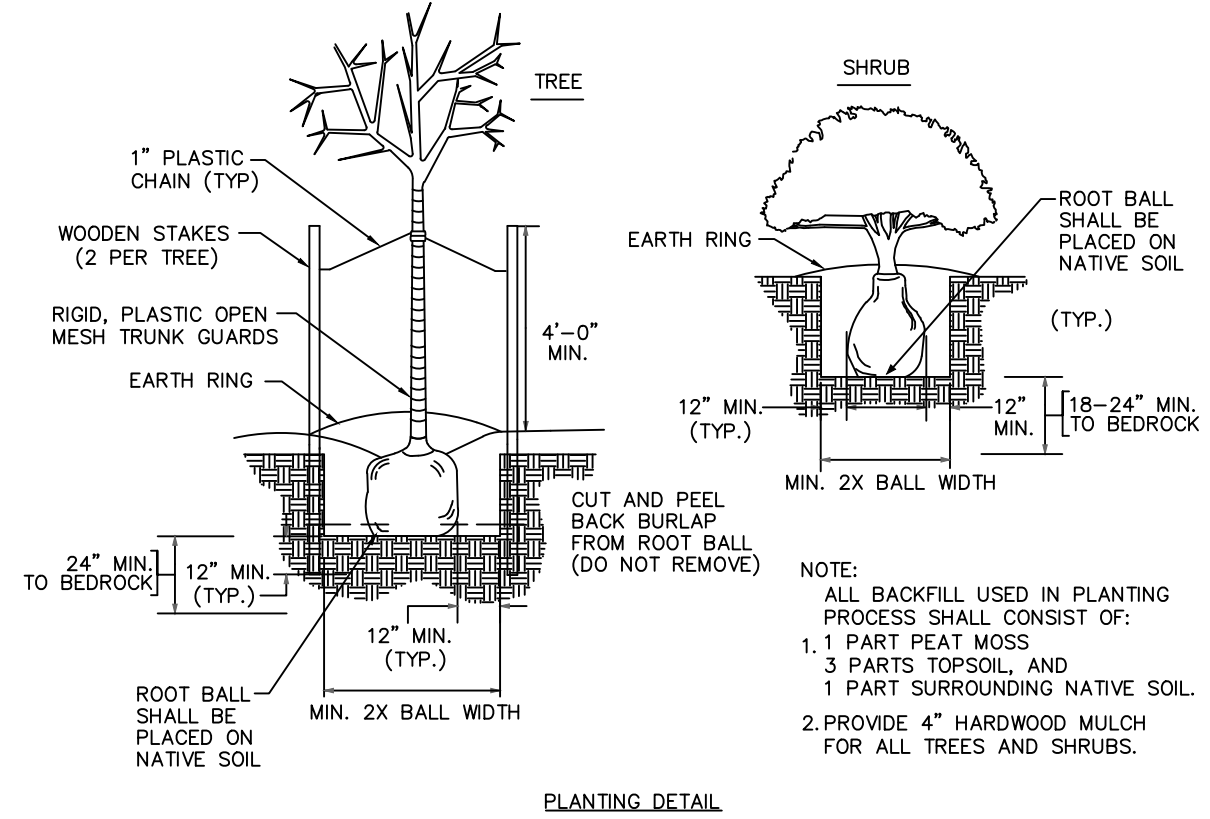
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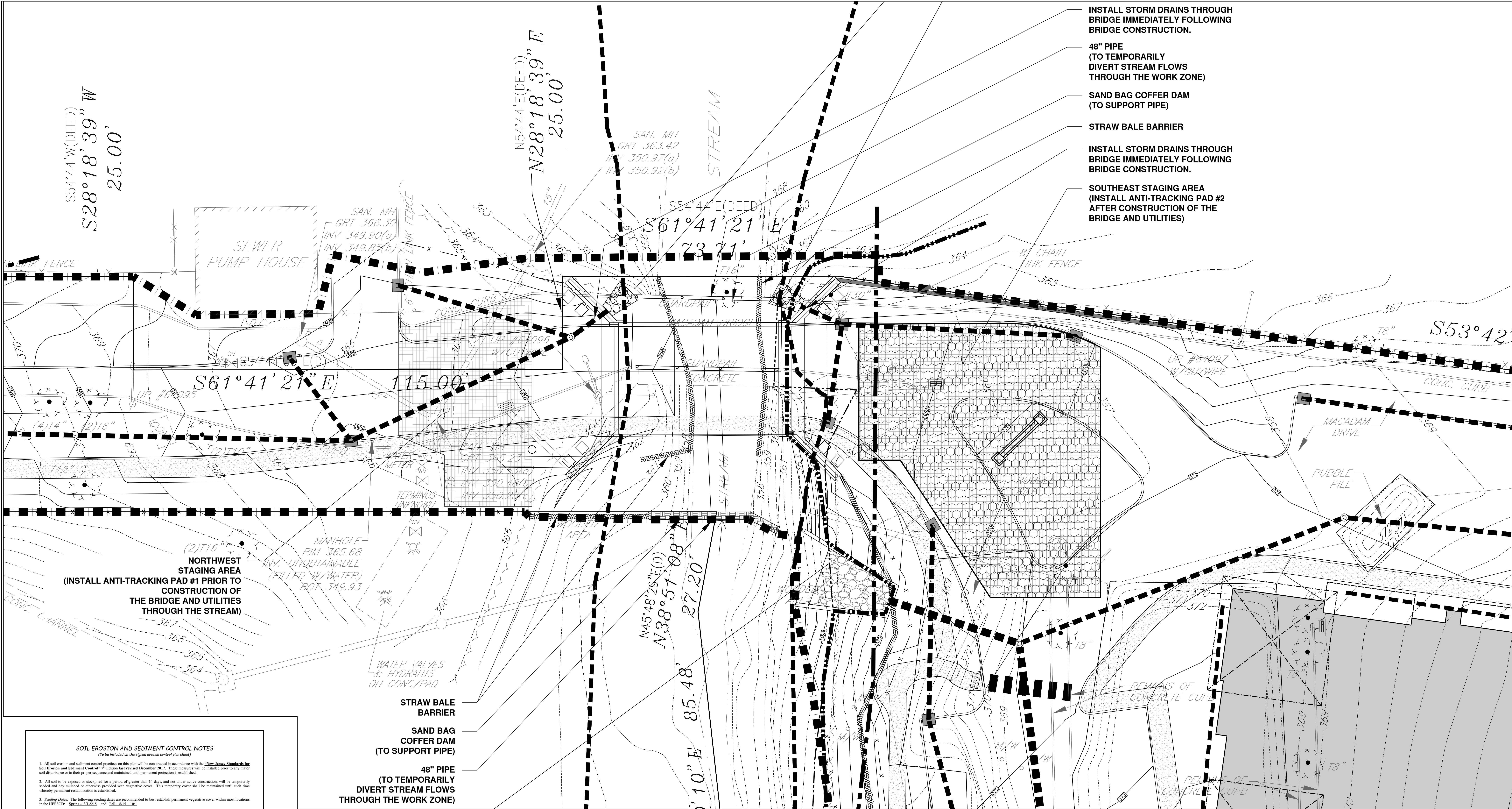
LIST OF TREES TO BE REMOVED					
PLAN TREE #	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	CALIPER	CONDITION (DEAD, GOOD)	REMOVAL REASON (PER 25-27.7)
# 1	RED CEDAR	JUNIPERUS VIRGINIANA	8"	FAIR	PARKING/BUILDING AREA
# 2	NORWAY MAPLE	ACER PLATANOIDES 'CRIMSON KING'	8"	GOOD	PARKING/BUILDING AREA
# 3	RED MAPLE	ACER RUBRUM	5"	GOOD	PARKING/BUILDING AREA
# 4	NORWAY MAPLE	ACER PLATANOIDES 'CRIMSON KING'	9"	GOOD	PARKING/BUILDING AREA
# 5	RED MAPLE	ACER RUBRUM	6"	GOOD	PARKING/BUILDING AREA
# 6	NORWAY MAPLE	ACER PLATANOIDES 'CRIMSON KING'	8"	GOOD	PARKING/BUILDING AREA
# 7	RED MAPLE	ACER RUBRUM	7"	GOOD	PARKING/BUILDING AREA
# 8	EASTERN RED BUD	CANADENSIS	6"	GOOD	PARKING/BUILDING AREA
# 9	HONEY LOCUST	GLADISTIA TRIACANTHOS 'HERMIS'	10"	GOOD	PARKING/BUILDING AREA
# 10	RED MAPLE	ACER RUBRUM	5"	FAIR	PARKING/BUILDING AREA
# 11	NORWAY MAPLE	ACER PLATANOIDES 'CRIMSON KING'	9"	GOOD	PARKING/BUILDING AREA
# 12	RED MAPLE	ACER RUBRUM	7"	GOOD	PARKING/BUILDING AREA
# 13	BLACK LOCUST	ROBINIA PSEUDOACACIA	8"	GOOD	PARKING/BUILDING AREA
# 14	AMERICAN ELM	ULMUS AMERICANA	6"	GOOD	PARKING/BUILDING AREA
# 15	CRAB APPLE	MALUS SP	6"	FAIR	PARKING/BUILDING AREA
# 16	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	7"	GOOD	PARKING/BUILDING AREA
# 17	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	6"	POOR	PARKING/BUILDING AREA
# 18	BLACK LOCUST	ROBINIA PSEUDOACACIA	7"	GOOD	PARKING/BUILDING AREA
# 19	BLACK LOCUST	ROBINIA PSEUDOACACIA	7"	GOOD	PARKING/BUILDING AREA
# 20	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	FAIR	SIDEWALK/ENTRY DRIVE
# 21	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	FAIR	SIDEWALK/ENTRY DRIVE
# 22	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	GOOD	SIDEWALK/ENTRY DRIVE
# 23	NORTHERN CATALPA	CATALPA SPECIOSA	12"	FAIR	SIDEWALK/ENTRY DRIVE
# 24	NORTHERN CATALPA	CATALPA SPECIOSA	11"	FAIR	SIDEWALK/ENTRY DRIVE
# 25	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	6"	GOOD	SIDEWALK/ENTRY DRIVE
# 26	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	GOOD	SIDEWALK/ENTRY DRIVE
# 27	RED MAPLE	ACER RUBRUM	18"	GOOD	SIDEWALK/ENTRY DRIVE
# 28	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	GOOD	SIDEWALK/ENTRY DRIVE
# 29	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	GOOD	SIDEWALK/ENTRY DRIVE
# 30	BLACK LOCUST	ROBINIA PSEUDOACACIA	11"	FAIR	SIDEWALK/ENTRY DRIVE
# 31	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	GOOD	SIDEWALK/ENTRY DRIVE
# 32	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	GOOD	SIDEWALK/ENTRY DRIVE
# 33	GREEN ASH	FRAXINUS PENNSYLVANICA	9"	FAIR	SIDEWALK/ENTRY DRIVE
# 34	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	GOOD	SIDEWALK/ENTRY DRIVE
# 35	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	6"	GOOD	SIDEWALK/ENTRY DRIVE
# 36A	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	5"	GOOD	SIDEWALK/ENTRY DRIVE
# 36B	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	4"	GOOD	SIDEWALK/ENTRY DRIVE
# 36C	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	4"	GOOD	SIDEWALK/ENTRY DRIVE
# 37	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	6"	GOOD	SIDEWALK/ENTRY DRIVE
# 38	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	10"	GOOD	SIDEWALK/ENTRY DRIVE
# 39	EASTERN WHITE PINE	PINUS STROBUS	9"	POOR	SIDEWALK/ENTRY DRIVE
# 40	EASTERN WHITE PINE	PINUS STROBUS	7"	POOR	SIDEWALK/ENTRY DRIVE

PLANTING SCHEDULE					
SYM	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING	NUMBER
AR	ACER RUBRUM	RED MAPLE	2.5"-3" D.B.H./B&B	35' C.C.	31
OP	QUERUS PALustris	PIN OAK	2.5"-3" D.B.H./B&B	35' C.C.	9
CO	CELTIS OCCIDENTALIS	CHICAGO HAWK BERRY	2.5"-3" D.B.H./B&B	35' C.C.	5
BN	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	2.5"-3" D.B.H./B&B	20' C.C.	10
CF	CORNUS FLOR. 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2.5"-3" D.B.H./B&B	10' C.C.	3
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2.5"-3" D.B.H./B&B	25' C.C.	16
IO	ILEX OPACA 'GREENLEAF'	GREENLEAF AMERICAN HOLLY	2.5"-3" D.B.H./B&B	10' C.C.	25
BW	BUXUS 'WINTER GEM'	WINTER GEM BOXWOOD	2.5"-3" D.B.H./B&B	30' C.C.	10
PV	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#3 CAN	3.5' C.C.	50
VD	VIBURNUM DENTATUM	ARROWWOOD	2.5"-3" D.B.H./B&B	5' C.C.	31
MP	MORELLA PENNSYLVANICA	BAYBERRY	#3 CAN	4' C.C.	48
PS	PINUS STROBUS	WHITE PINE	2.5"-3" D.B.H./B&B	8' C.C.	3
JV	JUNIPERUS VIRGINIANA	RED CEDAR	2.5"-3" D.B.H./B&B	10' C.C.	8
IC	ILEX ORENATA 'HOOGENDORN'	HOOGENDORN HOLLY	2.5"-3" D.B.H./B&B	3' C.C.	14
PA	PICEA ABIES	NORWAY SPRUCE	2.5"-3" D.B.H./B&B	6' C.C.	12

* 21 MAJOR TREES REMOVED, 42 MAJOR TREES COUNTED TOWARD REPLACEMENT
21 MINOR TREES REMOVED, 0 MINOR TREES COUNTED TOWARD REPLACEMENT



9	REVISED PER SPRAB AND ENGINEER REVIEW LETTER	05/04/2023	JMP
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4	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP
3	MODIFICATION TO BUILDING GRADES NJDEP SUBMITTAL DATA	09/20/2017	JMP
2	UPDATED PER SITE WALK W/ FORESTER	04/21/2017	JMP
1	UPDATED FOR COMPLETENESS PER BOARD PROFESSIONALS	04/12/2017	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			
LANDSCAPE/TREE REMOVAL PLAN			
PETRY ENGINEERING, LLC			
100 PASSAIC AVENUE • PASSAIC, NJ 07652 • TEL: 973.261.1000 • FAX: 973.261.1001			
Designer: JMP			
Draftsman: CLK/SPD			
Checked By: JMP			
Project No: 16-0012			
Scale: 1" = 30'			
Sheet:			
J. MICHAEL PETRY-PE,PP,RA			
NJ PROFESSIONAL ENGINEER LIC. NO. 36962 DATED 12/12/16			
SP-10			



INSTALL STORM DRAINS THROUGH
BRIDGE IMMEDIATELY FOLLOWING
BRIDGE CONSTRUCTION.

48" PIPE
(TO TEMPORARILY
DIVERT STREAM FLOWS
THROUGH THE WORK ZONE)

SAND BAG COFFER DAM
(TO SUPPORT PIPE)

STRAW BALE BARRIER

INSTALL STORM DRAINS THROUGH
BRIDGE IMMEDIATELY FOLLOWING
BRIDGE CONSTRUCTION.

SOUTHEAST STAGING AREA
(INSTALL ANTI-TRACKING PAD #2
AFTER CONSTRUCTION OF THE
BRIDGE AND UTILITIES)

S54°44'W(DEED)
S28°18'39" W
25.00'

N54°44'E(DEED)
N28°18'39" E
25.00'

SAN. MH
GRT 363.42
INV 350.97(a)
INV 350.92(b)

S54°44'E(DEED)
S61°41'21" E
73.71'

S61°41'21" E
115.00'

S53°42'

NORTHWEST
STAGING AREA
(INSTALL ANTI-TRACKING PAD #1 PRIOR TO
CONSTRUCTION OF
THE BRIDGE AND UTILITIES
THROUGH THE STREAM)

STRAW BALE
BARRIER

SAND BAG
COFFER DAM
(TO SUPPORT PIPE)

48" PIPE
(TO TEMPORARILY
DIVERT STREAM FLOWS
THROUGH THE WORK ZONE)

SOIL EROSION AND SEDIMENT CONTROL NOTES

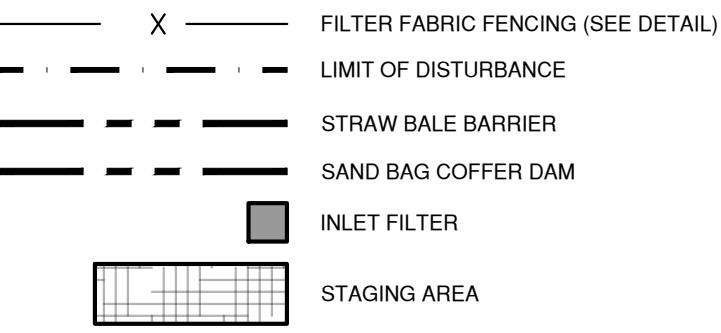
1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control," 7th Edition last revised December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
2. All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent revegetation is established.
3. Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPDCT: Spring--3/1/21 and Fall--8/1/21.
4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established.
5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
6. Mulch materials shall be un-wetted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be corrected immediately.
8. The Hudson Essex Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. E-mail: (862)333-4307 OR email: INFORMATION@HEPSCD.ORG
9. The applicant must obtain a District issued Report of Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipalities. SEE LCA or any other controlling agency. Contact the District at 862-333-4305 to request a Final Inspection, giving advanced notice upon completion of the remediation measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated area contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or oil control bag.
11. All surfaces having lanes or landscaping as final cover are to be provided (sloped) prior to re-seeding, sodding or planting. A depth of 5.0 inches, firm in place, is required, as per the Standards for Topsoiling and Land Grading, last revised December 2017.
12. All plan revisions must be submitted to the District for proper review and approval.
13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2"-1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
14. Slope slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
15. The Hudson Essex Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. "New owners" information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.

