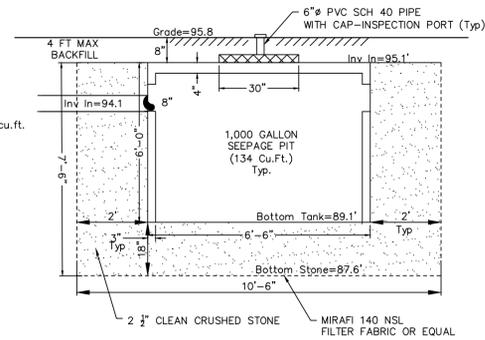


Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Soil Movement	1.000	1.000	3714.09 Sq. Ft.	25.55 Cu. Yd.	182.50 Cu. Yd.	156.94 Cu. Yd. <Fill>
Totals			3714.09 Sq. Ft.	25.55 Cu. Yd.	182.50 Cu. Yd.	156.94 Cu. Yd. <Fill>

PROVIDED: 1-1,000 GAL DRY WELL = 134 cu.ft.
 STONE STORAGE (40% VOIDS):
 Pit Volume: 10.5' X 10.5' X 7.5' = 827 cu.ft.
 O.D. Tank=(3.14)(3.25)²(6)=199 cu.ft.
 827 cu.ft.-199 cu.ft.=628 cu.ft. @ 40% voids=251 cu.ft.
 TOTAL STORAGE =251 cu.ft.+134 cu.ft.=385 cu.ft.
 STORMWATER CALCULATIONS:
 Proposed Pool Patio/Walks = 1,628 sf
 Criteria: 2" of rain over area
 1,628 sq.ft. x 0.17 ft = 277 cu.ft.



ASEEPAGE TANK DETAIL

NTS
 by PEERLESS OR EQUAL
 NOTE: SURROUND TANK WITH 2 1/2" CRUSHED STONE WITH FILTER FABRIC
 MIRAFIX 140 NSL OR EQUAL.

ZONING DATA

Zone: R-1
 Block: 1112 Lot: 17
 Owner: Broderick

	REQUIRED	EXISTING	PROPOSED	Variance Req'd
Left Side Yard Setback	25'	35.74'	No Change	No
Right Side Yard Setback	25'	35.44'	No Change	No
Front Yard Setback	50'	50.89'	No Change	No
Rear Yard Setback	25'	128.6'	No Change	No
Building Coverage (%)	15%	12.5%	12.5%	No
Improvement Coverage (5)	30%	58.7%	35.4%	No
Height of Building	35'	EL. 142.13	EL. 142.13	No

