

LEGEND

EXISTING

- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- SPOT ELEVATIONS
- TREES/WOODED LIMITS
- WALL
- CURB
- POTABLE WATER
- NATURAL GAS
- OVERHEAD WIRES
- BUILDINGS
- CONCRETE/SLATE/ASPHALT
- FENCE LINE
- DOOR
- STEEP SLOPES

PROPOSED

- INDEX CONTOURS
- SPOT ELEVATIONS
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- WALL
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- DOOR
- STEEP SLOPES



LOT COVERAGE BREAKDOWN

1. EXISTING CONDITIONS

FEATURE	AREA (S.F.)
MAIN HOUSE	2,076
SIDE PORCH	118
DECK	353
SUBTOTAL =	2,547

2. PROPOSED CONDITIONS

FEATURE	AREA (S.F.)
MAIN HOUSE	2,076
GARAGE ADDITION	204
(2) REAR ADDITIONS	182
REAR LANDING	25
FRONT WALKS & STEPS (WEST)	302
FRONT WALK (EAST)	48
REAR WALK	191
REAR WALK AND STEPS	67
ASPHALT DRIVEWAY	789
SUBTOTAL =	2,497
TOTAL =	3,777 S.F.

3. PROPOSED CONDITIONS

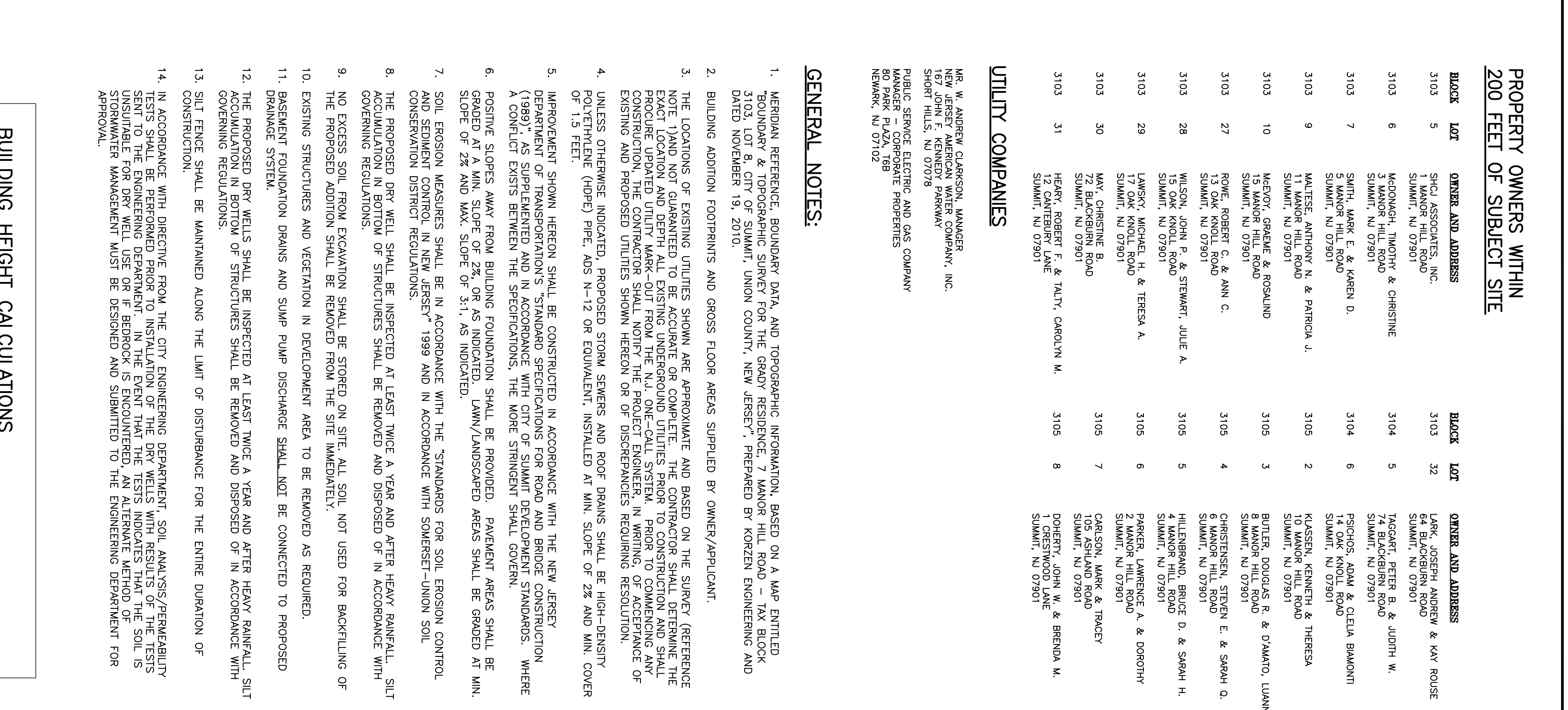
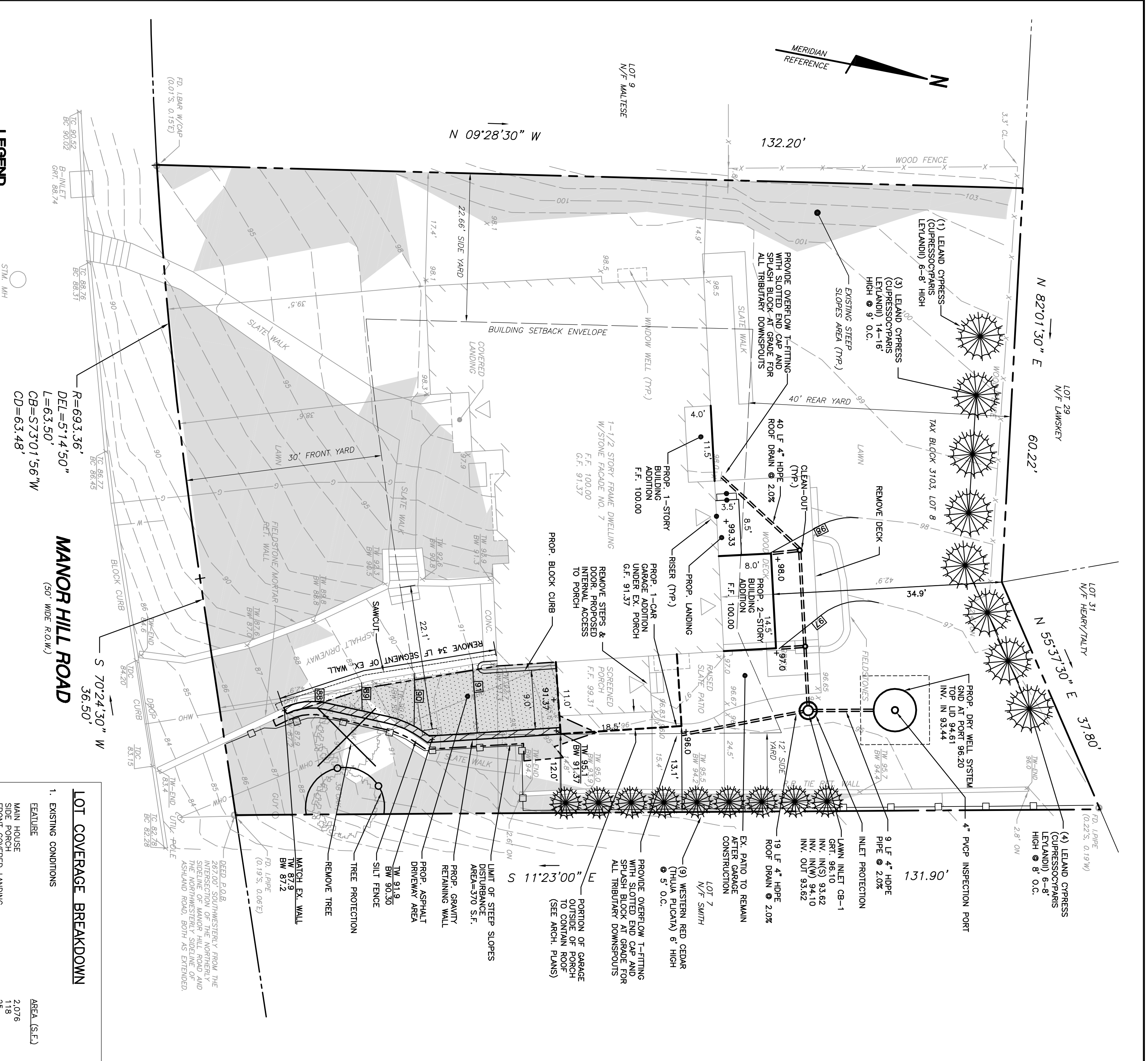
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PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT SITE

