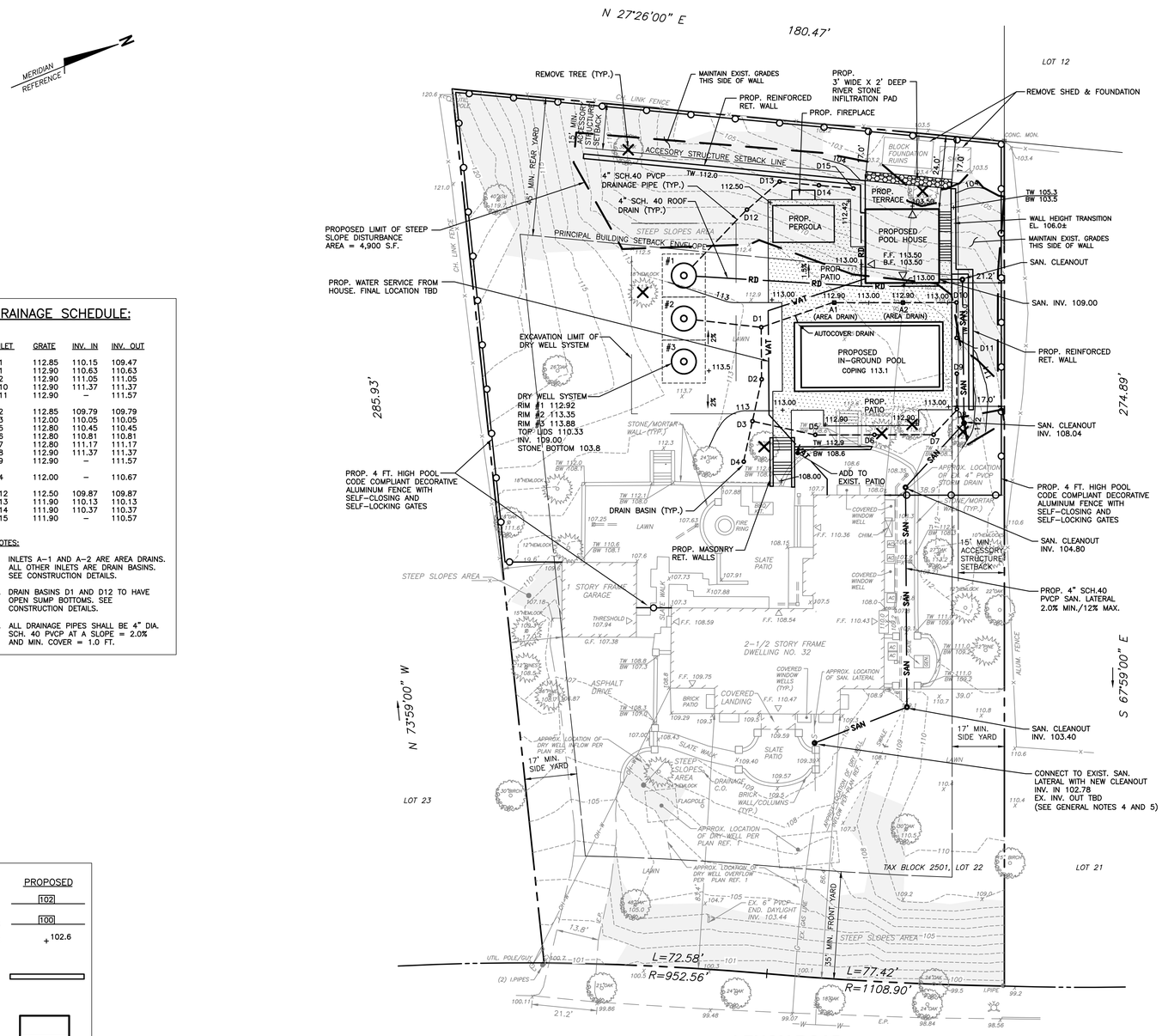

DRAINAGE SCHEDULE:

INLET	GRATE	INV. IN	INV. OUT
D1	112.85	110.15	109.47
A1	112.90	110.63	110.63
A2	112.90	111.05	111.05
D10	112.90	111.37	111.37
D11	112.90	–	111.57
D2	112.85	109.79	109.79
D3	112.00	110.05	110.05
D5	112.80	110.45	110.45
D6	112.80	110.81	110.81
D7	112.80	111.17	111.17
D8	112.90	111.37	111.37
D9	112.90	–	111.57
D4	112.00	–	110.67
D12	112.50	109.87	109.87
D13	111.90	110.13	110.13
D14	111.90	110.37	110.37
D15	111.90	–	110.57

NOTES:

1. INLETS A-1 AND A-2 ARE AREA DRAINS. ALL OTHER INLETS ARE DRAIN BASINS. SEE CONSTRUCTION DETAILS.
2. DRAIN BASINS D1 AND D12 TO HAVE OPEN SUMP BOTTOMS. SEE CONSTRUCTION DETAILS.
3. ALL DRAINAGE PIPES SHALL BE 4" DIA. SCH. 40 PVCP AT A SLOPE = 2.0% AND MIN. COVER = 1.0 FT.

LEGEND

EXISTING		PROPOSED
102	INTERMEDIATE CONTOURS	102
100	INDEX CONTOURS	100
×102.6	SPOT ELEVATIONS	+102.6
	PAVEMENT EDGE	
	WALL	
X	FENCE	
	BUILDING	
	PATIO/WALK	
△	DOOR	△
W	WATER LINE	WAT
G	GAS LINE	
S	SANITARY LATERAL	SAN
OH-W	OVERHEAD WIRES	
	ROOF DRAIN LEADER	RD
	STORM DRAIN PIPE	
	DECIDUOUS/CONIFER TREES W/DIA.	
	STEEP SLOPES	
	STEEP SLOPES DISTURBANCE LIMIT	

LOT COVERAGE BREAKDOWN

EXISTING CONDITIONS

FEATURE	AREA (S.F.)
HOUSE	3,108
DETACHED GARAGE	589
SHED	80
SUBTOTAL	3,777 S.F.
DRIVEWAY	2,188
WALKS & PATIOS	1,938
WINDOW WELLS & CHIMNEY	144
WALLS	485
AC UNITS & GENERATOR	55
TOTAL =	8,587 S.F.

