

Property Information  
109 Route 94, Vernon, NJ (McAffee)

**Price Reduction: 1.5M**

14.8-acre development site on Route 94, Vernon NJ. The property is located in the MVMU Redevelopment Zone and is serviced with public sewer. This is a high visibility main thoroughfare property located across from Mountain Creek South and has many different types of development options available.

The current approvals in place are for a 132-unit condominium complex.

Vernon is a fast-growing area adjoining Warwick, NY in the lower Hudson Valley and is within 1 hour of NYC.

**The attached property profile includes:**

- Property Information Detail
- Traffic Count
- Detail Demographics
- MVMU Zone Detail
- Conceptual for Storage Facility Development
- Current Resolution Detail for Existing 132-Condo Unit

Contact Broker, Kevin J Colman @ 973-903-6842 for more details.  
kevincolman323i@gmail.com

rev. 9/2024



Owner(s) Information

|                 |                         |                 |          |
|-----------------|-------------------------|-----------------|----------|
| Owners(s) name  | Glenwood Management, Lp | Owner For       | 35 years |
| Mailing Address | PO Box 950              | Absentee        | Yes      |
| City, State Zip | Vernon, NJ 07462        | Corporate Owned | Yes      |

Location Information

|                    |                 |           |             |                  |   |
|--------------------|-----------------|-----------|-------------|------------------|---|
| County             | Sussex          | Lot Acres | 14.8954     | Class 4 Code     |   |
| Municipality       | Vernon Township | Lot Sq Ft | 648,843.62  | Building Class   |   |
| Block / Lot / Qual | 521 / 10 / ---  | Land Use  | Vacant land | Building Desc    |   |
| Additional Lots    | ---             | Land Desc | 14.90 AC    | Building Sq.Ft.  | 0 |
| Census Code        | 340373716001003 | Zoning    | MVMU        | Year Constructed |   |

Tax Information

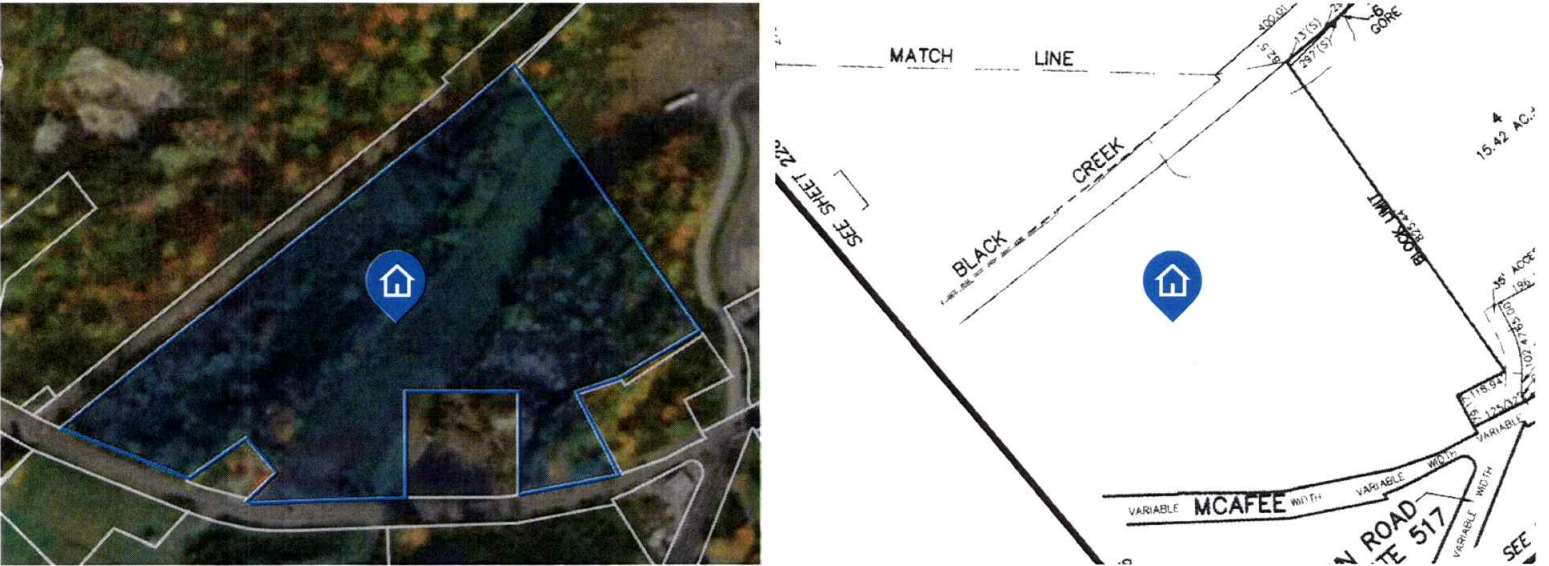
|                   |             |                      |           |                     |       |
|-------------------|-------------|----------------------|-----------|---------------------|-------|
| Assessed Year     | 2024        | Land Value           | \$502,100 | Tax Exemption       | ---   |
| Tax Year          | 2023        | Improved Value       | ---       | Deductions (Amount) | 0     |
| Calculated Tax    | \$13,019.45 | Total Assessed Value | \$502,100 | Tax Rate (2023)     | 2.593 |
| Special Tax Codes | ---         |                      |           | Tax Ratio (2023)    | 99.74 |

Last Market Sale

|                 |                         |                   |                         |                    |  |
|-----------------|-------------------------|-------------------|-------------------------|--------------------|--|
| Sale / Rec Date | 03/28/1989 - 03/28/1989 | Buyer Name        | Glenwood Management, Lp | Seller Name        |  |
| Sale Price      | \$410,000               | Buyer Street      |                         | Seller Street      |  |
| Price / Sq.Ft.  | ---                     | Buyer City, State |                         | Seller City, State |  |
| Book / Page     | 01644 / 00347           |                   |                         |                    |  |
| Assessor Code   |                         |                   |                         |                    |  |

FEMA Flood

| Flood Zone | Flood Risk                   | Panel #     | Effective Date | Parcel Coverage | SFHA |
|------------|------------------------------|-------------|----------------|-----------------|------|
| X          | AREA OF MINIMAL FLOOD HAZARD | 34037C0195E | 09/29/2011     | 8.51 (57.12%)   | No   |
| A          | ---                          | 34037C0195E | 09/29/2011     | 6.39 (42.88%)   | Yes  |





# 17505

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CHARLES SCHAFFER ASSOCIATES, LLC  
architect - planner  
PROPOSED NEW COMPLEX FOR:  
GLENWOOD ADULT COMMUNITY  
ROUTE 94  
VERNON, NEW JERSEY

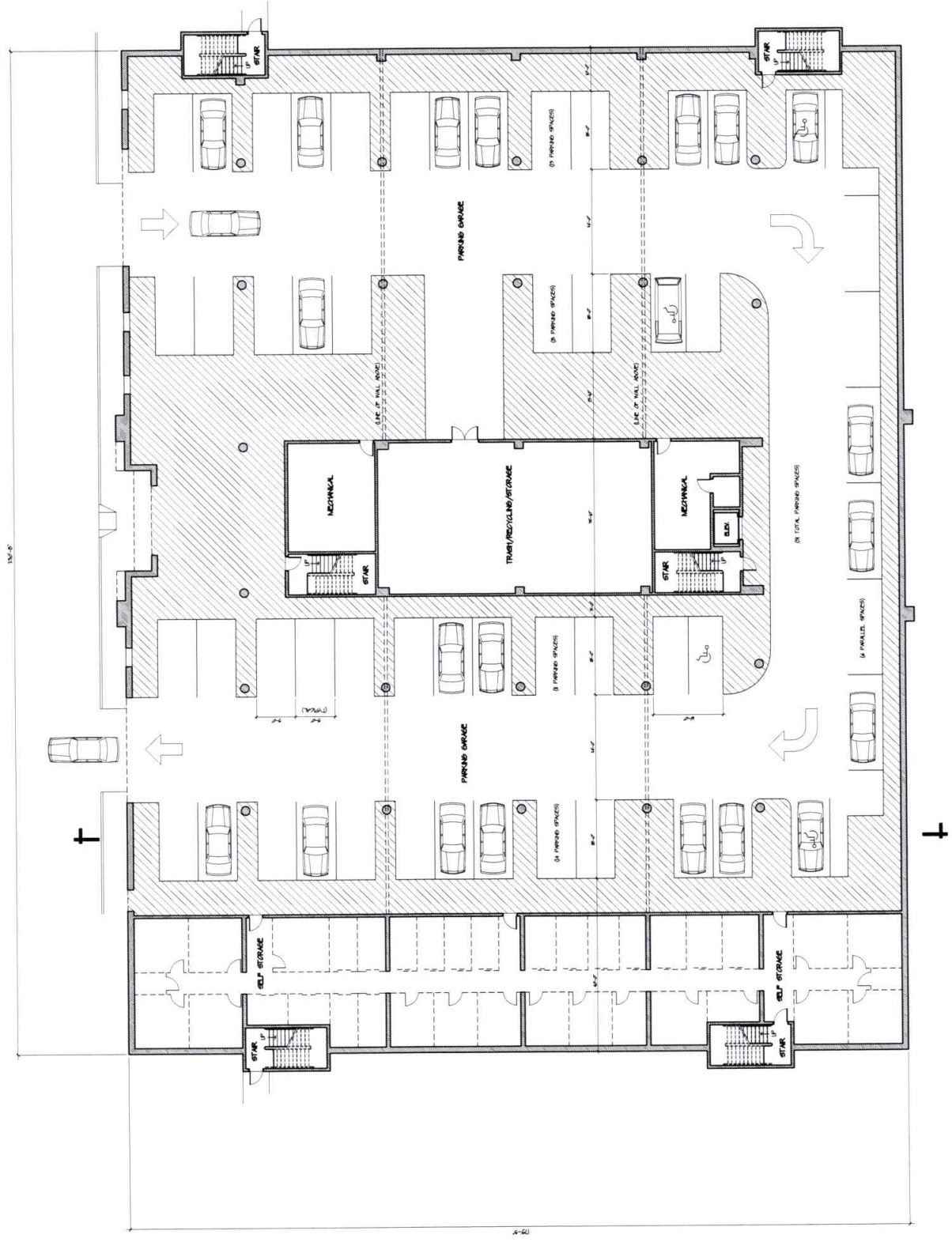
DATE: 02/28/04  
BY: [Signature]  
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SCALE: 1/8" = 1'-0"

