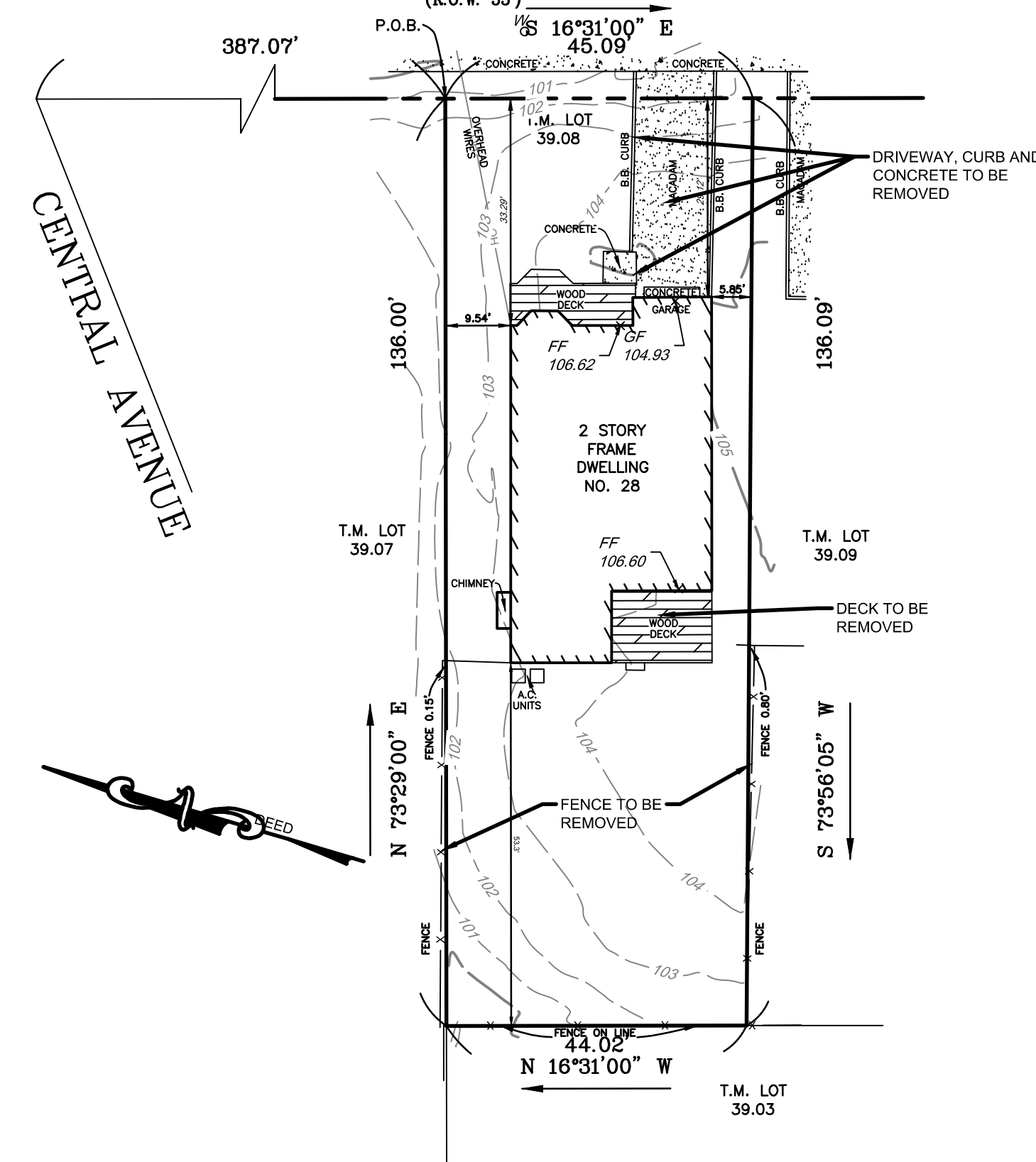
