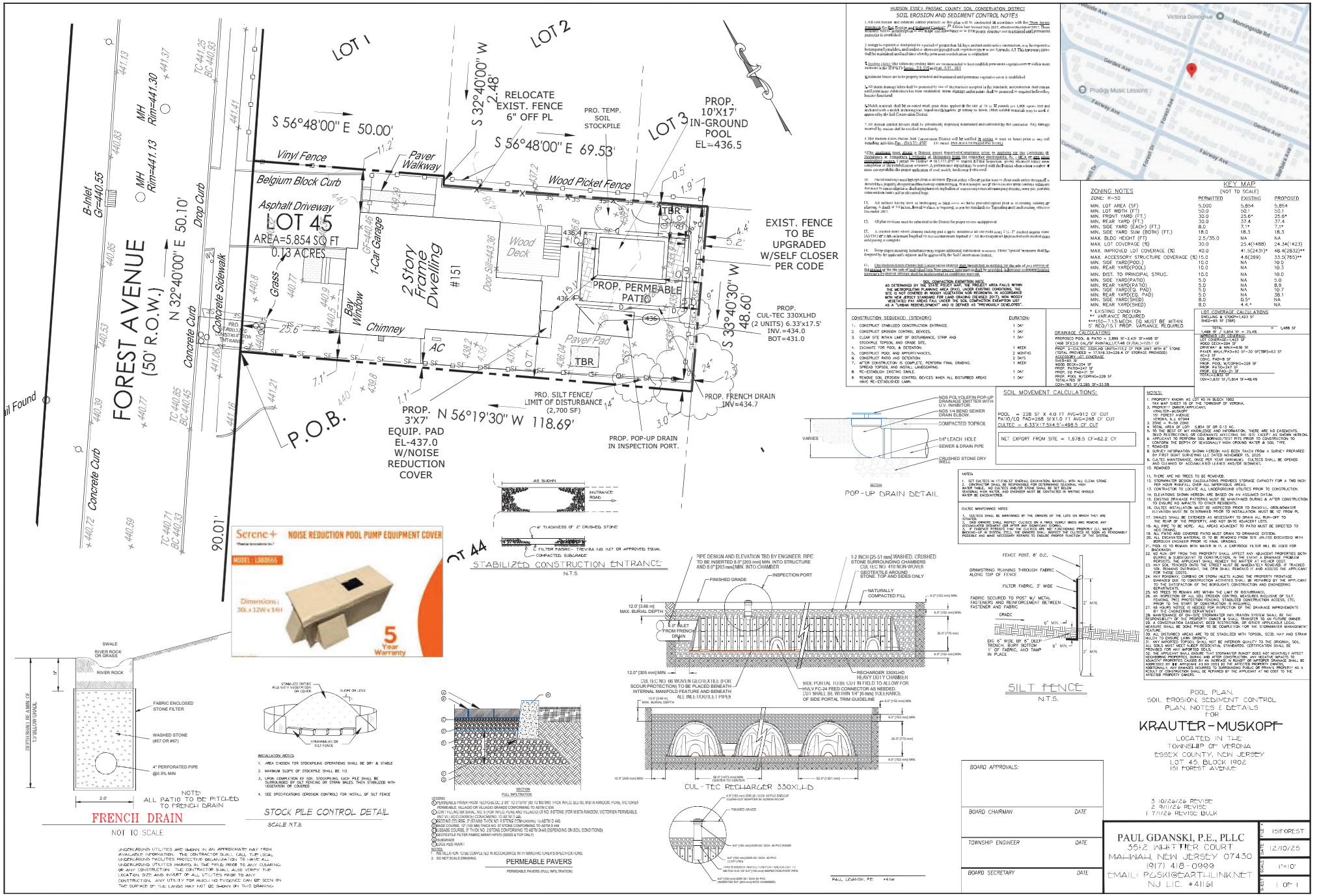

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

POP-UP DRAIN DETAIL

CUL-TEC RECHARGER 330XLHD

SILT FENCE
N.T.S.

