

ESSEX COUNTY, NEW JERSEY

Public Service Electric & Gas Company
80 Park Plaza, 16b, Newark, NJ 07102
New Jersey American Water Company
1167 John F. Kennedy Parkway, Short Hills, NJ 07078
Comcast Cablevision
800 Rahway Avenue, Union, NJ 07083
Verizon
1 Verizon Way, Basking Ridge, New Jersey 07920-102
Township Of West Orange, Municipal Building
66 Main Street, West Orange, NJ 07052



SCALE : 1" = 200'



SCALE : 1" = 200

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

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

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 ALL STATES REQUIRE NOTIFICATION OF
 EXCAVATORS, DESIGNERS, OR ANY PERSON
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 SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS
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REV	DATE	DRAWN BY	DESCRIPTION
1	12/20/24	MMN	REVISED TO PROVIDE ADDITIONAL DETAIL

NEW JERSEY LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: GE54006
 COLLIER ENGINEERING & DESIGN, INC.
 N.J. C.O.A. #: 24GA27986500

TOWNSHIP OF WEST
ORANGE
ESSEX COUNTY
NEW JERSEY

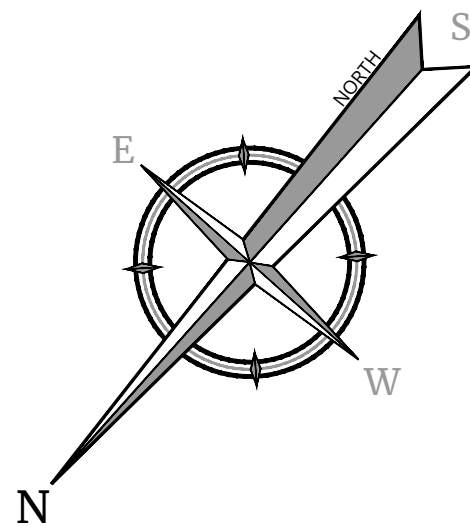
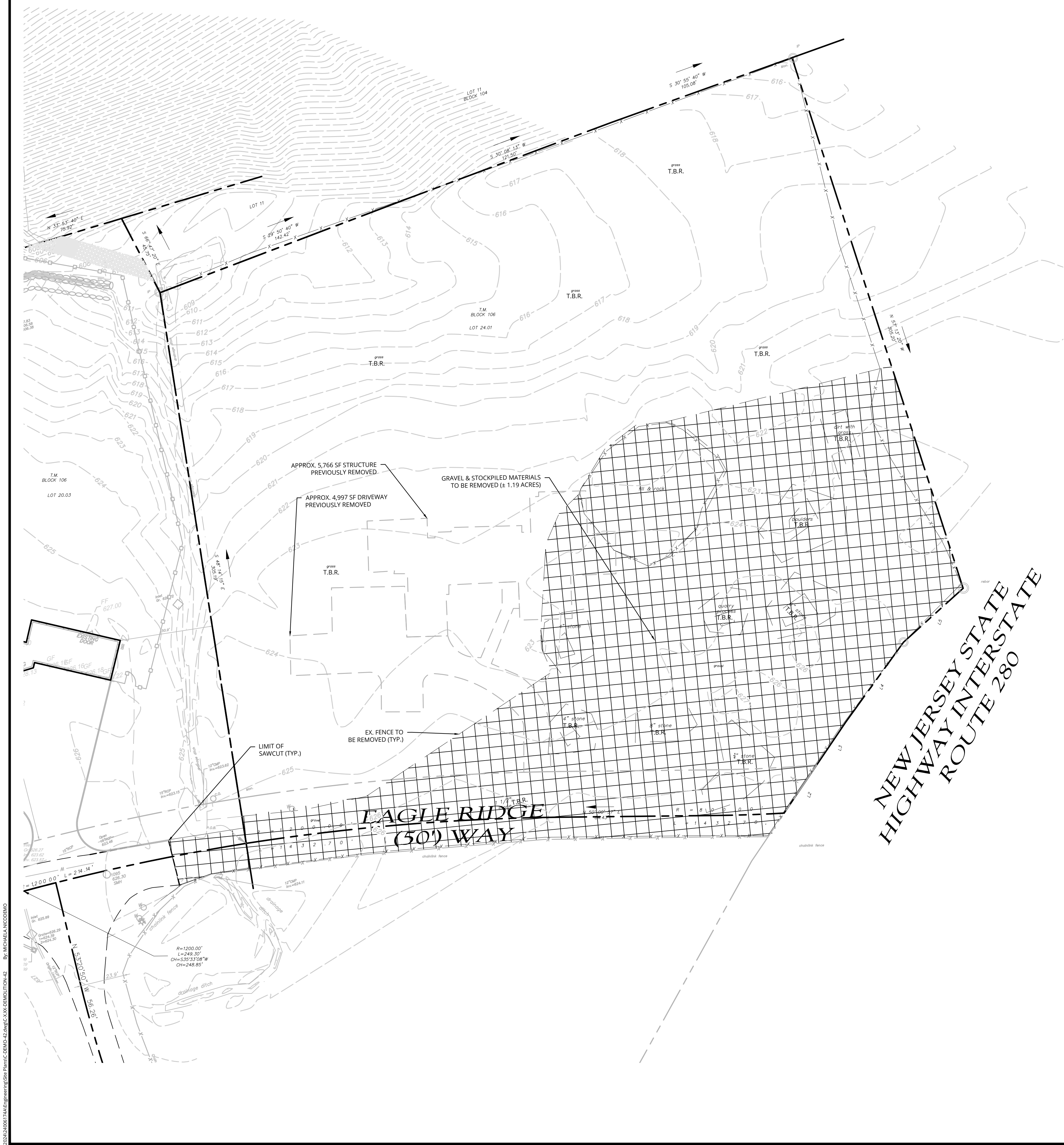
WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, INC. DOES
BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: 10/18/2024	DRAWN BY: MMN	CHECKED BY: JF
PROJECT NUMBER: 240061744		DRAWING NAME: C-CVER1-42	

