POOL GRADING PLAN

for

WILLIAMS RESIDENCE

situated in
BOROUGH OF UPPER SADDLE RIVER,
BERGEN COUNTY, NEW JERSEY.
Being known as Tax Lot 27, Block 204

NJPLS & PE #24GB031272 CERT. AUTH#24GA28280500

MARK J. MANTYLA, MEMBER
PROFESSIONAL ENGINEER,
PLANNER & LAND SURVEYOR.

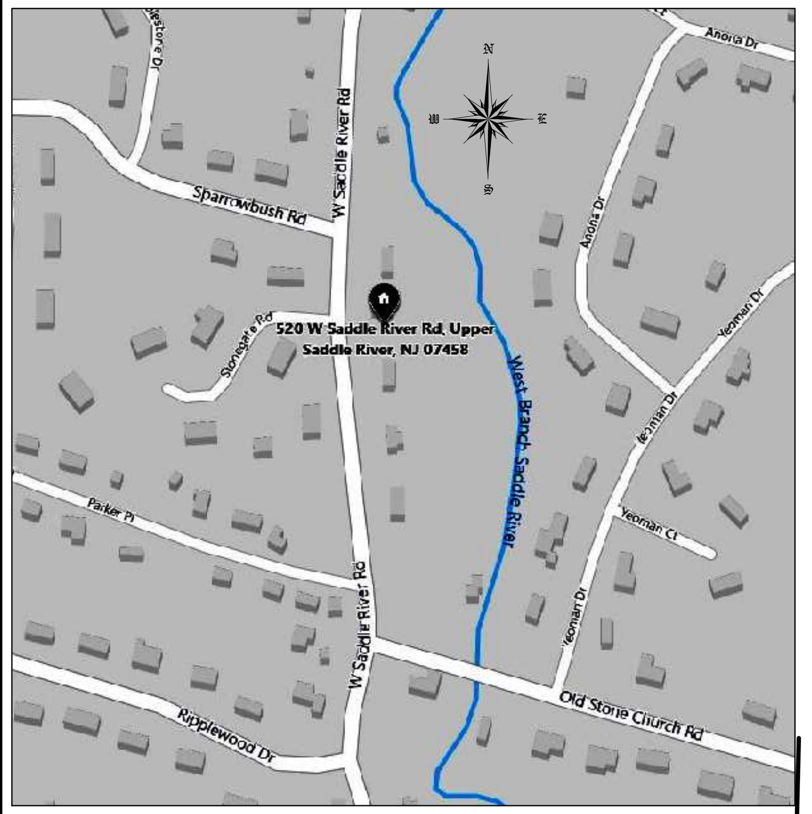
MJM SURVEYING & ENGINEERING, LLC
139 West Mountain Road,
Sparta, N.J. 07871
Tel/Fax(973)729-4118

DATE: September 20, 2019

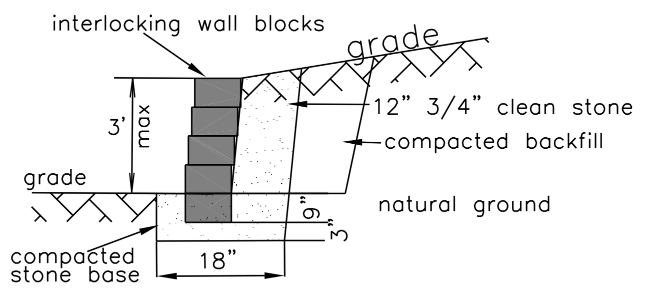
REVISED: DECEMBER 20, 2019- ADD POOL EQUIPMENT
REVISED: DECEMBER 31, 2019- ADJACENT DWELLINGS & NOTES.
REVISED: JANUARY 22, 2020- LOCATE TREES & STK L.O.D.
REVISED: JANUARY 27, 2020- ADD PROPOSED FENCE.
REVISED: FEBRAUARY 18, 2020- ADD FLOOD HAZARD LIMIT LINE.
REVISED: MARCH 06, 2020- REVISED FLOOD HAZARD LIMIT LINE.
REVISED: MAY 12, 2020- proposed grading cut and fill.
REVISED: MAY 19, 2020- NOTES.
REVISED: JUNE 19, 2020- ZONING SUMMARY CHARTS
REVISED: JULY 31, 2020- PER NJDEP 07/14/20 REPORT.
REVISED: AUGUST 22, 2020-PER NJDEP 08/20/20 REPORT.
REVISED: AUGUST 23, 2020-PER NJDEP 08/23/20 REPORT.

