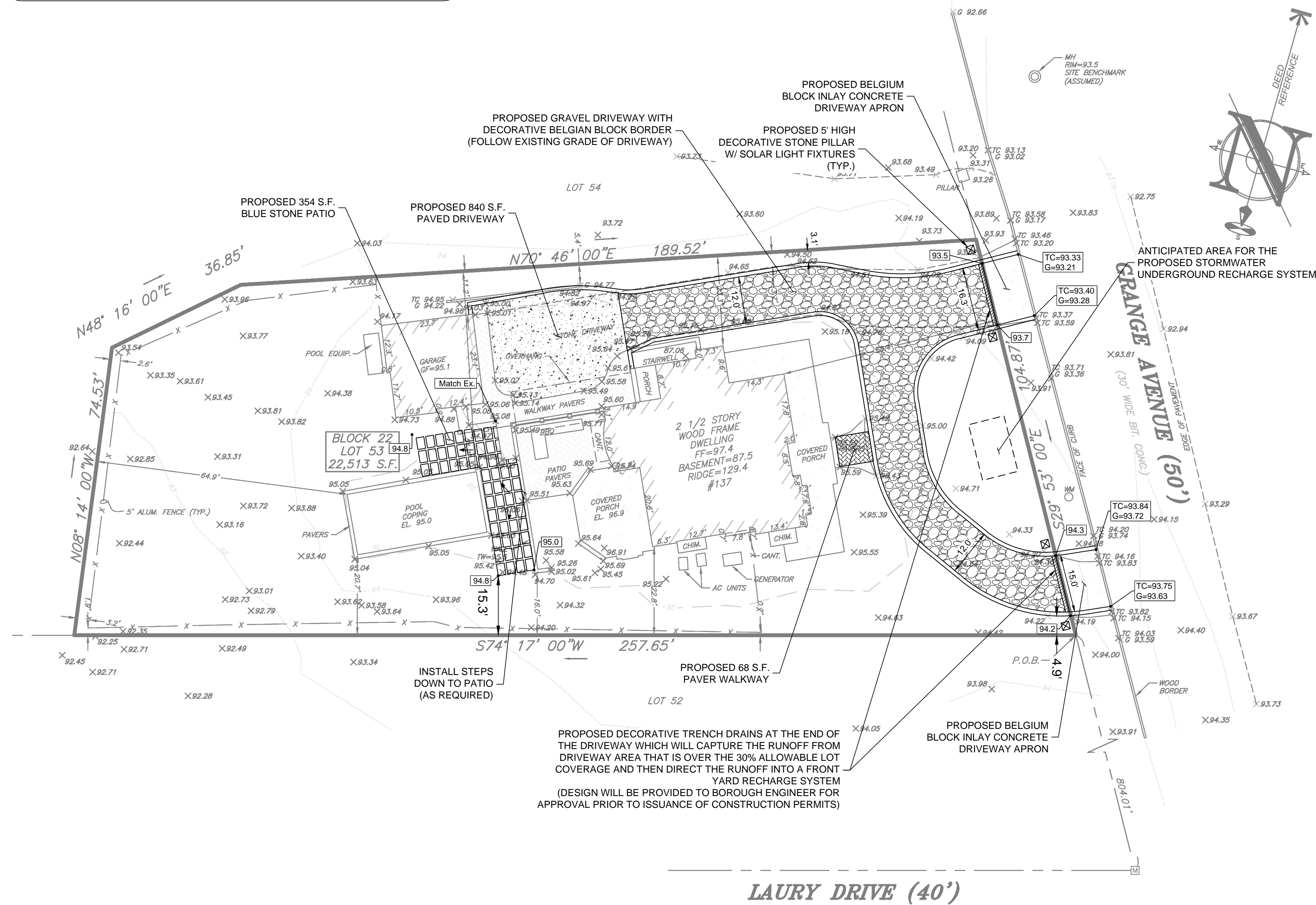


GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION BASED ON THE SURVEY ENTITLED "FINAL AS-BUILT SURVEY OF LOT 53, BLOCK 22, 137 GRANGE AVENUE, BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY NISNITE SURVEYING, LLC, DATED 11-14-20, SIGNED BY JUSTIN J. HEDGES, PLS #43362.
- NO CERTIFICATION IS MADE AS TO THE ACTUAL POSITION OF ANY UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF THE UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES BY CONTACTING NEW JERSEY ONE CALL (1-800-272-1000). UTILITIES SHOWN ARE PER VISUAL OBSERVATION OF PHYSICAL FEATURES AND/OR EXISTING MARK-OUTS. LOCATION IS APPROXIMATE AND NOT INTENDED TO REPLACE THE REQUIRE UTILITY MARK-OUT.
- THE PROPOSED IMPROVEMENTS ARE TO BE FURNISHED AND INSTALLED BY ELITE LANDSCAPES AND PAVERS, INC. THE PROPOSED PATIO DIMENSIONS, DRIVEWAY DIMENSIONS AND OTHER SITE IMPROVEMENTS DEPICTED ON THE PLAN WERE DESIGNED BY ELITE LANDSCAPES AND PAVERS, INC. THE OWNER BEARS ULTIMATE RESPONSIBILITY FOR COMPLETION OF ALL APPURTENANT WORK FOR COMPLETION OF THE PROJECT.
- ANY EXCEPTION TO, OR DEVIATION, FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, OR THE IDENTIFICATION OF EXISTING SITE OR OTHER CONDITIONS THAT MIGHT QUESTION THE DESIGN CONSTRUCTION ABILITY, SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER, WITH WRITTEN NOTICE FOLLOWING NO LATER THAN 24 HOURS AFTER OBSERVANCE OF THE CONDITION. THE ENGINEER SHALL ASSESS THE CONDITION AND, IF WARRANTED, RECOMMEND CORRECTIVE ACTION. CONTINUANCE OF CONSTRUCTION ACTIVITIES BEFORE THE ENGINEER RESPONDS TO THE NOTIFICATION WILL BE AT THE SOLE RISK OF THE CONTRACTOR. CHANGES TO THE PLANS BY THE OWNER OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSON MAKING SAID CHANGES. THE CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH THE CONSTRUCTION.
- THE CONTRACTOR AND/OR OWNER SHALL BE SOLELY RESPONSIBLE FOR PERMITTING, PAYMENT OF ALL FEES, EXISTING SITE CONDITIONS (SOILS, GROUNDWATER, IMPORT/EXPORT OF EXCAVATED MATERIALS, BEARING CAPACITY, ETC.), CONSTRUCTION SURVEY LAYOUT AND POOL LOCATION, IDENTIFICATION OF PROPERTY CORNERS, MATERIALS SUPPLIED, METHODS OF CONSTRUCTION AND JOB SITE SAFETY UTILIZED TO COMPLETE THE ENTIRE PROJECT AND SHALL HOLD THE ENGINEER HARMLESS FROM ANY CLAIMS THAT MAY ARISE FROM NON-DESIGN RELATED CONSTRUCTION ACTIVITIES.
- IT IS THE INTENT OF THIS SET OF PLANS THAT THE CONTRACTOR BE SOLELY RESPONSIBLE FOR IMPLEMENTING AND CONSTRUCTING POSITIVE DRAINAGE FEATURES THAT SAFELY AND EFFECTIVELY CONVEY STORM WATER RUNOFF AWAY FROM STRUCTURES AND FOR KEEPING SURFACE WATER FROM CONCENTRATING, SO THAT RUNOFF SHEET FLOWS (1% MINIMUM) TO PERMEABLE SURFACES, DRAINAGE SWALES, STRUCTURAL PIPES, DECK DRAINS, OR RECHARGE/INFILTRATION AREAS SO AS TO LIMIT RUNOFF ONTO NEIGHBORING PROPERTIES. REINFORCED CONCRETE POOL PATIOS SHALL BE 4,500 PSI, CLASS "B" MINIMUM, BONDED TO MEET CODE AND SLOPED AT 0.5% MINIMUM, 3% MAXIMUM.
- CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE PROPERTY BOUNDARY, LAYOUT AND ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- ANY DEVIATION FROM THIS PLAN, REQUESTED OR PERFORMED, BY THE OWNER IS SOLELY THE OWNER'S RESPONSIBILITY AND COST.
- BY USE OF THIS PLAN FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT THE IMPROVEMENTS, THE PROPERTY OWNER AND CONTRACTOR AGREE TO THE PROPOSED STRUCTURE LOCATIONS, CONCRETE AND GRADING ASSOCIATED WITH THE PROPOSED IMPROVEMENTS. ANY DEVIATION FROM THAT WHICH IS SHOWN ON THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
- ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH AND BE LOCATED IN COMPLIANCE WITH THE CURRENT NATIONAL ELECTRICAL CODE.
