

- GENERAL NOTES:
- 1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AND UNDER MUNICIPAL SUPERVISION.
 - 2) ALL SPECIFICATIONS, WHETHER NOTED OR NOT, TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AS THE SAME SHALL EXIST AT TIME OF CONSTRUCTION.
 - 3) ALL SURVEY INFORMATION OBTAINED FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY KOESTNER ASSOCIATES, PROFESSIONAL ENGINEERS & LAND SURVEYORS, 61 HUDSON STREET, ROOM 8, HACKENSACK, NEW JERSEY, DATED MAY 6, 2003 AND MARCH 18, 2016, RESPECTIVELY, OF 9 DUNNDER DRIVE, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY (TAX LOT 21, BLOCK 1401).
 - 4) P.O. BEING LOT 21, BLOCK 1401 AS SHOWN ON THE CITY OF SUMMIT TAX MAPS.
 - 5) ALL UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE, BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF THE BOUNDARY AND TOPOGRAPHIC SURVEY. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS MUST BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITIES PRIOR TO EXCAVATION/CONSTRUCTION. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN NOR THE LACK THEREOF.
 - 6) ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
 - 7) ANY EXCESS FILL OR ANY OTHER MATERIAL IS TO BE REMOVED FROM THE SITE. THE PROJECT OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL AND WILL NOTIFY THE SOMERSET/UNION COUNTY SOIL CONSERVATION DISTRICT AS TO THE PLANNED DISPOSAL SITE LOCATION. IF APPLICABLE, A SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO, REVIEWED AND CERTIFIED BY THE SOMERSET/UNION COUNTY SOIL CONSERVATION DISTRICT PRIOR TO ANY MATERIAL REMOVAL FROM PROJECT SITE.
 - 8) ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE SOIL CONSERVATION DISTRICT OR CITY ENGINEER IF FIELD CONDITIONS WARRANT THEM.
 - 9) ANY EXISTING WELLS, SEPTIC SYSTEMS AND OIL TANKS TO BE ABANDONED MUST BE REMOVED OR ABANDONED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES.
 - 10) VERTICAL DATUM IS NAVD 1988.
 - 11) ALL PROPOSED ACCESSORY DIMENSIONS CRITICAL TO ARCHITECTURAL/STRUCTURAL DESIGN OF BUILDING SHOULD BE VERIFIED BY LICENSED ARCHITECT.
 - 12) TOTAL DISTURBED AREA IS APPROXIMATELY 1,604 SQUARE FEET.
 - 13) A PERC TEST / SOILS ANALYSIS REVEALED THAT SOILS ON THE SITE ARE INADEQUATE FOR PROPER DRAINAGE, WHICH IS NECESSARY FOR A STORMWATER DETENTION SYSTEM TO FUNCTION. AS SUCH, STORMWATER RUNOFF FROM THE ROOF LEADERS, WHICH WAS INTENDED TO DRAIN INTO THE STORMWATER DETENTION SYSTEM, WILL NOW BE DIRECTED TO THE CURB WHERE IT WILL NOT PRESENT ANY ADVERSE IMPACT TO SURROUNDING PROPERTIES.
 - 14) TOTAL LOT AREA IS 13,447 SQUARE FEET (0.3202 ACRES).
 - 15) AN AREA OF AT LEAST 10 FEET WIDE AROUND THE NEW BUILDING FOUNDATIONS SHALL BE GRADED DOWNWARD AWAY FROM THE FOUNDATION.
 - 16) ROOF LEADER DRAIN PIPING INSTALLED BENEATH THE DRIVEWAY IS TO BE INSTALLED PER PIPE MANUFACTURER'S RECOMMENDED DEPTH TO WITHSTAND VEHICULAR TRAFFIC.
 - 17) NEW FOOTING DRAINS SHOULD BE INSTALLED SO THAT THEY DISCHARGE TO DAYLIGHT ON THE SUBJECT PROPERTY, AT A PERMANENTLY STABILIZED LOCATION THAT WILL NOT RESULT IN ADVERSE IMPACTS TO NEIGHBORING PROPERTIES.

