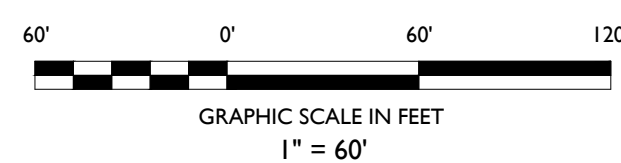



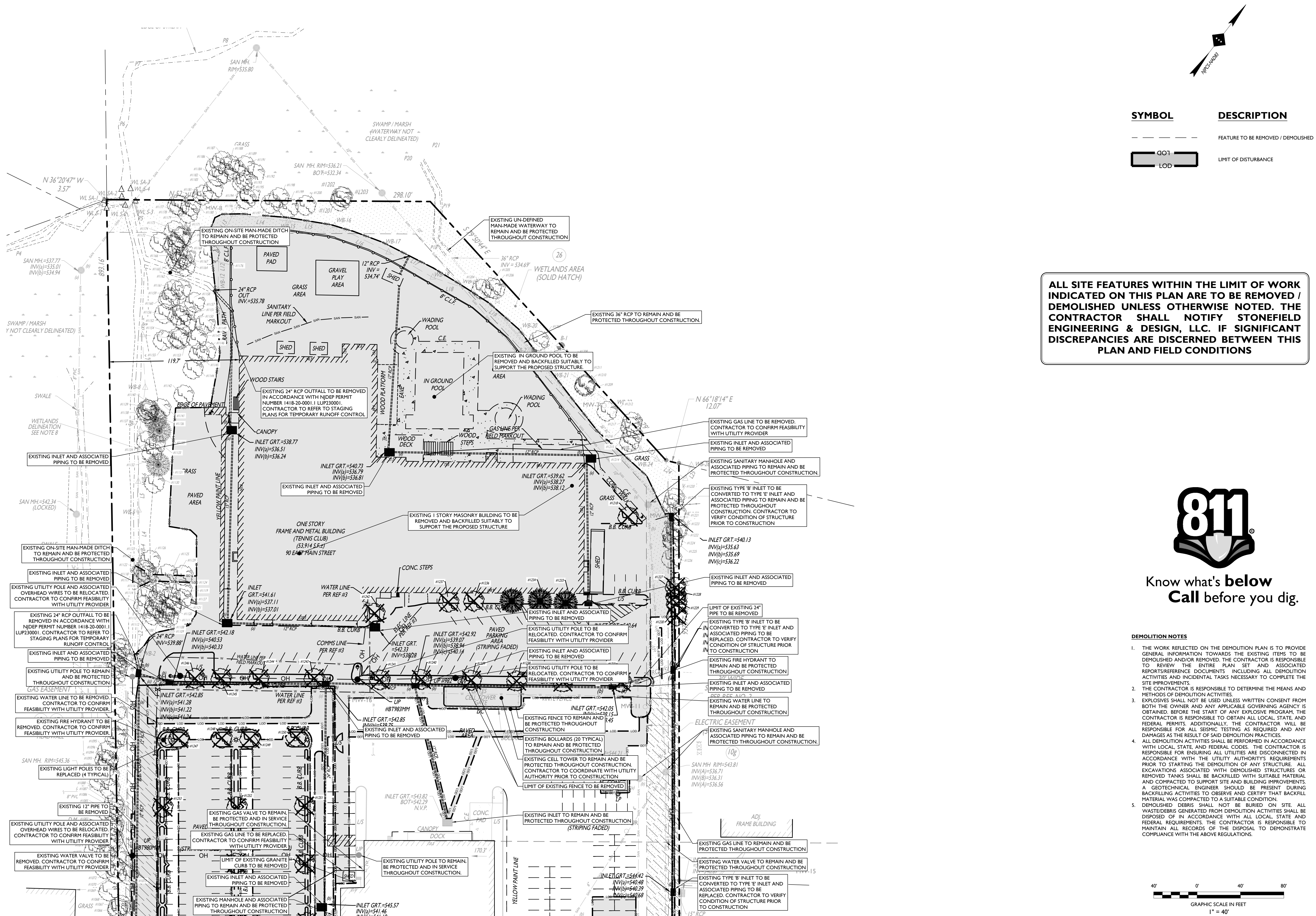
SURVEY NOTES:

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



<p>PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION</p> <p>V-FEE MENDHAM APARTMENTS, LLC</p> <p>PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT</p> <p>BLOCK 801, LOT 20 84-90 EAST MAIN STREET BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY</p>										<div><div>STONEFIELD engineering & design</div><div>Rutherford, NJ · New York, NY · Boston, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com</div><div>Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472</div></div>										<p>NOT APPROVED FOR CONSTRUCTION</p>									
<p>SCALE: 1" = 60'</p>										<p>PROJECT ID: RUT-200218</p>																			
<p>TITLE:</p>										<p>EXISTING CONDITIONS PLAN</p>																			
<p>DRAWING:</p>										<p>C-2</p>																			

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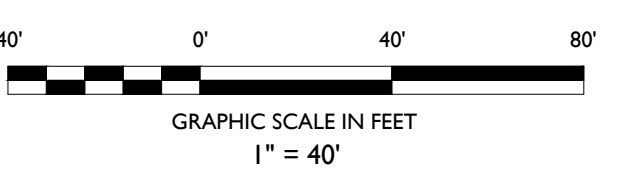
SYMBOL	DESCRIPTION
	FEATURE TO BE REMOVED / DEMOLISHED
	LIMIT OF DISTURBANCE

ALL SITE FEATURES WITHIN THE LIMIT OF WORK INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
Call before you dig.

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



PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION

V-FEE MENDHAM APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

STONEFIELD
engineering & design

Matthew J. Seckler, P.E.
NEW JERSEY LICENSE NO. 48731
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: RUT-200218

TITLE: DEMOLITION PLAN

DRAWING: C-3

FOR AMENDED MUNICIPAL SUBMISSION

DATE: 01/14/2024

BY: AHM

DESCRIPTION

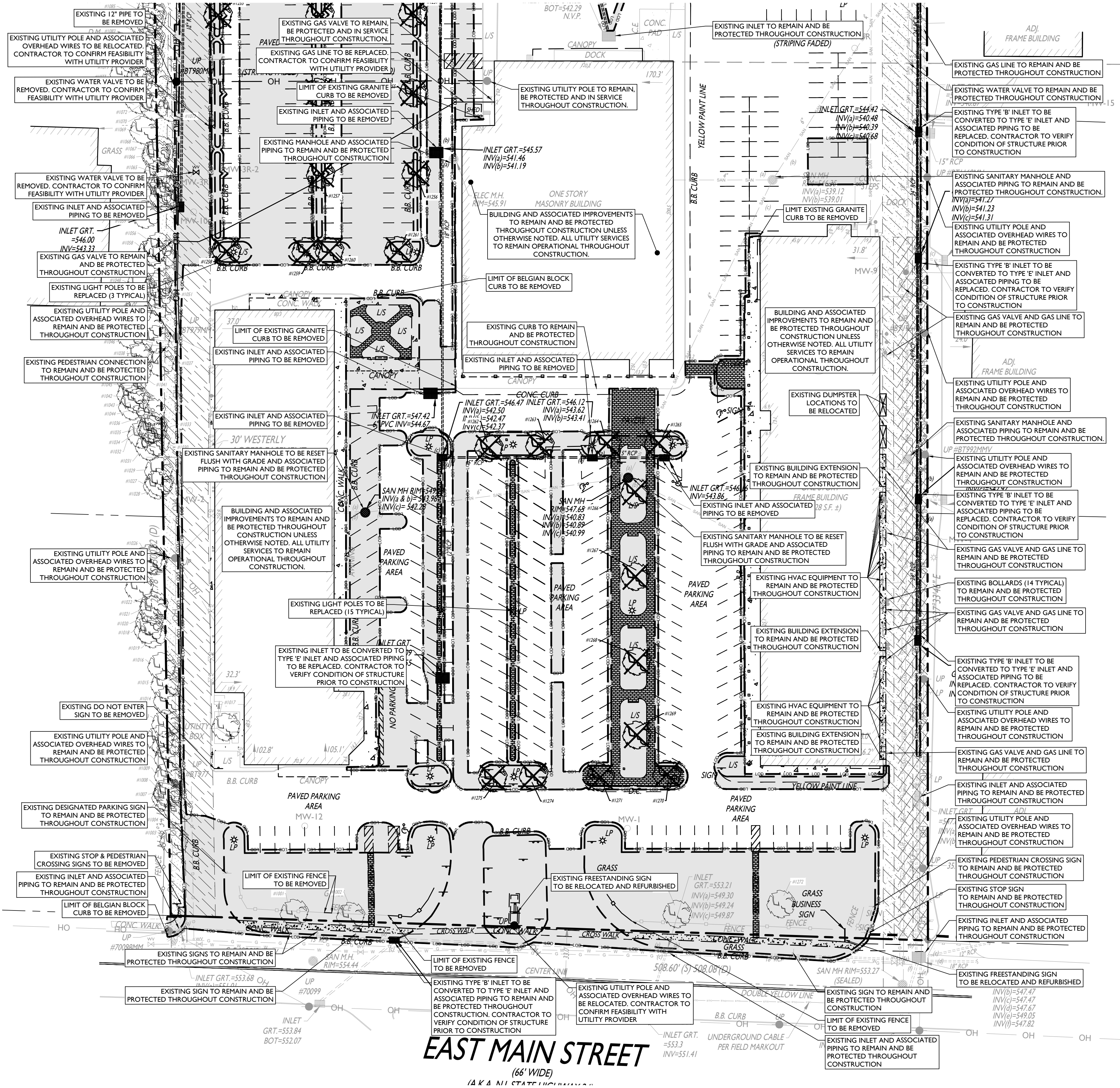
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SYMBOL	DESCRIPTION
	FEATURE TO BE REMOVED / DEMOLISHED
	LIMIT OF DISTURBANCE

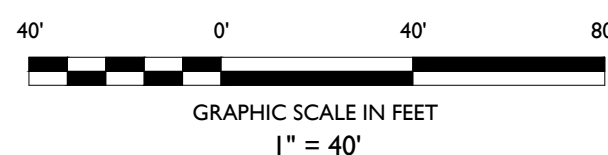
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Know what's below
Call before you dig.

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION. TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED, THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
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PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION

V-FEE MENDHAM APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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84-90 EAST MAIN STREET
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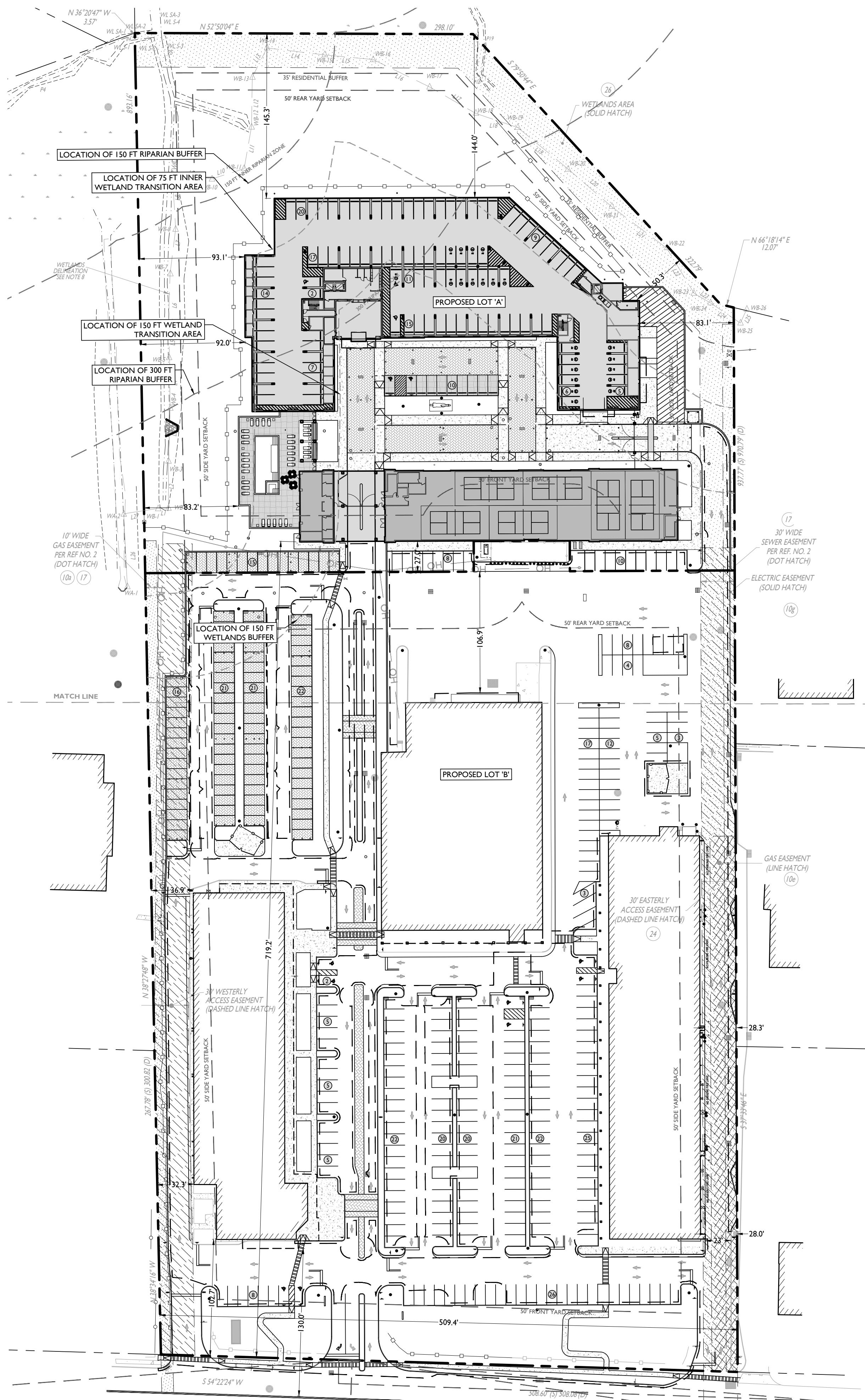
SCALE: 1" = 40' PROJECT ID: RUT-200218

TITLE: DEMOLITION PLAN

DRAWING: C-4

FOR AMENDED MUNICIPAL SUBMISSION		DESCRIPTION	
DATE	BY	DATE	BY
01/14/2024	AMH	01	ISSUE

Z:\PROJECTS\17020017\17020017.DWG - PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION - V-FEE MENDHAM APARTMENTS, LLC - BLOCK 801, LOT 20 - MORRIS COUNTY, NEW JERSEY



EAST MAIN STREET

LAND USE AND ZONING					
BLOCK 801, LOT 20					
EAST BUSINESS ZONE (EB) / EAST BUSINESS - AFFORDABLE HOUSING (EB-AH) OVERLAY					
PROPOSED USE		PERMITTED USE			
MULTI-FAMILY RESIDENTIAL		PERMITTED			
HEALTH CLUBS & RECREATIONAL FACILITIES		PERMITTED ACCESSORY USE			
SHOPPING CENTER		PERMITTED USE			
ZONING REQUIREMENT	REQUIRED	EXISTING	APPROVED	PROPOSED LOT A	PROPOSED LOT B
MINIMUM LOT AREA	3 AC (130,680 SF)	13.27 AC (577,865 SF)	13.27 AC (577,865 SF)	4.99 AC (217,127 SF)**	8.28 AC (360,738 SF)**
MINIMUM LOT WIDTH	200 FT	509.4 FT	509.4 FT	520.1 FT	509.4 FT
MINIMUM FRONT YARD SETBACK	50 FT	130.0 FT	130.0 FT	N/A	130.0 FT
MINIMUM SIDE YARD SETBACK	50 FT	28.0 FT (EN)	28.0 FT (EN)	50.3 FT	28.0 FT (EN)
MINIMUM REAR YARD SETBACK	50 FT	132.2 FT	143.8 FT	144.0 FT	106.9 FT
MAXIMUM BUILDING HEIGHT*	4 STORIES OVER PARKING / 60 FT	< 60 FT	60.0 FT	60.0 FT	< 60 FT
MAXIMUM IMPERVIOUS COVERAGE	80% (462,292 SF)	78.7% (454,951 SF)	73.6% (423,314 SF)	52.1% (113,161 SF)*	86.0% (310,106 SF)*
MAXIMUM NUMBER OF UNITS	75 UNITS	N/A	75 UNITS	75 UNITS	N/A
MINIMUM RECREATIONAL AREA	5,000 SF	N/A	> 5,000 SF	> 5,000 SF	N/A

(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 (AVERAGE GRADE = 541.38 FT)
(**) PER 215-74B(1), THE TRACT MAY BE SUBDIVIDED WITH APPROPRIATE ACCESS AND MAINTENANCE AGREEMENTS
(*) IF SUBDIVIDED, THE IMPERVIOUS COVERAGE MAY BE CALCULATED BASED UPON THE LOT AREA OF THE ENTIRE TRACT

GENERAL REQUIREMENTS			
CODE SECTION	REQUIRED	APPROVED	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.		
§ 195-55 B. (4)	IN ANY MULTISTORY BUILDING AN ELEVATOR SUFFICIENT IN SIZE TO ACCOMMODATE A WHEELCHAIR SHALL BE PROVIDED.	COMPLIES	NO CHANGE
§ 215-29 A. (1)	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	NO CHANGE
§ 215-29 A. (2)	NO ACCESSORY BUILDING SHALL BE LOCATED WITHIN 10 FT OF A WALL OF A MAIN BUILDING UNLESS ATTACHED THERETO.	COMPLIES	NO CHANGE
§ 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	NO CHANGE
§ 215-29 B. (3)	WITHIN ALL RESIDENCE ZONES, NO FENCE MORE THAN 6 FT TALL SHALL BE ERECTED IN ANY REAR OF SIDE YARD SETBACK.	8 FT (W)	NO CHANGE
§ 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	NO CHANGE

(W) WAIVER RELIEF GRANTED JANUARY 29, 2025 BY BOROUGH OF MENDHAM JOINT LAND USE BOARD

OFF-STREET PARKING & LOADING REQUIREMENTS			
CODE SECTION	REQUIRED	APPROVED	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 UTILIZED FOR PARKING.	COMPLIES	NO CHANGE
§ 195-45 B. (3)	ANY PARKING AREA LOCATED BETWEEN THE PRINCIPAL BUILDING 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 TO A RESIDENTIAL ZONE.	13.5 FT (W)	NO CHANGE
§ 195-45 B. (4)	PARKING SHALL NOT BE LOCATED CLOSER THAN 25 FT TO ANY TWO INTERSECTING STREETS OR WITHIN THE SIGHT TRIANGLE OF ANY DRIVEWAY AND THE STREET ROW.	COMPLIES	NO CHANGE
§ 195-45 C. (1)(b)	ONLY ONE-WAY TRAFFIC SHALL BE PERMITTED IN AISLES LESS THAN 24 FT.		
§ 195-45 D. (2)(a)	MINIMUM AISLE WIDTH: 50' PARKING = 18 FT 90' PARKING = 24 FT AISLE	19 FT 24 FT	NO CHANGE NO CHANGE
§ 195-45 D. (2)(b)	MINIMUM SIGHT DISTANCE: 35 MPH ROADWAY: 325 FT SIGHT DISTANCE	COMPLIES	NO CHANGE
§ 195-45 D. (4)	NO PART OF ANY DRIVEWAY SHALL BE LOCATED CLOSER THAN 20 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.	0 FT (W) 55.9 FT, COMPLIES	NO CHANGE
§ 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 SHALL ALSO BE GRANITE CURBING.	COMPLIES	NO CHANGE
§ 195-46 A.	MINIMUM NUMBER OF LOADING SPACES: RESIDENTIAL DEVELOPMENT: CONTAINING 30 OR MORE DWELLING UNITS = 1 SPACE	1 SPACE	
§ 195-46 B.	RETAIL: TOTAL = 3 LOADING SPACES	NO CHANGE	
§ 195-46 C.	MINIMUM LOADING SPACE SIZE: WIDTH: 12 FT LENGTH: 35 FT CLEARANCE: 12 FT	COMPLIES	NO CHANGE
§ 195-46 D.	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	NO CHANGE
§ 195-46 E.	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 FROM A BUILDING FOR THE GENERAL PUBLIC.	COMPLIES	NO CHANGE
§ 195-46 F.	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 THE LOT.	COMPLIES	NO CHANGE
§ 195-54 C. (1)	A MINIMUM OF 1% OF THE TOTAL NUMBER OF PARKING SPACES BUT 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 WHICH THE PARKING SPACES SHALL SERVE.	COMPLIES	NO CHANGE
§ 195-54 C. (2)	EACH SPACE OR GROUP OF SPACES SHALL BE IDENTIFIED WITH A CLEARLY VISIBLE SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESS, ALONG WITH THE FOLLOWING WORDING: "THESE SPACES RESERVED FOR PHYSICALLY HANDICAPPED DRIVERS."	COMPLIES	NO CHANGE
§ 195-54 C. (3)	MINIMUM ADA SPACE WIDTH: 12 FT	COMPLIES	NO CHANGE
§ 215-74 B. (6)(b)	MINIMUM PARKING SETBACK: 3 FT (FROM LOT LINES WITHIN ZONE) 10 FT (FROM OTHER ZONES)	N/A 36.4 FT	NO CHANGE NO CHANGE
§ 215-74 F. (1)(a)	MINIMUM NUMBER OF STALLS: RETAIL: 3.5 SPACES / 1,000 SF OF FLOOR AREA 180,472 SF (1,331,100) = 381.7 SPACES TOTAL = 382 SPACES	331 SPACES SHARED PARKING: 15 SPACES TOTAL: 346 SPACES	307 SPACES SHARED PARKING: 15 SPACES TOTAL: 322 SPACES
R2B § 9201-4.14b	MINIMUM NUMBER OF STALLS: RESIDENTIAL: 1 BR. GARDEN APARTMENT: 11.8 SPACES / UNIT * 131 UNITS = 59.4 SPACES = 60 SPACES 2 BR. GARDEN APARTMENT: 23.6 SPACES / UNIT * 79 UNITS = 78 SPACES 3 BR. GARDEN APARTMENT: 35.4 SPACES / UNIT * 3 UNITS = 6.3 SPACES = 7 SPACES TOTAL REQUIRED = 145 SPACES	114 SPACES SHARED PARKING: 15 SPACES	NO CHANGE
§ 195-45 A.	AUTOMOBILE SERVICE STATION: 4 SPACES PER BAY * 1 FOR EACH EMPLOYEE IN THE MAXIMUM SHIFT 2 EMPLOYEES = 2 SPACES	2 SPACES	N/A
RECREATIONAL & FITNESS CENTER: 1 SPACE / 1,500 SF OF FLOOR AREA (1,610 SF) * (1 / 1,500) = 1.08 SPACES = 11 SPACES	N/A	24 SPACES	
MINIMUM PARKING SPACES AFTER BY REDUCTION: 145 SPACES / 14 SPACES = 131 SPACES	TOTAL: 133 SPACES *	TOTAL: 155 SPACES *	
MINIMUM REQUIRED MAKE-READY ELECTRIC VEHICLE SPACES (RETAIL): 50 OR FEWER OFF-STREET PARKING SPACES 1 MAKE-READY SPACE REQUIRED	1 MAKE-READY SPACE	1 MAKE-READY SPACE	
MINIMUM REQUIRED MAKE-READY ELECTRIC VEHICLE SPACES (RESIDENTIAL): 1% OF APPROVED OFF-STREET PARKING SPACES 131 PROPOSED SPACES * 0.15 = 19.65 = 20 MAKE-READY SPACES	20 MAKE-READY SPACES	20 MAKE-READY SPACES	
MINIMUM REQUIRED ACCESSIBLE MAKE-READY ELECTRIC VEHICLE SPACES (RESIDENTIAL): 5% OF TOTAL MAKE-READY PARKING SPACES 20 MAKE-READY SPACES * 0.05 = 1.00 = 1 ACCESSIBLE MAKE-READY SPACE	1 ACCESSIBLE MAKE-READY SPACE	1 ACCESSIBLE MAKE-READY SPACE	
MINIMUM MAKE-READY ELECTRIC VEHICLE SPACE REDUCTION (RESIDENTIAL): 10% OF REQUIRED OFF-STREET PARKING SPACES 145 REQUIRED SPACES * 0.10 = 14.5 = 14 SPACE REDUCTION	14 SPACE REDUCTION	14 SPACE REDUCTION	
MINIMUM STALL SIZE: § 215-74 F. (2)(a) § 194-45 C. (2)(b)	9 FT X 20 FT (BEYOND 750 FT SETBACK) 10 FT X 20 FT	9 FT X 18 FT (W) 9 FT X 18 FT (W)	9 FT X 18 FT (W) 9 FT X 18 FT (W)

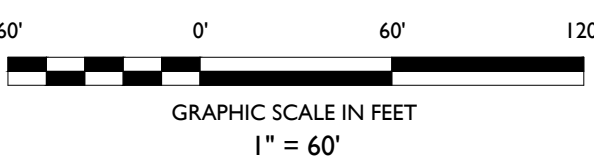
(V) VARIANCE RELIEF GRANTED JANUARY 29, 2025 BY BOROUGH OF MENDHAM JOINT LAND USE BOARD
(W) WAIVER RELIEF GRANTED JANUARY 29, 2025 BY BOROUGH OF MENDHAM JOINT LAND USE BOARD
(*) NOTE ONLY 2 PARKING SPACES ARE COUNTED FROM THE AUTO SALES & SERVICES THAT WILL BE DESIGNATED TO EMPLOYEES. THE REMAINING 38 SPACES ARE ASSUMED TO BE FOR AUTO & SERVICES, AND AS SUCH, HAVE NOT BEEN CONSIDERED.
(*) INCLUSIVE OF 15 SHARED SPACES & 24 SPACES DESIGNATED FOR PICKLEBALL LOCATED ON LOT B

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	LIMIT OF PROPOSED FULL DEPTH ASPHALT
---	PROPOSED FLUSH CURB
---	PROPOSED CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED FENCE
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED PERVIOUS PAVERS
---	PROPOSED PERVIOUS CONCRETE
---	PROPOSED DECORATIVE PAVERS
---	PROPOSED BUILDING DOORS

REFER TO PAVEMENT EXHIBIT (SHEET C-33) FOR
DEMARCATON OF PAVEMENT MILL & OVERLAY,
PAVEMENT RECONSTRUCTION, & NEW PAVEMENT

GENERAL NOTES

- 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.
- 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.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- 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.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- 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.
- 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.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- 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.
- THE DEVELOPMENT WILL COMPLY WITH RSIS REQUIREMENTS.



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PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION
V-FEE MENDHAM APARTMENTS, LLC

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

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

MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

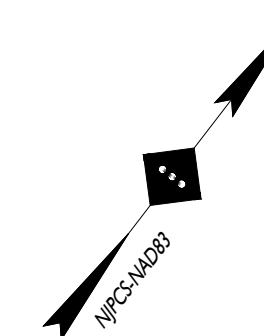
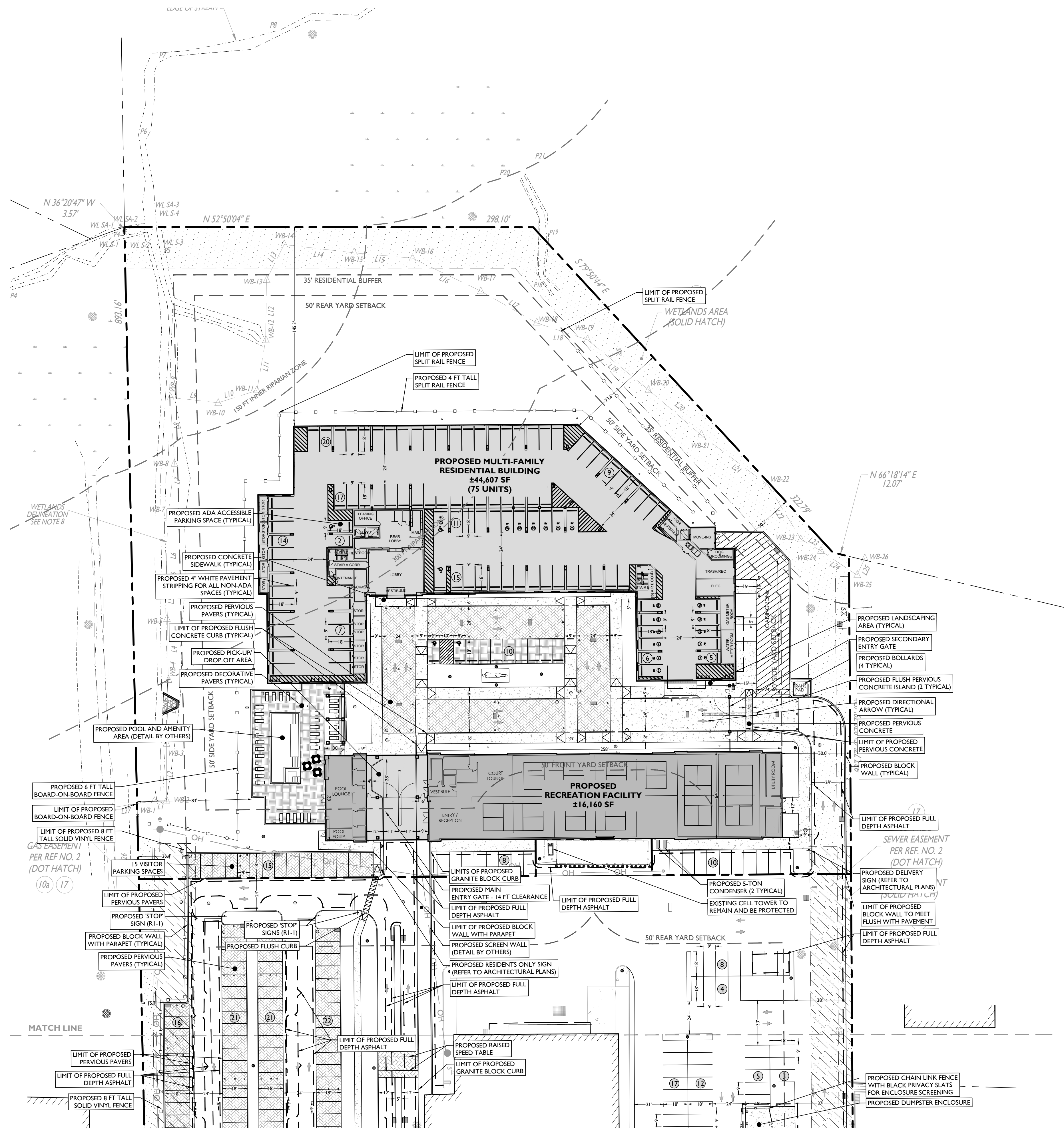
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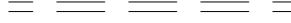
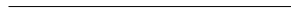



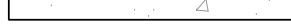

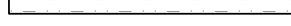


TITLE:

**SITE PLAN
(OVERALL)**

DRAWING:

C-5



<u>SYMBOL</u>	<u>DESCRIPTION</u>
	PROPERTY LINE
	SETBACK LINE
	LIMIT OF PROPOSED FULL DEPTH ASPHALT
	PROPOSED FLUSH CURB
	PROPOSED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED FENCE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PERVIOUS PAVERS
	PROPOSED PERVIOUS CONCRETE
	PROPOSED DECORATIVE PAVERS
	PROPOSED BUILDING DOORS

NOT APPROVED FOR CONSTRUCTION



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Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201 340 4468 • Fax 201 340 4472

[illegible]

PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION

V-FEE MENDHAM APARTMENTS, LLC

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

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

MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER



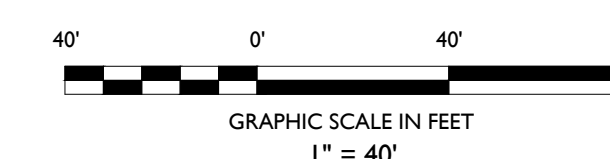
SCALE:	1" = 40'	PROJECT ID: RUT-200218
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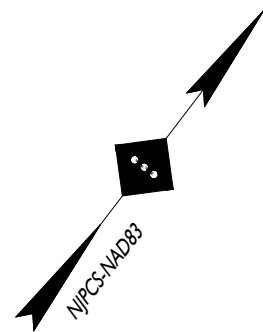
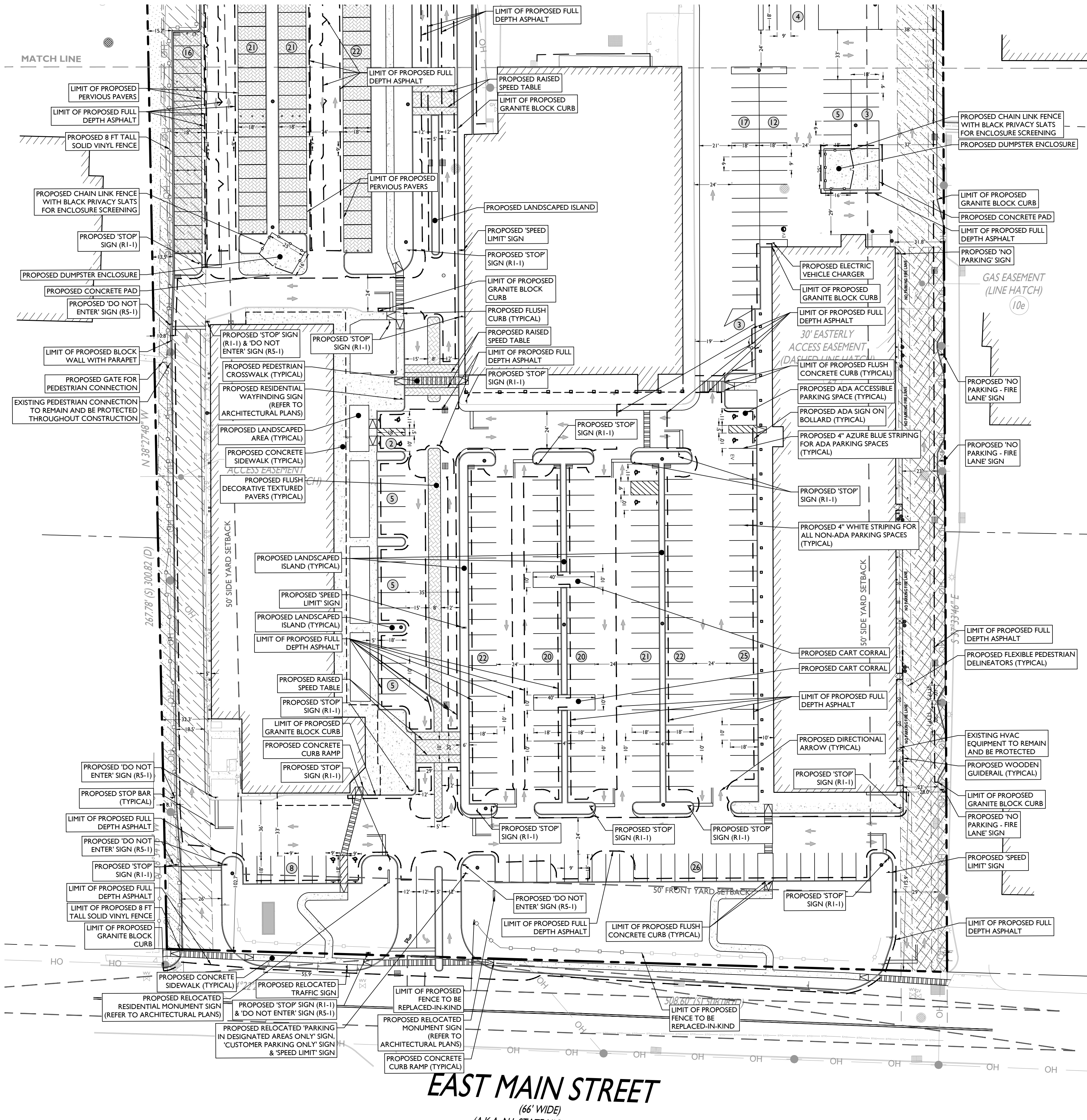
SITE PLAN

DRAWING:

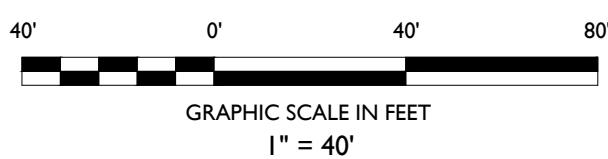
C-6



Z:\2020\PROJECTS\2020\100 DEVELOPMENT - 1406 EAST MAIN STREET - MENDHAM, NJ\CD\DRAWINGS\05 SITE PLAN



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	LIMIT OF PROPOSED FULL DEPTH ASPHALT
	PROPOSED FLUSH CURB
	PROPOSED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED FENCE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PERVIOUS PAVERS
	PROPOSED PERVIOUS CONCRETE
	PROPOSED DECORATIVE PAVERS
	PROPOSED BUILDING DOORS



FOR AMENDED MUNICIPAL SUBMISSION

DATE

BY

01/16/2024

AMH

BY

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engineering & design

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Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

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Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION

V-FEE MENDHAM APARTMENTS, LLC

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

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

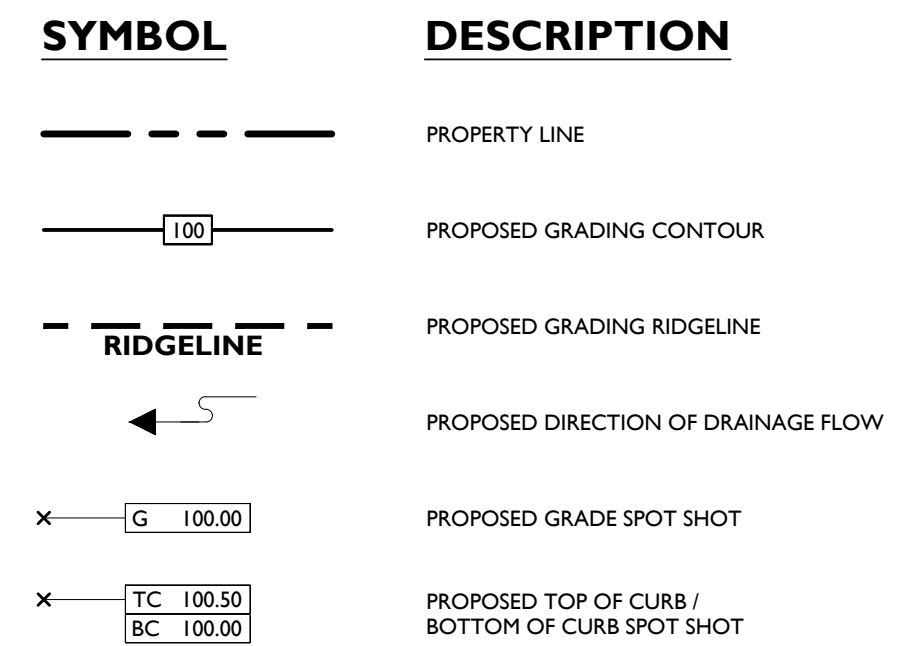
MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: RUT-200218

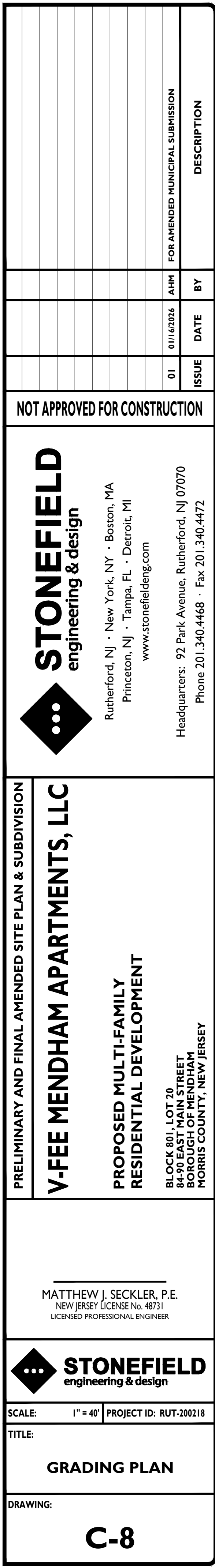
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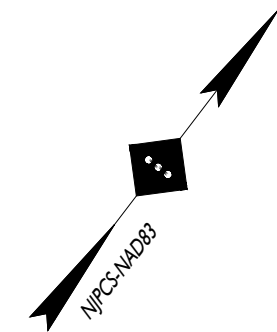
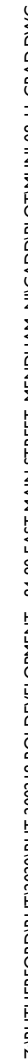
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ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE IN ANY CURBS RAMP WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE MAXIMUM SLOPE IS 5.00% INCHES HORIZONTALLY 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 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 CURBS RAMP 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. THE MAXIMUM PERMISSIBLE RAMP WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPACT AND NON-SKIDING ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 6 INCHES. LANDINGS AT THE LANDING AREA IN BETWEEN RAMP RUNS. LANDINGS AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLOPE RAMPER SHALL BE SIGNED AND MAINTAINED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL EXCEEDS 1/4 INCH, THE CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ALL OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 3/4 INCH.






GRADING NOTES

1. 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 A PERMIT FROM THE COUNTY FOR THE DE-WATERING OF GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO MAINTAIN THE STRUCTURE OF EXISTING 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 STEAKOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR SHALL BE 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.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
6. THE MINIMUM SLOPE 1.00% SHALL BE PROVIDED 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN. THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS FOUND TO BE NEAR THE PROPOSED STRUCTURE, THE PROPOSED CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED TO THE CITY OF STONEFIELD'S SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

40' 0' 40' 80'



GRAPHIC SCALE IN FEET
1" = 40'

PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION

V-FEE MENDHAM APARTMENTS, LLC

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

BLOCK 801, LOT 20
84-50 EAST MAIN STREET
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY



STONEFIELD
engineering & design

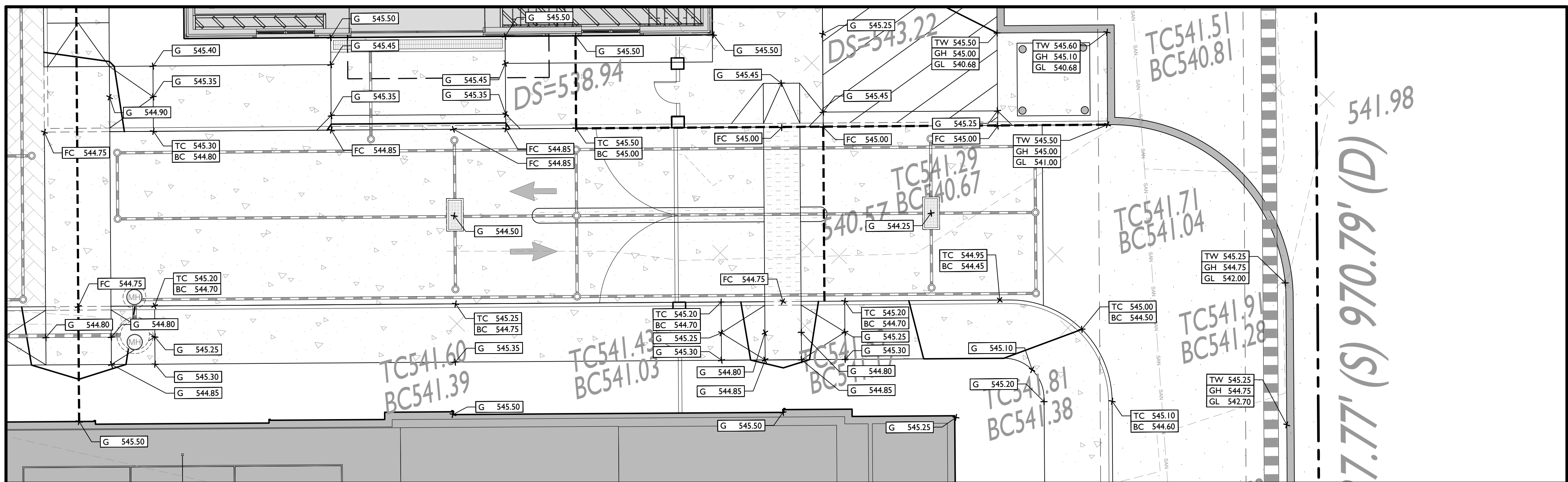
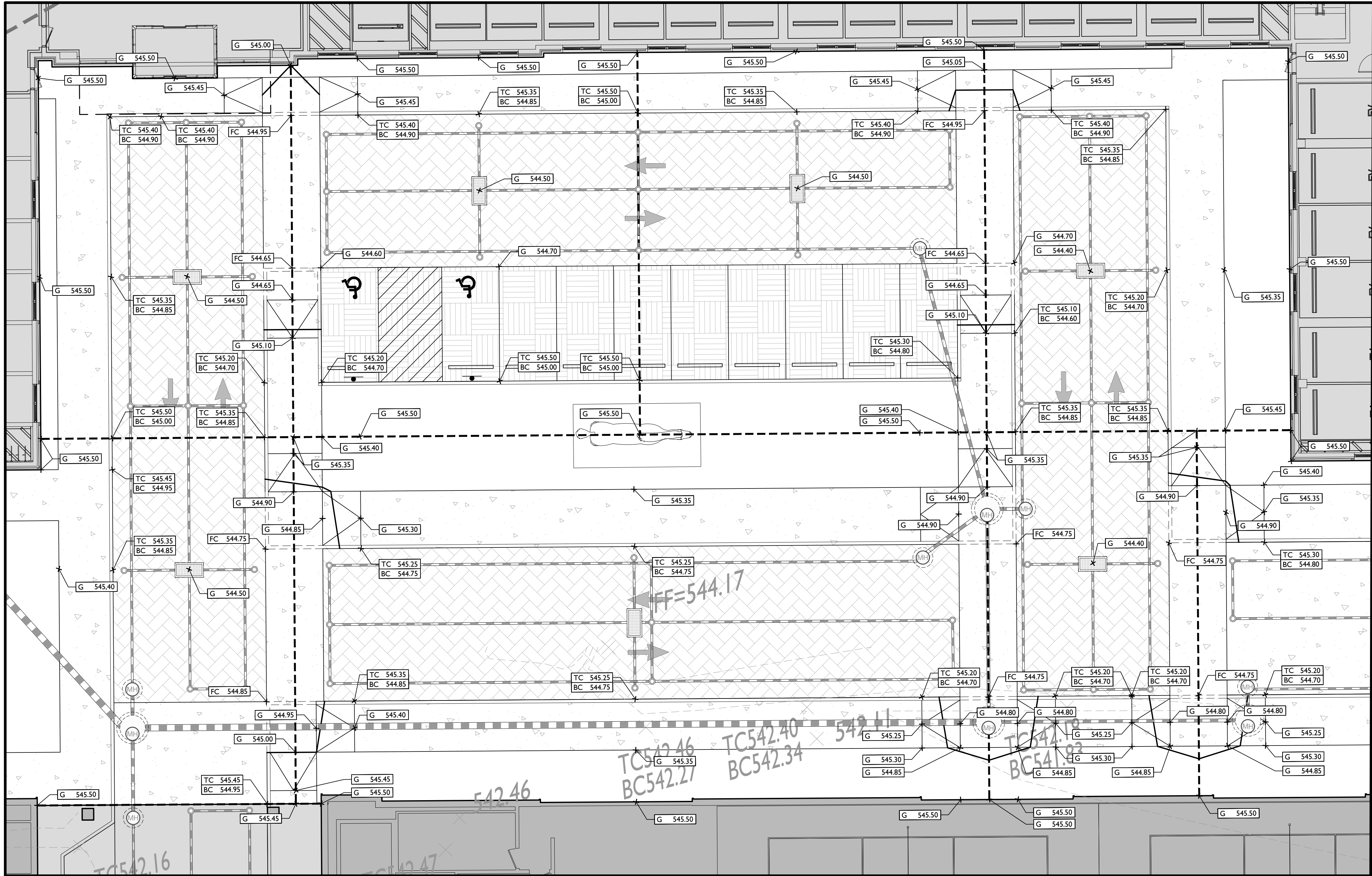
TITLE:

GRADING PLAN

DRAWING:

C-9

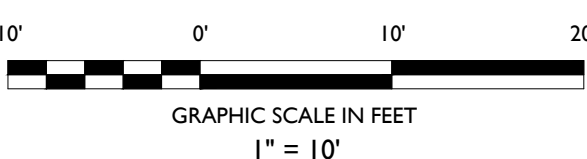
Z:\PROJECTS\2022\100 DEVELOPMENT - 140 EAST MAIN STREET - MENDHAM TOWNSHIP\100-11.DWG



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT

- GRADING NOTES**
- 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.
 - 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 FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - 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.
 - 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.
 - 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 ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - 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 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



DATE	BY	DESCRIPTION
01/16/2024	AHM	FOR AMENDED MUNICIPAL SUBMISSION
01		ISSUE

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PROPOSED MULTI-FAMILY
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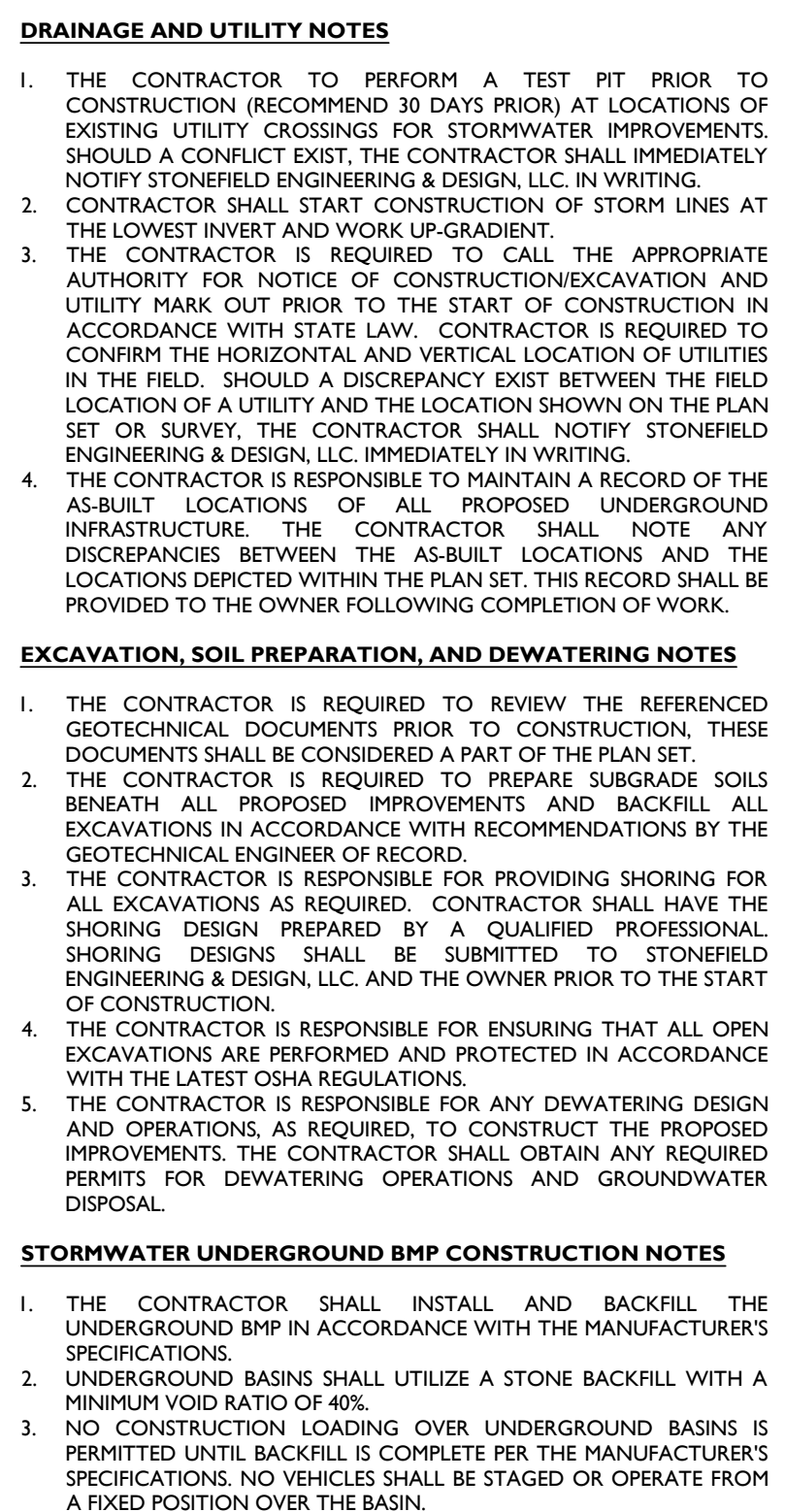
STONEFIELD
engineering & design

SCALE: 1" = 10' PROJECT ID: RUT-200218

TITLE:
**GRADING
INSET PLAN**

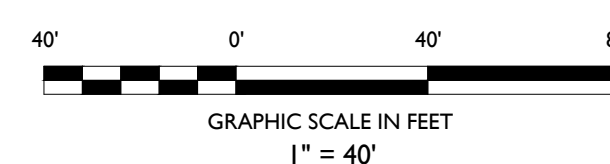
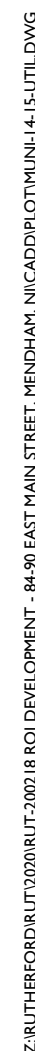
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



40° 0° 40° 80°

GRAPHIC SCALE IN FEET
1" = 40'

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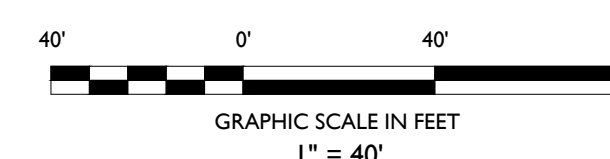
HOURS OF SECURITY LIGHTING:
12:00 AM - 5:00 AM

(*) ALL PROPOSED LIGHT FIXTURES TO BE 3,000K
(**) ALL PROPOSED LIGHT FIXTURES TO BE TURNED DOWN
TO SECURITY LIGHTING LEVELS AT 11 PM DAILY

SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (FOOT CANDLES)
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED CANOPY LIGHT
	EXISTING SECURITY LIGHT

GENERAL LIGHTING NOTES

1. 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 UNPREDICTABLE FACTORS SUCH AS WEATHER, AMBIENT LIGHT SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. THE LIGHTING 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 BEING USED.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSES ARE AS FOLLOWS:
 - LIGHT EMISSION INDEX (LEI)..... 0.90
 - HIGH PRESSURE SODIUM..... 0.72
 - METAL HALIDE..... 0.75
4. THE CONTRACTOR SHALL NOT 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 SHALL PROVIDE ELECTRICAL AND LIGHTING DESIGN TO PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF THE EXISTING AND PROPOSED LIGHTING TO THE OWNER AND STONFIELD ENGINEERING & DESIGN, LLC.



ALL PROPOSED LIGHTING FIXTURES TO BE TURNED
DOWN TO SECURITY LIGHTING LEVELS AT 12 AM DAILY

HOURS OF SECURITY LIGHTING:
12:00 AM - 5:00 AM

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	LIGHTING FIXTURE	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	48	B-K MAMMOTH UP/DOWN LED	TYPE I	0.90	B-K LIGHTING	MA-LED-X51-WF L-ITL88310-GO NIOPHOTOME TRY.IES
	B	23	CPY SERIES VERSION B LED CANOPY FIXTURE - INPUT C (31 W)	-	0.90	CREE LIGHTING	CPY250-B-XX-F- C-UL-XX-30K_ CONFIGURED.I ES
	C	32	UTLD TRADITIONAIRE LED DOWNLIGHT AREA LIGHT	TYPE V	0.90	HUBBELL	UTLD-E02-LED- E-U-5M.Q.IES
	D	5	OSQ SERIES VERSION C LED AREA/FLOOD FIXTURE (100 W)	TYPE IV	0.90	CREE LIGHTING	OSQM-C-4L-30 K7-4B-UL_CON FIGURED.IES

(*) ALL PROPOSED LIGHT FIXTURES TO BE 3,000K
(**) EXISTING LIGHTING FIXTURE

SYMBOL

- PROPOSED CALCULATION AREA
- PROPOSED ISOMETRIC LINE
- A (XX') PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
- +XX' PROPOSED LIGHTING INTENSITY (FOOT CANDLES)
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED CANOPY LIGHT
- EXISTING SECURITY LIGHT

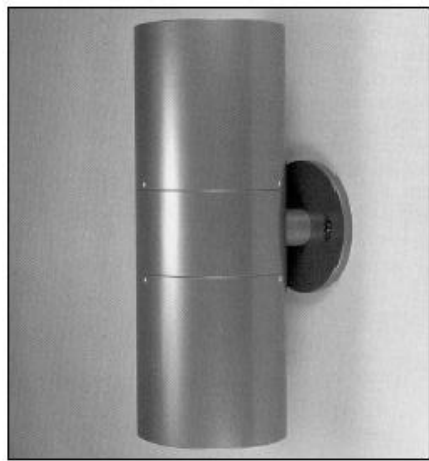
DESCRIPTION

GENERAL LIGHTING NOTES

- 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 AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- 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.
- 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
- THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS. THE CONTRACTOR IS 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.

LIGHTING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 195-47. A. (1) & § 195-47. B. (1)	THE STYLE OF THE LIGHT AND LIGHT STANCHION SHALL BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING.	COMPLIES
§ 195-47. A. (2) & § 195-47. B. (2)	MAXIMUM HEIGHT OF FREESTANDING LIGHTS SHALL NOT EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING OR 25 FT, WHICHEVER IS LESS.	COMPLIES
§ 195-47. A. (3)	LIGHTS ALONG PROPERTY LINES SHALL BE APPROPRIATELY SHIELDED.	COMPLIES
§ 195-47. A. (4)	SPOTLIGHT-TYPE FIXTURES ATTACHED TO BUILDINGS SHALL BE AVOIDED EXCEPT WHERE PROPERLY SCREENED FROM ADJACENT PROPERTIES.	COMPLIES
§ 195-47. A. (5) & § 195-47. B. (5)	FREESTANDING LIGHTS SHALL BE SO LOCATED AND PROTECTED TO AVOID BEING DAMAGED BY VEHICLES.	COMPLIES
§ 195-47. A. (6)	LIGHTING SHALL NOT BE PERMITTED WHICH REQUIRES FLASHING OR INTERMITTENT ILLUMINATION. LIGHTING WHICH REQUIRES CHANGE IN COLOR, INTENSITY OR HUE SHALL LIKEWISE BE PROHIBITED. ALL SIGN LIGHTING SHALL BE BY WHITE LIGHT ONLY.	COMPLIES
§ 195-47. B. (3)	LIGHTING SHALL RESULT IN THE DIRECT OR DIFFUSED SOURCE OF ILLUMINATION NOT BEING VISIBLE AT ANY POINT ON THE PROPERTY BOUNDARY AT A HEIGHT OF 3 FT OR GREATER. FULL CUTOFF OR FULLY SHIELDED LIGHTING FIXTURES AND SCREENING SHALL BE UTILIZED.	COMPLIES
§ 195-47. B. (4)	SPOT-LIGHT TYPE FIXTURES SHALL BE PROHIBITED.	COMPLIES
§ 195-47. B. (6)	LIGHTING SHALL NOT BE PERMITTED WHICH REQUIRES FLASHING OR INTERMITTENT ILLUMINATION. LIGHTING WHICH REQUIRES CHANGE IN COLOR, INTENSITY OR HUE SHALL LIKEWISE BE PROHIBITED. ALL SIGN LIGHTING SHALL BE BY WHITE LIGHT ONLY WITH A MAXIMUM TEMPERATURE OF 3,000K.	COMPLIES



BUILDING WALL LIGHT (A)

NOT TO SCALE



AREA LIGHT (C)

NOT TO SCALE



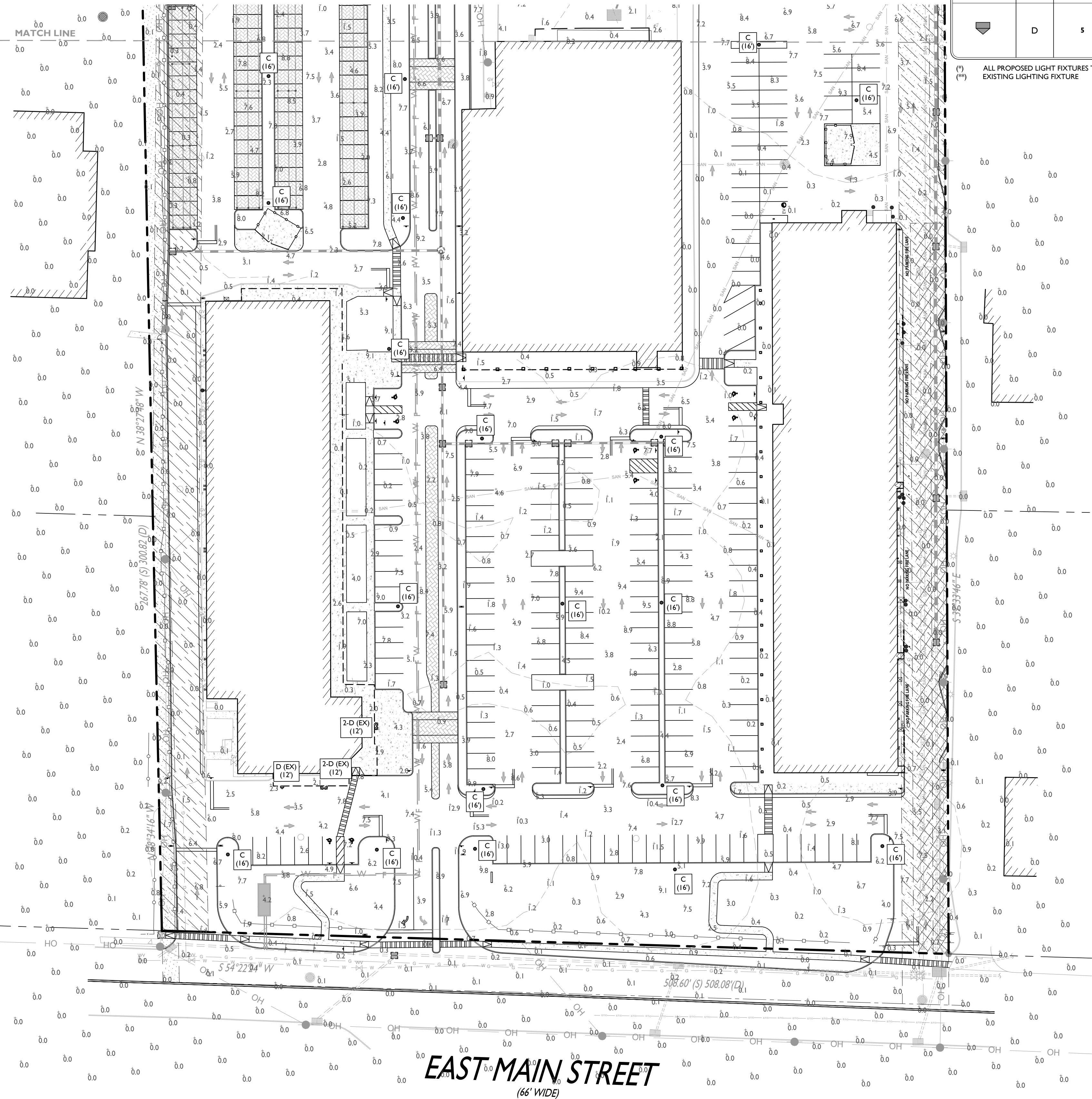
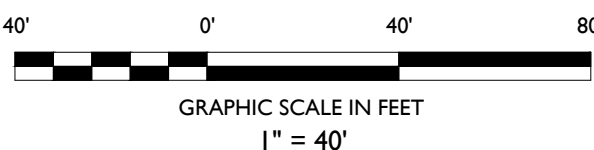
CEILING LIGHT (B)

NOT TO SCALE



SECURITY LIGHT (D)

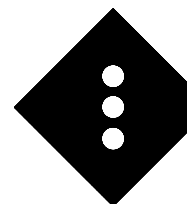
NOT TO SCALE



EAST MAIN STREET
(66' WIDE)

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design



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Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefielddeng.com

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Phone 201.340.4468 · Fax 201.340.4472

PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION
V-FEE MENDHAM APARTMENTS, LLC

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

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

MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: RUT-200218

TITLE:

LIGHTING PLAN

DRAWING:

C-17

SEQUENCE OF CONSTRUCTION

- SIDE PROPERTY LINES SHALL BE STAKED BY A LICENSED SURVEYOR PRIOR TO DISTURBANCE.
 - OBTAIN PLAN APPROVAL AND ALL APPLICABLE PERMITS.
 - HOLD PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY MORRIS CONSERVATION DISTRICT AT LEAST 48 HOURS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITY.
 - INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE (3 DAYS)
 - ROUGH GRADING AND EXCAVATION (4 WEEKS)
 - BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (6 MONTHS)
 - STREETSCAPE IMPROVEMENTS (4 WEEKS)
 - REMOVE SILT FENCE AND SOIL EROSION MEASURES (1 DAY)
- TOTAL ESTIMATED TIME = 8 MONTHS

