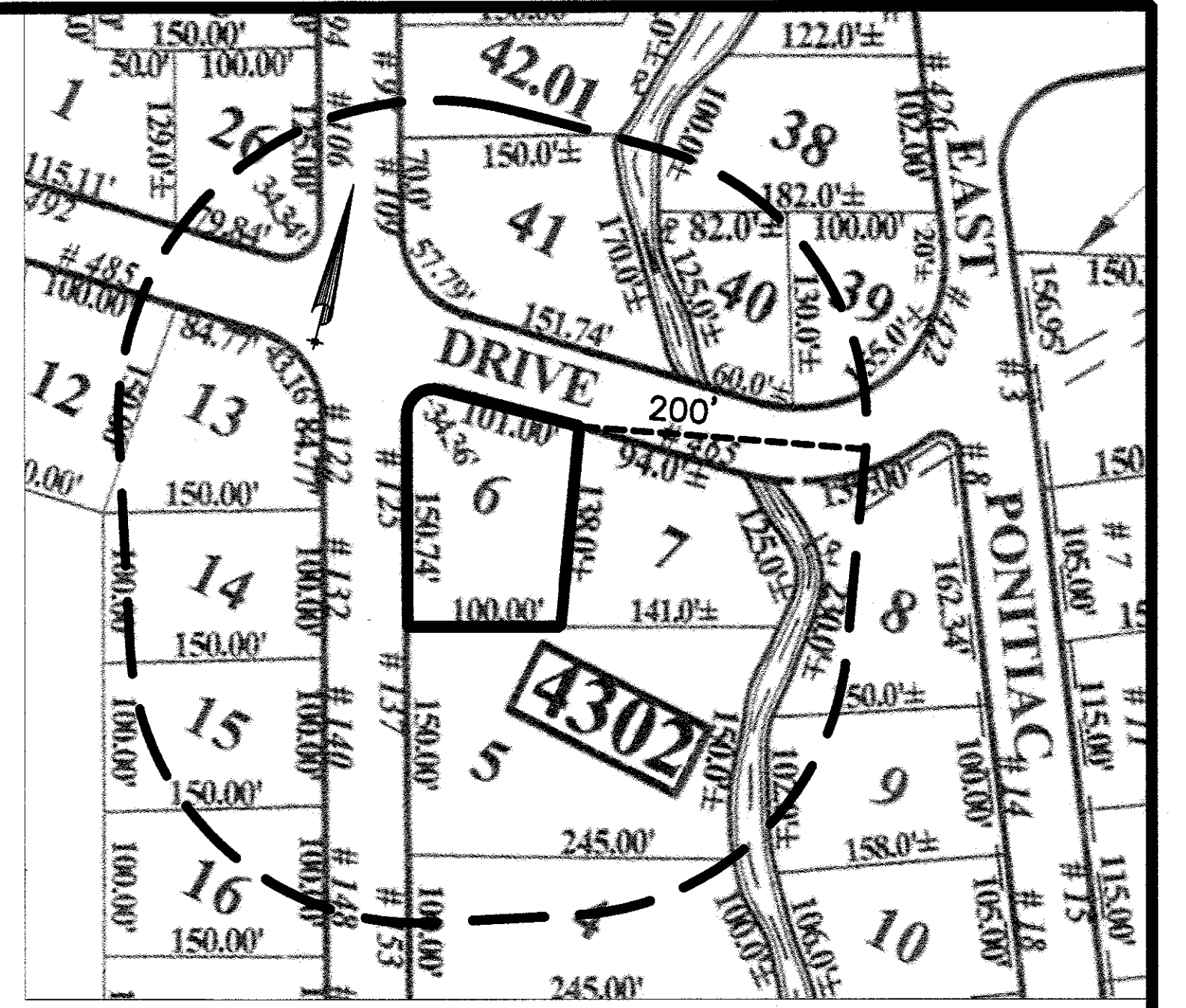
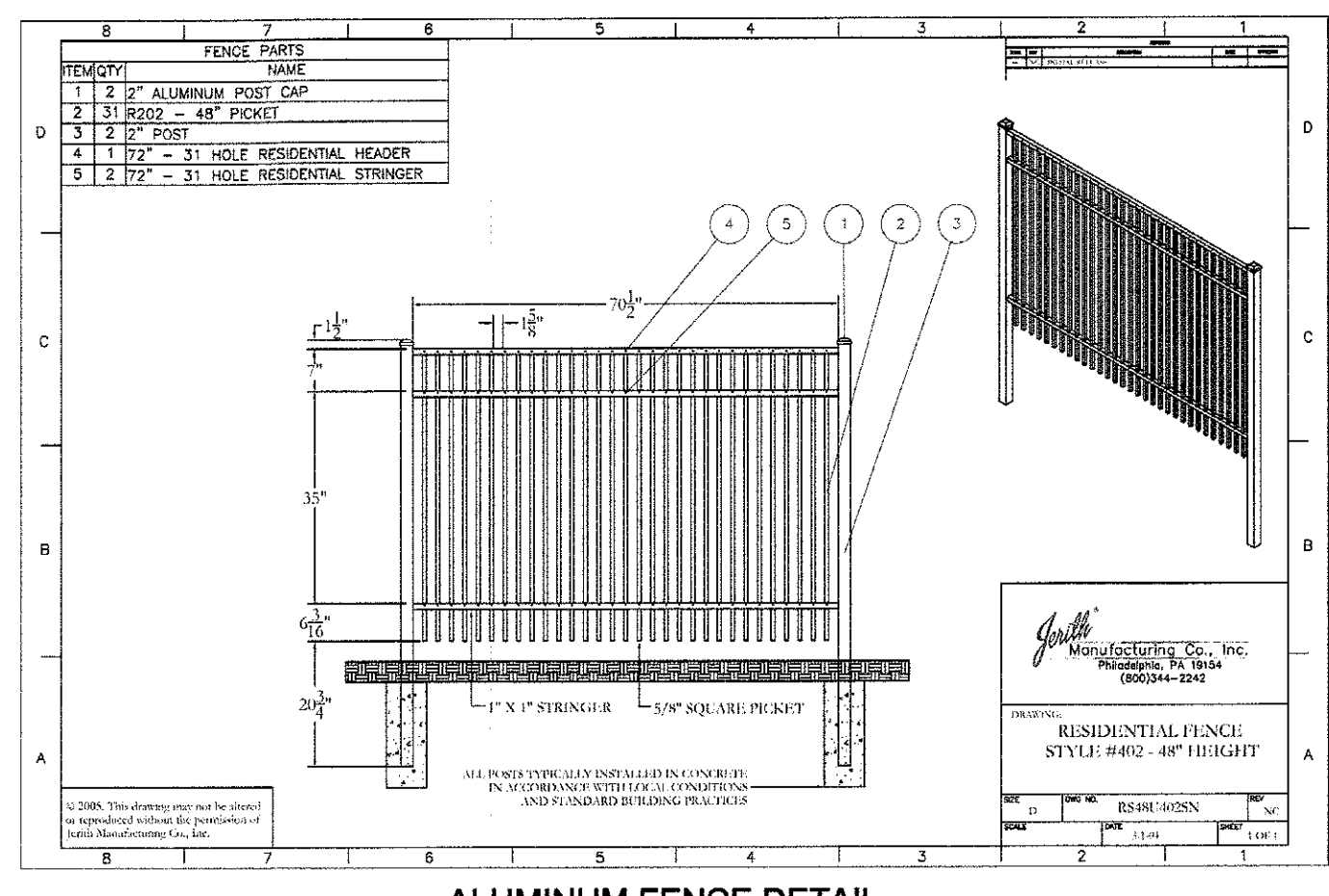