NOTE:
ALL PATIO TO BE PITCHED TO FRENCH DRAIN

FRENCH DRAIN
NOT TO SCALE

INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY & STABLE
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED BY SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED
4. SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALL OF SILT FENCE

STOCK PILE CONTROL DETAIL
SCALE N.T.S.

LEGEND:
A PERMEABLE PAVER HEIGHT (60 mm/2-3/8 IN.), 200 mm (7.87 IN.) WIDE (80 TO 100 MM) THICK (NAVI, BLU, MISTRAL RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
B JOINT FILLING MATERIAL, NO. 8 (FOR NAVI, PURE AND VILLAGIO) OR NO. 89 STONE (FOR MISTRAL RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM C 33 OR 161 OR
C BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
D BASE COURSE, 6" (150 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
E GEOTEXTILE FILTER FABRIC MINIMUM WEIGHT (SEEDS & TOP ONLY)
F SUBGRADE
G SURFACE WATER RUNOFF
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.

PERMEABLE PAVERS
PERMEABLE PAVERS (FULL INFILTRATION)

PAUL GDANSKI, P.E. #41161

HUDSON ESSEX PASSAIC COUNTY SOIL CONSERVATION DISTRICT

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised July 2017, effective December 2017. These standards shall govern unless variations are approved in writing by the District or in DEP permit issuance and maintained until permanent protection is established.

2. Soil tests is required as stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily seeded, and mulched or shown on paragraph 6 with vegetative cover as per Appendix A-3. This temporary cover shall be maintained until such time whereby permanent stabilization is established.

3. Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most northern & the Hudson Region. (3-4 Soil Test - Refer to NJ)

4. Sediment basins are to be properly trenched and maintained until permanent vegetative cover is established.

5. All storm drainage inlets shall be protected by one of the practices accepted in the standards and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.

6. Mulch material shall be an oated small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting as shown. Other suitable material may be used if approved by the Soil Conservation District.

7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.

8. The Hudson-Essex-Passaic Soil Conservation District will be notified 72 working or least 48 hours prior to any soil disturbing activities Fax: (973) 571-4707 (If email: HESCD@NJSCD.NET PREFERRED)

9. The applicant must obtain a District issued Report-of-Compliance prior to requesting for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality. A "As-Built or any other supporting agency. Failure to Obtain a (R.O.C.) or (T.C.O.) will require a Re-Inspection, and/or delayed bond/ cash completion of the installation/erosion. A performance deposit may be posted with the District when winter weather or snow can prohibit the proper application of seed, mulch, and/or grass if this is used.

10. Paved roadways must have top coat (drain or all items. First lot either a fine or garden loam to obtain seeds unless the runoff is directed to a property designed and maintaining sediment basin. Water pumped out of the excavated areas containing sediment shall not be discharged into or flushed into permanent storm facilities of wastewater treatment plants, open pipe, portable toilets sanitation tanks and/or silt control bags.

11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5-6 inches, leveled in place, as required, as per the Standards for Topsoiling until and including, effective December 2017.

12. All plan revisions must be submitted to the District for proper review and approval.

13. A crushed stone stone entrance tracking pad is to be installed at all site exits using 2 ½ - 3" crushed angular stone (AASHTO #3) with a minimum length of 50 feet and minimum thickness of 6". All stockpiles are to be protected with sediment control measures and posting is completed.

14. Steep slopes requiring disturbance may request additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.

15. The Hudson-Essex-Passaic Soil Conservation District must be notified in writing by the sale of any portion of the project or the sale of individual lots. Non-owner information shall be provided. Additional sediment control measures by internal offsites shall be implemented as conditions warrant.

NON-COMPACTION EXEMPTION NOTE
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1), UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH, IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING DELINEATED (2017), NON WOODY VEGETATED PAS AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS "URBAN REDEVELOPMENT" AND IS DEFINED AS "PREVIOUSLY DEVELOPED".