PROPOSED CONDITIONS

FEATURE	AREA (S.F.)
HOUSE	3,108
DETACHED GARAGE	589
POOL HOUSE	576
POOL HOUSE TERRACE	224
SUBTOTAL	4,497 S.F.
DRIVEWAY	2,188
WALKS, PATIOS & STEPS	4,315
POOL & COPINGS	1,079
WINDOW WELLS & CHIMNEYS	167
WALLS	750
AC UNITS & GENERATOR	55
TOTAL =	13,051 S.F.

OWNER/APPLICANT

ANDREW AND DANIELLE CHIZZIK

32 LENOX ROAD

SUMMIT, NJ 07901

SUBJECT PROPERTY DATA:

TAX BLOCK 2501, LOT 22

LOT AREA = 45,869 S.F. = 1.0530 AC.±

20 0 20 40

SCALE: 1 INCH = 20 FEET

ZONING DATA (R-25 ZONE DISTRICT):

1. PERMITTED PRINCIPAL USES: DETACHED SINGLE-FAMILY DWELLING; ET. AL.
   PROVIDED ACCESSORY USE: POOL HOUSE, POOL, SPA & PATIO.
2. ZONING REQUIREMENTS PER SECTION 35-4.1-4:

ITEM	REQUIRED	EXISTING	PROPOSED
BULK REQUIREMENTS			
MIN. LOT AREA	25,000 S.F.	45,869 S.F.	N/C (NO CHANGE)
MIN. LOT WIDTH	100 FT.	153.68 FT.	N/C
MIN. PRINCIPAL FRONT YARD	35 FT.	83.4 FT.	N/C
MIN. PRINCIPAL REAR YARD	45 FT.	118.3 FT.	N/C
MIN. PRINCIPAL SIDE YARD	17 FT.	17.0 FT. (SOUTH-GARAGE)	N/C
MIN. PRINCIPAL (COMBINED) SIDE YARD	40% OF LOT WIDTH = 61.5 FT.	38.9 FT. (NORTH)	N/C
		** 36.37% = 55.9 FT.	N/C
MAX. LOT (IMPERVIOUS) COVERAGE	30% (13,761 S.F)	18.72% (8,587 S.F.)	28.45% (13,051 S.F.)
MAX. BUILDING COVERAGE	14% (6,422 S.F.)	8.23% (3,777 S.F.)	9.80% (4,497 S.F.)
MAX. FLOOR AREA RATIO	25% (11,467 S.F.)	14.49% (6,646 S.F.)	15.74% (7,222 S.F.)
MAX. PRINCIPAL BUILDING HEIGHT	2 STORIES/35 FT.	2 STORIES/32.6 FT.±	N/C
ACCESSORY STRUCTURE REGULATIONS			
MIN. SETBACK FROM PROPERTY LINE FOR NON-PASSIVE STRUCTURE	15 FT.	N/A	21.2 FT. (POOL HOUSE) 17.0 FT. (TERRACE) 17.0 FT. (POOL PATIO)
MAX. STRUCTURE HEIGHT (SEC. 35-9.8.B.3)	15 FT. OR 18 FT.	N/A	⊙ 23.2 FT.
MAX. VERTICAL DIMENSION OF TWO LOWEST EXTERIOR WALLS	10 FT.	N/A	10 FT. (WEST WALL)
FENCE/WALL REGULATIONS			
MAX. HEIGHT OF FENCE/WALL COMBINATION (SEC. 35-14.1.K.5.b.)	10 FT.	N/A	⊙ 12 FT. (AT TERRACE WALL CORNERS)
STEEP SLOPE REGULATIONS			
MAXIMUM DISTURBANCE OF STEEP SLOPES (SEC. 35-16.1.H.1)	1,000 S.F.	N/A	⊙ 4,900 S.F.

⊙ VARIANCE FROM ZONING REGULATIONS REQUIRED
** EXISTING/NON-CONFORMING CONDITION

SEE SHEET 2 FOR ACCESSORY BUILDING HEIGHT CALCULATIONS

GENERAL NOTES:

1. SEE BOUNDARY & TOPOGRAPHIC SURVEY OF THIS SET FOR BACKGROUND SURVEY INFORMATION.
2. PROPOSED POOL HOUSE INFORMATION BASED ON PLANS PREPARED BY JOHN JAMES ARCHITECTURE. PROOPOSED POOL AND PATIO INFORMAITON BASED ON PLANS PREPARED BY CORDING LANDSCAPE DESIGN. SEE THOSE PLANS FOR MORE INFORMATION.
3. THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH ALL EXISTING UNDERGROUND UTILITIES, UTILIZING TEST PITS IF NECESSARY, PRIOR TO CONSTRUCTION AND SHALL PROCURE UPDATED UTILITY MARK-OUT FROM THE N.J. ONE-CALL SYSTEM. PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND PROJECT ARCHITECT, IN WRITING, OF ACCEPTANCE OF EXISTING AND PROPOSED UTILITIES SHOWN HEREON OR OF DISCREPANCIES REQUIRING RESOLUTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING SANITARY SEWER LATERAL. THE LOCATION SHALL BE DETERMINED USING SUBSURFACE UTILITY INVESTIGATION METHODS AND TEST PITS AS NECESSARY WITH SURVEY MEASUREMENTS OF THE LOCATIONS. THE CONTRACTOR SHALL PROVIDE A REPORT/MAP OF THE LOCATIONS AND SHALL SUPPLY SAME TO THE PROJECT ENGINEER AND PROJECT ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN ADVANCE OF THE SANITARY SEWER INVESTIGATION.
5. THE EXISTING SANITARY SEWER LATERAL SHALL BE USED IF FOUND TO BE ACCEPTABLE BY THE PROJECT ENGINEER AFTER REVIEW OF THE LOCATION AND VIDEO CONDITION. THE CONTRACTOR SHALL VIDEO-INSPECT THE LATERAL PRIOR TO AND AFTER CONSTRUCTION TO VERIFY INTEGRITY. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND PROJECT ARCHITECT, IN WRITING, THE RESULTS OF THE VIDEO INSPECTION.
6. THE PROPOSED SANITARY SEWER LATERAL SHALL BE 4" DIA. SCH. 40 PVCP TO BE INSTALLED AT LEAST 3.0 FEET BELOW GRADE (TO TOP OF PIPE), AT MIN. SLOPE OF 2% AND MAX. SLOPE OF 12% AND SHALL BE A MIN. OF 10 FEET FROM WATER LINES. WHERE 10-FOOT SEPARATION CANNOT BE MAINTAINED AND SANITARY SEWER IS ABOVE OR LESS THAN 18 INCHES BELOW THE WATER LINES, CONCRETE ENCASEMENT OF THE SANITARY SEWER AT THE CROSSING SHALL BE REQUIRED.
7. PROPOSED DRAIN PIPES SHALL BE 4" DIA. SCH. 40 PVCP, INSTALLED AT MIN. SLOPE OF 2% AND MIN. COVER OF 1.0 FEET.
8. IMPROVEMENT SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AS SUPPLEMENTED AND IN ACCORDANCE WITH CITY OF SUMMIT DEVELOPMENT STANDARDS. WHERE A CONFLICT EXISTS BETWEEN THE SPECIFICATIONS, THE MORE STRINGENT SHALL GOVERN.
9. POSITIVE SLOPES AWAY FROM BUILDING FOUNDATION SHALL BE PROVIDED. PAVEMENT AREAS SHALL BE GRADED AT A MIN. SLOPE OF 1.5%, OR AS INDICATED. LAWN/LANDSCAPED AREAS SHALL BE GRADED AT MIN. SLOPE OF 2% AND MAX. SLOPE OF 3:1, AS INDICATED.
10. SOIL EROSION MEASURES SHALL BE IN ACCORDANCE WITH THE "STANDARDS FOR SOIL EROSION CONTROL AND SEDIMENT CONTROL IN NEW JERSEY", LATEST EDITION.
11. EXISTING STRUCTURES IN DEVELOPMENT AREA TO BE REMOVED AS REQUIRED.
12. SEVEN (7) TREES ARE PROPOSED TO BE REMOVED.
13. SILT FENCE SHALL BE MAINTAINED ALONG THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLAN FOR THE ENTIRE DURATION OF CONSTRUCTION.
14. NO EXCESS SOIL FROM EXCAVATION SHALL BE STORED ON SITE. ALL SOIL NOT USED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.
15. THE CONTRACTOR SHALL REPAIR ANY DAMAGE WITHIN THE CITY RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, SIDEWALK, CURB, AND ASPHALT CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS OF THE SUBJECT LOTS.
13. EXISTING OR PROPOSED SUMP PUMP DISCHARGES SHALL NOT BE CONNECTED TO THE STORMWATER STORAGE FACILITY NOR SHALL SUCH DISCHARGES BE PERMITTED TO DAYLIGHT THROUGH THE CURB IN THE STREET.
14. A SOIL LOG AND PERCOLATION TEST MUST BE PERFORMED IN THE LOCATION OF THE STORMWATER STORAGE FACILITY AND SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION AND INSPECTION. THE RESULTS MUST VERIFY THE ABSENCE OF GROUNDWATER WITHIN AT LEAST TWO (2) FEET OF THE BOTTOM OF THE SYSTEM AND THE PERMEABILITY OF THE SOILS MUST BE SUFFICIENT TO FULLY DRAIN THE SYSTEM WITHIN SEVENTY-TWO (72) HOURS. IF THE SOIL IS FOUND TO BE UNSUITABLE, AN ALTERNATE DESIGN MUST BE SUBMITTED FOR APPROVAL.

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REVISION NO.	DATE	REVISION
1	6/26/25	REVISED PER LANDSCAPE ARCHITECTURE PLAN CHANGES.

LOT GRADING PLAN

CHIZZIK RESIDENCE

SITUATED AT

32 LENOX ROAD – TAX BLOCK 2501, LOT 22

CITY OF SUMMIT UNION COUNTY NEW JERSEY

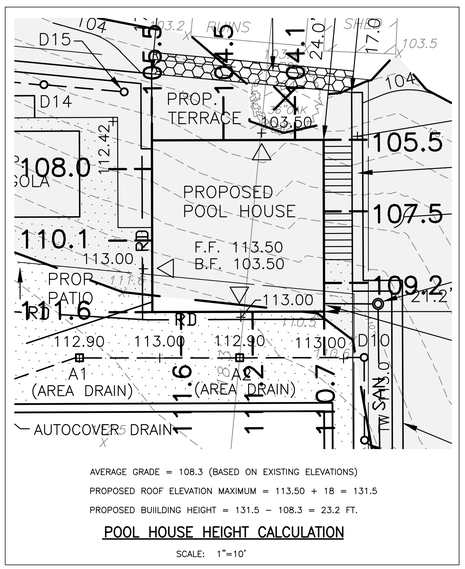
PETER K. KORZEN
PROFESSIONAL ENGINEER &
LAND SURVEYOR, N.J. LIC. No. 24GB03585000

KORZEN Engineering LLC
Civil Engineering & Land Surveying
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28107900

26 BERKSHIRE STREET
WHIPPANY, N.J. 07981
TEL (973) 884-9300
FAX (973) 884-9530

PROJECT NO 210116
SCALE 1"=20'
DATE 3/28/2025
FB / PG
SHEET NO. 1 of 6

\DRAWINGS-ACT\2101\ACT-SITE.DWG



AVERAGE GRADE = 108.3 (BASED ON EXISTING ELEVATIONS)

PROPOSED ROOF ELEVATION MAXIMUM = 113.50 + 18 = 131.5

PROPOSED BUILDING HEIGHT = 131.5 – 108.3 = 23.2 FT.

POOL HOUSE HEIGHT CALCULATION

SCALE: 1"=10'

LEGEND

EXISTING		PROPOSED
102	INTERMEDIATE CONTOURS	102
100	INDEX CONTOURS	100
× 102.6	SPOT ELEVATIONS	+ 102.6
	PAVEMENT EDGE	
	WALL	
X	FENCE	
	BUILDING	
	PATIO/WALK	
△	DOOR	△
W	WATER LINE	
G	GAS LINE	
S	SANITARY LATERAL	SAN
OH-W	OVERHEAD WIRES	
	ROOF DRAIN LEADER	RD
	STORM DRAIN PIPE	
	DECIDUOUS/CONIFER TREES W/DIA.	
	STEEP SLOPES	
	STEEP SLOPES DISTURBANCE LIMIT	

DRAINAGE SCHEDULE:

INLET	GRATE	INV. IN	INV. OUT
D1	112.85	110.15	109.47
A1	112.90	110.63	110.63
A2	112.90	111.05	111.05
D10	112.90	111.37	111.37
D11	112.90	–	111.57
D2	112.85	109.79	109.79
D3	112.00	110.05	110.05
D5	112.80	110.45	110.45
D6	112.80	110.81	110.81
D7	112.80	111.17	111.17
D8	112.90	111.37	111.37
D9	112.90	–	111.57
D4	112.00	–	110.67
D12	112.50	109.87	109.87
D13	111.90	110.13	110.13
D14	111.90	110.37	110.37
D15	111.90	–	110.57

NOTES:

1. INLETS A–1 AND A–2 ARE AREA DRAINS. ALL OTHER INLETS ARE DRAIN BASINS. SEE CONSTRUCTION DETAILS.
2. DRAIN BASINS D1 AND D12 TO HAVE OPEN SUMP BOTTOMS. SEE CONSTRUCTION DETAILS.
3. ALL DRAINAGE PIPES SHALL BE 4" DIA. SCH. 40 PVCP AT A SLOPE = 2.0% AND MIN. COVER = 1.0 FT.

10 0 10 20

SCALE: 1 INCH = 10 FEET

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REVISION NO.	DATE	REVISION

ENLARGEMENT - LOT GRADING PLAN

CHIZZIK RESIDENCE

SITUATED AT

32 LENOX ROAD – TAX BLOCK 2501, LOT 22

CITY OF SUMMIT UNION COUNTY NEW JERSEY

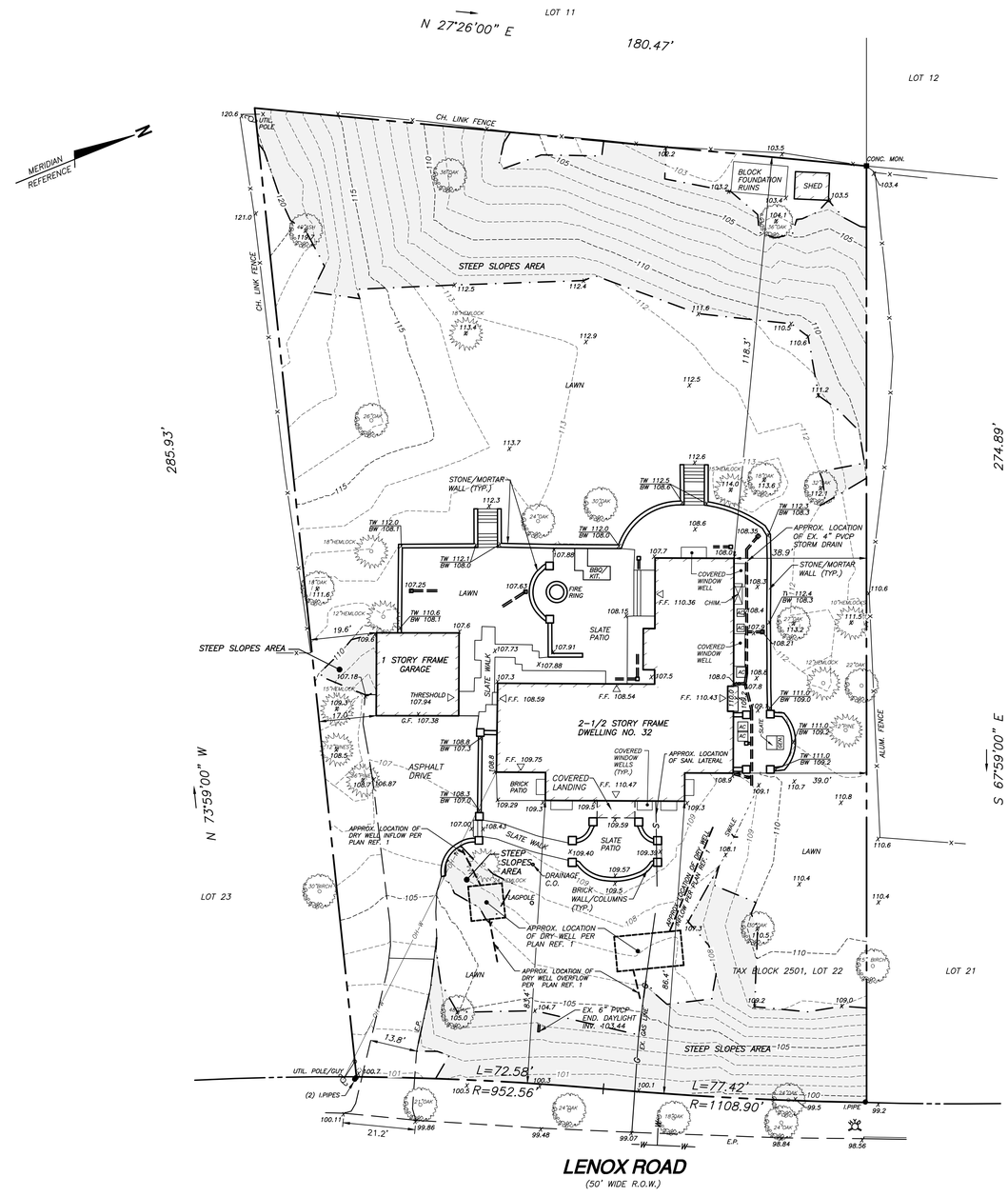
PETER K. KORZEN
PROFESSIONAL ENGINEER &
LAND SURVEYOR, N.J. LIC. No. 24GB03585000

KORZEN Engineering LLC
Civil Engineering & Land Surveying
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28107900

26 BERKSHIRE STREET
WHIPPANY, N.J. 07981
TEL (973) 884-9300
FAX (973) 884-9530

PROJECT NO 210116
SCALE 1"=10'
DATE 6/26/2025
FB / PG
SHEET NO. 2 of 6

\DRAWINGS-ACV\2101 MEV - ENLARGE - SITE.DWG



GENERAL NOTES:

1. PLAN REFERENCE: "GRADING PLAN FOR LOT 22, BLOCK 2501 LENOX ROAD, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY", PREPARED BY MURPHY & HOLLOWS, DATED SEPTEMBER 9, 2003.
2. MERIDIAN REFERENCE, BOUNDARY, AND LOT AREA DATA ARE BASED ON A PLAN ENTITLED "PROPERTY IN THE CITY OF SUMMIT UNION COUNTY, NEW JERSEY" (LOT 22, BLOCK 2501), PREPARED FOR NEIL AND STACEY MOSKOWITZ AND DATED AUGUST 22, 2005.
3. UPDATE SURVEY PERFORMED ON MAY 7, 2021 BY KORZEN ENGINEERING. ORIGINAL TOPOGRAPHIC INFORMATION AND EXISTING UTILITY DATA (NOT REFERENCED TO PLAN–NOTE 1) BASED ON FIELD LOCATIONS PERFORMED BY KORZEN ENGINEERING ON JANUARY 13, 2006.
4. EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED ON VARIOUS SOURCES AND MAY NOT BE ENTIRELY ACCURATE OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL PROCURE UPDATED UTILITY MARK–OUT FROM THE N.J. ONE–CALL SYSTEM. PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, IN WRITING, OF ACCEPTANCE OF UTILITIES OR OF DISCREPANCIES REQUIRING RESOLUTION.

