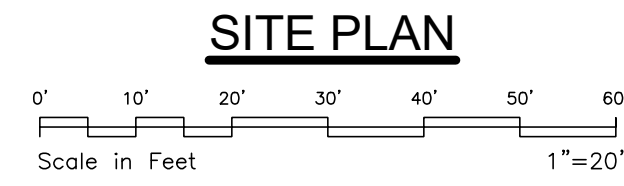
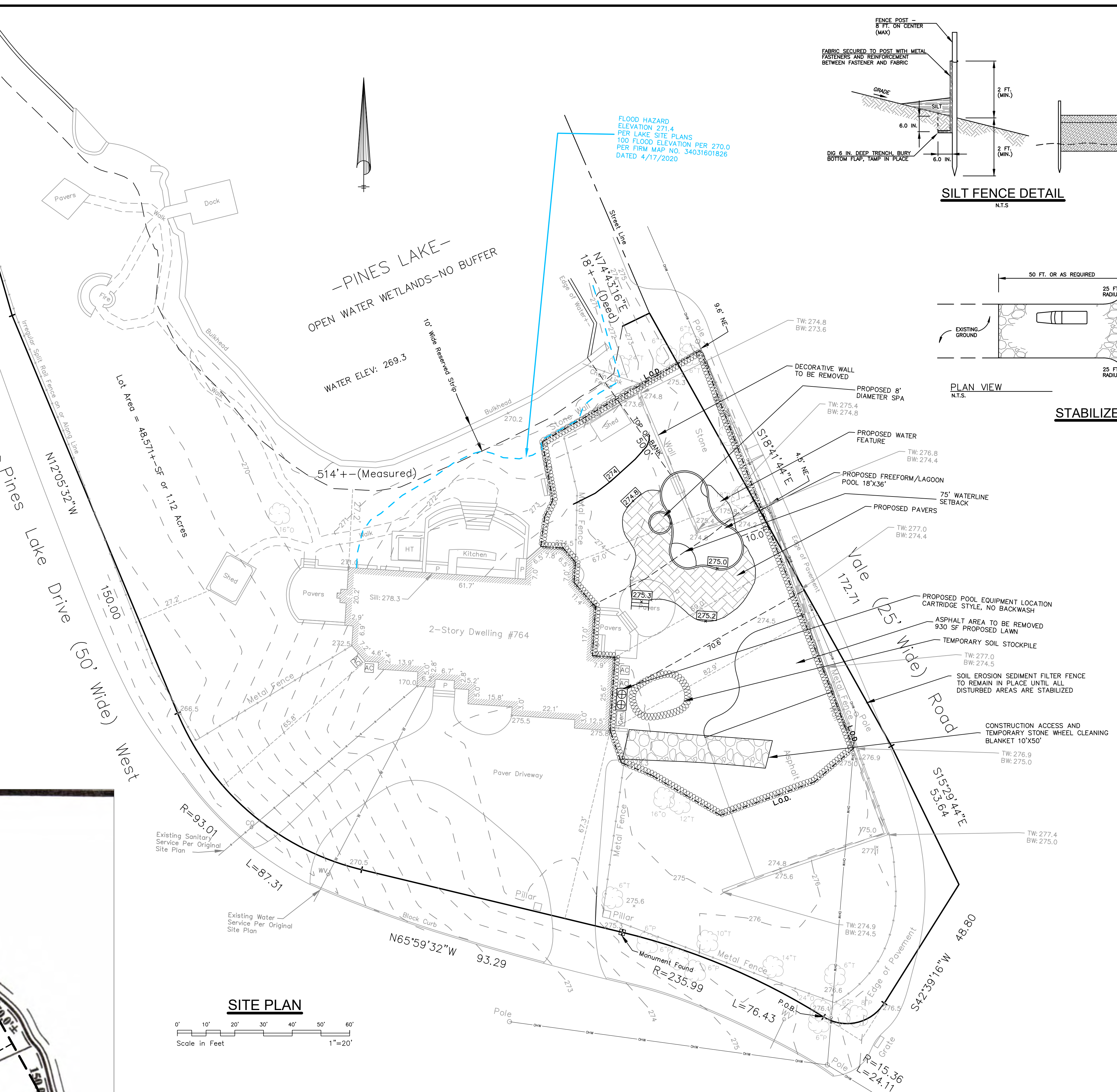
