

NOTES AND REFERENCES

OWNER/APPLICANT: JOSEPH VENEZIA
48 DURELL STREET
VERONA, NJ 07044

- THIS PLAN HAS BEEN PREPARED FOR THE PROPOSED DEVELOPMENT OF PROPERTY KNOWN AS BLOCK 1306, LOT 14.01, LOCATED AT 48 DURELL STREET IN THE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY. THE APPLICANT PROPOSES TO CONSTRUCT AN IN-GROUND SWIMMING POOL, PATIOS, CABANA, SHED AND OTHER IMPROVEMENTS WITHIN THE REAR YARD AREA.
- THE SUBJECT PROPERTY IS 0.518 ACRES IN SIZE AND LOCATED ENTIRELY WITHIN THE RESIDENTIAL TOWNHOUSE (A-3) ZONE DISTRICT OF THE TOWNSHIP OF VERONA. THE PROPERTY HAS FRONTAGE ALONG DURELL STREET.
- BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION BASED ON MAP TITLED "TOPOGRAPHIC SURVEY PLAN, BLOCK 1306, LOT 14.01, #48 DURELL STREET, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY," PREPARED BY DYKSTRA WALKER DESIGN GROUP AND DATED MAY 3, 2023. VERTICAL DATUM IS NAVD 1988.
- UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON THE ABOVE REFERENCED MAP. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. FIELD MARKOUT CAN BE REQUESTED BY CALLING 1-800-242-1000.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE COUNTY OF ESSEX, TOWNSHIP OF VERONA AND OSHA SAFETY STANDARDS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE.
- ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY DESIGN ADJUSTMENTS AS MAY BE NECESSITATED DUE TO FIELD CONDITIONS.
- THERE ARE NO FRESHWATER WETLANDS ON OR WITHIN 150' OF THE SUBJECT PROPERTY PER A SITE INSPECTION PERFORMED BY DYKSTRA WALKER DESIGN GROUP IN MAY OF 2023.
- THERE ARE NO FLOODPLAINS OR FLOODWAYS ON THE SUBJECT PROPERTY PER FIRM MAPPING.
- NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.
- THE APPLICANT SHALL NOTIFY THE BUILDING DEPARTMENT UPON COMPLETION OF IMPROVEMENTS TO SCHEDULE A FINAL INSPECTION. THE APPLICANT SHALL PROVIDE A MINIMUM 24-HOUR ADVANCED NOTICE FOR INSPECTION.

