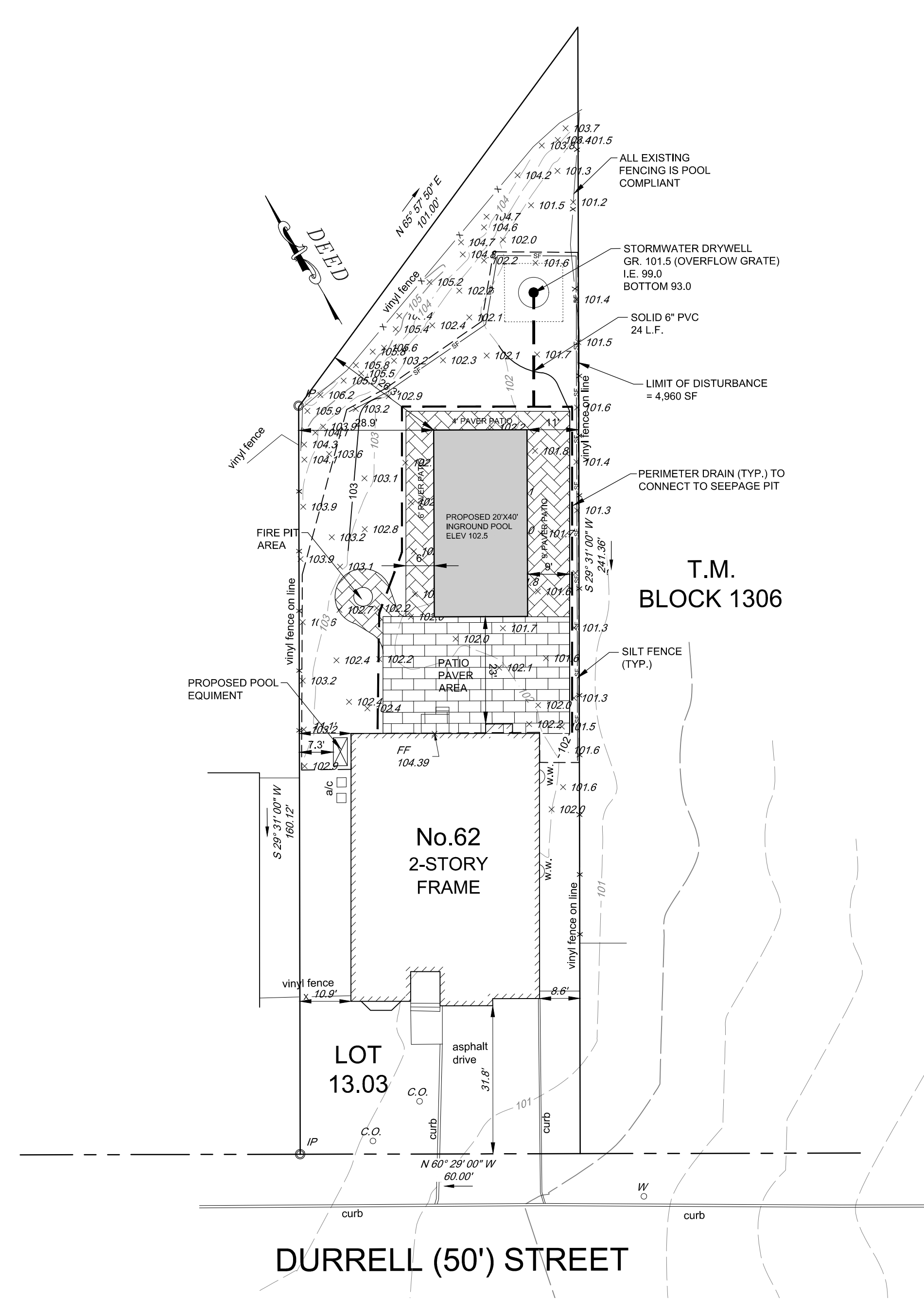
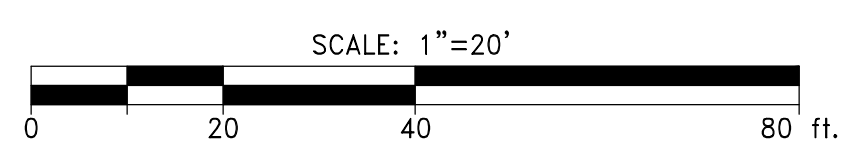


