

TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY SCHEDULE OF ZONE DISTRICT AREA, YARD & BUILDING REQUIREMENTS ZONE R-3 (ONE FAMILY DETACHED RESIDENCE DISTRICT)			
ITEM	REQUIRED	PROPOSED	COMPLY
PRINCIPAL STRUCTURE PERMITTED USE	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	YES
MINIMUM LOT DIMENSION			
MINIMUM AREA	8,000 S.F.	7,500 S.F.	NO (1)
MINIMUM WIDTH	65.0 FEET	60.00 FEET	NO (1)
MINIMUM YARDS (PRINCIPAL)			
FRONT YARD	25.0 FEET	7.7 FEET	NO (1)
REAR YARD	41.25 FEET	74.4 FEET	YES
SIDE YARD (ONE SIDE)	10% OF WIDTH (7 FEET MIN.)	4.8 FEET	NO (1)
SIDE YARD (BOTH SIDES)	30% OF WIDTH (18.0 FEET)	18.9 FEET	YES
MAXIMUM BULK STANDARDS			
MAXIMUM LOT IMPERVIOUS COVERAGE	2,850 S.F. (36%)	1,495.0 S.F. (19.9%)	YES
MAXIMUM LOT BUILDING COVERAGE	2,100 S.F. (26%)	1,466.0 S.F. (19.5%)	YES
MAXIMUM BUILDING HEIGHT	32 FEET	27.4 FEET	YES
LOT AREA AT 125 FEET FROM R.O.W.	8,000 S.F.	7,500 S.F.	NO (1)

(1) EXISTING NON-COMFORMITY

ADDITIONAL VARIANCES:
 §255-366e2 - SUBSTANTIAL IMPROVEMENT OF PROPERTY
 §255-366e3 - INCREASE IN BUILDING VOLUME AND AREA OR GREATER THAN 25% (EXISTING VOLUME 12,096.6 C.F.; PROPOSED VOLUME - 28,051.5 C.F.)

CERTIFICATION:
 I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON MARCH 31, 2023, BY ME OR UNDER MY DIRECT SUPERVISION, AND IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 TO: MATTHEW MULROY

DESCRIPTION:
 BEING KNOWN AND DESIGNATED AS LOT 2 IN BLOCK 216 ON THE CRANFORD TOWNSHIP TAX ASSESSMENT MAP.

BEING MORE COMMONLY KNOWN AS NO. 502 RIVERSIDE DRIVE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

NOTES:
 1. REFERENCES WERE MADE TO SURVEY BY BRUNSWICK WEST, INC.
 2. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY BY BRUNSWICK WEST, INC. ENTITLED "PLAN OF SURVEY MATTHEW MULROY CRANFORD TOWNSHIP UNION COUNTY, NEW JERSEY BLOCK 216, LOT 2," DATED APRIL 2, 2020.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

GENERAL NOTES:
 1. THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO SUCH FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE. THE PROPERTY ALSO MAY BE SUBJECT TO THE FOLLOWING:
 A.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD.
 B.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD.
 C.) EASEMENTS OR CLAIMS OF EASEMENTS, SHOWN BY THE PUBLIC RECORD.
 D.) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.

2. NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.

3. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.

