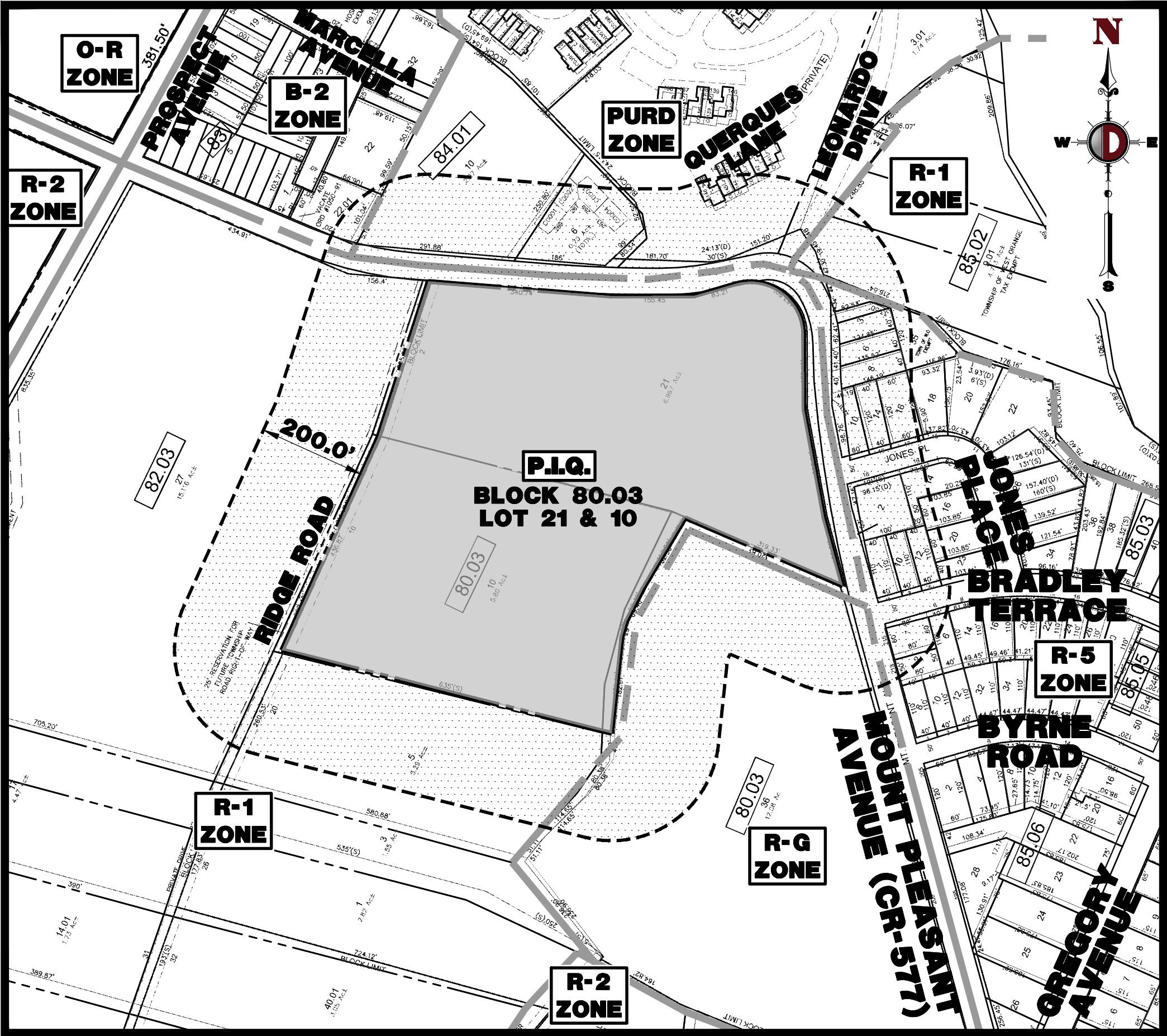


PRELIMINARY AND FINAL SUBDIVISION
FOR
WILLIAM CUMMINGS
PROPOSED RESIDENTIAL SUBDIVISION
BLOCK 80.03, LOT 21 & 10; TAX MAP SHEET #32 - LATEST REV. DATED JUNE 2011
2 & 10 RIDGE ROAD
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