PRE-B

GARAGE PLAN  
BUILDING "B"

# 17505

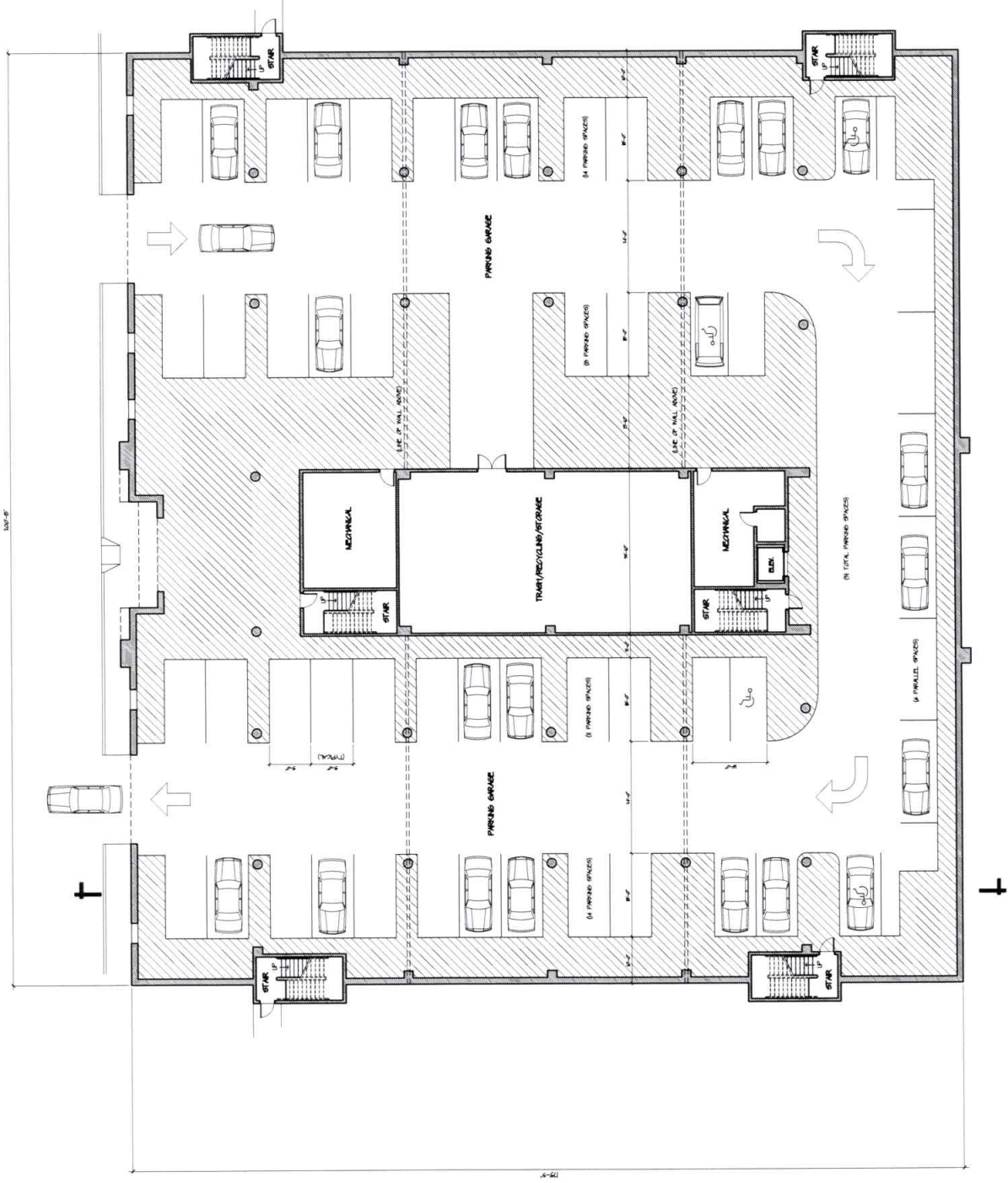
NOTES:  
1. ALL EXITS MUST BE MARKED WITH A GREEN EXIT SIGN.  
2. ALL EXITS MUST BE MARKED WITH A GREEN EXIT SIGN.  
3. ALL EXITS MUST BE MARKED WITH A GREEN EXIT SIGN.



GARAGE LEVEL PLAN, BUILDING "B"  
SCALE 1/8" = 1'-0"

8 PARKING SPACES INCLUDING 4 ACCESSIBLE SPACES





GARAGE LEVEL PLAN BUILDING "A"  
SCALE: 3/32" = 1'-0"  
9 PARKING SPACES INCLUDED 4 ACCESSIBLE SPACES





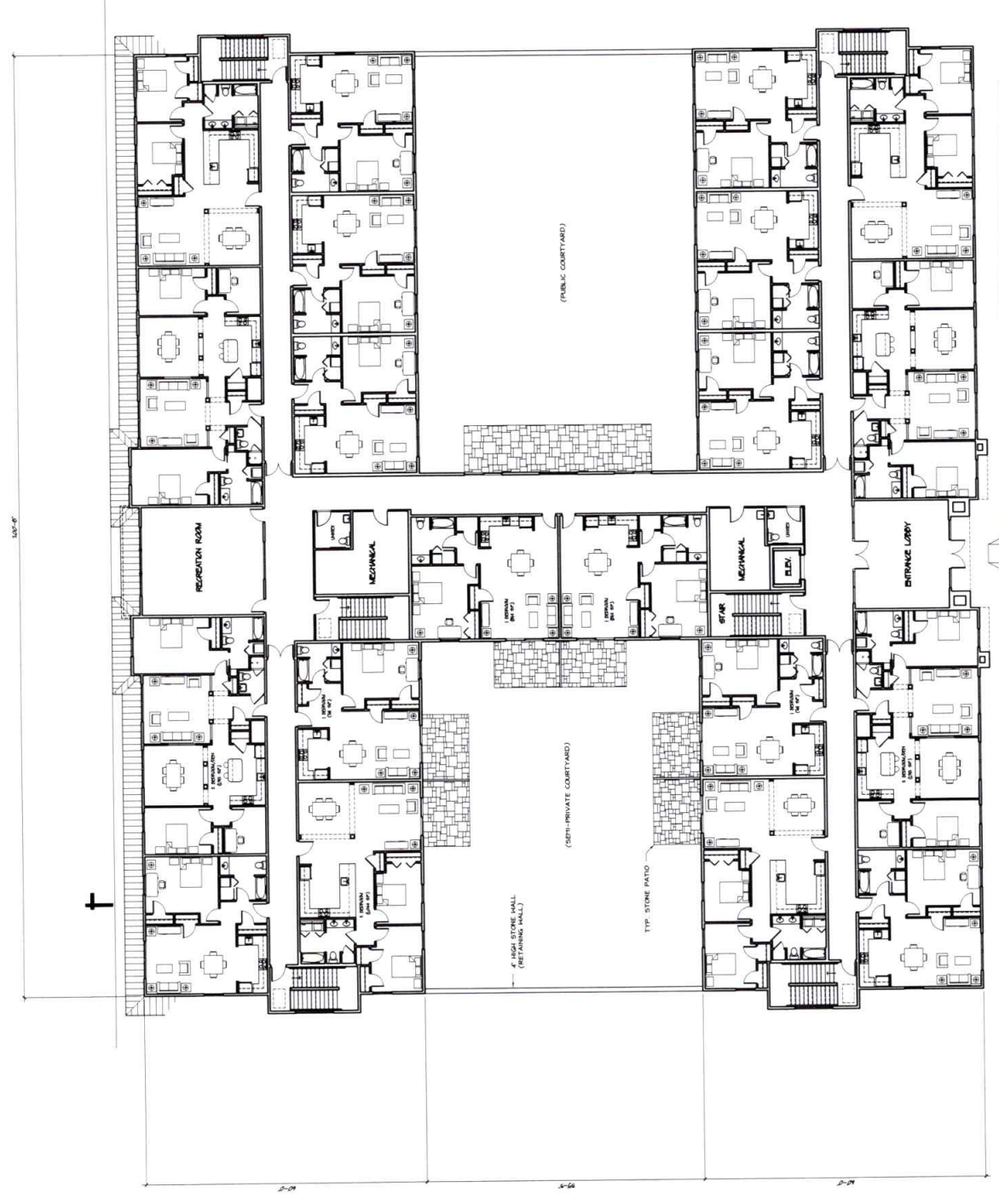
CHARLES SCHAFFER ASSOCIATES, LLC  
architect - planner  
PROPOSED NEW COMPLEX FOR:  
GLENWOOD ADULT COMMUNITY  
ROUTE 94  
VERNON, NEW JERSEY

