

AMENDED PRELIMINARY AND FINAL SITE PLAN

PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



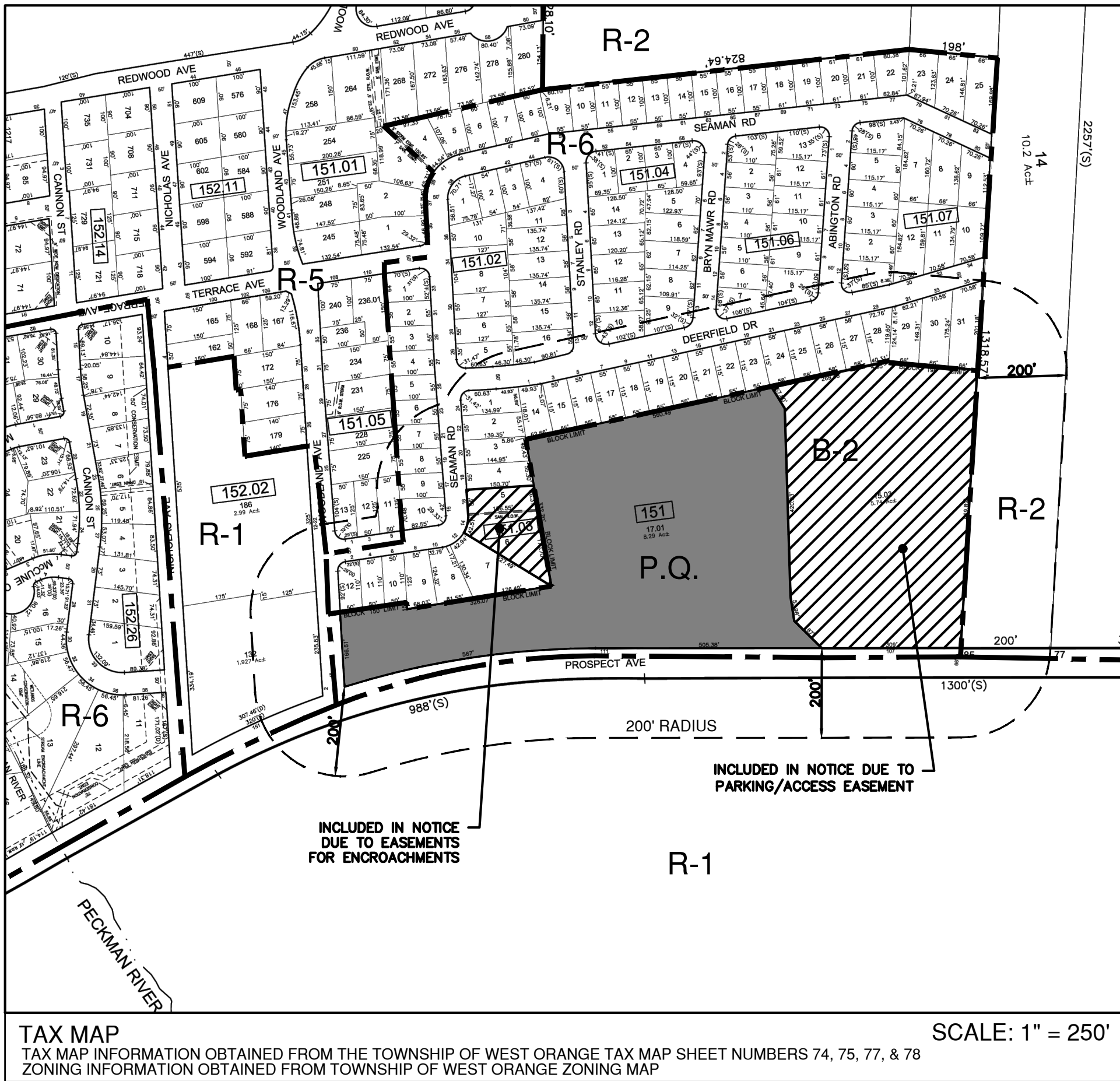
CONDITIONS OF APPROVAL GRANTED ON MAY 7, 2025

- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS AND DIRECTIVES, INCLUDING WITHOUT LIMITATION, OBTAINING ALL APPLICABLE LOCAL, STATE AND FEDERAL APPROVALS AND/OR PERMITS, WITHOUT LIMITATION OF THE FOREGOING, PRIOR TO THE SIGNING OF THE APPROVED SITE PLANS, AND PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION BUT EXCLUDING INTERIOR RENOVATIONS, THE APPLICANT SHALL SUBMIT TO THIS BOARD, WITH A COPY TO THE BOARD ENGINEER, PROOF THAT IT HAS OBTAINED ALL REQUIRED GOVERNMENTAL APPROVALS.
- IN THE EVENT THAT ANY OTHER REQUIRED REGULATORY APPROVAL CONFLICTS WITH THE TERMS AND CONDITIONS HEREOF, OR MATERIALLY ALTERS THE SAME, OR THE TERMS AND CONDITIONS HEREOF ARE MATERIALLY ALTERED BY ANY CHANGE IN APPLICABLE LAW OR REGULATION OTHER THAN THOSE MUNICIPAL REGULATIONS FOR WHICH CHANGE IS PROHIBITED BY THE MUNICIPAL LAND USE LAW (MLU), OR IN THE EVENT APPLICANT OR ITS SUCCESSOR OR ASSIGNS CONSTRUCT OR ATTEMPT TO CONSTRUCT ANY IMPROVEMENT IN CONFLICT WITH OR IN VIOLATION OF THE TERMS OF THIS APPROVAL, THE BOARD HEREBY RESERVES THE RIGHT TO WITHDRAW, AMEND OR SUPPLANT THE INSTANT APPROVAL.
- ALL CONSTRUCTION, USE AND DEVELOPMENT OF THE PROPERTY SHALL BE IN CONFORMANCE WITH THE PLANS APPROVED HEREIN, ALL REPRESENTATIONS OF THE APPLICANT AND ITS WITNESSES DURING THE PUBLIC HEARING, ALL EXHIBITS INTRODUCED BY THE APPLICANT, AND ALL TERMS AND CONDITIONS OF THIS RESOLUTION.
- THE APPLICANT SHALL PAY ALL OUTSTANDING TAXES, TAX LIENS, APPLICATION FEES AND TECHNICAL REVIEW FEES, AND BOARD ATTORNEY FEES FOR PREPARATION OF RESOLUTION AS WELL AS ANY INSPECTION FEES THAT MAY BE REQUIRED HEREUNDER, THE APPLICANT SHALL PAY ANY ADDITIONAL FEES OR ESCROW DEPOSITS WHICH MAY BE DUE AND OWING WITHIN THIRTY (30) DAYS OF THE NOTIFICATION OR THIS APPROVAL SHALL BE DEEMED WITHDRAWN.
- ALL NOTES INCLUDED IN THE APPROVED PLANS, INCLUDING NOTES REQUIRED BY THIS RESOLUTION, SHALL BE DEEMED CONDITIONS OF APPROVAL HAVING THE SAME FORCE AND EFFECT AS CONDITIONS EXPRESSLY SET FORTH IN THIS RESOLUTION.
- APPLICANT AGREES TO COMPLY WITH OR ADDRESS ALL RECOMMENDATIONS SET FORTH IN THE REPORT OF PHILLIP SCOTT, P.E. DATED MARCH 25, 2025.
- APPLICANT WILL INSTALL A SIDEWALK ALONG THE ENTIRE PROPERTY FRONTAGE OF PROSPECT AVENUE AND WILL SUBMIT A REVISED PLAN DETAILING LOCATION AND SPECIFICATIONS OF THE SIDEWALK.
- APPLICANT WILL PROVIDE REVISED DRAWINGS AS REQUESTED BY THE BOARD'S CONSULTING ENGINEER PHILLIP SCOTT, P.E. OF MATRIX NEW WORLD IN HIS LETTER DATED MARCH 25, 2025.
- ALL TREE AND LANDSCAPE PLANTINGS WILL BE DIRECTED TO THE TOWNSHIP FORESTER FOR REVIEW AND APPROVAL.
- APPLICANT MUST SUBMIT A WRITTEN MANUAL PROVIDING INSTRUCTION AS TO THE USE OF THE COMMUNITY GARDEN TO BE KEPT ON FILE BY THE BOARD SECRETARY.
- TOTAL OCCUPANCY PERMITTED SHALL BE INCREASED FROM 1,404 TO 1,515 (BASED UPON TOTAL PARKING PROVIDED OF 471 SPACES, INCLUDING EV CREDITS).
- APPLICANT SHALL LIST ALL CONDITIONS OF APPROVAL ONTO A FINAL SITE PLAN SUBMISSION.

SITE DATA CHART					
LOT 17.01 BLOCK 151 ZONE B-2 GENERAL BUSINESS AREA LOT 17.01 = 361,261 SQ.FT. OR 8.2934 ACRES					
APPLICANT: OWNER:		ORANGE PROSPECT LLC 111 PROSPECT AVENUE WEST ORANGE, NEW JERSEY, 07052			
EXISTING AND PROPOSED USE: RESTAURANT/BANQUET FACILITY					
BUILDING/LOT REQUIREMENTS (ALL SECT. 25-7.1)					
DESCRIPTION	CODE	PREVIOUSLY APPROVED MAY 7, 2025	PROPOSED	COMPLIANCE	
MAX. BLDG. HEIGHT	2½ STY./35 FT.	2 STORY	NO CHANGE	YES	
MIN. LOT AREA (Sq.Ft.)	10,000 SQ.FT.	361,261 SQ.FT.	NO CHANGE	YES	
MIN. LOT WIDTH	NO MINIMUM	N/A	NO CHANGE	YES	
MAX. BLDG. COVER.	40%	13.46% ⁽¹⁾ (48,617 SQ.FT.)	14.69% ⁽¹⁾ (53,060 SQ.FT.)	YES	
MAX. IMPERVIOUS COVER.	60%	60.53% (218,677 SQ.FT.)	59.76% (215,880 SQ.FT.)	YES	
PRINCIPAL BUILDING SETBACKS (25-7.1)					
MIN. FRONT YARD (PROSPECT)	30 FT.	112.4 FT.	NO CHANGE	YES	
MIN. FRONT/SIDE YARD (WOODLAND)	25 FT.	489.4 FT.	NO CHANGE	YES	
MIN. SIDE YARD (HOTEL)	10 FT.	352.8 FT.	NO CHANGE	YES	
MIN. REAR YARD (ALL OTHERS)	30 FT.	129.0 FT. (WEST) 0 FT. (SOUTH)	NO CHANGE	EXISTING NONCONFORMING	
ACCESSORY USE REQUIREMENTS					
GENERAL REQUIREMENTS:					
ACCESS USE SETBACK FROM "R" DISTRICT	25-8.1(b)	10 FT.	0 FT. (SOUTH)	NO CHANGE	EXISTING NONCONFORMING
ACCESS USE FRONT YARD SETBACK	25-8.1(a)	30 FT.	0 FT.	NO CHANGE	EXISTING NONCONFORMING
ACCESSORY BLDG. SETBACK FROM PRINCIPAL BLDG.	25-8.1(e)	15 FT.	45.0 FT.	NO CHANGE	YES
ACCESSORY USE SETBACK FROM PROPERTY LINE	25-8.1	5 FT.	0 FT. (PARKING)	NO CHANGE	EXISTING NONCONFORMING
SUPPLEMENTAL PROVISIONS					
MAXIMUM FENCE HEIGHT (SIDE & REAR YARD)	25-8.4 (c)	6 FT.	6 FT.	NO CHANGE	YES
BUFFER TO RESIDENTIAL DISTRICT	25-11.3 (a)	50 FT.	VARIES 0 FT. TO 60 FT.	NO CHANGE	EXISTING NONCONFORMING
PARKING REQUIREMENTS					
MIN. NUMBER OF TREES WITHIN PARKING AREA	25-12.1 (g)	1 TREE/ 10 SP. (47 TREES)	1 TREE/ 10 SP.	1 TREE/ 10 SP.	YES
PARKING STALL SIZE	25-12.1 (g)	9'x18' STD. 8'x15' COMPACT	9'x18' STD. 8'x15' COMPACT	9'x18' STD. 8'x15' COMPACT	YES
MIN. REQUIRED PARKING (PER PB 96-08 RESOLUTION)		435 SPACES	347 ON-SITE 124 EASEMENT (471 TOTAL)	362 ON-SITE 124 EASEMENT (486 TOTAL)	YES
MIN. 2 WAY DRIVEWAY WIDTH	25-12.1 (h)	24 FT. TWO WAY 14 FT. ONE WAY	24 FT. 15 FT.	24 FT. 15 FT.	YES
PROPOSED PARKING SPACES:			ELECTRIC VEHICLE PARKING REQUIREMENT: ⁽²⁾		
LOT A (EMPLOYEE LOT):		81 SPACES	4% OF TOTAL PARKING		
LOT B (VALET LOT):		117 SPACES	AND 5% OF EV MUST BE ADA ACCESSIBLE		
LOT C (PUBLIC PARKING):		152 SPACES	~269 x 0.04 = 11 EV SPACES REQUIRED		
LOT D (CROSS-ACCESS EASEMENT):		124 SPACES	12 EV SPACES (2 ADA) PROPOSED		
EV CREDIT :		12 SPACES			
TOTAL:		486 SPACES	ADA PARKING CALCULATION: ⁽²⁾		
			269 SPACES PROPOSED		
MAX. OCCUPANCY CALCULATION:					
PREVIOUSLY APPROVED OCCUPANCY (PER PB 25-02 RESOLUTION)			ADA REQUIRED FOR OVER 201-300 SPACES:		
1515 PERSON OCCUPANCY WITH 465 PARKING SPACES			7 ADA SPACES (2 ACCESSIBLE VAN SPACE) REQUIRED		
PROPOSED PARKING SPACES = 486 SPACES			8 ADA SPACES (2 ACCESSIBLE VAN SPACE) PROPOSED		
NEW MAX. OCCUPANCY = (1515 PERSONS) + 486 SPACES					
= 1563 PERSON MAX. OCCUPANCY					

⁽¹⁾ BUILDING COVERAGE INCLUDES PORTE COCHERE

⁽²⁾ ADA AND EV PARKING REQUIREMENTS ARE CALCULATED FOR LOT B AND LOT C.



LIST OF DRAWINGS		
SHEET NO.	NAME	PREPARED BY
SP-1	TITLE SHEET	PETRY ENGINEERING
SP-2	EXISTING CONDITIONS PLAN	PETRY ENGINEERING
SP-3	OVERALL LAYOUT PLAN	PETRY ENGINEERING
SP-4.1	DEMOLITION PLAN - PHASE 1	PETRY ENGINEERING
SP-4.2	DEMOLITION PLAN - PHASE 2	PETRY ENGINEERING
SP-5.1	DETAILED LAYOUT PLAN - PHASE 1	PETRY ENGINEERING
SP-5.2	COMMUNITY GARDEN LAYOUT PLAN	PETRY ENGINEERING
SP-5.3	DETAILED LAYOUT PLAN - PHASE 2	PETRY ENGINEERING
SP-6.1	GRADING & DRAINAGE PLAN - PHASE 1	PETRY ENGINEERING
SP-6.2	GRADING & DRAINAGE PLAN - PHASE 2	PETRY ENGINEERING
SP-6.3	UTILITY PLAN AND ADDITIONAL SIDEWALK GRADING PLAN	PETRY ENGINEERING
SP-7.1	COURTYARD LAYOUT, GRADING & DRAINAGE PLAN	PETRY ENGINEERING
SP-8.1	DRIVEWAY PROFILE	PETRY ENGINEERING
SP-8.2	STORM SEWER NETWORKS	PETRY ENGINEERING
SP-8.3	STORM SEWER NETWORKS	PETRY ENGINEERING
SP-9.1	LIGHTING PLAN - PHASE 1	PETRY ENGINEERING
SP-9.2	LIGHTING PLAN - PHASE 2	PETRY ENGINEERING
SP-9.3	LIGHTING DETAILS	PETRY ENGINEERING
SP-10.1	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE 1	PETRY ENGINEERING
SP-10.1A	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE 1	PETRY ENGINEERING
SP-10.2	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE 2	PETRY ENGINEERING
SP-10.3	SEDC DETAILS	PETRY ENGINEERING
SP-11.1	GENERAL NOTES	PETRY ENGINEERING
SP-11.2	CONSTRUCTION DETAILS	PETRY ENGINEERING
SP-11.3	CONSTRUCTION DETAILS	PETRY ENGINEERING
SP-11.4	CONSTRUCTION DETAILS	PETRY ENGINEERING
TM-1	TURNING MOVEMENTS	PETRY ENGINEERING
TR-1	TREE REMOVAL PLAN	PETRY ENGINEERING
TR-2	TREE REPLACEMENT PLAN	PETRY ENGINEERING
TR-3	TREE REMOVAL PLAN - PHASE 2	PETRY ENGINEERING
TR-4	TREE REPLACEMENT PLAN - PHASE 2	PETRY ENGINEERING
SS-1	EXISTING STEEP SLOPES MAP	PETRY ENGINEERING
1 OF 1	BOUNDARY SURVEY	Z. LAND SURVEYING LLC
A-100	EXISTING 1ST FLOOR PLAN	J. MICHAEL PETRY AIA
A-101	EXISTING AND PROPOSED 2ND FLOOR PLAN	J. MICHAEL PETRY AIA
A-102	EXISTING BASEMENT FLOOR PLAN	J. MICHAEL PETRY AIA
A-103	PROPOSED 1ST FLOOR PLAN	J. MICHAEL PETRY AIA
A-104	PROPOSED BASEMENT FLOOR PLAN	J. MICHAEL PETRY AIA
A-200	PROSPECT AVENUE ELEVATIONS	J. MICHAEL PETRY AIA
A-201	FRONT ENTRANCE ELEVATIONS AND RENDERINGS	J. MICHAEL PETRY AIA
PHASE 2 ARCHITECTURAL PLANS - BANQUET HALL		
A-100	EXISTING PARTIAL FLOOR PLAN PHASE II	J. MICHAEL PETRY AIA
A-102	PROPOSED FLOOR PLANS - PHASE II	J. MICHAEL PETRY AIA
A-200	ELEVATIONS AND TYPICAL SECTIONS	J. MICHAEL PETRY AIA
PHASE 2 ARCHITECTURAL PLANS - RESTAURANT		
A-100	EXISTING FIRST FLOOR PLAN	J. MICHAEL PETRY AIA
A-101	PROPOSED FIRST FLOOR PLAN	J. MICHAEL PETRY AIA
A-102	EXISTING SECOND FLOOR PLAN	J. MICHAEL PETRY AIA
A-103	PROPOSED SECOND FLOOR PLAN	J. MICHAEL PETRY AIA
A-200	FRONT ELEVATIONS	J. MICHAEL PETRY AIA
A-201	LEFT SIDE ELEVATIONS	J. MICHAEL PETRY AIA
A-202	REAR ELEVATIONS	J. MICHAEL PETRY AIA
A-203	RIGHT SIDE ELEVATIONS	J. MICHAEL PETRY AIA

ESSEX COUNTY NOTES:

- A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG PROSPECT AVENUE.
- ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO ESSEX COUNTY STANDARDS.

LIST OF APPROVALS REQUIRED:

- TOWNSHIP OF WEST ORANGE PLANNING BOARD
- WEST ORANGE TREE REMOVAL & REPLACEMENT PERMIT
- WEST ORANGE SOIL REMOVAL PERMIT
- ESSEX COUNTY PLANNING BOARD SITE PLAN
- HEPSCD SOIL EROSION AND SEDIMENT CONTROL

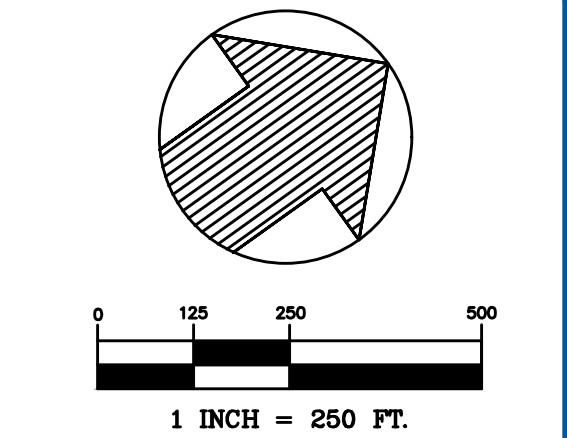
APPROVALS

TOWNSHIP OF WEST ORANGE PLANNING BOARD
APPROVED AS A SITE PLAN BY THE TOWNSHIP OF WEST ORANGE PLANNING BOARD ON:

	DATE
PLANNING BOARD CHAIRPERSON	DATE
PLANNING BOARD SECRETARY	DATE
BOARD ENGINEER	DATE



REV	DESCRIPTION	DATE
4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPSCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25



CHECKED BY: JMP

DRAFTED BY: JAF



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/31/2025

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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

TITLE SHEET

PROJECT #:

24-170

SHEET:

SP-1

EXISTING PARKING COUNTS:

LOT A (EMPLOYEE LOT): 81 SPACES
LOT B (VALET LOT): 93 SPACES
LOT C (PUBLIC PARKING): 143 SPACES
LOT D (CROSS-ACCESS EASEMENT): 124 SPACES
TOTAL: 441 SPACES

NOTE:

1. EXISTING LAYOUT REFLECTIVE OF SITE CONDITIONS THAT WERE RECORDED AS PART OF BOUNDARY SURVEY PREPARED BY ZDRAVKO LUCIN, L.S. DATED 02/29/2012.



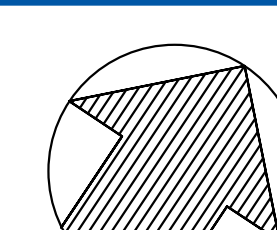
REFERENCES:

1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM:NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24GA2806000 AND DATED 06/06/2023.



PETRY
ENGINEERING, LLC
200 WOODLAND AVENUE • FAIRFIELD • NEW JERSEY 07004
TEL: 973.227.2004 FAX: 973.227.7074
PETRYENGINEERING.COM

4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPCSD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25
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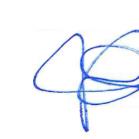


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1 INCH = 40 FT.

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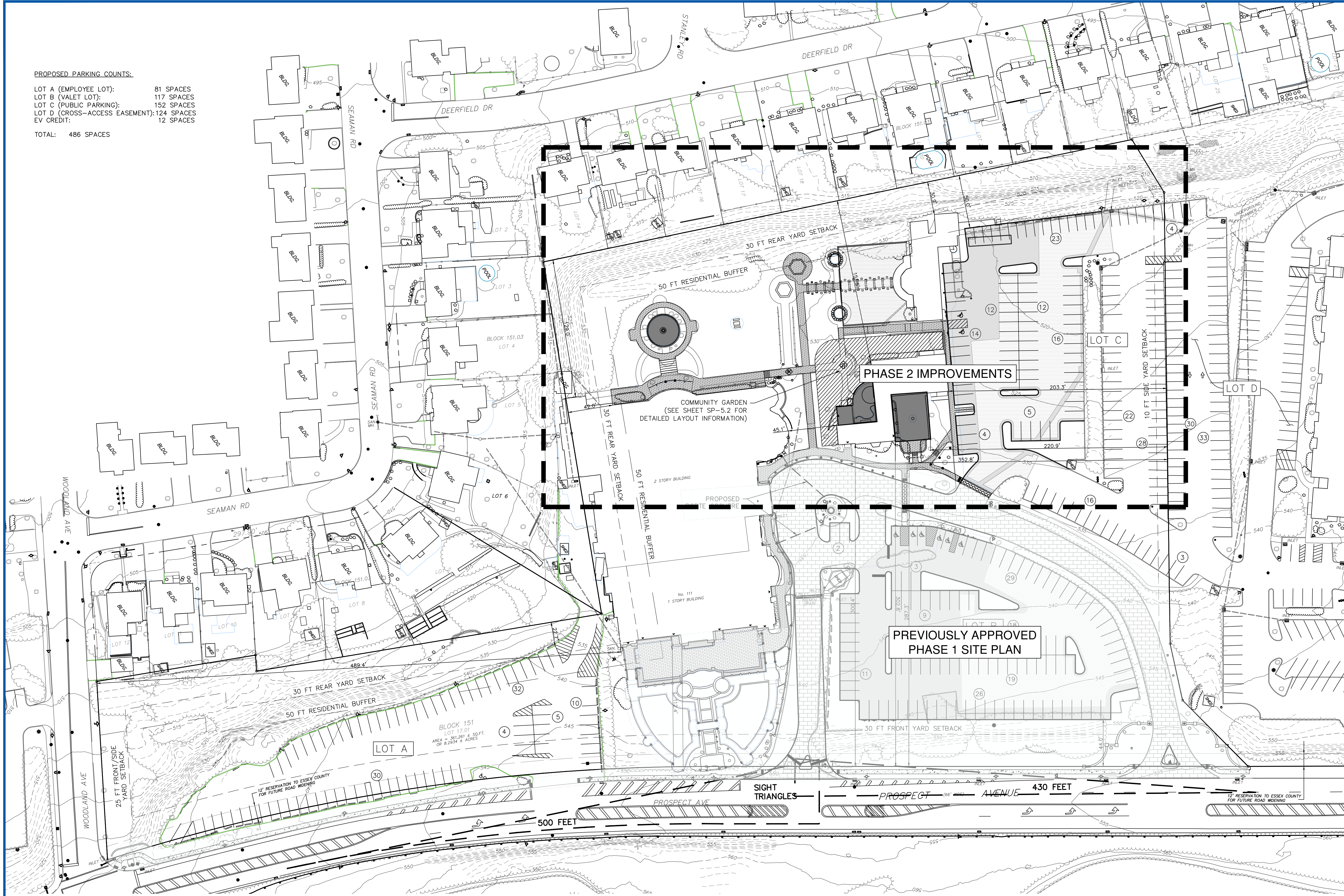
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
**EXISTING
CONDITIONS PLAN**

PROJECT #:
24-170

SHEET:
SP-2



PROPOSED PARKING COUNTS:

LOT A (EMPLOYEE LOT):	81 SPACES
LOT B (VALET LOT):	117 SPACES
LOT C (PUBLIC PARKING):	152 SPACES
LOT D (CROSS-ACCESS EASEMENT):	124 SPACES
EV CREDIT:	12 SPACES
TOTAL:	486 SPACES

ESSEX COUNTY NOTE:

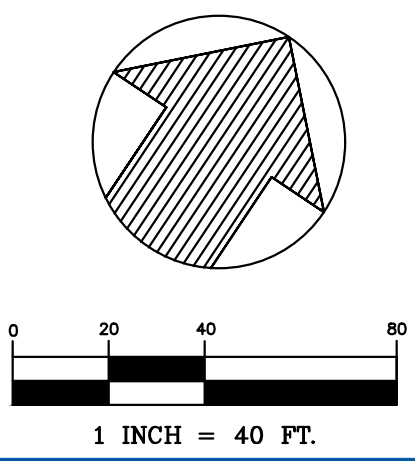
- ALL DETERIORATED CURB FRONTING THE SITE ALONG PROSPECT AVENUE SHALL BE REPLACED. THE COUNTY'S INSPECTOR SHALL BE THE DETERMINING AUTHORITY.

