

# WAGNER RESIDENCE

12 LYNWOOD ROAD

TOWNSHIP OF VERONA, NJ 07044

**GENERAL NOTES:**

1. THIS POOL TOPOGRAPHIC PLAN IS NOT AND SHALL NOT BE CONSTRUCTED TO BE A BOUNDARY SURVEY PREPARED BY A LICENSED LAND SURVEYOR.
2. THE CONTRACTOR TO VERIFY THE LOCATION OF ALL PUBLIC UTILITIES PRIOR TO THE START OF CONSTRUCTION. UTILITIES SHOWN ARE PER VISUAL OBSERVATION OF PHYSICAL FEATURES AND/OR EXISTING MARK-OUTS AND LOCATION ARE APPROXIMATE. THE POOL CONTRACTOR IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF THEY ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA. THE POOL CONTRACTOR SHALL UTILIZE THE SERVICE OF "CALL DIG" (1-800-272-1000) TO ACCURATELY LOCATE UTILITIES.
3. THE POOL IS TO BE SECURED BY MINIMUM 4' FENCE WITH SELF-LATCHING AND CLOSING GATES BY THE PROPERTY OWNER. EXISTING AND PROPOSED FENCE AND ALL OTHER CONSTRUCTION SHALL COMPLY WITH NJ IRC 2018 SECTION R326.1 WITH AMENDMENTS TO THE ISPSC. ALL FENCES USED TO SECURE THE POOL SHALL BE OWNED BY THE PROPERTY OWNER UNLESS EXPRESS WRITTEN WAIVER IS PROVIDED BY THE CITY/TOWN/TOWNSHIP/VILLAGE. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND THEIR FENCE CONTRACTOR TO ENSURE THE FENCE COMPLIES WITH ALL REQUIREMENTS.
4. ALL ELECTRICAL EQUIPMENT MUST COMPLY WITH AND BE LOCATED IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES FROM DAMAGE AND/OR FAILURE BY ACCEPTABLE METHODS, AS MAY BE REQUIRED BY OSHA OR OTHER REGULATORY AGENCIES.
6. THE POOL CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE POOL LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY NECESSARY ENVIRONMENTAL PERMITS.
8. BY USE OF THIS POOL TOPOGRAPHIC PLAN FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT, THE PROPERTY OWNER AND POOL COMPANY AGREE TO THE PROPOSED POOL LOCATION, CONCRETE, OPERATING EQUIPMENT AND GRADING ASSOCIATED WITH THE PROPOSED SWIMMING POOL. ANY DEVIATION FROM THAT WHICH IS SHOWN ON THIS POOL TOPOGRAPHIC PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
9. WHEN A SLIT FENCE IS REQUIRED, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED OR LANDSCAPING. THE SILT FENCE SHALL BE INSTALLED PRIOR TO ANY EXCAVATION.
10. EXISTING FENCING, IF ANY, SHALL NOT BE UTILIZED TO LOCATE THE PROPOSED POOL.
11. MINIMUM 1% AND MAXIMUM 4:1 GRADING TO BE PROVIDED IN AREAS OF POOL CONSTRUCTION.
12. THIS POOL TOPOGRAPHIC PLAN IS TO BE UTILIZED ONLY FOR THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL.
13. THERE WILL BE NO DEVIATION FROM THIS TOPOGRAPHIC PLAN WITH OUT APPROVAL, IN WRITING, FROM THE CITY/TOWN/TOWNSHIP/VILLAGE/BOROUGH ENGINEER.

**NOTE:**

HOMEOWNER WILL HOLD POOLTOWN, INC. HARMLESS FOR ANY DAMAGES ARISING FROM INACCURACIES IN THE ORIGINAL SURVEY. HOMEOWNER WILL ASSUME ALL RESPONSIBLY FOR CURING ANY INACCURACIES.

ANY DEVIATION FROM THIS PLAN, REQUESTED OR PERFORMED BY HOMEOWNER IS SOLELY THE HOMEOWNER'S RESPONSIBILITY AND COST.

THIS PLAN MAY SHOW ITEMS NOT SPECIFICALLY INCLUDED IN THE CONTRACT BETWEEN POOLTOWN, INC. AND THE HOMEOWNER. EXAMPLES OF SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO, RETAINING WALLS, FENCING, DRAINAGE SYSTEMS, MOVING UNDERGROUND UTILITIES, GRADING, AND ADDITIONAL FILL. THESE ITEMS AND OTHER ITEMS SHOWN HERE, BUT NOT INCLUDED IN THE CONTRACT, ARE THE RESPONSIBILITY OF THE HOMEOWNER.