DESIGNED BY:  
DATE: 04-16-06  
SCALE: 1/8" = 1'-0"

PROJECT:  
DATE: 04-16-06  
SCALE: 1/8" = 1'-0"

FLOOR PLAN  
BUILDING "A"

# 17505  
REVISED:  
4-20-06  
NOTES:  
1. ALL ROOMS TO BE FINISHED WITH CARPETING.  
2. ALL ROOMS TO BE FINISHED WITH WALLPAPER.  
3. ALL ROOMS TO BE FINISHED WITH PAINTED WALLS.  
4. ALL ROOMS TO BE FINISHED WITH PAINTED CEILING.  
5. ALL ROOMS TO BE FINISHED WITH PAINTED FLOORS.



1ST FLOOR PLAN- BUILDING "A"  
SCALE 1/8" = 1'-0"



# 17505

REVISIONS

1. 2-20-04

2. 4-20-04

3. 6-20-04

4. 8-20-04

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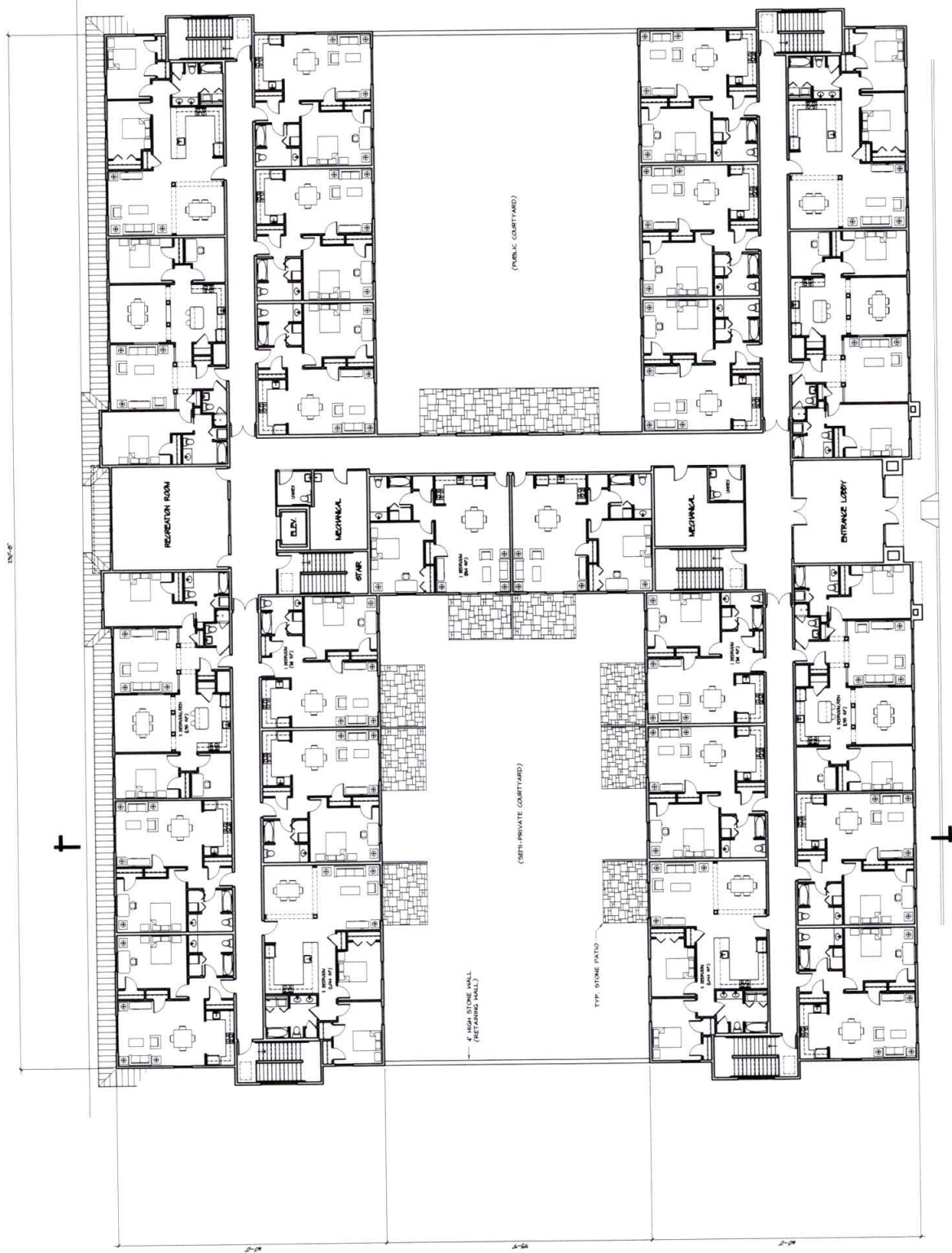
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672. 12-20-115

