## LOT OWNERS
(WITHIN 200 FT OF SITE)

BLOCK 117 – LOT 4
KEENAN, JAMES & DEBORAH
15 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 15 OAK HILL ROAD

BLOCK 117 – LOT 5
SCHRODER, GEORGE & MARIANNA
17 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 17 OAK HILL ROAD

BLOCK 117 – LOT 6
SOLTIS, KEVIN J. & STACY L.
19 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 19 OAK HILL ROAD

BLOCK 117 – LOT 7
FECKHAM, MATTHEW H.
21 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 21 OAK HILL ROAD

BLOCK 117 – LOT 8
EISENHARDT, ROBERT D. & CAROL
23 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 23 OAK HILL ROAD

BLOCK 117 – LOT 9
THOMPSON, DOUGLAS/JOAN
25 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 25 OAK HILL ROAD

BLOCK 117 – LOT 10
STEPHAN, KARL A. & PATRICIA C.
27 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 27 OAK HILL ROAD

BLOCK 121 – LOT 6
MARICONDA, PELLEGRINO & KELLY
1 ABERDEEN ROAD
CHATHAM, NJ 07928
RE: 1 ABERDEEN ROAD

BLOCK 121 – LOT 7
FINKLESTEIN, ALEX 7 GURANO, KATE
3 ABERDEEN ROAD
CHATHAM, NJ 07928
RE: 3 ABERDEEN ROAD

BLOCK 121 – LOT 8
EAGER, ROBERT J. 7 CYNTHIA F.
5 ABERDEEN ROAD
CHATHAM, NJ 07928
RE: 5 ABERDEEN ROAD

BLOCK 122 – LOT 1
ROMANO, TIMOTHY & TINA
2 OVERLOOK ROAD
CHATHAM, NJ 07928
RE: 2 OVERLOOK ROAD

BLOCK 122 – LOT 2
MCDONOUGH, KEVIN & MATTIA
4 OVERLOOK ROAD
CHATHAM, NJ 07928
RE: 4 OVERLOOK ROAD

BLOCK 122 – LOT 3
CENSULLO, ANTHONY & DEANNA
6 OVERLOOK ROAD
CHATHAM, NJ 07928
RE: 6 OVERLOOK ROAD

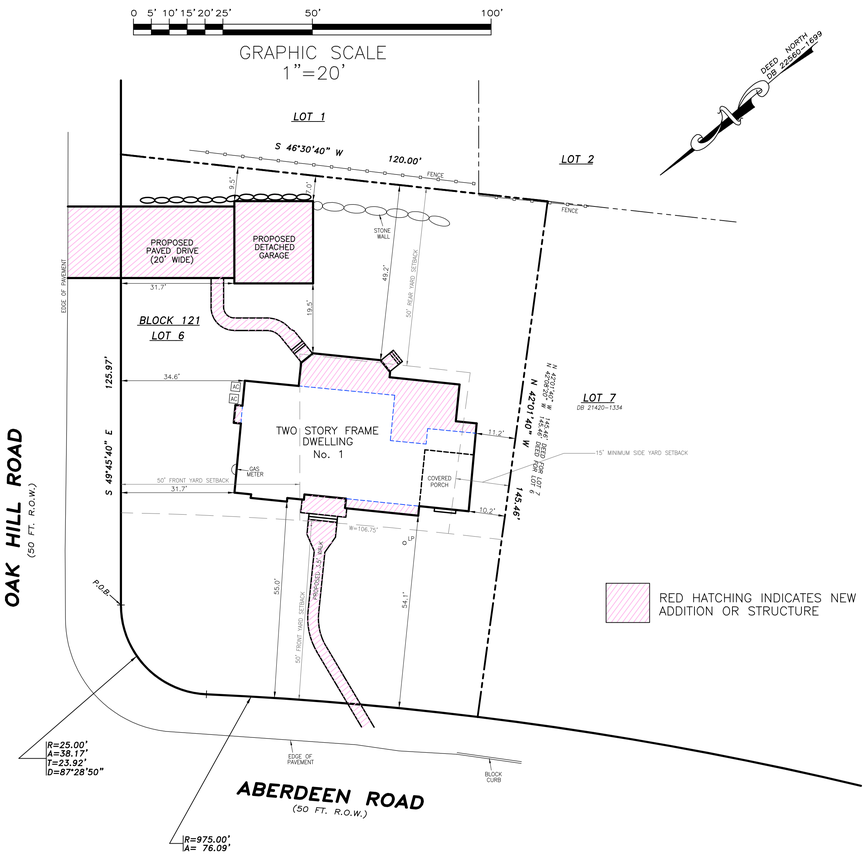
BLOCK 122 – LOT 4
FAILLA, ROBERT A. & KERRY K.
8 OVERLOOK ROAD
CHATHAM, NJ 07928
RE: 8 OVERLOOK ROAD

BLOCK 122 – LOT 7
KELLY, ROBERT E. III & JESSICA T.
1 WARWICK ROAD
CHATHAM, NJ 07928
RE: 1 WARWICK ROAD

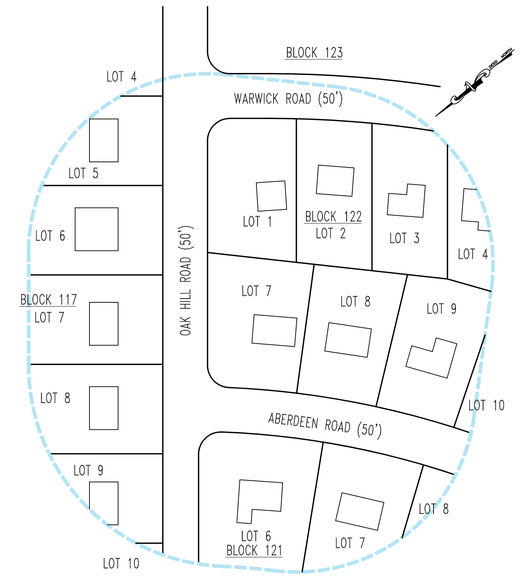
BLOCK 122 – LOT 8
RIABOV, KEITH A. & ALEXANDRA M.
3 WARWICK ROAD
CHATHAM, NJ 07928
RE: 3 WARWICK ROAD

