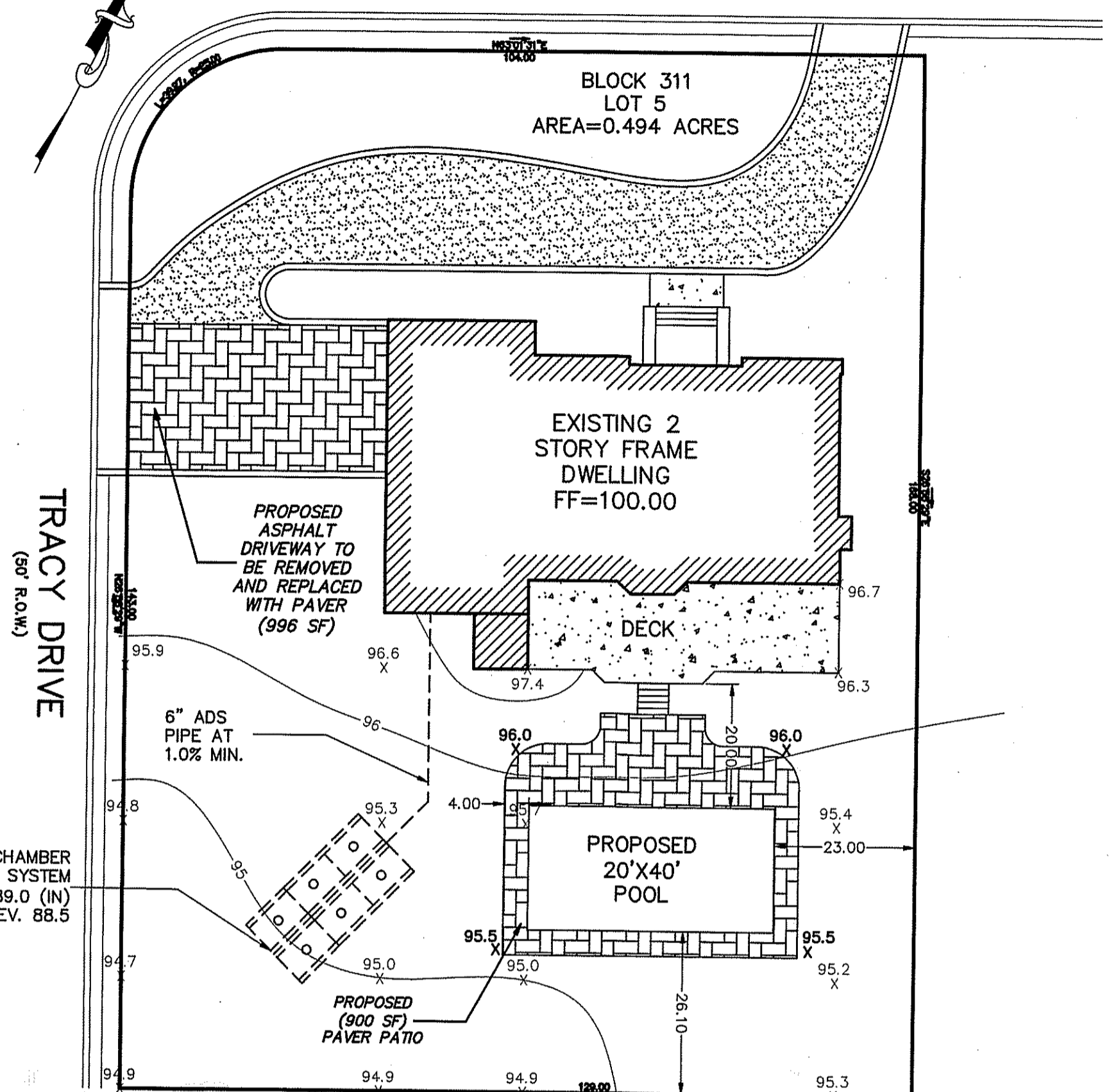
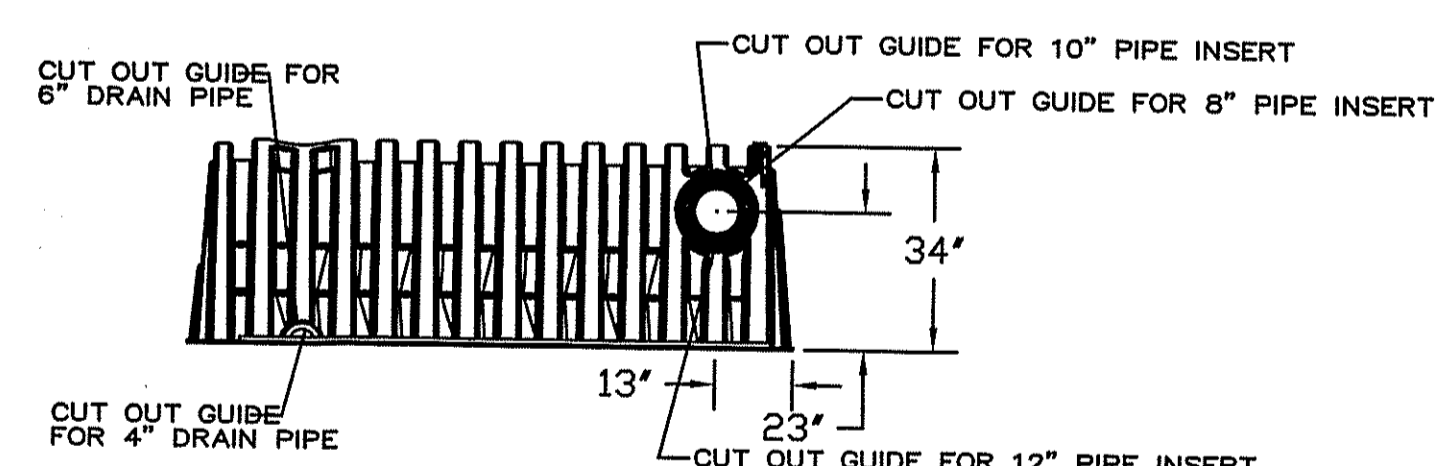
