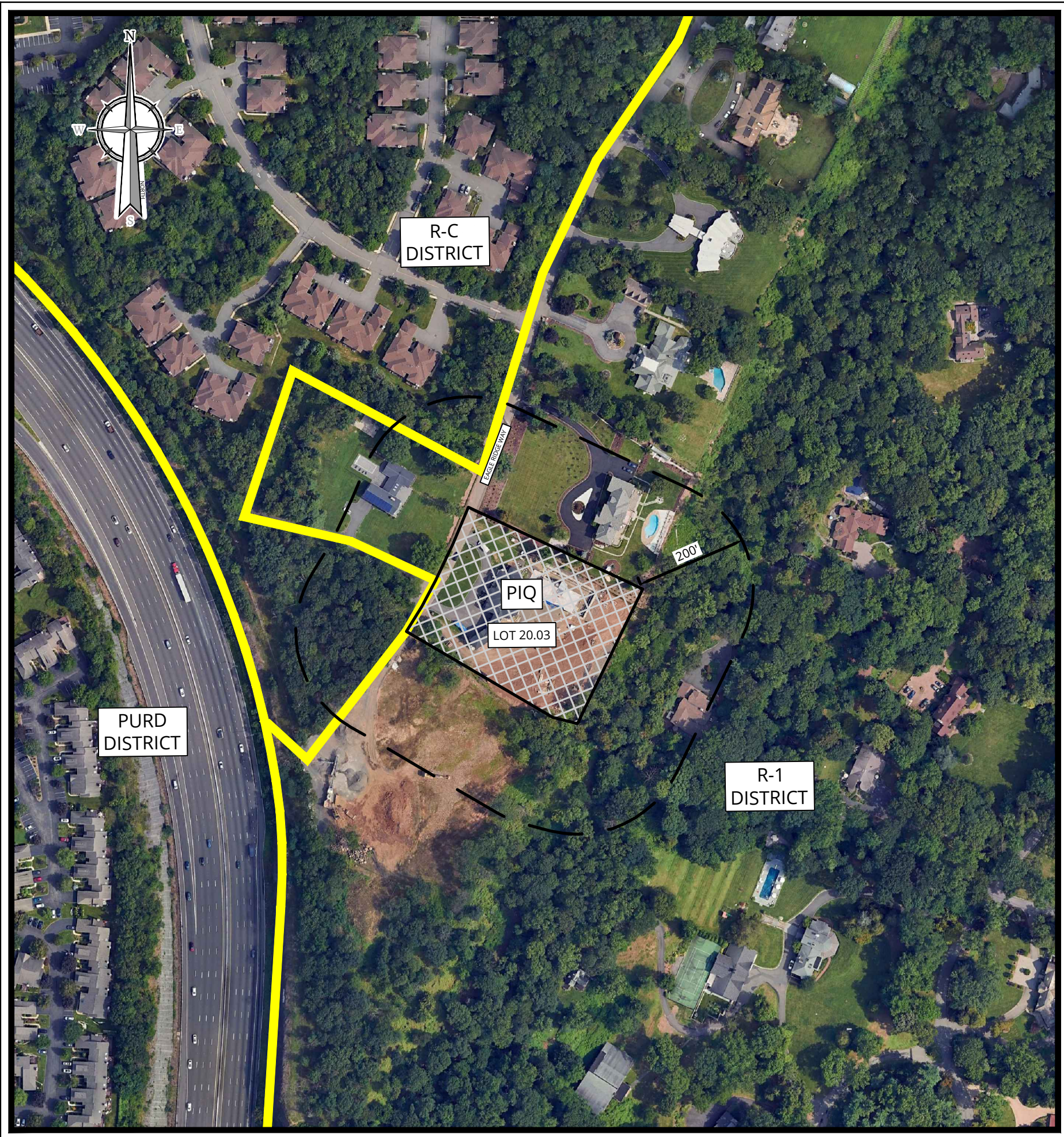


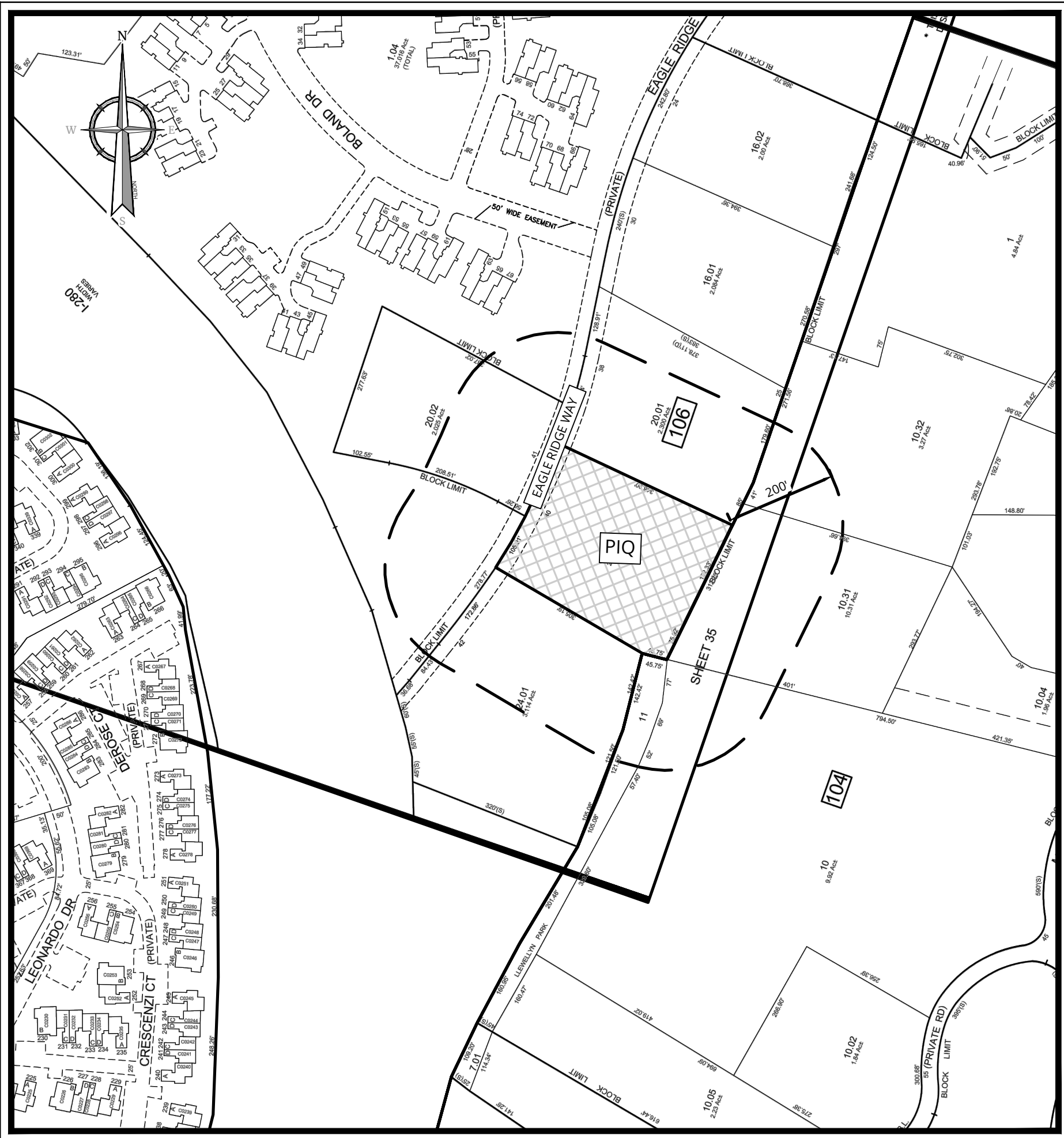
PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
40 EAGLE RIDGE WAY
THE WAYMAKER LLC
PROPOSED RESIDENTIAL IMPROVEMENTS
BLOCK 106, LOT 20.03
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

