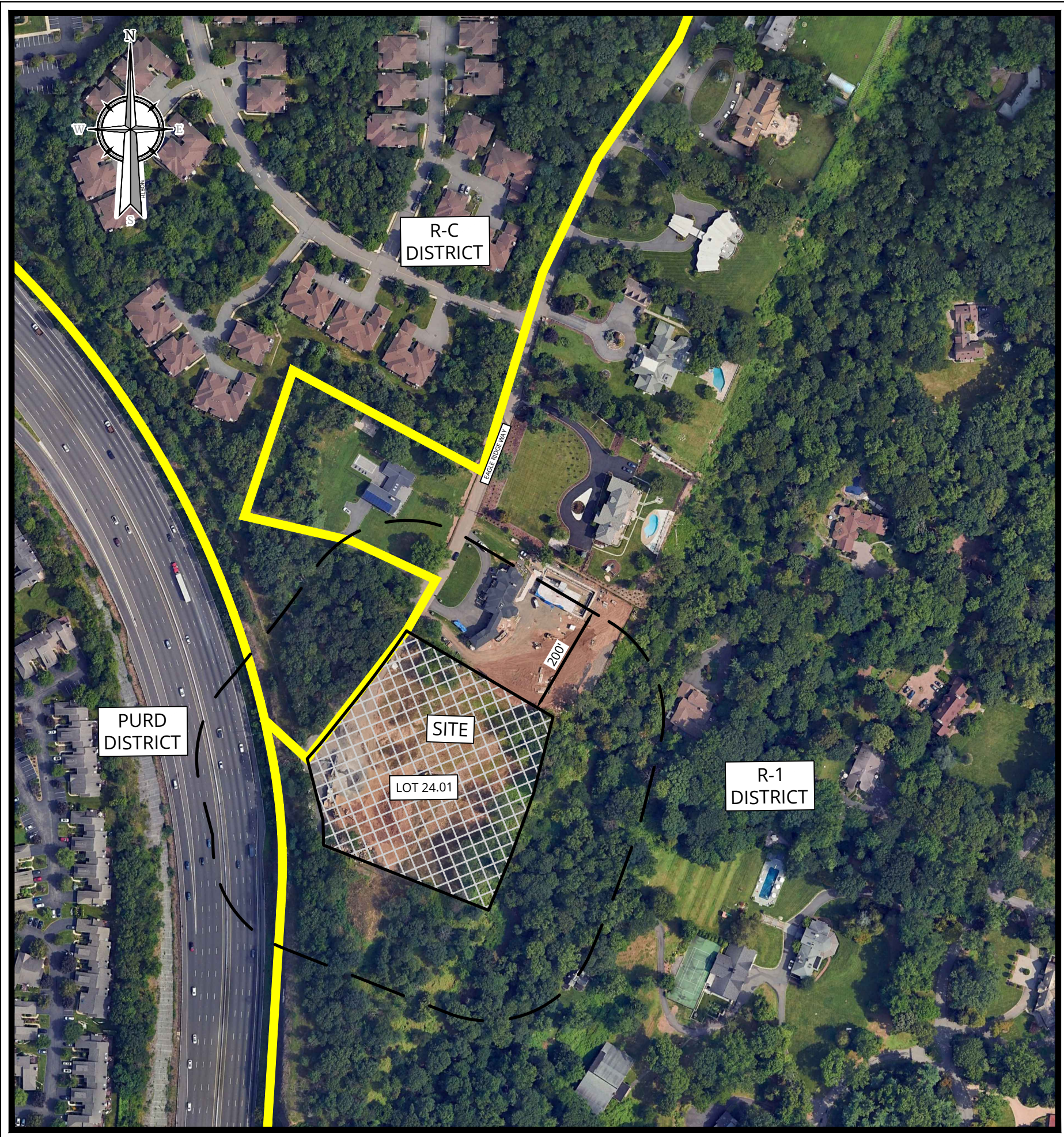


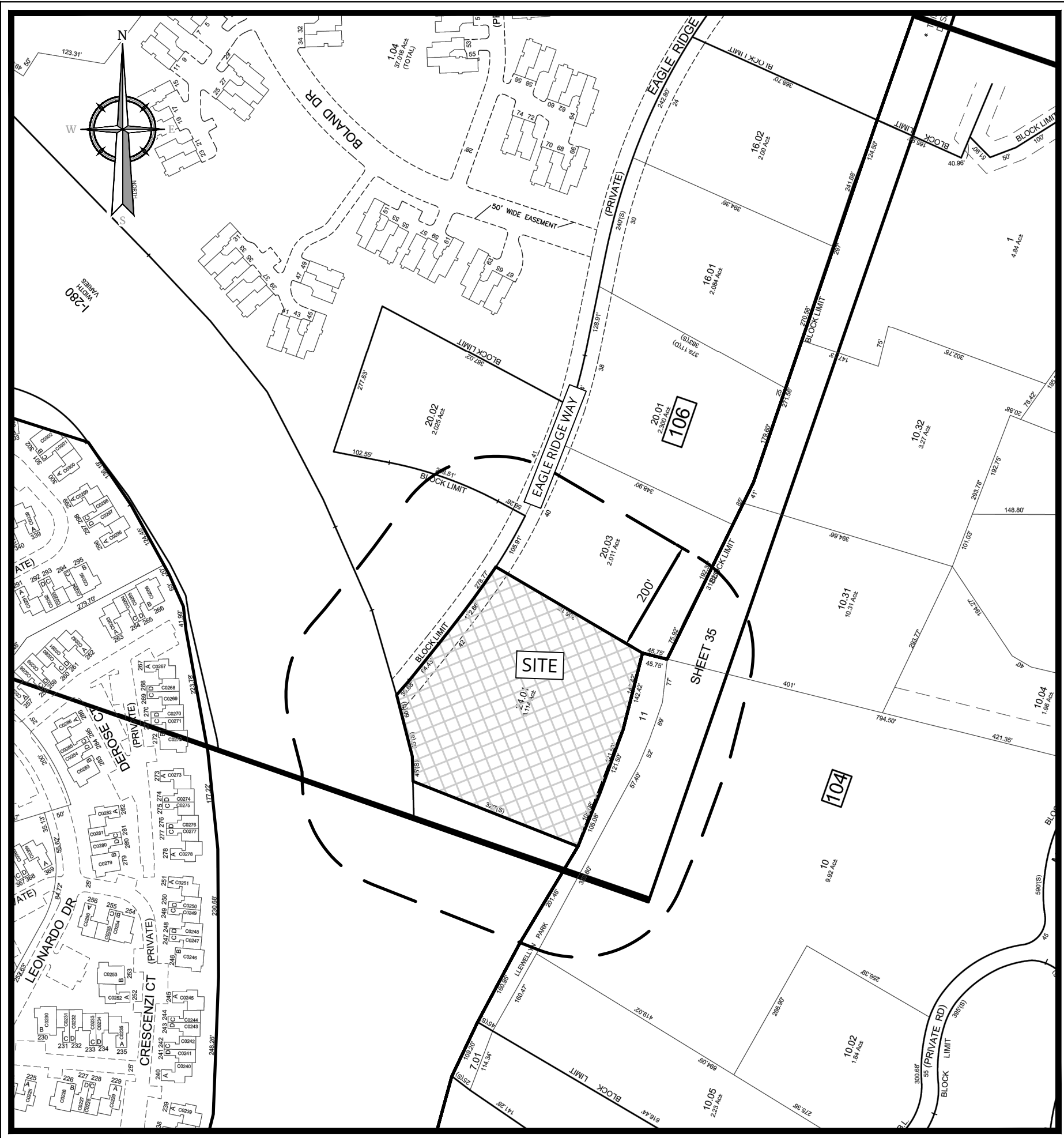
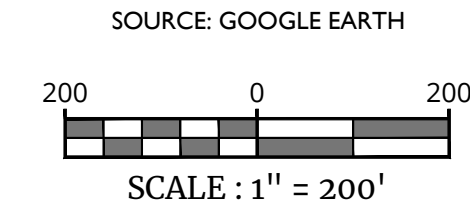
PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
42 EAGLE RIDGE WAY
WAYSTONE REALTY LLC
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 106, LOT 24.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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	

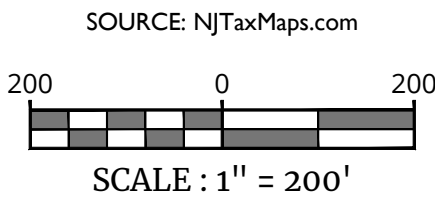
PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
TOWNSHIP ENGINEER	DATE



AERIAL MAP



TAX & ZONING MAP



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

Engineering & Design

www.colliersengineering.com

Copyright © 2025, 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, 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

