NEW SINGLE FAMILY RESIDENCE

15 ARDEN PLACE — SHORT HILLS

ESSEX COUNTY — NEW JERSEY — LOT : 3 BLOCK : 5003

ZONING CALCULATION FORM

NOTE: For permit applications for all new dwellings and residential additions, applicant shall completely fill in all existing, proposed and required information on both sides of calculation form. For permit applications limited to accessory structures such as decks, patios, detached garages, etc, applicant shall fill out sections 1,2, and 5.

The Township Of Millburn

BUILDING & ZONING DEPARTMENT

375 Millburn Avenue, Millburn, NJ 07041

(973) 564-7055
Fax: (973) 379-3927

1. Worksite Address:	15 Arden Place	Block	5003	Lot	3	Map	
Owner in Fee	Mr. Bronshteyn	Zone District	R-4 Residential				
Owner Address	15 Arden Place	Telephone No.					

2. Lot Characteristics:	Existing	Proposed	R-3	R-4	R-5	R-6	See Section	Conforms?	
Lot Area:	33,607 s.f.	33,607 s.f.	20,000 s.f.	20,000 s.f.	14,500 s.f.	6,000 s.f.	606.2a.1.a)	Yes	No
Lot Width:	111.58 ft.	111.58 ft.	115 ft.	100 ft.	75 ft.	60 ft.	606.2a.1.b)	Yes	No
Lot Depth:	196.41 ft.	196.41 ft.	175 ft.	150 ft.	125 ft.	90 ft.	606.2a.1.c)	Yes	No

3. Setback Requirements:	Existing	Proposed	Required Minimums:	See Section	Conforms?	
Front Setback - ft.*	51 ft.	62.5 ft.	ft. Established Setback (40 ft. min.)	606.2a.1.d)	Yes	No
Front Setback - ft. (for corner lots only)	ft.	ft.	ft. Established Setback (40 ft. min.)	606.2a.1.d)	Yes	No

Side Yard Setback (Complete applicable lines only)	Existing		Proposed		Required Minimums:				See Section	Conforms?	
Side Yard Setback in R-5 & R-6 Districts:	Left Side	Right Side	Left Side	Right Side	Bldg. Hgt.	Reqd. SB	R-5	R-6	606.2a.1.e)[1]		
Side Setback for building segments to 18' in hgt. - ft.	ft.	ft.	ft.	ft.	ft.	ft.	12	8	606.2a.1.e)[1](a)	Yes	No
Addit'l Side Setback for building segments >18' in hgt.	ft.	ft.	ft.	ft.	ft.	ft.	0.33 per ft.	0.30 per ft.	606.2a.1.e)[1](b)	Yes	No
Side Setback for building segments to 32' in hgt. - ft.	ft.	ft.	ft.	ft.	ft.	ft.	16	12	606.2a.1.e)[1](c)	Yes	No
Side Yard Setback in R-3 & R-4 Districts:	Left Side	Right Side	Left Side	Right Side	Bldg. Hgt.	Reqd. SB	R-3	R-4	606.2a.1.e)[2]		
Side Setback 1-story bldg up to 18' in hgt. - ft.	ft.	ft.	ft.	ft.	ft.	ft.	15	15		Yes	No
Side Setback for 2nd floor or bldg >18' in hgt.	- ft.	- ft.	22 ft.	22 ft.	ft.	ft.	25	22		Yes	No
Side Setback for garages facing side property line	ft.	ft.	ft.	ft.	ft.	ft.	28	28	606.2a.1.e)[2](c)	Yes	No

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3. Setback Requirements:	Existing		Proposed		Required Minimums:		See Section	Conforms?	
Combined Side Yard	- ft.	- %	44 ft.	39.43 %	39.05 ft.	35% of lot width	606.2a.1.f)	Yes	No
Rear Yard Unoccupied	- ft.	- %	14926 ft.	44.4 %	8402 ft.	25% of lot area	606.2a.1.g)	Yes	No
Rear Setback	- ft.	- %	158.2 ft.	80.5 %	39.28 ft.	20% of lot depth	606.2a.1.h)	Yes	No

4. Coverage & Height Requirements:	Existing		Proposed		R-3	R-4	R-5	R-6	See Section	Conforms?	
Building Coverage	- s.f.	- %	4073 s.f.	12.12 %	13%	14%	18%	23%	606.2a.2.a)	Yes	No
Lot Coverage	- s.f.	- %	8401 s.f.	25.0 %	35%	35%	35%	45%	606.2a.2.b)	Yes	No
Building Height - ft.		ft.		ft.	32	32	32	32	606.2a.2.c)	Yes	No
Building Height in R-3 & R-4 - ft. [where roof pitch > 8 in 12]		- ft.		35'-0" ft.	35	35			606.2a.2.c)	Yes	No
Floor Area Ratio - Residential	- s.f.	- %	7871 s.f.	23.42 %	26%	26%	30%	36%	606.2a.2.d)	Yes	No