200' PROPERTY OWNER LIST*	
BLOCK & LOT	OWNER'S NAME/ADDRESS
Block 104 Lot 10	Ryan Schinman 45 Mountain Avenue, West Orange, NJ 07052
Block 104 Lot 10.31	Andrew & Jane Newman Kessler 29 Mountain Avenue, West Orange, NJ 07052
Block 104 Lot 10.32	66FGP, LLC 1967 Wehrle Drive, #1 #086, Buffalo, Ny 14221
Block 104 Lot 11	Trustees Llewlyn Park 1 Park Way, West Orange, NJ 07052
Block 106 Lot 20.01	Denis Konstantinovich Dmitriev 38 Eagle Ridge Way, West Orange, NJ 07052
Block 106 Lot 20.02	41 EWR WO, LLC 41 Eagle Ridge Way, West Orange, NJ 07052
Block 106 Lot 20.03	Waymaker, LLC 40 Eagle Ridge Way, West Orange, NJ 07052
Block 106 Lot 24.01	Waystone Realty, LLC 40 Eagle Ridge Way, West Orange, NJ 07052
Block 107 Lot 1.04	The Pointe At Crystal Lake Boland Drive, West Orange, NJ 07052



AERIAL MAP

SOURCE: GOOGLE EARTH
200 0 200
SCALE : 1" = 200'



TAX & ZONING MAP

SOURCE: NJTaxMaps.com
200 0 200
SCALE : 1" = 200'

PREPARED BY:

COLLIERS ENGINEERING & DESIGN, INC.
300 TICE BOULEVARD, SUITE 101
WOODCLIFF LAKE, NJ 07677

INDEX OF SHEETS	
SHT. No.	DRAWING TITLE
1	COVER SHEET
2	DEMOLITION PLAN
3	OVERALL LAYOUT & PHASING PLAN
4	GRADING & DRAINAGE PLAN
5	LANDSCAPE PLAN
6	SOIL EROSION & SEDIMENT CONTROL PLAN
7	CONSTRUCTION DETAILS 1
8	CONSTRUCTION DETAILS 2

ZONING DISTRICT TABLE	
R-1	SINGLE FAMILY RESIDENTIAL DISTRICT
R-C	RESIDENTIAL CLUSTER DISTRICT
PURD	PLANNED UNIT RESIDENTIAL DEVELOPMENT DISTRICT

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Jesse Cokeley

NEW JERSEY LICENSED PROFESSIONAL ENGINEER

LICENSE NUMBER: GE54006

COLLIERS ENGINEERING & DESIGN, INC.

N.J. C.O.A. #: 246247986500

PRELIMINARY & FINAL
MAJOR SITE PLAN
FOR
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PROPOSED
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BLOCK 106
LOT 20.03
TOWNSHIP OF WEST
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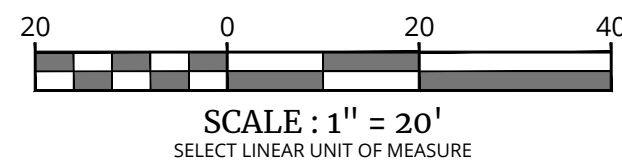
WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: 9/17/24	DRAWN BY: MMN	CHECKED BY: JF
PROJECT NUMBER: 24006174A	DRAWING NAME: C-CVER1		

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 OF 8

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



1. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651-656) AND THE OSHA 1926 CONSTRUCTION SAFETY REGS. PRIOR TO COMMENCING ANY DEMOLITION/CONSTRUCTION.
2. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL AND LOCAL REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE PROJECT OR ANY OTHER MATTER, MUST BE IMMEDIATELY REPORTED TO THE ENGINEER. SUCH REPORTS SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:
 - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
 - B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
 - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL DISC SAFETY FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 - E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
 - H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
 - I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
5. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER. FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
6. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES; AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
7. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED MATERIALS, TO THE SAME OR BETTER QUALITY AS THE MATERIAL TO BE SUPPORTED. IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER THE COMPLETION OF EACH DEMOLITION ACTIVITY. THE BACKFILL SHALL BE GRADUALLY PLACED TO THE EXCAVATION. FINISHED SURFACING SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.

9. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ADJACENT PROPERTY. STRAP CROWDING MUST BE REQUESTED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
11. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST TO THE MAXIMUM ALLOWED BY THE FEDERAL AND STATE DEPARTMENT OF TRANSPORTATION AND LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND ADJACENT AREAS SHALL BE MAINTAINED IN A MANNER THAT THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
12. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
13. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND/OR CONE TRAFFIC CONTROL, AND JURISDICTIONAL REQUIREMENTS THAT PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED, IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL CITY, STATE, FEDERAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
16. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD SET SHALL BE PREPARED IN A NEAT AND WORKMANLIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE APPROPRIATE REPAIRS TO THE EXISTING STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT, DRAINAGE STRUCTURES, ETC. TO THE EXTENT OF REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION AT LEAST EQUAL TO THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.

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PRELIMINARY & FINAL
MAJOR SITE PLAN

FOR

THE WAYMAKER LLC
PROPOSED
RESIDENTIAL
IMPROVEMENTS

BLOCK 106
LOT 20.03

TOWNSHIP OF WEST
ORANGE
ESSEX COUNTY
NEW JERSEY

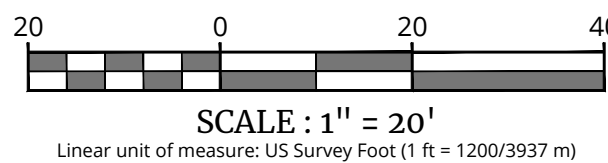
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

THIS CONCEPT IS FOR BLOCK 106, LOTS 20.03.

