

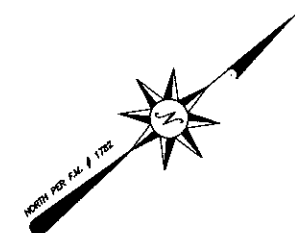
KENIGEL/ZAROU PROJECT

LOT GRADING PLAN with DESIGN WAIVER

LOT 119 ~ BLOCK 127

TOWNSHIP OF MENDHAM

MORRIS COUNTY, NEW JERSEY



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. 24627934500

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.	MOTHUK, 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

COMCAST
 ONE COMCAST CTR.
 PHILADELPHIA, PA 19103

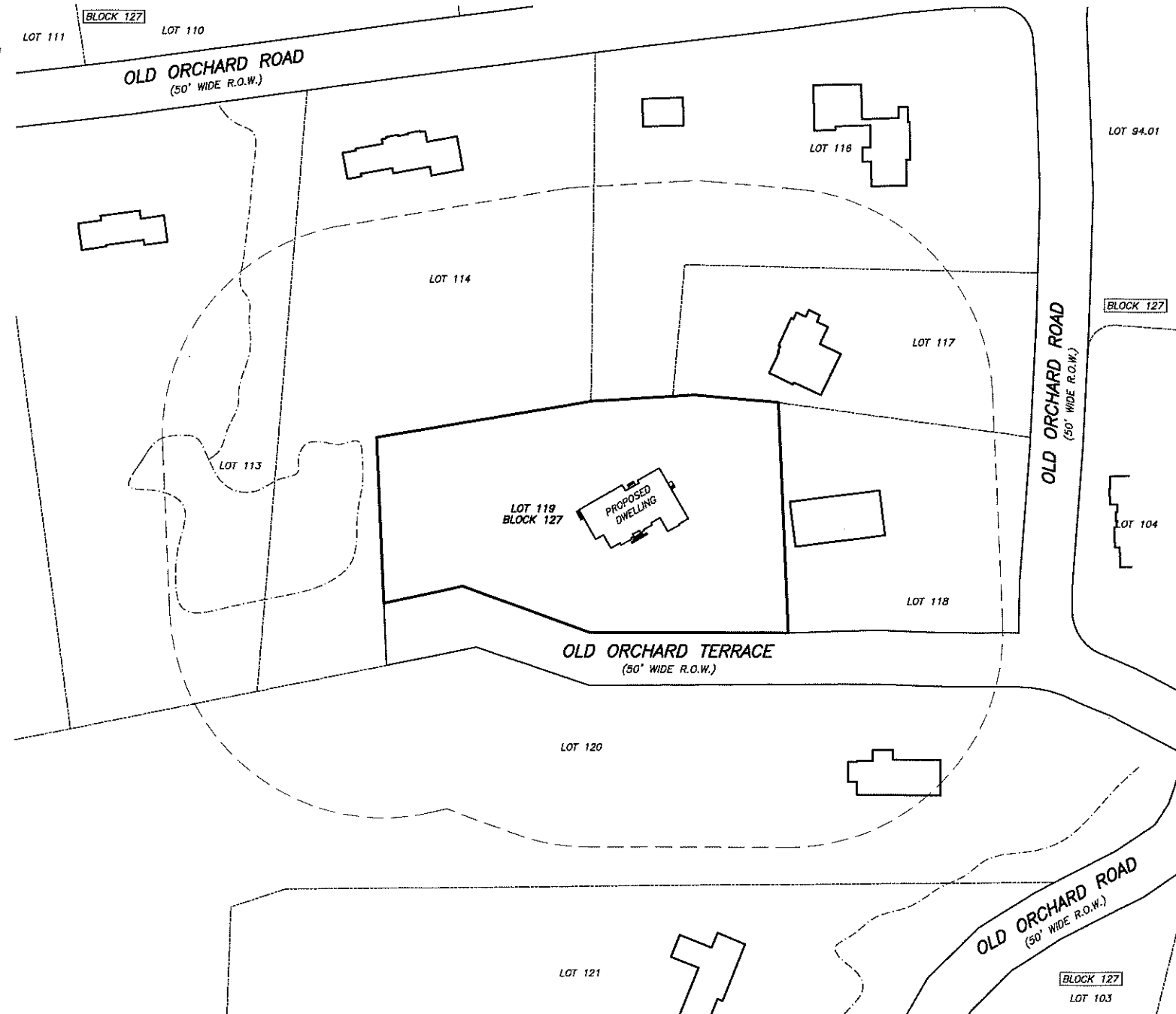
JCP&L C/O FIRST ENERGY
 76 SOUTH MAIN STREET
 AKRON, OH 44308

MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY
 2144 CENTER GROVE ROAD
 RANDOLPH, NJ 07869

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

NJ AMERICAN WATER
 1025 LAUREL OAK ROAD
 VOORHEES, NJ 08043

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



NOTES:

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

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

BOARD CHAIRMAN _____ DATE _____

BOARD SECRETARY _____ DATE _____

TOWN ENGINEER _____ DATE _____

OWNER/APPLICANT

ZAROU, PAUL/KENIGEL, MARINA, 918 8TH ST., UNION BEACH, NJ, 0726
 918 8TH ST.
 UNION BEACH, NJ, 07226
 917.776.0700

ARCHITECT

DAVID H. FELDMAN, RA
 FELDMAN & FELDMAN ARCHITECTS
 1670 ROUTE 34 NORTH, SUITE 18
 WALL, NJ, 07727
 732.761.8182

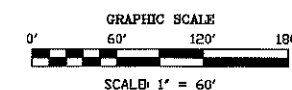
ATTORNEY

THOMAS J. MALMAN, ESQ.
 DAY PITNEY
 1 JEFFERSON ROAD
 PARSIPPANY, NJ, 07054-2881
 973.966.8179

CIVIL ENGINEERS & SURVEYORS

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

AREA MAP



DRAWING INDEX

SHEET No.	SHEET TITLE
1 of 4	TITLE SHEET
2 of 4	LOT GRADING PLAN AND SOIL EROSION & SEDIMENT CONTROL PLAN
3 of 4	STEEP SLOPE & SOIL EROSION DETAIL SHEET
4 of 4	CONSTRUCTION DETAIL SHEET

