

FORENZA PROJECT
375 CHERRY LANE
MINOR SUBDIVISION

LOT 3 ~ BLOCK 2301
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FT. OF SUBJECT PROPERTY

BOROUGH OF MENDHAM, MORRIS COUNTY NEW JERSEY
BASED ON A CERTIFIED LIST PREPARED BY THE BOROUGH OF MENDHAM TAX ASSESSOR DATED 6/3/25

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_2101_1.01	6.5600	400 CHERRY LN	MOHALLY, DAVID & MASSE, NATHALIE	400 CHERRY LN MENDHAM, NJ 07945
1418_2101_1.02	5.0400	350-360 CHERRY LN	FLOWER, STEPHANIE STORM	350 CHERRY LN MENDHAM, NJ 07945
1418_2301_3	2.0000	375 CHERRY LN	FORENZA, PETE	375 CHERRY LN MENDHAM, NJ 07945
1418_2301_3.01	6.1240	425 CHERRY LN	CHAMBERS, JAMES R & DONNA M	425 CHERRY LN MENDHAM, NJ 07945
1418_2301_3.02	6.8990	399 CHERRY LN	CARRERO, MONICA/HOKE, WILLIAM J	399 CHERRY LN MENDHAM, NJ 07945
1418_2301_3_QFARM	33.8000	375 CHERRY LN	FORENZA, PETE	375 CHERRY LN MENDHAM, NJ 07945

JCP&L, c/o FE Serv. Tax Dept.
P.O. Box 1911
Morristown, NJ 07962-1911

American Water SSC/General Tax Dept.
PO Box 5627
Cherry Hill, NJ 08034

Verizon, c/o Duff & Phelps
PO Box 2749
Addison, TX 75001

Mendham Borough Sewer Utility
35 Ironia Rd.
Mendham, NJ 07945

AT&T
900 Route 202/206 North
Bedminster, NJ 07921

Comcast
300 Rahway Ave.
Union, NJ 07083

Public Service Electric & Gas Co.
80 Park Plaza
Newark, NJ 07102

Cablevision
683 Route 10
Randolph, NJ 07869

Morris County Planning Board
PO Box 900
Morristown, NJ 07963-0900

GENERAL NOTES:

- SUBJECT PROPERTY IS KNOWN AS LOT 3, BLOCK 2301 AS SHOWN ON THE BOROUGH OF MENDHAM TAX MAP SHEET No. 23.
- BUILDINGS SHOWN TAKEN FROM NEARMAP AERIAL IMAGERY, LLC DATED MARCH 24, 2024.
- THESE PROPOSED SUBDIVISION PLANS MEET STATE OF NEW JERSEY'S "RSIS" STANDARDS.
- THERE IS NO SIGNAGE PROPOSED WITH THESE PROPOSED SUBDIVISION PLANS.
- THE FRESHWATER WETLANDS DELINEATION SHOWN ON THESE PLANS WAS COMPLETED BY ENVIRONMENTAL TECHNOLOGY, INC., CHESTER, NJ, AND FIELD LOCATED BY THIS FIRM. NJDEP VERIFICATION OF THE WETLAND BOUNDARY AND ADJACENT TRANSITION AREAS ARE SUBJECT TO AN NJDEP LETTER OF INTERPRETATION/VERIFICATION WHICH IS PENDING.
- AS INDICATED THERE ARE NO ANTICIPATED CONSTRUCTION ACTIVITES PROPOSED WITHIN THE FRESHWATER WETLANDS OR TRANSITION AREAS.
- THERE ARE NO WATERCOURSES OR CATEGORY ONE WATERS WITHIN 300 FEET OF THE PROPOSED CONSTRUCTION ACTIVITES ON THE PROJECT SITE.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE NJDEP HIGHLANDS PLANNING AREA.
- 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 CONTACT ONE CALL SERVICE AT 1-800-272-1000 AND OTHER LOCAL UTILITY COMPANIES AS REQUIRED FOR MARKOUT PRIOR TO ANY EXCAVATION.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS, ALL REQUIRED AGENCY PERMITS HAVE BEEN OBTAINED AND EACH DRAWING HAS BEEN REVISED TO INDICATE THAT THE PLAN IS "ISSUED FOR CONSTRUCTION".
- FINAL STORMWATER, SEPTIC DESIGN AND STORMWATER MAINTENANCE MANUAL TO BE SUBMITTED WITH THE DEVELOPMENT PLAN FOR THE NEW LOT, FOR REVIEW AND APPROVAL THE BORO AND COUNTY SCD OFFICE.

THIS PLAN HAS BEEN APPROVED BY THE
LAND USE BOARD OF THE BOROUGH OF MENDHAM
ON :

DATE

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
BOROUGH ENGINEER _____ DATE _____

DRAWING INDEX

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5 of 7	STEEP SLOPE ANALYSIS
6 of 7	SOIL EROSION & SEDIMENT CONTROL DETAIL SHEET
7 of 7	DETAIL SHEET

OWNER/APPLICANT

PETER FORENZA
375 CHERRY LANE
MENDHAM, NJ 07945
908-246-5316

ATTORNEY

NICOLE MAGDZIAK, ESQ.
DAY PITNEY LLP
ONE JEFFERSON AVENUE
PARSIPpany, NJ 07074
973-996-8179

CIVIL ENGINEERS & SURVEYORS

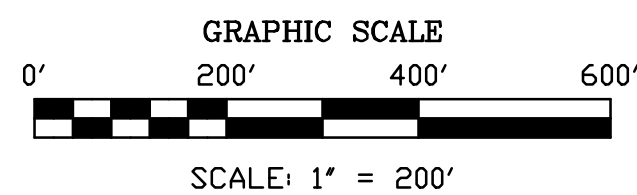
RYAN L. SMITH, PE, N.J.P.L.S., CME
YANNACCONE, VILLA & ALDRICH, LLC
460 MAIN STREET, P.O. BOX 459
CHESTER, NJ 07930
908-879-6646

ENVIRONMENTAL CONSULTANT

DAVID C. KRUEGER
ENVIRONMENTAL TECHNOLOGY INC.
460 MAIN STREET, P.O. BOX 50
CHESTER, NJ 07930
908-879-8509



AREA MAP
SCALE: 1" = 200'



YANNACCONE
VILLA
& ALDRICH, LLC

460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646

N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE
OF AUTHORIZATION No. 246A27934500

Ryan L. Smith 6/10/25
DATE: 6/10/25

RYAN L. SMITH
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
AND LAND SURVEYOR No. 42575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO. DATE REVISION

PROJECT TITLE :

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375 CHERRY LANE
LOT 3 ~ BLOCK 2301
**BOROUGH OF MENDHAM
MORRIS COUNTY
NEW JERSEY**

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**TITLE
SHEET**

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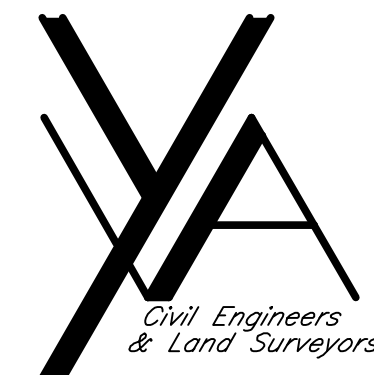
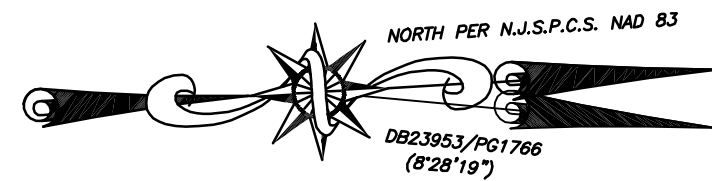
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SHEET 1 OF 7



**YANNACCONE
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& ALDRICH, LLC**

460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
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**MINOR
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PLAN**

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SHEET **3** OF **7**

ZONING SCHEDULE FOOTNOTES

- (1) BOX OF REQUIRED LOT WIDTH PERMITTED WHEN SIDELINES ARE NOT PARALLEL.
(2) BOX OF REQUIRED LOT FRONTAGE PERMITTED ON CURVED STREET ALIGNMENTS
WITH AN OUTSIDE RADIUS OF LESS THAN 500 FEET.
(3) PER ORD.215-31.1.H, THE MAX. PERMITTED LOT COVERAGE ON THE SITE SHALL NOT EXCEED:

