

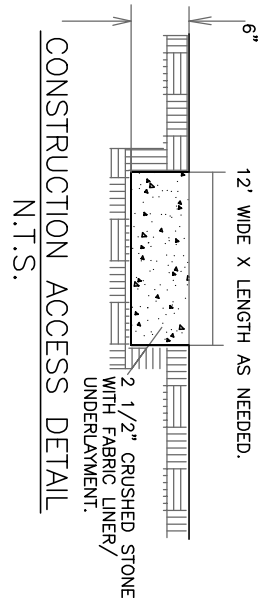
LOT COVERAGE SUMMARY:

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

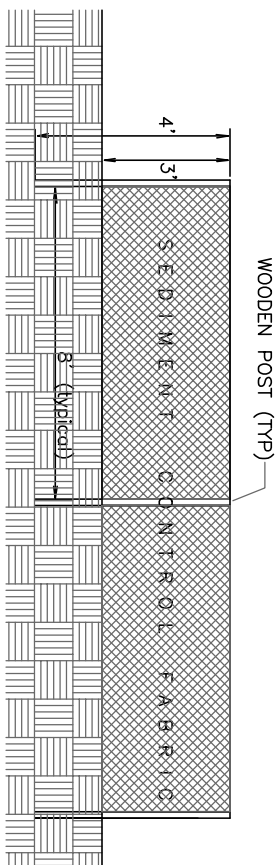
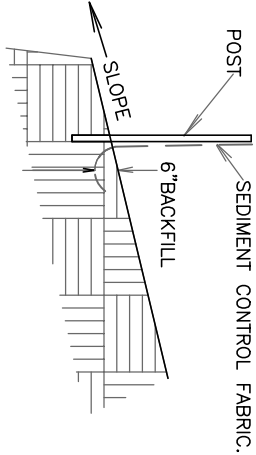
DESCRIPTION	EXISTING	PROPOSED
HOUSE	1322 SF	1322 SF
ENCLOSED PORCH	403 SF	403 SF
DETACHED GARAGE	406 SF	406 SF
FRONT COV. PORCH & STEPS	302 SF	302 SF
COVERED CAR PORT	281 SF	281 SF
DRIVEWAY (EXCL CAR PORT)	4097 SF	4097 SF
FRONT WALK	83 SF	83 SF
WOODEN DECK	813 SF	813 SF
POOL		646 SF
POOL COPING/COVER		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.



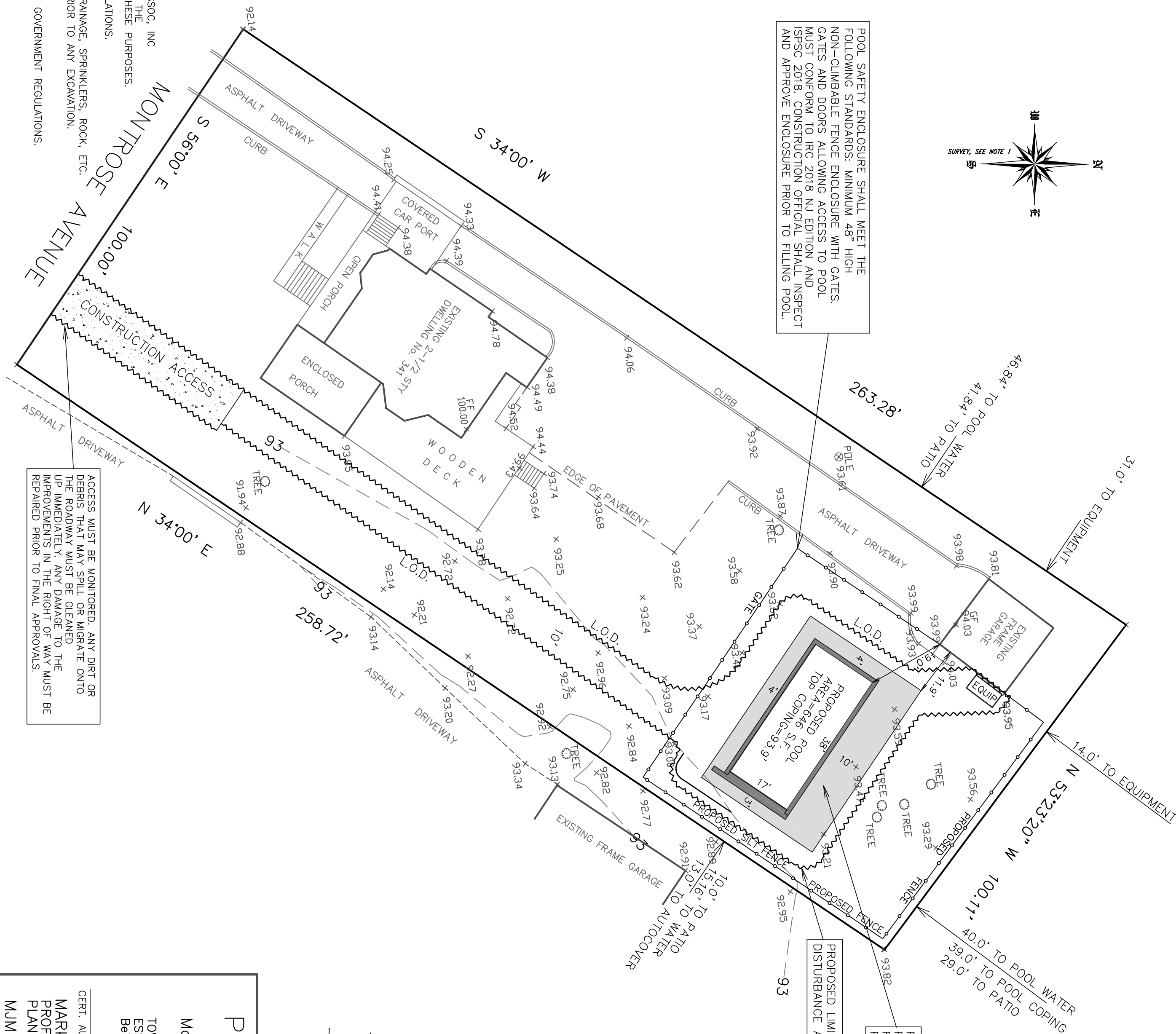
SEDIMENT FENCE DETAILS

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NOTES:

- 1) THIS MAP IS A POOL-RAPIDING 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.
- 9) 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 SLIT 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 DEPTS. AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY SUBJECT TO FINAL INSPECTION BY THE TOWNSHIP ENGINEER & BUILDING DEPT. OFFICIAL.



LEGEND:

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- The diagram illustrates a proposed pool coping and fence layout. At the top, a horizontal line represents the 'EXISTING SPOT ELEVATION' with a value of 92.75. Below this, a dashed line indicates the 'EXISTING CONTOUR'. A solid grey rectangle represents the 'PROPOSED POOL PATIO'. A thick grey line below the patio represents the 'PROPOSED POOL COPING'. Further down, a wavy line labeled 'L.O.D.' (Limit of Disturbance) is shown. Below the LOD, a dashed line represents the 'LIMIT OF DISTURBANCE (SLIT FENCE, DOWNHILL SIDE CONST. SAFETY FENCE AROUND EXCAVATION)'. At the bottom, a line with cross-ticks represents the 'PROPOSED FENCE'.

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

Sparta, N.J. 07871

Cell No. 973-222-6986

DATE: August 05, 2020

REVISED: October 28, 2020—pool to garage dimension

—north arrow

SCALE: 1 inch=20 feet