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

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

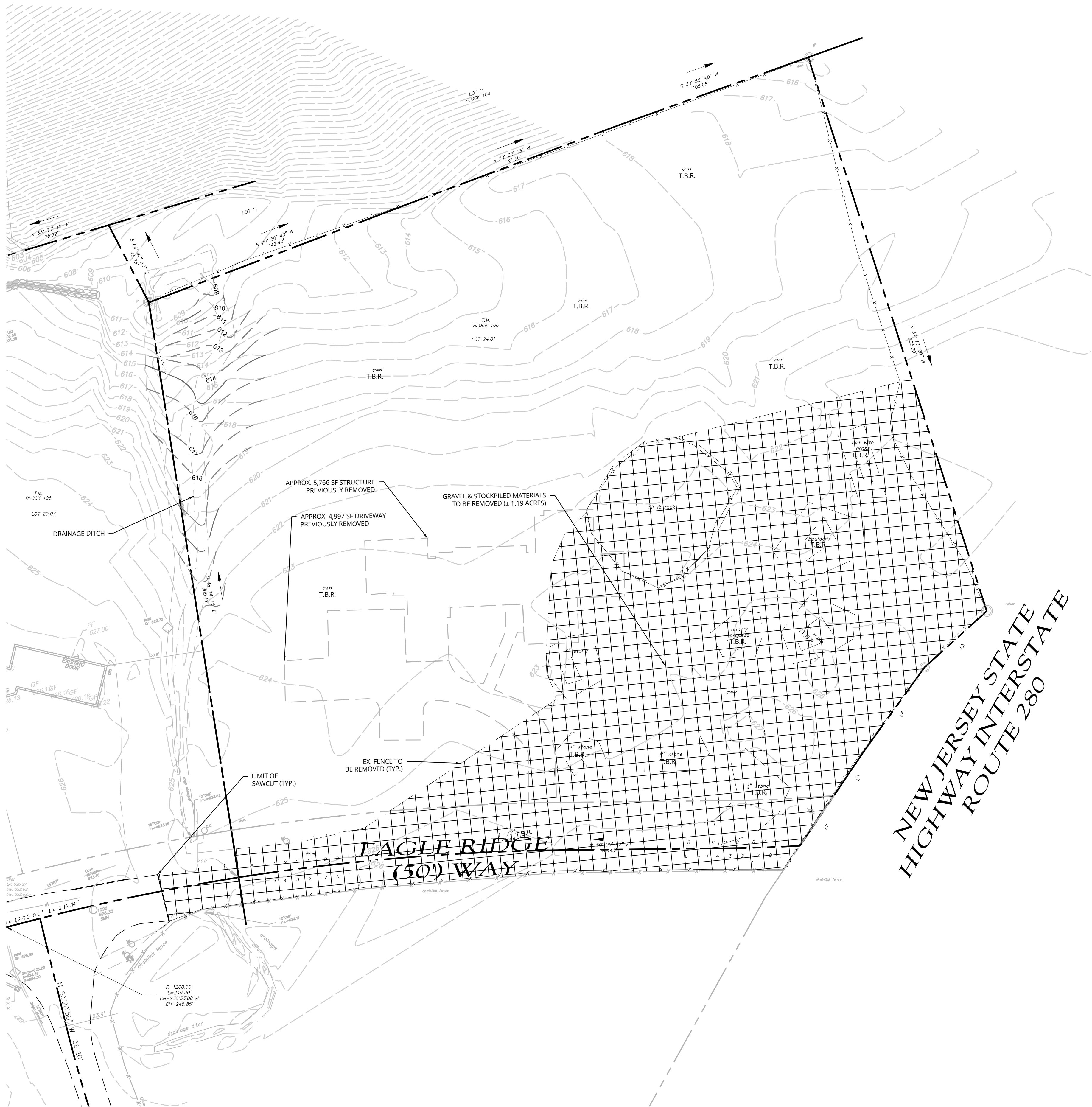
SCALE: AS SHOWN	DATE: 10/18/2024	DRAWN BY: MMN	CHECKED BY: JF
PROJECT NUMBER: 24006174A	DRAWING NAME: C-COVER1-42		

SHEET TITLE: COVER SHEET
SHEET NUMBER: 1 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20240300174A\Engineering\Site Plans\COVER1-42.dwg C:\XX-42 EWR COVER.DWG BY: MICHAEL ANICIC 10/18/2024

2024030001/2448/Engineering/Site Plans/DEM-02.dwg C:\XX-DEMOLITION-02 By: MICHAELA NICOLINO



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

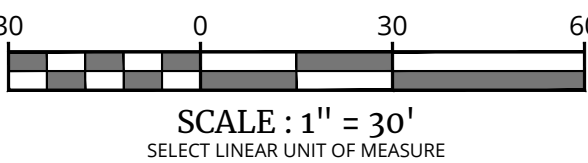
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.) AND SHALL CONTACT DIG SAFE NY PRIOR TO COMMENCING ANY DEMOLITION/CONSTRUCTION.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING 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



Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2025, 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
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.

2. 7/1/25. MMN. REVISED GRADING.

3. 12/20/25. MMN. REVISED PER GEOTECHNICAL INVESTIGATION.

Jesse Cokeley

NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GES4006
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A.#: 246242798550

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-DEMO-02.

SHEET TITLE: DEMOLITION PLAN

SHEET NUMBER: 2 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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

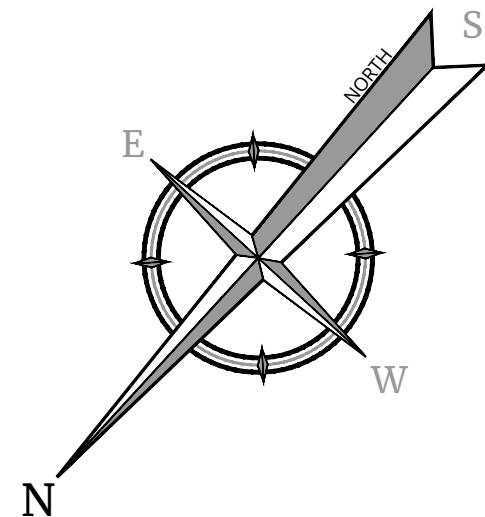
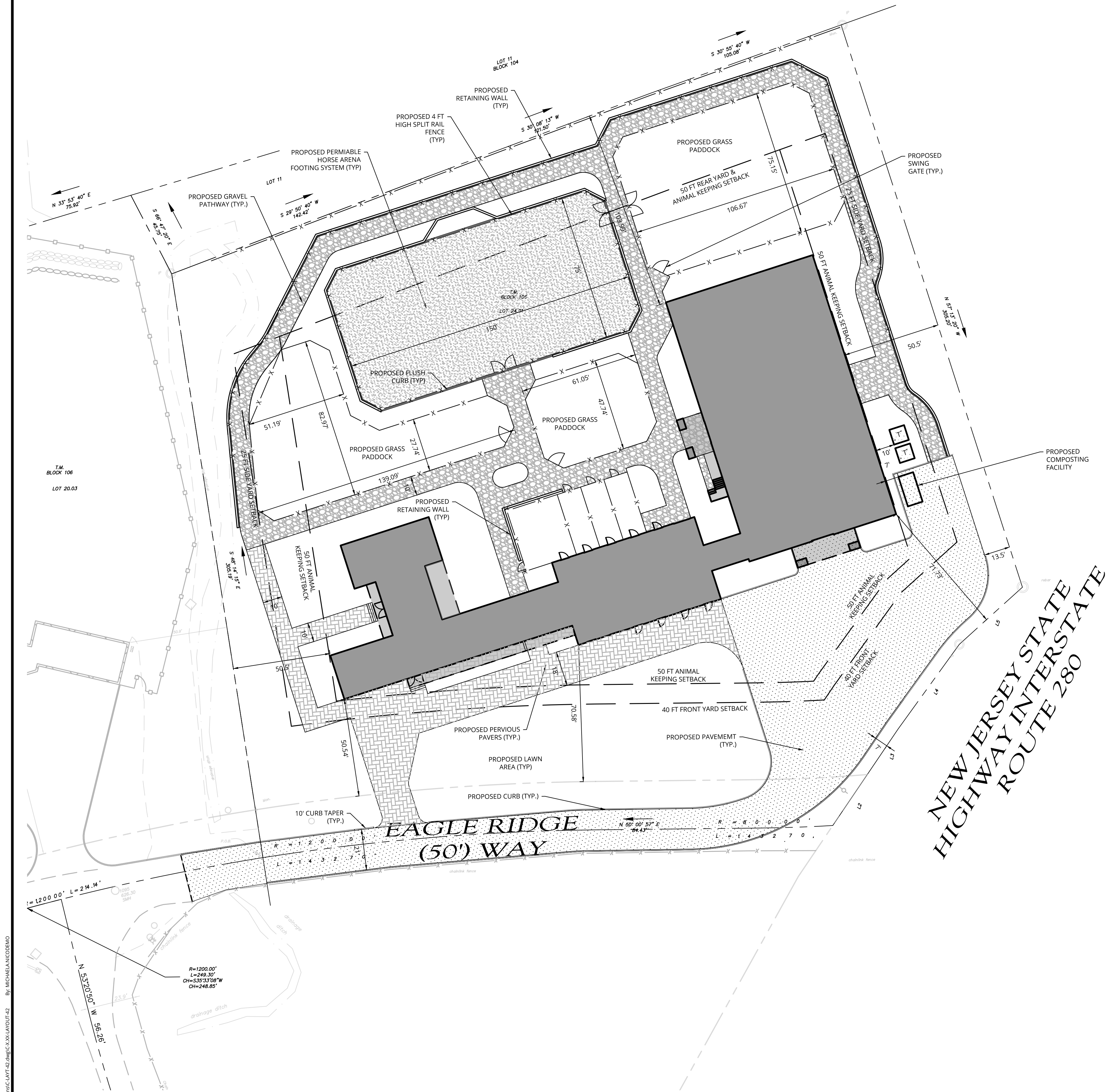