EXISTING LOT #3
[1,558,675 SQ.FT. (LOT AREA) x 0.10] + [12 FT. x EACH ADDED FT. OF BLDG. SETBACK BEYOND MIN. REQ'D FRT. SETBACK]
= 155,868 SQ.FT. + [12 FT. x (354.9 FT. - 75 FT.)]
= 159,227 SQ.FT.
PROPOSED LOT #3
[1,253,753.3 SQ.FT. (LOT AREA) x 0.10] + [12 FT. x EACH ADDED FT. OF BLDG. SETBACK BEYOND MIN. REQ'D FRT. SETBACK]
= 125,375 SQ.FT. + [12 FT. x (354.9 FT. - 75 FT.)]
= 128,734 SQ.FT.
PROPOSED LOT #3.03
[304,921.7 SQ.FT. (LOT AREA) x 0.10] + [12 FT. x EACH ADDED FT. OF BLDG. SETBACK BEYOND MIN. REQ'D FRT. SETBACK]
= 30,492 SQ.FT. + [12 FT. x (294.4 FT. - 75 FT.)]
= 33,125 SQ.FT.
(4) PER ORD.215-31.1.I, THE MAX. PERMITTED BUILDING COVERAGE ON THE SITE SHALL NOT EXCEED:
EXISTING LOT #3
1,558,675 SQ.FT. (LOT AREA) x 0.04 = 62,347 SQ. FT. (FOR LOTS WITH OVER 130,680 SQ. FT. OF AREA)
PROPOSED LOT #3
1,253,753.3 SQ.FT. (LOT AREA) x 0.04 = 50,150 SQ. FT. (FOR LOTS WITH OVER 130,680 SQ. FT. OF AREA)
PROPOSED LOT #3.03
304,921.7 SQ.FT. (LOT AREA) x 0.04 = 12,197 SQ. FT. (FOR LOTS WITH OVER 130,680 SQ. FT. OF AREA)

- (5) (PER ORD.215-31.1.G & D, THE MAX. PERMITTED BUILDING HEIGHT
IN THE 5 ACRE RESIDENCE ZONE, THE MAXIMUM HEIGHT OF A PRINCIPAL BUILDING
SHALL NOT EXCEED 35 FT. WITHIN THE FIRST 40 FT. OF THE BUILDING ENVELOPE
AS MEASURED FROM THE MINIMUM REQUIRED SETBACKS. WITHIN THE REMAINDER OF
THE BUILDING ENVELOPE, THE MAXIMUM BUILDING HEIGHT FOR A PRINCIPAL BUILDING
SHALL NOT EXCEED 45 FT.
(6) THE MAXIMUM HEIGHT FOR ALL BUILDINGS AND STRUCTURES WITHIN THE AREA LOCATED
BETWEEN THE BUILDING ENVELOPE FOR PRINCIPAL (MAIN) BUILDINGS AND THE
BUILDING ENVELOPE FOR ACCESSORY BUILDINGS AS MEASURED IN ACCORDANCE
WITH SCHEDULE II, MINIMUM BUILDING SETBACKS, SHALL NOT EXCEED 20 FT.
(7) NO ACCESSORY STRUCTURE SHALL BE PERMITTED BETWEEN THE PRINCIPAL BUILDING
AND THE FRONT YARD SETBACK, THIS IS AN EXISTING NON-CONFORMING CONDITION
FOR THE GARAGE, HOUSE, SHED/GREENHOUSE, AND THE TENNIS COURT. THE REMAINING
EXISTING ACCESSORY STRUCTURE ARE IN CONFORMING LOCATIONS.
(8) AREA OF ACCESSORY BUILDING FOOTPRINT SHALL NOT BE GREATER THAN 50% OF THE
AREA OF THE PRINCIPAL BUILDING FOOTPRINT, EXCEPT FOR BUILDINGS OR STRUCTURES
USED SOLELY FOR AGRICULTURE OR LIVESTOCK.

ZONING SCHEDULE SEE SHEET 7 FOR LOT COVERAGE TABLES

REQUIREMENTS	REQUIRED 5 ACRE RESIDENTIAL ZONE	EXISTING LOT 3	PROPOSED LOT 3	PROPOSED LOT 3.03
FAMILIES PER LOT	1 FAMILY	1 FAMILY	1 FAMILY	1 FAMILY
MIN. LOT AREA	5 ACRES	35,782 ACRES 1,558,675 SF	28,782 ACRES 1,253,753.3 SF	7.0 ACRES 304,921.7 SF
MIN. LOT WIDTH @ SBK.	400 FT/320 FT (1)	1,004.80 FT	604.8 FT	400.00 FT
MIN. FRONTAGE	400 FT OR (2) 320 FT ON < 500 FT RAD.	1,014.94 FT	614.94 FT	400.00 FT
MIN. FRONT YARD	75 FT	354.9 FT.	294.4 FT.	294.4 FT.
MIN. REAR YARD	60 FT	1067.9 FT.	1067.9 FT.	711.5 FT.
MIN. SIDE YARD	40 FT	366.4 FT/457.6 FT.	193.3/366.4 FT.	78.1 FT/85.6 FT.
MAX. PERMITTED LOT COVERAGE	SECTION 215-31.1.H (3)	159,227 SF ALLOWED 47,218 SF EXIST.	128,734 SF ALLOWED 42,954 SF PROP.	33,125 SF ALLOWED 14,108 SF PROP.
MAX. PERMITTED BUILDING FOOTPRINT	SECTION 215-31.1.I (4)	62,347 SF ALLOWED 9,632 SF EXIST.	50,150 SF ALLOWED 9,385 SF PROP.	12,197 SF ALLOWED 4,500 SF PROP.
MAX. BLDG. HEIGHT PRINCIPAL BUILDING	35 FT/45 FT. (5)	35.75 FT.(5)	35.75 FT.(5) (NO CHANGE)	< 35 FT.(5)
MAX. BLDG. HEIGHT ACCESSORY BUILDING	20 FT (6)/45 FT	<20 FT/45 FT (NO CHANGE)	<20 FT/45 FT (NO CHANGE)	NONE
MIN. FRONT YARD ACCESSORY BUILDING	75 FT/354.9 FT. (7)	C. HOUSE-116.2 FT. (7) SHED-215.9 FT. (7) TENNIS-296.9 FT. (7)	C. HOUSE-116.2 FT. (7) SHED-215.9 FT. (7) TENNIS-296.9 FT. (7)	NONE
MIN. REAR/SIDE YARD ACCESSORY BUILDING	40 FT	ALL > 40 FT AS INDICATED ON PLAN VIEW	ALL > 40 FT AS INDICATED ON PLAN VIEW	NONE
MAX. ACCESSORY BUILDING FOOTPRINT	5221 x 508-2,610.5 S.F.(8)	C. HOUSE 2,116 S.F. BARN 1,151 S.F.	C. HOUSE 2,116 S.F. BARN 1,151 S.F.	NONE



Ryan L. Smith 6/10/25
RYAN L. SMITH DATE:
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**FORENZA
PROJECT**
375 CHERRY LANE
LOT 3 ~ BLOCK 2301
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

