

CHOWDHURY PROPERTY 93 SUNSET DRIVE LOT DEVELOPMENT PLAN & STEEP SLOPES VARIANCE PLAN

LOT 13 ~ BLOCK 62.09 TOWNSHIP OF CHATHAM MORRIS COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FT. OF SUBJECT PROPERTY

TOWNSHIP OF CHATHAM, MORRIS COUNTY NEW JERSEY
BASED ON A CERTIFIED LIST PREPARED BY THE TOWNSHIP OF TAX CLERK DATED JUNE 14, 2023.

BLOCK	LOT	LOCATION	NAME & ADDRESS
62.09	10	105 SUNSET DR	FOY, MICHAEL PATRICK/ERIN LYNNE 105 SUNSET DR CHATHAM, NJ 07928
62.09	11	101 SUNSET DR	YOHAY, JEFFREY S SUSAN SOLAR 101 SUNSET DR CHATHAM, NJ 07928
62.09	12	97 SUNSET DR	CRIMMINS, KATHERINE V 97 SUNSET DR CHATHAM, NJ 07928
62.09	13	93 SUNSET DR	CHOWDHURY, IMRAN/ZEEANAT K 93 SUNSET DR CHATHAM, NJ 07928
62.09	14	89 SUNSET DR	GHOSH, RAJDIP/PEDNEKAR, SHRADDHA 89 SUNSET DR CHATHAM, NJ 07928
62.09	15	85 SUNSET DR	KMIECIK, MICHAEL A & NANCY J 85 SUNSET DR CHATHAM, NJ 07928
62.09	16	77 SUNSET DR	DENG, FANG 77 SUNSET DR CHATHAM, NJ 07928
62.09	2	661 FAIRMOUNT AVE	PSE&G CO, CORP PROP DEPT - 6TH FL 80 PARK PLAZA C/O R GREEN NEWARK, NJ 07101
62.09	3	665 FAIRMOUNT AVE	GUPTA, ASHISH & POOJA 665 FAIRMOUNT AVE CHATHAM, NJ 07928
62.09	5	653 FAIRMOUNT AVE	LOEB, MARC & EHRBLATT, WOLF 653 FAIRMOUNT AVE CHATHAM, NJ 07928
62	44	102 SUNSET DR	SHAH, SETU/SAUMIL 102 SUNSET DR CHATHAM, NJ 07928
62	45	98 SUNSET DR	LOCK, ANNE A 98 SUNSET DR CHATHAM, NJ 07928
62	47	90 SUNSET DR	GARCEAU, JACK & PAMELA RYAN 90 SUNSET DR CHATHAM, NJ 07928
62	48	86 SUNSET DR	CONNOR, GRAFTON WRIGHT/JULIANN C 86 SUNSET DR CHATHAM, NJ 07928
62	49	82 SUNSET DR	CHOKSHI, CHINTAN/KHUSHALEE 82 SUNSET DR CHATHAM, NJ 07928

JCP&L CO. REAL ESTATE DEPARTMENT
300 MADISON AVENUE
MORRISTOWN, NJ 07962

NEW JERSEY-AMERICAN WATER CO.,
ATTN: PAUL HARTELJUS
167 J.F. KENNEDY PARKWAY, SHORT HILLS, NJ 07078

PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER -CORPORATE PROPERTIES
80 PARK PLAZA, T6B, NEWARK, NJ 07102

TEXAS EASTERN TRANSMISSION CORP.
5400 WESTHEIMER CT., SUITE 692, HOUSTON, TX 77056

TRANSCONTINENTAL GAS PIPELINE CORP.
P.O. BOX 1396, HOUSTON, TX 77252

COMCAST OF CENTRAL NEW JERSEY II, LLC
100 RANDOLPH ROAD, SOMERSET, NJ 08873

THIS PLAN HAS BEEN APPROVED BY THE
ZONING BOARD OF THE TOWNSHIP
OF CHATHAM ON _____

DATE

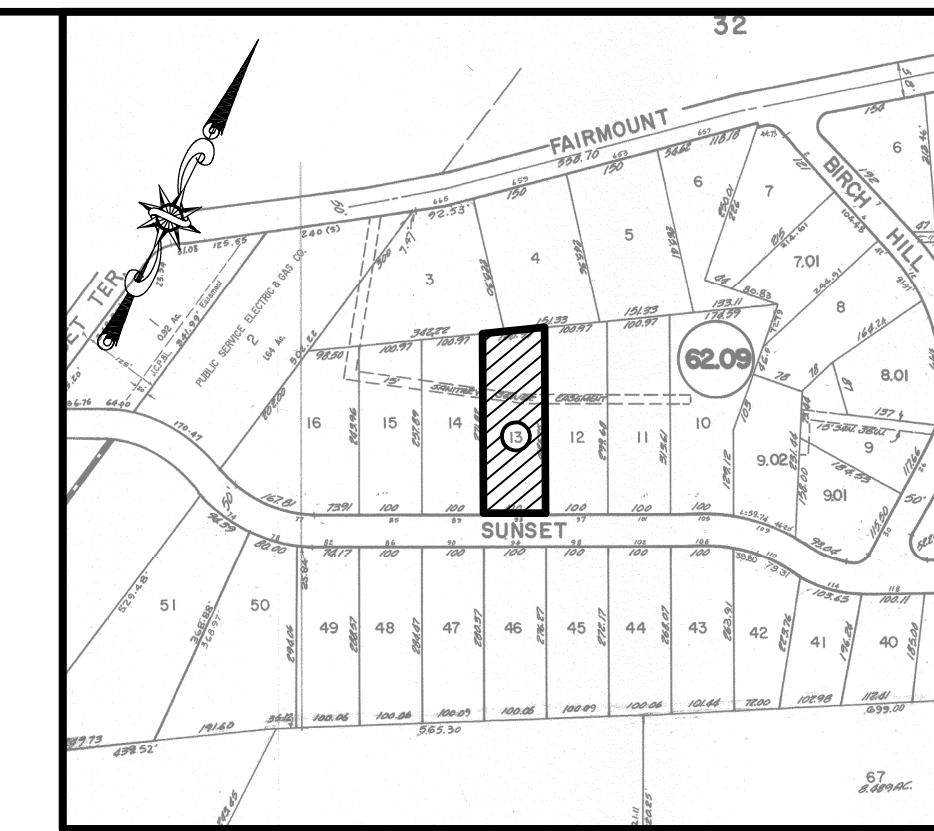
CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWN ENGINEER _____ DATE _____



AREA MAP
SCALE: 1" = 50'



KEY MAP
NOT TO SCALE



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 7/7/23
RYAN L. SMITH DATE:
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
AND LAND SURVEYOR No. 42575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

PROJECT TITLE :
CHOWDHURY PROPERTY
93 SUNSET DRIVE
LOT 13 ~ BLOCK 62.09
TOWNSHIP OF CHATHAM
MORRIS COUNTY, NEW JERSEY

SHEET TITLE :
TITLE SHEET

DRAWN BY: JPW	DATE: JULY 7, 2023
CHECKED BY: RLS	SCALE: AS SHOWN

W.D. 222096
F.B. 492/138

FILE:
FILE PATH: M:\SEPTIC\DATA\222000\222096
FILE NAME: LOT13-AREAMAP.DWG

OWNER/APPLICANT IMRAN CHOWDHURY 93 SUNSET DRIVE CHATHAM, NJ 07928	ATTORNEY NICOLE MAGDZIAK, ESQ. DAY PITNEY, LLP 1 JEFFERSON ROAD PARSHIPPANY, N.J. 07054 908-233-6800	ARCHITECT GREG RALPH, RA, AIA, NCARB GRA DESIGN STUDIO 1924 ROUTE 22 EAST BOUND BROOK, NJ 08805 908-731-1626	CIVIL ENGINEERS & SURVEYORS RYAN L. SMITH, PE&LS YANNACCONE, VILLA & ALDRICH, LLC 460 MAIN STREET P.O. BOX 459 CHESTER, NJ 07930 908-879-6640
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DRAWING INDEX

