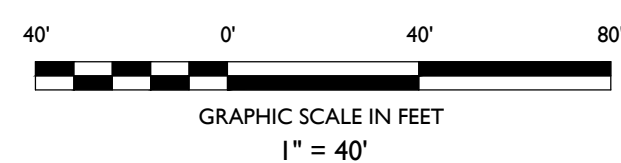


ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



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



PK	DATE	BY	DESCRIPTION
2	01/25/2023		REVISED PER INCOMPLETE COMMENTS FOR MUNICIPAL SUBMISSION
1	10/20/2022		ISSUE

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

PRELIMINARY AND FINAL SITE PLAN

V-FEE MENDHAM APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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

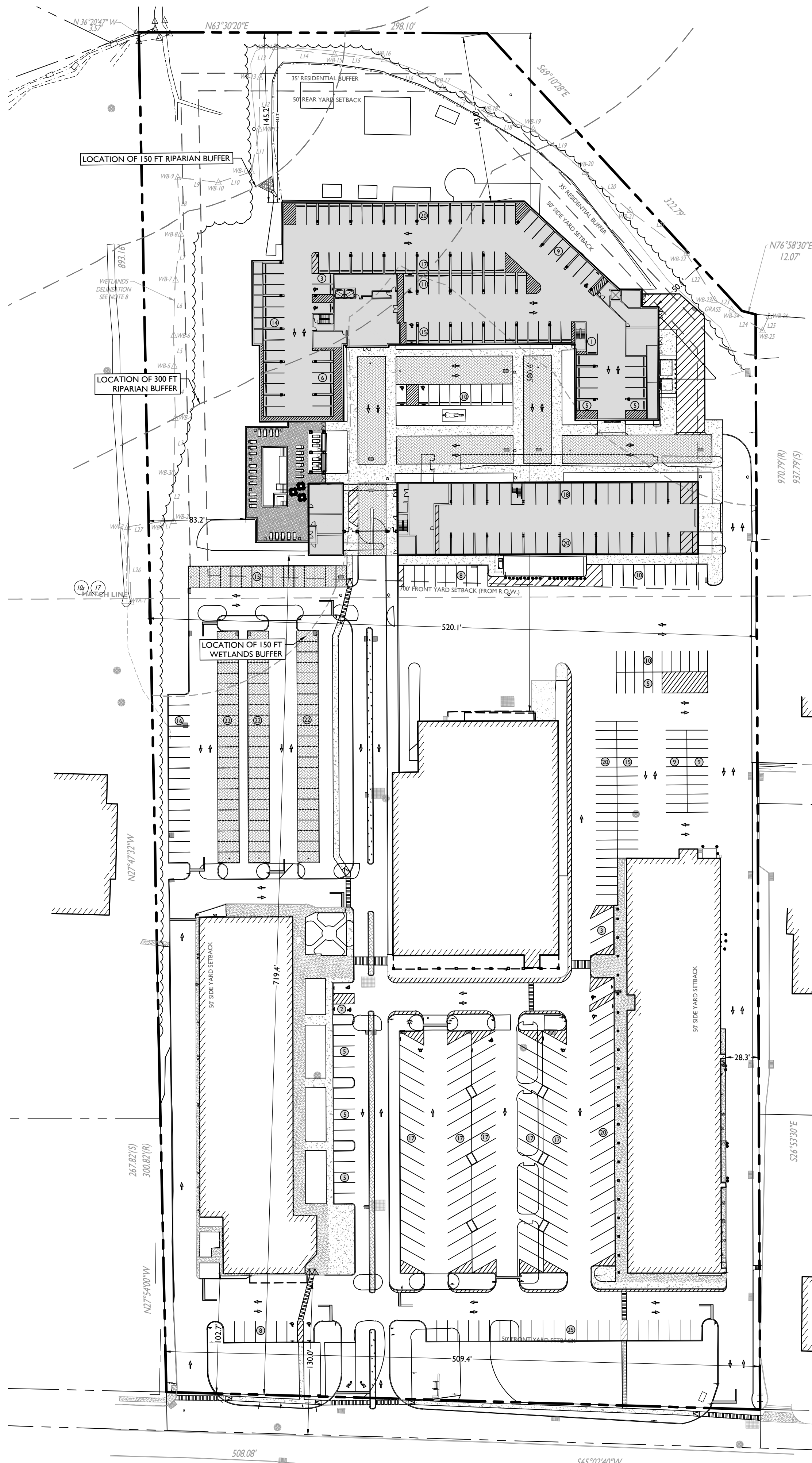
MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE NO. 48721
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

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

TITLE:
DEMOLITION PLAN

DRAWING:
C-3



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

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

RSIS CERTIFICATION
 THE PROPOSED DEVELOPMENT WILL COMPLY WITH RSIS REQUIREMENTS.
 I HAVE REVIEWED THE PLANS AND THEY ARE COMPLIANT WITH RSIS TO THE BEST OF MY KNOWLEDGE.
 DATE _____ MATTHEW J. SECKLER, P.E.

OFF-STREET PARKING & LOADING REQUIREMENTS		
CODE SECTION	REQUIRED	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
§ 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.	COMPLIES
§ 195-45 B. (4)	PARKING SHALL NOT BE LOCATED CLOSER THAN 25 FT TO ANY TWO INTERSECTING STREETS OR WITHIN THE RIGHT TRIANGLE OF ANY DRIVEWAY AND THE STREET ROW.	COMPLIES
§ 195-45 C. (1)(b)	ONLY ONE-WAY TRAFFIC SHALL BE PERMITTED IN AISLES LESS THAN 24 FT.	COMPLIES
§ 195-45 D. (2)(a)	MINIMUM AISLE WIDTH 60' PARKING = 18 FT 90' PARKING = 24 FT AISLE	18 FT 24 FT
§ 195-45 D. (2)(b)	MINIMUM SIGHT DISTANCE 35 FEET (TWO-WAY); 25 FEET (SIGHT DISTANCE)	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.	COMPLIES
§ 195-46 K. (1)	GRANITE CURBING IS REQUIRED ALONG THE PERIMETER OF ANY INTERIOR PLANTED AREA AND ON THE INTERIOR SIDE OF ANY REQUIRED PAINTED BUFFER AREA. CURBING IN ANY OTHER AREA SHALL BE GRANITE BLOCK CURBING.	COMPLIES
§ 195-46 A.	MINIMUM NUMBER OF LOADING SPACES RESIDENTIAL DEVELOPMENT: CONTAINING 30 OR MORE DWELLING UNITS = 1 SPACE RETAIL: 8041 SF = 2 SPACES TOTAL = 3 LOADING SPACES	1 SPACE NO CHANGE COMPLIES
§ 195-46 B.	MINIMUM LOADING SPACE SIZE WIDTH: 12 FT LENGTH: 35 FT CLEARANCE: 12 FT	24 FT X 90 FT
§ 195-46 C.	EXCEPT FOR REQUIRED BUFFER AREAS, EACH LOADING SPACE MAY OCCUPY ANY REQUIRED SIDE OR REAR YARD, BUT SHALL NOT BE LOCATED IN THE REQUIRED FRONT YARD, WHEN ADJOINING A RESIDENTIAL USE, A SUITABLY SCREENED OR LANDSCAPED BUFFER SHALL BE PROVIDED.	COMPLIES
§ 195-46 D.	OFF-STREET LOADING SPACES SHALL NOT BE LOCATED WITHIN ANY FIRE PREVENTION ZONE, WITHIN 25 FT OF ANY FIRE HYDRANT OR WITHIN 10 FT OF ANY STAIRWAY, DOORWAY, ELEVATOR, OR OTHER GENERAL MEANS OF ENTRY TO AND FROM A BUILDING FOR THE GENERAL PUBLIC.	COMPLIES
§ 195-46 E.	NO VEHICLE OR CONVEYANCE SHALL IN ANY MANNER USE PUBLIC STREETS, SIDEWALKS, OR RIGHTS-OF-WAY FOR LOADING OR UNLOADING OPERATIONS OTHER THAN INGRESS OR EGRESS TO THE LOT.	COMPLIES
§ 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 SPACE SHALL SERVE.	COMPLIES
§ 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
§ 195-54 C. (3)	MINIMUM ADA SPACE WIDTH	COMPLIES
§ 215-74 B. (4)(ii)	MINIMUM PARKING SETBACK 3 FT (FROM LOT LINES WITHIN ZONE) 10 FT (FROM OTHER ZONES)	COMPLIES
§ 215-74 F. (1)(b)	MINIMUM NUMBER OF STALLS RETAIL: 3.5 SPACES / 1,000 SF OF FLOOR AREA (8041 SF) * (3.5 / 1,000) = 28.2 SPACES TOTAL = 28.2 SPACES	341 SPACES SHARED PARKING: 15 SPACES
RSIS § 521-4.14b	MINIMUM NUMBER OF STALLS RESIDENTIAL: 1 BR. GARDEN APARTMENT: (1.8 SPACES / UNIT) * 31 UNITS = 59.4 SPACES 2 BR. GARDEN APARTMENT: (2.0 SPACES / UNIT) * 39 UNITS = 78 SPACES 3 BR. GARDEN APARTMENT: (2.1 SPACES / UNIT) * 1 UNITS = 6.3 SPACES TOTAL = 143.7	116 SPACES SHARED PARKING: 15 SPACES
§ 195-54 A.	AUTOMOBILE SERVICE STATION: 4 SPACES PER BAY = 1 FOR EACH EMPLOYEE IN THE MAXIMUM SHIFT 2 EMPLOYEES = 2 SPACES	2 SPACES
	10% REDUCTION FOR EV: 143.7 SPACES * (0.10) = 14.37 SPACES 143.7 - 14.37 = 131.33 SPACES TOTAL = 131 SPACES	TOTAL 133 SPACES *
§ 215-74 F. (2)(a)	MINIMUM STALL SIZE 9 FT X 20 FT (BEYOND 750 FT SETBACK) 10 FT X 30 FT	9 FT X 18 FT (V)

(V) VARIANCE
 NOTE ONLY 2 PARKING SPACES ARE COUNTED FROM THE AUTO SALES & SERVICES THAT WILL BE DESIGNATED TO EMPLOYEES. THE REMAINING 18 SPACES ARE ASSUMED TO BE FOR AUTO SALES & SERVICES, AND AS SUCH, HAVE NOT BEEN CONSIDERED.

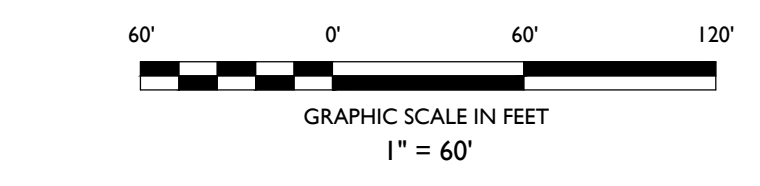
GENERAL REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 195-51	PROVISION SHALL BE MADE FOR THE PROPER STORAGE AND COLLECTION OF REFUSE. ALL SUCH STORAGE SHALL BE MAINTAINED WITHIN THE CONFINES OF AN ENCLOSED BUILDING OR STRUCTURE AND SHALL BE REASONABLY ACCESSIBLE FOR VEHICULAR COLLECTION ON THE SITE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

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

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

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
==	PROPOSED FLUSH CURB
---	PROPOSED CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
▨	PROPOSED PERMEABLE PAVERS
▩	PROPOSED FULL DEPTH ASPHALT
▧	PROPOSED DECORATIVE PAVERS
⌋	PROPOSED BUILDING DOORS

- 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 RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - 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.



PK	DATE	ISSUE	DESCRIPTION
2	01/25/2023		
1	10/20/2022		

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V-FEE MENDHAM APARTMENTS, LLC
 PRELIMINARY AND FINAL SITE PLAN
 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.
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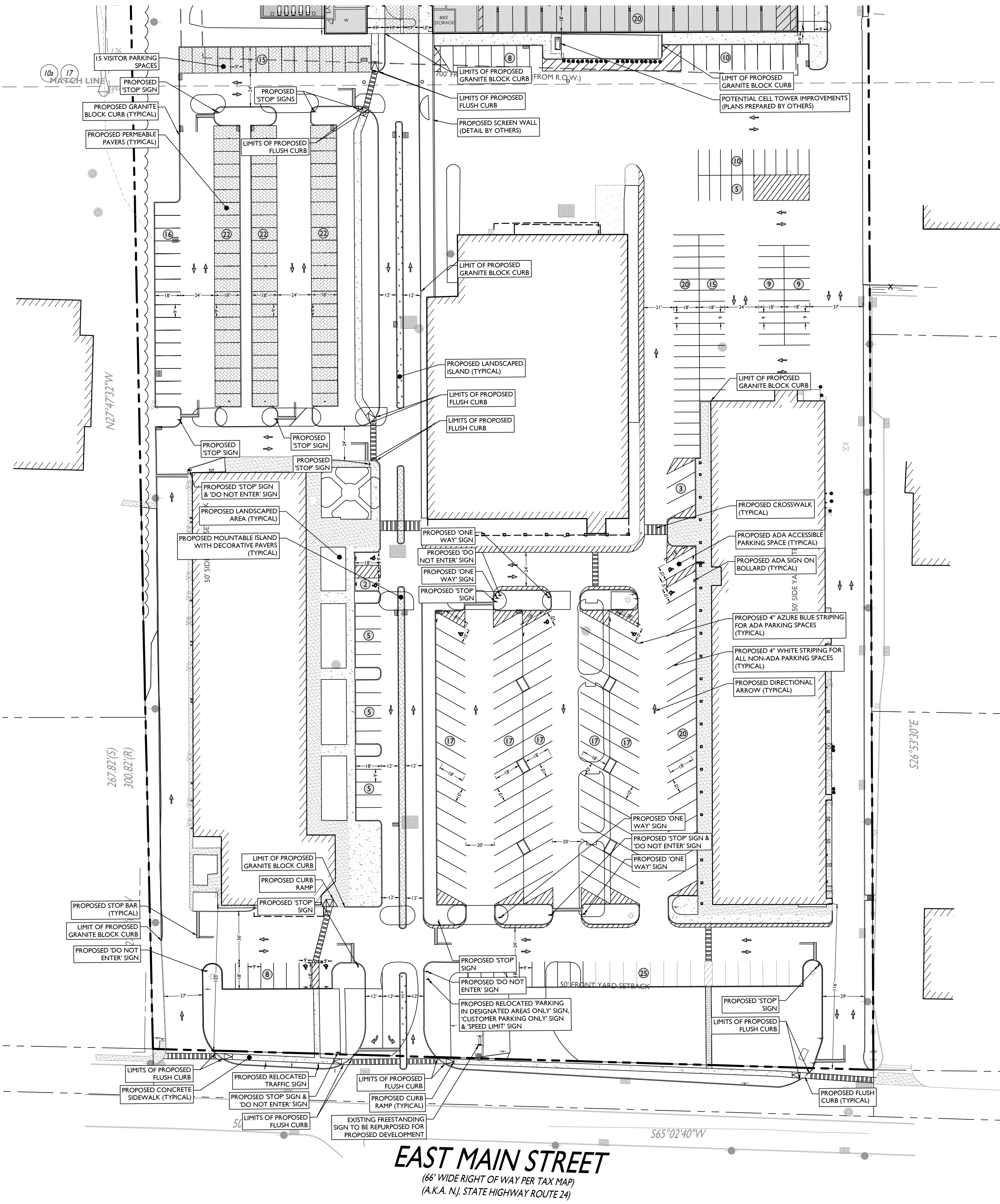
STONEFIELD
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SCALE: 1" = 60' PROJECT ID: RUT-200218

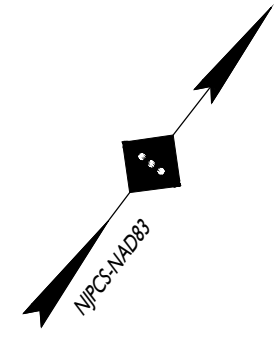
TITLE: SITE PLAN (OVERALL)

DRAWING: C-5

Z:\PROJECTS\2022\1801\DEVELOPMENT - 1801 EAST MAIN STREET - MENDHAM, NJ\DRAWING\1801-05 SITE PLAN



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED FLUSH CURB
	PROPOSED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED DECORATIVE PAVERS
	PROPOSED DECORATIVE PAVERS



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PRELIMINARY AND FINAL SITE PLAN

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

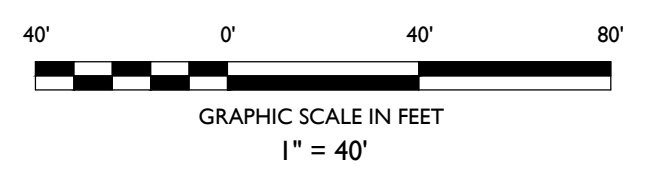
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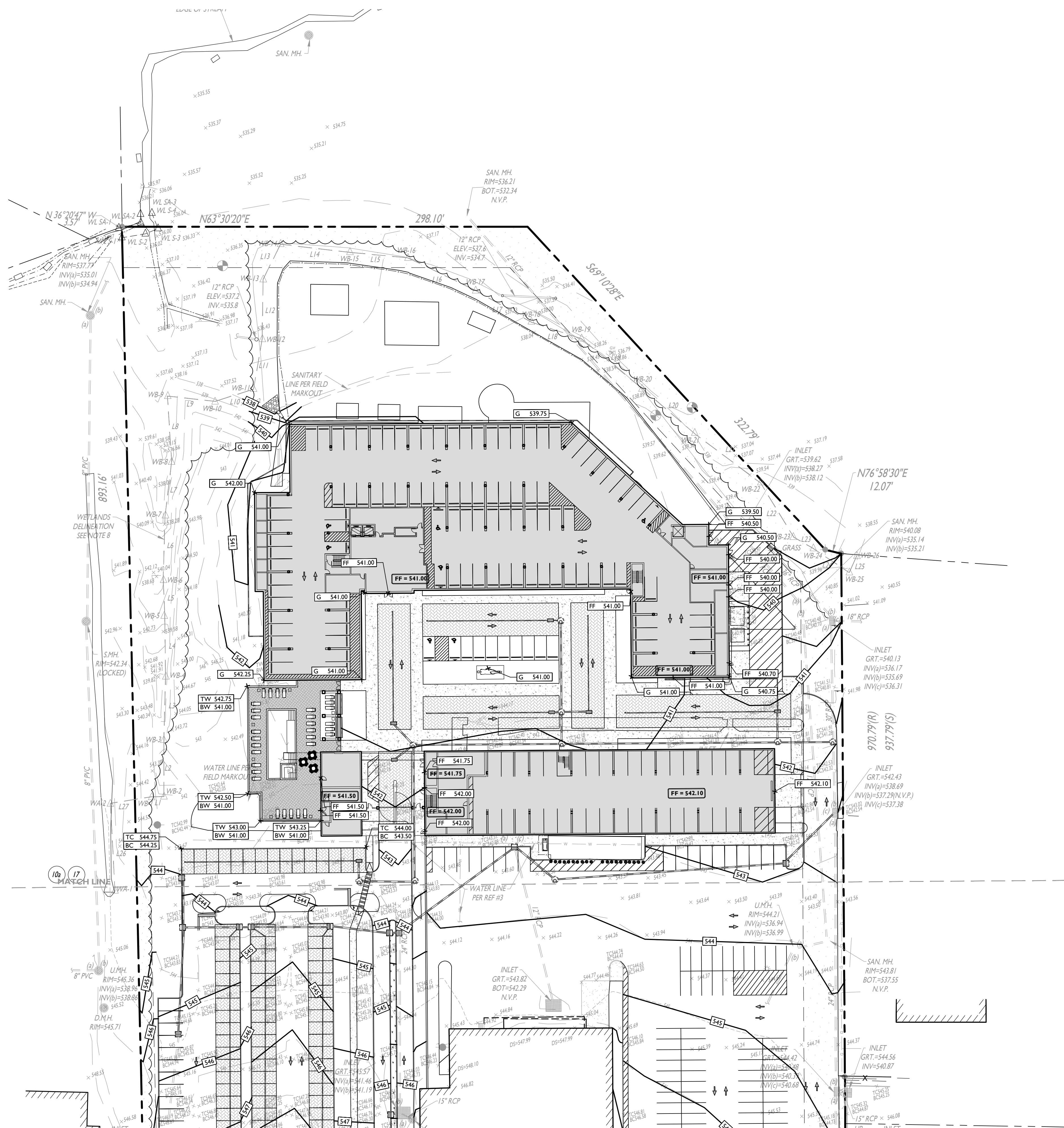
SCALE: 1" = 40' PROJECT ID: RUT-200218

TITLE: **SITE PLAN**

DRAWING: **C-7**



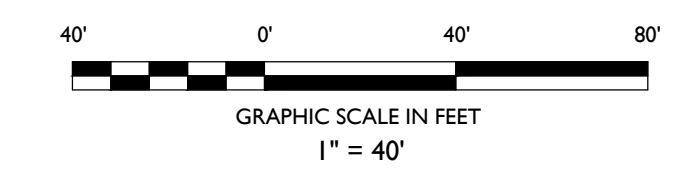
2:18:18 (HORIZONTAL) 2/28/2023 11:01 AM DEVELOPMENT - 4495 EAST MAIN STREET - MENDHAM, NJ 07834 (LOT NUMBER) 05/25/2023



SYMBOL	DESCRIPTION
---	PROPERTY LINE
— 100 —	PROPOSED GRADING CONTOUR
— RIDGELINE —	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
x G 100.00	PROPOSED GRADE SPOT SHOT
x TC 100.50 BC 100.00	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 1:100 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 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 FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMP FLARES 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 RAMP 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 SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4" INCH.