CONSTRUCTION SEQUENCE: (STEWORKS)

		DURATION:
1.	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.	1 DAY
2.	CONSTRUCT EROSION CONTROL DEVICES.	1 DAY
3.	CLEAR SITE WITHIN LIMIT OF DISTURBANCE, STRIP AND STOCKPILE TOPSOIL AND GRADE SITE.	1 DAY
4.	EXCAVATE FOR POOL & DETENTION.	1 WEEK
5.	CONSTRUCT POOL AND APPURTENANCES.	2 MONTHS
6.	CONSTRUCT PATIO AND DETENTION.	2 DAYS
7.	AFTER CONSTRUCTION COMPLETE, PERFORM FINAL GRADING, SPREAD TOPSOIL AND INSTALL LANDSCAPING.	1 WEEK
8.	RE-ESTABLISH EXISTING SWALE.	1 DAY
9.	REMOVE SOIL EROSION CONTROL DEVICES WHEN ALL DISTURBED AREAS HAVE RE-ESTABLISHED LAWN.	1 DAY

DRAINAGE CALCULATIONS

PROPOSED POOL & PATIO = 2,899 SF-2,431 SF=468 SF
(468 SF)/2.0 (NJ/SF RAINFALL)/(7.48 GAL/CUBIC FT.)
PROP. 2-CULTEC 330XLHD UNITS=113.2 CF PER UNIT WITH 6" STONE
TOTAL PROVIDED = 17.5'x6.33'=226.4 CF STORAGE PROVIDED
ACCESSORY LOT COVERAGE
SHED=85 SF
WOOD DECK=324 SF
PAVER WALK=PAD=63 SF
PROP. EQ PAD=21 SF
PROP. POOL W/COPING=228 SF
TOTAL=750 SF
COV=765 SF/2,285 SF=33.5%

SOIL MOVEMENT CALCULATIONS:

POOL = 228 SF X 4.0 FT AVG=912 CF CUT
PATIO/EQ PAD=268 SF X1.0 FT AVG=268 CF CUT
CULTEC = 6.33'X17.5'X4.5'=498.5 CF CUT

NET EXPORT FROM SITE = 1,678.5 CF=62.2 CY

NOTES:
1. SET CULTECS IN 17.5'X6.33' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO CULTECS AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

CULTEC MAINTENANCE NOTES

1. CULTECS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE STORED.
2. SAID OWNERS SHALL INSPECT CULTECS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT BOTH BEFORE AND AFTER ANY SIGNIFICANT STORMS.
3. IF PONDING PERSISTS THAT THE CULTECS ARE NOT FUNCTIONING PROPERLY (I.E. WATER DOES NOT DRAIN OUT OF THE CULTECS WITHIN 72 HOURS), THE OWNERS SHALL BE RESPONSIBLE FOR ENGAGING A PROFESSIONAL ENGINEER REGARDED TO ENSURE PROPER FUNCTION OF THE SYSTEM.

KEY MAP
(NOT TO SCALE)

ZONING NOTES

ZONE: R-50	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	5,000	5,854	5,854
MIN. LOT WIDTH (FT)	50.0	50.1	50.1
MIN. FRONT YARD (FT.)	30.0	25.6*	25.6*
MIN. REAR YARD (FT.)	30.0	37.4	37.4
MIN. SIDE YARD (EACH) (FT.)	8.0	7.1*	7.1*
MIN. SIDE YARD SUM (BOTH) (FT.)	18.0	18.3	18.3
MAX. BLDG HEIGHT (FT)	2.5/35.0	NA	NA
MAX. LOT COVERAGE (%)	30.0	25.4(1488)	24.34(1423)
MAX. IMPROVED LOT COVERAGE (%)	40.0	41.5(2431)*	48.4(2832)**
MAX. ACCESSORY STRUCTURE COVERAGE (%)	15.0	4.6(269)	33.5(765)**
MIN. SIDE YARD(POOL)	10.0	NA	10.0
MIN. REAR YARD(POOL)	10.0	NA	10.3
MIN. DIST. TO PRINCIPAL STRUC.	10.0	NA	10.0
MIN. SIDE YARD(PATIO)	5.0	NA	5.0
MIN. REAR YARD(PATIO)	5.0	NA	8.9
MIN. SIDE YARD(EQ. PAD)	5.0	NA	10.7
MIN. REAR YARD(EQ. PAD)	5.0	NA	38.1
MIN. SIDE YARD(SHED)	8.0	0.5*	NA
MIN. REAR YARD(SHED)	8.0	4.4.*	NA