5. Accessory Uses: (Complete applicable lines only)	Existing		Proposed		R-3	R-4	R-5	R-6	See Section	Conforms?	
Building Coverage	s.f.	%	s.f.	%	13%	14%	18%	23%	606.2a.2.e)	Yes	No
Lot Coverage	s.f.	%	s.f.	%	35%	35%	35%	45%	606.2a.2.b)	Yes	No
Minimum Accessory Structure Side Setback - ft.		ft.		- ft.		12			606.2a.3.a)	Yes	No
Minimum Accessory Structure Rear Setback - ft.		ft.		ft.		12			606.2a.3.b)	Yes	No
Minimum Accessory Structure Rear Setback - Corner Lot		ft.		ft.	2x the required Front Setback (80 ft. min.)				505	Yes	No
Minimum Accessory Structure Height - ft.		ft.		ft.		18			606.2a.3.c)	Yes	No
Accessory Use Mechanical Setback - ft.		ft.		ft.		36			501.5	Yes	No
Minimum Detached Garage Setback - ft.		ft.		ft.	12	12	3	3	606.2a.3.d)	Yes	No
Driveway Setback - ft.		ft.		ft.	5	5	0	0	606.2g	Yes	No
Number of Garage Spaces - max.					4	3	2	2	606.2a.3.d)	Yes	No
Rear Yard Area - sq. ft.		- ft.	14926	ft.						Yes	No
Maximum Accessory Use Coverage	s.f.	%	s.f.	%	40% of Rear Yard Area				501.3	Yes	No
Maximum Accessory Use Coverage - Corner Lot	s.f.	%	s.f.	%	7% of Lot Area				501.3	Yes	No
Rear Yard Unoccupied	s.f.	%	14926 s.f.	44.4 %	s.f.	25% of Lot Area			606.2a.1.g)	Yes	No
Front Yard Area - sq. ft.		- ft.	7218	ft.						Yes	No
Maximum Paved/Impervious Surface in Front Yard	- s.f.	- %	1311 s.f.	18.16 %	30% of Front Yard Area				607.3e	Yes	No

Prepared by:

Signature of Applicant — *Date*

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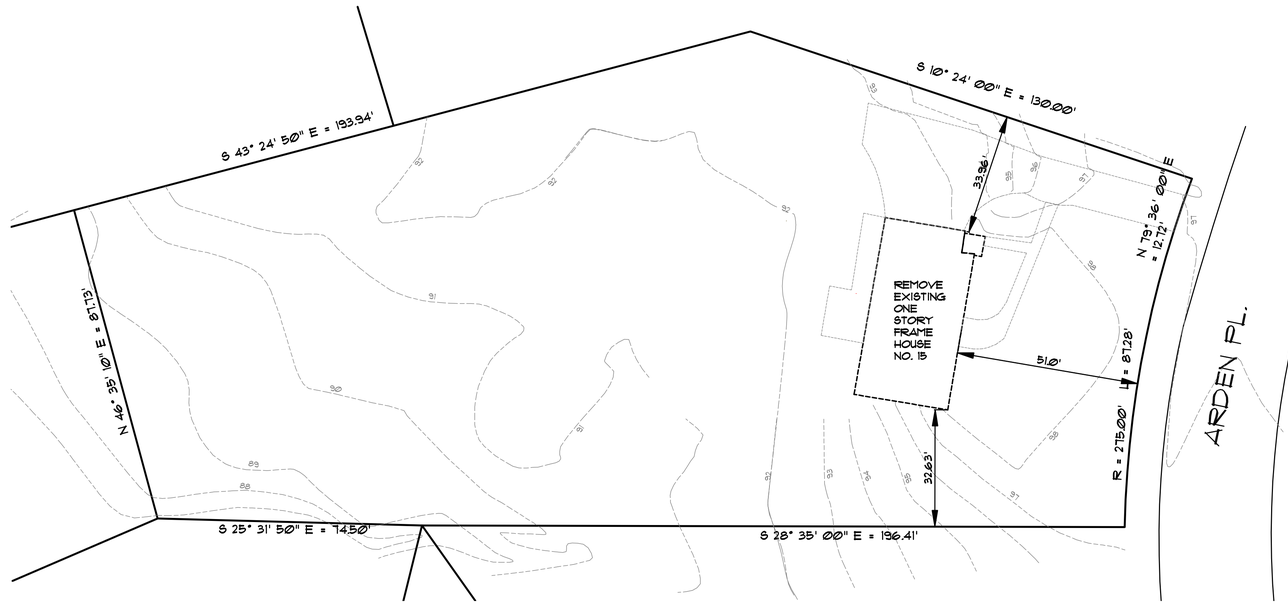

SITE PLAN

SCALE : 1" = 20'-0"

THIS SITE PLAN IS BASED ON A SURVEY DRAWN BY ST. LOUIS & COMPANY, LLC PROFESSIONAL LAND SURVEYORS CERT. OF AUTH. : 24GA28036200 56 GREENBROOK ROAD GREENBROOK, NJ 08812 DRAWING DATED NOV. 9, 2011

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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.