REFERENCES:

- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
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REV	DESCRIPTION	DATE
4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25



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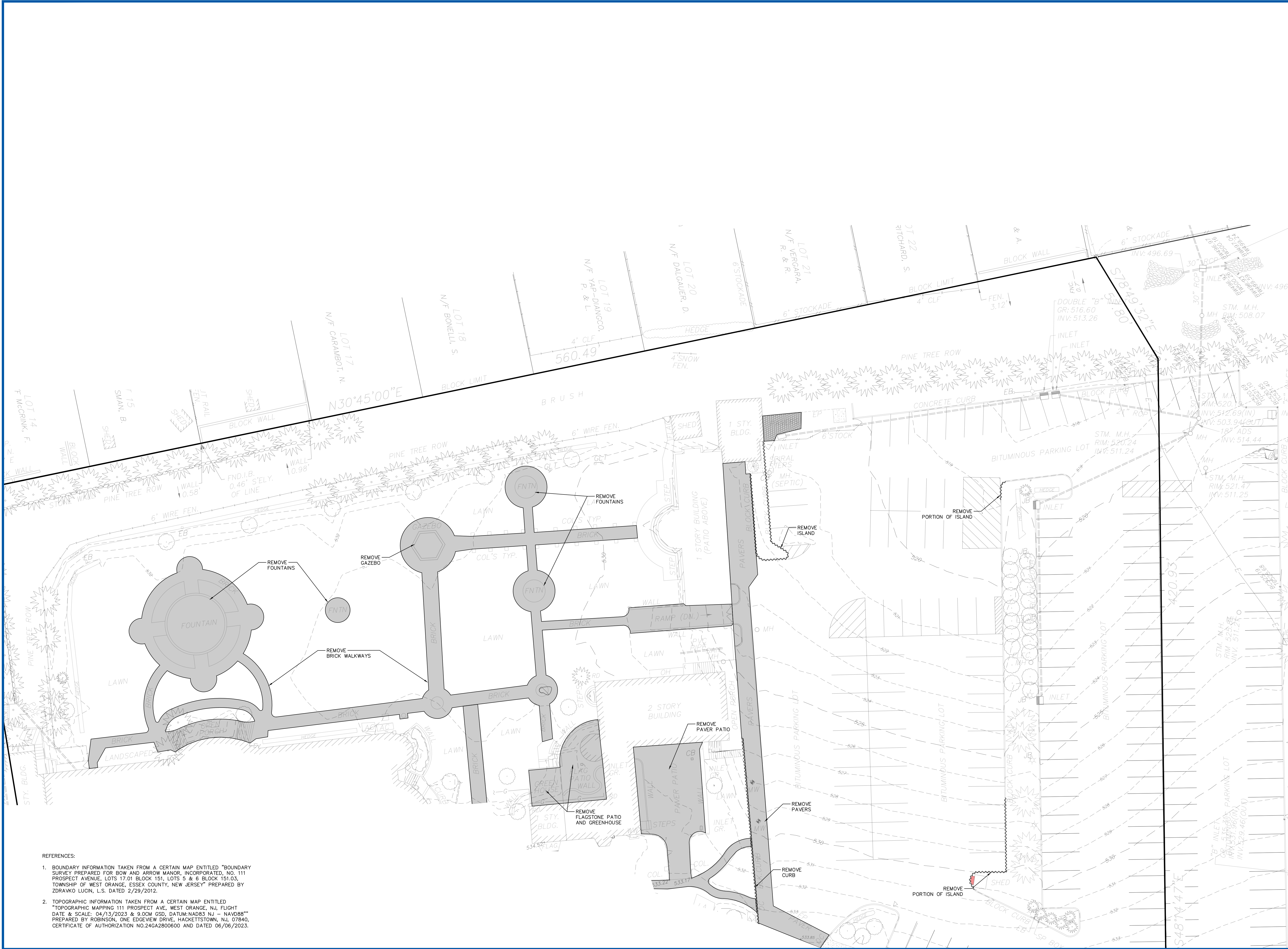
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LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
OVERALL SITE
PLAN

PROJECT #:
24-170

SHEET:
SP-3



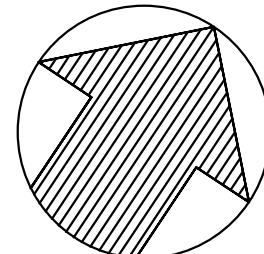
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PETRY
ENGINEERING, LLC
111 PROSPECT AVENUE, LOT 17.01 BLOCK 151, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY 07033-5800
TEL: (973) 297-7004 FAX: (973) 227-7074
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE
1	AMENDED SITE PLAN	12/19/25



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1 INCH = 20 FT.

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J. MICHAEL PETRY-PE,PP,RA
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DATE: 12/19/2025

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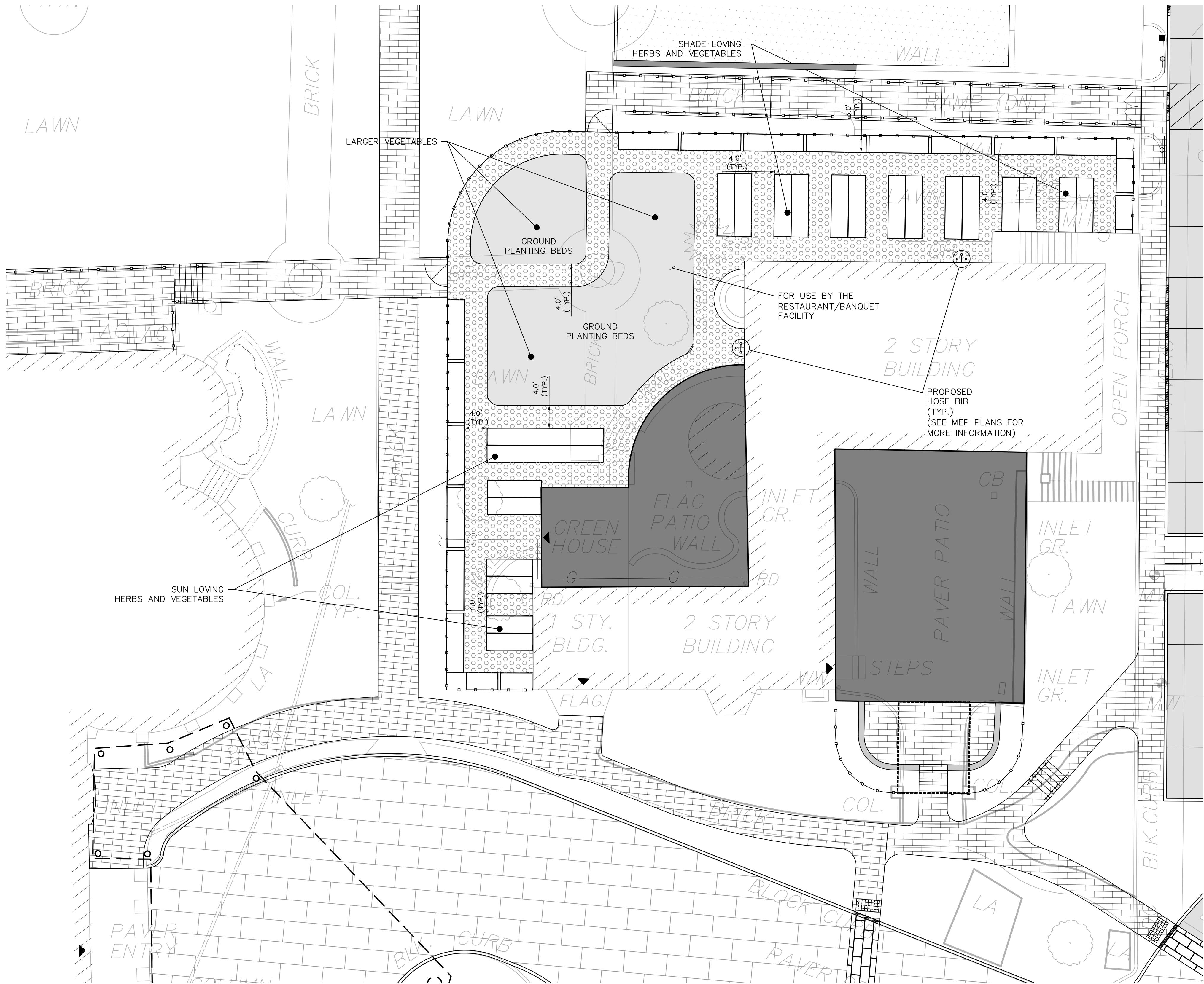
TITLE:
**DEMO PLAN
- PHASE 2**

PROJECT #:
24-170

SHEET:
SP-4.2

REFERENCES:

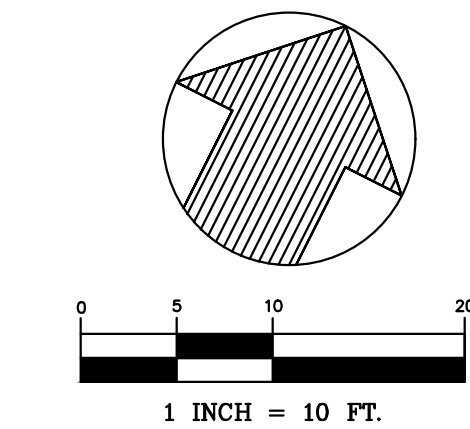
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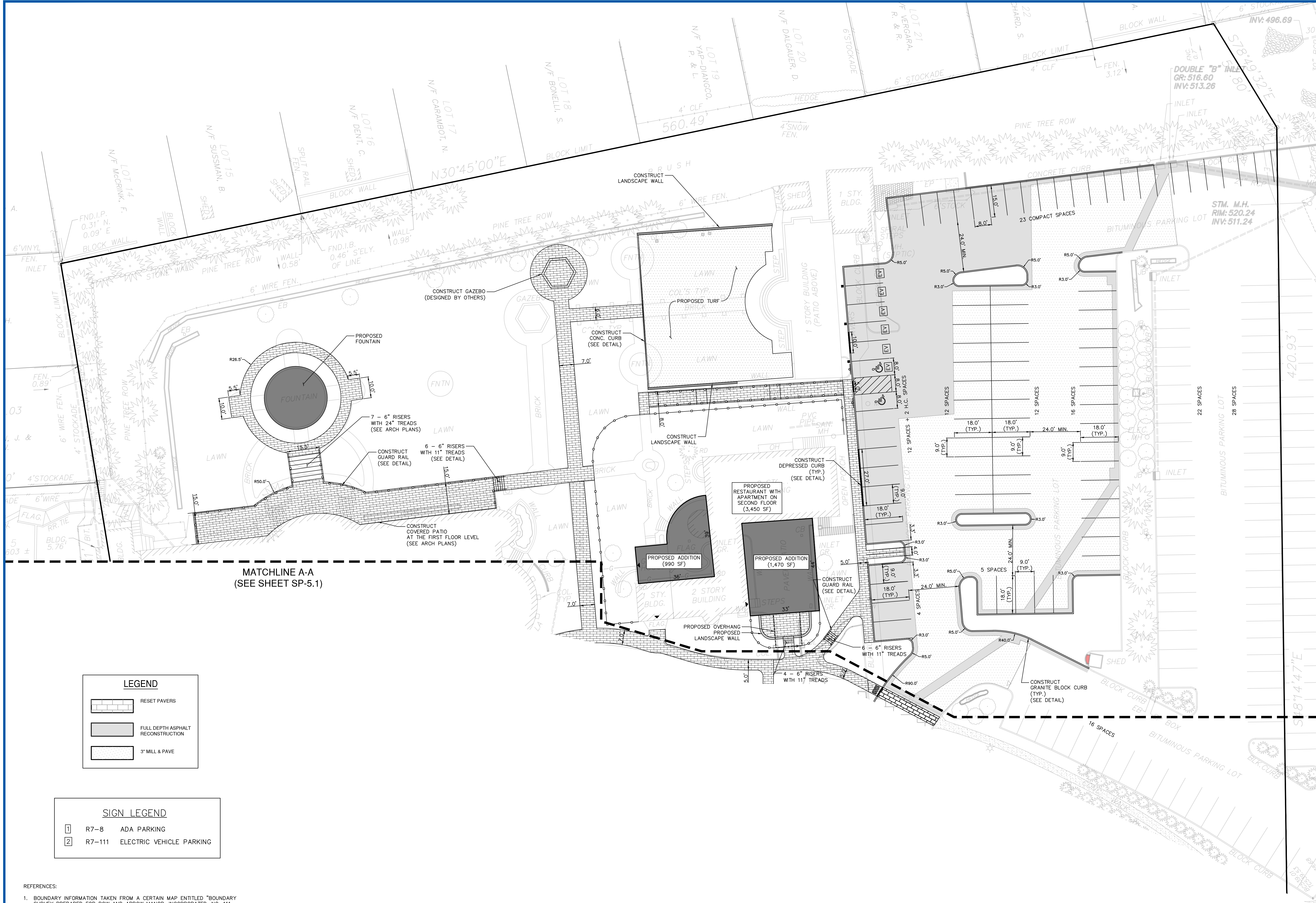
- COMMUNITY GARDEN SHALL BE ACCESSIBLE TO THE PUBLIC* SEVEN (7) DAYS PER WEEK FROM APRIL 1 TO NOVEMBER 30, EXCLUDING HOLIDAYS, FROM 9:00 A.M. TO 5:00 P.M., EXCLUDING HOLIDAYS AND WEATHER PERMITTING.
- *ACCESSIBLE TO THE PUBLIC SHALL BE FURTHER DEFINED AS OPEN ON A FIRST-COME, FIRST-SERVE, ANNUAL BASIS, FOR USE BY INDIVIDUALS WHO ARE DULY QUALIFIED MEMBERS OF RELIGIOUS, COMMUNITY AND EDUCATIONAL ENTITIES, GROUPS, OR ORGANIZATIONS, WHICH PROVIDE RECREATIONAL, CULTURAL, SPIRITUAL OR EDUCATIONAL SERVICES AND OPPORTUNITIES TO YOUTH, SENIOR-CITIZEN, SPECIAL NEEDS OR LOW-INCOME RESIDENTS OF THE TOWNSHIP OF WEST ORANGE.

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2	REVISED PER HEPCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25



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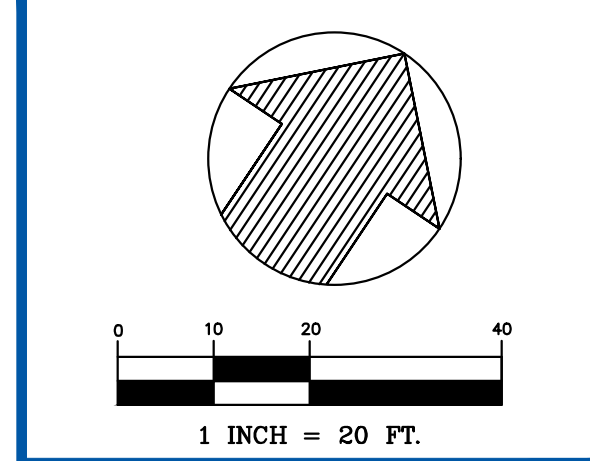
DRAFTED BY: JAF



- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM:NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.240A28006000 AND DATED 06/06/2023.



REV	DESCRIPTION	DATE
1	AMENDED SITE PLAN	12/19/25



CHECKED BY: JMP
DRAFTED BY: JAF



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER, LIC. No. 36662
DATE: 12/19/2025

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
DETAILED LAYOUT PLAN
- PHASE 2

PROJECT #:
24-170

SHEET:
SP-5.3

GENERAL MAINTENANCE SCHEDULE:

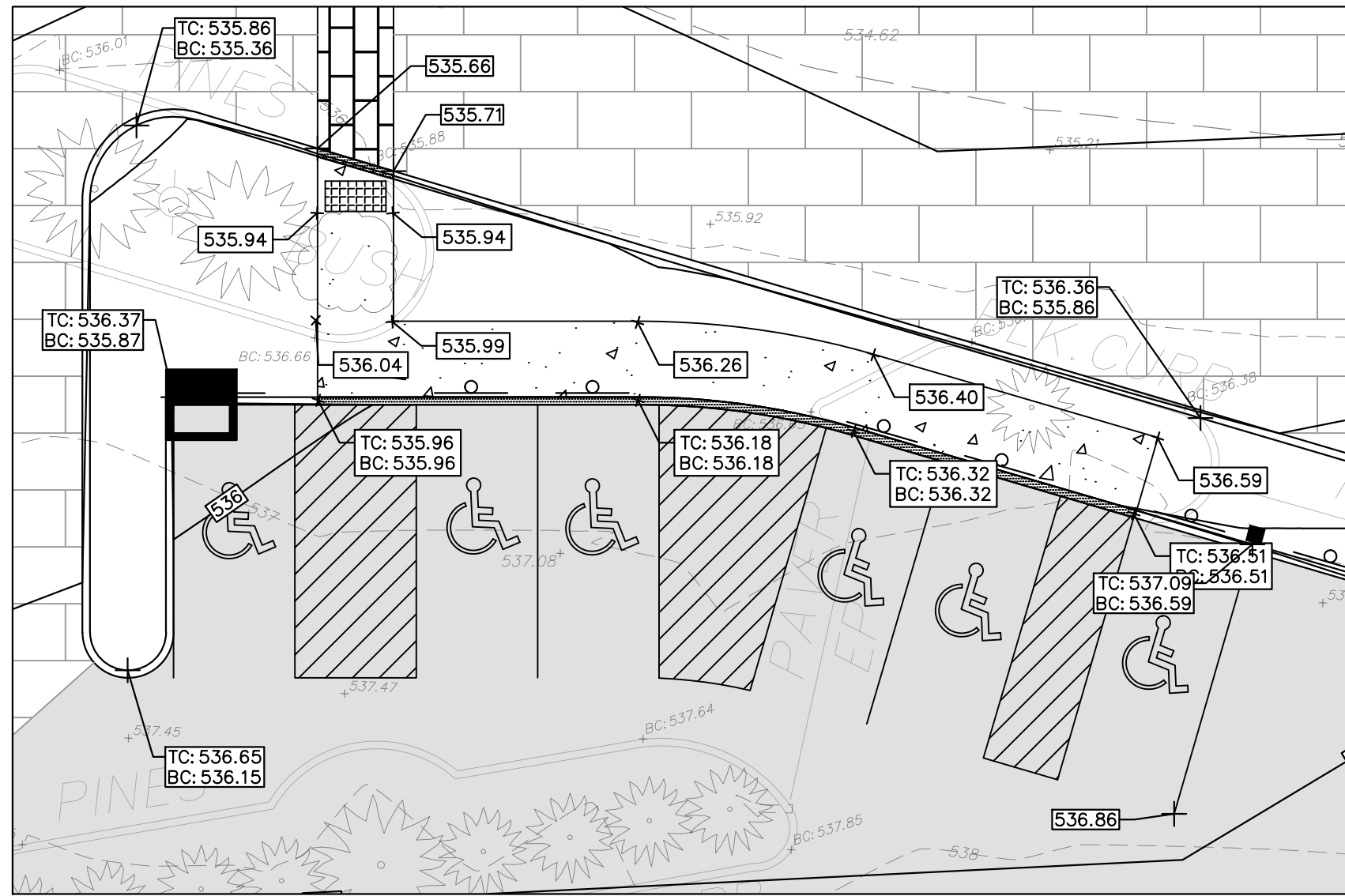
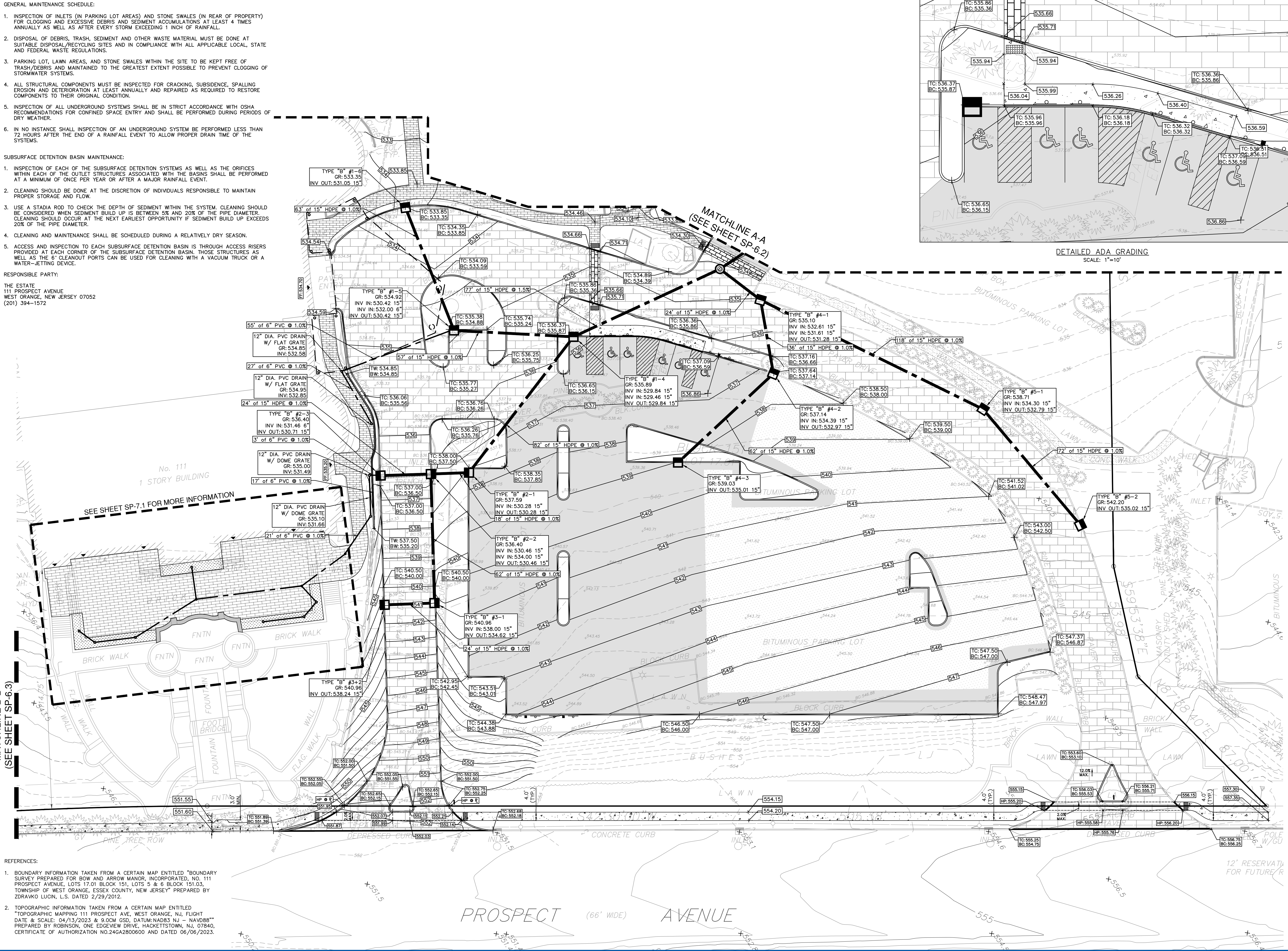
1. INSPECTION OF INLETS (IN PARKING LOT AREAS) AND STONE SWALES (IN REAR OF PROPERTY) FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATIONS AT LEAST 4 TIMES ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL.
2. DISPOSAL OF DEBRIS, TRASH, SEDIMENT AND OTHER WASTE MATERIAL MUST BE DONE AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WASTE REGULATIONS.
3. PARKING LOT, LAWN AREAS, AND STONE SWALES WITHIN THE SITE TO BE KEPT FREE OF TRASH/DEBRIS AND MAINTAINED TO THE GREATEST EXTENT POSSIBLE TO PREVENT CLOGGING OF STORMWATER SYSTEMS.
4. ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, SPALLING EROSION AND DETERIORATION AT LEAST ANNUALLY AND REPAIRED AS REQUIRED TO RESTORE COMPONENTS TO THEIR ORIGINAL CONDITION.
5. INSPECTION OF ALL UNDERGROUND SYSTEMS SHALL BE IN STRICT ACCORDANCE WITH OSHA RECOMMENDATIONS FOR CONFINED SPACE ENTRY AND SHALL BE PERFORMED DURING PERIODS OF DRY WEATHER.
6. IN NO INSTANCE SHALL INSPECTION OF AN UNDERGROUND SYSTEM BE PERFORMED LESS THAN 72 HOURS AFTER THE END OF A RAINFALL EVENT TO ALLOW PROPER DRAIN TIME OF THE SYSTEMS.

SUBSURFACE DETENTION BASIN MAINTENANCE:

1. INSPECTION OF EACH OF THE SUBSURFACE DETENTION SYSTEMS AS WELL AS THE ORIFICES WITHIN EACH OF THE OUTLET STRUCTURES ASSOCIATED WITH THE BASINS SHALL BE PERFORMED AT A MINIMUM OF ONCE PER YEAR OR AFTER A MAJOR RAINFALL EVENT.
2. CLEANING SHOULD BE DONE AT THE DISCRETION OF INDIVIDUALS RESPONSIBLE TO MAINTAIN PROPER STORAGE AND FLOW.
3. USE A STADIA ROD TO CHECK THE DEPTH OF SEDIMENT WITHIN THE SYSTEM. CLEANING SHOULD BE CONSIDERED WHEN SEDIMENT BUILD UP IS BETWEEN 5% AND 20% OF THE PIPE DIAMETER. CLEANING SHOULD OCCUR AT THE NEXT EARLIEST OPPORTUNITY IF SEDIMENT BUILD UP EXCEEDS 20% OF THE PIPE DIAMETER.
4. CLEANING AND MAINTENANCE SHALL BE SCHEDULED DURING A RELATIVELY DRY SEASON.
5. ACCESS AND INSPECTION TO EACH SUBSURFACE DETENTION BASIN IS THROUGH ACCESS RISERS PROVIDED AT EACH CORNER OF THE SUBSURFACE DETENTION BASIN. THOSE STRUCTURES AS WELL AS THE 6" CLEANOUT PORTS CAN BE USED FOR CLEANING WITH A VACUUM TRUCK OR A WATER-JETTING DEVICE.

RESPONSIBLE PARTY:

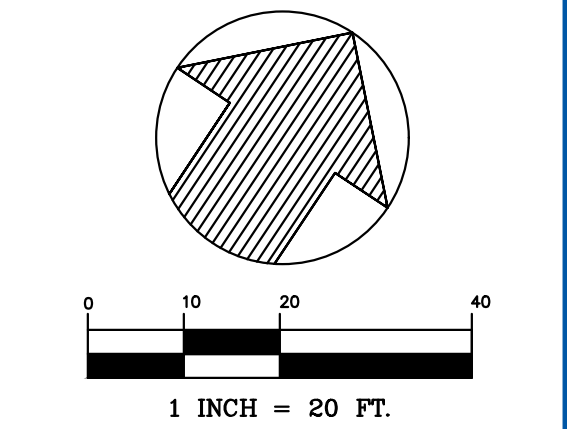
THE ESTATE
111 PROSPECT AVENUE
WEST ORANGE, NEW JERSEY 07052
(201) 394-1572



DETAILED ADA GRADING
SCALE: 1"=10'



REV	DESCRIPTION	DATE
4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPCSD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25



CHECKED BY: JMP

DRAFTED BY: JAF



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER, L.C. No. 36662
DATE: 01/31/2025

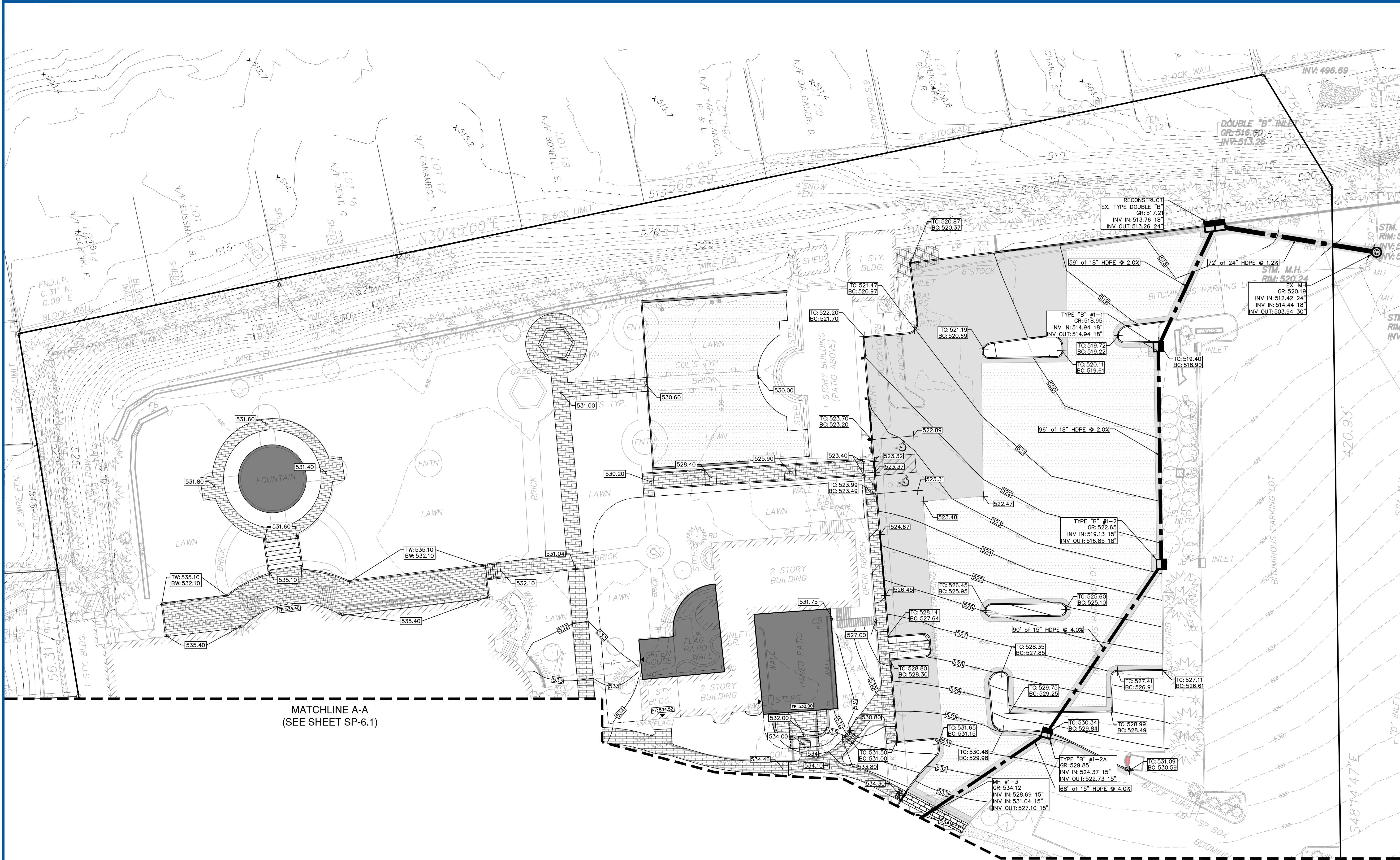
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
GRADING AND
DRAINAGE
- PHASE 1

PROJECT #:
24-170

SHEET:
SP-6.1



MATCHLINE A-A
(SEE SHEET SP-6.1)

- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM:NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.246A2800600 AND DATED 06/06/2023.

