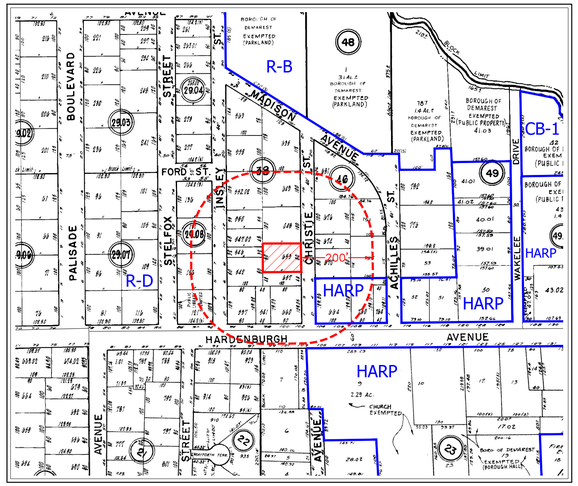
VARIANCE APPLICATION

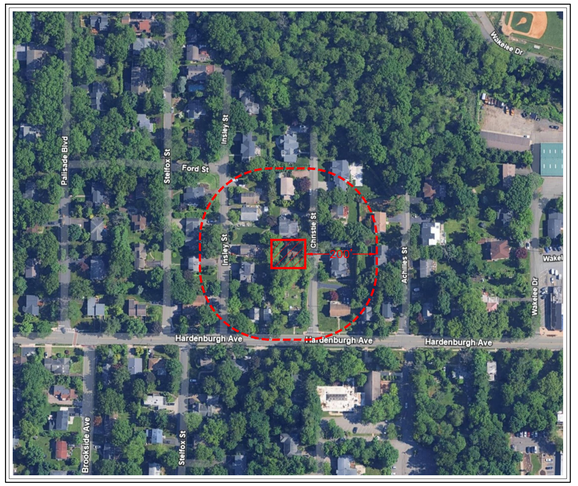
PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING

7 CHRISTIE STREET
BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY
BLOCK: 38; LOT: 653; TAX MAP: 9
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

SURROUNDING ZONES

ZONE	DESCRIPTION
R-D	SINGLE-FAMILY RESIDENCE D
HARP	HARDENBURGH AVENUE REDEVELOPMENT PLAN
R-B	SINGLE-FAMILY RESIDENCE B
CB-1	COMMUNITY BUSINESS 1

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	LANDSCAPING PLAN
C-06	SOIL EROSION & SEDIMENT CONTROL PLAN
C-07	DETAILS - 1
C-08	DETAILS - 2

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 7 CHRISTIE STREET, BERGEN COUNTY, NJ, BLOCK 38, LOT 653

CHAIRPERSON DATE

SECRETARY OF BOARD DATE

TOWNSHIP ENGINEER DATE

PROPERTY OWNERS WITHIN 200-FT. OF SUBJECT PROPERTY

BLOCK	LOT	PROPERTY OWNER	PROPERTY OWNER'S ADDRESS	BLOCK	LOT	PROPERTY OWNER	PROPERTY OWNER'S ADDRESS
29.08	121	DEMAREST PUBLIC LIBRARY ASSOCIATION	90 HARDENBURGH AVENUE, DEMAREST, NJ 07627	38	648	BIANCHI, CHRISTOPHER & KELLY	11 CHRISTIE STREET, DEMAREST, NJ 07627
29.08	126	CHOO, SANGYUB & JIYOUNG	68 STELFOX STREET, DEMAREST, NJ 07627	38	657	CLARK, CAROLYN	102 HARDENBURGH AVENUE, DEMAREST, NJ 07627
29.08	131	KURYS, PETER & JANICE	72 STELFOX STREET, DEMAREST, NJ 07627	46	664	MINASSIAN, LEON & DIANA	2 CHRISTIE STREET, DEMAREST, NJ 07627
29.08	136	MITLITSKI, VADIM & JANICE	76 STELFOX STREET, DEMAREST, NJ 07627	46	670	YEZEKIAN, EDWARD & ANAHID	8 CHRISTIE STREET, DEMAREST, NJ 07627
38	537	KARTEN, ELAINE	94 HARDENBURGH AVENUE, DEMAREST, NJ 07627	46	674	RISMAN, ERIC	10 CHRISTIE STREET, DEMAREST, NJ 07627
38	541	CUTOLO, JOHN	98 HARDENBURGH AVENUE, DEMAREST, NJ 07627	46	676	KELLY, JAMES & TERESA	12 CHRISTIE STREET, DEMAREST, NJ 07627
38	542	KHILKO, ALEX & FEDERAL, NATALIE	6 INSLEY STREET, DEMAREST, NJ 07627	46	681	VARUGHESE, CHRISTOPHER	18 CHRISTIE STREET, DEMAREST, NJ 07627
38	546	HWANG, EUI & KWON, KIHYUN	8 INSLEY STREET, DEMAREST, NJ 07627	46	751	MIU, ERIN	13 ACHILLES STREET, DEMAREST, NJ 07627
38	550	LAU, CHUN YUEN	340A 7TH STREET, PALISADES PARK, NJ 07650	46	755	MILLSTEIN, JORDAN & PAULA	11 ACHILLES STREET, DEMAREST, NJ 07627
38	552.02	O, SUCK LIM & KIM, HOON	14 INSLEY STREET, DEMAREST, NJ 07627	46	760	DIAZ, DANIEL & SANDRA	108 HARDENBURGH AVENUE, DEMAREST, NJ 07627
38	635	SEO, SEONGHO & AMY	21 CHRISTIE STREET, DEMAREST, NJ 07627	46	764	ABDELATY, SAMEH	12 HARDENBURGH AVENUE, DEMAREST, NJ 07627
38	643	5 GLOUCESTER PROPERTIES, LLC	708 GINESI #204, MORGANVILLE, NJ 07751				

PUBLIC UTILITIES

VERIZON NEW JERSEY
540 BROAD STREET
NEWARK, NJ 07101
ATTN: CORPORATE SECRETARY

ROCKLAND ELECTRIC COMPANY
ONE BLUE HILL PLAZA
PEARL RIVER, NY 10965

VEOLIA NORTH AMERICA
461 FROM ROAD #400
PARAMUS, NJ 07662

ORANGE & ROCKLAND UTILITIES, INC.
ROCKLAND ELECTRIC COMPANY
PIKE COUNTY LIGHT & POWER
75 WEST ROUTE 59
SPRING VALLEY, NY 10977

PUBLIC SERVICE ELECTRIC & GAS
P.O. BOX 570
NEWARK , NJ 07101

CABLEVISION OF NEW JERSEY
40 POTASH ROAD
OAKLAND, NJ 07436

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

03/04/2025
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

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APPLICANT/OWNER:
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DEMAREST, NJ 07627
201.300.7356 (Phone)

ARCHITECT:
ZAMPOLIN & ASSOCIATES ARCHITECTS
187 FAIRVIEW AVENUE
WESTWOOD, NJ 07675
201.358.1166 (Office)

SURVEYOR:
LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (Office) | 973.625.4121 (Fax)

NO.	REVISION	DATE

PREVIOUS EDITIONS OBSOLETE

PROJECT LOCATION:
PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING
7 CHRISTIE STREET
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY, 07627

