KENIGEL/ZAROU PROJECT
VARIANCE & LOT GRADING PLANS
LOT 119 ~ BLOCK 127
TOWNSHIP OF MENDHAM
MORRIS COUNTY, NEW JERSEY

NORTH PER F.M. # 1782

PROPERTY OWNERS WITHIN 200 FT. OF SUBJECT PROPERTY

TOWNSHIP OF MENDHAM, MORRIS COUNTY NEW JERSEY
BASED ON A CERTIFIED LIST PREPARED BY THE TOWNSHIP OF TAX CLERK DATED 5/18/2023

BLOCK	LOT	LOCATION	NAME & ADDRESS
127	113	28 OLD ORCHARD RD.	COY, BRENT E & BONNIE H, 28 OLD ORCHARD RD., MORRISTOWN, NJ, 07960
127	114	26 OLD ORCHARD RD.	WALSH, THOMAS J & PATRICIA J ZAJAC, 26 OLD ORCHARD RD., MORRISTOWN, NJ, 07960
127	116	24 OLD ORCHARD RD.	STEPHENS, M JUNE TRUS, 24 OLD ORCHARD RD., MORRISTOWN, NJ, 07960
127	117	22 OLD ORCHARD RD.	IRELAND, AIMEE M & KEITH, 22 OLD ORCHARD RD., MORRISTOWN, NJ, 07960
127	118	20 OLD ORCHARD RD.	MOTIUK, ALEX/NARDONE, ASHLEY, 20 OLD ORCHARD RD., MORRISTOWN, NJ, 07960
127	119	3 OLD ORCHARD TERR.	ZAROU, PAUL/KENIGEL, MARINA, 918 8TH ST., UNION BEACH, NJ, 0726
127	120	18 OLD ORCHARD RD.	PETERS, RYAN W/KATHRYN E, 18 OLD ORCHARD RD., MORRISTOWN, NJ, 07960

PSE&G CO.
P. O. BOX 490
CRANFORD, NJ 07016

JCP&L C/O FIRST ENERGY
76 SOUTH MAIN STREET
AKRON, OH 44308

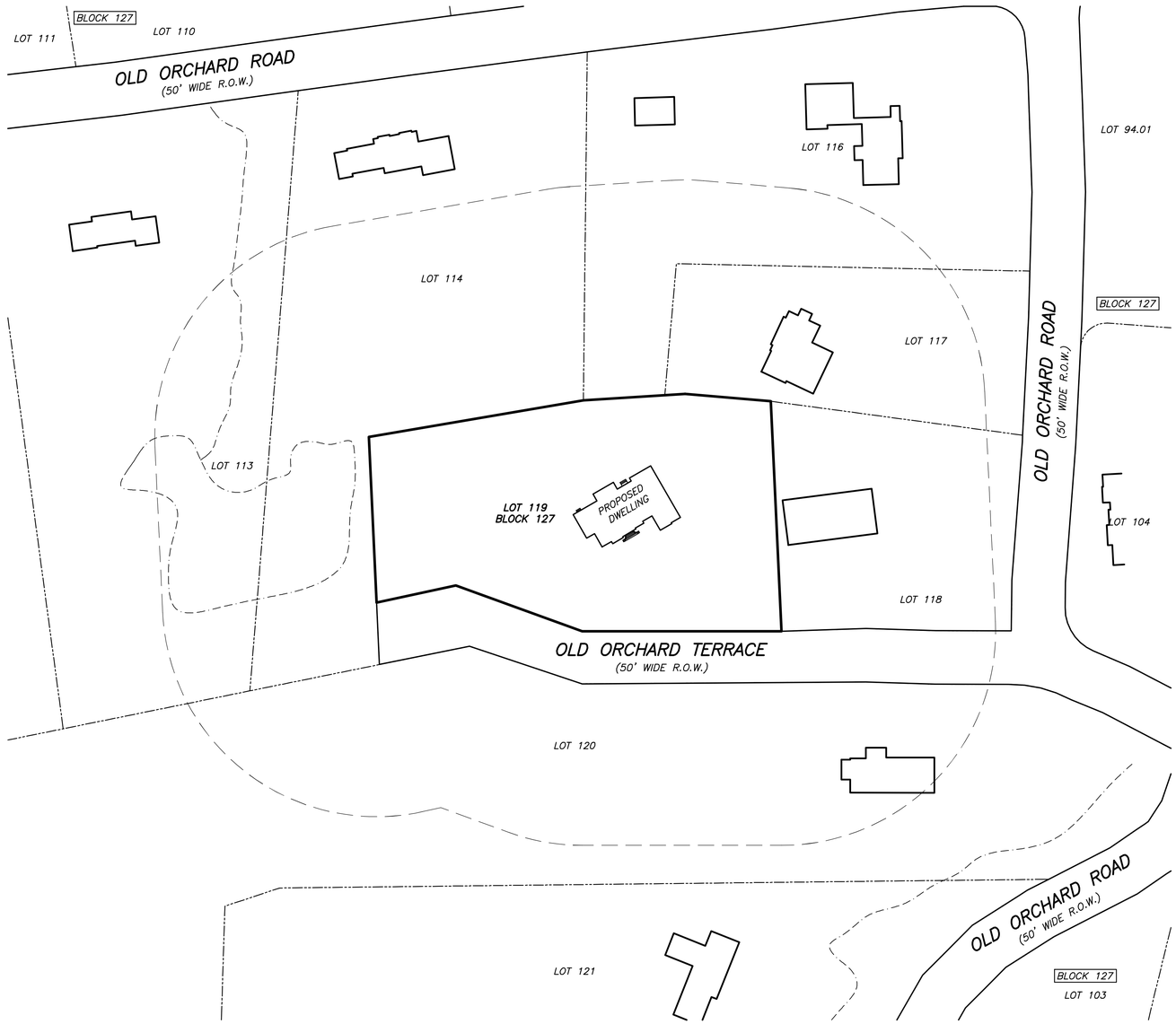
VERIZON FIOS
P. O. BOX 4830
TRENTON, NJ 08650-4830