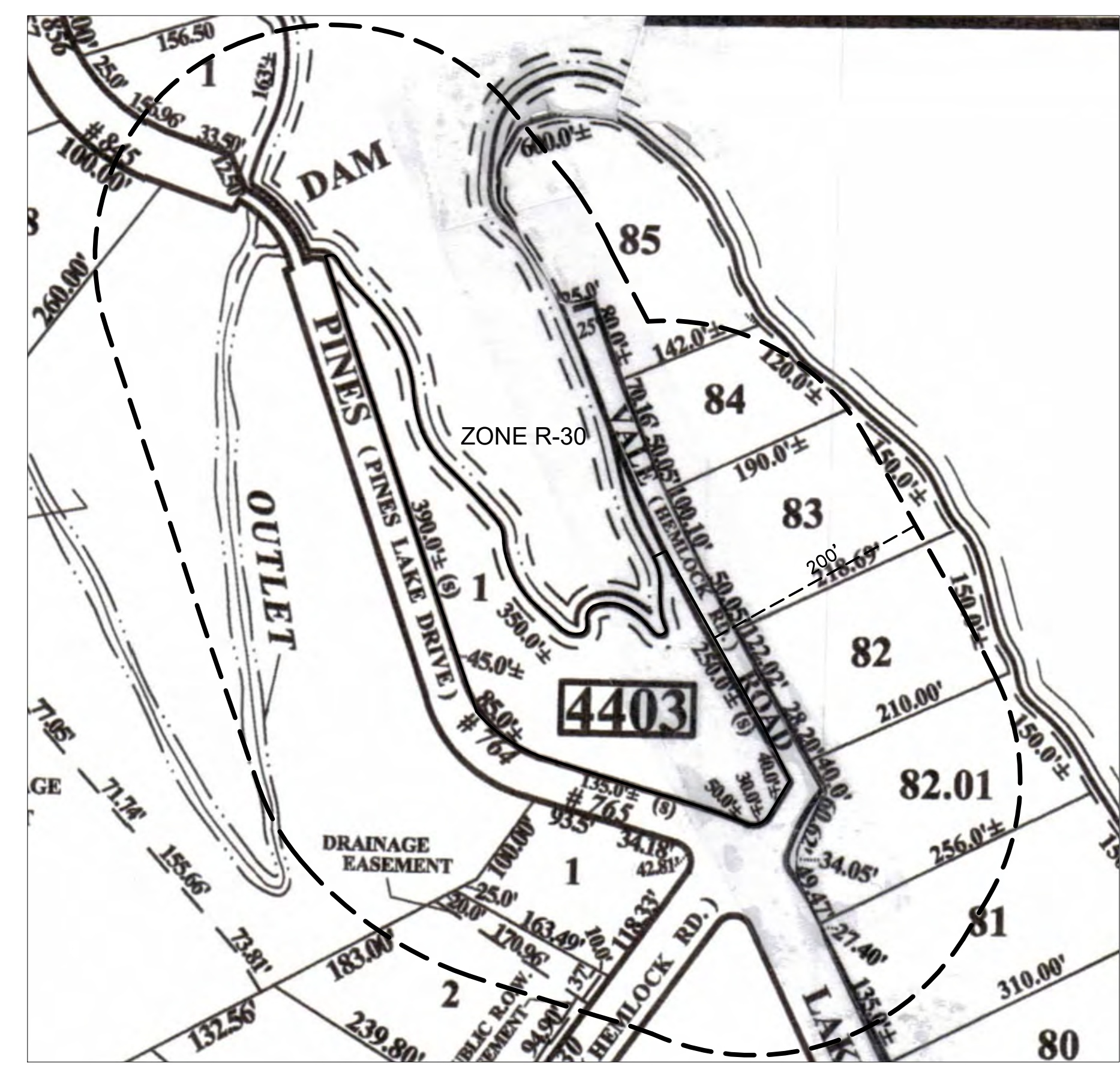
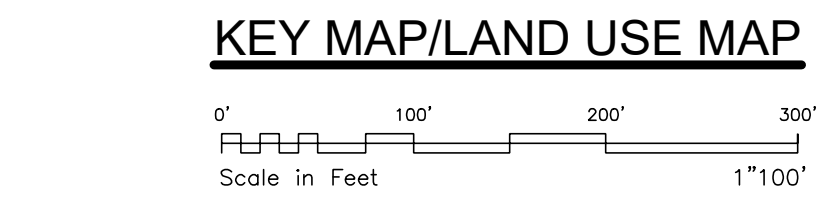


