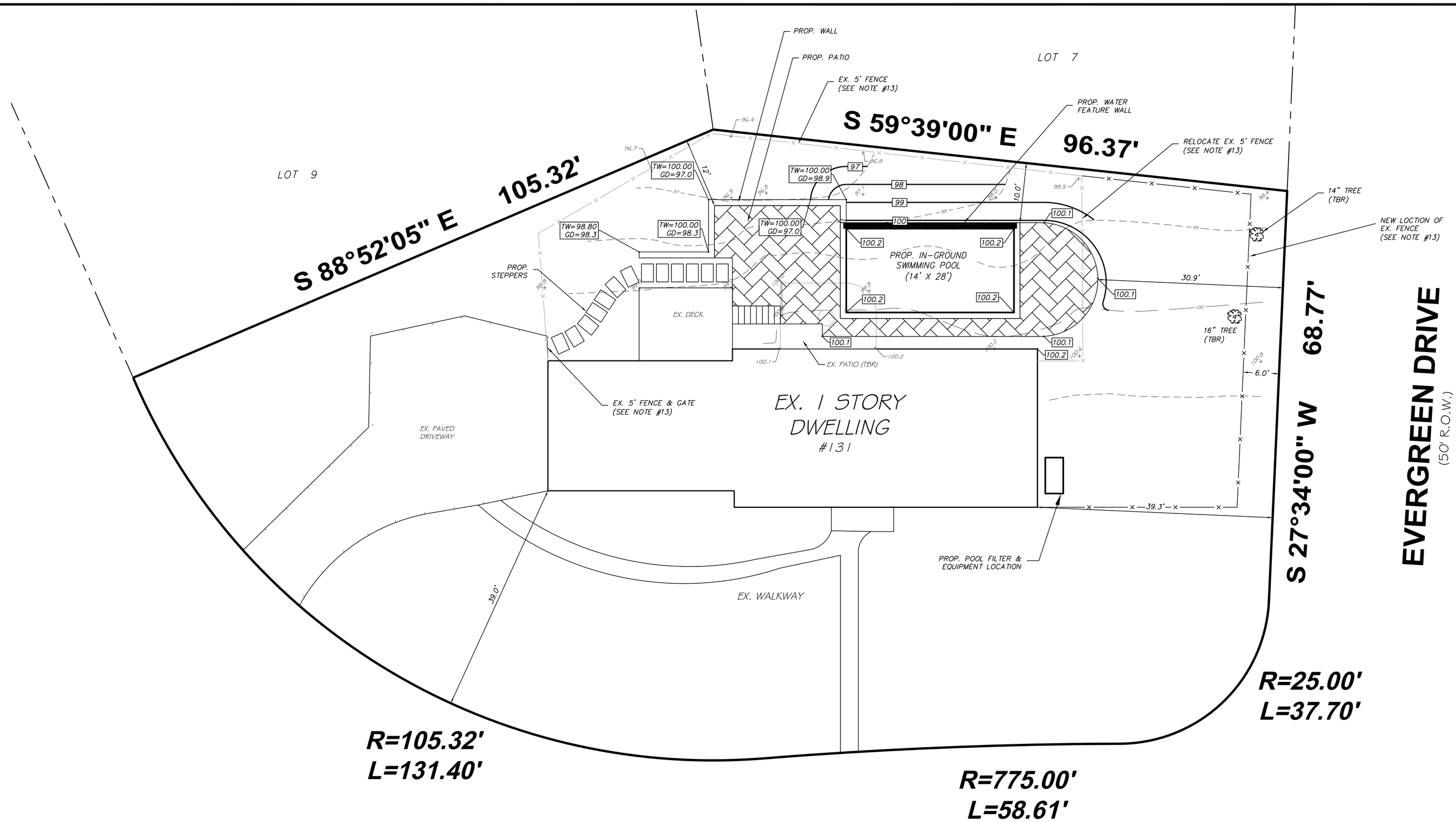
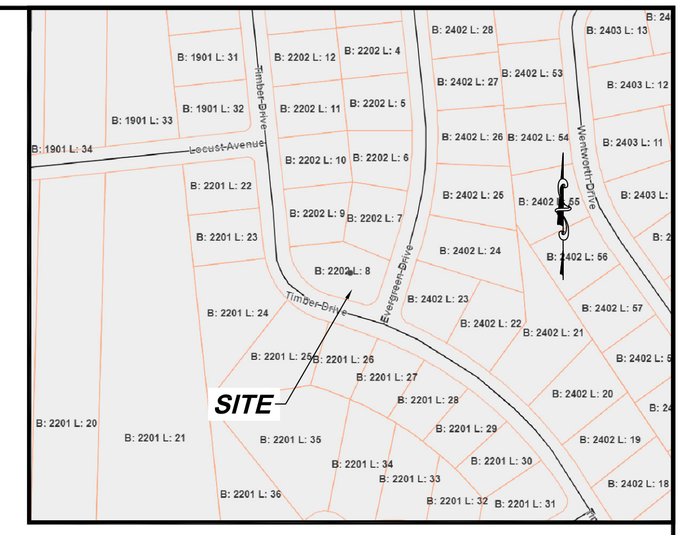


