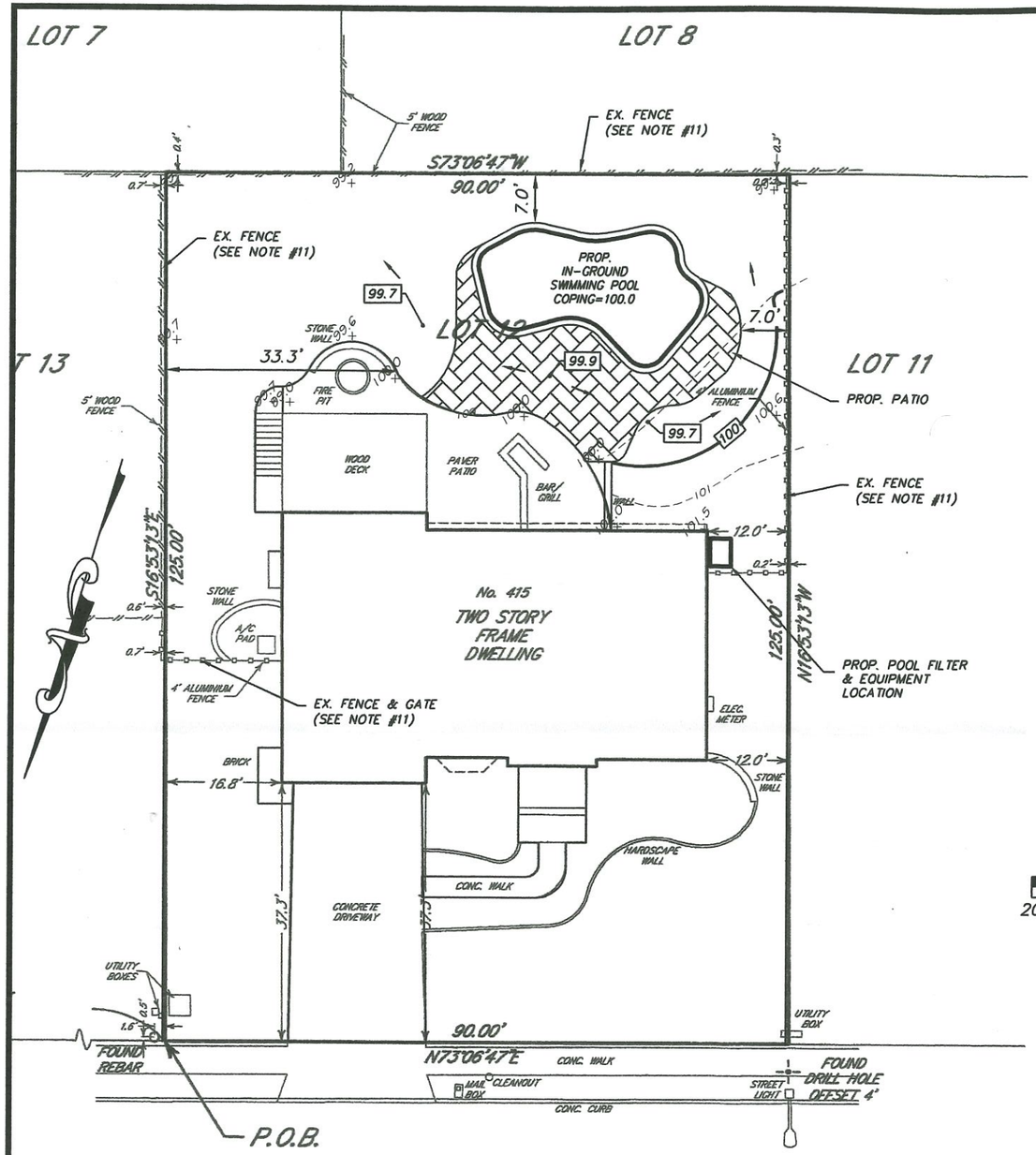

LIBERTY LANE
(52' WIDE)

IN-GROUND SWIMMING POOL REQUIREMENTS (MD)

MINIMUMS:	PERMITTED:	PROPOSED:
SIDE YARD SETBACK (to pool walkway)	15 FT.	7.0 FT.
REAR YARD SETBACK (to pool walkway)	15 FT.	7.0 FT.
MAXIMUMS:		
LOT COVERAGE	45%	45.0%

