PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
CHELSEA BUILDERS
PROPOSED THREE-STORY MIXED-USE BUILDING
BLOCK 33 / LOT 18
440 NORTH AVENUE
BOROUGH OF DUNELLEN, MIDDLESEX COUNTY, NEW JERSEY

APPLICANT / OWNER
MICHAEL AVENDIN CHELSEA BUILDERS 31 TINTERA PLACE STONEY BROOK, NY 11790
(631) 889-4820

ATTORNEY
JENNIFER P. KESSLER, ESQ.
140 SOUTH MAIN STREET, P.O. BOX 1022, HOBOKEN, NEW JERSEY 07030
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STONEFIELD engineering & design
Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com

HEADQUARTERS: 92 PARK AVENUE, RUTHERFORD, NJ 07070
PHONE 201.340.4468 • FAX 201.340.4472

PLANS PREPARED BY:

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ZONING RELIEF TABLE

§7.4.4. 3.

RELIEF TYPE

DEVIATION FROM STANDARD BEYOND RIGHT OF WAY

ZONING RELIEF TABLE

§7.4.4. 3.

RELIEF TYPE

DEROGATION FROM ADOPTED ZONING LAW

PLAN REFERENCE MATERIALS:

- This plan is designed to comply with the following documents:
  - 2019 MIDDLESEX COUNTY ZONING CODE
  - 2019 MIDDLESEX COUNTY ZONING CODE
  - 2019 MIDDLESEX COUNTY ZONING CODE

- These plans were prepared by
  CHELSEA BUILDERS
  PRELIMINARY & FINAL MAJOR SITE PLAN

- Site work shall be performed in conformance with the following:
  - 2019 MIDDLESEX COUNTY ZONING CODE
  - 2019 MIDDLESEX COUNTY ZONING CODE

- Permits and approvals required:
  - PERMIT TO CONSTRUCT
  - PERMIT TO CONSTRUCT

- Materials to be utilized:
  - CONCRETE
  - CONCRETE

KNOW WHAT'S BELOW
CALL BEFORE YOU DIG.
ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS.
AUTHORITY REQUIREMENTS.

EXISTING 4" INVERT (IN): 46.60

INVERT AND CONFIRM FEASIBILITY OF CONNECTION WITH WATER AUTHORITY @ 2.08% SLOPE MINIMUM

PROPOSED CONNECTION TO EXISTING GAS VALVE PROPOSED OVERHEAD GAS PROTECTION LINE CONNECTION. FINAL CONNECTION AND METER LOCATION SHALL BE PROVIDED TO THE OWNER FOLLOWING DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING CONSTRUCTION OF ALL LOCATIONS SHOWN, THE OWNER IS RESPONSIBLE FOR IDENTIFIED HORIZONTAL AND VERTICAL DISCREPANCIES BETWEEN THE PROJECT PLAN SET AND THE EXISTING INFRASTRUCTURE. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY IMMEDIATELY IN WRITING.

PROPOSED OVERHEAD WIRES SHOULD NOT BE CONDUCTED INTO ANY INFRASTRUCTURE

PROPOSED SANITARY LATERAL DESCRIPTION

PROPOSED SANITARY CLEANOUT DESCRIPTION

PROPOSED COMBINED DOMESTIC WATER SERVICE AND FIRE PROTECTION LINE CONNECTION. FINAL CONNECTION AND METER LOCATION SHALL BE PROVIDED TO THE OWNER FOLLOWING DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING CONSTRUCTION OF ALL LOCATIONS SHOWN, THE OWNER IS RESPONSIBLE FOR IDENTIFIED HORIZONTAL AND VERTICAL DISCREPANCIES BETWEEN THE PROJECT PLAN SET AND THE EXISTING INFRASTRUCTURE. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY IMMEDIATELY IN WRITING.

PROPOSED THREE-STORY CHELSEA BUILDERS PRELIMINARY & FINAL MAJOR SITE PLANS
EVERGREEN TREES

PROVIDED IRRIGATION CONSTRUCTION.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.
1. BARRIERS

POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

2. PLACED

AGENCY.

3. AS SHOWN

CAUSES

4. 2" DOUBLE

EROSION,

JOSHUA H. KLINE, P.E.

5. 3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD.

6. BY

HUMIC

CONTAIN

CROP

LAST

A

BLOCK 33, LOT 18

FUNGAL

REPLACEMENT

RHODODENDRONS,

TREE

8

ALL

SHALL

TWO

ON

EFFECT

FUNGICIDES

WERE

REPLACE

ON

EARTH

MAINTENANCE

OWNER/OWNER'S

TWO

PLANTS

AVOID PURCHASING TREES WITH

BARK,

AND

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BARK,
WATER SERVICE - 48" MINIMUM

GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY

ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY

MINIMUM PIPE COVER SHALL BE AS FOLLOW:

WATER TUBING
CRUSHED STONE
CONSTRUCTION

TYPE "K" COPPER
3' PLUS UTILITY DIAMETER

WARNING TAPE WITH METALLIC LOCATOR

EXISTING WATER MAIN (EXISTING GRADE)
CRUSHED STONE (WATER AND SEWER SERVICE)
UTILITY TRENCH DETAIL
EXISTING FOUNDATION
FOR DRAINAGE
12" THICK, APPROVED CLEAN ASPHALT

CEMENT Lined PIPE (CAST IRON)

NEW JERSEY LICENSE No. 54347

JOSHUA H. KLINE, P.E.
LICENSED PROFESSIONAL ENGINEER

MIDDLESEX COUNTY, NEW JERSEY
BOROUGH OF DUNELLEN
440 NORTH AVENUE (STATE ROUTE 28)
BLOCK 33, LOT 18

PHONE 201.340.4468 · FAX 201.340.4472
HEADQUARTERS: 92 PARK AVENUE, RUTHERFORD, NJ 07070

CONCRETE BASE REINFORCED 4,000 PSI
CAST IN PLACE
PVC WYE SADDLE

SADDLE SYSTEM

NYLOPLAST YARD INLET / MANHOLE DETAIL

SANITARY SADDLE CONNECTION DETAIL

PRECAST RINGS AND/OR BRICK POSITIVE SLOPE TO OUTLET PIPE
USING A GASKET AND CEMENT GROUT
THE GRATE SHALL BE RAISED TO

PRECAST BOX
4' - 0" x 3' - 6"

PRECAST SECTIONS SHALL BE JOINED
OF FROM 1 TO 3
MEET MINIMUM H-25 LOADING

SEWER CONNECTION DETAIL

SEWER SERVICE (SEE DRRAINAGE PLAN)
PIPE SIZE & CLASS AS REQ'D

SANITARY SADDLE SYSTEM

PRI-200114 PROJECT ID:

SCALE:

NOTES:
**LIGHT POLE INSTALLATION DETAIL**

### NOTES:

1. **MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.**

2. **CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.**

3. **ALL REBAR TO BE NEW GRADE 60 STEEL.**

4. **PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.**

5. **CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE.  POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.**

6. **CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).**

7. **POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93.**

8. **POUR TO BE TERMINATED AT A FORM.**

9. **WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.**

10. **CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.**