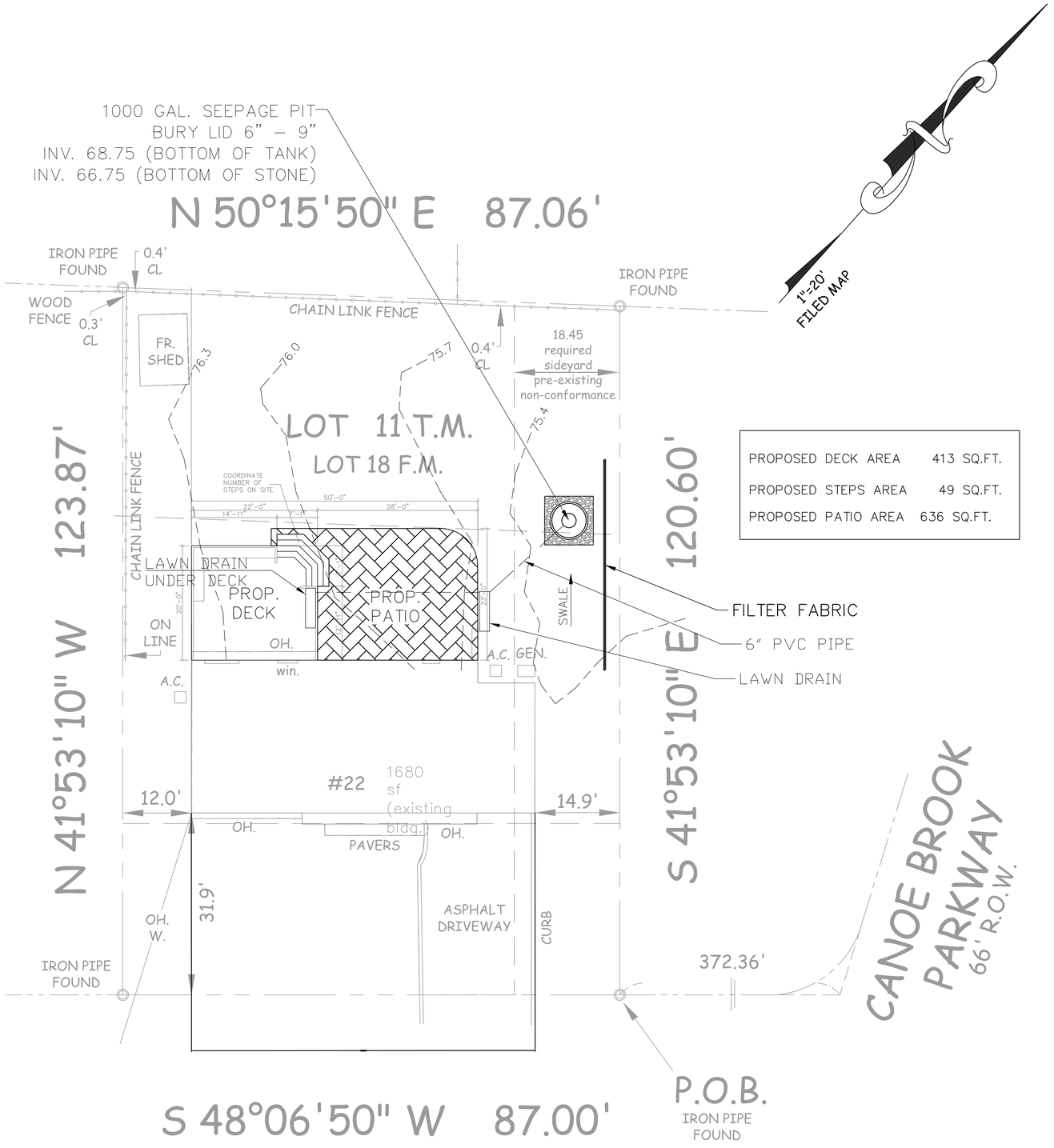


PROPOSED DECK AREA	413 SQ.FT.
PROPOSED STEPS AREA	49 SQ.FT.
PROPOSED PATIO AREA	636 SQ.FT.

BEVERLY ROAD
50' R.O.W.

