




AVERAGE FOUNDATION GRADE CALCULATIONS			
POINT	BUILDING A	BUILDING B	BUILDING C
P1	331.00	344.00	348.25
P2	331.00	335.00	339.25
P3	331.00	335.00	339.00
P4	332.30	336.30	339.80
P5	333.22	337.22	340.40
P6	333.22	338.52	341.40
P7	334.40	339.02	342.70
P8	335.70	340.32	344.00
P9	336.30	341.24	344.00
P10	337.55	341.24	354.41
P11	338.00	341.74	--
P12	341.00	351.25	--
AVERAGE	334.56	340.07	343.32
HIGHEST ROOF ELEVATION	379.55	383.24	386.00
BUILDING HEIGHT	44.99	43.17	42.68

[illegible]

*Afton Savitz*

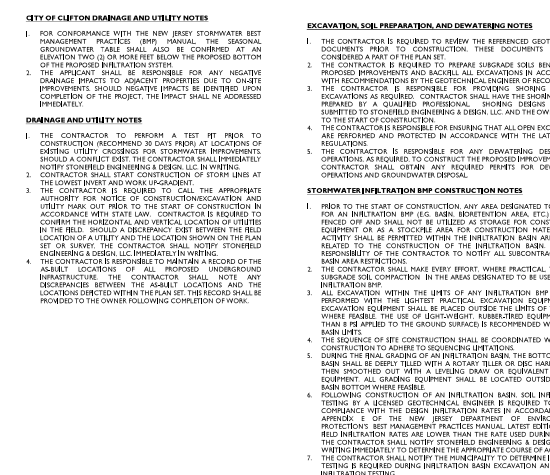
AFTON M. SAVITZ, P.E.  
NEW JERSEY LICENSE No. 57674  
LICENSED PROFESSIONAL ENGINEER

 **STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: RUT-22001

TITLE:  
**AVERAGE GRADE  
PLAN**



DRAWING:  
**C-7**



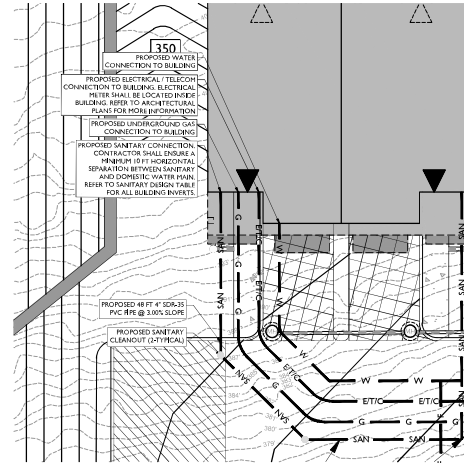
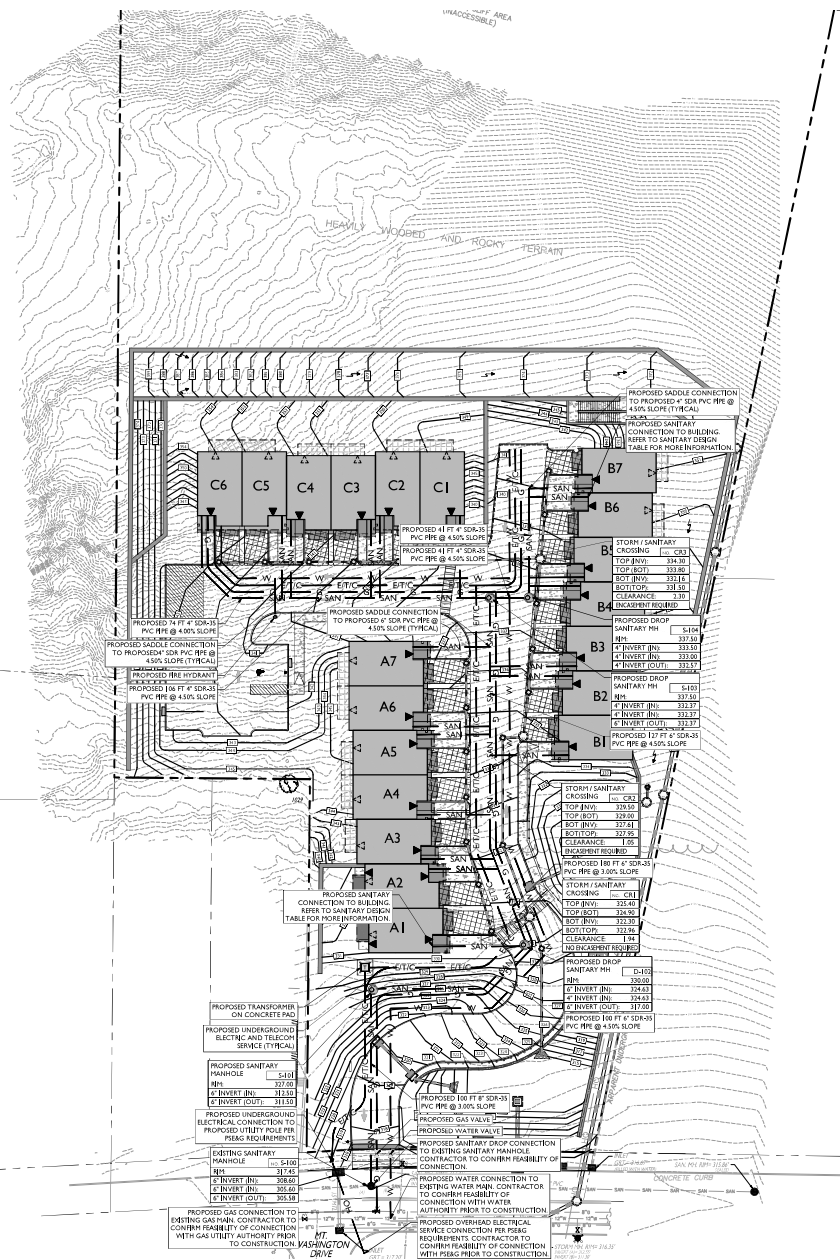
30' 0' 30' 60'

