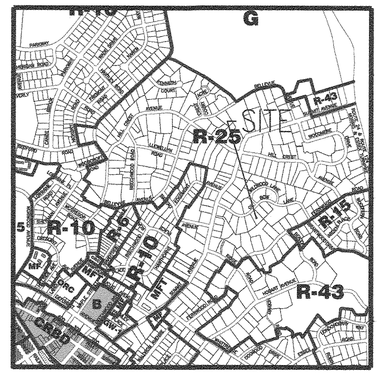


KEY MAP

GENERAL NOTES:

1. SUBJECT PROPERTY IS KNOWN AS LOT 11 IN BLOCK 2201.
2. SUBJECT PROPERTY IS LOCATED ON TAX MAP SHEET No. 22.
3. TOTAL AREA OF TRACT – 0.571 ACRES, 24,855 S.F.
4. VARIANCE REQUIRED FOR STEEP SLOPE DISTURBANCE
5. THIS PROPERTY IS LOCATED IN THE R–25 ZONE
6. ALLOWABLE COVERAGE: 30%; 7456.5 SF
   PROPOSED COVERAGE: 25.1%; 6241 SF

OWNER & APPLICANT:

MICHAEL CARDONE
CARDONE CONTRACTING
2 PHILLIPS LANE
DENVILLE, NJ 07834
973.229.6780

ATTORNEY FOR APPLICANT:

JAMES G. WEBBER, ESQ.
ALFONSO & WEBBER, ESQS.
350 SPRINGFIELD AVENUE, #201
SUMMIT, NJ 07901
609.807.8643

R–25 RESIDENTIAL ZONE:

ZONE REQUIREMENTS	REQUIRED	PROPOSED
1. MIN. LOT AREA	25,000 SF	24,855 SF*
2. MIN. LOT WIDTH	100 FT	108.14 FT
3. MIN. FRONT YARD	35 FT(PREVAILING 50.0 FT)	51.1 FT
4. MIN. REAR YARD	45 FT	103.9 FT
5. MIN. SIDE YARD	17 FT	17.3 FT
6. MIN. COMBINED SIDE	40 % L.W.(43.26 FT)	43.4 FT; 40.3%
7. MAX. LOT COVERAGE	30%(7456.5 SF)	25.1%(6241 SF)
8. MAX. BUILDING COVERAGE	14%(3479.7 SF)	11.2%(2773 SF)
9. MAX. BLDG HEIGHT	2 STY/35 FT	34.22 FT
10. MAX. FLOOR AREA RATIO	25%	24.99%(6212 SF)

* EXISTING NON–CONFORMING CONDITION

THIS VARIANCE PLAN HAS BEEN APPROVED BY THE ZONING BOARD OF THE CITY OF SUMMIT
ON _____
DATE

_____
CHAIRPERSON DATE

_____
SECRETARY DATE

_____
MUNICIPAL ENGINEER DATE

DRAWN BY: SP | CHECKED BY: WGH
JOB No. 23–027
BOOK
SCALE 1" = 100'
GRAPHIC SCALE
DATE MARCH 31, 2025
REVISIONS MAY 22, 2025
CERTIFICATE OF AUTHORIZATION No. 24GA27959700
NOTES

