

NOTE: LENGTH OF STABILIZED CONSTRUCTION ACCESS SHALL NOT BE LESS THAN AS SPECIFIED IN THE CHART BELOW.
NOTE: WIDTH OF STABILIZED CONSTRUCTION ACCESS SHALL NOT BE LESS THAN THE FULL WIDTH OF POINT(S) OF INGRESS AND EGRESS.

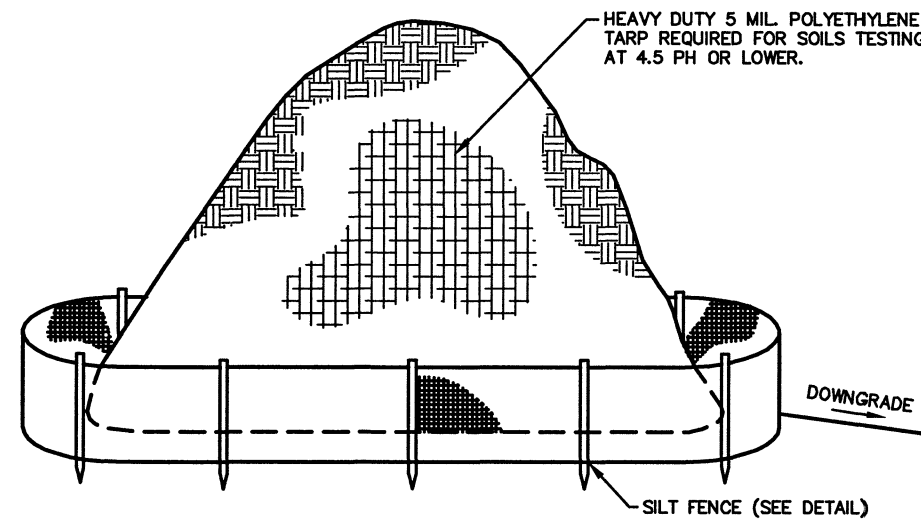
% SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	COARSE SOILS	FINE SOILS
0% TO 2%	50 FT.	100 FT.	100 FT.
2% TO 5%	100 FT.	200 FT.	200 FT.

* IF REQUIRED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE, GRAVEL FILTER OR FILTER FABRIC SHALL BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE.

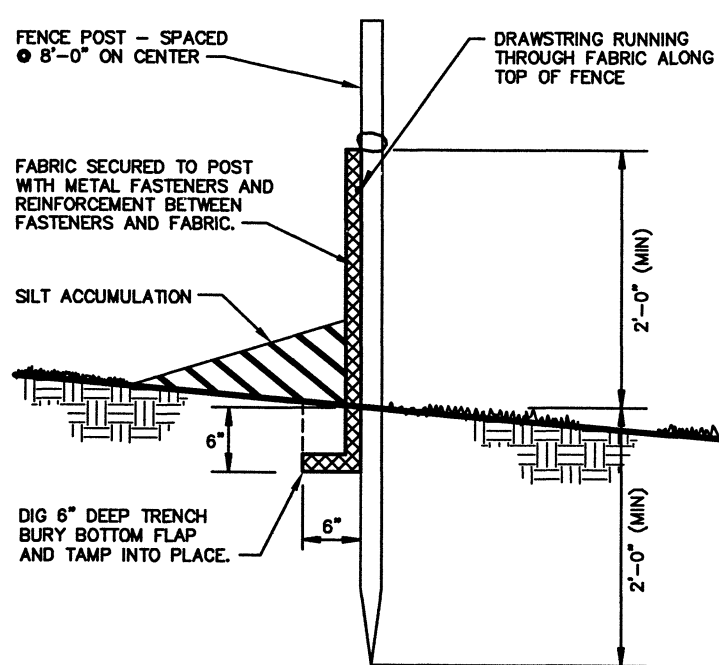
MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

