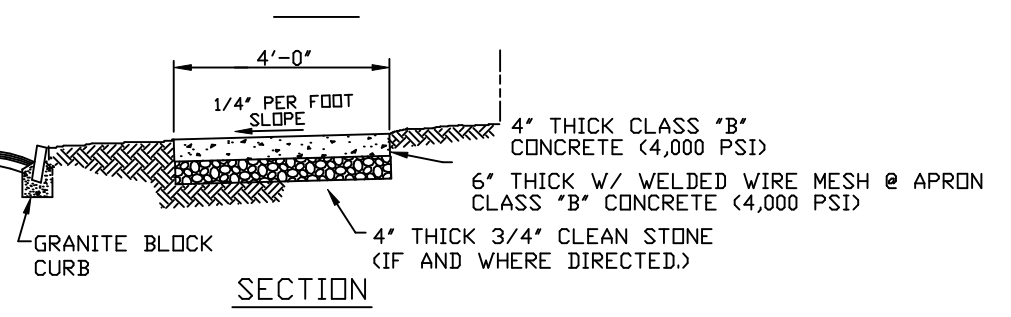
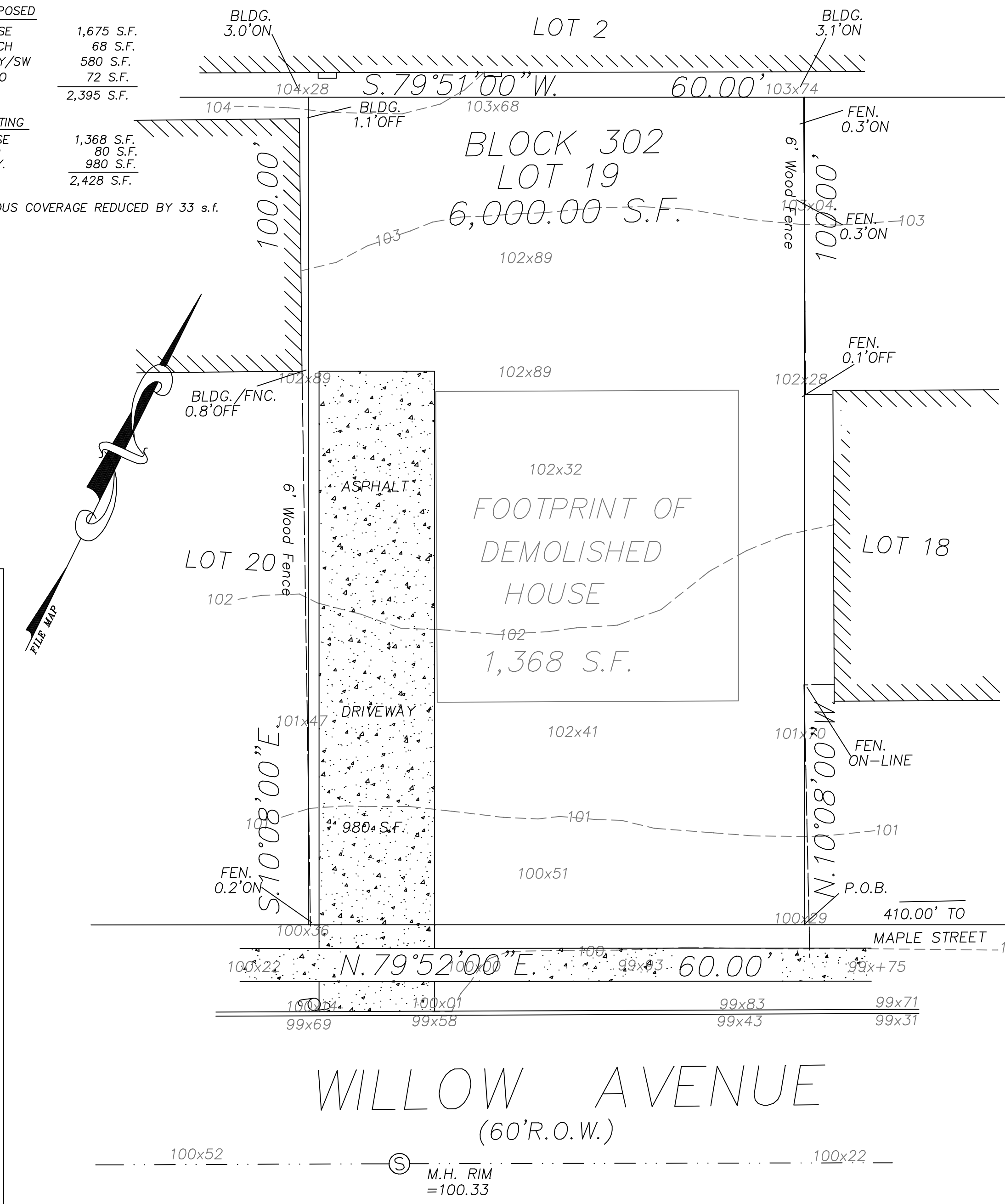