TABLE OF BULK REQUIREMENTS TOWNSHIP OF WEST ORANGE, ZONE: R-1 (ONE-FAMILY DWELLINGS ON 80,000 SF LOTS)

ITEM	PERMITTED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT	2½ STORIES / 35'	N/A	2 STORIES / 34.90'
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	PROPOSED

§ 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	4 (W)
MINIMUM SETBACK OF BUILDING HOUSING ANIMALS	50 FT	N/A	50.50 FT

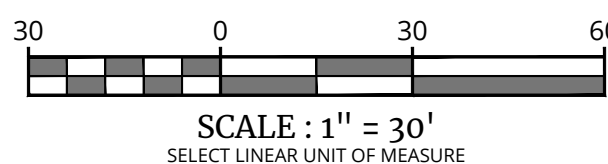
1 (W) = WAIVER

§ 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
	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	GRAVEL PATHWAY	
	PERVIOUS PAVERS	
	PERMISSIBLE HORSE FOOTING	
	PAVEMENT	



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

Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2025, 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	12/20/24	MMN	REVISED TO PROVIDE ADDITIONAL DETAIL
2	7/1/25	MMN	REVISED GRADING
3	12/02/25	MMN	REVISED PER GEOTECHNICAL INVESTIGATION

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

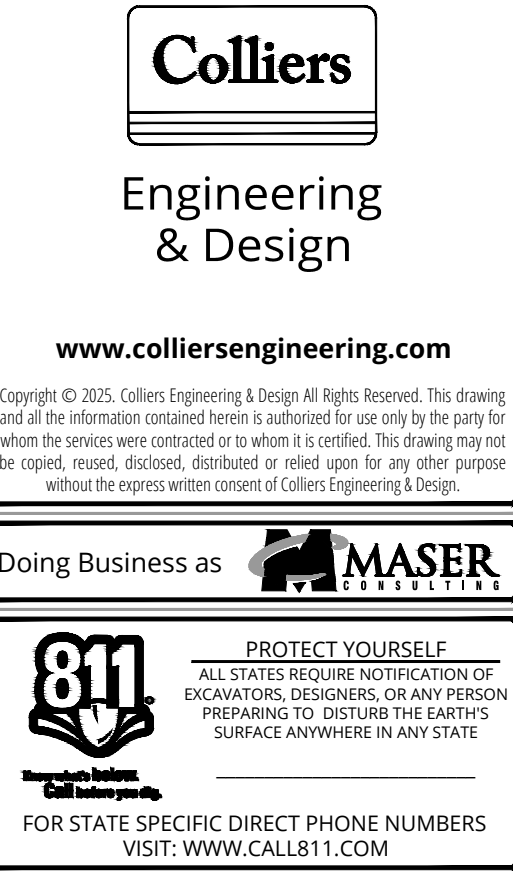
SCALE: AS SHOWN	DATE: 10/18/2024	DRAWN BY: MMN	CHECKED BY: JF
PROJECT NUMBER: 24006174A	DRAWING NAME: C-LAY1-42		

LAYOUT PLAN

SHEET NUMBER:

3 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



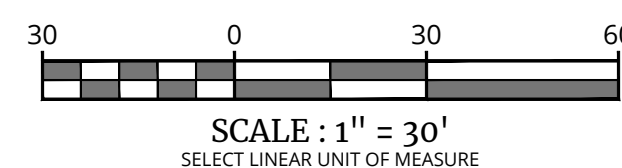
1. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS. PRIOR TO INSTALLATION, PLANT LOCATIONS AND PLANTING BED LIMITS SHALL BE IMPROVED TO THE FIELD UNDER THE DIRECTION OF THE OVERSEER OF LANDSCAPE ENGINEER.
2. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
3. LAWN AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN.
4. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESS, UTILITY POLES, OVERHEAD POWER LINES, OR WITHIN A STREET RIGHT-OF-WAY SHALL BE BRANCHED A MINIMUM OF 7'-0" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-0" ABOVE GRADE. TREES WITHIN A STREET RIGHT-OF-WAY OR SIGHT TRIANGLE SHALL NOT EXCEED 30' ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.
5. 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

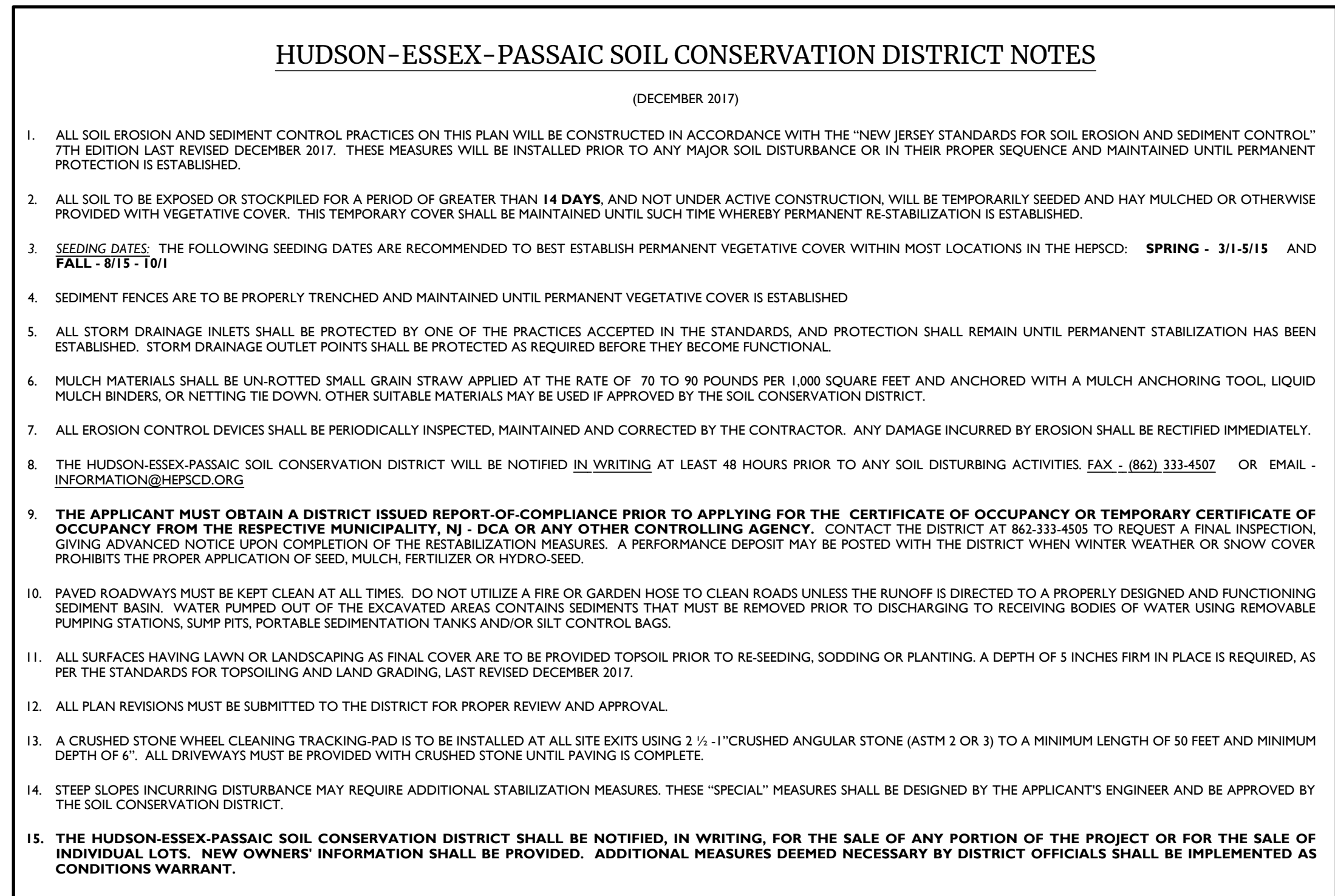
THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

