



- 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
JUL 10 2026
31058
SIGNATURE: JOHN COTE DATE SIGNED: 2/12/2026
PROFESSIONAL ENGINEER NJ Lic. No. 24GE03705800

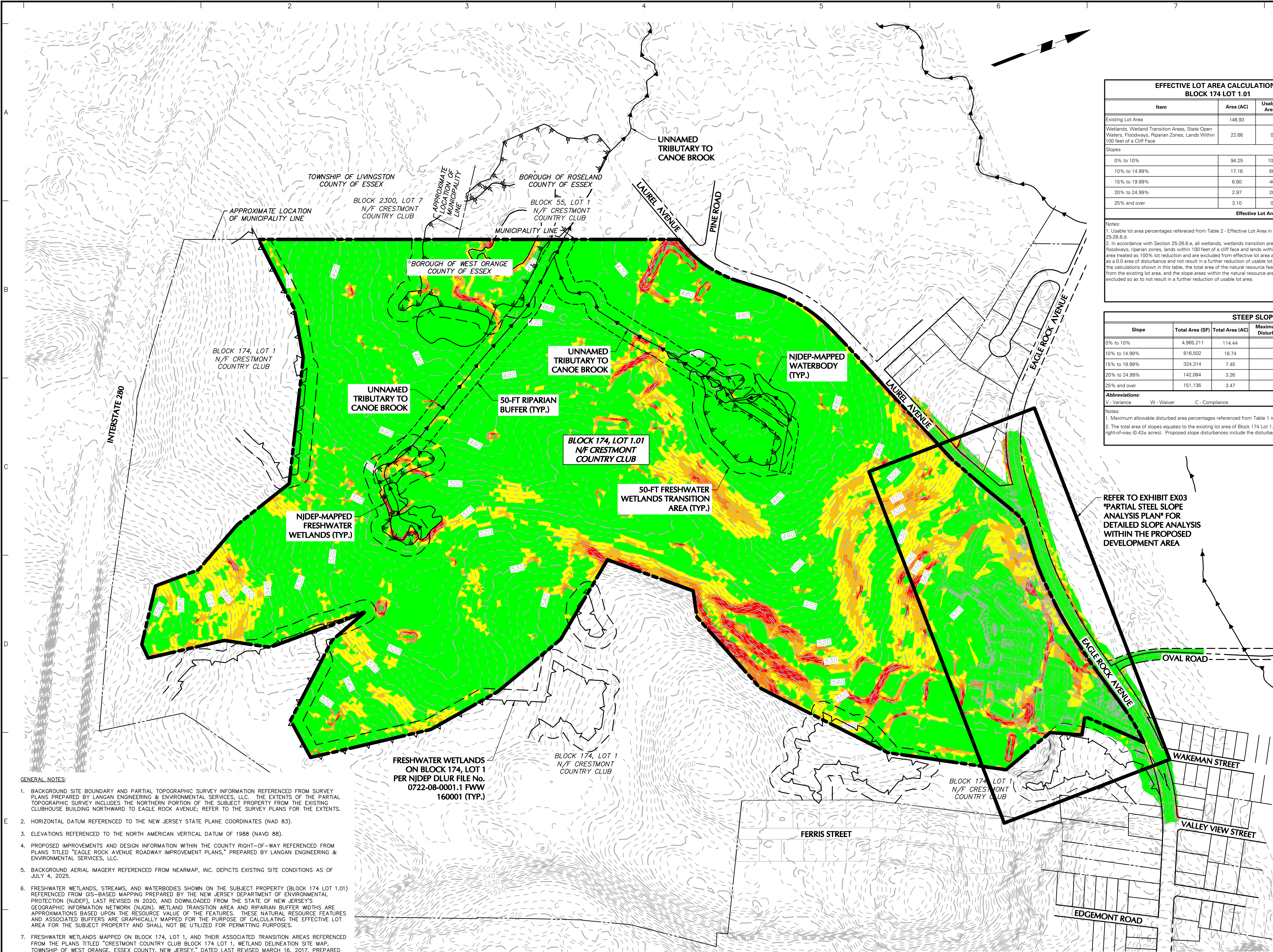
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NJ Certificate of Authorization No. 24GA27996400

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	
Drawn By	TEG	Checked By	
Checked By	MV	Sheet	





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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	80%	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 area limits have been subtracted from the existing lot area, and the slope areas 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 (%)
0% to 10%	4,985,211	114.44	100%	103,978	2.39	2.1%
10% to 14.99%	816,502	18.74	60%	25,567	0.59	3.1%
15% to 19.99%	324,314	7.45	40%	20,096	0.46	6.2%
20% to 24.99%	142,084	3.26	20%	5,807	0.13	4.1%
25% and over	151,136	3.47	0%	16,460	0.38	10.9%

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.

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

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Date	Description	No.

REVISIONS

SIGNATURE: *John Cote* DATE SIGNED: 2/12/2026
PROFESSIONAL ENGINEER NJ Lic. No. 24GE03705800

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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

STEEP SLOPE ANALYSIS PLAN

Project No.
101049802

Date
FEBRUARY 12, 2026

Drawn By
TEG

Checked By
MV

Exhibit
EX02

Sheet 1 of 1

