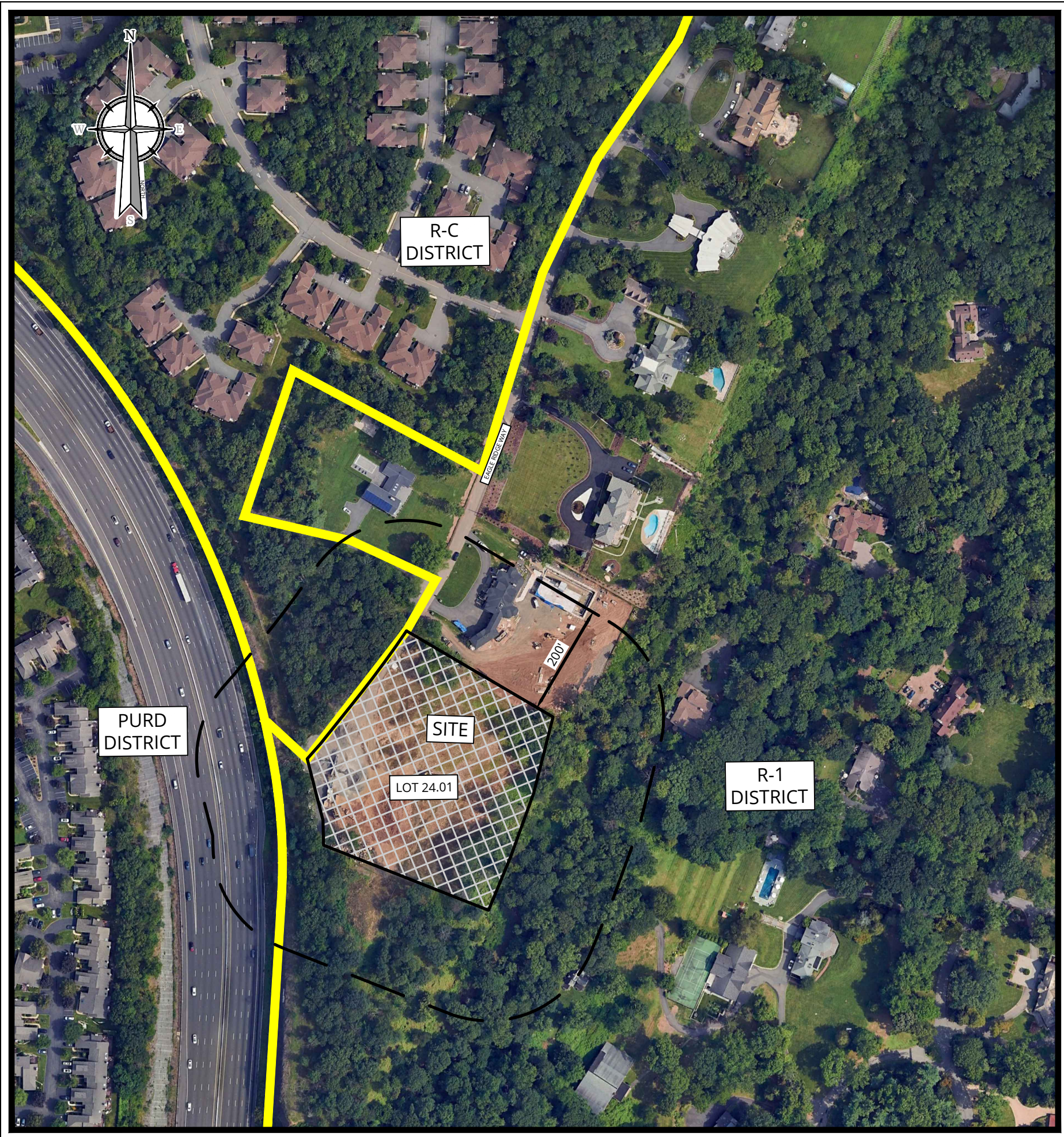


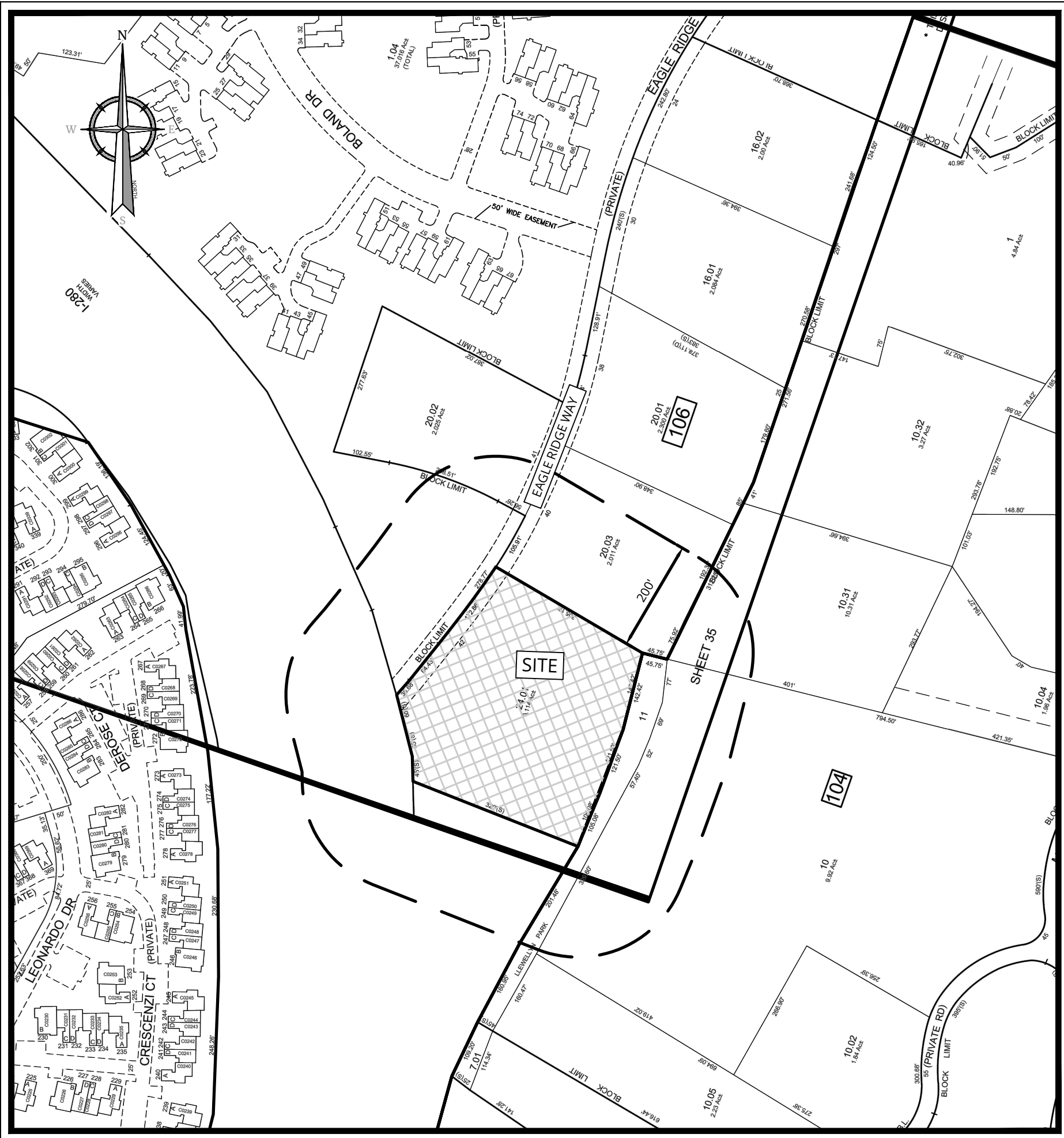
PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
42 EAGLE RIDGE WAY
WAYSTONE REALTY LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 106, LOT 24.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200'	
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 20.02	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
UTILITIES	
Public Service Electric & Gas Company 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, New Jersey 07920-1025	
Township Of West Orange, Municipal Building 66 Main Street, 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	LAYOUT PLAN
4	GRADING & DRAINAGE PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	SOIL EROSION & SEDIMENT CONTROL PLAN
8	CONSTRUCTION DETAILS 1
9	CONSTRUCTION DETAILS 2

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

Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

MASER CONSULTING

811

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURSERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	12/20/24	MMN	REVISED TO PROVIDE ADDITIONAL DETAIL

Jesse Cokeley
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GES4006
COLLIERS ENGINEERING & DESIGN, INC.
NJ C.O.A. #: 246A27986500

PRELIMINARY & FINAL
MAJOR SITE PLAN

FOR
WAYSTONE REALTY
LLC
PROPOSED
RESIDENTIAL
DEVELOPMENT
BLOCK 106, LOT 24.01

TOWNSHIP OF WEST
ORANGE
ESSEX COUNTY
NEW JERSEY

Colliers

Engineering & Design

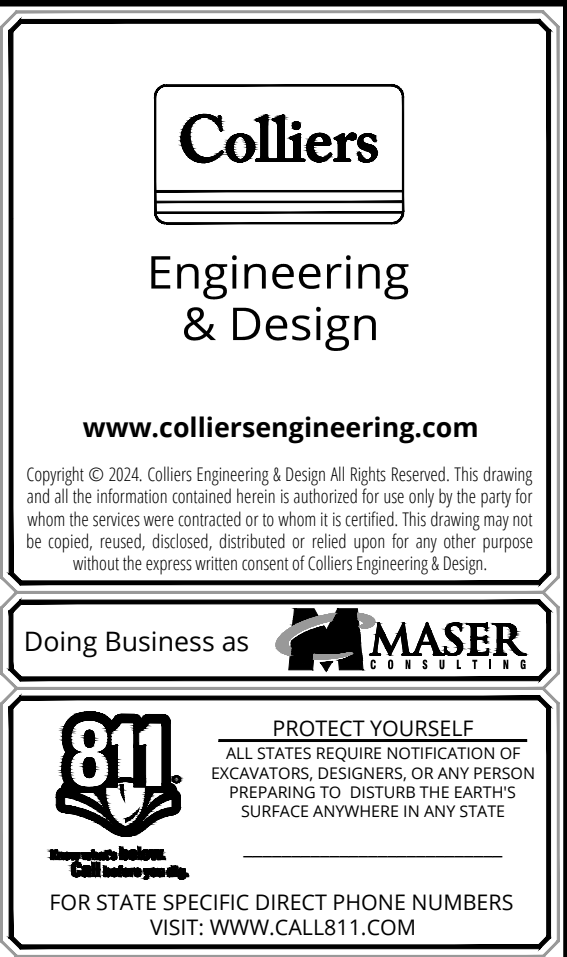
WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOING
BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: 10/18/2024	DRAWN BY: MMN	CHECKED BY: JF
PROJECT NUMBER: 24006174A	DRAWING NAME: C-COVER1-42		

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 of 9

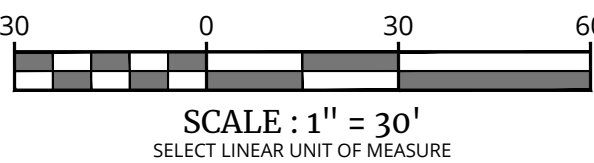
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



1. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651-655) AND THE FEDERAL CONTACT DIG SAFE NY 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 REGULATIONS, ORDINANCES AND REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK, THIS PROJECT, OR THE CONTRACTOR'S DESIGNER, MUST BE WRITTEN 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 DIG SAFE NY 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, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL SERVICES 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 SHALL BE 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 STRUCTURES WITHIN THE EXISTING EXCAVATION UNLESS COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER THE DEMOLITION ACTIVITIES ARE COMPLETED. THE EXCAVATION SHALL BE BACKFILLED TO THE EXCAVATION FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
8. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER THE DEMOLITION ACTIVITIES ARE COMPLETED. THE EXCAVATION SHALL BE BACKFILLED TO THE EXCAVATION FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.