SCALE: 1inch=20 feet.
0' 20' 60'

KEY MAP
N.T.S.



INTERLOCKING BLOCK WALL
nts



Installation of wall in accordance with manufacturers specifications

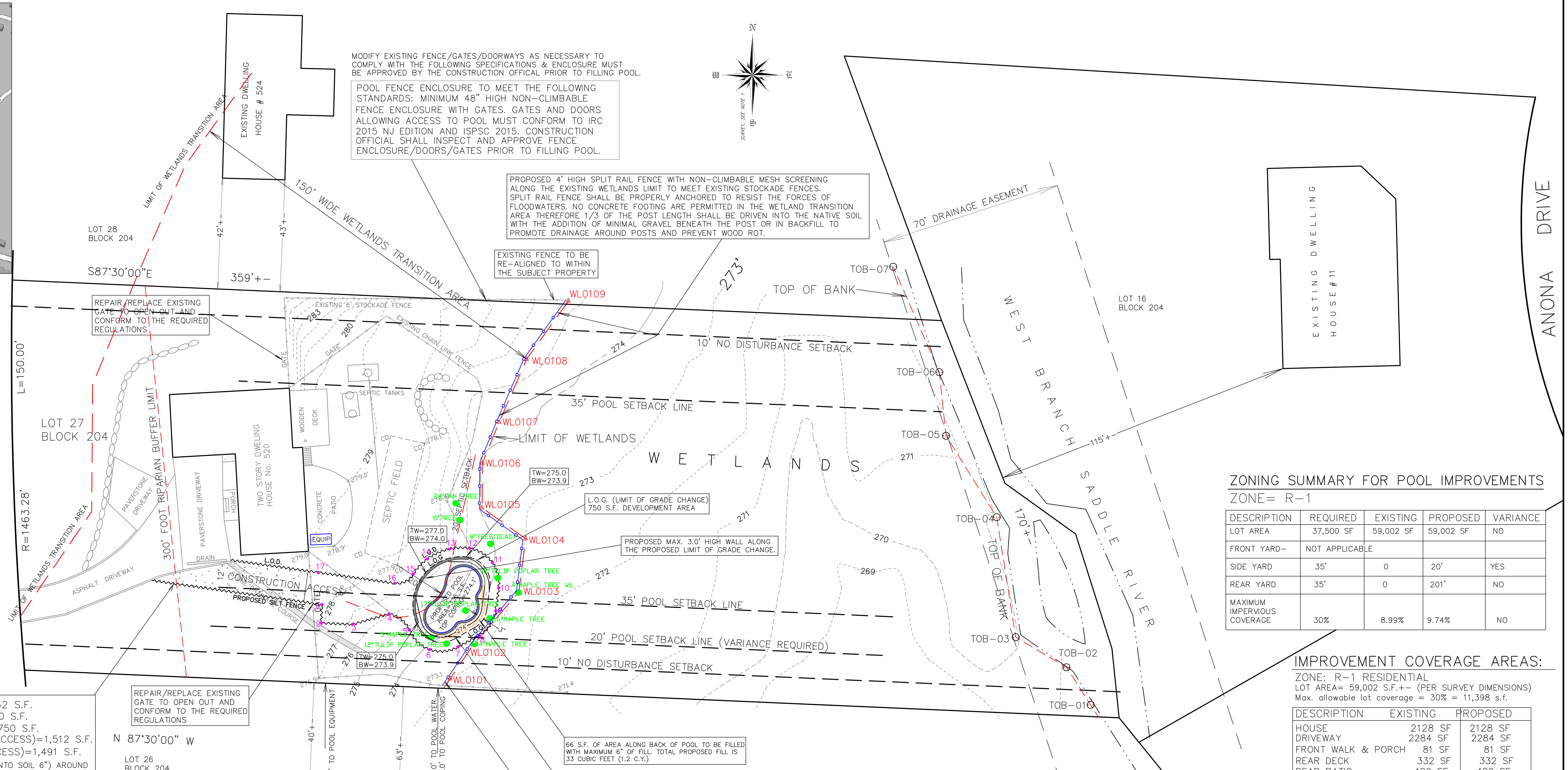
SOIL VOLUME SUMMARY

TOTAL PROPOSED CUT=81 C.Y.
POOL =1800 C.F.= 67 C.Y.
NORTHWEST SIDE OF POOL=375 C.F.= 14 C.Y.