ZONING SCHEDULE - R-30

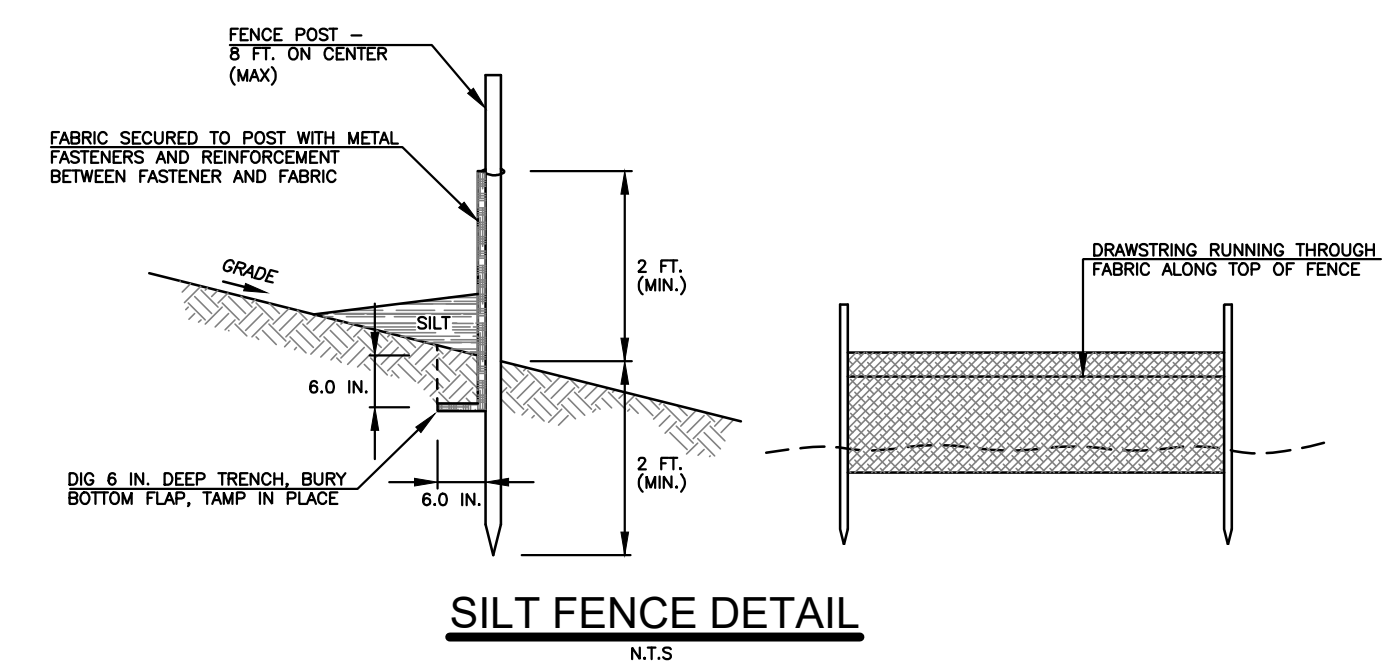
	REQUIRED	EXISTING	PROPOSED
LOT AREA	30,000 SF	48,571 SF	48,571 SF
FRONT SETBACK PINES LAKE DRIVE	65'	65.8'	65.8'
FRONT SETBACK VALE ROAD	65'	67.0'	67.0'
POOL IN FRONT YARD	--	--	10.0' **
SIDE YARD	10%	27.2' OR 13%	27.2' OR 13%
BOTH SIDE YARDS	30%	NONE	NONE
REAR GRADE	60'	NONE	NONE
LOT WIDTH- VALE ROAD	150'	208'	208'
LOT DEPTH	200'	160+-	160+- *
MAX IMPERVIOUS COVERAGE	40% OR 19,428 SF	9,998 SF	11,136 SF

* - EXISTING CONDITION
 ** - VARIANCE

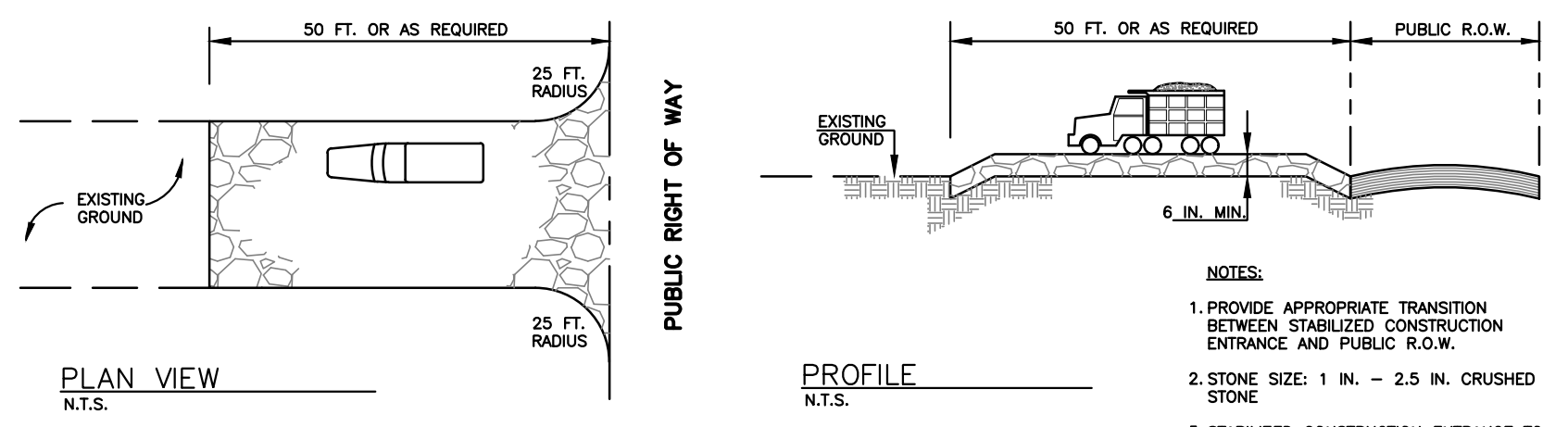


OWNERS WITHIN 200'

