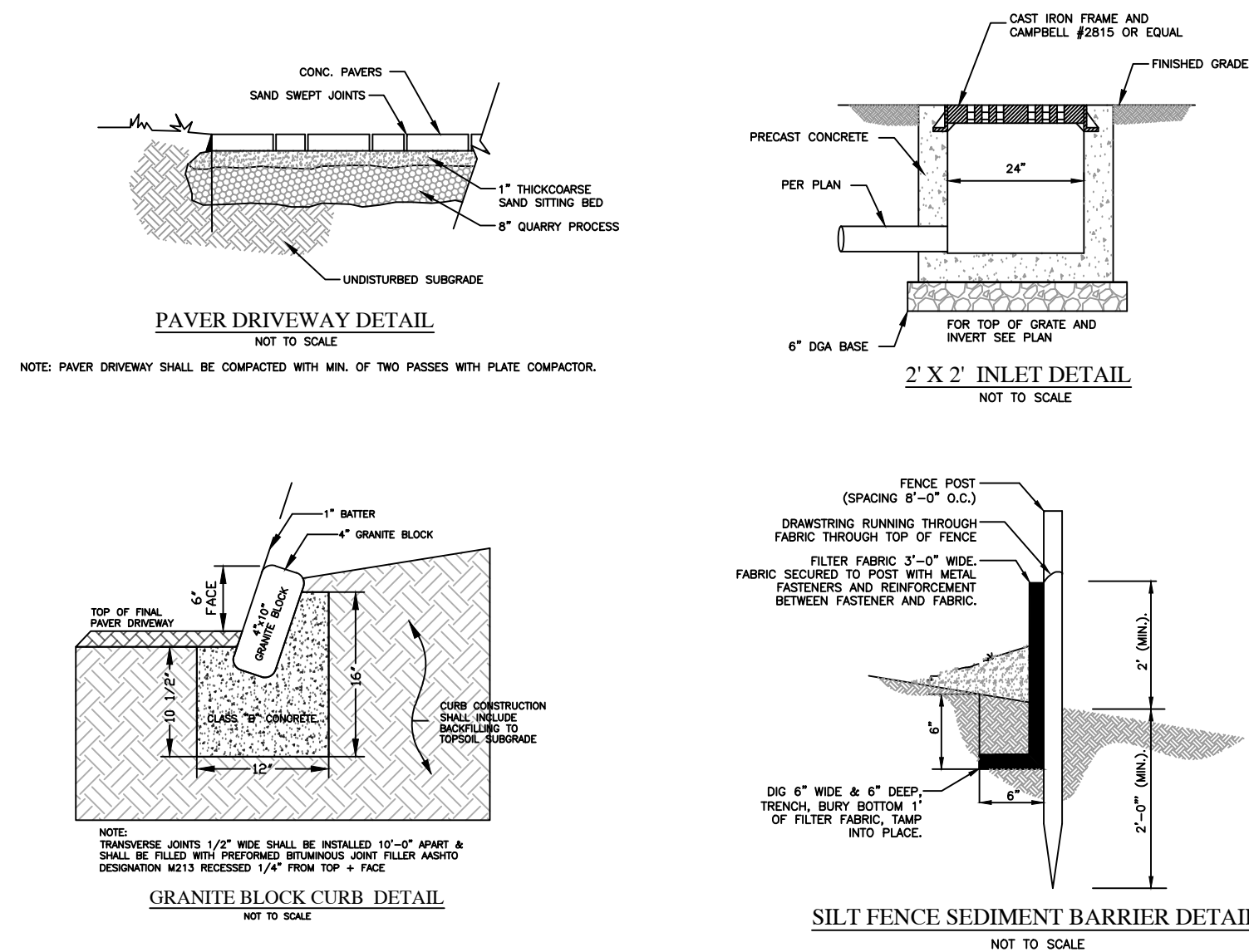
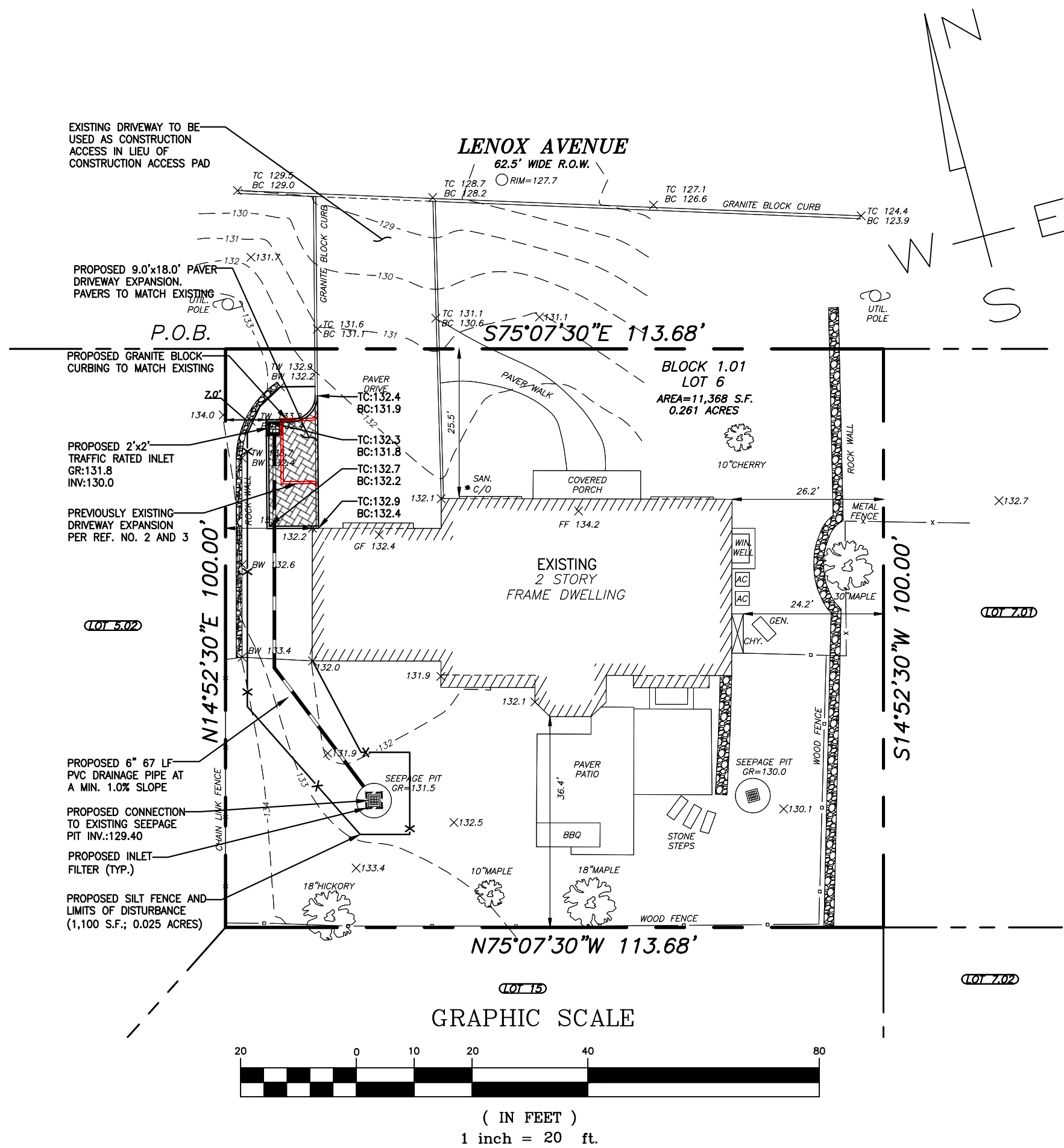




