

**PROPERTY OWNERS  
WITHIN 200' RADIUS**

**ALPINE**

BLOCK	LOT	QUAL	CL	PROPERTY OWNER	PROPERTY LOCATION	AMT LOTS
55	25	01	2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
55	26		2	SYCO INVESTMENTS #4, LLC % KANON ENGLISHTOWN CLIFFS, NJ 07032	804 CLOSTER DOCK ROAD	
55	27		2	SYCO INVESTMENTS #4, LLC % KANON ENGLISHTOWN CLIFFS, NJ 07032	804 CLOSTER DOCK ROAD	
55	28		2	SYCO INVESTMENTS #4, LLC % KANON ENGLISHTOWN CLIFFS, NJ 07032	804 CLOSTER DOCK ROAD	
55	29		2	SYCO INVESTMENTS #4, LLC % KANON ENGLISHTOWN CLIFFS, NJ 07032	804 CLOSTER DOCK ROAD	
55	30		2	SYCO INVESTMENTS #4, LLC % KANON ENGLISHTOWN CLIFFS, NJ 07032	804 CLOSTER DOCK ROAD	
55	31		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	32		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	33		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	34		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	35		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	36		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	37		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	38		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	39		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	40		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	41		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	42		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	43		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	44		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	45		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	46		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	47		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	48		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	49		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	50		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	51		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	52		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	53		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	54		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	55		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	56		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	57		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	58		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	59		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	60		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	61		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	62		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	63		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	64		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	65		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	66		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	67		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	68		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	69		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	70		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	71		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	72		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	73		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	74		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	75		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	76		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	77		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	78		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	79		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	80		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	81		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	82		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	83		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	84		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	85		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	86		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	87		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	88		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	89		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	90		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	91		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	92		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	93		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	94		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	95		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	96		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	97		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	98		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	99		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	
55	100		2	CONWAY, JAMES & JAMES ALPINE, NJ 07008	9 APPLETREE LANE	

**DEMAREST**

BLOCK	LOT	QUAL	CL	PROPERTY OWNER	PROPERTY LOCATION	AMT LOTS
119	1.01		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.02		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.03		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.04		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.05		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.06		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.07		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.08		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.09		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.10		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.11		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.12		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.13		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.14		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.15		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.16		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.17		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.18		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.19		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.20		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.21		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.22		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.23		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.24		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.25		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.26		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.27		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.28		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.29		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.30		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.31		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.32		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.33		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.34		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.35		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.36		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.37		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.38		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.39		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.40		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.41		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.42		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.43		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.44		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.45		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.46		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.47		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.48		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.49		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	
119	1.50		2	270 WYFANE, INC. ENGLISHTOWN, NJ 08022	2 FRICK DRIVE	

**UTILITIES**

**Public Utilities**

Verizon New Jersey 140 Broad Street Newark, NJ 07102	Public Service Electric & Gas P.O. Box 670 Newark, NJ 07101-0670
Alta Concrete Services One Blue Hill Plaza Paramus, NY 10765	Alta Concrete Services One Blue Hill Plaza Paramus, NY 10765
State North America 401 From Road #600 Paramus, NY 10765	Bergen County Utilities Authority Foot of Market Road Box No. 9 Lodi Park, NJ 07043
Orange & Rockland Utilities, Inc. 401 From Road #600 Paramus, NY 10765	Bergen County Planning Board County of Bergen One Bergen County Plaza Hackensack, NJ 07601
REAS: MANAGER CORPORATE PROPERTIES 80 PARK PLAZA, 100 NEWARK, NJ 07102	
VERIZON 9 GATES AVENUE #2 MONTICELLO, NJ 07042	
ROCKLAND ELECTRIC CO. 300 WEST ROUTE 59 SPRING VALLEY, NY 10977	

SITE PLAN OF PROPOSED CONDOMINIUM DEVELOPMENT  
LOTS 1.51, BLOCK 119  
LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120  
ZONE R-MF-2  
DATE: 3-15-19 SCALE: 1"=20'  
APPLICANT: WOODLANDS HOLDING COMPANY LLC  
ADDRESS: 270 SYLVAN AVE. (RT. 9W)  
ENGLISHTOWN CLIFFS, NJ 07632

I CONSENT TO THE FILING OF THIS SITE PLAN.

OWNER: DATE:  
I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.  
MICHAEL J. HUBSCHMAN N.J.P.E. No. 29497 TITLE AND LICENSE NO.

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.  
DATE: BOROUGH ENGINEER

TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT:  
I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

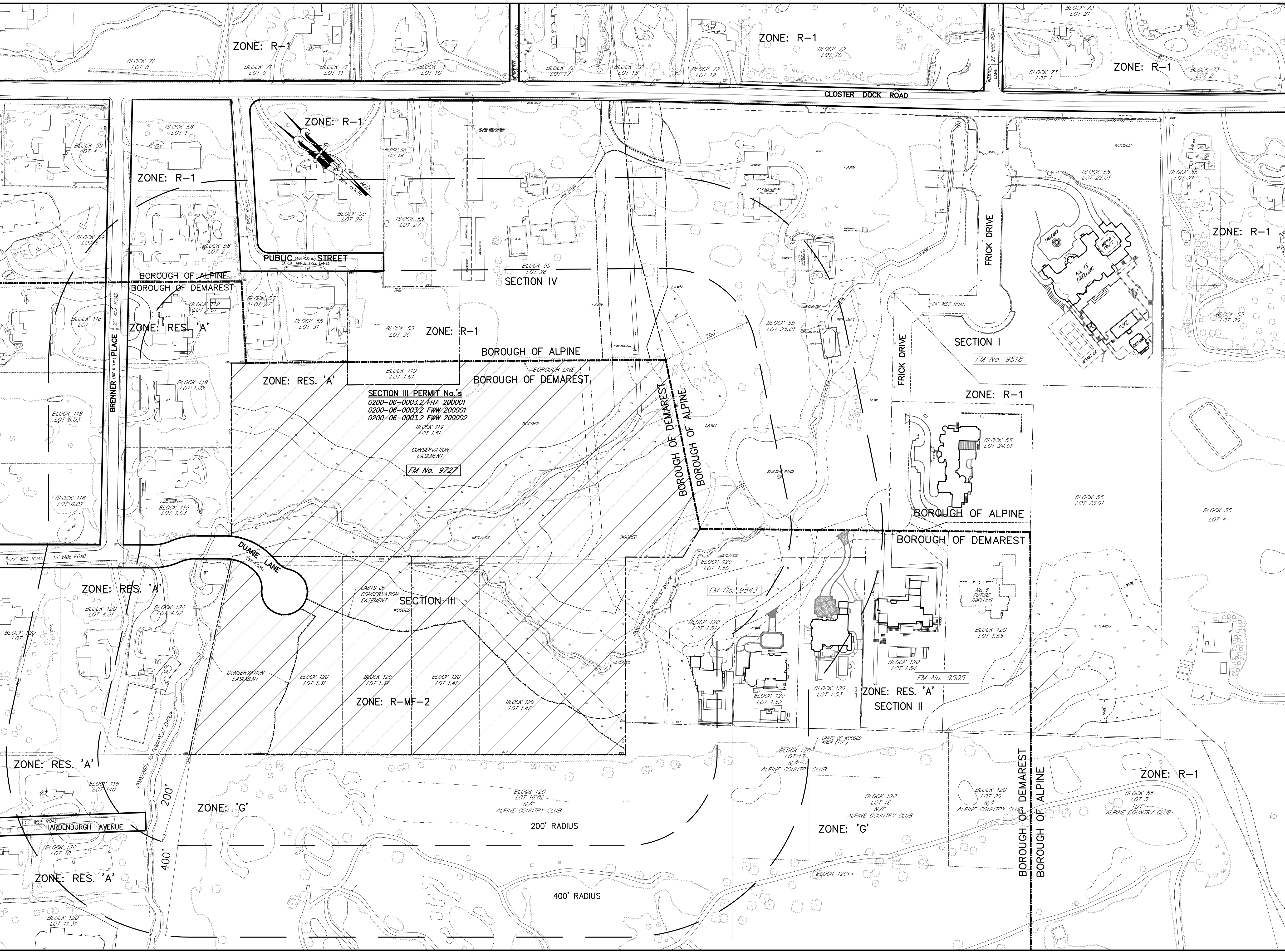
BOROUGH ENGINEER (IF IMPROVEMENTS INSTALLED) DATE:  
BOROUGH CLERK (IF BOND POSTED) DATE:  
BUILDING PERMIT ISSUED DATE:  
APPROVED BY THE PLANNING BOARD.  
PRELIMINARY FINAL DATE:  
CHAIRMAN DATE:

# THE WOODLANDS IN DEMAREST PROPOSED CONDOMINIUM DEVELOPMENT

**LOT 1.51  
LOTS 1.31, 1.32, 1.41 & 1.42**

**BLOCK 119  
BLOCK 120**

**BOROUGH OF DEMAREST  
BERGEN COUNTY, NEW JERSEY**

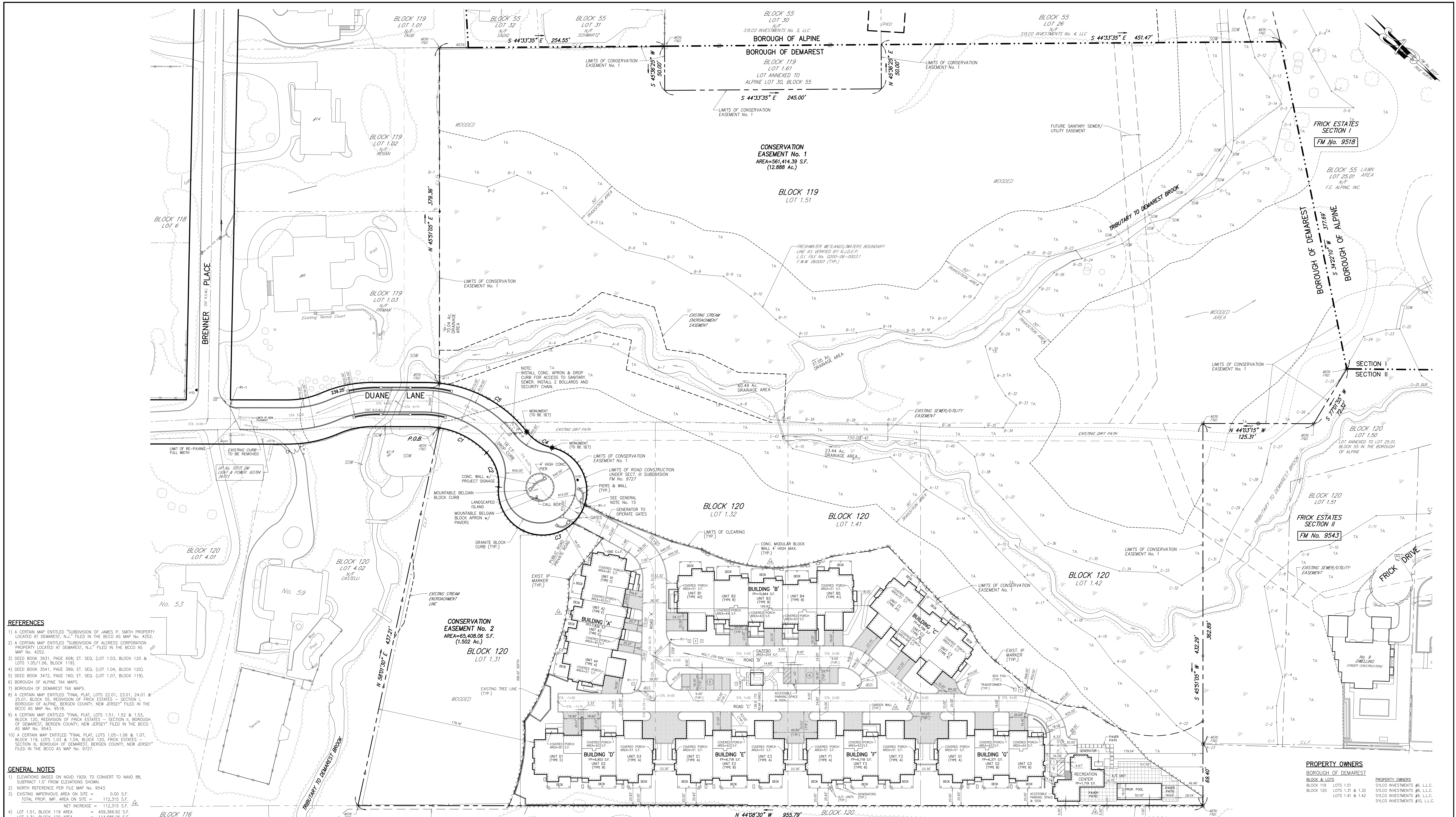


**DRAWING SCHEDULE**

**FRICK ESTATES - SECTION III**

**SITE PLANS**

3750-1 COVER SHEET	7-24-24	REVISED
3750-2 PRELIMINARY PLAN - MAJOR SUBDIVISION	7-24-24	
3750-3 GRADING, DRAINAGE & UTILITY PLAN	7-24-24	
3750-4 DUANE LANE EXTENSION PLAN;	6-18-24	
PROJECT GATE & SIGN DETAILS		
3750-5 BUILDING HEIGHT SCHEMATIC PLAN	6-18-24	
3750-6 ROADWAY PROFILES & SANITARY SEWER DETAILS	6-18-2	



- REFERENCES**
- 1) A CERTAIN MAP ENTITLED "SUBDIVISION OF JAMES P. SMITH PROPERTY LOCATED AT DEMAREST, N.J.," FILED IN THE BCCO AS MAP No. 4252.
  - 2) A CERTAIN MAP ENTITLED "SUBDIVISION OF ADDRESS CORPORATION PROPERTY LOCATED AT DEMAREST, N.J.," FILED IN THE BCCO AS MAP No. 4252.
  - 3) DEED BOOK 3931, PAGE 608, ET. SEQ. (LOT 1.03, BLOCK 120 & LOTS 1.07-1.06, BLOCK 119).
  - 4) DEED BOOK 3541, PAGE 399, ET. SEQ. (LOT 1.04, BLOCK 120).
  - 5) DEED BOOK 3472, PAGE 160, ET. SEQ. (LOT 1.07, BLOCK 119).
  - 6) BOROUGH OF ALPINE TAX MAPS.
  - 7) BOROUGH OF DEMAREST TAX MAPS.
  - 8) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 22.01, 23.01, 24.01 & 25.01, BLOCK 55, REDIVISION OF FRICK ESTATES - SECTION I, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCCO AS MAP No. 9518.
  - 9) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 1.51, 1.52 & 1.53, BLOCK 120, REDIVISION OF FRICK ESTATES - SECTION II, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCCO AS MAP No. 9543.
  - 10) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 1.05-1.06 & 1.07, BLOCK 119, LOTS 1.03 & 1.04, BLOCK 120, FRICK ESTATES - SECTION II, BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCCO AS MAP No. 9727.

- GENERAL NOTES**
- 1) ELEVATIONS BASED ON NAVD 1929. TO CONVERT TO NAVD 88, SUBTRACT 1.0' FROM ELEVATIONS SHOWN.
  - 2) NORTH REFERENCE PER FILE MAP No. 9543.
  - 3) EXISTING INTERVIEW AREA ON SITE = 0.00 S.F.  
TOTAL PROP. IMP. AREA ON SITE = 112,315 S.F.  
NET INCREASE = 112,315 S.F.
  - 4) LOT 1.51, BLOCK 119 AREA = 409,366.92 S.F.  
BLOCK 120, REDIVISION OF FRICK ESTATES - SECTION II, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY, AREA = 114,686.06 S.F.  
LOT 1.32, BLOCK 120 AREA = 64,968.20 S.F.  
LOT 1.41, BLOCK 120 AREA = 64,933.84 S.F.  
LOT 1.42, BLOCK 120 AREA = 136,142.59 S.F.  
TOTAL LOT AREA = 792,097.61 S.F. (18.18 AC.)
  - 5) ALL UTILITIES TO BE CONSTRUCTED UNDERGROUND.
  - 6) FILTERS & DETENTION SYSTEMS IN ROADWAY TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION, INCLUDING DETENTION SYSTEM AND FILTERS IN DUANE LANE.
  - 7) APPLICANT REQUESTING WALKER OF CHECKLIST ITEM TO PROVIDE TRANSIT TRAVERSE ON PAPER.
  - 8) THERE ARE NO ROCK OUTCROPPINGS ON THE PROPERTY.
  - 9) PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN AS PER F.I.R.M. MAP PANEL No. 3400302046 & 3400302106, REV. DATE 9-30-2005.
  - 10) TRASH PICKUP TO BE BY PRIVATE TRASH HAULER. INDIVIDUAL PAL STORAGE TO BE IN GARAGES.
  - 11) SEE ARCHITECTURAL PLANS FOR BUILDING TYPES AND DIMENSIONS.
  - 12) THE METHOD USED IN CALCULATING THE STREAM ENFORCEMENT LINE IS METHOD No. 6, THE CALCULATING METHOD.
  - 13) THERE ARE 24 UNITS PROPOSED. 2.44 PERSONS/DWELLING UNIT (FROM CENTER FOR URBAN POLICY, RUTGERS UNIVERSITY) = 59 OCCUPANTS ON SITE. THERE ARE NO PERMANENT EMPLOYEES PROPOSED ON SITE.
  - 14) THE PROPOSED SANITARY SEWERAGE GENERATED FROM THE SITE IS 7,200 GALLONS PROPOSED PER DAY. WASTE GENERATED IS 5.91 POUNDS PER PERSON PER DAY BASED ON AN AVERAGE HOUSEHOLD SIZE OF 2.44 PERSONS/DWELLING WASTE GENERATED PER DAY x 2.44 x 24 UNITS = 346 POUNDS OF WASTE PER DAY BASED ON FULL OCCUPANCY OF THE 24 UNITS. THE 5.91 POUNDS PER DAY INCLUDES APPROX. 1.5 POUNDS PER DAY THAT IS RECYCLED.
  - 15) DEVELOPER RESERVES FOR THE CONDOMINIUM ASSOCIATION THE RIGHT TO MAINTAIN THE ROADWAY, SIGNS, GATES, WALLS, LANDSCAPING STATIONHOUS AND CALL BOX IN THE PUBLIC ROADWAY.
  - 16) WALKWAYS TO BE LOCATED IN GAZEBO. SEE ARCH. PLANS FOR DETAILS.
  - 17) IF DRAINAGE ISSUES ARISE DURING OR AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE TO REMEDY ANY DRAINAGE ISSUES CAUSED BY ANY PROPOSED DEMOLITION AND CONSTRUCTION ACTIVITY. IN ADDITION, WATER RUNOFF DIRECTION TO NEIGHBORING PROPERTIES IS PROHIBITED. IF RUNOFF WATER DOES ENTER NEIGHBORING PROPERTIES AS A RESULT OF ANY PROPOSED LAND DISTURBANCE OR CONSTRUCTION ACTIVITY, THE APPLICANT WILL BE RESPONSIBLE TO REMEDY THAT SITUATION AT NO ADDITIONAL COST TO THE BOROUGH.

**SANITARY SEWER CALCULATIONS**

4 BEDROOM	300 x 22 UNITS = 6,600 G.P.D.
3 BEDROOM	300 x 2 UNITS = 600 G.P.D.
<b>TOTAL</b>	<b>= 7,200 G.P.D.</b>

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	61.40'	94.79'	37°06'58"	31.82'	N16°16'32"W	60.34'
C2	42.39'	50.00'	48°34'14"	22.56'	N26°34'03"E	41.13'
C3	229.14'	50.00'	262°34'40"	56.94'	S80°26'10"E	75.14'
C4	34.57'	50.00'	39°37'09"	18.01'	S11°54'55"E	33.89'
C5	115.97'	144.78'	45°53'40"	61.30'	N15°03'11"W	112.89'

**PROPOSED 20' WIDE DRAINAGE EASEMENT**  
AREA=5,707 S.F.

**ZONING NOTES**  
ZONE: R-MF-2

REQUIREMENT	PROVIDED
MIN. TRACT AREA	18 AC. 18.18 AC.
MIN. SETBACKS TO R (BLDG.)	25 FT. 25.83 FT.
MIN. SETBACKS TO R (PATIOS & DECKS)	20 FT. 20.00 FT.
MIN. ACC. USE SETBACK TO ALPINE C.C.	5 FT. 5.00 FT.
MIN. DIST. BETWEEN BLDG.'S	18 FT. 18.00 FT.
MIN. DIST. ACC. BLDG. TO MAIN BLDG.	10 FT. 14.54 FT.
MAX. BLDG. LENGTH	200 FT. 198.83 FT.
MAX. BLDG. COVERAGE	10% 6.98%
MAX. IMPROVED COVERAGE	15% 14.18%
MAX. DENSITY	24 UNITS 24 UNITS
MAX. BLDG. HEIGHT	37 FT. 36.95 FT.
MAX. BLDG. STORES	2 1/2 STY. 2 1/2 STY.
MAX. WALL & FENCE HEIGHT'S	6 FT. 6.00 FT. (1)

**ACCESSORY STRUCTURE ZONING NOTES**

REQUIREMENT	PROVIDED
MIN. SIDE YARD	5 FT. 111.70 FT.
MIN. REAR YARD	5 FT. 46.96 FT.
MAX. ACC. BLDG. HEIGHT	N.R. 136.00 FT.
	15.00 FT.

NO VARIANCES REQUIRED.

**BUILDING COVERAGE CALC'S**

BUILDING	AREA (S.F.)	PERCENTAGE
BUILDING 'A'	10,664 S.F.	1.34%
BUILDING 'B'	6,708 S.F.	0.85%
BUILDING 'C'	6,953 S.F.	0.88%
BUILDING 'D'	6,718 S.F.	0.85%
BUILDING 'E'	6,718 S.F.	0.85%
BUILDING 'F'	6,371 S.F.	0.81%
COV. PORCHES	1,383 S.F.	0.17%
RECREATION CENTER	1,719 S.F.	0.22%
GAZEBO	204 S.F.	0.03%
<b>TOTAL</b>	<b>= 55,264 S.F. / 792,097.61 S.F. = 6.98%</b>	

**IMPROVED COVERAGE CALC'S**

ITEM	AREA (S.F.)
BUILDING COVERAGE	55,264 S.F.
ROADWAYS	25,812 S.F.
PARKING DRIVEWAYS & PARKING	14,058 S.F.
WALKWAYS & STEPS	2,897 S.F.
DECKS	7,243 S.F.
WALLS & GARDEN WALLS	1,666 S.F.
POOL & PATIO	3,710 S.F.
A/C UNITS	168 S.F.
GENERATORS	323 S.F.
TRANSFORMERS & BOX PADS	194 S.F.
<b>TOTAL</b>	<b>= 112,315 S.F. / 792,097.61 S.F. = 14.18%</b>

**BUILDING SUMMARY**

BUILDING	UNITS
BUILDING 'A'	2 UNITS
BUILDING 'B'	5 UNITS
BUILDING 'C'	3 UNITS
BUILDING 'D'	3 UNITS
BUILDING 'E'	3 UNITS
BUILDING 'F'	3 UNITS
<b>TOTAL</b>	<b>22 UNITS</b>

**PARKING REQUIREMENTS**

REQUIREMENT	PROVIDED
4 BEDROOM	22 x 2.4 = 52.8 SPACES
3 BEDROOM	2 x 2.4 = 4.8 SPACES
<b>TOTAL</b>	<b>= 57.6 SPACES</b>
ACC. SPACES REQUIRED	= 12 SPACES (0.5/UNITS)
ACC. SPACES PROVIDED	= 2 SPACES

**PROPERTY OWNERS**

LOT	OWNER
BLOCK 119 LOTS 1.51	FRICK ESTATES SECTION I, FM No. 9518
BLOCK 120 LOTS 1.31 & 1.32	FRICK ESTATES SECTION II, FM No. 9543
BLOCK 120 LOTS 1.41 & 1.42	FRICK ESTATES SECTION II, FM No. 9543

**SITE PLAN**

BOROUGH OF DEMAREST  
PROPOSED CONDOMINIUM DEVELOPMENT  
**THE WOODLANDS IN DEMAREST**  
BERGEN COUNTY, NEW JERSEY

APPLICANT: WOODLANDS HOLDING COMPANY LLC  
270 SYLVAN AVE. (RT. 99)  
ENGLEWOOD CLIFFS, NJ 07632

DATE: 3-15-19

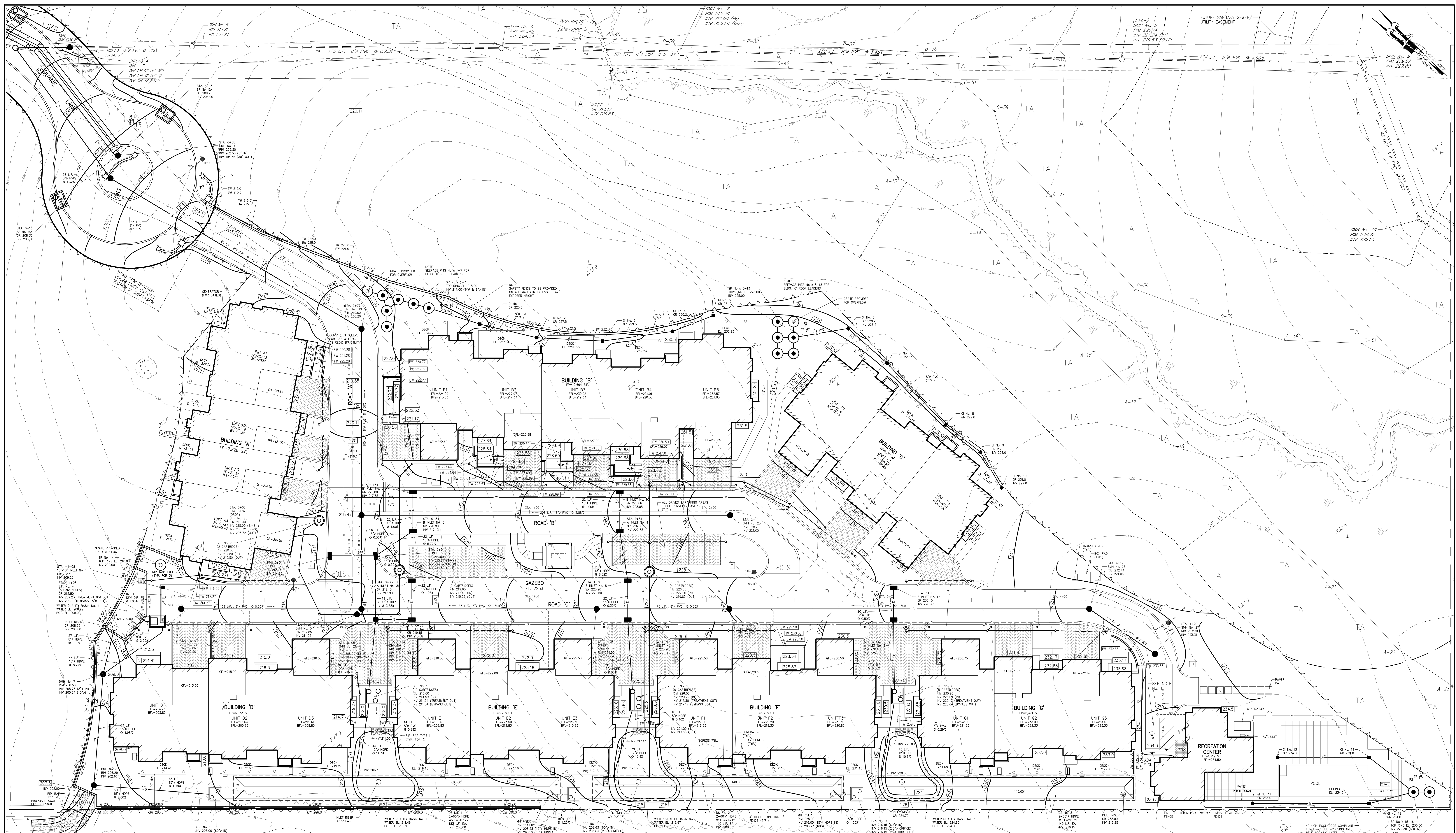
SCALE: 1"=40'

DRAWN BY: B.W.  
CHECKED BY: M.H.  
SCALE: 1"=40'  
DRAWING NO.: 3750-2  
REV. 14

**ROBERT J. MUELLER**  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. NO. 37206

**MICHAEL J. HUBSCHMAN P.E., P.P.**  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497  
N.J.P.P. NO. 3200

**HUBSCHMAN ENGINEERING P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07821  
201-384-9066



**Transformer Notes:**

- The front edge of the transformers must be located between 4' - 10' from a drivable surface (street curb).
- Must maintain a minimum distance of 10' from all permanent structures.
- Must maintain a minimum distance of 10' from all street lighting fixtures.
- Must maintain a minimum distance of 10' between one transformer and another.
- Must maintain a minimum distance of 10' from all pressurized piping.
- Must maintain a minimum distance of 5' from all non-pressurized piping.
- Must maintain a minimum distance of 5' from all gas lines.
- Must maintain a minimum distance of 10' from all fire hydrants.
- Must maintain a flat level grade extending 4' from all four sides.
- All transformers measure approximately 5'x5'.

**SANITARY SEWER CALCULATIONS**

4 BEDROOM 300 x 22 UNITS = 6,600 G.P.D.  
 3 BEDROOM 300 x 2 UNITS = 600 G.P.D.  
**TOTAL = 7,200 G.P.D.**

**GENERAL NOTES**

- ROOF LEADERS FROM BLDG'S B & C PIPED TO SEEPAGE PITS FOR RECHARGE.
- MIN. ROOF LEADER SIZE 6" PVC SDR 35, @ 1.10% MIN. SLOPE.
- SEE SHEET 3750-20 FOR ROOF DRAIN LOCATIONS.
- ALL CURBS AND DROP CURBS TO BE GRANITE BLOCK.
- SANITARY FLOW 7,200 GPD. (SEE CALC'S)
- PARKING AREA WITH ADA STALL TO BE MAX. 2% SLOPE IN ALL DIRECTIONS.
- FOR WATER QUALITY BASINS PLANTINGS SEE LANDSCAPE PLAN PREPARED BY BRIAN MEUMANN, L.A.

**LEGEND**

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
GAS MAIN	GAS MAIN
STORM SEWER LINE	STORM SEWER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
MANHOLE	MANHOLE
CATCHBASIN OR INLET	CATCHBASIN OR INLET
24" INLET	24" INLET
KEystone BLOCK WALL	KEystone BLOCK WALL
STONE WALL	STONE WALL
HYDRANT	HYDRANT
CURB	CURB
DROP CURB	DROP CURB
SPOT GRAD	SPOT GRAD
WATER VALVE	WATER VALVE
GAS VALVE	GAS VALVE
CLEANOUT	CLEANOUT
STORMWATER SAND FILTER	STORMWATER SAND FILTER
SURVEY MONUMENT	SURVEY MONUMENT
EDGE OF WOODED AREA	EDGE OF WOODED AREA
MELANDS	MELANDS
TRANSFER AREA	TRANSFER AREA
STREET LIGHTS	STREET LIGHTS
6" STORM SOLID PIPE	6" STORM SOLID PIPE
6" PERFORATED PIPE	6" PERFORATED PIPE
PERFORATED PAPER	PERFORATED PAPER
CHAIN LINK FENCE	CHAIN LINK FENCE
ALUMINUM FENCE	ALUMINUM FENCE
TRANSFORMER	TRANSFORMER
BOX PAD	BOX PAD

**WATER/SEWER SEPARATION NOTES**  
 N.J.A.C. 7:14A-23

SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.

WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS CROSSING OVER SEWER LINES.

**FINAL SANITARY PLAN**

SCALE: 1"=20'

NO.	REVISIONS	DATE	BY	CHKD
10	COLLERS REVIEW LETTER DATED 7-18-24	7-24-24	B.W.	M.J.H.
11	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
12	ADDED WALLS AND ELEVATIONS, KEYS, POOL, PATIO & BATH	5-20-24	B.W.	M.J.H.
13	ADDED WALLS FOR BUILDINGS A & B	6-9-23	B.W.	M.J.H.
14	CHANGED PATIOS TO DECKS FOR UNITS B1, C1, C2 & C3	7-11-23	B.W.	M.J.H.
15	ADDED TRANSFORMERS & GENERATORS	8-29-22	B.W.	M.J.H.
16	ISSUED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
17	ADDED SANITARY LATERALS & CLEANOUTS	12-1-21	B.W.	M.J.H.
18	ADDED PATIOS TO DECKS FOR UNITS B1, C1, C2 & C3	8-16-21	B.W.	M.J.H.
19	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
20	REVISIONS	5-24-21	B.W.	M.J.H.
21	ISSUED FOR CONSTRUCTION	7-24-20	B.W.	M.J.H.

**GRADING, DRAINAGE & UTILITY PLAN**

LOT 1.51, BLOCK 119; LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120

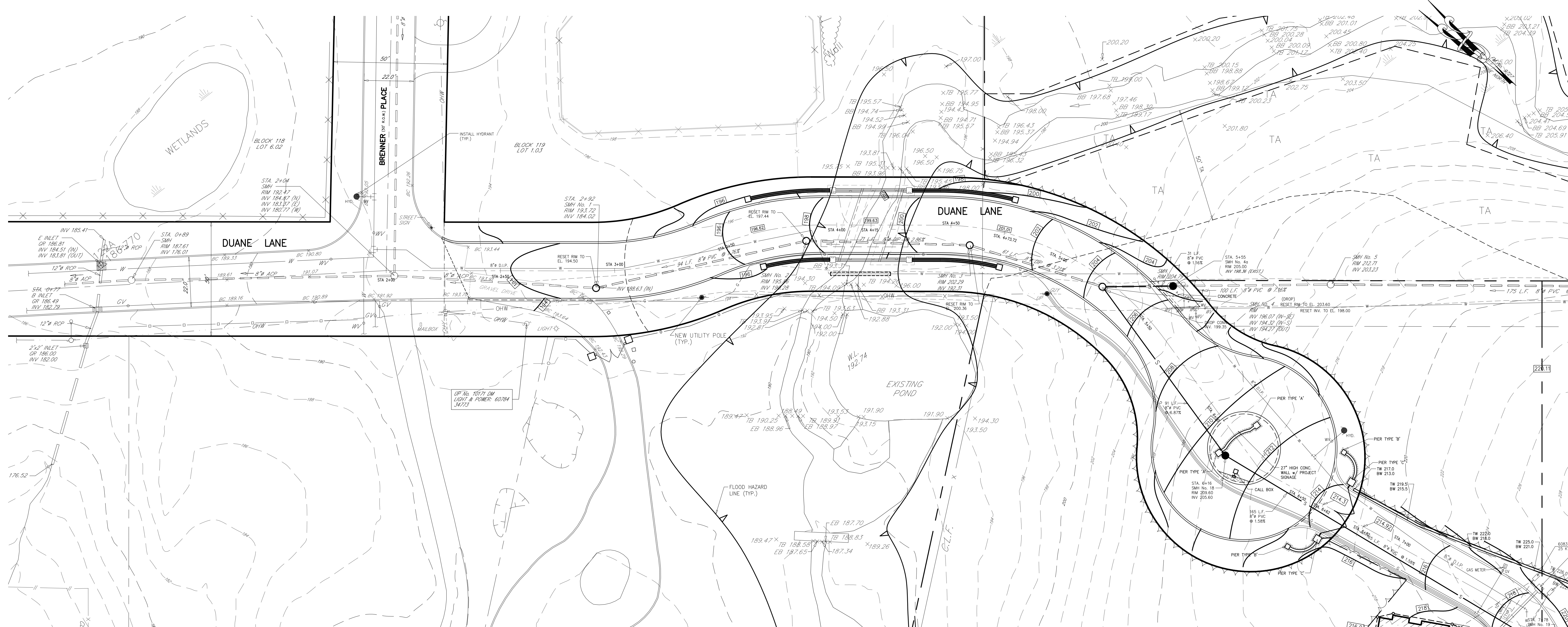
**PROPOSED CONDOMINIUM DEVELOPMENT THE WOODLANDS IN DEMAREST**

BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY

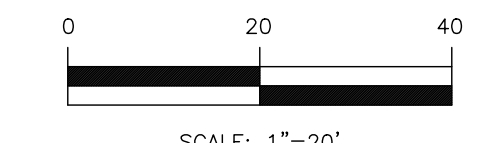
APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNER: SEE SHEET NO. 3750-2 270 SYLVAN AVE. (RT. 9W) ENGLEWOOD CLIFFS, NJ 07632

DESIGNED BY: MICHAEL J. HUBSCHMAN P.E., P.P. PROFESSIONAL ENGINEER AND PLANNER N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

DRAWN BY: B.W. CHECKED BY: MAH SCALE: 1"=20' DRAWING NO. 3750-3 REV. 18 DATE: 3-15-19 3 OF 13



**DUANE LANE EXTENSION PLAN**



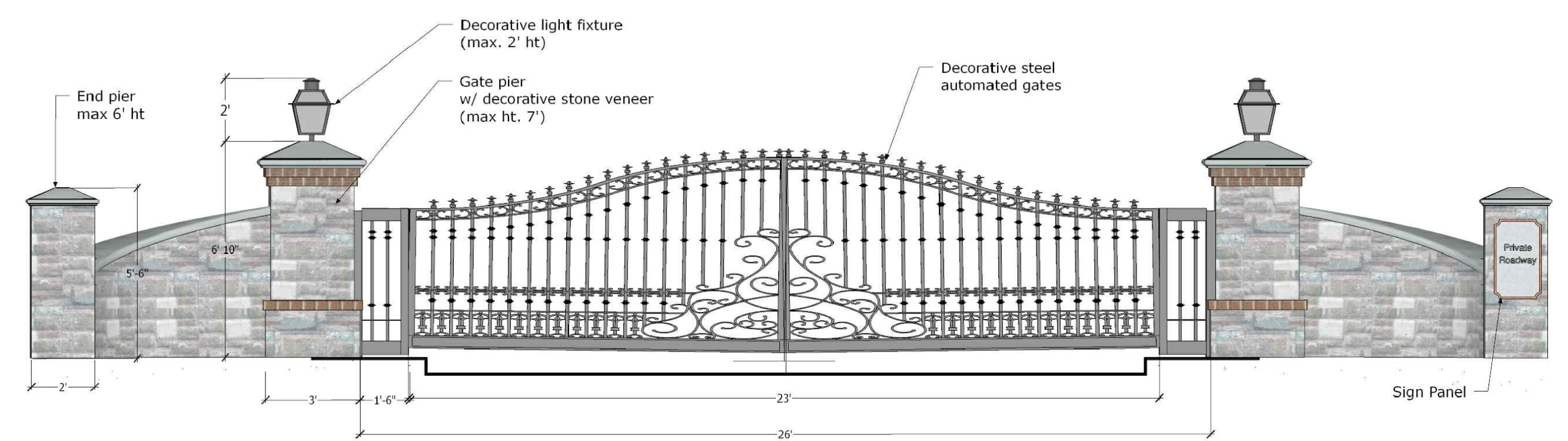
**GENERAL NOTES**

- 1) DUANE LANE EXTENSION PLAN SHOWN FOR REFERENCE ONLY. SEE THE FRIK ESTATES SECTION THREE SUBDIVISION PLANS, APPROVED BY THE BOROUGH OF DEMAREST, FOR MORE DETAIL.

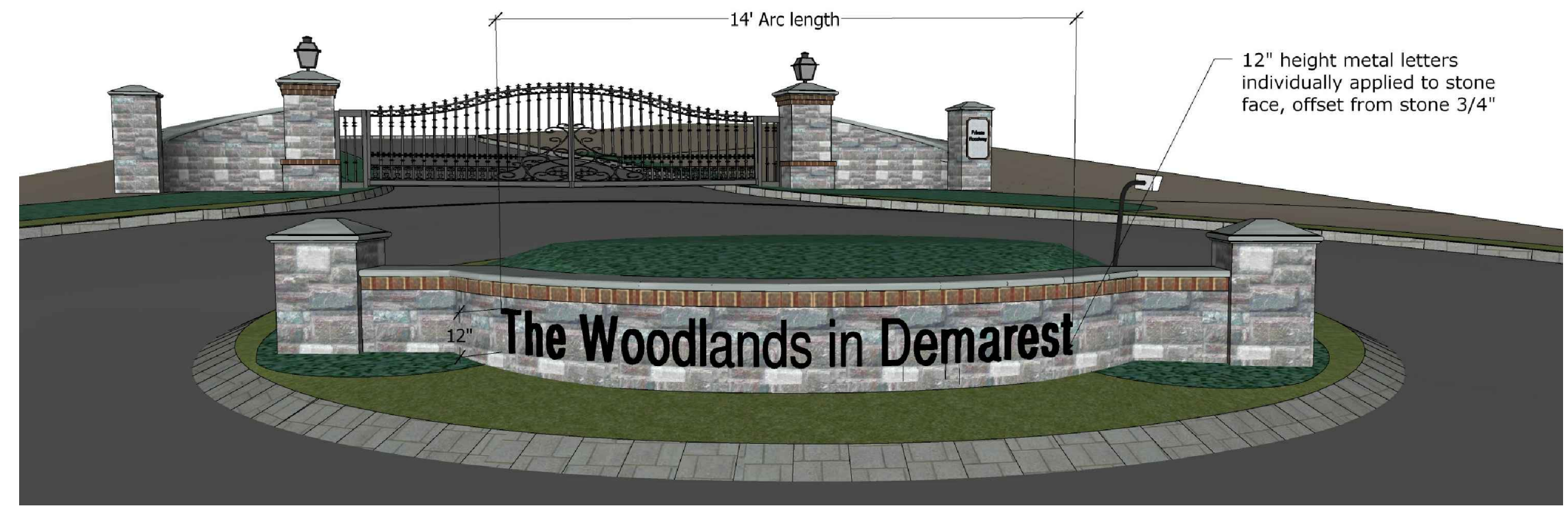
**SIGN, WALL & GATE ZONING NOTES**

REQUIREMENT	PROVIDED	
MAX. SIGN AREA	20 SF.	14.0 S.F. & 4.0 S.F.
MAX. HEIGHT GATE PIER	7 FT.	6.93 FT.
MAX. HEIGHT LIGHT ON GATE PIER	2 FT.	2.0 FT.
MAX. WALL & FENCE HEIGHTS	6 FT.	6.00 FT. (1)

(1) AS PER DEMAREST ORDINANCE 1080-20: 175-12.11(3): THE PIERS SUPPORTING THE ENTRANCE GATES TO THE DEVELOPMENT AND THE ADJOINING WALLS TO SUCH PIERS SHALL NOT EXCEED SEVEN (7) FEET IN HEIGHT PLUS DECORATIVE LIGHTING MAY BE INSTALLED ON TOP PROVIDED SUCH DECORATIVE LIGHTING DOES NOT EXCEED TWO (2) FEET FOR A TOTAL OF NOT MORE THAN NINE (9) FEET IN HEIGHT. THE ENTRANCE GATES SHALL NOT EXCEED NINE (9) FEET IN HEIGHT.

