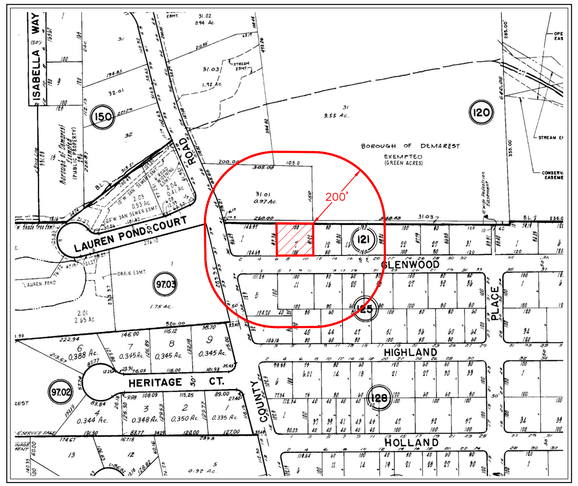
VARIANCE APPLICATION

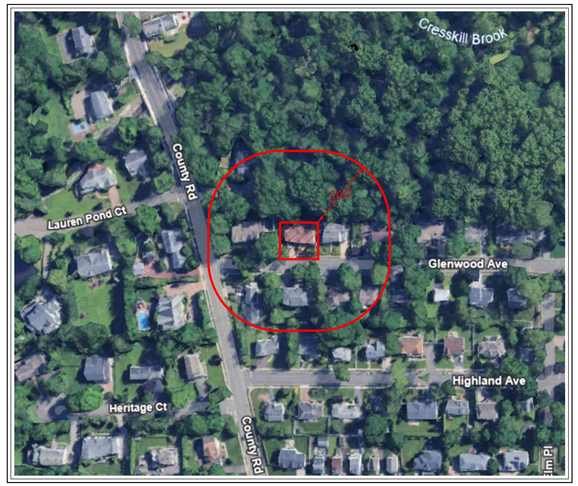
SINGLE-FAMILY RESIDENTIAL ADDITION

8 GLENWOOD AVENUE
BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY
BLOCK: 121; LOT: 7; TAX MAP: 16
ZONE: R-D (SINGLE-FAMILY RESIDENCE D)



TAX & ZONING MAP

GRAPHIC SCALE
0 200 400
SCALE: 1"=200'
NORTH



KEY MAP

GRAPHIC SCALE
0 200 400
SCALE: 1"=200'
NORTH

DRAWING INDEX

NO.	DRAWING TITLE
C-01	COVER SHEET
C-02	EXISTING CONDITIONS & DEMOLITION PLAN
C-03	SITE PLAN
C-04	GRADING, DRAINAGE, & UTILITY PLAN
C-05	DETAILS

ZONING BOARD OF ADJUSTMENT APPROVAL

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF DEMAREST, COUNTY OF BERGEN, STATE OF NEW JERSEY ON _____ BY RESOLUTION _____ FOR 8 GLENWOOD AVENUE, BERGEN COUNTY, NJ, BLOCK 121, LOT 7

_____
CHAIRPERSON DATE

_____
SECRETARY OF BOARD DATE

_____
BOROUGH ENGINEER DATE

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

BOROUGH OF DEMAREST
BLOCK 97.03, LOT 1.01
PEDROZI, BANC
35 COUNTY ROAD
DEMAREST, NJ 07627

BLOCK 97.03, LOT 1.02
BP REALTY INC
31 COUNTY ROAD
DEMAREST, NJ 07627

BLOCK 120, LOT 31
BOROUGH OF DEMAREST
118 SERPENTINE ROAD
DEMAREST, NJ 07627

BLOCK 120, LOT 31.01
GABRIEL, JR, JUAN & CONNIE
46 COUNTY ROAD
DEMAREST, NJ 07627

BLOCK 120, LOT 31.03
KING,SEAN & CASTROGONZALEZ, DALIA S
60 COUNTY ROAD
DEMAREST, NJ 07627

BLOCK 121, LOT 1
SLOWIKOWSKI, ROBERT & ANDREA
2 GLENWOOD AVE
DEMAREST, NJ 07627

BLOCK 121, LOT 12
DUBBIOSI, STELIO
12 GLENWOOD AVE
DEMAREST, NJ 07627

BLOCK 121, LOT 16
BRODY, RUTH E TRSTES/ETAL
20 GLENWOOD AVE
DEMAREST, NJ 07627

BLOCK 121, LOT 22
MCCARTHY (ETALS), JAMES R
24 GLENWOOD
DEMAREST, NJ 07627

BLOCK 125, LOT 1
SONG-KWAK, SOYEON
1 HIGHLAND AVE
DEMAREST, NJ 07627

BLOCK 125, LOT 5
QUINN, TIMOTHY D& GINAMARIE
34 COUNTY ROAD
DEMAREST, NJ 07627

BLOCK 125, LOT 11
GLASS, LESLIE & ROBERTA
5 GLENWOOD AVE
DEMAREST, NJ 07627

BLOCK 125, LOT 16
OK, SUBU, & HYANGWOO
15 GLENWOOD AVE
DEMAREST, NJ 07627

BLOCK 125, LOT 20
CHUNG, SUN M (ETALS)
19 GLENWOOD AVE
DEMAREST, NJ 07627

BLOCK 125, LOT 23
PAK, DAVID & HAI KYUNG
28 CENTRAL AVENUE
DEMAREST, NJ 07627

BLOCK 125, LOT 40
BACK, SUNGCHUL SEAN & JUNG EUN
8 CHRISTIE STREET
DEMAREST, NJ 07627

BLOCK 125. LOT 44
WANDERLINGH, JOAN P TRSTE
9 HIGHLAND AVE
DEMAREST, NJ 07627

BLOCK 125, LOT 47
KIM, MYUNGHOON & SURYEON
15 HIGHLAND AVENUE
DEMAREST, NJ 07627

PUBLIC UTILITIES

VERIZON NEW JERSEY
PO BOX 16801
NEWARK, NJ 07101
ATTN: CORPORATE SECRETARY

VEOLIA (SUEZ) WATER NEW JERSEY
PO BOX 371804
PITTSBURGH, PA 15250

ORANGE & ROCKLAND UTILITIES INC.
ROCKLAND ELECTRIC COMPANY
PO BOX 1009
SPRING VALLEY, NY 10977

PUBLIC SERVICE
ELECTRIC & GAS
PO BOX 14444
NEW BRUNSWICK, NJ
08906

BERGEN COUNTY
UTILITIES
AUTHORITY
FOOT OF MERHOF ROAD
BOX NO. 9
LITTLE FERRY, NJ 07643

BERGEN COUNTY
PLANNING
BOARD
COUNTY OF BERGEN
ONE BERGEN COUNTY
PLAZA
HACKENSACK, NJ 07601

ACRONYMS

ADA	AMERICAN DISABILITIES ACT	LF	LINEAR FEET
APPROX	APPROXIMATE	LP	LOW POINT
BC	BOTTOM OF CURB REVEAL	MH	MANHOLE
BW	BOTTOM WALL (GRADE)	NIC	NOT IN CONTRACT
COMM	DATA/COMMUNICATION CABLE	OH	OVERHEAD
CLF	CHAIN LINK FENCE	PC	POINT OF CURVE
C.O.	CLEAN OUT	PROP	PROPOSED
CONC	CONCRETE	PT	POINT OF TANGENT
DEP	DEPRESSED CURB	PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DMH	STORM MANHOLE	SCD	SOIL CONSERVATION DISTRICT
E	ELECTRIC	SMH	SANITARY MANHOLE
ELEV	ELEVATION (FT.)	ST	STORM SEWER PIPE
EX	EXISTING	SAN	SANITARY SEWER PIPE
FDC	FIRE DEPT. CONNECTION	TEL	TELEPHONE
FO	FIBER OPTIC CABLE	TC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION	TP	TEST PIT
G	GAS PIPE LONE	TRANSF	TRANSFORMER
GRT	GRATE (ELEVATION)	TW	TOP OF WALL
GV	GAS VALVE	TYP	TYPICAL
HDPE	POLYETHYLENE PIPE	UG	UNDERGROUND
HP	HIGH PONT	UP	UTILITY POLE
HYD	FIRE HYDRANT	V.I.F.	VERIFY IN FIELD
INV	INVERT (ELEVATION)	W	WATER
		WV	WATER VALVE

