EXISTING LOT COVERAGE	
	AREA (SQ. FT.)
PROPERTY	135,215
HOUSE	3,603
WALKS	83
PAVED DRIVEWAY	5,167
GRAVEL DRIVEWAY	4,959
PAVER BLOCK PATIO	1,393
SHED AND WOOD RAMP	184
TOTAL COVERAGE	15,389

EXIST. IMP. COV. = 11.38%

LOT COVERAGE TO BE REMOVED	
	AREA (SQ. FT.)
GRAVEL DRIVEWAY	4,959
PORTIONS OF EX. PATIO	15
SHED AND WOOD RAMP	184
TOTAL COVERAGE	5,158

EXIST. COVERAGE TO REMAIN =
15,389 – 5,158 = 10,231 SQ. FT. = 7.6%

PROPOSED ADDITIONAL LOT COVERAGE	
	AREA (SQ. FT.)
PROPOSED POOL	1,130
PROPOSED PATIO	1,050
PROPOSED CABANA	315
TOTAL COVERAGE	2,495

TOTAL PROPOSED COVERAGE=
10,231 + 2,495 = 12,726 SQ. FT. = 9.4%

NET DECREASE IN LOT COVERAGE =
15,389 – 12,726 = 2,663 SQ. FT. = 0.061 ACRES

ZONE REQUIREMENTS

PROPERTY IS LOCATED IN THE R–1 RESIDENCE ZONE

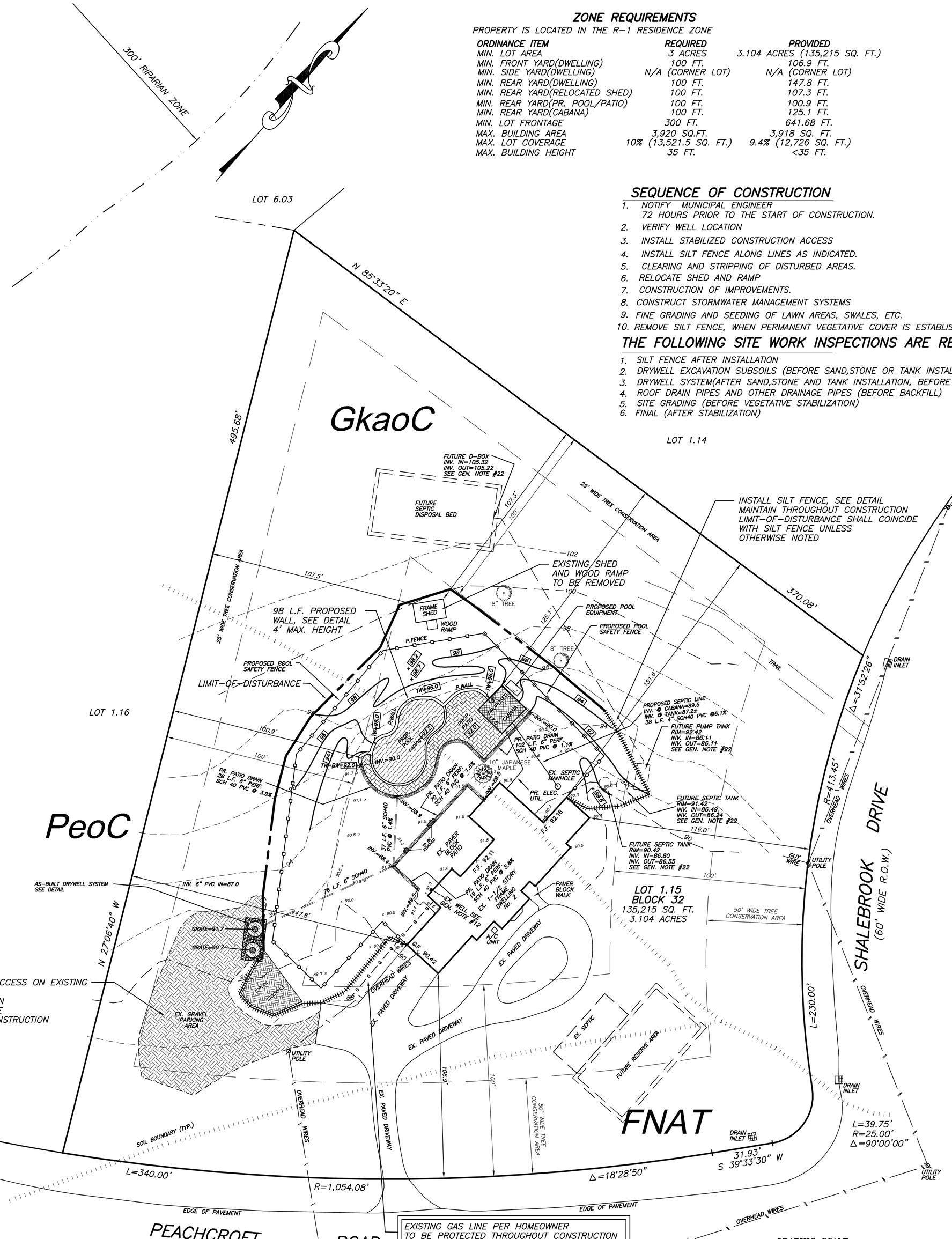
ORDINANCE ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	3 ACRES	3.104 ACRES (135,215 SQ. FT.)
MIN. FRONT YARD(DWELLING)	100 FT.	106.9 FT.
MIN. SIDE YARD(DWELLING)	N/A (CORNER LOT)	N/A (CORNER LOT)
MIN. REAR YARD(DWELLING)	100 FT.	147.8 FT.
MIN. REAR YARD(RELOCATED SHED)	100 FT.	107.3 FT.
MIN. REAR YARD(PR. POOL/PATIO)	100 FT.	100.9 FT.
MIN. REAR YARD(CABANA)	100 FT.	125.1 FT.
MIN. LOT FRONTAGE	300 FT.	641.68 FT.
MAX. BUILDING AREA	3,920 SQ.FT.	3,918 SQ. FT.
MAX. LOT COVERAGE	10% (13,521.5 SQ. FT.)	9.4% (12,726 SQ. FT.)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.

