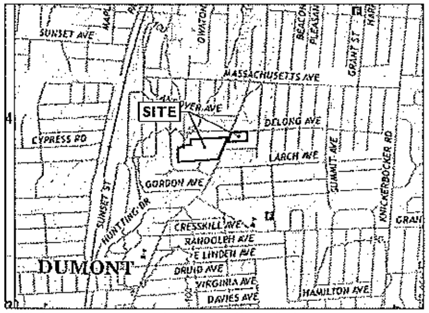
PRELIMINARY & FINAL MAJOR SITE PLAN
FOR

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY


SUNSET AVE
MASSACHUSETTS AVE
SITE
DELONG AVE
CYPRESS RD
LARCH AVE
GORDON AVE
SUMMIT AVE
KNICKERBOCKER RD
CRESSKILL AVE
RANDOLPH AVE
E LINDEN AVE
DRUID AVE
VIRGINIA AVE
DAVIES AVE
HAMILTON AVE
DUMONT
SUNSET ST
HUNTING DR
GRANT ST
BEACON

SOURCE: U.S. GEOLOGICAL SURVEY, YONKERS QUADRANGLE, NEW YORK, 7.5-MINUTE SERIES DATED 2016

LOCATION / KEY MAP

SCALE: 1" = 2000'±

APPROVAL BLOCK

APPROVED BY THE BOROUGH OF DUMONT JOINT LAND USE BOARD
CHAIRPERSON
SECRETARY
BOARD ENGINEER DATE

APPLICANT

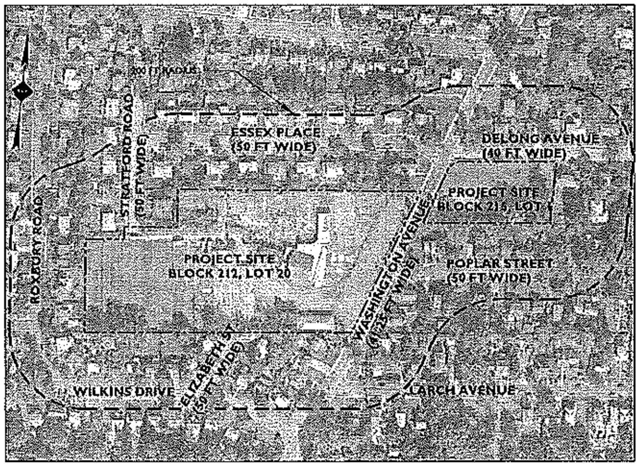
LANDMARK DUMONT I,
URBAN RENEWAL COMPANY
382 MAIN STREET
WYCKOFF, NJ, 07481

OWNER

DANGELO, JACK & MARYLOU
538 &546 WASHINGTON AVE
DUMONT, BERGEN COUNTY, NJ

ATTORNEY

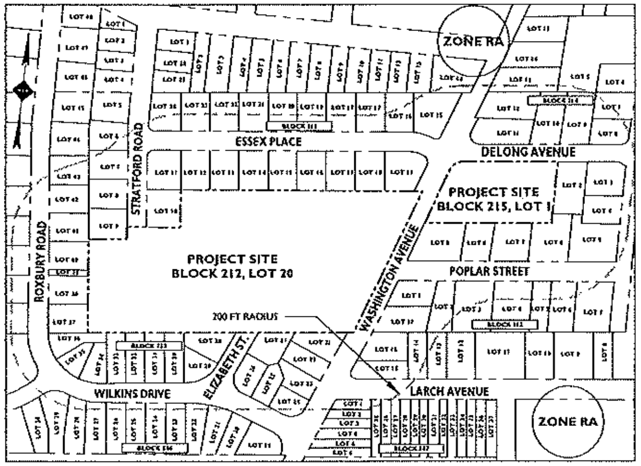
BEATTIE PADOVANO, LLC
C/O ANTIMO DEL VECCHIO, ESQ.
50 CHESNUT RIDGE, SUITE 208
P.O. BOX 244
MONTVALE, NJ, 07645-0244
TEL: (201) 573-1810
FAX: (201) 573-9736


200 FT RADIUS
STRATFORD ROAD (50 FT WIDE)
ESSEX PLACE (50 FT WIDE)
DELONG AVENUE (40 FT WIDE)
PROJECT SITE BLOCK 215, LOT 1
ROXBURY ROAD
PROJECT SITE BLOCK 212, LOT 20
WASHINGTON AVENUE (41.25 FT WIDE)
POPLAR STREET (50 FT WIDE)
WILKINS DRIVE
ELIZABETH ST (50 FT WIDE)
LARCH AVENUE

SOURCE: GOOGLE EARTH PRO, 2016 AERIAL IMAGERY, DATED 10/11/2016

AERIAL MAP

SCALE: 1" = 150'±


ZONE RA
STRATFORD ROAD
ESSEX PLACE
DELONG AVENUE
PROJECT SITE BLOCK 215, LOT 1
PROJECT SITE BLOCK 212, LOT 20
ROXBURY ROAD
POPLAR STREET
WASHINGTON AVENUE
200 FT RADIUS
ELIZABETH ST.
WILKINS DRIVE
LARCH AVENUE
ZONE RA

SOURCE: BOROUGH OF DUMONT TAX MAPS, SHEETS 2 & 5, BOROUGH OF DUMONT ZONING MAP

TAX & ZONING MAP

SCALE: 1" = 150'±

811
Know what's **below**
Call before you dig.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C1
NOTES	C2
OVERALL SITE PLAN	C3
EXISTING CONDITIONS PLAN	C4 - C6
SITE PLAN	C7 - C9
GRADING & DRAINAGE PLAN	C10 - C12
UTILITY PLAN	C13 - C15
LIGHTING PLAN	C16
LANDSCAPE PLAN	C17 - C20
SOIL EROSION & SEDIMENT CONTROL PLAN	C21
DETAIL SHEETS	C22 - C25

PLANS PREPARED BY:

STONEFIELD
engineering & design

Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
   - ALTA/NSPS LAND TITLE SURVEY, PREPARED BY GALLAS SURVEYING GROUP, DATED 10/5/2016
   - ARCHITECTURAL PLANS, PREPARED BY MINNO WASKO ARCHITECTS AND PLANNERS, DATED 12/21/2016
   - GEOTECHNICAL REPORT, PREPARED BY MELICK-TULLY AND ASSOCIATES, P.C., DATED 11/13/2016
   - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, IMAGERY DATE 10/11/2016
   - U.S. GEOLOGICAL SURVEY, YONKERS QUADRANGLE, NEW YORK, DATED 2016.
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/14/2017	JR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN
WASHINGTON PROMENADE
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 4720
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: AS SHOWN PROJECT ID: T-14115

TITLE:
COVER SHEET

DRAWING:
C1

200' PROPERTY OWNERS LIST

BLOCK	LOT	OWNER	OWNER ADDRESS
204	7	ZAVODNICK (ETAL), BENJAMIN	53 ROXBURY ROAD, DUMONT, NJ 07628
204	8	[illegible], LINDA (TRUSTEE)(ETAL)	110 [illegible] PLACE, [illegible], NJ 07[illegible]
204	9	DOWNEY, THOMAS & LEE	31 ROXBURY ROAD, DUMONT, NJ 07628
204	10	[illegible], HAROLD & [illegible]	33 ROXBURY ROAD, DUMONT, NJ 07628
204	11	HONG, LIEN & ANN	31 ROXBURY ROAD, DUMONT, NJ 07628
204	62	ALLEN, DARRELL & SHEILA	21 ROXBURY ROAD, DUMONT, NJ 07628
204	63	[illegible], OMER & [illegible]	11 ROXBURY ROAD, DUMONT, NJ 07628
211	65	MAQUILING, EDMUND T & EVANGELINE	1 ESSEX PLACE, DUMONT, NJ 07628
211	66	DE GUZMAN, COPUTO & SHIRLEY	15 ESSEX PLACE, DUMONT, NJ 07628
211	67	GO (ETAL), [illegible] SAM	18 ESSEX PLACE, DUMONT, NJ 07628
211	68	MUTOLETTO, STEPHANIE	21 ESSEX PLACE, DUMONT, NJ 07628
211	69	CAMS, SHILAN & RONG	413 CONCORD ST, CRESSKILL, NJ 07626
211	70	CANTOS, ERNESTO M JR. [illegible]	42 ESSEX PLACE, DUMONT, NJ 07628
211	71	MATTHEW, ETEL & ABRAHAM [illegible]	50 ESSEX PLACE, DUMONT, NJ 07628
211	72	DECASTRO, ALEX & ESTRELLITA	54 ESSEX PLACE, DUMONT, NJ 07628
211	73	GOODMAN TRUSTEE & SHELDON ROBERT	2111 NE 33RD AVE, FT LAUDERDALE, FL 33305
211	74	[illegible], EVELYN & YSABEL	74 ESSEX PLACE, DUMONT, NJ 07628
212	5	YORA, PRAVIN & NILA	58 STRATFORD ROAD, DUMONT, NJ 07628
212	6	[illegible], JASON & DIAZ, DAMARIS	52 STRATFORD ROAD, DUMONT, NJ 07628
212	7	ARJOLA, ROLANDO & TERESITA	46 STRATFORD ROAD, DUMONT, NJ 07628
212	8	SANCHEZ, ADRIAN & MARIA	40 STRATFORD ROAD, DUMONT, NJ 07628

200' PROPERTY OWNERS LIST

BLOCK	LOT	OWNER	OWNER ADDRESS
213	9	EWEN, ROBERT C & TING Y	631 4TH STREET, WOODRIDGE, NJ 07075
213	10	JOSEPH, GEORGE & TEENA	344 WASHINGTON AVE, APT 1[illegible], BERGENFIELD, NJ 07621
213	11	MC GOWAN, JOHN J	15 ESSEX PLACE, DUMONT, NJ 07628
213	12	[illegible]	47 ESSEX PLACE, DUMONT, NJ 07628
213	13	JUAN BLAS, F CRISTIANO & JOSEPHA, ETAL	59 ESSEX PLACE, DUMONT, NJ 07628
213	14	OGARRO, [illegible]	51 ESSEX PLACE, DUMONT, NJ 07628
213	15	KIM, YOUNG JOON & SUN JA	41 ESSEX PLACE, DUMONT, NJ 07628
213	16	[illegible], RANDAVADI	35 ESSEX PLACE, DUMONT, NJ 07628
213	17	[illegible], TOMAS & KATHLEEN [illegible]	27 ESSEX PLACE, DUMONT, NJ 07628
213	18	BATTA, MARIA	17 ESSEX PLACE, DUMONT, NJ 07628
213	19	FANG, [illegible] & [illegible]	136 BEACON, HAWTHORNE, NJ 07[illegible]
212	20	D'ANGELO, JACK & MARYLOU	17 HERITAGE COURT, HILLSDALE, NJ 07642
212	21	ECHEVERRY, MARIA & ORLANDO	326 WASHINGTON AVE, DUMONT, NJ 07628
213	21	RIVERA, CARMEN	5[illegible] WASHINGTON STREET, DUMONT, NJ 07628
213	23	CARTAGENA, ADALBERTO & CARMEN	5[illegible] WASHINGTON STREET, DUMONT, NJ 07628
213	24	DEJESUS, SATURNINO A & AMADA J	3 WILKINS DRIVE, DUMONT, NJ 07628
213	25	MOODY, KELVIN G & WENDY VAZQUEZ-MOODY	1 WILKINS DRIVE, DUMONT, NJ 07628
213	26	MAZZOLA, VINCENT & [illegible]	11 WILKINS DRIVE, DUMONT, NJ 07628
213	27	WONG, ALEX (ETAL)	11 ELIZABETH STREET, DUMONT, NJ 07628
213	28	GOLDHAFER, CAROL A.	11 ELIZABETH STREET, DUMONT, NJ 07628

200' PROPERTY OWNERS LIST

BLOCK	LOT	OWNER	OWNER ADDRESS
212	27	ASHAR, JAYANT & MANJULA	31 MEADOW LANE, NORWOOD, NJ 07648
212	30	HONRADO, JOHN H & [illegible]	30 WILKINS DRIVE, DUMONT, NJ 07628
212	31	PATEL, PRAMOD N & NITA P	34 WILKINS DRIVE, DUMONT, NJ 07628
212	32	DWORCHAK, PETER R & VICTORIA L	40 WILKINS DRIVE, DUMONT, NJ 07628
212	33	[illegible], MICHAEL & MAUREEN	45 WILKINS DRIVE, DUMONT, NJ 07628
212	34	[illegible], LAUREL	59 WILKINS DRIVE, DUMONT, NJ 07628
212	35	ALLIANO, JOSEPH & SARI	60 WILKINS DRIVE, DUMONT, NJ 07628
212	36	[illegible], EDWARD & SHAHNAZ	7 ROXBURY ROAD, DUMONT, NJ 07628
212	37	[illegible]	17 ROXBURY ROAD, DUMONT, NJ 07628
212	38	[illegible], KRISTIN	23 ROXBURY, DUMONT, NJ 07628
212	40	HEALY, RICHARD & MARY	27 ROXBURY, DUMONT, NJ 07628
212	41	[illegible]	33 ROXBURY ROAD, DUMONT, NJ 07628
212	42	PATEL, [illegible]	39 ROXBURY ROAD, DUMONT, NJ 07628
212	43	[illegible]	45 ROXBURY ROAD, DUMONT, NJ 07628
212	44	[illegible]	51 ROXBURY ROAD, DUMONT, NJ 07628
212	45	[illegible]	55 ROXBURY ROAD, DUMONT, NJ 07628
214	11	[illegible]	321 WASHINGTON AVE, DUMONT, NJ 07628
214	12	[illegible]	331 WASHINGTON AVE, DUMONT, NJ 07628
213	1	D'ANGELO, JACK & MARYLOU	17 HERITAGE COURT, HILLSDALE, NJ 07642
213	7	CHANG, DAVID & LISA H	65 POPLAR STREET, DUMONT, NJ 07628
213	8	[illegible], DOMINIC	6 POPLAR STREET, DUMONT, NJ 07628

200' PROPERTY OWNERS LIST

BLOCK	LOT	OWNER	OWNER ADDRESS
[illegible]	9	[illegible]	53 ASH STREET, ENGLEWOOD CLIFFS, NJ 07632
214	1	DE CRISTOFARO, MICHAEL J & CARMEN	1 POPLAR STREET, DUMONT, NJ 07628
214	2	MCCOLLUM, EDWARD & BERNADETTE	3 POPLAR STREET, DUMONT, NJ 07628
214	3	SAENZ, HECTOR & ALMA	7 POPLAR STREET, DUMONT, NJ 07628
214	13	AMICO, JULIE	28 LARCH AVE, DUMONT, NJ 07628
214	14	UNGAR, GARY D & LINDA A.	24 LARCH AVE, DUMONT, NJ 07628
214	15	GRANADA (ETAL), JAVIER A	407 WASHINGTON AVE, DUMONT, NJ 07628
214	16	BARRAGAN, ANNA STELLA	670 GLENN AVE, NORWOOD, NJ 07648
506	18	CHA, [illegible]	4[illegible] WASHINGTON AVE, DUMONT, NJ 07628
506	19	QUINN, THOMAS & ANN	5 WILKINS DRIVE, DUMONT, NJ 07628
506	20	SHAH, HEMANT & KIRTIDA	11 WILKINS DRIVE, DUMONT, NJ 07628
506	21	[illegible], WILLIAM F & PATRICIA ANN	19 WILKINS DRIVE, DUMONT, NJ 07628
506	22	LYONS, JEFFREY C & JOAN C	25 WILKINS DRIVE, DUMONT, NJ 07628
506	23	[illegible], PHIL & GAIL [illegible]	31 WILKINS DRIVE, DUMONT, NJ 07628
506	24	[illegible], VITO & ANNA MARIA	37 WILKINS DRIVE, DUMONT, NJ 07628
506	25	[illegible], MICHAEL & LYNNE A (TRUSTEES)	43 WILKINS DRIVE, DUMONT, NJ 07628
506	26	RAPP, WALTER J JR & MONICA R	47 WILKINS DRIVE, DUMONT, NJ 07628
506	27	KIM (ETAL), YOUNG CHUL	51 WILKINS DRIVE, DUMONT, NJ 07628
506	28	MITCHELL, TABITHA L	57 WILKINS DRIVE, DUMONT, NJ 07628
506	29	[illegible], VINCENT F. & DEBRA	[illegible] WILKINS DRIVE, DUMONT, NJ 07628
506	30	KEATING, BRENDAN & LAURA	45 WILKINS DRIVE, DUMONT, NJ 07628

200' PROPERTY OWNERS LIST

BLOCK	LOT	OWNER	OWNER ADDRESS
506	31	[illegible], MARY	73 WILKINS DRIVE, DUMONT, NJ 07628
506	32	ACOSTA, JESUS & [illegible]	77 WILKINS DRIVE, DUMONT, NJ 07628
506	33	COLEMAN, JOHN J & TERESA J	81 WILKINS DRIVE, DUMONT, NJ 07628
506	42	[illegible] (ETAL), TODD JASON	92 WILKINS DRIVE, DUMONT, NJ 07628
506	43	CHAO, MAUREEN C	508 WASHINGTON STREET, DUMONT, NJ 07628
506	44	O'NEIL, JAMES F & JOANNE	43 WILKINS DRIVE, DUMONT, NJ 07628
506	45	[illegible], EDUARDO	48 ROXBURY ROAD, DUMONT, NJ 07628
507	1	[illegible], WILLIAMS J & [illegible]	455 WASHINGTON AVE, DUMONT, NJ 07628
507	2	[illegible], VINCENT S & KAREN	457 WASHINGTON AVE, DUMONT, NJ 07628
507	3	FERNANDEZ, ALBERT R & ESTRELLITA C	11 LARCH AVE, DUMONT, NJ 07628
507	4	[illegible], PAUL & DENISE	15 LARCH AVE, DUMONT, NJ 07628
507	10	[illegible], JULIA	14 LENOX AVE, DUMONT, NJ 07628
507	11	[illegible], JAROSLAW & DOROTA	12 LENOX AVE, DUMONT, NJ 07628
507	12	[illegible]	3 LENOX AVE, DUMONT, NJ 07628
507	13	[illegible], JOHN	14 DOWNING PLACE, HARRINGTON PARK, NJ 07640
211	12	[illegible], GREGORY & ELIZABETH	21 ANDOVER AVE, DUMONT, NJ 07628
211	13	BALIGA, OSMANY & MARIA	17 ANDOVER AVE, DUMONT, NJ 07628
211	14	TAMBURRO, VINCENT & [illegible]	396 WASHINGTON AVE, DUMONT, NJ 07628
216	5	ROSA, ANTHONY	64 PEARL STREET, DUMONT, NJ 07628
216	6	REYES-WHITE, DIANE	56 PEARL STREET, DUMONT, NJ 07628
216	7	VELAZQUEZ (ETAL), ALFRED	50 PEARL STREET, DUMONT, NJ 07628

200' PROPERTY OWNERS LIST

BLOCK	LOT	OWNER	OWNER ADDRESS
214	8	[illegible], MARIA CRISTINA	43 DELONG AVE, DUMONT, NJ 07628
214	9	CALOZ, [illegible] J & MADELINE	35 DELONG AVE, DUMONT, NJ 07628
214	10	ROSARIO, ANTHONY R & MABEL M	335 WASHINGTON AVE, DUMONT, NJ 07628
214	13	ZUPA, RICHARD & DIANA	343 WASHINGTON AVE, DUMONT, NJ 07628
214	16	ALMONTE, WILSON & ANA	357 WASHINGTON AVE, DUMONT, NJ 07628
215	2	[illegible], DORLENE	31 DELONG AVE, DUMONT, NJ 07628
215	3	SOLIMANO, JOHN A	45 DELONG AVE, DUMONT, NJ 07628
215	4	[illegible], MITCHELL	30 PEARL STREET, DUMONT, NJ 07628
215	5	MADISON, [illegible]	38 POPLAR AVE, DUMONT, NJ 07628
215	6	[illegible], ROBERT & KATHLEEN	64 POPLAR STREET, DUMONT, NJ 07628
216	4	[illegible], DAVID [illegible]	9 POPLAR STREET, DUMONT, NJ 07628
216	5	STEWART, DENNIS & PATRICIA	11 POPLAR STREET, DUMONT, NJ 07628
216	6	LE COUNT, WARREN & CARMEL	13 POPLAR STREET, DUMONT, NJ 07628
216	7	RYAN, GREGORY & ANNE MARIE	15 POPLAR STREET, DUMONT, NJ 07628
216	17	TOTARO, JAMES (ETAL)	4[illegible] WASHINGTON AVE, DUMONT, NJ 07628
303	12	JAQUEZ, JORGE & ROSEMARY	19 PEARL STREET, DUMONT, NJ 07628
303	13	VICTORIA, EMMANUEL & JANET	27 PEARL STREET, DUMONT, NJ 07628
303	14	MURPHY, ARTHUR & JANE	33 PEARL STREET, DUMONT, NJ 07628
303	15	RAMOS, RAMIRO T & MARIA PROCESA D	41 DELONG AVE, DUMONT, NJ 07628

PLAN REFERENCE MATERIAL

THE PLAN REFERENCE MATERIALS LISTED ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE REFERENCES SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE DOCUMENTS LISTED ABOVE AND REVIEW THEM THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK BE FOUND, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND IT'S SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY (CGL) INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE ANY DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK DESCRIBED IN THIS PLAN SET WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR RESPONSIBLE TO OVERSEE CONSTRUCTION & DEMOLITION AND DIRECT ACTIVITIES AS APPROPRIATE AT HIS/HER DISCRETION.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THIS PLAN SET.

DEMOLITION NOTES

1. THE WORK IDENTIFIED ON THE DEMOLITION PLAN PROVIDES GENERAL INFORMATION PERTAINING TO THE EXISTING FEATURES TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED BEFORE THE START OF ANY EXPLOSIVE PROGRAM. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS AND/OR APPROVALS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEISMIC TESTING REQUIRED AND ANY DAMAGES RESULTING FROM SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
6. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS AS IDENTIFIED WITHIN THE GEOTECHNICAL REPORT. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL IS COMPACTED TO A SUITABLE CONDITION.
7. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO NOTIFY THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. THE CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A CONFLICT EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN OR WHICH HAS NOT BEEN MAPPED WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHTWEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN [illegible] PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IMMEDIATELY.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND OR SOIL INFILTRATION TESTING.