Ryan L. Smith 11/28/23
 RYAN L. SMITH DATE:
 NEW JERSEY LICENSED PROFESSIONAL ENGINEER
 AND LAND SURVEYOR No. 0842575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO.	DATE	REVISION
3	11/28/23	REMOVE F.A.R. VARIANCE REV. PER BOARD MEETING
2	9/19/23	REV. PER COMPLETENESS REVIEW
1	7/26/23	REV. PER E.D.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: *FW* DATE: 8/18/23

CHECKED BY: *RLS* SCALE: 1" = 60'

W.D. 222102.2
 F.B. 636/82

FILE:
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GENERAL NOTES:

- OWNER/APPLICANT: MARINA KENIGEL
918 8TH STREET
UNION BEACH, NJ, 07726
- LOT AREA = 1.684 ACRES = 73,334 SQ. FT.
TOTAL DISTURBED AREA = 42,783 SQ. FT. = .982 ACRES
PROPOSED LOT COVERAGE WITH THIS SCHEME = 10,747 SQ. FT.
LICENSED LAND SURVEYOR TO STAKE OUT ALL ELEMENTS OF LOT COVERAGE PRIOR TO CONSTRUCTION.
- THE BURYING OF BRUSH, STUMPS, TREES OR ANY CONSTRUCTION RELATED MATERIALS IS PROHIBITED.
- ALL ON SITE GRADING NOT TO EXCEED 3:1 SLOPES.
- GRADE ADJACENT TO DWELLING SHALL BE SLOPED A MINIMUM OF 6" IN THE FIRST 10' AWAY FROM THE DWELLING.
- MAXIMUM ROOF HEIGHT < 35 FT. (SEE SPOT ELEV. PLAN DETAIL)
USE MIN. 6" SDR 35 PVC ROOF LEADER COLLECTOR AROUND PERIMETER OF DWELLING
- 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.
- IMMEDIATELY AFTER FINE GRADING, ALL AREAS SHALL BE LIMED, FERTILIZED AND SEEDED.
- 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.
- PROPOSED DRIVEWAY TO BE BUILT IN CONFORMANCE WITH MENDHAM TOWNSHIP ORDINANCE 16-10.7.
- 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 FWM210001
- THERE ARE NO FLOOD HAZARD AREAS OR RIPARIAN ZONES ENCRDACHING ON THE PROPOSED DISTURBANCE.
- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS FIRM, CHRISTOPHER J. ALDRICH, N.J.S. #34478 DATED 9/8/1998.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A PLAN BY THIS FIRM, RYAN L. SMITH, PE & N.J.P.L.S. #42575 DATED 7/10/06 LAST REVISED 2/15/22. ELEVATIONS ARE IN AN ASSUMED DATUM.
- 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 ASCERTAIN 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.
- NET CUT FOR THIS PROJECT EQUALS APPROX. 1,500 YDS. OF SOIL/ROCK MATERIAL. CONTRACTOR TO CONFIRM QUANTITIES TAKEOFF PRIOR TO CONSTRUCTION COST ESTIMATING.
- THERE ARE 11 TREES TO BE REMOVED WITH THIS PROJECT. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION.
- ARCHITECTURAL PLANS FOR THIS PROJECT WERE PREPARED BY FELDMAN & FELDMAN, THEIR PROJECT #21168, DATED 6/16/23, AND REVISED 11/21/23. SEE THOSE PLANS FOR CROSS REFERENCING.
- ANY POOL LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF MENDHAM TOWNSHIP ORDINANCE 21-4.4a.
- FIELD CHANGES ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE MENDHAM TWSP. ENGINEER.
- THE EXCAVATION FOR THE STORMWATER RECHARGE SYSTEMS SHALL BE INSPECTED BY THE MENDHAM TOWNSHIP ENGINEER PRIOR TO ANY BACKFILL.
- 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.
- CONNECTION TO EXISTING 'E' INLET WITHIN OLD ORCHARD TERRACE RIGHT-OF-WAY TO BE CORE-DRILLED. EXISTING 'E' INLET TO BE INSPECTED BY TOWNSHIP ENGINEER PRIOR TO ANY CONSTRUCTION. INLET TO BE REPLACED AT THE DISCRETION OF THE TOWNSHIP ENGINEER AT THE COST OF THE APPLICANT IN ACCORDANCE WITH TOWNSHIP OF MENDHAM SPECIFICATIONS. ROAD OPENING PERMIT REQUIRED.
- ENTIRE LIMIT OF DISTURBANCE SHALL BE STAKED BY A LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION.
- DEVIATIONS FROM THE PLAN MUST BE APPROVED BY THE TOWNSHIP ENGINEER IN WRITING PRIOR TO THE CHANGE. ANY DEVIATIONS WITHOUT PRIOR APPROVAL WILL RENDER THE PERMIT NULL AND VOID.
- ANY DAMAGE TO THE PUBLIC ROAD SHALL BE REPAIRED BY THE CONTRACTOR AT THE DIRECTION OF THE TOWNSHIP ENGINEER.
- ANY SOIL TO BE EXPORTED SHALL BE DEPOSITED IN A LOCATION OUTSIDE OF MENDHAM TOWNSHIP UNLESS A GRADING PERMIT IS APPROVED FROM THE RECEIVING SITE PRIOR TO MOVEMENT. ALL SOIL SHALL BE TRANSPORTED AND DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REQUIREMENTS. ANY SOIL TO BE IMPORTED SHALL BE CERTIFIED CLEAN, AND DOCUMENTATION SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER PRIOR TO IMPORT.
- THERE WILL BE NO BURYING OF STUMPS, CONSTRUCTION DEBRIS, OR GARBAGE ON SITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS.
- THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER FOR THE FOLLOWING INSPECTIONS 72 HOURS IN ADVANCE:
 - SILT FENCE INSTALLATION PRIOR TO DISTURBANCE.
 - CONSTRUCTION FENCE INSTALLATION (IF APPLICABLE)
 - DRYWELL EXCAVATION PRIOR TO INSTALLATION OF MATERIALS
 - DRYWELL TANK, STONE, AND LEADER DRAIN PIPING PRIOR TO BACKFILLING
 - PRIOR TO REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL MEASURES
 - PIPE CONNECTION INTO THE INLET
 - OTHER INSPECTIONS WHICH MAY BE SPECIFIED AT THE TIME OF CONSTRUCTION

