

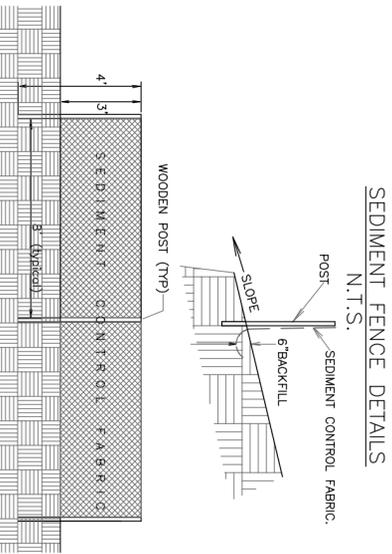
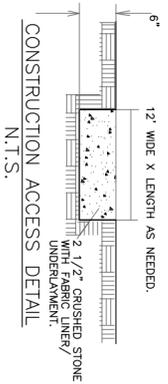
LOT COVERAGE SUMMARY:

ZONE: RA-100 RESIDENTIAL
 LOT AREA= 26,101 S.F. (PER SURVEY)
 MAXIMUM LOT COVERAGE = 30%= 7,830 S.F.

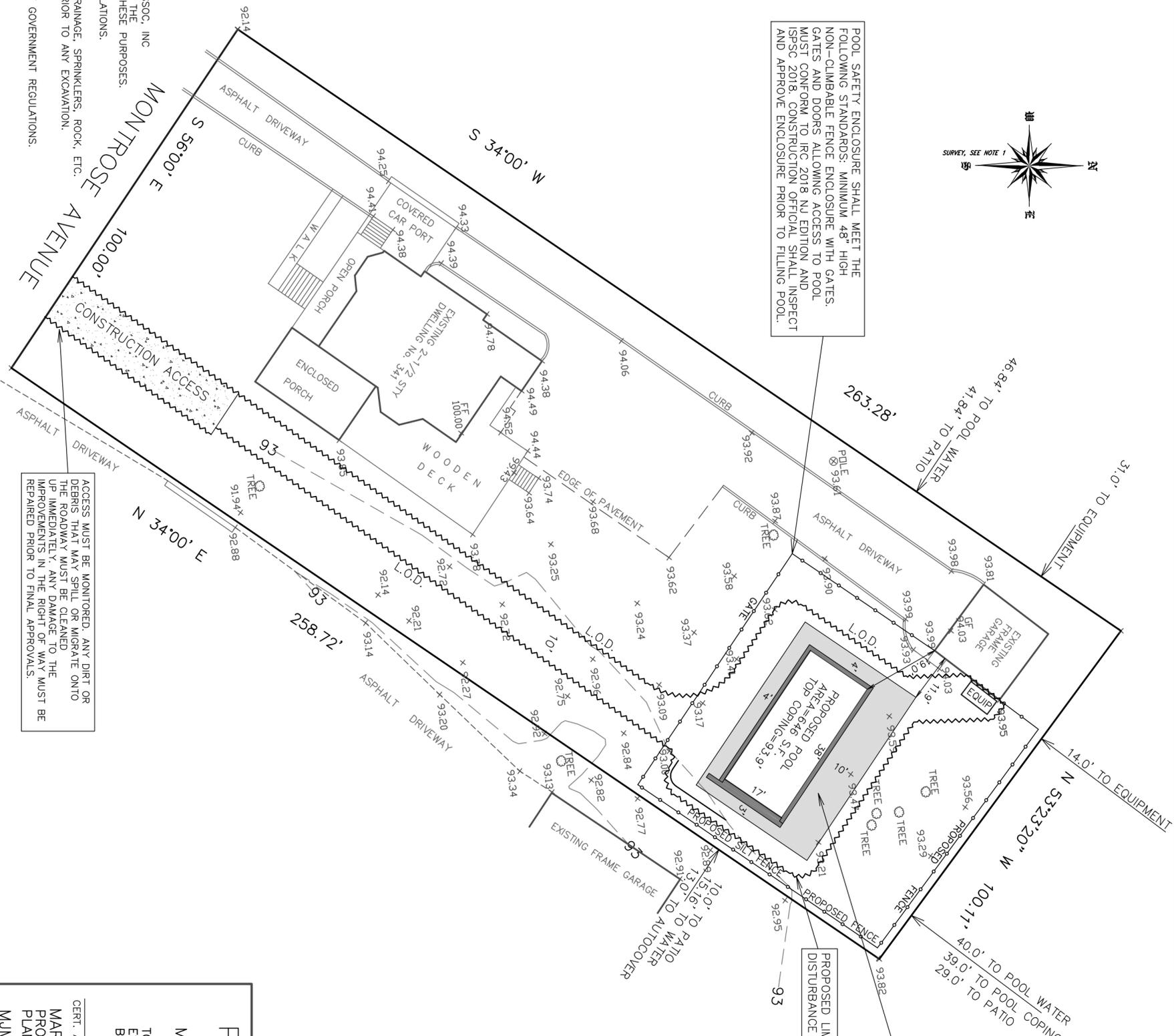
DESCRIPTION	EXISTING	PROPOSED
HOUSE	1322 SF	1322 SF
ENCLOSED PORCH	403 SF	403 SF
DETACHED GARAGE	406 SF	406 SF
FRONT COV. PRCH & STEPS	302 SF	302 SF
COVERED CAR PORT	281 SF	281 SF
DRIVEWAY (EXCL CAR PORT)	4097 SF	4097 SF
FRONT WALK	83 SF	83 SF
WOODEN DECK	813 SF	813 SF
POOL		646 SF
POOL COPING/COVER		140 SF
POOL PATIO		804 SF
TOTALS	7,707 SF	9,297 SF

EXISTING LOT COVERAGE= 29.53%
 PROPOSED LOT COVERAGE= 35.62 %

PROPOSED DISTURBANCE AREA = 4687 S.F.