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY DEWATERING ACTIVITIES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FOR THE DISPOSAL OF SOIL AND/OR GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS IN ACCORDANCE WITH APPLICABLE CODES.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6 INCHES TO 7 INCHES ABOVE PAVEMENT GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS EXCEPT WHERE OTHERWISE DIRECTED:
   - CURB GUTTER 0.50%
   - CONCRETE SURFACES 1.00%
   - ASPHALT SURFACES 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
7. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE DISPOSED OF BY APPROPRIATE MEANS AND APPROVED BY THE GOVERNING AUTHORITY.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO AS SPECIFIED BY THE STORMWATER MANAGEMENT REPORT OR THE UNDERGROUND BASIN DETAILS.
3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO NOTIFY THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN OR WHICH IS NOT MAPPED WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR SHALL PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER, WATER, AND SANITARY SEWER CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AND STORM LINES AT THE LOWEST INVERT AND WORK UPGRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL AND OBTAIN ANY NECESSARY PERMITS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

CONCRETE NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AS NOTED ON THE PLANS AND DETAILS AT 28 DAYS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL POURS ARE TERMINATED BY FORMS AND THAT KEYS ARE PROVIDED BETWEEN ADJACENT COLD POURS FOR STRUCTURAL CONCRETE. FLEXIBLE EXPANSION JOINTS SHALL ALSO BE PROVIDED ADJACENT TO NON-BITUMINOUS PAVEMENT, CURBING/GRADE, AND STRUCTURES. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318 FOR STRUCTURAL CONCRETE.
3. ALL CONCRETE WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
4. ALL REINFORCING BARS SHALL BE NEW GRADE 60 STEEL AND SHALL BE KEPT A MINIMUM OF 3 INCHES FROM THE EDGE OF CONCRETE EXPOSED TO EARTH AND A MINIMUM 2 INCHES FROM THE EDGE OF CONCRETE EXPOSED TO WEATHER.
5. THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS WITH STRENGTH AND SHRINKAGE TEST RESULTS TO STONEFIELD ENGINEERING & DESIGN, LLC A MINIMUM OF 7 DAYS PRIOR TO COMMENCING POUR OPERATIONS.
6. THE CONTRACTOR SHALL APPLY A FINE BROOM FINISH TO ALL CONCRETE PAVEMENT AREAS UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
7. CONSTRUCTION LOADS ARE NOT PERMITTED WITHIN POURED CONCRETE AREAS FOR A MINIMUM OF 7 DAYS AFTER THE COMPLETION OF POUR OPERATIONS.
8. THE CONTRACTOR SHALL ABIDE BY THE FOLLOWING SCHEDULE FOR CONCRETE TESTING:
   - FOUR CYLINDERS SHALL BE FORMED PER TEST. TWO CYLINDERS SCHEDULED FOR A 7 DAY BREAK AND TWO CYLINDERS SCHEDULED FOR A 28 DAY BREAK.
   - NOT LESS THAN 1 TEST SHALL BE PERFORMED PER DAY
   - NOT LESS THAN 1 TEST SHALL BE PERFORMED PER 50 CUBIC YARDS OF CONCRETE POURED
   - A SLUMP TEST SHALL BE PERFORMED FOR EACH POUR OF CONCRETE. SLUMP SHALL BE 3 INCHES – 1 INCH + 1 INCHES MAXIMUM
   - THE CONTRACTOR SHALL UTILIZE AN INDEPENDENT CONCRETE TESTING LABORATORY OR A QUALIFIED PROFESSIONAL TO PERFORM ALL CONCRETE TESTING.
9. THE CONTRACTOR SHALL ENSURE THAT VERTICAL DEVIATIONS WITHIN CONCRETE PAVEMENT AREAS SHALL NOT EXCEED ¼ INCH AND HORIZONTAL OPENINGS (GAPS) WITH CONCRETE PAVEMENT AREAS SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.
10. WHERE PROPOSED CONCRETE IS TO BE POURED ABUTTING AN EXISTING CONCRETE SURFACE, THE CONTRACTOR SHALL CLEAN THE EXISTING SURFACE WITH WIRE BRUSH, POWER WASH, AND APPLY ADHESIVE MORTAR COATED DOWELS (NON-BONDING AGENT) TO BE PROVIDED WHERE REQUIRED.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL. SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATHS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO: THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM OR DEPOSIT BOX, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, ALL CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL NOT BE LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT AN INTERMEDIATE LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL INCLUDE COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP THAT EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
8. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
9. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ½ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
10. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.
11. ALL IMPROVEMENTS SHALL MEET THE REQUIREMENTS SET FORTH BY THE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION AS WELL AS ALL APPLICABLE LOCAL REGULATIONS.

AGENCIES TO BE NOTIFIED

VERIZON 540 BROAD STREET NEWARK, NJ 07102
UNITED WATER NEW JERSEY 200 OLD HOOK ROAD HARRINGTON PARK, NJ 07640
PSE&G 80 PARK PLAZA NEWARK, NJ 07102
CABLEVISION OF [illegible] 5 LEGION DRIVE CRESSKILL, NJ 07626
NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVE CN 600
COUNTY OF BERGEN PLANNING AND ECONOMIC DEVELOPMENT 1 BERGEN COUNTY PLAZA, ROOM 415 HACKENSACK, NJ 07601
BERGEN COUNTY UTILITIES AUTHORITY 240 MEHRHOF ROAD LITTLE FERRY, NJ 07643
TRANSCONTINENTAL GAS PIPE LINE CORPORATE SECRETARY 318 PATERSON PLANK ROAD CARLSTADT, NJ 07072
US CABLE 28 W. GRAND AVE, SUITE 10 MONTVALE, NJ 07645

ISSUE	DATE	BY	DESCRIPTION
3	[illegible]/2017	JM	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	3/14/2017	JM	REV. PER REDEVELOPMENT PLAN TABLES
1	3/14/2017	JM	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 213, LOT 1
346 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

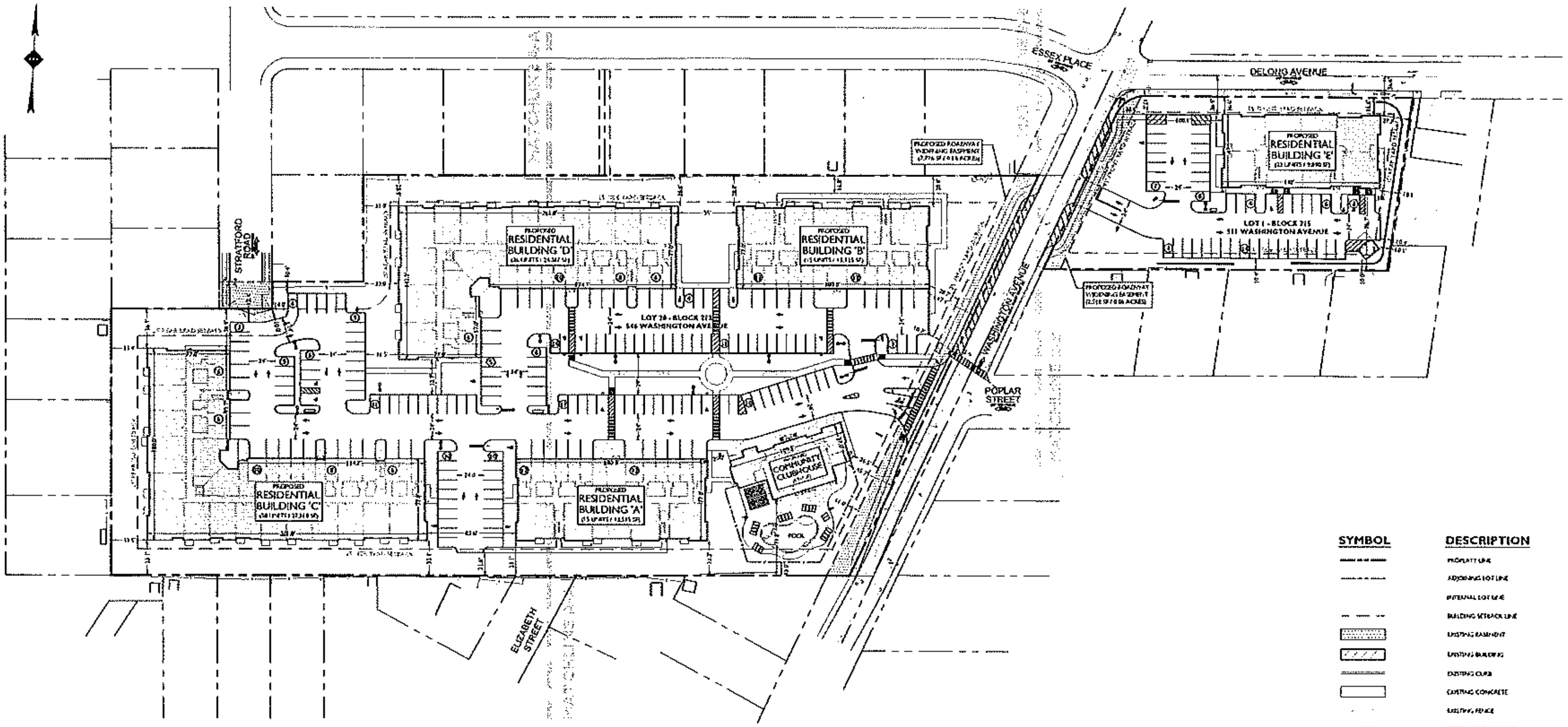
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. [illegible]
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: AS SHOWN | PROJECT ID: [illegible]

TITLE:
NOTES SHEET

DRAWING:
C2


ESSEX PLACE
DELONG AVENUE
STRATFORD ROAD
WASHINGTON AVENUE
POPLAR STREET
ELIZABETH STREET
PROPOSED RESIDENTIAL BUILDING 'D'
PROPOSED RESIDENTIAL BUILDING 'B'
PROPOSED RESIDENTIAL BUILDING 'C'
PROPOSED RESIDENTIAL BUILDING 'A'
PROPOSED RESIDENTIAL BUILDING 'E'
LOT 28 - BLOCK 212
546 WASHINGTON AVENUE
LOT 1 - BLOCK 215
511 WASHINGTON AVENUE
COMMUNITY CLUBHOUSE
POOL
PROPOSED ROADWAY WIDENING EASEMENT
PROPOSED ROADWAY WIDENING EASEMENT

REDEVELOPMENT PLAN REGULATIONS

BLOCK 212, LOT 28

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4 ACRES	6.07 AC. (264,427 SF)	6.07 AC. (264,427 SF)
MIN. SETBACK TO BUILDINGS FRONT YARD SETBACK REAR YARD SETBACK SIDE YARD SETBACK	 25 FT 25 FT 25 FT	 41.0 FT 36.3 FT 17.6 FT	 45.3 FT 33.0 FT 20.0 FT
MIN. SETBACK TO PARKING	15 FT	0 FT	55.0 FT
MAX. IMPERVIOUS COVERAGE	75%	65.1% (172,253 SF)	65.5% (173,001 SF)
MAX. BUILDING COVERAGE	35%	14.2% (37,532 SF) **	31.4% (83,252 SF)
MAX. BUILDING HEIGHT	3 STORIES / 35 FT*	1 STORY / < 35 FT	3 STORIES / 45 FT
MAX. DENSITY	22 UNITS / ACRE	N/A	21.1 (124 UNITS)

(*) UP TO 50% OF THE UNITS MAY BE CONTAINED IN A BUILDING UP TO 42 FT IN HEIGHT
(**) TOTAL INCLUDES ONLY IN PLACE EXISTING BUILDINGS

REDEVELOPMENT PLAN REGULATIONS

BLOCK 215, LOT 1

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 ACRE	1.11 AC. (48,346 SF)	1.11 AC. (48,346 SF)
MIN. SETBACK TO BUILDINGS FRONT YARD SETBACK REAR YARD SETBACK SIDE YARD SETBACK	 15 FT 15 FT 15 FT	N/A	 36.5 FT 18.1 FT 7.6 FT*
MIN. SETBACK TO PARKING	10 FT	N/A	18.2 FT
MAX. IMPERVIOUS COVERAGE	75%	0.6%	61.2% (29,586 SF)
MAX. BUILDING COVERAGE	35%	N/A	20.5% (9,890 SF)
MAX. BUILDING HEIGHT	3 STORIES / 42 FT	N/A	3 STORIES / 42 FT
MAX. DENSITY	22 UNITS / ACRE	N/A	21 (23 UNITS)

(*) PROPOSED NON-CONFORMITY TO REDEVELOPMENT PLAN

PARKING TABLE

BLOCK 212 LOT 28	
NUMBER OF 1-BEDROOM UNITS	63
REQUIRED PARKING (1.8 PER UNIT)	113.4 SPACES
NUMBER OF 2-BEDROOM UNITS	55
REQUIRED PARKING (2.0 PER UNIT)	110 SPACES
NUMBER OF 3-BEDROOM UNITS	6
REQUIRED PARKING (2.1 PER UNIT)	0 SPACES
TOTAL REQUIRED PARKING	225 SPACES
TOTAL PROPOSED PARKING	265 SPACES
ADA STALLS REQUIRED	7
ADA STALLS PROVIDED	7
ADA VAN ACCESSIBLE STALLS REQUIRED	1
ADA VAN ACCESSIBLE STALLS PROVIDED	5

PARKING TABLE

BLOCK 215 LOT 1	
NUMBER OF 1-BEDROOM UNITS	4
REQUIRED PARKING (1.8 PER UNIT)	7.2 SPACES
NUMBER OF 2-BEDROOM UNITS	13
REQUIRED PARKING (2.0 PER UNIT)	26 SPACES
NUMBER OF 3-BEDROOM UNITS	5
REQUIRED PARKING (2.1 PER UNIT)	10.5 SPACES
TOTAL REQUIRED PARKING	44 SPACES
TOTAL PROPOSED PARKING	45 SPACES
ADA STALLS REQUIRED	2
ADA STALLS PROVIDED	2
ADA VAN ACCESSIBLE STALLS REQUIRED	1
ADA VAN ACCESSIBLE STALLS PROVIDED	1

SYMBOL	DESCRIPTION
———	PROPERTY LINE
———	ADJOINING LOT LINE
	INTERNAL LOT LINE
— — —	BUILDING SETBACK LINE
▒	EXISTING EASEMENT
▨	EXISTING BUILDING
═══	EXISTING CURB
▭	EXISTING CONCRETE
· · ·	EXISTING FENCE
· · ·	EXISTING SIGNS / LIGHTS
- - - - -	PROPOSED SAWCUT LINE
═══	PROPOSED CURB
═ ═ ═	PROPOSED DEPRESSED CURB
▫ ▫ ▫	PROPOSED FLUSH CURB
═ ═ ═	PROPOSED MOUNTABLE CURB
———	PROPOSED EXTENDED CURB
●	PROPOSED SIGNS / BOLLARDS
▭	PROPOSED BUILDING
▭	PROPOSED CONCRETE
⊠	PROPOSED AREA LIGHT
▭	PROPOSED RETAINING WALL
—o—o—	PROPOSED HANDRAIL
—x—x—	PROPOSED CHAIN LINK FENCE
—o—o—	PROPOSED BOARD-ON-BOARD FENCE
—▫—▫—	PROPOSED GUIDE RAIL
LAJ	PROPOSED BUILDING DOORS

GRAPHIC SCALE IN FEET
1" = 50'

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	BR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	BR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/16/2017	BR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 28 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

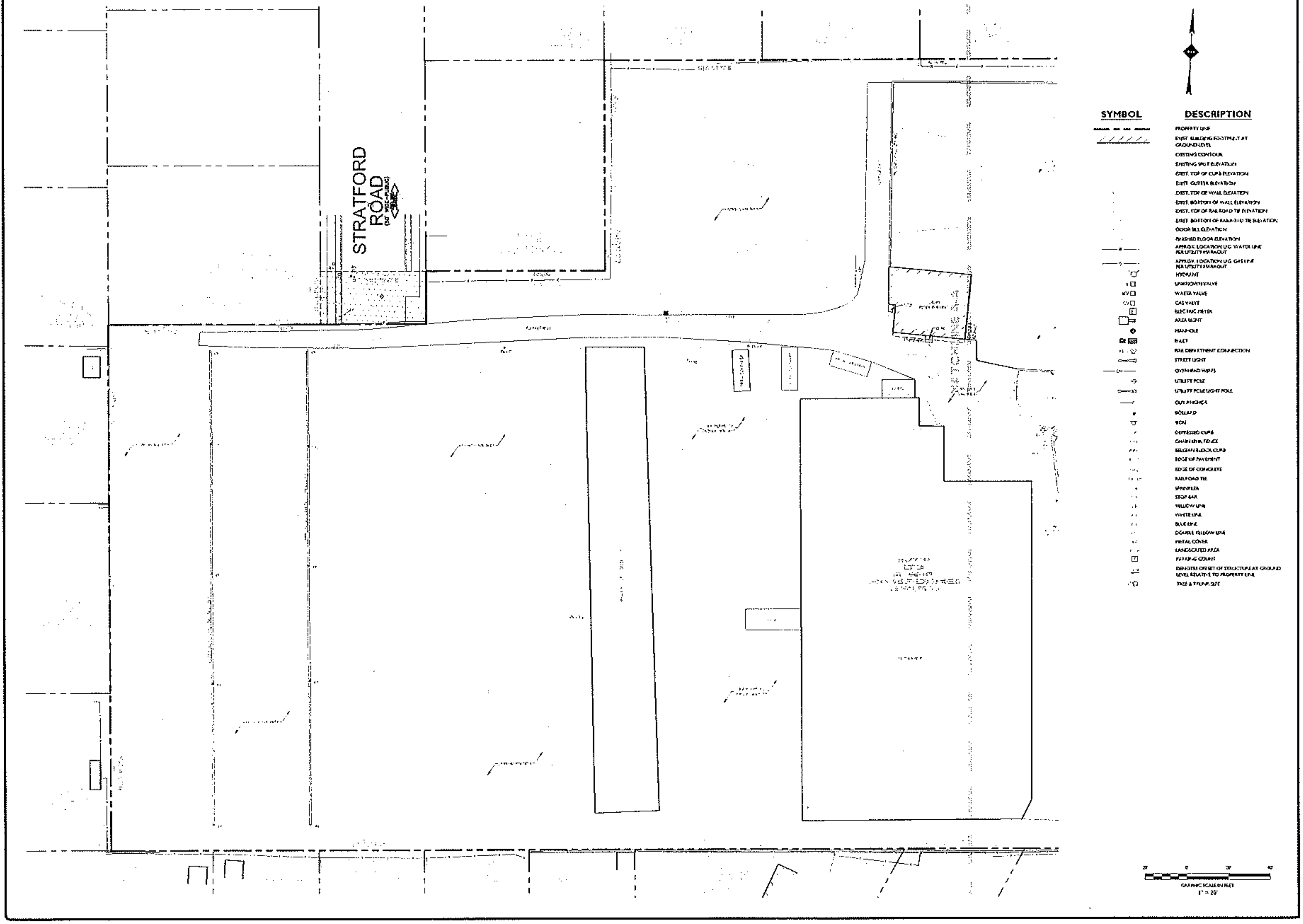
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 0720
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 50' PROJECT ID: E-16175

TITLE:
OVERALL SITE PLAN

DRAWING:
C3



SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXIST. BUILDING FOOTPRINT AT GROUND LEVEL
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	EXIST. TOP OF RAILROAD TIE ELEVATION
	EXIST. BOTTOM OF RAILROAD TIE ELEVATION
	DOOR SILL ELEVATION
	FINISHED FLOOR ELEVATION
	APPROX. LOCATION U.G. WATER LINE PER UTILITY MARKOUT
	APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT
	HYDRANT
V ☐	UNKNOWN VALVE
WV ☐	WATER VALVE
GV ☐	GAS VALVE
	ELECTRIC METER
	AREA LIGHT
	MANHOLE
	INLET
	FIRE DEPARTMENT CONNECTION
	STREET LIGHT
OH	OVERHEAD WIRES
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY ANCHOR
	BOLLARD
	SIGN
	DEPRESSED CURB
	CHAIN LINK FENCE
	BELGIAN BLOCK CURB
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	RAILROAD TIE
	SPRINKLER
	STOP BAR
	YELLOW LINE
	WHITE LINE
	BLUE LINE
	DOUBLE YELLOW LINE
	METAL COVER
	LANDSCAPED AREA
	PARKING COUNT
	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	TREE & TRUNK SIZE

ISSUE	DATE	BY	DESCRIPTION
3	[illegible]	JR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	[illegible]	JR	REV. PER REDEVELOPMENT PLAN TABLES
1	[illegible]	JR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 213, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

JEFFREY A. HARTELL, P.E.
NEW JERSEY LICENSE No. [illegible]
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

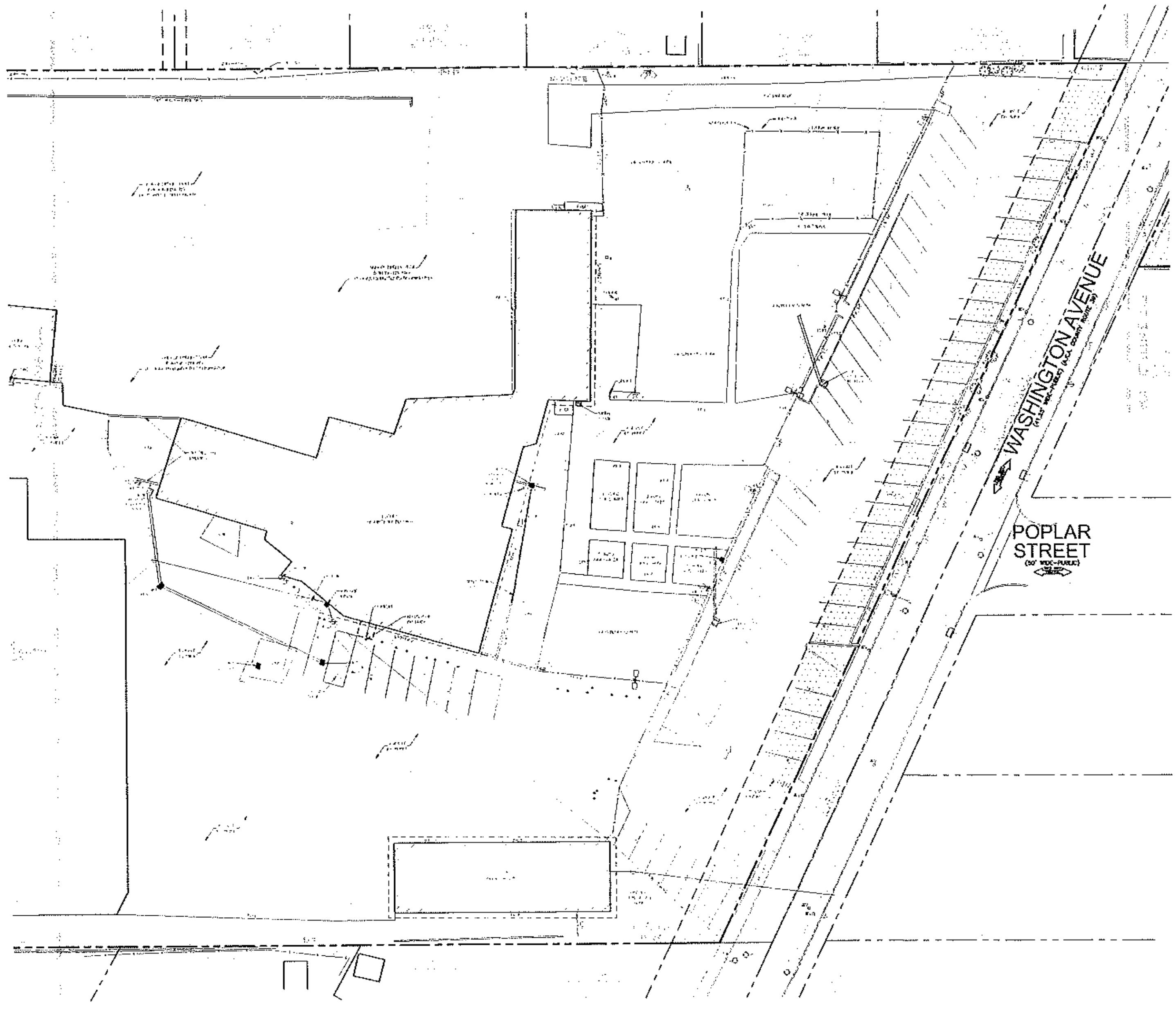
SCALE: 1" = 20'
PROJECT NO. [illegible]

