

# NEW SINGLE FAMILY RESIDENCE

260 HARTSHORN DRIVE  
ESSEX COUNTY

NEW JERSEY  
SHORT HILLS

LOT : 29 BLOCK : 3802

## ZONING CALCULATION FORM

Owner In Fee: Mr. Edward W. Rummel & Robin Baker	H&F PROJ. NO. 2917	Block	TAX MAP	FIELD MAP
Work Site at: 260 Hartshorn Drive		Lot: 29	3802	
Municipality: Short Hills		Zone: R-3 Residential		

  

Section 606	Zone Requirements	R-3	R-4	R-5	R-6
606.2a.1e)1	Slide Setback for bldgs to 18' in hgt.-ft.	15	15	12	12
606.2a.1e)2	Add'l Slide Setback for bldgs >18' in hgt.	.75	.55	.33	.30
606.2a.1e)3	Slide Setback for bldgs 32' in hgt.- ft.	25	22	16	12

  

606.2a.1	Minimums	Existing	Proposed	Required	Violation	Conforms
606.2a.1a)	Lot Area:	38,485	38,485	20,000		✓
606.2a.1b)	Lot Width:	170+	170+	115'		✓
606.2a.1c)	Lot Depth:	194+	194+	175'		✓
606.2a.1d)	Front Setback - ft.*	72' +40'	72' +44'-4"	40'		✓

  

606.2a.1e)	Minimums	Existing	Proposed	Required	Violation	Conforms
606.2a.1e)1	Left Side Setback for bldgs. to 18' in hgt.					
606.2a.1e)2	Left Side Setback for bldgs. > 18' in hgt.					
606.2a.1e)3	Right Side Setback for bldgs. > 18' in hgt.					
606.2a.1e)4	Left Side Setback for bldgs. 32' in hgt.		30'-7" deck 45'-7" bldg	25'		✓
606.2a.1e)5	Right Side Setback for bldgs. 32' in hgt.		56'-3" deck 94'-8" bldg	25'		✓
606.2a.1f)	Slide Combined - ft.		119'+	59.5'		✓
606.2a.1g)	Slide Combined - % of Lot Width		70%	35%		✓
606.2a.1h)	Rear Yard Unoccupied - s.f.		na	na		✓
606.2a.1i)	Rear Yard Unoccupied - %		na	na		✓
606.2a.1j)	Rear Setback - ft.		na	na		✓
606.2a.1k)	Rear Setback - % of Lot Depth		na	na		✓

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## ZONING CALCULATION FORM

606.2a.2	Maximums	Existing	Proposed	Required	Violation	Conforms
606.2a.2a)	Building Coverage - %	13	14	15	18	
606.2a.2b)	Lot Coverage - %	35	35	35	45	

  

606.2a.2	Maximums	Existing	Proposed	Required	Violation	Conforms
606.2a.2a)	Building Coverage - sq. ft.		3198	5003		✓
	Building Coverage - %		8.3%	13%		✓
606.2a.2b)	Lot Coverage - sq.ft.		8120	13470		✓
	Lot Coverage - %		14.92%	36%		✓
606.2a.2c)	Building Height - ft.		35'	35'		✓

  

606.2a.3	Accessory Uses	Existing	Proposed	Required	Violation	Conforms
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.					

  

Article 5	Design and Performance Standards	Existing	Proposed	Required	Violation	Conforms
	Rear Yard Area - sq. ft.					✓
	Accessory Use Coverage - s.f.					✓
501.3	Accessory Use Coverage - %					✓
501.3	Accessory Use Coverage - (Corner only)					✓
501.4	AC Setback from Adj. Dwelling - ft.		55'			✓
501.5	Accessory Use Mechanical Setback - ft.					✓
510.1	Fence/Wall Height - ft.					✓
	Front Yard Area - sq. ft.		21,740			✓
	Impervious Coverage in Front Yard - s.f.		850	6522		✓
516.11.a	Impervious Coverage in Front Yard - %		3.9%	30%		✓

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Applicant

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## SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACICES 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 A TEMPORARY 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 10 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 BERMIS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH SECTION 421 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 1/2" 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	5-06-09
A-02	SITE INFORMATION AND DETAILS	5-06-09

## ARCHITECTURAL DRAWINGS

A-1	BASEMENT PLAN, WINDOW SCHEDULE	5-06-09
A-2	FIRST FLOOR PLAN	5-06-09
A-3	SECOND FLOOR PLAN	5-06-09
A-4	FRONT ELEVATION	5-06-09
A-5	LEFT SIDE ELEVATION, WALL SECTION	5-06-09
A-6	REAR ELEVATION, PLUMBING RISER DIAGRAM	5-06-09
A-7	RIGHT SIDE ELEVATION	5-06-09
A-8	BUILDING SECTION, GAS RISER DIAGRAM, ENERGY CALCS	5-06-09
A-9	ROOF PLAN, FRAMING DETAILS & NOTES	5-06-09

## 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 5MILL GRAIN STRAW AT 15-20 LBS. PER 1000 SF.
- MULCH ANCHOR EMULSIFIED ASPHALT (88-1 OR EQUAL) AT 363 GAL/ACRE.

- 5-27-09 MODIFIED FOR SITE COMMENTS  
5-6-09 ISSUED FOR PERMIT

NEW SINGLE FAMILY RESIDENCE FOR MR. EDWARD W. RUMMEL & ROBIN BAKER

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	job no. : -2830 date : 5-6-09	scale : AS NOTED drawn by : JSK A-0.1