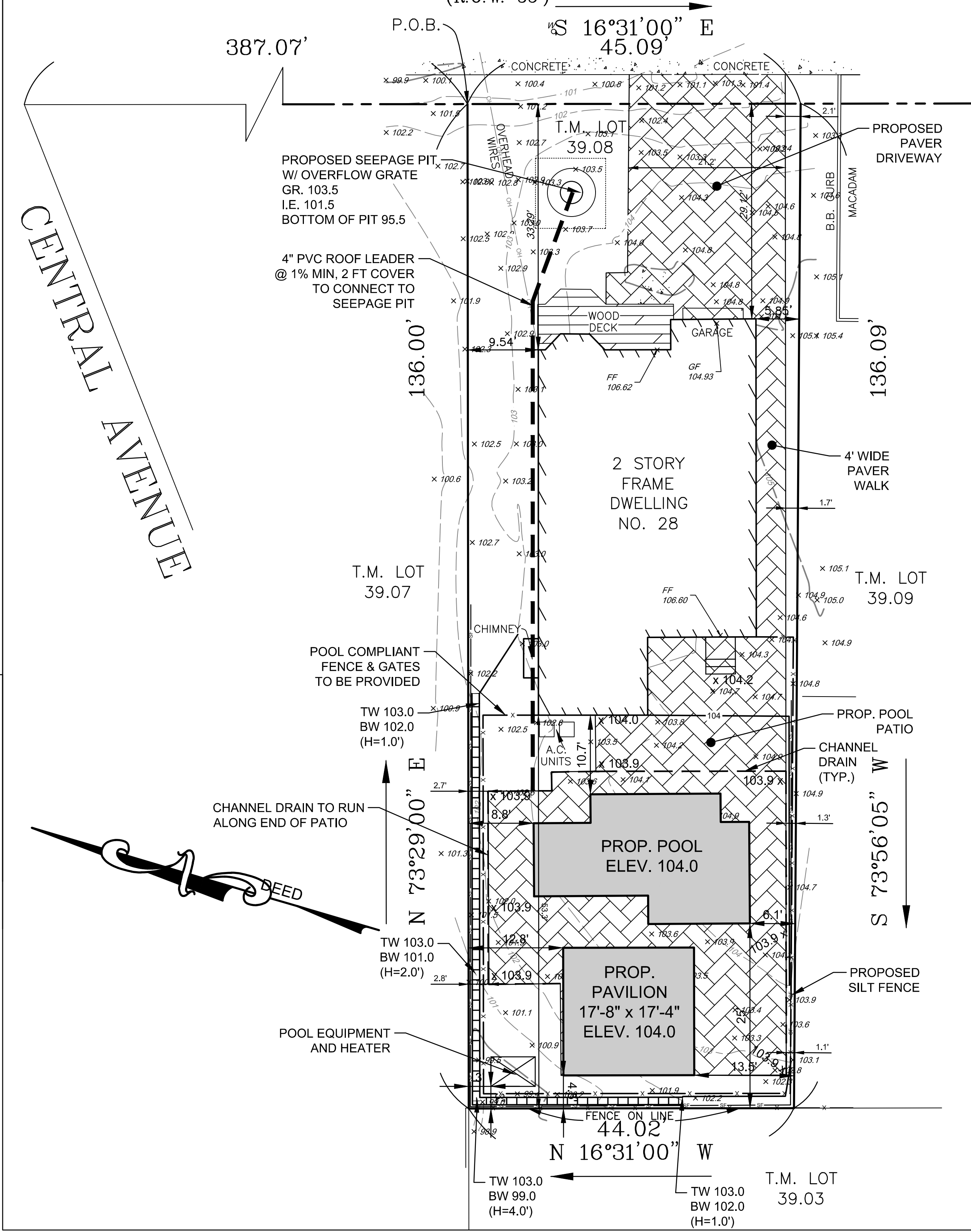


