

# VARIANCE PLANS FOR LOT 3.01 BLOCK 2301 "425 CHERRY LANE"

SITUATED IN THE:  
**BOROUGH OF MENDHAM**  
**MORRIS COUNTY, NEW JERSEY**

## LIST OF PROPERTY OWNERS WITHIN 200 FT. OF LOT 3.01 BLOCK 2301

BLOCK	LOT	OWNER'S NAME AND ADDRESS	BLOCK	LOT	OWNER'S NAME AND ADDRESS
2101	1	ST JOHN, SCOTT/MARGERY 460 CHERRY LANE MENDHAM, NJ 07945	2301	14	ST JOHN, SCOTT/MARGERY 460 CHERRY LANE MENDHAM, NJ 07945
2101	1.01	MOHALLY, DAVID & MASSE, NATHALIE 400 CHERRY LANE MENDHAM, NJ 07945	2301	30FARM	SLATER, ROBERT E & BEVERLY H 375 CHERRY LANE MENDHAM, NJ 07945
2301	14	AMERICAN WATER SSC/GENERAL TAX DEPT PO BOX 2738 CAMDEN, NJ 08101	2401	4.03QFARM	KETCHUM EST. C/O THOMAS ELECTRONICS 208 DAVIS PKWY CLYDE, NY 14433
2301	3	SLATER, ROBERT E & BEVERLY H 375 CHERRY LANE MENDHAM, NJ 07945	2401	28	FERNANDEZ, JAMES/LAURA 465 CHERRY LANE MENDHAM, NJ 07945
2301	3.01	CHAMBERS, JAMES R & DONNA M 425 CHERRY LANE MENDHAM, NJ 07945	2401	29	TOMA, STEPHEN J/LAURA M 50 SPRING HILL RD MENDHAM, NJ 07945
2301	3.02	MAHER, DONALD T & MARILYN A 399 CHERRY LANE MENDHAM, NJ 07945			

## UTILITIES

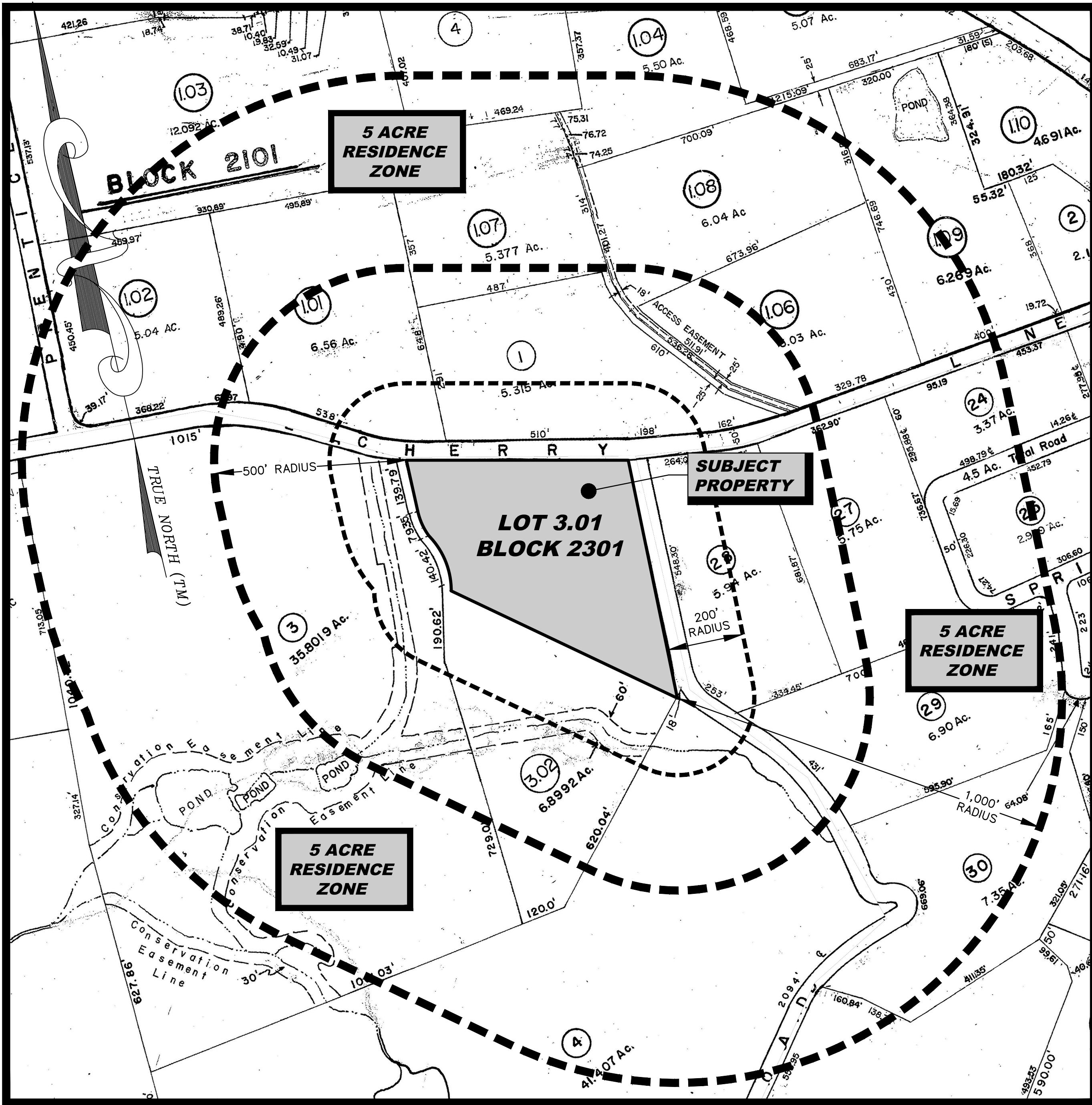
JOP&L, c/o FE SERV. TAX DEPT. PO BOX 1911 MORRISTOWN, NJ 07962-1911	PUBLIC SERVICE ELECTRIC & GAS CO. 80 PARK PLAZA NEWARK, NJ 07102	MENDHAM BOROUGH SEWER UTILITY 35 IRONIA ROAD MENDHAM, NJ 07945
VERIZON c/o DUFF & PHELPS PO BOX 2749 ADDISON, TX 75001	MORRIS COUNTY PLANNING BOARD PO BOX 900 MORRISTOWN, NJ 07963-0900	COMCAST 300 RAILWAY AVE. UNION, NJ 07083
AT & T 900 ROUTE 202/206 NORTH BEDMINSTER, NJ 07921	AMERICAN WATER SSC/GENERAL TAX DEPT. PO BOX 5627 CHERRY HILL, NJ 08034	CABLEVISION, ATTN: KATHY BAKER 683 ROUTE 10 RANDOLPH, NJ 07869

## SHEET INDEX

COVER SHEET	SHEET 1
EXISTING CONDITIONS PLAN	SHEET 2
PROPOSED VARIANCE PLAN	SHEET 3
SOIL EROSION AND SEDIMENT CONTRL. PLAN	SHEET 4

## BOARD APPROVAL BOX:

CHAIRMAN	DATE
ENGINEER	DATE
SECRETARY	DATE



## KEY MAP

GRAPHIC SCALE



## GENERAL NOTES

- 1.) APPLICANT/OWNER: JAMES R. AND DONNA M. CHAMBERS  
425 CHERRY LANE  
MENDHAM, NJ 07945-2719  
PH: 201-787-5228
- 2.) THE SUBJECT PROPERTY IS KNOWN AS LOT 3.01 BLOCK 2301 AS SHOWN ON THE BOROUGH OF MENDHAM TAX MAPS SHEET No. 23. THE PROPERTY CONTAINS 280,831.38 S.F. OR 6.447 AC.
- 3.) LOT DIMENSIONS (METES & BOUNDS) AND LOCATIONS PER SURVEY BY CIVIL ENGINEERING, INC., ROBERT H. JORDAN JR., NPLS #34485, DATED 08/09/13.
- 4.) TOPOGRAPHY AND ADDITIONAL LOCATIONS PERFORMED BY CIVIL ENGINEERING INC., ON 08/10/20. VERTICAL DATUM ESTABLISHED AT THE FIRST FLOOR SILL OF THE 1-1/2 STORY ACCESSORY BUILDING - EL 100.00 (ASSUMED).
- 5.) WATER WILL BE SUPPLIED TO THE CONVERTED ACCESSORY STRUCTURE BY A CONNECTION TO THE EXISTING WATER LINE WITHIN THE REAR OF THE PRINCIPAL DWELLING. THIS LINE COMES FROM THE MAIN DWELLING WHICH IS SERVED BY A PRIVATE WELL IN THE FRONT YARD.
- 6.) SANITARY SEWERAGE IS CURRENTLY PROVIDED TO THE MAIN 6 BEDROOM HOME BY AN ON LOT SEPTIC SYSTEM INSTALLED IN 1996. THE CONVERTED ACCESSORY STRUCTURE WILL BE SERVED BY A SEPARATE PROPOSED SEPTIC SYSTEM. A SEPARATE SEPTIC DESIGN PLAN WILL BE SUBMITTED TO THE HEALTH DEPARTMENT.
- 7.) ELECTRICAL, TELEPHONE, CABLE SERVICES, AND GAS ARE CURRENTLY PROVIDED BY EXISTING UNDERGROUND CONNECTIONS TO THE MAIN DWELLING.
- 8.) NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL FROM THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND THE TOWNSHIP ENGINEER.
- 9.) ALL SOIL EROSION AND SEDIMENT CONTROL PROCEDURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 10.) CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION.
- 11.) 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 SAFETY, "CONSTRUCTION SAFETY CODE", AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION, AND "BUILDING CODE".
- 12.) ALL SOIL TESTING FOR STRUCTURAL COMPONENTS TO BE DONE BY OTHERS. THIS INCLUDES, BUT IS NOT LIMITED TO: STRUCTURAL STABILITY, 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.
- 13.) BUILDER/OWNER/CONTRACTOR OR AUTHORIZED REPRESENTATIVE ACCEPTS RESPONSIBILITY FOR BUILDING ELEVATIONS & PROPOSED GRADING ELEVATIONS SHOWN ON APPROVED ENGINEERING DESIGN PLANS. IF CHANGES ARE REQUESTED ONCE EXCAVATION HAS BEGUN, THE SITE DESIGN ENGINEER MUST BE NOTIFIED IMMEDIATELY. THE ENGINEER ACCEPTS NO LIABILITY FOR ANY LOST TIME OR ADDITIONAL EXPENSE DUE TO ELEVATION CHANGES OCCURRING FROM FIELD MODIFICATIONS.
- 14.) NO SIGNAGE PROPOSED