LOT COVERAGE CALCULATIONS

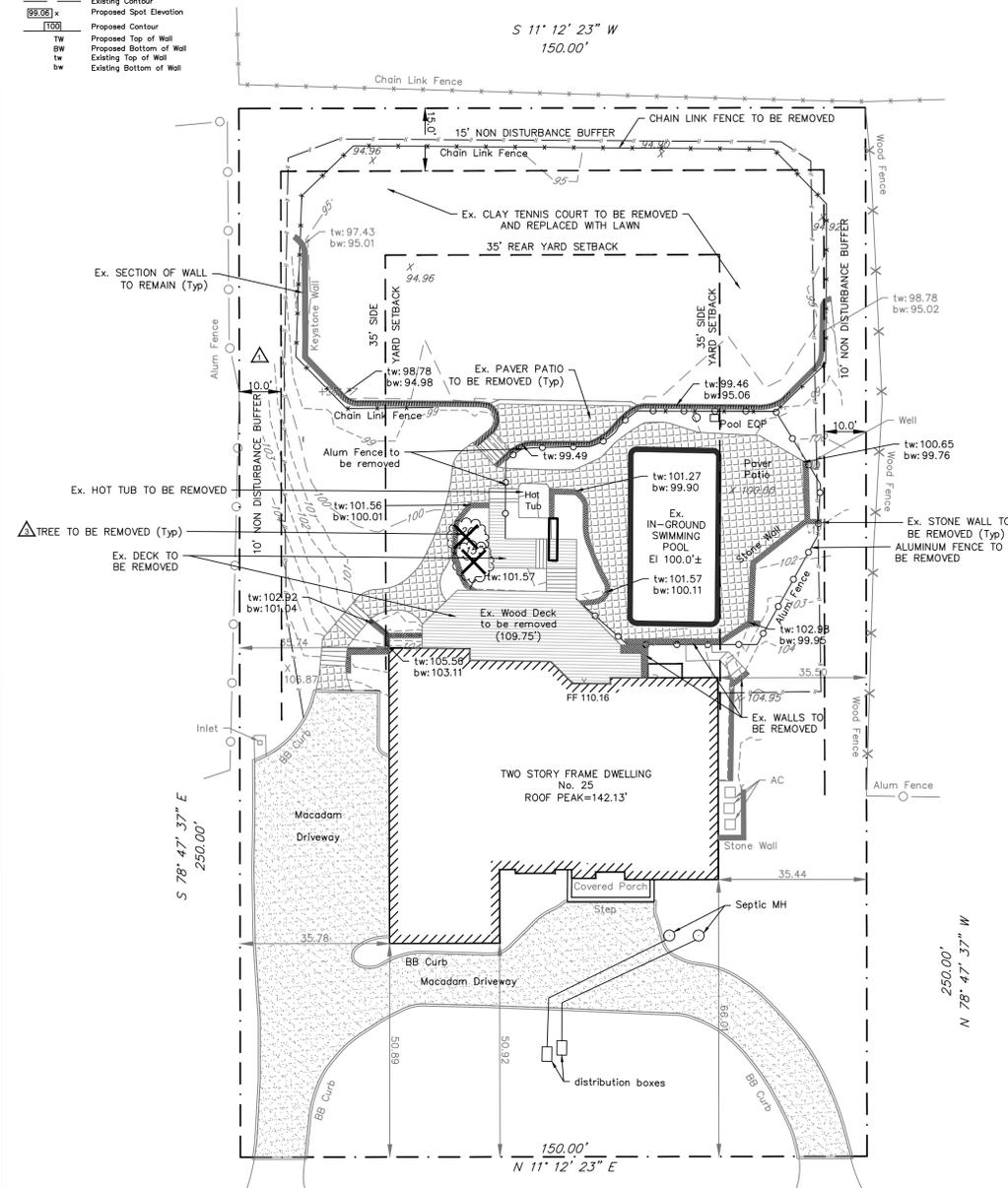
Item	Required	Existing	Proposed	Variance
TOTAL LOT AREA (SF):		37,500		
House		4,352	4,352	
Front Covered Porch		94	94	
Driveway		5,238	5,238	
Rear Wood Deck		891	781	
Rear Walks/Patios		3,054	1,463	
Swimming Coping		937	937	
Hot Tub		59	100	
Tennis Court		7,265		
Filter Equipment		6	24	
Prop. Pergola/Fireplace			260	
AC Pad		18	18	
Building Coverage	15%	4,446	4,706	No
ImperVIOUS Coverage	30%	11,919	12,514	No
		22,014	13,267	Yes
		58.7%	35.4%	Yes

LEGEND

- 87.65 Existing Spot Elevation
- 88.06 Existing Contour
- 100 Proposed Contour
- TW Proposed Top of Wall
- BW Proposed Bottom of Wall
- tw Existing Top of Wall
- bw Existing Bottom of Wall

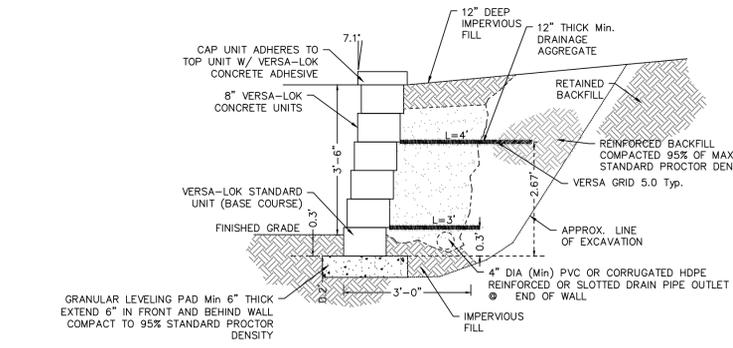
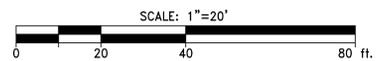
LEGEND

- 87.65 Existing Spot Elevation
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- 100 Proposed Contour
- TW Proposed Top of Wall
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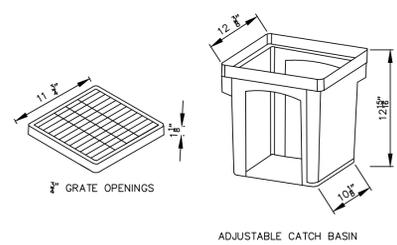
Sunflower Drive
 (50' ROW)

EXISTING CONDITIONS & DEMOLITION PLAN



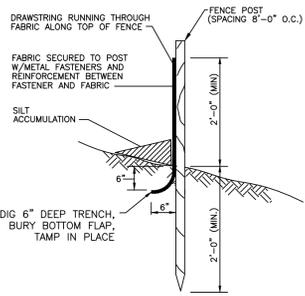
3.6FT. HIGH REINFORCED RETAINING WALL

NTS.
 NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.