BLOCK	LOT	OWNER AND ADDRESS	BLOCK	LOT	OWNER AND ADDRESS
3103	5	SPEC ASSOCIATES, INC. SWANSON HILL ROAD SWAMIT, NJ 07901	3103	32	LARK, JOSEPH ANDREW & KAY ROUSE 501 BLACKBERRY ROAD SWAMIT, NJ 07901
3103	6	WAGON, THOMAS & CHRISTINE SWAMIT, NJ 07901	3104	5	TRIGG, PETER B. & JUDITH W. SWAMIT, NJ 07901
3103	7	SMITH, MARK E. & KAREN D. SWAMIT, NJ 07901	3104	6	PSICHOS, ADAM & CLEA BAKHOTI SWAMIT, NJ 07901
3103	9	MATTHE, ANTHONY H. & PATRICK J. SWAMIT, NJ 07901	2	KISSER, KENNETH & TERESA SWAMIT, NJ 07901	
3103	10	MENOFF, GRACE & ROSALIND SWAMIT, NJ 07901	3	BUTLER, DOUGLAS R. & OLYMPIA, LUNANE SWAMIT, NJ 07901	
3103	27	ROSE, ROBERT C. & ANN C. SWAMIT, NJ 07901	4	CHERESHNE, STEVEN E. & SARAH D. SWAMIT, NJ 07901	
3103	28	WISOM, JOHN P. & STEWART, JULIE A. SWAMIT, NJ 07901	5	MANOR HILL ROAD SWAMIT, NJ 07901	
3103	29	LAMERY, MICHELLE H. & TERESA A. SWAMIT, NJ 07901	6	PERRIER, LAMBERG A. & DOBOTHY SWAMIT, NJ 07901	
3103	30	LAN, CHRISTINE B. SWAMIT, NJ 07901	7	CARLSON, MARK & TRACY SWAMIT, NJ 07901	
3103	31	HEERY, ROBERT E. & NATLY, CAROLYN M. SWAMIT, NJ 07901	8	POHREY, JOHN W. & BERNA M. SWAMIT, NJ 07901	

GENERAL NOTES:

- MERIDIAN REFERENCE, BOUNDARY DATA, AND TOPOGRAPHIC INFORMATION, BASED ON A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR THE GRADY RESIDENCE, 7 MANOR HILL ROAD - TAX BLOCK 3103, LOT 8, CITY OF SWAMIT, UNION COUNTY, NEW JERSEY," PREPARED BY KORZEN ENGINEERING AND DATED NOVEMBER 19, 2010.
- BUILDING ADDITION FOOTPRINTS AND GROSS FLOOR AREAS SUPPLIED BY OWNER/APPLICANT.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND BASED ON THE SURVEY REFERENCE TO THE EXISTING UTILITIES SHOWN ON THE SURVEY. THE EXACT LOCATION AND DEPTH ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING AND PROPOSED UTILITIES SHOWN HEREON OR OF DISCREPANCIES REQUIRING RESOLUTION.
- UNLESS OTHERWISE INDICATED, PROPOSED STORM SEWERS AND ROOF DRAINS SHALL BE HIGH-DENSITY OF 15 FEET (100%) PIPE, 405 1/2" OR EQUIVALENT, INSTALLED AT MIN. SLOPE OF 2% AND MIN. COVER OF 1.5 FEET.
- UNAPPORTIONED STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENT AND NATURE RESOURCES' STANDARD SPECIFICATIONS FOR ROAD AND DRAINAGE CONSTRUCTION (1989), AS SUPPLEMENTED AND IN ACCORDANCE WITH CITY OF SWAMIT DEVELOPMENT STANDARDS, WHERE A CONFLICT EXISTS BETWEEN THE SPECIFICATIONS, THE MORE STRINGENT SHALL GOVERN.
- POSITIVE SLOPES AWAY FROM BUILDING FOUNDATION SHALL BE PROVIDED. PAVEMENT AREAS SHALL BE GRADED AT A MIN. SLOPE OF 2%, OR AS INDICATED. LAWN/LANDSCAPED AREAS SHALL BE GRADED AT MIN. SLOPE OF 2% AND MAX. SLOPE OF 3.1%, AS INDICATED.
- SOIL EROSION MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION CONTROL AND SEDIMENT CONTROL IN NEW JERSEY, 1999 AND IN ACCORDANCE WITH SOIL EROSION CONTROL AND CONSERVATION DISTRICT REGULATIONS.
- THE PROPOSED DRY WELL SHALL BE INSPECTED AT LEAST TWICE A YEAR AND AFTER HEAVY RAINFALL. SILT ACCUMULATION IN BOTTOM OF STRUCTURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH GOVERNING REGULATIONS.
- NO EXCESS SOIL FROM EXCAVATION SHALL BE STORED ON SITE. ALL SOIL NOT USED FOR BACKFILLING OF THE PROPOSED ADDITION SHALL BE REMOVED FROM THE SITE IMMEDIATELY.
- EXISTING STRUCTURES AND VEGETATION IN DEVELOPMENT AREA TO BE REMOVED AS REQUIRED.
- BASEMENT FOUNDATION DRAINS AND SLUMP PUMP DISCHARGE SHALL NOT BE CONNECTED TO PROPOSED DRAINAGE SYSTEM.
- THE PROPOSED DRY WELLS SHALL BE INSPECTED AT LEAST TWICE A YEAR AND AFTER HEAVY RAINFALL. SILT ACCUMULATION IN BOTTOM OF STRUCTURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH GOVERNING REGULATIONS.
- SILT FENCE SHALL BE MAINTAINED ALONG THE LIMIT OF DISTURBANCE FOR THE ENTIRE DURATION OF CONSTRUCTION.
- IN ACCORDANCE WITH DIRECTIVE FROM THE CITY ENGINEERING DEPARTMENT, SOIL ANALYSIS/PERMEABILITY TESTS SHALL BE CONDUCTED AND REPORTED TO THE ENGINEERING DEPARTMENT. THE TESTS INDICATE THAT THE SOILS ARE UNSUITABLE FOR DRY WELL USE OR IF BEDROCK IS ENCOUNTERED, AN ALTERNATE METHOD OF DRAINAGE MANAGEMENT MUST BE DESIGNED AND SUBMITTED TO THE ENGINEERING DEPARTMENT FOR APPROVAL.



