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

PLANS PREPARED BY:
STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
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APPLICANT / OWNER
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ATTORNEY
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Zoning Relief Table

Plan Reference Materials:
This Plan Set Includes the Following Documents, Not Related or Prepared by Stonefield Engineering & Design
1. Site Plan Drawings
2. Plan Details
3. Elevation Drawings
4. Section Drawings
5. Construction Photographs
6. Other Documents Provided by Contractor for Construction

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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.
LANDSCAPED WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.

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

1. HEADS, CONSTRUCTION.
INSTALLED PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. WITH DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.

SEEDING SPECIFICATION.”

USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.

INSTALLATION VOLUME) OR GYPSUM AS APPROVED BY THE LOCAL MUNICIPALITY.

LOAM UP TO 30% OF THE TOTAL MIX

OTHER

THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY’S OPERATIONS.

VOLUME) OR GYPSUM.

UPPER

PLACED

PLANTING.

PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

THE CONTRACTOR WILL INSTALL UP TO 30% OF THE TOTAL MIX

MATERIAL WILL BE INSTALLED ON THE GROUPED PLANTS.

MIX (B&B) IS 21 PERCENT.

MATERIAL TO BE DISTRIBUTED AS REQUIRED.

MATERIAL SHALL BE CEMENTED, FIRM, WELL DRAINED, ADEQUATELY DUG TO A DEPTH OF 18 INCHES, LAY DRY, AND SOIL TAKEN FROM VALUABLE AREAS, IF THERE IS A TREND TOWARD AN EXTREMELY LIMITING OR IMPACTED WORK, PROJECT MAY BE MODIFIED.

MATERIAL SHALL BE EXCAVATED AND REMOVE CLIPPINGS OF THE TREE AND MULCH AND STAY WITHIN ONE FOOT OF THE TRUNK OR TOPSANDING THE TRUNK, CUTTINGS, TERRA-SORB (SAND), ORSchedulers OF THE TRUNK, OR IN A TREE, LEFT UNDISTURBED.

MATERIAL IS REQUIRED ON THE SURFACE OF THE PROJECT.

MATERIAL SHALL BE IN ONE PART NATIVE TOPSOIL MIXED WITH THREE PARTS NON-BIODEGRADABLE MATERIAL.

MATERIAL SHALL BE DIGGING WHERE NOT DONE.

MATERIAL SHALL BE USED AS REQUIRED.

MATERIAL MUST NOT BE UNLESS APPROVED BY THE LANDSCAPE CONTRACTOR.

MATERIAL SHALT BE SHOWN, NEVER PURCHASED WITH THE TREE, IF REQUIRED TO BE TAKEN UP WITH THE TREE, DURING THE TREE DUG TO A DEPTH OF 18 INCHES, THE TREE’S OUTER BARK REMAINS, AND ALL BARK IS LEFT ON THE TREE.

MATERIAL NOT TO BE USED WITH OTHER MATERIALS.

MATERIAL TO BE DIGGED AND REMOVED FROM THE PREVIOUS AREAS.

MATERIAL TO BE PREPARED AND PLACED NEAR THE TOPS OF THE SHOULDER OF THE STONEWORK.

MATERIAL IS REQUIRED IN THE FOLLOWING AMOUNTS:

MATERIAL MANDATORY.

MATERIAL TO BE EXCAVATED AND CUT IN THE PROJECT.

MATERIAL SHALT BE PROVIDING FOR THE EQUITY FOR THE DISTRIBUTION OF THE MATERIAL.

MATERIAL IS REQUIRED IN THE FOLLOWING AMOUNTS:

MATERIAL MANDATORY.

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1. **APPLICABLE STANDARDS AND SPECIFICATIONS**

2. **CURB GEOTECH RECOMMENDATIONS**
   - **ACCORDANCE RIGID PAVEMENT**
   - **ACCORDANCE**

3. **36"Ø**

4. **NOT TO SCALE**
   - **SECTION VIEW**
   - **DETAILS**
   - **SUBGRADE**
   - **MINIMUM OF 6" OF CLEANED CRUSHED STONE**
   - **12" THICK MINIMUM, 3/4"**

5. **NOTES:**
   - (12" MIN OVERLAP IN SHEETS)
   - APPROVED FILTER FABRIC
   - #4 BARS @ 12" C-C,
   - 12" ORIFICE
   - 3.0 12" MIN.
   - (LOW)
   - 12" MIN.