SOUTHEAST MORRIS CTY
19 SADDLE ROAD
CEDAR KNOLLS, N.J. 07927

COMCAST
ONE COMCAST CTR.
PHILADELPHIA, PA 19103

MORRIS COUNTY MUNCIPAL UTILITIES AUTHORITY
214A CENTER GROVE ROAD
RANDOLPH, NJ 07869

NJ AMERICAN WATER
1025 LAUREL OAK ROAD
VOORHEES, NJ 08043



AREA MAP

NOTES:

1. SUBJECT PROPERTY IS KNOWN AS LOT 119, BLOCK 127 AS SHOWN ON THE TOWNSHIP OF MENDHAM TAX MAP SHEET No. 21.
2. THE PROPERTY IS LOCATED IN THE R-3 ZONE – DETACHED SINGLE DWELLING.
3. THE PROPERTY AND SURROUNDING PROPERTIES ARE IN RESIDENTAL ZONES.
4. BUILDINGS SHOWN TAKEN FROM NEARMAP AREA IMAGERY, DATED MAY 18, 2023.

APPROVED BY THE BOARD OF ADJUSTMENT
THE TOWNSHIP OF MENDHAM ON _____ DATE

_____ DATE
BOARD CHAIRMAN

_____ DATE
BOARD SECRETARY

_____ DATE
TOWN ENGINEER

OWNER/APPLICANT
ZAROU, PAUL/KENIGEL, MARINA, 918 8TH ST., UNION BEACH, NJ, 0726
918 8TH ST.
UNION BEACH, NJ, 07726
917.776.0700

ARCHITECT
DAVID H. FELDMAN, RA
FELDMAN & FELDMAN ARCHITECTS
1670 ROUTE 34 NORT, SUITE 1B
WALL, NJ, 07727
732.761.8182

ATTORNEY
THOMAS J. MALMAN, ESQ.
DAY PITNEY
1 JEFFERSON ROAD
PARSIPPANY, NJ, 07054-2891
973.966.8179

CIVIL ENGINEERS & SURVEYORS
RYAN L. SMITH, NJPE & NJPLS
YANNACCONE, VILLA & ALDRICH, LLC
460 MAIN STREET, P.O. BOX 459
CHESTER, NJ 07930
908-879-6646

GRAPHIC SCALE
0' 60' 120' 180'
SCALE: 1" = 60'

DRAWING INDEX

Civil Engineers & Land Surveyors
YANNACCONE VILLA & ALDRICH, LLC
460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591
N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE OF AUTHORIZATION No. 24GA27934500

RYAN L. SMITH 9/19/23
RYAN L. SMITH DATE:
NEW JERSEY LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR No. GB42575
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO.	DATE	REVISION
2	9/19/23	REV. PER COMPLETENESS REVIEW
1	7/26/23	REV. PER B.O.H.

PROJECT TITLE :
KENIGEL/ZAROU PROJECT
3 OLD ORCHARD TERRACE
LOT 119 ~ BLOCK 127
TOWNSHIP OF MENDHAM
MORRIS COUNTY, NEW JERSEY

SHEET TITLE :
TITLE SHEET

DRAWN BY:	DATE:
JPW	6/16/23
CHECKED BY:	SCALE:
RLS	1" = 60'

W.O. 222102.2
F.B. 636/82
FILE:
FILE PATH: M:\SEPTIC\DATA\222000\222102
FILE NAME: LOT-119-VAR-REV2.DWG

GENERAL NOTES:

1. OWNER/APPLICANT: MARINA KENIGEL
   918 8TH STREET
   UNION BEACH, NJ, 07726
2. LOT AREA = 1.684 ACRES = 73,334 SQ. FT.
   TOTAL DISTURBED AREA = 42,636 SQ. FT. = .98 ACRES
   PROPOSED LOT COVERAGE WITH THIS SCHEME = 10,869 SQ. FT.
   LICENSED LAND SURVEYOR TO STAKE OUT ALL ELEMENTS OF LOT COVERAGE PRIOR TO CONSTRUCTION.
3. THE BURYING OF BRUSH, STUMPS, TREES OR ANY CONSTRUCTION RELATED MATERIALS IS PROHIBITED.
4. ALL ON SITE GRADING NOT TO EXCEED 3:1 SLOPES.
5. GRADE ADJACENT TO DWELLING SHALL BE SLOPED A MINIMUM OF 6" IN THE FIRST 10' AWAY FROM THE DWELLING.
6. MAXIMUM ROOF HEIGHT < 35 FT. (SEE SPOT ELEV. PLAN DETAIL)
7. USE 6" SDR 35 MIN AS HORIZONTAL STORM DRAINS AROUND PERIMETER OF DWELLING
8. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND. AFTER THE BACKFILLING OF TRENCHES FOR THE UTILITIES, THESE AREAS ARE TO BE STABILIZED IN ACCORDANCE WITH THE SPECIFICATIONS NOTED ABOVE.
9. IMMEDIATELY AFTER FINE GRADING, ALL AREAS SHALL BE LIMED, FERTILIZED AND SEEDED.
10. DISTURB AS LITTLE AREA AS POSSIBLE DURING EXCAVATION. EXCAVATED MATERIAL IS TO BE DISPOSED OF ON SITE AFTER ALL BUILDING CONSTRUCTION IS COMPLETED, OR IS TO BE DISPOSED OF IN A OFFSITE APPROVED LANDFILL.
11. PROPOSED DRIVEWAY TO BE BUILT IN CONFORMANCE WITH MENDHAM TOWNSHIP ORDINANCE 16-10.7.
12. FRESHWATER WETLANDS AND THEIR TRANSITION AREA BOUNDARIES HAVE BEEN VERIFIED BY NJDEP AS PER FRESHWATER WETLANDS LETTER OF INTERPRETATION LINE VERIFICATION FILE & ACTIVITY NOS. 1419-06-0007.1 FWW210001
13. THERE ARE NO FLOOD HAZARD AREAS OR RIPARIAN ZONES ENCROACHING ON THE PROPOSED DISTURBANCE.
14. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS FIRM, CHRISTOPHER J. ALDRICH, NJLS #34478 DATED 9/8/1998.
15. TOPOGRAPHY INFORMATION IS TAKEN FROM A PLAN BY THIS FIRM, RYAN L. SMITH, PE & NJPLS #42575 DATED 7/10/06 LAST REVISED 2/15/22. ELEVATIONS ARE IN AN ASSUMED DATUM.
16. EXISTING UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL UNDERGROUND UTILITIES 1 (800) 272-1000 FOR MARKOUT PRIOR TO ANY EXCAVATION. WHERE EXISTING UNDERGROUND UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ACERTAIN EXISTING LOCATIONS, ELEVATIONS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
17. NET CUT FOR THIS PROJECT EQUALS APPROX. 1,500 YDS. OF SOIL/ROCK MATERIAL. CONTRACTOR TO CONFIRM QUANTITIES TAKEOFF PRIOR TO CONSTRUCTION COST ESTIMATING.
18. THERE ARE 11 TREES TO BE REMOVED WITH THIS PROJECT. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION.
19. ARCHITECTURAL PLANS FOR THIS PROJECT WERE PREPARED BY FELDMAN & FELDMAN, THEIR PROJECT #21168, DATED 6/16/23. SEE THOSE PLANS FOR CROSS REFERENCING.
20. ANY POOL LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF MENDHAM TOWNSHIP ORDINANCE 21-4.4e.
21. FIELD CHANGES ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE MENDHAM TWSP. ENGINEER.
22. THE EXCAVATION FOR THE STORMWATER RECHARGE SYSTEMS SHALL BE INSPECTED BY THE MENDHAM TOWNSHIP ENGINEER PRIOR TO ANY BACKFILL.
23. ALL SITE IMPROVEMENTS AS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER (OR BONDED AT THE DISCRETION OF THE TWSP. ENGINEER) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ZONE REQUIREMENTS

PROPERTY IS LOCATED IN THE R-3 ZONE - DETACHED SINGLE DWELLING

ORDINANCE ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	3 ACRES	1.684 ACRES (1)
MIN. FRONT YARD	60' + 15' = 75' (2)	78.9 FT.
MIN. SIDE YARD	50' + 15' = 65' (2)	89.3 FT.
MIN. REAR YARD	50' + 15' = 65' (2)	65.1 FT.
MIN. LOT FRONTAGE	100 FT.	387.55 FT.
MIN. FRONT YARD (POOL)	78.9'(HSE. FRT. SETBACK)	106.9 FT.
MIN. SIDE YARD (POOL)	50'	153.8 FT.
MIN. REAR YARD (POOL)	50'	50.6 FT.
MAX. FLOOR AREA	5,462.8 SQ.FT.(3)	5,789 SQ. FT. (4)
MAX. BUILDING HEIGHT	35 FT./ 2-1/2 STORY	34.73 FT. (5)

(1) EXISTING NON-CONFORMING CONDITION. VARIANCE RECEIVED FROM BD. OF ADJUSTMENT ON 12/14/00.

(2) IN THE R-3 ZONE, THE MINIMUM SETBACKS OF STRUCTURES WITH HEIGHTS OVER TWENTY (20) FEET SHALL BE INCREASED BY ONE (1) FOOT, FOR EACH ONE (1) FOOT OF HEIGHT. THE STRUCTURE EXCEEDS TWENTY (20) FEET. THE PROPOSED BLDG. HEIGHT FOR THIS PROJECT IS CALCULATED AS 34.23 FEET. ARCHITECT AND BUILDER TO MAINTAIN COMPLIANCE WITH THIS REQUIREMENT PRIOR TO AND THROUGHOUT CONSTRUCTION.

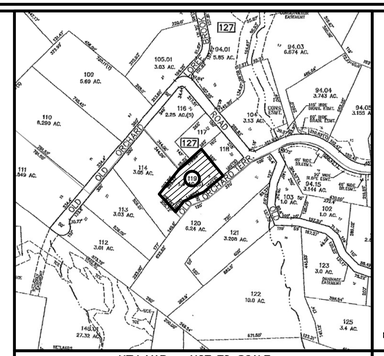
(3) MAX. ALLOWABLE FLOOR AREA = [2600 + (1700 * ACREAGE)]SQ.FT. = 5,462.8 SQ. FT. ARCHITECT TO VERIFY PRIOR TO CONSTRUCTION

(4) PROPOSED NON-CONFORMING CONDITION

(5) ARCHITECT AND CONTRACTOR TO MAINTAIN COMPLIANCE WITH ORDINANCE BEFORE AND THROUGHOUT CONSTRUCTION. SEE SPOT ELEVATION DETAIL FOR CALCULATION OF PROPOSED BUILDING HEIGHT.