## PROPOSAL

THE PROPERTY IS A DEVELOPED RESIDENTIAL LOT IN THE 5 ACRE RESIDENCE ZONE. IT CONTAINS A 6 BEDROOM 2-1/2 STORY HOME WITH A DETACHED 1 STORY GARAGE AND 1-1/2 STORY ACCESSORY BUILDING IN THE SOUTHEAST CORNER OF THE LOT. THE MAIN DWELLING HAS DRIVEWAY ACCESS FROM CHERRY LANE. A GRAVEL DRIVEWAY IN THE REAR OF THE PROPERTY FROM HORSESHOE BEND ROAD (PRIVATE ROAD) CURRENTLY PROVIDES ACCESS TO THE 1-1/2 STORY ACCESSORY BUILDING. THE OWNER PROPOSES TO CONVERT THE EXISTING 1-1/2 STORY ACCESSORY BUILDING TO A SECOND DWELLING ON THE LOT FOR USE BY A FAMILY MEMBER. THE SECOND DWELLING IS PROPOSED TO USE THE EXISTING GRAVEL DRIVEWAY ACCESS FROM HORSESHOE BEND ROAD. THE GRAVEL DRIVEWAY WILL BE EXTENDED CLOSE TO THE CONVERTED BUILDING. THE CONVERTED DWELLING CURRENTLY HAS GAS AND ELECTRIC PROVIDED BY CONNECTIONS TO THE MAIN DWELLING. THE GAS AND ELECTRIC CONNECTIONS WILL REMAIN. A WATERLINE IS PROPOSED TO CONNECT THE CONVERTED ACCESSORY DWELLING TO THE MAIN DWELLING'S WATER SUPPLY. SANITARY SEWERAGE WILL BE PROVIDED BY A PROPOSED ON-SITE SEPTIC SYSTEM CONSISTING OF A SEPTIC TANK AND DISPOSAL FIELD.

## ZONE REQUIREMENTS

THE SUBJECT PROPERTY IS LOCATED IN THE 5 ACRE RESIDENCE ZONE. THE 5 ACRE RESIDENCE ZONE IS SUBJECT TO THE FOLLOWING REQUIREMENTS:

BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MAXIMUM FAMILIES PER LOT	1	5 ACRES	1
MINIMUM AREA OF LOT	5 ACRES	6.447 ACRES	NO CHANGE
MINIMUM WIDTH OF LOT	400 FT.	613.38 FT.	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	28,899 S.F.	26,603 S.F.	28,649 S.F.
MAXIMUM BUILDING COVERAGE	4% (11,223 S.F.)	2.38% (6,670 S.F.)	NO CHANGE
PRINCIPAL BUILDING	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT SETBACK	75 FT.	143.3 FT.	NO CHANGE
MINIMUM REAR SETBACK	60 FT.	164.4 FT.	NO CHANGE
MINIMUM SIDE SETBACK	40 FT.	136.5 FT.(L)/292.6 FT. (R)	NO CHANGE
MAXIMUM BUILDING HEIGHT	45 FT.	<45 FT.	NO CHANGE
ACCESSORY BUILDING (1-1/2 STORY)	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT SETBACK	75 FT.	418.3 FT.	NO CHANGE
MINIMUM REAR SETBACK	40 FT.	80.3 FT.	NO CHANGE
MINIMUM SIDE SETBACK	40 FT.	429.0 FT.(L)/121.4 FT. (R)	NO CHANGE
MAXIMUM BUILDING HEIGHT	2 STORIES	1-1/2 STORIES/24.58 FT.	NO CHANGE
ACCESSORY BUILDING (GARAGE)	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT SETBACK	75 FT.	148.5 FT.	NO CHANGE
MINIMUM REAR SETBACK	40 FT.	282.9 FT.	NO CHANGE
MINIMUM SIDE SETBACK	40 FT.	337.3 FT.(L)/173.8 FT. (R)	NO CHANGE
MAXIMUM BUILDING HEIGHT	2 STORIES	1 STORY	NO CHANGE
ACCESSORY BUILDING (POOL HOUSE)	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT SETBACK	75 FT.	296.9 FT.	NO CHANGE
MINIMUM REAR SETBACK	40 FT.	89.3 FT.	NO CHANGE
MINIMUM SIDE SETBACK	40 FT.	151.5 FT.(L)/369.6 FT. (R)	NO CHANGE
MAXIMUM BUILDING HEIGHT	2 STORIES	1 STORY	NO CHANGE

## VARIANCES REQUESTED

1. 215-13 A. ONE SINGLE FAMILY DWELLING PER LOT - TWO PROPOSED
2. DRIVEWAY WITHIN SIDE YARD SETBACK

SHEET 1 OF 4

## COVER SHEET

FOR:

LOT 3.01 BLOCK 2301  
"425 CHERRY LANE"

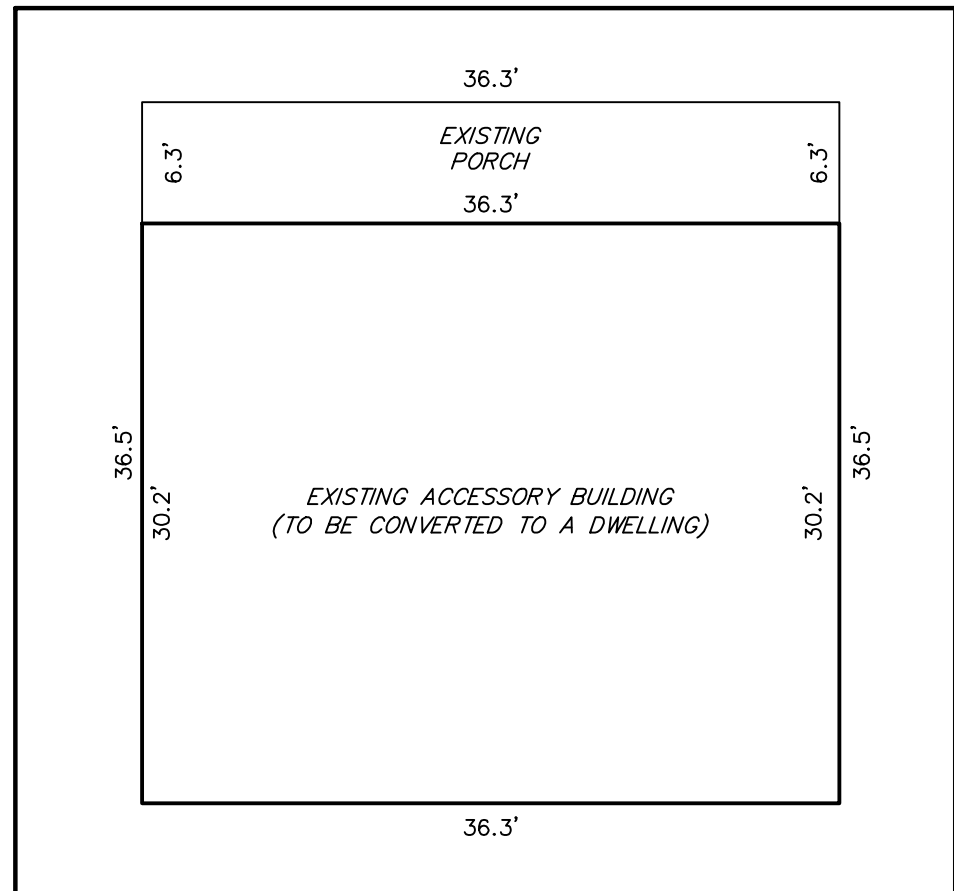
SITUATED IN THE:  
BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY

Checked By:	JG	Date:	08/27/2020
Drawn By:	CH	Project No:	6562

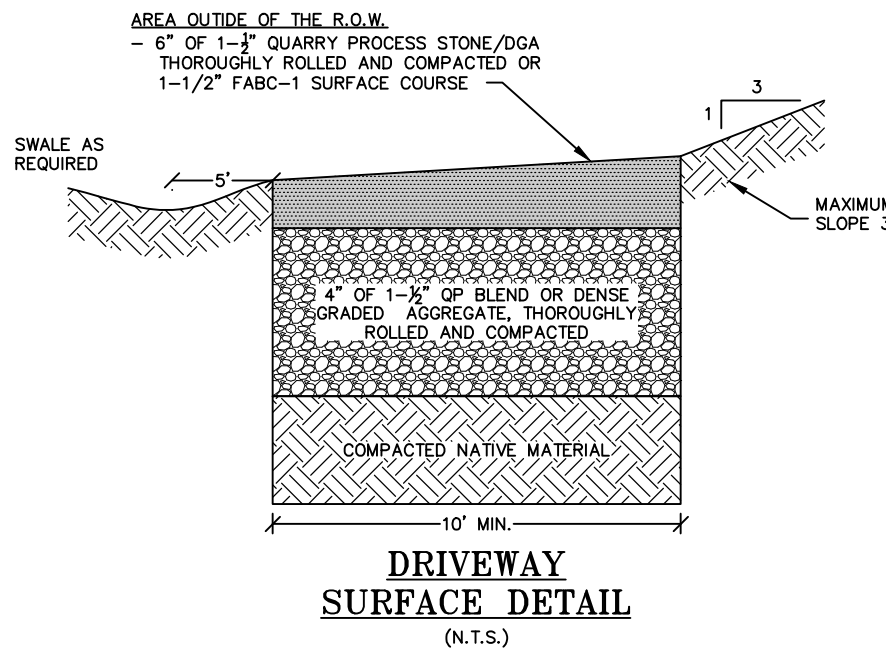
## CIVIL ENGINEERING, INC.

