

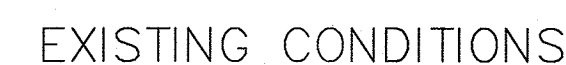
1. THE PURPOSE OF THIS GRADING PLAN IS TO ADD GRADING PLAN
APPROVAL FOR THE CONSTRUCTION OF NEW ADDITIONS TO AN
EXISTING SINGLE STORY SINGLE FAMILY DWELLING.
2. PROPOSED EXPANSION INCLUDES AN ADDITIONAL BEDROOM.
3. PLAN REFERENCE TO THE EXISTING LOT OF 1.00 ACRES OF LOT 10, WOOD RD.,
SITUATED IN THE TOWNSHIP OF EVESHAM, COUNTY OF BURLINGTON,
NEW JERSEY DATED 05/07/2018 AND PREPARED BY EWING ASSOCIATES.
4. THIS PLAN IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE
SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
5. BLOCK AND LOT NUMBERS TAKEN FROM THE TAX MAPS OF EVESHAM
TOWNSHIP.
6. A REVIEW OF THE NJDEP GEOWEB WAS PERFORMED BY EWING
ASSOCIATES. THERE DOES NOT APPEAR TO BE ANY WETLANDS,
WETLAND BUFFERS, STREAM ENCROACHMENTS AND OR FLOODPLAINS
ON THE LOT. NO HYDRIC SOILS ARE PRESENT WITHIN 150' OF THE LIMIT
OF DISTURBANCE.
7. EXISTING UTILITIES ARE TO BE UTILIZED.
8. VERTICAL DATUM IS ASSUMED

ZONE: MD-1 MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY DWELLING / HOUSE ADDITIONS

	REQUIRED	EXISTING	COMMENTS	PROPOSED	COMMENTS
MIN. LOT SIZE	10,000 S.F.	10,076 S.F.	CONFORMING	11,250 S.F.	CONFORMING
MIN. LOT WIDTH	80 FT	71.9 FT	NON-CONFORMING**	71.9 FT	NON-CONFORMING**
MIN. BUILDING SETBACKS					
FRONT YARD	25 FT	31.44 FT	CONFORMING	31.44 FT	CONFORMING
SIDE YARD	10 FT	9.89 FT	NON-CONFORMING**	9.89 FT	NON-CONFORMING**
REAR YARD	25 FT	78.50 FT	CONFORMING	58.35 FT	CONFORMING
MAX. IMPERVIOUS COVERAGE	45%	21.4% (2,153.65 SF)	CONFORMING	26.1% (2,630 SF)	CONFORMING
MIN. OPEN SPACE	>20%	>20%	CONFORMING	>20%	CONFORMING
MAX. BUILDING HEIGHT	35 FT	< 35 FT	CONFORMING	< 35 FT	CONFORMING

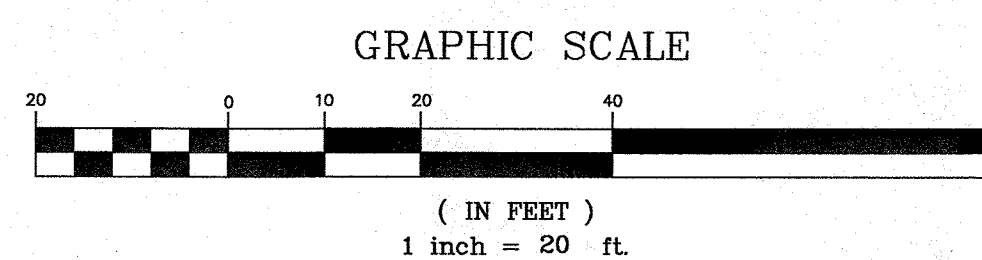
VARIANCES:

NO VARIANCES REQUESTED, ALL NON-CONFORMING ELEMENTS ARE OF A PRE-EXISTING CONIDITON.



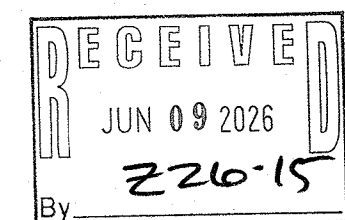
LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA AND AT HIS OWN EXPENSE TO VERIFY THE LOCATION, SIZE, DEPTH AND CHARACTER OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL UTILITY COMPANIES. THE CONTRACTOR TO CALL 1-800-272-1200 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THIS DOCUMENT IS THE PROPERTY OF S.E. ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, SALE OR OTHER DISPOSITION OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED WITHOUT THE CONSENT OF ENGINE ASSOCIATES.

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X 98 EXISTING SPOT ELEVATION
 X 99.55 PROPOSED SPOT ELEVATION
 —98— EXISTING CONTOUR
 —100— PROPOSED CONTOUR
 DRAINAGE DIRECTION

OWNER/APPLICANT: TODD BRYAN
22 BETTLEWOOD RD
MARLTON, NJ, 08053



GREGORY J. SIMONDS, P.E.

NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 46666

CONSTRUCTION CHECK

1

CONCLUSIONS

710

10.	
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LEWING ASSOCIATES
ENGINEERS AND SURVEYORS
9000B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312
PHONE: (856) 881-4931

PLOT & GRADING PLAN:
22 BETTLEWOOD ROAD
BLOCK 27.11, LOT 31
EVESHAM TOWNSHIP, BURLINGTON COUNTY, NJ

PLAN & GRADING PLAN

DB NO:	026-174
DATE:	06/04/26
SCALE:	1"=20'
DRAWN BY:	J.G.T

SHEET: 1 OF 1