PLANTING SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TREES & SHRUBS					
APP	12	MALLUS '4 WAY'	4 WAY APPLE TREE	12'	B & B
CA	164	CLETHRRA ALINFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERS MEET	4-6' x 3-5'	CONTAINER
HOR	3	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	14'	B & B
HPL	43	HYDRANGEA PANICULATA 'PHANTOM'	PHANTOM HYDRANGEA	36"-42"	CONTAINER
IOC	48	ILEX GLABRA 'GEM BOX'	COMPACT INKBERY HOLLY	5 GALLON	CONTAINER
ICS	97	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	4-5'	CONTAINER
MAP	19	ACER SACCHARUM	SUGAR MAPLE	14'	B & B
VPT	29	VIBURNUM OPULUS	SNOWBALL VIBURNUM	8-10' x 10-15'	CONTAINER
YOS	13	SNOWDRIFT CRABAPPLE	SNOWDRIFT CRABAPPLE	15-20" x 15-20"	B & B
BNH	4	BETULIA NIGRA 'HERITAGE'	HERITAGE BIRCH	15-20" x 15-20"	B & B
GT	3	GLADISTIA TRI INERMIS	THORNLESS HONEY LOCUST	15-20" x 15-20"	B & B
500 PERENNIALS AND SMALL SHRUBS - 75% NATIVE PERENNIALS & 25% NONINVASIVE PERENNIALS					
13	-	IRIS SIBERICA 'CEASARS BROTHER'	SIBERIAN IRIS	2 GALLON	CONTAINER
51	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	2 GALLON	CONTAINER
63	-	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	2 GALLON	CONTAINER
PASTURE MIX					
-	-	ERNMIX-156 MIX 'C'	LOW GROWING WILDFLOWER & GRASS MIX	-	-



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

R. MICHAEL A. NICCOLEMO

[illegible]


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

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

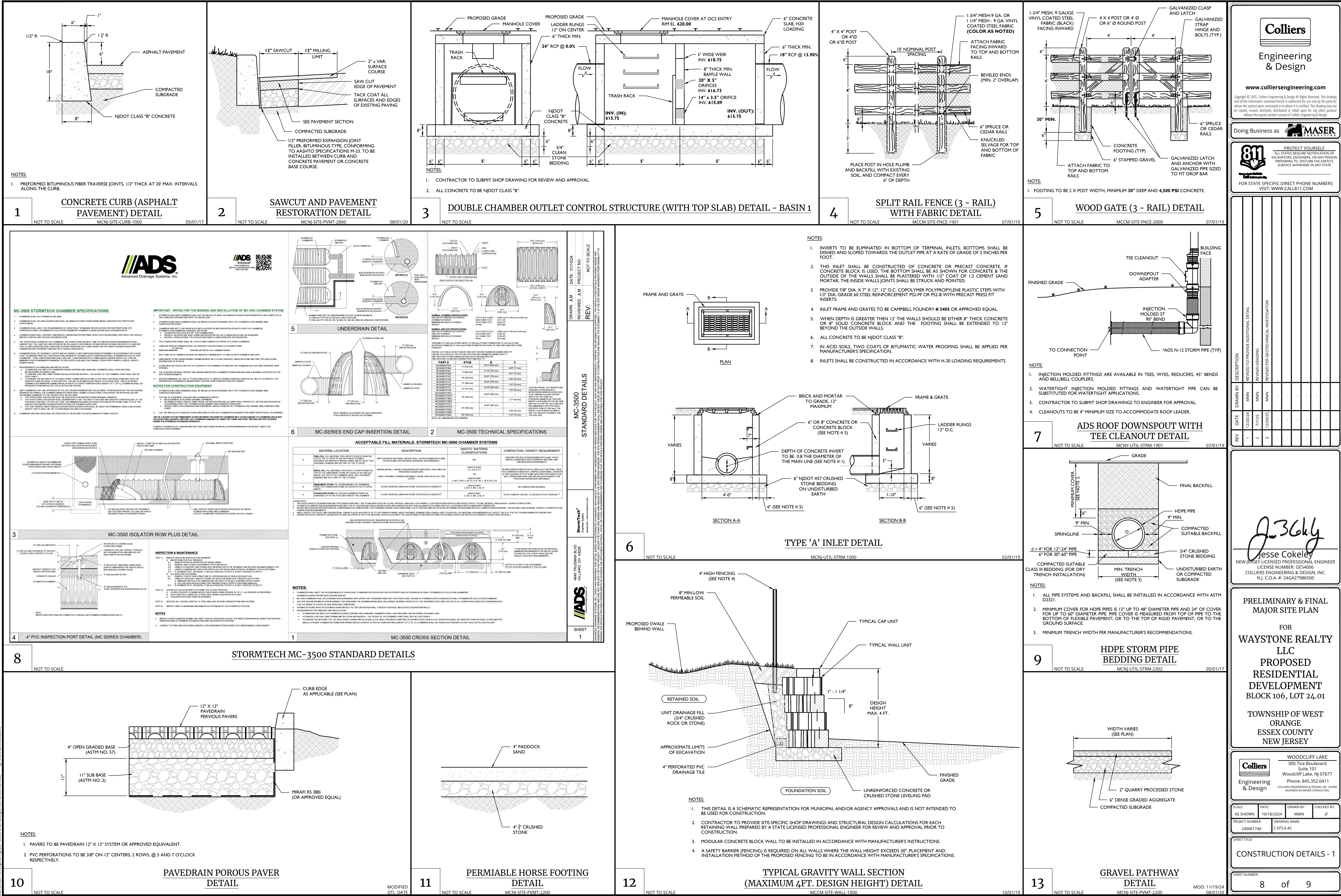
SCALE: AS SHOWN	DATE: 10/18/2024	DRAWN BY: MMN	CHECKED BY: JF
PROJECT NUMBER: 24006174A		DRAWING NAME: C-SESC-42	

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

Copyright © 2025, 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

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

DATE	DESCRIPTION	DRAWN BY	REVIEWED BY	DATE	DESCRIPTION	DRAWN BY	REVIEWED BY
12/20/24	REVISED TO PROVIDE ADDITIONAL DETAIL	MMN		12/20/24	REVISED TO PROVIDE ADDITIONAL DETAIL	MMN	
7/1/25	REVISED GRADING	MMN		7/1/25	REVISED GRADING	MMN	
1/20/25	REVISED PER GEOTECHNICAL INVESTIGATION	MMN		1/20/25	REVISED PER GEOTECHNICAL INVESTIGATION	MMN	