* EXISTING CONDITION
** VARIANCE REQUIRED
***156-7.13:MECH. EQ MUST BE WITHIN 5' REQ'D/5.1 PROP. VARIANCE REQUIRED

LOT COVERAGE CALCULATIONS
DWELLING & STOOP=1,423 SF
SHED=85 SF (TBR)
TOTAL = 1,488 SF
IMPROVED LOT COVERAGE
LOT COVERAGE=1,423 SF
WOOD DECK=324 SF
DRIVEWAY & WALK=836 SF
PAVER WALK/PAD=63 SF-30 SF(TBR)=63 SF
AC=0 SF
SHED=85-0 SF
PROP. POOL W/COPING=228 SF
PROP. PATIO=247 SF
PROP. EQ PAD=21 SF
TOTAL=2832 SF
COV=2,832 SF/5,854 SF=48.4%

NOTES:
1. PROPERTY KNOWN AS LOT 45 IN BLOCK 1902 TAX MAP SHEET 15 OF THE TOWNSHIP OF VERONA.
2. PROPERTY OWNER/APPLICANT: KRAUTER-MUSKOPF 151 FOREST AVENUE VERONA, N.J. 07044
3. SURVEY DATED 11/25/25
4. TOTAL AREA OF LOT: 5,854 SF OR 0.13 AC.
5. TO THE BEST OF MY KNOWLEDGE AND INFORMATION, THERE ARE NO EASEMENTS, DEED RESTRICTIONS, OR COVENANTS AFFECTING THE SITE EXCEPT AS SHOWN HEREON.
6. APPLICANT TO PERFORM SOIL BORINGS/TEST PITS PRIOR TO CONSTRUCTION TO CONFIRM THE DEPTH OF SEASONALLY HIGH GROUND WATER & SOIL TYPE.
7. REVISED.
8. SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY FIRST POINT SURVEYING LLC DATED NOVEMBER 15, 2025.
9. ALL SILT FENCE MAINTENANCE, ONCE PER YEAR MINIMUM, CULTECS SHALL BE OPENED AND CLEANED OF ACCUMULATED LEAVES AND/OR SEDIMENT.
10. REMOVED
11. THERE ARE NO TREES TO BE REMOVED.
12. STORMWATER DESIGN CALCULATIONS PROVIDES STORAGE CAPACITY FOR A TWO INCH PER HOUR RAINFALL OVER ALL IMPERVIOUS AREAS.
13. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
14. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
15. EXISTING DRAINAGE PATTERNS MUST BE MAINTAINED DURING & AFTER CONSTRUCTION TO ENSURE NO IMPACTS TO OTHER RESIDENTS.
16. CULTEC INSTALLATION MUST BE INSPECTED PRIOR TO BACKFILL. GROUNDWATER ELEVATION MUST BE DETERMINED PRIOR TO INSTALLATION. MUST BE 10' FROM PL.
17. SWALES SHALL BE EXTENDED AS NECESSARY TO DRAIN ALL RUN-OFF TO THE REAR OF THE PROPERTY, AND NOT ONTO ADJACENT LOTS.
18. ALL PIPE TO BE HDPE. ALL AREAS ADJACENT TO PATIO MUST BE DIRECTED TO ADS GRAINGS.
19. ALL PATIO AND COVERED PATIO MUST DRAIN TO DRAINAGE SYSTEM.
20. ALL EXCAVATED MATERIAL IS TO BE REMOVED FROM SITE UNLESS DISCUSSED WITH ENGINEER AND AGREED UPON PRIOR TO FINAL GRADING.
21. POOL IS TO REMAIN WITH WATER IN IT. A CARTRIDGE FILTER WILL BE USED FOR BACKWASH.
22. NO RUN-OFF FROM THIS PROPERTY SHALL AFFECT ANY ADJACENT PROPERTIES BOTH DURING & SUBSEQUENT TO CONSTRUCTION. IN THE EVENT A DRAINAGE PROBLEM PERSISTS, THE APPLICANT SHALL REMEDY THE MATTER AT HIS/HER COST.
