

GENERAL NOTES:

1. THIS PLOT PLAN REFERENCES A "PARTIAL TOPOGRAPHY PLAN OF PROPERTY OF ROBERT & KATHLEEN KOCHEL SITUATED IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, TAX BLOCK 5411, LOT 10", PREPARED BY RODOLFO PIERRI, DATED MARCH 9, 2020.
2. THIS PLOT PLAN REFERENCES A "SURVEY OF LANDS FOR ROBERT P. KATHLEEN KOCHEL SITUATED IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY KNOWN AND DESIGNATED AS LOT 10, BLOCK 5411 AS SHOWN ON THE TAX MAP OF TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY PAUL LYNCH, DATED NOVEMBER 11, 2019. THIS DOCUMENT WAS PROVIDED BY THE HOMEOWNER TO POOLTOWN INC. HOMEOWNER WILL HOLD POOL TOWN, INC. AND GREENSITE ENGINEERING & CONSULTING, LLC AND THEIR CONSULTANTS HARMLESS FOR ANY DAMAGES ARISING FROM INACCURACIES IN THE ORIGINAL SURVEY. HOMEOWNER ASSUMES ALL RESPONSIBILITY FOR CURING ANY INACCURACIES IN THE SURVEY PROVIDED.
3. ANY DAMAGE TO PROPERTY IMPROVEMENTS OR PUBLIC IMPROVEMENTS SHALL BE REPAIRED OR REPLACED BY PROPERTY OWNER.
4. NO WETLANDS OR WETLANDS BUFFER HAVE BEEN LOCATED.
5. ALL ROOF LEADERS SHALL BE DIRECTED AWAY FROM THE POOL.
6. POOL TO BE SECURED BY A FENCE COMPLYING WITH APPLICABLE BUILDING CODE.
7. ALL ELECTRICAL WORK MUST COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
8. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED OR LANDSCAPING WHERE THE BUILDING AND OTHER IMPROVEMENTS ARE NOT LOCATED.
9. THE POOL CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE POOL LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE POOL IMPERVIOUS AREAS, AND WALLS SHALL BE STAKED OUT BY A PROFESSIONAL SURVEYOR.

10. THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY ENVIRONMENTAL PERMITS, TREE CLEARING PERMITS, SOIL DISTURBANCE PERMIT, STEEP SLOPE PERMITS, ETC. PRIOR TO CONSTRUCTION.
11. BY USE OF THE POOL PLAN AND GRADING PLAN FOR MUNICIPAL APPROVAL, THE PROPERTY OWNER AND POOL CONTRACTOR AGREE AND ACCEPT THE PROPOSED POOL LOCATION AND OTHER IMPROVEMENTS AS SHOWN. ANY DEVIATION FROM THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER FOR REGULATORY COMPLIANCE.
12. CONTRACTOR SHALL COMPLY WITH ALL NOTES, DETAILS, AND SPECIFICATIONS CONTAINED WITHIN DRAWING SETS AND THE DOCUMENTS REFERENCED BELOW. ALL CONSTRUCTION AND INCIDENTAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
13. CONTRACTOR SHALL PERFORM ALL CONSTRUCTION AND MEANS AND METHODS IN ACCORDANCE WITH REQUIREMENTS, STANDARDS, SPECIFICATIONS, AND DETAILS OF SEC. 3704, CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. 3701 ET AL.); SECS. 4. 6, AND 8, OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 653, 655, 657); SECRETARY OF LABOR'S ORDER NO. 12-71 (36 FR 8754), 8-76 (41 FR 25059), 9-83 (48 FR 35736), 6-96 (62 FR 111), 5-2007 (72 FR 31160), 4-2010 (75 FR 55355), AS APPLICABLE; 29 CFR PART 1911, SEQ.) THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT (NJS A 48:2-7, ET SEQ.) AS AMENDED, AMERICANS WITH DISABILITIES ACT (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE LOCAL REQUIREMENTS WHICH EVER IS MORE RESTRICTIVE APPLICABLE MUNICIPALITY, COUNTY, NJDOT, UTILITY AUTHORITY, AND OTHER APPLICABLE AGENCIES.
14. PRIOR TO AND DURING CONSTRUCTION CONTRACTOR SHALL AT A MINIMUM; CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD CONTRACTOR FIND A CONFLICT WITHIN THE CONSTRUCTION