PK	DATE	ISSUE	BY	DESCRIPTION
2	01/25/2023			REVISED PER INCOMPLETENESS COMMENTS FOR MUNICIPAL SUBMISSION
1	10/07/2022			

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Phone 201.340.4468 • Fax 201.340.4472

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. 48721
LICENSED PROFESSIONAL ENGINEER

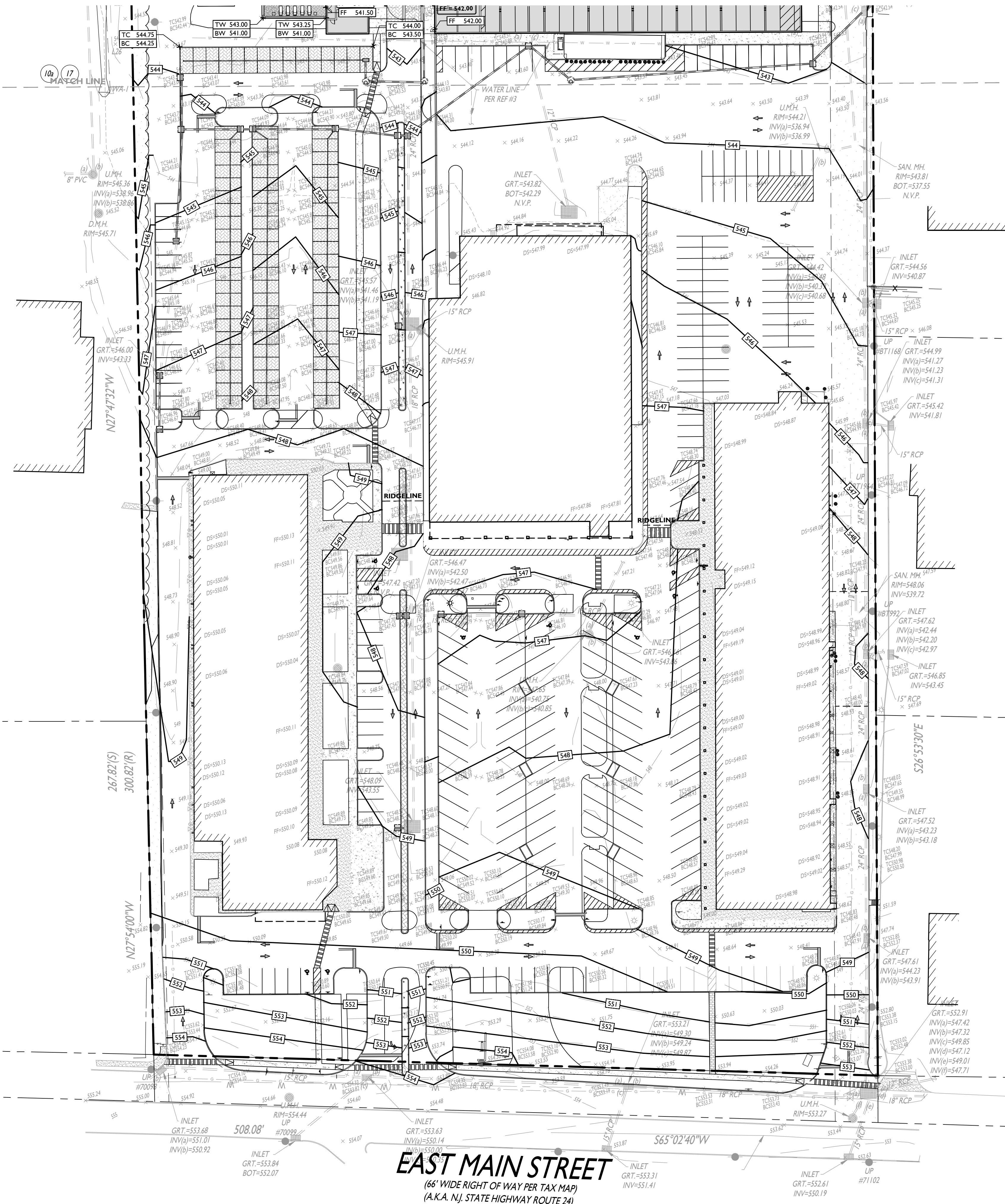
STONEFIELD
engineering & design

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

TITLE:
GRADING PLAN

DRAWING:
C-8

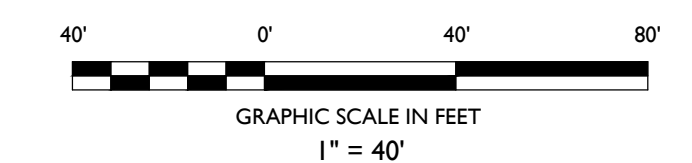
Z:\PROJECTS\2022\11\01\HOI DEVELOPMENT - V-FEE EAST MAIN STREET - MENDHAM - TICAD\TICAD\MUP\84-90\84-90.DWG



SYMBOL	DESCRIPTION
---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
x G 100.00	PROPOSED GRADE SPOT SHOT
x TC 100.50 BC 100.00	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 FLARE 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 SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



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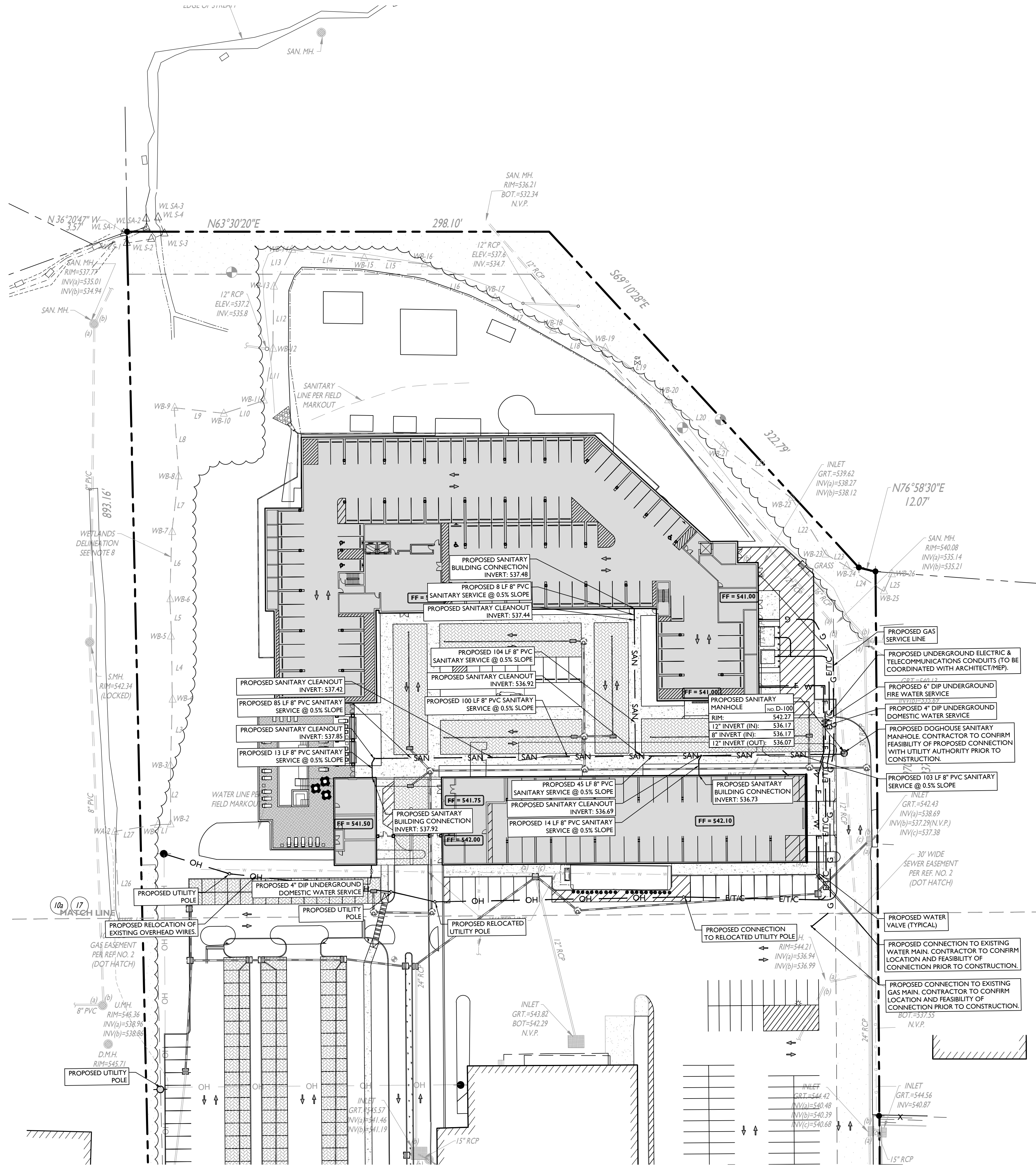
STONEFIELD
engineering & design

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

TITLE: GRADING PLAN

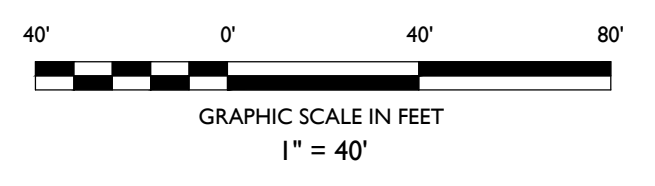
DRAWING: C-9

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SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W — W —	PROPOSED DOMESTIC WATER SERVICE
— E/T/C —	PROPOSED ELECTRICAL/DATA CONDUITS
— OH —	PROPOSED OVERHEAD WIRES
— G — G —	PROPOSED GAS LINE
⊙	PROPOSED SANITARY MANHOLE / CLEANOUT
⊙	PROPOSED UTILITY POLE

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



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NEW JERSEY LICENSE No. 48721
LICENSED PROFESSIONAL ENGINEER

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

TITLE:
UTILITY PLAN

DRAWING:
C-12

2:48 P:\PROJ\2022\200218\200218.DWG DATE: 01/05/2023 10:40:11 AM USER: MJE

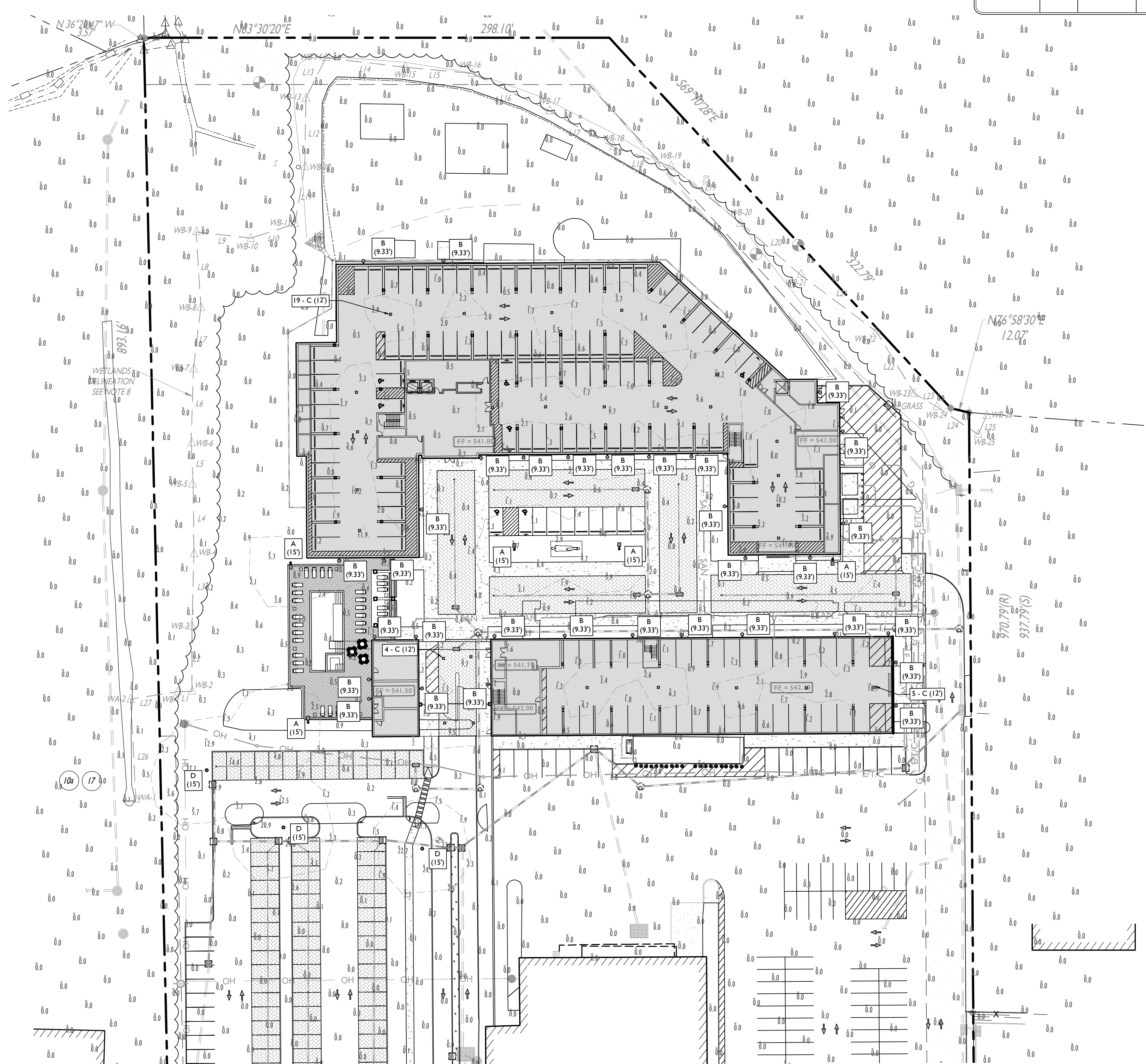
PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	LIGHTING FIXTURE	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	5	GLASWERKS LUMINESCENT LED BERN	TYPE III	0.90	HOLOPHANE	GBLF3_P80_30K_XXXXX_SYM.IES
	B	32	B-K MAMMOTH UP/DOWN LED	TYPE I	0.90	B-K LIGHTING	MA-LED-x51-WF-L-ITL88310-GO-NIOPHOTOME-TRY.IES
	C	28	CPY SERIES VERSION B LED CANOPY FIXTURE - INPUT C (31 W)	-	0.90	CREE LIGHTING	cPY250-B-XX-F-C-UL-XX-40K-CONF-IGURED.IES
	D	21	UTLD TRADITIONAIRE LED DOWNLIGHT AREA LIGHT	TYPE V	0.90	HUBBELL	UTLD-E02-LED-E-U-5M.QIES

SYMBOL	DESCRIPTION
---	PROPOSED CALCULATION AREA
---	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+xx	PROPOSED LIGHTING INTENSITY (FOOTCANDELS)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

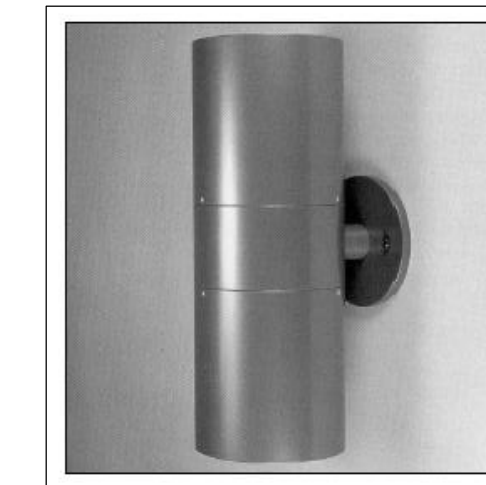
LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 195-47. A. (1)	THE STYLE OF THE LIGHT AND LIGHT STANCHION SHALL BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING.	COMPLIES
§ 195-47. A. (2)	MAXIMUM HEIGHT OF FREESTANDING LIGHTS SHALL NOT EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING 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)	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

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 AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



AREA LIGHT (A)
NOT TO SCALE



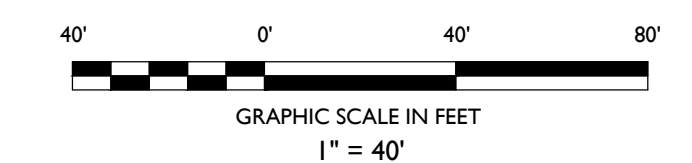
BUILDING WALL LIGHT (B)
NOT TO SCALE



CEILING LIGHT (C)
NOT TO SCALE



AREA LIGHT (D)
NOT TO SCALE



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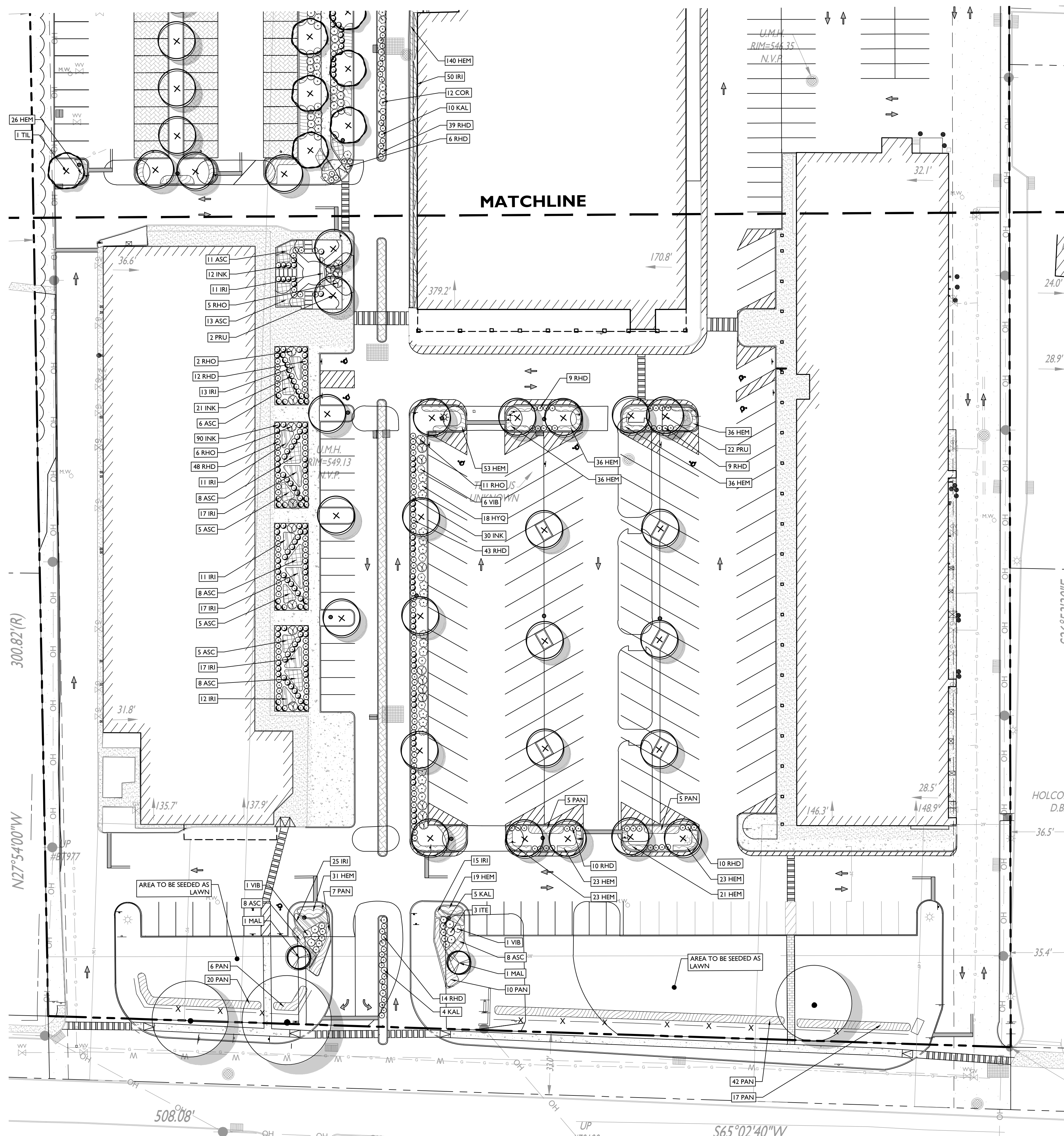
SCALE: 1" = 40' PROJECT ID: RUT-200218

