

21-15

BOROUGH OF SAYREVILLE STANDARD DEVELOPMENT APPLICATION		(Page 1 of 3)																		
<p>GENERAL INSTRUCTIONS: To the extent possible, Applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if and application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must be accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.</p>																				
<p>Indicate to which Board application is being made:</p> <p><input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Board of Adjustment</p>																				
<p>Indicate all approvals and variances being sought:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"><input type="checkbox"/> Informal Review</td> <td style="width: 33%;"><input type="checkbox"/> Prelim. Major Site Plan</td> <td style="width: 33%;"><input type="checkbox"/> Interpretation</td> </tr> <tr> <td><input checked="" type="checkbox"/> Bulk Variance(s)</td> <td><input type="checkbox"/> Final Major Site Plan</td> <td><input type="checkbox"/> Fill or Soil Removal Permit</td> </tr> <tr> <td><input type="checkbox"/> Use Variance</td> <td><input type="checkbox"/> Prelim. Major Subdivision</td> <td><input type="checkbox"/> Waiver of Site Plan Requirements</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use Variance</td> <td><input type="checkbox"/> Final major Subdivision</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Site Plan</td> <td><input type="checkbox"/> Appeals from Decision of Admin. Officer</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Site Subdivision</td> <td colspan="2">(attach the denial/decision)</td> </tr> </table>			<input type="checkbox"/> Informal Review	<input type="checkbox"/> Prelim. Major Site Plan	<input type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit	<input type="checkbox"/> Use Variance	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Waiver of Site Plan Requirements	<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final major Subdivision		<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admin. Officer		<input type="checkbox"/> Minor Site Subdivision	(attach the denial/decision)	
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1. APPLICANT:																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Name</td> <td colspan="2">CREATIVE MODULAR HOMES</td> <td style="width: 20%;">Address</td> <td colspan="2">224 HIGHWAY 18</td> </tr> <tr> <td>City</td> <td>State</td> <td>Zip</td> <td>Fax</td> <td>Telephone</td> <td></td> </tr> <tr> <td>E-BAWN SWICK</td> <td>MS</td> <td>08811</td> <td>7</td> <td>(732) 227-0029</td> <td></td> </tr> </table>			Name	CREATIVE MODULAR HOMES		Address	224 HIGHWAY 18		City	State	Zip	Fax	Telephone		E-BAWN SWICK	MS	08811	7	(732) 227-0029	
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City	State	Zip	Fax	Telephone																
E-BAWN SWICK	MS	08811	7	(732) 227-0029																
2. PROPERTY OWNER (if other than applicant)																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Name</td> <td colspan="2">JEWAME D. SELICK</td> <td style="width: 20%;">Address</td> <td colspan="2">1692 DUNSTABLE GREEN</td> </tr> <tr> <td>City</td> <td>State</td> <td>Zip</td> <td>Fax</td> <td>Telephone</td> <td></td> </tr> <tr> <td>ANNAPOLIS</td> <td>MD</td> <td>21401</td> <td></td> <td></td> <td></td> </tr> </table>			Name	JEWAME D. SELICK		Address	1692 DUNSTABLE GREEN		City	State	Zip	Fax	Telephone		ANNAPOLIS	MD	21401			
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ANNAPOLIS	MD	21401																		
3. APPLICANT'S ATTORNEY (if applicable)																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Name</td> <td colspan="2">LAWRENCE B. SACHS</td> <td style="width: 20%;">Address</td> <td colspan="2">86 AVER COURT</td> </tr> <tr> <td>City</td> <td>State</td> <td>Zip</td> <td>Fax</td> <td>Telephone</td> <td></td> </tr> <tr> <td>E-BAWN SWICK</td> <td>MS</td> <td>08811</td> <td>(732) 613-4747</td> <td>(732) 613-1441</td> <td></td> </tr> </table>			Name	LAWRENCE B. SACHS		Address	86 AVER COURT		City	State	Zip	Fax	Telephone		E-BAWN SWICK	MS	08811	(732) 613-4747	(732) 613-1441	
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E-BAWN SWICK	MS	08811	(732) 613-4747	(732) 613-1441																
TO BE COMPLETED BY BOROUGH STAFF ONLY																				
Date Filed:			Application No.																	

BOROUGH OF SAYREVILLE

Standard Development Application - (Page 2 of 3)

4. SUBJECT PROPERTY (attach additional sheets if necessary)

Street Address MC CUTCHEN AVENUE	Block(s) and Lot(s) Numbers 168.09 / 5.00
Site Acreage (and Square Footage) 6,267.19 s.f.	Tax Sheet Nos.
Zone District(s) R-7	

Present Use:

Proposed Development Name and Nature of Use

VEGET LAND, NEW SINGLE FAMILY HOME TO BE CONSTRUCTED

Number of Buildings 1	Sq. Ft. of New Bldg(s) 2,200	Height 32'	% of Lot to be covered by Buildings 17.3%
---------------------------------	--	----------------------	---

% of Lot to be Covered by Pavement 23.8%	Number of Parking Spaces and Dimensions 3	Dimensions of Loading Area(s) N/A
--	---	---

Exterior Construction Material/Design

Total Cost of Building and Site Improvements to be provided	Number of Lots Before Subdivision N/A	Number of Lots After Subdivision N/A	Are Any New Streets or Utility Extensions Proposed? NONE
---	---	--	--

Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? to be provided	Are Any Structures to be Removed? NONE	Number of Proposed Signs and Dimensions NONE
--	--	--

Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards to be provided	Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? NONE
---	--

5. Are there any existing or proposed deed restrictions or covenants? Please Detail.

NONE

6. HISTORY OF PAST APPROVALS Check here if none

	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			

BOROUGH OF SAYREVILLE
Standard Development Application - (Page 2 of 3)

7. NAMES OF PLAN PREPARERS

Engineer's Name JPD Engineering		Address 756 Jackson Road	
City Stewartville	State MT	Zip 05586	License # 38617
Telephone (203) 249-5246			
Surveyor's Name James P. Deady		Address	
City	State	Zip	License #
Telephone			
Landscape Architect or Architect's Name N/A		Address	
City	State	Zip	License #
Telephone			


8. FEES SUBMITTED

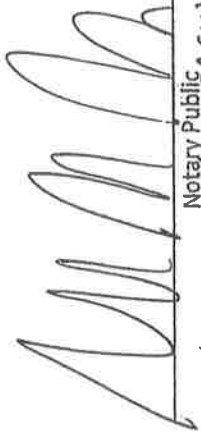
Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Borough officials to inspect my property in conjunction with this application.