BLOCK 122 – LOT 9
HABERMAN, JACK & ROSENBERG, STEPHANIE
5 WARWICK ROAD
CHATHAM, NJ 07928
RE: 5 WARWICK ROAD

# DIMENSION PLAN




# LOT GRADING AND VARIANCE PLAN
## 1 ABERDEEN ROAD
## LOT 6 IN BLOCK 121




## 200 FT RADIUS MAP
SCALE: 1"=200'±
HOUSE LOCATIONS APPROXIMATE AS SHOWN ON GOOGLE MAP WEBSITE

APPROVAL RESOLUTION BOA –

OWNER

I HEREBY CONSENT TO THE FILING OF THIS SITE PLAN WITH THE TOWNSHIP OF CHATHAM

DATE KELLY MARICONDA

DATE PELLEGRINO MARICONDA

CHATHAM TOWNSHIP ZONING BOARD

DATE BOARD CHAIRMAN

DATE BOARD SECRETARY

ENGINEER

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION

DATE ENGINEER

GENERAL NOTES:

1. PROPERTY KNOWN AS LOT 6 IN BLOCK 121 ON THE CURRENT TAX MAPS OF THE TOWNSHIP OF CHATHAM, SHEET NO. 57 (DATED 1/1990).
2. PROPERTY KNOWN AS LOT 6 IN BLOCK H ON A MAP ENTITLED, OAKWOOD HILL SECTION OF NOE FARMS ESTATES..." AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON NOVEMBER 7, 1941 AS MAP NO. 1047.
3. BEING MORE COMMONLY KNOWN AS 1 ABERDEEN ROAD, TOWNSHIP OF CHATHAM, N.J.
4. BEING THE SAME PREMISES DESCRIBED IN A DEED RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON JULY 16, 2014 IN DEED BOOK 22560 AT PAGE 1699.

   SUBJECT TO A DEED RESTRICTION PROHIBITING ANY DEMOLITION, RAZING OR OTHER ODIFICATIONS OF THE HOME FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF THE CLOSING.
5. PROPERTY CONTAINS 16,003 SF OR 0.37 ACRES (MORE OR LESS)
6. PROPERTY SITUATED IN RESIDENTIAL ZONE R–3 ON THE CURRENT ZONING MAP DATED 10/2016.
7. PROPERTY SITUATED IN FLOOD ZONE X (UNHATCHED) ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF CHATHAM, N.J. (PANEL 4 OF 6) ON MAP 340504–0006–C DATED JULY 19, 2001.
8. THE SETTING OF PROPERTY CORNER MARKERS WAS NOT INCLUDED IN THE SCOPE OF SERVICES OUTLINED IN A CONTRACTUAL AGREEMENT WITH THE OWNER OF THE PROPERTY (P & K MARICONDA) PURSUANT TO N.J.A.C. 13:40–5.1(d) AND P.L. 2003, c.14(N.J.S.A. 45:8–36.3).
9. THIS PLAN IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE. SUBJECT TO EASEMENTS OF RECORD. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY ENSURPLAN, INC. A TOPOGRAPHIC SURVEY OF THE PROPERTY WAS PREPARED BY ENSURPLAN, INC. ON 09/25/2018 UNDER THE DIRECTION OF NANCY J. SCOTT, P.L.S. NJ LICENSE NUMBER GS35875.
10. UTILITY LOCATIONS ARE APPROXIMATE AND SHOWN FOR PLANNING PURPOSES ONLY. THE CONTRACTOR MUST CONTACT THE NEW JERSEY ONE CALL SYSTEM FOR ACCURATE MARK–OUTS.

ZONING REQUIREMENTS: RESIDENTIAL DISTRICT R–3

| | ZONE R–3 | EXISTING | PROPOSED | VARIANCE ? |
|---|---|---|---|---|
| LOT AREA | 20,000 SF | 16,003 SF(0.37 AC) | NO CHANGE | YES/EXISTING |
| LOT FRONTAGE | 90 FT | 76.09 FT | NO CHANGE | YES/EXISTING |
| LOT WIDTH (AT SETBACK) | 100 FT | 106.75 FT | NO CHANGE | NO |
| MINIMUM LOT DEPTH | 200 FT | 145.46 FT | NO CHANGE | YES/EXISTING |
| | | | | |
| PRINCIPAL BUILDING FRONT YARD: | 50 FT | 52.2 FT/31.7 FT | 54.1 FT/31.7 FT | YES/EXISTING |
| PRINCIPAL BUILDING AVG. SETBACK: | N/A | 52.2 FT/31.7 FT | 54.1 FT/31.7 FT | N/A |
| PRINCIPAL BUILDING SIDE YARD (MIN) | 15 FT | 10.2 FT | 10.2 FT | YES/EXISTING |
| PRINCIPAL BUILDING SIDE YARD (TOTAL) | 30%/65 FT | 41.9 FT | 41.9 FT | YES/EXISTING |
| PRINCIPAL BUILDING REAR YARD | 50 FT | 58.6 FT | 49.2 FT | YES |
| | | | | |
| MAXIMUM LOT COVERAGE | 5200 SF | 3463 SF | 4080 SF | NO |
| MAXIMUM BUILDING COVERAGE | 2360 SF | 1768 SF | 2360 SF | NO |
| MAXIMUM FLOOR AREA ** | N/A | – | 4224 SF | NO |
| MAXIMUM FLOOR AREA % ** | N/A | – | 26.4% | NO |
| MAXIMUM BUILDING WIDTH ** | 70 FT | – | 66.67 FT | NO |
| MAXIMUM BUILDING HEIGHT ** | 2½ STY/35 FT | 2 STORY | 2 STORY | NO |
| MAXIMUM BUILDING HEIGHT ** | 2½ STY/35 FT | 35 FT | 32.29 FT | NO |
| | | | | |
| DETACHED GARAGE FRONT YARD: | 50 FT | – | 31.7 FT | YES |
| DETACHED GARAGE SIDE YARD: | 15 FT | – | 7.0 FT | YES |
| DETACHED GARAGE REAR YARD: | 50 FT | – | 61.9 FT | NO |
| DETACHED GARAGE COVERAGE: | 500 SF | – | 500 SF | NO |
| DETACHED GARAGE HEIGHT: | 1 STY/18 FT | – | 16 FT | NO |
| DISTANCE BETWEEN BUILDINGS: | 10 FT | – | 19.5 FT | NO |
| | | | | |
| STEEP SLOPE DISTURBANCE: | | | | |
| 30–96.24.G.1 (4) GREATER THAN 25% | 500 SF ALLOWED DISTURBANCE | | 14 SF | NO |
| 30–96.24.G.2 (3) 20%–25% | 1,000 SF ALLOWED DISTURBANCE | | 150 SF | NO |
| 30–96.24.G.3 (2) 15%–20% | 3,500 SF ALLOWED DISTURBANCE | | 231 SF | NO |