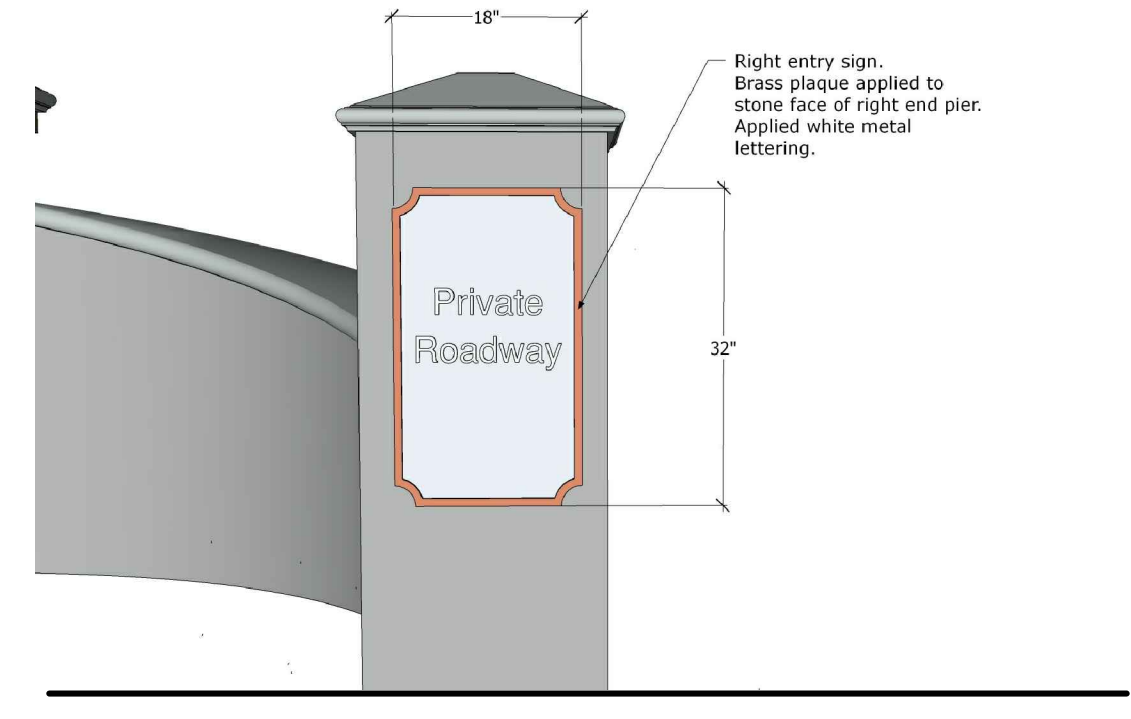


**FRONT ENTRANCE GATE DETAIL**



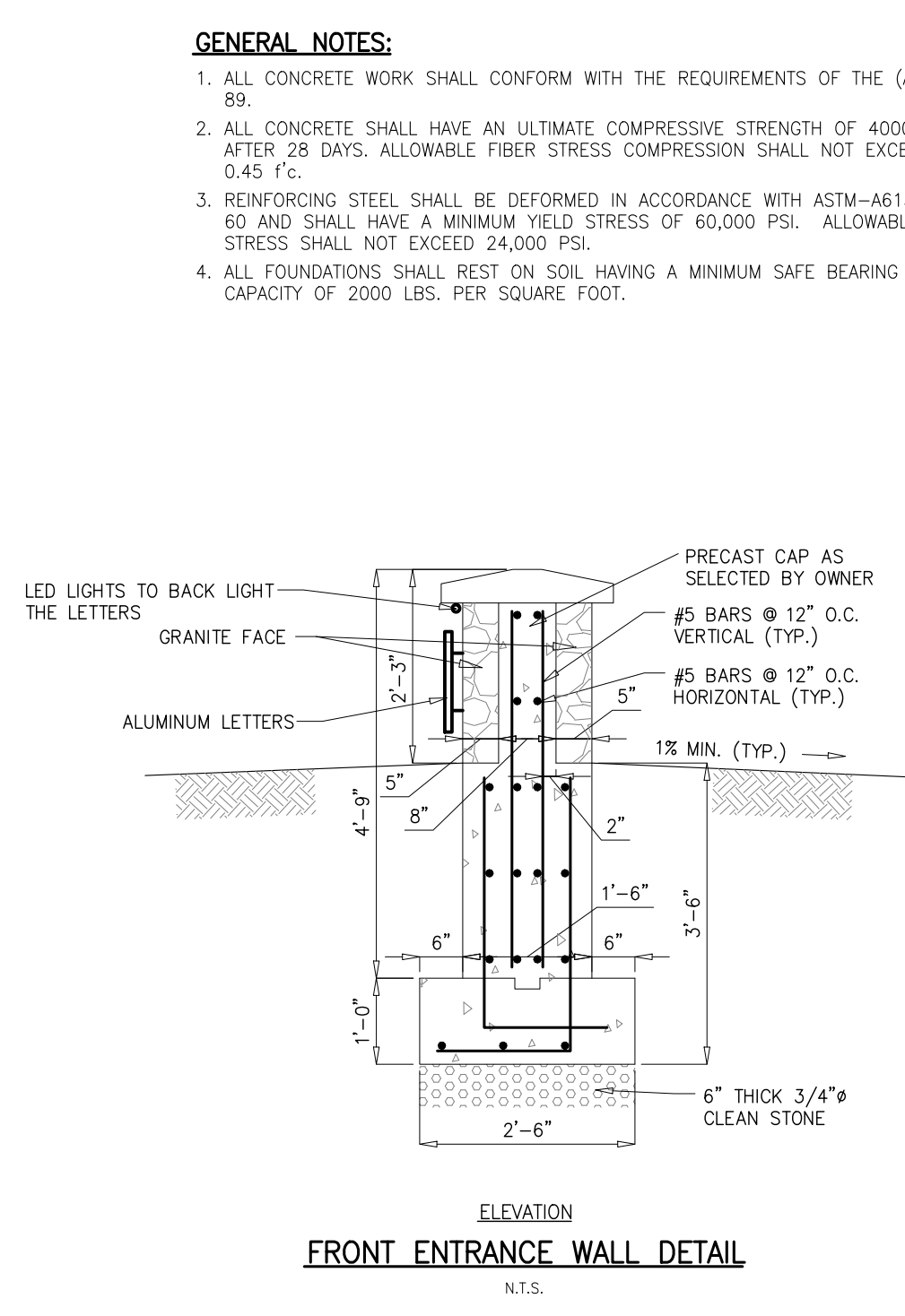
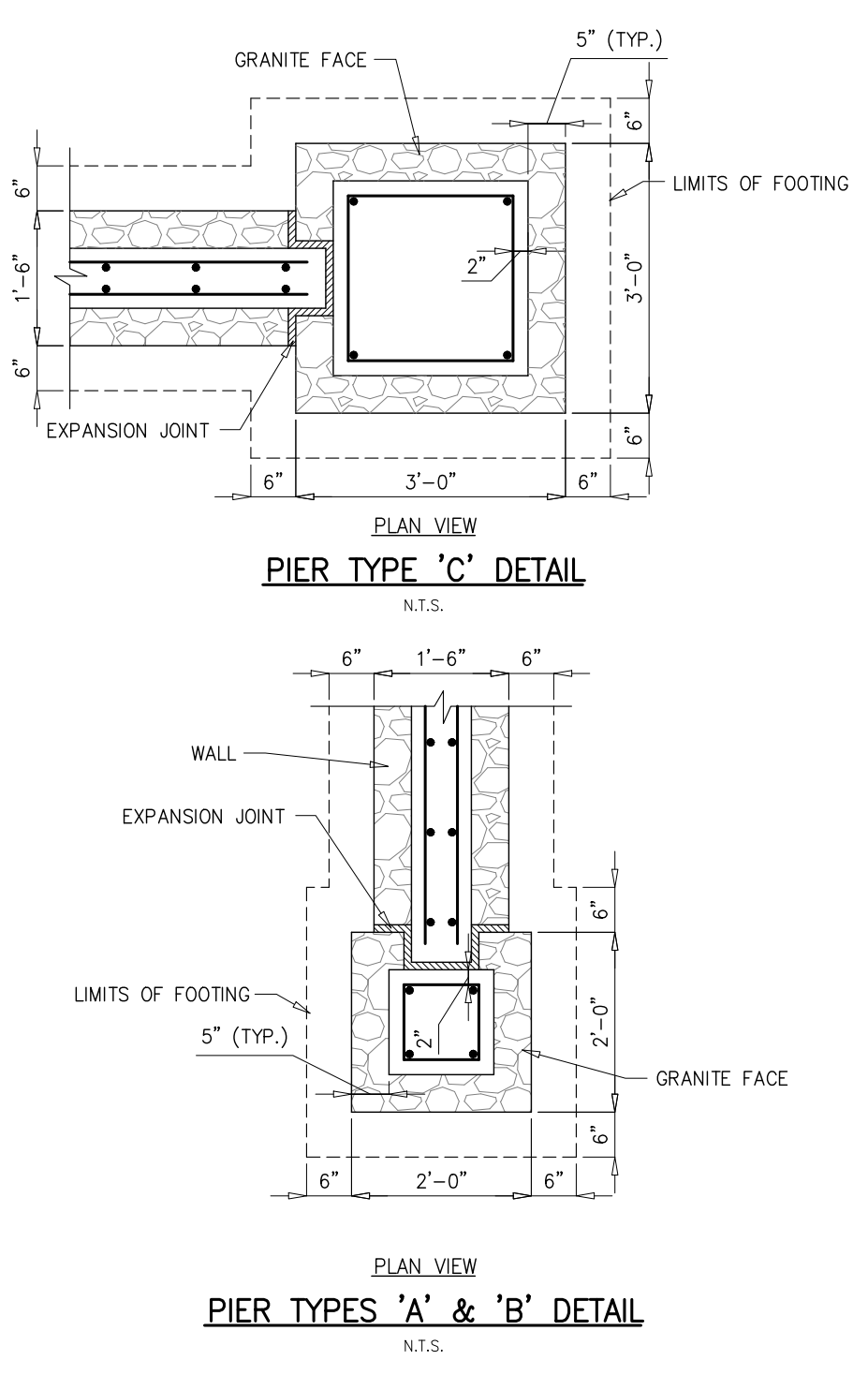
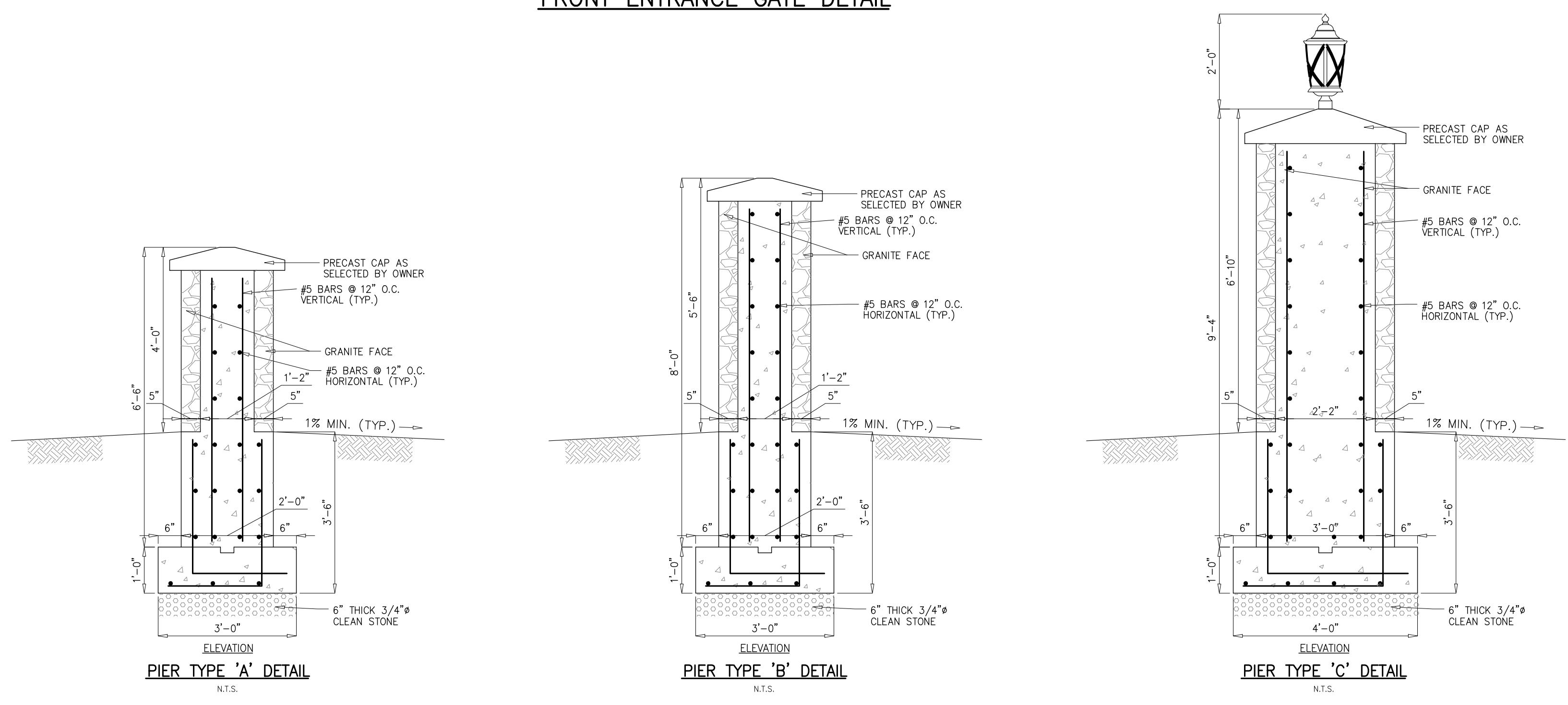
**FRONT ENTRANCE SIGN DETAIL**

SIGN AREA = 14.0 S.F.



**RIGHT PIER SIGN DETAIL**

SIGN AREA = 4.0 S.F.



- GENERAL NOTES:**
1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE (ACI) 318-88.
  2. ALL CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS. ALLOWABLE FIBER STRESS COMPRESSION SHALL NOT EXCEED 0.45 F<sub>c</sub>.
  3. REINFORCING STEEL SHALL BE DEFORMED IN ACCORDANCE WITH ASTM-A615, GRADE 60 AND SHALL HAVE A MINIMUM YIELD STRESS OF 60,000 PSI. ALLOWABLE TENSILE STRESS SHALL NOT EXCEED 24,000 PSI.
  4. ALL FOUNDATIONS SHALL REST ON SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 2000 LBS. PER SQUARE FOOT.

**FINAL SANITARY PLAN**

10	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
9	ISSUED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
8	PER COLLERS LETTER DATED 9-30-21	10-10-21	B.W.	M.J.H.
7	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
6	MODIFIED SITE SIGN	5-24-21	B.W.	M.J.H.
5	REVISED PER BCSO COMMENTS - REV. STORM FILTER CALL-OUTS	4-8-21	B.W.	M.J.H.
4	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
3	ISSUED PER NEW LETTER 11-10-20	11-24-20	N.W.	M.J.H.
2	ACCED DUANE LANE EXTENSION PLAN	10-7-20	B.W.	M.J.H.
1	NDSP & BOROUGH SUBMITTAL	7-16-20	B.W.	M.J.H.
0	DATE	DATE	BY	CHKD

**DUANE LANE EXTENSION PLAN; PROJECT GATE & SIGN DETAILS**

BOROUGH OF DEMAREST LOTS 1.51, BLOCK 119; LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120

PROPOSED CONDOMINIUM DEVELOPMENT

**THE WOODLANDS IN DEMAREST**

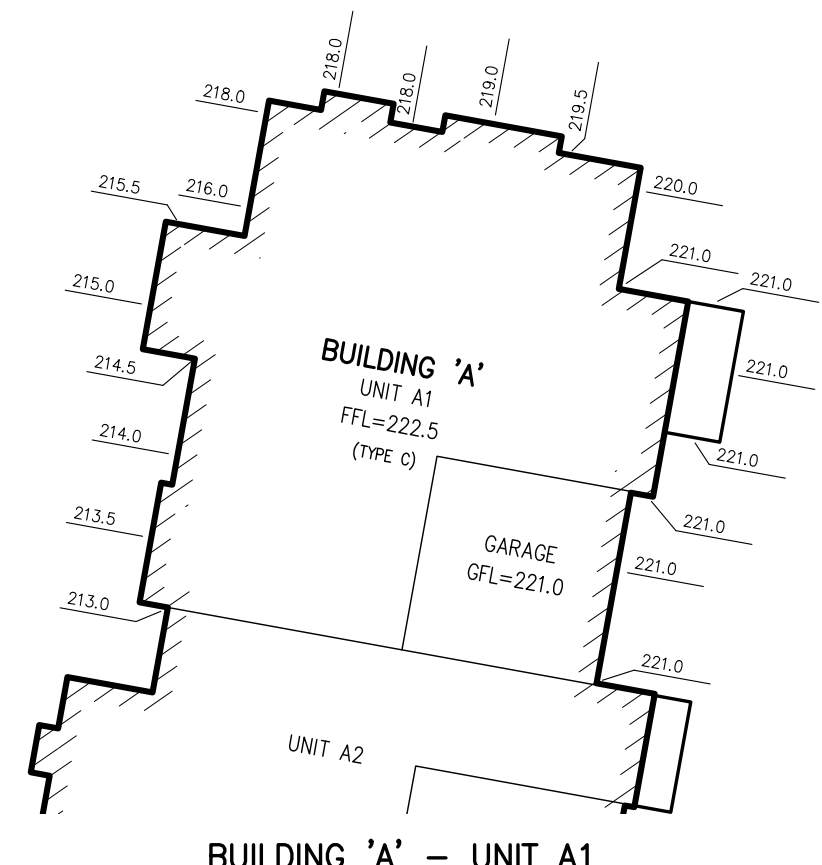
BERGEN COUNTY NEW JERSEY

APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNER: SEE SHEET NO. 3750-2  
270 SYLVAN AVE., (RT. 9W)  
ENGLWOOD CLIFFS, NJ 07632

**MICHAEL J. HUBSCHMAN P.E., P.P.**  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

**HUBSCHMAN P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
201-384-5666

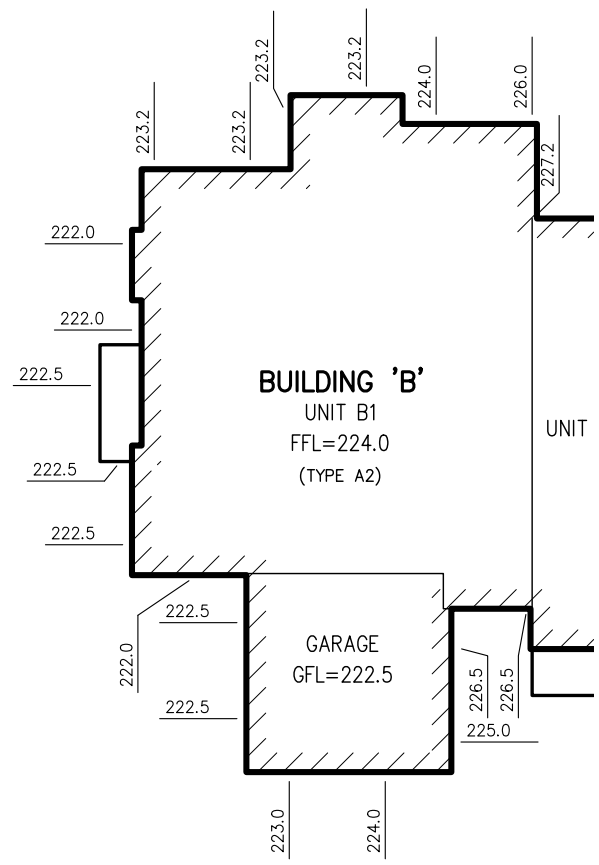
DRAWN BY: B.W.  
CHKD BY: MAH  
SCALE: 1"=10'  
DRAWING NO. 3750-4  
REV. 10  
DATE 3-15-19  
4 OF 13



**BUILDING 'A' - UNIT A1**

**UNIT A1  
BUILDING HEIGHT CALC.'S**

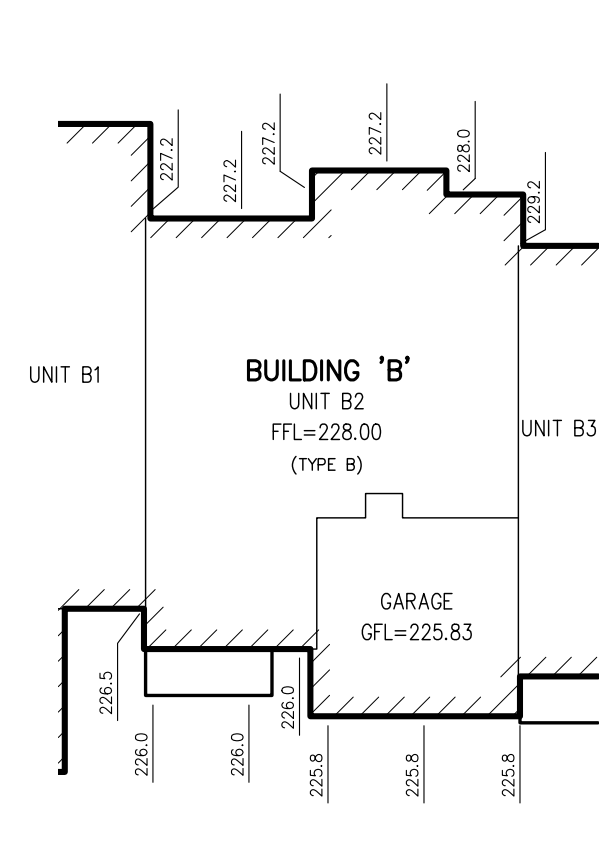
AVG. DEVELOPED GRADE	=	EL. 218.05
RIDGE ELEV.	=	EL. 255.00
BLDG. HEIGHT	=	36.95 FT.



**BUILDING 'B' - UNIT B1**

**UNIT B1  
BUILDING HEIGHT CALC.'S**

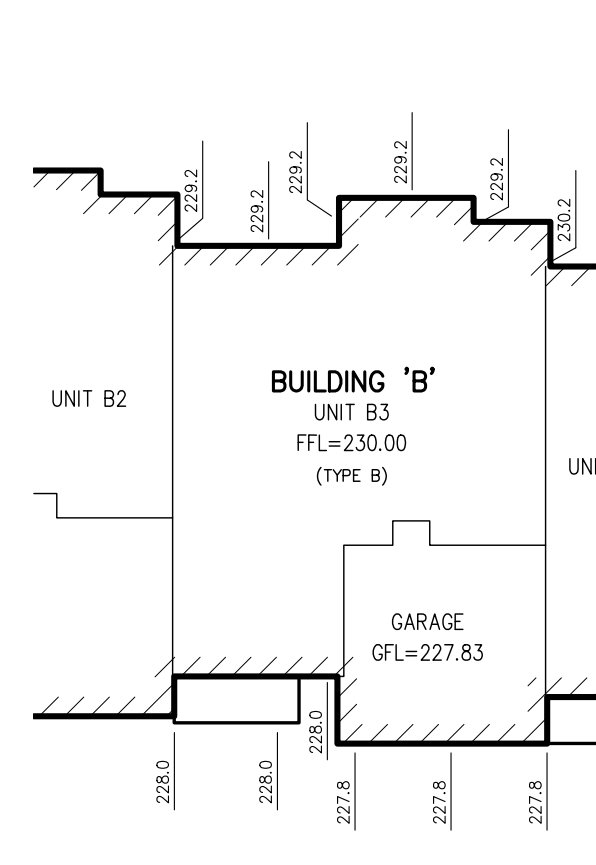
AVG. DEVELOPED GRADE	=	EL. 223.68
RIDGE ELEV.	=	EL. 256.00
BLDG. HEIGHT	=	32.32 FT.



**BUILDING 'B' - UNIT B2**

**UNIT B2  
BUILDING HEIGHT CALC.'S**

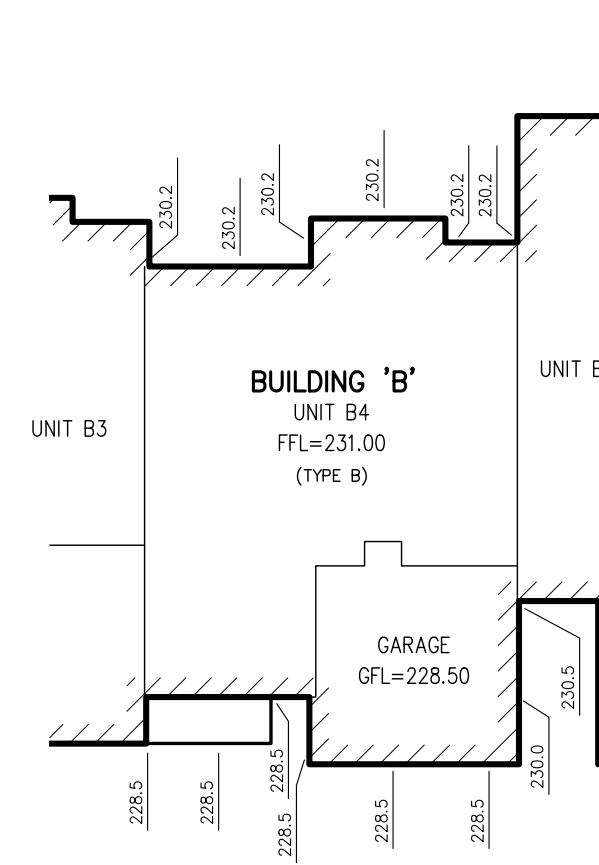
AVG. DEVELOPED GRADE	=	EL. 227.16
RIDGE ELEV.	=	EL. 260.00
BLDG. HEIGHT	=	33.84 FT.



**BUILDING 'B' - UNIT B3**

**UNIT B3  
BUILDING HEIGHT CALC.'S**

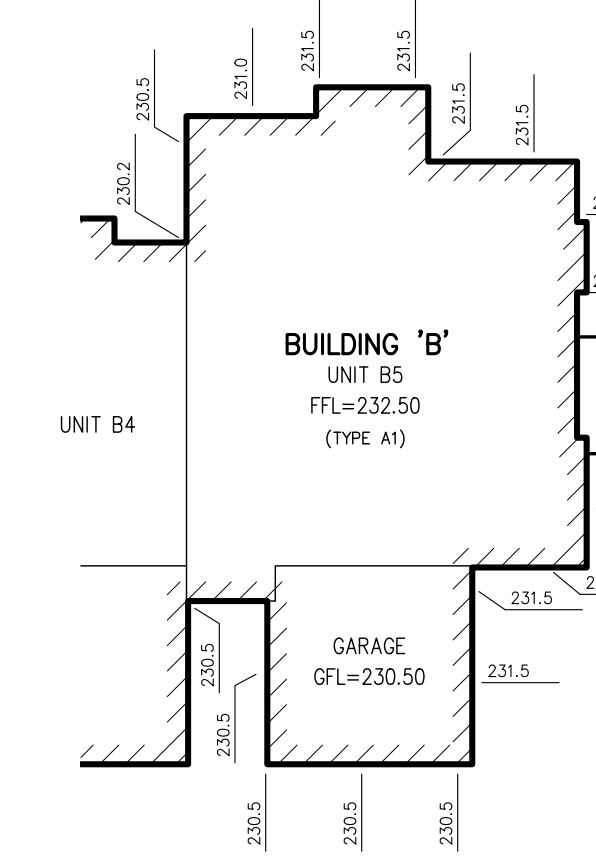
AVG. DEVELOPED GRADE	=	EL. 228.63
RIDGE ELEV.	=	EL. 262.00
BLDG. HEIGHT	=	33.37 FT.



**BUILDING 'B' - UNIT B4**

**UNIT B4  
BUILDING HEIGHT CALC.'S**

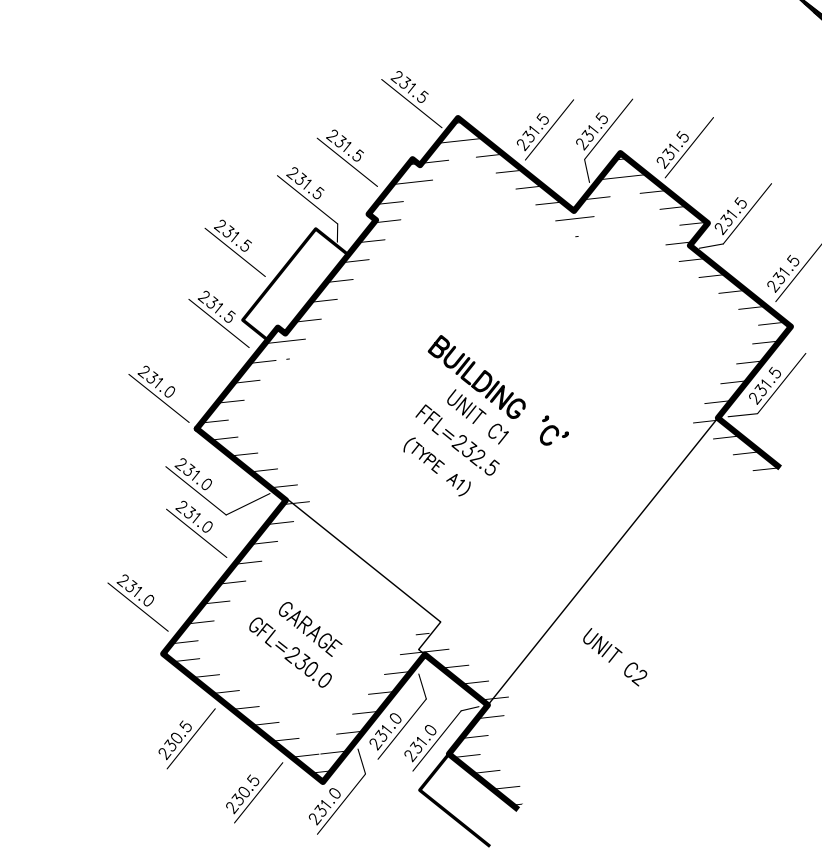
AVG. DEVELOPED GRADE	=	EL. 229.48
RIDGE ELEV.	=	EL. 263.00
BLDG. HEIGHT	=	33.52 FT.



**BUILDING 'B' - UNIT B5**

**UNIT B5  
BUILDING HEIGHT CALC.'S**

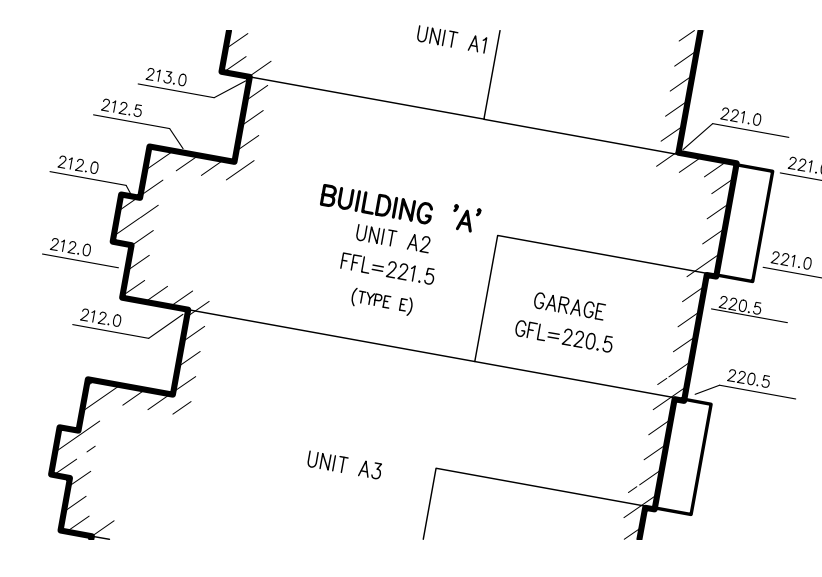
AVG. DEVELOPED GRADE	=	EL. 231.11
RIDGE ELEV.	=	EL. 264.50
BLDG. HEIGHT	=	33.39 FT.



**BUILDING 'C' - UNIT C1**

**UNIT C1  
BUILDING HEIGHT CALC.'S**

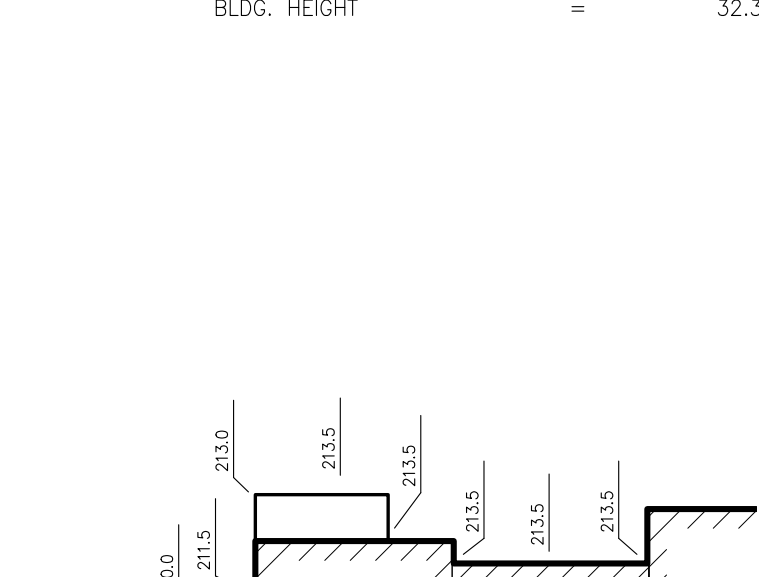
AVG. DEVELOPED GRADE	=	EL. 231.20
RIDGE ELEV.	=	EL. 263.77
BLDG. HEIGHT	=	32.57 FT.



**BUILDING 'A' - UNIT A2**

**UNIT A2  
BUILDING HEIGHT CALC.'S**

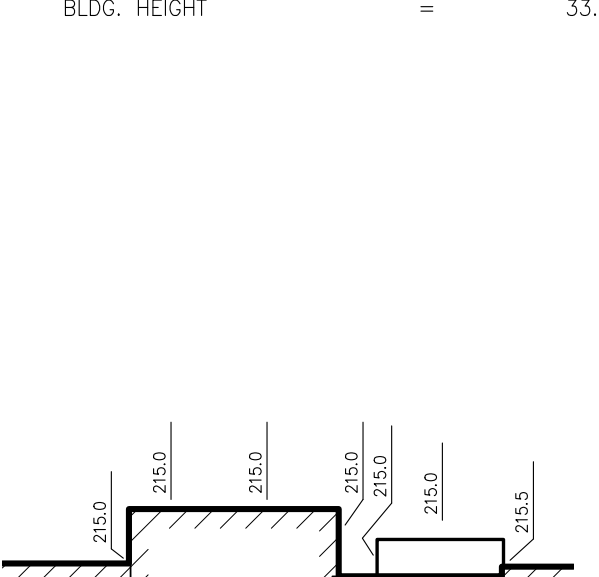
AVG. DEVELOPED GRADE	=	EL. 216.55
RIDGE ELEV.	=	EL. 252.50
BLDG. HEIGHT	=	35.95 FT.



**BUILDING 'D' - UNIT D1**

**UNIT D1  
BUILDING HEIGHT CALC.'S**

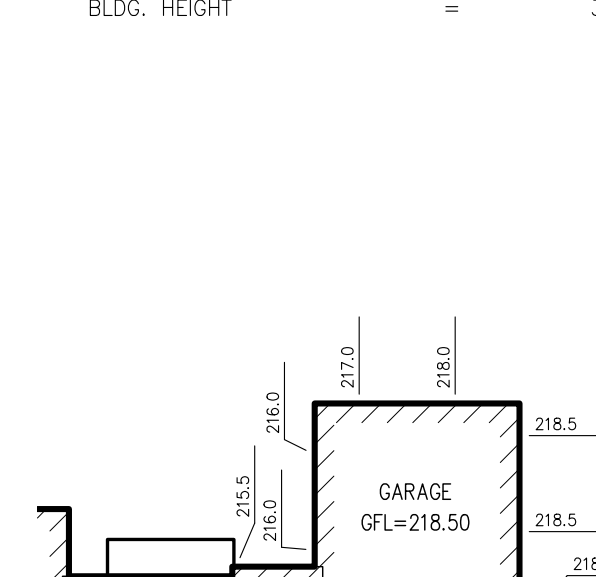
AVG. DEVELOPED GRADE	=	EL. 210.30
RIDGE ELEV.	=	EL. 247.00
BLDG. HEIGHT	=	36.70 FT.



**BUILDING 'D' - UNIT D2**

**UNIT D2  
BUILDING HEIGHT CALC.'S**

AVG. DEVELOPED GRADE	=	EL. 213.50
RIDGE ELEV.	=	EL. 248.35
BLDG. HEIGHT	=	34.85 FT.



**BUILDING 'D' - UNIT D3**

**UNIT D3  
BUILDING HEIGHT CALC.'S**

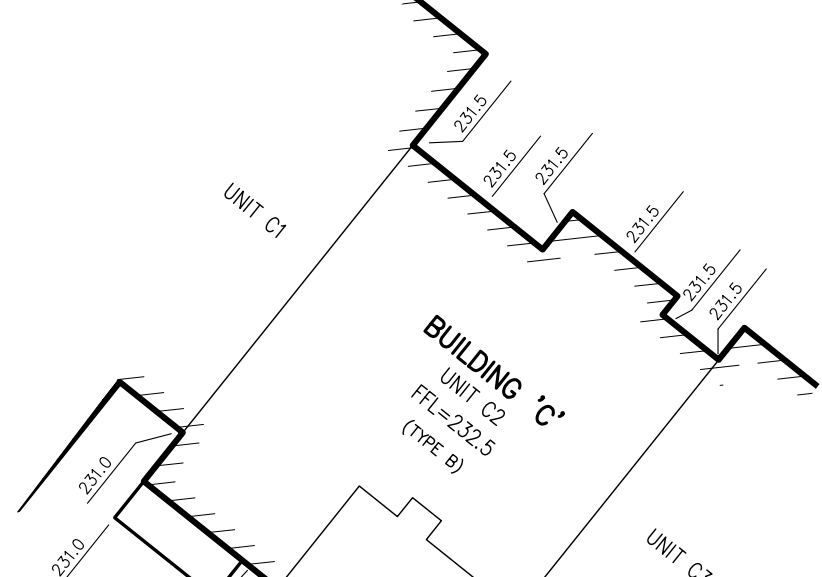
AVG. DEVELOPED GRADE	=	EL. 215.60
RIDGE ELEV.	=	EL. 250.77
BLDG. HEIGHT	=	35.17 FT.



**RECREATION CENTER**

**BUILDING HEIGHT CALC.'S**

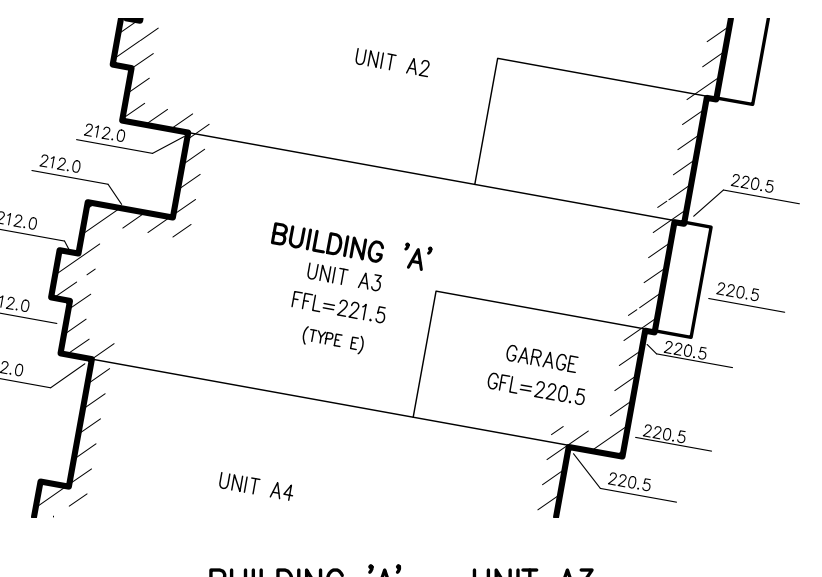
AVG. DEVELOPED GRADE	=	EL. 234.54
RIDGE ELEV.	=	EL. 250.90
BLDG. HEIGHT	=	25.36 FT.



**BUILDING 'C' - UNIT C2**

**UNIT C2  
BUILDING HEIGHT CALC.'S**

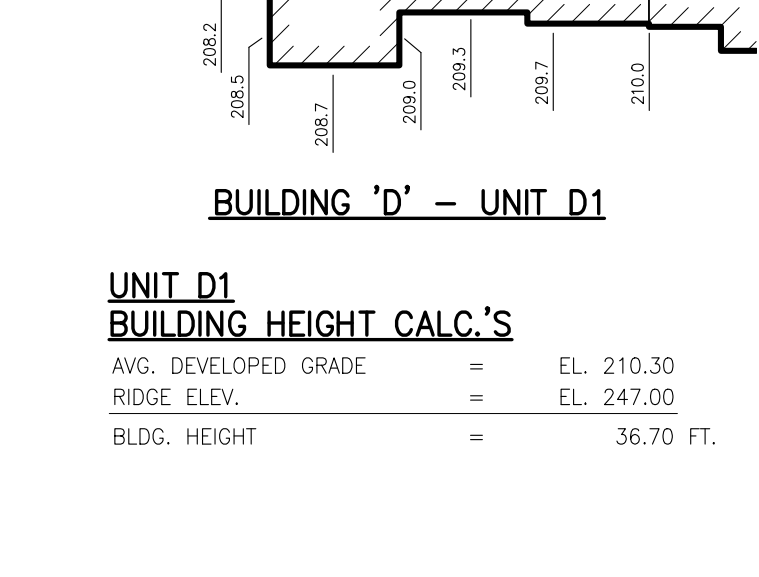
AVG. DEVELOPED GRADE	=	EL. 231.10
RIDGE ELEV.	=	EL. 264.35
BLDG. HEIGHT	=	33.25 FT.



**BUILDING 'A' - UNIT A3**

**UNIT A3  
BUILDING HEIGHT CALC.'S**

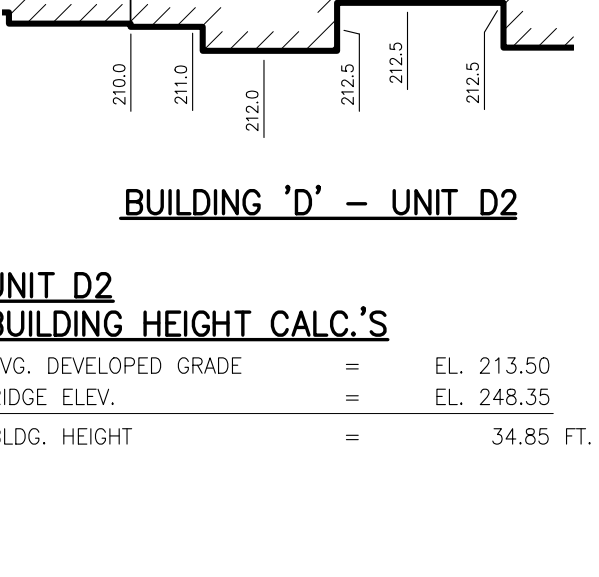
AVG. DEVELOPED GRADE	=	EL. 216.25
RIDGE ELEV.	=	EL. 252.50
BLDG. HEIGHT	=	36.25 FT.



**BUILDING 'E' - UNIT E1**

**UNIT E1  
BUILDING HEIGHT CALC.'S**

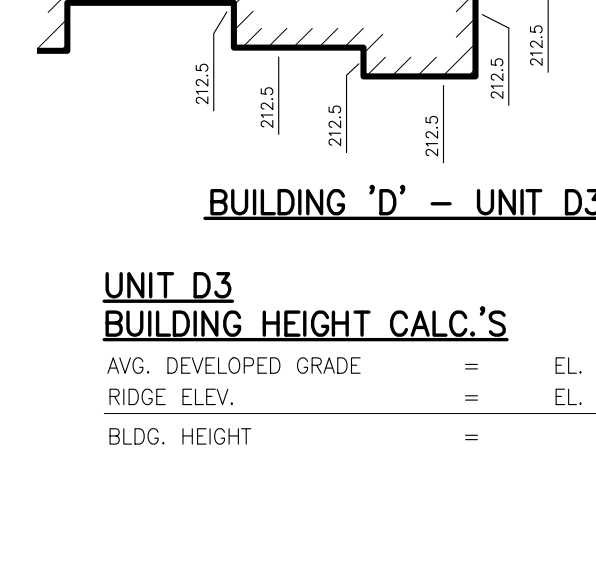
AVG. DEVELOPED GRADE	=	EL. 216.80
RIDGE ELEV.	=	EL. 250.77
BLDG. HEIGHT	=	33.97 FT.



**BUILDING 'E' - UNIT E2**

**UNIT E2  
BUILDING HEIGHT CALC.'S**

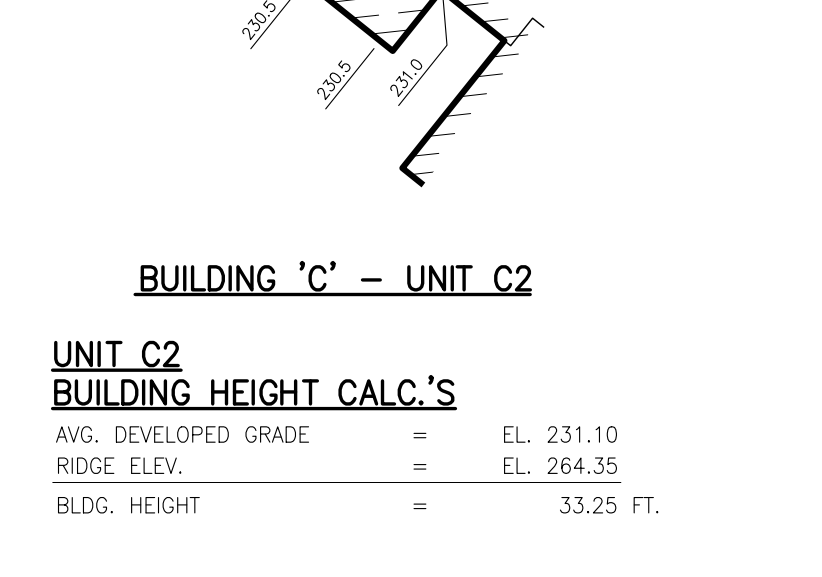
AVG. DEVELOPED GRADE	=	EL. 218.80
RIDGE ELEV.	=	EL. 255.35
BLDG. HEIGHT	=	36.55 FT.



**BUILDING 'E' - UNIT E3**

**UNIT E3  
BUILDING HEIGHT CALC.'S**

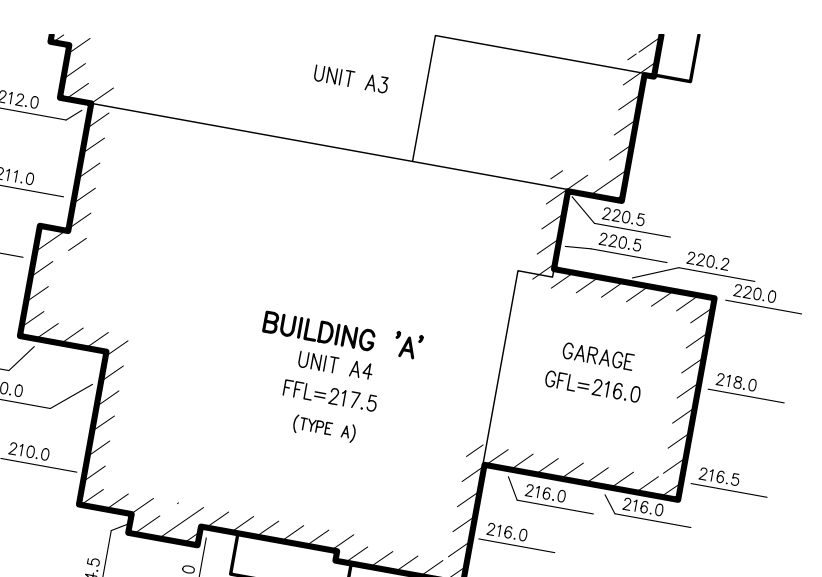
AVG. DEVELOPED GRADE	=	EL. 222.00
RIDGE ELEV.	=	EL. 257.77
BLDG. HEIGHT	=	35.77 FT.



**BUILDING 'C' - UNIT C3**

**UNIT C3  
BUILDING HEIGHT CALC.'S**

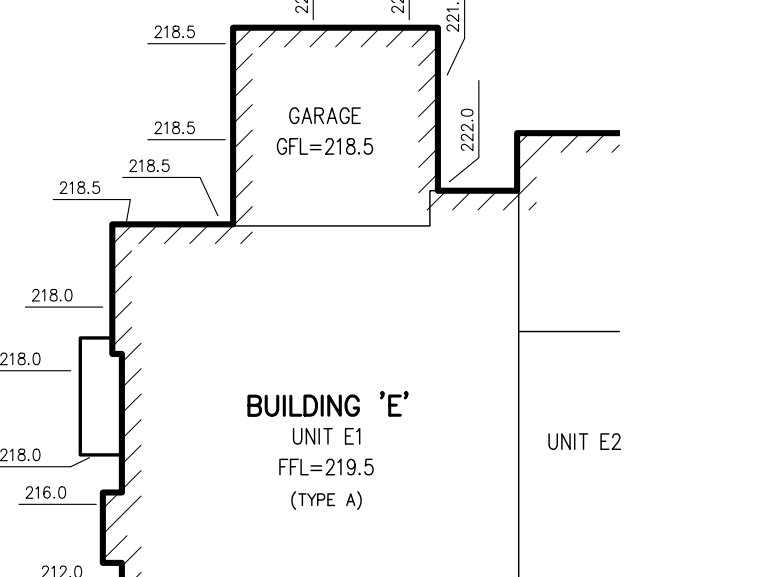
AVG. DEVELOPED GRADE	=	EL. 231.20
RIDGE ELEV.	=	EL. 263.77
BLDG. HEIGHT	=	32.57 FT.



**BUILDING 'A' - UNIT A4**

**UNIT A4  
BUILDING HEIGHT CALC.'S**

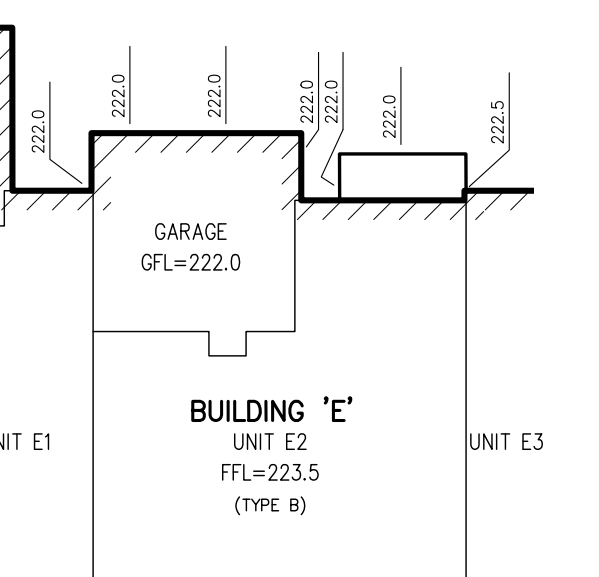
AVG. DEVELOPED GRADE	=	EL. 215.26
RIDGE ELEV.	=	EL. 249.50
BLDG. HEIGHT	=	34.24 FT.



**BUILDING 'F' - UNIT F1**

**UNIT F1  
BUILDING HEIGHT CALC.'S**

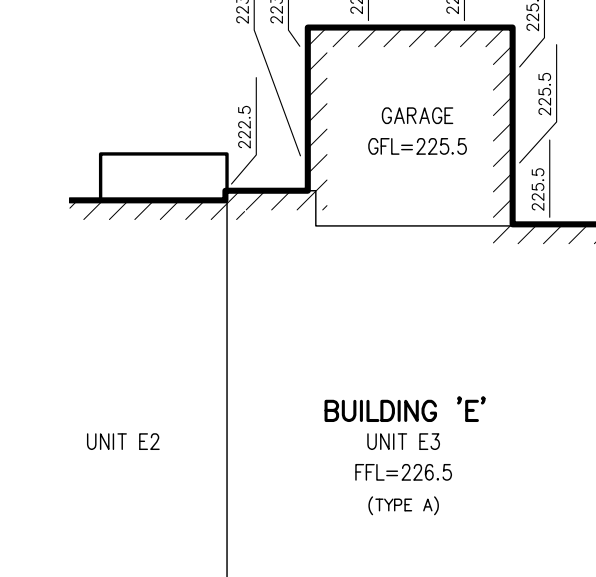
AVG. DEVELOPED GRADE	=	EL. 224.20
RIDGE ELEV.	=	EL. 258.27
BLDG. HEIGHT	=	34.07 FT.



**BUILDING 'F' - UNIT F2**

**UNIT F2  
BUILDING HEIGHT CALC.'S**

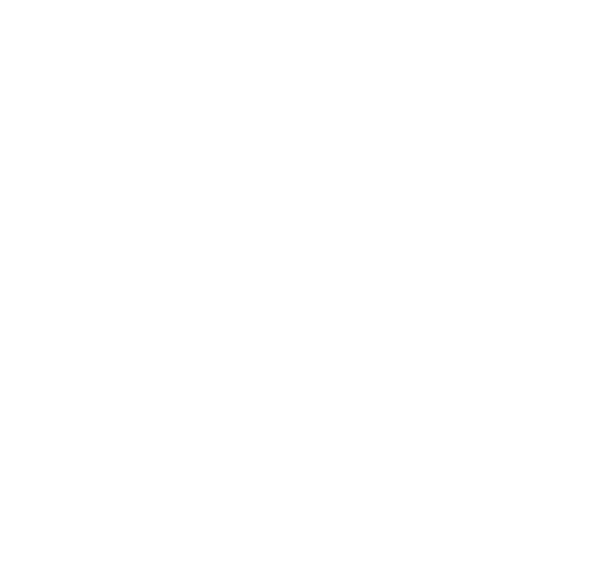
AVG. DEVELOPED GRADE	=	EL. 226.50
RIDGE ELEV.	=	EL. 260.85
BLDG. HEIGHT	=	34.85 FT.



**BUILDING 'F' - UNIT F3**

**UNIT F3  
BUILDING HEIGHT CALC.'S**

AVG. DEVELOPED GRADE	=	EL. 228.50
RIDGE ELEV.	=	EL. 262.77
BLDG. HEIGHT	=	34.27 FT.