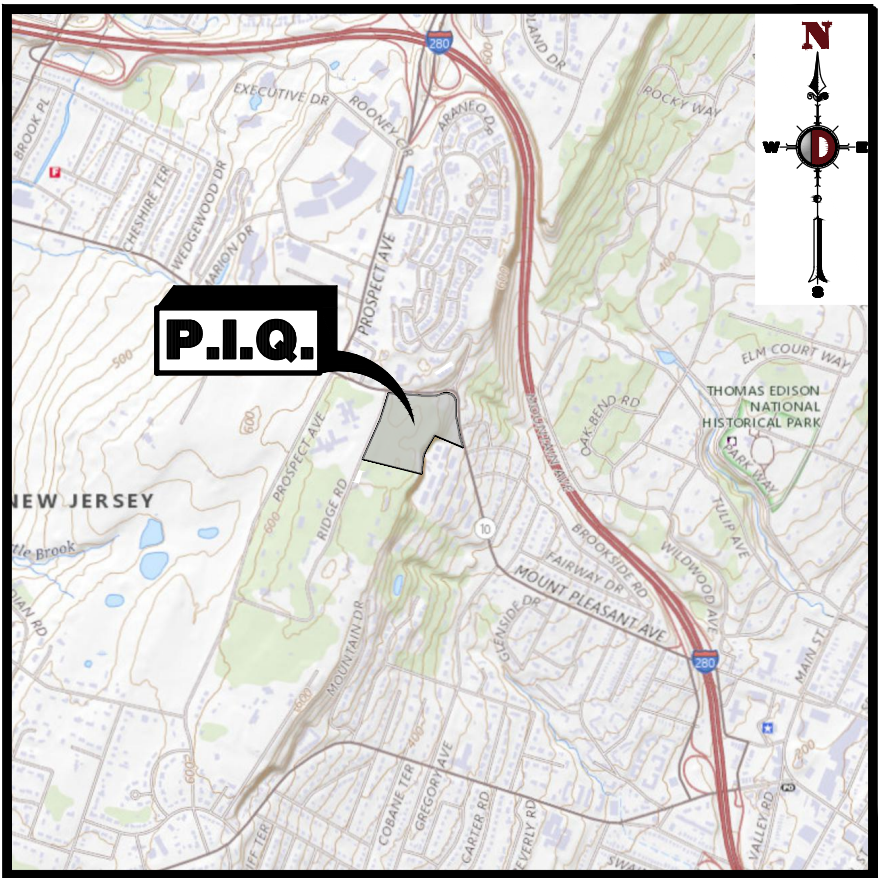
200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
MOUNTAIN RESOURCES CORP. PO BOX 1874 LIVINGSTON, NJ 07039	80.03	5, 10, 21	FEYON, EDWARD A. & MARGARET M. 5 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.04	12
CREST RIDGE REALTY, LLC 2 EXECUTIVE DRIVE #400 FORT LEE, NJ 07024	80.03	36	HOMALO, EDGAR & MAZOUAT, ZACHARY 16 JONES PL. WEST ORANGE, NJ 07052	85.04	14
BREA WO EMERTUS, LLC/ECOVIA 3349 PO BOX 2447 SPOKANE, WA 99210	82.03	27	DIXON, EDDIE & SHEILA OWEN-DIXON 8 JONES PLACE WEST ORANGE, NJ 07052	85.04	16
SKYLINE COURTS 267-269 MT PLEASANT AVE WEST ORANGE, NJ 07052	84.01	6	ZAKESKI, MICHAEL & FELICETTI, A 4 JONES PLACE WEST ORANGE, NJ 07052	85.04	20
BLOOM, ANDREW & LOBELLO, SALVATORE 263 MOUNT PLEASANT AVE WEST ORANGE, NJ 07052	84.01	6	RELIAN, JOHN A. & W. JOANNE M. 9 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.04	23
MILLER, WILLIAM & QUINCY 267 MT PLEASANT AVE #2B WEST ORANGE, NJ 07052	84.01	6	BRAVO, JULIO & KYOUNGSUN CHOI 215 MT PLEASANT AVE WEST ORANGE, NJ 07052	85.05	1
BEAMON, LEE D JR 265 MOUNT PLEASANT AVE #C WEST ORANGE, NJ 07052	84.01	6	ALSTON, CARLOS & LISA S. 213 MT PLEASANT AVE WEST ORANGE, NJ 07052	85.05	2
HUNT, THURMAN & STACEY 7 LA SALLE AVENUE PIEDMONT, CA 94611	84.01	6	AYRES, JOHN & CAROL M. 6 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.05	6
MO TELE CORP/VERISON PROP TAX DPT PO BOX 2149 ADDISON, TX 75001	84.01	10, 22	VILLAS AT EAGLE RIDGE 454 PROSPECT AVE WEST ORANGE, NJ 07052	105	3.01, 6
ATC WATER/TOWN LLC 10 PRESIDENTIAL WAY WESBURN, MA 01801	84.01	22.01	CHACKO, SHEBA 142 OVERLOOKS LANE WEST ORANGE, NJ 07052	105	6
TOWNSHIP OF WEST ORANGE 66 MAIN STREET WEST ORANGE, NJ 07052	85.02	9.01	BARRY, MEGAN 143 OVERLOOKS LANE WEST ORANGE, NJ 07052	105	6
CHANDLER, LAURA R 237 MT PLEASANT AVENUE WEST ORANGE, NJ 07052	85.03	3	STOLTZBERG, ALAN & ANNETTE 144 OVERLOOKS LANE WEST ORANGE, NJ 07052	105	6
NICKERLINGER, RACHEL 235 MOUNT PLEASANT AVE WEST ORANGE, NJ 07052	85.03	6	HENDRICKS, TRISHA J & FREDERICK D 145 OVERLOOKS LANE WEST ORANGE, NJ 07052	105	6
FACEY, DEVON C & ANNARAY 235 MOUNT PLEASANT AVE WEST ORANGE, NJ 07052	85.03	8	SPENCE, ABRAHAM & LANETHA 146 OVERLOOKS LANE WEST ORANGE, NJ 07052	105	6
L. M. REALTY 19 JONES PLACE WEST ORANGE, NJ 07052	85.03	10			
STILES, LINDA M. 19 JONES PLACE WEST ORANGE, NJ 07052	85.03	14			
BRIGHT, THERESA & FAOYE, DAPO 17 JONES PLACE WEST ORANGE, NJ 07052	85.03	16			
TOWNSHIP OF WEST ORANGE 66 MAIN STREET WEST ORANGE, NJ 07052	85.03	35			
WATLEY, DURECHER/MICHAEL WATLEY 139 MAIN STREET ORANGE, NJ 07050	85.04	2			
SHAWNEE, RICK & RANFUS, LINDSEY G 1 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.04	7			
KREIN, PETER M & KATHRYN A 3 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.04	10			

ALSO TO BE NOTIFIED:
PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER- CORPORATE PROPERTIES
80 PARK PLAZA, 10B
NEWARK, NJ 07102
NEW JERSEY AMERICAN WATER COMPANY
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078
COMCAST CABLEVISION
800 RAINWAY AVENUE
UNION, NJ 07083
VERIZON
1 VERIZON WAY
BASKING RIDGE, NJ 07920-1025
TOWNSHIP OF WEST ORANGE
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX

COVER SHEET	1 of 12
AERIAL MAP	2 of 12
DEMOLITION, STEEP SLOPE AND NATURAL FEATURES PLAN	3 of 12
TREE REMOVAL AND REPLACEMENT PLAN	4 of 12
OVERALL SITE PLAN	5 of 12
GRADING PLAN	6 of 12
DRAINAGE PLAN	7 of 12
UTILITY PLAN	8 of 12
SOIL EROSION AND SEDIMENT CONTROL PLAN	9 of 12
SOIL MANAGEMENT AND PREPARATION PLAN	10 of 12
SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES AND DETAILS	11 of 12
CONSTRUCTION DETAILS	12 of 12

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	
CHAIRMAN	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICCEC.COM

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

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamiccec.com

PROJECT: **WILLIAM CUMMINGS
PROPOSED RESIDENTIAL SUBDIVISION**
BLOCK 80.03, LOT 21 & 10
2 & 10 RIDGE ROAD
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 4266-99-001
DATE: 07/27/2022
DRAWN BY: JCG
DESIGNED BY: RMW
CHECKED BY: RPF