TITLE:
LIGHTING PLAN

DRAWING:

C-13

2:RUT-200218-2023-001-1101-DEVELOPMENT - 1440 EAST MAIN STREET, MENDHAM, NJ 08854 (LOT 20) - 14.001.DWG



EAST MAIN STREET
 (66' WIDE RIGHT OF WAY PER TAX MAP)
 (A.K.A. N.J. STATE HIGHWAY ROUTE 24)

UNDERGROUND CABLE PER FIELD MARK OUT

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A POOL, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 372-1000 TO REQUIRE A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS YOUR RESPONSIBILITY TO OBTAIN THESE SERVICES BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE YOU DIG" TO REQUIRE A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS YOUR RESPONSIBILITY TO OBTAIN THESE SERVICES BEFORE YOU DIG. THE STATE OF NEW JERSEY REQUIRES THAT YOU CALL "BEFORE YOU DIG" TO REQUIRE A MARK OUT OF THE UTILITY SERVICES THAT ARE UNDERGROUND. IT IS YOUR RESPONSIBILITY TO OBTAIN THESE SERVICES BEFORE YOU DIG.

ONE CALL

NEW JERSEY

IF YOU ARE HAVING A WORK FOR YOU, THEY ARE CONTACT ONE CALL UTILITY SERVICES TO GET A MARK OUT WITH PAINT OR A FLAG. THE FOLLOWING LIST WILL HELP YOU IDENTIFY WHAT UTILITY HAS PERFORMED A MARK OUT.

ELECTRIC-RED, GAS/OIL-YELLOW, BLUE, SEWER-GREEN, TEMPORARY EXCAVATION-WHITE

TELEPHONE-ORANGE, WATER-SURVEY MARKINGS-MAGENTA, PROPOSED

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

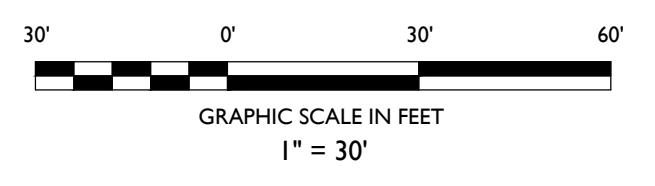
LANDSCAPING NOTES

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 ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
+	MAL	20	MALLUS IOENSIS	PRAIRIE CRABAPPLE	8' HT	B&B	NATIVE
+	PRU	42	PRUNUS SEROTINA	BLACK CHERRY	2-3' CAL	B&B	NATIVE
x	QUE	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2-3' CAL	B&B	NATIVE
+	TIL	20	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2-3' CAL	B&B	NATIVE
+	VIT	3	VITEX AGNUS-CASTUS	CHASTE TREE	2-3' CAL	B&B	NATIVE
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
+	ILEJER	19	ILEX OPACA 'JERSEY QUEEN'	AMERICAN HOLLY	6' HT	B&B	NATIVE
+	THU	25	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' HT	B&B	NATIVE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
+	COR	40	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL.	POT	NATIVE
+	HYN	45	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	3 GAL.	POT	NATIVE
+	HYQ	31	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL.	POT	NATIVE
+	ITE	48	ITEA VIRGINICA	VIRGINIA SWEETSPICE	3 GAL.	POT	NATIVE
+	IVY	6	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	POT	NATIVE
+	RHD	286	RHODODENDRON X 'DORA AMATES'	DORA AMATES RHODODENDRON	3 GAL.	POT	NATIVE
+	VIB	49	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	5 GAL.	POT	NATIVE
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
+	INK	397	ILEX GLABRA	INKBERRY HOLLY	24" HT	POT	NATIVE
+	KAL	83	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL.	POT	NATIVE
+	RHO	42	RHODODENDRON MAXIMUM	ROSE BAY	7 GAL.	POT	NATIVE
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
+	ASC	118	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.	36" o.c.	NATIVE
+	HEM	1,226	HEMEROCALLIS FULVA 'BITSEY'	DWARF YELLOW DAYLILY	1 GAL.	18" o.c.	NATIVE
+	IRI	232	IRIS VERSICOLOR	BLUE FLAG	1 GAL.	24" o.c.	NATIVE
+	PAN	192	PANICUM VIRGATUM	SWITCH GRASS	5 GAL.	48" o.c.	NATIVE

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



PK	DATE	ISSUE	DESCRIPTION
2	01/25/2023	1	REVISED PER INCOMPLETENESS COMMENTS FOR MUNICIPAL SUBMISSION
1	10/07/2023	1	

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PRELIMINARY AND FINAL SITE PLAN

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

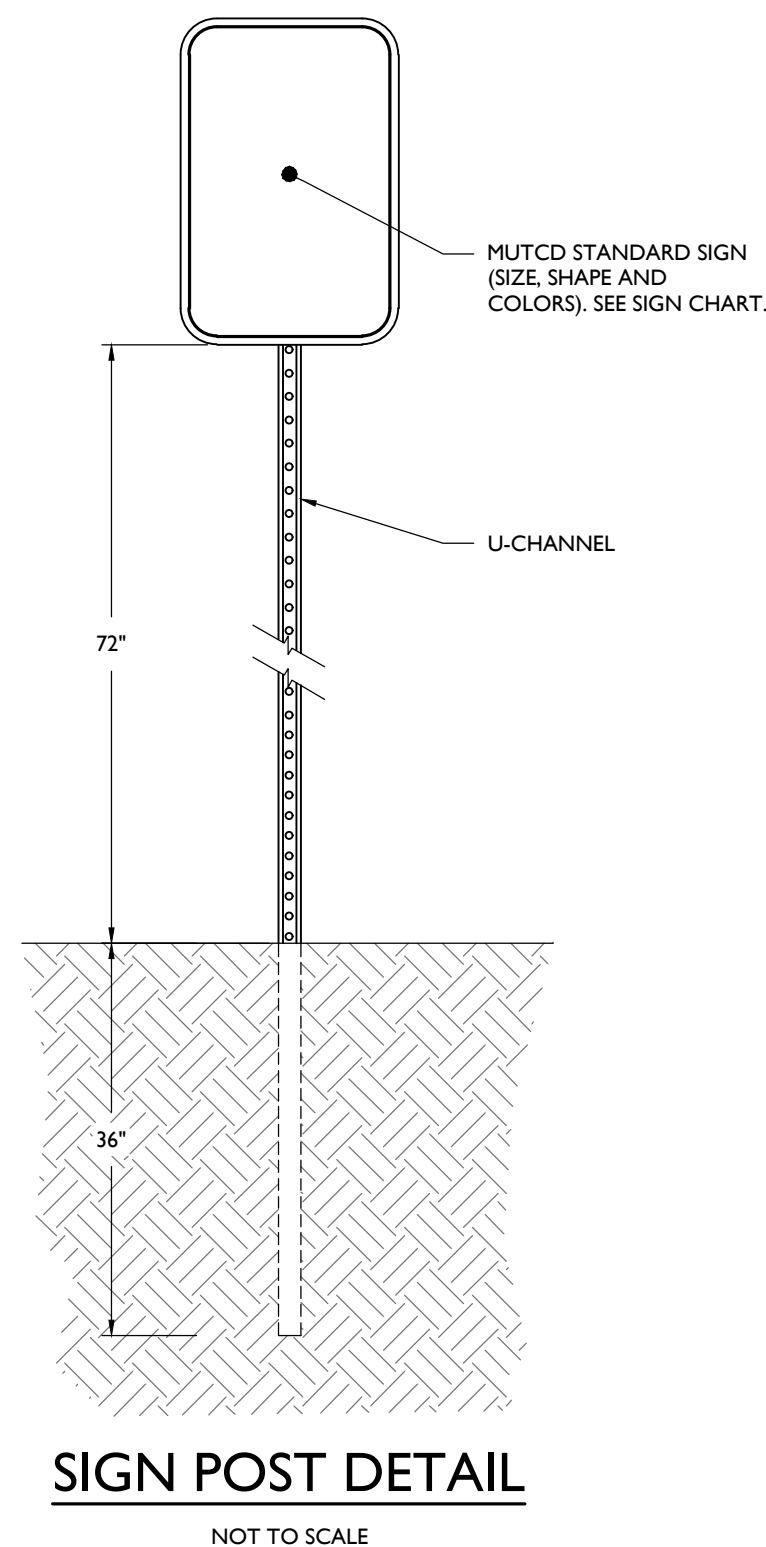
STONEFIELD
 engineering & design

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

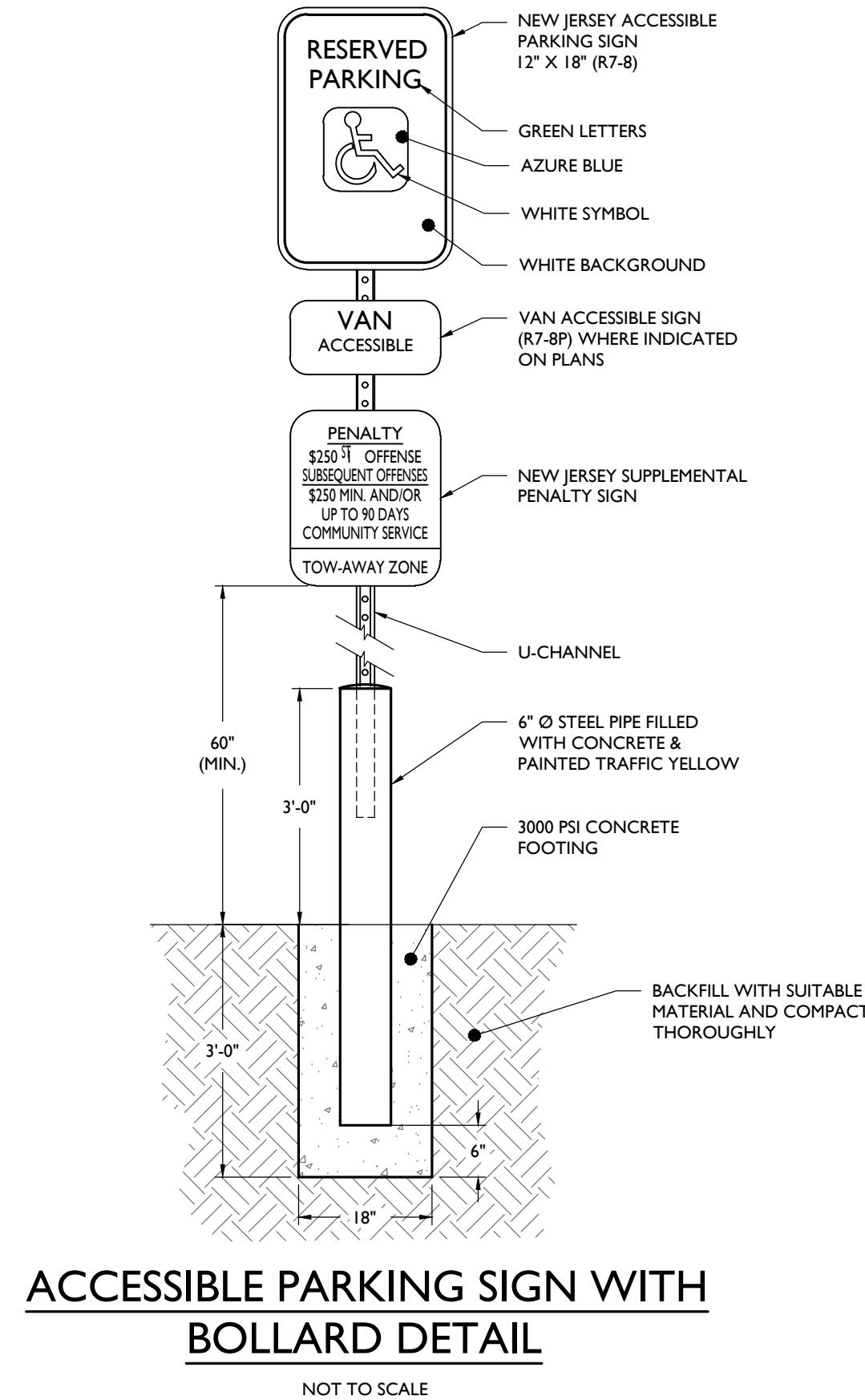
TITLE:
LANDSCAPING PLAN (FOCAL POINTS)

DRAWING:

C-19



SIGN POST DETAIL
NOT TO SCALE

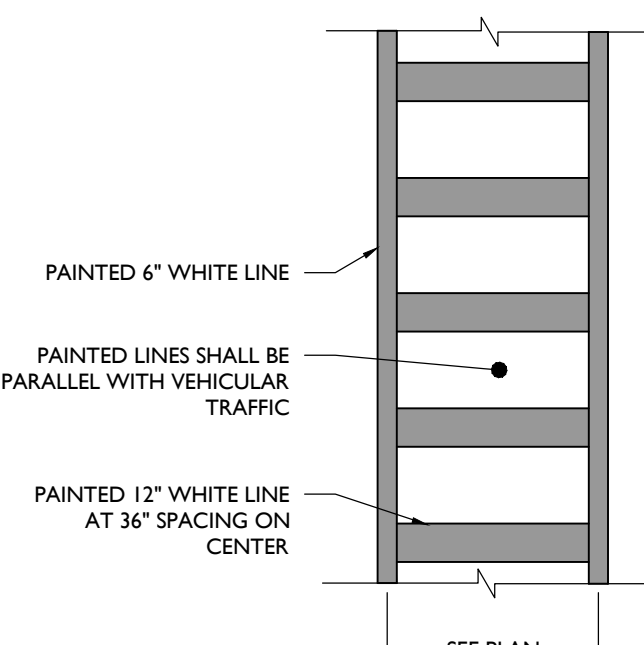


ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL
NOT TO SCALE

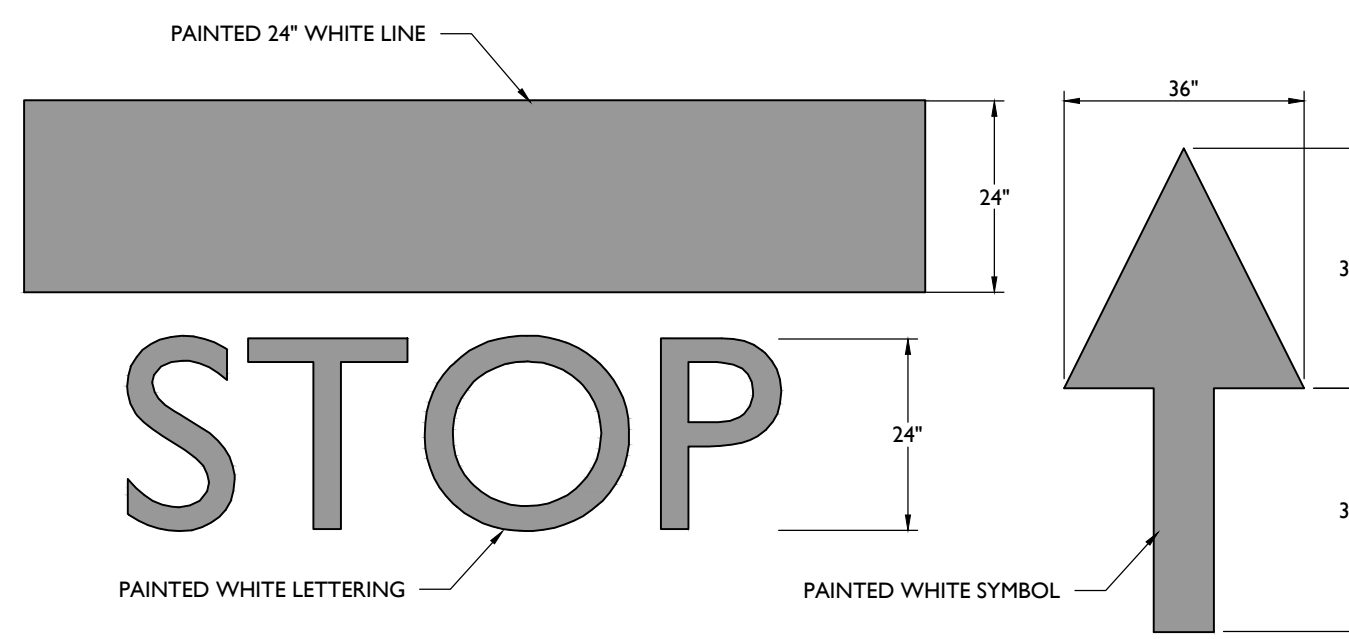
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		RED	WHITE	36"x36"	GROUND
ONE DIRECTION ARROW-RIGHT (W1-6R)		BLACK	YELLOW	36"x18"	GROUND
ONE DIRECTION ARROW-LEFT (W1-6L)		BLACK	YELLOW	36"x18"	GROUND
DO NOT ENTER (R5-1)		RED	WHITE	30"x30"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

SIGN DATA TABLE
NOT TO SCALE

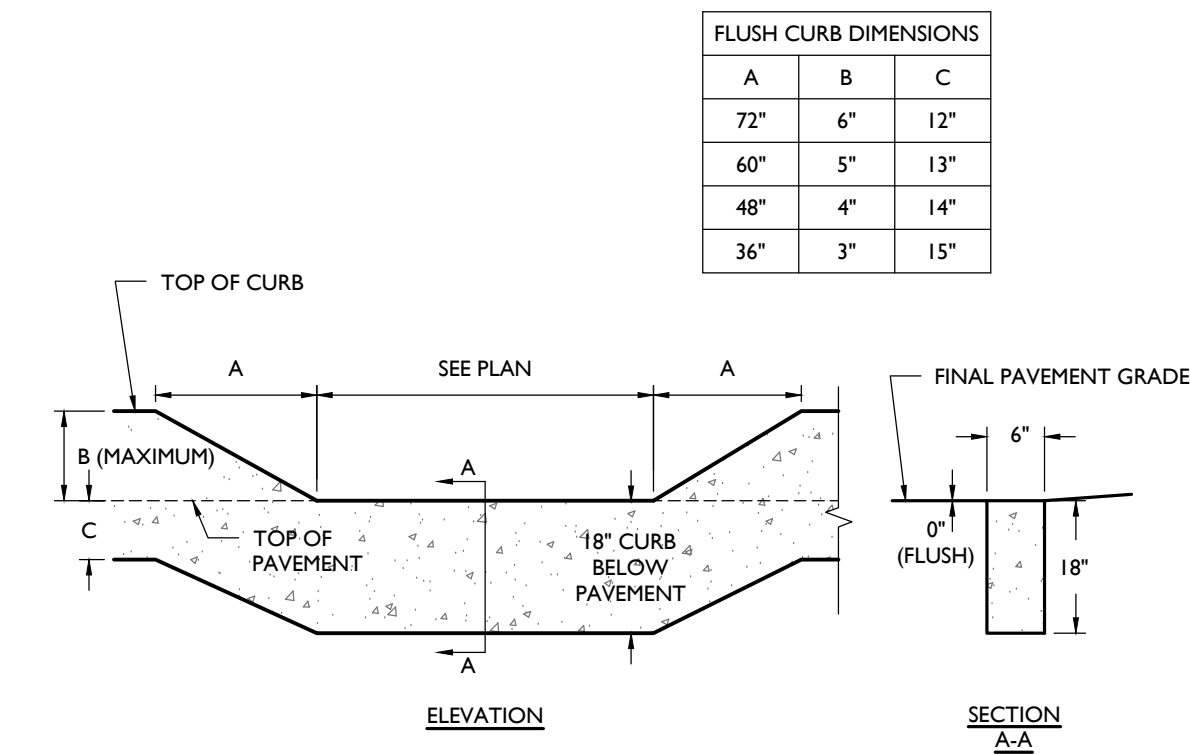
NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.