GRAPHIC SCALE IN FEET

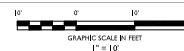
1" = 30'

 <b>STONEFIELD</b> engineering & design		Rutherford, NJ - New York, NY - Boston, MA Princeton, NJ - Tampa, FL - Detroit, MI <a href="http://www.stonefieldnj.com">www.stonefieldnj.com</a>		HEADQUARTERS: 92 PARK AVENUE, RUTHERFORD, NJ 07070 Phone: 201.380.4488 • Fax: 201.340.4472	
PRELIMINARY AND FINAL MAJOR SITE PLAN <b>522 VALLEY ESTATES, LLC</b> PROPOSED TOWNHOUSE DEVELOPMENT		BLOCK 13.0, LOT 12 VALLEY ROAD (COUNTY ROUTE 63) CITY OF CLIFTON, NEW JERSEY PASSAIC COUNTY, NEW JERSEY		NOT APPROVED FOR CONSTRUCTION	
 <b>STONEFIELD</b> engineering & design		SCALE: 1" = 30' PROJECT ID: NJ07-20081		ISSUE DATE BY FOR MINUTEAL SUBMISSION	
TITLE <b>DRAINAGE PLAN</b>		DRAWING:		C-8	





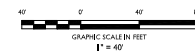
TYPICAL UNIT UTILITY LAYOUT INSET



BUILDING	PIPE SIZE (IN)	BUILDING INVERT (FT)	PIPE INVERT (FT)	PIPE LENGTH (FT)	PIPE SLOPE (FT/FT)
A1	4.00	333.55	324.43	44.00	0.02
A2	4.00	332.07	324.53	25.00	0.03
A3	4.00	332.17	328.43	37.00	0.03
A4	4.00	332.29	327.55	37.00	0.03
A5	4.00	332.27	329.47	37.00	0.02
A6	4.00	330.37	329.57	39.00	0.02
A7	4.00	331.87	331.07	39.00	0.02
B1	4.00	329.70	328.90	40.00	0.02
B2	4.00	331.27	328.67	42.00	0.02
B3	4.00	331.17	329.77	44.00	0.02
B4	4.00	334.10	333.50	26.00	0.02
B5	4.00	334.20	333.60	38.00	0.02
B6	4.00	334.00	333.40	38.00	0.02
B7	4.00	332.24	333.48	32.00	0.04
C1	4.00	333.70	333.02	42.00	0.02
C2	4.00	335.45	334.68	42.00	0.02
C3	4.00	333.55	334.75	40.00	0.02
C4	4.00	332.40	333.25	42.00	0.05
C5	4.00	338.26	336.37	42.00	0.05
C6	4.00	340.00	336.75	72.00	0.05