PROJECT TITLE :
**LOT GRADING/
SOIL EROSION &
SEDIMENT CONTROL
PLAN**

AWN BY:	DATE:
GEY/RLS	6/10/2025

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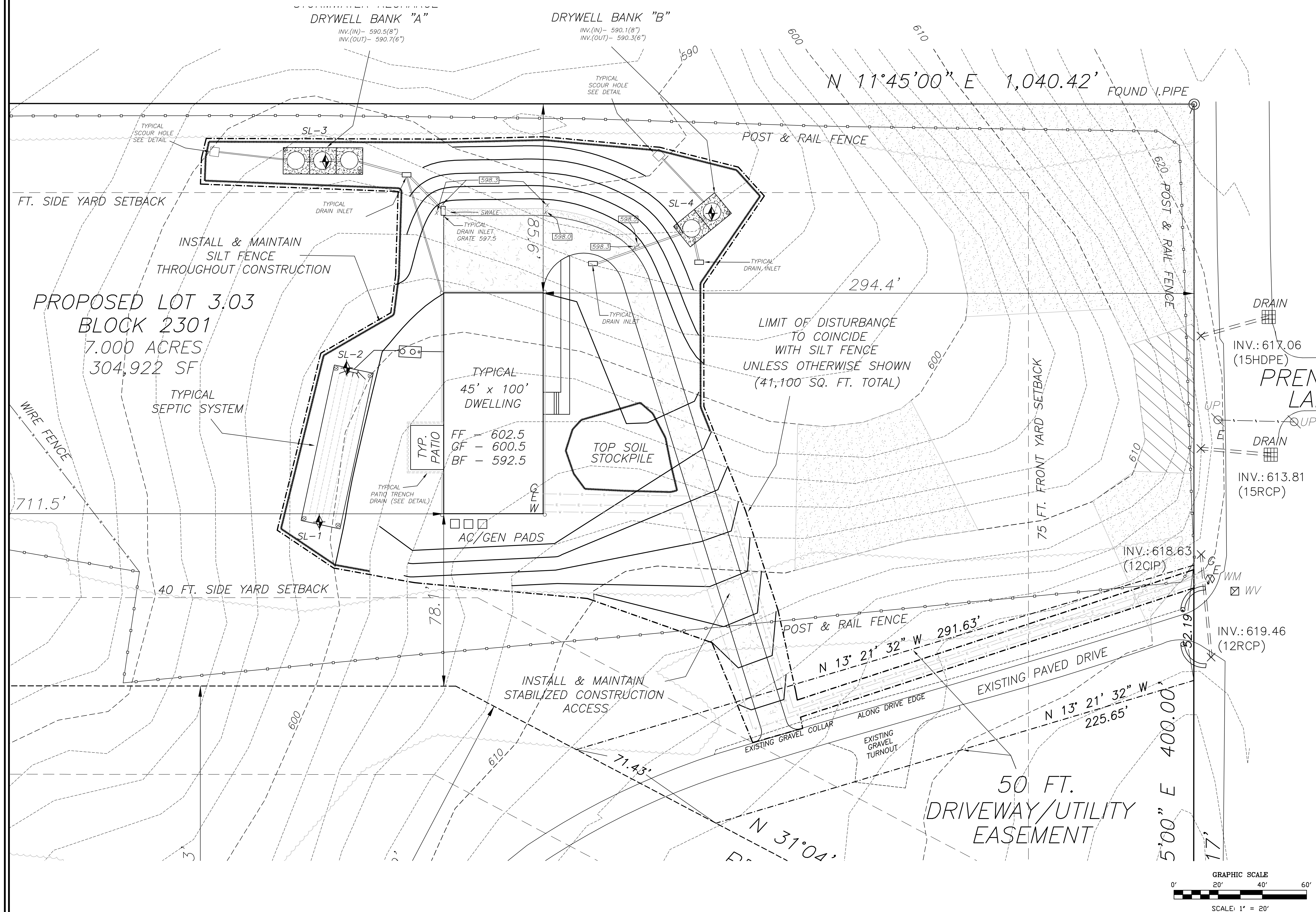
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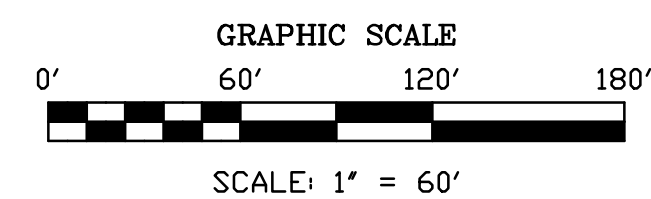
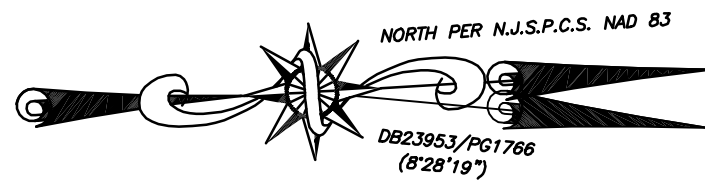
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SHEET **4** OF **7**





LEGEND

GkooD

SOIL TYPE, MAP SYMBOL
SOIL TYPE BOUNDARY LINE

SOILS CLASSIFICATION AND ENGINEERING SOIL PROPERTIES

MAP SYMBOL	SOIL SERIES	SLOPE	RESTRICTIVE LAYER	HIGH WATER TABLE	HYDROLOGIC SOIL GROUP
CapfB	CALIFON VARIANT LOAM	0-8%	1.5 FT.	1.9 FT.	C
CobB	COKEBURY GRAVELLY LOAM	3-8%	0.5 FT.	2.0 FT.	D
GkooB	GLADSTONE GRAVELLY LOAM	3-8%	> 6.5 FT.	> 5.5 FT.	B
GkooC	GLADSTONE GRAVELLY LOAM	8-15%	> 6.5 FT.	> 5.5 FT.	B
GkooD	GLADSTONE GRAVELLY LOAM	15-25%	> 6.5 FT.	> 6.5 FT.	B

NOTE: SOIL INFORMATION TAKEN FROM www.njwebmap.state.nj.us/gisimages (REF: USDA NCRS WEB SOIL SURVEY).

STEEP SLOPE ANALYSIS

LAND SLOPE		LAND AREA LOT 3		MAXIMUM ALLOWABLE DISTURBANCE NOT TO EXCEED GREATER OF:		PROPOSED DISTURBANCE		LAND AREA LOT 3.03		MAXIMUM ALLOWABLE DISTURBANCE NOT TO EXCEED GREATER OF:		PROPOSED DISTURBANCE	
SYMBOL	CATEGORY	(sq.ft.)	(percent)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(percent)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(sq.ft.)
	0-14.99%	1,082,492.3	NO LIMIT	NO LIMIT	0	281,577.7	NO LIMIT	NO LIMIT	40,929				
	15-24.99%	155,216	20% (5,458 sq.ft.)	1250 SF	0	21,754	20% (4,351 sq.ft.)	1250 SF	171				
	25-29.99%	14,755	0%	750 SF	0	1,590	0%	750 SF	0				
	≥30%	1,290	0%	500 SF	0	0	0%	500 SF	0				
		1,253,753.3			0	304,921.7			41,100 SF				



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

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**STEEP
SLOPE ANALYSIS
PLAN**

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DATE:

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SCALE:

1" = 60'

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SHEET **5** OF **7**

MORRIS COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES
REV. MAY 2006

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 STOCKPILE 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	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)		
POLYACRYLAMIDE (PAM) - DRY SPRAY			
ACIDULATION SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

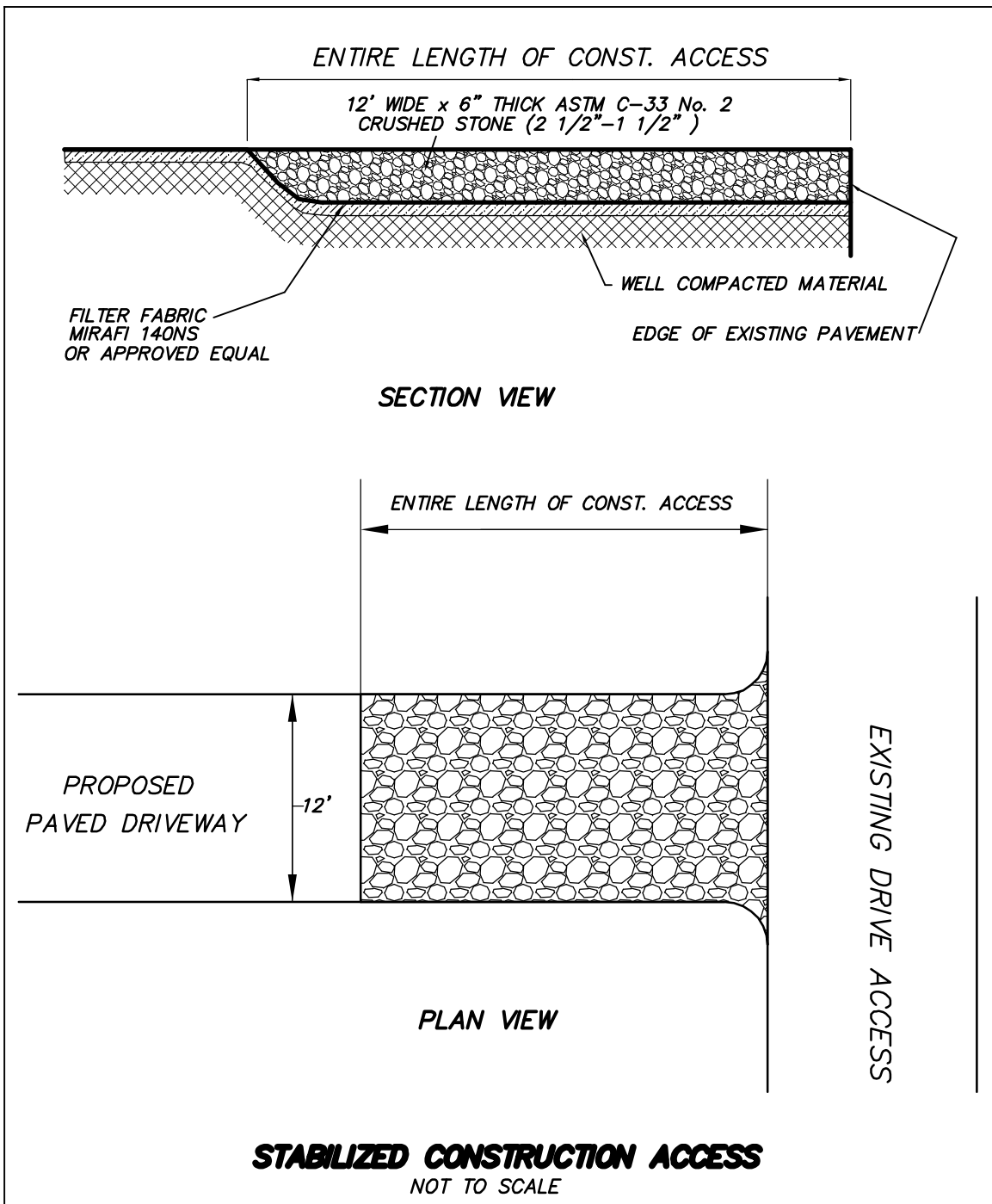
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SPRINKLING - SITE IS SPRINKLED UNTIL SURFACE IS WET.

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.

