

Proposed Limit of Disturbance. Contractor must install silt fence with 10' minimum returns along the limit of down slope grading; including all other SESC Measures. LOD < 5000 SF.

Proposed Concrete Pool Patio (Match Existing) (Deck Drain may be Required to capture common joint runoff & convey it to daylight or gravel bed)

Proposed 4'H Aluminum Picket Fence & Gates to enclose pool. Barriers enclosing swimming pools are to be compliant with the 2018 ISPSC, IBC & NJ IRC

No Change in Grade or Grading Prmitted within 5' of Property Line

ASSESSMENT OF BUILDING & IMPERVIOUS LOT COVERAGES		DATE: 10.27.2020	2020HOL121
LOT AREA (S.F.) (PER SURVEY)	22,247.00	DESCRIPTION OF LOT COVERAGE	EXISTING CONDITION
ALLOWABLE BUILDING COVERAGE (S.F.) (NOTE 2)	14	MISCELLANEOUS BUILDING	1734
ALLOWABLE IMPERVIOUS COVERAGE (S.F.) (NOTE 2)	3,114.58	FRONT PAVER SIDEWALK	38
EXISTING BUILDING COVERAGE (S.F.) (NOTE 2)	7.8	RETAINING WALLS (FY + DWV)	65
PROPOSED BUILDING COVERAGE (S.F.) (NOTE 2)	7.8	ASPHALT DRIVEWAY	688
ALLOWABLE IMPERVIOUS COVERAGE (S.F.) (NOTE 2)	1734.00	TIMBER TIES EDGING	29
EXISTING IMPERVIOUS COVERAGE (S.F.) (NOTE 2)	28	SIDE YARD BRICK PAVEMENT	107
PROPOSED IMPERVIOUS COVERAGE (S.F.) (NOTE 2)	6,229.2	CONCRETE AT-GRADE PATIO	980
ALLOWABLE IMPERVIOUS COVERAGE (S.F.) (NOTE 3)	3,647.0	ACCESSORY BUILDING	0
EXISTING IMPERVIOUS COVERAGE (S.F.) (NOTE 3)	16.4	UTILITY EQUIPMENT (A/C) PADS	9
PROPOSED IMPERVIOUS COVERAGE (S.F.) (NOTE 3)	4,545.00	INGROUND VINYL LINER SWIMMING POOL/STEPS	550E
ALLOWABLE IMPERVIOUS COVERAGE (S.F.) (NOTE 3)	204	ADDITIONAL CONCRETE PATIO AROUND POOL	906
EXISTING IMPERVIOUS COVERAGE (S.F.) (NOTE 3)	0	POOL EQUIPMENT PAD	33
PROPOSED IMPERVIOUS COVERAGE (S.F.) (NOTE 3)	0		
NET CHANGE IN IMPERVIOUS COVERAGE (S.F.)	988.00	TOTAL OF LOT COVERAGES (SQUARE FEET):	4544

GENERAL PLAN CONSTRUCTION NOTES:

- PROPOSED 18'W X 36' TARPON LAGOON-SHAPED, INGROUND VINYL LINER SWIMMING POOL (6' WATER DEPTH) WITH INTERNAL END ENTRY FULL WIDTH STEPS; SET TOP OF CANTILEVER POOL COPING AT ELEVATION DEPICTED ON GRADING PLAN. THE SAFETY LEDGE IN THE DEEP END OF SWIMMING POOL MEETS THE SECONDARY MEANS OF EGRESS REQUIREMENT IN ACCORDANCE WITH SECTION 809 OF THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS) FOR INGROUND SWIMMING POOLS.
- CONSTRUCT CONCRETE POOL PATIO AS DIMENSIONED TO SURROUND PROPOSED SWIMMING POOL. THE POOL DECK TYPE (I.E. CONCRETE/PAVERS) VARIES PER CUSTOMER SELECTION. ALL POOL DECKS MUST SLOPE AWAY (2% MAXIMUM) FROM POOL COPING, BE OF SLIP RESISTANT (4,600 PSI CONCRETE) SURFACE AND MEET THE REQUIREMENTS OF SECTION 308.7 OF THE 2018 ISPS. CONCRETE OR PAVER POOL DECKS SHALL BE FOUR INCHES MINIMUM THICKNESS. THE USE OF A DECK (CHANNEL) DRAIN MAY BE REQUIRED TO CAPTURE RUNOFF FROM COMMON PATIO JOINTS.
- PROPOSED POOL AND PATIO ARE TO BE LOCATED IN THE REAR YARD AND THE PROPOSED POOL BARRIER (FENCE & GATES) ARE TO BE COMPLIANT SO AS TO MEET THE 2018 INTERNATIONAL BUILDING CODE, NJ EDITION, THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018, AND THE 2018 NJ INTERNATIONAL RESIDENTIAL CODE.
- THE PROPOSED POOL FILTER IS A MEDIA TYPE FILTER THAT REQUIRES BACKWASH TO CLEAN THE UNIT; BACKWASH WATER SHALL BE PUMPED VIA FLEXIBLE HOSE LAID ON TOP OF EXISTING GROUND SO AS TO DIRECT DISCHARGE TOWARD THE CANADIAN WOODS DRIVE RIGHT-OF-WAY. PER ORDINANCE, IN NO CASE SHALL BACKWASH WATER BE DIRECTLY INTRODUCED INTO WATERS OF THE STATE, ONTO PRIVATE PROPERTY, OR CREATE A NUISANCE TO NEIGHBORING PROPERTIES.
- AS THE NET CHANGE IN IMPERVIOUS LOT COVERAGE IS AN APPROXIMATELY 1468 SQUARE FOOT INCREASE OVER EXISTING, AND AS THE INCREASE IN IMPERVIOUS LOT COVERAGE IS BELOW THE WEEP THRESHOLD OF 0.25 ACRES, THE INCREASE IN STORMWATER RUNOFF NEEDS ONLY TO BE MANAGED BY ALLOWING THE STORM WATER RUNOFF FROM POOL PATIOS, WALKS AND OTHER SURFACES TO FLOW OVER VEGETATED LAWN SURFACES TOWARD THE REAR YARD DRAINAGE EASEMENT. DO AS TO MEET WATER QUALITY, AND ALLOW WATERS TO PERCOLATE INTO THE WELL-DRAINED SOILS TO GROUND WATER. THE SWIMMING POOL ACTS AS A SUMP TO STORE 650 SQUARE FEET OF RUNOFF. THE REMAINING 898 SF INCREASE IN IMPERVIOUS SURFACE FLOWING OVER GRASSED LAWN IS ABOVE THE FEMA FLOOD ELEVATION AND IS EXEMPT FROM WATER QUALITY REQUIREMENTS.
- NRCS WEB-SOIL SURVEY IDENTIFIES SITE SOILS AS UDORTHENTS URBAN LAND COMPLEX (UDALS), WITH TYPICAL PROFILE OF LOAM AND LOAMY SAND (CL-GW-ML-S) TO GREATER THAN 6 FEET. SOILS ARE WELL DRAINED, OF MEDIUM RUNOFF CLASS, DEPTH TO WATER TABLE GREATER THAN 80 INCHES, MODERATELY LOW TO MODERATELY HIGH HIGH KSAT OF 0.05 TO 0.20 INCHES PER HOUR, HSG RATING D, AND A PRESUMPTIVE BEARING CAPACITY OF 2000 PSF OR GREATER.
- PROPOSED LIMIT OF DISTURBANCE (LOD) IS DELINEATED ON THE PLAN. THE CONTRACTOR SHALL PROPERLY INSTALL ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES PER LOCAL REGULATIONS, INCLUDING SILT FENCING WITH A MINIMUM OF 10-FOOT RETURNS ON ALL DOWN-SLOPE SIDES OF PROJECT, INLET PROTECTION AND STABILIZED CONSTRUCTION ACCESS. AS THE LOD IS LESS THAN 6000 SQUARE FEET, NO SESC CHAPTER 161 PERMIT IS REQUIRED.

