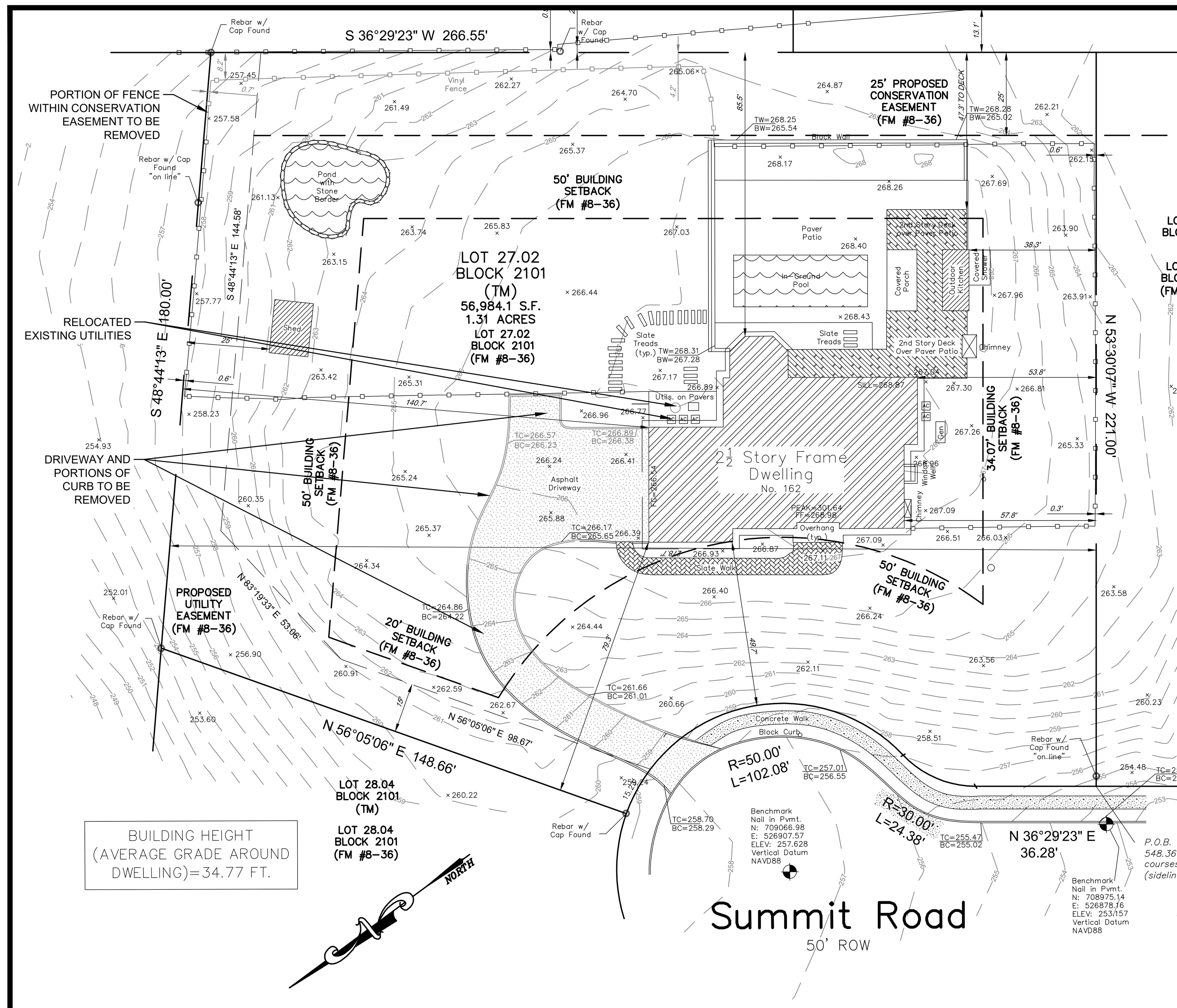
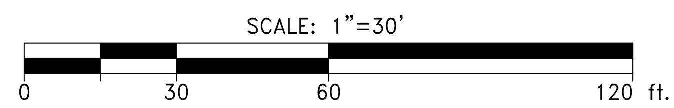