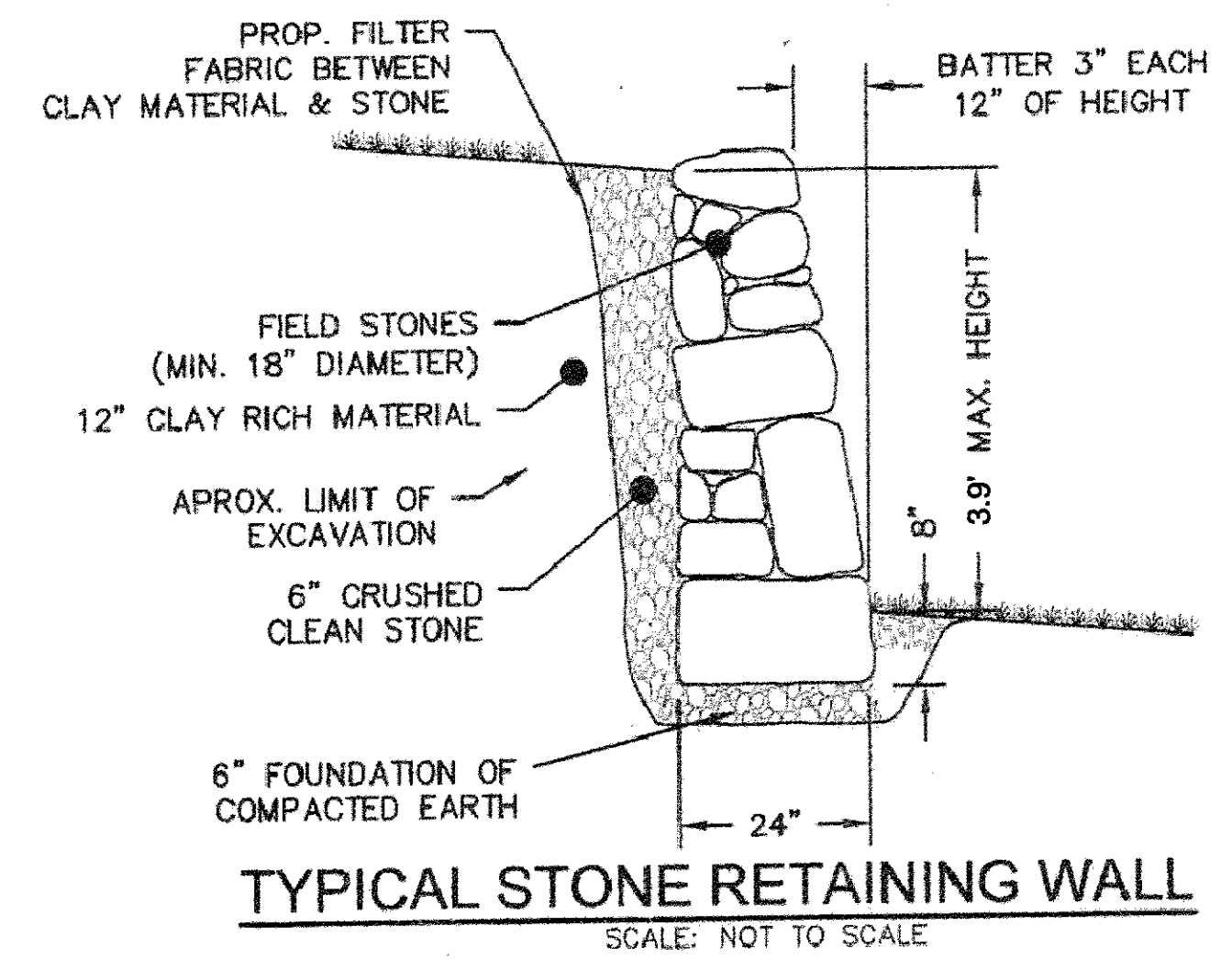