DRAINAGE

9. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS AND OTHER ADJACENT FACILITIES. ANY CLOSURE REQUESTS MUST BE RECEIVED FROM THE APPROPRIATE FACILITY-OWNING 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 FEASIBLE LEVELS IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. 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 OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT THAT ARE 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 THE STATE, FEDERAL, AND LOCAL, 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 BE RESPONSIBLE FOR OBTAINING THE PROPER DISPOSAL ACTIVITIES. TO BE PROVIDED TO THE OWNER UPON REQUEST.
16. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IT IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPED, ABANDONED, IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORDED DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE DEVELOPER UPON COMPLETION OF THE WORK.
17. GC IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE PROPER STABILIZATION OF EXISTING UTILITIES THAT ARE CAPED, ABANDONED, IN PLACE, OR TO REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A WORKMAN-LIKE CONDITION, AND TO THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

2024.04.09 1248 Engineering Site Plans C-LAY 42.dwg C:\XX\LAYOUT 42 By MICHAEL NICHOLSON

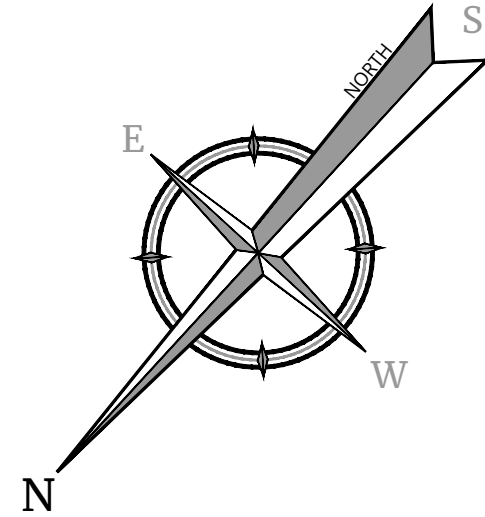
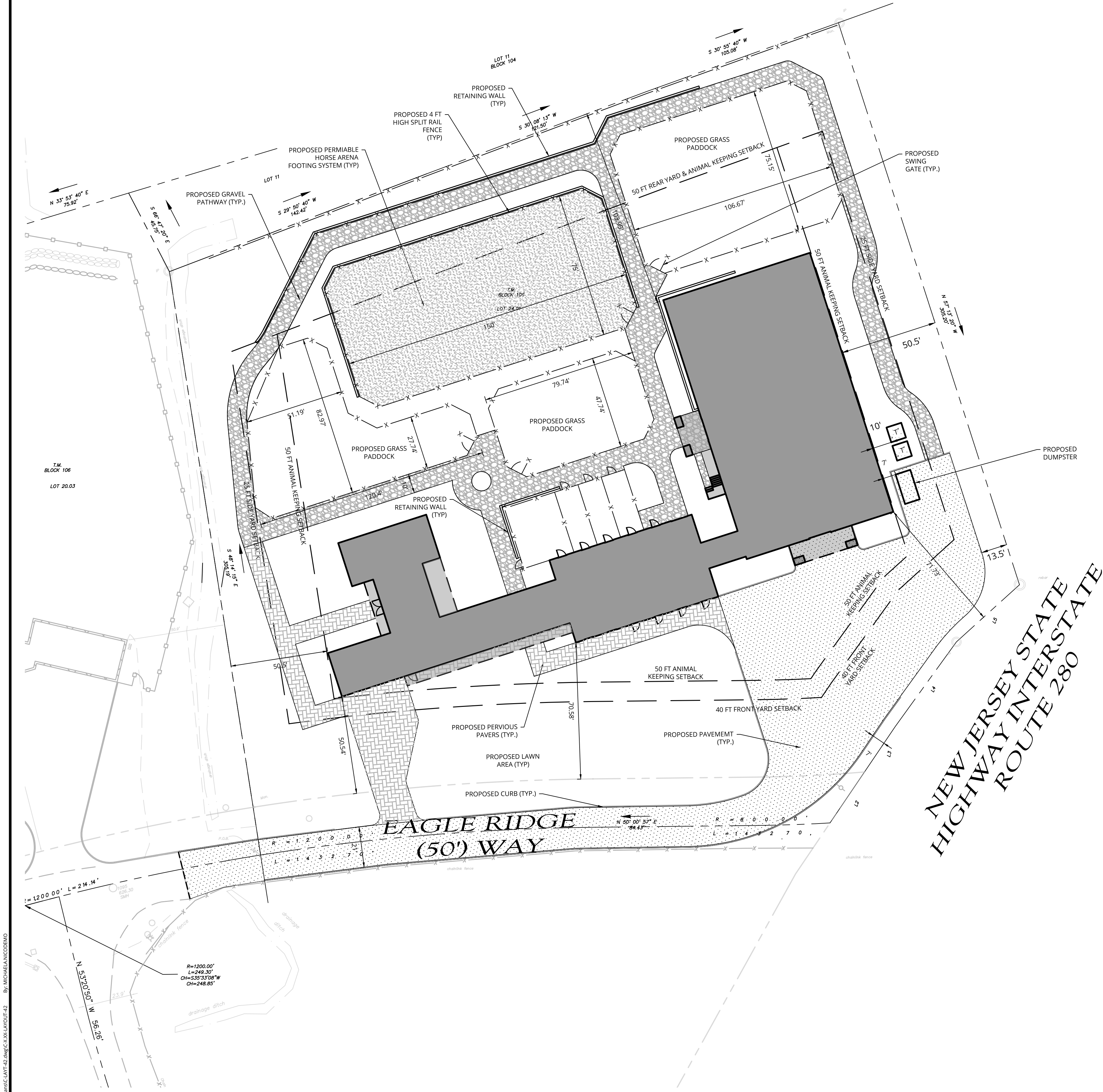


TABLE OF BULK REQUIREMENTS TOWNSHIP OF WEST ORANGE, ZONE: R-1 (ONE-FAMILY DWELLINGS ON 80,000 SF LOTS)

ITEM	PERMITTED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT	2½ STORIES / 35'	N/A	2 STORIES / 34.83'
MIN. LOT AREA	80,000 SF	134,618 SF	134,618 SF
MIN. LOT AREA PER UNIT¹	80,000 SF	127,847 SF	127,847 SF
MIN. LOT WIDTH	150 FT	328.2 FT	328.2 FT
MIN. FRONT YARD	40 FT	N/A	50.54 FT
MIN. SIDE FRONT YARD-CORNER LOT	40 FT	N/A	N/A
MIN. SIDE YARDS	25 FT + 25 FT	N/A	50.50 FT + 50.50 FT
MIN. REAR YARD	50 FT	N/A	103.99 FT
MAX. BUILDING COVERAGE¹	20%	N/A	16.73%
MAX. LOT COVERAGE¹	30%	N/A	28.69%
MINIMUM SPACING BETWEEN BUILDINGS	N/A	N/A	N/A

1 CALCULATED USING THE STEEP SLOPES REDUCED LOT AREA

§ 25-8 SUPPLEMENTAL PROVISIONS

ITEM	PERMITTED	EXISTING	PROPOSED
MINIMUM ACCESSORY STRUCTURE / OFF-STREET PARKING SETBACK	5 FT	N/A	7.00 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	N/A	50.50 FT
PRIVATE RECREATION FACILITY REAR YARD SETBACK	10 FT	N/A	103.99 FT
MINIMUM DISTANCE BETWEEN ACCESSORY BUILDING & PRINCIPAL BUILDING	15 FT	N/A	N/A
MAXIMUM ACCESSORY BUILDING HEIGHT	1.5 STORIES / 15 FT	N/A	N/A
MAXIMUM ACCESSORY BUILDING REAR YARD COVERAGE	33.33%	N/A	N/A
ACCESSORY BUILDING 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	PROPOSED
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	N/A

§ 25-9.2 HOUSING OF ANIMALS

ITEM	PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA FOR HOUSING OF ANIMALS	2 AC	N/A	3.09 AC
BUILDING FOR THE HOUSING OF ANIMALS	ACCESSORY	N/A	MAIN BUILDING (W)
MAXIMUM NUMBER OF ANIMALS PER BUILDING	3	N/A	3
MINIMUM SETBACK OF BUILDING HOUSING ANIMALS	50 FT	N/A	50.50 FT

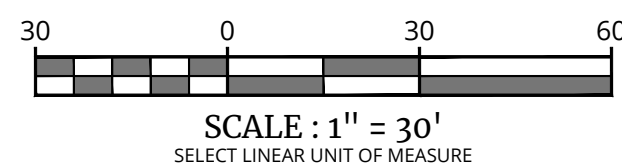
1 (W) = WAIVER

§ 10-12 KEEPING OF ANIMALS & BIRDS

ITEM	PERMITTED	EXISTING	LOT 24.01
MINIMUM DISTANCE BETWEEN A FACILITY RELATED TO ANIMALS AND THE MAIN BUILDING OR ANY LOT LINE	50 FT	N/A	50.50 FT
MINIMUM LOT AREA FOR MAINTAINING A HORSE	2 AC	N/A	3.09 AC
ANIMALS OR BIRDS EXCEPT THOSE WHICH QUALIFY AS PETS KEPT IN ANY BUILDING OCCUPIED BY HUMANS	NOT PERMITTED	N/A	PROPOSED (W)

1 (W) = WAIVER

EXISTING	LEGEND	PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	GRAVEL PATHWAY	
	PERVIOUS PAVERS	
	PERMEABLE HORSE FOOTING	
	PAVEMENT	



SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as MASER CONSULTING

811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	MIN
1	12/20/24	REVISED TO PROVIDE ADDITIONAL DETAIL	MMN	

Jesse Cokeley
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GES4006
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 246A27986500

PRELIMINARY & FINAL
MAJOR SITE PLAN

FOR
WAYSTONE REALTY
LLC
PROPOSED
RESIDENTIAL
DEVELOPMENT
BLOCK 106, LOT 24.01

TOWNSHIP OF WEST
ORANGE
ESSEX COUNTY
NEW JERSEY

Colliers
Engineering
& Design

WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOING
BUSINESS AS MASER CONSULTING

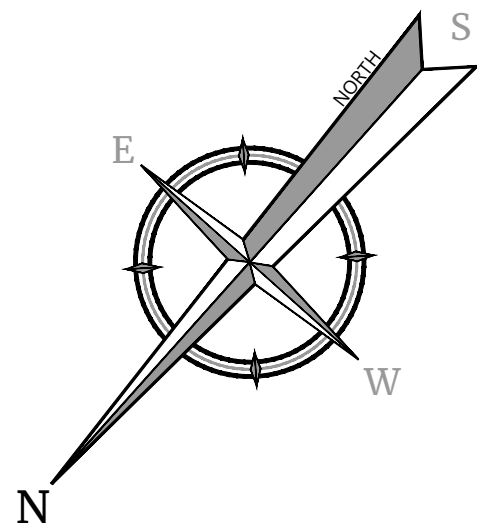
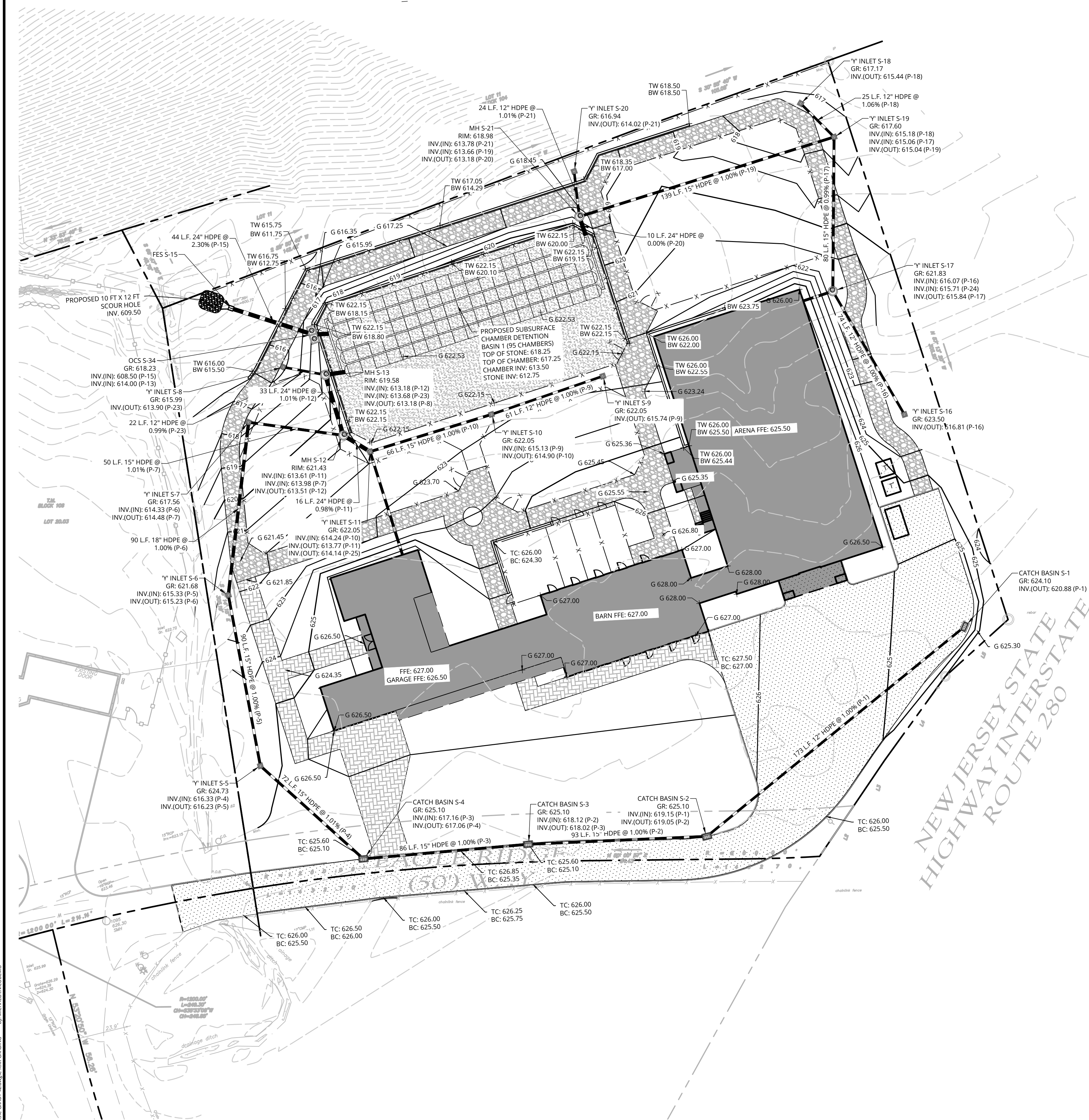
SCALE: AS SHOWN
PROJECT NUMBER: 24006174A
DATE: 10/18/2024
DRAWING NAME: C-LAY1-42
DRAWN BY: MMN
CHECKED BY: JF

