

45 ROGERS AVENUE

BERKELEY HEIGHTS, NEW JERSEY

Pool Installation Site Plan

THIS PLAN IS NOT VALID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE BY AN ENGINEER AND CONTAINS A PROFESSIONAL SEAL.

DESIGN IS SCHEMATIC, CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.

COPYRIGHT 2021 FALCON ENGINEERING Co., LLC. ALL RIGHTS RESERVED

THIS DRAWING AND ALL THE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY, FOR WHOM THE WORK WAS CONTRACTED, TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF FALCON ENGINEERING.

DRAFTED BY: DJD PROJECT #: 21-0265

REVIEWED BY: DC SCALE: AS NOTED SHEET SIZE: 24"x36"

INIT.	NO.	DATE	ISSUED
DJD	1	10/08/21	FOR CLIENT REVIEW
DJD	2	10/25/21	FOR PERMIT
DJD	3	11/23/21	CLIENT REVISIONS FOR PERMIT

INIT.	NO.	DATE	REVISION
DJD	1	01/21/22	TOWNSHIP COMMENTS
DJD	2	04/15/22	TOWNSHIP COMMENTS

CONSULTANT:

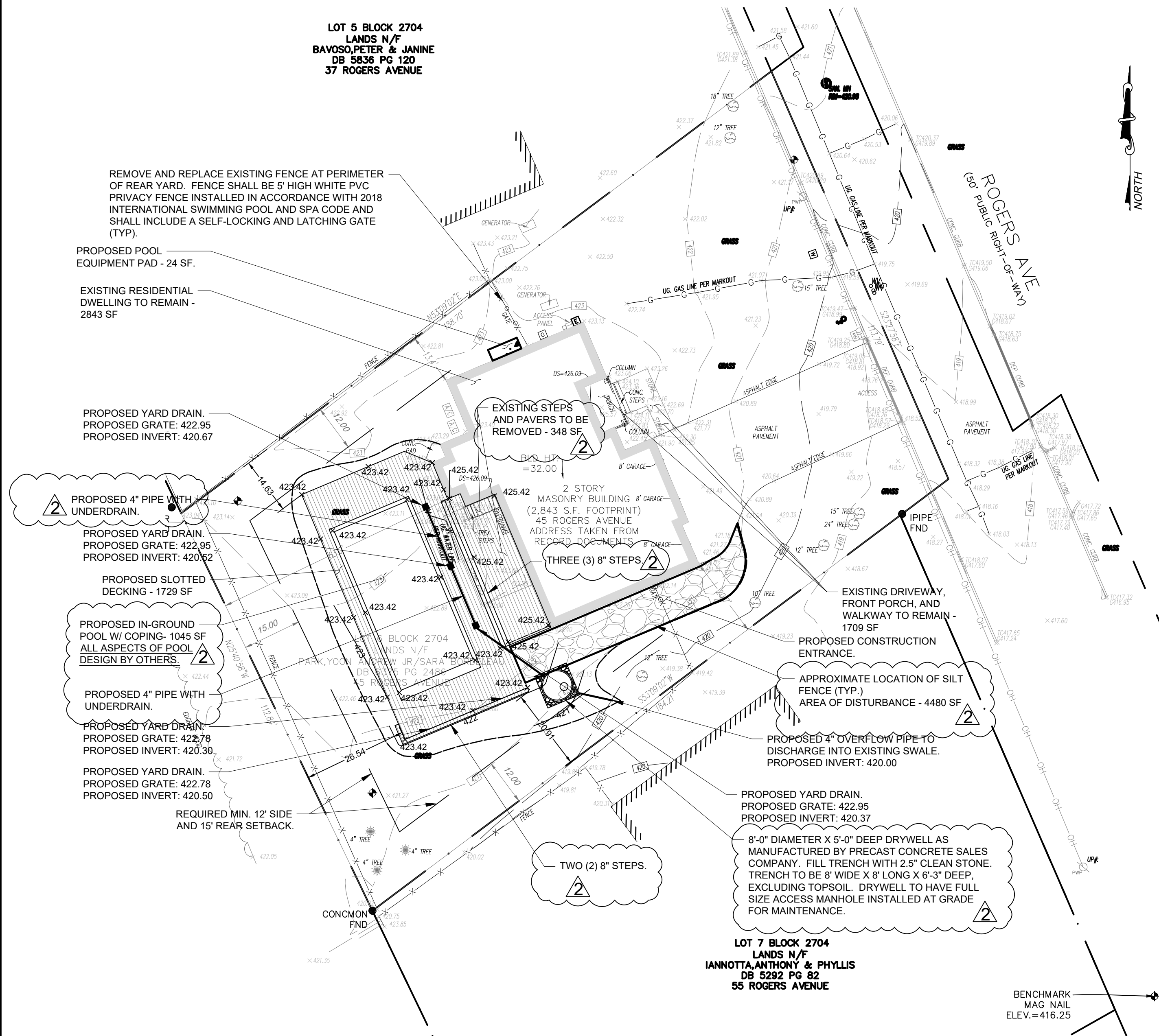
ANDREW AMOROSI
 Professional Engineer NJ: #24GE03862600