23. ANY SOIL TRACKED ONTO THE STREET MUST BE IMMEDIATELY REMOVED. IF TRACKED ONTO THE STREET OVERNIGHT, THE DPW SHALL REMOVED IT AND ASSESS THE APPLICANT FOR THOSE COSTS.
24. ANY ROADWAY, CURBING OR STORM INLETS ALONG THE PROPERTY FRONTAGE DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE APPLICANT TO THE SATISFACTION OF THE BOROUGH'S CONSTRUCTION AND ENGINEERING DEPARTMENTS.
25. NO TREES TO REMAIN ARE WITHIN THE LIMIT OF DISTURBANCE.
26. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE LIMIT INCLUSIVE OF SILT FENCING, TREE PROTECTION FENCING, STABILIZED CONSTRUCTION ACCESS, ETC. PRIOR TO THE START OF CONSTRUCTION IS REQUIRED.
27. 48 HOURS NOTICE IS NEEDED FOR INSPECTION OF THE DRAINAGE IMPROVEMENTS BY THE ENGINEERING DEPARTMENT.
28. MAINTENANCE OF STORMWATER INFILTRATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER & SHALL TRANSFER TO AN FUTURE OWNER OR A CONSERVATION EASEMENT, DEED RESTRICTION, OR OTHER APPLICABLE LEGAL MEASURE SHALL BE DONE PRIOR TO BE COMPLETION FOR THE STORMWATER MANAGEMENT FEATURE.
29. ALL DISTURBED AREAS ARE TO BE STABILIZED WITH TOPSOIL, SEED, HAY AND STRAW MULCH TO ENSURE LAWN GROWTH.
30. ALL TOPSOIL PLACED ON SITE MUST NOT BE INFERIOR QUALITY TO THE ORIGINAL SOIL. ALL SOILS MUST MEET SUBSEP RESIDENTIAL STANDARDS. CERTIFICATION SHALL BE PROVIDED FOR ANY IMPORTED SOILS.
31. THE APPLICANT SHALL ENSURE THAT STORMWATER RUNOFF DOES NOT NEGATIVELY AFFECT NEIGHBORING PROPERTIES, DURING AND AFTER CONSTRUCTION. ANY NEGATIVE IMPACTS TO NEIGHBORING PROPERTIES DUE TO GRADING OR STORMWATER RUNOFF PATTERNS SHALL BE ADDRESSED BY THE APPLICANT AT NO COST TO THE AFFECTED PROPERTY OWNER(S). ADDITIONALLY, ANY DAMAGES INCURRED TO SURROUNDING PUBLIC OR PRIVATE PROPERTY AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AT NO COST TO THE AFFECTED PROPERTY OWNERS.

BOARD APPROVALS:

BOARD CHAIRMAN	DATE
TOWNSHIP ENGINEER	DATE
BOARD SECRETARY	DATE

3 10/26/26 REVISE
2 9/11/26 REVISE
1 7/1/26 REVISE BULK

POOL PLAN,
SOIL EROSION, SEDIMENT CONTROL
PLAN, NOTES & DETAILS
FOR
KRAUTER-MUSKOPF
LOCATED IN THE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
LOT 45, BLOCK 1902
151 FOREST AVENUE

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NJ LIC. #41161

JOB #	151FOREST
DATE	12/10/25
SCALE	1"=10'
SHEET	1 OF 1