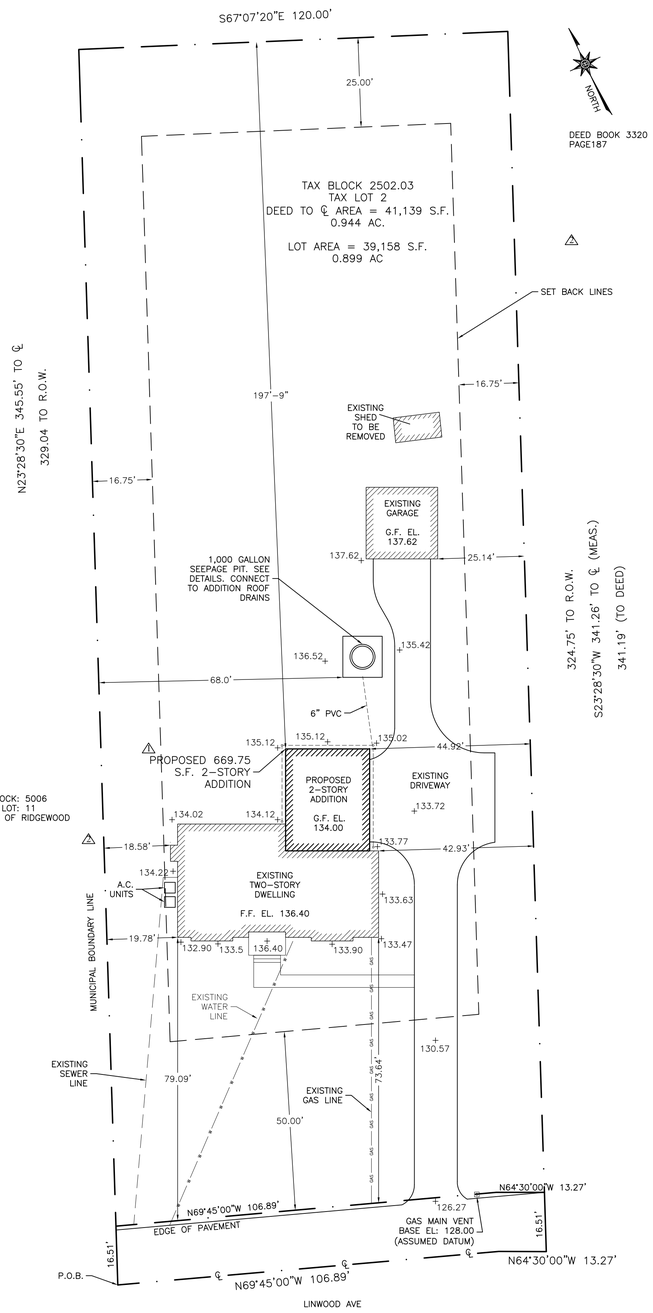
GENERAL NOTES:

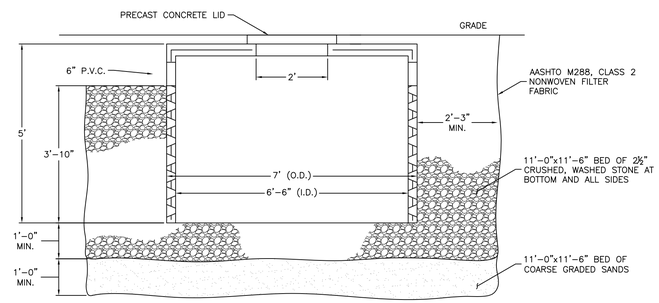
1. OWNER/APPLICANT: CLCS PROPERTY DEVELOPMENT, LLC
   364 PARSIPPANY ROAD, UNIT 10B
   PARSIPPANY, NEW JERSEY
2. PROPERTY LINE INFORMATION OBTAINED FROM SURVEY PREPARED BY, "WM. F. ZIMMERLY & ASSOCIATES" OF LINCOLN PARK, NJ DATED MAY 22, 2020.
3. PROPERTY KNOWN AS 1115 LINWOOD AVEL, TOWNSHIP OF WASHINGTON, NEW JERSEY. ALSO KNOWN AS BLOCK: 2502.03, LOT 2.
4. POTABLE WATER IS TO BE SUPPLIED BY THE MUNICIPAL WATER SUPPLY AUTHORITY.
5. ALL EXISTING UNDERGROUND UTILITIES REMAIN.
6. DEED RESTRICTIONS: NONE.