COVER SHEET

SHEET NUMBER: 1 of 9

2024.04.09/1744/Engineering/Site Plans/DEM-02.dwg C:\XX\DEMOLITION-02 By: MICHAEL NICOSIMO



STEEP SLOPE CALCULATIONS

SLOPE	AREA	REDUCTION FACTOR	ADJUSTED AREA
0.00-9.99%	120,714 SF	1.0	120,714 SF
10.00-14.99%	99,754 SF	0.6	5,852 SF
15.00-19.99%	3,108 SF	0.4	1,243 SF
20.00-24.99%	191 SF	0.2	38 SF SF
25.00%+	851 SF	0.0	0 SF
TOTAL ADJUSTED AREA:			127,847 SF

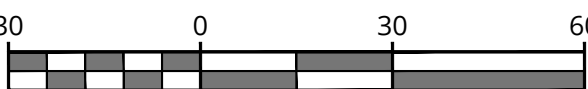
DEMOLITION NOTES

- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.) AND SHALL CONTACT DIG SAFE NY PRIOR TO COMMENCING ANY DEMOLITION/CONSTRUCTION.
- 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.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE 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 CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:
 - OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
 - NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL DIG SAFE NY FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 - 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.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - 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.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS 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.
 - 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 CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
- 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.
- 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 ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE 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.
- 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.
- CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE

- DRAINAGE.
- CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
 - DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DERIVED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
 - THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR 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.
 - 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.
 - 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.
 - 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 STATE, FEDERAL, 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.
 - 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.
 - 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 DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
 - GC IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT, DRAINAGE STRUCTURES, ETC. WHICH ARE TO REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.