DOCUMENTS RELATIVE TO ITSELF OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY CONSTRUCTION DOCUMENTS AND FULL COMPLIANCE WITH LOCAL AND STATE REGULATIONS AND CODES. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION, NOTIFY THE MUNICIPAL ENGINEER, ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT 72 HOURS PRIOR TO THE START OF WORK. CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR OTHER APPLICABLE NOTIFICATION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. UTILITIES SHOWN ARE APPROXIMATE BASED ON PRIOR MARK-OUTS, INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE. COORDINATE WITH APPLICABLE UTILITY COMPANY TO DISCONNECT, MAINTAIN, AND/OR REROUTE ANY UTILITY SERVICE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THEIR APPLICABLE RULES AND REGULATIONS.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND ANY ADDITIONAL PRECAUTIONS NECESSARY TO ENSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES. PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS ARE TO REMAIN ON OR OFF-SITE, BE RESPONSIBLE FOR JOB SAFETY INCLUDING, BUT NOT LIMITED, TO INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY, PROCEED WITH ALL CONSTRUCTION IN A SYSTEMATIC AND SAFE MANNER. SAFEGUARD SITE AS NECESSARY TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME, RETAIN COPIES OF ALL PERMITS AND APPROVALS ON SITE FOR REVIEW, MAINTAIN ON-SITE SOIL EROSION CONTROL MEASURES WHERE MORE THAN 5,000 SF OF SOIL IS DISTURBED BY CONSTRUCTION ACTIVITIES OR SHALL MAINTAIN THE MEASURES WITHIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES, MAINTAIN AND CLEAN ADJACENT STREETS AND PROPERTIES OF CONSTRUCTION DEBRIS AND DIRT DURING THE CONSTRUCTION PROJECT. REVIEW ALL PLANS AND IDENTIFY ANY CONSTRUCTION ISSUES PRIOR TO INITIATING CONSTRUCTION. THEN NOTIFY ENGINEER IN WRITING OF ANY CONSTRUCTION ISSUES AND WORK TO RESOLVE THOSE ISSUES, NOTIFY ENGINEER IN WRITING OF ANY PLAN MODIFICATIONS THAT WILL BE REQUIRED BASED ON SUBMITTALS OR ANY OTHER REASON, DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. DEBRIS SHALL NOT BE BURIED ON-SITE AND SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION OR CONSTRUCTION. STOCKPILING OF DEBRIS IS PROHIBITED.

