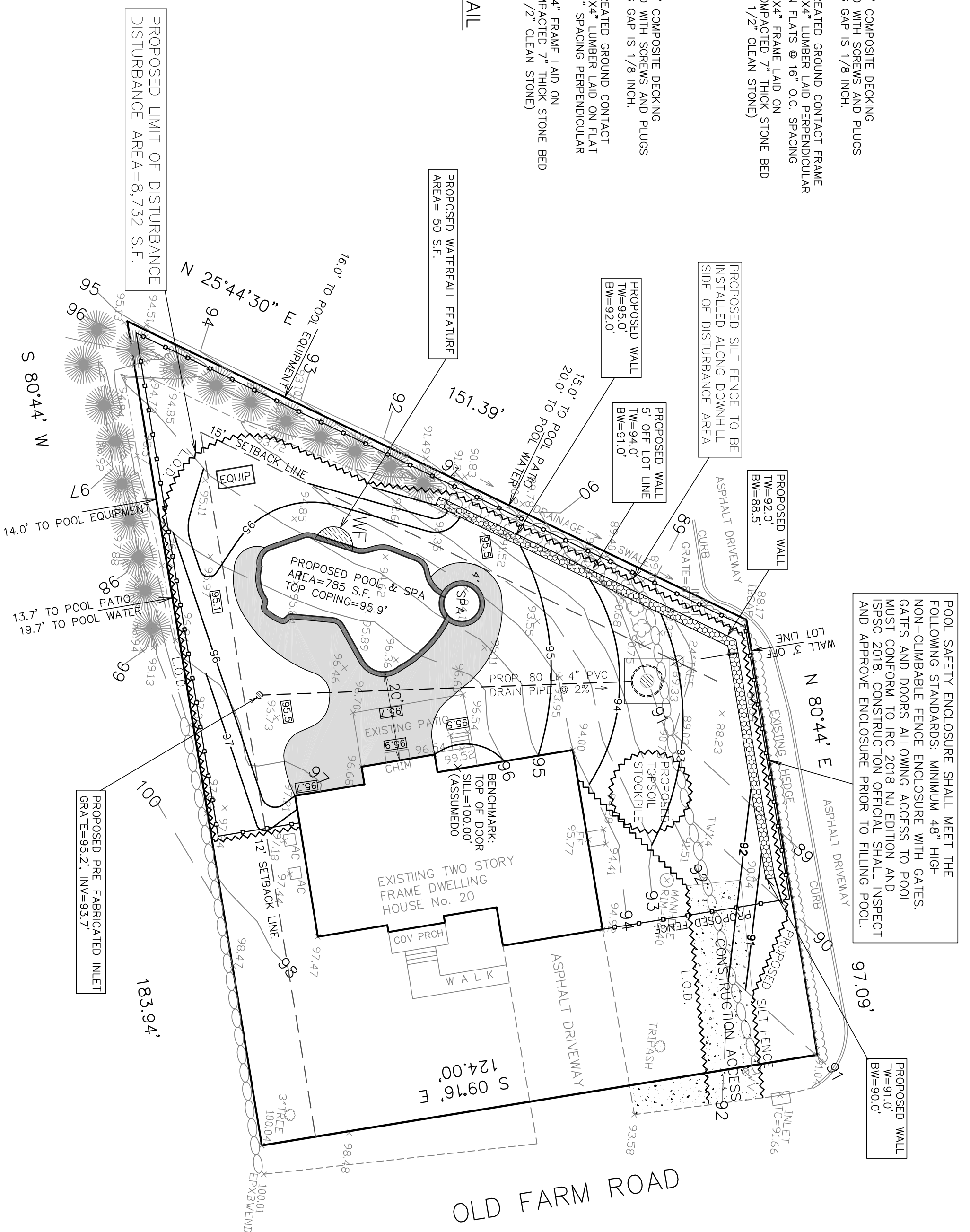


PROPOSED POOL DECKING DETAIL
(PROVIDED BY HARDSCAPE CONTRACTOR)