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-DTL5-42

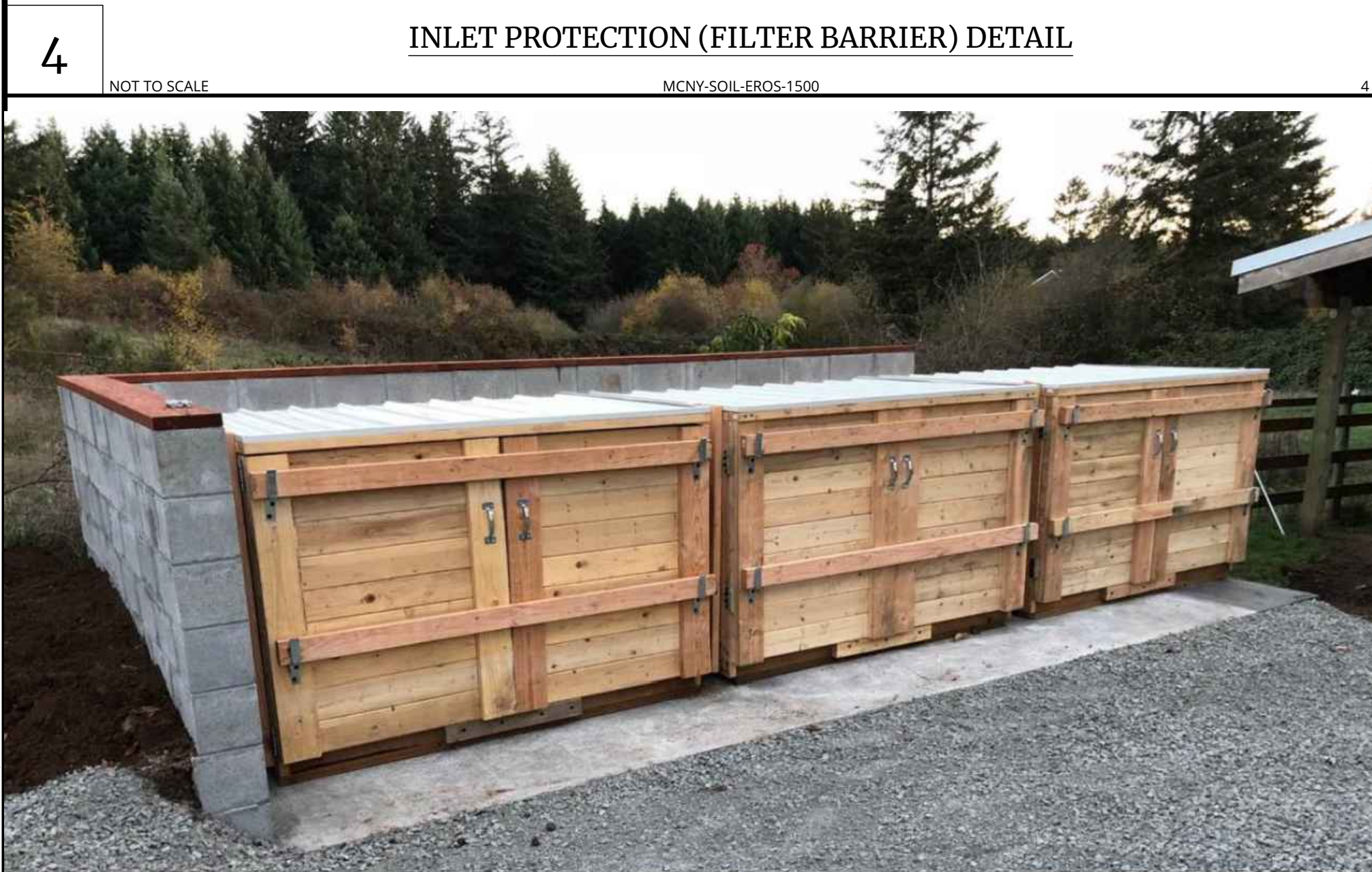
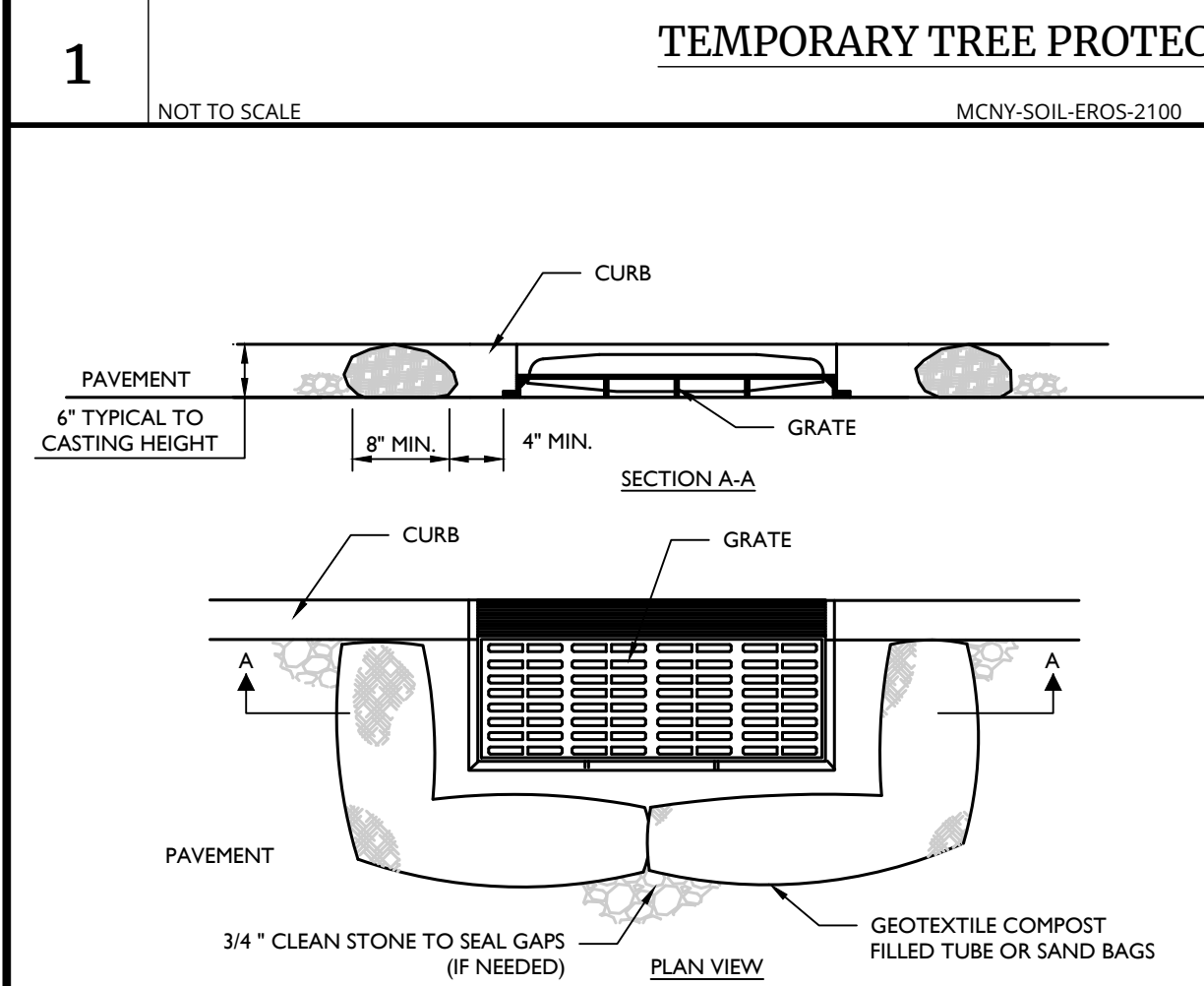
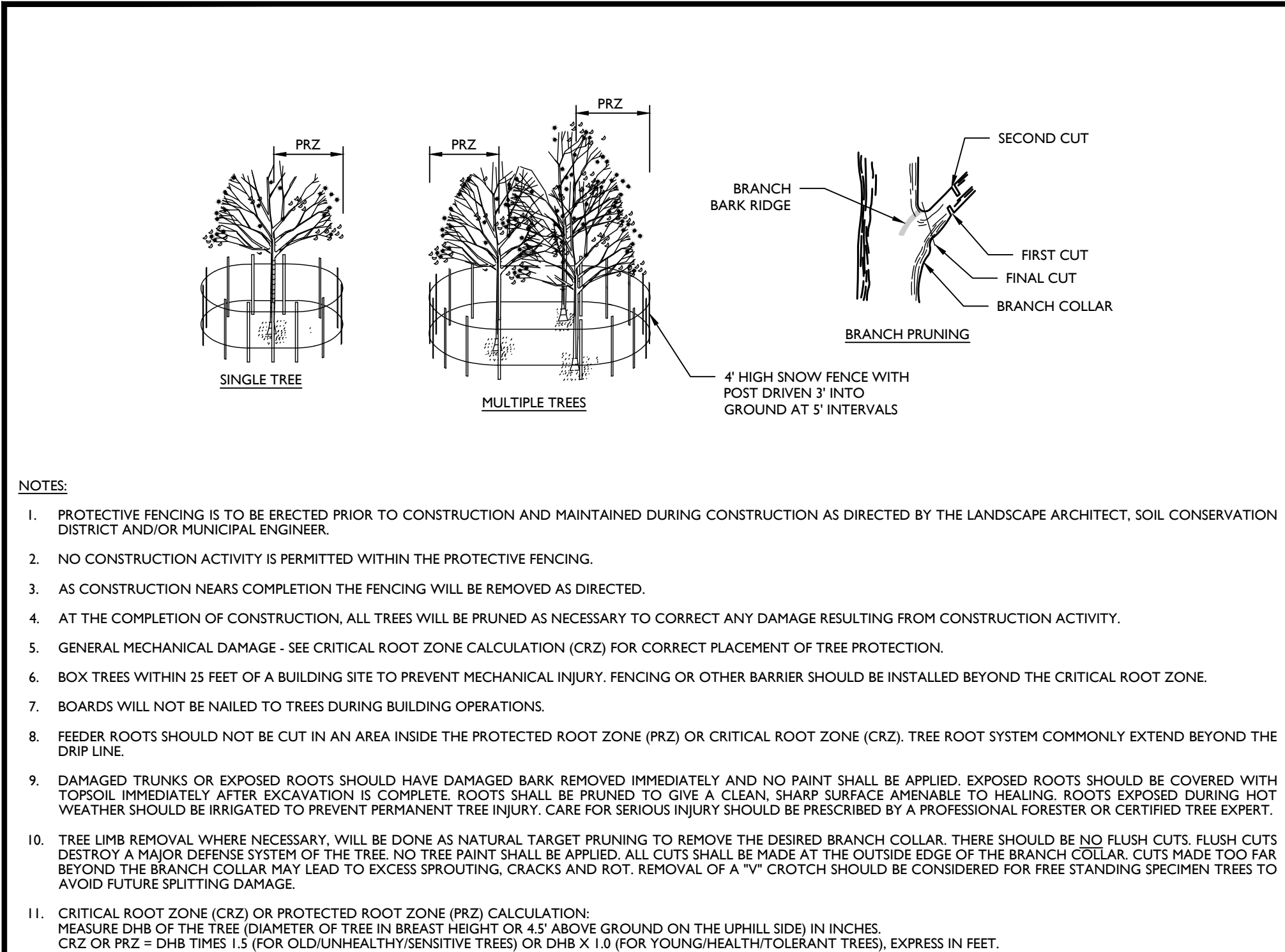
SHEET NUMBER: 8 of 9

CONSTRUCTION DETAILS - 1

SHEET NUMBER:

2024/01/01 12:45 Engineering/Size/Plan/DTL5-42.dwg C:\X\B\B\DWG DETAILS By: MICHAEL NICOLASO

