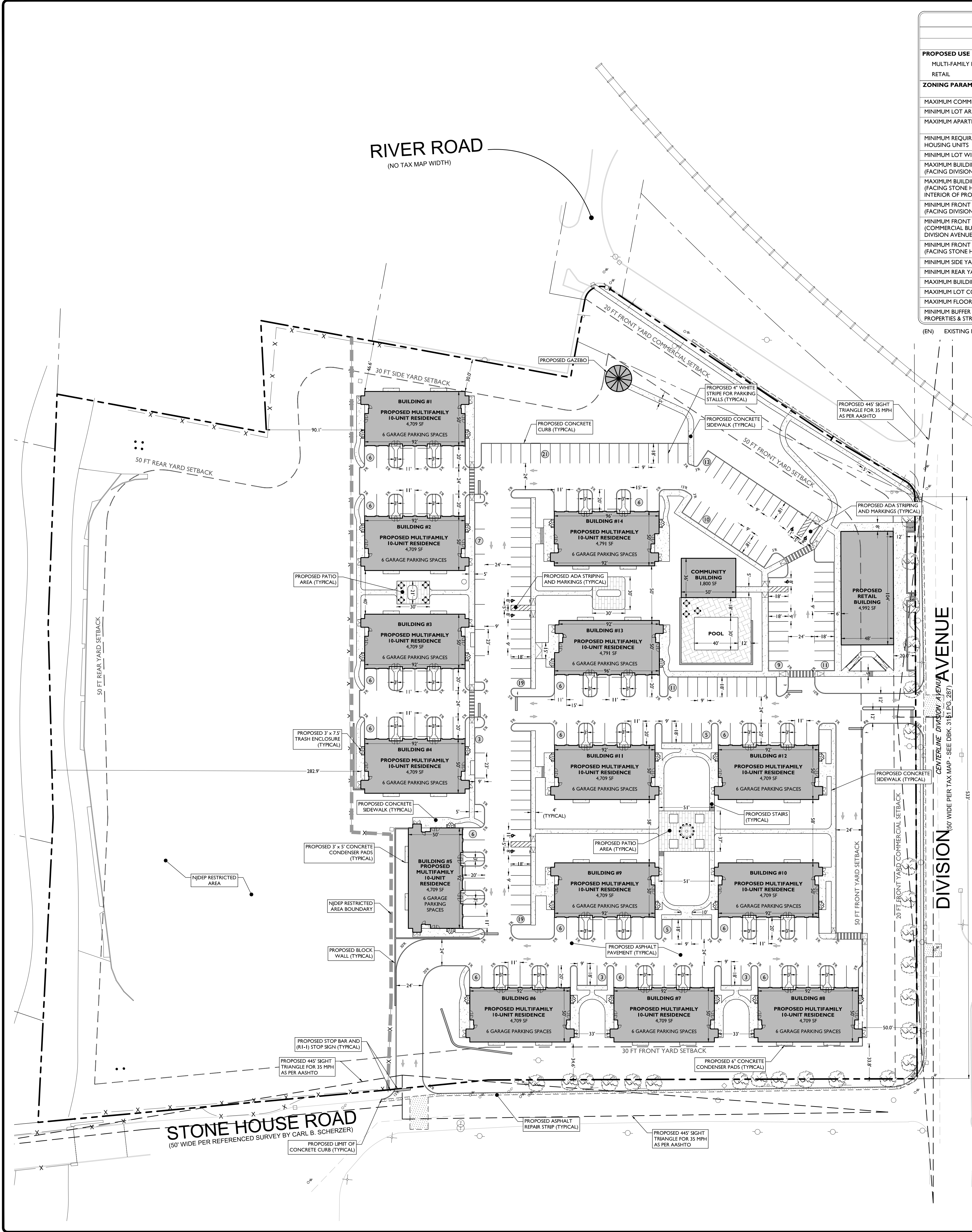


PROJECT: PRELIMINARY SITE PLAN - 10 DIVISION AVENUE, MILLINGTON, NEW JERSEY 08542. PLOTTED: 10/25/2019

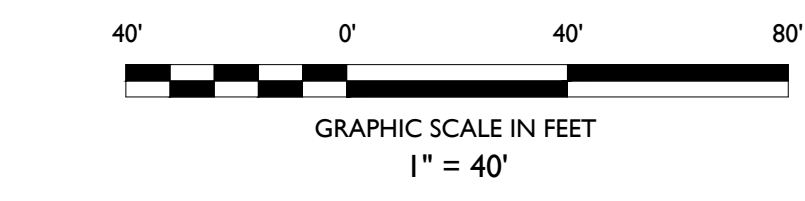


LAND USE AND ZONING			
BLOCK 12301, LOT 1 & BLOCK 10100, LOT 7.01			
PROPOSED REDEVELOPMENT (MU-O ZONE)			
PROPOSED USE	PERMITTED USE		
MULTI-FAMILY RESIDENTIAL	PERMITTED USE		
RETAIL	PERMITTED USE		
ZONING PARAMETERS	ZONE MU-O REQUIREMENTS	EXISTING	PROPOSED
MAXIMUM COMMERCIAL SPACE	10,000 SF	N/A	4,992 SF
MINIMUM LOT AREA	11 ACRES (495,786.26 SF)	11.90 ACRES (518,322 SF)	11.90 ACRES (518,322 SF)
MAXIMUM APARTMENT DENSITY	142.8 APARTMENTS (12 APARTMENTS / 1 ACRE)	N/A	140 APARTMENTS (11.8 APARTMENTS / 1 ACRE)
MINIMUM REQUIRED AFFORDABLE HOUSING UNITS	15%	N/A	15% (21 UNITS)
MINIMUM LOT WIDTH	500 FT	532.98 FT	532.98 FT
MAXIMUM BUILDING HEIGHT (FACING DIVISION AVE OR NJ TRANSIT)	2.5 STORIES / 35 FT	1 STORY / 20 FT	1 STORY / < 20 FT
MAXIMUM BUILDING HEIGHT (FACING STONE HOUSE RD AND IN INTERIOR OF PROPERTY)	3 STORIES / 45 FT	3 STORIES / 45 FT	3 STORIES / < 45 FT
MINIMUM FRONT YARD SETBACK (FACING DIVISION AVENUE)	50 FT	20.9 FT	50.0 FT
MINIMUM FRONT YARD SETBACK (COMMERCIAL BUILDINGS FACING DIVISION AVENUE)	20 FT	20.9 FT	20.0 FT
MINIMUM FRONT YARD SETBACK (FACING STONE HOUSE ROAD)	30 FT	9.3 FT (EN)	33.8 FT
MINIMUM SIDE YARD SETBACK	30 FT	49.2 FT	30.0 FT
MINIMUM REAR YARD SETBACK	50 FT	241.1 FT	90.1 FT
MAXIMUM BUILDING COVERAGE	20.0% (103,664.4 SF)	29.7% (154,190 SF) (EN)	14.1% (72,882 SF)