SLOPE ANALYSIS

PATTERN	SLOPE RANGE	AREA (S.F.)	AREA (%)
	>15%	311	2.2%

STEEP SLOPE DISTURBANCE

SLOPE RANGE	ALLOWED	PROPOSED	VARIANCE REQUIRED
>15%	1,000 S.F.	0 S.F.	NO

ZONE SCHEDULE - ZONE R-15

	REQUIRED	EXISTING	PROPOSED	STATUS
MINIMUM LOT AREA	15,000 SF	13,947 SF	13,947 SF	ENC
MINIMUM LOT WIDTH (AT BUILDING LINE)	90 FT	72.01 FT	72.01 FT	ENC
MINIMUM FRONT YARD	35 FT	27.1 FT	27.1 FT	ENC
MINIMUM REAR YARD	45 FT	130.0 FT	106.8 FT	C
MINIMUM SIDE YARD (ONE)	15 FT	7.7 FT	7.7 FT	ENC
PROP. MIN. SIDE YARD FOR NEW ADDITION	15 FT	N/A	17.9/20.7'	C
MINIMUM SIDE YARDS (BOTH)	35%	33.8%	33.8%	ENC
MAXIMUM LOT COVERAGE (SF)	4,881 SF	4,602 SF	4,879 SF	C
MAXIMUM LOT COVERAGE (%)	35%	33.0%	35.0%	C
MAXIMUM BUILDING COVERAGE (SF)	2,510 SF	1,716 SF	2,353 SF	C
MAXIMUM BUILDING COVERAGE (%)	18%	12.3%	16.9%	C
MAXIMUM BUILDING HEIGHT (FT)	35	25	28.8	C
MAXIMUM BUILDING HEIGHT (STORIES)	2	2	2	C
MAXIMUM FLOOR AREA RATIO (SF)
MAXIMUM FLOOR AREA RATIO (%)

STATUS CODES: C=CONFORMS; V=VARIANCE REQUIRED; ENC=EXISTING NON-COMFORMITY
 * SEE ARCHITECTURAL PLANS AND PERMIT APPLICATION FOR FLOOR AREA RATIO VALUES