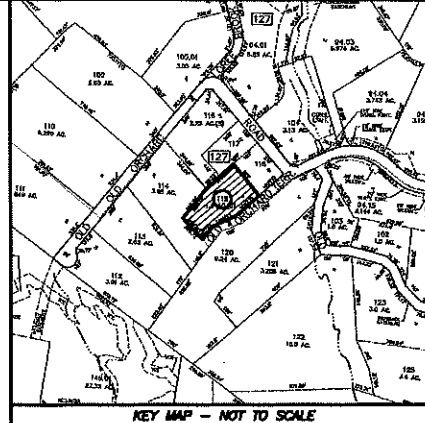
ZONE REQUIREMENTS
PROPERTY IS LOCATED IN THE R-3 ZONE - DETACHED SINGLE DWELLING

ORDINANCE ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	3 ACRES	1.684 ACRES (1)
MIN. FRONT YARD	60' + 15' = 75' (2)	78.6 FT.
MIN. SIDE YARD	50' + 15' = 65' (2)	88.3 FT.
MIN. REAR YARD	50' + 15' = 65' (2)	98.4 FT.
MIN. LOT FRONTAGE	100 FT.	387.05 FT.
MIN. FRONT YARD (POOL)	78.6'(HSE. TRT. SETBACK)	106.8 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)	5,462.8 SQ. FT. (4)(5)
MAX. BUILDING HEIGHT	33 FT., 2-1/2 STORY	34.86 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 = (2800 + (1700 * ACREAGE))SQ.FT. = 5,462.8 SQ. FT. ARCHITECT TO VERIFY PRIOR TO CONSTRUCTION
 (4) PER ARCHITECTURAL PLANS DATED 6/14/23, REVISED 11/21/23
 (5) ARCHITECT AND CONTRACTOR TO MAINTAIN COMPLIANCE WITH ORDINANCE BEFORE AND THROUGHOUT CONSTRUCTION. SEE SPOT ELEVATION DETAIL FOR CALCULATION OF PROPOSED BUILDING HEIGHT.

DESIGN WAIVER REQUESTED

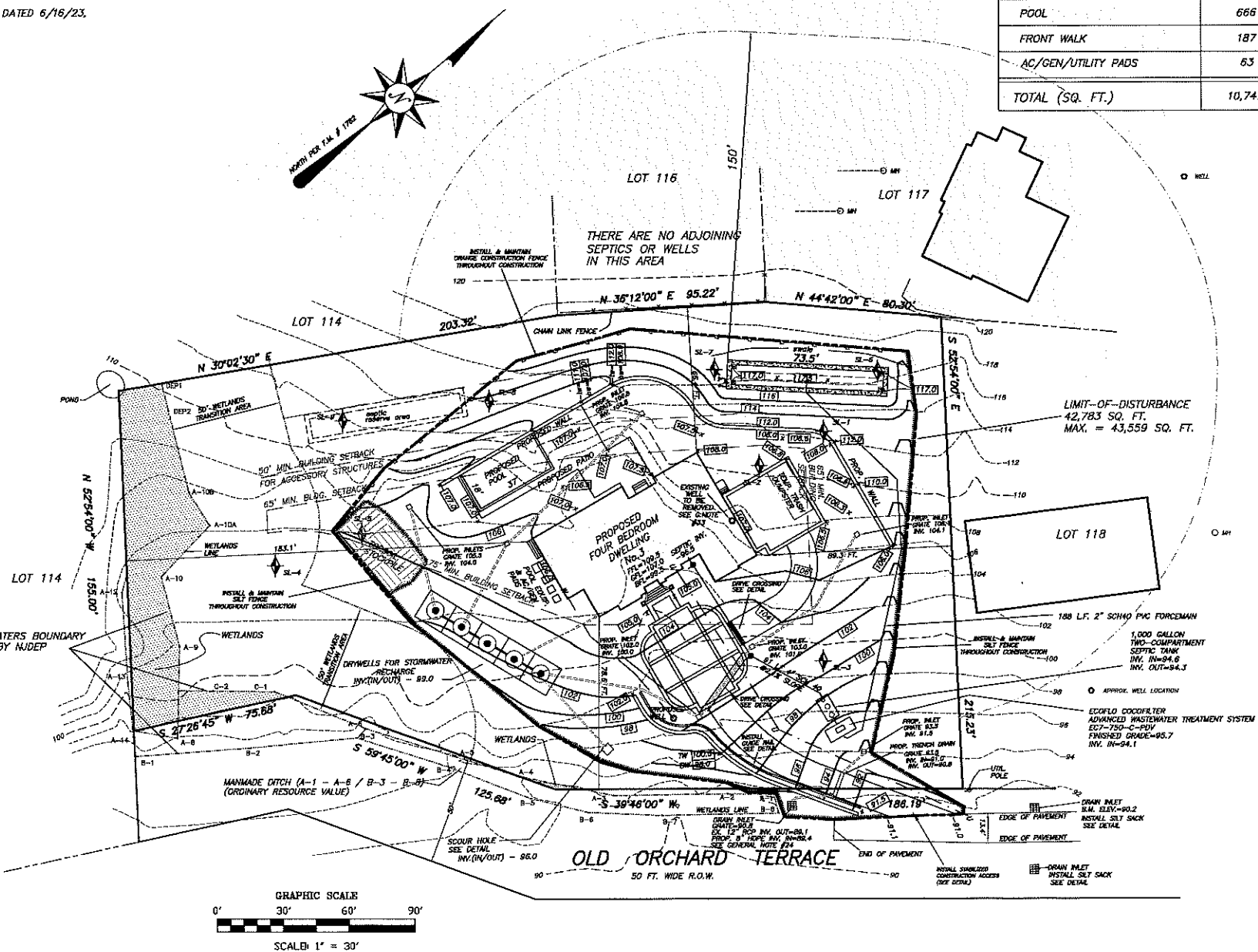
1. DESIGN WAIVER FROM STEEP SLOPES DISTURBANCE REGULATIONS IS REQUIRED AND REQUESTED. SEE SLOPES DISTURBANCE TABLE AND DETAILS ON SHEET 3.



