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ISSUE

NO.	DATE	DESCRIPTION	INT.
I	3/15/21	ORIGINAL DOCUMENT	JP

REVISION

NO.	DATE	DESCRIPTION	INT.
I	5/7/21	PER 4-23-21 REVIEW LETTER	JP

BLOCK 2502 LOT 21
**SCORZAFAVA
RESIDENCE**
#356 TIMBER DRIVE
TOWNSHIP OF
BERKLEY HEIGHTS
UNION COUNTY
NEW JERSEY

Project Number: _____ Scale: 1" = 20' - 00"
Drawn By: JP Approved By: RH

Drawing Name:
GRADING AND DRAINAGE PLAN

Drawing Number:

SI.0

BRIAN M. HOARLE
NJ. PE. LIC. #43521

GENERAL NOTES

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY GEOSPATIAL SURVEYING AND LAYOUT DATED OCTOBER 28TH 2020.
- THERE ARE NO STATE OPEN WATERS OR FLOOD HAZARD AREAS AS DEFINED BY THE NJDEP ON THE SUBJECT PROPERTY.
- ALL PROPOSED GRADING CAN TIE INTO EXISTING TOPOGRAPHIC CONTOURS ON ADJOINING LOTS WITHOUT AN ADVERSE GRADING OR DRAINAGE IMPACT.
- ALL DISTURBANCE AND GRADING IS TO BE LIMITED TO THE SUBJECT PROPERTY.
- UTILITY LOCATIONS SHALL BE LOCATED AND MARKED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT NJ UNDER GROUND AT 1-800-272-1000 TO SCHEDULE ALL APPLICABLE MARKOUTS.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY THE TOWNSHIP ENGINEER.
- ALL EXCESS SOILS ARE TO BE REMOVED FROM THE SITE. SEE CUT AND FILL CALCULATIONS BELOW.
- INFORMATION PERTAINING TO THE PROPOSED GAS PIPING, INCLUDING THE GAS RISER DIAGRAM CAN BE FOUND ON SHEET D1.0
- REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS FOR DETAILS AND NOTES.
- NO TREES ARE TO BE REMOVED AS PART OF THIS APPLICATION

ZONING INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN THE R-15 ZONE OF THE TOWNSHIP OF BERKELEY HEIGHTS

LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT AREA	15,000 SF.	26,610.83 SF.	26,610.83 SF.	
LOT WIDTH	100 FT.	49.6 FT.	49.6 FT.	
LOT DEPTH FRONT YARD	130 FT.	166.6 FT.	166.6 FT.	
MAX BLDG COVERAGE	15% (3,991.62 SF.)	9.9% (2,636 SF.)	12.55% (3,341 SF.)	YES (7.55% 2,009.92 SF)
OTHER COVERAGE	10% (2,661.08 SF.)	10.54% (2,806 SF.)	17.55% (4,671 SF.)	YES (5.1% 1,359.3 SF.)
MAX LOT COVERAGE	25% (6,652.70 SF.)	20.45% (5,442 SF.)	30.10% (8,012 SF.)	

PRINCIPAL STRUCTURE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
FRONT SETBACK	50 FT.	43.33 FT.	43.33 FT.	YES (6.67 FT.)
SIDE SETBACK	12 FT.	13.82 FT.	13.82 FT.	
COMBINED SIDE YARD	30 FT.	29.06 FT.	29.06 FT.	YES (.94 FT.)
REAR SETBACK	40 FT.	100.9 FT.	65.97 FT.	

ACCESSORY STRUCTURE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
FRONT SETBACK	50 FT.	NA	NA	
SIDE SETBACK	12 FT.	NA	38.41 FT.	
REAR SETBACK	10 FT.	NA	57.15 FT.	

POOL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
SIDE SETBACK	12 FT.	NA	38.15 FT.	
REAR SETBACK	12 FT.	NA	57.15 FT.	