LEGEND

- = ITEMS TO BE REMOVED
- = ITEMS TO REMAIN
- - - = SAWCUT LINE
- T.B.R. = TO BE REMOVED
- X/X/X = GRAVEL AREA TO BE REMOVED
- /// = PAVEMENT TO BE REMOVED



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

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DESCRIPTION
REVISED TO PROVIDE ADDITIONAL DETAIL
REVISED GRADING

Jesse Cokeley
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GES4006
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24624798550

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

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Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
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SCALE: AS SHOWN DATE: 10/18/2024 DRAWN BY: MMN CHECKED BY: JF

PROJECT NUMBER: 24006174A DRAWING NAME: C-DEMO-02

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

2 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024061001 1248 Engineering Site Plans C-LAY 42.dwg C:\XX\LAYOUT 42 By MICHAEL NICHOLSON

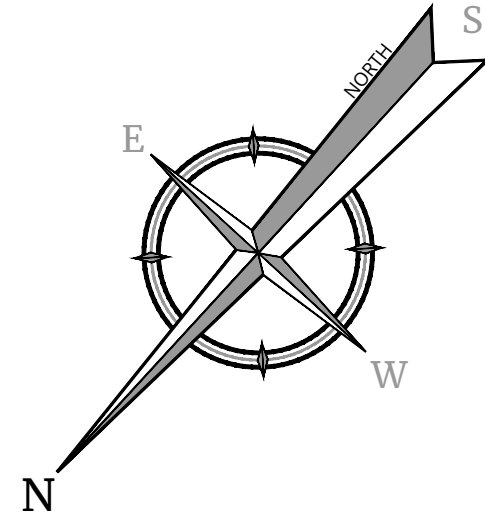
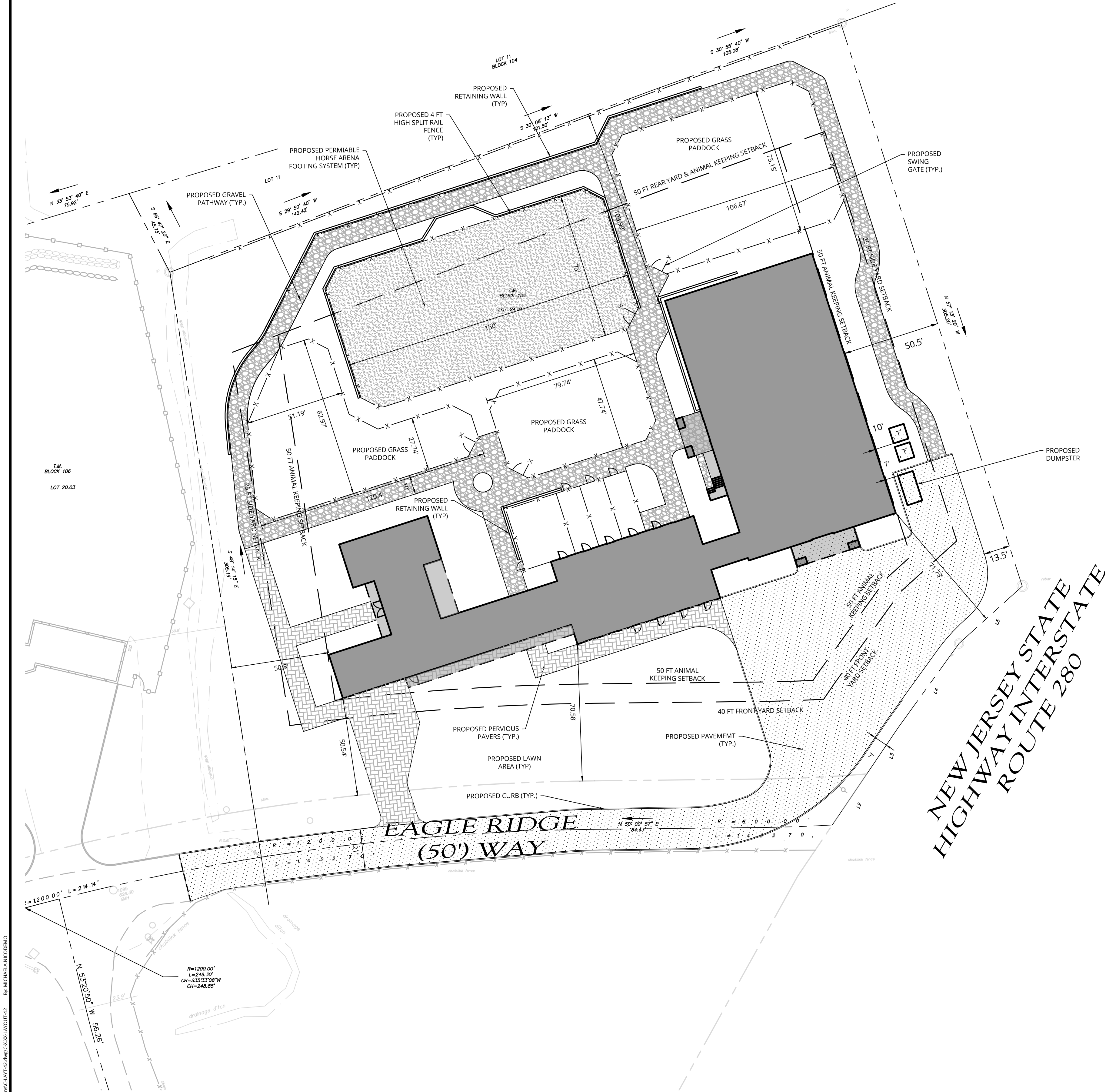


