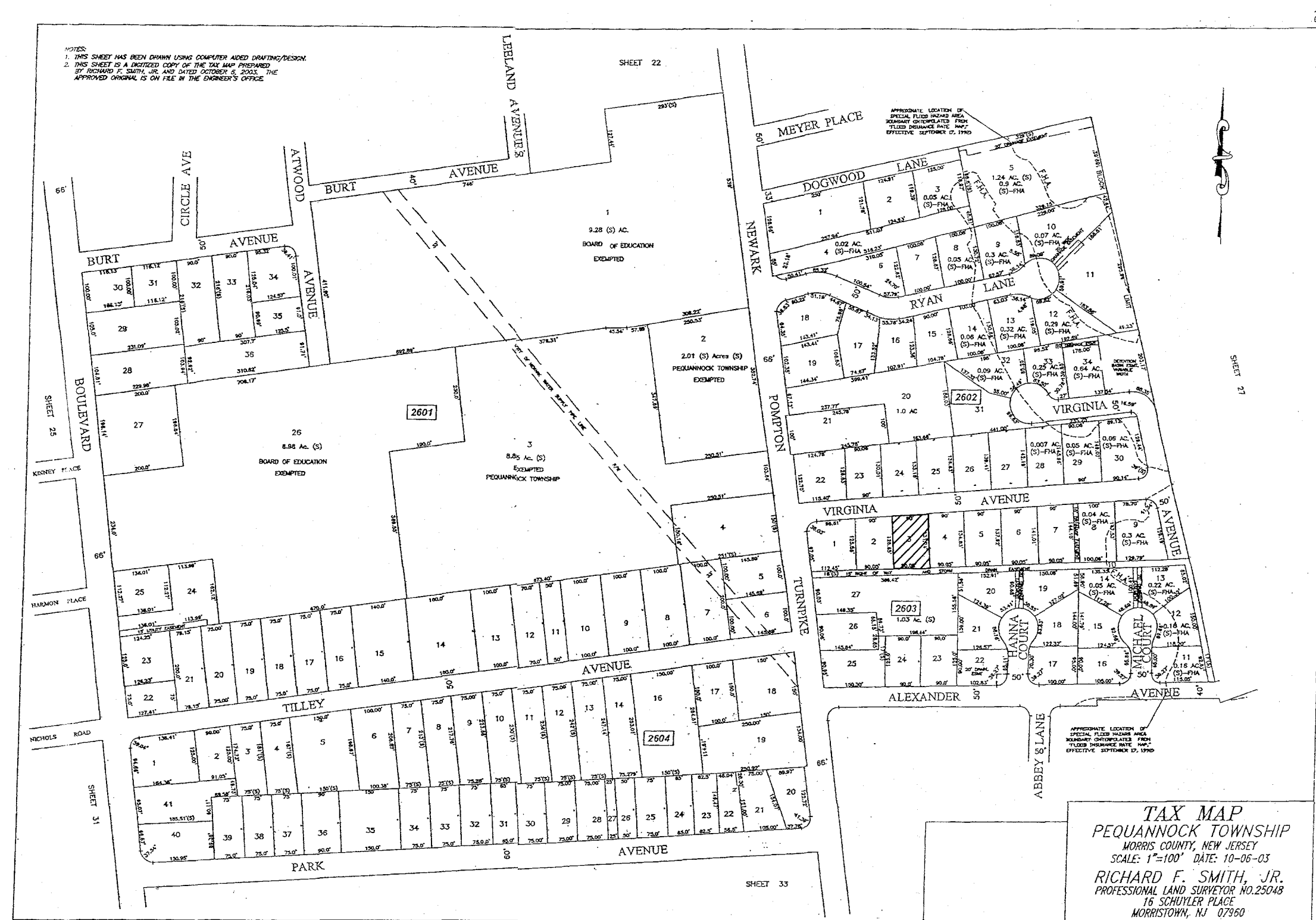