 <small>POOL TOWN, INC.   6500 Rt 9   HOWELL, NJ 07731          TEL: 800.882.0162   FAX: 732.364.1816          www.PoolTownNJ.com</small>		<b>WAGNER RESIDENCE</b> BLOCK 1404 LOT 25 VERONA TOWNSHIP, NEW JERSEY, 07044	Date 10/13/23 Scale AS NOTED
		<b>THE CANNON GROUP, PC</b> ENGINEERING, PLANNING, SURVEYING 1466 ROUTE 88 W, SUITE B2, BRICK, NJ 08724 PHONE: (732) 458.0003 EMAIL: MTC@cannongrouppc.com	<b>COVER SHEET</b>  MICHAEL T. CANNON NJ PROF. ENGR. & LAND SURVEYOR NJ LICENSE NO. 34691
			Project 2230911 Sheet <b>1 of 2</b>
No.	Date	Revision/Issue	
2	12/12/23	ADDRESSED TWP COMMENTS (11/29/23)	
1	11/09/23	CHANGED POOL SHAPE	

**COVERAGE CALCULATIONS**

**TOTAL LOT AREA** 6,042 SQ. FT. = 100%

**EXISTING:**

DWELLING 1,013 SQ. FT.  
 FRONT PORCH 54 SQ. FT.  
 DRIVEWAY 461 SQ. FT.  
 REAR PATIO 377 SQ. FT.

**SUB-TOTAL EXISTING IMPERVIOUS LOT COVERAGE**

1,905 SQ.FT. = 31.5%

**PROPOSED:**

POOL PATIO 498 SQ. FT.  
 POOL WATER 278 SQ. FT.  
 REAR PATIO T.B.R. -377 SQ. FT.

**SUB-TOTAL PROPOSED IMPERVIOUS LOT COVERAGE**

399 SQ. FT. = 6.6%

**TOTAL IMPERVIOUS LOT COVERAGE**

2,304 SQ. FT. = 38.1%

**MAXIMUM IMPERVIOUS LOT COVERAGE PERMITTED**

2,417 SQ. FT. = 40%

**REAR YARD TOTAL AREA**

1,996 SQ. FT. = 100%

**EXISTING:**

REAR PATIO 377 SQ. FT. = 18.9%

**SUB-TOTAL REAR YARD LOT COVERAGE**

377 SQ. FT. = 18.9%

**PROPOSED:**

POOL PATIO 498 SQ. FT.  
 POOL WATER 278 SQ. FT.  
 REAR PATIO T.B.R. -377 SQ. FT.

**SUB-TOTAL REAR YARD LOT COVERAGE**

399 SQ. FT. = 19.9%

**TOTAL IMPERVIOUS REAR YARD LOT COVERAGE**

776 SQ. FT. = 38.8%

**MAXIMUM IMPERVIOUS REAR YARD LOT COVERAGE PERMITTED**

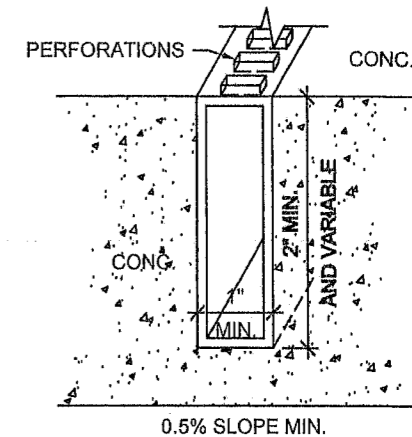
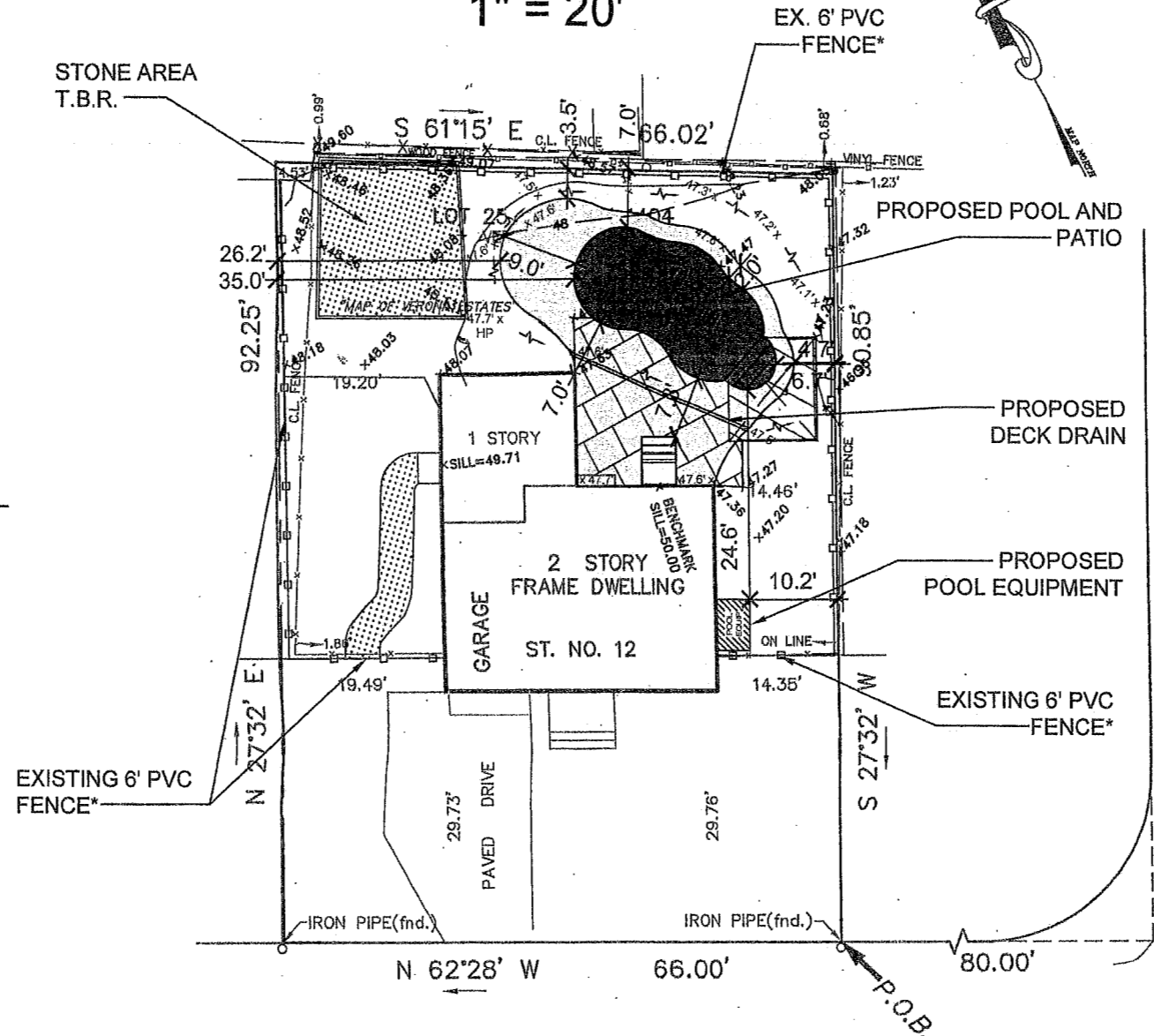
299 SQ. FT. = 15%