BLOCK: 38, LOT: 653
TAX MAP: 9

DRAWING TITLE:
COVER SHEET

SCALE:	REFER TO DRAWING
ORG. DATE:	10/01/2024
DESIGNED:	RNM
APPROVED:	JM/MED
L2A PROJ. No.:	2401.235

DRAWING No.:
C-01

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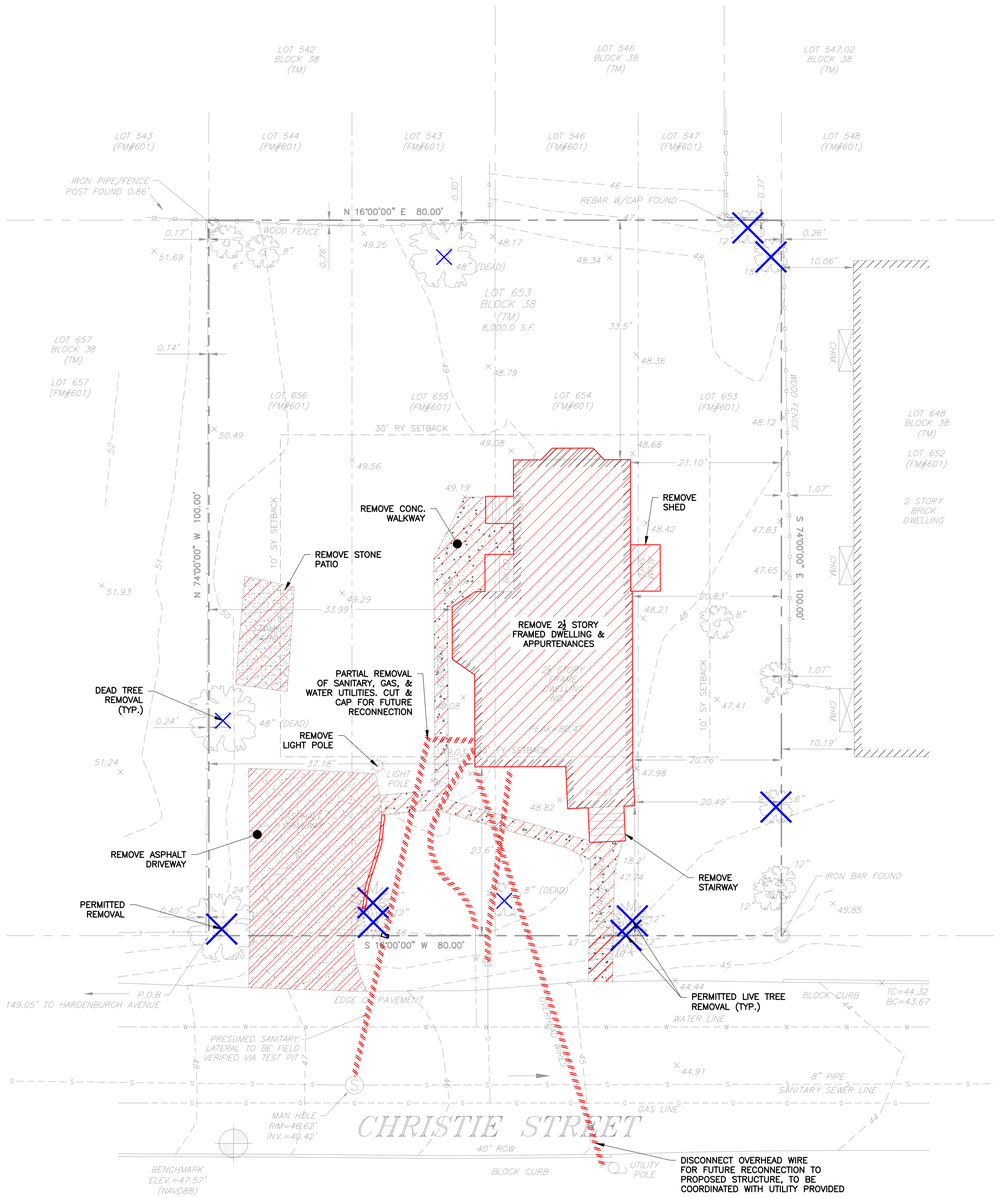

PROJECT REFERENCES

1. THIS PROJECT REFERENCES THE FOLLOWING SURVEY:
   WILLIAM C. BUCHOK, N.J. P.L.S (N.J. LIC. NO. 24GS04341900)
   LAKELAND SURVEYING
   4 WEST MAIN STREET, ROCKAWAY, NJ 07866
   973.625.5670 (PHONE)
   PROJECT NUMBER: 240805, DATED: 03/28/24
2. VERTICAL ELEVATIONS SHOWN ON THESE PLANS REFER TO THE NAVD 1988 DATUM.

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.

LIVE TREE REMOVAL SCHEDULE*

NO. OF TREES REMOVED	DIAMETER OF COVERED TREE BEING REMOVED	MITIGATION REQUIRED	REQUIRED REPLACEMENT
0	LESS THAN 4"	NONE	0
0	4" TO LESS THAN 6"	1 TREE FOR EVERY 2 TREES BEING REMOVED	0
6	6" TO LESS THAN 13"	1 TREE FOR EVERY TREE BENG REMOVED	6
1	13" TO LESS THAN 23"	2 TREES FOR EVERY TREE BEING REMOVED	2
1	23" TO LESS THAN 33"	3 TREES FOR EVERY TREE BEING REMOVED	3
0	33" OR GREATER	4 TREES FOR EVERY TREE BEING REMOVED	0
0	LANDMARK TREE	5 TREES FOR EVERY TREE BEING REMOVED	0
		TOTAL REPLACEMENT TREES REQUIRED	11

* THREE (3) TREES TO BE REMOVED ARE DEAD AND ARE NOT INCLUDED IN THE ABOVE TABLE: (1) 8" DIA. TREE AND (2) 48" DIA. TREES.

1. §163-16 NO PERSON SHALL CUT DOWN OR REMOVE ANY COVERED TREE UNLESS AND UNTIL A TREE REMOVAL PERMIT HAS BEEN OBTAINED PURSUANT TO THIS ARTICLE 2 OF CHAPTER 173.
2. §163-19.A PERMITTED REMOVAL. NO COVERED TREE SHALL BE PERMITTED TO BE REMOVED UNLESS THE TREE:
   2.1. §163-19.A(1) IS DEAD, DYING OR POSES A SAFETY HAZARD (NO MITIGATION IS REQUIRED UNLESS SUBSECTION 19C1 PROVIDES OTHERWISE);
   2.2. §163-19.A(2) HAS A DRIP LINE WHICH: (I) IS NOT IN A BUFFER AREA; (II) IS IN A BUFFER AREA (PROVIDED THAT THE REQUIREMENTS SET FORTH IN SUBSECTION 17G OR 17H HEREOF, AS APPLICABLE, ARE COMPLIED WITH); OR (III) IS WITHIN TEN (10) FEET OF AN EXISTING PERMITTED PRINCIPAL BUILDING OR ACCESSORY BUILDING **(MITIGATION REQUIRED)**
   2.3. §163-19.A(3) IS LOCATED WITHIN THE FOOTPRINT OF A PROPOSED STRUCTURE, OR WITHIN TEN (10) FEET OF A PROPOSED STRUCTURE, AND ITS REMOVAL IS PART OF THE PLAN FOR A PROPOSED STRUCTURE FOR WHICH AN APPLICATION FOR A CONSTRUCTION PERMIT OR SITE PLAN APPROVAL HAS BEEN SUBMITTED (SEE ALSO 19B) **(MITIGATION REQUIRED)**
   2.4. §163-19.A(4) IF NEITHER SUBSECTION 19A1, 2 NOR 3 APPLIES WITH RESPECT TO A PARTICULAR COVERED TREE, NO TREE REMOVAL PERMIT FOR SUCH A TREE SHALL BE ISSUED AS OF RIGHT. IN THE EVENT AN APPLICANT WISHES TO REMOVE A COVERED TREE NOT WITHSTANDING THAT ITS REMOVAL IS NOT PERMITTED AS OF RIGHT THE APPLICANT MAY SEEK RELIEF BY FILING AN APPEAL PURSUANT TO SECTION 25 HEREOF.
3. §163-19.C(1) MITIGATION SHALL NOT BE REQUIRED IN CONNECTION WITH REMOVAL OF A COVERED TREE PURSUANT TO SUBECTION 19A1 HEREOF (I.E., THE TREE IS DEAD, DYING, OR HAZARDOUS) IF THE TREE HAS BEEN PLANTED FOR AT LEAST FIVE (5) YEARS, THERE HAS BEEN NO DAMAGE TO THE TREE BY CONSTRUCTION OR OTHERWISE BY ANY PERSON, AND THERE HAS BEEN NO SOIL MOVING WITHIN FIFTEEN (15) FEET OF SUCH TREE WITHIN FIVE (5) YEARS; OTHERWISE, MITIGATION SHALL BE REQUIRED.
4. §163-22.C NO PERSON SHALL STORE OR PILE BUILDING MATERIALS OR DEBRIS OR PLACE CONSTRUCTION EQUIPMENT WITHIN FIFTEEN (15) FEET OF ANY TREE.

EXISTING CONDITION & DEMOLITION LEGEND

MONUMENT		UNKNOWN MANHOLE	UM	WATER VALVE	WV
IRON PIPE/REBAR		ELECTRIC MANHOLE	E	WATER METER	WM
BOOK	BK	SANITARY MANHOLE	S	FIRE HYDRANT	FH
PAGE	PG	CLEAN OUT	CO	WATER SHUT OFF	WSO
RIGHT OF WAY	R.O.W.	TELEPHONE MANHOLE	T	WELL	
SIGN		STORM MANHOLE	D	IRRIGATION CONTROL	IC
FLAGPOLE		CATCH BASIN		GAS VALVE	GV
ADA SYMBOL		LIGHT POLE		GAS METER	GM
BOLLARD		WALL-MOUNTED LIGHT		UTILITY POLE	
TREE		ELECTRIC METER	E/G	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"

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

03/04/2025
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200
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APPLICANT/OWNER:
7 CHRISTIE STREET LLC C/O (ED YEZEKIAN)
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ARCHITECT:
ZAMPOLIN & ASSOCIATES ARCHITECTS
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WESTWOOD, NJ 07675
201.358.1166 (Office)

SURVEYOR:
LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (Office) | 973.625.4121 (Fax)

NO.	REVISION	DATE

PREVIOUS EDITIONS OBSOLETE

PROJECT LOCATION:

PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING

7 CHRISTIE STREET
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY, 07627

BLOCK: 38, LOT: 653
TAX MAP: 9

DRAWING TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE:	REFER TO DRAWING
ORG. DATE:	10/01/2024
DESIGNED:	RNM
APPROVED:	JM/MED
L2A PROJ. No.:	2401.235
DRAWING No.:	C-02

