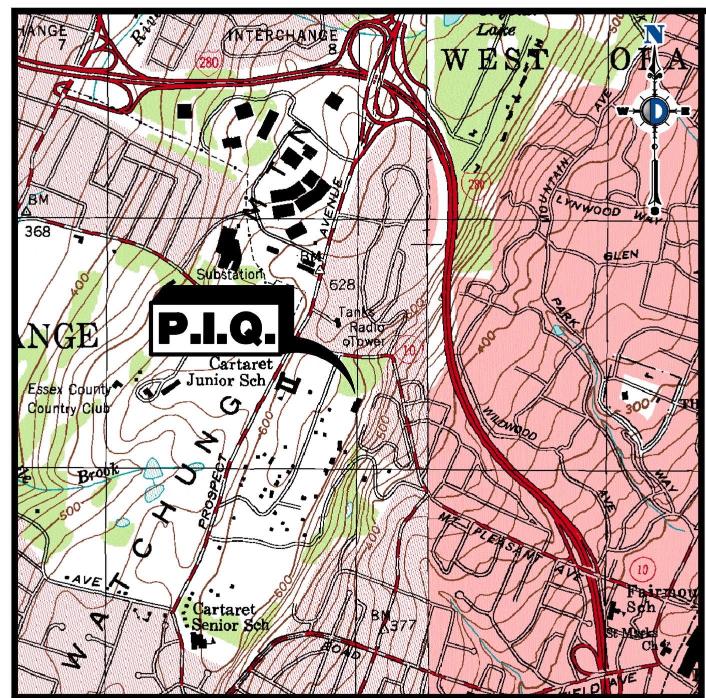


KEY MAP

1" = 2000'

GENERAL NOTES

1. APPLICANT: WILLIAM CUMMINGS
   280 WOODLAND AVENUE
   SUMMIT, NJ 07901
2. OWNER: MOUNTAIN RESOURCES CORP.
   P.O. BOX 1874
   LIVINGSTON, NJ 07039
3. PARCEL DATA: SHEET 32, BLOCK 80.03, LOTS 10 & 21
   TOWNSHIP OF WEST ORANGE
   ESSEX COUNTY, NEW JERSEY
4. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, SHEET NO. 32.
5. HORIZONTAL DATUM – BASED ON DEED BOOK 5272, PAGE 748.
6. REQUESTED VARIANCES – TAKEN FROM SITE PLANS (MR3)
   DISTURBANCE OF STEEP SLOPES AND EXCESSIVE STEEP SLOPES SHALL NOT EXCEED THE LIMITS ESTABLISHED IN THE STEEP SLOPES TABLE. (§ 25–28.8B.)
   DISTURBANCES OF SLOPES OF TWENTY–FIVE PERCENT (25%) OR MORE IS PROHIBITED. (§ 25–28.8C.)
7. ONLY COPIES OF THE ORIGINAL SURVEY WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NJ STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.

MAP REFERENCES

1. A PLAN ENTITLED 'TITLE & TOPOGRAPHIC SURVEY, RIDGE ROAD, TAX LOTS 10 & 21, BLOCK 80.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ', PREPARED BY CASEY & KELLER, DATED 05/14/2015.
2. A PLAN ENTITLED 'ALTA/NSPS LAND TITLE SURVEY, SHI BUILDERS, BLOCK 80.03, LOTS 10 & 21, 2 & 10 RIDGE ROAD, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ' PREPARED BY DYNAMIC SURVEY, LLC., DATED 05/11/2022. BEING 1 SHEET.
3. A PLAN ENTITLED 'OVERALL SITE PLAN, WILLIAM CUMMINGS, PROPOSED RESIDENTIAL SUB DIVISION, BLOCK 80.03, LOT 21 & 10, 2 & 10 RIDGE ROAD, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ' PREPARED BY DYNAMIC ENGINEERING, DATED 07/27/2022. BEING SHEET 3 & 5 OF 12.