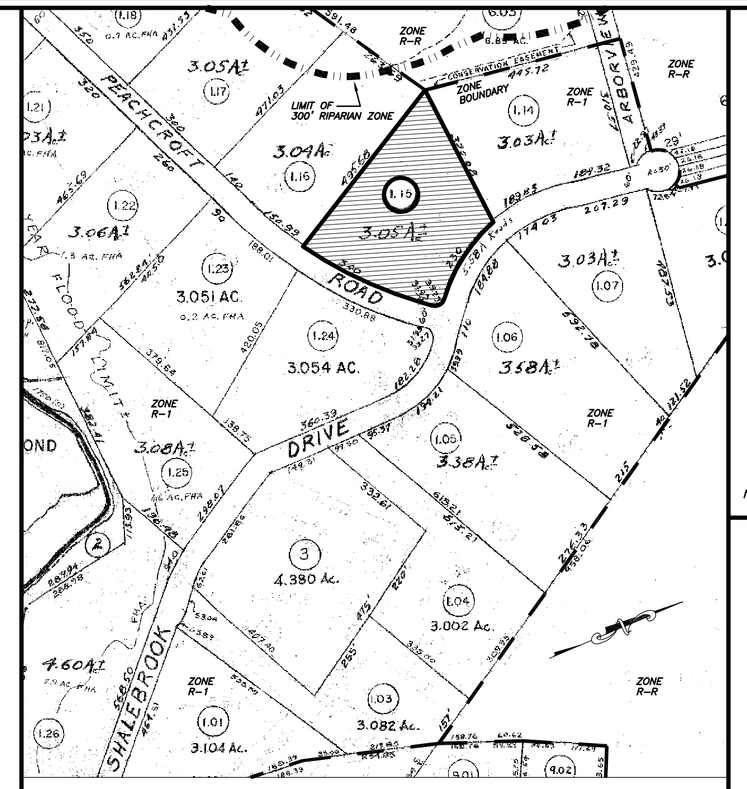
SEQUENCE OF CONSTRUCTION

1. NOTIFY MUNICIPAL ENGINEER 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. VERIFY WELL LOCATION — 1 day
3. INSTALL STABILIZED CONSTRUCTION ACCESS — 1 day
4. INSTALL SILT FENCE ALONG LINES AS INDICATED. — 1 day
5. CLEARING AND STRIPPING OF DISTURBED AREAS. — 1 day
6. RELOCATE SHED AND RAMP — 1 day
7. CONSTRUCTION OF IMPROVEMENTS. — 4 weeks
8. CONSTRUCT STORMWATER MANAGEMENT SYSTEMS — 3 days
9. FINE GRADING AND SEEDING OF LAWN AREAS, SWALES, ETC. — 2 days
10. REMOVE SILT FENCE, WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED. — 1 day

THE FOLLOWING SITE WORK INSPECTIONS ARE REQUIRED :

1. SILT FENCE AFTER INSTALLATION
2. DRYWELL EXCAVATION SUBSOILS (BEFORE SAND,STONE OR TANK INSTALLATION)
3. DRYWELL SYSTEM(AFTER SAND,STONE AND TANK INSTALLATION, BEFORE BACKFILL)
4. ROOF DRAIN PIPES AND OTHER DRAINAGE PIPES (BEFORE BACKFILL)
5. SITE GRADING (BEFORE VEGETATIVE STABILIZATION)
6. FINAL (AFTER STABILIZATION)





KEY MAP

TOWNSHIP OF HARDING TAX MAP SHEET 19

NOT TO SCALE

GENERAL NOTES:

1. SUBJECT PROPERTY KNOWN AS LOT 1.15, BLOCK 32 AS SHOWN ON TAX MAP SHEET 19 OF THE TOWNSHIP OF HARDING, MORRIS COUNTY, NEW JERSEY.
2. OWNER/APPLICANT: ERIK LUTHY, 2 PEACHCROFT ROAD, MORRISTOWN, NJ 07960
3. LOT AREA = 135,215 SQ. FT. = 3.104 ACRES
4. SURVEY INFORMATION TAKEN FROM A SURVEY DATED: 4/14/1965, BY KENNETH A. MCFADYEN, NJPLS No. 7178.
5. TOPOGRAPHIC INFORMATION COLLECTED BY THIS FIRM 4/22/2016, UNDER THE SUPERVISION OF RYAN L. SMITH, NJPE&LS LIC. No.42575.
6. ALL ON SITE GRADING NOT TO EXCEED 3:1 SLOPES.
7. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND, AFTER THE BACKFILLING OF TRENCHES FOR THE UTILITIES, THESE AREAS ARE TO BE STABILIZED IN ACCORDANCE WITH THE SPECIFICATIONS NOTED.
8. IMMEDIATELY AFTER FINE GRADING, ALL AREAS SHALL BE LIMED, FERTILIZED AND SEEDED.
9. DISTURB AS LITTLE AREA AS POSSIBLE DURING EXCAVATION. EXCAVATED MATERIAL IS TO BE DISPOSED OF ON SITE AFTER ALL BUILDING CONSTRUCTION IS COMPLETED, OR DISPOSED OF IN A OFFSITE APPROVED LANDFILL.
10. EXISTING UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL UNDERGROUND UTILITIES 1–800–272–1000 FOR MARKOUT PRIOR TO ANY EXCAVATION. WHERE EXISTING UNDERGROUND UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ACERTAIN EXISTING LOCATIONS, ELEVATIONS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
11. THERE ARE NO WETLANDS OR WETLANDS TRANSITION AREAS WITHIN 150 FEET OF THE PROPOSED DISTURBANCE. THERE ARE NO CATEGORY ONE WATERS WITHIN 300 FEET OF THE PROPOSED DISTURBANCE.
12. THE LOCATION OF THE EXISTING WELL MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.
13. ALL KNOWN & PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
14. THE TOTAL AREA OF SOIL DISTURBANCE FOR THIS PROJECT IS 21,352 SQ. FT. (0.490 ACRES).
15. NET DECREASE IN LOT COVERAGE FOR THIS PROJECT IS 2,663 SQ. FT. (0.061 ACRES).