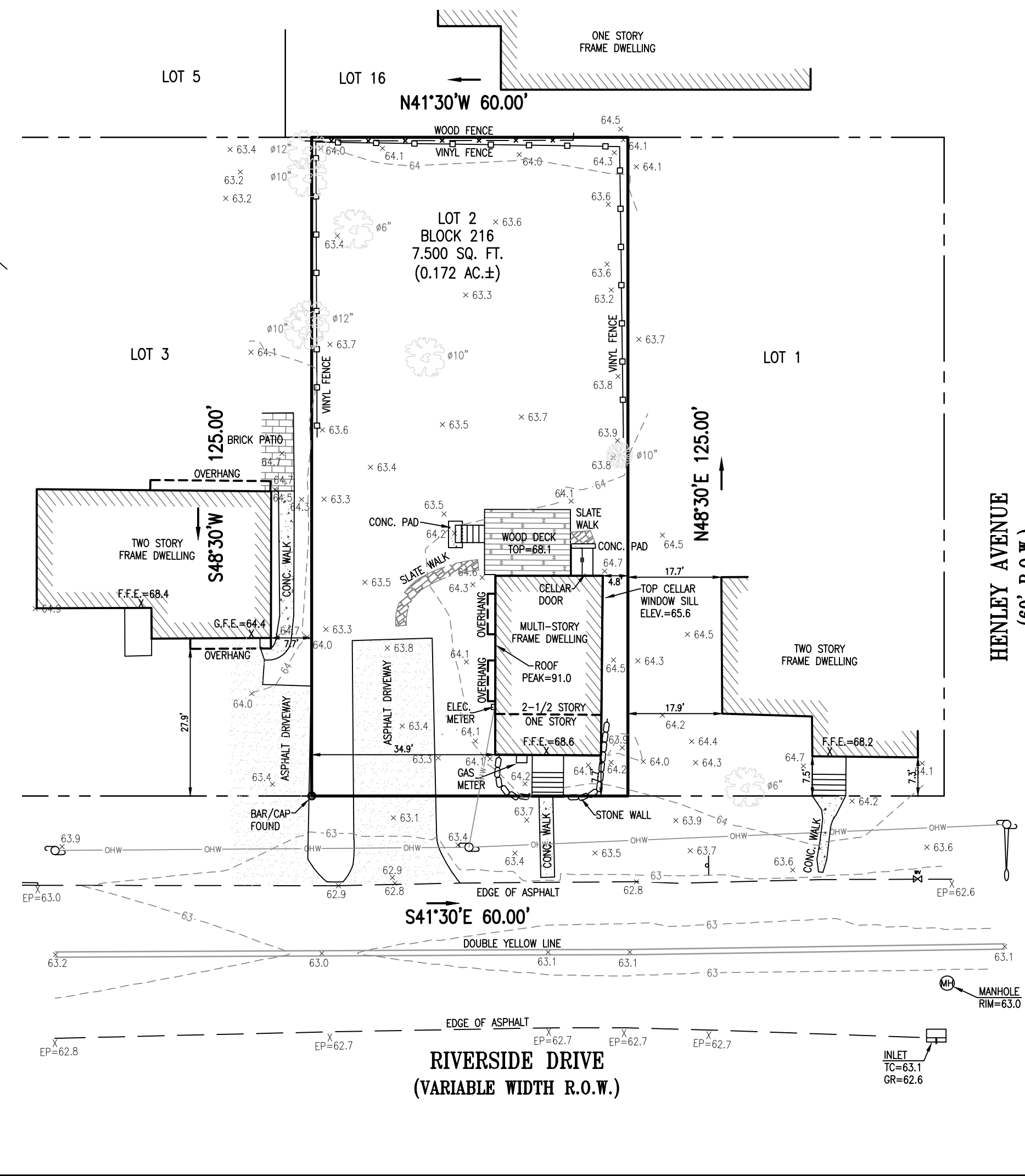
4. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATION.

5. PROPERTY IS SITUATED IN FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER A PLAN ENTITLED "FIRM" FLOOD INSURANCE RATE MAP, FOR THE TOWNSHIP OF CRANFORD COMMUNITY/PANEL NO. 345291 0021 F. MAP NO. 34039C0021F EFFECTIVE DATE SEPTEMBER 20th, 2006.