SHEET TITLE:
LAYOUT PLAN

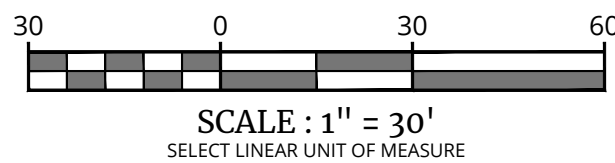
SHEET NUMBER:
3 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024.04.01 1446 Engineering Site Plans, Gradi 42.00% C-XXX GRADING B:MICHAEL NICOLOMO



EXISTING		LEGEND	PROPOSED
	12+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
		RIGHT OF WAY LINE	
		PROPERTY LINE	
		EDGE OF PAVEMENT	
		FACE	
		BACK	
		CURB	
		DEPRESSED CURB	
		SIDEWALK	
		FENCES	
		TREE LINE	
		ROADWAY SIGNS	
		WETLAND LINE	
		MUNICIPAL BOUNDARY LINE	
		TYPE '9' INLET	
		TYPE 'C', 'D', 'E' INLET	
		STORM MANHOLE	
		SANITARY MANHOLE	
		FLARED END SECTION	
		HEADWALL	
		HYDRANT	
		POLE MOUNTED LIGHT	
		CONTOURS	
		SPOT ELEVATION	
		DIRECTION OF OVERLAND FLOW	
		TOP OF CURB ELEVATION	
		BOTTOM OF CURB ELEVATION	
		TOP OF DEPRESSED CURB ELEVATION	



Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

MASER CONSULTING

811

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	12/20/24	MMN	REVISED TO PROVIDE ADDITIONAL DETAIL

Jesse Cokeley
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE54006
COLLIERS ENGINEERING & DESIGN, INC.
NJ C.O.A. #: 246A27986500

PRELIMINARY & FINAL
MAJOR SITE PLAN

FOR
WAYSTONE REALTY
LLC
PROPOSED
RESIDENTIAL
DEVELOPMENT
BLOCK 106, LOT 24.01

TOWNSHIP OF WEST
ORANGE
ESSEX COUNTY
NEW JERSEY

Colliers

Engineering & Design

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:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/18/2024	MMN	JF
PROJECT NUMBER:	DRAWING NAME:		
24006174A	C-GRAD1-42		

SHEET TITLE:

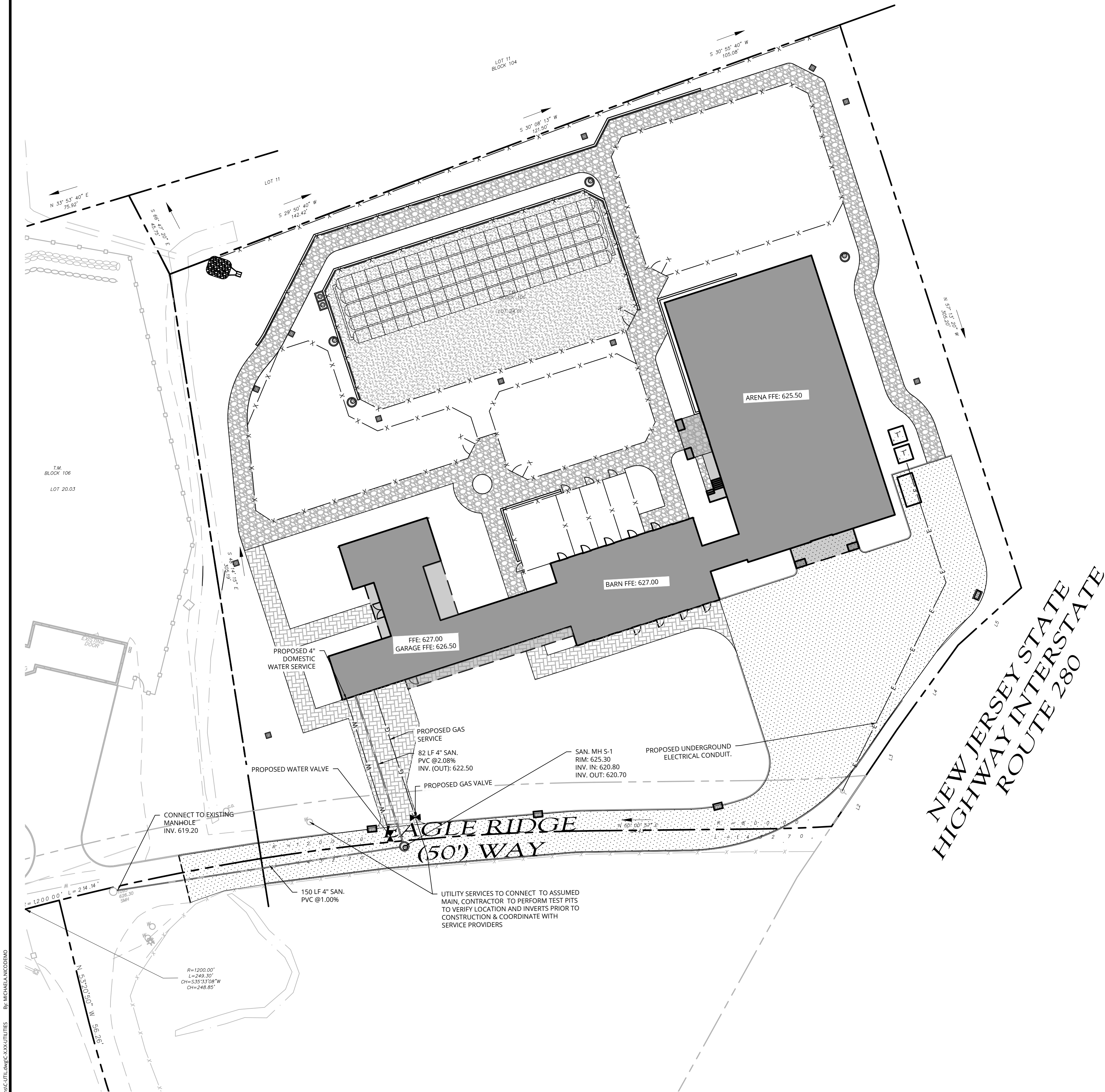
GRADING & DRAINAGE PLAN

SHEET NUMBER:

4 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024040017246EngineeringSite PlansC-XXX UTILITIES By MICHAELA INCORPORATED

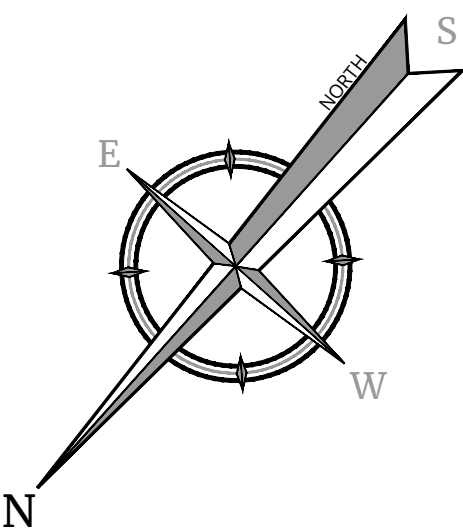


UTILITY NOTES

- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
- UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
- STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPEP), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.5 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
- PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS, EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY. SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
- ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
- AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
- GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
- TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

EXISTING	LEGEND	PROPOSED
	HYDRANT	
	POLE MOUNTED LIGHT	
	CABLE TV CONDUIT	
	WATER MAIN	
	GAS MAIN	
	TELEPHONE CONDUIT	
	ELECTRIC CONDUIT	
	SANITARY PIPE	
	STORM PIPE	

30 0 30 60
SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE



Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

DESCRIPTION
REVISED TO PROVIDE ADDITIONAL DETAIL

DRAWN BY
DATE
12/20/24

REV
1

MIN

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

Jesse Cokeley
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GES4006
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 246A27986500

PRELIMINARY & FINAL
MAJOR SITE PLAN

FOR
WAYSTONE REALTY
LLC
PROPOSED
RESIDENTIAL
DEVELOPMENT
BLOCK 106, LOT 24.01

TOWNSHIP OF WEST
ORANGE
ESSEX COUNTY
NEW JERSEY

WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOING
BUSINESS AS MASER CONSULTING

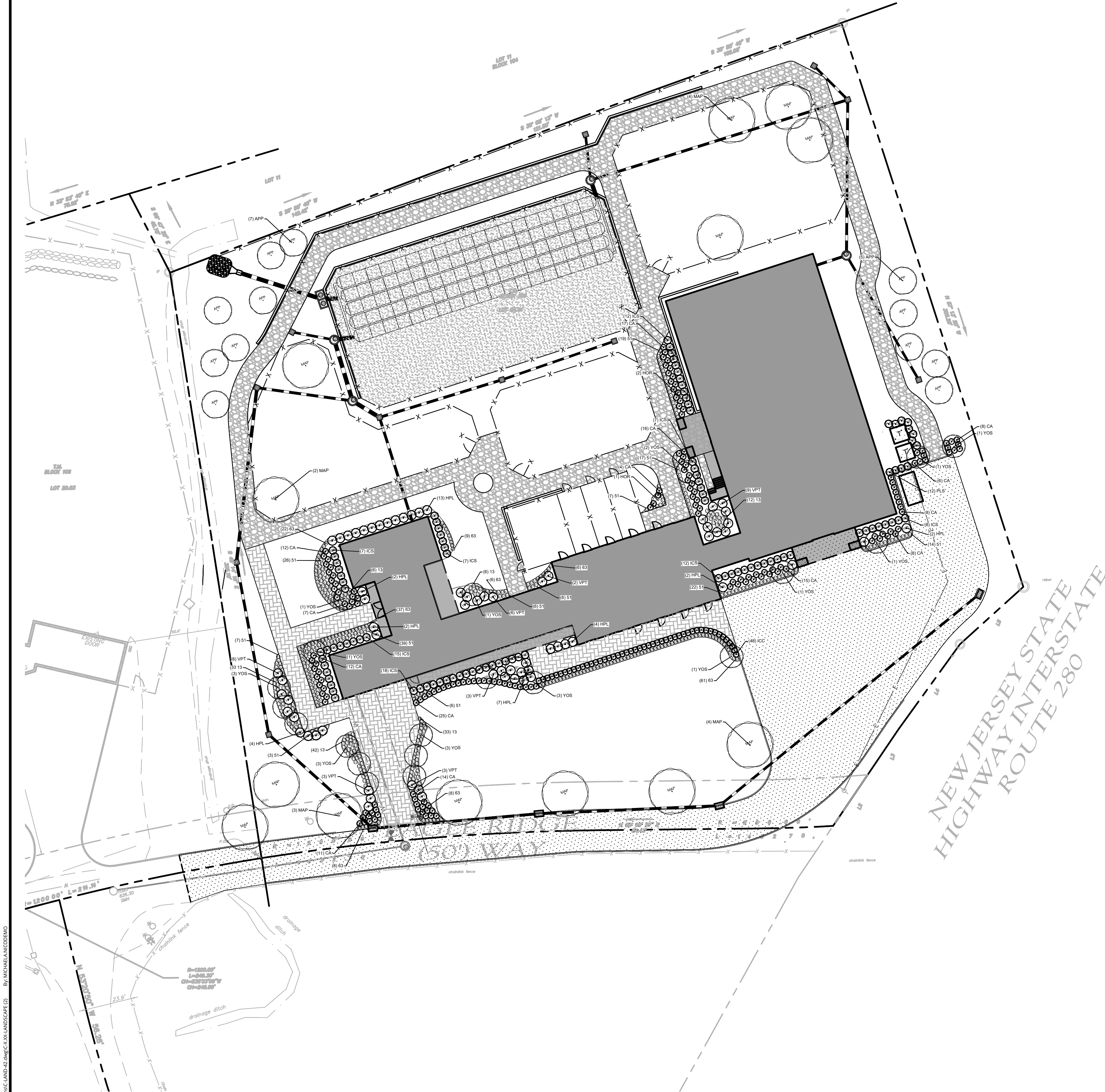
SCALE: AS SHOWN
PROJECT NUMBER: 24006174A
DATE: 10/18/2024
DRAWING NAME: C-UTIL
DRAWN BY: MMN
CHECKED BY: JF

SHEET TITLE
UTILITY PLAN

SHEET NUMBER:
5 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024.04.09 1744 Engineering Site Plan & Landscape (2) By: MICHAEL A. NICOSIMO



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 ACCESSES, 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.