16. THIS PLAN WAS PREPARED BASED ON A PREVIOUSLY APPROVED PLAN ENTITLED "SEPTIC AND DRYWELL DESIGN" PREPARED BY CAREAGA ENGINEERING, INC., REVISED THROUGH 2/7/14, HEREAFTER REFERRED TO AS THE CE PLAN. THE PROPOSED SEPTIC SYSTEM FROM THE CE PLAN HAS NOT BEEN INSTALLED. THE PROPOSED PATIO HAS BEEN INSTALLED AND THE AS–BUILT CONDITIONS FOR THE PATIO ARE SHOWN ON THIS PLAN. THE PROPOSED DRYWELL FROM THE CE PLAN HAS NOT BEEN INSTALLED. THE PROPOSED DRYWELL SYSTEM SHOWN ON THIS PLAN IS INTENDED TO REPLACE THE DRYWELL DESIGN SHOWN ON THE CE PLAN AND IS INTENDED TO CAPTURE RUNOFF FROM THE PROPOSED POOL PATIO SHOWN ON THIS PLAN AND THE AS–BUILT PATIO APPROVED FOR CONSTRUCTION ON THE CE PLAN.
17. THERE ARE NO KNOWN DRYWELLS FOR ROOF DRAINS ON THIS PROJECT SITE.
18. AN AREA AT LEAST 10 FEET WIDE AROUND THE FOUNDATION WILL BE GRADED DOWNWARD AWAY FROM THE FOUNDATION.
19. THE TOWNSHIP ENGINEER WILL BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE OF THE INSTALLATION OF THE DRYWELLS OR ROOF DRAIN PIPING.
20. THE CONTRACTOR WILL ADD ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY THE TOWNSHIP ENGINEER, IF NECESSARY.
21. ELEVATIONS ARE IN AN ASSUMED DATUM. BENCHMARK = GARAGE FLOOR = 90.42 FEET.
22. EXISTING FUTURE SEPTIC SYSTEM COMPONENTS AND LOCATION WERE TAKEN FROM A MAP ENTITLED "SEPTIC AND DRYWELL DESIGN" PREPARED BY CAREAGA ENGINEERING, INC., REVISED THROUGH 2/7/14. THE DATUM SHIFT BETWEEN THE CAREAGA PLAN AND THIS PLAN IS 9.58 FEET.
23. THE PROPOSED POOL SHALL BE ENCLOSED WITH A FOUR FT. HIGH FENCE AND SELF LATCHING GATE. THE OWNER AND CONSTRUCTION CODE OFFICIAL SHALL AGREE ON FENCE LOCATION PRIOR TO IT'S CONSTRUCTION.
24. THE EXISTING PIPING, SEPTIC TANKS, PUMP TANK, AND ELECTRICAL CONNECTIONS TO THE PUMP TANK SHOULD BE PROTECTED DURING CONSTRUCTION WITH SAFETY FENCE.
25. APPROPRIATE SAFETY MEASURES WILL BE TAKEN ABOVE RETAINING WALLS.
26. ALL SEPTIC SYSTEM INVERTS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION.
27. THE PROPOSED ROOF LEADER DOWNSPOUTS ON THE PROPOSED CABANA SHALL BE CONNECTED TO THE PIPING FOR THE PROPOSED PATIO TRENCH DRAIN.
28. PRIOR TO ISSUING A BUILDING PERMIT FOR THE CONSTRUCTION OF THE "FUTURE" CABANA, A SET OF SIGNED AND SEALED ARCHITECTURAL PLANS (FOR THE CABANA) SHALL BE PROVIDED TO THE HEALTH DEPARTMENT FOR REVIEW.