PETRY
ENGINEERING, LLC
111 PROSPECT AVENUE, LOT 17.01 BLOCK 151, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY 07033
TEL: 973.227.7074 FAX: 973.227.7074
PETRYENGINEERING.COM

REV	DESCRIPTION	DATE
1	AMENDED SITE PLAN	12/19/25

0 10 20 40
1 INCH = 20 FT.

CHECKED BY: JMP
DRAFTED BY: JAF

PETRY
ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 12/19/2025

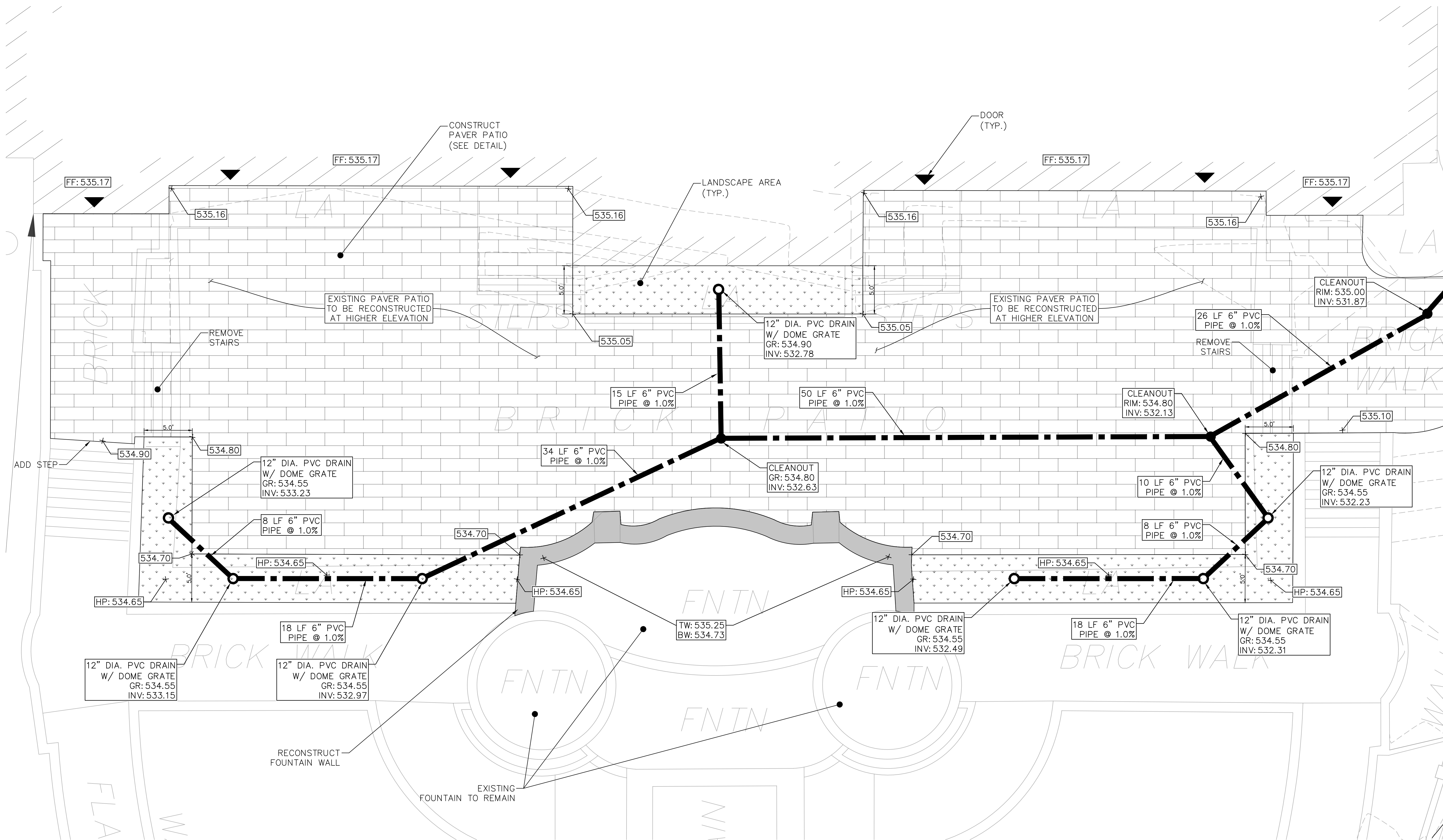
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
**GRADING AND
DRAINAGE
- PHASE 2**

PROJECT #:
24-170

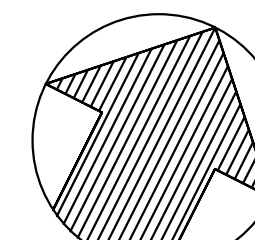
SHEET:
SP-6.2



- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUGIN, L.S. DATED 2/29/2012.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.00M GSD, DATUM:NAD83 NJ - NAVD83" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKENSACK, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.246A2800600 AND DATED 06/06/2023.



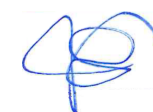
4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25
REV	DESCRIPTION	DATE



0 2.5 5 10
1 INCH = 5 FT.

CHECKED BY: JMP

DRAFTED BY: JAF



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER L.C. No. 36662
DATE: 01/31/2025

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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

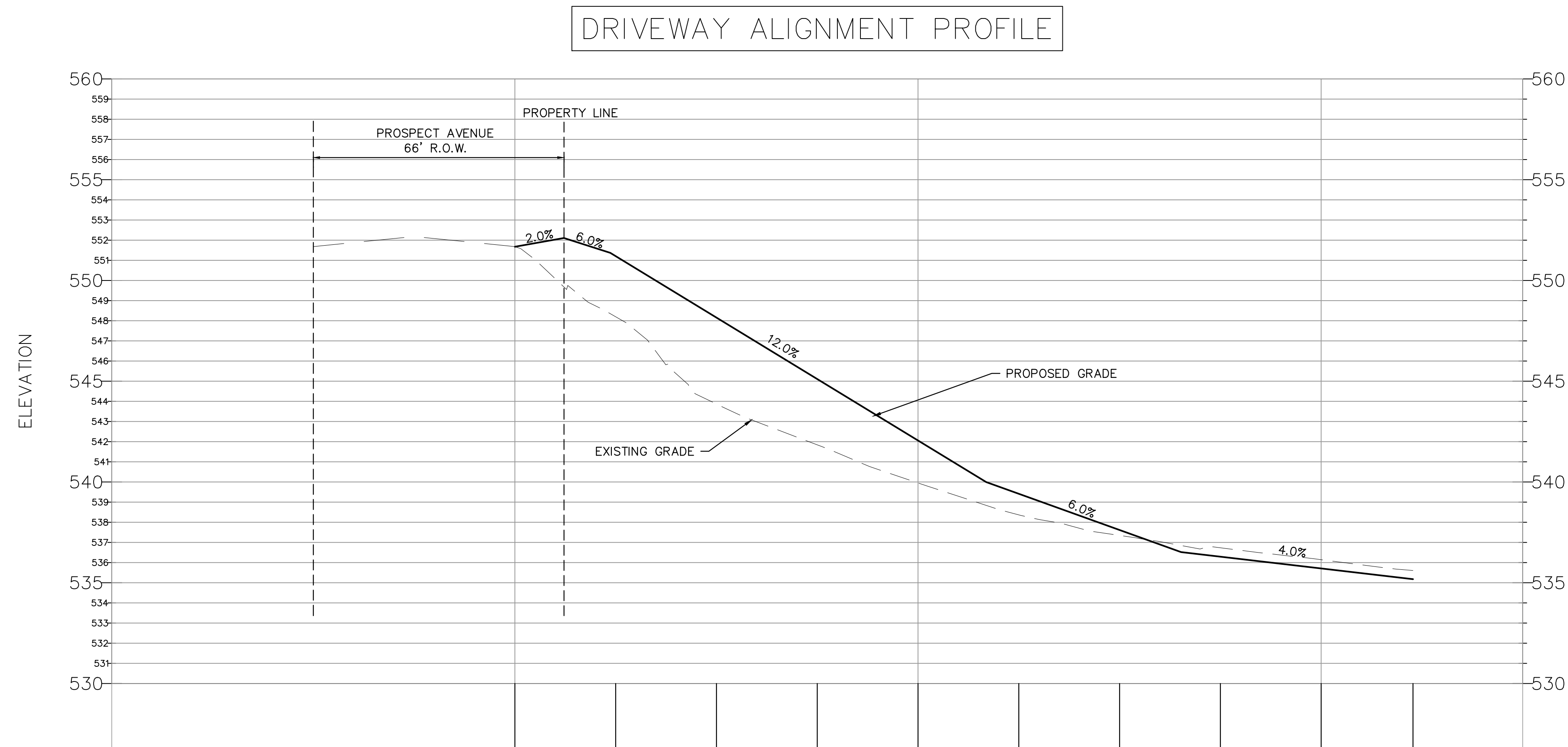
TITLE:
COURTYARD
LAYOUT, GRADING,
AND DRAINAGE PLAN

PROJECT #:

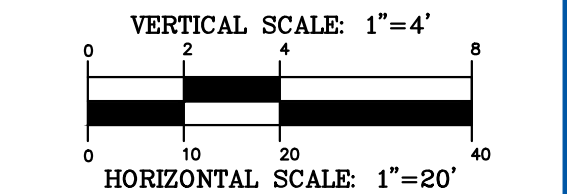
24-170

SHEET:

SP-7.1



4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25
REV	DESCRIPTION	DATE



CHECKED BY: JMP

DRAFTED BY: JAF




J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 01/31/2025

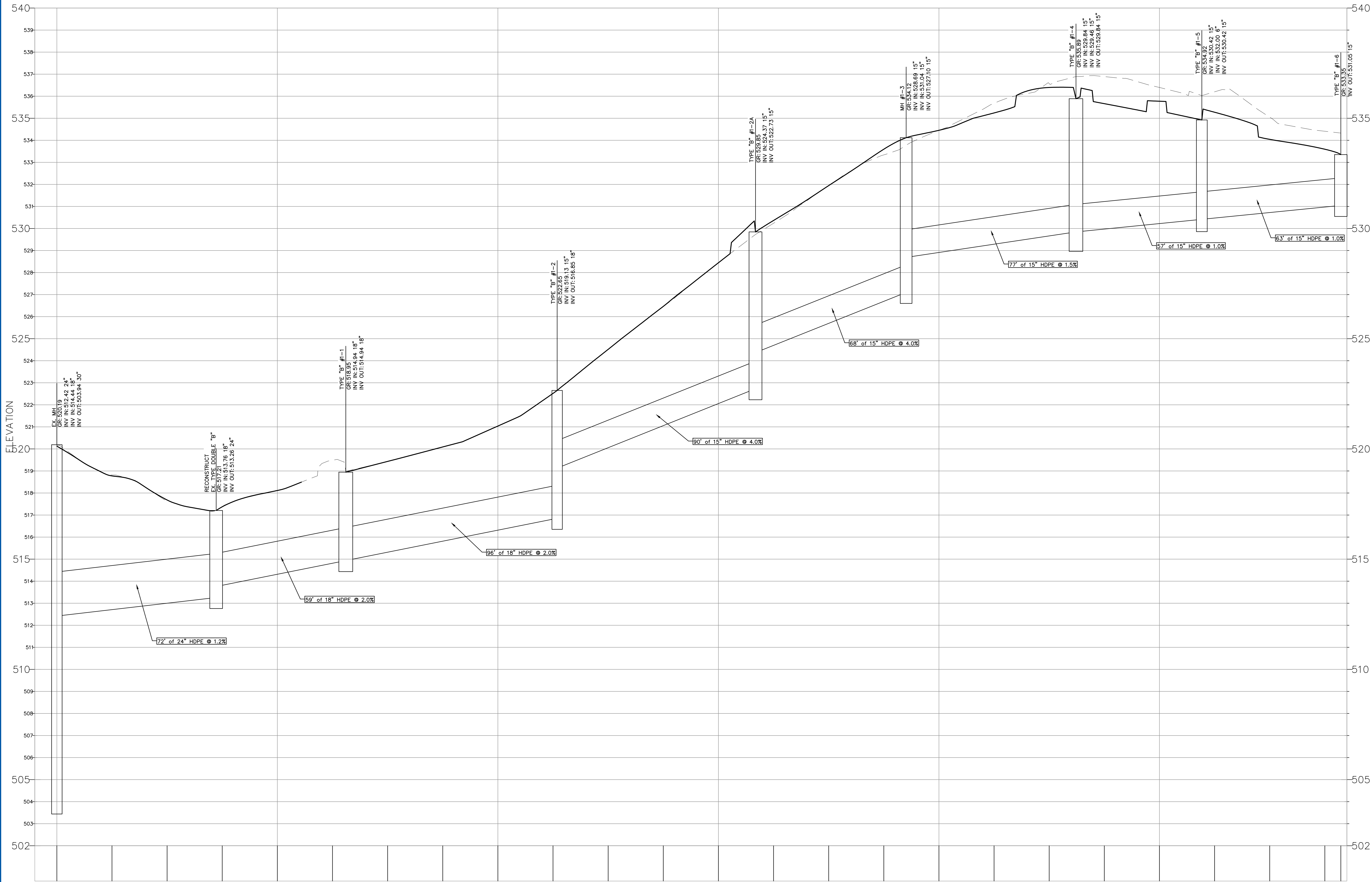
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PREPARED FOR
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111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

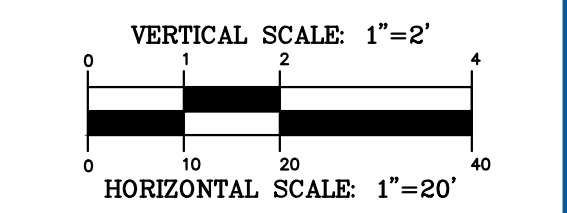
TITLE:
DRIVEWAY PROFILE

PROJECT #: 24-170
SHEET: SP-8.1

STORM SEWER NETWORK #1 PROFILE



REV	DESCRIPTION	DATE
4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25



CHECKED BY: JMP
DRAFTED BY: JAF



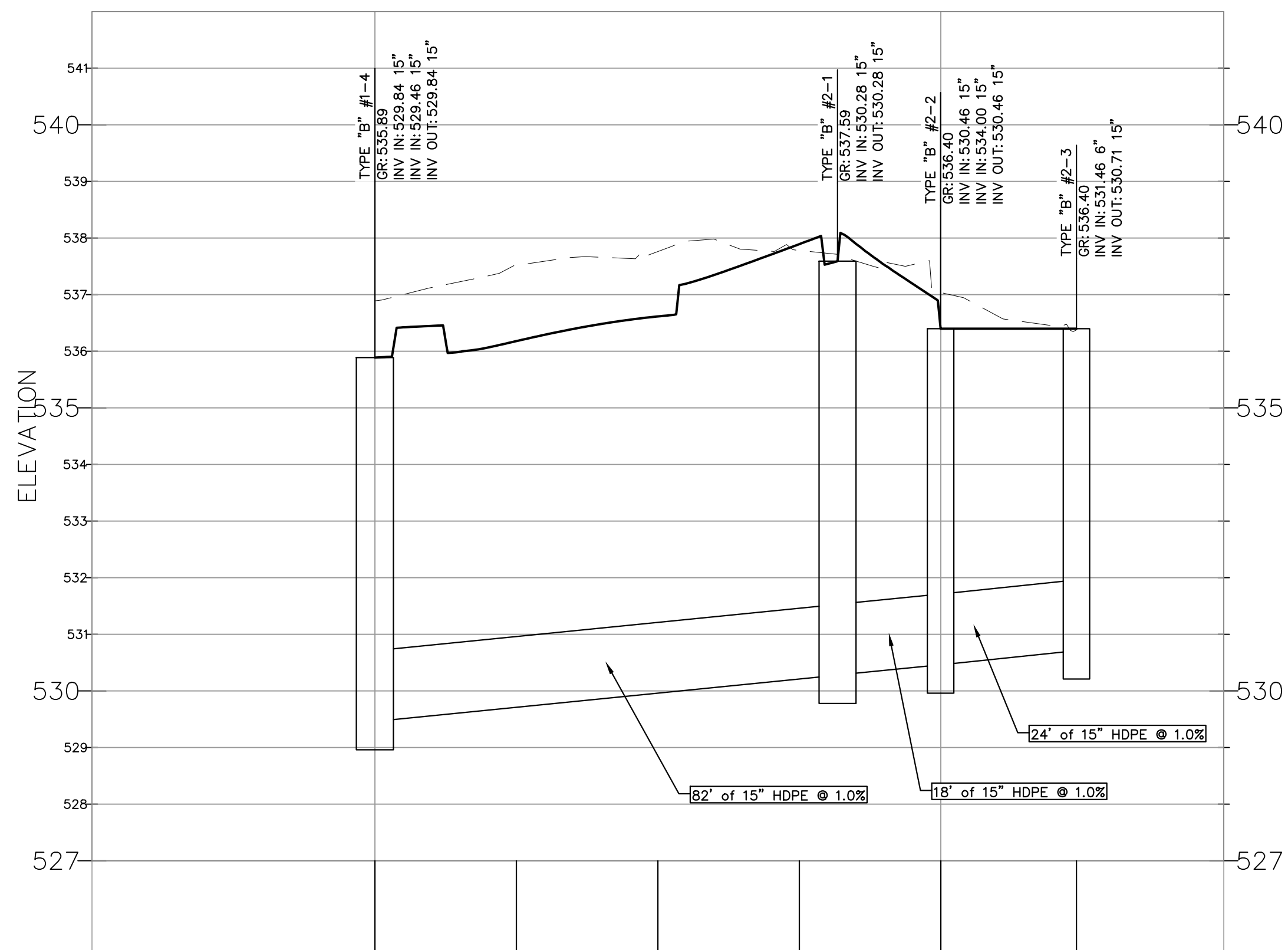
J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER L.C. No. 36662
DATE: 01/31/2025
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