- THE PROPOSED CONSTRUCTION SHALL COMPLY WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE (NEW JERSEY EDITION), LOCAL BUILDING CODES AND TOWNSHIP ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ANY DAMAGE TO MUNICIPAL OR PRIVATE PROPERTY. DAMAGE TO STRUCTURES WITHIN THE RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO THE UTILITIES, ROADWAY, PAVEMENT, CURBS, AND SIDEWALK, SHALL BE REPAIRED WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION AND IN ACCORDANCE WITH MUNICIPAL STANDARDS. A MINIMUM OF 4,500 PSI, CLASS "B" CONCRETE SHALL BE UTILIZED FOR ALL DAMAGED CONCRETE CURBS AND/OR SIDEWALKS. ALL REPLACED ITEMS SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL MAINTAIN THE FLOW OF ALL STREAMS, DRAINAGE DITCHES, STORM SEWERS AND SANITARY SEWERS AT ALL TIMES BY A MEANS ACCEPTABLE TO THE ENGINEER AND ALL THE RESPONSIBLE AGENCIES.
- SEGMENTAL BLOCK RETAINING WALLS, CONCRETE PAVER SIDEWALKS, RAISED OR AT GRADE PATIOS AND DRIVEWAYS ARE TO BE CONSTRUCTED IN STRICT CONFORMANCE WITH THE CURRENT MANUFACTURER'S SPECIFICATIONS, LOCAL BUILDING CODES, AND/OR DETAILED ENGINEERING PLANS, SECTIONS AND DETAILS.
- ALL RE-GRADED AREAS AT THE SITE WHICH ARE NOT DESIGNATED AS PAVED OR GRAVEL AREAS SHALL BE TOPSOILED AND SEEDED AND SHALL BE STABILIZED IN ACCORDANCE WITH CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- THE CONTRACTOR WILL NOT BE PERMITTED TO STOCKPILE EXCAVATED MATERIALS OVER ANY UTILITY LINES. THE STOCKPILED MATERIALS SHOULD BE PLACED SUFFICIENTLY AWAY FROM THE EDGE OF ANY EXCAVATION TO PREVENT CAVING OF THE TRENCH WALL AND TO PERMIT SAFE ACCESS ALONG THE TRENCH. WITH SHEETED TRENCHES, A MINIMUM OF FIVE (5) FEET FROM THE EDGE OF SHEETING TO TOE OF SOIL BANK MUST BE MAINTAINED.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PRECLUDE DAMAGE TO EXISTING STRUCTURES, FACILITIES, AND UTILITIES DUE TO LOSS OF LATERAL SUPPORT AND/OR CONSTRUCTION LOADINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF NEW JERSEY WORKER HEALTH AND SAFETY ACT (NJAC 12:110 ET SEQ) AS AMENDED AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) (29 CFR 1910), AS AMENDED WITH REGARD TO WORKER AND JOB SITE SAFETY.
- THE CONTRACTOR MUST ARRANGE TO HAVE ALL UNDERGROUND UTILITIES MARKED OUT BY THE RESPECTIVE UTILITY COMPANIES AND/OR OWNERS PRIOR TO EXCAVATION.
- THE OWNER HAS BEEN MADE AWARE OF THE POTENTIAL CONCERNS AND IS RESPONSIBLE FOR ANY ISSUES ARISING FROM STREAMWETLANDS ENCROACHMENTS, AND/OR ANY OTHER ENVIRONMENTAL REGULATIONS THAT MAY APPLY. THIS SCOPE OF WORK WAS NOT PERFORMED AS PART OF OUR SCOPE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS REQUIRED TO PROTECT ALL EXISTING DWELLING FRAMING AND FOUNDATIONS FROM THE PROPOSED REAR RAISED PAVER PATIO.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS REQUIRED TO PROTECT ALL THE EXISTING UTILITIES DURING CONSTRUCTION.
- THE SILT FENCING TO BE PLACED AROUND THE ARE OF DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- ALL GRADING SHALL BE A MINIMUM OF A 2% PITCH AWAY FROM FOUNDATIONS.
- EXISTING FENCING, PATIOS, PONDS OR OTHER STRUCTURES IF ANY, SHALL NOT BE UTILIZED TO LOCATE THE PROPOSED IMPROVEMENTS.
- IT IS RECOMMENDED THE PROPERTY OWNER AND/OR CONTRACTOR HAVE A LICENSED SURVEYOR STAKEOUT THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION TO ENSURE STRUCTURES ARE NOT WITHIN ANY EASEMENTS, BUFFERS OR SETBACK AREAS.
- JENSEN DESIGN GROUP IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR CONSTRUCTION OVERSIGHT OF THE PROPOSED DESIGN IMPROVEMENTS SHOWN ON THESE PLANS.
- BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 34029C041G WITH PRELIMINARY DATE OF MARCH 28, 2014, THE PROPERTY IS LOCATED IN THE AE FLOOD ZONE WITH FLOOD ELEVATION 8' AND IS ALSO LOCATED WITHIN THE MODERATE WAVE ACTION ZONE.