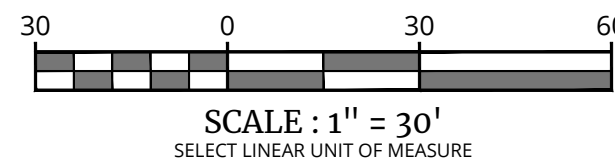
SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR GENERAL SEEDING NOTES

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
TREES & SHRUBS					
APP	12	MALUS '4 WAY'	4 WAY APPLETREE	12"	B & B
CA	164	CLETHRA ALINFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	30-36"	CONTAINER
HOR	3	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	14"	B & B
HPL	36	HYDRANGEA PANICULATA 'PHANTOM'	PHANTOM HYDRANGEA	36"-42"	CONTAINER
IOC	48	ILEX ORENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	5 GALLON	CONTAINER
ICS	86	ILEX ORENATA 'STEEDS'	STEEDS JAPANESE HOLLY	4-5'	CONTAINER
MAP	19	ACER SACCHARUM	SUGAR MAPLE	14"	B & B
PLS	12	PRUNUS LAURACERBYCUS 'SHIPKANENSIS'	SKI PLAUERL	5'	B & B
VPT	32	VIBURNUM OPULUS	SNOWBALL VIBURNUM	42"-48"	CONTAINER
YOS	22	SNOWDRIFT CRABAPPLE	SNOWDRIFT CRABAPPLE	12"	B & B
PERENNIALS					
13	132	IRIS SIBERICA 'CEASARS BROTHER'	SIBERIAN IRIS	2 GALLON	CONTAINER
51	172	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	2 GALLON	CONTAINER
63	158	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	2 GALLON	CONTAINER



Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER CONSULTING**



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV. DATE DRAWN BY DESCRIPTION
1 12/2024 MMN REISED TO PROVIDE ADDITIONAL DETAIL

Jesse Cokeley
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE54006
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 246A2798550

PRELIMINARY & FINAL
MAJOR SITE PLAN

FOR
WAYSTONE REALTY
LLC
PROPOSED
RESIDENTIAL
DEVELOPMENT
BLOCK 106, LOT 24.01

TOWNSHIP OF WEST
ORANGE
ESSEX COUNTY
NEW JERSEY

Colliers

Engineering
& Design

WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOING
BUSINESS AS MASER CONSULTING

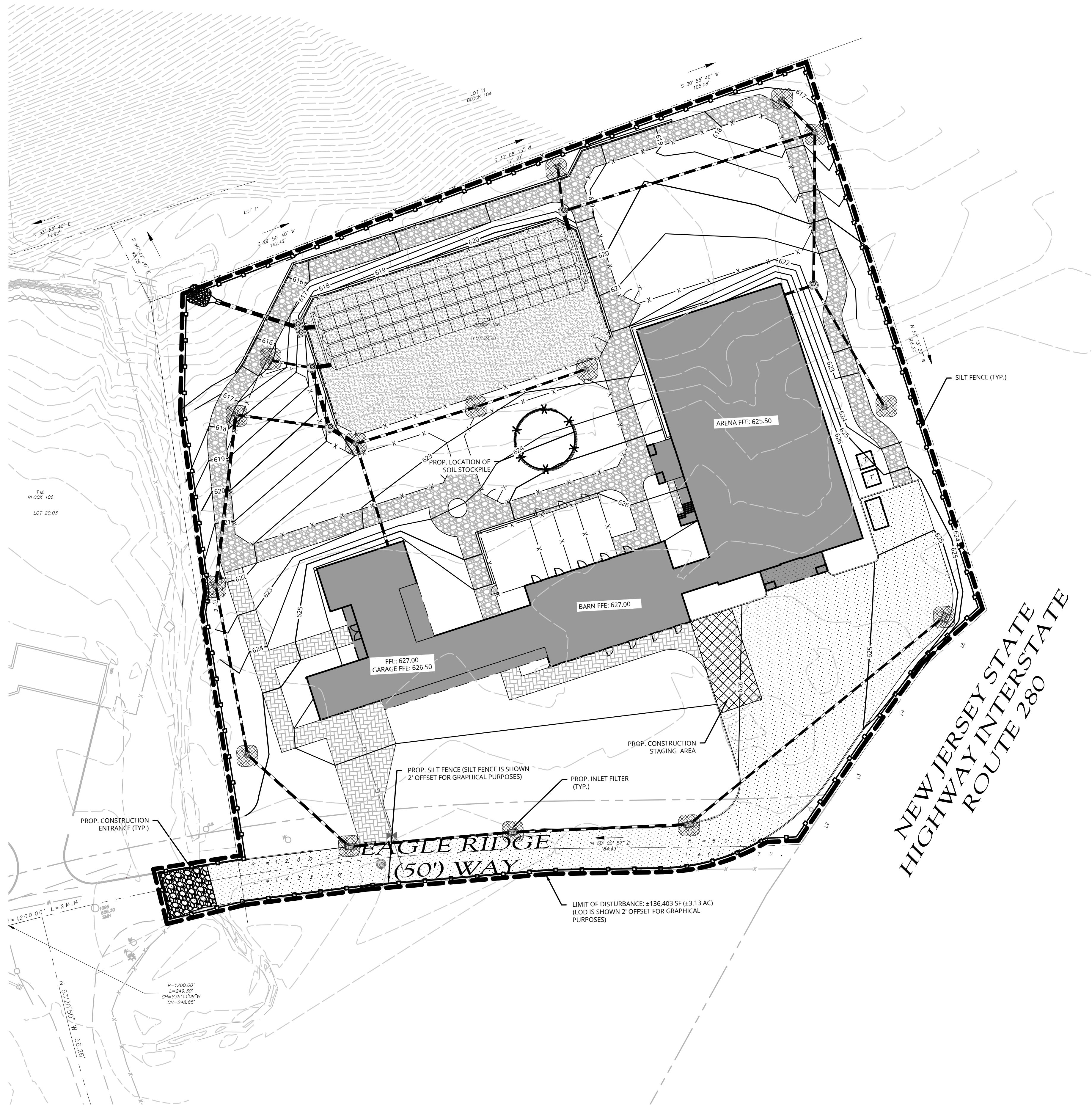
SCALE: AS SHOWN DATE: 10/18/2024 DRAWN BY: MMN CHECKED BY: JF
PROJECT NUMBER: 24006174A DRAWING NAME: C-LAND-42

LANDSCAPE PLAN

SHEET NUMBER:
6 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20240309/1744/Engineering/Site Plans/SEPC-LS/MSDC-XXX SOIL EROSION-40 By: MICHAEL MCCORMACK



HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT NOTES

(DECEMBER 2017)

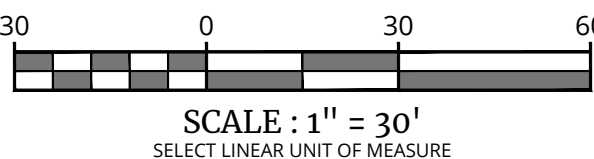
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN **14 DAYS**, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDING AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RE-STABILIZATION IS ESTABLISHED.
- SEEDING DATES:** THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPCD: **SPRING - 3/1-5/15** AND **FALL - 8/15 - 10/1**
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPCD.ORG
- THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY.** CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RE-STABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5 INCHES FIRM IN PLACE IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
- STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.**

LEGEND

- = LIMIT OF DISTURBANCE
- = SILT FENCE
- = INLET PROTECTION
- = CONSTRUCTION ENTRANCE
- = STAGING AREA

THIS PLAN TO BE UTILIZED FOR EROSION CONTROL PURPOSES ONLY.

THIS SITE IS PREVIOUSLY DEVELOPED AND UNWOODED, LYING WITHIN A METROPOLITAN PLANNING AREA AND IS THEREFORE EXEMPT FROM SOIL COMPACTION TESTING.



SEQUENCE OF CONSTRUCTION

- INSTALL PERIMETER SILT FENCE, CONSTRUCTION FENCE, INLET FILTERS, STABILIZED CONSTRUCTION ENTRANCE AND ALL OTHER SOIL EROSION AND SEDIMENT CONTROL FEATURES. (1 WEEK)
- PERFORM DEMOLITION IN ACCORDANCE WITH THE DEMOLITION PLAN. CLEAR AND ROUGH GRADE FOR BUILDING AND ALL OTHER STRUCTURES REQUIRING EXCAVATION. (1 MONTH)
- EXCAVATE FOR BUILDING FOUNDATIONS AND COMMENCE BUILDING CONSTRUCTION. (8-12 MONTHS)
- INSTALL CURBING, DRAINAGE IMPROVEMENTS AND PERFORM FINAL GRADING OF THE SITE. (3 WEEKS)
- INSTALL PAVEMENT BASE COURSES. (1 WEEK)
- INSTALL FINISHED PAVEMENT COURSES AND CONCRETE PAVEMENT. (2 WEEKS)
- INSTALL LANDSCAPING AND PERMANENTLY STABILIZE ALL DISTURBED AREAS. (1 WEEK)
- REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES. (1 WEEK)

Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

MASER CONSULTING



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DISBURSERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV. DATE. DRAWN BY. DESCRIPTION. REVISED TO PROVIDE-ADDITIONAL DETAIL.

Jesse Cokeley
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE54006
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 246A27986590

