



TOWNSHIP of HOPEWELL
MERCER COUNTY

201 WASHINGTON CROSSING – PENNINGTON ROAD
TITUSVILLE, NEW JERSEY 08560-1410

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

PLANS

LOT COVERAGE

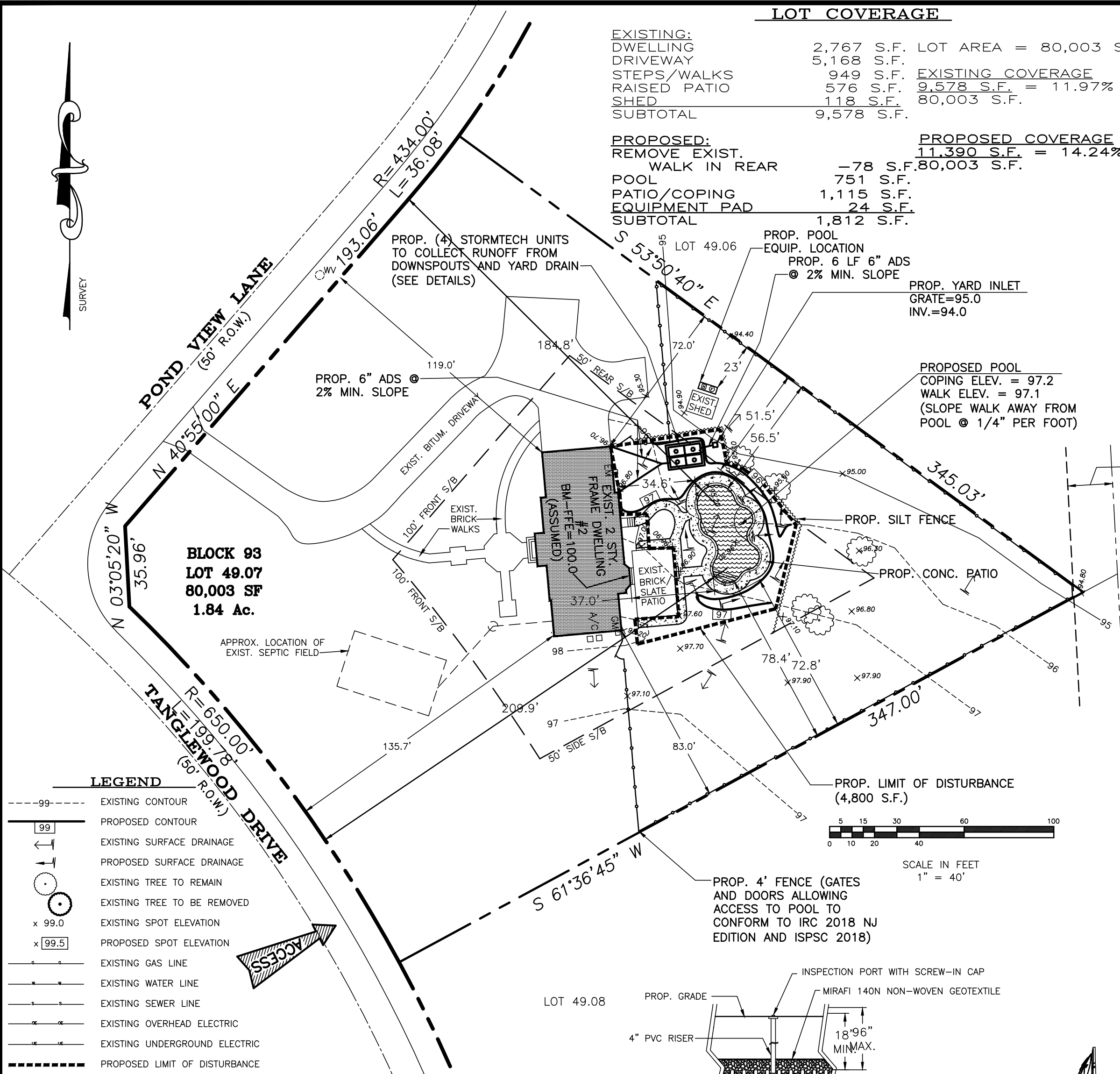
EXISTING:			
DWELLING	2,767 S.F.	LOT AREA =	80,003 S.F.
DRIVEWAY	5,168 S.F.		
STEPS/WALKS	949 S.F.	EXISTING COVERAGE	
RAISED PATIO	576 S.F.	9,578 S.F.	= 11.97%
SHED	118 S.F.	80,003 S.F.	
SUBTOTAL	9,578 S.F.		
PROPOSED:			
REMOVE EXIST.		PROPOSED COVERAGE	
WALK IN REAR	-78 S.F.	11,390 S.F.	= 14.24%
POOL	751 S.F.	80,003 S.F.	
PATIO/COPING	1,115 S.F.		
EQUIPMENT PAD	24 S.F.		
SUBTOTAL	1,812 S.F.		