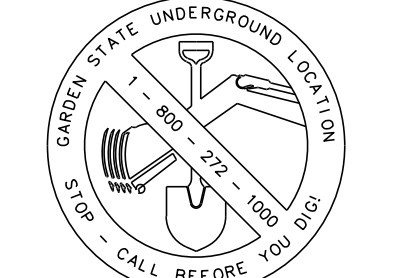
R-30 ZONE			
	REQUIRED	EXISTING	PROVIDED
MINIMUM REQUIRED:			
LOT AREA (SF)	30,000	22,513 *	22,513 *
LOT FRONTAGE (FT)	125	104.87 *	104.87 *
LOT DEPTH (FT)	200	239	239
PRINCIPAL / ACCESSORY STRUCTURE REQUIRED:			
MIN. FRONT SETBACK (FT)	50	56.4	56.4
MIN. SIDE SETBACK (FT)	20 / 40	22.8 / 46.1	22.8 / 46.1
MIN. REAR SETBACK (FT)	30	106.2	106.2
MIN. SIDE/REAR SETBACK (FT)	10 / 10	11.2 / 69.5	11.2 / 64.5
MAX. BUILDING COVERAGE (%)	20	16.5	16.5
MAX. LOT COVERAGE (%)	30	29.98	41.26 **
MAX. FRONT YARD COVERAGE (%)	25	14.6	42.2 **
* EXISTING CONDITION			
** SEE CALCULATIONS ON THIS SHEET			