WAKEFIELD PLACE



WAKEFIELD PLACE



- ### GENERAL NOTES
- BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM SURVEY PREPARED BY KTJ ASSOCIATES, L.L.C., DATED 6/17/20.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON OBTAINED BY OMLAND & OSTERKORN, INC. IN NOVEMBER 2020 (VERTICAL DATUM ASSUMED).
 - THE DESIGN OF THE PROPOSED POOL IS TO BE COORDINATED WITH POOL CONTRACTOR/DESIGNER AND OWNER PRIOR TO CONSTRUCTION.
 - ALL POOL CONSTRUCTION TO BE COORDINATED IN ACCORDANCE WITH TOWNSHIP, STATE AND BOCA REQUIREMENTS.
 - THIS PLAN DOES NOT INCLUDE STAKEOUT OF PROPERTY, PROPOSED POOL, FENCING AND/OR STRUCTURES.
 - FENCING AND GATES FOR THE PROPOSED POOL TO BE IN ACCORDANCE WITH TOWNSHIP, BOCA AND STATE REQUIREMENTS FOR POOL COMPLIANCY.
 - GRASSED SWALES TO BE CONSTRUCTED AROUND POOL TO DIRECT STORMWATER RUNOFF AROUND POOL AREA AND THERE SHALL BE NO ADVERSE IMPACT ONTO ADJACENT PROPERTIES. CONTRACTOR TO ENSURE ADDITIONAL SURFACE RUNOFF DOES NOT FLOW OR GET TRAPPED ON ANY ADJOINING PROPERTY.
 - LOCATIONS OF UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE OWNER SHALL PROVIDE A COPY OF ALL PERMITS AND APPROVALS ISSUED FOR THE PROJECT TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH THE TERMS AND CONDITIONS OF ALL PERMITS, APPROVALS AND AUTHORIZATIONS ISSUED BY THE VARIOUS REGULATORY AUTHORITIES FOR THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONFIRMING WITH THE ENGINEER THAT THE PERMITS AND APPROVALS PROVIDED BY THE OWNER IS COMPLETE.
 - ANY OMISSIONS IN THE STANDARD DETAILS OR LACK OF INFORMATION MUST BE BROUGHT TO THE ATTENTION OF OMLAND & OSTERKORN PRIOR TO CONSTRUCTION.
 - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICT'S REQUIREMENTS. AS NOTED ON THE PLAN, THE LIMIT OF DISTURBANCE IS UNDER 5,000 SQUARE FEET THEREFORE SESC CERTIFICATION IS NOT REQUIRED.
 - ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR THE EXPENSE RELATED TO ANY RECONSTRUCTION OF PAVEMENT, CURB, SIDEWALK OR OTHER PUBLIC PROPERTY IF DAMAGED DURING CONSTRUCTION.
 - THE APPLICANT SHALL ENSURE ALL DISTURBED WORK AREAS ARE STABILIZED WITH TOPSOIL, SEED, HAY AND STRAW MULCH TO ENSURE PROPERTY LAWN GROWTH.
 - SURFACE RUNOFF DURING CONSTRUCTION WILL BE MAINTAINED THROUGH THE USE OF SILT FENCE.
 - CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS REGARDING SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL CHARACTERISTICS, AS WELL AS DEPTH TO ROCK AND GROUNDWATER. THE DESIGN ENGINEER WAS NOT CONTRACTED TO MAKE ANY SUCH DETERMINATIONS.
 - ALL EXISTING ROOF LEADERS DISCHARGE TO GRADE (NO EXISTING SEEPAGE PIT ON SITE). ALL EXISTING ROOF LEADERS TO REMAIN THE SAME.