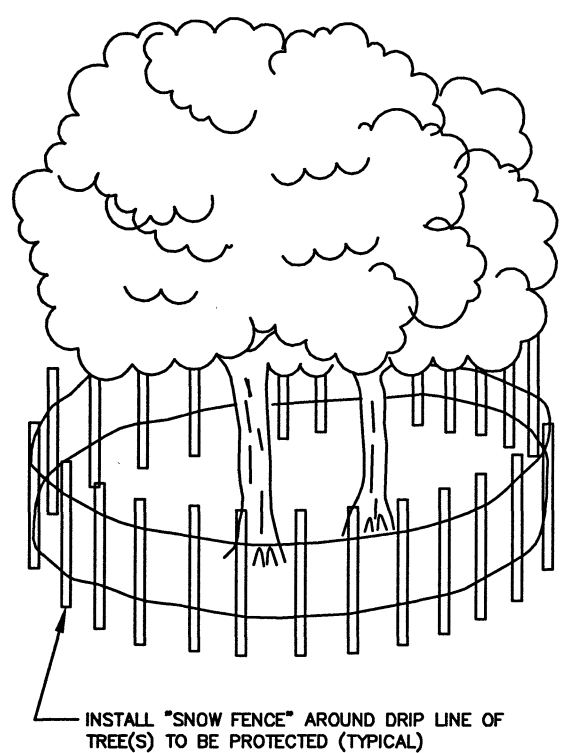
STABILIZED CONSTRUCTION ACCESS DETAIL
NOT TO SCALE



TOPSOIL STOCKPILE DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



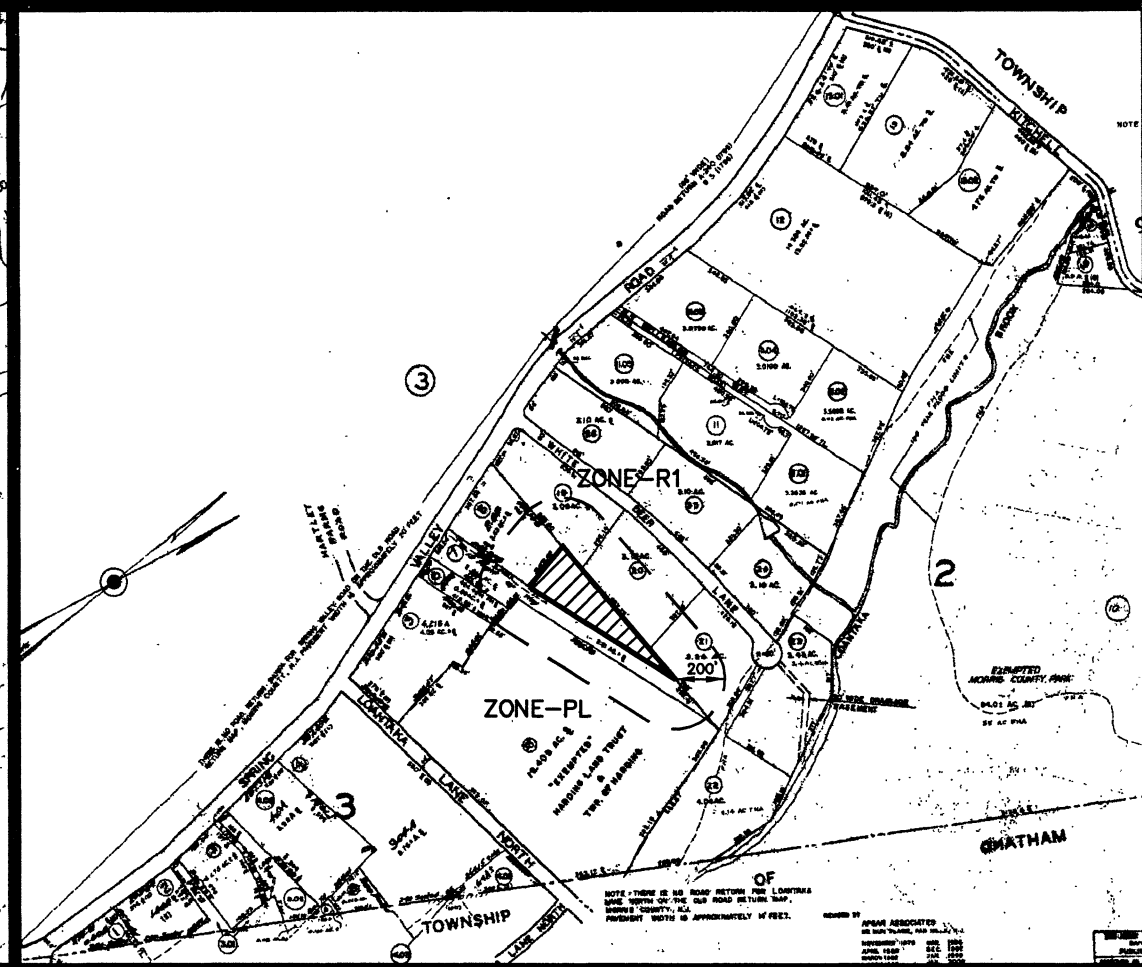
TREE PROTECTION DETAIL
NOT TO SCALE

MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION & 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 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 BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE DIVERSION DETAIL.
6. PERMANENT SEEDING AND STABILIZATION BE IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL, AT ALL TIMES BE GRADED AND MAINTAINED 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 AND MAINTAINED DAILY.
9. STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
10. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
11. ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
12. ALL PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DISCHARGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF FABRIC APPROXIMATELY 10' WIDE AND 10' LONG. THE FILTER SHALL BE MAINTAINED AND CLEANED AS REQUIRED. THE RESPONSIBILITY WILL END WHEN COMPLETED WORKS IS APPROVED BY THE MORRIS COUNTY S.C.D.
15. ALL SEDIMENT BASINS SHALL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY SOIL. A CLEANOUT 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 WORKS IS APPROVED BY THE MORRIS COUNTY S.C.D.
17. ALL TREES OUTSIDE THE LIMIT OF DISTURBANCE AS INDICATED ON THE PLAN, OR THOSE TREES WITHIN THE LIMIT OF DISTURBANCE WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE 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 IN ADVANCE OF ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
20. TOPSOIL STOCKPILE PROTECTION:
 - A. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 S.F.
 - B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 S.F.
 - C. APPLY PERENNIAL RYEGRASS SEED AT A RATE OF 1 LB PER 1000 S.F. AND ANNUAL RYEGRASS SEED AT A RATE OF 1 LB PER 1000 S.F.
