

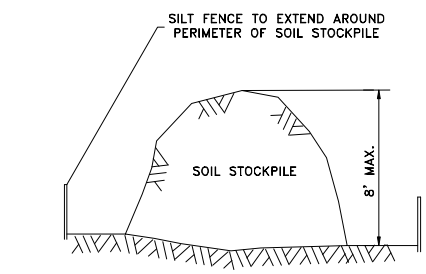
R-3 Zone				
	Required	Existing	Proposed	Variance
Lot Area	30,000 sf	30,000 sf	30,000 sf	No
Lot Width	150 ft	150.00 ft	150.00 ft	No
Setbacks				
Fnt Yd (E Rayburn)	50 ft	75.8 ft	75.8 ft	No
Fnt Yd (Shawnee)	50 ft	62.3 ft	62.3 ft	No
Side Yard	25 ft	24.1 ft	24.1 ft	No*
Rear Yard	40 ft	84.3 ft	84.3 ft	No
Bldg. Height				
Bldg. Coverage	2 1/2 sty/35 ft	-	-	-
Lot Coverage	-	2461 sf/8.2%	2500 sf/8.3%	-
Lot Coverage	20%	6081 sf/20.3%*	8142 sf/27.1%	Yes

* Existing non-conformance

LOT COVERAGE CALCULATIONS

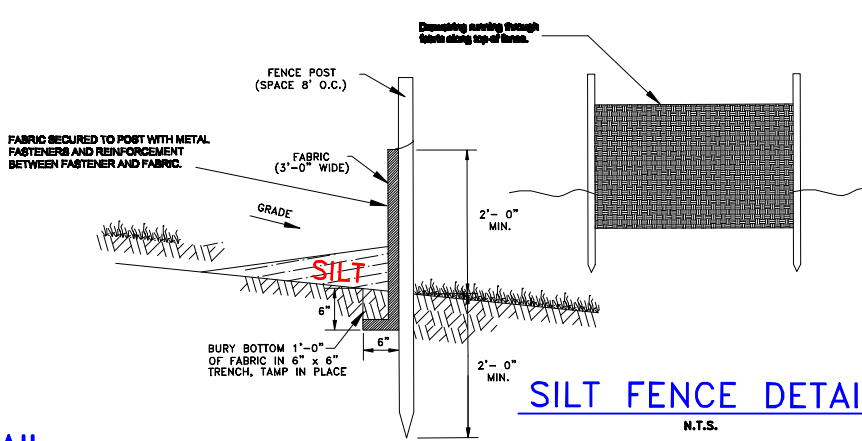
EXISTING DWELLING	2258 sf	PROPOSED DWELLING	2258 sf
SHED	203	SHED	203
TOTAL	2461 = 8.2%	COVERED LANDING	39
		TOTAL	2500 = 8.3%
FRONT WALK/STEPS	362	FRONT WALK/STEPS	362
AC PAD/CONC.	48	AC PAD/CONC.	48
FIRE PIT/WOOD PLAT.	71	FIRE PIT/WOOD PLAT.	71
DECK/STEPS	189	DRIVEWAY	2950
DRIVEWAY	2950	POOL UTILITIES	24
TOTAL	6081 sf = 20.3%	PATIO	433
		STEPPING STONES	84
		POOL PATIO	688
		POOL/COPING	982
		TOTAL	8142 sf = 27.1%

TEMPORARY SOIL STOCKPILE DETAIL



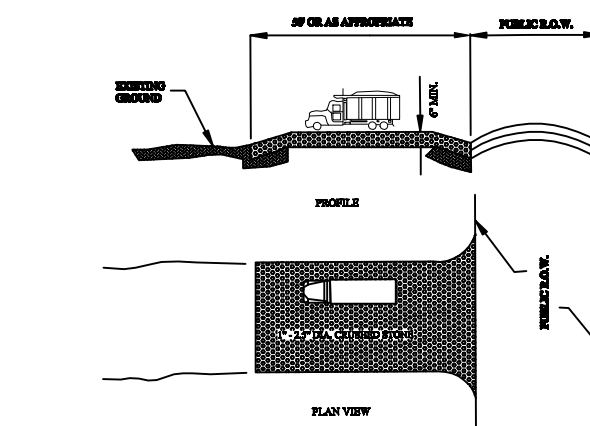
NOTE: 1. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS IT SHALL BE STABILIZED WITH SILT FENCE. 2. SILT FENCE SHALL BE EXTENDED AROUND PERIMETER OF SOIL STOCKPILE. 3. SILT FENCE SHALL BE EXTENDED AROUND PERIMETER OF SOIL STOCKPILE. 4. SILT FENCE SHALL BE EXTENDED AROUND PERIMETER OF SOIL STOCKPILE.