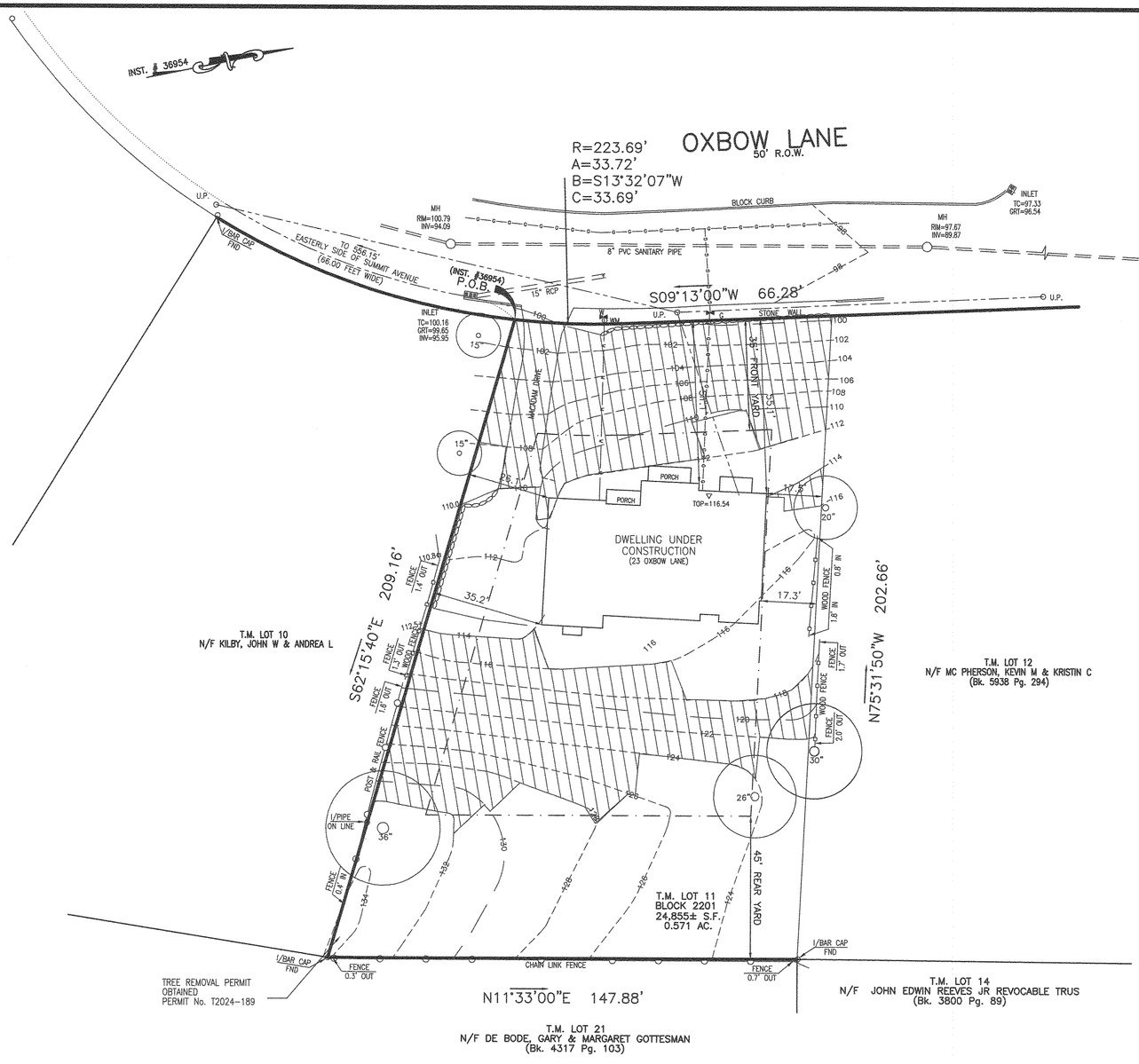
Murphy & Hollows Associates LLC
CIVIL ENGINEERING AND SURVEYING
192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

VARIANCE PLAN FOR STEEP SLOPE DISTURBANCE LOT 11 BLOCK 2201 23 OXBOW LANE CITY OF SUMMIT UNION COUNTY NEW JERSEY AREA MAP

AIDAN T. MURPHY
N.J. LIC. PROFESSIONAL ENGINEER #21319
1973–2016

WILLIAM G. HOLLOWS
N.J. LIC. PROFESSIONAL ENGINEER
& LAND SURVEYOR #27473
N.J. PROFESSIONAL PLANNER #2530

FILE LF23–027 | SHEET 1 OF 5



SLOPES LEGEND

DENOTES SLOPES OF 10–14.99%; 15,411 SF

DENOTES SLOPES OF >15%; 9444 SF

NOTE: A BUILDING PERMIT HAS BEEN OBTAINED No. T2024-189 FOR THE DWELLING CONSTRUCTION

DRAWN BY:	CHECKED BY:
SP	WGH

JOB No. 23-027

BOOK

SCALE 1" = 20'