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

STABILIZATION SPECIFICATIONS:

- I.A. TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11LBS/1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - PERENNIAL RYEGRASS 100 LBS/ACRE (2.3 LBS/1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS/1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- I.B. PERMANENT SEEDING AND MULCHING:
TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS/1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS/ACRE (8 LBS/1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1. (SUMMER SEEDINGS REQUIRE IRRIGATION).
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS/1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

DUST CONTROL NOTES

- MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 51.
- VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1; PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 4-1.
- SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS); KEEP TRAFFIC OFF THESE AREAS.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



Know what's below
Call before you dig.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS
SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS **PRIOR TO THE APPLICATION OF TOPSOIL** (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.
- 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.
- 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 REQUIRED)
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

- 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

- 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 MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

STANDARD FOR TOPSOILING

METHODS AND MATERIALS

1. 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. LIME, 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 CHARACTERISTICS CHART

TYPE OF SOIL	CALIFORN VARIANT LOAM (CapB)
PERCENT OF SITE COVERAGE	4.5%
HYDROLOGIC SOIL GROUP	C
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	COKEBURY 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 (GlaabB)
PERCENT OF SITE COVERAGE	0.1%
HYDROLOGIC SOIL GROUP	B
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

TOTAL AREA SUBJECT TO COMPACTION TESTING:
51,985 SF / 1.19 AC

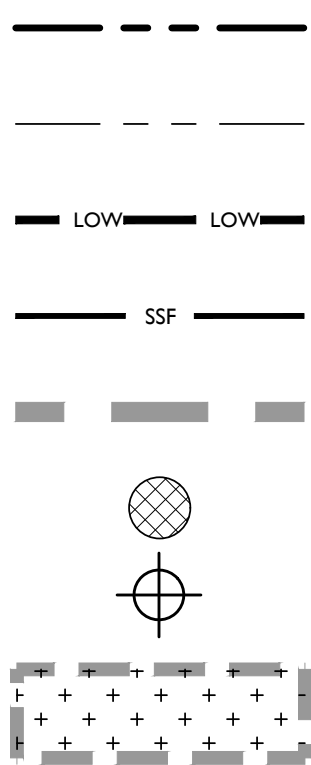
MORRIS COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
- TEMPORARY DIVERSION BERRIS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER", SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILES BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
- A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
- ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- ALL Dewatering OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE Dewatering DETAIL.
- ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
- DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPLKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
- ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- TOPSOIL STOCKPILE PROTECTION
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ. FT.
 - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATIONS
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS
 - APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
 - APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 SQ. FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

SOIL EROSION AND SEDIMENT CONTROL NOTES

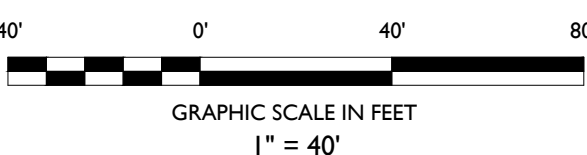
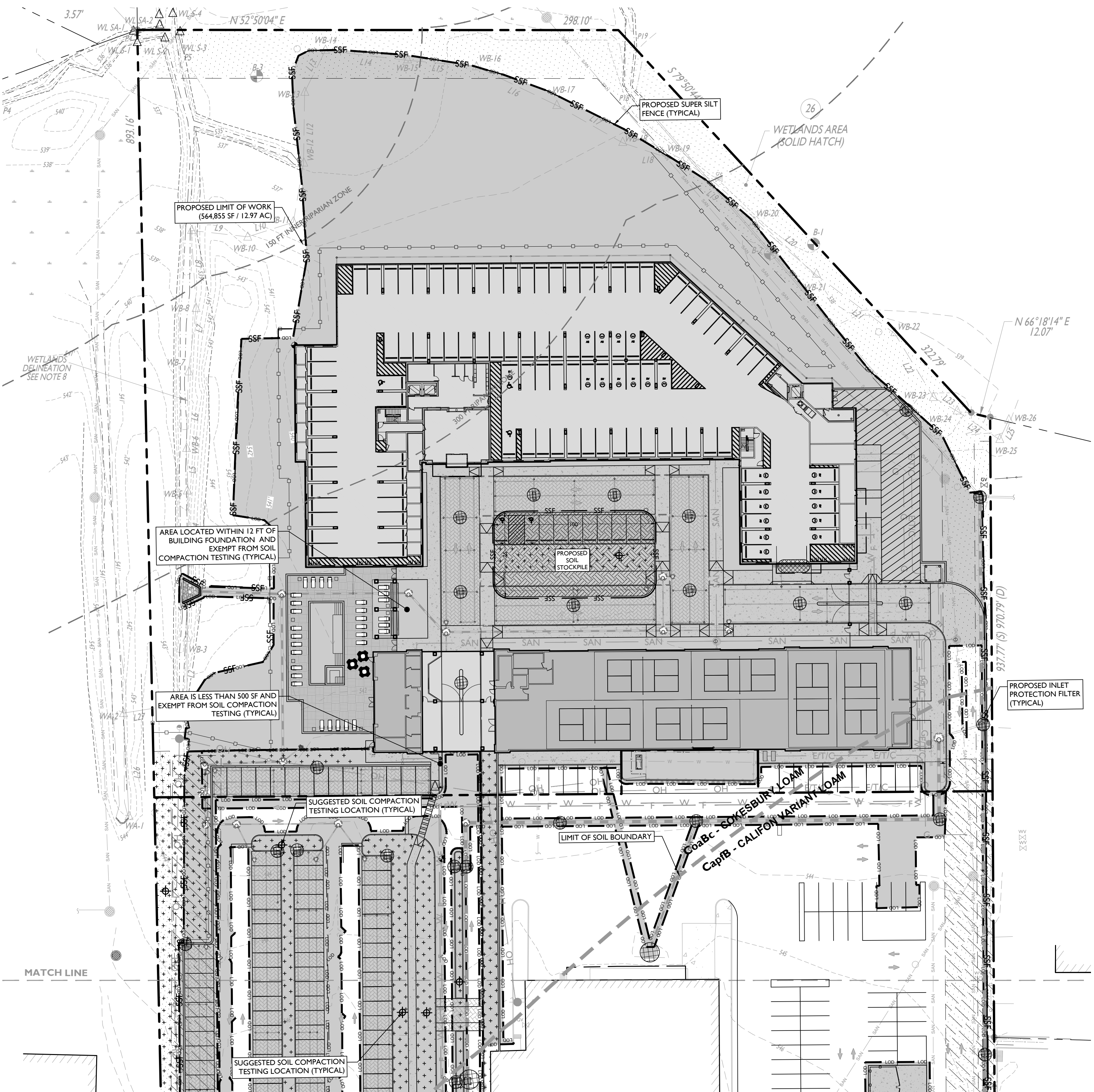
- THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

SYMBOL



DESCRIPTION

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LIMIT OF WORK
- PROPOSED SILT FENCE
- PROPOSED HAYBALES
- PROPOSED INLET PROTECTION FILTER
- SOIL COMPACTION TESTING LOCATION
- AREA SUBJECT TO COMPACTION REMEDIATION



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

PRELIMINARY AND FINAL ANTICIPATED SITE PLAN & SUBDIVISION

V-FEE MENDHAM APARTMENTS, LLC

PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

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

MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 40' PROJECT ID: RUT-200218

TITLE:

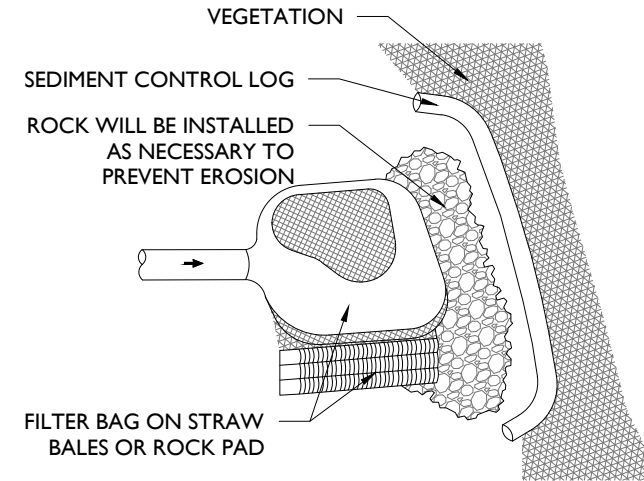
SOIL EROSION &
SEDIMENT CONTROL
PLAN

DRAWING:

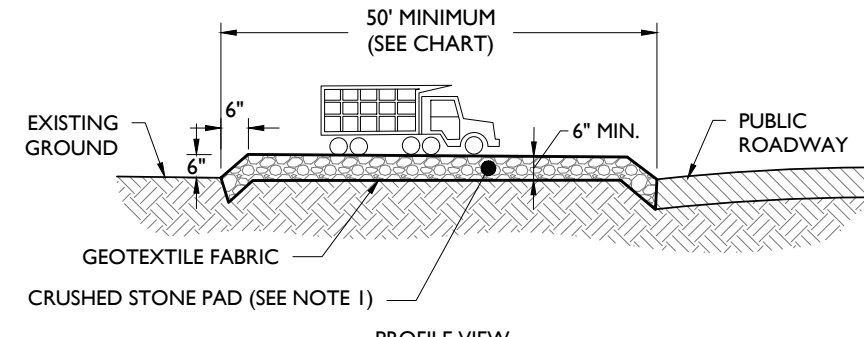
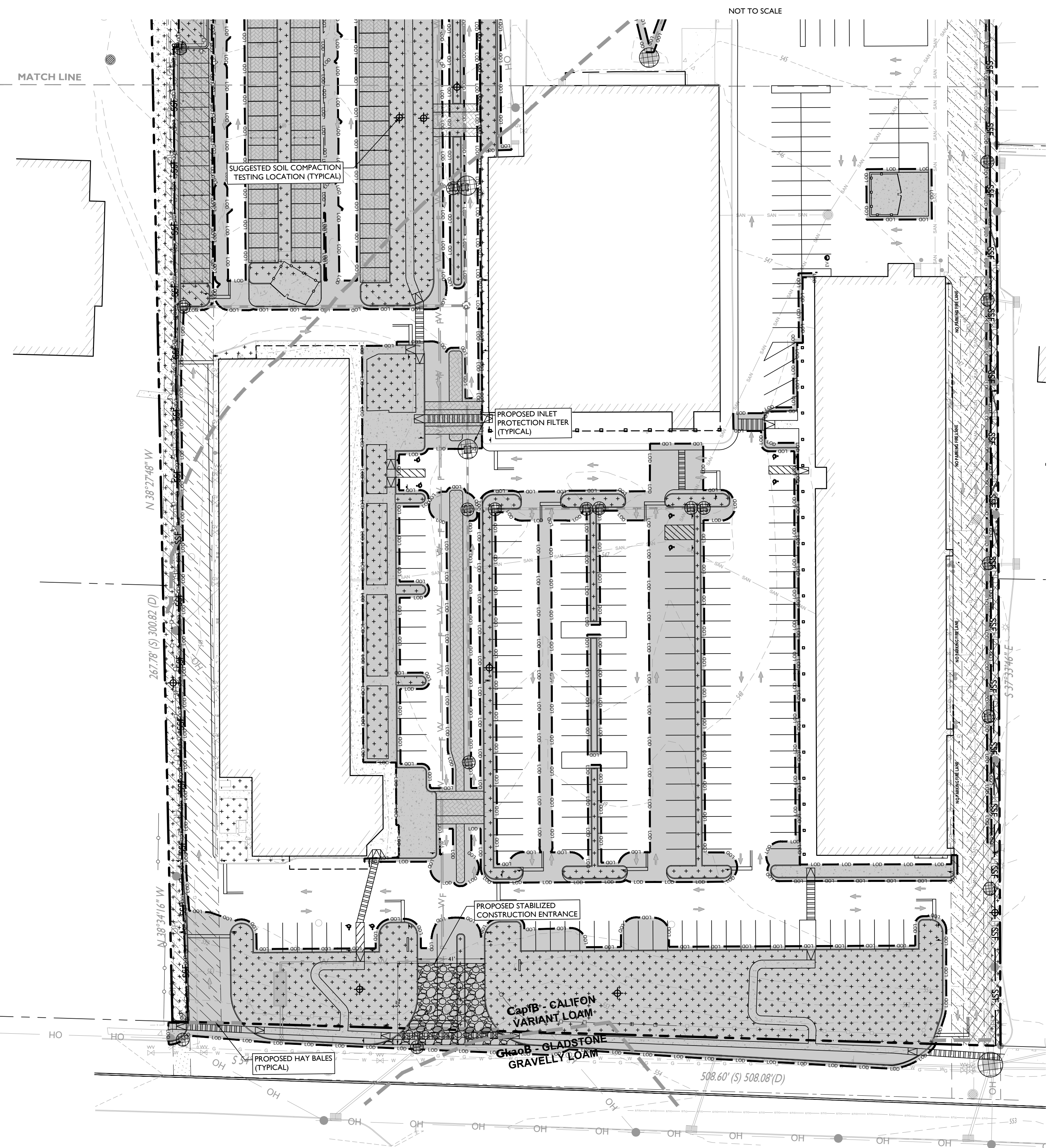
C-18

DEWATERING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF DEWATERING EQUIPMENT
 - TYPE OF DEWATERING OPERATION (DW-1 TO DW-4)
- THE OWNER OR CONTRACTOR SHALL OBTAIN A CONSTRUCTION DISCHARGE DEWATERING PERMIT FROM THE STATE PRIOR TO ANY DEWATERING OPERATION DISCHARGING FROM THE SITE. ALL DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT.
- THE OWNER OR OPERATOR SHALL PROVIDE, OPERATE AND MAINTAIN DEWATERING SYSTEMS OF SUFFICIENT SIZE AND CAPACITY TO PERMIT EXCAVATION AND SUBSEQUENT CONSTRUCTION IN DRY CONDITIONS AND TO LOWER AND MAINTAIN THE GROUNDWATER LEVEL A MINIMUM 2' FEET BELOW THE LOWEST POINT OF EXCAVATION AND CONTINUOUSLY MAINTAIN EXCAVATIONS FREE OF WATER UNTIL BACK-FILLED TO FINAL GRADE



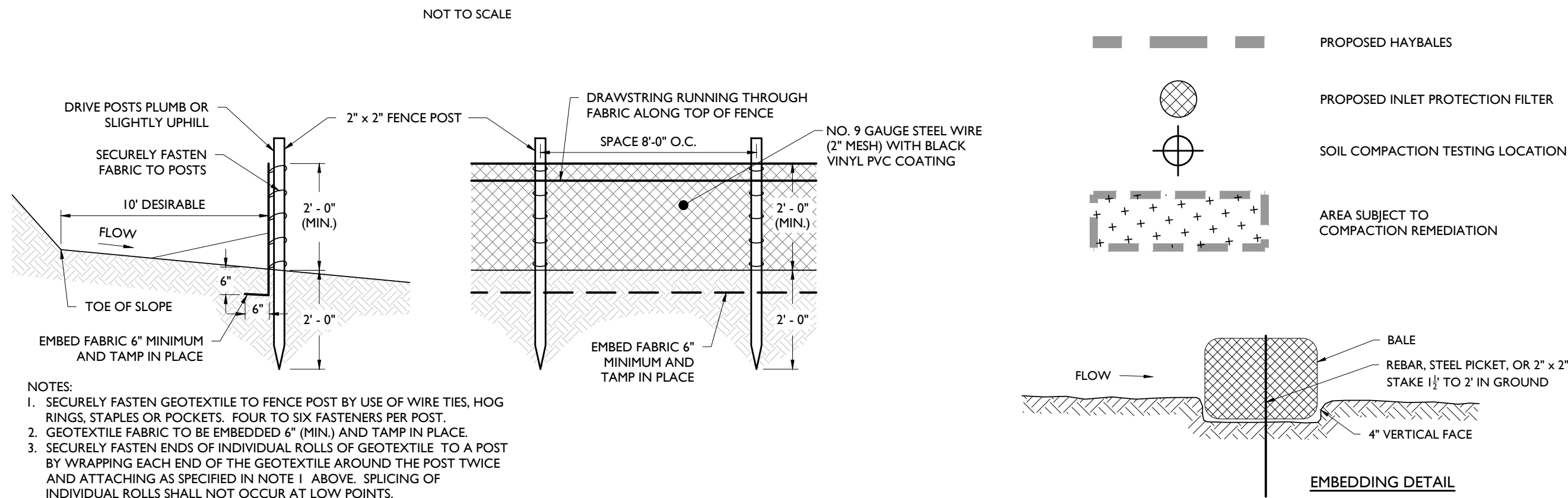
DW-4 DEWATERING FILTER BAG DETAIL



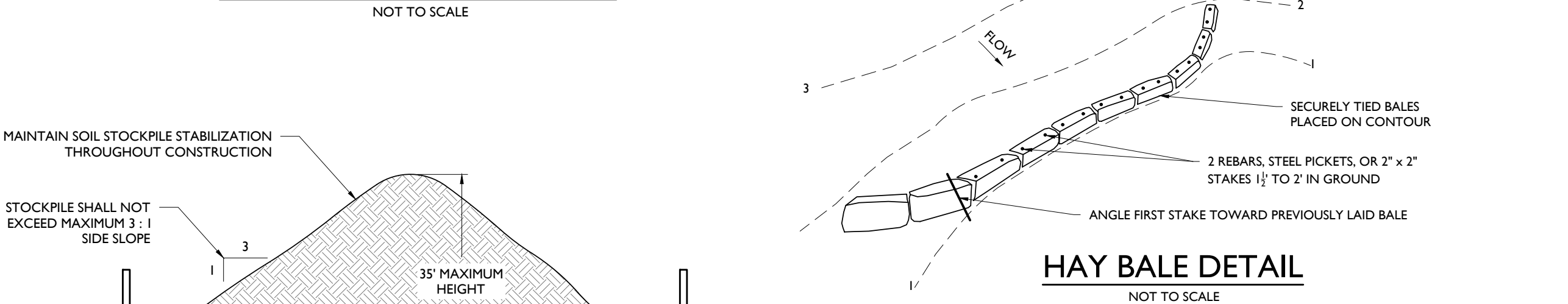
SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

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

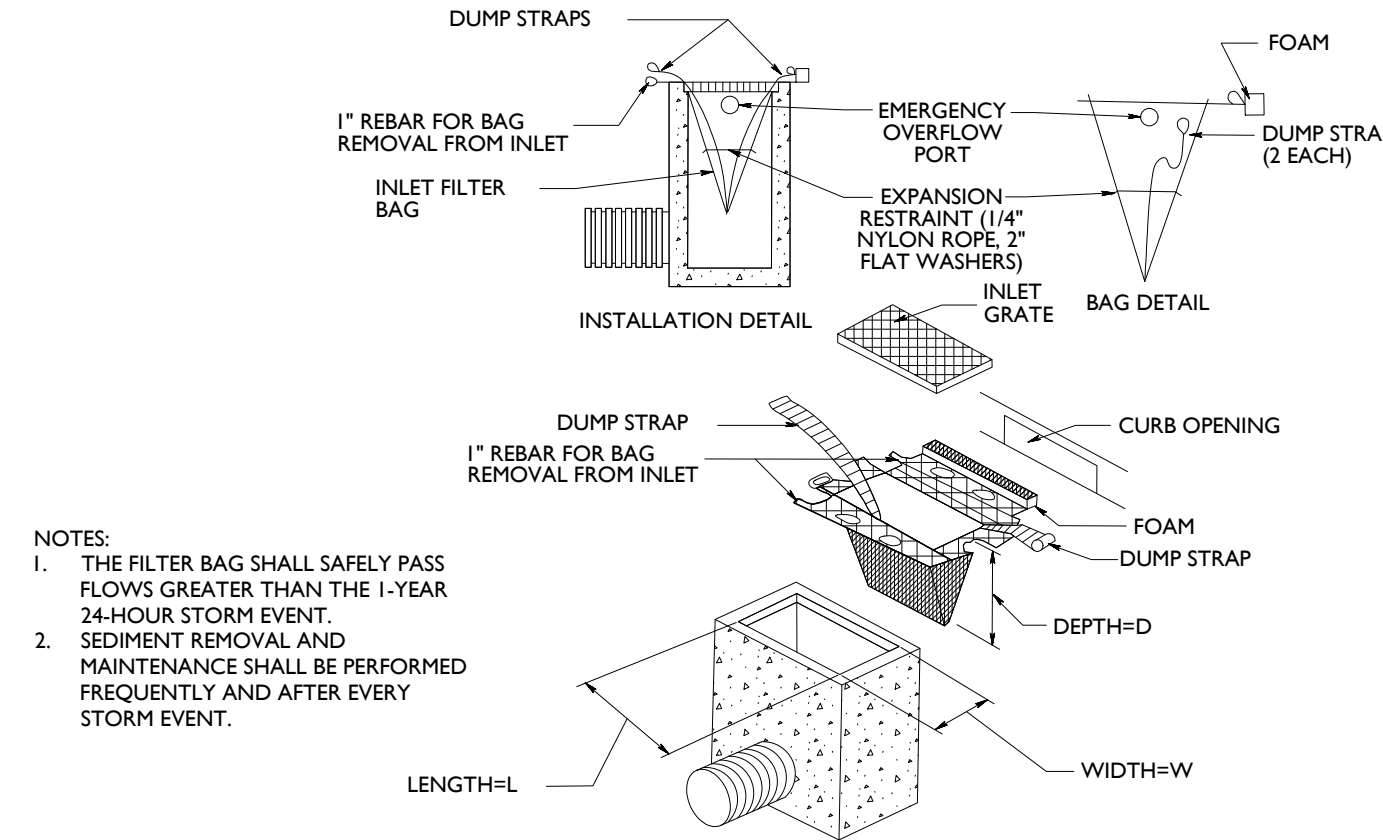
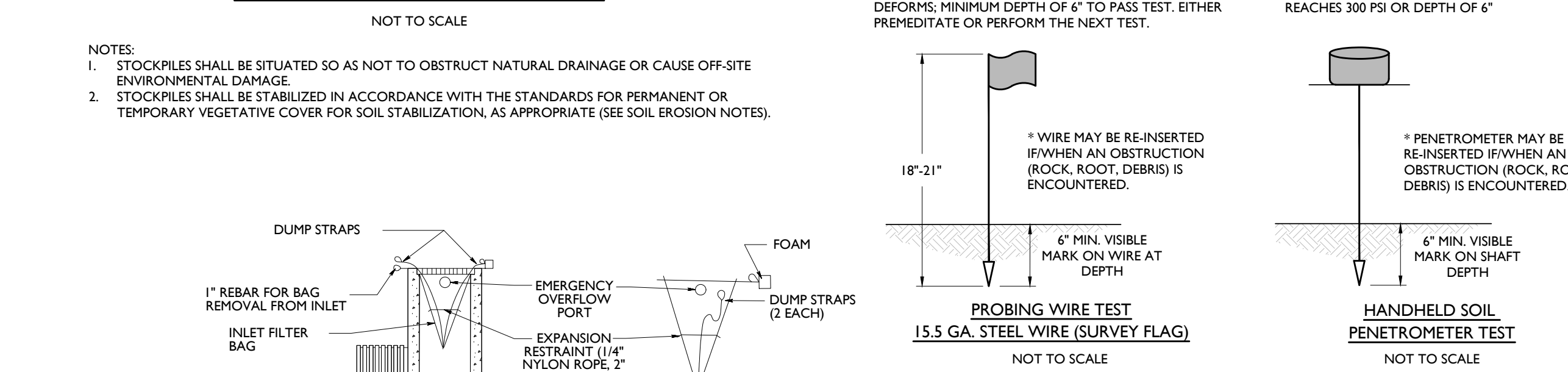
STABILIZED CONSTRUCTION ACCESS DETAIL



SUPER SILT FENCE DETAIL



SOIL STOCKPILE DETAIL

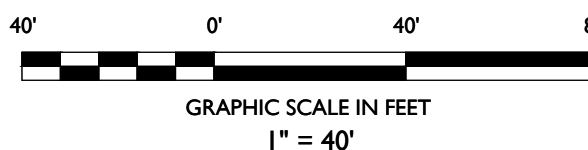


INLET FILTER BAG DETAIL

NOT TO SCALE



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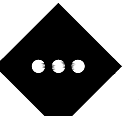
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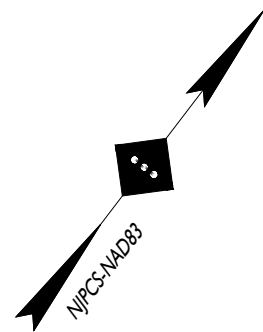
SCALE: 1" = 40' PROJECT ID: RUT-200218

TITLE:
**SOIL EROSION &
SEDIMENT CONTROL
PLAN**

DRAWING:

C-19

(8) EXISTING IMPROVEMENTS, ROADWAYS, OR STRUCTURES LOCATED WITHIN BUFFER SHALL BE EXEMPT



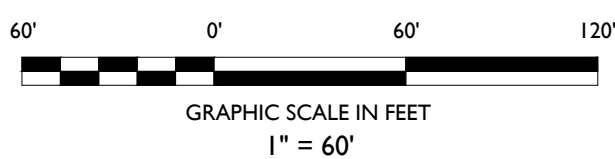
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST THE PLAN SHALL DICTATE.

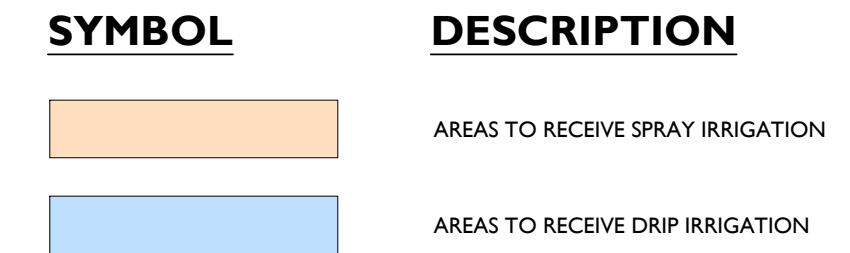
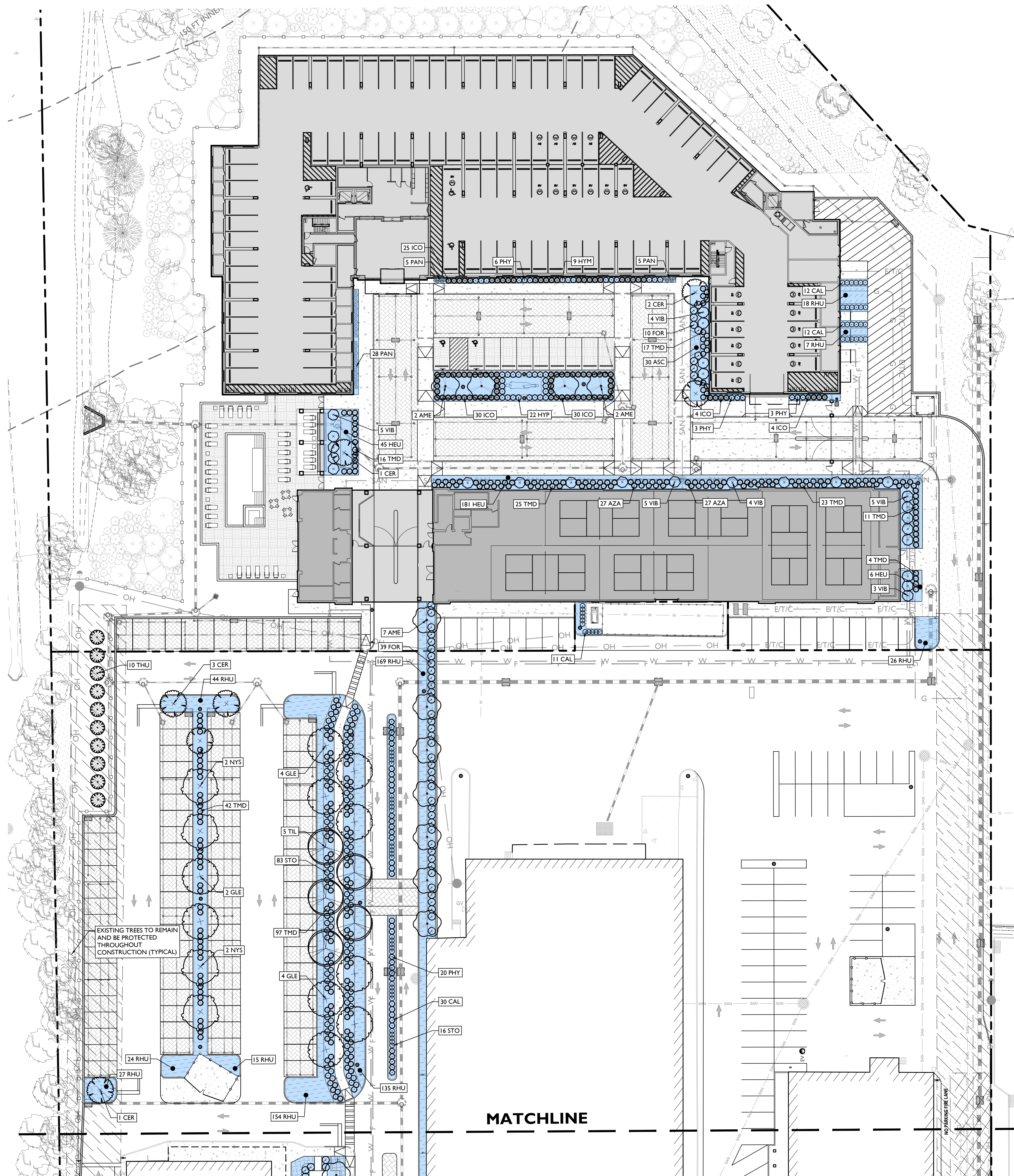
□

AREAS TO RECEIVE DRIP IRRIGATION

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 PROVIDE A DESIGN FOR A PRESSURE REGULATION SYSTEM. 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.

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. "5:1" SLOPE SHALL BE MAINTAINED IN DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MUCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. ALL SLOPES SHALL BE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN OR OUT OF THE DISTURBED AREAS 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.

