

CHARTER TOWNSHIP OF WASHINGTON
POOL PLAN REQUIREMENTS
LAST REVISED 2/9/18

The following items are intended as a general guide for information to be provided on pool plans. This list is not all-inclusive as additional information may be required for special circumstances based on individual reviews.

1. Plan must be signed and sealed by a licensed professional engineer or surveyor.
2. Provide date of plan or revision, North Arrow, drawing scale, property address, parcel number, property legal description, location map, zoning, bar scale, and title block of design engineer or surveyor.
3. Legal description should match bearings and distances on drawing and show point of commencement and point of beginning.
4. Show and label all easements. Existing easements shall include liber and page numbers.
5. Label floodplains and wetlands when present or provide a note that none exist. Indicate all existing or proposed water courses, swales or ditches.
6. Provide information on all variances or special conditions approved by the Township.
7. Show and label all approved setbacks as appropriate from property lines.
8. Provide minimum distances between pool and property lines.
9. Provide at least one site benchmark on NAVD88 Datum and show on plan.
10. Provide percentage and square footage of lot covered by building, lot covered by all impervious surfaces, and impervious area remaining of maximum allowed.
11. Provide sufficient existing topography that clearly shows existing grades and physical features that may affect constructing a pool on the lot. This typically should include spot grades, or contours across the site and onto adjacent sites, property corners, existing utilities, existing curbs, sidewalk, retaining walls, trees, buildings, septic tanks, fields, water wells, etc.
12. Provide sufficient proposed spot grades that clearly demonstrate proper site drainage and slopes. Proposed lot grading must conform to approved master grading plan.
13. Provide minimum 0.5 feet of fall within first 25 feet from building finish grade to side, front or rear yard highpoints.
14. Proposed slopes cannot exceed 1:3. All retaining walls shall meet guidelines as specified within the engineering design standards under the "Landscape Walls and Retaining Walls" section.
15. Show all proposed drainage patterns on plan. Minimum land and swale slopes to be 1-percent. All overland drainage routes must be maintained. Lowest house finished grades are to be a minimum of 1-foot above the highest overland flow route elevation.
16. Pool architectural plan elevations and footprint must match pool plan.
17. Provide proposed pool coping and edge of decking elevations. Positive drainage must be provided both from pool coping and decking.
18. Provide minimum 0.5 feet of fall within ten (10) feet from proposed walkout location. No uncovered forced walkouts are allowed.
19. Provide 48-inch-tall fence around proposed pool or approved equal.
20. Label pool deck material.
21. Show all catch basins, manholes and inlets with as-built rim elevations. Show invert elevations as necessary.
22. Show proposed sump lead location and material.
23. Label road name and state if private or public.