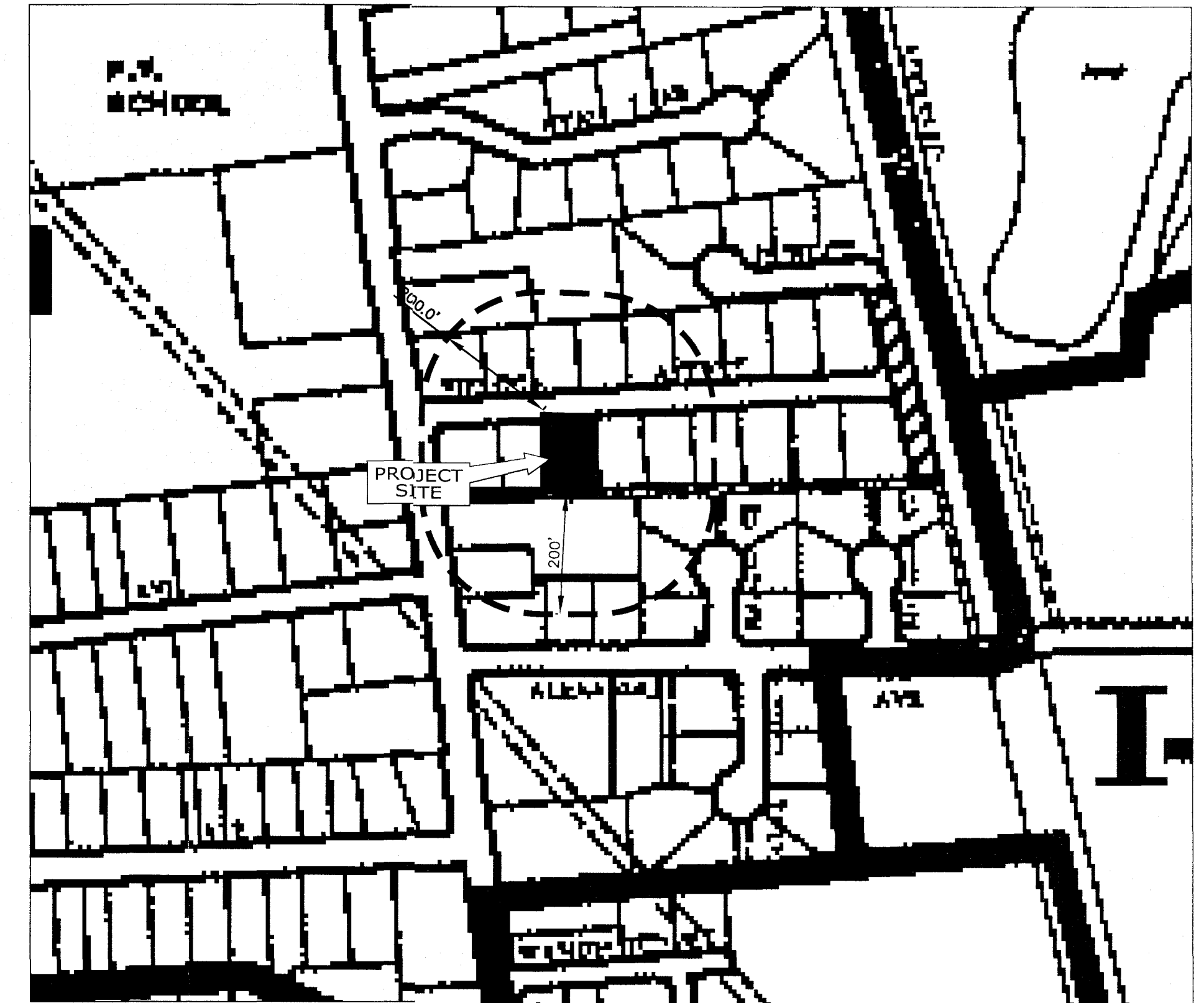