TIMBER ROAD
(50' R.O.W.)



LOCATION MAP

SCALE: (1 Inch = 200 Feet)

200 0 200 400 600

GENERAL NOTES:

1. PROPERTY BEING KNOWN AS BLOCK 2202, TAX LOT 8 WITHIN THE TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY. THE PROPERTY CONTAINS APPROXIMATELY 15,507 SQUARE FEET.
2. OUTBOUND AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "PLAN OF SURVEY FOR #131 TIMBER DRIVE, TAX MAP BLOCK 2202 LOT 8, TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY", PREPARED BY BRAD P. JOSHNICK, DATED 6/4/20.
3. THE PROPERTY LIES OUTSIDE OF THE FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34039C0017F, EFFECTIVE DATE 9/20/06.
4. NO VERIFIED FRESHWATER WETLANDS ARE WITHIN THE AREA OF PROPOSED SITE DEVELOPMENT, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOWEB SERVICE.
5. THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY DWELLING, DECK, PATIO, SHED AND PAVED DRIVEWAY.
6. PROPOSED IMPROVEMENTS CONSIST OF INSTALLING AN IN-GROUND SWIMMING POOL WITH WALKWAY AND FILTER/POOL EQUIPMENT.
7. PROPOSED SWIMMING POOL SIZE, SHAPE AND LOCATION ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT.
8. THE WALKWAY EDGE OF THE IN-GROUND SWIMMING POOL SHALL BE A MINIMUM OF 12 FEET FROM THE SIDE AND 12 FEET REAR PROPERTY LINES.
9. THE CONTRACTOR SHALL FINISH GRADE THE AREA AROUND THE IN-GROUND SWIMMING POOL AND DWELLING IN A MANNER WHICH PROVIDES POSITIVE OVERLAND STORMWATER RUNOFF/FLOW AWAY FROM THE POOL AND DWELLING.
10. ALL AREAS NOT DESIGNATED FOR WALKWAY, 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.
11. ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN AS PART OF THIS APPLICATION, UNLESS NOTED OTHERWISE.
12. THE PROPOSED IN-GROUND SWIMMING POOL AND ASSOCIATED UTILITIES/AMENITIES SHALL COMPLY WITH THE CODE BOOK OF THE TOWNSHIP AND THE INTERNATIONAL RESIDENTIAL CODE (IRC), NEW JERSEY EDITION, LATEST REVISED.
13. THE PROPOSED POOL SHALL BE ENCLOSED BY A NON-CLIMBABLE BARRIER AT LEAST 4 FEET IN HEIGHT, WHICH IS EQUIPPED WITH A SELF LOCKING MECHANISM ON ALL GATES, IN ACCORDANCE WITH TOWNSHIP AND IRC REGULATIONS, LATEST REVISED.
14. NO SOILS INVESTIGATION HAS BEEN PERFORMED TO CLASSIFY SOIL CHARACTERISTICS OR DETERMINE THE SEASONAL HIGH GROUNDWATER ELEVATION.
15. THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS 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.
16. 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.
17. THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
18. 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.
19. THE PROPOSED POOL FILTER UTILIZES A CARTRIDGE FILTRATION SYSTEM, WHICH DOES NOT REQUIRE THE FILTER TO BE BACK-WASHED.
20. 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.