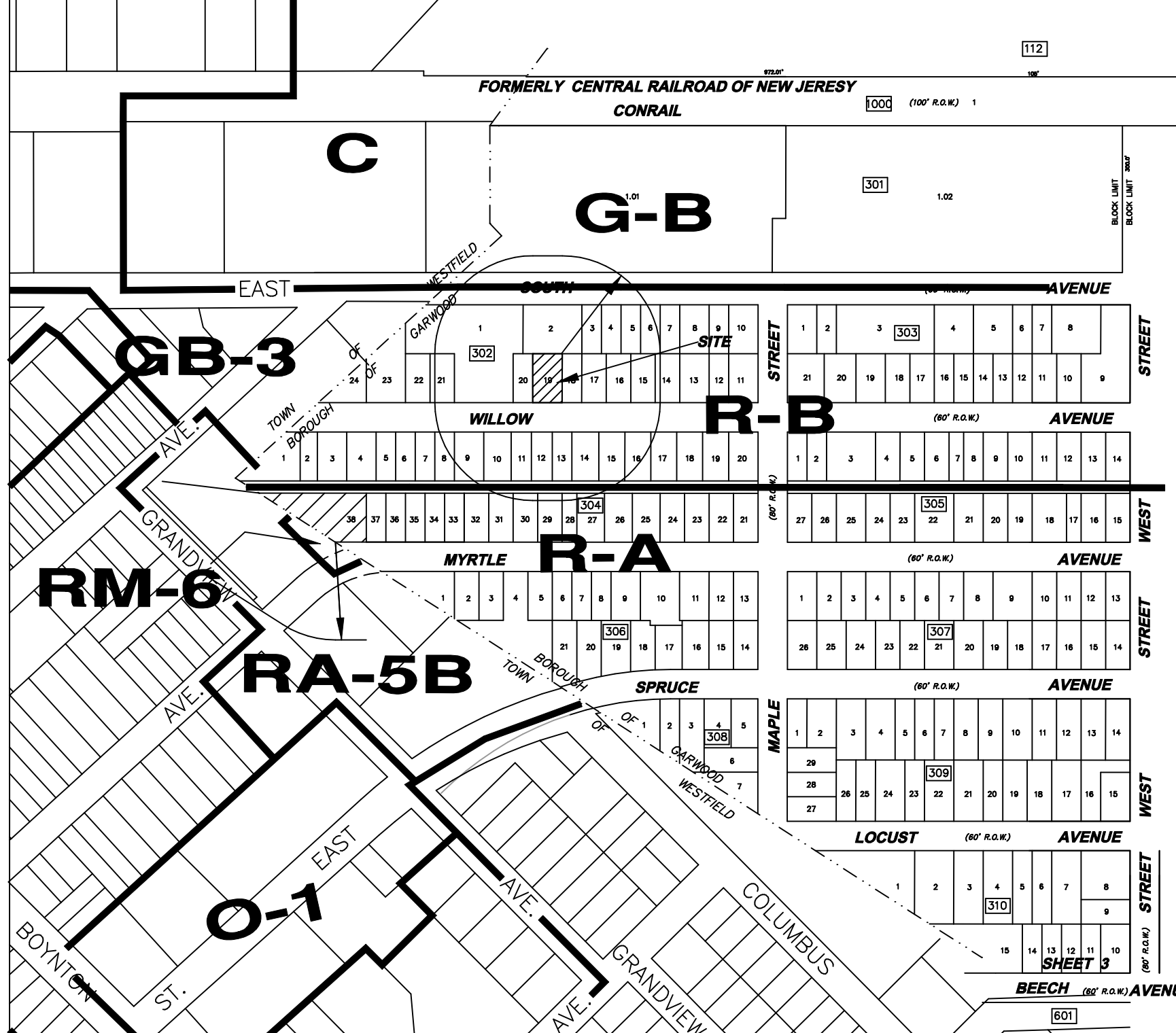
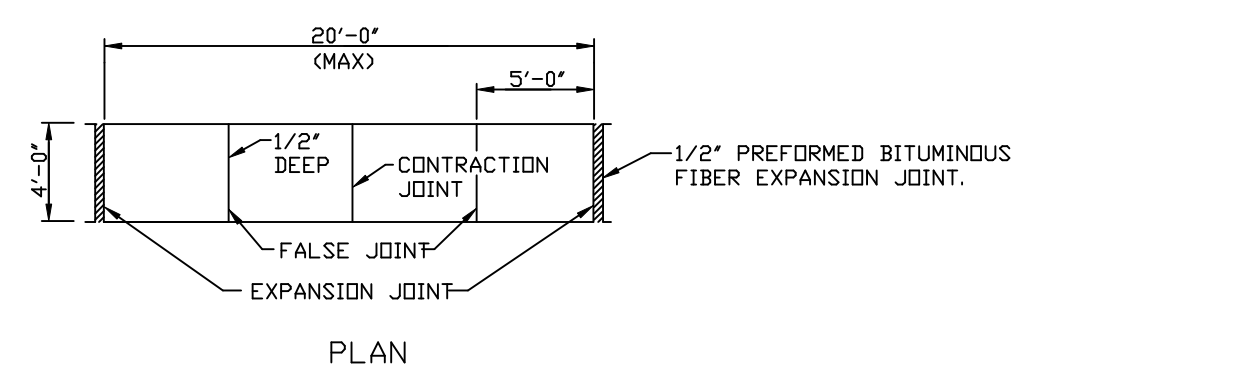