<http://hepscd.org>
HEPSCD2315ESCNOTES_7THEDREV2017

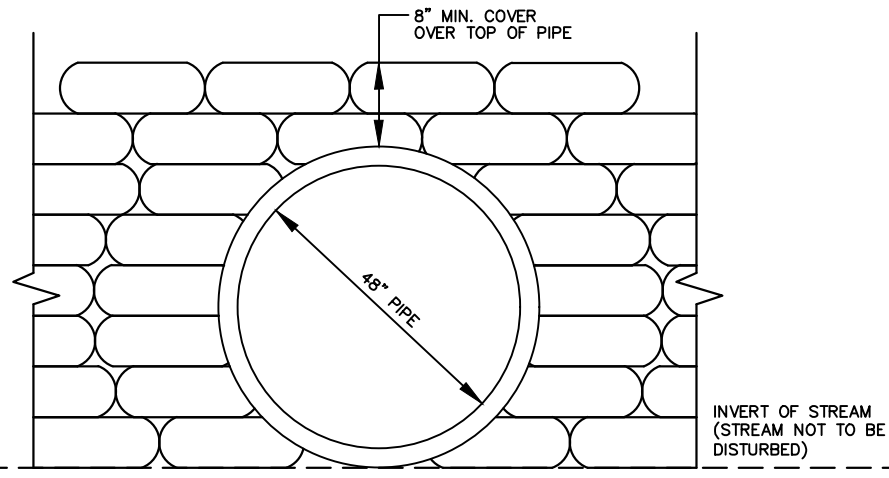
SEQUENCE OF SITE CLEARING & CONSTRUCTION

- 1) INSTALL SILT FENCE, STRAW BALE BARRIERS, 48" PIPE, TEMPORARY SAND BAG COFFER DAMS, AND INLET FILTERS ON EXISTING GRATES. (DURATION: APPROX. 1 DAY)
- 2) REMOVE TREES AND BUSH WITHIN LIMITS OF PROPOSED BRIDGE AND UTILITY WORK. (DURATION: APPROX. 1 DAY)
- 3) REMOVE EXISTING BRIDGE. (DURATION: APPROX. 3 DAYS)
- 4) EXCAVATE AREAS FOR BRIDGE CONSTRUCTION, INSTALL BRIDGE FOUNDATION. (DURATION: APPROX. 2 WEEKS)
- 5) INSTALL BRIDGE STRUCTURE. (DURATION: APPROX. 2 DAYS)
- 6) CONSTRUCT UTILITIES: GAS, WATER MAINS, AND SANITARY SEWER. (DURATION: APPROX. 1 WEEK)
- 7) INSTALL STORM SEWERS THROUGH BRIDGE STRUCTURE. (DURATION: APPROX. 1 DAY)
- 8) ROUGH GRADE ROADWAY ACROSS NEW BRIDGE STRUCTURE. (DURATION: APPROX. 2 DAYS)
- 9) STABILIZE DISTURBED CHANNEL AND BANKS OF PECKMAN RIVER. (DURATION: APPROX. 2 DAYS)
- 10) REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AND 48" PIPE/COFFER DAM THROUGH STREAM. (DURATION: APPROX. 1 DAY)

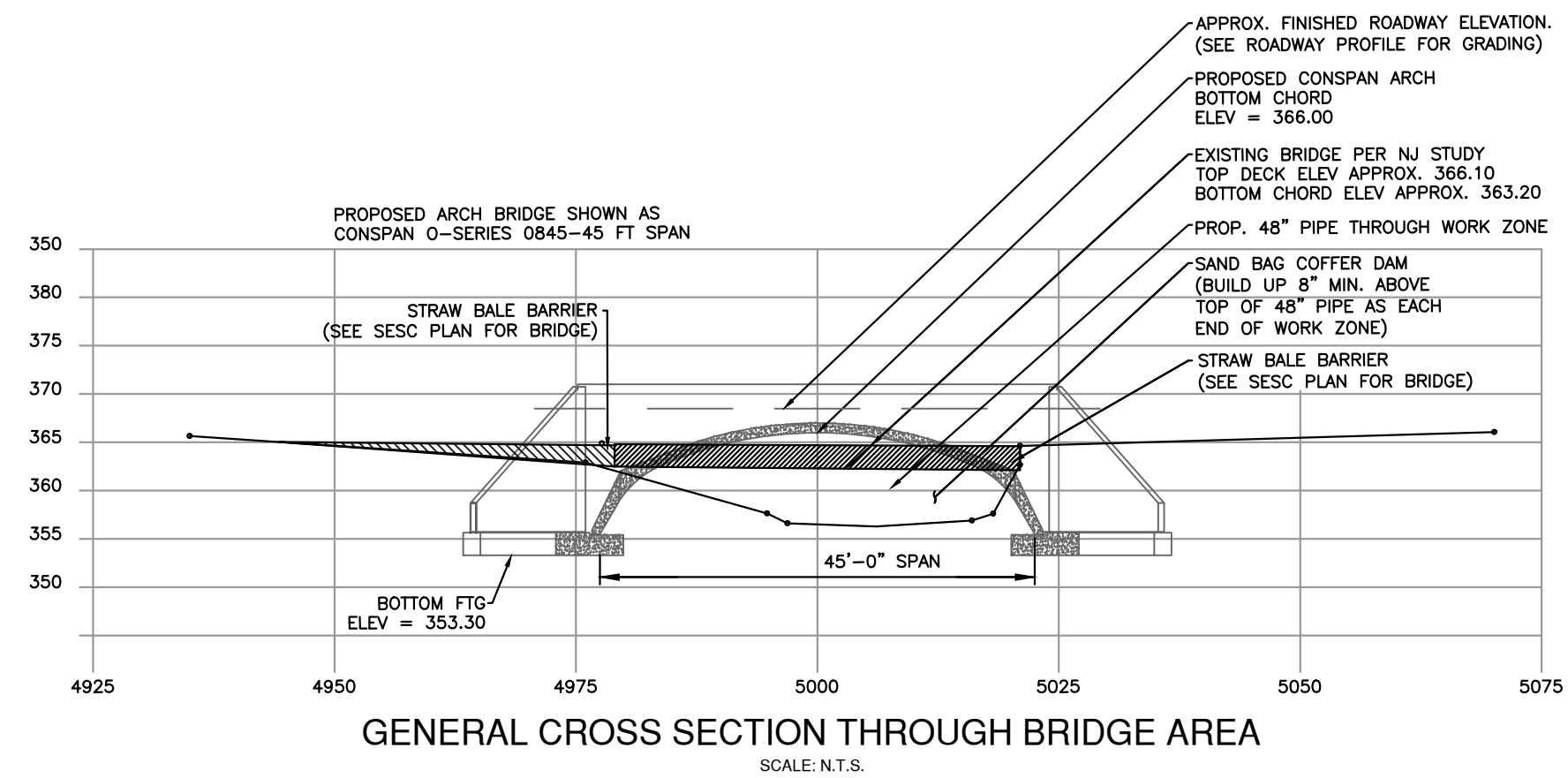
SOIL EROSION LEGEND



TOTAL AREA OF DISTURBANCE:
242,475.5 SQ.FT. OR 5.57± AC.
(FOR ENTIRE SITE)



TEMPORARY COFFER DAM DETAIL
SCALE: N.T.S.



9	REVISED PER SPIAB AND ENGINEER REVIEW LETTER	05/04/2023	JMP
8	NO CHANGES	02/28/2023	JMP
7	ISSUED TO PLANNING BOARD	10/03/2022	JMP
6	REVISED PER NUDEP COMMENTS	05/06/2020	JMP
5	REVISED PER NUDEP COMMENTS	02/28/2020	JMP
4	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP
REVISION	DESCRIPTION	DATE	BY

PRELIMINARY AND FINAL SITE PLAN APPLICATION

REDWOOD, L.L.C.

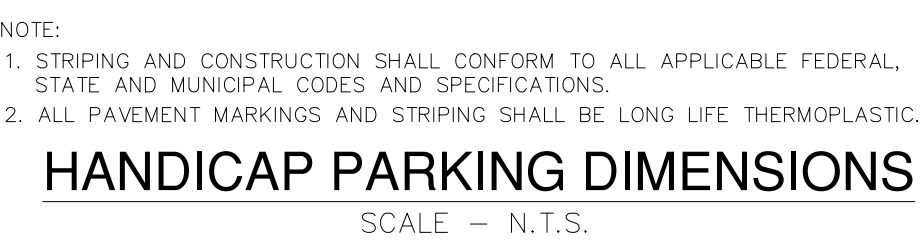
200 PLEASANT VALLEY WAY
BLOCK 151 LOT 33
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL PLAN FOR BRIDGE CONSTRUCTION



J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36662 DATED 09/20/17

Designer: JMP
Draftsman: CLKSPD
Checked By: JMP
Project No.: 16-0012
Scale: 1" = 10'
Sheet:
SP-12



* TYPE 3 RAMP IS NOT APPLICABLE, USE TYPE 1. ** TYPE 4 RAMP IS NOT APPLICABLE, USE TYPE 2.



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



J. MICHAEL PETRY-PE,PP,RA

Designer: JMI

Draftsman: D.

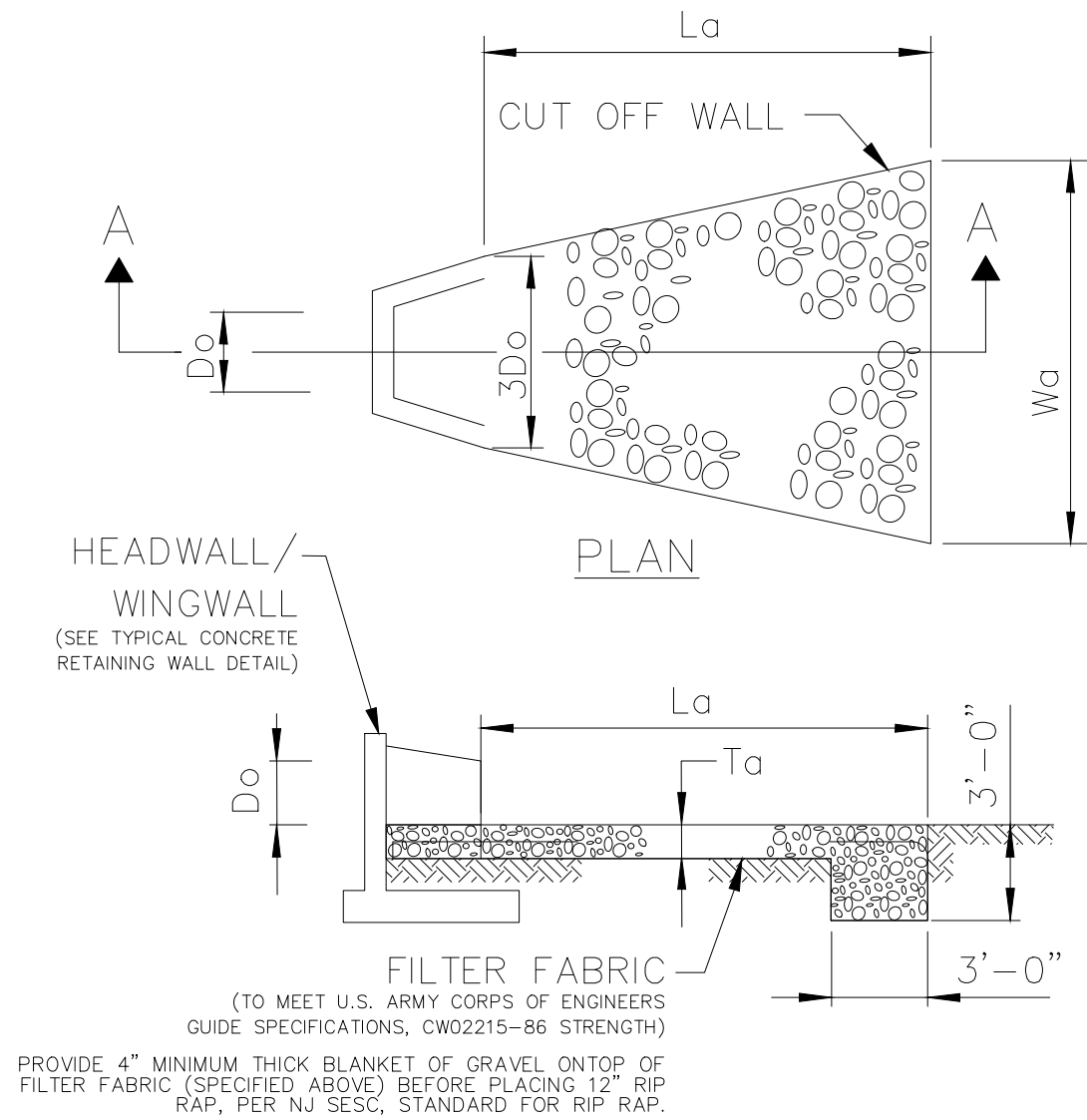
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Scale: AS NC

Sheet:

CD

SP-

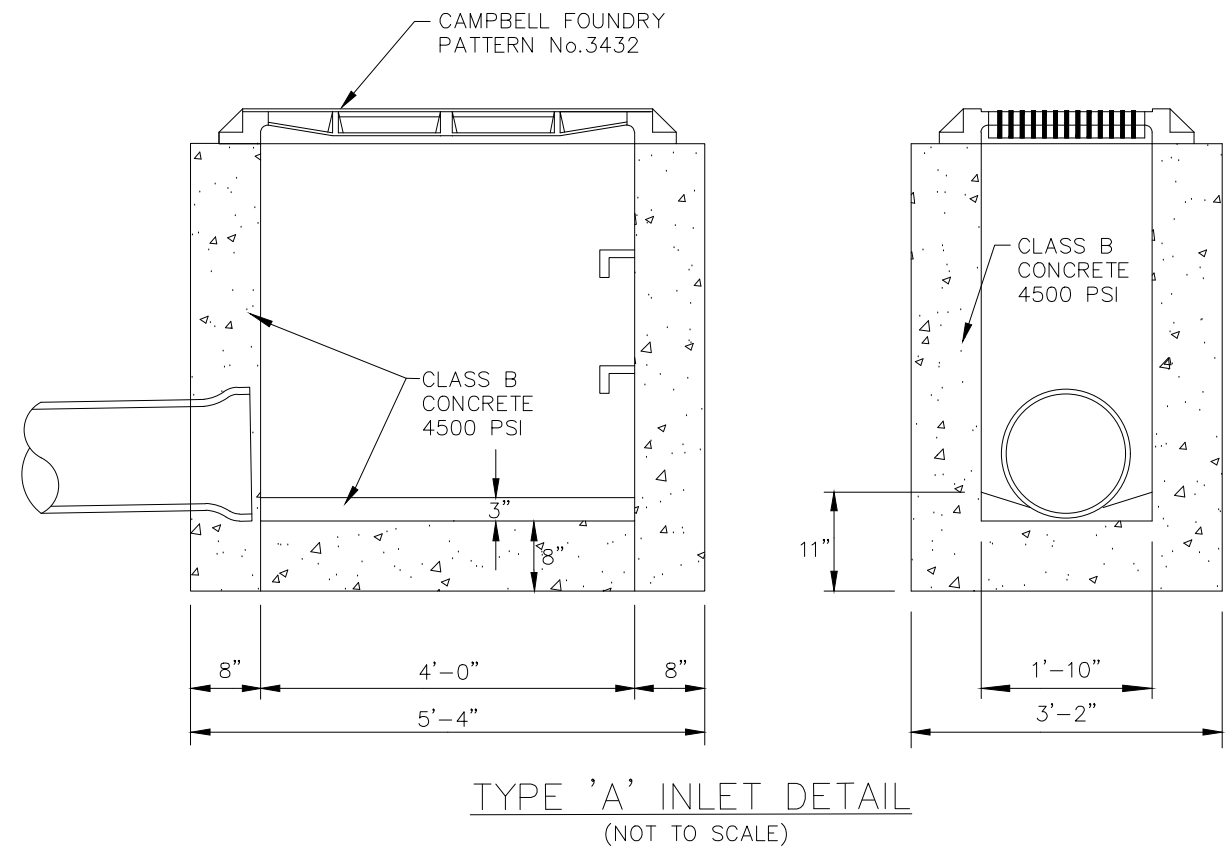


SECTION A-A

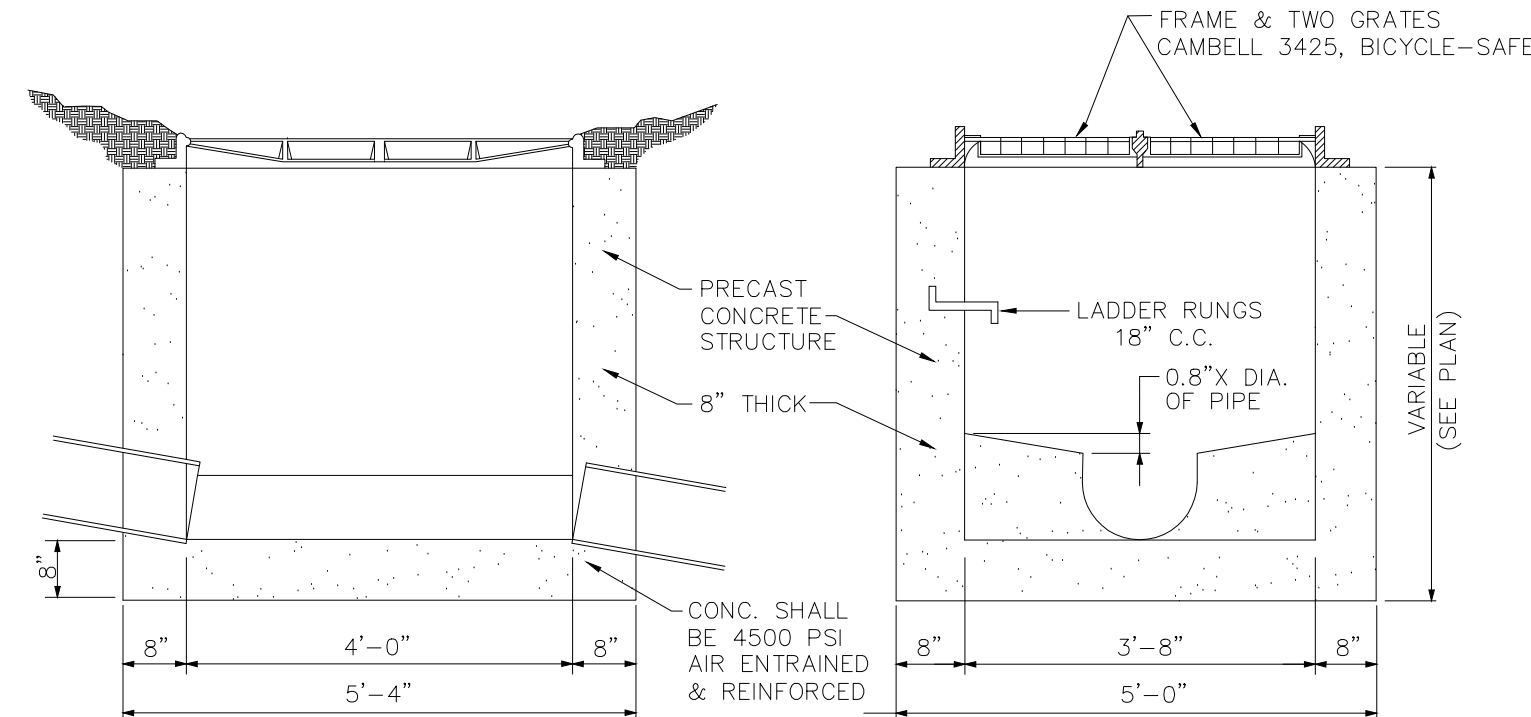
RIP RAP APRON DETAIL
SCALE N.T.S.

OUTLET PROTECTION SCHEDULE
(FOR RIP RAP APRON)

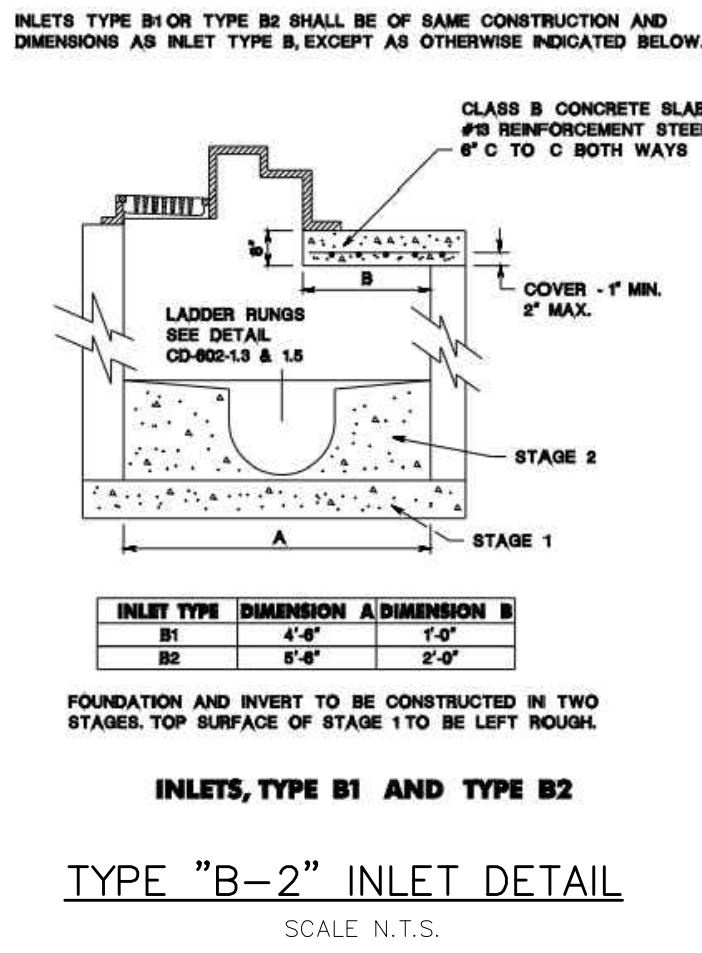
OUTFALL #	Do	3Do	La	Wa	d50	Ta
1	24"	72"	20'	16'	12"	24"
2	15"	45"	20'	24'	12"	24"
3	15"	45"	7.5'	7'	12"	24"
4	15"	45"	7.5'	7'	12"	24"



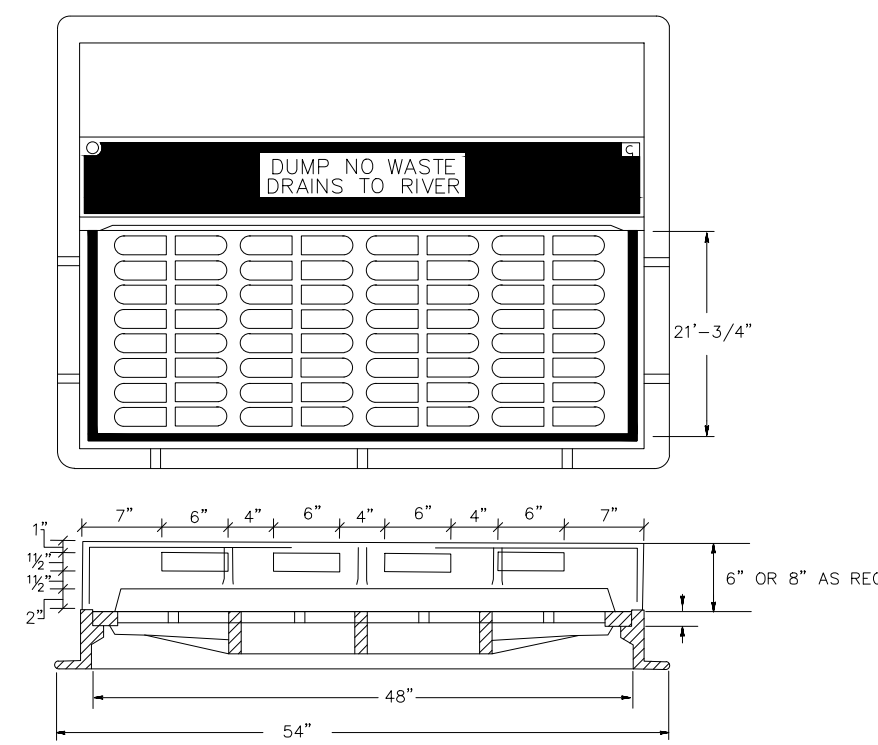
TYPE "A" INLET DETAIL
SCALE N.T.S.



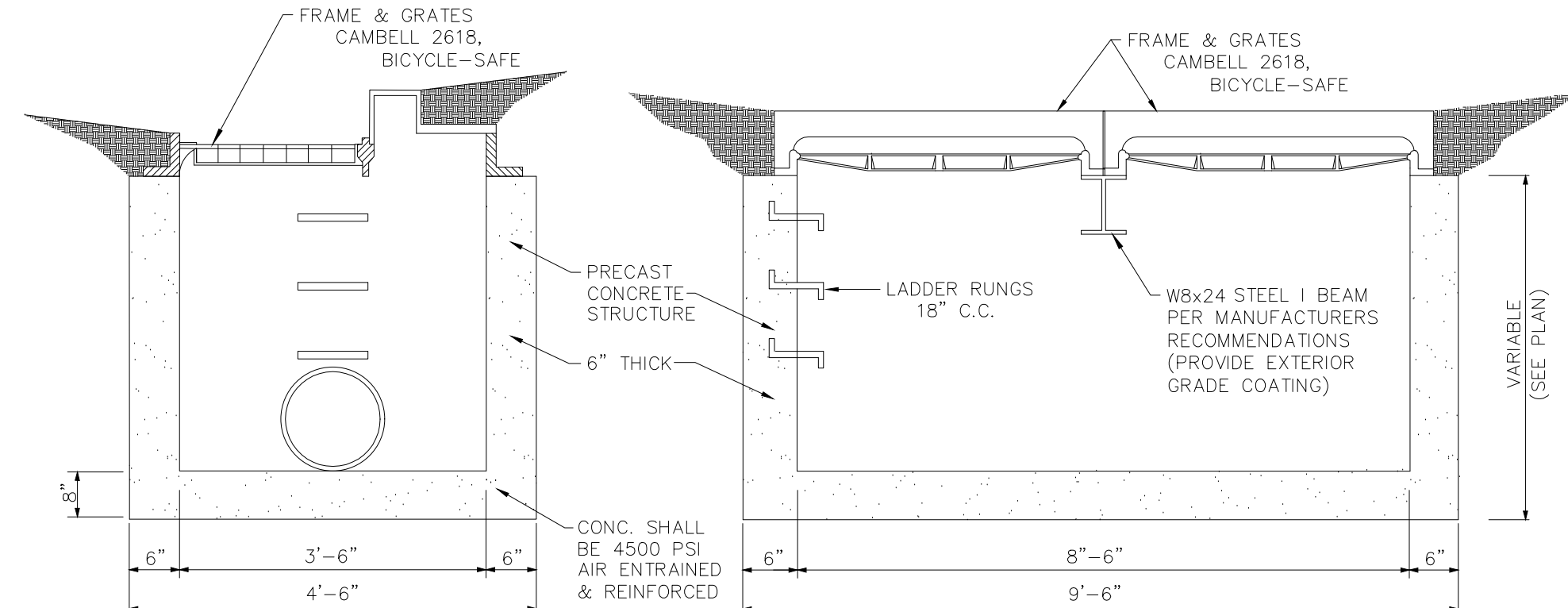
TYPE "E" INLET DETAIL
SCALE N.T.S.



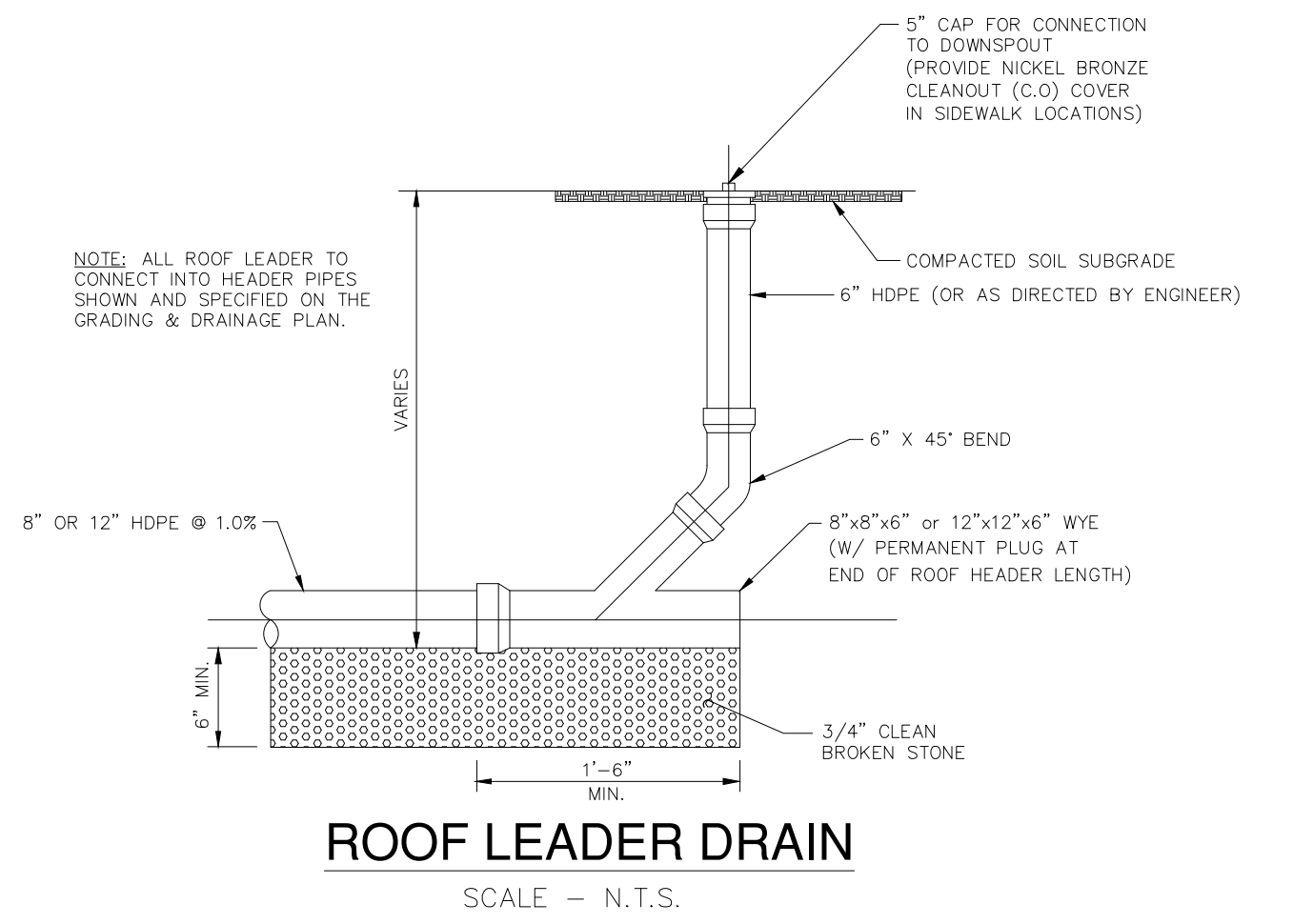
TYPE "B-2" INLET DETAIL
SCALE N.T.S.