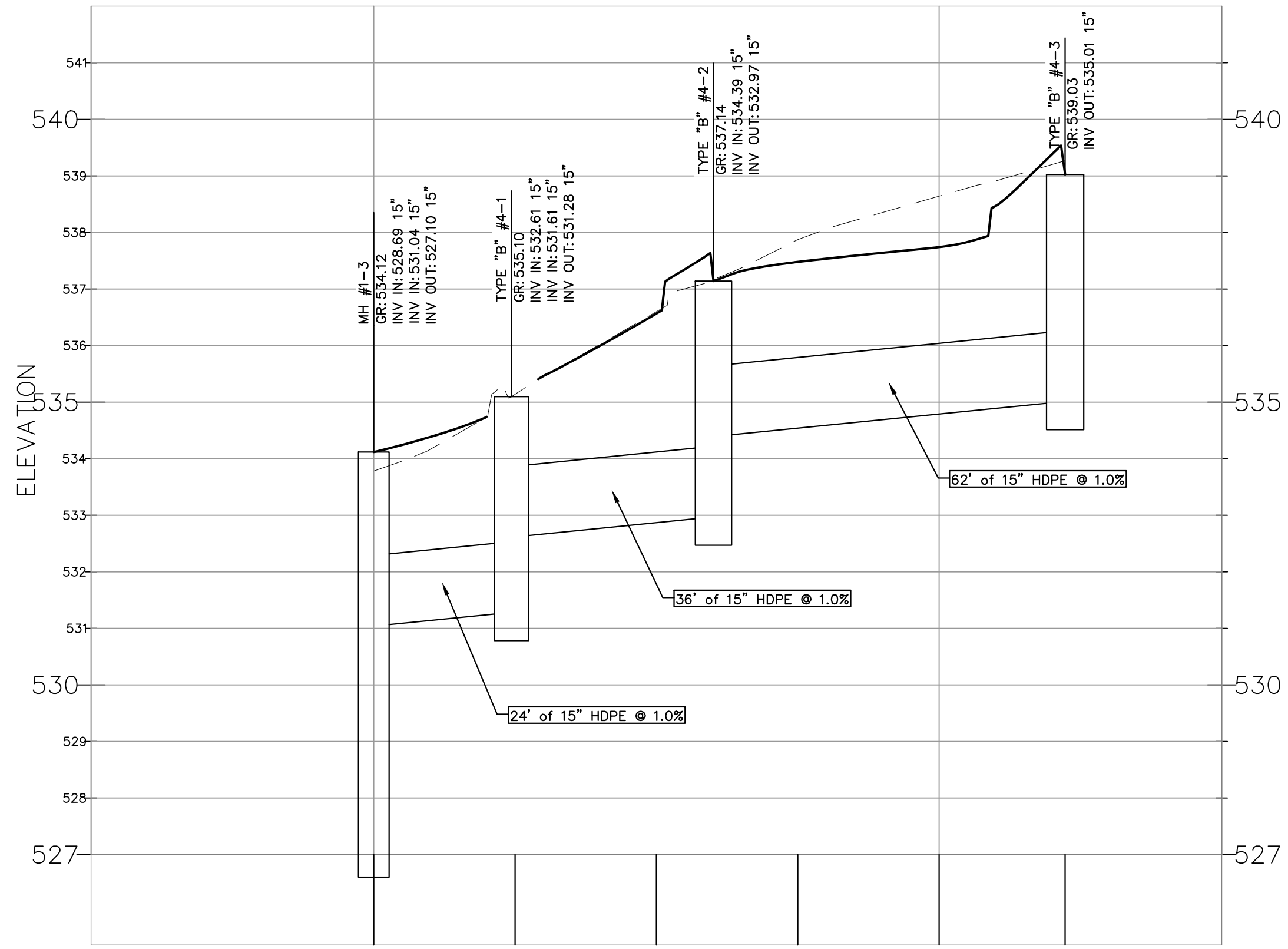
TITLE:
STORM SEWER
PROFILES

PROJECT #:
24-170
SHEET:
SP-8.2

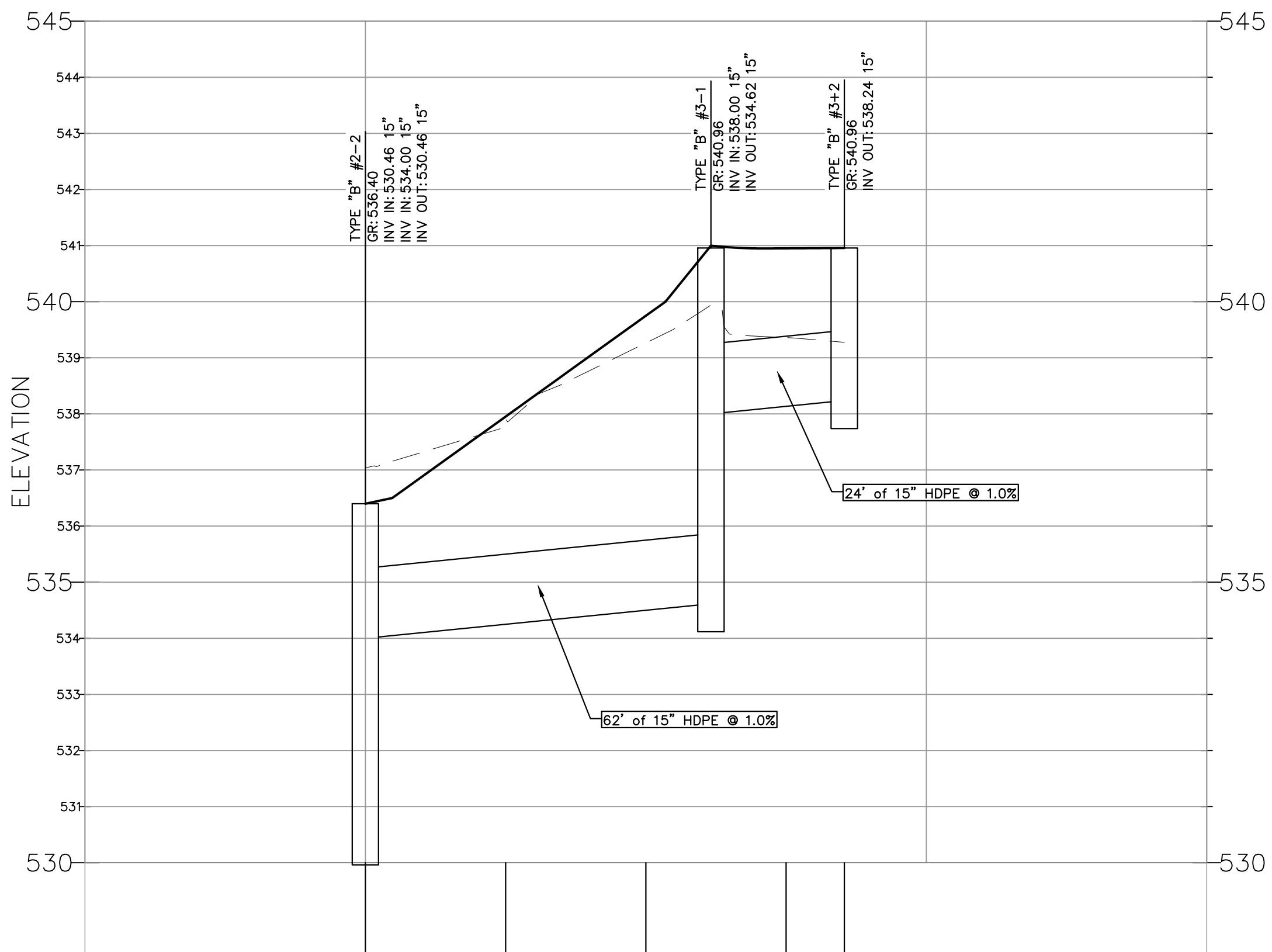
STORM SEWER NETWORK #2 PROFILE



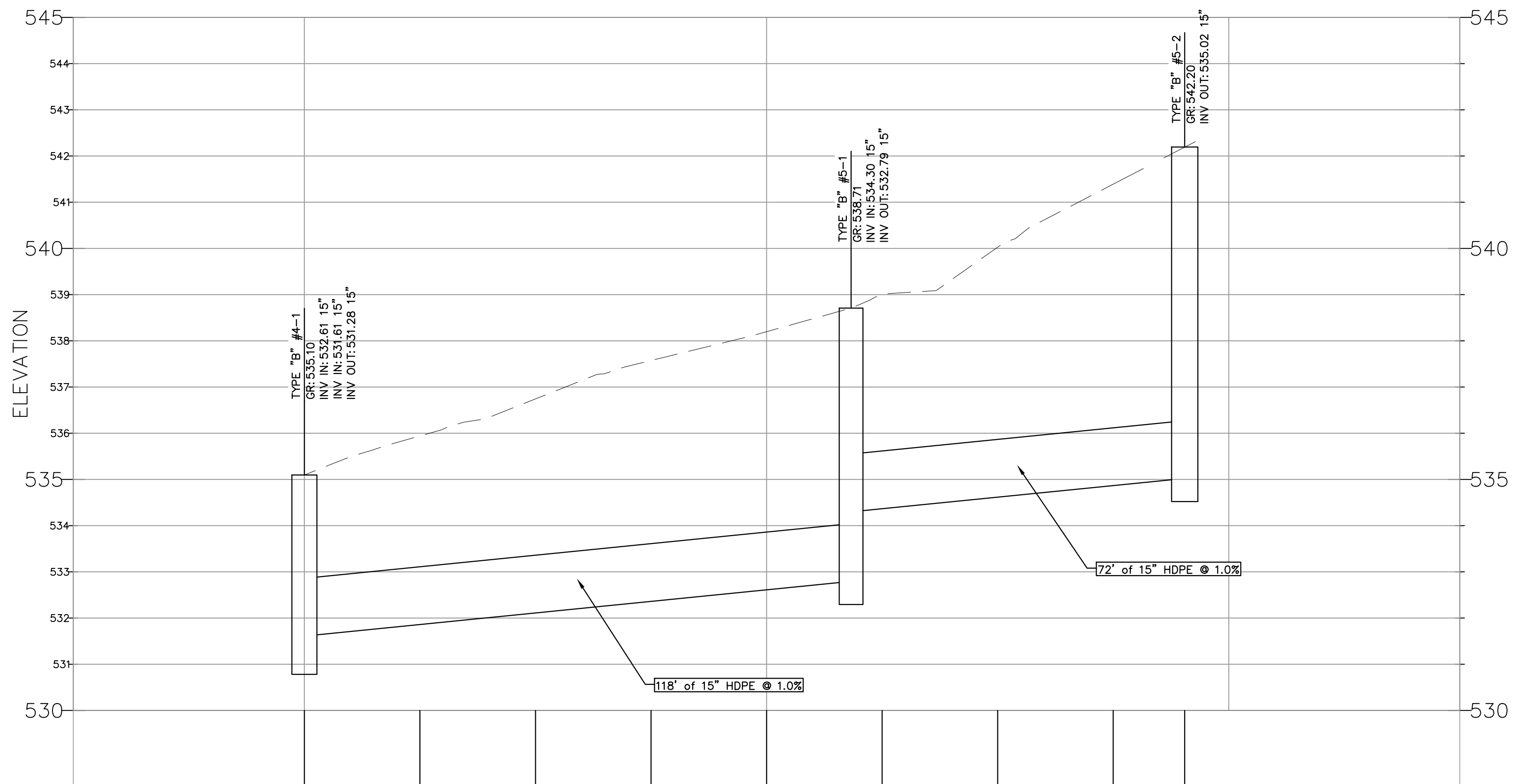
STORM SEWER NETWORK #3 PROFILE



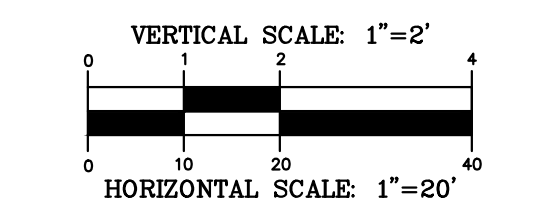
STORM SEWER NETWORK #4 PROFILE



STORM SEWER NETWORK #5 PROFILE



REV	DESCRIPTION	DATE
4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25



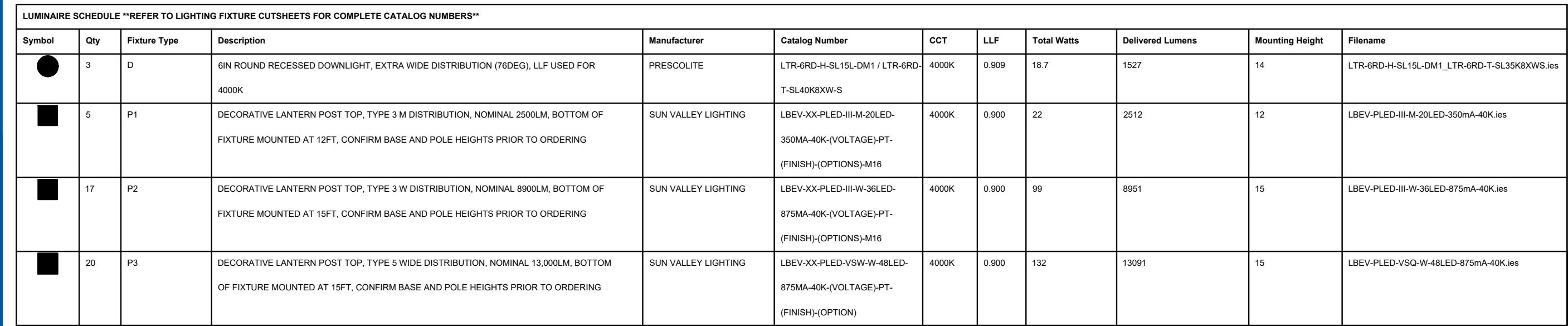
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J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER, LIC. No. 36662
DATE: 01/31/2025
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111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

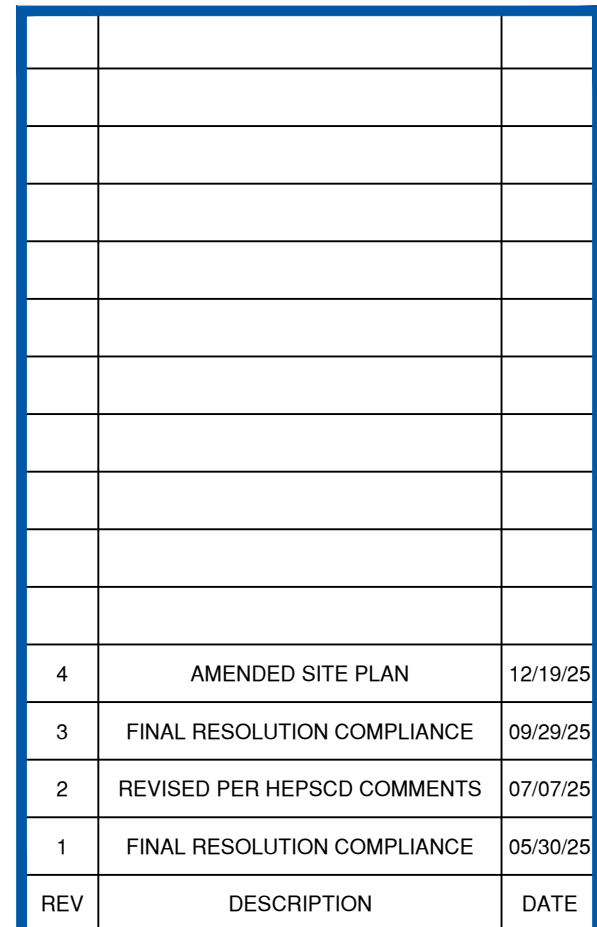
TITLE:
**STORM SEWER
PROFILES**

PROJECT #:
24-170
SHEET:
SP-8.3



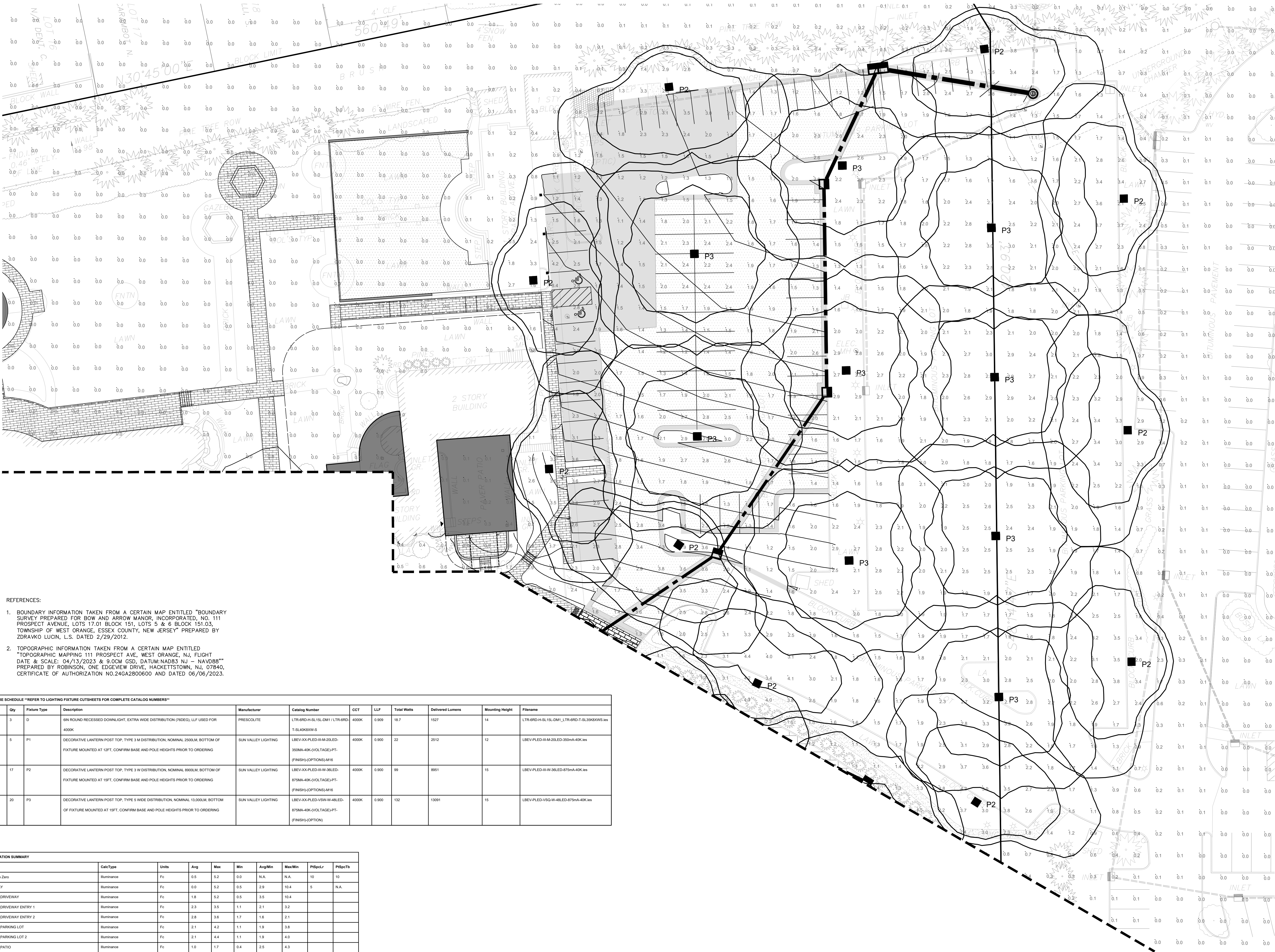
CALCULATION SUMMARY									
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	P50pLr	P50pTb
CalcPis to Zero	Illuminance	Fc	0.5	5.2	0.0	N.A.	N.A.	10	10
WALKWAY	Illuminance	Fc	0.0	5.2	0.5	2.9	10.4	5	N.A.
StatArea_DRIVEWAY	Illuminance	Fc	1.8	5.2	0.5	3.5	10.4		
StatArea_DRIVEWAY ENTRY 1	Illuminance	Fc	2.3	3.5	1.1	2.1	3.2		
StatArea_DRIVEWAY ENTRY 2	Illuminance	Fc	2.8	3.6	1.7	1.6	2.1		
StatArea_PARKING LOT	Illuminance	Fc	2.1	4.2	1.1	1.9	3.8		
StatArea_PARKING LOT 2	Illuminance	Fc	2.1	4.4	1.1	1.9	4.0		
StatArea_PATIO	Illuminance	Fc	1.0	1.7	0.4	2.5	4.3		

1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17,01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM: NAD83 NJ - NAVD83" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.246A2800600 AND DATED 06/06/2023.



PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

PROJECT #:	SHEET:
24-170	SP-9.1



- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
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LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**										
Symbol	Qty	Fixture Type	Description	Manufacturer	Catalog Number	CCT	LLF	Total Watts	Delivered Lumens	Mounting Height
	3	D	6IN ROUND RECESSED DOWNLIGHT, EXTRA WIDE DISTRIBUTION (70DEG), LLF USED FOR 4000K	PRESCOLITE	LTR-6RD-H-SL-TSL-DM1 / LTR-6RD-T-SL-40KXW-S	4000K	0.909	18.7	1527	14
	5	P1	DECORATIVE LANTERN POST TOP, TYPE 3 M DISTRIBUTION, NOMINAL 2500LM, BOTTOM OF FIXTURE MOUNTED AT 12FT. CONFIRM BASE AND POLE HEIGHTS PRIOR TO ORDERING	SUN VALLEY LIGHTING	LBEV-XX-PLD-II-M-20LED-350MA-40K-(VOLTAGE)-PT-(FINISH)-(OPTIONS)-M16	4000K	0.900	22	2512	12
	17	P2	DECORATIVE LANTERN POST TOP, TYPE 3 W DISTRIBUTION, NOMINAL 8900LM, BOTTOM OF FIXTURE MOUNTED AT 15FT. CONFIRM BASE AND POLE HEIGHTS PRIOR TO ORDERING	SUN VALLEY LIGHTING	LBEV-XX-PLD-II-W-30LED-875MA-40K-(VOLTAGE)-PT-(FINISH)-(OPTIONS)-M16	4000K	0.900	89	9851	15
	20	P3	DECORATIVE LANTERN POST TOP, TYPE 5 WIDE DISTRIBUTION, NOMINAL 13,000LM, BOTTOM OF FIXTURE MOUNTED AT 15FT. CONFIRM BASE AND POLE HEIGHTS PRIOR TO ORDERING	SUN VALLEY LIGHTING	LBEV-XX-PLD-VSW-W-48LED-875MA-40K-(VOLTAGE)-PT-(FINISH)-(OPTION)	4000K	0.900	132	13081	15

CALCULATION SUMMARY										
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	P16pCtLr	P16pCtR	
CalcPt6 to Zero	Illuminance	Fc	9.5	5.2	0.0	N.A.	N.A.	10	10	
WALKWAY	Illuminance	Fc	6.0	5.2	0.5	2.9	10.4	5	N.A.	
StatArea_DRIVEWAY	Illuminance	Fc	1.8	5.2	0.5	3.5	10.4			
StatArea_DRIVEWAY ENTRY 1	Illuminance	Fc	2.3	3.5	1.1	2.1	3.2			
StatArea_DRIVEWAY ENTRY 2	Illuminance	Fc	2.8	3.6	1.7	1.6	2.1			
StatArea_PARKING LOT	Illuminance	Fc	2.1	4.2	1.1	1.9	3.8			
StatArea_PARKING LOT 2	Illuminance	Fc	2.1	4.4	1.1	1.9	4.0			
StatArea_PATIO	Illuminance	Fc	1.0	1.7	0.4	2.5	4.3			

PETRY
ENGINEERING, LLC
DIVISION OF PETRY ENGINEERING, LLC
100 HANCOCK AVENUE, FAIRFIELD, NEW JERSEY 07004
TEL: 973.227.2004 FAX: 973.227.2074
PETRYENGINEERING.COM

1	AMENDED SITE PLAN	12/19/25
REV	DESCRIPTION	DATE

0 10 20 40
1 INCH = 20 FT.

CHECKED BY: JMP
DRAFTED BY: JAF

PETRY
ENGINEERING, LLC

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER, LIC. No. 36662
DATE: 12/19/2025

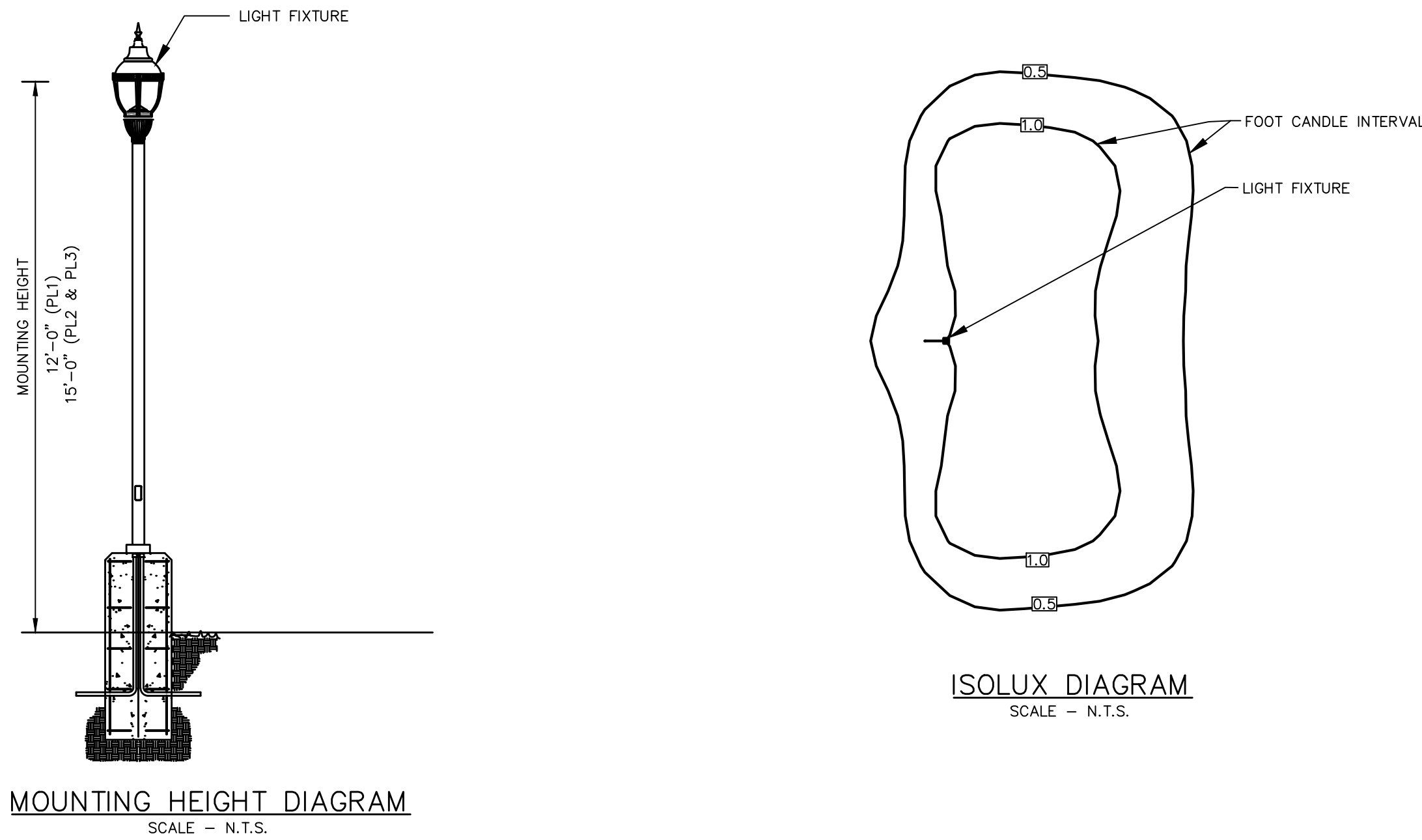
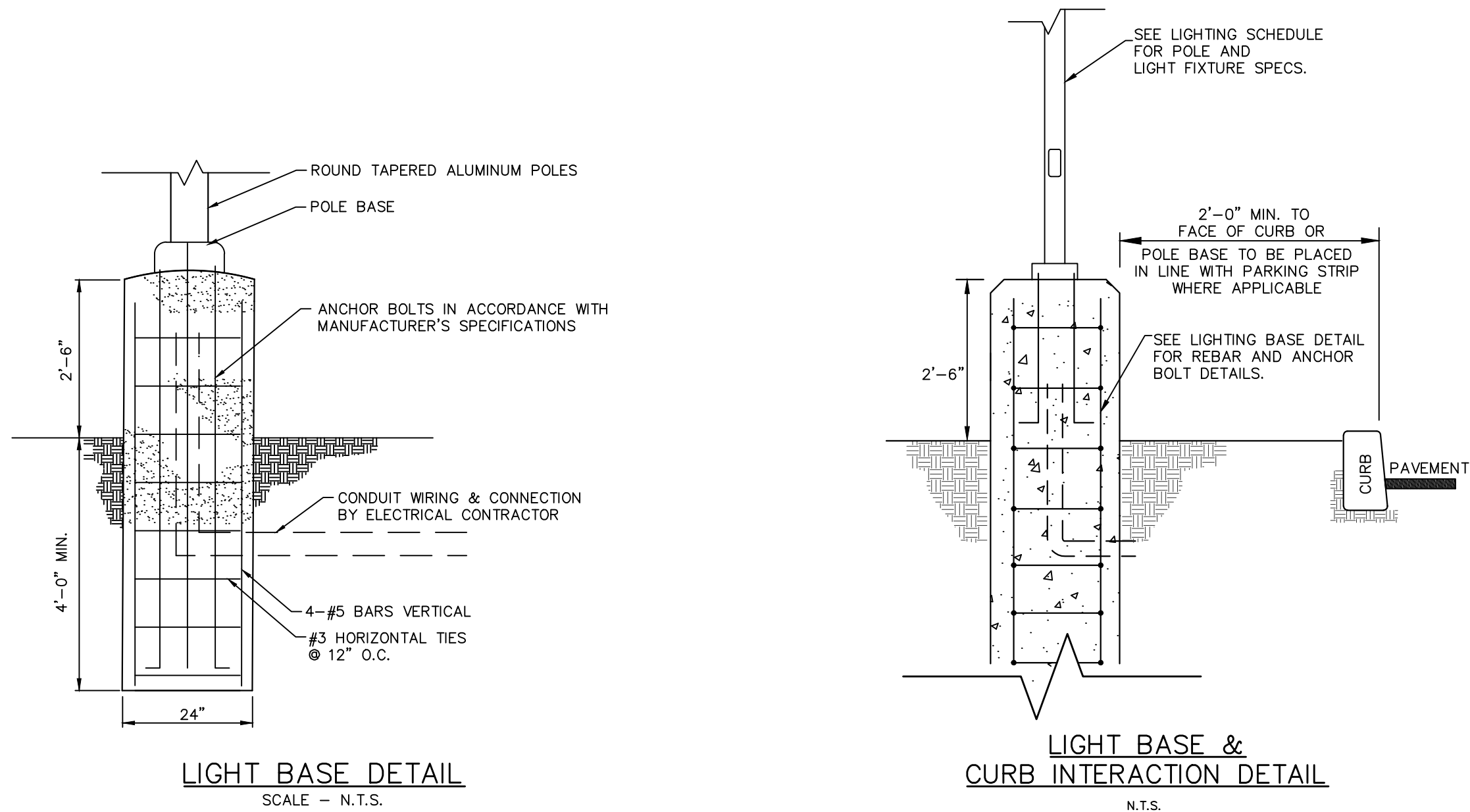
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
LIGHTING PLAN
- PHASE 2

PROJECT #:
24-170

SHEET:
SP-9.2



SUN VALLEY LIGHTING
SOLID STATE AREA LIGHTING
BEVERLY LANTERN - PLED

PROJECT NAME:
PROJECT TYPE:

FEATURES
Luminaire
Durable corrosion resistant cast aluminum construction. Top and Finer. Traditional styling of the Housing features decorative accents and Finer with open Struts.
PLED Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distribution, a micro-reflector inside the reflector redirects the house side emitter output towards the street side and functions as a house side shielding element. Reflectors are injection molded H12 acrylic. Each LED reflector is sealed to the PCB over an emitter and all reflectors are retained by an aluminum frame. Any one Panel or group of Panels in a luminaire have the same optical pattern. LED reflectors produce standard side/area distributions. Panels are field replaceable and field rotatable in 90° increments and meet an IP66 rating.
LED Emitters
LED thermal management is designed to maintain LED operating temperature below 90 °C, well below the manufacturer's thermal max of 150 °C for long life, high lumen maintenance and color stability. High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard 2700K & 3000K, 4000K, or 5000K. All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of 194 at 60,000 hours (TM21 calculated at 60 Test Temp).
True Amber LED's
True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.
LED Driver
Constant current electronic with a power factor of >90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz, 0-10V dimmable driver is standard. Driver has a minimum of 3kV internal surge protection. Luminaire supplied with 20kV surge protector for field installation.)
Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

LEDV
(Shown with LEDV-AK Filter and Ornamental Finer)
Rotary pendant

UL Listed for Wet Locations
2024152

U.S. Pole Company Inc. | 460 West Avenue O, Hawthale, CA 95561
An Employee Owned Company | Phone (817) 233-0000 | www.uspole.com

FIXTURE "PL1, PL2, & PL3"
SCALE - N.T.S.

prescolite
LITEISTRY 6" ROUND DOWNLIGHT
LITEISTRY

DATE: **LOCATION:**
TYPE: **PROJECT:**
CATALOG #:

FEATURES
• 6" architectural LED downlight delivering 600 - 9000 lm
• Five beam distributions from 0.3 to 11° Spacing Criteria
• Quiet reflector appearance with superior 50° optical cutoff
• 2700K - 5000K, 80° and 90° CRI options
• Available for New Construction from K3, C and Chicago Plenum applications
• Variety of dimming protocol options including 0-10V, DALI, DMX, and Lutron Ecosystem
• NX Lighting Controls wired and wireless controls capability available

SERVICE PROGRAMS
tradeSELECT QS10

CONTROLS TECHNOLOGY
NX NX

SPECIFICATIONS
CONSTRUCTION
• Standard Non-C, Chicago Plenum and IC options
• Painted black durable steel platform with pre-installed bar hangers
• Pre-wired junction box with snap-on covers for easy access
• Snap-in connection from driver compartment allows easy installation
• Light Engine connections use plenum rated (CMP) cable
OPTICS
• Visually pleasing 80° cutoff to source and source image
• The light distribution is free of distracting bright spots or pollution and the perimeter has a smooth transition
• Optical grade silicone lens integral to light engine
• High quality spun aluminum reflector, self-flanged
• Flush Mount Baffle option with multiple ring available
• Large selection of anodized finishes and colors
• Painted cones and flange options available
ELECTRICAL
• Chip-on-board LED with 2 SDCM
• Multiple CCTs, 80° or 90° CRI
• Long LED life: L90 at 150,000 hours (TM-21)
• Universal voltage 120V-277V driver, 24V optional
• UL Class 2, inherent short circuit and overload protection
ELECTRICAL (CONTINUED)
• Flicker free 0-10V dimming with 1% or <1% performance
• DALI, DMX, and Lutron Ecosystem options
• NX Lighting Controls provides options for standalone and networked functionality with wired or wireless connectivity for NX system deployments
• Lutron Athena control options also available
• Integral and remote controller and battery pack options available
• Refer to additional spec sheets for information on SpectroSync™ Tunable White or Dim-to-Warm or solutions
INSTALLATION
• Accommodates ceiling thickness up to 2" (SL, ML, HL) up to 12" (ML, XL)
• See DIMENSIONS section for details
• Universal adjustable mounting brackets also accept 3/8" DMX control or 1/2" or 3/4" railing channel (by others) or Prescalite accessory bar hangers (P54 or P6)
• Light Engine/Driver fully serviceable from above or below the ceiling
CERTIFICATIONS
• cULus certified to UL 1598
• For 270V: Minimum spacing required 30" future center to center; 36" future center to building member; 0.5' above future
• Suitable for wet locations, covered ceiling
• EMI (EMF) Suitable for damp locations

CERTIFICATIONS (CONTINUED)
• ENEC: Certified under UL 824 standard for emergency lighting and power equipment
• ENEC: Emergency battery packs are California Energy Commission (CEC) Title 20 Compliant
• When used with CE Bazel Trim Accessories (P65) IP66K rating; also meets K10 per IEC 60598-2-75 impact testing
• Approved for 8 ft (4 x 4) No. 12AWG conductors rated for 90°C through wiring
• For -BAA Option: This product meets federal procurement law requirements under the Buy American Act (FAR 52.226-6) See Buy American Solutions
• For -TAA Option: Product configurations meet federal procurement law requirements under the Trade Agreements Act (FAR 52.226-1) See Buy American Solutions
WARRANTY
• 5 year warranty

KEY DATA

Lumen Range	600-9000
Warranty Period	5-10
Efficiency Range (lm/W)	94-104
Reported Life (Hours)	L90 / 150,000
Input Current (mA)	65-825 (10V)

*Based on Specbook 354, 80 CRI

Current
currentlighting.com/prescolite
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Page 1 of 10
Rev 12/10/24
LTS-460_0008

FIXTURE "D"
SCALE - N.T.S.