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5 of 5	DETAIL SHEET 2

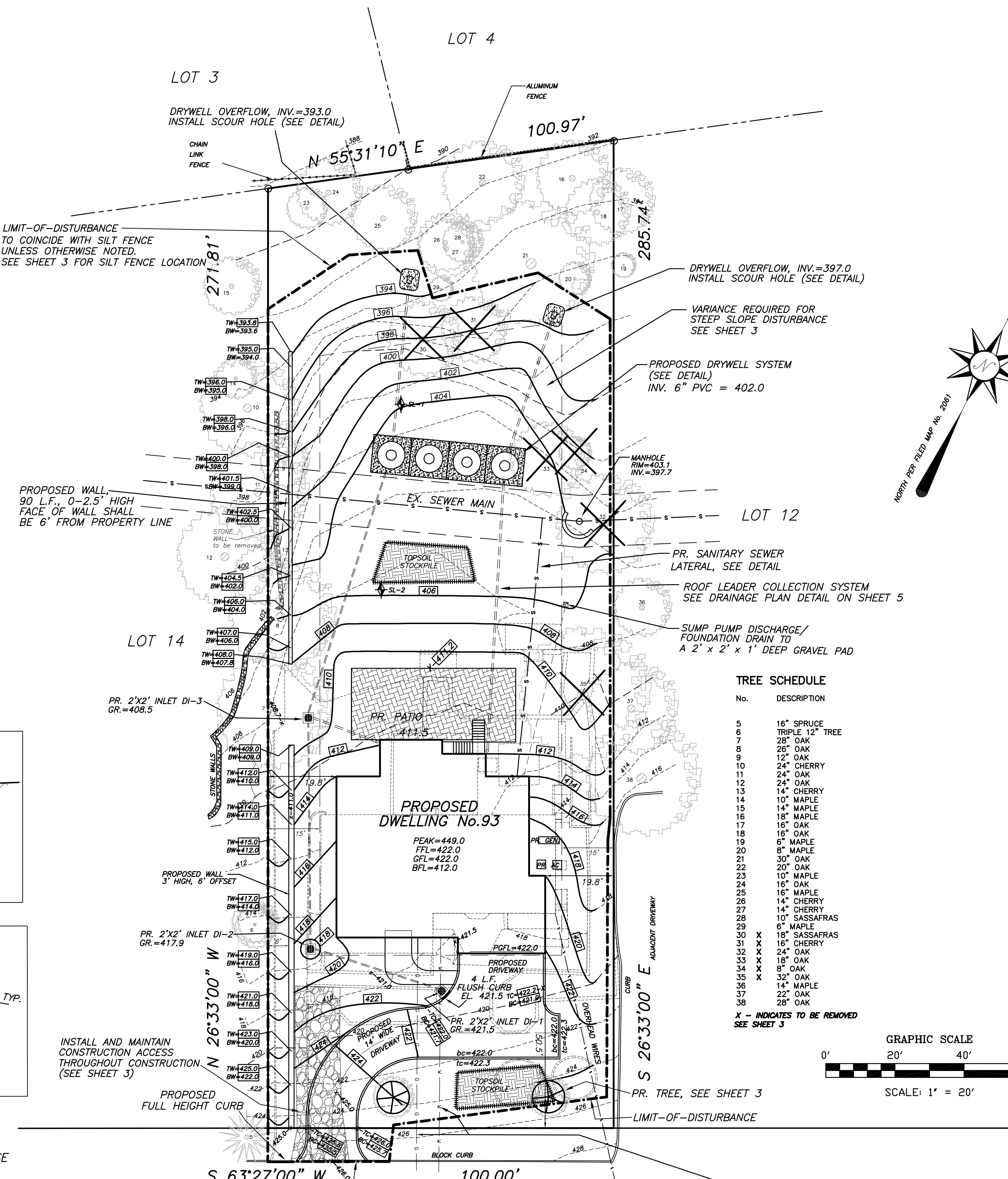
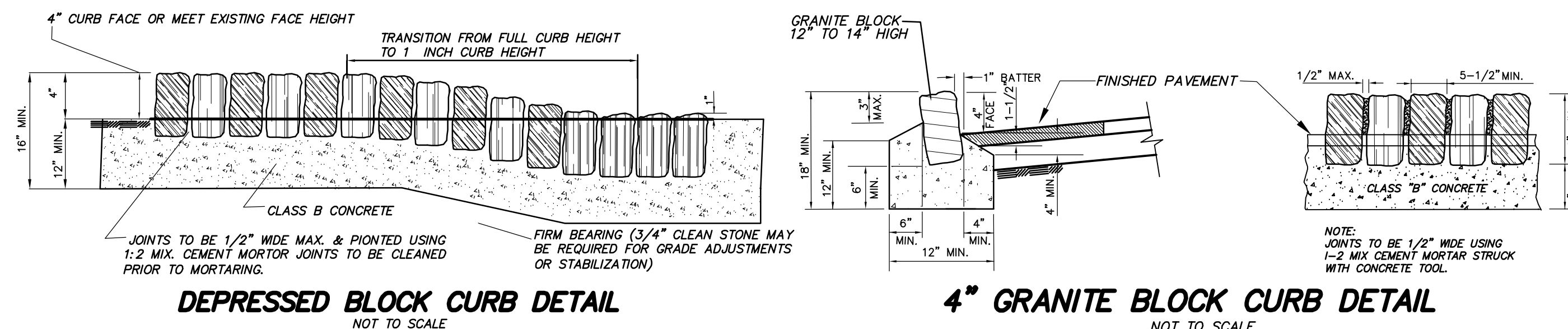
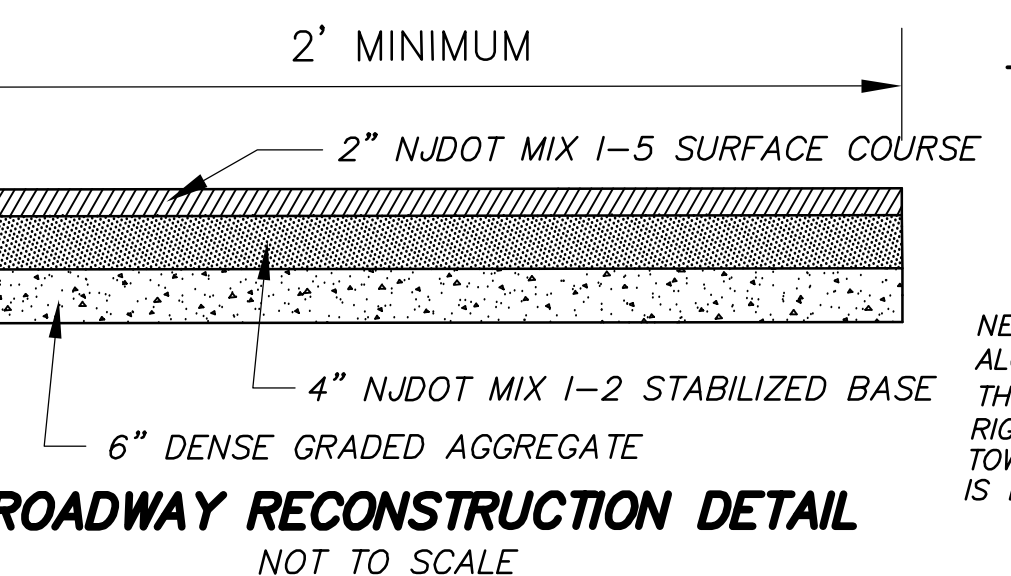
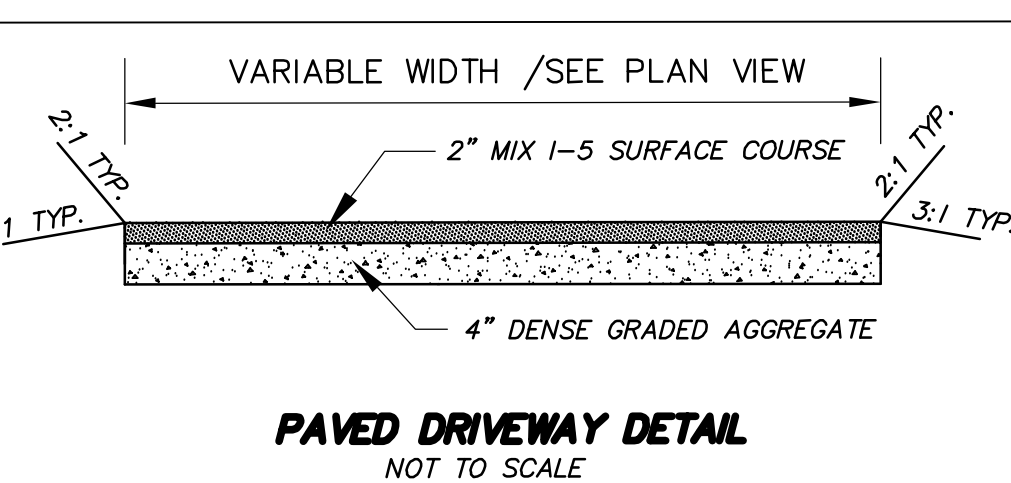
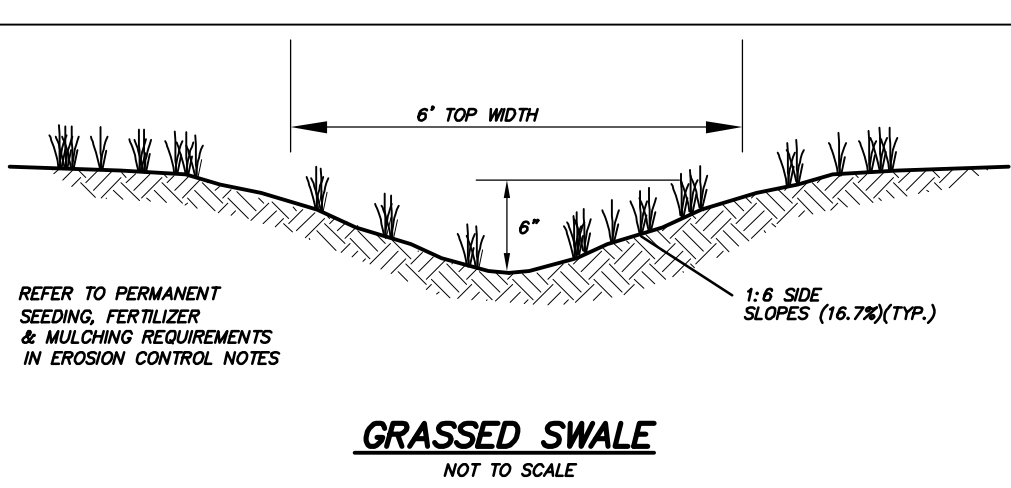
EXISTING LOT COVERAGE (TO BE REMOVED)	
	AREA (SQ. FT.)
DWELLING	2,307
FRONT PORCH	170
DRIVEWAY	2,275
WALKS/STEPS	1,048
PATIOS	654
SHED	121
UTILITIES	8
TOTAL (SQ. FT.)	6,583

PROPOSED LOT COVERAGE	
	AREA (SQ. FT.)
DWELLING	3,071 (2)
DRIVEWAY	1,658
WALKS/STEPS	219
PATIO	968
AC/GEN	24
TOTAL	5,940

NET DECREASE IN LOT COVERAGE
 COVERAGE TO BE ADDED = 5,940 SQ. FT.
 COVERAGE TO BE REMOVED = 6,583 SQ. FT.
 NET DECREASE = 643 SQ. FT.

- AREAS EXCLUDED IN PRINCIPAL BUILDING COVERAGE CALCULATIONS: ROOFLESS LANDINGS, STAIRS AND CHIMNEYS.
- LOT COVERAGE FOR THE DWELLING INCLUDES ROOFLESS LANDINGS, STAIRS AND CHIMNEYS.

TOTAL PROPOSED LOT COVERAGE = 5,940 SQ. FT.
 EXISTING COVERAGE = 6,583 SQ. FT.
 NET DECREASE = 643 SQ. FT.
 TOTAL = 5,940 SQ. FT.



NEW DRIVEWAY TO MEET EXISTING PAVEMENT AT GRADE. INSTALL DEPRESSED CURB ALONG EDGE OF EXISTING ROAD PAVEMENT. A ROAD OPENING PERMIT FROM THE TOWNSHIP OF CHATHAM IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE ROAD RIGHT-OF-WAY. A MINIMUM 2' WIDE AREA OF ROADWAY RESTORATION IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS SHALL BE INSTALLED IN THE EVENT THAT THE EXISTING PAVEMENT IS DAMAGED AND NEEDS TO BE RECONSTRUCTED. (SEE ROADWAY RECONSTRUCTION DETAIL)

ZONE REQUIREMENTS		
PROPERTY IS LOCATED IN THE R-3 ZONE - ONE FAMILY RESIDENCE DISTRICT		
ORDINANCE ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	20,000 SQ.FT. = 0.459 ACRES	27,878 SQ.FT. = 0.640 ACRES
MIN. LOT WIDTH (STREET LINE)	90 FT.	100.00 FT.
MIN. LOT WIDTH (SETBACK LINE)	100 FT.	100.00 FT.
MIN. FRONT YARD	50 FT.	50.5 FT.
MIN. SIDE YARD	15 FT.	19.8 FT.
SIDE YARD COMBINED	30.0 FT.(2)	39.6 FT.
MIN. REAR YARD	50 FT.	162.4 FT.
MAX. BUILDING HEIGHT	35 FT./2-1/2 STORY	26.3 FT. (3)
MAX. PRINCIPAL BUILDING COVERAGE	3,072.7 SQ.FT. (4)	3,071 SQ.FT.
MAX. LOT COVERAGE	7,575.6 SQ.FT. (5)	5,940 SQ.FT. (6)
MAX. BUILDING WIDTH	70 FT.	60.4 FT.

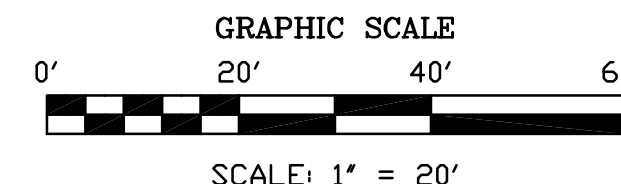
(1) IN ACCORDANCE WITH CHATHAM TOWNSHIP ORDINANCE 30-96.14c, CHIMNEYS MAY PROJECT NOT MORE THAN 3 FEET INTO ANY REQUIRED SIDE YARD.
 (2) THE SIDE YARDS COMBINED SHALL BE AT LEAST 30% OF THE AVERAGE LOT WIDTH FOR SIDE YARD DETERMINATION AS DEFINED IN ARTICLE 2: AVERAGE LOT WIDTH FOR SIDE YARD DETERMINATION SHALL MEAN THE AVERAGE OF THE LENGTHS OF THE FRONT AND REAR YARD LINES MEASURED AT THE BUILDING. THE FRONT YARD LINE SHALL BE MEASURED FROM SIDE LINE TO SIDE LINE BY THE SHORTEST DISTANCES. PASSING THROUGH THE POINT OF THE BUILDING NEAREST THE STREET, THE REAR YARD LINE SHALL BE MEASURED FROM SIDE LINE TO SIDE LINE BY THE SHORTEST DISTANCE PASSING THROUGH THE POINT OF THE BUILDING FURTHEST FROM THE STREET:
 FRONT YARD LINE = 100.00'
 REAR YARD LINE = 100.00'
 AVERAGE LOT WIDTH = (100.00 + 100.00) / 2 = 100.00
 COMBINED SIDE YARD = 30% X 100.00 = 30.00 FT.
 (3) SEE BUILDING HEIGHT DETAIL ON SHEET 5
 (4) MAXIMUM BUILDING COVERAGE IS 2,000 SQ. FT. PLUS 6% OF LOT AREA GREATER THAN 10,000 SQ. FT.
 MAXIMUM COVERAGE = 2,000 SQ. FT. + 6% X (27,878 - 10,000) = 3,072.7 SQ. FT.
 (5) MAXIMUM LOT COVERAGE IS 4,000 SQ. FT. PLUS 20% OF LOT AREA GREATER THAN 10,000 SQ. FT.
 MAXIMUM LOT COVERAGE = 4,000 SQ. FT. + 20% X (27,878 - 10,000) = 7,575.6 SQ. FT.
 (6) SEE LOT COVERAGE TABLE
 STEEP SLOPE VARIANCE REQUIRED: SEE SHEET 3

- GENERAL NOTES:**
- OWNER/APPLICANT: IMRAN CHOWDHURY, 93 SUNSET DRIVE, CHATHAM, NJ 07928
 - LOT AREA = 20,027 SQ.FT. = 0.460 ACRES. TOTAL DISTURBANCE = 24,261 SQ. FT. OF 0.557 AC. DECREASE IN IMPROVED LOT COVERAGE = 643 SQ. FT.
 - THE BURYING OF BRUSH, STUMPS, TREES OR ANY CONSTRUCTION RELATED MATERIALS IS PROHIBITED. ALL MATERIAL (FILL, TOPSOIL, DEBRIS, ETC.) IN EXCESS OF THAT WHICH WILL BE USED FOR THE APPROVED LOT GRADING MUST BE REMOVED FROM THE SITE AND SHALL ONLY BE DISPOSED OF AT AN APPROVED AND PERMITTED SITE. DOCUMENTATION OF APPROVED DISPOSAL MUST BE PROVIDED UPON REQUEST. TEMPORARY STOCKPILES OF MATERIALS TO BE USED ON-SITE SHALL BE ENCLOSED BY SILT FENCING.
 - ALL ON SITE GRADING NOT TO EXCEED 3:1 SLOPES.
 - MAXIMUM ROOF HEIGHT $35'$. HEIGHT OF STRUCTURE SHALL MEAN THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE GROUND ELEVATION, AS DETERMINED BY THE AVERAGE OF THE LOWEST GROUND ELEVATION AND THE HIGHEST GROUND ELEVATION WITHIN FIFTEEN (15) FEET OF THE FOUNDATION, I.E. THE UNDERLYING BASE, SUBSTRUCTURE, OR SUPPORT OF A BUILDING, TO A HORIZONTAL PLANE PROJECTED FROM THE HIGHEST POINT OF THE ROOF, USING PREDEVELOPMENT GRADES IF FILL HAS BEEN ADDED AND POST-DEVELOPMENT GRADES IF FILL HAS BEEN REMOVED. SEE SPOT ELEVATION ON SHEET # 2 FOR ADDITIONAL DETAIL.
 - USE 6\"/>