- | |
|---|
| <p>TABLE OF BULK REQUIREMENTS TOWNSHIP OF WEST ORANGE, ZONE: R-1 (ONE-FAMILY DWELLINGS ON 80,000 SF LOTS)</p> |
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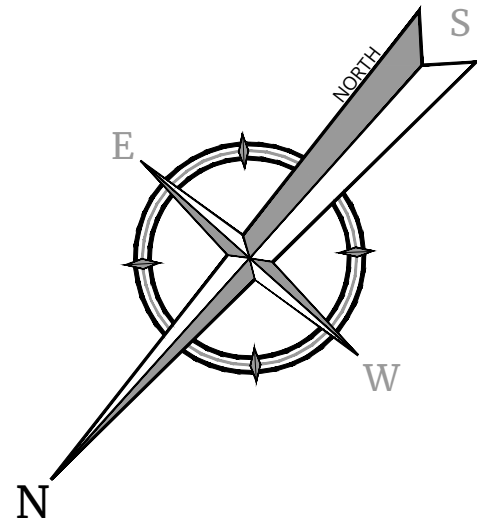
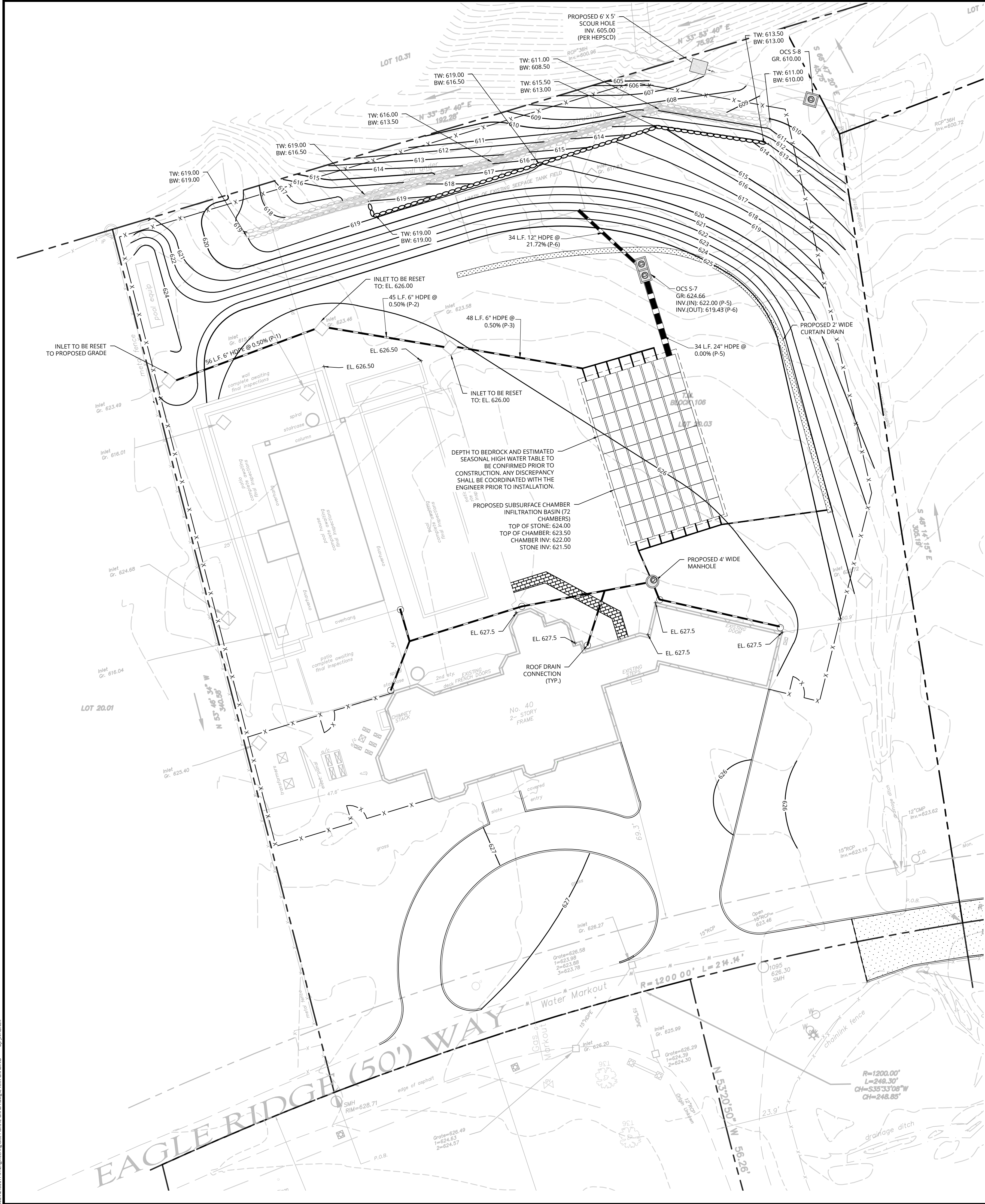
1. CALCULATED REDUCED LOT AREA EXCLUDING 6,592 SF OF STEEP SLOPE AREAS.
2. (ENC) = EXISTING NONCONFORMITY.
3. THE PROJECT DOES NOT PROPOSE ANY VARIANCES.

ITEM	PERMITTED	EXISTING	PROPOSED
MINIMUM ACCESSORY STRUCTURE / OFF-STREET PARKING SETBACK	5 FT	N/A	28.3 FT
ACCESSORY USES WITHIN MINIMUM REQUIRED FRONT YARD OR SIDE YARD	NOT PERMITTED	N/A	N/A
PRIVATE RECREATION FACILITY SIDE YARD SETBACK	25 FT	25.3 FT	25.3 FT
PRIVATE RECREATION FACILITY REAR YARD SETBACK	10 FT	99.5 FT	99.5 FT
MINIMUM DISTANCE BETWEEN ACCESSORY BUILDING & PRINCIPAL BUILDING	15 FT	N/A	34 FT
MAXIMUM ACCESSORY BUILDING HEIGHT	1.5 STORIES / 15 FT	N/A	1.5 STORIES / 15 FT
MAXIMUM ACCESSORY BUILDING REAR YARD COVERAGE	33.33%	N/A	5.13%
ACCESSORY BUILDINGS USED AS LIVING OR SLEEPING QUARTERS	NOT PERMITTED	N/A	N/A
WALLS AND FENCES NOT MORE THAN 50% SOLID OR OVER 4 FT HIGH ANYWHERE ON THE PROPERTY	PERMITTED	N/A	N/A
SOLID WALLS AND FENCES NOT HIGHER THAN 6 FT PERMITTED IN THE REAR YARD AND ON THE SIDE PROPERTY UP TO THE REAR PROPERTY LINE. IF THE DISTANCE ON EACH SIDE OF THE FENCE IS MORE THAN 5 FT TO EACH ADJACENT HOUSE THE FENCE MAY BE LOCATED UP TO THE FRONT OF THE HOUSE.	PERMITTED	N/A	PROPOSED

