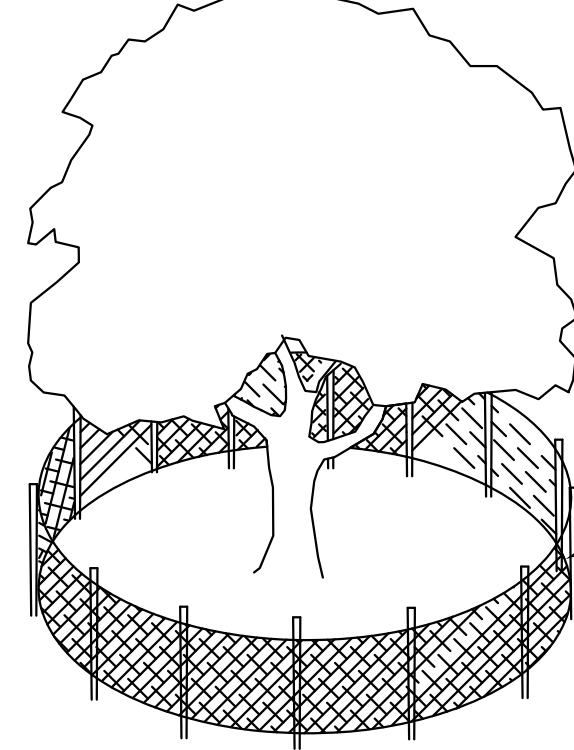


SOIL EROSION AND SEDIMENT CONTROL NOTES

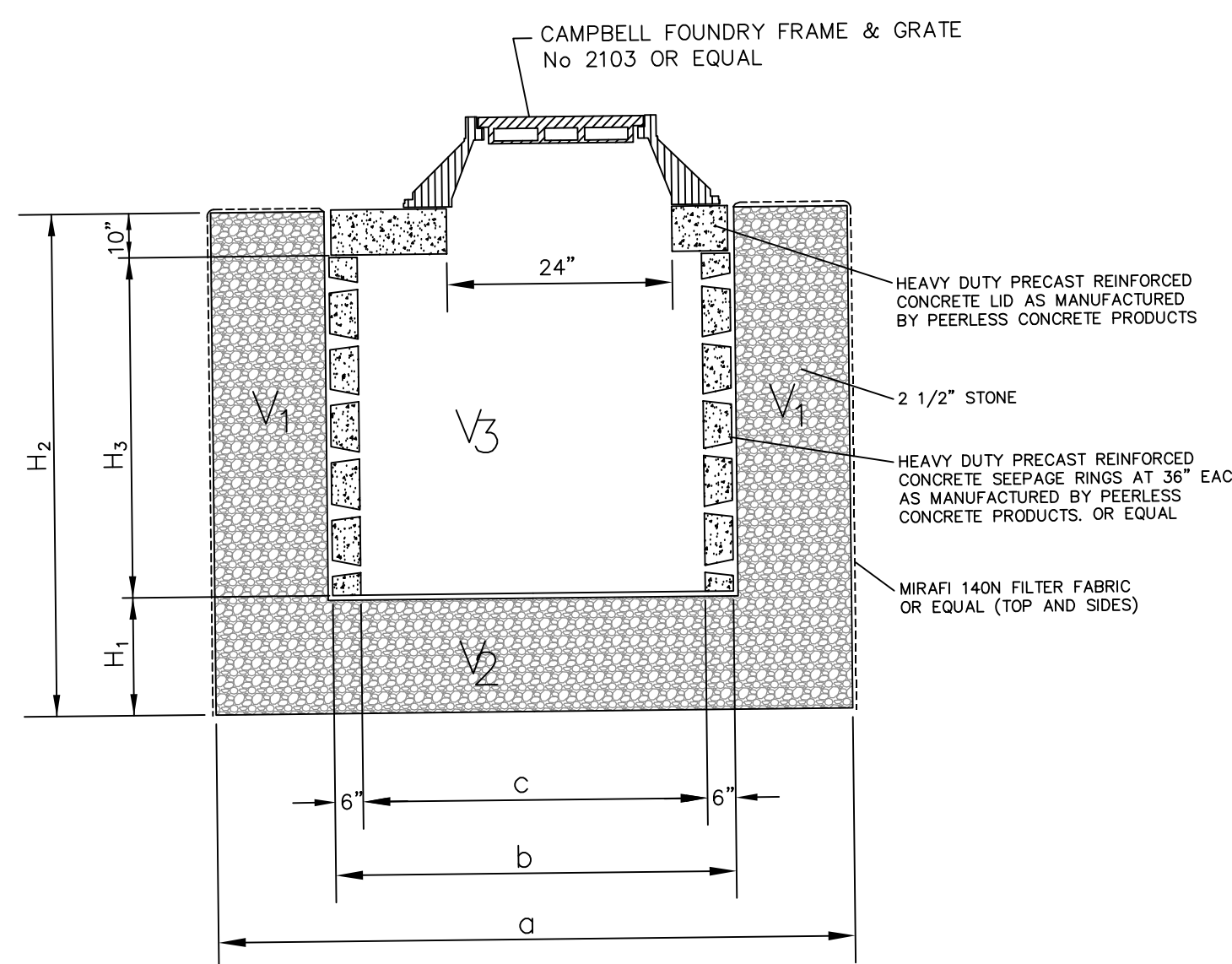
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE NJ STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE 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.
4. STABILIZATION SPECIFICATIONS: A. TEMPORARY SEEDING AND MULCHING: -LIME- 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER- 11 LBS./1,000 SF, 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4". -SEED- PERENNIAL RYEGRASS 40 LBS./ACRE (1 LB./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. -MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER). B. PERMANENT SEEDING AND MULCHING: -TOPSOIL- UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED). -LIME- 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER- 11 LBS./1,000 SF, 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4". -SEED- TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 15. -MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2 1/2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30'X100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 30-1 OF THE NJ STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION. 20. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE; BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649 TEL: 201-261-4407; FAX 201-261-7573.
21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
22. THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