GRAPHIC SCALE

DATE MARCH 31, 2025

REVISIONS
MAY 22, 2025

CERTIFICATE OF AUTHORIZATION
No. 24GA27959700

NOTES
ELEVATIONS ARE BASED ON ASSUMED DATUM

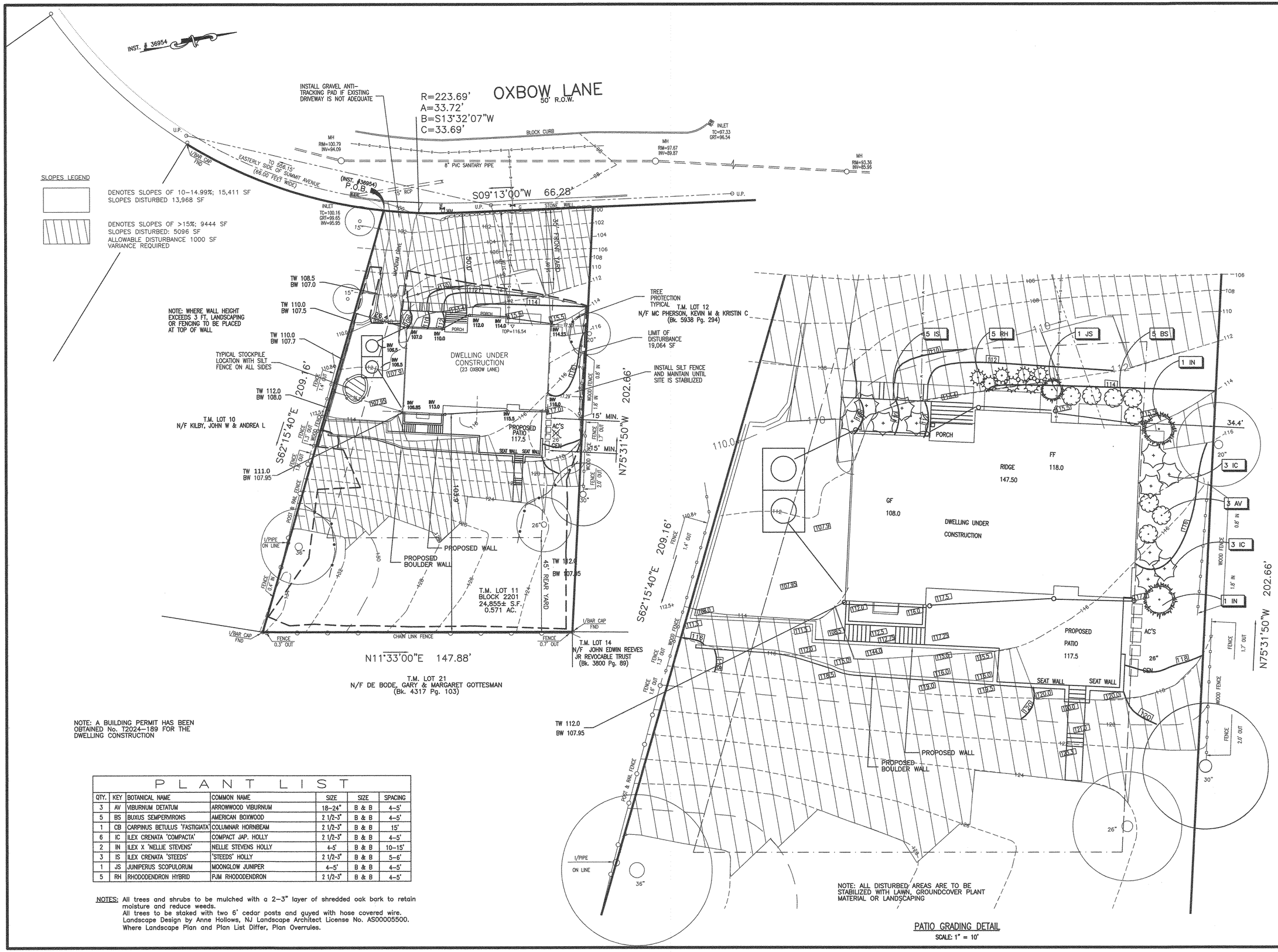
Murphy & Hollows Associates LLC
CIVIL ENGINEERING AND SURVEYING
192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