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

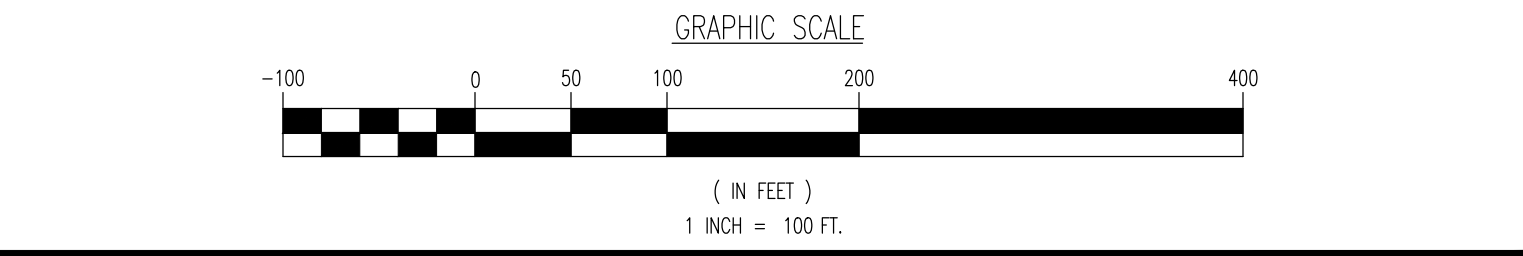
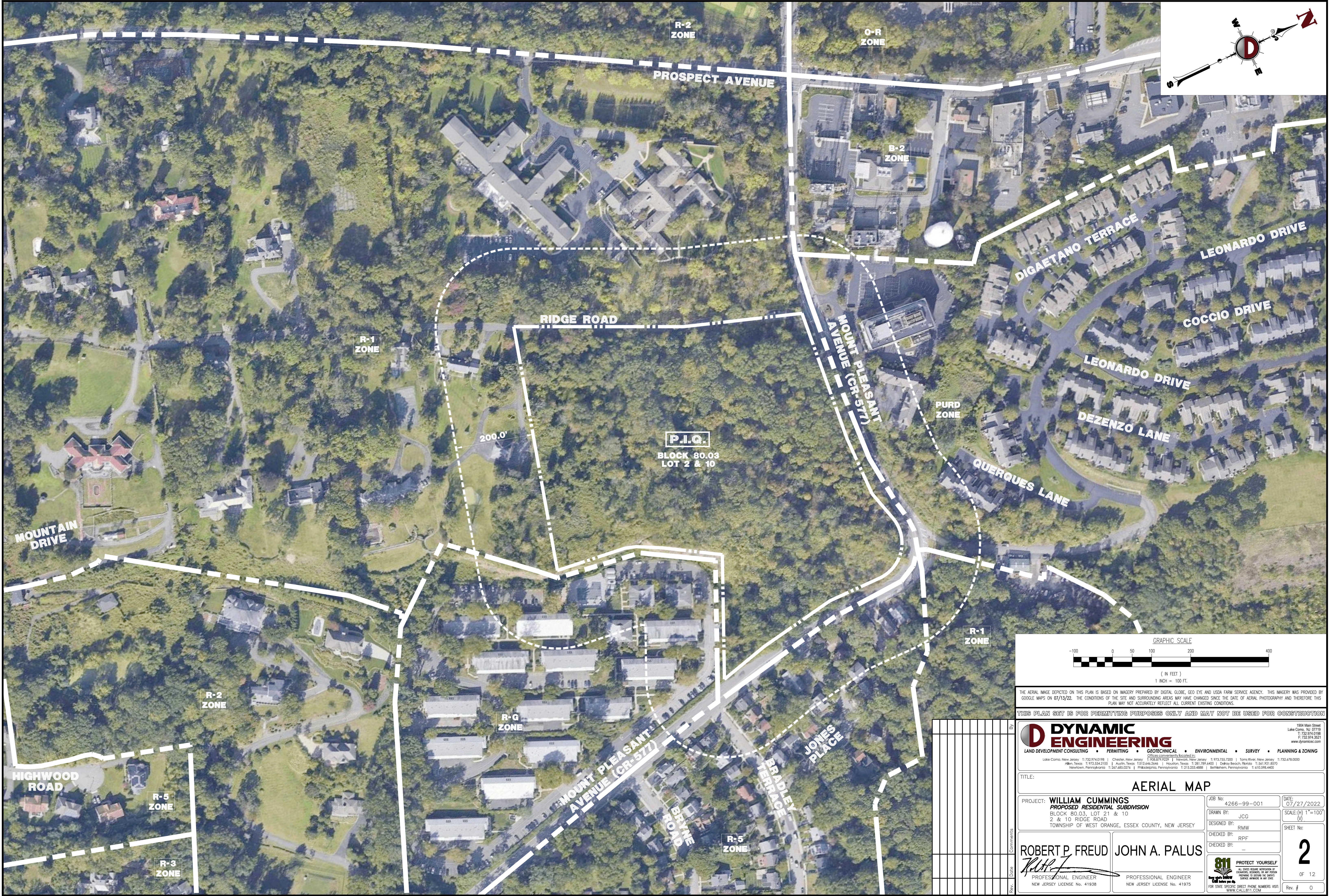
JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

811
CALL BEFORE YOU DIG
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY DIGGING TO PREVENT DAMAGE TO EXISTING UTILITIES AND TO PROTECT YOURSELF

1
OF 12
Rev. # 0

Plotted: 08/08/22 - 9:52 AM, By: gowdick, Product Ver: 24.1s (LMS Tech)
File: P:\CEPC PROJECTS\4266 SHI Builders\9a-001 West Orange\DWG\Site Plans\02 Aerial Map.dwg, -----> 02 AERIAL MAP



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 07/13/22. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

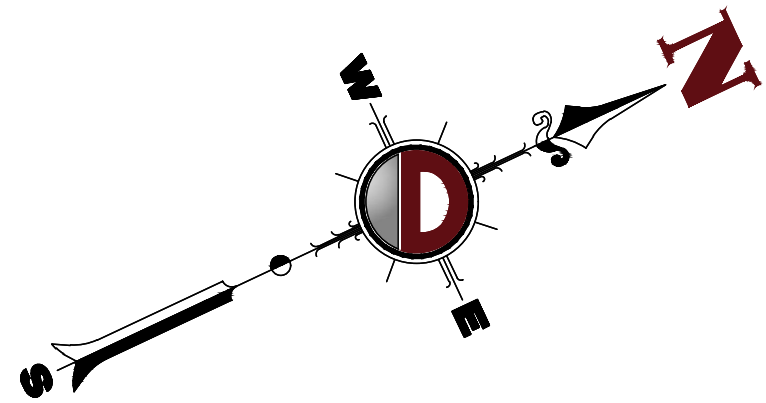
THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Lake Como, New Jersey 1-732-974-0198 | Chester, New Jersey 1-800-879-9229 | Newark, New Jersey 1-973-753-7200 | Toms River, New Jersey 1-732-678-0000
Allen, Texas 1-972-334-2100 | Austin, Texas 1-512-444-2844 | Houston, Texas 1-281-789-4400 | Gulf Breeze, Florida 1-904-921-8570
Newtown, Pennsylvania 1-267-685-0276 | Philadelphia, Pennsylvania 1-215-253-4858 | Southampton, Pennsylvania 1-610-598-4400

1934 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamiceng.com

TITLE: AERIAL MAP	
PROJECT: WILLIAM CUMMINGS PROPOSED RESIDENTIAL SUBDIVISION BLOCK 80.03, LOT 21 & 10 RIDGE ROAD TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB No: 4266-99-001 DATE: 07/27/2022 DRAWN BY: JCG DESIGNED BY: RMW CHECKED BY: RPF
ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975
PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF CONCRETE, REBAR, OR ANY OTHER PREPARED TO LOCATE THE SERVICE CALL BEFORE YOU DIG FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM 2 OF 12 Rev. # 0	



EXISTING TREE INVENTORY		
TREE DIAMETER	NUMBER OF EXISTING TREES RECORDED IN TREE PLOTS	ESTIMATED NUMBER OF EXISTING TREES
4-6 INCHES	30	213
> 6 INCHES	44	312
TOTAL	74	525

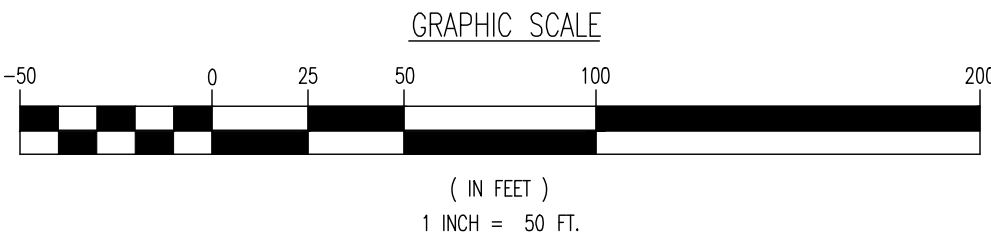
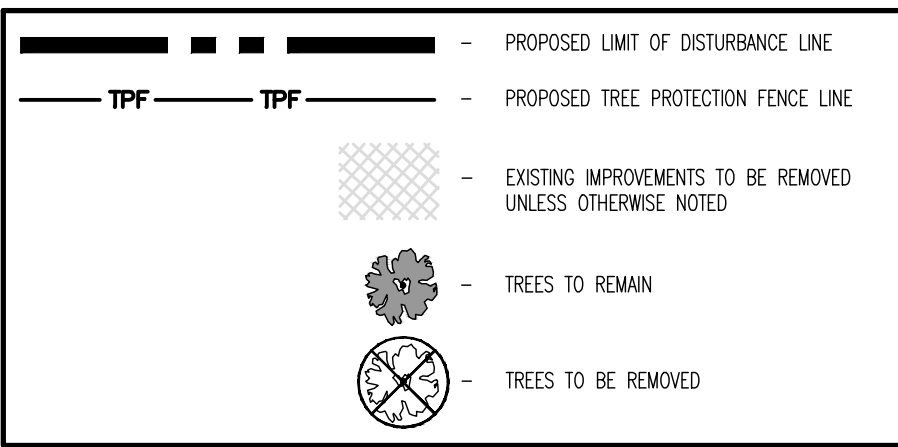
DEMOLITION NOTES

- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ACCORDANCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
- REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
- BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
- LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
- DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING OPENINGS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED BASEMENT OR, BREAK BASINMENT FLOOR SLABS. SEAL ALL OPENING LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY OTHER STRUCTURE EXISTS. ANY SUCH STRUCTURE, INCLUDING BASEMENTS, SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
- ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAY, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE FOLLOWING: PROTECTIVE COVERING OF EXPOSED AREAS AND SHOULDER AND SLOPE GRASS SEEDING SHALL BE COMPLETED IMMEDIATELY AFTER DEMOLITION USE WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT GRADES TO BE FILLED ARE FREE OF STANDING WATER, ROOTS, FROZEN MATERIAL, TRASH, DEBRIS. PLACE CURBS IN POSITION TO HOLD FILL TO A MINIMUM DEPTH AND COMPACT EACH LAYER IN PLACEMENT TO SOIL OPTIMUM DENSITY TO PREVENT FLOODING OF THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- DISCONNECT, SHUT OFF AND SECURE IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION PROJECT. PROVIDE PROTECTION AND WARNING SIGNALS TO INDICATE THE LOCATION OF UTILITIES BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES. THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE DEMOLITION OF SERVICE.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL ACTIVITIES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL SAFETY PRECAUTIONS NECESSARY.

NOTES

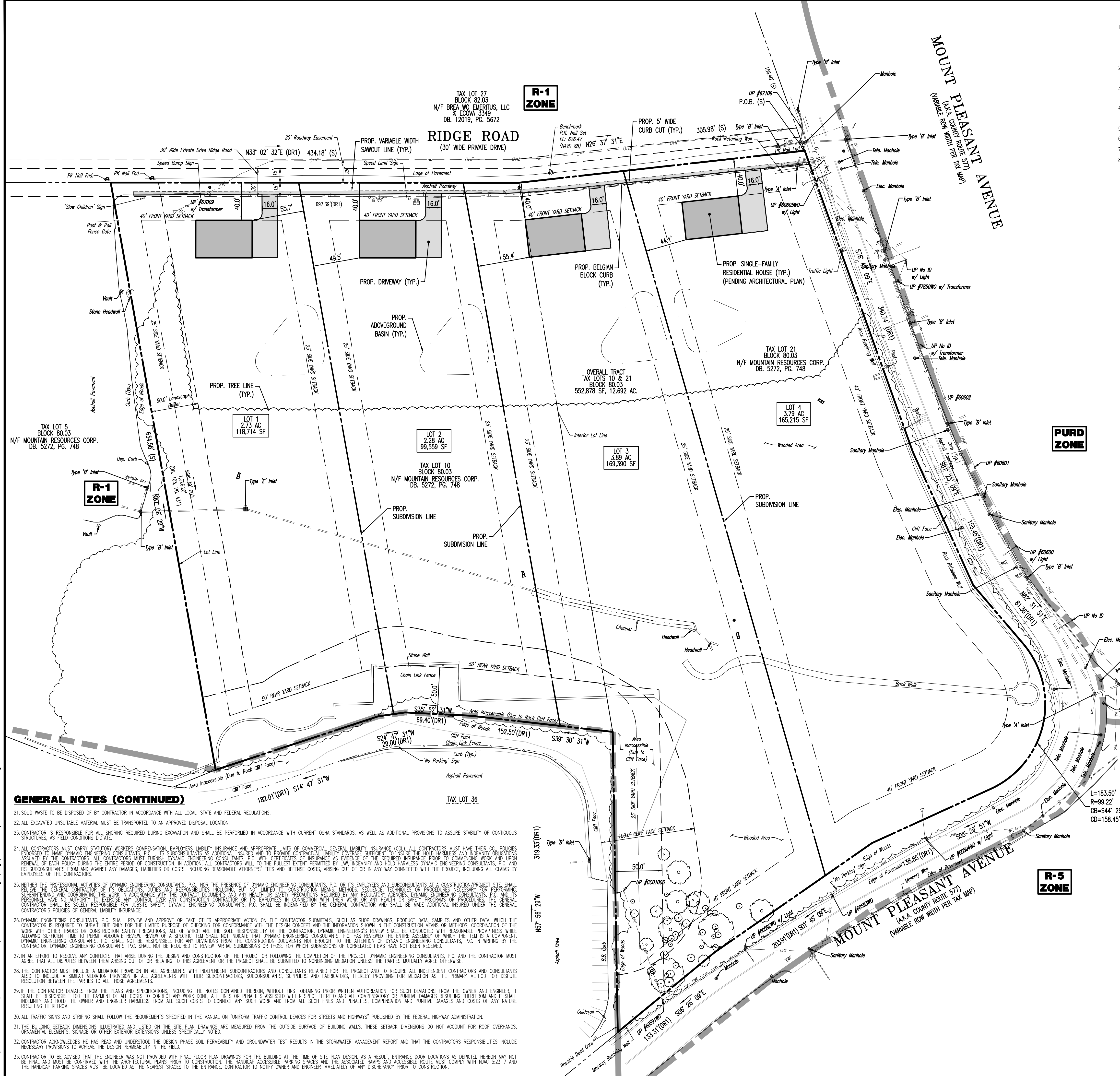
1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES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

DEMOLITION PLAN LEGEND



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

 DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING PERMITTING GEOTECHNICAL ENVIRONMENTAL SURVEY PLANNING & ZONING	
Lake Como, New Jersey 1:732.974.0118 Chester, New Jersey 1:708.877.9229 Newark, New Jersey 1:973.755.7200 Torrance, New Jersey 1:732.678.0000 Allen, Texas 1:972.234.2103 Austin, Texas 1:817.446.2646 Houston, Texas 1:281.989.6400 Denver, Brezish, Florida 1:561.591.8870 Newfstown, Pennsylvania 1:267.685.0276 Philadelphia, Pennsylvania 1:215.253.6888 Bethlehem, Pennsylvania 1:610.598.4400	
TITLE: TREE REMOVAL AND REPLACEMENT PLAN	
PROJECT: WILLIAM CUMMINGS PROPOSED RESIDENTIAL SUBDIVISION BLOCK 80.03, LOT 21 & 10 2 & 10 RIDGE ROAD TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY	JOB NO: 4266--99--001 DRAWN BY: GMC DESIGNED BY: RMW CHECKED BY: RPF CHECKED BY: _____
ROBERT P. FREUD  PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938 JOHN A. PALUS  PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975	
 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF UTILITY LOCATIONS PRIOR TO ANY PREPARED TO SIGNER THE STATE'S REQUIREMENTS. PLEASE VISIT www.call811.org FOR STATE SPECIFIC DIGIT PHONE NUMBERS VISIT: www.CALL811.org 4	
OF 12 Rev. # 0	