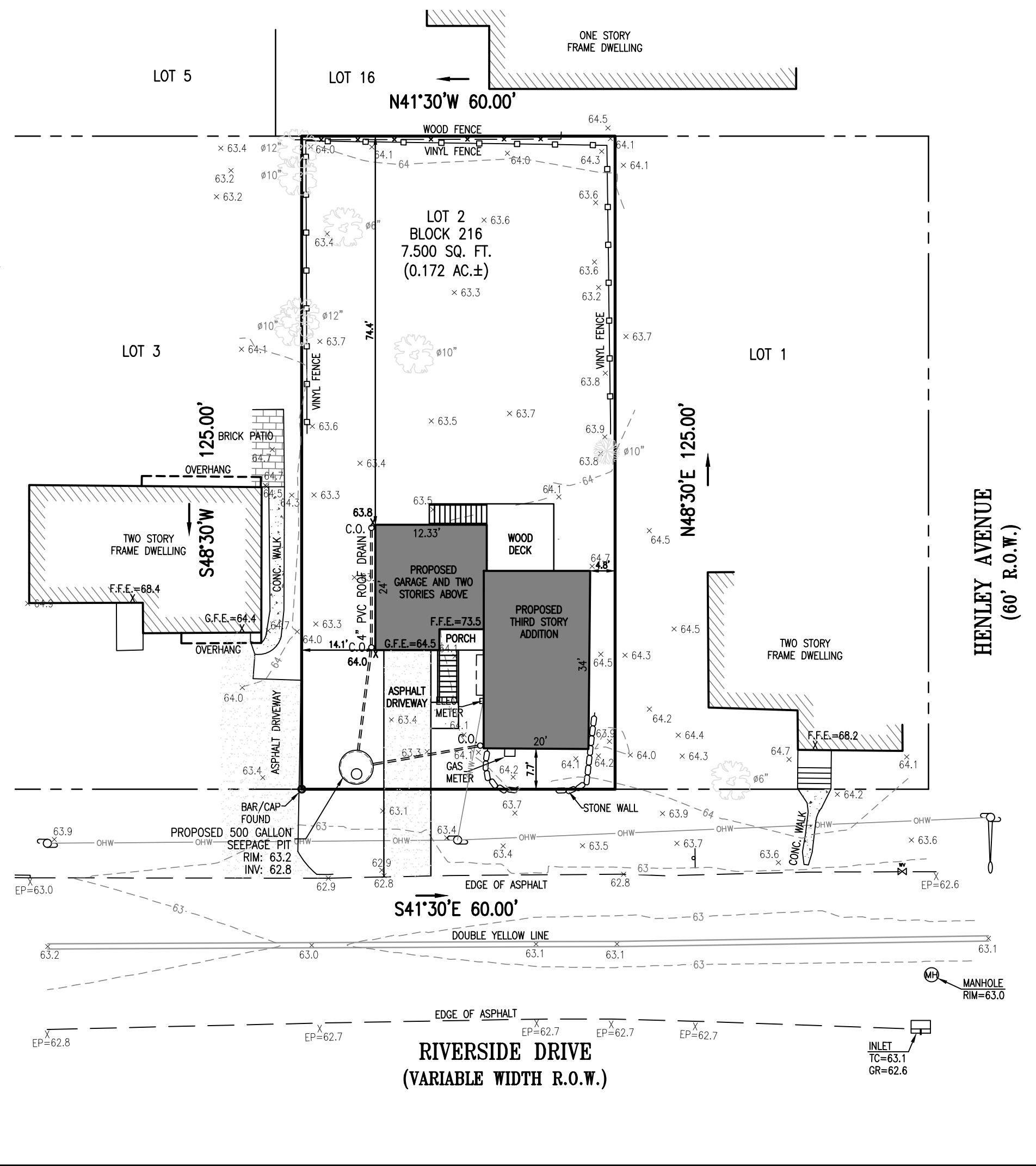
6. PLANIMETRIC FEATURES SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., MARCH 31, 2023.

7. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION. TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

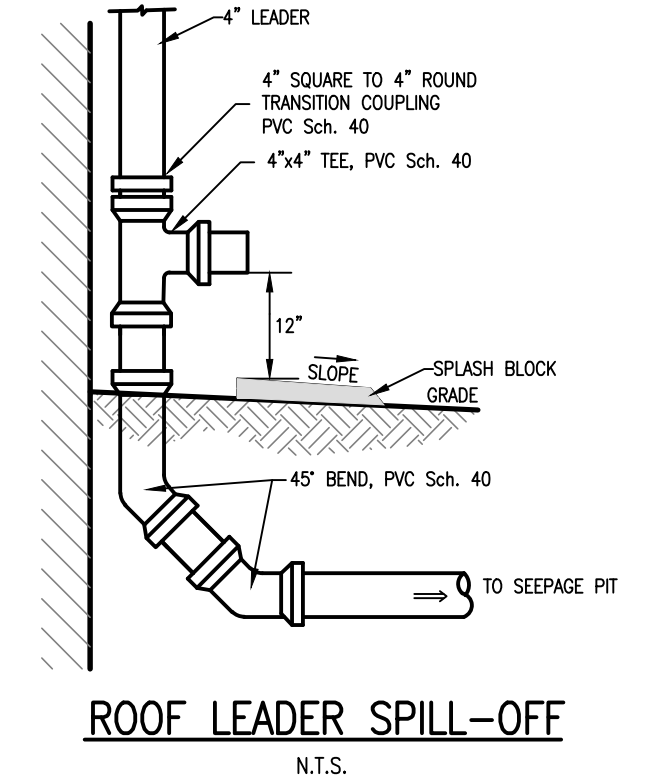
