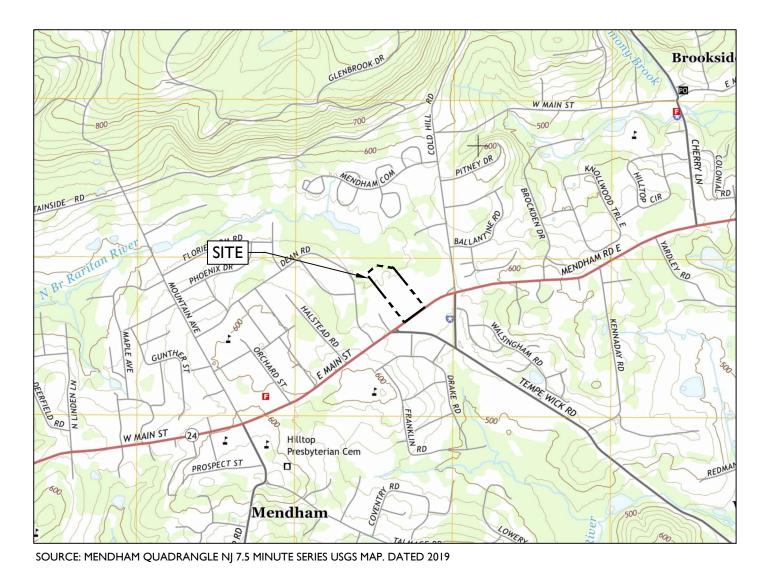
PRELIMINARY AND FINAL SITE PLAN FOR

V-FEE MENDHAM APARTMENTS, LLC PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT



KEY MAP SCALE: I" = 2000'±

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AERIAL MAP

SCALE: I" = 300'±

PLAN REFERENCE MATERIALS:

I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS **INCLUDING, BUT NOT LIMITED TO:** • TAX MAP OBTAINED FROM THE BOROUGH OF

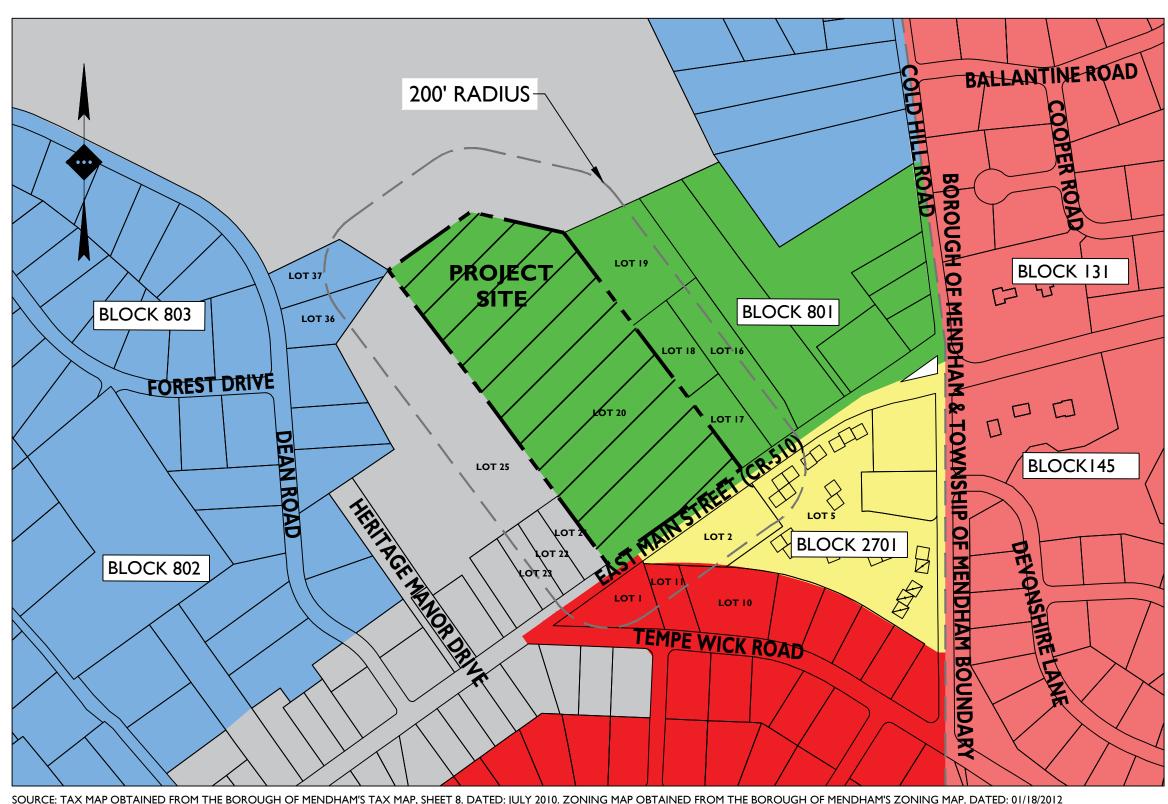
- MENDHAM'S TAX MAP, SHEET 8. DATED: JULY 2010. ALTA / NSPS LAND TITLE SURVEY PREPARED BY STONFIELD ENGINEERING & DESIGN, LLC DATED
- 07/15/2021 ARCHITECTURAL PLANS PREPARED BY MARCHETTO HIGGINS STIEVE ARCHITECTURE, PC. LAST REVISED
- 07/20/2022 ZONING MAP OBTAINED FROM THE BOROUGH OF •
- MENDHAM'S ZONING MAP. DATED: 01/18/2012 AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO,
- DATED 02/22/2020 USGS MAP OBTAINED FROM MENDHAM QUADRANGLE NJ
- 7.5 MINUTE SERIES USGS MAP. DATED 2019 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.

BOROUGH AGENCIES TO BE NOTIFIED ICP&L, c/o FE SERVICE TAX DEPARTMENT PO BOX 1911 MORRISTOWN, NJ 07962-1911 VERIZON, c/o DUFF & PHELPS PO BOX 2749 ADDISON, TX 75001 AT&T 900 ROUTE 202/206 NORTH BEDMINSTER, NJ 07921 PUBLIC SERVICE ELECTRIC & GAS COMPANY 80 PARK PLAZA NEWARK, NJ 07102 MORRIS COUNTY PLANNING BOARD PO BOX 900 MORRISTOWN, NJ 07963-0900 AMERICAN WATER SSC/ GENERAL TAX DEPARTMENT PO BOX 5627 CHERRY HILL, NJ 08034 MENDHAM BOROUGH SEWER UTILITY 35 IRONIA ROAD MENDHAM, NJ 07945 COMCAST 300 RAHWAY AVENUE UNION, NJ 07083 CABLEVISION, ATTN: KATHY BAKER 683 ROUTE 10 RANDOLPH, NJ 07869

BOR	OUGH O	F MENDHAM 200' PI	ROPERTY OWNERS LIST	
BLOCK	LOT	OWNER	OWNER'S ADDRESS	-
2701	I	UNITED STATES POSTAL SERVICE	33rd & 8th AVE, NEW YORK, NY 10098	
2701	10	CPI MENDHAM I LLC / ET ALS	195 NORTH ST, STE. 100 TETERBORO, NJ 07608	
2701	2	PROVIDENT BANK	P.O. BOX 36558 CHARLOTTE, NC 28236	
2701	5-25H	MARINO, ROBERT J	PO BOX 494, MENDHAM, NJ 07945	
2701	5-26J	ICONIC MEDICAL & WELLNESS CENTERS	48 KAHDANA ROAD, MORRISTOWN, NJ 07960	
2701	5-27J	PHARMACARE INC	PO BOX 452 LEDGEWOOD, NJ 07852	
2701	5-28J	PHARMACARE INC	PO BOX 452 LEDGEWOOD, NJ 07852	
2701	5-29J	PHARMACARE INC	PO BOX 452 LEDGEWOOD, NJ 07852	PLAN REFER
501	44	BOROUGH OF MENDHAM	2 W MAIN STREET, MENDHAM, NJ 07945	I. THIS PLAN SET
801	16	HOWARD, MARY	153 OLD STAGECOACH RD, GILBERT, PA 18322	INCLUDING, BUT I
801	17	HOLCOMBE MENDHAM, LLC	805 THIRD AVE, 18 TH FLOOR NEW YORK, NY 10022	• TAX MA MENDHAN
801	18	RAYTOM ENTERPRISES LLC	96 E MAIN STREET, MENDHAM, NJ 07945	ALTA / STONFIEL
801	19	SCHILLING, HERBERT H JUNIOR	I 20 MEADOWBROOK ROAD, LIVINGSTON, NJ 07039	07/15/2021 • ARCHITEC
801	20	V-FEE-REALTY INVESTMENT LLC	130 RT. 10 WHIPPANY, NJ 07981	HIGGINS
801	20-T01	PHOENIX TOWER INTERNATIONALCO RYAN	P.O. BOX 460667, DEPT100HOUSTON, TX 77056	07/20/2022 • ZONING MENDHAN
801	21	VAZQUEZ, DAVID/ SWANSON, BRANDY	II GUNTHER ST MENDHAM, NJ 07945	AERIAL N DATED 02
801	22	MENDHAM VILLAGE PROPERTIES LLC	PO BOX 198 IRONIA, NJ 07845	USGS MAR
801	23	MENDHAM VILLAGE PROPERTIES LLC	PO BOX 198 IRONIA, NJ 07845	7.5 MINUT
801	25	BOROUGH OF MENDHAM	2 W MAIN STREET, MENDHAM, NJ 07945	CONSIDERED A PA CONTAINED WIT
801	36	LAM, JAMES/ELISE	27 DEAN ROAD, MENDHAM, NJ 07945	CONJUNCTION W RESPONSIBLE TO
801	37	LONG, DAVID D & ANGELINE G	29 DEAN ROAD, MENDHAM, NJ 07945	REVIEW IT TH CONSTRUCTION.

BLOCK 801, LOT 20 84-90 EAST MAIN STREET BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY





Know what's **below**

Call before you dig.

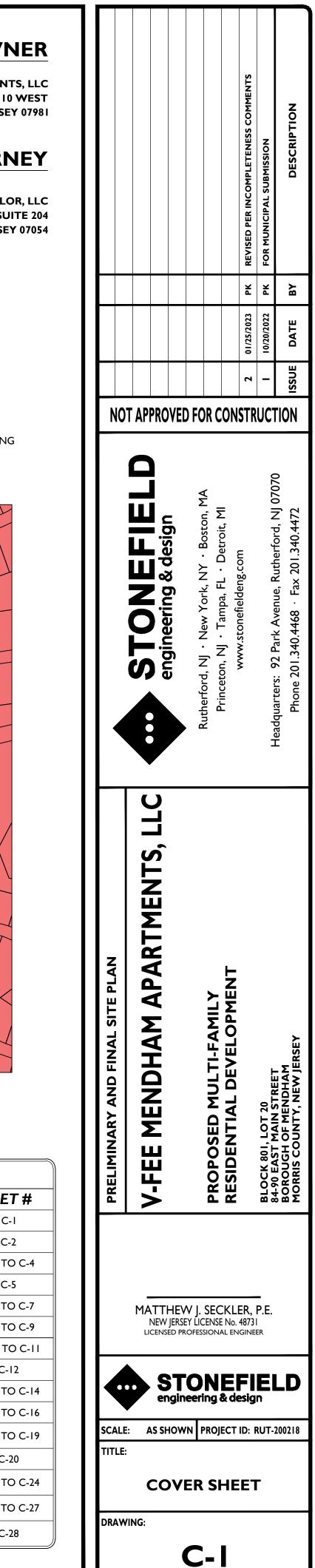
PLANS PREPARED BY:



Rutherford, NJ \cdot New York, NY \cdot Boston, MA Princeton, NJ \cdot Tampa, FL \cdot Detroit, MI www.stonefieldeng.com

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

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	ONSENT TO THE FILING OF THIS SITE PLAN WIT IE BOROUGH OF MENDHAM	H THE PLANNING BOARD
<u> </u>		
	OWNER	DATE
ſ	BOROUGH OF MENDHAM PLANNING	BOARD APPROVAL
·		DATE
	BOARD CHAIRPERSON	
	BOARD SECRETARY	DATE
	BOARD ENGINEER	DATE

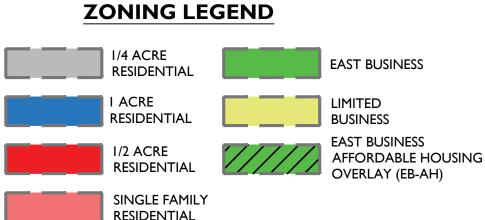


APPLICANT/OWNER

V-FEE MENDHAM APARTMENTS, LLC 130 ROUTE 10 WEST WHIPPANY, NEW JERSEY 07981

ATTORNEY

INGLESINO, WEBSTER, WYCISKALA & TAYLOR, LLC 600 PARSIPPANY ROAD SUITE 204 **PARSIPPANY, NEW JERSEY 07054**

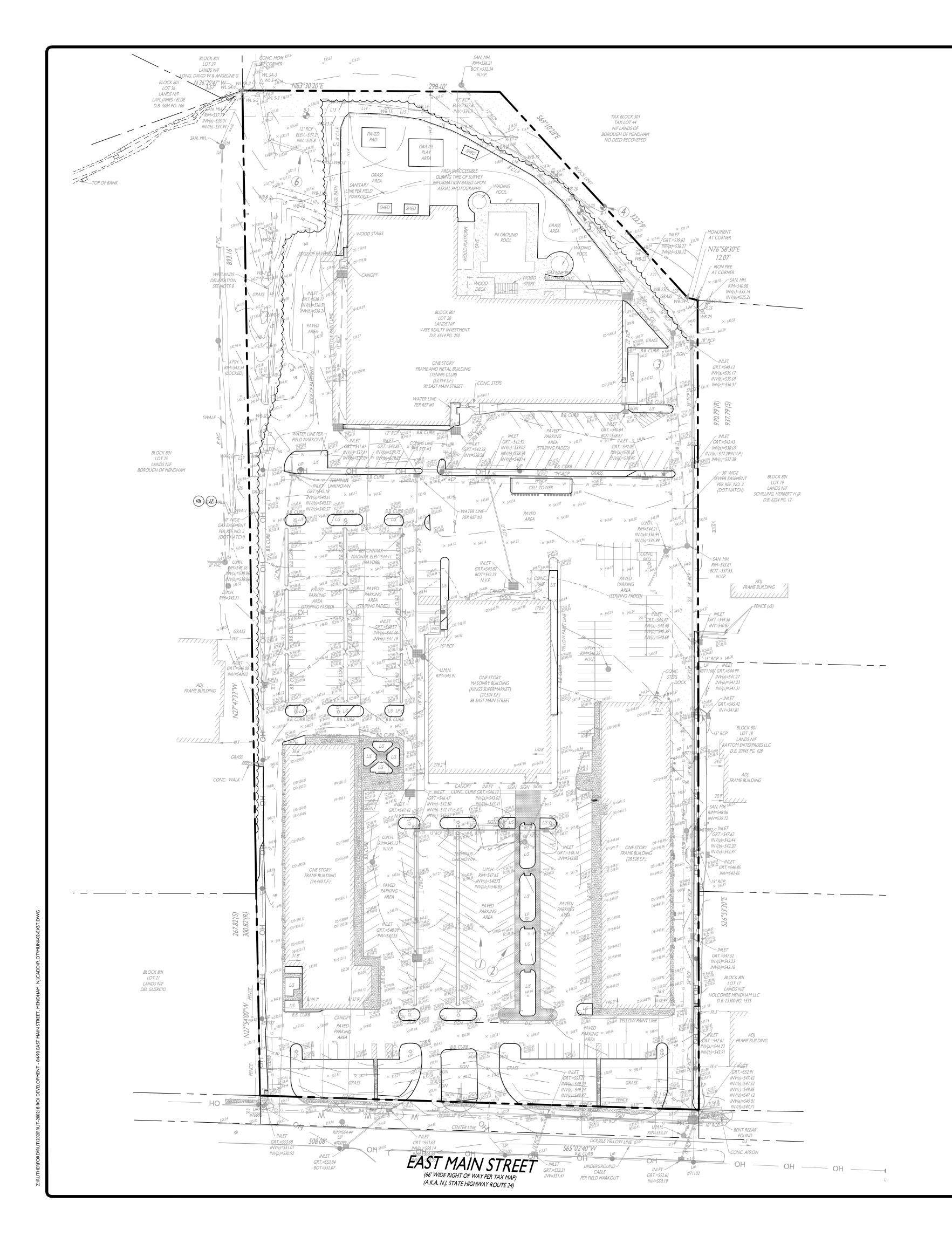


TAX & ZONING MAP

SCALE: I" = 300'±



SHEET INDEX			
DRAWING TITLE	SHEET #		
COVER SHEET	C-1		
EXISTING CONDITIONS PLAN	C-2		
DEMOLITION PLAN	C-3 TO C-4		
SITE PLAN (OVERALL)	C-5		
SITE PLAN	C-6 TO C-7		
GRADING & DRAINAGE PLAN	C-8 TO C-9		
STORMWATER MANAGEMENT PLAN	C-10 TO C-11		
UTILITY PLAN	C-12		
LIGHTING PLAN	C-13 TO C-14		
SOIL EROSION & SEDIMENT CONTROL PLAN	C-15 TO C-16		
LANDSCAPING PLAN	C-17 TO C-19		
LANDSCAPING DETAILS	C-20		
CONSTRUCTION DETAILS	C-21 TO C-24		
TRUCK TURNING	C-25 TO C-27		
PAVING EXHIBIT	C-28		



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NIN ET N HOLE LARDS NITORING WELL & (ELEC, GAS, ETC55.) EE OF PAVEMENT	TS, LLC	Rutherford, NJ • New Yorl Princeton, NJ • Tampa, www.stonefield	Headquarters: 92 Park Avenue, Rutherford, NJ 07070
R T DT B SHOT DT L SHOT NG	PRELIMINARY AND FINAL SITE PLAN V-FEE MENDHAM APARTMEN	PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT	BLOCK 801, LOT 20 84-90 EAST MAIN STREET BOROUGH OF MENDHAM

DRAWING:

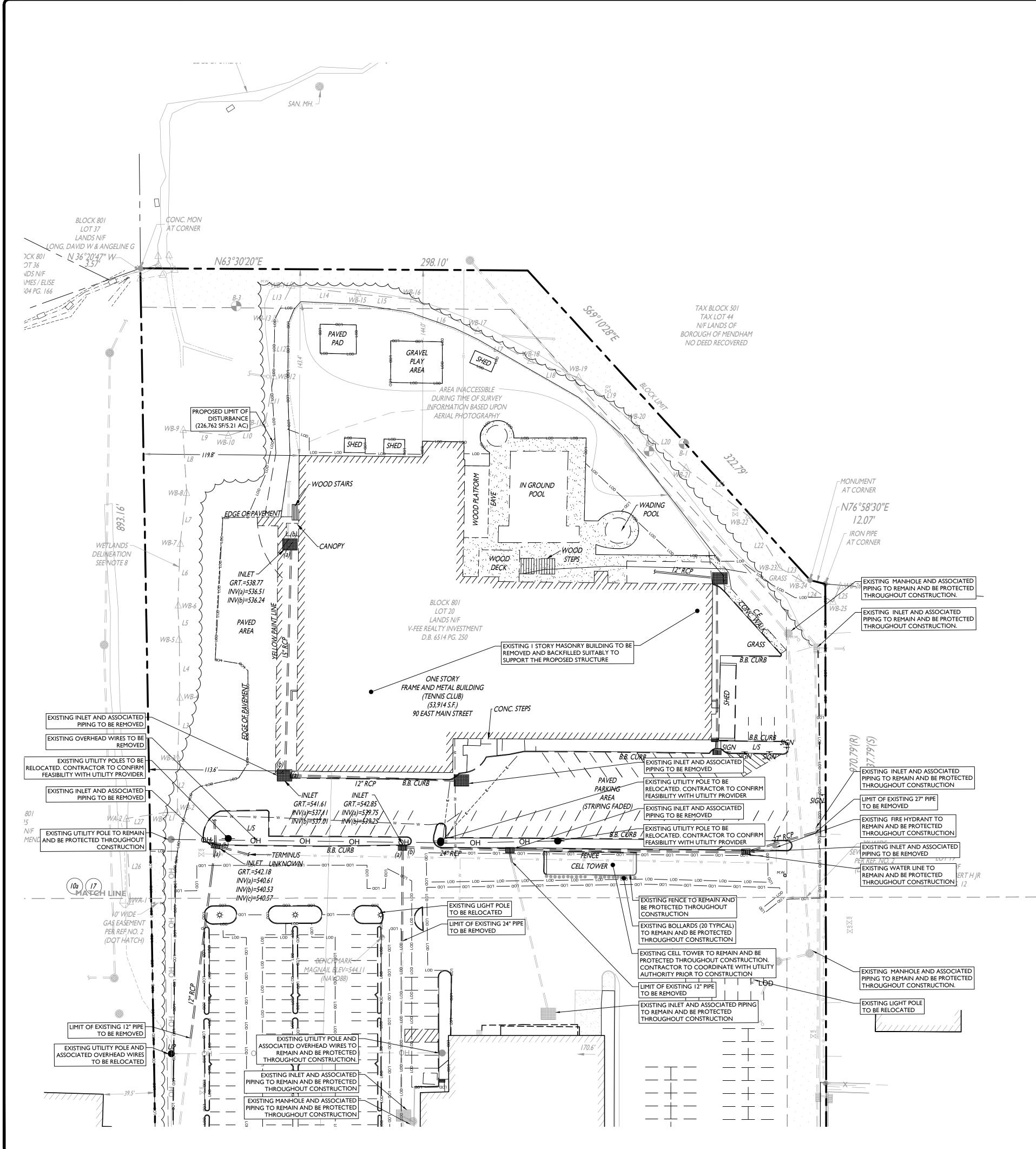
C-2

SYMBOL | | | | | ____<u>D.C</u>____ \bowtie _ _ _ _ _ CE GE BE ——ОН—— _____ G _____ _____W_____ ____/00_____ ____/0/____ × 100.00 × TC 100.50 _× BC 100.50 × ^{TW102.00} BW100.00 L/S #---B-# 🛖

