

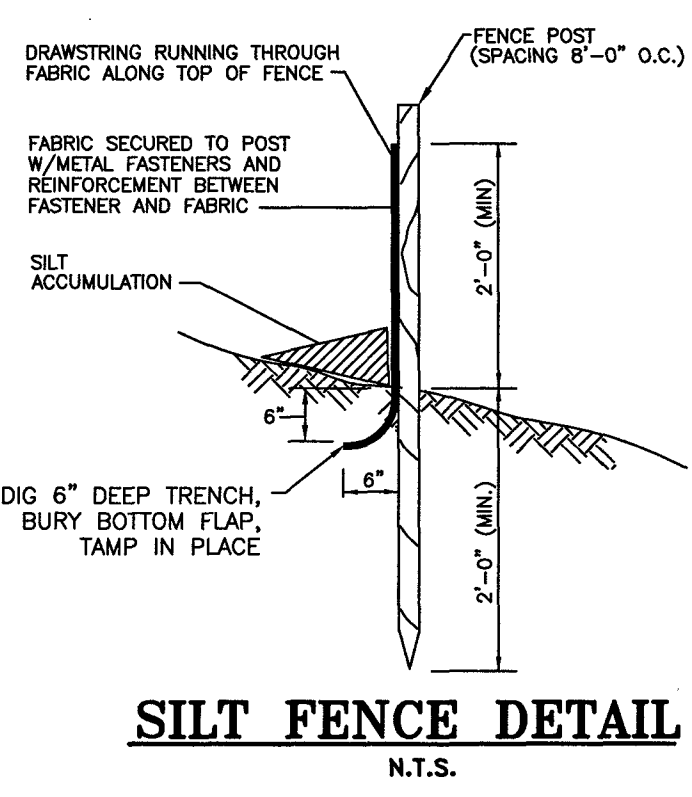
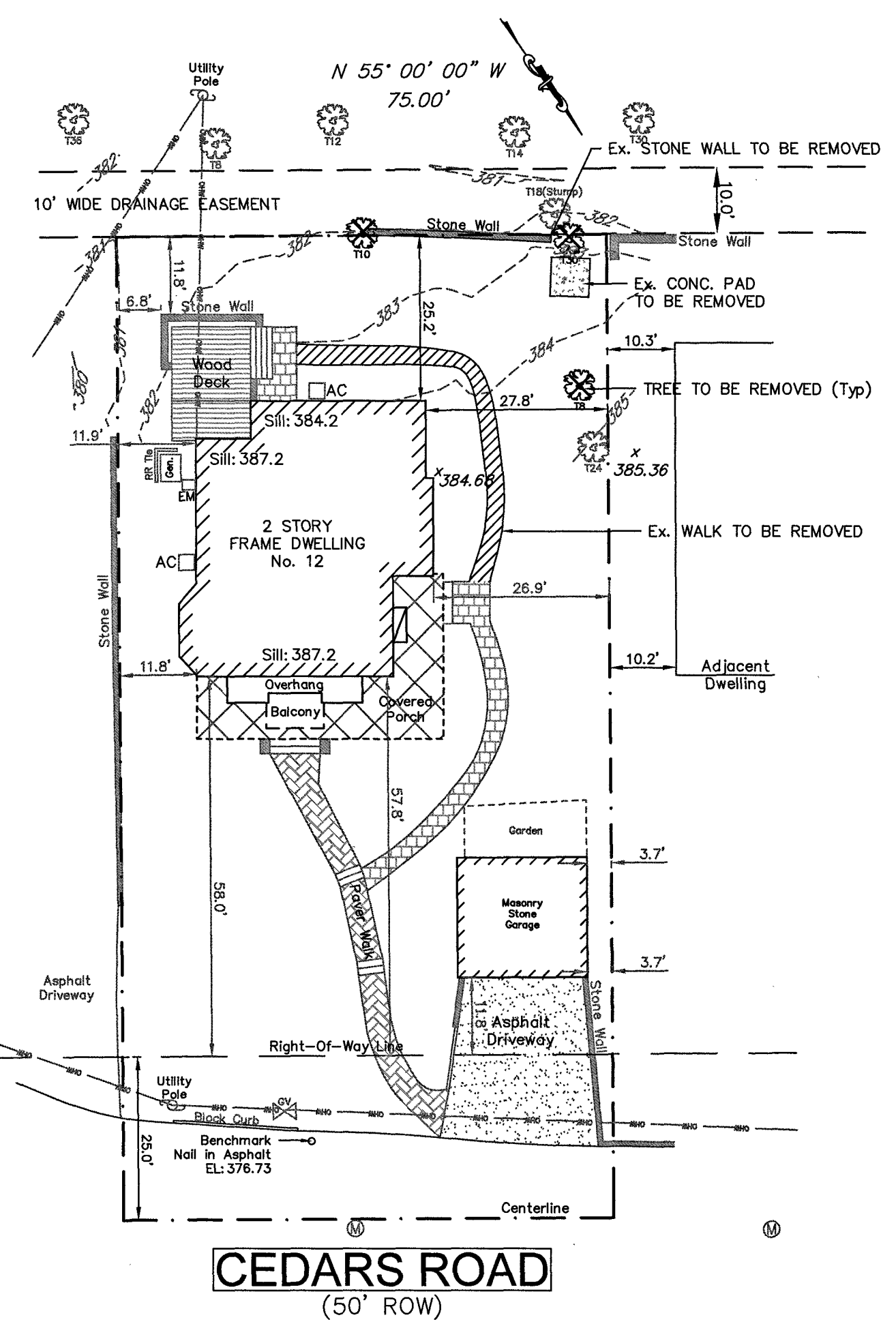
CULTEC RECHARGER 330XLHD STORMWATER CHAMBER DETAIL