SOIL MOVEMENT CALCULATIONS	
SOIL TO BE CUT	3 C.Y.
SOIL TO BE FILL	0 C.Y.
SOIL TO BE IMPORTED	0 C.Y.
SOIL TO BE EXPORTED	3 C.Y.

CONSTRUCTION NOTES

- ALL DAMAGED CURBS AND STREETS TO BE REPAIRED BY CONTRACTOR TO BOROUGH STANDARDS. STREETS TO BE CLEANED EVERY DAY IF NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS REPRESENTED ON THE PLANS. HE/SHE SHALL NOTIFY THE ENGINEER IMMEDIATELY IF VARIATIONS ARE FOUND.
- ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY THE ENGINEER OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING THE CONSTRUCTION.
- THE LOCATIONS OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ANY UTILITIES WITHIN THE PROJECT LIMITS AND ITS VICINITY. THE CONTRACTOR SHALL PERFORM TESTS PITS TO DETERMINE ACTUAL ELEVATIONS AND LOCATIONS OF THE UTILITIES PRIOR TO COMMENCING THAT PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THE SITE. THE CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAPERING PROPOSED WORK TO MEET EXISTING CONDITIONS IN A UNIFORM MANNER.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE. THE CONTRACTOR SHALL COMPLY WITH THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. ANY TRACKING OF DIRT ONTO THE ROADWAYS SHALL BE CLEANED IMMEDIATELY.