VARIANCE PLAN FOR STEEP SLOPE DISTURBANCE LOT 11 BLOCK 2201 23 OXBOW LANE CITY OF SUMMIT UNION COUNTY NEW JERSEY PROPERTY SURVEY

AIDAN T. MURPHY
N.J. LIC. PROFESSIONAL ENGINEER #21319
1973–2016

WILLIAM G. HOLLOWS
N.J. LIC. PROFESSIONAL ENGINEER
& LAND SURVEYOR #27473
N.J. PROFESSIONAL PLANNER #2530

FILE	SHEET
LF23-027	2 OF 5



NOTE: A BUILDING PERMIT HAS BEEN OBTAINED No. T2024-189 FOR THE DWELLING CONSTRUCTION

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE	SPACING
3	AV	VIBURNUM DETATUM	ARROWWOOD VIBURNUM	18-24"	B & B	4-5'
5	BS	BUXUS SEMPERVIRONS	AMERICAN BOXWOOD	2 1/2-3"	B & B	4-5'
1	CB	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	2 1/2-3"	B & B	15'
6	IC	ILEX CRENATA 'COMPACTA'	COMPACT JAP. HOLLY	2 1/2-3"	B & B	4-5'
2	IN	ILEX X 'NELLIE STEVENS'	NELLIE STEVENS HOLLY	4-5'	B & B	10-15'
3	IS	ILEX CRENATA 'STEEDS'	'STEEDS' HOLLY	2 1/2-3"	B & B	5-6'
1	JS	JUNIPERUS SCOPULORUM	MOONGLOW JUNIPER	4-5'	B & B	4-5'
5	RH	RHODODENDRON HYBRID	PJM RHODODENDRON	2 1/2-3"	B & B	4-5'

NOTES: All trees and shrubs to be mulched with a 2-3" layer of shredded oak bark to retain moisture and reduce weeds.
All trees to be staked with two 6' cedar posts and guyed with hose covered wire.
Landscape Design by Anne Hollows, NJ Landscape Architect License No. AS00005500.
Where Landscape Plan and Plan List Differ, Plan Overrules.

PATIO GRADING DETAIL
SCALE: 1" = 10'

DRAWN BY: SP	CHECKED BY: WGH
JOB No. 23-027	
BOOK	
SCALE 1" = 20'	
GRAPHIC SCALE	
DATE MARCH 31, 2025	
REVISIONS MAY 22, 2025	
CERTIFICATE OF AUTHORIZATION No. 24GA27959700	
NOTES ELEVATIONS ARE BASED ON ASSUMED DATUM	

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908.580.1255 murphyhollows@gmail.com