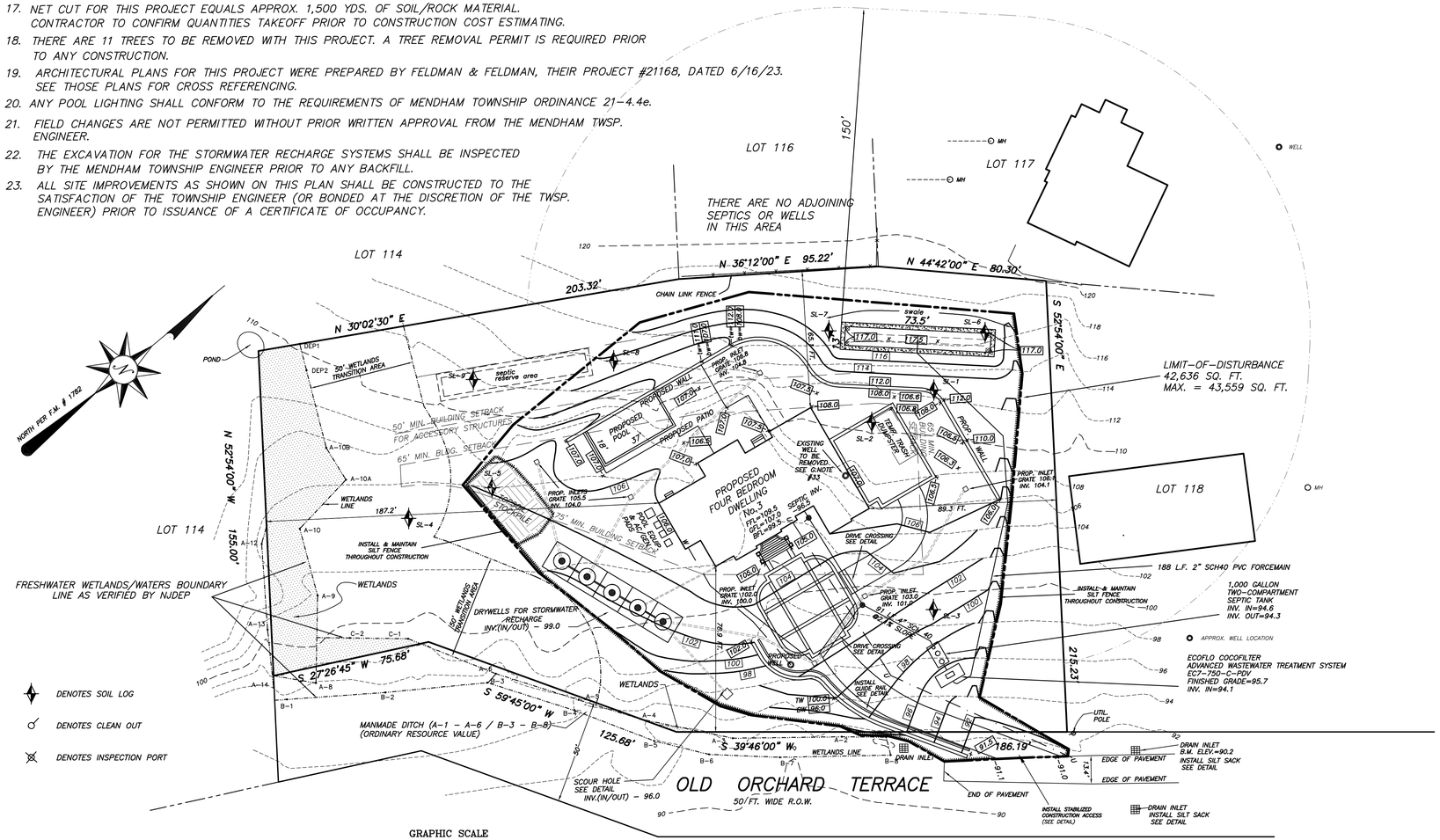
VARIANCE REQUESTED

1. VARIANCE FROM STEEP SLOPES DISTURBANCE REGULATIONS IS REQUIRED AND REQUESTED. SEE SLOPES DISTURBANCE TABLE AND DETAILS ON SHEET 3.
2. VARIANCE FROM FAR REGULATION IS REQUESTED. SEE ZONING TABLE ABOVE.



KEY MAP - NOT TO SCALE

PROPOSED LOT COVERAGE	
	AREA (SQ. FT.)
DWELLING	3,836
DRIVEWAY	4,761
REAR PATIO/WALKS/STEPS	1,378
POOL	666
FRONT WALK	185
AC/GEN/UTILITY PADS	43
TOTAL (SQ. FT.)	10,869



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KENIGEL/ZAROU PROJECT

3 OLD ORCHARD TERRACE
LOT 119 ~ BLOCK 127
TOWNSHIP OF MENDHAM
MORRIS COUNTY, NEW JERSEY

SHEET TITLE :

LOT GRADING PLAN

DRAWN BY:	DATE:
FLD	6/16/23
CHECKED BY:	SCALE:
FLD	1" = 30'

W.O. 222102.2

F.B. 636/82

FILE:

FILE PATH: M:\SEPTIC\DATA\222000\222102
FILE NAME: LOT-119-VAR-REV2.DWG

MORRIS COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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.

2. 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.

3. 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.

4. 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.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.

6. 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.

7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.

9. 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.

10. 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.

11. ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.

12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.

14. 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.

15. 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.

16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP 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.

17. 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.

18. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.

19. 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.

20. CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.

21. **TOPSOIL STOCKPILE PROTECTION**
   a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
   b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
   c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
   d) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
   f) PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

22. **TEMPORARY STABILIZATION SPECIFICATIONS**
   a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT.
   b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
   c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
   d) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

23. **PERMANENT STABILIZATION SPECIFICATIONS**
   a) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
   b) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
   c) APPLY FERTILIZER (10-20-10) AT A OF RATE 11 LBS. PER 1000 SQ. FT.
   d) 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.
   e) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   f) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

*NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1).

VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1).

SPRAY ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG. 26-1)		
ACIDULATION SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

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.

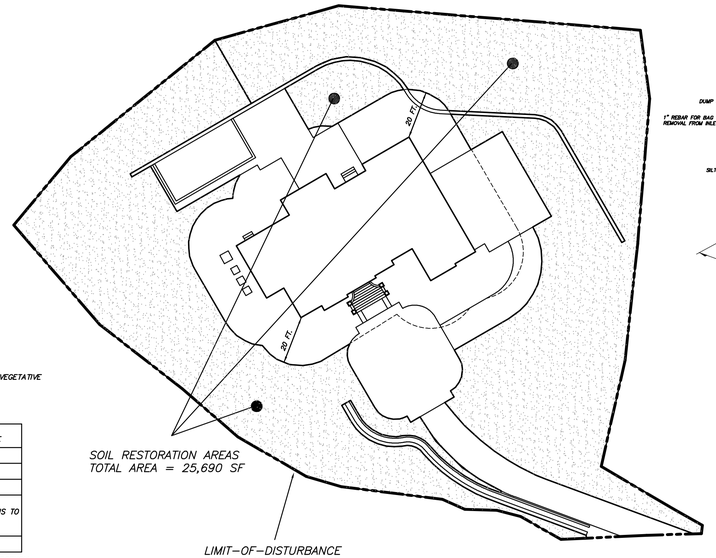
SPRINKLING - SITE IS SPRINKLED UNTIL SURFACE IS WET.

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 OF 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.

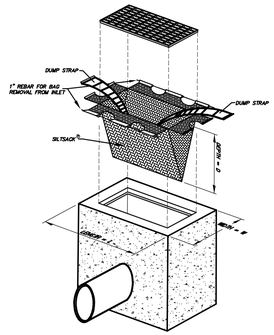
LOT 116



SOIL RESTORATION AREAS
TOTAL AREA = 25,690 SF

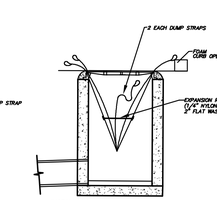
LIMIT-OF-DISTURBANCE
42,636 SQ. FT.

SOIL RESTORATION AREA DETAIL
SCALE 1" -30'



CATCH BASIN SILT FILTERING SYSTEM
NOT TO SCALE

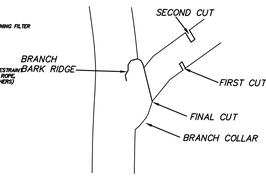
CATALOG NUMBER - SILTSACK
ACF ENVIRONMENTAL- 2831 CARDWELL ROAD-RICHMOND, VIRGINIA 23234-(800) 448-3638

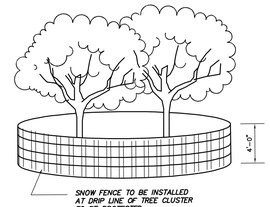


INSTALLATION:
1. INSTALL SILTSACK IN CATCH BASIN, MAKING SURE EMPTYING STRAPS ARE LAID FLAT OUTSIDE OF BASIN AND HELD IN PLACE BY GRATE.
2. HOLD DOWN REMOVAL FLAP POCKETS AND EMPTYING STRAPS BY COVERING WITH SOIL.

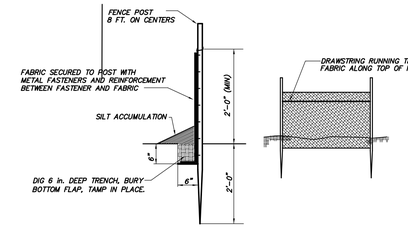
INSTALLATION:
1. REMOVE SOIL COVERING REMOVAL FLAP POCKETS AND INSERT REBAR THROUGH POCKETS.
2. REMOVE CATCH BASIN COVER GRATE.
3. REMOVE SILTSACK FROM CATCH BASIN BY ATTACHING TO BOTH BARS AND LIFTING WITH AVAILABLE EQUIPMENT.
4. MOVE FILLED SILTSACK TO DUMPING AREA AND SET ON GROUND
5. REMOVE STRAPS FROM LIFTING BARS
6. INSERT A LIFTING BAR THROUGH BOTH EMPTYING STRAPS
7. LIFT WITH AVAILABLE EQUIPMENT WITH EMPTYING STRAPS