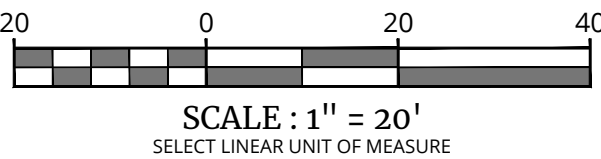


SHEET NUMBER: 3 OF 8

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



EXISTING		LEGEND	PROPOSED
---		PROPERTY LINE	---
□		YARD INLET	□
⊙		STORM MANHOLE	⊙
---		CONTOURS	---
x G 29.0		SPOT ELEVATION	x G 29.0
---		DIRECTION OF OVERLAND FLOW	---
x TC 29.0		TOP OF CURB ELEVATION	x TC 29.0
x BC 29.0		BOTTOM OF CURB ELEVATION	x BC 29.0
---		TOP OF DEPRESSED CURB ELEVATION	x TDC 29.0



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DATE

DRAWN BY

DESCRIPTION

Jesse Cokeley

NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE54006
COLLIERS ENGINEERING & DESIGN, INC.
NJ C.O.A. #: 246A2798500

PRELIMINARY & FINAL
MAJOR SITE PLAN

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BLOCK 106
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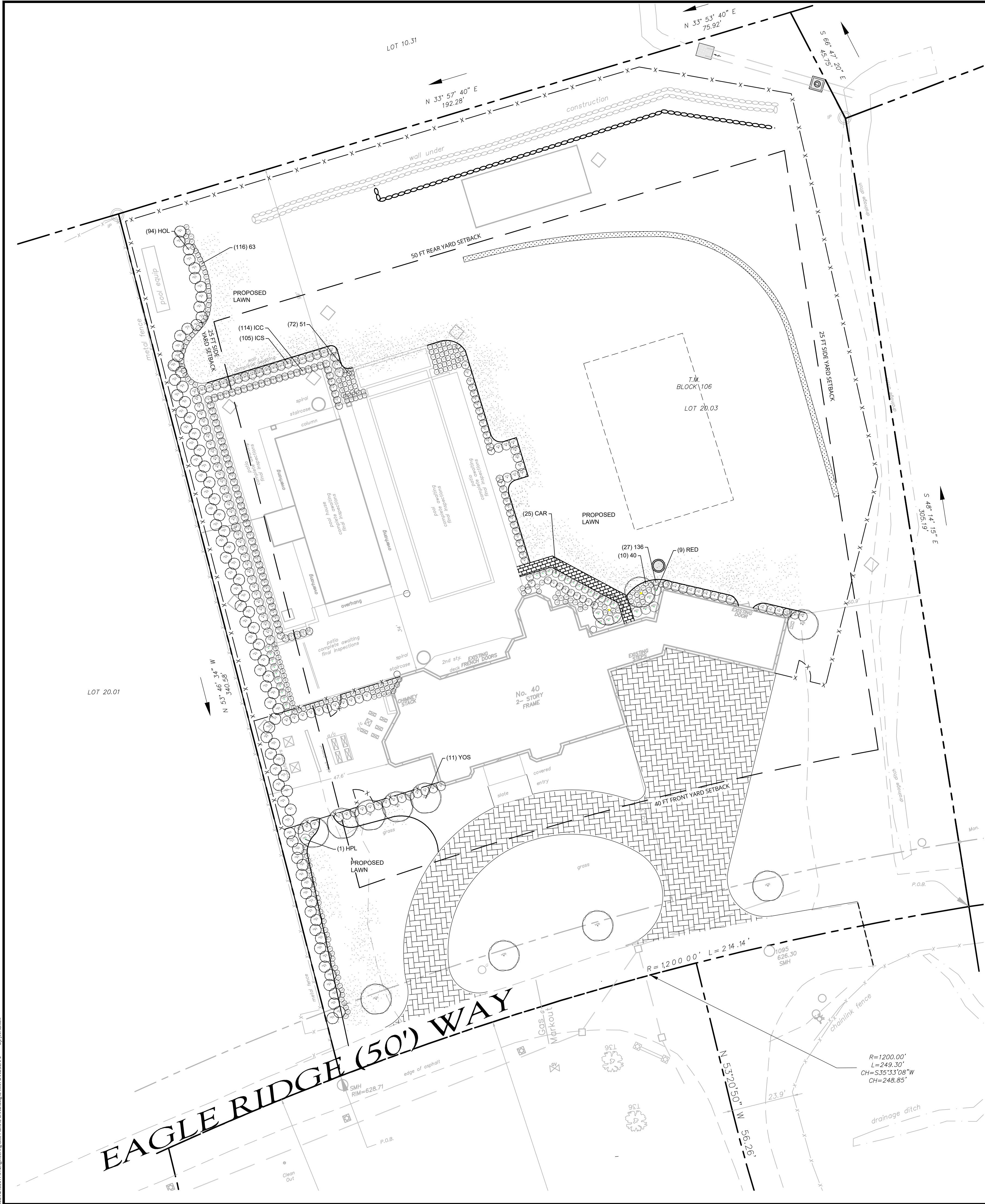
PROJECT NUMBER: 24006174A