MAXIMUM LOT COVERAGE	40.0% (207,323.2 SF)	59.3% (307,609 SF) (EN)	39.8% (206,525 SF)
MAXIMUM FLOOR AREA RATIO	0.50 (259,161 SF)	0.47 (244,490 SF)	0.39 (203,194 SF)
MINIMUM BUFFER FROM NEIGHBORING PROPERTIES & STREETS	10 FT	49.2 FT	20.0 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 151.1 c	RETAIL PARKING 4,992 SF x (1 SPACE / 200 SF) = 25 SPACES	25 SPACES
RSIS - § 5.21 TABLE 4.4	RESIDENTIAL PARKING (GARDEN APARTMENTS): 12x - TWO BR UNIT x (2.0 SPACES / UNIT) = 242 SPACES 14 - THREE BR UNIT x (2.1 SPACES / UNIT) = 29 SPACES TOTAL = 281 SPACES	84 DRIVEWAY SPACES* 84 GARAGE SPACES* 114 GUEST SPACES
RSIS - § 5.21 TABLE 4.4 b	TOTAL REQUIRED PARKING: 306 SPACES REQUIREMENTS FOR ATTACHED UNITS INCLUDE PROVISIONS FOR GUEST PARKING (0.5 SPACES PER DWELLING UNIT). GUEST PARKING MUST EITHER BE PROVIDED FOR ON STREET OR IN COMMON PARKING AREAS. 140 UNITS x (.5 SPACES / UNIT) = 70 GUEST PARKING SPACES	307 SPACES** 114 SPACES**
ADA REQUIREMENTS	REQUIRED ADA PARKING SPACES: 2% OF TOTAL PARKING PROVIDED 306 SPACES x 0.02 = 6.12 = 7 SPACES	10 ADA PARKING SPACES (INCLUSIVE OF 2 VAN ACCESSIBLE AND 2 SPACES WITHIN GARAGES)
§ 151.2 a	PARKING AREA DESIGN: INGRESS AND EGRESS DRIVE WIDTH TWO-WAY = 24 FT	24.0 FT
§ 151.2 b	PARKING AREA DESIGN: DRIVE AISLE WIDTH 90 DEGREE PARKING = 24 FT	24.0 FT
§ 151.1 b	OFF STREET PARKING SPACE DIMENSIONS WIDTH = 9 FT LENGTH = 18 FT	WIDTH = 9.0 FT LENGTH = 18.0 FT
§ 151.3 a	REQUIRED LOADING BERTHS: RETAIL USE - 0 SF TO 5,000 SF: 0 LOADING BERTH	0 LOADING BERTHS