TITLE:

EXISTING CONDITIONS
PLAN SHEET 'A'

DRAWING:

C4



SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXIST. BUILDING FOOTPRINT AT GROUND LEVEL
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	EXIST. TOP OF RAILROAD TIE ELEVATION
	EXIST. BOTTOM OF RAILROAD TIE ELEVATION
	DOOR SILL ELEVATION
	FINISHED FLOOR ELEVATION
	APPROX. LOCATION U.G. WATER LINE PER UTILITY MARKOUT
	APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT
	HYDRANT
V ☐	UNKNOWN VALVE
WV ☐	WATER VALVE
GV ☐	GAS VALVE
	ELECTRIC METER
	AREA LIGHT
	MANHOLE
	INLET
	FIRE DEPARTMENT CONNECTION
	STREET LIGHT
	OVERHEAD WIRES
	UTILITY POLE
	UTILITY POLE LIGHT POLE
	GUY ANCHOR
●	BOLLARD
	SIGN
	DEPRESSED CURB
	CHAIN LINK FENCE
	BELGIAN BLOCK CURB
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	RAILROAD TIE
	SPRINKLER
	STOP BAR
	YELLOW LINE
	WHITE LINE
	BLUE LINE
	DOUBLE YELLOW LINE
	METAL COVER
	LANDSCAPED AREA
☐	PARKING COUNT
	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	TREE & TRUNK SIZE

20 0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JM	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JM	REV. PER REDEVELOPMENT PLAN TABLES
1	1/14/2017	JM	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
544 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

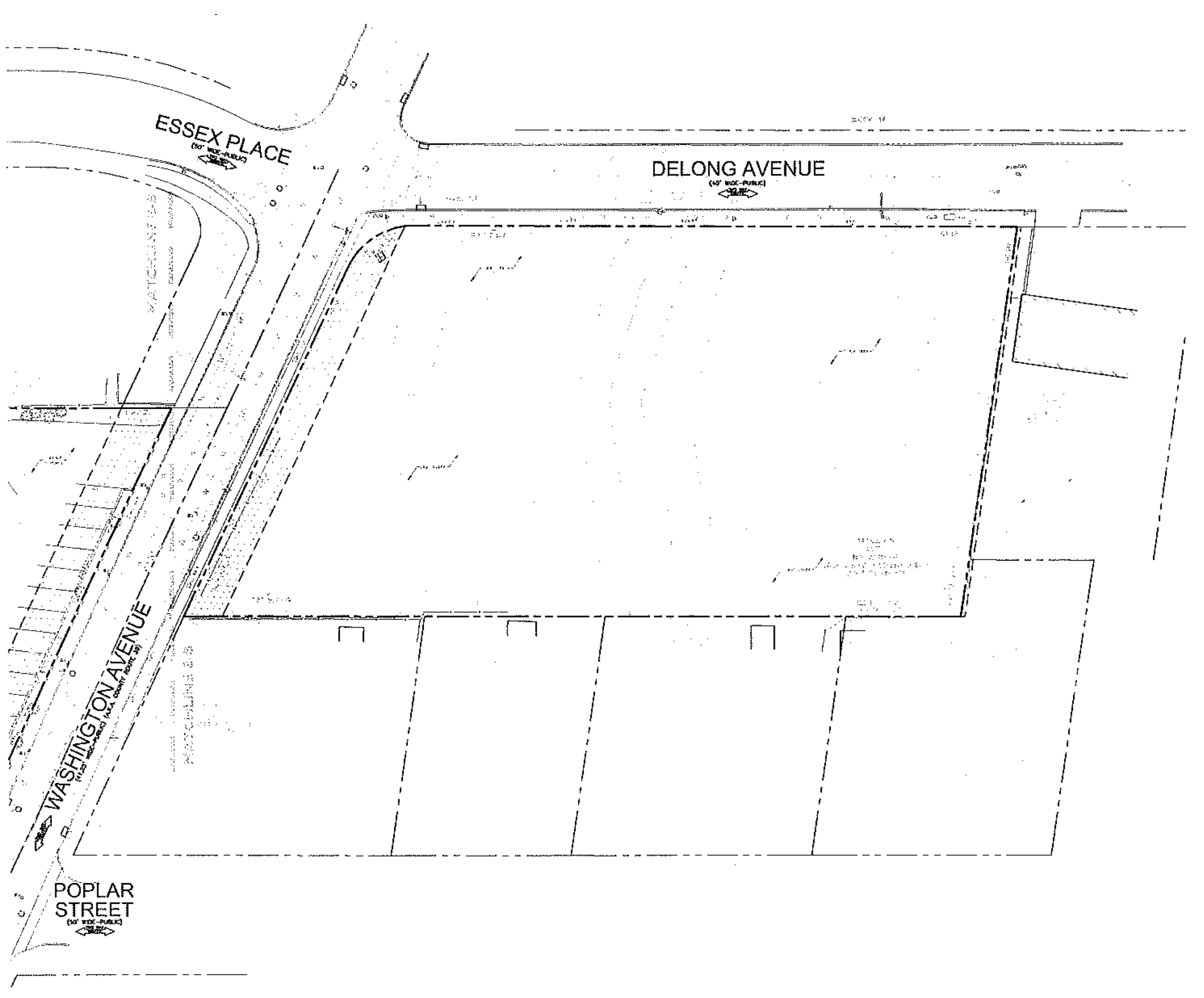
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. [illegible]
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc.

SCALE: 1" = 20' PROJECT ID: [illegible]

TITLE:
EXISTING CONDITIONS
PLAN SHEET 'B'

DRAWING:
C5



SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXIST. BUILDING FOOTPRINT AT GROUND LEVEL
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	EXIST. TOP OF RAILROAD TIE ELEVATION
	EXIST. BOTTOM OF RAILROAD TIE ELEVATION
	DOOR SILL ELEVATION
	FINISHED FLOOR ELEVATION
	APPROX. LOCATION U.G. WATER LINE PER UTILITY MARKOUT
	APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT
	HYDRANT
	UNKNOWN VALVE
WV	WATER VALVE
GV	GAS VALVE
E	ELECTRIC METER
	AREA LIGHT
	MANHOLE
	INLET
	FIRE DEPARTMENT CONNECTION
	STREET LIGHT
	OVERHEAD WIRES
	UTILITY POLE
	UTILITY POLE LIGHT POLE
	GUY ANCHOR
	BOLLARD
	SIGN
	DEPRESSED CURB
	CHAIN LINK FENCE
	BELGIAN BLOCK CURB
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	RAILROAD TIE
	SPRINKLER
	STOP BAR
	YELLOW LINE
	WHITE LINE
	BLUE LINE
	DOUBLE YELLOW LINE
	METAL COVER
	LANDSCAPED AREA
	PARKING COUNT
	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	TREE & TRUNK SIZE

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	3/13/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/14/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 213, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

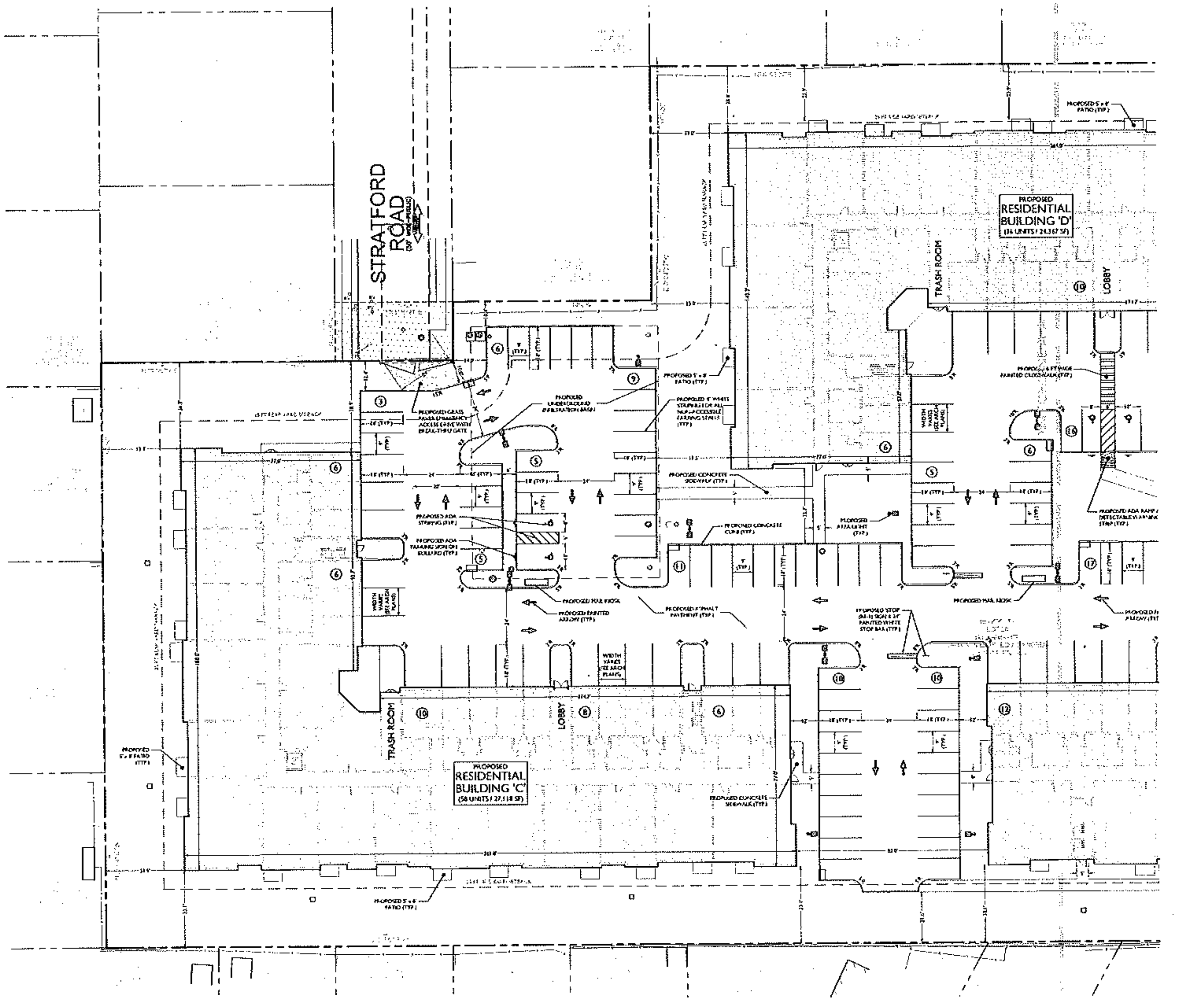
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 4?20
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20'
PROJECT ID: T-1335

TITLE:
EXISTING CONDITIONS
PLAN SHEET 'C'

DRAWING:
C6


STRATFORD ROAD
(50' WIDE–PUBLIC)
PROPOSED
RESIDENTIAL
BUILDING 'D'
(36 UNITS / 24,367 SF)
TRASH ROOM
LOBBY
PROPOSED
RESIDENTIAL
BUILDING 'C'
(58 UNITS / 27,118 SF)
TRASH ROOM
LOBBY
PROPOSED 5' x 8' PATIO (TYP.)
PROPOSED UNDERGROUND INFILTRATION BASIN
PROPOSED CONCRETE SIDEWALK (TYP.)
PROPOSED CONCRETE CURB (TYP.)
PROPOSED AREA LIGHT (TYP.)
PROPOSED ADA STRIPING (TYP.)
PROPOSED MAIL KIOSK
PROPOSED PAINTED ARROW (TYP.)
PROPOSED ASPHALT PAVEMENT (TYP.)
WIDTH VARIES (SEE ARCH PLANS)

SYMBOL	DESCRIPTION
	PROPERTY LINE
	ADJOINING LOT LINE
	INTERNAL LOT LINE
	BUILDING SETBACK LINE
▭	EXISTING EASEMENT
▭	EXISTING BUILDING
	EXISTING CURB
▭	EXISTING CONCRETE
	EXISTING FENCE
	EXISTING SIGNS / LIGHTS
	PROPOSED SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED MOUNTABLE CURB
	PROPOSED EXTENDED CURB
	PROPOSED SIGNS / BOLLARDS
▭	PROPOSED BUILDING
▭	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
▭	PROPOSED RETAINING WALL
	PROPOSED HANDRAIL
	PROPOSED CHAIN LINK FENCE
	PROPOSED BOARD ON BOARD FENCE
	PROPOSED GUIDE RAIL
	PROPOSED BUILDING DOORS

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	[illegible]	JR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	[illegible]	JR	REV. PER REDEVELOPMENT PLAN TABLES
1	[illegible]	JR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

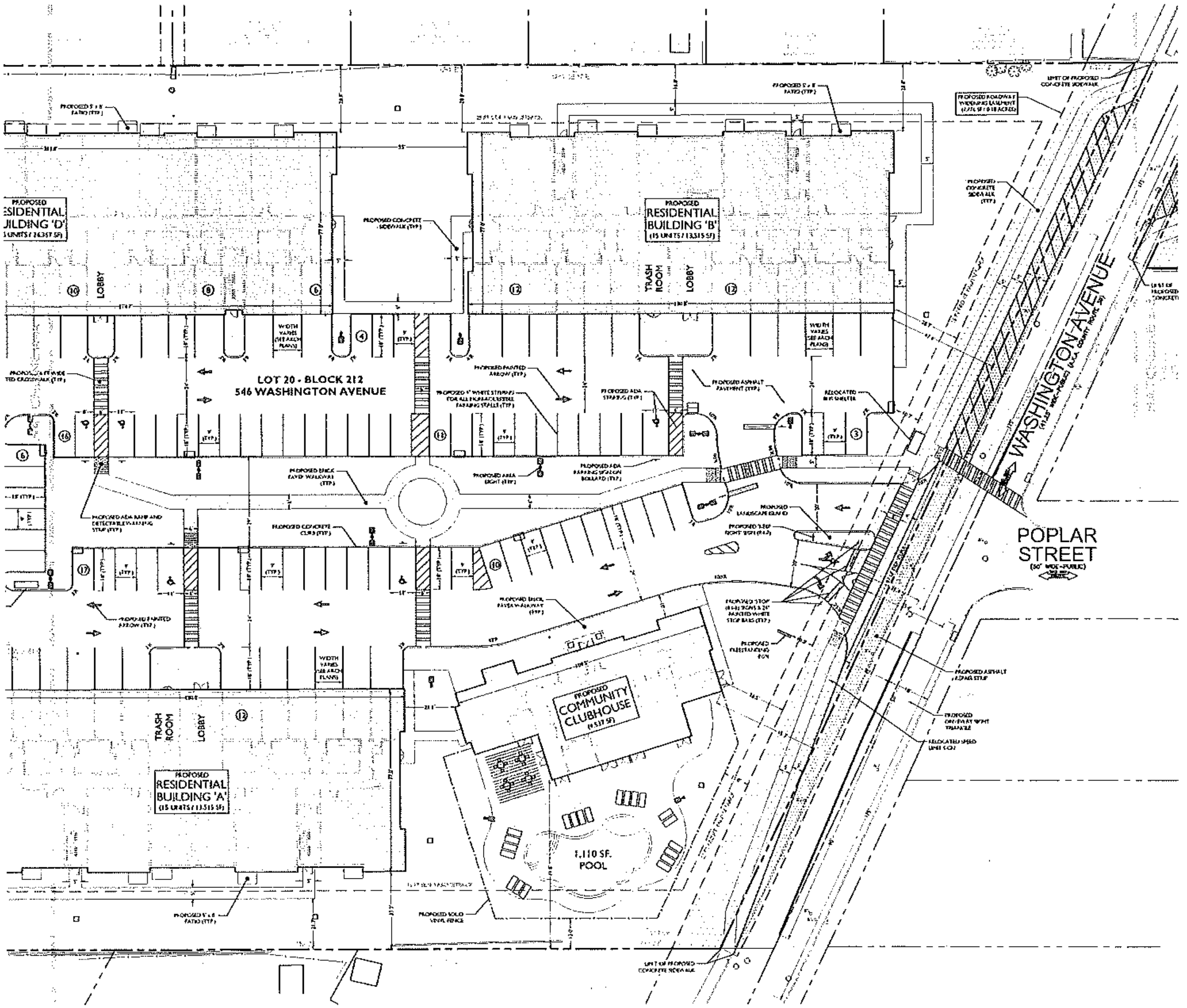
JEFFREY A. HARTELL, P.E.
NEW JERSEY LICENSE No. 47190
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20' PROJECT ID: T-14111

TITLE:
SITE PLAN
SHEET 'A'

DRAWING:
C7


PROPOSED RESIDENTIAL BUILDING 'D' (15 UNITS / 26,357 SF)
PROPOSED RESIDENTIAL BUILDING 'B' (15 UNITS / 13,515 SF)
PROPOSED RESIDENTIAL BUILDING 'A' (15 UNITS / 13,515 SF)
LOT 20 - BLOCK 212
546 WASHINGTON AVENUE
TRASH ROOM
LOBBY
PROPOSED COMMUNITY CLUBHOUSE (4,537 SF)
1,110 SF. POOL
WASHINGTON AVENUE
POPLAR STREET
(50' WIDE - PUBLIC)
PROPOSED CONCRETE SIDEWALK (TYP.)
PROPOSED 5' x 8' PATIO (TYP.)
PROPOSED PAINTED ARROW (TYP.)
PROPOSED BRICK PAVER WALKWAY (TYP.)
PROPOSED CONCRETE CURB (TYP.)
PROPOSED ASPHALT PAVEMENT (TYP.)
RELOCATED BUS SHELTER
PROPOSED AREA LIGHT (TYP.)
PROPOSED SOLID VINYL FENCE
LIMIT OF PROPOSED CONCRETE SIDEWALK
WIDTH VARIES SEE ARCH. PLANS

SYMBOL	DESCRIPTION
— · · —	PROPERTY LINE
— · —	ADJOINING LOT LINE
	INTERNAL LOT LINE
- - -	BUILDING SETBACK LINE
▭	EXISTING EASEMENT
▨	EXISTING BUILDING
—	EXISTING CURB
▭	EXISTING CONCRETE
· ·	EXISTING FENCE
·	EXISTING SIGNS / LIGHTS
- - - -	PROPOSED SAWCUT LINE
—	PROPOSED CURB
—	PROPOSED DEPRESSED CURB
- - -	PROPOSED FLUSH CURB
=	PROPOSED MOUNTABLE CURB
—	PROPOSED EXTENDED CURB
- ▾ ●	PROPOSED SIGNS / BOLLARDS
▭	PROPOSED BUILDING
▭	PROPOSED CONCRETE
●▢	PROPOSED AREA LIGHT
▭	PROPOSED RETAINING WALL
—●—	PROPOSED HANDRAIL
—x—	PROPOSED CHAIN LINK FENCE
—o—	PROPOSED BOARD ON BOARD FENCE
—o—	PROPOSED GUIDE RAIL
[ ]	PROPOSED BUILDING DOORS

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JJB	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JJB	REV. PER REDEVELOPMENT PLAN TABLES
1	1/14/2017	[illegible]	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

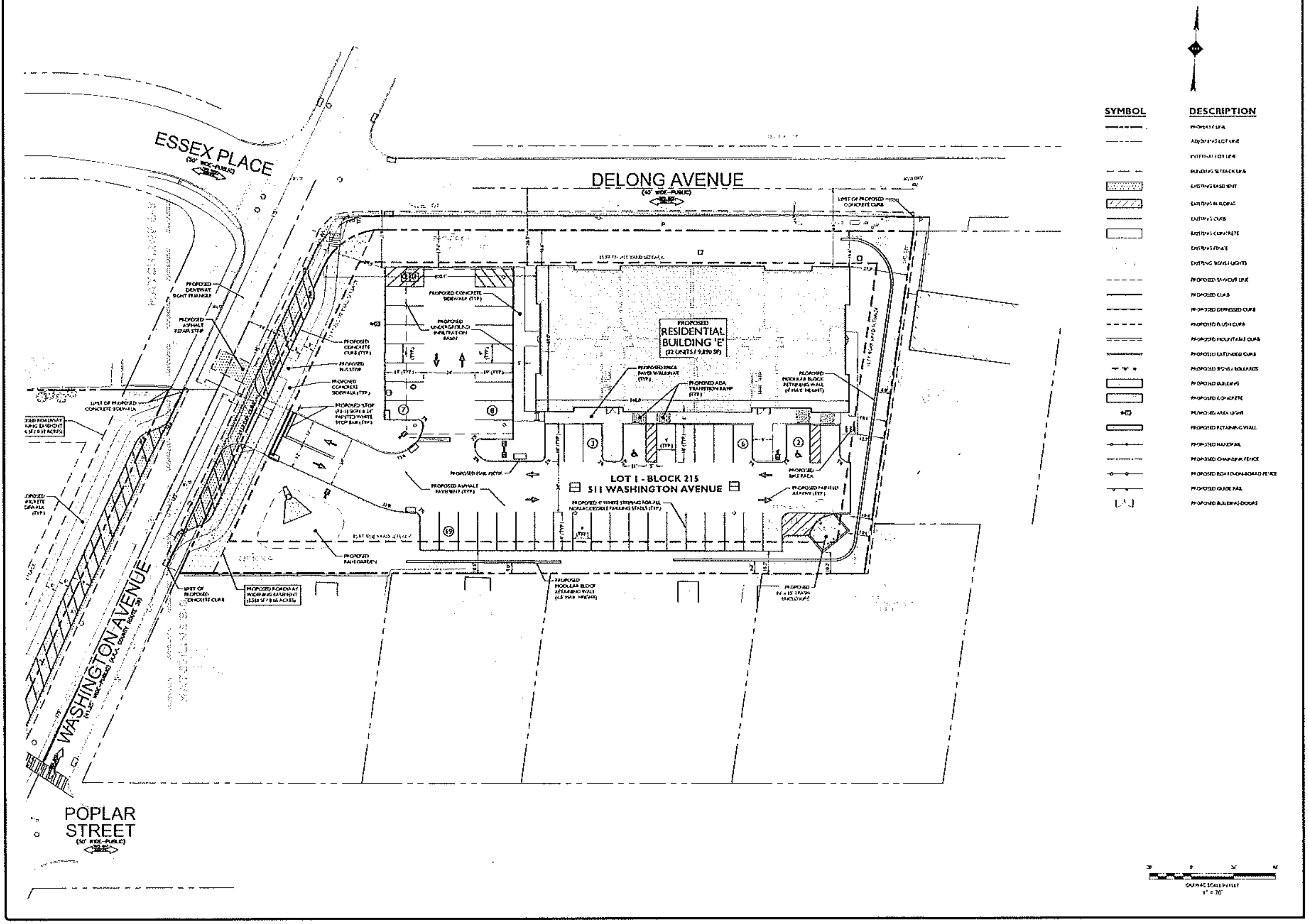
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. [illegible]
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE	1" = 20'	PROJECT ID:	T-14175

TITLE:
SITE PLAN
SHEET 'B'

