

# WNOROWSKI PROJECT VARIANCE PLANS

3 SAMUEL FARM LANE  
LOT 1.05 ~ BLOCK 131.01 ~ R ZONE  
TOWNSHIP OF MENDHAM  
MORRIS COUNTY, NEW JERSEY

### CERTIFIED PROPERTY OWNERS WITHIN 200' OF SUBJECT PROPERTY\*

BLOCK	LOT	PROPERTY OWNER
		APRIL 11, 2023
131	51.01	P F E HOMEOWNERS ASSN. INC. PO BOX 265 MENDHAM, NJ 07945
131	51.14	SCHONBERG, RICHARD C 15 BALLANTINE RD MENDHAM, NJ 07945
131	51.15	BABCOCK, JOHN P & DONNA M 13 BALLANTINE RD MENDHAM, NJ 07945
131	1.01	TOWNSHIP OF MENDHAM 2 W MAIN ST BROOKSIDE, NJ 07926
131	1.01	LANZA, WILLIAM L JR/EMMA 1 SAMUEL FARM LN MENDHAM, NJ 07945
131	1.01	SIEMIENCZUK, ANATOL/ANNA 524 UNION AVE, BRIDGEWATER, NJ 08807
131	1.01	DUMOVIC, PETER & DEBORAH 3 SHELTON RD, MENDHAM, NJ 07945
131.01	3	MISTRETTA, JOSEPH T/CYNTHIA A 5 SHELTON RD, MENDHAM, NJ 07945
131.01	5	WANG, CHANGHUI /ZHANG, MINJUAN 20 BALLANTI NE RD, MENDHAM, NJ 07945
131.01	6	SVENSON, ERIC B/CYNTHIA A 18 BALLANTINE RD, MENDHAM, NJ 07945
131.01	7	HETZEL, JAMES V & MARIANNE 16 BALLANTI NE RD, MENDHAM, NJ 07945
131.01	8	ROMWEBER, ARTHUR C III /KAREN M 14 BALLANTINE RD, MENDHAM, NJ 07945
131.01	9	MEISTER JOHN J/ EVOSEVICH, CATHERINE 12 BALLANTINE RD, MENDHAM, NJ 07945
131.01	10	BOESGAARD, MARTHE A 10 BALLANTINE RD, MENDHAM, NJ 07945

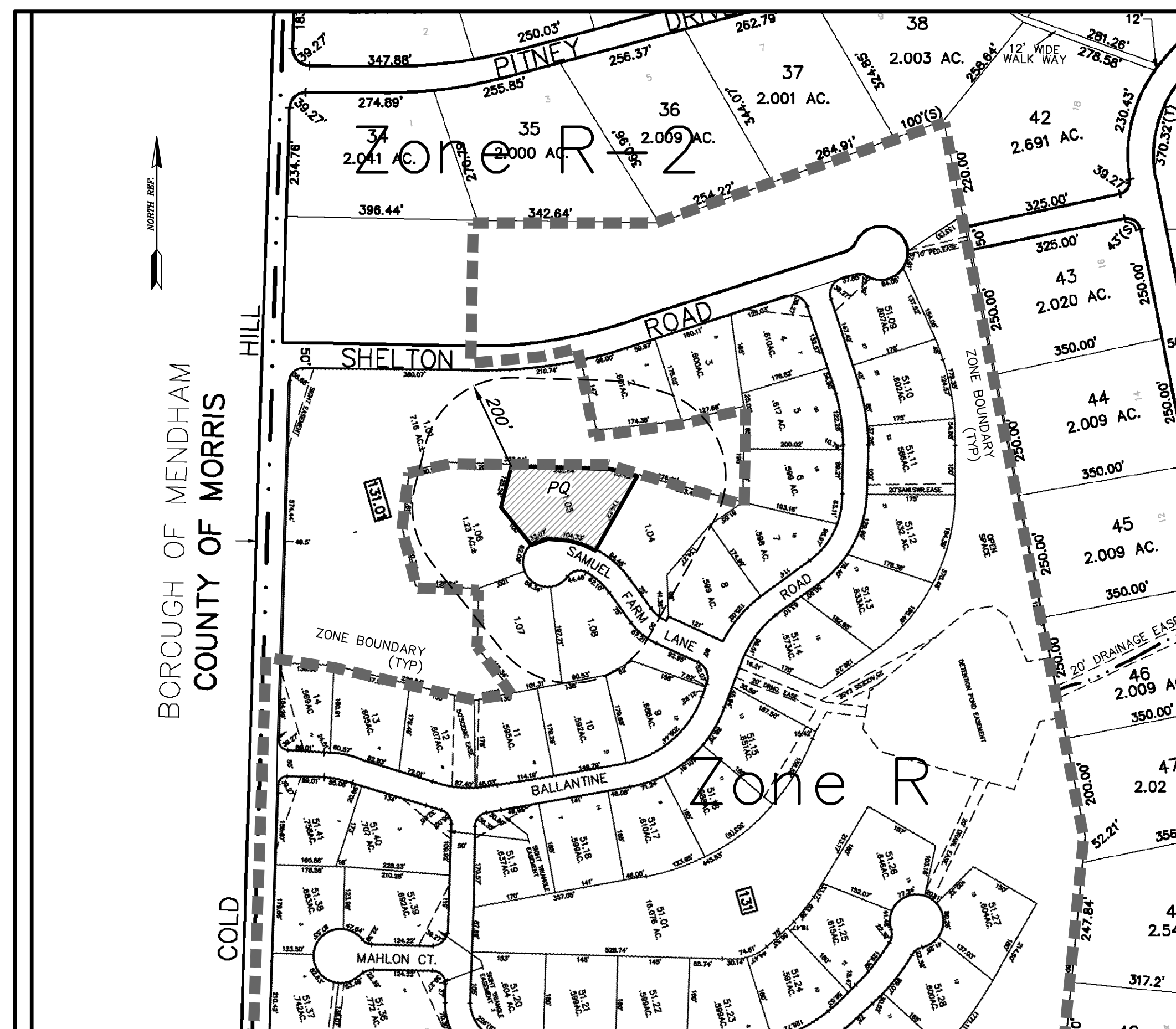
### ADDITIONAL PARTIES TO BE NOTIFIED

PSE&G P.O. BOX 490, CRANFORD N.J. 07016
JCP&L C/O FIRST ENERGY 76 SOUTH MAIN ST, AKRON OH 44308
COMCAST ONE COMCAST CTR., PHILADELPHIA PA 19103
VERIZON FIOS P.O. BOX 4630, TRENTON NJ 08650-4630
SOUTHEAST MORRIS CITY MUA 19 SADDLE RD, CEDAR KNOLLS NJ 07927
MORRIS CITY MUNICIPAL UTILITIES AUTHORITY 214A CENTER GROVE RD, RANDOLPH, NJ 07869
NJ AMERICAN WATER 1025 LAUREL OAK RD, VOOHREES, NJ 08043