**BUILDING 'G' - UNIT G1**

**UNIT G1  
BUILDING HEIGHT CALC.'S**

AVG. DEVELOPED GRADE	=	EL. 229.80
RIDGE ELEV.	=	EL. 263.27
BLDG. HEIGHT	=	33.47 FT.



**BUILDING 'G' - UNIT G2**

**UNIT G2  
BUILDING HEIGHT CALC.'S**

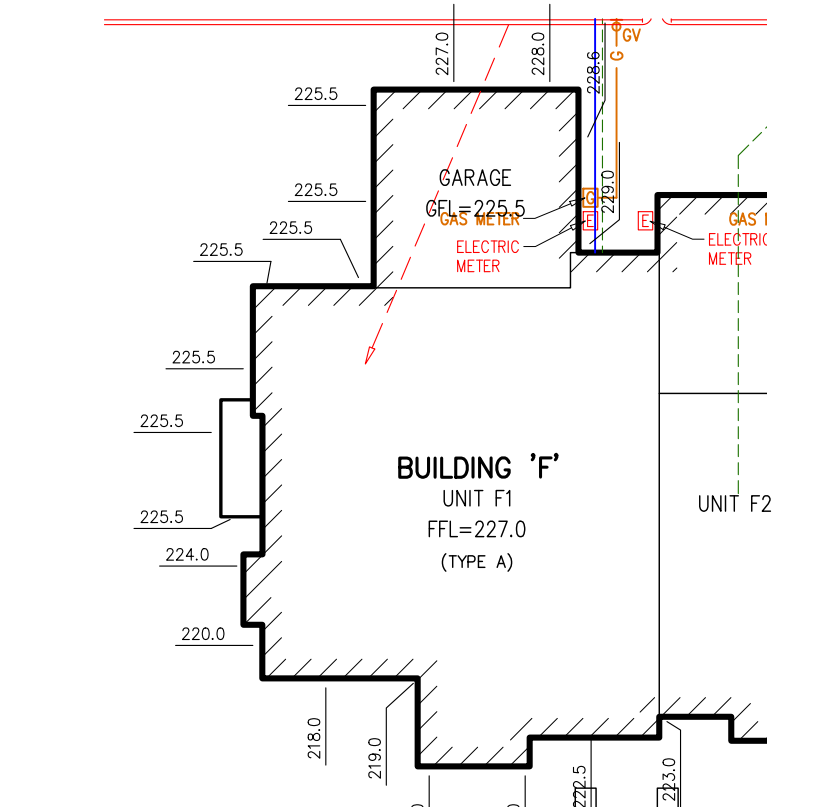
AVG. DEVELOPED GRADE	=	EL. 231.80
RIDGE ELEV.	=	EL. 265.85
BLDG. HEIGHT	=	34.05 FT.



**BUILDING 'G' - UNIT G3**

**UNIT G3  
BUILDING HEIGHT CALC.'S**

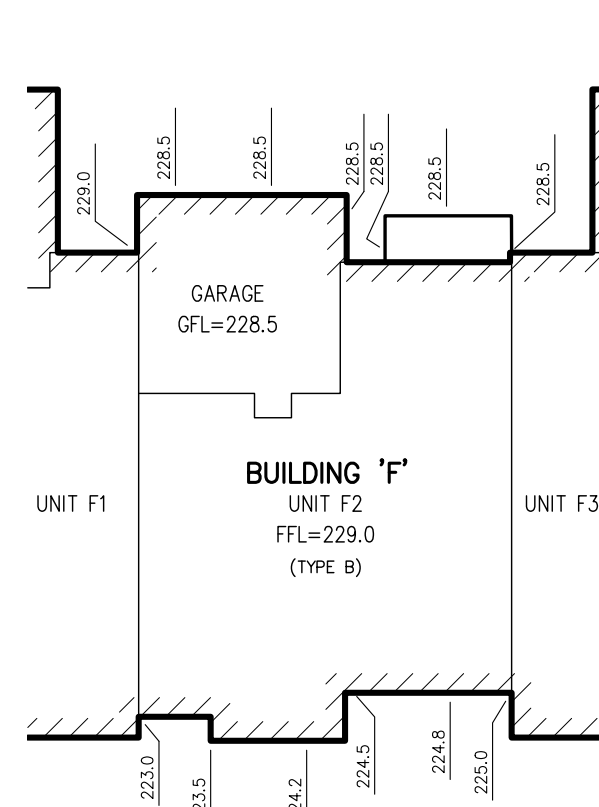
AVG. DEVELOPED GRADE	=	EL. 232.80
RIDGE ELEV.	=	EL. 265.85
BLDG. HEIGHT	=	33.05 FT.



**BUILDING 'F' - UNIT F1**

**UNIT F1  
BUILDING HEIGHT CALC.'S**

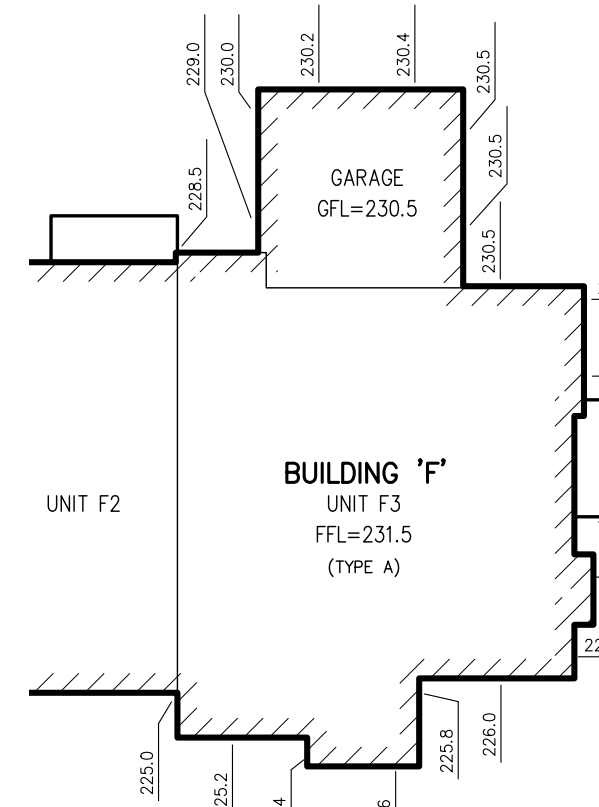
AVG. DEVELOPED GRADE	=	EL. 224.20
RIDGE ELEV.	=	EL. 258.27
BLDG. HEIGHT	=	34.07 FT.



**BUILDING 'F' - UNIT F2**

**UNIT F2  
BUILDING HEIGHT CALC.'S**

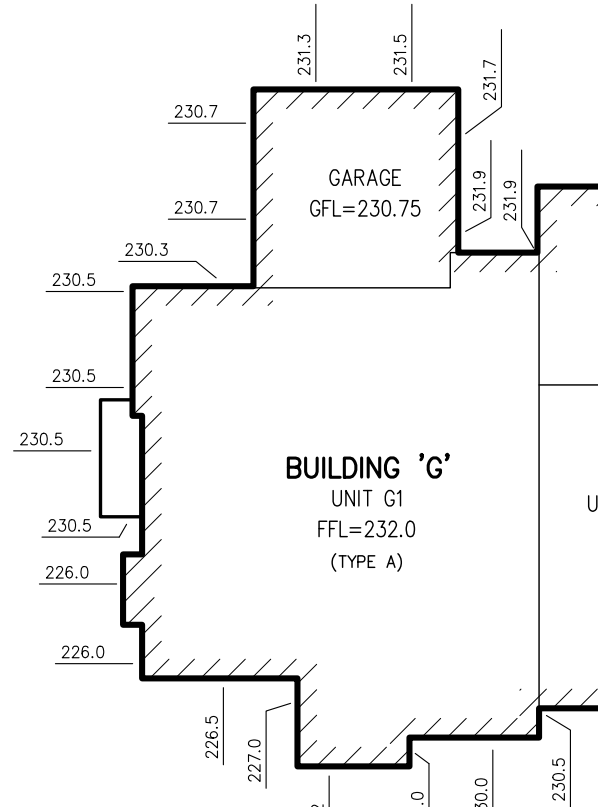
AVG. DEVELOPED GRADE	=	EL. 226.50
RIDGE ELEV.	=	EL. 260.85
BLDG. HEIGHT	=	34.85 FT.



**BUILDING 'F' - UNIT F3**

**UNIT F3  
BUILDING HEIGHT CALC.'S**

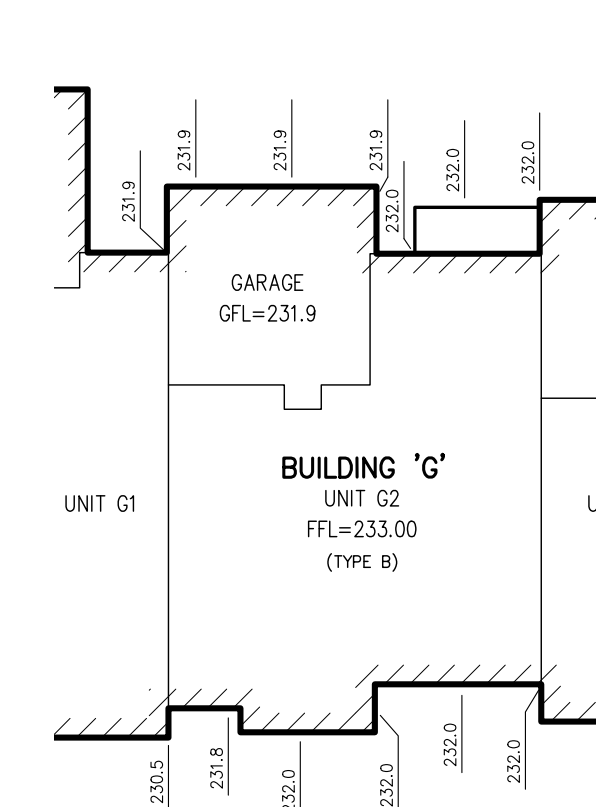
AVG. DEVELOPED GRADE	=	EL. 228.50
RIDGE ELEV.	=	EL. 262.77
BLDG. HEIGHT	=	34.27 FT.



**BUILDING 'G' - UNIT G1**

**UNIT G1  
BUILDING HEIGHT CALC.'S**

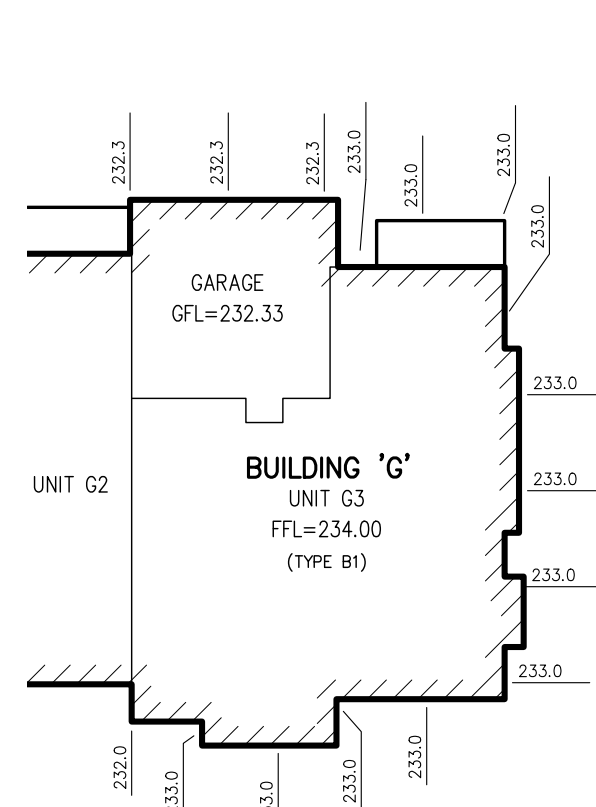
AVG. DEVELOPED GRADE	=	EL. 229.80
RIDGE ELEV.	=	EL. 263.27
BLDG. HEIGHT	=	33.47 FT.



**BUILDING 'G' - UNIT G2**

**UNIT G2  
BUILDING HEIGHT CALC.'S**

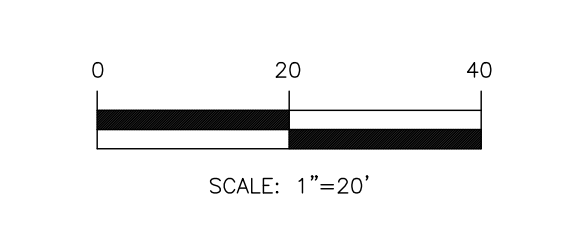
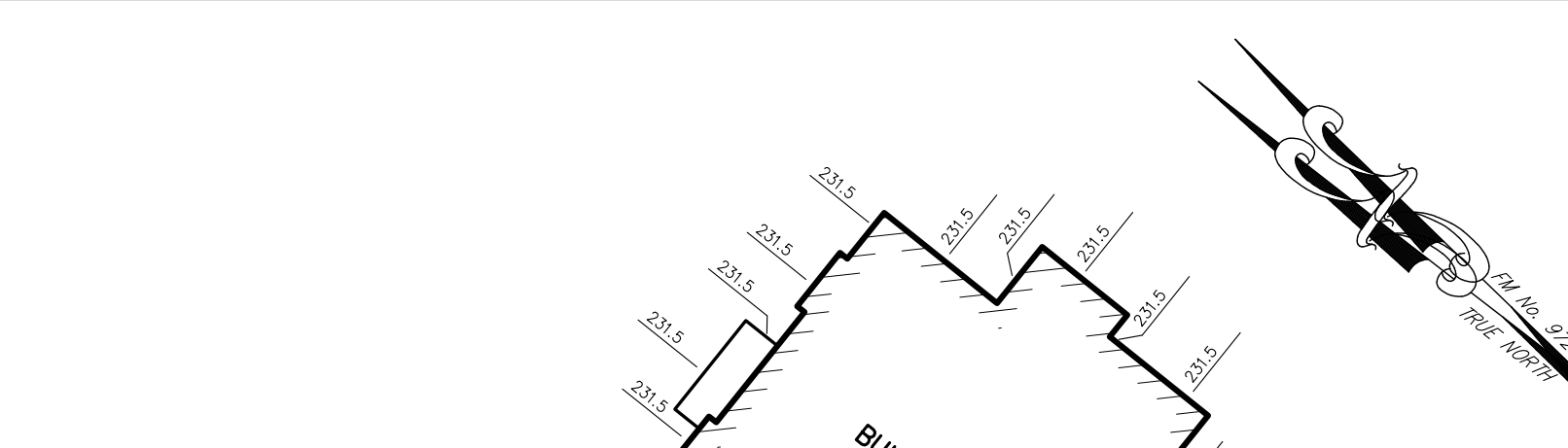
AVG. DEVELOPED GRADE	=	EL. 231.80
RIDGE ELEV.	=	EL. 265.85
BLDG. HEIGHT	=	34.05 FT.



**BUILDING 'G' - UNIT G3**

**UNIT G3  
BUILDING HEIGHT CALC.'S**

AVG. DEVELOPED GRADE	=	EL. 232.80
RIDGE ELEV.	=	EL. 265.85
BLDG. HEIGHT	=	33.05 FT.



MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200  
3-15-19  
DATE

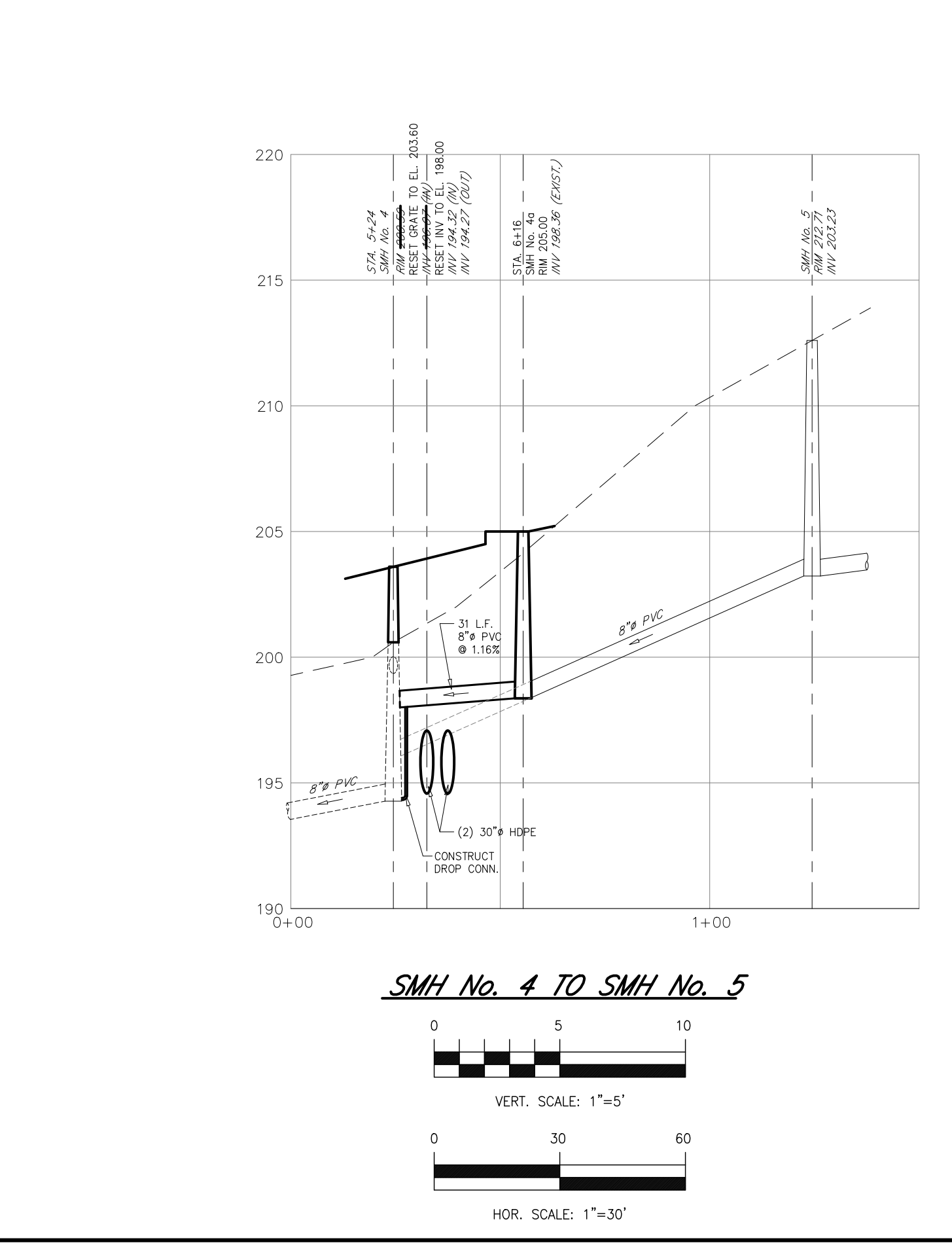
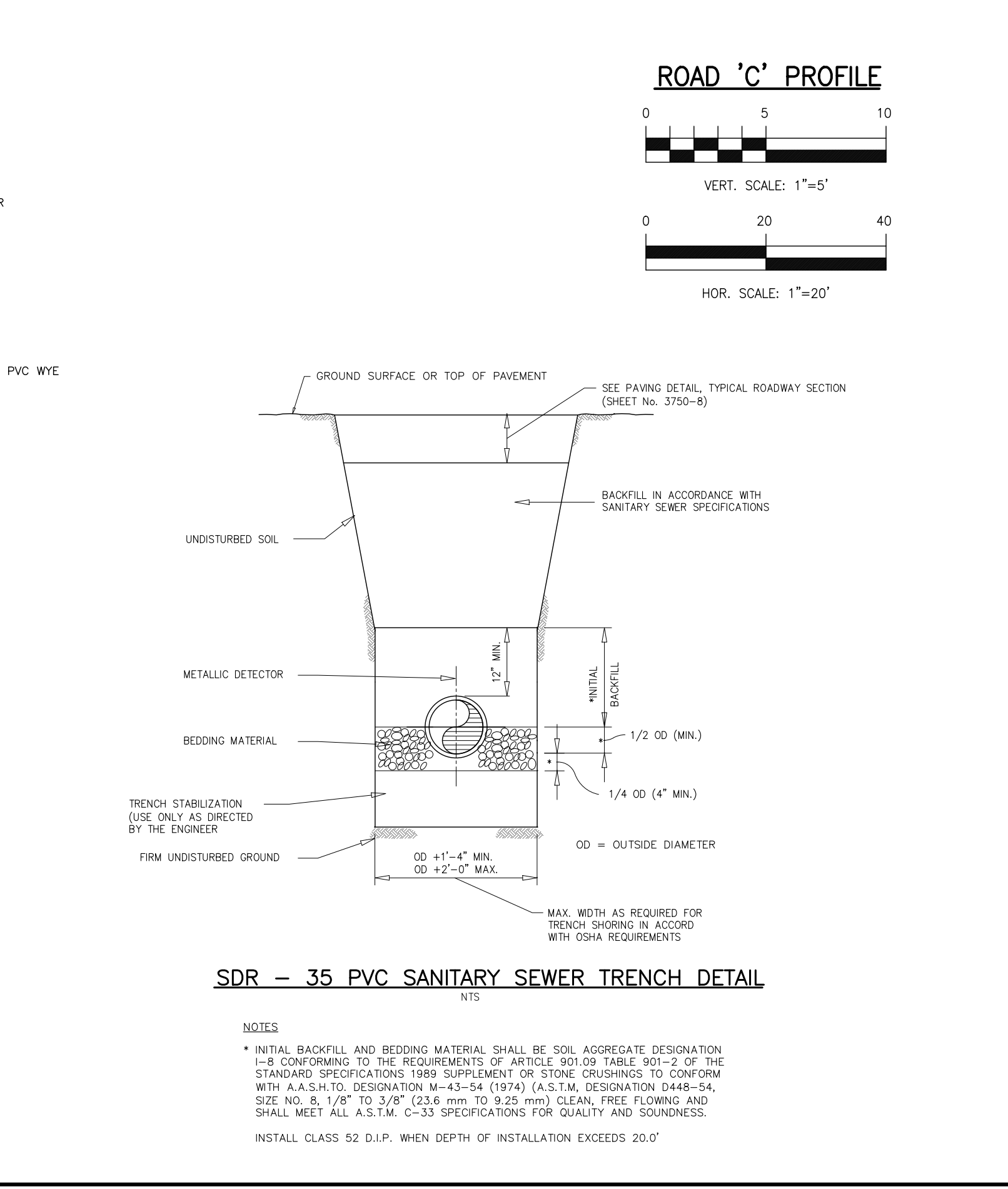
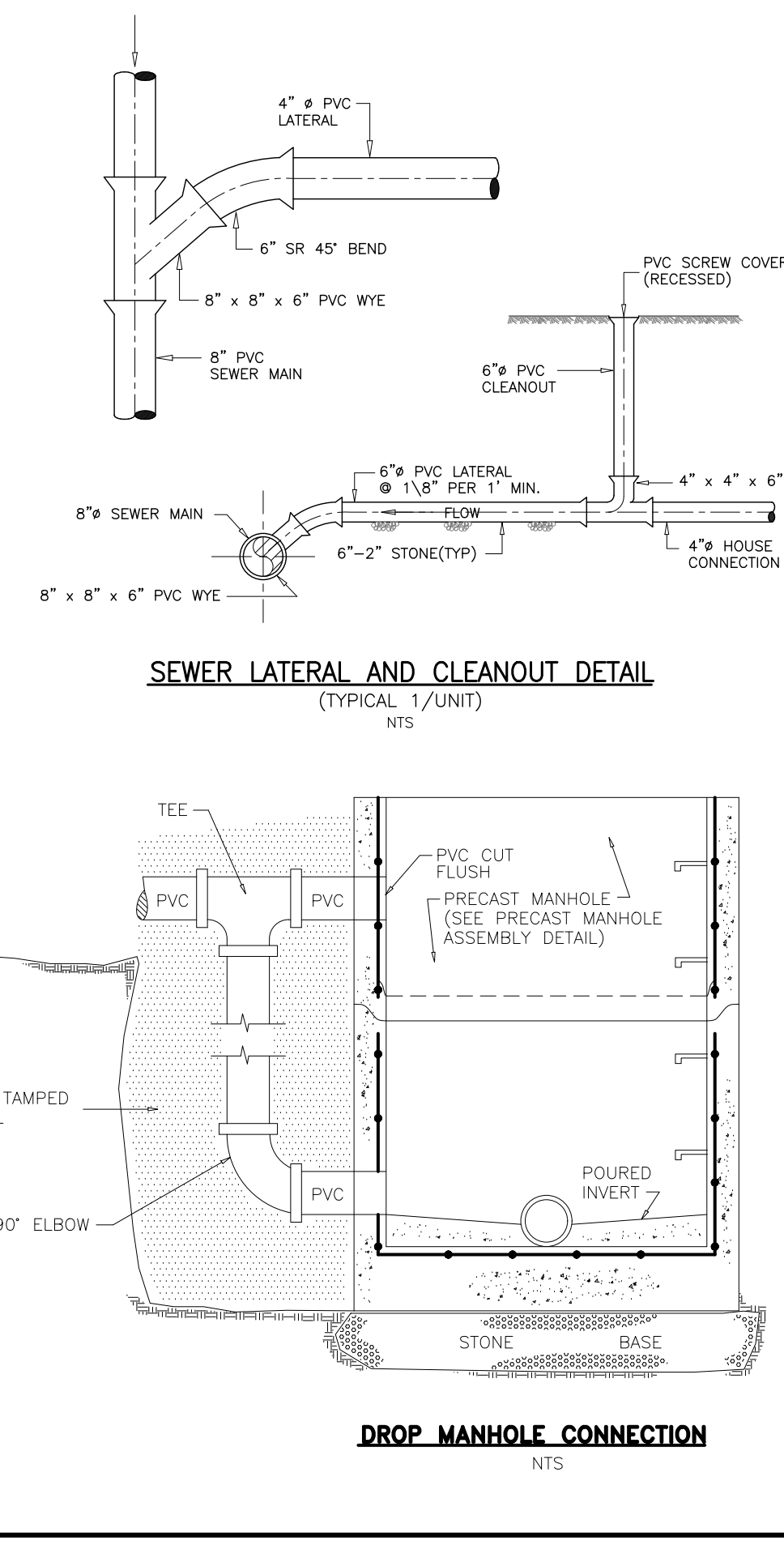
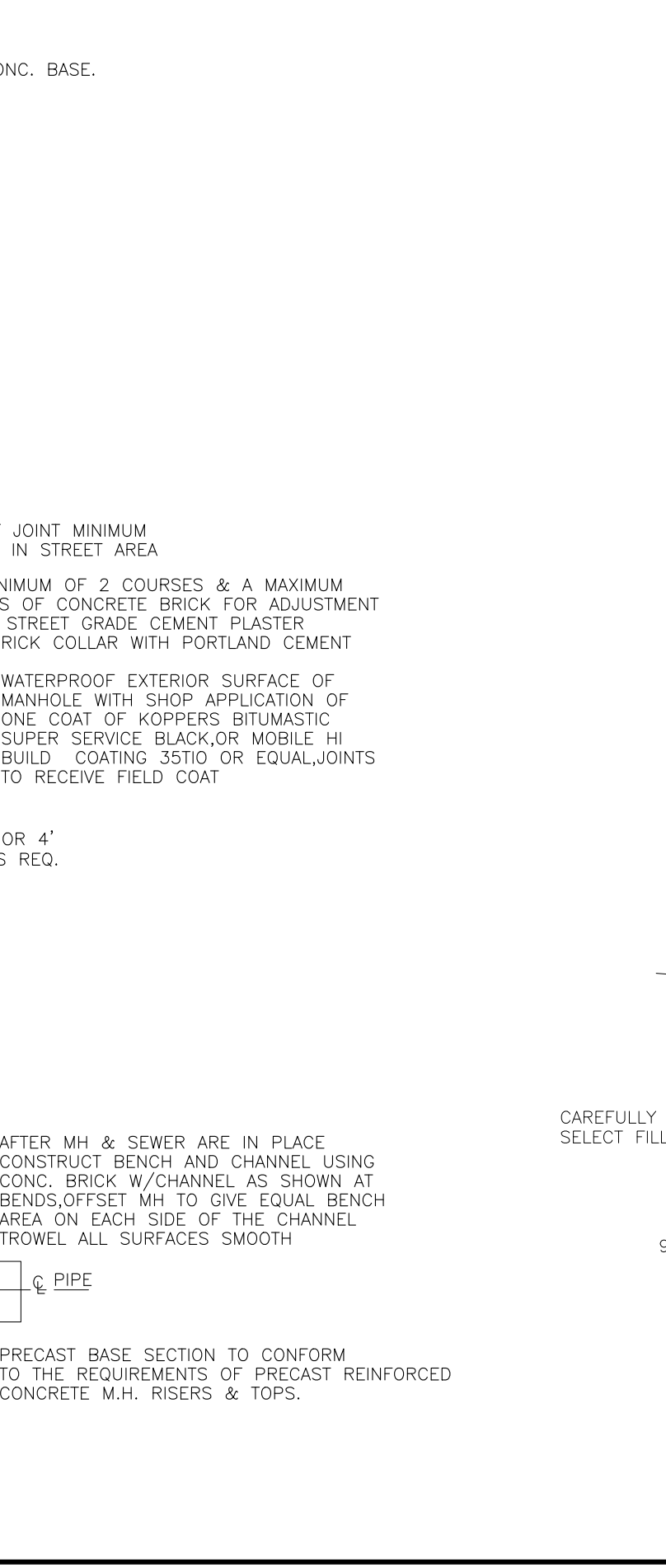
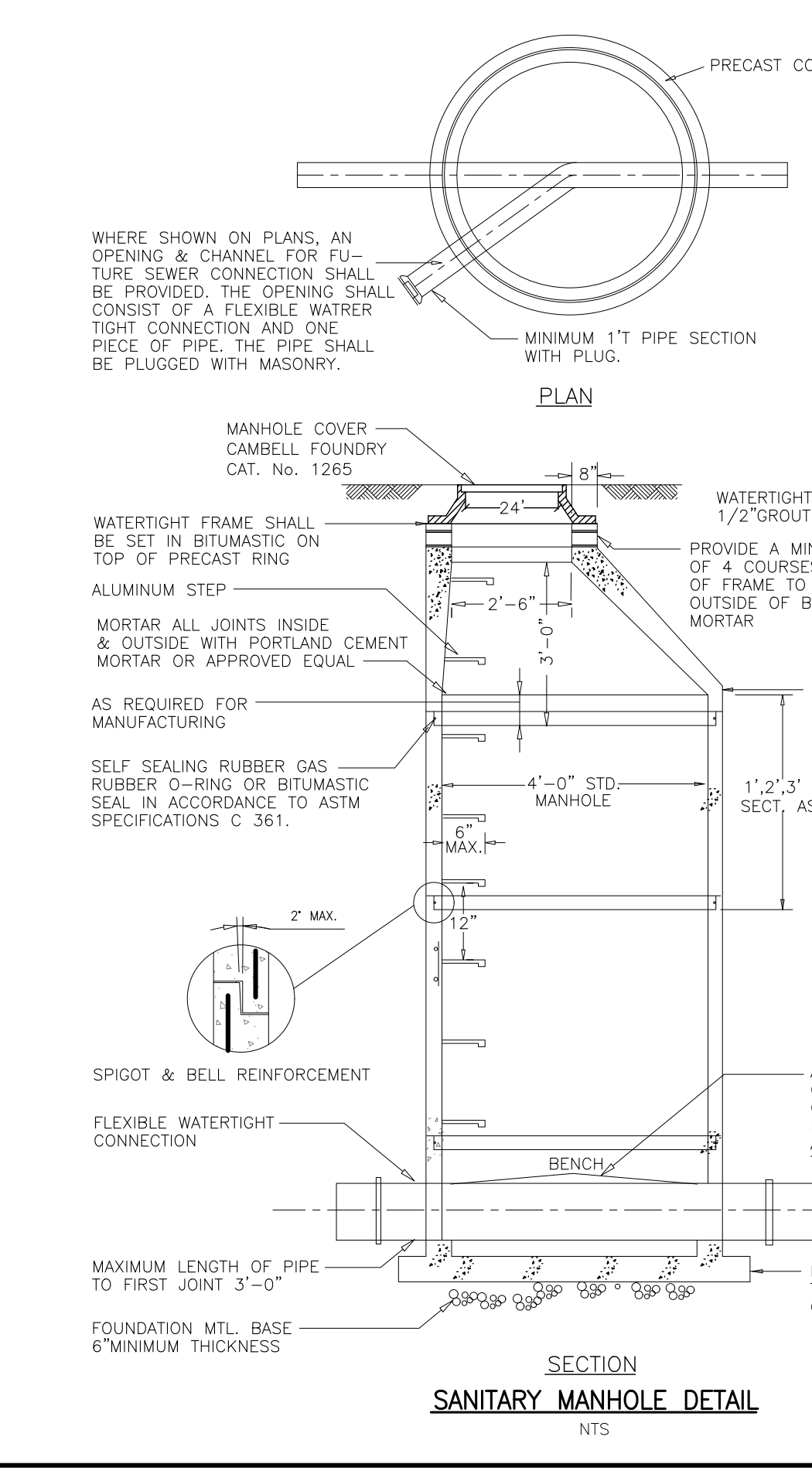
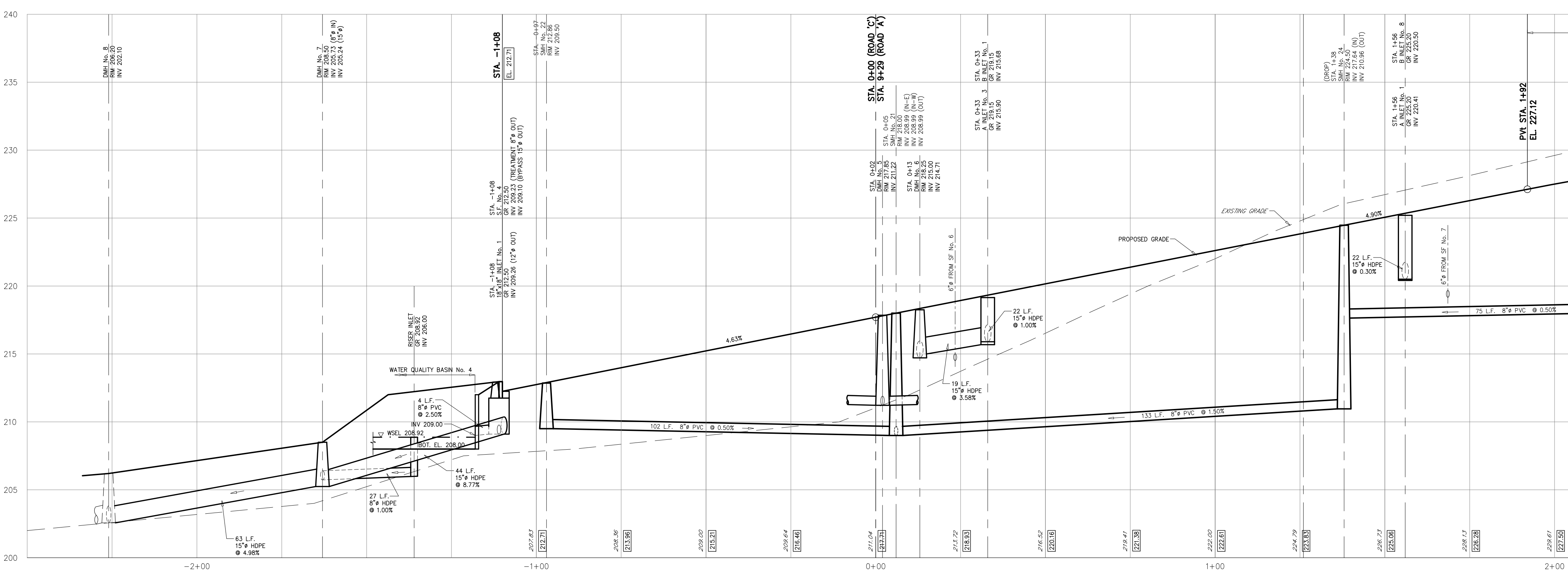
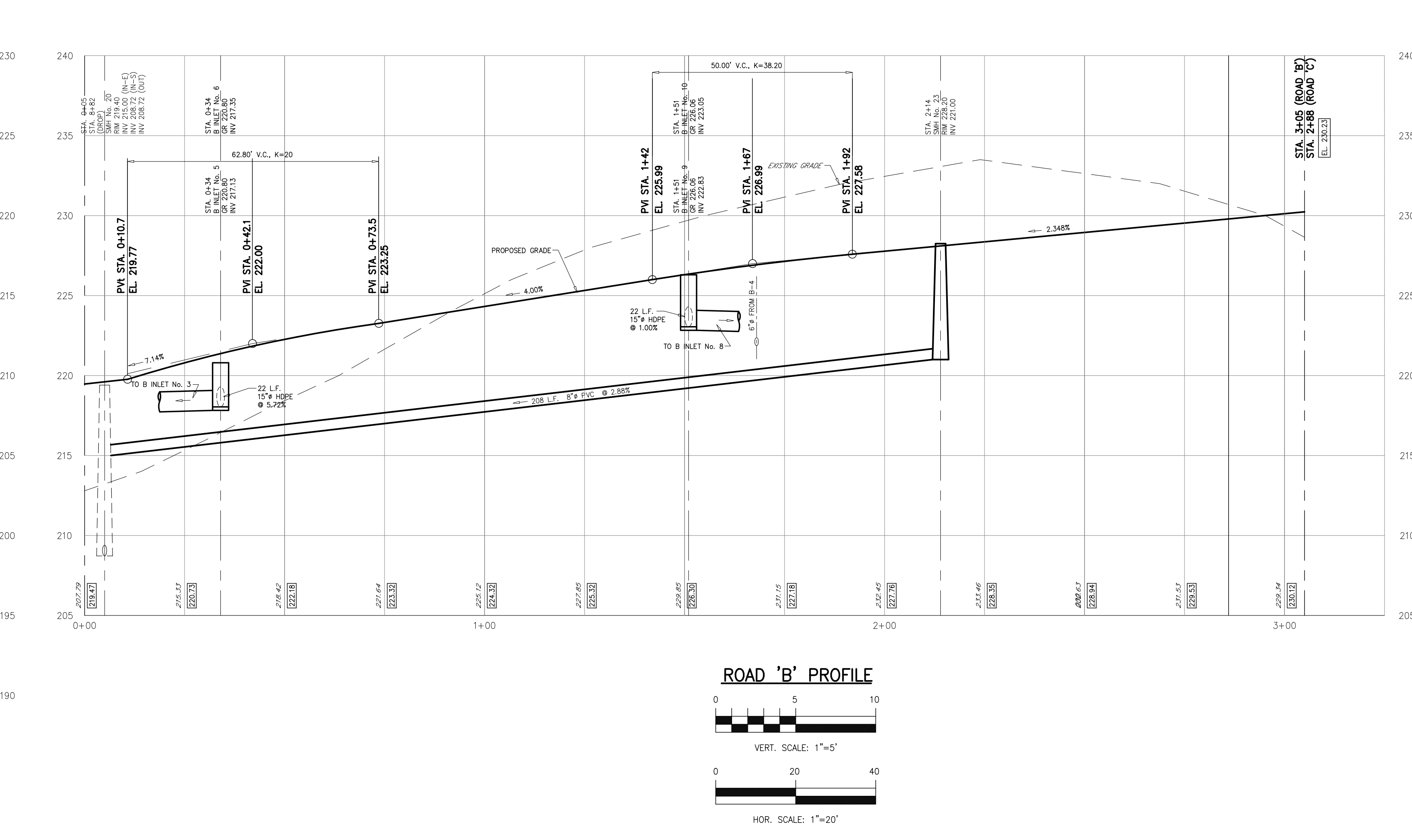
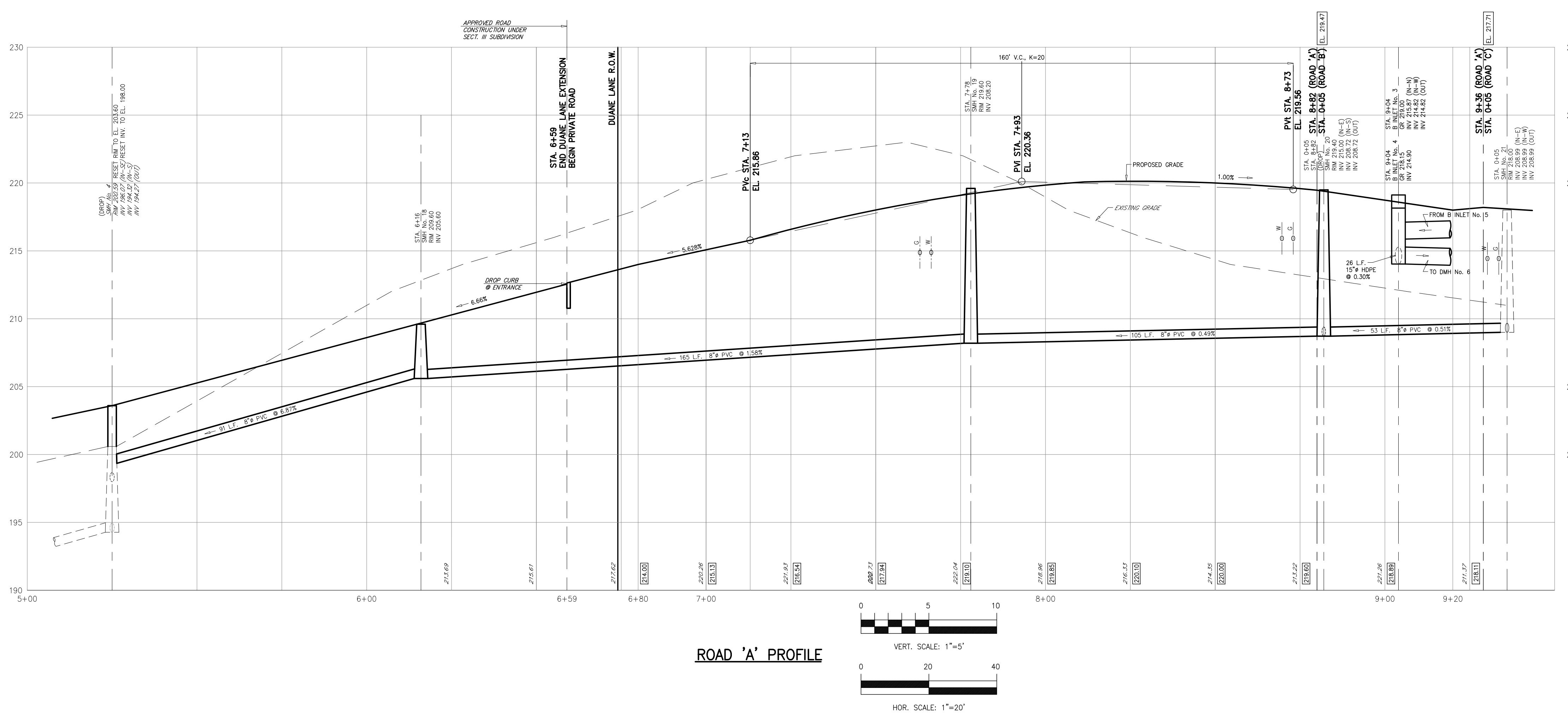
8	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
7	ISSUED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
6	MODIFIED BUILDING'S A & B HEIGHT CALC'S	8-16-21	B.W.	M.J.H.
5	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
4	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
3	MAKER REVIEW LETTER 11-10-20	11-24-20	N.W.	M.J.H.
2	MODIFIED UNIT C3 HEIGHT	10-7-20	B.W.	M.J.H.
1	NDP & BOROUGH SUBMITTAL	7-16-20	B.W.	M.J.H.
NDP	REVISIONS	DATE	BY	CHKD

**BUILDING HEIGHT SCHEMATIC PLAN**

BOROUGH OF DEMAREST      LOTS 1,31, BLOCK 119; LOTS 1,31, 1,32, 1,41 & 1,42, BLOCK 120  
**PROPOSED CONDOMINIUM DEVELOPMENT**  
**THE WOODLANDS IN DEMAREST**  
 BERGEN COUNTY      NEW JERSEY  
 APPLICANT: WOODLANDS HOLDING COMPANY LLC      OWNER: SEE SHEET NO. 3750-2  
 270 SYLVAN AVE. (RT. 9W)  
 ENGLEWOOD CLIFFS, NJ 07632

**HUBSCHMAN P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
 201-394-5666

DRAWN BY: B.W.  
 CHKD BY: MJH  
 SCALE: 1"=20'  
 DRAWING NO. 3750-5  
 REV. 8  
 5 OF 13



**ROAD 'C' PROFILE**

VERT. SCALE: 1"=5'  
HOR. SCALE: 1"=20'

**FINAL SANITARY PLAN**

**WATER/SEWER SEPARATION NOTES**  
N.J.A.C. 7:14A-23

SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.

WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS CROSSING OVER SEWER LINES.

**GENERAL NOTES**

1) ELEVATIONS BASED ON NVD 1929. TO CONVERT TO NAVD 88, SUBTRACT 1.0' FROM ELEVATIONS ON THIS PLAN.

NO.	REVISIONS	DATE	BY	CHKD
8	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
7	ISSUED FOR CONSTRUCTION	12-19-23	B.W.	M.J.H.
6	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
5	ADDED SMH No. 4 TO SMH No. 5 PROFILE	6-18-21	B.W.	M.J.H.
4	REVISED PER RECD COMMENTS	4-8-21	B.W.	M.J.H.
3	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
2	WASER REVIEW LETTER 11-10-20	11-24-20	N.M.	M.J.H.
1	ISSUED FOR CONSTRUCTION	7-16-20	B.W.	M.J.H.