TOWNSHIP OF VERONA ZONING REQUIREMENTS

A-3 (RESIDENTIAL TOWNHOUSE) ZONE DISTRICT

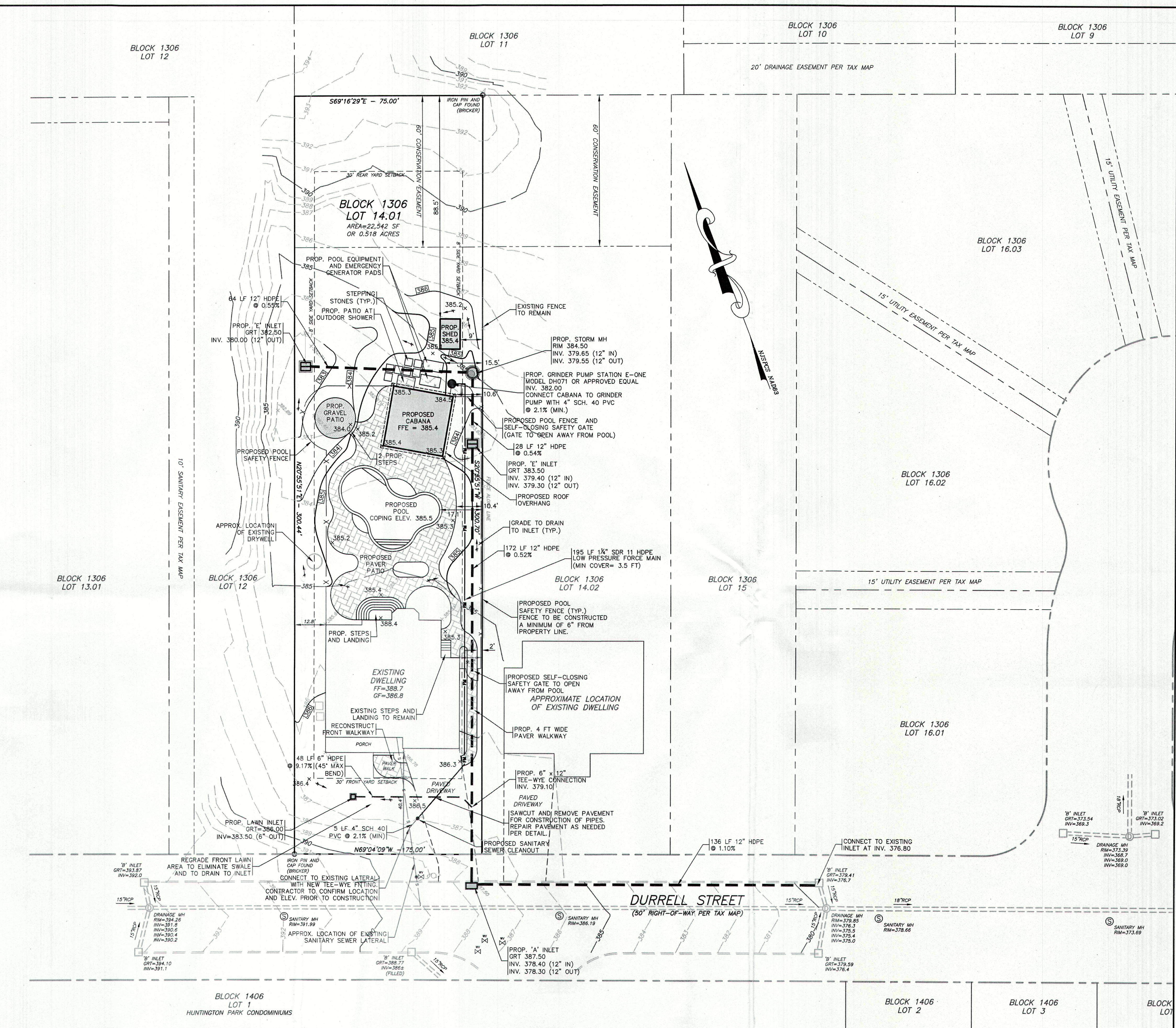
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	8,400 SF	22,542 SF	22,542 SF
MINIMUM LOT WIDTH	70 FT	75 FT	75 FT
MINIMUM FRONT YARD SETBACK	30 FT	40.4 FT	40.4 FT
MINIMUM SIDE YARD SETBACK (ONE SIDE)	8 FT	9.1 FT	9.1 FT
MINIMUM SIDE YARD SETBACK (COMBINED)	18 FT (25%) (1)	21.9 FT (29.2%)	21.9 FT (29.2%)
MINIMUM REAR YARD SETBACK	30 FT	203.3 FT	203.3 FT
MAXIMUM LOT (BUILDING) COVERAGE	20% (4,508 SF)	12.2% (2,752 SF) (3)	15.6% (3,590 SF) (3)
MAXIMUM IMPROVED LOT (IMPERVIOUS) COVERAGE	35% (7,890 SF)	16.7% (3,763 SF) (3)	35.0% (7,882 SF) (3)
MAXIMUM BUILDING HEIGHT	2.5 ST. / 35 FT	2.5 ST. / < 35 FT	2.5 ST. / < 35 FT
ACCESSORY STRUCTURES:			
SHED:			
MAXIMUM FLOOR AREA	150 SF	N/A	96 SF
MINIMUM SIDE YARD SETBACK	8 FT	N/A	9.0 FT
MINIMUM REAR YARD SETBACK	10 FT	N/A	92.8 FT
MINIMUM DISTANCE TO PRINCIPAL BUILDING	10 FT	N/A	> 10 FT
MAXIMUM ACCESSORY STRUCTURE HEIGHT	1.5 ST / 15 FT	N/A	1 ST / < 15 FT
SWIMMING POOL:			
MINIMUM SIDE YARD SETBACK	10 FT	N/A	17.1 FT
MINIMUM REAR YARD SETBACK	10 FT	N/A	147 FT
MINIMUM DISTANCE TO PRINCIPAL BUILDING	10 FT	N/A	23.8 FT
MINIMUM POOL EQUIPMENT SETBACK TO PROPERTY LINE	5 FT	N/A	15.5 FT
CABANA:			
MAXIMUM FLOOR AREA	100 SF	N/A	576 SF (4)
MINIMUM SIDE YARD SETBACK	10 FT	N/A	10.0 FT
MINIMUM REAR YARD SETBACK	10 FT	N/A	113.9 FT
MAXIMUM ACCESSORY STRUCTURE HEIGHT	1 ST / 15 FT	N/A	1 ST / < 15 FT
MAXIMUM REAR YARD ACCESSORY COVERAGE	15% (2,287 SF) (2)	< 15%	25% (3,758 SF) (2)(4)