\*NOTICE TO BE SERVED FROM CERTIFIED LIST OBTAINED FROM THE MUNICIPALITY

### GENERAL NOTES

- TOWNSHIP OF MENDHAM TAX MAP SHEET 25 & 25.1, REFERENCE BLOCK 131.01, LOT 1.05.
- THE PROPOSED DEVELOPMENT PROPOSES <1 ACRE OF DISTURBANCE AND IS NOT DEFINED AS A "MAJOR DEVELOPMENT" WITH RESPECT TO N.J.A.C. 7:8.
- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. FERRIERO ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. BOSWELL ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BOSWELL ENGINEERING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY/LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN THE SITE INFORMATION PROVIDED ON THE PLAN, AND THOSE FOUND AT THE SITE SHALL BE REPORTED TO THE DESIGN ENGINEER AT ONCE.
- ALL CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH TOWNSHIP STANDARDS AND INSPECTIONS AND AS GOVERNED BY THE 2019 U.S. CUSTOMARY ENGLISH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE," AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE".
- ALL SOIL TESTING FOR STRUCTURAL COMPONENTS TO BE DONE BY OTHERS, IF NECESSARY. THIS INCLUDES BUT IS NOT LIMITED TO STRUCTURAL STABILITY, WATER TABLE ELEVATION, FOOTING DESIGN, PRESENCE OR ABSENCE OF BURIED OR UNSUITABLE MATERIAL AND DEPTH TO ROCK. SITE DESIGN ENGINEER ACCEPTS NO LIABILITY FOR LOST TIME OR ADDITIONAL EXPENSE DUE TO CHANGES OCCURRING FROM AFORESAID CONDITIONS.
- BUILDER/OWNER/CONTRACTOR OR AUTHORIZED REPRESENTATIVE TO APPROVE PROPOSED BUILDING ELEVATIONS AND LOCATION PRIOR TO ANY EXCAVATION. IF CHANGES ARE REQUESTED, THE SITE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY. THE SITE ENGINEER ACCEPTS NO LIABILITY FOR LOST TIME OR ADDITIONAL EXPENSE DUE TO ANY CHANGES OCCURRING FROM FIELD MODIFICATIONS.
- THE OWNER, BY AUTHORIZING BOSWELL ENGINEERING TO PERFORM CONSTRUCTION STAKE OUT OF ANY COMPONENT OF THE WORK HAS ACKNOWLEDGED THEIR REVIEW AND APPROVAL OF THE LOCATION AND ELEVATION OF ALL IMPROVEMENTS SHOWN.
- THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED PROFESSIONAL SHOWN HEREON.
- OWNER/APPLICANT/BUILDER/CONTRACTOR TO NOTIFY DESIGN ENGINEER IMMEDIATELY IF ANY PLAN INCONSISTENCIES EXIST.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIAL, TREES, TREE STUMPS, BRUSH OR OTHER SURPLUS MATERIAL. ALL SUCH MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- THERE ARE NO SPECIAL FLOOD HAZARD AREAS ASSOCIATED WITH THIS PROPERTY.
- ANY UNAUTHORIZED CHANGES OR DEVIATIONS FROM THE APPROVED PLAN SHALL RENDER IT NULL AND VOID. ALL CHANGES TO THE PLAN SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO INSTALLATION.
- IF THIS DOCUMENT DOES NOT CONTAIN A SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.
- THIS PROPERTY IS LOCATED IN THE R RESIDENTIAL ZONING DISTRICT OF THE TOWNSHIP.
- THE PROJECT IS LOCATED WITHIN THE HIGHLANDS PLANNING AREA.
- A MINIMUM GRADE OF 2% AWAY FROM THE STRUCTURE SHALL BE PROVIDED.
- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THESE PLANS ARE NOT TO BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND ALL REQUIRED AGENCY PERMITS HAVE BEEN OBTAINED BY THE OWNER.
- NO SOIL IS TO BE REMOVED FROM SITE WITHOUT PRIOR APPROVAL FROM THE TOWNSHIP AND THE MDCSD. SEE SHEET 2, ADDITIONAL NOTE B.
- SOIL BOUNDARIES AND DESCRIPTIONS TAKEN FROM THE USDA-NRCS WEBSITE.
- THE DISTURBANCE LIMITS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA OR RIPARIAN ZONE.
- ANY IMPORTED FILL MATERIAL, IF NECESSARY, SHALL BE CERTIFIED BY THE CONTRACTOR AS "CLEAN FILL."
- THERE ARE NO FRESHWATER WETLANDS WITHIN 150' OF THE PROPOSED DISTURBANCE LIMITS BASED UPON NJDEP LOI DATED 7/11/19 LURP#1419-19-003.1, FW190001 ON FILE WITH THE TOWNSHIP OF MENDHAM.
- THERE ARE NO BODIES OF WATER, STREAMS, WETLANDS, WETLAND TRANSITION AREAS, STATE OPEN WATERS, WATER WAYS SWALES, DITCHES, BRIDGES, CULVERTS, STORM DRAINAGE PIPING OR OTHER STRUCTURES ON OR WITHIN 200' OF THE SUBJECT TRACT.
- THE EXISTING SEPTIC SYSTEM AS SHOWN HAS BEEN TAKEN FROM AN AS-BUILT SURVEY PREPARED BY E&LP, SIGNED WAYNE INGRAM, NJPLS No.24G804258200, DATED JANUARY 8, 2021, LAST REVISED MAY 10, 2021.
- NO TREE REMOVAL IS REQUIRED FOR THIS PROJECT.
- NO REGULATED SLOPE DISTURBANCE IS REQUIRED FOR THIS PROJECT.
- ANY DAMAGE TO THE PUBLIC ROAD SHALL BE REPAIRED BY THE CONTRACTOR AT THE DIRECTION OF TOWNSHIP ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- BARRIER AROUND POOL TO BE PROVIDED IN SATISFACTION OF BOCA AND NJ STATE CODES.
- MAP REFERENCE: MAP ENTITLED "ASBUILT SURVEY, 3 SAMUEL FARM LANE, BLOCK 131.01 LOT 1.05, MENDHAM TOWNSHIP, MORRIS COUNTY, NEW JERSEY," PREPARED BY WAYNE INGRAM, PE & LS, DATED 1/08/2021, REVISED THROUGH 5/10/21.



KEY MAP  
1" = 200±

THIS SITE PLAN WAS APPROVED BY THE BOARD OF ADJUSTMENT  
OF THE TOWNSHIP OF MENDHAM AT A MEETING  
HELD ON \_\_\_\_\_

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

SITE ENGINEER:  
PAUL FERRIERO, P.E.  
BOSWELL ENGINEERING  
180 MAIN STREET  
CHESTER, NJ 07930  
908-879-6209

OWNER/APPLICANT:  
GRZEGORZ WNOROWSKI  
3 SAMUEL FARM LANE  
MENDHAM, NJ 07945

**ONE CALL**

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

DIAL 811  
OR  
1-800-272-1000

TO LOCATE UNDERGROUND UTILITIES

IF YOU ARE GOING TO DIG, BLAST OR DRILL  
THREE (3) WORKING DAYS NOTICE

REMEMBER  
IT'S THE LAW!

**Dig Safely.**

**ONE CALL**

NEW JERSEY  
UNA LLAMADA

**811** LLAME ANTES DE EXCAVAR

DIAL 811  
OR  
1-800-272-1000

PARA LOCALIZAR LAS UTILIDADES SUBTERRANEAS  
SI LISTED VA A EXCAVAR, ESTALLAR O TALADRAR  
DE AVISO TRES (3) DIAS DE TRABAJO EN  
ANTICIPACION

RECUERDE  
ES LA LEY!