* COVERAGE CALCULATIONS BASED ON LOT AREA TO R.O.W. LINE.
** PER ARCHITECTURAL PLAN PREPARED BY WELLISCH ARCHITECTS.

COMBINED SIDE YARD SETBACK:

COMBINED SIDE YARD = 30% OF LOT WIDTH
LOT WIDTH AT R.O.W. (ABERDEEN) = 76.09'
LOT WIDTH AT SETBACK (ABERDEEN) = 106.75'

COMBINED SIDE YARD = 106.75' x 0.30
COMBINED SIDE YARD = 32.03'
USE: 65.00' (MIN. F.Y. SETBACK + MIN S.Y. SETBACK)

MAXIMUM BUILDING COVER CALCULATIONS:

FOR LOTS WITH AREAS OF 10,000 SF OR MORE:
2000 SF + 6% OF LOT AREA OVER 10,000 SF

AREA OF LOT 6 = 16,003 SF
2000 SF + 0.06(16,003 SF – 10,000 SF)
2000 SF + 360.18 SF
2360.18 SF

MAXIMUM BUILDING COVER = 2360 SF

MAXIMUM IMPERVIOUS (LOT) COVER CALCULATIONS:

FOR LOTS WITH AREAS OF 10,000 SF – 40,000 SF:
4000 SF + 20% OF LOT AREA OVER 10,000 SF

AREA OF LOT 6 = 16,003 SF
4000 SF + 0.20(16,003 SF – 10,000 SF)
4000 SF + 1200.6 SF
5200.6 SF

MAXIMUM IMPERVIOUS COVER = 5,200 SF

BUILDING HEIGHT:

AVERAGE GRADE = 359.2 FT (SEE SHEET 2)
HEIGHT FF TO PEAK = 30.29 FT

FF (361.2) + DISTANCE FF TO PEAK (30.29) = 391.49 FT

HEIGHT(391.49) – AVERAGE GRADE (359.2) = 32.29 FT

BUILDING HEIGHT = 32.29 FT

## VARIANCES:

EXISTING NON–CONFORMITY:

1) LOT AREA
2) LOT FRONTAGE (ABERDEEN ROAD)
3) SIDE YARD SETBACK
4) LOT DEPTH
5) FRONT YARD SETBACK (OAK HILL ROAD)
6) COMBINED SIDE YARD SETBACK

PRINCIPAL BUILDING VARIANCES REQUESTED:

1) REAR YARD SETBACK

ACCESSORY STRUCTURE VARIANCES REQUSTED:

1) FRONT YARD SETBACK
2) SIDE YARD SETBACK

## SHEET INDEX:

1) COVER SHEET
2) LOT GRADING
3) DETAILS

## OWNER & APPLICANT:

PELLEGRINO & KELLY MARICONDA
1 ABERDEEN ROAD
CHATHAM, NJ 07928
973–900–0362

Revision Table:

2) 02–19–2020: REMOVE SHED AND SLATE WALK
1) 11–15–2019: REVISE WALKWAYS
0) 08–16–2019: INITIAL ISSUE


WILLIAM S. SCOTT, P.E.
Professional Engineer,
N.J. License No. GE44863

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SURVEYING
PLANNING
ENSURPLAN INC.
(Certificate of Authorization No. 24GA27997700)
P.O. BOX 4304, WARREN, N.J. 07059
172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.
Tel: 732–469–0400
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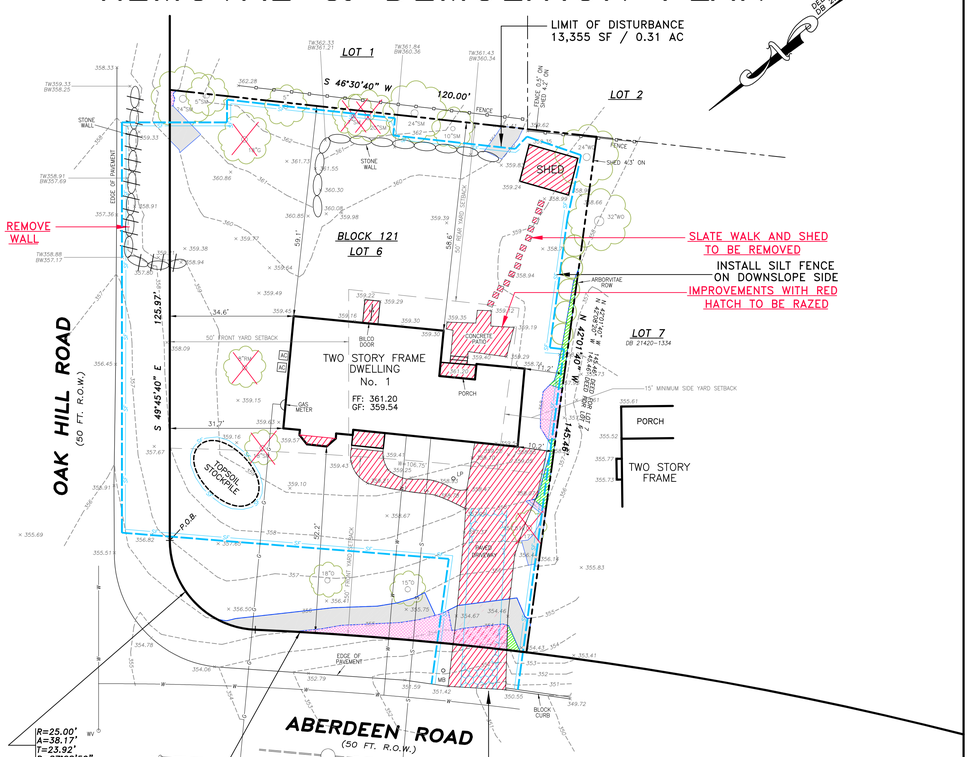
VARIANCE PLAN FOR
**MARICONDA FAMILY**
LOT 6 IN BLOCK 121 (ZONE R–3)
SITUATED IN THE
TOWNSHIP OF CHATHAM
MORRIS COUNTY, NJ