SUBJECT LOT DATA:

TAX BLOCK 2501, LOT 22
AREA = 45,869 S.F. = 1.0530 AC.±

LEGEND

EXISTING

- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- SPOT ELEVATIONS
- PAVEMENT EDGE
- WALL
- FENCE
- BUILDING
- PATIO/WALK
- DOOR
- WATER LINE
- GAS LINE
- SANITARY LATERAL
- OVERHEAD WIRES
- ROOF DRAIN LEADER
- STORM DRAIN PIPE
- SANITARY LATERAL
- DECIDUOUS/CONIFER TREES W/DIA.
- STEEP SLOPES

20 0 20 40
SCALE: 1 INCH = 20 FEET

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REVISION NO.	DATE	REVISION
1	5/07/21	UPDATE SURVEY

EXISTING CONDITIONS PLAN
FOR
THE CHIZZIK RESIDENCE
SITUATED AT
32 LENOX ROAD – TAX BLOCK 2501, LOT 22
CITY OF SUMMIT UNION COUNTY NEW JERSEY

PETER K. KORZEN
PROFESSIONAL ENGINEER &
LAND SURVEYOR, N.J. LIC. No. 24GB03585000

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26 BERKSHIRE STREET
WHIPPANY, N.J. 07981
TEL (973) 884-9300
FAX (973) 884-9530

PROJECT NO	050169
SCALE	1"=20'
DATE	1/13/2006
FB / PG	109/29
SHEET NO.	3 of 6

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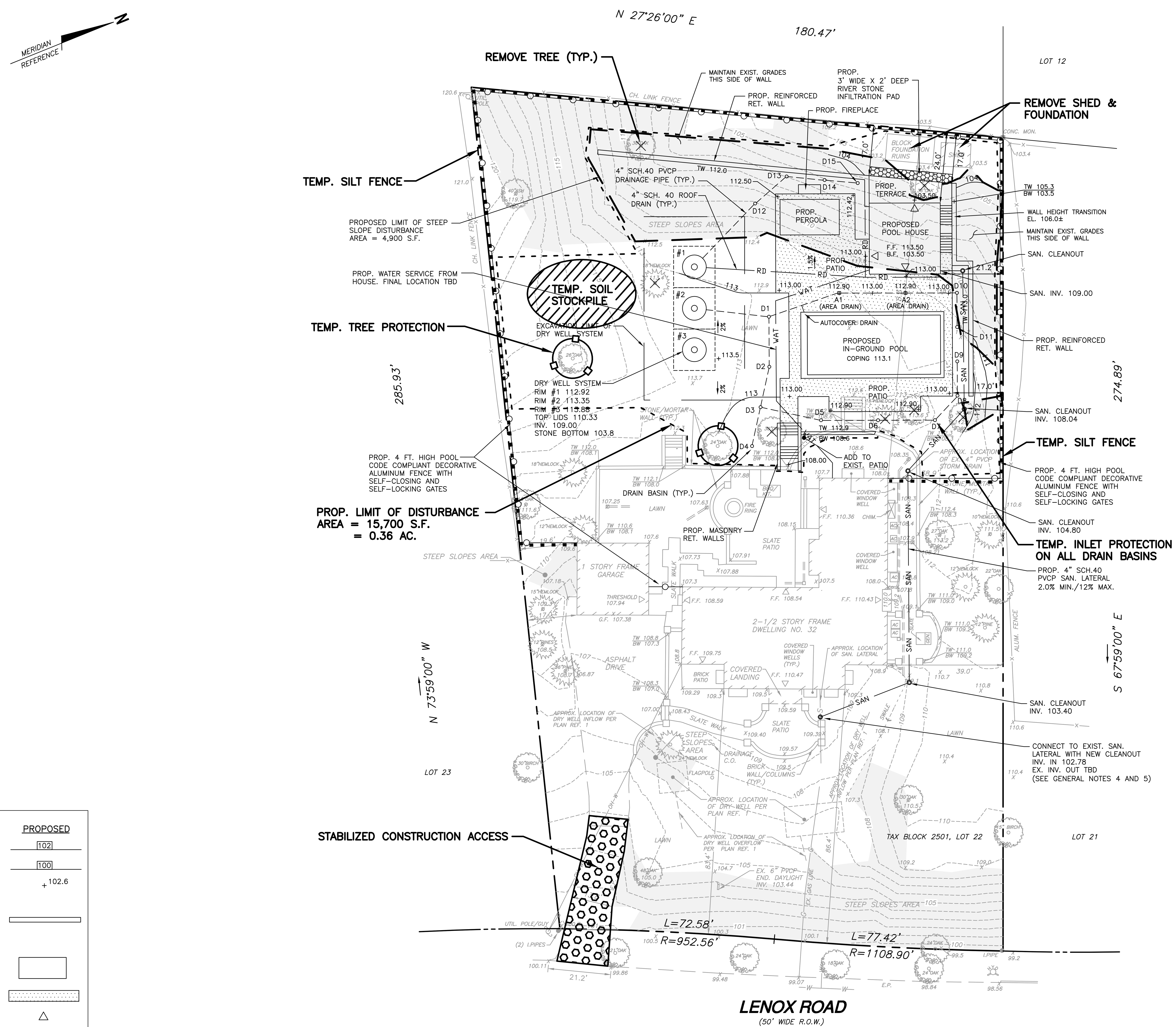

SOIL EROSION CONTROL NOTES:

1. SOIL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, LATEST EDITION, AND IN ACCORDANCE WITH SOMERSET-UNION SOIL CONSERVATION DISTRICT REGULATIONS.
2. THE SUBJECT SITE IS LOCATED IN METROPOLITAN PLANNING AREA PA1, WHICH IS DEFINED AS AN URBAN REDEVELOPMENT AREA PER NJAC 7:8-1.2. ACCORDINGLY, PREVIOUSLY DEVELOPED PORTIONS OF THE SITE ARE EXEMPT FROM SOIL COMPACTION REMEDIATION PER THE ABOVE-REFERENCED STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, PG. 19.2, ITEM 6.