LOCATION MAP
SCALE: (1 Inch = 500 Feet)

Lot Area:	22,513 ± s.f.
Impervious Coverage Allowed:	6,753 ± s.f. (30.0%)
Existing Impervious Lot Coverage from Pool Grading Plan:	
Dwelling & Porches:	2,929 ± s.f.
Detached Garage:	547 ± s.f.
Stone Driveway:	1,465 ± s.f.
Stairwell:	88 ± s.f.
A/C & Generator:	30 ± s.f.
Front Paver Areas:	100 ± s.f.
Cover Walkway:	246 ± s.f.
Pool & Spa:	543 ± s.f.
Rear Wall & Patio Area:	759 ± s.f.
Pool Equipment:	43 ± s.f.
Total Existing:	6,750 ± s.f. (29.98%)
Proposed Impervious Lot Coverage:	
Rear Patio:	354 ± s.f.
Proposed Driveway & Block Border:	3,683 ± s.f.
Removed Front Pavers:	- 34 ± s.f.
Removed Driveway:	- 1,465 ± s.f.
Total Proposed:	2,538 ± s.f.
Total Lot Coverage Proposed:	9,288 ± s.f. (41.26%)

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



LEGEND

--- O ---	= EXIST. CONTOUR
99.5	= EXIST. SPOT ELEVATION
99.5	= PROPOSED SPOT ELEVATION
128	= PROPOSED CONTOUR

SCALE: (1 Inch = 20 Feet)

No.	Date	Revision	Revised By	Checked By
1	8-16-21	REVISED PER PROPERTY OWNER	HJR	WEJ

WILLIAM E. JENSEN, JR., PE
N.J. PROFESSIONAL ENGINEER NO. 44521

JENSEN DESIGN GROUP
ENGINEERING • PERMITTING • FIELD SERVICES • FORENSIC INVESTIGATION
2150 Route 35 • Suite 250 • Sea Girt • New Jersey 08750
732-256-9358
www.JENSENDG.com
Certificate of Authorization No. 24GA28251100

ELITE LANDSCAPES & PAVERS
Outdoor Design and Build Firm
Hardscapes | Gunite Pools | Landscapes
908.770.7304
www.elitescapesn.com
sales@elitescapesn.com

137 GRANGE AVENUE
DRIVEWAY VARIANCE PLAN
FOR
LOT 53 - BLOCK 22
BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

PROJECT NUMBER: 21104-A
SCALE: 1"=20'
DATE: 1-18-21
CHECKED BY: HJR
SHEET: 1 of 1

COPYRIGHT © 2021, JENSEN DESIGN GROUP, LLC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JENSEN DESIGN GROUP, LLC.