ZONING

SCHEDULE OF ZONING REQUIREMENTS (§25–7.1, 25 ATTACHMENT 3)

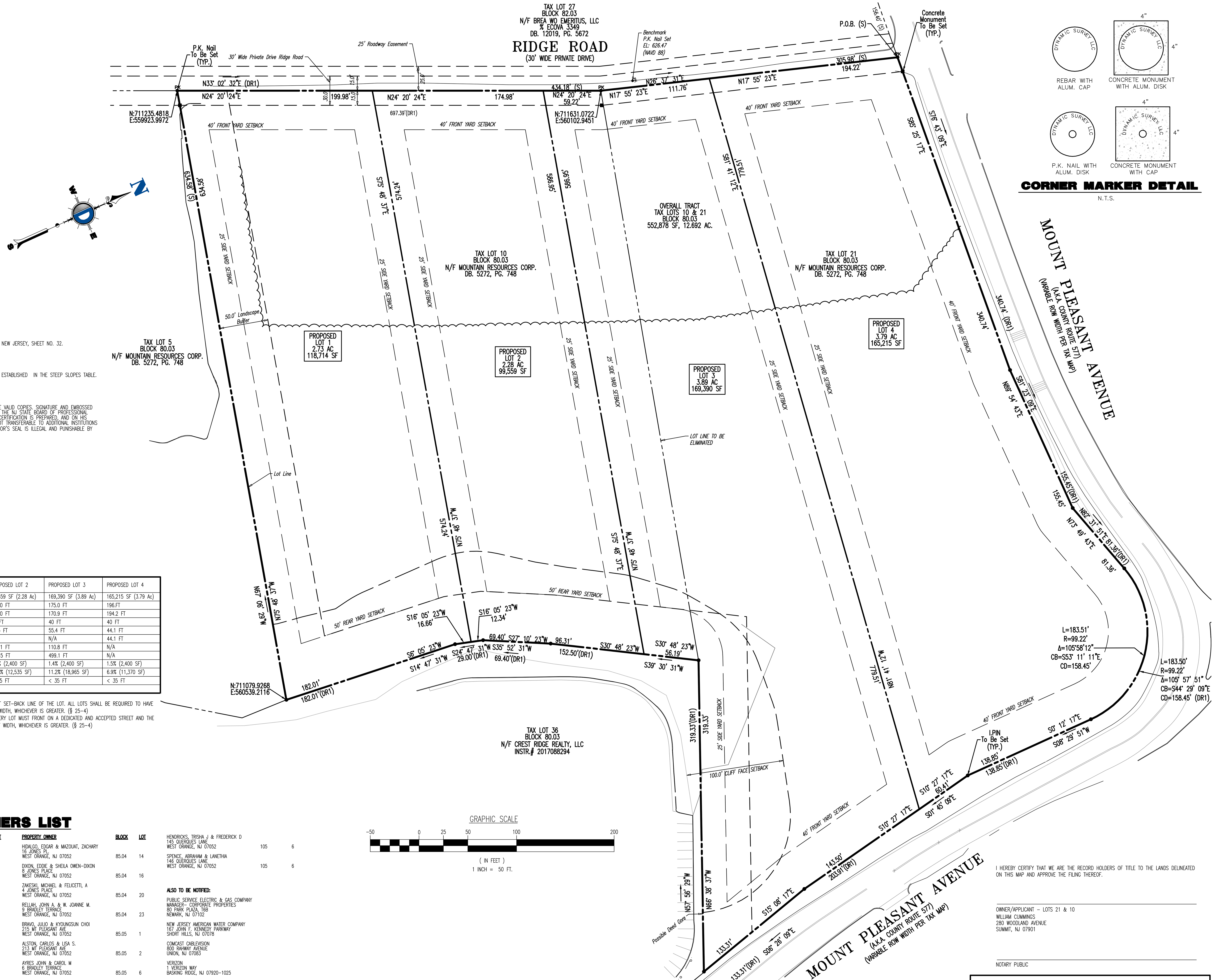
ZONE REQUIREMENT	ZONE R–1	EXISTING TRACT (LOTS 10 & 12)	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
MINIMUM LOT AREA	80,000 SF (1.84 Ac)	552,878 SF (12.692 Ac)	118,714 SF (2.73 Ac)	99,559 SF (2.28 Ac)	169,390 SF (3.89 Ac)	165,215 SF (3.79 Ac)
MINIMUM LOT WIDTH [1]	150 FT	434 FT (INTERIOR)	200.0 FT	175.0 FT	175.0 FT	196.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	2.0% (2,400 SF)	2.4% (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:

[1] 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)

[2] 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)



200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
MOUNTAIN RESOURCES CORP. PO BOX 1874 LIVINGSTON, NJ 07039	80.03	5, 10, 21
CREST RIDGE REALTY, LLC 2 EXECUTIVE DRIVE #430 FORT LEE, NJ 07024	80.03	36
BREA WO EMERITUS, LLC%ECOVA 3349 PO BOX 2447 SPOKANE, WA 99210	82.03	27
SKYLINE COURTS 263–269 MT. PLEASANT AVE WEST ORANGE, NJ 07052	84.01	6
BLOOM, ANDREW & LOBELLO, SALVATORE 269 MOUNT PLEASANT AVE WEST ORANGE, NJ 07052	84.01	6
MILLER, WILLIAM & QUINCEY 267 MT. PLEASANT AVE #2B WEST ORANGE, NJ 07052	84.01	6
BEAMON, LEE D JR 265 MOUNT PLEASANT AVE #C WEST ORANGE, NJ 07052	84.01	6
HUNT, THURMAN & STACEY 7 LA SALLE AVENUE PIEDMONT, CA 94611	84.01	6
MCI TELE CORP/VERIZON PROP TAX DPT PO BOX 2749 ADDISON, TX 75001	84.01	10, 22
ATC WATERTOWN LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801	84.01	22.01
TOWNSHIP OF WEST ORANGE 66 MAIN STREET WEST ORANGE, NJ 07052	85.02	9.01
CHANGOOR, LAURA R 237 MT. PLEASANT AVENUE WEST ORANGE, NJ 07052	85.03	3
NOERDLINGER, RACHEL 235 MOUNT PLEASANT AVE WEST ORANGE, NJ 07052	85.03	6
FACEY, DEVON C & ANNAKAY 233 MOUNT PLEASANT AVE WEST ORANGE, NJ 07052	85.03	8
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 & FALOYE, 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, DURECIA%MICHAEL WATLEY 139 MAIN STREET ORANGE, NJ 07050	85.04	2
SIMOND, RISSA & POMPLUS, LANCHY G 1 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.04	7
KRIEN, PETER M & KATHRYN A 3 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.04	10
FEHON, EDWARD A. & MARGARET M. 5 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.04	12
HIDALGO, EDGAR & MAZOUAT, ZACHARY 16 JONES PL. WEST ORANGE, NJ 07052	85.04	14
DIXON, EDDIE & SHEILA OWEN–DIXON 8 JONES PLACE WEST ORANGE, NJ 07052	85.04	16
ZAKESKI, MICHAEL & FELICETTI, A 4 JONES PLACE WEST ORANGE, NJ 07052	85.04	20
RELLAH, JOHN A. & W. JOANNE M. 9 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.04	23
BRAVO, JULIO & KYOUNGSUN CHOI 215 MT PLEASANT AVE WEST ORANGE, NJ 07052	85.05	1
ALSTON, CARLOS & LISA S. 213 MT PLEASANT AVE WEST ORANGE, NJ 07052	85.05	2
AYRES JOHN & CAROL M 6 BRADLEY TERRACE WEST ORANGE, NJ 07052	85.05	6
VILLAS AT EAGLE RIDGE 454 PROSPECT AVE WEST ORANGE, NJ 07052	105	3.01, 6
CHACKO, SHEEBA 142 QUERQUES LN WEST ORANGE, NJ 07052	105	6
BARRY, MEGAN 143 QUERQUES LANE WEST ORANGE, NJ 07052	105	6
STOLTZBERG, ALAN & ANNETTE 144 QUERQUES LANE WEST ORANGE, NJ 07052	105	6
HENDRICKS, TRISHA J & FREDERICK D 145 QUERQUES LANE WEST ORANGE, NJ 07052	105	6
SPENCE, ABRAHAM & LANETHIA 146 QUERQUES LANE WEST ORANGE, NJ 07052	105	6