Signed and subscribed before me this date


 Signature of Applicant
LAWRENCE A. CAHILL
MTI MT LAN, NO


 Notary Public
LAWRENCE B. LANE - MTI


 Property Owner Authorizing Application if
 Other Than Applicant

**BOROUGH OF SAYREVILLE
COMPLETENESS CHECKLIST**

VARIANCE SKETCH

Applicant's Name: Creative Modular Homes Application #: _____
 Applicant's Address: 224 Highway 15 Block#: 168, 209 Lot(s)#: 5, 02
E. Ascon Wick, NJ 08816
 Owner's Name: JEANNE D. SELICK Street Address: McCutcheon Avenue
1692 Dunstable Green
 Owner's Address: ANNAPOLIS, MD 21401 Project Name: _____

For Use Only with Applications Exempt From Both:
 Subdivision Requirements
 Site Plan Review Requirements

ADEQUATE	DEFICIENT	FOR USE BY APPLICANT
	1. Scale not smaller than 1" = 100' nor larger than 1" = 8' (1/8 inch = 1 Foot)	✓
	2. North arrow, block number, lot numbers, date prepared	✓
	3. All lot lines and dimensions	✓
	4. All existing and proposed structures and wall dimensions	✓
	5. Building line offsets to all property lines	✓
	6. All adjoining lands owned by owners and/or applicant	✓
	7. Location of existing water mains and proposed water connections	W/INVC
	8. Names of adjoining property owners within 200 ft., by Block and Lot numbers	✓
	9. Name and address of property owners	✓
	10. Name and address of applicant	✓
	11. Zoning setback lines	✓
	12. Location and width of all curb cuts and driveways	✓
	13. Name and address of person preparing plan	✓
	14. Location, dimensions and street access for off-street parking spaces	✓
	15. Locations and size of proposed landscaping	W/INVC
	16. Location of existing sanitary sewer lines and proposed sanitary sewer connections	W/INVC
	17. All proposed curb and sidewalks	✓

NOTES: _____

excel
HOMES
WWW.EXCELHOMES.COM

THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

HENRY

BRICK, NJ - 08723
OCEAN COUNTY

BUILDER:
**CREATIVE
MODULAR HOMES**

REFERENCE # 24129 PTL# 24129 STATE NJ

BUILDER:
CREATIVE MODULAR
CUSTOMER/PROJECT
HENRY

excel
HOMES
WWW.EXCELHOMES.COM

300 CORPORATE CENTER DR
SUITE 602
CAMP HILL, PA 17011

DESIGN INFORMATION

ROOF:
PITCH: 5/12 7/12 9/12 12/12
TYPE: WEBB TRUSS STORAGE TRUSS (11P)
SPACING: 24" O.C. 18" O.C. 12" O.C.

EXTERIOR WALLS:
SIZE: 2x4 2x6
SPACING: 24" O.C. 18" O.C.

MARRIAGE WALLS:
SIZE: 1st Fl 2x3 2x4 2x6
SPACING: 24" O.C. 18" O.C.
SIZE: 2nd Fl 2x3 2x4 2x6
SPACING: 24" O.C. 18" O.C.

CEILING HEIGHTS:
1ST FLOOR: 8'-0" 9'-0" OTHER _____
2ND FLOOR: 8'-0" 9'-0" OTHER _____

FLOOR JOISTS:
SIZE: 2x8 SPPR 2x10 SPPR
SPACING: 18" O.C. 12" O.C.

WINDOWS:
BRAND: HW CLASSIC ANDERSEN
 PELLA OTHER _____
STYLE: SINGLE HUNG DOUBLE HUNG
DR RATING: DP50

FOUNDATION:
TYPE: BASEMENT CRAWL SPACE

HVAC:
TYPE: ENTIRE SYSTEM BY FACTORY
 PARTIAL SYSTEM BY FACTORY
 ON-SITE BY BUILDER

BTU LOSS:

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES, LLC. ANY REPRODUCTION OF THIS DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES, LLC.

ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

DRAWING MAY BE REVERTED

OWNER: _____
DATE: _____

DESCRIPTION

SITE CONDITIONS:

GROUND SNOW LOAD: 20 PSF
WIND SPEED: 120 MPH
EXPOSURE: B
SEISMO CATEGORY: B
LSE GROUP: WOOD FRAME UNPROTECTED
CONSTRUCTION TYPE: SINGLE FAMILY

SQUARE FOOTAGE:

FIRST FLOOR: _____ SQ. FT.
SECOND FLOOR: _____ SQ. FT.
BONUS ROOM: _____ SQ. FT.
GARAGE: _____ SQ. FT.
TOTAL: _____ SQ. FT.

OVERALL SIZE: 27'-0" x 40'-0" / 40'-0"
MODEL: CONTINENTAL

229'-10" TOP OF SILL TO PEAK
8'-0" 2ND FLOOR CEILING HEIGHT
2ND FLOOR FLOOR
8'-0" 1ST FLOOR CEILING HEIGHT
1ST FLOOR FLOOR
TOP OF SILL
GRADE



FRONT ELEVATION

NOTES: SHIP, RAILING, PORCH FTR. AND LEADER TO BE SUPPLIED AND INSTALLED BY OTHER CONTRACTOR (SUPERVISOR) AND DESIGN BY EXCEL HOMES, LLC.

NOTES:
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

DATE: _____
REV: _____
REV: _____
REV: _____

DRAWING TITLE

COVER SHEET

SCALE: 3/16" = 1'-0"
SHEET 1

REFERENCE #
24129

FLR: 24129 STATE: NJ
 PD GN SN SD

BUILDER:
CREATIVE MODULAR

CUSTOMER/PROJECT:
HENRY

excel
HOMES
WWW.EXCELHOMES.COM

300 CORPORATE CENTER DR
SUITE 602
CAMP HILL, PA 17011

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ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

