

# NEW SINGLE FAMILY RESIDENCE

29 DORSET LANE  
ESSEX COUNTY

MILLBURN  
BLOCK : 5004 LOT : 8  
NEW JERSEY

## ZONING CALCULATION FORM

Owner in Fee: Single Family Residence H&F PROJ. NO. 21024 Block 5004  
Work Site at: 29 Dorset Lane Lot 8  
Municipality: Short Hills Zone: R-4 Residential

Section 606 Zone Requirements		R-3	R-4	R-5	R-6
<b>Minimums</b>					
606.2a.1a)(1)	Side Setback for bldgs to 18' in hgt.-ft.	15	15	12	12
606.2a.1a)(2)	Adjt Side Setback for bldgs >18' in hgt.	.75	.55	.33	.30
606.2a.1a)(3)	Side Setback for bldgs 32' in hgt. - ft.	25	22	16	12
<b>606.2a.1 Maximums</b>					
606.2a.1a)	Lot Area:	20,934	20,934	20,000	✓
606.2a.1b)	Lot Width:	152.83'	152.83'	100	✓
606.2a.1c)	Lot Depth:	126'	126'	125'	✓
606.2a.1d)	Front Setback - ft.*	49.98'	51.58'	40'	✓
606.2a.1e)(1)	Left Side Setback for bldgs. to 18' in hgt.				
606.2a.1e)(2)	Right Side Setback for bldgs. to 18' in hgt.				
606.2a.1e)(3)	Left Side Setback for bldgs. > 18' in hgt.				
606.2a.1e)(4)	Right Side Setback for bldgs. > 18' in hgt.				
606.2a.1e)(5)	Left Side Setback for bldgs. 32' in hgt.		51.33'	50'	✓
606.2a.1e)(6)	Right Side Setback for bldgs. 32' in hgt.		31'	22'	✓
606.2a.1f)	Side Combined - ft.		82.33'	53.2'	✓
606.2a.1g)	Side Combined - % of Lot Width		53.9%	35%	✓
606.2a.1h)	Rear Yard Uncoupled - s.f.		8316	1822	✓
606.2a.1i)	Rear Yard Uncoupled - %		87.3%	25%	✓
606.2a.1j)	Rear Setback - ft.		34.42'	25.2'	✓
606.2a.1k)	Rear Setback - % of Lot Depth		27.32%	20%	✓

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Attachment F

## ZONING CALCULATION FORM

606.2a.2	Maximums	R-3	R-4	R-5	R-6
606.2a.2a)	Building Coverage - %	13	14	15	18
606.2a.2b)	Lot Coverage - %	35	35	35	45
<b>606.2a.2 Maximums</b>					
606.2a.2a)	Building Coverage - sq. ft.		2888	2930	✓
606.2a.2b)	Building Coverage - %		13.8%	14%	✓
606.2a.2c)	Lot Coverage - sq. ft.		6413	7327	✓
606.2a.2d)	Lot Coverage - %		30.6%	35%	✓
606.2a.2e)	Building Height - ft.		35'-0"	35'	✓
<b>606.2a.3 Accessory Uses N/A</b>					
606.2a.3a)	Minimum Side Setback - ft.			12	
606.2a.3b)	Minimum Rear Setback - ft.			12	
606.2a.3c)	Maximum Structure Height - ft.			18	
606.2a.3d)	Minimum Garage Setback - ft.				
606.2a.3e)	Number of Garage Spaces				
606.2a.3f)	Driveway Setback - ft.				
<b>Article 5 Design and Performance Standards</b>					
501.3	Rear Yard Area - sq. ft.				✓
501.3	Accessory Use Coverage - s.f.				✓
501.3	Accessory Use Coverage - %			20%	✓
501.3	Accessory Use Coverage - (Corner only)			7%	✓
501.4	AC Setback from Adj. Dwelling - ft.				✓
501.5	Accessory Use Mechanical Setback - ft.			36	✓
510.1	Fence/Wall Height - ft.			6	✓
	Front Yard Area - sq. ft.		8088		✓
	Impervious Coverage in Front Yard - s.f.		1002	2879	✓
516.11a	Impervious Coverage in Front Yard - %		12.4%	30%	✓

Prepared by:

Signature of Applicant

Date

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Attachment F

## SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN 60 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE PERMANENT SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH NJ STANDARDS.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN 120 DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED.
- IMMEDIATELY AFTER INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT AT A RATE OF 2 TONS PER ACRE IN ACCORDANCE WITH STATE STANDARDS AND MUNICIPAL STANDARDS.
- TEMPORARY BERRIS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH SECTION 4.21 OF STATE STANDARDS.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH STANDARDS FOR PERMANENT VEGETATIVE COVER. SPECIFIED RATES AND LOCATIONS SHALL BE ON AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENT STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF THE FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
- IF REQUIRED 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" CRUSHED STONE, WILL BE AT LEAST 25'x50' AND SHOULD BE UNDERLAIN WITH SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED. SEE DETAIL THIS SHEET.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNTIL OTHERWISE APPROVED BY THE LOCAL AUTHORITY.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASINS WILL BE PROTECTED WITH AN INLET FILTER, IF APPLICABLE.
- ALL STORM DRAIN OUTLETS WILL BE STABILIZED, AS REQUIRED BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPROMISED OF SUITABLE SEDIMENT FABRIC.
- 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 DISTRICT. SAID RESPONSIBILITY WILL PRECLUDE WHEN COMPLETED WORK IS APPROVED BY THE MUNICIPALITY.
- ALL TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES OR SEDIMENT BARRIERS.
- THE MUNICIPAL AUTHORITY MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- ALL WORK TO COMPLY WITH THESE NOTES.
- TEMPORARY SEEDING TO BE SAME AS PERMANENT SEEDING.
- ALL EXCESS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE TO AN APPROVED SITE.

## LIST OF DRAWINGS

NO.	DRAWING	DATED
A-01	COVER SHEET, ZONING CALCULATIONS	6-16-09
A-02	SITE PLAN, INFORMATION AND DETAILS	6-16-09
<b>ARCHITECTURAL DRAWINGS</b>		
A-1	BASEMENT PLAN	6-16-09
A-2	FIRST FLOOR PLAN	6-16-09
A-3	SECOND FLOOR PLAN	6-16-09
A-4	FRONT ELEVATION	6-16-09
A-5	LEFT AND RIGHT SIDE ELEVATIONS	6-16-09
A-6	REAR ELEVATION	6-16-09
A-7	ROOF PLAN, PLUMBING RISER DIAGRAM	6-16-09
A-8	BUILDING SECTION, GAS RISER DIAGRAM, ENERGY CALCULATIONS	6-16-09
A-9	FRAMING DETAILS	6-16-09

## CONSTRUCTION SEQUENCE

- INSTALL SOIL EROSION CONTROL DEVICES.
- ROUGH GRADE SITE.
- STABILIZE SOIL AND STOCK PILES (IF NEEDED).
- INSTALL DRAINAGE.
- FINE GRADE SITE.
- INSTALL RETAINING WALLS.
- INSTALL CURBING AND PAVEMENT.
- INSTALL PERMANENT VEGETATION.
- REMOVE SOIL EROSION CONTROL DEVICES.

## PERMANENT STABILIZATION SPECIFICATIONS

- APPLY TOPSOIL TO A 4" DEPTH.
- APPLY LIMESTONE AT A RATE OF 2 TONS PER ACRE.
- APPLY FERTILIZER (10-20-10) OR EQUAL AT 400 LBS. / ACRE.
- APPLY GRASS SEED MIXTURE OF : PERENNIAL DRYGRASS AT 10 LBS / ACRE CHEWING RED FESCUE AT 15 LBS / ACRE KENTUCKY BLUEGRASS AT 25 LBS / ACRE SPREADING FESCUE AT 15 LBS. / ACRE.
- MULCHING SHALL BE UNROTTED SALT HAY OR SMALL GRAIN STRAW AT 15-30 LBS. PER 1000 SF.
- MULCH ANCHOR EMULSIFIED ASPHALT (95-1 OR EQUAL) AT 363 GAL/ACRE.

3	8-5-10	MOVED HOME TO LEFT, INCREASED DRIVE SETBACK TO 31'-0"
2	7-18-10	MODIFIED SITE DRIVE, ADDED SHRUBS, ETC.
1	7-1-10	MODIFIED PATIO, ADDED GRADES

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SINGLE FAMILY RESIDENCE  
29 DORSET LANE  
MILLBURN, NJ

drawing title:  
ZONING CALCULATIONS  
ORIGINAL SURVEY

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job no. : 21024 scale : AS NOTED  
date : 6-22-10 drawn by : JSK  
drawing : A-0.1

29 DORSET LANE , MILLBURN, NEW JERSEY