PRELIMINARY & FINAL
MAJOR SITE PLAN

FOR
WAYSTONE REALTY
LLC
PROPOSED
RESIDENTIAL
DEVELOPMENT
BLOCK 106, LOT 24.01

TOWNSHIP OF WEST
ORANGE
ESSEX COUNTY
NEW JERSEY

Colliers
Engineering
& Design

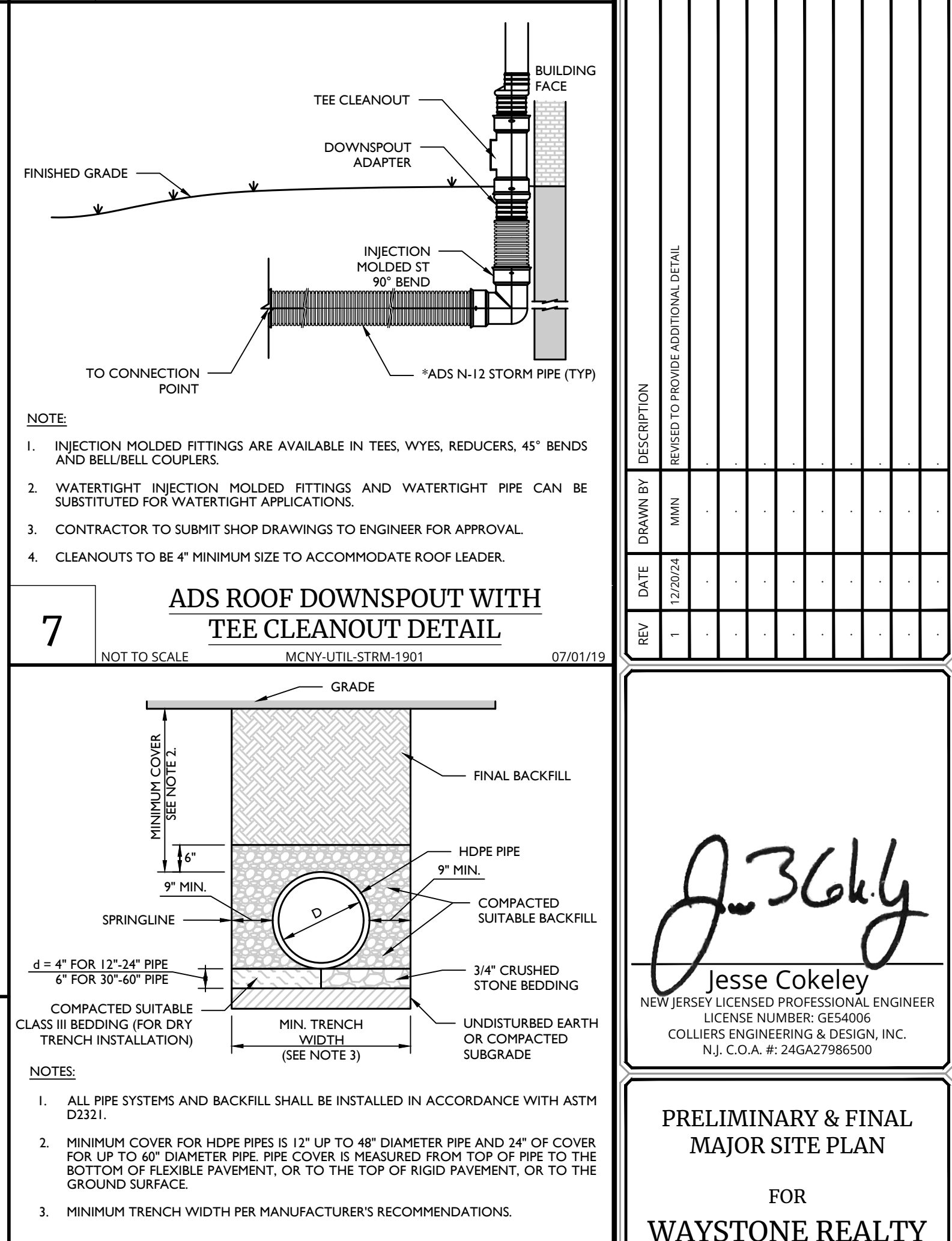
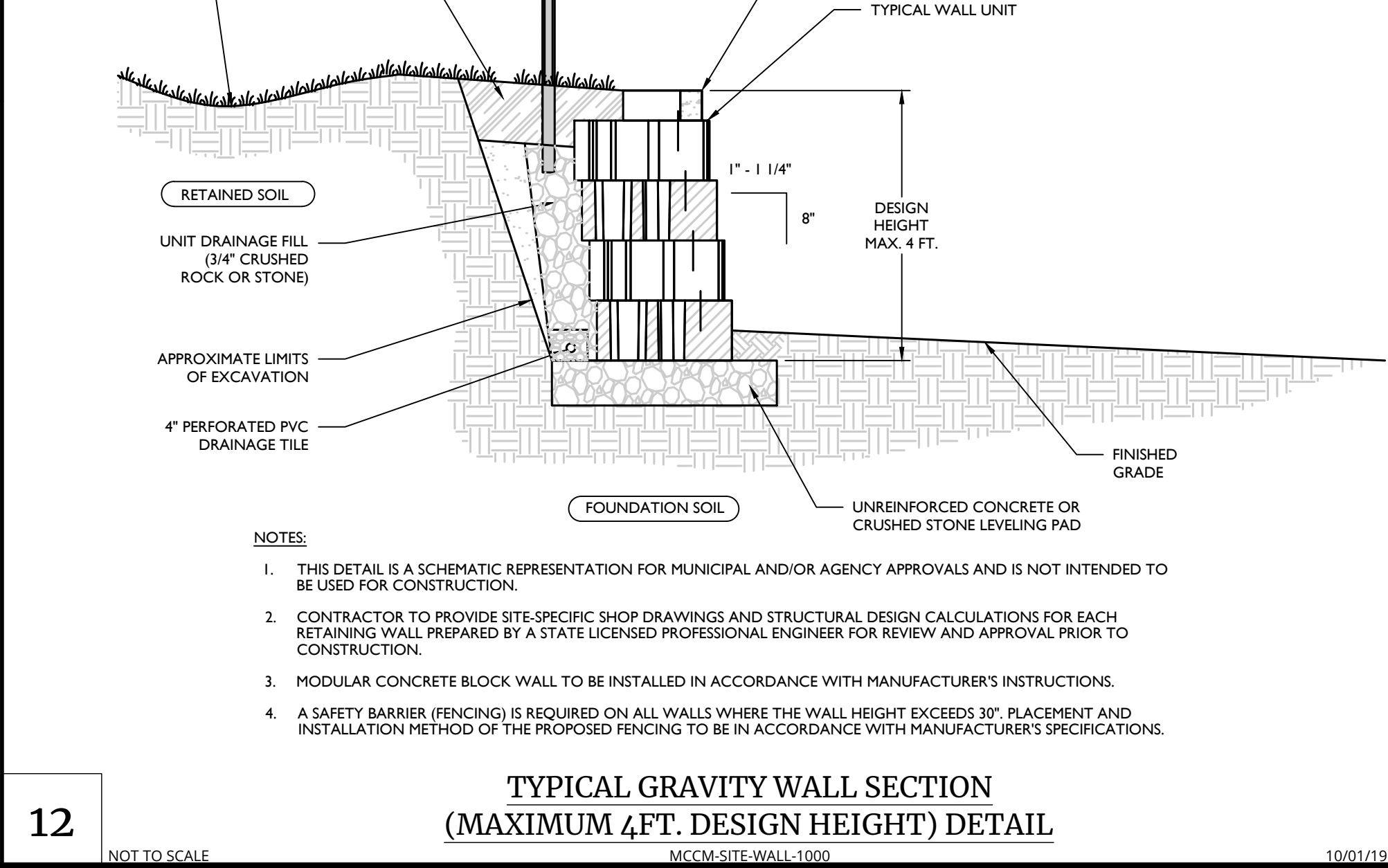
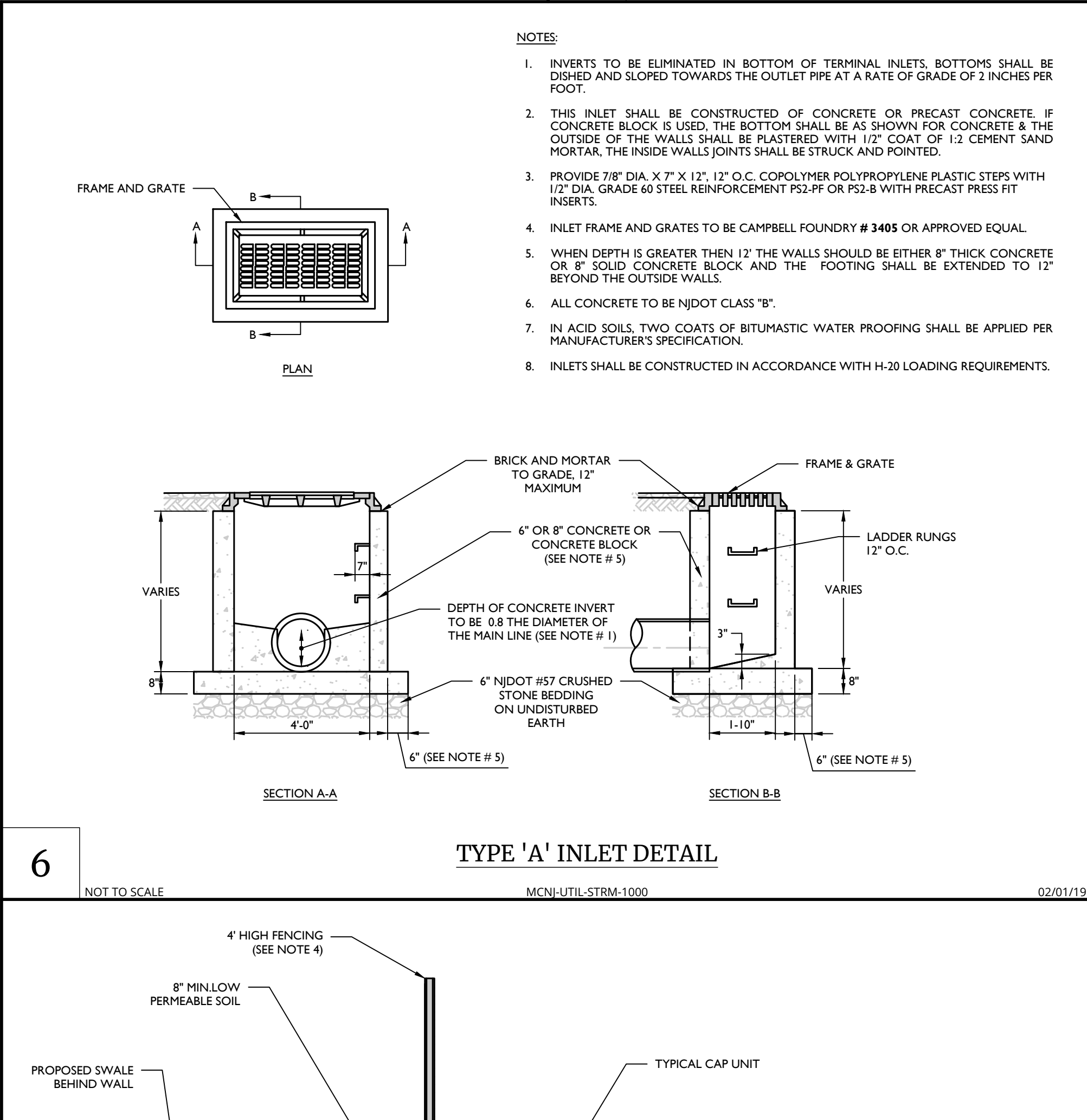
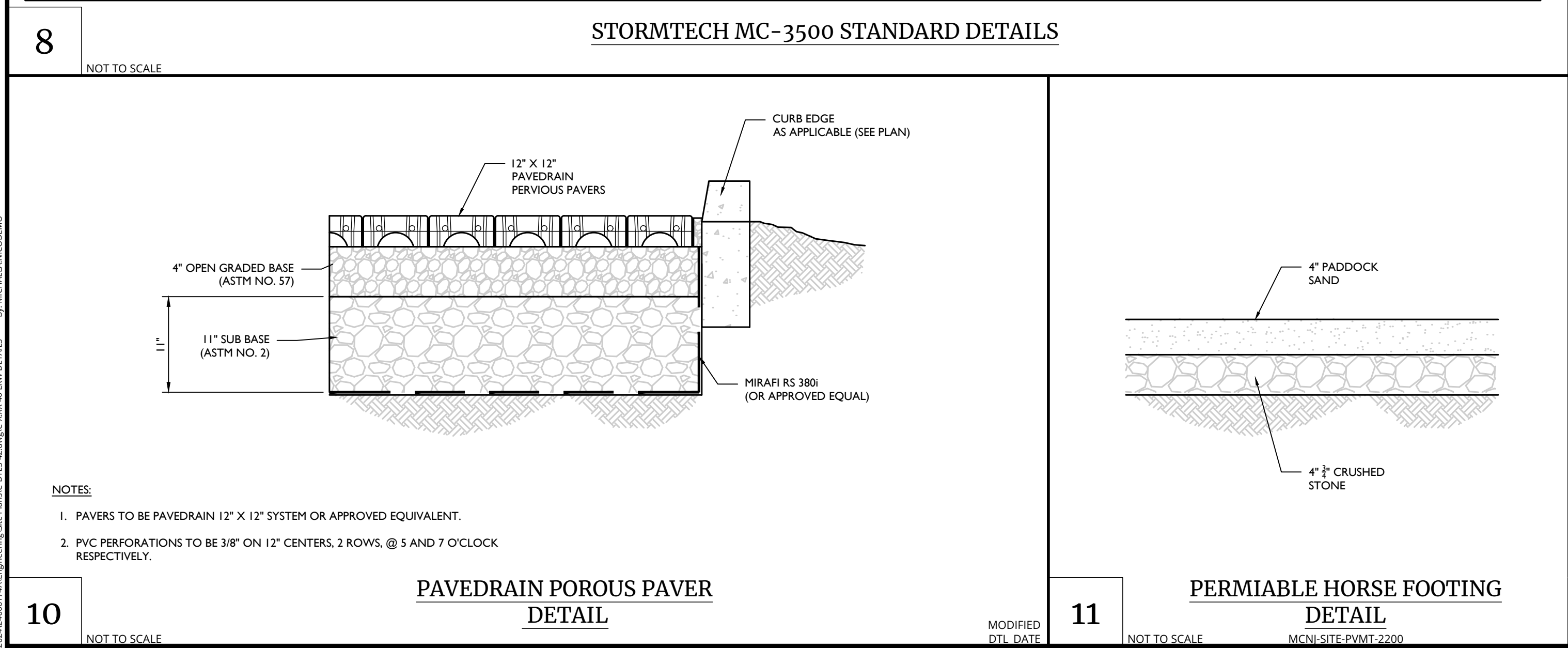
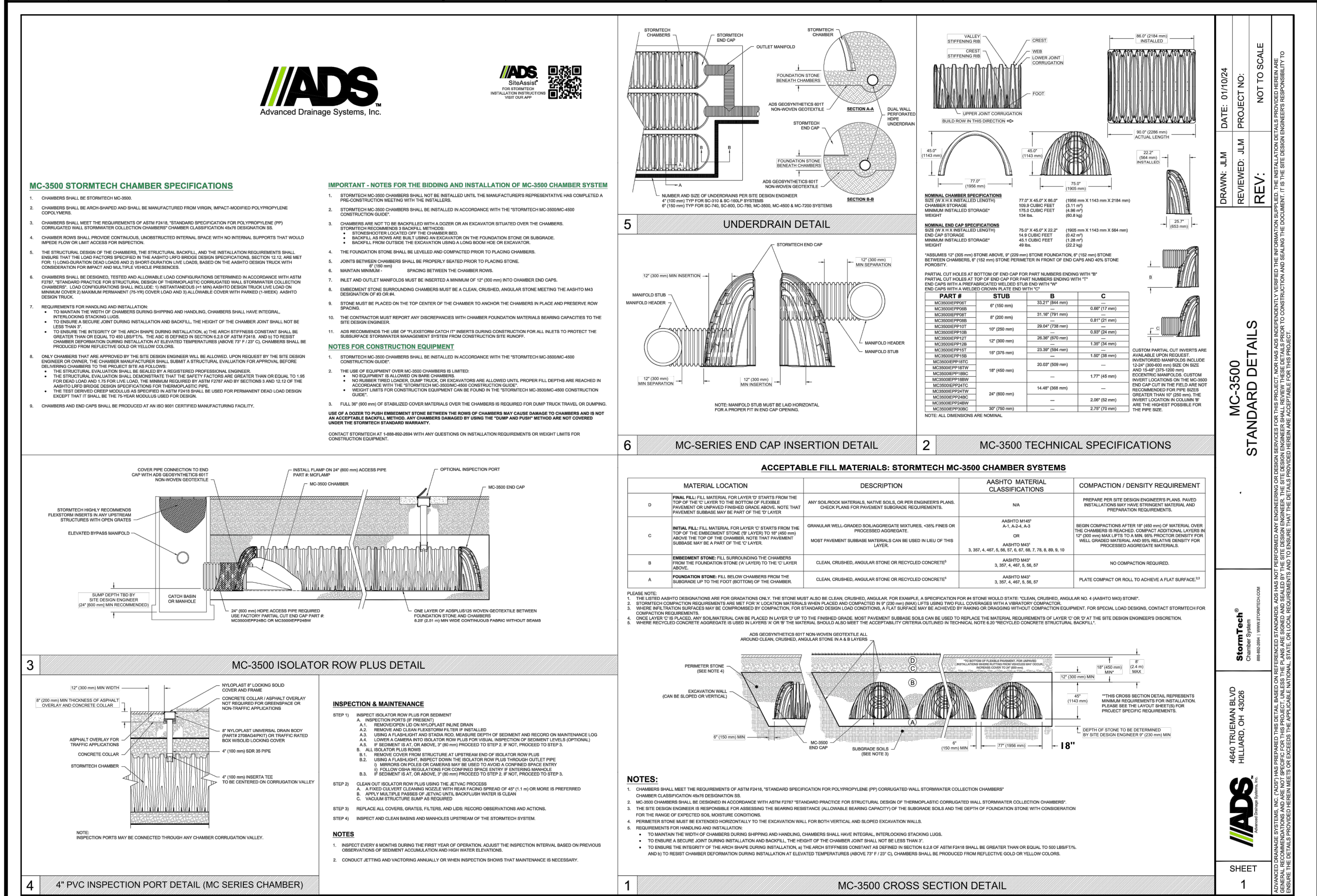
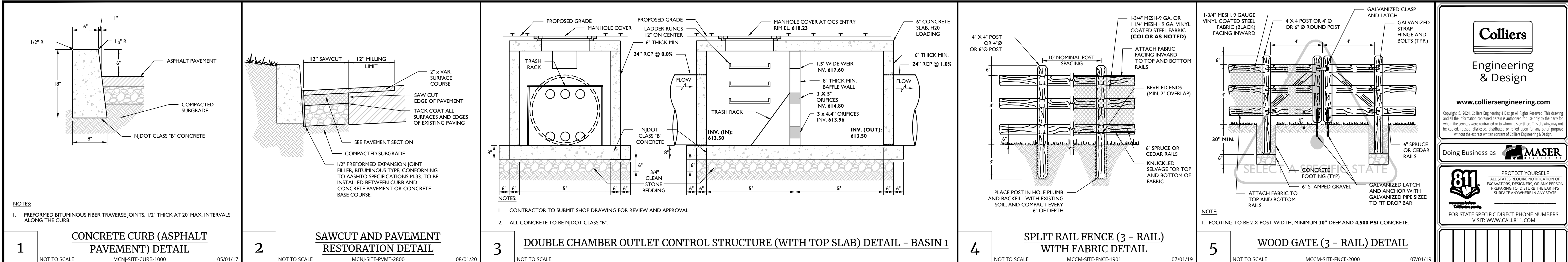
WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN. DATE: 10/18/2024. DRAWN BY: MMN. CHECKED BY: JF. PROJECT NUMBER: 24006174A. DRAWING NAME: C-SESC-42.

SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: 7 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Colliers Engineering & Design

www.colliersengineering.com

Doing Business as MASER

811 PROTECT YOURSELF

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Jesse Cokeley

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR WAYSTONE REALTY LLC PROPOSED RESIDENTIAL DEVELOPMENT BLOCK 106, LOT 24.01

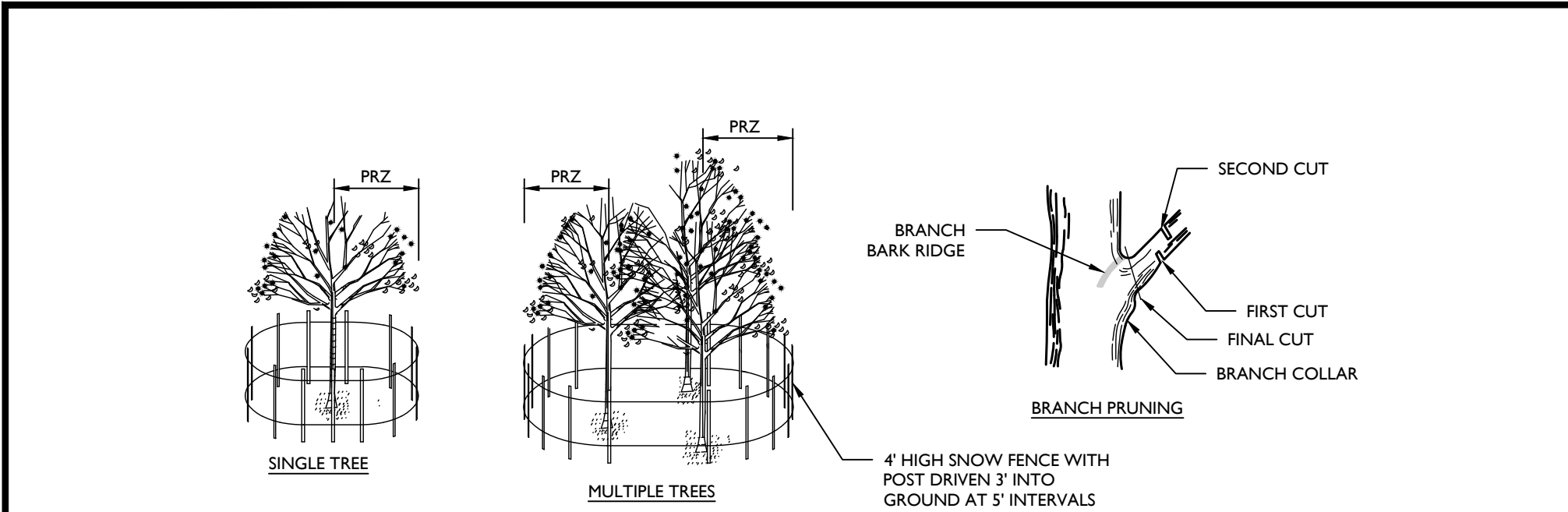
TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

WOODCLIFF LAKE 300 Tice Boulevard Suite 101 Woodcliff Lake, NJ 07677 Phone: 845.352.0411

Colliers Engineering & Design

SCALE: AS SHOWN DATE: 10/18/2024 DRAWN BY: MMN CHECKED BY: JF PROJECT NUMBER: 24006174A DRAWING NAME: C-DTL5-42 SHEET NUMBER: 8 of 9

CONSTRUCTION DETAILS - 1



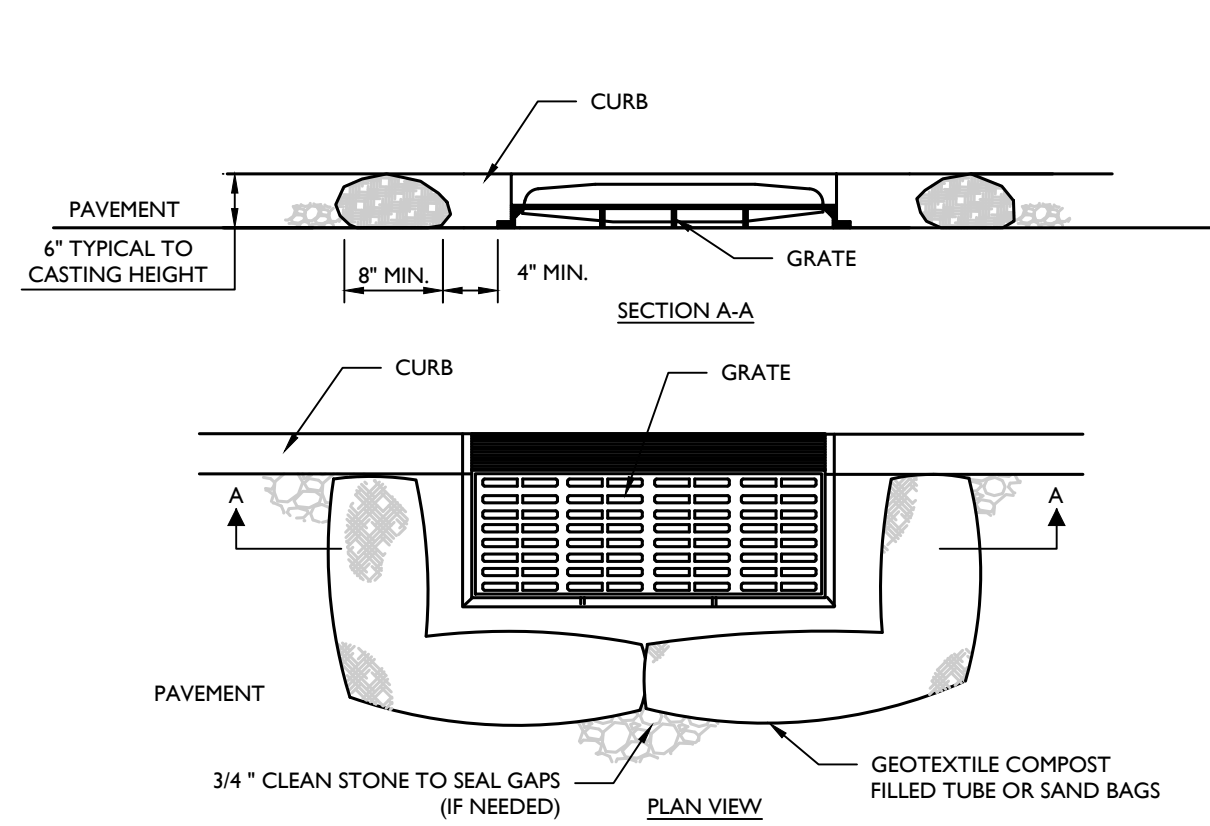
NOTES:

- PROTECTIVE FENCING IS TO BE ERECTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT, SOIL CONSERVATION DISTRICT AND/OR MUNICIPAL ENGINEER.
- NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE PROTECTIVE FENCING.
- AS CONSTRUCTION NEARS COMPLETION THE FENCING WILL BE REMOVED AS DIRECTED.
- AT THE COMPLETION OF CONSTRUCTION, ALL TREES WILL BE PRUNED AS NECESSARY TO CORRECT ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY.
- GENERAL MECHANICAL DAMAGE - SEE CRITICAL ROOT ZONE CALCULATION (CRZ) FOR CORRECT PLACEMENT OF TREE PROTECTION.
- BOX TREES WITHIN 25 FEET OF A BUILDING SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRIER SHOULD BE INSTALLED BEYOND THE CRITICAL ROOT ZONE.
- BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
- FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE PROTECTED ROOT ZONE (PRZ) OR CRITICAL ROOT ZONE (CRZ). TREE ROOT SYSTEM COMMONLY EXTEND BEYOND THE DRIP LINE.
- DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHOULD BE COVERED WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR CERTIFIED TREE EXPERT.
- TREE LIMB REMOVAL WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS AND ROT. REMOVAL OF A "V" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.
- CRITICAL ROOT ZONE (CRZ) OR PROTECTED ROOT ZONE (PRZ) CALCULATION:
MEASURE DBH OF THE TREE (DIAMETER OF TREE IN BREAST HEIGHT OR 4.5' ABOVE GROUND ON THE UPHILL SIDE) IN INCHES.
CRZ OR PRZ = DBH TIMES 1.5 (FOR OLD/UNHEALTHY/SENSITIVE TREES) OR DBH X 1.0 (FOR YOUNG/HEALTH/TOLERANT TREES). EXPRESS IN FEET.