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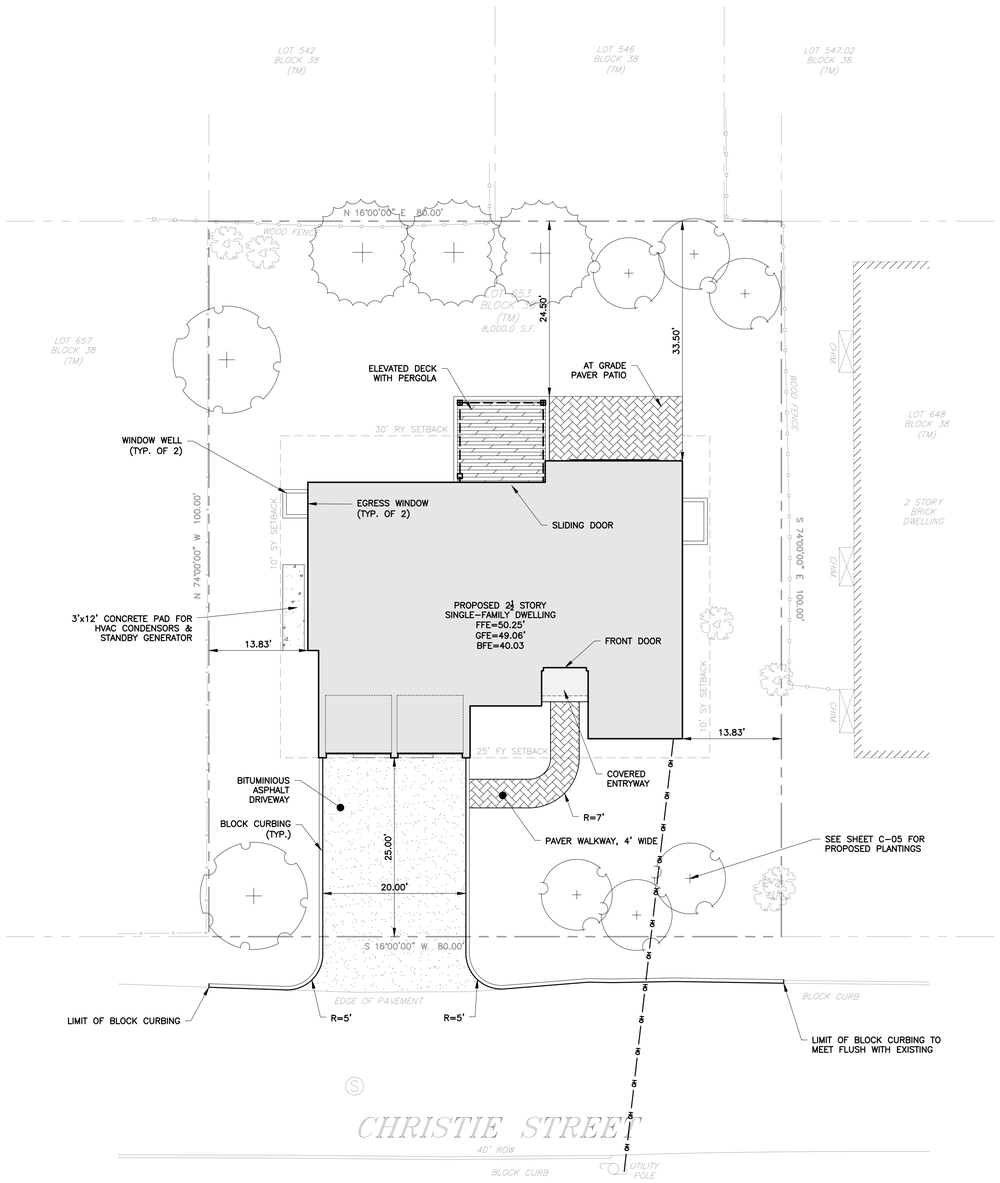


PROJECT NOTES

1. PROPERTY LOCATION: BLOCK 38, LOT 653
2. PROPERTY ADDRESS: 7 CHRISTIE STREET, BOROUGH OF DEMAREST, NEW JERSEY
3. ZONE: R-D (SINGLE-FAMILY RESIDENCE D)
4. EXISTING & PROPOSED USE: RESIDENTIAL HOME
5. LOT AREA: 8,000 SQ. FT. (0.184 AC)

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.

ZONING ANALYSIS

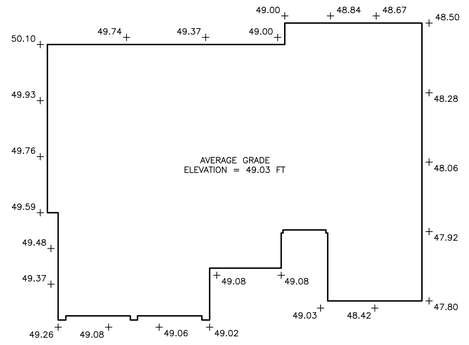
ZONE: R-D (SINGLE-FAMILY RESIDENCE D)	PERMITTED	EXISTING	PROPOSED	PROPOSED VARIANCE
MINIMUM LOT FRONTAGE (FT.)	100 FT.	80.00 FT.	80.00 FT.	EN
MINIMUM LOT DEPTH (FT.)	100 FT.	100.00 FT.	100.00 FT.	NO
MINIMUM LOT AREA (S.F.)	10,000 SF	8,000.00 SF	8,000.00 SF	EN
MINIMUM FRONT YARD SETBACK (FT.)	25 FT.	18.20 FT.	25.00 FT.	NO
MINIMUM SIDE YARD SETBACK (FT.)	10 FT.	20.49 FT.	13.83 FT.	NO
MINIMUM REAR YARD DEPTH (FT.)	30 FT.	33.50 FT.	33.50 FT.	NO
MINIMUM REAR YARD WIDTH (FT.)	100 FT.	80.00 FT.	80.00 FT.	EN
MAXIMUM NUMBER OF FAMILIES PER BUILDING	1 FAMILY	1 FAMILY	1 FAMILY	NO
MAXIMUM BUILDING COVERAGE (%)	20%	12.78%	23.55%	**YES**
MAXIMUM PERMITTED HEIGHT (FT.) [2]	30 FT.	N/A	29.96 FT.	NO
MAXIMUM LIVABLE FLOOR AREA (%) [4]	30%	N/A	37.38%	**YES**
MAXIMUM IMPROVED LOT COVERAGE (%) [3]	30%	22.40%	36.45%	**YES**
RESIDENTIAL & PARKING COVERAGE (%) [3]	25%	21.00%	30.24%	**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 = 49.03'
   FIRST FLOOR ELEV. = 50.25'
   BUILDING HEIGHT = 78.99' - 49.03' = 29.96'
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 - MAXIMUM LIVABLE FLOOR AREA IS CALCULATED AS A SQUARE FOOT PERCENTAGE OF THE TOTAL SQUARE FOOTAGE OF THE LOT BE DEVELOPED.
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. **(VARIANCE)**
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	1,022.70 SF (12.78%)	1,884 SF (BUILDING) / 8,000 SF (LOT) = 23.55%
LIVABLE FLOOR AREA	N/A	2,990 SF (TOTAL LIVING AREA) / 8,000 SF (LOT) = 37.38%
IMPROVED LOT	1,792.45 SF (22.40%)	1,884 SF (BUILDING) + 535.5 SF (DRIVEWAY) + 99.42 SF (WALKWAY) +324.35 SF (PATIOS) +36 SF (CONC. PAD) + 36.75 (WINDOW WELLS) / 8,000 SF (LOT) = 36.45%
RESIDENTIAL & PARKING	1,422.24 SF (17.78%)	1,884 SF (BUILDING) + 535.5 SF (DRIVEWAY) / 8,000 SF (LOT) = 30.24%

1. Δ RESIDENTIAL & PARKING: PROPOSED COVERAGE - EXISTING COVERAGE = 2,425.5 SF - 1,422.24 SF = +1,003.26 SF
2. Δ IMPROVED LOT COVERAGE: PROPOSED COVERAGE - EXISTING COVERAGE = 2,943.42 SF - 1792.45 SF = +1,150.97 SF



AVERAGE GRADE DETERMINATION

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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www.L2Alanddesign.com
New Jersey Certificate of Authorization No. 24GA28130900

03/04/2025
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

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LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (Office) | 973.625.4121 (Fax)

NO.	REVISION	DATE

PREVIOUS EDITIONS OBSOLETE

PROJECT LOCATION:
PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING
7 CHRISTIE STREET
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY, 07627
BLOCK: 38, LOT: 653
TAX MAP: 9