L2A LAND DESIGN LLC
66 GRAND AVENUE • 2ND FLOOR
ENGLEWOOD • NJ • 07631
201.227.0300 • 201.227.0001 (Fax)
www.L2Alanddesign.com
New Jersey Certificate of Authorization No. 24GA28130900

09/19/2025
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

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APPLICANT/OWNER:
MARTIN & BARBARA VITALE
8 GLENWOOD AVENUE
DEMAREST, NEW JERSEY 07627
201.424.7944

ARCHITECT:
JOSE CARBALLO ARCHITECTURE P.C.
171 MAIN STREET, SUITE 301
HACKENSACK, NEW JERSEY 07601
201.678.1201

SURVEYOR:
EID ASSOCIATES, INC
102 WAYSIDE ROAD
HEWITT, NJ 07421
201.264.2312

NO.	REVISION	DATE

PREVIOUS EDITIONS OBSOLETE

PROJECT LOCATION:
SINGLE-FAMILY RESIDENTIAL ADDITION
8 GLENWOOD AVENUE
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY, 07627

BLOCK: 121, LOT: 7
TAX MAP: 16

DRAWING TITLE:
COVER SHEET

SCALE:	REFER TO DRAWING
ORG. DATE:	09/19/2025
DESIGNED:	DJA
APPROVED:	MED
L2A PROJ. No.:	2501.183
DRAWING No.:	C-01

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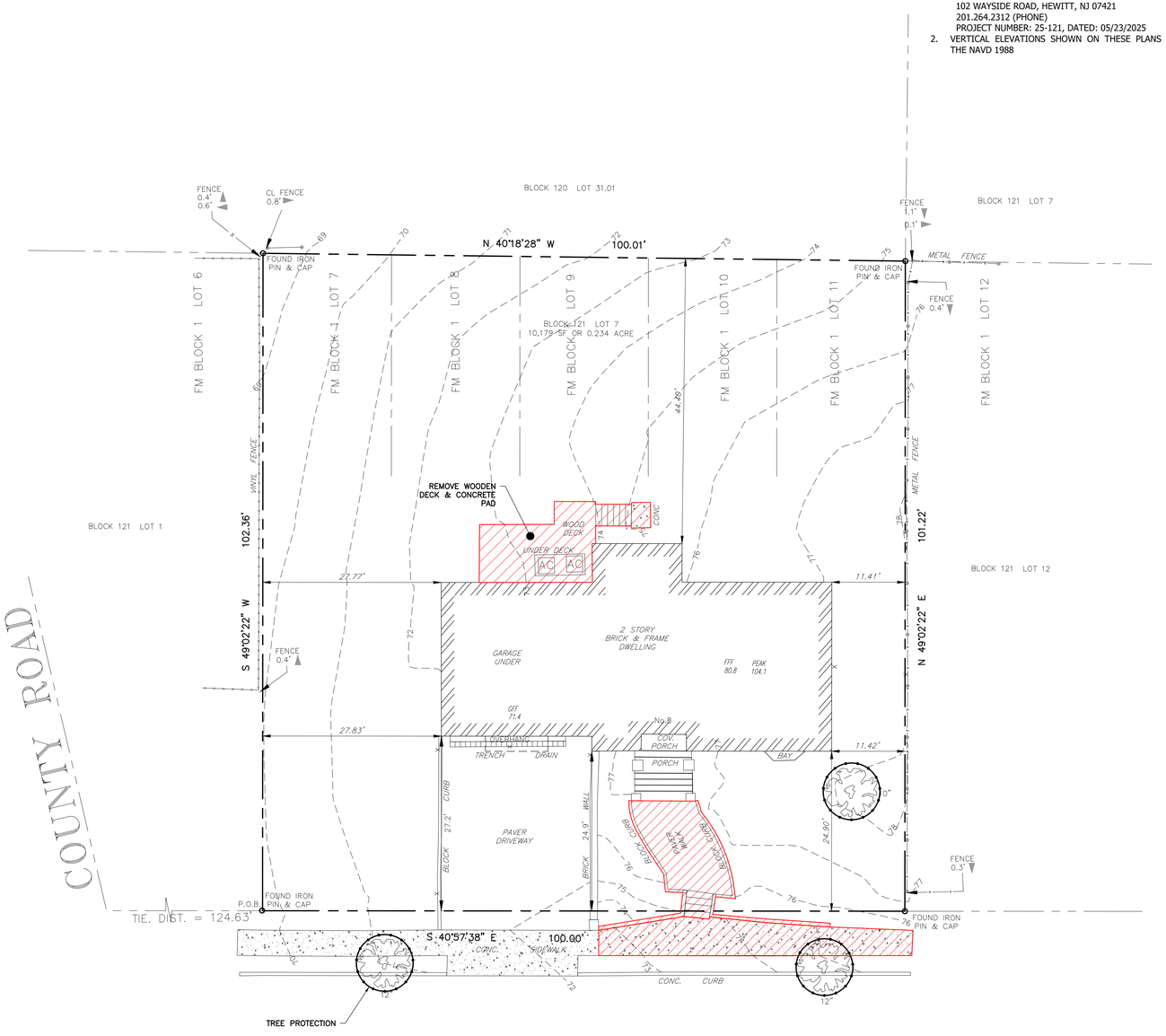
PROJECT REFERENCES

1. THIS PROJECT REFERENCES THE FOLLOWING SURVEY:
   STEPHEN P. EID NJ. P.E. & L.S. (N.J. LIC. NO. 30081)
   EID ASSOCIATES, INC
   102 WAYSIDE ROAD, HEWITT, NJ 07421
   201.264.2312 (PHONE)
   PROJECT NUMBER: 25-121, DATED: 05/23/2025
2. VERTICAL ELEVATIONS SHOWN ON THESE PLANS REFER TO THE NAVD 1988



GLENWOOD AVENUE
(50' ROW)

GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. THE PROPERTY SURVEY IS CONSIDERED A PART OF THESE PLANS.
4. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. SOLID WASTE TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS AND FEATURES WHICH ARE TO REMAIN WHETHER SHOWN ON THE DRAWINGS OR NOT.
7. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, TOOLS EQUIPMENT, WATER, SANITARY FACILITIES, LIGHT, POWER, HEAT, TELEPHONE, TRANSPORTATION AND SUPERINTENDENCE FOR TEMPORARY CONSTRUCTION, SERVICES AND FACILITIES OF EVERY NATURE WHATSOEVER NECESSARY TO EXECUTE, COMPLETE AND DELIVER THE WORK WITHIN THE SPECIFIED TIME.
8. THE CONTRACTOR SHALL MAINTAIN AND PROTECT TRAFFIC AS REQUIRED DURING THE COURSE OF CONSTRUCTION IN SUCH A MANNER SATISFACTORY TO THE OWNER'S FIELD REPRESENTATIVE AND ANY OTHER AUTHORITY HAVING JURISDICTION.
9. THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL REFUSE RUBBISH, SCRAP MATERIALS, UNSUITABLE MATERIALS AND DEBRIS CAUSED BY HIS/HER OPERATIONS SO THAT, AT ALL TIMES, THE SITE OF THE WORK SHALL PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.
10. THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, REPAIR OR REPLACE ALL GROUND SURFACES, PAVEMENTS, SIDEWALKS, CURBS, ETC.,
    WHICH ARE TO REMAIN AND WHICH MAY BECOME DISTURBED OR DAMAGED DUE TO HIS/HER OPERATION.
11. AS MANDATED BY THE STATE OF NEW JERSEY, AN APPLICANT MUST RECYCLE THE FOLLOWING CONSTRUCTION MATERIALS AND DEMOLITION DEBRIS WHICH MAY INCLUDE, BUT IT IS NOT LIMITED TO, CONCRETE, ASPHALT, WOOD, METALS, BRICKS, BLOCK MASONRY, WALLBOARD, DIRT, ROCKS, LANDSCAPE WASTE, AND OTHER INERT WASTE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROPERLY RECYCLE THESE ITEMS. UPON DISPOSAL OF THESE ITEMS THE APPLICANT MUST OBTAIN A WEIGHT TONNAGE SLIP THAT SHOULD BE FORWARDED TO THE DEPARTMENT OF PUBLIC WORKS FOR RECYCLING TONNAGE CREDIT.

DEMOLITION & REMOVAL NOTES

1. CONTRACTOR SHALL PROTECT ALL UTILITIES AND SITE FEATURES SCHEDULED TO REMAIN.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
3. WHEREVER ASPHALT OR CONCRETE PAVEMENT IS REMOVED, THE CONTRACTOR SHALL SAW-CUT AND NEATLY TRIM THE EDGE OF REMAINING PAVEMENTS BEFORE INSTALLING NEW CONSTRUCTION. ASPHALT PAVEMENT SHALL BE REMOVED TO THE SUBGRADE.
4. WHERE REMOVAL OF CONCRETE CURB IS SHOWN ON THE CONTRACT DRAWINGS, THE REMOVAL LIMITS SHALL BE TO THE NEAREST CURB JOINTS.
5. DEMOLITION USING EXPLOSIVE, INCENDIARY, OR WRECKING BALL METHODS IS PROHIBITED.
6. CONDUCT DEMOLITION/REMOVAL OPERATIONS AND DISPOSAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH THE USE OF, OR ACCESS TO, ADJACENT BUILDINGS OR CONSTRUCTION SITE AREA. DO NOT UNNECESSARILY OBSTRUCT SIDEWALKS OR STREETS.
7. PROVIDE TEMPORARY INTERIOR SHORING, BRACING AND/OR SUPPORT AS REQUIRED ENSURING THAT MOVEMENT OR SETTLEMENT OF STRUCTURES TO BE DEMOLISHED IS SAFELY CONTROLLED AND COLLAPSE IS PREVENTED.
8. USE WATER SPRINKLING, ENCLOSED CHUTES, AND/OR TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR. PROVIDE A WATER TRUCK, WATER LINE, AND HOSES FOR THIS PURPOSE. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICING OR FLOODING.
9. DO NOT DISTURB SERVICE TO OFF-SITE FIRE HYDRANTS IN ANY WAY WITHOUT WRITTEN APPROVAL OF THE ENGINEER. IF, WITH WRITTEN APPROVAL OF THE ENGINEER, WATER SERVICE TO ANY AREA IS DISRUPTED, MAKE PROVISIONS TO ENSURE ADEQUATE FIRE PROTECTION FOR SUCH AREA.
10. AT ALL TIMES, MAINTAIN ACCESSIBILITY FROM THE STREET TO ALL FIRE HYDRANTS, TRAFFIC SIGNALS, POWER OR LIGHT POLES, MAILBOXES, AND SIMILAR UTILITY AND PUBLIC SERVICE ITEMS ADJACENT TO THE CONSTRUCTION SITE.
11. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED AREAS, EXCEPT WHEN AUTHORIZED BY THE ENGINEER. PROVIDE TEMPORARY SERVICES DURING SUCH INTERRUPTIONS AS APPROVED BY THE ENGINEER.
12. DO NOT STORE ANY MATERIALS, RUBBISH, DIRT, DEBRIS, OR WASTE OF ANY SORT RESULTING FROM THE DEMOLITION OPERATIONS ON THE FLOOR OF PARTIALLY DEMOLISHED STRUCTURES OR ADJACENT CONSTRUCTION SITE AREAS.
13. DISPOSE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS AWAY FROM THE CONSTRUCTION SITE.
14. DO NOT BURN, BURY, OR OTHERWISE DISPOSE OF DEBRIS, RUBBISH, OR OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
15. STORAGE OR SALE OF ITEMS OF SALVABLE VALUE TO THE CONTRACTOR IS PROHIBITED AT THE CONSTRUCTION SITE.

NO TREES ARE PROPOSED TO BE REMOVED

EXISTING CONDITION & DEMOLITION LEGEND

MONUMENT		UNKNOWN MANHOLE		WATER VALVE	
IRON PIPE/REBAR		ELECTRIC MANHOLE	E	WATER METER	
BOOK	BK	SANITARY MANHOLE	S	FIRE HYDRANT	
PAGE	PG	CLEAN OUT	CO	WATER SHUT OFF	
RIGHT OF WAY	R.O.W.	TELEPHONE MANHOLE	T	WELL	
SIGN		STORM MANHOLE	D	IRRIGATION CONTROL	
FLAGPOLE		CATCH BASIN		GAS VALVE	
ADA SYMBOL		LIGHT POLE		GAS METER	
BOLLARD		WALL-MOUNTED LIGHT		UTILITY POLE	
TREE		ELECTRIC METER	ELEC	GUY WIRE	
WETLAND FLAG	WF-1	MONITORING WELL		BORING HOLE	B-1
				TEST PIT	TP-1

MINOR CONTOUR	78	EASEMENT LINE	
MAJOR CONTOUR	80	TREE LINE	
PROPERTY LINE (PQ)		WATER LINE	W
PROPERTY LINE		GAS LINE	G
SETBACK LINE		ELECTRIC LINE	E
WETLANDS BOUNDARY		OVERHEAD WIRES	OH
STREAM OR BROOK		SANITARY SEWER	S
CHAIN LINK FENCE		STORM SEWER	
WOOD FENCE		GUIDE RAIL	
ASPHALT REMOVAL		REMOVE LINEAR FEATURE	
GRAVEL REMOVAL		REMOVE INDIVIDUAL FEATURE	
STRUCTURE REMOVAL		TREE TO BE REMOVED	