TABLE OF BULK REQUIREMENTS TOWNSHIP OF WEST
ORANGE, ZONE: R-1 (ONE-FAMILY DWELLINGS ON 80,000 SF
LOTS)

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

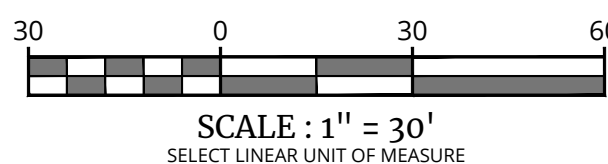
1 (W) = WAIVER

§ 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

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PRELIMINARY & FINAL
MAJOR SITE PLAN

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

TOWNSHIP OF WEST
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SCALE: AS SHOWN
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DRAWING NAME: C-LAY1-42

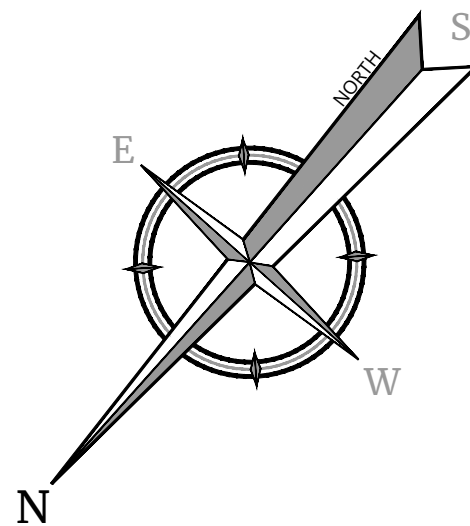
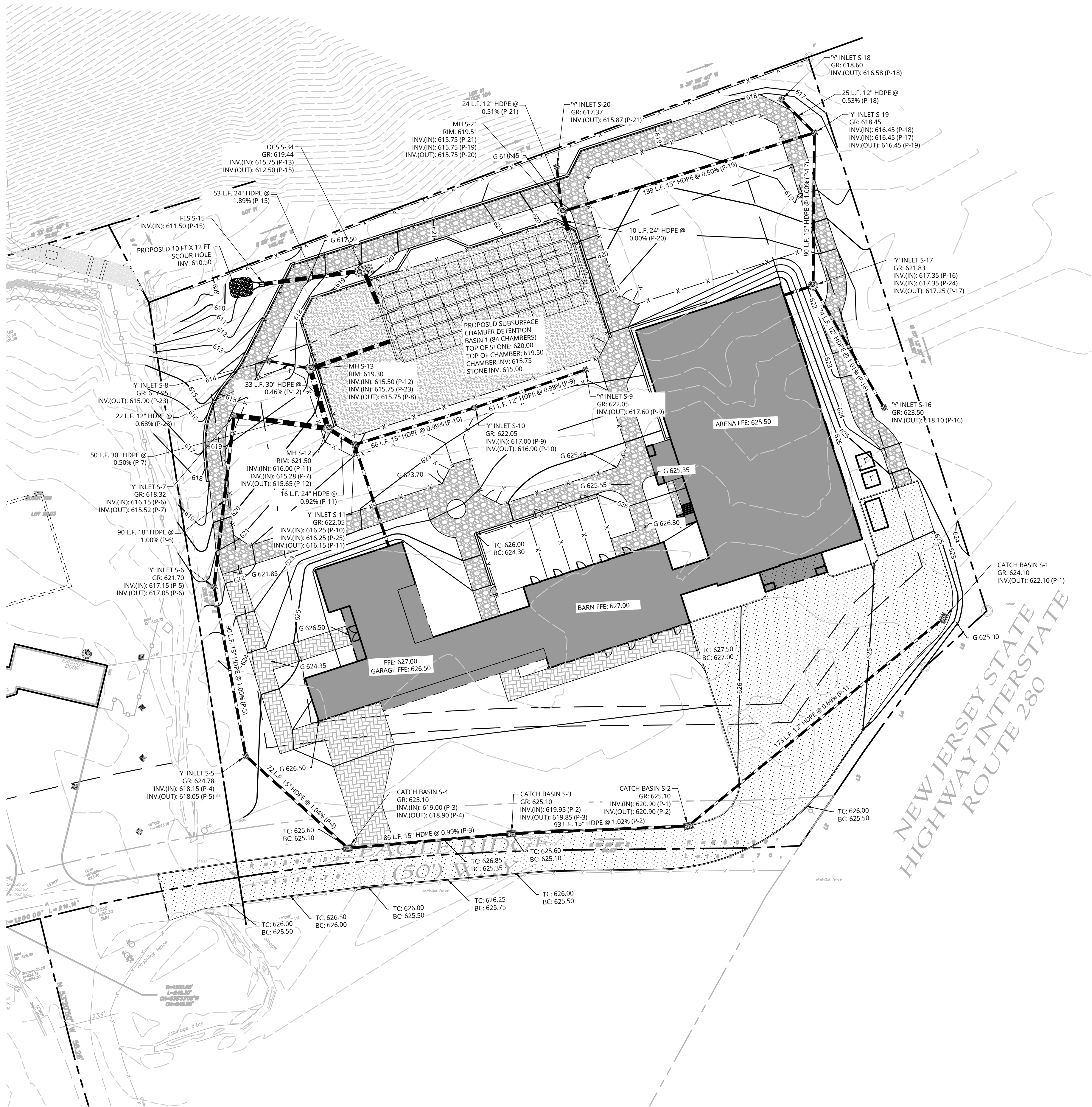
LAYOUT PLAN