DRAWING TITLE:
SITE PLAN

SCALE:	REFER TO DRAWING
ORG. DATE:	10/01/2024
DESIGNED:	RNM
APPROVED:	JM/MED
L2A PROJ. No.:	2401.235
DRAWING No.:	C-03

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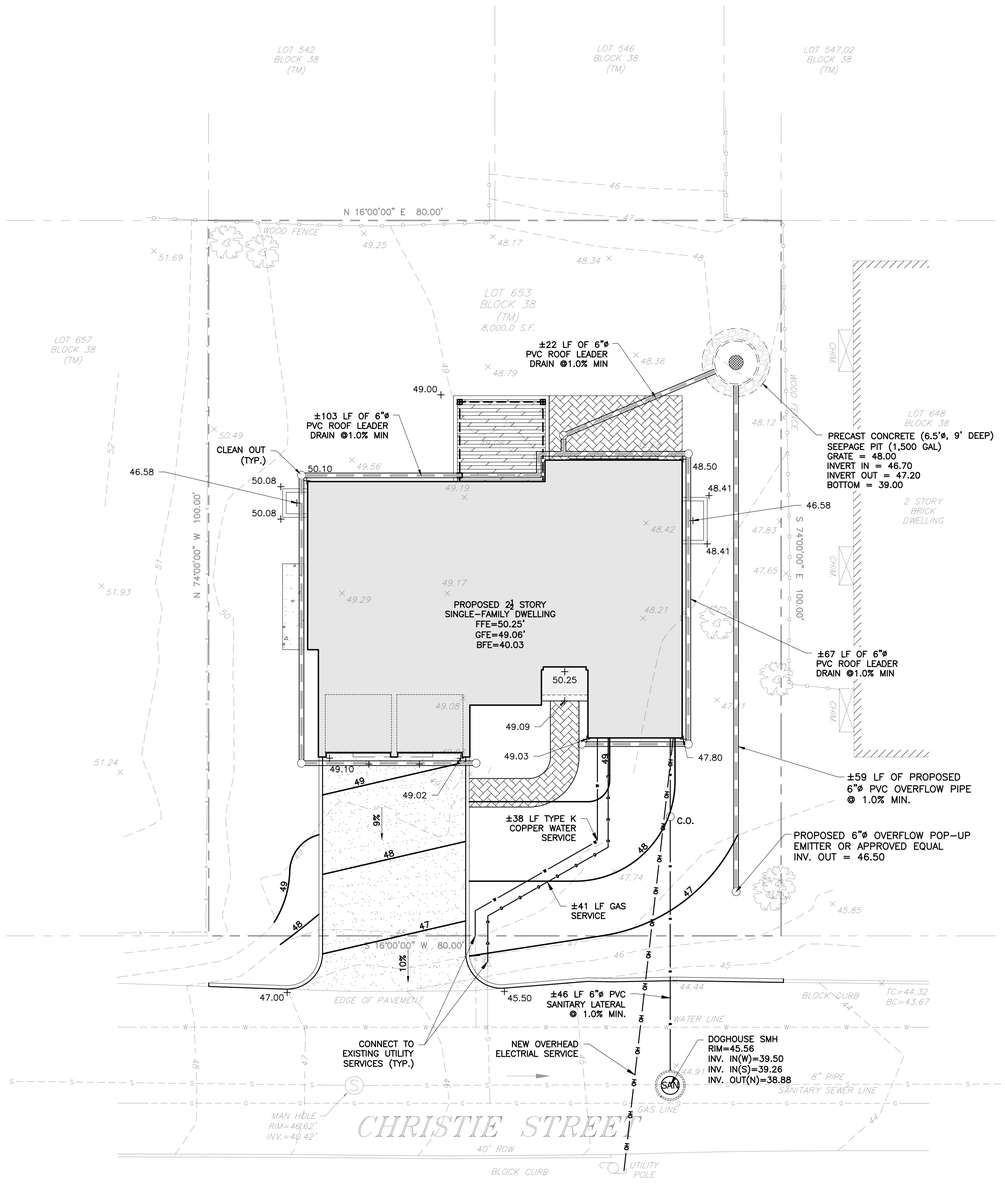

GRADING, EXCAVATION, AND BACKFILLING NOTES:

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

(IMPERVIOUS COVERAGE OVER ALLOWABLE) x (LOT AREA)
(6.45%) x (8,000 SF) = 516 SF

V = (TOTAL CONTRIBUTORY IMPERVIOUS AREA) x (2" RAINFALL RUNOFF)
TOTAL CONTRIBUTORY IMPERVIOUS AREA = 1,890 SF (DWELLING) = 1,890 SF
V = (1,890 SF) x (2" RAINFALL RUNOFF) = 315 FT^3 OR **2,356.2 GALLONS**

DRYWELL CALCULATIONS

DRYWELL VOLUME = **1,500 GALLONS** (6.5' ø, 9' DEEP)
STONE VOLUME = (AREA OF STONE) x (HEIGHT OF STONE) x 40%
SIDE STONE VOLUME = (37.69 SF) x (9 FT) x (0.40) = 135.68 FT^3 or 1014.92 GALLONS
BOTTOM STONE VOLUME = (70.88 SF) x (1.5 FT) x (0.40) = 42.58 FT^3 or 318.11 GALLONS
DRYWELL + SIDE STONE + BOTTOM STONE = **2,833.03 GALLONS**

THEREFORE: 2,833.03 GALLONS > 2,356.2 GALLONS OK

GRADING & UTILITY LEGEND

	EXISTING	PROPOSED		EXISTING	
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		TEST PIT/BORING	TP # B #	
PROPOSED CONTOUR		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

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

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DATE
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7 CHRISTIE STREET
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY, 07627

BLOCK: 38, LOT: 653
TAX MAP: 9

DRAWING TITLE:

GRADING, DRAINAGE, & UTILITY PLAN

SCALE:	REFER TO DRAWING
ORIG. DATE:	10/01/2024
DESIGNED:	RNM
APPROVED:	JM/MED
L2A PROJ. No.:	2401.235
DRAWING No.:	C-04

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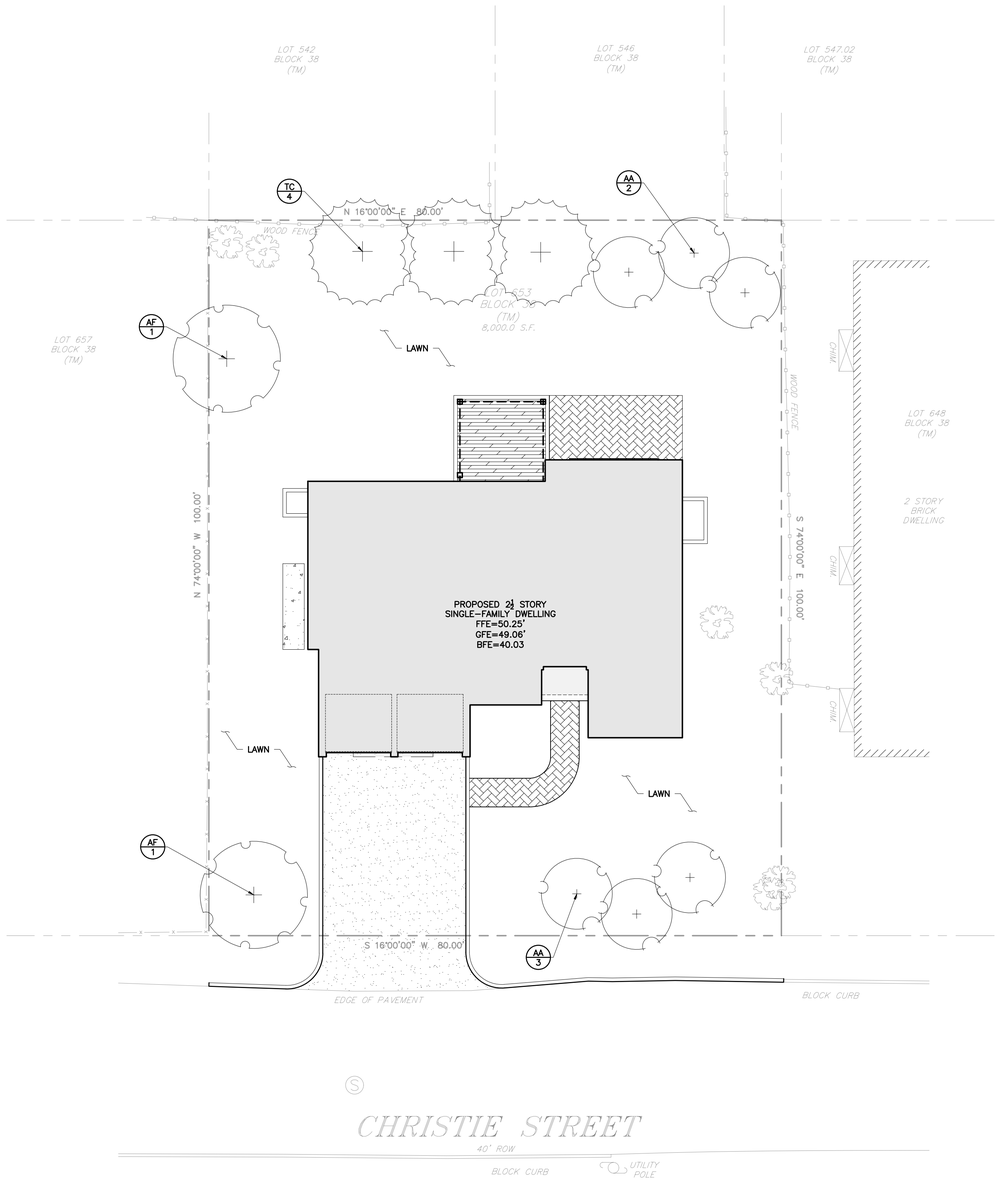