TREE SCHEDULE

No.	DESCRIPTION
5	16\"/>

X - INDICATES TO BE REMOVED
SEE SHEET 3



YANNACCONE VILLA & ALDRICH, LLC
 Civil Engineers & Land Surveyors
 480 MAIN STREET, P.O. BOX 459
 CHESTER, NEW JERSEY 07930
 PHONE: 908-879-6646
 FAX: 908-879-8591
 N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE OF AUTHORIZATION No. 2462934500

Ryan L. Smith 7/7/23
RYAN L. SMITH DATE:
 NEW JERSEY LICENSED PROFESSIONAL ENGINEER
 AND LAND SURVEYOR No. 42575
 NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

CHOWDHURY PROPERTY
 93 SUNSET DRIVE
 LOT 13 ~ BLOCK 62.09
 TOWNSHIP OF CHATHAM
 MORRIS COUNTY, NEW JERSEY

LOT DEVELOPMENT PLAN

DRAWN BY: [Signature] DATE: JULY 7, 2023
 CHECKED BY: [Signature] SCALE: 1\"/>

W.D. 222096
 F.B. 492/138
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 SHEET 2 OF 5

SURFACE DISTURBANCE TABULATION
TOWNSHIP OF CHATHAM ORDINANCE

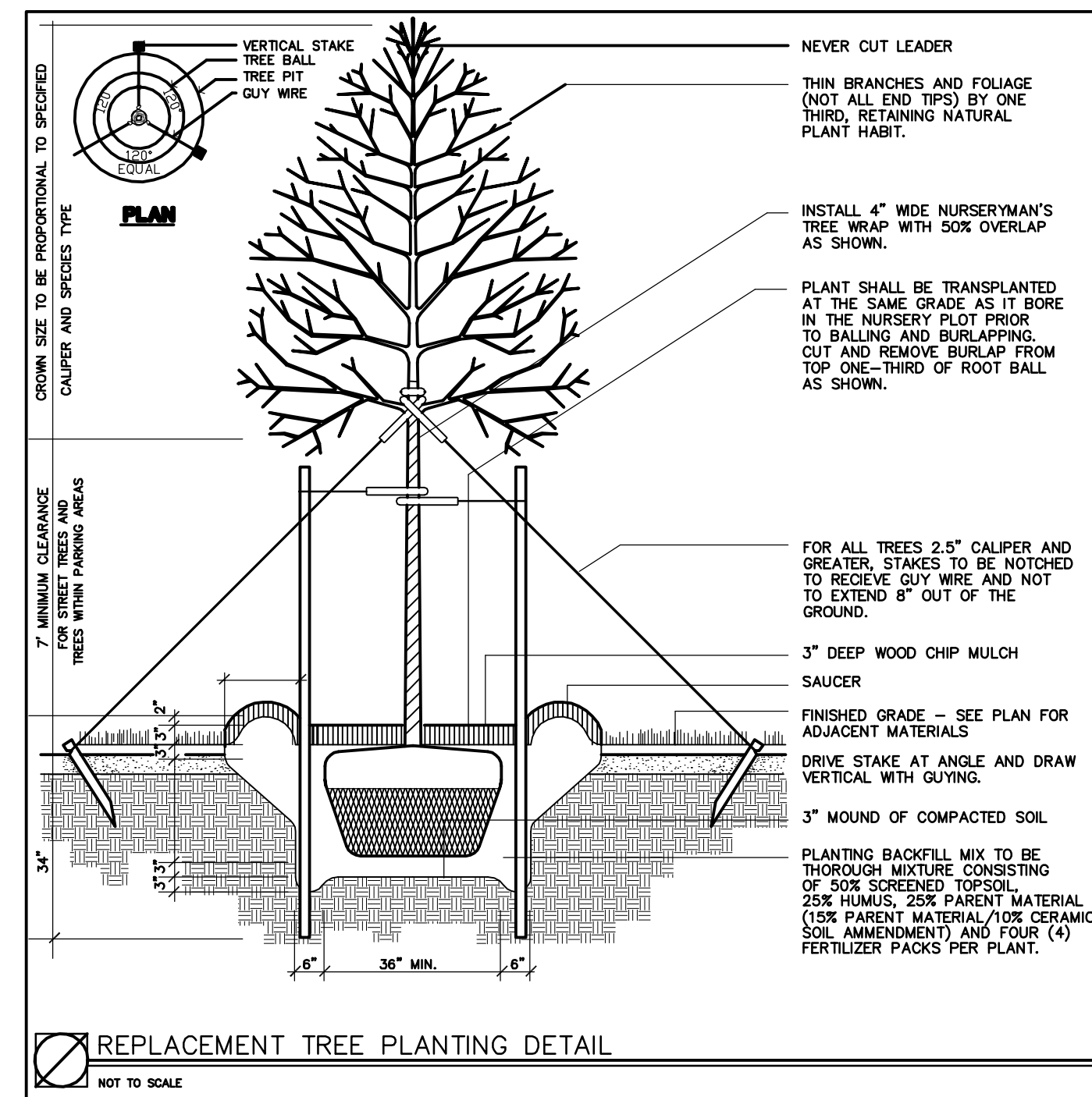
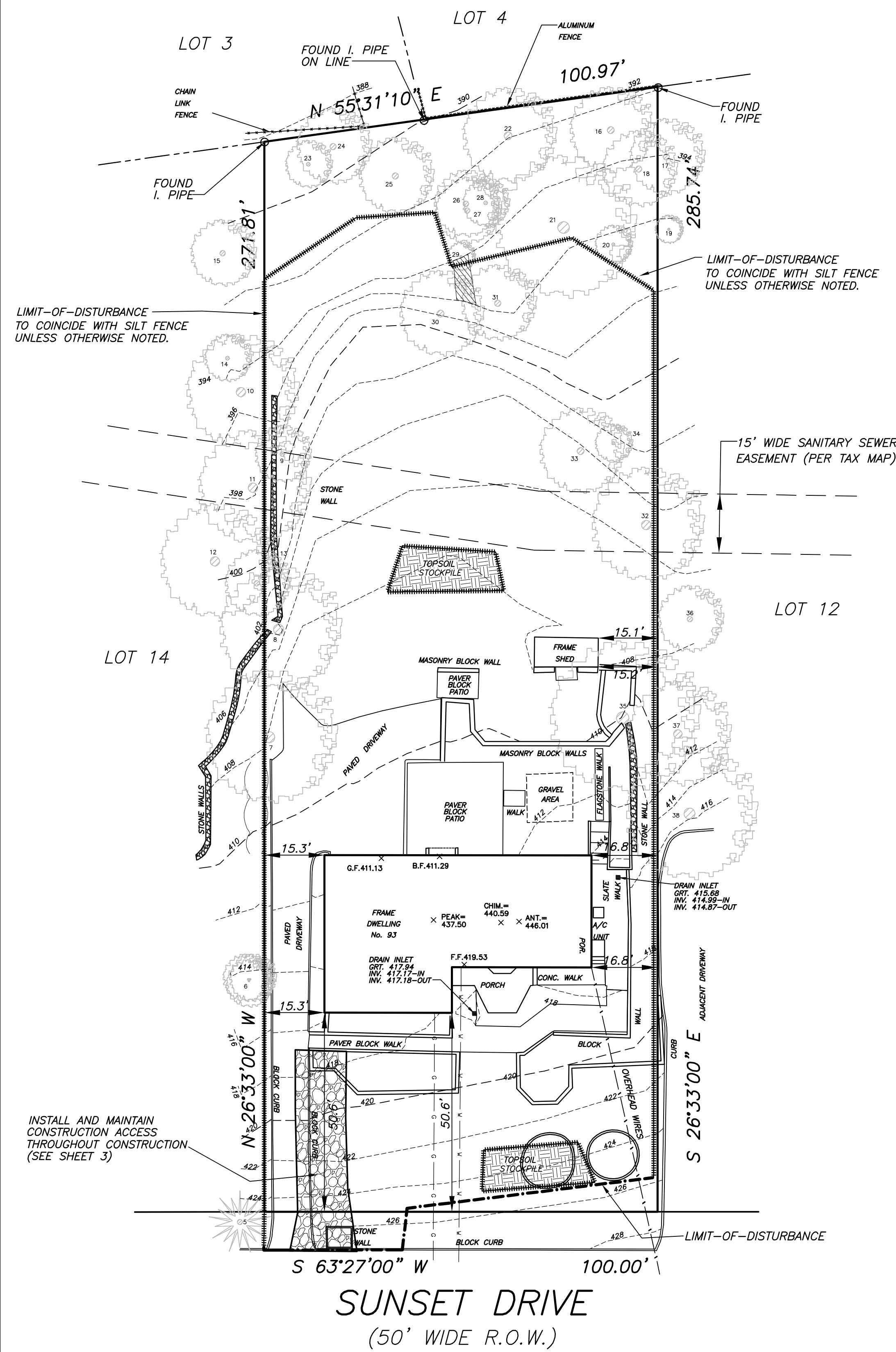
LAND SLOPE SYMBOL	AREA (SF)	S.F. DISTURBED	MAXIMUM ALLOWABLE PERCENT DISTURBED	PROPOSED PERCENT DISTURBED
0-15%	20,977	17,455	UNLIMITED	83.2%
15-20%	3,715	3,485	30%(1)	93.8%(1)
20-25%	1,170	1,038	20%(2)	88.7%(2)
>25%	2,016	2,016	0%(3)	100.0%(3)
R.O.W.		346		
TOTALS	27,878	24,340		

< 3,500 SQ. FT. *COMPLIES*
> 1,000 SQ. FT. *DOES NOT COMPLY*
> 500 SQ. FT. *DOES NOT COMPLY*

(1) NOT MORE THAN THIRTY (30%) PERCENT OF SLOPES RANGING FROM FIFTEEN (15%) PERCENT TO TWENTY (20%) PERCENT SHALL BE DISTURBED AREA OF DISTURBANCE OF SUCH SLOPE AREA SHALL NOT EXCEED TEN (10%) PERCENT OF THE TOTAL LOT AREA, EXCEPT THAT ANY APPLICANT IS PERMITTED TO DISTURB SLOPES IN THIS CATEGORY UP TO THREE THOUSAND FIVE HUNDRED (3,500) SQUARE FEET IN TOTAL AREA.

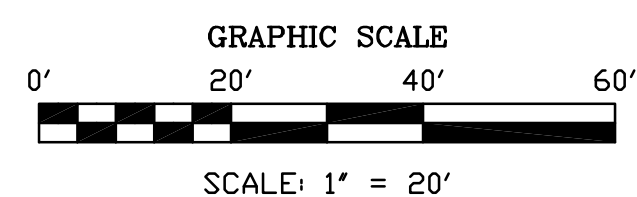
(2) NOT MORE THAN TWENTY (20%) PERCENT OF SLOPES RANGING FROM TWENTY (20%) PERCENT TO TWENTY-FIVE (25%) PERCENT SHALL BE DISTURBED AND THE AREA OF DISTURBANCE OF SUCH SLOPE AREA SHALL NOT EXCEED FIVE (5%) PERCENT OF THE LOT AREA, EXCEPT THAT ANY APPLICANT IS PERMITTED TO DISTURB SLOPES IN THIS CATEGORY UP TO ONE THOUSAND (1,000) SQUARE FEET IN TOTAL AREA.

(3) SLOPES OF TWENTY-FIVE (25%) PERCENT OR GREATER SHALL REMAIN UNDISTURBED, EXCEPT THAT ANY APPLICANT IS PERMITTED TO DISTURB SLOPES OF GREATER THAN TWENTY-FIVE (25%) PERCENT UP TO FIVE HUNDRED (500) SQUARE FEET IN TOTAL AREA.