DRAWING MAY BE REVERSED

DRAWER: WNC
 CHECKED: WNC
 PIF
 PIF
 PIF
 YTD
 BSS
 BSS
 WNC
 WNC
 PIF

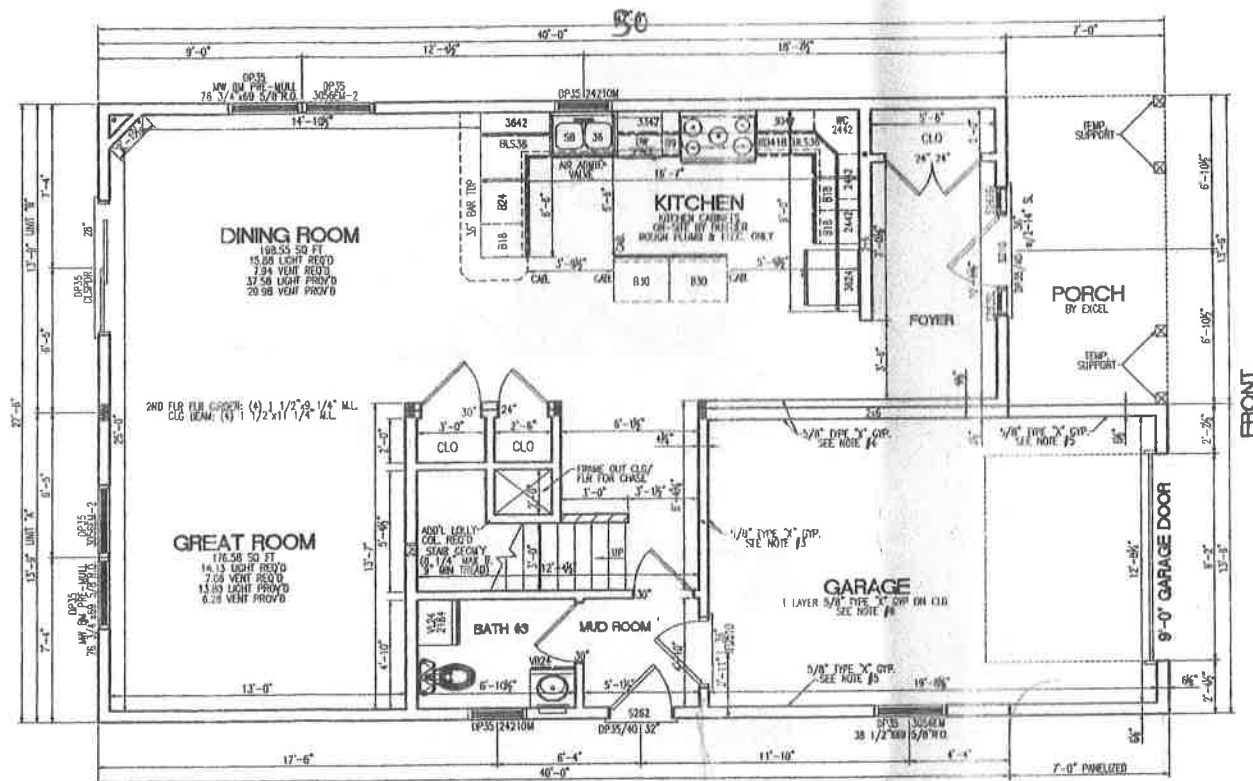
DESCRIPTION

NO. DATE:
 P01 07/15/09
 P02 07/17/09
 P03 07/21/09
 P04 09/21/09
 P05 09/24/09
 P06 10/30/09
 P07 10/15/10
 P08 12/29/09

DRAWING TITLE:

FIRST FLOOR PLAN

SCALE: 3/16"=1'-0" SHEET: 2

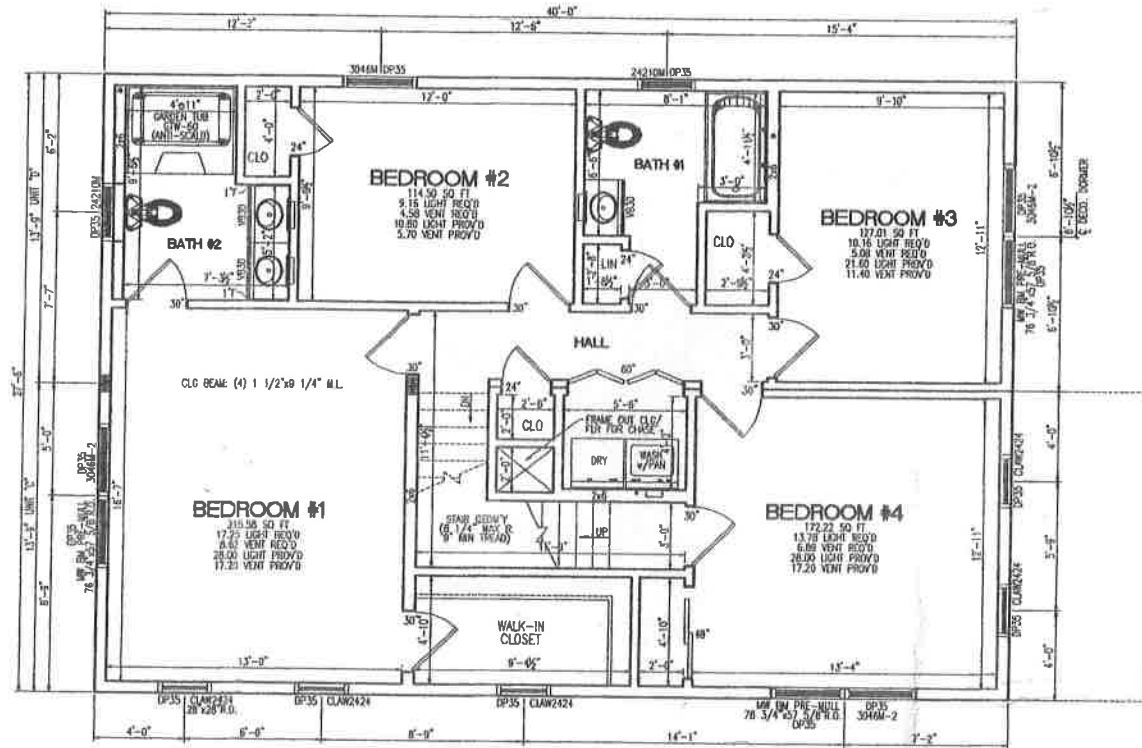


FIRST FLOOR PLAN

NOTES:

- BRACED WALL CALCULATIONS:
 PRESCRIPTIVE (WFCM) MA STATE BUILDING CODE REQUIRED BY ENGINEER
 SPECIAL CONSTRUCTION MAY BE REQUIRED
- NON-CABED FLUSH OPENINGS WILL REQUIRE ADDITIONAL WORK ON SITE TO COMPLETE THE DRYWALL SECTIONS
- 1 LAYER 5/8" TYPE "C" GYP. BA. SIDE OVER 2x4 OR 2x6 STUDS @ 16" O.C. ATTACH w/40 CEMENT COATED NAILS (1 7/8" L., 0.0815" SHANK DIA., 1/4" DIA. HEADS) @ 7" O.C. STAGGER JOINTS 24" O.C. SIDE (W/FP36)
- 1 LAYER 5/8" TYPE "C" GYP. BOTH SIDES (ONE SIDE MARK. WALL) OVER 2x4 STUDS (W/P. SHEATHING GYP. EXT. WALL) @ 16" O.C. ATTACH w/40 CEMENT COATED NAILS @ 7" O.C. (W/FP360)
- 1 LAYER 5/8" TYPE "C" GYP. APPLIED VERTICALLY ON ONE SIDE OVER 2x4 STUDS @ 16" O.C. ATTACH w/40 CEMENT COATED NAILS (1-7/8" LONG w/1/8" DIA. HEAD) @ 7" O.C. (W/FP36)
- 1 LAYER 5/8" TYPE "C" GYP. APPLIED PARALLEL TO 2x4 CLG. JOISTS, ATTACH w/40 CEMENT COATED NAILS (1 7/8" L., 0.0815" SHANK, 1/4" DIA. HEAD) @ 7" O.C. INST. BLOCKING @ 7'-0" (W/FP36)
- ROOF & WALL CONNECTIONS ARE PER (2) IBC CALCULATIONS
- WINDOWS INSTALLED WILL MEET OR EXCEED THE DP RATING LISTED AT EACH WINDOW

