







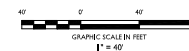




**CITY OF CLIFTON DEMOLITION NOTES**

1. THE APPLICANT SHALL REPLACE ANY DAMAGED, CRACKED, OR SETTLED CURB, SIDEWALK, AND DRIVEWAY APRONS IF ANY, ALONG VALLEY ROAD TO THE SATISFACTION OF THE BOARD ENGINEER, CITY REPRESENTATIVES, AND PASSAIC COUNTY REPRESENTATIVES AS WELL.
2. THE APPLICANT IS RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING INSTALLATION OF PROPOSED IMPROVEMENTS.

1 THE WORK REFLECTED ON THE DEMONSTRATION PLAN IS TO PROVIDE  
2 CONSTRUCTION INFORMATION TOWARDS THE BIDDING ITEM TO BE  
3 PROVIDED TO THE BIDDING CONTRACTOR. THE CONTRACTOR SHALL  
4 REVIEW THE ENTIRE PLAN SET AND ASSOCIATED  
5 EXPLANATIONS AND DOCUMENTS TO DETERMINE THE NECESSITY  
6 TO ADVISE AND IDENTIFY TASKS NECESSARY TO COMPLETE THE  
7 WORK. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND  
8 METHODS TO BE USED TO CONDUCT THE DEMONSTRATION. THE  
9 EXPOSURE SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM  
10 THE CONTRACTOR'S SUPERVISOR AND A JUDGE OF THE COURT IS  
11 OBTAINED BEFORE THE START OF ANY EXPOSURE PROGRAM. THE  
12 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
13 PERMITS, ALLOWANCES, AND APPROVALS. THE CONTRACTOR WILL  
14 BE RESPONSIBLE FOR ALL PERMITS, TESTING AS REQUIRED AND ANY  
15 OTHER COSTS AND FEES THAT MAY BE INCURRED. THE CONTRACTOR  
16 SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITIES ARE LOCATED  
17 AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES  
18 PRIOR TO STARTING THE DISPOSITION OF ANY STRUCTURE. ALL  
19 WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF  
20 DENVER TASKS SHALL BE BACKLASHED WITH SUITABLE MATERIAL  
21 TO PROTECT THE SURROUNDING AREAS. THE CONTRACTOR SHALL  
22 A GEOLOGICAL ENGINEER SHOULD BE PRESENT DURING  
23 THE DEMONSTRATION TO MONITOR THE PROGRESS OF THE  
24 MATERIAL WAS CONTACTED TO A SUITABLE CONTACT. THE  
25 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL  
26 WASTEWATER GENERATED FROM DEMONSTRATION ACTIVITIES SHALL  
27 BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE CITY OF  
28 DENVER REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO  
29 FURNISH ALL EQUIPMENT OF THE DEMONSTRATION TO DEMONSTRATE  
30 THE WORK. THE ABOVE INFORMATION IS FOR INFORMATION ONLY.



**NOT APPROVED FOR CONSTRUCTION**



**PRELIMINARY AND FINAL MAJOR SITE PLAN  
522 VALLEY ESTATES, LLC  
PROPOSED TOWNHOUSE DEVELOPMENT**

BLOCK 3201, LOT 12  
522 VALLEY ROAD (COUNTY ROUTE 621)  
CITY OF CLIFTON  
PASSAIC COUNTY, NEW JERSEY

AFTON M. SAVITZ, P.E.  
NEW JERSEY LICENSE No. 57674  
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 40' PROJECT ID: RUT-221013

SCALE: 1" = 40' PROJECT ID: RUT-221013

TITLE:

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

## DEMOLITION PLAN

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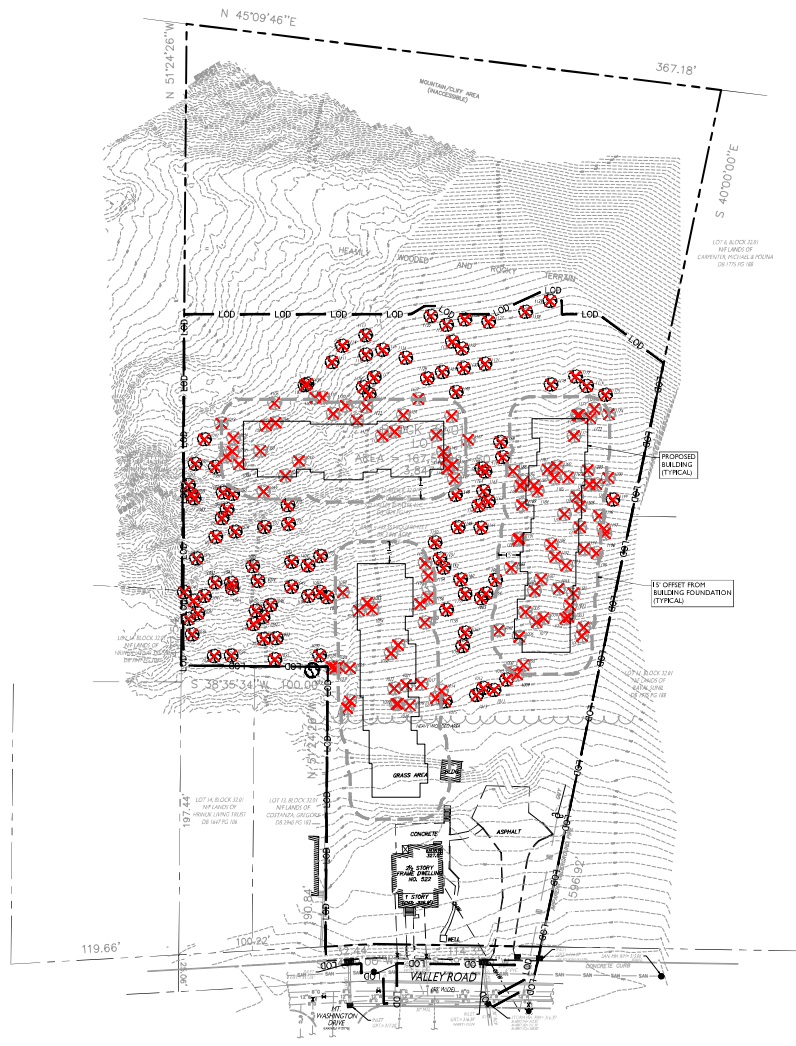
DRAWING:

63

C-3

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TREES TO BE REMOVED			
ID NUMBER	D.B.H.	COMMON NAME	CONDITION
001	12"	RED MAPLE	POOR
003	15"	WHITE ASH	DEAD
003	18"	OAK	GOOD
004	15"	WHITE ASH	FAIR
005	10"	HICKORY	FAIR
006	6"	BLACK LOCUST	FAIR
007	15"	TULIP TREE	FAIR
008	10"	TULIP TREE	FAIR
009	10"	TULIP TREE	FAIR
010	8"	HICKORY	FAIR
011	10"	BLACK LOCUST	FAIR
012	8"	BLACK CHERRY	FAIR
013	22"	TULIP TREE	GOOD
014	14"	BLACK LOCUST	GOOD
015	15"	HICKORY	POOR
016	12"	RED MAPLE	POOR
017	12"	BLACK LOCUST	DEAD
018	7"	TREE OF HEAVEN	FAIR
019	7"	HICKORY	FAIR
020	12"	HICKORY	FAIR
021	6"	BLACK LOCUST	GOOD
022	7"	WHITE ASH	POOR
023	10"	TREE OF HEAVEN	FAIR
024	16"	HICKORY	FAIR
025	10"	HICKORY	POOR
026	4"	HICKORY	FAIR
027	7"	HICKORY	FAIR
028	20"	WHITE ASH	POOR
029	9"	RED MAPLE	FAIR
030	10"	OAK	GOOD
031	20"	OAK	GOOD
032	8"	WHITE ASH	POOR
033	15"	HICKORY	FAIR
034	10"	OAK	FAIR
035	11"	WHITE PINE	POOR
036	40"	OAK	FAIR
037	20"	OAK	GOOD
038	6"	BLACK CHERRY	FAIR
039	6"	WHITE ASH	POOR
040	6"	HICKORY	GOOD
041	7"	BLACK CHERRY	POOR
042	30"	OAK	GOOD
043	20"	OAK	GOOD
044	4"	WHITE ASH	FAIR
045	6"	WHITE ASH	FAIR
046	10"	OAK	GOOD
047	12"	BLACK CHERRY	FAIR
048	10"	BLACK CHERRY	GOOD
049	10"	WHITE ASH	FAIR
050	9"	BLACK CHERRY	GOOD
051	7"	BLACK CHERRY	FAIR
052	30"	TULIP TREE	GOOD
053	10"	TULIP TREE	GOOD
054	10"	OAK	FAIR
055	30"	TULIP TREE	GOOD
056	12"	BLACK LOCUST	FAIR
057	30"	OAK	GOOD
058	4"	BLACK CHERRY	GOOD
059	10"	BLACK LOCUST	POOR
060	6"	BLACK LOCUST	FAIR
061	12"	BLACK LOCUST	POOR
062	8"	BLACK LOCUST	POOR
063	10"	TULIP TREE	FAIR
064	10"	BLACK LOCUST	FAIR
065	12"	TULIP TREE	GOOD
066	10"	BLACK CHERRY	FAIR
067	10"	TULIP TREE	FAIR
068	6"	BLACK LOCUST	FAIR
069	4"	TULIP TREE	GOOD
070	10"	TULIP TREE	FAIR
071	6"	TULIP TREE	FAIR
072	10"	TULIP TREE	FAIR
073	10"	TULIP TREE	GOOD
074	10"	OAK	GOOD
075	24"	TULIP TREE	GOOD
076	44"	RED MAPLE	GOOD
077	4"	BLACK CHERRY	FAIR
078	6"	BLACK CHERRY	FAIR
079	6"	BLACK CHERRY	POOR
080	10"	OAK	POOR
081	10"	BLACK CHERRY	FAIR
082	16"	OAK	FAIR
083	10"	BLACK CHERRY	POOR
084	10"	OAK	FAIR
085	10"	BLACK CHERRY	FAIR
086	22"	OAK	GOOD
087	22"	OAK	GOOD
088	5"	TULIP TREE	FAIR
089	5"	OAK	FAIR
090	16"	OAK	POOR
091	10"	HICKORY	POOR
092	8"	OAK	POOR
093	4"	OAK	FAIR
094	6"	OAK	FAIR
095	8"	OAK	FAIR
096	24"	OAK	GOOD
097	20"	OAK	FAIR
098	4"	BLACK LOCUST	POOR
099	4"	OAK	FAIR
100	12"	BLACK LOCUST	POOR
101	4"	BLACK CHERRY	FAIR
102	8"	BLACK CHERRY	FAIR
103	30"	TULIP TREE	GOOD
104	10"	HICKORY	FAIR