TREE REMOVAL AND REPLACEMENT PLAN

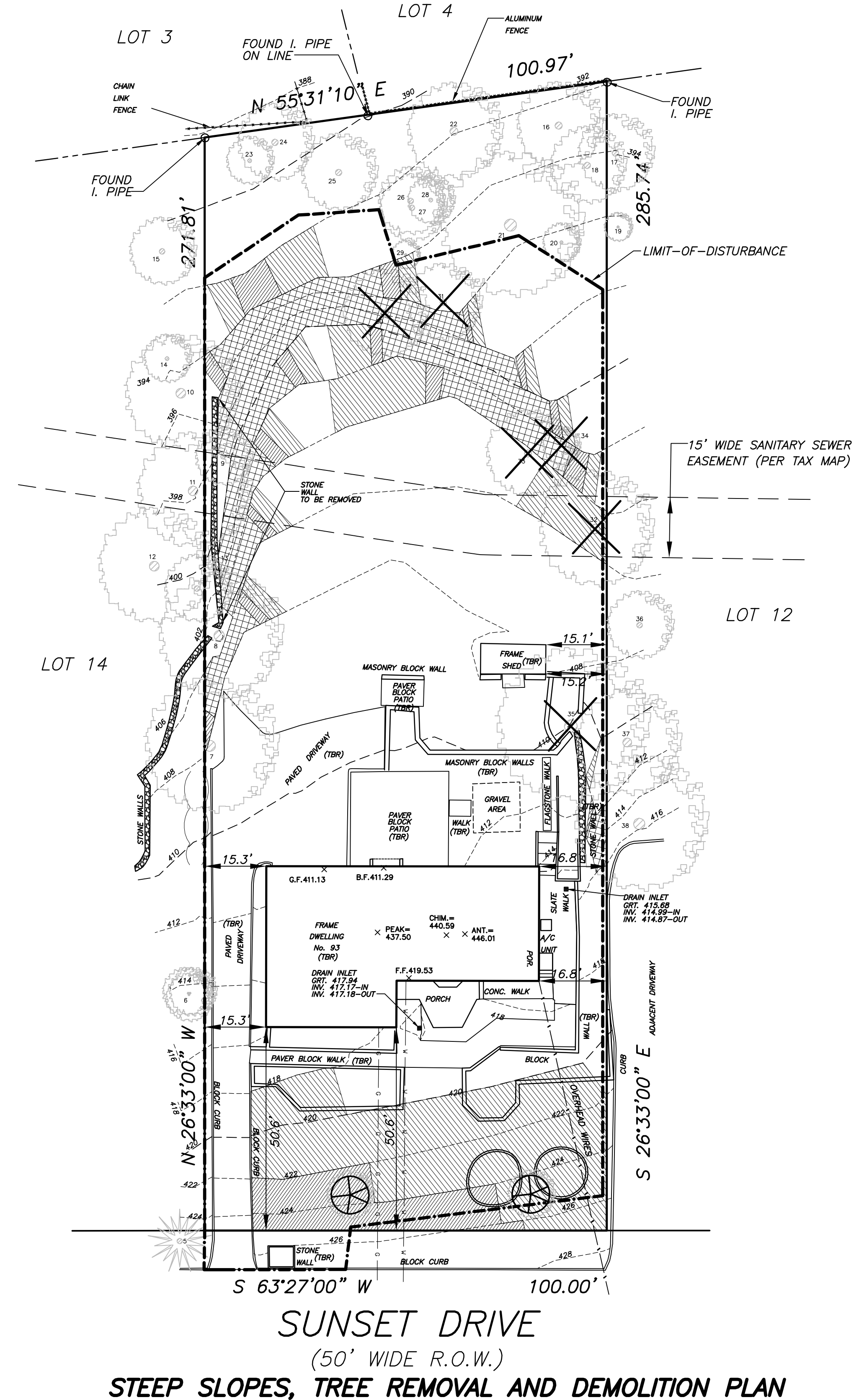
- LEGEND**
- DENOTES EXISTING TREE TO REMAIN
 - DENOTES TREE TO BE REMOVED
 - REPLACEMENT TREE, (TOTAL REQUIRED = 2; 2 PROVIDED)
SEE ALSO SHEET 2 FOR LOCATIONS



TREE SCHEDULE

No.	DESCRIPTION
5	16" SPRUCE
6	TRIPLE 12" TREE
7	28" OAK
8	28" OAK
9	12" OAK
10	24" CHERRY
11	24" OAK
12	24" OAK
13	14" CHERRY
14	10" MAPLE
15	14" MAPLE
16	18" MAPLE
17	18" OAK
18	18" OAK
19	8" MAPLE
20	8" MAPLE
21	30" OAK
22	20" OAK
23	10" MAPLE
24	18" OAK
25	16" MAPLE
26	14" CHERRY
27	14" CHERRY
28	10" SASSAPRAS
29	6" MAPLE
30	X 18" SASSAPRAS
31	X 16" CHERRY
32	X 24" OAK
33	X 18" OAK
34	X 8" OAK
35	X 32" OAK
36	X 14" MAPLE
37	X 22" OAK
38	X 28" OAK

X - INDICATES TO BE REMOVED
SEE SHEET 3



Ryan L. Smith 7/7/23
DATE: 7/7/23

RYAN L. SMITH
NEW JERSEY LICENSED PROFESSIONAL ENGINEER

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO. DATE REVISION

PROJECT TITLE :

CHOWDHURY PROPERTY
93 SUNSET DRIVE
LOT 13 ~ BLOCK 62.09
TOWNSHIP OF CHATHAM
MORRIS COUNTY, NEW JERSEY

SHEET TITLE :
**EXISTING CONDITIONS,
DEMOLITION, TREE REMOVAL,
STEEL SLOPES AND
SOIL EROSION &
SEDIMENT CONTROL PLAN**

DRAWN BY: DATE:
KUT JULY 7, 2023

CHECKED BY: SCALE:
KLS 1" = 20'

W.O. 222096

F.B. 492/138

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CHATHAM TOWNSHIP — SOIL EROSION AND SEDIMENT CONTROL NOTES

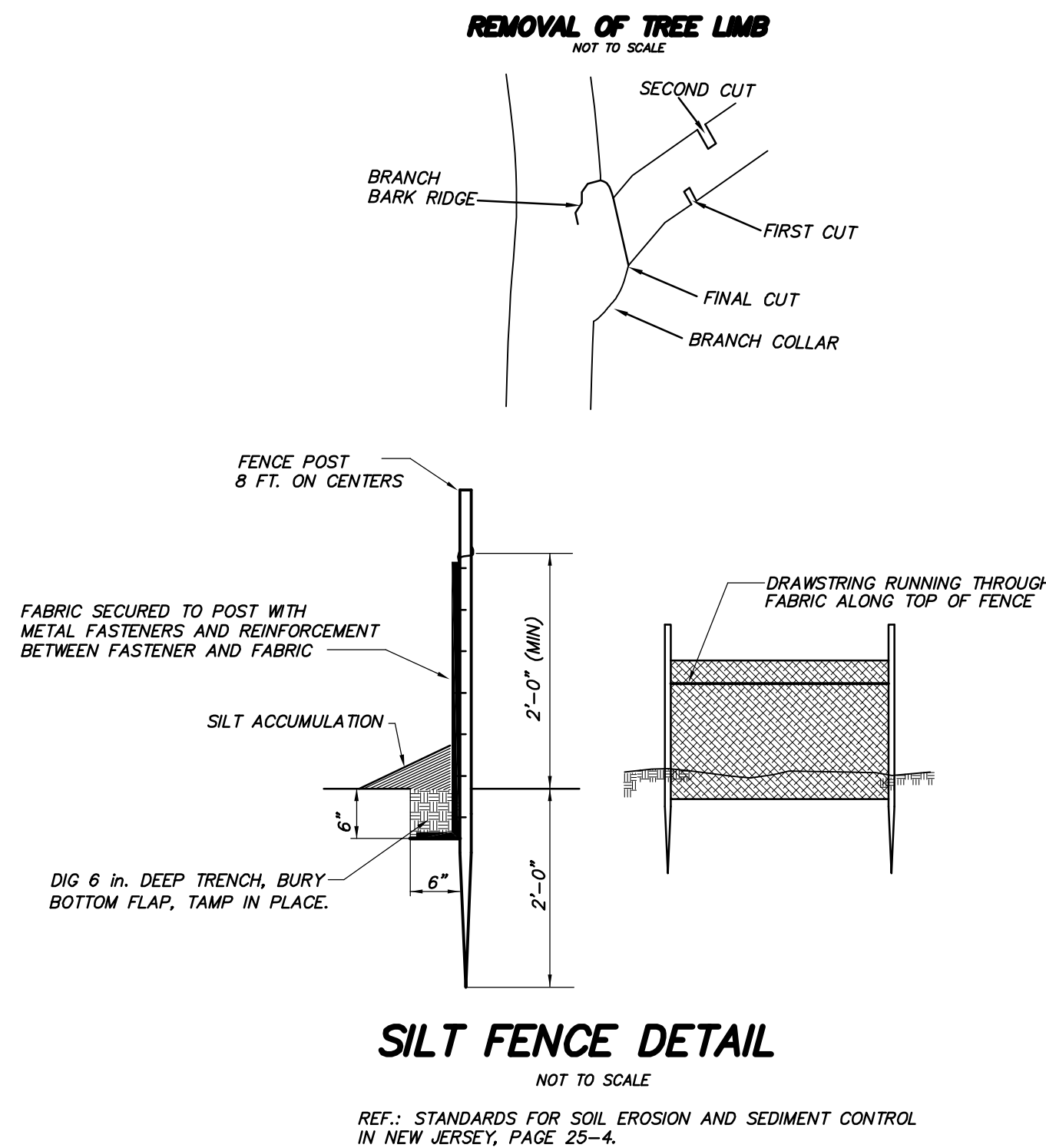
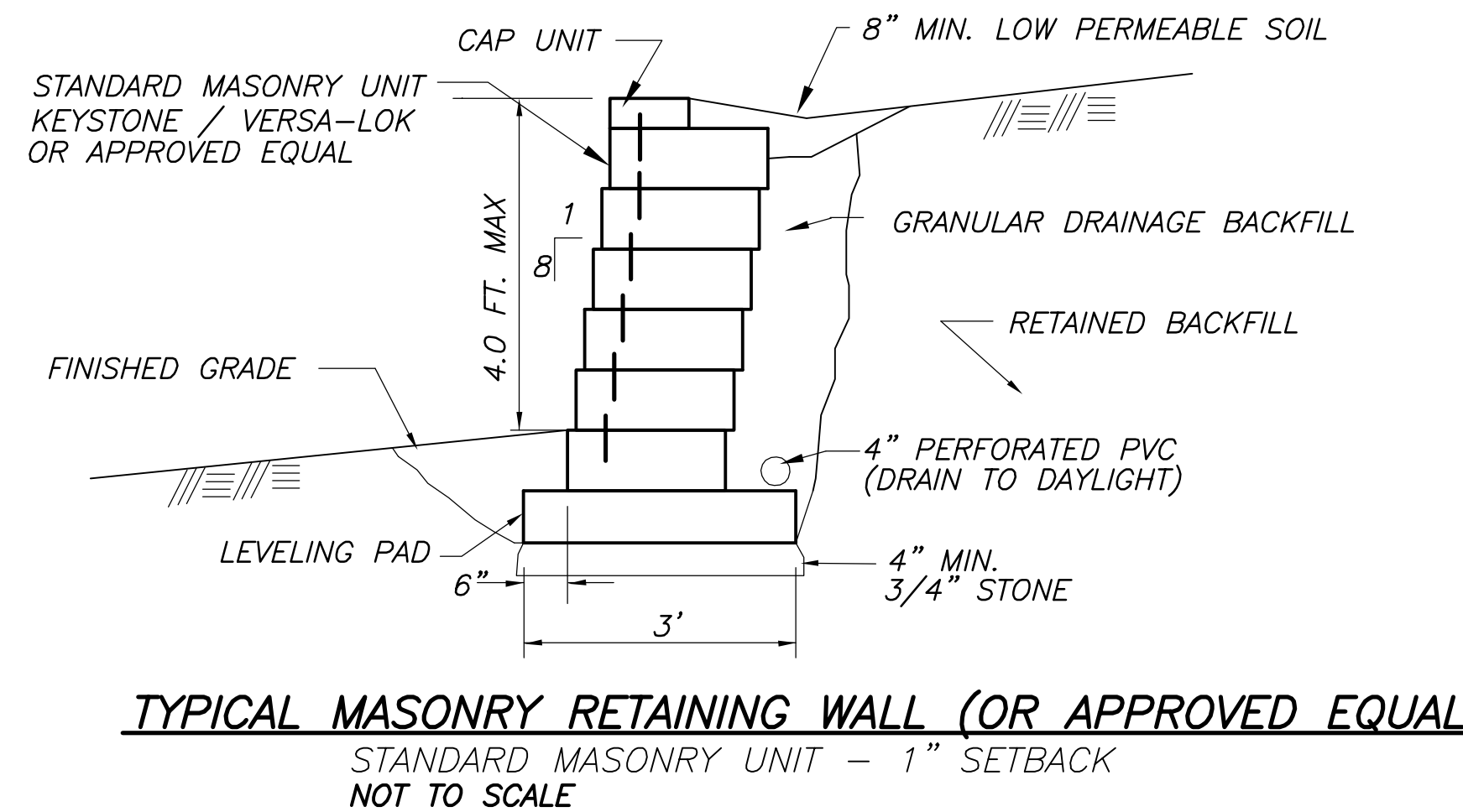
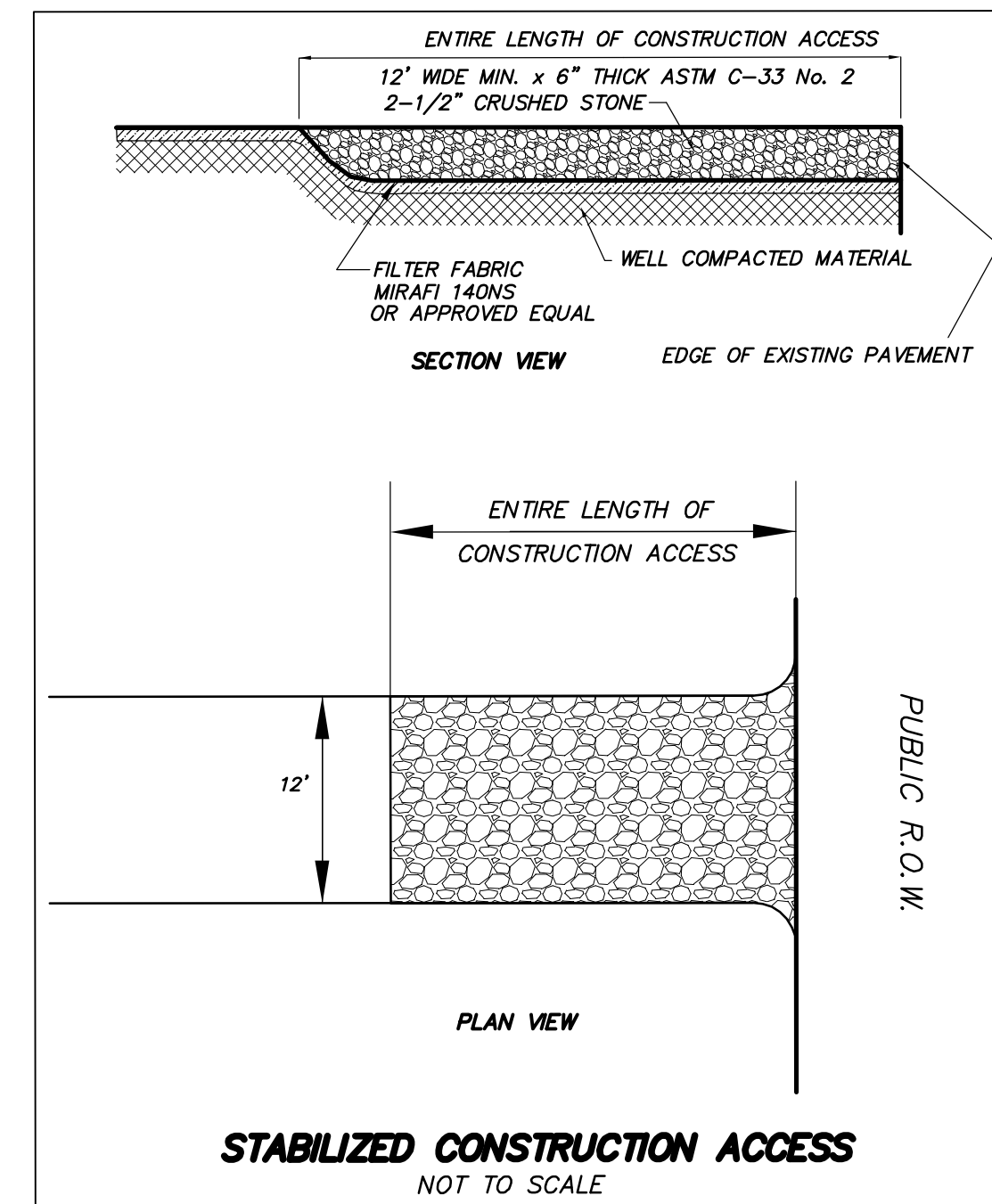
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL," (REVISED 1999) AND WILL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- CHATHAM TOWNSHIP WILL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
- DURING AND AFTER CONSTRUCTION, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, ANY OTHER MEASURES DEEMED APPROPRIATE BY THE TOWNSHIP.
- 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 2 1/2" CRUSHED STONE, WILL BE AT LEAST 50 FEET LONG AND THE WIDTH OF THE EXIT ROADWAY OR DRIVEWAY, AND WILL BE PROPERLY MAINTAINED.
- ALL PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL NEW ROADWAYS AND DRIVEWAYS WILL BE TREATED WITH A SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- 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.
- ALL SOIL STOCKPILED FOR A PERIOD OF GREATER THAN 30 DAYS WILL BE TEMPORARILY SEEDED AND MULCHED.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL BE PROTECTED BY HAY BALE BARRIER OR SEDIMENT FENCE.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH THE STRAW MULCH OR SUITABLE EQUAL, AT A 2 TON/ACRE RATIO RATE, ACCORDING TO STATE STANDARDS.
- TEMPORARY STABILIZATION— ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY DAYS AND NOT SUBJECT TO CONSTRUCTION ACTIVITIES SHALL IMMEDIATELY BE STABILIZED UPON DISTURBANCE BY APPLYING THE FOLLOWING:
 - GROUND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
 - FERTILIZER AT A RATE OF 14 POUNDS PER 1,000 SQUARE FEET USING A 10-20-10 ANALYSIS OR AN EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4 INCHES.
 - SEED SHALL BE ANNUAL RYEGRASS APPLIED AT NOT LESS THAN 1 POUND PER 1,000 SQUARE FEET.
 - MULCH ALL NEWLY SEEDED AREA WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET ACCORDING TO THE N.J. STANDARD. MULCH SHALL NOT BE GROUND INTO SHORT PIECES IN NO CASE SHALL MORE THAN 5 DAYS ELAPSE BETWEEN SEEDING AND MULCHING.
 - MULCH SHALL BE ANCHORED WITH A LIQUID MULCH BINDER APPLIED AT A RATE OF 1 GAL./1,000 S.F. OR BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING.)
- 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.
- SEEDING DATES: THE FOLLOWING ARE RECOMMENDED SEEDING DATES FOR THE ESTABLISHMENT OF TEMPORARY OR PERMANENT VEGETATION.
 - SPRING: (MARCH 1 — MAY 15)
 - FALL: (AUGUST 15 — OCTOBER 1)
- 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.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARDS FOR VEGETATIVE COVER— ALL EXPOSED SURFACES WILL BE TREATED WITH 4 INCHES OF TOPSOIL PRIOR TO FINAL STABILIZATION AND THE FOLLOWING ITEMS APPLIED AT THE DESIGNATED RATES:
 - LIME SHALL BE APPLIED AT 90 POUNDS PER 1,000 SQUARE FEET CONSISTING OF GROUND LIMESTONE INCORPORATED INTO THE TOP 4 INCHES OF TOPSOIL.
 - FERTILIZER SHALL BE 14 POUNDS PER 1,000 SQUARE FEET 10-20-10 INCORPORATED INTO THE TOP 4 INCHES OF TOPSOIL.
 - SEED SHALL BE 25 POUNDS PER ACRE OF KENTUCKY BLUEGRASS, 15 POUNDS PER ACRE OF RED FESCUE, SPREADING FESCUE AT 15 POUNDS PER ACRE, AND 10 POUNDS PER ACRE OF PERENNIAL RYEGRASS.
 - IN SHADE AREAS INCREASE RED FESCUE 20 POUNDS PER ACRE AND DECREASE KENTUCKY BLUE GRASS 20 POUNDS PER ACRE.
 - MULCH ALL NEWLY SEEDED AREA WITH UNROTTED SALT HAY OR SMALL GRAIN STAW AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET ACCORDING TO THE N.J. STANDARD. MULCH SHALL NOT BE GROUND INTO SHORT PIECES AND IN NO CASE SHALL MORE THAN 5 DAYS ELAPSE BETWEEN SEEDING AND MULCHING.
 - MULCH SHALL BE ANCHORED WITH A LIQUID MULCH BINDER APPLIED AT A RATE OF 1 GAL./1,000 S.F. OR BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING.)
- MAXIMUM SIDE SLOPES ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.
- 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.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE FILTER FABRIC FILTER.
- ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
- ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH GRAVEL FILTERS TO PREVENT ENTRY OF SEDIMENT CARRIED BY RUNOFF WATER UNTIL VEGETATION AND/OR PAVING IS ESTABLISHED.