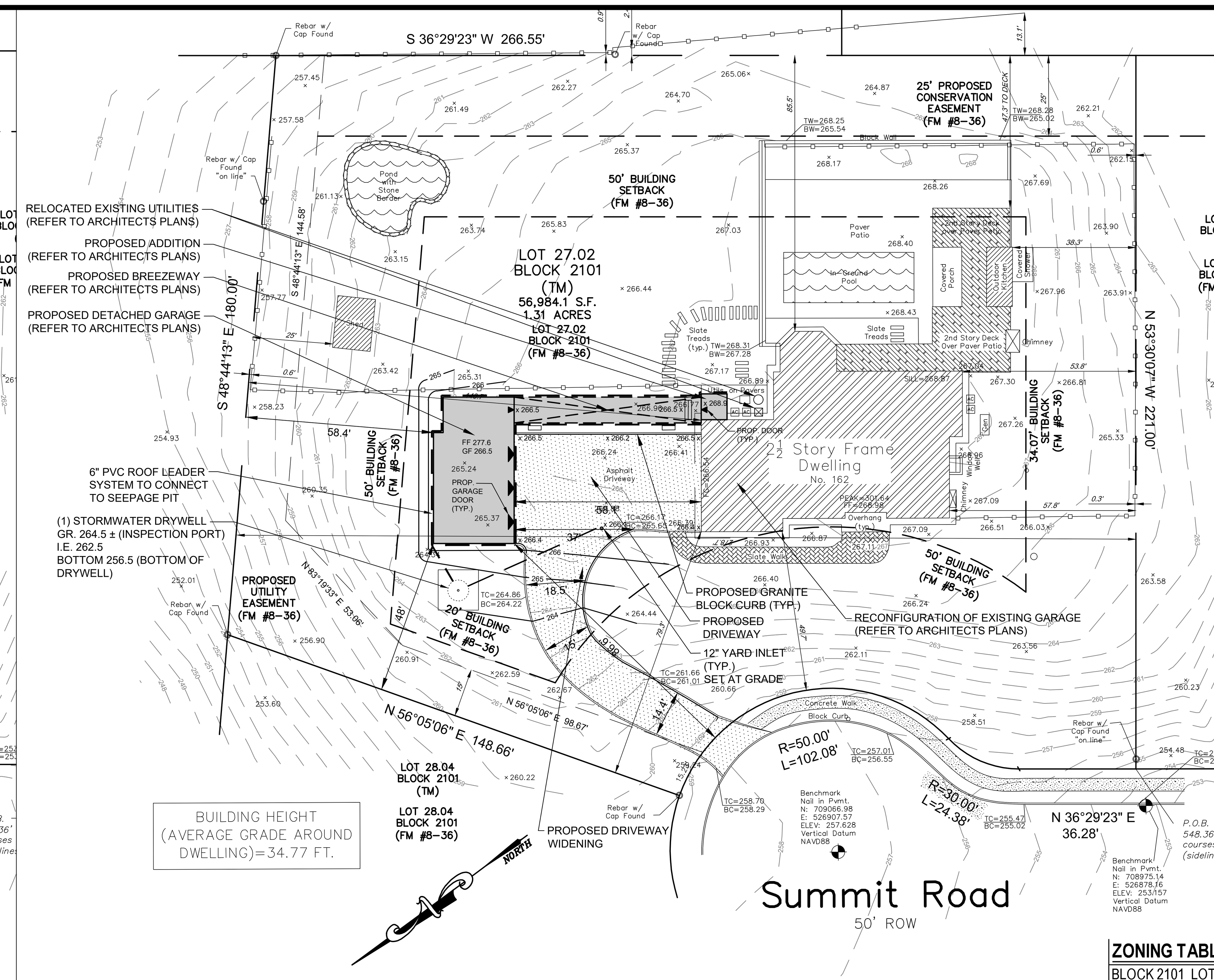