PROPOSED POOL & PATIO: 515 SF
Criteria: 3" over Impervious area
515 sf X 0.25=129 cu.ft.

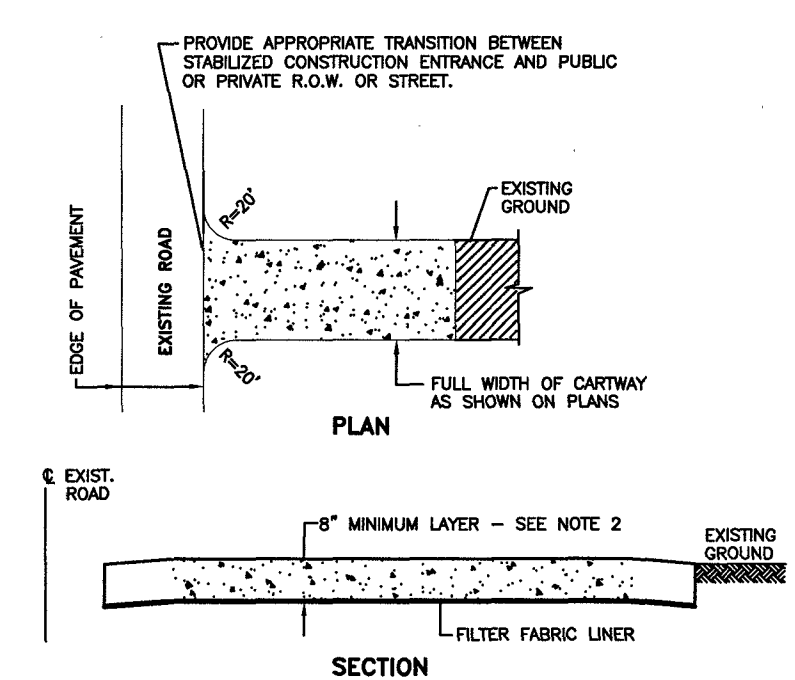
One (1) Chamber w/ 12" Stone=86.03 cu.ft.
129 cu.ft./86.03 cu.ft.=1.5 or 2 Chambers required
Volume Provided=172 cu.ft.

LEGEND

- 87.65 Existing Spot Elevation
- Existing Contour
- Proposed Spot Elevation
- Proposed Contour
- TW Proposed Top of Wall
- BW Proposed Bottom of Wall
- EW Existing Top of Wall
- BW Existing Bottom of Wall
- TC Proposed Top of Curb
- BC Proposed Bottom of Curb
- EW Existing Top of Curb
- BW Existing Bottom of Curb



- REQUIREMENTS FOR SILT FENCE:
- FENCE POSTS SHALL BE SPACED 8 FT. CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
 - A METAL FENCE WITH 6 INCH 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.
 - A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. 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, GRAMMETS, 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 PORTION OF THE FENCE FOR ADDED STRENGTH.