- ALL STORM DRAIN OUTLETS WILL BE STABILIZED AS REQUIRED BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES OR SEDIMENT BARRIERS.
- THE TOWNSHIP MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- SEQUENCE OF CONSTRUCTION :
 - INSTALL STABILIZED CONSTRUCTION ACCESS ON EXISTING DRIVEWAY. 1 DAY
 - INSTALL SILT FENCE AND SOIL EROSION/SEDIMENT CONTROL MEASURES 1 DAY
 - RAZE EXISTING IMPROVEMENTS. SEE DEMOLITION PLAN ON SHEET 2. 1 WEEK
 - CLEAR SITE, STRIP AND STOCKPILE SOIL. 1 DAY
 - ROUGH GRADE. PROVIDE TEMPORARY STABILIZATION. 2 DAYS
 - CONSTRUCT DWELLING, ROOF DRAINS, AND DRYWELL 4 MONTHS
 - CONSTRUCT DRIVEWAY 2 DAYS
 - FINE GRADE. 2 DAYS
 - GRADED AREAS SOIL DE-COMPACTION TESTING AND REMEDIATION. 2 DAYS
 - INSTALL TOPSOIL, LANDSCAPING AND PERMANENT STABILIZATION 3 DAYS
 - REMOVE TEMPORARY SILT FENCE, INLET PROTECTION AND OTHER SOIL EROSION CONTROLS ONLY AFTER DISTURBED AREAS HAVE BEEN STABILIZED. 1 DAY
- 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.

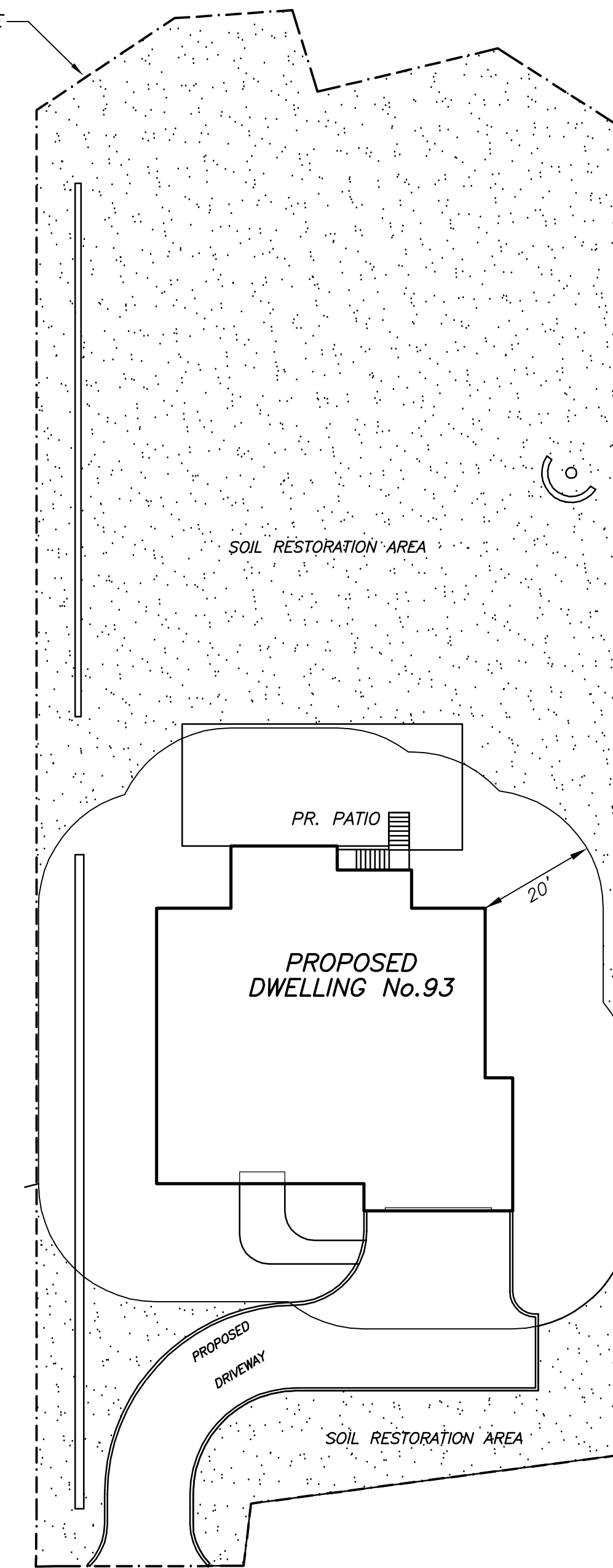
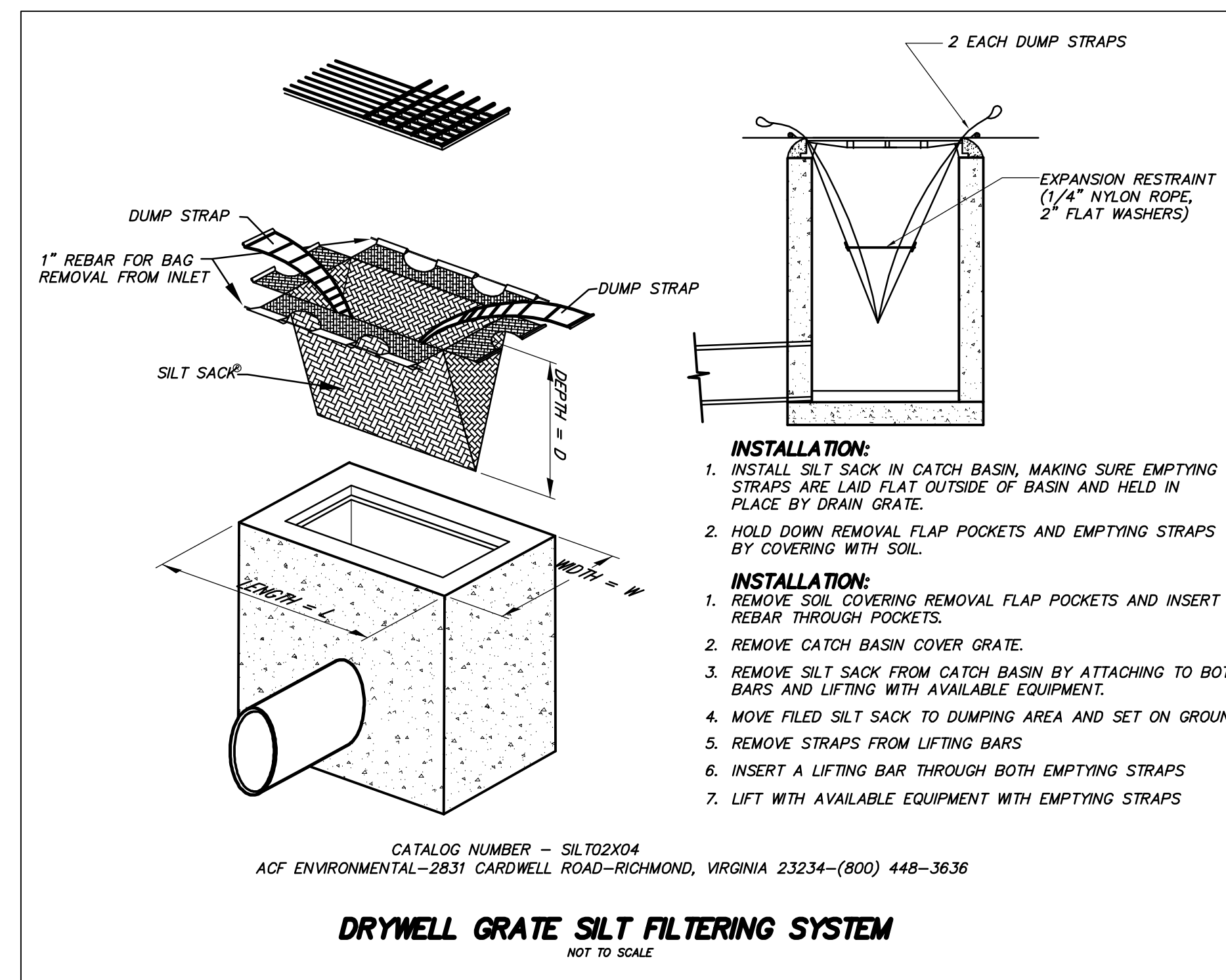
DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