---	PROPERTY LINE
---	PROPOSED SANITARY LATERAL
---	PROPOSED DOMESTIC WATER SERVICE
---	PROPOSED ELECTRICAL/TELEPHONE CONDUITS
---	PROPOSED DATA CONDUITS
---	PROPOSED ELECTRIC CONDUITS
---	PROPOSED OVERHEAD WIRE
---	PROPOSED GAS LINE
---	PROPOSED VALVE
---	PROPOSED FIRE HYDRANT
---	PROPOSED DIRECT CONNECTION (DOC)
---	PROPOSED SANITARY MANHOLE / CLEANOUT
---	PROPOSED UTILITY POLE
---	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR IS REQUIRED TO CALL 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 COMBINE 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 BY WRITING.
  - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
  - A MINIMUM HORIZONTAL SEPARATION OF 18 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES IF THE SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASING SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY BY WRITING.
  - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM SEPARATION OF 18 INCHES IF THE SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASING SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY BY WRITING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN A RECORD OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTIONS. IMMEDIATELY BY WRITING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
  - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC, AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
  - THE CONTRACTOR SHALL START CONSTRUCTION OF ANY GASEOUS SEWER AT THE LOWEST INVERT AND WORK UPWARD.
  - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CARRIED, REMOVED, OR RELOCATED. SAID RECORD SET SHALL BE SUBMITTED TO THE OWNER FOLLOWING COMPLETION OF WORK.
  - THE CONTRACTOR SHALL BE 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 IDENTIFIED WITHIN THE PLAN. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