1

TEMPORARY TREE PROTECTION DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2100 07/01/19



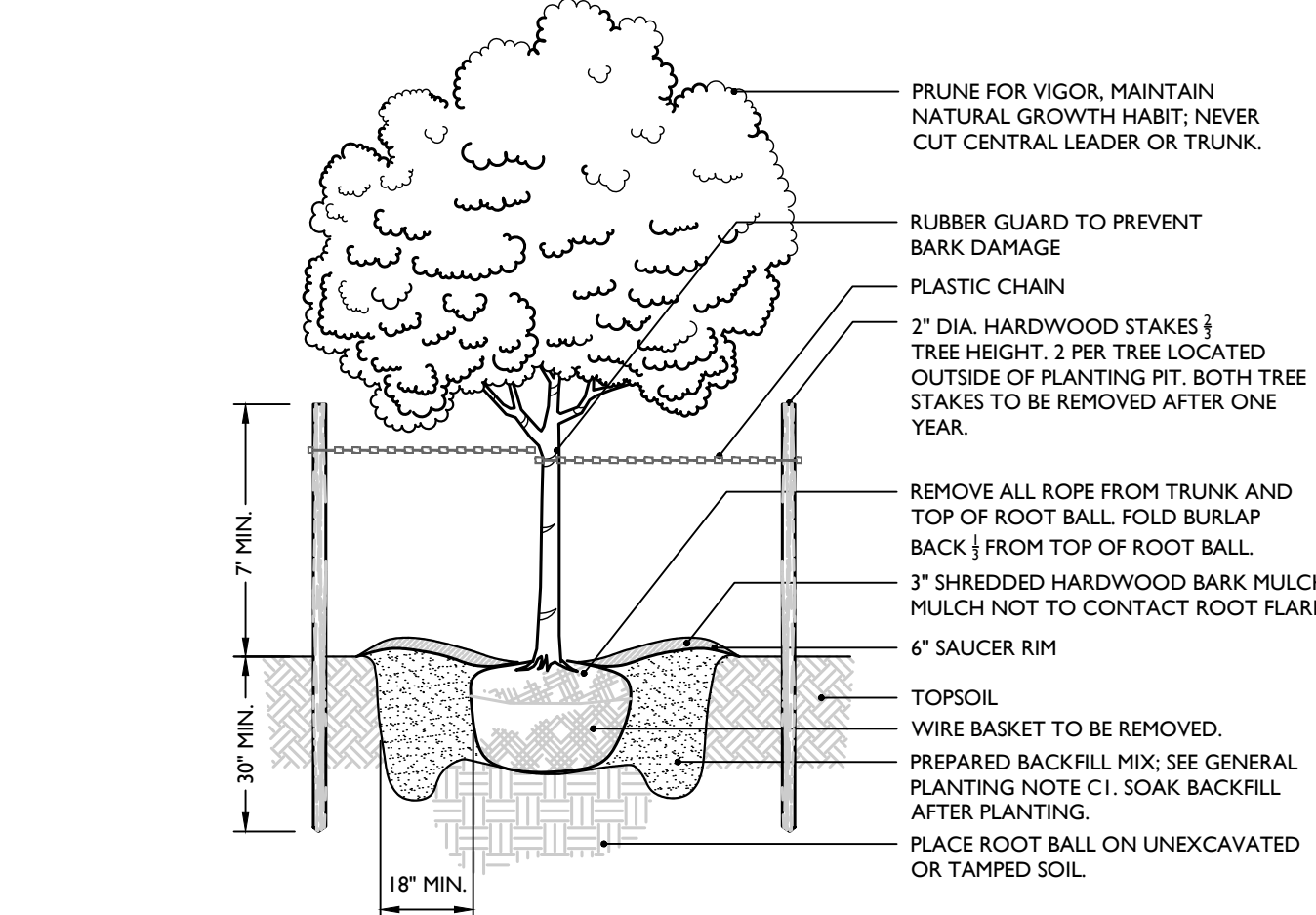
NOTES:

- GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT, OR APPROVED EQUAL.
- FILLER CORE MAY BE SAND, COMPOST, OR PEA GRAVEL COMPLETELY CONTAINED WITHIN GEOTEXTILE SEAMS, CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF FILLER.
- WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
- INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
- THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR/ 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
- OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE PROJECT ENGINEER.
- INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS REACHED FINAL STABILIZATION.

4

INLET PROTECTION (FILTER BARRIER) DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1500 4



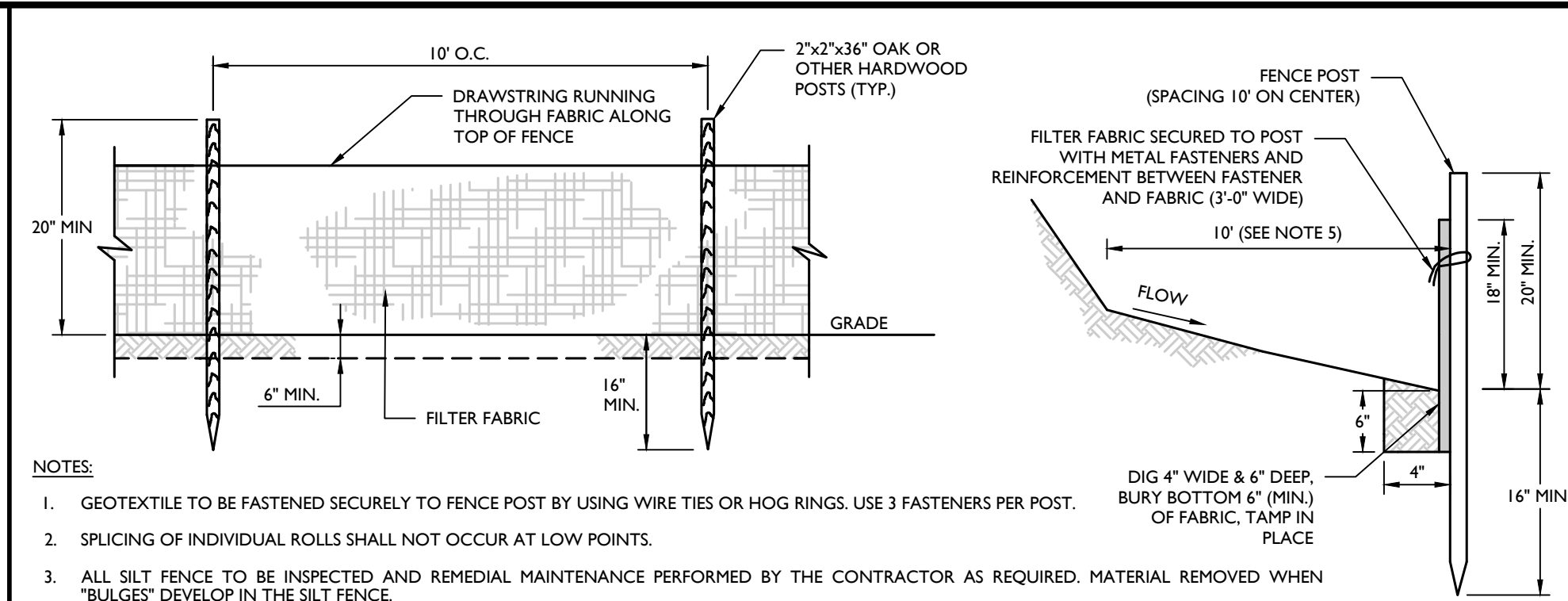
NOTES:

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

11

TREE PLANTING DETAIL

NOT TO SCALE 07/01/19



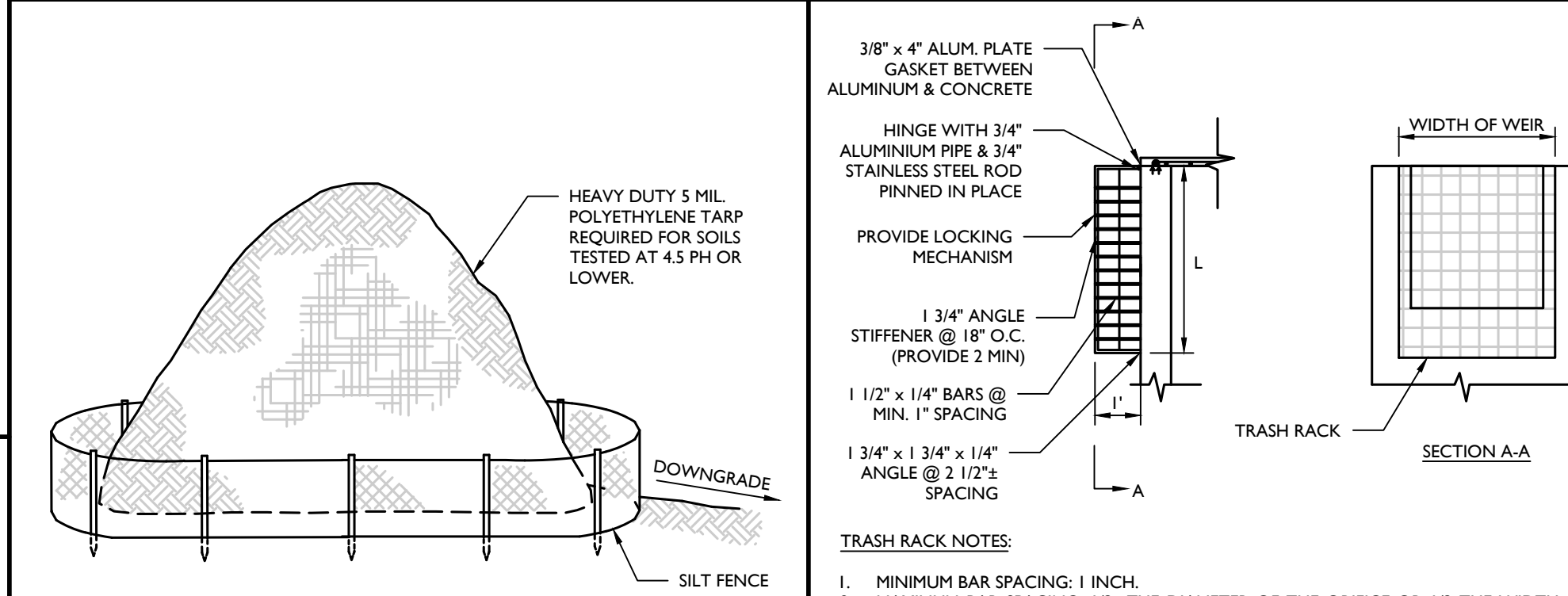
NOTES:

- GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER POST.
- SPlicing OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
- ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND FOLDED.
- FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
- IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

2

STANDARD SILT FENCE DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1100 07/01/19