DIG SAFELY NEW JERSEY
1-800-272-1000 (or) 811

BEFORE YOU DIG ANYWHERE IN NEW JERSEY!
CALL 1-800-272-1000 (or) 811
THE STATE OF NEW JERSEY REQUIRES THREE (3) DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1" = 10'-0"

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HACKENSACK, NEW JERSEY 07601
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SURVEYOR:
EID ASSOCIATES, INC
102 WAYSIDE ROAD
HEWITT, NJ 07421
201.264.2312

NO.	REVISION	DATE

PREVIOUS EDITIONS OBSOLETE

PROJECT LOCATION:

SINGLE-FAMILY RESIDENTIAL ADDITION

8 GLENWOOD AVENUE
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY, 07627

BLOCK: 121, LOT: 7
TAX MAP: 16

DRAWING TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE:	REFER TO DRAWING
ORG. DATE:	09/19/2025
DESIGNED:	DJA
APPROVED:	MED
L2A PROJ. No.:	2501.183
DRAWING No.:	C-02

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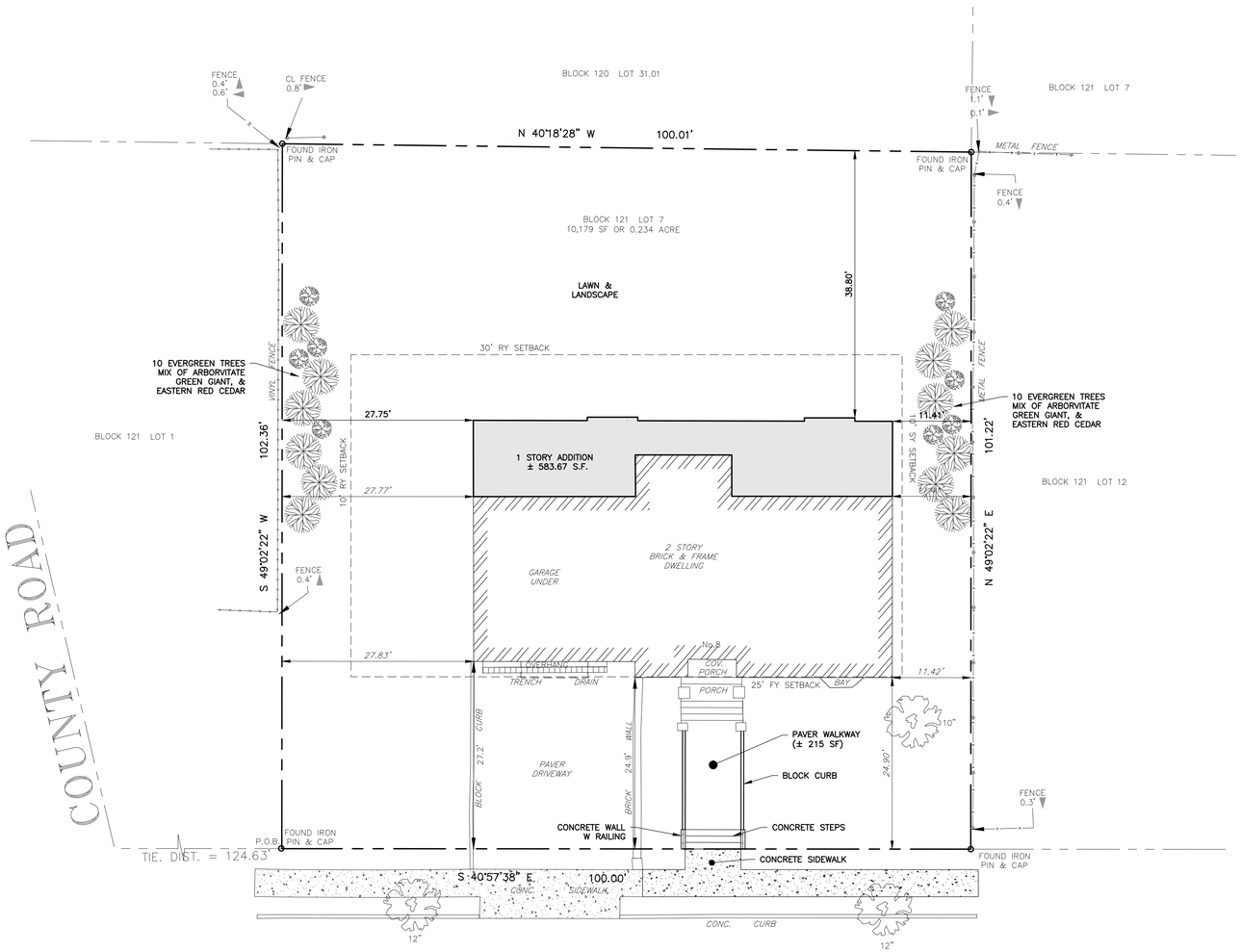

PROJECT NOTES

1. PROPERTY LOCATION: BLOCK 121, LOT 7
2. PROPERTY ADDRESS: 8 GLENWOOD AVENUE, BOROUGH OF DEMAREST, NEW JERSEY
3. ZONE: R-D (SINGLE-FAMILY RESIDENCE D)
4. EXISTING & PROPOSED USE: RESIDENTIAL HOME
5. LOT AREA: 10,179 SQ. FT. (0.234 AC)

ZONING ANALYSIS

ZONE: R-D (SINGLE-FAMILY RESIDENCE D)	PERMITTED	EXISTING	PROPOSED	PROPOSED VARIANCE
MINIMUM LOT FRONTAGE (FT.)	100 FT	100.00 FT	100.00 FT	NO
MINIMUM LOT DEPTH (FT.)	100 FT	101.22 FT	101.22 FT	NO
MINIMUM LOT AREA (S.F.)	10,000 SF	10,179 SF	10,179 SF	NO
MINIMUM FRONT YARD SETBACK (FT.)	25 FT	24.90 FT	24.90 FT	EN
MINIMUM SIDE YARD SETBACK (FT.)	10 FT	11.41 FT	11.41 FT	NO
MINIMUM REAR YARD DEPTH (FT.)	30 FT	44.40 FT	38.80 FT	NO
MINIMUM REAR YARD WIDTH	100 FT	100.00 FT	100.00 FT	NO
MAXIMUM BUILDING COVERAGE (%)	20%	15.81%	21.55%	YES
MAXIMUM PERMITTED HEIGHT (FT.) [2]	30 FT	29.18 FT	29.33 FT	NO
MAXIMUM LIVABLE FLOOR AREA (%) [4]	30%	28.49%	35.00%	YES
MAXIMUM IMPROVED LOT COVERAGE (%)	30%	26.78%	29.88%	NO
RESIDENTIAL & PARKING COVERAGE (%) [3]	25%	22.03%	27.77%	YES