EXCAVE CON SEGURIDAD

**Dig Safely.**

NO.	DATE	REVISION
3	1/25/24	REVISED PER APPLICANT
2	1/02/24	DRAWING TRANSFERRED FROM FERRIERO ENGINEERING TO BOSWELL ENGINEERING TITLE BLOCK
1	12/6/2023	REVISED PER FPA REVIEW COMMENTS

DRAWN BY:	CHECKED BY:	SCALE:
JSK	PWF	1" = 20'

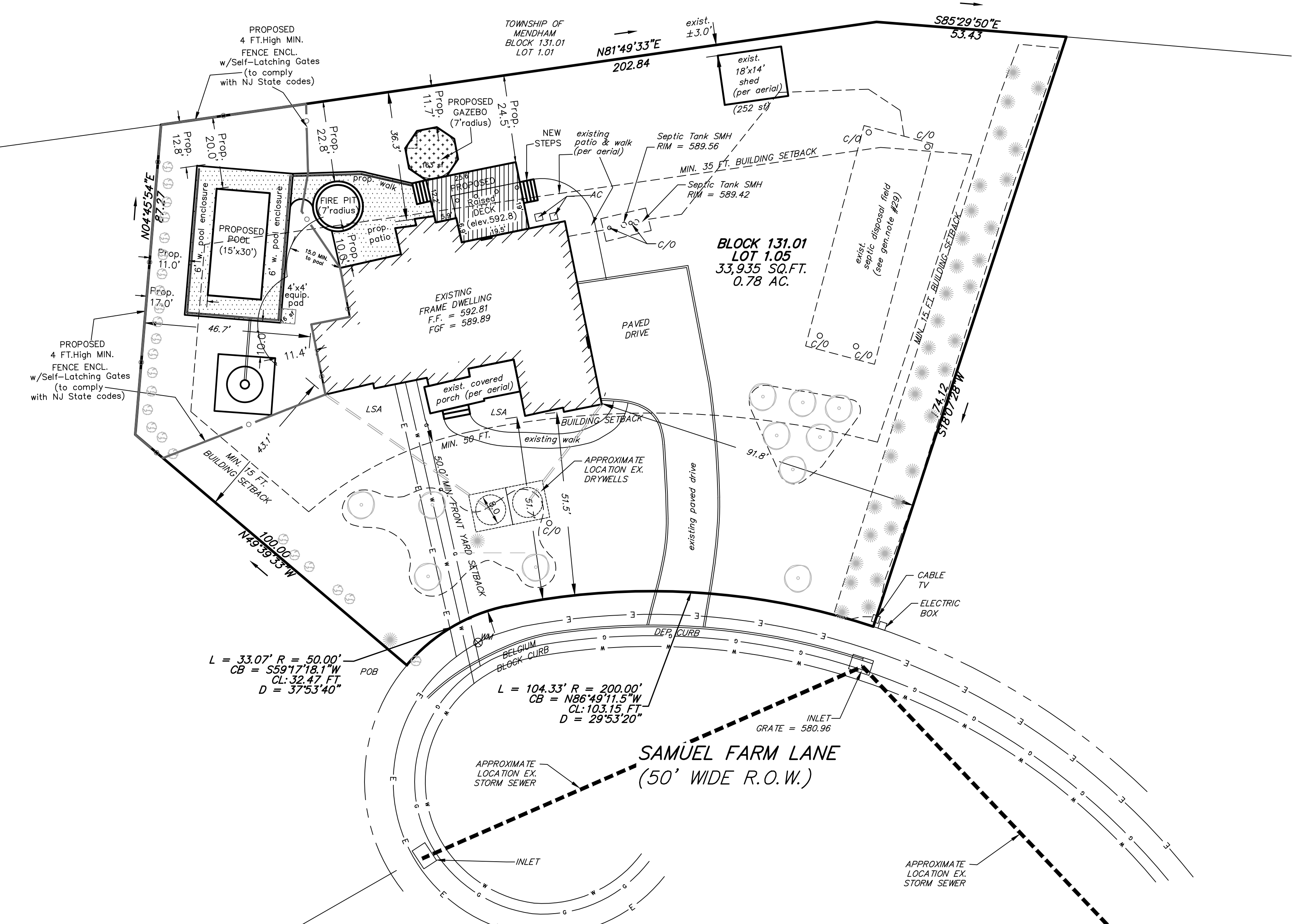
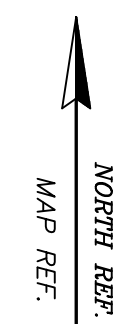
PAUL W. FERRIERO  
N.J. PROFESSIONAL ENGINEER  
NO. GE32978

**Boswell ENGINEERING**

180 MAIN STREET P.O. BOX 571  
CHESTER, NJ 07930  
TEL: (908) 879-6209  
CERTIFICATE OF AUTHORIZATION No. 24547958000

TITLE SHEET	
3 SAMUEL FARM LANE LOT 1.05 BLOCK 131.01 TOWNSHIP OF MENDHAM MORRIS COUNTY	
SHEET 1 OF 3	
ORIGINAL DATE: 5/12/23	PROJECT NO: 231011
REVISION: 3 1/25/2024	

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MENDHAM TOWNSHIP ZONING SCHEDULE			
ZONE: R SINGLE FAMILY RESIDENTIAL ZONE			
BULK REQUIREMENT	REQUIRED (R Zone)	EXISTING LOT 1.05	PROPOSED LOT 1.05
MIN. LOT AREA	20,000 SF	33,935 SF (0.78 AC)	NO CHANGE
MIN. LOT FRONTAGE	75 FT	137.4 FT	NO CHANGE
<b>PRINCIPAL BUILDING:</b>			
MIN. FRONT YARD SETBACK	50 FT	51.5 FT (1)	NO CHANGE
MIN. SIDE YARD SETBACK	15 FT	43.1 FT (1)	NO CHANGE
MIN. REAR YARD SETBACK	35 FT	36.2 FT (1)	NO CHANGE
MAXIMUM BUILDING HEIGHT	35 FT / 2-1/2 STORIES	2-1/2 STORIES (1)	NO CHANGE
<b>ACCESSORY STRUCTURES:</b>			
MIN. FRONT YARD SETBACK	51.5 FT (2)	>> 51.5 FT (SHED)	>> 51.5 FT. (DECK) >> 51.5 FT. (GAZEBO) >> 51.5 FT. (POOL) >> 51.5 FT. (EX SHED)
MIN. SIDE YARD SETBACK	15 FT	>> 15 FT (SHED)	>> 15 FT. (DECK) >> 15 FT. (GAZEBO) >> 15 FT. (EX SHED) 17.0 FT. (POOL) (4) 11.0 FT. (PATIO) (4)
MIN. REAR YARD SETBACK	35 FT	3.0 FT (SHED) (3)	24.5 FT. (DECK) (4) 11.7 FT. (GAZEBO) (4) 22.8 FT. (FIRE PIT) (4) 20.0 FT. (POOL) (4) 12.8 FT. (PATIO) (4) ± 3 FT. (EX SHED) (5)
MAX ACCESS.BLDG HEIGHT	30 FT	< 30 FT (SHED)	15.1 FT. (GAZEBO) (6) < 30 FT. (EX SHED)
MAXIMUM FLOOR AREA	MAX. 3,926 SF (6)	3,260 SF (7)	3,260 SF (8)

- ZONING TABLE NOTES:**
- BASED ON PROPERTY SURVEY BY E&P ASSOCIATES, LAST REVISED MAY 10, 2021.
  - NO ACCESSORY STRUCTURE SHALL BE LOCATED CLOSER TO A STREET THAN THE PRINCIPAL BUILDING.
  - EXISTING NON-COMFORMING CONDITION TO REMAIN.
  - PROPOSED NON-COMFORMING CONDITION. VARIANCE REQUIRED.
  - EXISTING NON-COMFORMING CONDITION TO REMAIN.
  - OWNER/CONTRACTOR TO VERIFY COMPLIANCE WITH ORDINANCE PRIOR TO CONSTRUCTION.
  - TOTAL PERMITTED FLOOR AREA = 2600 SF + (1700 SF X LOT ACREAGE) = 2600 SF + (1700 SF X 0.78 AC) = 3,926 SF
  - SEE EXISTING FLOOR AREA TABLE.
  - PROPOSED ACCESSORY STRUCTURES ARE NOT ENCLOSED AND AREA < 200 SF EACH. THEREFORE, PROPOSED STRUCTURES ARE NOT COUNTED TOWARD TOTAL FLOOR AREA.