673. 2-20-116

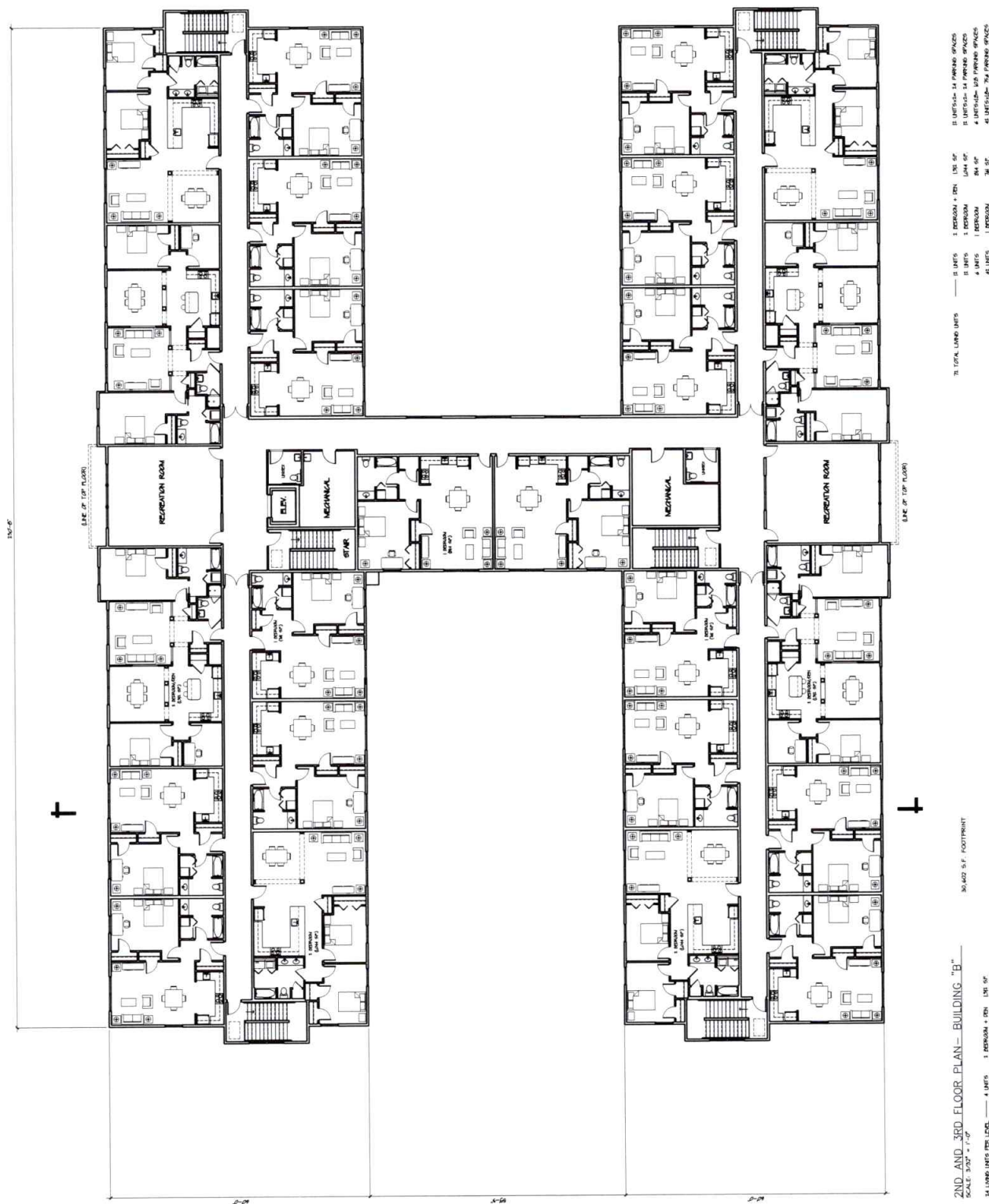
674. 4-20





1ST FLOOR PLAN - BUILDING "B"  
SCALE: 3/32" = 1'-0"

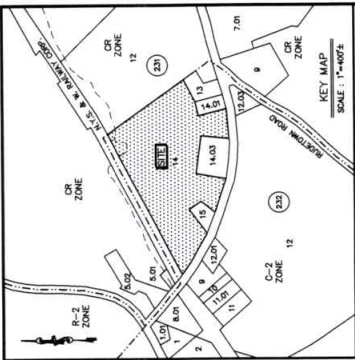












**SHEET INDEX :**

| SHT. NO. | SHT. TITLE                       |
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| 1        | GENERAL NOTES                    |
| 2        | EXISTING SITE PLAN               |
| 3        | PROPOSED SITE PLAN               |
| 4        | UTILITIES INTERSECTION PLAN      |
| 5        | GEOMETRY & CONTROL PLAN          |
| 6        | PRE-DEV. DRAINAGE AREA MAP       |
| 7        | PROFILES, GRADES, AND ELEVATIONS |
| 8        | PROFILES, GRADES, AND ELEVATIONS |
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| 15       | PROFILES, GRADES, AND ELEVATIONS |
| 16       | PROFILES, GRADES, AND ELEVATIONS |
| 17       | PROFILES, GRADES, AND ELEVATIONS |

SCALE: 1"=400'

KEY MAP

SCALE: 1"=400'

KEY MAP

SCALE: 1"=400'

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SCALE: 1"=400'

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SCALE: 1"=400'

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SCALE: 1"=400'

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SCALE: 1"=400'

KEY MAP

**ZONING DATA :**

USE VARIANCE TO PERMIT A PLANNED

VARIANCE APPROVED 8-19-01:

BUILDING HEIGHT

VARIANCE APPROVED 13-7-01:

POOL LOCATED AT FRONT YARD

FENCE HEIGHT FOR POOL AND TENNIS COURT (\*)

(\*) VARIANCE NO LONGER NECESSARY

**UNIT ANALYSIS :**

BUILDING A : 60 RESIDENTIAL UNITS

16 UNITS : 2 BEDROOM

30 UNITS : 1 BEDROOM

BUILDING B : 72 RESIDENTIAL UNITS

17 UNITS : 2 BEDROOM

55 UNITS : 1 BEDROOM

**PARKING ANALYSIS :**

1.5 PARKING SPACES PER 1,000 SQ. FT.

1.5 PARKING SPACES PER 2 BDRM UNIT (REQD.)

1.5 PARKING SPACES PER 1 BDRM UNIT (REQD.)

1.5 PARKING SPACES PER 1,000 SQ. FT.

1.5 PARKING SPACES PER 2 BDRM UNIT (REQD.)

1.5 PARKING SPACES PER 1 BDRM UNIT (REQD.)

**PROJECTED SEWAGE & WATER FLOWS :**

BUILDING A : 60 RESIDENTIAL UNITS

16 UNITS : 2 BEDROOM

30 UNITS : 1 BEDROOM

BUILDING B : 72 RESIDENTIAL UNITS

17 UNITS : 2 BEDROOM

55 UNITS : 1 BEDROOM

TOTAL ANTICIPATED SEWAGE FLOWS :

19,450 GPD

TOTAL ANTICIPATED WATER FLOWS :

19,450 GPD

NOTE :

1. SEWER FLOWS ARE BASED ON FLOW RATES

FOR GARDEN APARTMENTS AS PROVIDED BY THE SCAULA,

ADJACENT OWNERS WITHIN 200' :

231 - 8.2

232 - 8.2

233 - 8.2

234 - 8.2

235 - 8.2

236 - 8.2

237 - 8.2

238 - 8.2

239 - 8.2

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267 - 8.2

268 - 8.2

269 - 8.2

270 - 8.2

271 - 8.2

272 - 8.2











[illegible]

|              |             |
|--------------|-------------|
| DESIGNED BY: | DRAWN BY:   |
| APPROVED BY: | CHECKED BY: |

DAVID A. GETZ, P.E.

PROFESSIONAL ENGINEER  
N.J. LIC. NO. 33581

PROFESSIONAL ENGINEER  
N.J. LIC. NO. 33581



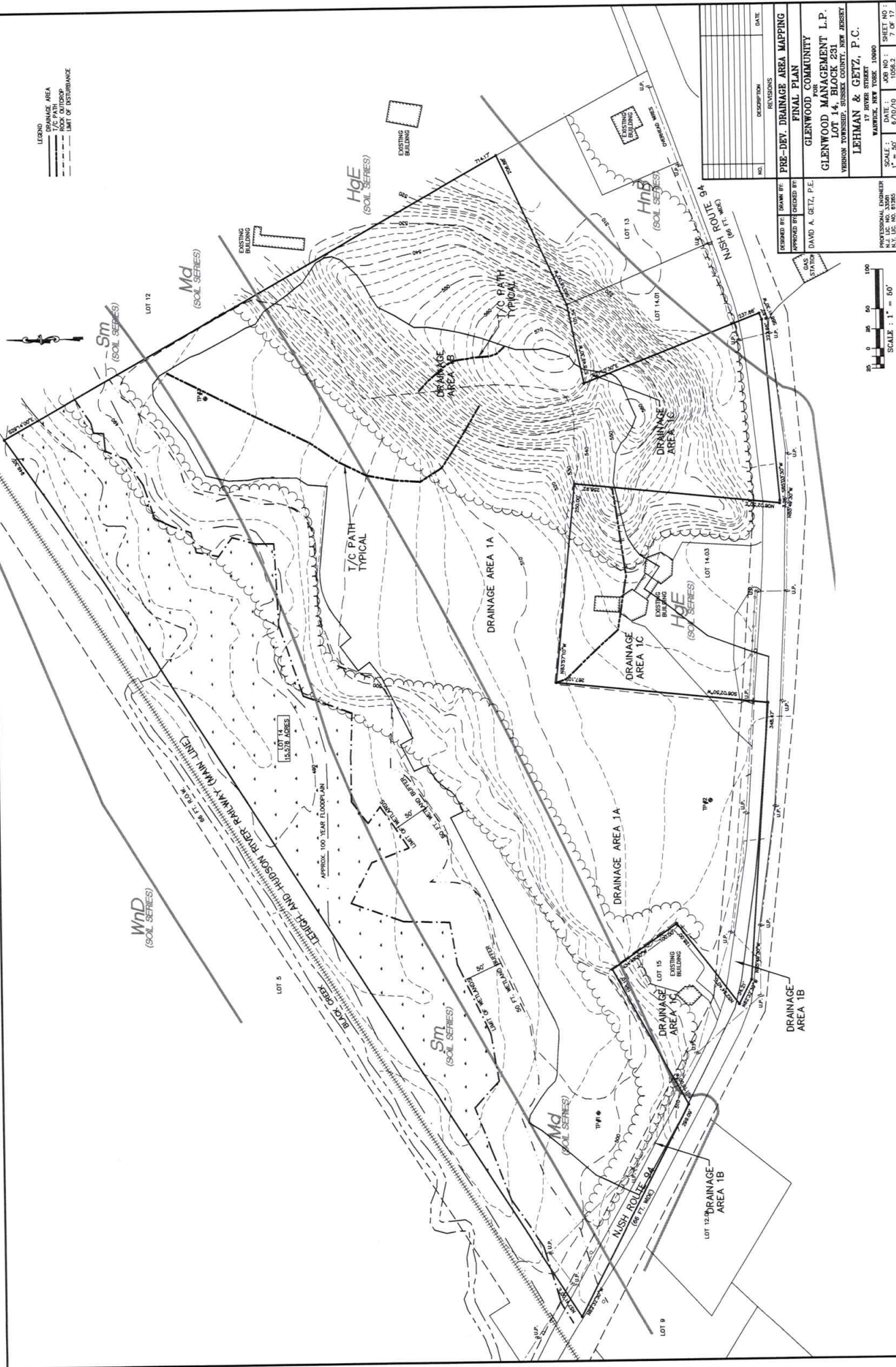








LEGEND  
 DRAINAGE AREA  
 T/C PATH  
 EXISTING BUILDING  
 LIMIT OF DISTURBANCE



| REVISIONS |                               | DATE |
|-----------|-------------------------------|------|
| NO.       | DESCRIPTION                   | DATE |
| 1         | PRE-DEV DRAINAGE AREA MAPPING |      |
| 2         | FINAL PLAN                    |      |