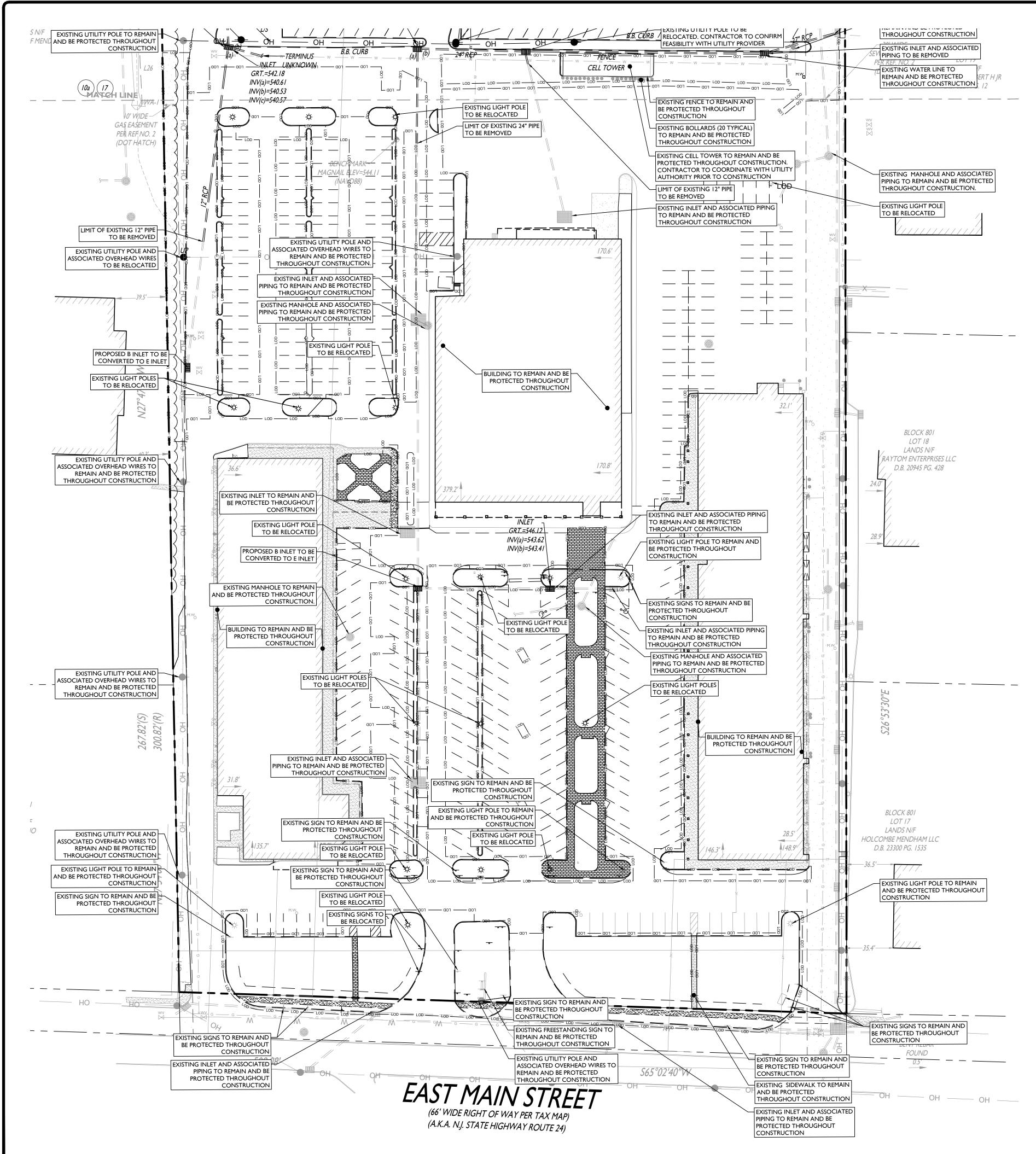
SURVEY NOTES:

I. THE SURVEY LISTEI SHEET SHALL BE C INFORMATION CO DOCUMENTS SHAL SET. THE CONTRA SURVEY AND REVI CONSTRUCTION.

GRAPHIC SCALE IN FEET I" = 60'

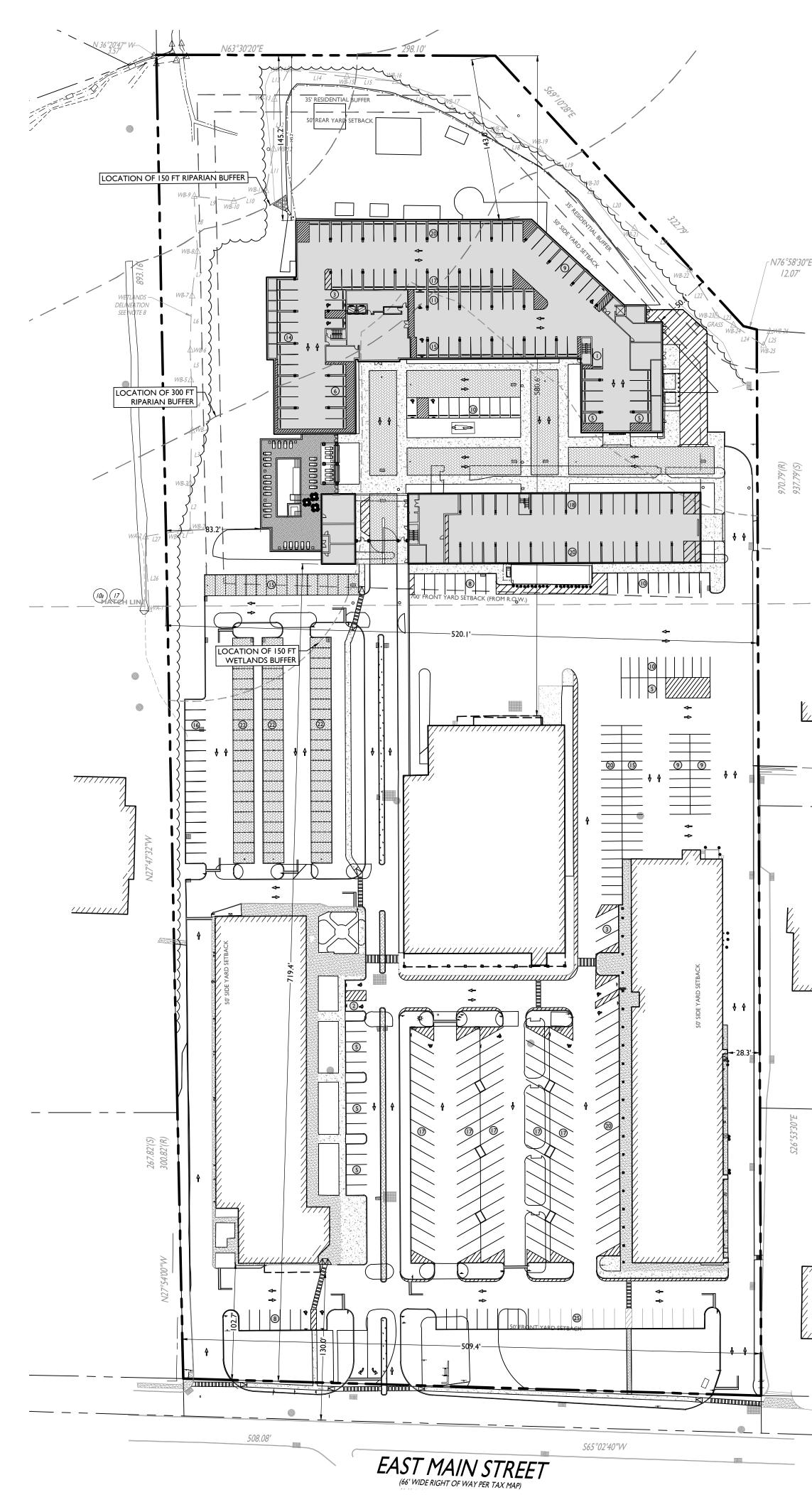






JTHERFORDIRUTT2020/RUT-200218 ROI DEVELOPMENT - 84-90 EAST MAIN STREET, MENDHAM, NJICADDI/PLOTIMUNI-03-04-DEMO.D





	LAND USE AND ZONIN	1G	
	BLOCK 801, LOT 20		
EAST BUSINESS ZONE	(EB) / EAST BUSINESS - AFFORDABLE	HOUSING (EB-AH) O	VERLAY
PROPOSED USE			
MULTI-FAMILY RESIDENTIAL	PERMITTED USE		
HEALTH CLUBS & RECREATIONAL FACILITIES	PERMITTED ACCESSORY USE		
TENANT PREMIUM PARKING	PERMITTED ACCESSORY USE		
AUTOMOTIVE SALES & SERVICE	PERMITTED USE		
SHOPPING CENTER	PERMITTED USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 AC (130,680 SF)	13.27 AC (577,865 SF)	13.27 AC (577,865 SF
MINIMUM LOT WIDTH	200 FT	509.4 FT	509.4 FT
MINIMUM FRONT YARD SETBACK	50 FT	130.0 FT	130.0 FT
MINIMUM SIDE YARD SETBACK	50 FT	28.3 FT (EN)	28.3 (EN)
MINIMUM REAR YARD SETBACK	50 FT	132.2 FT	143.0 FT
MAXIMUM BUILDING HEIGHT *	4 STORIES OVER PARKING / 60 FT	< 60 FT	60 FT
MAXIMUM IMPERVIOUS COVERAGE	80% (462,292 SF)	78.4% (452,785 SF)	74.0% (427,902 SF)
MAXIMUM NUMBER OF UNITS	75 UNITS	N/A	75 UNITS
MINIMUM RECREATIONAL AREA	5,000 SF	N/A	> 5,000 SF

GENERAL REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
§ 195-51	PROVISION SHALL BE MADE FOR THE PROPER STORAGE AND COLLECTION OF REFUSE. ALL SUCH STORAGE SHALL BE MAINTAINED WITHIN THE CONFINES OF AN ENCLOSED BUILDING OR STRUCTURE AND SHALL BE REASONABLY ACCESSIBLE FOR VEHICULAR COLLECTION ON THE SITE OR SHALL BE APPROPRIATELY SCREENED AND LANDSCAPED WHERE OUTDOOR STORAGE IS NECESSARY.	COMPLIES	
§ 195-55 B. (4)	IN ANY MULTISTORY BUILDING AN ELEVATOR SUFFICIENT IN SIZE TO ACCOMMODATE A WHEELCHAIR SHALL BE PROVIDED.	COMPLIES	
§ 215-29 A. (I)	NO ACCESSORY BUILDING SHALL BE OVER 2 STORIES HIGH IN ANY ZONE, ANY ACCESSORY BUILDINGS ERECTED WITHIN BETWEEN 5 AND 12 FT OF A PROPERTY LINE SHALL NOT BE OVER ONE STORY IN HEIGHT.	COMPLIES	
§ 215-29 A. (2)	NO ACCESSORY BUILDING SHALL BE LOCATED WITHIN 10 FT OF A WALL OF A MAIN BUILDING UNLESS ATTACHED THERETO	COMPLIES	
§ 215-29 B. (1)	A SOLID, OR A PARTIALLY OPEN, FENCE UNDER 2 1/2 FEET IN HEIGHT MAY BE ERECTED IN ANY PORTION OF A LOT.	COMPLIES	
§ 215-29 B. (6)	ALL FENCES PERMITTED UNDER THIS SECTION SHALL BE SITUATED ON A LOT IN SUCH A MANNER THAT THE FINISHED SIDE SHALL FACE ADJACENT PROPERTIES AND ADJACENT PUBLIC OR PRIVATE STREETS.	COMPLIES	

(EN) EXISTING NON-CONFORMITY (*) VERTICAL DISTANCE TO THE TOP OF THE HIGHEST POINT OF THE BUILDING MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT EACH CORNER OF THE BUILDING NEXT TO THE FOUNDATION

RSIS CERTIFICATION

MATTHEW J. SECKLER, P.E.

THE PROPOSED DEVELOPMENT WILL COMPLY WITH RSIS REQUIREMENTS. I HAVE REVIEWED THE PLANS AND THEY ARE COMPLIANT WITH RSIS TO THE BEST OF MY KNOWLEDGE.

970.. 937..

DATE

ODE SECTION	REQUIRED	PROPOSED
		PROPOSED
§ 195-45 B. (2)	PARKING SHALL NOT BE LOCATED IN A REQUIRED FRONT YARD, EXCEPT WHERE THE REQUIRED FRONT YARD EXCEEDS 20 FT.	
	PARKING SHALL BE PERMITTED IN AN AREA LOCATED 20 FT OR MORE FROM THE STREET ROW LINE. PROVIDED THAT NOT MORE	
	THAN 1/2 OF THE REQUIRED FRONT YARD SETBACK AREA IS	
§ 195-45 B. (3)	UTILIZED FOR PARKING ANY PARKING AREA LOCATED BETWEEN THE PRINCIPAL BUILDING	COMPLIES
3	AND THE MINIMUM FRONT YARD SETBACK SHALL BE LANDSCAPED OR SCREENED, NO PARKING AREA SHALL BE LOCATED CLOSER	
	THAN 5 FT TO ANY SIDE OR REAR LOT LINE OR CLOSER THAN 25 FT	
§ 195-45 B. (4)	TO A RESIDENTIAL ZONE PARKING SHALL NOT BE LOCATED CLOSER THAN 25 FT TO ANY	COMPLIES
ş тэз-тэ в. (т)	TWO INTERSECTING STREETS OR WITHIN THE SIGHT TRIANGLE OF	
§ 195-45 C. (1)(b)	ANY DRIVEWAY AND THE STREET ROW ONLY ONE-WAY TRAFFIC SHALL BE PERMITTED IN AISLES LESS THAN	COMPLIES
, o. (.)(o)	24 FT	
	MINIMUM AISLE WIDTH	
	60° PARKING = 18 FT 90° PARKING = 24 FT AISLE	18 FT 24 FT
§ 195-45 D. (2)(a)	MINIMUM SIGHT DISTANCE:	
§ 195-45 D. (4)	35 MPH ROADWAY: 325 FT SIGHT DISTANCE NO PART OF ANY DRIVEWAY SHALL BE LOCATED CLOSER THAN 20	NO CHANGE
g (+) D. (+)	FT TO ANY OTHER DRIVEWAY ON AN ADJOINING PARCEL, NOR	
	SHALL MORE THAN ONE DRIVEWAY BE LOCATED CLOSER THAN 40 FT TO ANOTHER DRIVEWAY ON THE SAME SITE	COMPLIES
§ 195-46 K. (1)	GRANITE CURBING IS REQUIRED ALONG THE PERIMETER OF ANY	
	INTERIOR PLANTED AREA AND ON THE INTERIOR SIDE OF ANY REQUIRED PLANTED BUFFER AREA. CURBING IN ANY OTHER AREA	
§ 195-46 A.	SHALL ALSO BE GRANITE BLOCK CURBING. MINIMUM NUMBER OF LOADING SPACES	COMPLIES
3 173-10 A.	RESIDENTIAL DEVELOPMENT:	
	CONTAINING 30 OR MORE DWELLING UNITS = 1 SPACE	I SPACE
	RETAIL: 80,615 SF = 2 SPACES	NO CHANGE
		COMPLIES
§ 195-46 B.	TOTAL = 3 LOADING SPACES MINIMUM LOADING SPACE SIZE	
•	WIDTH: 12 FT LENGTH: 35 FT	
	CLEARANCE: 12 FT	24 FT X 90 FT
§ 195-46 C.	EXCEPT FOR REQUIRED BUFFER AREAS, EACH LOADING SPACE MAY OCCUPY ANY REQUIRED SIDE OR REAR YARD. BUT SHALL NOT BE	
	LOCATED IN THE REQUIRED FRONT YARD. WHEN ADJOINING A RESIDENTIAL USE, A SUITABLY SCREENED OR LANDSCAPED BUFFER	
	SHALL BE PROVIDED	COMPLIES
§ 195-46 D.	OFF-STREET LOADING SPACES SHALL NOT BE LOCATED WITHIN ANY FIRE PREVENTION ZONE, WITHIN 25 FT OF ANY FIRE HYDRANT	
	OR WITHIN 10 FT OF ANY STAIRWAY, DOORWAY, ELEVATOR, OR	
	OTHER GENERAL MEANS OF ENTRY TO AND A FROM A BUILDING FOR THE GENERAL PUBLIC	COMPLIES
§ 195-46 E.	NO VEHICLE OR CONVEYANCE SHALL IN ANY MANNER USE PUBLIC STREETS, SIDEWALKS, OR RIGHTS-OF-WAY FOR LOADING OR	
	UNLOADING OPERATIONS OTHER THAN INGRESS OR EGRESS TO	
§ 195-54 C. (1)	THE LOT A MINIMUM OF 1% OF THE TOTAL NUMBER OF PARKING SPACES BUT	COMPLIES
3	NOT LESS THAN TWO PARKING SPACES SHALL BE DESIGNATED FOR PHYSICALLY HANDICAPPED PERSONS. SAID SPACES SHALL BE MOST	
	ACCESSIBLE AND APPROXIMATE TO THE BUILDING OR BUILDINGS	
§ 195-54 C. (2)	WHICH THE PARKING SPACE SHALL SERVE EACH SPACE OR GROUP OF SPACES SHALL BE IDENTIFIED WITH A	COMPLIES
3 1 7 5 5 1 0. (1)	CLEARLY VISIBLE SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF	
	ACCESS, ALONG WITH THE FOLLOWING WORDING: "THESE SPACES RESERVED FOR PHYSICALLY HANDICAPPED DRIVERS."	COMPIES
§ 195-54 C. (3)	MINIMUM ADA SPACE WIDTH	
§ 215-74 B.(4)iii.		COMPLIES
	3 FT (FROM LOT LINES WITHIN ZONE) 10 FT (FROM OTHER ZONES)	
§ 215-74 F.(1)a.	MINIMUM NUMBER OF STALLS	COMPLIES
5	RETAIL: 3.5 SPACES / 1,000 SF OF FLOOR AREA	341 SPACES
	(80,615 SF) * (3.5 / 1,000) = 282.2 SPACES	SHARED PARKING:
RSIS	TOTAL = 283 SPACES MINIMUM NUMBER OF STALLS	15 SPACES
§ 5:21-4.14.b	RESIDENTIAL: I BR 'GARDEN APARTMENT':	
	(1.8 SPACES / UNIT) * 33 UNITS = 59.4 SPACES	
	2 BR 'GARDEN APARTMENT': (2.0 SPACES / UNIT) * 39 UNITS = 78 SPACES	
	3 BR 'GARDEN APÁRTMENT': (2.1 SPACES / UNIT) * 3 UNITS = 6.3 SPACES	116 SPACES
	TOTAL = 143.7	SHARED PARKING: 15 SPA
§ 195-45 A.	AUTOMOBILE SERVICE STATION:	
	4 SPACES PER BAY + 1 FOR EACH EMPLOYEE IN THE MAXIMUM SHIFT 2 EMPLOYEES = 2 SPACES	2 SPACES
	10 % REDUCTION FOR EV:	
	145.7 SPACES * (0.10) = 14.57 SPACES	
	145.7 - 14.57 = 131.13 SPACES TOTAL = 131 SPACES	TOTAL: 133 SPACES *
§ 215-74 F.(2)a.	MINIMUM STALL SIZE	
	9 FT X 20 FT (BEYOND 750 FT SETBACK) 10 FT X 20 FT	9 FT X 18 FT (V)

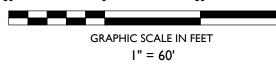
SIGNAGE REQUIREMENTS				
CODE SECTION	REQUIRED	PROPOSED*		
§ 215-8. D. (1)(a)	NO MORE THAN ONE FREESTANDING SIGN SHALL BE PERMITTED ON A LOT REGARDLESS OF THE NUMBER OF ESTABLISHMENTS ON THE PROPERTY	TBD		
§ 215-8. D. (1)(b)	MAXIMUM FREESTANDING SIGN AREA: 25 SF	TBD		
§ 215-8. D. (1)(c)	MAXIMUM HEIGHT SHALL NOT EXCEED 10 FT ABOVE THE EXISTING GRADE	TBD		
§ 215-8. D. (2)(a)	THE SIGN AREA OF WALL SIGNS SHALL NOT EXCEED 5% OF THE AREA OF THE BUILDING FACE FRONTING ON THE STREET, AS MEASURED BY THE WIDTH TIMES THE HEIGHT TO THE ROOFLINE OR THE CEILING OF THE SECOND STORY, WHICHEVER IS LESS	TBD		
§ 215-8. D. (2)(c)	SIGNAGE IN WINDOWS SHALL NOT EXCEED 30% OF THE WINDOW SURFACE AREA	TBD		
§ 215-8. E. (6)(a)	LIGHTS FOR SIGNS SHALL BE BY WHITE LIGHT ONLY	TBD		
§ 215-8. E. (6)(b)	LIGHTS FOR SIGNS SHALL BE SO SHIELDED THAT THE LIGHT PRODUCED SHALL NOT SHINE ON ADJACENT PROPERTIES	TBD		
§ 215-8. E. (6)(c)	NO SIGN SHALL HAVE ITS LIGHT SOURCE FROM WITHIN THE SIGN	TBD		
§ 215-8. E. (6)(d)	NO SIGNS UTILIZING LED OR LCD TECHNOLOGY SHALL BE PERMITTED	TBD		
§ 215-8. E. (7)	THE OUTSIDE DIMENSIONS OF ALL STRUCTURAL FRAMES OR SUPPORTS FOR A FREESTANDING SIGN SHALL NOT EXCEED THE SIGN AREA HEIGHT OR WIDTH BY MORE THAN 2 FT	TBD		
§ 215-8. E. (8)	NO WALL SIGN SHALL PROJECT MORE THAN 8 INCHES BEYOND THE BUILDING WALL TO WHICH IT IS AFFIXED	TBD		
§ 215-8. E. (9)	NO SIGN SHALL BE ABOVE THE TOP OR BEYOND THE ENDS OF THE WALL SURFACE UPON WHICH IT IS PLACED	TBD		
§ 215-8. E. (11)	DIRECTIONAL SIGNS HAVING AN AREA LESS THAN 4 SF ARE EXEMPT FROM SIGN ALLOWANCE, AREA AND LOCATION REGULATIONS, PROVIDED THAT THEY DO NOT CONSTITUTE A HAZARD TO THE PUBLIC	TBD		
§ 215-8. G.	PROHIBITED SIGNS IN ALL ZONES BILLBOARDS NEON LIGHTING ELECTRONIC MESSAGE BOARDS LED AND LCD SIGNS ROOF SIGNS	TBD		

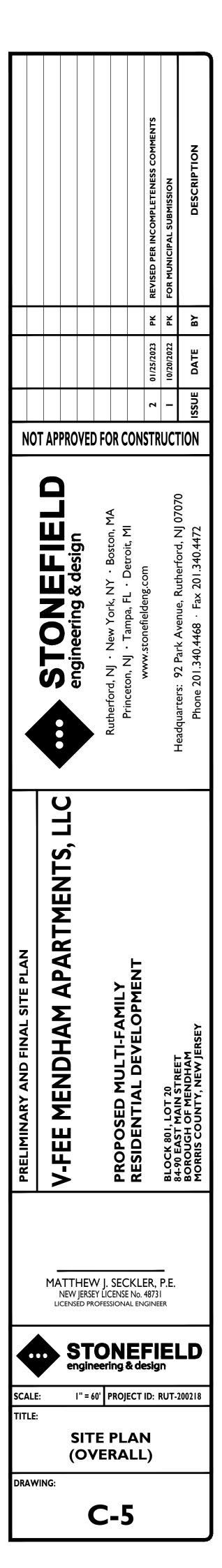
(*) AT THE CURRENT TIME NO SIGNAGE HAS BEEN PROPOSED.