 - D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 S.F.
 - E. APPLY LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - F. PROPERLY ENTRENCH SILT FENCE AT THE TOE OF SLOPE OF THE STOCKPILE.
21. TEMPORARY STABILIZATION SPECIFICATIONS:
 - A. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 S.F.
 - B. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 S.F.
 - C. APPLY PERENNIAL RYEGRASS SEED AT A RATE OF 1 LB PER 1000 S.F. AND ANNUAL RYEGRASS SEED AT A RATE OF 1 LB PER 1000 S.F.
 - D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 S.F.
 - E. APPLY LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
22. PERMANENT STABILIZATION SPECIFICATIONS:
 - A. APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
 - B. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 S.F. AND WORK 4 INCHES INTO THE TOPSOIL.
 - C. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 S.F.
 - D. APPLY HARD FESCUE SEED AT A RATE OF 2.7 LBS PER 1000 S.F. AND CREeping RED FESCUE SEED AT A RATE OF 0.7 LBS PER 1000 S.F. AND PERENNIAL RYEGRASS SEED AT A RATE OF 0.25 LBS PER 1000 S.F.
 - E. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 S.F.
 - F. APPLY LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.



SOILS SURVEY MAP
MORRIS COUNTY - SHEET No. 34
N.T.S.



KEY MAP
TAX MAP - SHEET No. 2
N.T.S.

ZONING SCHEDULE : ZONE R-1

BULK ITEM:	REQUIRED	EXISTING	PROPOSED
1) MIN. LOT AREA	3.0 Ac.	1.72 Ac. *	1.72 Ac. *
2) MIN. LOT FRONTAGE (1)	300	0 FT. *	0 FT. *
3) MIN. FRONT YARD (2)	100 FT.	68.0 FT. *	68.0 FT. *
4) MIN. REAR YARD (4)	100 FT.	53.1 FT. *	54.4 FT. **
5) MIN. SIDE YARD (3)	100 FT.	9.1 FT. *	25.0 FT. **
PRINCIPAL BUILDING:			
6) MAX. BUILDING HEIGHT (STORIES)	2 1/2 STORIES	2 STORIES	2 STORIES
MAX. BUILDING HEIGHT (FEET)	35 FT.	25.0±	32.5±
ACCESSORY BUILDING:			
7) MAX. BUILDING HEIGHT (FEET)	25 FT.	13.7 FT.	N/A
8) MAX. BUILDING COVERAGE	3%	5.15% *	4.63% **
9) MAX. LOT COVERAGE	10%	10.8% *	10.0%
10) MIN. BUILDING ENVELOPE (5)	100 FT. x 100 FT.	0 *	0 *