**45 Rogers Avenue
 Pool Installation
 Site Plan**

**Pool Installation Site Plan
 45 Rogers Avenue
 Berkeley Heights, NJ**

C-100

SHEET 1 OF 1

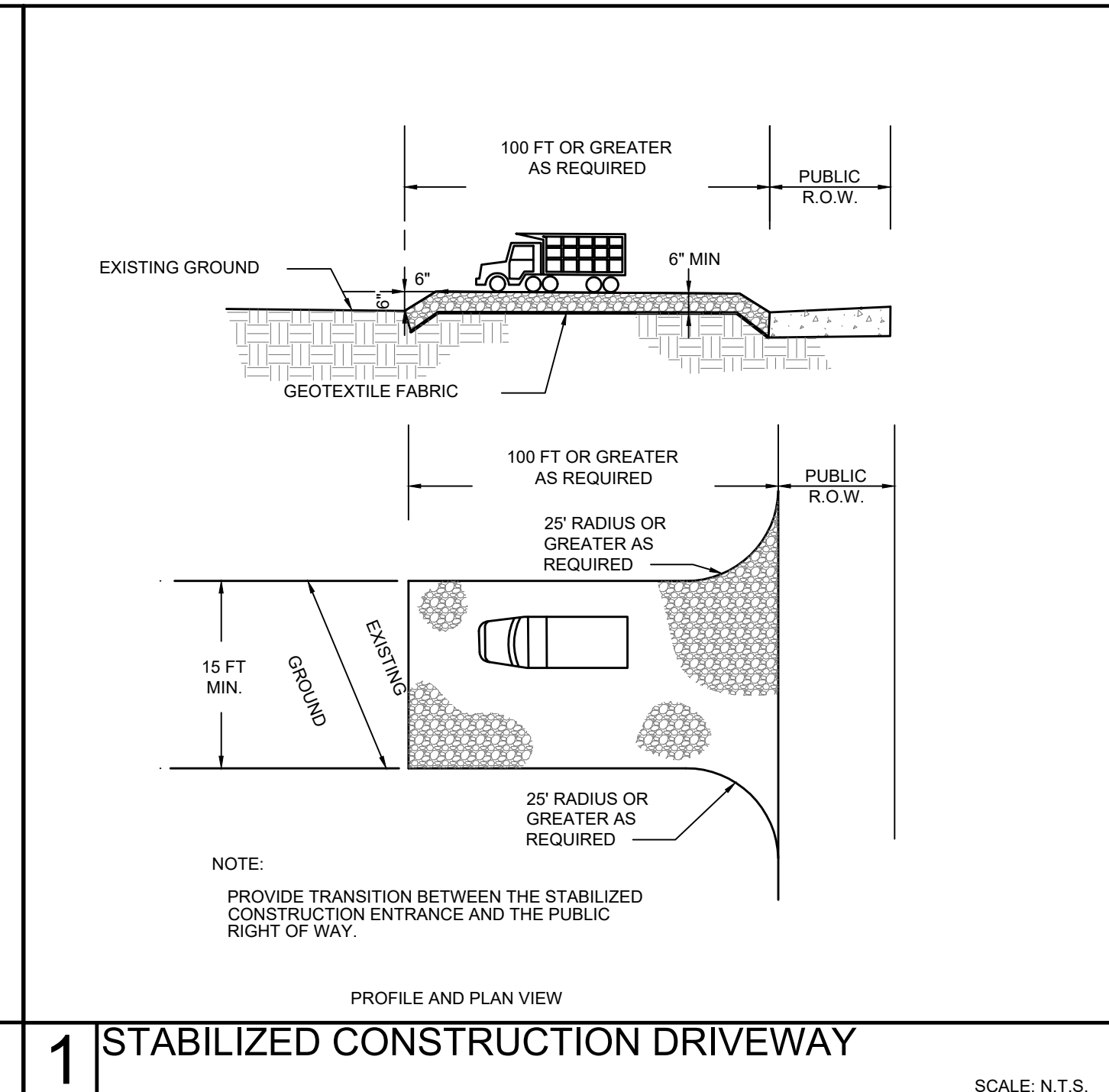
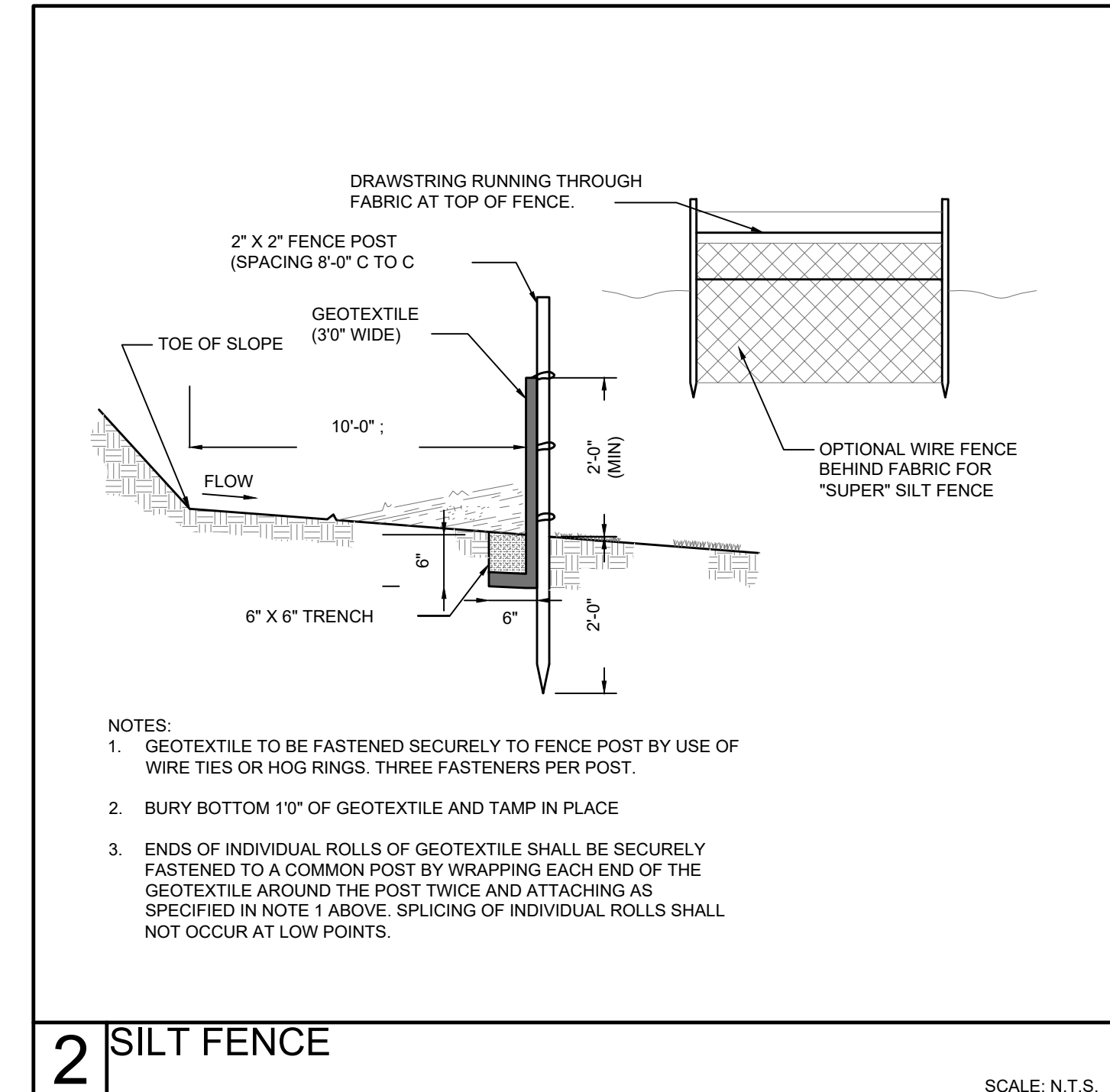