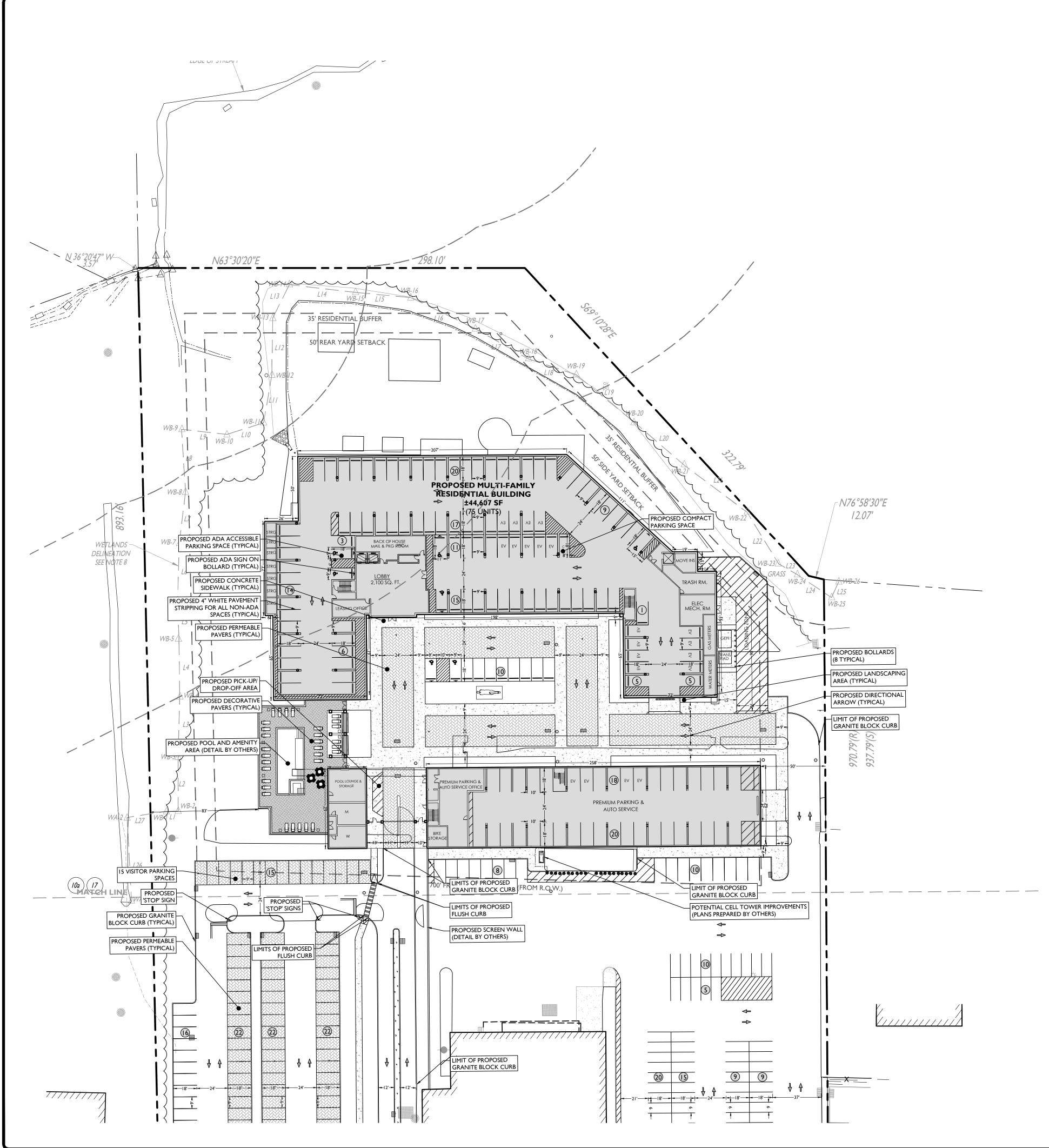
MEST	e.
<u>SYMBOL</u>	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
= = = = =	PROPOSED FLUSH CURB
	PROPOSED CURB
- 0 0	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PERMEABLE PAVERS
	PROPOSED FULL DEPTH ASPHALT
	PROPOSED DECORATIVE PAVERS
	PROPOSED BUILDING DOORS

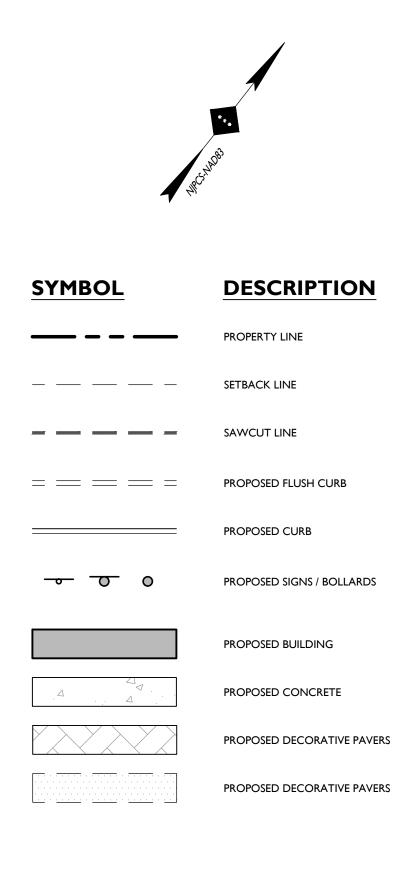


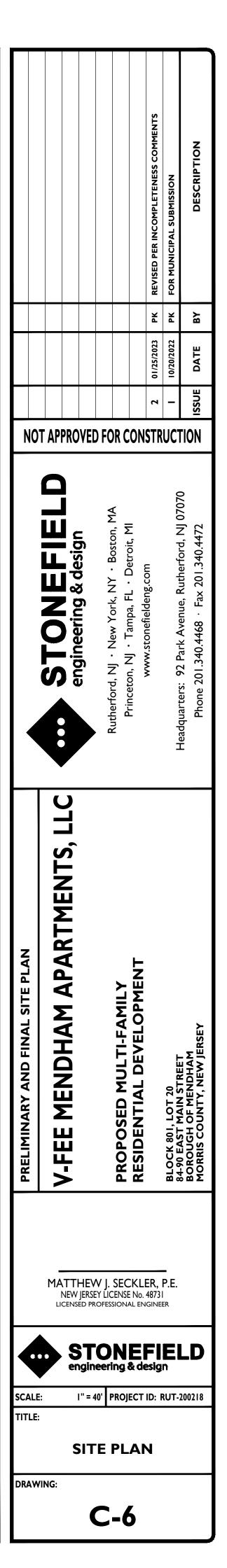
- I. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK 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 SUB-CONSULTANTS 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 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 DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK 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 CONTRACTORS EXPENSE. 8. 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 TRAFFIC CONTROL IN
- ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 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 TO BE PRESENT ON SITE AT ALL TIMES DURING
- CONSTRUCTION & DEMOLITION ACTIVITIES. 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 THE NOTES WITHIN THIS PLAN SET. 13. THE DEVELOPMENT WILL COMPLY WITH RSIS REQUIREMENTS. 120' 60'



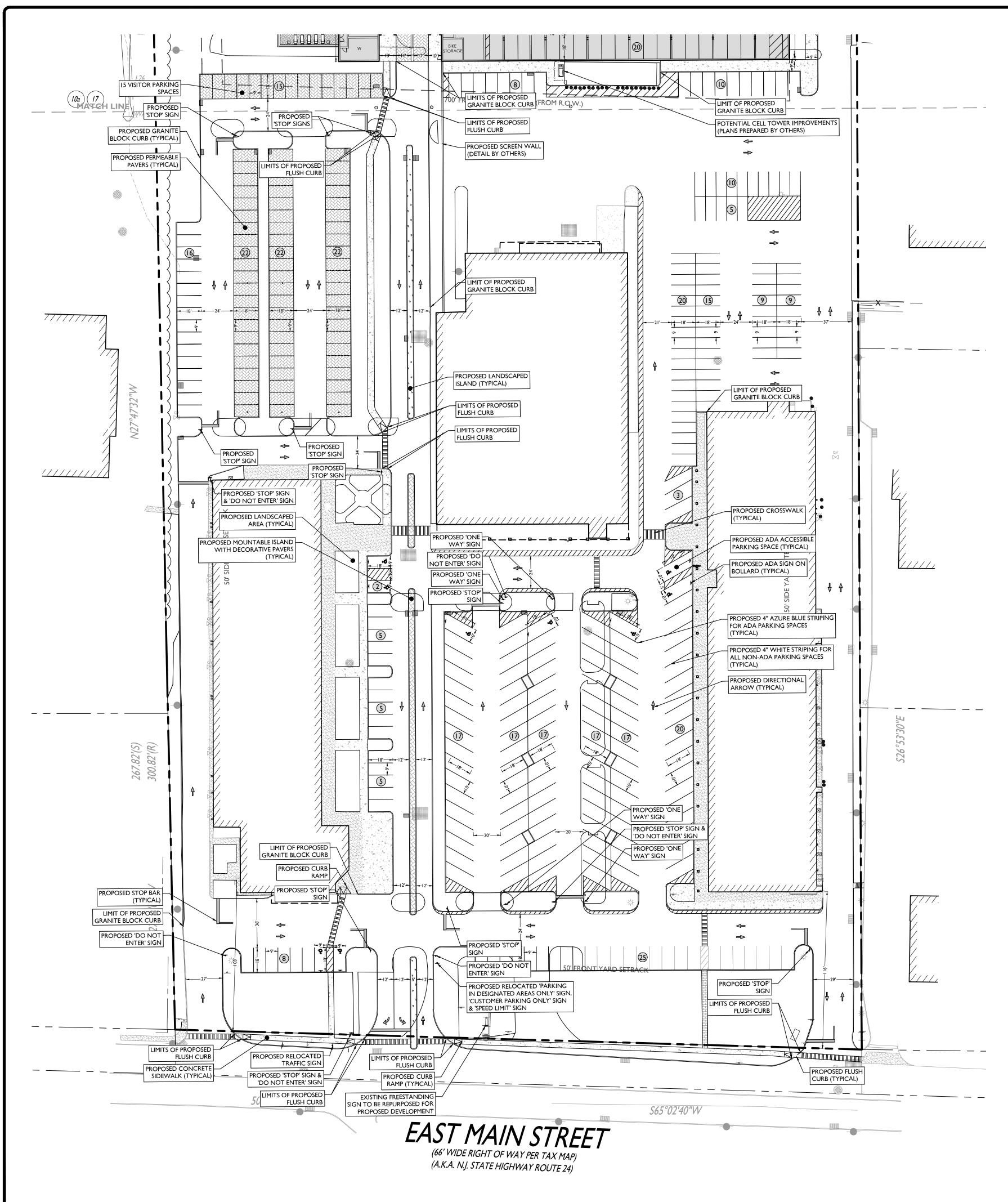




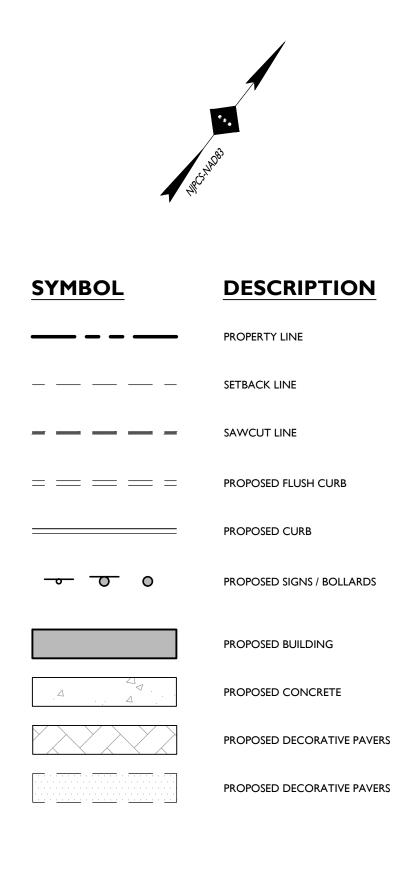


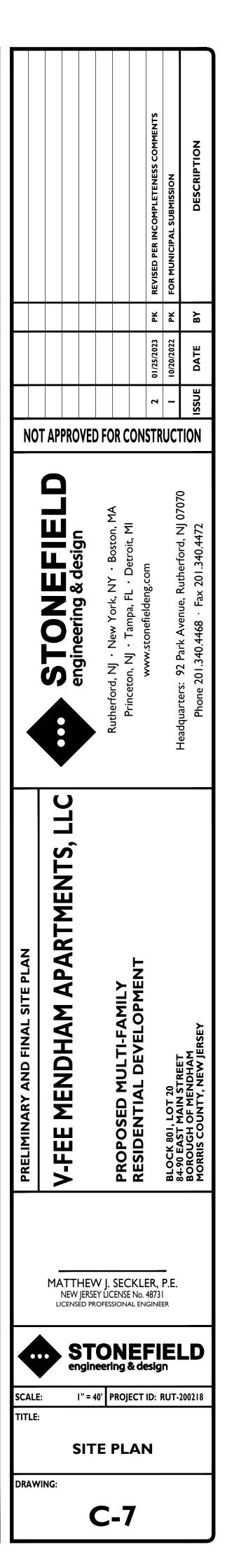


40'	0'	40'	80'		
GRAPHIC SCALE IN FEET					
	" =	= 40'			

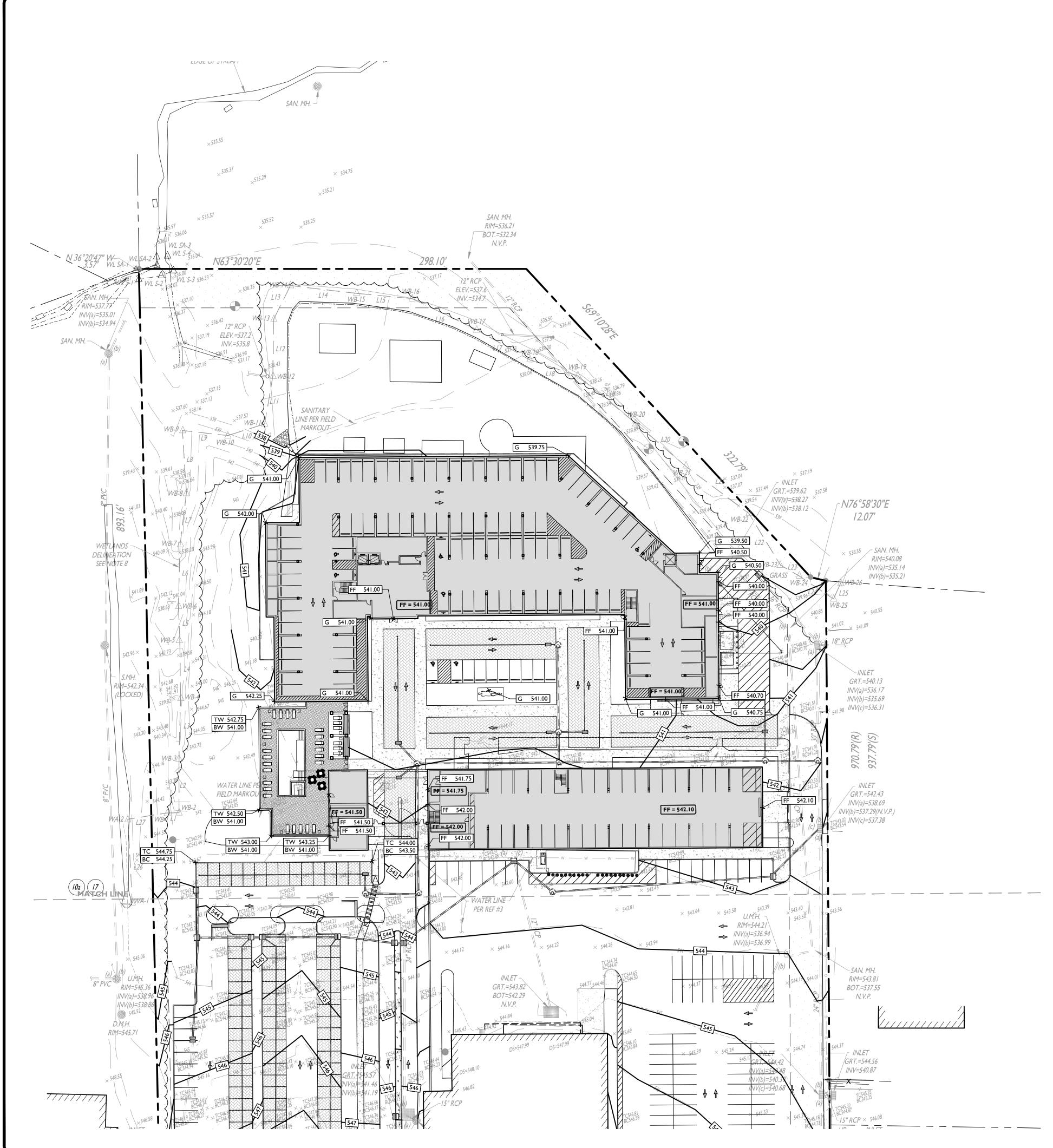


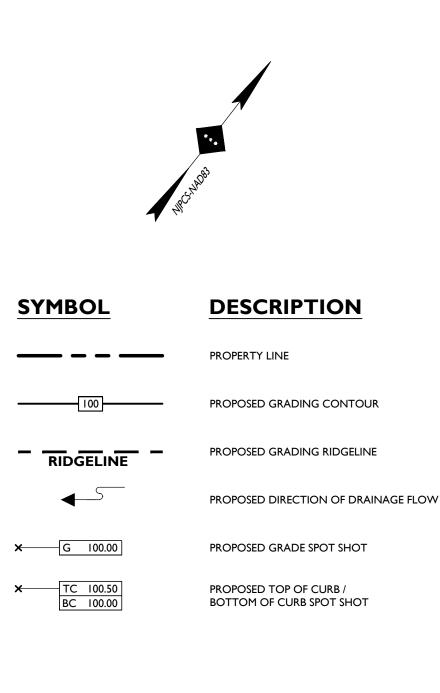
UTHERFORD\RUT12020\RUT-200218 ROI DEVELOPMENT - 84-90 EAST MAIN STREET, MENDHAM, NJ\CADD\PLOT\MUNI-05-07-SI





40'	0'	40'	80'
	GRAPHIC S	CALE IN FEET	
	Ι"	= 40'	





GRADING NOTES

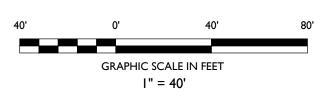
- I. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS 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 NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- 3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- 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:
- CURB GUTTER: 0.50%
 CONCRETE SURFACES: 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 STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS 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

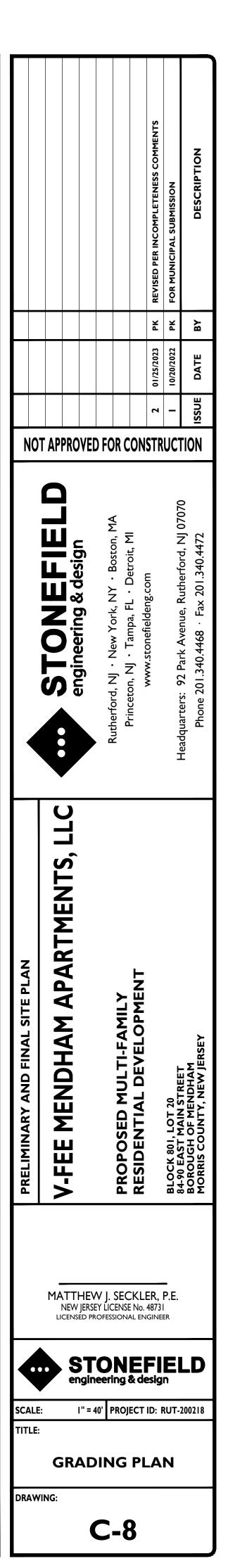
ADA NOTES

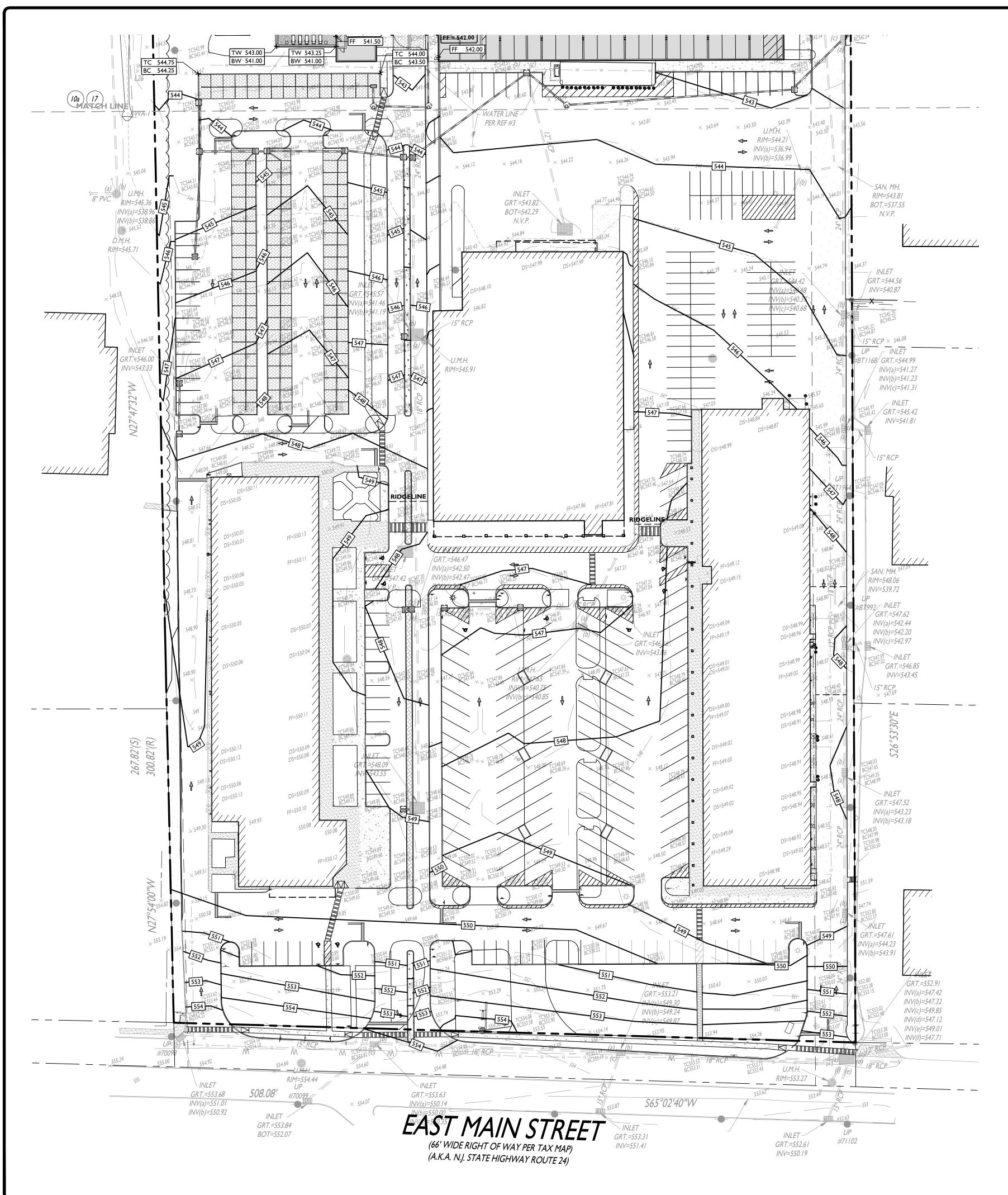
I. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.

FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

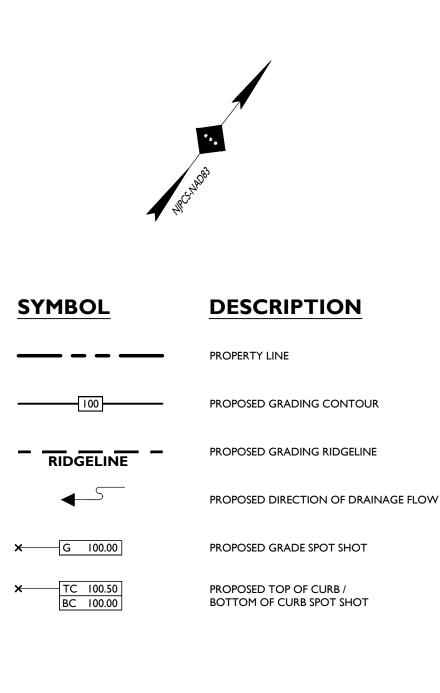
- THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). 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 AT 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, 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, A 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. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- 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 A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE
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 8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¹/₄ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¹/₄ INCHES AND ¹/₂ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¹/₄ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN I UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
- 9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.







THERFORDIRUTT2020\RUT-200218 ROI DEVELOPMENT - 84-90 EAST MAIN STREET, MENDHAM, NJ\CADD\PLOTIMUNI-08-09-GRAI



GRADING NOTES

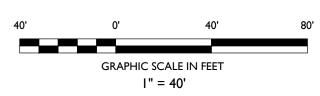
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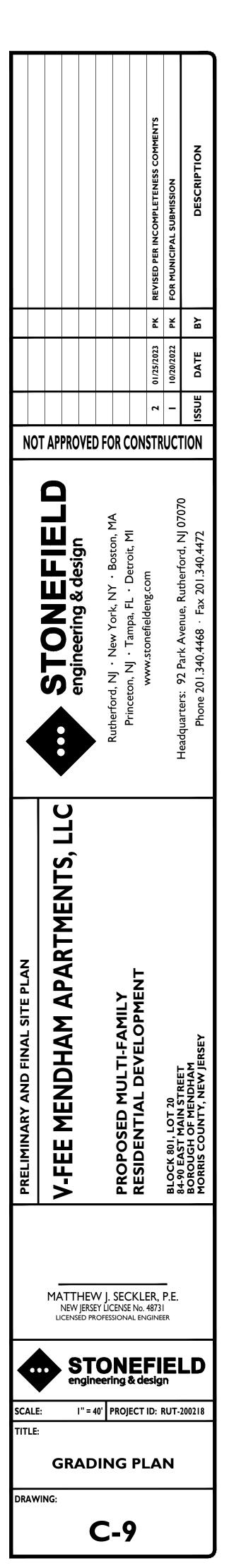
ADA NOTES

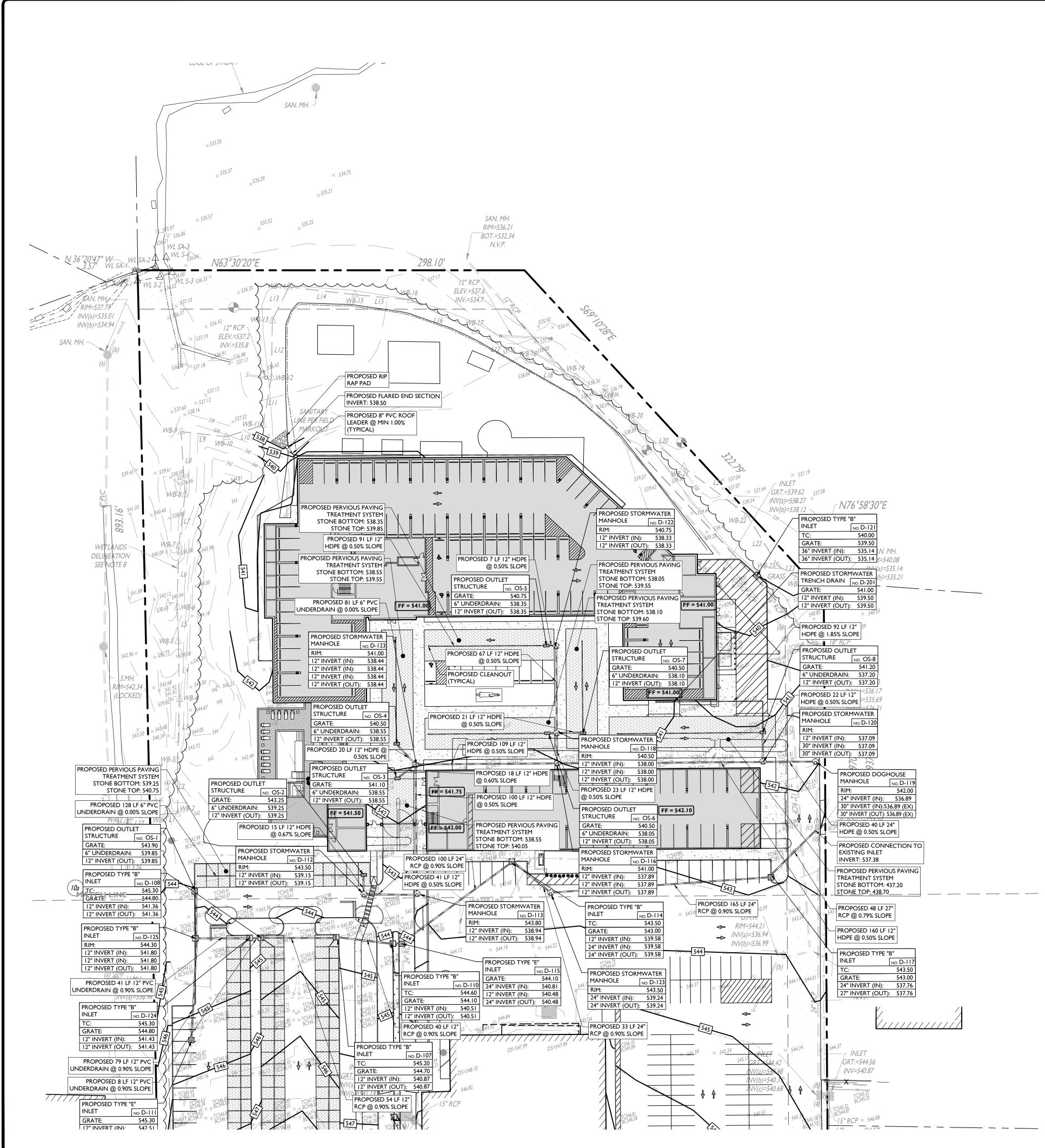
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FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

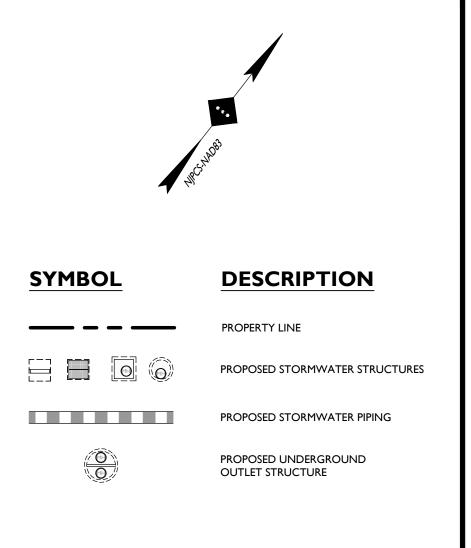
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 A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE
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 8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 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 I UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:I SLOPE).
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JTHERFORDIRUTT2020/RUT-200218 ROI DEVELOPMENT - 84-90 EAST MAIN STREET, MENDHAM, NJICADDI/PLOT/MUNI-10-11-STRM.DV



DRAINAGE AND UTILITY NOTES

- I. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
- 2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
- 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 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.
 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

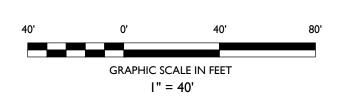
- THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION, THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
 THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS
- BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS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

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

- 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.
 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 LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
- THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
 DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE
- 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.
 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 TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
- 7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

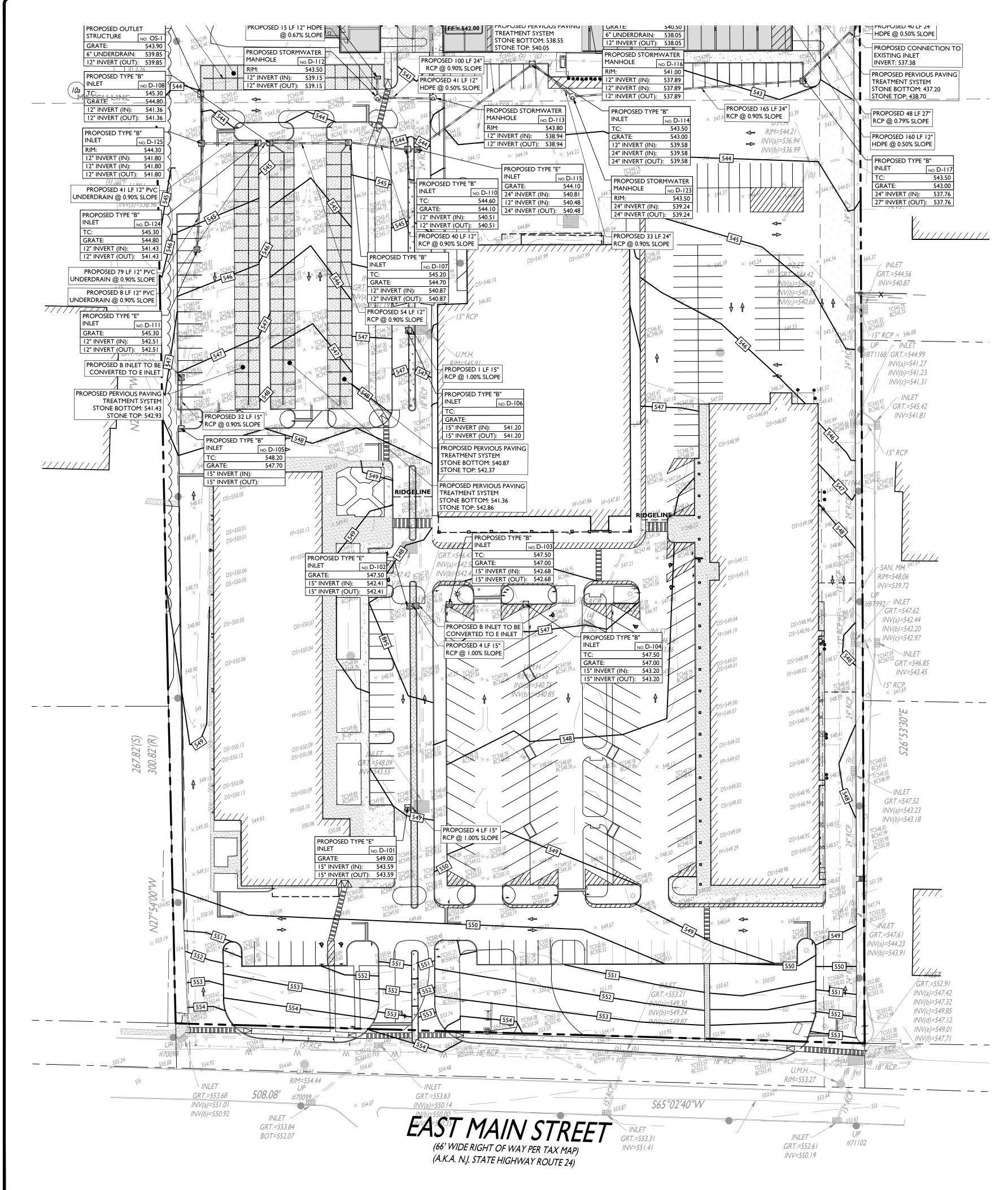
STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

- I. 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 OF 40%.
- 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.

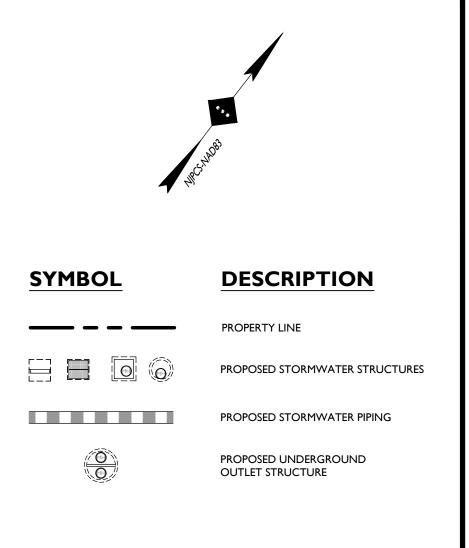


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- P.E. ₽	- P.E.	BLOCK 801, LOT 20 84 00 EAST MAIN STREET				10/20/2022	РК	FOR MUNICIPAL SUBMISSION
BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY	BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY	BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY		пеаиqиат цегз: 74 гатк Амелие, Кишегтога, гуј 07070 Phone 201.340.4468 · Fax 201.340.4472	ISSUE NOI	E DATE	ВΥ	DESCRIPTION

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DRAINAGE AND UTILITY NOTES

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EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

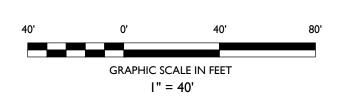
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STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

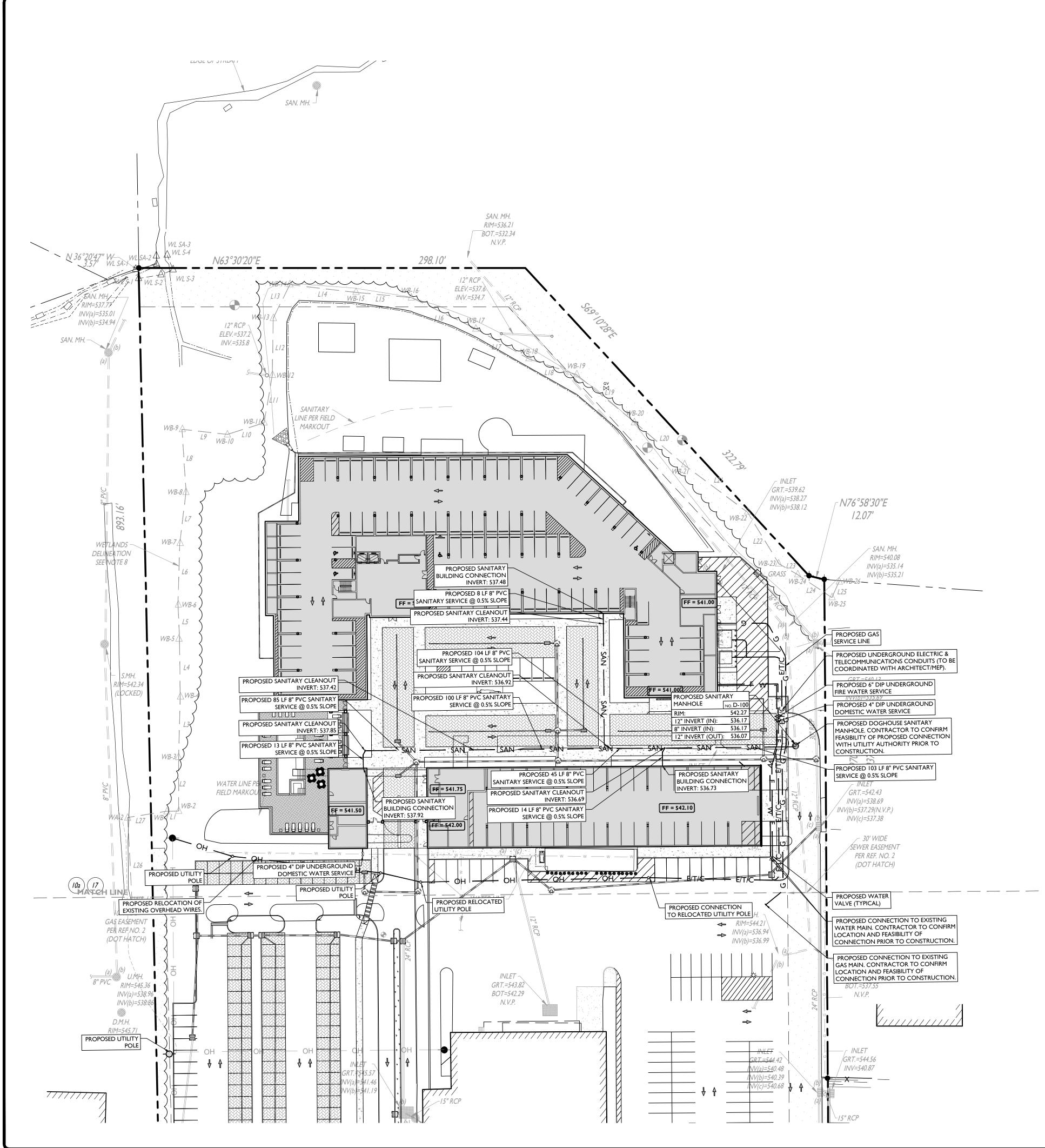
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 THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL,
- TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
- 3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
- THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
 DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE
- DORING 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.
 FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL
- 8. 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 TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
- 7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

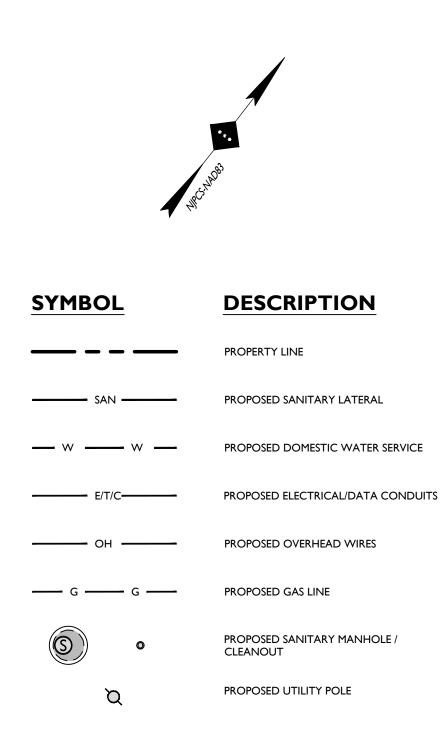
- I. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S
- SPECIFICATIONS.2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
- 3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.



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BARDANEFIELD Bagineering & design Rutherford, NJ • New York, NY • Boston, MA Princeton, NJ • Tampa, FL • Detroit, MI www.stonefieldeng.com Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 • Fax 201.340.4472										
PRELIMINARY AND FINAL SITE PLAN		V EEE MENIDUAM ABABTMENITS II C	V-FEE MENUDAM AFAN MEN 19, FEC			PROPOSED MULTI-FAMILY	RESIDENTIAL DEVELOPMENT		BLOCK 801, LOT 20	BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY
MATTHEW J. SECKLER, P.E. NEW JERSEY LICENSE No. 48731 LICENSED PROFESSIONAL ENGINEER										
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MANAGEMENT PLAN DRAWING:										



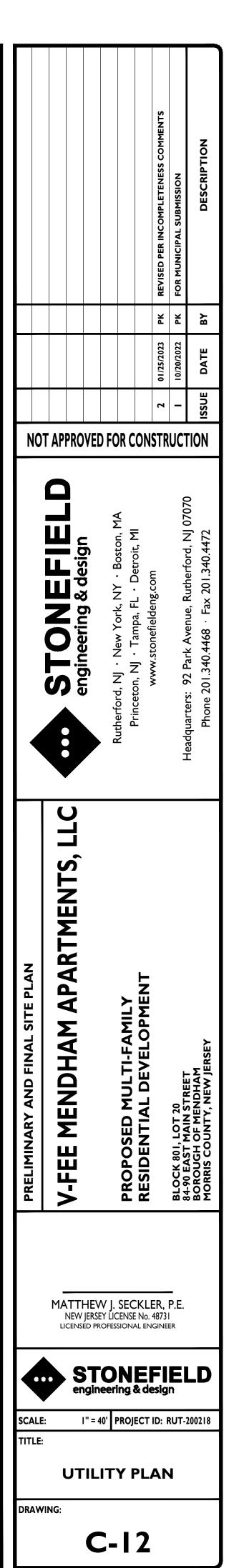
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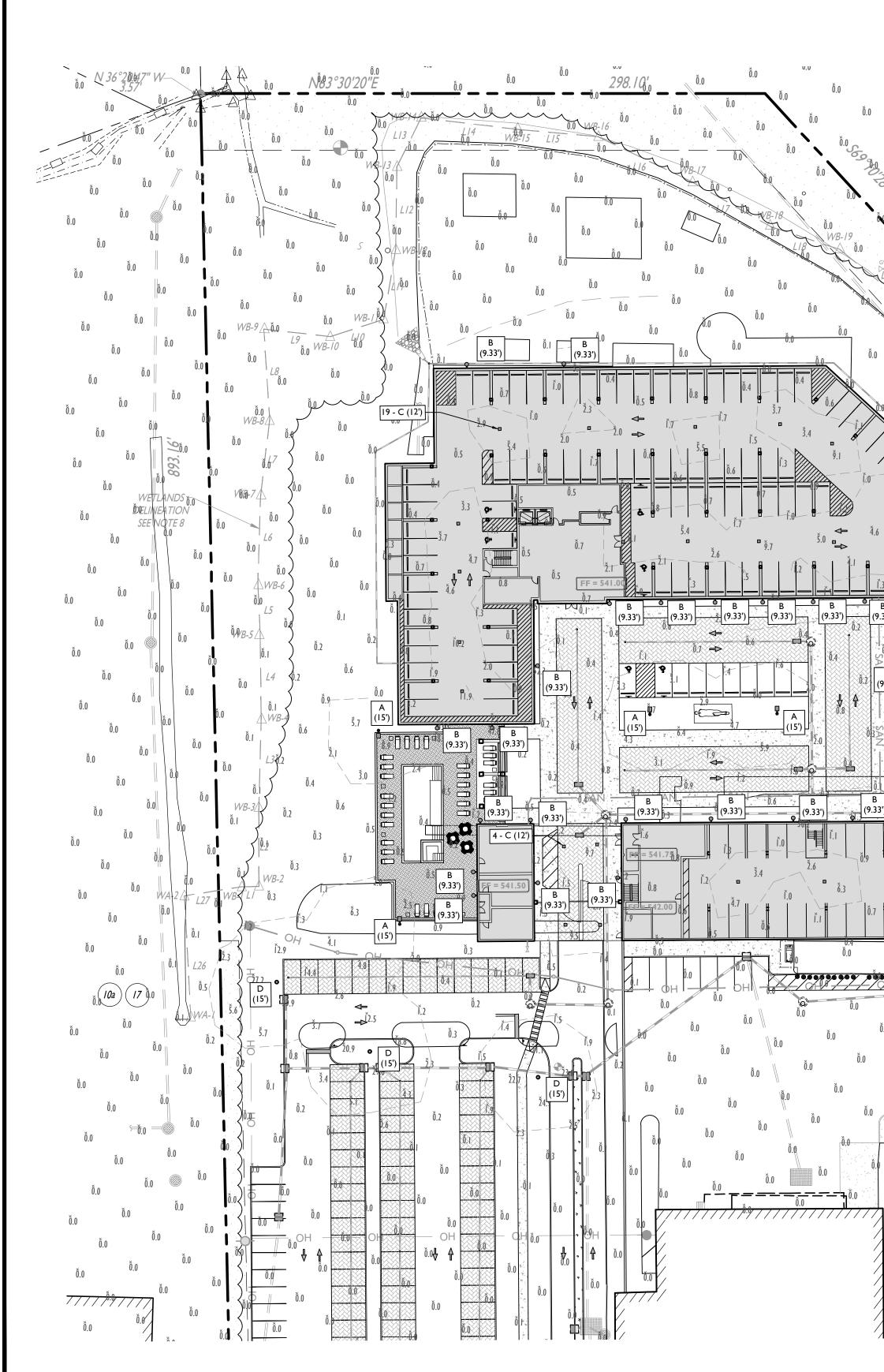


DRAINAGE AND UTILITY NOTES

- I. 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 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.
- 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 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.
- 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.
 THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO
- CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, 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.
 CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY
- SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT. 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.