2. 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 N.J. STANDARDS.

3. PERMANENT VEGITATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGITATION IS ESTABLISHED.

4. 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.

5. TEMPORARY BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH SECTION 4.21 OF STATE STANDARDS.

6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH STANDARDS FOR PERMANENT VEGATATIVE COVER. SPECIFIED RATES AND LOCATIONS SHALL BE ON AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.

7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

8. ALL SEDIMENT STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAIR BASIS.

9. 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.

10. 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 2½" CRUSHED STONE, WILL BE AT LEAST 25'x50' AND SHOULD BE UNDERLAIN WITH SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED. SEE DETAIL THIS SHEET.

11. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNTIL OTHERWISE APPROVED BY THE LOCAL AUTHORITY.

12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

13. ALL CATCH BASINS WILL BE PROTECTED WITH AN INLET FILTER, IF APPLICABLE.

14. ALL STORM DRAIN OUTLETS WILL BE STABILIZED, AS REQUIRED BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPROMISED OF SUITABLE SEDIMENT FABRIC.

16. DURING AND AFTER CONSTRUCTION, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGITATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL PRECLUDE WHEN COMPLETED WORK IS APPROVED BY THE MUNICIPALITY.

17. ALL TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES OR SEDIMENT BARRIERS.

18. THE MUNICIPAL AUTHORITY MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.

19. ALL WORK TO COMPLY WITH THESE NOTES.

20. TEMPORARY SEEDING TO BE SAME AS PERMANENT SEEDING.

21. ALL EXCESS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE TO AN APPROVED SITE.

CONSTRUCTION SEQUENCE

1. INSTALL SOIL EROSION CONTROL DEVICES.
2. ROUGH GRADE SITE.
3. STABILIZE SOIL AND STOCK PILES (IF NEEDED).
4. INSTALL DRAINAGE.
5. FINE GRADE SITE.
6. INSTALL RETAINING WALLS.
7. INSTALL CURBING AND PAVEMENT.
8. INSTALL PERMANENT VEGITATION.
9. REMOVE SOIL EROSION CONTROL DEVICES.

PERMANENT STABILIZATION SPECIFICATIONS

1. APPLY TOPSOIL TO A 4" DEPTH.
2. APPLY LIMESTONE AT A RATE OF 2 TONS PER ACRE.
3. APPLY FERTILIZER (10-20-10) OR EQUAL AT 400 LBS. / ACRE.
4. APPLY GRASS SEED MIXTURE OF : PERENIAL DRYGRASS AT 10 LBS /ACRE
   CHEWING RED FESCUE AT 15 LBS / ACRE
   KENTUCKY BLUEGRASS AT 25 LBS / ACRE
   SPREADING FESCUE AT 15 LBS. / ACRE.
5. MULCHING SHALL BE UNROTTED SALT HAY OR SMALL GRAIN STRAW AT 75-90 LBS. PER 1000 SF.
6. MULCH ANCHOR EMULSIFIED ASPHALT (SS-1 OR EQUAL) AT 363 GAL/ACRE.

LIST OF DRAWINGS

NO.	DRAWING	DATED
A-0.1	COVER SHEET, ZONING CALCULATIONS	3-7-12
A-0.2	SITE PLAN, INFORMATION AND DETAILS	3-7-12

ARCHITECTURAL DRAWINGS

A-1	BASEMENT PLAN	3-7-12
A-2	FIRST FLOOR PLAN	3-7-12
A-3	SECOND FLOOR PLAN	3-7-12
A-4	FRONT ELEVATION	3-7-12
A-5	RIGHT SIDE ELEVATION, WINDOW SCHEDULE	3-7-12
A-6	REAR ELEVATION	3-7-12
A-7	LEFT SIDE ELEVATION, SECTION	3-7-12
A-8	ROOF PLAN	3-7-12
A-9	BUILDING SECTION, GAS RISER DIAGRAM, ENERGY CALCULATIONS	3-7-12
A-10	FRAMING DETAILS, PLUMBING RISER DIAGRAM, DETAILS	3-7-12

4	4-3-12	MISCELLANEOUS REVISIONS STRUCTURAL
3	3-21-12	MISCELLANEOUS REVISIONS
2	3-19-12	MISCELLANEOUS REVISIONS
1	3-14-12	MISCELLANEOUS REVISIONS MOD. HT. & SECTION, BSMT.

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BRONSHTEYN RESIDENCE
15 ARDEN PLACE
SHORT HILLS, NJ 07078

drawing title : ZONING CALCULATIONS AND NOTES, ORIGINAL SURVEY

ROBERT B. HEINTZ • AIA
architect : NJ – C 4352
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architect : NJ – AI 10410

job no. : 21204
date : 3-7-12
scale : AS NOTED
drawn by : JSK
drawing : A-0.1

15 ARDEN PLACE , SHORT HILLS, NEW JERSEY