- OWNERS WITHIN 200'**
- BLOCK 4301**
 Lot 12 - William & Diane Scara, 485 Pines Lake Drive, Wayne NJ
 13 - Francis Russo, 122 Balsam Drive, Wayne NJ
 14 - Oliver & Lydia John, 132 Balsam Drive, Wayne NJ
 15 - Michael Depolo, 140 Balsam Drive, Wayne NJ
 16 - John & Kathleen Walker, 148 Balsam Drive, Wayne NJ
- BLOCK 4302**
 Lot 4 - Richard Romanski, 153 Balsam Drive, Wayne NJ
 5 - Frances Demanski & Karen Lowe, 137 Balsam Drive, Wayne NJ
 6 - PA
 7 - Arthur Lewicki, 465 Pines Lake Drive, Wayne NJ
 8 - Anthony & Kerri Shakkour, 8 Pontiac Drive, Wayne NJ
 9 - Alfred & Teresa Mezza, 14 Pontiac Drive, Wayne NJ
- BLOCK 4309**
 Lot 38 - David & Renie Kaufman, 426 Pines Lake Drive, Wayne NJ
 39 - Gateman Family Trust, 442 Pines Lake Drive, Wayne NJ
 40 - Andrew & Joanne Kistach, 452 Pines Lake Drive, Wayne NJ
 41 - Vincent Ricciardulli, 109 Balsam Drive, Wayne NJ
 42.01 - Tibor Lathocsi, 97 Balsam Drive, Wayne NJ
- BLOCK 4310**
 Lot 1 - Lorenzo & Raquel Caserano, 492 Pines Lake Drive, Wayne NJ
 26 - William & Thornley Charkowski, 106 Balsam Drive, Wayne NJ