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

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY AND FINAL MAJOR SITE PLAN

**522 VALLEY ESTATES, LLC**

PROPOSED TOWNHOUSE DEVELOPMENT

BLOCK 12.00 LOT 10 (COUNTY ROUTE 601)  
CITY OF CLIFTON  
PASADENA COUNTY, NEW JERSEY

*Afton Savitz*

AFTON M. SAVITZ, P.E.  
NEW JERSEY LICENSE NO. 15174  
LICENSED PROFESSIONAL ENGINEER

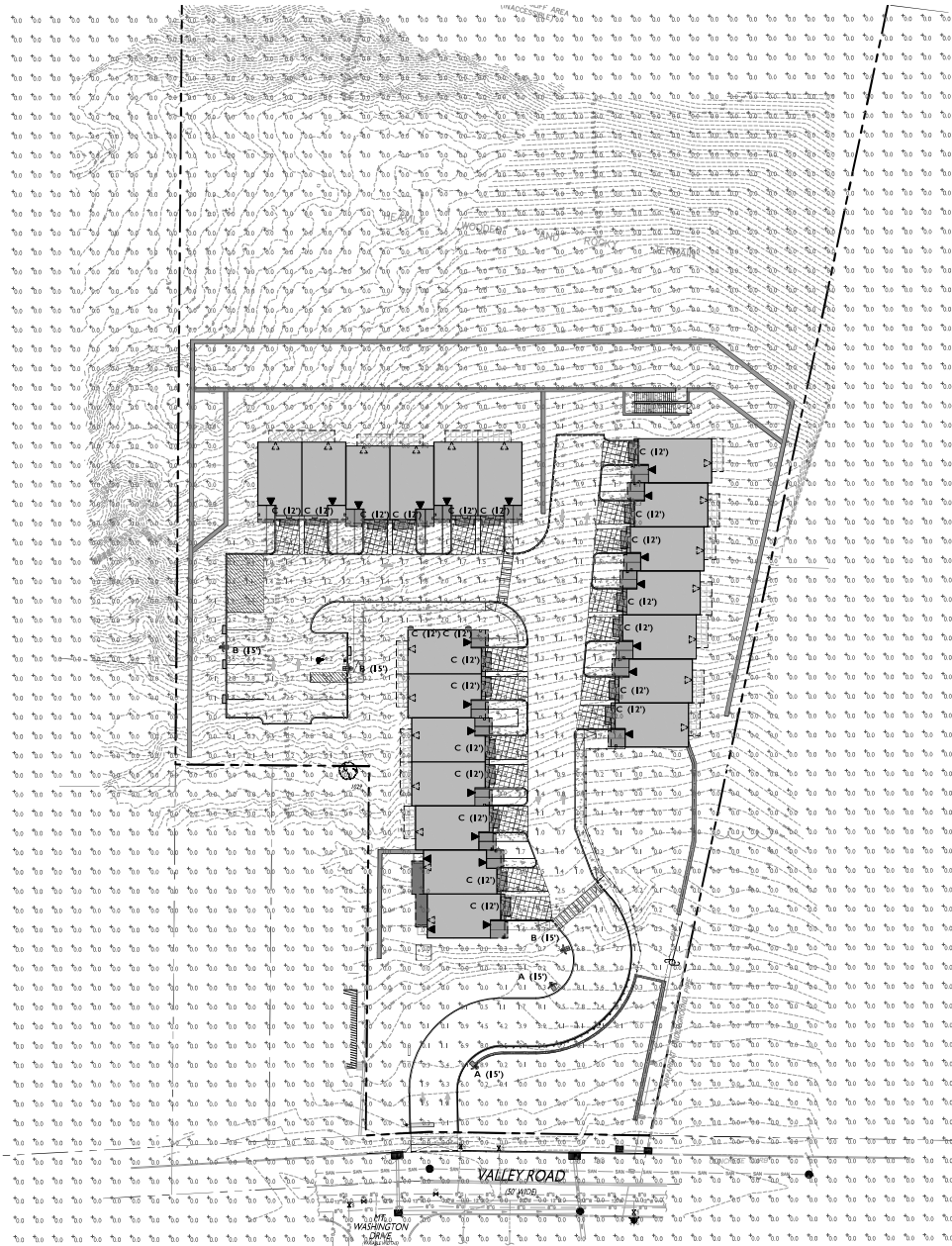
**STONEFIELD**  
engineering & design

SCALE: 1" = 40' PROJECT ID: RUT-23081

TITLE: UTILITY PLAN

DRAWING: C-9

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT.



LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 46-28.11	LIGHT LEVEL REQUIREMENT: 1.0 FC AT ALL PARKING AREAS	1.0 FC
§ 46-41-A	LIGHT FIXTURE REQUIREMENT: UNLESS APPROVED OTHERWISE BY THE BOARD, ALL LIGHTS SHALL BE HIGH-PRESSURE SODIUM VAPOR	COMPLIES
§ 46-41-B	MAXIMUM LIGHTING AT PROPERTY LINE: 0.0 FC AT ALL PROPERTY LINES	0.0 FC
§ 46-41-D	STANDARDS FOR FLOOD LIGHTING: ALL LIGHTS SHALL BE SHIELDED AND ARRANGED SUCH THAT THEY REFLECT THE LIGHT DOWNWARD TO PREVENT LIGHT FROM SHINING DIRECTLY ON STREETS OR ADJACENT PROPERTIES	COMPLIES

\* LED FIXTURES WITH MAXIMUM COLOR TEMPERATURE OF 3700 K ARE ACCEPTABLE

SYMBOL	DESCRIPTION
-----	PROPOSED CALCULATION AREA
-----	PROPOSED BOMETRIC LINE
A (XX)	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
XX	PROPOSED LIGHTING INTENSITY (FOOT CANDLES)
---	PROPOSED AREA LIGHT



POLE MOUNTED  
LIGHT FIXTURE  
(FIXTURE A)



WALL MOUNTED  
LIGHT FIXTURE  
(FIXTURE B)

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
A	2	GAA GALLEON/ARE LED AREA LIGHT WITH HOUSE SIDE SHIELD - 2700K	AUTOMOTIVE FRONTLINE	0.9	STREETWORKS	GAA-AF-024LED-U-AFL-720T-HSSJES
B	3	GAA GALLEON/ARE LED AREA LIGHT WITH HOUSE SIDE SHIELD - 2700K	TYPE 4 WITH SHIELD CONTROL	0.9	STREETWORKS	GAA-AF-024LED-U-AFL-720T-HSSJES
C	22	IMPACT ELITE LED WALL MOUNTED LIGHT WITH HOUSE SIDE SHIELD - 2700K	TYPE 4 FORWARD THROW	0.9	MCGRATH/EDISON	BS-5418-723-UT-4FT-HSSJES

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DETECTED WITHIN THE PLAN SET ARE CALCULATED, UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER, ACTUAL LUMINAIRE LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABILITIES.
  - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DETECTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSIGNED OR POLE BREAK LIGHTING FIXTURE MODELS.
  - UNLESS NOTED OTHERWISE WITHIN THE PLAN SET, THE LIGHT LOSS FACTOR USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
    - LIGHT FIXTURES: 0.80
    - HIGH PRESSURE SODIUM: 0.72
    - METAL HALIDE: 0.72
  - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY OR OTHER IMPROVEMENTS.
  - THE CONTRACTOR IS REQUIRED TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OR WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

FOR MUNICIPAL SUBMISSION

DATE

ISSUE

DESCRIPTION

00

10/24/2023

SPM

BY

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY AND FINAL MAJOR SITE PLAN

**522 VALLEY ESTATES, LLC**  
PROPOSED TOWNHOUSE DEVELOPMENT

BLOCK 32.01, LOT 1  
CITY OF CLIFTON  
PASSAIC COUNTY, NEW JERSEY

**Stonefield**

AFTON M. SAVITZ, P.E.  
NEW JERSEY LICENSE NO. 1574  
LICENSED PROFESSIONAL ENGINEER

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

TITLE: LIGHTING PLAN

DRAWING: C-10



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