|             |                     |
|-------------|---------------------|
| DESIGNED BY | DAVID A. GETZ, P.E. |
| APPROVED BY | DAVID A. GETZ, P.E. |
| CHECKED BY  | DAVID A. GETZ, P.E. |
| STATION     |                     |

|         |                          |
|---------|--------------------------|
| PROJECT | GLENWOOD MANAGEMENT L.P. |
| LOT     | LOT 14, BLOCK 231        |
| OWNER   | LEHMAN & GETZ, P.C.      |
| ADDRESS | 17 RIVER STREET          |
| CITY    | WARREN, NEW YORK 11060   |

|                       |         |           |
|-----------------------|---------|-----------|
| PROFESSIONAL ENGINEER | DATE    | SHEET NO. |
| N.Y. LIC. NO. 33081   | 6/10/10 | 1 OF 11   |
| N.J. LIC. NO. 11885   |         |           |

SCALE : 1" = 50'





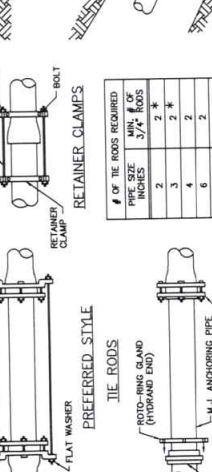
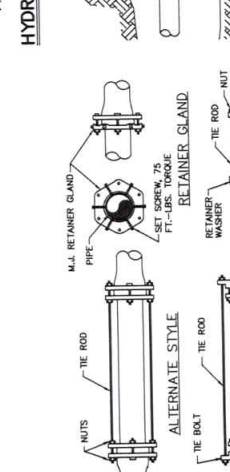
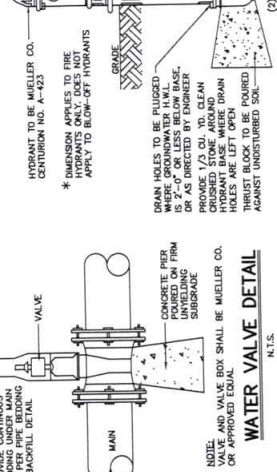
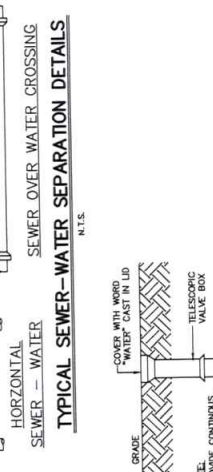
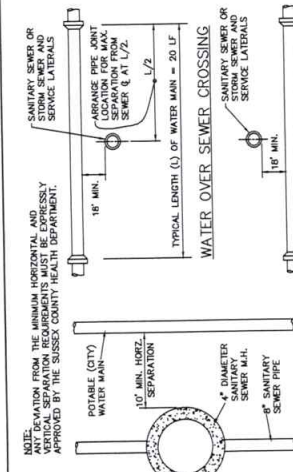
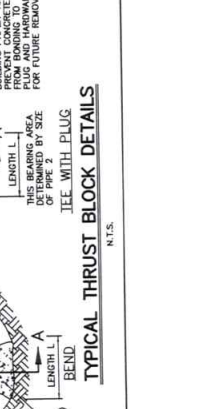
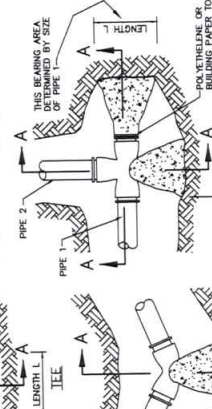
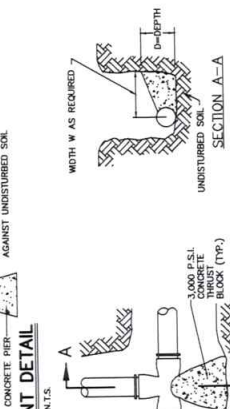
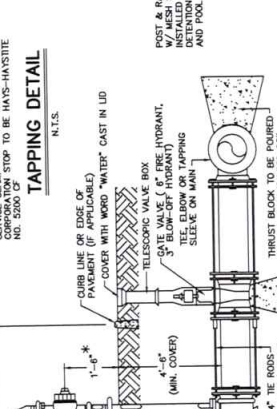
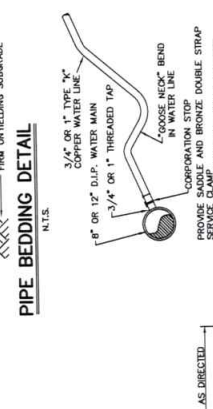
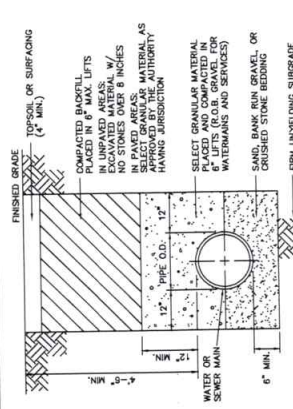
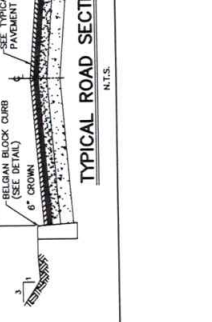
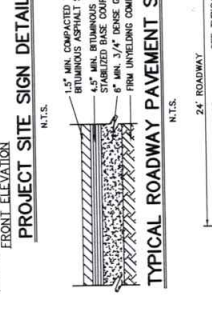
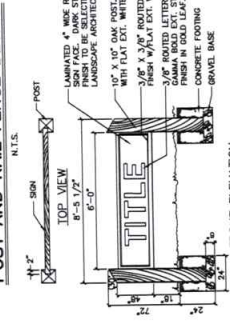
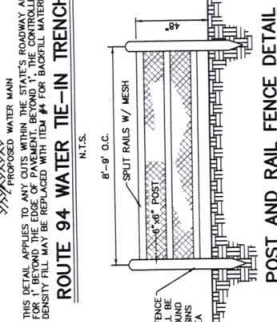
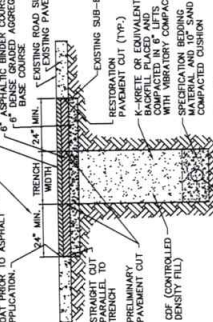
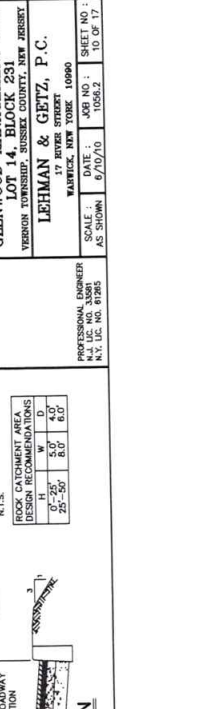
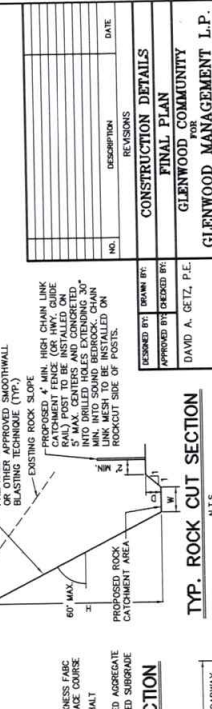
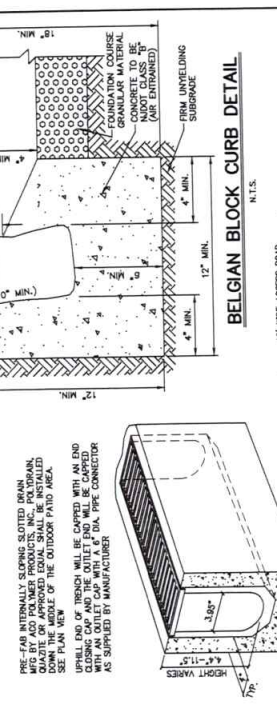
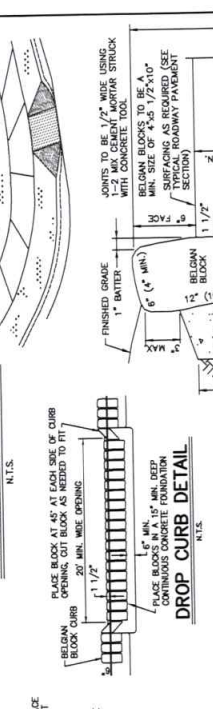
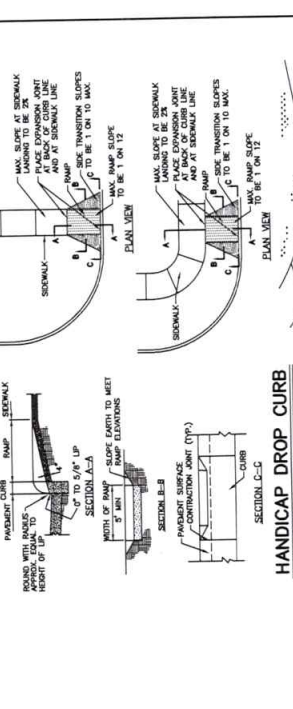
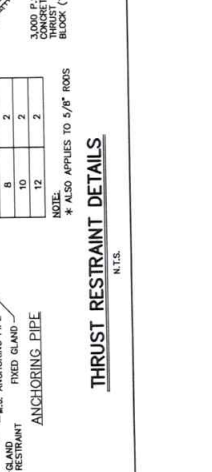
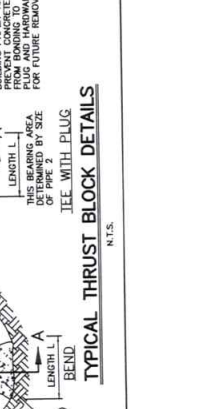
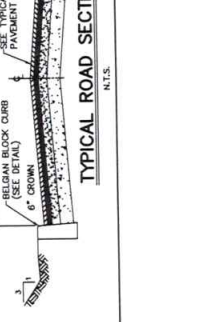
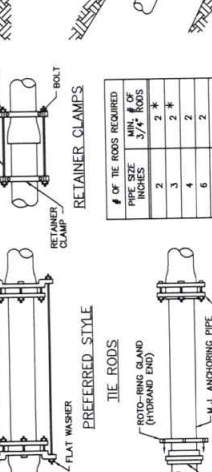
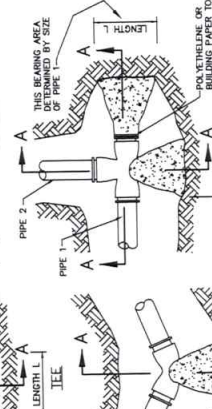
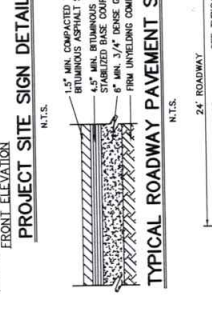
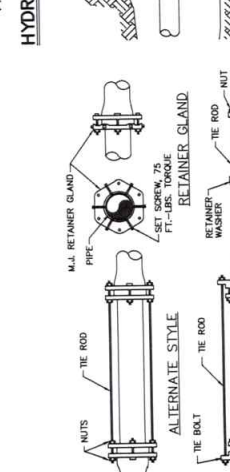
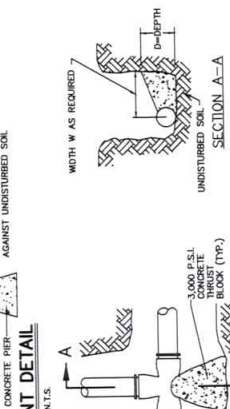
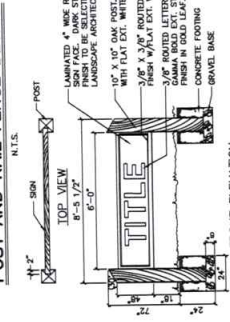
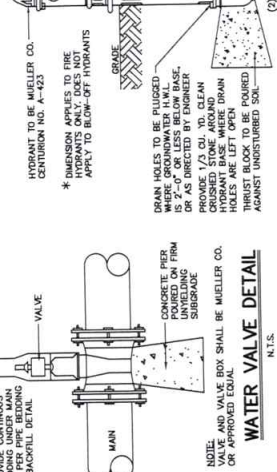
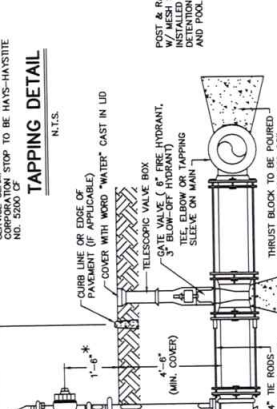
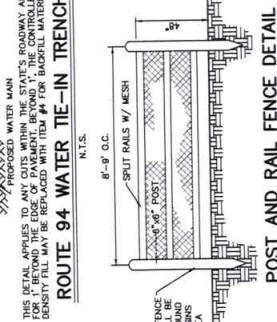
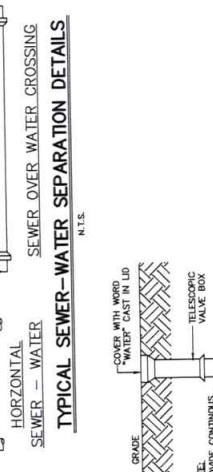
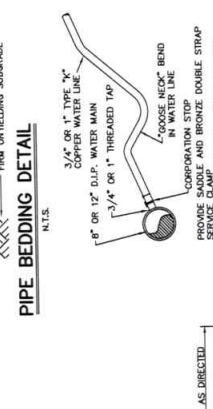
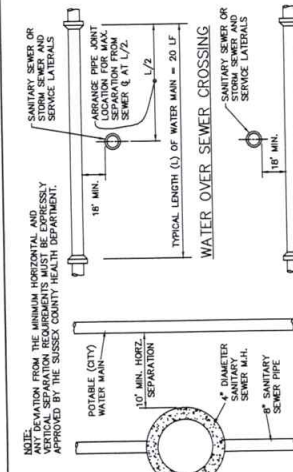
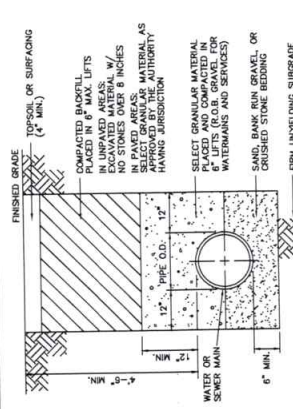