T.M. BLOCK 1306

EXISTING CONDITIONS PLAN



T.M. BLOCK 1306

PROPOSED POOL PLAN

GENERAL NOTES

- BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM SURVEY PREPARED BY OMLAND & OSTERKORN, INC. AS SHOWN ON LEFT SIDE OF THIS SHEET.
- TOPOGRAPHY SHOWN HEREON OBTAINED BY OMLAND & OSTERKORN, INC. IN OCTOBER 2020. ALL ELEVATIONS ARE BASED ON ASSUMED DATUM.
- THE DESIGN OF THE PROPOSED POOL IS TO BE COORDINATED WITH POOL CONTRACTOR/DESIGNER AND OWNER PRIOR TO CONSTRUCTION.
- ALL POOL CONSTRUCTION TO BE COORDINATED IN ACCORDANCE WITH TOWNSHIP, STATE AND BOCA REQUIREMENTS.
- THIS PLAN DOES NOT INCLUDE STAKEOUT OF PROPERTY, PROPOSED POOL, FENCING AND/OR STRUCTURES.
- FENCING AND GATES FOR THE PROPOSED POOL TO BE IN ACCORDANCE WITH TOWNSHIP, BOCA AND STATE REQUIREMENTS FOR POOL COMPLIANCE.
- GRASSED SWALES TO BE CONSTRUCTED AROUND POOL TO DIRECT STORMWATER RUNOFF AROUND POOL AREA AND THERE SHALL BE NO ADVERSE IMPACT ONTO ADJACENT PROPERTIES. CONTRACTOR TO ENSURE ADDITIONAL SURFACE RUNOFF DOES NOT FLOW OR GET TRAPPED ON ANY ADJOINING PROPERTY. PERIMETER DRAIN TO BE INSTALLED AROUND POOL TO COLLECT STORMWATER RUNOFF AND CONNECT TO SEEPAGE PIT.
- LOCATIONS OF UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE OWNER SHALL PROVIDE A COPY OF ALL PERMITS AND APPROVALS ISSUED FOR THE PROJECT TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH THE TERMS AND CONDITIONS OF ALL PERMITS, APPROVALS AND AUTHORIZATIONS ISSUED BY THE VARIOUS REGULATORY AUTHORITIES FOR THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONFIRMING WITH THE ENGINEER THAT THE PERMITS AND APPROVALS PROVIDED BY THE OWNER IS COMPLETE.
- ANY OMISSIONS IN THE STANDARD DETAILS OR LACK OF INFORMATION MUST BE BROUGHT TO THE ATTENTION OF OMLAND & OSTERKORN PRIOR TO CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICT'S REQUIREMENTS. AS NOTED ON THE PLAN, THE LIMIT OF DISTURBANCE IS UNDER 5,000 SQUARE FEET THEREFORE BESC CERTIFICATION IS NOT REQUIRED.
- ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
- SOIL MOVEMENT OPERATIONS SHALL NOT DEPOSIT SOIL ON ANY STREET, SIDEWALK OR PUBLIC PLACE OR WITHIN ANY OTHER PRIVATE PROPERTY.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE EXPENSE RELATED TO ANY RECONSTRUCTION OF PAVEMENT, CURB, SIDEWALK OR OTHER PUBLIC PROPERTY IF DAMAGED DURING CONSTRUCTION.
- THE APPLICANT SHALL ENSURE ALL DISTURBED WORK AREAS ARE STABILIZED WITH TOPSOIL, SEED, HAY AND STRAW MULCH TO ENSURE PROPERTY LAWN GROWTH.

ZONING TABLE

ITEM	REQUIRED	EXISTING	PROPOSED
Min. Lot Area	8,400 SF	12,045 SF	NO CHANGE
Min. Lot Width	70 FL	60 FL (E)	NO CHANGE
Min. Front Yard	30 FL	31.8 FL	NO CHANGE
Min. Side Yard	8 FL/18 FL (both)	8.6 FL/19.5 FL (both)	NO CHANGE
Min. Rear Yard	30 FL	70.8 FL	NO CHANGE
Max. Building Height	30 FL/2.5 stories	< 30 FL	NO CHANGE
Max. Lot Coverage	20%	19.1%	NO CHANGE
Max. Imp. Coverage	35%	27.6%	47.9% (V)
Patio Setback	5 FL	N/A	2 FL (V)
Pool Setback Requirements	Min. 10' Offset to Side Line Min. 10' Offset to Rear Line Min. 10' Offset to House Min. 5' Offset Filter to Prop. Line	N/A N/A N/A N/A	11.1 FL & 28.9 FL 26.3 FL 23 FL 7.3 FL