ZONE RB	REQUIRED	EXISTING LOT 34	PROPOSED LOT 34.01	Variance Required
LOT AREA Sec.106-93.C(1)	5,000 S.F.	6,000 S.F.	6,000 S.F. 0.1377 AC.	NO
LOT WIDTH Sec.106-93.C(4)	50'	60.00'	60.00'	NO
LOT DEPTH Sec.106-93.C(3)	100'	100.00'	100.00'	NO
FRONT SETBACK Sec.106-93.C(2)	25'	24.80'	25.00'	NO
SIDE SETBACK Sec.106-93.C(2)	6' MIN. 1 SIDE 12' MIN. 2 SIDE	5.83'/41.73'	8.17'/16.34'	NO
REAR SETBACK Sec.106-93.C(2)	35'	36.8'	35.00'	NO
MAX. BLDG. SIZE Sec.106-93.C(8)	2,900 S.F.	1,368 S.F.	1,743	NO
MAX. FAR Sec.106-93.C(8)	0.54	0.41	0.54	NO
MAX. LOT COV. Sec.106-93.C(9)	60%	40.47%	39.92%	NO
MIN. Open Space Sec.106-93.C(6)	40%	59.53%	60.08%	NO
MAX. BLDG. HT. Sec.106-93.C(5)	35' 2-1/2 STY.	26'+/- 1-1/2 STY.	34.90' 2-1/2 STY.	NO
TWO FAMILY 1 UNIT/FLOOR Sec.106-93.B(2)	1 UNIT/FLOOR	N/A	SIDE BY SIDE 1 Unit/2 Floors	YES
PARKING	2/DWG.	1 DRWY./1 GAR.	2 DRWY./2 GAR. 2/UNIT	NO