SITE PREPARATION PLAN

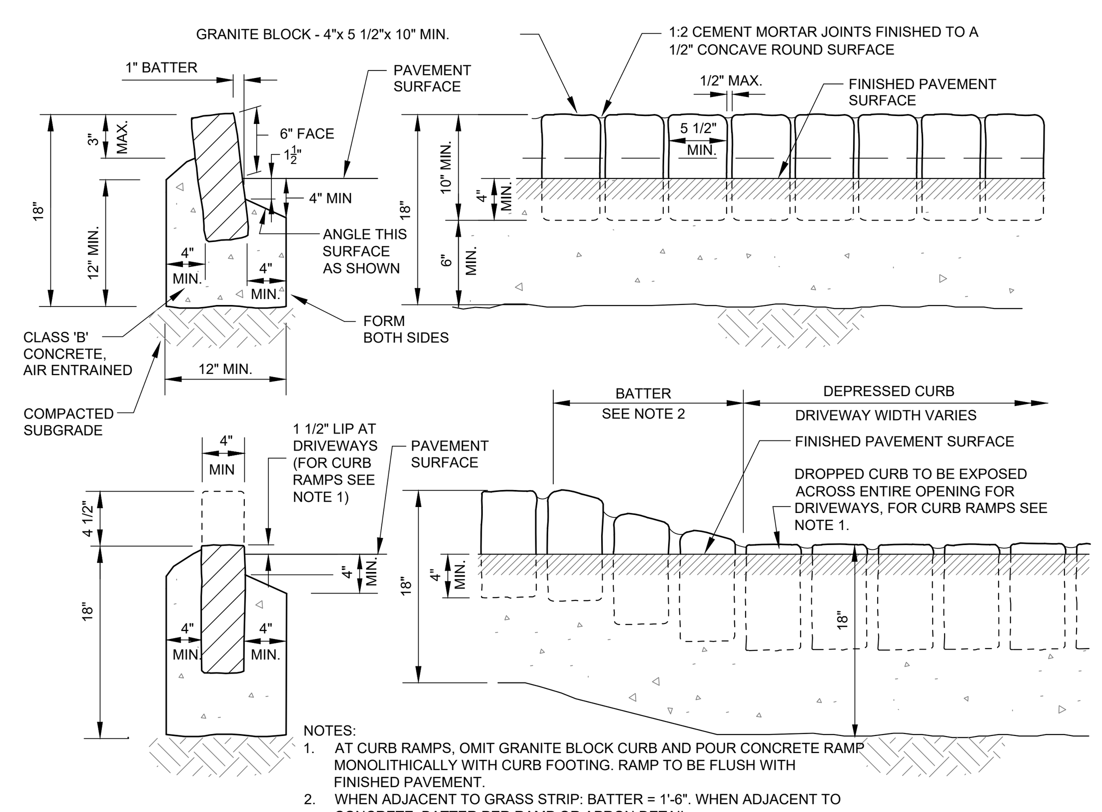




PROPOSED CONDITIONS

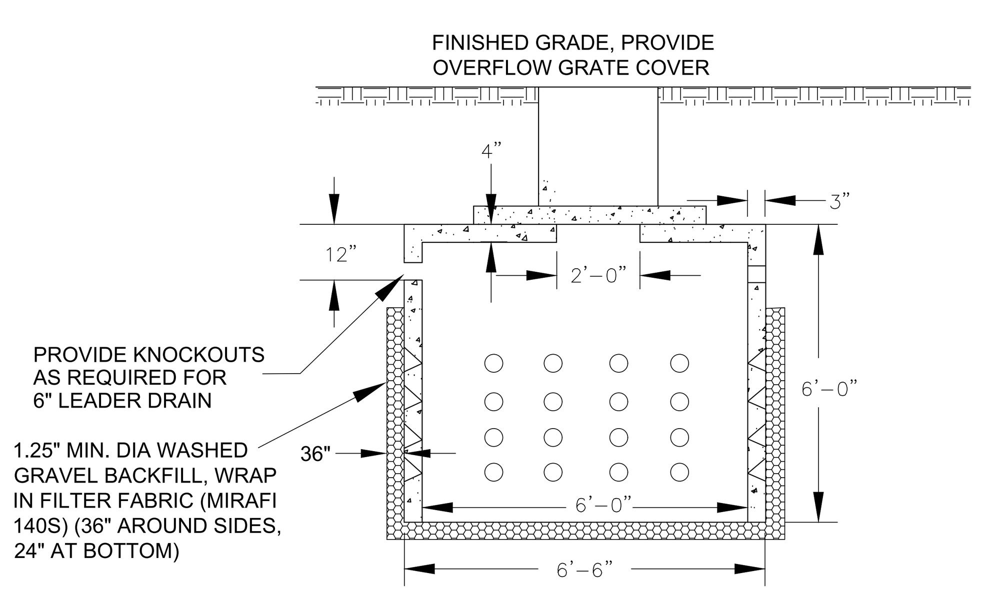
GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM SURVEY PREPARED BY LAKELAND SURVEYING, INC. DATED 06/21/23. ELEVATIONS ON NAVD 1988 DATUM.
1. REFER TO ARCHITECTURAL PLANS PREPARED BY KLESSE FORBES ARCHITECTS.
2. THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS OR WETLAND TRANSITION AREAS (BUFFERS) ARE SHOWN ON THIS PLAN.
3. LOCATIONS OF UTILITIES WERE BASED ON ABOVE GROUND OBSERVATION AND ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE APPLICANT SHALL COMPLY WITH THE BOROUGH'S TREE REMOVAL AND REPLACEMENT REQUIREMENTS.
5. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
6. ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
7. SURFACE RUNOFF DURING CONSTRUCTION WILL BE MAINTAINED THROUGH THE USE OF SILT FENCE.
8. THERE SHALL BE NO ADVERSE IMPACT ON ADJACENT NEIGHBORS.
9. CONTRACTOR TO CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS NECESSARY TO NOT IMPACT NEIGHBORING PROPERTIES OR PUBLIC RIGHT OF WAY.
10. CONTRACTOR TO INSTALL SILT FENCE AROUND PERIMETER DURING CONSTRUCTION.
11. ALL ROOF LEADERS TO CONNECT TO SEEPAGE PIT.