(E) EXISTING NON-COMFORMITY  
(V) VARIANCE REQUESTED

COVERAGE TABLE - ZONE R-70

LOT AREA = 12,045 SF
ALLOWED LOT COVERAGE = 20% (2,409 SF)
ALLOWED IMPROVED LOT COVERAGE = 35% (4,215 SF)

Existing Coverages		
Description	Area (SF)	Percentage
Dwelling	2,295	
<b>Lot Coverage</b>	<b>2,295</b>	<b>19.1%</b>
Driveway	680	
Front Walk	100	
Rear Patio	252	
<b>Total Coverage By Improvements</b>	<b>3,327</b>	<b>27.6%</b>

Proposed Coverages		
Description	Area (SF)	
Dwelling	2,295	
<b>Lot Coverage</b>	<b>2,295</b>	<b>19.1%</b>
Driveway	680	
Front Walk	100	
Rear Patio	1,000	
Pool	800	
Pool equipment	24	
Pool Patio	865	
<b>Total Coverage By Improvements</b>	<b>5,764</b>	<b>47.9%</b>
<b>Increase in Coverage</b>	<b>2,437</b>	<b>20.2%</b>

**SEEPAGE PIT DESIGN CALCULATOR**

2 inches over new impervious

**AREA CONTRIBUTING TO SEEPAGE PIT (DWELLING)**  
2540 S.F.

**VOLUME REQUIRED**  
423 C.F.

**VOLUME CAPACITY OF SEEPAGE PIT**  
6.5'

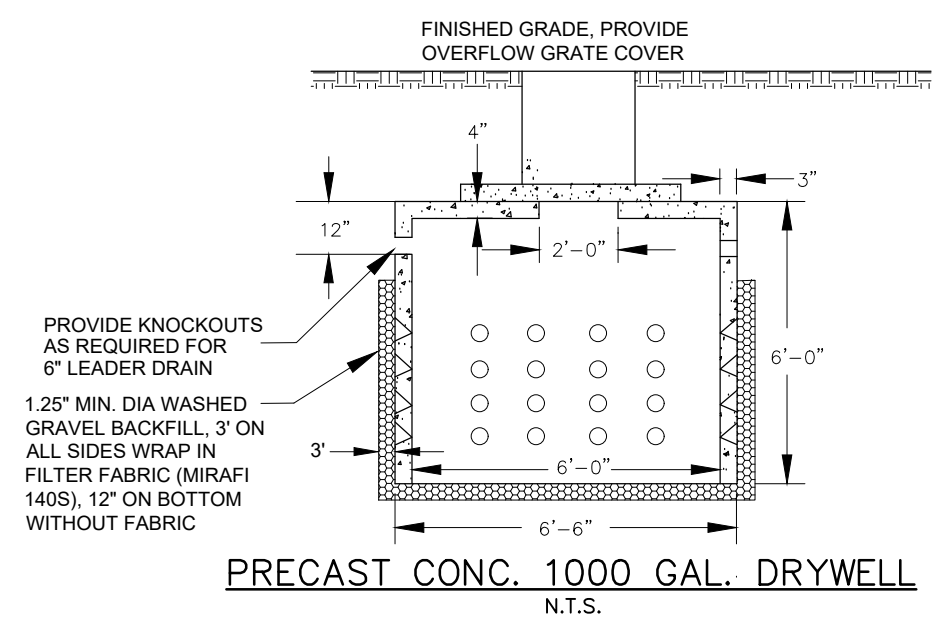
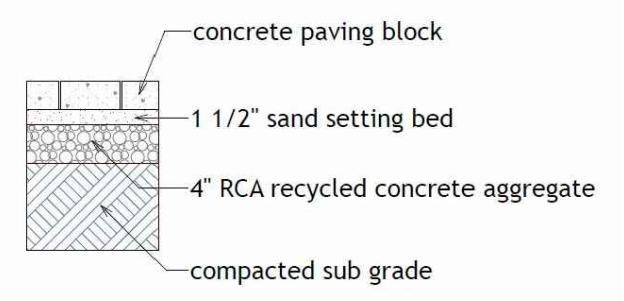
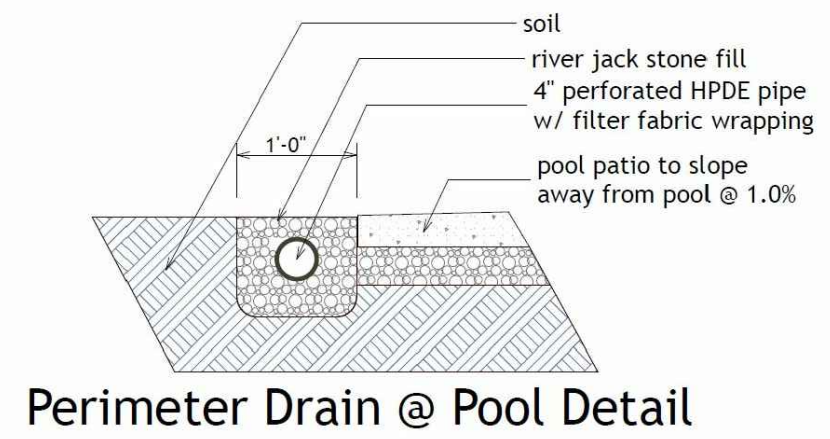
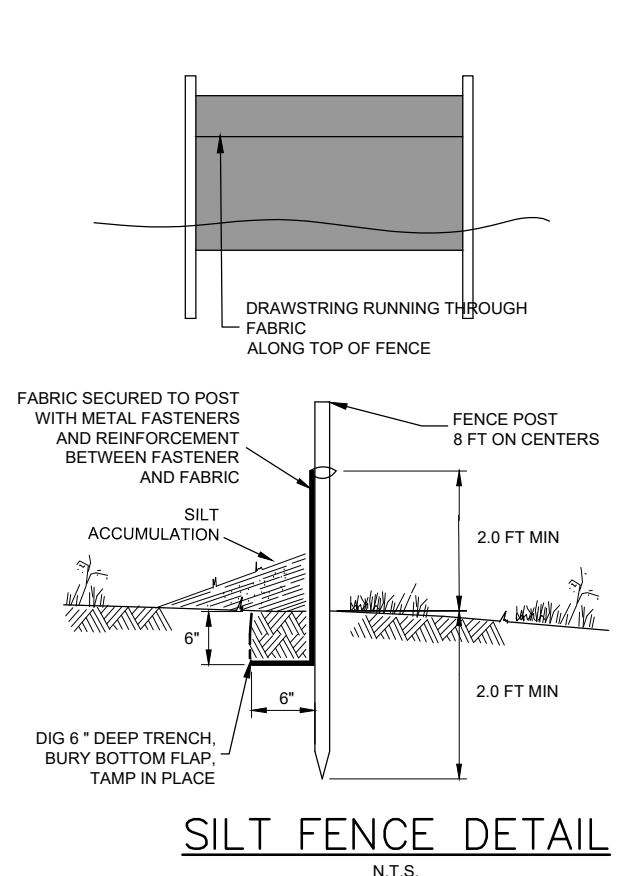