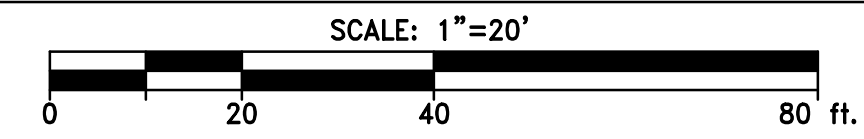
COVERAGE TABLE - ZONE R-B BLOCK 29, LOT 39.08

TOTAL LOT AREA	6,059 SF
MAX. PERMITTED LOT COVERAGE (25%)	1,515 SF
MAX. PERMITTED IMP COVERAGE (50%)	3,030 SF

Existing Coverages			
Description	Area (SF)	Percentage	
Dwelling	1,477		
Total Building Coverage	1,477	24.4%	
Driveway	335		
Concrete	20		
Deck	155		
Total Impervious Coverage	1,987	32.8%	
Proposed Coverages			
Description	Area (SF)	Percentage	
Dwelling	1,477		
Pavilion	305		
Total Building Coverage	1,782	29.4%	
Driveway	620		
Walkways and Patio	1,366		
Pool	410		
Pool Equipment	24		
Total Impervious Coverage	4,202	69.4%	
Increase in Impervious Coverage	2,215		

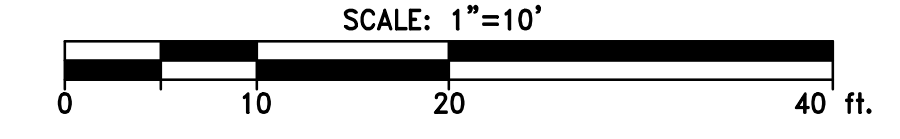
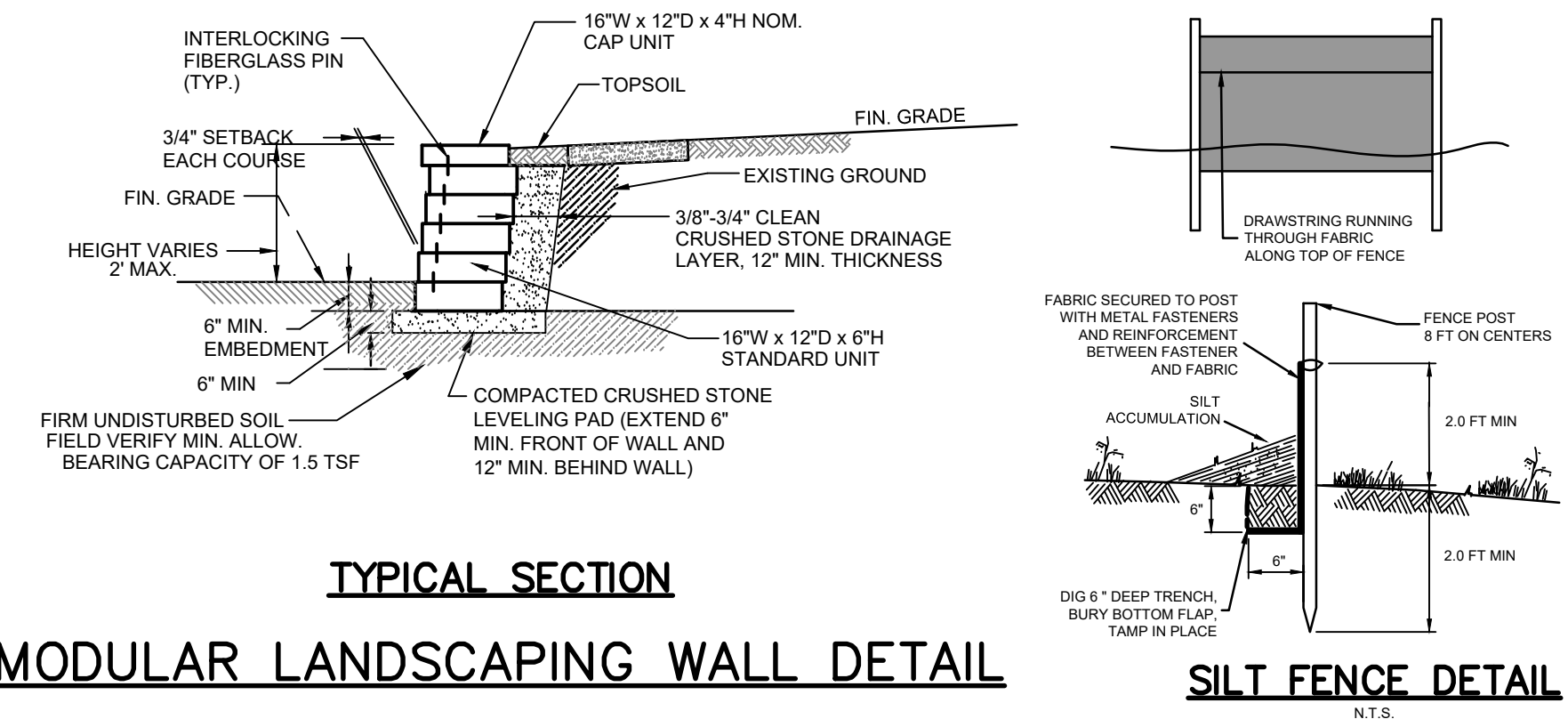
ADDITIONAL VARIANCES REQUESTED