YANNACCONE VILLA & ALDRICH, LLC
 Civil Engineers & Land Surveyors
 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. 24027934500

PROPOSED LOT COVERAGE

	AREA (SQ. FT.)
DWELLING	3,877
DRIVEWAY	4,521
REAR PATIO/WALKS/STEPS	1,433
POOL	666
FRONT WALK	187
AC/GEN/UTILITY PADS	63
TOTAL (SQ. FT.)	10,747



Ryan L. Smith 11/28/23
RYAN L. SMITH DATE:
 NEW JERSEY LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 240275
 NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO.	DATE	REVISION
3	11/28/23	REMOVE F.A.S. VARIANCE. REV. PER BOARD MEETING
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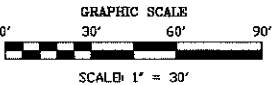
SHEET TITLE:
LOT GRADING PLAN AND SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWN BY:	DATE:
R.L.S.	6.6.23

CHECKED BY:	SCALE:
R.L.S.	1" = 30'

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 F.B. 636/82
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- DENOTES CLEAN OUT
- ✕ DENOTES INSPECTION PORT



**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 SOONER PROCEEDS 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 OVERSEEDING BEANS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND ACCESSORY AREAS. SEE THE OVERSEED DETAIL.
6. PERMANENT SEEDING AND STABILIZATION IS 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 FENCES, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
9. STORMWATER SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILES SHALL HAVE A SILT FENCE PROPERLY EXTENDED AT THE TOE OF SLOPE.
10. A STABILIZED CONSTRUCTION ACCESS SHALL BE INSTALLED, WHENEVER AN EXISTING 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 SURFACE 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 DRAINAGE OPERATIONS MUST BE DISCONTINUED DIRECTLY INTO A SEDIMENT TRAP AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DRAINAGE DETAIL.
15. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY SOIL. A CLEAN OUT ELEVATION WILL BE EXHIBITED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND SUPERVISOR 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 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 RYZOGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYZOGRASS 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 ON TACK TO STRAW OR HAY MULCH.
 - f) PROPERLY EXTEND 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 RYZOGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYZOGRASS 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 ON TACK TO STRAW OR HAY MULCH.
23. **PERMANENT STABILIZATION SPECIFICATIONS**
 - a) APPLY TOPSOIL TO A DEPTH OF 2 INCHES (CONCRETELED).
 - b) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ. FT. AND WASH FOUR INCHES INTO SOIL.
 - c) APPLY FERTILIZER (10-20-10) AT A RATE OF 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 RYZOGRASS 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 ON 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. 9-1).
VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER (PG. 7-1). PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION WITH SOG (PG. 8-1).

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			
ACCUMULATION SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

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. 20-1).

SPRINKLING - SITE IS SPRINKLED UNTIL SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, GRAPE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

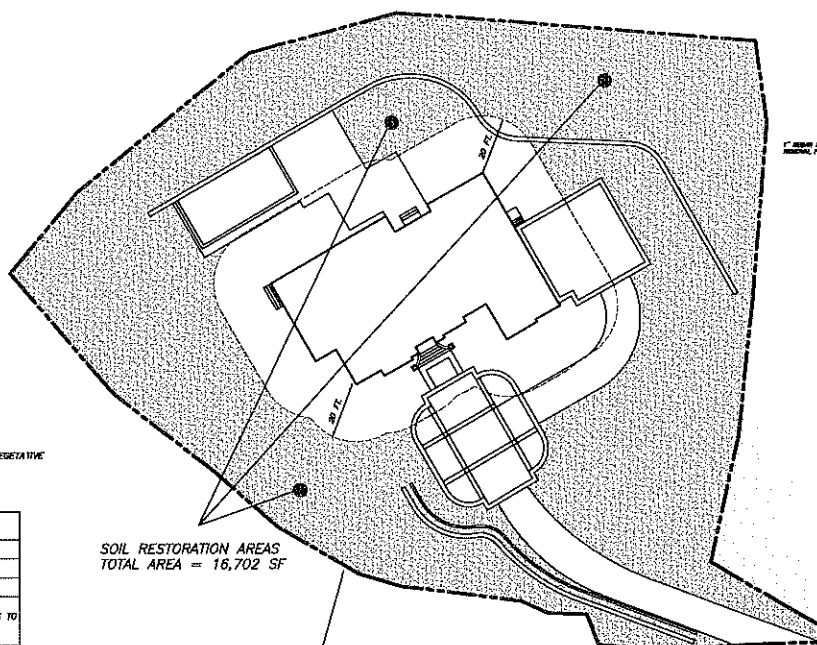
CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IT IS USED ON STEEP SLOPES AND SPRING-ROOTED HARBORS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL SURFACE IS WET.