SCHEDULE OF CONSTRUCTION FRAME - DAYS:	TIME
1. INSTALL FABRIC FILTER FENCES AND WHEEL CLEANING APRON	3 DAYS - PHASE 1
2. STRIP AND STOCKPILE TOPSOIL, SEED WITH TEMPORARY SEEDING	1 DAY - PHASE 1
3. CONSTRUCT NEW ADDITION & UTILITIES	100 DAYS - PHASE 2
4. ROUGH GRADING-BUILD NEW DRIVE, REMOVE FILL	10 DAYS - PHASE 2
5. FINE GRADING	2 DAYS - PHASE 3
6. SLOPE STABILIZATION/FINAL GRADING- PERMANENT SEEDING	2 DAYS - PHASE 3
7. COMPLETE PROJECT- LANDSCAPING	3 DAYS - PHASE 3
8. NOTE: NO FILL IS TO BE IMPORTED INTO THE SITE. APPROXIMATELY 144 CY FROM THE FOUNDATION WILL BE EXPORTED.	



SNOW FENCING TREE PROTECTION DETAIL

N.T.S. PROTECTIVE SNOW FENCE MUST STAY IN PLACE UNTIL COMPLETION OF ALL GRADING AND LANDSCAPING



$$V_1 = \left[a^2 - \frac{b^2}{4} \right] (h_2) (0.4 \text{ voids}) \quad V_2 = \frac{b^2}{4} (h_1) (0.4 \text{ voids})$$

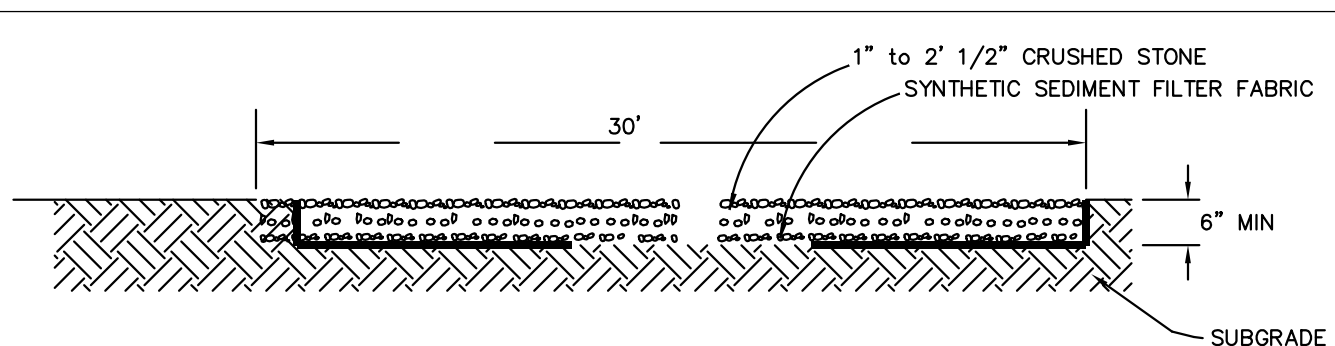
$$V_3 = \left[\frac{1}{4} c^2 \right] (h_3)$$

a	b	c	h ₁	h ₂	h ₃	V ₁	V ₂	V ₃
13.00	7.00	6.00	2.00	8.83	6.00	461 CF	31 CF	170 CF

BOT. AREA = 169 SF TOTAL VOLUME = 662 CF

SEEPAGE PIT DETAIL

N.T.S.



