



- GENERAL NOTES:
- BACKGROUND SITE BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY INFORMATION REFERENCED FROM SURVEY PLANS PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, LLC. THE EXTENTS OF THE PARTIAL TOPOGRAPHIC SURVEY INCLUDES THE NORTHERN PORTION OF THE SUBJECT PROPERTY FROM THE EXISTING CLUBHOUSE BUILDING NORTHWARD TO EAGLE ROCK AVENUE; REFER TO THE SURVEY PLANS FOR THE EXTENTS.
 - HORIZONTAL DATUM REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATES (NAD 83).
 - ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - PROPOSED IMPROVEMENTS AND DESIGN INFORMATION WITHIN THE COUNTY RIGHT-OF-WAY REFERENCED FROM PLANS TITLED "EAGLE ROCK AVENUE ROADWAY IMPROVEMENT PLANS," PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, LLC.
 - BACKGROUND AERIAL IMAGERY REFERENCED FROM NEARMAP, INC. DEPICTS EXISTING SITE CONDITIONS AS OF JULY 4, 2025.
 - FRESHWATER WETLANDS, STREAMS, AND WATERBODIES SHOWN ON THE SUBJECT PROPERTY (BLOCK 174 LOT 1.01) REFERENCED FROM GIS-BASED MAPPING PREPARED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP), LAST REVISED IN 2020, AND DOWNLOADED FROM THE STATE OF NEW JERSEY'S GEOGRAPHIC INFORMATION NETWORK (NJGIN). WETLAND TRANSITION AREA AND RIPARIAN BUFFER WIDTHS ARE APPROXIMATIONS BASED UPON THE RESOURCE VALUE OF THE FEATURES. THESE NATURAL RESOURCE FEATURES AND ASSOCIATED BUFFERS ARE GRAPHICALLY MAPPED FOR THE PURPOSE OF CALCULATING THE EFFECTIVE LOT AREA FOR THE SUBJECT PROPERTY AND SHALL NOT BE UTILIZED FOR PERMITTING PURPOSES.
 - FRESHWATER WETLANDS MAPPED ON BLOCK 174, LOT 1, AND THEIR ASSOCIATED TRANSITION AREAS REFERENCED FROM THE PLANS TITLED "CRESTMONT COUNTRY CLUB BLOCK 174 LOT 1, WETLAND DELINEATION SITE MAP, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," DATED LAST REVISED MARCH 16, 2017, PREPARED BY BOSWELL ENGINEERING, WHICH WERE FILED AS PART OF THE FRESHWATER WETLANDS LETTER OF INTERPRETATION; LINE VERIFICATION AS PART OF NJDEP DLUR FILE No. 0722-08-0001.1 ACTIVITY No. FW160001 THAT IS VALID THROUGH APRIL 6, 2027.
 - EXISTING TOPOGRAPHY OUTSIDE THE EXTENTS OF THE PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LANGAN IS REFERENCED FROM THE U.S. GEOLOGICAL SURVEY (USGS) COASTAL AND MARINE GEOLOGY PROGRAM'S (CMGP) 2014 POST-SANDY LIDAR DATA FOR NEW JERSEY.
 - LANGAN-SURVEYED EXISTING TOPOGRAPHY IS SHOWN IN 1-FT CONTOUR INTERVALS. THE EXISTING TOPOGRAPHY REFERENCED FROM USGS LIDAR IS SHOWN IN 2-FT CONTOUR INTERVALS.

LEGEND	
PROPERTY LINE	---
CONTOUR	---550---
SPOT ELEVATION	532.25
SURVEYED TREE LOCATION	
LIMIT OF DISTURBANCE	---
NJDEP-MAPPED STREAM / STATE OPEN WATER	---
50 FT RIPARIAN BUFFER	---
NJDEP-MAPPED FRESHWATER WETLANDS	---
LOI-VERIFIED FRESHWATER WETLANDS ON BLOCK 174 LOT 1	---
50 FT WETLAND TRANSITION AREA	---
NJDEP-MAPPED WATERBODY	---

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Date	Description	No.