TREES TO BE REMOVED			
ID NUMBER	D.B.H.	COMMON NAME	CONDITION
105	11"	OAK	POOR
106	12"	HICKORY	FAIR
107	6"	OAK	FAIR
108	6"	OAK	FAIR
109	8"	OAK	FAIR
110	12"	OAK	FAIR
111	12"	OAK	POOR
112	24"	OAK	GOOD
113	3"	BLACK CHERRY	FAIR
114	6"	OAK	FAIR
115	4"	OAK	FAIR
116	8"	OAK	GOOD
117	8"	OAK	FAIR
118	3"	OAK	FAIR
119	15"	OAK	FAIR
120	10"	OAK	GOOD
121	8"	BLACK LOCUST	FAIR
122	6"	OAK	FAIR
123	4"	BLACK CHERRY	POOR
124	6"	OAK	POOR
125	6"	OAK	POOR
126	13"	TULIP TREE	GOOD
127	13"	TULIP TREE	GOOD
128	10"	WHITE ASH	POOR
129	9"	OAK	FAIR
130	14"	OAK	GOOD
131	3"	DODGEWOOD	FAIR
132	4"	HAWTHORN	POOR
133	8"	OAK	POOR
134	14"	OAK	GOOD
135	11"	HICKORY	GOOD
136	24"	OAK	GOOD
137	10"	OAK	GOOD
138	10"	HICKORY	POOR
139	8"	OAK	POOR
140	3"	OAK	FAIR
141	10"	OAK	GOOD
142	4"	OAK	FAIR
143	4"	OAK	FAIR
144	3"	DODGEWOOD	GOOD
145	3"	TULIP TREE	GOOD
146	8"	OAK	FAIR
147	6"	HICKORY	POOR
148	3"	BLACK CHERRY	POOR
149	30"	TULIP TREE	GOOD
150	4"	OAK	FAIR
151	4"	HICKORY	POOR
152	4"	HICKORY	POOR
153	3"	EASTERN REDBUD	FAIR
154	6"	BLACK CHERRY	FAIR
155	4"	TULIP TREE	FAIR
156	4"	TULIP TREE	FAIR
157	4"	OAK	FAIR
158	6"	HICKORY	FAIR
159	7"	HICKORY	GOOD
160	7"	HICKORY	FAIR
161	10"	BLACK CHERRY	POOR
162	14"	OAK	FAIR
163	7"	OAK	FAIR
164	30"	OAK	FAIR
165	6"	OAK	FAIR
166	6"	BLACK CHERRY	FAIR
167	3"	BLACK CHERRY	POOR
168	24"	TULIP TREE	GOOD
169	6"	HICKORY	GOOD
170	8"	HICKORY	POOR
171	24"	TULIP TREE	GOOD
172	24"	TULIP TREE	GOOD
173	3"	OAK	FAIR
174	14"	OAK	FAIR
175	3"	OAK	GOOD
176	9"	HICKORY	GOOD
177	10"	WHITE ASH	GOOD
178	14"	OAK	POOR
179	13"	OAK	FAIR
180	24"	TULIP TREE	GOOD
181	12"	HICKORY	GOOD
182	3"	OAK	FAIR
183	6"	HICKORY	FAIR
184	4"	OAK	FAIR
185	14"	TULIP TREE	GOOD
186	6"	OAK	FAIR
187	24"	TULIP TREE	FAIR
188	3"	HICKORY	FAIR
189	10"	OAK	GOOD
190	10"	OAK	GOOD
191	10"	OAK	GOOD
192	10"	HICKORY	GOOD
193	6"	OAK	FAIR
194	3"	OAK	POOR
195	4"	OAK	FAIR
196	3"	OAK	FAIR
197	10"	OAK	GOOD
198	10"	OAK	GOOD
199	8"	OAK	GOOD
200	6"	HICKORY	FAIR
201	12"	OAK	FAIR
202	10"	OAK	FAIR
203	3"	HICKORY	FAIR
204	6"	RED MAPLE	FAIR
205	6"	OAK	POOR
206	6"	OAK	FAIR
207	8"	OAK	POOR
208	6"	OAK	POOR

**SYMBOL DESCRIPTION**

TREE TO BE REMOVED - REGULATED

TREE TO BE REMOVED WITHIN 8 FT BUILDING ENVELOPE - NOT REGULATED

LIMIT OF DISTURBANCE

TREE PROTECTION FENCE

PROPOSED BUILDING EXTENTS

IS IT PROPOSED BUILDING CHIEF ENVELOPE

**811**

Know what's below  
Call before you dig.

**TREE REMOVAL NOTES**

- THE APPLICANT SHALL PLACE A ONE-INCH-WIDE RED, YELLOW, OR BLUE MARKING AROUND THE TRUNK OF EACH TREE TO BE REMOVED ARE A HEIGHT OF 4.5 FT ABOVE GROUND SO THAT THE PROPOSED TREE REMOVAL MAY BE SUBJECT TO THE REG.
- NO PERSON SHALL CUT DOWN OR REMOVE ANY TREE OF A CALIBER OF FOUR INCHES OR GREATER MEASURED AT A HEIGHT OF 4.5 FT ABOVE THE GROUND OR ENGAGE IN ANY SITE CLEANING WITHOUT A TREE REMOVAL PERMIT.