**ROADWAY PROFILES; SANITARY SEWER DETAILS**

BOROUGH OF DEMAREST, LOTS 1.51, BLOCK 119, LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120  
 PROPOSED CONDOMINIUM DEVELOPMENT  
 THE WOODLANDS IN DEMAREST

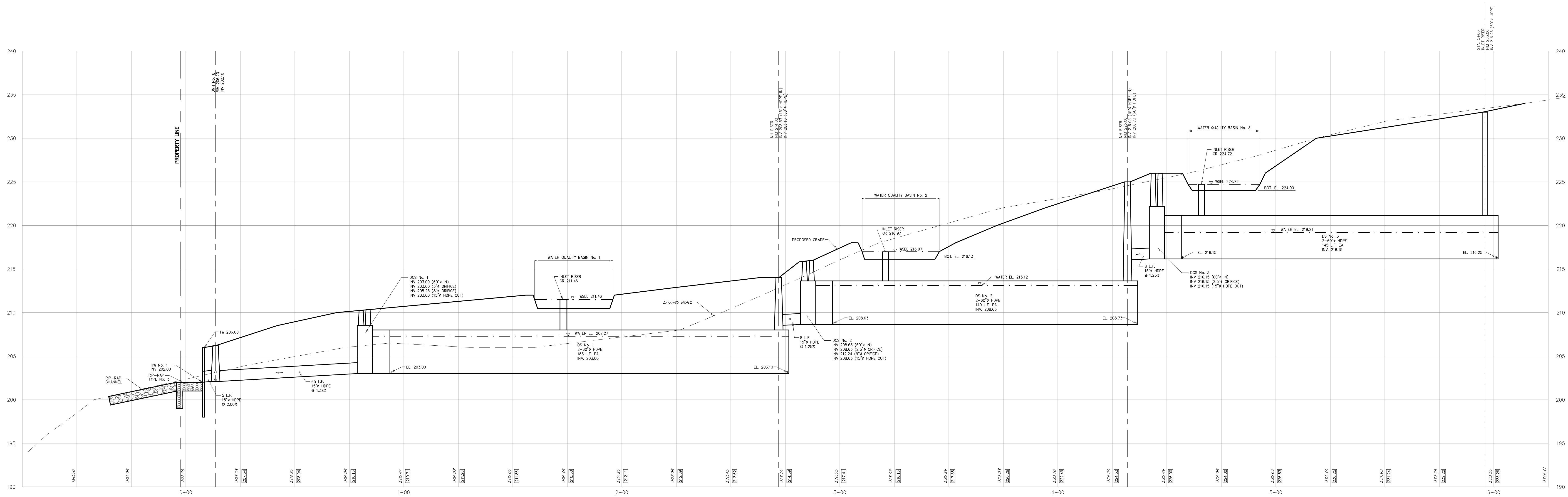
REGEN COUNTY: NEW JERSEY  
 APPLICANT: WOODLANDS HOLDING COMPANY LLC  
 270 SYLVAN AVE. (RT. 9W)  
 ENGLEWOOD CLIFFS, NJ 07632

**MICHAEL J. HUBSCHMAN P.E., P.P.**  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. No. 29497 N.J.P.P. No. 3200

**HUBSCHMAN ENGINEERING, P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE. WESTFIELD, NJ 07021  
 201-384-5666

**DRAWN BY:** B.W.  
**CHKD BY:** M.J.H.  
**SCALE:** 1"=20'  
**DRAWING NO.:** 3750-6  
**REV.:** 8

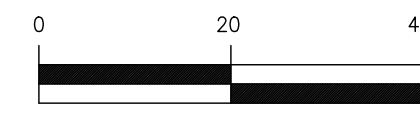
3-15-19 DATE  
 6 OF 13



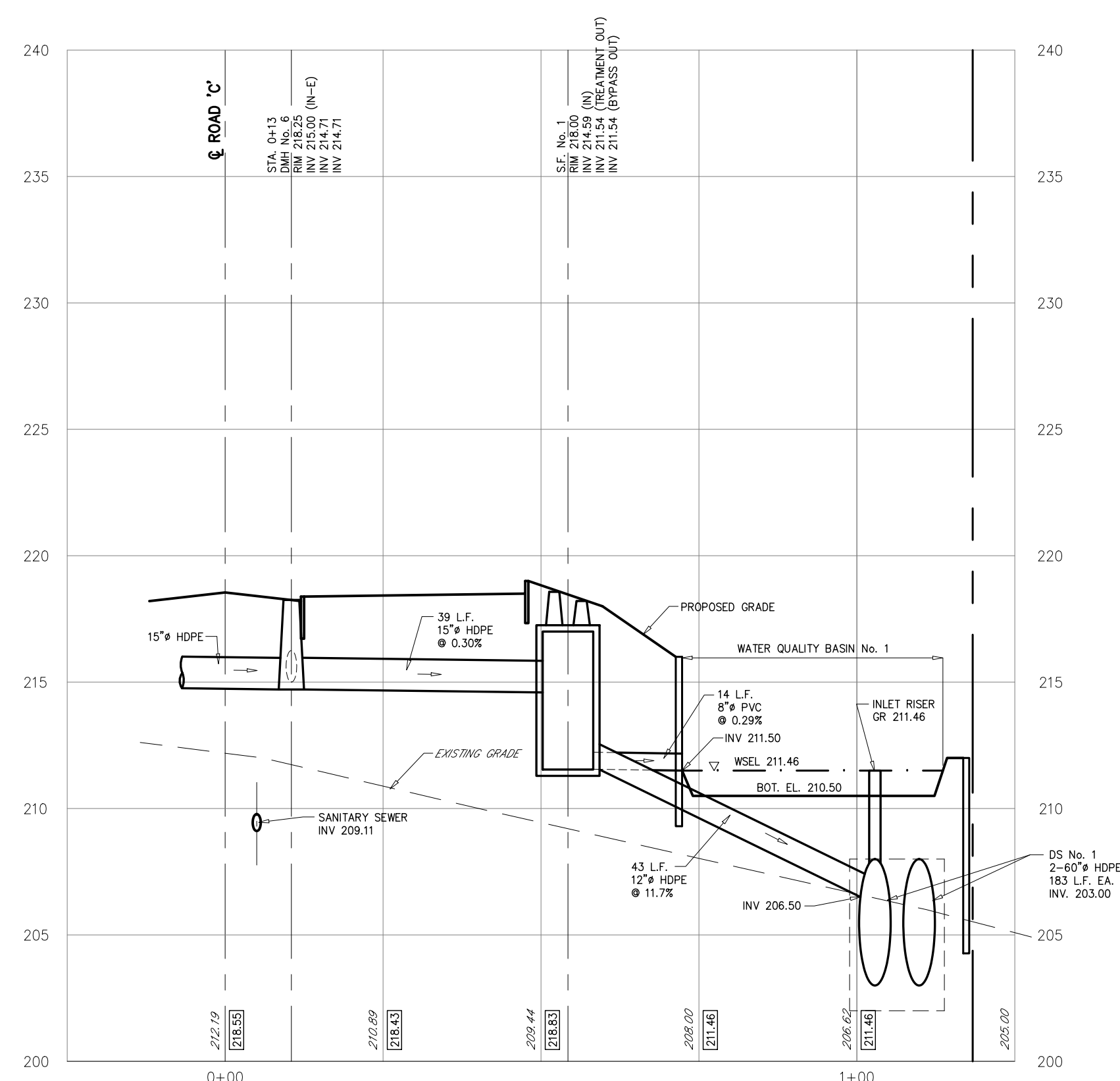
HW No. 1 TO DRAINAGE STRUCTURE No. 3 PROFILE



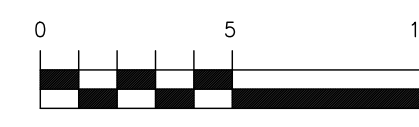
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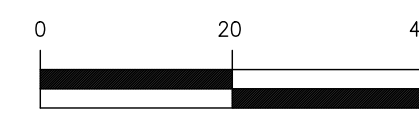
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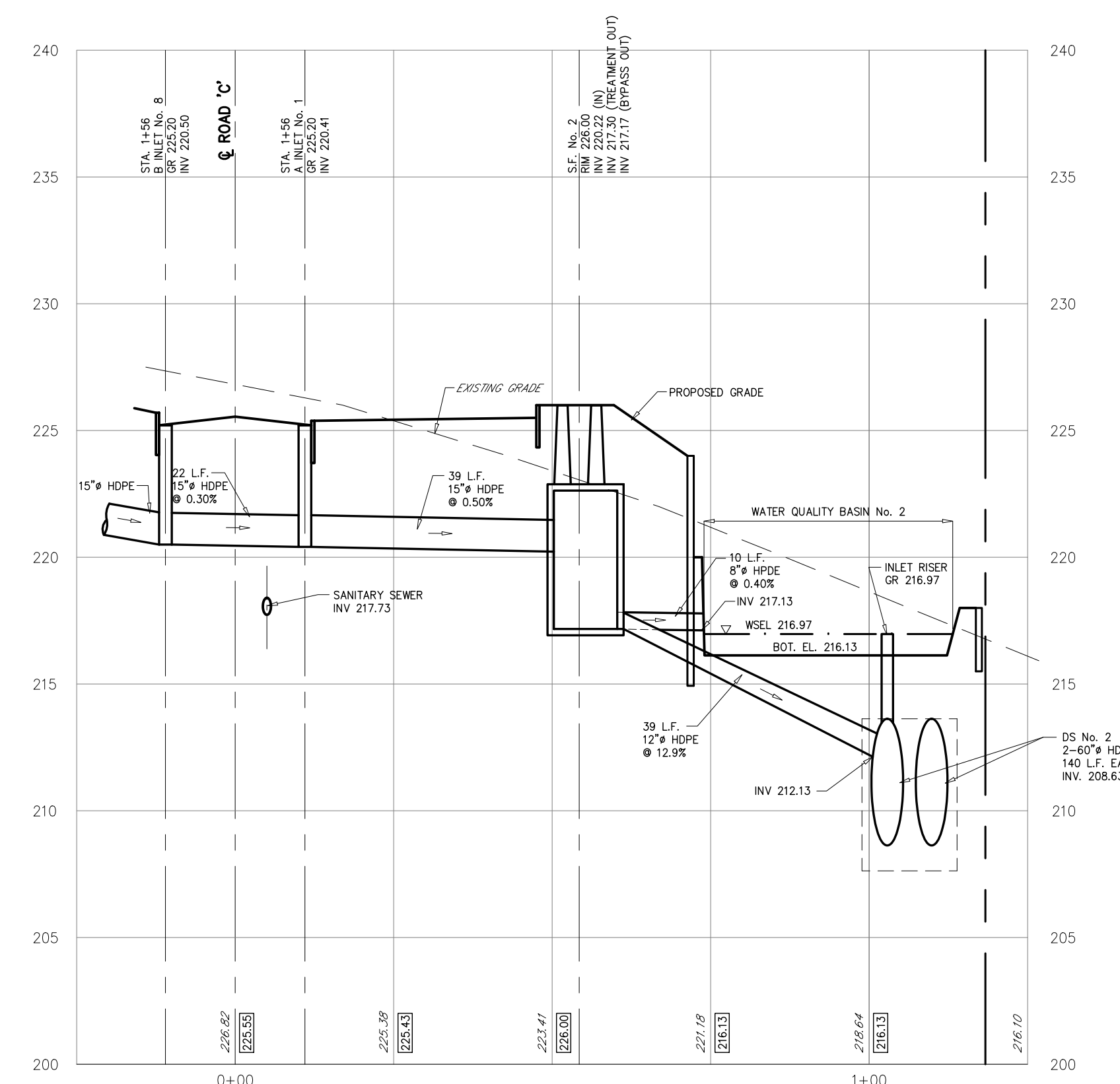
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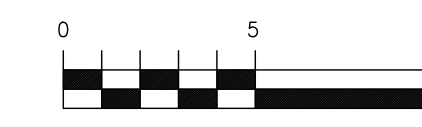
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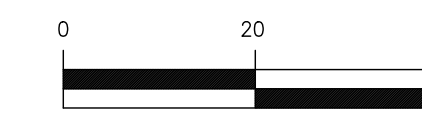
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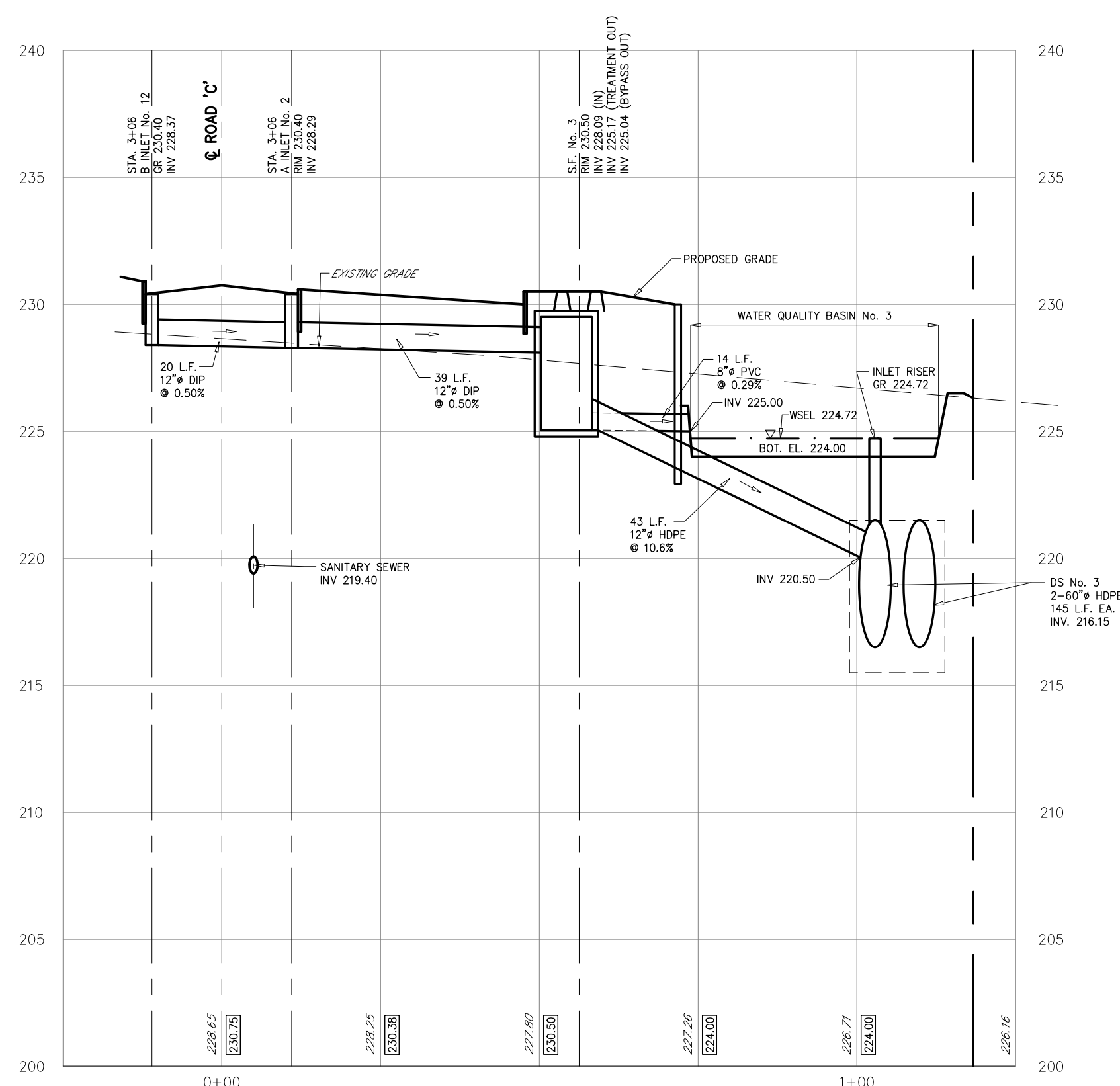
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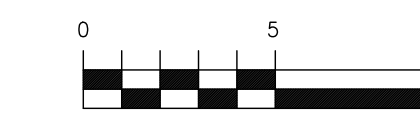
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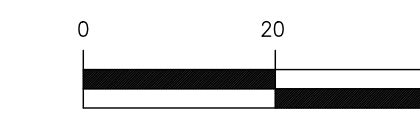
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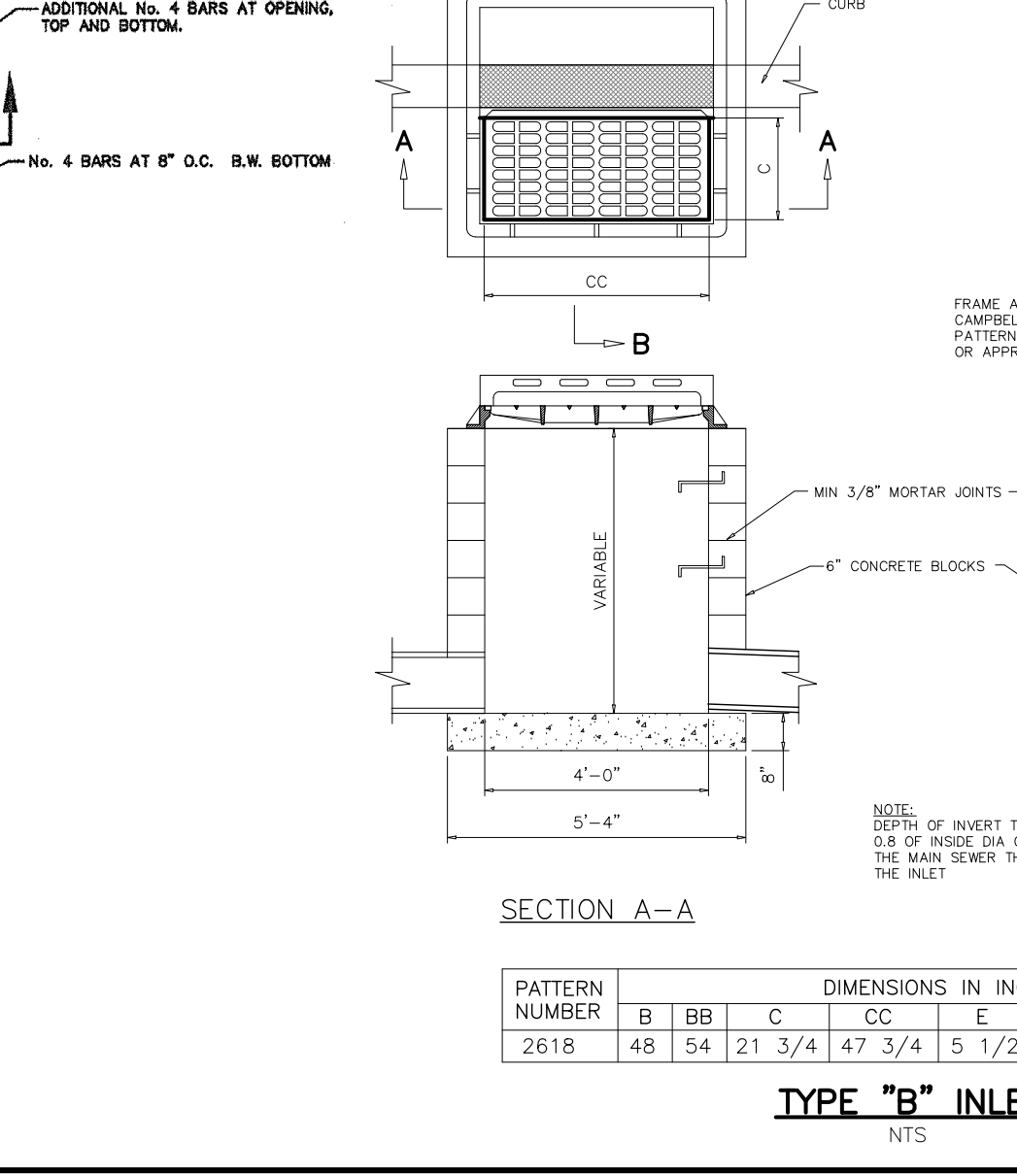
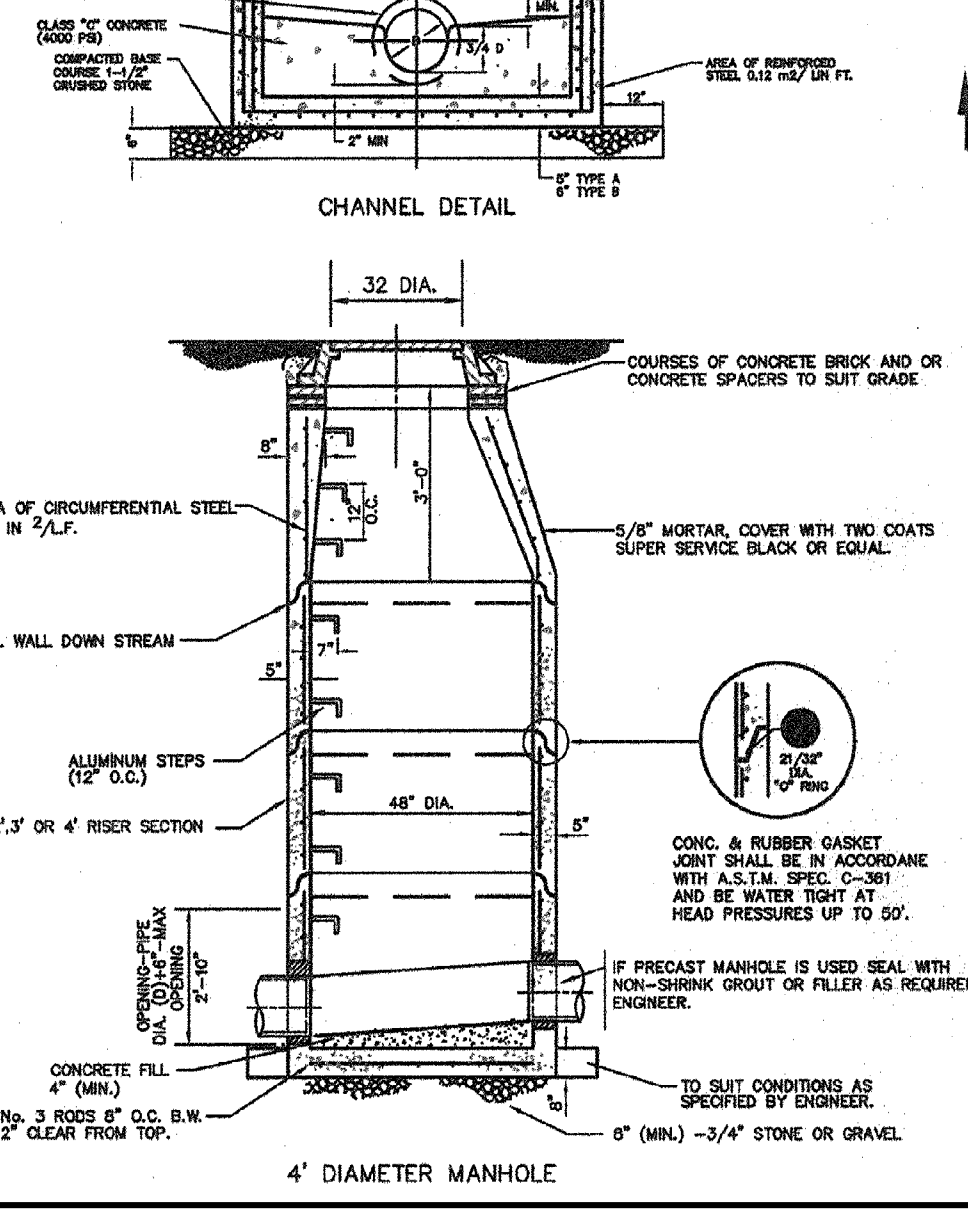
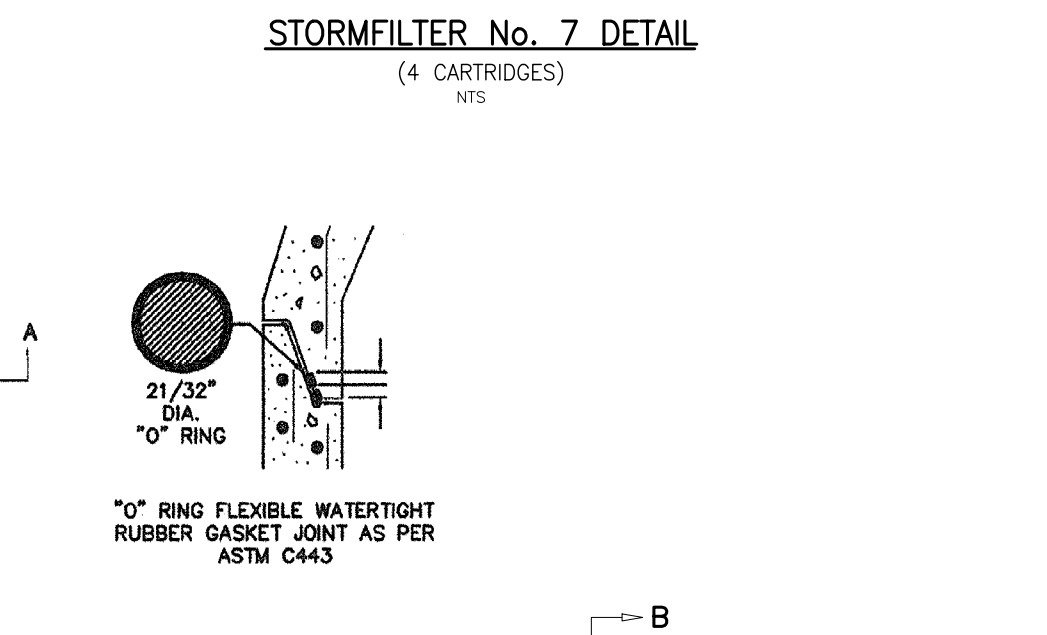
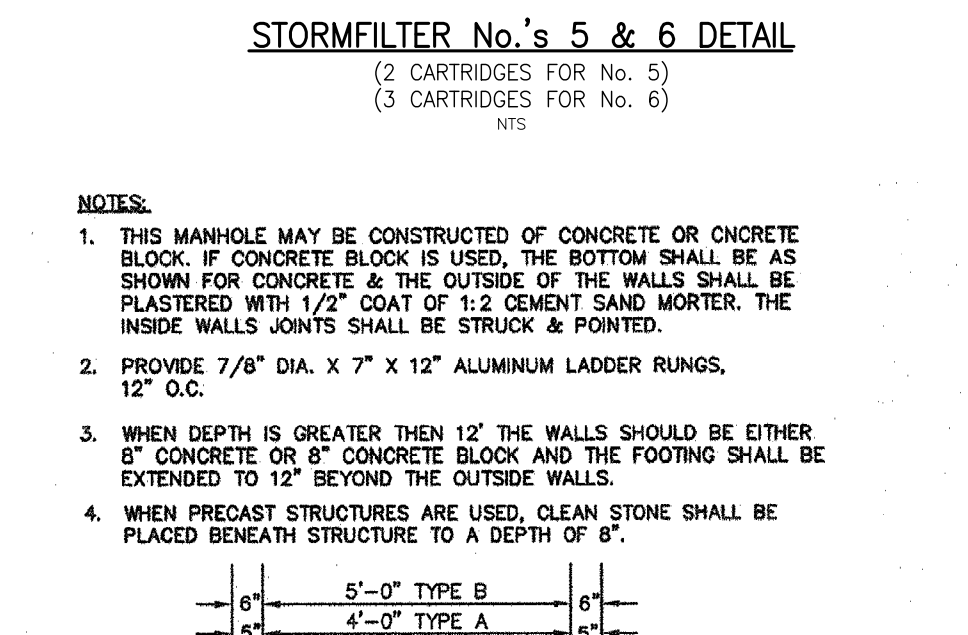
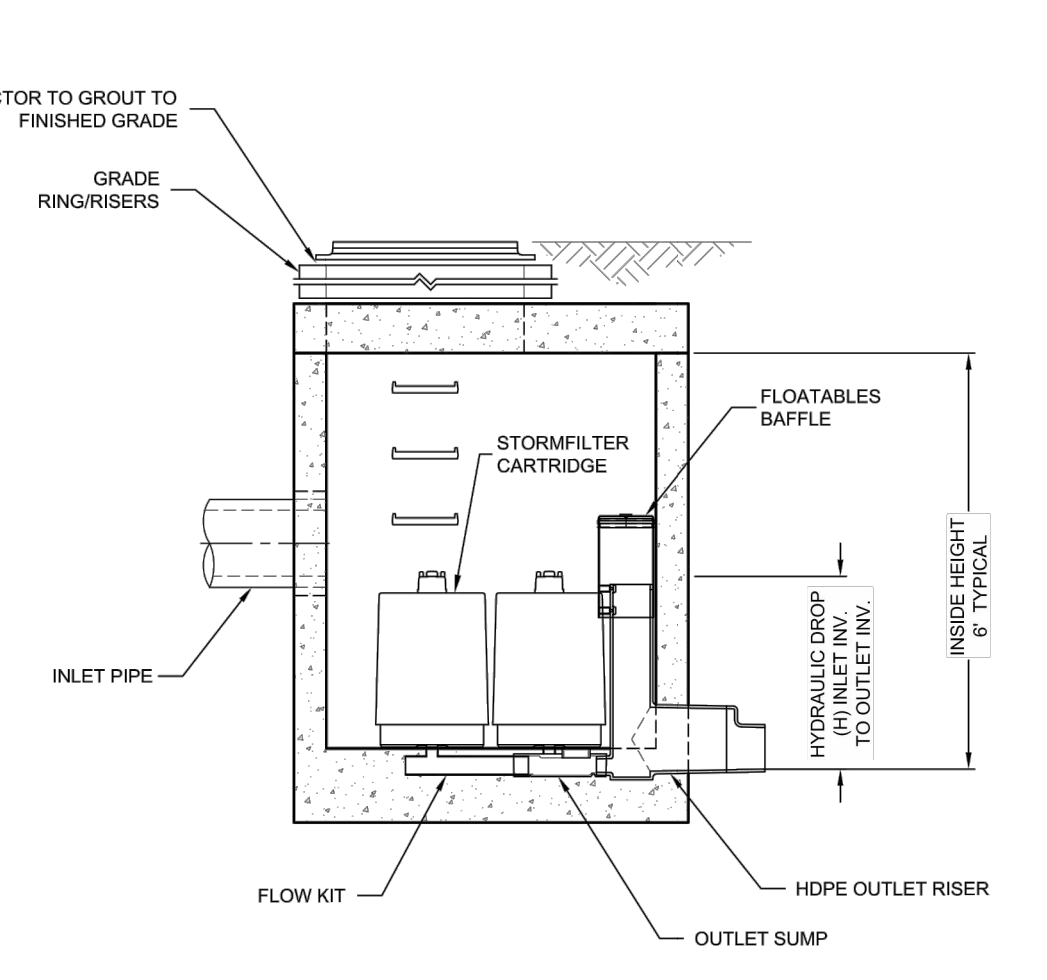
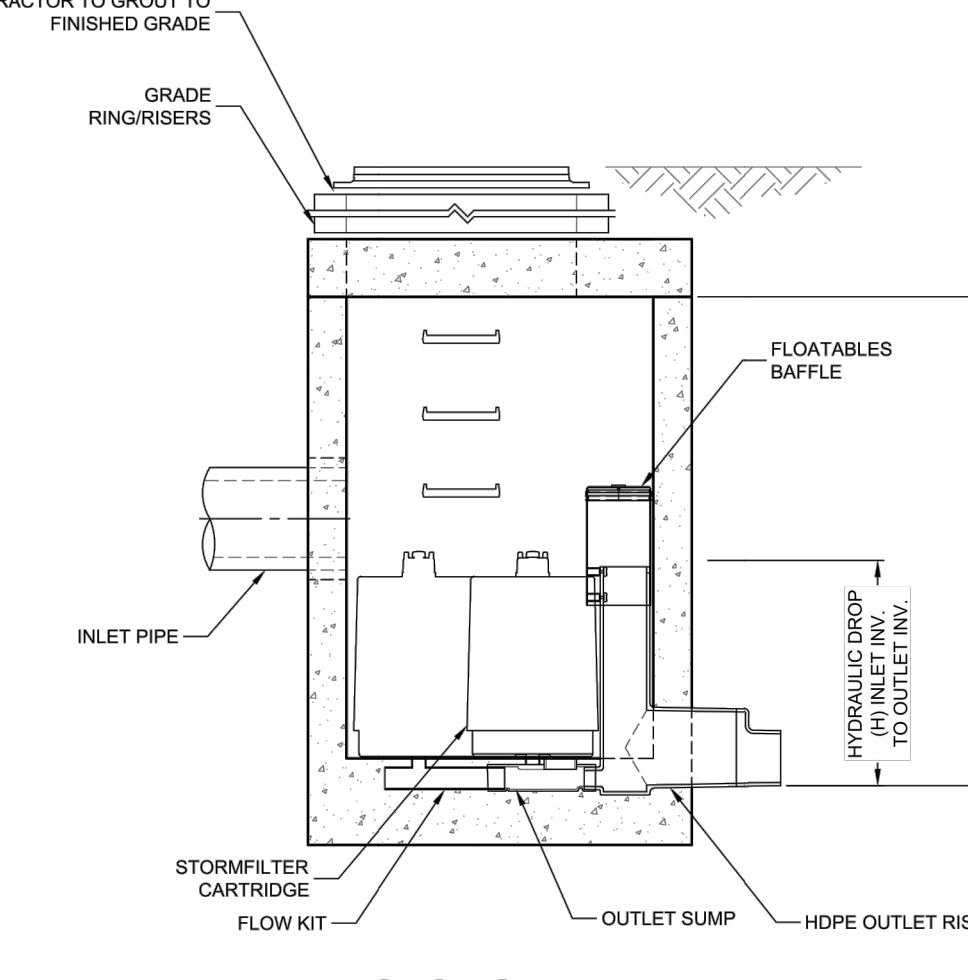
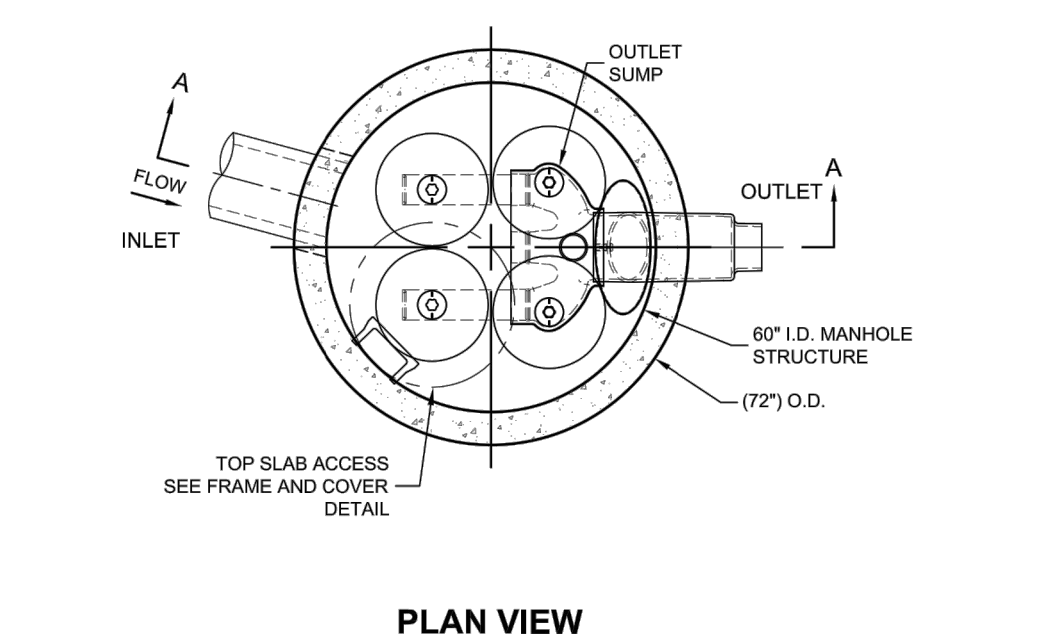
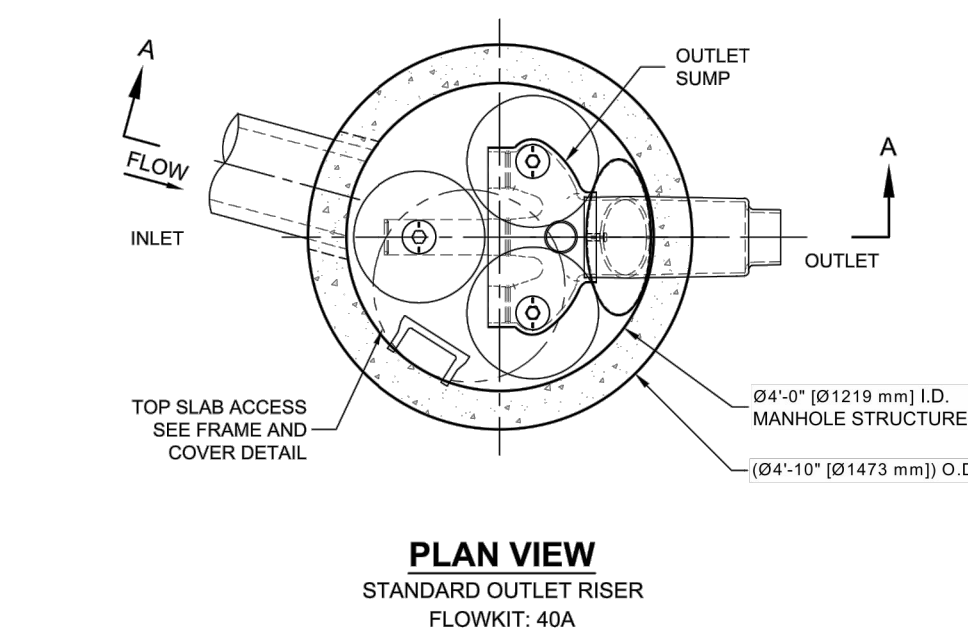
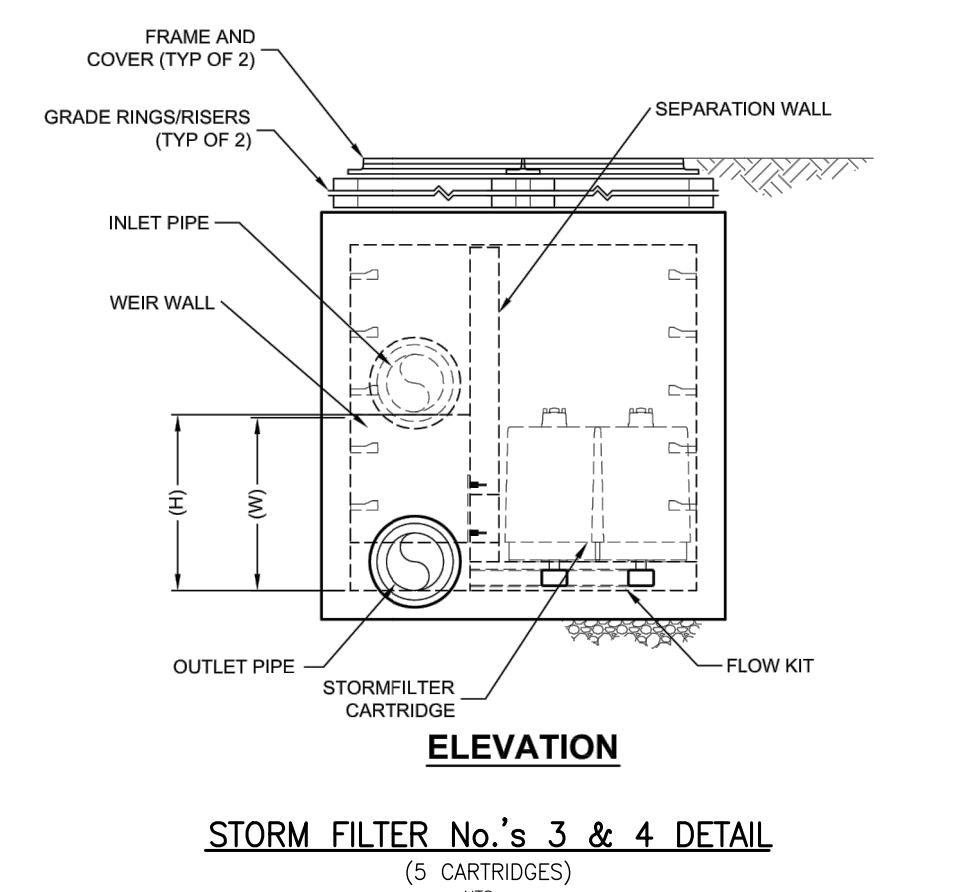
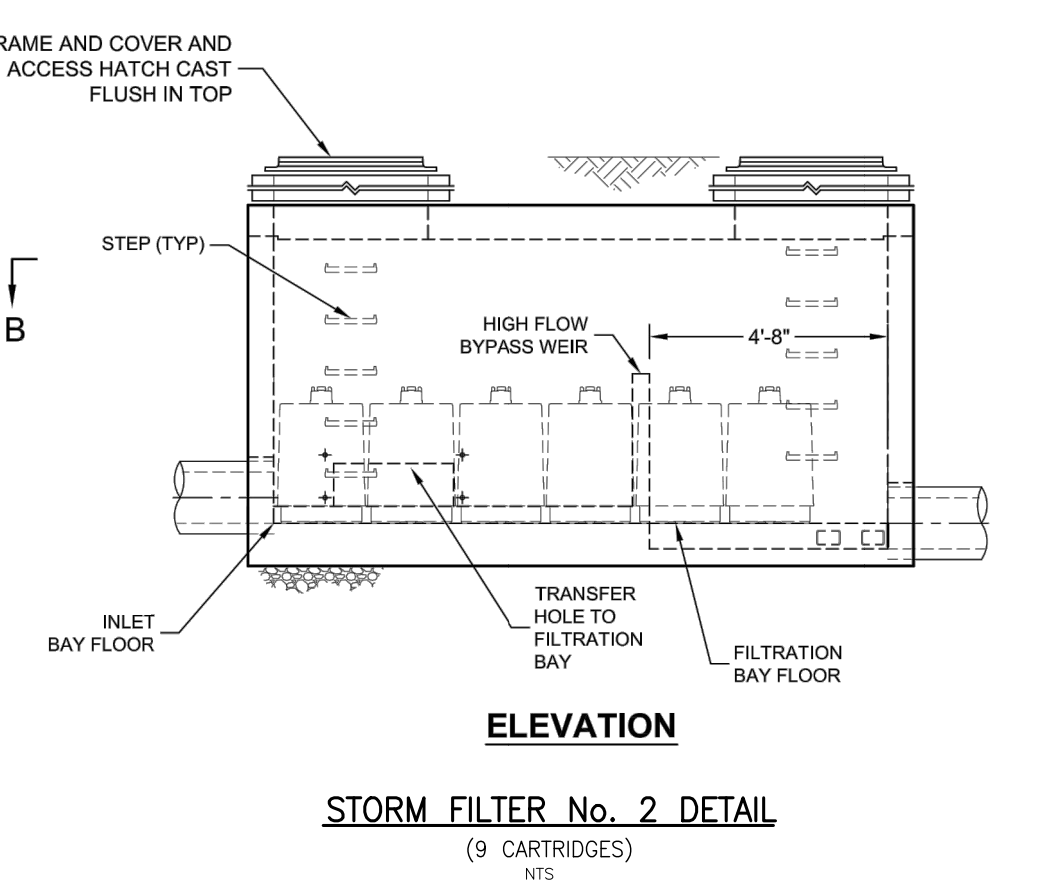
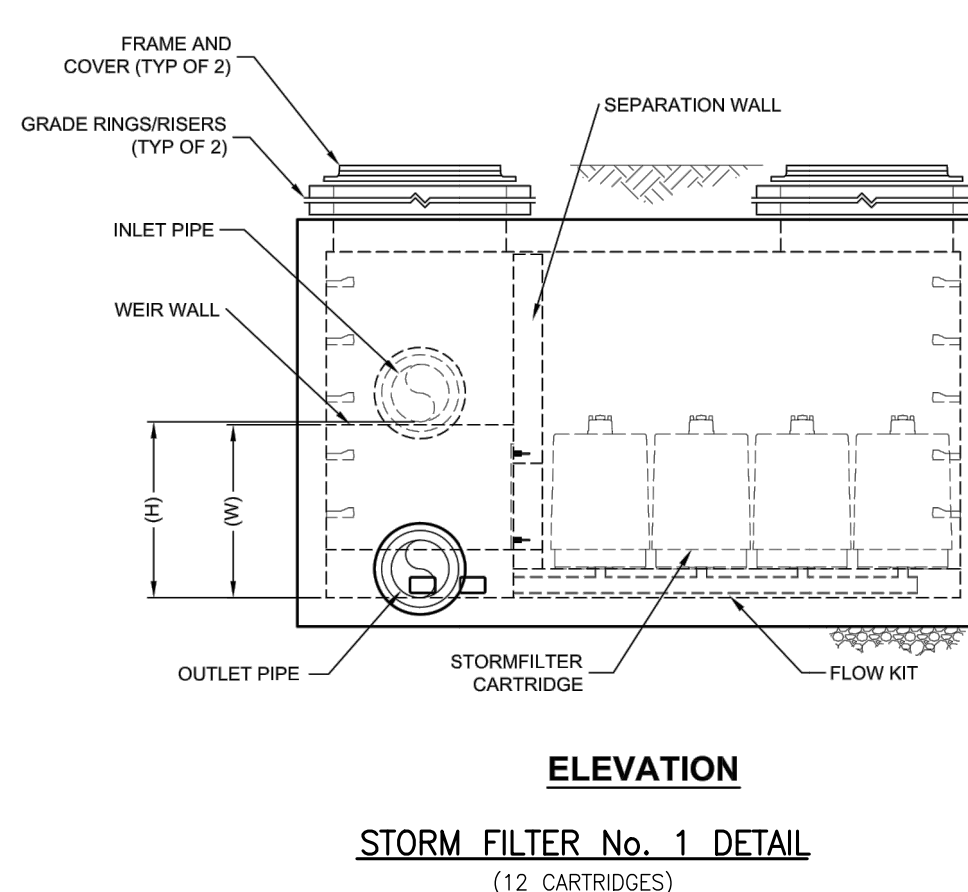
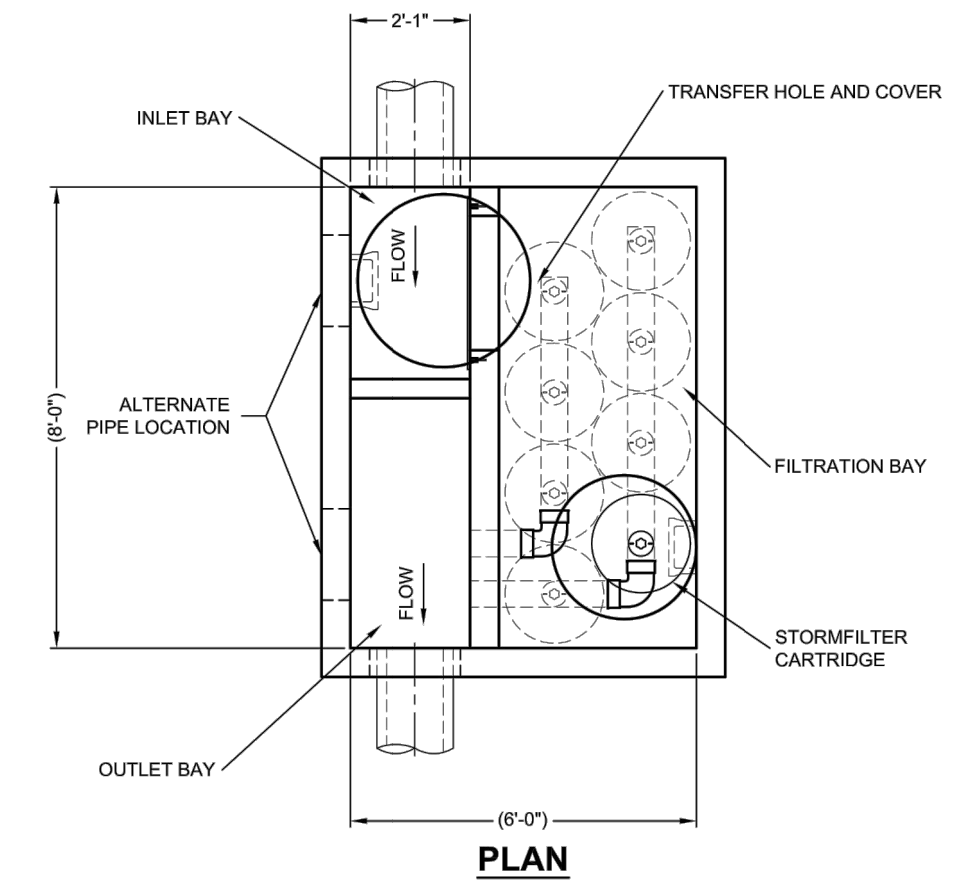
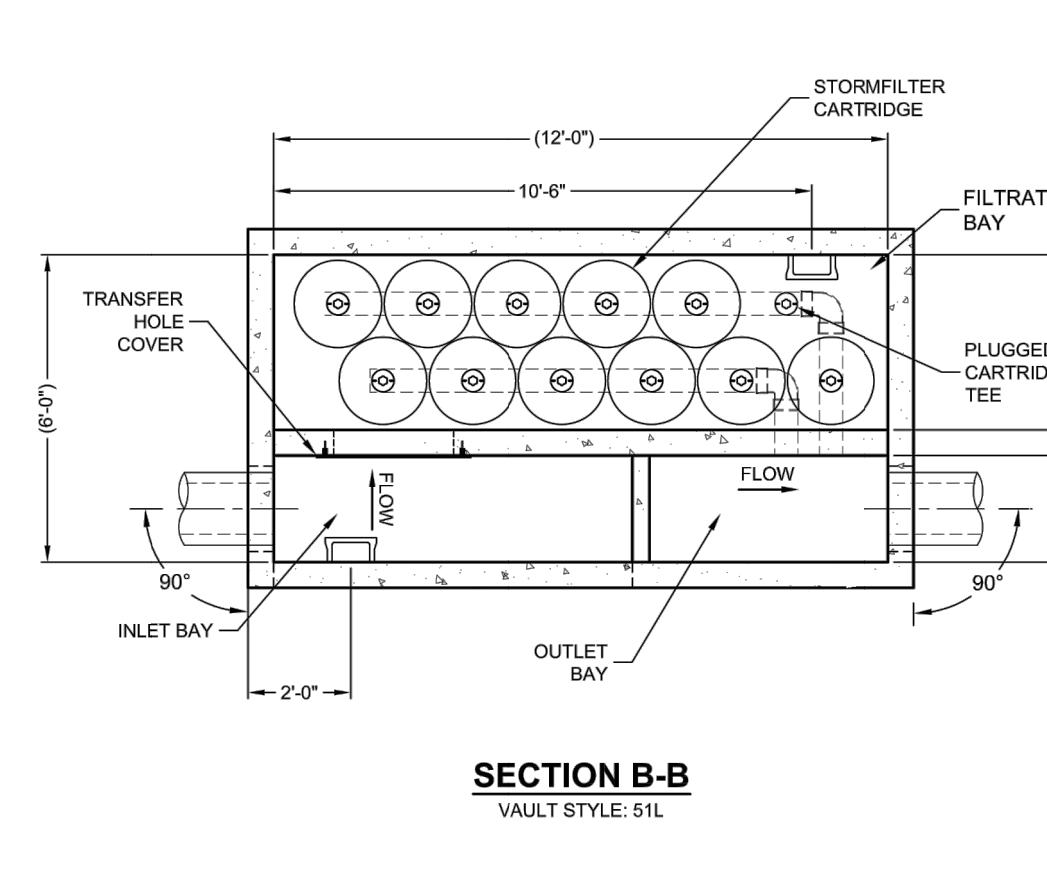
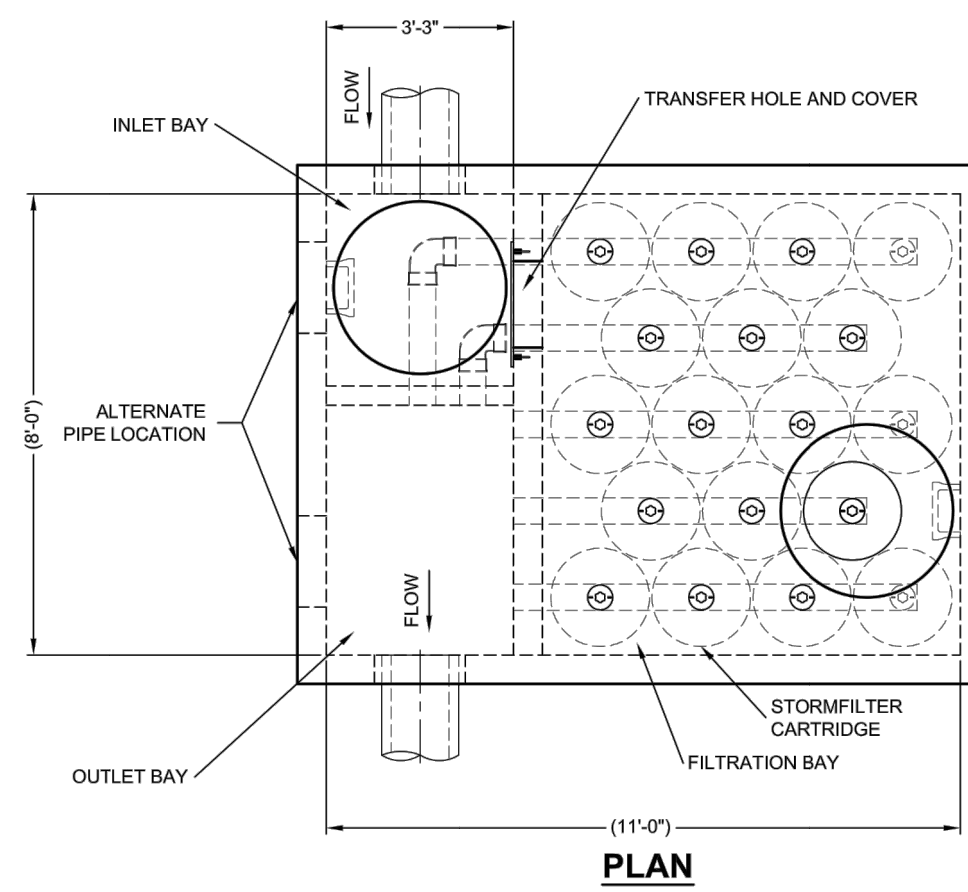
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NO.	REVISIONS	DATE	BY	CHKD
8	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
7	ISSUED FOR CONSTRUCTION	12-19-23	B.W.	M.J.H.
6	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
5	REVISED EMBL 5-21-21	5-24-21	N.M.	M.J.H.
4	REVISED PER RECD COMMENTS	4-9-21	B.W.	M.J.H.
3	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
2	MAKER REVIEW LETTER 11-10-20	11-24-20	N.M.	M.J.H.
1	MAKER & BOROUGH SUBMITTAL	7-16-20	B.W.	M.J.H.