| | | |
|---|---|---|
| SCALE: 1"=20' | ORDER: E–10627 | 1/3 |
| DATE: 08–16–2019 | FILE: 29494 | |

# EXISTING CONDITIONS SURVEY, TREE REMOVAL & DEMOLITION PLAN




TREE DESIGNATION:

WO = WHITE OAK
SM = SUGAR MAPLE
RM = RED MAPLE
O = OAK
G = GINKO

TREES TO BE REMOVED (6):

7" SUGAR MAPLE
8" RED MAPLE
17" SUGAR MAPLE
18" GINKO
18" SUGAR MAPLE
20" SUGAR MAPLE

0% – 15% | 15% – 20% | 20% – 25% | 25% OR MORE

STRUCTURE OR IMPROVEMENT TO BE REMOVED

TREE WITH DBH

TREE WITH DBH TO BE REMOVED

THIS SURVEY HAS BEEN PREPARED FOR MUNICIPAL REVIEW ONLY AND IS LIMITED TO THE SAME. OFFSETS ARE NOT TO BE USED TO CREATE PROPERTY LINES FOR THE CONSTRUCTION OF FENCES OR OTHER STRUCTURES.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE, SUBJECT TO EASEMENTS OF RECORD. INFORMATION SHOWN HEREON DOES NOT ATTEST TO TITLE. AS THE SURVEYOR, A TITLE SEARCH WAS NOT PROVIDED.

SETBACK INFORMATION SHOWN IS IN ACCORD CURRENT ZONING AND MAY NOT REFLECT THE RECORDED MAP.

UNDERGROUND STRUCTURES OR UTILITIES HAVE NOT BEEN LOCATED.

THE PRESENCE OR ABSENCE OF WETLANDS HAS NOT BEEN DETERMINED.

THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND RAISED SEAL.

FIELD WORK COMPLETED ON 09-25-2018.

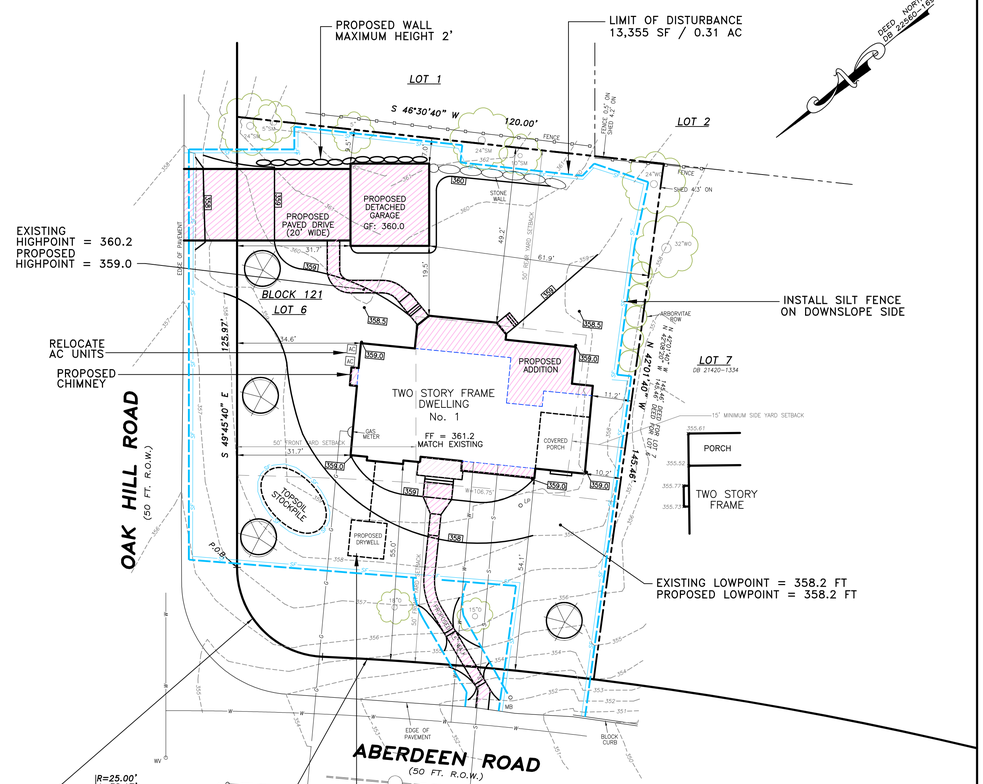
SLOPE DISTURBANCE TABULATION

| SLOPE ZONE | AREA IN ZONE | ALLOWABLE DISTURBANCE | ALLOWABLE DISTURBANCE |
|---|---|---|---|
| ZONE 1: 0% – 15% | 14,958 SF | | |
| ZONE 2: 15% – 20% | 609 SF | 3,500 SF | 231 SF |
| ZONE 3: 20% – 25% | 361 SF | 1,000 SF | 150 SF |
| ZONE 4: 25% – 100% | 75 SF | 500 SF | 14 SF |

0 5' 10' 15' 20' 25' 50' 100'

GRAPHIC SCALE
1"=20'

# LOT GRADING PLAN




PROPOSED REPLACEMENT TREE

REPLACEMENT TREES:

(4) – 4" SUGAR MAPLE

AVERAGE GRADE PLANE:

EXISTING HP = 360.2
PROPOSED HP = 359.0
EXISTING LP = 358.2
PROPOSED LP = 358.2

AVERAGE GRADE = 360.2+358.2/2
AVERAGE GRADE = 359.2

ENGINEERING NOTES:

1.) ALL CONSTRUCTION MATERIALS, METHODS OF INSTALLATION AND TEST SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY.