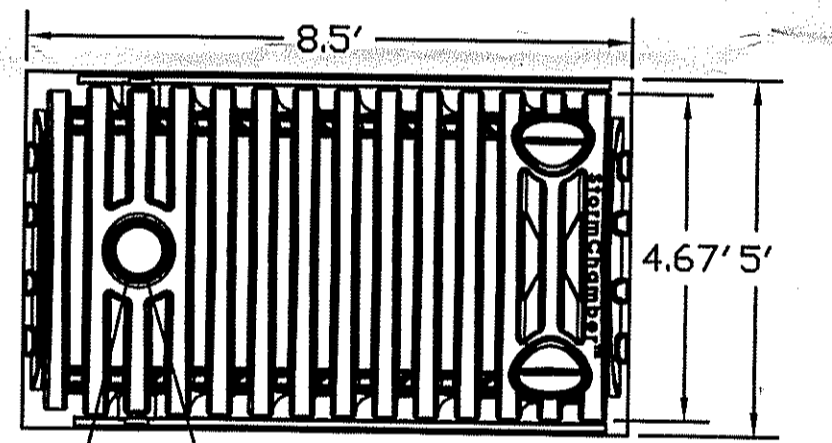
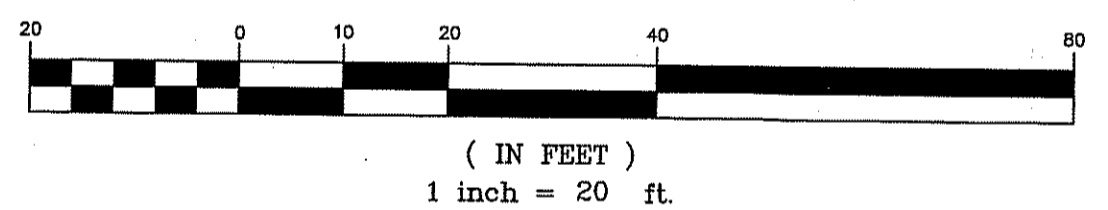