CROSSWALK DETAIL
NOT TO SCALE

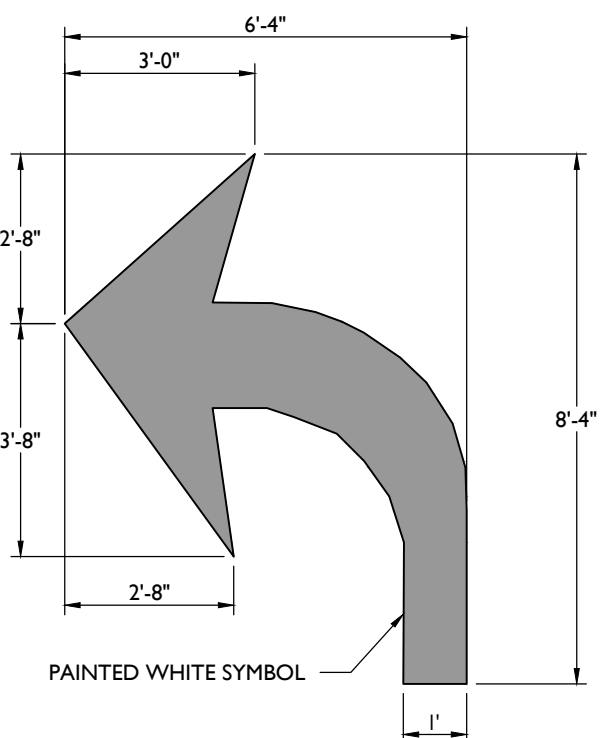


STOP BAR & ARROW DETAILS
NOT TO SCALE

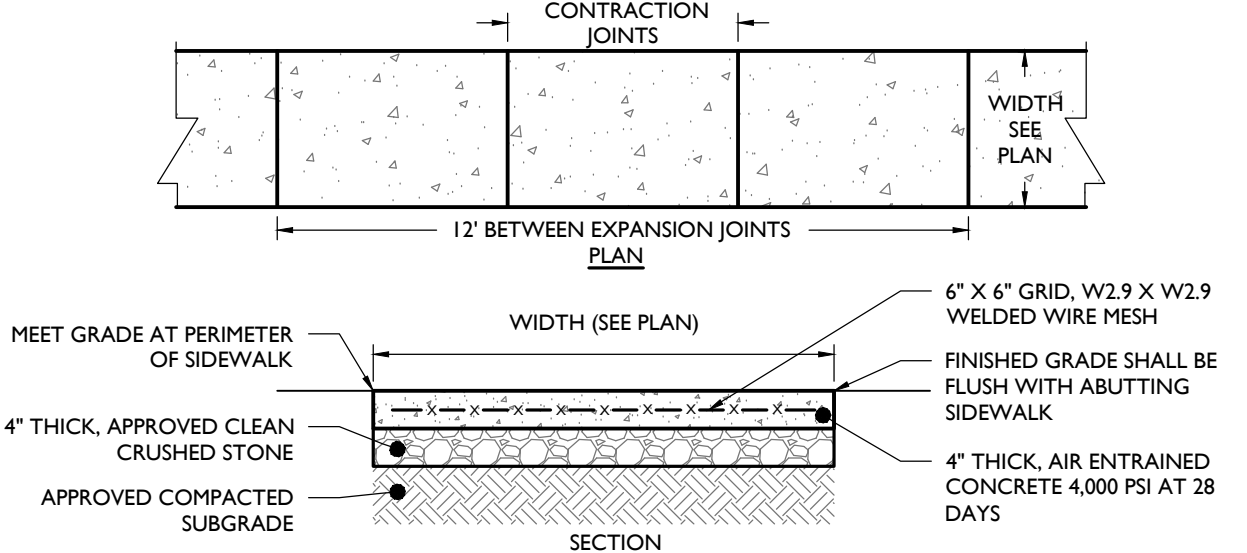


FLUSH CURB DETAIL
NOT TO SCALE

FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"

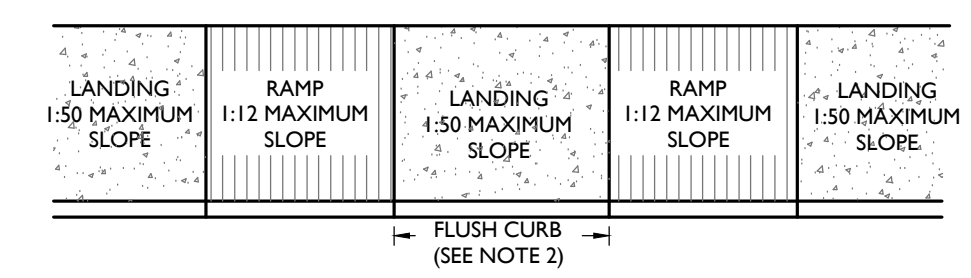


TURN ARROW DETAIL
NOT TO SCALE



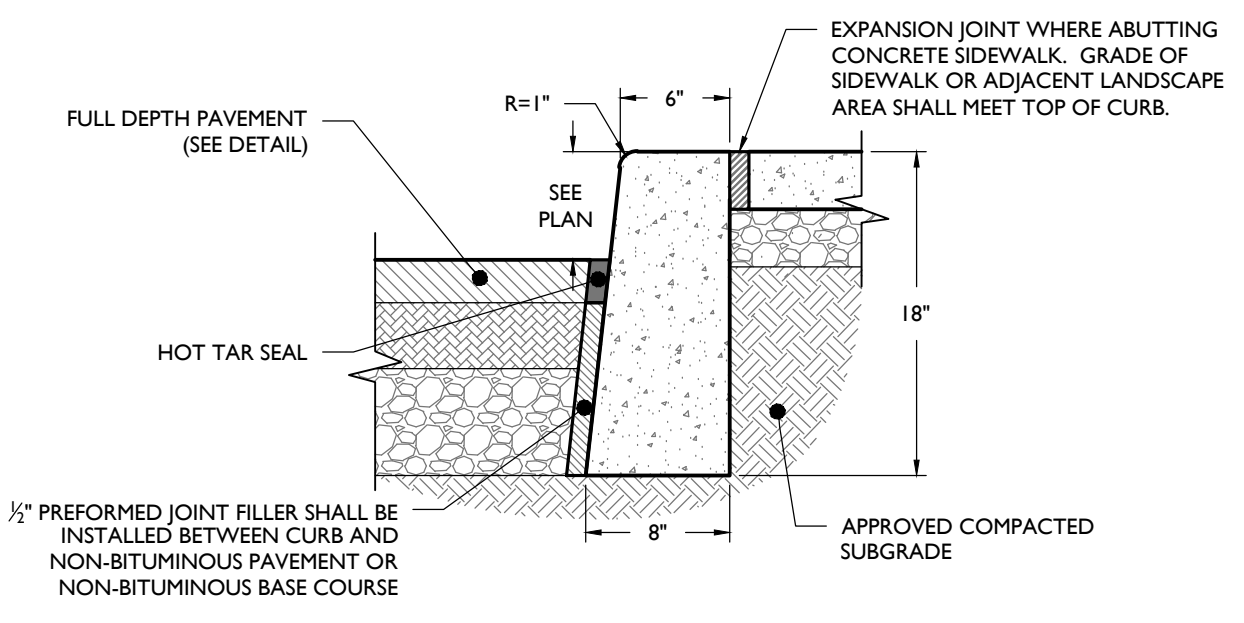
REINFORCED CONCRETE WALKWAY DETAIL
NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT.
2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE.
3. 1" DEEP BY 1/2" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.



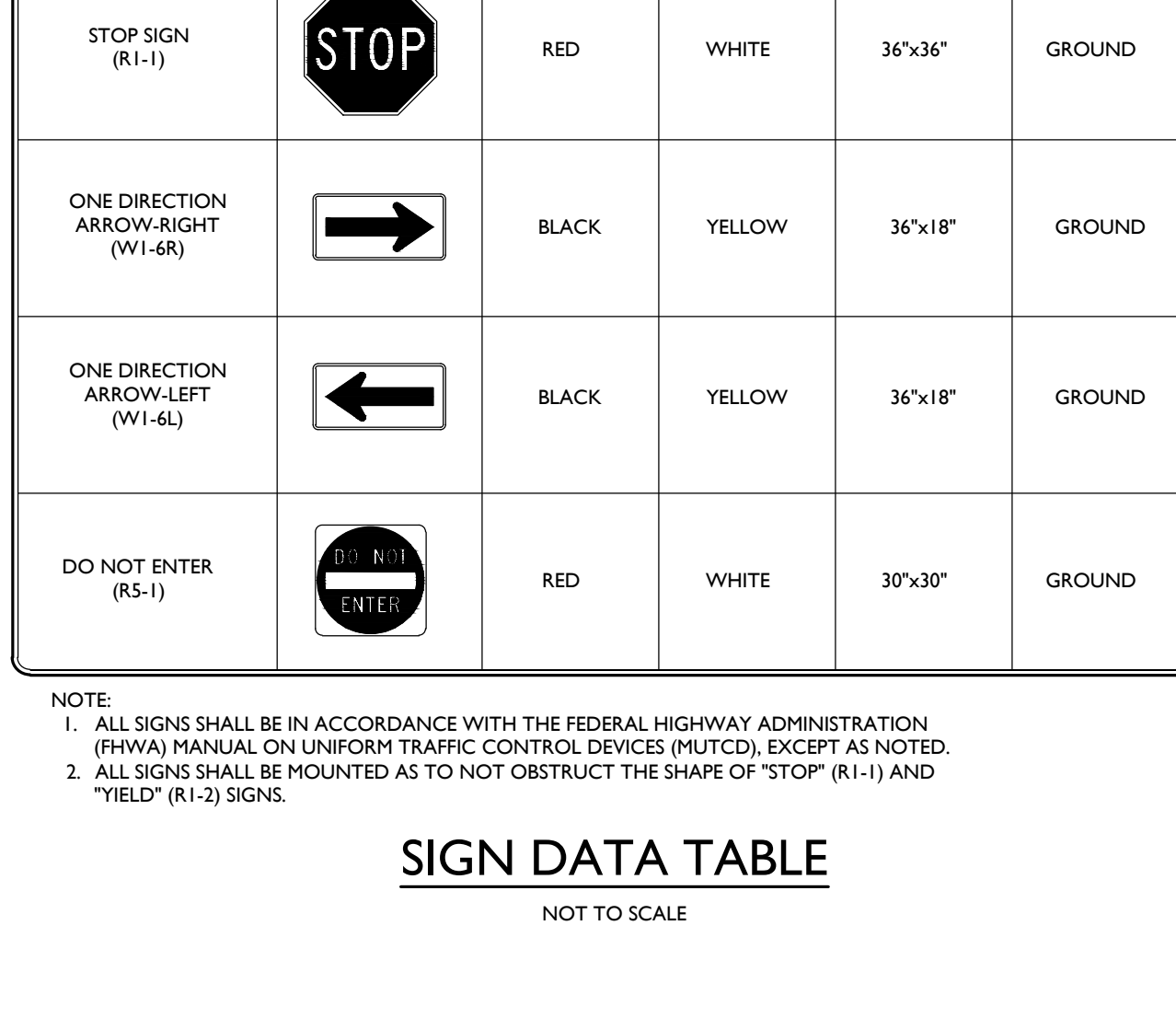
TRANSITION RAMP DETAIL
NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

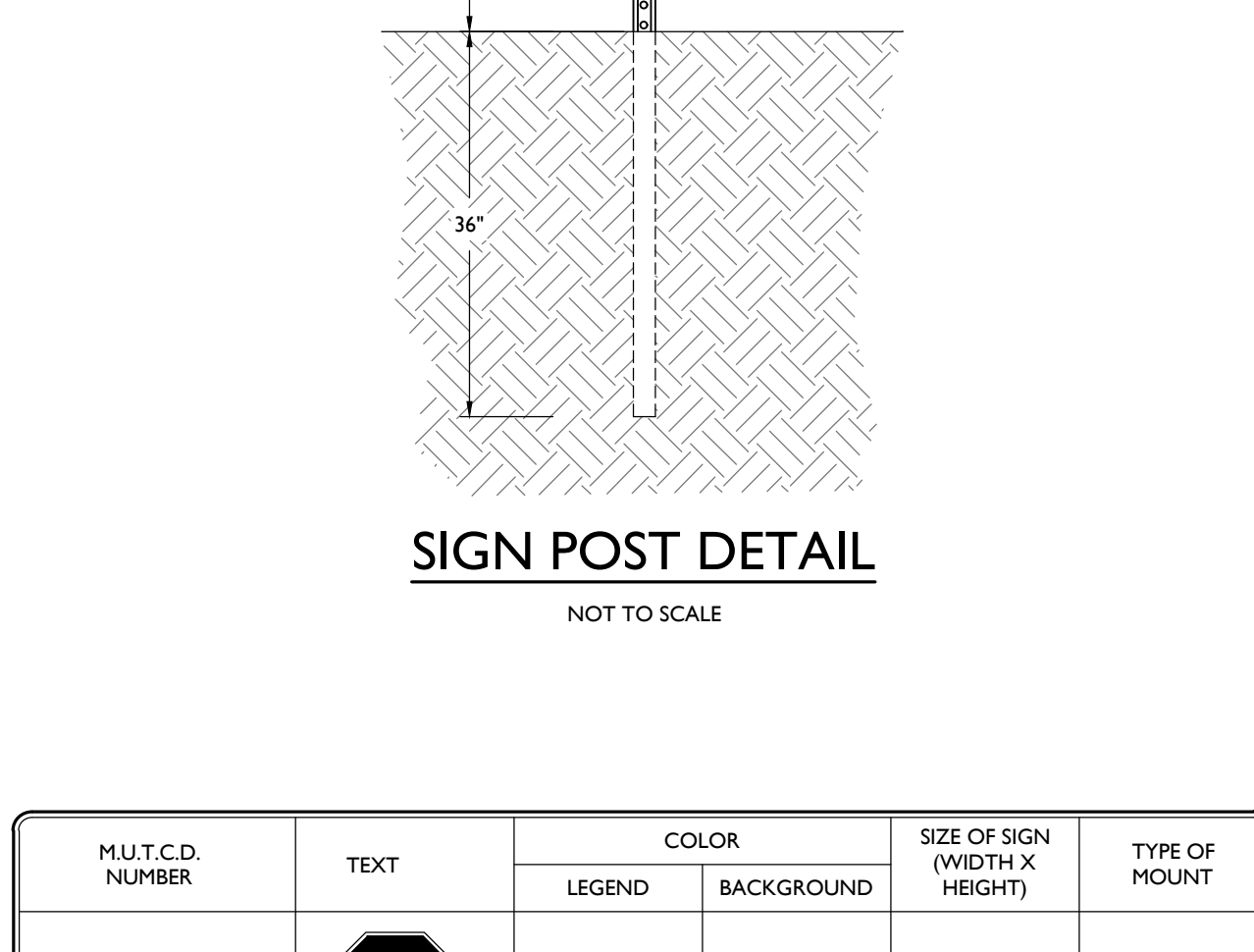


CONCRETE CURB DETAIL
NOT TO SCALE

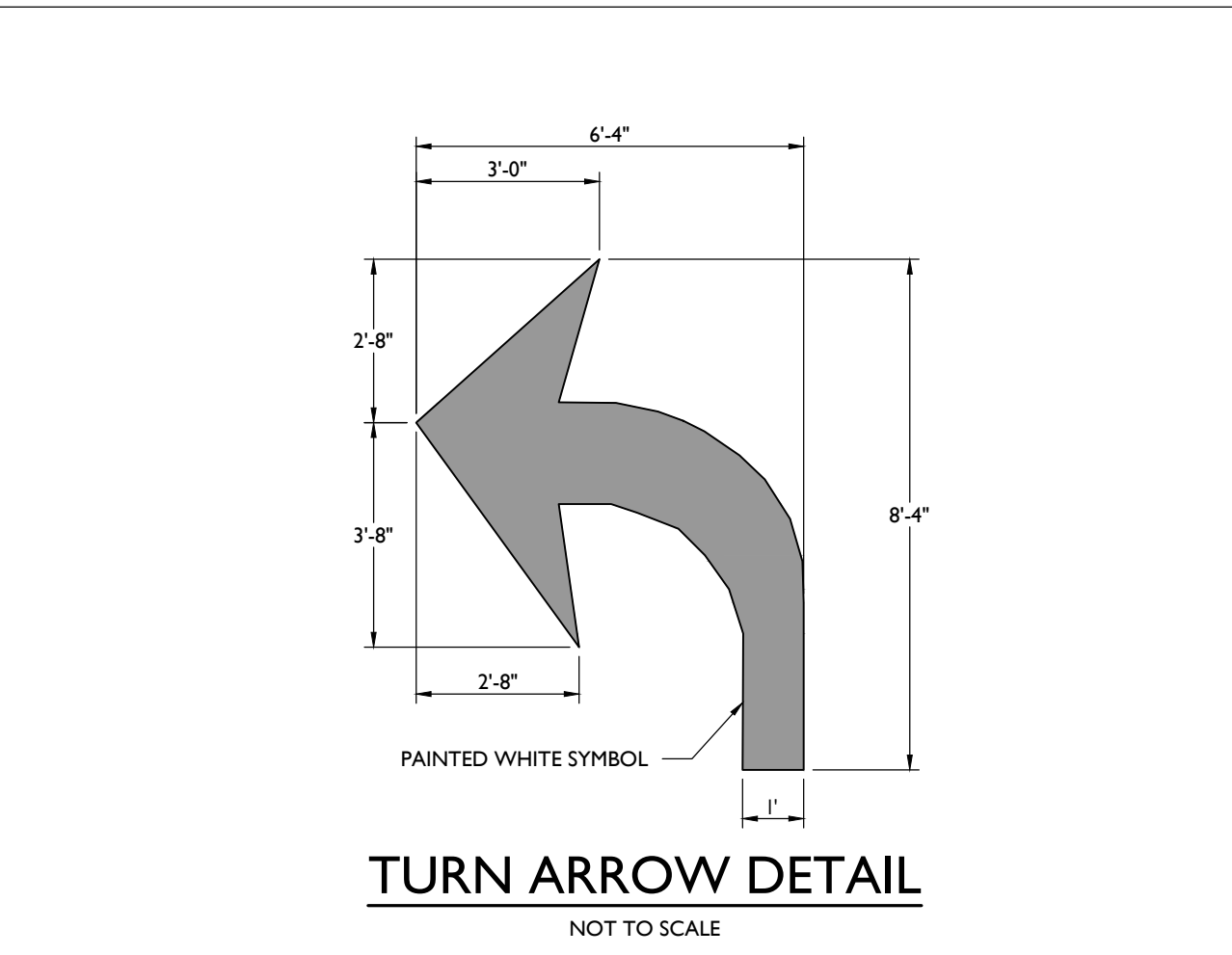
NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL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