1 COVE STREET  
BUDD LAKE, N.J. 07828  
Telephone: (973) 426-1776  
Fax: (973) 426-0716  
N.J. - C of A #24GA27922000

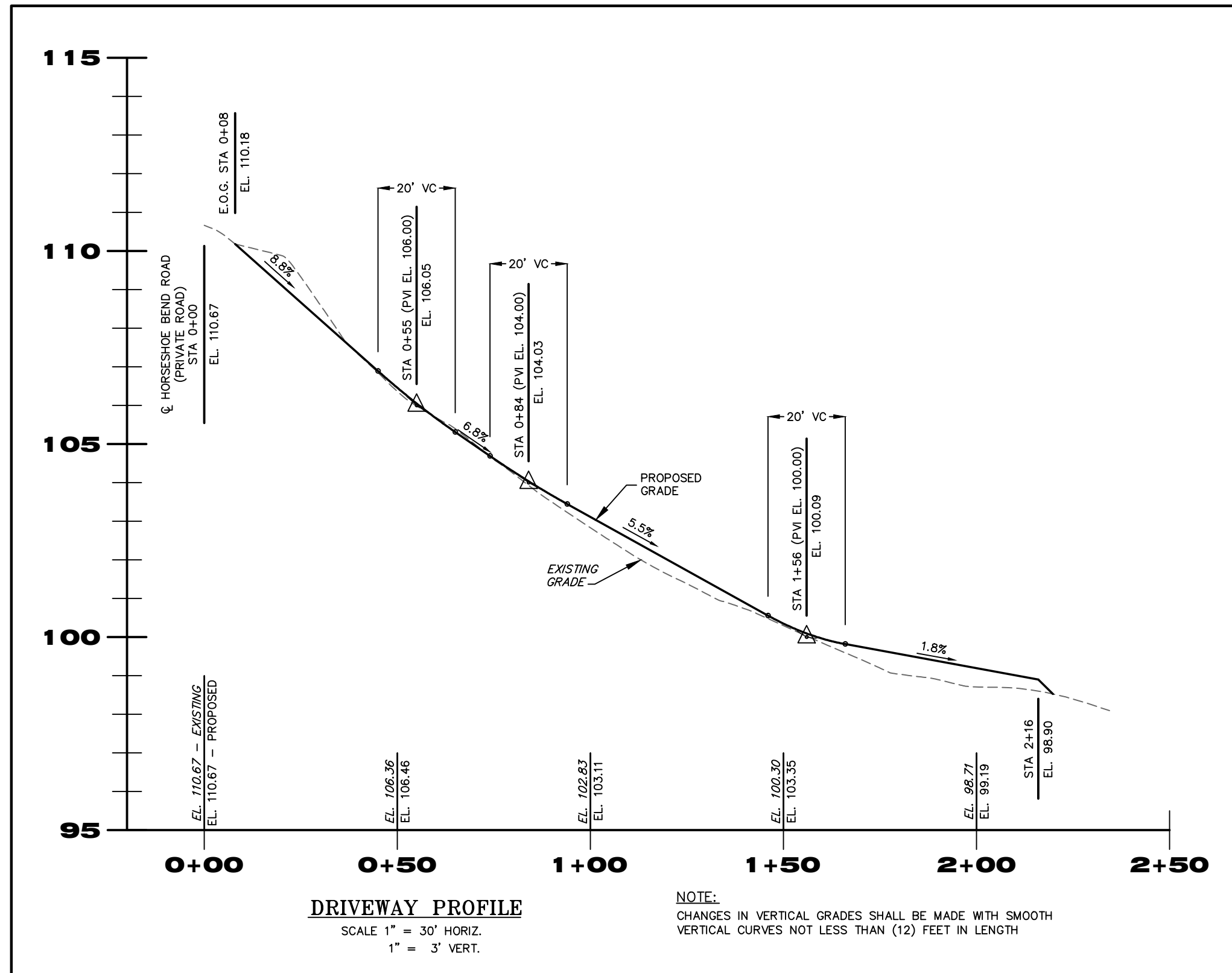
JAMES G. GLASSON  
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703



ACCESSORY BUILDING DIMENSIONS DETAIL  
(SCALE: 1"=10')

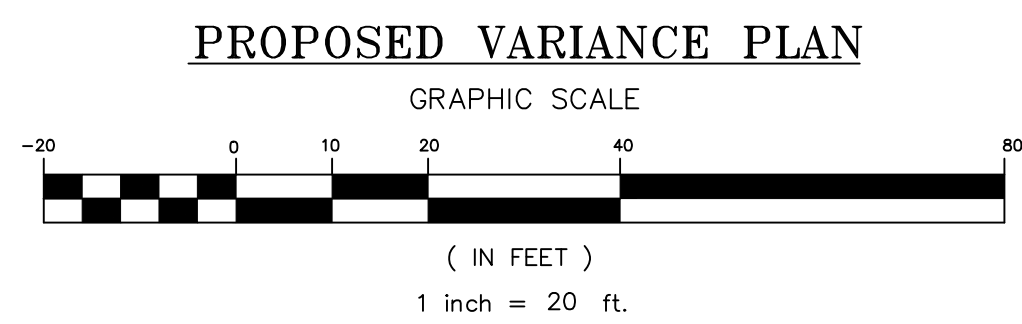


DRIVEWAY SURFACE DETAIL  
(N.T.S.)



DRIVEWAY PROFILE  
SCALE: 1" = 30' HORIZ.  
1" = 3' VERT.

NOTE:  
CHANGES IN VERTICAL GRADES SHALL BE MADE WITH SMOOTH  
VERTICAL CURVES NOT LESS THAN (12) FEET IN LENGTH



PROPOSED VARIANCE PLAN  
GRAPHIC SCALE

#### PROPOSED IMPERVIOUS COVERAGE

EXISTING DWELLING	4,641 S.F.
EXISTING GARAGE	587 S.F.
EXISTING POOL HOUSE (REAR)	321 S.F.
EXISTING POOL HOUSE OVERHANG	148 S.F.
EXISTING ASPHALT DRIVEWAY	5,753 S.F.
EXISTING GRAVEL DRIVEWAY	4,390 S.F.
EXISTING CONCRETE POOL PATIO (REAR)	1,918 S.F.
EXISTING INGROUND POOL (REAR)	980 S.F.
EXISTING ROCK WALLS (REAR)	398 S.F.
EXISTING BRICK PAVEMENT WALKWAY AND PATIO (REAR)	291 S.F.
EXISTING BRICK PAVEMENT WALKWAY (FRONT)	1,900 S.F.
EXISTING BRICK PAVEMENT WALKWAY AREA	215 S.F.
EXISTING SLATE STEPS AND LANDINGS (FRONT)	199 S.F.
EXISTING COVERED SLATE PORCH (FRONT)	164 S.F.
EXISTING COVERED PORCH (REAR)	569 S.F.
EXISTING DECK (REAR)	224 S.F.
EXISTING SLATE LANDINGS (REAR)	830 S.F.
EXISTING PLASTER (REAR)	53 S.F.
EXISTING OUTDOOR FIREPLACE (REAR)	27 S.F.
EXISTING AC PATIO (LEFT)	28 S.F.
EXISTING GENERATOR PAD (RIGHT)	10 S.F.
EXISTING POOL COMPONENT PAD (REAR)	21 S.F.
EXISTING ACCESSORY BUILDING (RIGHT/REAR)	1,096 S.F.
EXISTING ACCESSORY PORCH (RIGHT/REAR)	229 S.F.
EXISTING ACCESSORY GRAVEL DRIVEWAY (RIGHT/REAR)	405 S.F.
EXISTING GRAVEL ROADWAY (PRIVATE ROAD)	1,048 S.F.
EXISTING ASPHALT ROADWAY (PRIVATE ROAD)	135 S.F.
EXISTING ACCESSORY AC PAD (RIGHT/REAR)	4 S.F.
EXISTING CONCRETE PILLAR (RIGHT/FRONT)	6 S.F.
PROPOSED DRIVEWAY	2,046 S.F.
<b>TOTAL</b>	<b>= 28,649 S.F.</b>

28,649 S.F. / 280,831.38 S.F. = 0.1020 OR 10.20%

#### PROPOSED BUILDING COVERAGE

EXISTING DWELLING	4,641 S.F.
EXISTING GARAGE	587 S.F.
EXISTING POOL HOUSE (REAR)	321 S.F.
EXISTING COVERED PORCH (PORTION 12 FT. BEYOND FOUNDATION)	25 S.F.
EXISTING ACCESSORY BUILDING (RIGHT/REAR)	1,096 S.F.
<b>TOTAL</b>	<b>= 6,670 S.F.</b>

6,670 S.F. / 280,831.38 S.F. = 0.0238 OR 2.38%  
MAX PERMITTED = LOT S.F. x .04 = 280,831.38 x .04 = 11,233 S.F.