DRAWING NAME: C-GRAD1

SHEET TITLE: GRADING & DRAINAGE PLAN

SHEET NUMBER: 4 OF 8

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LANDSCAPE PLAN NOTES

- PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS. PRIOR TO INSTALLATION, PLANT LOCATIONS AND PLANTING BED LIMITS SHALL BE APPROVED IN THE FIELD UNDER THE DIRECTION OF THE OWNER'S LANDSCAPE ENGINEER.
- THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
- LAWN AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN.
- ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSSES, UTILITY POLES, OVERHEAD POWER LINES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-0" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-0" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.
- PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE SITE.

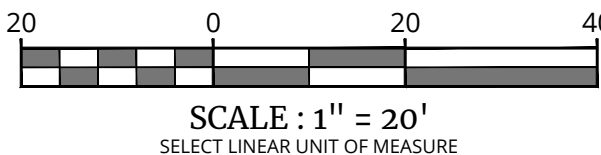
SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR GENERAL SEEDING NOTES

SEE CONSTRUCTION DETAILS FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES & SHRUBS						
CAR	25	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	30-36"	CONTAINER	
HPL	1	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	36-42"	CONTAINER	
HOL	84	ILEX 'NELLY STEVENS'	NELLY STEVENS HOLLY	5	B & B	
ICC	114	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	10 GALLON	CONTAINER	
ICS	106	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	5	CONTAINER	
RED	9	PHOTINIA X FRASER	RED TIP PHOTINIA	36-42"	CONTAINER	
YOS	11	MALUS 'SUGAR TYME'	SUGAR TYME CRABAPPLE	12-14'	B & B	
PERENNIALS						
40	10	ECHINACEA 'FLAME THROWER'	FLAME THROWER ECHINACEA	3 GALLON	CONTAINER	
51	72	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	3 GALLON	CONTAINER	
63	131	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	3 GALLON	CONTAINER	
136	27	IRIS SIBERICA 'CEASARS BROTHER'	SIBERIAN IRIS	3 GALLON	CONTAINER	