REMOVAL OF TREE LIMB
NOT TO SCALE





TREE PROTECTION DETAIL
NOT TO SCALE



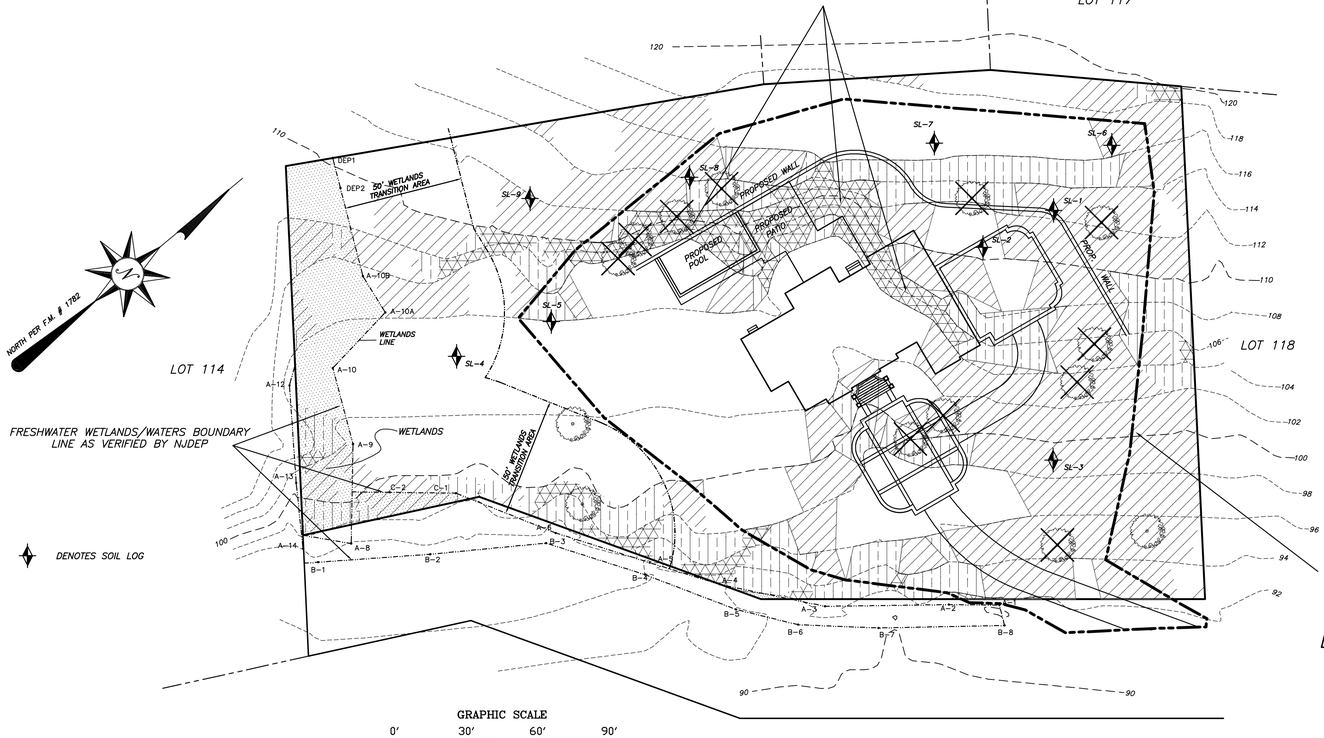
SILT FENCE DETAIL
NOT TO SCALE

REF.: STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, PAGE 25-4.

REQUIREMENTS FOR SILT FENCE:
(1.) FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.
(2.) A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. IT MUST BE FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
(3.) A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.), PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE.

THIS IS AN EXCAVATED, MANMADE DOWNSLOPE CREATED BY THE REMOVAL OF A DWELLING WHICH PREVIOUSLY EXISTED ONSITE

LOT 117

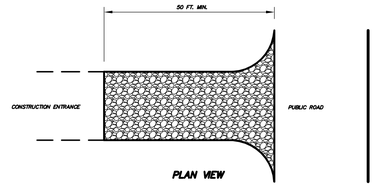


FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP

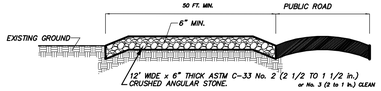
DENOTES SOIL LOG

GRAPHIC SCALE
0' 30' 60' 90'
SCALE: 1" = 30'

LIMIT-OF-DISTURBANCE
42,636 SQ. FT.
MAX. = 43,559 SQ. FT.



PLAN VIEW



SECTION VIEW

STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE

GENERAL NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.

2. WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED BY CONVENTIAL METHODS, A POWER BROOM OR STREET SWEEPER MLL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

TABLE 29-1: LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

SEQUENCE OF CONSTRUCTION

1.	NOTIFY MENDHAM TOWNSHIP ENGINEER AND MORRIS COUNTY SOIL CONSERVATION DISTRICT PRIOR TO START OF CONSTRUCTION.	
2.	INSTALL ANTI-TRACKING PAD/WHEEL CLEANING BLANKET	1 DAY
3.	INSTALL SILT FENCE ALONG LINES AS INDICATED(UPDATE AS NECESSARY)	2 DAYS
4.	CLEARING AND STRIPPING OF AREA OF DISTURBANCE(UPDATE AS NECESSARY)	2 DAYS
5.	CONSTRUCTION OF DWELLING	6 MONTHS
6.	INSTALLATION OF SEPTIC SYSTEM	1 WEEK
7.	CONSTRUCT DRYWELLS FOR STORMWATER SYSTEM (EXCAVATION FOR DRYWELL SYSTEM SHALL BE INSPECTED BY TWSP. ENGINEER PRIOR TO ANY BACKFILL)	3 DAYS
8.	SUBSOIL COMPACTION REMEDIATION. SCARIFICATION/TILLAGE TO A 6" MIN. DEPTH	3 DAYS
9.	FINE GRADING AND SEEDING OF LAWN AREAS, ETC.	2 DAYS
10.	INSTALL DRIVEWAY PAVEMENT COURSE.	2 DAYS
11.	REMOVE SILT FENCE, WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED.	1 DAY

LAND DISTURBANCE CALCULATIONS ACCORDING TO 2 FOOT CONTOURS

LEGEND	SLOPE CATEGORY	LOT AREA	DISTURBED AREA	PERCENT DISTURBANCE	MAX. ALLOWABLE PERCENT DISTURBED	COMMENTS
	0%-10%	33,952.5 SQ.FT.	18,933 SQ.FT.	55.8%	NO LIMIT	O.K.
	10%-15%	24,820.9 SQ.FT.	14,500 SQ.FT.	58.4%	25%	VARIANCE
	15%-25%	10,260.2 SQ.FT.	6,194 SQ.FT.	60.4%	15%	VARIANCE
	25% +	4,321.4 SQ.FT.	3,009 SQ.FT.	69.6%	5%	VARIANCE
		73,355 SQ.FT.	42,636 SQ.FT.			