ZONING DATA (R-10 ZONE DISTRICT):

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	12,372 S.F.	N/C (NO CHANGE)
MIN. LOT WIDTH	75 FT.	99.03 FT.	N/C
MIN. REQUIRED YARDS			
MIN. FRONT YARD	30 FT.	38.6 FT.	N/C
MIN. REAR YARD	40 FT.	42.9 FT.	* 34.9 FT.
MIN. SIDE YARD	12 FT.	14.8 FT.	12.0 FT.
MIN. (COMBINED) SIDE YARD	35% OF LOT WIDTH	** 28.7 FT.	* 28.9 FT.
MAX. IMPERVIOUS COVERAGE	35% (4,330 S.F.)	30.53% (3,777 S.F.)	31.50% (3,897 S.F.)
MAX. BUILDING COVERAGE	18% (2,227 S.F.)	** 20.87% (2,585 S.F.)	* 20.18% (2,497 S.F.)
MAX. BUILDING HEIGHT (STORES/FEET)	2 STORES/25 FT.	1-1/2 STORES/19.3 FT.	1-1/2 STORES/19.7 FT.
MAX. FLOOR AREA RATIO	25% (3,093 S.F.)	19.97% (2,458 S.F.)	24.96% (3,088 S.F.)
FRONT-FACING GARAGE	NOT PERMITTED	** (1) EXIST.	* (1) EXIST + (1) PROP.
MIN. NO. OF ENCLOSED (GARAGE) PARKING SPACES	** 1	** 1	2
MAX. WIDTH OF DRIVEWAY AT FRONT YARD SETBACK LINE	18 FT.	13.3 FT.	* 22.1 FT.
MAX. STEEP SLOPE DISTURBANCE	1,000 S.F. (MINOR) 0 S.F. (MAJOR)	N/A	370 S.F. AT NEW DRIVEWAY (TBD IF VARIANCE REQUIRED)

SUBJECT LOT DATA:

#7 MANOR HILL ROAD
 TAX BLOCK 3103, LOT 8
 AREA = 12,372 S.F. = 0.284 AC.±
 ZONE DISTRICT R-10

OWNER/APPLICANT:
 JAMES GRADY
 7 MANOR HILL ROAD
 SWAMIT, NEW JERSEY 07901

SITE LAYOUT, GRADING, DRAINAGE AND SOIL EROSION & SEDIMENT CONTROL PLAN
 FOR
THE GRADY RESIDENCE
 SITUATED AT
 7 MANOR HILL ROAD - TAX BLOCK 3103, LOT 8
 CITY OF SWAMIT, UNION COUNTY, NEW JERSEY

PETER K. KORZEN
 PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. NO. 246903585000

KORZEN Engineering & Land Surveying
 26 BERKSHIRE STREET
 WHIPPANY, N.J. 07981
 TEL. (973) 884-9300
 FAX (973) 884-9530

PROJ. NO. 100125
 SCALE 1"=10'
 DATE 12/10/2010
 SHEET NO. 1 OF 3