ACCESSIBLE PARKING STALL MARKINGS
NOT TO SCALE



PARKING STALL MARKINGS
NOT TO SCALE



ANGLED PARKING STALL MARKINGS
NOT TO SCALE

2.00 INFORMATIONAL 2/20/2021 11:00 DEVELOPMENT - 4495 EAST MAIN STREET, HENRIKHAM, NEW JERSEY 07070

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PK	DATE	ISSUE	DESCRIPTION
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MORRIS COUNTY, NEW JERSEY

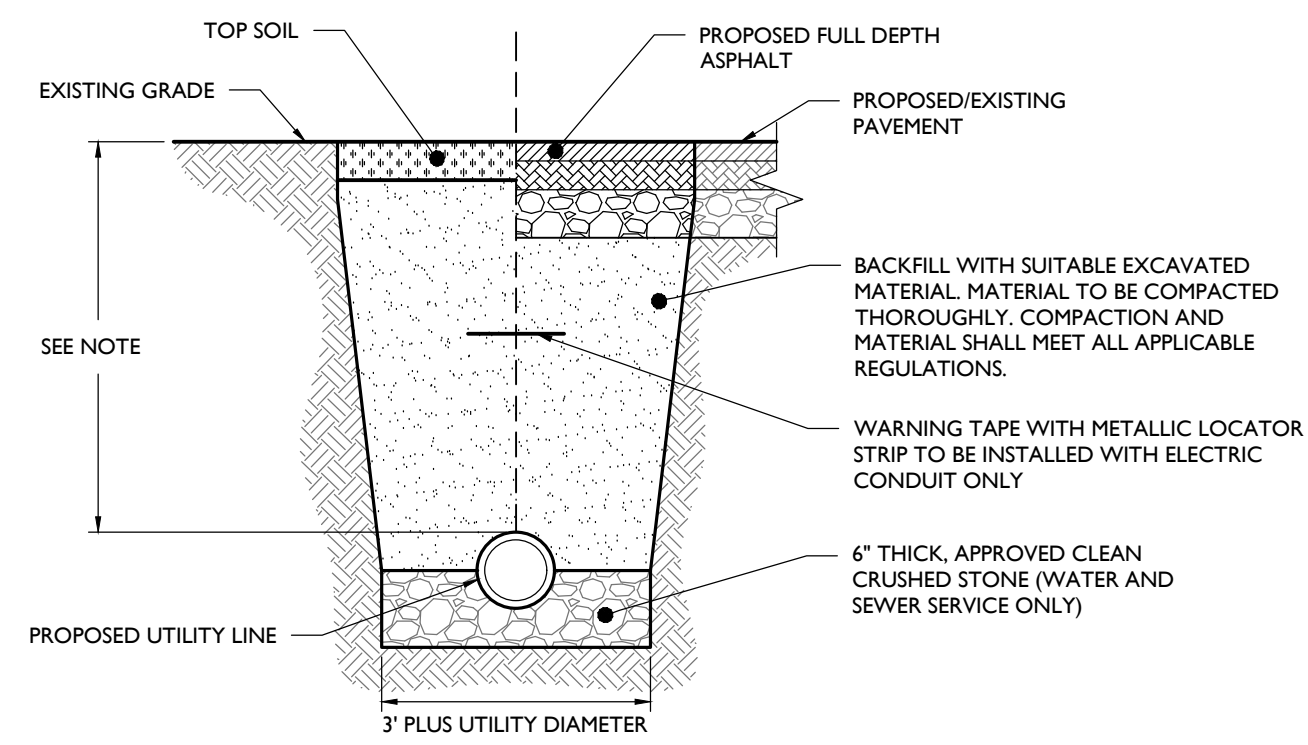
MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
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SCALE: N.T.S. PROJECT ID: RUT-200218

TITLE: CONSTRUCTION DETAILS

DRAWING: C-21



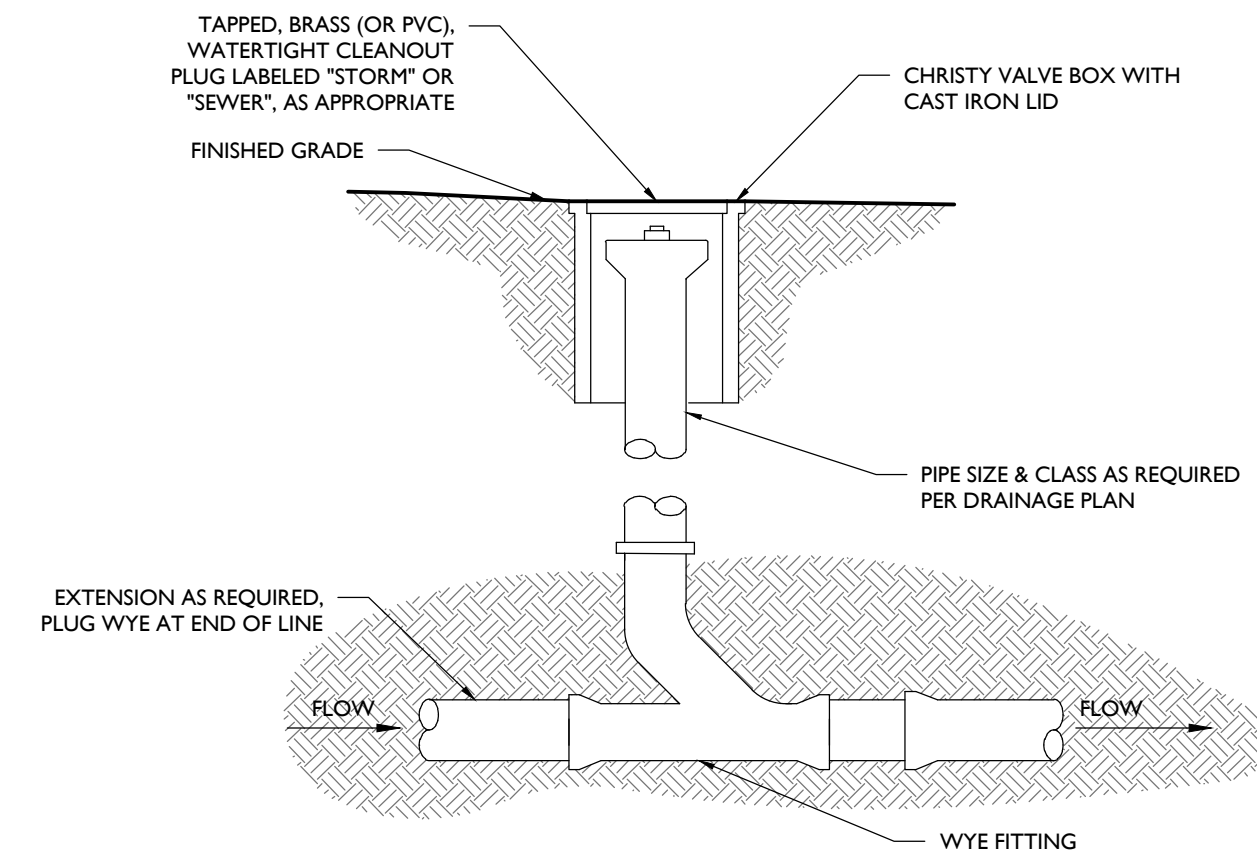
UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:

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

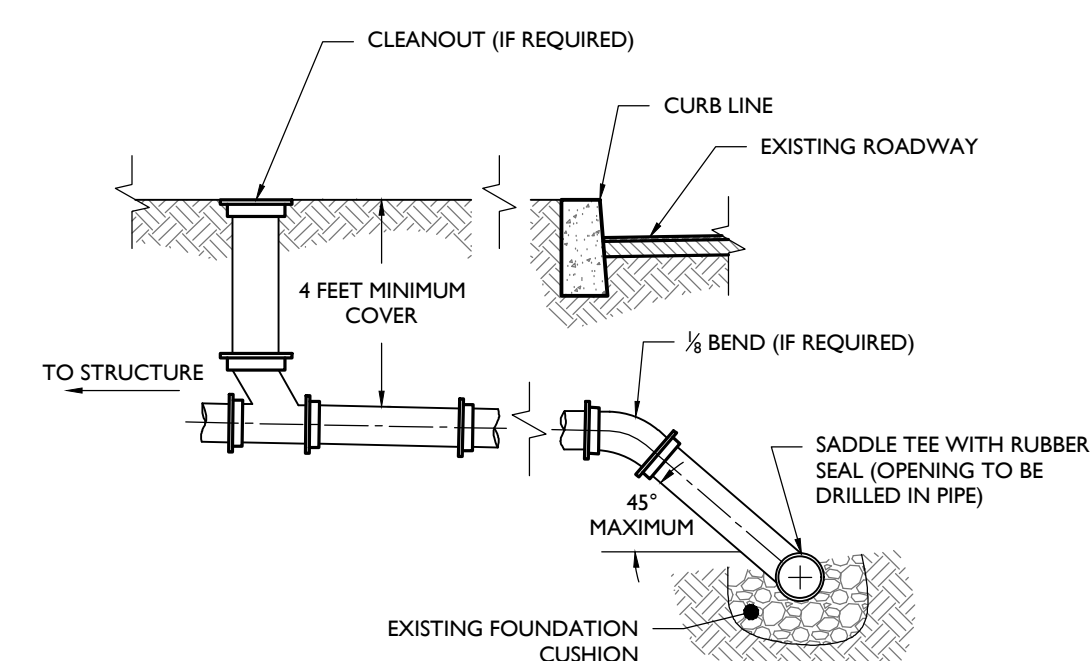
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SOFTSCAPE CLEAN-OUT

NOT TO SCALE

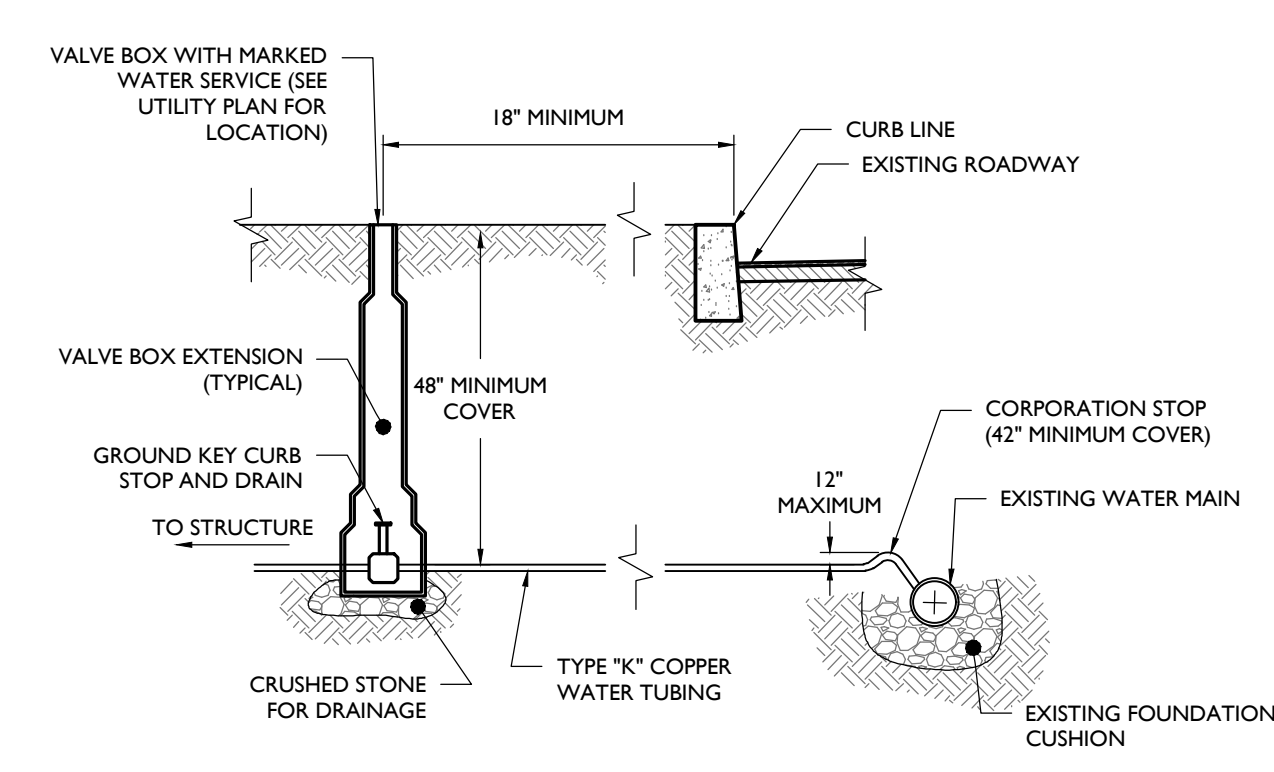
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SEWER CONNECTION DETAIL

NOT TO SCALE

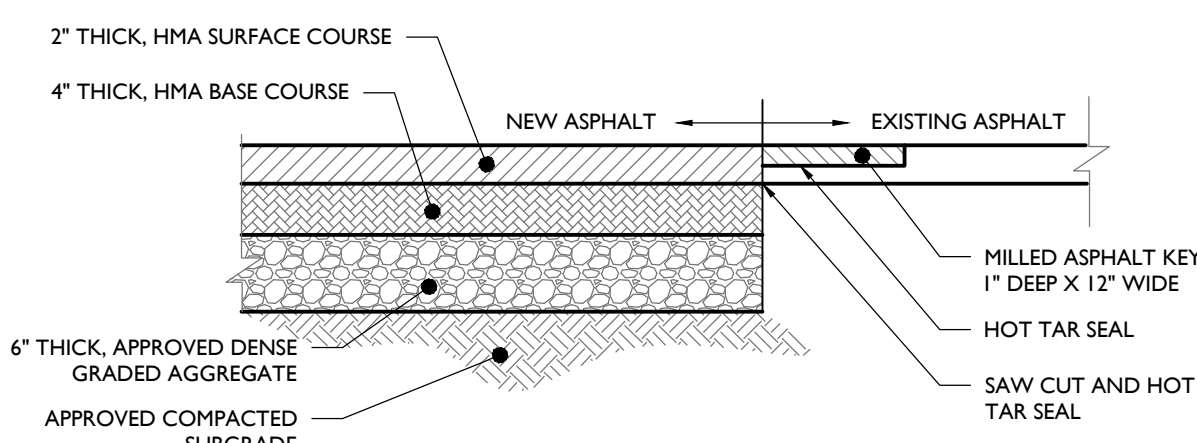
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WATER CONNECTION DETAIL

NOT TO SCALE

4

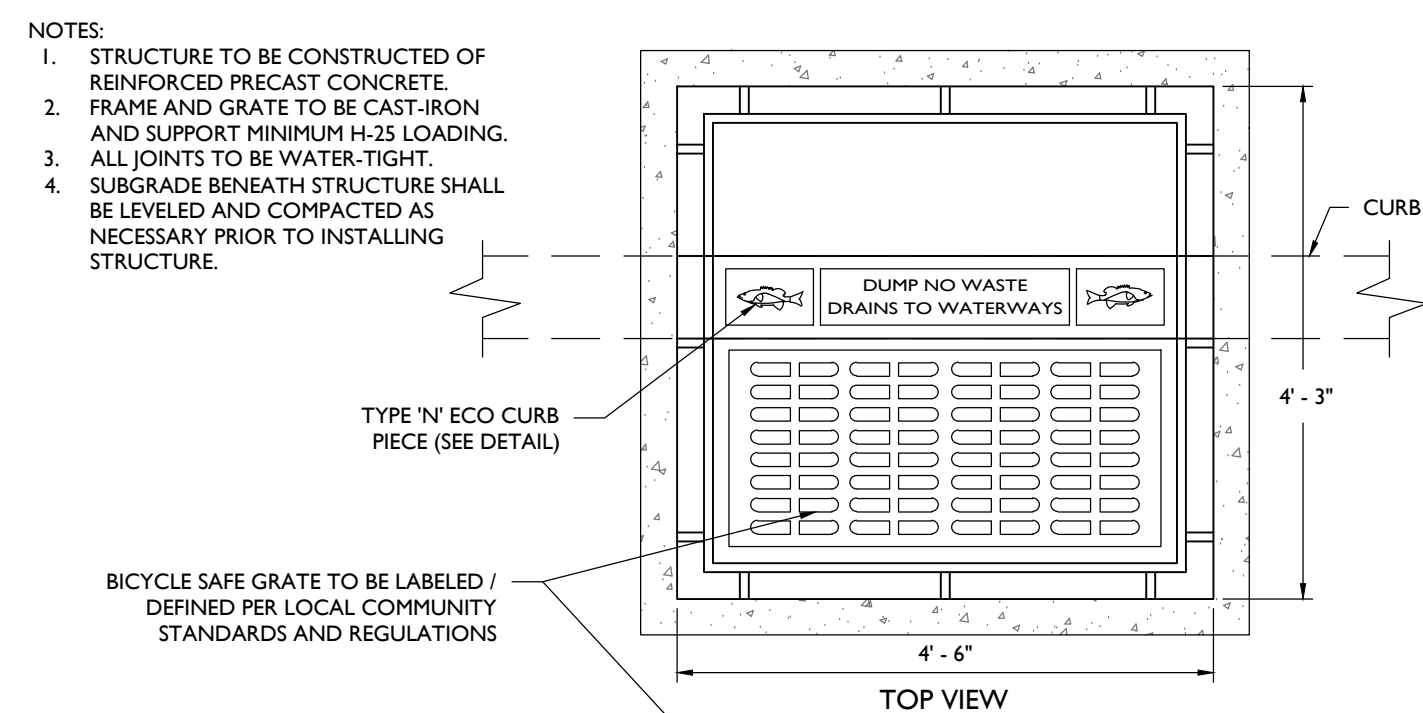


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

- NOTE:
- HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

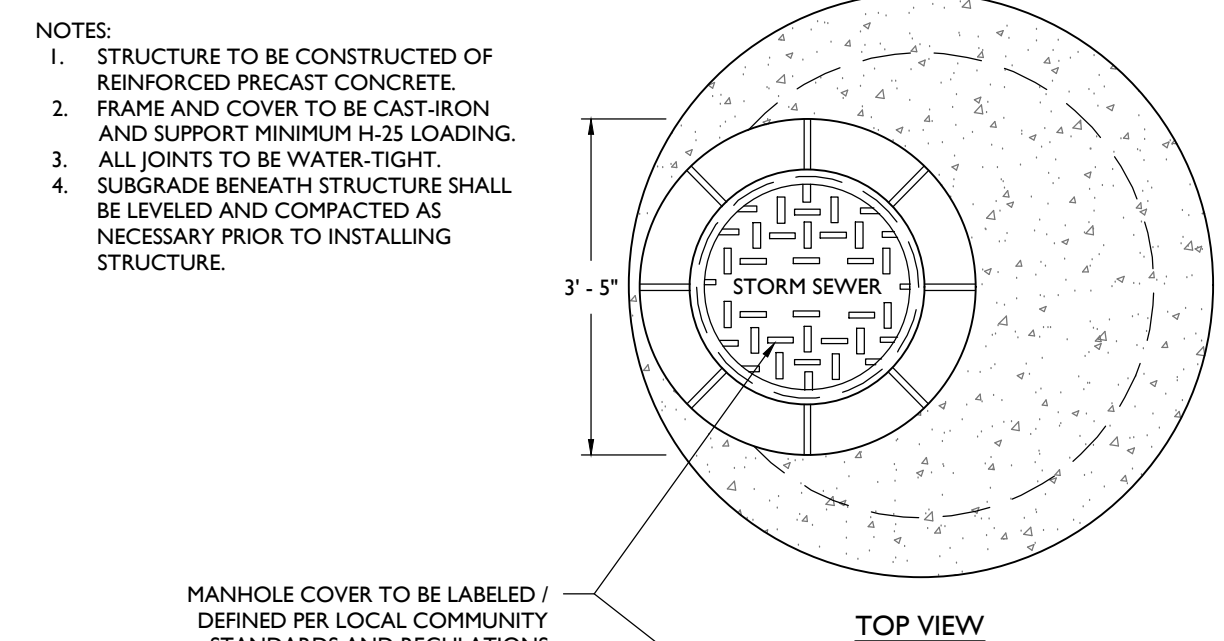
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TYPE 'B' STORM INLET DETAIL