* DENOTES EXISTING NON-CONFORMANCE
** DENOTES PROPOSED VARIANCE

- (1) THIS LOT HAS NO FRONTAGE ON A STREET. THERE IS AN EASEMENT ACROSS ADJOINING LOT 7 THAT PROVIDES ACCESS TO THE SITE FROM SPRING VALLEY ROAD. THIS LOT IS NOT A FLAG LOT.
- (2) THE ABOVE CHART ASSUMES THAT THE FRONT LOT LINE OF THIS PROPERTY IS THE LOT LINE THAT IS CLOSEST TO SPRING VALLEY ROAD. IT IS ALSO THE LOT LINE THAT THE FRONT OF THE HOUSE FACES.
- (3) THE SIDE YARD IS CONSIDERED TO BE THE SOUTHERLY PROPERTY LINE.
- (4) THE REAR YARD IS CONSIDERED TO BE THE NORTHERLY PROPERTY LINE.
- (5) DUE TO THE SMALL SIZE OF THE PROPERTY, THE SETBACK LINES OVERLAP AND THERE IS NO BUILDING ENVELOPE ON THIS PROPERTY.

IMPERVIOUS AREA CALCULATIONS:

MAXIMUM ALLOWABLE IMPERVIOUS AREA = 10% = 0.10 x 75,094 = 7,509.4 S.F.
 DWELLING = 3,477 S.F.
 DRIVEWAY = 2,871 S.F.
 PORCHES AND STEPS = 173 S.F.
 SIDEWALKS = 131 S.F.
 DETACHED GARAGE = N/A (TO BE REMOVED)
 POOL = 336 S.F.
 PATIO = 520
 TOTAL PROPOSED IMPERVIOUS AREA = 7,508 S.F. vs. 7,509.4 S.F. ALLOWABLE
 TOTAL PROPOSED IMPERVIOUS COVERAGE = 7,508 S.F. / 75,094 S.F. = 10.0%
 EXISTING IMPERVIOUS AREA = 8,132 S.F.
 PROPOSED IMPERVIOUS AREA = 7,508 S.F.
 NET DECREASE IN IMPERVIOUS AREA = 8,132 - 7,508 = 624 S.F.

IMPERVIOUS AREA SUMMARY:

COVERAGE ITEM:	EXISTING	PROPOSED
DWELLING	3,029 S.F.	3,477 S.F.
DRIVEWAY	3,354 S.F.	2,871 S.F.
PORCHES & STEPS	681 S.F.	173 S.F.
SIDEWALKS	188 S.F.	131 S.F.
PATIO	N/A	520 S.F.
POOL	N/A	336 S.F.
DETACHED GARAGE	841 S.F.	N/A
CELLAR ENTRY	39 S.F.	N/A
IMPERVIOUS AREA	8,132 S.F.	7,508 S.F.

BUILDING COVERAGE SUMMARY

ITEM:	EXISTING	PROPOSED
HOUSE	3,029 S.F.	3,477 S.F.
DETACHED GARAGE	841 S.F.	N/A
BUILDING COVERAGE	3,870 S.F.	3,477 S.F.