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N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE OF AUTHORIZATION No. 24GA27934500

9/19/23
RYAN L. SMITH DATE:
NEW JERSEY LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR No. GB42575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

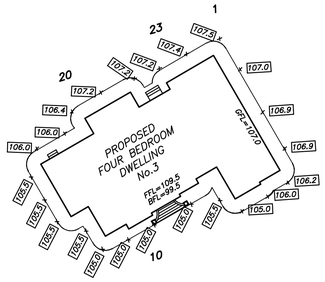
NO.	DATE	REVISION
2	9/19/23	REISSUE
1	7/26/23	REISSUE

PROJECT TITLE :
KENIGEL/ZAROU PROPERTY
3 OLD ORCHARD TERRACE
LOT 119 ~ BLOCK 127
TOWNSHIP OF MENDHAM
MORRIS COUNTY, NEW JERSEY

SHEET TITLE :
STEEP SLOPE & SOIL EROSION DETAIL SHEET

DRAWN BY:	DATE:
RLS	6/16/23
CHECKED BY:	SCALE:
RLS	1" = 30'

W.O. 222102.2
F.B. 636/82
FILE:
FILE PATH: M:\SEPTIC\DATA\222000\222102
FILE NAME: LOT-119-VAR-REV2.DWG

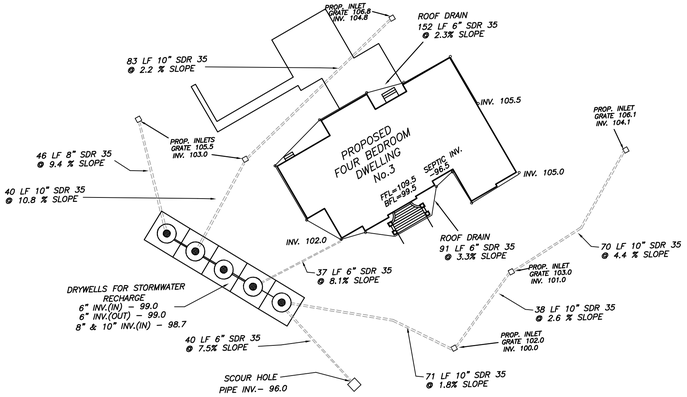


SPOT ELEVATION

NOT TO SCALE

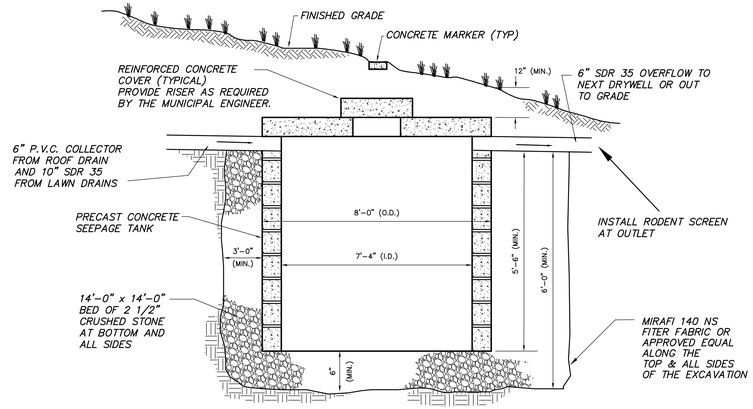
NOTE: THE AVERAGE GRADE AS MEASURED AT TWENTY-THREE POINTS SURROUNDING THE HOUSE IS 106.1'. THE PROPOSED FIRST FLOOR ELEVATION (108.5') MINUS AVERAGE GRADE (106.1') + DIFFERENCE FROM FIRST FLOOR TO HIGHEST ROOF LINE(31.33', AS PER ARCHITECT'S PLANS) =

109.5' – 106.1' + 31.33' = 34.73' < MAX. ALLOWABLE BLDG. HEIGHT OF 35' so, O.K.



ROOF DRAIN AND DRYWELL DETAIL PLAN

NOT TO SCALE



DRYWELL DETAIL

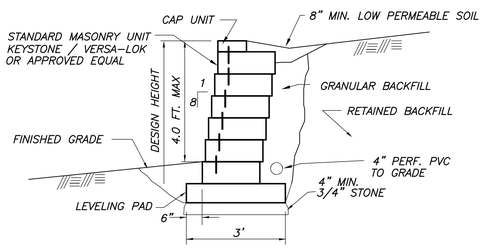
NOT TO SCALE

DRYWELL CALCULATIONS

STORE 3" OF RUNOFF FROM ROOF, PATIO, POOL AND DRIVEWAY AREAS
AREA = 10,869 SQ.FT.
STORAGE VOL. REQUIRED = 10,869 SQ.FT. x 3/12 = 2,717.3 CU.FT.
TYPICAL DRYWELL :14'–0" x 14'–0" x 6'–0" DEEP (BELOW OVERFLOW) STONE BED WITH 8'–0" DIA. x 5'–6" DEEP (BELOW OVERFLOW) PRECAST CONC. SEEPAGE TANK
DISPLACEMENT VOL. OF SEEPAGE TANK:
$\pi \times r^2 \times h = \pi \times (4)^2 \times 5.5 = 276.5$ cu.ft.
STORAGE VOL. OF SEEPAGE TANK
$\pi \times r^2 \times h = \pi \times (3.69)^2 \times 5.5 = 232.7$ cu.ft.
VOL. OF STORAGE BED = l x w x h = 14.0 x 14.0 x 6.0 = 1176 cu.ft.
STORAGE VOL. OF STONE BED:
(VOL. STONE – DISP. VOL. TANK) x 0.40 VOIDS = (1176 – 276.5) x 0.40 = 359.8 CU.FT.
STORAGE VOLUME OF DRYWELL :
BED VOL. + TANK VOL. = 359.8 + 232.7 = 592.5 CU.FT./DRYWELL