\*NO CHANGES FROM EXISTING\*

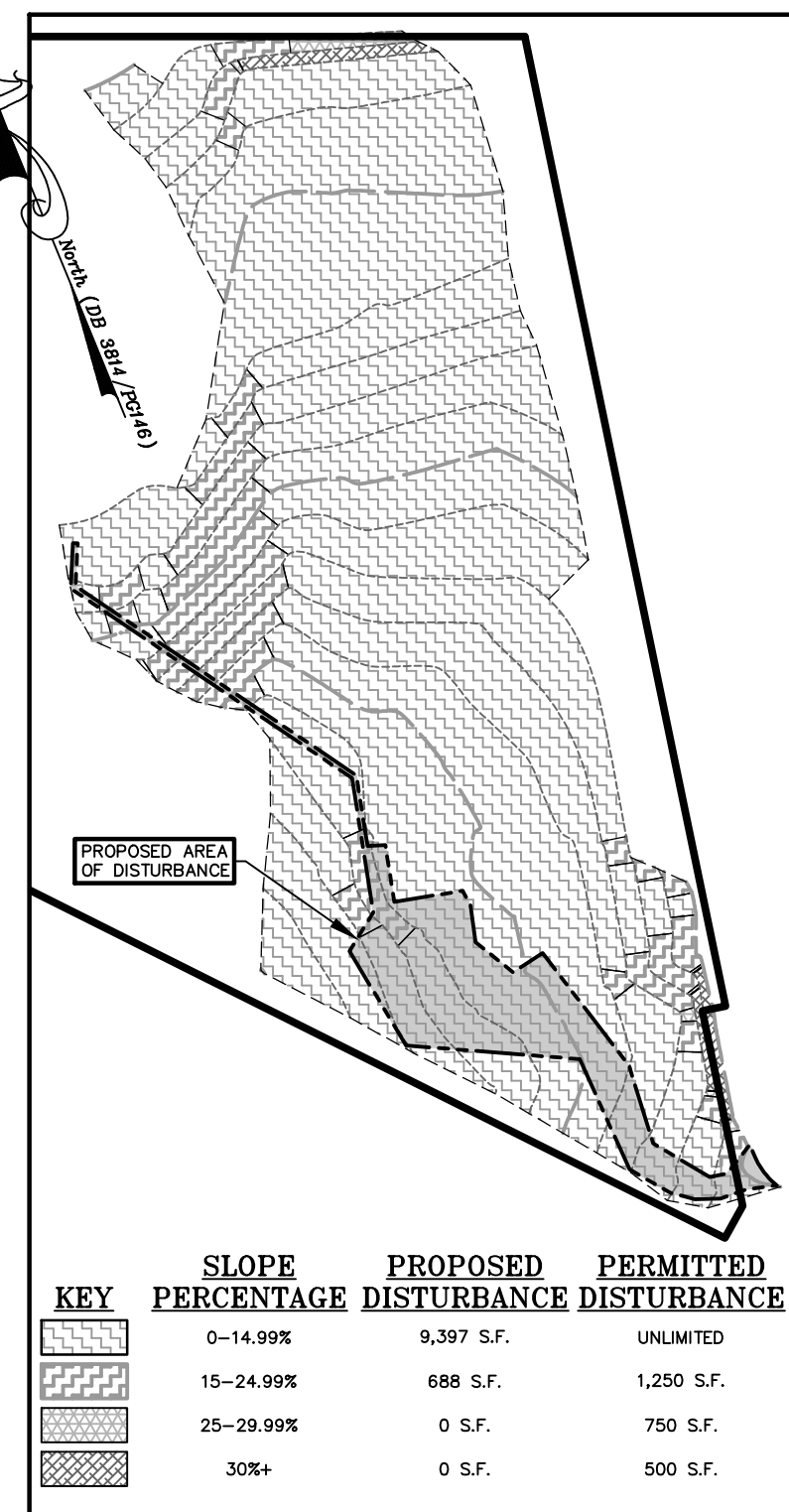
#### PROPOSED BUILDING HEIGHT (1-1/2 STORY BUILDING)

- AS PER LOCAL ORDINANCE, BUILDING HEIGHT IS MEASURED AS "THE VERTICAL DISTANCE TO THE TOP OF THE HIGHEST POINT OF THE BUILDING MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT EACH CORNER OF THE BUILDING NEXT TO THE FOUNDATION. BUILDING HEIGHT SHALL INCLUDE ALL ROOF-MOUNTED APPURTENANCES, STRUCTURES, FIXTURES AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO CHIMNEYS, ANTENNAS, HVAC EQUIPMENT, TANKS, CUPOLAS, AND SIMILAR PROJECTIONS. IN THE EVENT THAT A BUILDING OR PART THEREOF DOES NOT HAVE CORNERS, THE MEASUREMENT SHALL BE DONE IN THE MANNER PRESCRIBED ABOVE AT MINIMUM TEN-FOOT INTERVALS AROUND THE PERIMETER OF THE BUILDING."
- MAXIMUM PRINCIPAL BUILDING HEIGHT (5-ACRE RESIDENCE) = 45 FT.
- MAXIMUM ACCESSORY BUILDING HEIGHT = 2 STORIES

- THE AVERAGE GRADE ELEVATION @ 4 SPOT ELEVATIONS ALONG THE EXTERIOR CORNERS OF THE DWELLING =  
 $(98.50 + 99.35 + 98.67 + 98.88) / 4 = (395.60) / 4 = \text{EL. } 98.92$
- THE HEIGHT FROM FIRST FLOOR TO HIGHEST POINT OF THE ROOF (GABLE) = 23.50 FT.
- FINISHED FIRST FLOOR = EL. 100.00
- ROOF ELEVATION = EL. 100.00 + 23.50 = EL. 123.50

EXISTING HEIGHT = EL. 123.50 - EL. 98.92 = 24.58 FT. / 1-1/2 STORIES

\*NO CHANGES FROM EXISTING\*

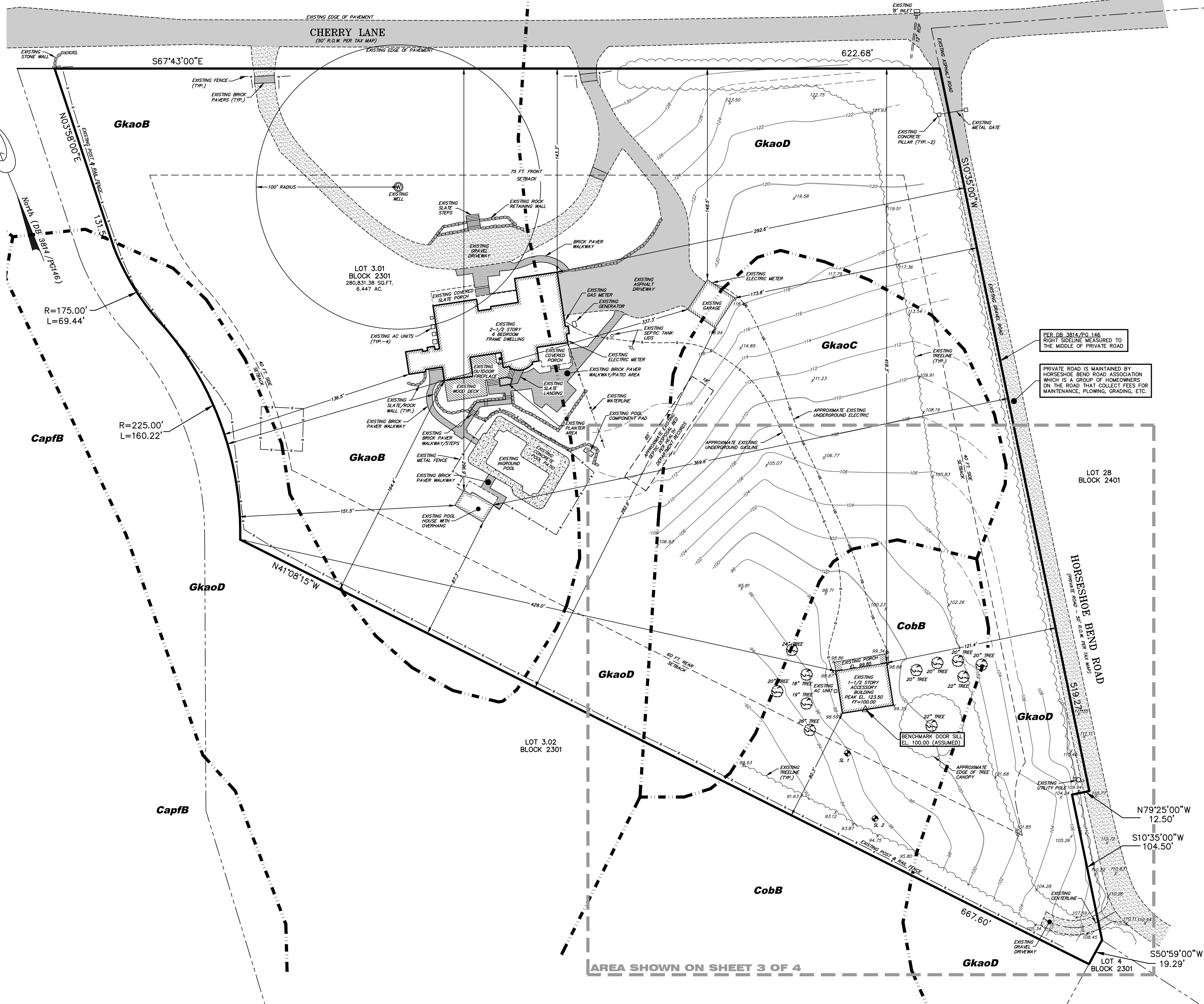


SLOPE ANALYSIS DETAIL  
(WITHIN THE AREA OF TOPOGRAPHY)  
(SCALE: 1"=100')

SHEET 3 OF 4			
PROPOSED VARIANCE PLAN FOR: LOT 3.01 BLOCK 2301 "425 CHERRY LANE"			
SITUATED IN THE: BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY			
Rev. No.	Description	By	Date
CIVIL ENGINEERING, INC.			
1 COVE STREET BUDD LAKE, N.J. 07828 Telephone: (973) 426-1776 Fax: (973) 426-0716 N.J. - C of A #24GA27922000			
Checked By:	JG	Date:	08/27/2020
Drawn By:	CH	Project No:	6562

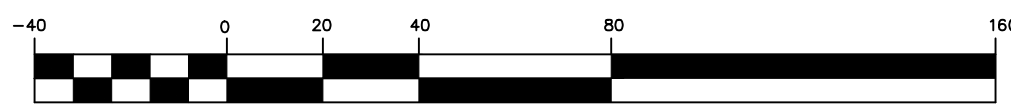
JAMES G. GLASSON  
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703