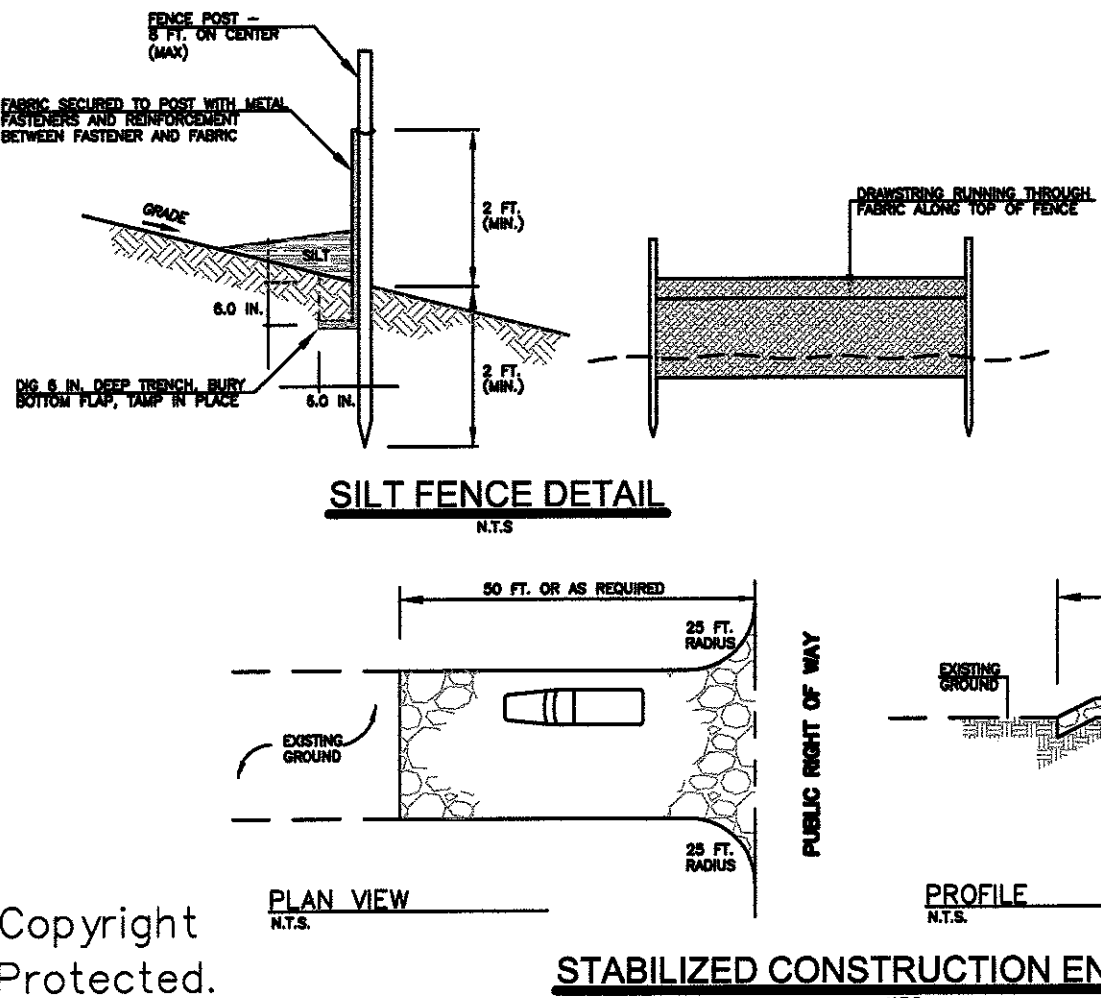
KEY MAP / LAND USE MAP
 Scale in Feet 1"=100'
ALL ZONE = R - 15