TOTAL PROPOSED FILL=1.2 C.Y.
SOUTHEAST SIDE OF POOL = 33 C.F. = 1.2 C.Y.

PROPOSED IMPERVIOUS COVERAGE IMPROVEMENTS

1) RETAINING WALL = 40 S.F.
2) PROPOSED POOL= 335 S.F.
3) PROPOSED POOL COPING= 65 S.F.



MODIFY EXISTING FENCE/GATES/DOORWAYS AS NECESSARY TO COMPLY WITH THE FOLLOWING SPECIFICATIONS & ENCLOSURE MUST BE APPROVED BY THE CONSTRUCTION OFFICAL PRIOR TO FILLING POOL.

POOL FENCE ENCLOSURE TO MEET THE FOLLOWING STANDARDS: MINIMUM 48" HIGH NON-CLIMBABLE FENCE ENCLOSURE WITH GATES. GATES AND DOORS ALLOWING ACCESS TO POOL MUST CONFORM TO IRC 2015 NJ EDITION AND ISPSC 2015. CONSTRUCTION OFFICIAL SHALL INSPECT AND APPROVE FENCE ENCLOSURE/DOORS/GATES PRIOR TO FILLING POOL.

PROPOSED 4' HIGH SPLIT RAIL FENCE WITH NON-CLIMBABLE MESH SCREENING ALONG THE EXISTING WETLANDS LIMIT TO MEET EXISTING STOCKADE FENCES. SPLIT RAIL FENCE SHALL BE PROPERLY ANCHORED TO RESIST THE FORCES OF FLOODWATERS. NO CONCRETE FOOTING ARE PERMITTED IN THE WETLAND TRANSITION AREA THEREFORE 1/3 OF THE POST LENGTH SHALL BE DRIVEN INTO THE NATIVE SOIL WITH THE ADDITION OF MINIMAL GRAVEL BENEATH THE POST OR IN BACKFILL TO PROMOTE DRAINAGE AROUND POSTS AND PREVENT WOOD ROT.

66 S.F. OF AREA ALONG BACK OF POOL TO BE FILLED WITH MAXIMUM 6" OF FILL. TOTAL PROPOSED FILL IS 33 CUBIC FEET (1.2 C.Y.)

NO GRADE CHANGES ARE PROPOSED BEYOND THE LIMIT OF GRADE CHANGE (L.O.G.) SHOWN. THE AREA BETWEEN THE LIMIT OF DISTURBANCE (L.O.D.) AND LIMIT OF GRADE CHANGE (L.O.G.) IS TO BE USED FOR ACCESS AND POOL EQUIPMENT WHERE NO GRADE CHANGES ARE PROPOSED AND THIS AREA SHALL BE RETURNED TO IT ORIGINAL CONDITION PRIOR TO FINAL APPROVALS.