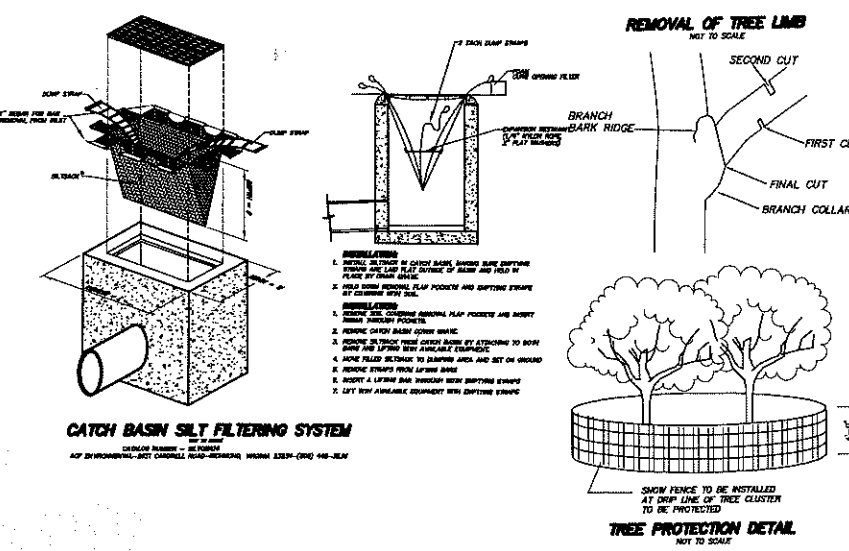
BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, GRAPE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

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. IT IS USED ON STEEP SLOPES AND SPRING-ROOTED HARBORS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

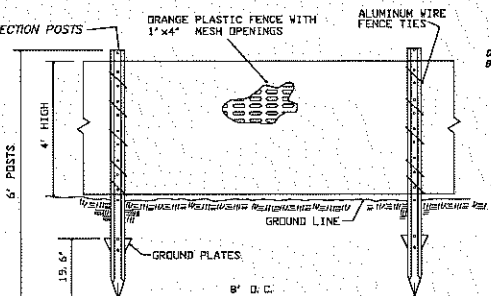


SOIL RESTORATION AREA DETAIL
SCALE 1" = 30'

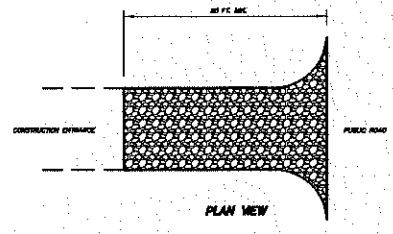


CATCH BASIN SILT FILTERING SYSTEM

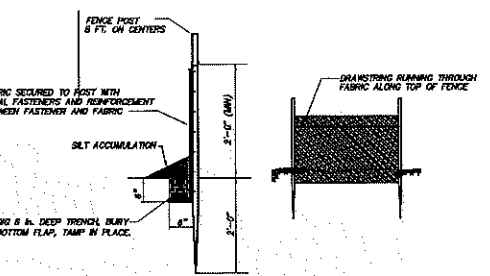
TREE PROTECTION DETAIL



CONSTRUCTION FENCE
N.T.S.



STABILIZED CONSTRUCTION ACCESS
N.T.S.



SILT FENCE DETAIL
N.T.S.

REQUIREMENTS FOR SILT FENCE:

- (1) SILT FENCE SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 3 FEET INTO THE GRASS AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HORIZONTAL LUMBER WITH A MINIMUM DIAMETER THROUGHOUGH OF 1-1/2 INCHES.
- (2) A METAL FENCE WITH 8 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. IT MUST BE FASTENED TO THE POSTS TO PROVIDE PROPER SUPPORT AND SUPPORT TO THE DESIRED FABRIC. THESE REQUIREMENTS FOR OTHER PRACTICES IS LATER AND HEAVY ROBERT LEARNING IS EXPECTED.
- (3) A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 8 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 (WIRE OR NYLON STRAP, CHAIN, WIRE, ETC.). PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL BESET AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DIAMETER IN THE TOP PORTION OF THE FENCE.

GENERAL NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY INCLUDE PERIODIC TOP PRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTHS OF CONCRETE CURBING AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPOILED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPROVED SURFACES MUST BE REMOVED IMMEDIATELY.
2. WHERE ACCUMULATION OF DIRT/SEDIMENT IS IMMEDIATELY CLEANED BY CONVENTIONAL METHODS, A POWER BLOWER OR STREET CLEANER WILL BE REQUIRED TO CLEAN PAVED OR IMPROVED SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

TABLE 20-1: LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADWAYS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	GRADE GRANULED SOILS	FINE GRANULED SOILS
0 TO 2%	80 FT	100 FT
2 TO 5%	100 FT	200 FT
5%	ENTIRE SURFACE STABILIZED WITH FABRIC 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
 3. INSTALL SILT FENCE ALONG LINES AS INDICATED (UPDATE AS NECESSARY)
 4. CLEARING AND STRIPPING OF AREA OF DISTURBANCE (UPDATE AS NECESSARY)
 5. CONSTRUCTION OF DWELLING
 6. INSTALLATION OF SEPTIC SYSTEM
 7. CONSTRUCT DRYWELLS FOR STORMWATER SYSTEM (EXCAVATION FOR DRYWELL SYSTEM SHALL BE INSPECTED BY TOWNSHIP ENGINEER PRIOR TO ANY BACKFILL)
 8. SUBSOIL COMPACTION REMEDIATION, SCARIFICATION/TILLAGE TO A 6" MIN. DEPTH
 9. FINE GRADING AND SEEDING OF LAWN AREAS, ETC.
 10. INSTALL DRIVEWAY PAVEMENT COURSE
 11. REMOVE SILT FENCE, WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED.