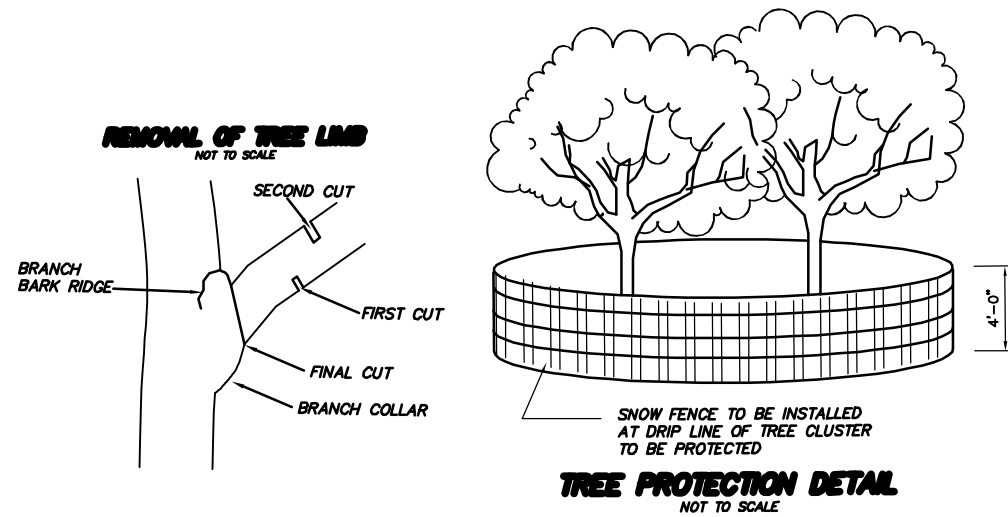
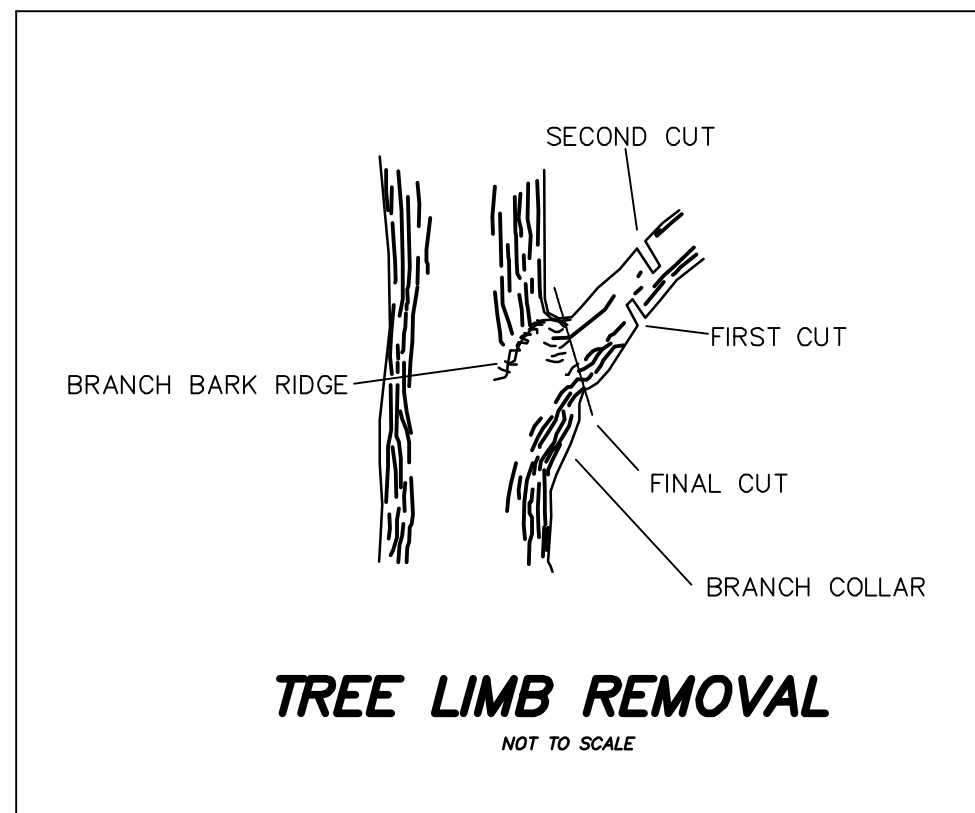
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STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