BLOCK	LOT	OWNER	ADDRESS
4309	85	VITALY & ELENA GELMAN	21 VALE ROAD, WAYNE, NJ
4309	84	A MICHAEL & MARILYN RUBIN	25 VALE ROAD, WAYNE, NJ
4309	83	WILLIAM R & TRUST PALEY	31 VALE ROAD, WAYNE, NJ
4309	82	RONALD H JR & ANNETTE K CARR	37 VALE ROAD WAYNE, NJ
4309	81	CAROLE LYNN BRESCHIA	756 PINES LAKE DRIVE WEST, WAYNE, NJ
4301	1	JAMES & VALDATA MARIAN BUONOCORE	753 PINES LAKE DRIVE WEST, WAYNE, NJ
4406	1	TIMM W & SUSAN E ROBERTSON	838 PINES LAKE DRIVE, WAYNE, NJ
4402	38	ANTHONY D GERLEIT	845 PINES LAKE DRIVE WEST, WAYNE, NJ
4402	2	CHRISTOPHER ARIS & KAREN LICCIARDI	30 VALE ROAD, WAYNE, NJ



SILT FENCE DETAIL
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

ENVIRONMENTAL PROTECTION CALCULATIONS
 SLOPE/SOIL DISTURBANCE FOR INDIVIDUAL LOT CALCULATION

TOWNSHIP OF WAYNE ENGINEERING DIVISION

NAME OF PROJECT: RODRIGUEZ

LOT: 1

NO.	SLOPE RANGE	ADJUSTMENT FACTORS	AREA (SF) DISTURBED	ADJUSTED AREA (SF)
1.	0 TO 1%	1.00	6,170	6,170
2.	1 TO 2%	1.25	0	0
3.	2 TO 3%	1.50	0	0
4.	3 TO 4%	1.75	0	0
5.	4 TO 5%	2.00	0	0
6.	5 TO 6%	2.25	0	0
7.	6 TO 7%	2.50	0	0
8.	7 TO 8%	2.75	0	0
9.	8 TO 9%	3.00	0	0
10.	9 TO 10%	3.25	0	0
11.	10 TO 12%	3.50	0	0
12.	12 TO 14%	3.75	0	0
13.	14 TO 16%	4.00	0	0
14.	16 TO 18%	4.25	0	0
15.	18 TO 20%	4.50	0	0
16.	20 TO 25%	4.75	0	0
17.	25 TO 30%	5.00	0	0
18.	30 TO 35%	5.25	0	0
19.	35 TO 40%	5.50	0	0
20.	40 TO 45%	5.75	0	0
21.	45 TO 50%	6.00	0	0
22.	50 TO 60%	6.25	0	0
23.	60 TO 70%	6.50	0	0
24.	70 TO 80%	6.75	0	0
25.	80 TO 90%	7.00	0	0
26.	90 TO 100%	7.25	0	0
27.	EX IMPERVIOUS AREA PLUS AREA DISTURBED IN LAST 5 YEARS OUTSIDE PROP. LIMITS OF DIST.	REGARDLESS OF SLOPE	9,768	9,768
28.	TOTAL ADJUSTED DISTURBED AREA		6,170	6,170
29.	TOTAL ADJUSTED AREA		20,568	20,568

Reference: Township Code 134-91.2
 *Percentage Factor is applied to the area of the lot in excess of the LOWEST limit of the range.

Notes:

- Lot Area= 48,571 SF or 1.115 Acres
- Elevations in NAVD 1988 per RTK GPS
- 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, etc. and 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
- Property survey information, boundary & dwelling offsets per survey dated 9/29/23 and revised on 12/29/2023 by Michael H. Darmstatter for Raphael Rodriguez
- The LOD, Limit of Disturbance to be lined with a soil erosion sediment filter fence to remain in place until all disturbed areas have been stabilized.
- Existing dwelling and appearances to remain

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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

Variance Plan - Pool Site Plan For RODRIGUEZ

764 Pines Lake Drive West, Lot 1, Block 4403
 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: 9/29/23
 SCALE: 1" = 20'
 FILE DWG. NO.: 17697 - C
 SHEET NO.: 1 of 1

WILLIAM J. DARMSTATTER
 P.E. & L.S., NJ License No. 25796