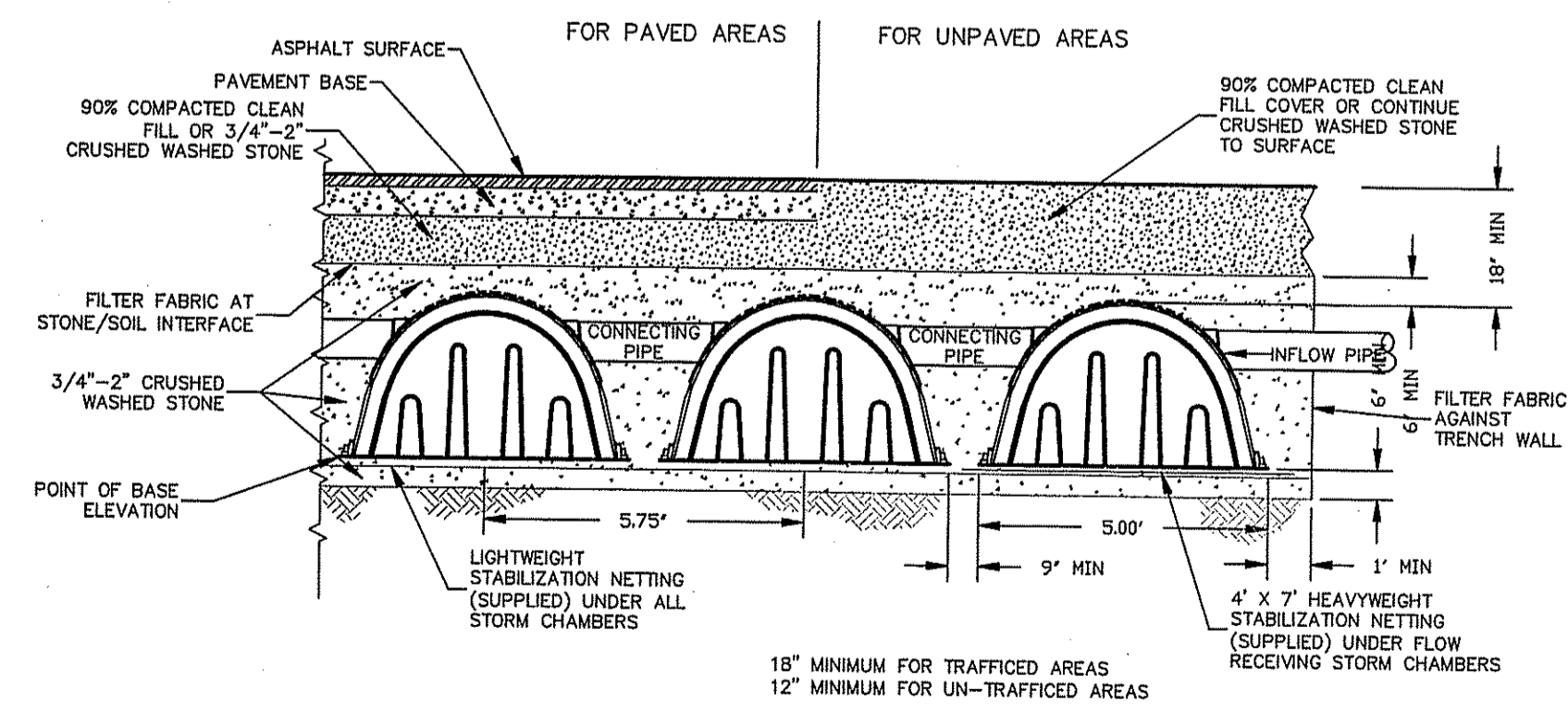
BRIAN DRIVE
(50' R.O.W.)