[illegible]

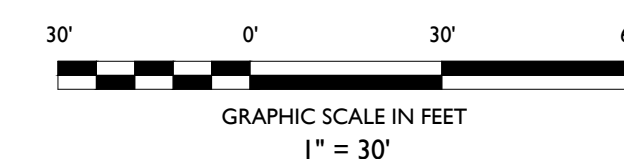


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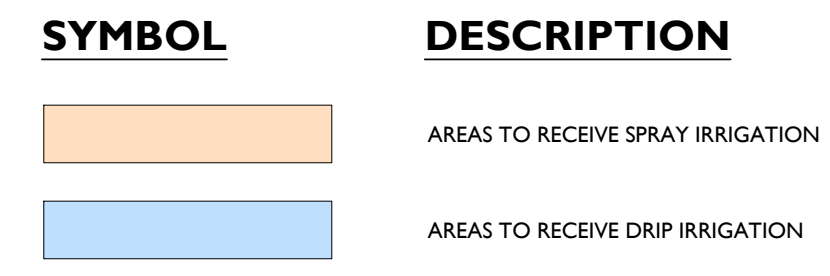
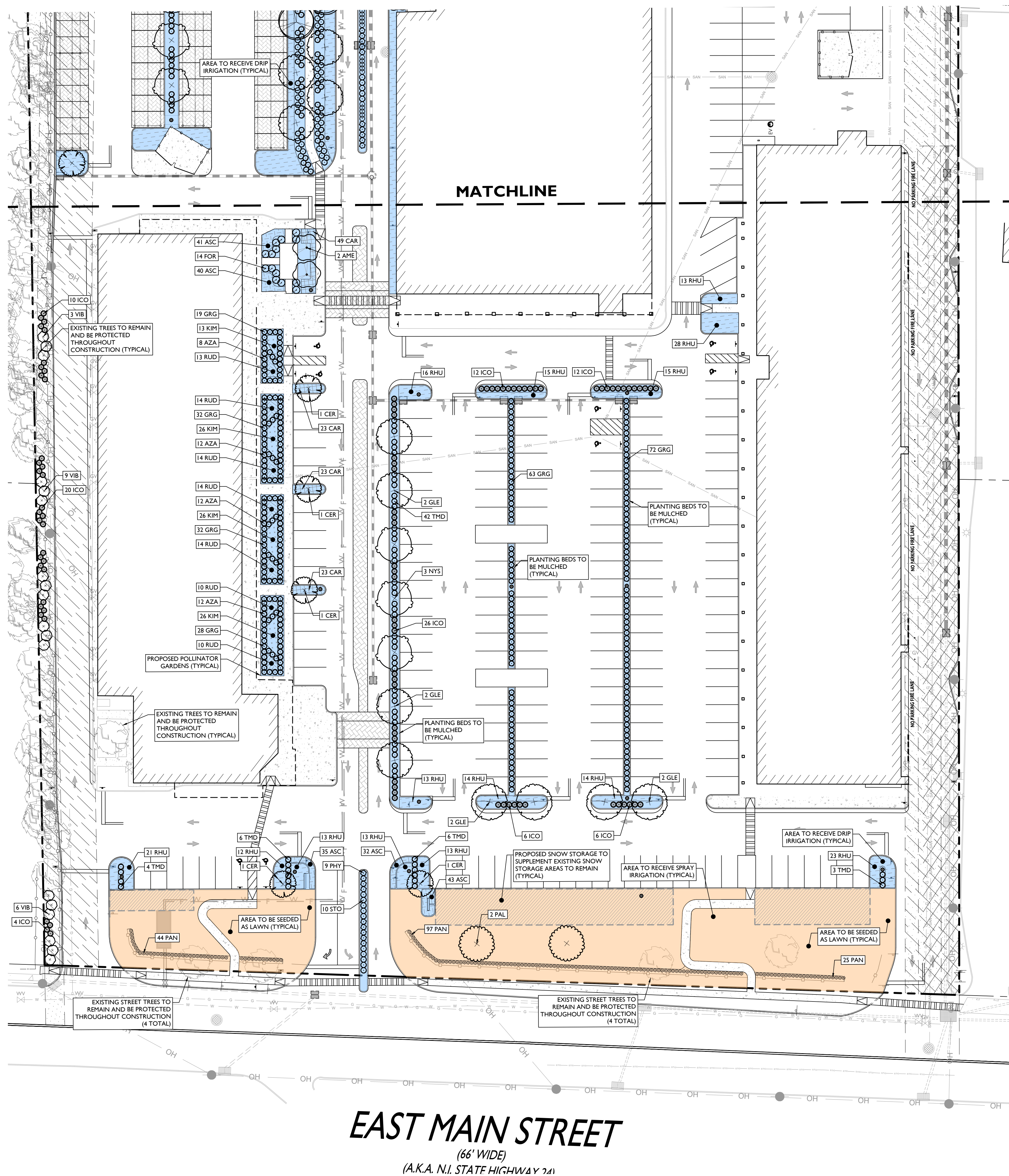
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP, IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN 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, PIPES, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEPING WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. 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 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE SPRINKLER HEADS IN OPENING 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.



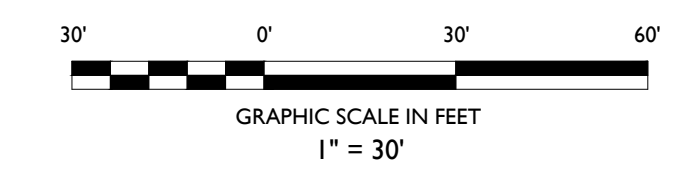
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PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION V-FEE MENDHAM APARTMENTS, LLC PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT BLOCK 801, LOT 20 84-90 EAST MAIN STREET BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY		NOT APPROVED FOR CONSTRUCTION			
SCALE: 1" = 30' TITLE: LANDSCAPING PLAN		PROJECT ID: RUT-200218		DATE: 01/16/2026	
		ISSUE:		BY:	
DRAWING: C-21		FOR AMENDED MUNICIPAL SUBMISSION		DESCRIPTION:	



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 INCLUDE MAIN VALVES, RIGID HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN LANDSCAPE AREAS.

- ## **LANDSCAPING NOTES**
1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREA TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 2. 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 1 FOOT VERTICAL (3:1). SLOPES ARE INDICATED ON 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 TO NEW LINES IN CONFORMANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
 6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO BEET FLUSH AT THE ELONG END OF WALL OR TOP OF CURB BLEND. NO MORE EXCESS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

[illegible]

NOT APPROVED FOR CONSTRUCTION

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MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER



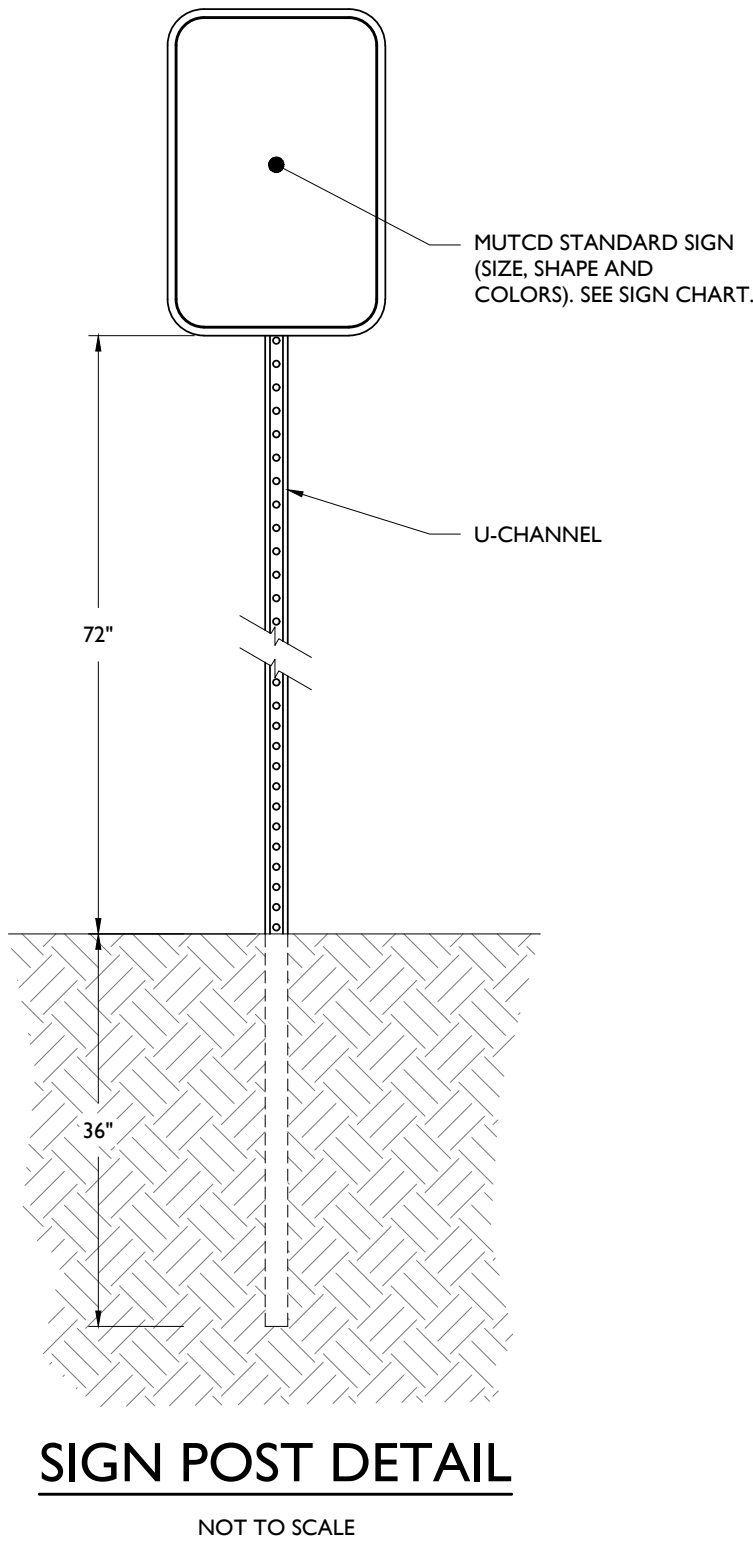
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SCALE:	1" = 30'	PROJECT ID: RUT-200218
TITLE:		

LANDSCAPING PLAN (FOCAL POINTS)

DRAWING:

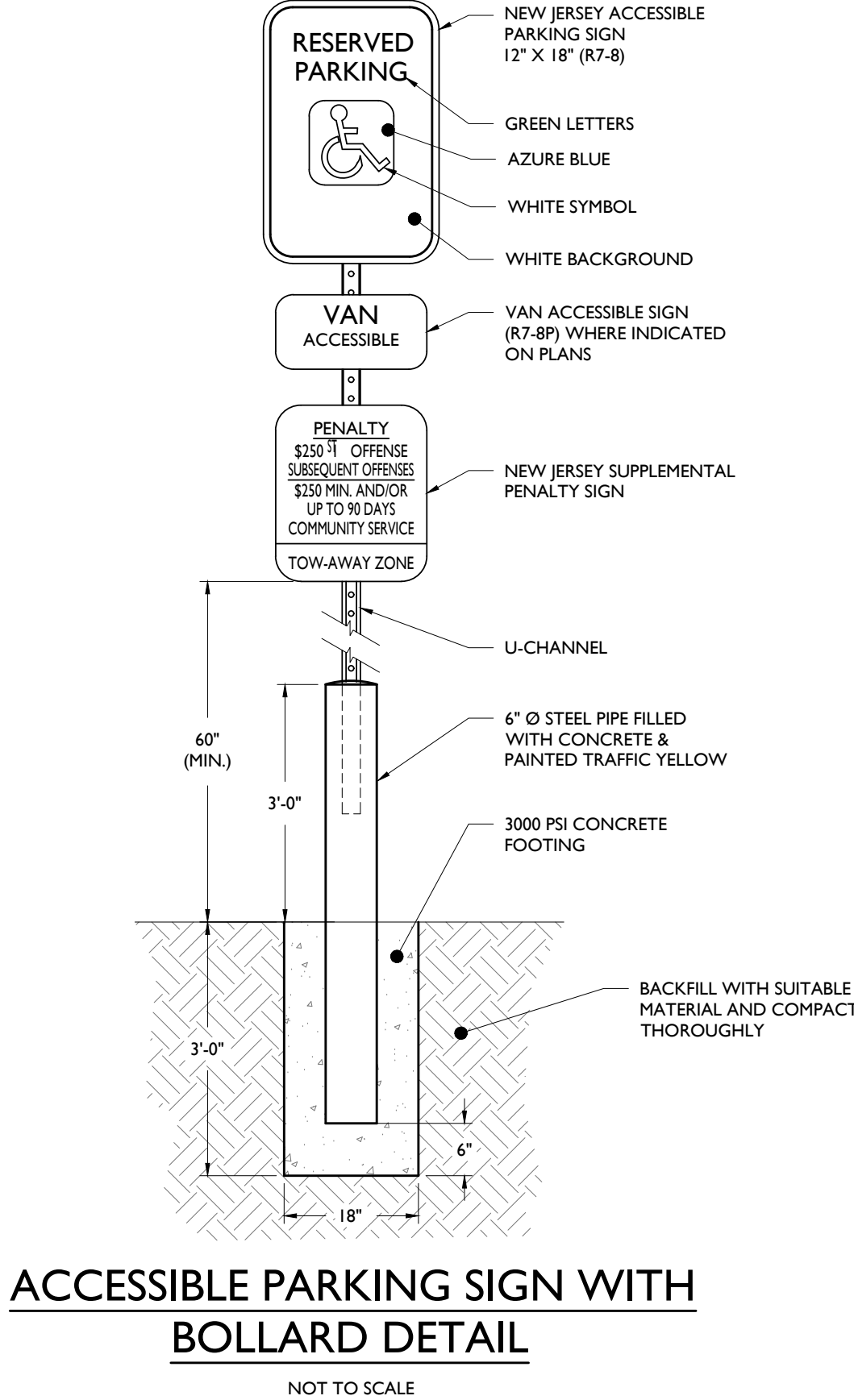
C-22



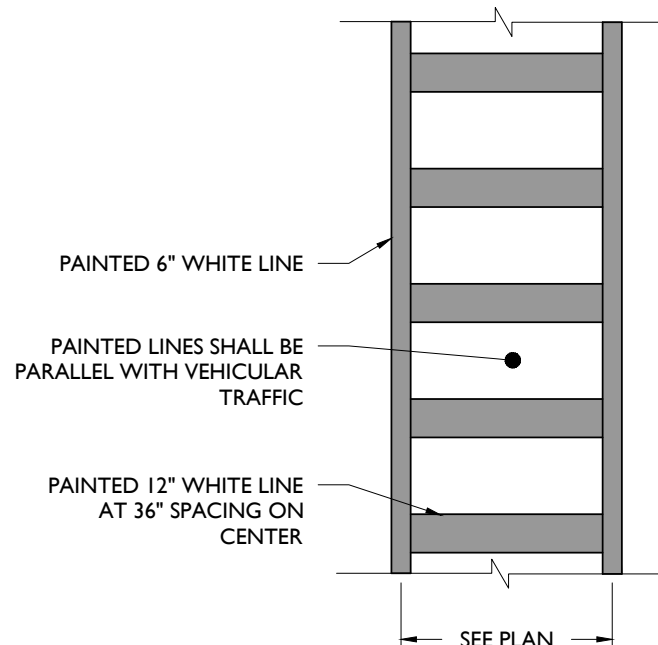
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		RED	WHITE	36"x36"	GROUND
ONE DIRECTION ARROW-RIGHT (W1-6R)		BLACK	YELLOW	36"x18"	GROUND
ONE DIRECTION ARROW-LEFT (W1-6L)		BLACK	YELLOW	36"x18"	GROUND
DO NOT ENTER (R5-1)		RED	WHITE	30"x30"	GROUND

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

SIGN DATA TABLE
NOT TO SCALE

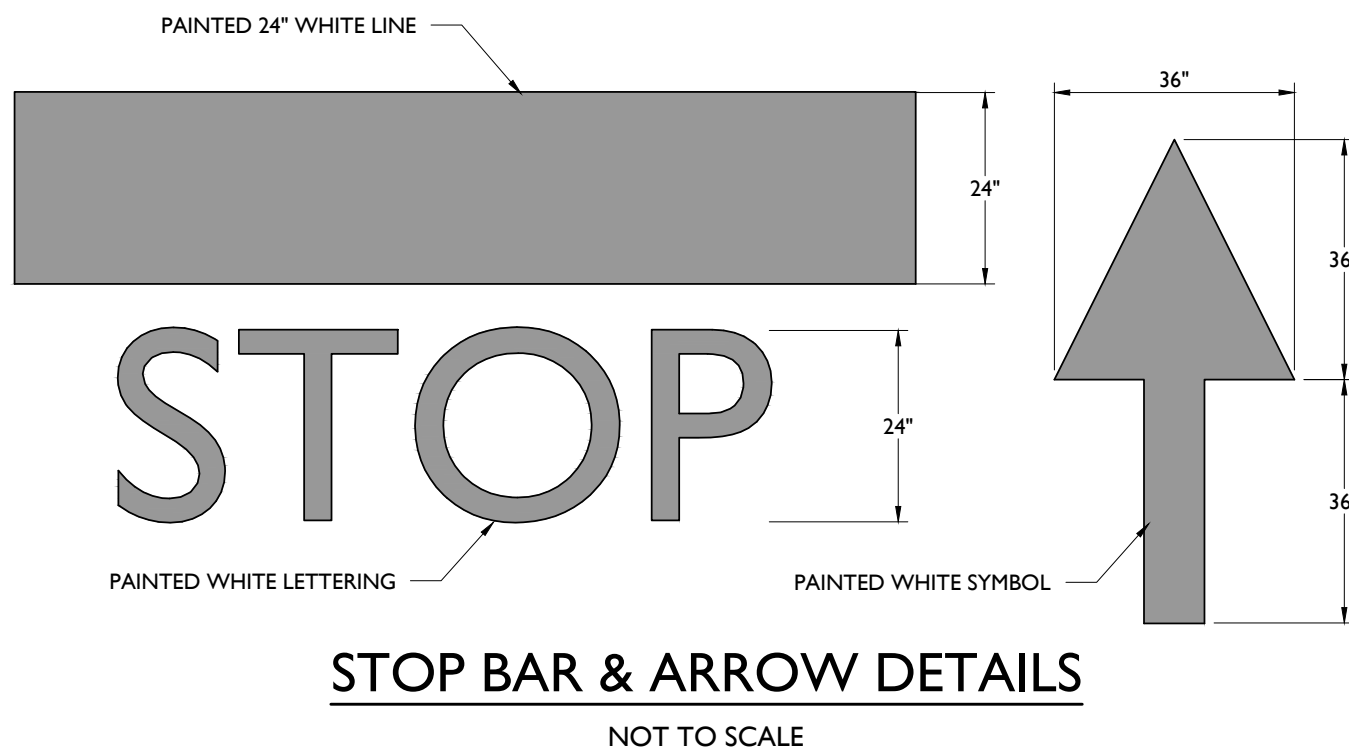


ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL
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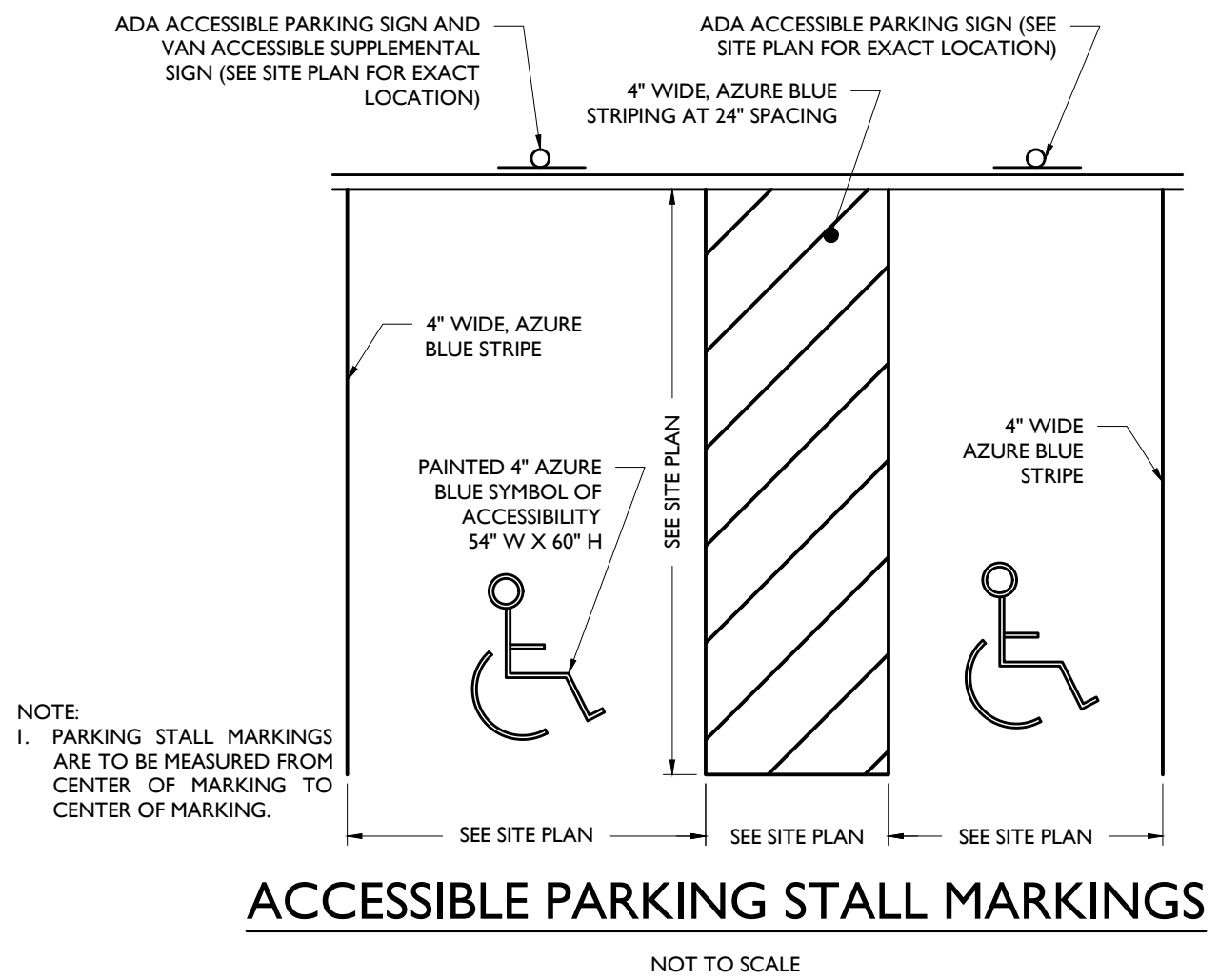


CROSSWALK DETAIL
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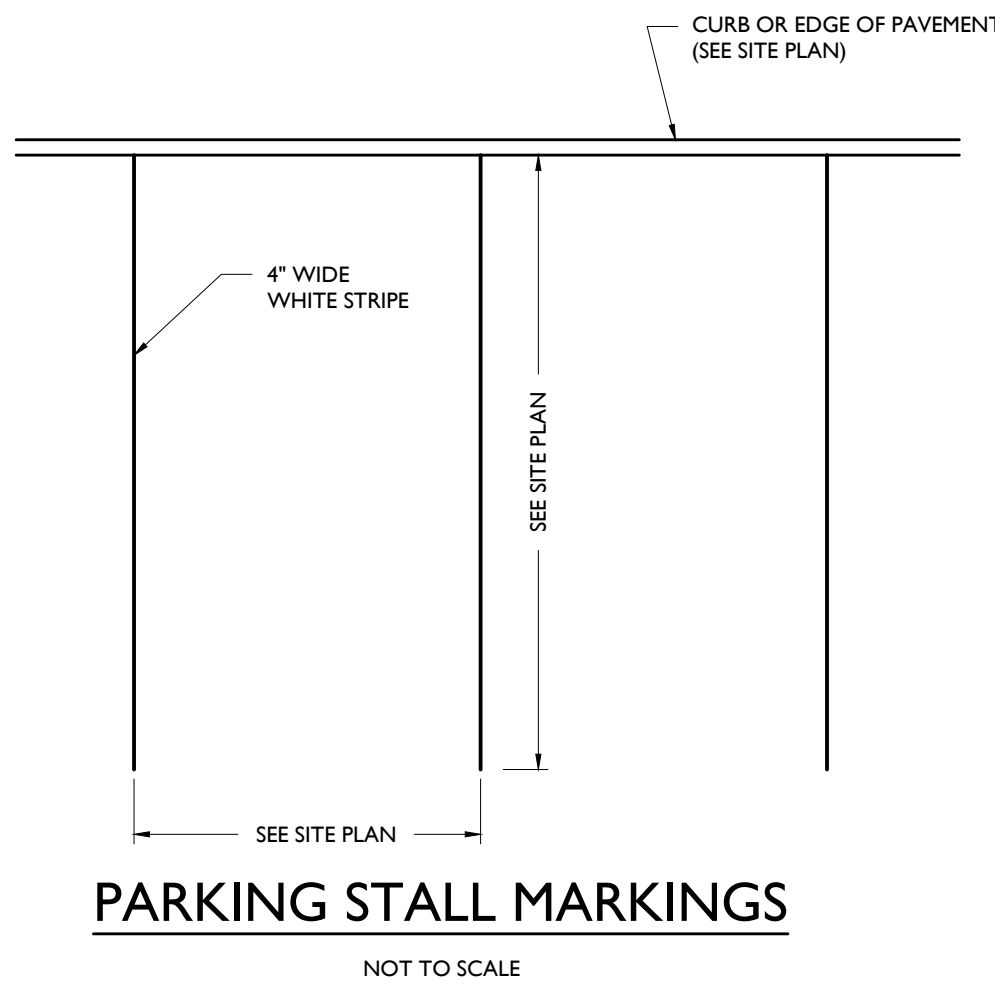
- PAVEMENT STRIPING & MARKINGS NOTES:
- ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
 - ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
 - UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.



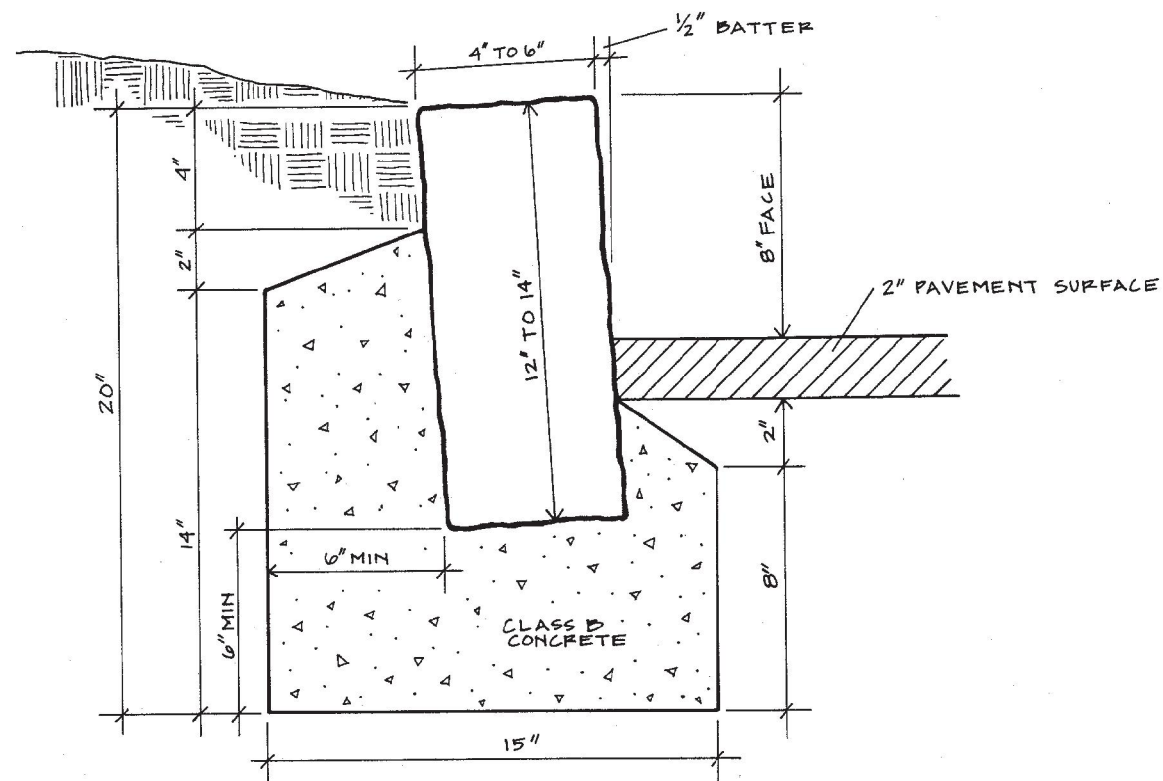
STOP BAR & ARROW DETAILS
NOT TO SCALE



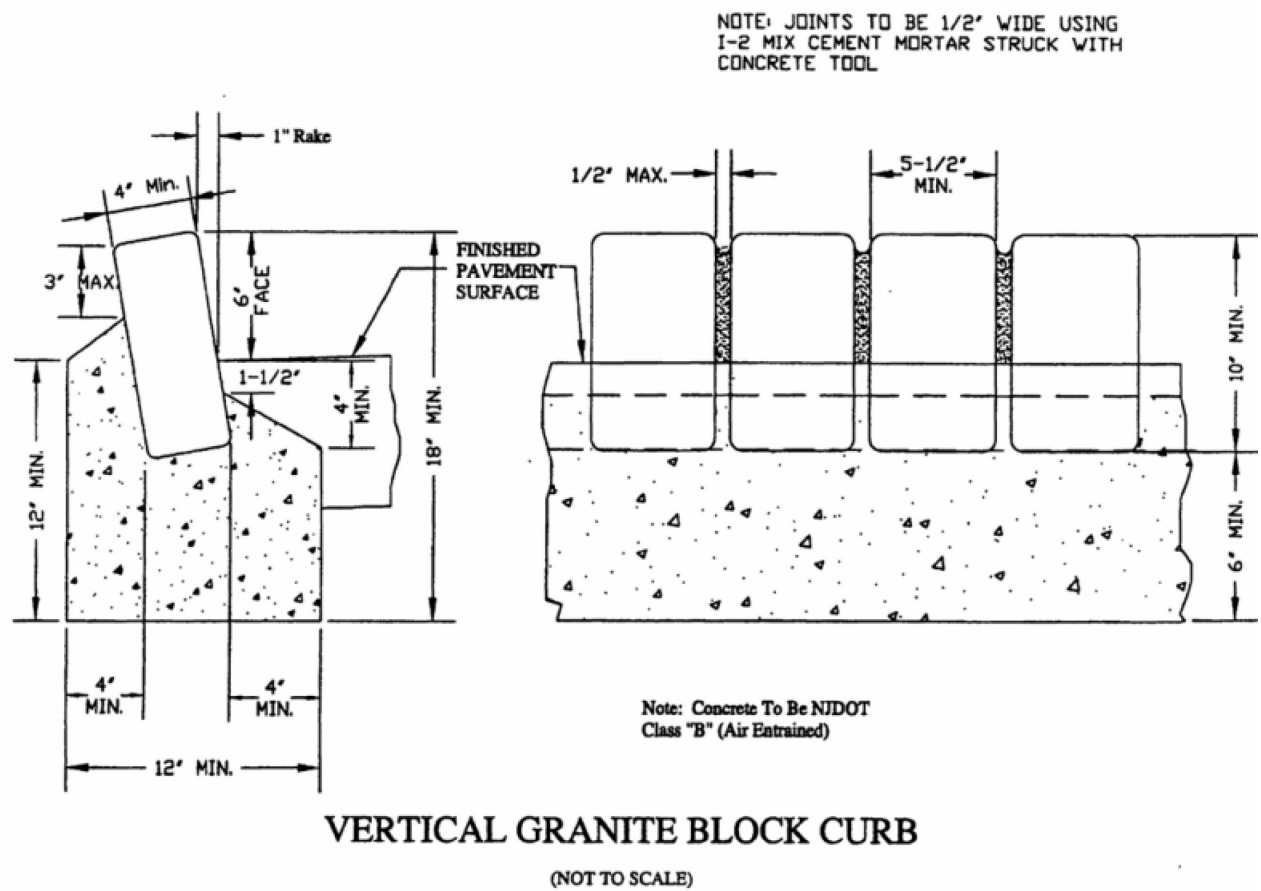
ACCESSIBLE PARKING STALL MARKINGS
NOT TO SCALE



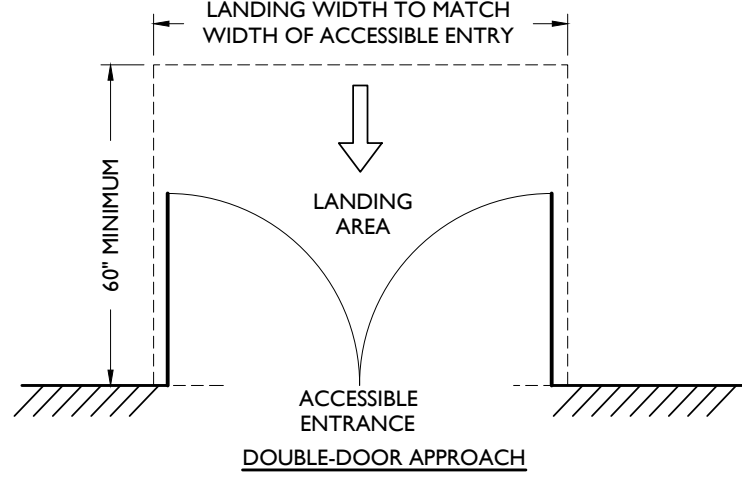
PARKING STALL MARKINGS
NOT TO SCALE



MORRIS COUNTY GRANITE BLOCK CURB DETAIL
NOT TO SCALE

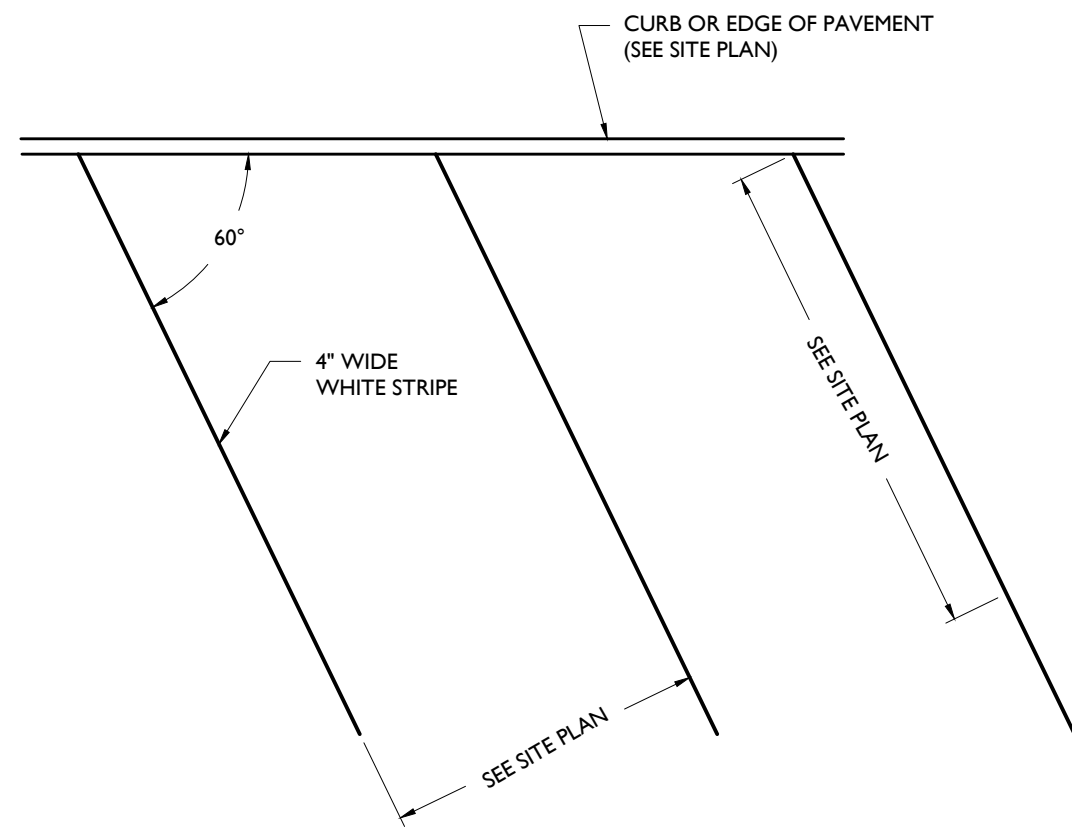


VERTICAL GRANITE BLOCK CURB
(NOT TO SCALE)