### EXISTING CONDITIONS PLAN

GRAPHIC SCALE



AREA SHOWN ON SHEET 3 OF 4

### EXISTING IMPERVIOUS COVERAGE

EXISTING DWELLING	4,641 S.F.
EXISTING GARAGE	587 S.F.
EXISTING POOL HOUSE (REAR)	321 S.F.
EXISTING POOL HOUSE OVERHANG	148 S.F.
EXISTING ASPHALT DRIVEWAY	5,753 S.F.
EXISTING GRAVEL DRIVEWAY	1,518 S.F.
EXISTING CONCRETE POOL PATIO (REAR)	4,390 S.F.
EXISTING INGROUND POOL (REAR)	1,518 S.F.
EXISTING ROCK WALLS (REAR)	980 S.F.
EXISTING ROCK WALLS (FRONT)	980 S.F.
EXISTING BRICK PAVER WALKWAY AND PATIO (REAR)	291 S.F.
EXISTING BRICK PAVER WALKWAY (FRONT)	1,900 S.F.
EXISTING BRICK PAVERS WITHIN DRIVEWAY AREA	215 S.F.
EXISTING SLATE STEPS AND LANDING (FRONT)	199 S.F.
EXISTING COVERED SLATE PORCH (FRONT)	164 S.F.
EXISTING COVERED PORCH (REAR)	569 S.F.
EXISTING DECK (REAR)	324 S.F.
EXISTING SLATE LANDING (REAR)	830 S.F.
EXISTING PLATER (REAR)	53 S.F.
EXISTING AC PADS (LEFT)	13 S.F.
EXISTING OUTDOOR FIREPLACE (REAR)	28 S.F.
EXISTING GENERATOR PAD (RIGHT)	27 S.F.
EXISTING POOL COMPONENT PAD (REAR)	10 S.F.
EXISTING ACCESSORY BUILDING (RIGHT/REAR)	21 S.F.
EXISTING ACCESSORY PORCH (RIGHT/REAR)	1,098 S.F.
EXISTING ACCESSORY GRAVEL DRIVEWAY (RIGHT/REAR)	405 S.F.
EXISTING GRAVEL ROADWAY (PRIVATE ROAD)	1,048 S.F.
EXISTING ASPHALT ROADWAY (PRIVATE ROAD)	135 S.F.
EXISTING ACCESSORY AC PAD (RIGHT/REAR)	4 S.F.
EXISTING CONCRETE PILLAR (RIGHT/FRONT)	6 S.F.
<b>TOTAL</b>	<b>26,603 S.F.</b>

26,603 S.F. / 280,831.38 S.F. = 0.0947 OR 9.47%  
 MAX PERMITTED = (LOT S.F. x .10) + 12 S.F. PER 1 FT. OF ADDITIONAL SETBACK  
 MAX PERMITTED = (280,831.38 S.F. x .10) + (12 S.F. x (143 FT. - 75 FT.))  
 MAX PERMITTED = (28,083 S.F.) + (816 S.F.) = **28,899 S.F.**

### EXISTING BUILDING COVERAGE

EXISTING DWELLING	4,641 S.F.
EXISTING GARAGE	587 S.F.
EXISTING POOL HOUSE (REAR)	321 S.F.
EXISTING COVERED PORCH (PORTION 12 FT. BEYOND FOUNDATION)	25 S.F.
EXISTING ACCESSORY BUILDING (RIGHT/REAR)	1,098 S.F.
<b>TOTAL</b>	<b>6,670 S.F.</b>

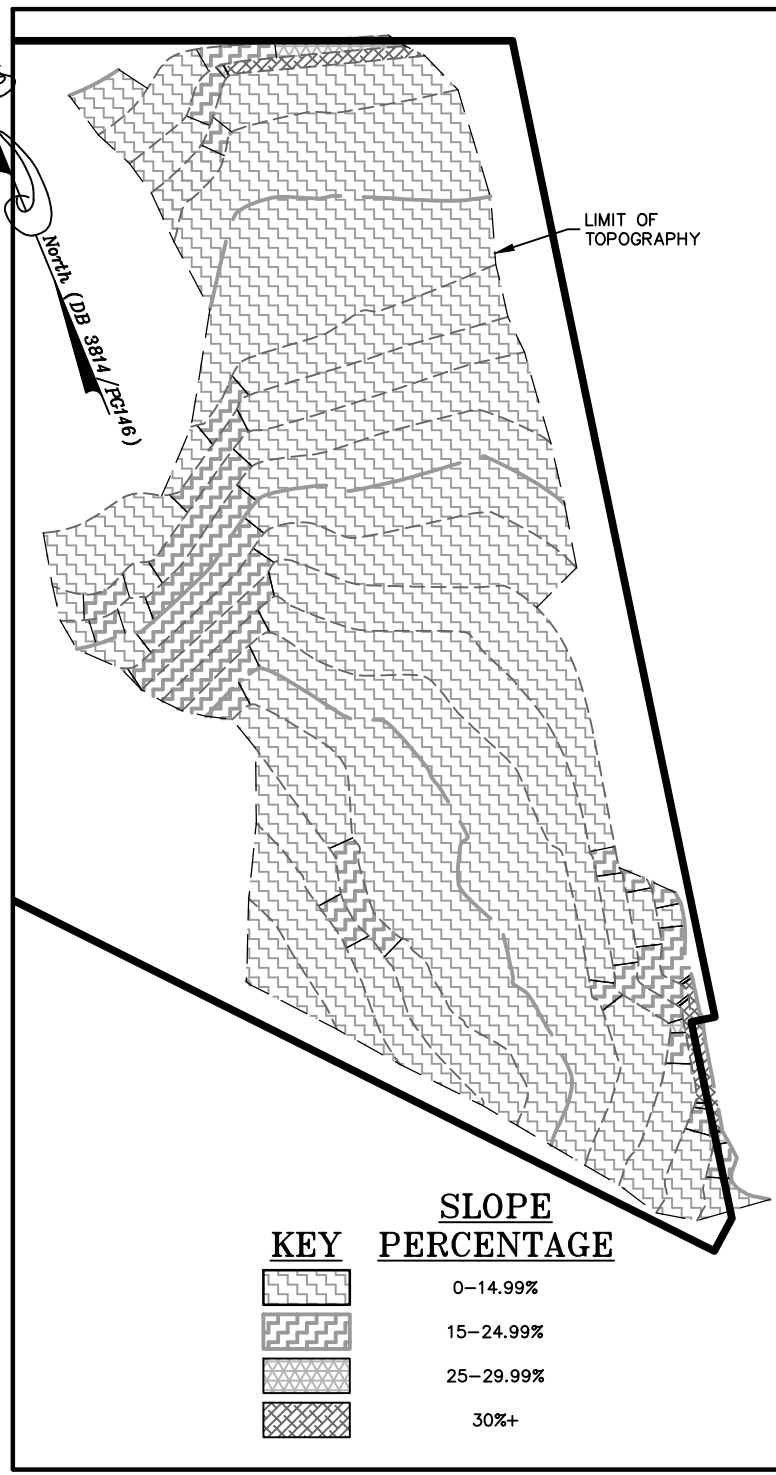
6,670 S.F. / 280,831.38 S.F. = 0.0238 OR 2.38%  
 MAX PERMITTED = LOT S.F. x .04 + 280,831.38 x .04 = 11,233 S.F.

### EXISTING BUILDING HEIGHT (1-1/2 STORY BUILDING)

- AS PER LOCAL ORDINANCE, BUILDING HEIGHT IS MEASURED AS "THE VERTICAL DISTANCE TO THE TOP OF THE HIGHEST POINT OF THE BUILDING MEASURED FROM THE AVERAGE GRADE OF THE PROPOSED FINISHED GRADE AT EACH CORNER OF THE BUILDING NEXT TO THE FOUNDATION. BUILDING HEIGHT SHALL INCLUDE ALL ROOF-MOUNTED APPURTENANCES, STRUCTURES, FIXTURES AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO CHIMNEYS, ANTENNAS, HVAC EQUIPMENT, TANKS, CUPOLAS, AND SIMILAR PROJECTIONS. IN THE EVENT THAT A BUILDING OR PART THEREOF DOES NOT HAVE CORNERS, THE MEASUREMENT SHALL BE DONE IN THE MANNER PRESCRIBED ABOVE, AT MINIMUM TEN-FOOT INTERVALS AROUND THE PERIMETER OF THE BUILDING."
- MAXIMUM PRINCIPAL BUILDING HEIGHT (5-ACRE RESIDENCE) = 45 FT.  
 MAXIMUM ACCESSORY BUILDING HEIGHT = 2 STORIES
- 1) THE AVERAGE GRADE ELEVATION @ 4 SPOT ELEVATIONS ALONG THE EXTERIOR CORNERS OF THE DWELLING =  
 $(98.59 + 99.35 + 98.87 + 98.88) / 4 = (395.69) / 4 = \text{EL. 98.92}$
- 2) THE HEIGHT FROM FIRST FLOOR TO HIGHEST POINT OF THE ROOF (GABLE) = 23.50 FT.
- 3) FINISHED FIRST FLOOR = EL. 100.00
- 4) ROOF ELEVATION = EL. 100.00 + 23.50 = EL. 123.50
- EXISTING HEIGHT = EL. 123.50 - EL. 98.92 = **24.58 FT. / 1-1/2 STORIES**

### SOIL CATEGORIES:

<b>GkaoB</b>	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
<b>GkaoC</b>	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
<b>GkaoD</b>	GLADSTONE GRAVELLY LOAM, 15 TO 25 PERCENT SLOPES
<b>CapfB</b>	CALIFON VARIANT LOAM, 3 TO 8 PERCENT SLOPES
<b>CobB</b>	COKEBURY GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES



### SLOPE ANALYSIS DETAIL

(WITHIN THE AREA OF TOPOGRAPHY)

(SCALE: 1"=100')