GENERAL NOTES

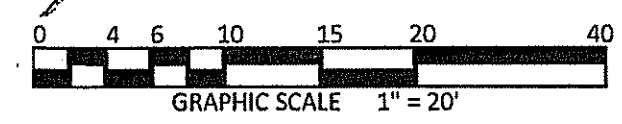
- PLOT, GRADING AND DRAINAGE PLAN BASED ON "SURVEY PLAN OF BLOCK 89-R, LOT 33, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NJ" AS PREPARED BY STANLEY B. PETERS, NJPELS DATED 08.16.1971. REFERENCE: "US HOMES AT MARLBORO EAST, SECTION 13", CASE 67-6 FILED 03-08-1967 WITH THE MONMOUTH COUNTY CLERK'S OFFICE.
- PROPERTY OWNER(S): ANTONIO AND RAE CARA RANDAZZO, 15 CANADIAN WOODS DRIVE, MARLBORO TOWNSHIP, NJ 07746-1604
- TOPOGRAPHIC SURVEY OF PROPERTY PREPARED UNDER RESPONSIBLE CHARGE OF MARTIN G. MILLER III, NJPELS #20363 DATED 08.20.2020, WITH FIELD WORK AS TO TOPOGRAPHY, DIMENSIONS OF STRUCTURES AND UPDATE OF EXISTING CONDITIONS OBTAINED BY WILLIAM F. VOELTZ, NJPE, BENCHMARK IS SMH MH ELEVATION 120.30 (NAVD 1988) AS SET BY CHARLES V. BELL, JR., NJPELS #27601; ESTABLISHING FINISHED FLOOR ELEVATION 123.75 AT REAR SLIDING GLASS DOOR/SILL.
- PROPERTY SURVEYS; ONLINE MAPPING FROM NJDEP GEO-WEB, FEMA FIRM, NRCS SOILS SURVEY, TAX AND FILED MAPS; SUPPLEMENTED BY AN ONSITE VISIT, WERE USED TO VERIFY THE ABSENCE OF RESTRICTIONS WHICH MIGHT LIMIT THE CONSTRUCTABILITY OF THE PROJECT. PROPERTY IS IN FLOOD HAZARD AREA A/E (FEMA FIRM MAP 34026C02135F ISSUED 09.25.2009). MARLBORO ORDINANCE RESTRICTS ANY DEVELOPMENT ACTIVITY WITHIN 100' OF THE STREAM; THE FEMA FIRM FLOOD ELEVATION 121.30 IS 10' FROM PROPOSED POOL GRADING CONTOUR 123.00. (EASEMENTS MUST BE STAKED OUT BY LICENSED LAND SURVEYOR PRIOR TO INITIATING PROJECT CONSTRUCTION)
- PROPOSED PROJECT IS FOR THE CONSTRUCTION OF AN INGROUND SWIMMING POOL, POOL PATIO, SITING OF POOL EQUIPMENT ON PAD, POOL CODE FENCING, AND GRADING/DRAINAGE IMPROVEMENTS THAT WILL INTERCEPT SURFACE WATER AND CONVEY IT AWAY FROM THE CONSTRUCTED FOUNDATIONS AND SWIMMING POOL INTO PERMEABLE SOILS FOR INFILTRATION INTO EXISTING SOILS AS DEPICTED ON THE PLOT PLAN. HOMEOWNER BEARS ULTIMATE RESPONSIBILITY TO COMPLETE ALL PERMITTED APPURTENANT WORK (PIPING, FENCING, DRAINAGE, AS-BUILT SURVEY) FOR COMPLETION OF PROJECT.

DATE	REVISION	DESCRIPTION OF REVISION	APPROVED
		PLOT PLAN AND GRADING & DRAINAGE PLAN FOR CONSTRUCTION OF INGROUND SWIMMING POOL	
		ANTONIO RANDAZZO & RAE CARA RICHARDS RANDAZZO, HW	
		LOT 144, BLOCK 312, TAX MAP SHEET 125	

15 CANADIAN WOODS DRIVE TOWNSHIP OF MARLBORO		MONMOUTH COUNTY NEW JERSEY 07746-1604	
ZONING DISTRICT: (LOT AREA: 22,247 SF (631 AC))	R-20	Project Number	2020HOL121
FRONT YARD SETBACKS (INTERIOR LOT):	40'	Drawn & Designed By: WJV	
FRONT YARD (DIFFERENTIAL STREET):	10/20'	Drawing Scale:	1" = 20'
SIDE YARD (EACH SIDE):	50'	Initial Plan Release Date:	10/27/2020
REAR YARD (TO PROPERTY LINE):	50'	Date of Property Survey:	12/21/1987
ACCESSORY STRUCTURES (SCHEDULE A):	515'	Existing Conditions As Of:	08.20.2020
DETACHED ACCESSORY SHED <200 SF	1010'	Sheet 1 of 1	
SWIMMING POOL	1010'		
SWIMMING POOL EQUIPMENT:	10'		
PRAC STRUCTURE TO POOL:	14%		
MAXIMUM ALL BUILDINGS LOT COVERAGE:	28%		
MAXIMUM IMPERVIOUS LOT COVERAGE:			

LEGEND

- x Existing Spot Elevation/Contour
- + Proposed Spot Grade/Contour
- Limit of Disturbance (LOD)
- PL (Property Line)
- Drainage Flow Path



William F. Voeltz, P.E.
 17 North Cranokoo Lane, Brick, New Jersey 08724
 (732) 674-8501; (E): wfv@comcast.net

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WILLIAM F. VOELTZ, P.E.
 PROFESSIONAL ENGINEER
 N.J. Lic. No. 24GE02867000