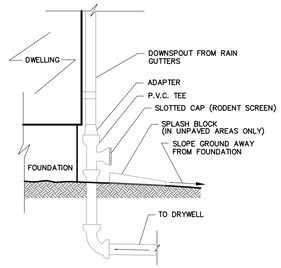
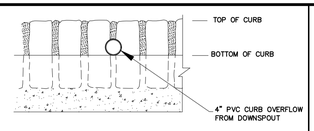
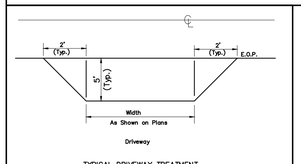


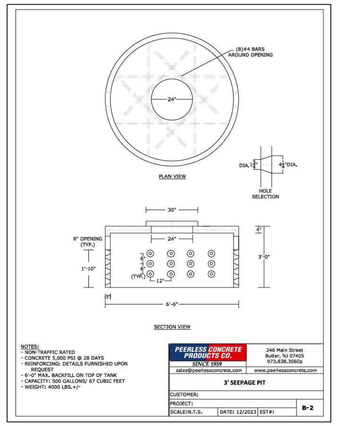
DOWNSPOUT OVERFLOW DETAIL
NOT TO SCALE

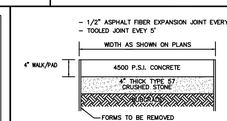


DOWNSPOUT DISCHARGE TO GRADE
N.T.S.

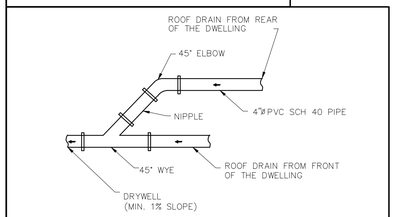


TYPICAL DRIVEWAY TREATMENT
PLAN VIEW
N.T.S.

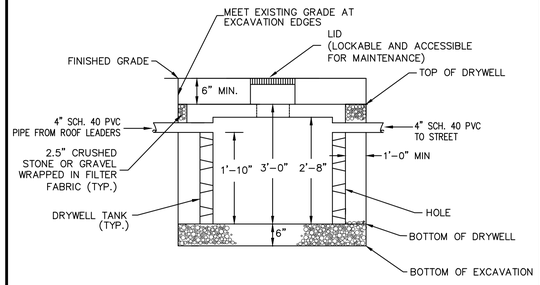




CONCRETE WALK PAD DETAIL
NOT TO SCALE

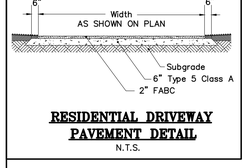


TYPICAL ROOF DRAIN CONNECTION
NOT TO SCALE

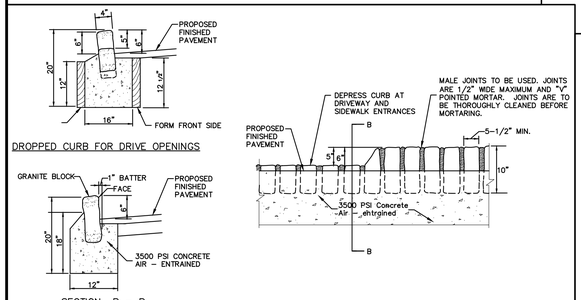


NOTES:
1. USE (1) 6'-6" SEEPAGE PIT FROM PEERLESS CONCRETE PRODUCTS CO. (SHEET B-2 OF PRODUCT CATALOG)
2. EXPLORATORY SOIL TEST PIT AND SOIL PERMEABILITY TESTING TO BE PERFORMED TO VERIFY ABSENCE OF GROUNDWATER WITHIN 2 FEET OF THE BOTTOM OF THE EXCAVATION. SOIL PERMEABILITY TEST RESULTS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRYWELLS MUST FULLY DRAIN WITHIN 72 HOURS OF A STORM EVENT.