NOT TO SCALE

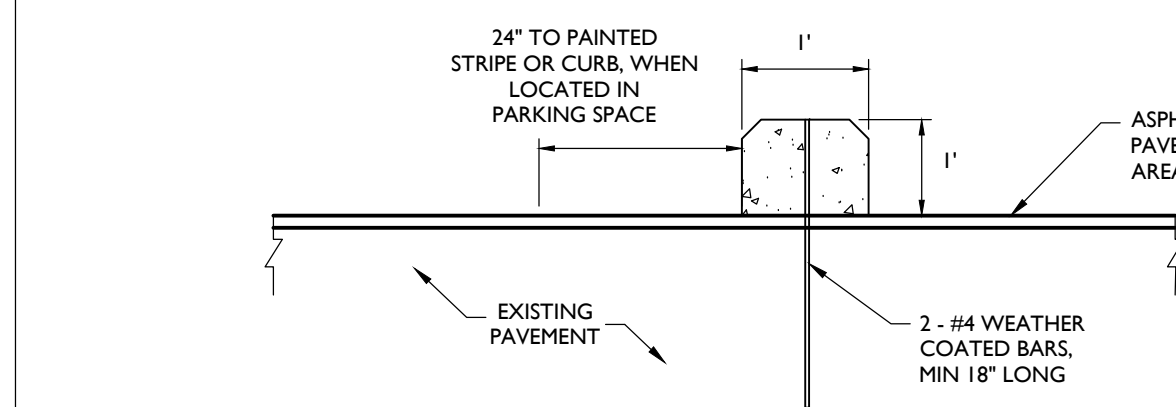
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STORM MANHOLE DETAIL

NOT TO SCALE

8

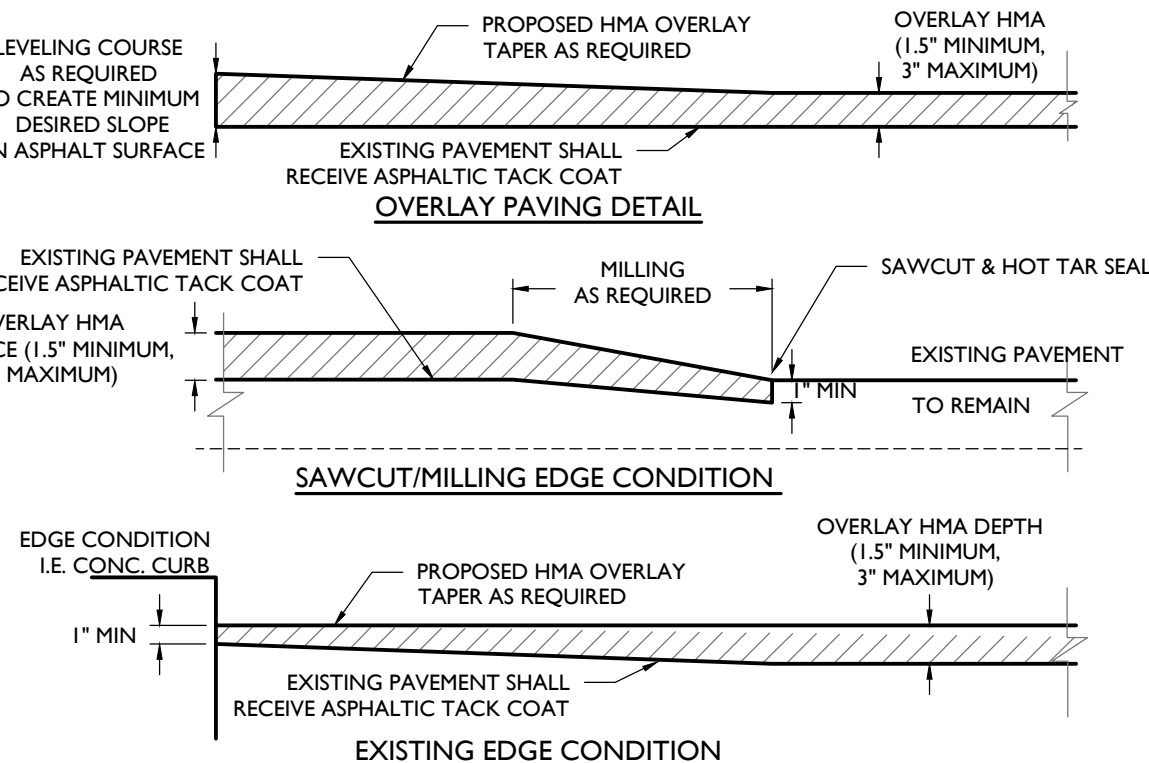


CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

- NOTES:
- ON CONCRETE PAVEMENT, SECURE WHEEL STOP WITH EPOXY BONDING AGENT.
 - WHEEL STOP SHALL BE 6' LONG.
 - WHEEL STOP SHALL BE PREFABRICATED CONCRETE.

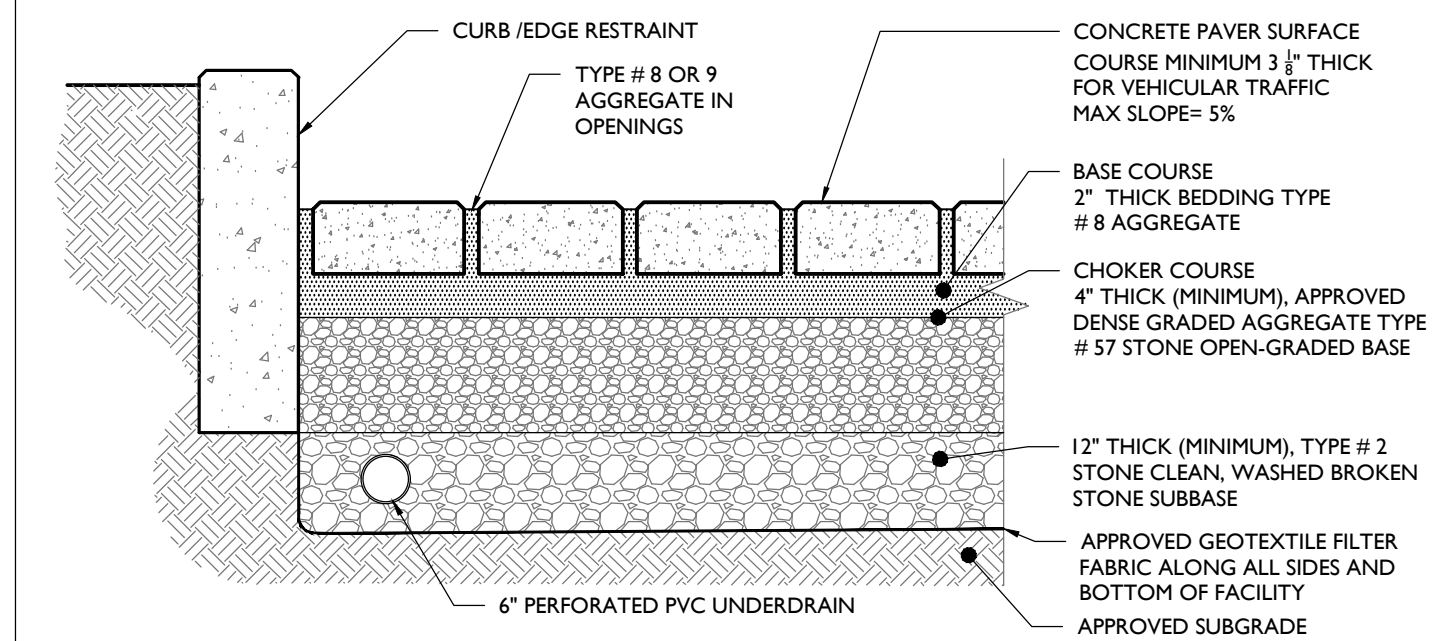
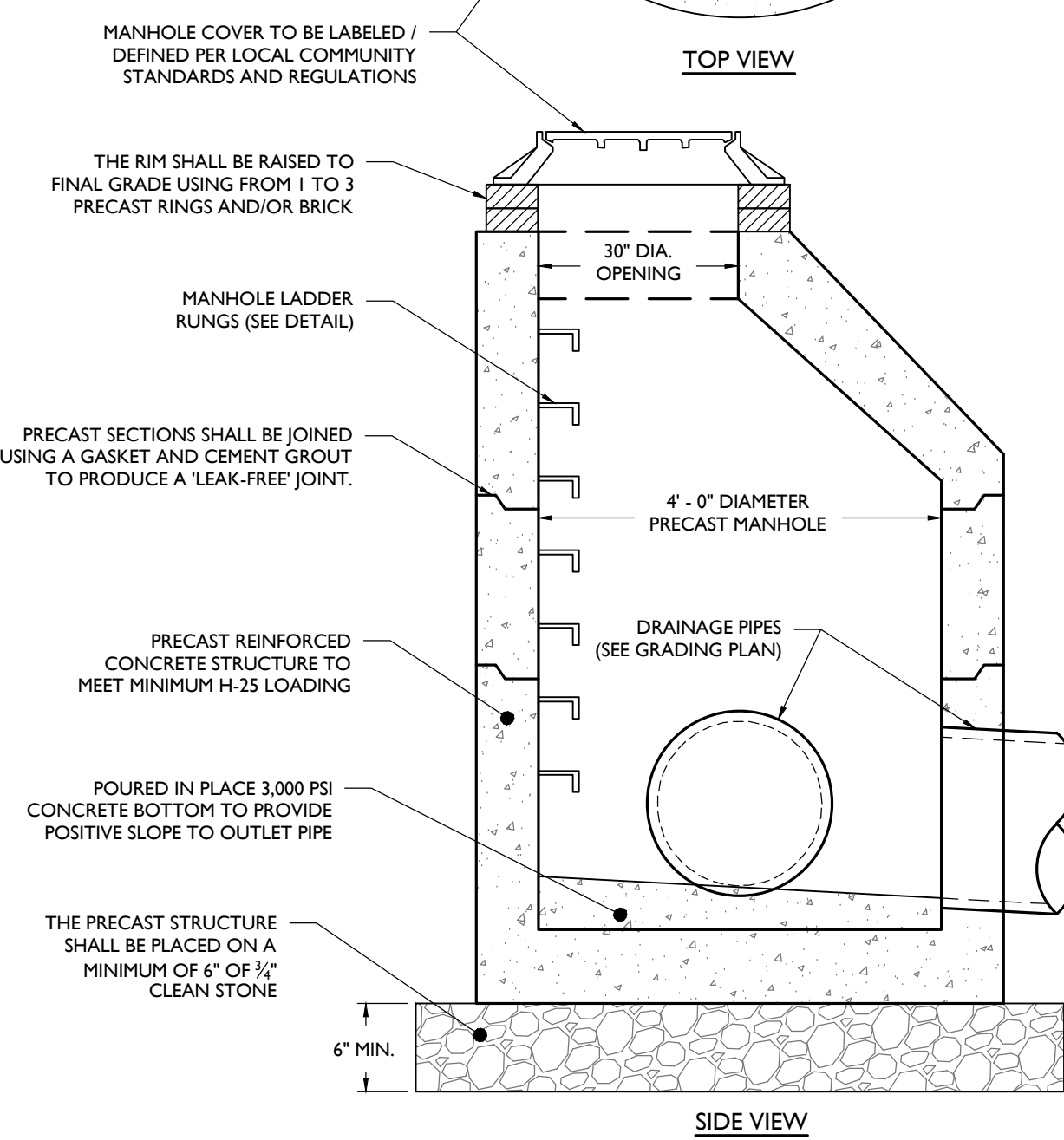
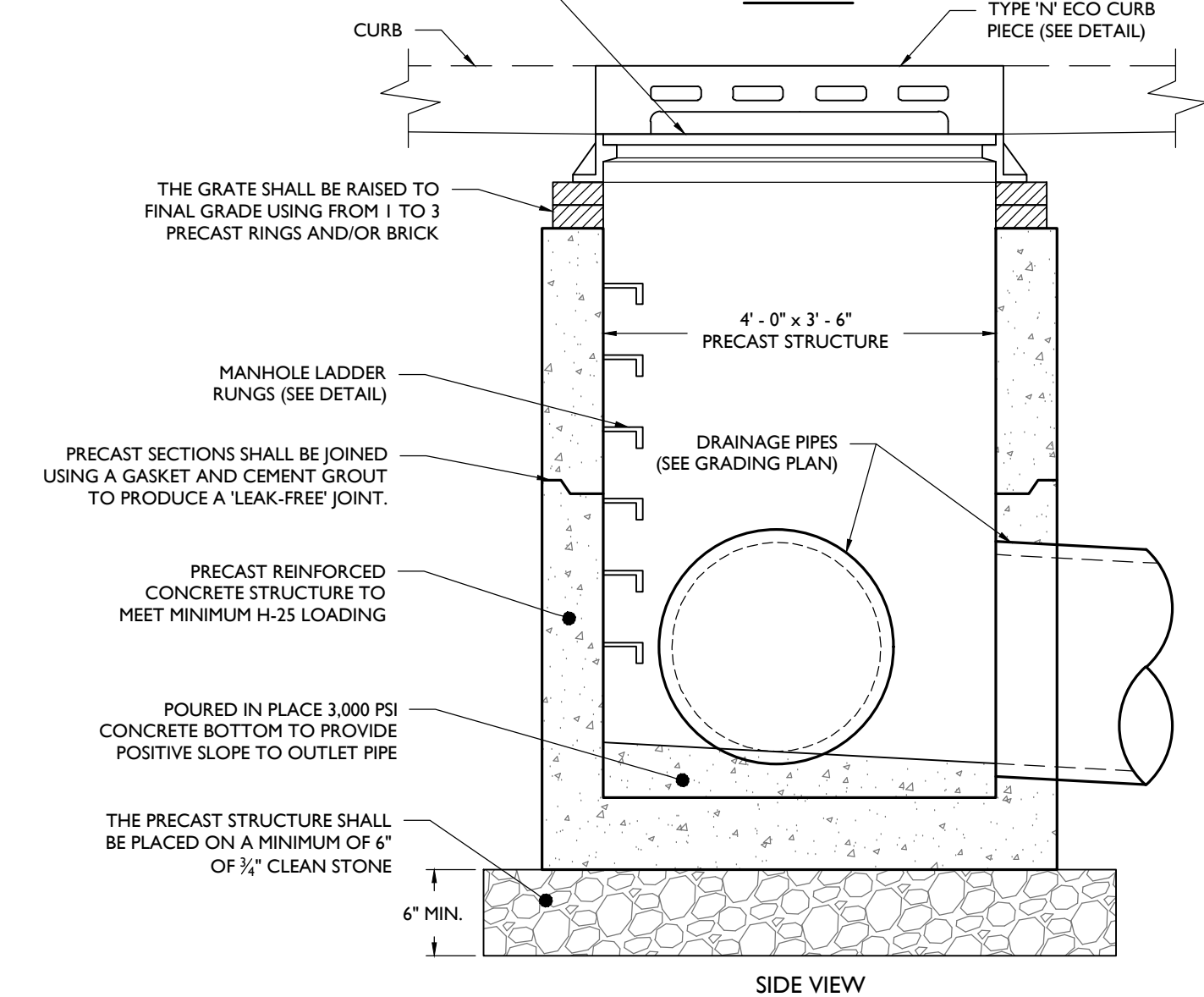
9



PAVEMENT MILLING & OVERLAY DETAIL

NOT TO SCALE

6



PERMEABLE INTERLOCKING PAVER DETAIL

NOT TO SCALE

- NOTES:
- PERVIOUS PAVEMENT SHALL BE IN ACCORDANCE WITH NJ STORMWATER BEST MANAGEMENT PRACTICES MANUAL, CHAPTER 9.6.
 - 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 CONSISTS OF AN AGGREGATE LAYER AND AN UNDERDRAIN, WHICH IS A NETWORK OF PIPES THAT COLLECT RUNOFF AND TRANSPORT IT TO THE OUTFLOW SECTION OF THE SYSTEM.
 - 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.
 - WITHIN THE AGGREGATE LAYER, THE NETWORK OF PIPES MUST BE ABLE TO WITHSTAND THE DESIGN LOADS.
 - THE MANHOLE OR OTHER MECHANISMS USED TO COLLECT FLOW FROM THE PERVIOUS PAVING SYSTEM MUST BE NON-PERFORATED.
 - ALL JOINTS MUST BE SECURE AND WATERTIGHT.
 - THE CAPACITY OF THE UNDERDRAIN MUST BE SUFFICIENT TO ALLOW THE SYSTEM TO DRAIN WITHIN 72 HOURS.
 - THE SEASONAL HIGH WATER TABLE (SHWT) OR BEDROCK MUST BE AT LEAST 1 FOOT BELOW THE BOTTOM OF THE STORAGE BED.
 - 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 SIZE OF THE INSPECTION PORT MUST BE LARGE ENOUGH TO ALLOW FOR MAINTENANCE ACTIVITIES. ADDITIONALLY, EACH INSPECTION PORT MUST EXTEND DOWN TO THE UNDERDRAIN PIPE NETWORK.
 - CONCRETE PAVERS MUST CONFORM TO ASTM C936 AND HAVE A MINIMUM THICKNESS OF 3.125 INCHES WHEN SUBJECT TO VEHICULAR TRAFFIC.
 - IF THE PROPOSED EDGE RESTRAINT IS FLUSH CURB, THE SUBGRADE OR BASE MATERIAL UNDER THE CURB PORTION ONLY MUST BE COMPACTED.
 - PAVER UNITS MUST BE INSTALLED OVER A BEDDING COURSE CONSISTING OF CLEAN, WASHED OPEN-GRADED AASHTO NO. 8 BROKEN STONE.
 - THE MINIMUM CHOKER COURSE THICKNESS IS 4 INCHES.
 - STORAGE BED AGGREGATE MUST BE CLEAN, WASHED AND OPEN-GRADED AASHTO NO. 2 BROKEN STONE.
 - POST-CONSTRUCTION TESTING OF THE PERMEABLE INTERLOCKING PAVER UNIT SURFACE COURSE IS REQUIRED AND MUST CONFORM TO THE METHODS OF ASTM C1781 STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE UNIT PAVEMENT SYSTEMS.
 - PERMEABLE INTERLOCKING PAVER UNITS MINIMUM INFILTRATION RATE = 6.4 INCHES/HR.