*** SINCE THE JOSEPH WINDOWS ARE WITHIN 24" OF THE FINISHED FLOOR, THE BUILDER WILL NEED TO SUPPLY EXCEL WITH DOCUMENTATION THAT THE WINDOW CLOSURES WILL BE 1/2" FROM 72" BELOW THE FINISHED GRADE OR SURFACE BELOW IF DOCUMENTATION IS NOT PROVIDED. EXCEL WILL INSTALL WINDOW GUARDS IN ACCORDANCE WITH THE 2006 IRC, R512.2



SECOND FLOOR PLAN

REFERENCE # 24129 STATE NJ

FTUP: 24129 NJ
 PD GN IN NO

BUILDER: **CREATIVE MODULAR**
 CUSTOMER/PROJECT: **HENRY**

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 SUITE 602
 CAMP HILL, PA 17011

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ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

DRAWING MAY BE REVERSED

DRAWING	CHECKED
WAC	WAC
PIF	PIF
WAC	WAC
WAC	WAC
WAC	WAC
BSS	BSS
WAC	WAC
WAC	WAC
PIF	PIF

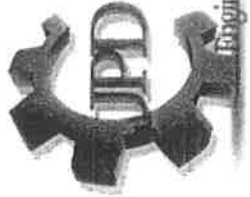
NO.	DATE	DESCRIPTION
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2	07/17/08	
3	07/21/08	
4	08/27/08	
5	08/27/08	
6	10/30/08	
7	11/10/08	
8	12/25/08	

NO.	DATE	DESCRIPTION
1	07/15/08	
2	07/17/08	
3	07/21/08	
4	08/27/08	
5	08/27/08	
6	10/30/08	
7	11/10/08	
8	12/25/08	

DRAWING TITLE:

SECOND FLOOR PLAN

SCALE: **3/16"=1'-0"** SHEET: **3**



JPD Engineering, LLC
756 Jackson Road
Stewartsville, NJ 08886
732-259-5246

STORMWATER REPORT

**McCUTCHEON AVENUE
BLOCK 168.09 LOT 5.02
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY**

March 27, 2021


John P. DuPont, P.E., CME, P.P., CPWM
JPD Engineering, LLC



Proposed dwelling- 100
year storm

John P. DuPont, P.E.



Routing Diagram for McCutcheon - no storage
Prepared by JPD Engineering LLC, Printed 3/27/2021
HydroCAD® 10.00-26 s/n 08715 © 2020 HydroCAD Software Solutions LLC

Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 6611 NJ Middlesex-D

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.020	98	Roofs, HSG C (1S)
0.020	98	TOTAL AREA

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.020	HSG C	1S
0.000	HSG D	
0.000	Other	
0.020		TOTAL AREA

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Roofs	Subcatchment Numbers
0.000	0.000	0.020	0.000	0.000	0.020			1S
0.000	0.000	0.020	0.000	0.000	0.020	TOTAL AREA		

Time span=0.00-20.00 hrs, dt=0.05 hrs, 401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed dwelling- Runoff Area=0.020 ac 100.00% Impervious Runoff Depth>7.94"
Flow Length=30' Slope=0.0200 '/' Tc=0.3 min CN=98 Runoff=0.18 cfs 0.013 af

Total Runoff Area = 0.020 ac Runoff Volume = 0.013 af Average Runoff Depth = 7.94"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.020 ac

Summary for Subcatchment 1S: Proposed dwelling- 100 year storm

[49] Hint: Tc<2dt may require smaller dt

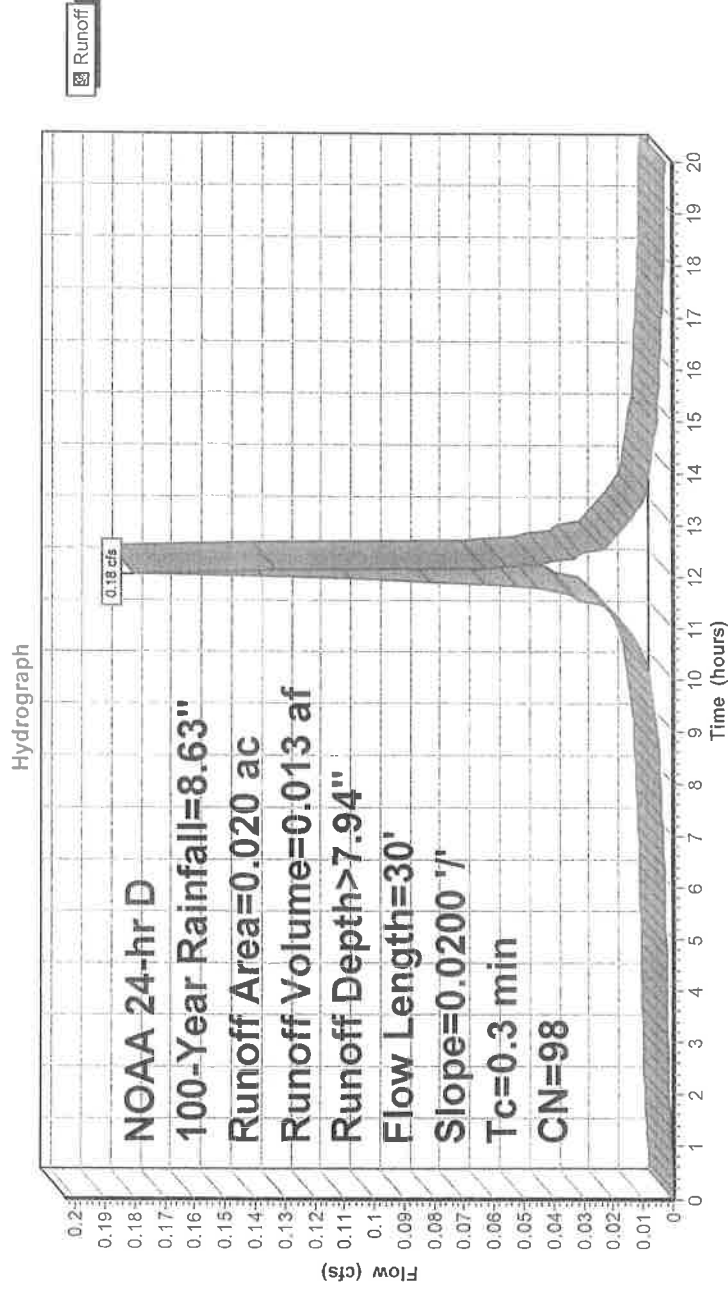
Runoff = 0.18 cfs @ 12.05 hrs, Volume= 0.013 af, Depth> 7.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 100-Year Rainfall=8.63"