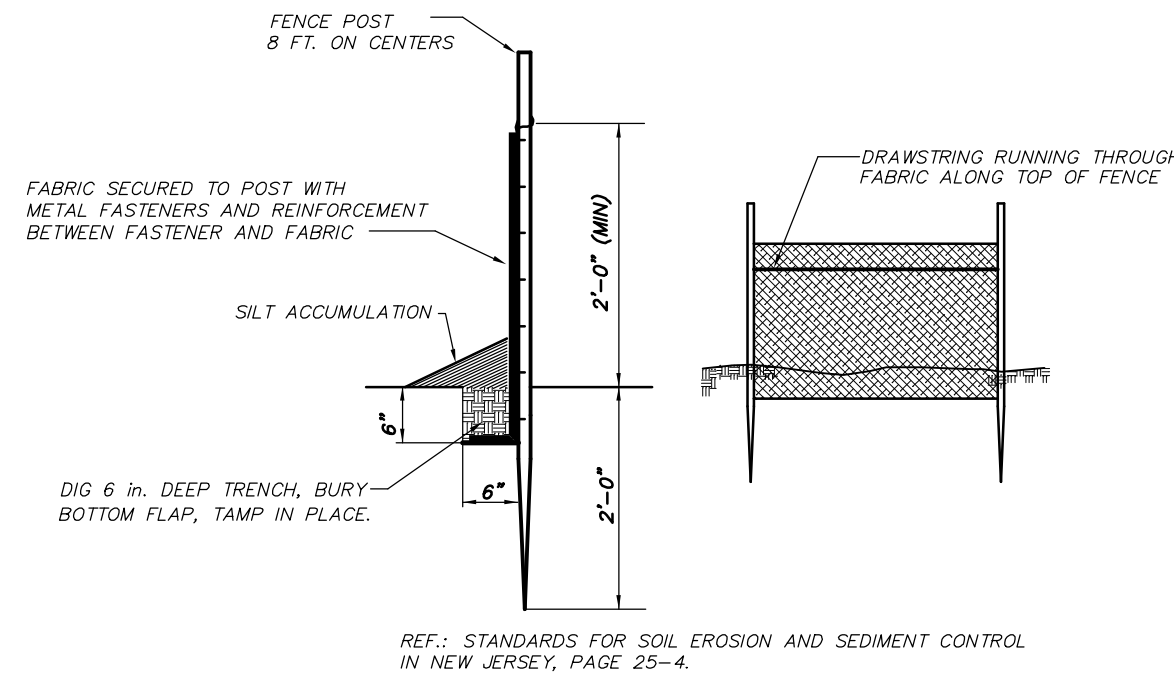
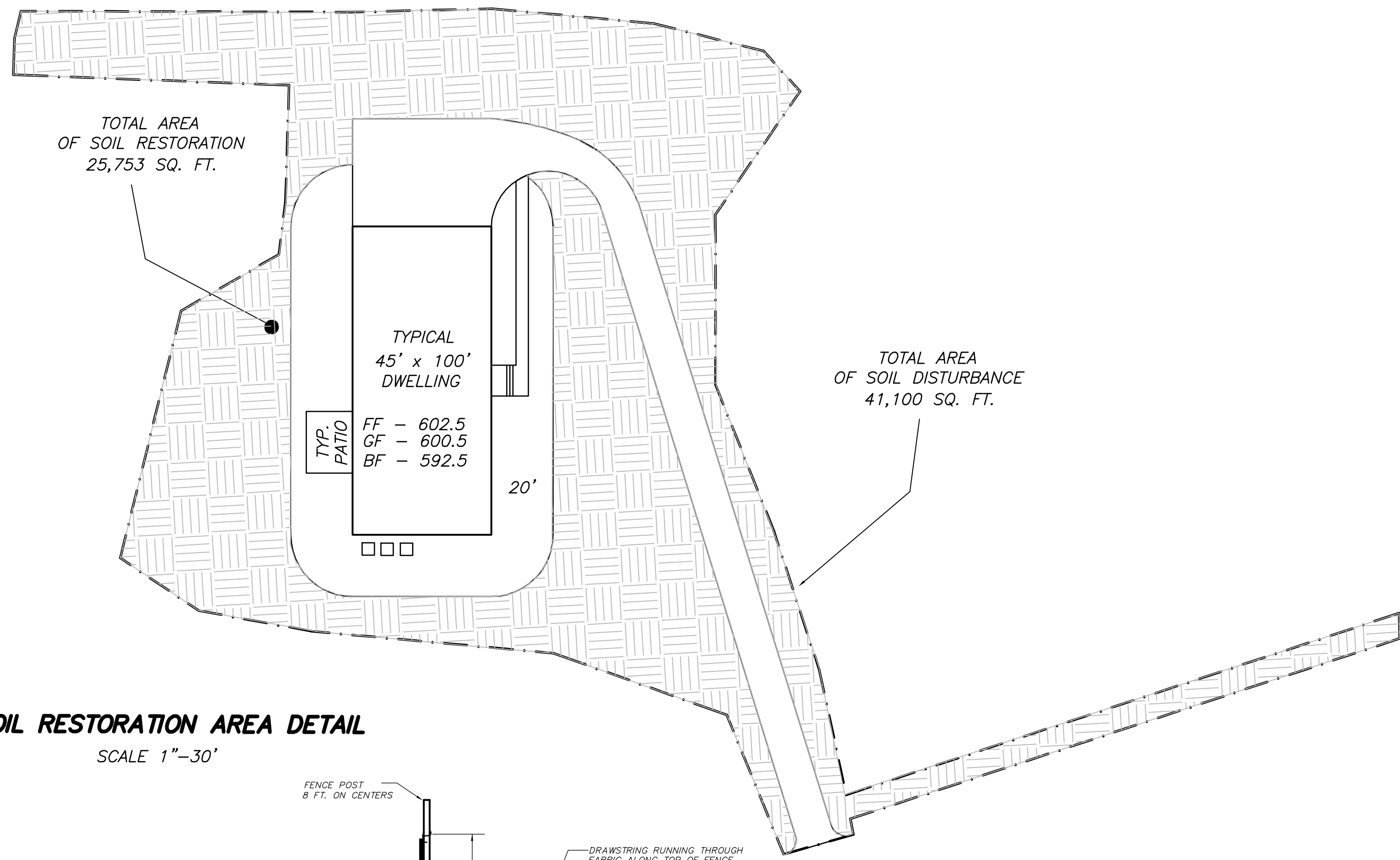
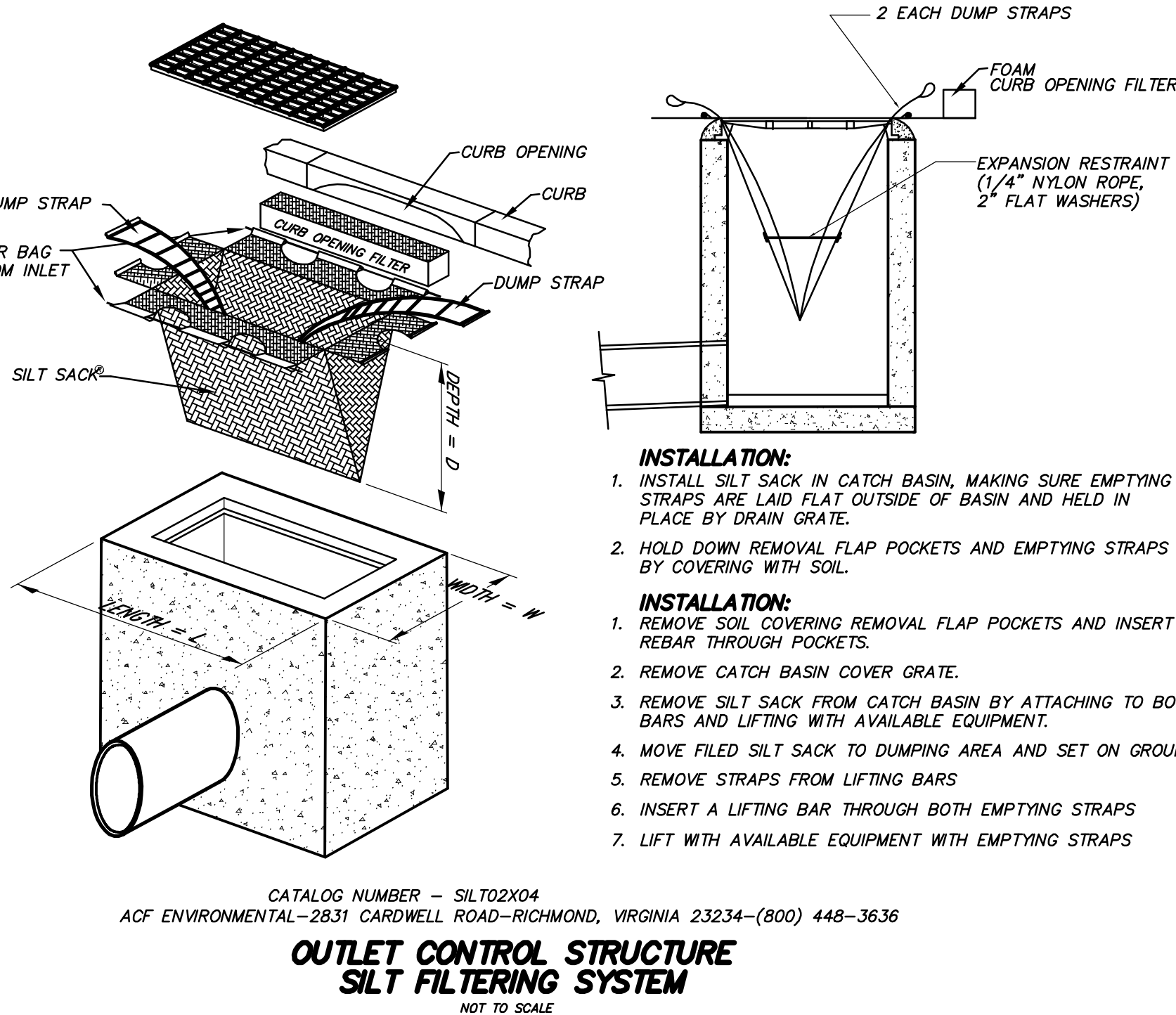
LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

	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 COARSE	



SEQUENCE OF CONSTRUCTION

1. Notify Borough Engineer & County Soil Conservation District at least 72 hours prior to commencing any construction.
2. Install silt fence, and other Soil Erosion Control Measures.
3. Clear site to disturbance limits shown. No on site burial of trees, stumps, or building materials will be allowed.
4. Strip, stockpile and stabilize topsoil as indicated on plan.
5. Rough grade development area.
6. Construct dwelling, driveway, inlets, drywells & septic system
7. Finalize grading of development area.
8. Install pavement stabilized base course.
9. Subsoil compaction remediation. Scarification/Tillage to a 6" min. depth
10. Install topsoil, landscaping and permanent stabilization
11. Install pavement surface course for new driveway.
12. REMOVE TEMPORARY SILT FENCE, INLET PROTECTION AND OTHER SOIL EROSION CONTROLS ONLY AFTER DISTURBED AREAS HAVE BEEN STABILIZED.



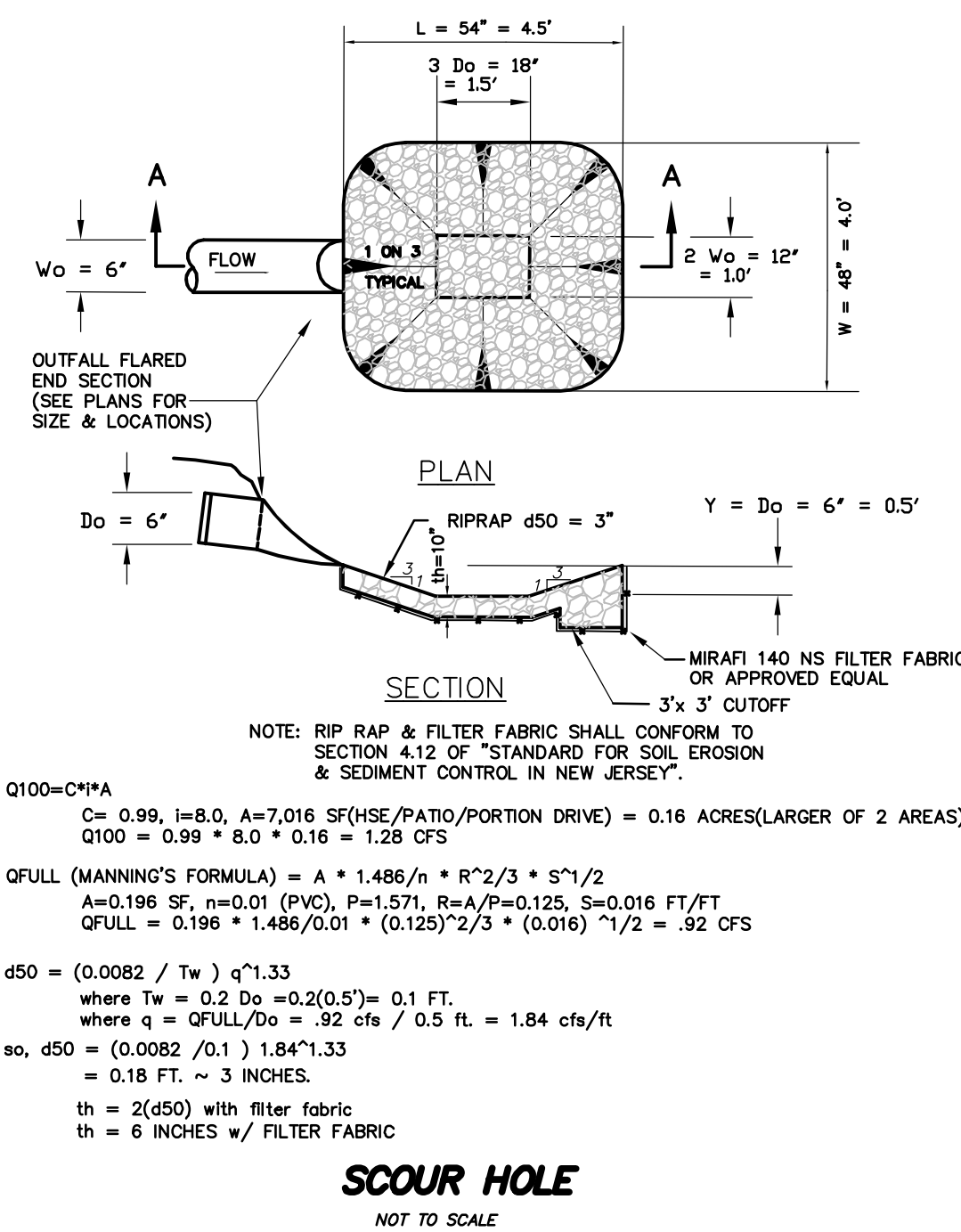
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(1) FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.