- Notes:**
- Elevations in NGVD 1929 per Wayne Topographic Maps
 - Topography by standard stadia methods and locations may vary
 - Topography outside of LOD may be approximate for general grading purposes only
 - Subsurface conditions are unknown
 - All subsurface utility lines shown must be located and marked by the authority responsible for installation and/or maintenance with actual locations subject to excavation if necessary
 - The location of existing utility lines per field evidence, records, mark outs, ect. are subject to the above
 - Trees to be removed - None
 - All tree types per this engineering firm and are subject to a qualified Botanist if necessary
 - See architect's plans for all dwelling dimensions and/or details as needed
 - Property Survey information per "Property Survey" dated 7/25/2018 by William J. Darmstatter, PE & LS, for Brian E. Sebastian & Bertha M. Sebastian
 - The LOD, Limit of Disturbance to be lined with a soil erosion sediment filter fence during construction.



ENVIRONMENTAL PROTECTION CALCULATIONS
 SLOPE/SOIL DISTURBANCE FOR INDIVIDUAL LOT CALCULATION

NO.	SLOPE RANGE	ADJUSTMENT FACTORS	AREA (SF) DISTURBED	ADJUSTED AREA (SF)
1	0 TO 7.9% <td>1.00</td> <td>3,808</td> <td>3,808</td>	1.00	3,808	3,808
2	7.9% - ADJACENT TO WATER	1.25	0	0
3	8 TO 14.9%	1.00	0	0
4	15 TO 19.9%	1.50	0	0
5	20 TO 23.9%	2.00	0	0
6	24% AND GREATER	3.00	0	0
7	EX IMPERVIOUS AREA PLUS AREA DISTURBED IN LAST 5 YEARS OUTSIDE PROOF LINES OF DIST.	REGARDLESS OF SLOPE 1.00	4,580	4,580
TOTAL			8,398	8,398

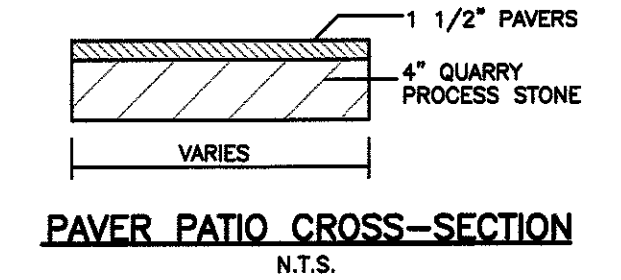
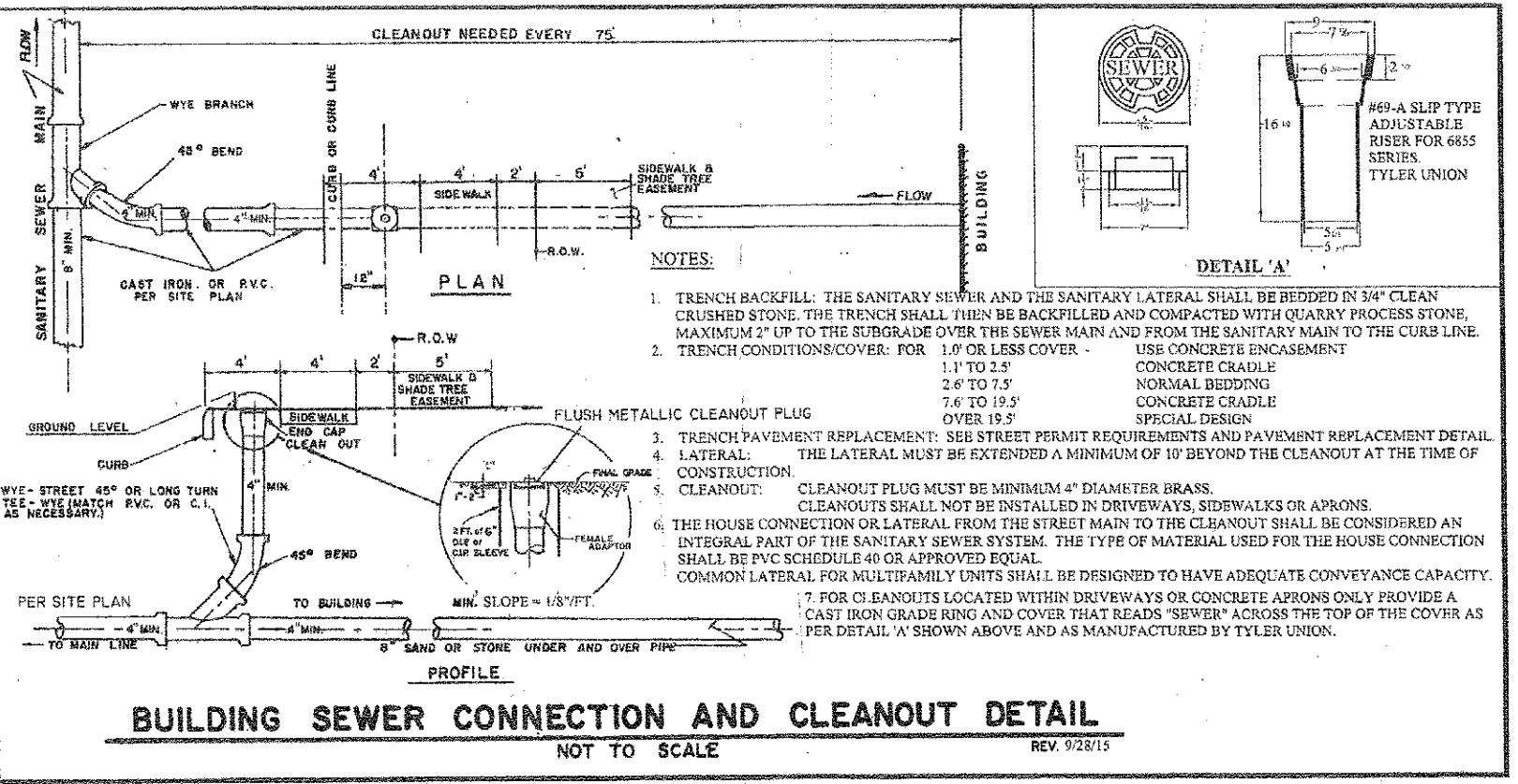