200 ft PROPERTY OWNERS LIST

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
2603	3		2	ESPOSITO, JENNIFER 6 VIRGINIA AVE POMPTON PLAINS, NJ	6 VIRGINIA AVE
2602	20		4A	CONQUER PROPERTIES LLC 474 TURNPIKE POMPTON PLAINS, NJ	474 TURNPIKE
2602	21		2	DYSON, JEFFREY/DANIELLE 474 TURNPIKE POMPTON PLAINS, NJ	474 TURNPIKE
2602	22		2	DONAHUE, MATTHEW R./JENNIFER 470 TURNPIKE POMPTON PLAINS, NJ	470 TURNPIKE
2602	23		2	PATTERSON, GLENN & GAIL 5 VIRGINIA AVE POMPTON PLAINS, NJ	5 VIRGINIA AVE
2602	24		2	KUEHN, TRAVIS/KELLEY 5 VIRGINIA AVE POMPTON PLAINS, NJ	5 VIRGINIA AVE
2602	25		2	APARO, JOSEPH & ANTONIA 7 VIRGINIA AVE POMPTON PLAINS, NJ	7 VIRGINIA AVE
2602	26		2	SHACKOOR, JOSEPH 9 VIRGINIA AVE POMPTON PLAINS, NJ	9 VIRGINIA AVE
2602	27		2	DOUGHERTY, JAMES & MORAHAN, ELLEN 68 FORESTDALE RD KIMMELON, NJ	11 VIRGINIA AVE
2602	31		2	OURR, JONATHAN M/ENKHOLD, BINDERYA 9 DUBE POMPTON PLAINS, NJ	9 DUBE CT
2603	1		2	GEORGEFF, JOSEPH & WALL, KATHLEEN 2 VIRGINIA AVE POMPTON PLAINS, NJ	2 VIRGINIA AVE
2603	2		2	ROONEY, THOMAS P & LINDA M 4 VIRGINIA AVE POMPTON PLAINS, NJ	4 VIRGINIA AVE
2603	20		2	BERINGER, JODY A & KRISTI M 3 HANNA CT POMPTON PLAINS, NJ	3 HANNA CT
2603	21		2	STRAUB, WOLFGANG H & KAREN J 1 HANNA CT POMPTON PLAINS, NJ	1 HANNA CT
2603	23		2	KIM, CHANG BIN & SOON 6 ALEXANDER AVE POMPTON PLAINS, NJ	6 ALEXANDER AVE
2603	24		2	BALASIS, HELEN 4 ALEXANDER AVE POMPTON PLAINS, NJ	4 ALEXANDER AVE
2603	25		150	PEQUANNOCK VALLEY MENTAL HEALTH CTR 21 EVANS PL POMPTON PLAINS, NJ	452 TURNPIKE
2603	26		2	BATES, JOHN 460 TURNPIKE POMPTON PLAINS, NJ	460 TURNPIKE
2603	27		2	MARITATO, BICCARDO & MICHELLE 466 TURNPIKE POMPTON PLAINS, NJ	466 TURNPIKE
2603	3		2	ESPOSITO, JENNIFER 6 VIRGINIA AVE POMPTON PLAINS, NJ	6 VIRGINIA AVE
2603	4		2	STANABACK, ALAN S & MARTA ANNA 8 VIRGINIA AVE POMPTON PLAINS, NJ	8 VIRGINIA AVE
2603	5		2	MC CUE, JOHN A & ANDALINE 121 WEST GLEN RD DENVERVILLE, NJ	10 VIRGINIA AVE
2603	6		2	MC NELLIS, JOSEPH E & ELIZABETH 12 VIRGINIA AVE POMPTON PLAINS, NJ	12 VIRGINIA AVE