16. CONCRETE SHALL HAVE A MIN SLOPE OF 0.50%. MAX CROSS SLOPE OF 2% FOR SIDEWALKS.
17. VEGETATIVE COVER SHALL HAVE A MIN SLOPE OF 1.00% AND MAX SLOPE OF 3 TO 1.
18. GRADE FINISHED SURFACES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARDS DRAINAGE FEATURES WITH A POSITIVE OUTLET OR AN APPROVED RETENTION SYSTEM.
19. UTILITIES - CONTRACTOR SHALL COMMENCE CONSTRUCTION AT THE LOWEST INVERT AND/OR POINT OF CONNECTION TO STREET AND PROGRESS UP GRADIENT. INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES. PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY. ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS SHALL BE REPAIRED IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY, MUNICIPAL, COUNTY AND/OR NJDOT DETAILS. CONSTRUCT ALL NEW UTILITIES/SERVICES UNDERGROUND UNLESS OTHERWISE NOTED.
20. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
21. THESE CONSTRUCTION DOCUMENTS ARE BASED ON INFORMATION PROVIDED AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CURRENT SITE CONDITIONS VARY FROM CONSTRUCTION DOCUMENTS OR PROPOSED WORK CONFLICTS WITH ANY SITE FEATURES.
22. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEICTED ON THE CONSTRUCTION DOCUMENTS NOR FOR ANY REVISIONS RESULTING FROM SEQUENCING.
23. THERE ARE NO WETLANDS OR TRANSITION AREA OR FLOODPLAIN CONSTRAINTS ON THE SUBJECT PROPERTY.
24. PROPOSED GRADING DESIGN OF DISTURBED AREAS PROVIDE A MINIMUM OF 1.5% POSITIVE SLOPE.
25. NO WATER OR GAS SERVICE IS REQUIRED FOR THE POOL.
26. ACCORDING TO THE FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY, PANEL 333 OF 457, MAP NUMBER 34025C0333G, REVISED PRELIMINARY JANUARY 30, 2015, A PORTION OF THE PROPERTY IS WITHIN FLOOD ZONE AE ELEVATION 10 NAVD 88.
27. ACCORDING TO THE FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY, PANEL 333 OF 457, MAP NUMBER 34025C0333G, EFFECTIVE DATE SEPTEMBER 15, 2009, A PORTION OF THE PROPERTY IS WITHIN FLOOD ZONE AE ELEVATION 9 NAVD 88.
28. THE GRADES SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.
29. A PORTION OF THE FRONT OF THE PROPERTY ALONG THE STREET IS WITHIN THE GRAPHICALLY DELINEATED FLOODPLAIN SHOWN ON THE FIRMS. BASED ON FIELD TOPOGRAPHY, NO WORK IS PROPOSED WITHIN THE FLOOD PLAN.
30. THE TOPOGRAPHY SHOWN ON THIS MAP IS REFERENCING A SURVEY WITH A DATUM BASED ON NAVD 88. THE POOL AND GRADING SHOWN ON THE PLAN ARE ABOVE THE FLOOD ZONE.