DRAWING:
C8


ESSEX PLACE
(50' WIDE—PUBLIC)
DELONG AVENUE
(40' WIDE—PUBLIC)
WASHINGTON AVENUE
POPLAR STREET
(50' WIDE—PUBLIC)
PROPOSED RESIDENTIAL BUILDING 'E'
(22 UNITS / 9,850 SF)
LOT 1 - BLOCK 215
511 WASHINGTON AVENUE
PROPOSED CONCRETE SIDEWALK (TYP.)
PROPOSED UNDERGROUND INFILTRATION BASIN
PROPOSED DRIVEWAY SIGHT TRIANGLE
PROPOSED ASPHALT REPAIR STRIP
PROPOSED CONCRETE CURB (TYP.)
PROPOSED BUS STOP
PROPOSED CONCRETE SIDEWALK (TYP.)
LIMIT OF PROPOSED CONCRETE SIDEWALK
PROPOSED 'STOP' (R1-1) SIGN & 24" PAINTED WHITE STOP BAR (TYP.)
PROPOSED BRICK PAVER WALKWAY (TYP.)
PROPOSED ADA TRANSITION RAMP (TYP.)
PROPOSED MODULAR BLOCK RETAINING WALL
PROPOSED BIKE RACK
PROPOSED MAIL KIOSK
PROPOSED ASPHALT PAVEMENT (TYP.)
PROPOSED PARKING ARROW (TYP.)
PROPOSED RAIN GARDEN
PROPOSED MODULAR BLOCK RETAINING WALL (1.5' MAX. HEIGHT)
PROPOSED TRASH ENCLOSURE
LIMIT OF PROPOSED CONCRETE CURB
PROPOSED ROADWAY WIDENING EASEMENT
LIMIT OF PROPOSED CONCRETE SIDEWALK
SYMBOL
DESCRIPTION
PROPERTY LINE
ADJOINING LOT LINE
INTERNAL LOT LINE
BUILDING SETBACK LINE
EXISTING EASEMENT
EXISTING BUILDING
EXISTING CURB
EXISTING CONCRETE
EXISTING FENCE
EXISTING SIGNS / LIGHTS
PROPOSED SAWCUT LINE
PROPOSED CURB
PROPOSED DEPRESSED CURB
PROPOSED FLUSH CURB
PROPOSED MOUNTABLE CURB
PROPOSED EXTENDED CURB
PROPOSED SIGNS / BOLLARDS
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED AREA LIGHT
PROPOSED RETAINING WALL
PROPOSED HANDRAIL
PROPOSED CHAIN-LINK FENCE
PROPOSED BOARD-ON-BOARD FENCE
PROPOSED GUIDE RAIL
PROPOSED BUILDING DOORS
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JM	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JM	REV. PER REDEVELOPMENT PLAN TABLES
1	1/11/2017	JM	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

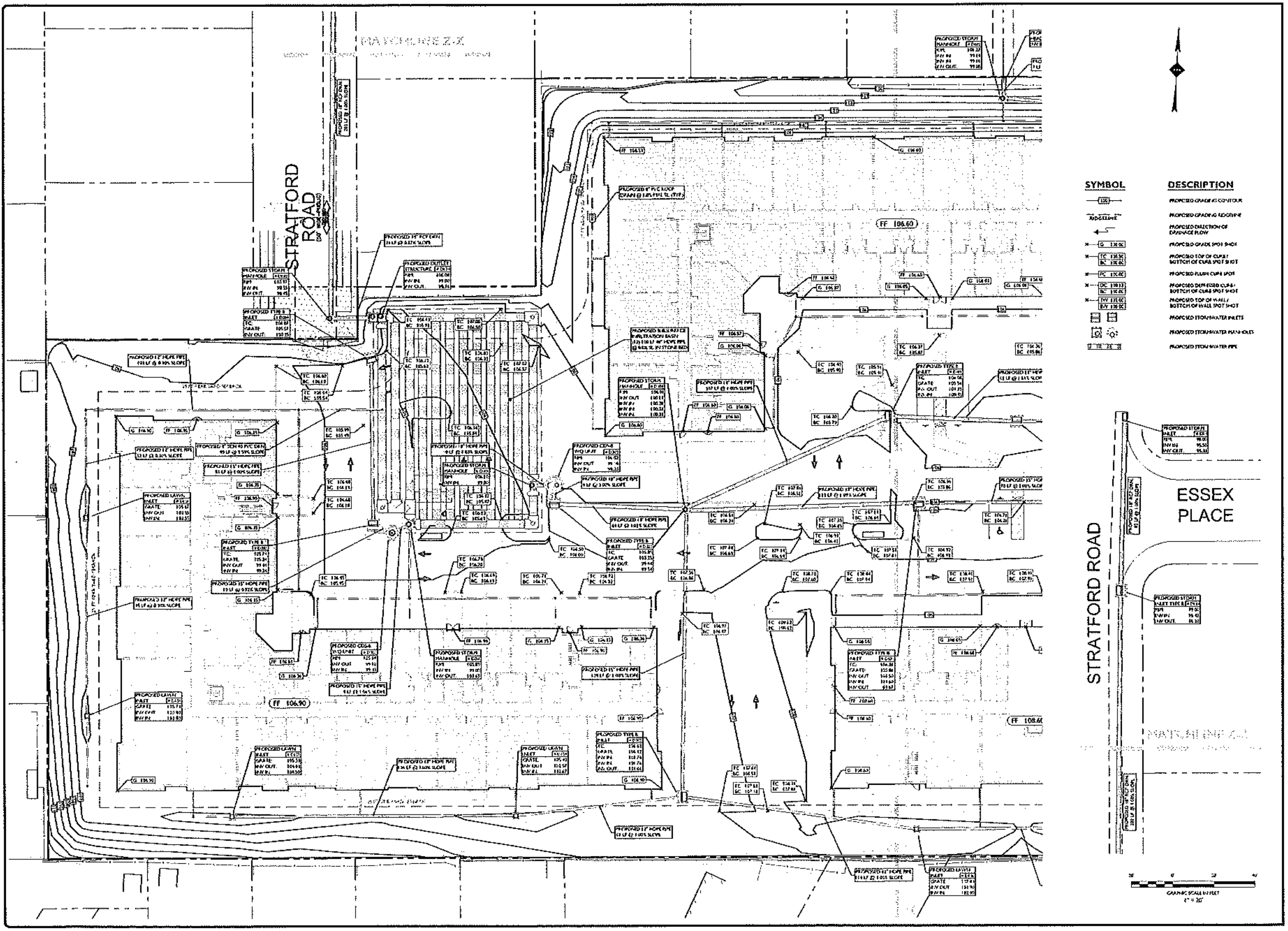
JEFFREY A. HARTELL, P.E.
NEW JERSEY LICENSE No. 47270
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20'
PROJECT ID: T-14075

TITLE:
SITE PLAN
SHEET 'C'

DRAWING:
C9



SYMBOL	DESCRIPTION
106	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
G 106.00	PROPOSED GRADE SPOT SHOT
TC 106.50 BC 106.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 106.00	PROPOSED FLUSH CURB SPOT
DC 106.13 BC 106.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
TW 106.00 BW 106.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT
▤	PROPOSED STORMWATER INLETS
◎	PROPOSED STORMWATER MANHOLES
12" 15" 24" 30"	PROPOSED STORMWATER PIPE

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	ER	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	ER	REV. PER REDEVELOPMENT PLAN TABLES
1	1/13/2017	ER	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
544 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

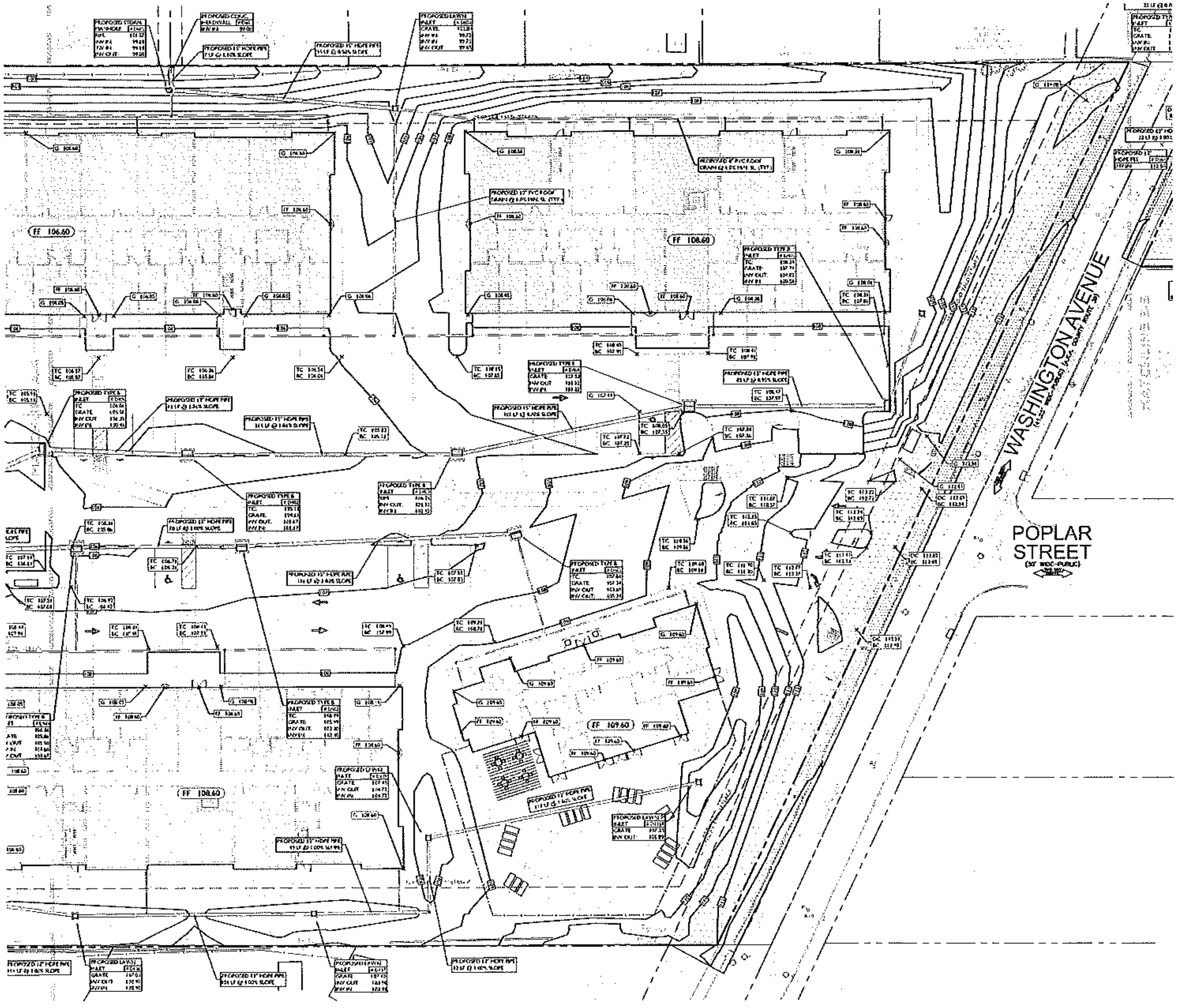
JEFFREY A. HARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20'
PROJECT ID: T-14315

TITLE:
GRADING & DRAINAGE PLAN SHEET 'A'

DRAWING:
C10


WASHINGTON AVENUE
POPLAR STREET
(50' WIDE-PUBLIC)
FF 106.60
FF 108.60
FF 109.60
FF 108.60
PROPOSED TYPE B INLET
PROPOSED 15" HDPE PIPE
PROPOSED 12" HDPE PIPE
PROPOSED LAWN INLET
PROPOSED STORM MANHOLE

SYMBOL	DESCRIPTION
130	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
◄	PROPOSED DIRECTION OF DRAINAGE FLOW
G 100.00	PROPOSED GRADE SPOT SHOT
TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 100.00	PROPOSED FLUSH CURB SPOT
DC 100.13 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT
⊟ ⊟	PROPOSED STORMWATER INLETS
⊡ ○	PROPOSED STORMWATER MANHOLES
—	PROPOSED STORMWATER PIPE

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEERS LETTER
2	2/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/16/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
544 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

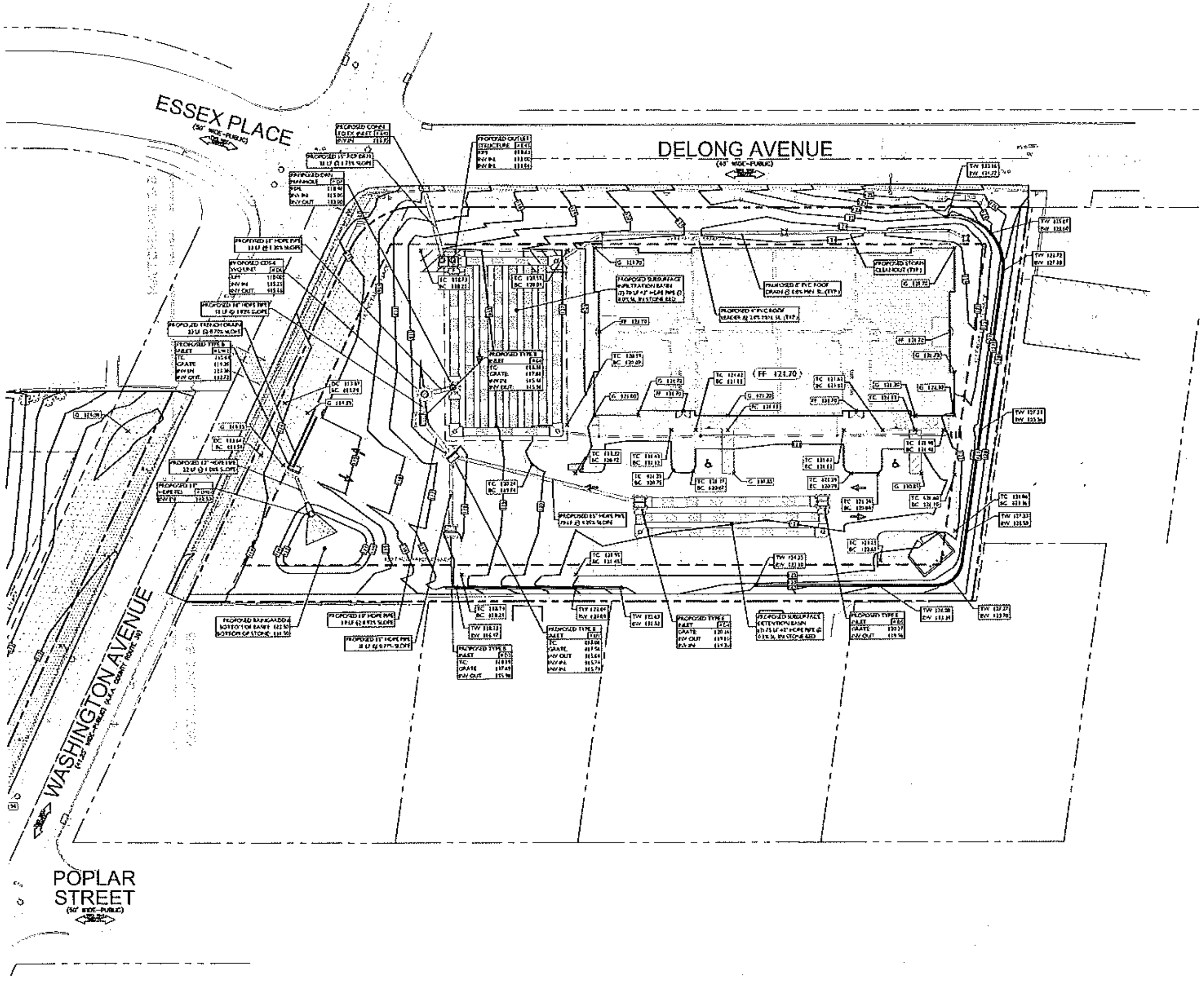
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47193
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20' PROJECT ID: T-14093

TITLE:
GRADING & DRAINAGE
PLAN SHEET 'B'

DRAWING:
C11


ESSEX PLACE
(50' WIDE-PUBLIC)
DELONG AVENUE
(60' WIDE-PUBLIC)
WASHINGTON AVENUE
(41.25' WIDE-PUBLIC) (A.K.A. COUNTY ROUTE 39)
POPLAR STREET
(50' WIDE-PUBLIC)
FF 121.70

SYMBOL	DESCRIPTION
120	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
◄ - -	PROPOSED DIRECTION OF DRAINAGE FLOW
G 120.00	PROPOSED GRADE SPOT SHOT
TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 100.00	PROPOSED FLUSH CURB SPOT
DC 100.13 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT
⊟ ⊟	PROPOSED STORMWATER INLETS
⊡ ○	PROPOSED STORMWATER MANHOLES
	PROPOSED STORMWATER PIPE

GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
3	3/13/2017	JR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/16/2017	JR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
544 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

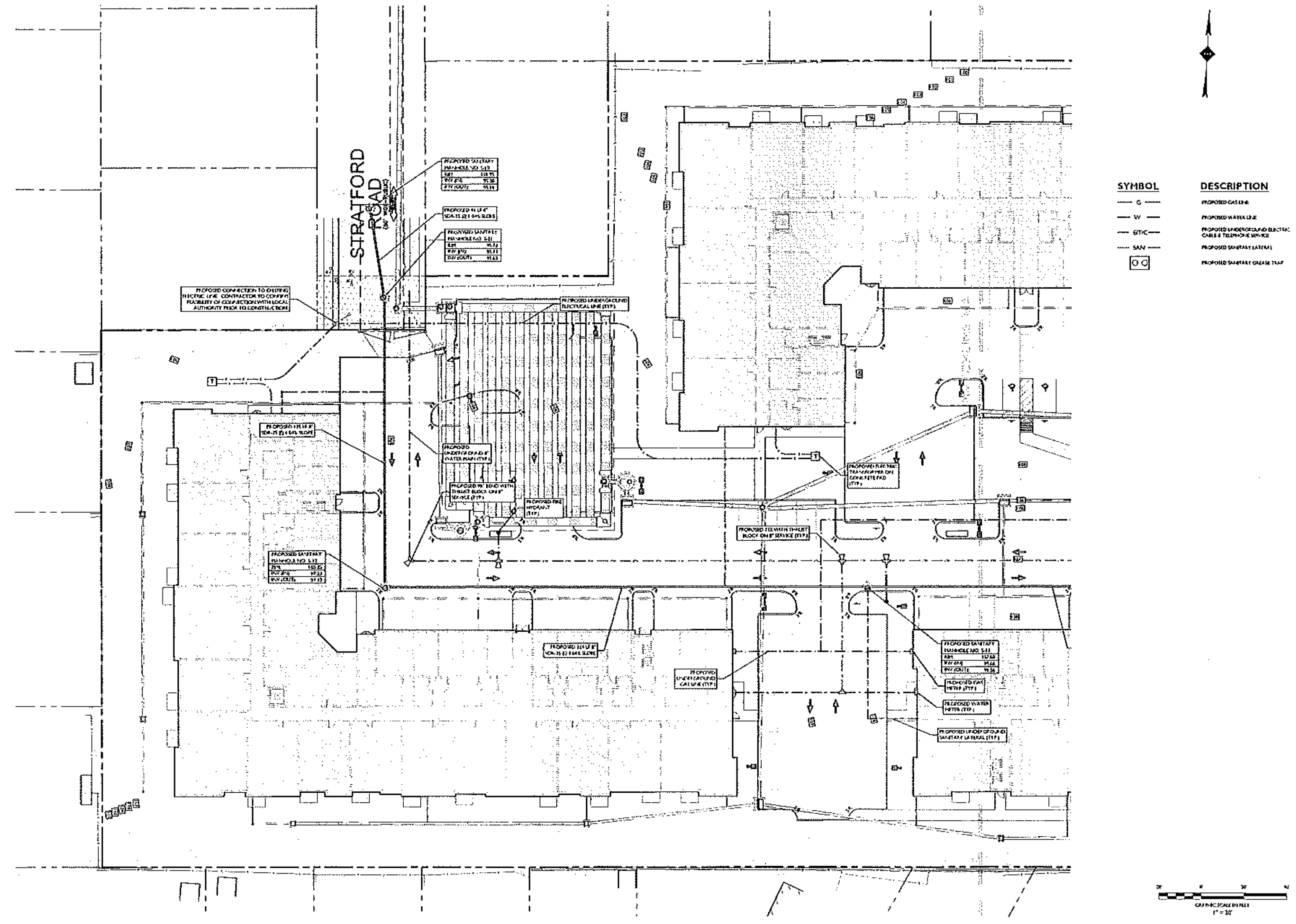
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. [illegible]
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 30'
PROJECT ID: T-16115

TITLE:
GRADING & DRAINAGE
PLAN SHEET 'C'

DRAWING:
C12


STRATFORD ROAD
(50' WIDE - PUBLIC)
PROPOSED SANITARY MANHOLE NO. S-13
RIM
INV (IN)
INV (OUT)
PROPOSED 41 LF 8" SDR-35 @ 1.00% SLOPE
PROPOSED SANITARY MANHOLE NO. S-11
RIM
INV (IN)
INV (OUT)
PROPOSED CONNECTION TO EXISTING ELECTRIC LINE. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH LOCAL AUTHORITY PRIOR TO CONSTRUCTION
PROPOSED UNDERGROUND ELECTRICAL LINE (TYP.)
PROPOSED 8" SDR-35 @ 1.00% SLOPE
PROPOSED UNDERGROUND 8" WATER MAIN (TYP.)
PROPOSED 90° BEND WITH THRUST BLOCK ON 8" SERVICE (TYP.)
PROPOSED FIRE HYDRANT (TYP.)
PROPOSED SANITARY MANHOLE NO. S-12
RIM
INV (IN)
INV (OUT)
PROPOSED ELECTRIC TRANSFORMER ON CONCRETE PAD (TYP.)
PROPOSED TEE WITH THRUST BLOCK ON 8" SERVICE (TYP.)
PROPOSED 8" SDR-35 @ 1.00% SLOPE
PROPOSED UNDERGROUND GAS LINE (TYP.)
PROPOSED SANITARY MANHOLE NO. S-11
RIM
INV (IN)
INV (OUT)
PROPOSED GAS METER (TYP.)
PROPOSED WATER METER (TYP.)
PROPOSED UNDERGROUND SANITARY LATERAL (TYP.)
GRAPHIC SCALE IN FEET
1" = 20'

SYMBOL	DESCRIPTION
— G —	PROPOSED GAS LINE
— W —	PROPOSED WATER LINE
— E/T/C —	PROPOSED UNDERGROUND ELECTRIC CABLE & TELEPHONE SERVICE
— SAN —	PROPOSED SANITARY LATERAL
○○	PROPOSED SANITARY GREASE TRAP

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/18/2017	JR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