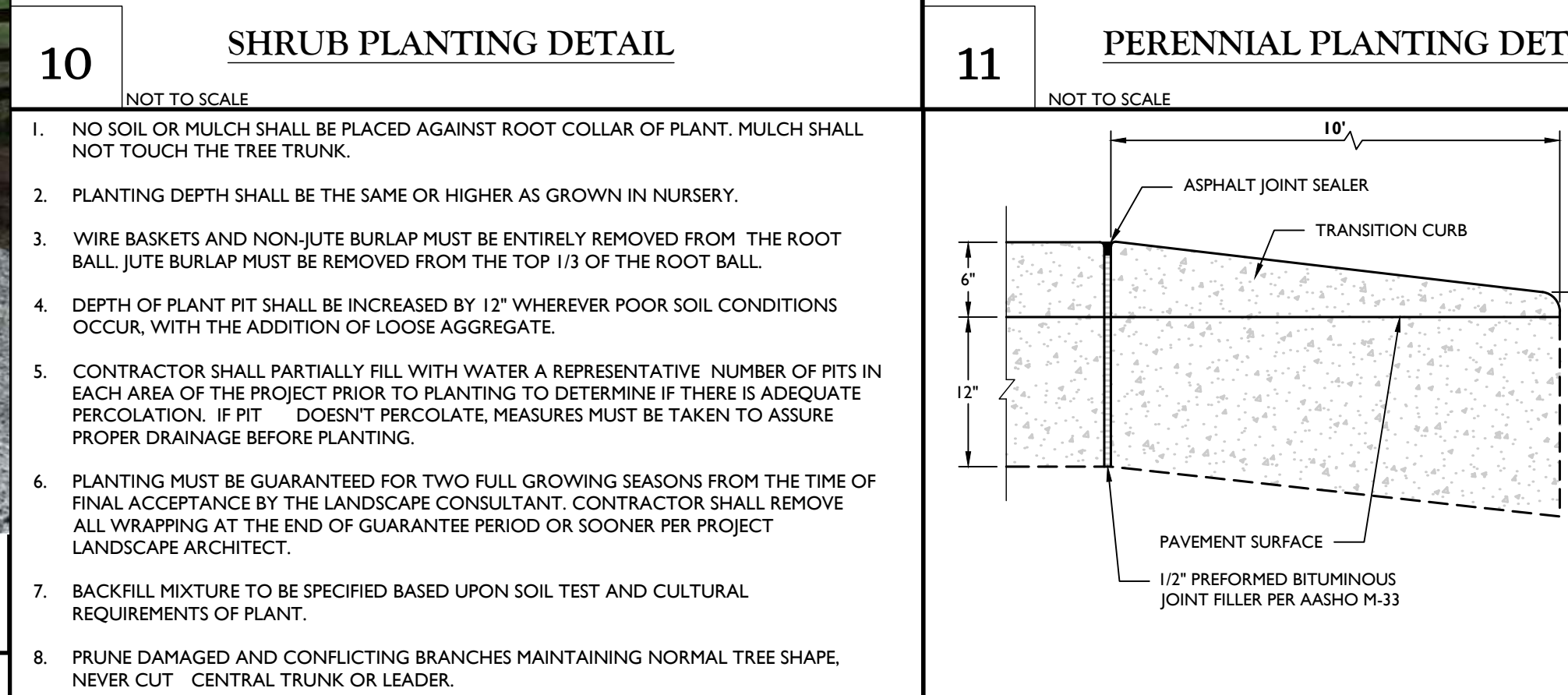
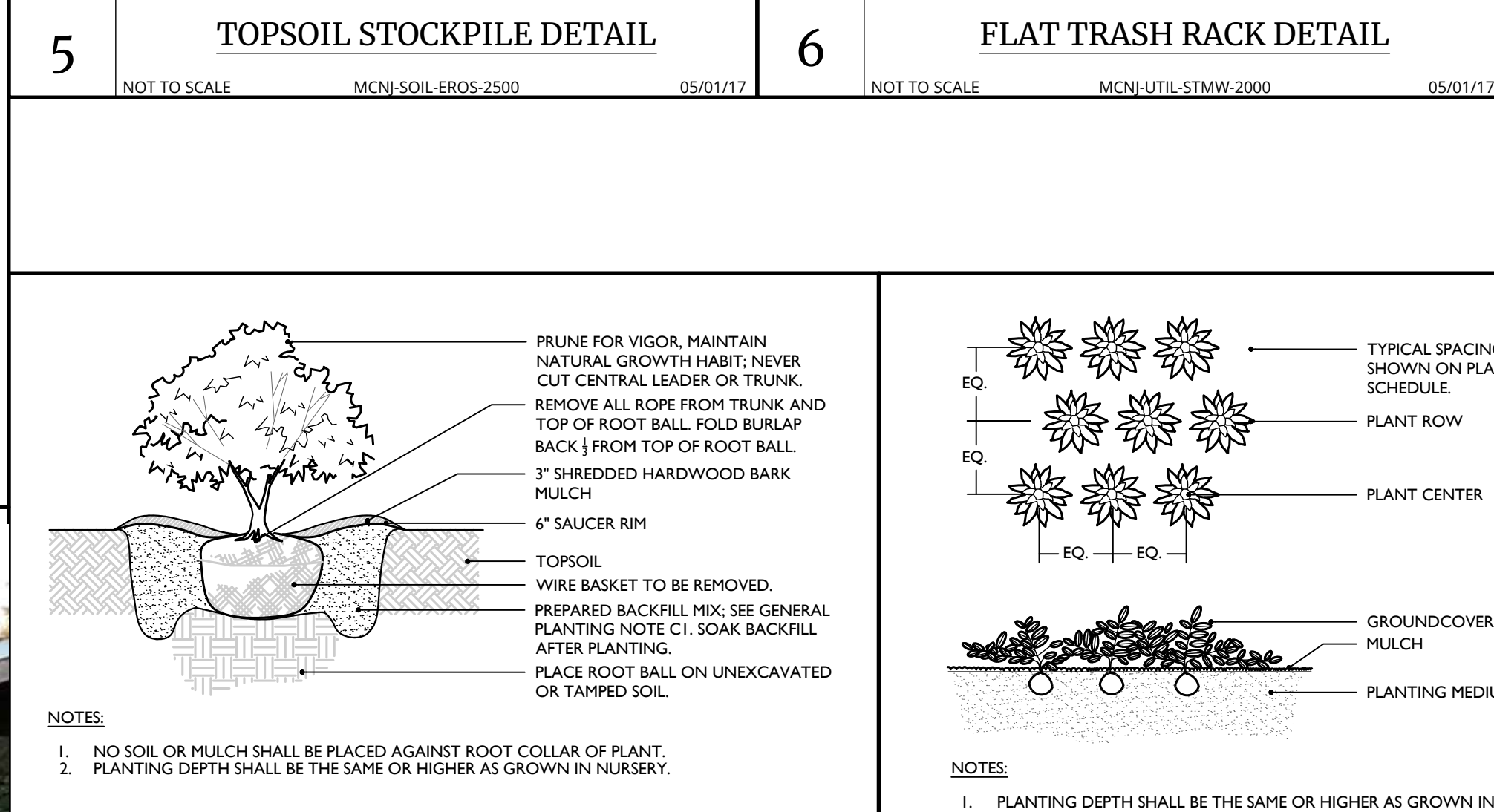
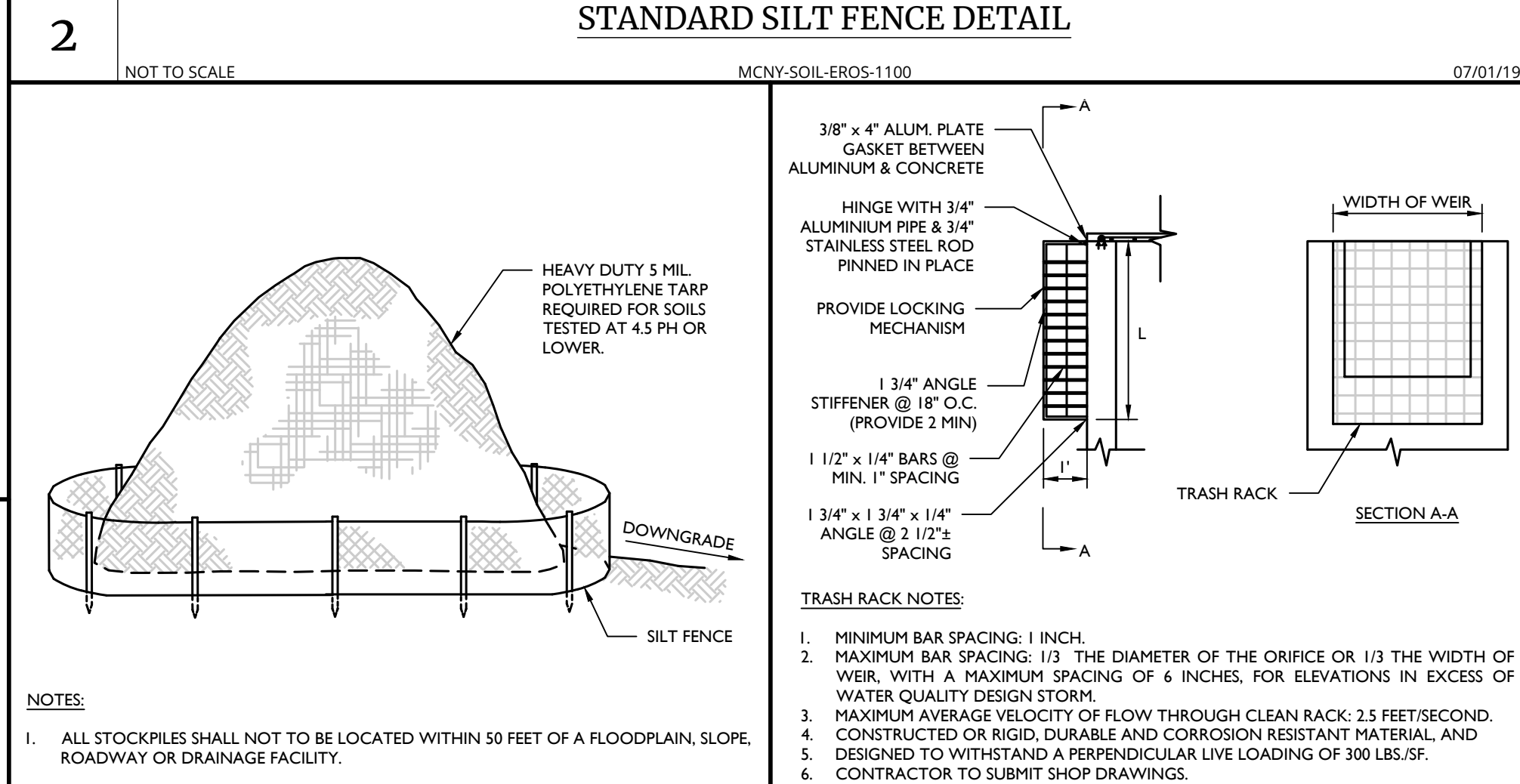