ZONING DATA - POOL CONSTRUCTION

ZONE: R-20
 BLOCK: 1.01 LOT: 2.07
 OWNER: PARK

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE (Y/N)
LOT AREA (SF)	20,000	18,934	N/A	N
MIN ACCESSORY SIDE SETBACK (FT)	12'	N/A	14.63'	N
MIN ACCESSORY REAR SETBACK (FT)	15'	N/A	20.91'	N
MAX IMPERVIOUS COMBINED (%)	25%	25.88%	29.69%	N
MAX IMPERVIOUS BUILDING (%)	15%	15.01%	15.01%	N
MAX IMPERVIOUS OTHER (%)	10%	10.87%	14.68%	N

- NOTES:**
- MAXIMUM PROPOSED SLOPES SHALL BE 3H:1V.
 - SURVEY COMPLETED USING NAVD88 VERTICAL DATUM. BENCHMARK MAG NAIL ELEVATION: 416.25.
 - SITE SURVEY COMPLETED ON SEPTEMBER 16, 2021 BY: VALLEY LAND SERVICES, LLC 4383 HECKTOWN ROAD BETHLEHEM, PA 18020
 - EXCAVATED SOIL SHALL BE TRANSPORTED, TREATED, STORED, AND DISPOSED OF OFFSITE USING APPROVED METHODS.
 - YARD DRAINS TO BE STANDARTPARK FIBER CONCRETE CATCH BASINS 15"x20" OR APPROVED EQUAL.
 - DRAINAGE PIPES TO BE 6" SCHEDULE 40 PVC OR APPROVED EQUAL INSTALLED AT 1.00% MINIMUM SLOPES.



45 ROGERS AVENUE POOL INSTALLATION SITE PLAN
 SCALE: 1"=20'