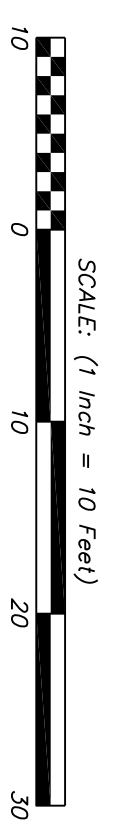


SEADRIFT AVENUE (40' R.O.W.)

LEGEND

- 1.25' --- = EX. CONTOUR
- x 1.25' OS = EX. SPOT ELEVATION
- 101.2 --- = PROPOSED SPOT ELEVATION
- 101 --- = PROPOSED CONTOUR
- 101 --- = PROPOSED DIRECTION OF OVERLAND STORMWATER FLOW



ZONING REQUIREMENTS (R-2.01 ZONE)

| MINIMUMS: | EXISTING: | PROPOSED: |
|--|------------|------------|
| LOT AREA | 2,333 S.F. | 3,750 S.F. |
| FRONT YARD SETBACK | 9.5 FT. | 20 FT. |
| FRONT YARD SETBACK | 1.7 FT. | 6 FT. |
| COMBINED SIDE YARD SETBACK | 12.9 FT. | 8 FT. |
| REAR YARD SETBACK | 18.4 FT. | 20 FT. |
| LOT FRONTAGE/WIDTH | 33.33 FT. | 50 FT. |
| LOT DEPTH | 70 FT. | 75 FT. |
| POOL SIDE YARD SETBACK (to water's edge) | - | 6 FT. |
| POOL REAR YARD SETBACK (to water's edge) | - | 3 FT. |

| MAXIMUMS: | EXISTING: | PROPOSED: |
|-------------------|-----------|-----------|
| BUILDING COVERAGE | 32.7% | 33% |
| LOT COVERAGE | 57.2% | 75% |
| BUILDING HEIGHT | < 30 FT. | 30 FT. |

* VARIANCE REQUIRED
 ** EXISTING NON-COMFORMITY

IMPERVIOUS COVERAGE CALCULATIONS

| IMPERVIOUS COVERAGE | = | SQUARE FEET |
|-------------------------|----------|--------------------------|
| EX. DWELLING & OVERHANG | = | 409 SQUARE FEET |
| EX. PAVED DRIVEWAY | = | 0 SQUARE FEET |
| EX. WALKWAY (87 S.F.) | = | 180 SQUARE FEET |
| PROP. POOL & COPING | = | 545 SQUARE FEET |
| PROP. POOL PATIO | = | 545 SQUARE FEET |
| TOTAL | = | 5,750 SQUARE FEET |

| No. | Date | Revision | By | Chk. |
|-----|---------|--|----|------|
| 1. | 4/27/26 | REV. IN ACCORDANCE WITH ENG 4/15/26 LETTER | | |