**DRAINAGE STRUCTURES PROFILES**  
 BOROUGH OF DEMAREST      LOTS 1.51, BLOCK 118; LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120  
**PROPOSED CONDOMINIUM DEVELOPMENT**  
**THE WOODLANDS IN DEMAREST**  
 BERGEN COUNTY, NEW JERSEY  
 APPLICANT: WOODLANDS HOLDING COMPANY LLC    DRAWN: SEE SHEET No. 3750-2  
 270 SYLVAN AVE. (RT. 9W)  
 ENGLWOOD CLIFFS, NJ  
 07632

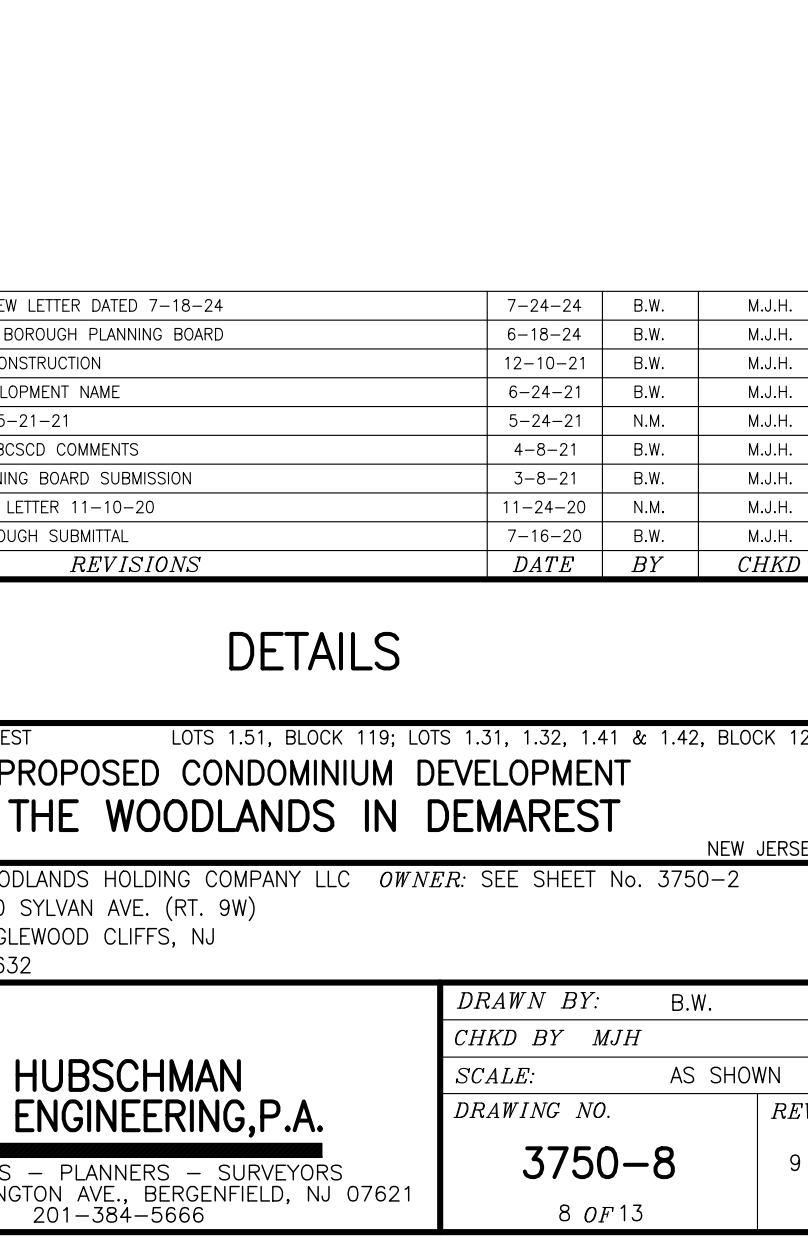
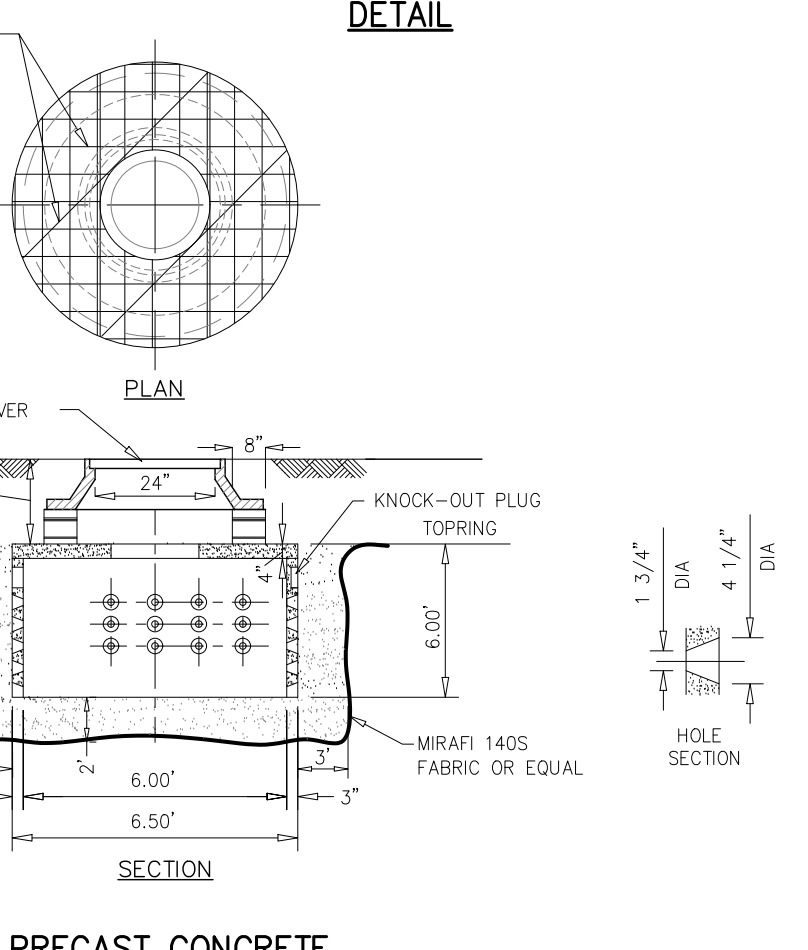
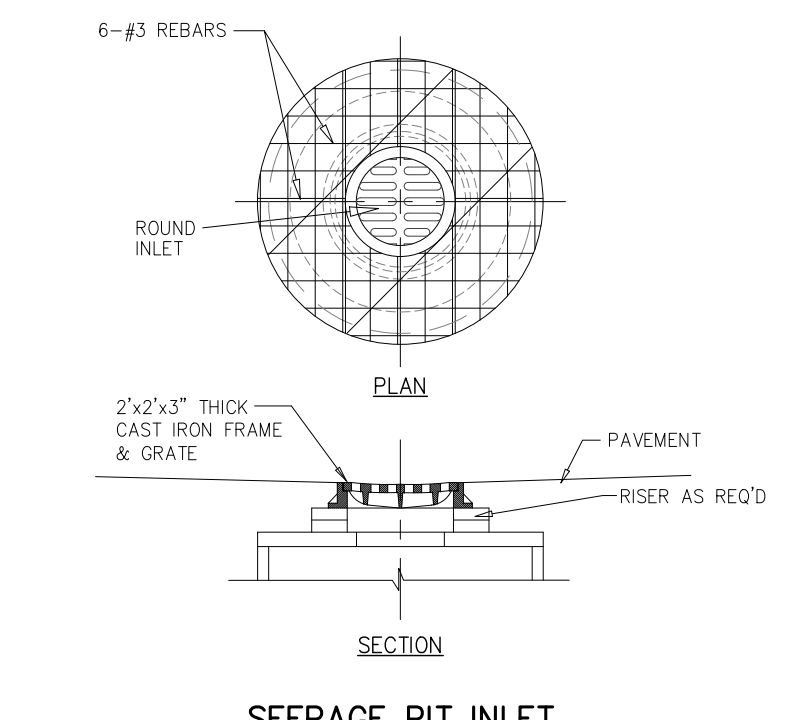
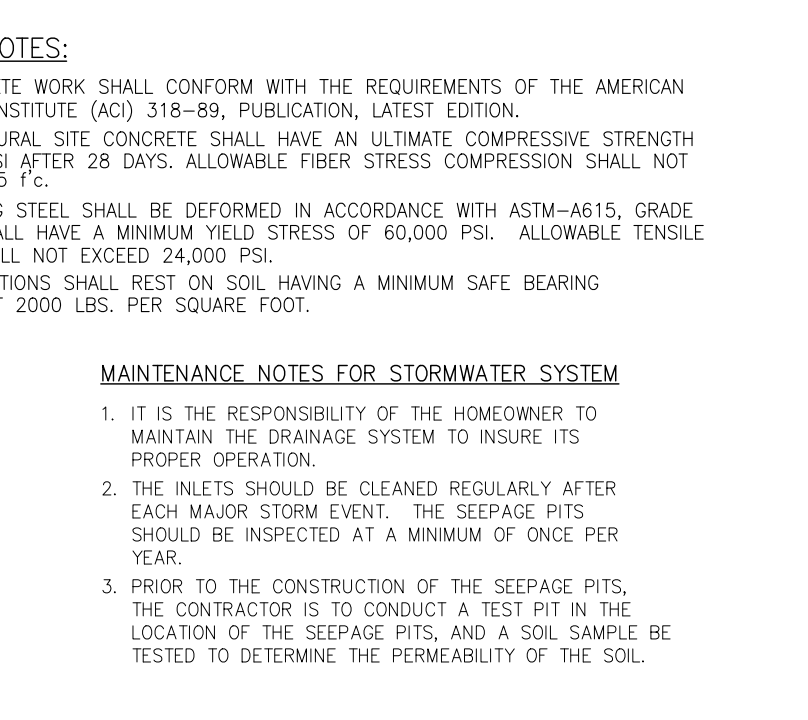
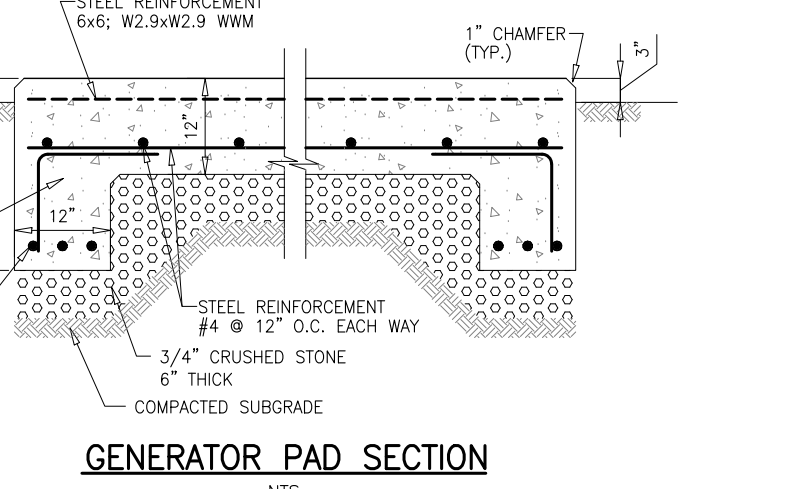
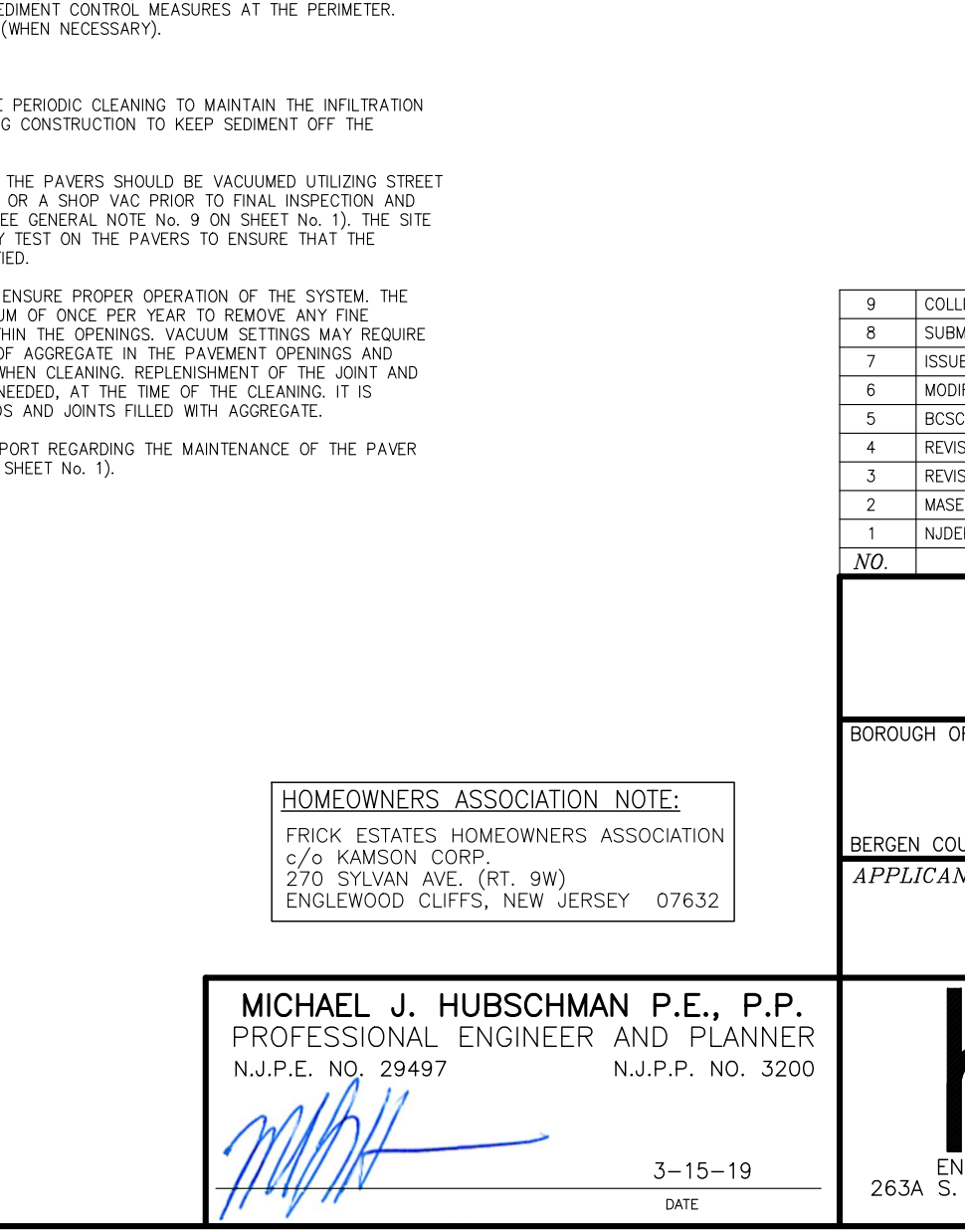
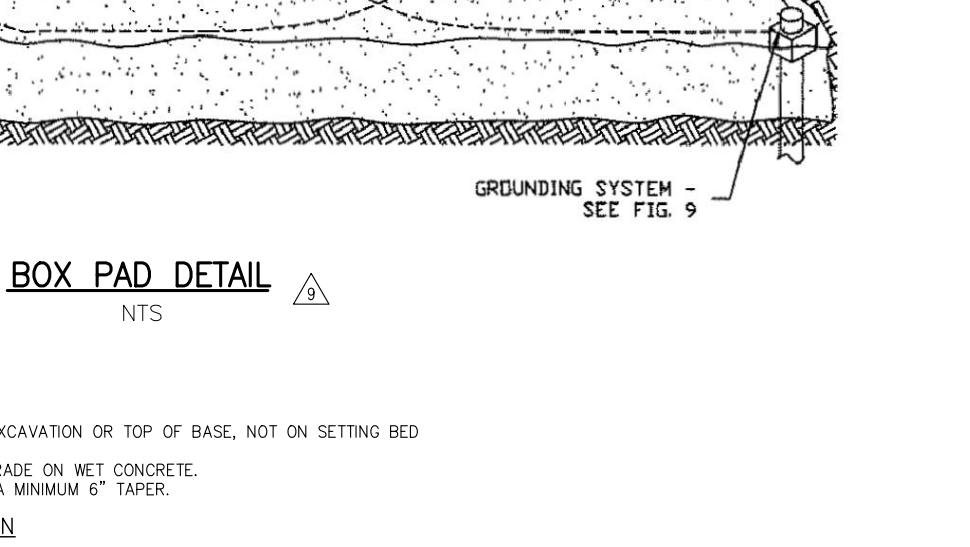
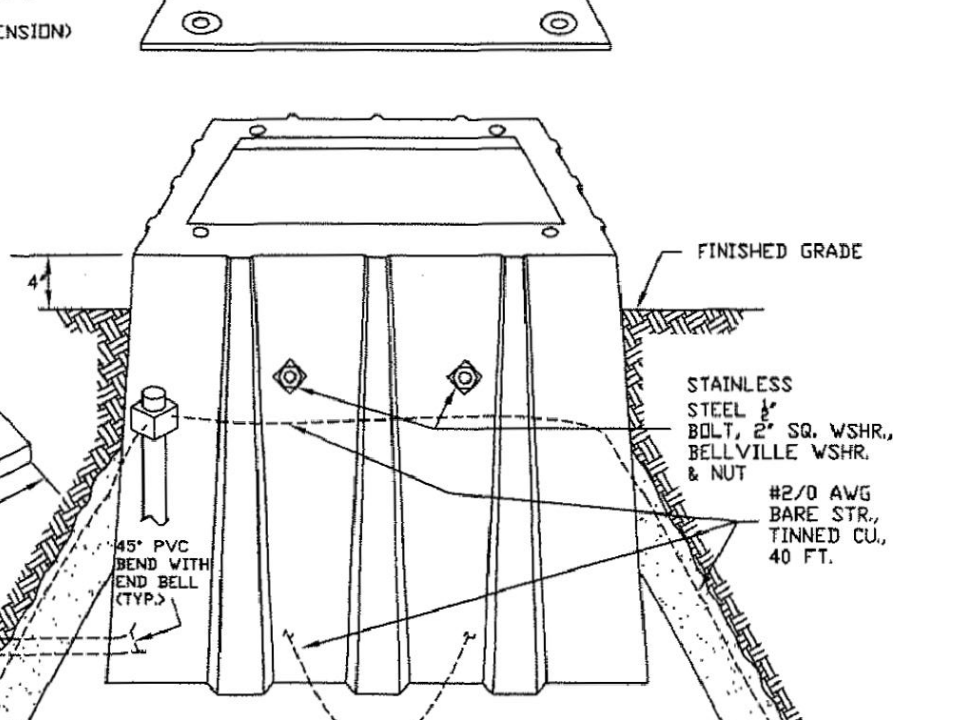
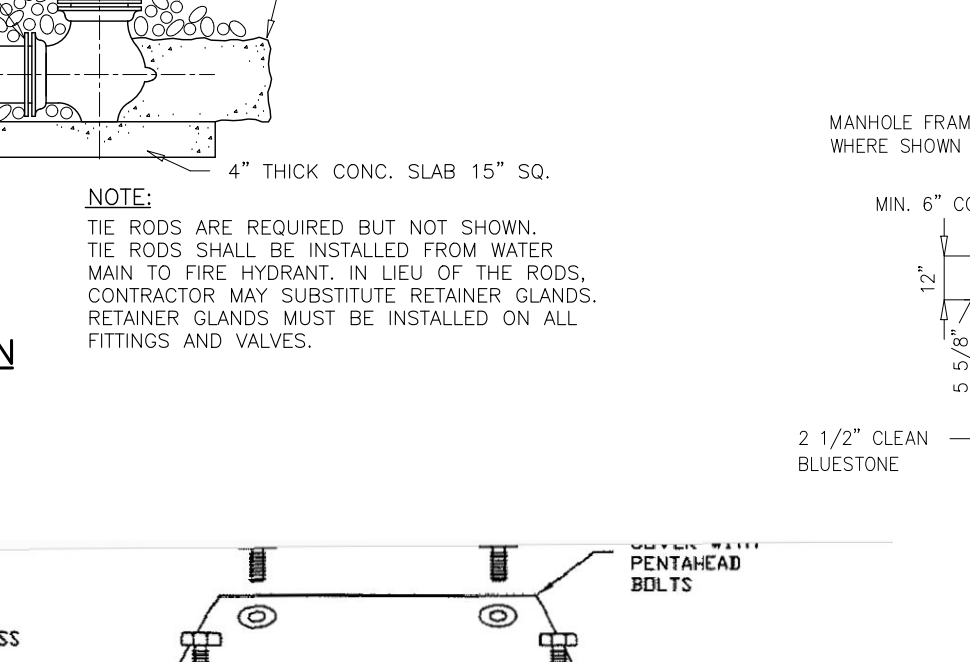
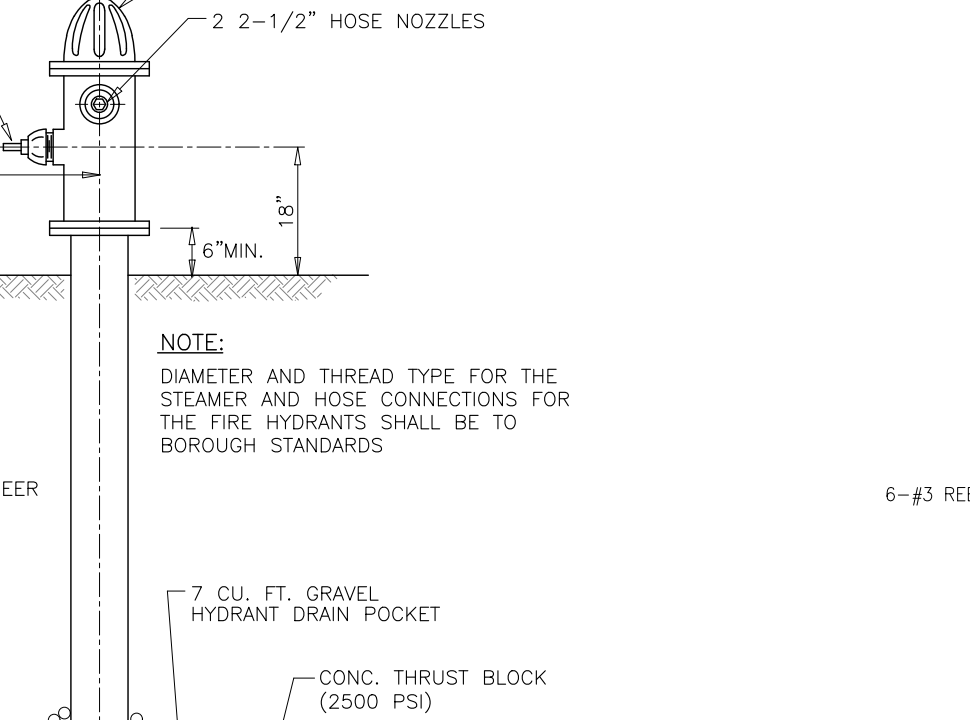
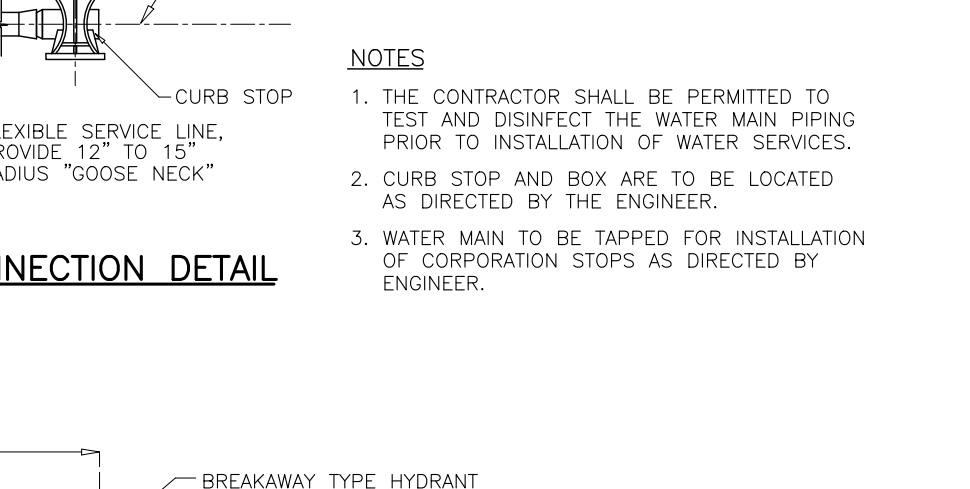
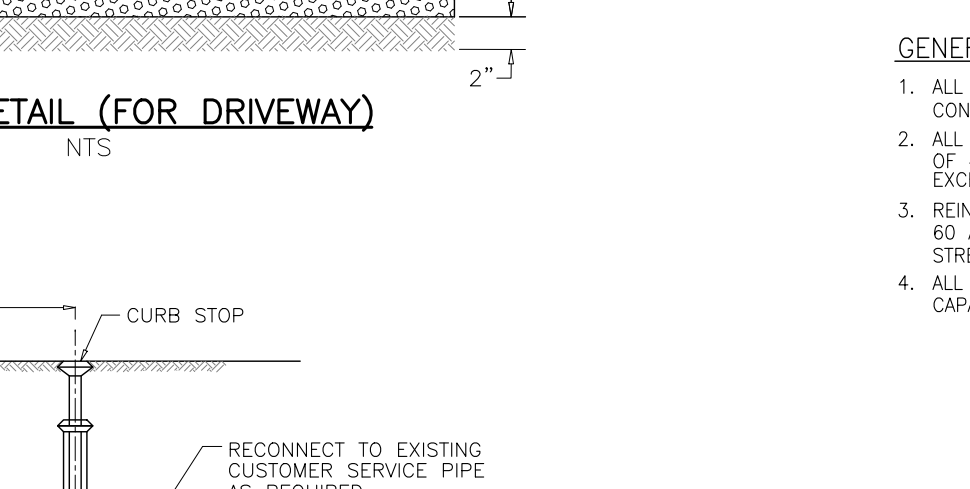
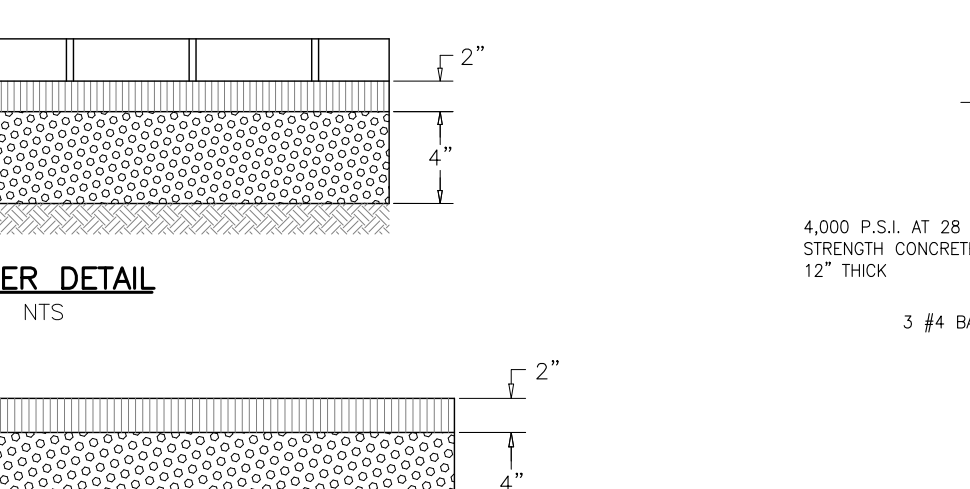
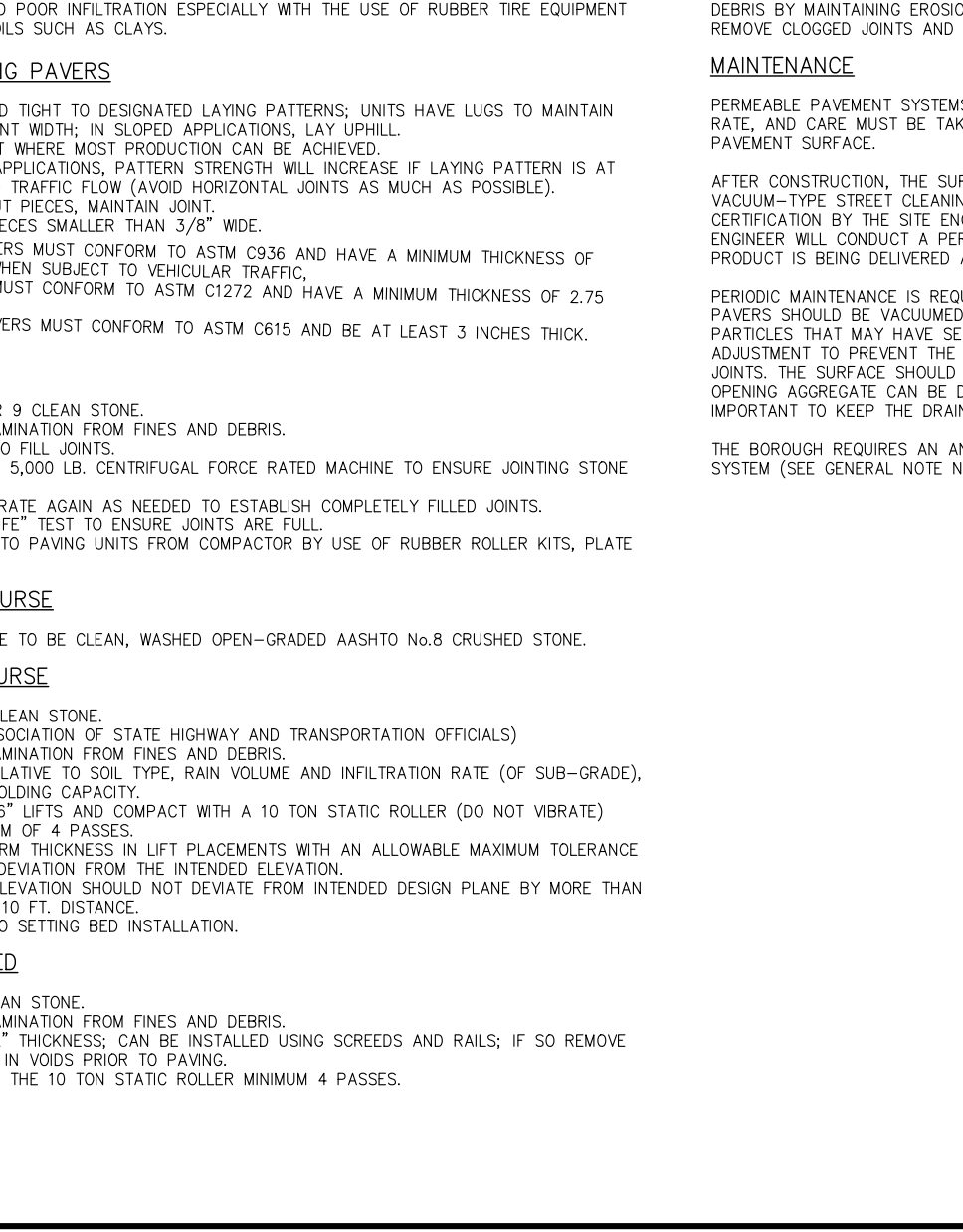
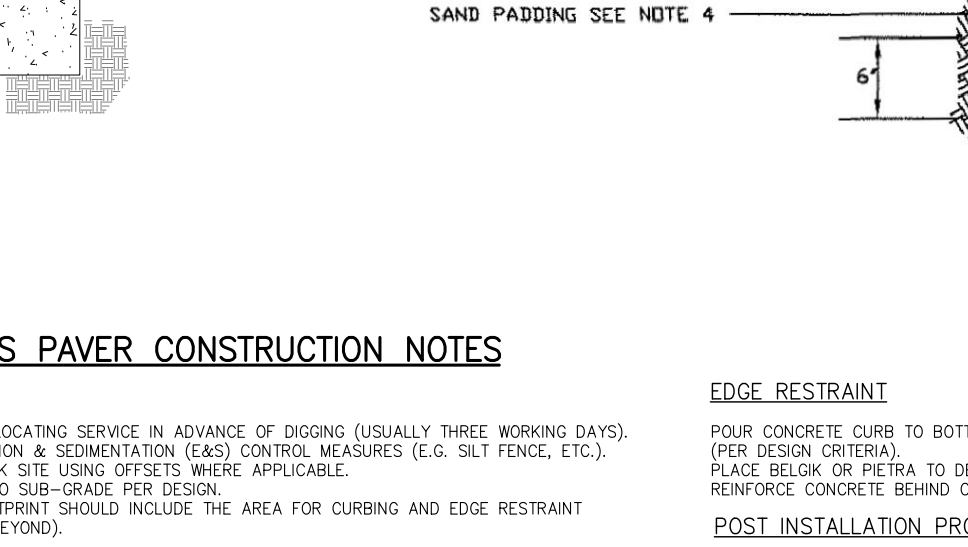
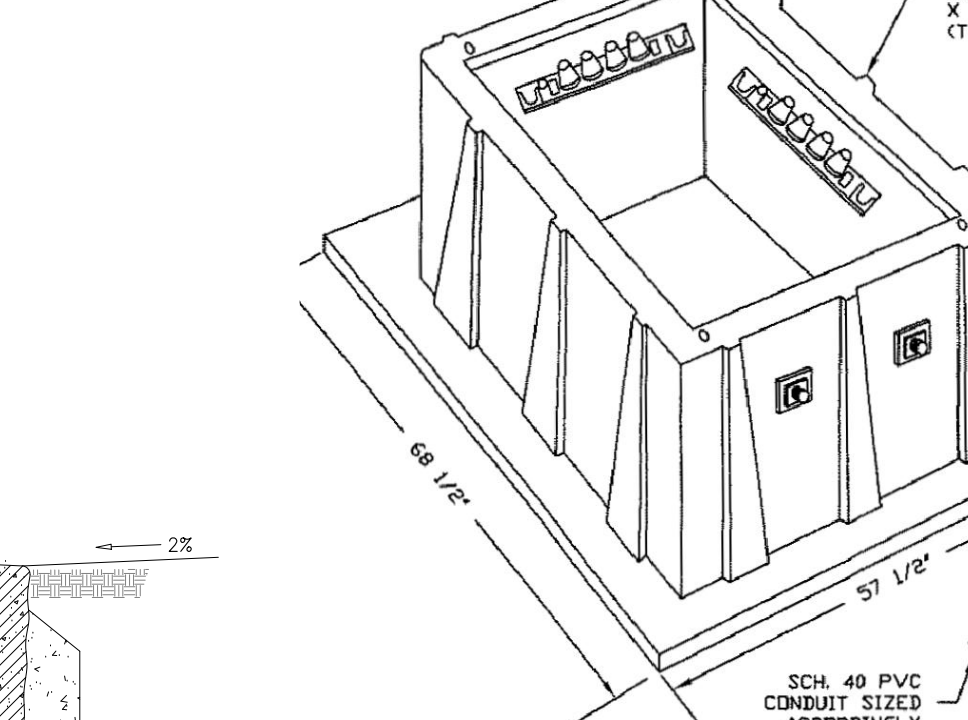
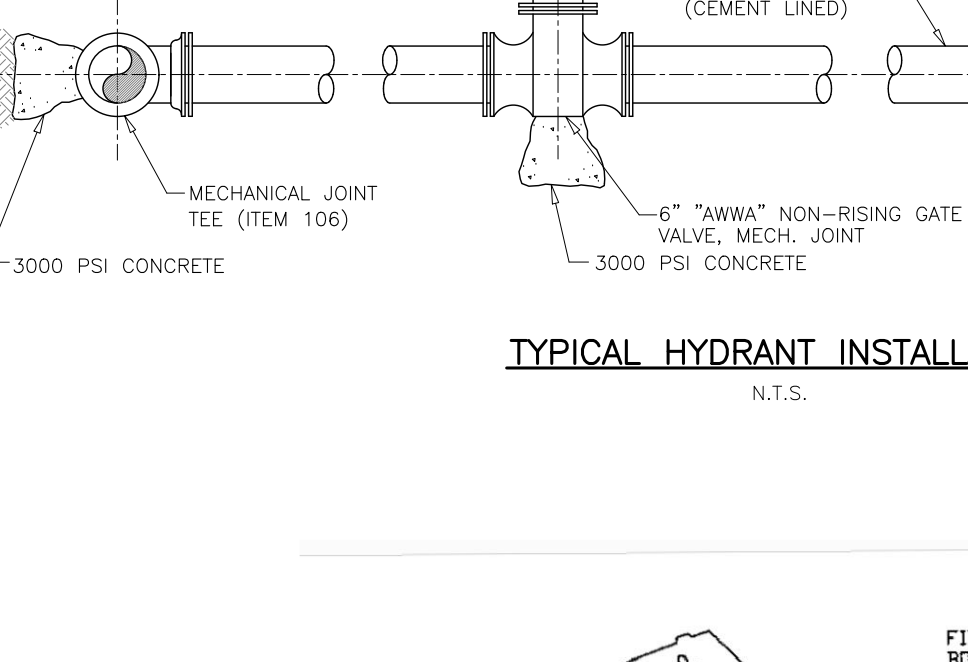
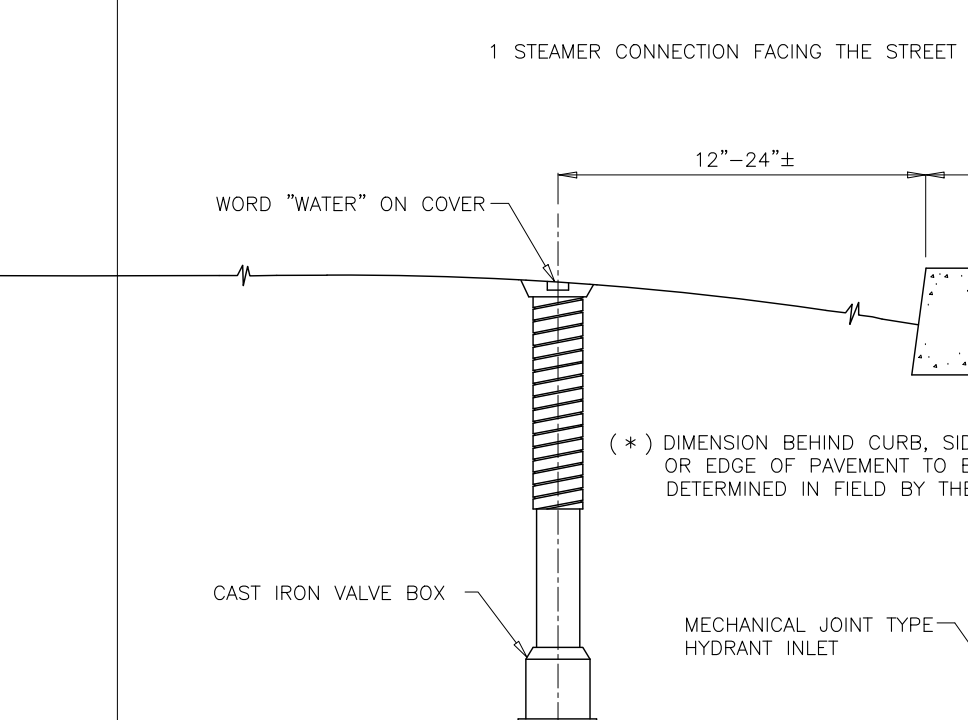
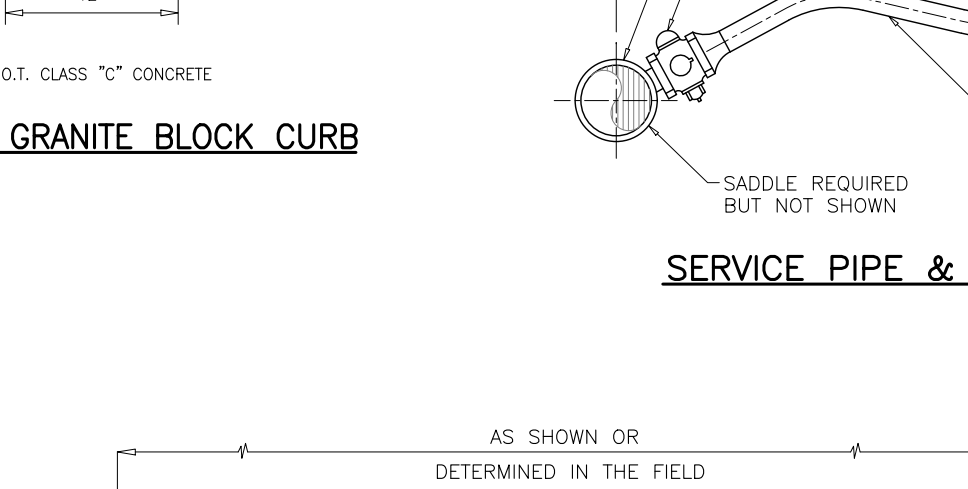
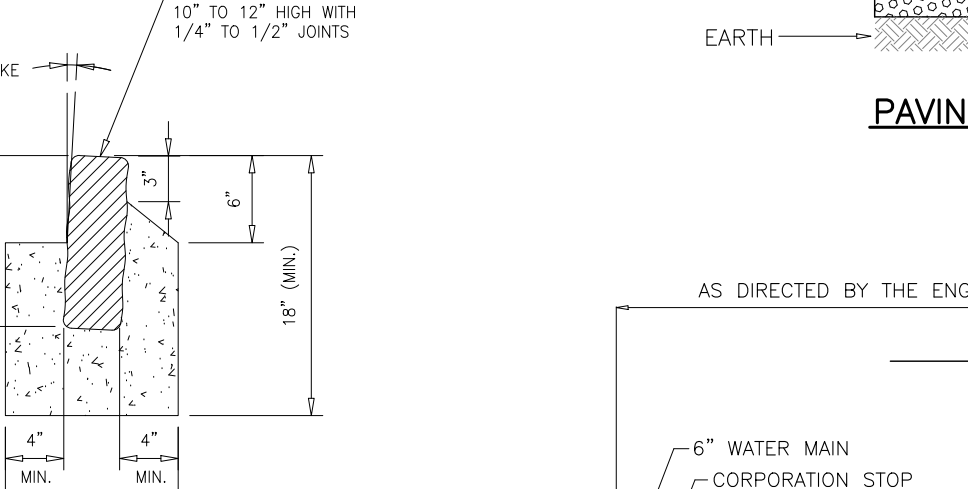
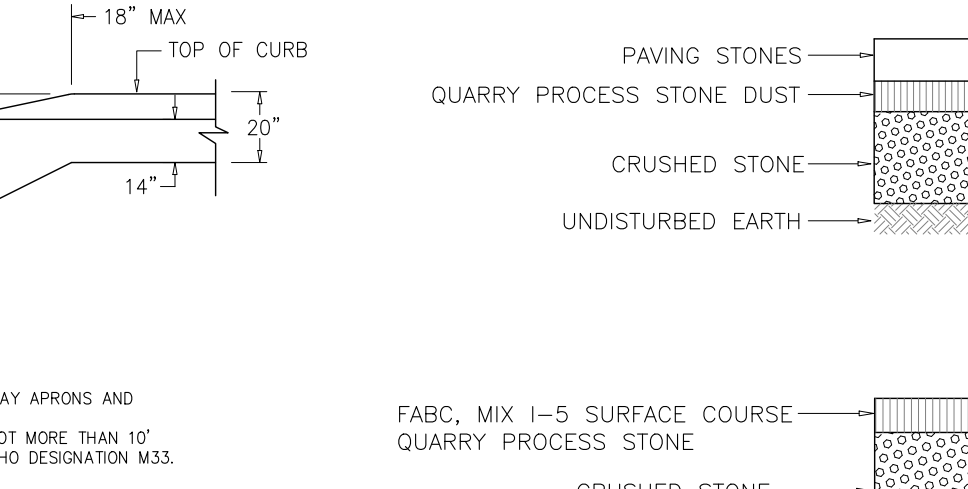
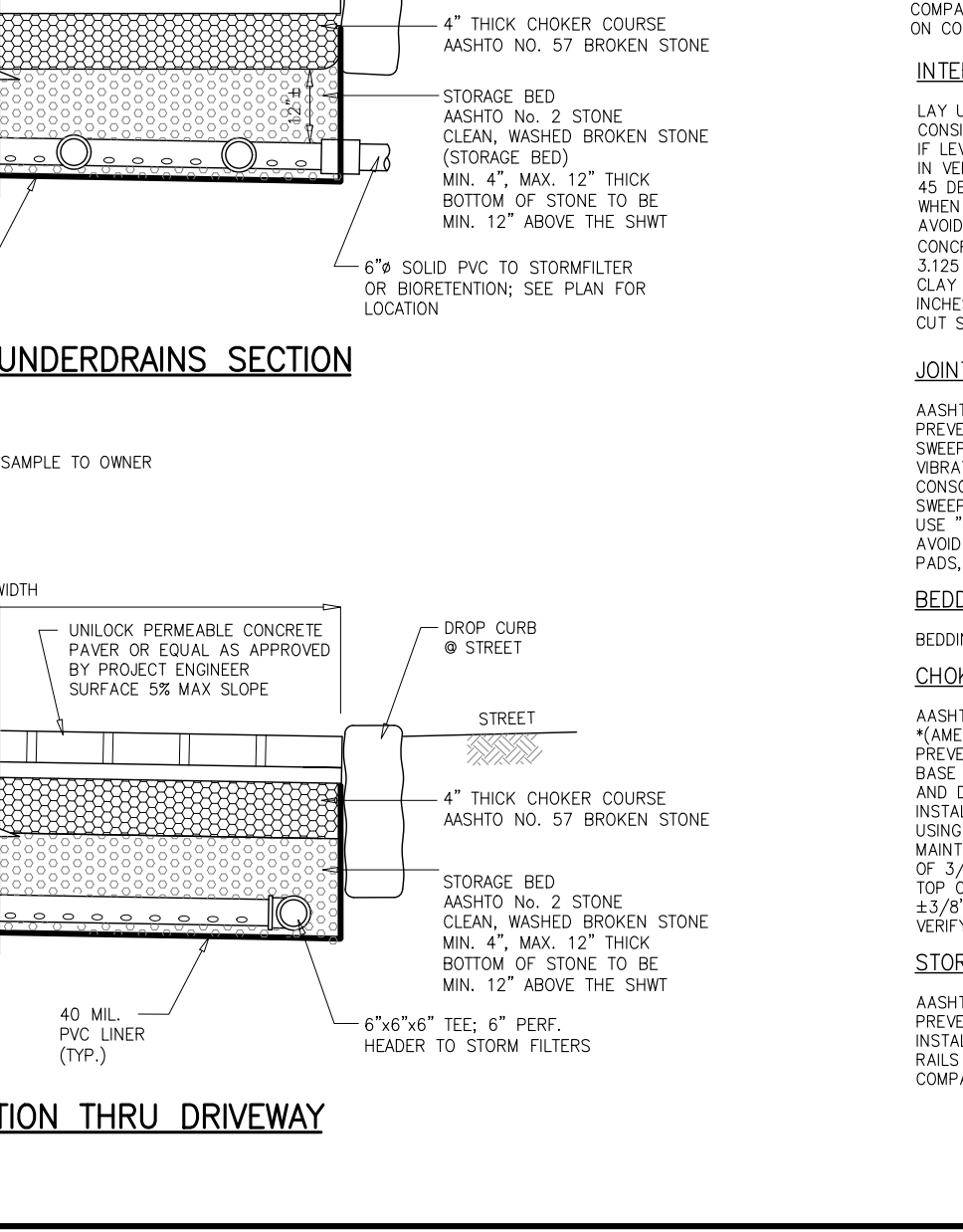
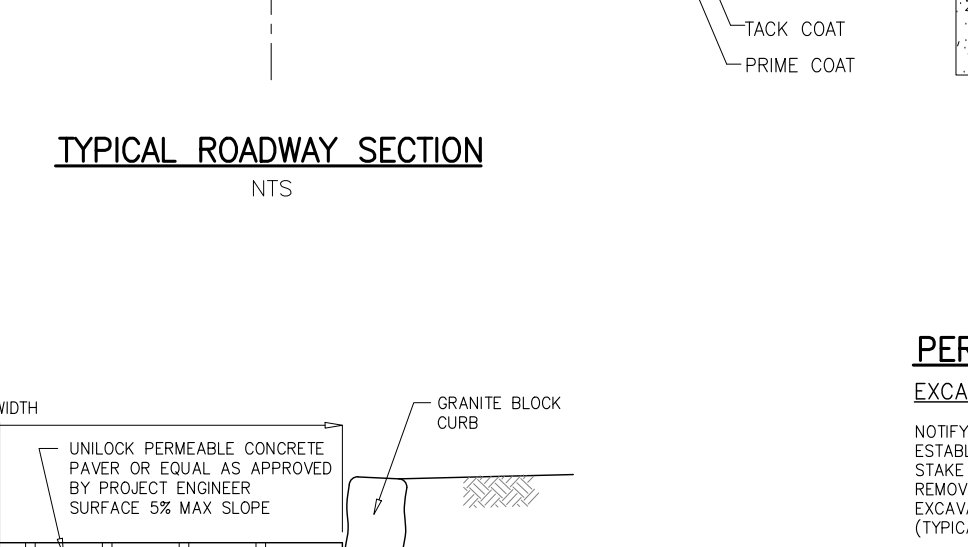
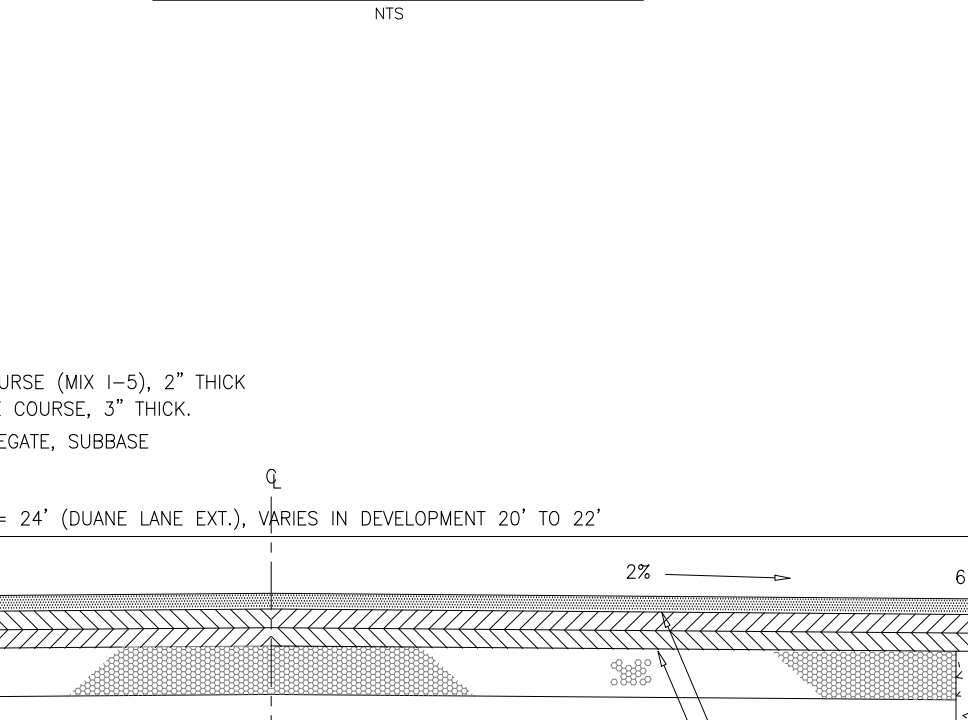
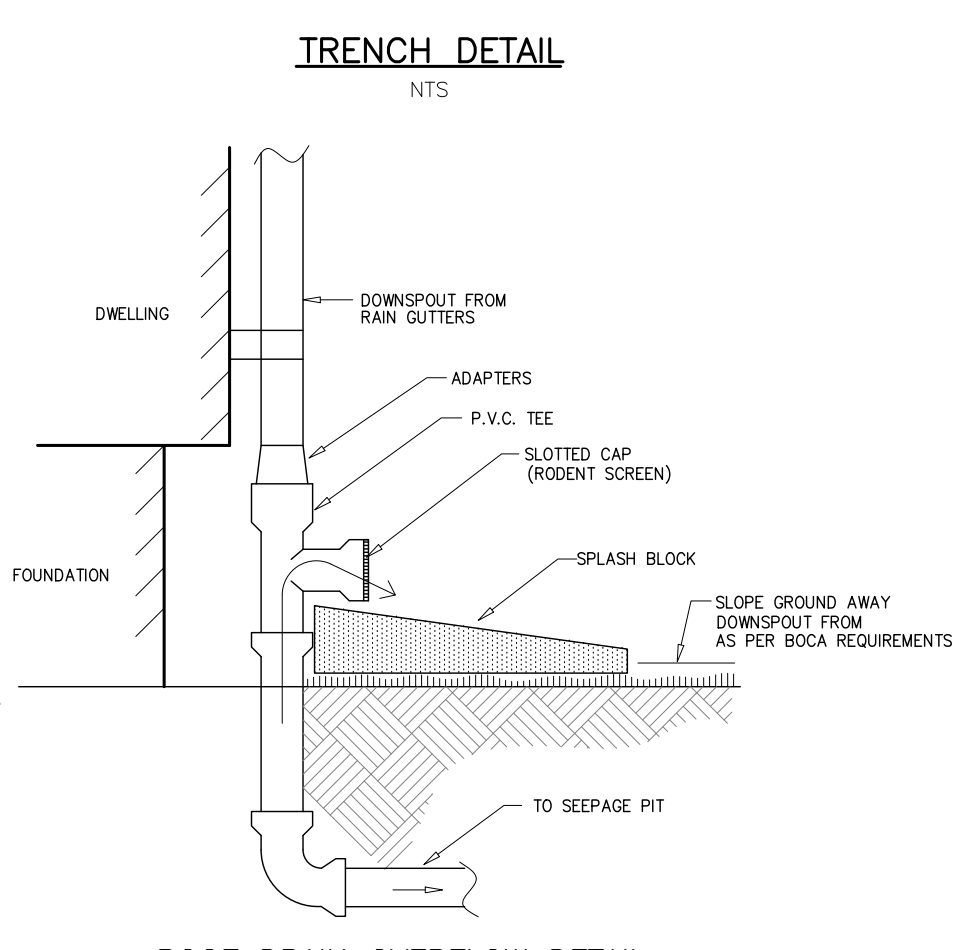
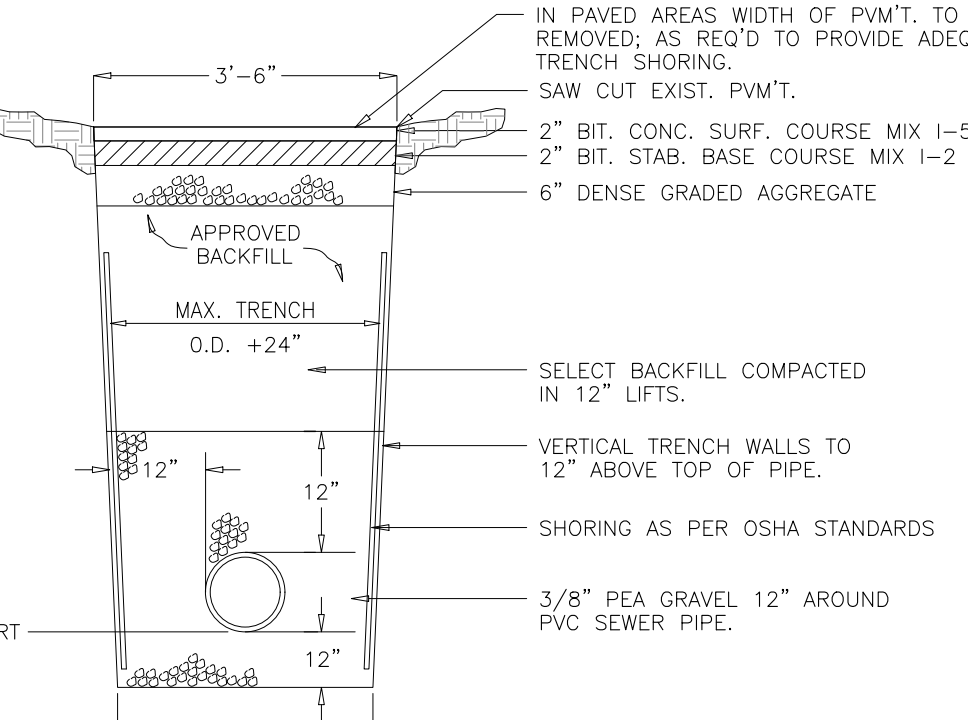
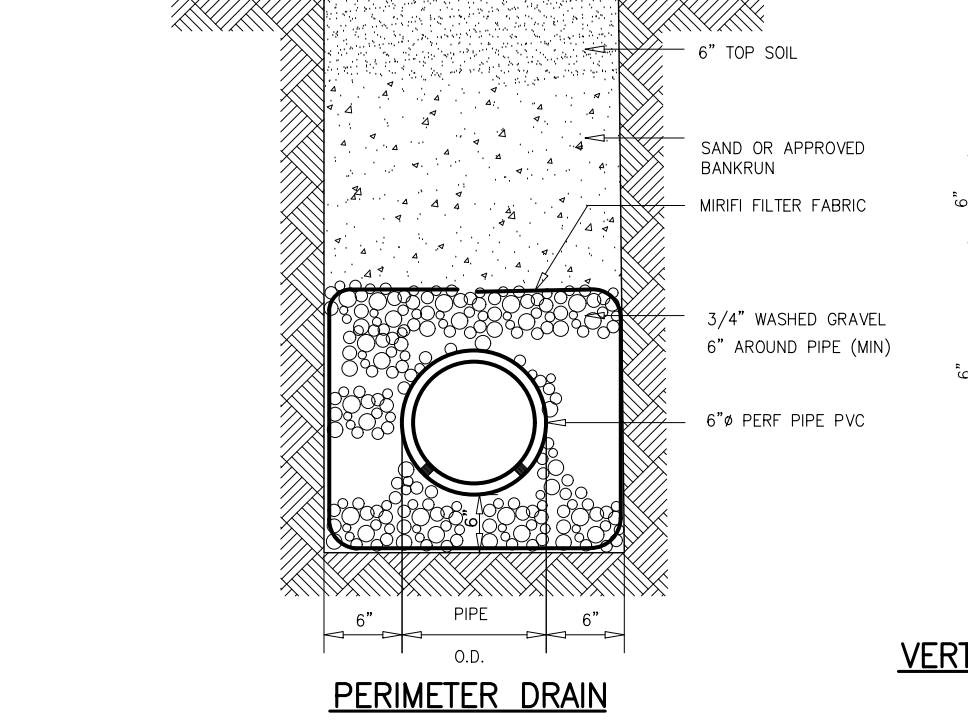
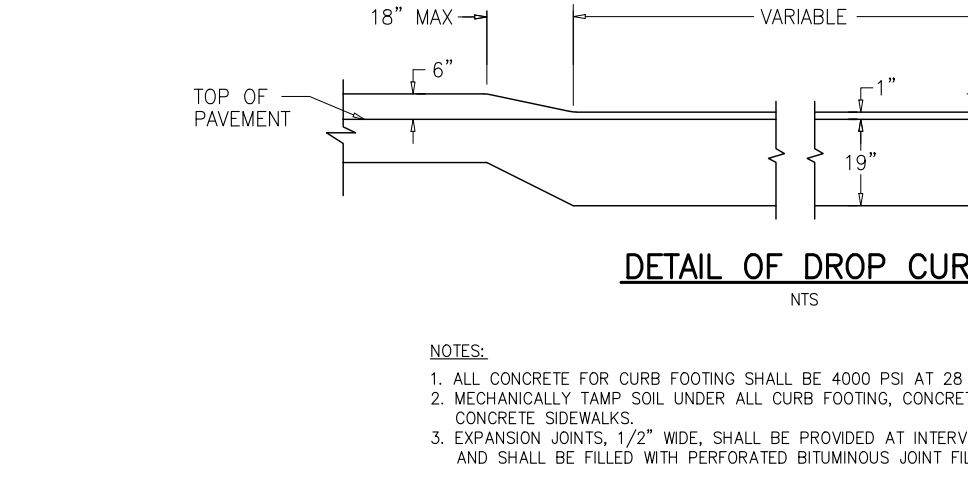
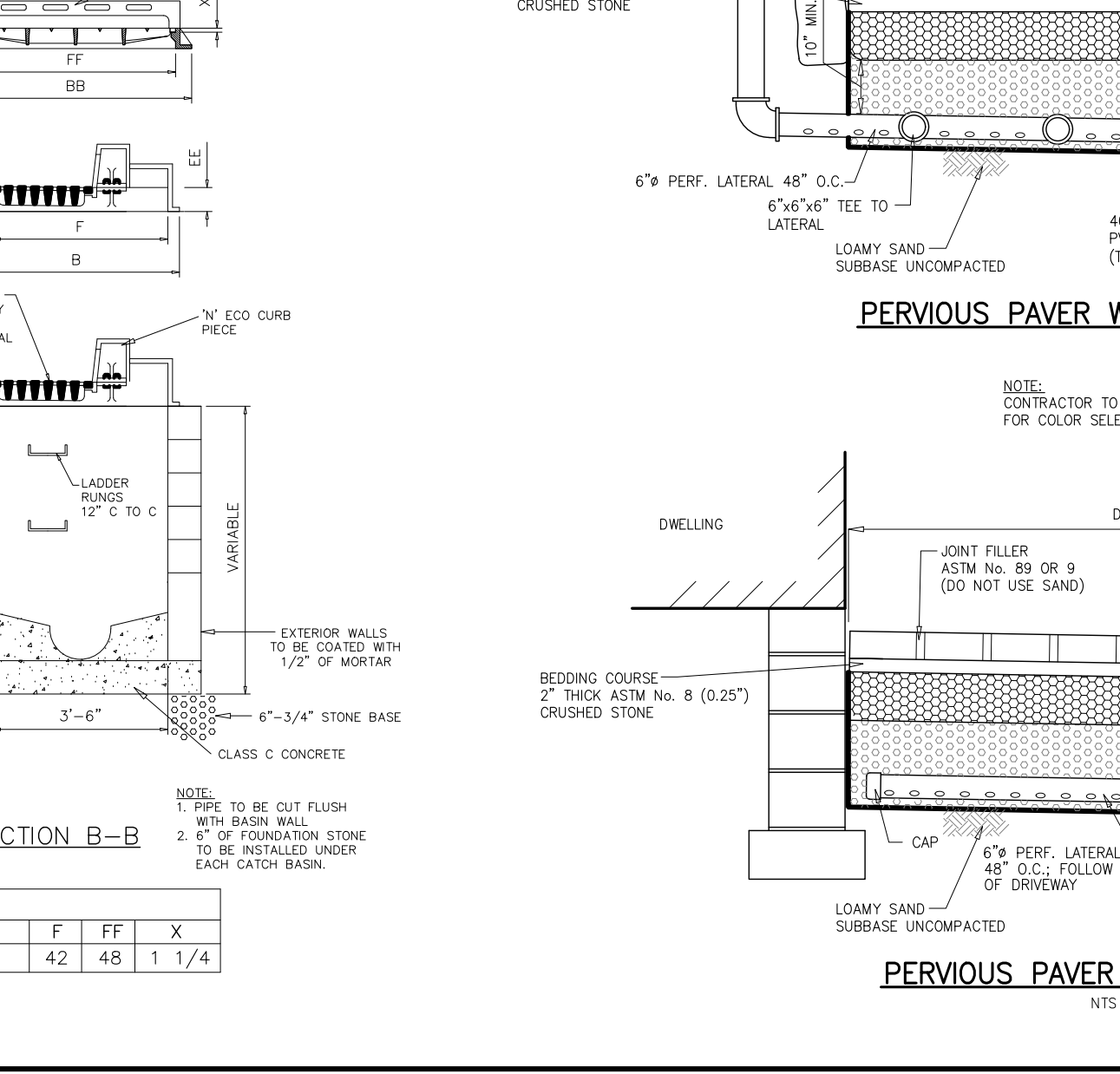
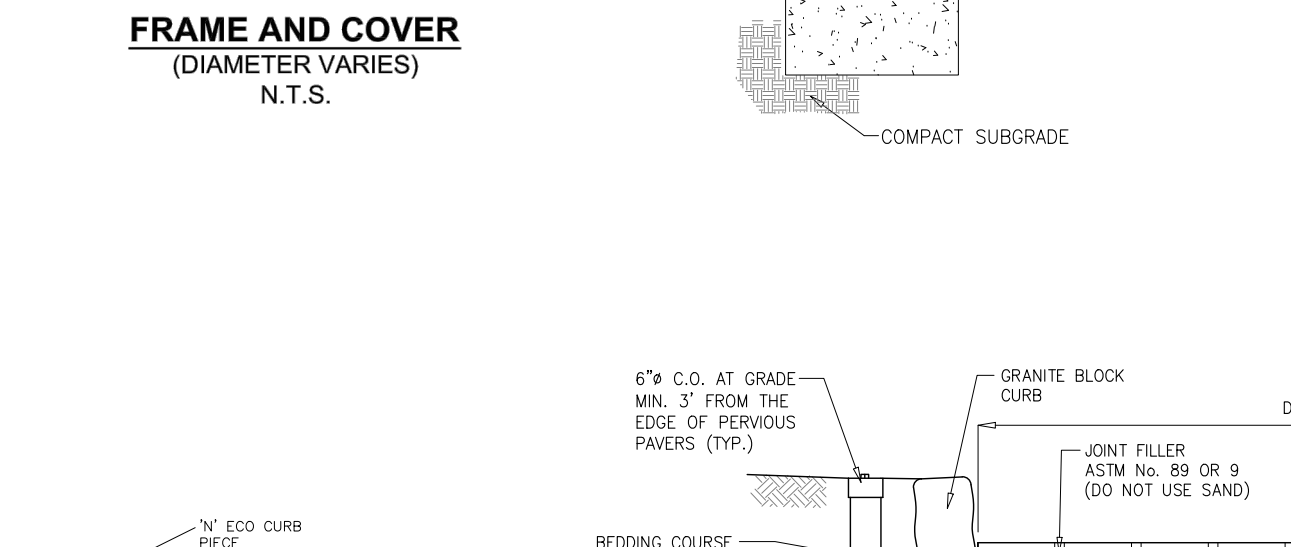
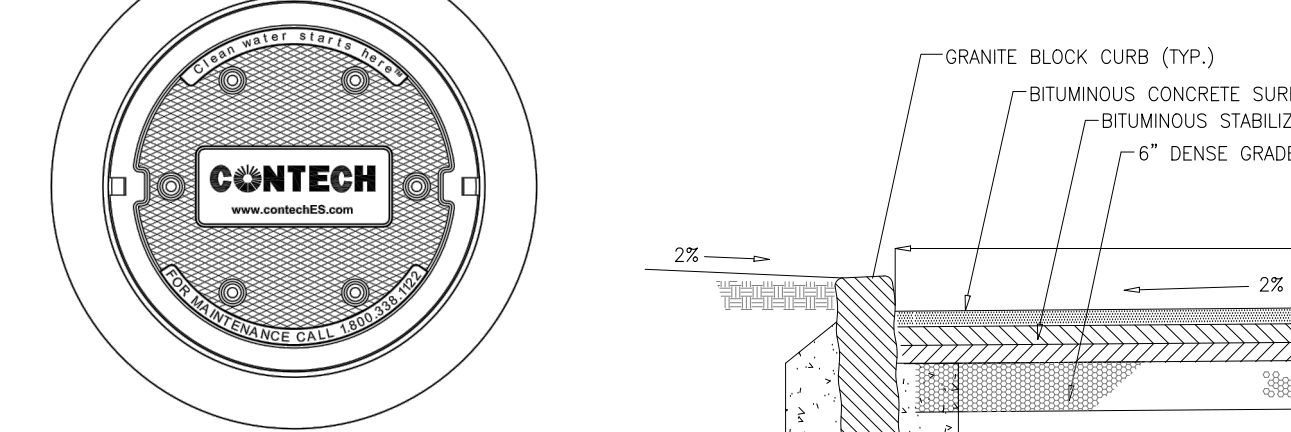
MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. No. 29497      N.J.P.P. No. 3200  
  