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL - ALL MATERIALS SHALL BE BEST OF ITS KIND AVAILABLE.
   B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL - ORGANIC TOPSOIL FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH - DOUBLE SHREDDED HARDWOOD BARK MULCH (SHOULD NOT EXCEED OVER 2")
3. FERTILIZER AND SOIL CONDITIONER
   A. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'.
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE 'GRO- POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1) NITROGEN 5%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES:
   LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING.
5. WEEDING:
   BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING:
   CONTRACTOR TO PROVIDE FOUR INCHES (4") MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A FOUR INCH (4") COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLIMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING
   CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT:
   150 POUNDS 'GRO-POWER'
   100 POUNDS AGRICULTURAL GYPSUM
   20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
   SOIL MODIFICATIONS:
   THOUROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE, PEAT MOSS, OR MUNICIPAL PROCESSED SEWAGE SLUDGE. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. RECYCLED MATERIAL BY THE SUPPLIER. AVOID MATERIAL WITH A pH HIGHER THAN 7.5. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH WIDTH 2 TIMES THE DIAMETER OF ROOT BALL AND 3" DEEPER THAN THE LENGTH OF ROOT BALL. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      -1 PART PEATMOSS; 1 PART COW MANURE BY VOLUME; 3 PARTS TOPSOIL BY VOLUME; 21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
      -2 TABLETS PER 1 GAL. PLAN; 3 TABLETS PER 5 GAL. PLANT; 4 TABLETS PER 15 GAL. PLANT; (FOR LARGER PLANTS USE TWO (2) TABLETS PER 1/2" DIAM. OF TRUNK CALIPER)
   B. ALL PLANTINGS MUST HAVE ROOT COLLARS EXCAVATED BY HAND (NO TOOLS) OR USING COMPRESSED AIR PRIOR TO BACKFILLING. GIRDLING ROOTS SHALL BE REDIRECTED AWAY FROM THE ROOT BALL OR, IF REDIRECTION IS NOT POSSIBLE, HAND CUT WITH A SHARP TOOL.
   C. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   D. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED. ROOT COLLARS SHALL NOT BE COVERED BY SOIL OR MULCH.
   E. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND (SEE DETAIL).
   F. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   G. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   H. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
    A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR ATSUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
    B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
    C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS AND LAWN FOR A PERIOD OF TWO (2) YEAR FROM ACCEPTANCE OF JOB.
12. CLEANUP: UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 60-DAY MAINTENANCE PERIOD.
14. TREES WITHIN THE SIDEWALK AREAS ARE TO BE PROVIDED WITH 20 GALLON TREE WATERING BAGS OR DIAPERS, AND SHALL BE FILLED/REFILLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR FOR THE TWO (2) YEAR GUARANTEE PERIOD OF THE PLANT.
15. THE CONTRACTOR SHALL EXCAVATE AND DISPOSE OF IN-SITU SOILS TO A MINIMUM DEPTH OF 24 INCHES IN ALL STREET TREE PLANTING STRIPS IN THE TREE PIT AREA ITSELF AND BENEATH THE PAVER AREAS BETWEEN THE CURB AND SIDEWALK, AND IMPORT NEW TOPSOIL FOR THOSE AREAS.
16. CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKET FROM THE TOP 1/3 OF THE ROOT BALL. NYLON ROPE AND/OR NYLON BALLING MATERIAL SHALL NOT BE USED.
17. UPON COMPLETION OF THE TWO (2) YEAR PLANT GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING TREE STAKES AND GUY WIRES FROM ALL TREES. THIS SHALL BE DONE CONSULTATION WITH THE LANDSCAPE ARCHITECT.
18. PER NJ BMP MANUAL: THE DISTRIBUTION OF TREES AND SHRUBS MUST BE BASED ON SPECIFIC SITE CONDITIONS. ON AVERAGE, THE NUMBER OF STEMS REQUIRED PER ACRE IS 1,000, WITH TREES AND SHRUBS SPACED 12 FEET AND 8 FEET APART, RESPECTIVELY.

PLANTING SCHEDULE

TREES					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
+	AR	ACER × FREEMANII 'ARMSTRONG'	'ARMSTRONG' MAPLE	2" CAL. MIN.	2
+	TC	TSUGA CANADENSIS	EASTERN HEMLOCK	2" CAL. MIN.	3
+	AA	AMELACHIER ALNIFOLIA 'STANDING OVATION'	'STANDING OVATION' SERVICEBERRY	2" CAL. MIN.	6

LANDSCAPING LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
BOLLARD	●	○	TREE		
RETAINING WALL			FLAGPOLE		
SIGN			SIDEWALK		
HANDICAP SYMBOL			CURB LINE		
ADA WARNING SURFACE			DEPRESSED CURB		
EV PARKING STALL			EV CHARGER		
SETBACK LINE			PROPERTY LINE (PQ)		
WETLANDS BOUNDARY			PROPERTY LINE		
STREAM OR BROOK			GUIDE RAIL		
WOOD FENCE			CHAIN LINK FENCE		

GRAPHIC SCALE

10 0 5 10 20 40

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

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

03/04/2025

Michael E. Dipple, P.E. — Date

New Jersey Professional Engineer #24GE04081200

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201.300.7356 (Phone)

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LAKELAND SURVEYING
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ROCKAWAY, NJ 07866
973.625.5670 (Office) | 973.625.4121 (Fax)

NO.	REVISION	DATE
	PREVIOUS EDITIONS OBSOLETE	

PROJECT LOCATION:

PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING

7 CHRISTIE STREET
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY, 07627

BLOCK: 38, LOT: 653
TAX MAP: 9

DRAWING TITLE:

LANDSCAPING PLAN

SCALE:	REFER TO DRAWING
ORG. DATE:	10/01/2024
DESIGNED:	RNM
APPROVED:	JM/MED
L2A PROJ. No.:	2401.235
DRAWING No.:	C-05

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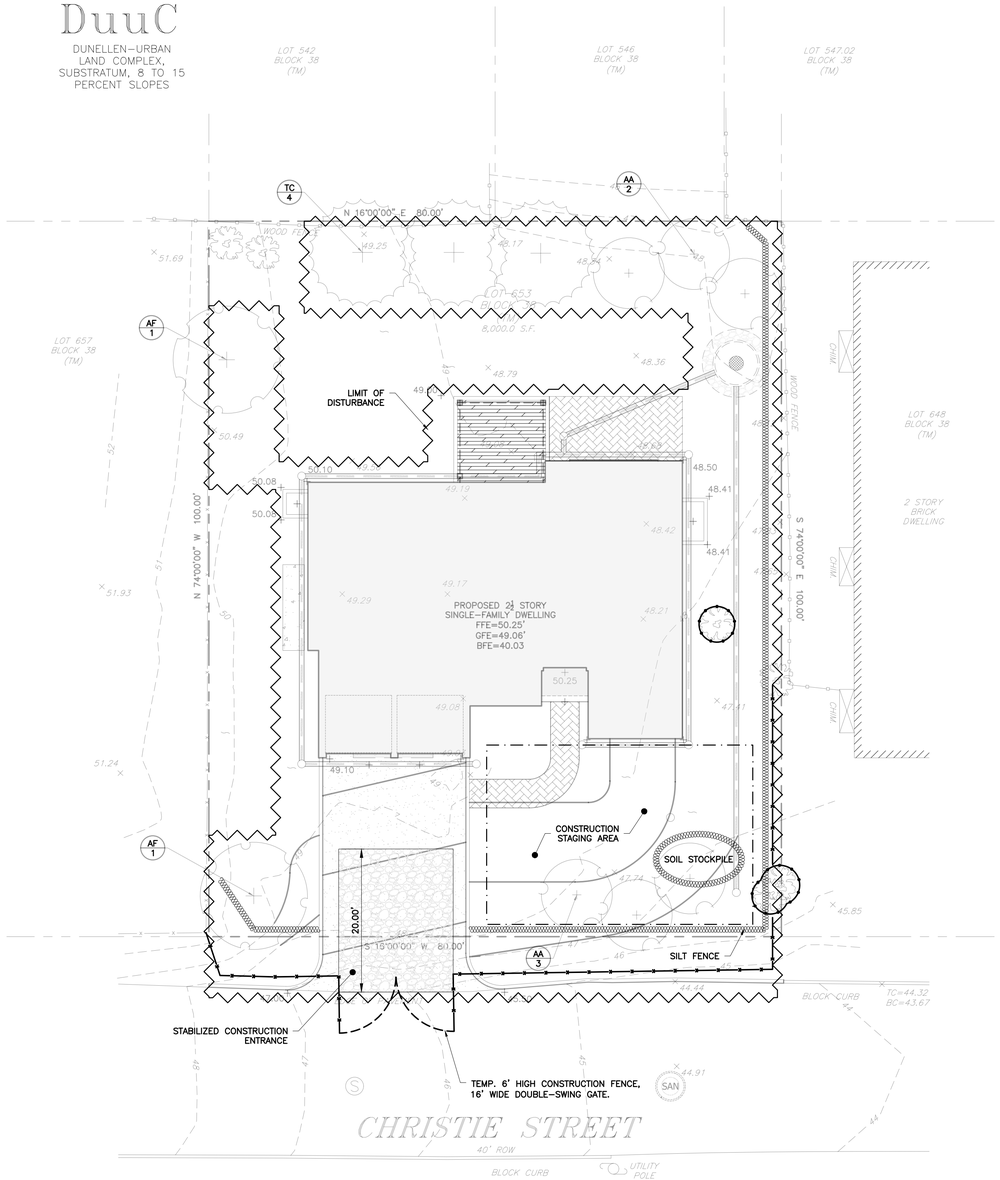
DuuC