N.T.S.



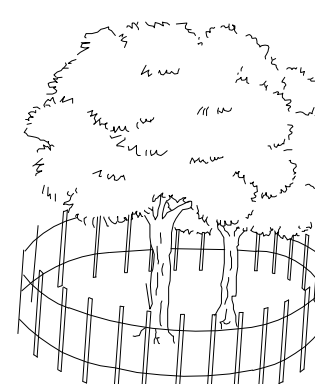
SILT FENCE DETAIL

N.T.S.



STABILIZED CONSTRUCTION ENTRANCE

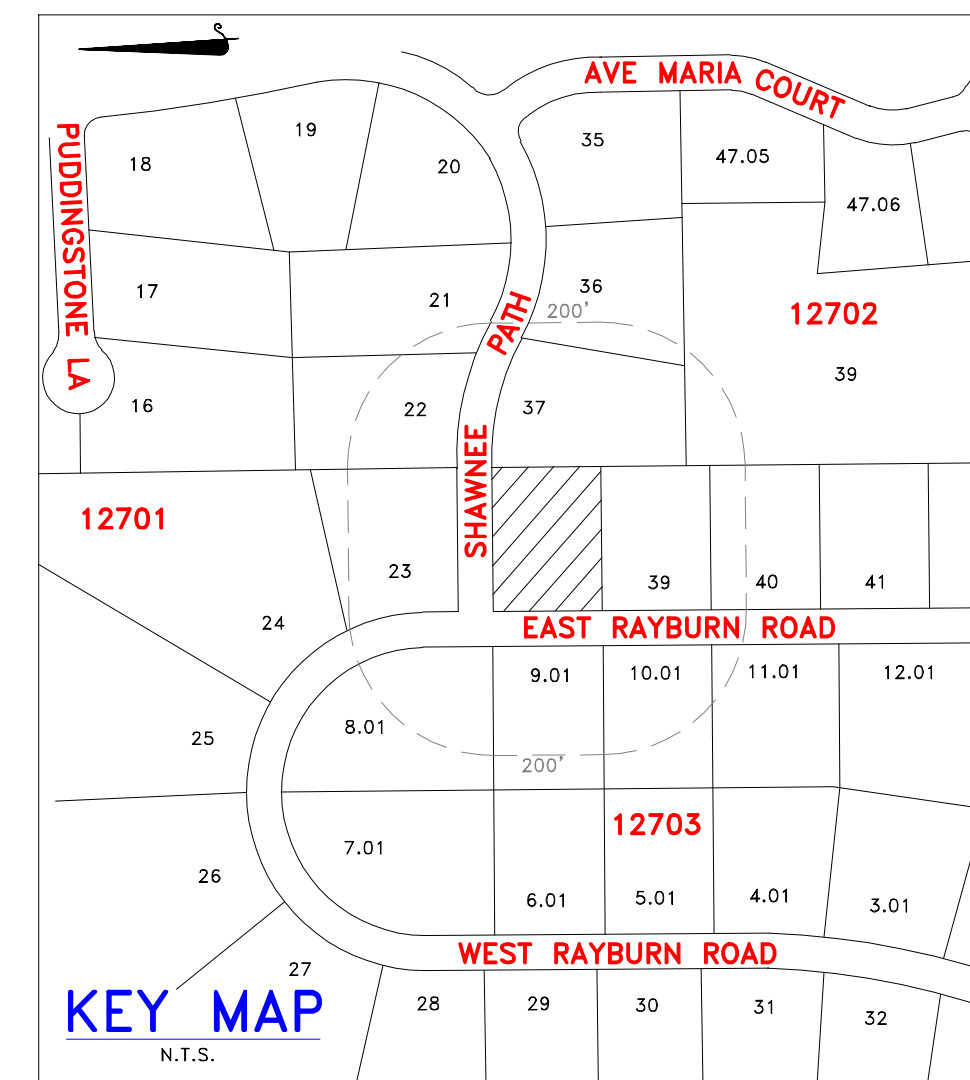
N.T.S.



TREE PROTECTION DETAIL

N.T.S.