Area (ac)	CN	Description
0.020	98	Roofs, HSG C
0.020		100.00% Impervious Area

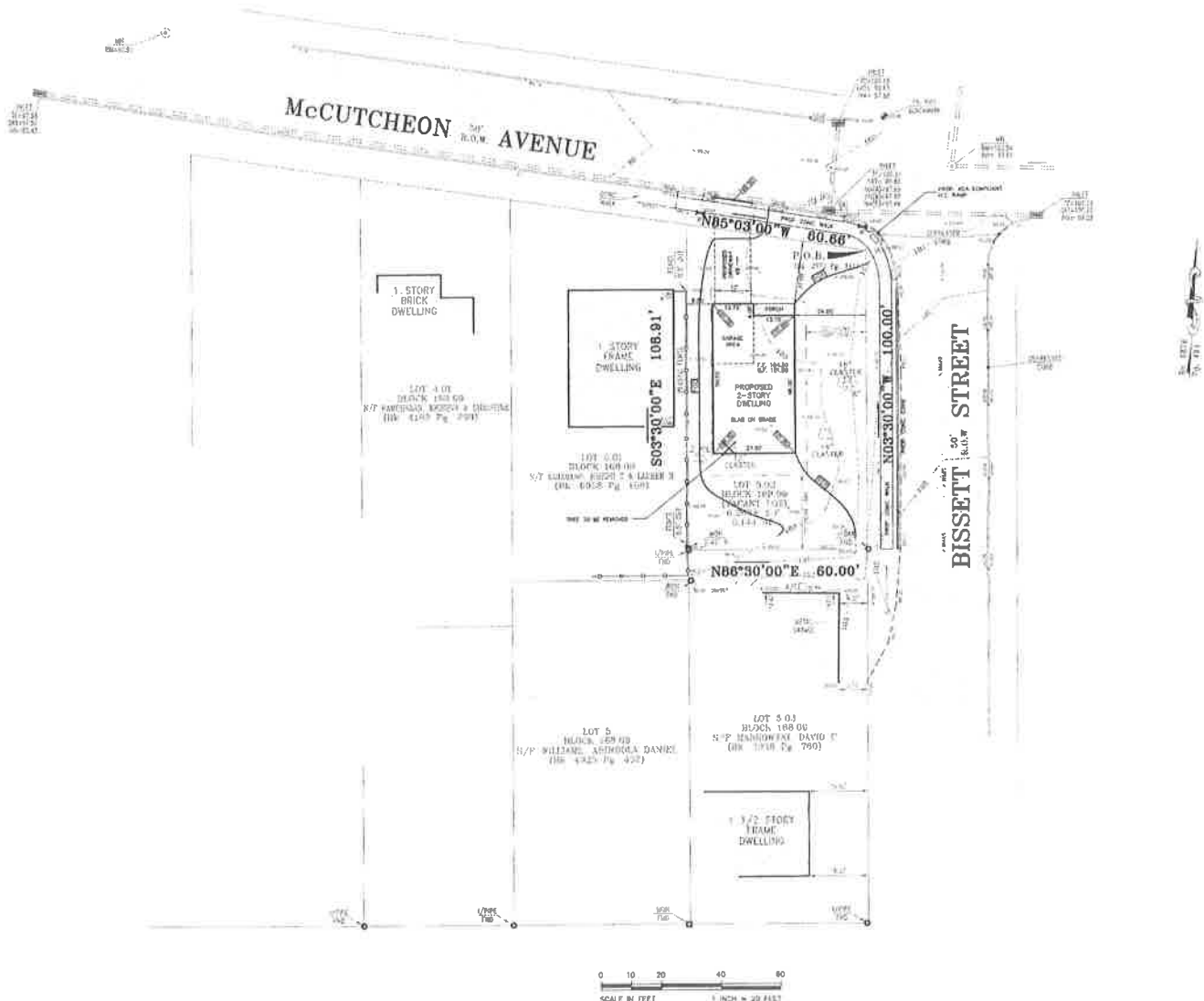
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	30	0.0200	1.75		Sheet Flow, roof
					Smooth surfaces n= 0.011 P2= 8.39"

Subcatchment 1S: Proposed dwelling- 100 year storm



Conclusion:

The applicant is proposing to construct a single family dwelling on the property. The increase in impervious area which will result from this project is 0.02 acres. The increase in runoff which will result from this project is de minimis and therefore no on-site detention is proposed.



- GENERAL NOTES**
- THIS PLAN IS PREPARED FROM A FIELD SURVEY PERFORMED BY JAMES P. DUPONT SURVEYING, LLC DATED 02-15-2021. BEARINGS, OUTSOURCING AND DISTANCES OBTAINED FROM FIELD BOOK RECORD PAGE 413. RESURVEY SURVEY IS INCORPORATED IN THIS MAP.
 - PROPERTY KNOWN AS McCUTCHEON AVENUE, SAYREVILLE, ALSO KNOWN AS LOT B.02 IN BLOCK 168.00 AS SHOWN ON THE BOUNDARY OF SAYREVILLE TAX MAP SHEET, NUMBERED ALSO KNOWN AS LOTS 21 THRU 28 IN BLOCK C AS SHOWN ON THE FIELD MAP REFERENCED ABOVE IN NOTE 1.
 - PROPERTY IS LOCATED IN THE R-7 SINGLE FAMILY RESIDENTIAL ZONE.
 - TOTAL TRACT AREA IS 5,221.41 S.F. OR 0.1194 ACRE.
 - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREA IS LOCATED OUTSIDE OF ANY SPECIAL FLOOD ZONE).
 - THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
 - IF THIS DOCUMENT DOES NOT CONTAIN A WRITTEN IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ENGINEER, AND MAY HAVE BEEN ALTERED.
 - NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NON-PRESENCE OF TOXIC WASTES OR HAZARDOUS. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
 - DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
 - THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS OR FOR STAKEOUT UNLESS ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE CHAIRMAN HAS BEEN NOTICED FOR CONSTRUCTION AND DIGITAL STAKEOUT.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TESTS WITH RESPECT TO EXISTING UTILITIES AND TO BE ENSURED. TEST INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
 - CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
 - ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON AN ASSUMED DATUM LOCAL BOUNDARY IS A 1/4" HALL SET IN THE INTERSECTION OF McCUTCHEON AVENUE WITH BISSETT STREET. ELEVATION = 100.00 (ASSUMED).
 - PROPOSED IMPROVEMENTS WILL RESULT IN A DE MINOR INCREASE IN STORMWATER RUNOFF. THEREFORE NO ONSITE DETENTION IS REQUIRED.