DUNELLEN–URBAN LAND COMPLEX, SUBSTRATUM, 8 TO 15 PERCENT SLOPES



BERGEN COUNTY 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 UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (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:
   GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
   FERTILIZER - APPLY 11LBS. /1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
   SEED - PERENNIAL RYEGRASS 100 LBS. /ACRE (2.3 LBS. /1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
   MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS. /1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
   B. PERMANENT SEEDING AND MULCHING:
   TOPSOIL – A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
   GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
   FERTILIZER - APPLY 11 LBS. /1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
   SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS. /ACRE (8 LBS. /1,000 SF)
   OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDING REQUIRES IRRIGATION)
   MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS. /1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED 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 STORMWATER RUNOFF 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 FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE 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" - 2½" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' 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" - 2½" 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 28-1 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 STORMWATER 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 CITY 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.

SOIL COMPACTION EXEMPTION:

1. AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED"

LIMIT OF DISTURBANCE = 7,193.14 SF (0.17 AC)

SOIL EROSION & SEDIMENT CONTROL LEGEND

SILT FENCE		LIMIT OF DISTURBANCE	
SILT FENCE W/HAYBALE		CONST. SECURITY FENCE	
CONST. ENTRANCE		STAGING AREA	
INLET FILTER PROTECTION		TREE PROTECTION	

GRAPHIC SCALE

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

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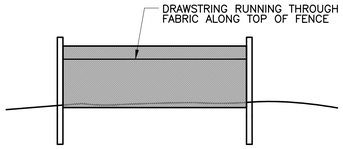
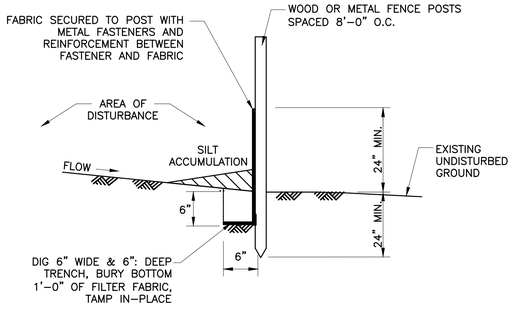


PERSPECTIVE VIEW

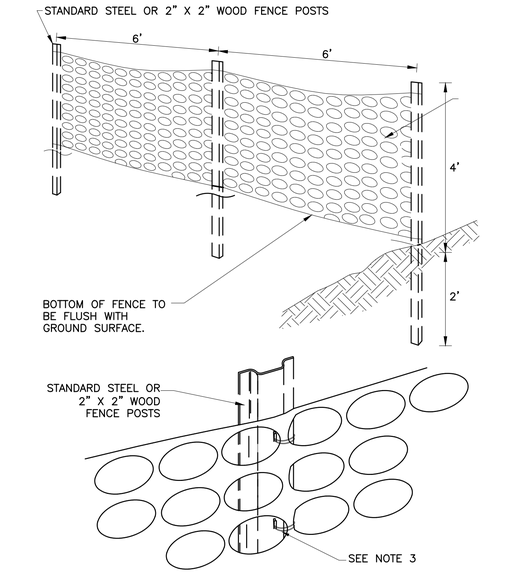


ELEVATION SECTION

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. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POST 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR.

CONSTRUCTION FENCE

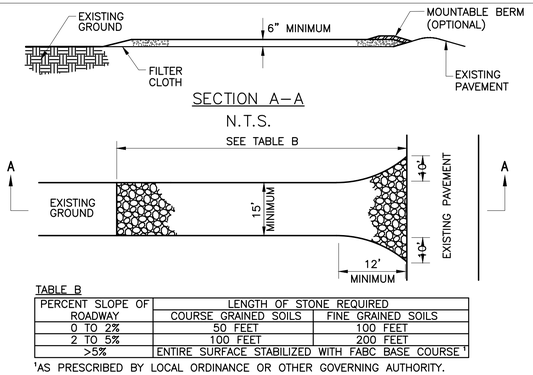


TABLE B

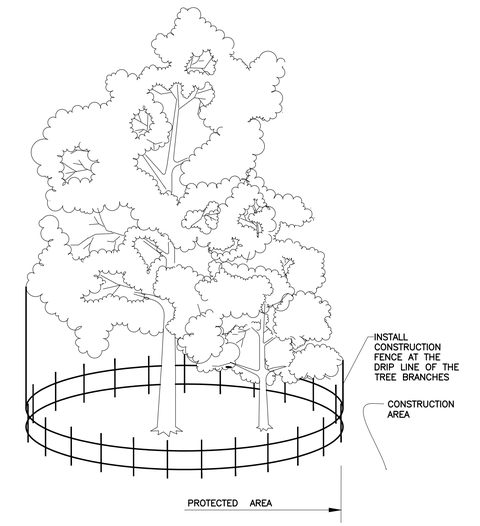
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FEET	100 FEET
2 TO 5%	100 FEET	200 FEET
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE [1]	

[1]AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

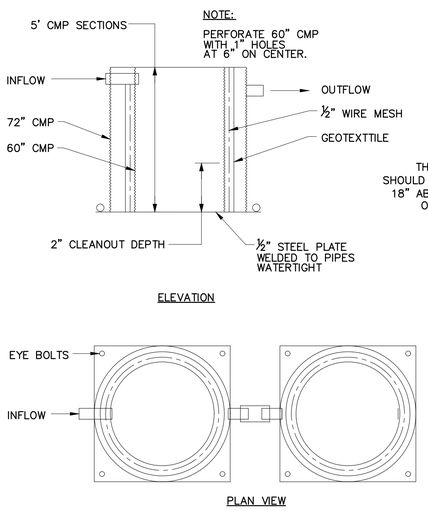
NOTES:

1. USE ASTM C–33 SIZE NO. 2 (2–1/2 TO 1–1/2 IN) OR NO. 3 (2 TO 1 IN). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FEQUENT UPGRADING AND MAINTENANCE.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 15 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE. FILTER CLOTH – TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. LENGTH – 50 FEET MINIMUM WHERE THE SOILS ARE COURSE–GRAINED (SAND OR GRAVELS) OR 100 FEET MINIMUM WHERE SOILS ARE FINE–GRAINED (CLAYS OF SILTS), EXCEPT WHERE THE TRAVELED LENGTH IS LESWS THAN 50 OR 100 FEET RESPECTIVELY. (SEE TABLE B)
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED IMMEDIATELY.
7. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.
9. WHERE THE SLOPE OF THE ACCESS ROAD EXCEEDS 5%, A STABILIZED LOOSE COURSE OF FINE FINE AGGREGATE BITUMINOUS CONCRETE (FABC) SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE FABC AND USE OF A COURSE GRADED AGGREGATE SUB–BASE SHALL BE PERSCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY

STABILIZED CONSTRUCTION ENTRANCE



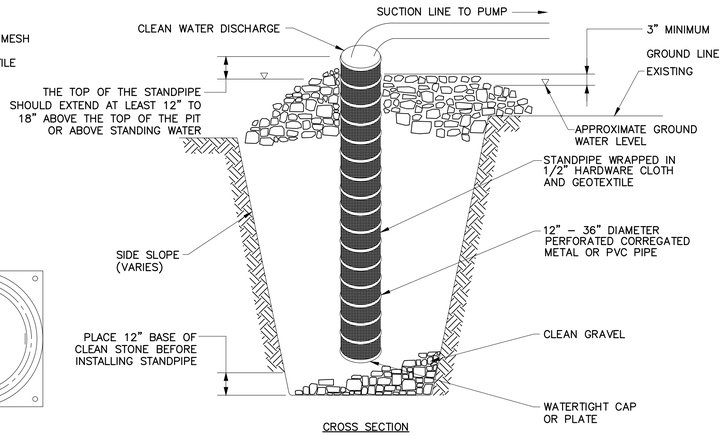
TREE PROTECTION



ELEVATION

PLAN VIEW

PORTABLE SEDIMENT TANK



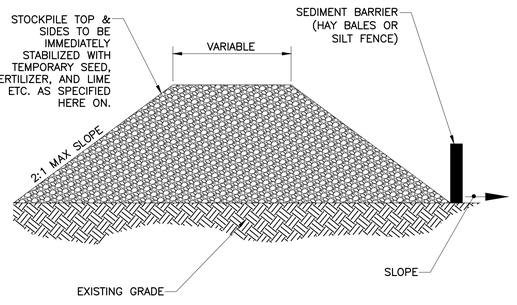
CROSS SECTION

SUMP PIT

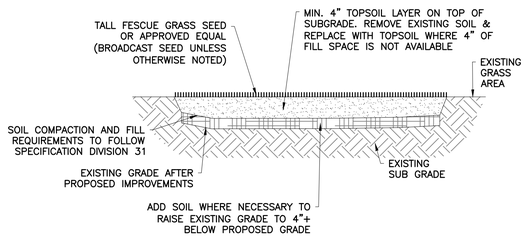
NOTES:

1. PIT DIMENSIONS ARE VARIABLE WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE. THEN WRAPPING WITH ½" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE PERFORATIONS SHALL BE ½" x 6" SLITS OR 1" DIAMETER HOLES.
3. A BASE OF FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR ASTM C33 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.