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(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, DROMETERS, 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.

SILT FENCE DETAIL



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

Q100=C*P*A
C= 0.99, I=8.0, A=7,016 SF(HSE/PATIO/PORTION DRIVE) = 0.16 ACRES(LARGER OF 2 AREAS)
Q100 = 0.99 * 8.0 * 0.16 = 1.28 CFS

QFULL (MANNING'S FORMULA) = A * 1.486/n * R^{2/3} * S^{1/2}
A=0.196 SF, n=0.01 (PVC), P=1.571, R=A/P=0.125, S=0.016 FT/FT
QFULL = 0.196 * 1.486/0.01 * (0.125)^{2/3} * (0.016)^{1/2} = .92 CFS

d50 = (0.0082 / Tw) * q^{1.33}
where Tw = 0.2 Do = 0.2(0.5') = 0.1 FT.
where q = QFULL/Do = .92 cfs / 0.5 ft. = 1.84 cfs/ft
so, d50 = (0.0082/0.1) * 1.84^{1.33}
= 0.18 FT. ~ 3 INCHES.

th = 2(d50) with filter fabric
th = 6 INCHES w/ FILTER FABRIC

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. 246A27934500

RYAN L. SMITH 6/10/25
NEW JERSEY LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR No. 42575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

FORENZA PROJECT
375 CHERRY LANE
LOT 3 ~ BLOCK 2301
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL DETAIL SHEET

DRAWN BY:	DATE:
GEY	6/10/2025
CHECKED BY:	SCALE:
RLS	AS SHOWN
W.O. 224115	
F.B. #	
FILE:	
FILE PATH: M:\SEPTIC\DATA\224000\224115	
FILE NAME: 224115-MINOR.DWG	
SHEET 6 OF 7	

MORRIS COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES
REV. MAY 2006

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 STOCKPILE 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.

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THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

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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).