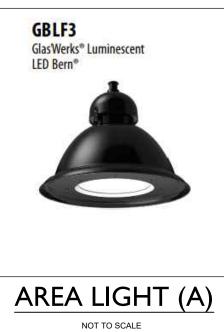
GRAPHIC SCALE IN FEET l" = 40'





			PROPOSED LUMI	NAIRE SCHEDU	JLE		
SYMBOL	LABEL	QUANTITY	LIGHTING FIXTURE	DISTRIBUTION	LLF	MANUFACTURER	IES
	A	5	GLASWERKS LUMINESCENT LED BERN	TYPE III	0.90	HOLOPHANE	G _` ES
P	В	32	B-K MAMMOTH UP/DOWN LED	TYPE I	0.90	B-K LIGHTING	M, L- NI TI
	с	28	CPY SERIES VERSION B LED CANOPY FIXTURE - INPUT C (31 W)	-	0.90	CREE LIGHTING	cF C- C ES
\bigcirc	D	21	UTLD TRADITIONAIRE LED DOWNLIGHT AREA LIGHT	TYPE V	0.90	HUBBELL	U [.] E-

LIGHTING REQUIREMENTS CODE SECTION REQUIRED THE STYLE OF THE LIGHT AND LIGHT STANCHION SHALL BE CONSISTENT WITH § 195-47. A. (1) THE ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING MAXIMUM HEIGHT OF FREESTANDING LIGHTS SHALL NOT EXCEED THE HEIGHT § 195-47. A. (2) OF THE PRINCIPAL BUILDING OR 25 FT, WHICHEVER IS LESS LIGHTS ALONG PROPERTY LINES SHALL BE COMPLIES § 195-47. A. (3) APPROPRIATELY SHIELDED § 195-47. A. (4) SPOTLIGHT-TYPE FIXTURES ATTACHED TO COMPLIES BUILDINGS SHALL BE AVOIDED EXCEPT WHERE PROPERLY SCREENED FROM ADJACENT PROPERTIES § 195-47. A. (5) FREESTANDING LIGHTS SHALL BE SO LOCATED AND PROTECTED TO AVOID BEING DAMAGED BY VEHICLES LIGHTING SHALL NOT BE PERMITTED WHICH REQUIRES FLASHING OR § 195-47. A. (6) INTERMITTENT ILLUMINATION. LIGHTING WHICH REQUIRES CHANGE IN COLOR, INTENSITY OR HUE SHALL LIKEWISE BE PROHIBITED. ALL SIGN LIGHTING SHALL BE BY WHITE LIGHT ONLY







CEILING LIGHT (C) NOT TO SCALE

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MA-LED-x51-WF L-ITL88310-GO NIOPHOTOME TRY.IES

cPY250-B-XX-F-C-UL-XX-40K_ CONFIGURED.I

UTLD-E02-LED-E-U-5MQ.IES

PROPOSED
COMPLIES
COMPLIES

COMPLIES

COMPLIES

NR ^{C2}	
SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
\bigcirc	PROPOSED BUILDING MOUNTED LIGHT

GENERAL LIGHTING NOTES

- I. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- 2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL. 3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS
- FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS: LIGHT EMITTING DIODES (LED): 0.90 HIGH PRESSURE SODIUM: ` 0.72 METAL HALIDE: 0.72
- 4. 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. 5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

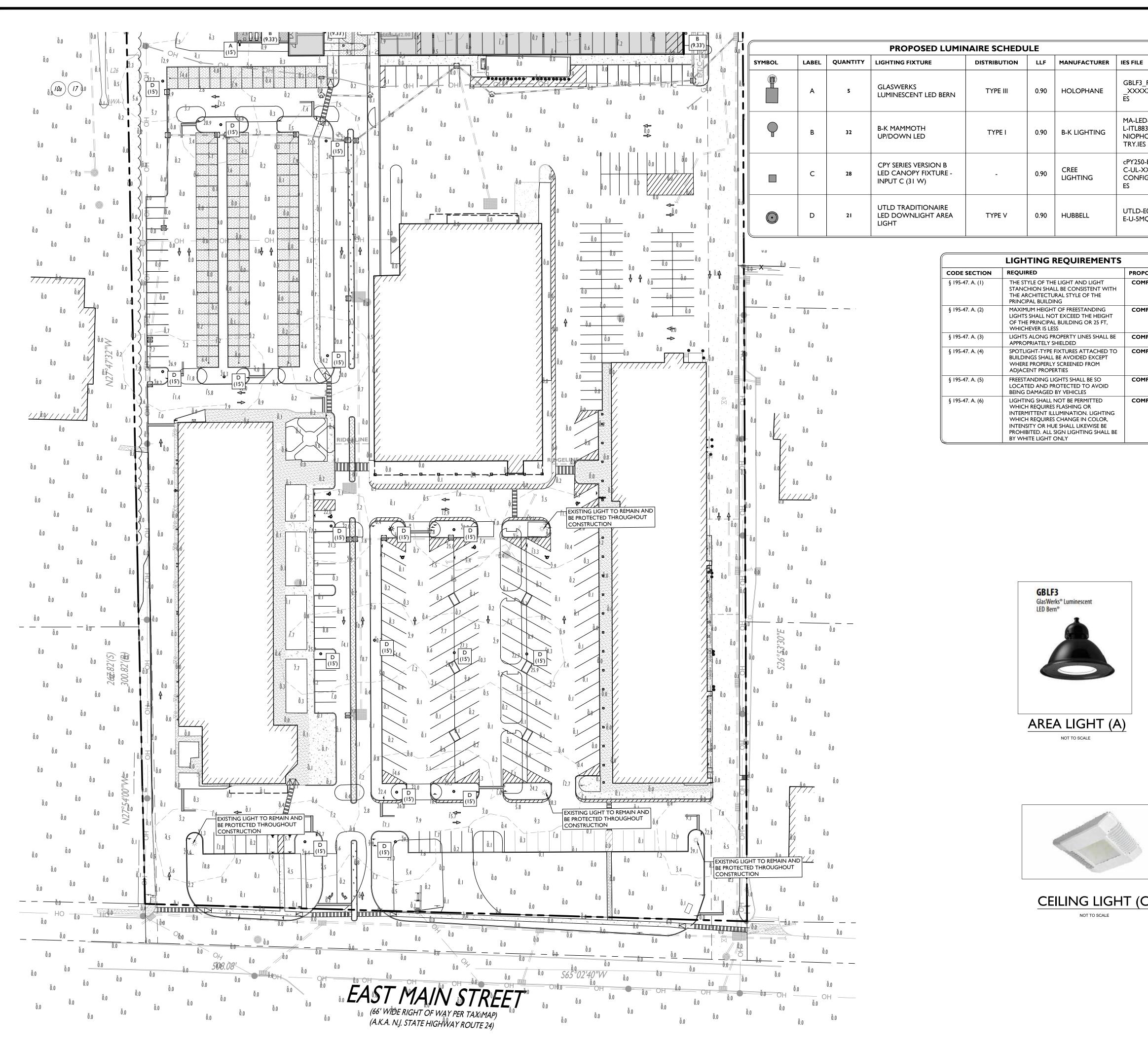


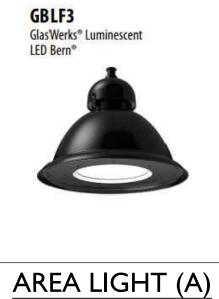
BUILDING WALL LIGHT (B) NOT TO SCALE



GRAPHIC SCALE IN FEET I" = 40'

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	STONEFIELD engineering & design	Rutherford, NJ · New York, NY · Boston, MA	Princeton, NJ • Tampa, FL • Detroit, MI		Hondaumators: 03 Barly Avonus, Buthonford, NII 07070	Phone 201.340.4468 · Fax 201.340.4472
PRELIMINARY AND FINAL SITE PLAN	V-FEE MENDHAM APARTMENTS, LLC	PROPOSED MULTI-FAMILY	RESIDENTIAL DEVELOPMENT		BLOCK 801, LOT 20 84-00 EAST MAIN STREET	BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY
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NOT TO SCALE



CEILING LIGHT (C) NOT TO SCALE

0.90 HOLOPHANE

0.90 B-K LIGHTING

CREE

0.90 HUBBELL

LIGHTING

0.90

GBLF3_P80_30K _XXXXX_SYM.I ES

MA-LED-x51-WF L-ITL88310-GO NIOPHOTOME TRY.IES

cPY250-B-XX-F-C-UL-XX-40K CONFIGURED.I ES

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PROPOSED
COMPLIES
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COMPLIES

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COMPLIES

MC	N. 1083
SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+x.x	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
\bigcirc	PROPOSED BUILDING MOUNTED LIGHT

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- 3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS: LIGHT EMITTING DIODES (LED): 0.90 HIGH PRESSURE SODIUM: 0.72 METAL HALIDE: 0.72
- 4. 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. 5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

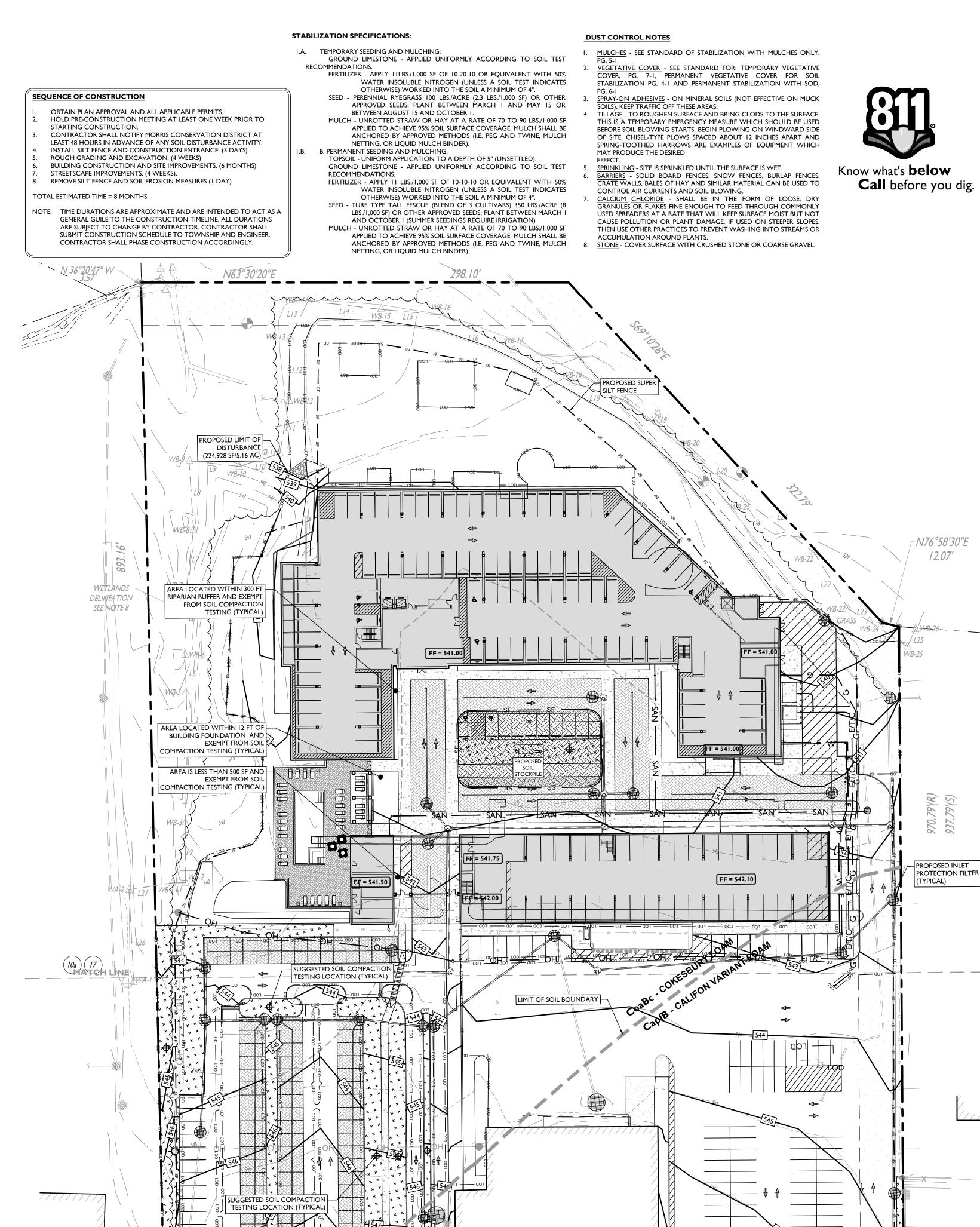


BUILDING WALL LIGHT (B) NOT TO SCALE



GRAPHIC SCALE IN FEET I" = 40'

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	STOONEFIEL Bagineering & design Rutherford, NJ • New York, NY • Boston, MA Princeton, NJ • Tampa, FL • Detroit, MI www.stonefieldeng.com Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 • Fax 201.340.4472								
PRELIMINARY AND FINAL SITE PLAN		V-FEE MENUDAM AFAKIMEN 13, LLC			PROPOSED MULTI-FAMILY	RESIDENTIAL DEVELOPMENT		BLOCK 801, LOT 20	BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY
A. A. M.									





SOIL DE-COMPACTION AND TESTING REQUIREMENTS SOIL COMPACTION TESTING REQUIREMENTS

I. SUBGRADE SOILS <u>PRIOR TO THE</u> <u>APPLICATION</u> <u>OF TOPSOIL</u> (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A

- DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. 2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE **GRAPHICALLY DENOTED** ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- 4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS A. PROBING WIRE TEST (SEE DETAIL)

B. HAND-HELD PENETROMETER TEST (SEE DETAIL) C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REOUIRED

- D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED) 1. NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS,
- AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.
- PROCEDURES FOR SOIL COMPACTION MITIGATION
- I. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF **TOPSOIL** AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- **RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE** (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

STANDARD FOR TOPSOILING

METHODS AND MATERIALS

I.MATERIALS

A.TOPSOIL SHOULD BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICCATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.

B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.

2.STRIPPING AND STOCKPILING

A.FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING. B. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.

C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5. D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.

E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE. F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES. **3.SITE PREPARATION**

A.GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING

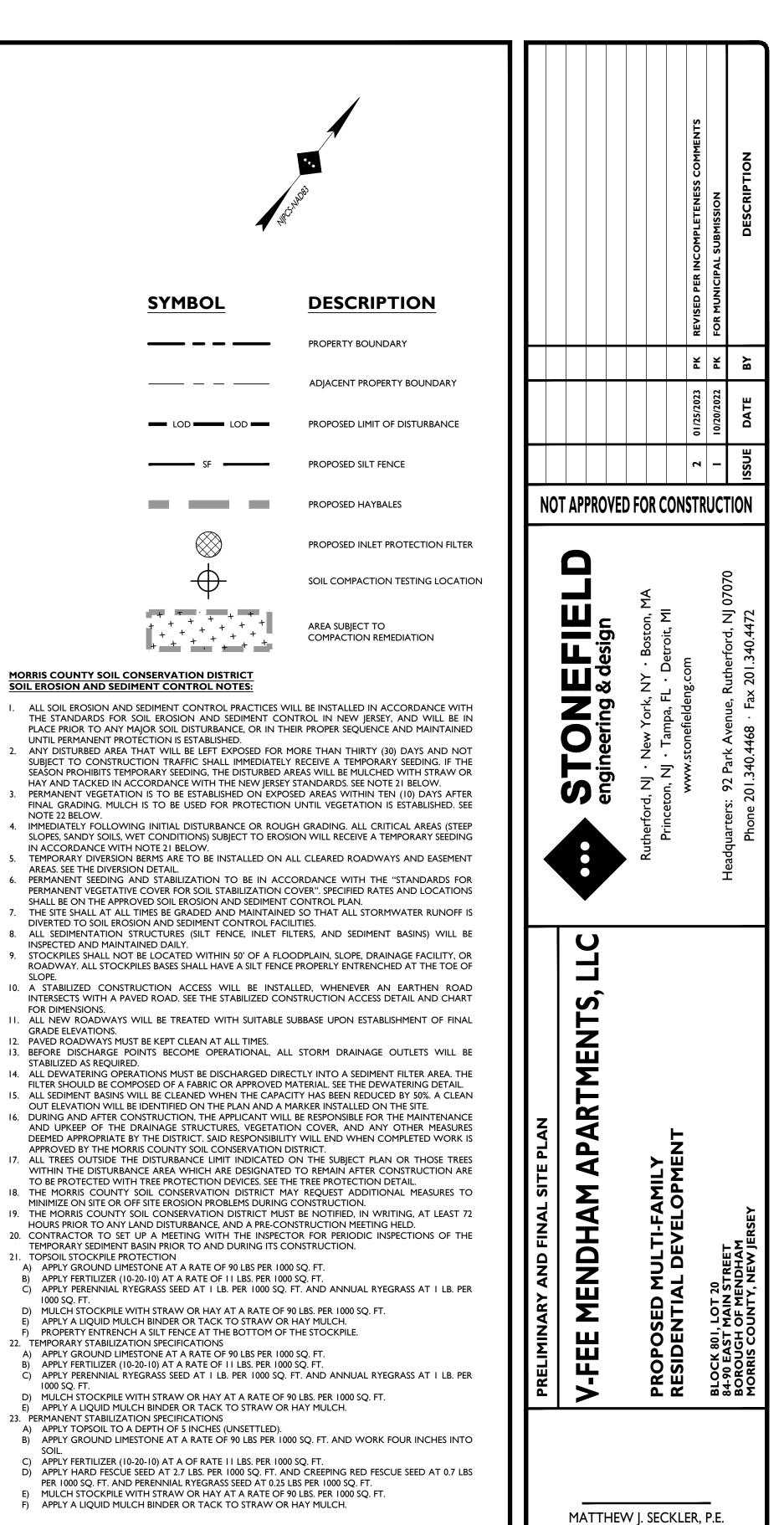
C. GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES. D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING E. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS.

4.APPLYING TOPSOIL

A.TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY B.A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED.

C. PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH ADDITIONAL MEASURES SHALL BE BASED ON SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

SOIL CHARAC	SOIL CHARACTERISTICS CHART							
TYPE OF SOIL	CALIFON VARIANT LOAM (CapfB)							
PERCENT OF SITE COVERAGE	4.5%							
HYDROLOGIC SOIL GROUP	С							
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES							
SOIL PERMEABILITY	0.60 TO 2.00 IN / HR							
DEPTH TO WATER TABLE	6 TO 30 INCHES							
TYPE OF SOIL	COKESBURY LOAM (CoaBc)							
PERCENT OF SITE COVERAGE	95.5%							
HYDROLOGIC SOIL GROUP	D							
DEPTH TO RESTRICTIVE LAYER	20 TO 30 INCHES TO FRAGIPAN							
SOIL PERMEABILITY	0.06 TO 0.20 IN / HR							
DEPTH TO WATER TABLE	0 TO 12 INCHES							
TYPE OF SOIL	GLADSTONE (GkaoB)							
PERCENT OF SITE COVERAGE	0.1%							
HYDROLOGIC SOIL GROUP	В							
DEPTH TO RESTRICTIVE LAYER	60 TO 80 INCHES TO LITHIC BEDROCK							
SOIL PERMEABILITY	0.00 TO 0.06 IN / HR							
DEPTH TO WATER TABLE	> 80 INCHES							



SOIL EROSION AND SEDIMENT CONTROL NOTES

- I. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH
- LOCAL, STATE, AND FEDERAL REQUIREMENTS. 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND
- FEDERAL AIR QUALITY STANDARDS. 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN I INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

GRAPHIC SCALE IN FEET l" = 40'

NEW JERSEY LICENSE No. 48731

LICENSED PROFESSIONAL ENGINEER

SCALE:

TITLE:

DRAWING:

STONEFIELD

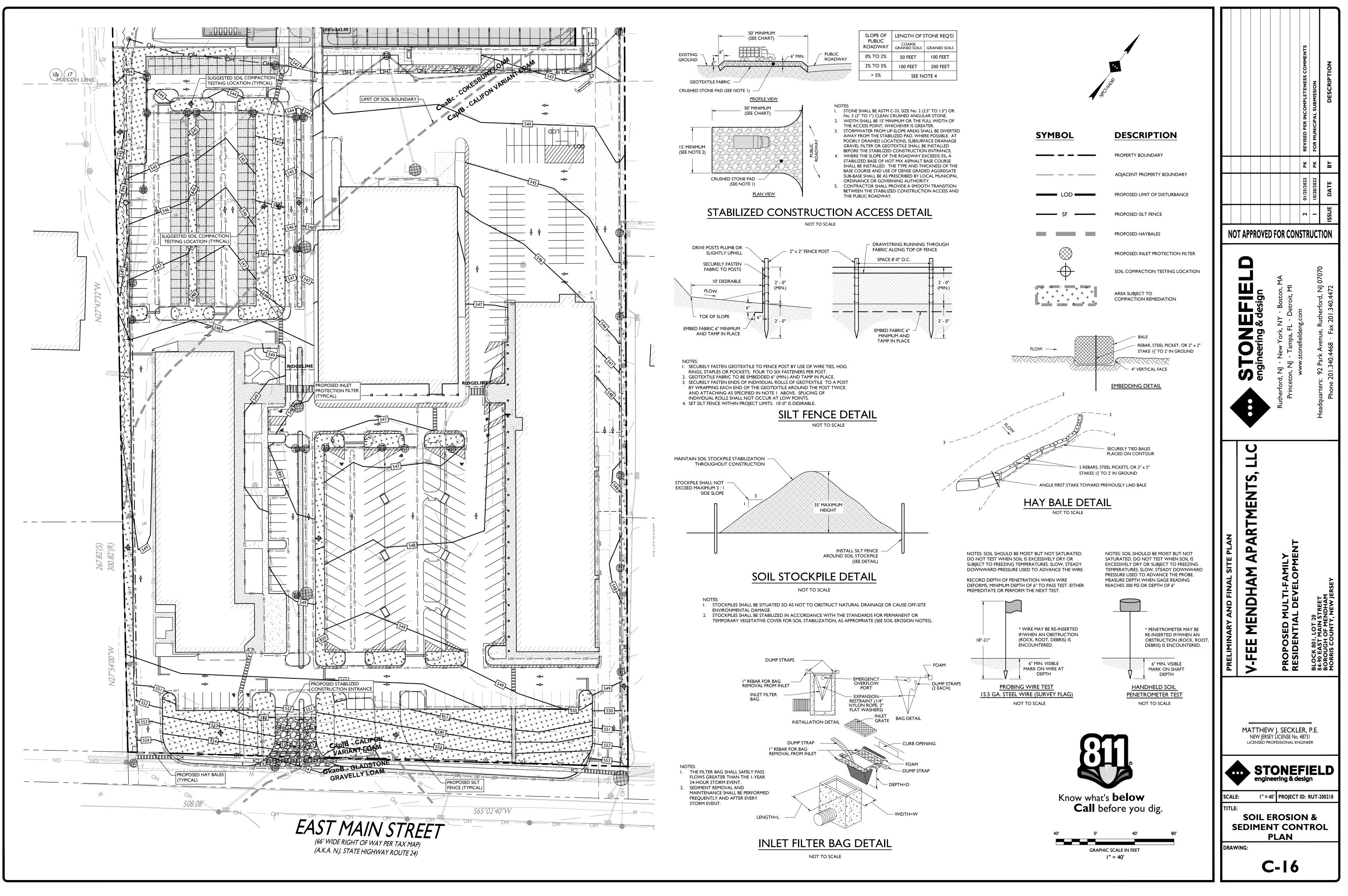
I" = 40' PROJECT ID: RUT-200218

engineering & design

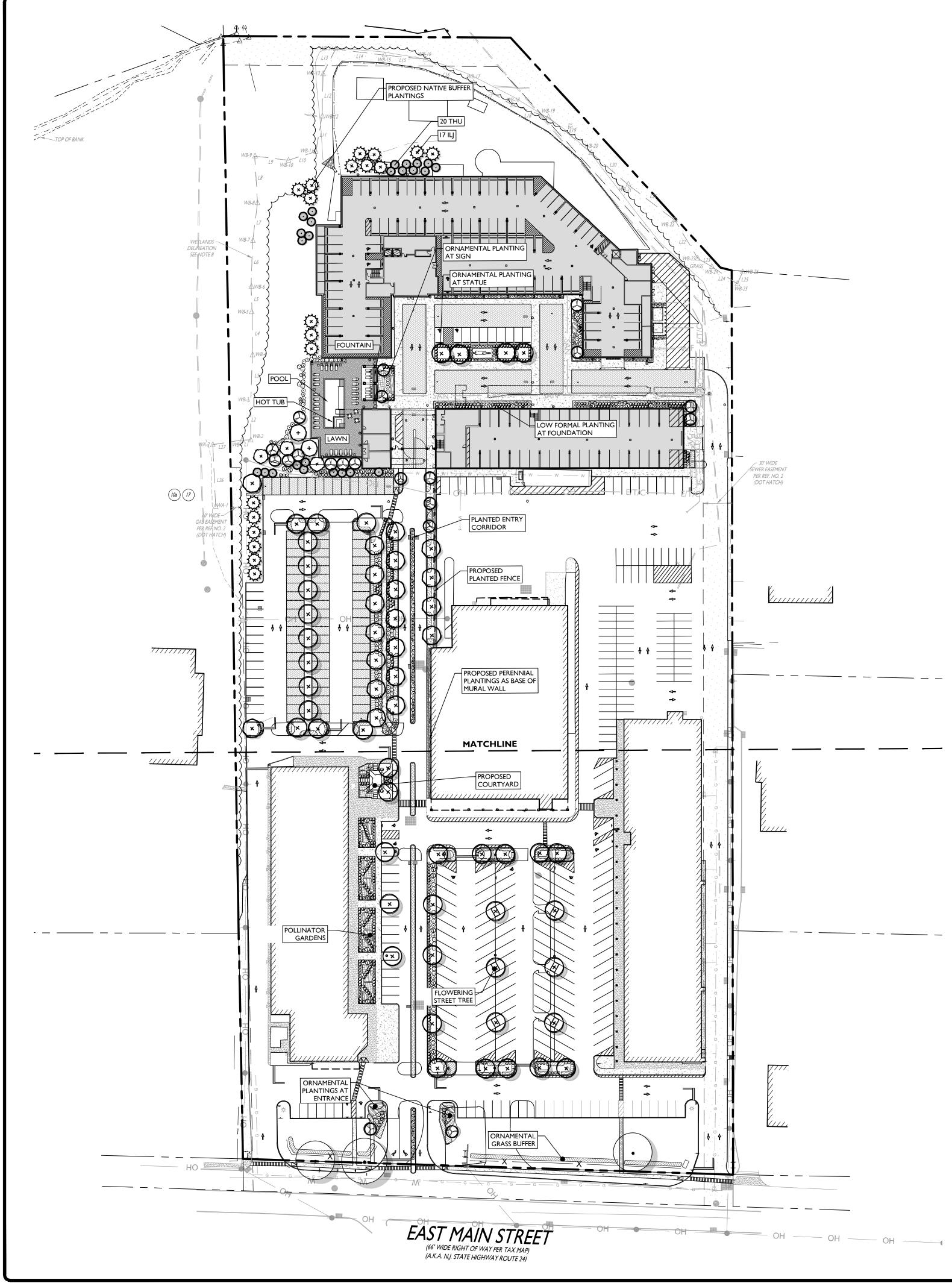
SOIL EROSION & SEDIMENT CONTROL

PLAN

C-15



JTHERFORDIRUT12020IRUT-200218 ROI DEVELOPMENT - 84-90 EAST MAIN STREET, MENDHAM, NJICADDIPLOTIMUNI-15-16-SES



TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARK
\bigcirc	MAL	MALUS IOENSIS	PRAIRIE CRABAPPLE	8' HT	B&B	NATIVE
+	PRU	PRUNUS SEROTINA	BLACK CHERRY	2-3" CAL	B&B	NATIVE
×	QUE	QUERCUS BICOLOR	SWAMP WHITE OAK	2-3" CAL	B&B	NATIVE
+	TIL	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	2-3" CAL	B&B	NATIVE
+	VIT	VITEX AGNUS-CASTUS	CHASTE TREE	2-3" CAL	B&B	NATIVE
VERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARK
	ILE JER	ILEX OPACA 'JERSEY QUEEN'	AMERICAN HOLLY	6' HT	B&B	NATIVE
\odot	THU	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' HT	B&B	NATIVE
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
(+)	COR	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL.	РОТ	NATIVE
(+)	HYN	HYDRANGEA MACROPHYLLA `NIKKO BLUE`	NIKKO BLUE HYDRANGEA	3 GAL.	РОТ	NATIVE
\bigcirc	HYQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL.	РОТ	NATIVE
*	ITE	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	3 GAL.	POT	NATIVE
æ	IVY	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	РОТ	NATIVE
÷	RHD	RHODODENDRON X `DORA AMATEIS`	DORA AMATEIS RHODODENDRON	3 GAL.	POT	NATIVE
+	VIB	VIBURNUM DENTATUM `ARROWWOOD`	ARROWWOOD VIBURNUM	5 GAL.	POT	NATIVE
ERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
\bigcirc	INK	ILEX GLABRA	INKBERRY HOLLY	24" HT	POT	NATIVE
\bigcirc	KAL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL	РОТ	NATIVE
0	RHO	RHODODENDRON MAXIMUM	ROSE BAY	7 GAL	POT	NATIVE
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARK
	ASC	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	I GAL	36" o.c.	NATIVE
	HEM	HEMEROCALLIS FULVA 'BITSEY'	DWARF YELLOW DAYLILY	I GAL	18" o.c.	NATIVE
	IRI	IRIS VERSICOLOR	BLUE FLAG	I GAL	24" o.c.	NATIVE
	PAN	PANICUM VIRGATUM	SWITCH GRASS	5 GAL	48" o.c.	NATIVE

	SCAPING AND BUFFER REQUIREN	IENTS
CODE SECTION	REQUIRED	PROPOSED
	SCREENING REQUIREMENTS	
§ 215-68	MIN 30' WIDE BUFFER	COMPLIES





IRRIGATION NOTE:

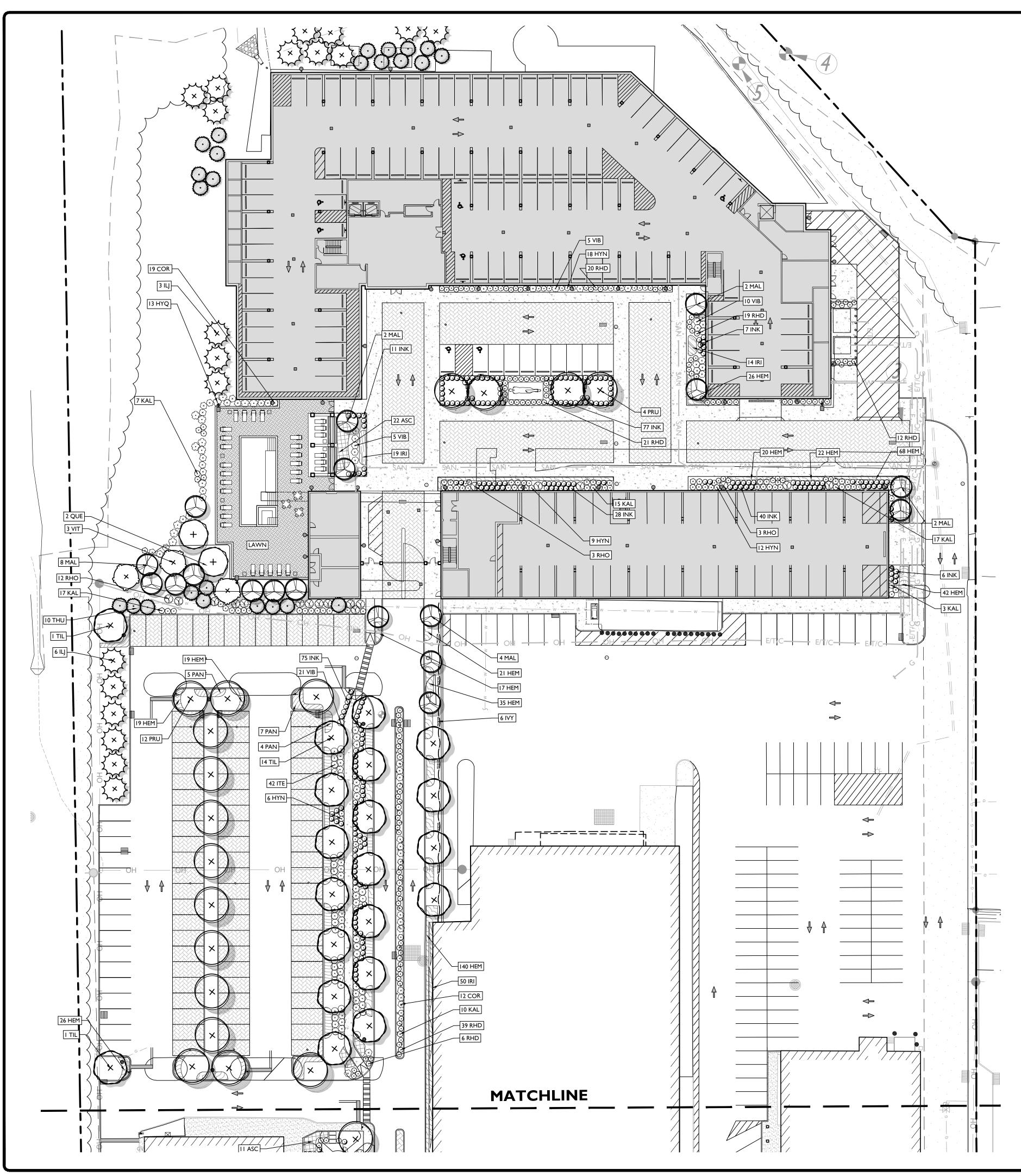
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM 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.

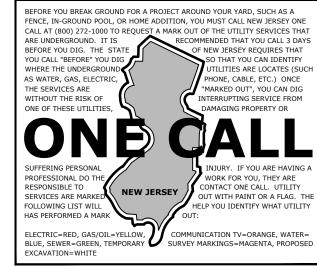
LANDSCAPING NOTES

- I. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- 3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
- 4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO I FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. 5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS
- IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- 6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

120 GRAPHIC SCALE IN FEET I" = 60'

NO							
PRELIMINARY AND FINAL SITE PLAN	V-FEE MENDHAM APARTMENTS, LLC B STONEFIE		Rutherford, NI • New York, NY • Boston, MA				BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY MORRIS COUNTY, NEW JERSEY
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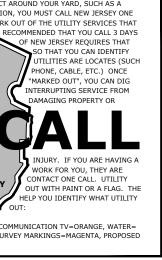




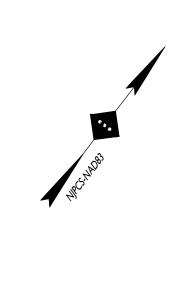
IRRIGATION NOTE:

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 MAXIMUM 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.

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARK
	MAL	20	MALUS IOENSIS	PRAIRIE CRABAPPLE	8' HT	B&B	NATIVE
+	PRU	42	PRUNUS SEROTINA	BLACK CHERRY	2-3" CAL	B&B	NATIVE
×	QUE	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2-3" CAL	B&B	NATIVI
+	TIL	20	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	2-3" CAL	B&B	NATIV
+	VIT	3	VITEX AGNUS-CASTUS	CHASTE TREE	2-3" CAL	B&B	NATIV
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0	THU	25	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' HT	B&B	NATIV
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAI
(+)	COR	40	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL.	POT	NATIV
(+)	HYN	45	HYDRANGEA MACROPHYLLA `NIKKO BLUE` NIKKO BLUE HYDRANGEA		3 GAL.	POT	NATIV
\bigcirc	HYQ	31	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL.	POT	NATIV
*	ITE	48	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	3 GAL.	POT	NATIV
â	IVY	6	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	POT	NATIV
Ð	RHD	298	RHODODENDRON X `DORA AMATEIS`	DORA AMATEIS RHODODENDRON	3 GAL.	POT	NATIV
+	VIB	49	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	5 GAL.	POT	NATIV
VERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAI
\odot	INK	397	ILEX GLABRA	INKBERRY HOLLY	24" HT	POT	NATIV
(\mathbf{f})	KAL	83	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL	POT	NATIV
0	RHO	42	RHODODENDRON MAXIMUM	ROSE BAY	7 GAL	POT	NATIV
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMAR
	ASC	118	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	I GAL	36" o.c.	NATIV
	HEM	1,226	HEMEROCALLIS FULVA 'BITSEY'	DWARF YELLOW DAYLILY	I GAL	18" o.c.	NATIV
	IRI	232	IRIS VERSICOLOR	BLUE FLAG	I GAL	24" o.c.	NATIV
	PAN	192	PANICUM VIRGATUM	SWITCH GRASS	5 GAL	48" o.c.	NATIV



IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION



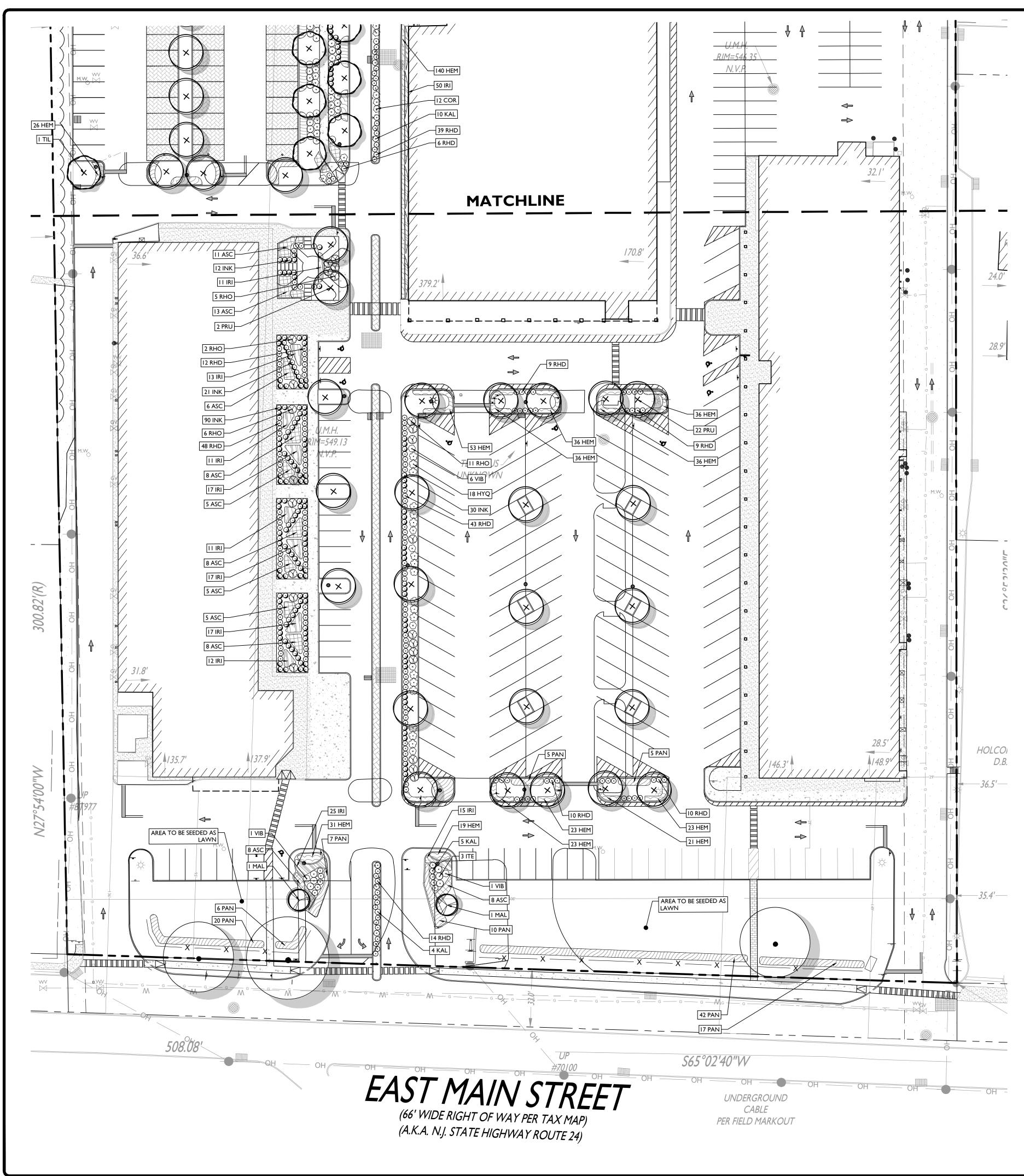
LANDSCAPING NOTES

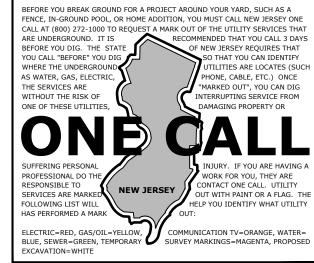
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NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

GRAPHIC SCALE IN FEET I" = 30'

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L DRAW	TITLE	SCALE		PRELIMINARY AND FINAL SITE PLAN		NO				
AND		e		V-FEE MENDHAM APARTMENTS. LLC	STONEFIELD	T APPR				
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	NUJ	ng l	ENSE	PROPOSED MULTI-FAMILY	Drincoton NI - Tames EI - Dottoit MI	OR C				
		& de	No.	RESIDENTIAL DEVELOPMENT		ON				
P	יטו:	esig	4873		www.stoneneledeng.com	STR	01/25/2023	:023 PK	REVISED PER INCOMPLETENESS COMMENTS	
LA		n	I	BLOCK 801, LOT 20	07070 IN Bushed During Street 01 07070	UCI	10/20/2022	:022 PK	FOR MUNICIPAL SUBMISSION	
N	LUU210	L D 200218		BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY	пеаициатиетъ: 74 гатк Амение, кипетого и, гу 07070 Phone 201.340.4468 · Fax 201.340.4472	ISSUE ISSUE	JE DATE	. ву	DESCRIPTION	



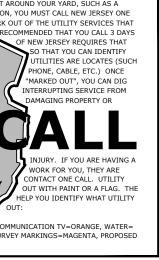


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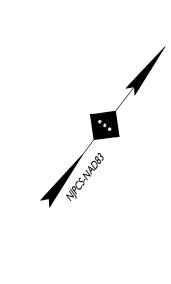
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~	IVY	6	PARTHENOCISSUS TRICUSPIDATA	THENOCISSUS TRICUSPIDATA BOSTON IVY		РОТ	NATIV
Ð	RHD	286	RHODODENDRON X `DORA AMATEIS`	DORA AMATEIS RHODODENDRON	3 GAL.	РОТ	NATIV
(+)	VIB	49	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	5 GAL.	РОТ	NATIV
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IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION

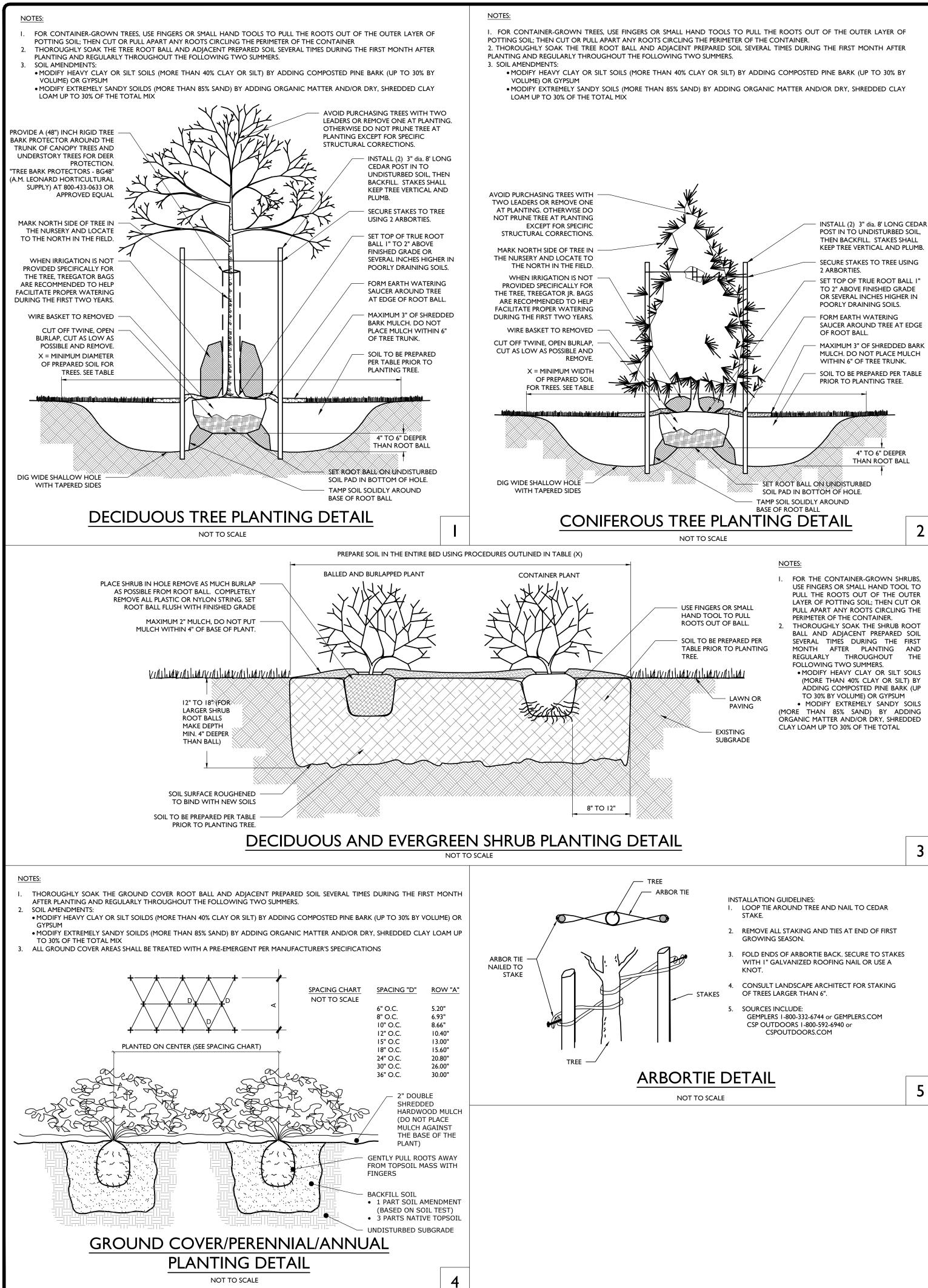


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GRAPHIC SCALE IN FEET I" = 30'

NO	T APPRO	VED	FO	RC	ON	2 01/25/2023 PK REVISED PER INCOMPLETENESS COMMENTS	I 10/20/2022 PK FOR MUNICIPAL SUBMISSION	U ISSUE DATE BY DESCRIPTION
	A control of the second of the							
PRELIMINARY AND FINAL SITE PLAN	V-FEE MENDHAM APARTMENTS, LLC			PROPOSED MULTI-FAMILY	RESIDENTIAL DEVELOPMENT		BLOCK 801, LOT 20	BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY
TITLE	MATTHEW J. SECKLER, P.E. NEW JERSEY LICENSE No. 48731 LICENSED PROFESSIONAL ENGINEER STEDEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEE							



GENERAL LANDSCAPING NOTES:

- I. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE I. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- . WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL. 3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL,
- IF SO REQUESTED 4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- 5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE
- DESIGNER. OR GOVERNING MUNICIPAL OFFICIAL. 6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES FITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT 3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE
- WORK SHALL BE PERFORMED AS FOLLOWS: • TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT. BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO
- THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE. • RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE. AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REOUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
- LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"), ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

- I. 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
- . 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%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- 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 WEIGH
- 5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROIECT SITE. 5. 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. UNLESS OTHERWISE NOTED IN THE CONTRACT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS REOUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN. 9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE
- OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE
- WATER II. 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
- 2. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING. 13. Soll shall be loosened with a backhoe or other large coarse-tiling equipment unless the soll is frozen or EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- 14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL 15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA. TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING. AND SELECTED ORGANIC MICROBIAL NUTRIENT

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL. EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL, APPLY WATER TO SOIL SATURATION • MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND
- MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE. SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS
- IN A PH RANGE OF 3 TO 9. FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.
- HEALTHY START MACRO TABS 12-8-8
- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS. • TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT I TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

	IRRIGATION DURING ESTABLIS	HMENT
SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

I. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

- ESTABLISHMENT.

