

**ZONE 5 ACRE REQUIREMENTS**

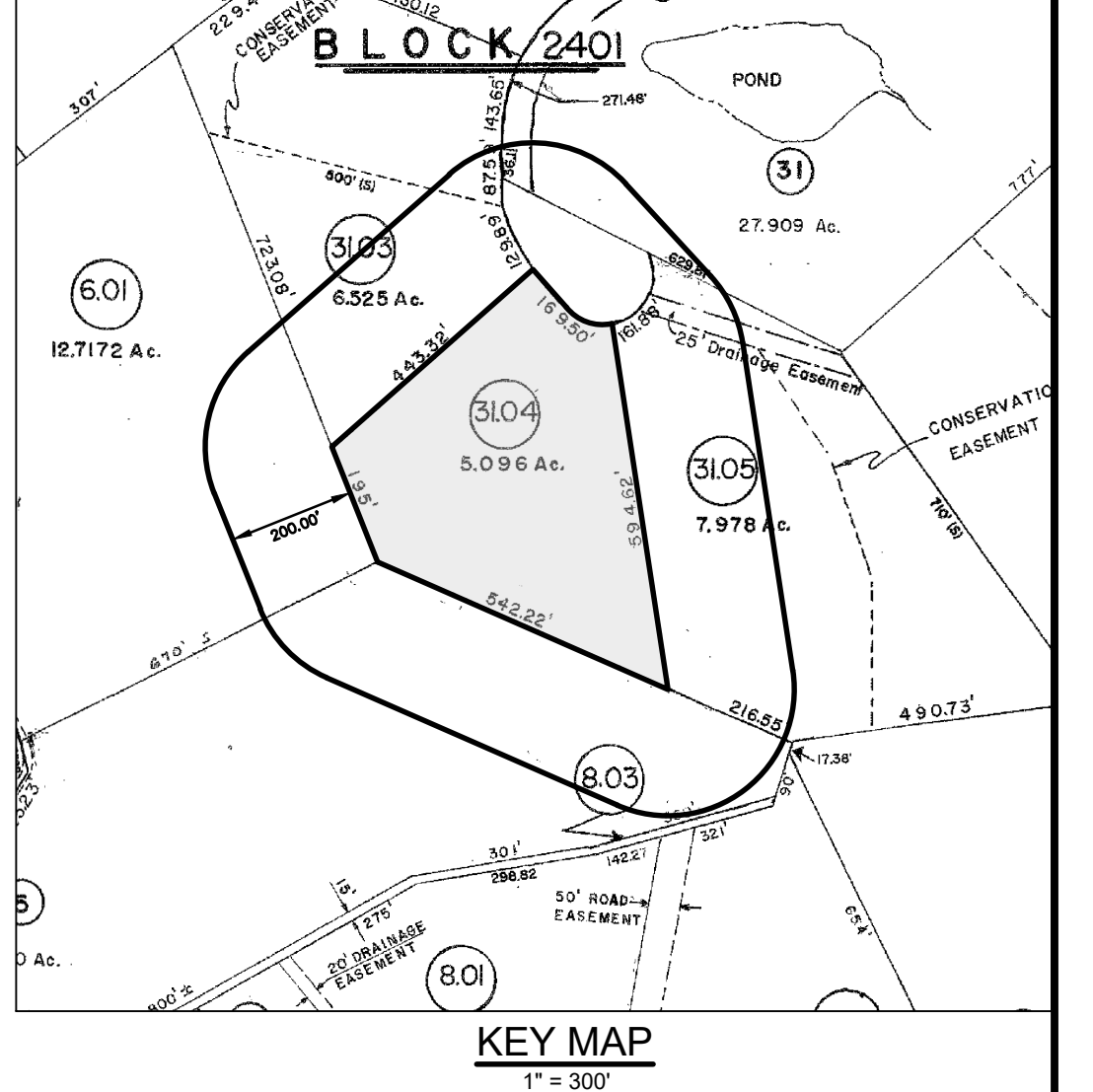
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5 Acre	5.096 AC	5.096 AC
MIN. LOT WIDTH	400 FT.	416 FT.	416 FT.
MIN. FRONT SETBACK	75 FT.	300.7 FT.	300.7 FT.
MIN. SIDE SETBACK	40 FT.	167.4 FT.	167.4 FT.
MIN. REAR SETBACK	60 FT.	142 FT.	142 FT.
MAX. BUILDING COVERAGE	4%	3.25%	3.29%
MAX. BUILDING HEIGHT (FT.)	45 FT.	<45 FT.	<45 FT.
MAX. IMPERVIOUS COVERAGE	10%	11.90%**	13.23% (1)