### EXISTING CONDITIONS PLAN FOR:

LOT 3.01 BLOCK 2301  
"425 CHERRY LANE"

SITUATED IN THE:  
BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY

### CIVIL ENGINEERING, INC.

1 COVE STREET  
BUDD LAKE, N.J. 07828  
Telephone: (973) 426-1776  
Fax: (973) 426-0716  
N.J. - C of A #24GA27922000

ROBERT H. JORDAN, Jr.  
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 34485

JAMES G. GLASSON  
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

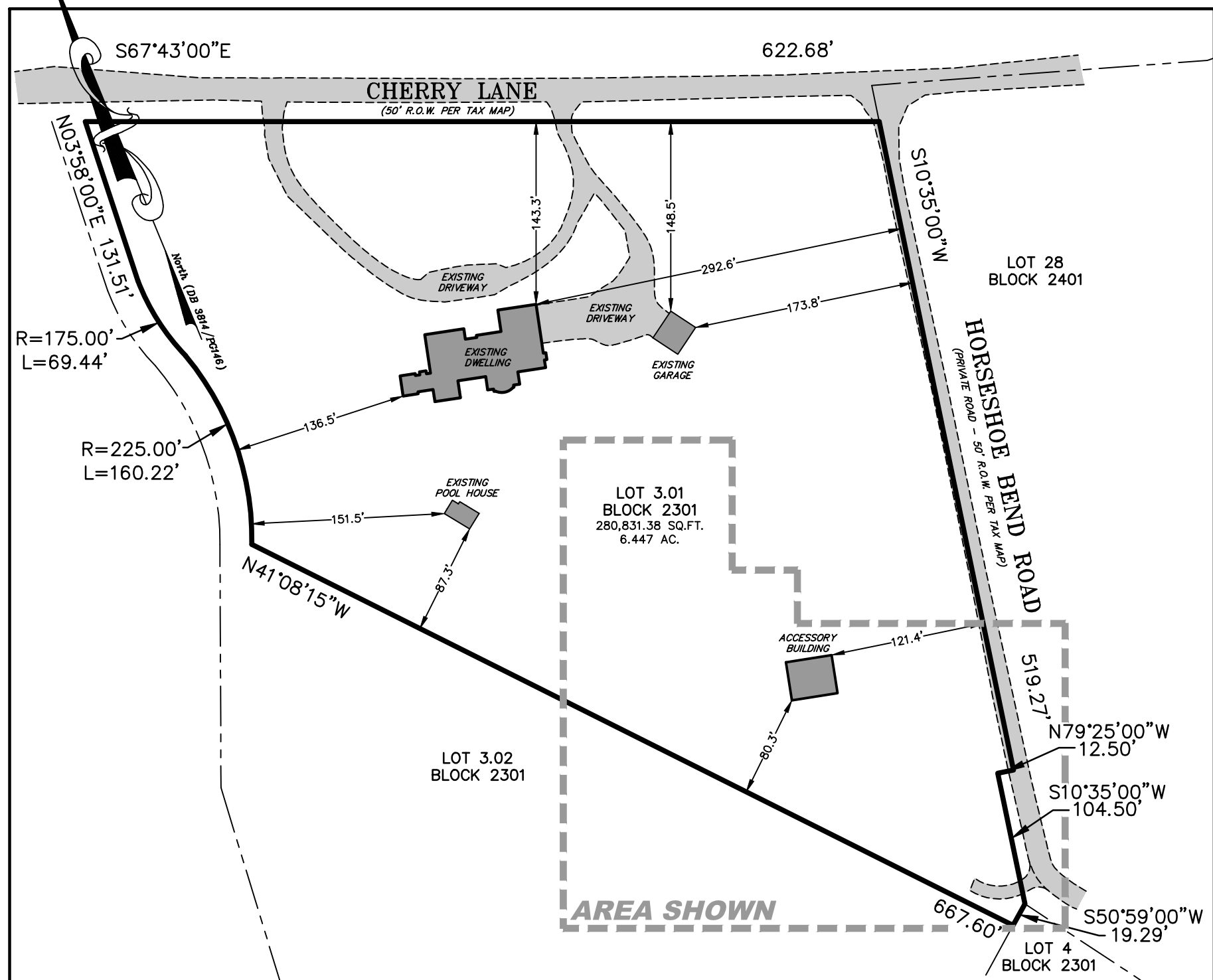
Checked By:	JG	Date:	08/27/2020
Drawn By:	CH	Project No.:	6562



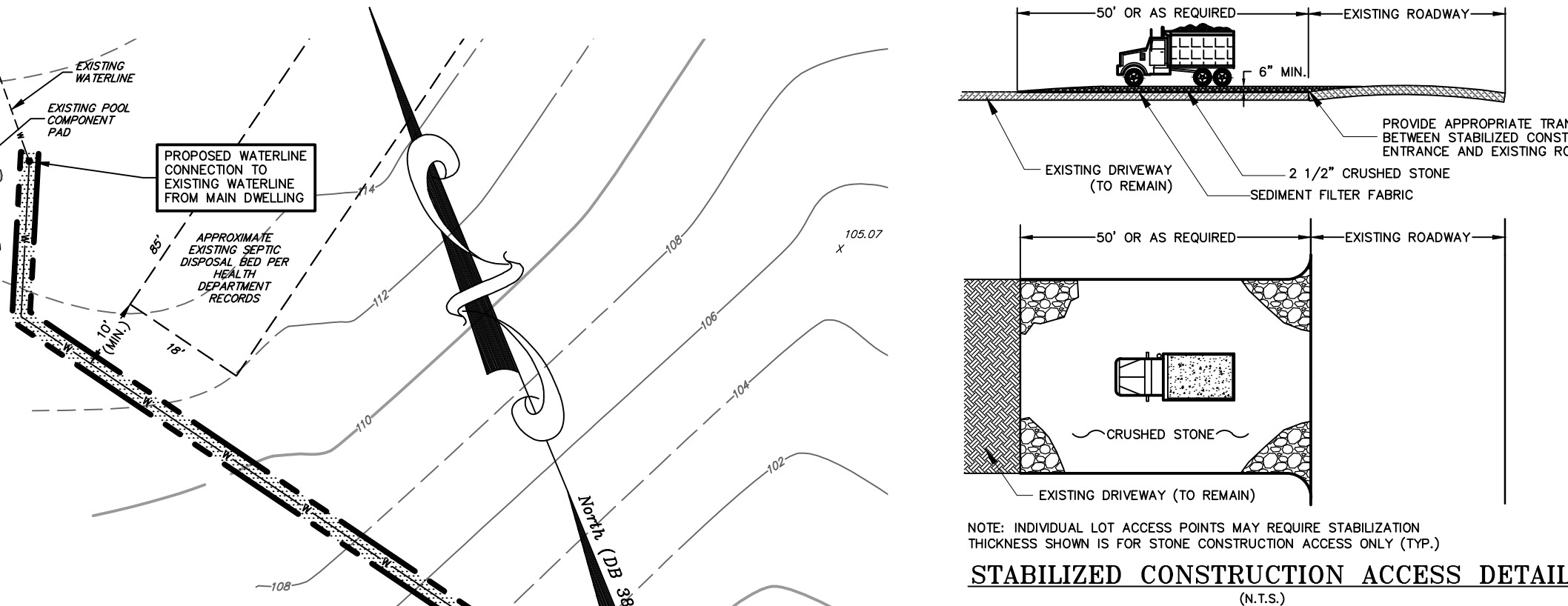
MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA 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 AS ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED & 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 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 FOR CHART AND DIMENSIONS.
11. ALL NEW ROADWAYS WILL BE TREATED WITH A 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 DISCHARGE 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, 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.
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 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 LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING.
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/1000 S.F.
  - B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
  - C. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1000 S.F. AND ANNUAL RYEGRASS AT A RATE OF 1 LB/1000 S.F.
  - D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS/1000 S.F.
  - 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/1000 S.F.
  - B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
  - C. APPLY PERENNIAL RYEGRASS AT 1 LB/1,000 SF AND ANNUAL RYEGRASS AT 1 LB/1,000 SF.
  - D. MULCH STOCKPILE WITH HAY OR STRAW. APPLY AT A RATE OF 90 LBS/1000 S.F.
  - 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" (UNSETTLED).
  - B. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS./1000 S.F. AND WORK FOUR INCHES (4") INTO SOIL.
  - C. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS./1000 S.F.
  - D. APPLY HARD FESCUE AT 2.7 LBS/1,000 SF, CREEPING RED FESCUE 0.7 LBS/1,000 SF, AND PERENNIAL RYEGRASS AT 0.25 LBS/1,000 SF
  - E. MULCH WITH HAY OR STRAW. APPLY AT A RATE OF 90 LBS/1000 S.F.
  - F. APPLY 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.