SOILS TYPE

(PER NRCS WEB SOIL SURVEY)

BovB — BOONTON-URBAN LAND-HALEDON COMPLEX, 0 TO 8 PERCENT SLOPES

SOIL EROSION CONTROL LEGEND

- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ACCESS

LEGEND

EXISTING		PROPOSED
---102---	INTERMEDIATE CONTOURS	102
---100---	INDEX CONTOURS	100
× 102.6	SPOT ELEVATIONS	+ 102.6
	PAVEMENT EDGE	
	WALL	
---x---	FENCE	
	BUILDING	
	PATIO/WALK	
△	DOOR	△
---W---	WATER LINE	
---G---	GAS LINE	
---S---	SANITARY LATERAL	---SAN---
---OH-W---	OVERHEAD WIRES	
	ROOF DRAIN LEADER	---RD---
	STORM DRAIN PIPE	
12" 12"	DECIDUOUS/CONIFER TREES W/DIA.	
	STEEP SLOPES	
	STEEP SLOPES DISTURBANCE LIMIT	

20 0 20 40

SCALE: 1 INCH = 20 FEET

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PETER K. KORZEN
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 24GB03585000

REVISION NO.	DATE	REVISION

SOIL EROSION & SEDIMENT CONTROL PLAN

CHIZZIK RESIDENCE

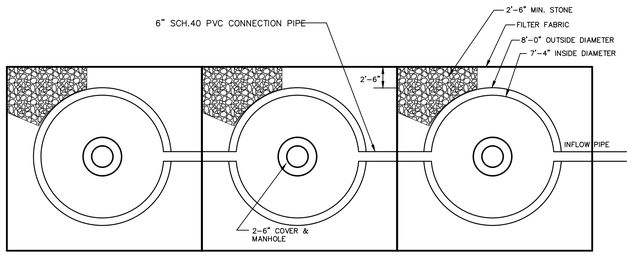
SITUATED AT

32 LENOX ROAD – TAX BLOCK 2501, LOT 22

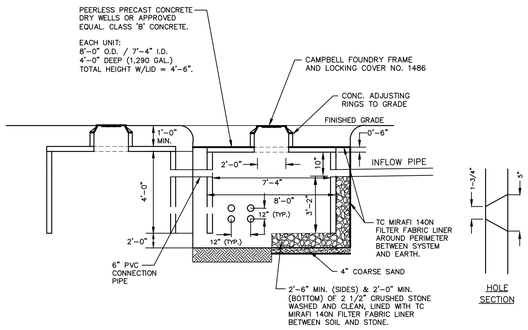
CITY OF SUMMIT UNION COUNTY NEW JERSEY

KORZEN Engineering LLC
Civil Engineering & Land Surveying
26 BERKSHIRE STREET
WHIPPANY, N.J. 07981
TEL (973) 884-9300
FAX (973) 884-9530
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28107900

PROJECT NO 210116
SCALE 1"=20'
DATE 6/26/2025
FB / PG
SHEET NO. 4 of 6



PLAN



SECTION (2 OF 3 UNITS SHOWN)

STORM WATER MANAGEMENT CALCULATIONS

TRIBUTARY IMPERVIOUS SURFACE:

POOL HOUSE + POOL PATIO + POOL + REAR STEPS + NEW CHIMNEY = 4,115 S.F.

DRY WELL STORAGE: 250 C.F. PER 1,000 S.F. OF TRIBUTARY AREA

STORAGE VOLUME REQUIRED: 4,115 (0.25 FT.) = 1,029 C.F.

CAPACITY OF PROVIDED DRY WELL SYSTEM TO BOTTOM OF INVERT PIPE (10"+ FREEBOARD)

UNIT STORAGE VOLUME OF DRY WELL = 42.18 C.F./L.F.

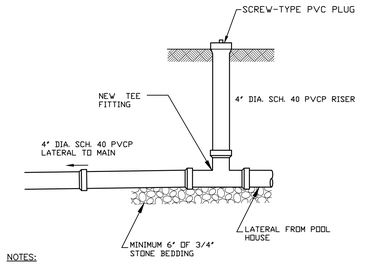
UNIT STORAGE OF SURROUNDING STONE TRENCH (USING 0.40 VOID RATIO) = 47.50 C.F./L.F.

TOTAL STORAGE OF STONE BEDDING (USING 0.40 VOID RATIO) = 405 C.F.

AVAILABLE STORAGE VOLUME OF DRY WELL SYSTEM = [(42.18 + 47.50) X 3.17 X 3] + 405 = 1,257 C.F. > 1,029 C.F. OK

DRY WELL DETAIL – DRY WELL SYSTEM

N.T.S.

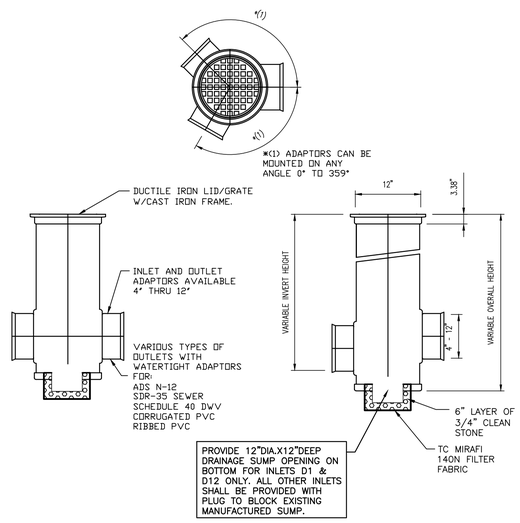


NOTES:

1. SANITARY APPURTENANCES SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
2. CONTRACTOR IS TO INSTALL CLEANOUT AT ANY PIPING ANGLE CHANGE AND AT 50' INTERVALS IN PIPING RUNS GREATER THAN 100' IN LENGTH.
3. ALL COUPLINGS, PLUGS, PIPES, AND CAPS TO BE STANDARD FOR THE TYPE OF PIPE USED. INSTALLATION TO BE WATERTIGHT.