DATE	REVISION
11/28/23	REVISE T.A.B. WEATHER REV. PER BOARD MEETING
9/19/23	REISSUE
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: R.L.S. DATE: 6-15-23

CHECKED BY: R.L.S. SCALE: 1" = 30'

W.O. 222102.2
F.B. 636/82
FILE:
FILE PATH: M:\SEPTIC\DATA\222000\222102
FILE NAME: LOT-119-WR-REV3.DWG

SHEET 3 OF 4

**YANNACCONE
VILLA
& ALDRICH, LLC**

480 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. 24627034500

Ryan L. Smith 11/28/23
RYAN L. SMITH DATE:
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
AND LAND SURVEYOR NO. 0842575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO.	DATE	REVISION
3	11/28/23	REVISE T.A.B. WEATHER REV. PER BOARD MEETING
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

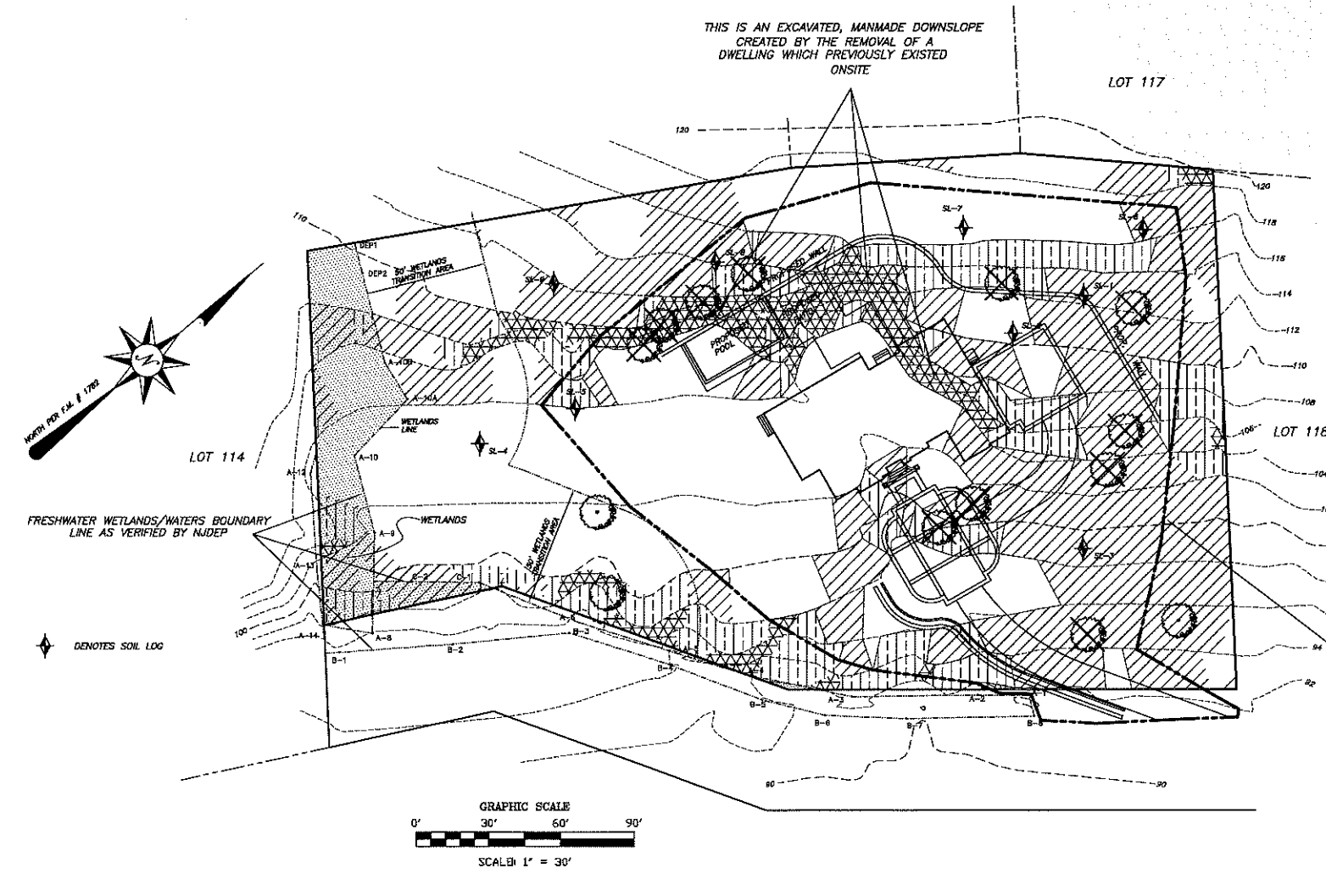
SHEET TITLE:
STEEP SLOPE & SOIL EROSION DETAIL SHEET

DRAWN BY: R.L.S. DATE: 6-15-23

CHECKED BY: R.L.S. SCALE: 1" = 30'

W.O. 222102.2
F.B. 636/82
FILE:
FILE PATH: M:\SEPTIC\DATA\222000\222102
FILE NAME: LOT-119-WR-REV3.DWG

SHEET 3 OF 4



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.	19,080 SQ.FT.	56.2%	NO LIMIT	O.K.
	10%-15%	24,820.9 SQ.FT.	14,500 SQ.FT.	58.4%	25%	DESIGN WAIVER
	15%-25%	10,260.2 SQ.FT.	6,194 SQ.FT.	60.4%	15%	DESIGN WAIVER
	25% +	4,321.4 SQ.FT.	3,009 SQ.FT.	69.6%	5%	DESIGN WAIVER
		73,355 SQ.FT.	42,783 SQ.FT.			