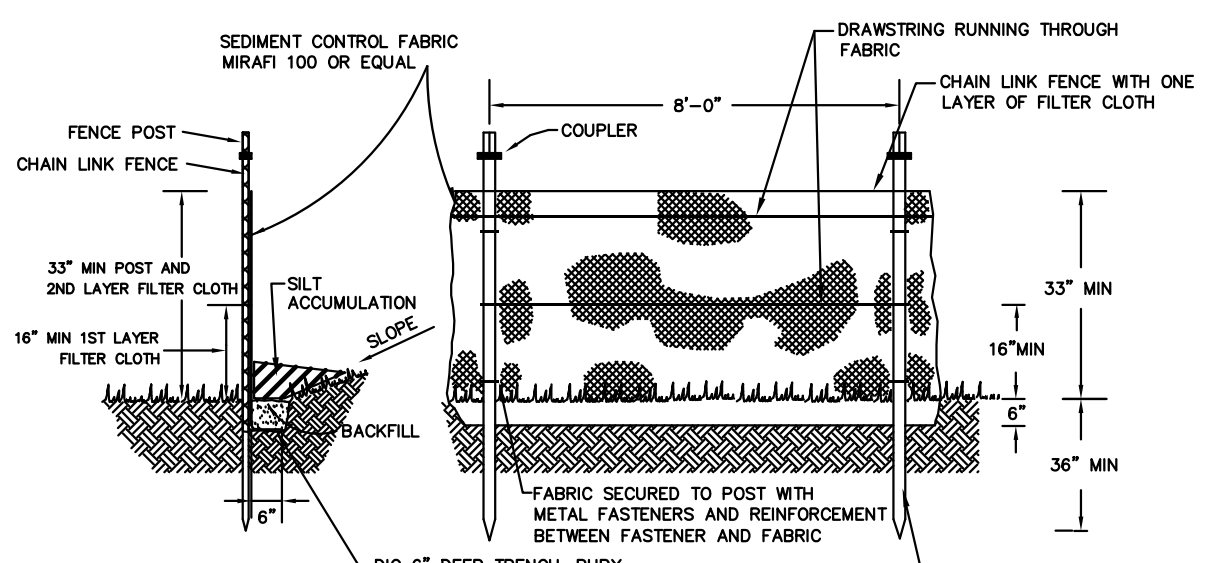
CONSTRUCTION ACCESS DRIVE SECTION

N.T.S.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABR BASE COURSE	

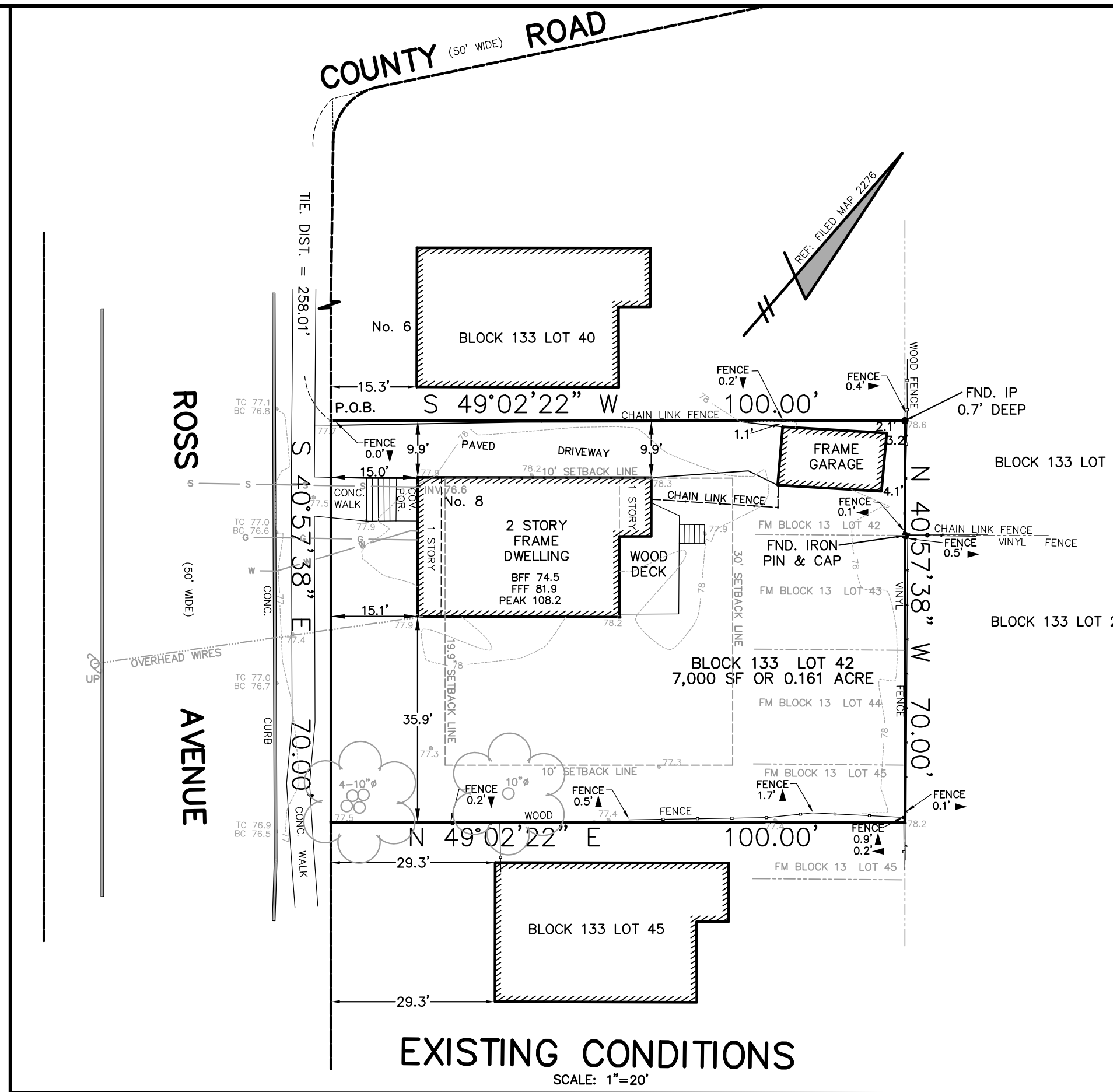
CONSTRUCTION ACCESS DETAIL

N.T.S.



SEDIMENT FENCE DETAIL

N.T.S.



EXISTING CONDITIONS

SCALE: 1"=20'

ITEM	REQUIRED	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
MIN. LOT AREA (S.F.)	10,000	7,000 (E)	7,000	DWELLING & GARAGE	1,133 SF	1,771 SF
MIN. LOT WIDTH (FT.)	100	70 (E)	70	WALKS PORCHES & STEPS	125 SF	110 SF
MIN. LOT DEPTH (FT.)	100	100	100	DRIVEWAY	738 SF	340 SF
MIN. FRONT YARD (FT.)	ADJACENT=19.9'	15.0 (E)	15.0/19.1 (E)	DECK - PATIO	164 SF	225 SF
MIN. SIDE YARD (FT.)	10	9.9/35.9 (E)	9.9/15.5 (E)	TOTAL	2,160 SF	2,446 SF
MIN. REAR YARD (FT.)	30	44.2	44.0	PERCENT	30.9%	34.9%
MAX. BUILDING HEIGHT (FT.)	24/30	26.4	26.4			
MAX. BUILDING COVERAGE (%/S.F.)	20	16.2	25.3 (V)			
MAX. IMPROVED COVERAGE (%/S.F.)	30	30.9 (E)	34.9 (V)			
MAX. LIVABLE FLOOR AREA (%/S.F.)	30	22.6	39.1 (V)			