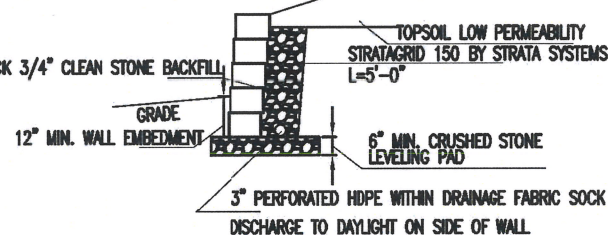
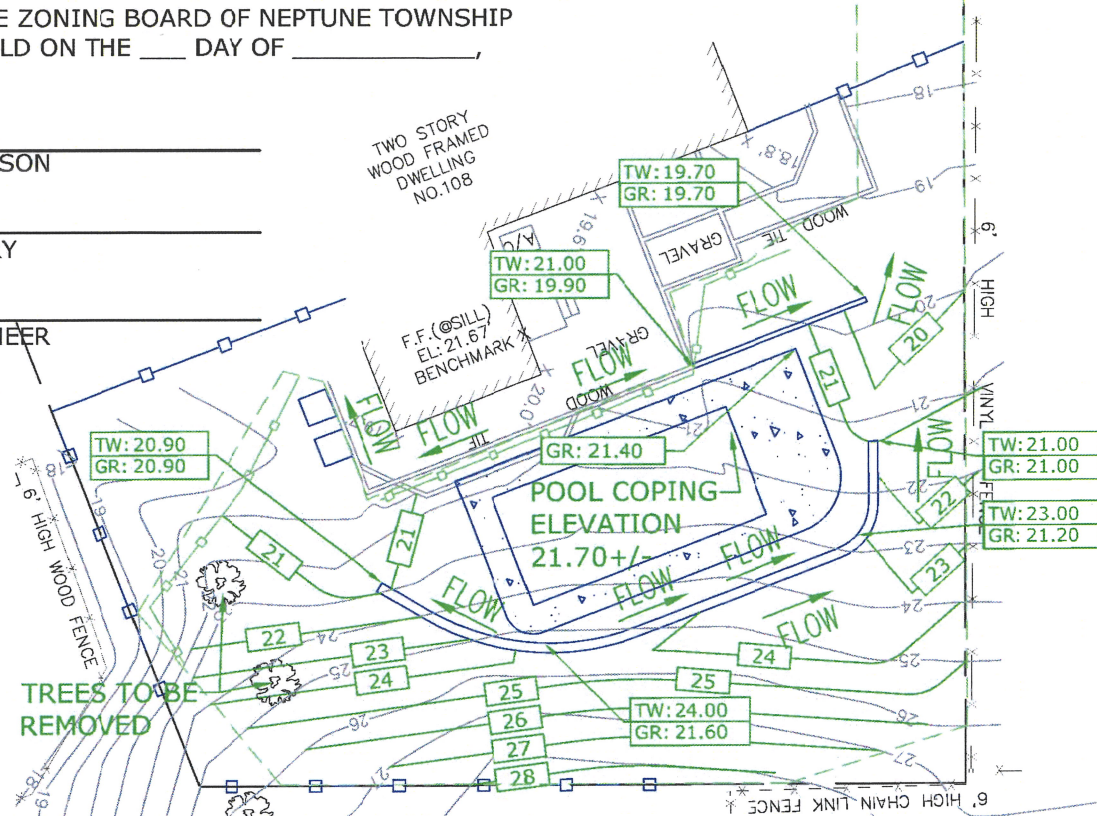
- NOTES:
1. PROPERTY IS LOCATED IN ZONE R-2.
 2. THE APPLICANT IS THE PROPERTY OWNER AND RESIDES AT THIS LOCATION.
 3. APPLICATION DESCRIPTION-THE APPLICATION INCLUDES THE REMOVAL OF TREES, INSTALLATION OF A SWIMMING POOL, POOL EQUIPMENT, CONCRETE POOL DECK, AND RETAINING WALL AS AN ACCESSORY USE TO THE PRINCIPAL SINGLE FAMILY STRUCTURE WITH A DRIVEWAY.
 4. A VARIANCE IS BEING REQUESTED FOR DISTURBANCE OF STEEP SLOPES UNDER SECTION 421.
 5. PROPERTY OWNER/APPLICANT
ROBERT & KATHLEEN KOCHEL
108 CLINTON PLACE
NEPTUNE CITY, NJ 07753
732-567-3192
 6. THE RETAINING WALL AS DESIGNED CAN BE REPLACED IN KIND AT THE END OF ITS USEFUL LIFE WITH ANOTHER SEGMENTAL BLOCK RETAINING WALL. THIS CAN BE ACCOMPLISHED BY REMOVING THE EXISTING WALL AND REPLACING IT WITH A SIMILAR WALL. IT WILL NOT REQUIRE REMOVAL AND REPLACEMENT OF SITE IMPROVEMENTS.