2.) PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED PLANS AND PROVIDE REQUIRED NOTICE TO THE COUNTY CONSERVATION DISTRICT.

3.) THE CONTRACTOR SHALL NOT PLACE ANY MATERIAL OR DISTURB ANY SOIL BEYOND PROPERTY LINES OR RIGHT OF WAY WITHOUT WRITTEN PERMISSION OF PROPERTY OWNER DIRECTLY INVOLVED.

4.) THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES ON THE SITE AND SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO START OF EXCAVATION.

5.) THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SHALL PAY FOR ALL FEES INCLUDING INSPECTION FEES. THE CONTRACTOR SHALL GIVE SUFFICIENT ADVANCE NOTICE TO THE TOWNSHIP ENGINEER AND ALL OTHER APPLICABLE PARTIES SO THAT REQUIRED INSPECTIONS CAN BE PERFORMED.

6.) INSPECTION OF, OR FAILURE TO INSPECT ANY MATERIAL OR WORKMANSHIP BY TOWNSHIP, COUNTY OR STATE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS, LAWS AND ORDINANCES.

7.) THESE DRAWINGS DO NOT SHOW OR INCLUDE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING THE METHODS OF CONSTRUCTION AND SHALL MEET ALL APPLICABLE SAFETY RULES AND REGULATIONS.

8.) TOPSOIL PRESERVATION – TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR (4) INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.

9.) REMOVAL OF DEBRIS – ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH THE LAW. NO TREE STUMPS, OR PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE WHERE DISTURBANCE IS PROPOSED. IF TREES AND LIMBS ARE REDUCED TO CHIPS, THEY MAY BE USED AS MULCH IN LANDSCAPE AREAS, SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER.

10.) SLOPE PLANTING – LANDSCAPING OF ALL CUTS AND FILLS AND/OR TERRACES SHALL BE SUFFICIENT TO PREVENT EROSION. AND ALL ROADWAY SLOPES STEEPER THAN ONE(1) FOOT VERTICALLY TO THREE (3) FEET HORIZONTALLY SHALL BE PLANTED WITH GROUND COVER APPROPRIATE FOR THE PURPOSE AND FOR SOIL CONDITIONS, WATER AVAILABILITY, AND ENVIRONMENT.

11.) PROTECTION OF EXISTING PLANTINGS – MAXIMUM EFFORT SHOULD BE MADE TO SAVE FINE SPECIMENS (BECAUSE OF SIZE OR RELATIVE RARITY). NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN FOUR FEET (4') OF SHRUBS OR TEN FEET (10') OF TREES DESIGNATED TO BE RETAINED ON THE PRELIMINARY AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF-SUPPORTING. THEY SHALL BE A MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED. SNOW FENCES AND SILT FENCES ARE EXAMPLES OF ACCEPTABLE BARRIERS.

12.) ELEVATIONS BASED UPON NAVD88 DATUM.

13.) THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ACROSS ALL PROPOSED IMPROVEMENTS, WITH A MINIMUM SLOPE OF 0.5% ALONG CURBING AND ACROSS PAVING.

14.) MAXIMUM SLOPES ACROSS UNPAVED TRANSITION GRADING AREAS SHALL BE 3:1 (H:V). (UNLESS OTHERWISE NOTED)

15.) PROPOSED FILL MATERIAL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY, AS DETERMINED BY PROCTOR TESTING OF FILL MATERIAL. PLACEMENT OF FILL MATERIAL SHOULD BE OVERSEEN AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER.

16.) EXISTING UTILITIES SERVICING THE SITE SHALL BE IDENTIFIED AND PROTECTED PRIOR TO START OF CONSTRUCTION WHEN UTILITY CONNECTION IS TO BE REUTILIZED. UTILITY CONNECTIONS NOT BE REUTILIZED SHALL BE DISCONNECTED, CAPPED, REMOVED AND/OR ABANDONED IN ACCORD WITH THE REQUIREMENTS OF THE CITY ENGINEER AND THE APPROPRIATE UTILITY COMPANY. VIDEO INSPECTION MAY BE NECESSARY PRIOR TO REMOVAL OR ABANDONMENT TO AVOID DAMAGE TO REMAINING UTILITIES.

17.) LOCATIONS AND DIMENSIONS OF UNDERGROUND UTILITIES ARE IN ACCORD WITH PAINT MARKOUTS IN THE FIELD AND ARE NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR/ENGINEER FOR LOCATIONS OF UTILITIES OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OF THE LAND OR NOT VISIBLE ON THE SURFACE OF THE LAND SHOWN HEREON. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY LOCATIONS OF UTILITIES BY USE OF TEST PITS IF NECESSARY.

