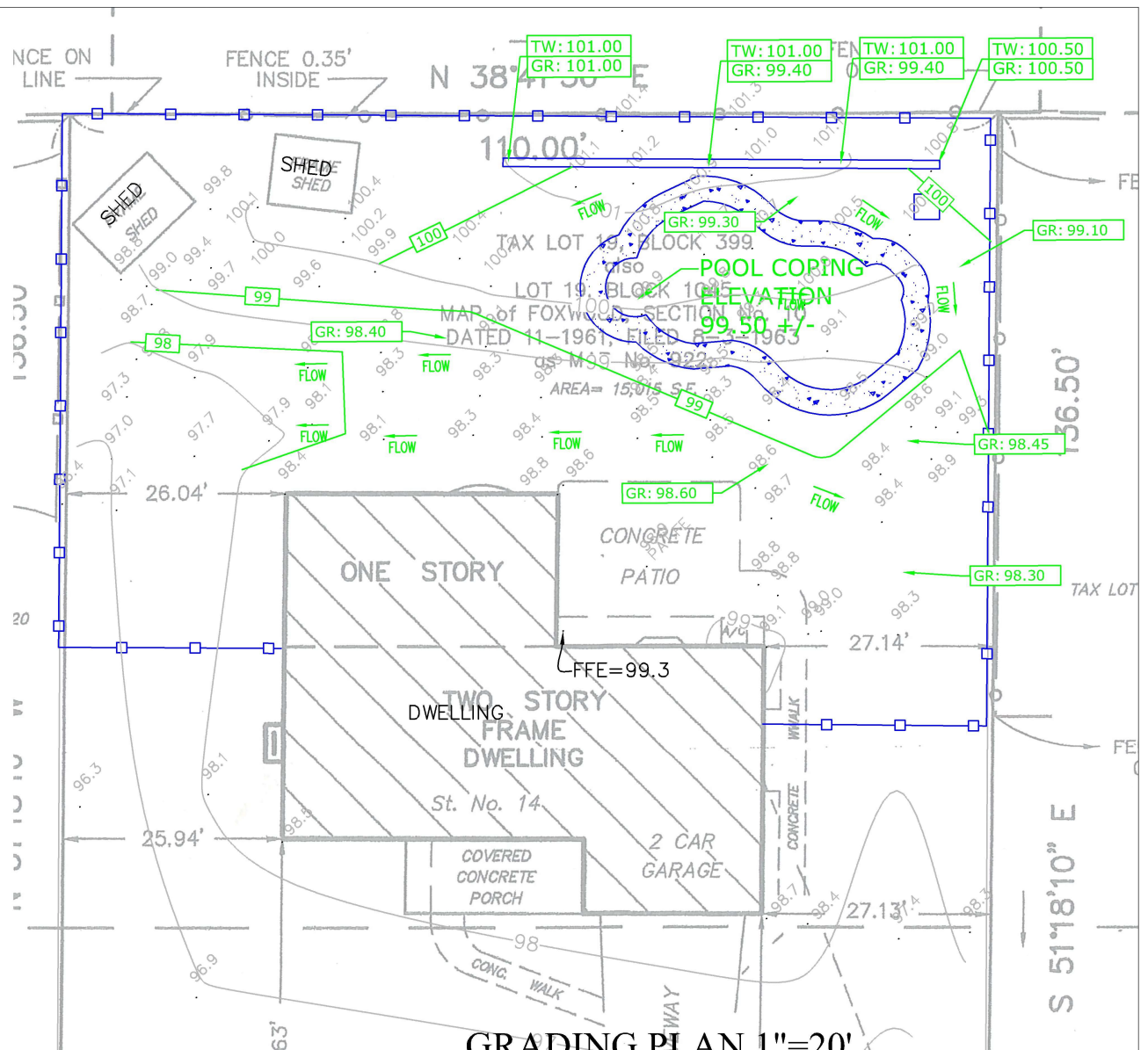


**RETAINING WALL DETAIL**  
NOT TO SCALE

NOTES:  
KEYSTONE STANDARD UNIT 21" SHALL BE USED  
CONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION GUIDELINES  
MINIMUM EMBEDMENT SHALL BE 6"  
MAXIMUM HEIGHT OF THE WALL SHALL BE 30" WITHOUT CAP.  
ALL BACKFILL MUST BE COMPACTED TO 95% STANDARD PROCTOR METHOD  
MINIMUM SETBACK OF EACH BLOCK SHALL BE 1"

IMPERVIOUS COVERAGE CALCULATIONS

IMPROVED AREAS	EXISTING AREA	PROPOSED AREA
HOUSE	2,286 SF	2,286 SF
DRIVEWAY & FRONT WALK	677 SF	677 SF
PATIO & WALK	665 SF	665 SF
SHEDS	187 SF	187 SF
POOL EQUIPMENT	- SF	6 SF
POOL WATER	- SF	- SF
POOL CONCRETE	- SF	305 SF
<b>TOTAL AREA</b>	<b>3,815 SF</b>	<b>4,126 SF</b>
TOTAL LOT AREA	15,015 SF	15,015 SF
LOT COVERAGE	25.41%	27.48%
<b>MAXIMUM IMPERVIOUS COVERAGE ALLOWED</b>		<b>25%</b>



