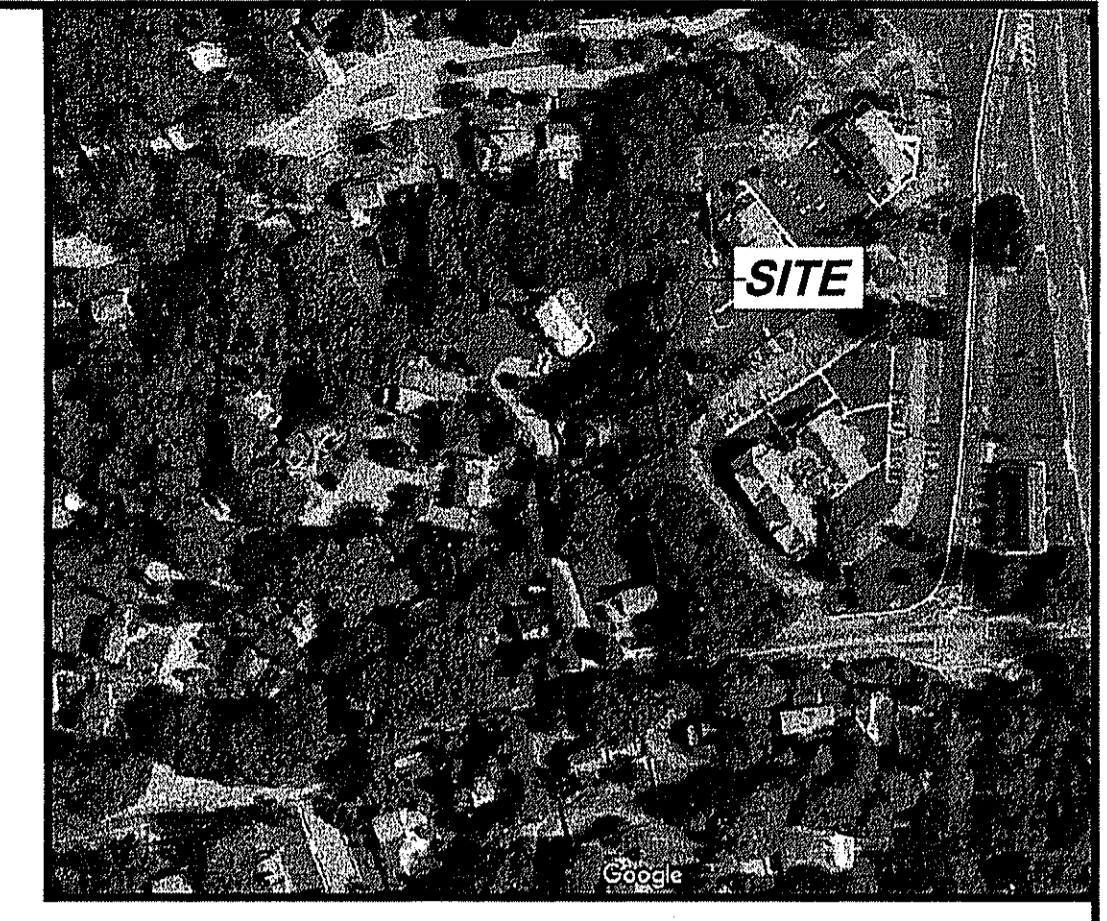


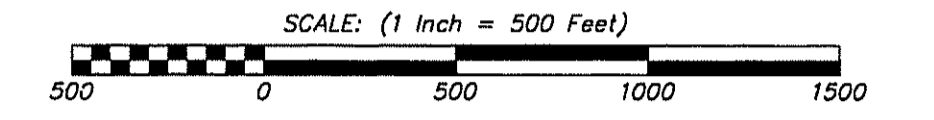
IMPERVIOUS COVERAGE CALCULATIONS

EXISTING IMPERVIOUS COVERAGE	
DWELLING	= 2,223 SQUARE FEET
PAVER DRIVEWAY	= 892 SQUARE FEET
PAVER WALKWAY	= 159 SQUARE FEET
A/C UNITS	= 18 SQUARE FEET
TOTAL	= 3,292 SQUARE FEET