**IMPERVIOUS COVERAGE**

DESCRIPTION	EXISTING	PROPOSED
DWELLING	5,692 S.F.	5,692 S.F.
DRIVEWAY	10,950 S.F.	10,950 S.F.
CONC.	322 S.F.	322 S.F.
SLATE	5,258 S.F.	5,258 S.F.
GARAGE	1,288 S.F.	1,288 S.F.
PAVERS	457 S.F.	457 S.F.
GREEN HOUSE	238 S.F.	238 S.F.
BATTING CAGE	1,032 S.F.	-
POOL	1,178 S.F.	1,178 S.F.
SPORT COURT	-	3,896 S.F.
SHED	-	80 S.F.(1)
IMPERVIOUS LOT COVERAGE	26,415 S.F.	29,359 S.F.
LOT AREA	221,970 S.F.	221,970 S.F.
TOTAL IMPERVIOUS	11.90%**	13.23% (1)

**PARCELS WITHIN RANGE OF TARGETED PROPERTIES:**

FAMS_PIN	Acres	Property Location	Owner's Name	Mailing Address
1418_2401_11.03	4.5200	5 OAK FOREST LN	CHESTER, JUDITH A	26 COREY LN MENDHAM, NJ 07945
1418_2401_31.04	5.0960	7 OAK FOREST LN	VELEZ, FAUL J & MARISA M	7 OAK FOREST LN MENDHAM, NJ 07945
1418_2401_31.05	7.9700	10 OAK FOREST LN	GEDROIC, JOEL KRISTINE	10 OAK FOREST LN MENDHAM, NJ 07945
1418_2401_31_QFARM	20.1200	2 OAK FOREST LN	PIYZNAR, WILLIAM B & AGATHA	2 OAK FOREST DR MENDHAM, NJ 07945
1418_2401_5_QFARM	20.1000	9 COUNTY LINE RD	BADENHAUSEN FARMS, LLC	4 COUNTY LINE RD MENDHAM, NJ 07945
1418_2401_6.01	2.0000	10 HORSESHOE BEND RD	NELSON, BARBARA J	10 HORSESHOE BEND RD MENDHAM, NJ 079450100
1418_2401_6.01_QFARM	10.7200	10 HORSESHOE BEND RD	NELSON, BARBARA J	10 HORSESHOE BEND RD MENDHAM, NJ 079450100