TAX MAP

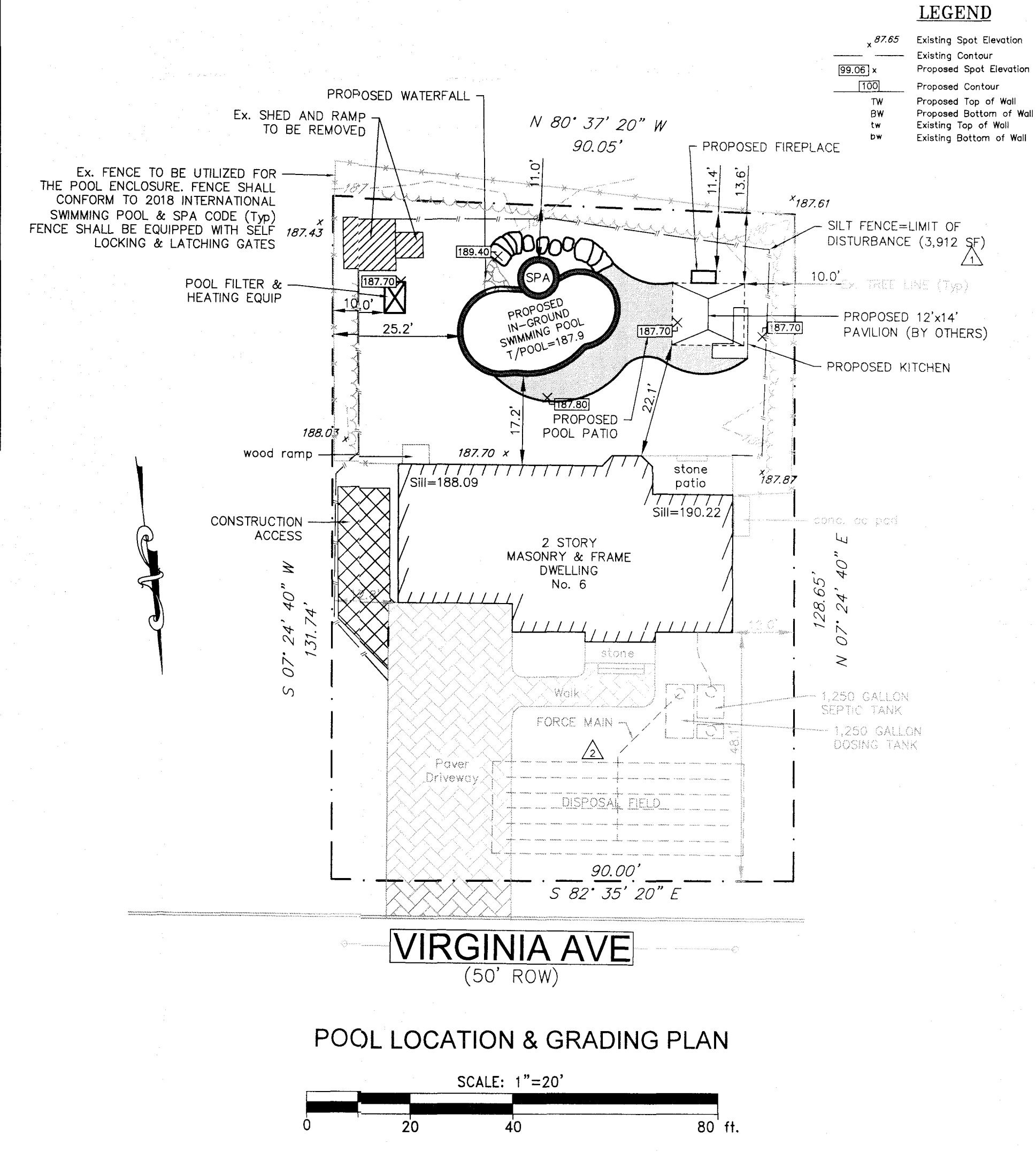


200' RADIUS MAP

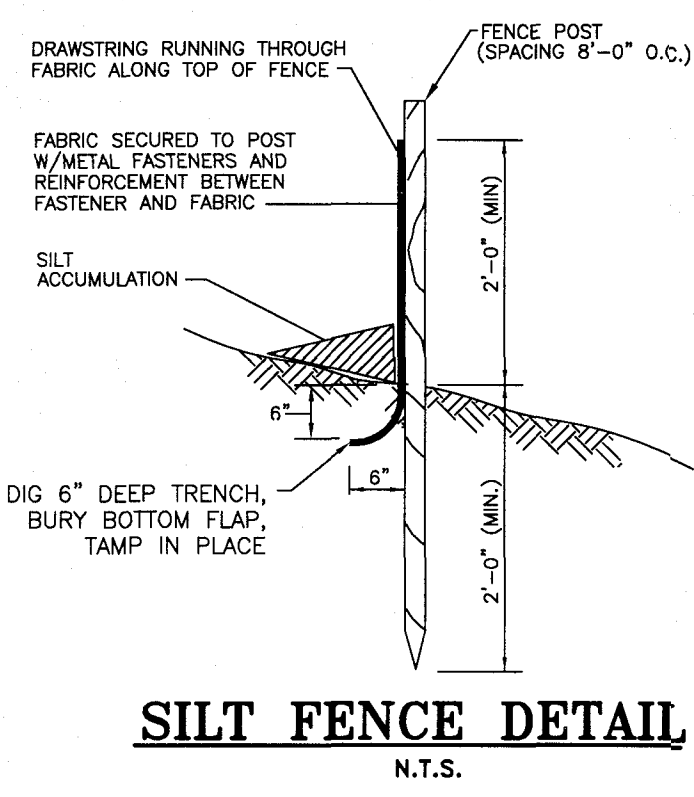
ZONING DATA-POOL CONSTRUCTION				
Zone: R-11				
Block 2603 LOT 3				
Owner: Esposito				
	REQUIRED	EXISTING	PROPOSED	Variance Req'd
Lot Size	11,250 sf	11,718 sf	11,718 sf	No
Front Yard Setback	50'	46.2'	46.2'	Ex. Non-Conforming
Side Yard Setback	10'	12.0'	12.0'	No
Side Yard Setbacks (Combined)	25'	24.8'	24.8'	Ex. Non-Conforming
Rear Yard Setback	30'	47.5'	47.5'	No
Building Height	2 1/2 Stories or 32'	2 Stories	2 Stories	No
Side Yard Setback to Pool	10'	-	25.2'	No
Rear Yard Setback to Pool	10'	-	11.0'	No
Setback from House to Pool	10'	-	17.2'	No
Side Yard Setback to Pavillion	10'	-	10.0'	No
Rear Yard Setback to Pavillion	10'	-	13.6'	No
BUILDING COVERAGE (%)	18%	17.3%	17.9%	No
IMPERVIOUS COVERAGE (%)	40%	32.1%	41.5%	Yes

LOT COVERAGE CALCULATIONS			
Item	Area (sf)	Area (Ac)	
TOTAL LOT AREA	11,718	0.269	
House	1,927	1,927	
Shed	100	0	
Front Porch	75	75	
Driveway/Walk	1,478	1,478	
Rear Patio	119	119	
Conc AC Pad	23	23	
Wood Ramps	45	0	
Prop. Pool/Spa/Coping		510	
Prop. Pool Patio		372	
Prop. Pavillion		168	
Prop. Fireplace		10	
Prop. Kitchen		18	
Prop. Step Stones/Waterfall		134	
Pool Filter Pad		32	
Building Coverage	2,027	2,095	No
	17.3%	17.9%	
Impervious Coverage	3,787	4,864	Yes
	32.1%	41.5%	