SANITARY SEWER CLEANOUT

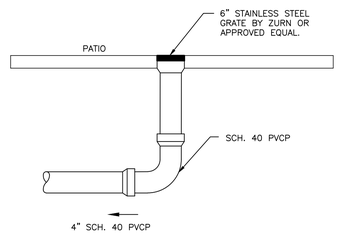
N.T.S.



DRAINAGE BASIN

ADS NYLOPLAST 12" DRAIN BASIN OR EQUAL

N.T.S.



AREA DRAIN

FOR INLETS A1 AND A2

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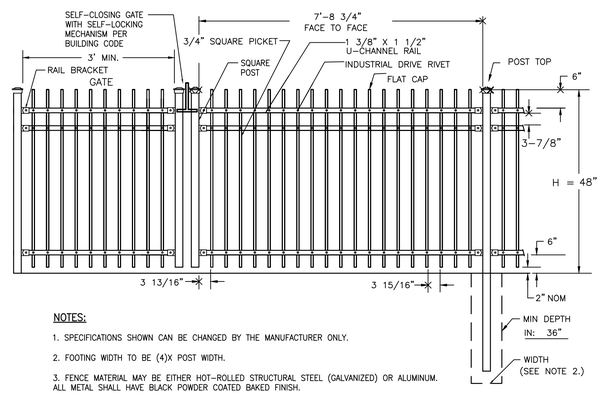

NOTES:

1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. FOOTING WIDTH TO BE (4)X POST WIDTH.
3. FENCE MATERIAL MAY BE EITHER HOT-ROLLED STRUCTURAL STEEL (GALVANIZED) OR ALUMINUM. ALL METAL SHALL HAVE BLACK POWDER COATED BAKED FINISH.
4. FENCE SHALL BE MANUFACTURED BY ANCHOR FENCE, INC. OR APPROVED EQUAL.

48" HIGH ALUMINUM FENCE

N.T.S.

REVISION NO.	DATE	REVISION

CONSTRUCTION DETAILS - 1

CHIZZIK RESIDENCE

SITUATED AT

32 LENOX ROAD – TAX BLOCK 2501, LOT 22

CITY OF SUMMIT UNION COUNTY NEW JERSEY

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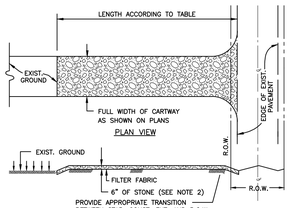
PETER K. KORZEN
PROFESSIONAL ENGINEER &
LAND SURVEYOR, N.J. LIC. No. 24GB03585000

KORZEN Engineering LLC
Civil Engineering & Land Surveying
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28107900

26 BERKSHIRE STREET
WHIPPANY, N.J. 07981
TEL (973) 884-9300
FAX (973) 884-9530

PROJECT NO 210116
SCALE N.T.S.
DATE 6/26/2025
FB / PG
SHEET NO. 5 of 6

\DRAWINGS-KE\2101\KEV-DET1.DWG



NOTES:

1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN, WHERE SEDIMENT MAY BE TRACKED OR FLOW OFFSITE.
2. STONE SIZE SHALL BE ASTM C-33, SIZE NO.2 OR 3, CRUSHED STONE.
3. THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6".
4. THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
5. THE STAB. CONST. ENT. 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 AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION.

LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH FABIC BASE COURSE	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

TEMP. STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES – SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY (p. 5-1).

VEGETATIVE COVER – SEE STANDARDS FOR: TEMPORARY VEGETATIVE COVER (p. 7-1), PERMANENT VEGETATIVE COVER (p. 4-1), AND PERMANENT STABILIZATION WITH SOD (p. 6-1).

SPRAY-ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLON/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) – SPRAY ON POLYACRYLAMIDE (PAM) – DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, p. 26-1		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1,200

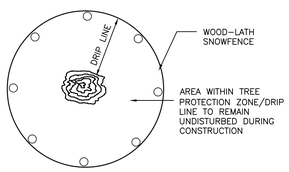
TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

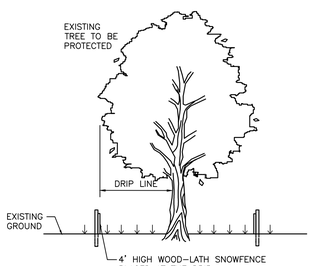
BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



PLAN



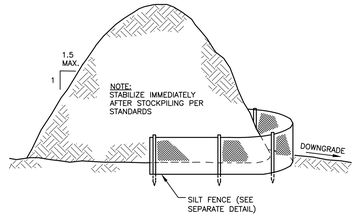
SECTION

NOTES:

1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION. THE CONTRACTOR SHALL TAKE WHATEVER ADDITIONAL MEASURES NECESSARY TO PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
2. 4 FOOT HIGH SNOW FENCE SHALL BE PLACED AT THE DRIP LINE OF THE INDIVIDUAL TREE TO BE PRESERVED AND SHALL ENCIRCLE THE ENTIRE TREE.
3. BOARDS OR FENCING SHALL NOT BE NAILED TO TREES DURING CONSTRUCTION.
4. ROOTS EXPOSED AND/OR DAMAGED DURING GRADING AND CONSTRUCTION OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA. THE CUT SURFACES PAINTED WITH AN APPROVED PAINT, AND THE TOPSOIL PLACED OVER THE ROOTS IMMEDIATELY. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. FEEDER ROOTS SHALL NOT BE CUT IN AN AREA INSIDE THE DRIP LINE OF THE TREE BRANCHES.
5. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH WITH TRUNK OR MAIN LIMB. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH GOOD NURSERY PRACTICE. AN APPROVED TREE DRESSING OR PAINT SHALL BE APPLIED TO ALL THE CUTS WHERE THE TREE WAS PRUNED. TREES MAY BE PRUNED FOR AESTHETICS, SAFETY REASONS, OR TO IMPROVE THE HEALTH OF AN EXISTING TREE.
6. TREES WITHIN THE LIMITS OF THE CONTRACT WORK SHALL BE WATERED AS REQUIRED TO MAINTAIN THEIR HEALTH.
7. UTILITIES WILL BE TUNNELED UNDER TREES TO PREVENT CUTTING OF IMPORTANT FEEDER ROOTS.