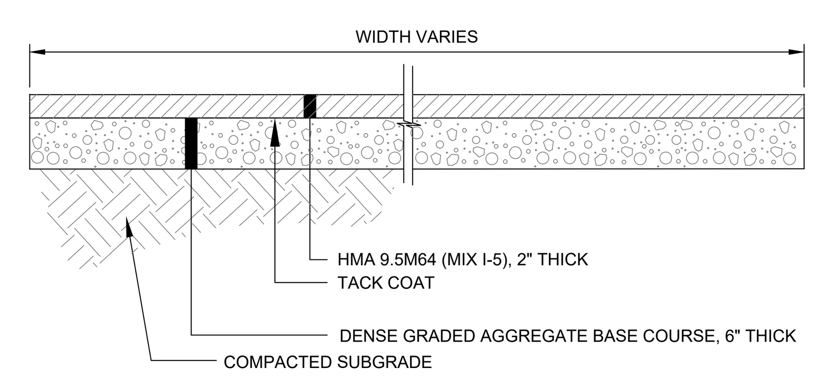
GRANITE BLOCK CURB DETAIL

N.T.S.



PRECAST CONC. 1000 GAL. SEEPAGE PIT

N.T.S.



TYPICAL RESIDENTIAL DRIVEWAY SECTION

N.T.S.

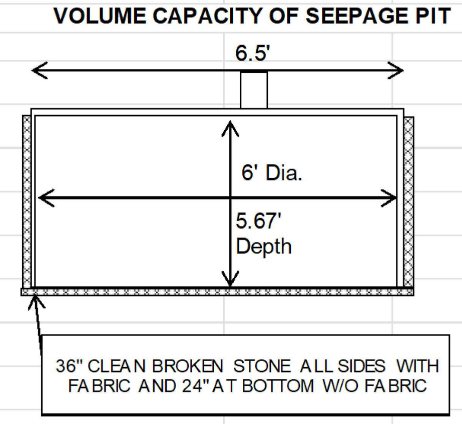
SEEPAGE PIT DESIGN CALCULATOR

RAINFALL REQUIREMENT
3 inches over 1,879 SF

AREA CONTRIBUTING TO SEEPAGE PIT
1879 S.F.

VOLUME REQUIRED
470 C.F.

VOLUME CAPACITY OF SEEPAGE PIT



TANK VOLUME FOR A STANDARD 1,000 GALL. TANK

V Tank = (π)((Dia.)^2 / 4) (Depth)

V Tank = 160 C.F.

STONE VOLUME

Volume of Excavation =	12.5	•	12.5	•	6	•	1 (Pit Ct.)	=	937.5	C.F.
Less Volume of Tank(s) =	160	C.F.								
Net Volume of Stone =	777.5	C.F.								

STONE VOLUME TOTAL ASSUMING 40% VOIDS

V Stone = 0.40 (Net V Stone) = 311 C.F.

1 SEEPAGE PIT(S) PROPOSED

TOTAL SEEPAGE PIT VOLUME

V Pit = V Tank + V Stone = 471 C.F.