REVISIONS

STATE OF NEW JERSEY
JAN 6 2026
37058
SIGNATURE: *John Cote* DATE SIGNED: 2/12/2026
PROFESSIONAL ENGINEER NJ Lic. No. 24GE03705800

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certificate of Authorization No. 24GA27996400

Project
CRESTMONT COUNTRY CLUB & EAGLE ROCK AVE IMPROVEMENTS
BLOCK No. 174, LOT No. 1.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

Drawing Title
TOPOGRAPHY, NATURAL RESOURCES & AERIAL MAP

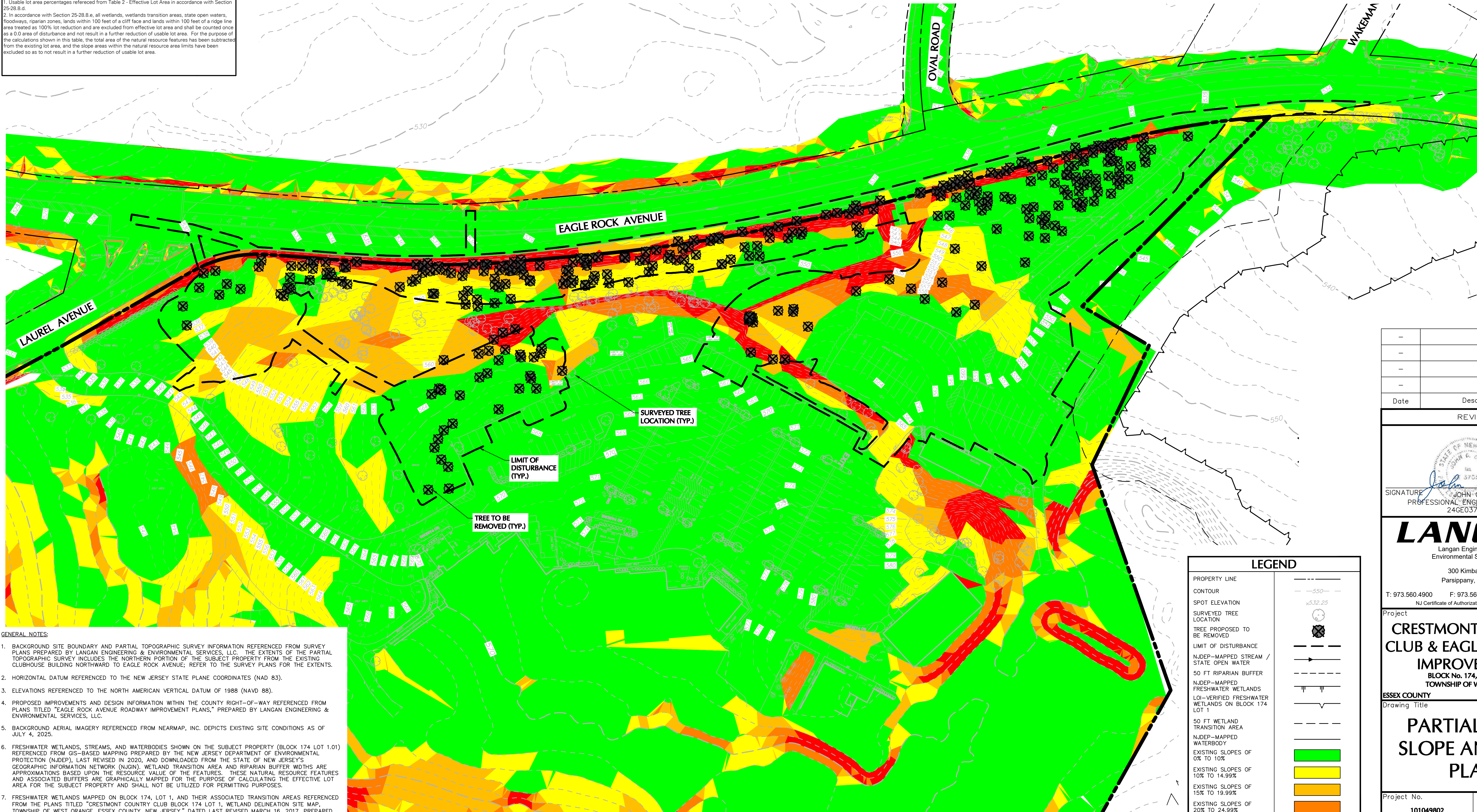
Project No. 101049802	Exhibit EX01
Date FEBRUARY 12, 2026	
Drawn By TEG	
Checked By MV	
Sheet 1 of 1	