**YANNACCONI
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. 240A2734300

Ryan L. Smith 11/28/23
RYAN L. SMITH DATE:

NEW JERSEY LICENSED PROFESSIONAL ENGINEER
AND LAND SURVEYOR No. 6242375
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

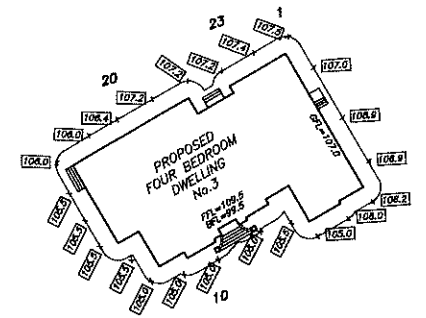
NO.	DATE	REVISION
3	11/28/23	REMOVE P.L.S. VARIANCE REV. PER BOARD MEETING
2	9/19/23	REISSUE
1	7/26/23	REISSUE

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

SHEET TITLE:
**CONSTRUCTION
DETAIL
SHEET**

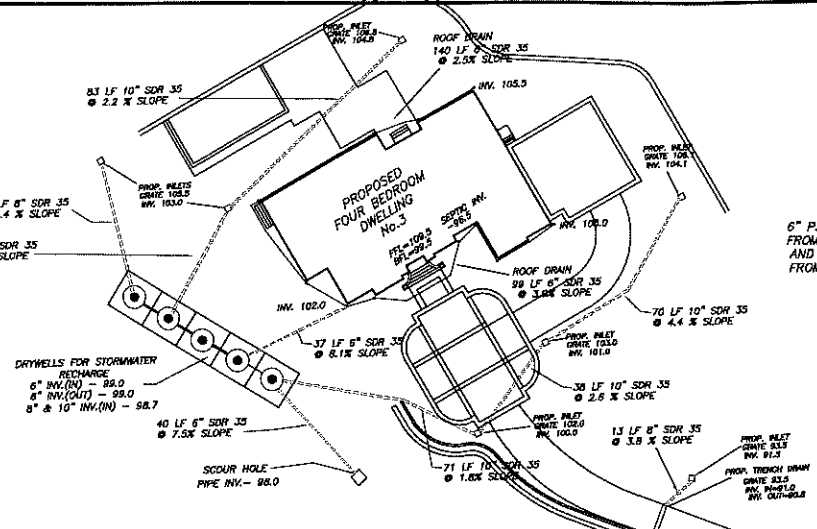
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CHECKED BY: FLS	SCALE: 1" = 30'

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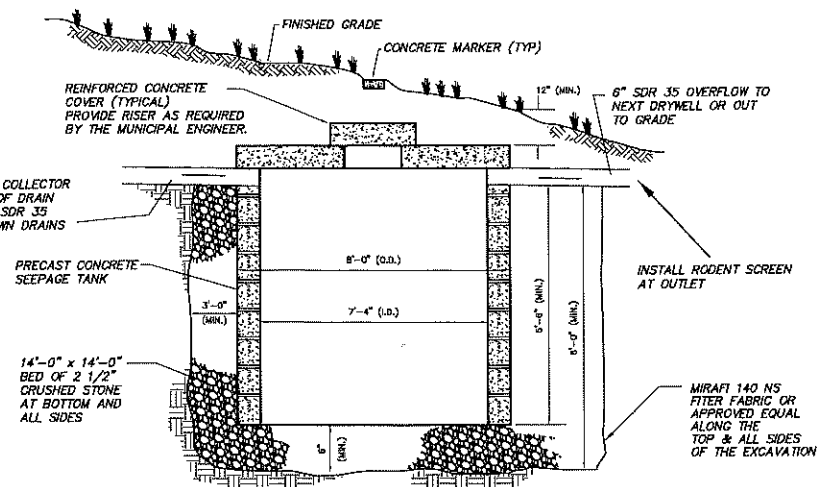


SPOT ELEVATION
NOT TO SCALE

NOTE: THE AVERAGE GRADE AS MEASURED AT TWENTY-THREE POINTS SURROUNDING THE HOUSE IS 106.1'. THE PROPOSED FIRST FLOOR ELEVATION (109.5') MINUS AVERAGE GRADE (106.1') + DIFFERENCE FROM FIRST FLOOR TO HIGHEST ROOF LINE (31.46', AS PER ARCHITECT'S PLANS) = 109.5' - 106.1' + 31.46' = 34.86' < MAX. ALLOWABLE BLDG. HEIGHT OF 35' so, O.K.