**BUILDING COVERAGE**

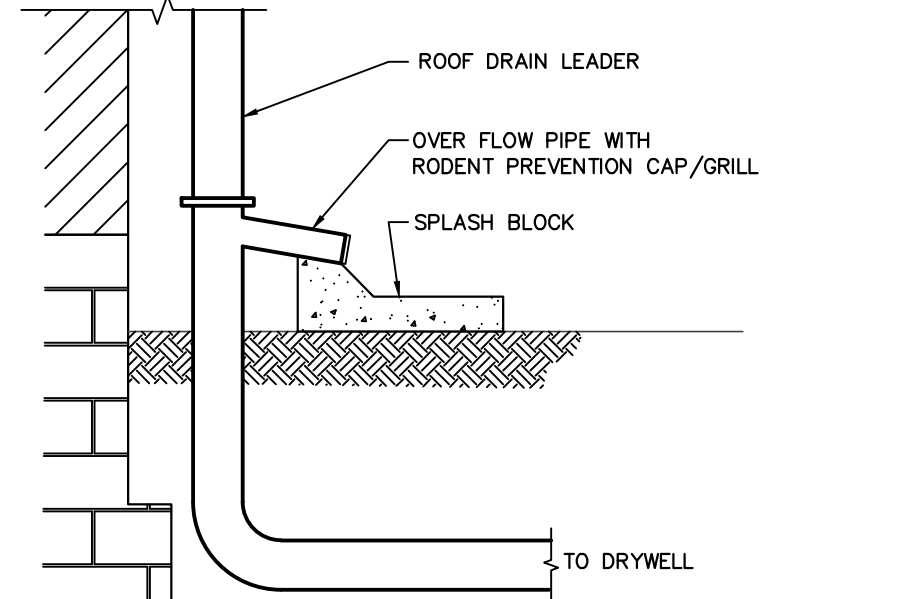
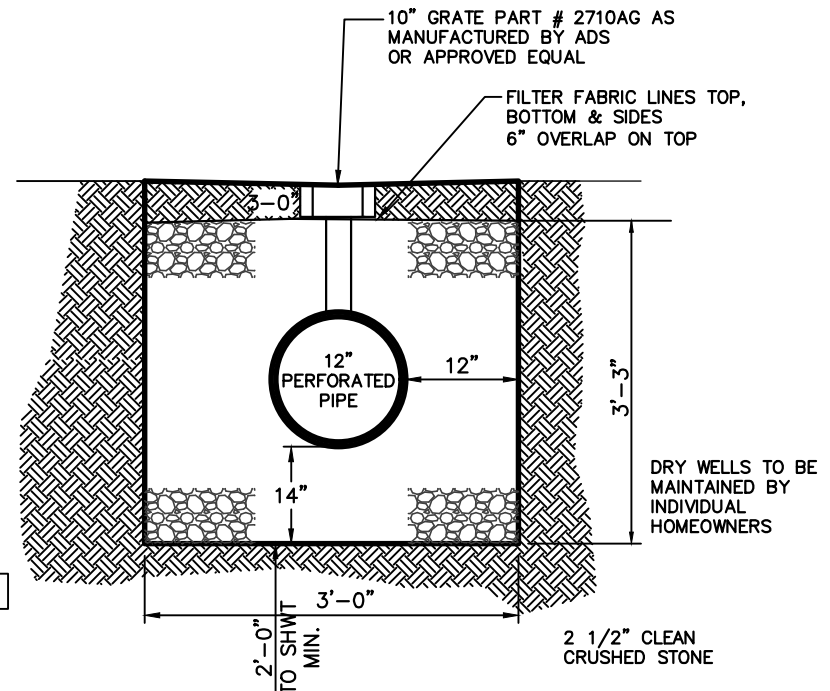
DESCRIPTION	EXISTING	PROPOSED
DWELLING	5,692 S.F.	5,692 S.F.
GARAGE	1,288 S.F.	1,288 S.F.
GREEN HOUSE	238 S.F.	238 S.F.
SHED	-	80 S.F.
BUILDING LOT COVERAGE	7,218 S.F.	7,298 S.F.
LOT AREA	221,970 S.F.	221,970 S.F.
TOTAL BUILDING COVERAGE	3.25%	3.29%

**ACCESSORY REQUIREMENTS**

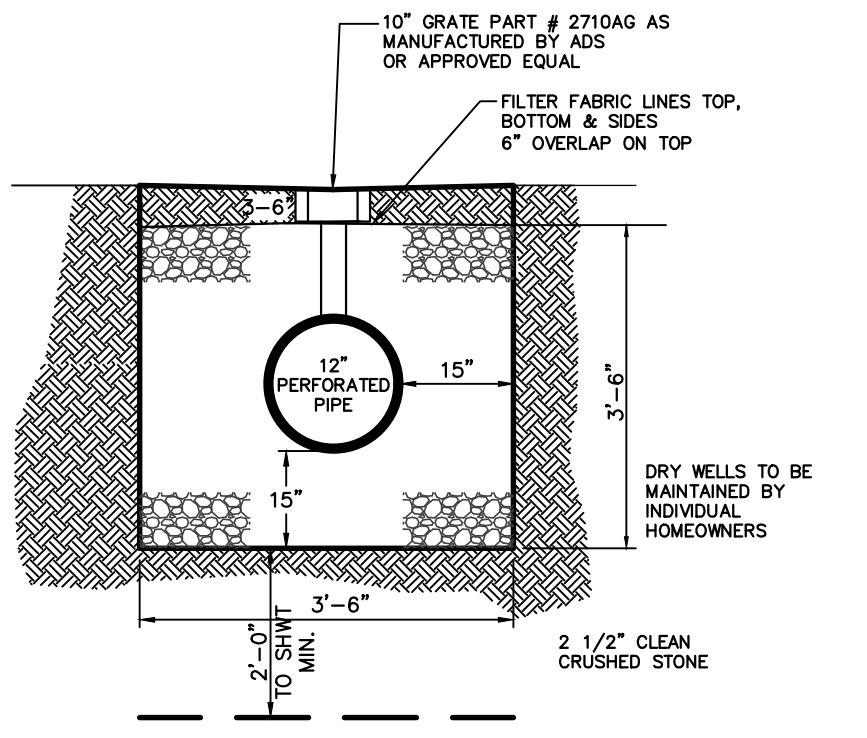
	REQUIRED	PROPOSED
MIN. SIDE YARD	40 FT.	100.9 FT.
MIN. REAR YARD	40 FT.	60 FT.
MIN. FRONT YARD	75 FT.	-