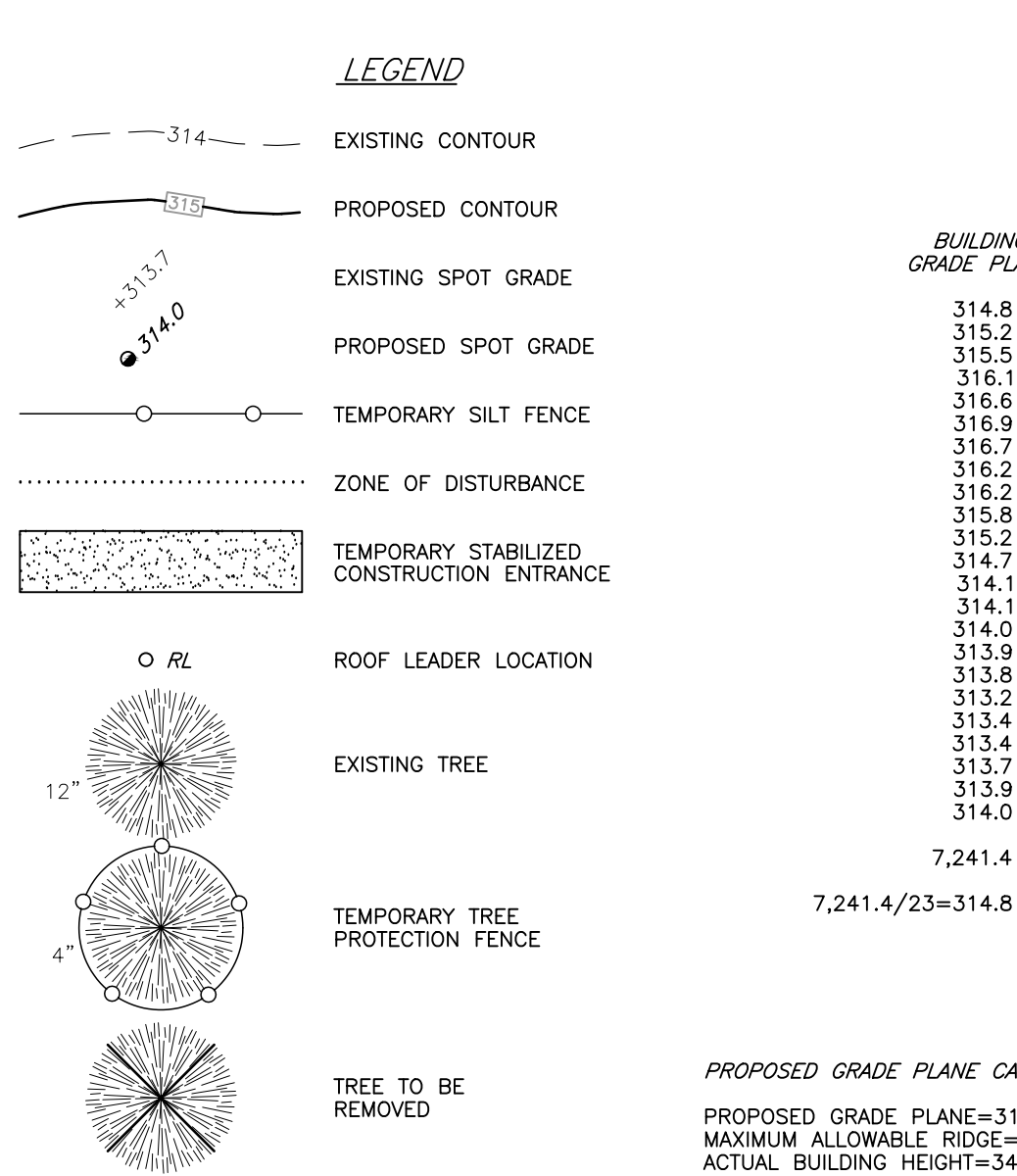
EXISTING IMPERVIOUS COVERAGE

DWELLING	963 S.F.
PORCHES	262 S.F.
DETACHED GARAGE	491 S.F.
TOTAL BUILDING COVERAGE	1,716 S.F. (12.3%)
DRIVEWAY	1,536 S.F.
WALKS & STEPS	95 S.F.
POOL	544 S.F.
POOL PATIO	711 S.F.
TOTAL IMPERVIOUS COVERAGE	4,602 S.F. (33.1%)