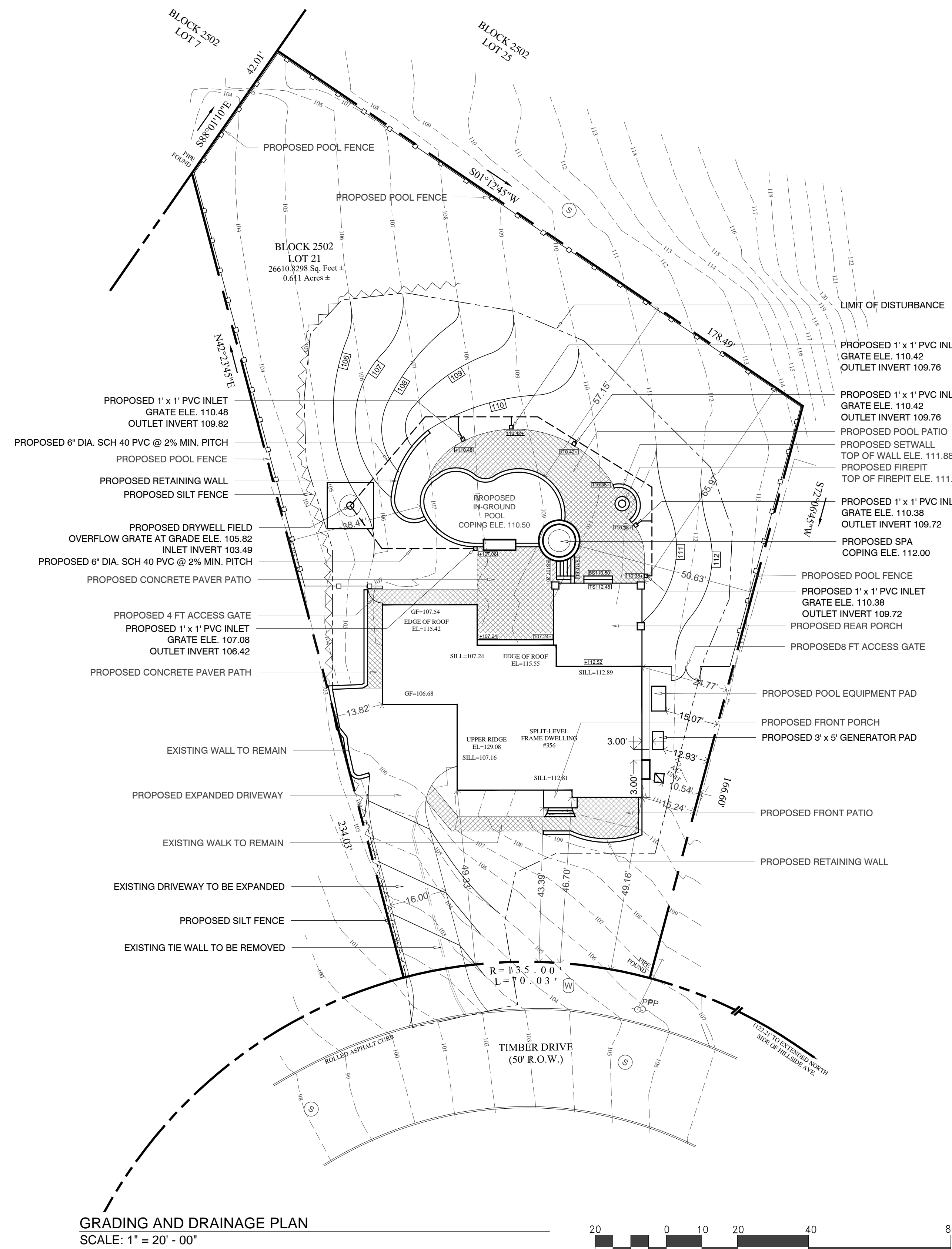
IMPERVIOUS COVERAGE STUDY	EXISTING AREA	PROPOSED AREA
SOURCE		
DWELLING	2,600 SF.	2,679 SF.
FRONT PORCH	36 SF.	63 SF.
REAR PORCH	0 SF.	599 SF.
FRONT WALK	158 SF.	168 SF.
DRIVEWAY	1,523 SF.	1,858 SF.
WALLS	127 SF.	202 SF.
REAR WALK	133 SF.	0 SF.
REAR PATIO	865 SF.	552 SF.
POOL PATIO	0 SF.	1,006 SF.
POOL COPING	0 SF.	149 SF.
POOL WATER	0 SF.	686 SF.
POOL EQUIPMENT	0 SF.	50 SF.
BUILDING COVERAGE	2,636 SF. (9.9%)	3,341 SF. (12.55%)
TOTAL COVERAGE	5,442 SF. (20.45%)	8,012 (30.10%)

PROPOSED AREA OF DISTURBANCE = 16,710 SF.
PROPOSED INCREASE OF IMPERVIOUS COVERAGE = 2,570 SF.

CONSTRUCTION SCHEDULE

OPERATION	ESTIMATED TIME TO COMPLETION
NOTIFY THE SOMERSET-JUNION SOIL CONSERVATION DISTRICT AND THE TOWNSHIP ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING ON SITE WORK.	
INSTALL SILT FENCE	1 DAY
STRIP AND STOCKPILE TOPSOIL	1 DAY
INSTALL DRYWELL FIELD	3 DAYS
INSTALL POOL	4 WEEKS
INSTALL PATIO	1 WEEK
FINISH GRADE AND INSTALL SPRINKLER SYSTEM	4 DAYS
PLANTING INSTALLATION	4 DAYS
FINISH GRADE AND MULCH BEDS	2 DAYS
FINISH GRADE AND INSTALL PERMANENT STABILIZATION	2 DAYS
CLEAN SITE, REMOVE DEBRIS AND EXIT	1 DAY
TOTAL ESTIMATED PROJECT DURATION	13 WEEKS

SHEET INDEX
S 1.0 : SITE AND GRADING PLAN
S 1.1 : SOIL EROSION AND SEDIMENT CONTROL PLAN
S 1.2 : SOIL STABILIZATION NOTES
D 1.0 : PROJECT DETAILS AND NOTES
P 1.0 : SWIMMING POOL STRUCTURAL DETAILS AND NOTES



GRADING AND DRAINAGE PLAN
SCALE: 1" = 20' - 00"



GRAPHIC SCALE
SCALE: 1" = 20' - 00"