APPROVED BY THE ZONING BOARD OF NEPTUNE TOWNSHIP
AT A MEETING HELD ON THE _____ DAY OF _____
2020

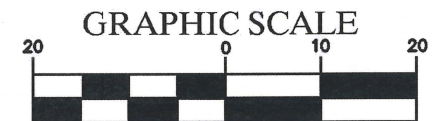
BOARD CHAIRPERSON

BOARD SECRETARY

MUNICIPAL ENGINEER



NOTES:
CONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION GUIDELINES
TECHO-BLOCK BRANDON 180 MM SHALL BE USED. MINIMUM EMBEDMENT SHALL BE 12". SETBACK OF EACH BLOCK SHALL BE 9/16"
MAXIMUM HEIGHT OF THE WALL SHALL BE 28" WITHOUT CAP.
ALL BACKFILL MUST BE COMPACTED TO 95% STANDARD PROCTOR METHOD
REINFORCEMENT ZONE SOIL SHALL BE WELL DRAINING LOAMY SAND OR SANDY LOAM SHALL BE USED WITHIN GEOGRID REINFORCEMENT ZONE. SOIL FRICTION ANGLE OF 28-32 DEGREES. EXISTING SOIL SHALL NOT BE USED UNLESS IT MEETS THIS CRITERIA.



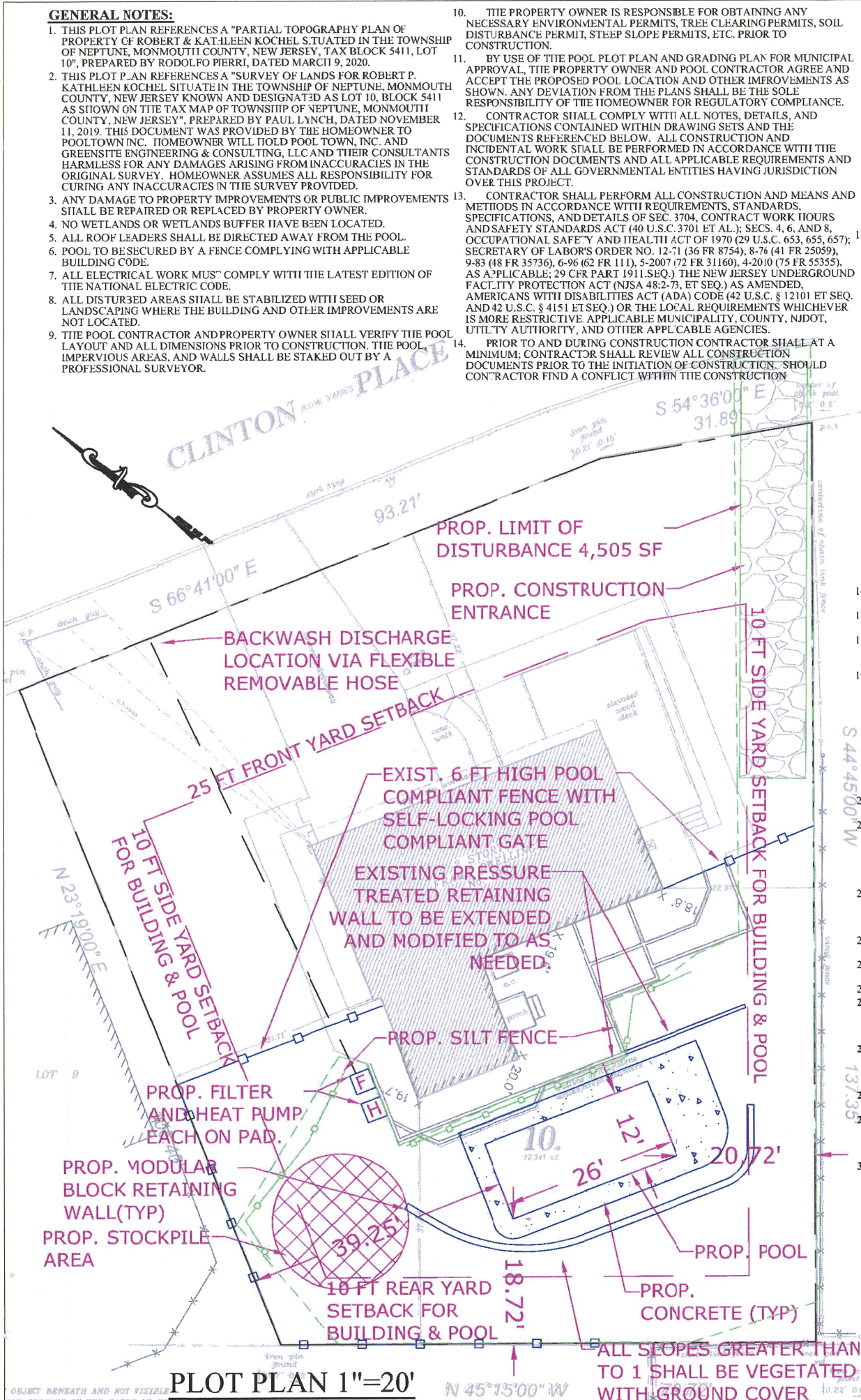
REV	DATE	COMMENTS
4	6/30/2020	TOWN COMMENTS
3	5/18/2020	TOWN COMMENTS
2	5/8/2020	TOWN COMMENTS
1	4/24/2020	ISSUED