1. EN = EXISTING NON-CONFORMITY
2. MEASURED FROM THE AVERAGE NATURAL GRADE AROUND THE PERIMETER OF THE PROPOSED STRUCTURE. NO MORE THAN 50% OF THE ROOF AREA SHALL EXCEED THE SPECIFIED AVERAGE HEIGHT. FLAT ROOFS ABOVE 30 FEET IN HEIGHT ARE EXPRESSLY PROHIBITED IN ALL ZONES.
   AVG. GRADE ELEV = 74.77'
   ROOF PEAK ELEV. = 104.10'
   BUILDING HEIGHT =104.10' - 74.77' = 29.33'
3. §175-27 - THE PART OF THE SITE THAT IS COVERED BY BUILDINGS OR ACCESSORY BUILDINGS; IMPERVIOUS OR PERVIOUS TENNIS COURTS, BASKETBALL COURTS, DECKS, SWIMMING POOL DECKS, PATIOS, FIREPITS, HOT TUBS, OR OTHER RECREATIONAL STRUCTURES OR IMPROVEMENTS; IMPERVIOUS OR PERVIOUS PARKING AREAS, DRIVEWAYS, WALLS, WALKWAYS, PAVERS OR SIMILAR IMPROVEMENTS; AND ANY OTHER STRUCTURES OR IMPERVIOUS SURFACES. TOTAL IMPROVED LOT COVERAGE SHALL NOT EXCEED 30% OF THE LOT AREA. THE PERCENTAGE OF THE LOT TO BE USED FOR THE PRINCIPAL RESIDENTIAL USE AND ALL VEHICLE ACCESS AND PARKING AREAS SHALL BE NOT GREATER THAN 25%.
4. §175-27 - THE AGGREGATE AREA OF ALL FLOORS INCLUDED WITHIN THE OUTER WALLS OF A BUILDING, EXCLUDING BASEMENTS, GARAGES AND OTHER UNHEATED AREAS, AND INCLUDING ONLY SUCH FLOOR AREA UNDER A SLOPING CEILING FOR WHICH THE HEADROOM IS NOT LESS THAN FIVE FEET SIX INCHES, AND THEN ONLY IF AT LEAST 75% OF SUCH FLOOR AREA HAS A CEILING HEIGHT OF NOT LESS THAN SEVEN FEET SIX INCHES AND IF ANY SUCH FLOOR THAT IS SITUATED ABOVE ANOTHER STORY HAS ACCESS TO THE FLOOR BELOW BY A PERMANENT BUILT-IN STAIRWAY AND HAS A PERMANENT, COMPLETE FLOOR AND A MEANS OF HEATING TO 70° F. AT ALL TIMES.
5. SECTION 175-19(A(1c)) ENCROACHMENTS INTO ALL YARDS: DECKS, PLATFORMS AND PORCHES, WHETHER ROOFED OR UNROOFED, ENCLOSED OR UNENCLOSED, AS STRUCTURAL FEATURES, SHALL NOT BE PERMITTED TO ENCROACH. **(EX. NON-CONF.)**
6. SECTION 358-14 - EXCEPT AS OTHERWISE REQUIRED HEREIN, NO PERSON SHALL DISTURB ANY SOIL UPON OR TRANSFER SOIL FROM OR TO ANY PROPERTY WITHIN THE CITY OF ENGLEWOOD WITHOUT FIRST OBTAINING A PERMIT THEREFOR FROM THE CITY ENGINEER. ANY CHANGE IN GROUND ELEVATION THAT RESULTS IN A TWO-FOOT ELEVATION GAIN OR MORE WITHIN 30 FEET OF ANY SIDE OR REAR PROPERTY LINE REQUIRES A VARIANCE FROM THE ENGLEWOOD BOARD OF ADJUSTMENT. **(COMPLIES)**

COVERAGE SUMMARY

COVERAGE TYPE	EXISTING	PROPOSED
BUILDING	1,609.56 SF (15.81%)	2,193.23 SF (BUILDING) / 10,179 SF (LOT) = 21.55%
LIVABLE FLOOR AREA	2,900 SF (28.49%)	3,562.65 SF (TOTAL LIVING AREA) / 10,179 SF (LOT) = 35%
IMPROVED LOT	2,726.42 SF (26.78%)	2,193.23 SF (BUILDING) + 633.09 SF (DRIVEWAY) + 215.00 SF (WALKWAY) / 10,179 SF (LOT) = 29.88%
RESIDENTIAL & PARKING	2,242.65 SF (22.03%)	2,193.23 SF (BUILDING) + 633.09 SF (DRIVEWAY) / 10,179 SF (LOT) = 27.77%

SITE LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
WATER VALVE	WV	WV	WATER METER	WM	WM
FIRE HYDRANT			WATER/FIRE SHUT OFF		
GAS VALVE	GV	GV	GAS METER	GM	GM
UTILITY POLE			SAN. CLEAN OUT	CO	CO
SANITARY MANHOLE	S		CATCH BASIN		
ELECTRICAL MANHOLE	E		O.C.S.		
STORM MANHOLE	D		HEADWALL		
BOLLARD			TREE		
RETAINING WALL			FLAGPOLE		
SIGN			SIDEWALK		
ADA SYMBOL			CURB LINE		
ADA WARNING SURFACE			DEPRESSED CURB		
EV PARKING STALL			EV CHARGER		
PROPERTY LINE			PROPERTY LINE (PQ)		
SETBACK LINE			TREE LINE		
WETLANDS BOUNDARY			STREAM OR BROOK		
CHAIN LINK FENCE			VINYL FENCE		
WOOD FENCE			GUIDE RAIL		

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1" = 10'-0"

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MARTIN & BARBARA VITALE
8 GLENWOOD AVENUE
DEMAREST, NEW JERSEY 07627
201.424.7944

ARCHITECT:
JOSE CARBALLO ARCHITECTURE P.C.
171 MAIN STREET, SUITE 301
HACKENSACK, NEW JERSEY 07601
201.678.1201

SURVEYOR:
EID ASSOCIATES, INC
102 WAYSIDE ROAD
HEWITT, NJ 07421
201.264.2312

NO.	REVISION	DATE
	PREVIOUS EDITIONS OBSOLETE	

PROJECT LOCATION:

SINGLE-FAMILY RESIDENTIAL ADDITION

8 GLENWOOD AVENUE
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY, 07627

BLOCK: 121, LOT: 7
TAX MAP: 16

DRAWING TITLE:

SITE PLAN

SCALE:	REFER TO DRAWING
ORG. DATE:	09/19/2025
DESIGNED:	DJA
APPROVED:	MED
L2A PROJ. No.:	2501.183
DRAWING No.:	C-03

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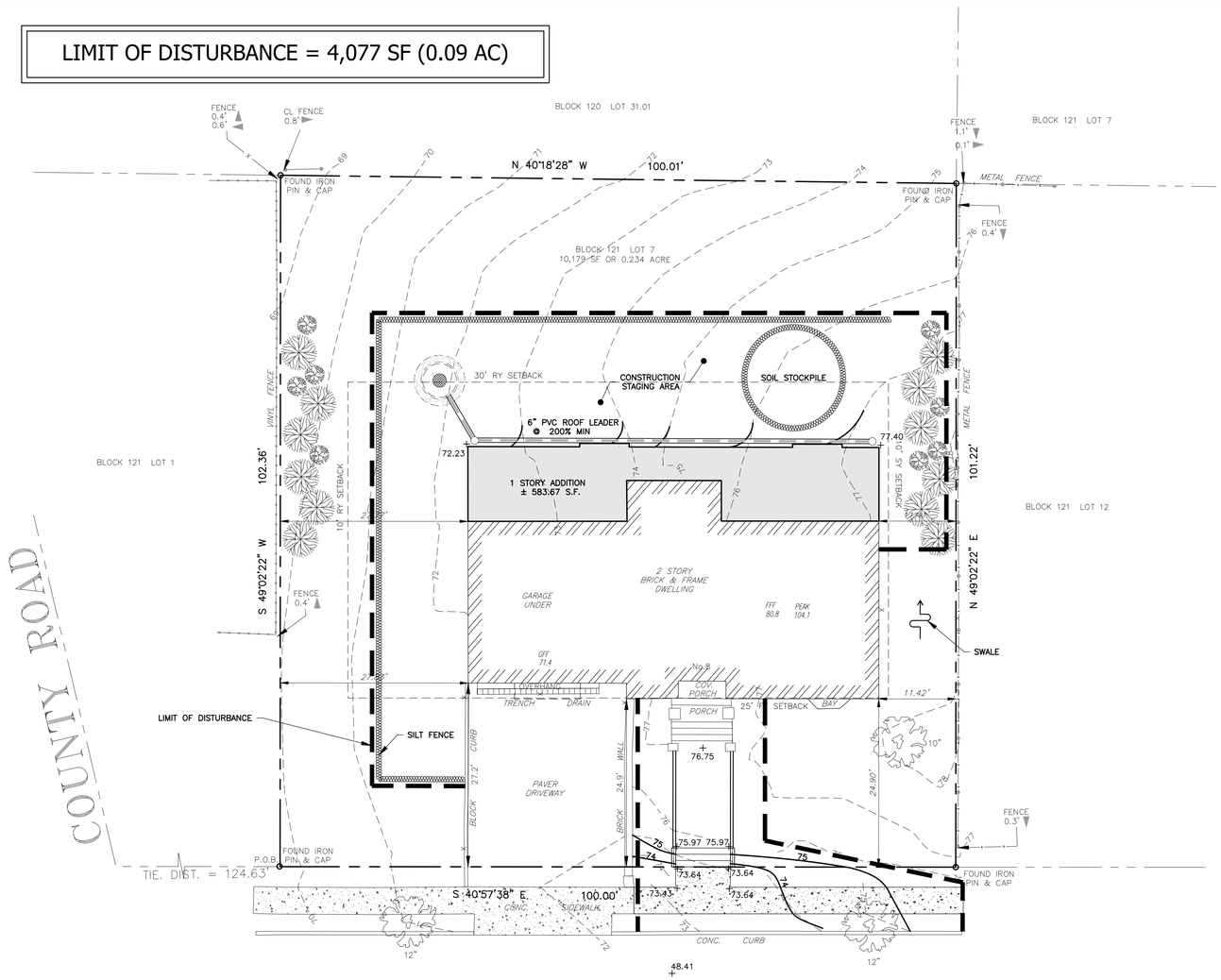
LIMIT OF DISTURBANCE = 4,077 SF (0.09 AC)



GRADING, EXCAVATION, AND BACKFILLING NOTES:

1. TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED ON THE VERTICAL DATUM NAVD 1988.
2. THE CONTRACTOR SHALL PREVENT WATER FROM ENTERING EXCAVATED AREA AND MAINTAIN A DRY CONDITION AT ALL TIMES.
3. DO NOT PLACE FILL OR BACKFILL ON FROZEN SUBGRADE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE SOIL MATERIAL. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
5. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. CURB FACE REVEAL WITHIN EXISTING PUBLIC ROADWAYS SHOULD BE MATCHED TO CREATE A SMOOTH TRANSITION. FIELD ADJUST TO CREATE A MINIMUM OF 0.50% GUTTER GRADE ALONG CURB FACE.
6. SLOPES ON SITE SHALL NOT EXCEED 3:1.

UTILITY NOTES:

1. ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT PER NEMA TC-2. SIZE PER ELECTRICAL INSTALLER (TYP).
2. LOCATION OF ELECTRIC AND COMMUNICATION SERVICES IS APPROXIMATE AND MUST BE CONFIRMED BY SERVICE PROVIDER. LOCATIONS OF TRANSFORMERS, PULL BOXES, ETC., AS WELL AS CONSTRUCTION SPECIFICATIONS TO BE DETERMINED AT PRE-CONSTRUCTION MEETING WITH UTILITY PROVIDER.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL THE NJ ONE CALL CENTER A MINIMUM OF 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
4. LOCATION OF EXISTING UTILITIES IS APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS INDEPENDENTLY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY SHOULD DISCREPANCIES EXIST.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF UTILITY CONNECTIONS TO BUILDING(S). SHOULD ANY DISCREPANCIES EXIST, THE ARCHITECTURAL PLANS SHALL GOVERN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY SHOULD DISCREPANCIES IN UTILITY SERVICES EXIST.
6. SHOULD INTERFERENCE BETWEEN UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. WHERE SHOWN ON THE CONTRACT DRAWINGS, ADJUST THE CASTINGS OF EXISTING CATCH BASINS, MANHOLES AND VALVE BOXES TO FINISHED GRADE OF NEW PAVEMENT.
8. CIRCULAR REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE STATED ON THE CONTRACT DRAWINGS. (ASTM C-76, ASTM C-443, AASHTO M-170).
9. WHERE CONNECTIONS TO EXISTING DRAINAGE OR SANITARY STRUCTURES ARE REQUIRED, CUT NEATLY WITHOUT PERCUSSION INTO THE EXISTING STRUCTURE. THE MAXIMUM SIZE OF THE OPENING SHALL NOT EXCEED THE PIPE'S OUTER DIAMETER PLUS THREE (3") INCHES. CONNECT THE NEW PIPE AND SEAL AROUND IT WITH SIKAFLEX-2C OR APPROVED EQUAL.
10. PORTLAND CEMENT CONCRETE SHALL BE CLASS B, 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI, AIR-ENTRAINED UNLESS OTHERWISE NOTED. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT TOWNSHIP REQUIREMENTS AND PRACTICES.
11. THE DRIVEWAY AND CURBING MARK-OUTS MUST BE ESTABLISHED PRIOR TO THE INSTALLATION OF NEW UTILITIES.
12. DUCTILE IRON CEMENT PIPE SHALL BE CLASS 52 FOR DIAMETERS FOUR (4) INCHES AND LARGER.
13. GAS & ELECTRIC MAINS SHALL BE COORDINATED BETWEEN THE CONTRACTOR & UTILITY PROVIDERS PRIOR TO CONSTRUCTION. ANY CONFLICTS SHOULD BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
14. ANY ADJUSTMENTS OR REPAIRS TO EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTORS OPERATION SHALL BE MADE AT THE CONTRACTORS EXPENSE, SUBJECT TO INSPECTION AND APPROVAL BY THE UTILITY AGENCY INVOLVED.
15. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE SPECIFICATIONS FOR THIS PROJECT AND IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR LOCAL AGENCY REQUIREMENTS.
16. THE CONTRACTOR SHALL PROTECT VEGETATION IN AREAS THAT ARE TO BE LEFT IN THE NATURAL.