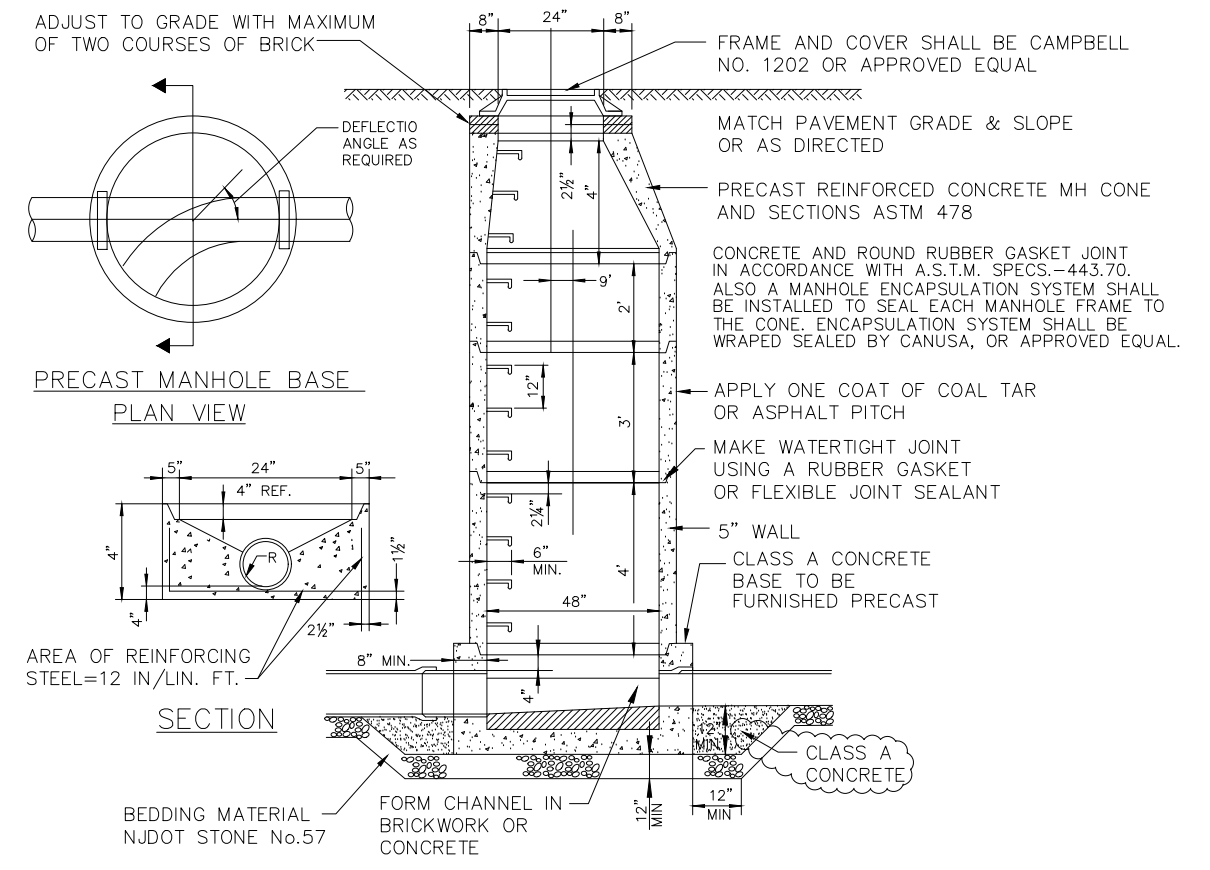
CURB INLET GRATE
AND TYPE 'N' ECO CURB PIECE
SCALE N.T.S.



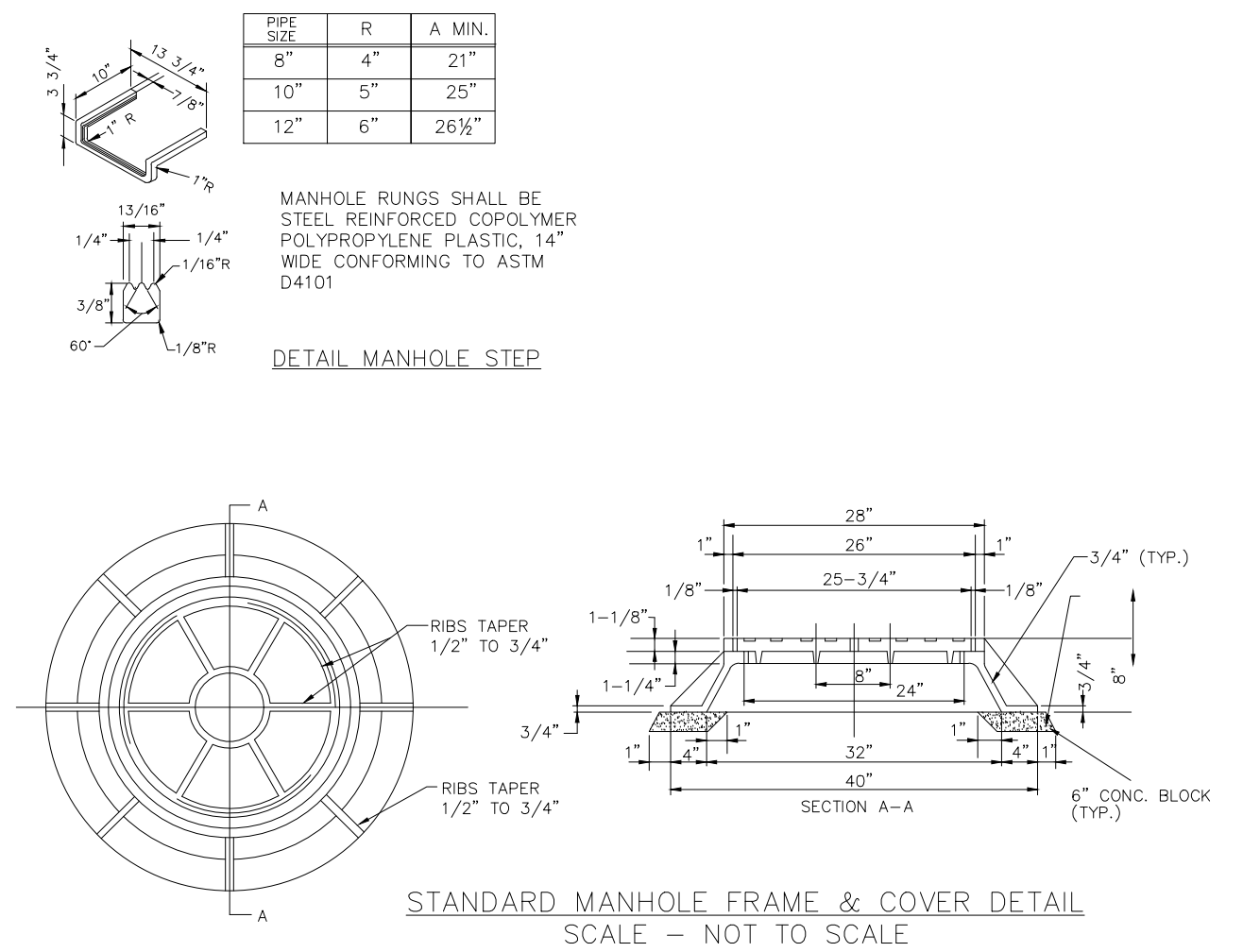
DOUBLE TYPE "B" INLET DETAIL
SCALE N.T.S.



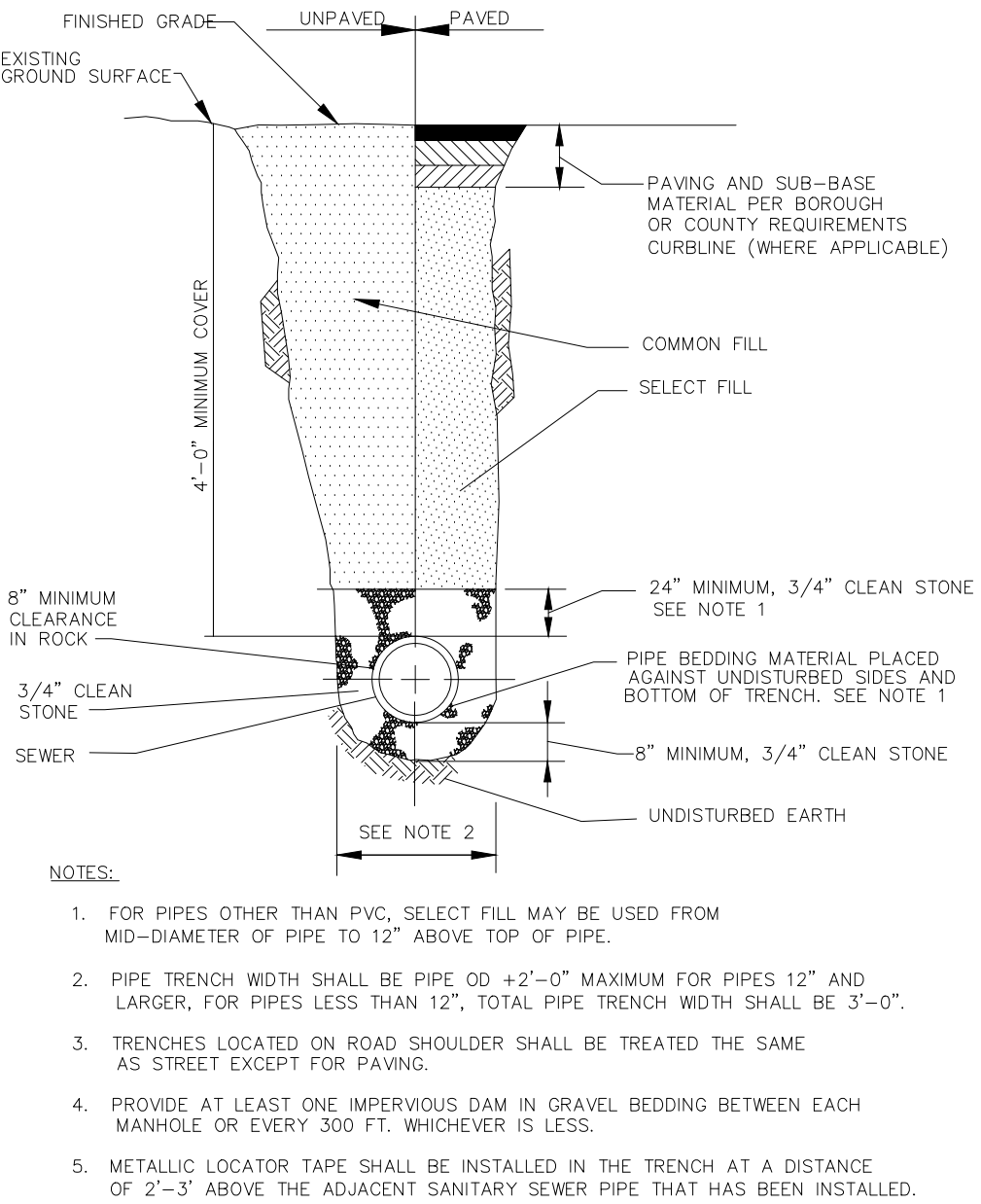
ROOF LEADER DRAIN
SCALE - N.T.S.