PROPOSED IMPERVIOUS COVERAGE	
EX. DWELLING	= 2,223 SQUARE FEET
EX. PAVER DRIVEWAY	= 892 SQUARE FEET
EX. PAVER WALKWAY	= 159 SQUARE FEET
EX. A/C UNITS	= 18 SQUARE FEET
PROP. POOL COPING	= 120 SQUARE FEET
PROP. PAVER PATIO (50% OF 2,298)	= 1,148 SQUARE FEET
PROP. CONCRETE PAD (FOR FILTER & EQUIP.)	= 16 SQUARE FEET
PROP. RETAINING WALL	= 86 SQUARE FEET
PROP. POOL CABANA BUILDING	= 1,369 SQUARE FEET
PROP. CABANA STEPS	= 44 SQUARE FEET
TOTAL	= 6,054 SQUARE FEET

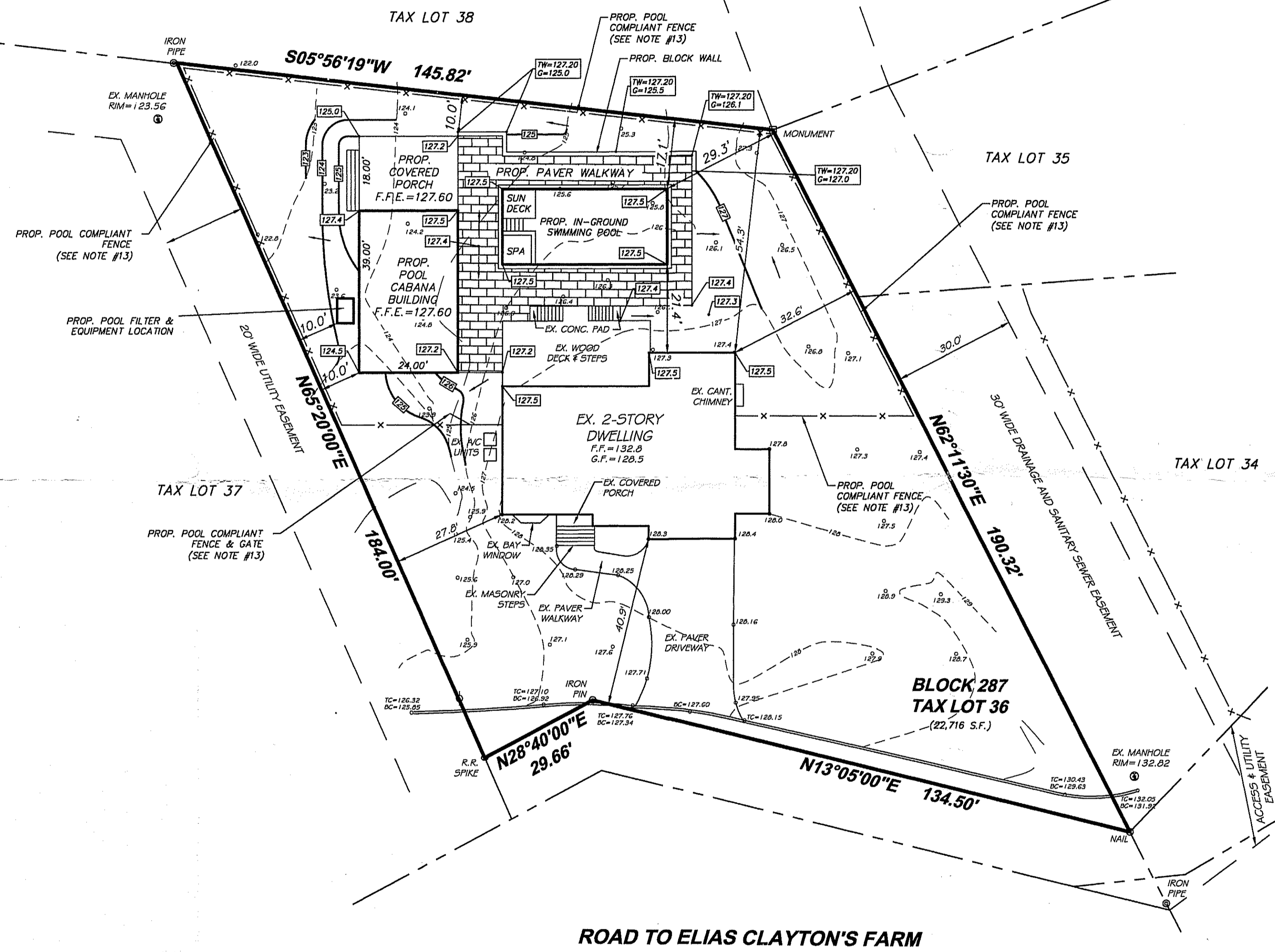


LOCATION MAP



GENERAL NOTES:

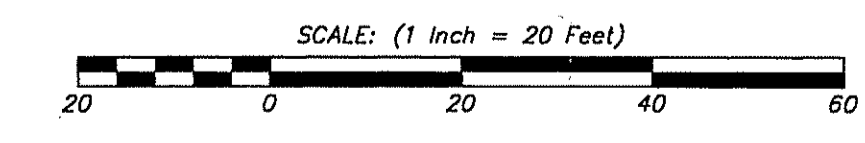
- PROPERTY BEING KNOWN AS BLOCK 287, TAX LOT 36 WITHIN THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, AS SHOWN ON MARLBORO TOWNSHIP TAX MAP SHEET 114. THE PROPERTY CONTAINS APPROXIMATELY 22,716 SQUARE FEET.
- OUTBOUND, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "ASBUILT PLAN, TAX MAP SHEET #114, LOT 36, BLOCK 287, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY DW SMITH ASSOCIATES, LLC, DATED DEC. 14, 2016. TOPOGRAPHY IS IN ACCORDANCE WITH THIS PLAN AND IS BASED UPON NAVD 88 DATUM.
- THE PROPERTY LIES OUTSIDE OF THE 0.2% (500-YEAR) FLOOD HAZARD AREA (LIES WITHIN ZONE X UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C0135F, EFFECTIVE DATE SEPTEMBER 25, 2008.
- NO VERIFIED FRESHWATER WETLANDS ARE WITHIN THE AREA OF PROPOSED SITE DEVELOPMENT, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOWEB SERVICE.
- THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING, PAVER DRIVEWAY, DECK AND OTHER ANCILLARY STRUCTURES & UTILITIES.
- PROPOSED IMPROVEMENTS CONSIST OF INSTALLING AN IN-GROUND SWIMMING POOL WITH POOL CABANA BUILDING WITH WALKWAY AREAS, FENCING AND FILTER/POOL EQUIPMENT.
- PROPOSED SWIMMING POOL AND POOL CABANA BUILDING, SHAPE AND LOCATION ARE BASED UPON SCHEMATIC PLANS BY CIRANGLE ARCHITECTS, DATED 9/20/19, AND INFORMATION PROVIDED BY THE CLIENT.