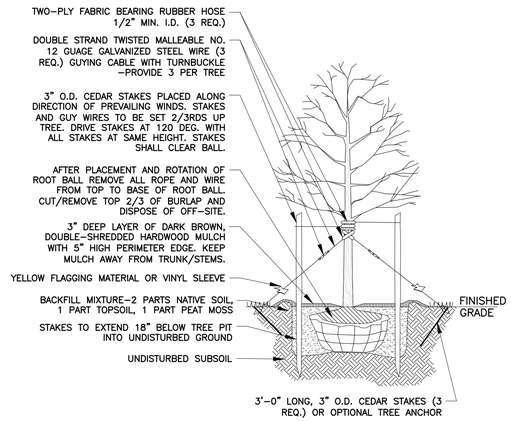
DEWATERING



TYPICAL STOCKPILE SECTION



LAWN RESTORATION



NOTES:

1. LEADER OF TREES SHALL NEVER BE CUT.
2. STAKING IS REQUIRED FOR ALL DECIDUOUS TREES UNDER 3" IN CALIPER AND ALL EVERGREEN TREES UNDER 8' IN HEIGHT.
3. GUYING IS REQUIRED FOR ALL DECIDUOUS TREES 3" IN CALIPER AND GREATER AND ALL EVERGREEN TREES OVER 8' IN HEIGHT.
4. DECIDUOUS TREES SHALL BE PRUNED TO THIN AND SHAPE CANOPY. EVERGREEN TREES SHALL HAVE ONLY DAMAGED OR BROKEN BRANCHES REMOVED.
5. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE IN THE NURSERY.

TREE PLANTING

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DETAILS - 1

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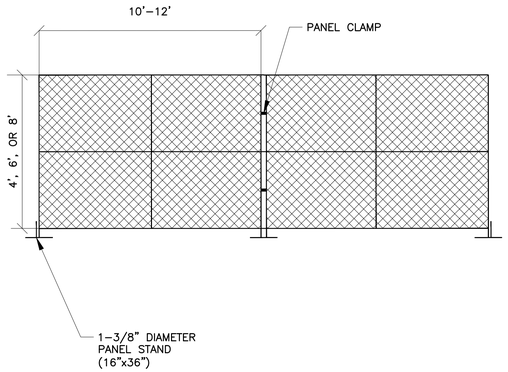
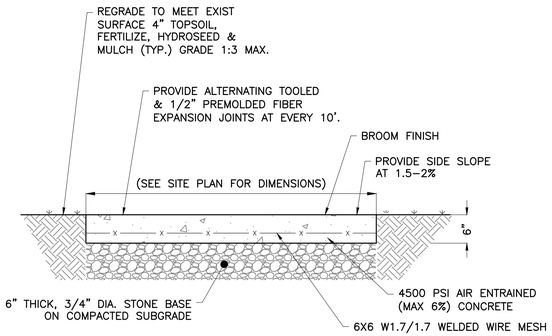


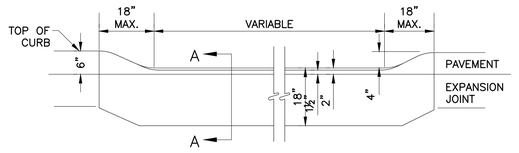
NOTES:
1. SANDBAGS WILL BE PLACED ON THE PANEL STANDS IN ORDER TO SECURE FENCE.
2. SEE SITE LAYOUT PLANS FOR LOCATION.

TEMPORARY CHAIN LINK FENCE

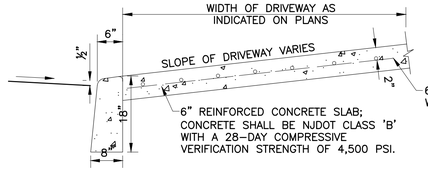


NOTES:
1. AT ALL FIXED VERTICAL SURFACES AND STRUCTURE PROVIDE PMF.
2. ALL EXPOSED SURFACES ARE TO BE COATED WITH A TRANSLUCENT CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE I–D IMMEDIATELY FOLLOWING FINAL FINISHING. COVERAGE SHALL NOT BE LESS THAN ONE GALLON PER 200 SQ. FT.

CONCRETE UTILITY PAD

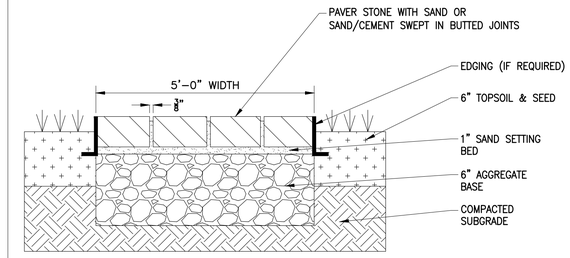


PLAN



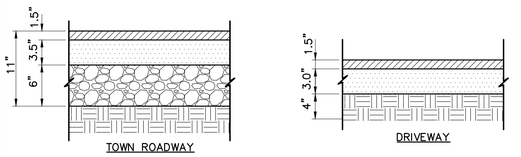
SECTION A–A

DEPRESSED CURB AND CONCRETE APRON



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 SIDEWALK



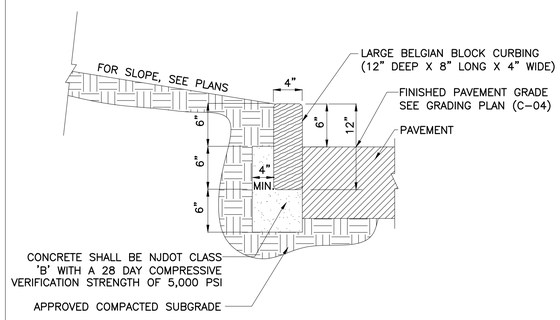
LEGEND

- ASPHALT CONCRETE TOP COURSE MIX 9.5L64
- BITUMINOUS STABILIZED BASE COURSE MIX 12.5L64,19L64
- DENSE GRADED AGGREGATE BASE COURSE, DGABC
- COMPACTED SUBGRADE

NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL PAVEMENTS AS SPECIFIED IN THE LOCATIONS AND TO THE GRADES AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE. MATERIALS, METHODS OF CONSTRUCTION AND TYPE AND THICKNESS OF PAVEMENT COURSES SHALL BE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. PRIOR TO THE START OF PAVING OPERATIONS, THE SUBGRADE SURFACE SHALL BE PREPARED BY FILLING IN WHEEL RUTS, EROSIONS, AND ALL OTHER GROUND DISTURBANCES REGARDLESS OF CAUSE. THE GROUND SURFACE SHALL BE FINE GRADED SO THAT AFTER COMPACTION THE SUBGRADE SURFACE SHALL BE AT THE PROPER ELEVATION (+/– 0.05') TO ACCOMMODATE THE PAVEMENT STRUCTURE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE SOIL MATERIAL AND REPLACING THE UNSUITABLE MATERIAL AS SPECIFIED IN THE SOILS REPORT. 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.
4. CONTRACTOR SHALL REFER TO THE SOILS REPORT FOR GEOTECHNICAL RECOMMENDATIONS.
5. THE CONTRACTOR SHALL REPLACE DISTURBED PAVEMENT TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
6. ALL ASPHALT CONSTRUCTION PAVING JOINTS SHALL BE TACK COATED JUST PRIOR TO THE CONTINUATION OF PAVING OPERATIONS.
7. LIMITS OF FULL DEPTH PAVEMENT, MILLING, AND LEVELING ARE APPROXIMATE.