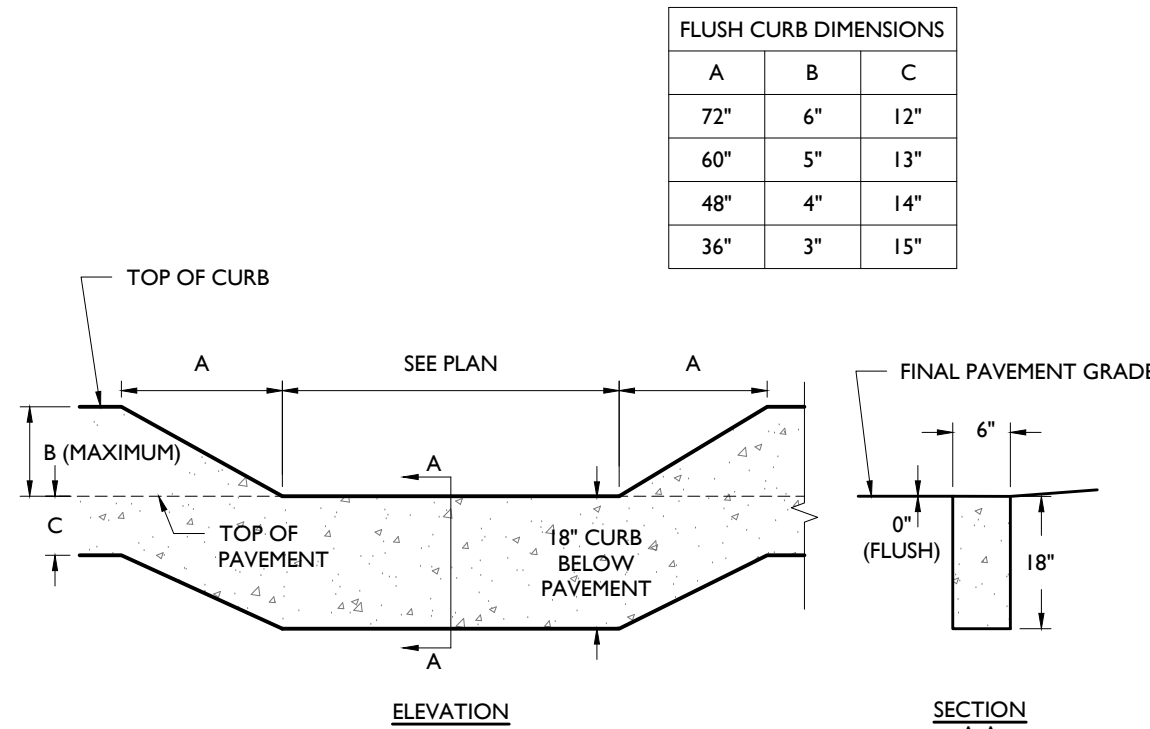


ACCESSIBLE ENTRANCE LANDING DETAIL

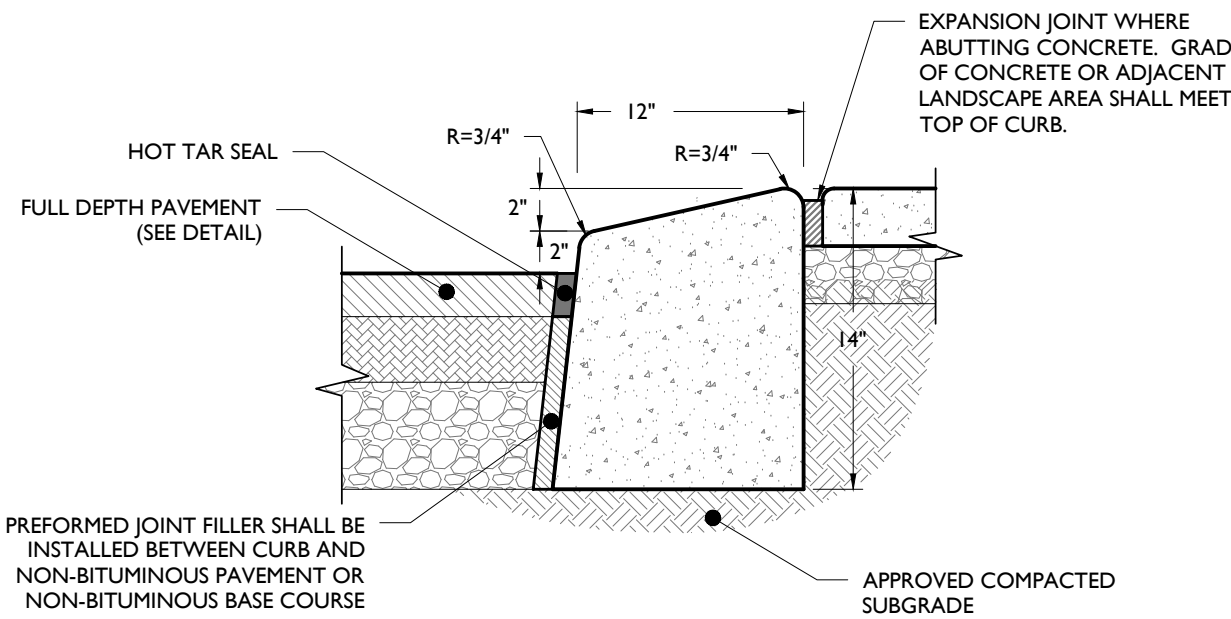
- NOTES:
- MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS.
 - DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
 - CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE CONSTRUCTION IF THE ACCESSIBLE ENTRANCE ON SITE DOES NOT MATCH THE SCENARIO SHOWN ABOVE.



ANGLED PARKING STALL MARKINGS
NOT TO SCALE



CONCRETE FLUSH CURB DETAIL
NOT TO SCALE



MOUNTABLE CONCRETE CURB DETAIL
NOT TO SCALE

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

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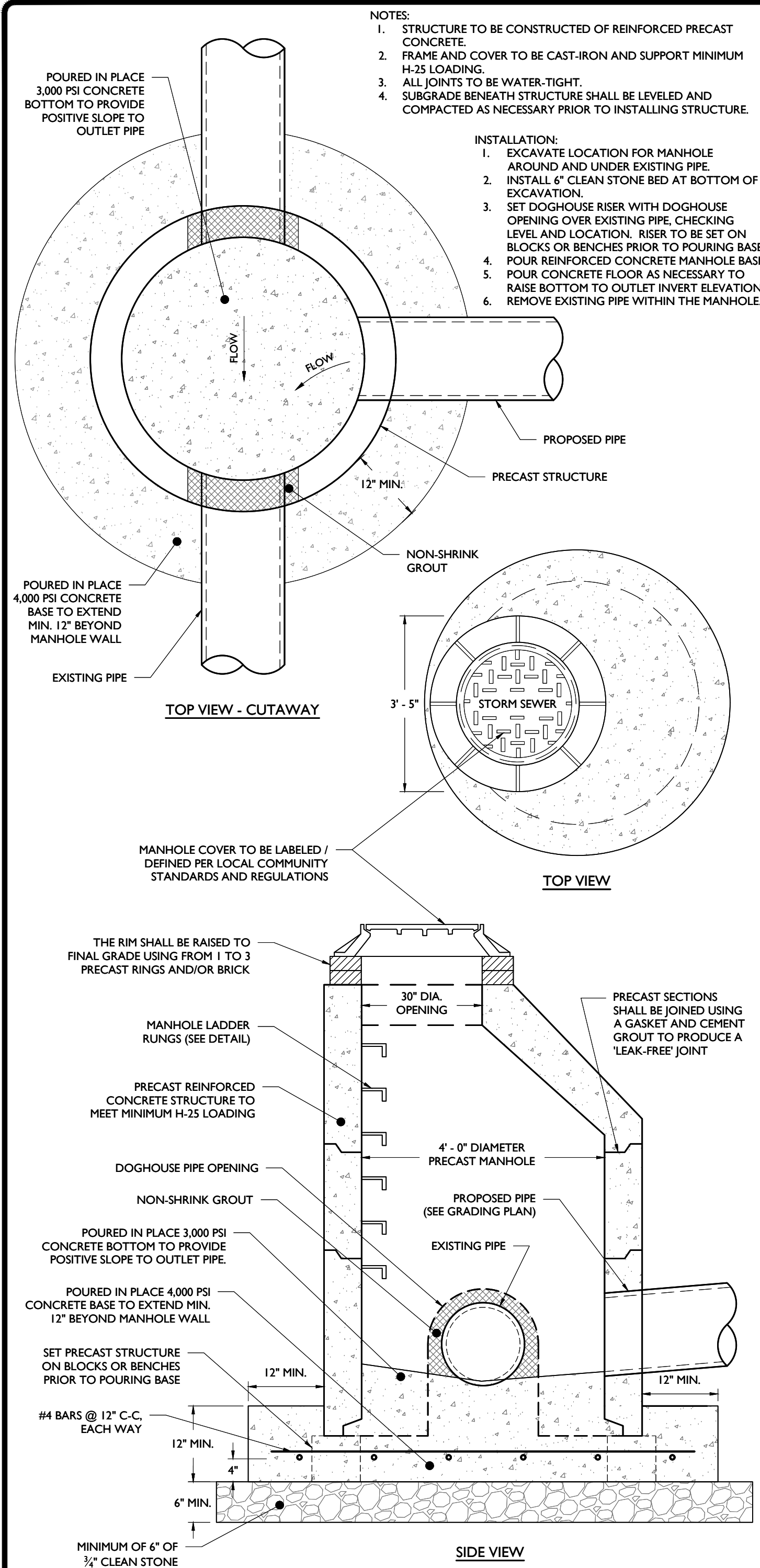
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TITLE:

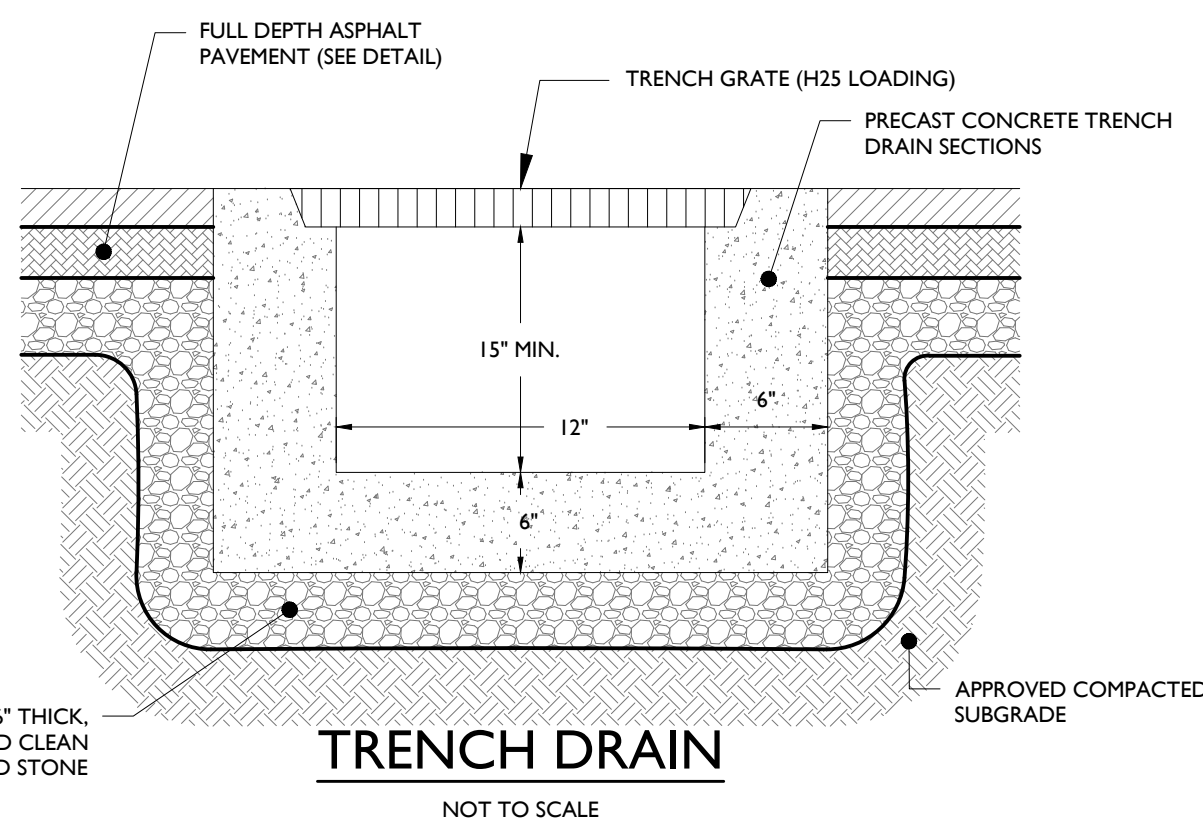
**CONSTRUCTION
DETAILS**

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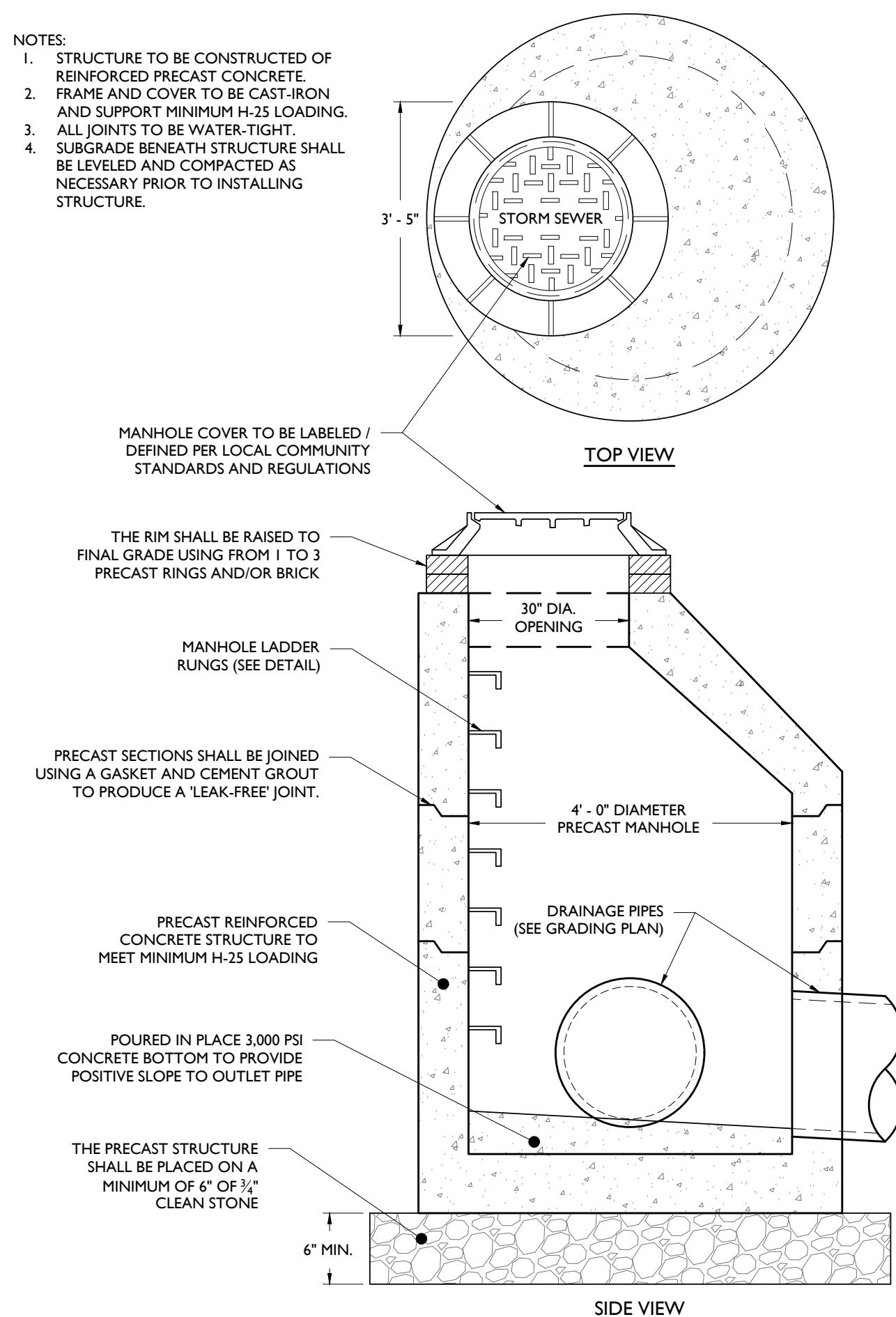
C-24



DOGHOUSE STORM MANHOLE DETAIL



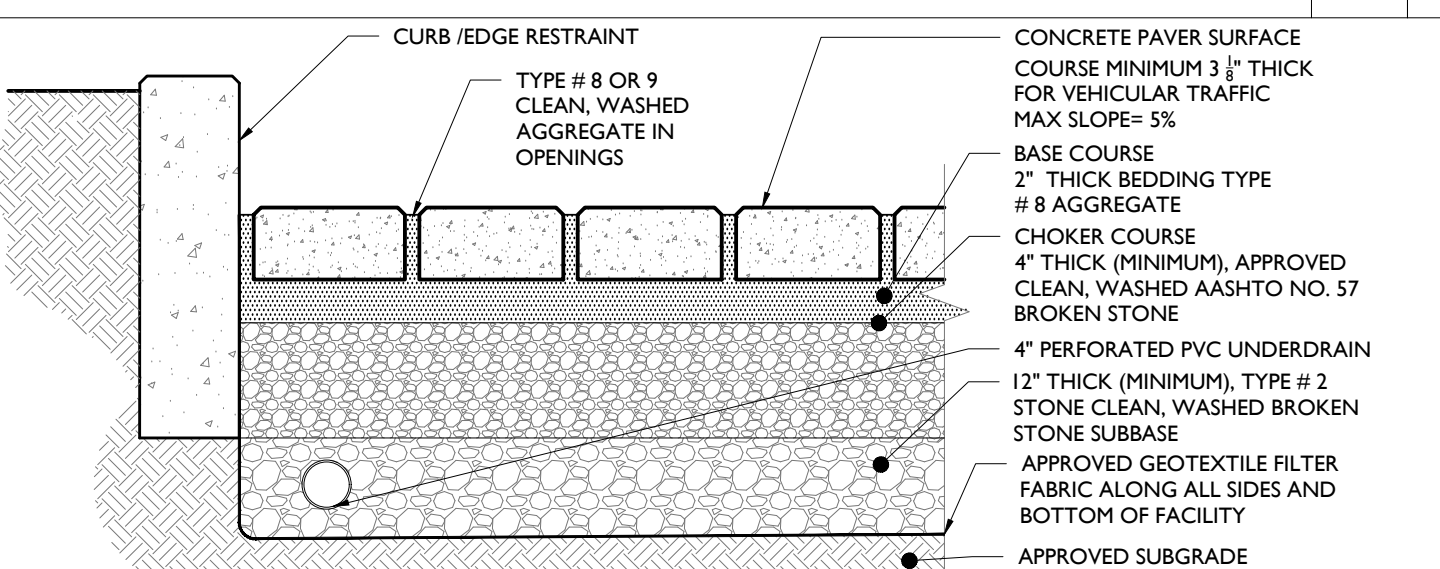
NOTE:
1. SEE DRAINAGE PLAN FOR DIRECTION OF INTERNAL DRAINAGE FLOWS. INTERNAL DEPTH TO VARY TO PROVIDE 0.5% SLOPE IN DIRECTION NOTED ON PLAN.



STORM MANHOLE DETAIL

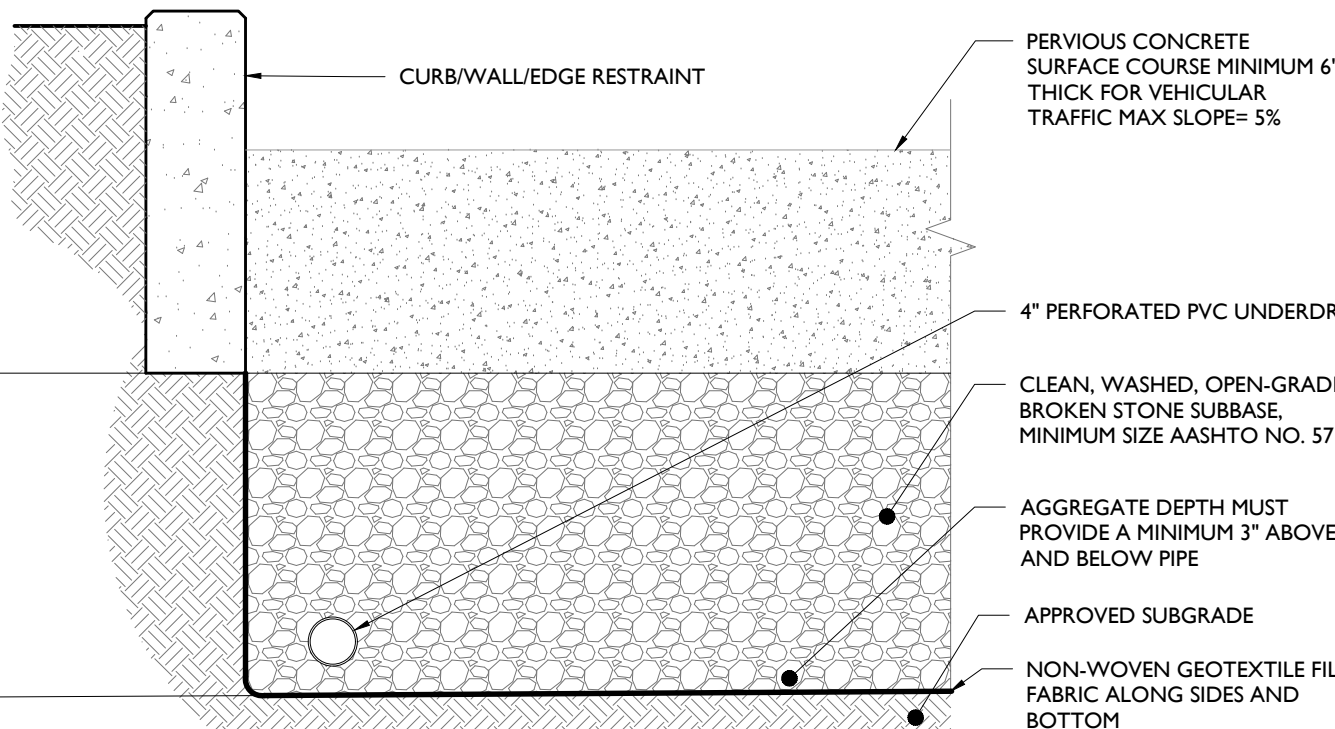
NOT TO SCALE

2



PERMEABLE INTERLOCKING PAVER DETAIL

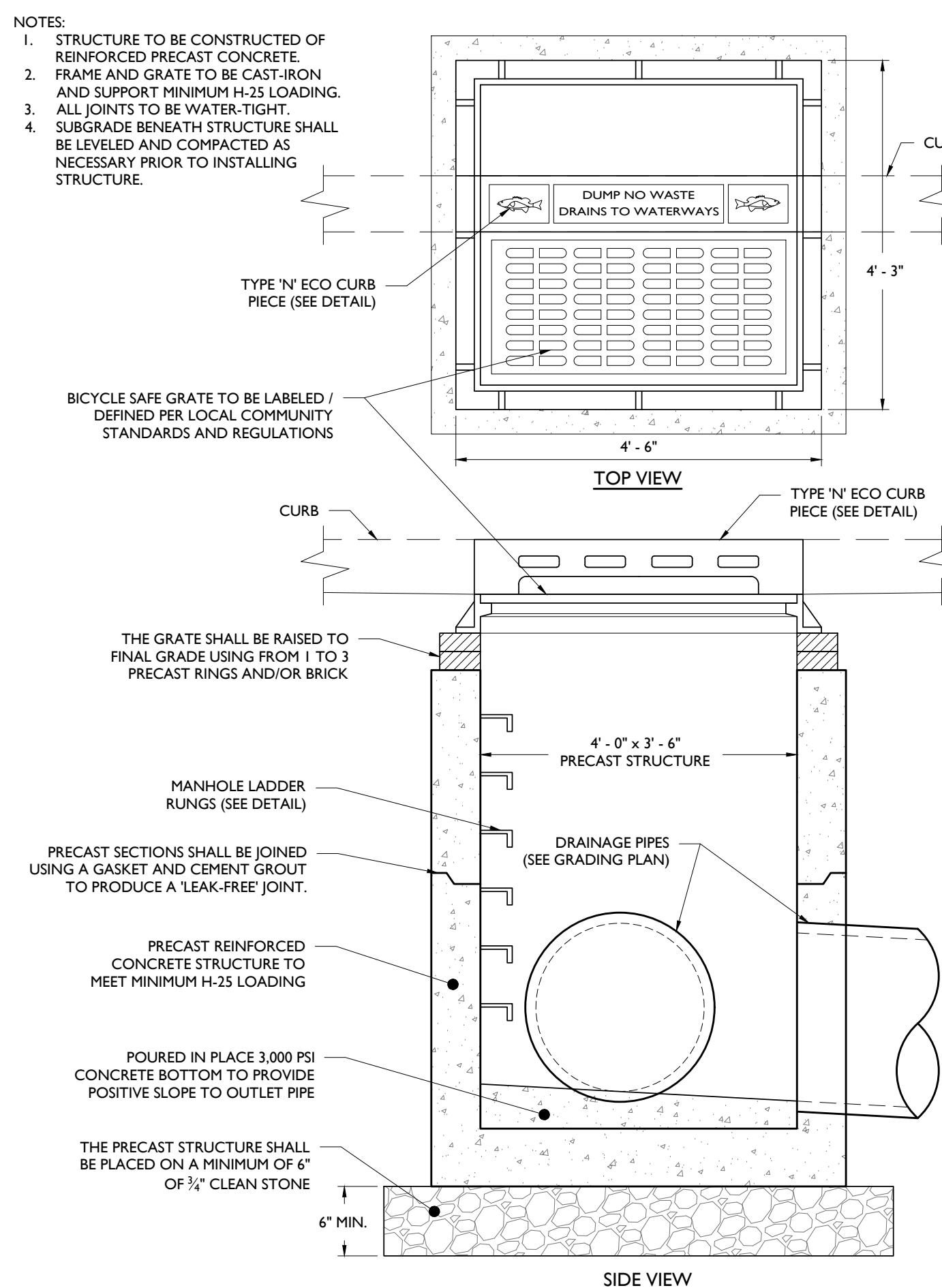
NOT TO SCALE



PERMEABLE CONCRETE DETAIL

NOT TO SCALE

- NOT TO SCALE
- NOTES:
1. PERMEABLE PAVEMENT MUST BE IN ACCORDANCE WITH HJ STORMWATER BEST MANAGEMENT PRACTICES MANUAL, CHAPTER 9.6
 2. FILTER FABRIC IS REQUIRED ALONG THE SIDES AND BOTTOM OF THE SYSTEM TO PREVENT MITIGATION OF FINES FROM THE SURROUNDING SOIL. THE STORAGE BED IN THIS TYPE OF SYSTEM MUST MEET THE FOLLOWING CRITERIA: A. THE FABRIC MUST BE AN UNDERDRAIN, WHICH IS A NETWORK OF PIPES THAT COLLECT RUNOFF AND TRANSPORT IT TO THE OUTFLOW SECTION OF THE SYSTEM.
 3. 1. THE AGGREGATE LAYER MUST HAVE SUFFICIENT DEPTH TO PROVIDE AT LEAST 3 INCHES OF AGGREGATE ABOVE AND BELOW THE PIPE NETWORK. IT MUST CONSIST OF CLEAN, WASHED, OPEN-GRADED AASHTO NO. 2 BROKEN STONE.
 4. 2. THE AGGREGATE LAYER MUST BE 12 INCHES THICK. THE NETWORK OF PIPES MUST BE ABLE TO WITHSTAND THE DESIGN LOADS.
 5. 3. THE MAINFOLD OR OTHER MECHANISMS USED TO COLLECT FLOW FROM THE PERMEABLE PAVEMENT SYSTEM MUST BE NON-PERFORATED.
 6. 4. ALL JOINTS MUST BE SECURE AND WATERTIGHT.
 7. 5. THE CAPACITY OF THE UNDERDRAIN MUST BE SUFFICIENT TO ALLOW THE SYSTEM TO DRAIN WITHIN 72 HOURS.
 8. 6. A REMOVAL, HIGH WATER TABLE OR OTHER CONDITION MAY REQUIRE THE UNDERDRAIN TO BE AT LEAST 1 FOOT BELOW THE BOTTOM OF THE STORAGE BED.
 9. 7. AT LEAST ONE INSPECTION PORT, WITH A REMOVABLE CAP, MUST BE PROVIDED AT THE UPSTREAM AND DOWNSTREAM ENDS OF THE PERFORATED SECTION OF THE NETWORK OF PIPES AND BE FLUSH WITH THE SURFACE OF THE SURFACE LAYER AND EACH LOCATION DENOTED ON THE MAINTENANCE MAP.
 10. 8. THE INSPECTION PORTS MUST BE 18 INCHES IN DIAMETER. THE INSPECTION PORTS MUST BE SUFFICIENTLY LARGE TO BE LARGE ENOUGH TO ALLOW FOR MAINTENANCE ACTIVITIES. ADDITIONALLY, EACH INSPECTION PORT MUST EXTEND DOWN TO THE UNDERDRAIN PIPE NETWORK.
 11. 9. PAYER UNITS MUST BE INSTALLED OVER A BEDDING COURSE CONSISTING OF CLEAN, WASHED OPEN-GRADED AASHTO NO. 8 BROKEN STONE.
 12. 10. THE VINYLPIPER CHECKER COURSE THICKNESS MUST BE 12 INCHES.
 13. 11. STORAGE BED AGGREGATE MUST BE CLEAN, WASHED AND OPEN-GRADED AASHTO NO. 2 BROKEN STONE.
 14. 12. POST-CONSTRUCTION TESTING OF THE PERMEABLE PAVEMENT SURFACE COURSE IS REQUIRED AND MUST CONFORM TO THE METHODS OF ASTM C1781: STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE PAVEMENT SYSTEMS.
 15. 13. PERMEABLE PAVEMENT MAY BE USED IN ANY SITUATION WHERE A CONVENTIONAL PAVEMENT OR PERMEABLE PAVEMENT SYSTEM IS NOT FEASIBLE.
 16. 14. VEHICLE USE IS PROHIBITED FOR AT LEAST 48 HOURS ONCE PAVEMENT INSTALLATION IS COMPLETE.