PETRY ENGINEERING, LLC
100 PASCAL AVENUE • FAIRFIELD, NJ 07004
TEL: 973-227-7074 FAX: 973-227-7074
PETRYENGINEERING.COM

4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPSCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25
REV	DESCRIPTION	DATE

CHECKED BY: JMP
DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER, I.C. No. 36662
DATE: 01/31/2025

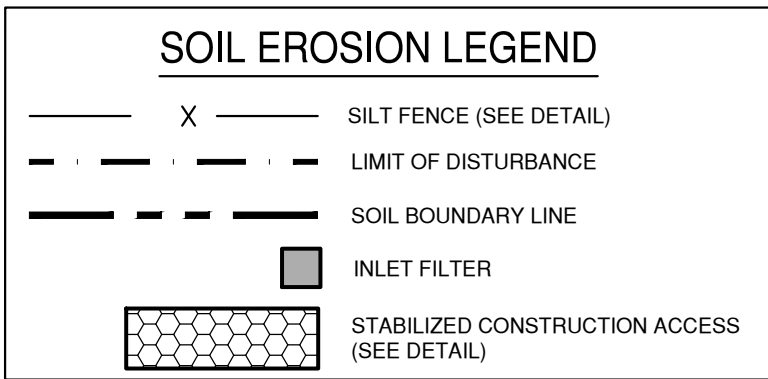
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
LIGHTING DETAILS

PROJECT #:
24-170

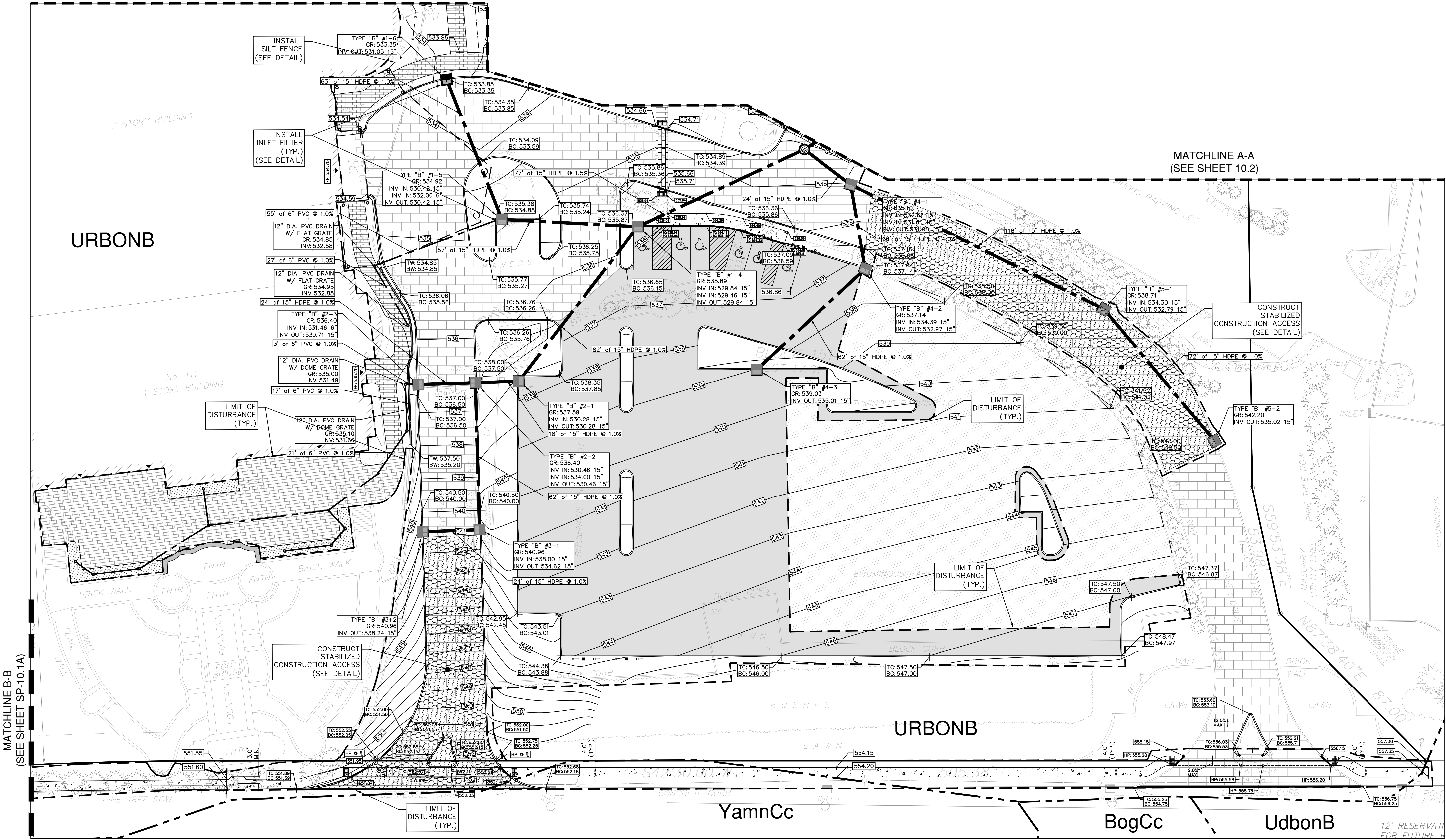
SHEET:
SP-9.3



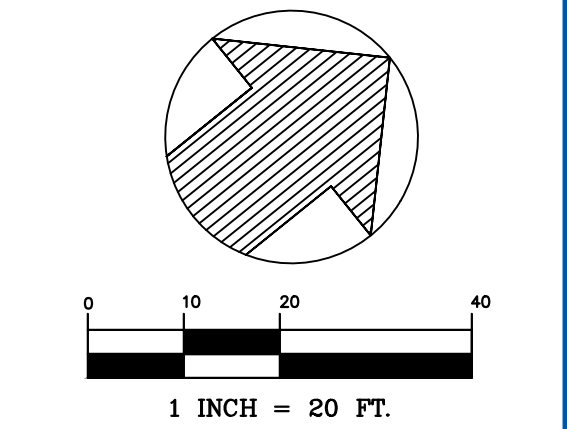
TOTAL AREA OF DISTURBANCE:
168,000 SQ.FT. OR 3.857± AC.

CUT: 825 C.Y.
FILL: 975 C.Y.
NET = 150 C.Y. (F)

- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.00M GSD; DATUM: NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24GA2800600 AND DATED 06/06/2023.



REV	DESCRIPTION	DATE
4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25



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J. MICHAEL PETRY, PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
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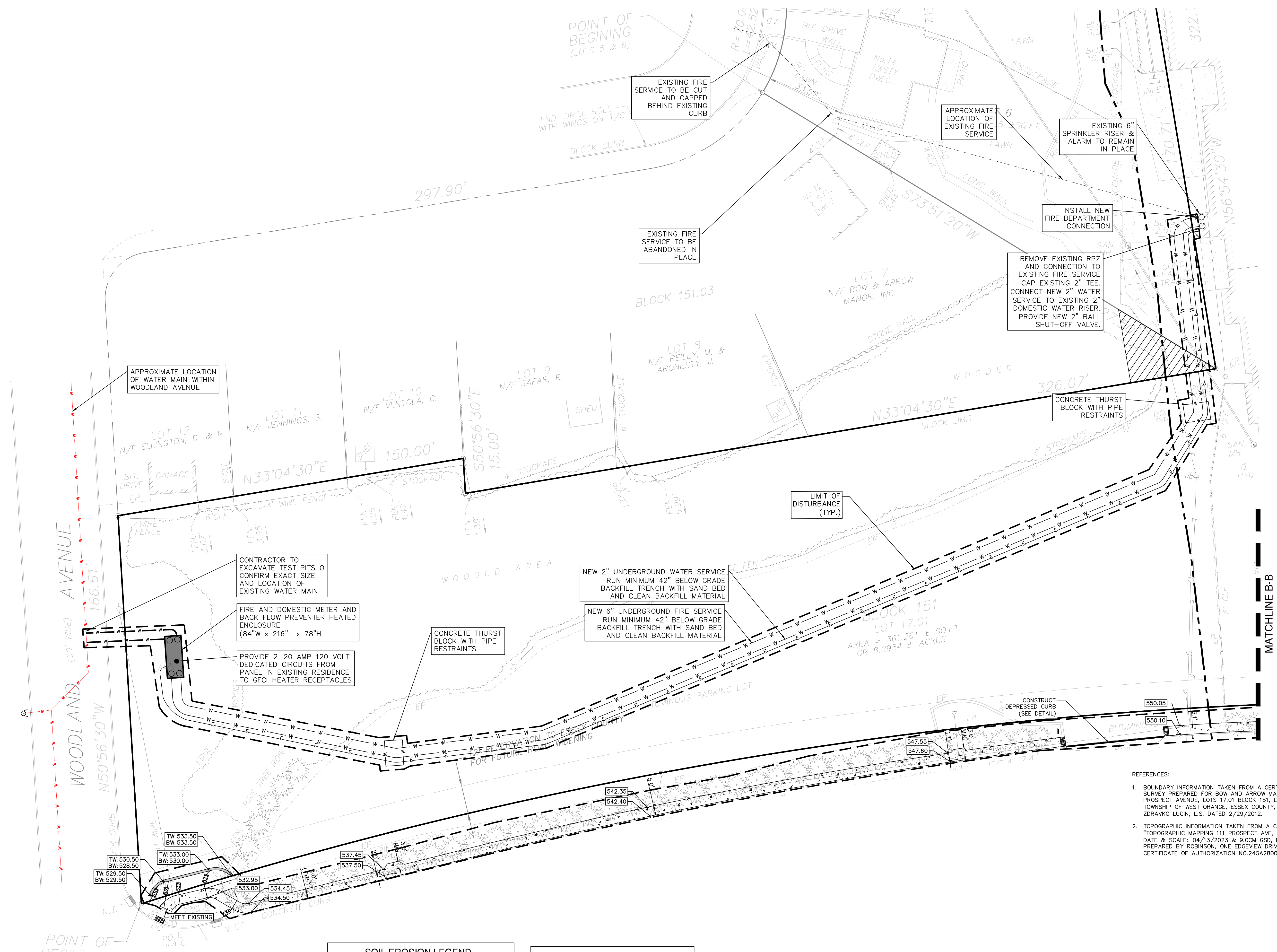
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
**SOIL EROSION AND
SEDIMENT CONTROL
PLAN - PHASE 1**

PROJECT #:
24-170

SHEET:
SP-10.1



SOIL EROSION LEGEND	
	SILT FENCE (SEE DETAIL)
	LIMIT OF DISTURBANCE
	SOIL BOUNDARY LINE
	INLET FILTER
	STABILIZED CONSTRUCTION ACCESS (SEE DETAIL)

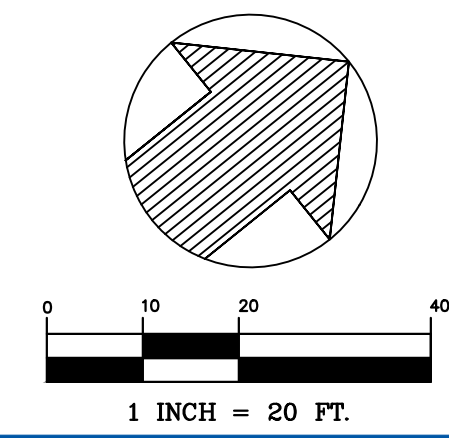
TOTAL AREA OF DISTURBANCE:
168,000 SQ.FT. OR 3.857± AC.

CUT: 825 C.Y.
FILL: 975 C.Y.
NET = 150 C.Y. (F)

- REFERENCES:
- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE. WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD. DATUM: NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24GA2800600 AND DATED 06/06/2023.



REV	DESCRIPTION	DATE
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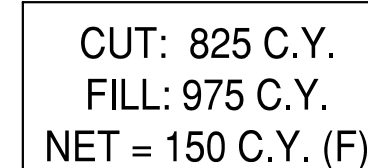
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NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 05/30/2025
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
SOIL EROSION AND
SEDIMENT CONTROL
PLAN - PHASE 1

PROJECT #:
24-170

SHEET:
SP-10.1A



1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPER AVENUE, LOTS 17-01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUGIN, L.S. DATED 2/29/2012.
2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 FROM PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2013 & 9.0CM DSD, DATUM=NAD83 NJ, NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24GA28006000 AND DATED 06/06/2013.



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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
SOIL EROSION AND
SEDIMENT CONTROL
PLAN - PHASE 2

PROJECT #:
24-170

SHEET:
SP-10.2

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST

- | MATERIAL | WATER DILUTION | TYPE OF NOZZEL | APPLY GALLONS/ACRE |
|--|--|----------------|--------------------|
| ANIONIC ASPHALT EMULSION | 7:1 | COARSE SORAY | 1200 |
| LATEX EMULSION | 12.5:1 | FINE SPRAY | 235 |
| RESIN IN WATER | 4:1 | FINE SPRAY | 300 |
| POLYACRYLAMIDE (PAM) SPRAY
ON/DRY SPRAY | APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS
TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS.
SEE SEDIMENT BASIN STANDARD (PG. 26-1) | | |
| ACIDULATED SOY BEAN SOAP STICK | NONE | COARSE SPRAY | 1200 |

6. SPRINKLING - SITE IS SPRINKLED UNTIL SURFACE IS WET.
7. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

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

SOIL INFORMATION OBTAINED FROM WEB SOIL
SURVEY, MAP PRINTED ON 10-01-2024

URBONB - URBAN LAND, BOONTON SUBSTRATUM, 0 TO 8 PERCENT SLOPES

-

SILT FENCE DETAIL

1. ALL AREAS NOT SCHEDULED FOR CONSTRUCTION OR LANDSCAPING TO BE STABILIZED USING SEED MIXTURE NO. 13 CONSISTING OF FESCUE, BROMEIUS AND/OR CHEWING FESCUE AT A RATE OF 175 LBS./ACRE, (4 LBS./1,000 SF), STRONG CREEPING RED FESCUE PERENNIAL RYEGRASS & KENTUCKY BLUEGRASS (BLEND), BOTH AT A RATE OF 45 LBS./ACRE (1LB/1000 SF)
2. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO SPREAD TOPSOIL AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF OF 10-10-10 EQUIVALENT.
3. WORK LIMES AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
4. REMOVE ALL SURFACE DEBRIS AND STONES 2 INCHES OR LARGER.
5. UN-ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1-1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF).
6. INSPECT SEEDBED JUST BEFORE SEEDING IF TRAFFIC HAS LEFT THE SOIL COMPACTED. THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
7. A DEPTH OF 5 INCHES OF TOPSOIL IS REQUIRED FOR ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER.

1. INSTALL SILT FENCE AND ANTI-TRACKING PAD
(DURATION: APPROX. 1 DAY)
2. DEMO EXISTING SITE AND ROUGH GRADE
(DURATION: APPROX. 2 WEEKS)
3. INSTALL STORM SEWER IMPROVEMENTS
(DURATION: APPROX. 3 WEEKS)
4. CONSTRUCT DRIVEWAY AND WALKWAY AREAS
(DURATION: APPROX. 1 MONTH)
5. STABILIZE AND SEED ALL DISTURBED AREAS
(DURATION: APPROX. 2 DAYS)
6. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES
(DURATION: APPROX. 1 DAY)

1. STREETS, DRIVEWAYS AND PARKING AREAS NOT SCHEDULED FOR PAVING WITHIN THE ALLOTTED TIME FRAME SHALL BE STABILIZED USING PAVEMENT SUBBASE COURSE. THIS SUBBASE COURSE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
2. ALL AREAS NOT SCHEDULED FOR PAVING SHALL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING FOLLOWING ROUGH GRADING.
3. APPLY FERTILIZER AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF. OF 10-20-10 EQUIVALENT. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRES.
4. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
5. TEMPORARY SEEDING WILL BE A MIX OF ANNUAL RYEGRASS OR PERENNIAL RYEGRASS AT A RATE OF 100 LBS./ACRE OR 1 LB./1,000 SF.
6. UN-ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1-1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF.

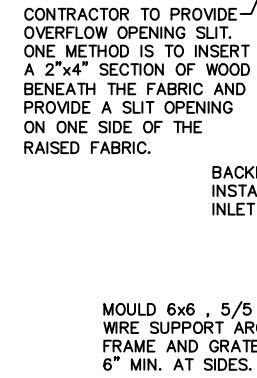
(To be included on the signed erosion control plan sheet)

4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established

<http://hepsoilnj.org>
HEPSCD251SESCNOTES_7THEDREV2017

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

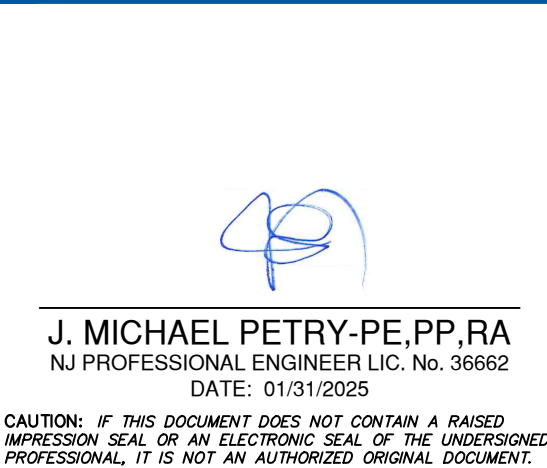
SCALE N.T.S.



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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

SESC NOTES AND DETAILS

PROJECT #:

24-170

SHEET:

SP-10.3

ALL SITE IMPROVEMENTS TO BE PERFORMED IN ACCORDANCE WITH
NJDOT SPECIFICATIONS (LATEST EDITION) UNLESS OTHER WISE NOTED.

THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR THE PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST, AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION IN ACCORDANCE WITH EXISTING LOCAL, COUNTY OR STATE REGULATIONS, OR ANY OTHER AGENCIES HAVING JURISDICTION IN THESE MATTERS.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF THE UTILITIES WITH THE UTILITY DEPARTMENTS PRIOR TO CONSTRUCTION

THE DRAWINGS SHOW THE EXISTING CONDITIONS WHICH ARE LIKELY TO AFFECT THE PROSECUTION OF THE WORK INSOFAR AS THEY HAVE BEEN DETERMINED. THESE DRAWINGS SHOULD NOT BE USED FOR SCALING OF DIMENSIONS OR FOR DETERMINING RIGHT-OF-WAY AND PROPERTY LIMITS.

THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS OF SURFACE EVIDENCE AND CERTAIN INFORMATION CONTAINED IN THE PUBLIC RECORD AND RECORD DATA PROVIDED BY THE OWNER. THIS PLAN IN NO WAY REPRESENTS A GUARANTEE, EXPRESS OR IMPLIED, TO THE ACCURACY OF THESE PLOTTED LOCATIONS. ADDITIONALLY, THESE PLANS MAKE NO GUARANTEE THAT UTILITIES AND OTHER SUBSURFACE STRUCTURES ARE THE ONLY SUBSURFACE STRUCTURES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY HIS OPERATIONS. ALL COST ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.

THE COORDINATION OF THE LOCATION OR RELOCATION, WHERE REQUIRED OF TELEPHONE, ELECTRIC, GAS, WATER, AND ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR, AND THE SAME SHALL BE COORDINATED TO ENSURE COMPLETION WITHIN THE TIME PERMITTED.

THE CONTRACTOR SHOULD NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.

0. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMITS SHALL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING IN ADVANCE OF PIPEWORK TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF EXISTING UTILITY NOTED ON THE DRAWINGS PRIOR TO CONSTRUCTION. EXCEPT FOR THE EXCAVATION OF TEST PITS AS NOTED ON THE DRAWINGS OR WHEN DIRECTED BY THE ENGINEER, NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK BUT SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.

2. THE CONTRACTOR SHALL SUPPLY AND ERECT NECESSARY WARNING SIGNS AND PROPER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE WEST ORANGE POLICE DEPARTMENT. THE CONTRACTOR SHALL FURNISH FLAGMEN AS MAY BE REQUIRED TO MAINTAIN TRAFFIC. THE CONTRACTOR SHALL CONTACT THE POLICE DEPARTMENT PRIOR TO STARTING ANY WORK AND NOTIFY THEM OF HIS PROPOSED OPERATIONS.

3. THE CONTRACTOR SHALL BACKFILL AND PAVE ANY OPEN TRENCH AT THE END OF EACH DAY AND SHALL TAKE ANY NECESSARY PRECAUTION TO PROVIDE A SAFE AND ACCESSIBLE WORK AREA FOR VEHICULAR AND PEDESTRIAN TRAFFIC.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICLE ACCESS TO ALL DRIVEWAYS, BUILDING ENTRANCES AND SIDE STREETS ALONG THE CONSTRUCTION ROUTE TO THE MAXIMUM EXTENT PRACTICABLE.

5. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER IS MORE STRINGENT.)

6. THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING CURB IN THE IMMEDIATE VICINITY OF THE CONSTRUCTION WORK. PLANKS SHALL BE PLACED OVER CURBS TO PREVENT DAMAGE BY THE CONTRACTOR'S EQUIPMENT. ANY CURB WHICH IS DAMAGED, DISTURBED, OR REMOVED IN AREAS OTHER THAN WHERE THE PIPELINE CROSSES EXISTING CURBING, AS SHOWN ON THE DRAWINGS, SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE DRAWINGS.

7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF NJ WORKERS HEALTH AND SAFETY ACT (N.J.A.C. 12:110 ET. SEQ.) AS AMENDED AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) (29 CFR 1910), AS AMENDED WITH REGARD TO WORKER AND JOB SITE SAFETY.

8. THE CONTRACTOR SHALL CONTRACT WITH THE (TOWNSHIP OF WEST ORANGE) TO PROVIDE UNIFORMED POLICE FLAGMEN AS NECESSARY FOR WORK CONDUCTED WITHIN ROADWAYS.

9. SELECT FILL SHALL BE EITHER CLASS I OR II SOIL

10. ALL WORK PERFORMED WITHIN THE PROSPECT AVENUE RIGHT OF WAY
REQUIRES A ROAD OPENING PERMIT FROM ESSEX COUNTY.

DISCONNECTION OF EXISTING UTILITY SERVICES SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE UTILITY AUTHORITY CONCERNED. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN CONFIRMATION FROM UTILITY COMPANIES THAT ALL SERVICE TO THE SITE HAS BEEN TERMINATED PRIOR TO CAPPING, ABANDONMENT, OR REMOVAL OF ANY SUCH UTILITIES.

EXISTING BUILDINGS, STRUCTURES, CURBS, UTILITIES, SIGNS, LANDSCAPING, AND ANY OTHER IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE. SHOULD DAMAGES OCCUR, THE OWNER SHALL BE NOTIFIED IMMEDIATELY, AND REPAIRS SHALL BE MADE TO MATCH EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.

ALL CONCRETE, CMU, PAVER, AND BRICK MATERIAL DESIGNATED FOR DEMOLITION SHALL BE COMPLETELY REMOVED FROM THE SITE. INCLUDING, BUT NOT LIMITED TO, SLABS, FLOORS, BARRIERS, CURBS, AND SIDEWALKS.

WALLS, BEAMS, COLUMNS, FLOOR, SLABS, PAVEMENTS, RAMPS, FOOTINGS, AND ALL OTHER BUILDING COMPONENTS OR APPURTENANCES DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THE RESULTING DEPRESSIONS SHALL BE FILLED AND COMPACTED AS DIRECTED, USING ONLY SUITABLE MATERIAL FROM ON-SITE MATERIAL OR APPROVED MATERIAL FROM OFF-SITE. NO DEBRIS FROM DEMOLITION OR OTHER UNSUITABLE MATERIAL SHALL BE USED. IN SPECIAL CASES, DEEP-SEALED CONCRETE OR MASONRY STRUCTURES WHICH SHALL NOT INTERFERE WITH SUBSEQUENT CONSTRUCTION MAY REMAIN IN PLACE IF SO APPROVED BY THE OWNER'S ENGINEER.

FOLLOWING THE DEMOLITION AND REMOVAL OF ALL IMPROVEMENTS SO DESIGNATED, THE DISTURBED AREA SHALL BE GRADED, AS DIRECTED BY THE OWNER'S ENGINEER, SO THAT THE RESULTING LANDFORM SHALL NOT ALLOW FOR PONDING OR THE FORMATION OF GULLIES RESULTING FROM STORMWATER RUN-OFF.

CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL MATERIAL.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL OF ANY EXISTING SITE LIGHTING WITH THE APPROPRIATE UTILITY COMPANY. LIGHT POLES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED.

EXCESS EXCAVATED MATERIAL WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMIT WILL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.

THE MAXIMUM ALLOWABLE JOINT DEFLECTION FOR DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND AWWA STANDARDS.

PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN
WATER LINES AND UTILITIES OR OBSTRUCTIONS, UNLESS OTHERWISE
SHOWN.

ALL FITTINGS ARE TO BE MECHANICAL JOINT WITH RETAINER GLANDS. HOWEVER, SOME FITTINGS SHALL REQUIRE THE INSTALLATION OF THRUST BLOCKS AS SHOWN IN THE DRAWINGS. PROVIDE CONCRETE THRUST BLOCKS IN ACCORDANCE WITH DETAILS OR AS NOTED THE DRAWINGS, OR AS REQUIRED BY SPECIFIC SOIL CONDITIONS ENCOUNTERED. TYPICAL THRUST BLOCK REACTION DETAILS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. WHERE GALVANIZED RODS ARE TO BE USED FOR ANCHORING FITTINGS OR VALVES, THE COST OF SUCH MATERIALS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR DUCTILE IRON FITTINGS AND GATE VALVES.

NOTIFY THE ENGINEER, WATER, AND FIRE DEPARTMENTS 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING WATER MAINS.

THE CONTRACTOR SHALL INSTALL TEMPORARY AIR RELEASE TAPS, AND SAMPLING TAPS WITH COPPER SAMPLING PIPE FOR TESTING AND DISINFECTION AS NEEDED OR AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE SAMPLING PIPE AND CLOSE OFF THE TAP AT THE MAIN AFTER COMPLETION OF ALL TESTING AND WHEN APPROVED BY THE ENGINEER. THE FURNISHING, INSTALLATION, AND REMOVAL OF TAPS AND PIPE SHALL BE INCLUDED IN UNIT PRICE BID FOR TESTING AND DISINFECTION.