TOWN OF VERNON MUA STANDARDS :

1. DUCTILE IRON PIPE SHALL CONFORM TO LATEST SPECIFICATION FOR DUCTILE IRON PIPE, BUT NOT LESS THAN 15" O.D. MINIMUM CLASS 22 CONFORMING TO ANSI/AWWA C151/21.10 FOR FITTINGS AND ANSI/AWWA C115/A21.15 FOR PIPE.
2. ALL SECTIONS OF WATER MAINS TO BE INSTALLED IN UNPAVED AREAS SHALL CONFORM TO ANSI/AWWA C115/A21.15 FOR PIPE.
3. ALL SECTIONS OF WATER MAINS TO BE INSTALLED IN UNPAVED AREAS SHALL CONFORM TO ANSI/AWWA C115/A21.15 FOR PIPE.
4. ALL SECTIONS OF WATER MAINS TO BE INSTALLED IN UNPAVED AREAS SHALL CONFORM TO ANSI/AWWA C115/A21.15 FOR PIPE.
5. ALL SECTIONS OF WATER MAINS TO BE INSTALLED IN UNPAVED AREAS SHALL CONFORM TO ANSI/AWWA C115/A21.15 FOR PIPE.
6. ALL SECTIONS OF WATER MAINS TO BE INSTALLED IN UNPAVED AREAS SHALL CONFORM TO ANSI/AWWA C115/A21.15 FOR PIPE.
7. ALL SECTIONS OF WATER MAINS TO BE INSTALLED IN UNPAVED AREAS SHALL CONFORM TO ANSI/AWWA C115/A21.15 FOR PIPE.
8. ALL SECTIONS OF WATER MAINS TO BE INSTALLED IN UNPAVED AREAS SHALL CONFORM TO ANSI/AWWA C115/A21.15 FOR PIPE.