10

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PRELIMINARY AND FINAL SITE PLAN
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. 48721
LICENSED PROFESSIONAL ENGINEER

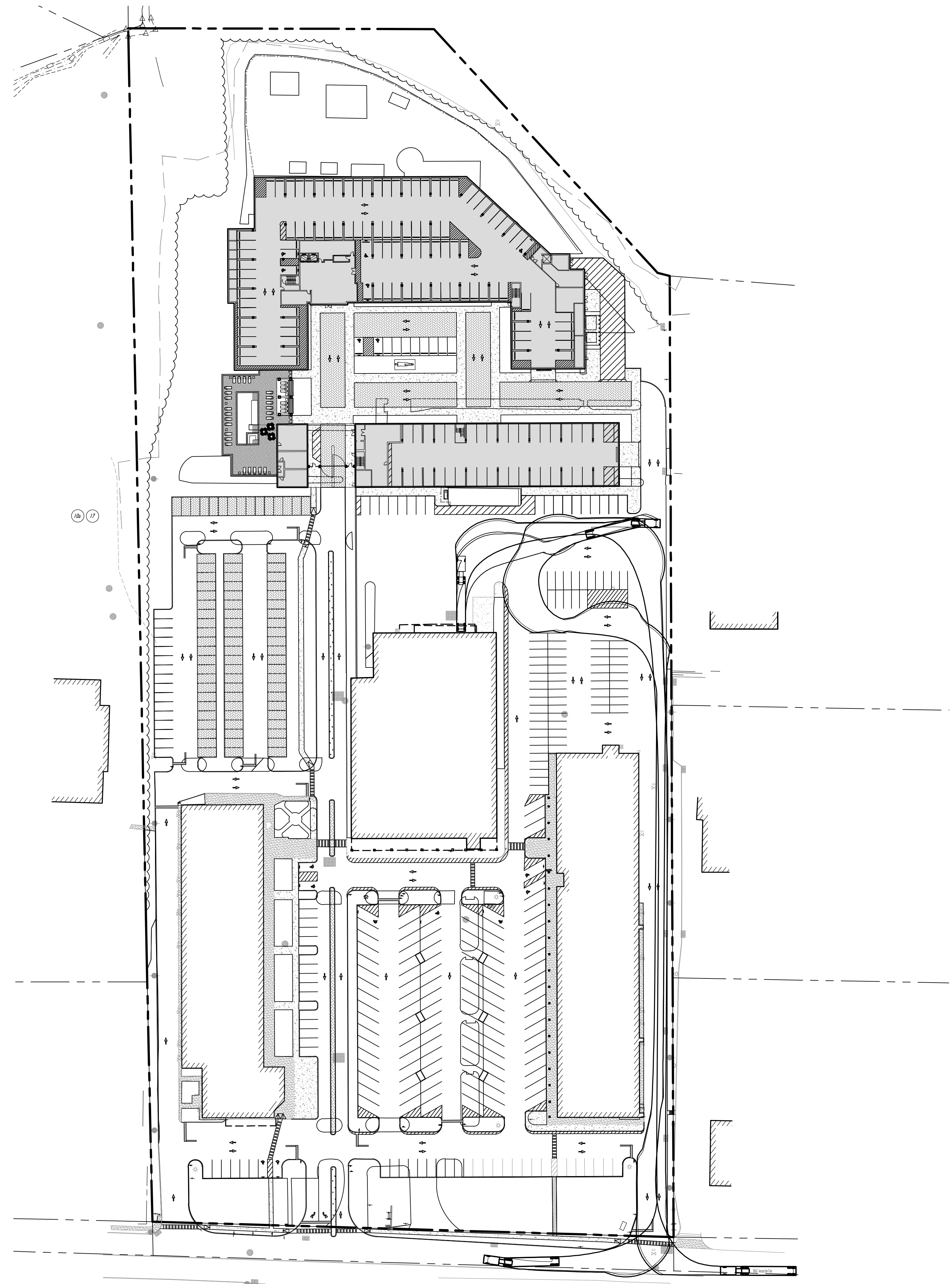
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engineering & design

SCALE: N.T.S. PROJECT ID: RUT-200218

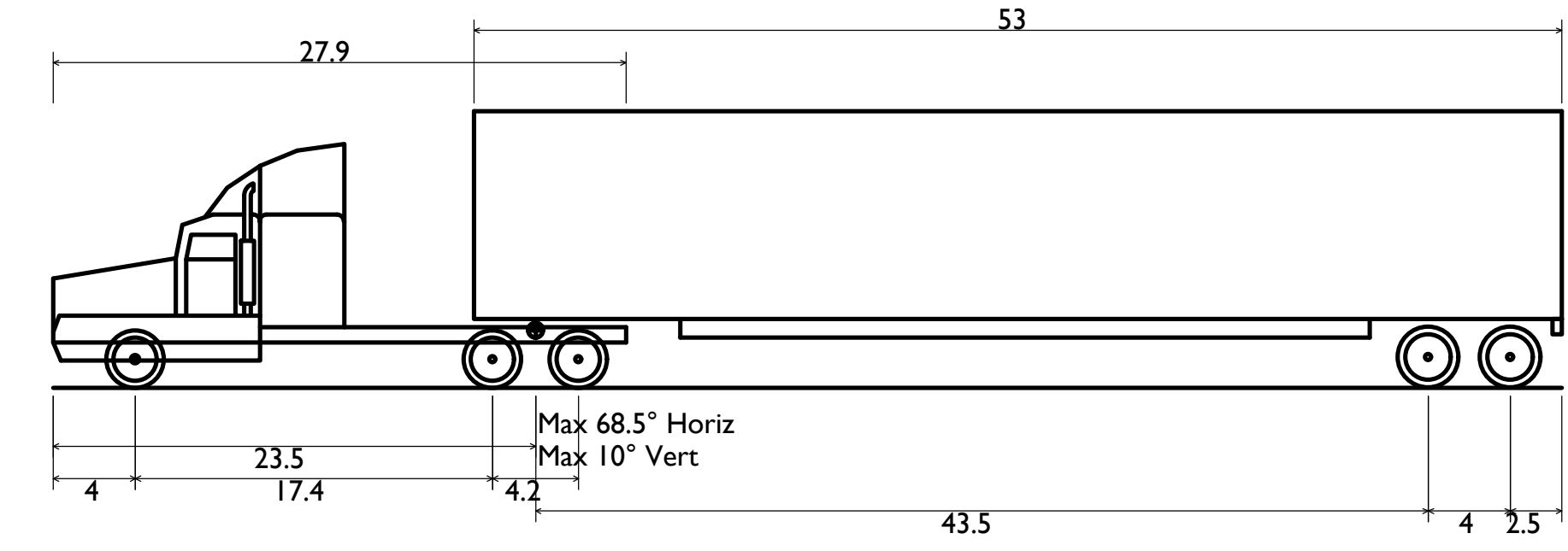
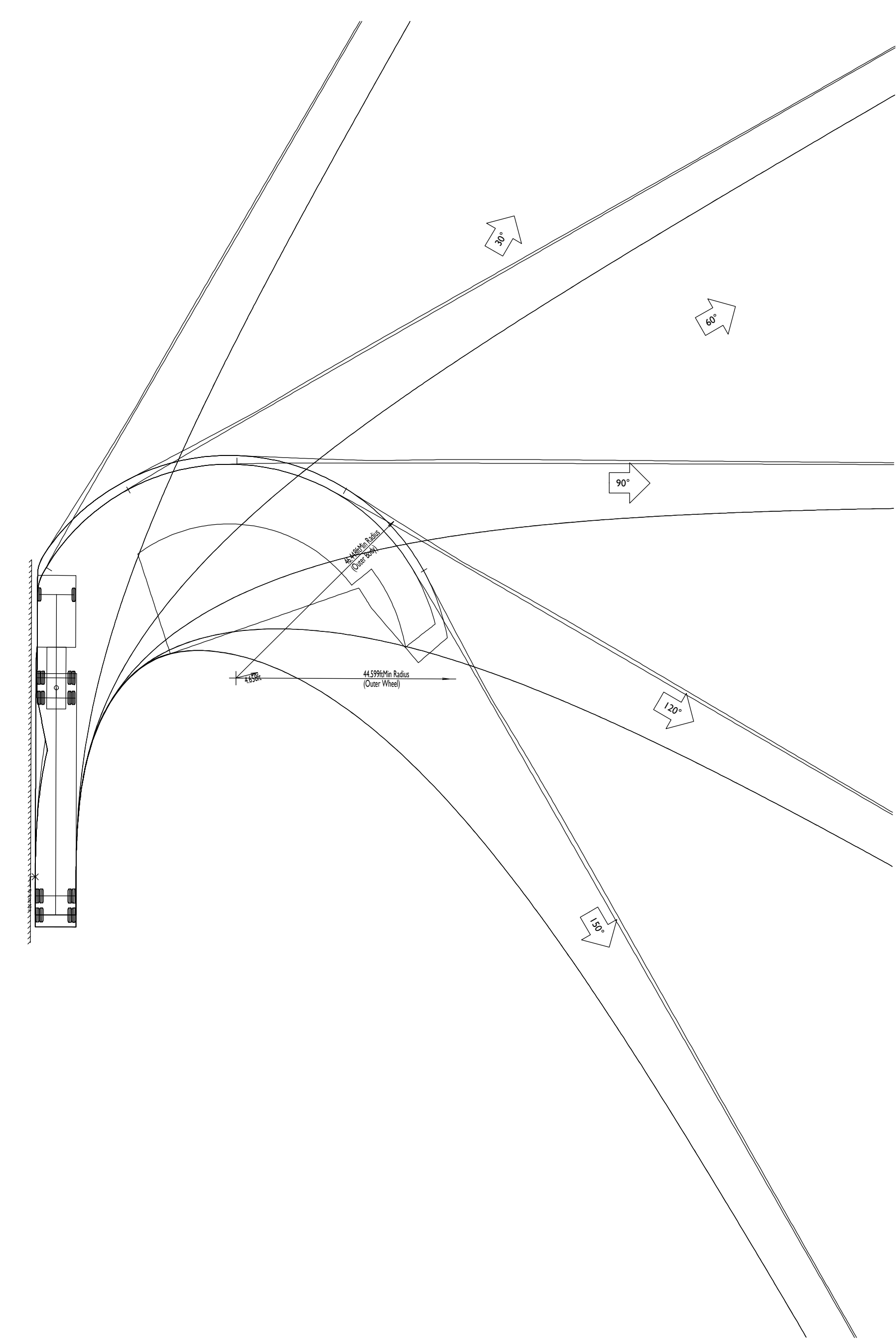
TITLE:
**CONSTRUCTION
DETAILS**

DRAWING:
C-22

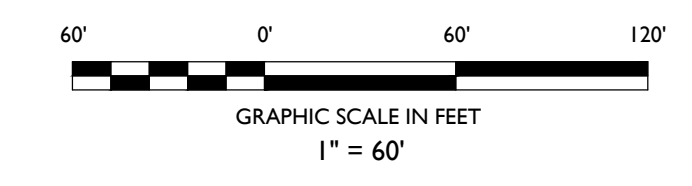
2:48:10 PM 10/23/2023 17:20:01 1:00 DEVELOPMENT - 440 EAST MAIN STREET - HEDHAM, NJ 07834 10/23/2023 17:20:01 1:00 DEVELOPMENT - 440 EAST MAIN STREET - HEDHAM, NJ 07834



EAST MAIN STREET
(66' WIDE RIGHT OF WAY PER TAX MAP)



WB-67 - Interstate Semi-Trailer
 Overall Length 73.50 ft
 Overall Width 8.50 ft
 Overall Body Height 13.50 ft
 Min Body Ground Clearance 1.334 ft
 Max Track Width 8.500 ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°



PK	DATE	ISSUE	BY	DESCRIPTION
2	01/25/2023	REVISED PER INCOMPLETENESS COMMENTS FOR MUNICIPAL SUBMISSION		
1	10/20/2023			

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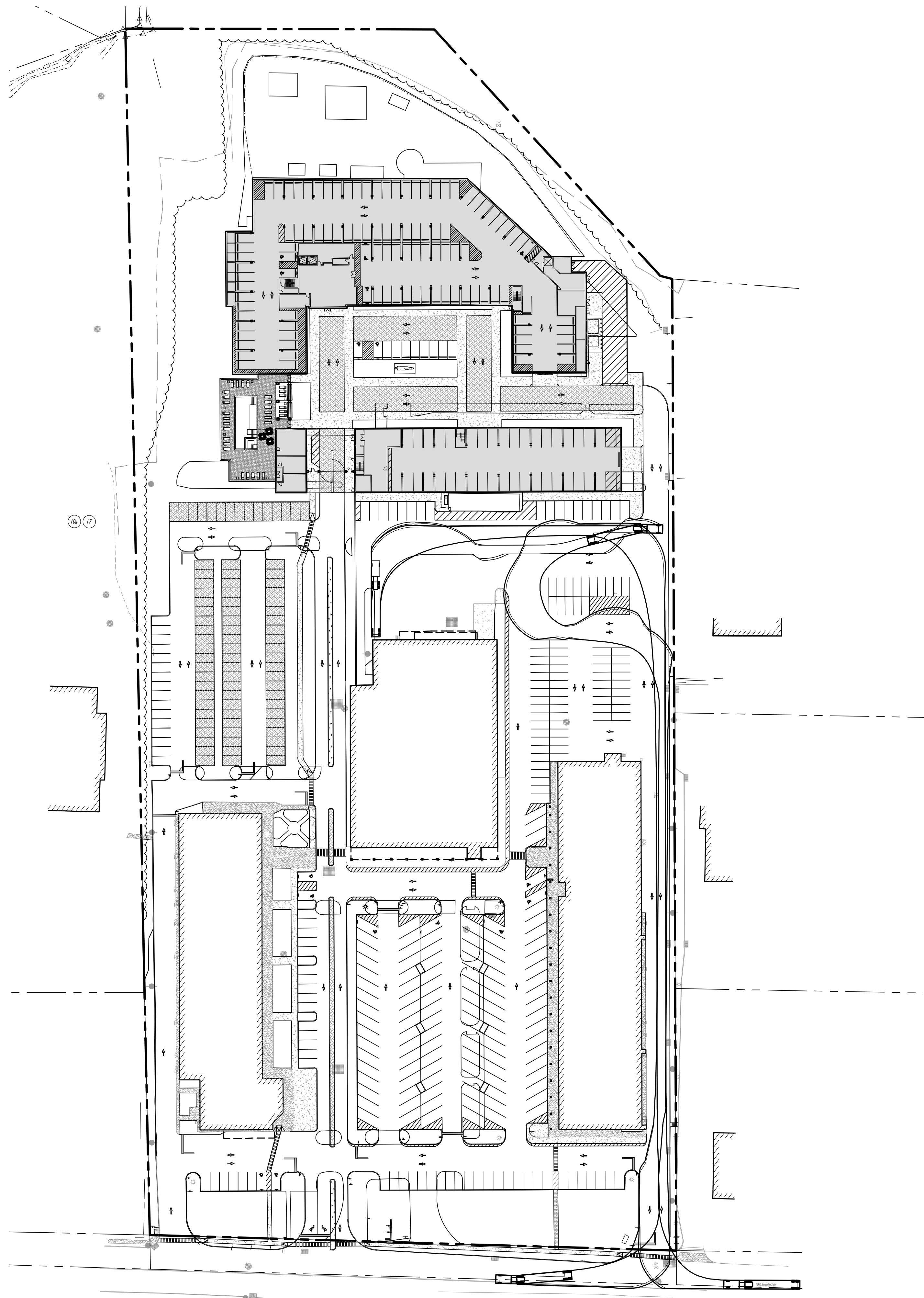
MATTHEW J. SECKLER, P.E.
 NEW JERSEY LICENSE No. 48731
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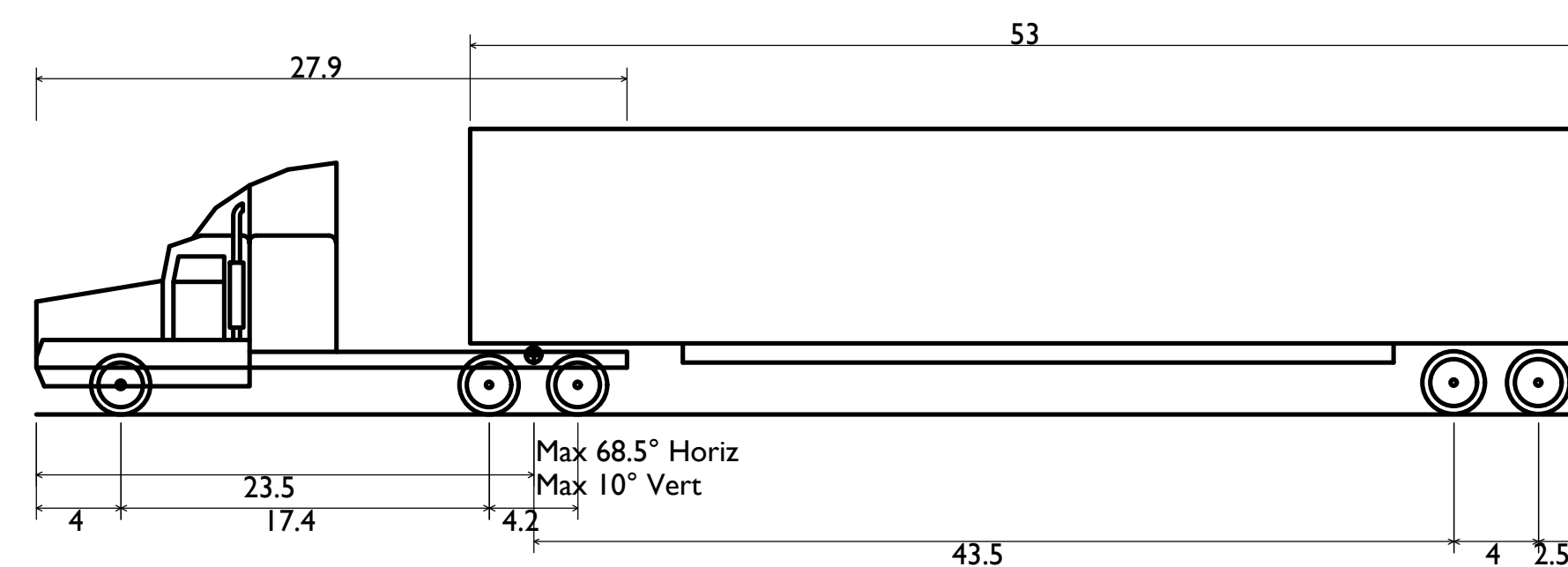
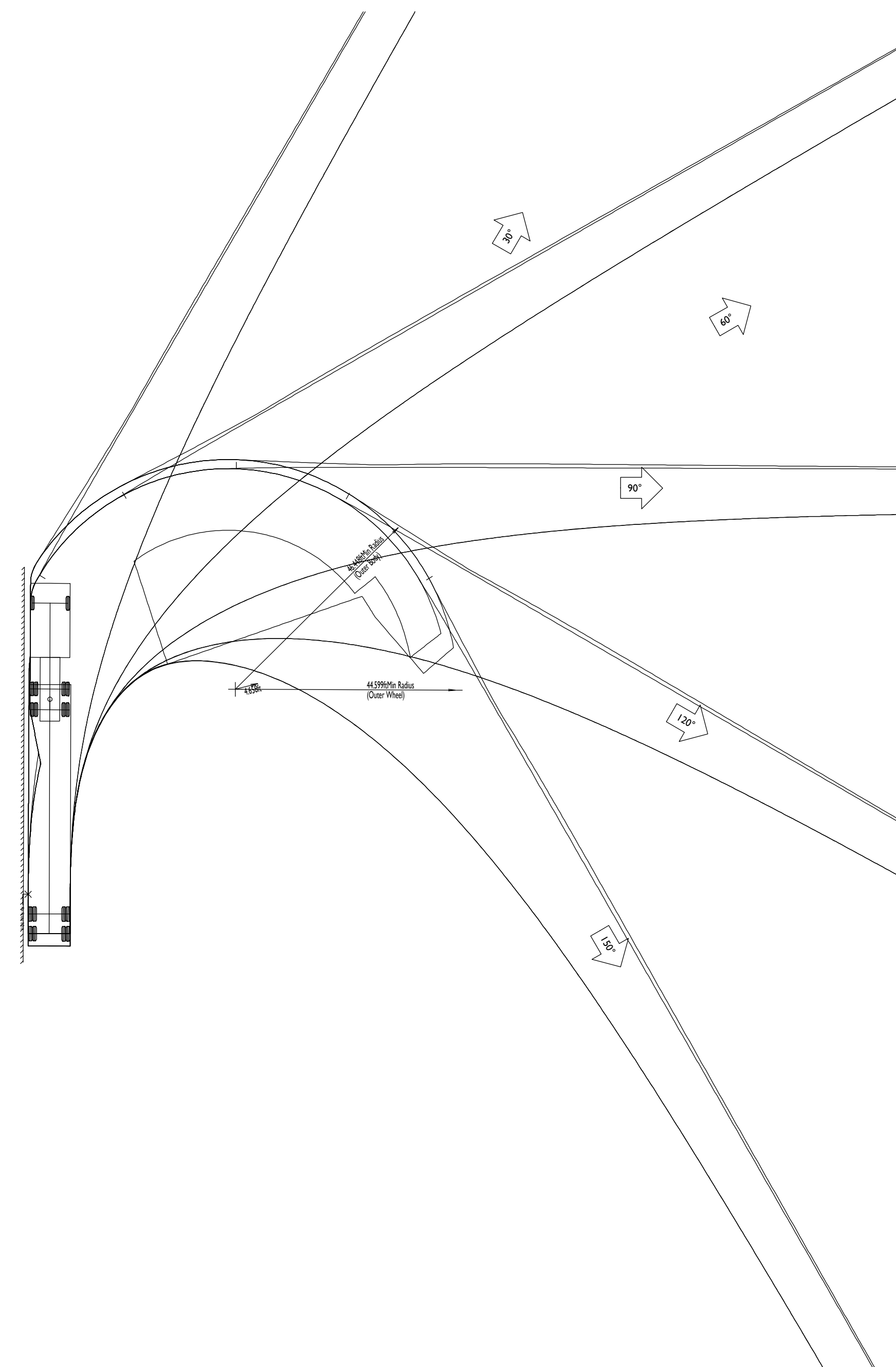
SCALE: 1" = 60' PROJECT ID: RUT-200218