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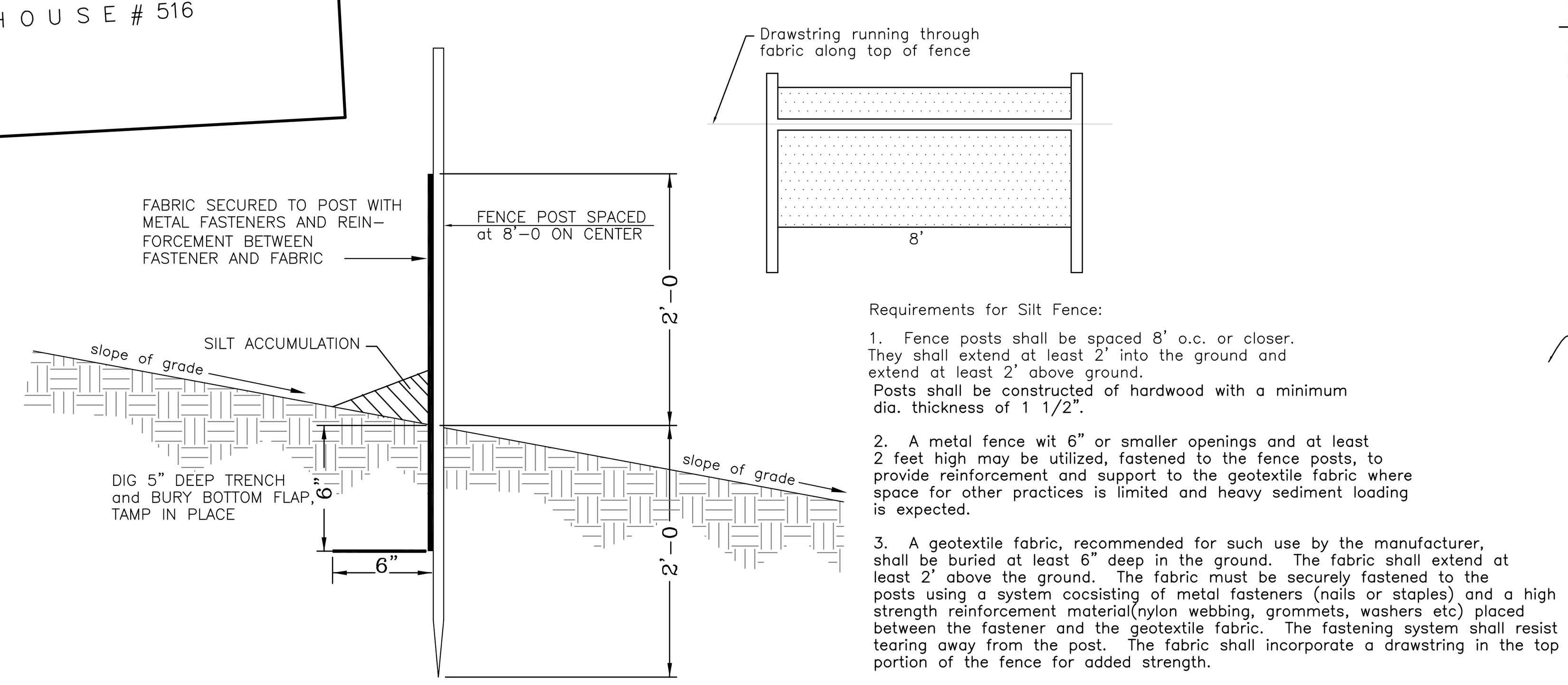
PROPOSED DISTURBANCE AREAS

PROPOSED TOTAL DISTURBANCE AREA = 2,262 S.F.
PERMANENT RIPARIAN ZONE DISTURBANCE= 750 S.F.
PERMANENT TRANSITION AREA DISTURBANCE= 750 S.F.
TEMPORARY TRANSITION AREA DISTURBANCE (ACCESS)=1,512 S.F.
TEMPORARY RIPARIAN ZONE DISTURBANCE (ACCESS)=1,491 S.F.

SILT FENCING MUST BE PROPERLY INSTALLED (EMBEDDED INTO SOIL 6") AROUND ALL DISTURBED AREAS AND MAINTAINED IN PLACE UNTIL PERMANENT SOIL STABILIZATION IS ACHEIVED. CONSTRUCTION ACCESS TO ME MAINTAINED AND ANY DIRT OR DEBRIS THAT MAY SPILL OR MIGRATE ONTO THE DRIVEWAY/ROADWAY MUST BE CLEANED UP IMMEDIATELY.