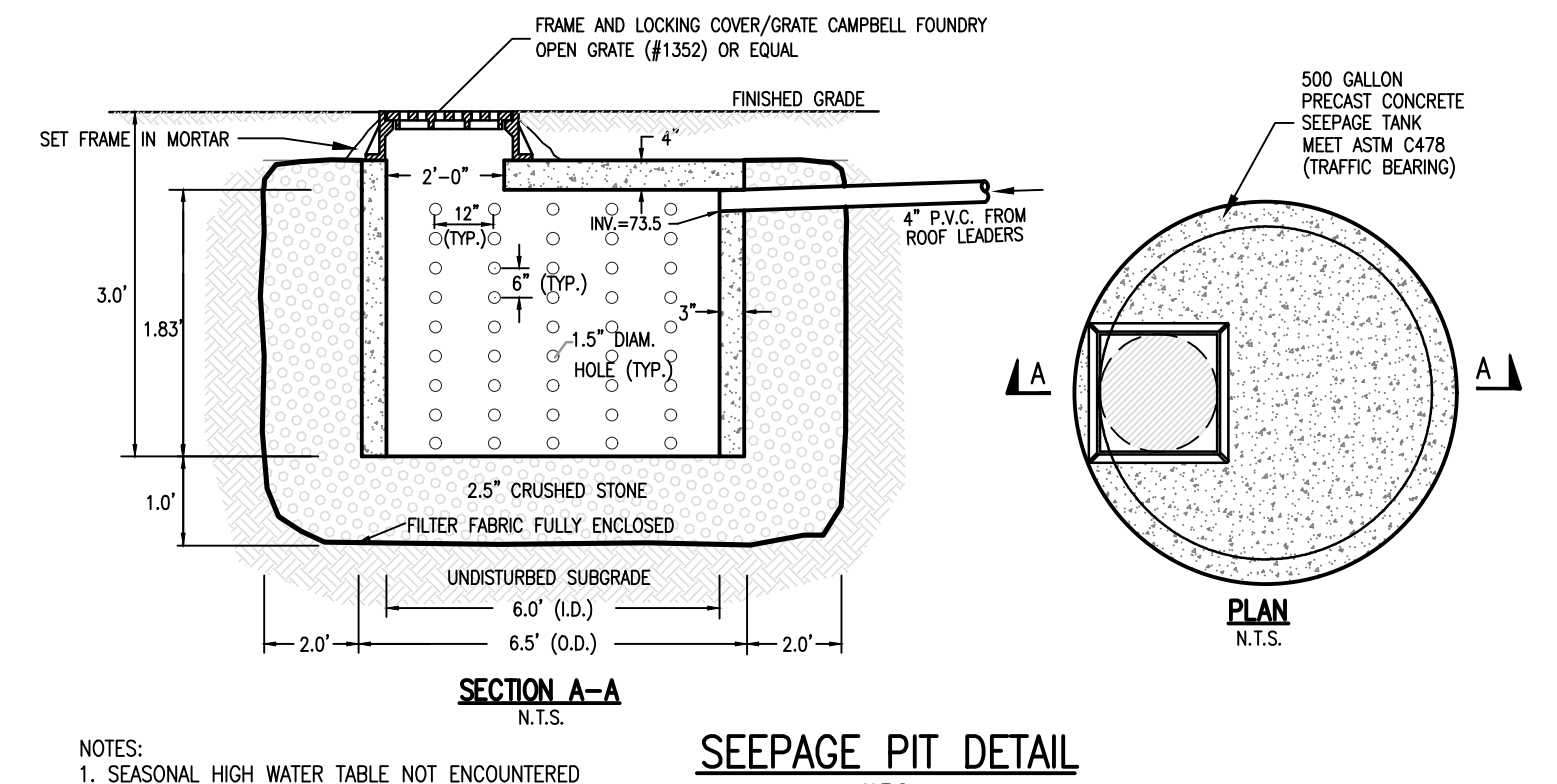
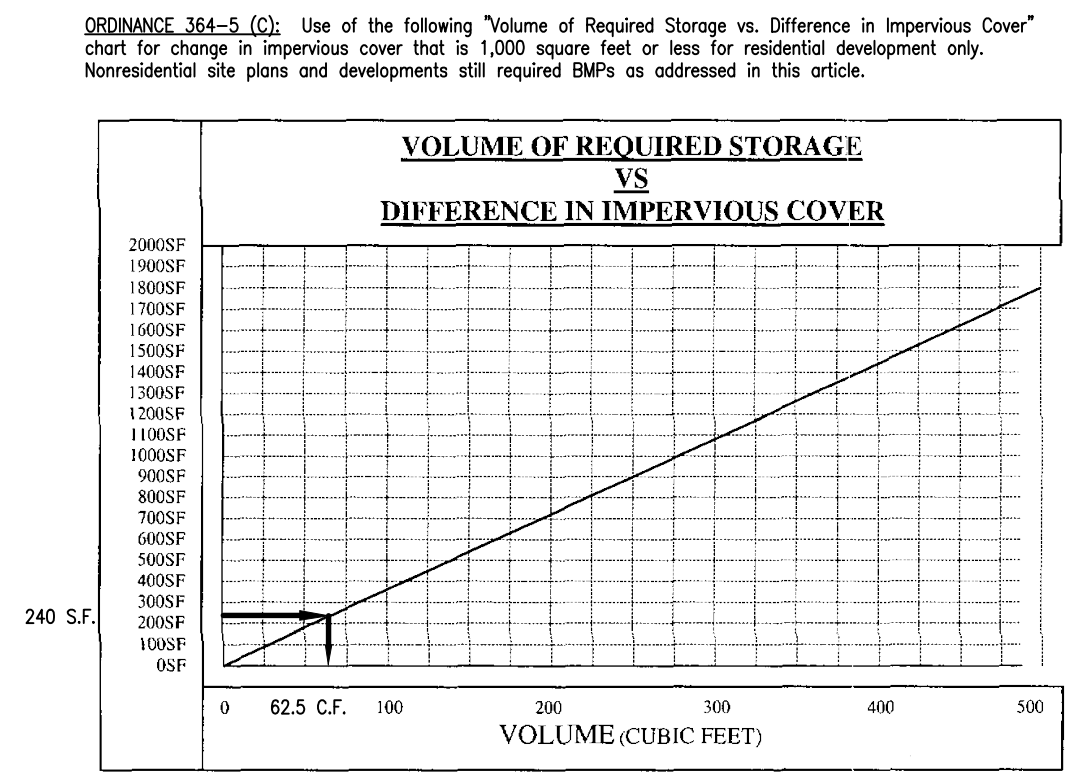
8. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., MARCH 31, 2023.