**TANK VOLUME FOR A STANDARD 1000 GALL. TANK**  
 $V_{Tank} = (\pi) (6' / 4) (\text{Depth})$   
 $V_{Tank} = 160 \text{ C.F.}$

**STONE VOLUME**  
 Volume of excavation: 12.5' x 12.5' x 6' = 937.5 C.F.  
 Less Volume of Tank = 160 C.F.  
 Net Volume of Stone = 777.5 C.F.

**STONE VOLUME TOTAL ASSUMING 40% VOIDS**  
 $V_{Stone} = 0.40 (777.5) = 311 \text{ C.F.}$

**TOTAL SEEPAGE PIT VOLUME**  
 $V_{Pit} = V_{Tank} + V_{Stone} = 473$

<b>VOLUME PROPOSED (C.F.)</b> 473	<b>VOLUME REQUIRED (C.F.)</b> 423
SYSTEM IS O.K.	



6	5	4	3	2	1
DATE: 02/05/21	REVISION	REV PER ZONING OFFICIAL LETTER DATED 2/3/21	DATE	CHD	

PROJ: 000000  
DATE: 02/05/21  
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**MLAND & OSTERKORN**  
CONSULTING ENGINEERS & SURVEYORS

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Kurtis Osterkorn, P.E.  
Professional Engineer & Professional Land Surveyor  
Lic. 24GAB28391

**PROPOSED POOL PLAN FOR**  
62 DURRELL STREET  
TAX MAP BLOCK 13.06, LOT 13.03  
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SHEET No. **1** OF **1**