- Section 250-8.1 - Fence height greater than 4 ft and 6 ft along side yard and rear yard, respectively. Fence is on top of wall.
- Section 250-8.N - Greater than 60% area will be disturbed within slopes greater than 15%-25%

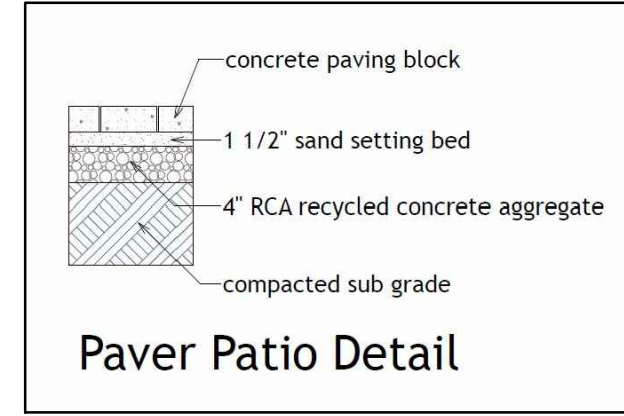
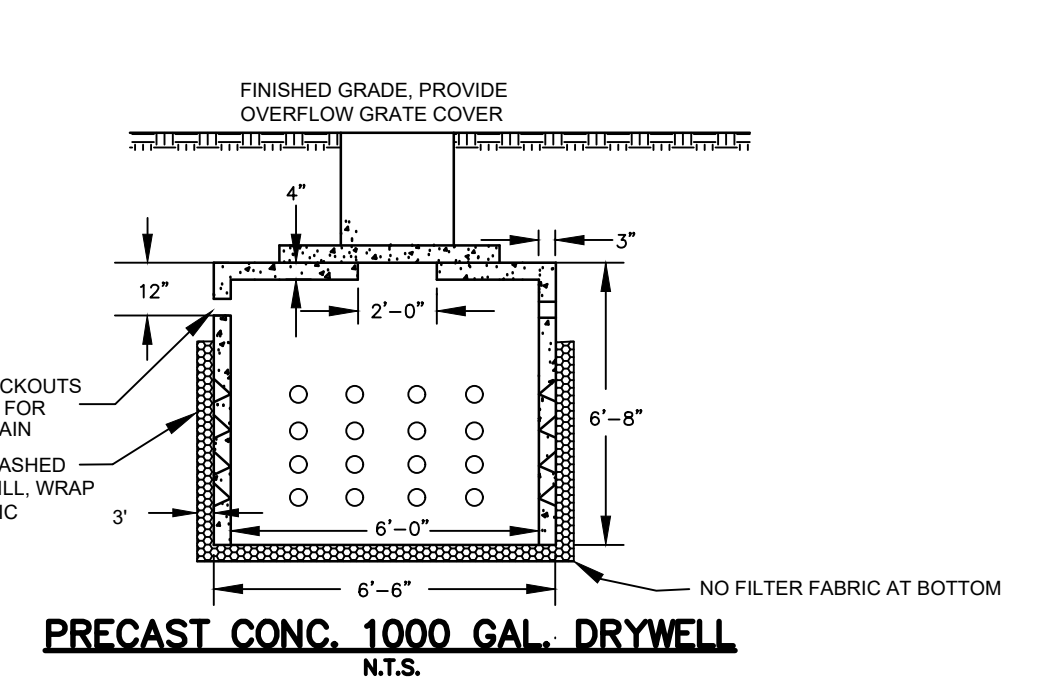