NOTES:

1) THIS MAP IS A POOL SITE PLAN ONLY AND NOT A BOUNDARY SURVEY. ALL BOUNDARY AND BUILDING LOCATION INFORMATION IS TAKEN FROM A SURVEY PREPARED BY DANIEL M. DUNN, PLS, DUNN SURVEYING & MAPPING , PA, WALDWICK, NJ, DATED MARCH 09, 2016. SURVEY SUPPLIED BY PROPERTY OWNER.
2) POOL AND FENCE CONSTRUCTION MUST CONFORM WITH ALL PERTINENT STATE AND LOCAL REGULATIONS. FENCE ENCLOSURE MUST BE APPROVED BY THE CONSTRUCTION OFFICIAL PRIOR TO FILLING POOL OR RECIEVING A CERTIFICATE OF OCCUPANCY.
3) THE LOCATION OF ALL OVERHEAD OR SUBSURFACE UTILITIES, ELEC., GAS, WATER, DRAINAGE, SPRINKLERS, ETC. AND ANY OTHER SUBSURFACE CONDITIONS ARE NOT BE SHOWN ON THIS PLAN.
4) SEE POOL COMPANY FOR DETAILED SPECIFICATIONS ON POOL CONSTRUCTION.
5) ALL POOL OPERATIONS SHALL CONFORM TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROPTECTION REGULATIONS AND ANY OTHER PERTINENT GOVERNMENT REGULATIONS.
6) EXISTING TOPOGRAPHIC CONTOURS AND WETLANDS/TOP BANK LOCATION ARE TAKEN FROM A PLAN ENTITLED "WETLAND SURVEY PLAN", PREPARED BY BRAD JOSHNICK, PLS, PAULUS, SOKOLOWSKI AND SARTOR, LLC, WARREN, NJ PLAN DATED AUGUST 28, 2019 AND PROVIDED BY PROPERTY OWNER. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988).
7) THIS PLAN DOES NOT INCLUDE THE STRUCTURAL DESIGN OF THE POOL STRUCTURE.
8) ESTIMATED SOIL EXCAVATION VOLUME IS 79.8 C.Y OF EXCESS CUT. THEREFORE APPROXIMATELY 79.8 C.Y OF EXCESS SUBSOIL TO BE REMOVED FROM THE SITE. SOIL VOLUME IS FOR PERMIT PURPOSES ONLY. CONCTRACTOR IS RESPONSIBLE TO CALCULATE THE SOIL VOLUMES FOR THEIR OWN PURPOSES.
9) LOCATION OF ADJACENT DWELLINGS IS TAKEN FROM BERGEN COUNTY ON-LINE ARCGIS AERIAL MAPPING.
10) THE APPLICANT HAS AN ACTIVE APPPLICATION WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR PERMISSION TO CONSTRUCT THE POOL IMPROVEMENTS WITHIN A REGULATED WETLAND AREA AS SHOWN HEREIN. N.J.D.E.P. APPLICATION No. 0263-15-0002.1FWW190001
11) THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLODD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARDS AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.GOV/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND RESOURCE PROTECTION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
12) TOTAL AREA OF RIPARIAN ZONE VEGETATION DISTURBANCE IS 2,241 S.F. TOTAL DISTURBANCE AREA = 2,262 S.F. MINUS 21 S.F. OF PROPOSED DISTURBANCE BEYOND THE RIPARIAN ZONE EQUALS 2,241 S.F. OF RIPARIAN ZONE VEGETATION DISTURBANCE.
13) PROPOSED IMPROVEMENTS INCLUDE THE POOL, POOL EQUIPMENT, AND RETAINING WALL AS SHOWN. NO POOL PATIO IS PROPOSED.



Requirements for Silt Fence:

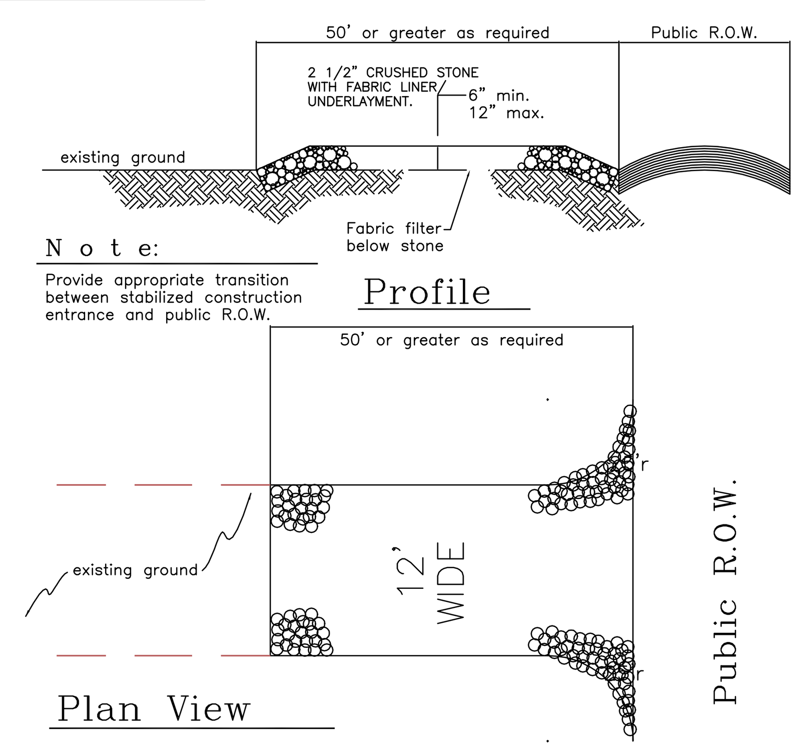
1. Fence posts shall be spaced 8' o.c. or closer. They shall extend at least 2' into the ground and extend at least 2' above ground. Posts shall be constructed of hardwood with a minimum dia. thickness of 1 1/2".

2. A metal fence wit 6" or smaller openings and at least 2 feet high may be utilized, fastened to the fence posts, to provide reinforcement and support to the geotextile fabric where space for other practices is limited and heavy sediment loading is expected.

3. A geotextile fabric, recommended for such use by the manufacturer, shall be buried at least 6" deep in the ground. The fabric shall extend at least 2' above the ground. The fabric must be securely fastened to the posts using a system cocsisting 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.

Fabric Filter Silt Fence Detail

no scale



N o t e:
Provide appropriate transition between stabilized construction entrance and public R.O.W.

Stabilized Construction Entrance

no scale

Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

Percent Slope of Roadway	Length of Stone Required: Coarse Grained Soils	Length of Stone Required: Fine Grained Soils
0 to 2%	50 ft.	100 ft.
2 to 5%	100 ft.	200 ft.
>5%	Entire surface stabilized with FABC base course *	

* As prescribed by local ordinance or other governing authority.

AMOUNT ON REGULATED AREAS ON SUBJECT LOT

TOTAL WETLANDS/STATEOPEN WATERS AREA=30,917 S.F.
TOTAL WETLANDS TRANSITIONS AREA=24,486 S.F.
TOTAL RIPARIAN ZONE AREA= 50,357 S.F.

LEGEND:

271.4 ×	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED POOL COPING
L.O.D.	LIMIT OF DISTURBANCE (SILT FENCE AROUND ALL DISTURBED AREAS)
L.O.G.	LIMIT OF GRADE CHANGE (750 S.F. DEVELOPMENT AREA)
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING EDGE OF LAWN
6	PROPOSED L.O.D. STAKE
WL0104	EXISTING WETLANDS FLAG
16"MAPLE TREE	EXISTING TREE
	PROPOSED FILL AREA

ZONING SUMMARY FOR POOL IMPROVEMENTS

ZONE= R-1

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	37,500 SF	59,002 SF	59,002 SF	NO
FRONT YARD-	NOT APPLICABLE			
SIDE YARD	35'	0	20'	YES
REAR YARD	35'	0	201'	NO
MAXIMUM IMPERVIOUS COVERAGE	30%	8.99%	9.74%	NO

IMPROVEMENT COVERAGE AREAS:

ZONE: R-1 RESIDENTIAL
LOT AREA= 59,002 S.F.+- (PER SURVEY DIMENSIONS)
Max. allowable lot coverage = 30% = 11,398 s.f.

DESCRIPTION	EXISTING	PROPOSED
HOUSE	2128 SF	2128 SF
DRIVEWAY	2284 SF	2284 SF
FRONT WALK & PORCH	81 SF	81 SF
REAR DECK	332 SF	332 SF
REAR PATIO	482 SF	482 SF
POOL & SPA	0 SF	335 SF
POOL COPING	0 SF	65 SF
WALL	0 SF	40 SF
TOTALS	5,307 SF	5,747 SF
	8.99% OF LOT AREA	9.74% OF LOT AREA