IN-GROUND SWIMMING POOL REQUIREMENTS (R-15 ZONE)

MINIMUMS:	PERMITTED:	EXISTING:	PROPOSED:
FRONT YARD SETBACK (edge of pool walkway)	50 FT.	–	30.9 FT.**
SIDE YARD SETBACK (edge of pool walkway)	12 FT.	–	12.0 FT.
REAR YARD SETBACK (edge of pool walkway)	12 FT.	–	10.0 FT.**
MAXIMUM:			
BUILDING COVERAGE	15%	13.0%	13.0%
OTHER COVERAGE	10%	10.9% ***	17.8% **
COMBINED COVERAGE	25%	23.9% *	30.8% **

* SEE LOT COVERAGE CALCULATIONS
** VARIANCE REQUIRED
*** EXISTING NON-CONFORMITY

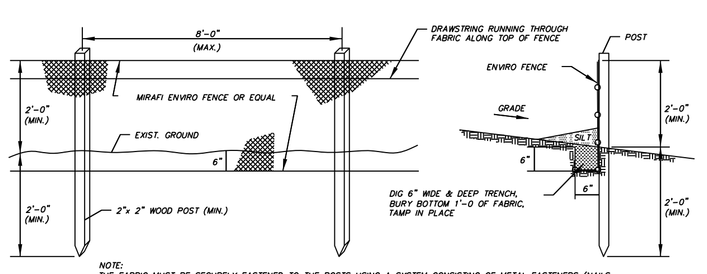
LOT COVERAGE CALCULATIONS

EX. IMPERVIOUS COVERAGE

EX. DWELLING	= 2,013 SQUARE FEET
EX. WALKWAY	= 330 SQUARE FEET
EX. DRIVEWAY	= 1,199 SQUARE FEET
EX. PATIO	= 170 SQUARE FEET
TOTAL	= 3,712 SQUARE FEET

PROP. IMPERVIOUS COVERAGE

EX. DWELLING	= 2,013 SQUARE FEET
EX. WALKWAY	= 330 SQUARE FEET
EX. DRIVEWAY	= 1,199 SQUARE FEET
PROP. POOL & COPING	= 480 SQUARE FEET
PROP. PATIO & STEPPERS	= 740 SQUARE FEET
PROP. FILTER EQUIPMENT PAD	= 15 SQUARE FEET
TOTAL	= 4,777 SQUARE FEET



NOTE:
THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL
NO SCALE

LEGEND

x 125.7	=	PROPOSED SPOT ELEVATION BY OTHERS
125	=	EXISTING CONTOUR
101.2	=	PROPOSED SPOT ELEVATION
101	=	PROPOSED CONTOUR
	=	DIRECTION OF OVERLAND STORMWATER FLOW
(TBR)	=	TO BE REMOVED

SCALE: (1 Inch = 10 Feet)

10 0 10 20 30

No.	Date	Revision	By	Chk.
1.	12/1/22	REV. TO PROVIDE FENCE HEIGHT AND TREE REMOVAL		

SWIMMING POOL PLAN
TAX LOT 8 BLOCK 2202
131 TIMBER DRIVE
TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY

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

12/1/22
GARY CHIANG
N.J. Professional Engineer No. 44469

DRAWN BY:	GC	DATE	SCALE	SHEET	JOB NUMBER
DESIGNED BY:	GC	9/10/22	1"=10'	1 OF 1	220915
CHECKED BY:	GC				