VARIANCE PLAN FOR
STEEP SLOPE DISTURBANCE
LOT 11
BLOCK 2201
23 OXBOW LANE
CITY OF
SUMMIT
UNION COUNTY
NEW JERSEY

AIDAN T. MURPHY
N.J. LIC. PROFESSIONAL ENGINEER #21319
1973-2016

WILLIAM G. HOLLOWS
N.J. LIC. PROFESSIONAL ENGINEER
& LAND SURVEYOR #27473
N.J. PROFESSIONAL PLANNER #2530

FILE	SHEET
LF23-027	3 OF 5

SOIL EROSION AND SEDIMENT CONTROL

1. All soil erosion and sediment control practices will be installed in accordance with the New Jersey Standards for Soil Erosion and Sediment Control and will be installed in proper sequence and maintained until permanent protection is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed area will be mulched with salt hay or equivalent and be anchored in accordance with the NJ Standards (i.e. peg and twine, mulch netting, or liquid mulch binder).
3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent at a rate of 2 tons per acre, according the NJ Standards.
4. Stabilization Specifications – Temporary Seeding and Mulching:
   a. Lime – 90 lbs/1,000 sf ground limestone; Fertilizer – 14 lbs/1,000 sf; 10–20–10 or equivalent worked into soil a minimum of 4".
   b. Seed – Annual Ryegrass 40 lbs/acre or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
   c. Mulch – salt hay or small grain straw at a rate of 70 to 90 lbs/1,000 sf to be applied according to the NJ Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
5. A sub–base course will be applied immediately following rough grading and installation of improvements in order to stabilize driveways. In areas where no utilities are present, sub–base will be installed within 15 days of preliminary grading.
6. The site shall at all times be graded and maintained such that all stormwater run–off is diverted to soil erosion and sediment control facilities.
7. Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds (i.e. slopes greater 3:1).
8. All sedimentation structures will be inspected and maintained on a regular basis.
9. Maximum side slopes of all exposed surfaces shall not exceed 2:1 unless otherwise approved by the district.
10. Any individual access roads or drives must be stabilized with 2– 1/2" crushed stone prior to commencement of construction in that area.
11. Paved roadways must be kept clean at all times.
12. All catch basin inlets must be protected with a crushed stone or haybale filter (see detail).
13. Permanent vegetation to be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch to be used as necessary for protection until seeding is established.
14. Permanent Stabilization Specifications: Seeding
    Perennial Ryegrass . . . . . 1/2 lb/1,000 sf
    Kentucky Bluegrass . . . . . 1 lb/1,000 sf
    Red Fescue . . . . . 1/2 lb/1,000 sf
    Spreading Fescue . . . . . 1/2 lb/1,000 sf
    Lime . . . . . 90 lb/1,000 sf
    Fertilizer . . . . . 14 lb/1,000 sf
15. Permanent Stabilization Specifications: Mulching
    a. Mulch materials to be unrotted salt hay, hay or small grain straw at the rate of 1.5 to 2 tons per acre or 70 to 90 pounds per 1,000 sq. ft..
    b. Spread uniformly by hand or mechanically so that approximately 75% to 95% of soil surface will be covered.
    c. Mulch anchoring to be done immediately after placement by one of the following methods: Peg and twine; Mulch netting;? Liquid mulch – binders.
16. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth ofr 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed in accordance with the Standard for Topsoiling.
17. All unstabilized areas to be sprinkled with water until wet at the beginning of each day to control dust.
18. Any soil having a pH of 4 or less or containing iron sulfides shall be covered with a minimum of 12" of soil having a pH of 5 or more prior to seedbed preparation.
19. At the time of site preparation for permanent vegetative stabilization, any soil not suitable to support adequate vegetative ground cover will be removed or treated in such a way to permanently adjust the soil conditions and render it suitable for vegetative ground cover. (If removal or treatment of the soil will not provide suitable conditions, non–vegetative means of permanent ground stabilization will have to be provided).
20. The Soil Conservation District may request additional measures to minimize on or off–site erosion problems during construction. The District shall be notified in writing 72 hours prior to the commencement of any land disturbance.
21. Any changes to the certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for recertification. The revised plans must meet all current and State Soil Erosion and Sediment Control Standards

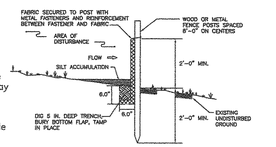
SEQUENCE OF CONSTRUCTION

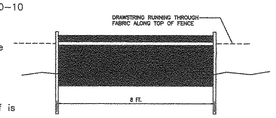
RAZE EXISTING BUILDING	2 DAYS
CLEAR SITE	1 DAY
INSTALL SILT FENCE	1 DAY
BEGIN BUILDING CONSTRUCTION	6 MONTHS
CONSTRUCT SITE IMPROVEMENTS	5 DAYS
FINISH SITE GRADING, PERFORM SOIL MITIGATION TESTS AND INSTALL LANDSCAPING	2 DAYS
FINISH BUILDING CONSTRUCTION	–
STABILIZE ANY REMAINING DISTURBED AREAS	2 DAYS

SITE IS LOCATED IN A METROPOLITAN PLANNING AREA

SOIL WILL BE SCARIFIED A MINIMUM OF 6 INCHES IN AREAS TO RECIEVE GRASS, SOD OR LANDSCAPING

AREA TO BE SCARIFIED: 2200±SF





REQUIREMENTS FOR SILT FENCE:

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER–TO–CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 1 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. SS–2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM CHARTED THICKNESS OF 1 1/2 INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE SECURELY ATTACHED TO THE FENCE POSTS. THE FABRIC SHALL EXTEND AT LEAST 8 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE
NOT TO SCALE