GENERAL NOTES

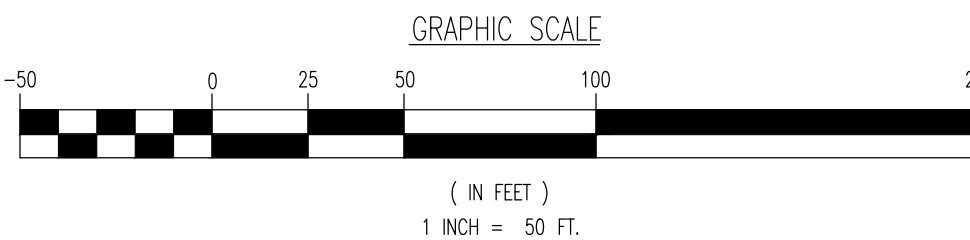
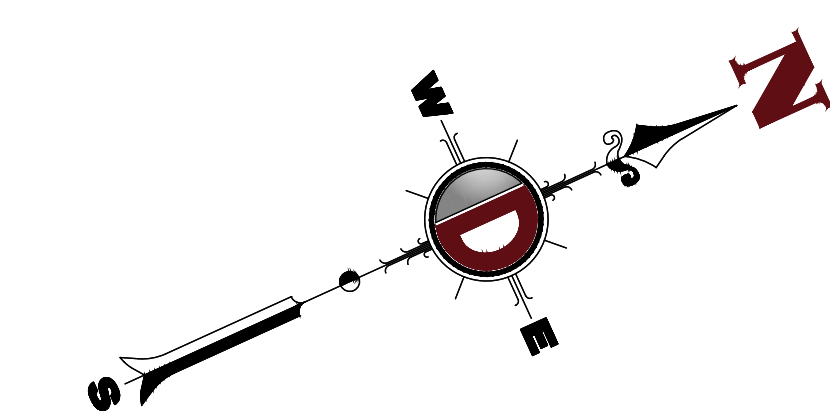
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
ALTA/NPS LAND TITLE SURVEY
DYNAMIC SURVEY
1904 MAIN STREET
LAKE CONO, NJ
SURVEYOR PROJECT NO: 4266-99-001S
- APPLICANT: WILLIAM CUMMINGS
280 WOODLAND AVENUE
SUMMIT, NJ 07961
- OWNER: MOUNTAIN RESOURCES CORP.
P.O. BOX 1874
LIVINGSTON, NJ 07039
- PARCEL DATA: BLOCK 80.03, LOTS 10 & 21
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY
- ZONE: RESIDENTIAL (R-1 ZONE)
- EXISTING USE: UNDEVELOPED
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL SUBDIVISION (PERMITTED USE) (§25-7.1, 25 ATTACHMENT 2)
- SCHEDULE OF ZONING REQUIREMENTS (§25-7.1, 25 ATTACHMENT 3)

ZONE REQUIREMENT	ZONE R-1	EXISTING TRACT (LOTS 10 & 12)	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
MINIMUM LOT AREA	80,000 SF (1.84 AC)	552,878 SF (12.692 AC)	118,714 SF (2.73 AC)	99,559 SF (2.28 AC)	169,390 SF (3.89 AC)	165,215 SF (3.79 AC)
MINIMUM LOT WIDTH [1]	150 FT	434 FT (INTERIOR)	200.0 FT	175.0 FT	175.0 FT	196.1 FT
MINIMUM LOT FRONTAGE [2]	112.50 FT	1,977.2 FT	200.0 FT	175.0 FT	170.9 FT	194.2 FT
MINIMUM FRONT YARD	40 FT	N/A	40 FT	40 FT	40 FT	40 FT
MINIMUM SIDE YARD	25 FT	N/A	55.7 FT	49.5 FT	55.4 FT	44.1 FT
MINIMUM SIDE YARD (CORNER LOT)	40 FT	N/A	N/A	N/A	N/A	44.1 FT
MINIMUM SIDE YARD (COMBINED)	50 FT	N/A	130.7 FT	106.1 FT	110.8 FT	N/A
MINIMUM REAR YARD	50 FT	N/A	505.8 FT	483.5 FT	499.1 FT	N/A
MAXIMUM BUILDING COVERAGE	20%	N/A	2.4% (2,400 SF)	1.4% (2,400 SF)	1.4% (2,400 SF)	1.5% (2,400 SF)
MAXIMUM LOT COVERAGE	30%	2.98%	10.1% (12,039 SF)	12.6% (12,535 SF)	11.2% (18,965 SF)	6.9% (11,370 SF)
MAXIMUM BUILDING HEIGHT	< 35 FT (2 1/2 STYS)	N/A	< 35 FT	< 35 FT	< 35 FT	< 35 FT
N/S: NO STANDARD	N/A: NOT APPLICABLE	(E): EXISTING NON-CONFORMANCE	(V): VARIANCE			