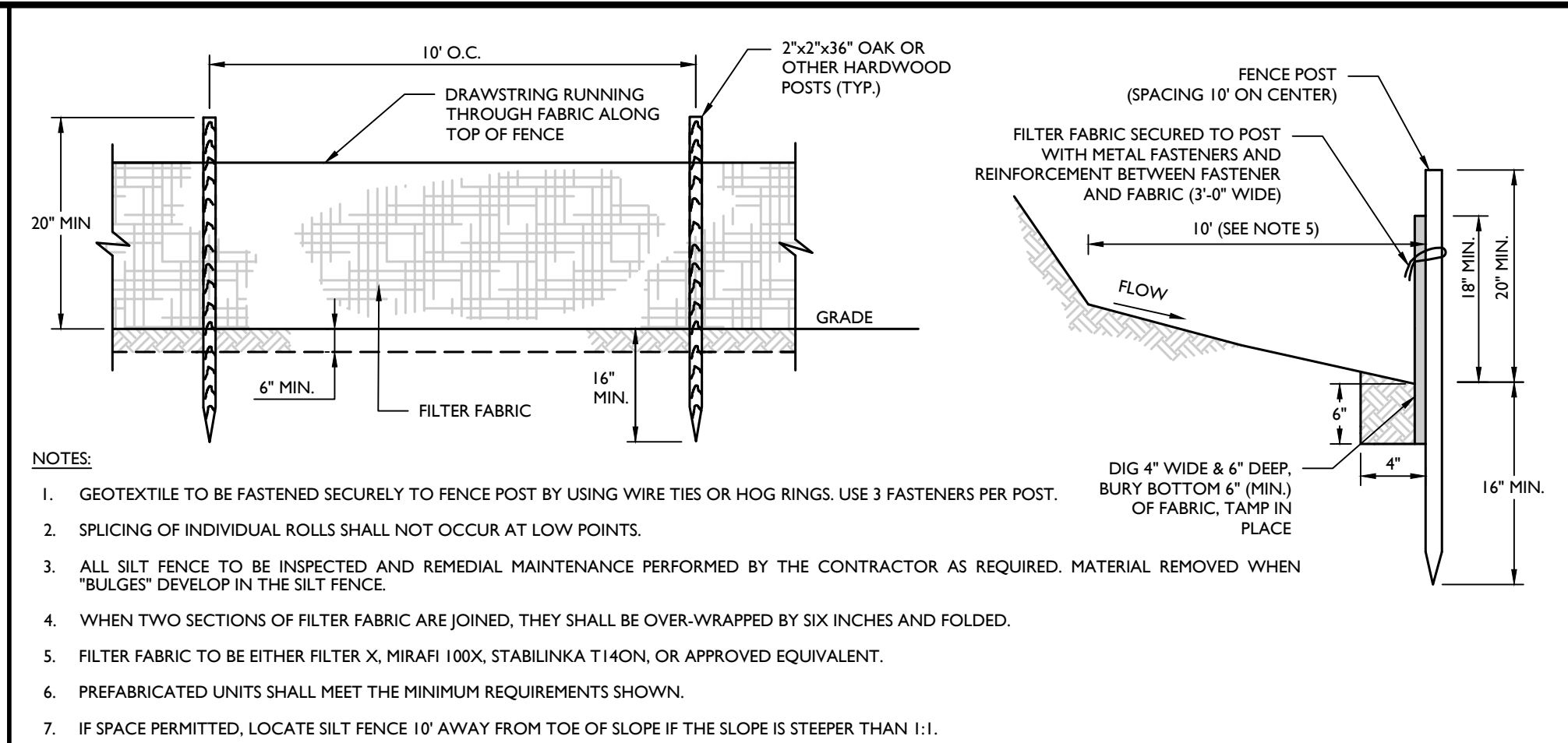
MOD: 11/19/24
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