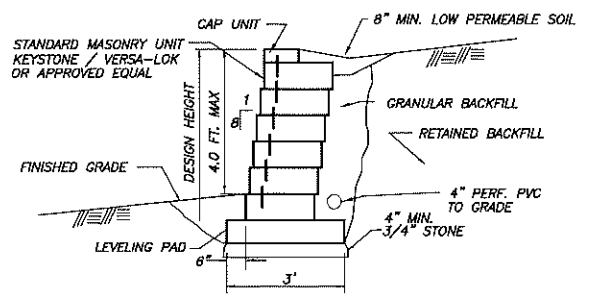
**ROOF DRAIN AND DRYWELL
DETAIL PLAN**
NOT TO SCALE



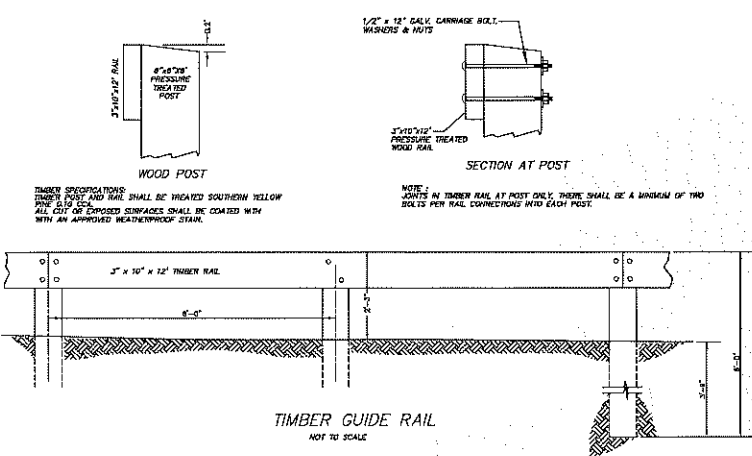
DRYWELL DETAIL
NOT TO SCALE

DRYWELL CALCULATIONS

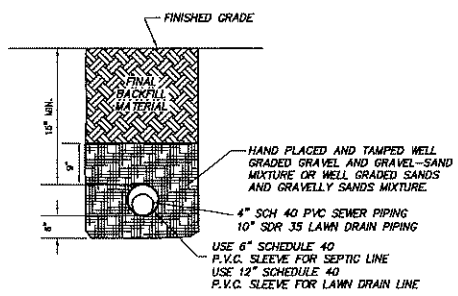
STORE 3" OF RUNOFF FROM ROOF, PATIO, POOL AND DRIVEWAY AREAS
AREA = 10,747 SQ.FT.
STORAGE VOL. REQUIRED = 10,747 SQ.FT. x 3/12 = 2,686.8 CU.FT.
TYPICAL DRYWELL: 14'-0" x 14'-0" x 6'-0" DEEP (BELOW OVERFLOW) STONE BED WITH 8'-0" DIA. x 5'-6" DEEP (BELOW OVERFLOW) PRECAST CONC. SEEPAGE TANK
DISPLACEMENT VOL. OF SEEPAGE TANK:
 $\pi \times r^2 \times h = \pi \times (4')^2 \times 5.5 = 276.5 \text{ cu.ft.}$
STORAGE VOL. OF SEEPAGE TANK
 $\pi \times r^2 \times h = \pi \times (3.69')^2 \times 5.5 = 232.7 \text{ cu.ft.}$
VOL. OF STORAGE BED = $1 \times w \times h = 14.0 \times 14.0 \times 6.0 = 1176 \text{ cu.ft.}$
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
 $2,686.8 \text{ CU.FT.}/592.5 \text{ CU.FT.} = 4.5 \text{ DRYWELLS}$
THEREFORE USE FIVE (5) DRYWELLS



TYPICAL MASONRY RETAINING WALL OR APP. EQUAL
STANDARD MASONRY UNIT - 1" SETBACK
NOT TO SCALE

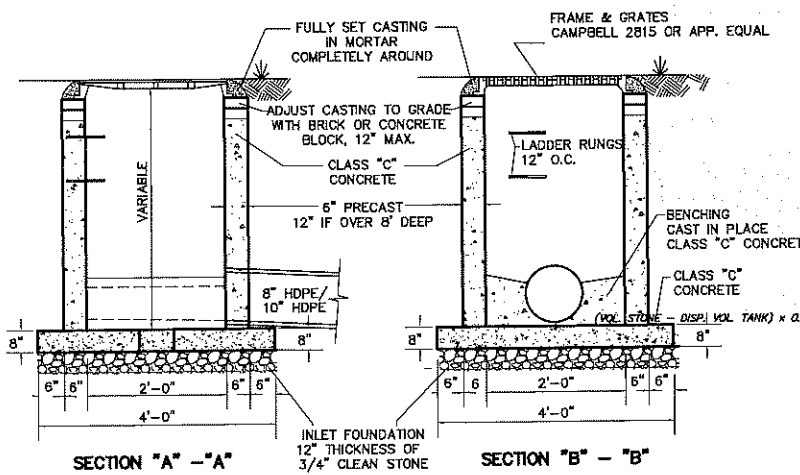
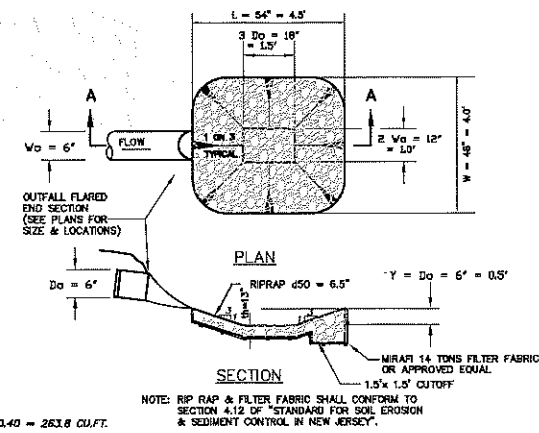


TIMBER GUIDE RAIL
NOT TO SCALE

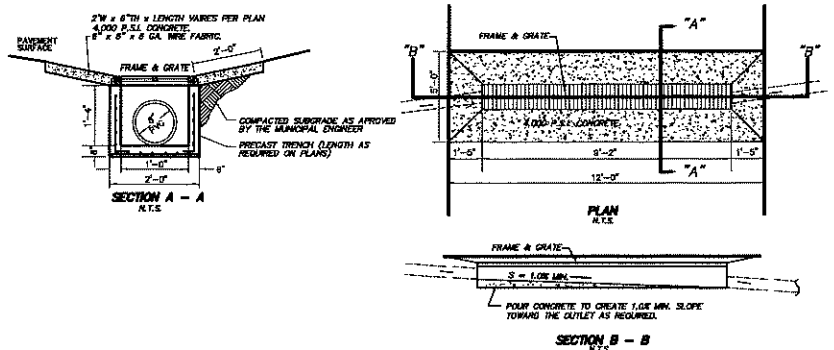


DRIVE CROSSING FOR PVC PIPE
N.T.S.

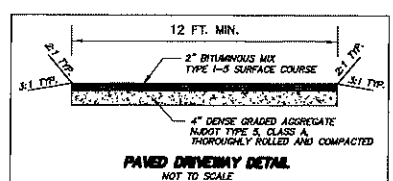
DRYWELL SYSTEM SCOUR HOLE
NOT TO SCALE



**2' X 2' LAWN INLET
WITH C.I. FRAME & GRATE**
NOT TO SCALE



TRENCH DRAIN DETAIL
NOT TO SCALE



PAVED DRIVEWAY DETAIL
NOT TO SCALE

- NOTE:
- FRAME AND GRATE TO BE NO. 4206A, A.S.A. COMPLIANT, WITH BOLTING OPTION AS MANUFACTURED BY CAMPBELL FOUNDRY OR APPROVED EQUAL.
 - PRECAST CONCRETE TRENCH DRAIN SHALL BE CONSTRUCTED OF 4000 PSI CONCRETE WITH 60 GRADE REINFORCING AS MANUFACTURED BY H&H CUSTOM CONCRETE, INC. OF PHILADELPHIA, NJ OR APPROVED EQUAL.
 - PIPE TO BE FLUSH WITH TRENCH DRAIN WALL.