12" CATCH BASIN DETAIL

NTS.
 by NDS OR EQUAL

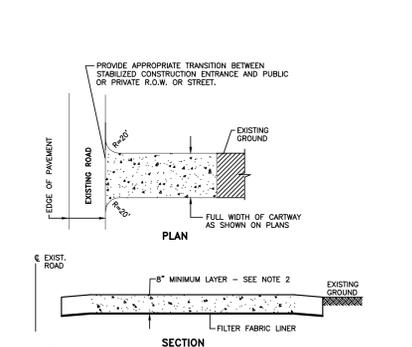


SILT FENCE DETAIL

NTS.

REQUIREMENTS FOR SILT FENCE:
 1. FENCE POSTS SHALL BE SPACED 8 FT. CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
 2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
 3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE PORTION OF THE FENCE FOR ADDED STRENGTH.

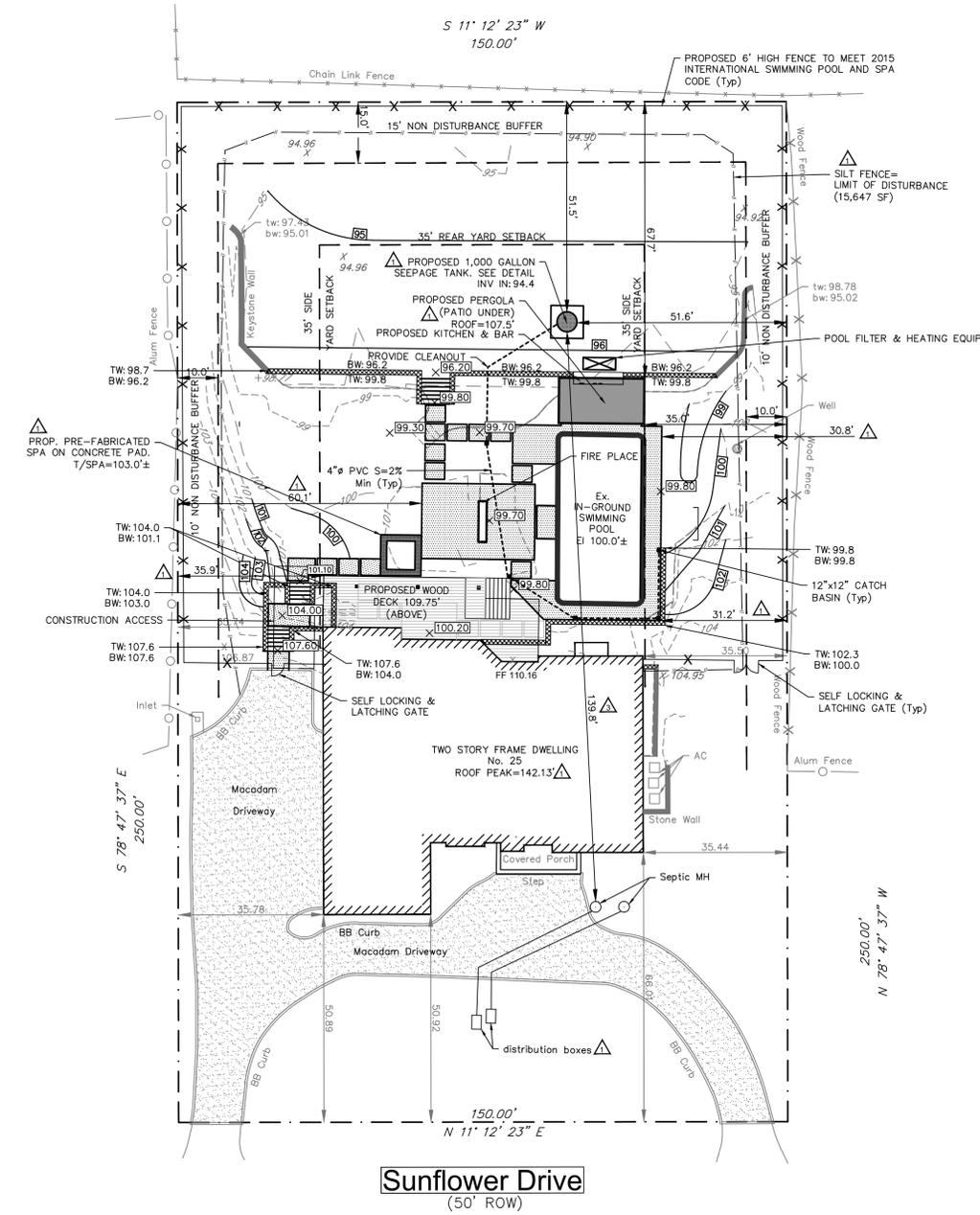
- NOTES:
- EXISTING BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY GB ENGINEERING LLC, DATED 04.09.18.
 - OWNER OR CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN.
 - FENCE SHALL BE INSTALLED A MINIMUM OF 12" INSIDE THE PROPERTY LINE. HOME OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE LOCATION AND CONSTRUCTION.
 - IF ANY TREES OR ROOT STRUCTURES ARE DAMAGED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR TO CONTACT AN ARBORIST TO ASSESS THE DAMAGE TO THE TREES.
 - DRIVEWAY TO BE UTILIZED FOR CONSTRUCTION ACCESS.
 - A PERCOLATION TEST WILL BE PERFORMED AT THE TIME OF EXCAVATION. CONTRACTOR AND/OR HOME OWNER SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXCAVATION.
 - IF IMPERVIOUS MATERIAL OR GROUND WATER IS ENCOUNTERED AT THE DRY WELL LOCATION DURING EXCAVATION, CONTACT THE ENGINEER.
 - SET DRY WELL TO CONFORM WITH INLET ELEVATION OF DRAIN PIPE.
 - NO TREES ARE PROPOSED TO BE REMOVED AS A RESULT OF THIS PROJECT.
 - ANY ROADWAY, CURBING, OR STORM INLETS ALONG THE PROPERTY FRONTAGE DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE HOMEOWNER/CONTRACTOR TO THE SATISFACTION OF THE BOROUGH'S CONSTRUCTION AND ENGINEERING DEPARTMENTS.
 - STORM WATER RUNOFF FROM THIS PROPERTY SHALL NOT AFFECT ANY ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION AS A RESULT OF THIS PROJECT. IN THE EVENT THAT A DRAINAGE PROBLEM PERSISTS, THE APPLICANT SHALL REMEDY THE MATTER AT HIS/HER OWN COST.