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PLANT QUALITY AND HANDLING NOTES

REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES

3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE 4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR

FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REIECTED 5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY

TAGGED WITH THE PROPER NAME AND SIZE. 6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF

7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO encompass the fibrous root feeding systems necessary for the healthy development of the plant. No plant SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.

8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INIURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE. 9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING

DETAILS 10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS HALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS, PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE. II. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.

12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INIURED PLANTS SHALL BE REMOVED. 13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO

RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT. 14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY

15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS: PLANTS (MARCH 15 - DECEMBER 15)

LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)

16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15) COPNILIS VADIETIES ABJES CONCOLOR

IES CONCOLOR	CORINUS VARIETIES	OSTRTA VIRGINIANA
ER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
TULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
RPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
DRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
LTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
RCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
RCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
RNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
ATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REOUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.

18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY and promptly removed at the end of each work day. All debris, materials, and tools shall be properly STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.

19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.

20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED. 21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR) THER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALI REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.

2. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING Shall be performed only when grass is dry. Mower blade shall be set to remove no more than one third (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.

23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING

24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED. 25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY

MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER. 26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL. 27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND

PLANT MATERIAL GUARANTEE NOTES

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO YEAR (2 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE

.. 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:

. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.

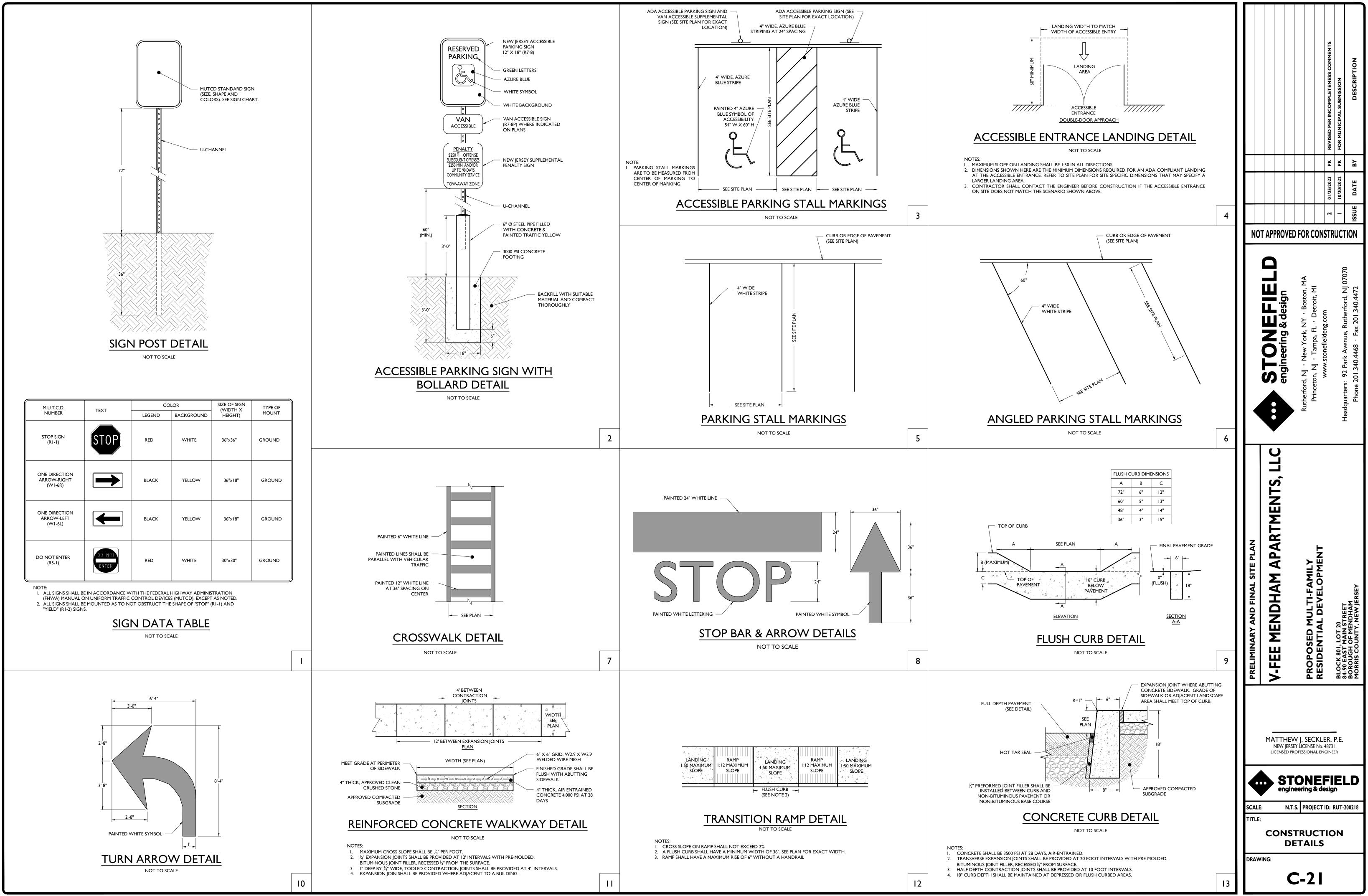
. SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION.'

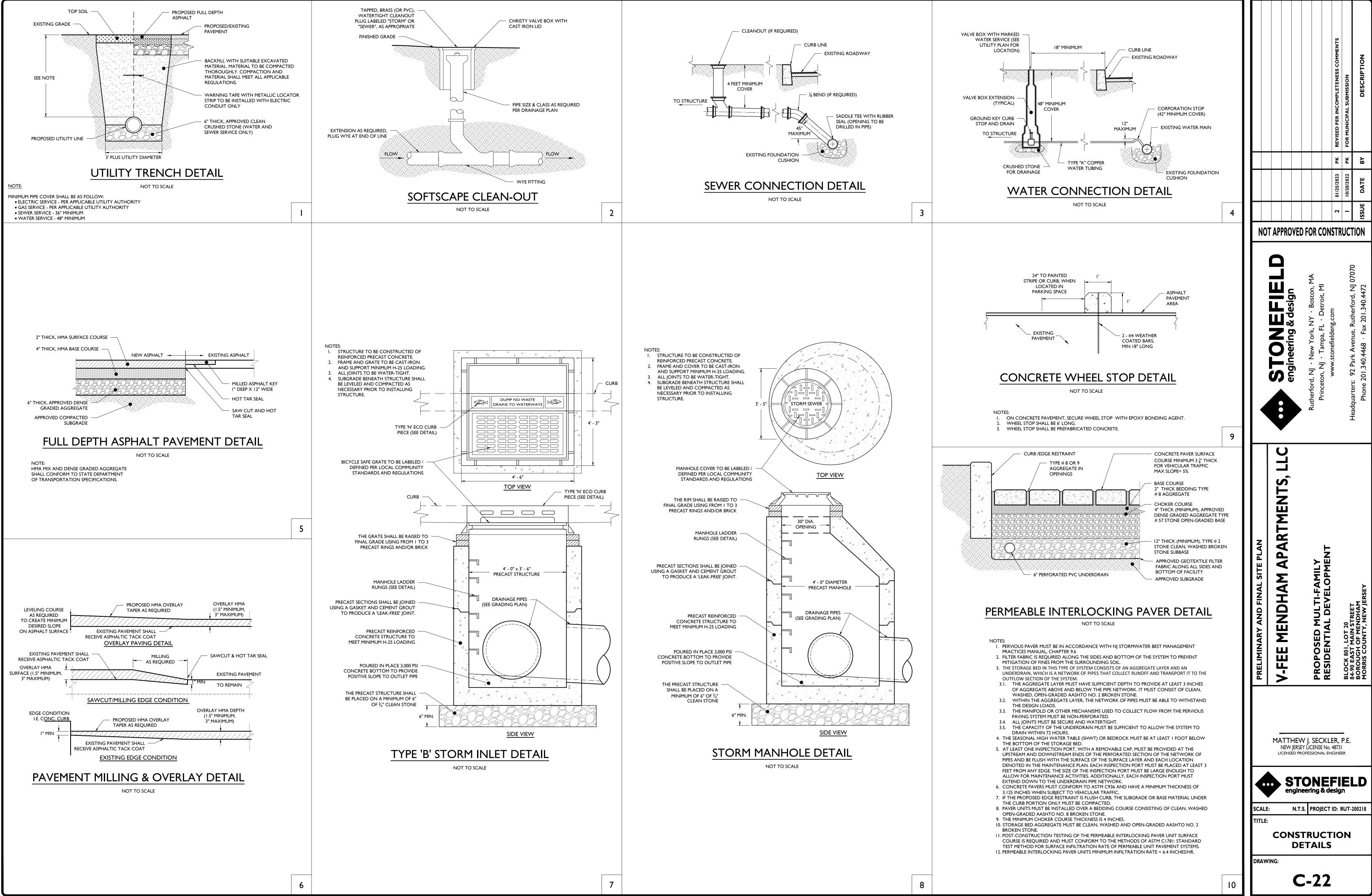
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD. 4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY

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.

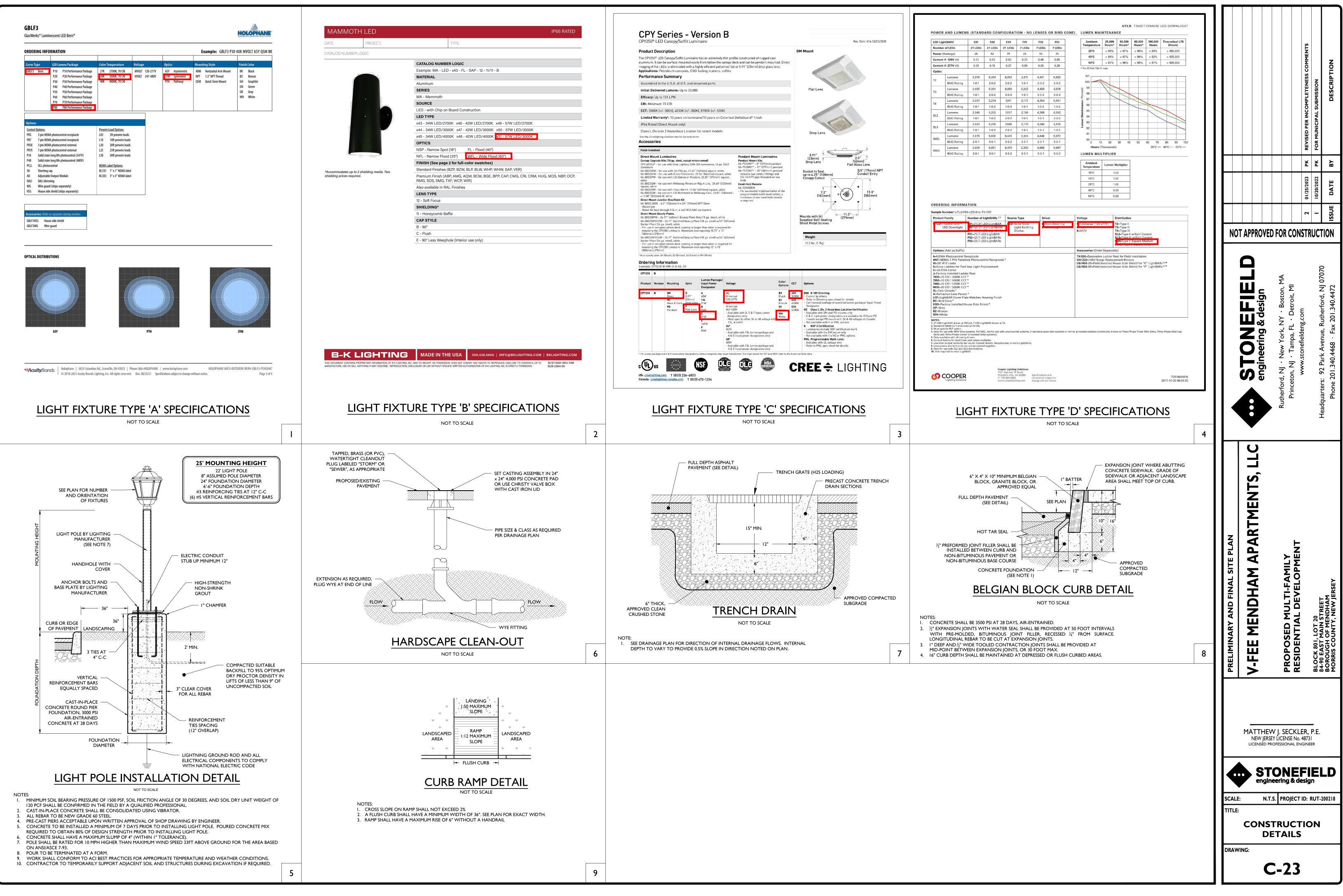
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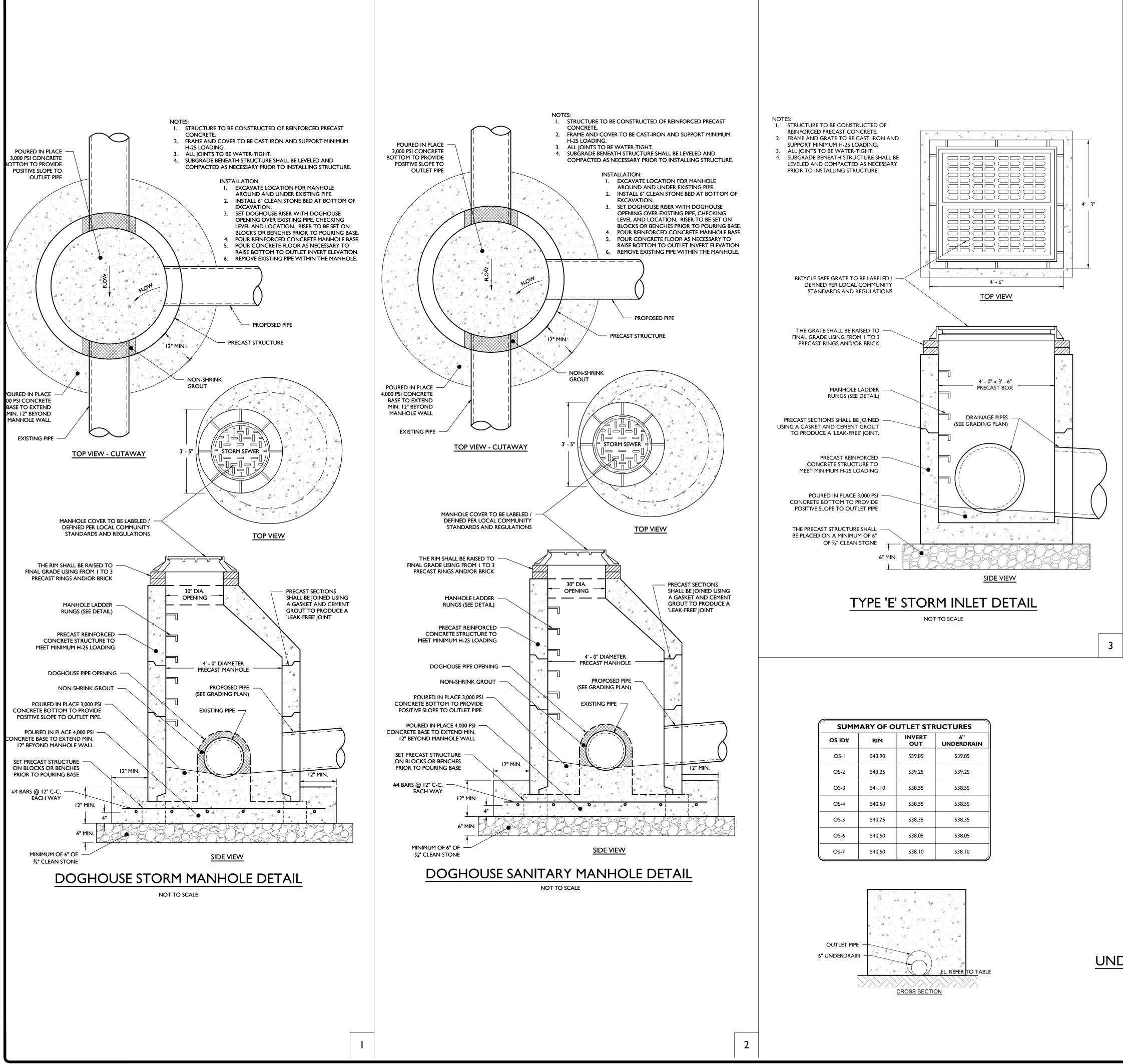
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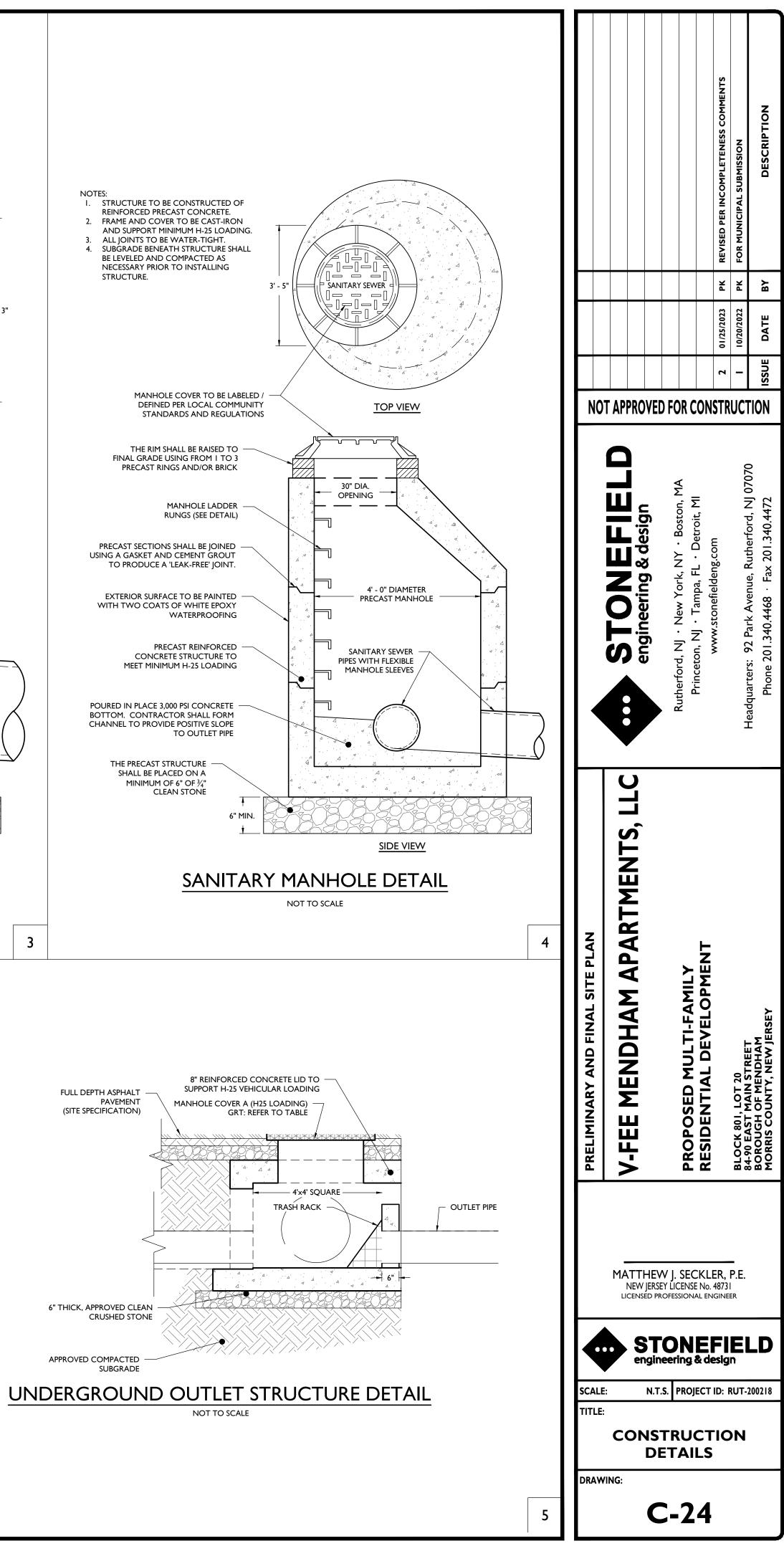