- NOTES:
- LOT WIDTH SHALL MEAN THE SHORTEST DISTANCE BETWEEN SIDE LINES MEASURED AT A POINT ALONG THE REQUIRED FRONT SET-BACK LINE OF THE LOT. ALL LOTS SHALL BE REQUIRED TO HAVE A MINIMUM WIDTH AT ALL POINTS IN THE LOT OF FORTY (40) FEET OR SEVENTY-FIVE PERCENT (75%) OF THE REQUIRED LOT WIDTH, WHICHEVER IS GREATER. (§ 25-4)
 - LOT FRONTAGE SHALL MEAN THE DISTANCE MEASURED BETWEEN THE SIDE LOT LINES AT THE STREET LINE OF THE LOT. EVERY LOT MUST FRONT ON A DEDICATED AND ACCEPTED STREET AND THE MINIMUM STREET FRONTAGE FOR ANY LOT MUST BE FORTY (40) FEET OR SEVENTY-FIVE PERCENT (75%) OF THE REQUIRED LOT WIDTH, WHICHEVER IS GREATER. (§ 25-4)
 - THE SPACE IN A REQUIRED FRONT, SIDE, FRONT YARD OR REAR YARD SHALL BE OPEN AND UNOCCUPIED EXCEPT FOR: (§ 25-8.2.)
A. AN UNOCCUPIED TERRACE PROJECTING NOT MORE THAN EIGHT (8) FEET INTO THE REQUIRED REAR YARD.
B. STEPS PROJECTING NOT MORE THAN SIX (6) FEET LEADING TO A BASEMENT OR FIRST FLOOR.
C. DOORWAYS, WINDOWS, SILLS, UTILITY, WALL ORNAMENTS OR LEADERS PROJECTING NOT MORE THAN TWO (2) FEET. A VARIANCE SHALL BE REQUIRED FOR ANY FEATURE THAT PROJECTS MORE THAN TWO (2) FEET INTO A REQUIRED YARD.
D. CHIMNEYS, NOT OVER FOUR (4) FEET WIDE, PROVIDED THAT THE BUILDING INSPECTOR SHALL DETERMINE THAT SUCH PROJECTIONS ARE SO PLACED AS NOT TO OBSTRUCT LOT OR VENTILATION.
 - EVERY DWELLING SHALL PROVIDE A MINIMUM RESIDENTIAL LIVING AREA PER UNIT ON FINISHED FLOORS. THE MINIMUM STIPULATED HEREIN SHALL BE DEEMED TO BE EXCLUSIVE OF PORCHES, BREEZEWAYS, GARAGE AREA, BASEMENT, CELLAR, WALK AND LAUNDRY ROOMS. THAT IN THE CASE OF A DWELLING WITH LIVING ACCOMMODATIONS ON TWO (2) OR MORE LEVELS, COMMONLY KNOWN AS A SPLIT LEVEL OR BI-LEVEL, ANY ROOM, THE FLOOR OF WHICH AVERAGES MORE THAN TWO (2) FEET BELOW THE OUTSIDE GROUND LEVEL, SHALL NOT BE CONSIDERED AS PART OF THE RESIDENTIAL LIVING AREA. (§ 25-8.4.)
A. ONE STORY ONE-FAMILY DWELLING: 2,200 SF
B. ONE AND ONE-HALF STORY ONE-FAMILY DWELLING WITH UNFINISHED ATTIC FLOOR: 2,200 SF
C. ONE AND ONE-HALF STORY ONE-FAMILY DWELLING WITH FINISHED ATTIC FLOOR: 3,000 SF
D. TWO STORY ONE-FAMILY DWELLING WITH UNFINISHED SECOND FLOOR: 2,200 SF
E. TWO STORY ONE-FAMILY DWELLING WITH FINISHED SECOND FLOOR: 3,000 SF
F. ONE-FAMILY DWELLING MORE THAN TWO STOREYS IN HEIGHT: 3,000 SF
G. A DWELLING WITH LIVING ACCOMMODATIONS ON TWO OR MORE LEVELS, COMMONLY KNOWN AS A SPLIT LEVEL OR BI-LEVEL: 3,000 SF
 - PARKING REQUIREMENTS
A. ONE-FAMILY (8 25-12.2A.1)
I. 2 BEDROOM = 1.5 PER UNIT
II. 3 BEDROOM = 2.0 PER UNIT
III. 4 BEDROOM = 2.5 PER UNIT
IV. 5 BEDROOM = 3.0 PER UNIT
B. GARAGE AND DRIVEWAY COMBINATIONS SHALL BE COUNTED AS FOLLOWS: (§ 25-12.2A.2)
I. EACH GARAGE CAR SPACE SHALL BE COUNTED AS ONE (1) OFF-STREET PARKING SPACE REGARDLESS OF THE DIMENSIONS OF THE DRIVEWAY.
II. A ONE-CAR GARAGE AND DRIVEWAY COMBINATION SHALL COUNT AS TWO (2) OFF-STREET PARKING SPACES, PROVIDED THE DRIVEWAY MEASURES A MINIMUM OF EIGHTEEN (18) FEET IN LENGTH BETWEEN THE FACE OF THE GARAGE DOOR AND THE FRONT OF THE DRIVEWAY.
III. A TWO-CAR GARAGE AND DRIVEWAY COMBINATION SHALL COUNT AS THREE AND ONE-HALF (3.5) OFF-STREET PARKING SPACES, PROVIDED A MINIMUM PARKING AREA WIDTH OF TWENTY (20) FEET IS PROVIDED FOR A MINIMUM LENGTH OF EIGHTEEN (18) FEET AS SPECIFIED FOR A ONE-CAR GARAGE AND DRIVEWAY COMBINATION.
C. PRIVATE GARAGES SHALL BE UTILIZED AS AN ACCESSORY TO THE PRINCIPAL USE. (§ 25-12.2B.1)
D. NOT MORE THAN THIRTY PERCENT (30%) OF THE AREA OF A MINIMUM REQUIRED FRONT YARD, REAR YARD OR SIDE YARD SHALL BE USED AS A PARKING AREA. (§ 25-12.2B.2)
 - WALL AND FENCE REQUIREMENTS
A. WALLS AND FENCES WHICH ARE NOT MORE THAN FIFTY PERCENT (50%) SOLID ARE PERMITTED ANYWHERE ON THE PROPERTY, PROVIDED THEY ARE NOT HIGHER THAN FOUR (4) FEET. (§ 25-8.4A.)
B. SOLID WALLS AND FENCES NOT HIGHER THAN SIX (6) FEET ARE PERMITTED IN THE REAR YARD AND ON THE SIDE PROPERTY LINE UP TO THE REAR LINE OF THE HOUSE. IF THE DISTANCE ON EACH SIDE OF SUCH A FENCE IS MORE THAN FIVE (5) FEET TO EACH ADJACENT HOUSE, SUCH SOLID FENCE MAY BE LOCATED IN THE SIDE PROPERTY UP TO THE FRONT OF THE HOUSE. (§ 25-8.4B.)
 - BUFFER REQUIREMENTS
A. A BUFFER STRIP FIFTY (50) FEET IN WIDTH SHALL BE PLANTED AND MAINTAINED IN PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDINGS FROM SUCH ADJUTING RESIDENTIAL USE OF A PROPERTY THAT IS TEN (10) ACRES OR GREATER IN AREA. (§ 25-11.3A)
B. ABOVEGROUND STORMWATER MANAGEMENT FACILITIES SHALL NOT BE PERMITTED IN BUFFER STRIPS. (§ 25-11.3B)
 - THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
 - THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
 - SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
 - THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

GENERAL NOTES (CONTINUED)

- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL COUPLES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RESUMPTION OF EACH PHASE DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THEREOF AND ALL COMPENSATION OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEVATIONS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
- CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PENETRAILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERFORMA IN THE FIELD.
- CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN, AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.



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

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamiceng.com

TITLE: **OVERALL SITE PLAN**

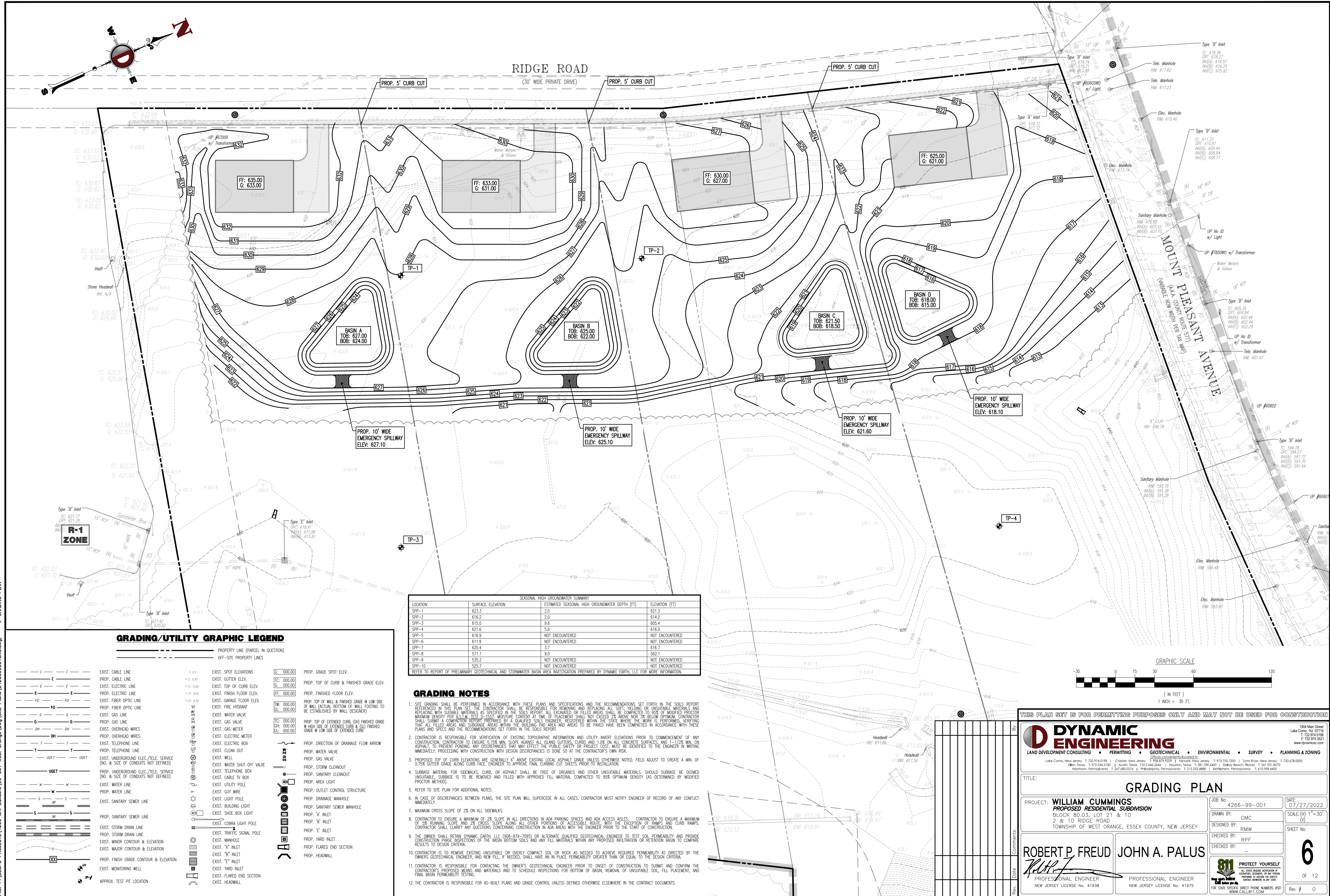
PROJECT: **WILLIAM CUMMINGS
PROPOSED RESIDENTIAL SUBDIVISION
BLOCK 80.03, LOT 21 & 10
2 & 10 RIDGE ROAD
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY**