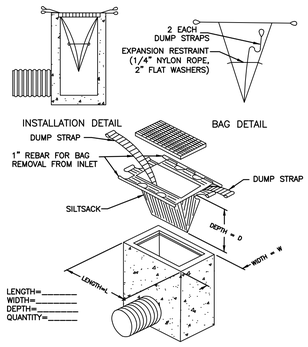
EXISTING TREE PROTECTION

N.T.S.



TEMP. SOIL STOCKPILE

N.T.S.



TEMP. INLET PROTECTION

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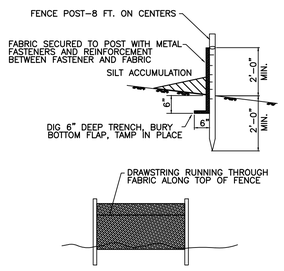


TEMP. SILT FENCE

N.T.S.

SEEDING/STABILIZATION SPECIFICATIONS

TOPSOIL STOCKPILE PROTECTION

a. Apply Ground Limestone at a rate of 90 lbs. per 1000 sq. ft.
b. Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
c. Apply Perennial Ryegrass seed at 1 lb. per 1000 sq. ft. and Annual Ryegrass at 1 lb. per 1000 sq. ft.
d. Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
e. Apply a liquid mulch binder or tack to straw or hay mulch.
f. Properly entrench a silt fence at the bottom of the stockpile.

TEMPORARY STABILIZATION SPECIFICATIONS

a. Apply Ground Limestone at a rate of 90 lbs. per 1000 sq. ft.
b. Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
c. Apply Perennial Ryegrass seed at 1 lb. per 1000 sq. ft. and Annual Ryegrass at 1 lb. per 1000 sq. ft.
d. Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
e. Apply a liquid mulch binder or tack to straw or hay mulch.

PERMANENT STABILIZATION SPECIFICATIONS

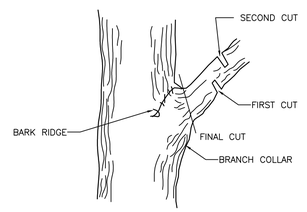
a. Apply topsoil to a depth of 5 inches (unsettled)
b. Apply Ground Limestone at a rate of 90 lbs. per 1000 sq. ft. and work into soil.
c. Apply fertilizer (10-20-10) at a rate of 11 lbs. per 1000 sq. ft.
d. Apply Hard Fescue seed at 2.7 lbs. per 1000 sq. ft. and Creeping Red Fescue seed at 0.7 lbs. per 1000 sq. ft. and Perenial Ryegrass seed at 0.25 lbs. per 1000 sq. ft.
e. Mulch stockpile with straw or hay at a rate of 90 lbs. per 1000 sq. ft.
f. Apply a liquid mulch binder or tack to straw or hay mulch.

SOMERSET-UNION SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence and maintained until permanent protection is established.
2. Any Disturbed areas that will be left exposed more than 30 Days and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of two (2) tons per acre, according to NJ State Standards
3. Permanent Vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used for protection until seeding is established
4. All work shall be done in accordance with the NJ State Standards for Soil Erosion and Sediment Control in New Jersey, 7th Edition last revised January 2014.
5. A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days or preliminary grading.
6. Immediately following initial disturbance or rough grading all critical areas subject to erosion (i.e.: steep slopes, roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of two (2) tons per acre, according to the NJ State Standards.
7. Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds (i.e.: slopes greater that 3:1)
8. Traffic control Standards require the installation of a 50'x30'x6"pad of 1 1/2" or 2" stone, at all construction driveways, immediately after initial site disturbance.
9. The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.
10. At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover, shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is require on all sites.
11. In that NJSA 4:24-39 et seq., requires that no Certificate of Occupancy be issued before the provisions of the Certified Plan for Soil Erosion and Sediment Control have been complied with for permanent measures, all site work for site plans and all work around individual lots in subdivisions, will have to be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the Municipality.
12. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
13. Any changes to the Certified Soil Erosion and Sediment Control Plan will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re- certification. The revised plans must meet all current NJ State Soil Erosion & Sediment Control Standards.
14. The Somerset-Union Soil Conservation District shall be notified of any changes in ownership.
15. Mulching to the NJ Standards is required for obtaining a Conditional Report of Compliance. Conditionals are only issued when the season prohibits seeding.
16. Contractor is responsible for keeping all adjacent roads clean during life of construction project.
17. The developer shall be responsible for remediating any erosion or sediment problems that arise as a result of ongoing construction at the request of the Somerset-Union Soil Conservation District.
18. Hydro seeding is a two-step process. The first step includes seed, fertilizer, lime, etc., along with minimal amounts of mulch to promote consistency, good seed to soil contact, and give a visual indication of coverage. Upon completion of seeding operation, hydro- mulch should be applied at a rate of 1500 lbs. per acre in second step. The use of hydro- mulch, as opposed to straw, is limited to optimum seeding dates as listed in the NJ Standards.

SEQUENCE OF CONSTRUCTION

	APPROXIMATE WEEKS
1. NOTIFY SOMERSET-UNION S.C.D. AT LEAST 48 HOURS PRIOR TO LAND DISTURBANCE	1/2
2. INSTALL CONSTRUCTION ENTRANCE	1/4
3. INSTALL SILT FENCING	1/4
4. PERFORM REQUIRED DEMOLITION	3
5. ROUGH GRADE SITE	2
6. INSTALL SANITARY SEWER LATERAL, DRAINAGE AND UTILITIES	3
7. CONSTRUCT RETAINING WALLS	3
8. CONSTRUCT BUILDING, POOL & PATIO	26
9. FINE GRADE SITE	2
10. APPLY TOPSOIL & PERMANENT STABILIZATION TO SITE	1
11. DISPOSE OF ANY ACCUMULATED SEDIMENT PROPERLY	1
12. REMOVE ALL SOIL EROSION FEATURES	1
13. OBTAIN COMPLIANCE REPORT	1



REMOVAL OF TREE LIMB

N.T.S.

REVISION NO.	DATE	REVISION

CONSTRUCTION DETAILS - 2

CHIZZIK RESIDENCE

SITUATED AT

32 LENOX ROAD – TAX BLOCK 2501, LOT 22

CITY OF SUMMIT UNION COUNTY NEW JERSEY

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PETER K. KORZEN
PROFESSIONAL ENGINEER &
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WHIPPANY, N.J. 07981
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