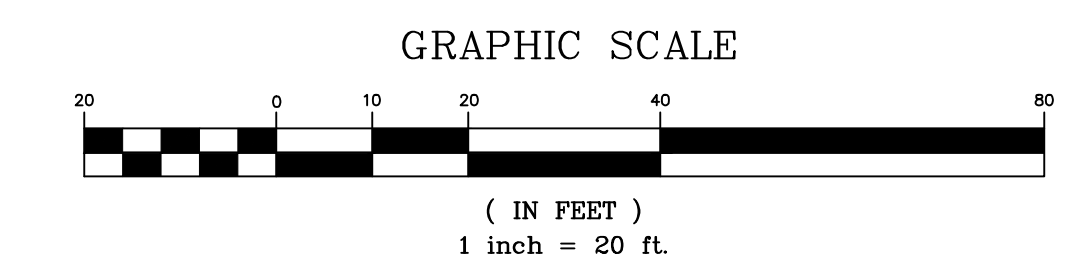
EXISTING FLOOR AREA TABLE	
	AREA (SQ.FT.)
DWELLING FOOTPRINT	3,008
STORAGE SHED	252
TOTAL EXISTING: 3,260 SQ.FT.*	

\* Note: Existing Floor Area conservatively approximated from building footprints as shown by March 2023 aerial photography.

EXISTING IMPERVIOUS COVERAGE	
	AREA (SF)
DWELLING w/ FRONT PORCH & STEPS	3,246
FRONT WALK	230
DRIVEWAY (TO R.O.W.)	1,972
REAR PATIO & ACCESS WALK	600
SHED	252
TOTAL EXISTING COVERAGE: 6,300 SF	

CHANGE TO IMPERVIOUS COVERAGE	
	AREA (SF)
REMOVE PORTION OF REAR PATIO	-259
PROPOSED DECK & STEPS	+467
PROPOSED GAZEBO	+163
PROPOSED FIRE PIT	+154
PROPOSED POOL (15' X 30')	+450
POOL SURROUND & EQUIP.PAD	+700
PATIO & WALK	+496
NET CHANGE: +2,171 SF	

- NOTES:**
- GENERAL NOTES ARE PRESENTED ON SHEET 1.
  - THE PROPOSED FENCE INSTALLATION ALONG THE PARK PROPERTY SHALL BE BASED UPON A PROPERTY LINE STAKEOUT PREPARED BY A LICENSED LAND SURVEYOR.



**TYPICAL**

OCTAGON GAZEBO DIMENSIONS															
POST LOCATION PLAN	FLOOR DIMENSIONS PLAN				ELEV. (w/ SLAB)				ELEV. (w/ DECK)				ROOF PLAN		
SIZE	A	B	C	D	E	F	G1	H1	J1	G2	H2	J2	K	L	M
8'-0"	1'-7"	2'-2 1/2"	5'-10 1/4"	6'-0 1/4"	6'-6"	2'-5 1/2"	10'-7 1/2"	8'-7 1/4"	6'-6"	11'-1 1/4"	9'-1 1/4"	6'-6"	7'-0 1/4"	2'-8 1/2"	2'-8 1/2"
8'-0"	2'-1 1/2"	2'-11 1/4"	7'-8 1/4"	7'-8 1/4"	8'-5 1/4"	3'-2 1/2"	11'-2 1/4"	9'-2 1/4"	7'-5 1/2"	11'-8 1/4"	8'-8 1/4"	7'-5 1/2"	8'-0"	3'-5 1/4"	3'-5 1/4"
10'-0"	2'-8 1/2"	3'-8 1/4"	9'-1 1/4"	9'-1 1/4"	10'-7 1/4"	4'-0 1/2"	11'-4"	9'-4"	7'-5 1/2"	11'-10 1/4"	9'-10 1/4"	7'-5 1/2"	10'-3 1/4"	11'-2 1/4"	4'-3 1/4"
12'-0"	3'-5 1/4"	4'-3 1/4"	11'-8 1/4"	11'-8 1/4"	12'-5 1/4"	4'-8 1/4"	12'-3 1/4"	10'-8 1/4"	8'-5 1/2"	12'-3 1/4"	10'-8 1/4"	8'-5 1/2"	11'-4 1/4"	12'-1 1/4"	4'-1 1/4"
14'-0"	4'-3 1/4"	5'-3 1/4"	13'-10 1/4"	13'-10 1/4"	14'-8 1/4"	5'-8 1/4"	12'-3 1/4"	10'-3 1/4"	7'-5 1/2"	12'-10 1/4"	10'-10 1/4"	7'-5 1/2"	13'-1 1/4"	15'-1 1/4"	5'-8 1/4"

**POST LOCATION PLAN**  
DIMENSIONS ARE TO POST CENTERS

**FLOOR FRAMING PLAN**  
SIZES INCLUDED - 6", 8", 10", 12", 14" & 16"

**SECTION THRU**  
SIZES INCLUDED - 6", 8", 10", 12", 14" & 16"

**HONEY BROOK WOODWORKS**  
88 WILLIAM RUN ROAD  
CHRISTIANA, PA 17529  
PH: 610-363-6884

DATE: 4/21/15  
SCALE: NOT TO SCALE  
REVISIONS: P.N. 12-03  
SHEET NO. 2 OF 3

**TYPICAL**

**ENGINEERING NOTE:**  
THESE DRAWINGS ARE TO BE USED ONLY AS AN ARCHITECTURAL GUIDE FOR THE CONSTRUCTION OF THIS PROJECT. THERE IS NO LIABILITY FOR ANY STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER ENGINEERING PERFORMED FOR THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF OTHERS TO OBTAIN DESIGN DATA FROM LICENSED ENGINEERS FOR THESE SYSTEMS. ENGINEERS SHALL CONFIRM WITH ALL APPLICABLE LOCAL AND/OR STATE BUILDING CODES AND REGULATIONS.

**BUILDING CODES:**  
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL BUILDING CODES OR REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: INTERNATIONAL RESIDENTIAL CODE (IRC) AND/OR INTERNATIONAL BUILDING CODE (IBC) AND/OR AS AMENDED OR ADOPTED BY LOCAL MUNICIPAL AUTHORITY.