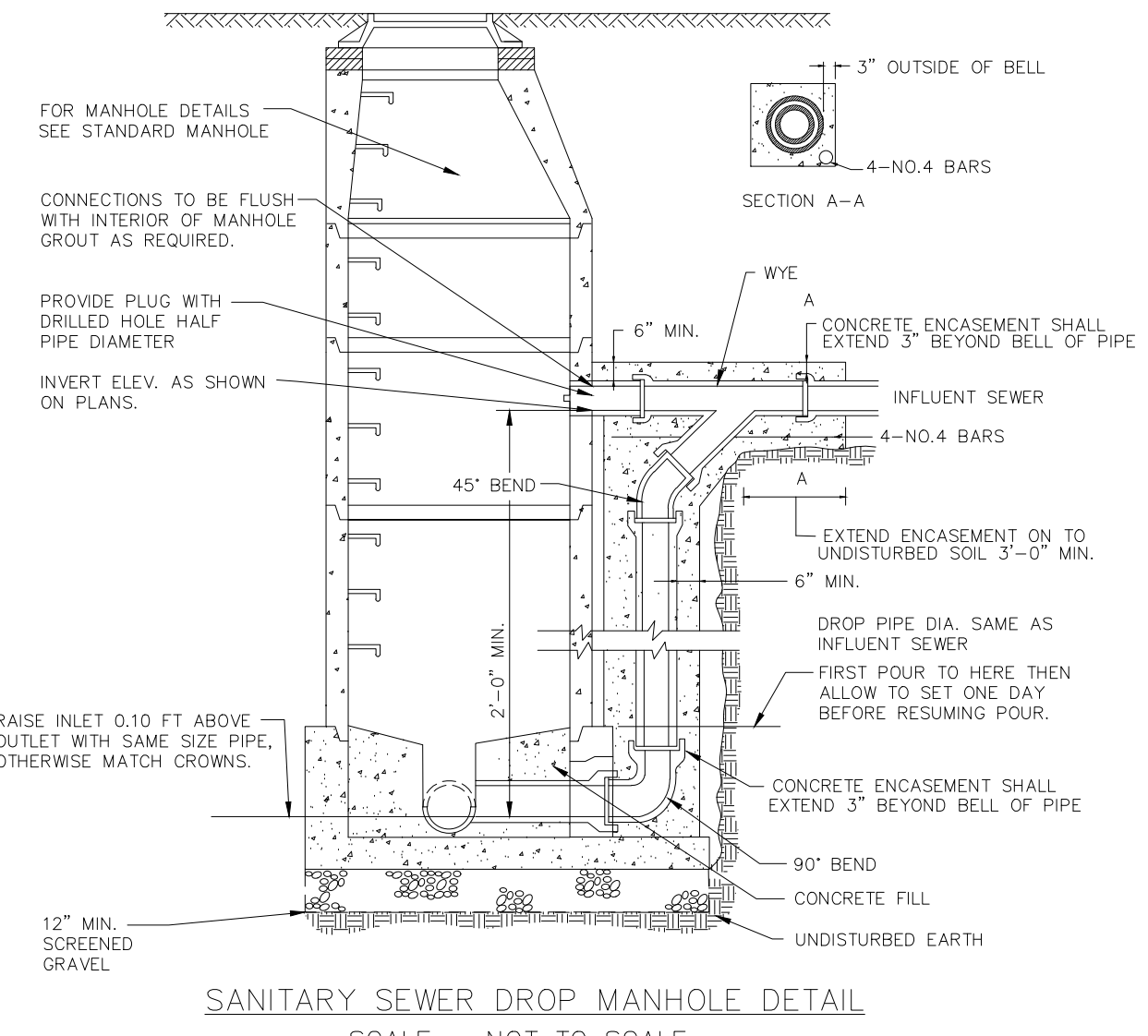
48" PRECAST CONCRETE MANHOLE



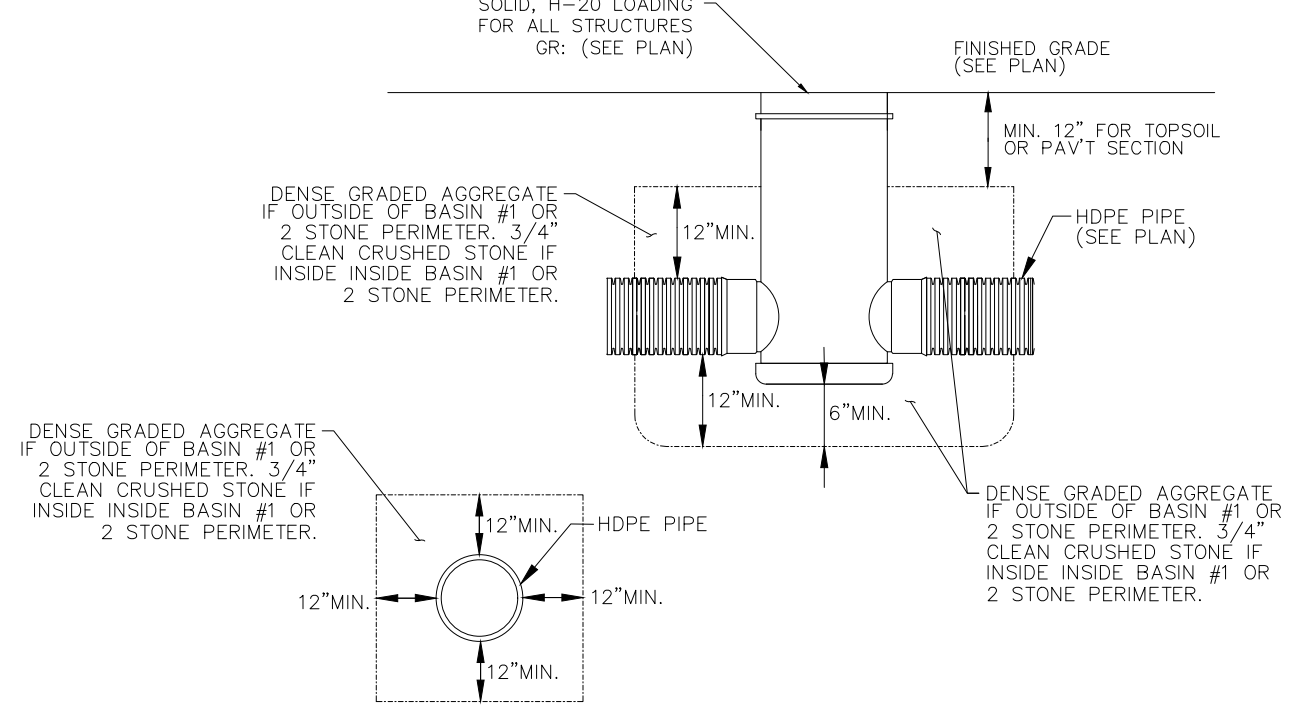
STANDARD MANHOLE FRAME & COVER DETAIL
SCALE - NOT TO SCALE



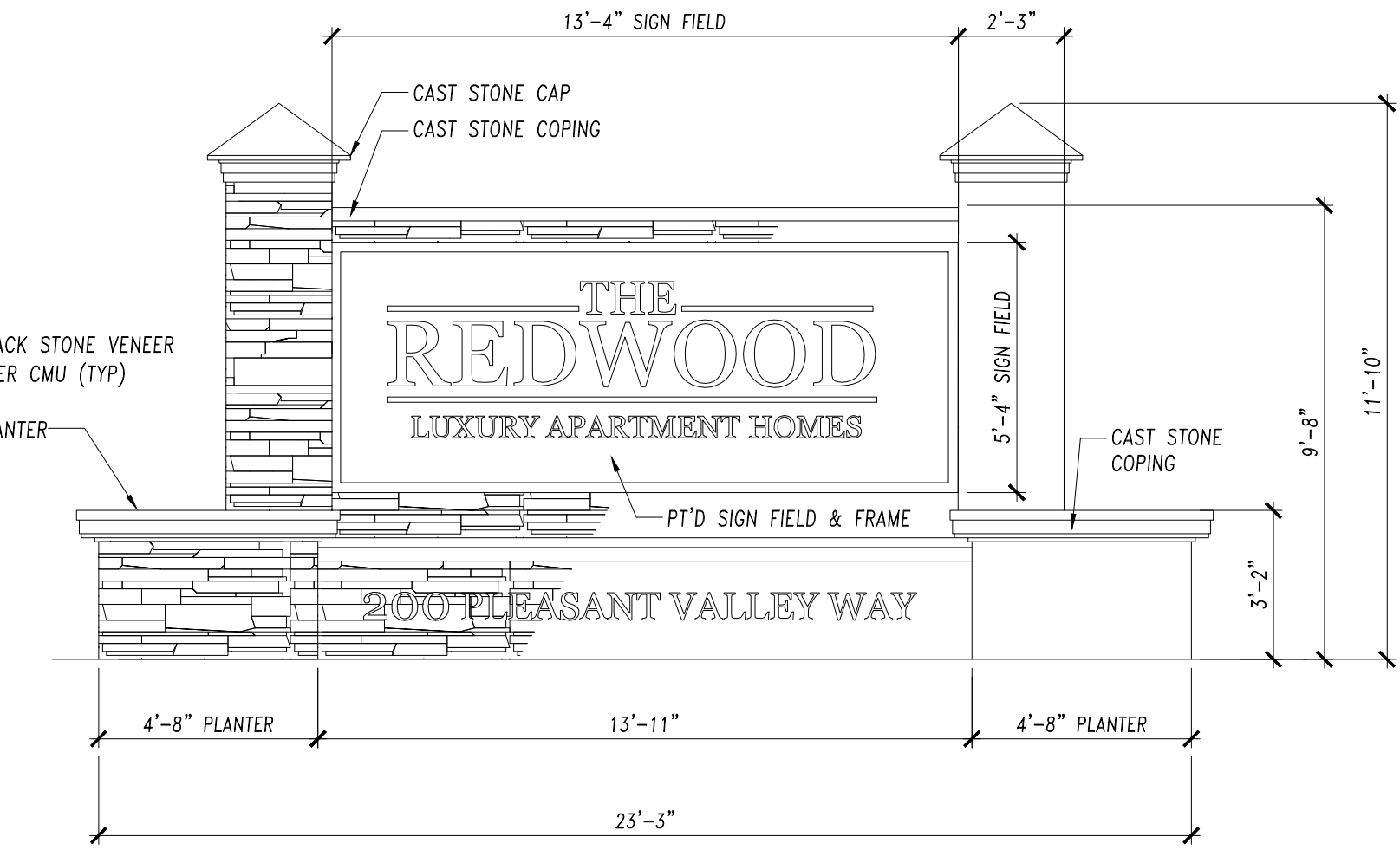
TYPICAL TRENCH DETAIL FOR 8" PVC SDR-35 SEWER PIPE
SCALE - N.T.S.



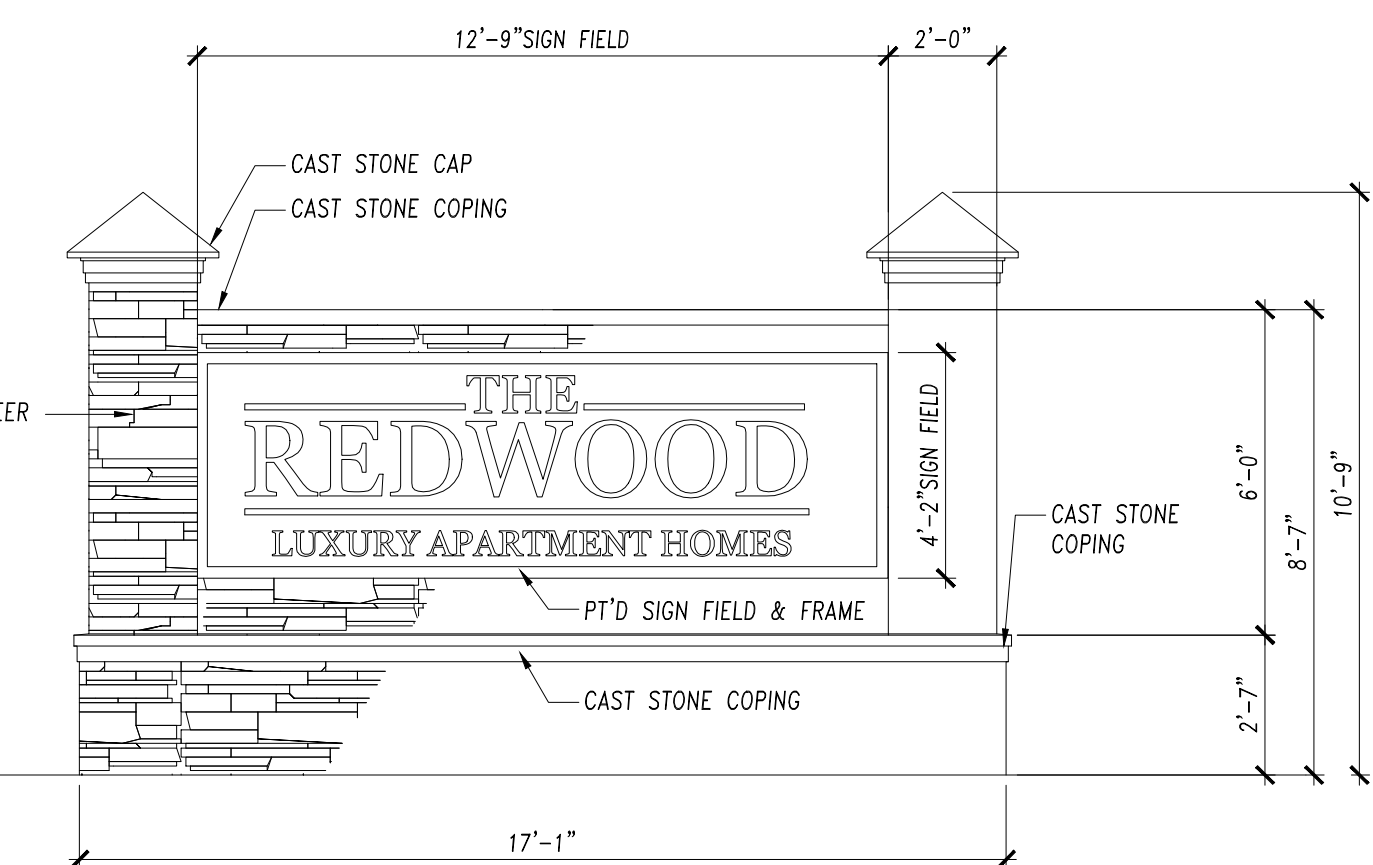
SANITARY SEWER DROP MANHOLE DETAIL
SCALE - NOT TO SCALE



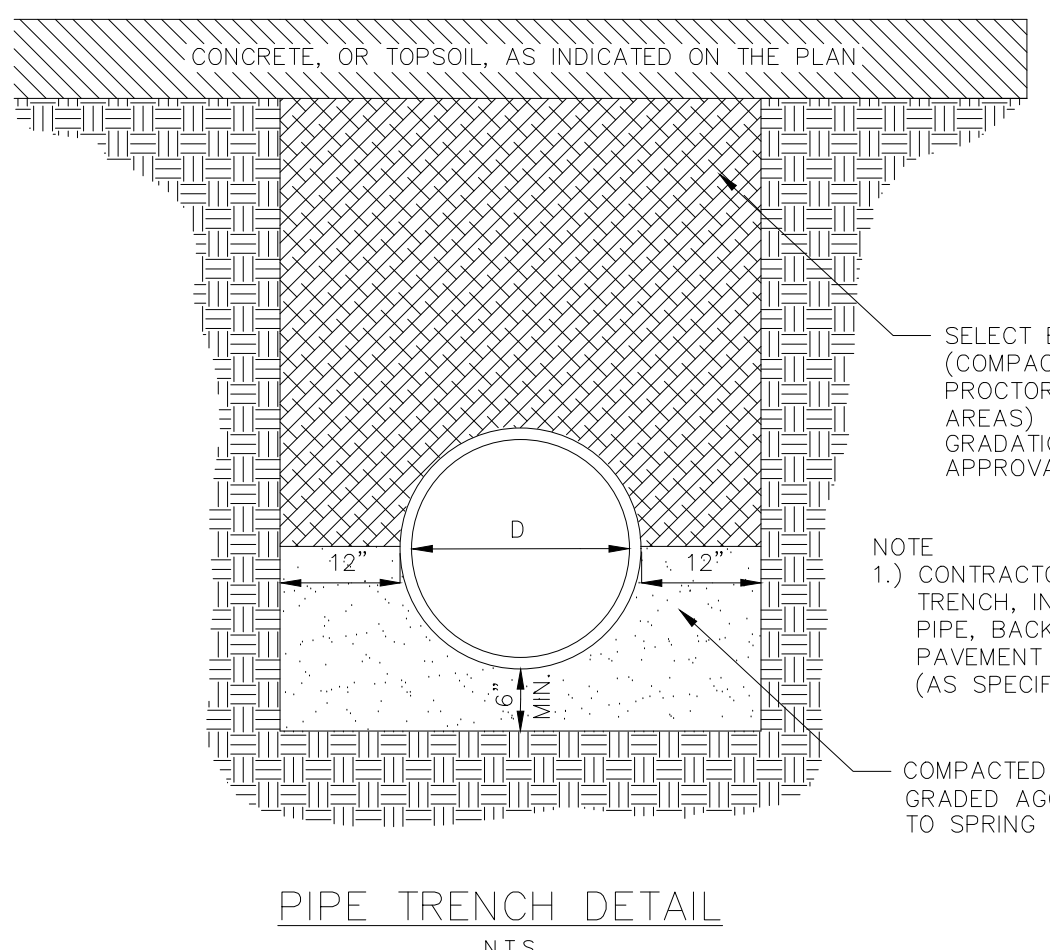
NYLOPLAST DRAIN
BASIN DETAIL
SCALE N.T.S.



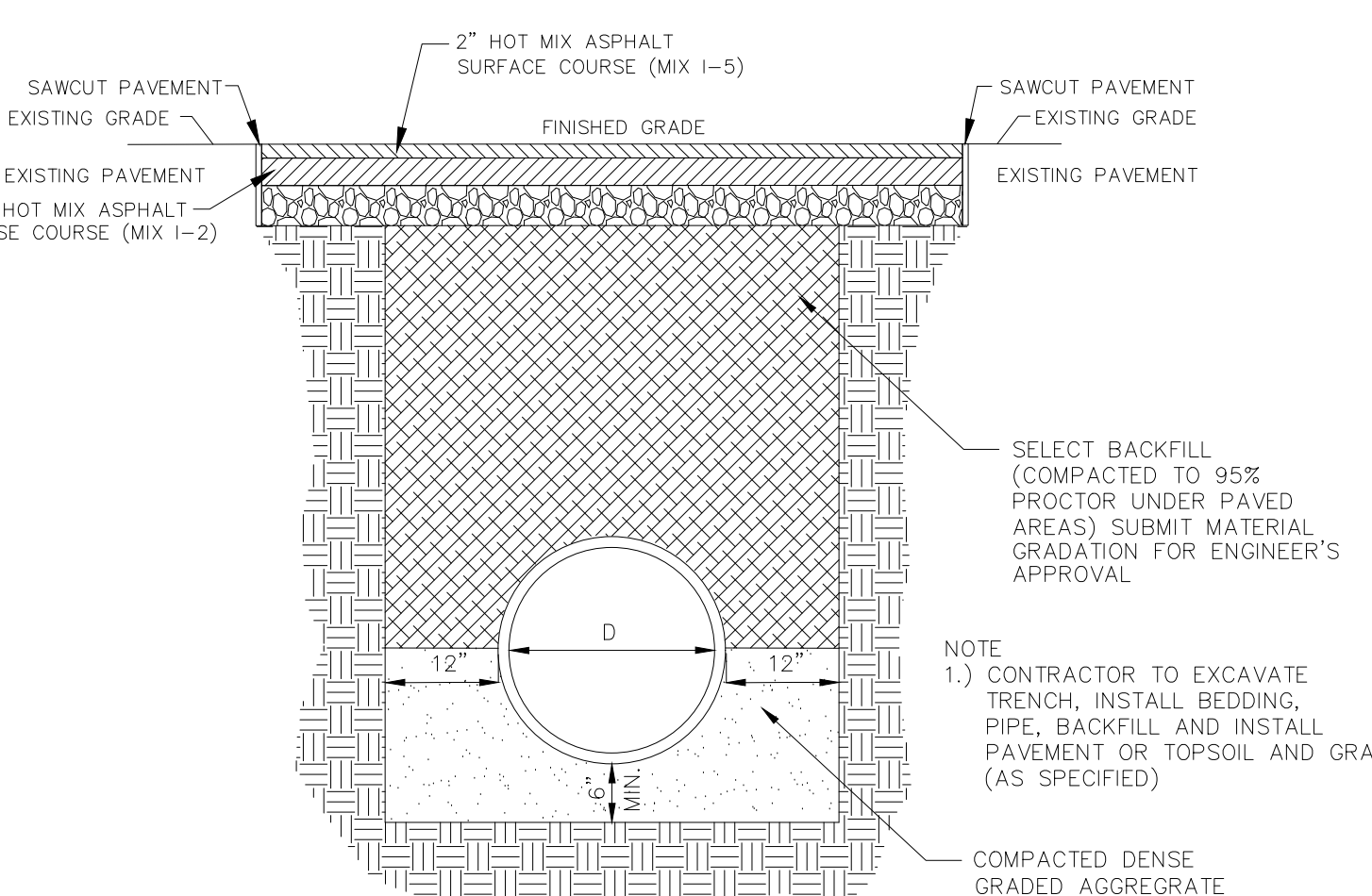
PLEASANT VALLEY WAY SIGN DETAIL
SCALE N.T.S.



INTERIOR DRIVEWAY SIGN DETAIL
SCALE N.T.S.