- MULCH — SEE STANDARD OF STABILIZATION WITH MULCHES ONLY (SE&SC IN NJ, #5, JULY 1999) .
- VEGETATIVE COVER — SEE STANDARD FOR : TEMPORARY VEGETATIVE COVER (SE&SC IN NJ, #7, JULY 1999), AND PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (SE&SC IN NJ, #4, JULY 1999) AND PERMANENT STABILIZATION WITH SOD (SE&SC IN NJ, #6, JULY 1999).
- SPRAY-ON ADHESIVES — ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. SEE SE&SC IN NJ, #16, JULY 1999, FOR DUST CONTROL ADHESIVES.
- TILLAGE — TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE BEFORE SOIL BLOWING STARTS. 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.
- 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.
- CALCIUM CHLORIDE — SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.
- STONE — COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

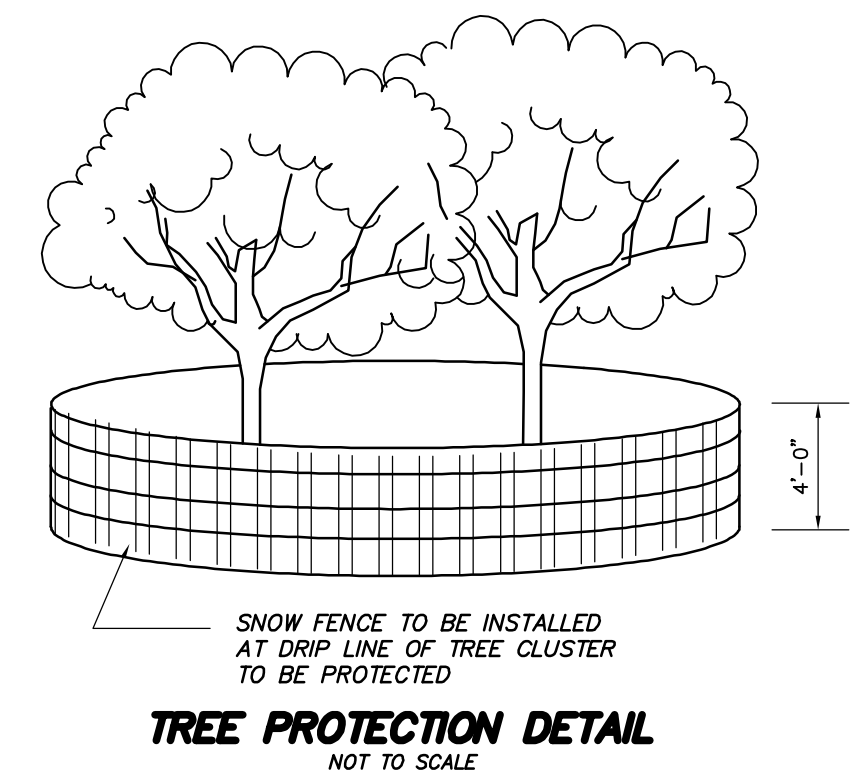


- REQUIREMENTS FOR SILT FENCE:**
- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.
 - A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. IT MUST BE 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.
 - 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, GROMMETS, 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.



SOIL DE-COMPACTION DETAIL
SCALE: 1" = 20"

TOTAL RESTORATION AREA = 13,919 SF = 0.320 AC.
TOTAL DISTURBANCE = 24,261 SQ. FT. OR 0.557 AC.



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 7/7/23
DATE: 7/7/23
RYAN L. SMITH
NEW JERSEY LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR No. 42575

NO. DATE REVISION

PROJECT TITLE :
CHOWDHURY PROPERTY
93 SUNSET DRIVE
LOT 13 ~ BLOCK 62.09
TOWNSHIP OF CHATHAM
MORRIS COUNTY, NEW JERSEY

SHEET TITLE :
DETAIL SHEET 1

DRAWN BY: *KLT* DATE: JULY 7, 2023

CHECKED BY: *KLT* SCALE: 1" = 20'

W.D. 222096

F.B. 492/138

FILE:
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FILE NAME: LOT13-LDPRH.DWG

"HEIGHT OF STRUCTURE" SHALL MEAN THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE GROUND ELEVATION, AS DETERMINED BY THE AVERAGE OF THE LOWEST GROUND ELEVATION AND THE HIGHEST GROUND ELEVATION WITHIN FIFTEEN FEET OF THE FOUNDATION, TO A HORIZONTAL PLANE PROJECTED FROM THE HIGHEST POINT OF THE ROOF, USING PRE-DEVELOPMENT GRADES IF FILL HAS BEEN ADDED AND POST-DEVELOPMENT GRADES IF FILL HAS BEEN REMOVED.