DUST CONTROL

WHEN REQUIRED ONE OR MORE OF THE FOLLOWING METHODS SHALL BE USED FOR DUST CONTROL:

MULCHES – SEE NOTES FOR TEMPORARY STABILIZATION

VEGETATIVE COVER – SEE NOTES FOR TEMPORARY AND PERMANENT STABILIZATION

SPRAY–ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS) KEEP TRAFFIC OFF THESE AREAS

	WATER DILLUTION	TYPE OF NOZZLE	APPLY GAL/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) – SPRAY ON POLYACRYLAMIDE (PAM) – DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

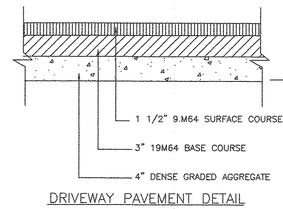
TILLAGE – TO ROUGHTEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL–TYPE PLOWS SPACE ABOUT 12 INCHES APART, AND SPRING–TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE DESIRED EFFECT.

SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

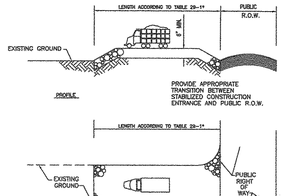
BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATIONS AROUND PLANTS.

STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



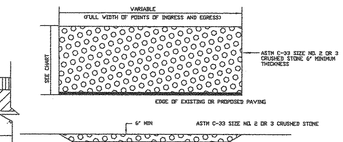
DRIVEWAY PAVEMENT DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE

LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0–2%	50 FT.	100 FT.
2–5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED	WITH FABC BASE COURSE



STABILIZED CONSTRUCTION ENTRANCE DETAIL
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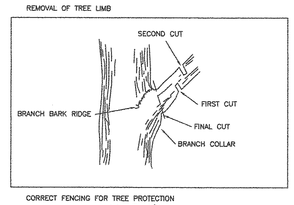
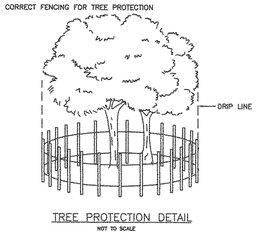
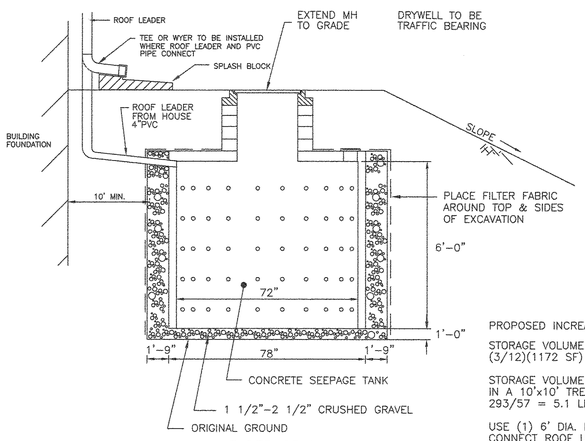
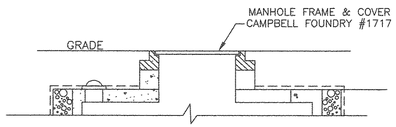




TREE PROTECTION DETAIL
NOT TO SCALE



LEADER DRAIN
DRYWELL DETAIL



DRYWELL MANHOLE/COVER DETAIL

PROPOSED INCREASE IN IMPERVIOUS COVERAGE = 778 SF

STORAGE VOLUME REQUIRED:
(3/12)(1172 SF) = 293 CU. FT.