GRAPHIC SCALE

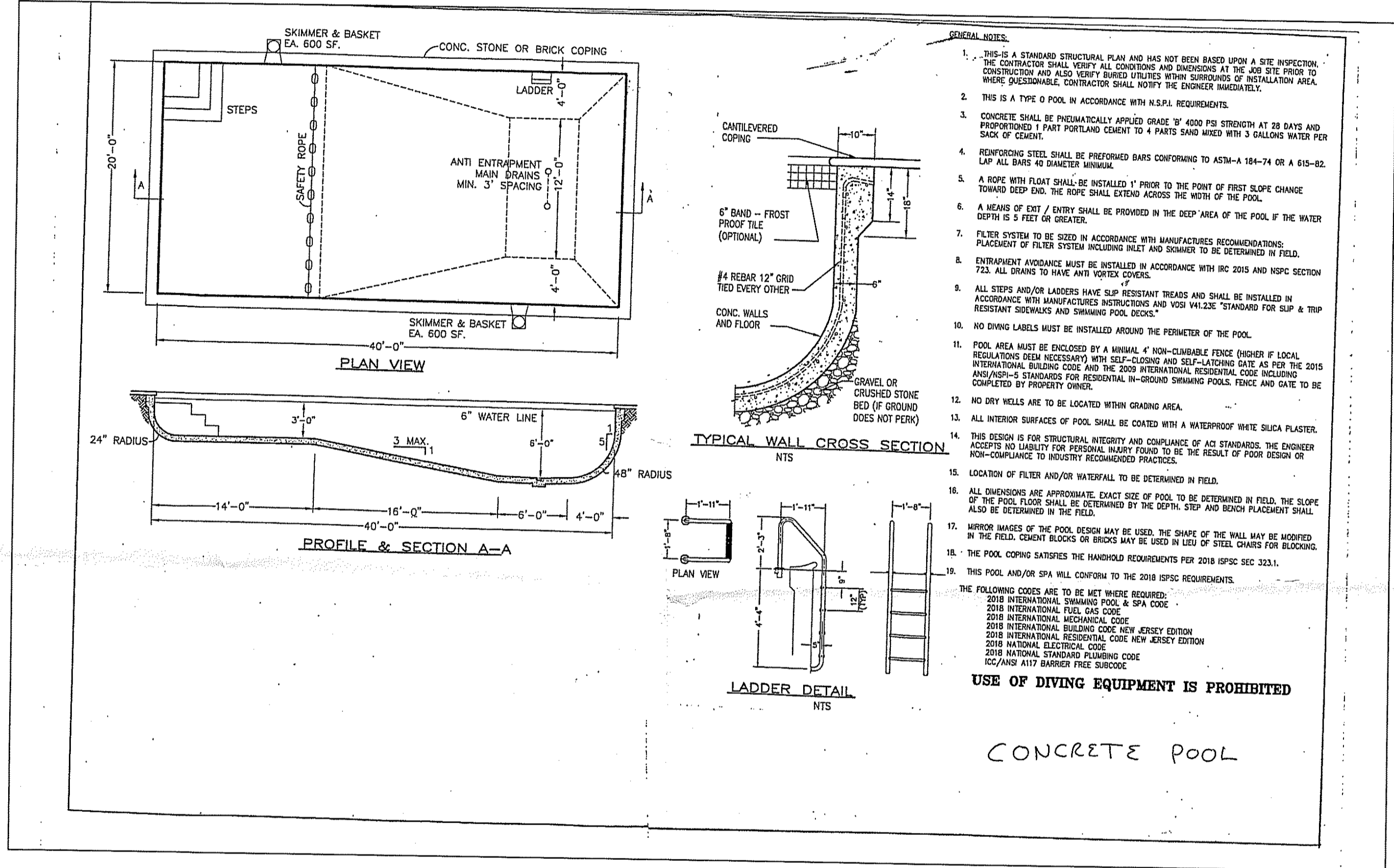
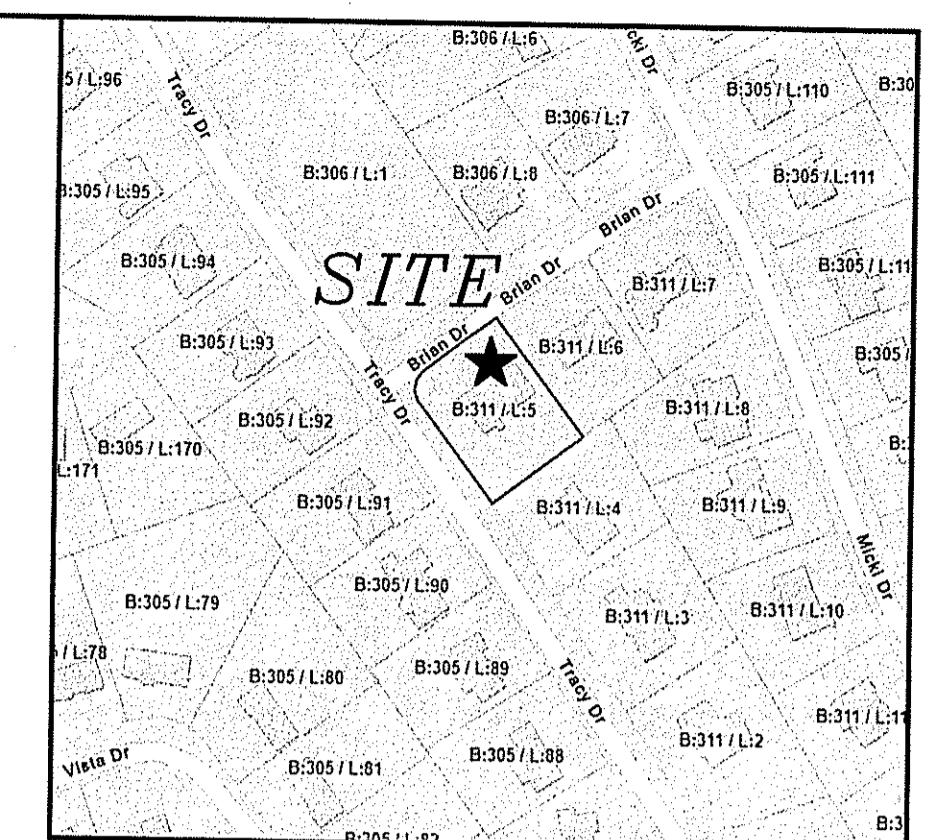