DRAINAGE ANALYSIS

REQUIRED VOLUME:
STORM: 10-YEARS
INTENSITY (I): 2 INCHES/HOUR
DURATION: 60 MINUTES
RUNOFF COEFFICIENT (C): 0.99
TOTAL NET IMPERVIOUS AREA (A): 0.0040 ACRES (175 S.F.)

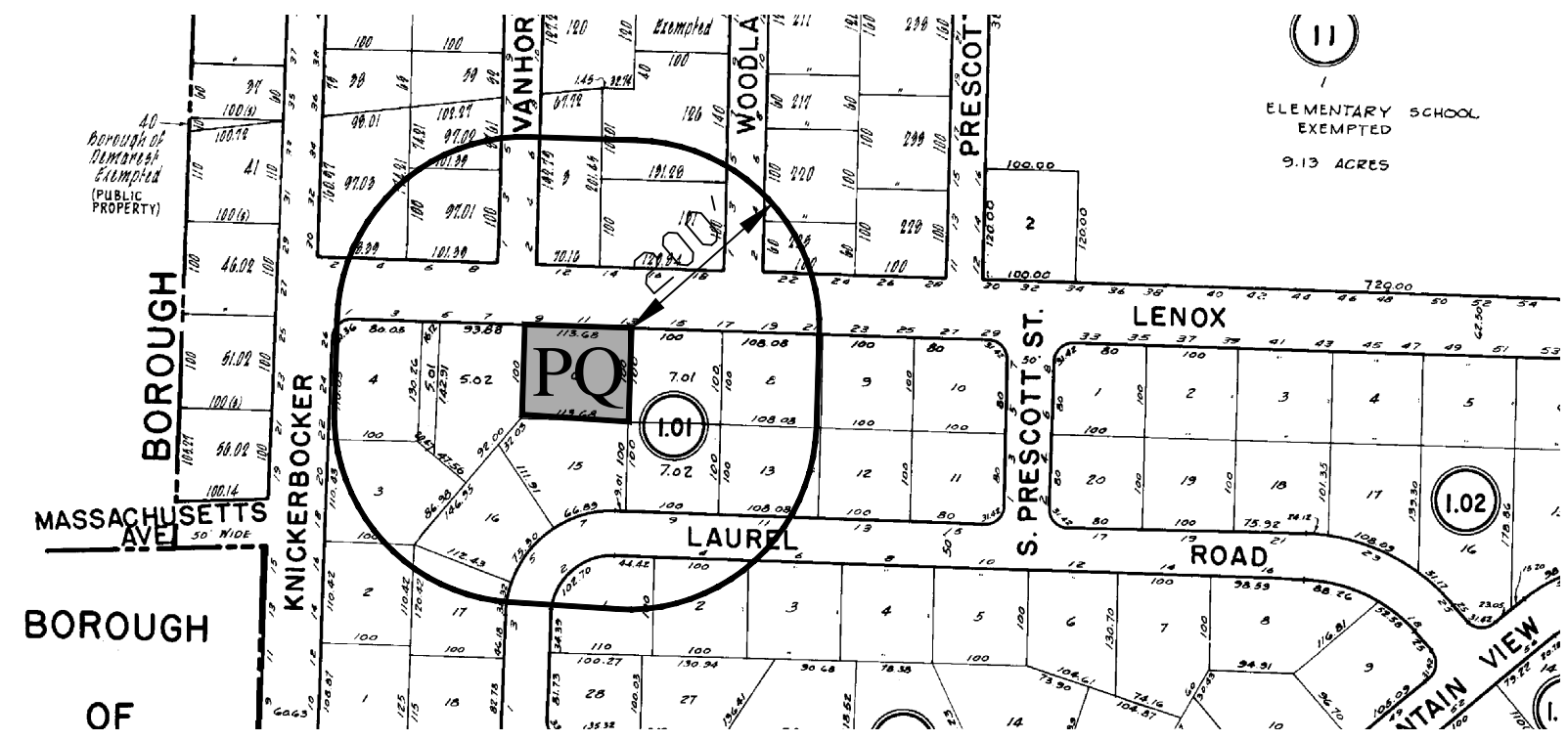
PEAK RUNOFF: $Q = CIA = 0.99 \times 2 \times 0.0040 = 0.0079$ CF/SEC
ONE HOUR OF STORAGE: 0.0079 CF/SEC $\times 3,600$ SEC = 29 CF