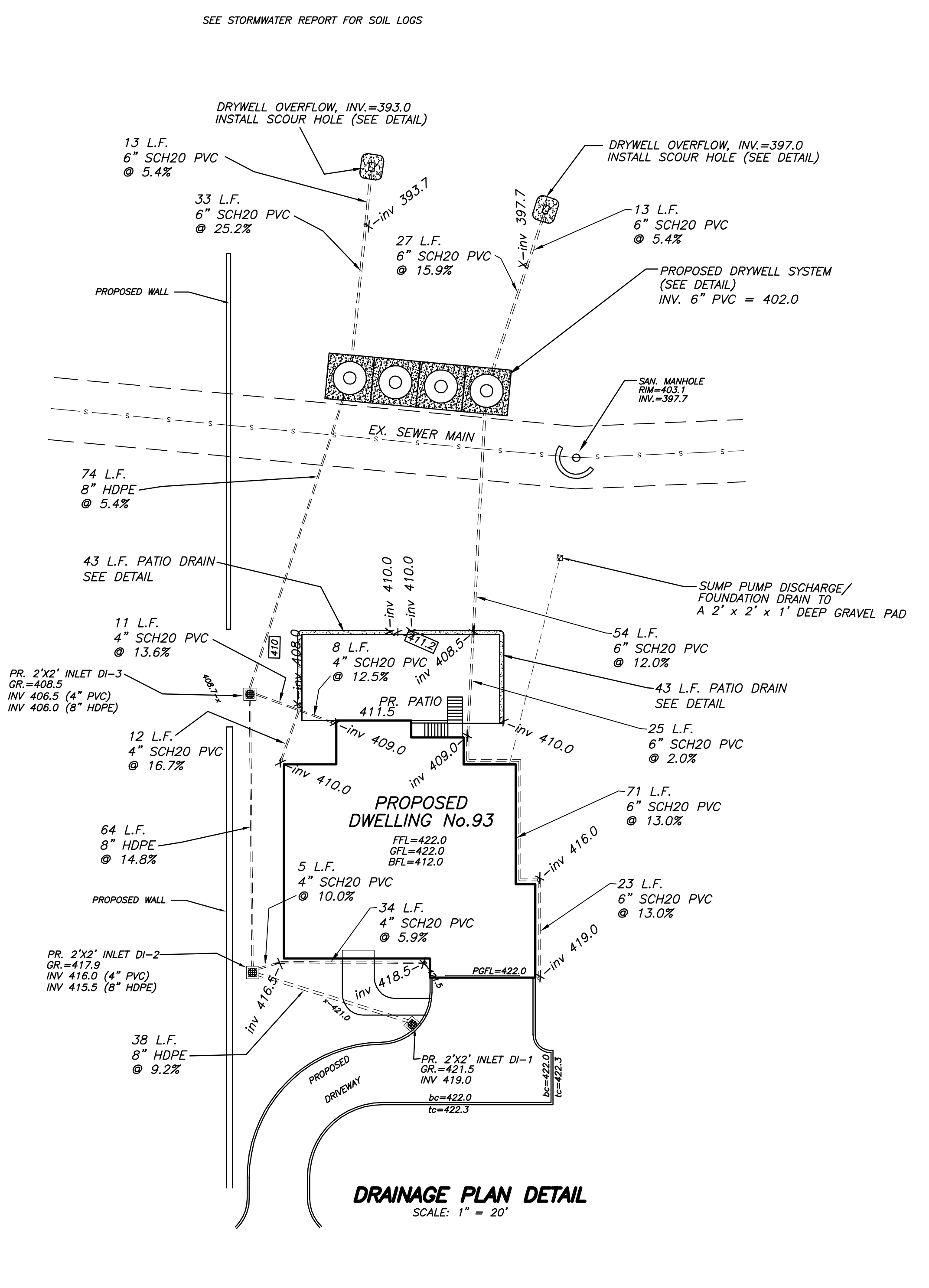
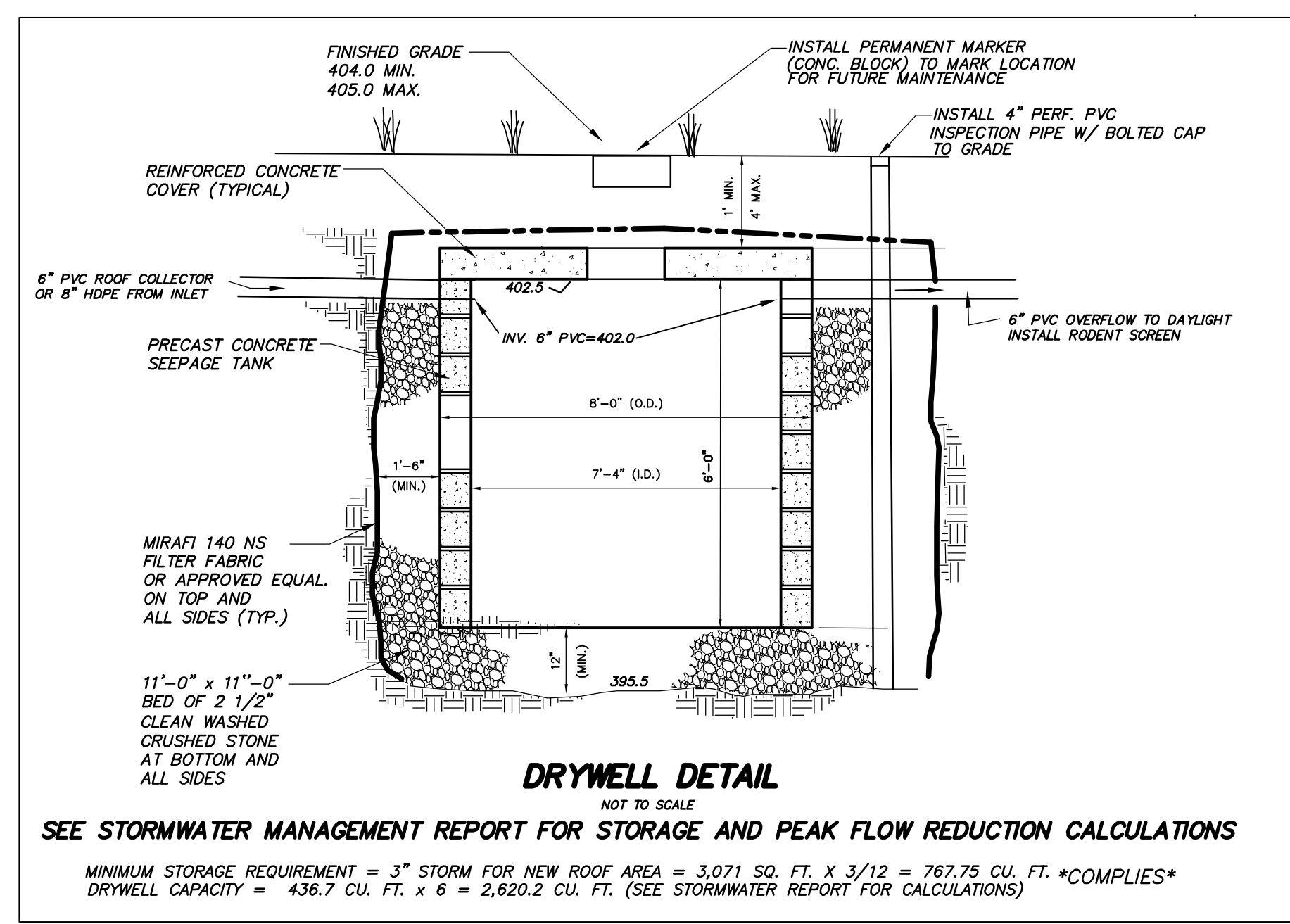
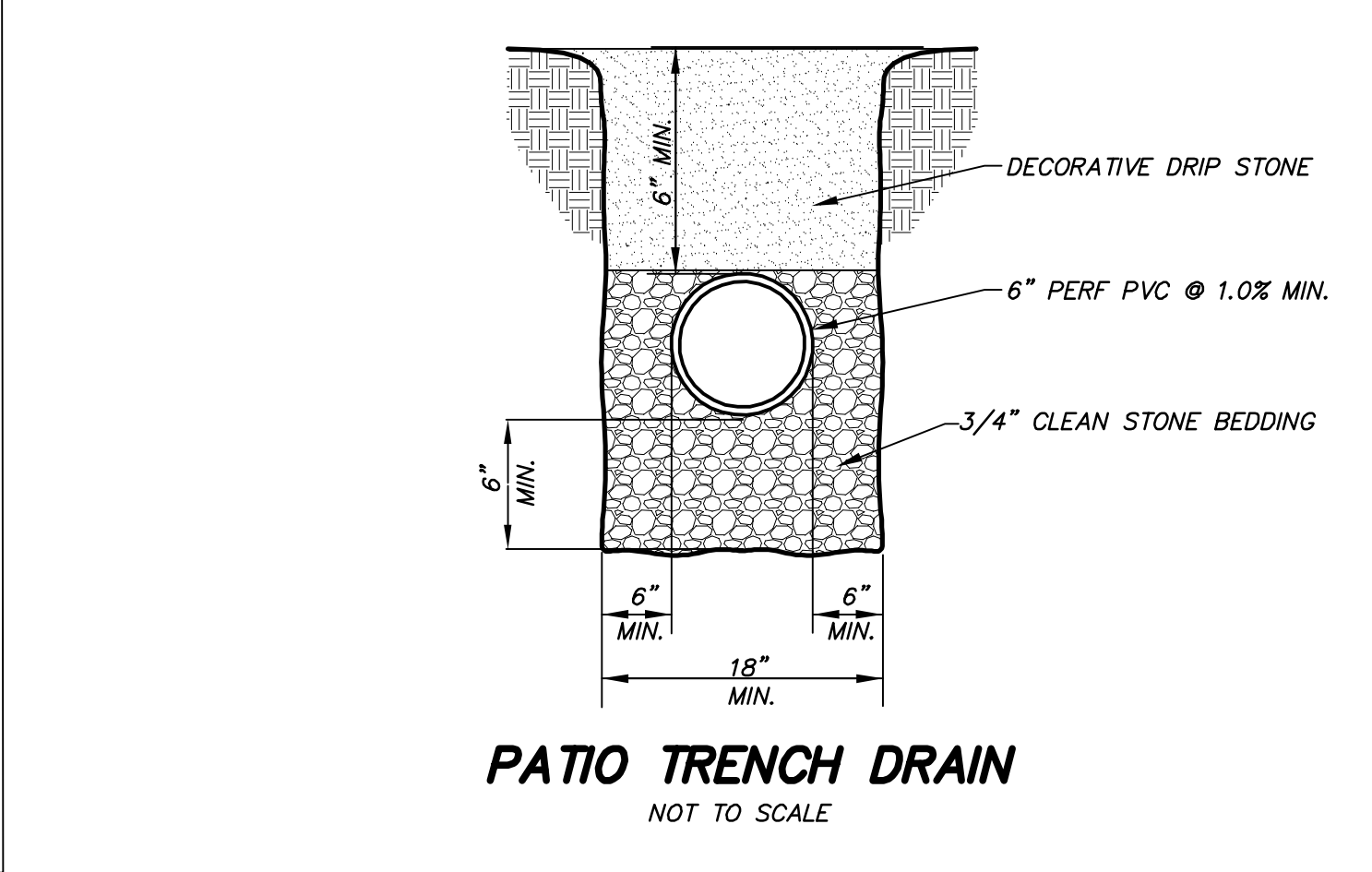
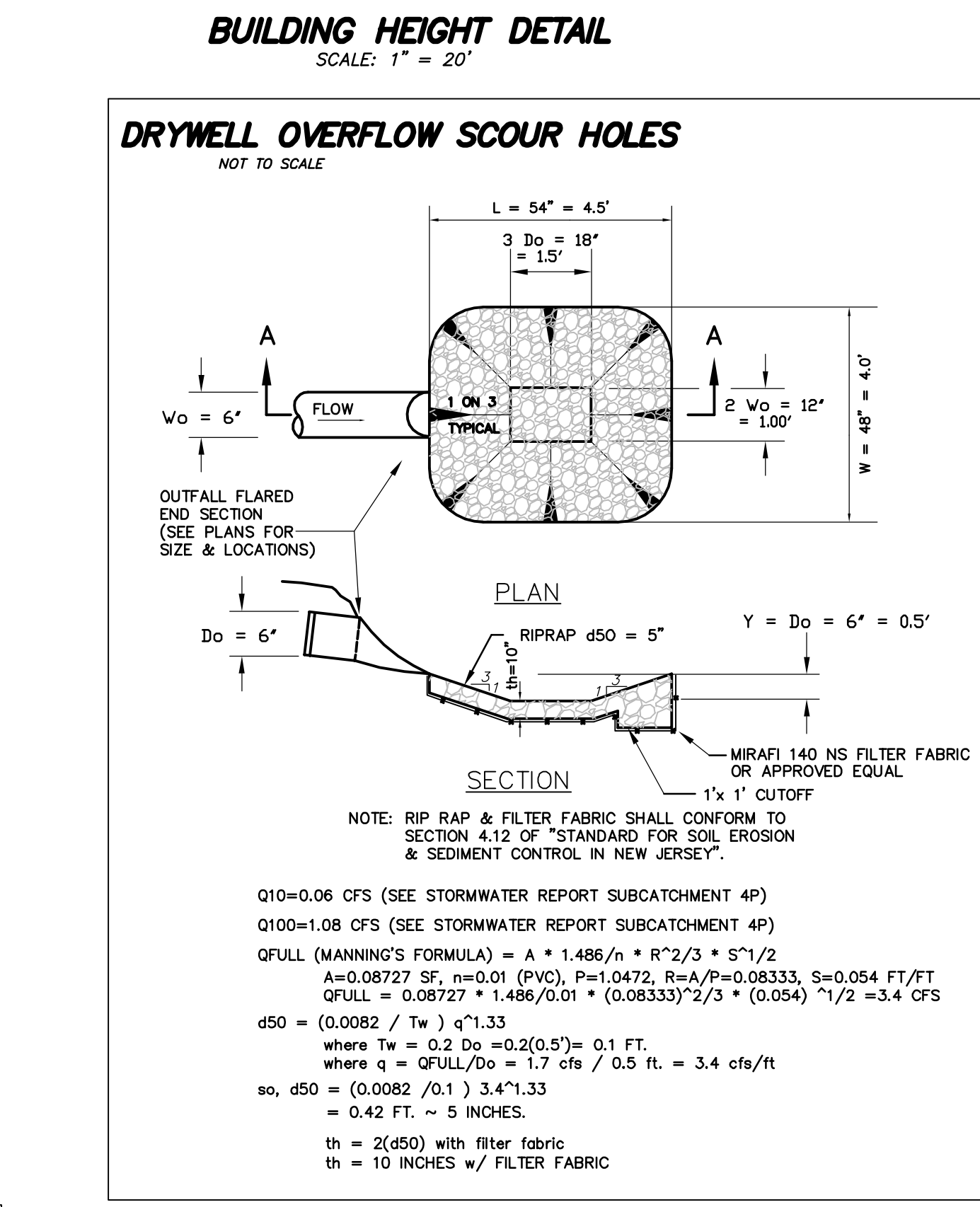
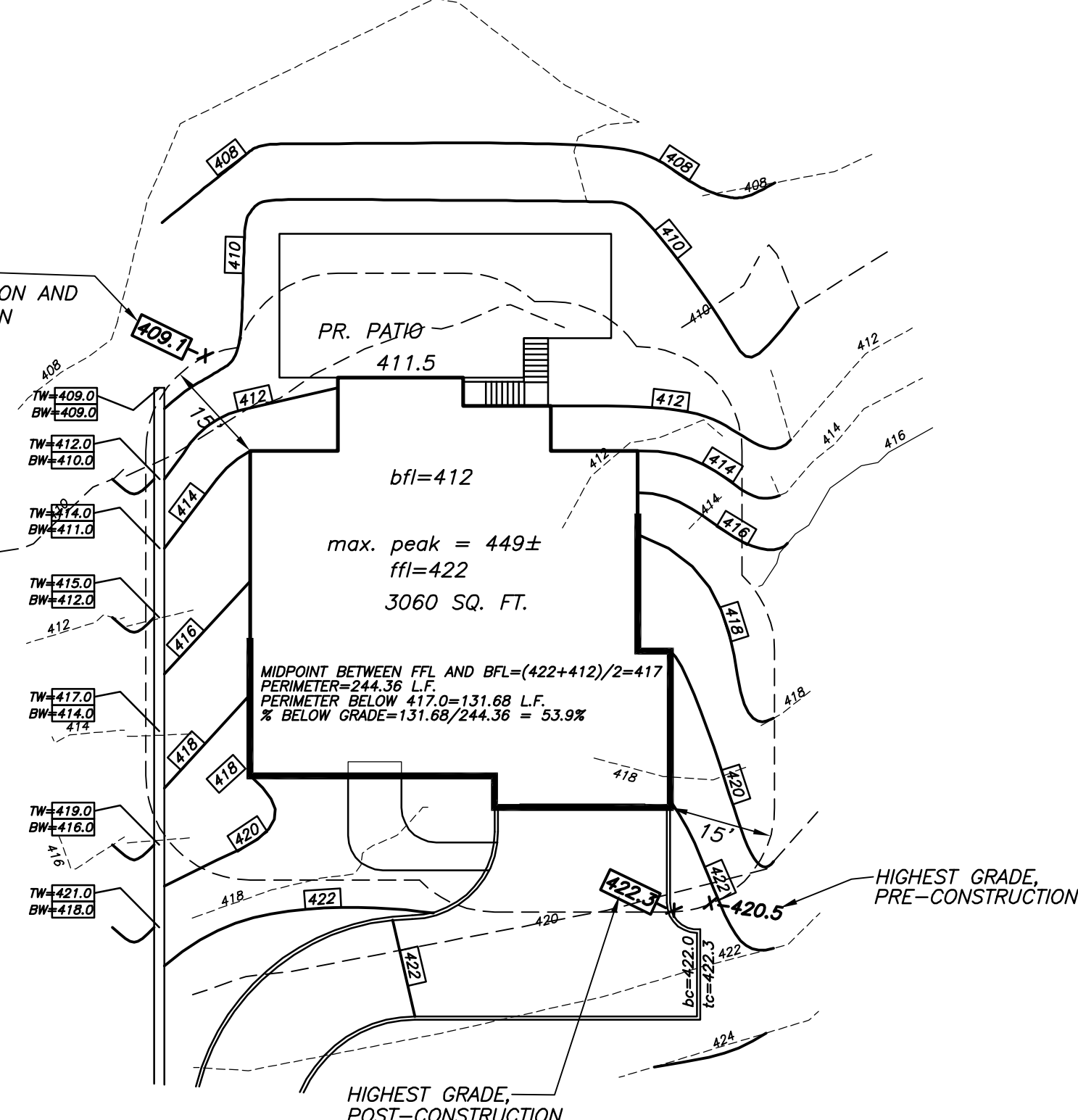
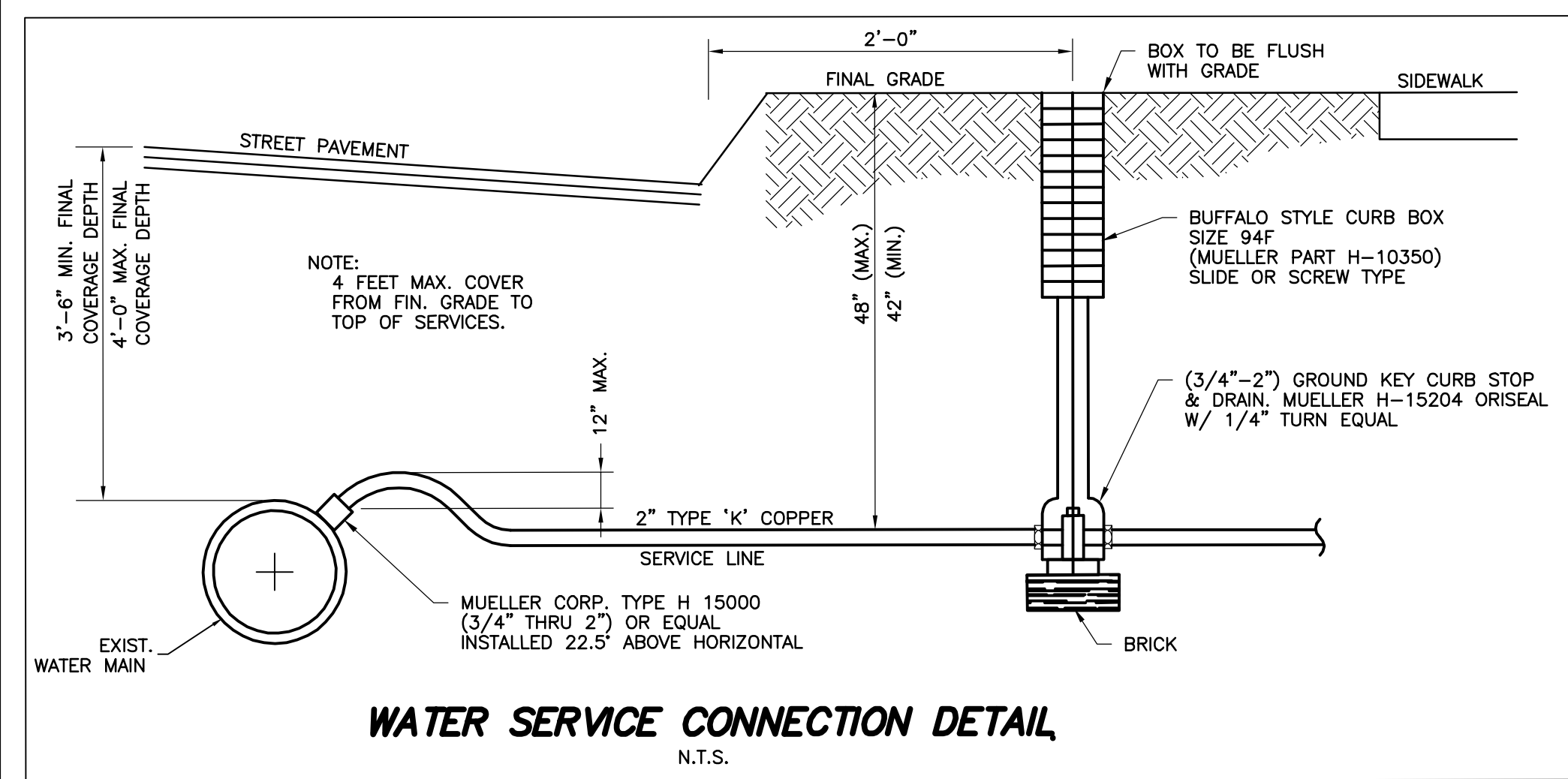
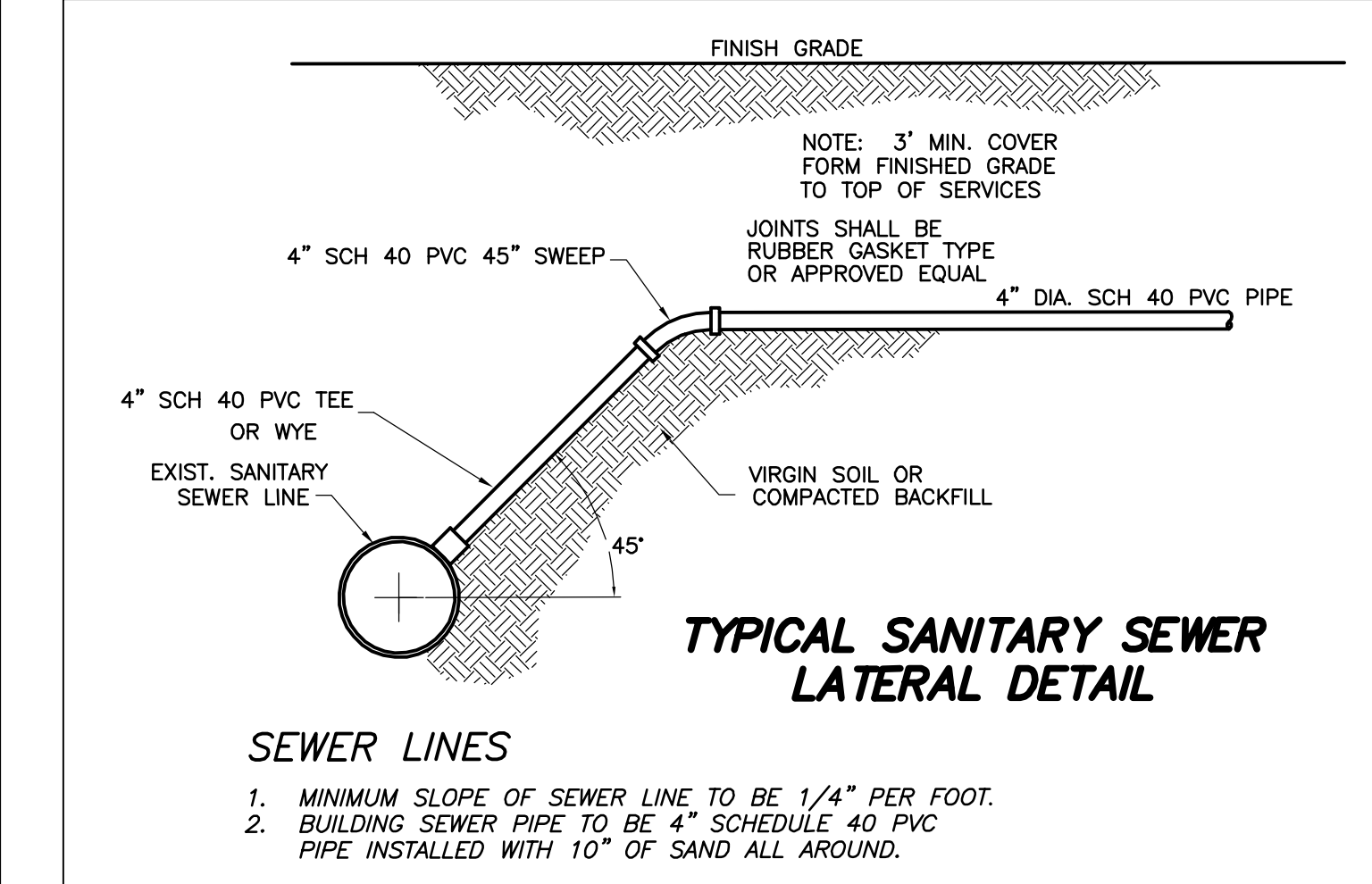
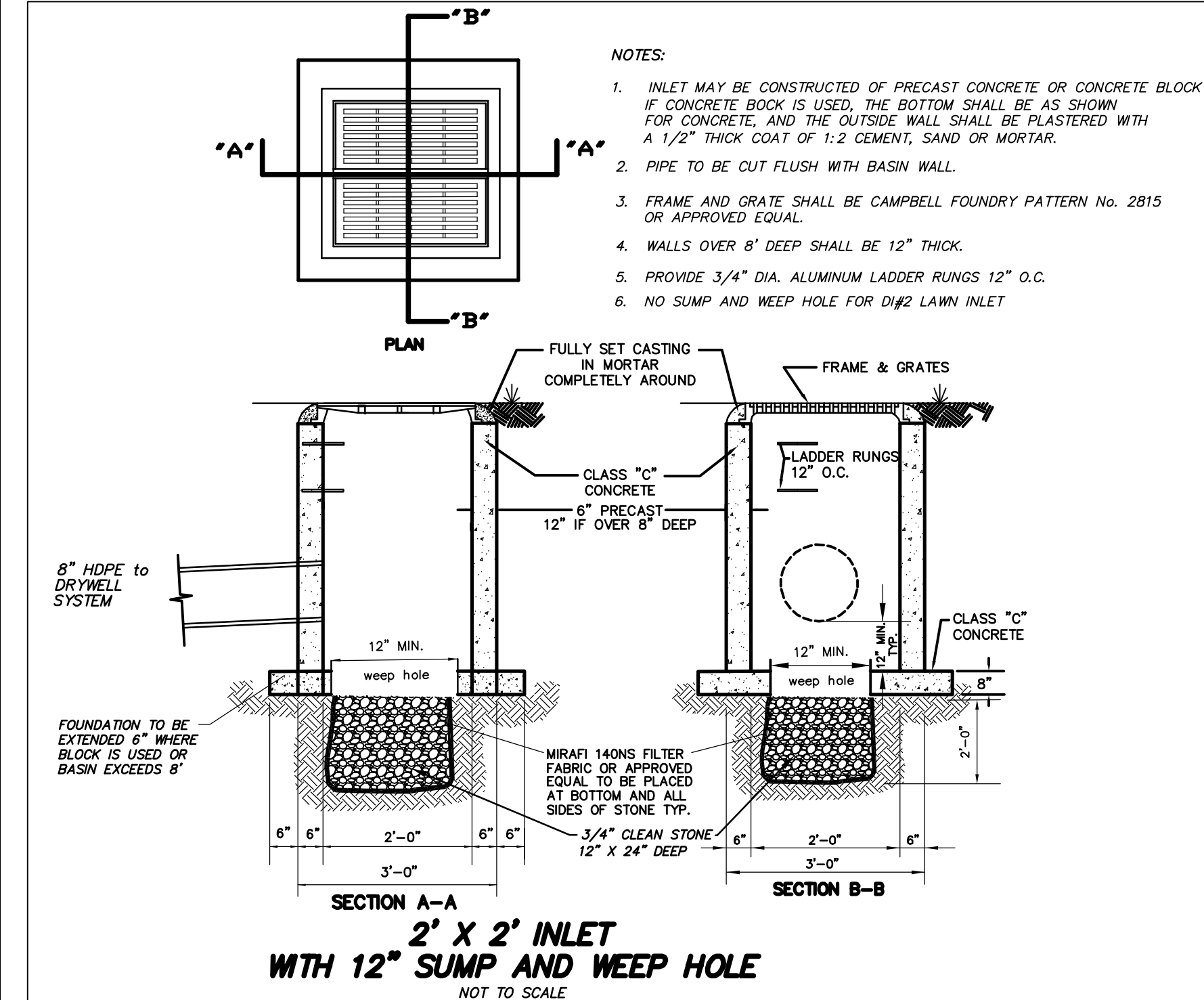
THE LOWER OF THE TWO HIGHEST GRADES WITHIN 15 FEET OF THE FOUNDATION IS THE PRE AND POST DEVELOPMENT GRADE OF 409.1
 THE LOWER OF THE TWO LOWEST GRADES WITHIN 15 FEET OF THE FOUNDATION IS THE POST DEVELOPMENT GRADE OF 422.3
 THE AVERAGE OF THESE TWO NUMBERS IS:
 $(409.1 + 422.3)/2 = 415.7$ FT.