**ELEVATION**  
FLOOR SYSTEM SHALL BE CONTINUOUSLY SUPPORTED ON A COMPACTED & LEVEL CRUSHED STONE BASE.

**SECTION THRU**  
NOTE: VINYL SLEEVE INSTALLED OVER 4x4 POSTS ON VINYL GAZEBOS.

**HONEY BROOK WOODWORKS**  
88 WILLIAM RUN ROAD  
CHRISTIANA, PA 17529  
PH: 610-363-6884

DATE: 4/21/15  
SCALE: NOT TO SCALE  
REVISIONS: P.N. 12-03  
SHEET NO. 1 OF 3

- ADDITIONAL NOTES:**
- DEVIATIONS FROM THE PLANS 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 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 SOIL DISTURBANCE.
    - DRYWELL EXCAVATION PRIOR TO INSTALLATION OF MATERIALS, (IF REQUIRED)
    - DRYWELL TANK, STONE, AND DRAIN PIPING PRIOR TO BACKFILLING, (IF REQUIRED)
    - PRIOR TO REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL MEASURES.
    - OTHER INSPECTIONS WHICH MAY BE SPECIFIED AT THE TIME OF CONSTRUCTION.

- GAZEBO NOTES:**
- GAZEBO DIAMETER = ±14'
  - GRADE AT GAZEBO = ±590.00
  - FINISHED FLOOR AT GAZEBO = ±592.80
  - TOP OF GAZEBO ELEV. = ±603.09
  - TOP OF CURPULA ELEV. = ±605.09
  - HEIGHT OF GAZEBO = 605.09 - 590.00 = 15.09'
  - PLANS ARE FOR SCHEMATIC PURPOSES ONLY. CONSTRUCTED GAZEBO MAY VARY SLIGHTLY.

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ALL DRAWINGS HAVE BEEN TRANSFERRED TO BOSWELL ENGINEERING TITLE BLOCK.

NO.	DATE	REVISION
3	1/25/24	REVISED PER APPLICANT
2	1/02/24	DRAWING TRANSFERRED TO BOSWELL ENGINEERING TITLE BLOCK
1	12/6/2023	REVISED PER FPA REVIEW COMMENTS

DRAWN BY: JSK  
CHECKED BY: PWF  
SCALE: 1" = 20'

**PAUL W. FERRIERO**  
N.J. PROFESSIONAL ENGINEER  
NO. GE32978

**Boswell Engineering**  
180 MAIN STREET P.O. BOX 571  
CHESTER NJ 07930  
TEL: (908) 879-6209  
CERTIFICATE OF AUTHORIZATION NO. 24A2792800

**ZONING PLAN**

**3 SAMUEL FARM LANE**  
LOT 1.05 BLOCK 131.01  
TOWNSHIP OF MENDHAM  
MORRIS COUNTY

SHEET  
**2 OF 3**

ORIGINAL DATE: 5/12/23  
REVISION: 3 1/25/2024  
PROJECT NO.: 231011

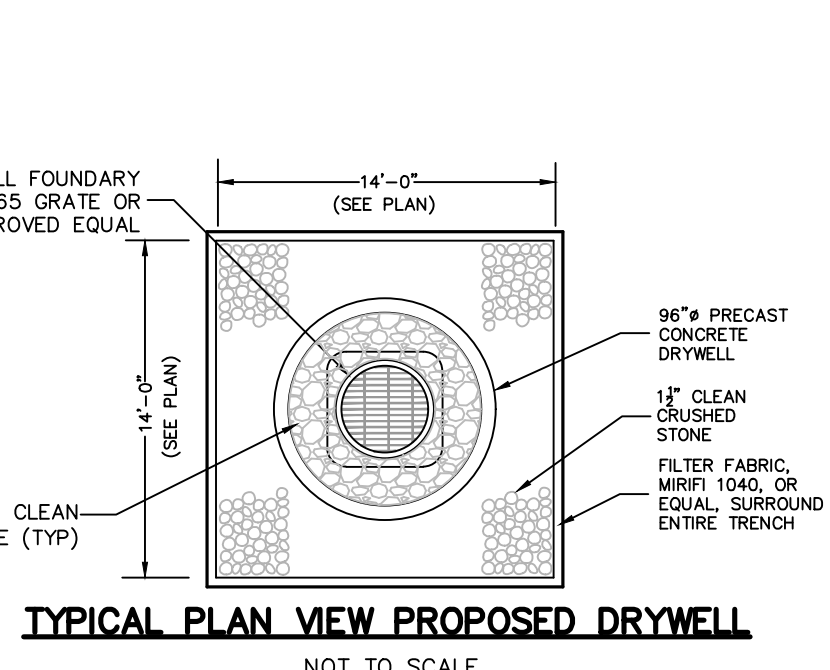
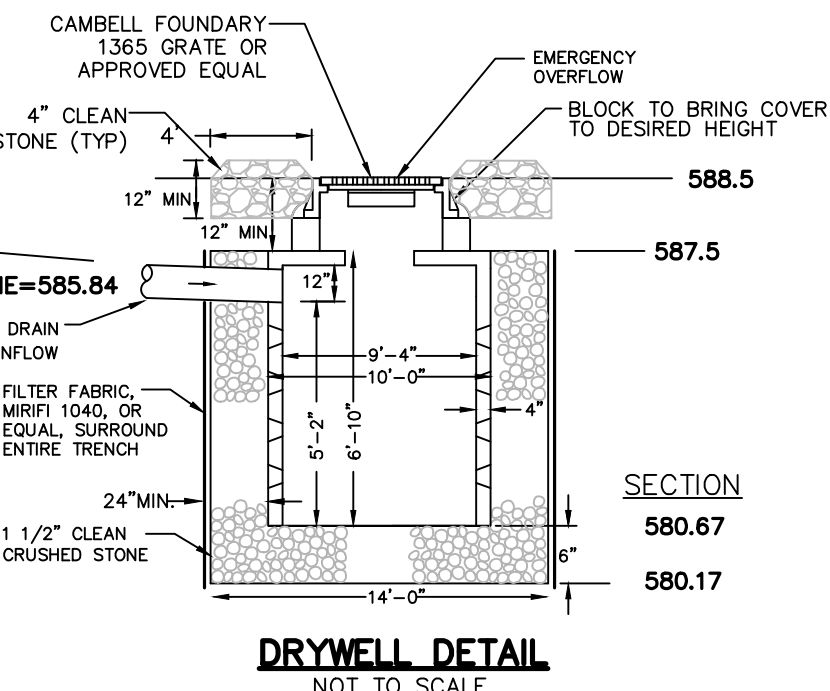
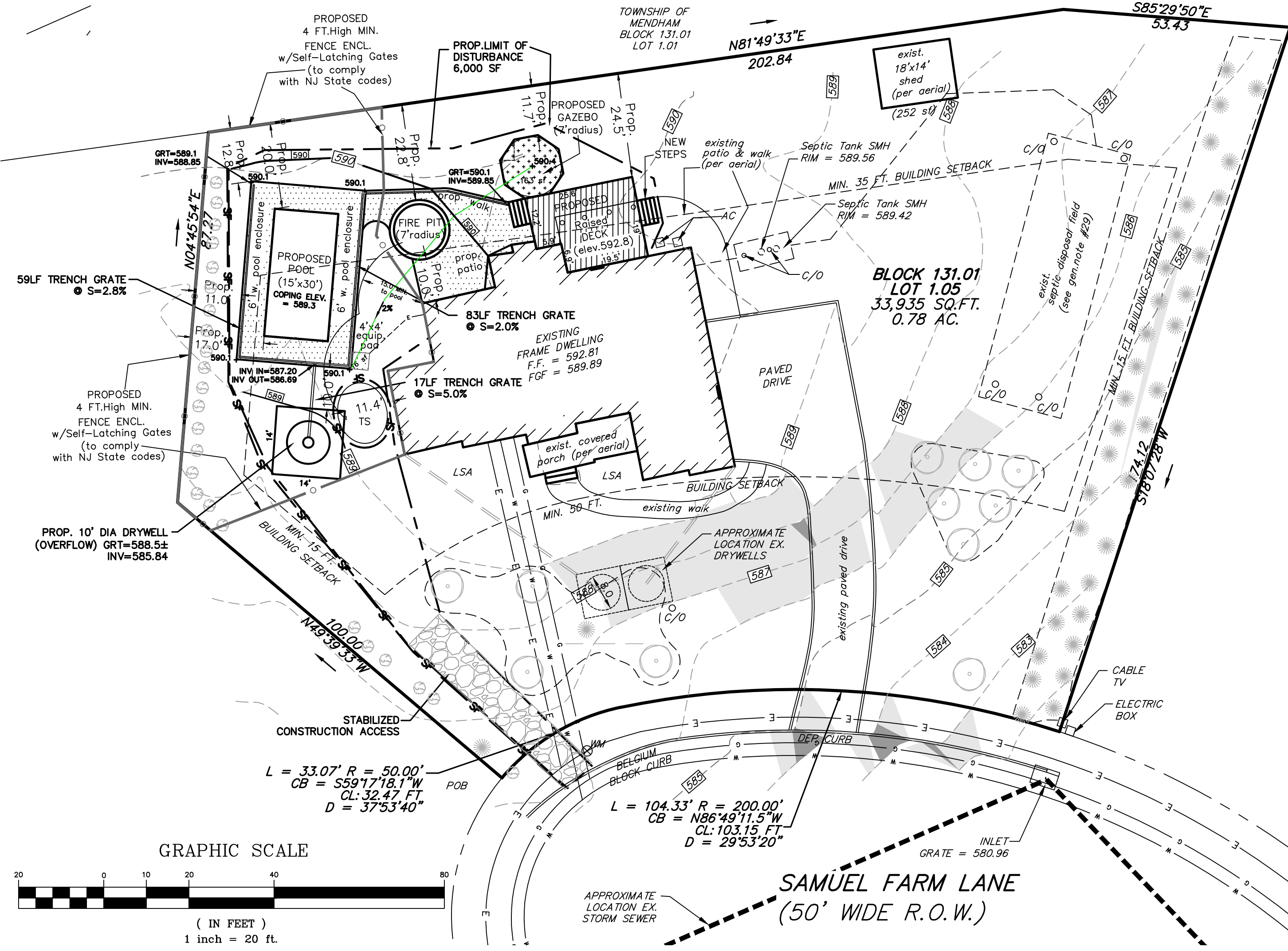
**SLOPE LEGEND**