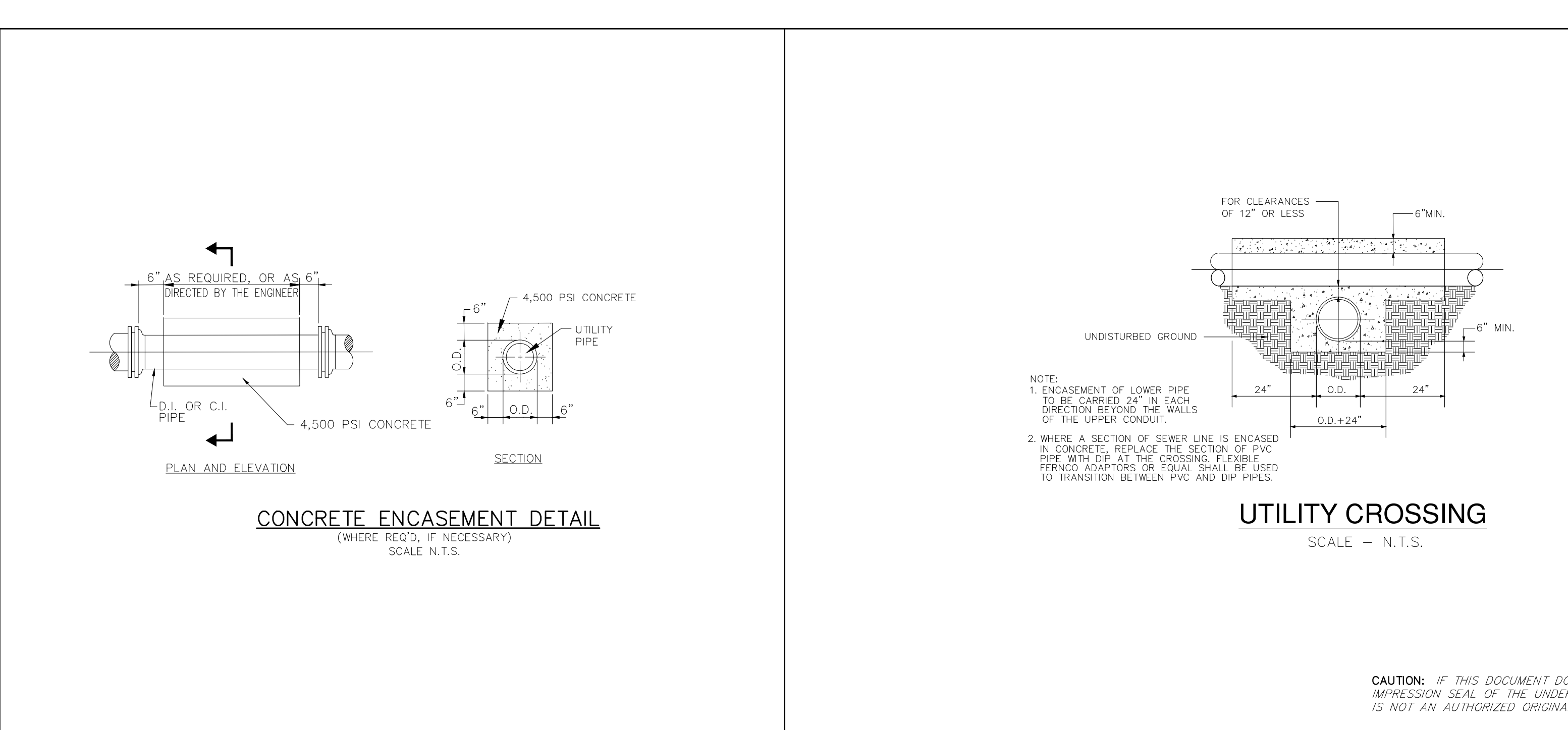
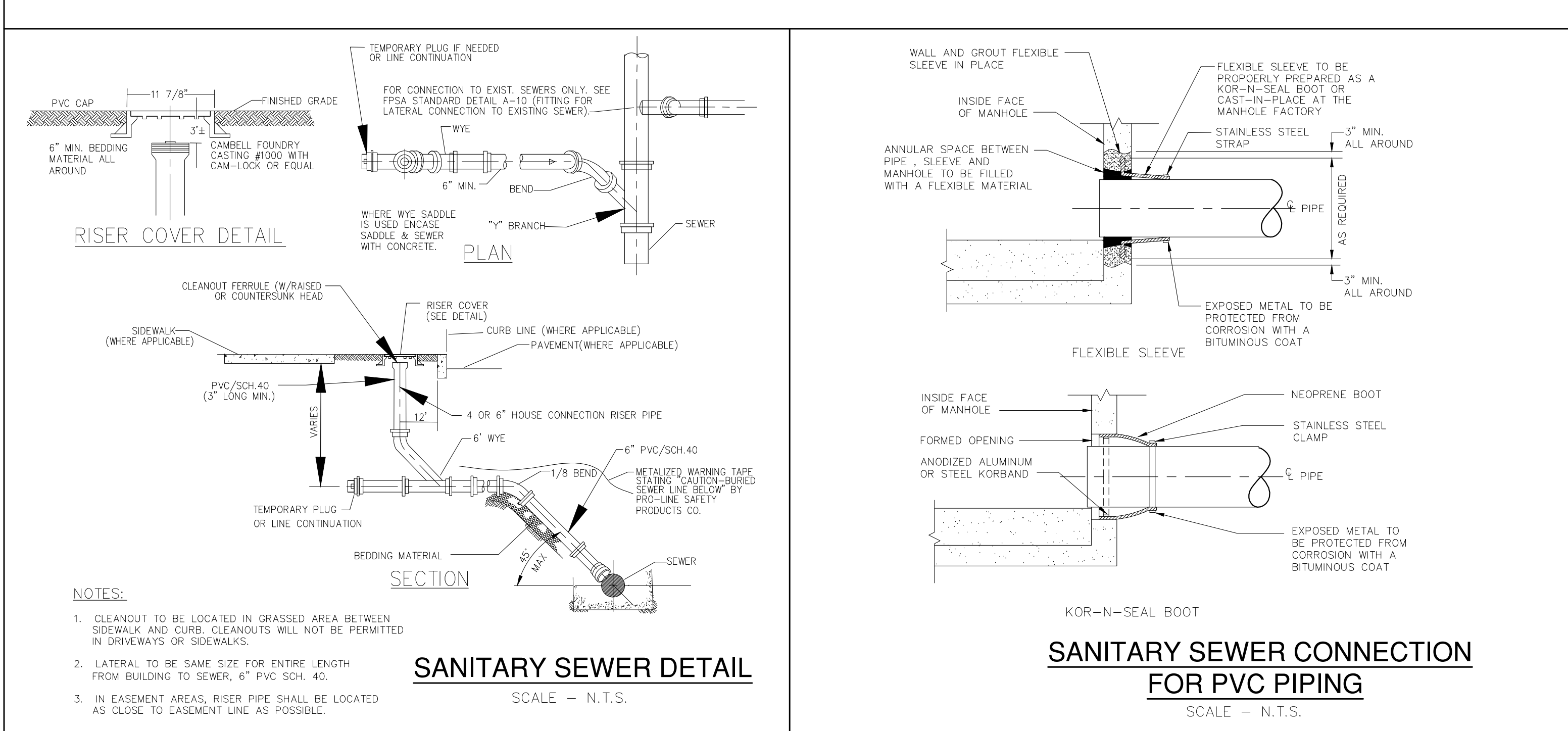
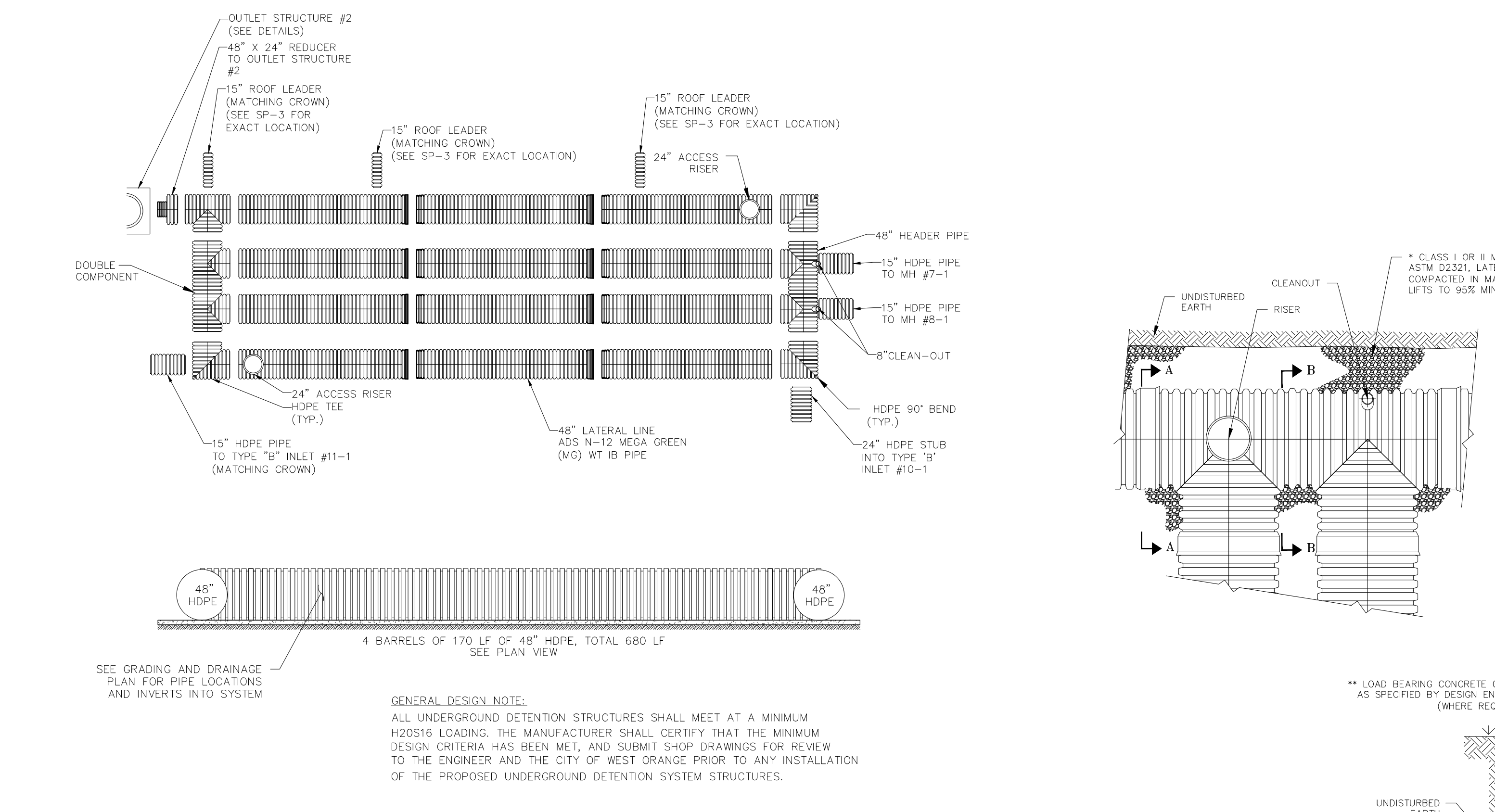
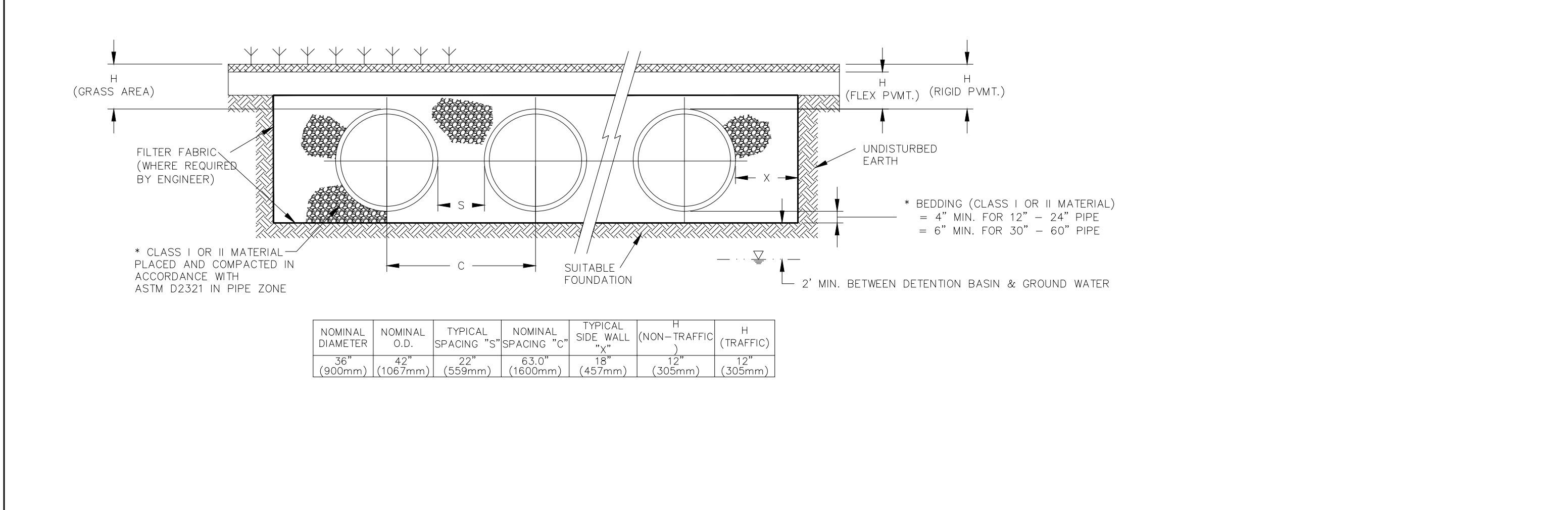
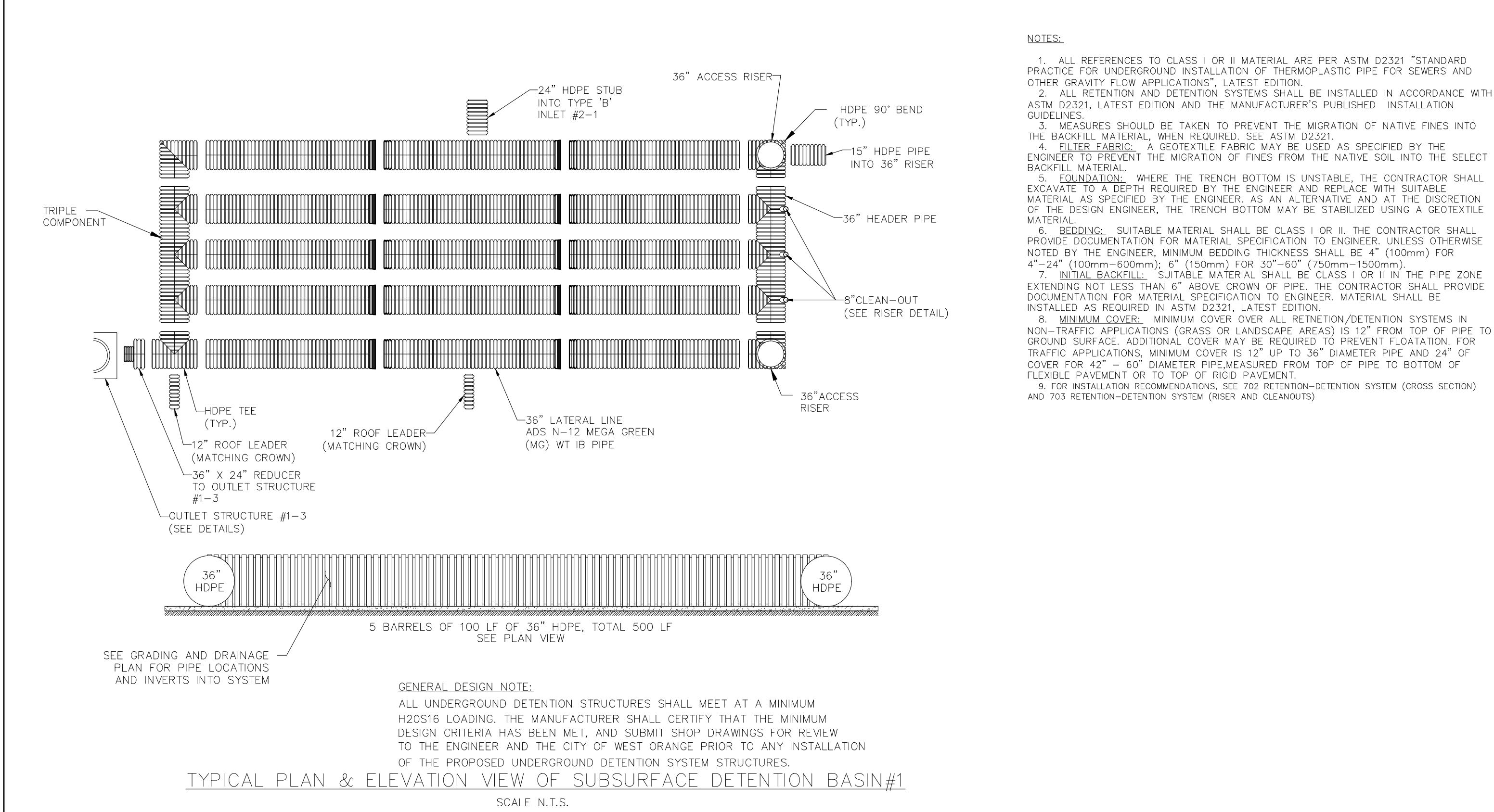
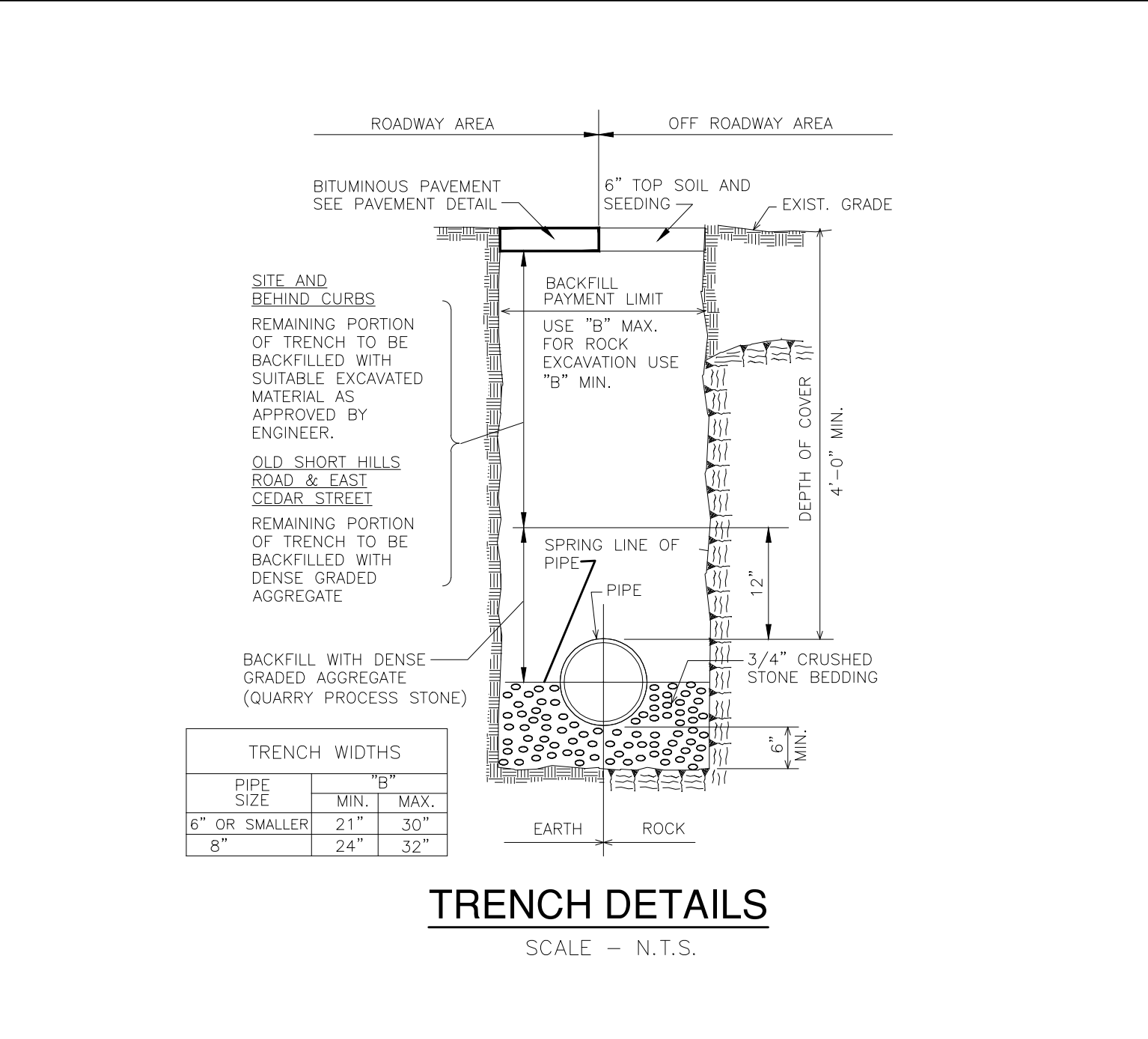
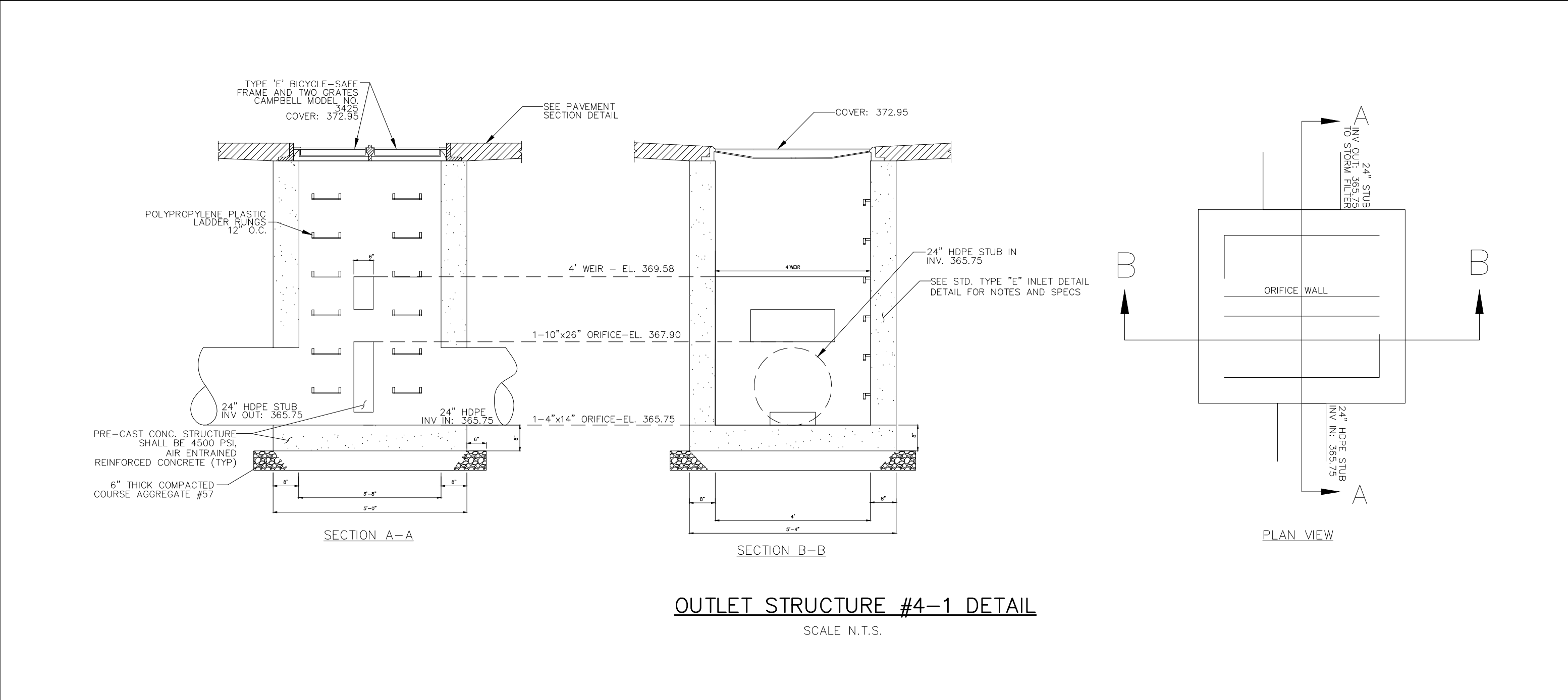
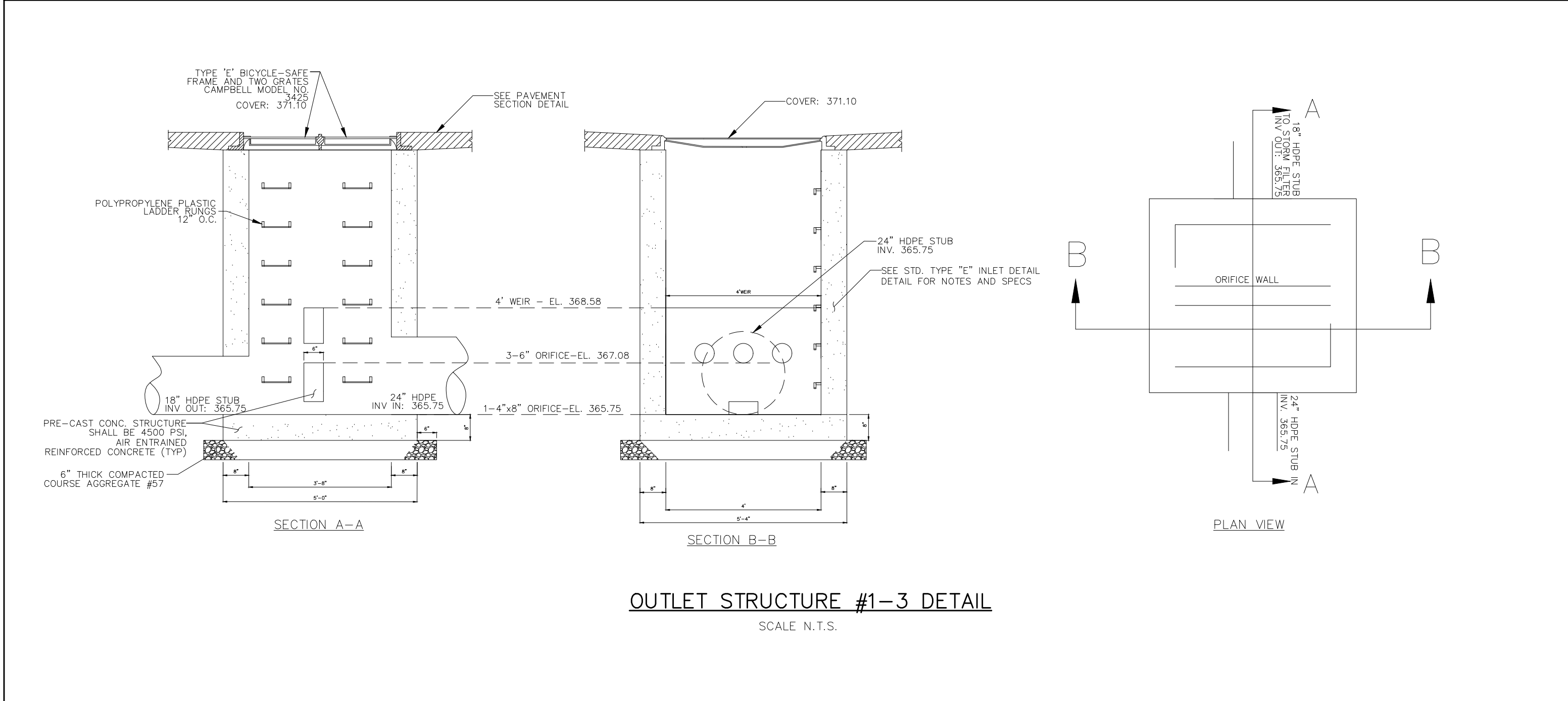
PIPE TRENCH DETAIL
SCALE N.T.S.