GREENSITE ENGINEERING & CONSULTING, LLC
526 ROUTE 206, TRENTON, NJ 08610
C (609) 751-8479 O (609) 751-0287 F (609) 228-8319
CERT. OF AUTHORIZATION 24GA2819600

DRAWN BY: LGM SCALE: 1"=20'

VARIANCE APPLICATION 1 OF 2
PREPARED FOR
LOT 10, BLOCK 5411
#108 CLINTON PLACE
TOWNSHIP OF NEPTUNE,
MONMOUTH COUNTY, NJ

LAURENCE G. MURPHY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE # 44495



CLINTON AVENUE

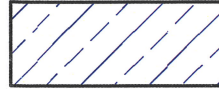
LEGEND

SLOPES WITHOUT A HATCH HAVE NOT BEEN CATEGORIZED

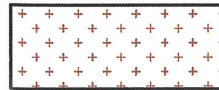
SLOPES GREATER THAN 25%



SLOPES BETWEEN 15% AND 25%



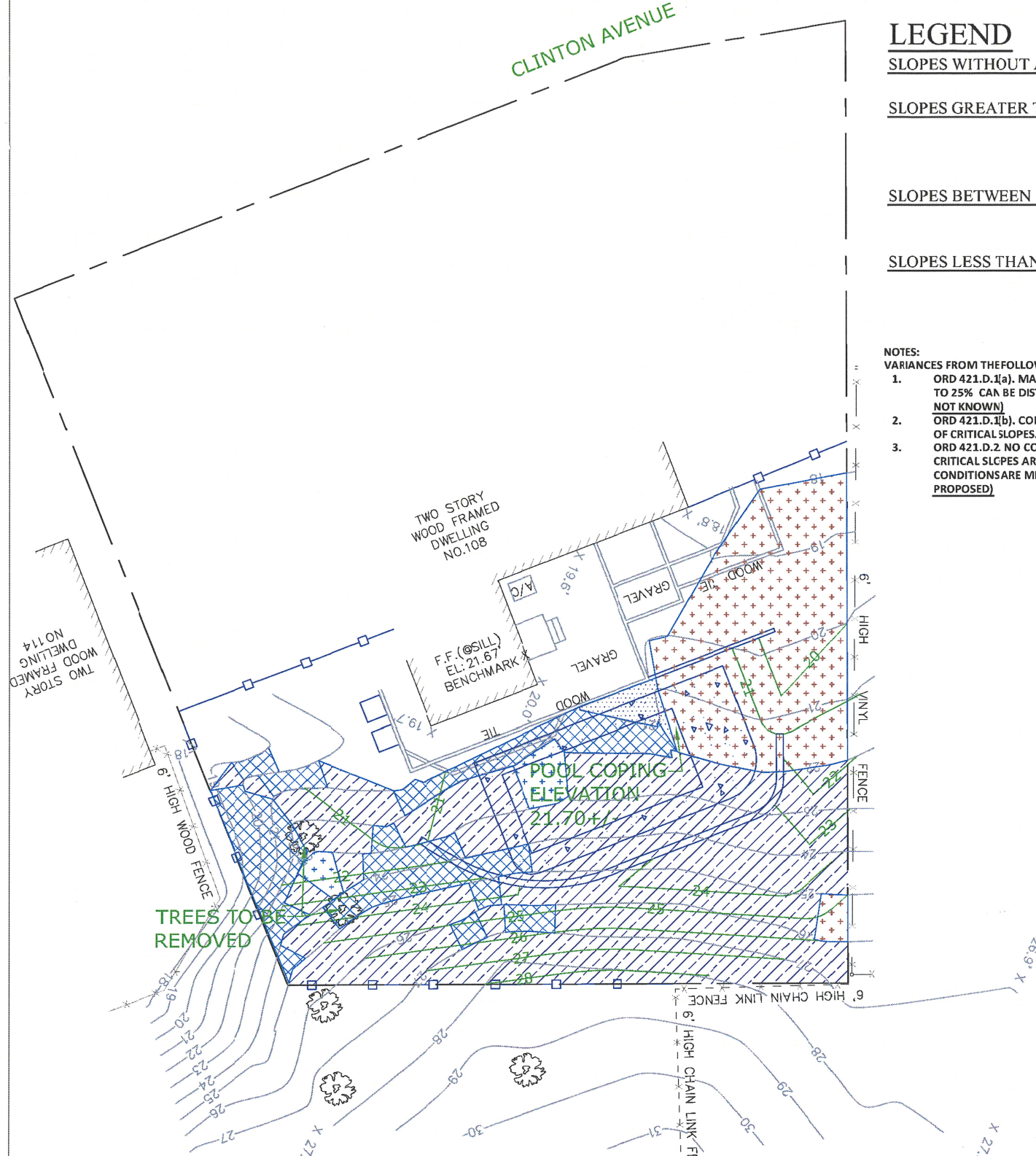
SLOPES LESS THAN 15%



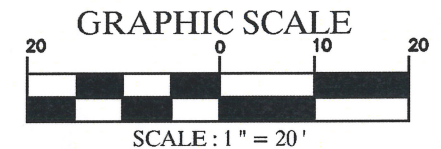
NOTES:

VARIANCES FROM THE FOLLOWING SECTIONS ARE REQUIRED:

1. ORD 421.D.1(a). MAXIMUM 30% OF TOTAL SLOPE CATEGORY 15% TO 25% CAN BE DISTURBED. (AREA OF TOTAL SLOPE CATEGORY NOT KNOWN)