REQUIRED STORMWATER VOLUME

V = (Δ IMPROVED LOT COVERAGE) x (2" RAINFALL RUNOFF)
Δ IMPROVED LOT COVERAGE: +316 SF
V = (316 SF) x (2" RAINFALL RUNOFF) = 52.67 FT^3 OR **393.95 GALLONS**

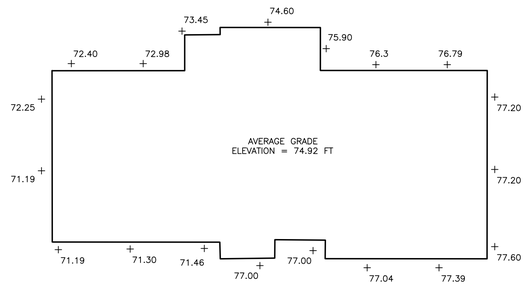
DRYWELL CALCULATIONS

DRYWELL VOLUME = 50.27 CF = **375.99 GAL** (4' ø, 4' DEEP)
STONE VOLUME = (AREA OF STONE) x (DEPTH OF STONE) - DRYWELL VOLUME x 40%
STONE VOLUME = (5' ø) x (5' DEEP) - (50.27') x 40% = (98.17 CF - 50.27 CF) x 40% = 19.16 CF = **143.33 GALLONS**
DRYWELL + STONE VOLUME = **375.95 GALLONS + 143.33 GALLONS = 519.28 GALLONS**

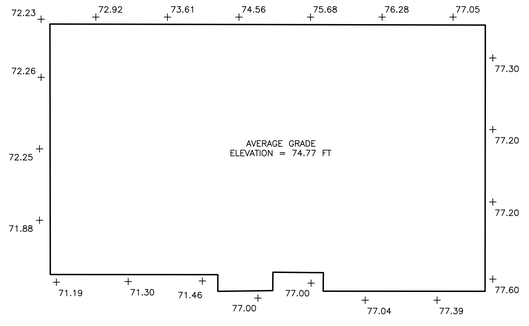
THEREFORE: 519.28 GALLONS > 393.95 GALLONS OK

ESTIMATED SOIL MOVEMENT

ADDITION	107 CY
SPREAD FOOTING	10 CY
MISC.	2 CY
	± 119 CY



EXISTING CONDITIONS



PROPOSED CONDITIONS

GRADING & UTILITY LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
WATER VALVE	WV	WV	WATER METER	WM	WM
FIRE HYDRANT			WATER/FIRE SHUT OFF		
GAS VALVE	GV	GV	GAS METER	GM	GM
UTILITY POLE			SAN. CLEAN OUT	CO	CO
SANITARY MANHOLE	S	S	CATCH BASIN		
ELECTRICAL MANHOLE	E	E	O.C.S.		
STORM MANHOLE	D	D	HEADWALL		
BOLLARD			TREE		
RETAINING WALL			FLAGPOLE		
SIGN			SIDEWALK		
ADA SYMBOL			CURB LINE		
ADA WARNING SURFACE			DEPRESSED CURB		
EV PARKING STALL	EV		EV CHARGER	EV	
EXISTING CONTOUR	78 80		TEST PIT/BORING	TP 1	
PROPOSED CONTOUR		78 80	TREE LINE		
PROPERTY LINE (PQ)			CHAIN LINK FENCE		
PROPERTY LINE			STEEL FENCE		
SETBACK LINE			GUIDE RAIL		
WETLANDS BOUNDARY			SLIDE GATE		
STREAM OR BROOK			GAS LINE	G	
WATER LINE	W		SANITARY SEWER	S	
ELECTRIC LINE	E		STORM SEWER		
OVERHEAD WIRES	OH				

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1" = 10'-0"

L2A LAND DESIGN LLC
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ENGLEWOOD • NJ • 07631
201.227.0300 • 201.227.0001 (Fax)
www.L2Alanddesign.com
New Jersey Certificate of Authorization No. 24GA28130900

09/19/2025
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

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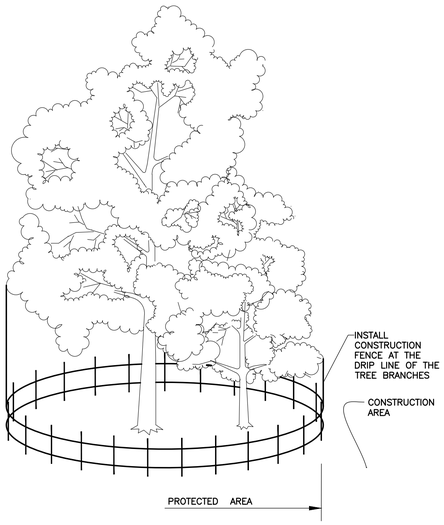
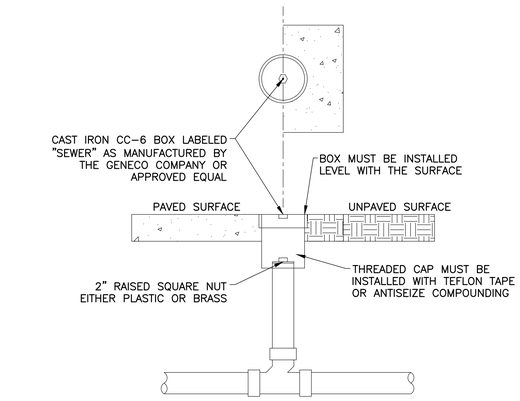


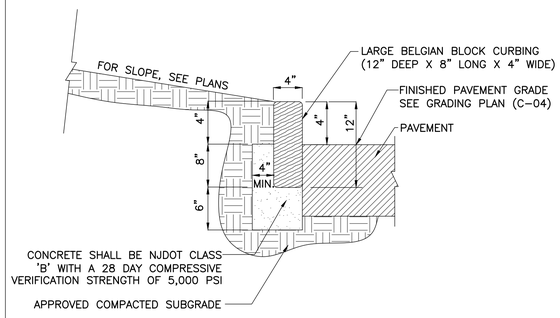
TREE PROTECTION



NOTES:

1. AT LEAST ONE CLEANOUT MUST BE PROVIDED ON EACH LATERAL.
2. A CLEANOUT WILL BE PROVIDED FOR EACH LATERAL BETWEEN THE CURB AND THE SIDEWALK.
3. IN GENERAL, OWNERSHIP AND MAINTENANCE OF LATERALS AND CLEANOUTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE LOCATION OF ALL CLEANOUTS MUST BE APPROVED BY THE MUNICIPAL BUILDING DEPARTMENT.
5. ALL CLEANOUTS LOCATED WITHIN PAVEMENT OR CONCRETE MUST BE PROTECTED WITH A CC-6 BOX.

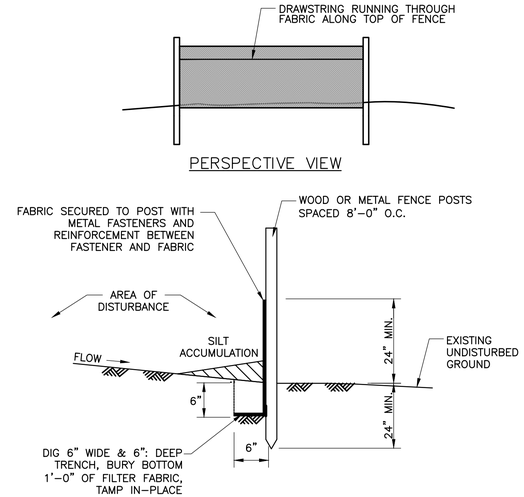
STANDARD PIPE CLEANOUT



NOTES:

1. JOINTS SHALL BE NO WIDER THAN ½" AND SHALL NOT BE MORTARED.
2. JOINTS SHALL BE NO WIDER THAN ¾" AND SHALL BE MORTARED. JOINTS SHALL BE FULLY FILLED WITH 1:2 COMENT MORTAT, NEATLY POINTED AND CLEANED OF EXCESS MORTAR.