EFFECTIVE LOT AREA CALCULATIONS BLOCK 174 LOT 1.01			
Item	Area (AC)	Usable Lot Area (%)	Adjusted Area (AC)
Existing Lot Area	146.93	-	146.93
Wetlands, Wetland Transition Areas, State Open Waters, Floodways, Riparian Zones, Lands Within 100 feet of a Cliff Face	22.66	0%	0.00
Slopes			
0% to 10%	94.25	100%	94.25
10% to 14.99%	17.16	60%	10.30
15% to 19.99%	6.80	40%	2.72
20% to 24.99%	2.97	20%	0.59
25% and over	3.10	0%	0.00
Effective Lot Area (AC) =			107.86

Notes:
1. Usable lot area percentages referenced from Table 2 - Effective Lot Area in accordance with Section 25-28.8.d.
2. In accordance with Section 25-28.8.e, all wetlands, wetlands transition areas, state open waters, floodways, riparian zones, lands within 100 feet of a cliff face and lands within 100 feet of a ridge line area treated as 100% lot reduction and are excluded from effective lot area and shall be counted once as a 0.0 area of disturbance and not result in a further reduction of usable lot area. For the purpose of the calculations shown in this table, the total area of the natural resource features has been subtracted from the existing lot area, and the slope area within the natural resource area limits have been excluded so as to not result in a further reduction of usable lot area.

STEEP SLOPE DISTURBANCE CALCULATIONS							
Slope	Total Area (SF)	Total Area (AC)	Maximum Allowable Disturbed Area (%)	Proposed Disturbance (SF)	Proposed Disturbance (AC)	Proposed Disturbance (%)	Condition
0% to 10%	4,965,211	114.44	100%	103,978	2.39	2.1%	C
10% to 14.99%	816,502	18.74	60%	25,567	0.59	3.1%	C
15% to 19.99%	324,314	7.45	40%	20,096	0.46	6.2%	C
20% to 24.99%	142,084	3.26	20%	5,807	0.13	4.1%	C
25% and over	151,136	3.47	0%	16,460	0.38	10.9%	V
Abbreviations: V - Variance W - Waiver C - Compliance							
Notes: 1. Maximum allowable disturbed area percentages referenced from Table 1 in accordance with Section 25-28.8.b. 2. The total area of slopes equates to the existing lot area of Block 174 Lot 1.01 (146.93+ acres) in addition to the proposed land disturbance within the existing Eagle Rock Avenue right-of-way (0.43+ acres). Proposed slope disturbances include the disturbances within the existing Eagle Rock Avenue right-of-way.							