VOLUME PROPOSED (C.F.) **VOLUME REQUIRED (C.F.)**

471 > 470

SYSTEM IS OK

ZONING TABLE

BLOCK 2101 LOT 27.02
BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY
ZONE: R-44 (SINGLE FAMILY RESIDENTIAL)

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	43.560 S.F.	56,984 S.F.	NO CHANGE
MIN. LOT WIDTH	140 Ft.	278.7 Ft.	NO CHANGE
MIN. LOT DEPTH	160 Ft.	221 Ft	NO CHANGE
MIN. FRONT YARD SETBACK	50 Ft.	49.7 Ft. (E)	NO CHANGE
MIN. SIDE YARD SETBACK (ONE/BOTH)	20 Ft / 40 Ft.	53.8 Ft / 194.5 Ft.	48 Ft. / 101.8 Ft.
MIN. REAR YARD SETBACK	50 Ft	47.3 Ft (E)	NO CHANGE
MAX. BUILDING HEIGHT	35 Ft. / 2.5 Stories	< 35 Ft / 2.5 Stories	NO CHANGE
MAX. BUILDING COVERAGE	10% (5,698.41 S.F.)	6.4% (3,622 S.F.)	12.4% (7,084 S.F.)
MAX. IMPROVED LOT COVERAGE	25% (14,246 S.F.)	21.7% (12,366 S.F.)	24.8% (14,152 S.F.)
MIN. SIDE YARD SETBACK - ACCESSORY	20 Ft.	38.3 Ft.	NO CHANGE
MIN. REAR YARD SETBACK - ACCESSORY	20 Ft.	47.3 Ft.	NO CHANGE
MIN. FRONT YARD SETBACK - ACCESSORY	50 Ft.	N/A	NO CHANGE
MAX ACCESSORY STRUCTURE HEIGHT	15 Ft.	N/A	N/A
MAX SQUARE FT. OF ACCESSORY GARAGE	600 S.F.	N/A	N/A
CONSERVATION EASEMENT DISTURBANCE	NONE	Yes (Rock/ Fence) (E)	NONE

(E) = EXISTING NON-CONFORMANCE
(V) = VARIANCE REQUESTED

COVERAGE TABLE

BLOCK 2101 LOT 27.02
BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

TOTAL LOT AREA	56,984	SF
ALLOWABLE BUILDING COVERAGE (10%)	5,698	SF
ALLOWABLE LOT COVERAGE (25%)	14,246	SF

Existing Coverages			Proposed Coverages		
Description	Area (SF)	Percentage	Description	Area (SF)	Percentage
Dwelling	3,535		Dwelling & Addition	3,855	
Covered Porch	87		Front Covered Porch	87	
2nd Story Deck & Outdoor Kitchen	1,343		2nd Story Deck & Outdoor Kitchen	1,343	
Outdoor Shower	68		Outdoor Shower	68	
			Breezeway	464	
			Detached Garage	1,100	
			Rear Covered Porch	167	
Total Building Coverage	5,033	8.8%	**Total Building Coverage**	7,084	12.4%
Driveway	3,117		Driveway	3,360	
Front Walkway	417		Front Walkway	417	
Utility Pad	240		Utility Pad	240	
Pool Patio	2,636		Pool Patio	2,469	
Shed	189		Shed	189	
Slate Tread Walkways (incl. gaps)	241		Slate Tread Walkways (incl. gaps)	241	
Deck Chimney	30		Deck Chimney	30	
Window Well	23		Window Well	23	
Stone Pond Border	99		Stone Pond Border	99	
Total Impervious Coverage	12,025	21.1%	**Total Impervious Coverage**	14,152	24.8%
			Increase in Impervious Coverage	2,127	

	REVISION	DATE	CHKD
6			
5			
4			
3	REV BUILDING AREA PER ZONING	06/01/26	
2	REV PER TOWNSHIP COMMENTS & PLAN CLEANUP	04/29/26	
1	ISSUED FOR SUBMISSION	03/31/26	

PROJ.: 260204
DATE: 02/12/2026
CHKD: KO

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NJ Certificate of Authorization No. 24GA28293300
KIERSTEN OSTERKORN, N.J. Professional Engineer & Professional Land Surveyor,
NJ LIC. NO. 42581

PLOT PLAN FOR 162 SUMMIT ROAD

TAX MAP BLOCK 2101, LOT 27.02
BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

SHEET No. 1 OF 2