GENERAL NOTES

- DO NOT SCALE DRAWINGS, AS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS (STRUCTURES, ETC.) ARE SCHEMATIC ONLY AND ARE PROVIDED TO GIVE THE REVIEWER A CLEARER OVERALL PICTURE OF THE SITE AND THE SURROUNDING TOPOGRAPHY AND PHYSICAL FEATURES.
- THIS IS A VARIANCE PLAN, AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS.
- 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 ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC), NJ EDITION, LATEST REVISION (2018), AS WELL AS ISPC 2018.
- OUTBOUND INFORMATION BASED ON A SURVEY PREPARED BY APEX SURVEYS, DATED 06/23/16. TOPOGRAPHIC INFORMATION BASED ON FIELD MEASUREMENTS BY MIDSTATE ENGINEERING INC. ON 03/25/22.
- THIS PLAN IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
- PROPERTY KNOWN AND DESIGNATED AS LOT 49.07 OF BLOCK 93, SITUATED IN HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.
- UTILITY LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- POOL COMPANY TO INSTALL A CARTRIDGE TYPE FILTER, THEREFOR NO BACKWASHING IS REQUIRED.
- THE PUBLIC SIDEWALK AT THE STREET, IF DAMAGED BY POOL CONSTRUCTION ACTIVITY, MUST BE REPLACED USING 4,500 PSI CONCRETE.

ZONING ANALYSIS
ZONE DISTRICT VRC/R200

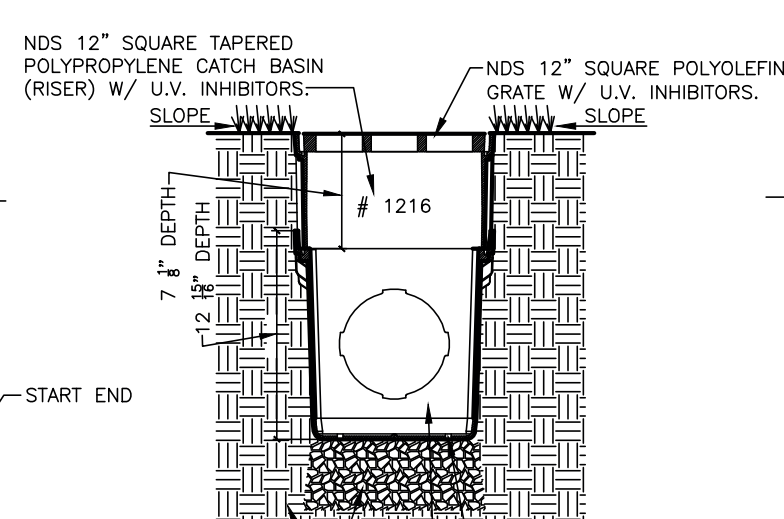
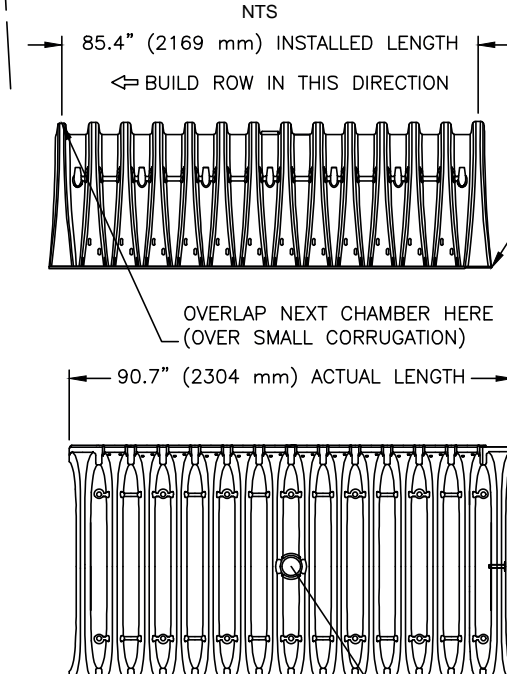
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 SF	80,003 SF	80,003 SF
MINIMUM LOT WIDTH	200 FT	271.8 FT	271.8 FT
MINIMUM LOT DEPTH	200 FT	281.0 FT	281.0 FT
MIN. FRONT YARD SETBACK	100 FT	119.0 FT	119.0 FT
MIN. SIDE YARD SETBACK	50 FT	72.0 FT	72.0 FT
MIN. REAR YARD SETBACK	50 FT	83.0 FT	83.0 FT
MAX. LOT COVERAGE	10%	11.97%	14.24%
MAX. BUILDING HEIGHT	35 FT	33 FT+/-	33 FT+/-
MIN. FRONT YARD SETBACK - POOL	100 FT	NA	184.8 FT
MIN. SIDE YARD SETBACK - POOL	20 FT	NA	78.4 FT
MIN. REAR YARD SETBACK - POOL	20 FT	NA	56.5 FT