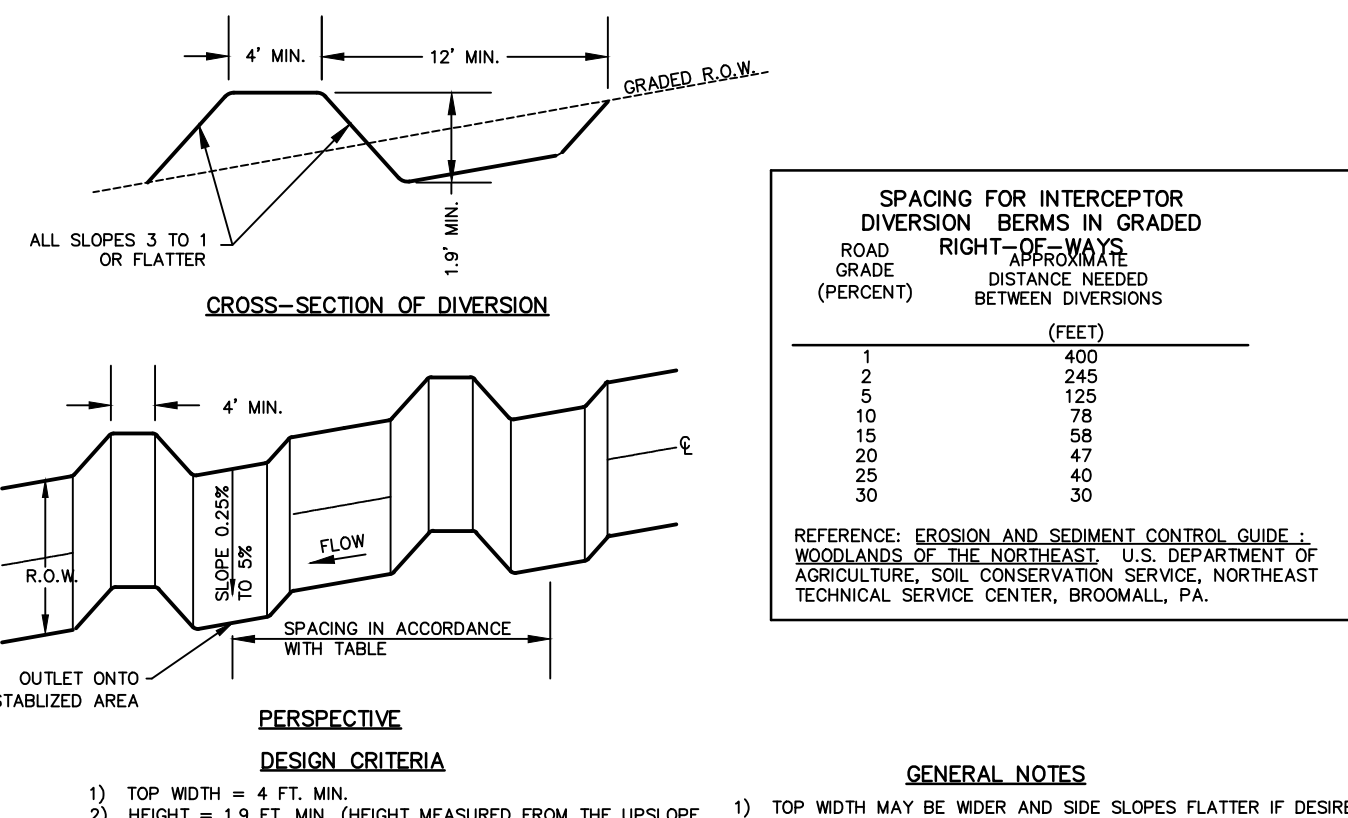
OVERALL LOT DETAIL  
(SCALE: 1"=100')



STABILIZED CONSTRUCTION ACCESS DETAIL  
(N.T.S.)

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

\* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY



DETAIL OF TEMPORARY INTERCEPTOR DIVERSION BERM  
(N.T.S.)

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD			
ADULCULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

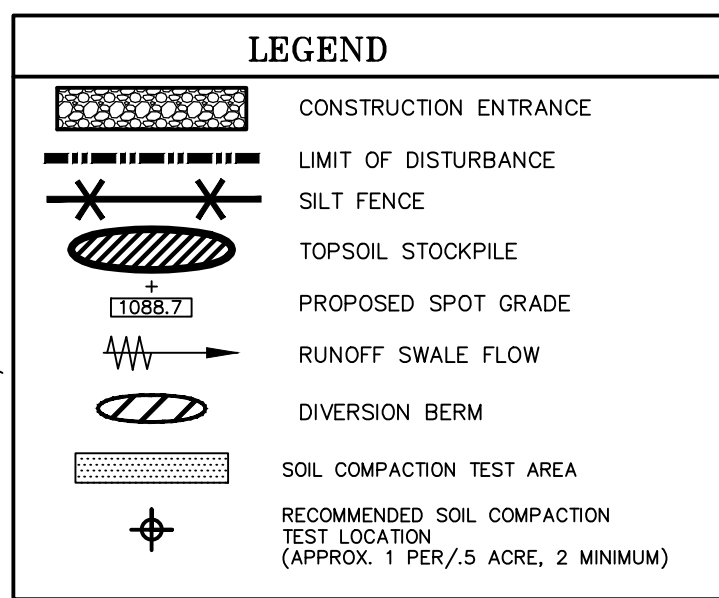
ILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

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

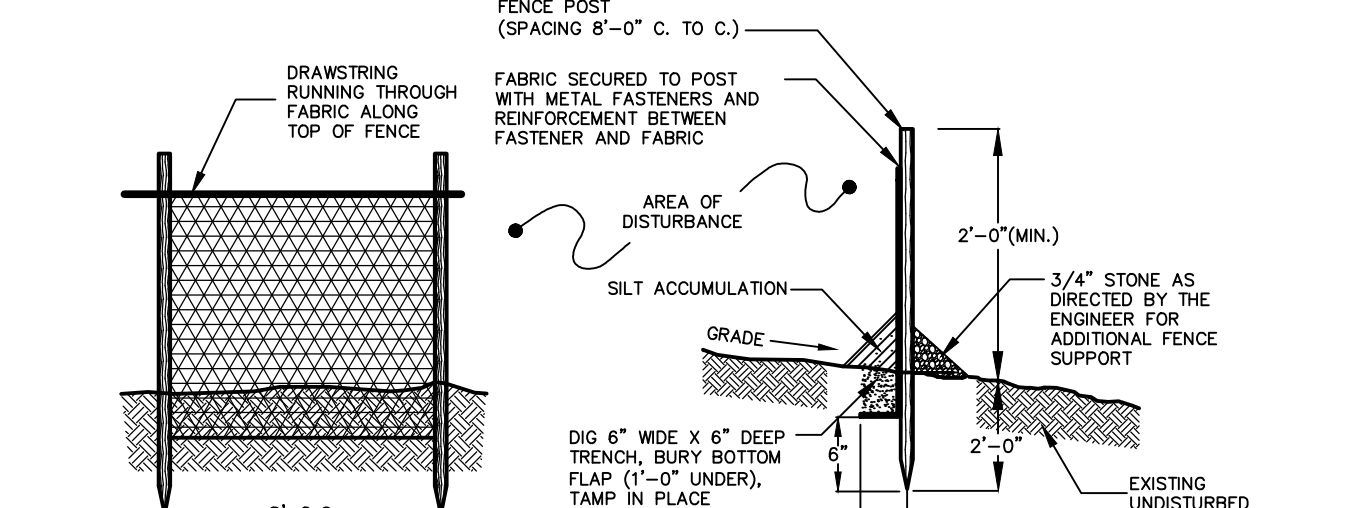
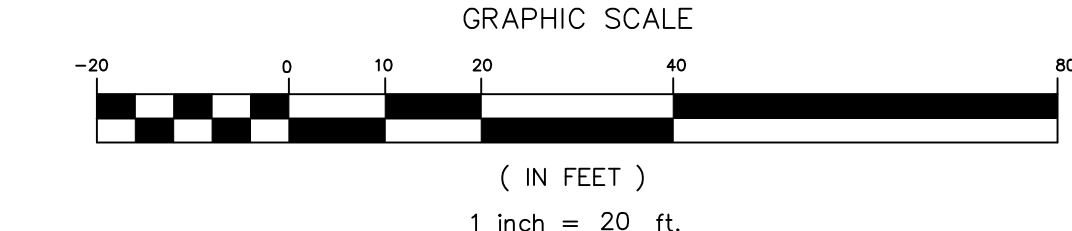
CLAYM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP CLAYM MOST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR SEALS.

COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



DESCRIPTION	TIME FRAMES IN DAYS
1. INSTALL FABRIC FILTER FENCES, AND WHEEL CLEARING APRON	2
2. STRIP AND STOCKPILE, TOPSOIL, SEED WITH TEMPORARY SEEDING	2
3. ROUGH GRADING DRIVEWAY	3
4. CONSTRUCT SEPTIC SYSTEM AND RUN WATERLINE	8
5. FINAL GRADE DRIVEWAY	2
6. SLOPE STABILIZATION-PERMANENT SEEDING	2
7. COMPLETE PROJECT-LANDSCAPING	1
8. TEMPORARY SOIL EROSION MEASURES TO BE REMOVED	2
TOTAL	20

SOIL EROSION AND SEDIMENT CONTROL PLAN



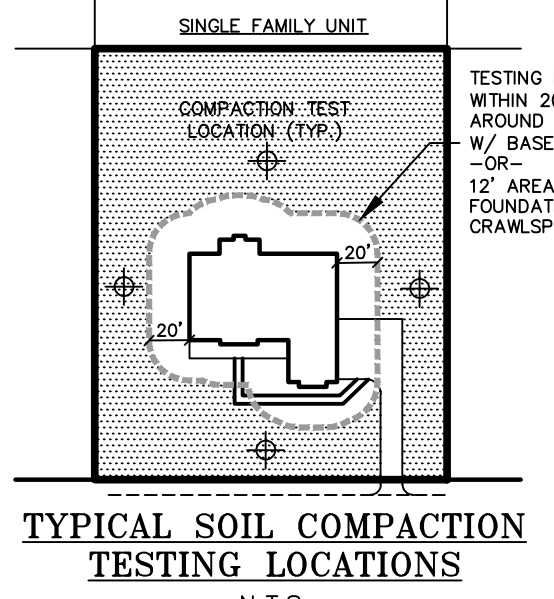
GENERAL NOTES:

1. FENCE POSTS SHALL BE SPACED 8' O.C. OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FT. INTO THE GROUND AND EXTEND AT LEAST 2 FT. ABOVE THE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
2. A METAL FENCE WITH 8 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP INTO 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, GRONNETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE. FABRIC FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

MAINTENANCE NOTES:

1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC POSTS, BALES ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