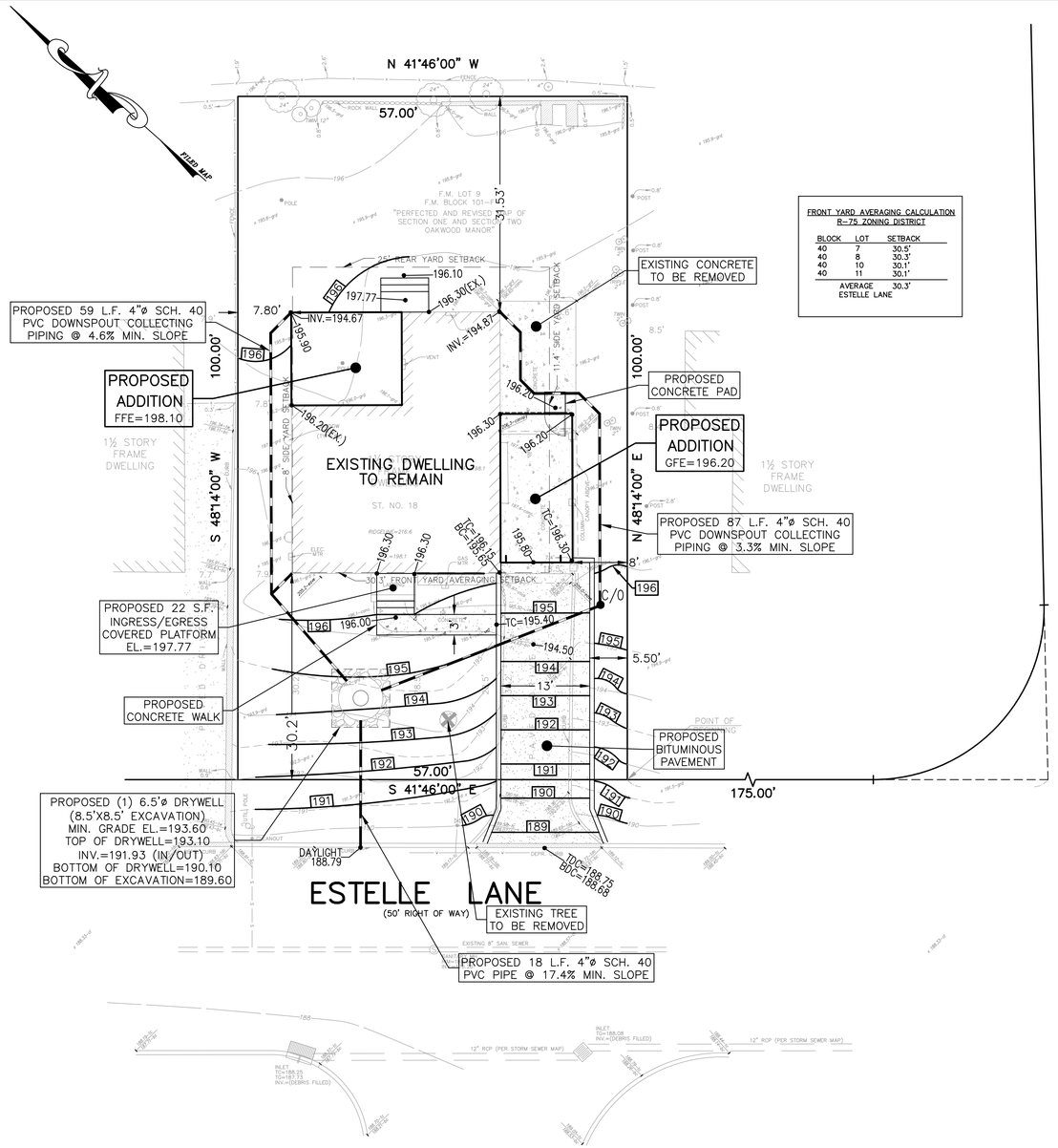
TYPICAL DRYWELL SYSTEM CROSS-SECTION
NOT TO SCALE



RESIDENTIAL DRIVEWAY PAVEMENT DETAIL
N.T.S.



GRANITE BLOCK CURBING DETAIL
N.T.S.



EXISTING CONCRETE TO BE REMOVED

FRONT YARD AVERAGING CALCULATION
R-75 ZONING DISTRICT

BLOCK	LOT	SETBACK
40	7	30.5'
40	8	30.3'
40	10	30.1'
40	11	30.1'
AVERAGE		30.3'

ESTELLE LANE

GENERAL NOTES:

1. THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:
   EKA ASSOCIATES, P.A.
   398 PARK AVENUE
   SCOTCH PLAINS, NJ 07076
   DATED 1/17/2025
2. THIS PARCEL IS KNOWN AS LOT 9 IN BLOCK 40 AS SHOWN ON SHEET 13 OF THE TAX MAPS OF THE BOROUGH OF FANWOOD.
3. AREA OF PARCEL = 5,700 S.F. OR 0.13 ACRES
4. THIS PARCEL IS LOCATED ENTIRELY IN THE R-75 RESIDENTIAL DISTRICT AS SHOWN ON THE ZONING MAP OF THE BOROUGH OF FANWOOD.
5. THIS SITE MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
6. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
7. NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. ALSO NO DETERMINATION OF DEPTH TO GROUND WATER WAS MADE. THE CLIENT SHOULD PURSUE THIS MATTER AS AN ITEM SEPARATE AND APART FROM THIS PLAN.
8. DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON THE BOROUGH OF FANWOOD SEWER MAPS, BENCHMARK IS THE RIM OF SANITARY SEWER MANHOLE No. J-11. ELEV. = 188.56 (N.A.V.D. 1988)
9. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
10. THIS IS A GRADING PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
11. THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
12. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
13. CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
14. ANY PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. EXISTING SEWER, GAS AND WATER UTILITIES TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY PURVEYOR.
15. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
    - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
    - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
    - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
16. ALL EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH.
17. THE SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER THE FLOOD INSURANCE RATE MAP No. 34039C0029F PANEL 29 OF 49 DATED SEPTEMBER 20, 2006.
18. EXISTING IMPERVIOUS COVERAGE = 1,834 S.F.
    PROPOSED IMPERVIOUS COVERAGE = 1,986 S.F.
    TOTAL NET INCREASE IN IMPERVIOUS COVERAGE = 152 S.F.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LEGEND