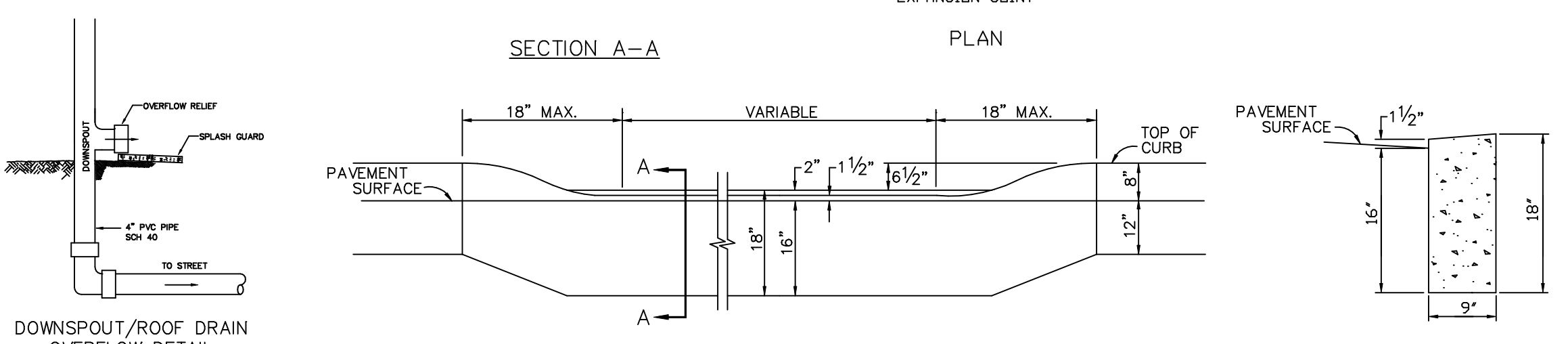
NOTES:
1. DIRECTION OF SLOPE AND GRADE TO BE AS SHOWN ON GRADING PLANS.