CABANA SEPTIC SYSTEM CONNECTION DESIGN NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH HARDING TOWNSHIP BOARD OF HEALTH AND N.J.D.E.P. "STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS"
2. SYSTEM INSTALLER TO LOCATE BURIED UTILITIES ON SITE PRIOR TO CONSTRUCTION. WATER, GAS AND ALL OTHER UTILITY LINES ARE TO BE MARKED OUT PRIOR TO ANY CONSTRUCTION ACTIVITY.
3. THERE SHOULD NOT BE A GARBAGE GRINDER(S) INSTALLATION ON SITE NOR POOL WATER DISCHARGING INTO THE SEPTIC SYSTEM.
4. THERE SHALL BE NO PROVISION FOR ANY SANITARY SEWAGE EJECTOR PUMP AS THERE IS NO SURGE TANK INCLUDED IN THE SEPTIC DESIGN.
5. NO WATER SOFTENER BACKWASH SHALL BE DISCHARGED INTO SEPTIC SYSTEM.
6. BUILDING SEWER PIPE TO BE 4" SCHEDULE 40 PVC PIPE INSTALLED WITH 12" OF DENSE GRADED AGGREGATE ALL AROUND THE BED SHALL BE TAMPED PRIOR TO INSTALLATION OF THE PIPE.
7. THE DESIGN ENGINEER AND HEALTH DEPARTMENT SHALL RECEIVE A MINIMUM OF ONE WEEK'S NOTICE PRIOR TO BEGINNING CONSTRUCTION OF THE CONNECTION FROM THE PROPOSE CABAN TO THE EXISTING SEPTIC TANK.
8. ANY CONDITIONS DIFFERENT THAN SHOWN MUST BE REPORTED TO THE DESIGN ENGINEER.
9. FUEL SUPPLY FOR THE EXISTING DWELLING IS NATURAL GAS.
10. THIS LOT IS SERVED BY POTABLE WELL WATER
11. LOCATE EXISTING SEPTIC SYSTEMS COMPONENTS INCLUDING BUT NOT LIMITED TO DISPOSAL FIELD, DISPOSAL TRENCHES, SEWER LINES, TANK(S), D–BOX; EXISTING POTABLE WELL; UNDERGROUND STORAGE TANK (IF APPLICABLE) AND PLACE ADEQUATE BARRIERS TO SECURE PROTECTION AGAINST POTENTIAL DAMAGES DURING CONSTRUCTION. NO HEAVY EQUIPMENT AND/OR VEHICLES TO BE DRIVEN OVER DISPOSAL BED DURING CONSTRUCTION.

SOILS LEGEND

FNAT FLUVAQUENTS AND UDIFLUVENTS, 0 TO 3% SLOPES, FREQUENTLY FLOODED, HSG D
GkaoC GLADSTONE GRAVELLY LOAM, 8 TO 15% SLOPES, HSG B
PeoC PENN CHANNERY SILT LOAM, 8 TO 15% SLOPES, HSG C

Civil Engineers
Land Surveyors &
Professional Planners

YANNACCONE VILLA & ALDRICH, LLC

460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908–879–6646
FAX: 908–879–8591
N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE OF AUTHORIZATION No. 24GA27934500

5/16/18

NEW JERSEY LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR No. 42575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO.	DATE	REVISION
3	5/16/18	REV. PER CLIENT
2	6/27/16	REV. PER MUN. REVIEW
1	5/26/16	ADD CABANA

PROJECT TITLE :

LUTHY PROPERTY

2 PEACHCROFT ROAD
LOT 1.15 ~ BLOCK 32
TOWNSHIP OF HARDING
MORRIS COUNTY, NEW JERSEY

SHEET TITLE :

LOT GRADING PLAN

DRAWN BY:	DATE:
KJS	MAY 24, 2016
CHECKED BY:	SCALE:
GV	1" = 30'

W.O. 216027.2

F.B. 535/136

FILE:

COMP FILE:
M:SEPTIC/.../216027/LOT1–15–lgp_rev3

SHEET 1 OF 3