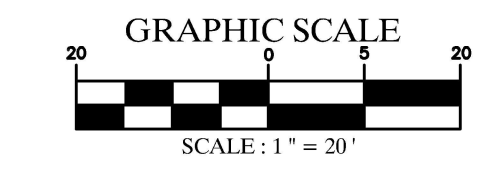
- GENERAL NOTES:**
- THIS PLOT PLAN REFERENCES A "PLAN OF TOPOGRAPHY, TAX LOT 19, BLOCK 399, 14 LARSEN ROAD, TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY", PREPARED BY DAREN C. LEEPER, DATED OCTOBER 19, 2020.
  - THIS PLOT PLAN REFERENCES A "LOCATION PROPERTY SURVEY, ST. NO 14 LARSEN ROAD, TAX LOT 19, BLOCK 399, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY", PREPARED BY WILLIAM P. SWIFT, DATED NOVEMBER 16, 2010. THIS DOCUMENT WAS PROVIDED BY THE HOMEOWNER TO POOLTOWN INC. HOMEOWNER WILL HOLD POOL TOWN, INC. AND GREENSITE ENGINEERING & CONSULTING, LLC AND THEIR CONSULTANTS HARMLESS FOR ANY DAMAGES ARISING FROM INACCURACIES IN THE ORIGINAL SURVEY. HOMEOWNER ASSUMES ALL RESPONSIBILITY FOR CURING ANY INACCURACIES IN THE SURVEY PROVIDED.
  - THESE PLANS ARE NOT FOR CONSTRUCTION AND ARE FOR MUNICIPAL REVIEW AND APPROVAL ONLY. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL THEY HAVE BEEN STAMPED APPROVED BY THE MUNICIPALITY AND ALL CONDITIONS HAVE BEEN SATISFIED.
  - ANY DAMAGE TO PROPERTY IMPROVEMENTS OR PUBLIC IMPROVEMENTS SHALL BE REPAIRED OR REPLACED BY PROPERTY OWNER.
  - NO WETLANDS OR WETLANDS BUFFER HAVE BEEN LOCATED.
  - ALL ROOF LEADERS SHALL BE DIRECTED AWAY FROM THE POOL.
  - POOL TO BE SECURED BY A FENCE COMPLYING WITH APPLICABLE BUILDING CODE.
  - ALL ELECTRICAL WORK MUST COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
  - ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED OR LANDSCAPING WHERE THE BUILDING AND OTHER IMPROVEMENTS ARE NOT LOCATED.
  - THE POOL CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE POOL LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE POOL, IMPERVIOUS AREAS, AND WALLS SHALL BE STAKED OUT BY A PROFESSIONAL SURVEYOR.
  - THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY ENVIRONMENTAL PERMITS, TREE CLEARING PERMITS, SOIL DISTURBANCE PERMIT, STEEP SLOPE PERMITS, ETC. PRIOR TO CONSTRUCTION.

- BY USE OF THE POOL PLOT PLAN AND GRADING PLAN FOR MUNICIPAL APPROVAL, THE PROPERTY OWNER AND POOL CONTRACTOR AGREE AND ACCEPT THE PROPOSED POOL LOCATION AND OTHER IMPROVEMENTS AS SHOWN. ANY DEVIATION FROM THE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER FOR REGULATORY COMPLIANCE.
- CONTRACTOR SHALL COMPLY WITH ALL NOTES, DETAILS, AND SPECIFICATIONS CONTAINED WITHIN DRAWING SETS AND THE DOCUMENTS REFERENCED BELOW. ALL CONSTRUCTION AND INCIDENTAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
- CONTRACTOR SHALL PERFORM ALL CONSTRUCTION AND MEANS AND METHODS IN ACCORDANCE WITH REQUIREMENTS, STANDARDS, SPECIFICATIONS, AND DETAILS OF SEC. 3704, CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. 3701 ET AL.); SECS. 4, 6, AND 8, OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 653, 655, 657); SECRETARY OF LABOR'S ORDER NO. 12-71 (36 FR 8754), 8-76 (41 FR 25059), 9-83 (48 FR 35736), 6-96 (62 FR 111), 5-2007 (72 FR 31160), 4-2010 (75 FR 55355), AS APPLICABLE; 29 CFR PART 1911.SEQ.), THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT (NJSA 48:2-73, ET SEQ.) AS AMENDED, AMERICANS WITH DISABILITIES ACT (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE LOCAL REQUIREMENTS WHICHEVER IS MORE RESTRICTIVE, APPLICABLE MUNICIPALITY, COUNTY, NJDOT, UTILITY AUTHORITY, AND OTHER APPLICABLE AGENCIES.
- PRIOR TO AND DURING CONSTRUCTION CONTRACTOR SHALL AT A MINIMUM; CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD CONTRACTOR FIND A CONFLICT WITHIN THE CONSTRUCTION DOCUMENTS RELATIVE TO ITSELF OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY CONSTRUCTION DOCUMENTS AND FULL COMPLIANCE WITH LOCAL AND STATE REGULATIONS AND CODES, OBTAIN ALL REQUIRED PERMITS AND MAINTAIN

THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION, NOTIFY THE MUNICIPAL ENGINEER, ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT 72 HOURS PRIOR TO THE START OF WORK CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR OTHER APPLICABLE NOTIFICATION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. UTILITIES SHOWN ARE APPROXIMATE BASED ON PRIOR MARK-OUTS, INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE. COORDINATE WITH APPLICABLE UTILITY COMPANY TO DISCONNECT, MAINTAIN, AND/OR REROUTE ANY UTILITY SERVICE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THEIR APPLICABLE RULES AND REGULATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND ANY ADDITIONAL PRECAUTIONS NECESSARY TO ENSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES, PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS ARE TO REMAIN ON OR OFF-SITE, BE RESPONSIBLE FOR JOB SAFETY INCLUDING, BUT NOT LIMITED, TO INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY. PROCEED WITH ALL CONSTRUCTION IN A SYSTEMATIC AND SAFE MANNER, SAFEGUARD SITE AS NECESSARY TO PERFORM THE CONSTRUCTION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME, RETAIN COPIES OF ALL PERMITS AND APPROVALS ONSITE FOR REVIEW, MAINTAIN ON-SITE SOIL EROSION CONTROL MEASURES WHERE MORE THAN 5,000 SF OF SOIL IS DISTURBED BY CONSTRUCTION ACTIVITIES OR SHALL MAINTAIN THE MEASURES WITHIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES, MAINTAIN AND CLEAN ADJACENT STREETS AND PROPERTIES OF CONSTRUCTION DEBRIS AND DUST DURING THE CONSTRUCTION PROJECT, REVIEW ALL PLANS AND IDENTIFY ANY CONSTRUCTION ISSUES PRIOR TO INITIATING CONSTRUCTION. THEN NOTIFY ENGINEER IN WRITING OF ANY CONSTRUCTION ISSUES AND WORK TO RESOLVE THOSE ISSUES, NOTIFY

- ENGINEER IN WRITING OF ANY PLAN MODIFICATIONS THAT WILL BE REQUIRED BASED ON SUBMITTALS OR ANY OTHER REASON, DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. DEBRIS SHALL NOT BE BURIED ON-SITE AND SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION OR CONSTRUCTION. STOCKPILING OF DEBRIS IS PROHIBITED.
- CONCRETE SHALL HAVE A MIN SLOPE OF 0.50%. MAX CROSS SLOPE OF 2% FOR SIDEWALKS.
  - VEGETATIVE COVER SHALL HAVE A MIN SLOPE OF 1.00% AND MAX SLOPE OF 3 TO 1.
  - GRADE FINISHED SURFACES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARDS DRAINAGE FEATURES WITH A POSITIVE OUTLET OR AN APPROVED RETENTION SYSTEM.
  - UTILITIES - CONTRACTOR SHALL COMMENCE CONSTRUCTION AT THE LOWEST INVERT AND/OR POINT OF CONNECTION TO STREET AND PROGRESS UP GRADIENT, INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES, PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY, ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS SHALL BE REPAIRED IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY, MUNICIPAL, COUNTY AND/OR NJDOT DETAILS, CONSTRUCT ALL NEW UTILITIES/SERVICES UNDERGROUND UNLESS OTHERWISE NOTED.
  - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
  - THESE CONSTRUCTION DOCUMENTS ARE BASED ON INFORMATION PROVIDED AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CURRENT SITE CONDITIONS VARY FROM CONSTRUCTION DOCUMENTS OR PROPOSED WORK CONFLICTS WITH ANY SITE FEATURES.
  - ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION, CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THE CONSTRUCTION DOCUMENTS NOR FOR ANY REVISIONS RESULTING FROM SEQUENCING.



REV.	DATE	COMMENTS
2	2/26/21	LOT COVERAGE CALC MOD
1	1/22/21	ISSUED

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CERT. OF AUTHORIZATION 24GA2819600

DRAWN BY: LGM SCALE: 1"=30'

**PLOT PLAN/  
GRADING PLAN**

PREPARED FOR  
LOT 19, BLOCK 399  
#14 LARSEN ROAD  
TOWNSHIP OF FRANKLIN,  
SOMERSET COUNTY, NJ

**LAURENCE G. MURPHY**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE # 44495