-sw-	EXISTING SIDEWALK ELEVATION
-grd-	EXISTING GROUND ELEVATION
-cl-	EXISTING CENTERLINE ELEVATION
-tc-	EXISTING TOP OF CURB ELEVATION
-bc-	EXISTING BOTTOM OF CURB ELEVATION
	EXISTING DEPRESSED CURB
S	EXISTING SANITARY MANHOLE
D	EXISTING STORM MANHOLE
	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
24" Maple	EXISTING TREE AND SIZE
	EXISTING TREES TO BE REMOVED
160	PROPOSED CONTOUR
190.00	PROPOSED SPOT ELEVATION
-pvt-	EXISTING PAVEMENT ELEVATION
-gvl-	EXISTING GRAVEL ELEVATION
-bldg-	EXISTING BUILDING ELEVATION
-conc-	EXISTING CONCRETE ELEVATION
TC	EXISTING TOP OF GRATE ELEVATION
INV.	EXISTING INVERT
186.46	EXISTING SPOT ELEVATION
-E.O.P.	EXISTING EDGE OF PAVEMENT ELEVATION
200	EXISTING CONTOUR

Volume Requirement Calculation				
Minimum Drywell Requirement: 500 Gallons or 67 Cubic Feet				
Drywell Sizing	Use (1) 3' Seepage Pits by Peerless Concrete (Catalog Page B-2)			
ID =	6	ft	Inner Drywell Diameter	
OD =	6.5	ft	Outter Drywell Diameter	
W_1 =	8.5	ft	Excavation Width	
W_2 =	8.5	ft	Excavation Width	
H1 =	1.83	ft		
H2 =	2.33	ft		
VolDrywell =	$pi(ID/2)^2(H1)$ =		52	cf
VolBed =	$W_1 \times W_2 \times H2$ =		168	cf
VolDrywell(OD) =	$pi(OD/2)^2(H1)$ =		61	cf
VolStone =	VolBed-VolDrywell(OD) =		108	cf
VolVoids =	VolStone*40% =		43	cf
System Volume =	VolDrywell+VolVoids =		95	cf
Number of Drywells =			1	
Total System Volume =			95	> 67cf

SCHEDULE OF GENERAL REQUIREMENTS
ZONE: R-75 RESIDENTIAL

REGULATION	REQUIREMENT	EXISTING LOT	PROPOSED LOT
MIN. LOT SIZE	7,500 S.F.	5,700 S.F.	5,700 S.F.
MIN. LOT WIDTH	75'	57'*	57'*
MIN. LOT FRONTAGE	50'	57'	57'
MIN. FRONT YARD AVERAGE	30.3'	28.5'	30.2'
MIN. SIDE YARD (ONE SIDE)	8'	7.8'*	7.8'*
MIN. SIDE YARD (OTHER SIDE)	11.4'	18.5'	8'(V)
MIN. SIDE YARD COMBINED (1)	18.81'	26.3'	15.8' (V)
MIN. REAR YARD	25'	31.53'	31.53'
MAX. BUILDING COVERAGE (9,000-9,999 S.F.)	25%	16.92%	24.94%
MAX. LOT COVERAGE	35%	32.17%	34.84%
MAX. NUMBER OF STORIES	2	1.5	2
MAX. BUILDING HEIGHT	27'	–	26.38'
MAX. BUILDING HEIGHT (6" FROM BUILDING)	27.5'	–	27'
MAX. DRIVEWAY WIDTH	18'	9.76'	13'
MAX. DRIVEWAY WIDTH (30% OF LOT FRONTAGE)	17.1'	9.76'	13'
MIN. SIDE YARD DRIVEWAY SETBACK	3'	8.34'	5.5'

* – EXISTING NON-CONFORMANCE
(V) – DENOTES VARIANCE REQUIRED

NOTES:
(1) PER SECTION 184-115.E.5 THERE SHALL BE TWO SIDE YARDS TOTALING 33% OR MORE OF LOT WIDTH. A COMBINED SIDE YARD OF 18.81' IS REQUIRED FOR A LOT WIDTH OF 57'.
(2) PROPOSED AVERAGE GRADE = 196.10 AT DWELLING.
(3) PROPOSED AVERAGE GRADE = 195.47 SIX FEET FROM DWELLING

GRADING PLAN
VARIANCE PLAN
TAX LOT 9 BLOCK 40
BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.
Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISIONS:

JOSEPH N. BACHI, P.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE05325200

Job No.	Date	Scale	Drawn	Map No.	Sheet
850420	1/22/2025	1" = 10'	EF	FILE	1 of 1