TYPE 'B' STORM INLET DETAIL

NOT TO SCALE

3

- NOTES:
- PREVIOUS PAVEMENT MUST BE IN ACCORDANCE WITH NJ STORMWATER BEST MANAGEMENT PRACTICES MANUAL, CHAPTER 9.6 AS FOLLOWS:
1. FILTER FABRIC IS REQUIRED ALONG THE SIDES AND BOTTOM OF THE SYSTEM TO PREVENT MITIGATION OF FINES FROM THE SURROUNDING SOIL.
 2. THE STORAGE BED IN THIS TYPE OF SYSTEM CONSISTS OF AN AGGREGATE LAYER AND AN UNDERDRAIN, WHICH IS A NETWORK OF PIPES TO COLLECT RUNOFF AND TRANSPORT IT TO THE OUTFLOW SECTION OF THE SYSTEM.
 3. THE AGGREGATE LAYER MUST HAVE SUFFICIENT DEPTH TO PROVIDE AT LEAST 3 INCHES OF AGGREGATE ABOVE AND BELOW THE PIPE NETWORK. IT MUST CONSIST OF CLEAN, WASHED, OPEN-GRADED AASHTO NO. 2 BROKEN STONE.
 4. WITHIN THE AGGREGATE LAYER, THE NETWORK OF PIPES MUST BE ABLE TO WITHSTAND THE DESIGN LOADS.
 5. THE MANHOLE OR OTHER REACHABLE POINT TO COLLECT FLOW FROM THE PREVIOUS PAVING SYSTEM MUST BE NON-PERFORATED.
 6. ALL JOINTS MUST BE SECURE AND WATER-TIGHT.
 7. THE STORAGE CAPACITY OF THE UNDERDRAIN MUST BE SUFFICIENT TO ALLOW THE SYSTEM TO DRAIN WITHIN 72 HOURS.
 8. THE SEASONAL HIGH WATER TABLE (SHWT) OR BEDROCK MUST BE AT LEAST 1 FOOT BELOW THE BOTTOM OF THE STORAGE BED.
 9. AT LEAST ONE INSPECTION PORT, WITH A REMOVABLE CAP, MUST BE PROVIDED AT THE UPSTREAM AND DOWNSTREAM ENDS OF THE PERFORATED SECTION OF THE NETWORK OF PIPES AND BE FLUSH WITH THE SURFACE OF THE SURFACE LAYER AND EACH LOCATION DENOTED IN THE MAINTENANCE PLAN. EACH INSPECTION PORT MUST BE PLACED AT LEAST 3 FEET FROM ANY EDGE. THE INSPECTION PORT MUST BE LARGE ENOUGH TO ALLOW FOR MAINTENANCE ACCESS AND CLEANING. ADDITIONALLY, EACH INSPECTION PORT MUST EXTEND DOWN TO THE UNDERDRAIN PIPE NETWORK. ALL INSPECTION PORTS SHALL BE RATED FOR HS-25 LOADING.
 10. GONVETE PAVEMENT MUST CONFORM TO ASTM C936 AND HAVE A MINIMUM THICKNESS OF 3.125 INCHES WHEN SUBJECT TO VEHICULAR TRAFFIC.
 11. IF THE PROPOSED EDGE RESTRAINT IS FLUSH CURB, THE SUBGRADE OR BASE MATERIAL UNDER THE CURB PORTION ONLY MUST BE COMPACTED.
 12. PAVEMENT UNITS MUST BE INSTALLED OVER A BEDDING COURSE CONSISTING OF CLEAN, WASHED, OPEN-GRADED AASHTO NO. 8 BROKEN STONE.
 13. THE MINIMUM CHOKER COURSE THICKNESS IS 4 INCHES.
 14. THE CURB BED AGGREGATE MUST BE CLEAN, WASHED AND OPEN-GRADED AASHTO NO. 2 BROKEN STONE.
 15. POST-CONSTRUCTION TESTING OF THE PERMEABLE INTERLOCKING PAVEMENT SURFACE COURSE IS REQUIRED AND MUST FOLLOW TO THE METHODS OF ASTM C1781: STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE PAVEMENT SYSTEMS.
 16. PERMEABLE INTERLOCKING PAVEMENT UNITS MINIMUM INFILTRATION RATE = 6.4 INCHES/HR.

CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH NJ STORMWATER BEST MANAGEMENT PRACTICES MANUAL, CHAPTER 9.6

- AS FOLLOWS:
1. CONSTRUCTION MAY NOT TAKE PLACE DURING RAIN OR SNOW, NOR WHEN THE SUBSOIL IS FROZEN. FROZEN AGGREGATE MATERIALS MAY NOT BE INSTALLED.
 2. THE PROPOSED AREA OF THE PERVIOUS PAVING SYSTEM MUST BE KEPT FREE FROM SEDIMENT DURING THE ENTIRE CONSTRUCTION PROCESS. CONSTRUCTION MATERIALS CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIAL.
 3. THE LOCATION OF THE PROPOSED PERVIOUS PAVING SYSTEMS SHOULD NOT BE USED TO PROVIDE SEDIMENT CONTROL. SEDIMENT CONTROL STRUCTURES SHALL BE LOCATED AT LEAST 2 FEET ABOVE THE FINAL DESIGN ELEVATION OF THE BOTTOM OF THE STORAGE BED IN THE PERVIOUS PAVING SYSTEM.
 4. THE EXCAVATION OF THE FINAL DESIGN ELEVATION OF THE STORAGE BED MAY ONLY OCCUR AFTER ALL CONSTRUCTION OF THE PERVIOUS PAVING SYSTEM IS COMPLETED AND THE PERVIOUS PAVING AREA IS STABILIZED.
 5. IF CONSTRUCTION OF THE PERVIOUS PAVING SYSTEM CANNOT BE DELAYED, DURING ALL PHASES OF CONSTRUCTION ALL FLOWS MUST BE DIVERTED AWAY FROM THE PERVIOUS PAVING SYSTEM. THE DIVERSIONS MAY NOT BE REMOVED UNTIL ALL CONSTRUCTION WITHIN THE PERVIOUS PAVING SYSTEM IS COMPLETED.
 6. THE CONTRIBUTORY DRAINAGE AREA MUST BE COMPLETELY STABILIZED PRIOR TO PERVIOUS PAVING SYSTEM USE.

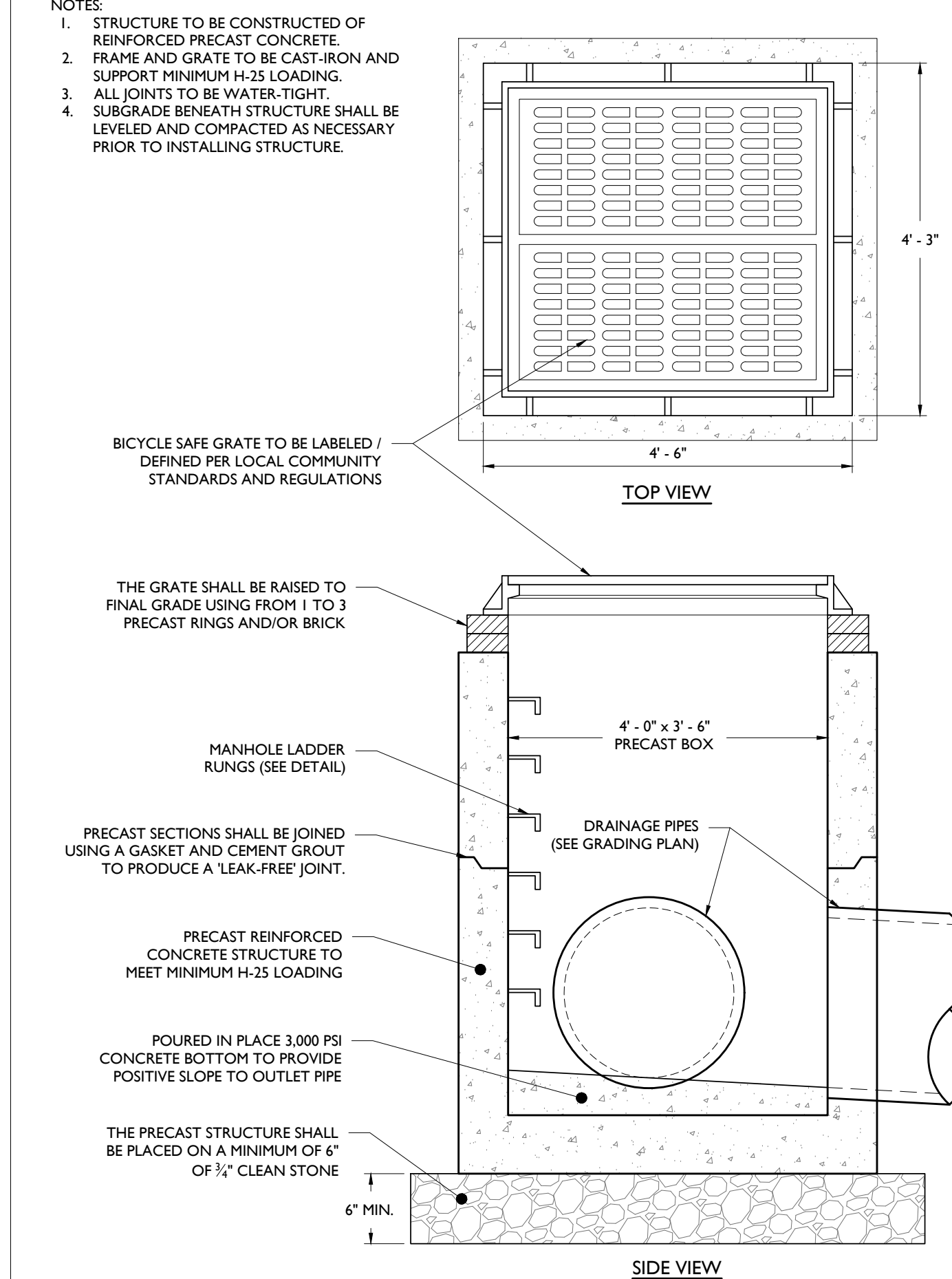
COLD WEATHER REQUIREMENTS IN ACCORDANCE WITH NJ STORMWATER BEST MANAGEMENT PRACTICES MANUAL CHAPTER 9.6

- AS FOLLOWS:
1. SNOW AND ICE, ESPECIALLY FROM AREAS TREATED WITH SAND, CINDERS, OR DE-ICING MATERIALS, MAY NOT BE STOCKPILED ON A PVIOUS PAVING SYSTEM.
 2. A GRADE-SEPARATED AREA MUST BE DESIGNATED ON THE PLAN FOR STOCKPILING SNOW AND ICE SEPARATE FROM THE PVIOUS PAVING SYSTEM.

PERVIOUS PAYER TABLE								
PERVIOUS PAYER SYSTEM	GRADE LOW	TOP OF STONE STORAGE	100-YR STORM ELEVATION	WQ STORM ELEVATION	4" UNDERDRAIN INVERT	BOTTOM OF STONE	CULVERT INVERT OUT	ESHWY (ELEV.)
Pv-1	\$44.50	\$43.83	\$43.78	\$42.30	\$41.55	\$41.30	\$41.55	\$32.20
Pv-2	\$44.40	\$43.73	\$43.68	\$42.51	\$41.72	\$41.46	\$41.62	\$32.20
Pv-3	\$44.50	\$43.83	\$43.80	\$42.30	\$41.71	\$41.46	\$41.71	\$32.20
Pv-4	\$44.50	\$43.83	\$43.64	\$42.40	\$41.75	\$41.50	\$40.82	\$32.20
Pv-5	\$44.50	\$43.83	\$43.62	\$42.52	\$41.90	\$41.65	\$41.65	\$32.20
Pv-6	\$44.15	\$43.40	\$43.40	\$42.79	\$40.86	\$40.61	\$40.86	\$32.40
Pv-7	\$44.85	\$44.18	\$44.04	\$42.99	\$41.75	\$41.50	\$40.99	\$34.60
Pv-8	\$45.25	\$44.58	\$44.28	\$43.54	\$43.01	\$42.76	\$41.28	\$40.90
Pv-9	\$45.25	\$44.58	\$44.55	\$43.14	\$42.50	\$42.25	\$41.62	\$40.90
Pv-10	\$45.25	\$44.58	\$44.40	\$42.97	\$42.30	\$42.05	\$41.62	\$40.90
Pv-11	\$45.80	\$45.13	\$45.05	\$43.63	\$43.30	\$42.65	\$41.50	\$40.90

NOTES:

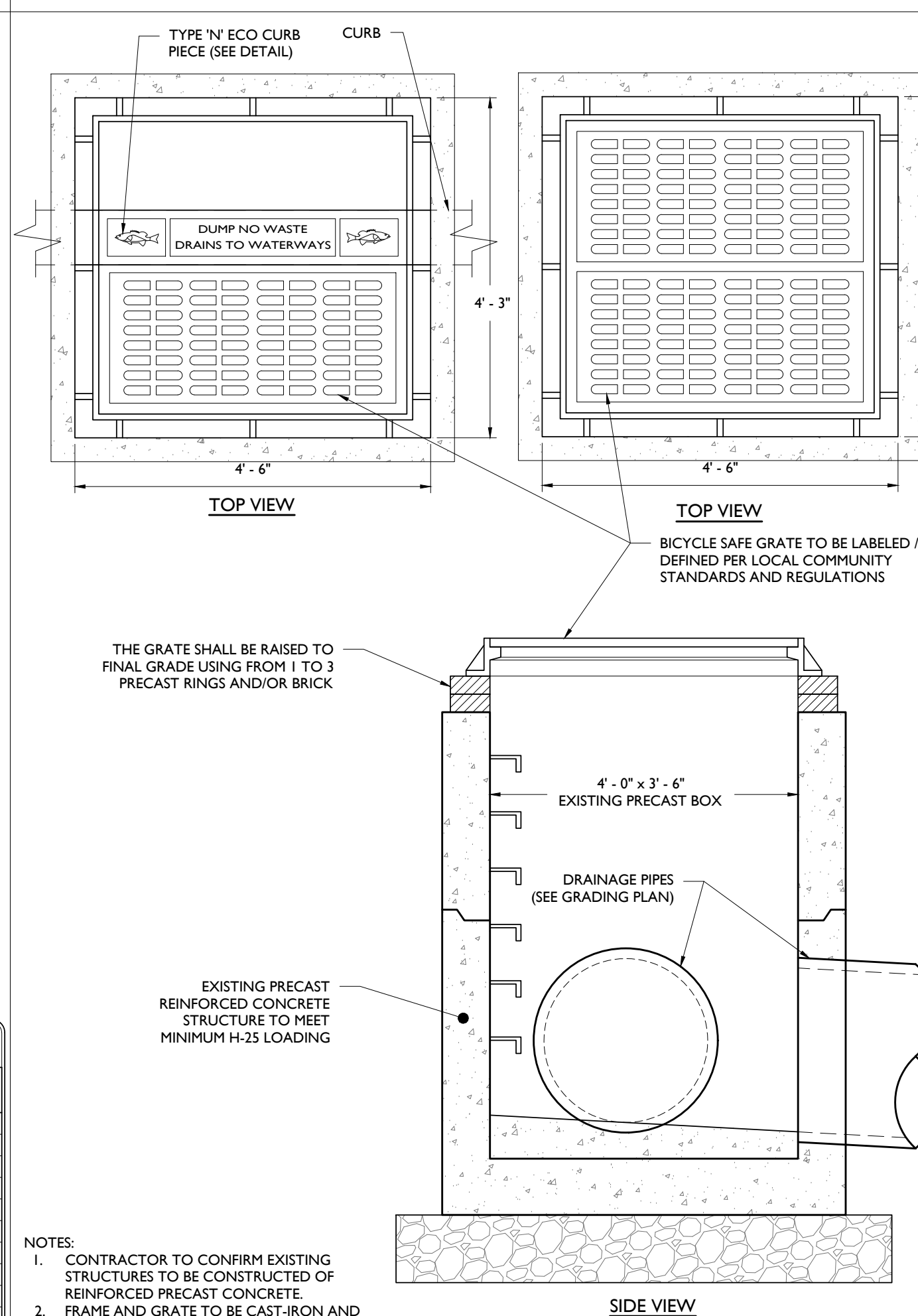
1. CONTRACTOR TO CONFIRM EXISTING STRUCTURES TO BE CONSTRUCTED OR REINFORCED PRECAST CONCRETE.
2. FRAME AND GRATE TO BE CAST-IRON & SUPPORT MINIMUM H-25 LOADING.



TYPE 'E' STORM INLET DETAIL

NOT TO SCALE

△

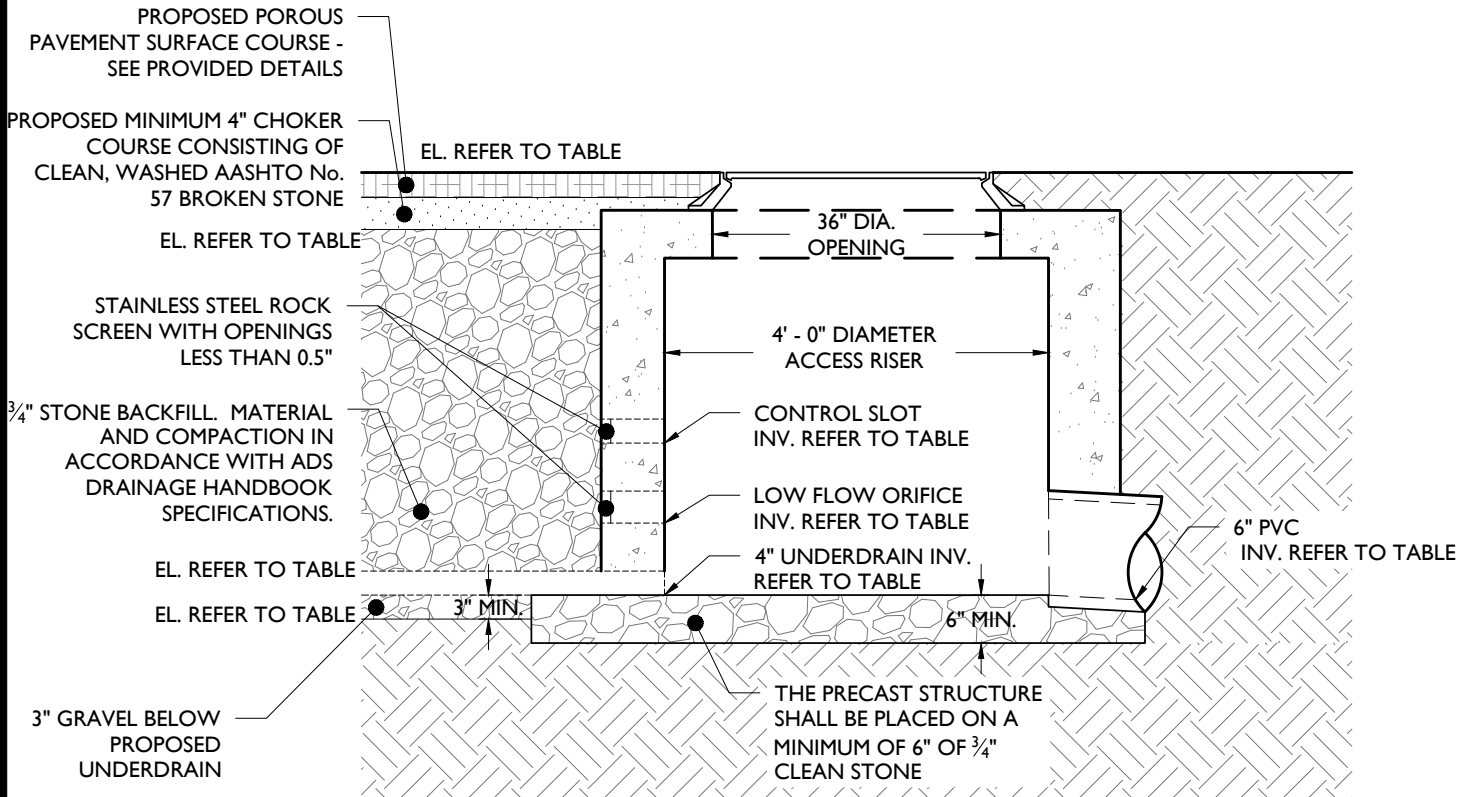


CONVERTED TYPE 'B' & 'E' STORM INLET DETAILS

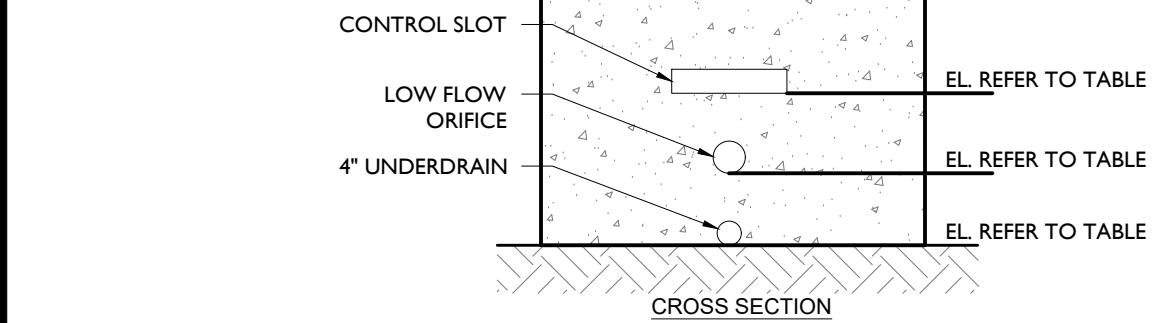
NOT TO SCALE

7

<p>PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION</p> <p>V-FEE MENDHAM APARTMENTS, LLC</p> <p>PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT</p> <p>BLOCK 801, LOT 20 84-90 EAST MAIN STREET BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY</p>		<p>STONEFIELD engineering & design</p> <p>Rutherford, NJ · New York, NY · Boston, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com</p> <p>Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472</p>		<p>NOT APPROVED FOR CONSTRUCTION</p>		<p>01</p>		<p>01/16/2026</p>		<p>AMH</p>		<p>BY</p>		<p>FOR AMENDED MUNICIPAL SUBMISSION</p>	
<p>MATTHEW J. SECKLER, P.E. NEW JERSEY LICENSE No. 48731 LICENSED PROFESSIONAL ENGINEER</p>		<p>STONEFIELD engineering & design</p>		<p>SCALE: N.T.S. PROJECT ID: RUT-200218</p>		<p>TITLE: CONSTRUCTION DETAILS</p>		<p>DRAWING: C-26</p>							



- NOTE:
1. STRUCTURE SHALL SUPPORT H25 LOADING.
 2. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 3. ALL JOINTS TO BE WATER-TIGHT.

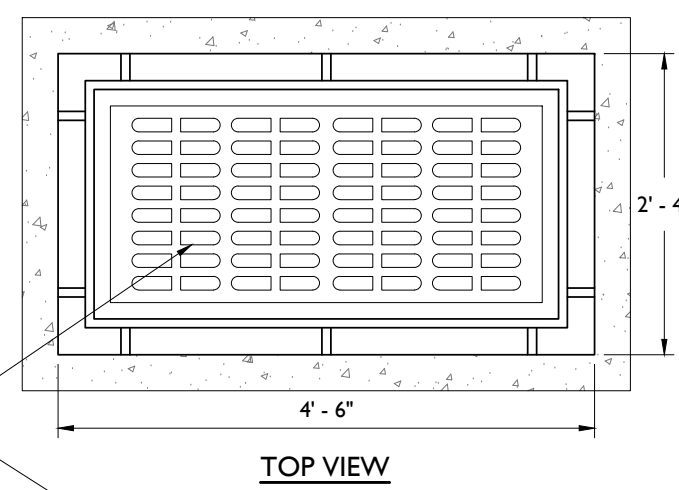


OUTLET STRUCTURE SCHEDULE								
PERVIOUS PAVEMENT SYSTEM	OUTLET STRUCTURE ID	RIM ELEVATION	CONTROL SLOT SIZE	CONTROL SLOT ELEVATION	LOW FLOW ORIFICE SIZE	LOW FLOW ORIFICE ELEVATION	4" UNDERDRAIN INVERT OUT	6" CULVERT INVERT OUT
PV-1	OS-1	\$44.65	8" X 4"	\$42.95	4.0" Ø	\$42.31	\$41.55	\$41.55
PV-2	OS-2	\$44.40	8" X 4"	\$43.00	2.5" Ø	\$42.51	\$41.92	\$41.62
PV-3	OS-3	\$44.80	8" X 4"	\$43.00	2.5" Ø	\$42.39	\$41.71	\$41.71
PV-4	OS-4	\$44.75	8" X 4"	\$42.98	2.5" Ø	\$42.40	\$41.75	\$40.82
PV-5	OS-5	\$44.75	8" X 4"	\$42.09	2.5" Ø	\$42.32	\$41.90	\$41.65
PV-6	OS-6	\$44.90	8" X 4"	\$42.57	3.0" Ø	\$41.79	\$40.86	\$40.86
PV-7	OS-7	\$45.20	8" X 4"	\$43.25	2.5" Ø	\$42.49	\$41.75	\$40.98
PV-8	OS-8	\$45.30	15" X 4"	\$44.01	8" X 3"	\$43.55	\$43.01	\$41.28
PV-9	OS-9	\$45.30	8" X 4"	\$43.81	2.5" Ø	\$43.15	\$42.50	\$41.62
PV-10	OS-10	\$45.30	8" X 4"	\$43.62	4.0" Ø	\$42.97	\$42.30	\$41.62
PV-11	OS-11	\$45.80	8" X 4"	\$44.30	2.5" Ø	\$43.63	\$42.90	\$41.50

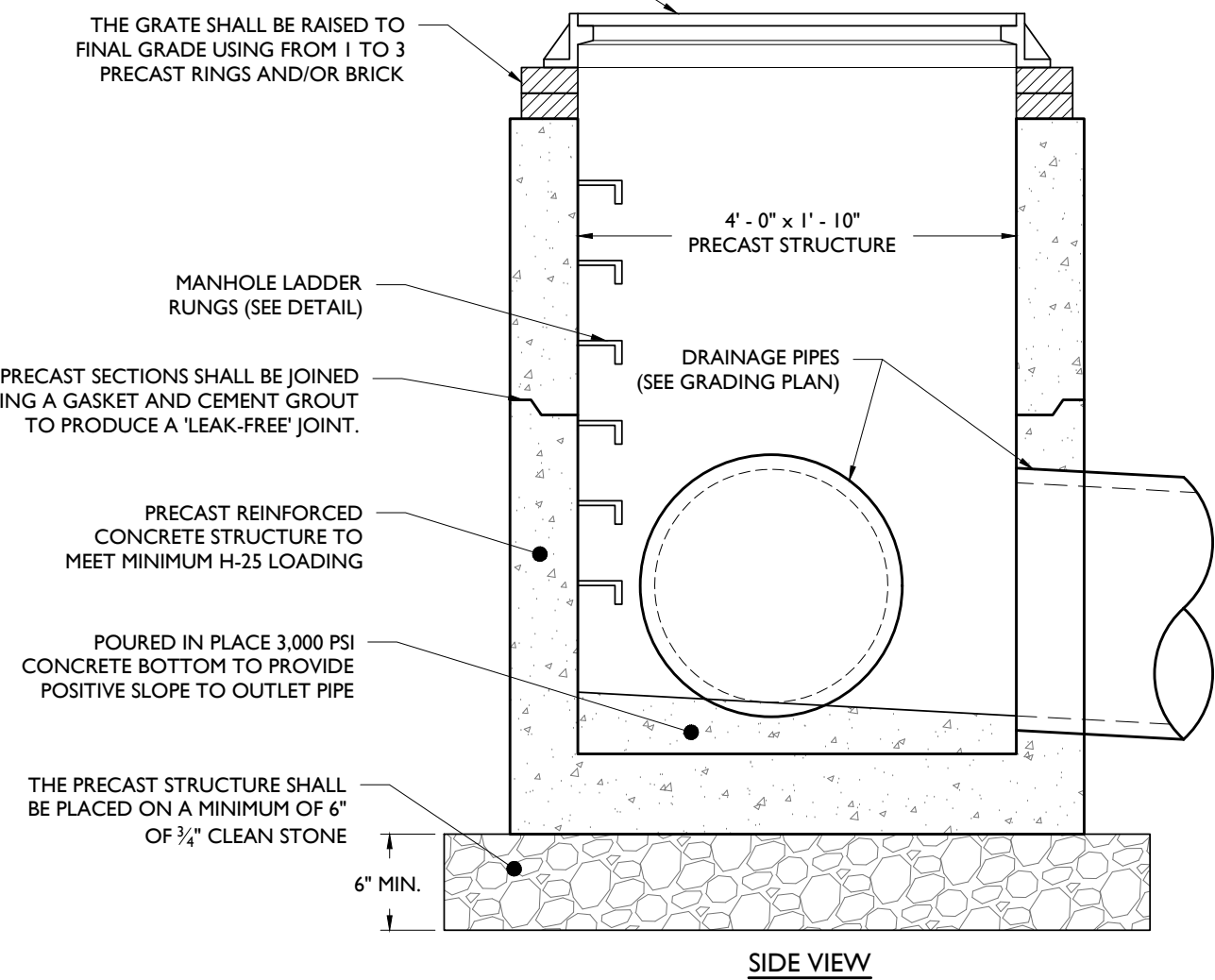
POROUS PAVEMENT OUTLET STRUCTURE (OS-I - OS-11) DETAIL

SCALE: 1" = 2'

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



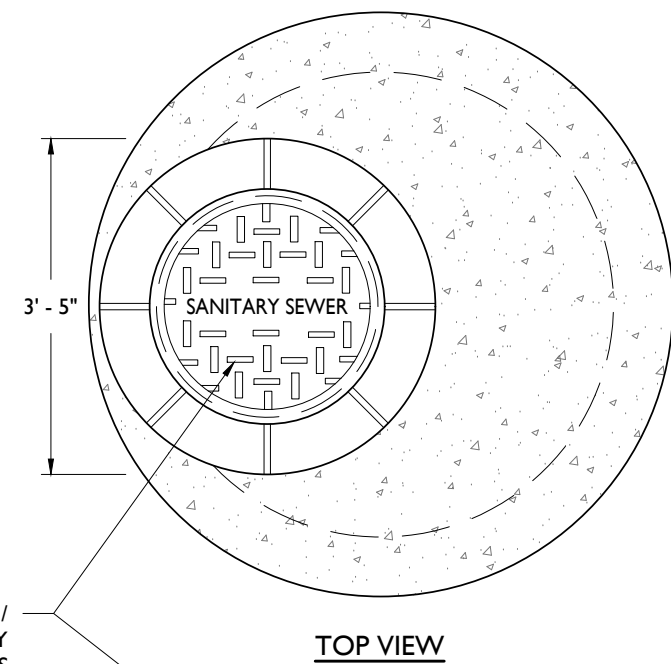
BICYCLE SAFE GRATE TO BE LABELED / DEFINED PER LOCAL COMMUNITY STANDARDS AND REGULATIONS



TYPE 'A' STORM INLET DETAIL

NOT TO SCALE

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



MANHOLE COVER TO BE LABELED / DEFINED PER LOCAL COMMUNITY STANDARDS AND REGULATIONS

THE RIM SHALL BE RAISED TO FINAL GRADE USING FROM 1 TO 3 PRECAST RINGS AND/OR BRICK

MANHOLE LADDER RUNGS (SEE DETAIL)

PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A 'LEAK-FREE' JOINT.