SOILS INFORMATION (USDA WEB SOIL SURVEY)

Symbol: USRHVB
Type: Urban Land Riverhead Complex
Depth to Restrictive Layers: > 80"
Depth to Bedrock: > 80"
Permeability of Soils: 2.0 to 6 in/hr
Height of Water Table: > 80"
Flood Plain Soil: N/A
Limitations for Foundations: Not Limited
Limitations for Septic Systems: N/A
Limitations for local roads/streets: N/A
Agricultural Capacity Classification: 8s
Erosion Hazard: un-rated

| EXISTING COVERAGE CALCULATIONS: | | PROPOSED COVERAGE CALCULATIONS: | |
|---|---|---|---|
| HOUSE: | 1768 SF | HOUSE (WITH NEW ADDITION): | 2368 SF |
| FRONT PORCH: | 39 SF | DETACHED GARAGE: | 500 SF |
| FRONT WALK: | 181 SF | FRONT PORCH: | 63 SF |
| REAR PORCH: | 19 SF | FRONT WALK/STEPS: | 195 SF |
| BILCO DOOR: | 28 SF | REAR PORCHES: | 25 SF |
| REAR PATIO: | 168 SF | REAR WALK: | 111 SF |
| DRIVE: | 938 SF | DRIVE: | 634 SF |
| PATH: | 26 SF | STONE WALLS: | 172 SF |
| SHED: | 150 SF | AC PADS: | 12 SF |
| STONE WALLS: | 146 SF | | |
| AC PADS: | 12 SF | | |
| TOTAL EXISTING COVERAGE: | 3475 SF | TOTAL EXISTING COVERAGE: | 4080 SF |
| 3,475 SF/16,003 SF = 21.7% | | 4,080 SF/16,003 SF = 25.5% | |

INCREASE IN IMPERVIOUS COVER:

4,080 SF – 3,475 SF = 605 SF

*CHATHAM TWP NOTES*

*1. An area at least 10 feet wide around the foundation will be graded as shown with a 6" downward pitch away from the foundation.*

*2. The Township Engineer must be notified at least 72 hours in advance of the installation of the stormwater management system and appurtenances.*

*3. The contractor will add additional soil erosion and sediment control measures as directed by the Township Engineer.*

*4. Appropriate safety measures shall be taken above any retaining walls.*

*5. The Township Engineer must be notified at least 72 hours prior to the connection to the existing sanitary sewer system.*

*6. No indication of wetlands or wetland transition areas were observed during an visual inspection of the site.*

Revision Table:

2) 02-19-2020: REMOVE SHED AND SLATE WALK
1) 11-15-2019: REVISE WALKWAYS
0) 08-16-2019 INITIAL ISSUE


WILLIAM S. SCOTT, P.E.
Professional Engineer,
N.J. License No. GE44863

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172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.
Tel: 732-469-0400
Fax: 732-469-0466


EXISTING CONDITIONS & GRADING PLAN

**MARICONDA FAMILY**

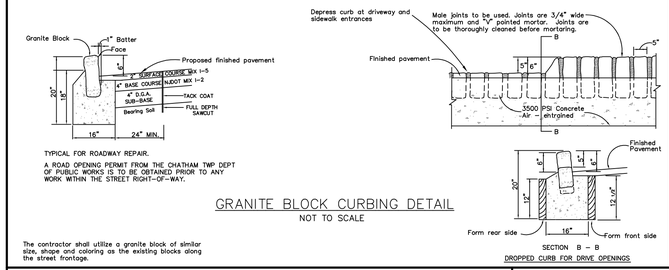
LOT 6 IN BLOCK 121 (ZONE R-3)

SITUATED IN THE
TOWNSHIP OF CHATHAM
MORRIS COUNTY, NJ

| | | |
|---|---|---|
| SCALE: 1"=20' | ORDER: E-10627 | 2 |
| DATE: 08-16-2019 | FILE: 29494 | 3 |

CHATHAM TOWNSHIP
SOIL EROSION AND SEDIMENT CONTROL NOTES
(OCTOBER 2009)