SLOPES CALCULATED BETWEEN 1 FOOT CONTOUR INTERVALS

ALLOWABLE DISTURBANCE	TOTAL LOT AREA	PROPOSED DISTURBANCE
0 - 10%	100%	31,620 SF
10% - 15%	25%	2,221 SF
15% - 25%	15%	94 SF
OVER 25%	5%	0 SF

NO STEEP SLOPE DISTURBANCE IS PROPOSED FOR THIS APPLICATION.

TOTAL PROPOSED DISTURBANCE = 5,501 SF

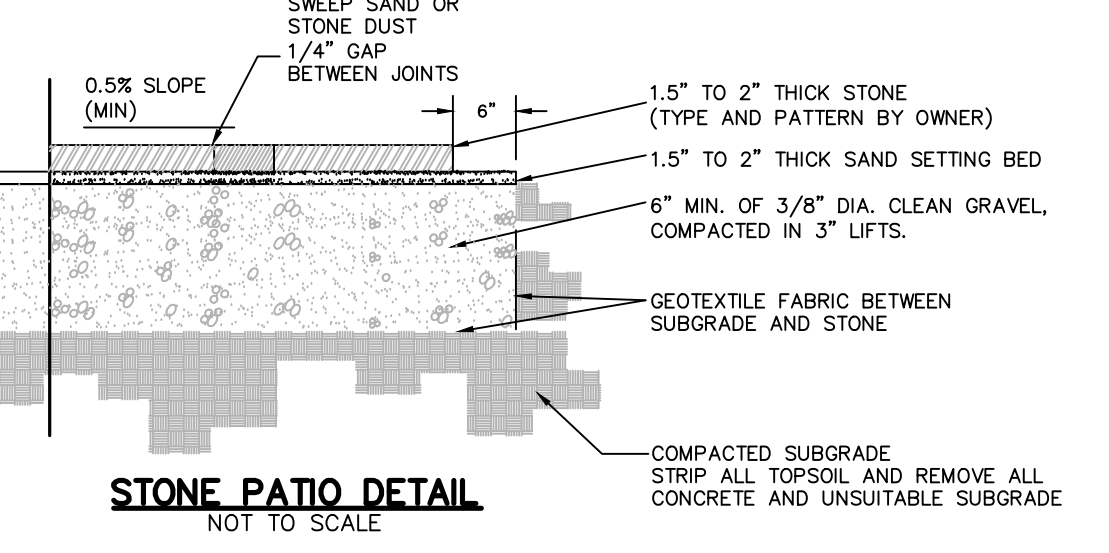
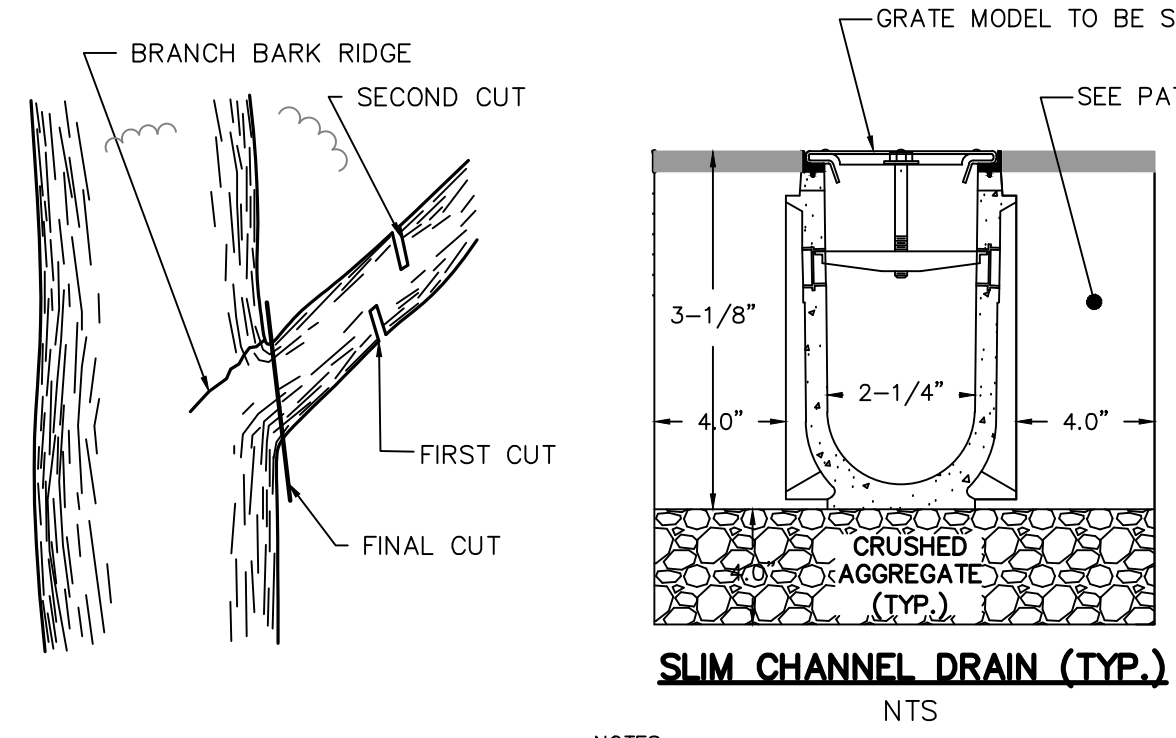
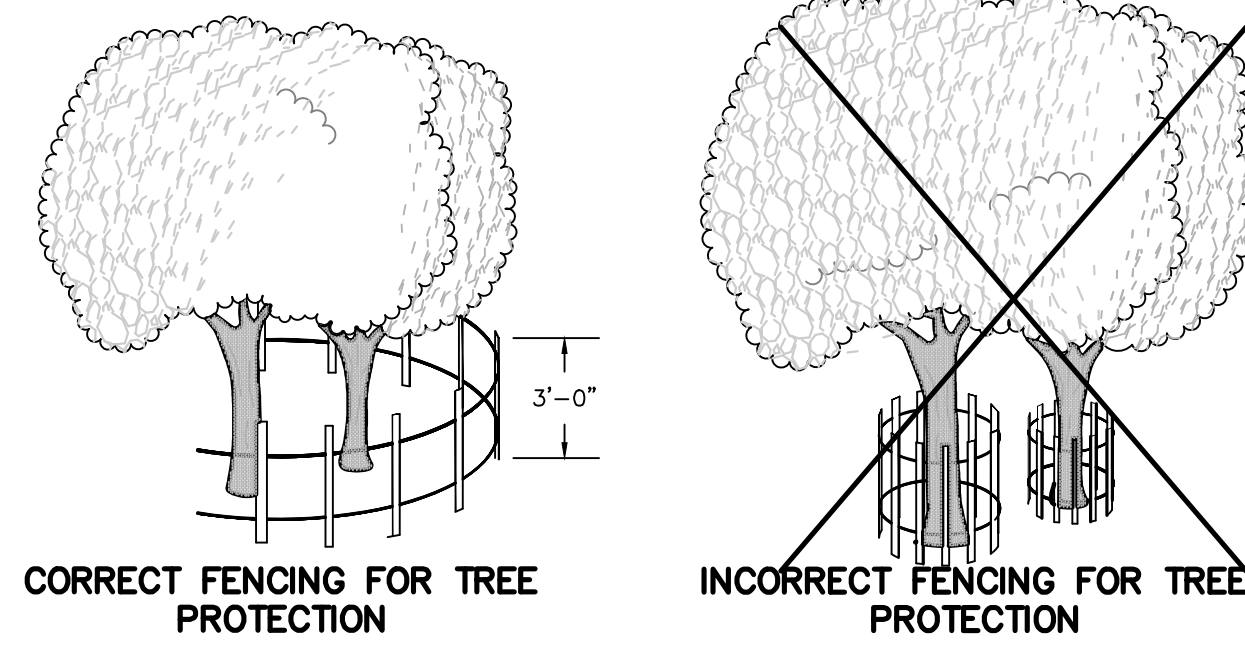