 3-15-19  
 DATE

**HUBSCHMAN ENGINEERING, P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
 201-384-5666  
 DRAWN BY: B.W.  
 CHKD BY: MJH  
 SCALE: 1"=20'  
 DRAWING NO. 3750-7  
 REV. 8  
 7 OF 13



**PERFORMANCE SPECIFICATION**  
 FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS. SPECIFIC FLOW RATE SHALL BE 2 GPM/SQ. FT. (MAXIMUM). SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SQ. FT.). MEDIA VOLUMETRIC FLOW RATE SHALL BE 4 GPM/CU. FT. OF MEDIA (MAXIMUM).  
**GENERAL NOTES:**  
 1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.  
 2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.  
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. WWW.CONTECHES.COM  
 4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.  
 5. STRUCTURE SHALL MEET ASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' 6" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEERS OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M508 AND BE CAST WITH THE CONTECH LOGO.  
**INSTALLATION NOTES:**  
 A. ANY SUBGRADE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.  
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).  
 C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.  
 D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.  
 E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION RELATED EROSION RUNOFF.  
 F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

**STORM FILTER No. 5 - 7 GENERAL NOTES**  
**GENERAL NOTES:**  
 1. CONTRACT TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.  
 2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.  
 3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED WALL DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM  
 4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.  
 5. STRUCTURE SHALL MEET ASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' 6" (150mm) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M508 AND BE CAST WITH THE CONTECH LOGO.  
 6. FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES (178mm). FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.  
 7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (GPM) (L/M) DIVIDED BY THE FILTER CONTACT SURFACE AREA (SQ. FT.) (SQ. M).  
 8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.  
**INSTALLATION NOTES:**  
 A. ANY SUBGRADE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.  
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.  
 C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.  
 D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES.  
 E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HOPE OUTLET STUB AND SAND COLLARS. IF OUTLET PIPE IS LARGER THAN 8 INCHES (203mm), CONTRACTOR TO REMOVE THE 8 INCH (203mm) HOPE OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING OR EQUAL AND PROVIDED BY CONTRACTOR.  
 F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION RELATED EROSION RUNOFF.



**GENERAL NOTES:**  
 1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318-88 PUBLICATION, LATEST EDITION.  
 2. ALL STRUCTURAL SITE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI. AFTER 28 DAYS. ALLOWABLE FIBER STRESS COMPRESSION SHALL NOT EXCEED 1/4% F<sub>c</sub>.  
 3. REINFORCING STEEL SHALL BE PERFORMED IN ACCORDANCE WITH ASTM-A615, GRADE 60 AND SHALL HAVE A MINIMUM YIELD STRESS OF 60,000 PSI. ALLOWABLE TENSILE STRESS SHALL NOT EXCEED 24,000 PSI.  
 4. ALL FOUNDATIONS SHALL REST ON SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 2000 LBS. PER SQUARE FOOT.

**MAINTENANCE NOTES FOR STORMWATER SYSTEM**  
 1. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO MAINTAIN THE DRAINAGE SYSTEM TO INSURE ITS PROPER OPERATION.  
 2. THE INLETS SHOULD BE CLEANED REGULARLY AFTER EACH MAJOR STORM EVENT. THE SEEPAGE PITS SHOULD BE INSPECTED AT A MINIMUM OF ONCE PER YEAR.  
 3. PRIOR TO THE CONSTRUCTION OF THE SEEPAGE PITS, THE CONTRACTOR IS TO CONDUCT A TEST PIT IN THE LOCATION OF THE SEEPAGE PITS. CONCRETE AND SOIL SAMPLES TO BE TESTED TO DETERMINE THE PERMEABILITY OF THE SOIL.  
 4. THE CONTRACTOR SHALL BE PERMITTED TO TEST AND DISCONNECT THE WATER MAIN PRIOR TO INSTALLATION OF WATER SERVICES.  
 5. CURB STOP AND BOX ARE TO BE LOCATED AS DIRECTED BY THE ENGINEER.  
 6. WATER MAIN TO BE TAPPED FOR INSTALLATION OF CORPORATION STOPS AS DIRECTED BY ENGINEER.

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NO.	REVISIONS	DATE	BY	CHKD
1	ADD & BRUSH SURFACES	7-15-20	B.W.	M.J.H.
2	REVISOR LETTER 11-10-20	11-24-20	B.W.	M.J.H.
3	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
4	REVISED PERVIOUS COMMENTS	4-8-21	B.W.	M.J.H.
5	REVISED EBM 3-21-21	5-24-21	B.W.	M.J.H.
6	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
7	ISSUED FOR CONSTRUCTION	6-10-24	B.W.	M.J.H.
8	SUBMITTED TO BOROUGH PLANNING BOARD	6-10-24	B.W.	M.J.H.
9	COLLERS REVIEW LETTER DATED 7-18-24	7-24-24	B.W.	M.J.H.

**PROPOSED CONDOMINIUM DEVELOPMENT THE WOODLANDS IN DEMAREST**

LOT 1, 131, 132, 141 & 142, BLOCK 120

BOROUGH OF DEMAREST

APPLICANT: WOODLANDS HOLDING COMPANY LLC

ENGINEER: MICHAEL J. HUBSCHMAN P.E., P.P. PROFESSIONAL ENGINEER AND PLANNER

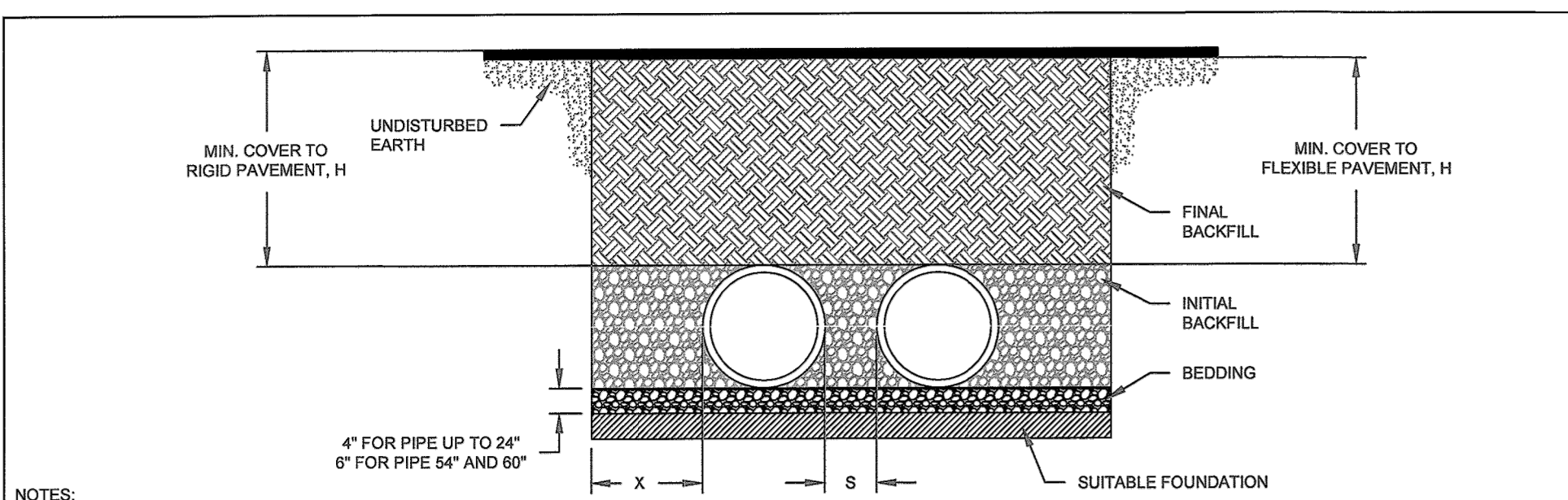
DATE: 3-15-19

SCALE: AS SHOWN

DRAWN BY: B.W.

3750-8

8 OF 13



**RECOMMENDED MINIMUM SPACING**

PIPE DIA. (mm)	MIN. 'X'	MIN. 'Y'
12" (300mm)	12"	12"
15" (375mm)	15"	15"
18" (450mm)	18"	18"
24" (600mm)	24"	24"
30" (750mm)	30"	30"
36" (900mm)	36"	36"
42" (1050mm)	42"	42"
48" (1200mm)	48"	48"
54" (1350mm)	54"	54"
60" (1500mm)	60"	60"

**MINIMUM SPACING (S\*) MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER**

PIPE DIA. (mm)	HEAVY CONSTRUCTION (57 AXLE LOAD)
12" (300mm)	12"
15" (375mm)	15"
18" (450mm)	18"
24" (600mm)	24"
30" (750mm)	30"
36" (900mm)	36"
42" (1050mm)	42"
48" (1200mm)	48"
54" (1350mm)	54"
60" (1500mm)	60"

**MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIA. (mm)	H-20	HEAVY CONSTRUCTION (57 AXLE LOAD)
12" (300mm)	12"	12"
15" (375mm)	15"	15"
18" (450mm)	18"	18"
24" (600mm)	24"	24"
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**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/15/19	ISSUED FOR PERMIT
2	02/15/19	REVISED PER COMMENTS
3	03/15/19	REVISED PER COMMENTS
4	04/15/19	REVISED PER COMMENTS

ADS, Inc. Drainage Handbook Specifications • 1-6

**ADS N-12" WT IB PIPE (PER AASHTO) SPECIFICATION**

This specification describes 4- through 60-inch (100 to 1500 mm) ADS N-12 WT IB pipe (per AASHTO) for use in gravity-flow land drainage applications.

- Joint Performance**
- Joint shall be joined using a bell & spigot joint meeting the requirements of AASHTO M252, AASHTO M294, or ASTM F2306. The joint shall be watertight according to the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. Gaskets shall be installed by the pipe manufacturer and covered with a removable, protective wrap to ensure the gasket is free from debris. A joint lubricant available from the manufacturer shall be used on the gasket and bell during assembly. 12- through 60-inch (300 to 1500 mm) diameters shall have an exterior bell wrap installed by the manufacturer.

**Field Pipe and Joint Performance**

To assure watertightness, field performance verification may be accomplished by testing in accordance with ASTM F2487. Appropriate safety precautions must be used when field-testing any pipe material. Contact the manufacturer for recommended leakage rates.

**Material Properties**

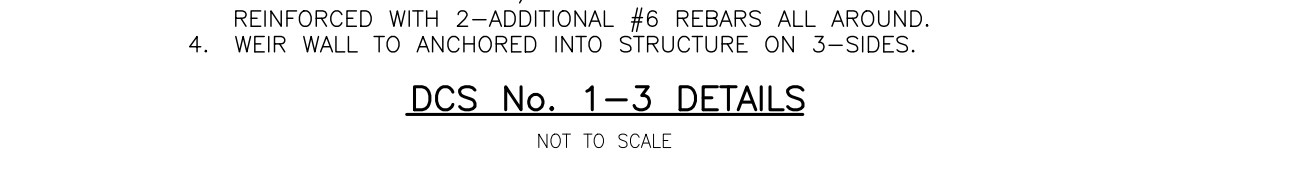
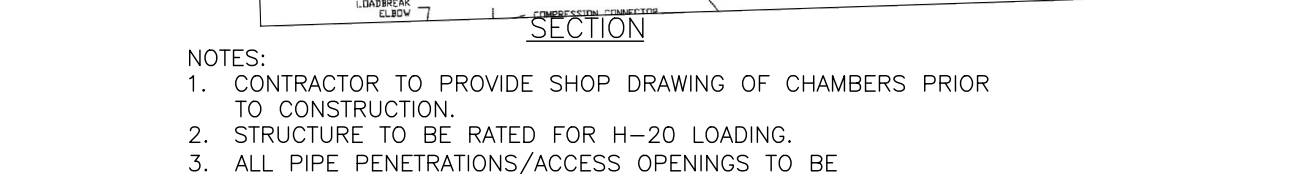
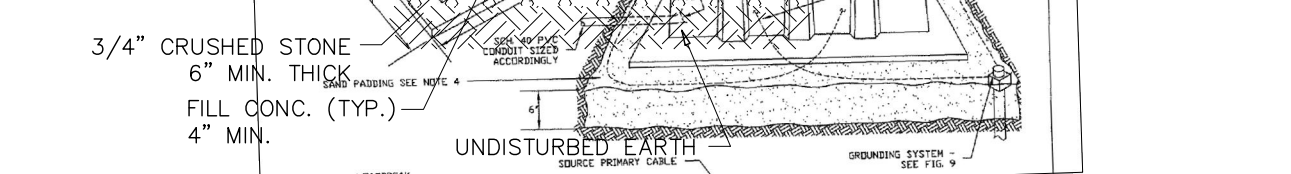
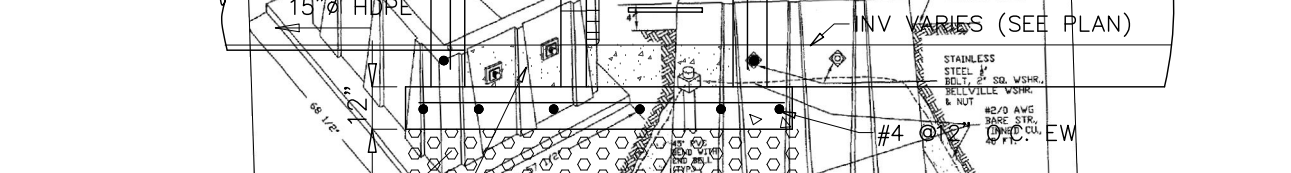
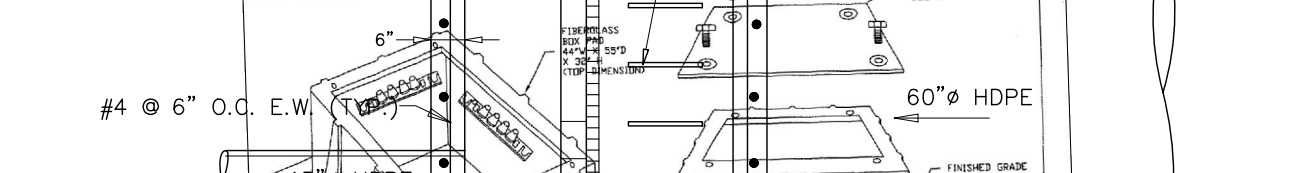
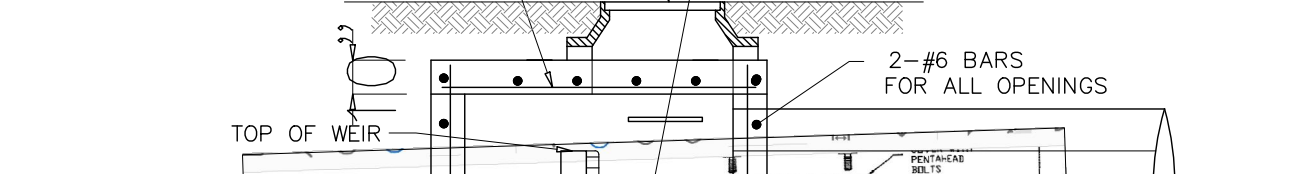
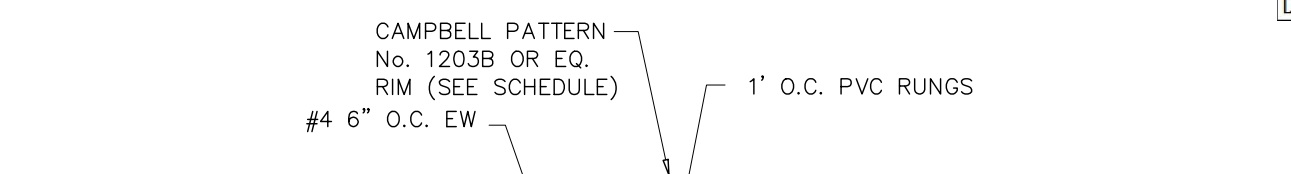
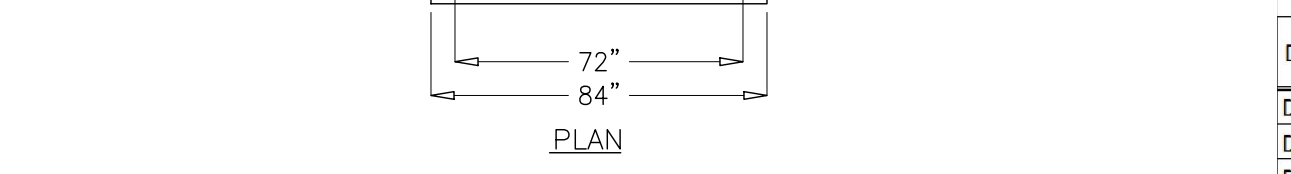
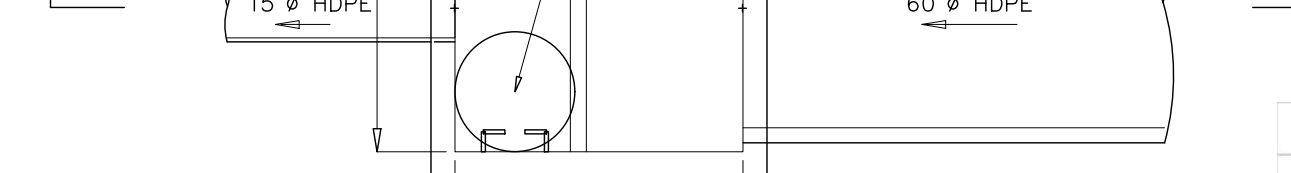
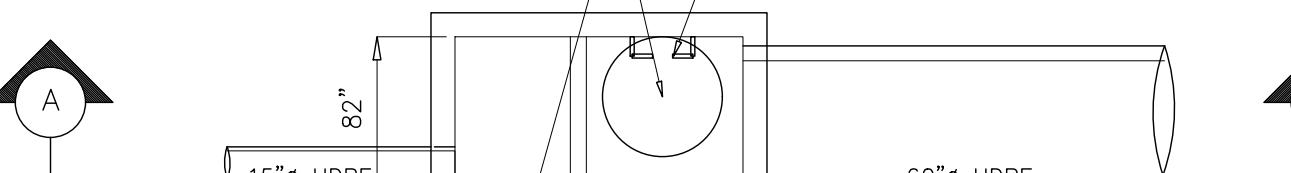
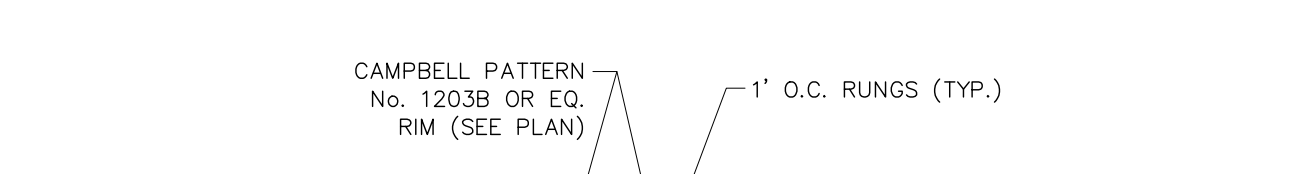
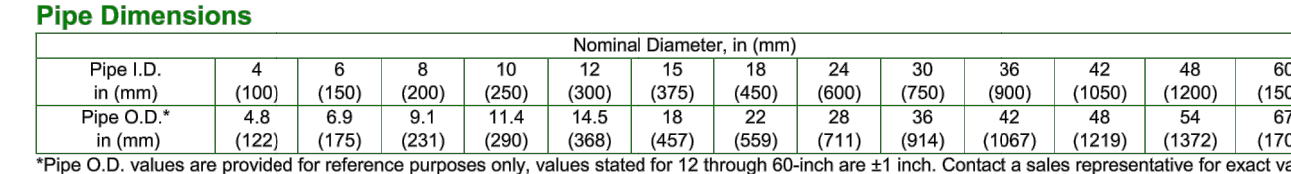
Virgin material for pipe and fitting production shall be high-density polyethylene conforming with the minimum requirements of cell classification 424420C for 4- through 10-inch (100 to 250 mm) diameters, and 435400C for 12- through 60-inch (300 to 1500 mm) diameters, as defined and described in the latest version of ASTM D3350, except that carbon black content should not exceed 4%. The 12- through 60-inch (300 to 1500 mm) virgin pipe material shall comply with the notched constant ligament-stress (NCLS) test as specified in Sections 9.5 and 5.1 of AASHTO M294 and ASTM F2306 respectively.

**Installation**

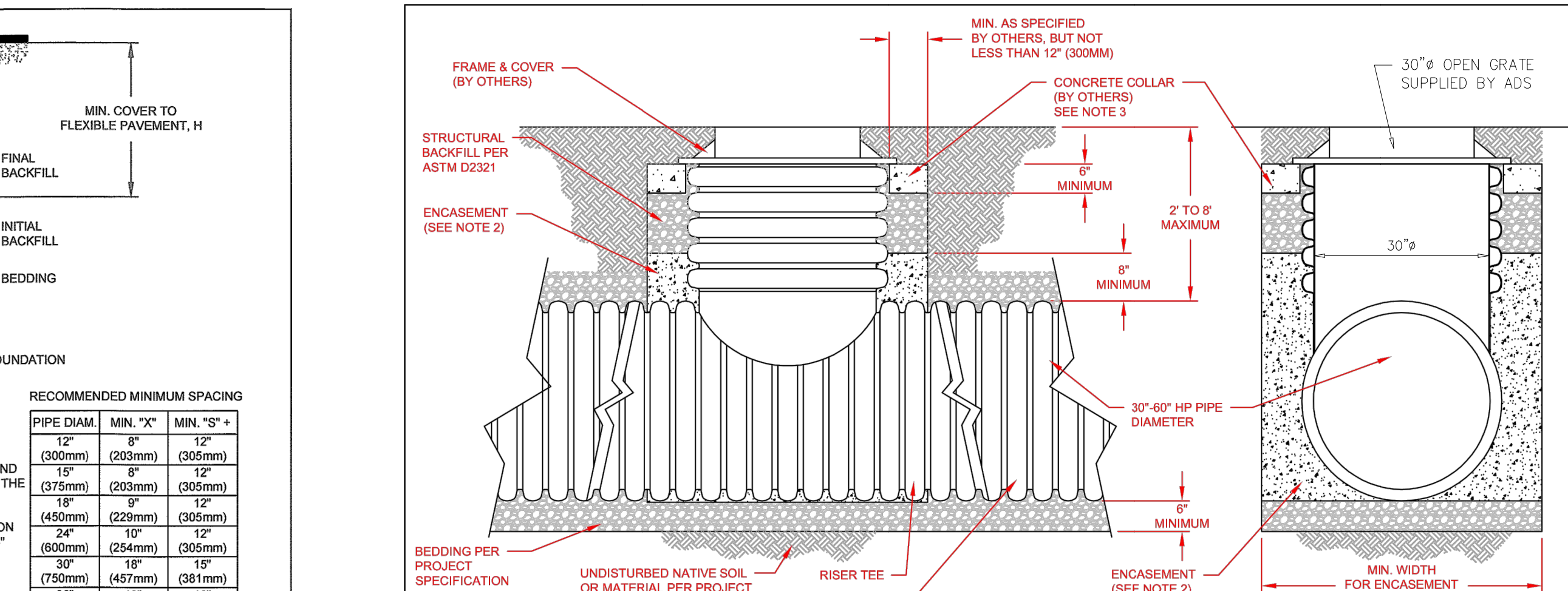
Installation shall be in accordance with ASTM D2321 and ADS recommended installation guidelines, with the exception that minimum cover in trafficked areas for 4- through 48-inch (100 to 1200 mm) diameters shall be one foot, (0.3 m) and for 60-inch (1500 mm) diameter the minimum cover shall be 2 ft. (0.6 m) in single run applications. Backfill for minimum cover situations shall consist of Class 1 (compacted), Class 2 (minimum 90% SPD) or Class 3 (minimum 95% material). Maximum fill heights depend on embedment material and compaction level please refer to Technical Note 2.91. Contact your local ADS representative or visit our website at [www.ads-pipe.com](http://www.ads-pipe.com) for a copy of the latest installation guidelines.