(*) PER NJAC 5:21-4.14 (d) 2, ONE-CAR GARAGE AND DRIVEWAY COMBINATION SHALL COUNT AS 2.0 OFF-STREET PARKING SPACES. PROVIDED DRIVEWAY MEASURES A MINIMUM 18FT IN LENGTH.
(**) ALL SPACES NOT LOCATED WITHIN GARAGES AND DRIVEWAYS ARE CONSIDERED GUEST PARKING

- 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 ATTORNEYS 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 CONTRACTORS 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.



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED DEPRESSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED BUILDING DOORS
---	PROPOSED RETAINING WALL

PRELIMINARY & FINAL MAJOR SITE PLAN

ENCLAVE AT MILLINGTON

PROPOSED MIXED-USE MULTI-FAMILY AND COMMERCIAL DEVELOPMENT

STONEFIELD
engineering & design

CHARLES D. OLIVO, P.E.
NEW JERSEY LICENSE No. 46719
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 30'

PROJECT ID: T-17298

TITLE: **SITE PLAN**

DRAWING: **C-4**

FOR MUNICIPAL SUBMISSION

DATE

BY

01

10/25/2019

NA

ISSUE

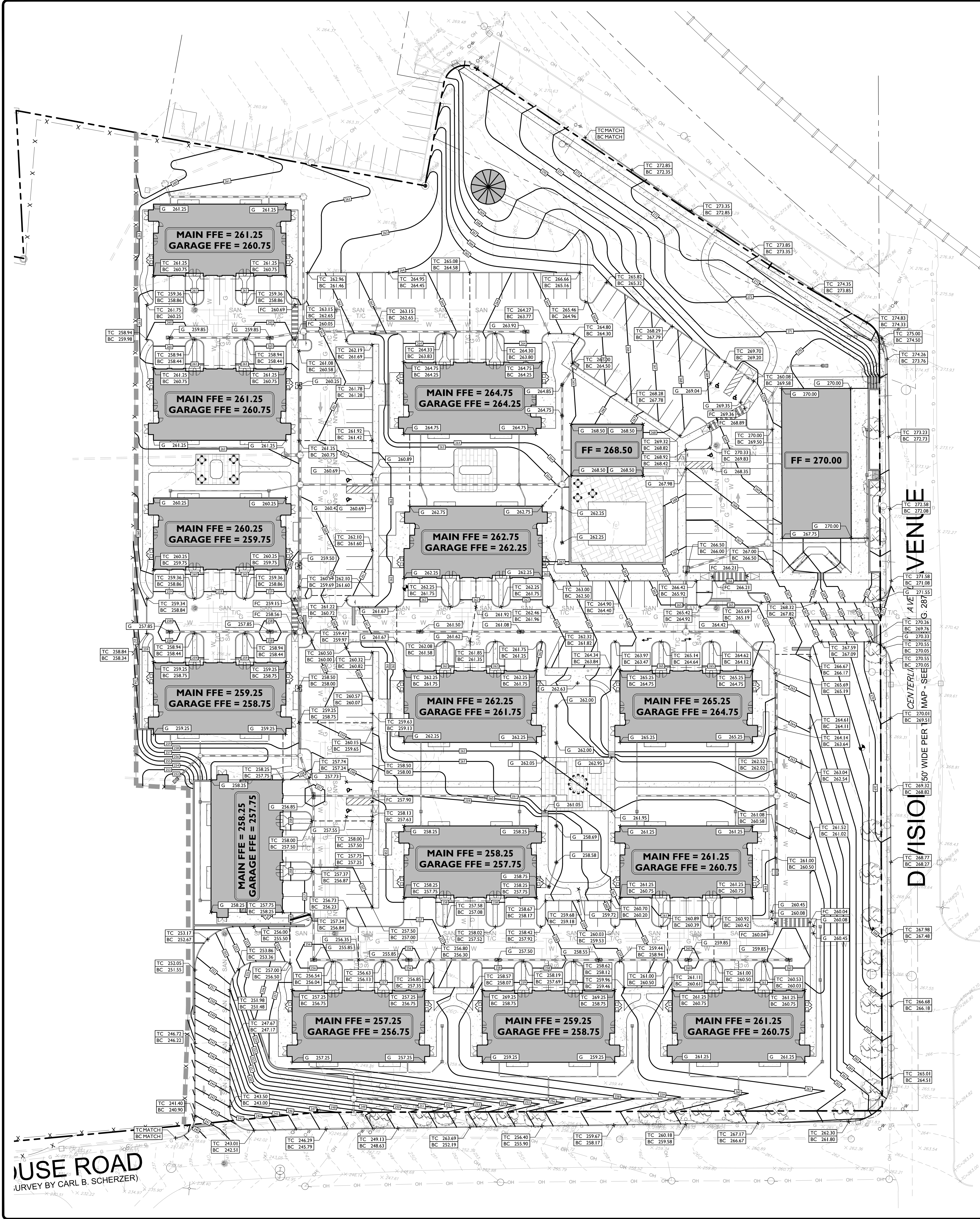
DATE

BY

NOT APPROVED FOR CONSTRUCTION

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

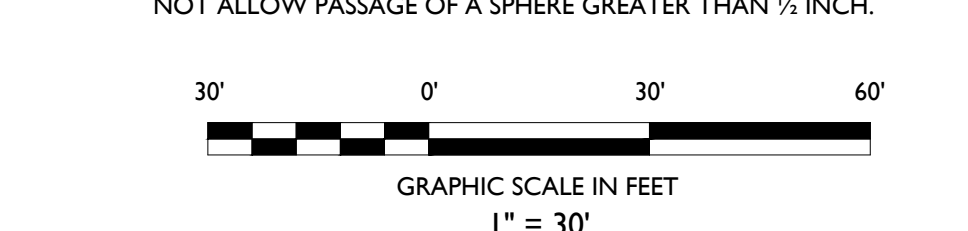
ENCLAVE AT MILLINGTON
PROPOSED MIXED-USE MULTI-FAMILY AND COMMERCIAL DEVELOPMENT
BLOCK 12301, LOT 1 & BLOCK 10100, LOT 7.01
TOWNSHIP OF LONG HILL
MORRIS COUNTY, NEW JERSEY



SYMBOL	DESCRIPTION
---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X DC 100.12 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
X TW 102.00 BVY 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT
[Symbol]	PROPOSED STORMWATER STRUCTURES

- 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 PUMP 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 WALKUP ATN, 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. CURB 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 1/2" INCH.



USE ROAD
SURVEY BY CARL B. SCHERZER

PRELIMINARY & FINAL MAJOR SITE PLAN

ENCLAVE AT MILLINGTON

PROPOSED MIXED-USE MULTI-FAMILY AND COMMERCIAL DEVELOPMENT

CHARLES D. OLIVO, P.E.
NEW JERSEY LICENSE NO. 46119
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: T-17788

TITLE: GRADING PLAN

DRAWING: C-5

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engineering & design

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DATE	BY	DESCRIPTION
10/25/2019	NA	FOR MUNICIPAL SUBMISSION
01		ISSUE