BUILDING COVERAGE CALCULATIONS:

MAXIMUM ALLOWABLE BUILDING COVERAGE = 3% = 0.03 x 75,094 = 2,252.8 S.F.
 TOTAL PROPOSED BUILDING AREA = 3,477 S.F. vs. 2,252.8 S.F. ALLOWABLE
 TOTAL PROPOSED BUILDING COVERAGE = 4.63% vs. 3.0% ALLOWABLE

GENERAL NOTES :

1. PROPERTY ADDRESS IS 636 SPRING VALLEY ROAD, HARDING, NJ, 07976
2. LOT AREA = 75,094 S.F. (1.72 Ac.)
3. THE BURYING OF BRUSH, STUMPS, TREES OR ANY OTHER CONSTRUCTION RELATED MATERIALS IS PROHIBITED.
4. ALL ON SITE GRADING SHALL NOT EXCEED 3 : 1 SLOPE.
5. GRADING ADJACENT TO THE DWELLING SHALL BE SLOPED A MINIMUM OF 6" IN THE FIRST 10' AWAY FROM THE STRUCTURE.
6. BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY THIS FIRM, DANIEL E. PARKER, NAPLES LIC. NO. 35866, DATED AUGUST 12, 2015.
7. IMMEDIATELY AFTER FINE GRADING, ALL DISTURBED AREAS ARE TO BE LIMED FERTILIZED AND SEEDING IN ACCORDANCE W/ APPLICABLE SPECS.
8. DISTURB AS LITTLE AREA AS POSSIBLE DURING EXCAVATION.
9. THIS LOT IS SERVED BY PUBLIC WATER SUPPLY.
10. WETLANDS DELINEATION PERFORMED BY: EASTERN STATES ENVIRONMENTAL ASSOCIATES, INC. IN AUGUST, 2015.
11. EXISTING UTILITY INFORMATION SHOWN HEREON IS NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES IN THE AREAS OF PROPOSED CONSTRUCTION PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
12. ALL KNOWN EASEMENT, PROTECTIVE COVENANTS, DEED RESTRICTIONS AND RIGHTS OF WAY AFFECTING THE USE OF THE PROPERTY HAVE BEEN ILLUSTRATED ON THIS PLAN.
13. THE PROPOSED HOUSE ADDITIONS HAVE BEEN APPROVED BY THE NJDEP UNDER A FRESHWATER WETLAND GENERAL PERMIT NO. 8 DATED AUGUST 2, 2016 AND EXTENDED ON OCTOBER 1, 2021 UNDER FILE NO. 1413-15-0005.1 FW210001 & 210002 WHICH ARE EXTENSIONS OF FW1600001 AND 1600002.
14. THE PROPERTY RECEIVED APPROVAL FROM THE NJDEP UNDER A FRESHWATER WETLANDS GENERAL PERMIT NO. 10A (SAME DATES AND PERMIT NUMBERS AS MENTIONED IN NOTE 13 ABOVE) FOR AFTER THE FACT AUTHORIZATION FOR THE EXISTING DRIVEWAY WHICH WAS EXPANDED AT SOME TIME PRIOR TO THE CURRENT OWNER'S ACQUISITION OF THE PROPERTY.

OWNER/APPLICANT:

SCANDIC BUILDERS
P.O. BOX 411
BASKING RIDGE, NJ 07920
PH: 973-425-1228

ATTORNEY

MR. DAVID BRADY, ESQ.
BRADY & CORREA, LLP
P.O. BOX 2136
MORRISTOWN, NJ 07962
PH: 973-267-3500

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER NAME & ADDRESS
2	18	HARDING LAND TRUST
2	19	KELLY, EDWARD W/HELEN
2	20	MCCOSH, DOROTHY & WHITNEY A., TRUSTEE
2	21	NATURMAN, LISA A., TRUS/ROY E., TRUS
2	6	LAWLESS, FREDRICK T., JR. & MARY ALICE
2	7	JEPSEN, KIMO & GRACE
2	8	COMO, VINCENT/ALLISON

PROPERTY OWNERS LIST OBTAINED FROM THE TOWNSHIP OF HARDING,

APPROVALS:

THIS PLAN HAS BEEN APPROVED BY THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF HARDING, MORRIS COUNTY, NEW JERSEY ON:

CHAIRMAN	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

NO.	DATE	REVISION
3	04/24/24	PER BOARD MEETING
2	04/05/24	PER BOARD MEETING
1	03/09/24	PER BOARD MEETING

DANIEL E. PARKER
NEW JERSEY LAND SURVEYOR LIC. NO. 35866

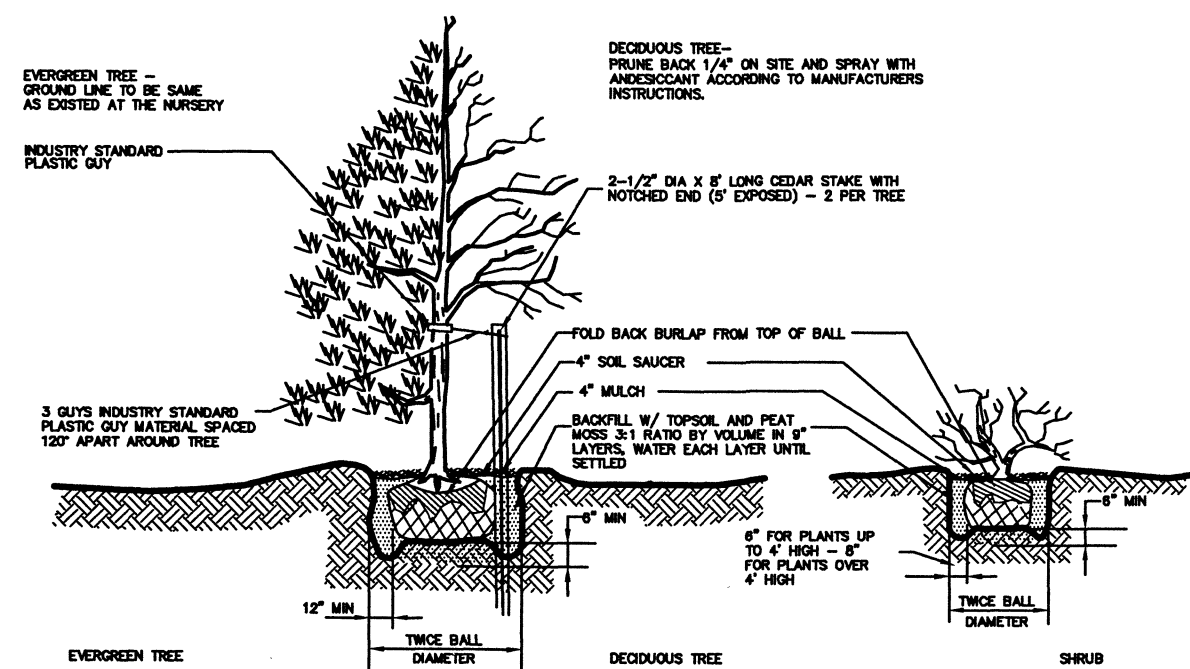
PARKER
ENGINEERING & SURVEYING P.C.
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
(908) 725-4400 - FAX (908) 722-4401
E MAIL ADDRESS: PARKERES@AOL.COM