**TREE REMOVAL AND REPLACEMENT REQUIREMENTS**

CODE SECTION	REQUIRED	PROPOSED
143-37.2.1	TREE REMOVAL REQUIREMENT: TREES LOCATED WITHIN 10 FT OF PROPOSED BUILDING ARE NOT SUBJECT TO MITIGATION REQUIREMENTS?	COMPLIES (29 TREES)
143-37.2.4	REPLACEMENT REQUIREMENTS: REPLACEMENT OF TREES 4" - 8" INCHES SHALL REQUIRE A MAJOR TREE	12 TREES
143-37.2.6	REPLACEMENT OF TREES 8" INCHES OR GREATER SHALL REQUIRE A MAJOR TREE	48 TREES (W)

(I) PER CODE SECTION 143-37.2.2, MITIGATION IS REQUIRED FOR TREES WITHIN PROPOSED DRIVEWAY, WALKWAY, UTILITY LINE, OR ACCESSORY STRUCTURE.

**STONEFIELD engineering & design**

Rutherford, NJ - New York, NY - Boston, MA  
Princeton, NJ - Tampa, FL - Detroit, MI  
www.stonfieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone: 201-340-4458 Fax: 201-340-4472

**PRELIMINARY AND FINAL MAJOR SITE PLAN**

**522 VALLEY ESTATES, LLC**

**PROPOSED TOWNHOUSE DEVELOPMENT**

Block 32.01, Lot 1, County Route 601  
City of Clifton, Passaic County, New Jersey

Afton M. Savitz, P.E.  
NEW JERSEY LICENSE NO. 31574  
L14060 PHOTOGRAPHY (2014-04)

**STONEFIELD engineering & design**

SCALE: 1" = 40' PROJECT ID: 907-03081

TITLE: **TREE REMOVAL PLAN**

DRAWING: **C-4**

FOR MUNICIPAL SUBMISSION

DATE

BY

ISSUE

DESCRIPTION



(F) DISTANCE OF THE TALUS SLOPE: A MINIMUM SETBACK FROM CLIFF FACE SHALL BE 50 FT PLUS THE HORIZONTAL DISTANCE OF THE TALUS SLOPE.  $50 \text{ FT} + 50 \text{ FT} = 100 \text{ FT}$ .

(V) VARIANCE  
(F) PER SECTION 461-21.8.2 OPEN SPACE SHALL CONSIST OF NOT LESS THAN 25 FT IN ANY DIRECTION. SHALL NOT BE LOCATED WITHIN 10 FT OF SIDE OR REAR PROPERTY LINES.

(\*) I MAKE-READY SPACE SHALL COUNT NO LESS THAN 2 PARKING SPACES FOR PURPOSES OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT PROVIDED IT DOES NOT REDUCE MORE THAN 10% OF OTHERWISE REQUIRED PARKING SPACES.

(V)	VARIANCE
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
15	1.00
16	1.00
17	1.00
18	1.00
19	1.00
20	1.00
21	1.00
22	1.00
23	1.00
24	1.00
25	1.00
26	1.00
27	1.00
28	1.00
29	1.00
30	1.00
31	1.00
32	1.00
33	1.00
34	1.00
35	1.00
36	1.00
37	1.00
38	1.00
39	1.00
40	1.00
41	1.00
42	1.00
43	1.00
44	1.00
45	1.00
46	1.00
47	1.00
48	1.00
49	1.00
50	1.00
51	1.00
52	1.00
53	1.00
54	1.00
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57	1.00
58	1.00
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60	1.00
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62	1.00
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68	1.00
69	1.00
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71	1.00
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82	1.00
83	1.00
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90	1.00
91	1.00
92	1.00
93	1.00
94	1.00
95	1.00
96	1.00
97	1.00
98	1.00
99	1.00
100	1.00