EXISTING CONDITIONS & DEMOLITION PLAN
 SCALE: 1"=20'



PLOT PLAN
 SCALE: 1"=20'



SEEPAGE PIT VOLUME

PIT DIMENSIONS	
STONE WIDE	1.0 ft.
STONE HEIGHT	1.0 ft.
PIT HEIGHT	1.8 ft.
EXTERIOR DIAMETER PIT	6.5 ft.
INTERIOR DIAMETER PIT	6.0 ft.
TOTAL DIAMETER	8.5 ft.
TOTAL HEIGHT	2.8 ft.

$PIT_{VOL} = \pi \times r^2 \times h$
 PIT STORAGE VOLUME = 51.74 CU.FT

$STONE_{VOL} = TOTAL_{VOL} - TOTAL_{PIT}_{VOL}$
 TOTAL VOLUME = 160.59 CU.FT
 TOTAL PIT VOLUME = 60.72 CU.FT
 STONE VOLUME = 99.86 CU.FT

AVOID 40% STONE VOLUME STORAGE
 NET STONE VOLUME = 39.95 CU.FT

$PROP_{STORAGE}_{VOL} = PIT_{STORAGE}_{VOL} + NET_{STONE}_{VOL}$
PROPOSED STORAGE VOLUME 91.69 CU.FT

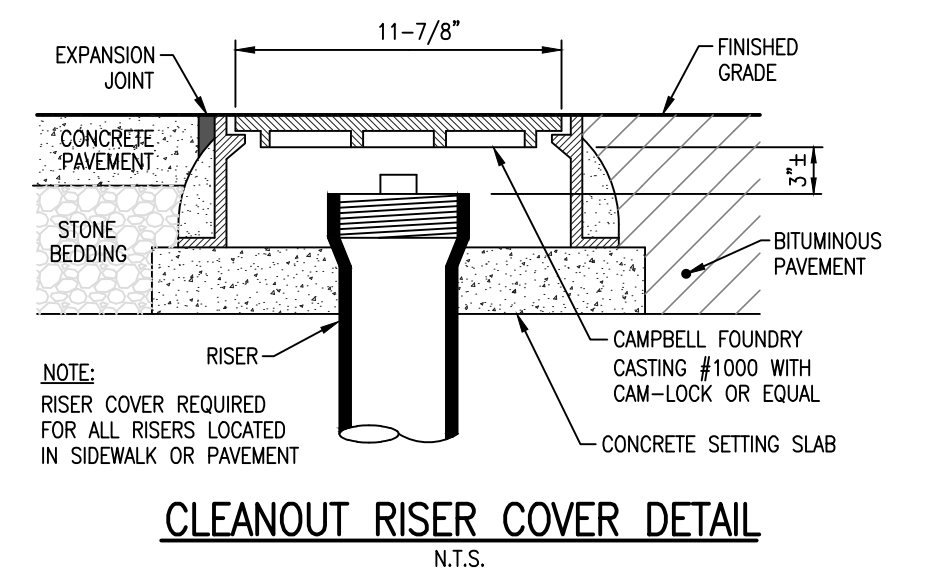
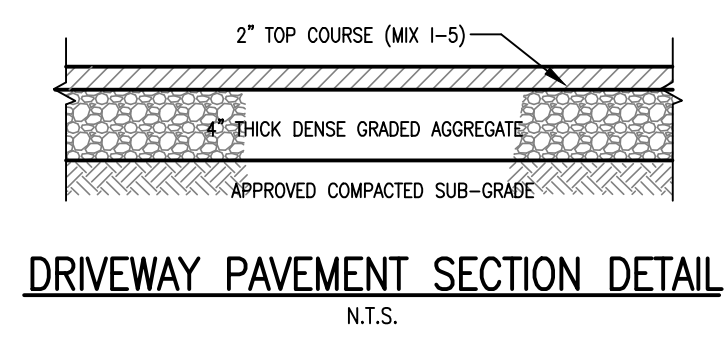
USE ONE (1) 500 GALLONS PEERLESS PRECAST CONCRETE DRYWELL / SEEPAGE PITS.
 AS MANUFACTURED BY:
 PEERLESS CONCRETE PRODUCTS, CO.
 248 MAIN STREET, BUTLER, NJ 07926, (973-838-3060)
 WWW.PEERLESSCONCRETE.COM