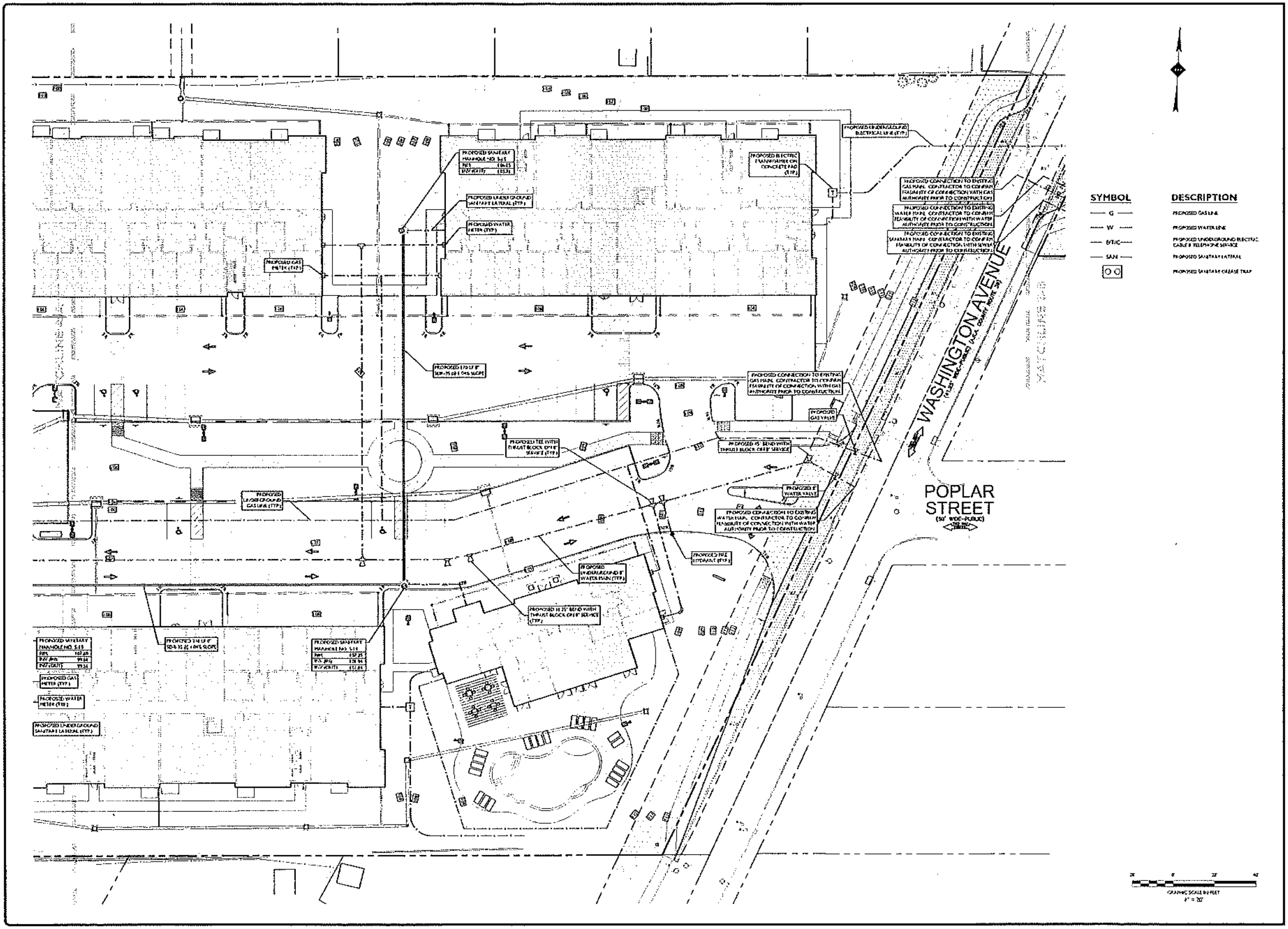
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. [illegible]
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20'
PROJECT ID: T-14175

TITLE:
UTILITY PLAN
SHEET 'A'

DRAWING:
C13


PROPOSED SANITARY MANHOLE NO. S-15
PROPOSED UNDERGROUND SANITARY LATERAL (TYP)
PROPOSED WATER METER (TYP)
PROPOSED GAS METER (TYP)
PROPOSED UNDERGROUND ELECTRICAL LINE (TYP)
PROPOSED ELECTRIC TRANSFORMER ON CONCRETE PAD (TYP)
PROPOSED CONNECTION TO EXISTING GAS MAIN. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH GAS AUTHORITY PRIOR TO CONSTRUCTION
PROPOSED CONNECTION TO EXISTING WATER MAIN. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH WATER AUTHORITY PRIOR TO CONSTRUCTION
PROPOSED CONNECTION TO EXISTING SANITARY MAIN. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH SEWER AUTHORITY PRIOR TO CONSTRUCTION
PROPOSED GAS VALVE
PROPOSED 45° BEND WITH THRUST BLOCK ON 8" SERVICE
PROPOSED TEE WITH THRUST BLOCK ON 8" SERVICE (TYP)
PROPOSED UNDERGROUND GAS LINE (TYP)
PROPOSED 8" WATER VALVE
PROPOSED FIRE HYDRANT (TYP)
PROPOSED UNDERGROUND 8" WATER MAIN (TYP)
PROPOSED 11.25° BEND WITH THRUST BLOCK ON 8" SERVICE (TYP)
PROPOSED SANITARY MANHOLE NO. S-15
RIM
INV (IN)
INV (OUT)
PROPOSED SANITARY MANHOLE NO. S-16
RIM
INV (IN)
INV (OUT)
PROPOSED GAS METER (TYP)
PROPOSED WATER METER (TYP)
PROPOSED UNDERGROUND SANITARY LATERAL (TYP)
WASHINGTON AVENUE
(COUNTY ROUTE 39)
POPLAR STREET
(50' WIDE-PUBLIC)
GRAPHIC SCALE IN FEET
1" = 20'

SYMBOL	DESCRIPTION
— G —	PROPOSED GAS LINE
— W —	PROPOSED WATER LINE
— E/T/C —	PROPOSED UNDERGROUND ELECTRIC CABLE & TELEPHONE SERVICE
— SAN —	PROPOSED SANITARY LATERAL
○○	PROPOSED SANITARY GREASE TRAP

ISSUE	DATE	BY	DESCRIPTION
3	[illegible]	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	[illegible]	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	[illegible]	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
544 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

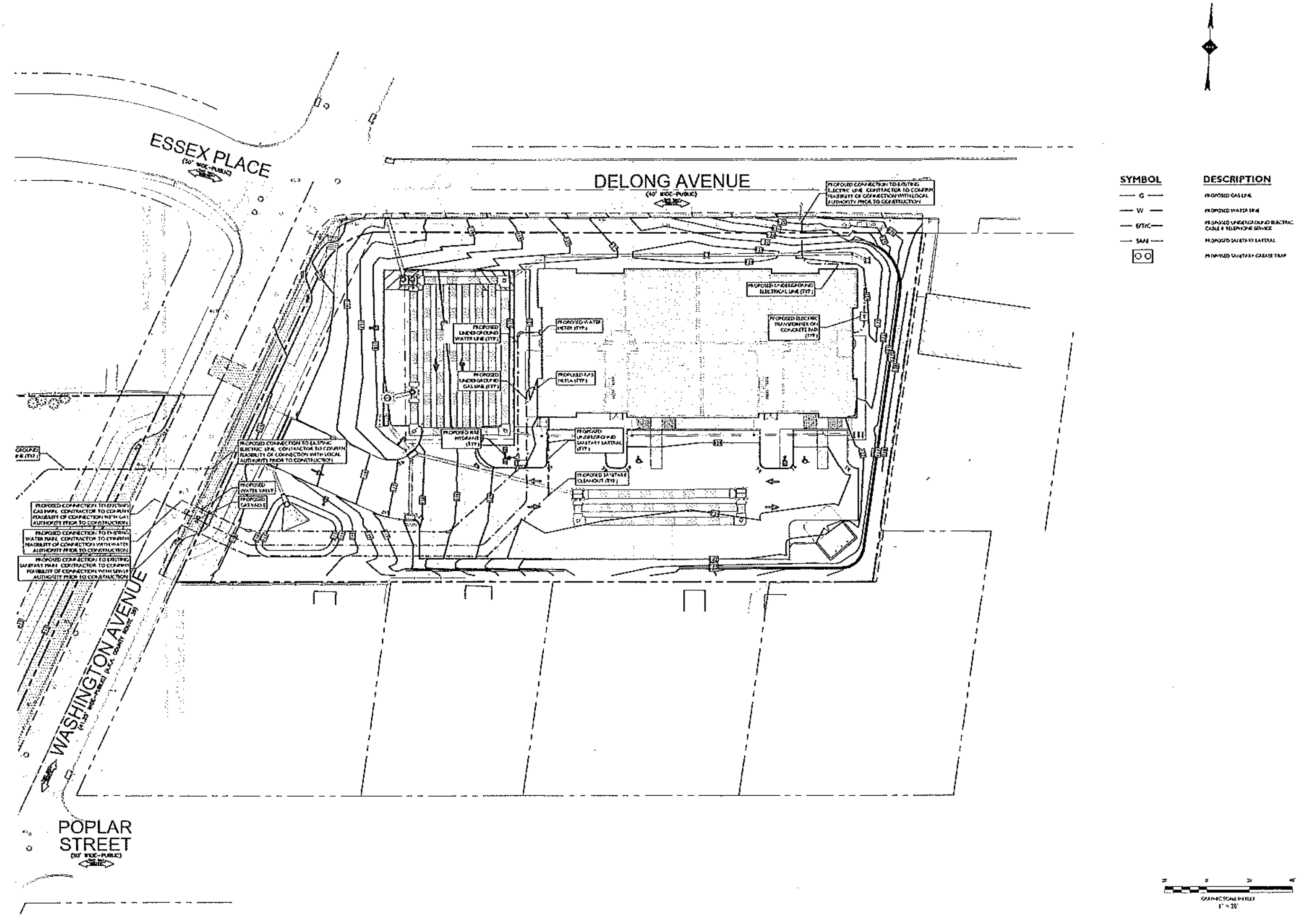
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. [illegible]
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20' | PROJECT ID: T-[illegible]

TITLE:
UTILITY PLAN
SHEET 'B'

DRAWING:
C14


ESSEX PLACE
(50' WIDE-PUBLIC)
DELONG AVENUE
(40' WIDE-PUBLIC)
WASHINGTON AVENUE
(41.25' WIDE-PUBLIC) (A.K.A. COUNTY ROUTE 39)
POPLAR STREET
(50' WIDE-PUBLIC)
PROPOSED CONNECTION TO EXISTING ELECTRIC LINE. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH LOCAL AUTHORITY PRIOR TO CONSTRUCTION
PROPOSED UNDERGROUND ELECTRICAL LINE (TYP)
PROPOSED ELECTRIC TRANSFORMER ON CONCRETE PAD (TYP)
PROPOSED WATER METER (TYP)
PROPOSED GAS METER (TYP)
PROPOSED UNDERGROUND WATER LINE (TYP)
PROPOSED UNDERGROUND GAS LINE (TYP)
PROPOSED FIRE HYDRANT (TYP)
PROPOSED UNDERGROUND SANITARY LATERAL (TYP)
PROPOSED SANITARY CLEANOUT (TYP)
PROPOSED WATER VALVE
PROPOSED GAS VALVE
PROPOSED CONNECTION TO EXISTING GAS MAIN. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH GAS AUTHORITY PRIOR TO CONSTRUCTION
PROPOSED CONNECTION TO EXISTING WATER MAIN. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH WATER AUTHORITY PRIOR TO CONSTRUCTION
PROPOSED CONNECTION TO EXISTING SANITARY MAIN. CONTRACTOR TO CONFIRM FEASIBILITY OF CONNECTION WITH SEWER AUTHORITY PRIOR TO CONSTRUCTION
SYMBOL
DESCRIPTION
— G — PROPOSED GAS LINE
— W — PROPOSED WATER LINE
— E/T/C — PROPOSED UNDERGROUND ELECTRIC CABLE & TELEPHONE SERVICE
— SAN — PROPOSED SANITARY LATERAL
PROPOSED SANITARY GREASE TRAP
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/16/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

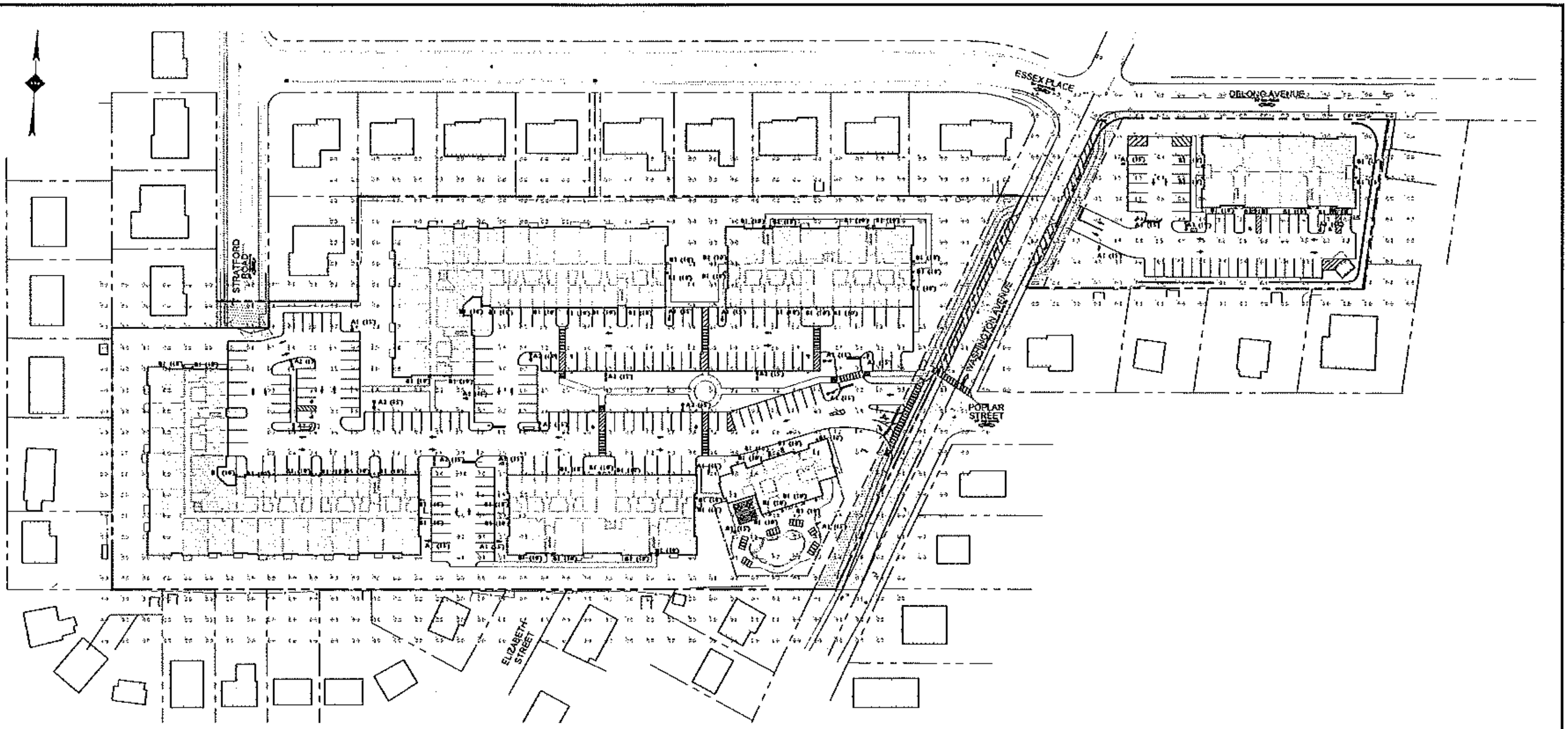
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. [illegible]
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20'
PROJECT NO. T-14135

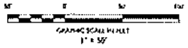
TITLE:
UTILITY PLAN
SHEET 'C'

DRAWING:
C15



LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
REDEVELOPMENT PLAN PAGE 6	MAXIMUM LIGHTING FIXTURE HEIGHT: 25 FT	15 FT
REDEVELOPMENT PLAN PAGE 6	AN AVERAGE OF ONE (1) FOOTCANDLE SHALL BE MAINTAINED WITHIN PARKING AREAS AND ALONG ALL SIDEWALKS	BLOCK 212, LOT 20 AVERAGE: 1.80 FC BLOCK 215, LOT 1 AVERAGE: 1.34 FC
REDEVELOPMENT PLAN PAGE 6	LIGHTING FIXTURE SHALL BE CUT OFF OR HAVE SHIELDS TO PREVENT LIGHT SPILLAGE ONTO NEIGHBORING PROPERTIES	COMPLIES

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	FIXTURE DESCRIPTION	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
▨	A-1	15	BALTIMORE (V651) SINGLE PULSE START METAL HALIDE AREA LIGHT	HORIZONTAL TYPE 3	0.72	PHILIPS-HADCO	24_V651-3552H
▨–▨	A-2	12	BALTIMORE (V651) DOUBLE PULSE START METAL HALIDE AREA LIGHT	HORIZONTAL TYPE 3	0.72	PHILIPS-HADCO	24_V651-3552H
○	B-1	59	AEROMAX (XAV1HU) WALL MOUNTED LED AREA LIGHT	N/A	0.65	SEAGULL LIGHTING	AOH3-9-26



GRAPHIC SCALE IN FEET
1" = 50'

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/14/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

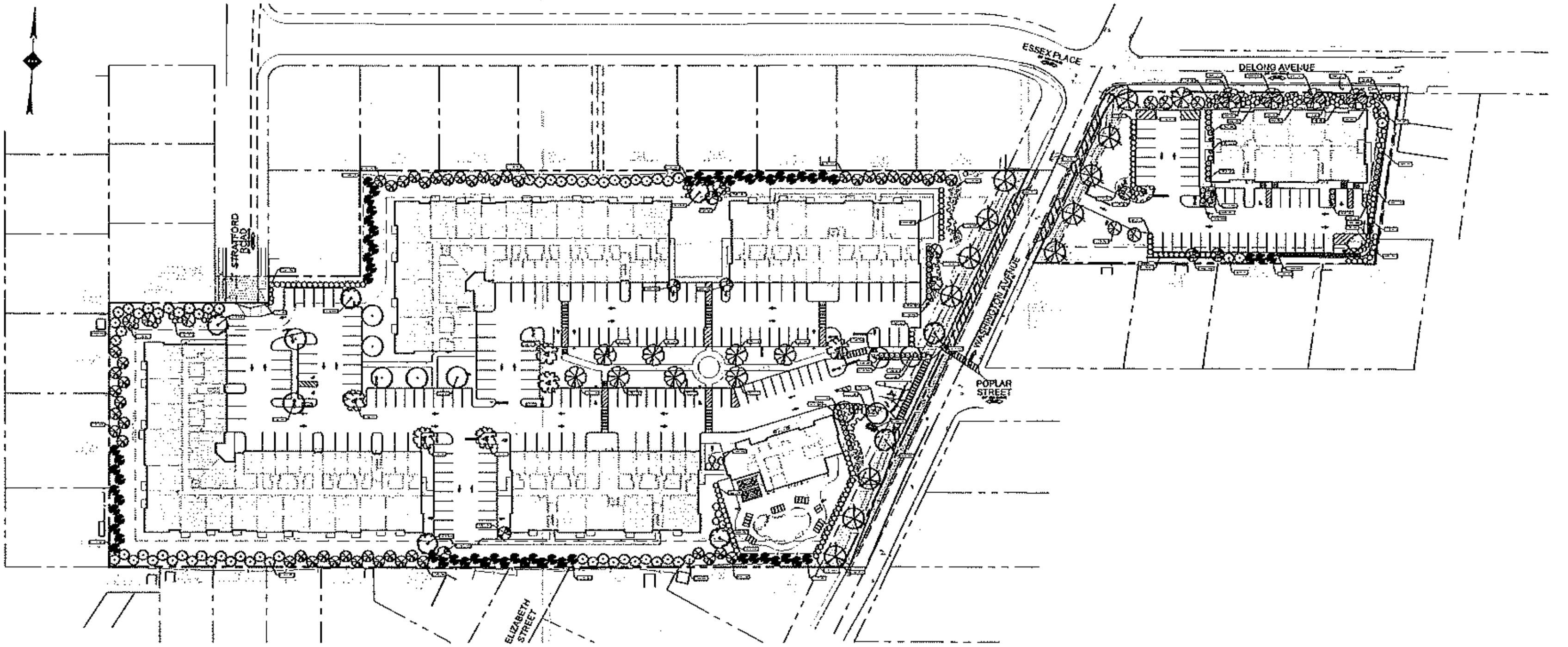
JEFFREY A. HARTELL, P.E.
NEW JERSEY LICENSE No. 47190
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 50' | PROJECT ID: T-14035

TITLE:
LIGHTING PLAN

DRAWING:
C16



PLANT SCHEDULE

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
ACE RUB	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3"-3.5" CAL	B&B
AME CAN	5	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6'-8'	B&B
COR FLO	8	CORNUS FLORIDA	FLOWERING DOGWOOD	6'-8'	B&B
GLE TRI	6	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3"-3.5" CAL	B&B
PLA ACE	11	PLATANUS X ACERIFOLIUM	LONDON PLANE TREE	3"-3.5" CAL	B&B
TIL COR	11	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3"-3.5" CAL	B&B
ZEL SER	11	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3"-3.5" CAL	B&B
EVERGREEN TREES					
CUP LEY	42	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	7'-8'	B&B
ILE DRA	12	ILEX X AQUIPERNYI 'DRAGON LADY'	DRAGON LADY HOLLY	7'-8'	B&B
JUN KET	4	JUNIPERUS CHINENSIS 'KETELEERI'	KETELEER JUNIPER	7'-8'	B&B
JUN VIR	42	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7'-8'	B&B
PIC ABI	12	PICEA ABIES	NORWAY SPRUCE	7'-8'	B&B
PIC CON	2	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	4'-4.5'	B&B
THU EME	37	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	7'-8'	B&B
EVERGREEN SHRUBS					
BUX SEM	47	BUXUS SEMPERVIRENS	ENGLISH BOXWOOD	30-36"	B&B
ILE MES	11	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	24" MIN	B&B
DECIDUOUS SHRUBS					
COR SER	25	CORNUS SERICEA 'BAILEYI'	BAILEY'S RED TWIG DOGWOOD	24"-30"	B&B
ITE VIR	41	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24"-30"	B&B
RHU GRO	21	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	3 GAL.	CONT. 5' O.C.
VIB PRA	5	VIBURNUM PRAGENSE	PRAGUE VIBURNUM	24"-30"	B&B
GRASSES					
MIS SIN	10	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS	1 GAL.	CONT. 36" O.C.
SCH SCO	14	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	LITTLE BLUESTEM	1 GAL.	CONT. 24" O.C.