0 20' 40'

SCALE: 1" = 20'-0"

SURVEY INFORMATION OBTAINED FROM:
WM. F. ZIMMERLY & ASSOCIATES
DATED 5/22/2020



DRYWELL CALCULATIONS
STORE 250 CU. FT. RUNOFF PER 1,000 SQ. FT. OF IMPERVIOUS COVERAGE
IMPERVIOUS COVERAGE = 622.75 SQ. FT. (ADDTION)
VOLUME TO BE STORED = 625 SQ. FT. x 250 CU. FT. / 1000 SQ. FT. = 155.68 CU. FT.

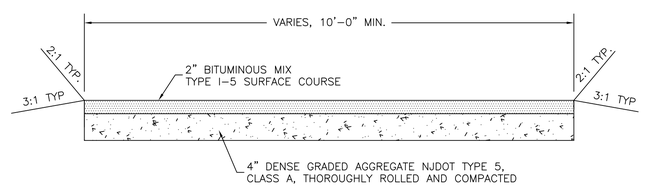
DISPLACEMENT VOLUME OF TANK:
$\pi \times r^2 \times h = \pi \times 3.5^2 \times 3.833 = 147.52$ CU. FT.
STORAGE VOLUME OF TANK:
$\pi \times r^2 \times h = \pi \times 3.25^2 \times 3.833 = 130$ CU. FT.
VOLUME OF STONE BED (PER TANK):
$l \times w \times h = 11 \times 11.5 \times 4.833 = 611.41$ CU. FT.
STORAGE VOLUME STONE BED:
(VOL. STONE – DISP. VOL. TANK) x 0.4 VOIDS = (611.41 – 147.52) x 0.4 = 185.56 CU. FT.
STORAGE VOLUME OF DRYWELL:
BED VOL. + TANK VOL. = 185.56 + 130 = 315.56 CU. FT.
DRYWELLS REQUIRED:
STORAGE VOL. REQUIRED/STORAGE VOL. DRYWELL = 155.68 CU. FT. / 315.56 CU. FT. = 0.5 DRYWELLS

THEREFORE USE (1) DRYWELL = 315.56 CU. FT. STORAGE

DRYWELL DETAIL
SCALE: NTS

PROPOSED COVERAGE BREAKDOWN	
EXISTING DWELLING	1647.0 SF
2 STORY ADDITION	669.75 SF
BUILDING COVERAGE (SUB-TOT.)	2,316.75 SF
EXISTING PORCH/WALK	266 SF
EXISTING DRIVEWAY	2,810 SF
EXISTING GARAGE	400 SF
LOT COVERAGE	5,792 SF = 14.08%

ZONING DATA (ZONE: AA)		
ITEM	REQUIRED	PROPOSED
LOT AREA	21,780 SF	41,139 SF
FRONTAGE	100 FT	120.16 FT
DEPTH	100 FT	345.55 FT
FRONT YARD	50 FT	79.09 FT
SIDE YARD (WEST)	16.75 FT	18.58 FT
SIDE YARD (EAST)	16.75 FT	25.14 FT
REAR YARD	25 FT	200 FT
MAXIMUM HEIGHTS	30FT – 2½ STORIES	28.5 FT AVG.
EXISTING GARAGE HT.	20 FT	17.5 FT



PAVED DRIVEWAY DETAIL
(OUTSIDE OF ROAD RIGHT OF WAY)
SCALE: NTS

06/12/2020 REVISIONS AS PER ENGINEERING DEPT. EMAIL
05/20/2020 EXTEND GARAGE AN ADDITIONAL 2'-0"

LOT DEVELOPMENT PLAN

DESIGNED BY: J.G.	DRAWN BY: E.C.	REVISIONS NO.	DATE
APPROVED BY: J.G.	CHECKED BY: J.G.		05/20/2020

JAMES GUIDER, P.E.

N.J. PROFESSIONAL ENGINEER NO. 32411

PROJECT:
1115 LINWOOD AVE
TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NJ
BLOCK: 2502.03, LOT: 2

J. Guider & Associates, P.C.
Consulting Engineers and Designers
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TELEPHONE 973/428-1101 > FAX 973/428-1308
E-MAIL: JGA@JGUIDER.COM / WEB: WWW.JGUIDER.COM
ENVIRONMENTAL > CIVIL/STRUCTURAL > FORENSIC

SCALE: AS SHOWN | DATE: 5/05/2020 | SHEET: 1 of 1