STORM CHAMBER DETAILS
NOT TO SCALE



GENERAL CONSTRUCTION NOTES

- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY PREPARED FOR MILMAN 309 BRIAN DRIVE, LOT 5 OF BLOCK 311 SITUATED IN MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY MIDSTATE ENGINEERING.
- DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS PLAN IS NOT A SURVEY OR PLOT PLAN. IT IS TO BE UTILIZED FOR A VARIANCE FOR THE CONSTRUCTION OF AN INGROUND SWIMMING POOL AND POOL PATIO ONLY.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IF ANY TOPOGRAPHIC OR OTHER FEATURES DIFFER IN THE FIELD THAN WHAT IS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL COUNTY OR STATE OFFICIAL'S AND/OR THE UNDERSIGNED PROFESSIONAL'S SATISFACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.



MARLBORO TOWNSHIP ZONING BOARD

DEC 21 2020
ZB# 20-672

PLAN PREPARED FOR:
HELENA UTROBINA
309 BRIAN DRIVE
MORGANVILLE, NJ 07751

TOTAL SITE IMPERVIOUS COVERAGE CALCULATIONS

DESCRIPTION	EXISTING	PROPOSED
DWELLING	3,031 SF	3,031 SF
DRIVEWAY	3,337 SF	2,341 SF
DRIVEWAY (PAVERS)	- SF	996 SF
DRIVEWAY (COVERAGE)	- SF	996*50%=498 SF
FRONT WALKWAY & PORCH	197 SF	197 SF
REAR DECK AND STAIRS	768 SF	768 SF
POOL PATIO (PAVERS)	-	900 SF
POOL PATIO (COVERAGE)	-	900*50%=450 SF
TOTALS:	7,333 SF	7,284 SF
LOT AREA:	21,538 SF	21,538 SF
TOTAL LOT COVERAGE:	34.05%	33.82%

R-20 RESIDENTIAL ZONE (CORNER LOT)

	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	20,000 SF	21,538 SF	21,538 SF	NO
MIN. LOT FRONTAGE	150 FT	168 FT	168 FT	NO
MIN. LOT WIDTH	150 FT	150 FT	150 FT	NO
MIN. LOT DEPTH	150 FT	168 FT	168 FT	NO
ACCESSORY STRUCTURES				
PROPOSED POOL				
FRONT YARD SETBACK	40 FT	N/A	N/A	NO
REAR YARD SETBACK	20 FT	N/A	26.1 FT	NO
SIDE YARD SETBACK	10 FT	N/A	23 FT	NO
MAXIMUM BUILDING COVERAGE				
ALL BUILDINGS	28%	14.1%	14.1%	NO
ACCESSORY BUILDINGS	5%	N/A	N/A	NO
ALL IMPERVIOUS SURFACE	30%	34.05%	33.82%	NO

* EXISTING NON-COMFORMITY

REV.	DATE	DESCRIPTION

TWO RIVER ENGINEERING
www.tworiveng.com
P.O. Box 155
Colts Neck, N.J. 07722

- Civil Engineers
- Forensic Experts
- Environmental Consultants

PROJECT NO.: 20120
DATE: NOV. 2, 2020
DRAWING NO.: 20120PP
DRAWN BY: ERI
CLIENT: EAST COAST POOLS
SCALE: AS SHOWN

VARIANCE AND SWIMMING POOL PLAN
FOR

309 BRIAN DRIVE
BLOCK 311
LOT 5
TOWNSHIP OF MARLBORO
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
11-02-2020
DATE
N.J. Professional Engineer
License No. 246E03799700

SHEET NO. 1 OF 1