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

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
REDEVELOPMENT PLAN §VII.E.2.c	STREET TREES SHALL BE A MINIMUM OF 3" CALIPER AT TIME OF PLANTING	COMPLIES
REDEVELOPMENT PLAN §VII.E.2.a	SHADE TREES SHALL BE PROVIDED AT THE RATE OF 1 TREE PER EVERY 10 PARKING SPACES (NOT INCLUDING ANY OFF-STREET PARKING SPACE PROVIDED IN A GARAGE) BLOCK 212 LOT 20 (118 SPACES X (1 TREE / 10 SPACES)) = 12 TREES BLOCK 215 LOT 1 45 SPACES X (1 TREE / 10 SPACES) = 5 TREES	BLOCK 212 LOT 20: 22 TREES BLOCK 215 LOT 1: 9 TREES
REDEVELOPMENT PLAN §VII.E.3.c	SHADE TREES SHALL BE A MINIMUM OF 3" CALIPER AT TIME OF PLANTING	COMPLIES
REDEVELOPMENT PLAN §VII.E.3.a	A TRACT BUFFER SHALL BE PROVIDED AROUND THE PERIMETER OF BLOCK 212 LOT 20 THAT IS AN AVERAGE OF 20 FT IN WIDTH AND A MINIMUM OF 10 FT IN WIDTH	COMPLIES
REDEVELOPMENT PLAN §VII.E.3.a	A TRACT BUFFER SHALL BE PROVIDED AROUND THE PERIMETER OF BLOCK 215 LOT 1 THAT IS AN AVERAGE OF 15 FT IN WIDTH AND A MINIMUM OF 10 FT IN WIDTH	COMPLIES

LANDSCAPING NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.

PLANT MATERIAL GUARANTEE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS (2 YRS) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
2. SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD.
4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."
5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY PATTERN ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

SYMBOL	DESCRIPTION
	PROPERTY LINE
	ADJOINING LOT LINE
	INTERNAL LOT LINE

ONE CALL

GRAPHIC SCALE IN FEET
1"=50'

ISSUE	DATE	BY	DESCRIPTION
3	3/13/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	3/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/16/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

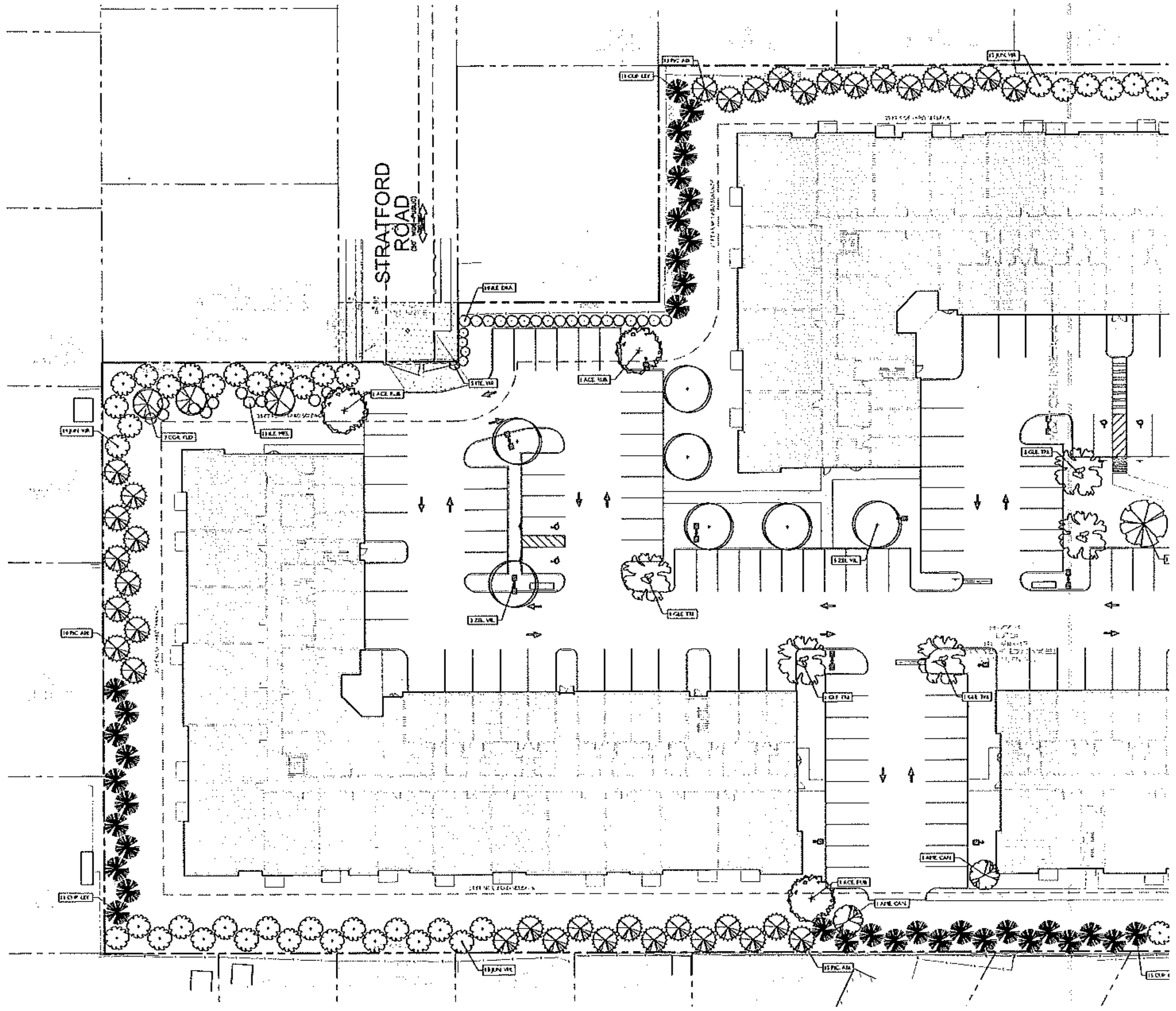
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 4970
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1"=50' PROJECT ID: T-4315

TITLE:
LANDSCAPING PLAN
OVERALL

DRAWING:
C17


STRATFORD ROAD
13 CUP LEY
12 PIC ABI
15 JUN VIR
9 ILE GLA
5 ITE VIR
1 ACE RUB
1 ACE RUB
13 JUN VIR
7 COR FLO
3 ILE MES
10 PIC ABI
3 ZEL VIL
1 GLE TRI
5 ZEL VIL
1 GLE TRI
1 GLE TRI
1 GLE TRI
1 AME CAN
1 ACE RUB
1 AME CAN
13 CUP LEY
13 JUN VIR
15 PIC ABI
15 CUP LEY

SYMBOL	DESCRIPTION
━ ━ ━	PROPERTY LINE
─ ─ ─	ADJOINING LOT LINE
	INTERNAL LOT LINE

REFER TO SHEET C-14 FOR PLANTING SCHEDULE

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/14/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 213, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

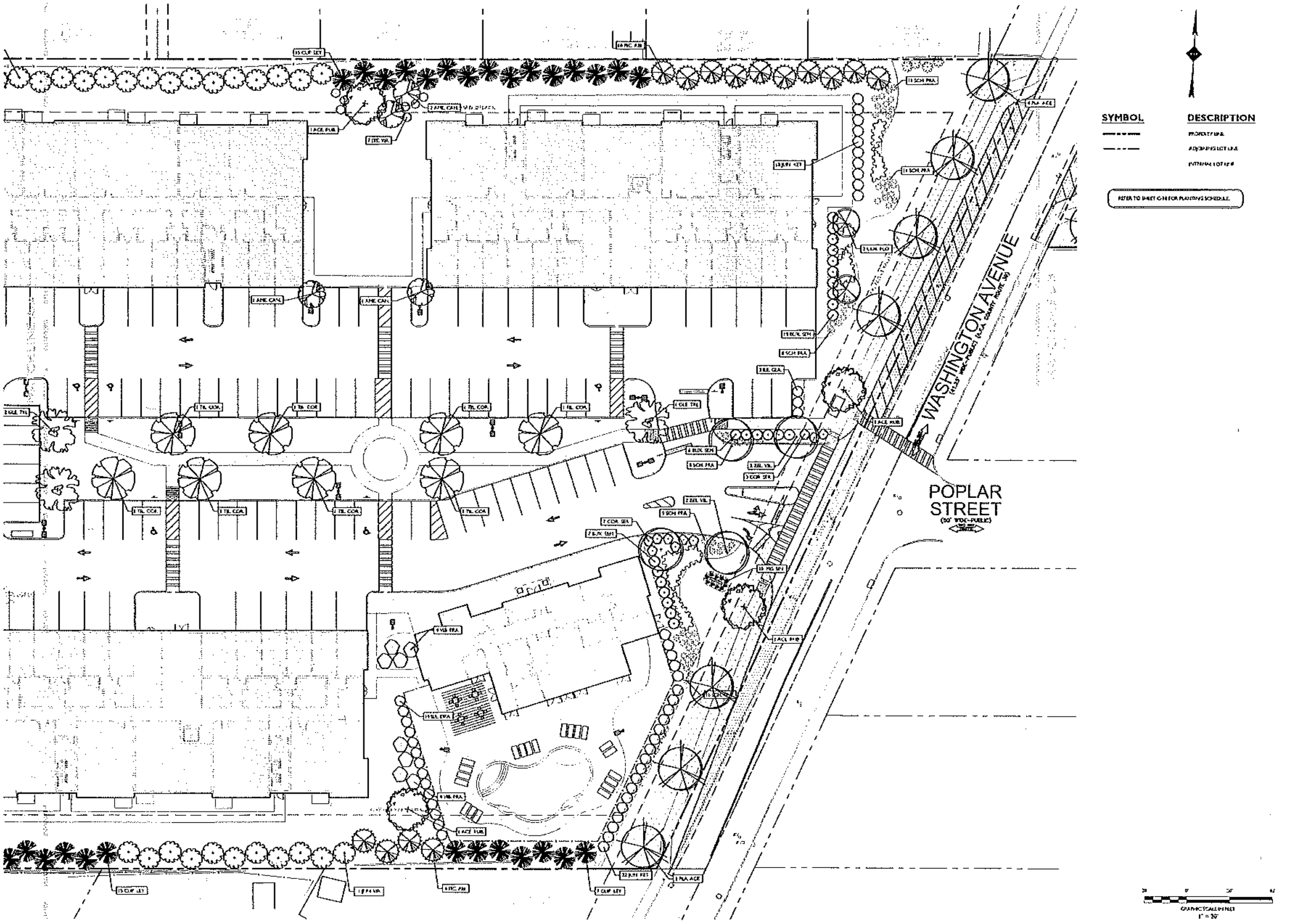
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 4790
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20' PROJECT ID: T-41175

TITLE:
LANDSCAPING PLAN
SHEET 'A'

DRAWING:
C18


WASHINGTON AVENUE
(41.25' WIDE–PUBLIC) (A.K.A. COUNTY ROUTE 39)
POPLAR STREET
(50' WIDE–PUBLIC)
GRAPHIC SCALE IN FEET
1" = 20'

SYMBOL	DESCRIPTION
— — —	PROPERTY LINE
— - - —	ADJOINING LOT LINE
	INTERNAL LOT LINE

REFER TO SHEET C-18 FOR PLANTING SCHEDULE

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/16/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

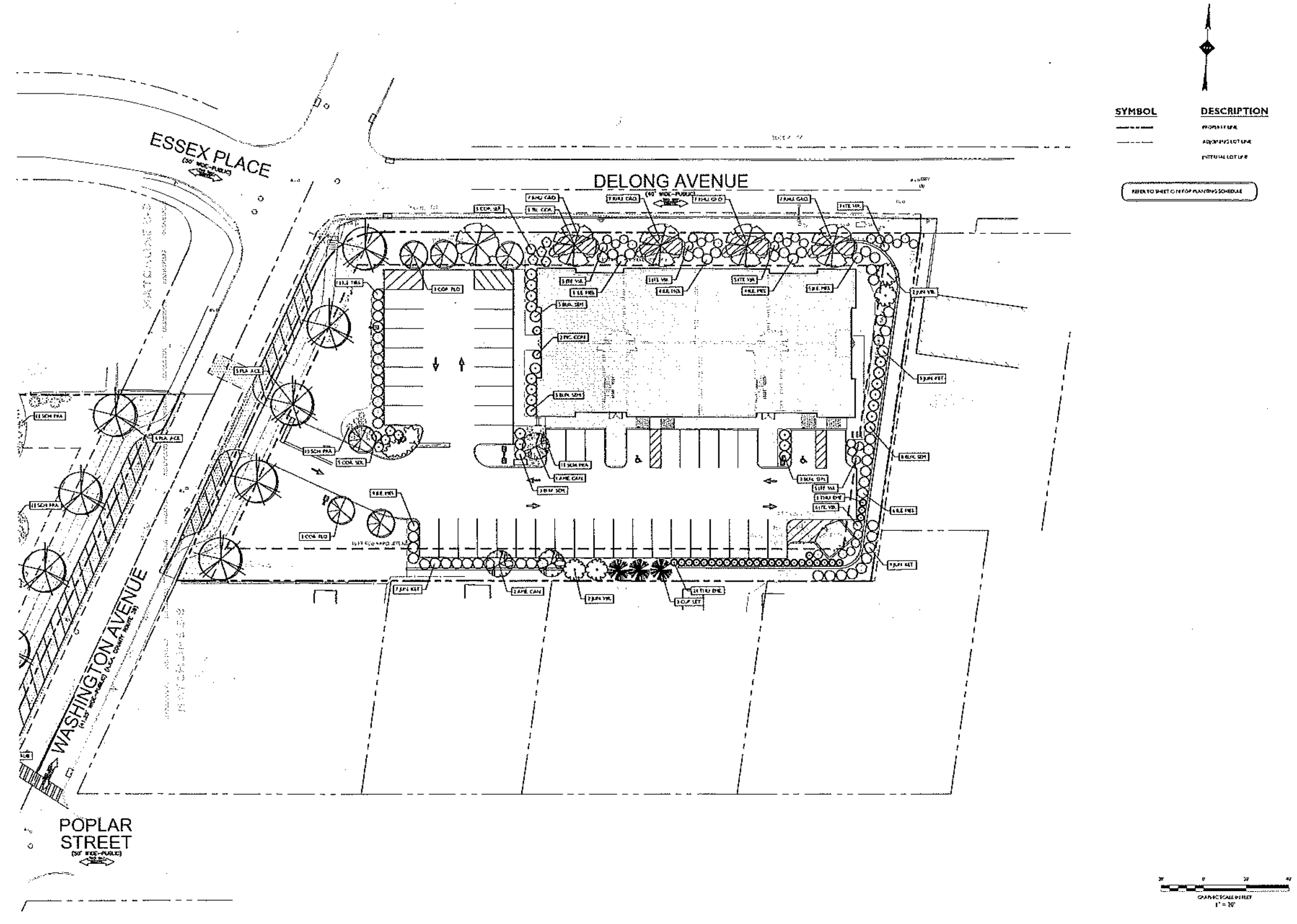
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 9270
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 20' PROJECT ID: T-14575

TITLE:
LANDSCAPING PLAN
SHEET 'B'

DRAWING:
C19


ESSEX PLACE
(50' WIDE-PUBLIC)
DELONG AVENUE
(40' WIDE-PUBLIC)
WASHINGTON AVENUE
(41.25' WIDE-PUBLIC) (A.K.A. COUNTY ROUTE 39)
POPLAR STREET
(50' WIDE-PUBLIC)
GRAPHIC SCALE IN FEET
1" = 20'

SYMBOL	DESCRIPTION
▬ ▬ ▬	PROPERTY LINE
— — —	ADJOINING LOT LINE
	INTERIOR LOT LINE

REFER TO SHEET C-19 FOR PLANTING SCHEDULE

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JH	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JH	REV. PER REDEVELOPMENT PLAN TABLES
1	1/11/2017	JH	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI.
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 213, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

JEFFREY A. HARTELL, P.E.
NEW JERSEY LICENSE No. 47170
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

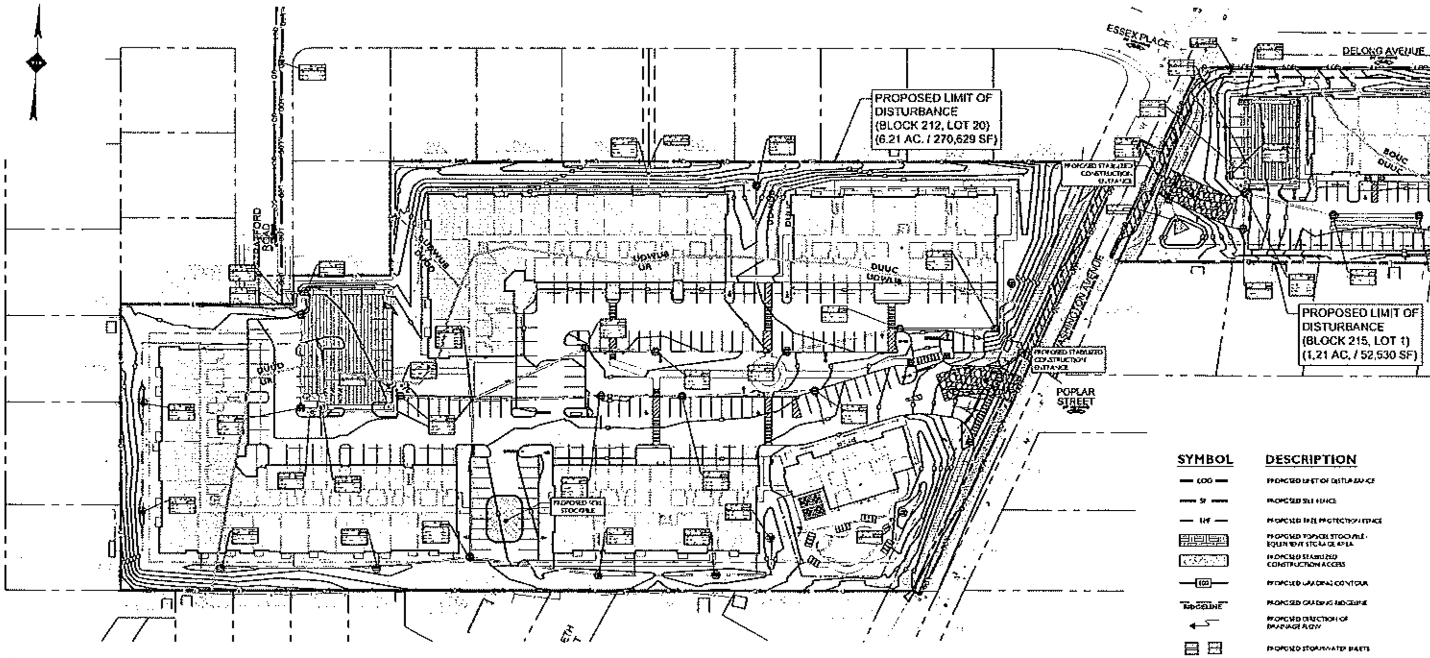
SCALE: 1" = 20' PROJECT ID: T-14013

TITLE:

LANDSCAPING PLAN
SHEET 'C'

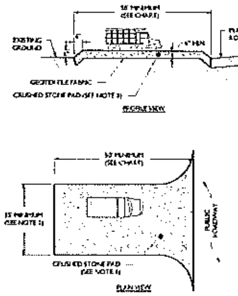
DRAWING:

C20


ESSEX PLACE
DELONG AVENUE
WASHINGTON AVENUE
POPLAR STREET
BRADFORD ROAD
PROPOSED LIMIT OF DISTURBANCE (BLOCK 212, LOT 20) (6.21 AC. / 270,629 SF)
PROPOSED LIMIT OF DISTURBANCE (BLOCK 215, LOT 1) (1.21 AC. / 52,530 SF)
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
PROPOSED SOIL STOCKPILE

SYMBOL	DESCRIPTION
— LOD —	PROPOSED LIMIT OF DISTURBANCE
— SF —	PROPOSED SILT FENCE
— TPF —	PROPOSED TREE PROTECTION FENCE
▨	PROPOSED TOPSOIL STOCKPILE / EQUIPMENT STORAGE AREA
▨	PROPOSED STABILIZED CONSTRUCTION ACCESS
—[100]—	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
▤ ▤	PROPOSED STORMWATER INLETS
▣ ◎	PROPOSED STORMWATER MANHOLES
▭	PROPOSED STORMWATER PIPE

GRAPHIC SCALE IN FEET
1" = 50'

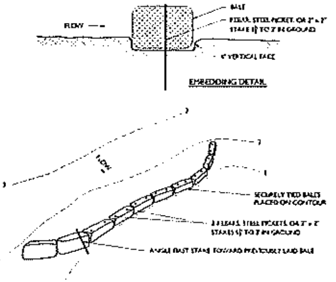

50' MINIMUM (SEE CHART)
EXISTING GROUND
PUBLIC ROADWAY
6" MIN.
GEOTEXTILE FABRIC
CRUSHED STONE PAD (SEE NOTE 1)
PROFILE VIEW
15' MINIMUM (SEE NOTE 2)
PUBLIC ROADWAY
CRUSHED STONE PAD (SEE NOTE 1)
PLAN VIEW

NOTES
1. STONE SHALL BE ASTM C-33 SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUBBASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE


FLOW
BALE
REBAR, STEEL PICKET, OR 2" x 2" STAKE 1½' TO 2' IN GROUND
4" VERTICAL FACE
EMBEDDING DETAIL
FLOW
SECURELY TIED BALES PLACED ON CONTOUR
2 RE-BARS, STEEL PICKETS OR 2" x 2" STAKES 1½' TO 2' IN GROUND
ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE

HAY BALE DETAIL

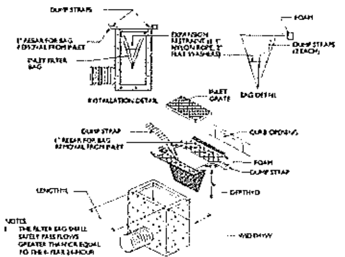
NOT TO SCALE

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE, CONSTRUCTION ENTRANCE, SILT FENCING AND TREE PROTECTION FENCING (3 DAYS)
2. CLEAR TREES AND BRUSH, PERFORM DEMOLITION (4 WEEKS)
3. RETAINING WALL CONSTRUCTION (2 WEEKS)
4. ROUGH GRADING AND TEMPORARY SEEDING (8 WEEKS)
5. CONSTRUCT BASIN STRUCTURE AND STORM PIPING
6. (3 WEEKS)
7. BUILDINGS, PARKING LOT AND SITE CONSTRUCTION
8. (2 MONTHS)
9. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (1 WEEK)
10. REMOVE SILT FENCE AND SOIL EROSION MEASURES (2 DAYS)

TOTAL ESTIMATED TIME = 9 MONTHS

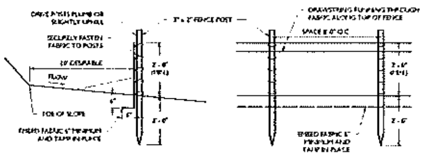
NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.


DUMP STRAPS
1" REBAR FOR BAG REMOVAL FROM INLET
INLET FILTER BAG
EXPANSION RESTRAINT ¼" NYLON ROPE 2" FLAT WASHERS
FOAM
DUMP STRAPS (2 EACH)
INSTALLATION DETAIL
INLET GRATE
BAG DETAIL
DUMP STRAP
1" REBAR FOR BAG REMOVAL FROM INLET
CURB OPENING
FOAM
DUMP STRAP
DEPTH (D)
LENGTH (L)
WIDTH (W)

NOTES
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN OR EQUAL TO THE 2-YEAR 24-HOUR STORM EVENT.
2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

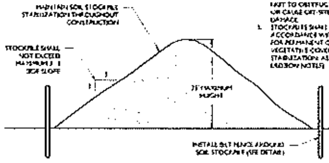
NOT TO SCALE


DRIVE POSTS PLUMB OR SLIGHTLY UPHILL
SECURELY FASTEN FABRIC TO POSTS
2" x 2" FENCE POST
DRAWSTRING RUNNING THROUGH FABRIC ALONG TOP OF FENCE
SPACE 8' O.C.
IF DESIRABLE
FLOW
TOE OF SLOPE
EMBED FABRIC 6" MINIMUM AND TAMP IN PLACE
2' - 6"
2' - 6"
EMBED FABRIC 6" MINIMUM TAMP IN PLACE

NOTES
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. EQUAL TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. STRAW IS DESIRABLE.