TRACKING PAD DETAIL

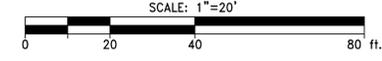
NTS.

- NOTES:
- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION.
 - STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 OR 3, CLEANED CRUSHED ANGULAR STONE.
 - THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 8".
 - WIDTH SHALL BE MORE THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.
 - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH OF ENTRANCE DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MATERIAL USED TO TRAP SEDIMENT.
 - ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.



Sunflower Drive
 (50' ROW)

GRADING PLAN



THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.

PER BOSWELL ENGINEERING COMMENT LETTER DATED 04.03.20
 ADDED ZONING TABLE
 PER ENGINEER'S EMAIL DATED 06.17.20.

REVISION	DATE	APPROVED
	04.29.20	DJE
	05.20.20	DJE
	07.02.20	DJE

DESIGNER: DJE
 DRAWN BY: DJE
 CHECK BY: DJE
 DATE: 12.27.19
 SCALE: 1" = 20'
 PROJECT NO.: 19304

DAVID J. EGARIAN, P.E.
 N.J. LIC. NO. 24GE0262900

DJ EGARIAN & ASSOCIATES Inc.
 Civil/Mechanical/Environmental Engineering Services
 271 Route 46 Suite G208, Fairfield, NJ 07004
 Ph:(973)898-1401 Fax:(862)702-3017 www.djegarian.com

SITE PLAN & GRADING PLAN FOR THE BRODERICK RESIDENCE
 25 SUNFLOWER DRIVE
 BLOCK 1112 LOT 17
 BOROUGH OF UPPER SADDLE RIVER, BERGEN COUNTY, NJ

DRAWING NO: 1
 SHEET 1 OF 1