## THE CONTRA

- 40'                      0'                      40'                      80'


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Alto

17

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AFTON  
NEW YORKNEW JERSEY  
LICENSED PROFESSIONAL ENGINEER[illegible]

▲ ST



SCALE: 1" =

**TITLE:**

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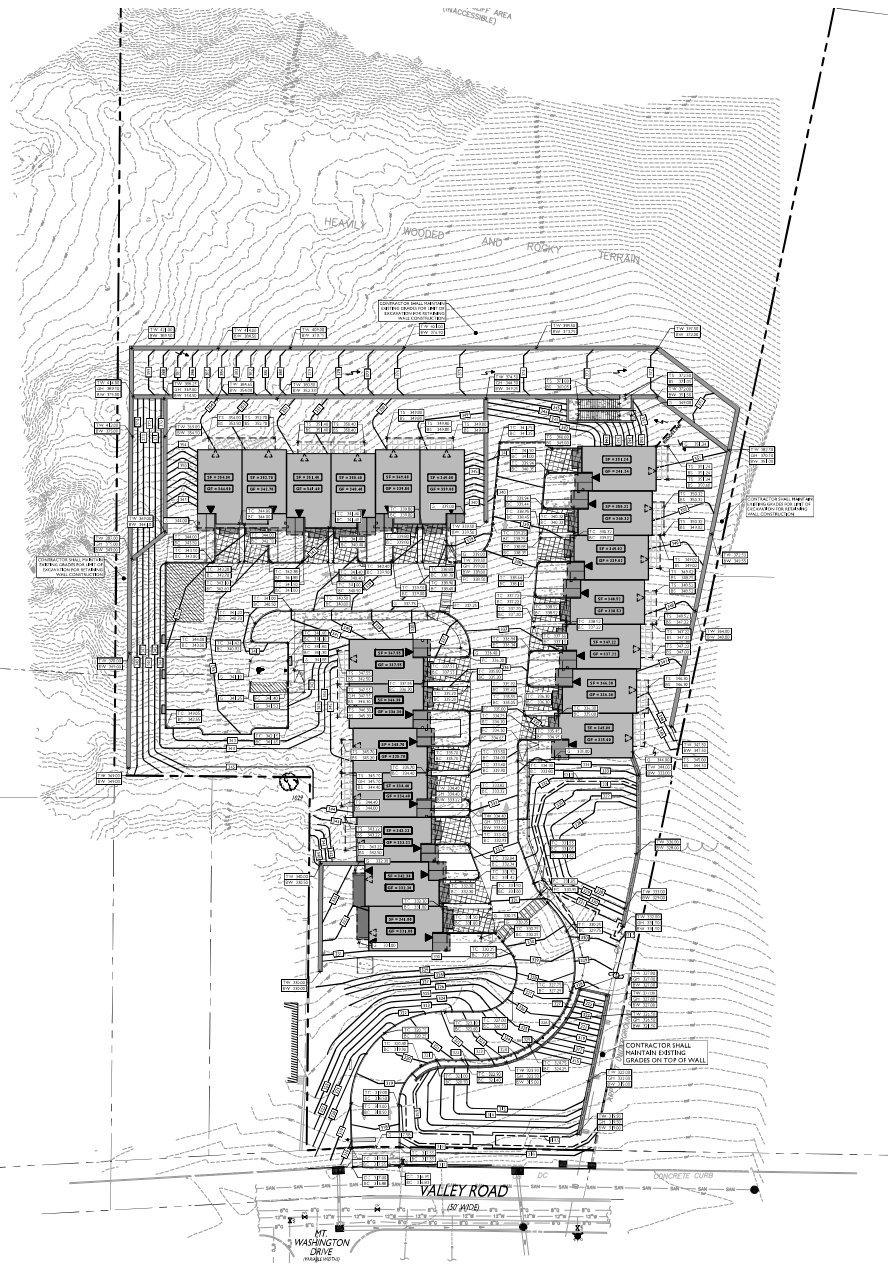
**DRAWING:**