6. **INVERT:**
   - 49.09
   - RIM:
   - 55.81

7. **SET PRECAST STRUCTURE**
   - 51.30
   - RIM:
   - 55.65 ± 49.38 EL.
   - 47.84

8. **POURED IN PLACE**
   - 4,000 PSI
   - JOSHUA H. KLINE, P.E.
   - 4 FT WEIR

9. **PRECAST STRUCTURE**
   - 4' - 0" DIAMETER

10. **PROPOSED THREE-STORY CHELSEA BUILDERS**
    - PRELIMINARY & FINAL MAJOR SITE PLANS

11. **RIM}: 55.81
    - RIM:
    - 55.65 ± 49.38 EL.
    - 47.84

12. **MANHOLE COVER**
    - 8" REINFORCED CONCRETE LID TO 'LEAK-FREE' JOINT

13. **MATERIAL AND COMPACTION IN EQUIVALENT, AT 36" PERFORATED ADS HDPE**

14. **INSTALLATION SHALL MEET**
    - 40% VOID RATIO TO BE CERTIFIED BY SPECIFICATIONS. 40% VOID RATIO TO BE CERTIFIED BY

15. **APPLICATIONS**
    - **ALL AREAS**

16. **MIN 18" LONG**
    - 2 - #4 WEATHER COATED BARS,

17. **1." PREFORMED EXPANSION JOINT FILLER, BITUMINOUS PIPE"**

18. **CONCRETE SIDEWALK, 4" THICK**

19. **RUBBER WHEEL STOP DETAIL**
    - N.B.: PRECAST RINGS AND/OR BRICK

20. **STORM TRENCH DETAIL**

21. **UNDERGROUND BASIN DETAIL**

22. **UNDERGROUND OUTLET STRUCTURE (OS-1) DETAIL**

23. **DOGHOUSE STORM MANHOLE DETAIL**

24. **REFERENCES**

25. **Headquarters: 92 Park Avenue, Rutherford, NJ 07070**

26. **Phone 201.340.4468 · Fax 201.340.4472**
LIGHT FIXTURE 'A'

LIGHT FIXTURE 'B'

LIGHT FIXTURE 'C'

LIGHT FIXTURE 'D'

LIGHT FIXTURE 'A' ISOLUX PATTERN

LIGHT FIXTURE 'B' ISOLUX PATTERN

LIGHT FIXTURE 'C' ISOLUX PATTERN

LIGHT FIXTURE 'D' ISOLUX PATTERN

PHANTOM - Model 68V/11A
LED Outdoor Sconce

MODERN FORMS

WCP Series
LED Walkway Canopy
4" ASSUMED POLE DIAMETER
18" FOUNDATION DIAMETER
5'-6" FOUNDATION DEPTH
#3 REINFORCING TIES AT 12" C-C
(6) #5 VERTICAL REINFORCEMENT BARS
12' LIGHT POLE
15' MOUNTING HEIGHT

FOUNDATION DEPTH
MOUNTING HEIGHT
2' MIN.
3" CLEAR COVER
FOR ALL REBAR

LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

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.

LIGHTING GROUND ROD AND ALL ELECTRICAL COMPONENTS TO COMPLY WITH NATIONAL ELECTRIC CODE

LANDSCAPING
36"

CURB OR EDGE OF PAVEMENT

ELECTRIC CONDUIT STUB UP MINIMUM 12"

ANCHOR BOLTS AND BASE PLATE BY LIGHTING MANUFACTURER

SEE NOTE 7

VERTICAL REINFORCEMENT BARS EQUALLY SPACED CAST-IN-PLACE CONCRETE ROUND PIER FOUNDATION, 4500 PSI AIR-ENTRAINED CONCRETE AT 28 DAYS COMPACTED SUITABLE BACKFILL TO 95% OPTIMUM DRY PROCTOR DENSITY IN LIFTS OF LESS THAN 9" OF UNCOMPACTED SOIL