DESIGN:

THE PROPOSED DRIVEWAY EXPANSION STORMWATER RUNOFF WILL BE COLLECTED VIA A 2'X2' INLET AND DIVERTED TO THE EXISTING SEEPAGE PIT LOCATED IN THE REAR YARD

GENERAL NOTES

THE LIMIT OF DISTURBANCE = 1,100 SQUARE FEET INCLUSIVE OF ALL ONSITE AREAS WHERE SOIL IS PROPOSED TO BE EXPOSED INCLUDING: PROPOSED DRIVEWAY EXPANSION, PROPOSED CURBED AREAS, PROPOSED DRAINAGE CONNECTION TO REAR SEEPAGE PIT.



R-D RESIDENTIAL DISTRICT ZONING SCHEDULE

ITEM DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM REQUIRED			
LOT FRONTAGE	100 FT.	113.68 FT.	113.68 FT.
LOT DEPTH	100 FT.	100.0 FT.	100.0 FT.
LOT AREA	10,000 S.F.	11,368 S.F.	11,368 S.F.
FRONT YARD SETBACK	25 FT.	25.5 FT.	25.5 FT.
SIDE YARD SETBACK (EACH)	10 FT.	15.0 FT. / 24.2 FT.	15.0 FT. / 24.2 FT.
COMBINED SIDE YARD SETBACK (C)	26.368 FT.	39.2 FT.	39.2 FT.
REAR YARD SETBACK	30 FT.	36.4 FT.	36.4 FT.
REAR YARD WIDTH	30 FT.	113.68 FT.	113.68 FT.
MAXIMUM PERMITTED			
NUMBER OF FAMILIES	1	1	1
BUILDING HEIGHT	30 FT.	EXISTING	EXISTING
BUILDING COVERAGE	20 %	19.93 %	19.93 %
IMPROVED LOT COVERAGE	35 %	33.39 %	34.93 %
RESIDENTIAL & PARKING COVERAGE	25 %	25.71 % *	27.25 % **
FLOOR AREA RATIO	30 %	EXISTING	EXISTING

* EXISTING NON-CONFORMITY

** REQUESTED VARIANCE

LOT COVERAGE ANALYSIS

EXISTING COVERAGE		PROPOSED COVERAGE	
ITEM	AREA	ITEM	AREA
BUILDING & COVERED PORCH	2,266 S.F.	BUILDING & COVERED PORCH	2,266 S.F.
DRIVEWAY	657 S.F.	DRIVEWAY	832 S.F.
WALKS / PATIOS / WINDOW WELL	853 S.F.	WALKS / PATIOS / WINDOW WELL	853 S.F.
AC UNITS & GENERATOR	20 S.F.	AC UNITS & GENERATOR	20 S.F.
BUILDING COVERAGE:		BUILDING COVERAGE:	
2,266 S.F. (19.93%)		2,266 S.F. (19.93%)	
IMPROVED LOT COVERAGE:		IMPROVED LOT COVERAGE:	
3,796 S.F. (33.39 %)		3,971 S.F. (34.93%)	
RESIDENTIAL & PARKING COVERAGE:		RESIDENTIAL & PARKING COVERAGE:	
3,796 S.F. (25.71 %)		3,098 S.F. (27.25 %)	

REFERENCES

- "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY" PREPARED BY MCNALLY, DOOLITTLE ENGINEERING; DATED: 07/08/2026
- "LOCATION SURVEY" PREPARED BY MICHAEL BERRY; DATED: MAY 24, 2010
- "CONSTRUCTION ASBUILT PLAN" PREPARED BY COSTA ENGINEERING CORPORATION; DATED 12/04/2007

REV.	DATE	DESCRIPTION
DRAWN BY : AM		
CHECKED BY : JAG		
PROJECT No.: 26036		
DRAWING TITLE		
SITE PLAN DRIVEWAY EXPANSION		
CONEN BLOCK 1.01 - LOT 6 11 LENOX AVENUE BOROUGH OF DEMAREST BERGEN COUNTY, NEW JERSEY		
McNALLY, DOOLITTLE ENGINEERING, L.L.C.		
Certificate of Authorization 24GA27928700 169 RAMAPO VALLEY ROAD OAKLAND, NJ 07436 (201) 337-9051		
SCALE		DWG. No.:
1" = 20'		SP-1
DATE :		SHEET No.:
08/25/2026		1 OF 1