TITLE:
TRUCK TURNING (WB-67)

DRAWING:
C-25

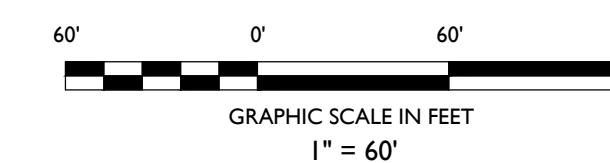


EAST MAIN STREET
(66' WIDE RIGHT OF WAY PER TAX MAP)



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 Overall Length 73.50 ft
 Overall Width 8.50 ft
 Overall Body Height 13.50 ft
 Min Body Ground Clearance 1.334 ft
 Max Track Width 8.500 ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°

73.50 ft
 8.500 ft
 13.500 ft
 1.334 ft
 8.500 ft
 6.00s
 28.40°



ISSUE	DATE	BY	DESCRIPTION
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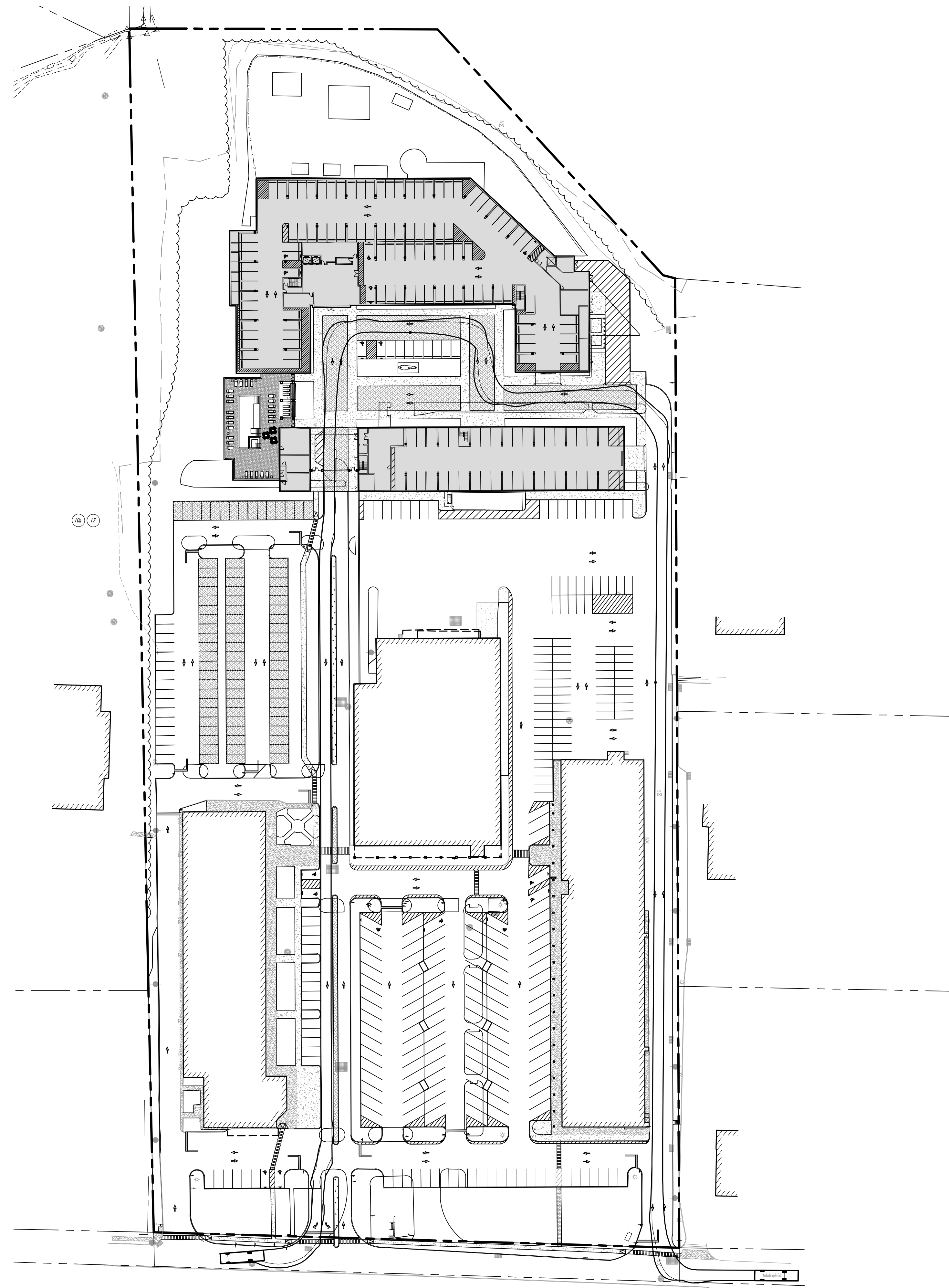
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TRUCK TURNING (WB-67)

DRAWING:

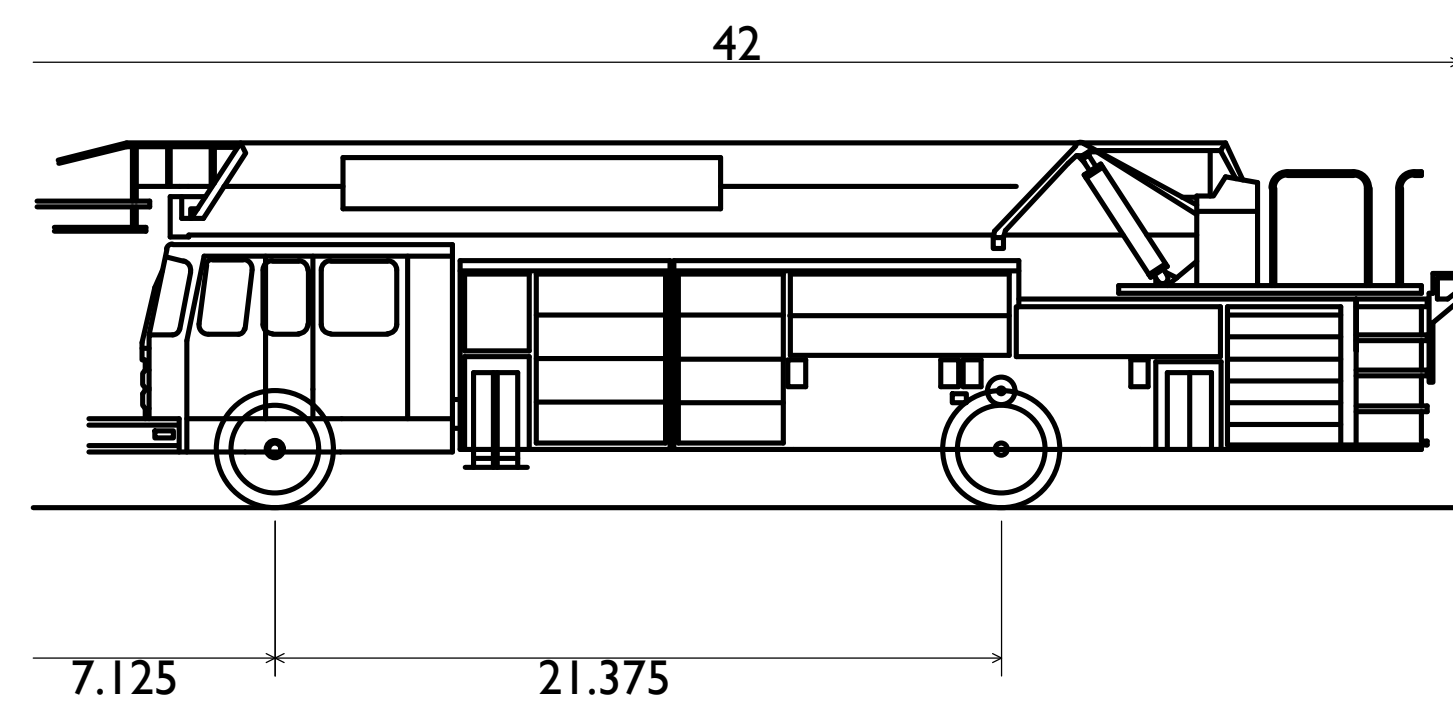
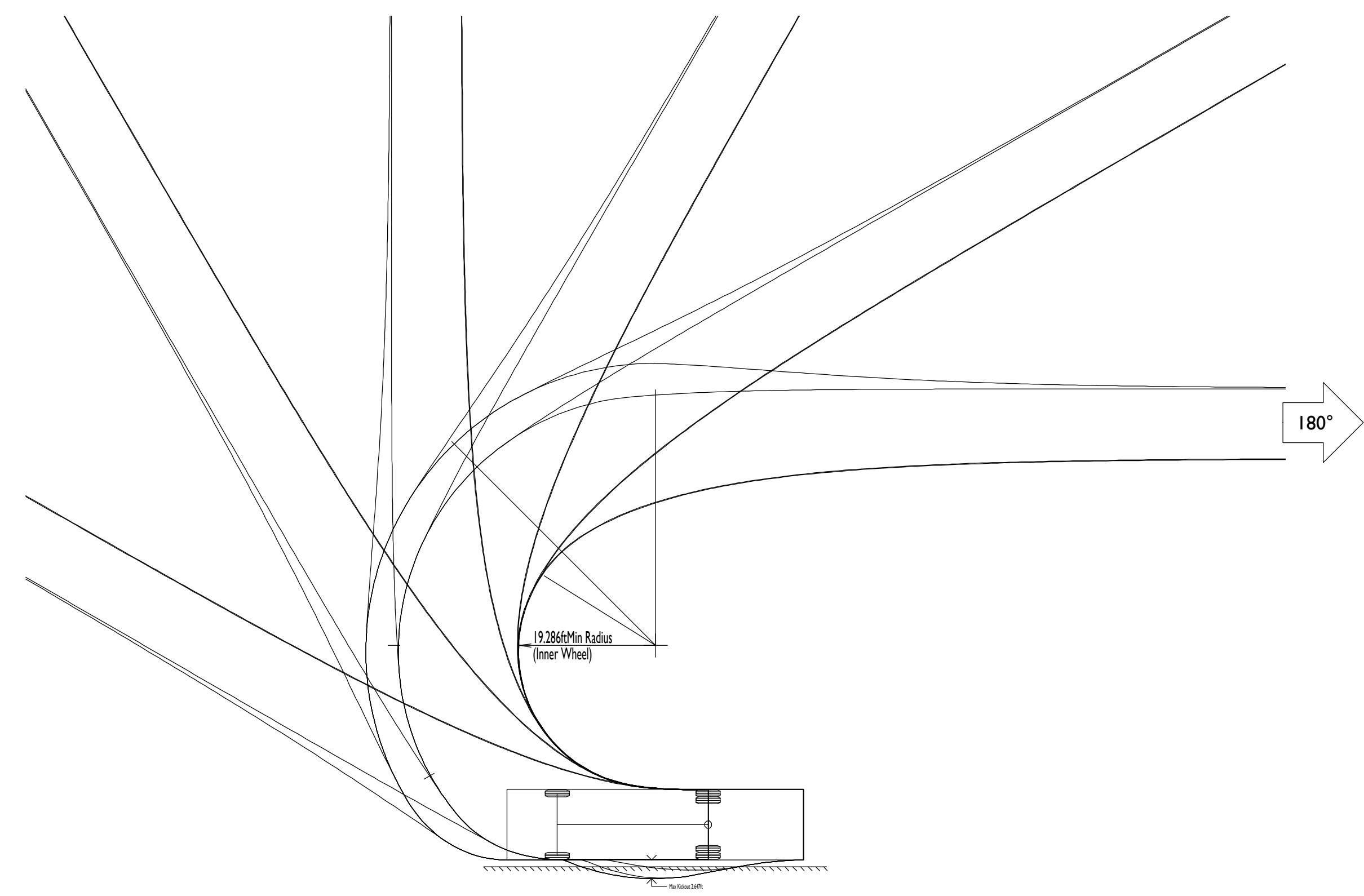
C-26

2:00 P.M. PER ORDINANCE 200218001 FOR DEVELOPMENT - 4495 EAST MAIN STREET, MENDHAM, NEW JERSEY. LOT 20, BLOCK 801.

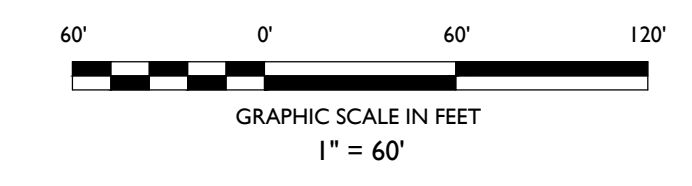
2:40 P:\PROJECTS\2021\1101 DEVELOPMENT - 140 EAST MAIN STREET - MENDHAM, NJ\DWG\1101-27 TRUCK.DWG



EAST MAIN STREET
(66' WIDE RIGHT OF WAY PER TAX MAP)



Mendham Borough Fire Truck	
Overall Length	42.000ft
Overall Width	10.000ft
Overall Body Height	10.748ft
Min Body Ground Clearance	1.179ft
Track Width	9.810ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	36.200ft



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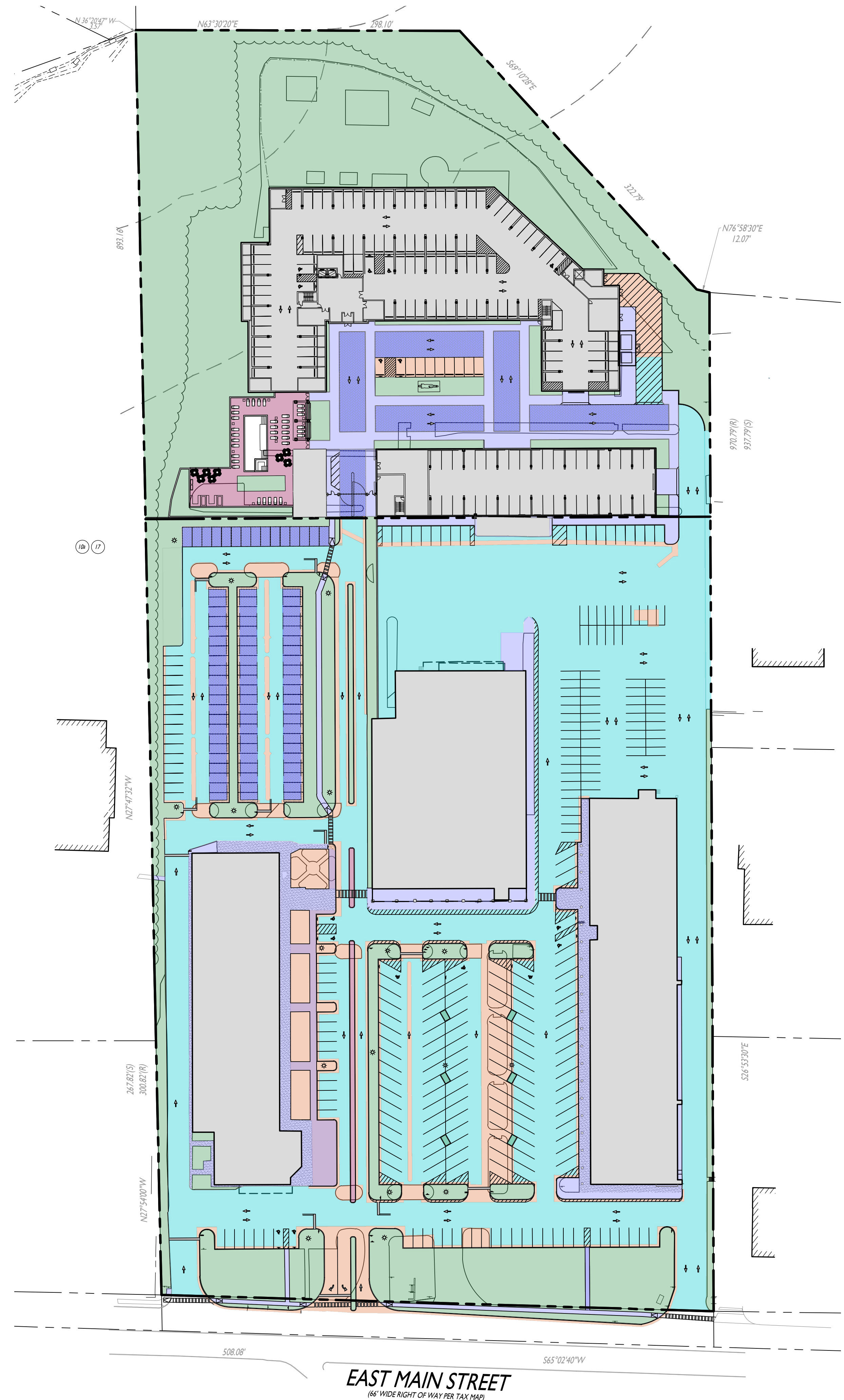
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SCALE: 1" = 60' PROJECT ID: RUT-200218

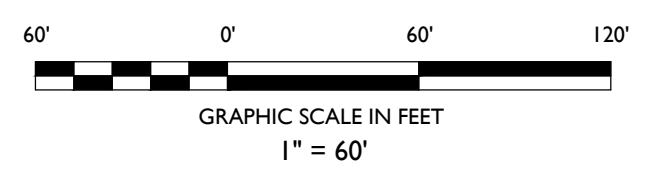
TITLE:
TRUCK TURNING (FIRE TRUCK)

DRAWING:
C-27

2: MULTIFAMILY DEVELOPMENT - 140 EAST MAIN STREET, HEDDEN, NJ 07033



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



PK	DATE	ISSUE	BY	DESCRIPTION
2	01/25/2023	REVISED PER INCOMPLETENESS COMMENTS FOR MUNICIPAL SUBMISSION		
1	10/20/2022	ISSUE		

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY AND FINAL SITE PLAN

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" = 60' PROJECT ID: RUT-200218

TITLE:
PAVING EXHIBIT

DRAWING:
C-28