LEGEND			
—	EXISTING SIDEWALK ELEVATION	—	PROPOSED CONTOUR
—	EXISTING GROUND ELEVATION	—	PROPOSED SPOT ELEVATION
—	EXISTING CENTERLINE ELEVATION	—	EXISTING PAVEMENT ELEVATION
—	EXISTING TOP OF CURB ELEVATION	—	EXISTING GRAVEL ELEVATION
—	EXISTING BOTTOM OF CURB ELEVATION	—	EXISTING BUILDING ELEVATION
—	EXISTING DEPRESSIONED CURB	—	EXISTING FENCE ELEVATION
—	EXISTING SANITARY MANHOLE	—	EXISTING CONCRETE ELEVATION
—	EXISTING FIRE HYDRANT	—	EXISTING TOP OF GRATE ELEVATION
—	EXISTING STORM MANHOLE	—	EXISTING INVERT
—	EXISTING GUY WIRE	—	EXISTING SPOT ELEVATION
—	EXISTING UTILITY POLE	—	EXISTING EDGE OF PAVEMENT ELEVATION
—	EXISTING WATER VALVE	—	EXISTING CONTOUR
—	EXISTING GAS VALVE	—	EXISTING TOP OF WALL
—	EXISTING TREE AND SIZE	—	EXISTING BOTTOM OF WALL
—	EXISTING TOP OF SLOPE		
—	EXISTING BOTTOM OF SLOPE		



PLOT & GRADING PLAN
 McCUTCHEON AVENUE
 TAX LOT 5.02, BLOCK 168.00
 BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NJ

JPD ENGINEERING
 756 JACKSON ROAD, STEWARTSVILLE, NJ 08886
 732-259-6246

Revisions: _____

JOHN P. DUPONT
 NEW JERSEY PROFESSIONAL ENGINEER No. 38617

SHEET No. 3 OF 4 Job No. _____ Scale 1"=20' Name EEJ Map No. _____ Date 03/21/2021

PROPOSED PLOT & GRADING PLAN
McCUTCHEON AVENUE
TAX LOT 5.02 IN BLOCK 168.09
BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY

OWNER/APPLICANT: _____ DATE: _____

CERTIFICATION
 I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH THE DEGREES

PROPERTY OWNERS WITHIN 200 FT.

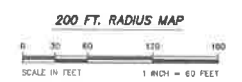
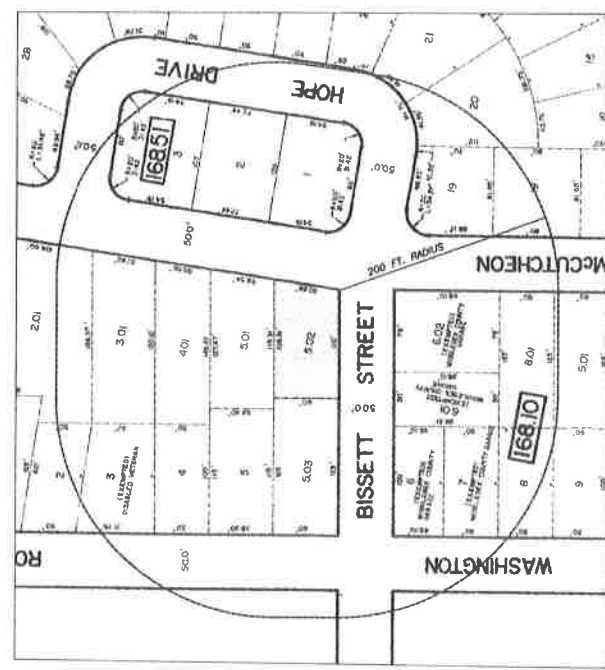
Block	Lot	Owner
168.01	18	John F. and Patricia A. Fleming
168.05	24	Diane Rios & Marco Bocca-Torres
168.09	2	SAPPHO, LLC
168.09	2.01	Jesus Housa Nav Jersey
168.09	3	John B. and Sandra J. Mc Cormack
168.09	3.01	Heema Erete
168.09	4	Jeha Garcia-Margosa
168.09	4.01	Waldice and Christine Ramcharan
168.09	5	Abiodun Daniel Williams
168.09	5.01	Joseph T. and Lauren B. Givernone

168.09	5.03	David C. Pignatelli
168.10	8.03	Loren and Agnes Joz
168.10	7.01	Joao and Maria Pinero
168.10	8	Fabio Fonseca
168.10	8.01	Carl Poulsen
168.10	8	Charles W. and Brian Wlojarski
168.10	9.01	Michael A. Piccirro
168.51	1	Roder Popanski & Factum Properties
168.51	2	Alexei Luque & Inesee Colado
168.51	3	William and Barbara Shaver, Jr

ZONING REQUIREMENTS - R-7 ZONE

	REQUIRED	PROPOSED
MINIMUM LOT AREA (S.F.)	6,500	8,267.19 *
MINIMUM LOT WIDTH (FT.)	85	80 *
MINIMUM LOT DEPTH (FT.)	100	100
PRINCIPAL BUILDING SETBACK (FRONT) (FT.)	20	21
SIDE (ONE BOTH) (FT.)	8/20	8.5/N/A.
REAR (FT.)	25	37.88
MAXIMUM LOT COVERAGE (CALCD.) (%)	20	17.3
MAXIMUM HEIGHT (FT./STORIES)	35/2 1/2	32/2
MAX. LOT COVERAGE (ALL UTILITIES) (%)	45	23.8

* EXISTING NONCONFORMITY *
 VARIANCE REQUESTED **



INDEX OF SHEETS			
SHEET NO.	SHEET TITLE	ISSUE DATE	CURRENT REVISION
1	COVER SHEET	3/21/2021	
2	EXISTING CONDITIONS PLAN	3/21/2021	
3	PLOT & GRADING PLAN	3/21/2021	
4	STANDARD DETAILS	3/21/2021	