REQUIREMENTS FOR SILT FENCE:

- 1) FENCE POSTS SHALL BE SPACED 8 FEET CENTER TO CENTER OR CLOSER. THEY SHALL BE SET AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER OF 1 1/2 INCHES.
- 2) A METAL FENCE WITH 4 HIGH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH SHALL BE USED. FASTENED TO THE FENCE POSTS TO PROVIDE STRENGTH AND SUPPORT TO THE FENCE. LEAVING SOME SPACE FOR OTHER PURPOSES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
- 3) A GEOTEXTILE FABRIC RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE NEEDED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A PRESSURE COUPLER OF METAL FASTENERS (NAILS OR PINS) AND A HIGH STRENGTH ROPING AND THE GEOTEXTILE MUST BE FASTENED TO THE POSTS USING A PRESSURE COUPLER OF METAL FASTENERS (NAILS OR PINS). THE FASTENING SYSTEM SHALL BE TESTED TO PROVE THE FABRIC SHALL INCORPORATE A WEARSTRIP IN THE TOP PORTION OF THE FENCE FOR ADDITIONAL STRENGTH.

NOTES:

1. PROVIDE APPROPRIATE TRANSITION BETWEEN PUBLIC RIGHT OF WAY AND PRIVATE PROPERTY.
2. STONE SIZE: 1 IN. - 2 1/2 IN. CRUSHED STONE.
3. STABILIZED CONSTRUCTION ENTRANCE TO BE IN ACCORDANCE WITH SECTION 2.4.2. SEEDING CONTROL, IN NEW JERSEY.



OWNER / APPLICANT
 Brian & Bertha Sebastian
 125 Balsam Drive
 Wayne, NJ 07470

- UTILITY LEGEND**
- G-Gas Line / Main
 - W-Water Line / Main
 - S-Sewer Lateral
 - CO-Sanitary Clean Out
 - WV-Water Valve
 - GV-Gas Valve
 - RD-Roof Drain / Leader
 - RDSP-Roof Drain to Splash Pad
- TREE LEGEND**
- A-Ash
 - B-Birch
 - M-Maple
 - O-Oak
 - RM-Red Maple
- Tree size & type per this engineer and are subject to a qualified Botanist if required.

Pool Site / Variance Plan For SEBASTIAN
 125 Balsam Road, Lot 6, Block 4302
 Situated in Township of Wayne, Passaic County, New Jersey

PREPARED BY:
DARMSTATTER, INC.
 PROFESSIONAL ENGINEERS • LAND SURVEYORS
 P.O. BOX 4287 WAYNE, NJ 07470
 TEL: (973) 696-8077 EMAIL: Darmstatterinc@gmail.com
 C.O.A. No. 246A28072900

DATE August 13, 2020
 SCALE 1" = 20'
 FILE NO. 15722 - C SHEET NO. 1 of 1

WILLIAM J. DARMSTATTER
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