GENERAL NOTES

- PROPERTY BEING KNOWN AS BLOCK 76, TAX LOT 9 WITHIN THE BOROUGH OF HIGHLANDS, MONMOUTH COUNTY. THE PROPERTY CONTAINS APPROXIMATELY 2,333 S.F.
- OUTBOUND, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "RECORD DRAWING LOT 9 IN BLOCK 76, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY DP-CSS LAND SURVEYORS, DATED 12/7/17.
- THE LIMIT OF DISTURBANCE LIES WITHIN FLOOD HAZARD AREA ZONE AE (ELEVATION 11) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 340250088H, EFFECTIVE DATE 6/15/22. A PERMIT BY REGISTRATION WILL BE REQUIRED FROM NJDEP.
- NO VERIFIED FRESHWATER WETLANDS ARE WITHIN THE LIMIT OF DISTURBANCE, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJL-GEOMED SERVICE.
- THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING, PAVED DRIVEWAY AND OTHER ANCILLARY STRUCTURES & UTILITIES.
- PROPOSED IMPROVEMENTS CONSIST OF INSTALLING AN IN-GROUND SWIMMING POOL, PATIO AND FILTER/POOL EQUIPMENT.
- PROPOSED SWIMMING POOL SIZE, SHAPE AND LOCATION ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT.
- THE CONTRACTOR SHALL FINISH GRADE THE AREA AROUND THE IN-GROUND SWIMMING POOL AND DWELLING IN A MANNER WHICH PROVIDES POSITIVE OVERLAND STORMWATER RUNOFF/FLOW AWAY FROM THE POOL AND DWELLING.
- ALL AREAS NOT DESIGNATED FOR WALKWAY 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 LAND USE CODE BOOK OF THE BOROUGH AND THE INTERNATIONAL RESIDENTIAL CODE (IRC), NEW JERSEY EDITION, LATEST REWSED.
- THE PROPOSED POOL SHALL BE ENCLOSED BY A NON-CRIMBABLE BARRIER AT LEAST 4 FEET IN HEIGHT, WHICH IS EQUIPPED WITH A SELF-LOCKING MECHANISM ON ALL GATES. IN ACCORDANCE WITH BOROUGH AND IRC REGULATIONS, LATEST REWSED.
- THE CONTRACTOR SHALL REROUTE ANY UNDERGROUND SPRINKLERS, DRAINAGE/ROOF LEADER PIPES POSITIVE DISCHARGE LOCATION.
- SILT FENCING SHALL BE PLACED AROUND THE AREA DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- NO SOIL 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF UTILITIES EXIST WITHIN THE AREA OF PROPOSED IMPROVEMENTS. SHOULD THERE BE UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- 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 AGENCY.
- THE PROPOSED POOL FILTER UTILIZES A CARTRIDGE FILTRATION SYSTEM, WHICH DOES NOT REQUIRE THE FILTER TO BE BACK-WASHED. IN THE EVENT THE POOL NEEDS TO BE EMPTIED FOR MAINTENANCE, A FLEXIBLE HOSE WILL CARRY DISCHARGE TO THE DRIVEWAY AND NOT DOWN THE STEEP SLOPES.
- THE POOL INSTALLER/CONTRACTOR SHALL CONFORM THE PROPOSED IN-GROUND SWIMMING POOL IS INSTALLED IN COMPLIANCE WITH THE MINIMUM SEPARATION STANDARDS FOR ELECTRICAL (OVERHEAD AND/OR UNDERGROUND) WIRES.
- NO TREES ARE BEING REMOVED AS PART OF THIS PROPOSED DEVELOPMENT.
- THERE ARE NO STEEP SLOPES ON THE PROPERTY.
- THERE WILL NOT BE ANY NET FILL ON THE PROPERTY. TOTAL CUT = 7.5 CY, TOTAL FILL = 7.0 CY.
- THE EXISTING DWELLING IS SERVED BY PUBLIC WATER AND SEWER.
- THE EXISTING ELEVATED A/C IS APPROXIMATELY 7.5' HIGH. ELECTRICAL OUTLETS ARE UNDER THE A/C UNITS ON THE DWELLING WALL. THE PLACEMENT OF THESE ELEMENTS WILL NOT PRESENT ANY SAFETY CONCERNS IN RELATION TO THE POOL.

SWIMMING POOL GRADING PLAN

TAX LOT 9 BLOCK 76

26 SEADRIFT AVENUE

BOROUGH OF HIGHLANDS

MONMOUTH COUNTY, NEW JERSEY

MGC ASSOCIATES

Consulting Engineer

Office Location:
237-1 Burns Road
Burlington, NJ 08016
609-556-4915

| | | | |
|--------------------|----|--------------------------------------|---------|
| GARY CHIANG | | N.J. Professional Engineer No. 44469 | |
| DRAWN BY: | GC | DATE: | 12/1/25 |
| DESIGNED BY: | GC | SCALE: | 1"=10' |
| CHECKED BY: | GC | SHEET: | 1 OF 1 |
| | | JOB NUMBER: | 251211 |

4/27/26