ALSO TO BE NOTIFIED:

PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER– CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

NEW JERSEY AMERICAN WATER COMPANY
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078

COMCAST CABLEVISION
800 RAHWAY 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

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED SEPT. 29, 2022 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SEAL.

JAMES A. CONWAY JR

PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE No. 43235

I HAVE REVIEWED THE PROPOSED BLOCK AND LOT NUMBERS AND FIND THEM ACCEPTABLE AS INDICATED ON THIS SUBDIVISION PLAN.

MUNICIPAL TAX ASSESSOR

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW,"P.L.1975,C.291(C.40:55D–1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THE MAP.

MUNICIPAL CLERK

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER

I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

OWNER/APPLICANT – LOTS 21 & 10
WILLIAM CUMMINGS
280 WOODLAND AVENUE
SUMMIT, NJ 07901

NOTARY PUBLIC

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

CHAIRMAN — DATE

SECRETARY — DATE

MUNICIPAL ENGINEER — DATE

DYNAMIC ENGINEERING • EARTH • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

SURVEY LEGEND:

(MR)	MAP REFERENCE		BENCHMARK
(DR)	DEED REFERENCE		CONC. MONUMENT FND
(S)	SURVEY		CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE		I.P. / I.B. FND
(TOS)	TOP OF STRUCTURE		I.P. / I.B. SET
(AKA)	ALSO KNOWN AS		STAKE FND
(FKA)	FORMERLY KNOWN AS		STAKE SET
(C/L)	CENTERLINE		PK NAIL FND
	SPOT ELEVATIONS		PK NAIL SET
	GUTTER ELEV.		DRILL HOLE FND
	TOP OF CURB ELEV.		DRILL HOLE SET
× FF: 0.00	FINISH FLOOR ELEV.		SURVEY STONE FND
×GF: 0.00	GARAGE FLOOR ELEV.		SURVEY CAP FND
	BOTTOM OF WALL ELEV.		CROSS CUT FOUND
	TOP OF WALL ELEV.		CROSS CUT SET
	WATER SURFACE ELEV.	P.O.B.	POINT OF BEGINNING

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

DYNAMIC SURVEY, LLC
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION
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Chester, New Jersey • T: 908.879.9229
Newark, New Jersey • T: 973.755.7200
Toms River, New Jersey • T: 732.678.0000
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Houston, Texas • T: 281.789.6400
Austin, Texas • T: 512.646.2646
Delray Beach, Florida • T: 561.921.8570
www.dynamicec.com

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

CRAIG BLACK
PRELIMINARY
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 24GB04257400

JAMES A. CONWAY JR
PRELIMINARY
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE No. 43235

TITLE:
FINAL SUBDIVISION PLAN

PROJECT No:	SCALE:	DATE:
4266–99–001	1"=50'	09/29/2022
DRAWN BY: SMP	FIELD BY: XXX	CHECKED BY: JAC

SHEET No: 1 OF 1 Rev. #: XX

Plotted: 09/30/22 – 8:50 AM, By: spharr
File: V:\DSURVEY PROJECTS\4266 SHI Builders\99–001S West Orange\Dwg\S426699001–MAJOR.dwg, ---> MAJOR SUBDIVISION

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