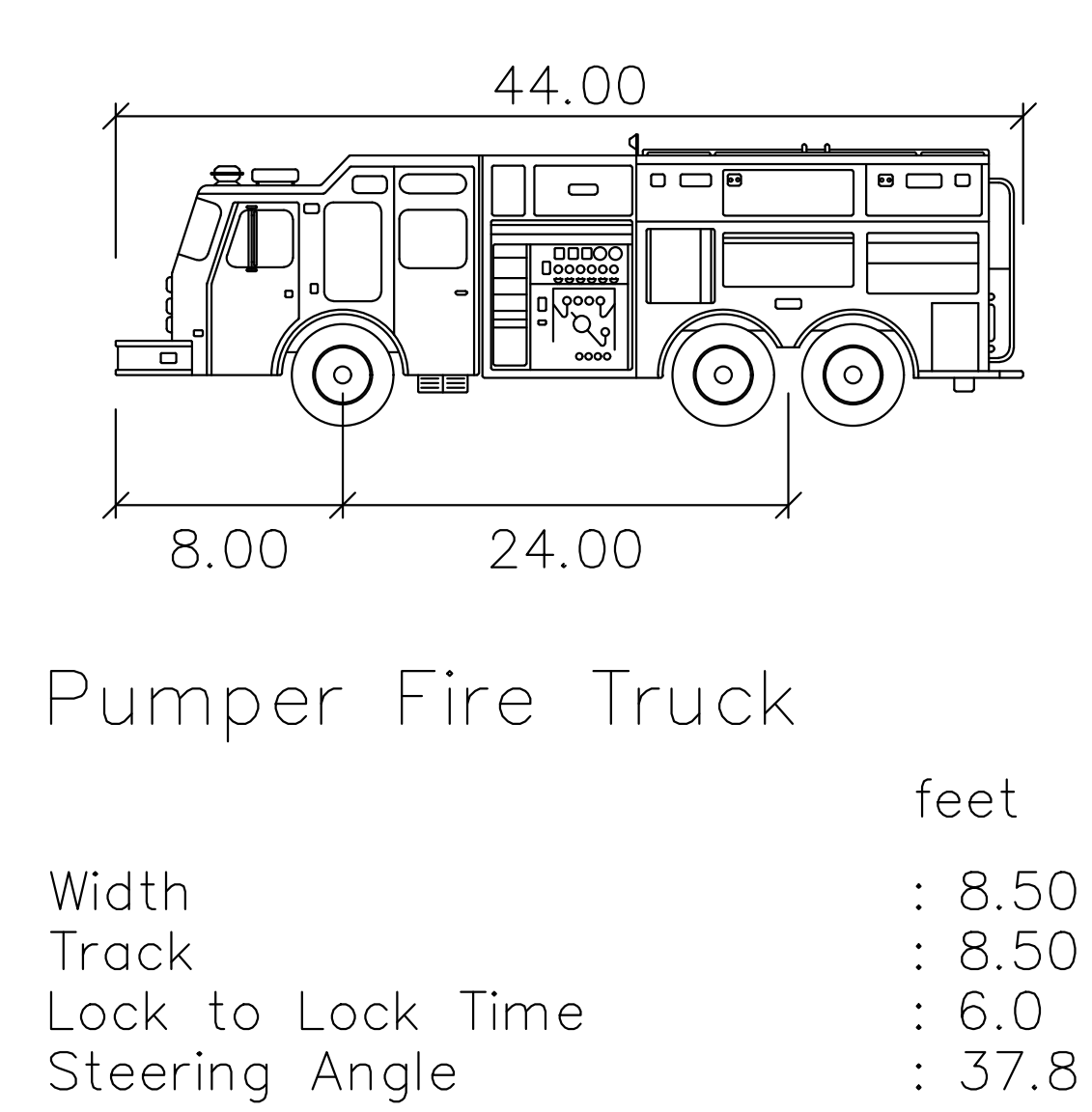
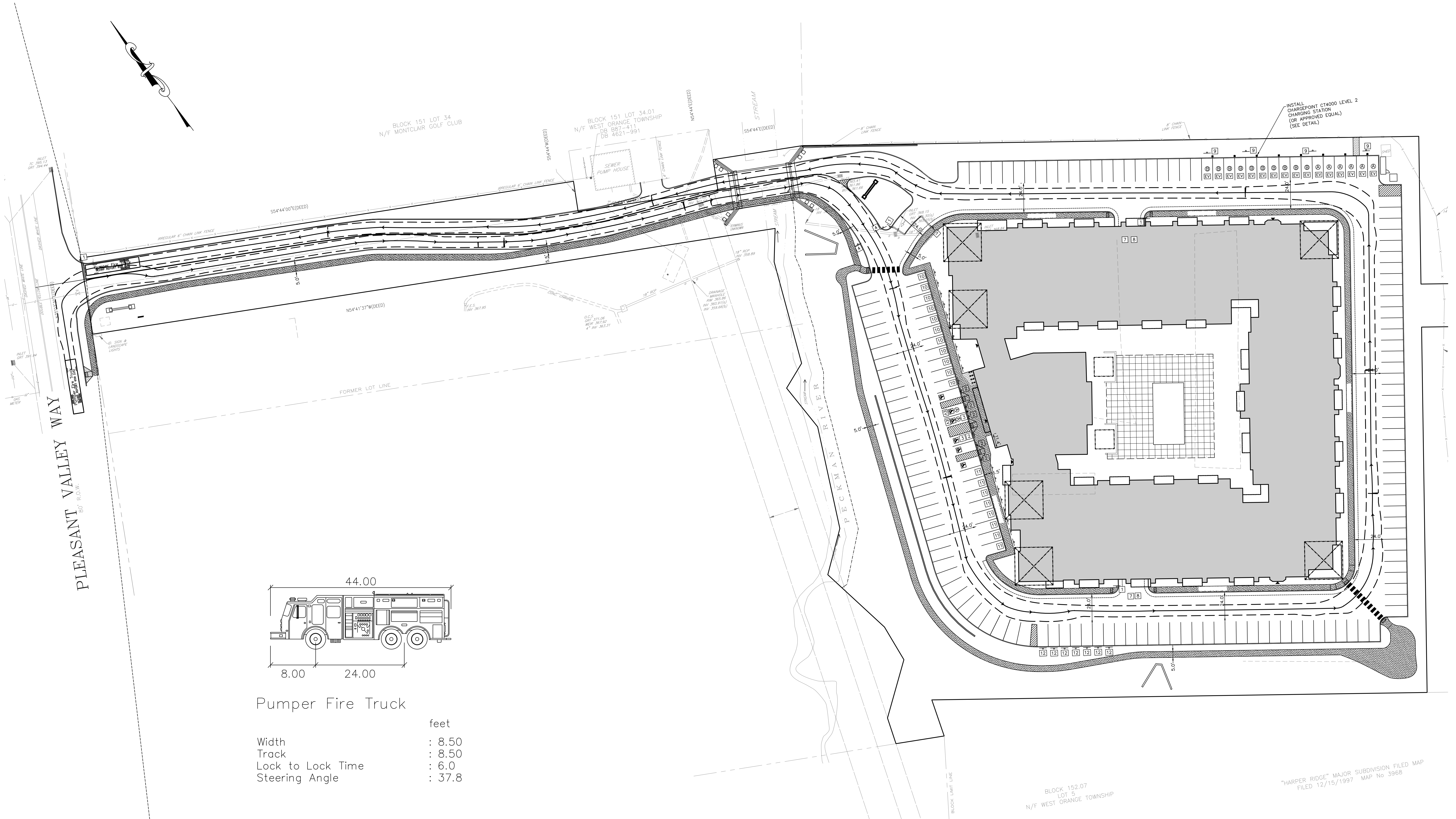
PIPE TRENCH AND REPAVING DETAIL
ALONG PARKING AND DRIVEWAY AREAS
SCALE N.T.S.