THE GENERAL LOCATION OF FIRE HYDRANTS AND CURB BOXES ARE SHOWN ON THE DRAWINGS. HYDRANTS AND CURB BOXES SHALL BE LOCATED IN THE FIELD BY THE WATER DEPARTMENT PRIOR TO RECONSTRUCTING THE WATER MAIN, DUE TO FUTURE ROAD RECONSTRUCTION WHICH SHALL RESULT IN THE RELOCATION OF EXISTING CURB AND CHANGES IN THE GRADE. THE WATER DEPARTMENT SHALL PROVIDE THE FINISHED GRADE ELEVATION FOR SETTING THE HYDRANT AND VALVE BOX.

ANY EXISTING FIRE HYDRANTS TO BE REMOVED SHALL BE DELIVERED TO THE WATER DEPARTMENT YARD.

THE APPROXIMATE LOCATION OF WATER SERVICE CONNECTIONS IS SHOWN IN THE DRAWINGS; THE EXACT LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNER.

CONSTRUCTION AND TRANSFER OF SERVICES SHALL ONLY BE PERFORMED AFTER THE MAIN HAS BEEN TESTED AND DISINFECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THIS INCLUDES THE INSTALLATION OF SERVICE CORPORATIONS.

THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MEP DRAWINGS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES, INCLUDING BUT NOT LIMITED TO DOMESTIC WATER SERVICE, FIRE WATER SERVICE, GAS, SANITARY, ELECTRIC, AND ETC.

THE MINIMUM EARTH COVER OVER ALL NEW WATER MAINS SHALL BE 4 FEET UNLESS OTHERWISE INDICATED ON DRAWINGS. THE PIPE SHALL BE DUCTILE IRON, CEMENT LINED WITH RESTRAINED PUSH-ON JOINTS UNLESS OTHERWISE INDICATED. PIPE CLASSIFICATION FOR THE WATER MAINS SHALL BE CLASS 52. ALL FITTINGS SHALL BE DUCTILE IRON CEMENTS—LINED WITH MECHANICAL JOINTS, WITH RETAINER GLANDS CLASS 350 UNLESS OTHERWISE INDICATED ON DRAWINGS OR REQUIRED BY THE ENGINEER. ALL PIPE AND FITTINGS SHALL BE POLYETHYLENE ENCLOSED.

5. THE MINIMUM EARTH COVER OVER ALL OTHER UTILITIES IS TO BE 2' FEET UNLESS OTHERWISE INDICATED ON DRAWINGS.

WHERE EXISTING MAINS ARE TO BE ABANDONED IN PLACE, ALL OPENINGS FROM CUT PORTIONS SHALL BE COMPLETELY SEALED WITH NON-SHRINK QUICK-SETTING CEMENT, AS APPROVED BY THE ENGINEER. DO NOT BACKFILL UNTIL THE CEMENT IS CURED.

INSTALLATION OF NEW COPPER SERVICES SHALL BE PERFORMED BY OPEN TRENCH EXCAVATION IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS. THE EMPLOYMENT OF ALTERNATIVE METHODS SHALL NOT BE PERMITTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY THEIR OPERATIONS. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.

WORK PERFORMED ON COUNTY ROADS SHALL BE LIMITED TO THE HOURS OF 9:00 A.M. TO 4:00 P.M. UNLESS OTHERWISE PERMITTED BY THE COUNTY.

3. ALL UTILITIES TO BE ABANDONED SHALL BE ABANDONED IN THE STREET ACCORDING TO ALL APPLICABLE CODES.

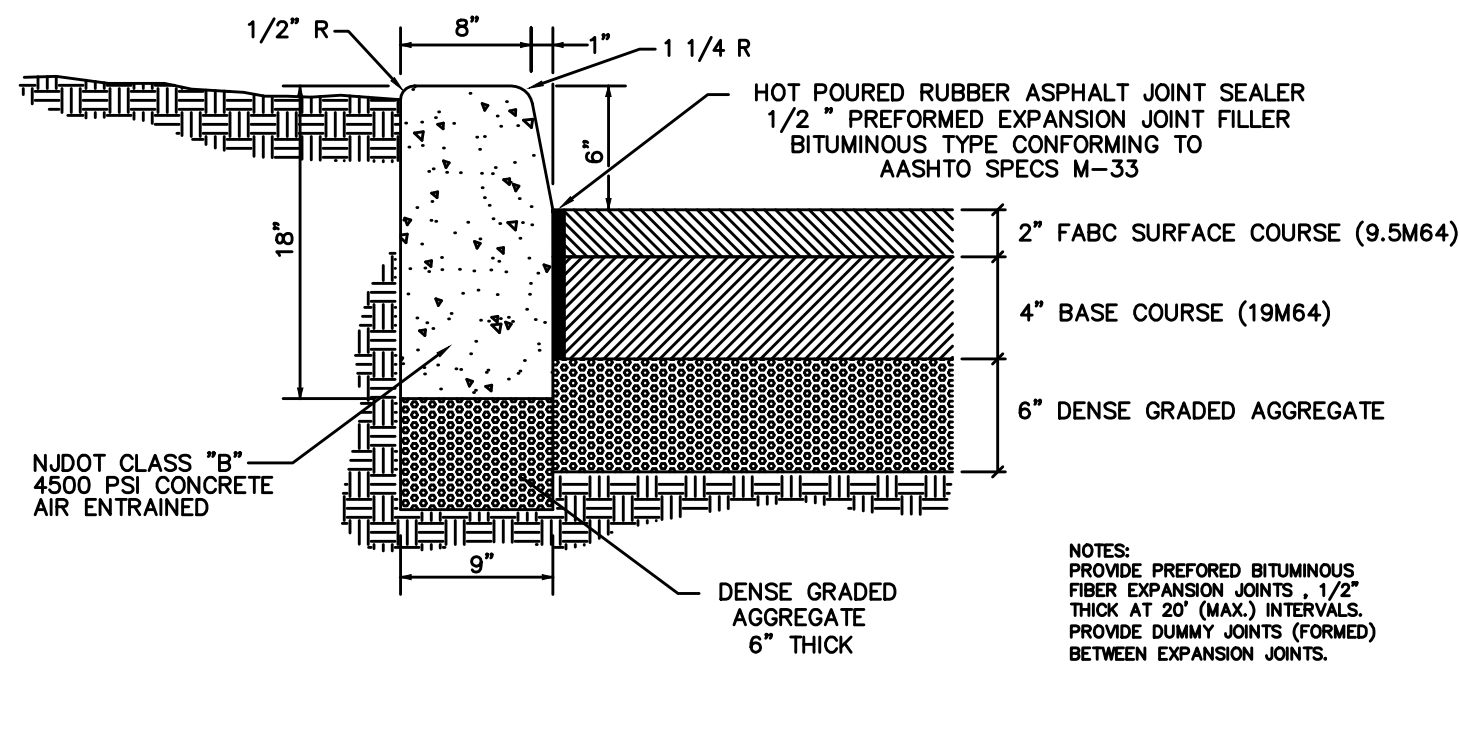
4	AMENDED SITE PLAN	12/19/25	
3	FINAL RESOLUTION COMPLIANCE	09/29/25	
2	REVISED PER HEPCSD COMMENTS	07/07/25	
1	FINAL RESOLUTION COMPLIANCE	05/30/25	
REV	DESCRIPTION	DATE	



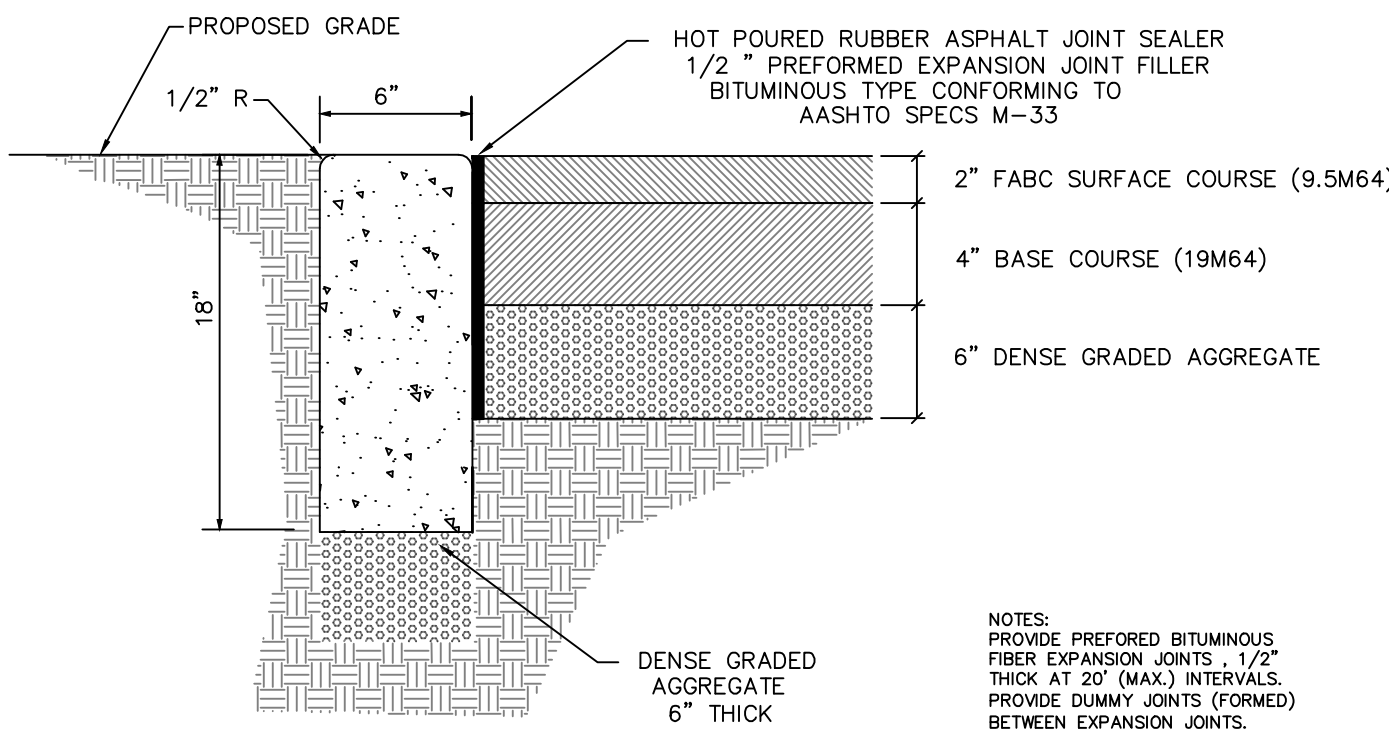
P E T R Y
ENGINEERING , LLC

PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

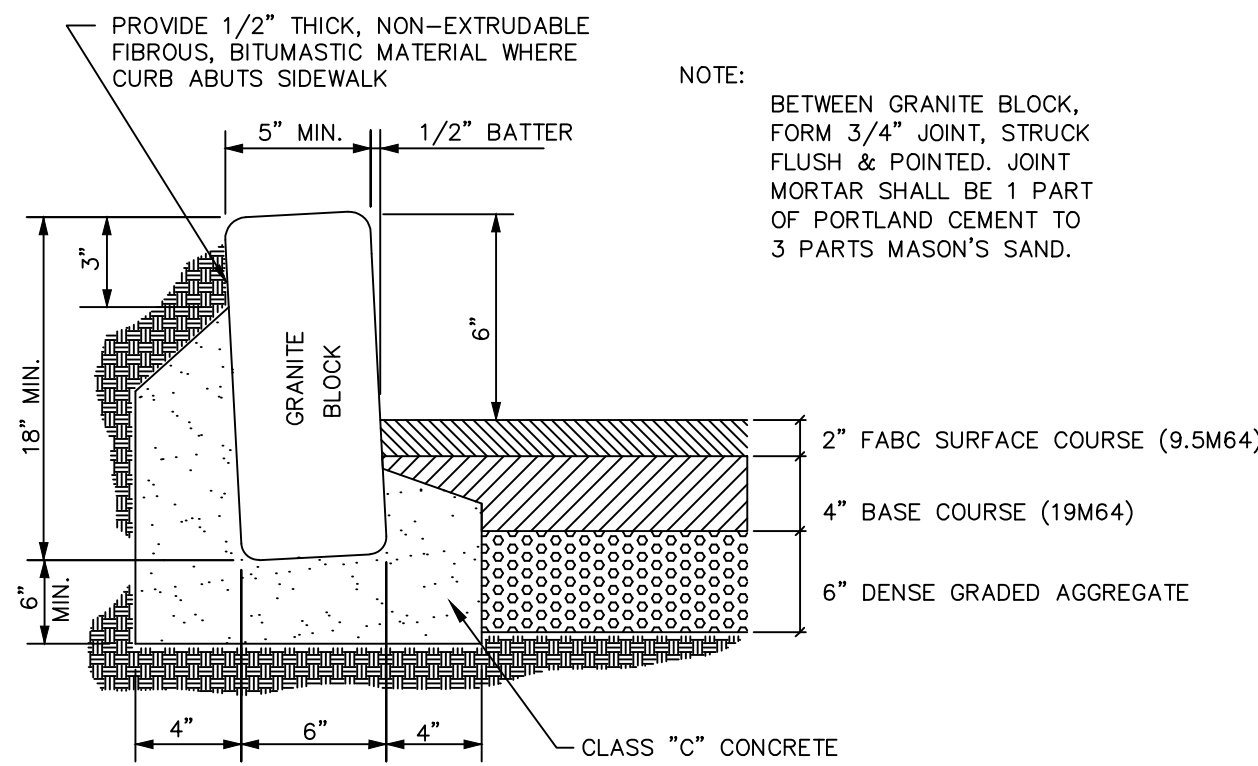
TITLE:	
GENERAL NOTES	
PROJECT #:	SHEET:
24-170	SP-11.1



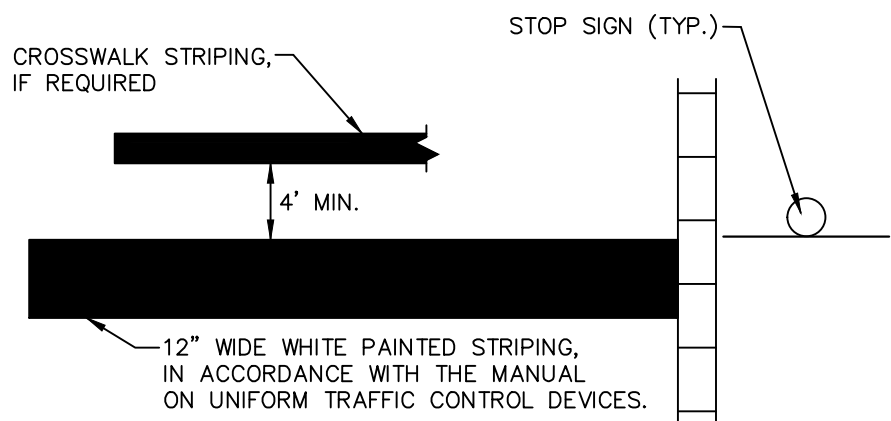
CONCRETE CURB AND FULL DEPTH PAVEMENT
IN ESSEX COUNTY R.O.W.
SCALE - N.T.S.



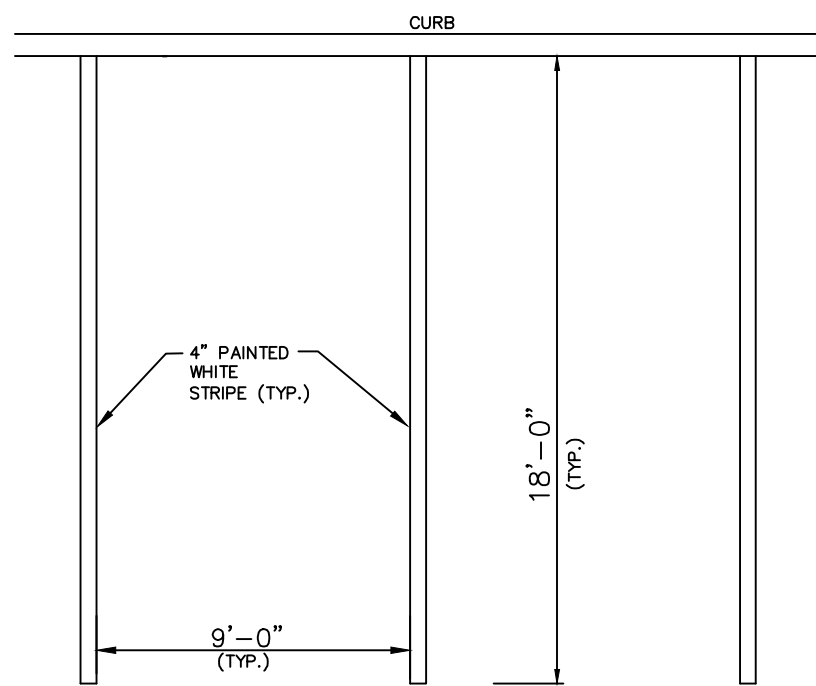
FLUSH CONCRETE CURB - FULL DEPTH PAVEMENT
SCALE - N.T.S.



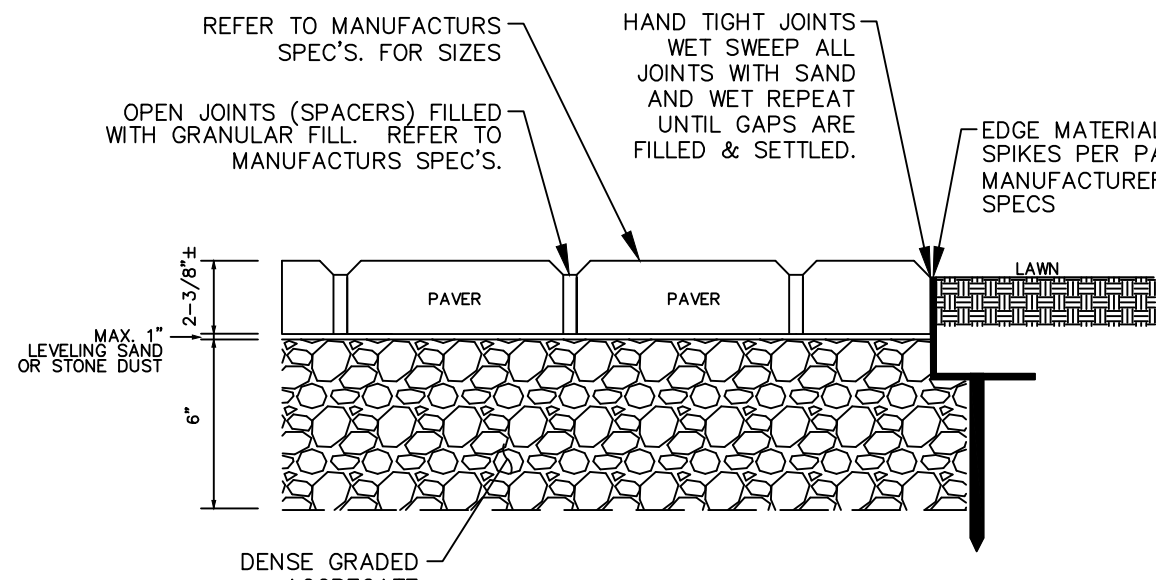
GRANITE BLOCK AND FULL DEPTH PAVEMENT
SCALE - N.T.S.



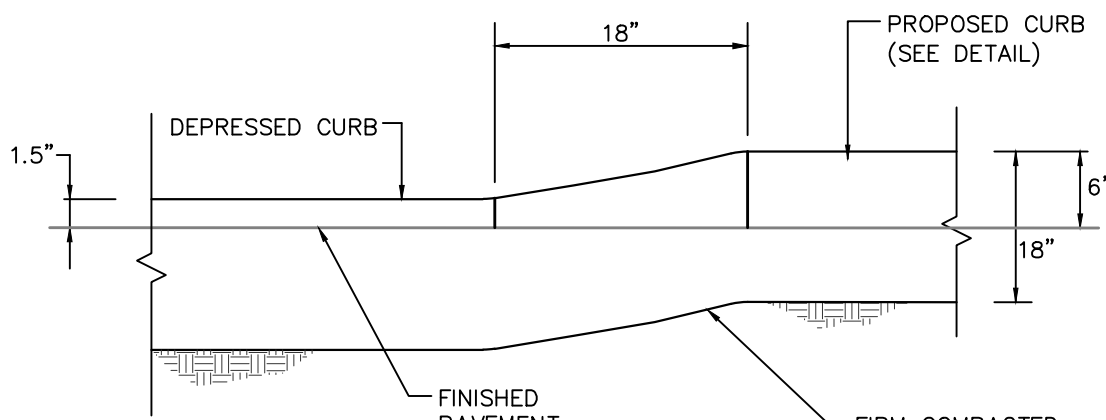
"STOP BAR" DETAIL
SCALE - N.T.S.



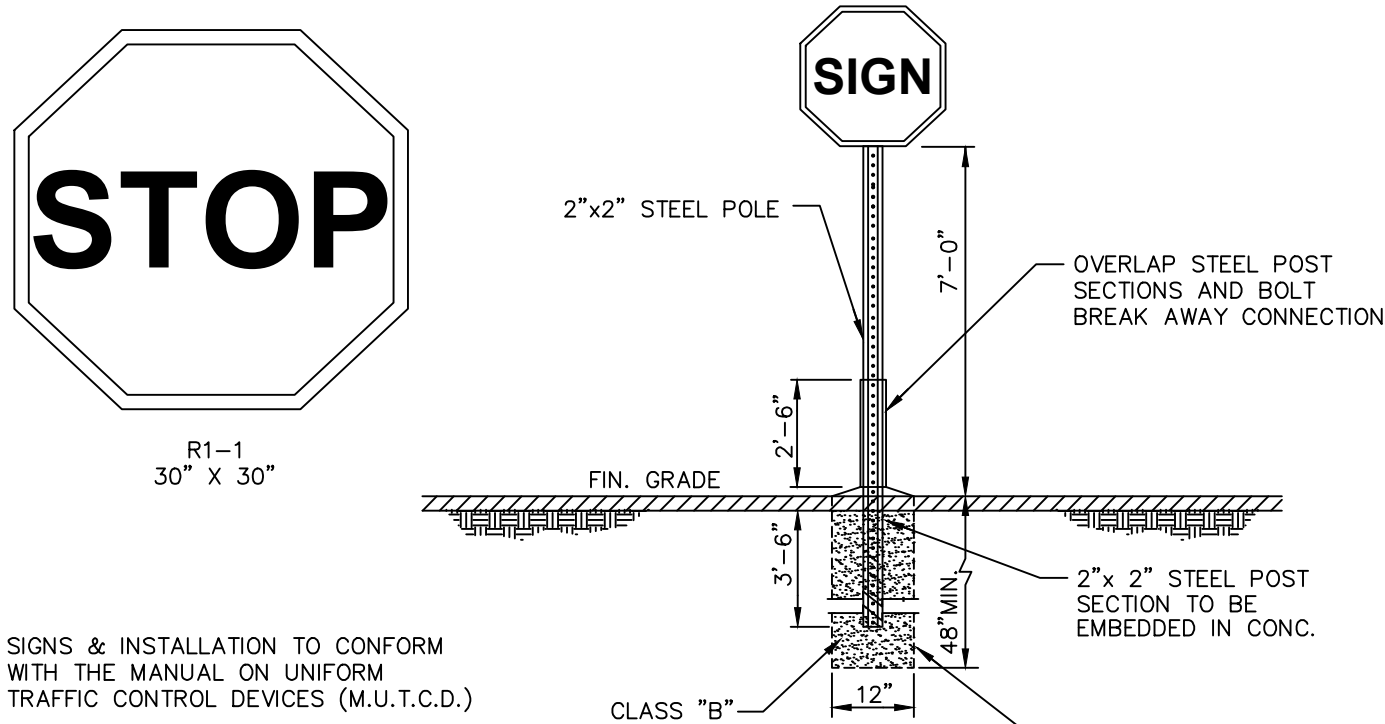
PARKING STRIPING DIMENSIONS
SCALE - N.T.S.



PAVER SECTION
SCALE - N.T.S.

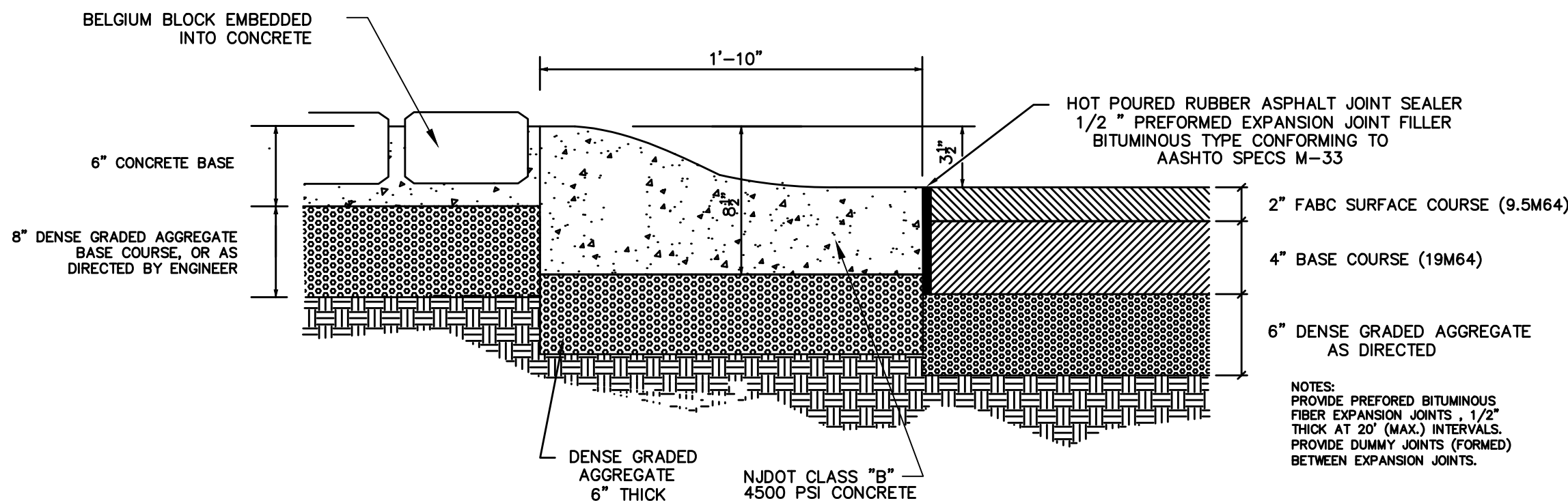


DEPRESSED CURB DETAIL
SCALE - N.T.S.