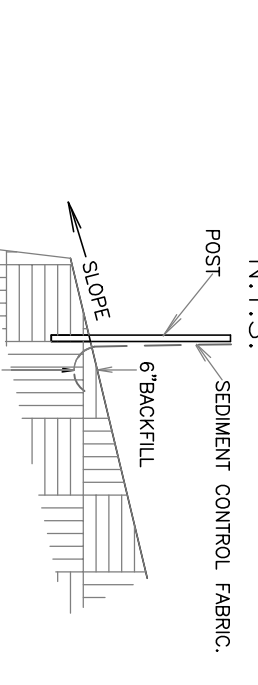


POOL SAFETY ENCLOSURE SHALL MEET THE FOLLOWING STANDARDS: MINIMUM 48" HIGH NON-Climbable FENCE ENCLOSURE WITH GATES AND DOORS ALLOWING ACCESS TO POOL MUST CONFORM TO IRC 2018 NJ EDITION, AND ISPCS 2018. CONSTRUCTION OFFICIAL SHALL INSPECT AND APPROVE ENCLOSURE PRIOR TO FILLING POOL.

NOTES:

- 1) THIS MAP IS A POOL GRADING PLAN ONLY AND NOT A BOUNDARY SURVEY. ALL BOUNDARY AND BUILDING LOCATIONS ARE TAKEN FROM A SURVEY PREPARED BY GREGG A. GAFFNEY, PLS, CONTROL LAYOUTS, INC., HIGHLAND PARK, NJ AND DATED MAY 08, 2017. SURVEY PROVIDED BY OWNER. BY PROVIDING THIS SURVEY THE PROPERTY OWNER ASSUMES ALL RESPONSIBILITY FOR THE AUTHORIZATION TO UTILIZE THIS SURVEY FOR THIS PURPOSE.
- 2) POOL AND FENCE CONSTRUCTION MUST CONFORM WITH ALL PERTINENT STATE AND LOCAL REGULATIONS.
- 3) FENCE ENCLOSURE MUST BE APPROVED BY CONSTRUCTION OFFICIAL PRIOR TO FILLING POOL.
- 4) THE LOCATION OF ALL OVERHEAD OR SUBSURFACE CONDITIONS, UTILITIES, ELEC., GAS, WATER, DRAINAGE, SPRINKLERS, ROCK, ETC. ARE NOT SHOWN ON THIS PLAN. CONTRACTOR REQUIRED TO LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- 5) SEE POOL COMPANY FOR DETAILED SPECIFICATIONS ON POOL CONSTRUCTION.
- 6) ALL POOL OPERATIONS SHALL CONFORM TO N.J.D.E.P. REGULATIONS AND ANY OTHER PERTINENT GOVERNMENT REGULATIONS.
- 7) THIS PLAN DOES NOT INCLUDE THE STRUCTURAL DESIGN OF THE POOL STRUCTURE.
- 8) ESTIMATED VOLUMES ARE 338 C.Y. CUT AND 215 C.Y. OF FILL RESULTING IN AN EXCESS 123 C.Y. OF EXCESS EXCAVATED SOIL TO BE TRUCKED OFF SITE. SOIL VOLUME ESTIMATE FOR PERMIT PURPOSES ONLY. CONTRACTOR TO CALCULATE SOIL VOLUMES FOR THEIR OWN PURPOSES.
- 9) SPECIAL ATTENTION SHALL BE PAID TO GRADING OF SWALES TO INSURE RUN-OFF DOES NOT ADVERSELY IMPACT THE DWELLING AND ADJACENT LOTS.
- 10) ITS IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT SILT FENCING REMAINS IN PLACE THROUGHOUT THE CONSTRUCTION PHASE AND SHALL NOT BE REMOVED UNTIL SUCH TIME AS THE PROPERTY IS STABILIZED.
- 11) FENCING FOR POOL ENCLOSURE SHALL BE CODE COMPLIANT AND MEET NATIONAL SWIMMING REGULATIONS, LOCAL BUILDING CODES AND TOWNSHIP ORDINANCES.
- 12) ANY CURB, SIDEWALKS, UTILITIES, ROADWAY, AND/OR PAVEMENT DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED AND APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 13) SHOULD ANY PORTION OF THE POST-DEVELOPED LOT IMPACT DRAINAGE CONDITIONS ON TO SUBJECT'S PROPERTY OR ADJACENT PROPERTY THE APPLICANT WILL BE REQUIRED TO SUBSEQUENTLY CORRECT ANY DEFICIENCIES AT THE DISCRETION OF THE TOWNSHIP ENGINEER.
- 14) ALL CONSTRUCTION APPROVALS AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY SUBJECT TO FINAL INSPECTION BY THE TOWNSHIP ENGINEER & BUILDING DEPT. OFFICIAL.
- 15) SAFETY RAILING TO BE INSTALLED ALONG THE EDGE OF THE PROPOSED POOL PATIO WHERE EVER IT IS DEMED REQUIRED BY THE CONSTRUCTION OFFICIAL.