**DRYWELL CALCULATIONS**  
 INCREASE IN IMPERVIOUS COVERAGE = 2,171SF  
 2171 x 3"/HR = 543  
 543 CF STORAGE REQUIRED  
 USE 120" DIA. SEEPAGE TANK:  
 TOTAL VOLUME OF TANK = (60/12)²(70/12) = 458 CF  
 USABLE VOLUME OF TANK = (60/12)²(62/12) = 405 CF  
 USE 14.0' x 14.0' x 5.17' PIT  
 VOLUME OF PIT = 1013 CF - 458 = 555CF  
 PIT BASE = 14 x 14 x 0.5 = 98CF  
 458 + 98 x 0.4 (VOIDS) = 222CF  
 TOTAL VOLUME = (222 + 405) = 627 CF/DRYWELL  
 USE (1) DRYWELL: 627 CF 627CF > 543CF DESIGN O.K.

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

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

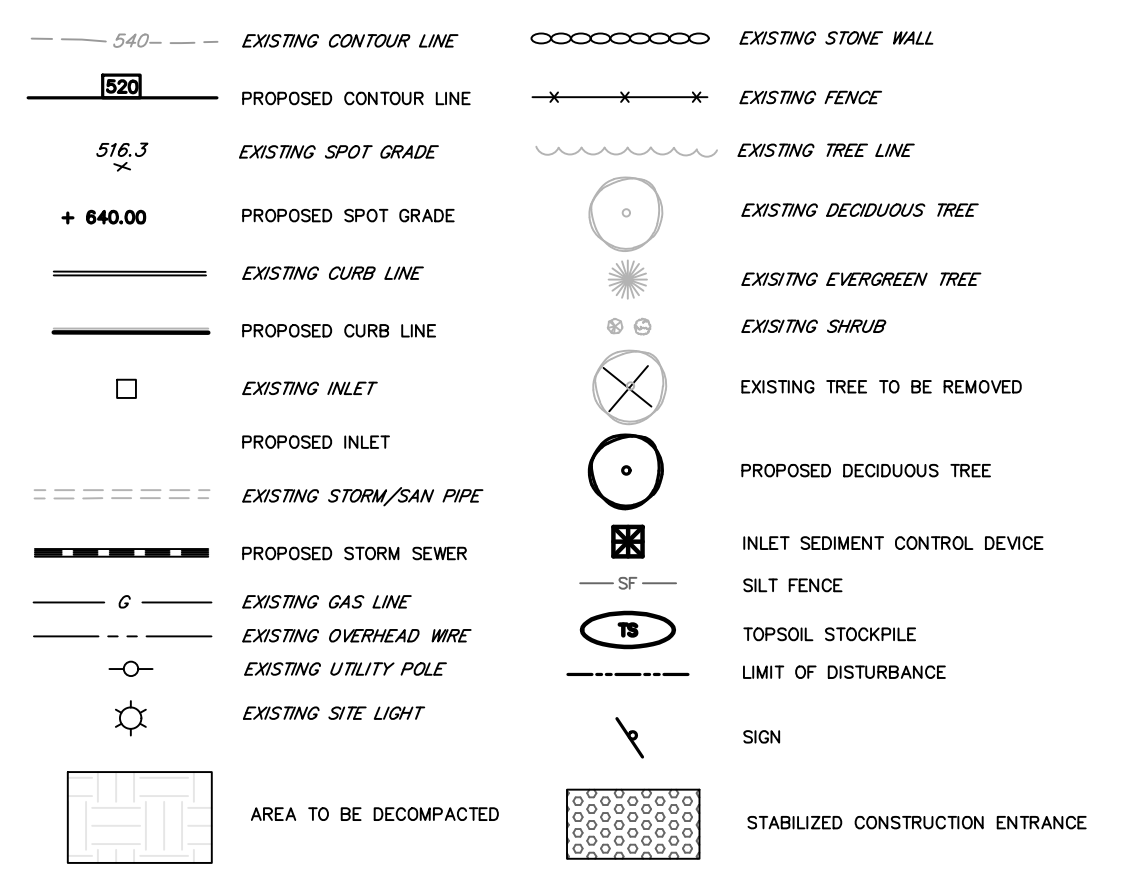
APPLICANT TO CONTACT THE MENDHAM TOWNSHIP ENGINEER FOR THE FOLLOWING INSPECTIONS 72 HOURS IN ADVANCE:  
 X SILT FENCE INSTALLATION PRIOR TO SOIL DISTURBANCE  
 X DRYWELL EXCAVATION PRIOR TO INSTALLATION OF MATERIALS  
 X DRYWELL TANK, STONE & LEADER DRAIN PIPING PRIOR TO BACKFILL  
 X PRIOR TO REMOVAL OF SOIL EROSION CONTROL MEASURES  
 X OTHER INSPECTIONS WHICH MAY BE SPECIFIED AT THE TIME OF CONSTRUCTION