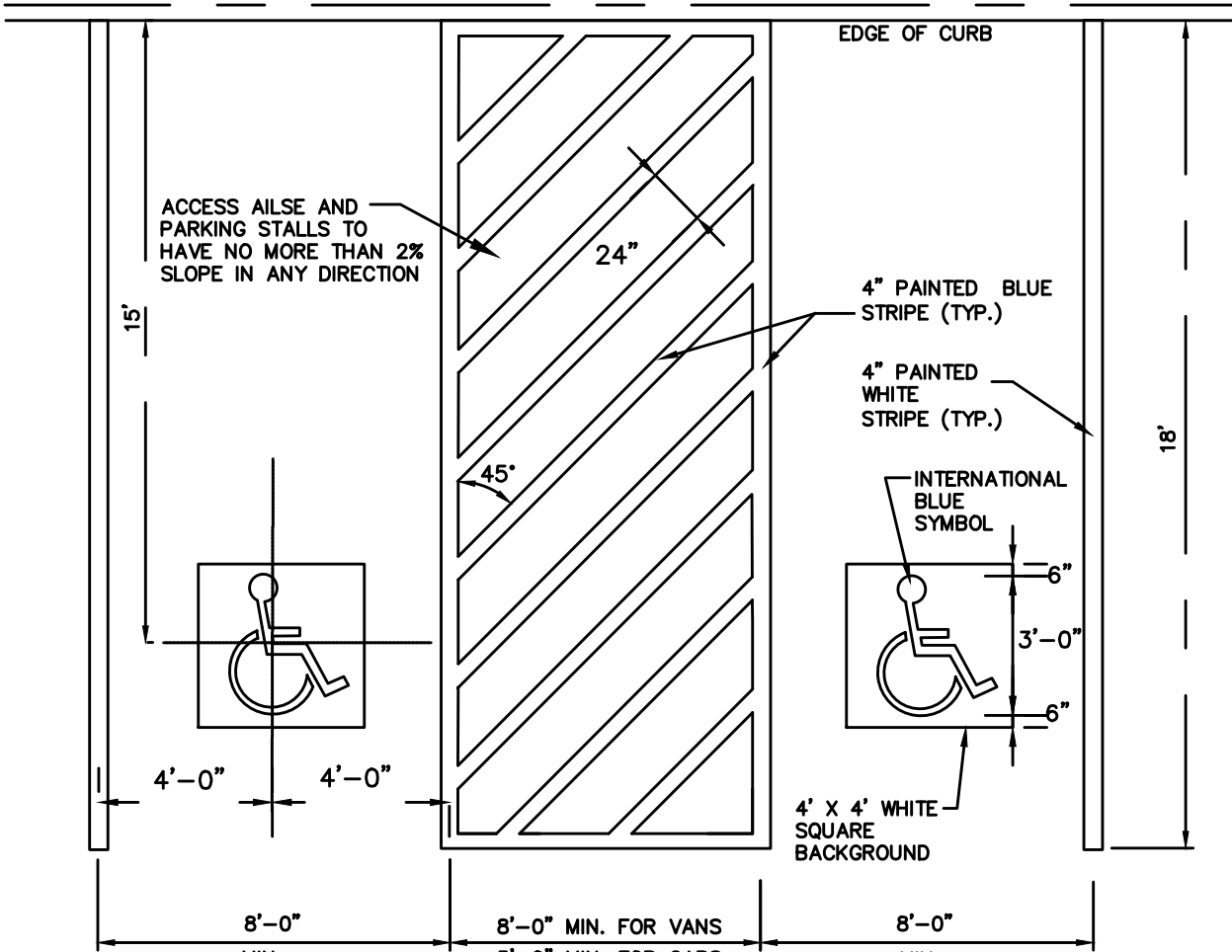


TYPICAL SIGN DETAIL
SCALE - N.T.S.

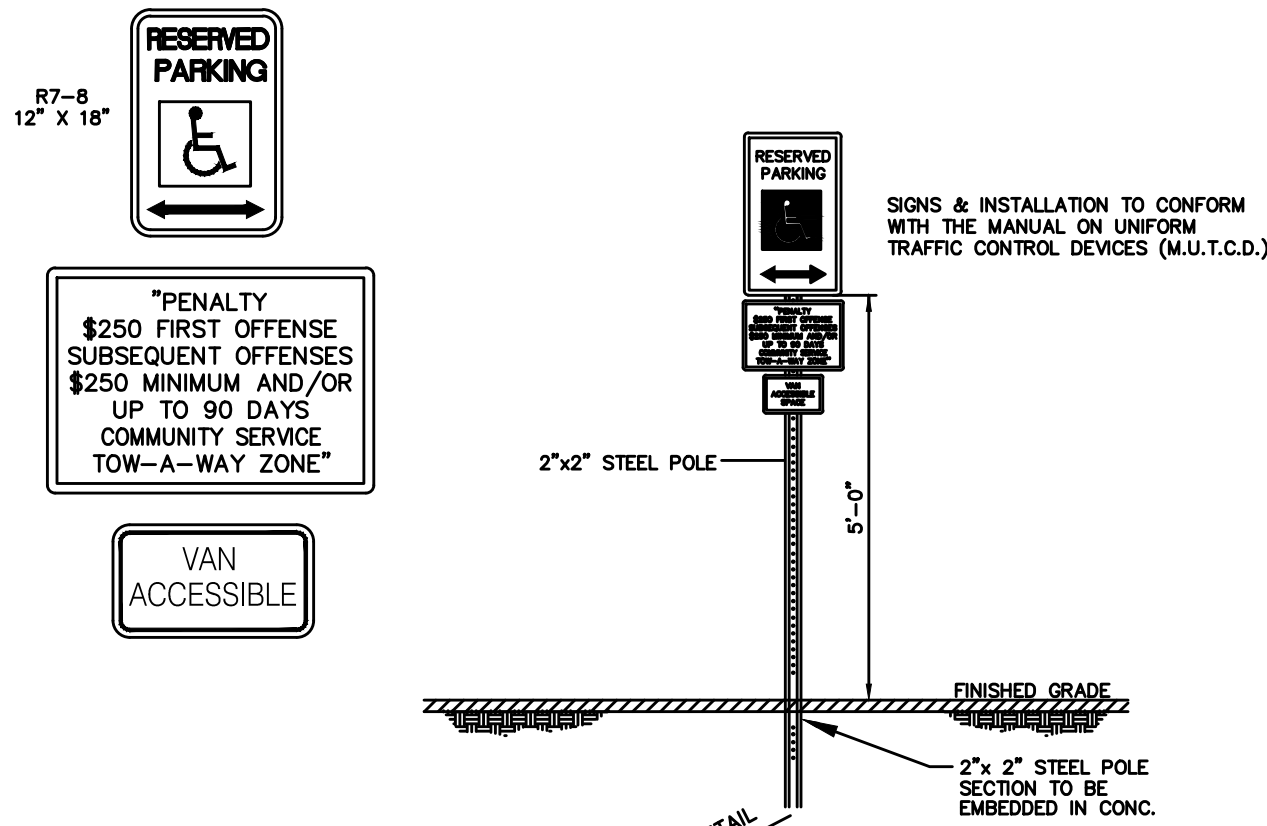
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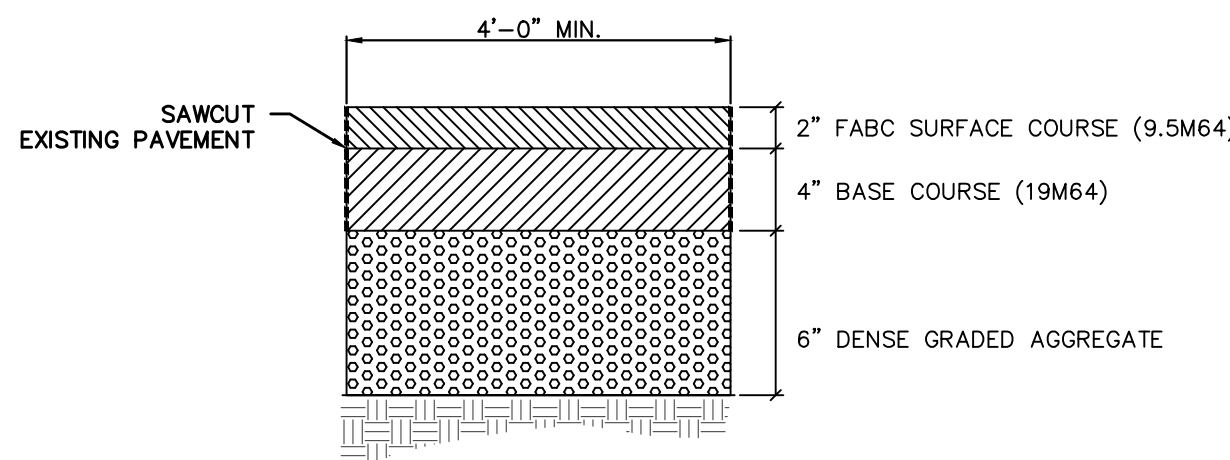
CONCRETE MOUNTABLE CURB - FULL DEPTH PAVEMENT -
BELGIUM BLOCK ISLAND
SCALE - N.T.S.



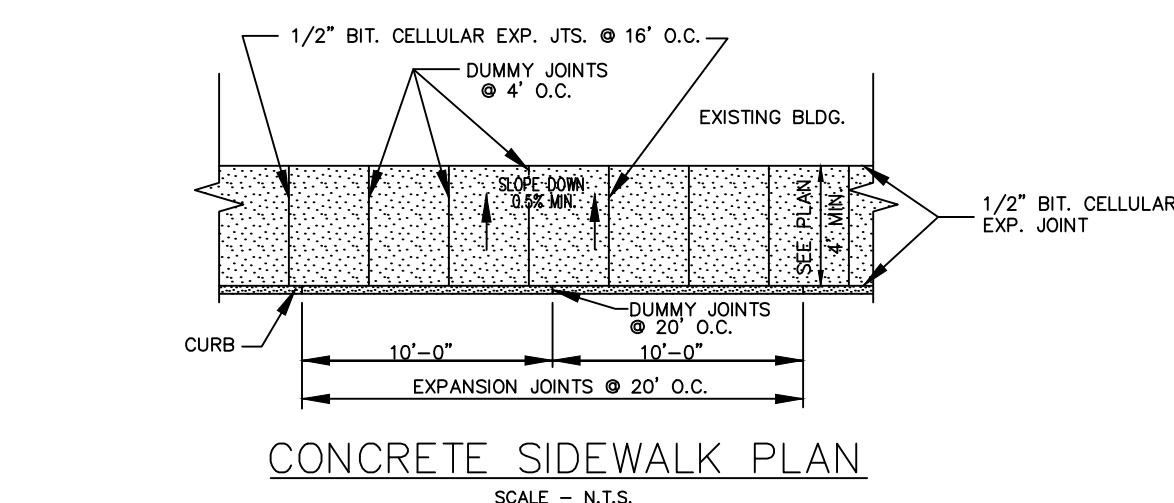
HANDICAP PARKING DIMENSIONS
SCALE - N.T.S.



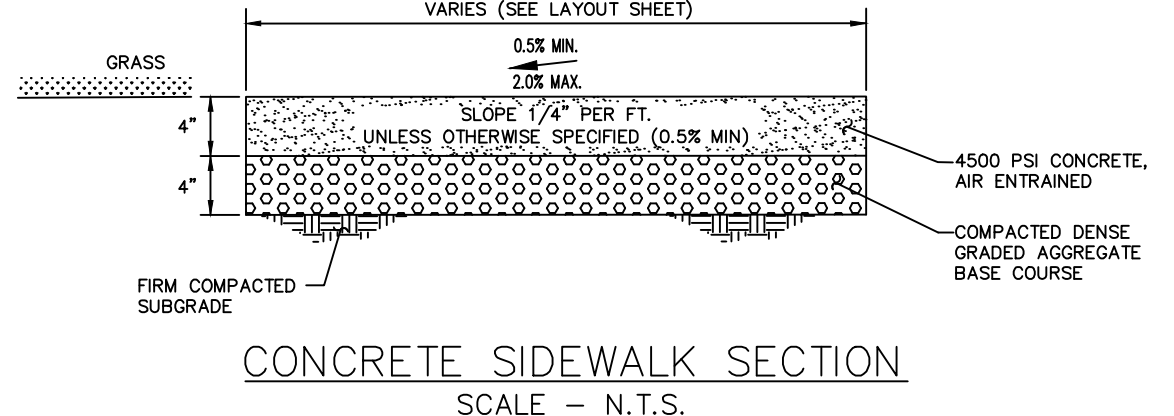
PIPE BOLLARD DETAIL FOR HC SIGNS
AT FLUSH CURB
SCALE - N.T.S.



TRENCH REPAIR DETAIL
SCALE - N.T.S.



CONCRETE SIDEWALK PLAN
SCALE - N.T.S.



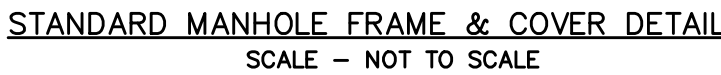
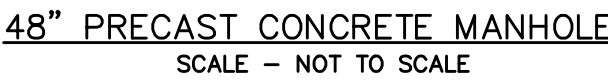
CONCRETE SIDEWALK SECTION
SCALE - N.T.S.

REV	DESCRIPTION	DATE
4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPSCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25

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- DEPTH BELOW
TOP OF GRADE
0' TO 10'-0"
- 10'-1" TO 15'-0"
- 15'-1" TO 20'-0"
- WWF 3 x 6 W6 WHORES SPACED AT 3"
TO RUN HORIZONTAL IN ALL CASES.
- WWF 3 x 6 W6 ADD #10 BAR @ 18"
HORIZONTAL.
- WWF 3 x 6 W6 ADD #10 BAR @ 9"
HORIZONTAL OR ADD #13 BAR AT
15" HORIZONTAL.
9. ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN
ACCORDANCE WITH THE CURRENT NDOT STANDARD
SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
AND ITS AMENDMENTS.
10. FOR CAST IRON CLASS 30B ONLY, ANY OTHER CLASS OF
CAST IRON OR TYPE OF MATERIAL MUST BE ON THE
BUREAU OF MATERIALS APPROVED PRODUCTS LIST OR
NEW TECHNOLOGIES AND PRODUCTS APPROVED PRODUCTS LIST.



CHECKED BY: JMP

DRAFTED BY: JAF



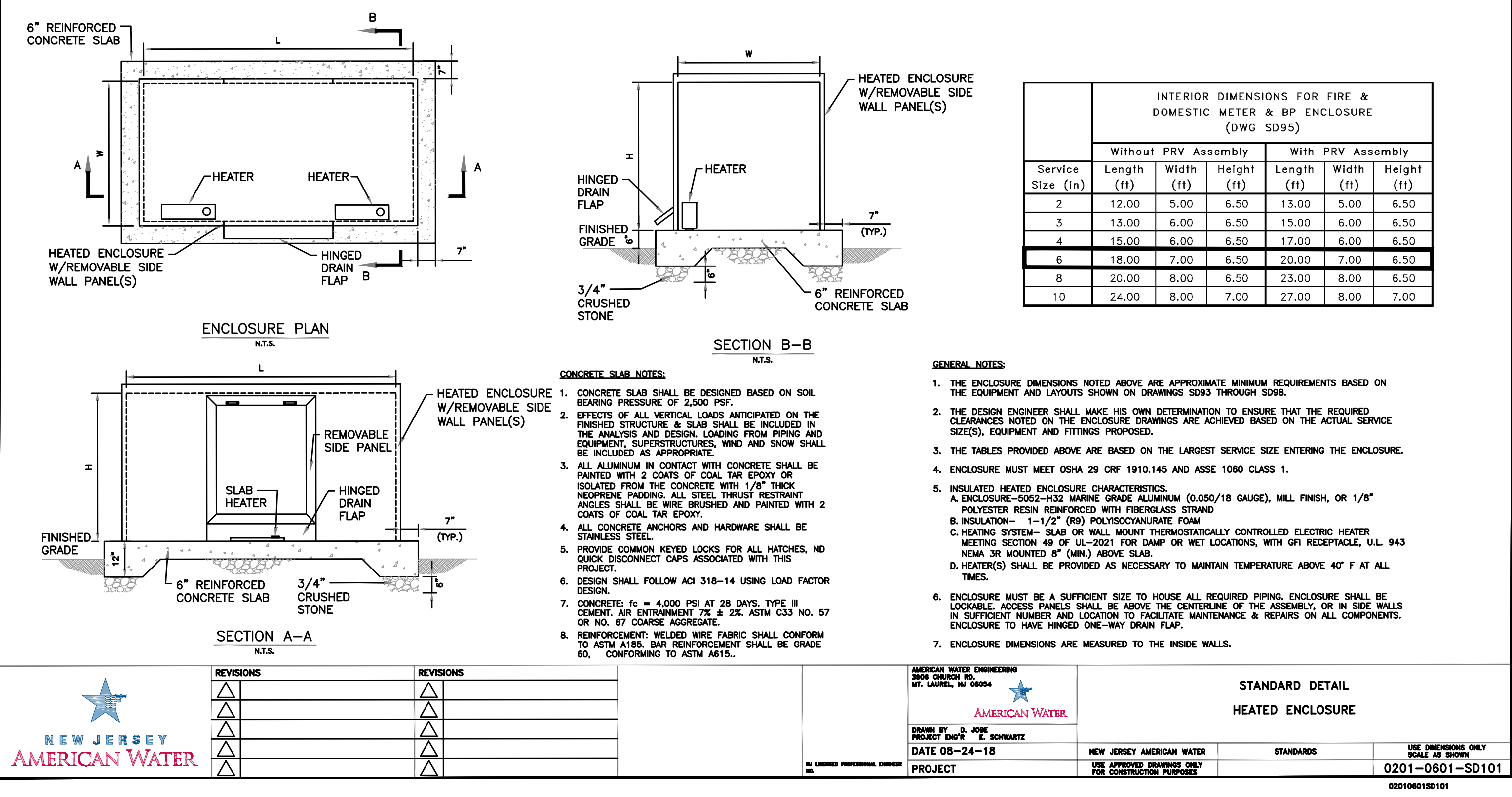
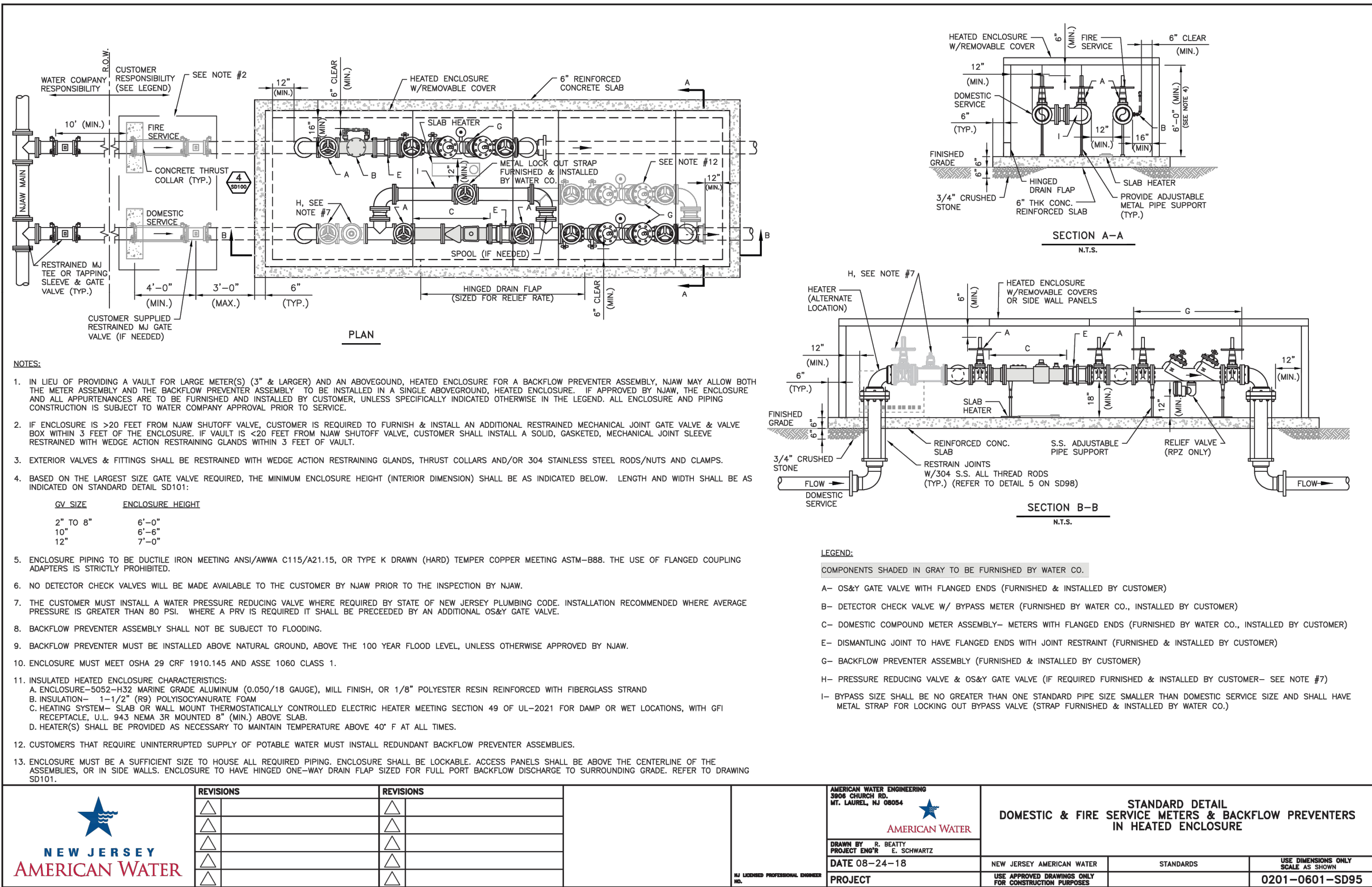
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

CONSTRUCTION DETAILS

PROJECT #:
24-170

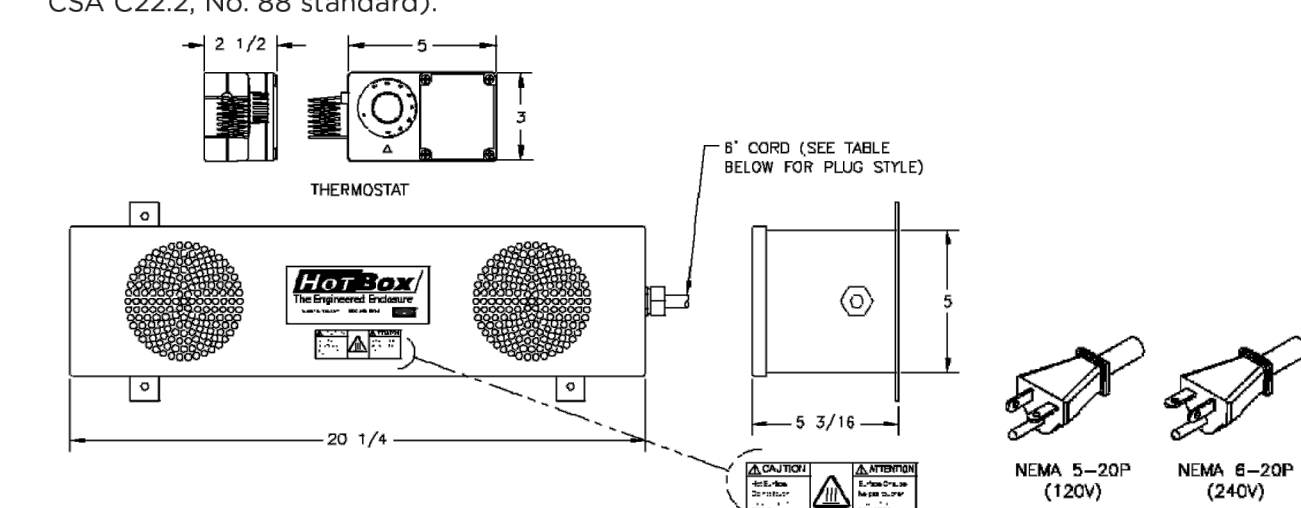
SHEET:
SP-11.3



Standard Convection Heaters

- Benefits and Features:**
- Better Freeze Protection** - Heater is thermostatically controlled to maintain an interior temperature of 40°F (4.4°C) to protect equipment from external temperatures as low as -30°F (-34.4°C) in accordance with ASSE 1060 1.2.2.1.
 - Better Performance and Safety** - Wall-mounted design elevates heater above discharge point.
 - Fast and Easy Installation** - 6' power cord and plug.
 - Quiet Operation** - Factory lubricated 100 cfm fan.

- Meets or Exceeds Standards:**
- ETL listed (tested for wet/damp locations).
 - Thermostatically controlled to maintain an interior temperature of 40°F (4.4°C) and protect equipment from external temperatures as low as -30°F (-34.4°C) in accordance with ASSE 1060 1.2.2.1.
 - Dielectric Voltage Withstand Test (Section 44.0 of the UL 499 Standard & Section 6.4 of the CAN/CSA C22.2, No. 88 standard).
 - Grounding Continuity Test (Section 45.1 of the UL 499 Standard & Section 6.5 of the CAN/CSA C22.2, No. 88 standard).



Model	Wattage	Voltage	Phase	Btu/Hr	Weight Lb.	Recommended Circuits	Plug	Thermostat
AC1000-120	1000	120	1	3412	12	20 AMP	NEMA 5-20p	Internal
AC1500-120	1500	120	1	5118	12	20 AMP	NEMA 5-20p	Internal
AC12000-120	2000	120	1	6824	12	20 AMP	NEMA 5-20p	Internal
AC1000-120R	1000	120	1	3412	12	20 AMP	NEMA 5-20p	Remote
AC1500-120R	1500	120	1	5118	12	20 AMP	NEMA 5-20p	Remote
AC12000-120R	2000	120	1	6824	12	20 AMP	NEMA 5-20p	Remote
AC1000-208/240	867/1000	208-240	1	2957/3412	12	20 AMP	NEMA 5-20p	Internal
AC1500-208/240	1300/1500	208-240	1	4436/5118	12	20 AMP	NEMA 5-20p	Internal
AC12000-208/240	1733/2000	208-240	1	5914/6824	12	20 AMP	NEMA 5-20p	Internal

Contractors other than Hot Box are responsible for the installation of the G.F.I. protected service and receptacles. We recommend that each heater be on separate 20 amp circuits so in the event a circuit fails, all other circuits will remain powered. We recommend that all installations be in accordance with the local and national codes.

62 Hubbell Utility Solutions

4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPSCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25
REV	DESCRIPTION	DATE

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DRAFTED BY: JAF

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER, L.C. No. 36662
DATE: 01/31/2025

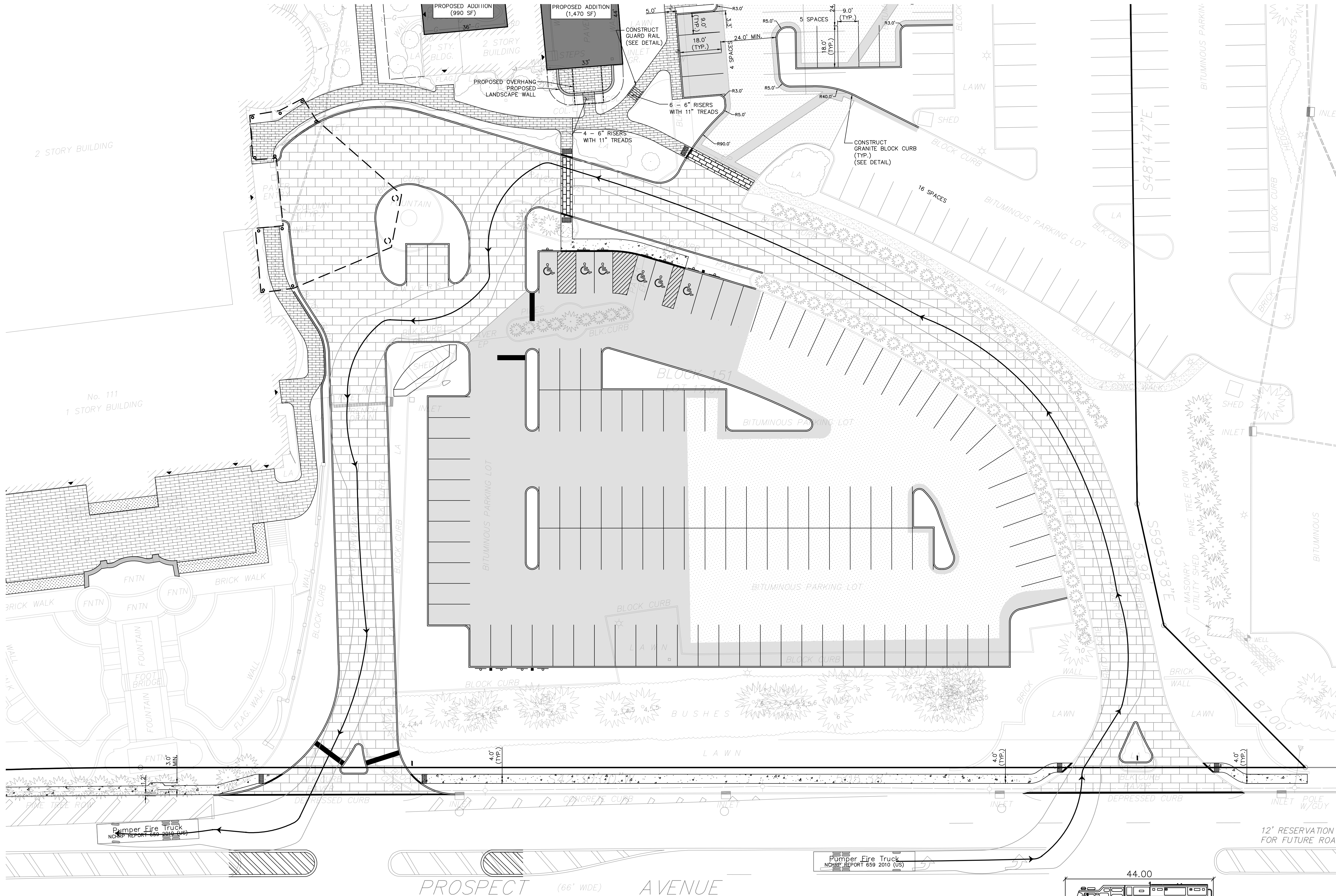
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
CONSTRUCTION
DETAILS

PROJECT #:
24-170

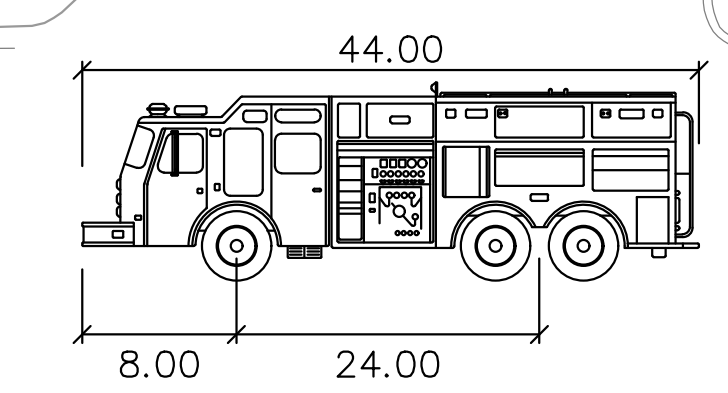
SHEET:
SP-11.4



REFERENCES:

1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.