DRYWELLS REQUIRED : STORAGE VOL. REQUIRED/STORAGE VOL. DRYWELL
2,717.3 CU.FT./592.5 CU.FT. = 4.6 DRYWELLS

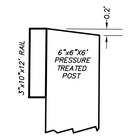
THEREFORE USE FIVE (5) DRYWELLS



TYPICAL MASONRY RETAINING WALL OR APP. EQUAL

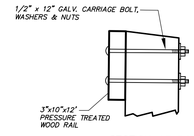
STANDARD MASONRY UNIT – 1" SETBACK

NOT TO SCALE



WOOD POST

TIMBER SPECIFICATIONS:
TIMBER POST AND RAIL SHALL BE TREATED SOUTHERN YELLOW PINE 0.10 CCA.
ALL CUT OR EXPOSED SURFACES SHALL BE COATED WITH WITH AN APPROVED WEATHERPROOF STAIN.



SECTION AT POST

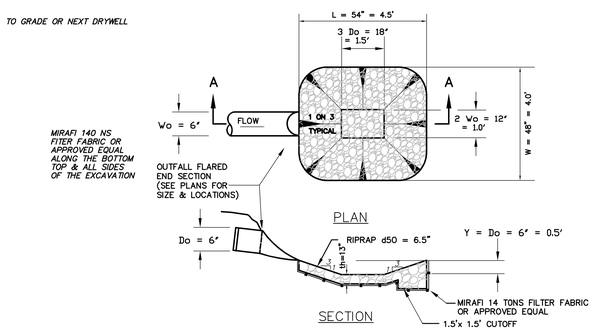
NOTE :
JOINTS IN TIMBER RAIL AT POST ONLY. THERE SHALL BE A MINIMUM OF TWO BOLTS PER RAIL CONNECTIONS INTO EACH POST.

TIMBER GUIDE RAIL

NOT TO SCALE

DRYWELL SYSTEM SCOUR HOLE

NOT TO SCALE



NOTE: RIP RAP & FILTER FABRIC SHALL CONFORM TO SECTION 4.12 OF "STANDARD FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY".

DRAINAGE AREA TO DRYWELL SYSTEM = 10,869 SQ. FT.

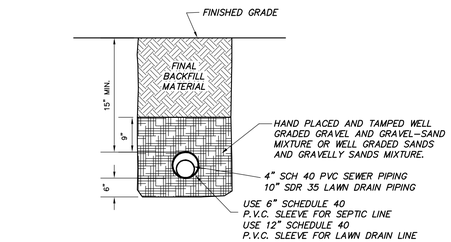
Q10=C*I*A
C= 0.99, I=5.8, A=10,869 SF = 0.250 ACRES
Q10 = 0.99 * 5.8 * 0.250 = 1.44 CFS

Q100=C*I*A
C= 0.99, I=8.0, A=10,869 SF = 0.250 ACRES
Q100 = 0.99 * 8.0 * 0.250 = 1.98 CFS

QFULL (MANNING'S FORMULA) = A * 1.486/n * R^2/3 * S^1/2
A=0.19635 SF, n=0.01 (PVC), P=1.571, R=A/P=0.125, S=0.075 FT/FT
QFULL = 0.19635 * 1.486/0.01 * (0.125)^2/3 * (0.075) ^1/2 = 2.00 CFS

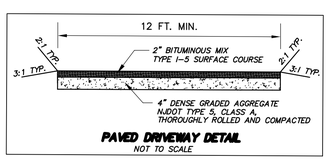
d50 = (0.0082 / Tw) q^1.33
where Tw = 0.2 Do =0.2(0.5')= 0.1 FT.
where q = QFULL/Do = 2.00 cfs / 0.5 ft. = 4.00 cfs/ft
so, d50 = (0.0082 /0.1) 4.00^1.33
= 0.518 FT. ~ 6.5 INCHES.

th = 2(d50) with filter fabric
th = 13 INCHES w/ FILTER FABRIC



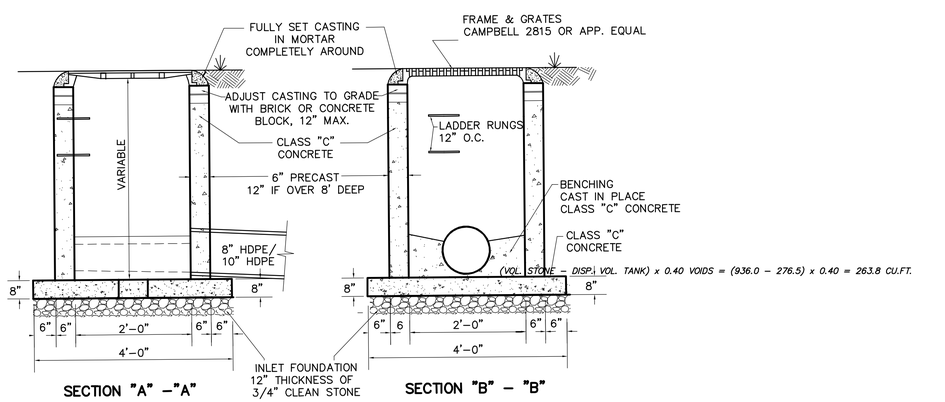
DRIVE CROSSING FOR PVC PIPE

N.T.S.



PAVED DRIVEWAY DETAIL

NOT TO SCALE



(VOL. STONE – DISP. VOL. TANK) x 0.40 VOIDS = (936.0 – 276.5) x 0.40 = 263.8 CU.FT.

2' X 2' LAWN INLET WITH C.I. FRAME & GRATE

NOT TO SCALE

Civil Engineers & Land Surveyors

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SHEET 4 OF 4