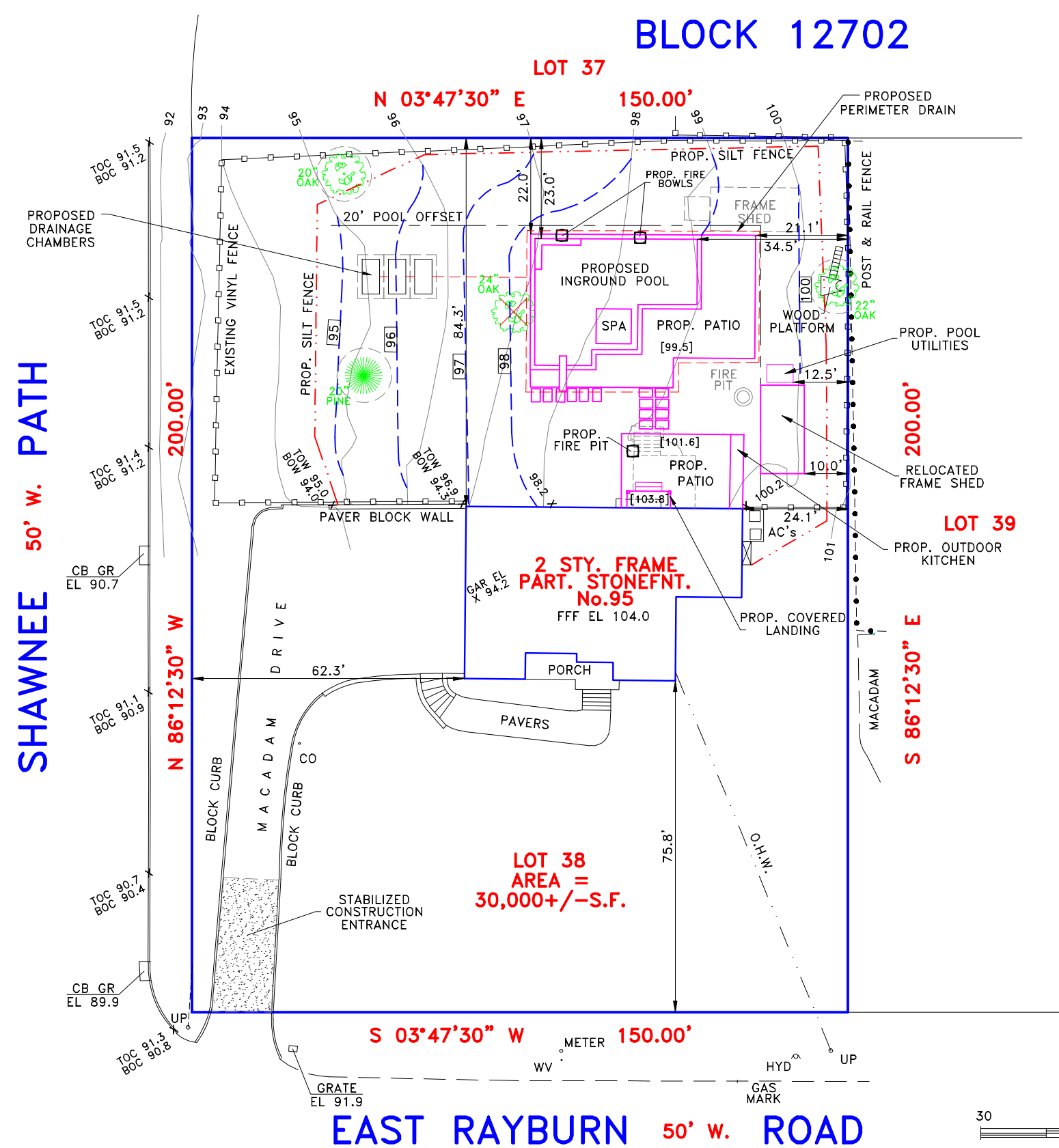
Soil Moving Requirements		
Pool (1054 sf)(4.0 ft)	156 cu yds cut	31 cu yds fill
Backfill (1054-847)(4.0)		
Drainage Chambers		
Cut 13 yds each	39 cu yds cut	
Backfill 3 yds each	9 cu yds fill	
Grading: Fill (2000 sf)(1.0 ft)	74 cu yds fill	
Total Cut	195 cu yds cut	
Total Fill	114 cu yds fill	
Net Soil Removed from Site	81 cu yds	



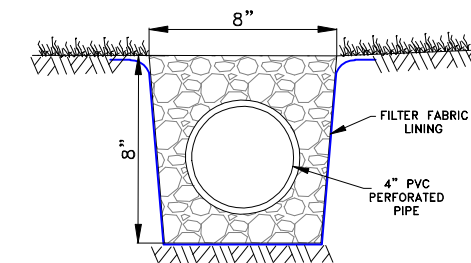
KEY MAP

N.T.S.

