

KUNZ RESIDENCE  
1203 1/2 6TH AVENUE  
TOWNSHIP OF NEPTUNE, NJ 07753

- 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 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 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 WAVIER 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.

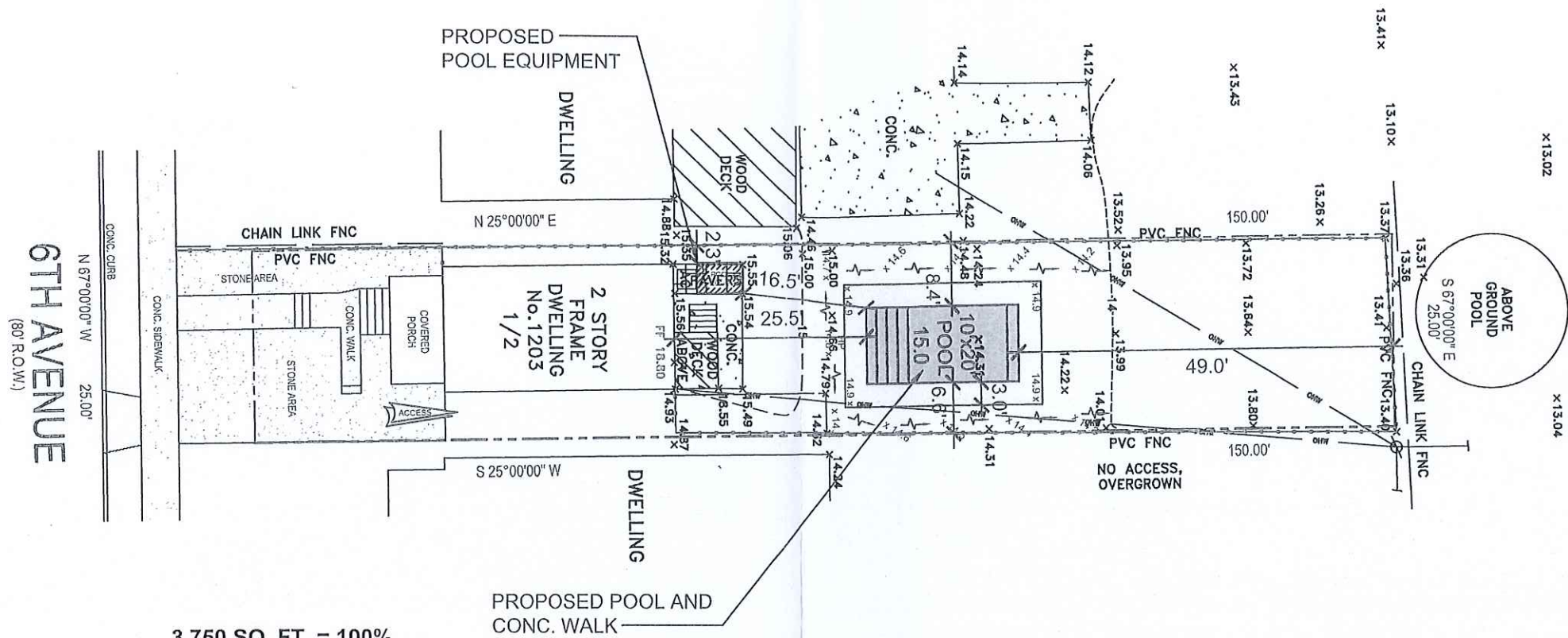
THIS PLAN MAY SHOW ITEMS NOT SPECIFICALLY INCLUDED IN THE CONTRACT BETWEEN POOLTOWN, INC. AND THE HOMEOWNER. EXAMPLES OF SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO, RETAINING WALLS, FENCING, DRAINAGE SYSTEMS, MOVING UNDERGROUND UTILITIES, GRADING, AND ADDITIONAL FILL. THESE ITEMS AND OTHER ITEMS SHOWN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

DENIED  
BY: KD DATE: 12/4/24

<div> POOL TOWN, INC.   5500 Rt 9   HOWELL, NJ 07731 TEL: 800.882.0152   FAX: 732.364.1815 www.PoolTownNJ.com</div>		KUNZ RESIDENCE BLOCK 415, LOT 15 NEPTUNE TOWNSHIP, NEW JERSEY 07753	COVER SHEET	Date 10/18/24
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GRADING PLAN  
1" = 20'



COVERAGE CALCULATIONS  
TOTAL LOT AREA

3,750 SQ. FT. = 100%

EXISTING:

DWELLING	493 SQ. FT.
FRONT PORCH & WALK	207 SQ. FT.
REAR CONC. PATIO	110 SQ. FT.
REAR PAVERS @ 50%	17.5 SQ. FT.

SUB-TOTAL EXISTING IMPERVIOUS  
LOT COVERAGE

827.5 SQ.FT. = 22.1%

PROPOSED:

POOL CONC. WALK	216 SQ. FT.
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SUB-TOTAL PROPOSED IMPERVIOUS  
LOT COVERAGE

216 SQ. FT. = 5.7%

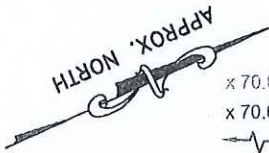
TOTAL IMPERVIOUS  
LOT COVERAGE

1,043.5 SQ. FT. = 27.8%

PROPOSED POOL AND  
CONC. WALK

DENIED

BY: LD DATE: 12/4/24



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.  
±16.5' FROM WATER LINE

(NOTE: NOT ALL SYMBOLS REQUIRED TO BE SHOWN ON LAYOUT PLAN)

NOTE:  
POOL TOPOGRAPHIC PLAN BASED ON LOCATION SURVEY BY JEFFREY S. GRUNN, NJPLS  
#24GS04339900 DATED 9/1/22 AND TOPOGRAPHY BY JONATHAN A. STUHL, NJPLS #43314 DATED  
10/16/24 AND PROVIDED BY THE HOMEOWNER TO POOLTOWN, INC.

<div><b>POOL TOWN</b></div> <div>POOL TOWN, INC.   5500 Rt 9   HOWELL, NJ 07731 TEL: 800.882.0152   FAX: 732.364.1815 www.PoolTownNJ.com</div>			KUNZ RESIDENCE BLOCK 415, LOT 15 NEPTUNE TOWNSHIP, NEW JERSEY 07753	PROPOSED SWIMMING POOL GRADING PLAN	Date 10/18/24
				Scale AS NOTED	
				Project 2240928	
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No.	Date	Revision/Issue	THE CANNON GROUP, PC ENGINEERING, PLANNING, SURVEYING 291 HERBERSTVILLE RD, 1ST FL, SUITE 3, BRICK, NJ 08724 PHONE: (732) 458.0003 EMAIL: MTC@cannongrouppc.com	<div> MICHAEL T. CANNON NJ PROF. ENGR. &amp; LAND SURVEYOR NJ LICENSE NO. 34691</div>	