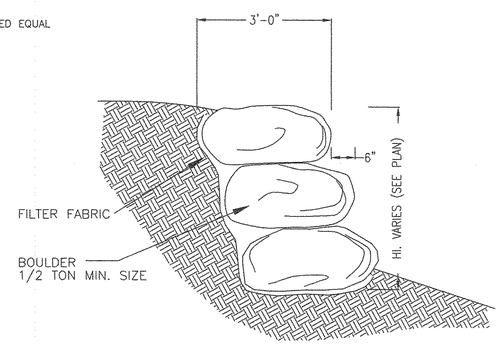
STORAGE VOLUME OF A 6' DIA. DRYWELL
IN A 10'x10' TRENCH = 57 CF/LF
293/57 = 5.1 LF OF DRYWELL REQUIRED

USE (1) 6' DIA. DRYWELL, 6' DEEP
CONNECT ROOF LEADER DRAINS TO DRYWELL SYSTEM

IN ACCORDANCE WITH NEW JERSEY STATE REGULATIONS A SOIL LOG AND PERCOLATION TEST MUST BE PERFORMED IN THE LOCATION OF THE STORMWATER FACILITY AND THE RESULT OF THE SOIL TESTING ARE TO BE SUBMITTED TO THE ENGINEERING DIVISION PRIOR TO THE INSTALLATION OF THE SYSTEM.

THE RESULTS MUST VERIFY THE ABSENCE OF GROUNDWATER WITHIN AT LEAST TWO (2) FEET OF THE BOTTOM OF THE SYSTEM AND THE PERMEABILITY OF THE SOILS MUST BE SUFFICIENT TO FULLY DRAIN THE SYSTEM WITHIN SEVENTY–TWO (72) HOURS.

IF THE SOIL IS FOUND TO BE UNSUITABLE, AN ALTERNATE DESIGN MUST BE SUBMITTED FOR APPROVAL



BOULDER WALL DETAIL

New Jersey Natural Resources Conservation Program

SOMERSET - UNION SOIL CONSERVATION DISTRICT
Somerset County 4-H Center
308 Milltown Road • Bridgewater, NJ 08807
(908) 526-2701 Fax (908) 526-7017

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence and maintained until permanent protection is established.
2. Any Disturbed areas that will be left exposed more than 30 Days and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of two (2) tons per acre, according to NJ State Standards
3. Permanent Vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used for protection until seeding is established
4. All work shall be done in accordance with the NJ State Standards for Soil Erosion and Sediment Control in New Jersey, 7th **Edition last revised January 2014**
5. A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days or preliminary grading.
6. Immediately following initial disturbance or rough grading all critical areas subject to erosion (i.e.: steep slopes, roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of two (2) tons per acre, according to the NJ State Standards.
7. Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds (i.e.: slopes greater that 3:1)
8. Traffic control Standards require the installation of a 50'x30'x6'pad of 1 1/2" or 2" stone, at all construction driveways, immediately after initial site disturbance.
9. The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.
10. At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover, shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites.
11. In that NJSA 4:24-39 et seq., requires that no Certificate of Occupancy be issued before the provisions of the Certified Plan for Soil Erosion and Sediment Control have been complied with for permanent measures, all site work for site plans and all work around individual lots in subdivisions, will have to be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the Municipality.
12. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
13. Any changes to the Certified Soil Erosion and Sediment Control Plan will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current NJ State Soil Erosion & Sediment Control Standards.
14. The Somerset-Union Soil Conservation District shall be notified of any changes in ownership.
15. Mulching to the NJ Standards is required for obtaining a Conditional Report of Compliance. Conditionals are only issued when the season prohibits seeding.
16. Contractor is responsible for keeping all adjacent roads clean during life of construction project.
17. The developer shall be responsible for remediating any erosion or sediment problems that arise as a result of ongoing construction at the request of the Somerset-Union Soil Conservation District.
18. Hydro seeding is a two- step process. The first step includes seed, fertilizer, lime, etc., along with minimal amounts of mulch to promote consistency, good seed to soil contact, and give a visual indication of coverage. Upon completion of seeding operation, hydro-mulch should be applied at a rate of 1500 lbs. per acre in second step. The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the NJ Standards.