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9	REVISED PER SPRAB AND ENGINEER REVIEW LETTER	05/4/2023	JMP
8	NO CHANGES	03/07/2023	JMP
7	ISSUED TO PLANNING BOARD	10/03/2022	JMP
6	REVISED PER NJDEP COMMENTS	05/08/2020	JMP
5	REVISED PER NJDEP COMMENTS	02/28/2020	JMP
4	MODIFIED BUILDING AND PARKING LAYOUT	10/30/2019	JMP
2	MODIFICATION TO BUILDING SITE GRADES NJDEP SUBMITTAL DATA	09/20/2017	JMP
1	UPDATED FOR COMPLETENESS PER BOARD PROFESSIONALS	04/12/2017	JMP
REVISION	DESCRIPTION	DATE	BY
PRELIMINARY AND FINAL SITE PLAN APPLICATION REDWOOD, L.L.C. 200 PLEASANT VALLEY WAY BLOCK 151 LOT 33 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
CONSTRUCTION DETAILS			
			Designer: JMP
			Draftsman: CLK/SPD
			Checked By: JMP
			Project No: 16-0012
			Scale: AS NOTED
			Sheet:
J. MICHAEL PETRY-PE,PP,RA NJ PROFESSIONAL ENGINEER LIC. NO. 36962			SP-14

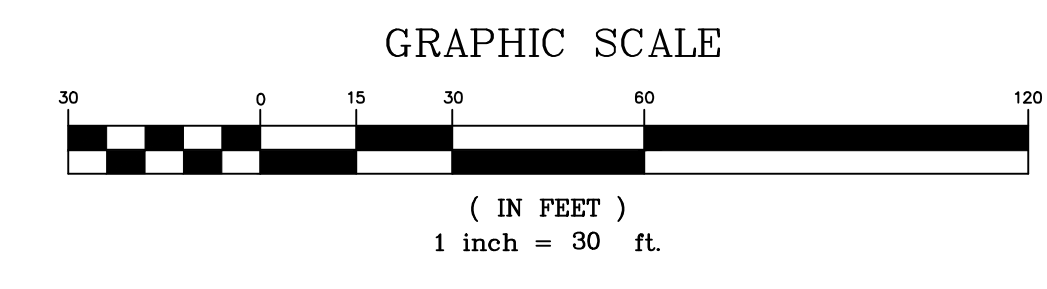


9	REVISED PER SPRAB AND ENGINEER REVIEW LETTER	05/4/2023	JMP
8	NO CHANGES	03/07/2023	JMP
7	ISSUED TO PLANNING BOARD	10/03/2022	JMP
6	REVISED PER NUDEP COMMENTS	05/08/2020	JMP
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2	MODIFICATION TO BUILDING SITE GRADES NUDEP SUBMITTAL DATA	09/20/2017	JMP
1	UPDATED FOR COMPLETENESS PER BOARD PROFESSIONALS	04/12/2017	JMP
REVISION	DESCRIPTION	DATE	BY
PRELIMINARY AND FINAL SITE PLAN APPLICATION REDWOOD, L.L.C. 200 PLEASANT VALLEY WAY BLOCK 151 LOT 33 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
CONSTRUCTION DETAILS			
			Designer: JMP Drafter: DUKSPD Checked By: JMP Project No: 16-0012 Scale: AS NOTED Sheet:
J. MICHAEL PETRY-PE,PP,RA NJ PROFESSIONAL ENGINEER LIC. NO. 36662			DATED 12/12/16 SP-15



Pumper Fire Truck

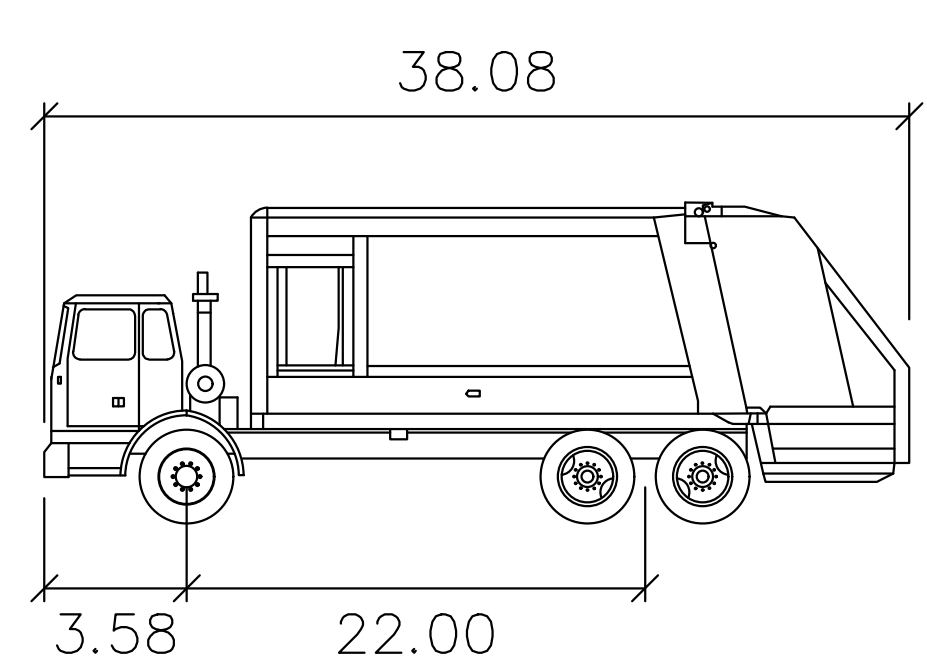
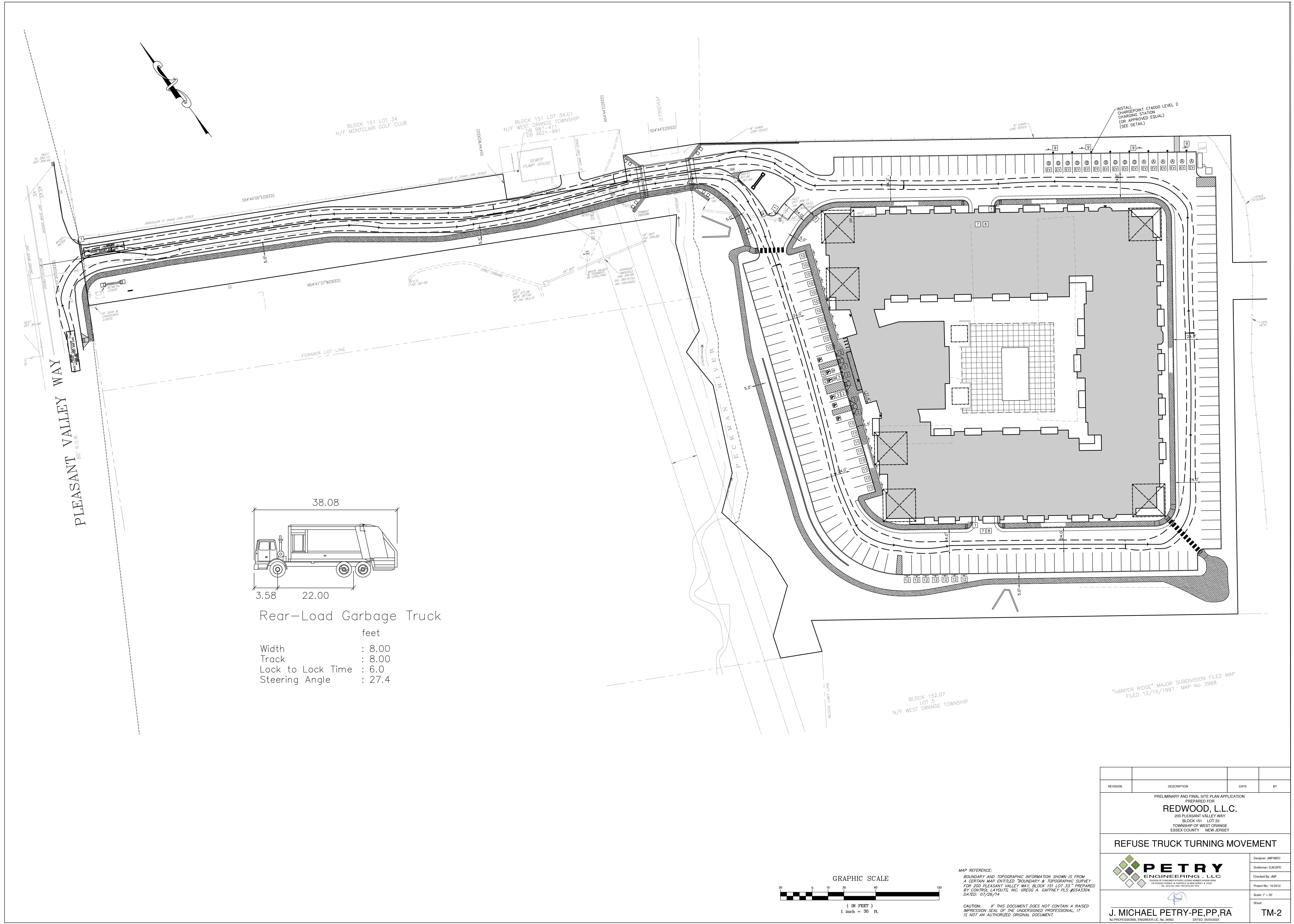
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Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



MAP REFERENCE:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS FROM
A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY
FOR 200 PLEASANT VALLEY WAY, BLOCK 151 LOT 33" PREPARED
BY CONTROL LAYOUTS, INC. GREGG A. GAFFNEY PLS #6543304.
DATED: 07/26/14

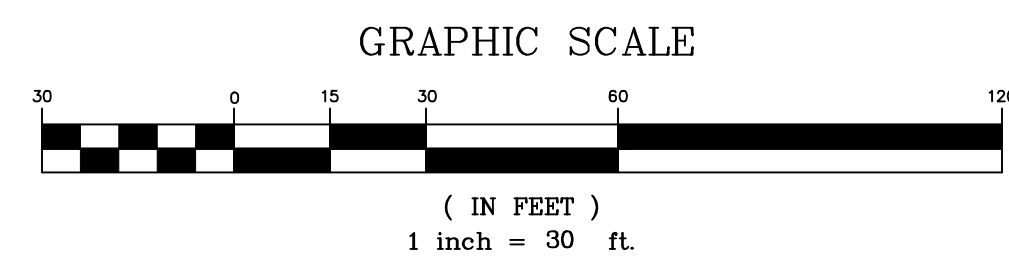
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REVISION	DESCRIPTION	DATE	BY
PRELIMINARY AND FINAL SITE PLAN APPLICATION			
REDWOOD, L.L.C.			
200 PLEASANT VALLEY WAY BLOCK 151 LOT 33 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
FIRE TRUCK TURNING MOVEMENT			
			Designer: JMM/DC
			Draftsman: JMK/SPD
			Checked By: JMM
			Project No: 16-0012
			Scale: 1" = 30'
			Sheet:
J. MICHAEL PETRY-PE, PP, RA			TM-1
NJ PROFESSIONAL ENGINEER LIC. No. 36662			DATED: 05/03/2023



Rear-Load Garbage Truck

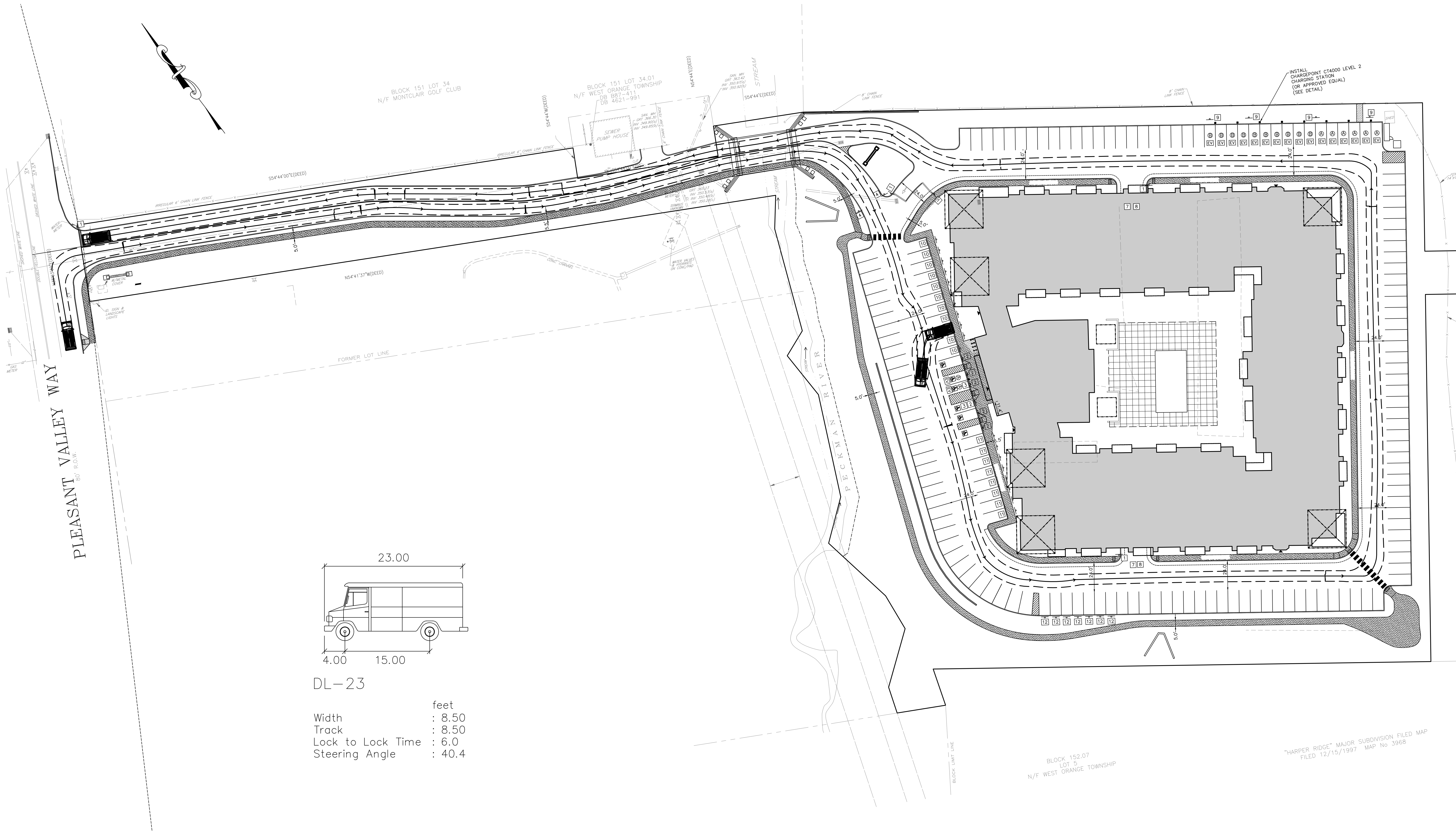
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- Track : 8.00
- Lock to Lock Time : 6.0
- Steering Angle : 27.4



MAP REFERENCE:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS FROM
A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY
FOR 200 PLEASANT VALLEY WAY, BLOCK 151 LOT 33" PREPARED
BY CONTROL LAYOUTS, INC. GREGG A. GAFFNEY PLS #6543304
DATED: 07/26/14

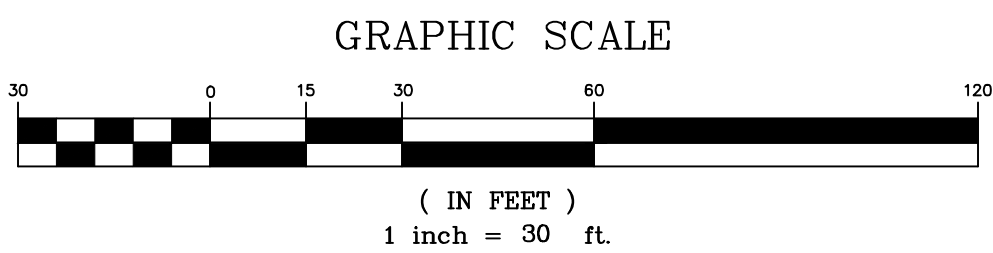
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REVISION	DESCRIPTION	DATE	BY
PRELIMINARY AND FINAL SITE PLAN APPLICATION			
REDWOOD, L.L.C. 200 PLEASANT VALLEY WAY BLOCK 151 LOT 33 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
REFUSE TRUCK TURNING MOVEMENT			
			Designer: JMM/DC
			Draftsman: JMK/SPD
			Checked By: JMM
			Project No: 16-0012
			Scale: 1" = 30'
			Sheet:
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. No. 36662			TM-2



DL-23

Width : 8.50 feet
Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 40.4



MAP REFERENCE:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS FROM
A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY
FOR 200 PLEASANT VALLEY WAY, BLOCK 151 LOT 33" PREPARED
BY CONTROL LAYOUTS, INC. GREGG A. GAFFNEY PLS #6543304
DATED: 07/26/14

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IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

"HARPER RIDGE" MAJOR SUBDIVISION FILED MAP
FILED 12/15/1997 MAP No 3968

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			
DELIVERY TRUCK TURNING MOVEMENT			
		Designer: JMM/DC	
		Draftsman: DJK/SPD	
		Checked By: JMM	
		Project No: 16-0012	
		Scale: 1" = 30'	
		Sheet:	TM-3
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED: 05/03/2023			