- NOTES:
- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION.
 - STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 OR 3, CLEANED CRUSHED ANGULAR STONE.
 - THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 8".
 - WIDTH - NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.
 - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES FREQUENT TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
 - ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROWWAY MUST BE REMOVED IMMEDIATELY.

ZONING DATA-POOL CONSTRUCTION

Zone: R-A
Block: 47 Lot: 12
Owner: Nichols

	REQUIRED	EXISTING	PROPOSED	Variance Req'd
Side Yard Setback	10'		7.7'	Yes
Rear Yard Setback	10'		5.4'	Yes
Lot Coverage by Principal Building (%)	25%	20.0%	No Change	No
Lot Coverage by All Building & Pavement (%)	50%	36.2%	44.1%	No

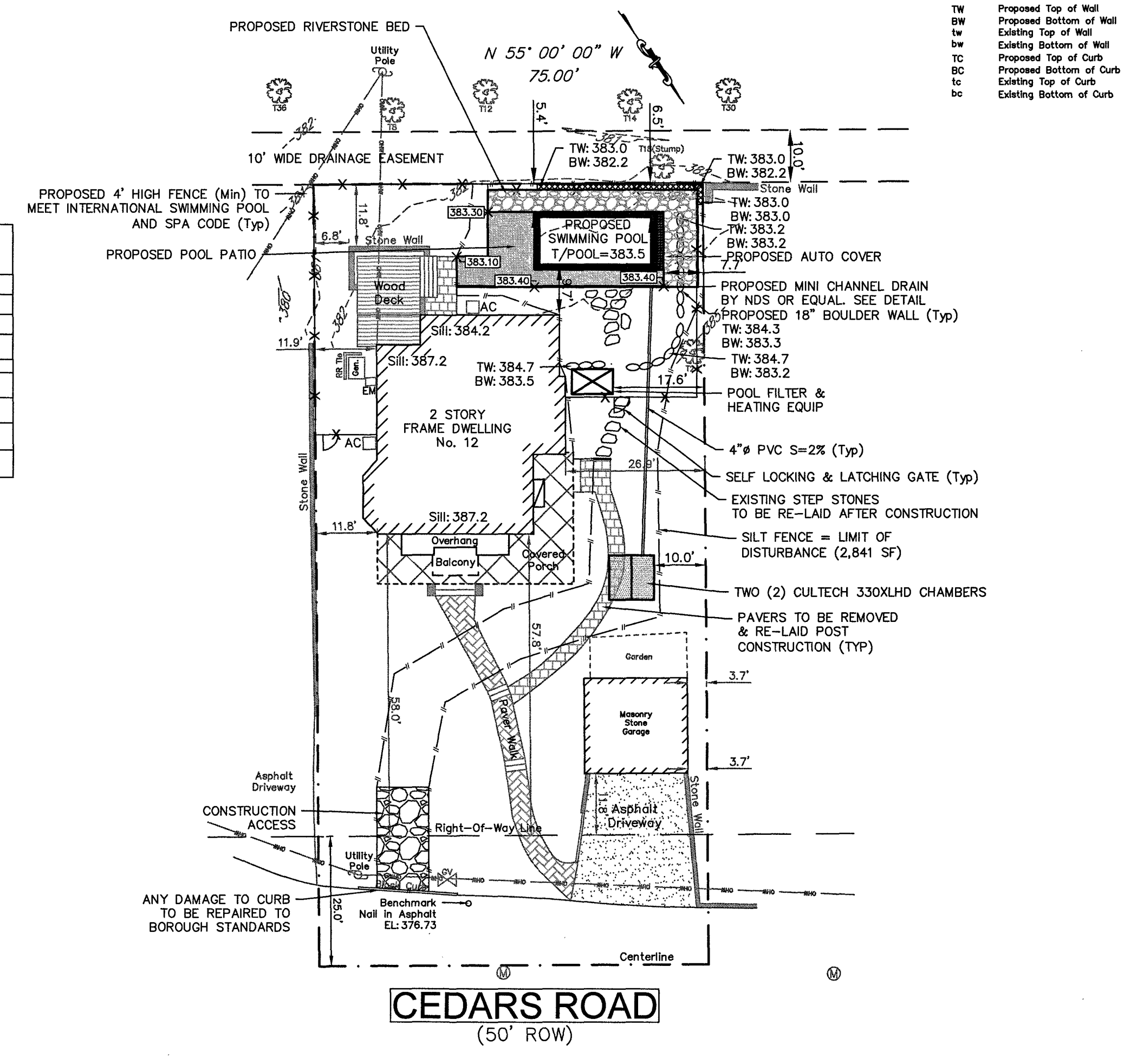
LOT COVERAGE

Lot Area (to ROW)	9,375
Item	Existing (sf) Proposed (sf)
House/Covered Porch	1,876 1,876
Detached Garage	364 364
Driveway	246 246
Front Walk	229 229
Side & Rear Patio/Walks	400 232
Rear Deck	233 233
Retaining Walls	24 59
Prop. Pool/Coping/Cover	276
Prop. Pool Patio	240
Prop. Step Stones	56
Prop. Gravel	265
Pool Filter Pad	32
A/C & Generator Pads	25 25
Principal Building Coverage	1,876 1,876
	20.0% 20.0%
All Building & Pavement	3,397 4,133
	36.2% 44.1%

- NOTES:
- EXISTING BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY LAKELAND SURVEYING DATED 08.25.25.
 - OWNER OR CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN WHICH MAY AFFECT THE VERTICAL AND/OR HORIZONTAL POSITION OF THE POOL.
 - CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF THE POOL BOTH VERTICALLY AND HORIZONTALLY.
 - CONSTRUCTION ACCESS WILL BE VIA LOT 10. HOMEOWNER/CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION PRIOR TO MOBILIZATION.
 - POOL SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/NSPI-5 PER THE 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPC) & THE 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPCS).