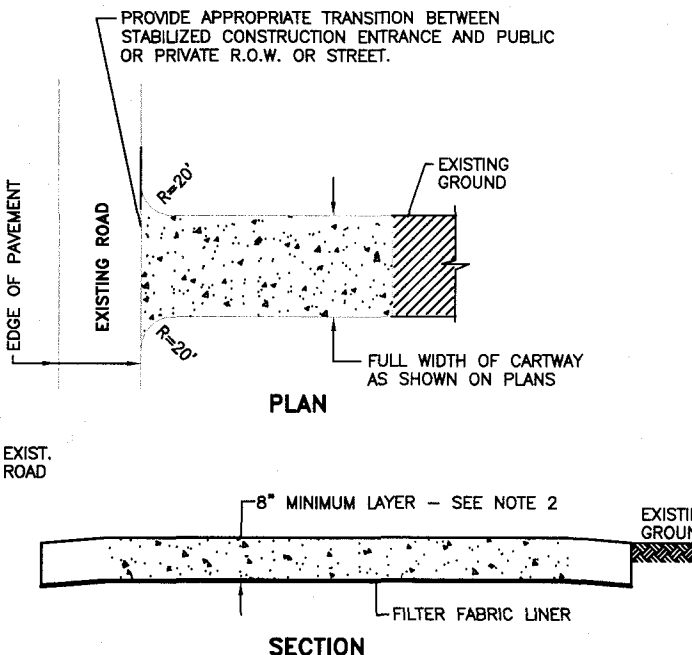
- NOTES:
- EXISTING BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ALL-COUNTY SURVEYING, PC, DATED 04.02.20.
 - TOPOGRAPHIC SURVEY PREPARED BY PAX SURVEYING.
 - OWNER OR CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN WHICH MAY AFFECT THE VERTICAL AND/OR HORIZONTAL POSITION OF THE POOL.
 - CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF THE POOL BOTH VERTICALLY AND HORIZONTALLY.
 - POOL SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANS/NSPI-5 PER THE INTERNATIONAL RESIDENTIAL CODE.
 - FENCE SHALL BE INSTALLED A MINIMUM OF 12" INSIDE THE PROPERTY LINE. HOME OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE LOCATION AND CONSTRUCTION.
 - IF ANY TREES OR ROOT STRUCTURES ARE DAMAGED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR TO CONTACT AN ARBORIST TO ASSESS THE DAMAGE TO THE TREES.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP PANEL NO. 3453110003C, EFFECTIVE DATE 09.17.92.



POOL LOCATION & GRADING PLAN



SILT FENCE DETAIL
N.T.S.



TRACKING PAD DETAIL
N.T.S.

- REQUIREMENTS FOR SILT FENCE:
- FENCE POSTS SHALL BE SPACED 8 FT. CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND 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 THICKNESS OF 1 1/2 INCHES.
 - A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS EXPECTED.
 - A GEOTEXTILE FABRIC RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 8 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 SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE PORTION OF THE FENCE FOR ADDED STRENGTH.

- NOTES:
- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION
 - STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 OR 3, CLEANED CRUSHED ANGULAR STONE
 - THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 6"
 - WIDTH - NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.
 - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
 - ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

OWNER/APPLICANT
Jennifer Esposito
6 Virginia Ave
Pompton Plains, NJ 07444

APPROVALS

Chairman _____ Date _____

Chairman _____ Date _____

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CERTIFICATE OF AUTHORIZATION: 24GA2806300

REVISION	DATE	APPROVED	DESIGNER	DATE
REDUCED PAVILION; POOL PATIO	01.07.21	DJE	JDE	
REVISED ZONING TABLE; ADDED SEPTIC TO PLAN; REMOVED PROPOSED WALKWAY NOTE.	02.08.22	DJE	JDE	

DESIGNER: DJE
DRAWN BY: DJE
CHECK BY: DJE
DATE: 12.03.21
SCALE: 1" = 20'
PROJECT NO.: 21327

DAVID J. EGARIAN, P.E.
N.J. LIC. NO. 24GE02622900

DJ EGARIAN & ASSOCIATES Inc.
Civil/Mechanical/Environmental Engineering Services
271 Route 46 Suite G208, Fairfield, NJ 07004
Ph: (973)898-1401 Fax: (862)702-3017 www.djegarian.com

POOL LOCATION & GRADING PLAN FOR THE ESPOSITO RESIDENCE
6 VIRGINIA COURT
BLOCK 2603 LOT 3
PEQUANNOCK TOWNSHIP, MORRIS COUNTY, NJ

DRAWING NO: 1
SHEET 1 OF 1