DEMOLITION PLAN

SEEPAGE PIT DESIGN CALCULATOR	
2.5 inches for each square foot of roof area	
AREA CONTRIBUTING TO SEEPAGE PIT (POOL AND POOL PATIO)	
2215 S.F.	
VOLUME REQUIRED	
461 C.F.	
VOLUME CAPACITY OF SEEPAGE PIT	
6.5' DIA.	
TANK VOLUME FOR A STANDARD 1000 GALL. TANK	
$V_{Tank} = (\pi) (6' / 4) (Depth)$	
$V_{Tank} = 160 C.F.$	
STONE VOLUME	
Volume of excavation: 12.5' x 12.5' x 6' = 937.5 C.F.	
Less Volume of Tank = 160 C.F.	
Net Volume of Stone = 777.5 C.F.	
STONE VOLUME TOTAL ASSUMING 40% VOIDS	
$V_{Stone} = 0.40 (777.5) = 311 C.F.$	
TOTAL SEEPAGE PIT VOLUME	
$V_{Pit} = V_{Tank} + V_{Stone} = 471$	
VOLUME PROPOSED (C.F.)	VOLUME REQUIRED (C.F.)
471	461
SYSTEM IS O.K.	



POOL PLAN



ZONING TABLE

ITEM	REQUIRED	EXISTING	PROPOSED
Min. Lot Area	10,500 S.F.	6,059 S.F. (E)	NO CHANGE
Min. Lot Width	75 Ft.	45.09 Ft. (E)	NO CHANGE
Principal Building - Min. Front Yard Setback	20 Ft.	29.12 Ft.	NO CHANGE
Principal Building - Min. Side Yard Setback	5 Ft. / 15 Ft. Total	5.85 Ft. / 15.39 Ft. Total	NO CHANGE
Principal Building - Min. Rear Yard Setback	20 Ft.	53.3 Ft.	NO CHANGE
Max. Bldg Coverage	25%	24.4%	29.4% (V)
Max. Impervious Coverage	50%	32.8%	69.4% (V)
Accessory Bldg Side Yard Setback	5 Ft.	N/A	12.8 Ft.
Accessory Bldg Rear Yard Setback	3 Ft.	N/A	4 Ft.
Pool Side Yard Setback	10 Ft.	N/A	6.1 Ft. (V)
Pool Rear Yard Setback	10 Ft.	N/A	25 Ft.
(E) Existing Non-conformity			
(V) Variance requested			

PROPOSED POOL PLAN FOR

28 WAKEFIELD PLACE

TAX MAP BLOCK 29, LOT 39.08

BOROUGH OF CALDWELL, ESSEX COUNTY, NEW JERSEY

OMLAND & OSTERKORN, INC.

Professional Engineer & Professional Land Surveyor

Phone: 973-447-7800

NY Certificate of Authorization No. 24628293030

www.oosterkorn.com

Email: oosterkorn@oosterkorn.com

PROJ: 200913

DATE: 12/10/20

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DATE