DRAWN BY PJD
CHECKED BY SEP
SCALE AS NOTED

VARIANCE MAP
636 SPRING VALLEY ROAD
TAX MAP LOT 3 BLOCK 2
TOWNSHIP OF HARDING
MORRIS COUNTY, NEW JERSEY

STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

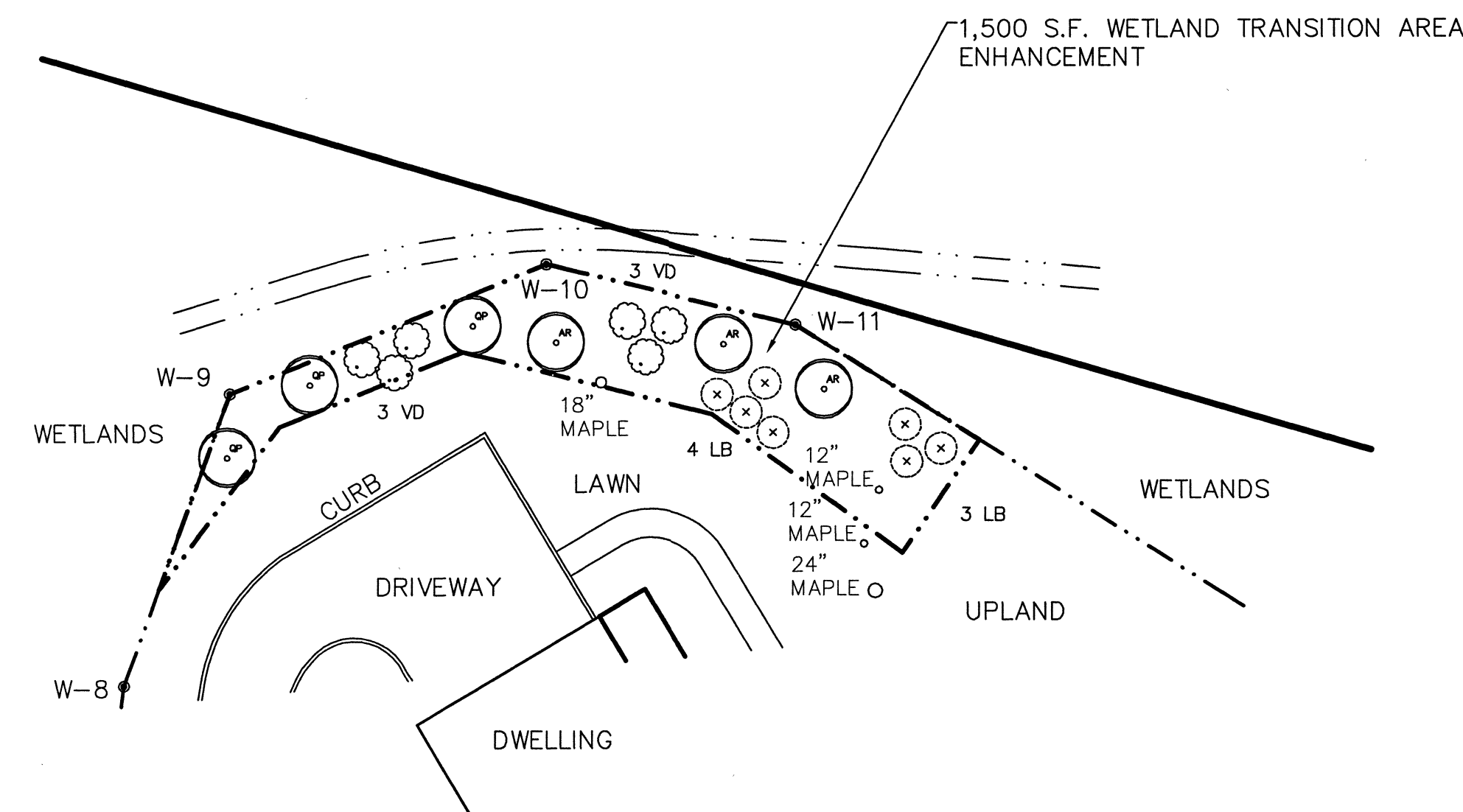
DATE 05-12-23
FILE 11916
SHEET 1 OF 2



TREE AND SHRUB PLANTING DETAILS

NOT TO SCALE

- PLANTING NOTES:**
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK FREE FROM OBJECTIONABLE DISFIGUREMENT AND DISEASE. TRUE TO VARIETY AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
 - PLANTING PITS ARE TO BE DUG AT LEAST 8 INCHES DEEPER AND 12 INCHES WIDER THAN THE PLANT BALL AND ARE TO BE BACKFILLED WITH PREPARED PLANTING SOIL CONSISTING OF EQUAL PARTS NATIVE SOIL AND HUMUS.
 - ALL TREES ARE TO BE STAKED WITH 8 FT. CEDAR STAKES AND INDUSTRY STANDARD PLASTIC GUY MATERIAL.
 - ALL PLANTINGS ARE TO BE MULCHED WITH A MINIMUM 4 INCH DEPTH OF SHREDDED HARDWOOD BARK.
 - WATERING SAUCERS SHALL BE PROVIDED AROUND EACH TREE.
 - ALL BURLAP AND SISAL CORD IS TO BE REMOVED FROM THE TOP ONE THIRD OF THE ROOT BALL.
 - NO MULCH SHOULD BE PLACED AROUND THE ROOT FLARE.
 - ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED PRIOR TO PLACING THE PLANT IN THE PLANTING PIT.