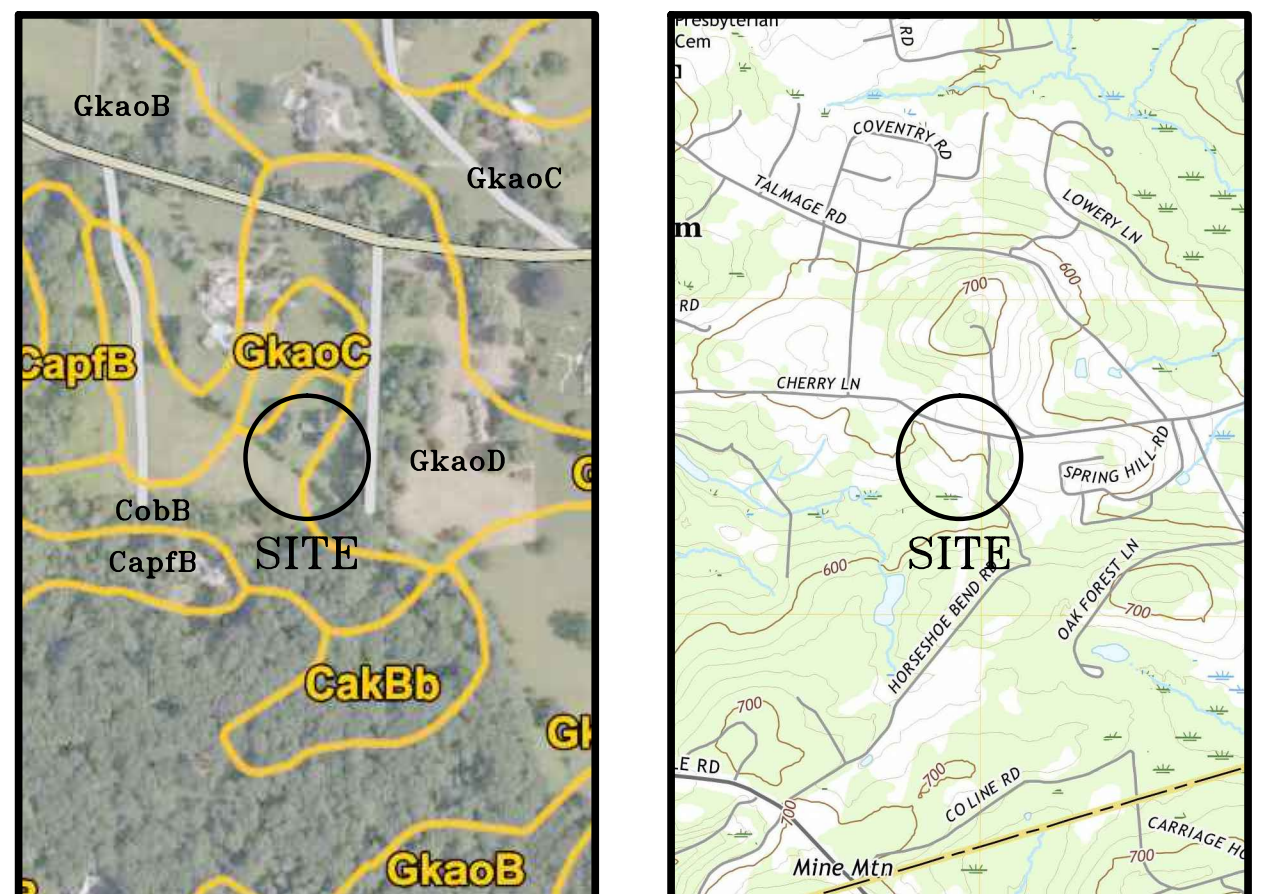
SILT FENCE DETAIL  
(N.T.S.)



TYPICAL SOIL COMPACTION TESTING LOCATIONS  
(N.T.S.)



TOPSOIL STOCKPILE DETAIL  
(N.T.S.)



LOCATION PLAN SOIL SURVEY  
(N.T.S.)

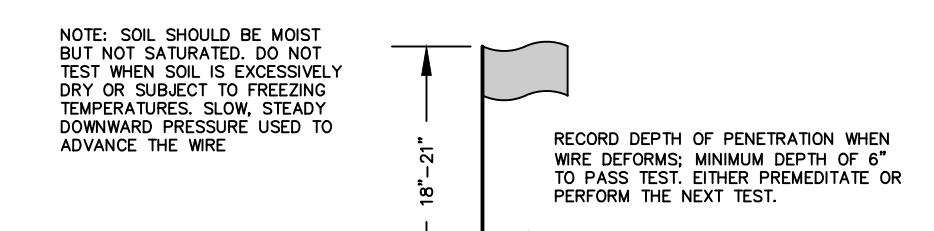
LOCATION PLAN FROM U.S.G.S.  
SCALE: 1"=2000'

GENERAL NOTES

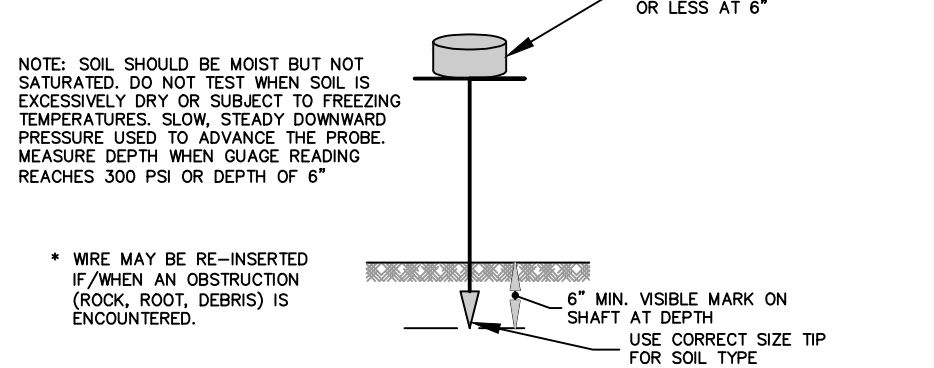
1. APPLICANT/OWNER: JAMES R AND DONNA M CHAMBERS, 425 CHERRY LANE, MORRIS COUNTY, NJ 07945-2719, PH: 201-787-5229
2. THE SUBJECT PROPERTY IS KNOWN AS LOT 3.01 BLOCK 2301 AS SHOWN ON THE BOROUGH OF MENDHAM TAX MAPS SHEET NO. 23. THE PROPERTY CONTAINS 280,831.38 S.F. OR 6.447 AC.
3. LOT DIMENSIONS (METES & BOUNDS) AND LOCATIONS PER SURVEY BY CIVIL ENGINEERING, INC., ROBERT H. JORDAN JR., NJPLS #34485, DATED 08/09/13.
4. TOPOGRAPHY AND ADDITIONAL LOCATIONS PERFORMED BY CIVIL ENGINEERING INC., ON 08/10/20. VERTICAL DATUM (ASSUMED) ESTABLISHED AT FIRST FLOOR SILL OR 1-1/2 STORY ACCESSORY BUILDING - EL. 100.00.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

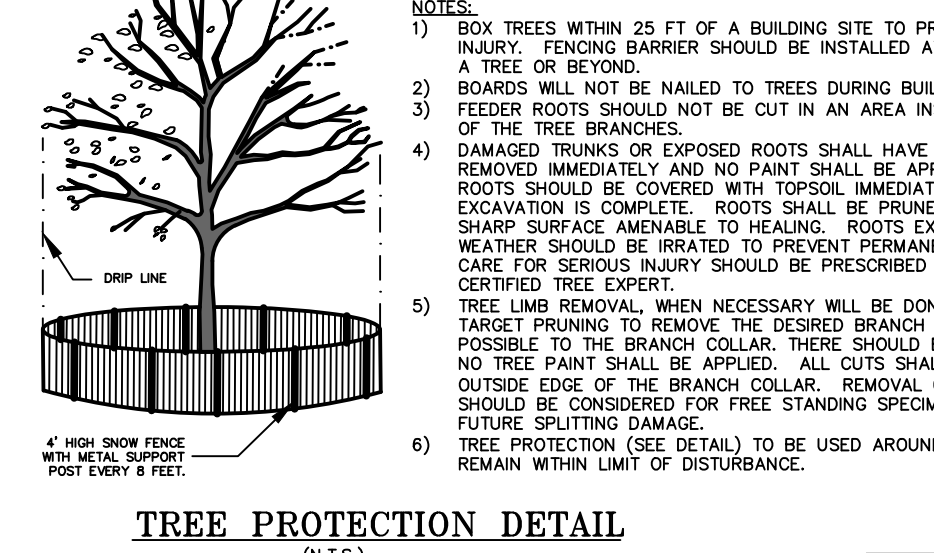
- A. SOIL COMPACTION TESTING REQUIREMENTS
  1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
  2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
  3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. LOCATION 2301 SHALL BE USED TO COMPLETE THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE TOWNSHIP.
  4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLD INDICATED FOR THE SPECIFIED TESTING METHODS (SEE DETAILS), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.
- B. COMPACTION TESTING METHODS
  1. PROBING WIRE TEST (SEE DETAIL)
  2. HANDHELD PENETROMETER TEST (SEE DETAIL)
  3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
  4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
  5. NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO TOWNSHIP APPROVAL.
  6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
  7. SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.
- C. PROCEDURES FOR SOIL COMPACTION MITIGATION
  1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
  2. 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 TOWNSHIP APPROVAL.



PROBING WIRE TEST  
15.5 GA. STEEL WIRE (SURVEY FLAG)  
(N.T.S.)



HANDHELD SOIL PENETROMETER TEST  
(N.T.S.)



TREE PROTECTION DETAIL  
(N.T.S.)

REVISED PER 08/08/2020 MDCSD COMMENTS  
(ADDED TREE PROTECTION DETAILS)

Rev. No. Description CH By Date

1. COVE STREET, BUDD LAKE, N.J. 07828  
Telephone: (973) 426-1776  
Fax: (973) 426-0716  
N.J. - C OF A #24GA27922000

CIVIL ENGINEERING, INC.

FOR: LOT 3.01 BLOCK 2301  
"425 CHERRY LANE"

SITUATED IN THE:  
BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY

Checked By: JG Date: 08/27/2020  
Drawn By: CH Project No: 6562