**NOTE:**

- VARIANCE REQUESTED FOR SECTION 150-7.5 A, POOLS MUST BE A MINIMUM OF 10 FEET FROM SIDE AND REAR PROPERTY LINES. THE PROPOSED POOL IS LOCATED 6.7 FEET FROM THE SIDE PROPERTY LINE AND 7 FEET FROM THE REAR PROPERTY LINE.
- VARIANCE REQUESTED FOR SECTION 150-7.5 A, POOLS MUST BE A MINIMUM OF 10 FEET FROM PRINCIPAL BUILDING. THE PROPOSED POOL IS LOCATED 7 FEET FROM THE DWELLING.
- VARIANCE REQUESTED FOR SECTION 150-5.3 C (6), PATIOS MUST BE A MINIMUM OF 5 FEET FROM PROPERTY LINES. THE PROPOSED PATIO IS LOCATED 4.7 FEET FROM THE SIDE PROPERTY LINE AND 3.5 FEET FROM THE REAR PROPERTY LINE.
- VARIANCE REQUESTED FOR SECTION 150-17.5 F(4), 15% MAXIMUM PERMITTED AGGREGATE AREA COVERED BY ACCESSORY STRUCTURES IN THE REAR YARD. PROPOSED COVERAGE 38.8%.
- NO TREES ARE TO BE REMOVED FROM THE PROPERTY
- PROPERTY SITUATED IN ZONE R-50
- POOL TOPOGRAPHIC PLAN BASED ON LOCATION SURVEY BY RICHARD T. WATSON, NJPLS #34884 DATED 05/18/2020 AND TOPOGRAPHY BY JONATHAN A. STUHL, NJPLS #43314 DATED 10/12/2023 AND PROVIDED BY THE HOMEOWNER TO POOLTOWN, INC.

**GRADING PLAN**

1" = 20'



**DECK DRAIN  
 DETAIL N.T.S.**

**LYNWOOD 50' WIDE ROAD**  
 FORMERLY FERNCLEIFF ROAD

**LEGEND**

- x 70.6 EXISTING POINT GRADE
- x 70.6 NEW POINT GRADE
- FLOW / PITCH
- EXISTING TOPO LINE
- NEW TOPO LINE
- PROPERTY LINE
- SET BACK LINE
- CENTERLINE OF POOL
- NEW FENCE LINE
- EXISTING FENCE LINE
- POOL FILTER LOCATION

POOL FILTER LOCATION APPROX. ±24.6' FROM WATER LINE  
 (NOTE: NOT ALL SYMBOLS REQUIRED TO BE SHOWN ON LAYOUT PLAN)

\* = EXISTING FENCE TO BE COMPLIANT WITH SECTION 472-12 OF THE TWP CODE

**LYNWOOD 50' WIDE ROAD**

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