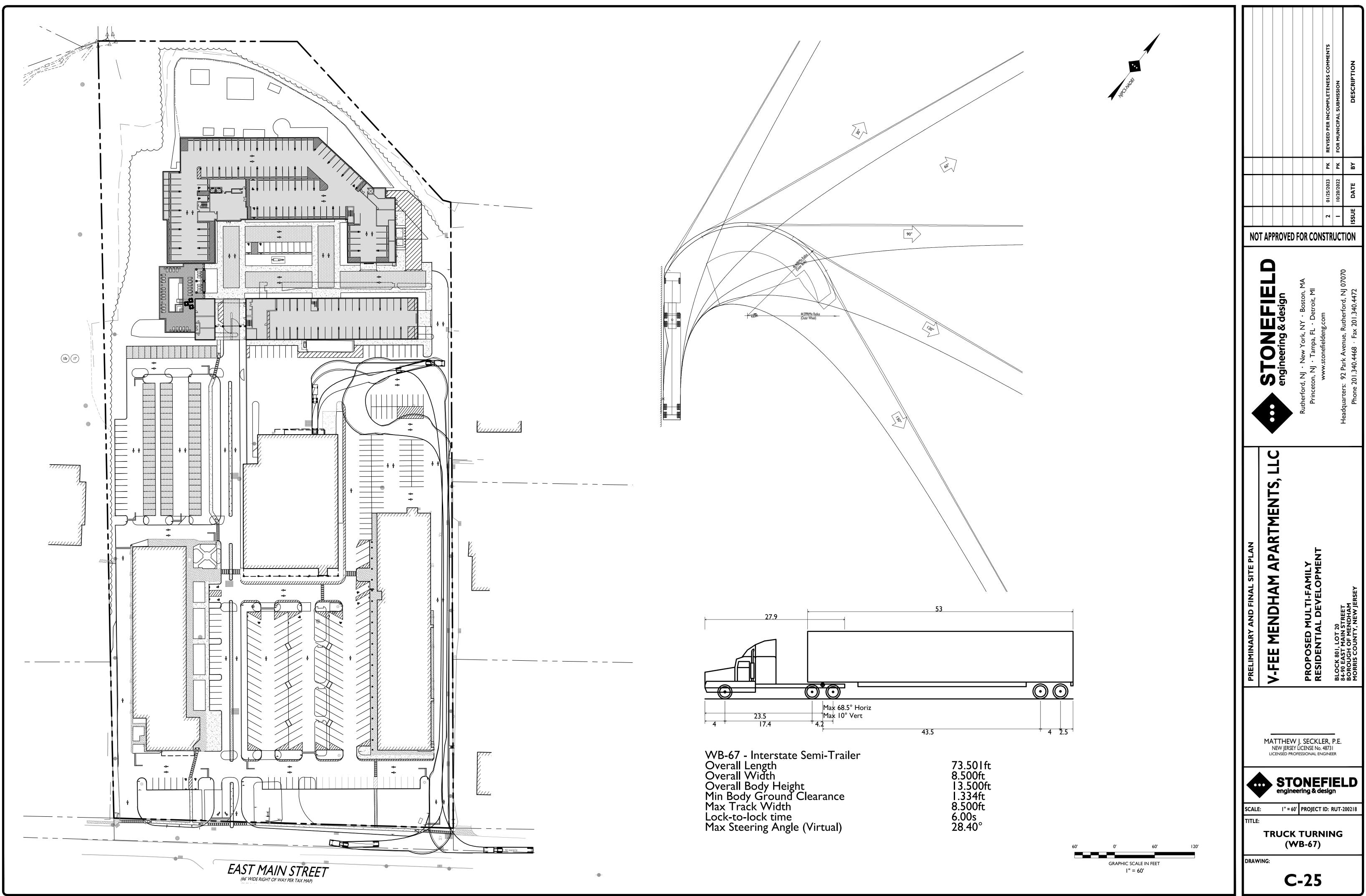


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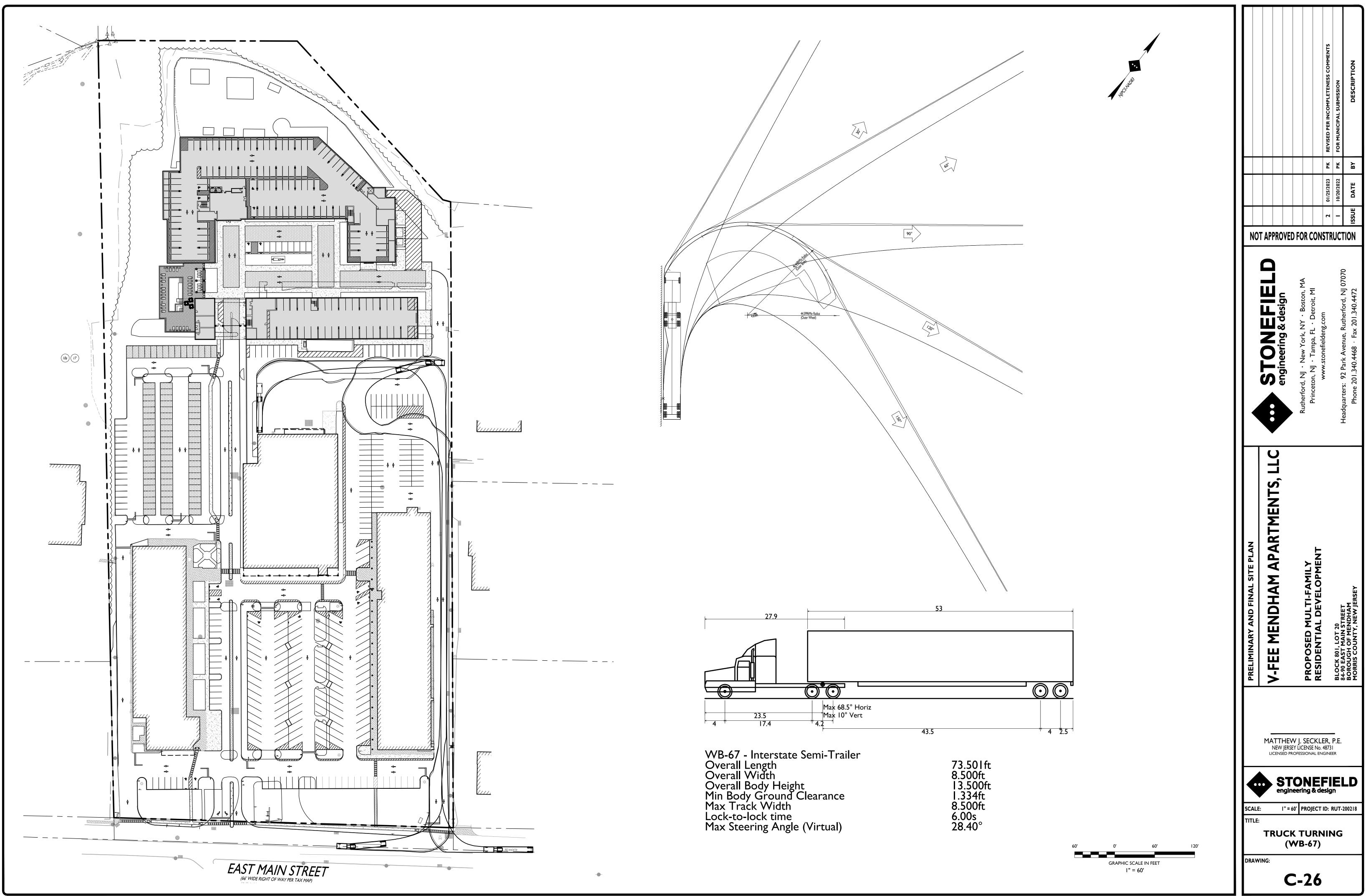


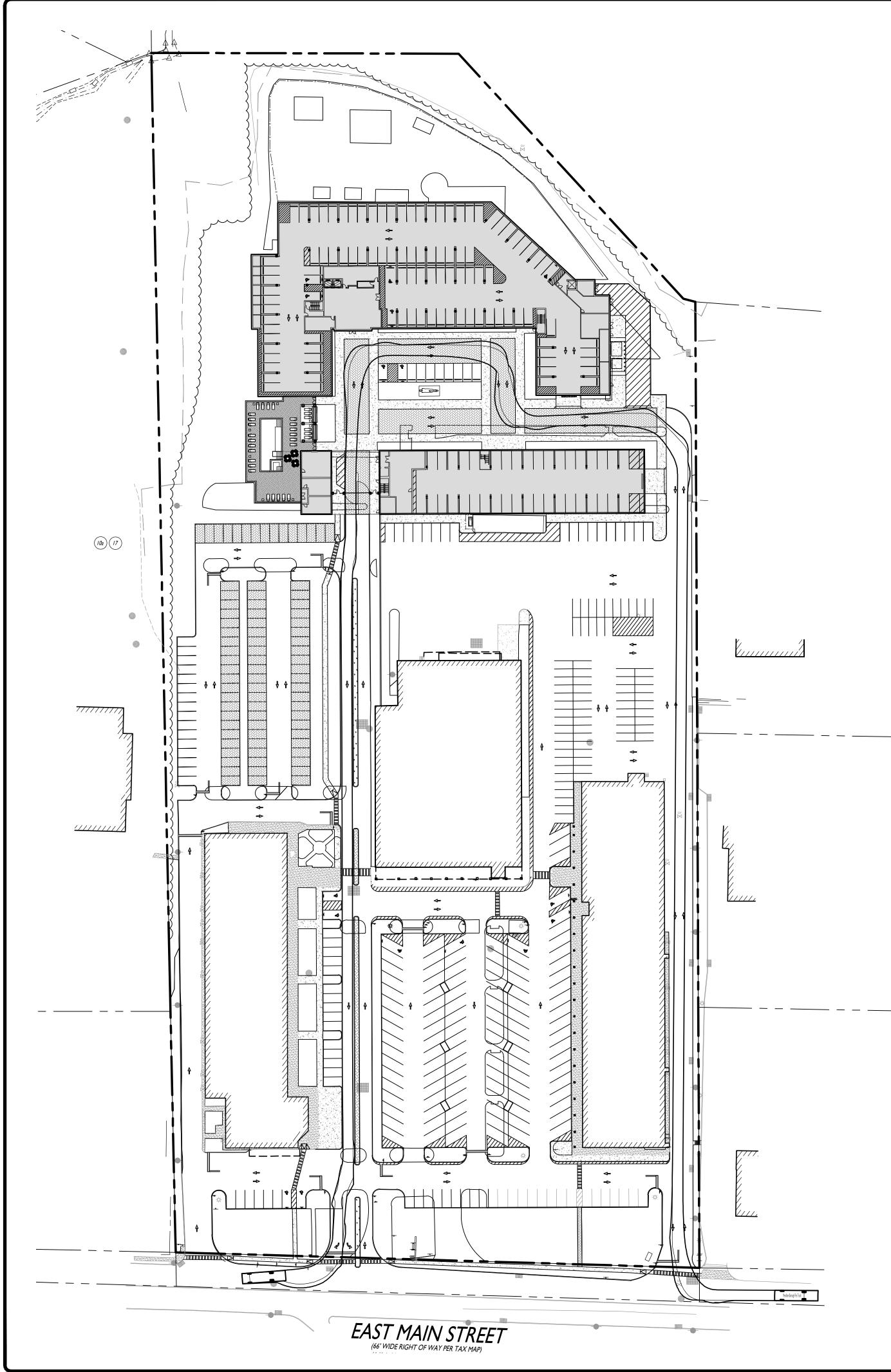


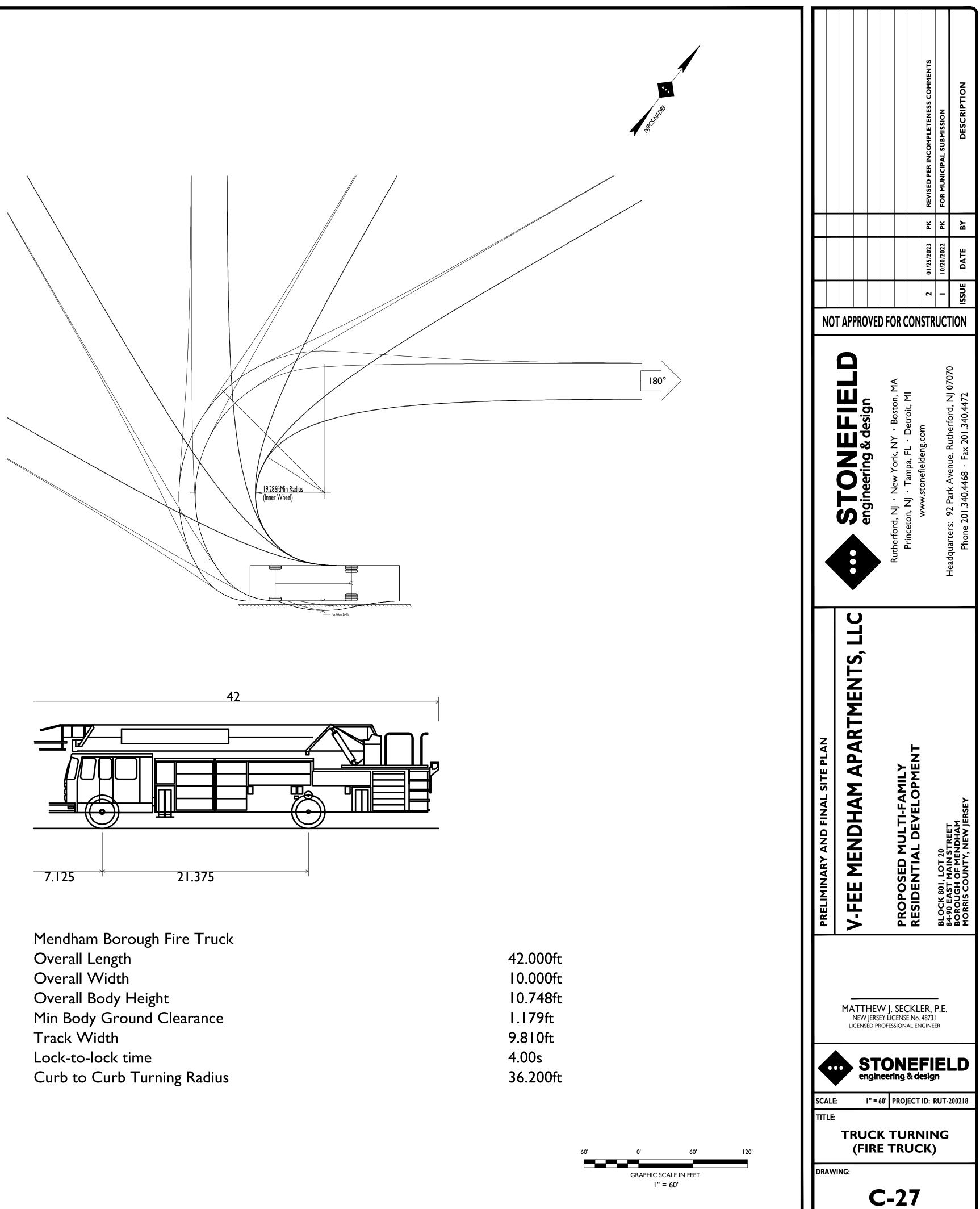


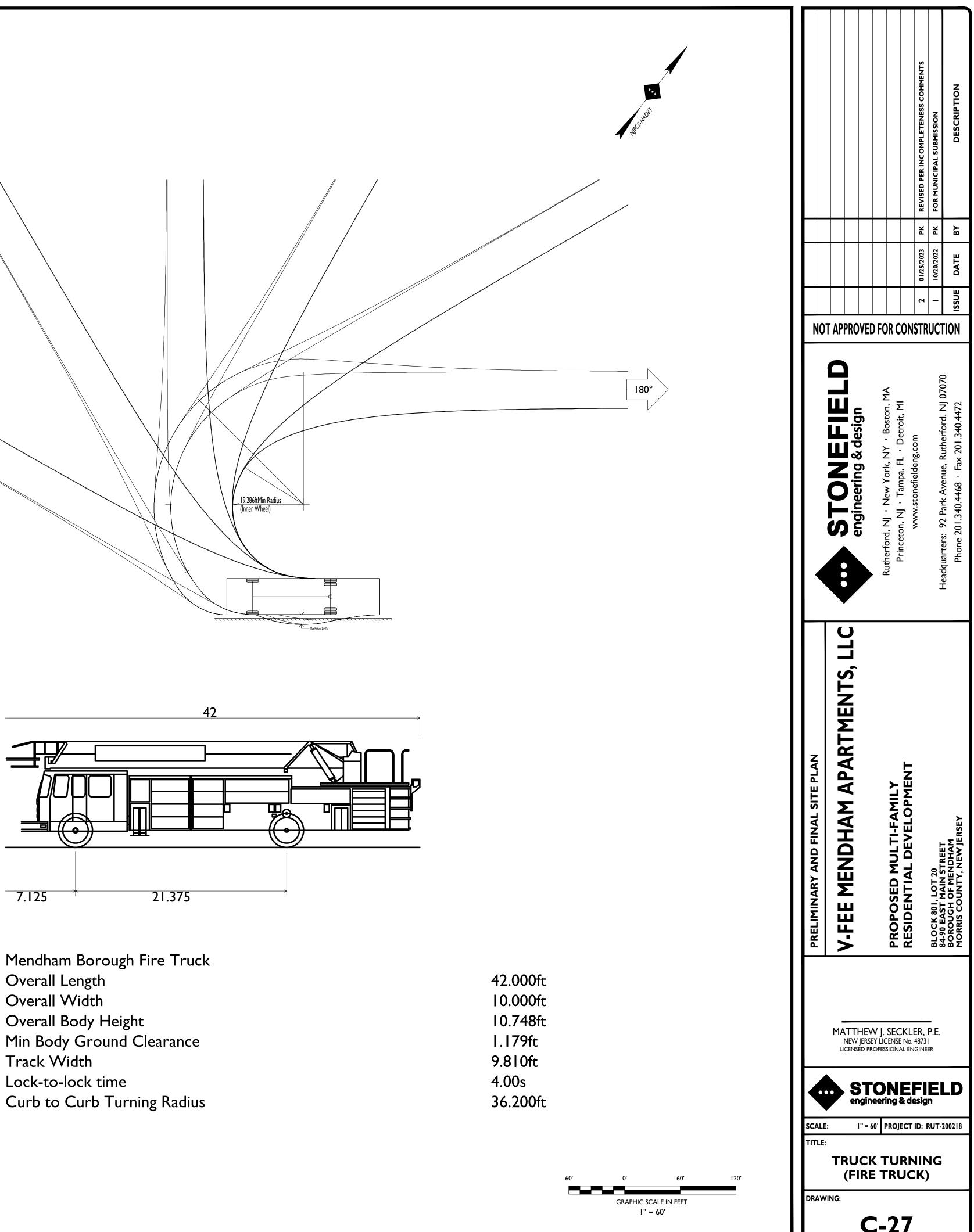


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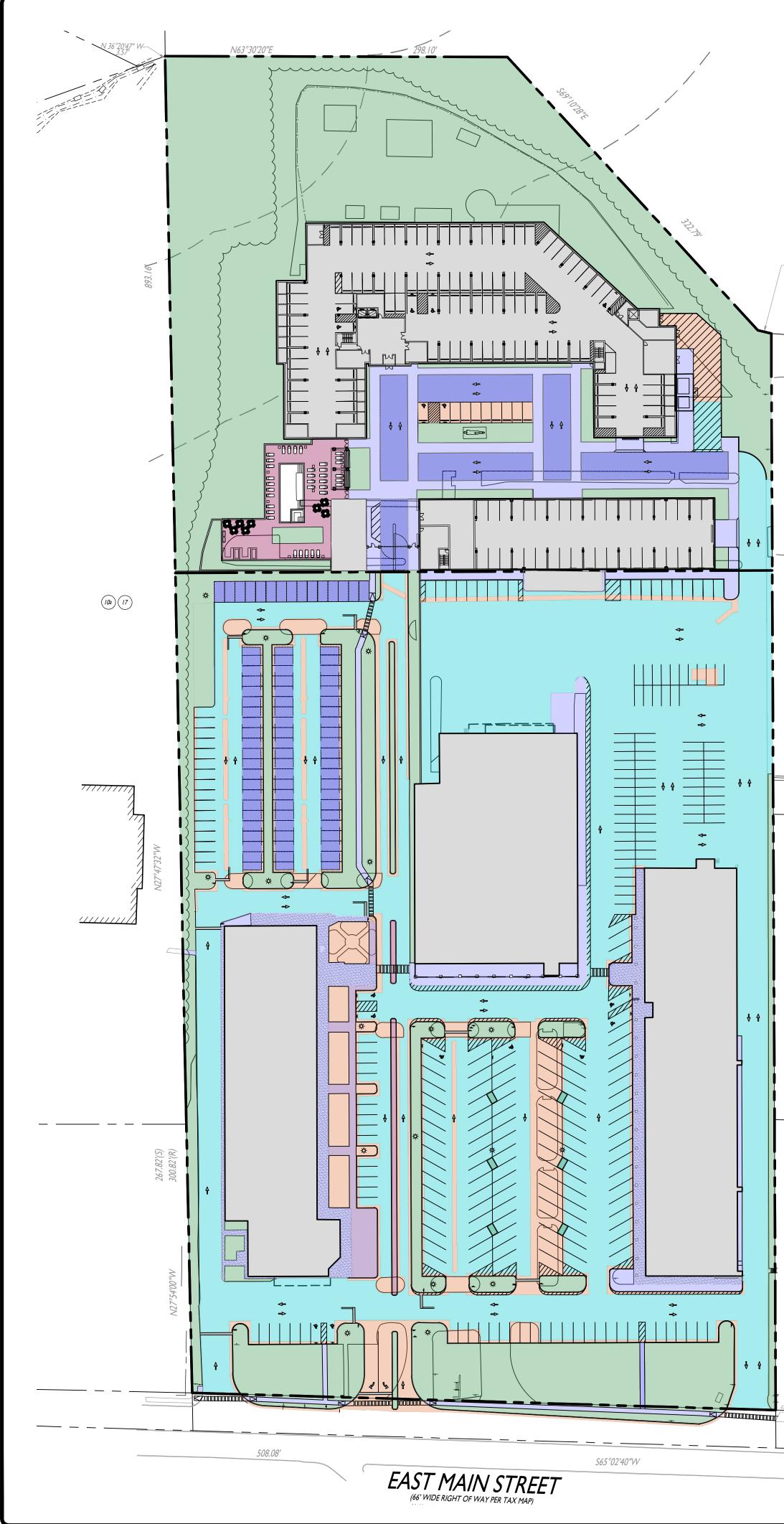








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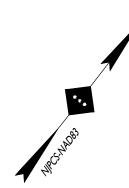
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	LEGEND							
COLOR	DESCRIPTION	QUANTITY						
	ASPHALT: MILL & OVERLAY	185,178 SF						
	ASPHALT: FULL DEPTH	40,167 SF						
	PERMEABLE PAVERS	17,506 SF						
	PERVIOUS	152,601 SF						
	CONCRETE	37,443 SF						
	DECORATIVE PAVERS	7,598 SF						

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