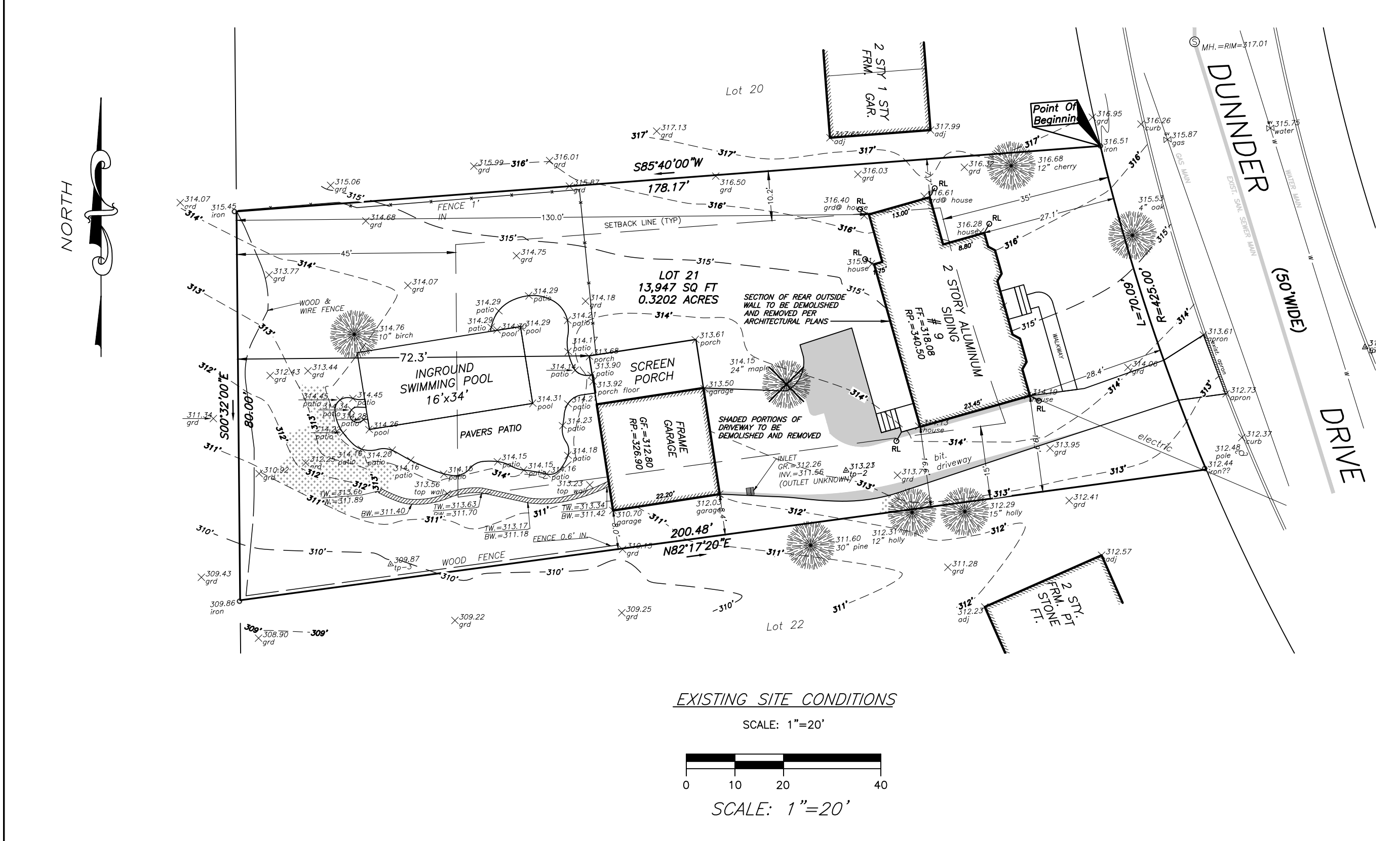
PROPOSED IMPERVIOUS COVERAGE

DWELLING	1,621 S.F.
PORCHES	264 S.F.
DETACHED GARAGE	491 S.F.
TOTAL BUILDING COVERAGE	2,376 S.F. (17.0%)
DRIVEWAY	1,147 S.F.
WALKS & STEPS	101 S.F.
POOL	544 S.F.
POOL PATIO	711 S.F.
TOTAL IMPERVIOUS COVERAGE	4,879 S.F. (35.0%)

NET INCREASE IN IMPERVIOUS COVERAGE=277 S.F.



- SEQUENCE OF CONSTRUCTION**
- 1) INSTALL SEDIMENT BARRIER FENCE, TREE PROTECTION FENCE, AND STABILIZED CONSTRUCTION ACCESS WHERE SHOWN ON PLAN.
 - 2) DEMOLISH SECTIONS OF EXISTING DRIVEWAY AND BUILDING STRUCTURE PER ARCHITECT'S PLAN.
 - 3) REMOVE TREE IN REAR YARD PER GRADING PLAN.
 - 4) CLEAR EXISTING VEGETATION IN AREA OF CONSTRUCTION, REMOVE TOPSOIL TO REQUIRED DEPTH FOR NEW BUILDING ADDITION FOUNDATION, AND STORE IN DESIGNATED AREAS.
 - 5) ROUGH GRADE SITE TO SPECIFIED GRADES.
 - 6) BEGIN CONSTRUCTION OF PROPOSED BUILDING ADDITION AND RENOVATIONS.
 - 7) CONSTRUCT STORM DRAINAGE SYSTEM AS SHOWN ON PLAN.
 - 8) COMPLETE CONSTRUCTION WORK PER ARCHITECT'S PLANS.
 - 9) FINE GRADE ALL AREAS TO SPECIFIED GRADES.
 - 10) REAPPLY TOPSOIL TO 5" DEPTH FOR ALL DISTURBED AREAS, AND PERMANENTLY STABILIZE AND LANDSCAPE SITE AS INDICATED ON PLAN.
 - 11) UPON COMPLETION OF ALL CONSTRUCTION AND STABILIZATION ACTIVITIES, REMOVE EROSION CONTROL DEVICES.



REVISION NO.	DATE OF REVISION	DESCRIPTION
2	JANUARY 30, 2017	REVISED STORMWATER DRAINAGE DESIGN DUE TO PERC TEST / SOILS ANALYSIS RESULTS
1	JULY 6, 2016	CHANGED PROPOSED BUILDING LAYOUT PER ARCHITECTURAL PLANS

GRADING PLAN
 9 DUNNDER DRIVE
 TAX LOT 21, BLOCK 1401
 THE CITY OF SUMMIT
 UNION COUNTY, NEW JERSEY

MICHAEL L. JURIST
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MARCH 24, 2016

N.J.P.E. LIC. NO. 246E04008000 DATE SHEET 1 OF 2 SCALE: AS NOTED