2. ORD 421.D.1(b). CONSTRUCTION SHALL NOT RESULT IN CREATION OF CRITICAL SLOPES. (MAXIMUM PROPOSED SLOPES ARE 3 TO 1)
3. ORD 421.D.2. NO CONSTRUCTION SHALL BE PERMITTED IN CRITICAL SLOPE AREAS (25% OR GREATER) UNLESS CERTAIN CONDITIONS ARE MET. (DISTURBANCE WITH CRITICAL SLOPES ARE PROPOSED)



STEEP SLOPES MAP 1"=20'



4	6/30/2020	TOWN COMMENTS
3	5/18/2020	TOWN COMMENTS
2	5/8/2020	TOWN COMMENTS
1	4/24/2020	ISSUED
REV:	DATE:	COMMENTS:
GREENSITE ENGINEERING & CONSULTING, LLC 526 ROUTE 205, TRENTON, NJ 08610 C (609) 751-8479 O (609) 751-0287 F (609) 228-8319 CERT. OF AUTHORIZATION 24GA2819600		

 LAURENCE G. MURPHY PROFESSIONAL ENGINEER NEW JERSEY LICENSE # 44495	DRAWN BY: LGM SCALE: 1"=20'
	VARIANCE APPLICATION 2 OF 2 PREPARED FOR LOT 10, BLOCK 5411 #108 CLINTON PLACE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NJ