(V) VARIANCE REQUESTED (E) EXISTING NON CONFORMING

ZONING SCHEDULE: BLOCK 133 LOT 42 ZONE RD TAX MAP SHEET 16

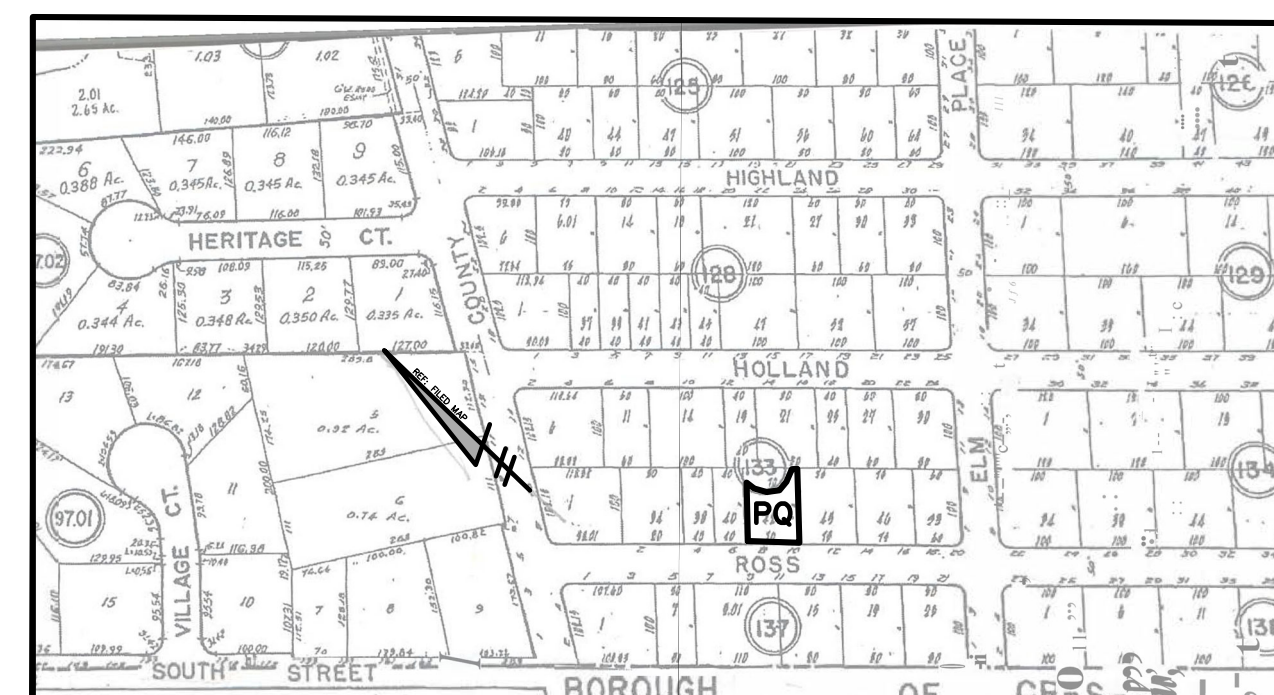
LOT IMPROVEMENT AREAS:

GENERAL NOTES:

- 1/ THE OWNERS AND APPLICANTS ARE: 8 ROSS AVENUE, LLC, 517 HIGH STREET, CLOSTER, N.J. 07624
- 2/ ELEVATIONS WERE OBTAINED FROM GPS AND ARE IN NVGD 1988 DATUM.
- 3/ NO TREES ARE TO BE REMOVED FOR THIS PROJECT.
- 4/ THE EXISTING DRIVEWAY SHALL BE USED AS THE CONSTRUCTION ACCESS AND SHALL BE KEPT CLEAN AT ALL TIMES.
- 5/ THE PROPERTY AND ALL ADJOINING PROPERTIES ARE IN THE SINGLE FAMILY RESIDENCE D (RD) ZONE.
- 6/ ALL EXISTING UTILITIES ARE TO REMAIN.
- 7/ THE PROPOSED ADDITION IS 865 SF.
- 8/ THE EXISTING GARAGE, DRIVEWAY AND DECK IN THE REAR OF THE HOUSE ARE TO BE REMOVED (TBR).
- 9/ THE AVERAGE GRADE AROUND THE HOUSE IS 78.2', THE ROOF MIDPOINT GRADE IS 104.6 MAKING THE BUILDING HEIGHT 26.4'

APPROVED BY THE PLANNING BOARD
BOROUGH OF DEMAREST

DATE _____
CHAIRMAN _____
SECRETARY _____
VILLAGE ENGINEER _____



KEY MAP

SCALE: 1"=250'

DATE	REVISION

0 10 20 40 60 80
GRAPHIC SCALE

SITE PLAN PROPOSED ADDITION

8 ROSS AVENUE
BLOCK 133 LOT 42
BOROUGH OF DEMAREST BERGEN COUNTY NEW JERSEY

EID ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION 246A28034900
102 WAYSIDE ROAD, HEWITT, NEW JERSEY 07421
CIVIL ENGINEERING & LAND SURVEYING

PHONE: 201-264-2312
EMAIL: stephenpeid@gmail.com

STEPHEN P. EID N.J.P.E.#S 30081
PROFESSIONAL ENGINEER & LAND SURVEYOR

DRAWN BY: SPE CHECKED BY: SPE SCALE: 1"=20' DATE: 11/20/2025 SHEET No. 1 OF 1 PROJECT No. 25-103