PAVEMENT SECTIONS



NOTES:

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

BELGIAN BLOCK CURB

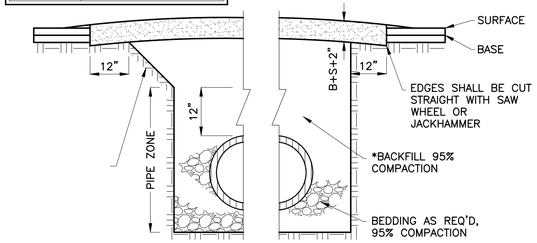
GRANULAR BEDDING MATERIAL – SHALL BE CLEAN AND WELL GRADED SAND OR ¾" GRAVEL AND SHALL CONFORM TO THE FOLLOWING GRADATION:

WELL–GRADED SAND:

SIEVE SIZE	TOTAL PERCENT (%) PASSING BY WEIGHT
⅜"	100
No. 4	95 – 100
No. 8	80 – 100
No. 16	50 – 80
No. 30	25 – 60
No. 50	10 – 30
No. 100	2 – 10

3/4" GRAVEL:

SIEVE SIZE	TOTAL PERCENT (%) PASSING BY WEIGHT
¾"	95
No. 4	0 – 5



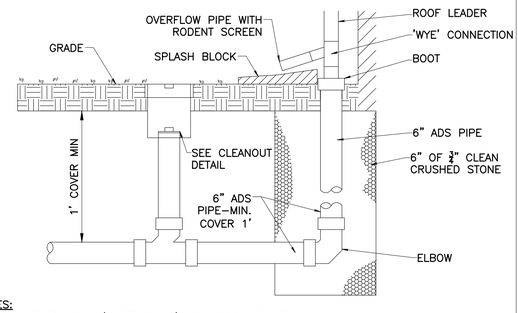
TYPICAL SLOPED TRENCH

TYPICAL VERTICAL TRENCH

COMPACTION
AASHTO T180
AASHTO T99

SOIL (ASTM D2487)
ALL "G" & "S" SOILS
ML, CL, MH, CH

TYPICAL TRENCH



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

ROOF-LEADER DRAIN

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

03/04/2025
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200
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APPLICANT/OWNER:
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7 CHRISTIE ST
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201.300.7356 (Phone)

ARCHITECT:
ZAMPOLIN & ASSOCIATES ARCHITECTS
187 FAIRVIEW AVENUE
WESTWOOD, NJ 07675
201.358.1166 (Office)

SURVEYOR:
LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (Office) | 973.625.4121 (Fax)

NO.	REVISION	DATE

PREVIOUS EDITIONS OBSOLETE

PROJECT LOCATION:
PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING
7 CHRISTIE STREET
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY, 07627
BLOCK: 38, LOT: 653
TAX MAP: 9

DRAWING TITLE:
DETAILS - 2

SCALE:	REFER TO DRAWING
ORG. DATE:	10/01/2024
DESIGNED:	RNM
APPROVED:	JM/MED
L2A PROJ. No.:	2401.235
DRAWING No.:	C-08

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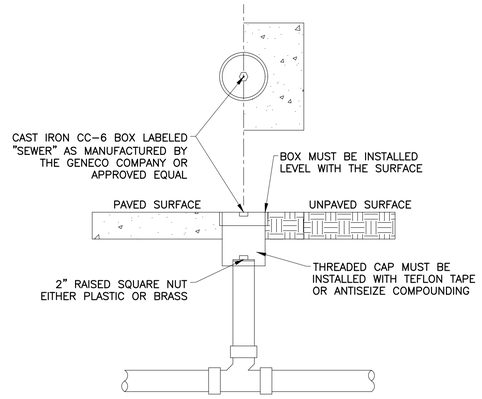
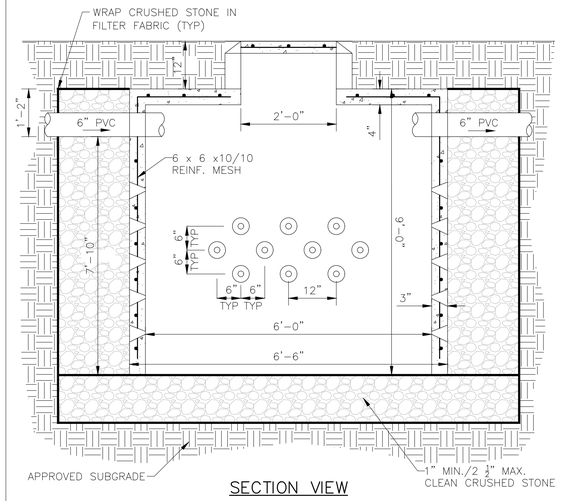


NOTES:

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

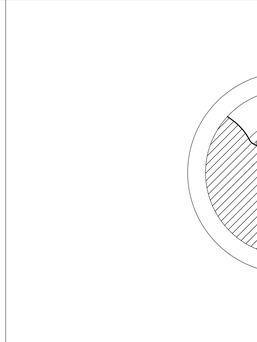


SECTION VIEW

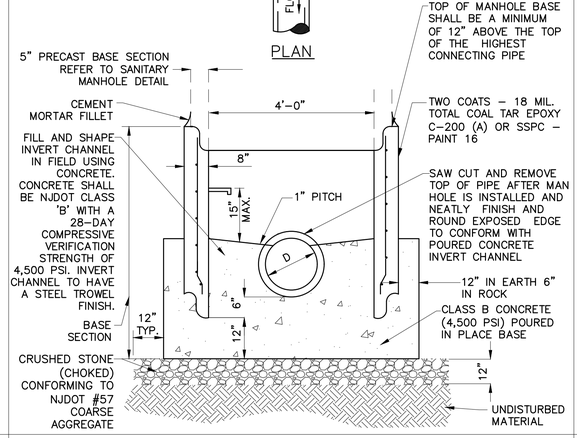
NOTES:

1. CONCRETE TO TEST 4,500 PSI @ 28 DAYS
2. HEIGHT = 9'-0"
3. OUTSIDE DIAMETER = 6'-6"
4. CAPACITY = 1500 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.

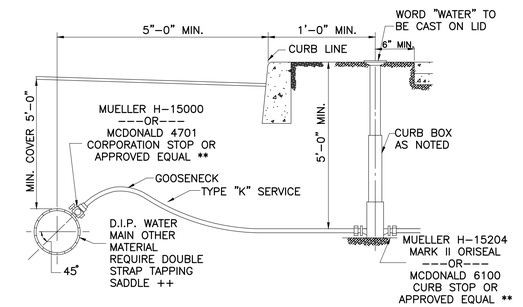
STORM SEEPAGE PIT



PLAN



DOGHOUSE MANHOLE



** BALL VALVES AND COMPRESSION FITTINGS MAY BE ACCEPTED ++ 1 1/2" & 2" LINES REQUIRE DOUBLE STRAP TAPPING SADDLE FOR ALL SIZE LINES SADDLES REQURIED ON ALL TAPS FOR LINES LESS THEN 8" IN DIAMETER

LINE DIA.	MUELLER		McDONALD	
	CURB BOX	LID	CURB BOX	LID
1"	H-10314 W/ ROD	89982	5601	5601L
1-1/2"	H-10314 W/ ROD	89982	5601	5603L
2"	H-10310 W/ ROD	89981	5603	5601L

NOTES:

1. CURB BOX SHALL NOT BE LOCATED IN THE SIDEWALK, ROADWAY OR CURB.
2. CURB BOX SHALL BE LOCATED BEHIND THE SIDEWALK FOR INTEGRAL CURB AND SIDEWALK.
3. IN GENERAL, THE CURB BOX SHOULD BE LOCATED BETWEEN THE CURB AND SIDEWALK.
4. DESIGNER MUST RESEARCH ANY PROPOSED WIDENING OF EXISTING ROADWAYS AND LOCATE BOXES TO COMPLY WITH NOTES 1, 2 AND 3.
5. FOR PUBLIC RIGHTS-OF-WAY, THE AUTHORITY'S RESPONSIBILITY FOR MAINTENANCE SHALL BE LIMITED TO THE WATER MAIN, CORPORATION STOP, SERVICE LINE TO AND INCLUDING THE CURB STOP. THE MAINTENANCE OF THE CONNECTION OF THE SERVICE FROM THE CURB STOP TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. FOR PRIVATE ROADWAYS, MAINTENANCE OF THE SERVICE LINE FROM ITS CONNECTION TO THE CORPORATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND NOTIFICATION OF ALL APPROPRIATE AGENCIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE AUTHORITY AND THE TOWNSHIP PLUMBING DEPARTMENT FOR INSPECTION AT LEAST 48 HOURS IN ADVANCE OF THE WORK BEING PERFORMED.
8. SERVICE CONNECTION LARGER THAN 2 INCHES SHALL BE DUCTILE IRON PIPE WITH STANDARD GATE VALVE AND BOX.
9. SERVICE LINE SHALL BE A MINIMUM OF 1 INCH TYPE "K" COPPER FROM THE WATER MAIN TO THE OUTLET SIDE OF THE CURB STOP. FOR OUTSIDE METER PITS, SEE DETAIL.

HOUSE SERVICE CONNECTION

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

03/04/2025
Michael E. Dipple, P.E. — Date
New Jersey Professional Engineer #24GE04081200

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7 CHRISTIE ST
DEMAREST, NJ 07627
201.300.7356 (Phone)

ARCHITECT:
ZAMPOLIN & ASSOCIATES ARCHITECTS
187 FAIRVIEW AVENUE
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LAKELAND SURVEYING
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NO.	REVISION	DATE
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