SHEET NUMBER:

3 of 9

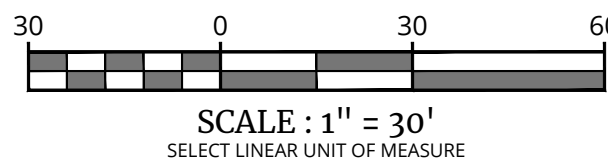
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024.04.01 1446 Engineering Site Plans C-GRAD1-42.dwg C:\XX\GRADING By MICHAEL NICOSIMO



SOIL MOVEMENT CALCULATION		
	CUT	FILL
GRADING	272 CY	10,840 CY
STORMWATER MANAGEMENT	290 CY	0 CY
NET		10,278 CY

EXISTING		LEGEND	PROPOSED	
12+00		TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00	
12+00		RIGHT OF WAY LINE	12+00	
FACE		PROPERTY LINE	FACE	
BACK		EDGE OF PAVEMENT	BACK	
		CURB		
		DEPRESSED CURB		
		SIDEWALK		
		FENCES		
		TREELINE		
		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		
x G 29.0		SPOT ELEVATION	x G 29.0	
x TC 29.0		DIRECTION OF OVERLAND FLOW	x TC 29.0	
x BC 29.0		TOP OF CURB ELEVATION	x BC 29.0	
		BOTTOM OF CURB ELEVATION	x TDC 29.0	
		TOP OF DEPRESSED CURB ELEVATION		



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REV	DATE	DESCRIPTION	DRAWN BY
1	12/20/24	REVISED TO PROVIDE ADDITIONAL DETAIL	MMN
2	7/1/25	REVISED GRADING	MMN