**VOLUME REQUIRED:**  
 DRYWELL DESIGN AS PER TOWNSHIP REQUIREMENT OF 3" STORM EVENT  
 NEW IMPERVIOUS DRAINAGE AREA OF 3,976 S.F. (3,976 S.F. x 0.25 = 994 CU.FT. REQUIRED.)  
 DRYWELL INSTALLATION SHALL BE DONE IN COMPLIANCE WITH THE MANUFACTURERS SPECIFICATIONS AND THE TOWNSHIP REQUIREMENTS.

**VOLUME PROVIDED:**  
 PIPE:  
 $Tf^2 \times 36 = (3.14)(0.5)^2 \times (36) = 211.2 \text{ C.F.}$   
 TRENCH:  
 $L \times W \times H = (269)(3)(3.25) = 2,622.8 \text{ C.F.}$   
 $2,622.8 - 211.2 = 2,411.6(0.33) = 795.8 \text{ C.F.}$   
 $795.8 + 211.2 = 1,007.0 \text{ C.F. STORAGE PROVIDED}$



**NOTE:**  
 ALL ROOF LEADERS TO DRAIN TO UNDERGROUND DRYWELLS AND OVER FLOW PIPES AT SPLASH BLOCKS SHALL BE DIRECTED TOWARD STREET OR REAR YARDS AND NOT TOWARD ADJACENT DWELLINGS.



**VOLUME REQUIRED:**  
 DRYWELL DESIGN AS PER TOWNSHIP REQUIREMENT OF 3" STORM EVENT  
 NEW IMPERVIOUS DRAINAGE AREA OF 1,288 S.F. (1,288 S.F. x 0.25 = 322 CU.FT. REQUIRED.)  
 DRYWELL INSTALLATION SHALL BE DONE IN COMPLIANCE WITH THE MANUFACTURERS SPECIFICATIONS AND THE TOWNSHIP REQUIREMENTS.

**VOLUME PROVIDED:**  
 PIPE:  
 $Tf^2 \times 36 = (3.14)(0.5)^2 \times (36) = 28.3 \text{ C.F.}$   
 TRENCH:  
 $L \times W \times H = (36)(3.5)(3.5) = 441 \text{ C.F.}$   
 $441 - 28.3 = 412.7(0.33) = 136.2 \text{ C.F.}$   
 $28.3 + 136.2 = 164.5 \text{ C.F. STORAGE PROVIDED}$   
 STORAGE PROVIDED WITH TWO SYSTEMS = 329 C.F.

**APPROVED BY:**  
**BOROUGH OF MENDHAM PLANNING BOARD**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED FOR: PAUL VELEZ

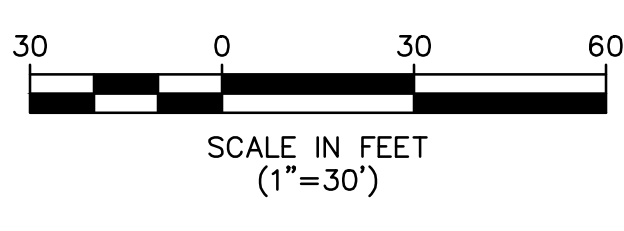
**MORGAN**  
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**MATHEW R. WILDER**  
 NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652

REV	DATE	DESCRIPTION	BY
5	11/15/22	ADDED SHED & UPDATED VARIANCES	JD
4	8/09/22	REV. PER RESOLUTION	JD
3	6/29/22	REV. SPORT COURT DIM.	JD
2	2/4/22	REV. PER ENGINEER COMMENT	JD
1	11/22/21	REV. PER ENGINEER COMMENT	JD

**BUILDING PERMIT**  
**PLOT PLAN W/ VARIANCES**  
**#7 OAK FOREST LANE**  
 LOT NO. 31.04      BLOCK NO. 2401  
**BOROUGH OF MENDHAM**  
 COUNTY OF MORRIS      NEW JERSEY

Scale: 1"=30'    Drawn By: JAF    Date: 4/19/21    Job #: E21-00158    CAD File #: SC\_PP    Sheet #: 1 of 1



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