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control", (revised 1999), and will be in place prior to any soil disturbance or in their proper sequence, and maintained until permanent protection is established.
2. Chatham Township will be notified 72 hours prior to any land disturbance.
3. During and after construction, the owner will be responsible for the maintenance and upkeep of the drainage structures, vegetative cover, and any other measures deemed appropriate by the Township.
4. A crushed stone vehicle wheel cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 2½" crushed stone, will be at least 50 feet long and the width of the exit roadway or driveway, and will be properly maintained.
5. All paved roadways must be kept clean at all times.
6. All new roadways and driveways will be treated with a suitable subbase upon establishment of final grade elevations.
7. Disturbed areas shall be maintained in a rough graded condition and temporarily seeded and mulched until proper weather conditions exist for the establishment of permanent vegetative cover.
8. All soil stockpiled for a period of greater than 30 days will be temporarily seeded and mulched.
9. Stockpiles shall not be located within 50 feet of floodplain, slope, drainage facility, or roadway. All stockpile bases shall be protected by a hay bale barrier or sediment fence.
10. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or suitable equal, at a 2 ton/acre ratio rate, according to State Standards.
11. Temporary Stabilization – Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction activities shall immediately be stabilized upon disturbance by applying the following:
    a) Ground Limestone at a rate of 90 lbs. per 1000 sq. ft.
    b) Fertilizer at a rate of 14 lbs. per 1000 sq. ft. using a 10–20–20 analysis or an equivalent worked into the soil a minimum of 4".
    c) Seed shall be Annual Ryegrass applied at not less than 1 lb. per 1000 sq. ft.
    d) Mulch all newly seeded area with unrotted salt hay or small grain straw at a rate of 90 lbs. per 1000 sq. ft. according to the NJ standard. Mulch shall not be ground into short pieces and in no case shall be more than 5 days elapse between seeding and mulching.
    e) Mulch shall be anchored with a liquid mulch binder applied at a rate of 1 gal./1000 sq. ft. or by approved methods (ie: peg and twine, mulch netting).
12. Between October 1 and March 1 and when the season prohibits temporary seeding or when disturbed areas are scheduled for immediate landscaping, applying the aforementioned items "d)" and "e)" will be adequate.
13. Seeding Dates: The following are recommended seeding dates for the establishment of temporary or permanent vegetation.
    a) SPRING: (March 1 – May 15)
    b) FALL: (August 15 – October 1)
14. Permanent vegetative cover is to be established on exposed areas within 10 days after final grading. Mulch is to be used for protection until final vegetation is established.
15. Permanent seeding and stabilization to be in accordance with the Standards for permanent vegetative cover – all exposed surfaces will be treated with 4" of topsoil prior to final stabilization and the following items applied at the designated rates:
    a) Lime shall be applied at 90 lbs. per 1000 sq. ft. consisting of ground limestone incorporated into the top 4" of topsoil.
    b) Fertilizer shall be 14 lbs. per 1000 sq. ft. 10–20–10 incorporated into the top 4" of topsoil.
    c) Seed shall be 25 lbs. per acre of Kentucky Bluegrass, 15 lbs. per acre of Red Fescue, Spreading Fescue at 15 lbs. per acre, and 10 lbs. per acre of Perennial Ryegrass.
    d) In shade areas increase Red Fescue 20 lbs. per acre and decrease Kentucky Bluegrass 20 lbs. per acre.
    e) Mulch all newly seeded area with unrotted salt hay or small grain straw at a rate of 90 lbs. per 1000 sq. ft. according to the NJ standard. Mulch shall not be ground into short pieces and in no case shall more than 5 days elapse between seeding and mulching.
    f) Mulch shall be anchored with a liquid mulch binder applied at a rate of 1 gal./1000 sq. ft. or by approved methods (ie: peg and twine, mulch netting.).
16. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by Township.
17. The site shall, at all times, be graded and maintained such that all storm water run–off is diverted to soil erosion and sediment control facilities.
18. All dewatering operations must discharge directly into a sediment filter area. The sediment filter should be composed of a suitable filter fabric filter.
19. All sedimentation structures will be inspected and maintained on a regular basis.
20. All storm drain inlets shall be protected with gravel filters to prevent entry of sediment carried by runoff water until vegetaion and/or paving is established.
21. All storm drainage outlets will be stabilized as required before the discharge points become operational.
22. All trees to remain after construction are to be protected with tree protection devices or sediment barriers.
23. The Township may request additional measures to minimize on or off site erosion problems during construction.
24. Sequence of Construction (must be modified for each specific project):
    a) Install vehicle wheel cleaning blanket and inlet protection.
    b) Install silt fence.
    c) Clear site.
    d) Strip and stockpile soil.
    e) Construct site improvements.
    f) Provide temporary stabilization if required.
    g) Provide permanent stabilization.
    h) Remove temporary silt fence, inlet protection and other soil erosion controls.
25. A copy of the Soil Erosion and Sediment Control Plan must be on–site at all times and made available to a Township representative during inspection.




TYPICAL FOR ROADWAY REPAIR.

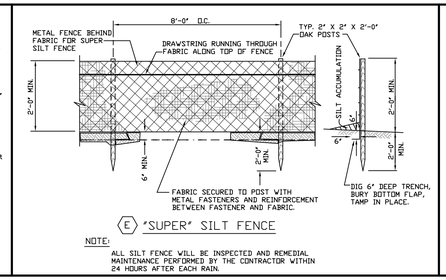
A ROAD OPENING PERMIT FROM THE CHATHAM TWP DEPT OF PUBLIC WORKS IS TO BE OBTAINED PRIOR TO ANY WORK WITHIN THE STREET RIGHT–OF–WAY.

## GRANITE BLOCK CURBING DETAIL

NOT TO SCALE

The contractor shall utilize a granite block of similar size, shape and coloring as the existing blocks along the street frontage.

DROPPED CURB FOR DRIVE OPENINGS

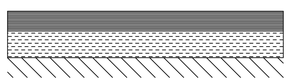



(E) "SUPER" SILT FENCE

NOTE:
ALL SILT FENCE WILL BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH RAIN.

## CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES.

| | | DURATION SCHEDULE |
|---|---|---|
| 1. | SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO START OF CONSTRUCTION. | 1. 1 DAY |
| 2. | EXISTING PAVED DRIVE TO SERVE AS TRACKING PAD. | 2. 0 DAYS |
| 3. | INSTALL SILT FENCE DIKE ALONG SITE BOUNDRY AS SHOWN ON PLAN. | 3. 2 DAYS |
| 4. | REMOVE TREES AND SHRUBS AS SHOWN ON PLAN. | 4. 7 DAYS |
| 5. | ALL CONSTRUCTION VEHICLES TO ACCESS YARD VIA EXISTING DRIVE IF SOIL TRACKING OCCURS, STABILIZE AREA IN ACCORD WITH DETAIL. | 5. 2 DAYS |
| 6. | REMOVE EXISTING STRUCTURES. | 6. 2 WEEKS |
| 7. | CONSTRUCT ADDITION, GARAGE, DRIVE AND PATIOS. | 7. 6 MONTHS |
| 8. | FINISH GRADING SITE AND INSTALL SITE LANDSCAPING, ESTABLISH PERMENANT VEGETATIVE COVER. NOTE: REMOVE TOPSOIL EROSION CONTROL MEASURES AND STONE TRACKING PAD DURING FINAL GRADING OF SITE AND ESTABLISHMENT OF PERMENANT VEGETATIVE COVER. | 8. 2 WEEKS |
| 9. | REMOVE SILT FENCE AND HAYBALES AFTER PERMANENT VEGETATIVE COVER IS ESTABLISHED. | 9. 2 DAYS |



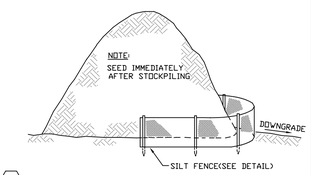
2" SUBSURFACE COURSE BASE FABC, NJDOT MIX I–5

2" BITUMINOUS STABILIZED BASE COURSE, NJDOT MIN I–2

SUITABLE COMPACTED SUB–GRADE APPROVED BY TOWNSHIP ENGINEER

## DRIVEWAY PAVEMENT DETAIL

N.T.S.