GRADING/DRYWELL PLAN

10' 0' 10' 20' 40'

GRAPHIC SCALE
SCALE: 1"=10'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 11 IN BLOCK 508 AS SHOWN ON THE CITY OF SUMMIT TAX MAP SHEET NUMBER 5.
2. BOUNDARY AND AREA INFORMATION INFORMATION BASED ON REFERENCE NUMBER 1.
3. TOPOGRAPHIC INFORMATION, VERTICAL AND HORIZONTAL DATUMS BASED ON REFERENCE NUMBER 1.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS REPRESENTED ON THE PLANS. HE/SHE SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF VARIATIONS ARE FOUND.
5. ALL WORK SHALL BE SUBJECT TO INSPECTION BY AND APPROVAL OF THE CITY. THE CONTRACTOR AND/ OR OWNER SHALL BE RESPONSIBLE TO COORDINATE THE REQUIREMENTS OF THESE INSPECTIONS WITH THE CITY PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK WITH THE APPROPRIATE GOVERNING ENTITIES.
7. THE CONTRACTOR SHALL COMPLY WITH THE NEW JERSEY ONE CALL REGULATIONS BY CALLING 811 PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.
8. ALL WORK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST APPLICABLE GOVERNMENTAL ORDINANCES.
9. ALL FIELD ADJUSTMENTS AND/OR DEVIATIONS FROM THE APPROVED PROJECT DOCUMENTS/PLANS MUST BE APPROVED BY THE APPROPRIATE GOVERNING ENTITIES. FIELD ADJUSTMENTS AND/OR DEVIATIONS MADE WITHOUT THE APPROVAL OF THE CITY ARE PERFORMED AT THE RISK OF THE OWNER AND/OR CONTRACTOR. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT THESE ADJUSTMENTS AND/OR DEVIATIONS TO THE CITY FOR APPROVAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ADJACENT PROPERTY OWNERS FOR ANY WORK THAT MAY IMPACT THEIR PROPERTY PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE GOVERNING ENTITIES AS REQUIRED PRIOR TO CONSTRUCTION REGARDING CONSTRUCTION SCHEDULING AND PHASING. IF REQUIRED HE/SHE SHALL BE RESPONSIBLE TO SUBMIT FOR APPROVAL TO THE APPROPRIATE GOVERNING ENTITIES A PROPOSED MAINTENANCE AND PROTECTION OF TRAFFIC PLAN AND CONSTRUCTION PHASING PLAN FOR THE PROPOSED CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK.
12. SUBSURFACE ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THESE PLANS.
13. REFER TO REFERENCE NUMBER 1 FOR KNOWN EXISTING SITE COVENANTS, DEED RESTRICTIONS, EASEMENTS OR EXCEPTIONS.

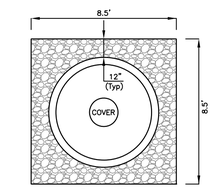
REFERENCE

1. A SURVEY TITLED "PLAN OF SURVEY, TARA MILLMAN AND MARTIN MILLMAN, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY", DATED OCTOBER 30, 2017, AS PREPARED BY BRUNSWICK WEST, INC., 219 1/2 SOUTH MAIN STREET, FLEMINGTON, NJ.
2. ELEVATIONS OBTAINED FROM STATE LIDAR RESOURCES.

DRYWELL SYSTEM NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE FINAL LOCATION OF THE DRYWELL SYSTEM IN THE FIELD. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THIS LOCATION APPROVED BY THE MUNICIPAL ENGINEER PRIOR TO INSTALLATION.
2. PRIOR TO CONSTRUCTION AND ORDERING OF THE DRYWELL SYSTEM THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM SOIL LOGS / TESTS IN THE VICINITY OF THE SYSTEM TO DETERMINE THE VIABILITY OF THE DESIGN AND ABILITY OF THE SOIL TO PERCOLATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE CITY ENGINEER REGARDING THE TYPE OF TESTING REQUIRED, THE AMOUNT OF TESTS TO BE PERFORMED AND THE APPROVAL OF THE TEST RESULTS.
3. THE BOTTOM OF THE DRYWELL SYSTEM SHALL BE INSTALLED A MINIMUM OF TWO (2) FEET ABOVE THE SEASONAL HIGH WATER TABLE OR BEDROCK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THIS CONDITION CANNOT BE ACHIEVED BASED ON FIELD CONDITIONS.
4. THE DRYWELL SYSTEM CONSTRUCTION MUST NOT COMPACT SOILS BELOW ITS BOTTOM.
5. THE DRYWELL SYSTEM IS SIZED TO CONTROL 3" OF RAIN FOR THE PROPOSED INCREASE IN IMPERVIOUS AREA PER SECTION 35-15.2.E.2 OF THE CITY CODE AS FOLLOWS:

   PROPOSED AREA OF NEW IMPERVIOUS SURFACE = 462 SF (DECK & STEPS) + 636 SF (PATIO) = 1,098 SF
   VOLUME OF RUNOFF TO BE CONTROLLED = (3"/12) X 1,098 SF = 275 CF
   NUMBER OF SEEPAGE PITS PROVIDED: 1 @ 328 CF (INCLUDING STONE)
8. THE OWNER SHALL BE RESPONSIBLE TO MAINTAIN THE DRYWELL SYSTEM AT ALL TIMES.
9. THE OWNER SHALL BE RESPONSIBLE TO DISPOSE OF DEBRIS, TRASH, SEDIMENT AND OTHER WASTE MATERIAL AT SUITABLE DISPOSAL / RECYCLING SITES AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WASTE REGULATIONS.
11. CONTRACTOR TO COORDINATE ROOF DOWNSPOUTS SHOWN ON ARCHIECTURAL PLANS WITH ROOF LEADER DRAINS SHOWN HEREON.
12. THIS DESIGN HAS BEEN PREPARED TO DEMONSTRATE FEASIBILITY OF THE PROPOSED DEVELOPMENT APPLICATION. IF REQUIRED, THE DRAINAGE SYSTEM DESIGN WILL BE REVISED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO COMPLY WITH THE REQUIREMENTS OF THE CITY ENGINEER.

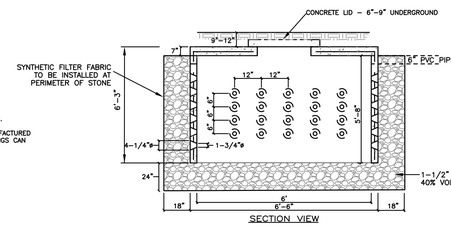


PLAN VIEW

TYPICAL DESCRIPTION AND SPECIFICATIONS

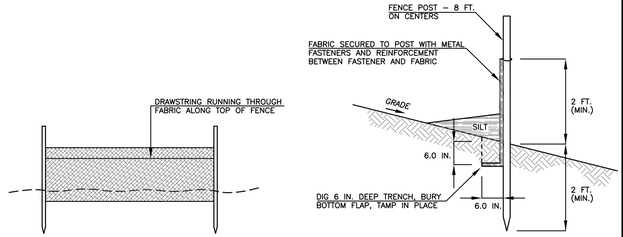
1. MANUFACTURED BY PEERLESS CONCRETE PRODUCTS COMPANY (973-838-3060)
2. PRODUCT MAY BE SUBSTITUTED WITH APPROVED EQUAL
3. PRODUCT IS BASED ON PAGE B-6 OF THE PEERLESS CONCRETE PRODUCT CATALOG.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE DRYWELL IS MANUFACTURED TO SUPPORT TRAFFIC LOADS IF APPLICABLE AND THAT THE INLET & OUTLET OPENINGS CAN SUPPORT THE SIZE OF INLET & OUTLET PIPING.
5. ONE PIECE UNIT
6. OUTSIDE HEIGHT: 6'-3"
7. OUTSIDE DIAMETER: 6'-6"
8. CONCRETE PSI: 4500#
9. CAPACITY: 1000 GALLONS / 130 CUBIC FEET (TANK)

   9.5' x 9.5' x 2' x 40% = 72 CF (STONE UNDER)
   [(9.5'x9.5'x5.67')-(π x3.3"2x5.67)]x40% = 126 CF
   TOTAL CAPACITY = 130 + 72 + 126 = 328 CF
10. REINFORCEMENT: IN ACCORDANCE WITH MANUFACTURING SPECIFICATIONS.



SECTION VIEW

DRYWELL SYSTEM DETAIL
(NTS)



SILT FENCE DETAIL
N.T.S

LOT DEVELOPMENT PLAN
22 BEVERLY ROAD
BLOCK 508 – LOT 11
CITY OF SUMMIT
UNION COUNTY, NEW JERSEY

drawing name: GRADING/DRYWELL PLAN
drawing no. 1 of 1
project no. 4434
scale AS SHOWN
date 02/05/23
checked by PDMc
drawn by NM

DATE	REVISIONS

REVISIONS

THESE PLANS ARE FOR AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH OTHER CONSTRUCTION TRADES AND REVISION BOX NOTE IS ADDED STATING "ISSUED FOR BIDS" AND/OR "ISSUED FOR CONSTRUCTION".

STATE OF NEW JERSEY PATRICK D. McCLELLAN No. 38571 LICENSED PROFESSIONAL ENGINEER

PATRICK D. McCLELLAN, P.E. IS THE AUTHOR AND OPINIONS AND CONCLUSIONS CONTAINED IN THIS REPORT ARE HIS PROFESSIONAL OPINIONS AND CONCLUSIONS. HE IS A MEMBER IN GOOD STANDING OF THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS.

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CIVIL • LAND DEVELOPMENT • SITE PLANS • SURVEYS • SUBDIVISIONS • C.A.F. • ENVIRONMENTAL

1 OF 1

MCBEA File Number 4434