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NEW JERSEY LICENSED PROFESSIONAL ENGINEER

LICENSE NUMBER: GE54006

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PRELIMINARY & FINAL

MAJOR SITE PLAN

FOR

THE WAYMAKER LLC

PROPOSED

RESIDENTIAL

IMPROVEMENTS

BLOCK 106

LOT 20.03

TOWNSHIP OF WEST

ORANGE

ESSEX COUNTY

NEW JERSEY

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WOODCLIFF LAKE

300 Tice Boulevard

Suite 101

Woodcliff Lake, NJ 07677

Phone: 845.352.0411

COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

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CHECKED BY: JF

PROJECT NUMBER: 24006174A

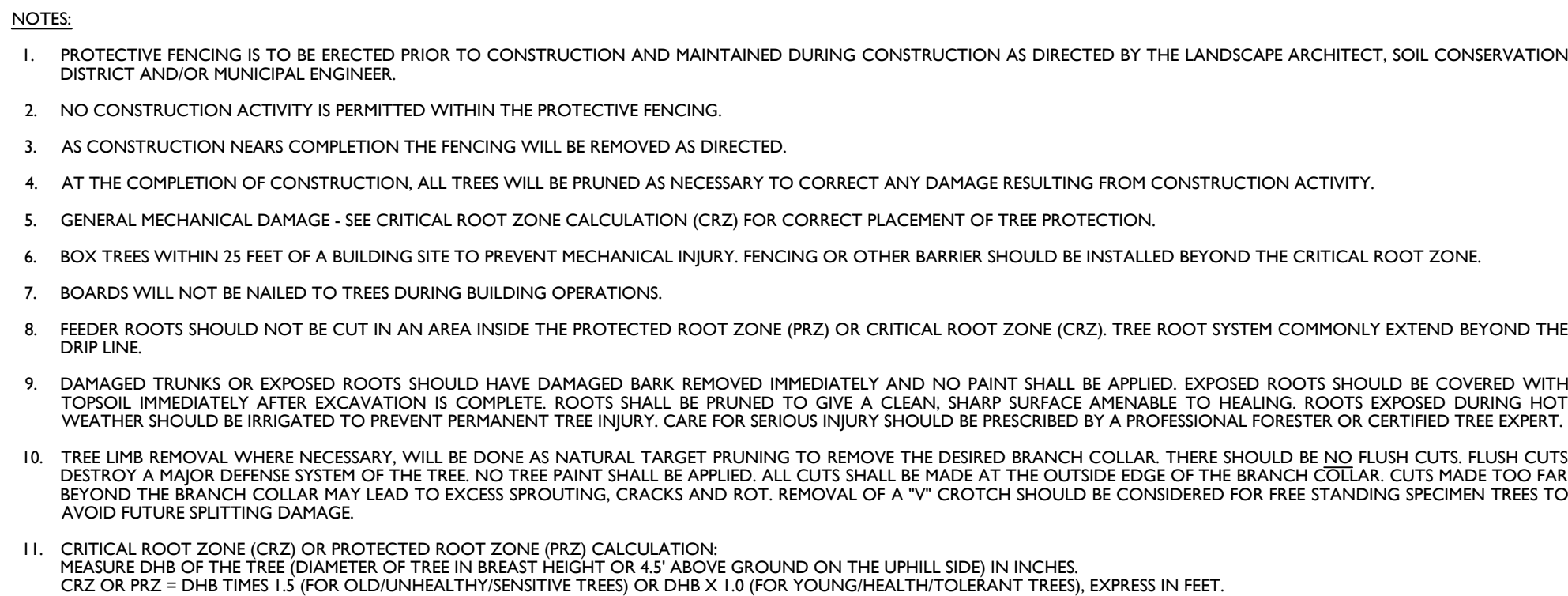
DRAWING NAME: C-LAND

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 5 OF 8

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





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NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

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1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER POST.
2. SPLICING OF INDIVIDUAL ROLLS SHALL OCCUR AT LOW POINTS.
3. ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND FOLDED.
5. FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA T40N, OR APPROVED EQUIVALENT.
6. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
7. IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

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- I. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

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NOT TO SCALE



NOT TO SCALE



1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

NOT TO SCALE



1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
2. WIDTH - 24'
3. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.

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1. NO SOIL, OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
4. DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.
5. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
6. PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE LANDSCAPE CONSULTANT. CONTRACTOR SHALL REMOVE ALL WRAPPING AT THE END OF GUARANTEE PERIOD OR SOONER PER PROJECT LANDSCAPE ARCHITECT.
7. BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
8. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.

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- I. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

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