Jesse Cokeley

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LICENSE NUMBER: GE54006

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N.J. C.O.A. #: 24CA27986500

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

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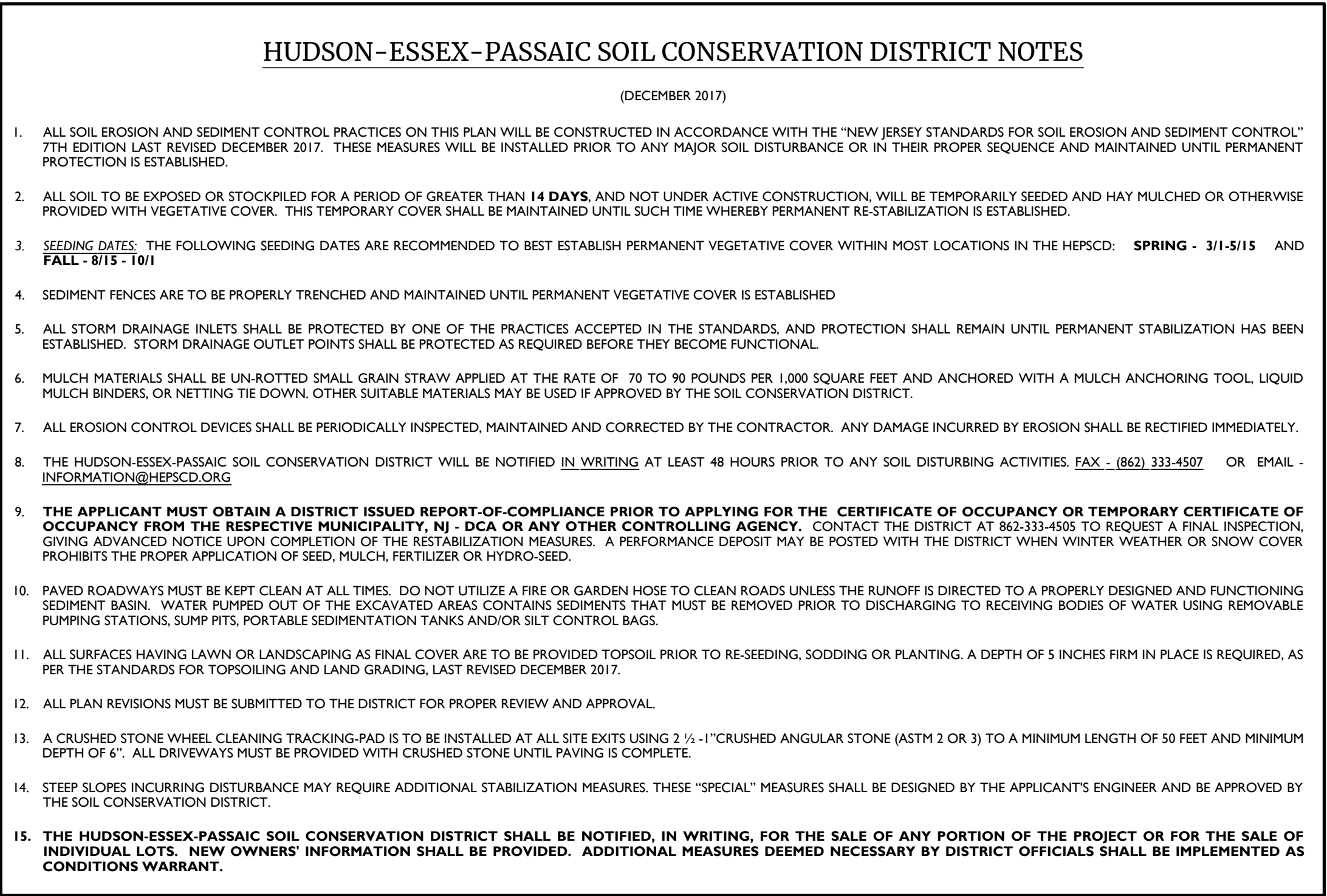
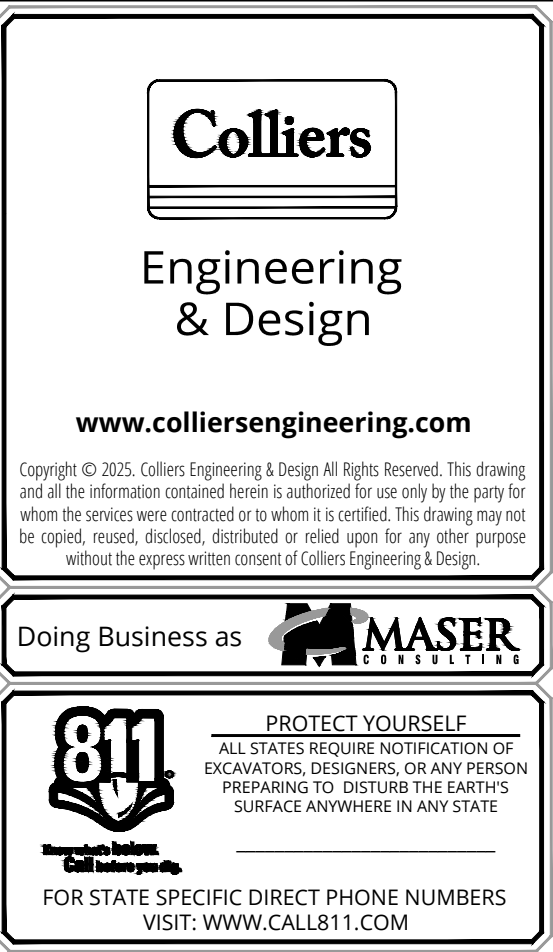
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24006174A	C-GRAD1-42		