COMPOSTING FACILITY DETAIL

MCNY-SOIL-EROS-1000 07/01/19

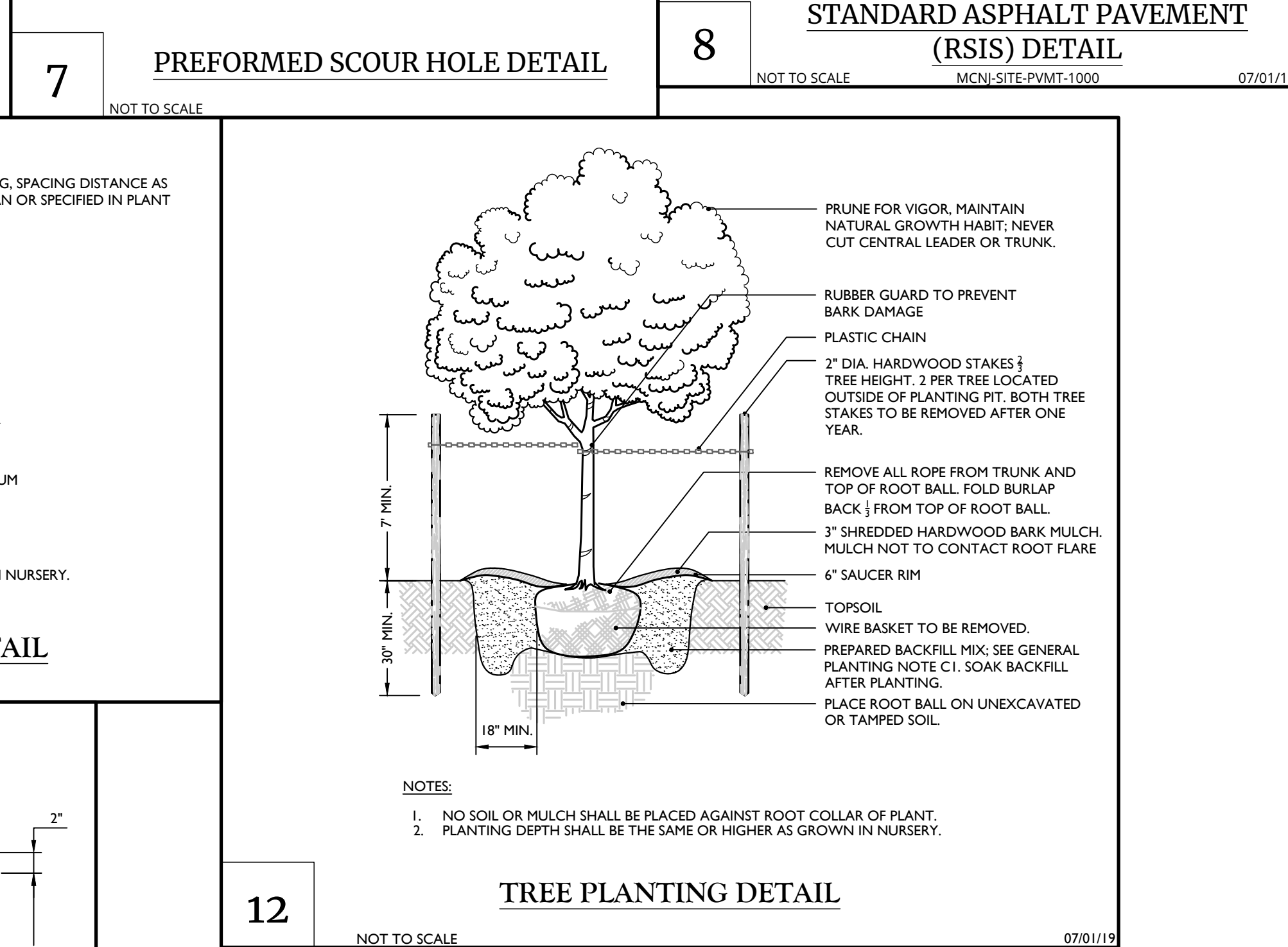
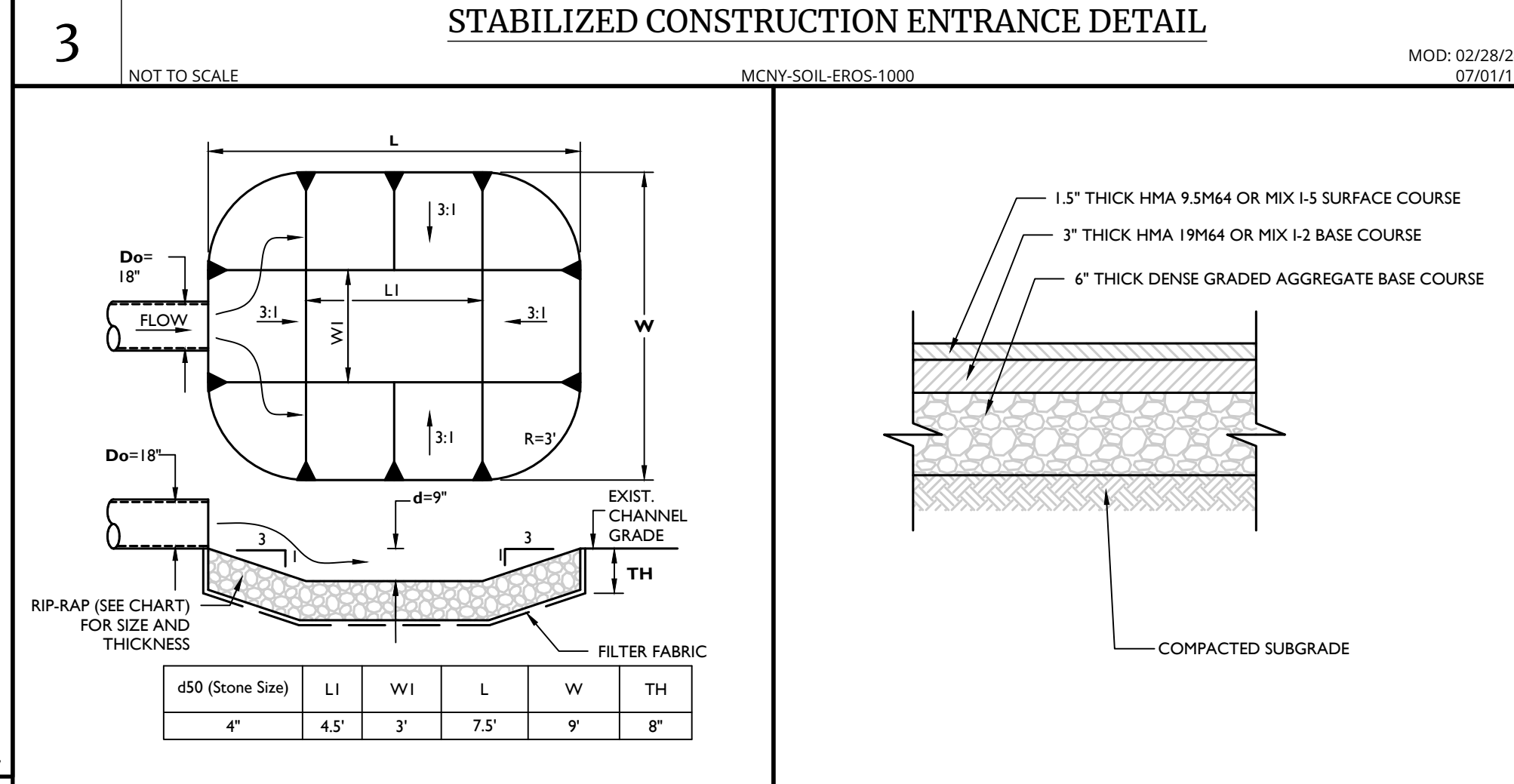
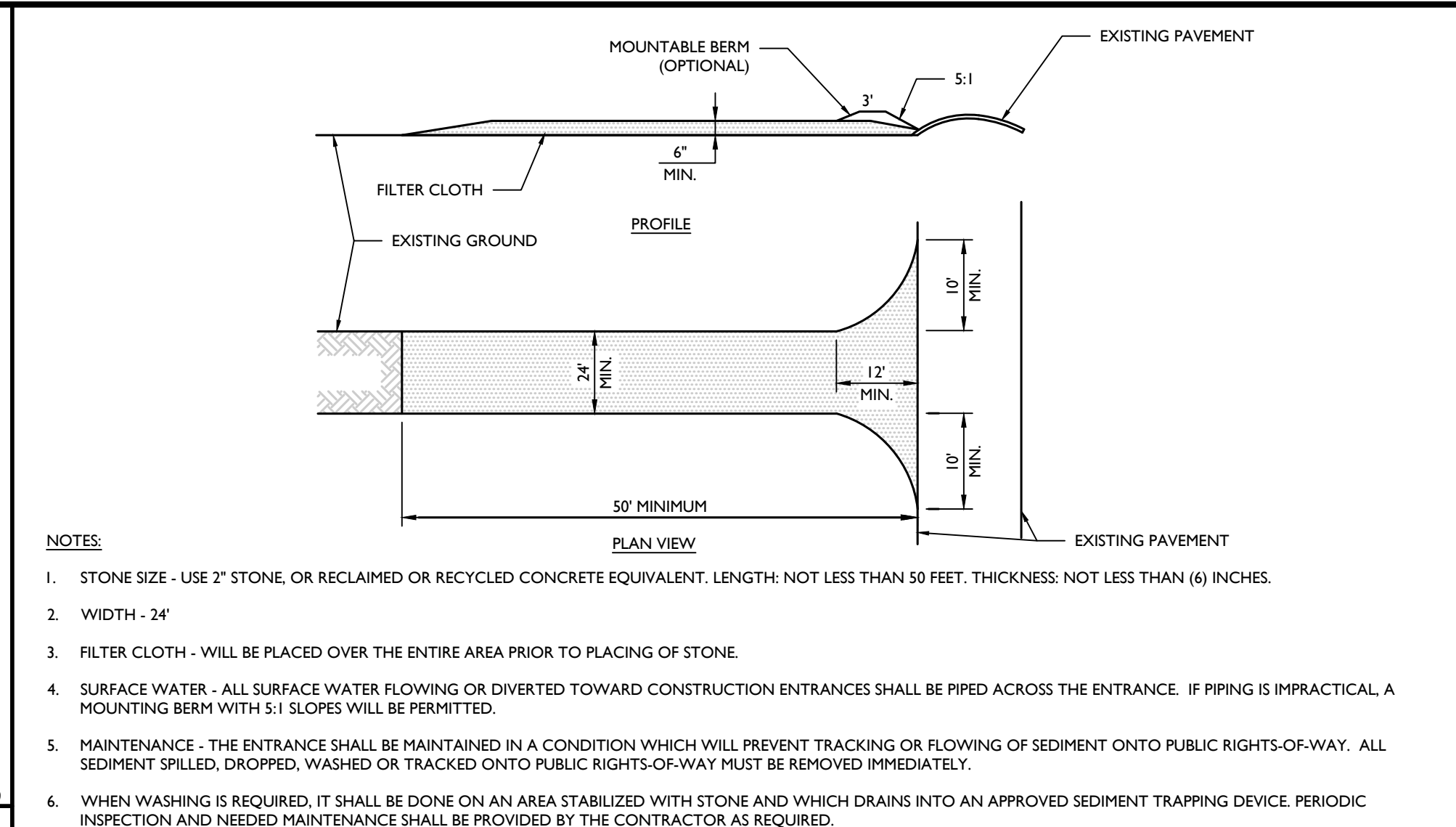
MOD: 02/28/24



PLANT DETAIL NOTES

MCNY-SOIL-EROS-1500 07/01/19

MODIFIED DTL DATE



Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, 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, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER CONSULTANTS**

811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATION, DISBURS, 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
2	7/1/25	MMN	REVISED GRADING
3	1/20/25	MMN	REVISED PER GEOTECHNICAL INVESTIGATION
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Jesse Cokeley

NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE54006
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 CONSULTANTS

SCALE: AS SHOWN DATE: 10/18/2024 DRAWN BY: MMN CHECKED BY: JF

PROJECT NUMBER: 24006174A DRAWING NAME: C-DTL5-42

SHEET TITLE: CONSTRUCTION DETAILS - 2

SHEET NUMBER: 9 of 9