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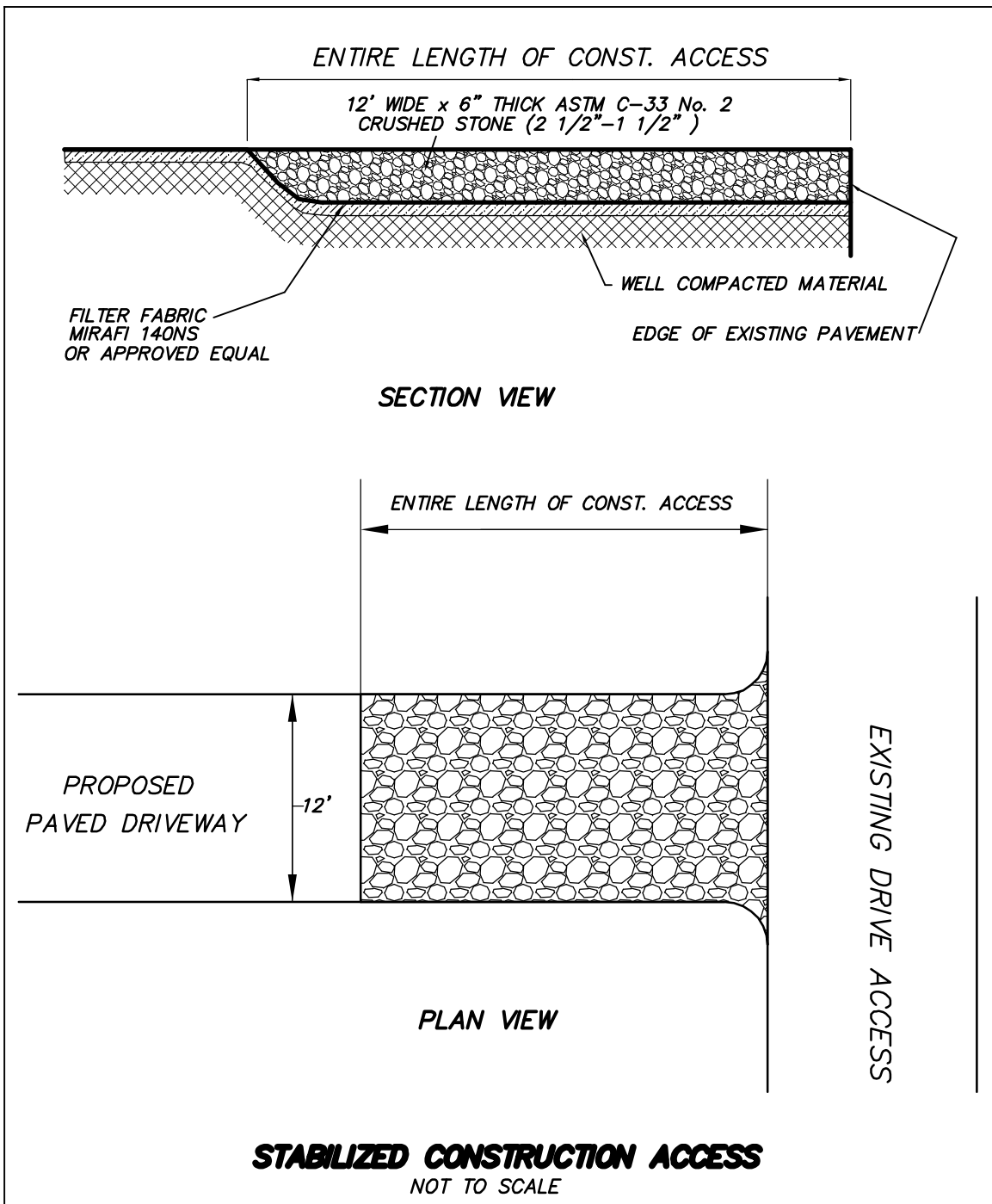
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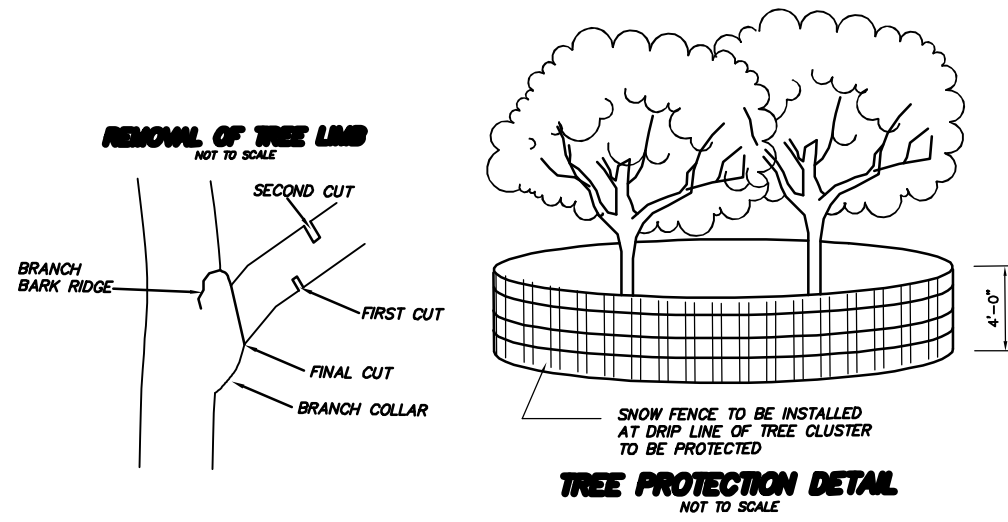
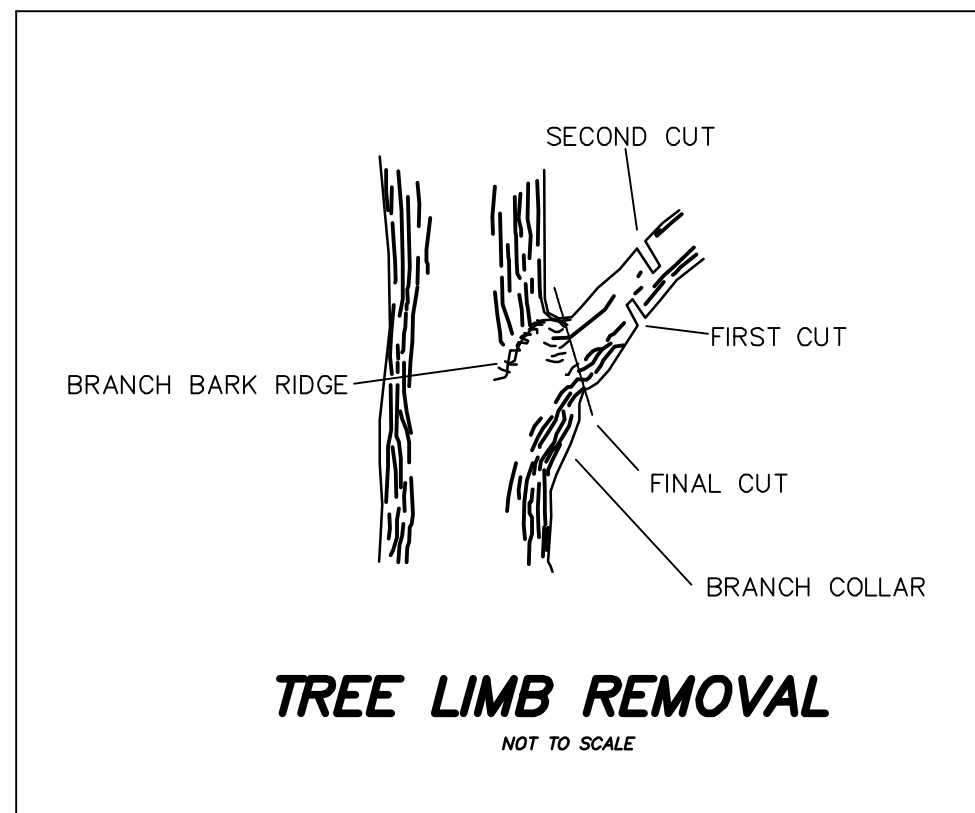
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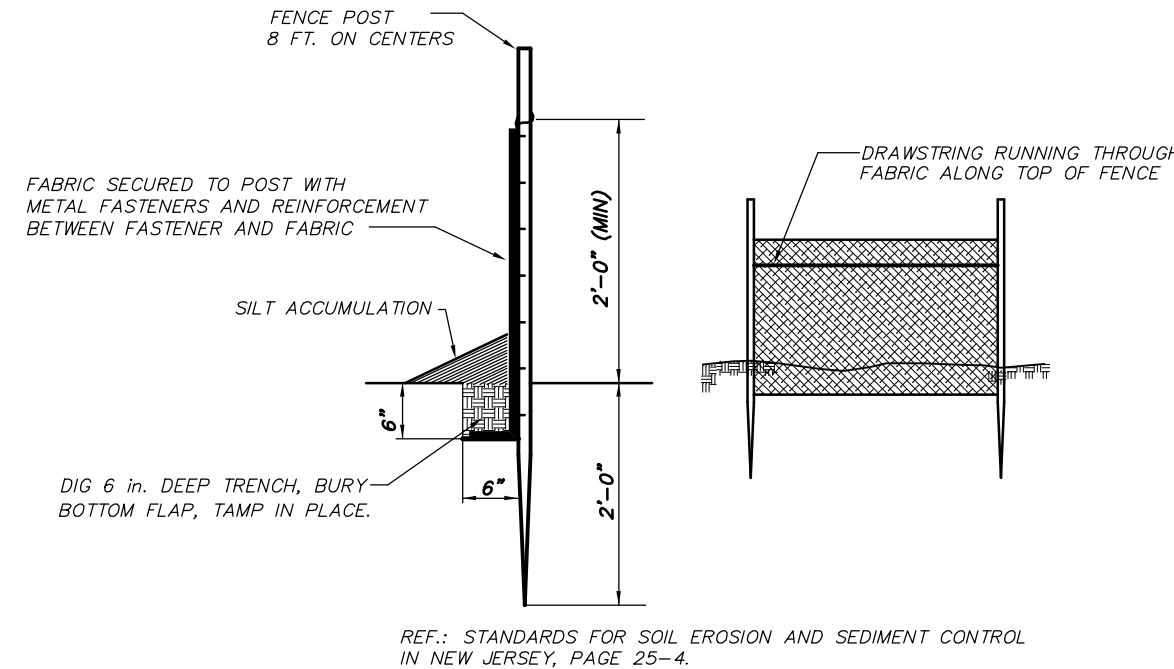
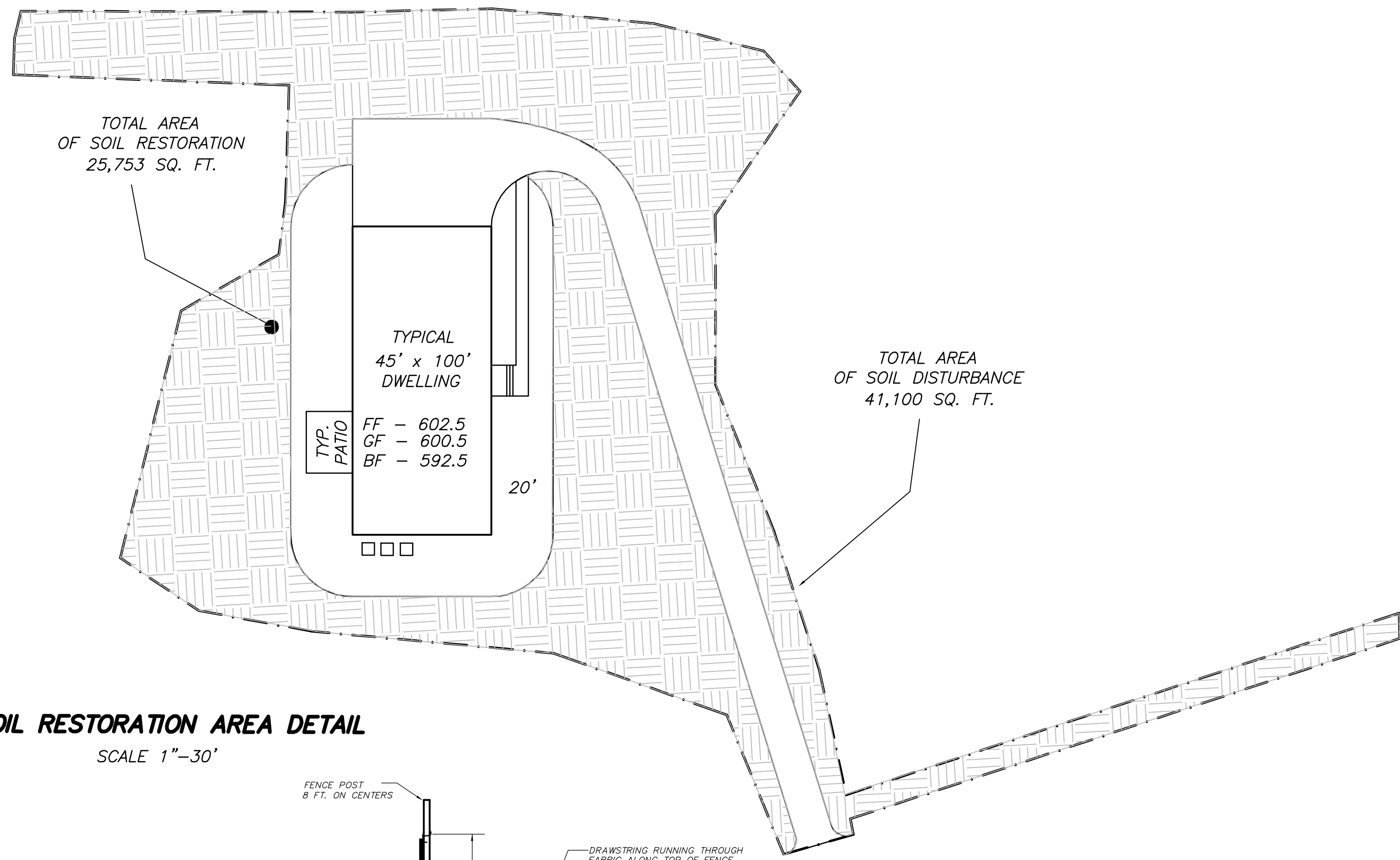
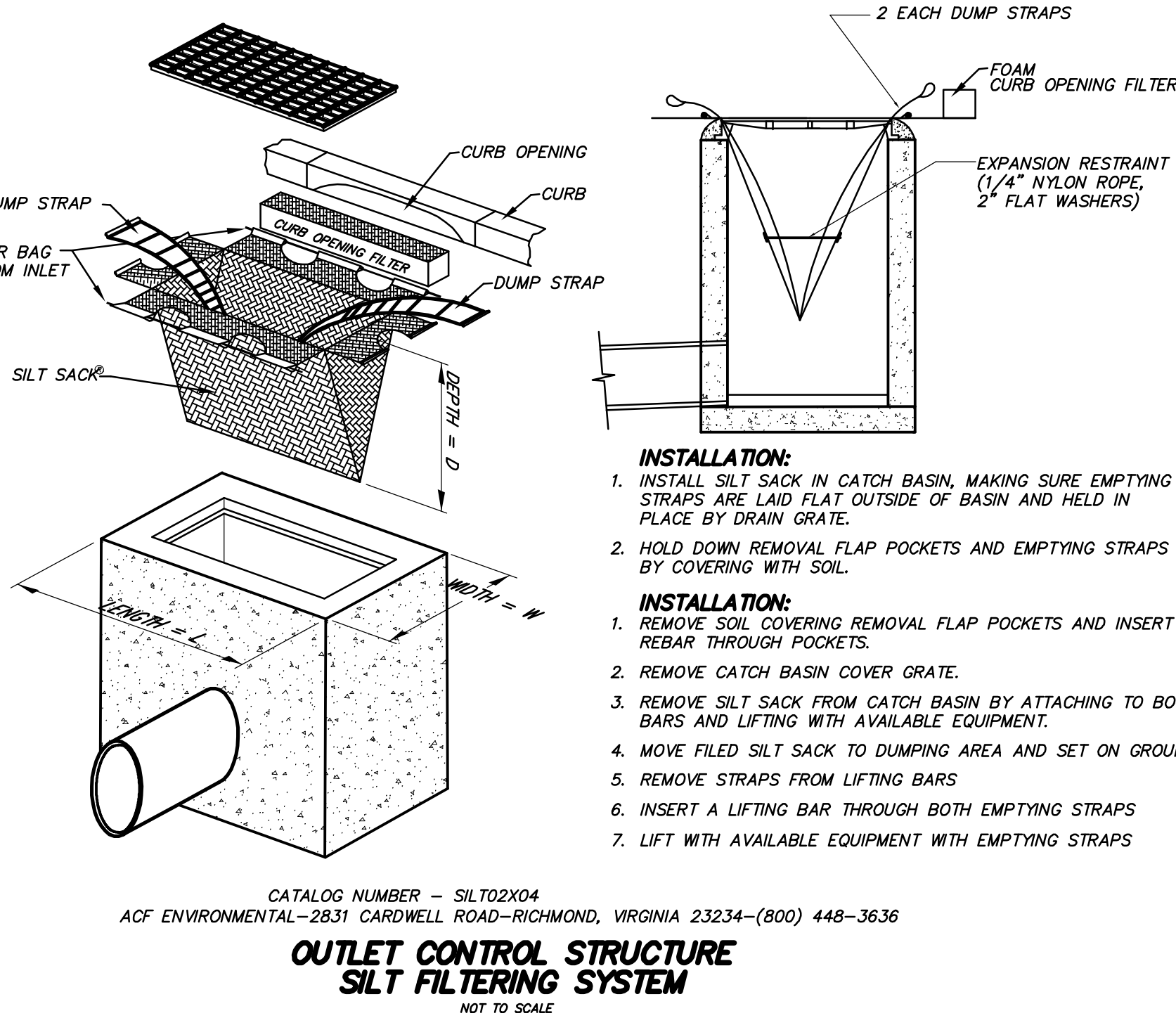
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	LENGTH OF STONE REQUIRED	
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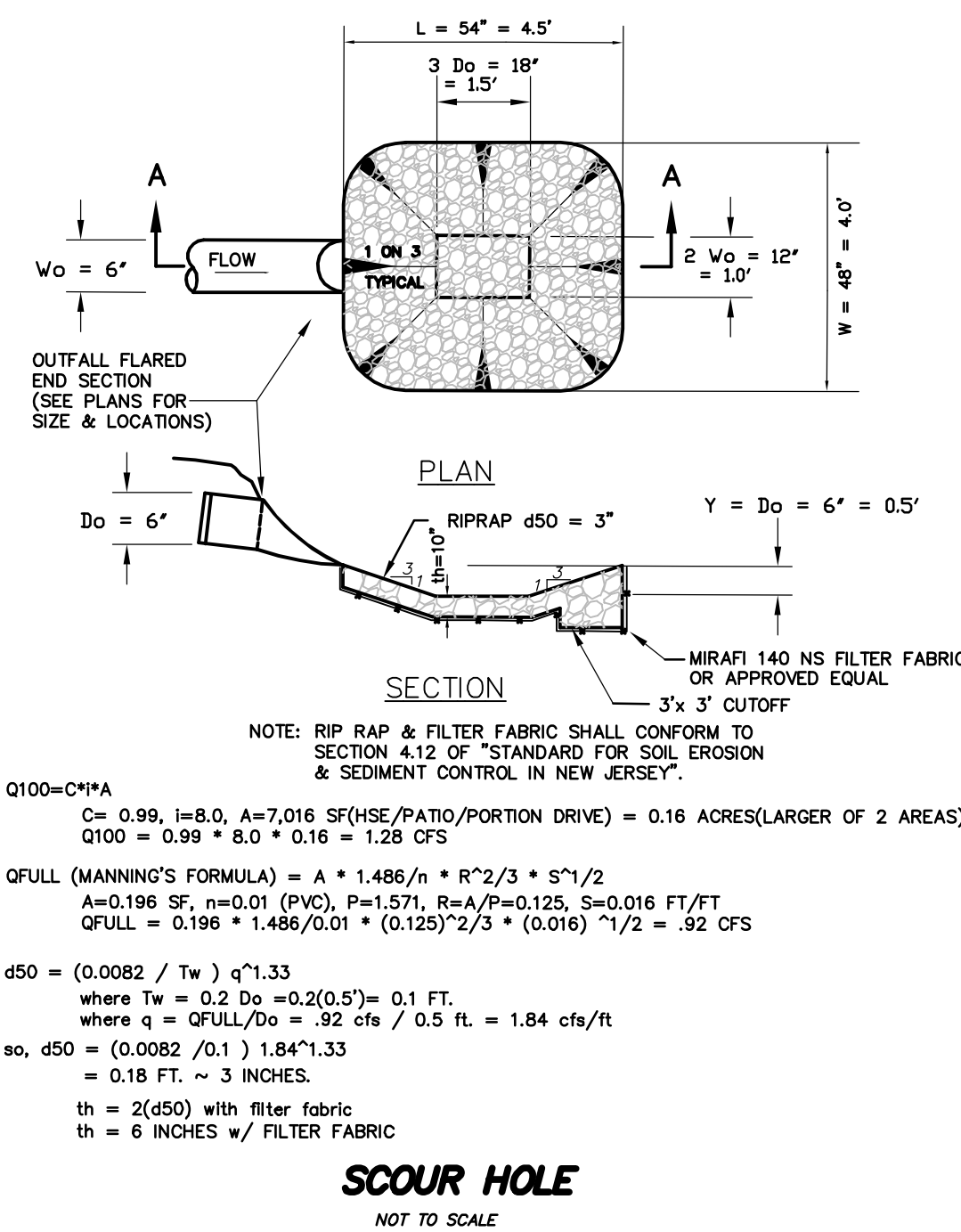
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SILT FENCE DETAIL
NOT TO SCALE