JOB No: 4266-99-001
DATE: 07/27/2022
DRAWN BY: JCG
DESIGNED BY: RMW
CHECKED BY: RPF
CHECKED BY: -

SCALE: (H) 1"=50'
(V) -
SHEET No: **5**
OF 12

ROBERT P. FREUD **JOHN A. PALUS**
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

PROTECT YOURSELF
ALL STATES REQUIRE REGISTRATION OF CONTRACTORS, ENGINEERS, OR ARCHITECTS BEFORE THEY CAN PERFORM OR BE RESPONSIBLE TO OTHERS FOR THE DESIGN OF ANY PROJECT.
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: www.call811.com



SEASONAL HIGH GROUNDWATER SUMMARY			
LOCATION	SURFACE ELEVATION	ESTIMATED SEASONAL HIGH GROUNDWATER DEPTH (FT)	ELEVATION (FT)
SPP-1	623.3	2.0	621.3
SPP-2	616.2	2.0	614.2
SPP-3	615.0	9.6	605.4
SPP-4	621.6	5.6	616.0
SPP-5	616.9	NOT ENCOUNTERED	NOT ENCOUNTERED
SPP-6	611.9	NOT ENCOUNTERED	NOT ENCOUNTERED
SPP-7	620.4	3.7	616.7
SPP-8	571.1	9.0	562.1
SPP-9	535.2	NOT ENCOUNTERED	NOT ENCOUNTERED
SPP-10	525.7	NOT ENCOUNTERED	NOT ENCOUNTERED

REFER TO REPORT OF PRELIMINARY GEOTECHNICAL AND STORMWATER BASIN AREA INVESTIGATION PREPARED BY DYNAMIC EARTH, LLC FOR MORE INFORMATION.

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

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamicoc.com

TITLE: **GRADING PLAN**

PROJECT: **WILLIAM CUMMINGS
PROPOSED RESIDENTIAL SUBDIVISION**
BLOCK: 80.03, LOT: 21 & 10
2 & 10 RIDGE ROAD
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 4266-99-001
DATE: 07/27/2022
DRAWN BY: GMC
DESIGNED BY: RMW
CHECKED BY: RPF
CHECKED BY: -