GENERAL NOTES

1. PROPERTY BEING KNOWN AS BLOCK 11.39, TAX LOT 12 WITHIN THE TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY. THE PROPERTY CONTAINS APPROXIMATELY 11,250 SQUARE FEET.
2. OUTBOUND AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "PLAN OF SURVEY, LOT 12 BLOCK 11.39, 415 LIBERTY LANE, TOWNHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY", PREPARED BY JAMES A. CLANCY, DATED 8/14/25.
3. TOPOGRAPHIC INFORMATION OBTAINED ON 9/1/25 AND IS BASED ON AN ASSUMED DATUM.
4. THE PROPERTY LIES OUTSIDE OF THE 0.2% (500-YEAR) FLOOD HAZARD AREA (LIES WITHIN ZONE X UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 34005C0242F, EFFECTIVE DATE 12/21/17.
5. NO VERIFIED FRESHWATER WETLANDS ARE WITHIN THE LIMIT OF DISTURBANCE OF THE SITE, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOWEB SERVICE.
6. THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY RESIDENTIAL DWELLING, DRIVEWAY, DECK, PATIO AND OTHER ANCILLARY STRUCTURES & UTILITIES.
7. PROPOSED IMPROVEMENTS CONSIST OF INSTALLING AN IN-GROUND SWIMMING POOL, PATIO AND ASSOCIATED FILTER/EQUIPMENT.
8. ALL AREAS NOT DESIGNATED FOR WALKWAY/PATIO, POOL EQUIPMENT AND/OR THE IN-GROUND SWIMMING POOL SHALL BE STABILIZED IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE LOCAL SOIL CONSERVATION DISTRICT.
9. ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN AS PART OF THIS APPLICATION, UNLESS NOTED OTHERWISE.
10. THE PROPOSED IN-GROUND SWIMMING POOL AND ASSOCIATED UTILITIES/AMENITIES SHALL COMPLY WITH THE PROVISIONS OF THE CODE BOOK OF THE TOWNSHIP AND THE INTERNATIONAL RESIDENTIAL CODE (IRC), NEW JERSEY EDITION, LATEST REVISED.
11. THE PROPOSED POOL SHALL BE ENCLOSED BY A NON-CLIMBABLE BARRIER AT LEAST 4 FEET IN HEIGHT, EQUIPPED WITH A SELF LOCKING MECHANISM ON ALL GATES, IN ACCORDANCE WITH TOWNSHIP AND IRC REGULATIONS, LATEST REVISED.
12. THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL DIMENSIONS 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.
13. 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.
14. THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
15. 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.
16. 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 AUTHORITY.
17. THE PROPOSED IN-GROUND SWIMMING POOL WILL UTILIZE A CARTRIDGE STYLE POOL FILTER, WITH NO BACK WASHING REQUIRED.
18. THE POOL INSTALLER/CONTRACTOR SHALL CONFIRM THE PROPOSED IN-GROUND SWIMMING POOL IS INSTALLED IN COMPLIANCE WITH THE MINIMUM SEPARATION STANDARDS FOR ELECTRICAL (OVERHEAD AND/OR UNDERGROUND) WIRES.

SCALE: (1 Inch = 20 Feet)

20 0 20 40 60

LEGEND

x 125.05	=	EX. SPOT ELEVATION
101.2	=	PROPOSED SPOT ELEVATION
→	=	DIRECTION OF OVERLAND STORMWATER FLOW
----125----	=	EXISTING CONTOUR
125	=	PROPOSED CONTOUR

RECEIVED
SEP 26 2025
Z25-25

IMPERVIOUS COVERAGE CALCULATIONS

IMPERVIOUS AREA	
EX. DWELLING	= 2,156 SQUARE FEET
EX. WALKWAY & PORCH	= 219 SQUARE FEET
EX. DRIVEWAY	= 718 SQUARE FEET
EX. PATIO	= 903 SQUARE FEET
PROP. POOL EQUIPMENT	= 15 SQUARE FEET
PROP. POOL & COPING	= 540 SQUARE FEET
PROP. PATIO	= 543 SQUARE FEET
	TOTAL = 5,120 SQUARE FEET

No.	Date	Revision	By	Chk.

SWIMMING POOL GRADING PLAN
TAX LOT 12 BLOCK 11.39
415 LIBERTY LANE
TOWNSHIP OF EVESHAM
BURLINGTON COUNTY, NEW JERSEY

MGC ASSOCIATES
Consulting Engineer
Office Location:
237-1 Burrs Road
Burlington, NJ 08016
609-556-4915

9/10/25
GARY CHIANG
N.J. Professional Engineer No. 44469

DRAWN BY: GC	DATE	SCALE	SHEET	JOB NUMBER
DESIGNED BY: GC	9/10/25	1"=20'	1 OF 1	250917
CHECKED BY: GC				