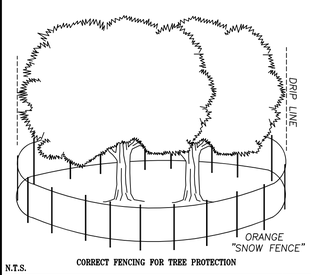



(D) TYPICAL TOPSOIL STOCKPILE

N.T.S.

## TREE PROTECTION:

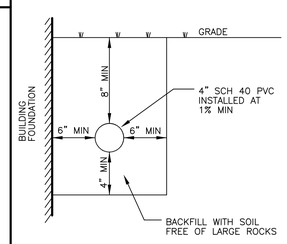
(WITHIN LIMITS OF DISTURBANCE)



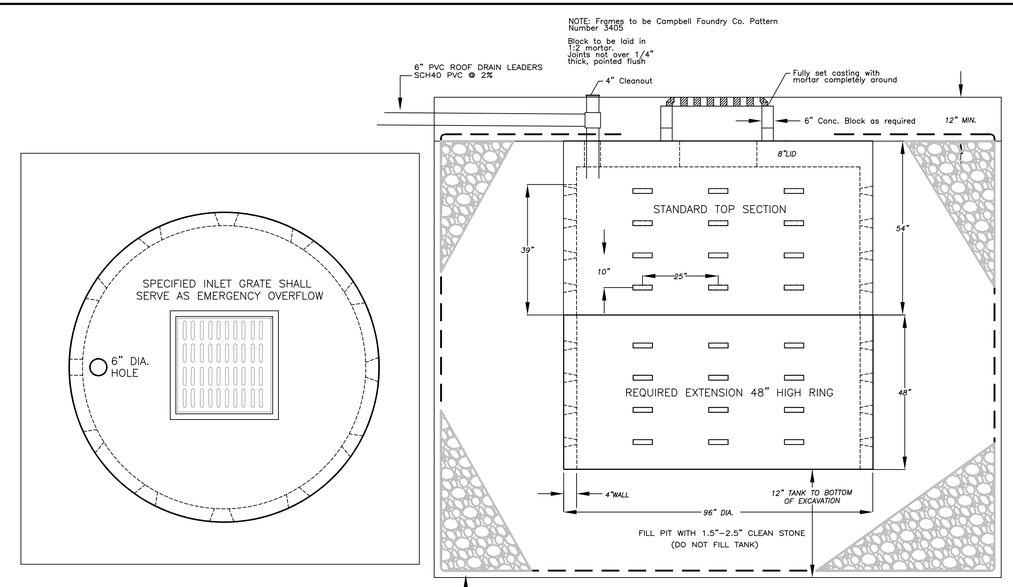

N.T.S.

CORRECT FENCING FOR TREE PROTECTION

## ROOF DRAIN CONSTRUCTION DETAIL




1) ALL JOINTS SHALL BE FORMED USING APPROPRIATE COUPLINGS WITH SOLVENT & GLUE.
2) IF SITE SOIL IS NOT FREE OF ROCKS USE SAND OR STONE SCREENINGS TO BACKFILL




PLAN VIEW

96" SEEPAGE TANK w/ 8"LID

As Manufactured By
MODERN PRECAST PRODUCTS COMPANY

PROVIDE NON–WOVEN TYPE GEOTEXTILE DRAINAGE SEPARATION FABRIC, AMOCO 3516 OR APPROVED EQUAL. FABRIC SHOULD PROVIDE AS A MINIMUM:
1) 60 GAL./MIN./SQ.ST. FLOW RATE
2) 65 LBS. PUNCTURE
3) 225 LBS. BURST
4) 45 LBS. TRAP TEAR

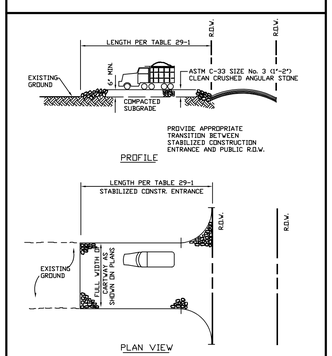
SECTION VIEW

## DRYWELL STRUCTURE DETAIL

(OPEN BOTTOM)

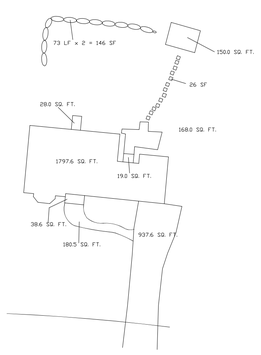
NOT TO SCALE

NOTE: DRYWELL SYSTEM TO BE DESIGNED AT THE TIME OF A GRADING PERMIT SUBMISSION.

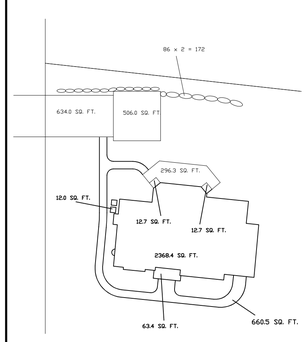



PLAN VIEW

(C) STABILIZED CONSTRUCTION ACCESS




EXISTING COVERAGE CALCULATIONS
(NOT TO SCALE)




PROPOSED COVERAGE CALCULATIONS
(NOT TO SCALE)

Revision Table:

| |
|---|
| |
| |
| |
| 2) 02–19–2020: REMOVE SHED AND SLATE WALK |
| 1) 11–15–2019: REVISE WALKWAYS |
| 0) 08–16–2019 INITIAL ISSUE |


WILLIAM S. SCOTT, P.E.
Professional Engineer,
N.J. License No. GE44863

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172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.
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SOIL EROSION NOTES & DETAILS

**MARICONDA FAMILY**

LOT 6 IN BLOCK 12 (ZONE R–3)

SITUATED IN THE
TOWNSHIP OF CHATHAM
MORRIS COUNTY, NJ

| | | |
|---|---|---|
| SCALE: 1"=20' | ORDER: E–10627 | 3 / 3 |
| DATE: 08–16–2019 | FILE: 29494 | |