REV 8/24/20

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DATE MARCH 31, 2025	
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CERTIFICATE OF AUTHORIZATION
No. 24GA27959700

NOTES

CONSTRUCTION DETAILS PER APPROVED GRADING PLAN

APPLICATION HAS BEEN APPROVED BY THE SOMERSET–UNION SOIL CONSERVATION DISTRICT ON JUNE 28, 2024 APPLICATION #2024–6563

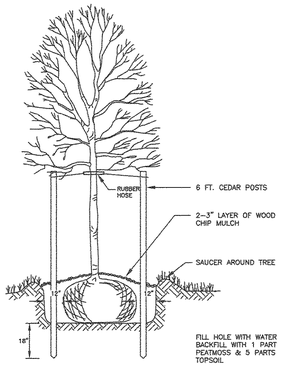
Murphy & Hollows Associates LLC
CIVIL ENGINEERING AND SURVEYING
192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

VARIANCE PLAN FOR
STEEP SLOPE DISTURBANCE
LOT 11
BLOCK 2201
23 OXBOW LANE
CITY OF
SUMMIT
UNION COUNTY
NEW JERSEY

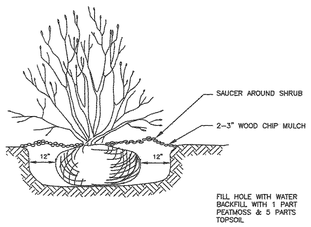
AIDAN T. MURPHY
N.J. LIC. PROFESSIONAL ENGINEER #21319
1973–2016

WILLIAM G. HOLLOWS
N.J. LIC. PROFESSIONAL ENGINEER
& LAND SURVEYOR #27473
N.J. PROFESSIONAL PLANNER #2530

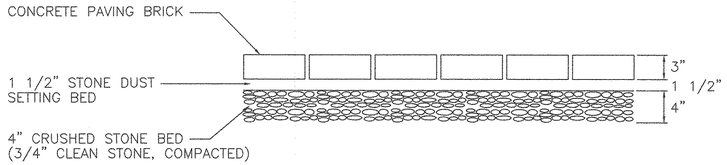
FILE	SHEET
LF23–027	4 OF 5



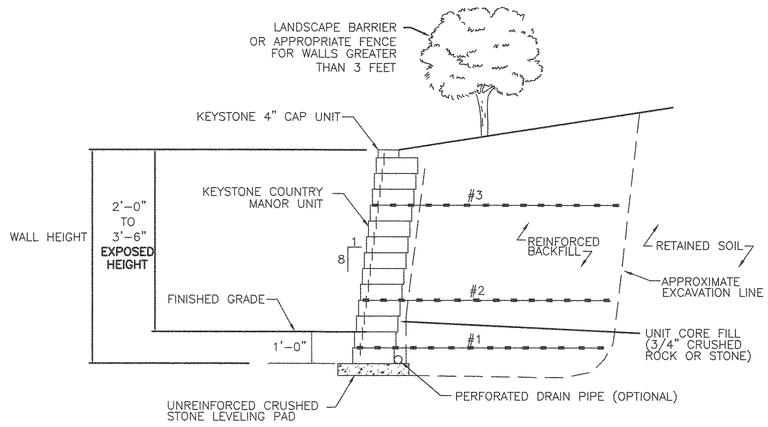
TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



BRICK PAVER WALK DETAIL



TYPICAL REINFORCED SECTION PHASE II

COUNTRY MANOR UNIT – 1" MINIMUM SETBACK

	GEOGRID DATA			REINF.
HEIGHT	LAYER	HEIGHT	LENGTH	TYPE
5.0 FT.	3	4.00	4.0	SG150
	2	2.50	4.0	SG150
	1	1.00	4.0	SG150
4.0 FT.	2	3.00	4.0	SG150
	1	1.50	4.0	SG150
3.0 FT.	2	2.00	4.0	SG150
	1	0.50	4.0	SG150

DRAWN BY: SP | CHECKED BY: WGH

JOB No. 23–027

BOOK

SCALE 1" = 20'

GRAPHIC SCALE

DATE MARCH 31, 2025

REVISIONS

MAY 22, 2025

CERTIFICATE OF AUTHORIZATION No. 24GA27959700

NOTES

Murphy & Hollows Associates LLC
CIVIL ENGINEERING AND SURVEYING
192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

VARIANCE PLAN FOR
STEEP SLOPE DISTURBANCE
LOT 11
BLOCK 2201
23 OXBOW LANE
CITY OF
SUMMIT
UNION COUNTY
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FILE LF23–027 | SHEET 5 OF 5