LEGEND

- 99--- EXISTING CONTOUR
- 99--- PROPOSED CONTOUR
- EXISTING SURFACE DRAINAGE
- PROPOSED SURFACE DRAINAGE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- x 99.0 EXISTING SPOT ELEVATION
- x 99.5 PROPOSED SPOT ELEVATION
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED FENCE

SC-740 TECHNICAL SPECIFICATION



DRAINAGE CALCULATIONS

Per Section 17-82.5(d)2, the recharge requirements shall be applied to a surface area equal to 120% (1.2 times) the area in excess of the maximum total lot coverage permitted by the applicable zoning district. The maximum lot coverage for the VRC/R200 zone is 10%, or 8,000 s.f. and the total proposed coverage is 11,156 s.f., then;

Runoff to be attenuated for 1.2(11,156-8,000)=3,787 s.f.

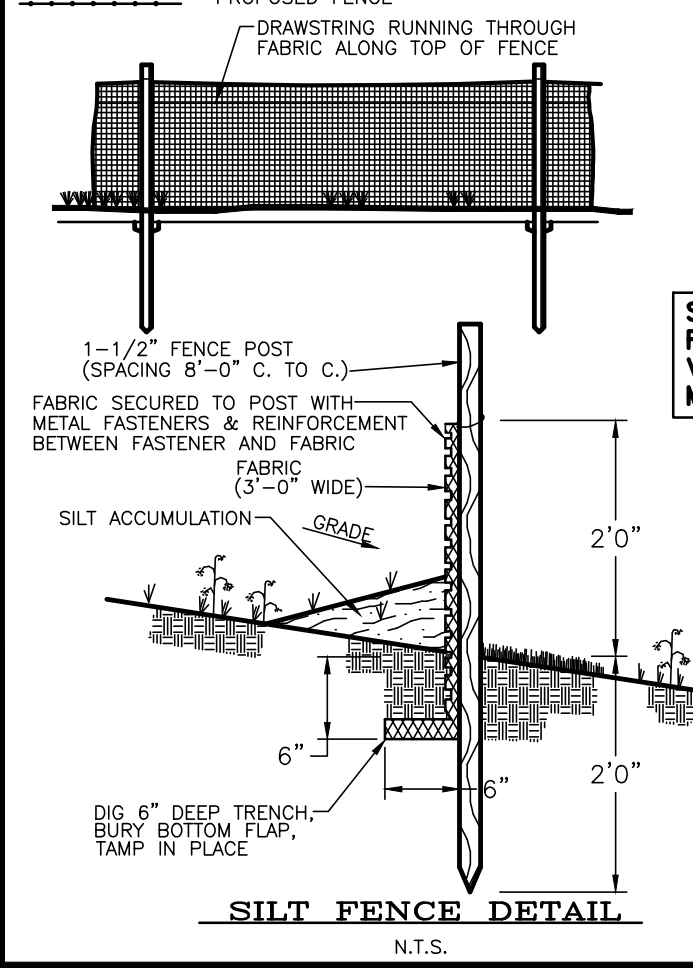
Q=CiA
 C=0.65 LAWN
 =0.99 IMPERVIOUS
 =0.88 GRAVEL
 =0.59 WOODS

A (lot)=80,003 sf = 1.837 acres
 A (imperv.)=3,787 sf = 0.087 Acres
 i=6.2 in/hr (25 YEAR STORM, NRCS 24 HR DESIGN STORM RAINFALL DEPTHS CHART)