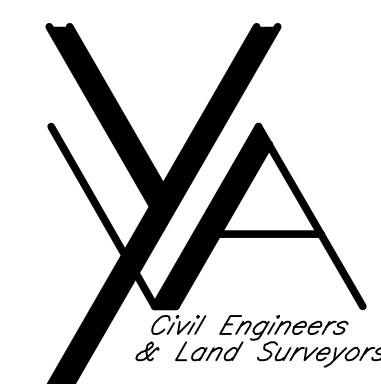


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where q = QFULL/Do = .92 cfs / 0.5 ft. = 1.84 cfs/ft
so, d50 = (0.0082 / 0.1) * 1.84^{1.33}
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th = 2(d50) with filter fabric
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**YANNACCONI
VILLA
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Ryan L. Smith 6/10/25
RYAN L. SMITH DATE:
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
AND LAND SURVEYOR No. 42575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO. DATE REVISION

PROJECT TITLE :

**FORENZA
PROJECT**
375 CHERRY LANE
LOT 3 ~ BLOCK 2301
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

SHEET TITLE :

**SOIL EROSION &
SEDIMENT CONTROL
DETAIL SHEET**

DRAWN BY:
GEY

DATE:
6/10/2025

CHECKED BY:
RLS

SCALE:
AS SHOWN

W.D. 224115

F.B. #

FILE:

FILE PATH: M:\SEPTIC\DATA\224000\224115
FILE NAME: 224115-MINOR.DWG

SHEET **6** OF **7**