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LEGEND

PROPERTY LINE

CONTOUR

SPOT ELEVATION

SURVEYED TREE LOCATION

TREE PROPOSED TO BE REMOVED

LIMIT OF DISTURBANCE

NJDEP-MAPPED STREAM / STATE OPEN WATER

50 FT RIPARIAN BUFFER

NJDEP-MAPPED FRESHWATER WETLANDS

LOI-VERIFIED FRESHWATER WETLANDS ON BLOCK 174 LOT 1

50 FT WETLAND TRANSITION AREA

NJDEP-MAPPED WATERBODY

EXISTING SLOPES OF 0% TO 10%

EXISTING SLOPES OF 10% TO 14.99%

EXISTING SLOPES OF 15% TO 19.99%

EXISTING SLOPES OF 20% TO 24.99%

EXISTING SLOPES OF 25% AND GREATER

50

0

25

50

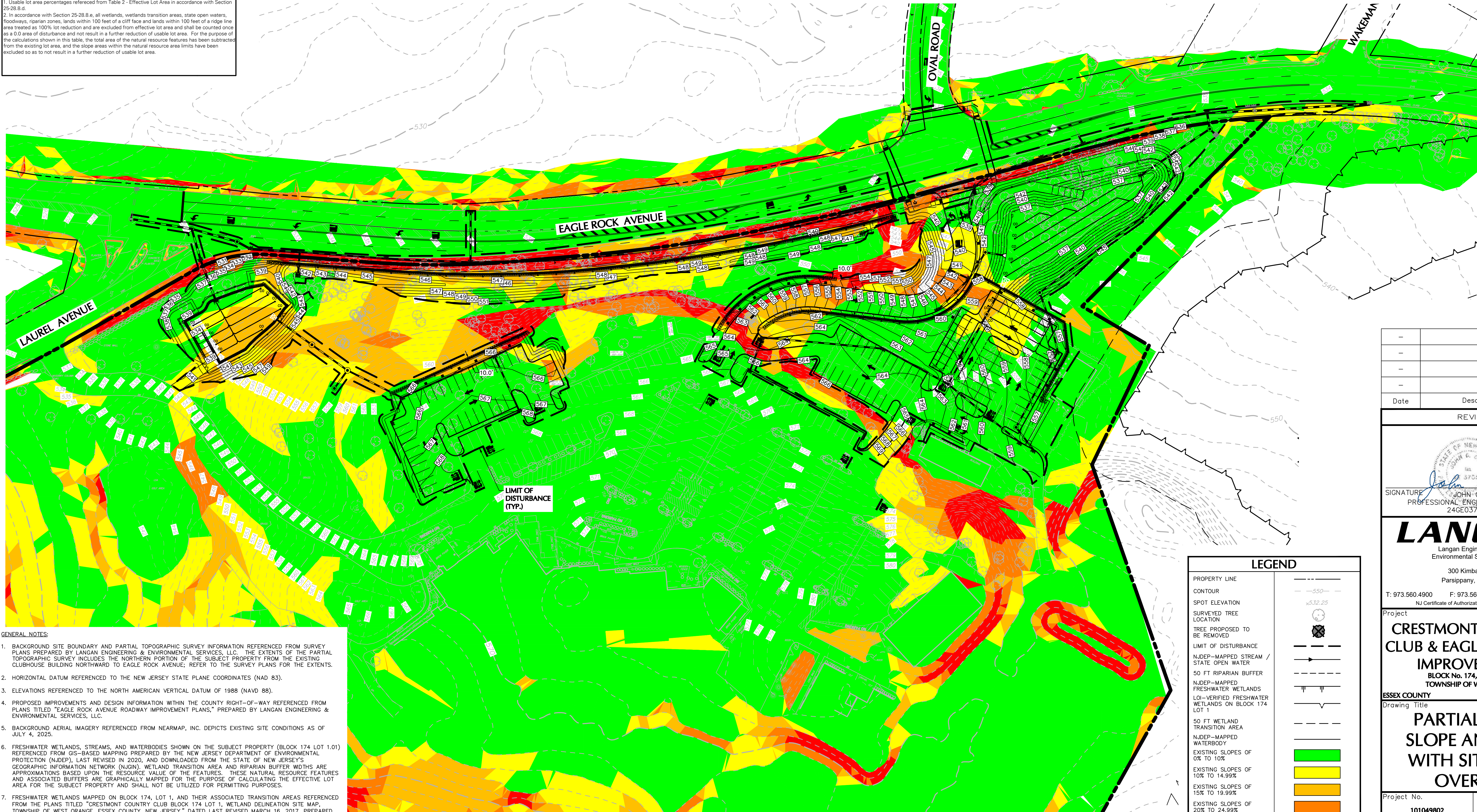
SCALE: 1 INCH = 50 FEET

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Date	Description	No.
REVISIONS		
STATE OF NEW JERSEY JANUARY 10 2026 31058 DATE SIGNED 2/12/2026 SIGNATURE JOHN COTE PROFESSIONAL ENGINEER NJ Lic. No. 24GE03705800 LANGAN Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24GA27996400		
Project CRESTMONT COUNTRY CLUB & EAGLE ROCK AVE IMPROVEMENTS BLOCK No. 174, LOT No. 1.01 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY		
Drawing Title PARTIAL STEEP SLOPE ANALYSIS PLAN		
Project No. 101049802	Exhibit EX03	
Date FEBRUARY 12, 2026	Drawn By TEG	
Checked By MV	Sheet 1 of 1	

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REVISIONS		
STATE OF NEW JERSEY JAN 6 2026 31058 DATE SIGNED 2/12/2026 DATE SIGNED 2/12/2026 JOHN COTE PROFESSIONAL ENGINEER NJ Lic. No. 24GE03705800		
LANGAN Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24GA27996400		
Project CRESTMONT COUNTRY CLUB & EAGLE ROCK AVE IMPROVEMENTS BLOCK No. 174, LOT No. 1.01 TOWNSHIP OF WEST ORANGE		
ESSEX COUNTY NEW JERSEY Drawing Title PARTIAL STEEP SLOPE ANALYSIS WITH SITE PLAN OVERLAY		
Project No. 101049802	Exhibit EX04	
Date FEBRUARY 12, 2026	Drawn By TEG	
Checked By MV	Sheet 1 of 1	