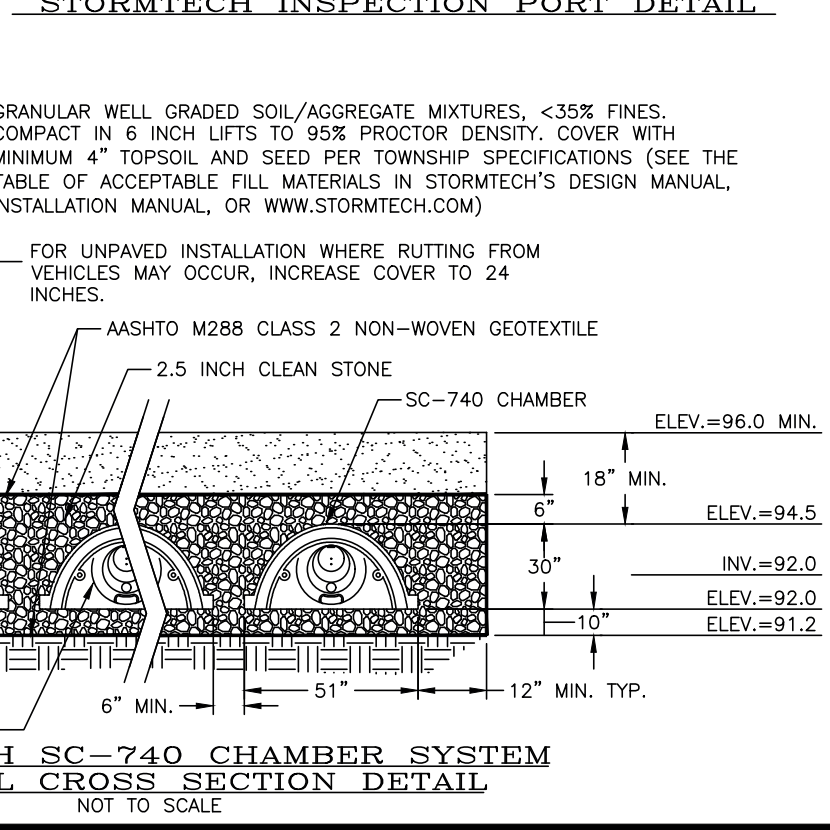
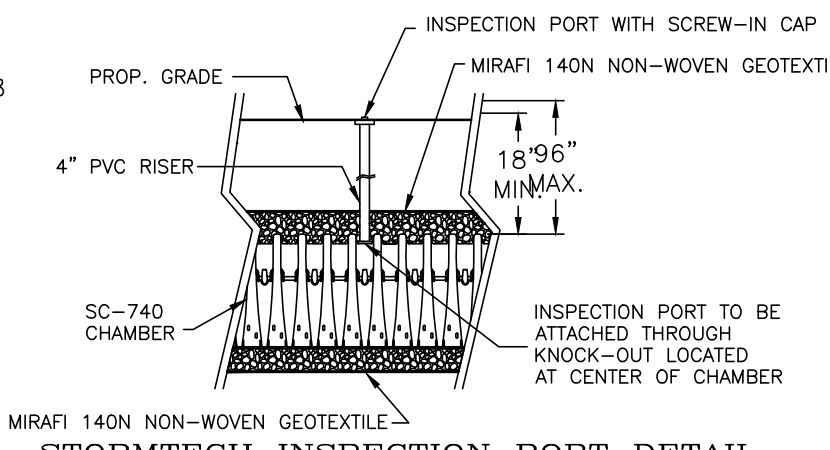
Qp=(0.99)(6.2)(0.087)=0.53 CFS
 tc=10 min.
 Vp=(0.53)(60)(10)=318 CF

USING STORMTECH SC-740 CHAMBERS, THE CONTRACTOR SHALL INSTALL ENOUGH INFILTRATOR CHAMBERS TO COLLECT THE VOLUME OF RUNOFF FROM THE INCREASE IN RUNOFF FROM THE PROPOSED CONSTRUCTION.

EACH INFILTRATION CHAMBER UNIT HAS 79.1 CF CAPACITY, INCLUDING STONE VOID AREA, THEN;
 # OF UNITS REQUIRED = 318/79.1 = 4.0; USE 4 UNIT TOTAL



SOIL LOG AND TESTING MAY BE REQUIRED PRIOR TO APPROVAL TO VERIFY ADEQUACY OF STORMWATER MANAGEMENT MEASURES



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET (1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET (2.12 m³)
WEIGHT	75.0 lbs. (33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC	---	---	---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	---	---	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	---	---	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	---	---	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	---	---	---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

NO.	REVISIONS	DATE	DRAWN	CHECKED

VARIANCE PLAN
 PREPARED FOR
"SQUIRES" 2 POND VIEW LANE
LOT 49.07 OF BLOCK 93
 TAX MAP SHEET NO. 22
 SITUATED IN
 HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

	MIDSTATE ENGINEERING INC. ENGINEERS, SURVEYORS & PLANNERS 82 WALNUT HILL LANE FREEHOLD, NEW JERSEY 07728 (732) 308-4226 (FAX) 732-308-4190 CERT. OF AUTHORIZATION NO. GA277692	DATE 09/20/22
	SCALE 1" = 40'	DRAWN CWM
CHESTER DI LORENZO PE,LS,PP PE & LS LICENSE NO. 28966 PP LICENSE NO. 2871		CHECKED CDL
FILE NO. 13162		SHEET 1 OF 1

Charles D. Lyons