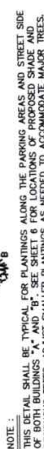




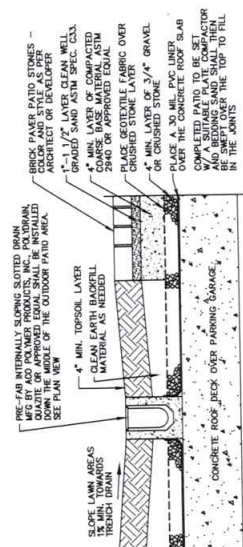




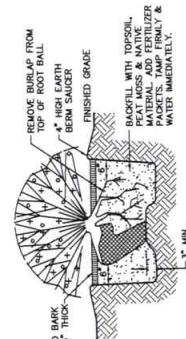
| SYMBOL | BOTANICAL NAME   | COMMON NAME                             | # FLETO. |
|--------|--|---|----------|
| +      | PLANT LIST "X" - ASCENT PLANTS, 3'-4" TALL, 18M                                      |   |          |
|        | 6 ALEX VERTICILLATA, "WATER RED"   | BLACK CHOCKERBERRY                      | 8        |
|        | 7 MURRUM LANTANA "MORCAN"  | WATER RED WATERBERRY                    | 8        |
|        | 8C HAMMILL'S VERNALIS "SANGRA"   | WINTERBERRY                             | 9        |
|        | 9C CORNUS LUTEA "YELIST"   | SMETSHUBER                              | 9        |
|        | 10A RHODODENDRON CAMBESIDE CHIONODES   | SANGRA VERNAL WITCHHAZEL                | 9        |
|        | 11A ALEX VERTICILLATA (MAY) SHUBER, 2' - 3 1/2' TALL, 18M, 02 CONTAINER              | KELLEN'S DWARF DOGWOOD                  | 9        |
|        | 12 ALEX VERTICILLATA (MAY) SHUBER, 2' - 3 1/2' TALL, 18M, 02 CONTAINER               | WINTERBERRY                             | 9        |
|        | 13 BERBERIS X CLAWSONIENSIS "MAY PENN"   | COMPACT INBERRY                         | 20       |
|        | 14 LOROPATARIUM LUTRE  | MAY PENN BARBERRY                       | 15       |
| -      | PLANT LIST "Y" - DECIDUOUS SHADERS, 3' - 4' TALL, 18M                                | COAST LEUCOTHEA                         | 15       |
|        | 1 ALEX VERTICILLATA "SEA GREEN"  | SEA GREEN JUNCIPER                      | 20       |
|        | 2 MURRUM QUILLES NAIMUM  | 2' TALL, 18M, 02 CONTAINER              |          |
|        | 3 CARYOPHYTES X CLAWSONIENSIS  | PETITE PLUM BUTTERNUT                   | 14       |
|        | 4 MURRUM QUILLES NAIMUM  | SHUBER'S PEARL                          | 10       |
|        | 5 ALEX VERTICILLATA "SEA GREEN"  | SHUBER'S PEARL                          | 10       |
|        | 6 ALEX VERTICILLATA "SEA GREEN"  | SHUBER'S PEARL                          | 10       |
|        | 7 ALEX VERTICILLATA "SEA GREEN"  | SHUBER'S PEARL                          | 10       |
|        | 8 ALEX VERTICILLATA "SEA GREEN"  | SHUBER'S PEARL                          | 10       |
|        | 9 ALEX VERTICILLATA "SEA GREEN"  | SHUBER'S PEARL                          | 10       |
| -      | PLANT LIST "Z" - DECIDUOUS BOUNDCOVERS, 1 QT. CONTAINER, UNLESS OTHERWISE SPECIFIED  |   |          |
|        | 1 SPIREA ALBA "LITTLE PRINCESS"  | LITTLE PRINCESS SPIREA, 15"-18", #2 CAN | 9        |
|        | 2 SPIREA ALBA "LITTLE PRINCESS"  | LITTLE PRINCESS SPIREA, 15"-18", #2 CAN | 9        |
|        | 3 DONASTADIA PUNCTILLOBA   | HAYSSENT FERN                           | 14       |
|        | 4 DONASTADIA PUNCTILLOBA   | HAYSSENT FERN                           | 14       |
|        | 5 RENNETSTIM ALPICOXIDES   | MAKED DAILY                             | 14       |
|        | 6 LOBELIA SPURICATA "WINKER RED"   | GREAT BLUE LOBELIA                      | 14       |
|        | 7 LOBELIA SPURICATA "WINKER RED"   | GREAT BLUE LOBELIA                      | 14       |
|        | 8 GERANIUM "LADYBIRDS"   | GERANIUM                                | 14       |
|        | 9 GERANIUM "LADYBIRDS"   | GERANIUM                                | 14       |
|        | 10 PERSONA "TULSANG"   | RUSSIAN SAGE                            | 14       |
| -      | PLANT LIST "A" - EVERGREEN GROUNDCOVERS, 1 QT. CONTAINER, UNLESS OTHERWISE SPECIFIED |   |          |
|        | 1 VINCIA MINOR   | 1 1/2" TALL, 18M                        | 11       |
|        | 2 VINCIA MINOR   | 1 1/2" TALL, 18M                        | 11       |
|        | 3 ANTHELLA REPANS "BLUE PANTIC"  | CHRISTMAS FERN                          | 11       |
|        | 4 ANTHELLA REPANS "BLUE PANTIC"  | CHRISTMAS FERN                          | 11       |
|        | 5 JUNCIPERUS CHIONENSIS "SANGRIT"  | PARTIBROSBERRY                          | 11       |
|        | 6 JUNCIPERUS CHIONENSIS "SANGRIT"  | GREEN SANGRIT JUNCIPER                  | 11       |
|        | 7 JUNCIPERUS CHIONENSIS "SANGRIT"  | GREEN SANGRIT JUNCIPER                  | 11       |
|        | 8 JUNCIPERUS CHIONENSIS "SANGRIT"  | GREEN SANGRIT JUNCIPER                  | 11       |
|        | 9 JUNCIPERUS CHIONENSIS "SANGRIT"  | GREEN SANGRIT JUNCIPER                  | 11       |
|        | 10 JUNCIPERUS CHIONENSIS "SANGRIT"   | GREEN SANGRIT JUNCIPER                  | 11       |
| -      | PLANT LIST "B" - TREES, 3 1/2' - 4' CANPIER, 12' - 14' TALL, 18M                     |   |          |
|        | 1 ACER SACHARINUM  | SUGAR MAPLE                             | 11       |
|        | 2 ACER RUBRUM "OCTOBER GLORY"  | OCTOBER GLORY ACER                      | 11       |
|        | 3 ACER RUBRUM "OCTOBER GLORY"  | OCTOBER GLORY ACER                      | 11       |
|        | 4 ACER RUBRUM "OCTOBER GLORY"  | OCTOBER GLORY ACER                      | 11       |
|        | 5 ACER RUBRUM "OCTOBER GLORY"  | OCTOBER GLORY ACER                      | 11       |
|        | 6 ACER RUBRUM "OCTOBER GLORY"  | OCTOBER GLORY ACER                      | 11       |
|        | 7 ACER RUBRUM "OCTOBER GLORY"  | OCTOBER GLORY ACER                      | 11       |
|        | 8 ACER RUBRUM "OCTOBER GLORY"  | OCTOBER GLORY ACER                      | 11       |
|        | 9 ACER RUBRUM "OCTOBER GLORY"  | OCTOBER GLORY ACER                      | 11       |
|        | 10 ACER RUBRUM "OCTOBER GLORY"   | OCTOBER GLORY ACER                      | 11       |



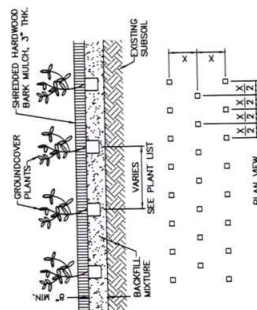
SCALE : 1" = 30'



## TYPICAL SECTION THROUGH PATIO AREA

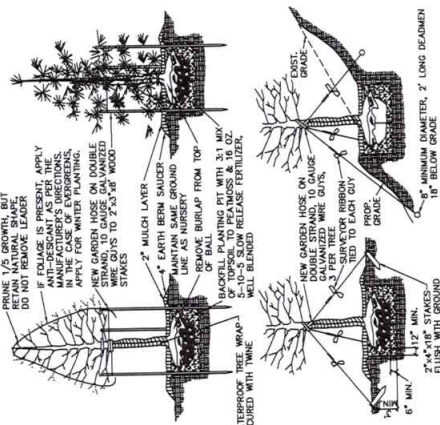


SHRUB PLANTING DETAIL



## GROUNDCOVER PLANTING DETAIL

## NTS.



PLANT MATERIALS SHOULD BE OF THE SPECIFIED SPECIES AND VARIETY, UNLESS OTHERWISE DIRECTED IN WRITING. ALL PLANTS, WHETHER BALLED OR BURLAPPED FOR IN A CONTAINER, SHALL HAVE ROOT BALLS THAT AREN'T CRACKED OR BROKEN. PLANT MATERIALS THAT ARE STORED ON SITE FOR LONGER THAN 3 DAYS SHALL HAVE THE ROOT BALLS PROTECTED BY WET MOSS OR OTHER SUITABLE MATERIAL AND KEPT WATERED.