CONCRETE SIDEWALK DETAIL



SECTION A-A

PLAN



DEPRESSED CURB AT DRIVEWAYS

DATE	REVISION	DESCRIPTION
10/12/20	1	ISSUED FOR PERMIT
10/12/20	2	REVISED PER COMMENTS
10/12/20	3	REVISED PER COMMENTS
10/12/20	4	REVISED PER COMMENTS
10/12/20	5	REVISED PER COMMENTS
10/12/20	6	REVISED PER COMMENTS
10/12/20	7	REVISED PER COMMENTS
10/12/20	8	REVISED PER COMMENTS
10/12/20	9	REVISED PER COMMENTS
10/12/20	10	REVISED PER COMMENTS
10/12/20	11	REVISED PER COMMENTS
10/12/20	12	REVISED PER COMMENTS
10/12/20	13	REVISED PER COMMENTS
10/12/20	14	REVISED PER COMMENTS
10/12/20	15	REVISED PER COMMENTS
10/12/20	16	REVISED PER COMMENTS
10/12/20	17	REVISED PER COMMENTS
10/12/20	18	REVISED PER COMMENTS
10/12/20	19	REVISED PER COMMENTS
10/12/20	20	REVISED PER COMMENTS

- GENERAL NOTES:
- CONNECT ALL ROOF DRAINS INTO STREET.
 - ALL UTILITIES FOR PROPOSED SITE WILL BE UNDERGROUND.
 - THE SITE IS NOT WITHIN A FLOOD ZONE.
 - NO WETLANDS PRESENT AT SITE.
 - REUSE EXISTING UTILITY CONNECTIONS WHERE POSSIBLE.
 - EXISTING GRADES SHALL BE MAINTAINED ALONG ALL PROPERTY LINES.
 - CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO ADVERSE GRADING CONDITIONS WILL BE CREATED ON ADJOINING PROPERTIES. THE APPLICANT IS RESPONSIBLE TO REMEDY DRAINAGE PROBLEMS CAUSED BY THE CONSTRUCTION TO THE SITE.
 - WHERE EXISTING SIDEWALKS, APRONS & CURB ARE REPLACED, THEY MUST BE REPLACED WITH EXACT MATERIALS, STYLE & PATTERN. THE CONTRACTOR IS RESPONSIBLE TO REPLACE ALL SIDEWALK CURB AND APRONS THAT ARE DAMAGED DUE TO CONSTRUCTION.
 - ANY SIDEWALK OR CURB DAMAGED DUE TO CONSTRUCTION ACTIVITIES WILL BE REPLACED IN KIND BY THE CONTRACTOR AND AS DIRECTED BY THE TOWNSHIP ENGINEER.
 - PAVEMENT ADJACENT TO CURB WILL BE REPLACE/REPAIRED AS DIRECTED BY THE TOWNSHIP ENGINEER.
 - AREA BETWEEN CURB AND SIDEWALK, OTHER THAN WHERE APRONS ARE PROPOSED, SHALL BE TOPSOILED, SEEDED AND GRADED.
 - ALL DEBRIS TO BE REMOVED FROM PROPERTY INCLUDING TREE BRANCHES, STONE, ETC. DEBRIS WILL BE REMOVED FROM ADJOINING PROPERTIES IF ACCESS IS ALLOWED.
 - REMOVE AND REPLACE THE EXISTING CONCRETE APRON, SIDEWALK & CURB
 - ALL EXCAVATED MATERIAL MUST BE REMOVED FROM SITE.
 - GRADING AND CONSTRUCTION ACTIVITIES CANNOT AFFECT PRE-CONSTRUCTION DRAINAGE PATTERNS.
 - AN APPROVED/REVISED GRADING PLAN IS NEEDED FOR ANY GRADING CHANGES.
 - SOIL ANALYSIS WILL BE SUBMITTED UPON FINAL BUILDING DESIGN.
 - SANITARY SEWER FLOW = 600 GPD
 - TREES TO BE PLANTED AS REQUIRED BY ORDINANCE.

APPROVED BY:

BOARD CHAIRMAN _____ DATE _____

BOARD SECRETARY _____ DATE _____

CITY ENGINEER _____ DATE _____

OWNER/APPLICANT:
MZ HOMES, LLC
1611 DEWITT TERRACE
LINDEN, NJ 07036
908-XXX-XXXX

I HEREBY CERTIFY THAT I AM OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

MZ HOMES, LLC _____ DATE _____

PREPARED BY:	REVISIONS	SITE PLAN OF			
EDWARD S. DEC <i>Edward S. Dec</i>		640 WILLOW AVENUE			
		BOROUGH OF GARWOOD, UNION COUNTY, N.J. BEING KNOWN AS LOT 19, BLOCK 302 AS DESIGNATED ON THE TAX MAP OF THE BOROUGH OF GARWOOD, UNION COUNTY, NEW JERSEY			
		GUARRIELLO & DEC ASSOC. LLC CIVIL ENGINEERS AND LAND SURVEYORS P.O. BOX 208 KENILWORTH, N.J. 07033 TEL-908-620-1139 FAX-908-620-1102			
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR # 24GB03897400 CERTIFICATE OF AUTH. # 24GA28048500		SCALE 1"=10'	DATE July 20, 2020	JOB # 855-10	SHEET # 1 OF 1