SEDIMENT FENCE DETAILS



LEGEND:

- 96.73 EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED POOL DECK
- PROPOSED BOULDER RETAINING WALL
- PROPOSED POOL COPING
- LIMIT OF DISTURBANCE (SILT FENCE DOWNHILL SIDE CONST. SAFETY FENCE AROUND EXCAVATION)
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING EDGE OF LAWN
- PROPOSED TREE TO BE REMOVED

IMPERVIOUS LOT COVERAGE SUMMARY:

DESCRIPTION	EXISTING	PROPOSED
HOUSE COVERED PORCH	2226 SF	2226 SF
BUILDING COVERAGE	61 SF	61 SF
BUILDING COVERAGE	2287 SF	2287 SF
BUILDING COVERAGE	13.13%	13.13%
DRIVEWAY	776 SF	776 SF
REAR PATIO	283 SF	0 SF
REAR PORCH/STEPS	*51 SF	*51 SF
FRONT WALK/STEPS	131 SF	131 SF
AC UNITS	13 SF	13 SF
RETAINING WALL	0 SF	260 SF
WATERFALL FEATURE	0 SF	50 SF
POOL & SPA	0 SF	785 SF
POOL COPING	0 SF	142 SF
POOL EQUIPMENT	0 SF	32 SF
POOL DECKING	0 SF	*1188 SF
IMPERVIOUS TOTALS	3490 SF	4,476 SF

EXISTING IMPERVIOUS LOT COVERAGE= 20.03%
PROPOSED IMPERVIOUS LOT COVERAGE=25.69%
* POOL DECKING NOT INCLUDED WITH LOT COVERAGE AREA (POOL DECK IS COMPOSITE PLANKS THAT ARE SPACED TO ALLOW RUN-OFF TO FLOW THROUGH INTO STONE BED)

PROPOSED DISTURBANCE AREA = 8,732 S.F.
POOL AND SOIL EROSION & SEDIMENT CONTROL PLAN

for
Ryvicker Residence
situated in
TOWNSHIP OF BERKLEY HEIGHTS,
UNION COUNTY, NEW JERSEY.
Being known as Lot 64.02, Block 2801

CERT. AUTH#24GA28280500 NJPLS & PE #24GB031272
MARK J. MANTYLA, MEMBER
PROFESSIONAL ENGINEER,
PLANNER & LAND SURVEYOR.
MJM SURVEYING & ENGINEERING, LLC
139 West Mountain Road,
Spota, N.J. 07871
Cell No. 973-222-6986

DATE: September 16, 2020
REVISED: April 07, 2021 - pool & patio size/location.
REVISED: April 24, 2021 - pool & patio size/location.