SILT FENCE DETAIL

NOT TO SCALE


MAINTAIN SOIL STOCKPILE STABILIZATION THROUGHOUT CONSTRUCTION
STOCKPILE SHALL NOT EXCEED MAXIMUM 1:2 SIDE SLOPE
25' MAXIMUM HEIGHT
INSTALL SILT FENCE AROUND SOIL STOCKPILE (SEE DETAIL)

NOTES
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE

BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS) AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
4. STABILIZATION SPECIFICATIONS
   - 4A. TEMPORARY SEEDING AND MULCHING
     - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
     - FERTILIZER - APPLY 11 LBS. PER 1000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE, WORKED INTO THE SOIL A MINIMUM OF 4".
     - SEED - PERENNIAL RYEGRASS 1 LB. PER 1000 SF (100 LBS. PER ACRE) OR OTHER APPROVED SEEDS. PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
     - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS. PER 1000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDERS.
   - 4B. PERMANENT SEEDING AND MULCHING
     - TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
     - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
     - FERTILIZER - APPLY 11 LBS. PER 1000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE, WORKED INTO THE SOIL A MINIMUM OF 4".
     - SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS. PER ACRE (8 LBS. PER 1000 SF) OR OTHER APPROVED SEEDS. PLANT BETWEEN MARCH 1 AND OCTOBER 1. SUMMER SEEDINGS REQUIRE IRRIGATION.
     - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS. PER 1000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDERS.
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.
8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2½" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 50' X 30' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2½" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 31-1 OF THE NJ STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 1-1 OF THE NJ STANDARDS.
15. DUST SHALL BE CONTROLLED BY THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 5-1 OF THE NJ STANDARDS.
17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
20. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE. BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649, TEL: 201-261-4407, FAX 201-261-7573.
21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
22. THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JIR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	3/14/2017	JIR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/18/2017	JIR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

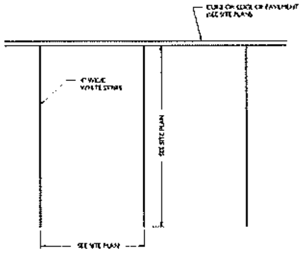
JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: 1" = 50'
PROJECT ID: T-41171

TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

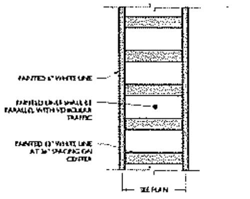
DRAWING: C21


CURB OR EDGE OF PAVEMENT (SEE SITE PLAN)
4" WIDE WHITE STRIPE
SEE SITE PLAN
SEE SITE PLAN

PARKING STALL MARKINGS

NOT TO SCALE

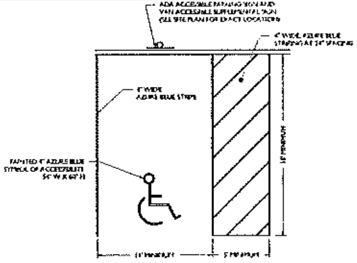
A1


PAINTED 6" WHITE LINE
PAINTED LINES SHALL BE PARALLEL WITH VEHICULAR TRAFFIC
PAINTED 12" WHITE LINE AT 36" SPACING ON CENTER
SEE PLAN

CROSSWALK DETAIL

NOT TO SCALE

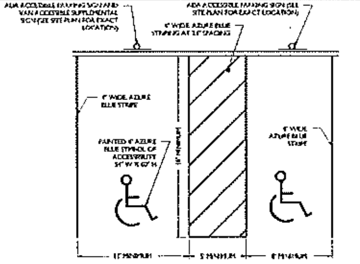
A2


ADA ACCESSIBLE PARKING SIGN AND VAN ACCESSIBLE SUPPLEMENTAL SIGN (SEE SITE PLAN FOR EXACT LOCATION)
4" WIDE AZURE BLUE STRIPING AT 24" SPACING
4" WIDE AZURE BLUE STRIPE
PAINTED 4" AZURE BLUE SYMBOL OF ACCESSIBILITY 54" W X 60" H
18' MINIMUM
11' MINIMUM
5' MINIMUM

ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

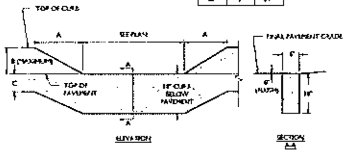
A3


ADA ACCESSIBLE PARKING SIGN AND VAN ACCESSIBLE SUPPLEMENTAL SIGN (SEE SITE PLAN FOR EXACT LOCATION)
ADA ACCESSIBLE PARKING SIGN (SEE SITE PLAN FOR EXACT LOCATION)
4" WIDE AZURE BLUE STRIPING AT 24" SPACING
4" WIDE AZURE BLUE STRIPE
PAINTED 4" AZURE BLUE SYMBOL OF ACCESSIBILITY 54" W X 60" H
4" WIDE AZURE BLUE STRIPE
18' MINIMUM
11' MINIMUM
5' MINIMUM
8' MINIMUM

ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

A4

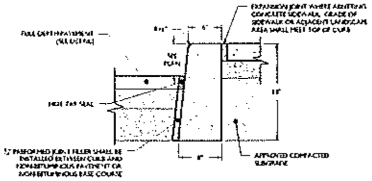

TOP OF CURB
A
SEE PLAN
A
B (MAXIMUM)
C
A
TOP OF PAVEMENT
18" CURB BELOW PAVEMENT
A
ELEVATION
FINAL PAVEMENT GRADE
6"
6" (FLUSH)
18"
SECTION A-A

FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	13"
60"	5"	13"
48"	4"	14"
36"	3"	15"

FLUSH CURB DETAIL

NOT TO SCALE

A5

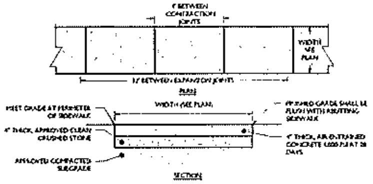

EXPANSION JOINT WHERE ADDITIONAL CONCRETE SIDEWALK. GRADE OF SIDEWALK OR ADJACENT LANDSCAPE AREA SHALL MEET TOP OF CURB
FULL DEPTH PAVEMENT (SEE DETAIL)
6½"
6"
SEE PLAN
HOT TAR SEAL
18"
½" PREFORMED JOINT FILLER SHALL BE INSTALLED BETWEEN CURB AND NONBITUMINOUS PAVEMENT OR NONBITUMINOUS BASE COURSE
8"
APPROVED COMPACTED SUBGRADE

CONCRETE CURB DETAIL

NOT TO SCALE

NOTES
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PREMOLDED BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

A6

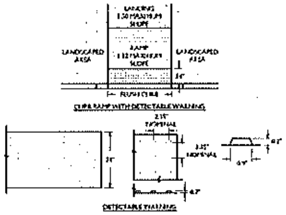

5' BETWEEN CONTRACTION JOINTS
WIDTH SEE PLAN
17' BETWEEN EXPANSION JOINTS
PLAN
WIDTH (SEE PLAN)
MEET GRADE AT PERIMETER OF SIDEWALK
4" THICK, APPROVED CLEAN CRUSHED STONE
APPROVED COMPACTED SUBGRADE
FINISHED GRADE SHALL BE FLUSH WITH ABUTTING SIDEWALK
4" THICK, AIR-ENTRAINED CONCRETE 4000 PSI AT 28 DAYS
SECTION

CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 17' INTERVALS WITH PREMOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ⅛" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 5' INTERVALS.
4. EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

A7

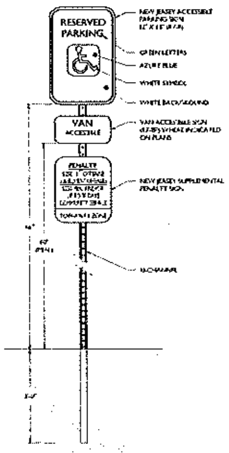

LANDING 1:50 MAXIMUM SLOPE
RAMP 1:12 MAXIMUM SLOPE
LANDSCAPED AREA
LANDSCAPED AREA
24"
FLUSH CURB
CURB RAMP WITH DETECTABLE WARNING
2.35" NOMINAL
24"
2.35" NOMINAL
0.2"
0.9"
0.7"
DETECTABLE WARNING

CURB RAMP DETAIL

NOT TO SCALE

NOTES
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

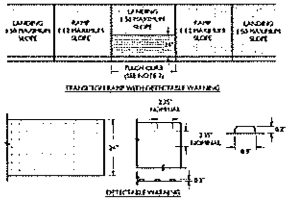
A8


RESERVED PARKING
VAN ACCESSIBLE
PENALTY
TOW-AWAY ZONE
NEW JERSEY ACCESSIBLE PARKING SIGN 12" X 18" (R7-8)
GREEN LETTERS
AZURE BLUE
WHITE SYMBOL
WHITE BACKGROUND
VAN ACCESSIBLE SIGN (R7-8P) WHERE INDICATED ON PLANS
NEW JERSEY SUPPLEMENTAL PENALTY SIGN
84"
60" (MIN.)
U-CHANNEL
3'-6"

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

A9


LANDING 1:50 MAXIMUM SLOPE
RAMP 1:12 MAXIMUM SLOPE
LANDING 1:50 MAXIMUM SLOPE
RAMP 1:12 MAXIMUM SLOPE
LANDING 1:50 MAXIMUM SLOPE
24"
FLUSH CURB (SEE NOTE 2)
TRANSITION RAMP WITH DETECTABLE WARNING
2.35" NOMINAL
24"
2.35" NOMINAL
0.2"
0.9"
0.7"
DETECTABLE WARNING

TRANSITION RAMP DETAIL

NOT TO SCALE

NOTES
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

A10

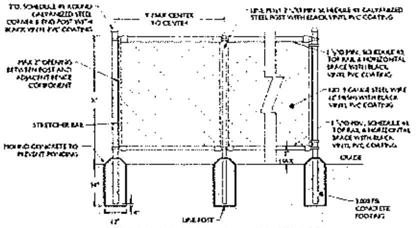
MUTCD NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	RED	WHITE	30"x30"	GROUND

NOTE
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

NOT TO SCALE

A11

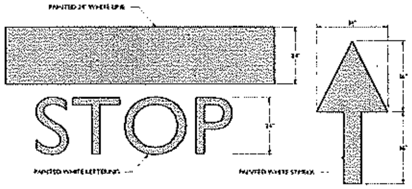

2½" O.D. SCHEDULE 40 ROUND GALVANIZED STEEL CORNER & END POST WITH BLACK VINYL PVC COATING
8' MAX CENTER TO CENTER
LINE POST 2" O.D. MIN. SCHEDULE 40 GALVANIZED STEEL POST WITH BLACK VINYL PVC COATING
MAX 2" OPENING BETWEEN POST AND ADJACENT FENCE COMPONENT
1⅝" O.D. MIN. SCHEDULE 40 TOP RAIL & HORIZONTAL BRACE WITH BLACK VINYL PVC COATING
NO. 9 GAUGE STEEL WIRE 2" MESH WITH BLACK VINYL PVC COATING
STRETCHER BAR
1⅝" O.D. MIN. SCHEDULE 40 TOP RAIL & HORIZONTAL BRACE WITH BLACK VINYL PVC COATING
MOUND CONCRETE TO PREVENT PONDING
72"
36"
12"
3"
2" MAX
GRADE
LINE POST
3,000 PSI CONCRETE FOOTING

6' HIGH CHAIN LINK FENCE

NOT TO SCALE

NOTES
1. CONTRACTOR TO PROVIDE ALL HARDWARE NECESSARY FOR FENCE CONSTRUCTION AND OPERATION PER SITE DESIGN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS.
2. FENCE DETAIL ONLY APPLIES TO FENCE WITHOUT PRIVACY SLATS.
3. FENCE TO BE INSTALLED FOLLOWING SITE GRADING.
4. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN.
5. VIBRATE OR TAMP BACKFILL FOR CONSOLIDATION SURROUNDING FENCE POSTS.

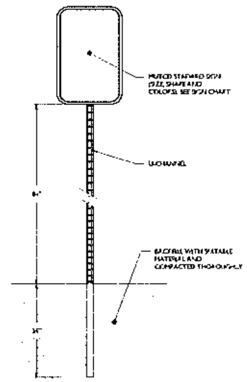
A12


PAINTED 24" WHITE LINE
24"
STOP
24"
PAINTED WHITE LETTERING
PAINTED WHITE STRIPES
36"
96"
96"

STOP BAR & ARROW DETAILS

NOT TO SCALE

A13


MUTCD STANDARD SIGN (SIZE, SHAPE AND COLOR), SEE SIGN CHART
U-CHANNEL
84"
BACKFILL WITH SUITABLE MATERIAL AND COMPACTED THOROUGHLY
36"

SIGN POST DETAIL

NOT TO SCALE

A14

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/14/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

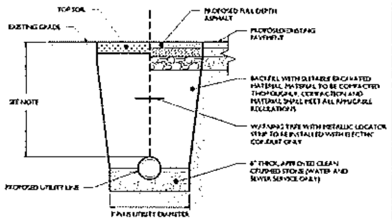
JEFFREY A. HARTELL, P.E.
NEW JERSEY LICENSE No. 9770
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: AS SHOWN | PROJECT ID: T-14175

TITLE:
CONSTRUCTION DETAILS SHEET 'A'

DRAWING:
C22


TOP SOIL
EXISTING GRADE
PROPOSED FULL DEPTH ASPHALT
PROPOSED/EXISTING PAVEMENT
SEE NOTE
BACKFILL WITH SUITABLE EXCAVATED MATERIAL. MATERIAL TO BE COMPACTED THOROUGHLY. COMPACTION AND MATERIAL SHALL MEET ALL APPLICABLE REGULATIONS
WARNING TAPE WITH METALLIC LOCATOR STRIP TO BE INSTALLED WITH ELECTRIC CONDUIT ONLY
6" THICK, APPROVED CLEAN CRUSHED STONE (WATER AND SEWER SERVICE ONLY)
PROPOSED UTILITY LINE
1' PLUS UTILITY DIAMETER

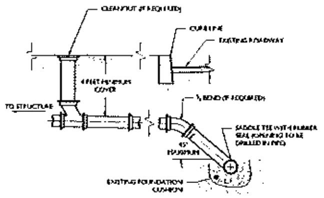
UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE

MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

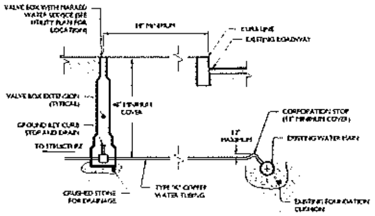
B1


CLEANOUT (IF REQUIRED)
CURB LINE
EXISTING ROADWAY
4 FEET MINIMUM COVER
TO STRUCTURE
⅛ BEND (IF REQUIRED)
SADDLE TEE WITH RUBBER SEAL (OPENING TO BE DRILLED IN PIPE)
45° MAXIMUM
EXISTING FOUNDATION CUSHION

SEWER CONNECTION DETAIL

NOT TO SCALE

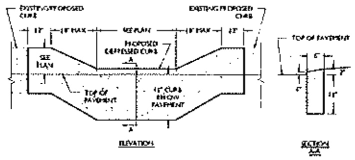
B2


VALVE BOX WITH MARKED WATER SERVICE (SEE UTILITY PLAN FOR LOCATION)
18" MINIMUM
CURB LINE
EXISTING ROADWAY
VALVE BOX EXTENSION (TYPICAL)
48" MINIMUM COVER
GROUND KEY CURB STOP AND DRAIN
TO STRUCTURE
CORPORATION STOP (18" MINIMUM COVER)
12" MAXIMUM
EXISTING WATER MAIN
CRUSHED STONE FOR DRAINAGE
TYPE "K" COPPER WATER TUBING
EXISTING FOUNDATION CUSHION

WATER CONNECTION DETAIL

NOT TO SCALE

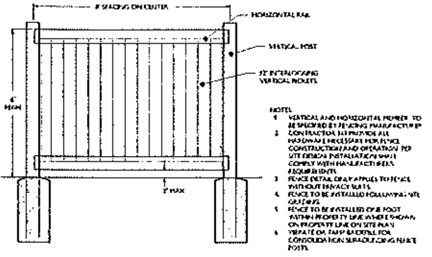
B3


EXISTING/PROPOSED CURB
EXISTING/PROPOSED CURB
SEE PLAN
PROPOSED DEPRESSED CURB
TOP OF PAVEMENT
SEE PLAN
TOP OF PAVEMENT
1½" CURB REVEAL PAVEMENT
ELEVATION
SECTION A-A

DEPRESSED CURB DETAIL

NOT TO SCALE

B4


8' SPACING ON CENTER
HORIZONTAL RAIL
VERTICAL POST
⅞" INTERLOCKING VERTICAL PICKETS
6' HIGH
2' MAX

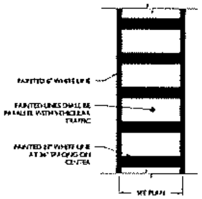
NOTES

1. VERTICAL AND HORIZONTAL MEMBER TO BE SPECIFIED BY FENCING MANUFACTURER
2. CONTRACTOR TO PROVIDE ALL HARDWARE NECESSARY FOR FENCE CONSTRUCTION AND OPERATION PER SITE DESIGN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS
3. FENCE DETAIL ONLY APPLIES TO FENCE WITHOUT IMPACT WALLS
4. FENCE TO BE INSTALLED FOLLOWING SITE GRADING
5. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN
6. VIBRATE OR TAMP BACKFILL FOR CONSOLIDATION SURROUNDING FENCE POSTS

VINYL FENCE DETAIL

NOT TO SCALE

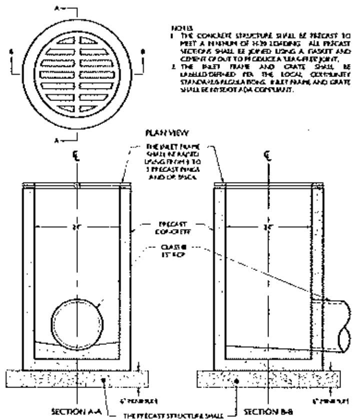
B5


PAINTED 6" WHITE LINE
PAINTED LINES SHALL BE PARALLEL WITH VEHICULAR TRAFFIC
PAINTED 24" WHITE LINE AT 36" SPACING ON CENTER
SEE PLAN

CROSSWALK DETAIL

NOT TO SCALE

B6


PLAN VIEW
THE INLET FRAME SHALL BE RAISED USING FROM 1 TO 3 PRECAST RINGS AND/OR BRICK
PRECAST CONCRETE
CLASS B
SECTION A-A
SECTION B-B
THE PRECAST STRUCTURE SHALL BE PLACED ON A MINIMUM OF 6" OF ¾" CLEAN STONE

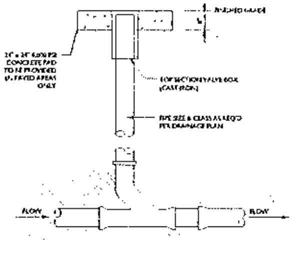
NOTES

1. THE CONCRETE STRUCTURE SHALL BE PRECAST TO MEET A MINIMUM OF H-20 LOADING. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A LEAK-FREE JOINT.
2. THE INLET FRAME AND GRATE SHALL BE LABELED/DEFINED PER THE LOCAL COMMUNITY STANDARDS/REGULATIONS. INLET FRAME AND GRATE SHALL BE NJDOT ADA COMPLIANT.

PRECAST YARD INLET DETAIL

NOT TO SCALE

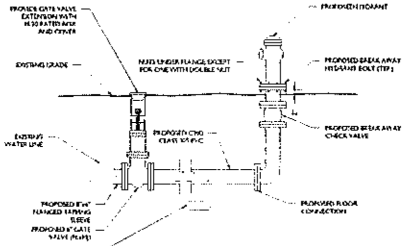
B7


FINISHED GRADE
24" x 24" x 6" CONCRETE PAD TO BE PROVIDED IN PAVED AREAS ONLY
TOP SECTION/VALVE BOX (CAST IRON)
PIPE SIZE & CLASS AS REQ'D PER DRAINAGE PLAN
FLOW
FLOW

STORM CLEAN-OUT

NOT TO SCALE

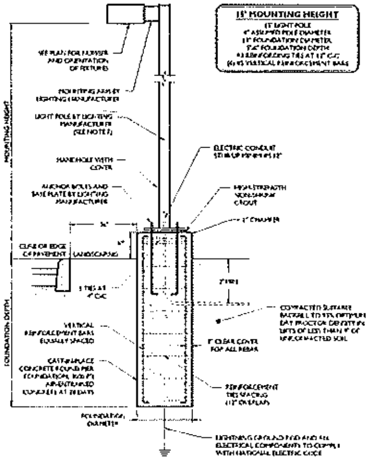
B8


PROPOSED GATE VALVE EXTENSION WITH H-20 RATED BOX AND COVER
PROPOSED HYDRANT
EXISTING GRADE
NUTS UNDER FLANGE EXCEPT FOR ONE WITH DOUBLE NUT
PROPOSED BREAKAWAY HYDRANT BOLT (TYP.)
EXISTING WATER LINE
PROPOSED CL DIP
PROPOSED BREAKAWAY CHECK VALVE
PROPOSED FLANGED TAPPING SLEEVE
PROPOSED 6" GATE VALVE
PROPOSED FLOOR CONNECTION
ANODE PER CATHODIC PROTECTION ENGINEER

FIRE HYDRANT DETAIL

NOT TO SCALE

B9


15' MOUNTING HEIGHT
15' LIGHT POLE
4" ASSUMED POLE DIAMETER
18" FOUNDATION DIAMETER
5'-6" FOUNDATION DEPTH
#3 REINFORCING TIES AT 12" O.C.
(6) #5 VERTICAL REINFORCEMENT BARS
SEE PLAN FOR NUMBER AND ORIENTATION OF FIXTURES
MOUNTING ARM BY LIGHTING MANUFACTURER
LIGHT POLE BY LIGHTING MANUFACTURER (SEE NOTE 7)
HANDHOLE WITH COVER
ANCHOR BOLTS AND BASE PLATE BY LIGHTING MANUFACTURER
ELECTRIC CONDUIT STUB UP MINIMUM 12"
HIGH STRENGTH NON-SHRINK GROUT
1" CHAMFER
MOUNTING HEIGHT
CURB OR EDGE OF PAVEMENT
LANDSCAPING
36"
FOUNDATION DEPTH
COMPACTED SUITABLE BACKFILL TO 95% OPTIMUM DRY PROCTOR DENSITY IN LIFTS OF LESS THAN 6" OF UNCOMPACTED SOIL
VERTICAL REINFORCEMENT BARS EQUALLY SPACED
3" CLEAR COVER FOR ALL REBAR
CAST-IN-PLACE CONCRETE FOUNDATION
REINFORCEMENT TIES SPACING (12" ON PLAN)
FOUNDATION DIAMETER
LIGHTNING GROUND ROD AND ALL ELECTRICAL COMPONENTS TO COMPLY WITH NATIONAL ELECTRIC CODE