- THE PROPOSED RETAINING WALLS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C1372, STANDARD SPECIFICATIONS FOR SEGMENTAL RETAINING WALL UNITS AND THE MANUFACTURER'S SPECIFICATIONS. ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ALLAN BLOCK CORPORATION COMMERCIAL INSTALLATION MANUAL FOR ALLAN BLOCK RETAINING WALLS OR APPROVED EQUAL AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR SHALL FINISH GRADE THE AREA AROUND THE IN-GROUND SWIMMING POOL, POOL HOUSE AND DWELLING IN A MANNER WHICH PROVIDES POSITIVE OVERLAND STORMWATER RUNOFF/FLOW AWAY FROM THE POOL, POOL HOUSE AND DWELLING.
- ALL AREAS NOT DESIGNATED FOR WALKWAY, POOL EQUIPMENT, POOL HOUSE AND/OR THE IN-GROUND SWIMMING POOL SHALL BE STABILIZED IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE LOCAL SOIL CONSERVATION DISTRICT.
- ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN AS PART OF THIS APPLICATION, UNLESS NOTED OTHERWISE.
- THE PROPOSED IN-GROUND SWIMMING POOL AND ASSOCIATED UTILITIES/AMENITIES SHALL COMPLY WITH THE CODE BOOK OF THE TOWNSHIP OF MARLBORO AND THE INTERNATIONAL RESIDENTIAL CODE (IRC), NEW JERSEY EDITION, LATEST REVISED.
- THE PROPOSED POOL SHALL BE ENCLOSED BY A NON-CLIMBABLE BARRIER AT LEAST 4 FEET IN HEIGHT, WHICH IS EQUIPPED WITH A SELF-LOCKING MECHANISM ON ALL GATES, IN ACCORDANCE WITH TOWNSHIP AND IRC REGULATIONS, LATEST REVISED.
- SILT FENCING SHALL BE PLACED AROUND THE AREA OF DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- NO SOILS INVESTIGATION HAS BEEN PERFORMED TO CLASSIFY SOIL CHARACTERISTICS OR DETERMINE THE SEASONAL HIGH GROUNDWATER ELEVATION.
- THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
- PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.