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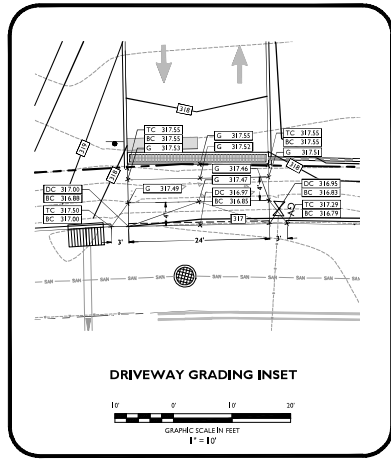




SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED DEEPENED CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT
	PROPOSED SECOND FLOOR ELEVATION
	PROPOSED GROUND FLOOR ELEVATION

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DEPOSITED OFF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DECONTAMINATION PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DECONTAMINATION OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORD OF ALL FILL MATERIALS BROUGHT TO THE SITE.
  - 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 ADJACENT STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
  - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADE, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL SUPPLY ALL STAFFED CURB GRADE SHEETS TO STONERED ENGINEERING & DESIGN, LLC FOR REVIEW AND APPROVAL PRIOR TO POURING CURB.
  - 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 ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
  - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
    - CONCRETE SURFACES: 0.05%
    - CURB CUTTERS: 1.00%
    - ASPHALT SURFACES: 1.00%
    - 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 STONERED ENGINEERING & DESIGN, LLC IF THE CONDITION CANNOT BE MET.
  - 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 CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESSIBLE AREAS.
  - THE CONTRACTOR SHALL PROVIDE COMPLIANT BORING AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
  - THE CONTRACTOR SHALL MAINTAIN A MINIMUM 0.05% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (ATE) THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH OF TRAVEL. THE CONTRACTOR IS RESPONSIBLE TO INSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
  - THE CONTRACTOR SHALL MAINTAIN A MINIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDSCAPING LANDING AREAS, BUT ARE NOT LIMITED TO THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN FRONT OF A WALKWAY AND AT TURNING PLACES 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.
  - THE CONTRACTOR SHALL MAINTAIN A MINIMUM 0.05% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROPOSED CURB RAMPS SHALL BE 36 INCHES OR GREATER, THE CONTRACTOR SHALL PROVIDE A LANDING AREA AT THE TOP OF THE RAMP. FOR ALTERNATING A CURB RAMP RAMP SHALL NOT BE GREATER THAN 36 INCHES. A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT BE MORE THAN 6 INCHES IN ELEVATION WITHOUT A MINOR SLOPE. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
  - ACCESSIBLE WITH A SLOPE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT BE MORE THAN 36 INCHES IN ELEVATION WITHOUT A LANDING AREA BETWEEN RAMP RUNS. LANDING AREA SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
  - A SLP REBENT AREA SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
  - THE CONTRACTOR SHALL INSURE A MAXIMUM OF 1 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 6 INCHES AND 12 INCHES EXISTS. CONTRACTOR SHALL INSURE THAT THE SLOPE DOES NOT CHANGE IN LEVEL BY MORE THAN A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (1:2 SLOPE).
  - THE CONTRACTOR SHALL INSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1 INCH.



NO.	DATE	BY	ISSUE	DESCRIPTION
00	10/24/2023	SPH	FOR MUNICIPAL SUBMISSION	

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

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**PRELIMINARY AND FINAL MAJOR SITE PLAN**

**522 VALLEY ESTATES, LLC**

**PROPOSED TOWNHOUSE DEVELOPMENT**

Block 124, Lot 1, County Route 601  
City of Clifton  
Passaic County, New Jersey

*Afton Savitz*

AFTON M. SAVITZ, P.E.  
NEW JERSEY LICENSE NO. 1574  
UNIVERSITY MICROFILMS

**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: RUT-23081

TITLE: GRADING PLAN

DRAWING: C-6