EXTERIOR SURFACE TO BE PAINTED WITH TWO COATS OF WHITE EPOXY WATERPROOFING

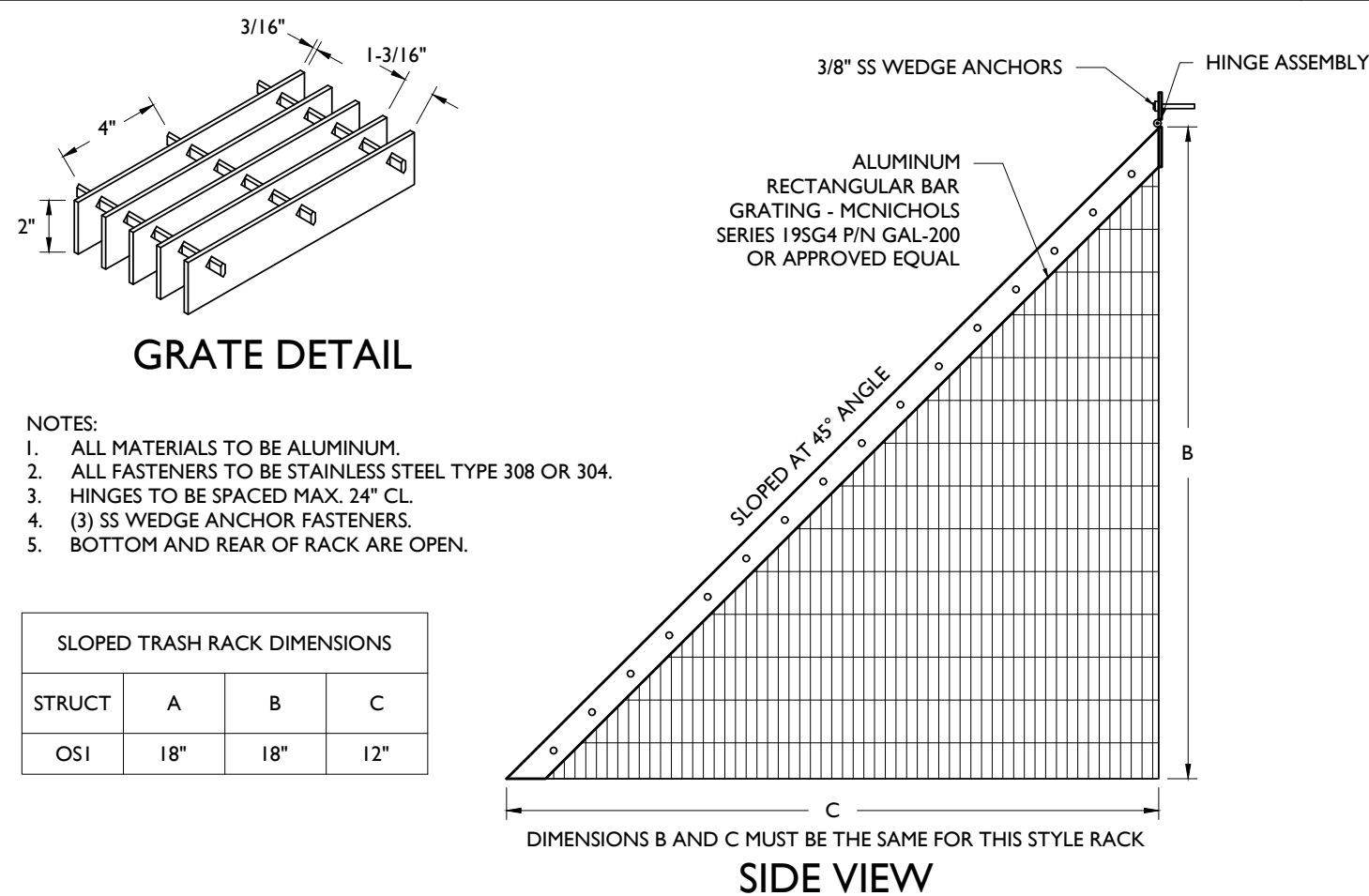
PRECAST REINFORCED CONCRETE STRUCTURE TO MEET MINIMUM H-25 LOADING

POURED IN PLACE 3,000 PSI CONCRETE BOTTOM, CONTRACTOR SHALL FORM CHANNEL TO PROVIDE POSITIVE SLOPE TO OUTLET PIPE

THE PRECAST STRUCTURE SHALL BE PLACED ON A MINIMUM OF 6" OF 3/4" CLEAN STONE

SANITARY MANHOLE DETAIL

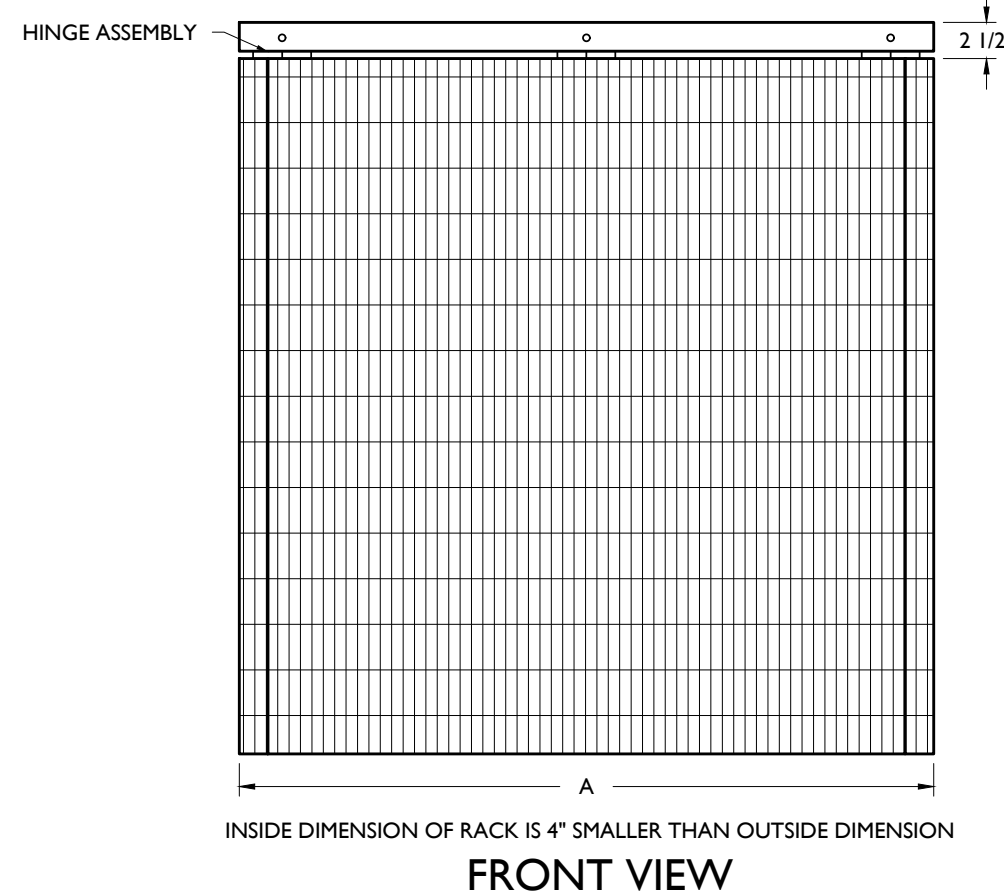
NOT TO SCALE



- NOTES:
1. ALL MATERIALS TO BE ALUMINUM.
 2. ALL FASTENERS TO BE STAINLESS STEEL TYPE 308 OR 304.
 3. HINGES TO BE SPACED MAX. 24" CL.
 4. (3) SS WEDGE ANCHOR FASTENERS.
 5. BOTTOM AND REAR OF RACK ARE OPEN.

SLOPED TRASH RACK DIMENSIONS			
STRUCT	A	B	C
OS-1	18"	18"	12"

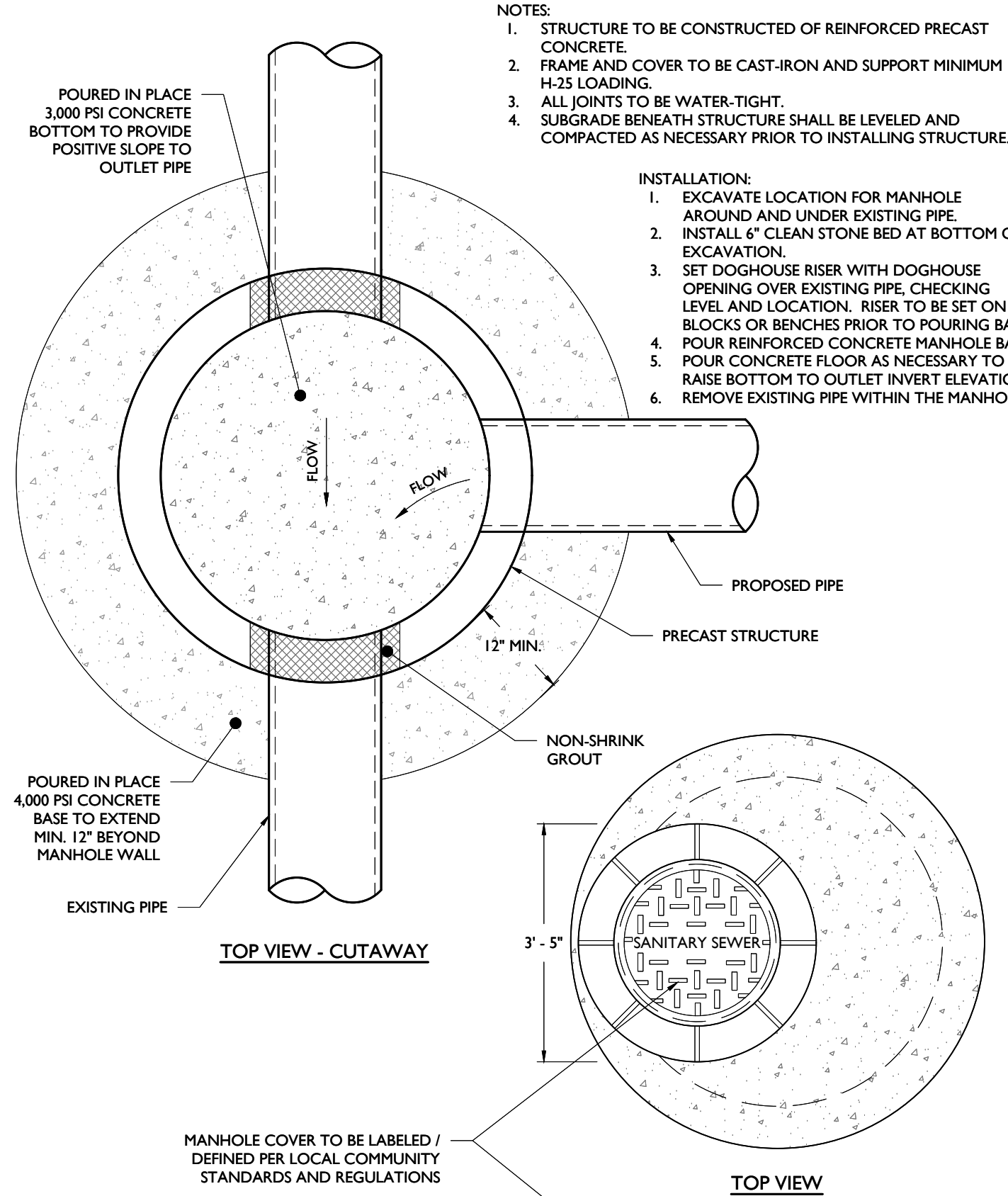
DIMENSIONS B AND C MUST BE THE SAME FOR THIS STYLE RACK



SLOPED TRASH RACK DETAIL

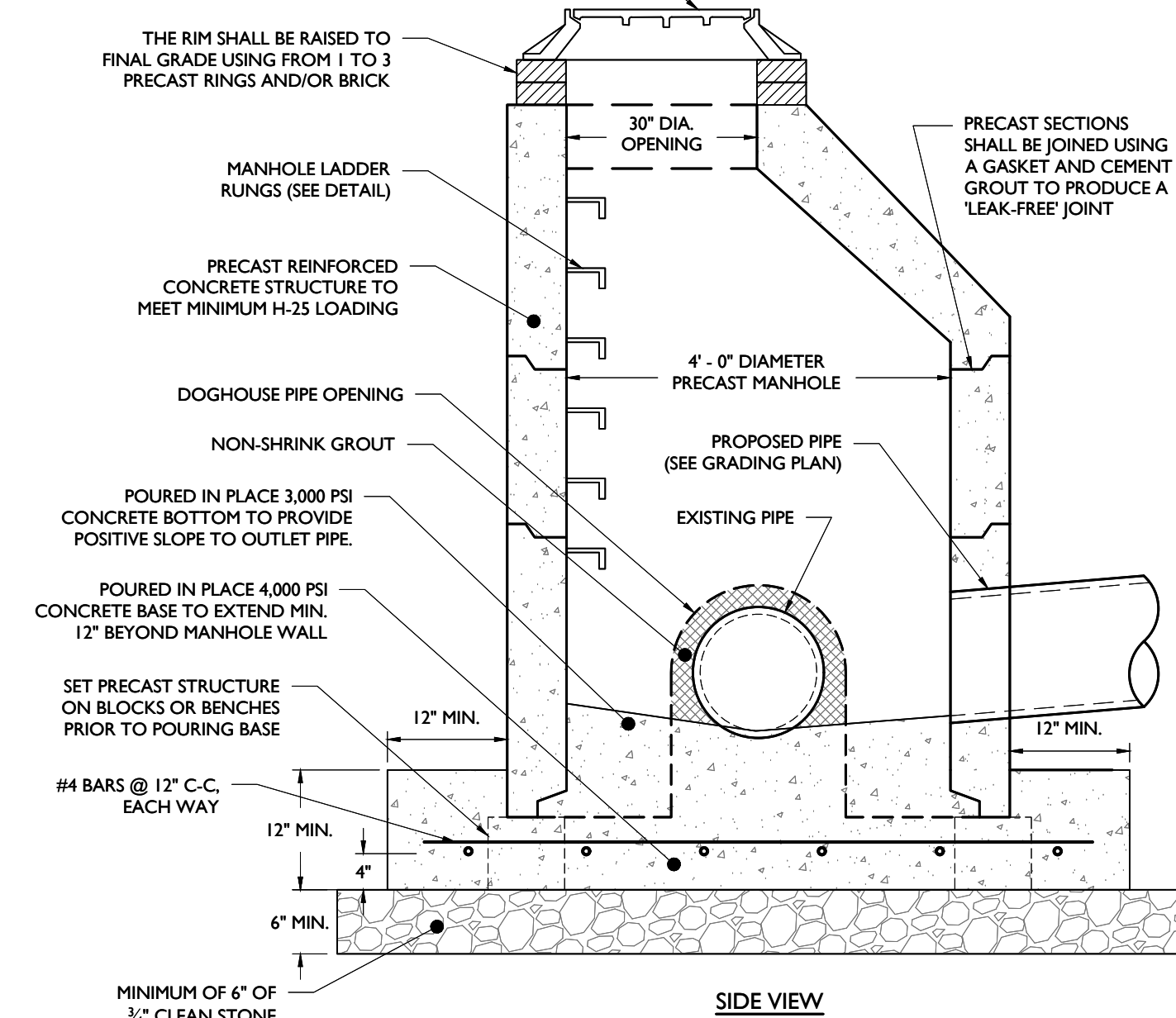
NOT TO SCALE

(SOURCE: EFFLUENT DESIGN & FABRICATION, LLC)



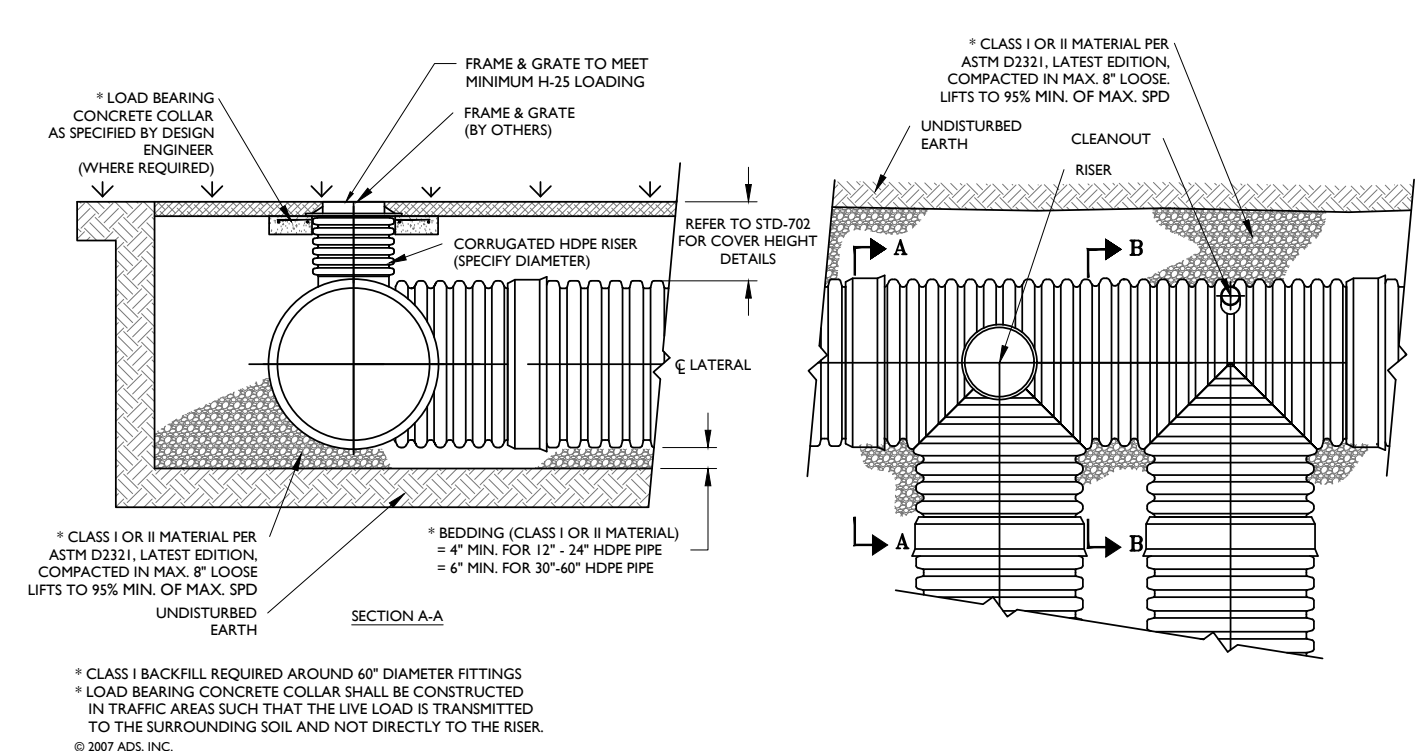
- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND COVER TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

- INSTALLATION:
1. EXCAVATE LOCATION FOR MANHOLE AROUND AND UNDER EXISTING PIPE.
 2. INSTALL 6" CLEAN STONE BED AT BOTTOM OF EXCAVATION.
 3. SET DOGHOUSE RISER WITH DOGHOUSE OPENING OVER EXISTING PIPE. CHECKING LEVEL AND LOCATION. RISER TO BE SET ON BLOCKS OR BENCHES PRIOR TO POURING BASE.
 4. POUR REINFORCED CONCRETE MANHOLE BASE.
 5. POUR CONCRETE FLOOR AS NECESSARY TO RAISE BOTTOM TO OUTLET INVERT ELEVATION.
 6. REMOVE EXISTING PIPE WITHIN THE MANHOLE.



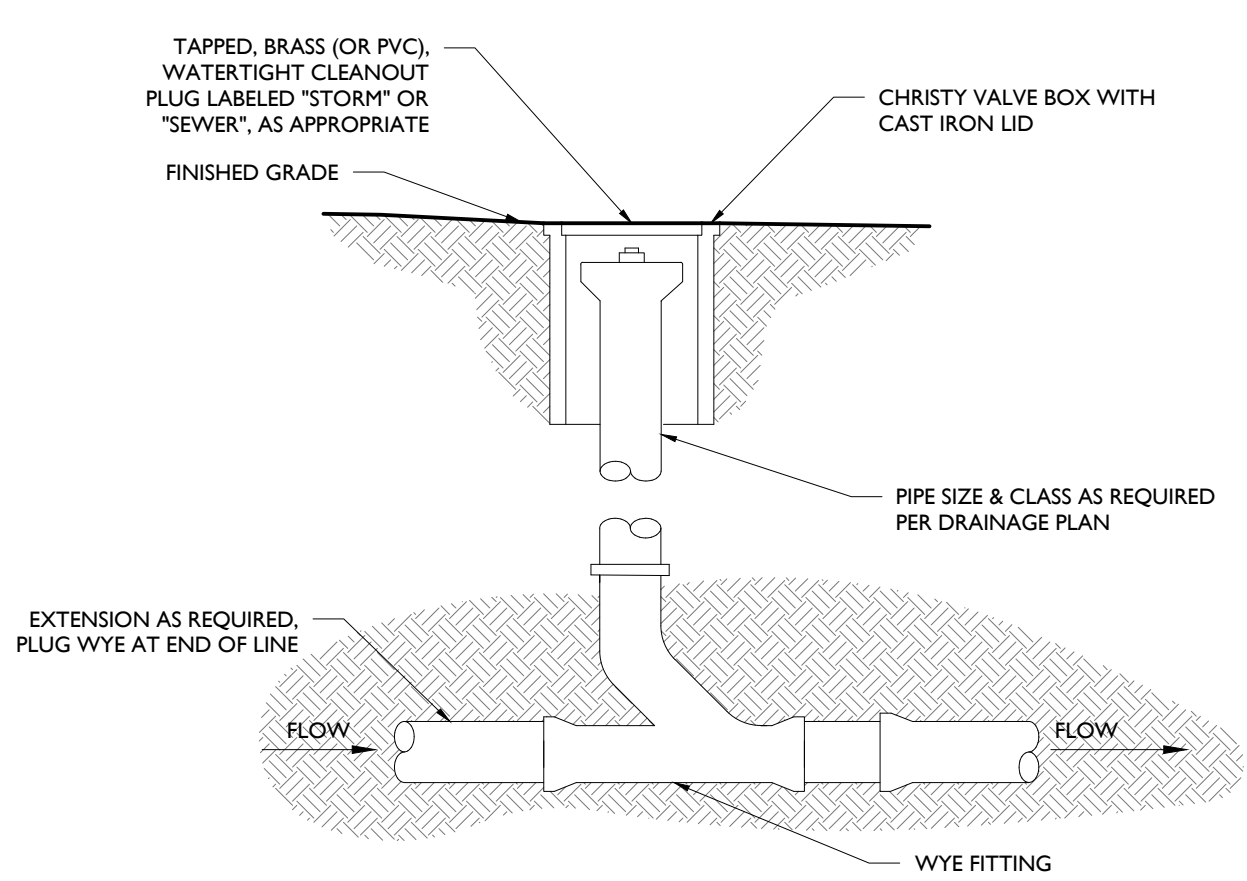
DOGHOUSE SANITARY MANHOLE DETAIL

NOT TO SCALE



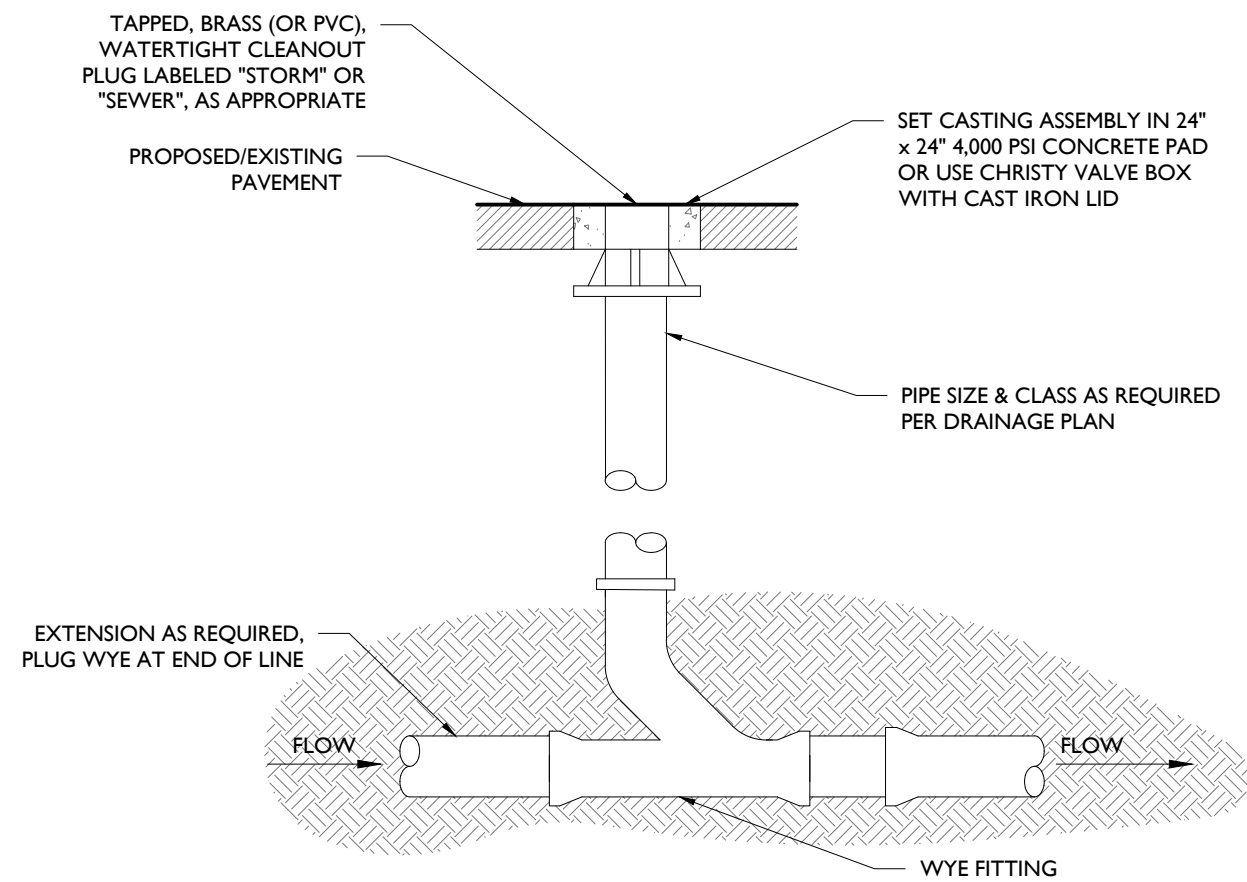
ADS TYPICAL RISER/CLEAN-OUT DETAIL

NOT TO SCALE



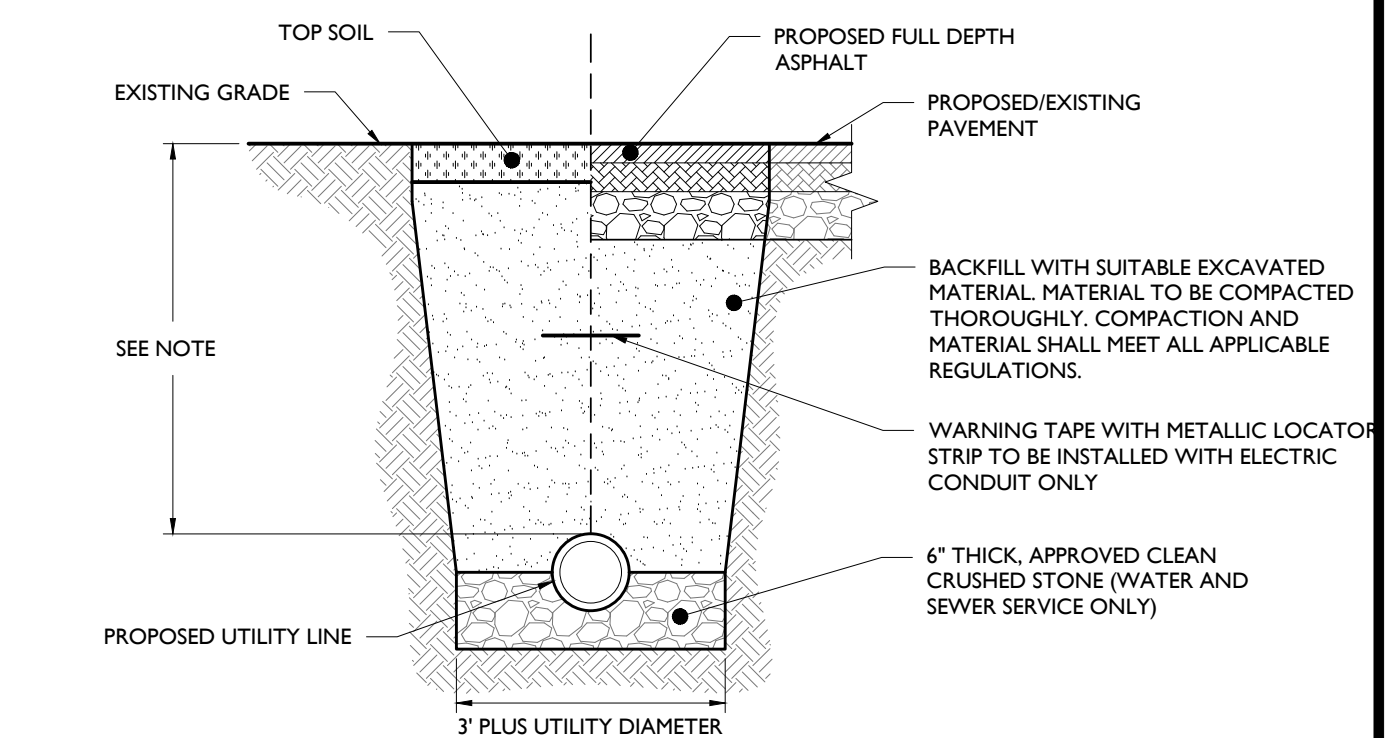
SOFTSCAPE CLEAN-OUT

NOT TO SCALE



HARDSCAPE CLEAN-OUT

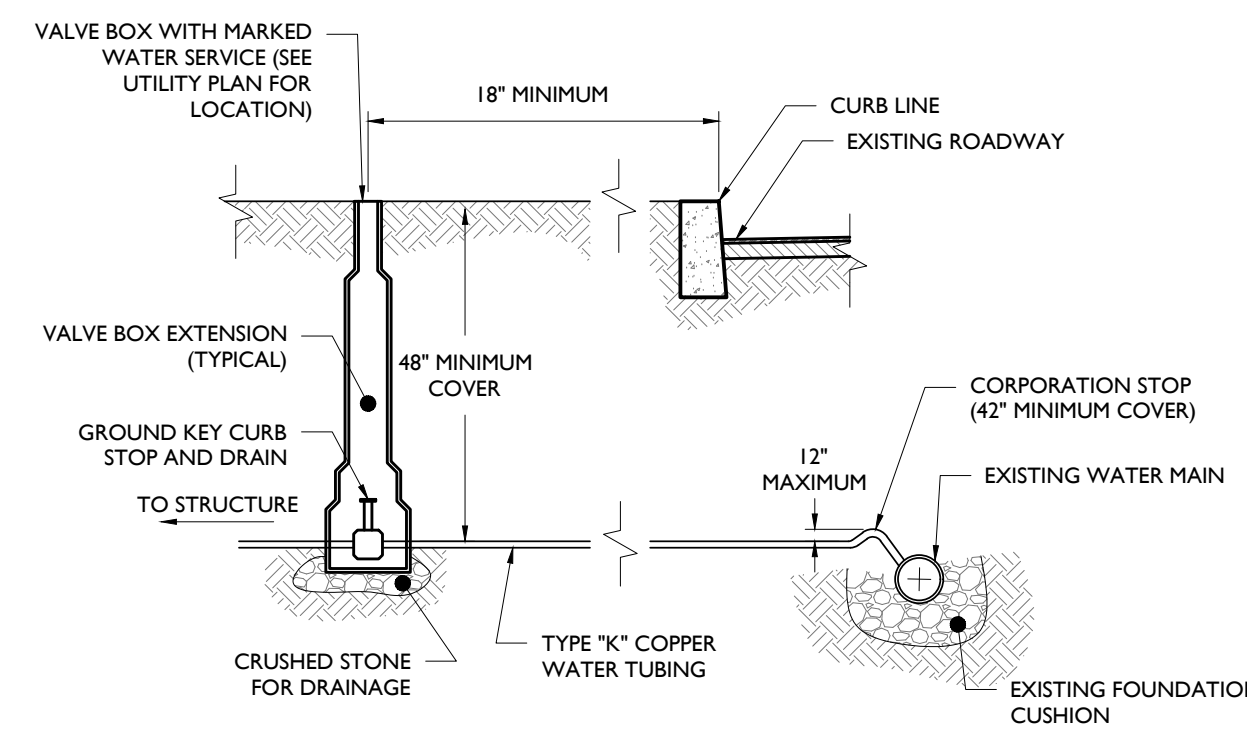
NOT TO SCALE



UTILITY TRENCH DETAIL

NOT TO SCALE

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



WATER CONNECTION DETAIL

NOT TO SCALE

4

5

6

10

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PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION
V-FEE MENDHAM APARTMENTS, LLC