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 HOT MIX ASPHALT BASE COURSE, MIX 1-2	

**SOILS LEGEND:**  
 THE ENTIRE PROPERTY IS CHARACTERIZED BY GLADSTONE GRAVELLY LOAM (GsoB), 3 TO 8 PERCENT SLOPES

**LEGEND**



**CUT/FILL CALCULATIONS**

POOL (15'x30'x10')	CUT:	-167 CY
DRYWELL (12'x12'x8')	CUT:	-73 CY

**SEQUENCE OF CONSTRUCTION**

- NOTIFY THE TOWNSHIP & DISTRICT IN WRITING 72 HOURS IN ADVANCE OF WORK 3 DAYS NOTICE
- INSTALL SILT FENCE & TRACKING PAD 2 DAYS
- EXCAVATION & TOPSOIL STOCKPILING 1 DAY
- ROUGH GRADE SITE 3 DAYS
- CONSTRUCT POOL, DECK & FIRE PIT 1 MONTH
- CONSTRUCT UNDERGROUND UTILITIES 3 DAYS
- SCARIFY SUBSOIL IN DISTURBED AREAS TO A DEPTH OF 6" TO REMEDIATE SOIL COMPACTION 1 DAY
- INSTALL FINAL LANDSCAPING & STABILIZATION 3 DAYS
- REMOVE TEMPORARY SEDIMENT CONTROL MEASURES 1 DAY

**PROCEDURES FOR SOIL COMPACTION MITIGATION**

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

**DUST CONTROL**

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

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

VEGETABLE COVER: SEE STANDARDS FOR:

- TEMPORARY VEGETATIVE COVER-Pg.7-1
- PERMANENT VEGETATIVE COVER-Pg.4-1
- PERMANENT STABILIZATION WITH SOD-Pg.6-1

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

	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL./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	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. (SEE SEDIMENT STANDARD, P. 26-1)		
POLYACRYLAMIDE (PAM) - DRY SPREAD			
ADJULATED 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 HARRROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING: SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SILT BLOWING.

CALCIUM CHLORIDE: SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEP SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE: COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

NO.	DATE	REVISION
3	1/25/24	REVISED PER APPLICANT
2	1/02/24	DRAWING TRANSFERRED FROM FERRIERO ENGINEERING TO BOSWELL ENGINEERING TITLE BLOCK
1	12/6/2023	REVISED PER PPA REVIEW COMMENTS

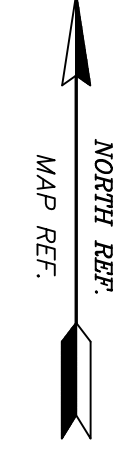
DRAWN BY: JWK  
 CHECKED BY: PWF  
 SCALE: 1" = 20'

PAUL W. FERRIERO  
 N.J. PROFESSIONAL ENGINEER  
 NO. 3532978

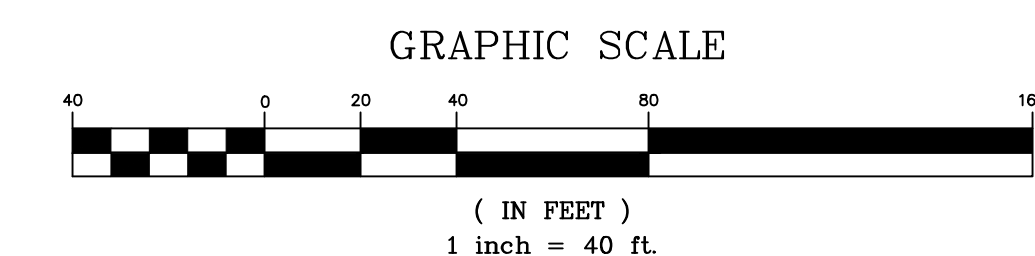
**Boswell ENGINEERING**  
 180 MAIN STREET P.O. BOX 571  
 CHESTER NJ 07930  
 TEL: (908) 879-6209  
 CERTIFICATE OF AUTHORIZATION NO. 24627858000

**GRADING, SOIL EROSION & SEDIMENT CONTROL PLAN**  
 3 SAMUEL FARM LANE  
 LOT 1.05 BLOCK 131.01  
 TOWNSHIP OF MENDHAM  
 MORRIS COUNTY

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NOTE:  
AERIAL PHOTO OBTAINED FROM NEARMAP, INC, DATED SEPTEMBER 2023.



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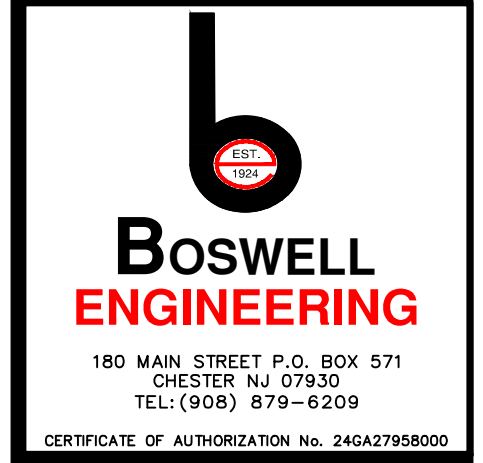
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OF 1/2024, FERRERO ENGINEERING HAS MERGED WITH BOSWELL ENGINEERING AND ALL DRAWINGS HAVE BEEN TRANSFERRED TO BOSWELL ENGINEERING TITLE BLOCK.

NO.	DATE	REVISION
3	1/25/24	ADDED ADJACENT PROPERTY LINES
2	1/02/24	DRAWING TRANSFERRED FROM FERRERO ENGINEERING TO BOSWELL ENGINEERING TITLE BLOCK
1	12/6/2023	ADDED TO PLAN SET

DRAWN BY: JSK      CHECKED BY: PWF      SCALE: 1" = 40'

PAUL W. FERRERO  
N.J. PROFESSIONAL ENGINEER  
NO. GE32978



**AERIAL EXHIBIT**

3 SAMUEL FARM LANE  
LOT 1.05 BLOCK 131.01  
TOWNSHIP OF MENDHAM MORRIS COUNTY

SHEET  
1 OF 1

ORIGINAL DATE: 12/5/23      PROJECT NO: 231011  
REVISION: 3 1/25/2024