POOL SAFETY ENCLOSURE SHALL MEET THE FOLLOWING STANDARDS: MINIMUM 48" HIGH NON-ClimBABLE FENCE ENCLOSURE WITH GATES, GATES AND DOORS ALLOWING ACCESS TO POOL MUST CONFORM TO IRC 2018 NJ EDITION AND ISPSIC 2018. CONSTRUCTION OFFICIAL SHALL INSPECT AND APPROVE ENCLOSURE PRIOR TO FILLING POOL.



ACCESS MUST BE MONITORED. ANY DIRT OR DEBRIS THAT MAY SPILL OR MIGRATE ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY. ANY DAMAGE TO THE IMPROVEMENTS IN THE RIGHT OF WAY MUST BE REPAIRED PRIOR TO FINAL APPROVALS.

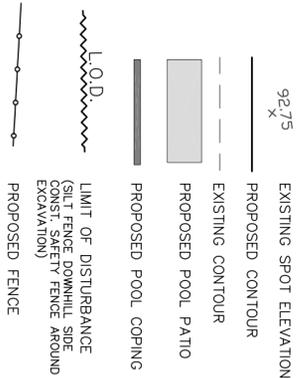
PROPOSED POOL PATIO SHALL PITCH A MINIMUM OF 1/4" PER FOOT AWAY FROM POOL & HOUSE. PATIO AREA= 659 SqFt.

PROPOSED LIMIT OF DISTURBANCE DISTURBANCE AREA= 4687 S.F.

NOTES:

- 1) THIS MAP IS A POOL GRADING PLAN ONLY AND NOT A SURVEY. ALL BOUNDARY AND BUILDING LOCATION IS TAKEN FROM A SURVEY PREPARED BY WILLIAM SWIFT, PLS, WM. DIMARZO & SON, ASSOC. INC UNION, NJ AND DATED MAY 12, 2020. SURVEY PROVIDED BY OWNER. BY PROVIDING THIS SURVEY THE PROPERTY OWNER ASSUMES ALL RESPONSIBILITY FOR THE RIGHT TO UTILIZED THIS SURVEY FOR THESE PURPOSES.
- 2) POOL AND FENCE CONSTRUCTION MUST CONFORM WITH ALL PERTINENT STATE AND LOCAL REGULATIONS. FENCE ENCLOSURE MUST BE APPROVED BY CONSTRUCTION OFFICIAL PRIOR TO FILLING POOL.
- 3) THE LOCATION OF ALL OVERHEAD OR SUBSURFACE CONDITIONS, UTILITIES, ELEC., GAS, WATER, DRAINAGE, SPRINKLERS, ROCK, ETC. ARE NOT SHOWN ON THIS PLAN. CONTRACTOR REQUIRED TO LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- 4) SEE POOL COMPANY FOR DETAILED SPECIFICATIONS ON POOL CONSTRUCTION.
- 5) ALL POOL OPERATIONS SHALL CONFORM TO N.J.D.E.P. REGULATIONS AND ANY OTHER PERTINENT GOVERNMENT REGULATIONS.
- 6) EXISTING TOPOGRAPHIC ELEVATIONS BASED ON AN ASSUMED DATUM AS SHOWN. FIRST FLOOR = 100.00'
- 7) THIS PLAN DOES NOT INCLUDE THE STRUCTURAL DESIGN OF THE POOL STRUCTURE.
- 8) ESTIMATED VOLUME OF EXCESS EXCAVATED SOIL TO BE TRUCKED OFF SITE IS 150 C.Y.. SOIL VOLUME ESTIMATE FOR PERMIT PURPOSES ONLY. CONTRACTOR TO CALCULATE SOIL VOLUMES FOR THEIR OWN PURPOSES.
- 9) SPECIAL ATTENTION SHALL BE PAID TO GRADING OF SWALES TO INSURE RUN-OFF DOES NOT ADVERSELY IMPACT THE DWELLING AND ADJACENT LOTS.
- 10) ITS IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT SILT FENCING REMAINS IN PLACE THROUGHOUT THE CONSTRUCTION PHASE AND SHALL NOT BE REMOVED UNTIL SUCH TIME AS THE PROPERTY IS STABILIZED.
- 11) FENCING FOR POOL ENCLOSURE SHALL BE CODE COMPLIANT AND MEET NATIONAL SWIMMING REGULATIONS, LOCAL BUILDING CODES AND TOWNSHIP ORDINANCES.
- 12) ANY CURB, SIDEWALKS, UTILITIES, ROADWAY, AND/OR PAVEMENT DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED AND APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 13) ALL CONSTRUCTION APPROVALS AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY SUBJECT TO FINAL INSPECTION BY THE TOWNSHIP ENGINEER & BUILDING DEPT. OFFICIAL.

LEGEND:



POOL SITE PLAN

for
McGARRY RESIDENCE
 situated in
 TOWNSHIP SOUTH ORANGE VILLAGE,
 ESSEX COUNTY, NEW JERSEY.
 Being known as Lot 21, Block 604

CERT. AUTH#24GA28280500 NJPLS & PE #24GB031272

MARK J. MANTYLA, MEMBER
 PROFESSIONAL ENGINEER,
 PLANNER & LAND SURVEYOR.
 MJM SURVEYING & ENGINEERING, LLC
 139 West Mountain Road,
 Sparta, N.J. 07871
 Cell No. 973-222-6986

DATE: August 05, 2020
 REVISED: October 28, 2020-pool to garage dimension.
 -north arrow.