REQUIRED STORAGE VOLUME 62.50 CU.FT

PROPOSED SEEPAGE IS DESIGNED TO STORE ONLY RUNOFF PRODUCED FOR NEW ROOFS.

COPYRIGHT © 2023 HARBOR CONSULTANTS INC. ALL RIGHTS RESERVED. THE OPENING OR REUSE OF THIS DOCUMENT OR ANY OTHER PART OF THE PROJECT OR THE PURPOSE ORALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF HARBOR CONSULTANTS INC. IS PROHIBITED.

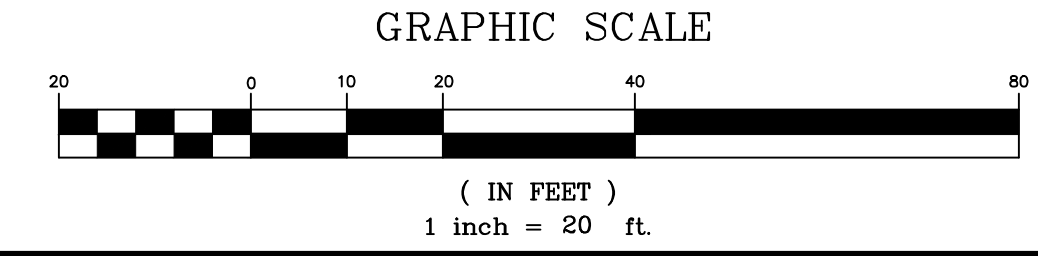
- LEGEND**
- STREET SIGN
 - CLEANOUT
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - CATCH BASIN (CURB)
 - CATCH BASIN (LAWN)
 - SOIL BORING
 - GUY WIRE
 - UTILITY POLE
 - WETLAND FLAG LOCATION
 - CONC. MONUMENT FOUND
 - IRON BAR / PIPE FOUND
 - MAILBOX
 - EXISTING TREE
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR LINE
 - GAS LINE
 - WATER LINE
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - LIGHT POST



SCHEDULE OF LOT COVERAGE		
	EXISTING	PROPOSED
HOUSE	710.0 S.F. (9.4%)	1,213.0 S.F. (16.2%)
DRIVEWAY	457.7 S.F. (6.1%)	240.0 S.F. (3.2%)
WALKWAYS	87.7 S.F. (1.2%)	42.0 S.F. (0.5%)
TOTAL	1,255.4 S.F. (16.7%)	1,495.0 S.F. (19.9%)

239.6 S.F. INCREASE IN IMPERVIOUS COVERAGE

ELEVATIONS SHOWN ARE BASED ON NAVD 88
 NGVD 29 = 1.04' + NAVD 88



REV.	DATE	DESCRIPTION	CHK'D.	APP'VD
2	02/05/2024	REVISED PER COMPLETENESS LETTER DATED DECEMBER 6, 2023		A.M.
1	09/21/2023	REVISED ROOF HEIGHT		A.M.

Harbor Consultants Inc.
 Engineers & Surveyors
 320 NORTH AVENUE EAST
 CRANFORD, N.J. 07016
 Phone (908) 276-2715 Fax (908) 709-1738
 Email: info@hcieg.net

PLOT PLAN
 502 RIVERSIDE DRIVE
 LOT 2, BLOCK 216
 TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

VICTOR E. VINEGRA
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 NEW JERSEY LICENSE NO. 34460

CERTIFICATE OF AUTHORIZATION No. PROJECT No.
 1"=20' 05/23/2023 V.E.V. A.M. 2023063 Plot Plan 24GA27962100 2023063