SCALE: (H) 1"=30'
(V) -

SHEET No: **6**
OF 12

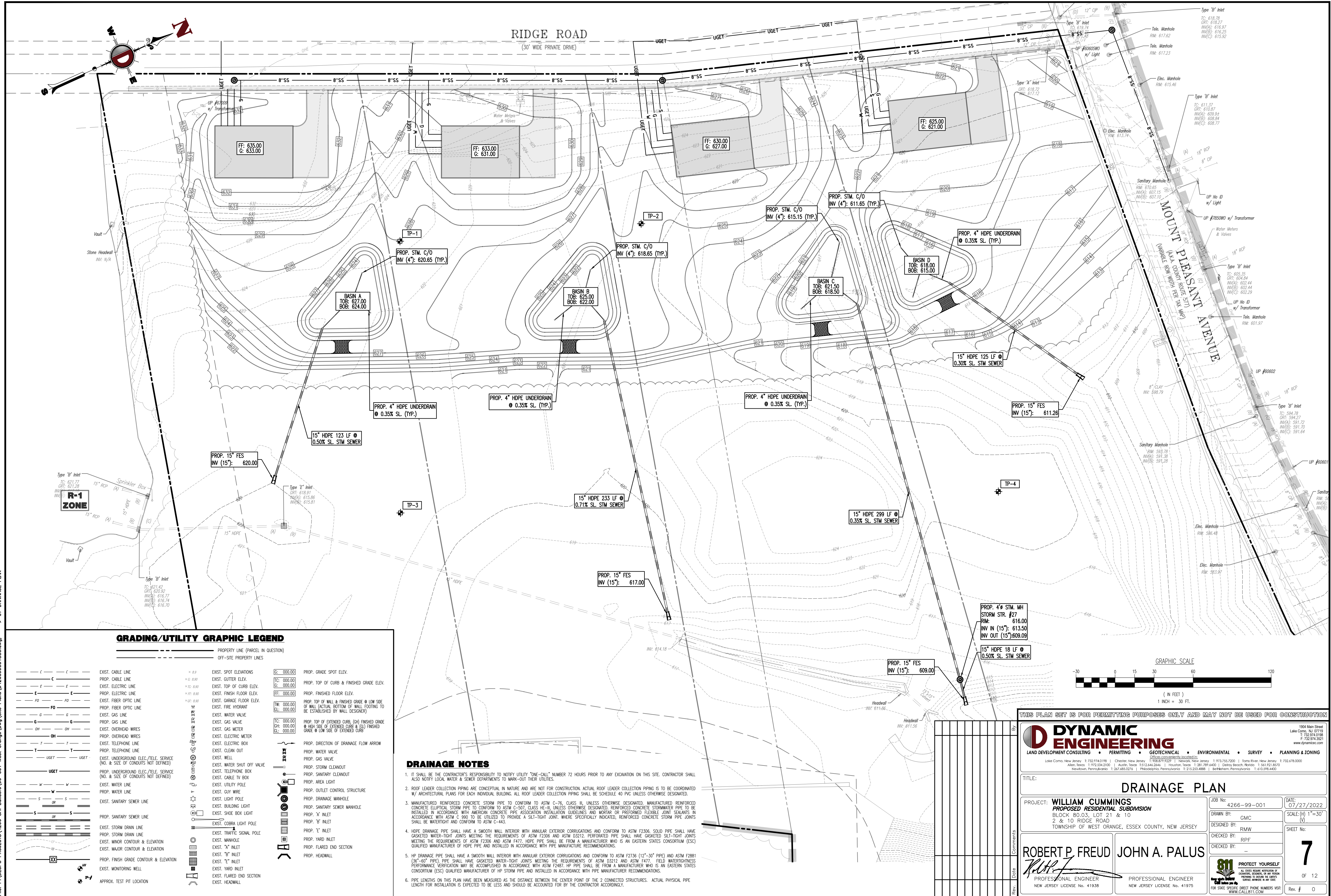
Rev. # 0

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

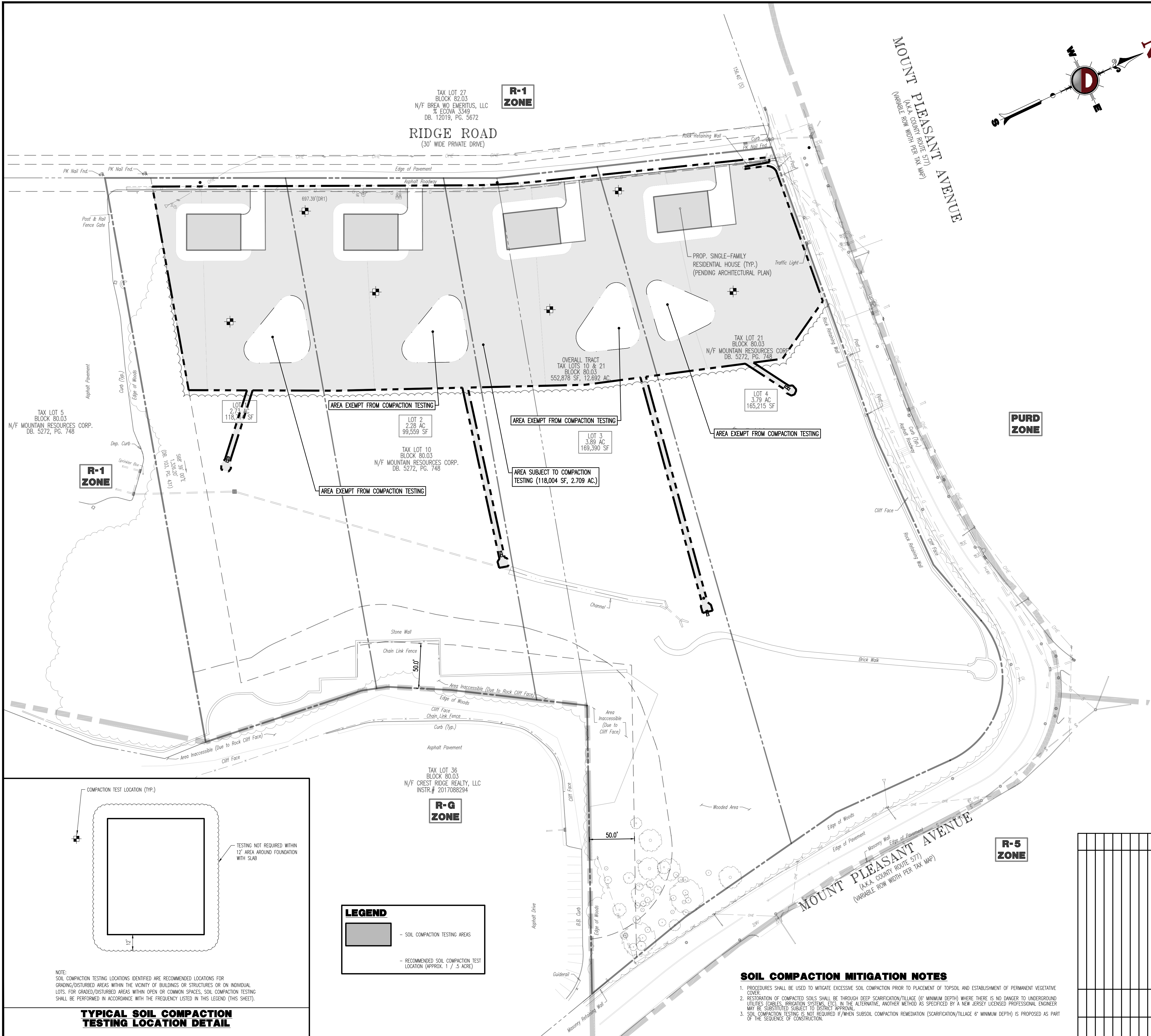
JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

PROTECT YOURSELF
ALL STATES REQUIRE VERIFICATION OF CONTRACT DOCUMENTS OR ANY DESIGN RESPONSE TO OBTAIN THE STATE'S SERVICE AGREEMENT. IN NJ, THIS IS CALLED A "CALL LETTERS" PER 17:27. CALL 811.COM FOR STATE SPECIFIC DIRECT PHONE NUMBERS US/CA.

Plotted: 08/08/22 - 9:57 AM, By: gowdick, Product Ver: 24.1s (LMS Tech)
File: P:\CECPC PROJECTS\4286 SHI Builders\98-001 West Orange Dwg\Site Plans\D-2689001SC0.dwg, ----> 07 DRAINAGE PLAN



Plotted: 08/08/22 - 9:53 AM, By: gowdick, Product Ver: 24.1s (LMS Tech)
File: P:\DEPC PROJECTS\4286 SHI Builders\99-001 West Orange\Ow\Site Plans\0428699001SMC.dwg, ---> 10 SOIL MANAGEMENT AND PREPARATION PLAN



Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

- Subgrade soils **prior to the application of topsoil** (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
- Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.
- Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
- In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

A. Probing Wire Test (see detail)
B. Hand-held Penetrometer Test (see detail)
C. Tube Bulk Density Test (licensed professional engineer required)
D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

Simplified Testing Methods

Probing Wire Test- 15.5 ga steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire. Wire may be re-inserted if/when an obstruction (rock, root, debris) is encountered.

18-21"

Hold Wire here:

Wire must penetrate a minimum of 6" without deformation.

6.0" min. visible mark on wire at depth

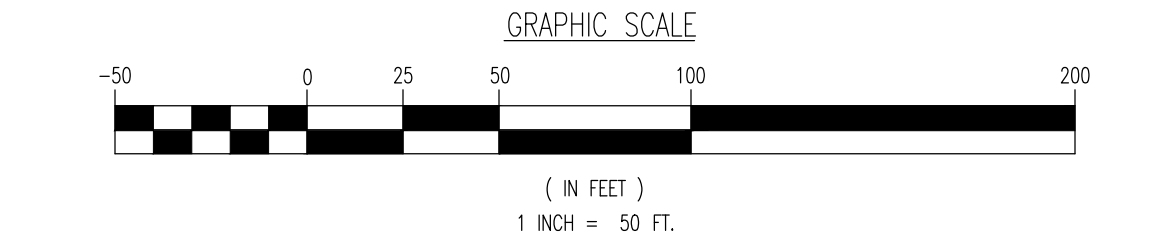
Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the gage.

Gage reading 300 psi or less at 6"

6.0" min. visible mark on shaft at depth

*Use correct size tip for soil type



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

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEO TECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1954 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamicoc.com

TITLE: **SOIL MANAGEMENT AND PREPARATION PLAN**

PROJECT: **WILLIAM CUMMINGS
PROPOSED RESIDENTIAL SUBDIVISION**
BLOCK 80.03, LOT 21 & 10
2 & 10 RIDGE ROAD
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

JOB No: 4266-99-001
DATE: 07/27/2022
DRAWN BY: GMC
DESIGNED BY: RMW
CHECKED BY: RPF
SHEET No: 10

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

ALL STATES REQUIRE NOTIFICATION OF CHANGING, REMOVAL, OR ANY OTHER PERMITS TO OBTAIN THE STATE'S OFFICIAL RECORDS. IN NJ, THIS IS CALLED 811.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SOIL COMPACTION MITIGATION NOTES

- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH)) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

NOTE: SOIL COMPACTION TESTING LOCATIONS IDENTIFIED ARE RECOMMENDED LOCATIONS FOR GRADING/DISTURBED AREAS WITHIN THE VICINITY OF BUILDINGS OR STRUCTURES OR ON INDIVIDUAL LOTS. FOR GRADES/DISTURBED AREAS WITHIN OPEN OR COMMON SPACES, SOIL COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FREQUENCY LISTED IN THIS LEGEND (THIS SHEET).

TYPICAL SOIL COMPACTION TESTING LOCATION DETAIL

LEGEND

- SOIL COMPACTION TESTING AREAS
- RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1' / 5 ACRES)