2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM-NAD83 NJ - NAVD83" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24GA2800600 AND DATED 06/06/2023.

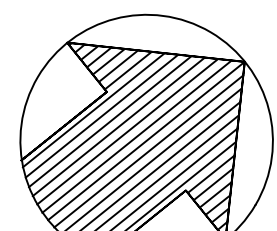


Pumper Fire Truck	
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



PETRY
ENGINEERING, LLC
111 PROSPECT AVENUE, LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY 07840
TEL: 973.227.7004 FAX: 973.227.7074
PETRYENGINEERING.COM

4	AMENDED SITE PLAN	12/19/25
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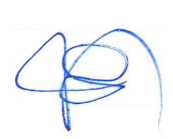


0 10 20 40
1 INCH = 20 FT.

CHECKED BY: JMP
DRAFTED BY: JAF



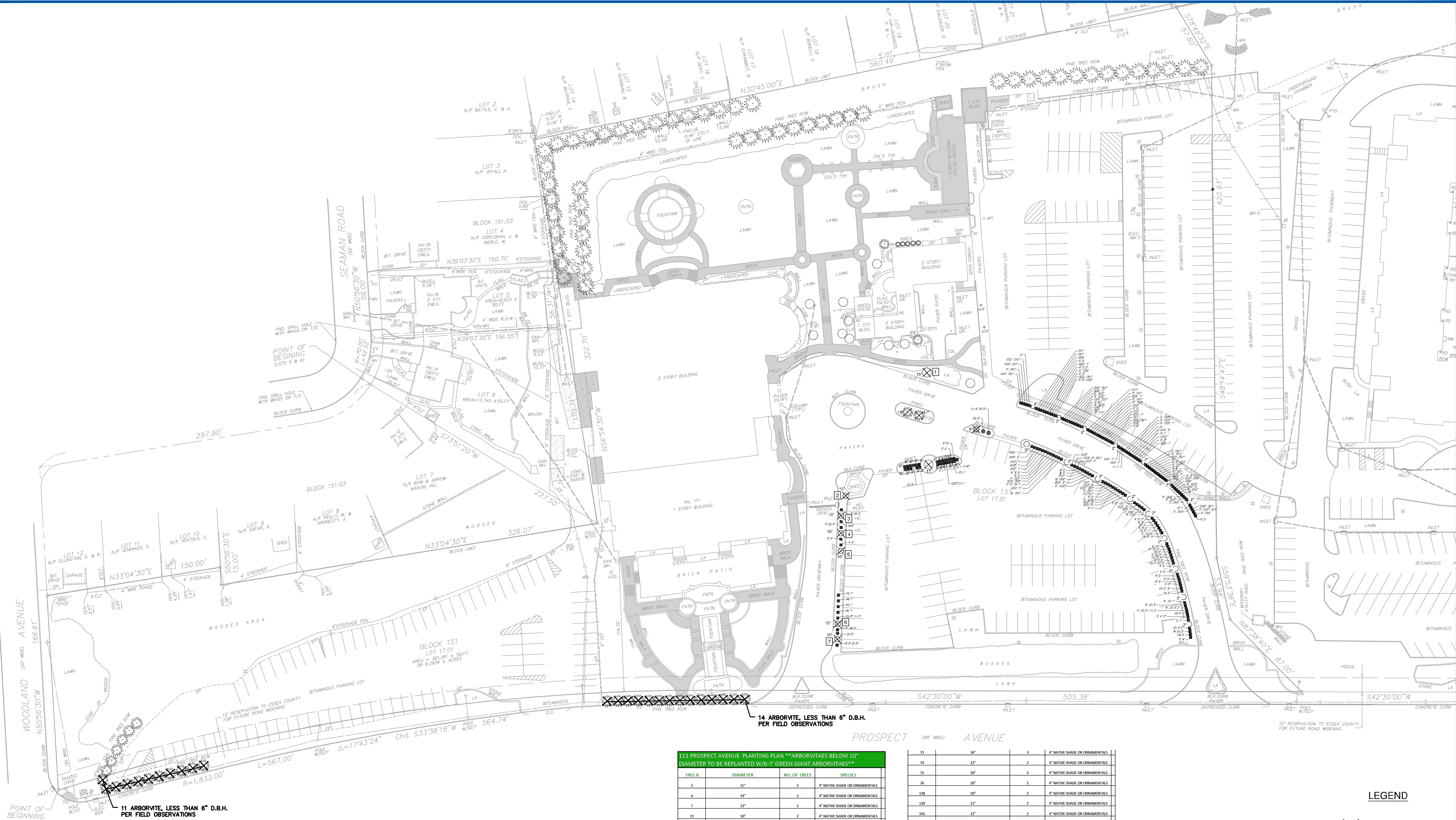
PETRY
ENGINEERING, LLC


J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER L.C. No. 36662
DATE: 01/31/2025
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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
**FIRETRUCK
TURNING TEMPLATE**

PROJECT #: 24-170	SHEET: TM-1
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TREE REMOVAL CALCULATION (FROM FORESTER)

TREES WITH D.B.H. BETWEEN 2.5" AND 6"	= 204 TREES
TREES WITH D.B.H. BETWEEN 6" AND 13"	= 32 TREES
TREES WITH D.B.H. BETWEEN 13" AND 22"	= 11 TREES
TOTAL	= 247 TREES *

*SUPPLEMENTAL TREE REMOVAL (FOR SIDEWALK CONSTRUCTION) = 25 EVERGREEN TREES (WITH D.B.H. BETWEEN 2.5" AND 6")
FORESTER NOTES 247 TREES WERE REMOVED + 25 SUPPLEMENTAL TREES FOR SIDEWALK = 272 TREES TO BE REMOVED

REFERENCES:

- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY DZRAVKO LUCIN, L.S. DATED 2/29/2012.
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111 PROSPECT AVENUE PLANTING PLAN **ARBORVITAE BELOW 10" DIAMETER TO BE REPLANTED W/6-7" GREEN GIANT ARBORVITAE**			
TREE #	DIAMETER	NO. OF TREES	SPECIES
5	15"	3	4" NATIVE SHADE OR ORNAMENTALS
6	14"	3	4" NATIVE SHADE OR ORNAMENTALS
7	13"	2	4" NATIVE SHADE OR ORNAMENTALS
11	10"	2	4" NATIVE SHADE OR ORNAMENTALS
13	10"	3	4" NATIVE SHADE OR ORNAMENTALS
17	12"	2	4" NATIVE SHADE OR ORNAMENTALS
20	10"	3	4" NATIVE SHADE OR ORNAMENTALS
21	10"	2	4" NATIVE SHADE OR ORNAMENTALS
23	12"	2	4" NATIVE SHADE OR ORNAMENTALS
24	12"	2	4" NATIVE SHADE OR ORNAMENTALS
27	12"	2	4" NATIVE SHADE OR ORNAMENTALS
30	10"	2	4" NATIVE SHADE OR ORNAMENTALS
31	10"	2	4" NATIVE SHADE OR ORNAMENTALS
34	14"	3	4" NATIVE SHADE OR ORNAMENTALS
35	11"	2	4" NATIVE SHADE OR ORNAMENTALS
39	12"	3	4" NATIVE SHADE OR ORNAMENTALS
41	12"	2	4" NATIVE SHADE OR ORNAMENTALS
42	11"	2	4" NATIVE SHADE OR ORNAMENTALS
44	13"	2	4" NATIVE SHADE OR ORNAMENTALS
46	11"	2	4" NATIVE SHADE OR ORNAMENTALS
49	11"	2	4" NATIVE SHADE OR ORNAMENTALS
52	12"	2	4" NATIVE SHADE OR ORNAMENTALS
53	10"	2	4" NATIVE SHADE OR ORNAMENTALS
54	11"	2	4" NATIVE SHADE OR ORNAMENTALS
58	12"	2	4" NATIVE SHADE OR ORNAMENTALS
60	18"	3	4" NATIVE SHADE OR ORNAMENTALS
65	11"	2	4" NATIVE SHADE OR ORNAMENTALS
66	10"	2	4" NATIVE SHADE OR ORNAMENTALS
70	11"	2	4" NATIVE SHADE OR ORNAMENTALS

73	10"	3	4" NATIVE SHADE OR ORNAMENTALS
74	12"	2	4" NATIVE SHADE OR ORNAMENTALS
75	10"	2	4" NATIVE SHADE OR ORNAMENTALS
76	10"	2	4" NATIVE SHADE OR ORNAMENTALS
138	10"	2	4" NATIVE SHADE OR ORNAMENTALS
139	11"	2	4" NATIVE SHADE OR ORNAMENTALS
141	12"	2	4" NATIVE SHADE OR ORNAMENTALS
145	14"	3	4" NATIVE SHADE OR ORNAMENTALS
146	12"	2	4" NATIVE SHADE OR ORNAMENTALS
150	16"	3	4" NATIVE SHADE OR ORNAMENTALS
160	14"	2	4" NATIVE SHADE OR ORNAMENTALS
174	10"	2	4" NATIVE SHADE OR ORNAMENTALS
174	10"	2	4" NATIVE SHADE OR ORNAMENTALS
180	10"	3	4" NATIVE SHADE OR ORNAMENTALS

LEGEND

X TREE TO BE REMOVED

PETRY
ENGINEERING, LLC
UNIVERSITY MICROFILMS INTERNATIONAL
300 N ZEEB RD
ANN ARBOR MI 48106
TEL: 734.769.3274 FAX: 734.769.3275
WWW.PETRYENGINEERING.COM

2	REVISED PER FORESTER COMMENTS	06-19-26
1	FINAL RESOLUTION COMPLIANCE	05-30-25
REV	DESCRIPTION	DATE

0 20 40 80
1 INCH = 40 FT.

CHECKED BY: J.M.P.
DRAFTED BY: D.J.K.

PETRY
ENGINEERING, LLC

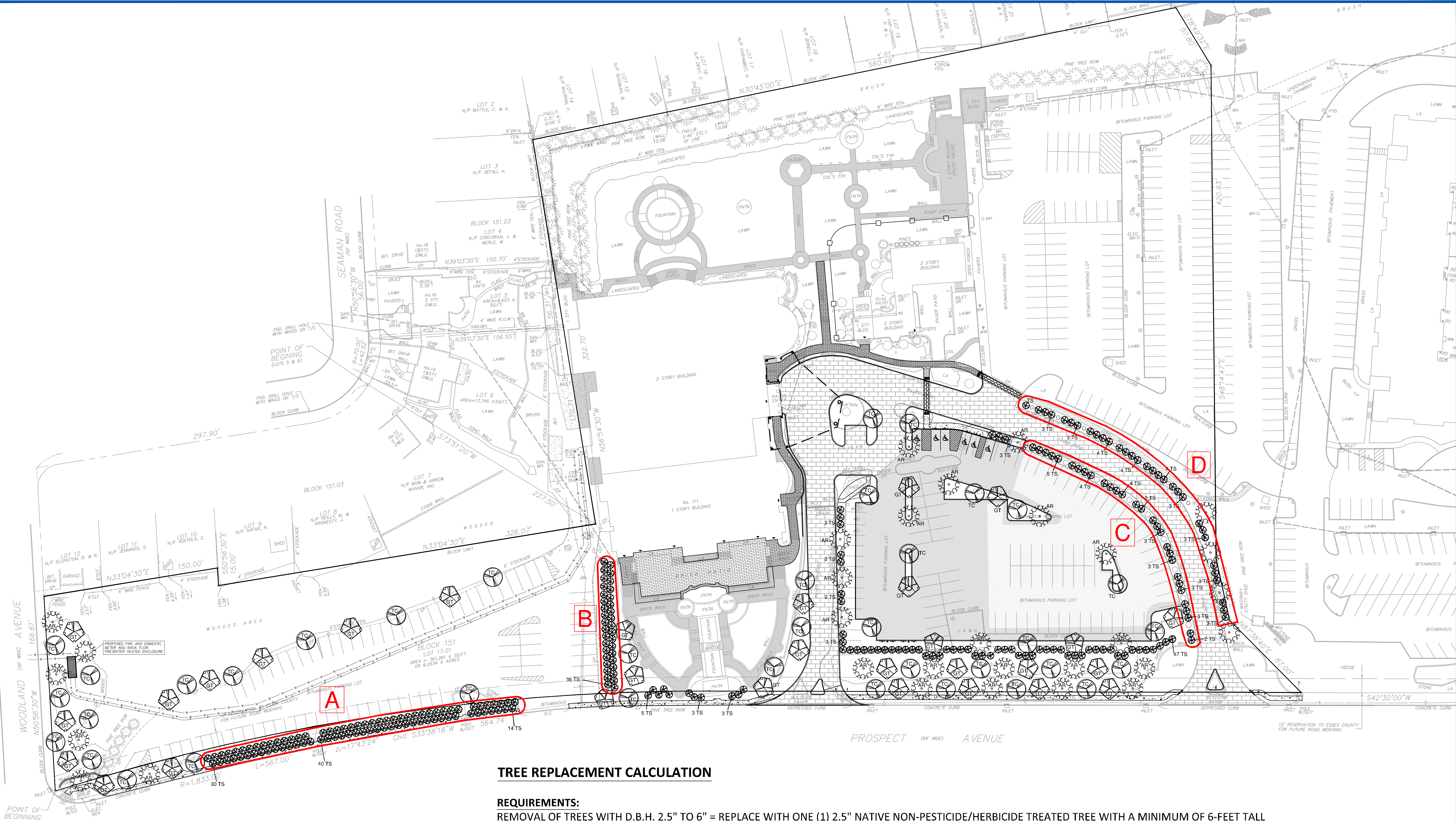
J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER, LIC. NO. 36862
DATE: 8/21/2024
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
TREE REMOVAL PLAN

PROJECT #:
24-170

SHEET:
TR-1



PROPOSED PLANTING SCHEDULE						
SYM	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING	SIZE AT MATURITY	NUMBER
TS	THUJA STANDISHII X PLICATA "GREEN GIANT"	THUJA GREEN GIANT	6'-8" HEIGHT	6' C.C.	40' - 60'	251
AR	ACER RUBRUM	RED MAPLE	4" D.B.H./B&B	20' C.C.	40' - 60'	30
TC	TILIA CORDATA	LITTLE-LEAF LINDEN	4" D.B.H./B&B	20' C.C.	40' - 60'	37
GT	GLEDITSIA TRIACANTHOS ENERMISS	THORNLESS HONEY-LOCUST	4" D.B.H./B&B	20' C.C.	40' - 60'	30

REFERENCES:

1. BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.

2. TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM:NAD83 NJ - NAVD88" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKETTSTOWN, NJ, 07840, CERTIFICATE OF AUTHORIZATION NO.24GAZ800600 AND DATED 06/06/2023.

REQUIREMENTS:

REMOVAL OF TREES WITH D.B.H. 2.5" TO 6" = REPLACE WITH ONE (1) 2.5" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREE WITH A MINIMUM OF 6-FEET TALL

REMOVAL OF TREES WITH D.B.H. 6" AND 13" = REPLACE WITH EITHER TWO (2) 4" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES; OR FOUR (4) 2.5" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES. EACH TREE SHALL BE A MINIMUM OF 6-FEET TALL.

REMOVAL OF TREES WITH D.B.H. 13" AND 22" = REPLACE WITH EITHER THREE (3) 4" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES; OR SIX (6) 2.5" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES. EACH TREE SHALL BE A MINIMUM OF 6-FEET TALL

NUMBER OF REPLACEMENT TREES REQUIRED:

TREES REMOVED WITH D.B.H. 2.5" TO 6" = 229 TREES; **THEREFORE, (229) 2.5" REPLACEMENT TREES ARE REQUIRED.**

TREES REMOVED WITH D.B.H. 6" AND 13" = 32 TREES; **THEREFORE, (128) 2.5" REPLACEMENT TREES ARE REQUIRED OR (64) 4" REPLACEMENT TREES.**

TREES REMOVED WITH D.B.H. 13" AND 22" = 11 TREES; **THEREFORE, (66) 2.5" REPLACEMENT TREES ARE REQUIRED OR (33) 4" REPLACEMENT TREES.**

PROPOSED REPLACEMENT TREES:

REMOVED TREES WITH D.B.H. 2.5" TO 6": 229 TREES REMOVED, **THEREFORE (251) THUJA GREEN GIANTS ARE PROPOSED**

REMOVED TREES WITH D.B.H. 6" TO 13": 32 TREES REMOVED, **THEREFORE (64) 4" REPLACEMENT TREES ARE PROPOSED (RED MAPLES, LITTLE-LEAF LINDENS, AND THORNLESS HONEY-LOCUST)**

REMOVED TREES WITH D.B.H. 13" TO 22": 11 TREES REMOVED, **THEREFORE (33) 4" REPLACEMENT TREES ARE PROPOSED (RED MAPLES, LITTLE-LEAF LINDENS, AND THORNLESS HONEY-LOCUST)**

THEREFORE, A TOTAL OF 251 THUJA GREEN GIANTS, 30 RED MAPLES, 37 LITTLE-LEAF LINDENS, AND 30 THORNLESS HONEY-LOCUSTS ARE PROPOSED TO REPLACE THE TREES THAT HAVE BEEN REMOVED.

NOTE: AREAS SHOWN A, B, C, AND D HAVE ALREADY BEEN REPLANTED.

PETRY
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4	REVISED PER FORESTER COMMENTS	06-19-25
3	FINAL RESOLUTION COMPLIANCE	05-30-25
2	SITE PLAN SUBMITTAL	12-30-24
1	PER REVIEW ENGINEER COMMENTS	09-12-24
REV	DESCRIPTION	DATE

0 20 40 80
1 INCH = 40 FT.

CHECKED BY: JMP
DRAFTED BY: DJK

PETRY
ENGINEERING, LLC

J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER, LIC. NO. 36862
DATE: 8/21/2024
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

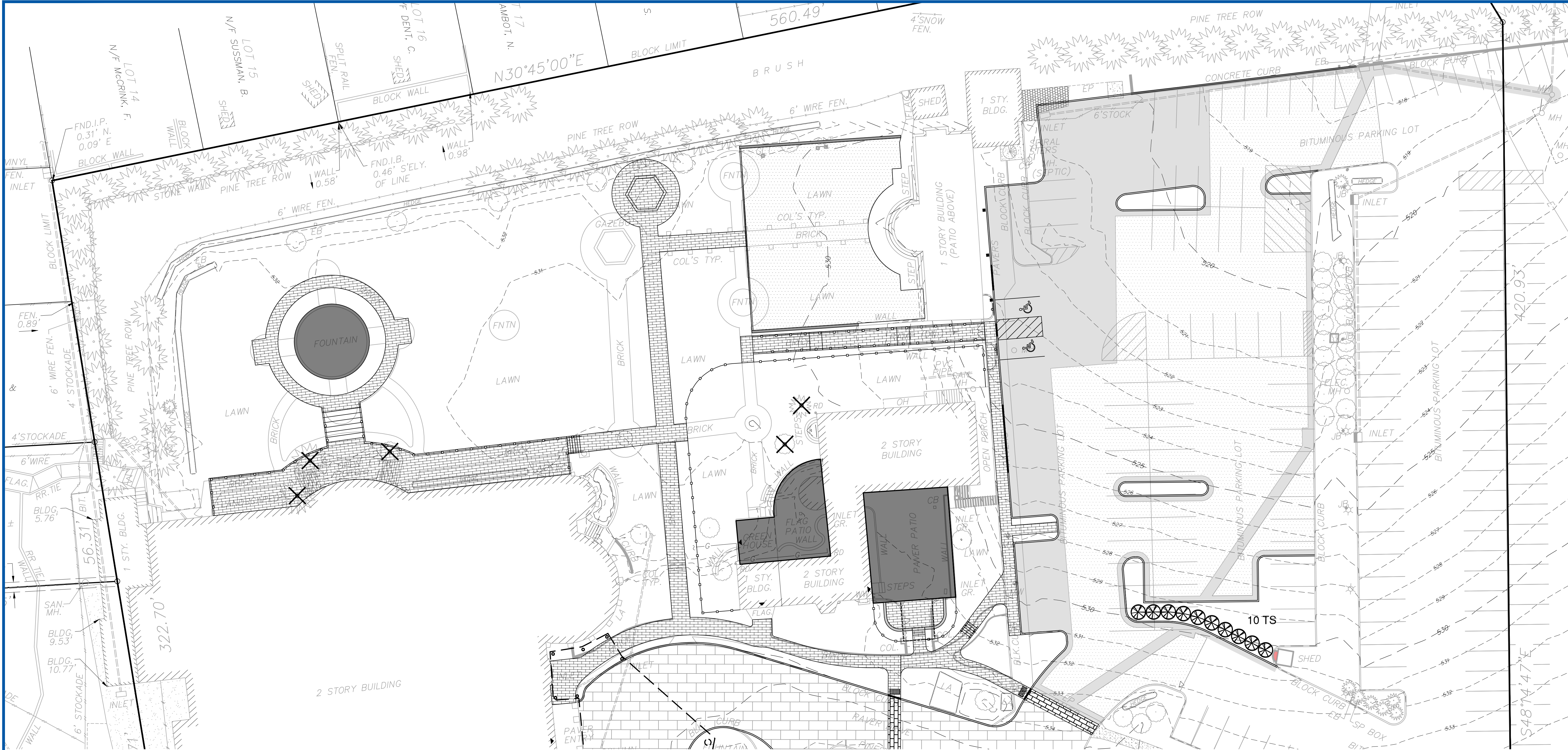
PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
**TREE REPLACEMENT
PLAN**

PROJECT #:
24-170

SHEET:
TR-2

PROJECT #:	SHEET:
24-170	TR-3



TREE REPLACEMENT CALCULATION

REQUIREMENTS:

REMOVAL OF TREES WITH D.B.H 6" AND 13" = REPLACE WITH EITHER TWO (2) 4" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES; OR FOUR (4) 2.5" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES. EACH TREE SHALL BE A MINIMUM OF 6-FEET TALL.

NUMBER OF REPLACEMENT TREES REQUIRED:

TREES REMOVED WITH D.B.H. 6" AND 13" = 5 TREES; THEREFORE, (10) 2.5" REPLACEMENT TREES ARE REQUIRED.

THEREFORE, A TOTAL OF 10 THUJA GREEN GIANTS, ARE PROPOSED TO REPLACE THE TREES THAT HAVE BEEN REMOVED.

PROPOSED PLANTING SCHEDULE						
SYM	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING	SIZE AT MATURITY	NUMBER
TS	THUJA STANDISHII X PULGATA 'GREEN GIANT'	THUJA GREEN GIANT	6'-8" HEIGHT	6' C.C.	40' - 60'	10

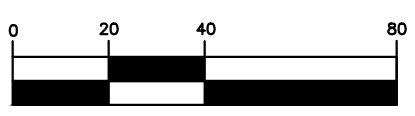
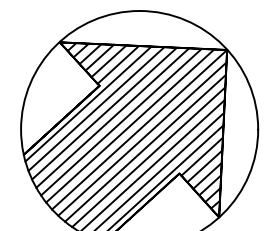
REFERENCES:

- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY" PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
- TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "TOPOGRAPHIC MAPPING 111 PROSPECT AVE, WEST ORANGE, NJ, FLIGHT DATE & SCALE: 04/13/2023 & 9.0CM GSD, DATUM: NAD83 NJ - NAVD88"" PREPARED BY ROBINSON, ONE EDGEVIEW DRIVE, HACKENSACK, NJ, 07640, CERTIFICATE OF AUTHORIZATION NO.24GA2800600 AND DATED 06/06/2023.



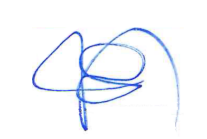
PETRY
ENGINEERING, LLC
111 PROSPECT AVENUE • FARMFIELD • NEW JERSEY 07003-0500
TEL: (973) 227-7004 FAX: (973) 227-7074
PETRYENGINEERING.COM

1	AMENDED SITE PLAN	12/19/23
REV	DESCRIPTION	DATE



1 INCH = 40 FT.

CHECKED BY: JMP
DRAFTED BY: JAF



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER L.C. No. 36662
DATE: 12/19/2025

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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:
TREE REPLACEMENT
PLAN - PHASE 2

PROJECT #:
24-170

SHEET:
TR-4



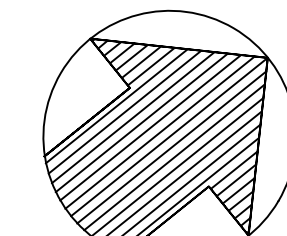
STEEP SLOPE DISTURBANCE										
RANGE	COLOR	% SLOPE		AREA		AREA DISTURBED ALLOWABLE		AREA DISTURBED		Compliance
		MIN. SLOPE	MAX. SLOPE	SF	%	SF	%	SF	%	
1		0%	10%	314,334	87%	314,334	100%	-	0.0%	Yes
2		10%	15%	6,608	2%	3,965	60%	-	0.0%	Yes
3		15%	20%	4,622	1%	1,849	40%	-	0.0%	Yes
4		20%	25%	3,374	1%	675	20%	-	0.0%	Yes
5		25%	99%	32,325	9%	-	0%	-	0.0%	Yes
				361,263		320,822		-		

REFERENCES:

- BOUNDARY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR BOW AND ARROW MANOR, INCORPORATED, NO. 111 PROSPECT AVENUE, LOTS 17.01 BLOCK 151, LOTS 5 & 6 BLOCK 151.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZDRAVKO LUCIN, L.S. DATED 2/29/2012.
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REV	DESCRIPTION	DATE
4	AMENDED SITE PLAN	12/19/25
3	FINAL RESOLUTION COMPLIANCE	09/29/25
2	REVISED PER HEPCD COMMENTS	07/07/25
1	FINAL RESOLUTION COMPLIANCE	05/30/25



0 20 40 80
1 INCH = 40 FT.

CHECKED BY: JMP

DRAFTED BY: JAF



J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER L.C. No. 36862
DATE: 01/31/2025

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PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

TITLE:

EXISTING STEEP
SLOPES PLAN

PROJECT #:

24-170

SHEET:

SS-1