BASED ON THE ABOVE AVERAGE GRADE PLANE:
 FROM THE ARCHITECTURAL PLANS, THE DISTANCE FROM THE FINISHED FIRST FLOOR TO THE HIGHEST ROOF PEAK IS 27.00 FEET (449.00-442.0).
 THE ELEVATION OF THE HIGHEST PEAK IS:
 442.00

THE HEIGHT OF STRUCTURE WILL BE:
 $442.00 - 415.70 = 26.3$ FEET

SEE ARCHITECTURAL PLANS BY GRA DESIGN STUDIO FOR CROSS REFERENCING

"BASEMENT" SHALL MEAN A SPACE WITHIN A BUILDING, HAVING A FLOOR AND WALLS, AND LOCATED TOTALLY OR PARTIALLY BELOW THE GRADE OF THE ADJOINING GROUND SURFACE. ANY BASEMENT HAVING 50% OR MORE OF THE AGGREGATE SURFACE AREAS OF ALL WALLS LOCATED ABOVE GRADE OR HAVING 50% OR MORE OF THE SURFACE AREA OF THE FRONT WALL LOCATED ABOVE GRADE SHALL BE CONSIDERED A "STORY".
 THE PERCENTAGE OF WALLS LOCATED BELOW GRADE IS 53.9% AS SHOWN AND CALCULATED HEREON.
 THEREFORE THE BASEMENT IS NOT A STORY.



NO.	DATE	REVISION

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

PROJECT TITLE:

CHOWDHURY PROPERTY
 93 SUNSET DRIVE
 LOT 13 ~ BLOCK 62.09
 TOWNSHIP OF CHATHAM
 MORRIS COUNTY, NEW JERSEY

SHEET TITLE:

DETAIL SHEET 2

DRAWN BY:	DATE:
	JULY 7, 2023
CHECKED BY:	SCALE:
	1" = 20'
W.D. 222096	
F.B. 492/138	
FILE:	
FILE PATH: M:\SEPTIC\DATA\222000\222096 FILE NAME: LOT13-LDPRLDWG	
SHEET 5 OF 5	