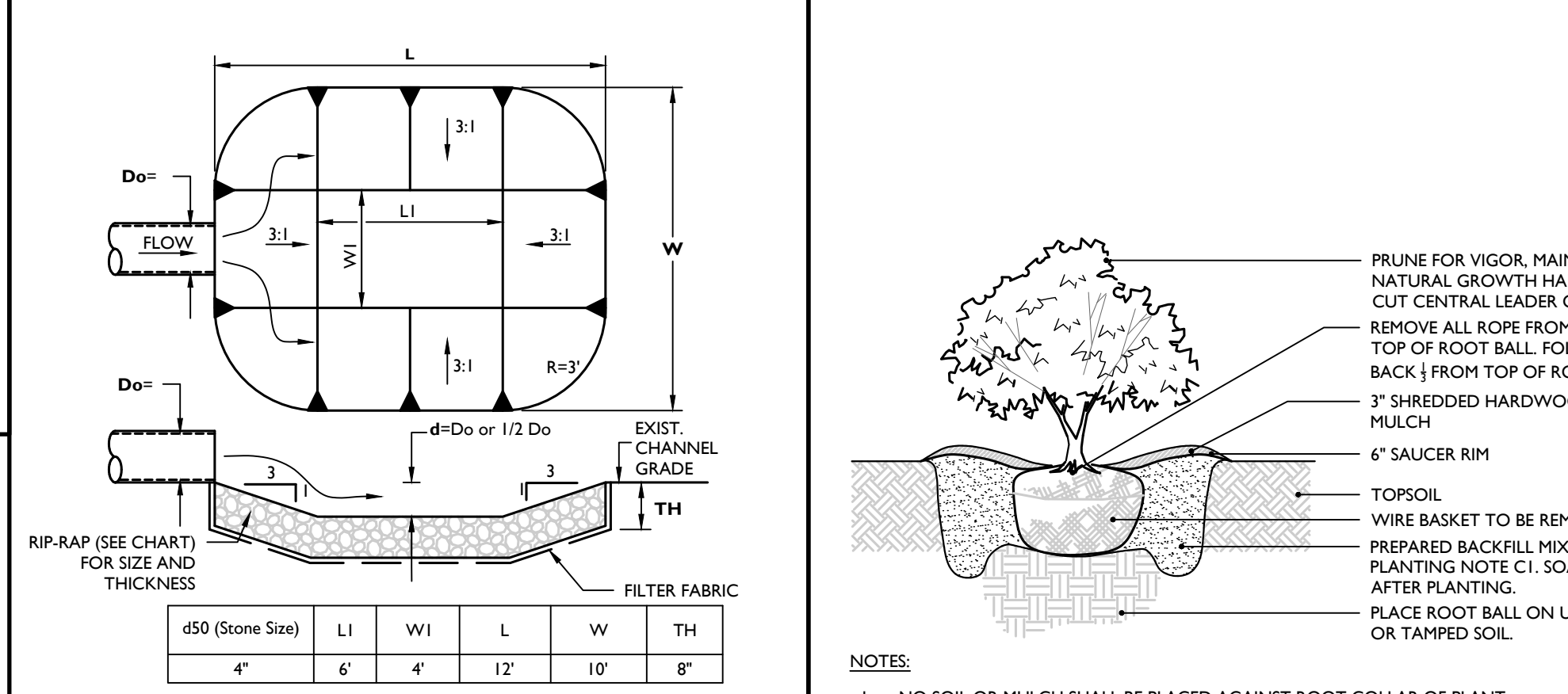
NOTES:

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

5

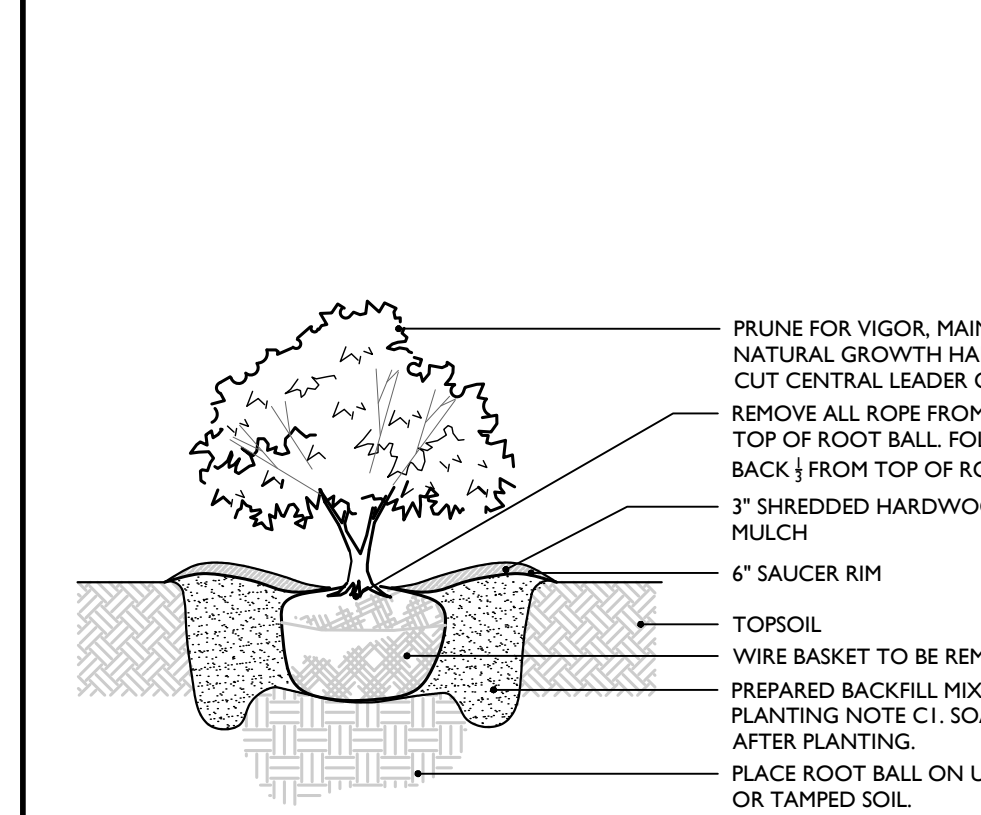
TOPSOIL STOCKPILE DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2500 05/01/17



FLAT TRASH RACK DETAIL

NOT TO SCALE MCNY-UTIL-STMW-2000 05/01/17



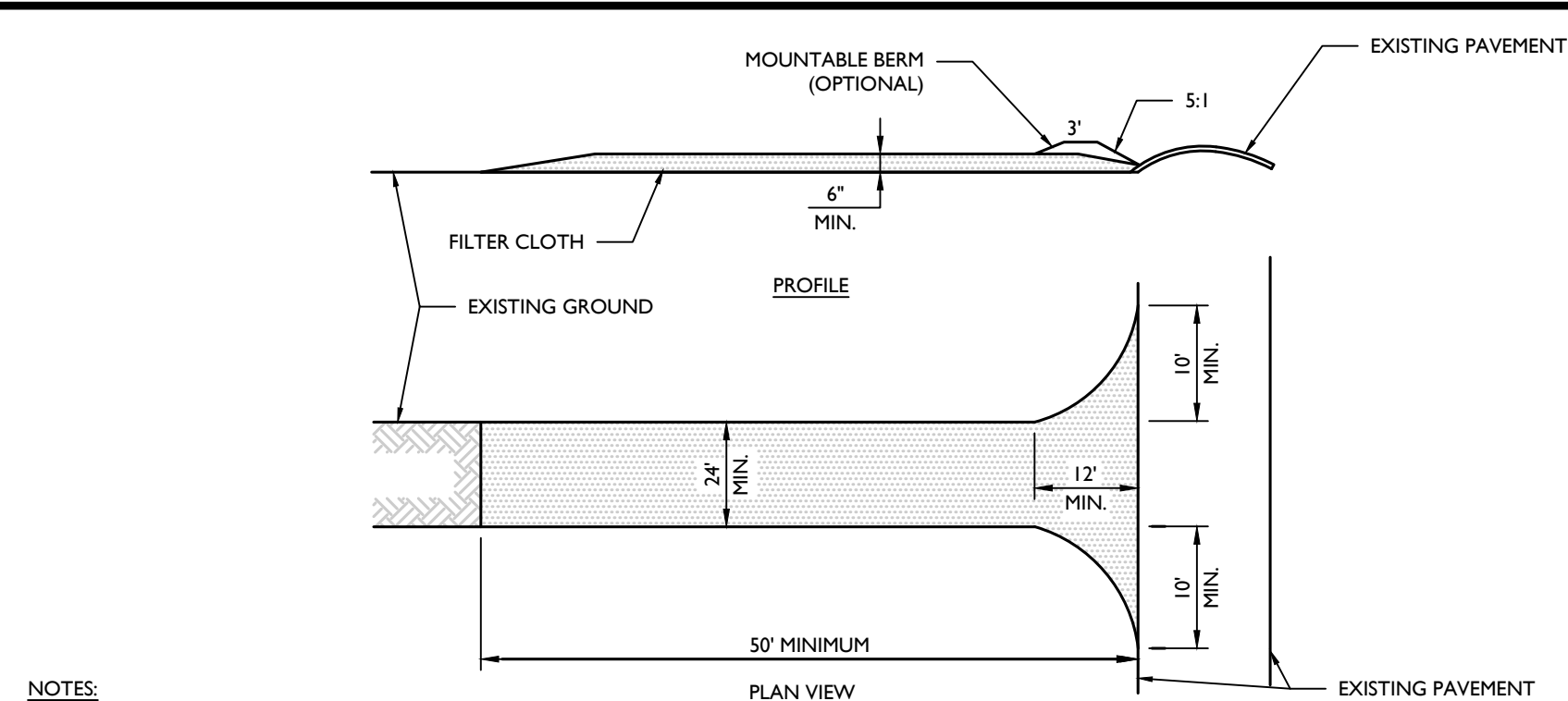
NOTES:

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

9

SHRUB PLANTING DETAIL

NOT TO SCALE



NOTES:

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
- WIDTH - 24'
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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.
- 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.

3

STABILIZED CONSTRUCTION ENTRANCE DETAIL

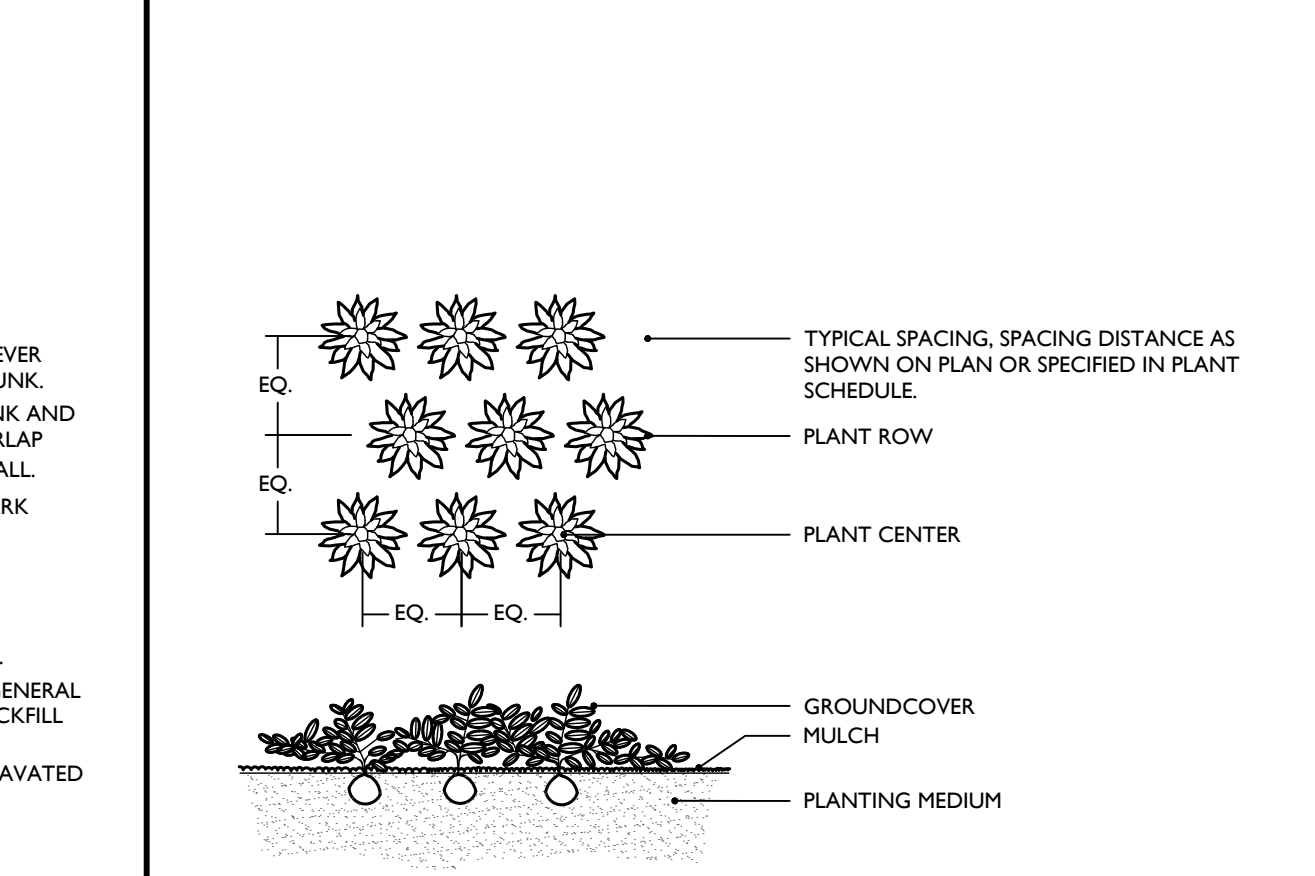
NOT TO SCALE MCNY-SOIL-EROS-1000 MOD: 02/28/24 07/01/19

- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.
- PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
- 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.
- DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE 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.
- 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.
- BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
- PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR LEADER.

7

PLANT DETAIL NOTES

NOT TO SCALE



NOTES:

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

10

PERENNIAL PLANTING DETAIL

NOT TO SCALE

Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

MASER CONSULTING

811

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, OBSTRUCTIONS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

MOD: 02/28/24 07/01/19

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION

BY

REVISIONS

DATE

DESCRIPTION