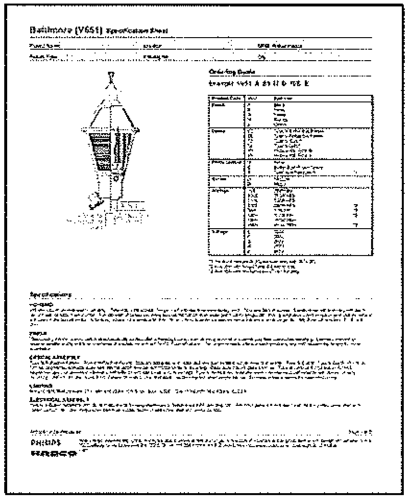
LIGHT POLE INSTALLATION DETAIL

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. PRECAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWINGS 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" (WITH ±1" TOLERANCE)
7. POLE SHALL BE RATED FOR 15 FEET HIGHER THAN MAXIMUM WIND SPEED 33 FT ABOVE GROUND FOR THE AREA BASED ON ASCE 7-10
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

B10


Baltimore (V651) Specification Sheet

Ordering Guide

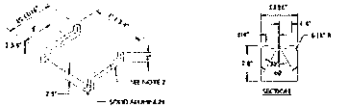
Specifications

PHILIPS

LIGHTING FIXTURE A-1 SPECIFICATIONS

NOT TO SCALE

B11


SEE NOTE 2
SOLID ALUMINUM
SECTION

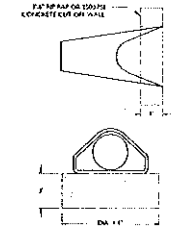
NOTES

1. ALUMINUM STEP SHALL BE EXTRUDED ALUMINUM 6061-T6 ALLOY DROP FRONT DESIGN OR APPROVED EQUAL
2. THE PORTION TO BE EMBEDDED IN THE CONCRETE SHALL BE COATED WITH COAL TAR PITCH OR OTHER APPROVED MATERIAL AND SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARD
3. LADDER TURNS SHALL BE ALIGNED AND INSTALLED BETWEEN ALL PRECAST MANHOLE SECTIONS

MANHOLE STEP

NOT TO SCALE

B12


RIP RAP OR CONCRETE CUT OFF WALL

FLARED END SECTION DETAIL

NOT TO SCALE

B13

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/14/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
546 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

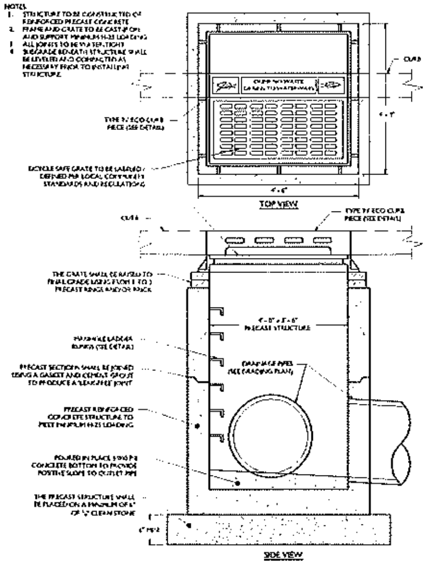
STONEFIELD
engineering & design, llc

SCALE: AS SHOWN
PROJECT ID: T-16015

TITLE:
CONSTRUCTION DETAILS SHEET 'B'

DRAWING:
C23

NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
2. FRAME AND GRATE TO BE CAST IRON AND SUPPORT MINIMUM H-25 LOADING.
3. ALL JOINTS TO BE WATER-TIGHT.
4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

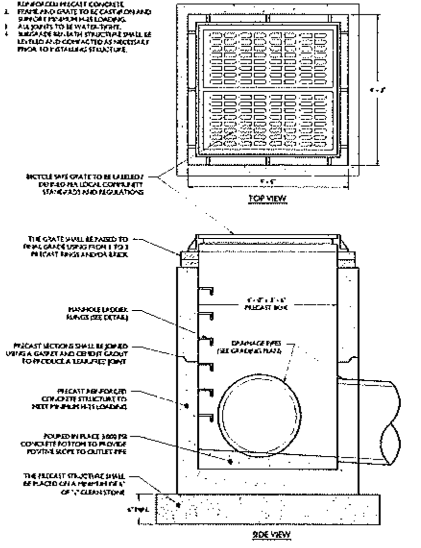

CURB
TYPE 'N' ECO CURB PIECE (SEE DETAIL)
BICYCLE SAFE GRATE TO BE LABELED / DEFINED PER LOCAL COMMUNITY STANDARDS AND REGULATIONS
4'-6"
TOP VIEW
THE GRATE SHALL BE RAISED TO FINAL GRADE USING FROM 1 TO 3 PRECAST RINGS AND/OR BRICK
MANHOLE LADDER RUNGS (SEE DETAIL)
PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A 'LEAK-FREE' JOINT
PRECAST REINFORCED CONCRETE STRUCTURE TO MEET MINIMUM H-25 LOADING
POURED IN PLACE 3000 PSI CONCRETE BOTTOM TO PROVIDE POSITIVE SLOPE TO OUTLET PIPE
THE PRECAST STRUCTURE SHALL BE PLACED ON A MINIMUM OF 6" OF ¾" CLEAN STONE
6" MIN
4'-0" x 2'-6" PRECAST STRUCTURE
DRAINAGE PIPES (SEE GRADING PLAN)
SIDE VIEW

TYPE 'B' STORM INLET DETAIL

NOT TO SCALE

C1

NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
2. FRAME AND GRATE TO BE CAST IRON AND SUPPORT MINIMUM H-25 LOADING.
3. ALL JOINTS TO BE WATER-TIGHT.
4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

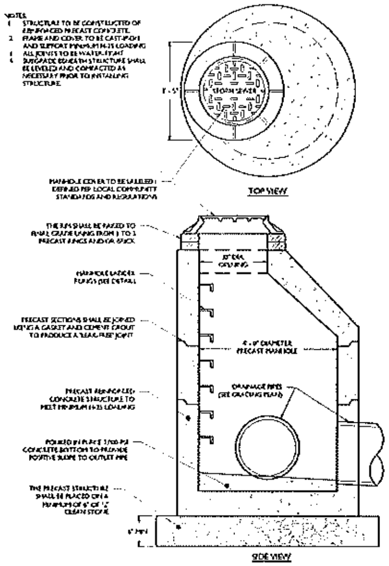

BICYCLE SAFE GRATE TO BE LABELED / DEFINED PER LOCAL COMMUNITY STANDARDS AND REGULATIONS
TOP VIEW
THE GRATE SHALL BE RAISED TO FINAL GRADE USING FROM 1 TO 3 PRECAST RINGS AND/OR BRICK
MANHOLE LADDER RUNGS (SEE DETAIL)
PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A 'LEAK-FREE' JOINT
PRECAST REINFORCED CONCRETE STRUCTURE TO MEET MINIMUM H-25 LOADING
POURED IN PLACE 3000 PSI CONCRETE BOTTOM TO PROVIDE POSITIVE SLOPE TO OUTLET PIPE
THE PRECAST STRUCTURE SHALL BE PLACED ON A MINIMUM OF 6" OF ¾" CLEAN STONE
PRECAST BOX
DRAINAGE PIPES (SEE GRADING PLAN)
SIDE VIEW

TYPE 'E' STORM INLET DETAIL

NOT TO SCALE

C2

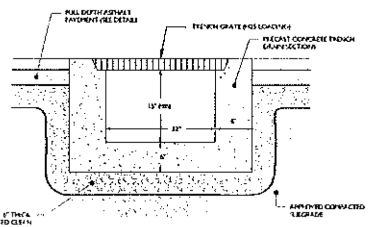
NOTES:
1. STRUCTURAL TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
2. FRAME AND COVER TO BE CAST IRON AND SUPPORT MINIMUM H-25 LOADING.
3. ALL JOINTS TO BE WATER-TIGHT.
4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.


STORM SEWER
MANHOLE COVER TO BE LABELED / DEFINED PER LOCAL COMMUNITY STANDARDS AND REGULATIONS
TOP VIEW
THE RIM SHALL BE RAISED TO FINAL GRADE USING FROM 1 TO 3 PRECAST RINGS AND/OR BRICK
MANHOLE LADDER RUNGS (SEE DETAIL)
PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A 'LEAK-FREE' JOINT
PRECAST REINFORCED CONCRETE STRUCTURE TO MEET MINIMUM H-25 LOADING
POURED IN PLACE 3000 PSI CONCRETE BOTTOM TO PROVIDE POSITIVE SLOPE TO OUTLET PIPE
THE PRECAST STRUCTURE SHALL BE PLACED ON A MINIMUM OF 6" OF ¾" CLEAN STONE
4'-0" DIAMETER PRECAST MANHOLE
DRAINAGE PIPES (SEE GRADING PLAN)
6" MIN
SIDE VIEW

STORM MANHOLE DETAIL

NOT TO SCALE

C3

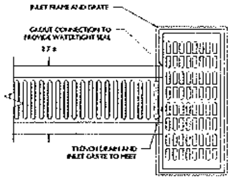

FULL DEPTH ASPHALT PAVEMENT (SEE DETAIL)
TRENCH GRATE (H-25 LOADING)
PRECAST CONCRETE TRENCH DRAIN SECTIONS
12" MIN
12"
6"
6"
6" THICK APPROVED CLEAN CRUSHED STONE
APPROVED COMPACTED SUBGRADE

TRENCH DRAIN

NOT TO SCALE

NOTE:
SEE DRAINAGE PLAN FOR DIRECTION OF INTERNAL DRAINAGE FLOWS. INTERNAL DEPTH TO VARY TO PROVIDE 0.5% SLOPE IN DIRECTION NOTED ON PLAN.

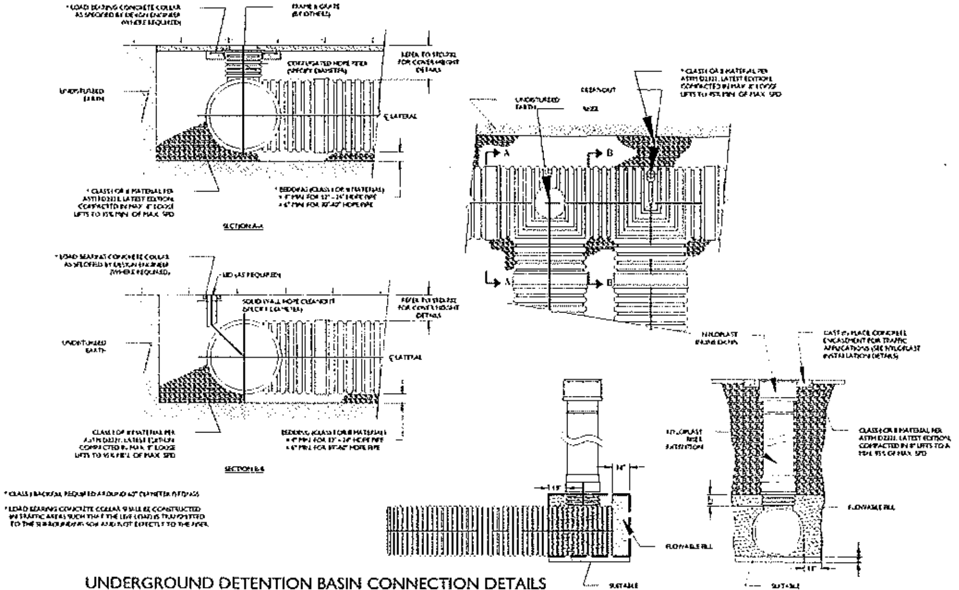
C4


INLET FRAME AND GRATE
GROUT CONNECTION TO PROVIDE WATERTIGHT SEAL
TRENCH DRAIN AND INLET GRATE TO MEET

TRENCH DRAIN AND INLET CONNECTION DETAIL

NOT TO SCALE

C5

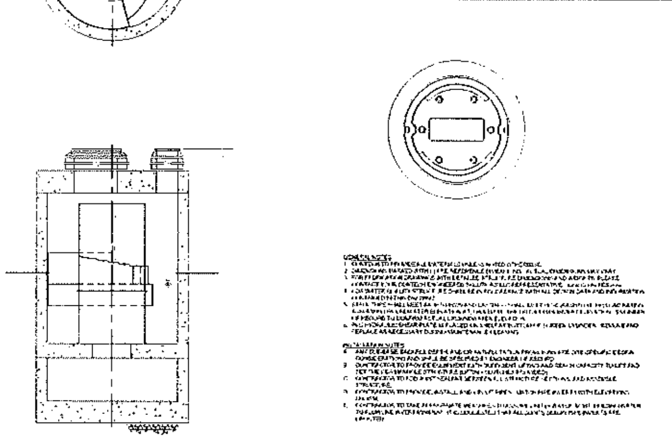

LOAD BEARING CONCRETE COLLAR AS SPECIFIED BY DESIGN ENGINEER (WHERE REQUIRED)
FRAME & GRATE (BY OTHERS)
CORRUGATED HDPE RISER (SPECIFY DIAMETER)
REFER TO STC-792 FOR COVER HEIGHT DETAILS
UNDISTURBED EARTH
℄ LATERAL
CLASS I OR II MATERIAL PER ASTM D2321, LATEST EDITION, COMPACTED IN MAX. 6" LOOSE LIFTS TO 95% MIN. OF MAX. SPD
BEDDING (CLASS I OR II MATERIAL)
SECTION A-A
LID (AS REQUIRED)
SOLID WALL HDPE CLEANOUT (SPECIFY DIAMETER)
SECTION B-B
UNDISTURBED EARTH
CLEANOUT
A
B
NYLOPLAST INLINE DRAIN
CAST-IN-PLACE CONCRETE ENCASEMENT FOR TRAFFIC APPLICATIONS (SEE NYLOPLAST INSTALLATION DETAILS)
NYLOPLAST INLET EXTENSION
FLOWABLE FILL
SUITABLE FOUNDATION
* CLASS I BACKFILL REQUIRED AROUND ALL CLEANOUT FITTINGS
* LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

UNDERGROUND DETENTION BASIN CONNECTION DETAILS

NOT TO SCALE

C6

DESIGN NOTES
[illegible]
[illegible]
CONFIGURATION DESCRIPTION
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]


GENERAL NOTES
INSTALLATION NOTES

CONTECH CDS WATER QUALITY UNIT DETAILS

NOT TO SCALE

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JJR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	2/14/2017	JJR	REV. PER REDEVELOPMENT PLAN TABLES
1	11/6/2017	JJR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
146 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

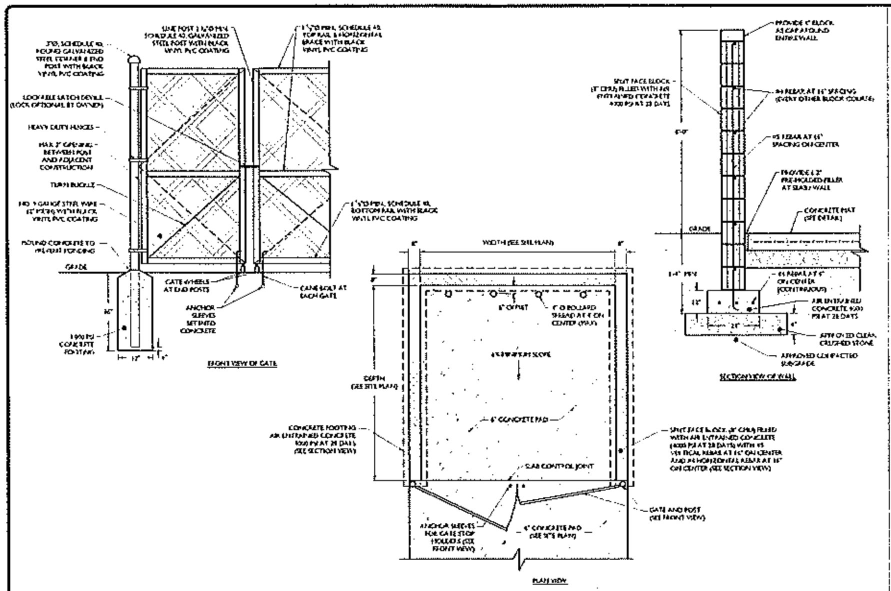
JEFFREY A. HARTELL, P.E.
NEW JERSEY LICENSE No. 47295
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: AS SHOWN | PROJECT ID: T-14115

TITLE:
CONSTRUCTION DETAILS SHEET 'C'

DRAWING:
C24


2"O.D. SCHEDULE 40 ROUND GALVANIZED STEEL CORNER & END POST WITH BLACK VINYL PVC COATING
LINE POST 2 1/2"O.D. MIN. SCHEDULE 40 GALVANIZED STEEL POST WITH BLACK VINYL PVC COATING
1 5/8"O.D. MIN. SCHEDULE 40 TOP RAIL & HORIZONTAL BRACE WITH BLACK VINYL PVC COATING
LOCKABLE LATCH DEVICE (LOCK OPTIONAL BY OWNER)
HEAVY DUTY HINGES
MAX. 2" OPENING BETWEEN POST AND ADJACENT CONSTRUCTION
TURN BUCKLE
NO. 9 GAUGE STEEL WIRE 2" MESH WITH BLACK VINYL PVC COATING
ROUND CONCRETE TO PREVENT PONDING
1 5/8"O.D. MIN. SCHEDULE 40 BOTTOM RAIL WITH BLACK VINYL PVC COATING
GRADE
GATE WHEELS AT END POSTS
CANE BOLT AT EACH GATE
ANCHOR SLEEVES SET INTO CONCRETE
4000 PSI CONCRETE FOOTING
36"
12"
6"
FRONT VIEW OF GATE
WIDTH (SEE SITE PLAN)
8"
DEPTH (SEE SITE PLAN)
8" OFFSET
6" Ø BOLLARD SPREAD AT 4' ON CENTER (MAX)
MINIMUM SLOPE
6" CONCRETE PAD
CONCRETE FOOTING AIR ENTRAINED CONCRETE 4000 PSI AT 28 DAYS (SEE SECTION VIEW)
SPLIT FACE BLOCK (8" CMU) FILLED WITH AIR ENTRAINED CONCRETE (4000 PSI AT 28 DAYS) WITH #5 VERTICAL REBAR AT 16" ON CENTER AND #4 HORIZONTAL REBAR AT 16" ON CENTER (SEE SECTION VIEW)
SLAB CONTROL JOINT
GATE AND POST (SEE FRONT VIEW)
ANCHOR SLEEVES FOR GATE STOP HOLDERS (SEE FRONT VIEW)
6" CONCRETE PAD (SEE SITE PLAN)
PLAN VIEW
PROVIDE 4" BLOCK AS CAP AROUND ENTIRE WALL
SPLIT FACE BLOCK (8" CMU) FILLED WITH AIR ENTRAINED CONCRETE 4000 PSI AT 28 DAYS
#4 REBAR AT 16" SPACING (EVERY OTHER BLOCK COURSE)
#5 REBAR AT 16" SPACING ON CENTER
PROVIDE 1/2" PRE-MOLDED FILLER AT SLAB / WALL
CONCRETE MAT (SEE DETAIL)
6'-0"
GRADE
1'-6" MIN
#5 REBAR AT 6" ON CENTER (CONTINUOUS)
AIR ENTRAINED CONCRETE 4000 PSI AT 28 DAYS
12"
24"
6"
APPROVED CLEAN, CRUSHED STONE
APPROVED COMPACTED SUBGRADE
SECTION VIEW OF WALL

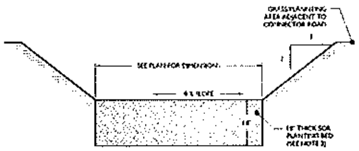
NOTE:
BLOCK COLOR TO MATCH BUILDING
OR AS SPECIFIED BY OWNER

TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE

D1

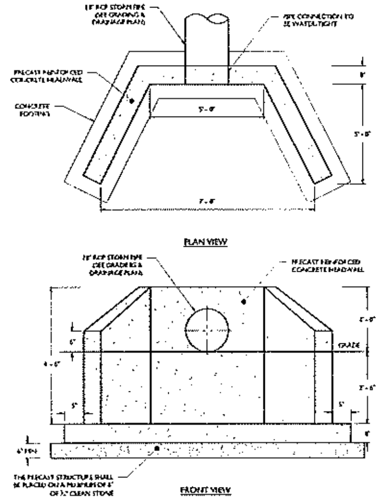
NOTES:
1. RETENTION AREA CONSTRUCTION MUST NOT COMPACT SOILS BELOW SOIL BED BOTTOM.
2. THE PLANTING SOIL BED SHALL CONSIST OF THE FOLLOWING MIX (BY VOL.): SANDS WITH <25% OF THE SANDS CLASSIFIED AS FINE OR VERY FINE, <15% SILT AND CLAY WITH 2%-5% CLAY CONTENT. THE MIX SHALL BE AMENDED WITH 3%-7% ORGANICS. pH LEVELS SHALL RANGE FROM 5.5 TO 6.5. THE SOIL MIX MUST BE CERTIFIED BY EITHER THE VENDOR OR A LICENSED PROFESSIONAL ENGINEER DURING ONSITE MIXING.


GRASS/PLANTING AREA ADJACENT TO CONNECTOR ROAD
1
3
SEE PLAN FOR DIMENSIONS
0% SLOPE
18"
18" THICK SOIL PLANTING BED (SEE NOTE 2)

RAIN GARDEN DETAIL

NOT TO SCALE

D2


18" RCP STORM PIPE (SEE GRADING & DRAINAGE PLAN)
PIPE CONNECTION TO BE WATERTIGHT
PRECAST REINFORCED CONCRETE HEADWALL
CONCRETE FOOTING
8"
5'-0"
5'-8"
7'-8"
PLAN VIEW
18" RCP STORM PIPE (SEE GRADING & DRAINAGE PLAN)
PRECAST REINFORCED CONCRETE HEADWALL
2'-0"
6"
GRADE
4'-6"
3'-6"
5"
5"
8"
6" MIN
THE PRECAST STRUCTURE SHALL BE PLACED ON A MINIMUM OF 6" OF 3/4" CLEAN STONE
FRONT VIEW

PRECAST CONCRETE HEADWALL DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE TO BE 4,000 PSI AT 28 DAYS.
2. REINFORCEMENT TO CONFORM TO ASTM A615, GRADE 60 AND ASTM A185.
3. DIMENSIONS SHOWN ARE MINIMUM REQUIRED. SEE GRADING & DRAINAGE PLAN.
4. SUBGRADE BENEATH FOOTING SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

D3

ISSUE	DATE	BY	DESCRIPTION
3	3/15/2017	JR	REV. PER BOARD COMMENTS AND ENGINEER'S LETTER
2	3/14/2017	JR	REV. PER REDEVELOPMENT PLAN TABLES
1	1/4/2017	JR	BOROUGH SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY & FINAL MAJOR SITE PLAN

WASHINGTON PROMENADE

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

BLOCK 212, LOT 20 & BLOCK 215, LOT 1
566 WASHINGTON AVENUE (CR 39)
BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 0290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc

SCALE: AS SHOWN
PROJECT NO. T-14375

TITLE:
CONSTRUCTION
DETAILS SHEET 'D'

DRAWING:
C25