**PIPE DIMENSIONS**

PIPE I.D. (mm)	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)	42 (1050)	48 (1200)	60 (1500)
Wall Thickness (mm)	4.8	6.8	9.1	11.4	14.6	18	22	28	36	44	52	60	67
Weight (lb/ft)	1.22	1.79	2.31	2.90	3.66	4.57	5.59	7.13	9.44	11.87	14.59	17.52	20.92



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**ADS WATERSTOP™ GASKET SPECIFICATION**

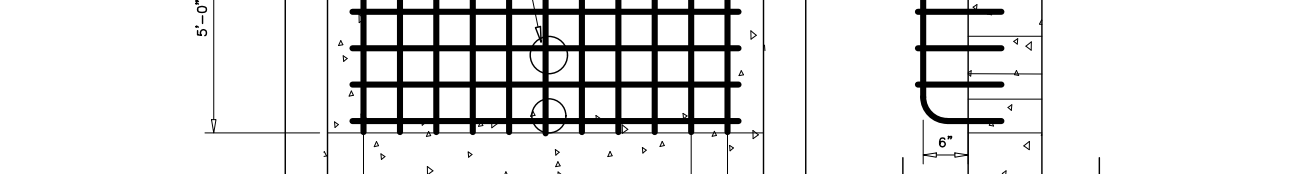
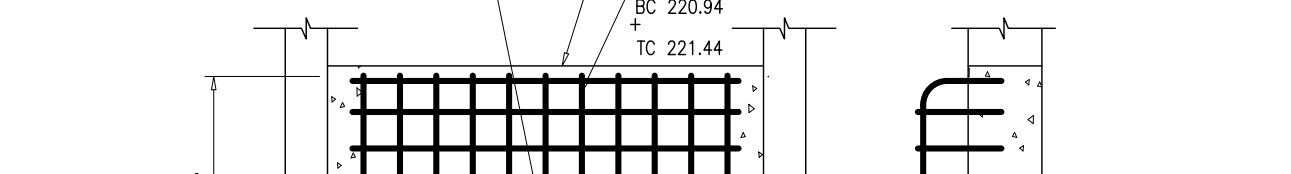
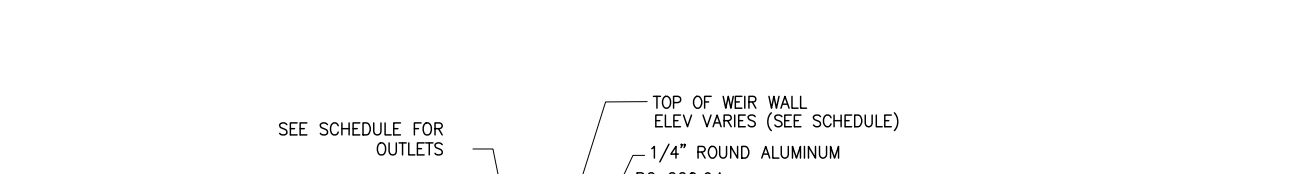
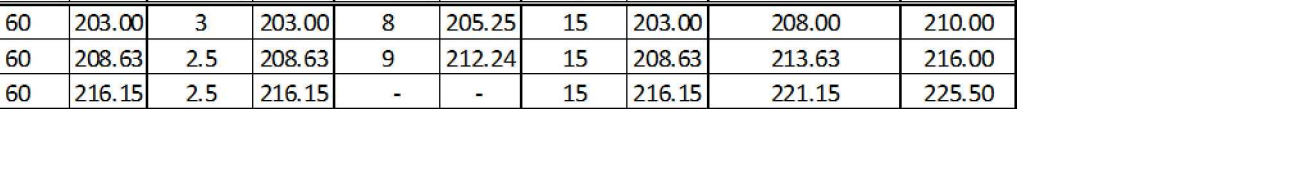
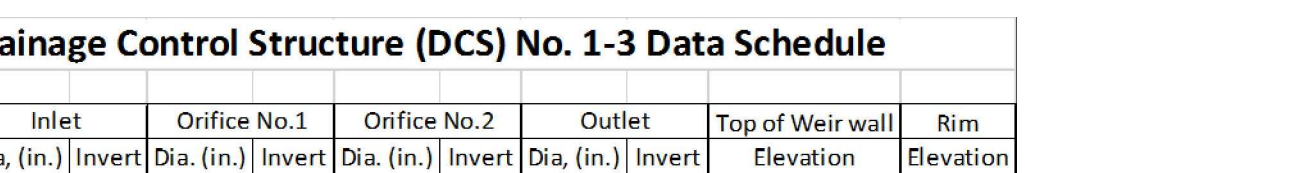
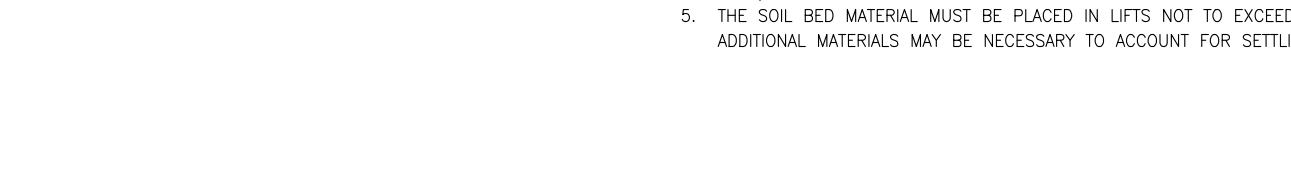
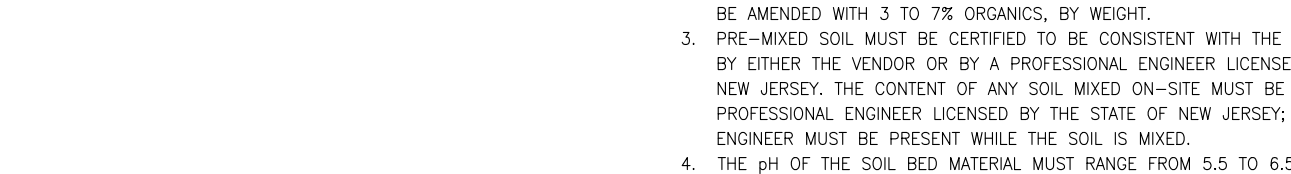
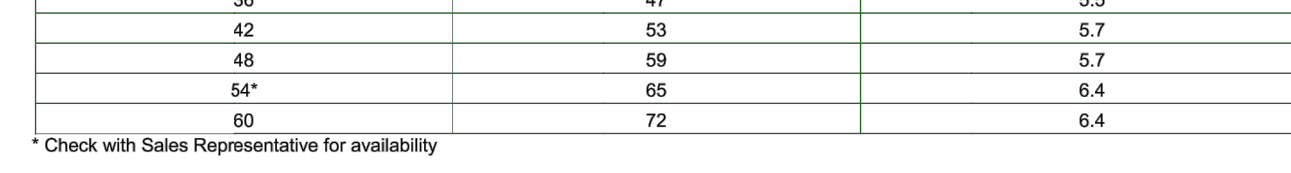
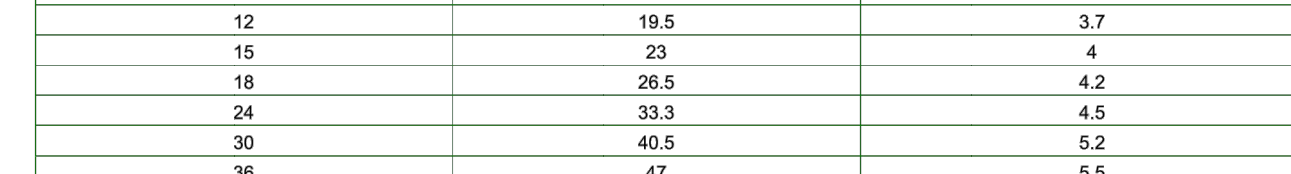
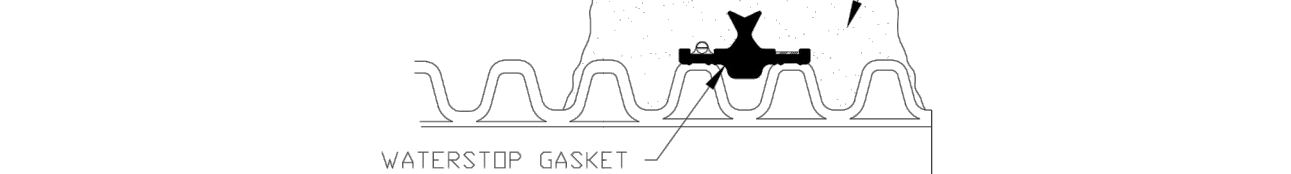
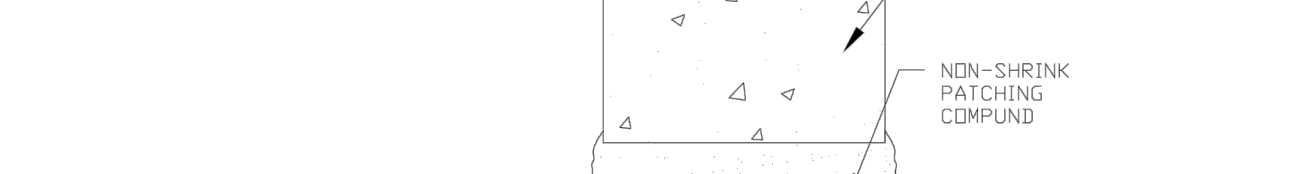
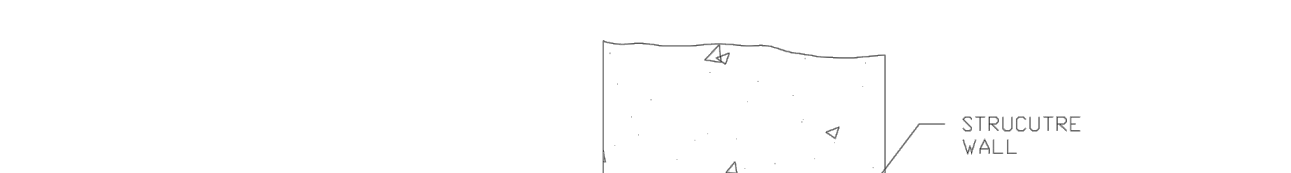
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**Material Properties**

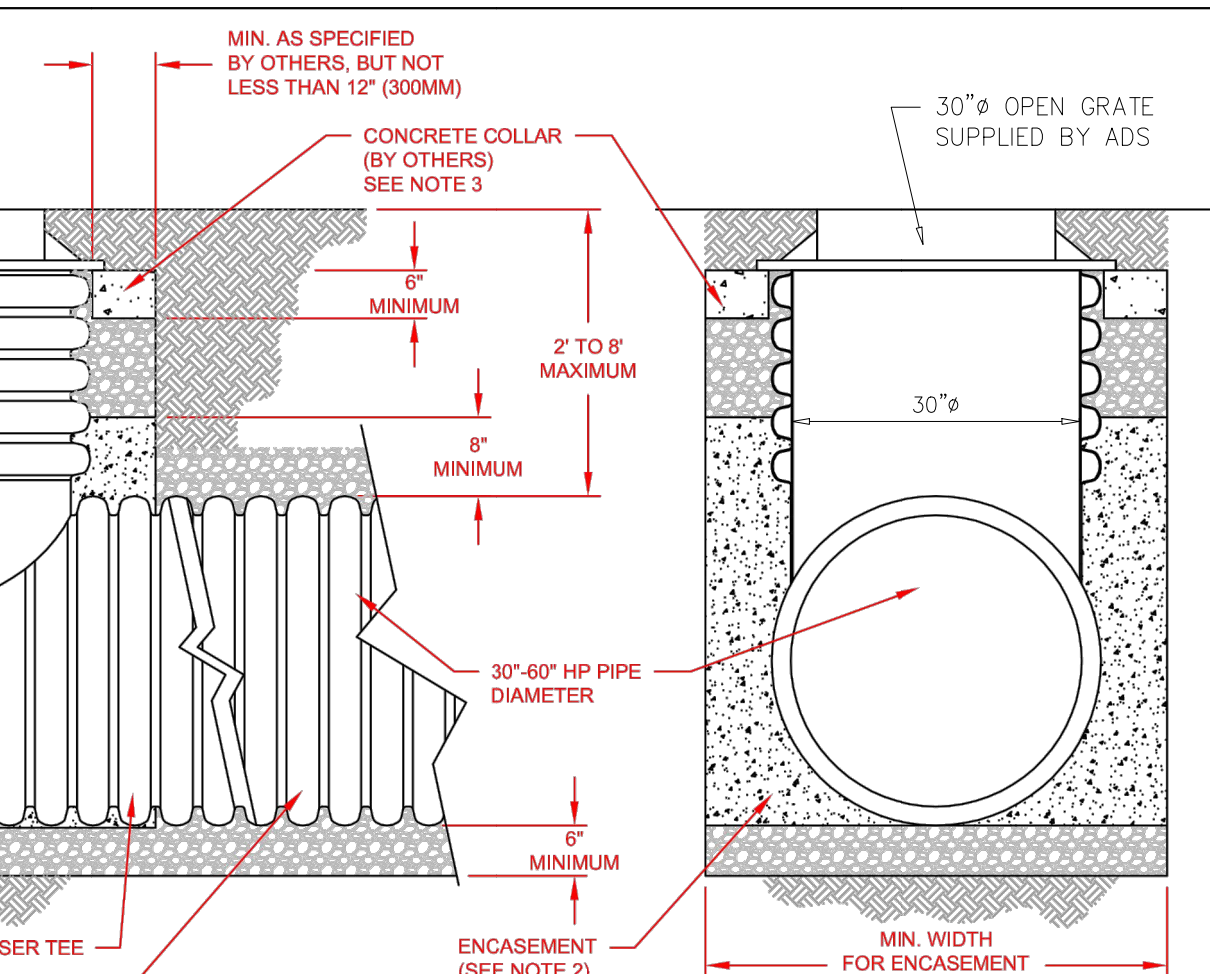
The ADS WaterStop gasket is made of a polyisoprene compound which meets the physical property requirements of ASTM C923.

**Installation**

Installation shall be in accordance with ADS recommended installation instructions. Contact your local ADS representative or visit [www.ads-pipe.com](http://www.ads-pipe.com) for a copy of the latest installation guidelines.



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**ADS WATERSTOP™ GASKET SPECIFICATION**

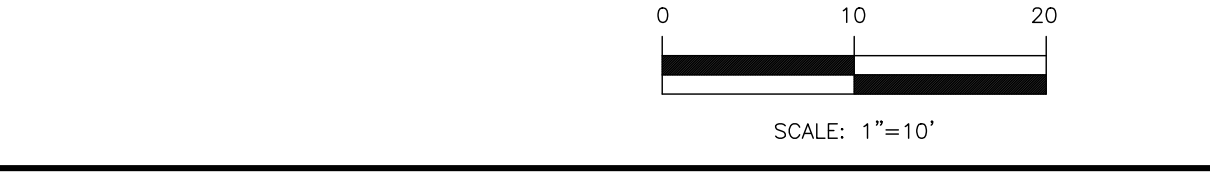
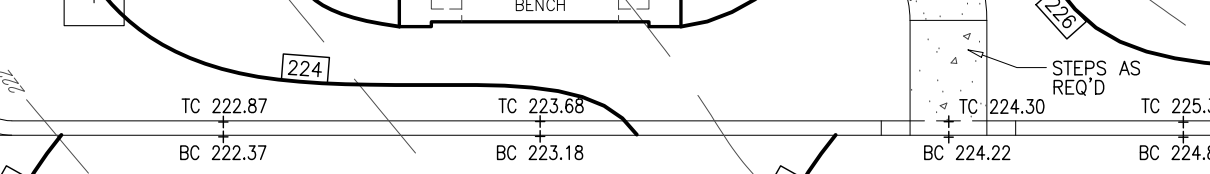
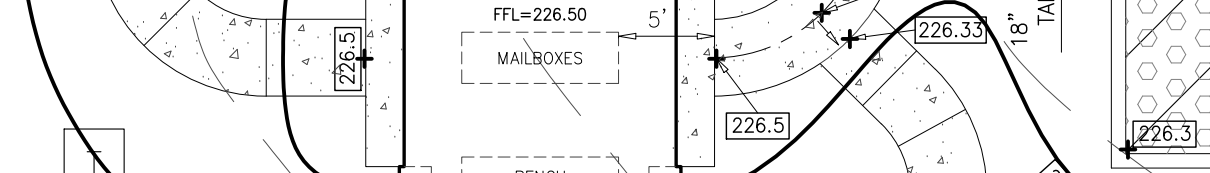
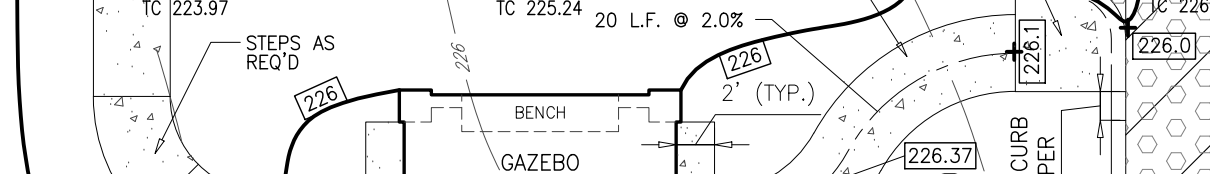
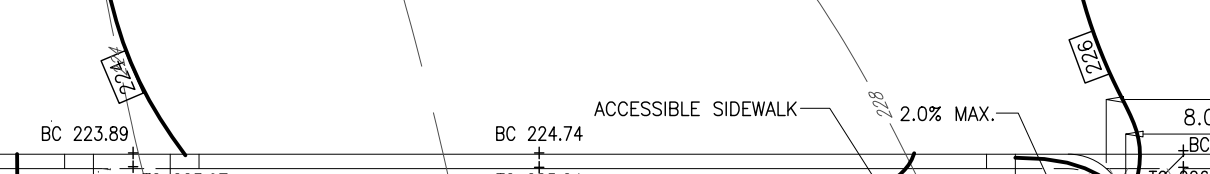
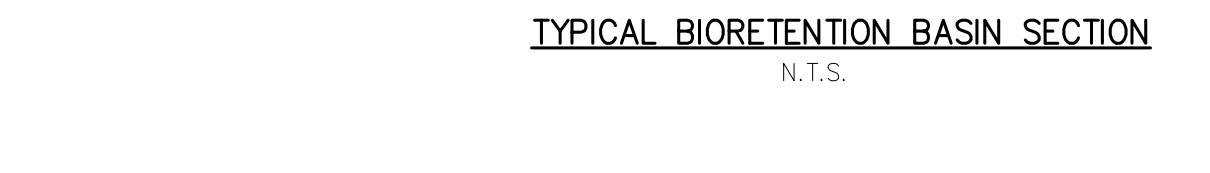
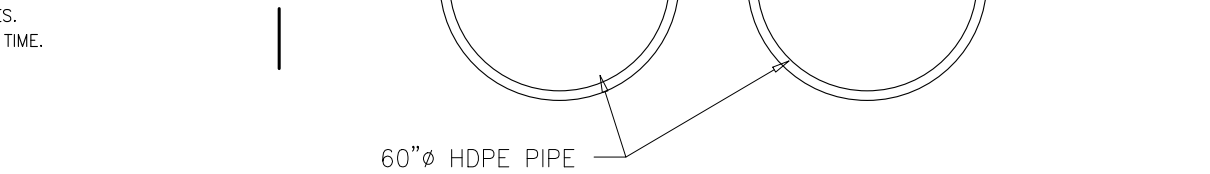
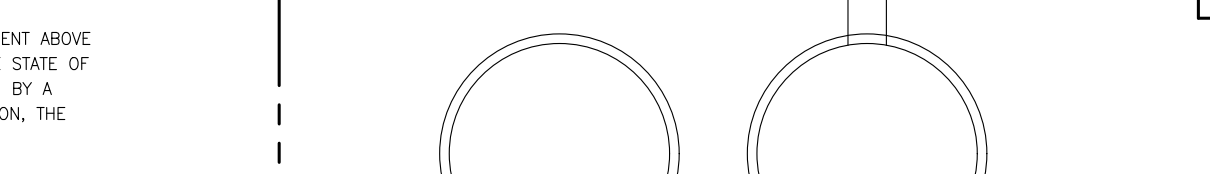
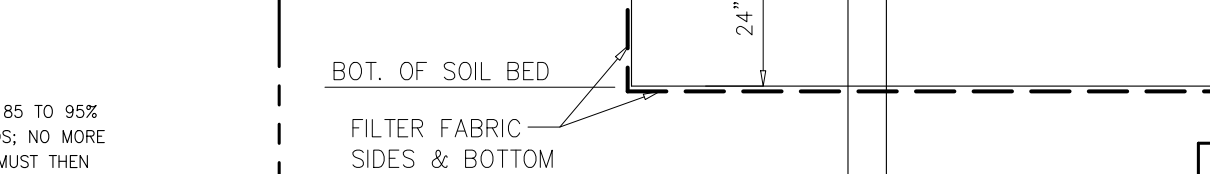
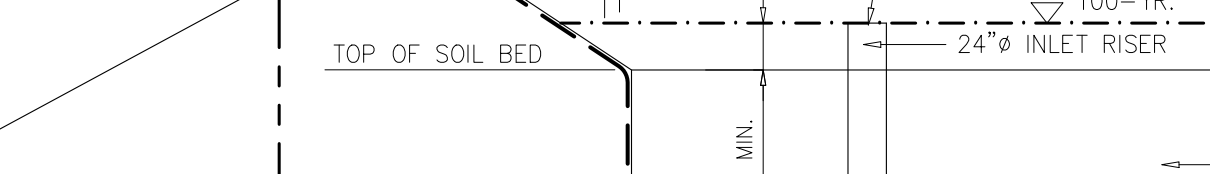
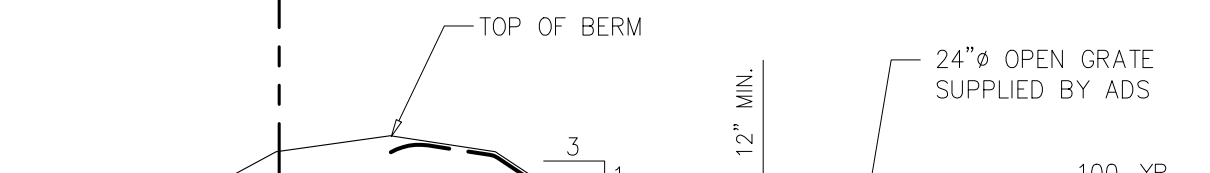
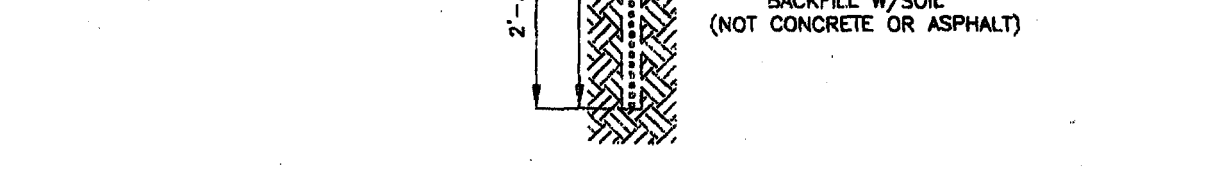
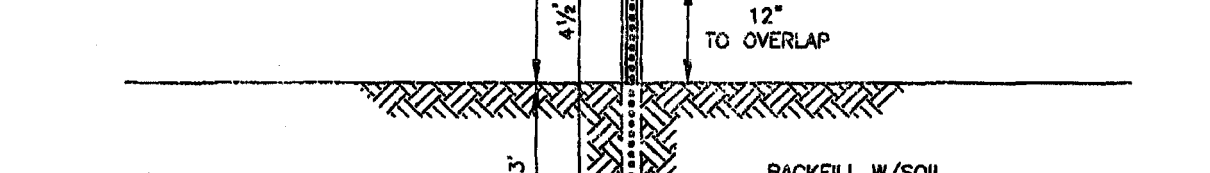
This specification describes the ADS WaterStop gasket available in 12- to 60-inch (300 to 1500 mm) diameters and used for a field installed seal that prevents water infiltration or exfiltration at manhole connections.

**Material Properties**

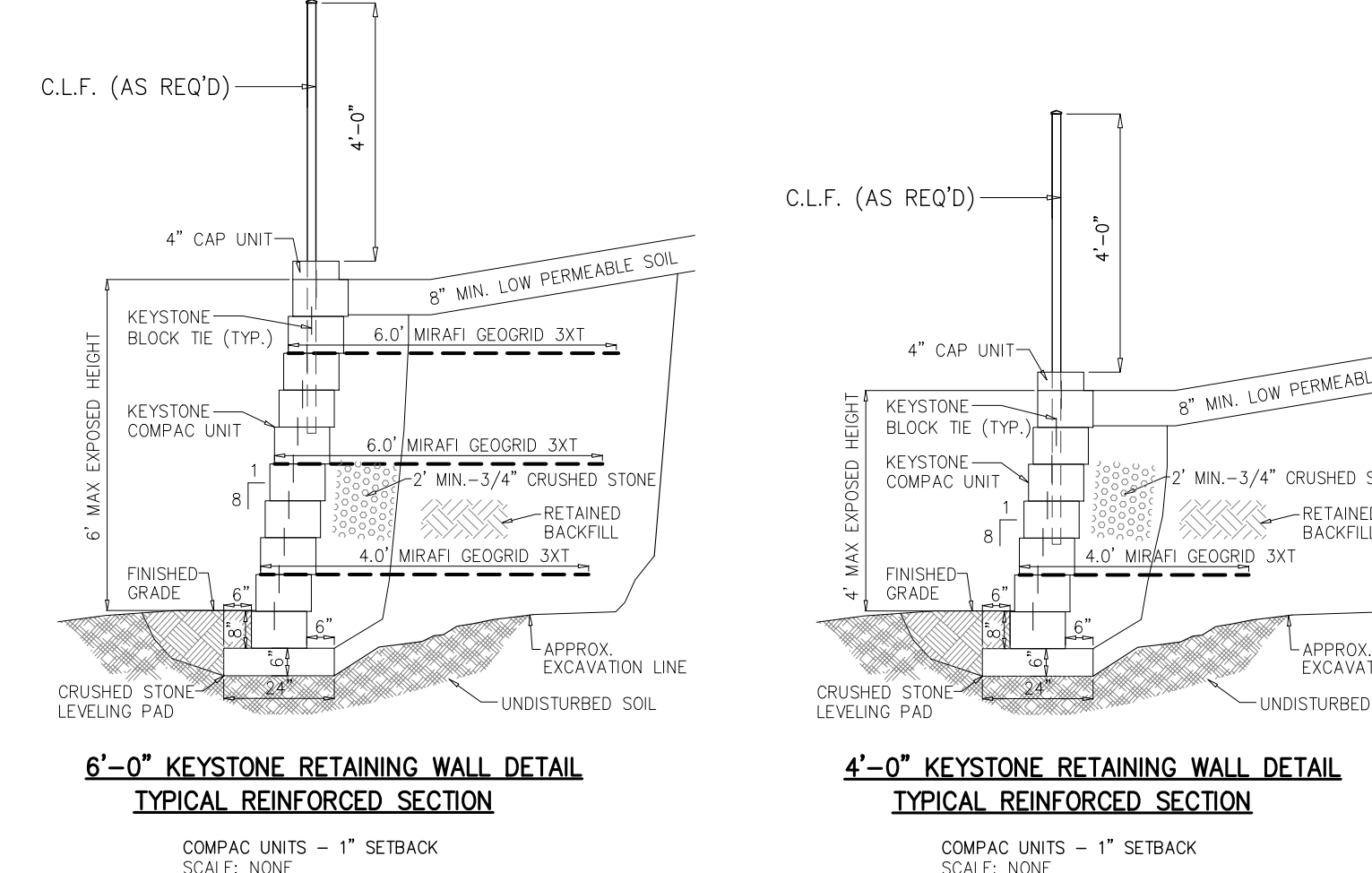
The ADS WaterStop gasket is made of a polyisoprene compound which meets the physical property requirements of ASTM C923.

**Installation**

Installation shall be in accordance with ADS recommended installation instructions. Contact your local ADS representative or visit [www.ads-pipe.com](http://www.ads-pipe.com) for a copy of the latest installation guidelines.



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**ADS WATERSTOP™ GASKET SPECIFICATION**

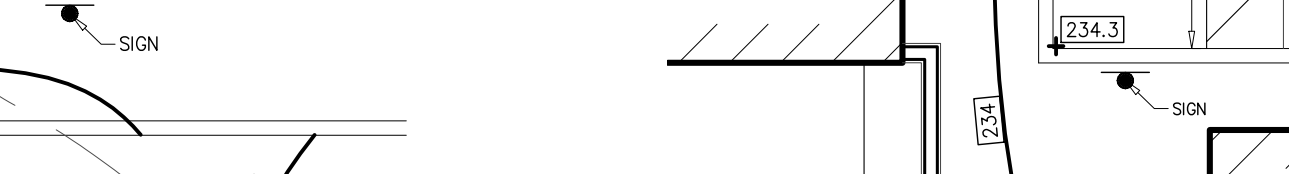
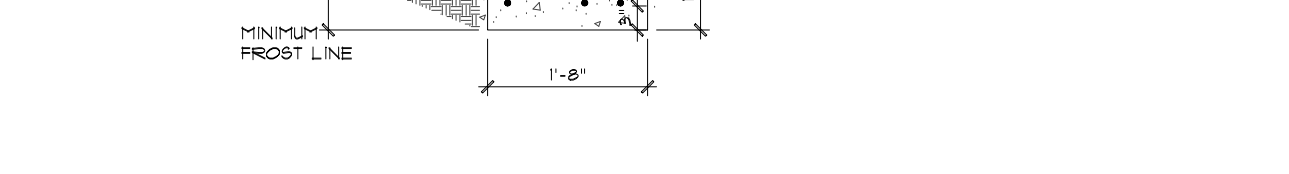
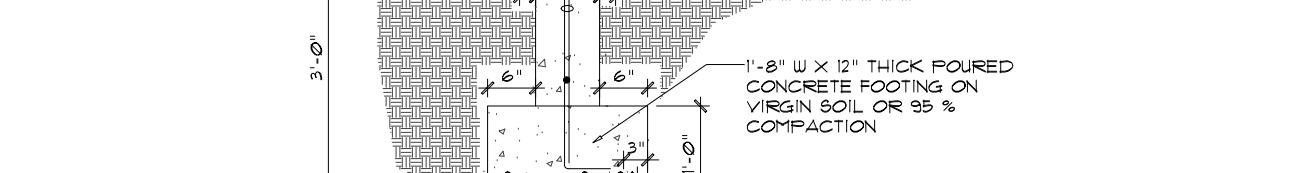
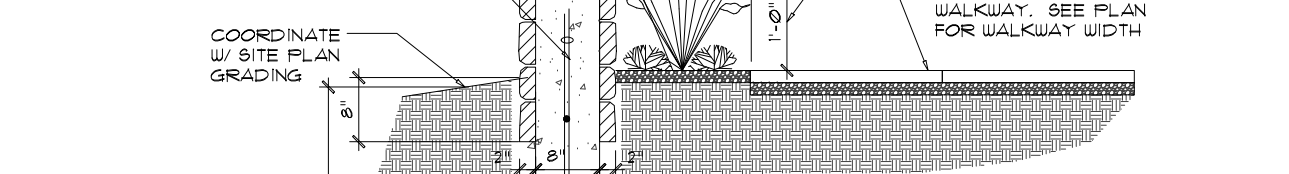
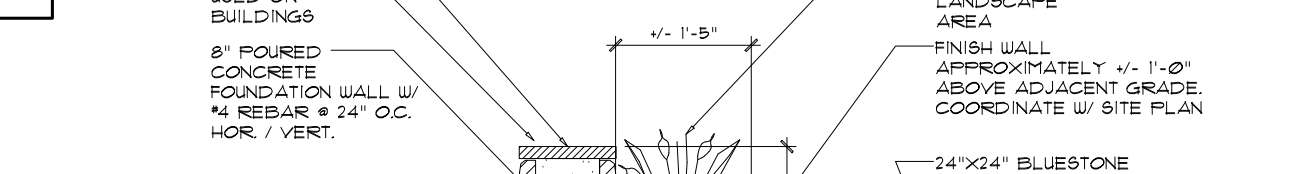
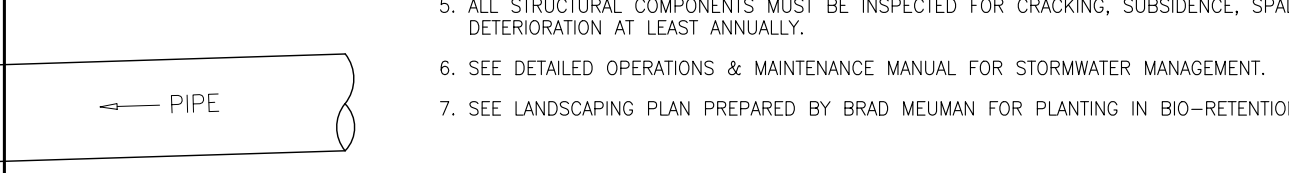
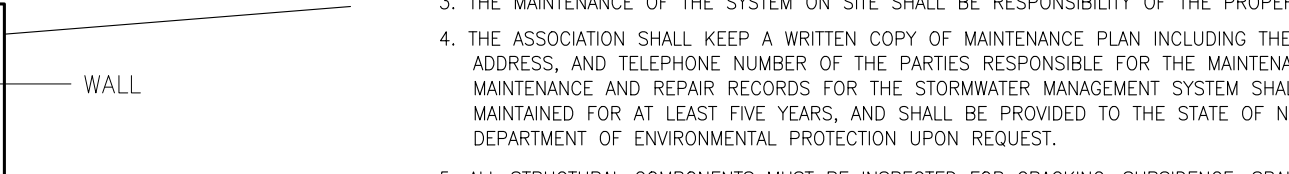
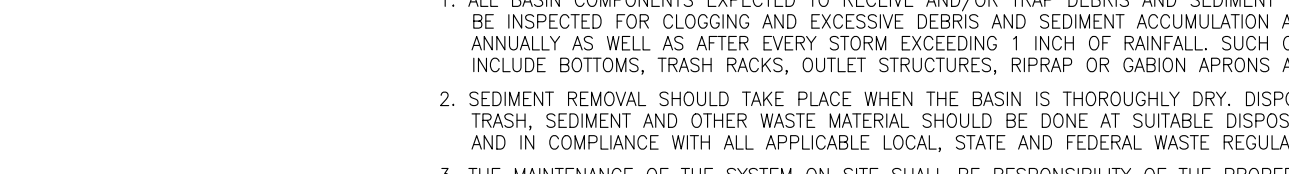
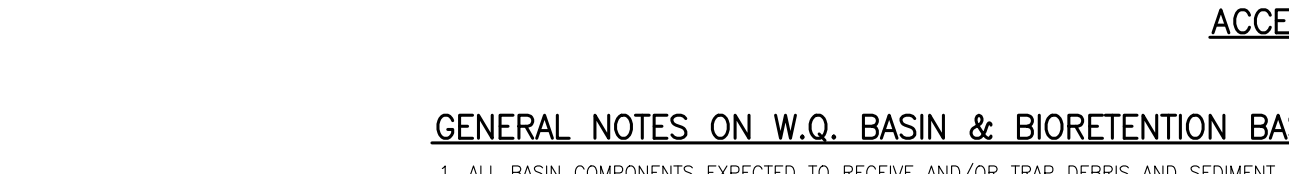
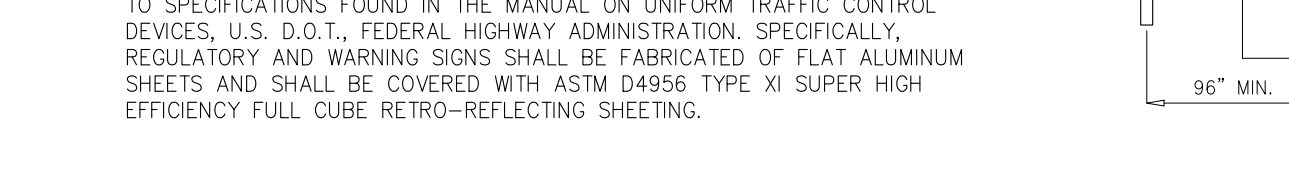
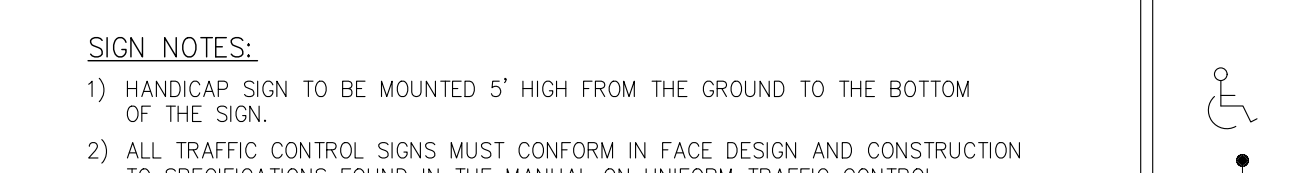
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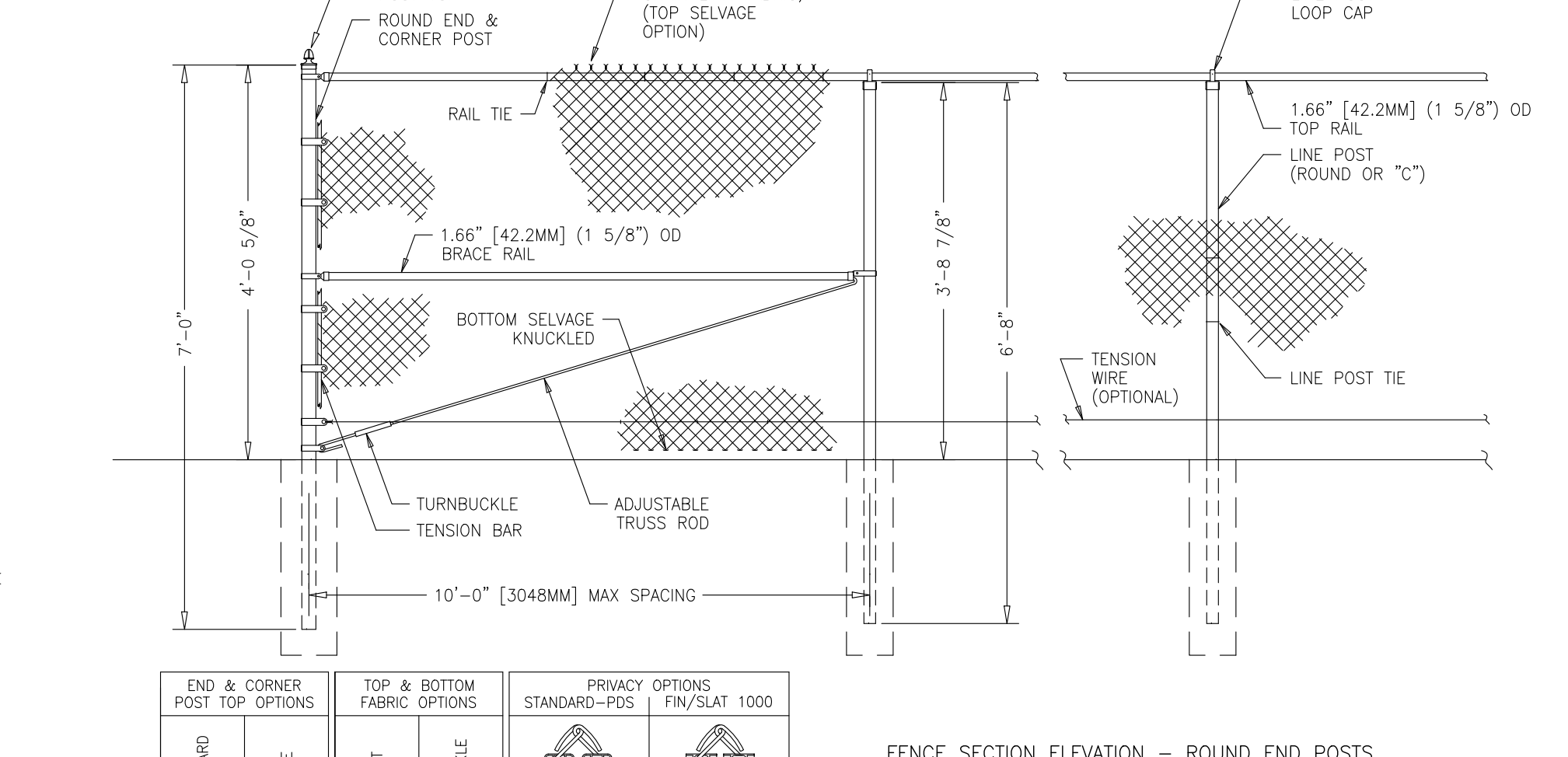
The ADS WaterStop gasket is made of a polyisoprene compound which meets the physical property requirements of ASTM C923.

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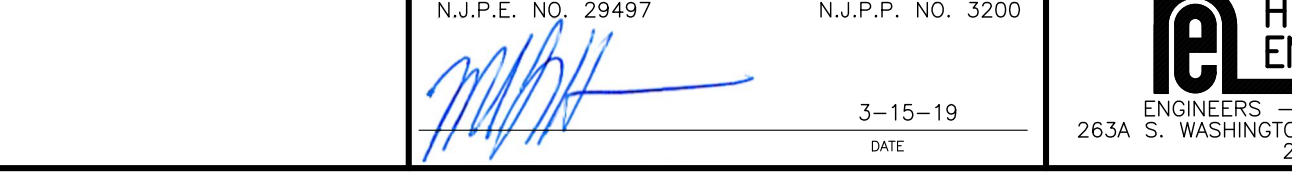
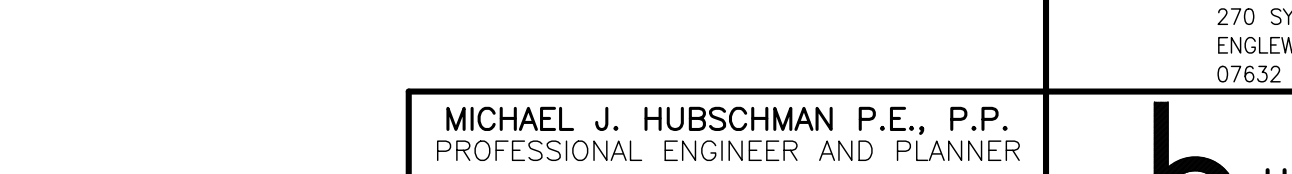
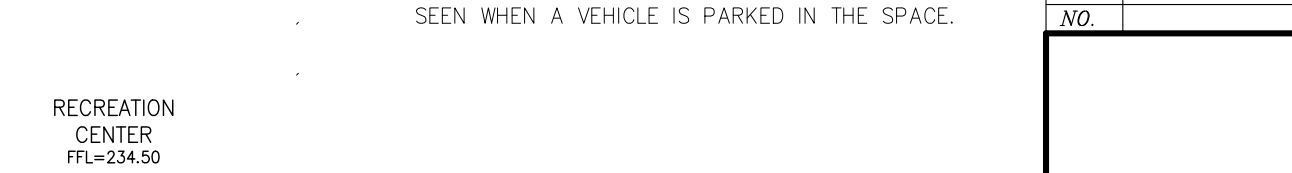
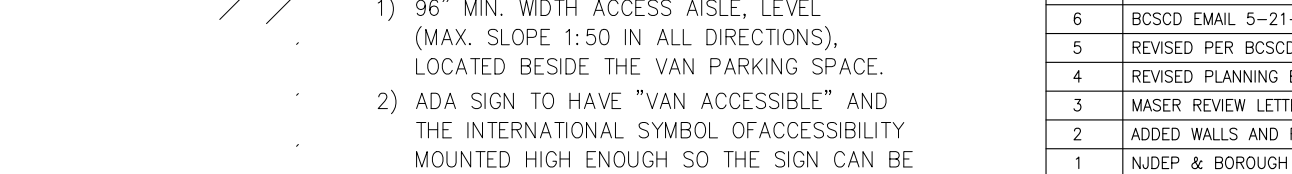
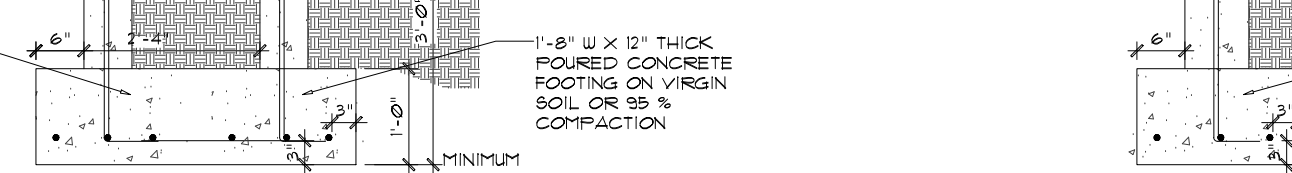
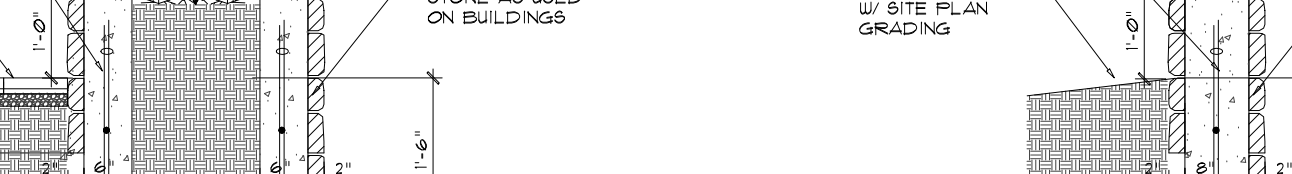
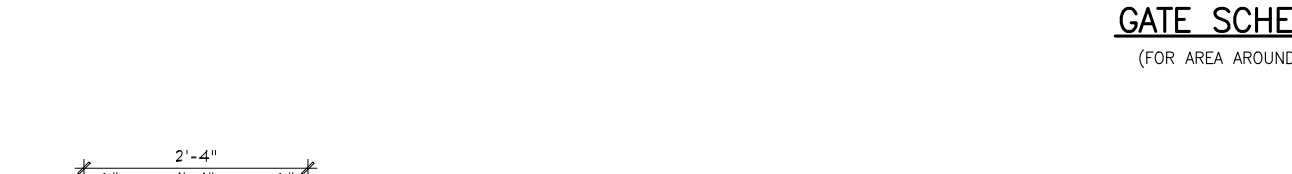
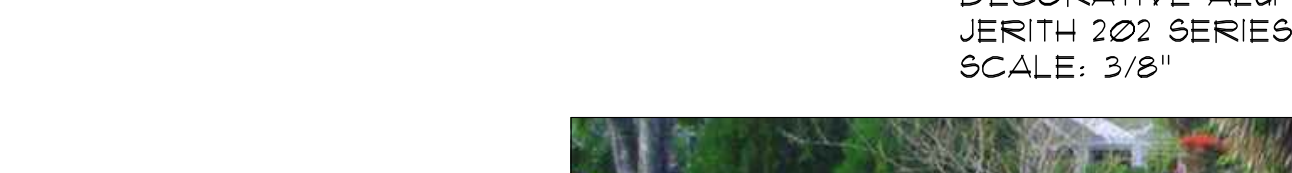
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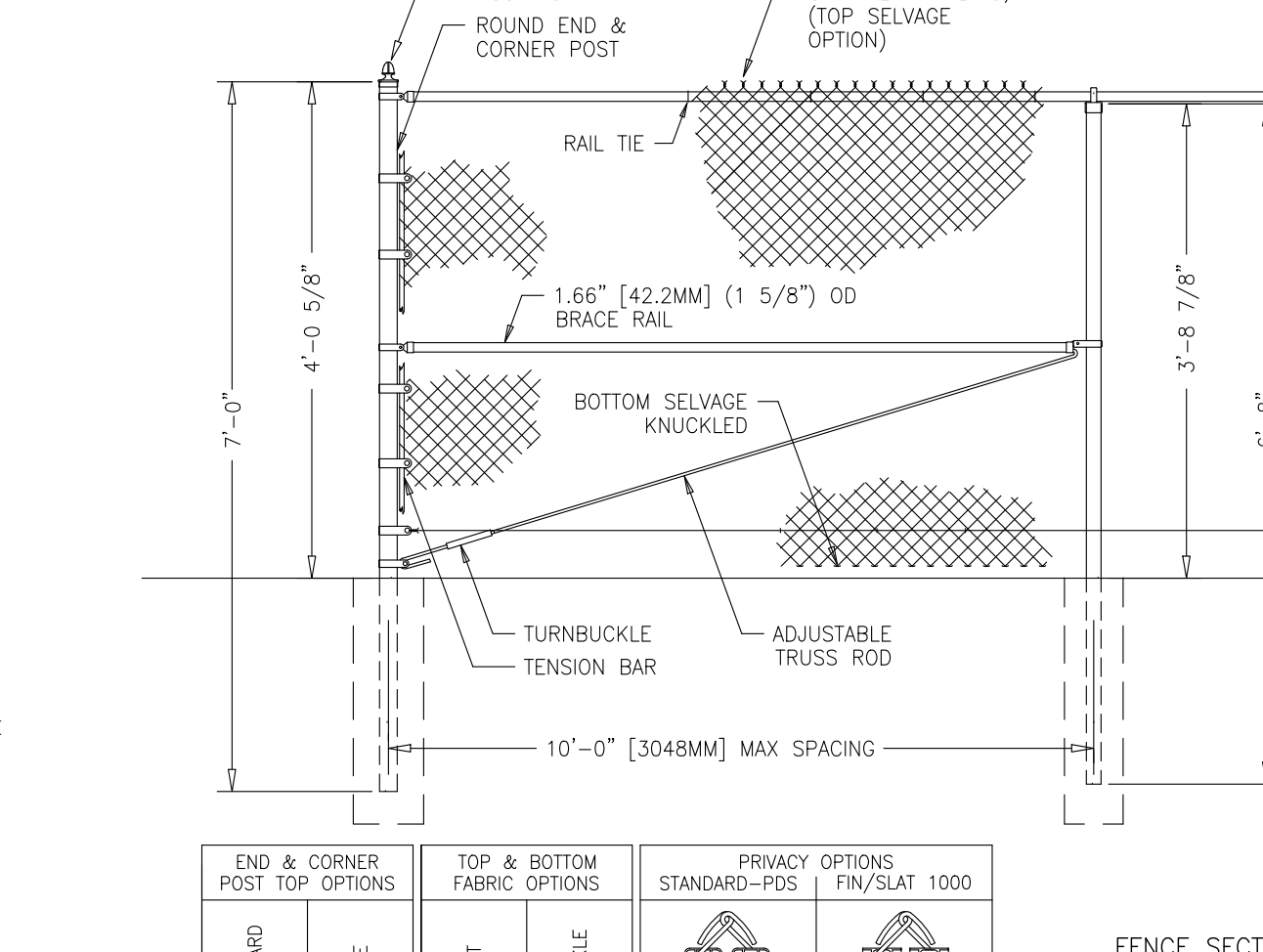
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**Installation**

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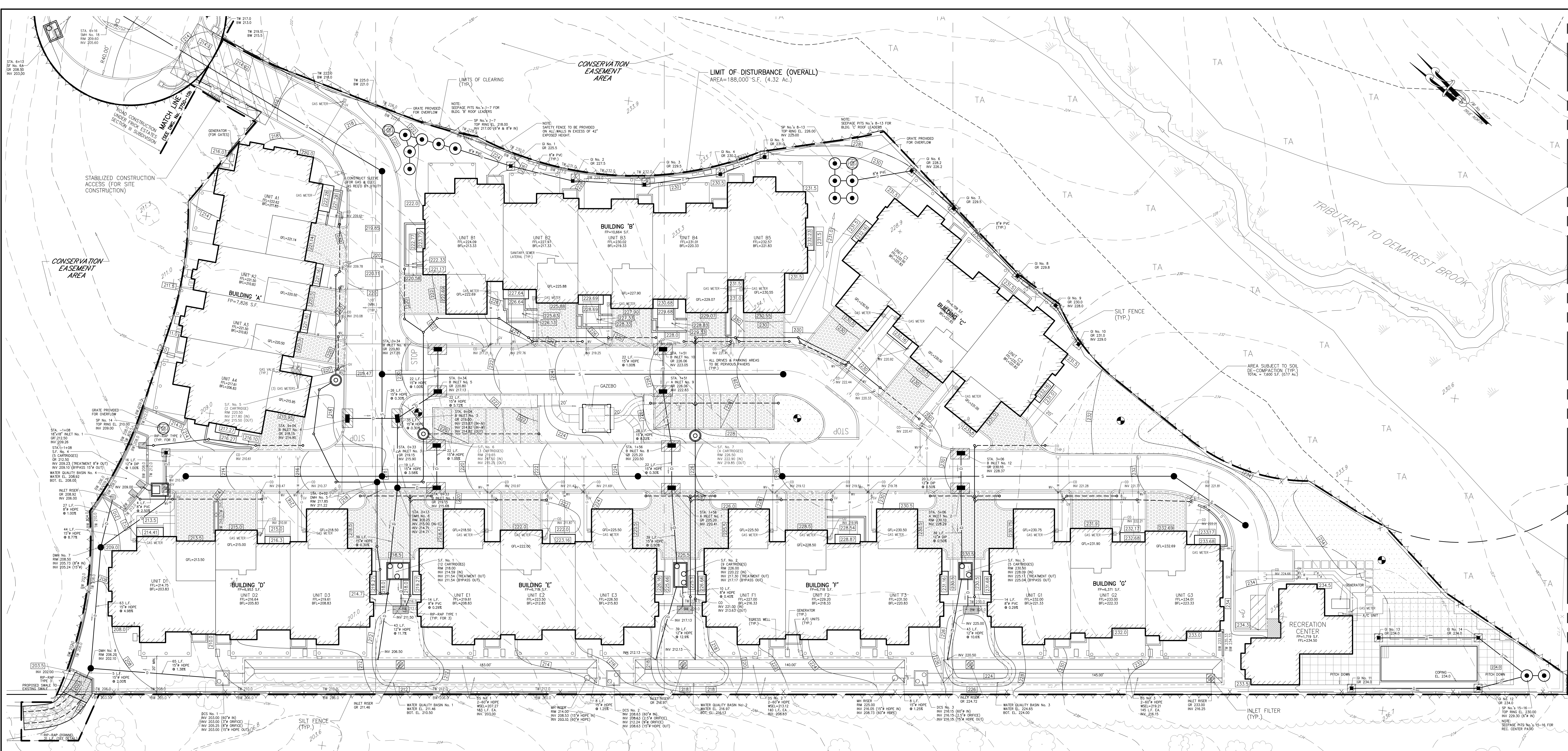
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**ADS WATERSTOP™ GASKET SPECIFICATION**

This specification describes the ADS WaterStop gasket available in 12- to 60-inch (300 to 1500 mm) diameters and used for a field installed seal that prevents water infiltration or exfiltration at manhole connections.