- GENERAL NOTES**
- THIS PLAN IS PREPARED FROM A FIELD SURVEY PERFORMED BY JAMES P. DUPONT SURVEYOR, L.L.C. DATED 03-18-2021. BEARING, DISTANCE AND DISTANCES OBTAINED FROM DEED BOOK BOOK 8878, PAGE 463. PROPERTY SURVEY IS INCORPORATED IN THIS MAP.
 - PROPERTY KNOWN AS McCUTCHEON AVENUE, SAYREVILLE, ALSO KNOWN AS LOT 0.02 IN BLOCK 168.09 AS SHOWN ON THE BOROUGH OF SAYREVILLE TAX MAP SHEET NUMBER, ALSO KNOWN AS LOTS 21 THRU 28 IN BLOCK C AS SHOWN ON THE FIELD MAP REFERENCED ABOVE IN NOTE 1.
 - PROPERTY IS LOCATED IN THE R-7 SINGLE FAMILY RESIDENTIAL ZONE.
 - TOTAL TRACT AREA IS 0.28710 SF, OR 0.144 ACRE.
 - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREA IS LOCATED OUTSIDE OF ANY SPECIAL FLOOD ZONE).
 - THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
 - IF THIS DOCUMENT DOES NOT CONTAIN A WRITTEN PERMISSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY BE ALTERED.
 - NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
 - DO NOT SCALE DIMENSIONS FOR LOCATION OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE DEMONSTRATED ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
 - THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS OR ON-DRAWN, STANDARD USES. ALL CONDITIONS OF APPROVAL HAVE BEEN EXAMINED AND THE DRAWINGS MARKED "CHECKED FOR CONSTRUCTION AND DETAILED." THEREAFTER.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
 - CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
 - ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON AN ASSUMED DATUM LOCAL BENCHMARK TO A FIN. NAD. SCL IN THE INTERSECTION OF McCUTCHEON AVENUE WITH BISSETT STREET. ELEVATION = 140.00 (ASSUMED).
 - PROPOSED IMPROVEMENTS WILL RESULT IN A BE MINIMAL INCREASE IN STORMWATER RUNOFF. THEREFORE, NO ON-SITE DETENTION IS REQUIRED.

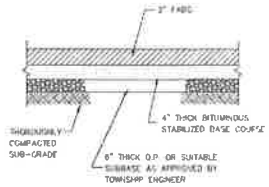
COVER SHEET
McCUTCHEON AVENUE
TAX LOT 5.02, BLOCK 168.09
BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NJ

JPD ENGINEERING
 756 JACKSON ROAD, STEWARTSVILLE, NJ, 08886
732-258-5246

Revisions: _____

JOHN P. DUPONT DATE: 3-21-2021
 NEW JERSEY PROFESSIONAL ENGINEER No. 38617

Sheet No. 1 OF 4	Job No. -	Scale 1"=20'	Name: ELL	Map No.	Date 03/21/2021
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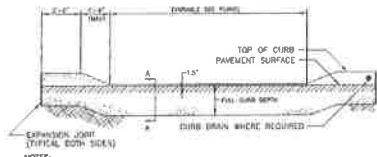
TYPICAL PAVEMENT SECTION
NOT TO SCALE



DETAIL OF CAPPING EXISTING
LATERAL IF NOT REUSED

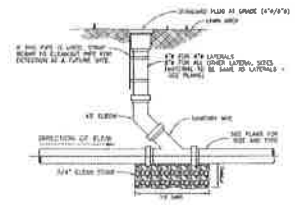


SECTION A-A

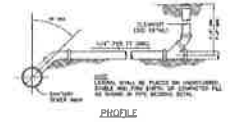


NOTES:
1) ALL MATERIALS AND METHODS TO BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS.

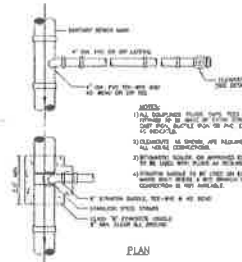
DEPRESSED CURB
N.T.S.



IN-LINE CLEANOUT
N.T.S.

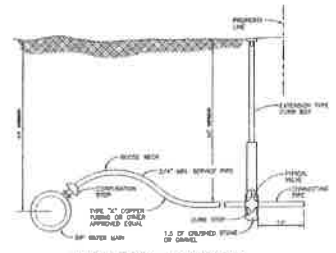


PROFILE

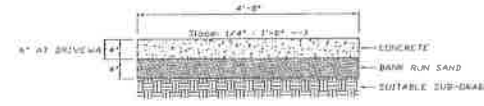


PLAN

LATERAL CONNECTION (4\"/>



HOUSE SERVICE CONNECTION
N.T.S.



SIDEWALK DETAIL
N.T.S.

CONCRETE SIDEWALK CONSTRUCTION DETAILS

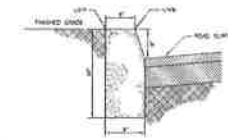
1) CURB RAMP TYPES 1 THROUGH 6: CURB RAMP TYPES 1 THROUGH 6 SHALL BE CONSTRUCTED AS SHOWN. CURB RAMP TYPES 1 THROUGH 4 SHALL BE CONSTRUCTED WITH A 4\"/>