ROAD TO ELIAS CLAYTON'S FARM

LEGEND

- - - - -125 - - - EX. CONTOUR
- 125.05 • EX. SPOT ELEVATION
- 101.2 PROPOSED SPOT ELEVATION
- 100 PROPOSED CONTOUR
- PROPOSED DIRECTION OF OVERLAND STORMWATER FLOW



IN-GROUND SWIMMING POOL & POOL CABANA BUILDING REQUIREMENTS - R-20 ZONE

MINIMUMS:	PERMITTED:	PROPOSED:
SETBACK TO SIDE PROPERTY LINE (to waters edge)	10 FT.	29.3 FT.
SETBACK TO REAR PROPERTY LINE (to waters edge)	20 FT.	17.1 FT. **
SETBACK TO DWELLING (to waters edge)	10 FT.	21.4 FT.
ACCESSORY BUILDING SETBACK TO SIDE PROPERTY LINE	10 FT.	10 FT.
ACCESSORY BUILDING SETBACK TO REAR PROPERTY LINE	20 FT.	10 FT. **

MAXIMUM:	PERMITTED:	PROPOSED:
LOT COVERAGE	28%	26.7% ± *
ACCESSORY BUILDING COVERAGE	550 S.F.	1,368 S.F. **
TOTAL BUILDING COVERAGE (PRINCIPAL AND ACCESSORY)	14%	15.8% ** (2,223 S.F. + 1,368 S.F. = 3,591 S.F.)

* SEE IMPERVIOUS COVERAGE CALCULATIONS
 ** VARIANCE REQUIRED

IN-GROUND SWIMMING POOL & POOL CABANA PLAN
TAX LOT 36 BLOCK 287

TOWNSHIP OF MARLBORO
 MONMOUTH COUNTY, NEW JERSEY

IN-GROUND SWIMMING POOL & POOL CABANA PLAN

Geller Sive & Company Consulting Engineers & Planners
 Civil • Site • Transportation
 Traffic • Municipal

Office Location: 958 Adelphi Road, Adelphi, NJ 07710
 Mailing Address: PO Box 249, Adelphi, NJ 07710
 Phone: 732-625-7919
 www.gellersive.com
 Certificate of Authorization No. 24CA28105200

Gary Chiang 10/24/19
GARY CHIANG DATE
 N.J. Professional Engineer No. 44469

DRAWN BY: RS	DATE: 10/24/19	SCALE: 1" = 20'	SHEET: 1 OF 1	JOB NUMBER: 2874
DESIGNED BY: MG				
CHECKED BY: RS				

File: P:\2019\Drawings\Proposals_Site_Plan\10/27/19 - 12:13 pm_Rs_gibbsie_SitePlan_Marlboro_CIA_30_2019