**BERGEN COUNTY SOIL CONSERVATION DISTRICT**  
**SOIL EROSION AND SEDIMENT CONTROL NOTES**

- All soil erosion and sediment control practices shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
- Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic, and immediately receive a temporary seeding and mulching if the exposed temporary seeding, the disturbed area will be mulched with certified straw or a rate of 2 tons per acre anchored by approved methods (i.e. peg and twine, mulch matting, or liquid mulch base).
- Immediately following final distribution or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.

**3. Stabilization Specifications**

- Temporary Seeding and Mulching:  
 Grass Seed - Apply uniformly according to soil test recommendations.  
 Fertilizer - Apply 175-200 lbs/1,000 sq ft of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil to a minimum of 4".  
 Straw - General purpose 700 lbs./acre (2.3 lbs./1,000 sq ft) or other approved species (not between March 1 and May 15) applied to achieve 95% soil surface coverage. Match shall be anchored by approved methods (i.e. peg and twine, mulch matting, or liquid mulch base).
- Permanent Seeding and Mulching:  
 Grass Seed - Apply uniformly according to soil test recommendations.  
 Fertilizer - Apply 175 lbs./1,000 sq ft of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil to a minimum of 4".  
 Straw - 100 lbs./1,000 sq ft (1.0 lb./100 sq ft) or other approved species (not between March 1 and October 1) applied to achieve 95% soil surface coverage. Match shall be anchored by approved methods (i.e. peg and twine, mulch matting, or liquid mulch base).

**4. Site Stabilization**

- The site shall at all times be graded and maintained such that all stormwater runoff is directed to soil erosion and sediment control facilities.
- Soil erosion and sediment control measures shall be inspected and maintained on a regular basis, including after every storm event.
- Stabilized areas are not to be treated within 50' of a floodplain, slope, roadway or drainage facility. The base of all stabilizations shall be contained by a flexible restraint barrier or 4" rebar.
- A 6" outlet stone, while sheet-piling is installed, shall be installed where a construction access road intersects any paved roadway. Said barrier will be composed of 1" x 2" outlet stone, 6" thick, will be at least 30' x 100' and shall be installed with a suitable synthetic silt fabric tarp and rebar.

**5. Maximum slope of exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.**

**6. Ditchways must be stabilized with 1" x 2" outlet stone or suitable prior to individual lot construction.**

**7. All soil surfaces, exposed, eroded or graded outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clear of all trees.**

**8. Catch basin inlets will be installed in accordance with Section 28-1.1 of the NJ Standards.**

**9. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.**

**10. Draining operations must discharge directly into a sediment control trap or other approved filter in accordance with Section 14-1.1 of the NJ Standards.**

**11. Ditch shall be contained by the application of wire, calcium chloride or other approved method in accordance with Section 16-1.1 of the NJ Standards.**

**12. Areas to remain under construction are to be protected with a suitable fence installed at the site prior to or beyond in accordance with Section 9-1.1 of the NJ Standards.**

**13. The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outlets or off-site as a result of construction of the project.**

**14. Any violation to the certified Soil Erosion and Sediment Control Plan may be referred to the District for review and approval prior to implementation in the field.**

**15. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.**

**16. The Bergen County Soil Conservation District will not be held liable for any loss or damage to any property or equipment in the event of a storm.**

**17. The Bergen County Soil Conservation District may require additional measures to maintain on- or off-site erosion problems during construction.**

**18. The owner must obtain a District based report of compliance prior to the issuance of any certificate of occupancy. The District requires at least two weeks notice to maintain the stabilization of all areas of construction. All work must be completed, including temporary remediation, stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.**

**SOIL DE-COMPACTION AND TESTING REQUIREMENTS**

- Subgrade shall be tested to a depth of 18" below the proposed finished grade (see permanent seeding and stabilization notes for typical requirements) shall be free of excessive compaction to a depth of 18" below the proposed finished grade to ensure the establishment of permanent negative cone.
- Areas of the site which are subject to compaction testing and/or mitigation are specifically identified on the certified soil erosion control plan.
- Compaction testing locations are identified on the plan. A copy of the plan or portion of the plan shall be used to mark field locations, and adjusted to the construction mitigation verification notes, available from the soil conservation district. The form must be filed and submitted prior to receiving a certificate of compliance from the district.
- In the event that testing indicates compaction in excess of the maximum tolerable indicated by the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) construction mitigation per the written mitigation plan developed on the plan (including aerial) areas, or (2) perform additional more detailed testing to establish the limits of excessive compaction whereupon any of the necessary compaction areas would require construction mitigation, additional detailed testing shall be performed by a licensed, licensed professional.

**Compaction Testing Methods**

- Fielding Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Field Bulk Density Test (licensed professional engineer required)
- Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

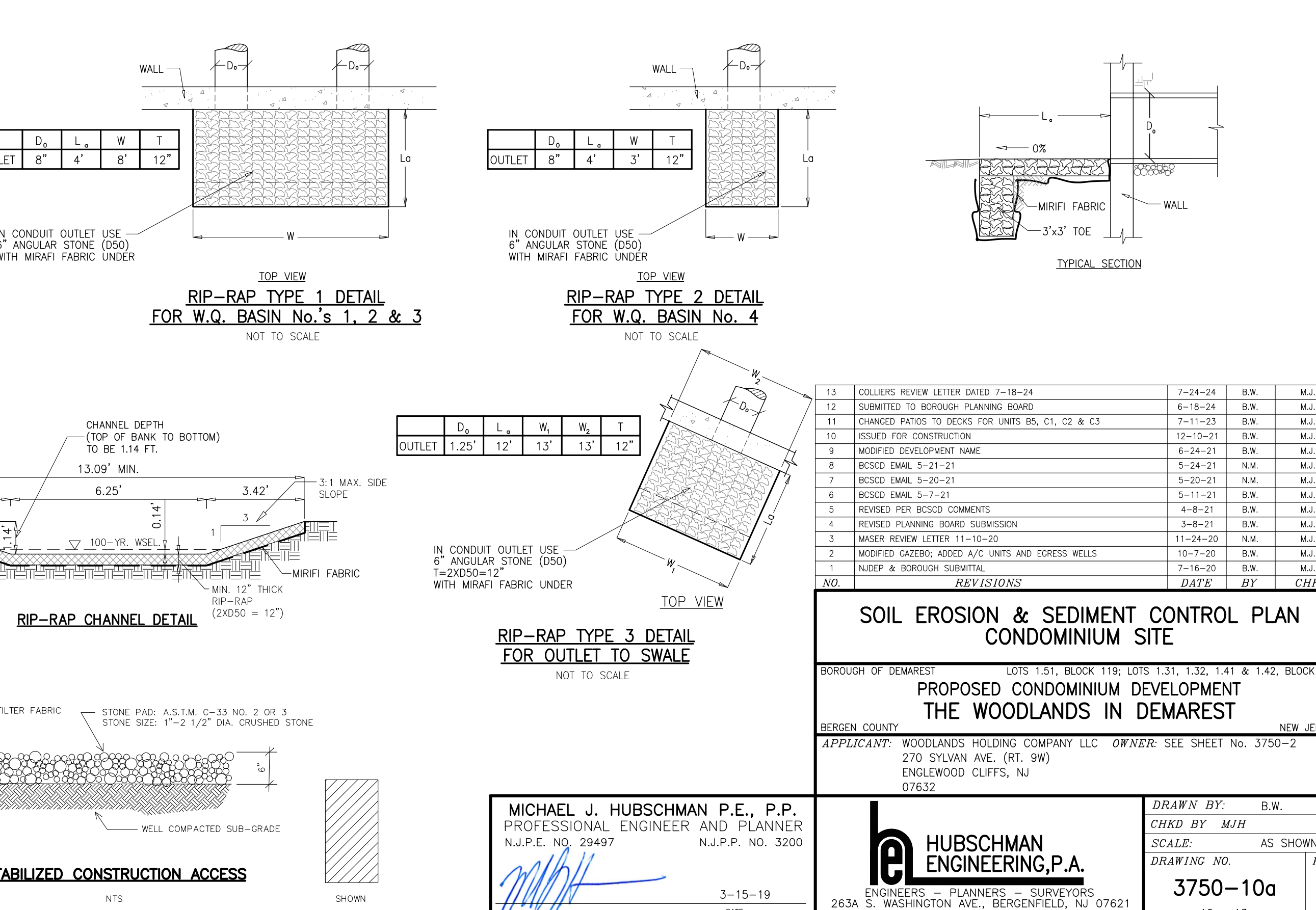
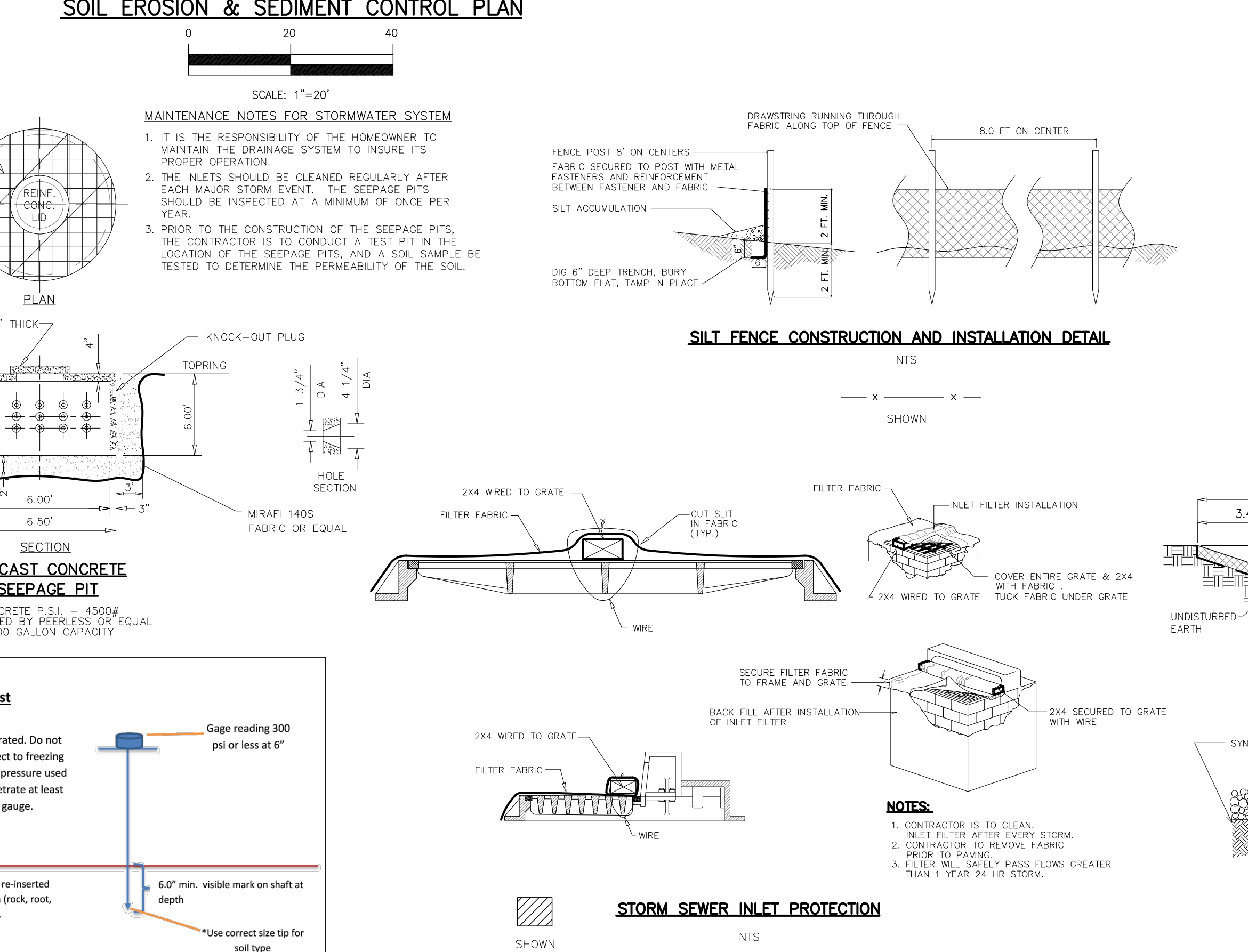
**Soil de-compaction testing is not required 1/4" minimum soil compaction remediation (corrector/fixer (0" minimum depth) or similar) is proposed as part of the remediation process.**

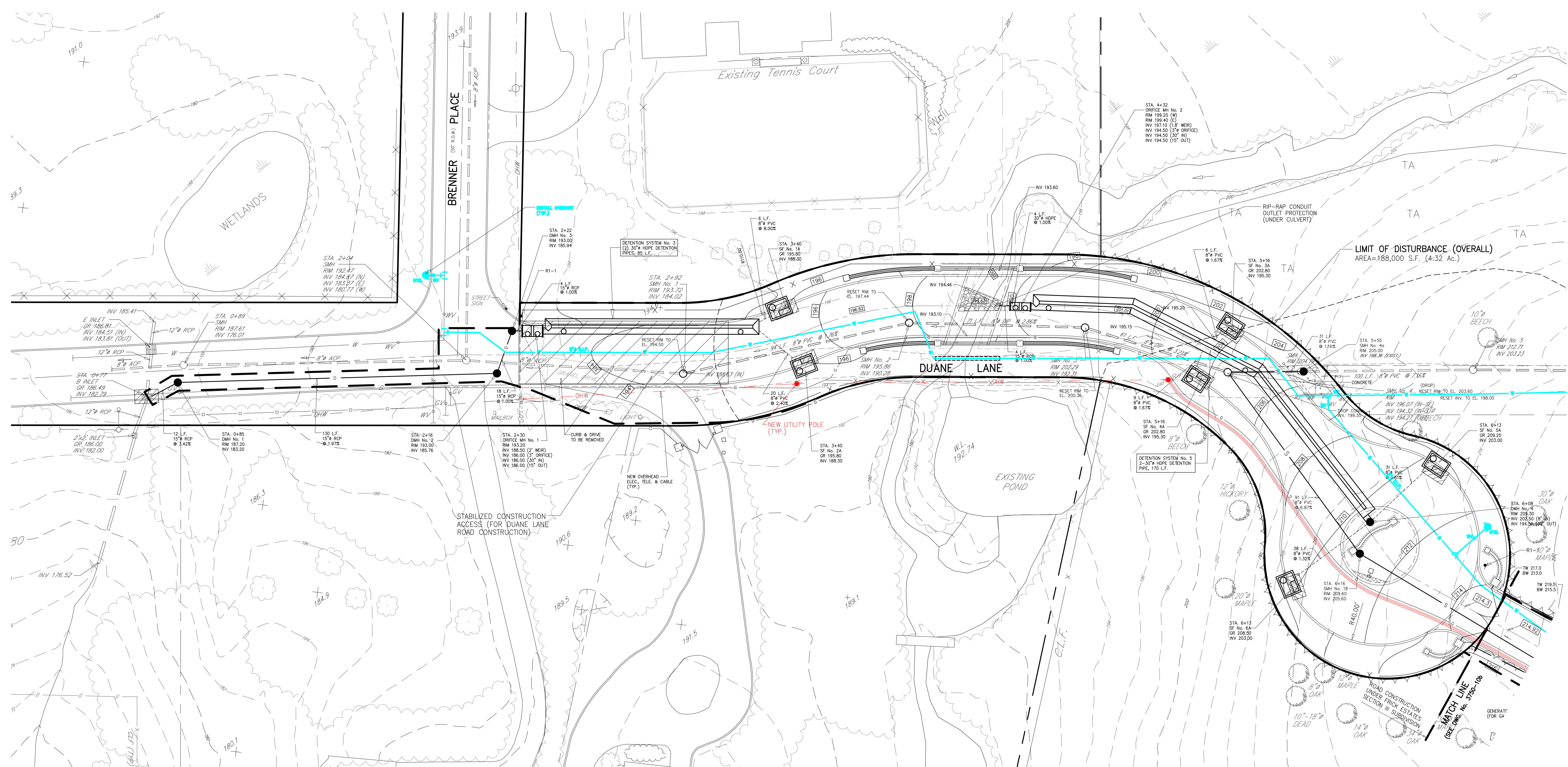
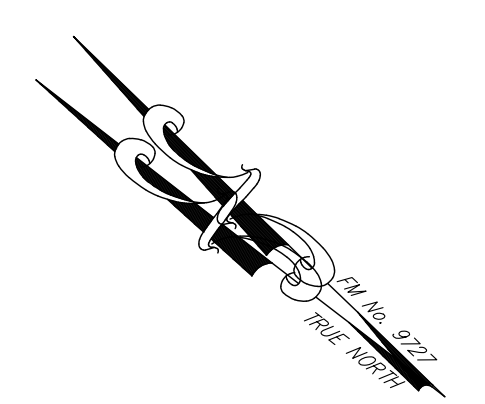
**Procedures shall be used to mitigate excessive soil compaction (0.5% to 1.0% minimum) and establishment of permanent negative cone.**

Restoration of compacted soils shall be through soil stabilization (0" minimum depth) where there is no design to underdrain utility (catcher, irrigation systems, etc.). In the alternative, contractor as specified by a New Jersey Licensed Professional Engineer may be utilized subject to district approval.

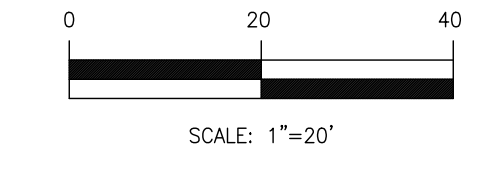
**SEQUENCE OF CONSTRUCTION**

- INSTALL 2" x 4" STAKE TRACKING BED AT CONSTRUCTION ENTRANCE
- INSTALL SILT FENCE ALONG PROPERTY SUBJECT TO SOIL EROSION
- INSTALL SILT FENCE ALONG PROPERTY SUBJECT TO SOIL EROSION
- INSTALL SILT FENCE TRACKING BED WHERE APPLICABLE
- CONSTRUCT NEW BUILDING, DRIVEWAYS AND UTILITIES
- PROVIDE MOIST CHANGING FOR SITE
- CONSTRUCT NEW BUILDING, DRIVEWAYS AND UTILITIES
- COURSE ON CONCRETE
- CONDUCT SOIL CONPACTION TESTING AND REMEDIATE SUBSIL
- CONSTRUCT FINISH GRADE TO A MINIMUM DEPTH OF 4" IF NECESSARY
- PROVIDE FINAL GRADING, TOPSOIL, PERMANENT AND LANDSCAPING
- CONDUCT FINAL SOIL CONPACTION TESTING TO A MINIMUM DEPTH OF 4" IF NECESSARY
- PROVIDE FINAL PAVING
- REMOVE SOIL CONPACTION CONTROL SERVICES AS DIRECTED BY LOCAL SERVICE



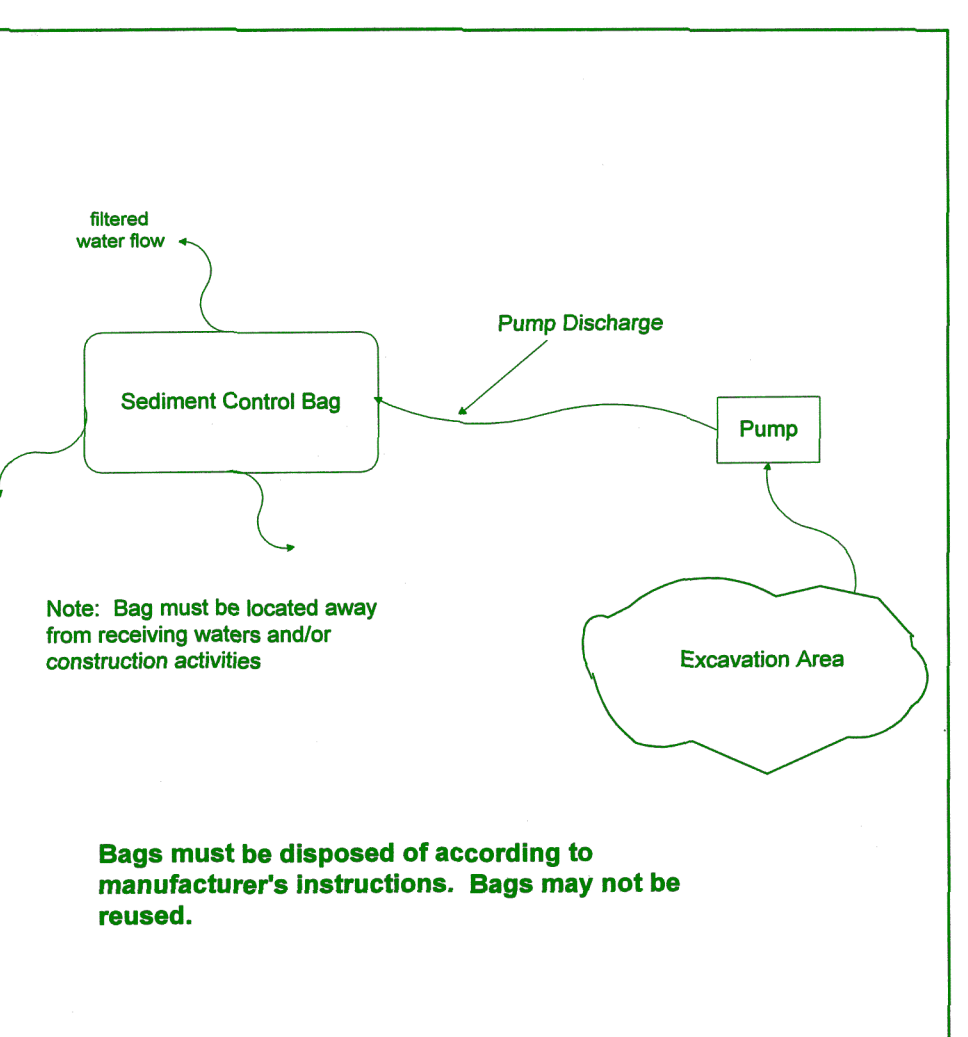


SOIL EROSION & SEDIMENT CONTROL PLAN



Standards for Soil Erosion and Sediment Control in New Jersey July 1999

Detail 14-4 Sediment Control Bag for Dewatering

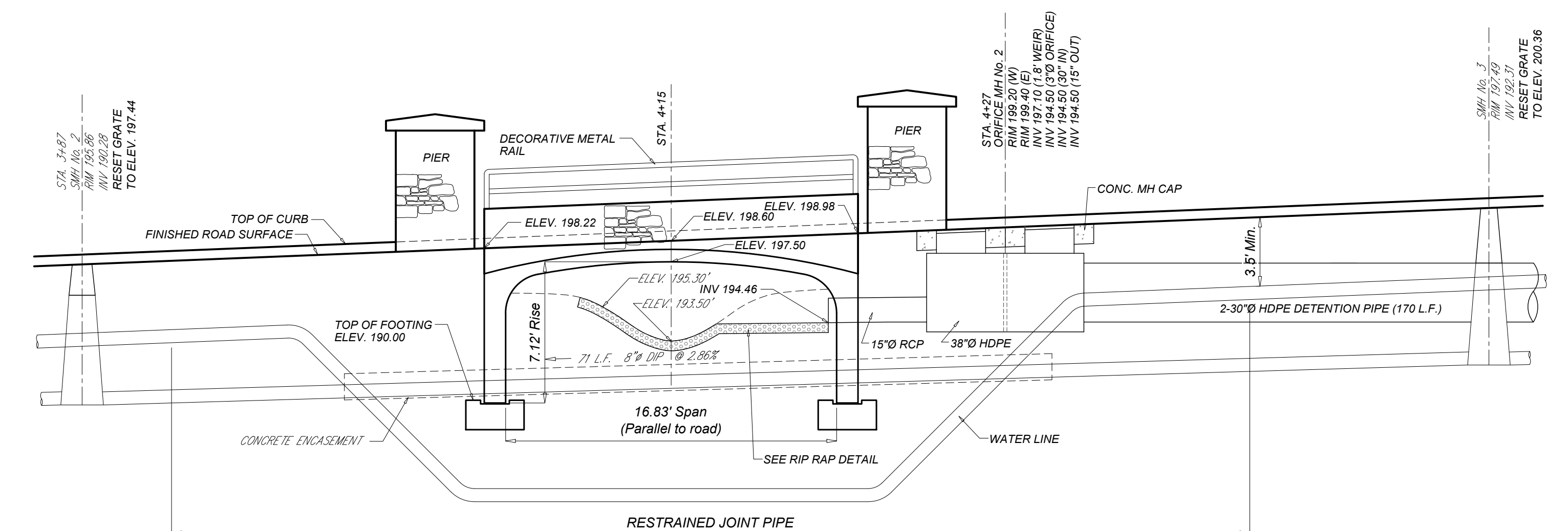


Source: NJDA SSCC 1999

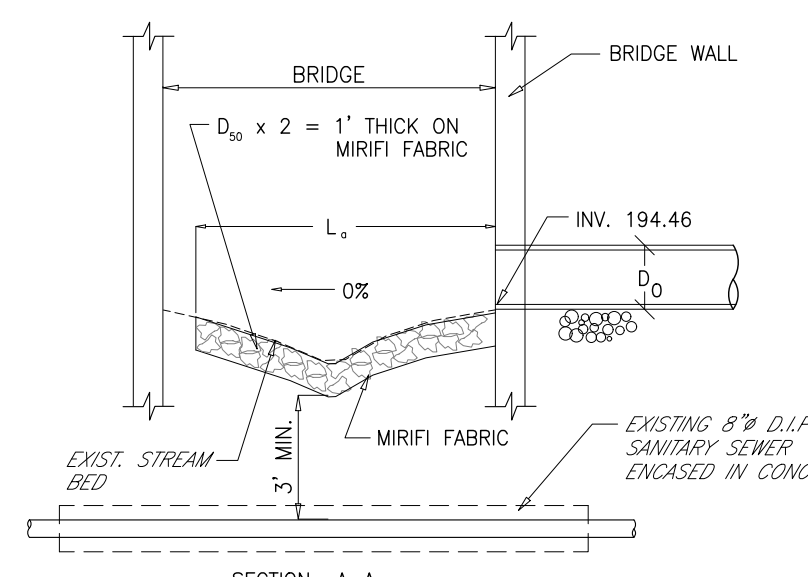
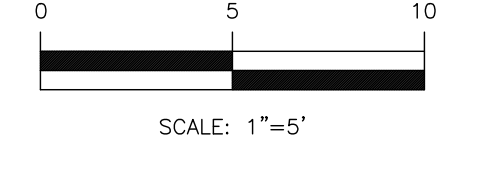
3. **Sediment Tank, Silt Control Bags** are containers through which sediment laden water is pumped to trap and retain the sediment. A sediment tank or a silt control bag is to be used on sites where excavations are deep and space is limited and where direct discharge of sediment laden water to stream and storm drainage systems is to be avoided.
 

**Construction Specifications**

  - A. **Location:** Containers (tanks or bags) shall be located for ease of clean-out and disposal of the trapped sediment and to minimize interference with construction activities and pedestrian traffic. Bags shall not be placed directly into receiving waters.
  - B. **Tank size:** The following formula should be used in determining the storage volume of the tank: 1 cubic foot of storage for each gallon per minute of pump discharge capacity. Typical tank configuration is shown on Detail 14-5. Tanks may be connected in series to increase effectiveness.
  - C. **Tanks consist of two concentric circular pipes (CMP),** attached to a watertight haunchplate. The inner CMP is perforated with 1" holes on 6" centers and is wrapped with geotextile and hardware cloth. Pumped water is discharged into the inner CMP where it flows through the geotextile into the space between the two CMP's. A discharge line is attached to the outer CMP and draws filtered water from the annulus between the two concentric CMP's. The discharge line may be connected to another tank where it drains to the inner CMP of the second tank. This series connection may be continued indefinitely.
  - D. **Sediment Control Bags** must be located away from receiving waters and disposed of according to manufacturer's instructions. See Detail 14-4.
4. **Temporary filters for small impoundments** For small quantities of ponded water such as may be found in shallow excavations (small trenches, manhole installations etc.) a sediment filter may be constructed using combinations of hay bales, small clean stone and filter fabric. This method is limited to small quantities of trapped surface water (pumping of well points is excluded from this standard) and where sediments are not highly colloidal in nature.

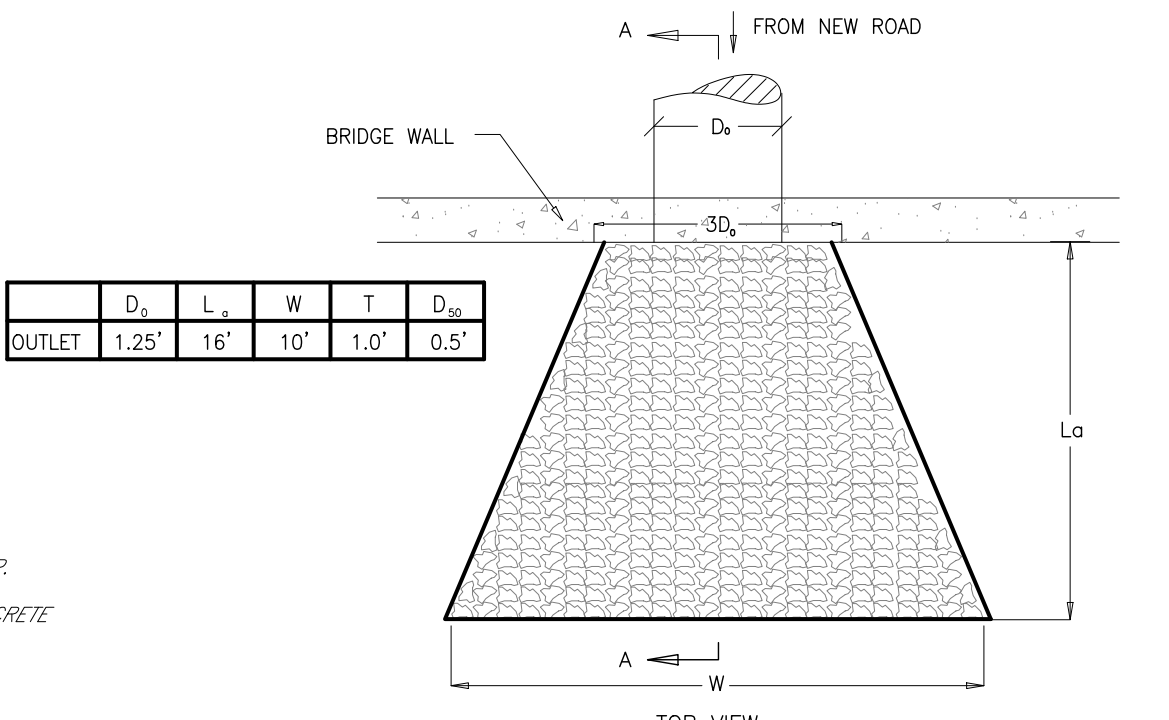


SECTION @ BRIDGE



RIP-RAP DETAIL UNDER BRIDGE

NOT TO SCALE



RIP-RAP DETAIL UNDER BRIDGE

NOT TO SCALE

NO.	REVISIONS	DATE	BY	CHKD
10	SUBMITTED TO BOROUGH PLANNING BOARD	4-18-24	B.W.	M.J.H.
9	ISSUED FOR CONSTRUCTION	12-10-21	B.W.	M.J.H.
8	MODIFIED DEVELOPMENT NAME	6-24-21	B.W.	M.J.H.
7	BESD FINAL 5-27-21	5-28-21	M.M.	M.J.H.
6	BESD FINAL 5-7-21	5-11-21	B.W.	M.J.H.
5	REVISED PER BESD COMMENTS	4-8-21	B.W.	M.J.H.
4	REVISED PLANNING BOARD SUBMISSION	3-8-21	B.W.	M.J.H.
3	MASTER REVIEW LETTER 11-10-20	11-24-20	M.M.	M.J.H.
2	MODIFIED GAZON; ADDED A/C UNITS AND EGRESS WELLS	10-7-20	B.W.	M.J.H.
1	NEED A BIDDING SUBMITTAL	11-18-20	B.W.	M.J.H.

**SOIL EROSION & SEDIMENT CONTROL PLAN  
DUANE LANE EXTENSION**

BOROUGH OF DEMAREST    LOTS 1.31, BLOCK 119; LOTS 1.31, 1.32, 1.41 & 1.42, BLOCK 120

**PROPOSED CONDOMINIUM DEVELOPMENT  
THE WOODLANDS IN DEMAREST**

BESD COUNTY    APPLICANT: WOODLANDS HOLDING COMPANY LLC    OWNER: SEE SHEET NO. 3750-2    NEW JERSEY  
270 SYLVAN AVE. (RT. 9W)    ENGLWOOD CLIFFS, NJ    07632

**MICHAEL J. HUBSCHMAN P.E., P.P.**  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497    N.J.P.P. NO. 3200

*MJH*

**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE.    BERGENFIELD, NJ 07621  
201-584-5666

DRAWN BY: B.W.  
CHKD BY: MJH  
SCALE: AS SHOWN  
DRAWING NO.: 3750-10b  
11 OF 13

3-15-19  
DATE



**TEST PIT DATA - 2-13-09**

10'-4" Topsoil & Roots  
 0'-3"7" Brown fine to coarse Sand, some Gravel, little Silt & Cobble  
 3"7" Refused on Palisade Database  
 Dry

**TP-25 at station 4+58**

0'-10" Topsoil & Roots  
 10"3"7" Gray and brown fine Sand, some Silt (notified)  
 3"10" Refused on Palisade Database  
 Water @ 3"9"

**TP-26 at station 4+24**

0'-10" Topsoil & Roots  
 10"4" Gray and brown fine Sand, some Silt, trace Organic (notified)  
 4" Refused on Palisade Database  
 Water @ 3"9"

**TP-27 at station 3+58**

0'-1" Topsoil & Roots  
 3"5" Brown fine to coarse Sand, some Silt & Gravel  
 Dry

**TP-28 at station 4+66**

0'-3" Topsoil & Roots  
 3"5" Gray and brown fine Sand, some Silt (notified)  
 Water Seepage @ 3"

**TEST PIT DATA - 5-13-20**

DEPTH & WIDTH SOIL BOREHOLE	DATE OF TESTING	SOIL TYPE	WATER TABLE	SOIL COLOR	SOIL STRUCTURE	SOIL CONSISTENCY	LIBERTY ZONE	NOTES
0'-1"	5/13/20	Sandy Clay Loam	none	none	Single Grain	Loose		
1'-4"	5/13/20	Sandy Clay Loam	none	none	Single Grain	Loose		
4'-8"	5/13/20	Sand	none	none	Single Grain	Medium dense		cobble to T O
Completed 4' to rock, no water								
0'-1"	5/13/20	Sandy Clay Loam	none	none	Single Grain	Loose		
1'-4"	5/13/20	Sandy Clay Loam	none	none	Single Grain	Loose		
4'-4.5"	5/13/20	Sand	none	none	Single Grain	Medium dense		cobble to T O
Completed 4.5' to rock, no water								
0'-1"	5/13/20	Sandy Clay Loam	none	none	Single Grain	Loose		
1'-2"	5/13/20	Sandy Clay Loam	none	none	Single Grain	Loose		
2'-5.7"	5/13/20	Sand	none	none	Single Grain	Medium dense		cobble to T O
Completed 5.7' to rock, no water								
0'-1"	5/13/20	Sandy Clay Loam	none	none	Single Grain	Loose		
1'-3"	5/13/20	Sandy Clay Loam	none	none	Single Grain	Loose		
3'-10"	5/13/20	Sand	none	none	Single Grain	Dense		some cobbles
No rock, seepage @ 3"								
0'-1"	5/13/20	Clay Loam	none	none	single grain	Heavy		was nested cobbles up to 10"
4'-7"	5/13/20	Sandy Clay	none	none	single grain	Dense		
Completed 7' to rock, no water								
0'-1"	5/13/20	Sandy Clay	none	none	Single Grain	Loose		
1'-2"	5/13/20	Sandy Clay	none	none	Single Grain	Loose		
Completed 2' to rock, no water								

- REFERENCES**
- 1) A CERTAIN MAP ENTITLED "SUBDIVISION OF JAMES P. SMITH PROPERTY LOCATED AT DEMAREST, N.J." FILED IN THE BCOO AS MAP No. 4252.
  - 2) A CERTAIN MAP ENTITLED "SUBDIVISION OF ALCRESS CORPORATION PROPERTY LOCATED AT DEMAREST, N.J." FILED IN THE BCOO AS MAP No. 4252.
  - 3) DEED BOOK 3931, PAGE 608; ET. SEQ. (LOT 1.03, BLOCK 120 & LOTS 1.05/1.06, BLOCK 119).
  - 4) DEED BOOK 3541, PAGE 399; ET. SEQ. (LOT 1.04, BLOCK 120).
  - 5) DEED BOOK 3472, PAGE 160; ET. SEQ. (LOT 1.07, BLOCK 119).
  - 6) BOROUGH OF ALPINE TAX MAPS.
  - 7) BOROUGH OF DEMAREST TAX MAPS.
  - 8) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 22.01, 23.01, 24.01 & 25.01, BLOCK 55, REDIVISION OF FRICK ESTATES - SECTION II, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCOO AS MAP No. 9518.
  - 9) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 1.51, 1.52 & 1.53, BLOCK 120, REDIVISION OF FRICK ESTATES - SECTION II, BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCOO AS MAP No. 9543.
  - 10) A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 1.05-1.06 & 1.07, BLOCK 119, LOTS 1.03 & 1.04, BLOCK 120, FRICK ESTATES - SECTION II, BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCOO AS MAP No. 9727.

**PROPERTY OWNERS**

**BOROUGH OF DEMAREST**

**BLOCK & LOTS**

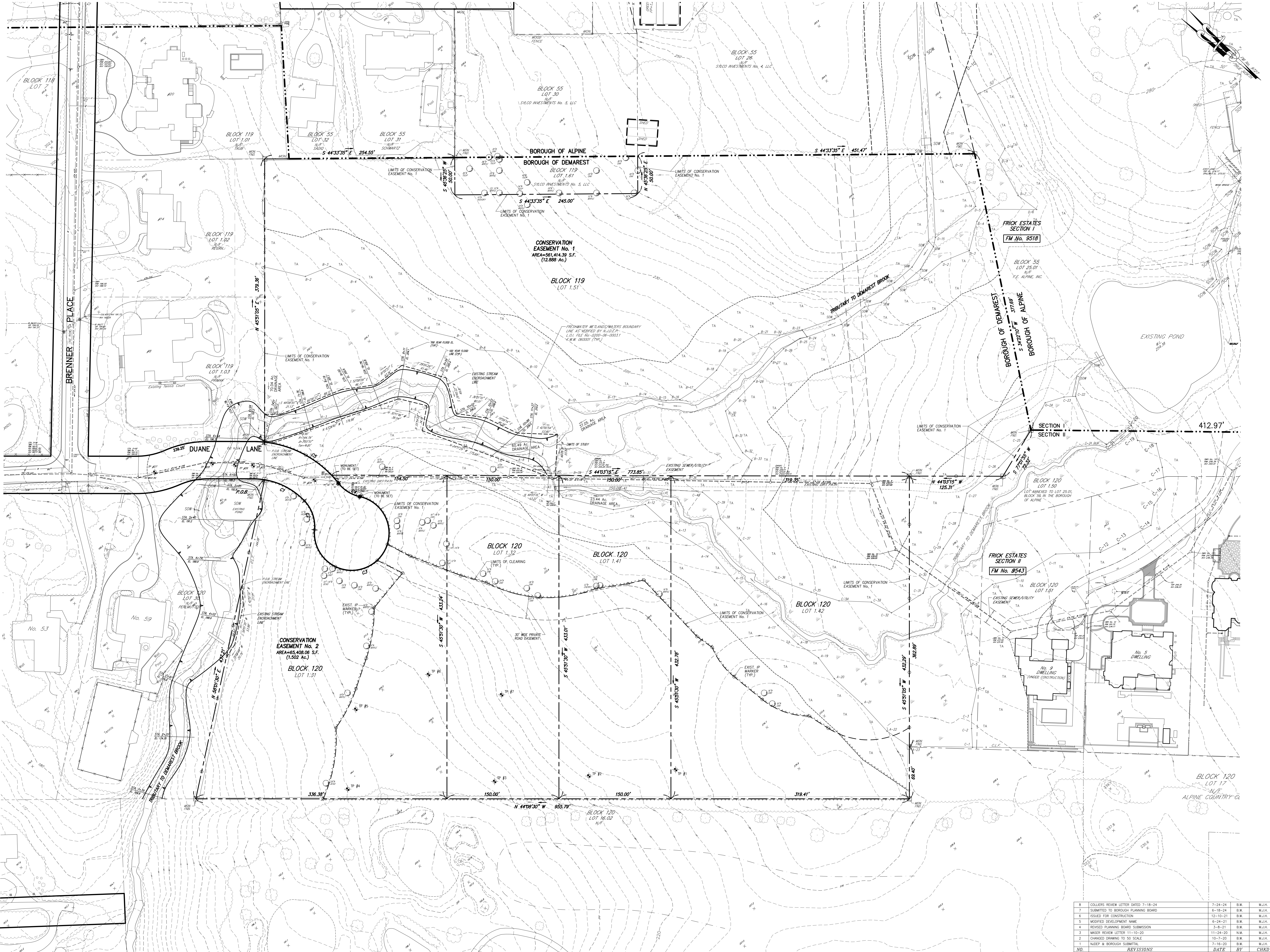
BLOCK 119 LOTS 1.51 & 1.52 SYLCO INVESTMENTS #6, L.L.C.  
 BLOCK 120 LOTS 1.31 & 1.32 SYLCO INVESTMENTS #6, L.L.C.  
 LOTS 1.41 & 1.42 SYLCO INVESTMENTS #9, L.L.C.  
 SYLCO INVESTMENTS #10, L.L.C.

**GENERAL NOTES**

- 1) ELEVATIONS BASED ON NGVD 1929.
- 2) NORTH REFERENCE PER FILE MAP No. 9494.
- 3) THE METHOD USED IN CALCULATING THE STREAM ENCROACHMENT IS METHOD No. 6, THE CALCULATING METHOD.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	61.40'	94.79'	37°08'58"	31.82'	N16°16'32"W	60.34'
C2	42.39'	50.00'	48°34'14"	22.56'	N26°34'03"E	41.13'
C3	229.14'	50.00'	262°34'40"	56.94'	S80°26'10"E	75.14'
C4	34.57'	50.00'	39°37'09"	18.01'	S11°54'55"E	33.89'
C5	115.97'	144.78'	45°53'40"	61.30'	N15°03'11"W	112.89'



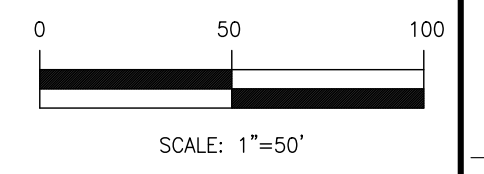
NO.	REVISIONS	DATE	BY	CHECK
8	COLLUSERS REVIEW LETTER DATED 7-18-24	7-24-24	B.W.	M.J.H.
7	SUBMITTED TO BOROUGH PLANNING BOARD	6-18-24	B.W.	M.J.H.
6	LOCKED FOR CONSTRUCTION	12-10-23	B.W.	M.J.H.
5	MODIFIED DEVELOPMENT NAME	6-24-23	B.W.	M.J.H.
4	REVISED PLANNING BOARD SUBMISSION	3-8-23	B.W.	M.J.H.
3	MASTER REVIEW LETTER 11-10-22	11-24-22	B.W.	M.J.H.
2	CHANGED DRAWING TO 50 SCALE	10-7-20	B.W.	M.J.H.
1	NLEP & BOROUGH SUBMITTAL	7-16-20	B.W.	M.J.H.
NO	REVISIONS			

**EXISTING CONDITIONS PLAN**  
 (BASED ON EXISTING CONDITIONS IN 2020)

**PROPOSED CONDOMINIUM DEVELOPMENT**  
**THE WOODLANDS IN DEMAREST**

BERGEN COUNTY, NEW JERSEY

APPLICANT: WOODLANDS HOLDING COMPANY LLC OWNERS: SEE SHEET NO. 3750-2  
 270 SYLVAN AVE. (RT. 9W)  
 ENGLEWOOD CLIFFS, NJ 07632



ROBERT J. MUELLER  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. NO. 37206

MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

**HUBSCHMAN ENGINEERING P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
 201-384-5666

DRAWN BY: B.W.  
 CHECK BY: MAH  
 SCALE: 1"=50'  
 DRAWING NO. 3750-12  
 REV. 8