 - HOME OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE LOCATION AND CONSTRUCTION.
 - IF ANY TREES OR ROOT STRUCTURES ARE DAMAGED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR TO CONTACT AN ARBORIST TO ASSESS THE DAMAGE TO THE TREES.
 - SET DRY WELL TO CONFORM WITH INLET ELEVATION OF DRAIN PIPE.
 - CHAMBER EXCAVATION SHALL NOT OCCUR WITHIN THE DRUPLINE OF A TREE OR WITHIN TEN FEET OF A PROPERTY LINE.
 - POOL EMPTYING PROCEDURES SHALL BE IN ACCORDANCE WITH NJDEP REGULATIONS.
 - ALL EXCESS SOIL SHALL BE REMOVED FROM THE PROPERTY.
 - HOMEOWNER/CONTRACTOR SHALL ENSURE ALL IMPORTED SOILS MEET ALL APPLICABLE NJDEP RESIDENTIAL STANDARDS.
 - POST CONSTRUCTION CERTIFICATIONS WILL NOT BE PROVIDED IF INSPECTIONS WERE NOT WITNESSED BY THIS OFFICE. IT IS THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR TO CONTACT DJ EGARIAN & ASSOCIATED 72 HOURS PRIOR FOR INSPECTION SERVICES.
 - PROPOSED POOL FILTER DOES NOT REQUIRE A BACKWASH OPERATION.
 - A PERCOLATION TEST WILL BE PERFORMED AT THE TIME OF EXCAVATION. CONTRACTOR AND/OR HOME OWNER SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXCAVATION. FURTHER, THE SEASONAL HIGH WATER TABLE SHALL BE RECORDED AND SUBMITTED TO THE BOROUGH PRIOR TO INSTALLATION OF THE TANK.

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CERTIFICATE OF AUTHORIZATION: 24GA28060300

DESIGNER: JDE
DRAWN BY: JDE
CHECK BY: DJE
DATE: 02.04.26
SCALE: 1" = 20'
PROJECT NO.: 25248

DAVID J. EGARIAN, P.E.
N.J. LIC. NO. 24GE02622900

DJ EGARIAN & ASSOCIATES Inc.
Civil/Mechanical/Environmental Engineering Services
271 Route 46 Suite G208, Fairfield, NJ 07004
Ph: (973) 898-1401 Fax: (862) 702-3017 www.djegarian.com

POOL LOCATION & GRADING PLAN FOR THE NICHOLS RESIDENCE

12 CEDARS ROAD
BLOCK 47 LOT 12
BOROUGH OF CALDWELL, ESSEX COUNTY, NJ

DRAWING NO: 1
SHEET 1 OF 1

REVISION	DATE	APPROVED