SHEET TITLE:

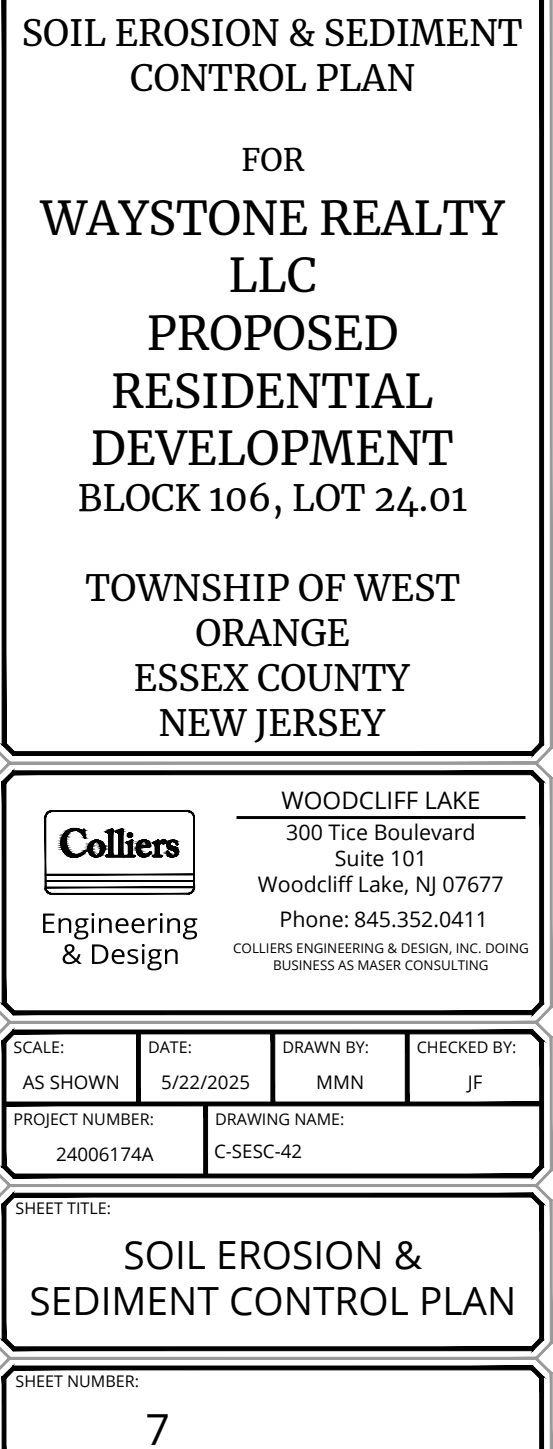
GRADING & DRAINAGE PLAN

SHEET NUMBER:	4 of 9
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