5-10-5 SLOW RELEASE FERTILIZER SHALL BE THOROUGHLY MIXED WITH THE BACKFILL AT A RATE OF 8 OZ. PER SHRUB AND 16 OZ. PER TREE. PLANT MATERIALS SHALL BE THOROUGHLY WATERED FOLLOWING PLANTING AND PRIOR TO EXTRA WATERING (IF REQUIRED).

AREAS SHOWN ON THE PLAN AND SPECIFIED BELOW ARE TO RECEIVE A 3" LAYER OF BARK MULCH. BARK MULCH AREAS INCLUDE ALL PLANTING BEDS, SHADE TREES AND ALL OTHER AREAS AS SHOWN ON THE PLAN. THE MULCH AREAS SHALL BE MAINTAINED FREE OF EROSION CONTROL BARRIERS.

ONLY HARDWOOD BARK MULCH SHALL BE USED AND SHALL NOT CONTAIN LEAVES, TWIGS, BRANCHES, WOOD SHAVINGS, DIRT, STONES, CODS OF TURF OR OTHER FOREIGN MATERIAL OR DEBRIS. BARK MULCH SHALL NOT EXCEED 2" IN ANY

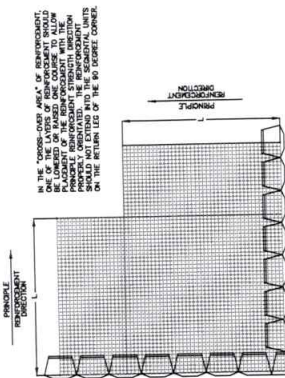
POLYETHYLENE OR FABRIC WEED BARRIER SHALL BE A PRODUCT DESIGNED FOR THIS PURPOSE AND SHALL BE BLACK IN COLOR.

WHEN THE 3" BARK MULCH LAYER IS SPREAD, THE SURFACE OF THE MULCH WILL BE FLUSH WITH ADJACENT AREAS. PROVIDE A SAUCIER RIM AS PER DETAILS. IF, PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ANY BARK MULCH HAS BEEN DISPLACED, THE DISPLACED AREAS WILL BE RESTORED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

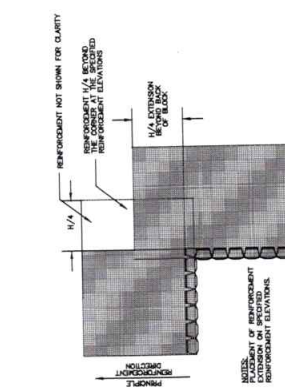
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|                       |          |         |          |            |
|-----------------------|----------|---------|----------|------------|
| PROFESSIONAL ENGINEER | SCALE :  | DATE :  | JOB NO : | SHEET NO : |
| N.J. U.C. NO. 33581   | AS SHOWN | 6/10/10 | 1056.2   | 14 OF 17   |
| N.Y. U.C. NO. 61265   |          |         |          |            |

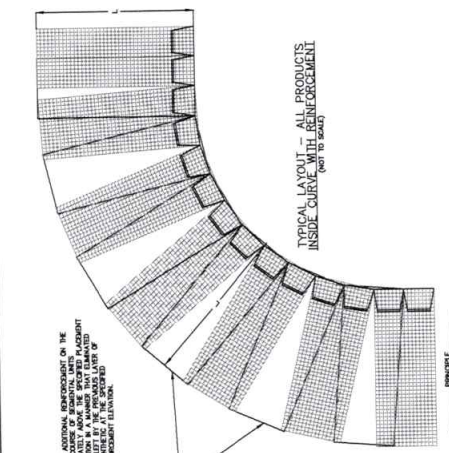




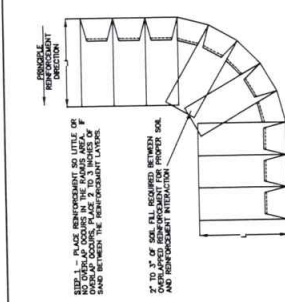
TYPICAL LAYOUT - ALL PRODUCTS  
90 DEGREE OUTSIDE CORNER WITH REINFORCEMENT  
(NOT TO SCALE)



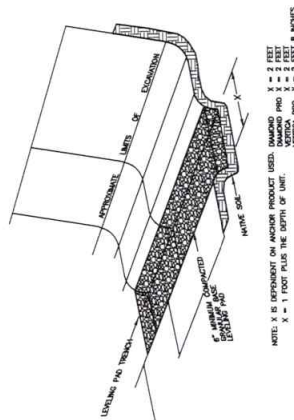
TYPICAL LAYOUT - ALL PRODUCTS  
90 DEGREE INSIDE CORNER WITH REINFORCEMENT  
(NOT TO SCALE)



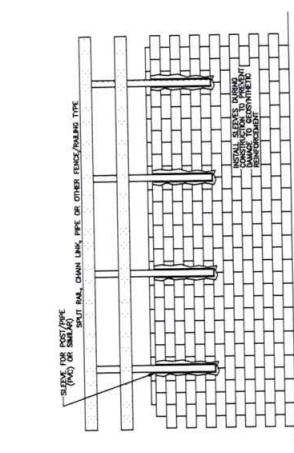
TYPICAL LAYOUT - ALL PRODUCTS  
INSIDE CURVE WITH REINFORCEMENT  
(NOT TO SCALE)



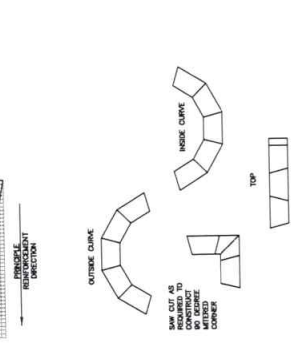
TYPICAL LAYOUT - ALL PRODUCTS  
OUTSIDE CURVE WITH REINFORCEMENT  
(NOT TO SCALE)



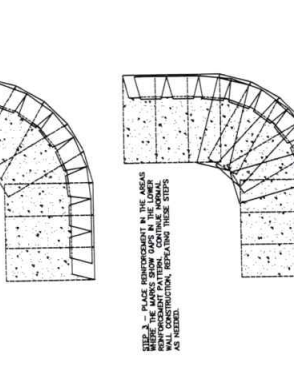
TYPICAL BASE PREPARATION  
(ALL PRODUCTS)  
(NOT TO SCALE)



ANCHOR WALL SYSTEMS OR APPROVED  
EQUAL TO BE USED FOR RETAINING WALLS  
(NOT TO SCALE)



TYPICAL STEP-UP DETAIL  
(ALL PRODUCTS)  
(NOT TO SCALE)



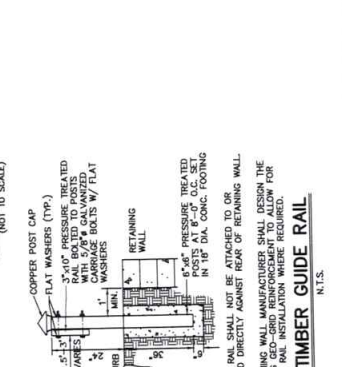
TYPICAL LAYOUT - ALL PRODUCTS  
OUTSIDE CURVE WITH REINFORCEMENT  
(NOT TO SCALE)

DETAILS PROVIDED BY:  
ANCHOR WALL SYSTEMS  
5545 BLAKE ROAD, SUITE 200  
ANN ARBOR, MI 48106-1500  
PHONE: (313) 933-8855  
FAX: (313) 933-8853



ANCHOR WALL SYSTEMS OR APPROVED  
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TYPICAL STEP-UP DETAIL  
(ALL PRODUCTS)  
(NOT TO SCALE)



TIMBER GUIDE RAIL  
N.T.S.

NOTE: 1. ALL DIMENSIONS AND DESIGN CALCULATIONS FOR EACH WALL SECTION SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THEIR CONSTRUCTION.

| NO. | DESCRIPTION            | DATE     |
|-----|------------------------|----------|
| 1   | RETAINING WALL DETAILS | 6/10/10  |
| 2   | FINAL PLAN             | 10/26/10 |
| 3   | FOR GLENWOOD COMMUNITY | 10/26/10 |
| 4   | LOT 14, BLOCK 233      | 10/26/10 |
| 5   | VERSION 1.0            | 10/26/10 |
| 6   | LEHMAN & GETZ, P.C.    | 10/26/10 |
| 7   | SCALE                  | AS SHOWN |
| 8   | DATE                   | 6/10/10  |
| 9   | APR NO.                | 1058.2   |
| 10  | PROFESSIONAL ENGINEER  | 15 OF 17 |
| 11  | N.Y. U.C. NO.          | 8195     |