**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

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

MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER

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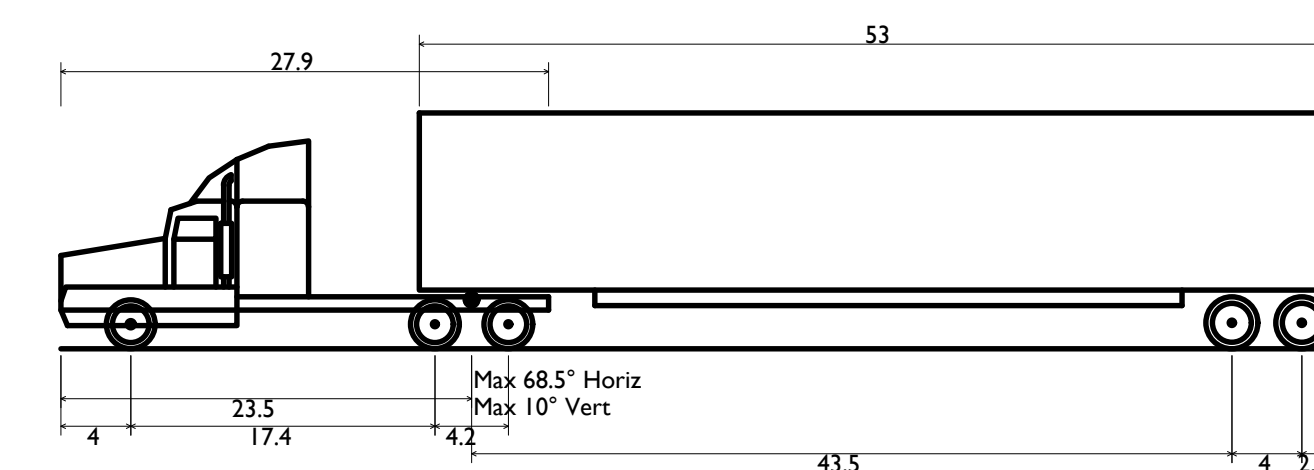
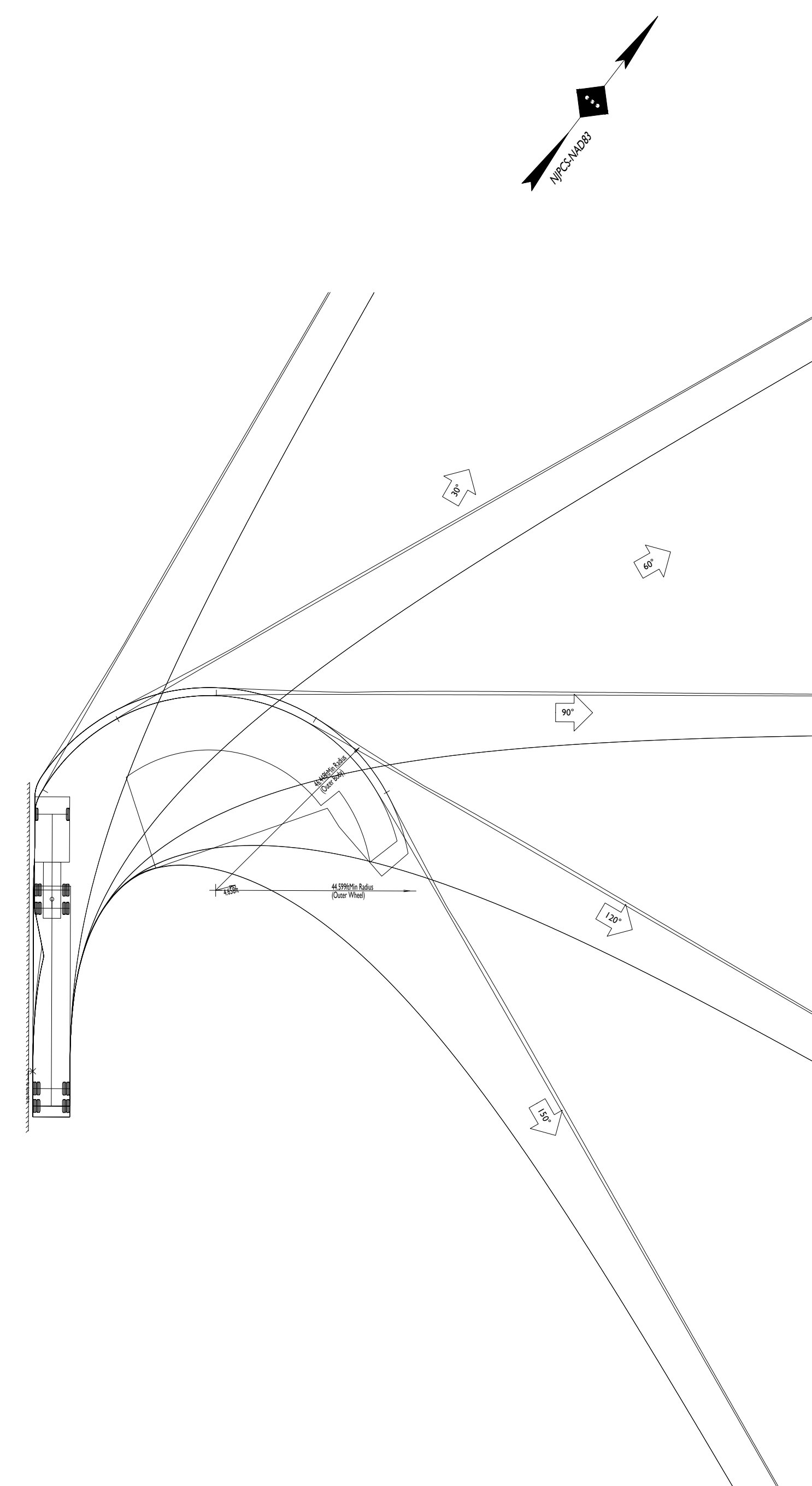
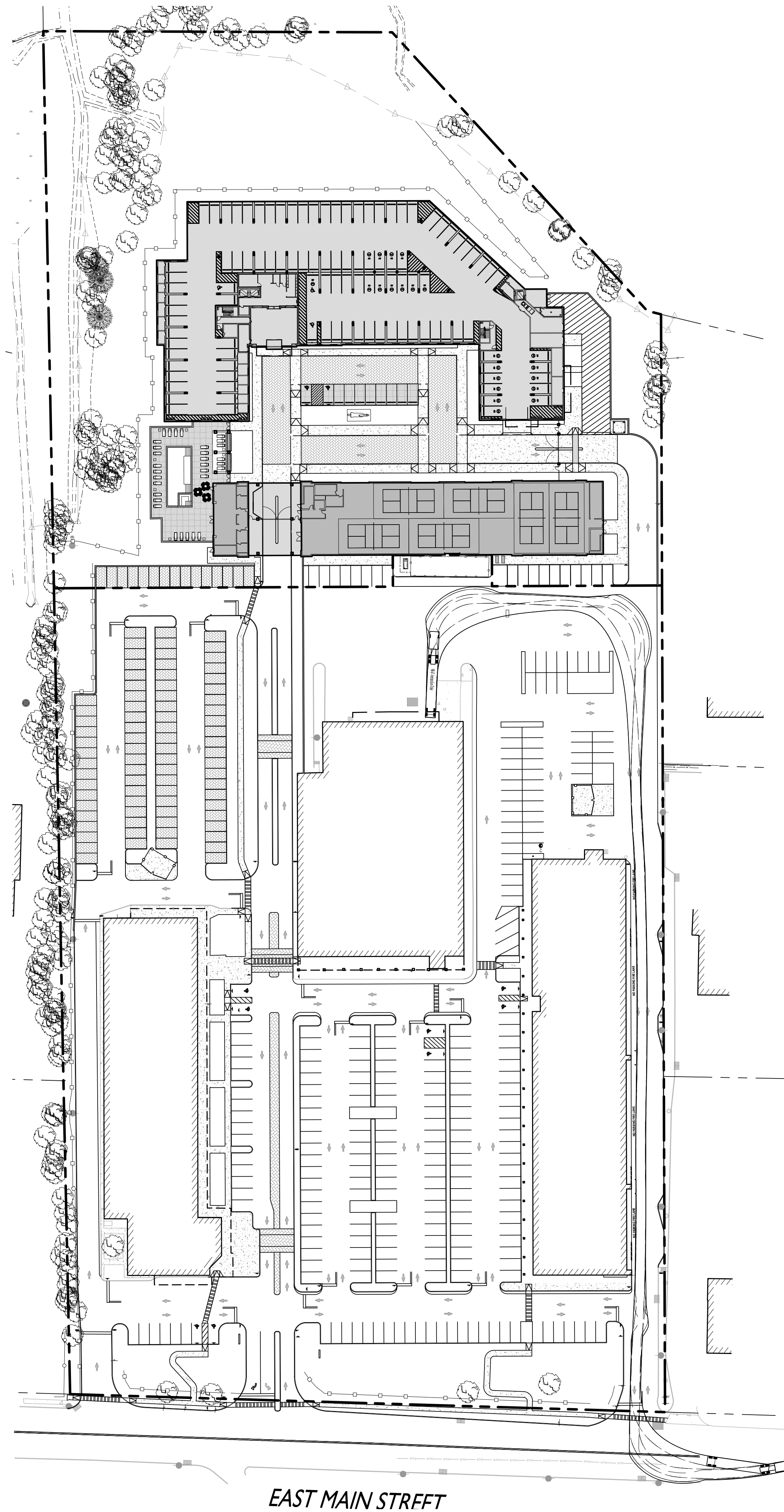
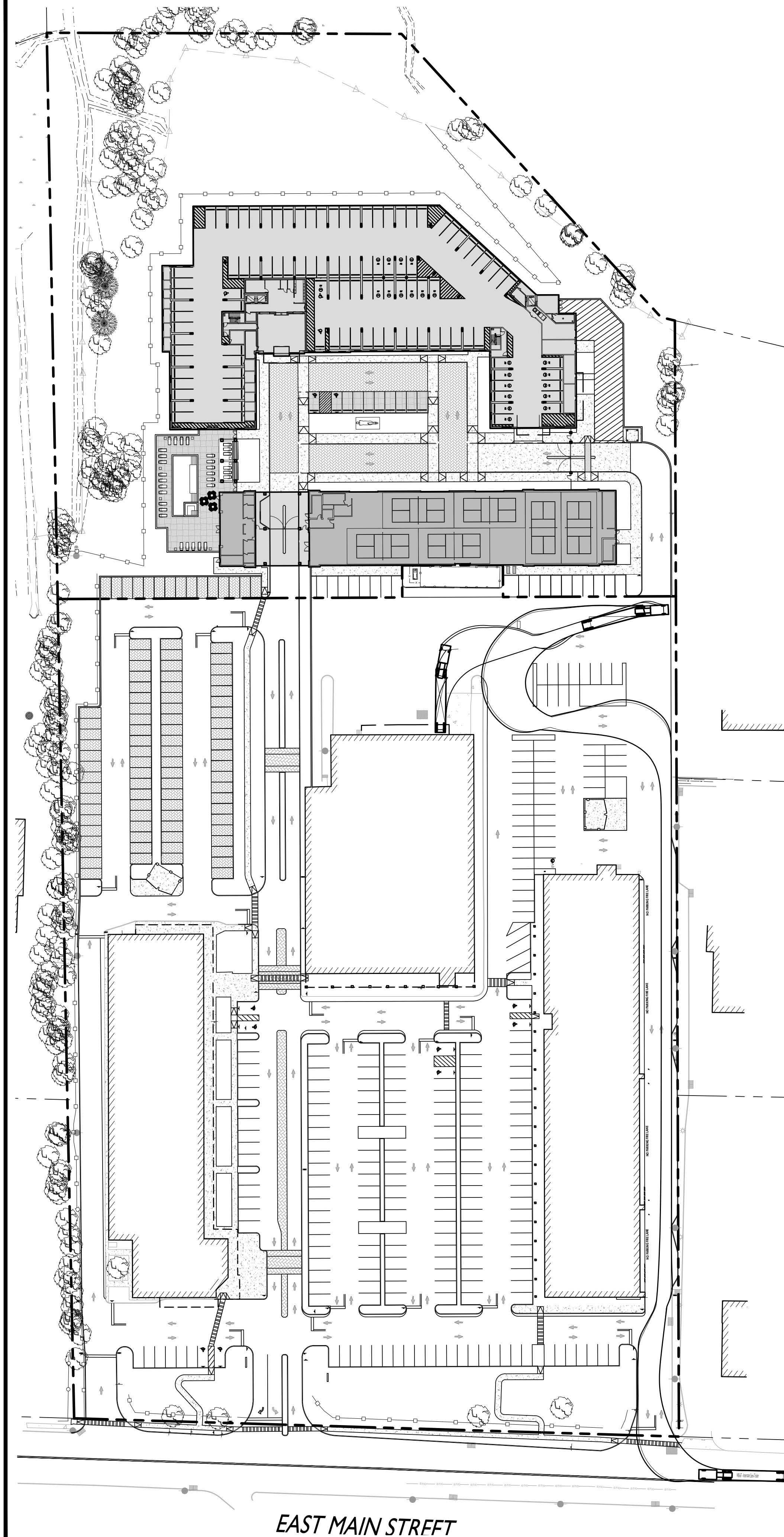
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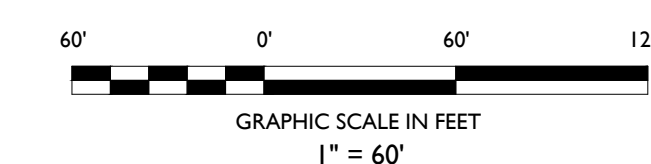
**CONSTRUCTION
DETAILS**

DRAWING:

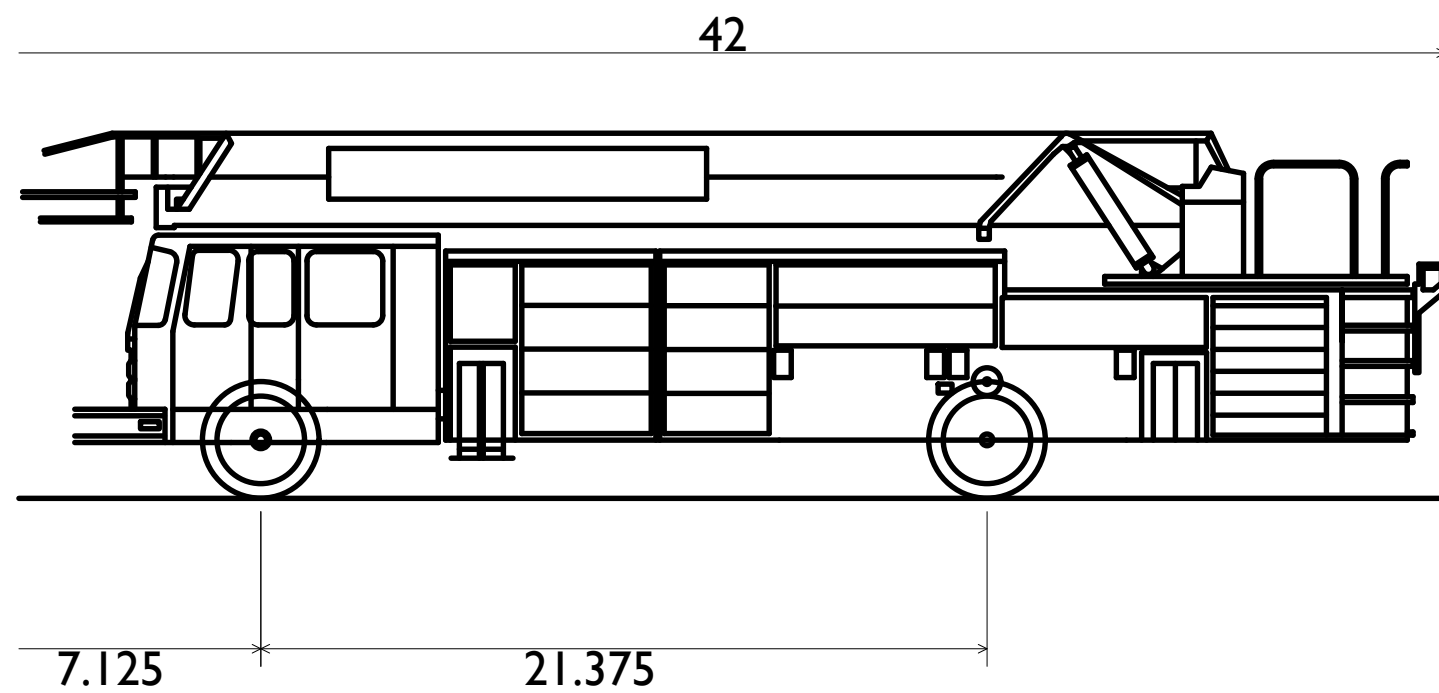
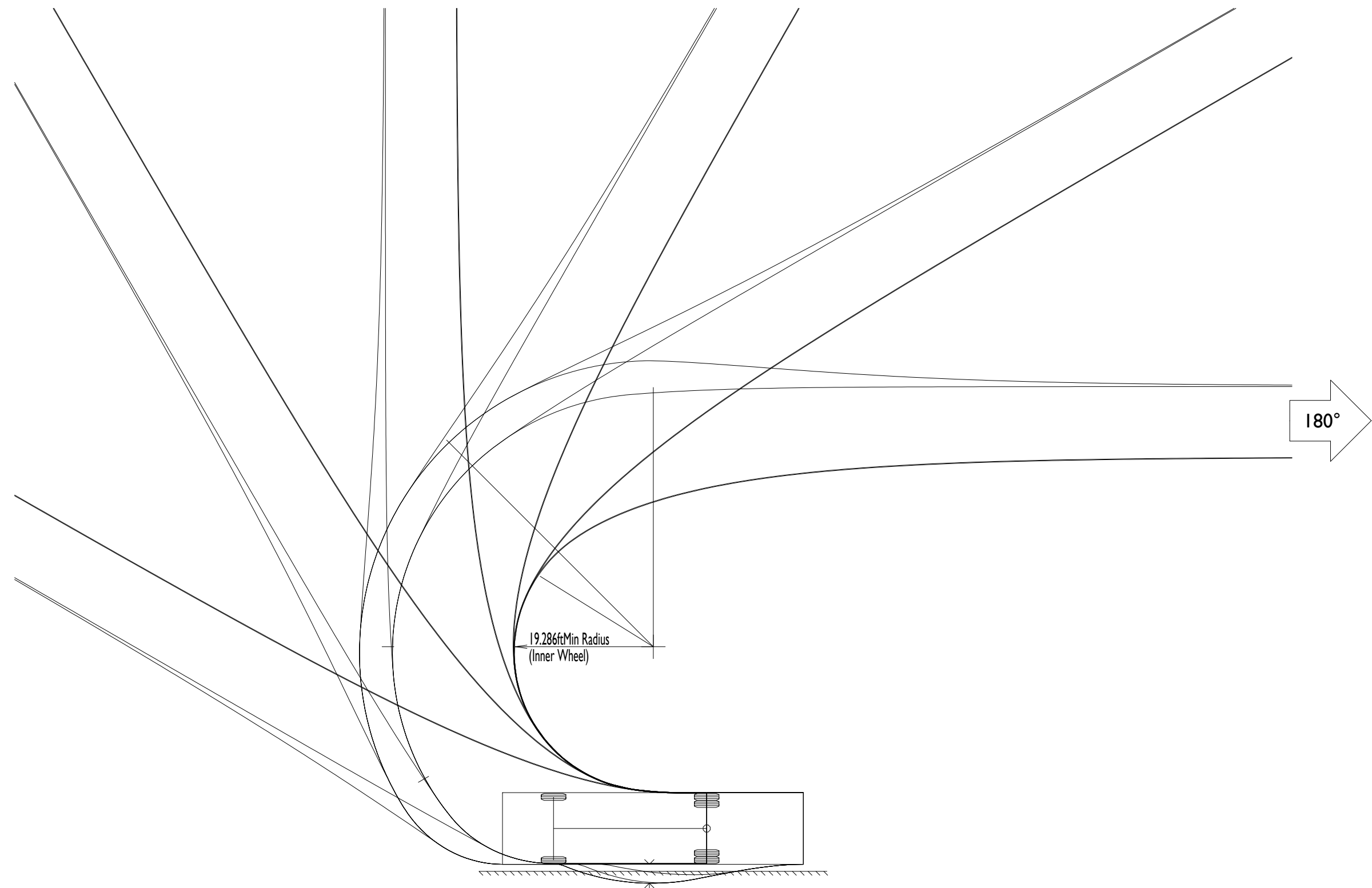
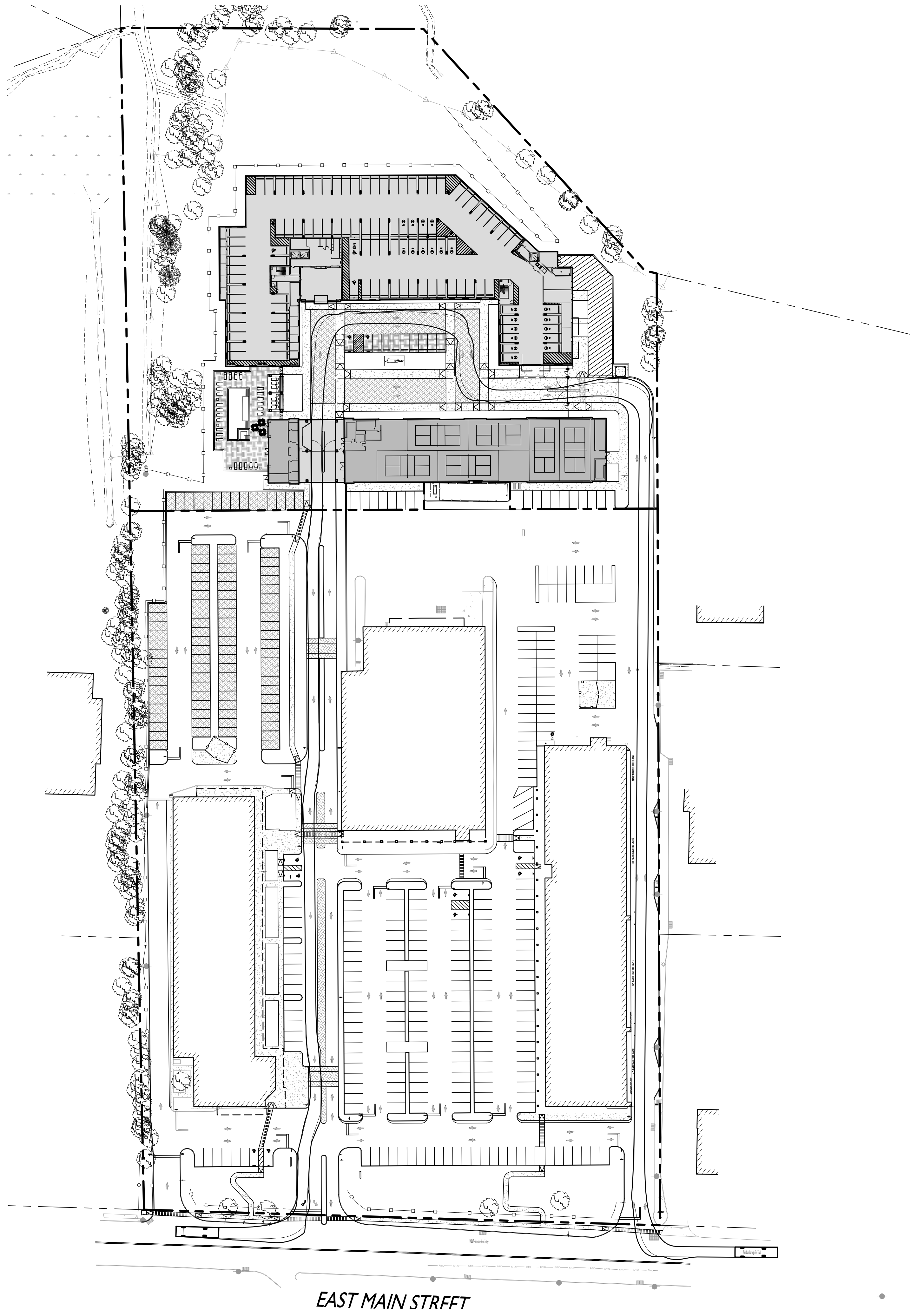
C-27



73.50 l ft
8.500 ft
13.500 ft
1.334 ft
8.500 ft
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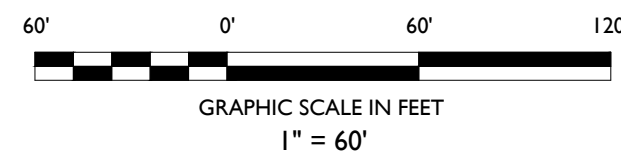
[illegible]

Z:\PROJECTS\2021\100 DEVELOPMENT - 14% EAST MAIN STREET - MENDHAM, NJ\CD\DWG\100-21-100-1.DWG



Mendham Borough Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

42.000ft
10.000ft
10.748ft
1.179ft
9.810ft
4.00s
36.200ft



FOR AMENDED MUNICIPAL SUBMISSION

DATE

BY

01

01/14/2024

ASHM

ISSUE

01

01/14/2024

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STONEFIELD

engineering & design

SCALE: 1" = 60'

PROJECT ID: RUT-200218

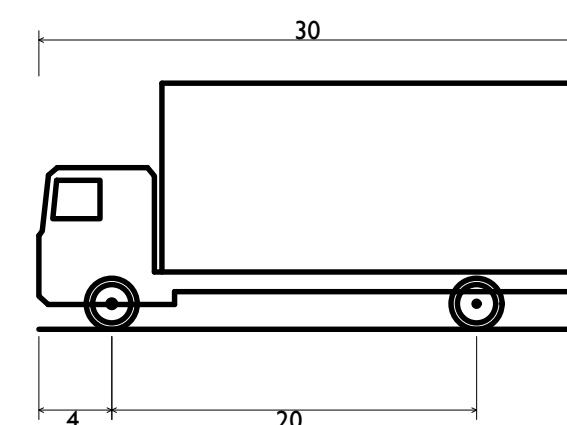
TITLE:

TRUCK TURNING
(FIRE TRUCK)

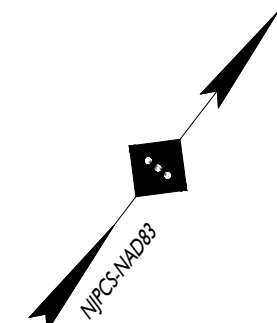
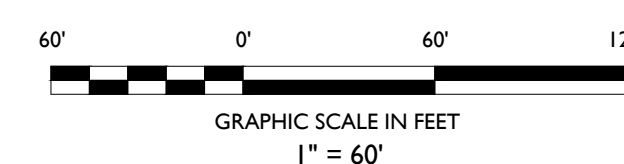
DRAWING:

C-31

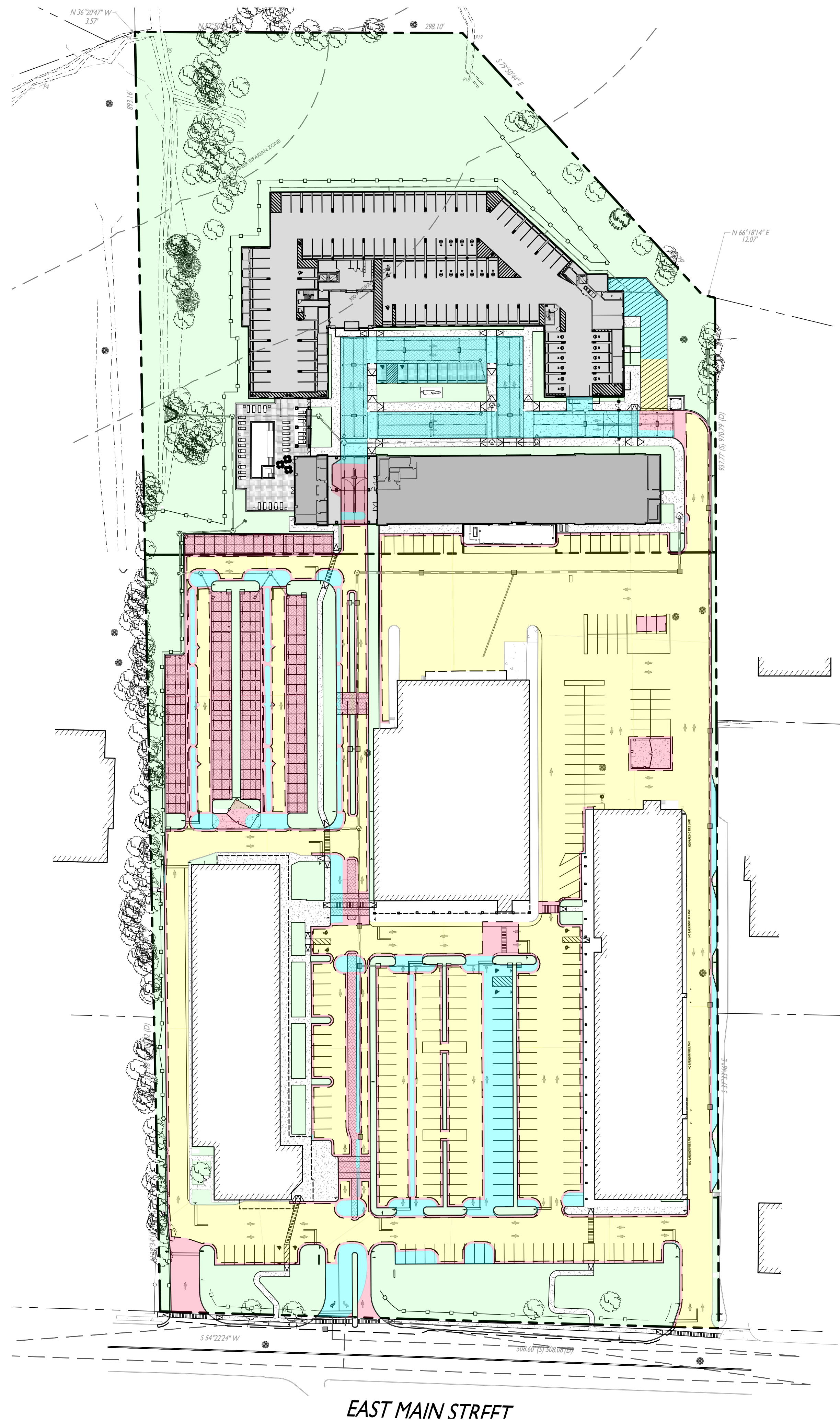
The diagram illustrates the steering angles of a vehicle's wheels as it turns 90 degrees. The vehicle is shown at the start of the turn, with its front wheels at 0° and rear wheels at 180°. As the vehicle turns, the steering angles for the front and rear wheels are shown at various points along the path. The angles for the front wheels are 30°, 60°, 90°, 120°, and 150°. The angles for the rear wheels are 180°, 150°, 120°, 90°, and 60°. The diagram also shows the vehicle's path as a series of arcs, with the center of the turn marked by a dashed line. The vehicle's path is labeled with '1.25m Radius' and '1.25m Radius'.



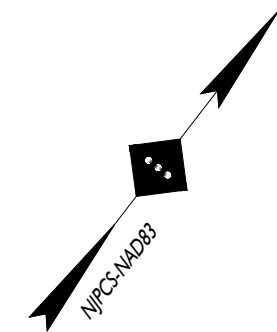
30.000ft
8.000ft
13.500ft
1.367ft
8.000ft
5.00s
31.80°



<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%;"> <p>PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION</p> <p>V-FEE MENDHAM APARTMENTS, LLC</p> <p>PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT</p> <p>BLOCK 801, LOT 20 84-90 EAST MAIN STREET BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY</p> </div> <div style="width: 55%; text-align: right;"> <p>STONEFIELD engineering & design</p> <p>Matthew J. Seckler, P.E. NEW JERSEY LICENSE No. 48731 LICENSED PROFESSIONAL ENGINEER</p> </div> </div>									
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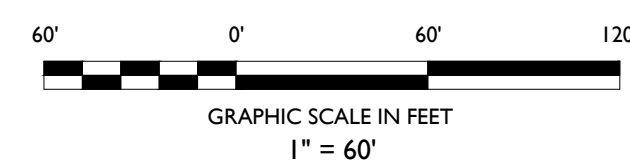
EAST MAIN STREET



LEGEND		
COLOR	DESCRIPTION	QUANTITY
	MVS: RECONSTRUCTION	46,154 SF
	MVS: MILL & OVERLAY	146,968 SF
	MVS: NEW PAVEMENT	36,817 SF
	PERVIOUS AREA	154,598 SF

(MVS) MOTOR VEHICLE SURFACE

TOTAL EXISTING MOTOR VEHICLE SURFACE: 257,830 SF
TOTAL PROPOSED MOTOR VEHICLE SURFACE: 229,939 SF
TOTAL REDUCTION OF 27,891 SF



GRAPHIC SCALE IN FEET
1" = 60'

PRELIMINARY AND FINAL AMENDED SITE PLAN & SUBDIVISION

V-FEE MENDHAM APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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

MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER



SCALE:	1" = 60'	PROJECT ID: RUT-200218
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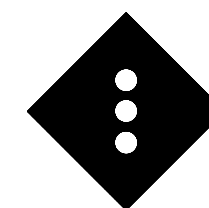
PAVING EXHIBIT

DRAWING:

C-33

[illegible]

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