2) DEPRESSED CURB AND CHANNEL: DEPRESSED CURB AND CHANNEL SHALL BE CONSTRUCTED AS SHOWN. THE CURB SHALL BE 4\"/>

3) CONCRETE SIDEWALK: CONCRETE SIDEWALK SHALL BE CONSTRUCTED AS SHOWN. THE SIDEWALK SHALL BE 4\"/>

CONCRETE SIDEWALK
4\"/>

CONSTRUCTION DETAILS

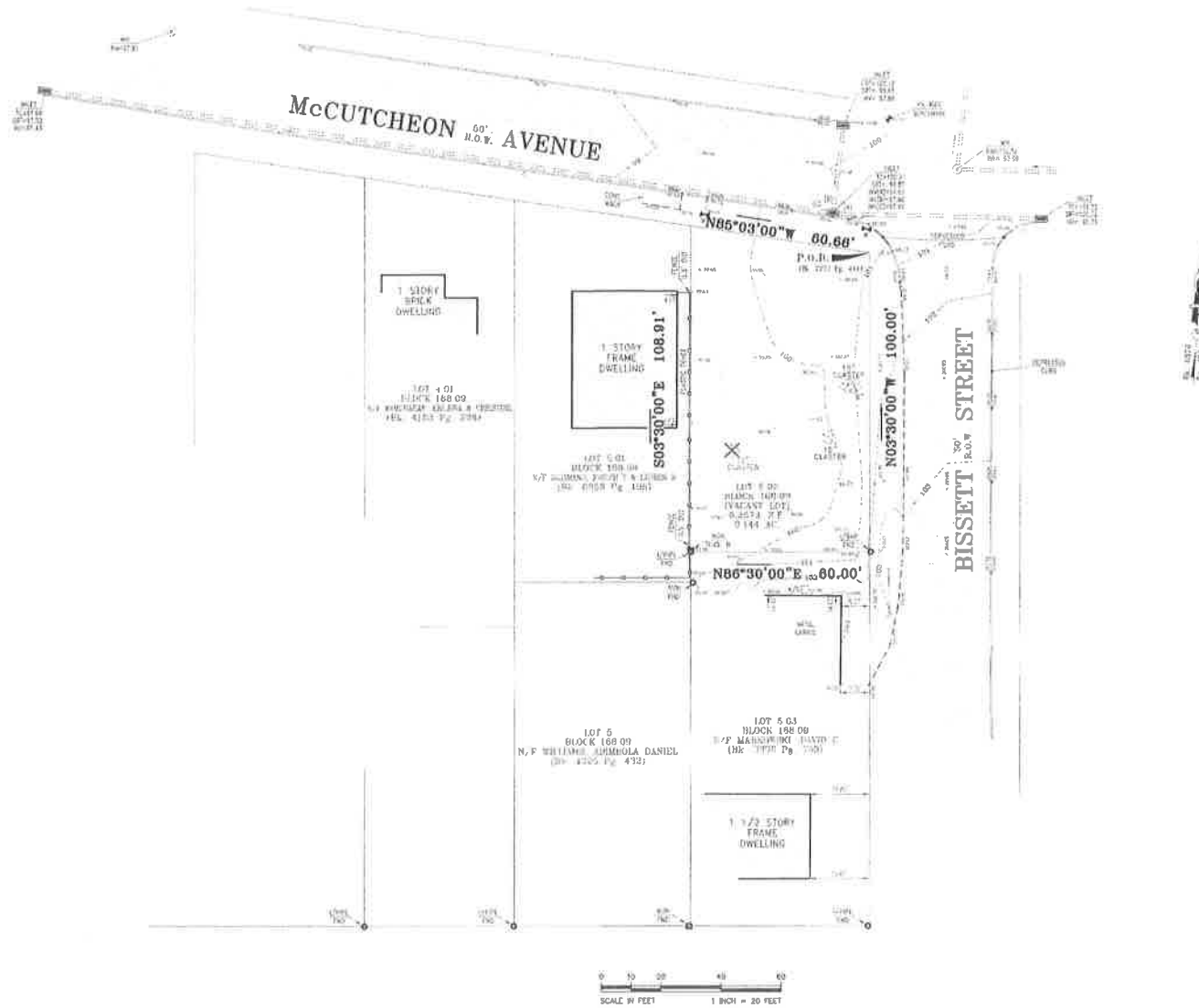


CONCRETE CURB (20\"/>

STANDARD DETAILS
McCUTCHEON AVENUE
TAX LOT 5.02, BLOCK 168.09
BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NJ

JPD ENGINEERING
756 JACKSON ROAD, STEWARTSVILLE, NJ 08886
732-259-5248

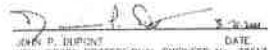
Revisions:		 JOHN P. DUPONT NEW JERSEY PROFESSIONAL ENGINEER No. 38617		DATE	03/21/2021
Sheet No.	Job No.	Scale	Name	Map No.	Date
4 OF 4		1"=20'	EEJ		03/21/2021



GENERAL NOTES

1. THIS PLAN IS PREPARED FROM A FIELD SURVEY PERFORMED BY JAMES P. DEERY, LICENSED L.S. DATED 03-19-2021. BEARING, DISTANCES AND DISTANCES OBTAINED FROM DEED BOOK BOOK EASE, PAGE 483. THIS SURVEY IS INCORPORATED IN THIS MAP.
2. ADJACENT LOTS ARE INCORPORATED FROM THE BOROUGHS OF EATENTON, NEW JERSEY. ALSO KNOWN AS LOT 0.02 IN BLOCK 188.09 AS SHOWN ON THE BOROUGHS OF EATENTON TAX MAP SHEET NUMBER 1. ALSO KNOWN AS LOTS 21 THRU 28 IN BLOCK C AS SHOWN ON THE FIELD MAP REFERENCED ABOVE IN NOTE 1.
3. THIS PROPERTY IS LOCATED IN THE R-7 SINGLE FAMILY RESIDENTIAL ZONE.
4. TOTAL TRACT AREA IS 8,267.18 S.F. OR 0.144 ACRES.
5. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREA IS LOCATED OUTSIDE OF ANY SPECIAL FLOOD ZONE).
6. THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
7. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED PROFESSIONAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED. NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NON-EXISTENCE OF ANY WELLS OR WETLANDS. THE CLIENT SHOULD RESOLVE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
8. DO NOT SCALE DIMENSIONS FOR LOCATIONS OF ADJACENT STRUCTURES AND TYPICAL PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN. CHECKED.
9. THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL TAKEOUT".
10. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN GATHERED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO THE SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS TO VERIFY EXISTING UTILITIES ARE TO BE CHANGED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
11. CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL ENGINEER IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
12. ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON AN ASSUMED LOCAL BENCHMARK IS A P.N. 141 IN THE INTERSECTION OF McCUTCHEON AVENUE WITH BISSETT STREET. ELEVATION = 100.00 (ASSUMED).
13. PROPOSED IMPROVEMENTS WILL RESULT IN A DE MINOR INCREASE IN STORMWATER RUNOFF. THEREFORE NO ON-SITE DETENTION IS REQUIRED.

LEGEND			
- - -	EXISTING SPOT ELEVATION	- - -	PROPOSED CONTOUR
- - -	EXISTING GROUND ELEVATION	- - -	PROPOSED SPOT ELEVATION
- - -	EXISTING CENTERLINE ELEVATION	- - -	EXISTING PAVEMENT ELEVATION
- - -	EXISTING TOP OF CURB ELEVATION	- - -	EXISTING GRAVEL ELEVATION
- - -	EXISTING BOTTOM OF CURB ELEVATION	- - -	EXISTING MAINTENANCE ELEVATION
- - -	EXISTING DECREASED CURB	- - -	EXISTING FENCE ELEVATION
- - -	EXISTING SANITARY MANHOLE	- - -	EXISTING CONCRETE ELEVATION
- - -	EXISTING FIRE HYDRANT	- - -	EXISTING TOP OF GRAVE ELEVATION
- - -	EXISTING TIE-IN MANHOLE	- - -	EXISTING INVERT
- - -	EXISTING GUY WIRE	- - -	EXISTING SPOT ELEVATION
- - -	EXISTING UTILITY POLE	- - -	EXISTING CURB OF PAVEMENT ELEVATION
- - -	EXISTING WATER VALVE	- - -	EXISTING TOP OF WALL
- - -	EXISTING GAS VALVE	- - -	EXISTING BOTTOM OF WALL
- - -	EXISTING TREE AND SIZE	- - -	
- - -	EXISTING TOP OF SLOPE	- - -	
- - -	EXISTING BOTTOM OF SLOPE	- - -	

EXISTING CONDITIONS PLAN McCUTCHEON AVENUE TAX LOT 5.02, BLOCK 188.09 BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NJ					
JPD ENGINEERING 756 JACKSON ROAD, STEWARTSVILLE, NJ, 08886 732-259-5246					
Revisions:			 JAMES P. DEERY DATE NEW JERSEY PROFESSIONAL ENGINEER NO. 38517		
Sheet No. 2 OF 4	Job No. -	Scale 1"=20'	Name EEJ	Map No.	Date 03/21/2021