- COMBINED SIDE YARD SETBACK SHALL BE AT LEAST 25% OF LOT WIDTH: 75 FT (LOT WIDTH) x 25% = 18.8 FT
- REAR YARD AREA = 15,247 SF
- IMPROVED LOT (IMPERVIOUS) COVERAGE SUMMARY:

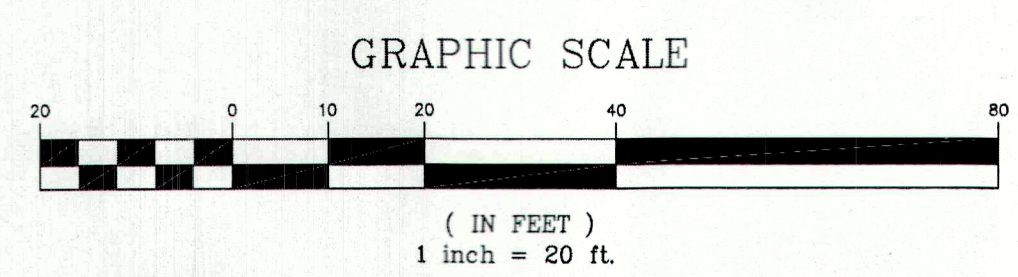
EXISTING CONDITIONS	
DWELLING*	2,482 SF
COVERED PORCH*	187 SF
FRONT STEPS*	8 SF
PAVED DRIVEWAY	819 SF
FRONT PAVER WALKWAY	124 SF
REAR AND SIDE LANDINGS AND STEPS*	75 SF
REAR AND SIDE PAVERS	50 SF
UTILITY PADS	18 SF
TOTAL	3,763 SF
PROPOSED CONDITIONS	
DWELLING*	2,482 SF
COVERED PORCH*	187 SF
FRONT STEPS*	8 SF
PAVED DRIVEWAY	819 SF
FRONT PAVER WALKWAY	106 SF
PAVER PATIO AND SIDE WALKWAY	2,300 SF
REAR AND SIDE LANDINGS AND STEPS*	160 SF
GRAVEL PATIO	205 SF
SWIMMING POOL AND COPING	798 SF
CABANA*	576 SF
SHED*	96 SF
STEPPING STONES	63 SF
UTILITY PADS	82 SF
TOTAL	7,882 SF

*INCLUDED IN LOT (BUILDING) COVERAGE

- VARIANCE REQUIRED



SWIMMING POOL SAFETY FENCE NOTE:
A 4 FT. MINIMUM HIGH FENCE AND GATES SHALL BE CONSTRUCTED AROUND PERIMETER OF POOL. FENCE AND GATES TO MEET ALL REQUIRED LOCAL AND STATE REGULATIONS FOR POOL FENCING



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MARK GIMIGLIANO, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE04767100

2/23/24	ADJUSTED POOL FENCE
2/13/24	PER DISCUSSIONS WITH TOWNSHIP
12/8/23	PER ZONING REVIEW
DATE	REVISION

GRADING PLAN

VENEZIA PROPERTY
BLOCK 1306, LOT 14.01
48 DURELL STREET
TOWNSHIP OF VERONA
ESSEX COUNTY NEW JERSEY

SCALE: 1" = 20'
JOB NO.: 23070
DRAWN BY: KLA
CHECKED BY: MG
DATE: 10/6/23
SHEET NO. 1 OF 3

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