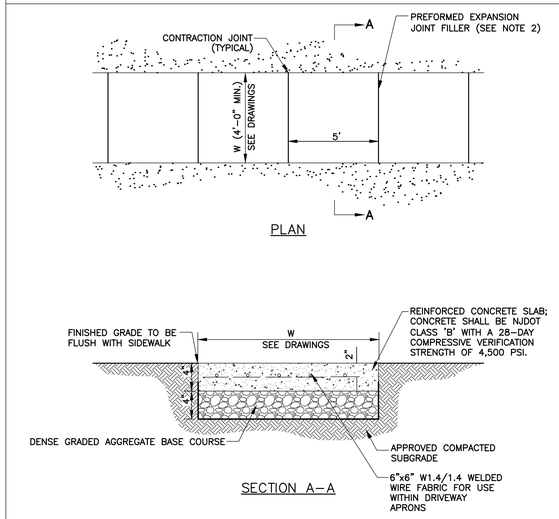
BELGIAN BLOCK CURB



NOTES:

1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLANS.
2. THE SLOPE OF THE LAND FOR AT LEAST THIRTY (30'-0") FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED FIVE (5%) PERCENT.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS AROUND THE SIDES OF THE FENCE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE SOIL CONSERVATION DISTRICT.

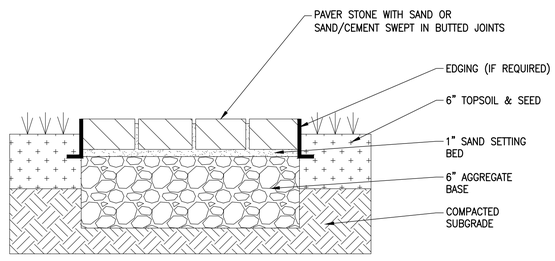
SILT FENCE



NOTES:

1. CONCRETE SIDEWALK:
   A) EXPANSION JOINTS, CONSISTING OF PREMOLDED BITUMINOUS JOINT FILLER, IN ACCORDANCE WITH ASTM DESIGNATION D-1751, ONE-HALF (1/2") THICK AND AS DEEP AS THE FULL DEPTH OF THE WALK, SHALL BE PLACED AT INTERVALS OF TWENTY (20') LONGITUDINALLY ALONG WALKS OR AS DIRECTED. EXPANSION JOINTS SHALL ALSO BE PLACED WHEREVER THE WALK ABUTS THE BUILDING, CONCRETE CURB, A LIGHTING STANDARD OR ANY OTHER RIGID OBJECT. THE JOINT FILLER SHALL BE SET ONE-QUARTER (1/4") BELOW THE FINISHED SURFACE OF THE CONCRETE.
   B) CONSTRUCTION JOINTS SHALL BE PLACED IN ALL WALKS AT FIVE (5') FOOT INTERVALS OR AS DIRECTED. THESE JOINTS SHALL ALSO BE FORMED BY SCORING A SLOT IN THE SLAB ABOUT ONE (1") DEEP, EDGED WITH A DOUBLE EDGER HELD AGAINST A STRAIGHT EDGE BEFORE THE CONCRETE HAS HARDENED AND DURING THE FINISHING PROCESS.
2. MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT, UNLESS OTHERWISE INDICATED ON DRAWINGS.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. AT DRIVEWAYS AND APRONS, THE CONCRETE THICKNESS SHALL BE INCREASED TO SIX (6") INCHES.

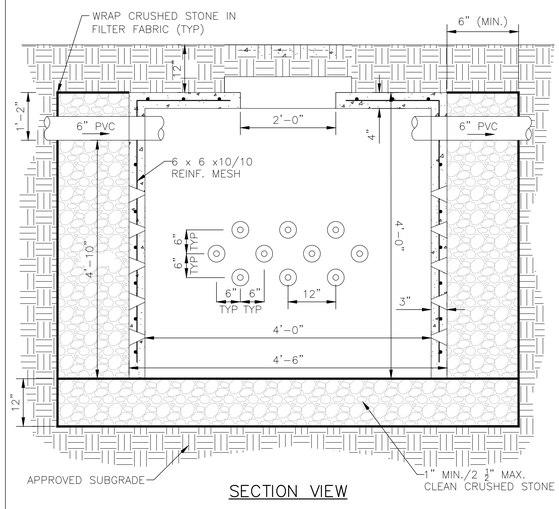
CONCRETE SIDEWALK



NOTES:

1. THIS DETAIL IS RATED FOR MEDIUM-DUTY APPLICATIONS BASED ON PAVING COURSE AND BASE THICKNESS, AND MAY SUPPORT PRIMARILY PEDESTRAIN LOADING ASSOCIATED WITH WALKS AND LIGHT VEHICULAR ACCESS.
2. AS WITH ALL UNIT PAVERS, PAVEMENT EDGES REQUIRE RESTRAINTS TO PREVENT CREEPING, ESPECIALLY IF SUBJECTED TO EVEN OCCASIONAL VEHICULAR ACCESS.
3. THE SUBGRADE CONDITIONS HAVE A SIGNIFICANT IMPACT ON THE DESIGN OF FLEXIBLE PAVEMENTS, SUCH AS UNIT PAVERS. LOADS ARE TRANSFERRED MORE DIRECTLY TO THE BASE, REQUIRING WELL-DRAINED SOILS WITH ADEQUATE BEARING CAPACITY.
4. SET STONES WITH LIGHT VIBRATING COMPACTOR AND FINAL SAND SWEEPING TO COMPLETE INSTALLATION.

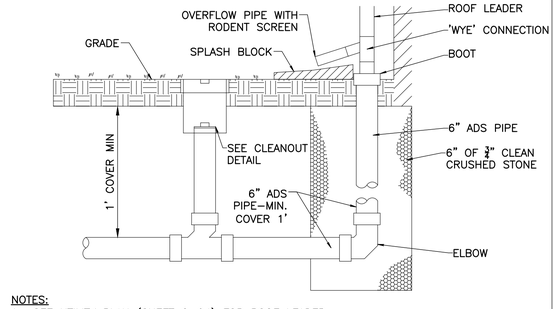
CONCRETE PAVER WALKWAY



NOTES:

1. CONCRETE TO TEST 4,500 PSI @ 28 DAYS
2. HEIGHT = 4'-0"
3. OUTSIDE DIAMETER = 4'-6"
4. CAPACITY = 519.28 GALLONS
5. DRYWELL (SEEPAGE PIT) MANUFACTURED BY PEERLESS CONCRETE, PEERLESSCONCRETE.COM (973.838.3060) – BUTLER, NJ. (OR APPROVED EQUAL).
6. THE PROPOSED STORMWATER DESIGN ASSUMES A 40% VOID RATIO IN THE STONE. THE STONE SUPPLIER SHALL CERTIFY THAT A 40% VOID RATIO IS PROVIDED.

DRYWELL



NOTES:
1. SEE UTILITY PLAN (SHEET C-04) FOR ROOF LEADER PIPE LOCATIONS

ROOF-LEADER DRAIN

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Michael E. Dipple, P.E. — Date
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