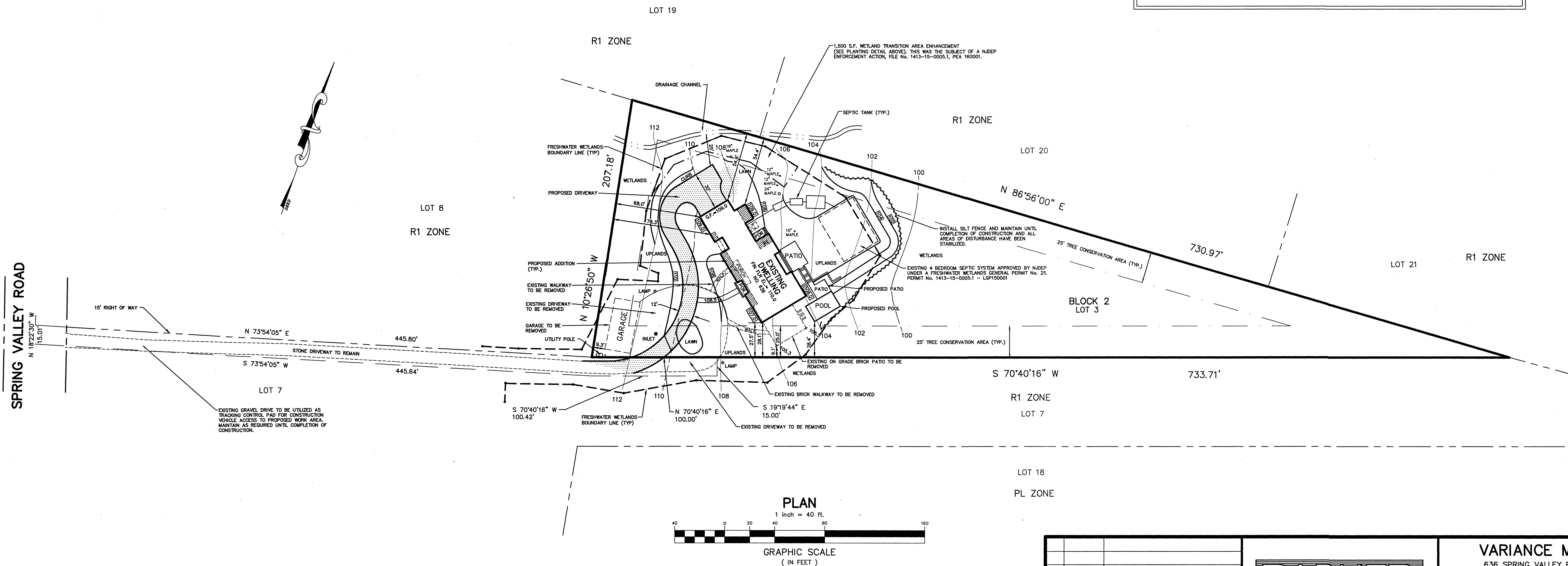


PLANTING DETAIL OF WETLAND TRANSITION AREA ENHANCEMENT AREA

NOT TO SCALE

LANDSCAPE SCHEDULE:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING
3	QP	QUERCUS PALUSTRIS	PIN OAK	2-1/2" CAL	15'
3	AR	ACER RUBRUM	RED MAPLE	2-1/2" CAL	15'
7	LB	LINDERA BENZON	SPICEBUSH	24"-30"	3'-4'
6	VD	VIBURNUM DENTATUM	VIBURNUM	24"-30"	3'-4'



DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866			PARKER ENGINEERING & SURVEYING P.C. 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 PHONE: (908) 725-4400 - FAX: (908) 722-4401 E MAIL ADDRESS: PARKERES@AOL.COM			VARIANCE MAP 636 SPRING VALLEY ROAD TAX MAP LOT 3 BLOCK 2 TOWNSHIP OF HARDING MORRIS COUNTY, NEW JERSEY STEPHEN E. PARKER NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187		
NO.	DATE	REVISION	DRAWN BY	CHECKED BY	SCALE	DATE	FILE	SHEET
3	04/24/24	PER BOARD MEETING	PJD	S.E.P.	1"=40'	05-12-23	11916	2 OF 2
2	04/05/24	PER BOARD MEETING						
1	03/09/24	PER BOARD MEETING						