DEED MERIDIANS

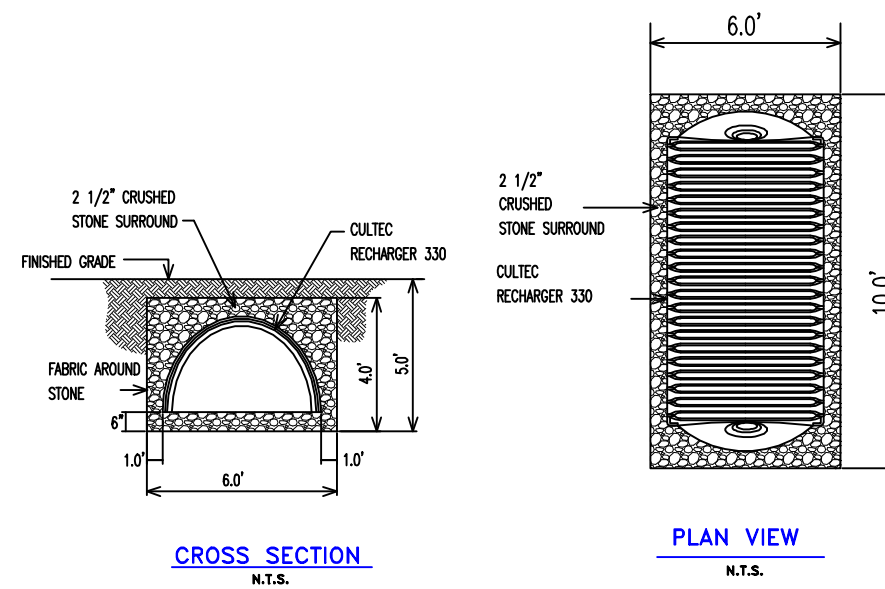


DRAINAGE CALCULATIONS			
10 Year Storm (I=2"/hr., 60 min. duration)			
Increase in Impervious Area =	8,142 - 6,081 =	2,061 sf	
Runoff Coef.	.99	2061 sf	0.0473 Acres
Volume = (60*Qpeak)(60)		Volume = 337 CF =	2,523 Gallons
Minimum Storage Required:		2,523 Gallons	
Storage Provided:	3 X 968 =	2,904 Gallons	



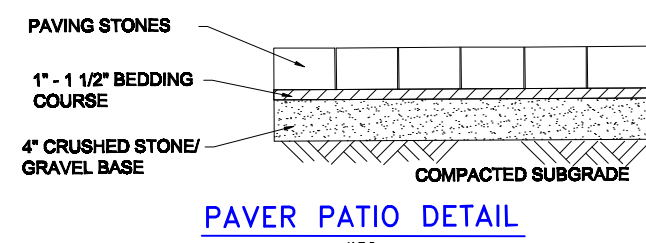
PERIMETER DRAIN DETAIL

N.T.S.



CULTEC RECHARGER 330 CHAMBER DETAIL

NOTE: Cultec Recharger 330 Chamber or equal Chamber spec: 90" long, 62.0" Wide, 30.5" High Chamber capacity 55.7 Cubic Feet = 417 gallons Hole Volume = L x W x H = (10)(9)(4) = 240 Cubic Feet Stone Volume = 240-55.7 = 184.3 Cubic Feet Using 40% void for stone, (0.40)(184.3) = 73.7 Cubic Feet 73.7 + 55.7 = 129.4 Cubic Feet = 968 Gallons



PAVER PATIO DETAIL

N.T.S.

- NOTES:
1. Applicant: SJ Pools & Landscaping
 2. Property address: 95 East Rayburn Road, Long Hill, New Jersey
 3. Property known as Block 12702, Lot 38 in accordance with the Tax Assessment Map of the Township of Long Hill.
 4. Property is located in the R-3 Zone.
 5. Elevations based on an assumed datum.
 6. Existing spot elevations indicated with an X. Proposed spot elevations in [].
 7. Underground utility locations to be verified and marked-out in the field prior to commencement of construction activities.
 8. The applicant shall be responsible for the replacement of any curbing or pavement damaged or destroyed in the right-of-way as a result of construction activities.
 9. The applicant shall be responsible to immediately remove any soil tracked or washed onto the street.
 10. Pool fencing and gates shall conform to Township code.
 11. All applicable Township Ordinances and all other Federal, State and local laws shall be adhered to.
 12. The applicant is ultimately responsible for the proper discharge and control of stormwater runoff for the subject lot.
 13. Property survey & topography performed December 29, 2020 by Lantelme, Kurens & Associates, P.C.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors
101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642 (201) 686-2450

<p>SCALE: 1"=30' DATE: DECEMBER 30, 2020 PARTY: EW/DC PREPARED BY: CJL DRAWN BY: JW LOT No. 38 BLOCK No. 12702 FILE No. SP95ERAYBURN</p>	<p>Pool Site Plan for 95 East Rayburn Road, Lot 38, Block 12702, Township of Long Hill, Morris County, N.J.</p>	<p>PROPERTY SITUATED IN THE TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY. MAP SOURCE: TAX ASSESSMENT MAP OF THE TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY.</p>
		<p>Christopher Lantelme P.E. & L.S. 39580</p>