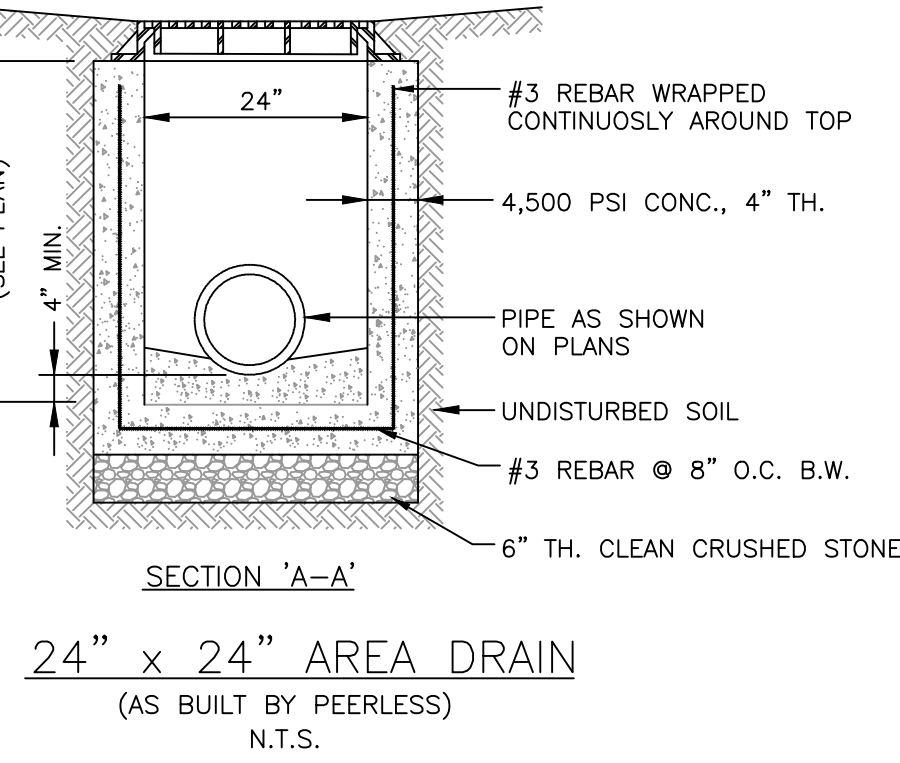
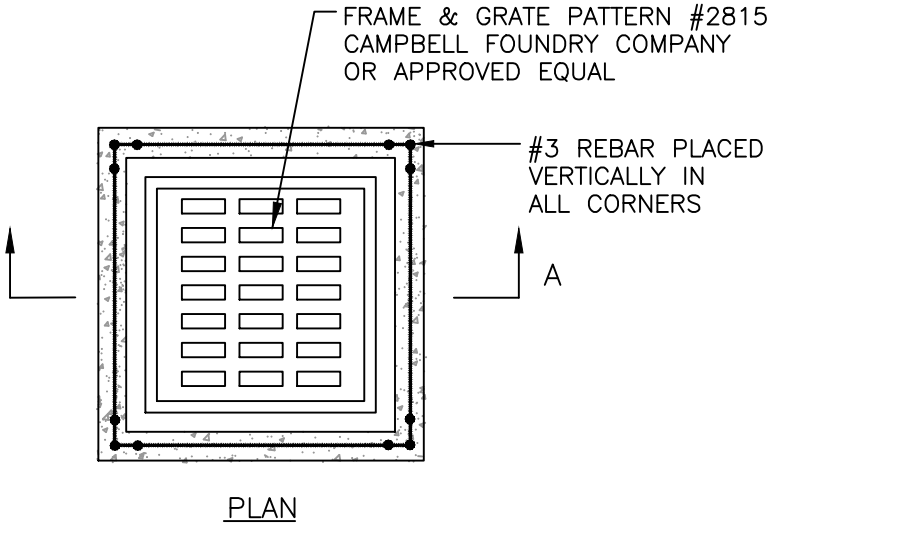


SEDIMENT FENCE DETAIL
(MUST BE MAINTAINED THROUGHOUT CONSTRUCTION)
N.T.S.



24" x 24" AREA DRAIN
(AS BUILT BY PEERLESS)
N.T.S.

- BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES**
- 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.
 - 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).
 - 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.
 - Stabilization Specifications:
 - A. Temporary Seeding and Mulching:
 - Ground Limestone - Applied uniformly according to soil test recommendations. Fertilizer - Apply 11 lbs. /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" firm 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).
 - The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
 - The base of all stockpiles shall be contained by a haybale sediment barrier or silt fence.
 - 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' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
 - Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
 - Driveways must be stabilized with 1" - 2 1/2" crushed stone or subbase prior to individual lot construction.
 - 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.
 - Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28 -1 of the NJ Standards.
 - Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
 - Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1-1 of the NJ Standards.
 - 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.
 - 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.
 - 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.
 - 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.
 - A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
 - 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.
 - The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
 - 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. Revised 12/7/17

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA

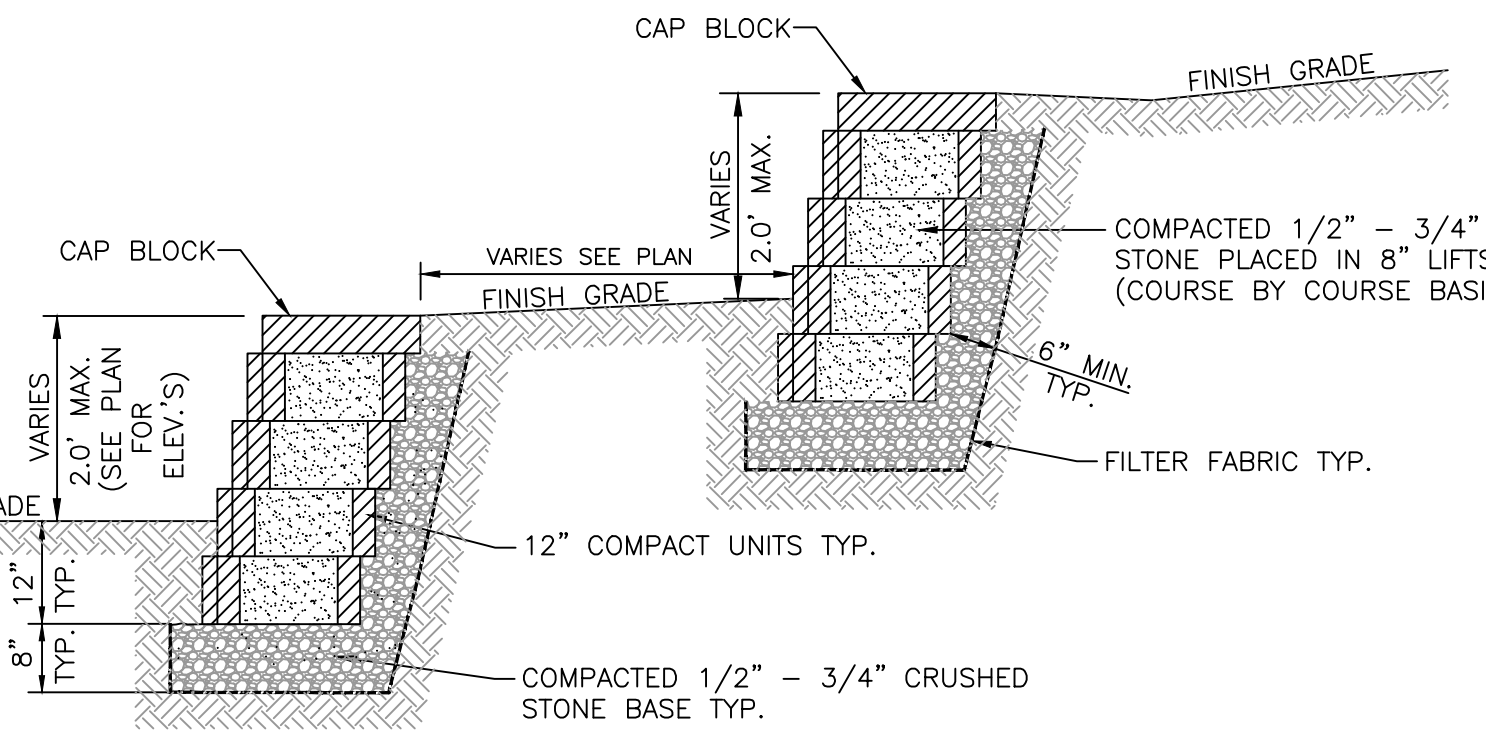
CONSTRUCTION SEQUENCE (SITEWORK):

CONSTRUCTION SEQUENCE (SITEWORK):	DURATION:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.	1 DAY
2. CONSTRUCT SILT FENCE.	1 DAY
3. CLEAR SITE WITHIN LIMIT OF DISTURBANCE, STRIP AND STOCKPILE TOPSOIL AND GRADE SITE.	1 DAY
4. EXCAVATE FOR FOUNDATION & SEEPAGE PIT.	1 WEEK
5. CONSTRUCT BUILDING AND APPURTENANCES.	3 MONTHS
6. CONSTRUCT ROOF DRAINS AND SEEPAGE PIT.	2 DAYS
7. AFTER BUILDING IS COMPLETE, PERFORM FINAL GRADING, UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE & INSTALL FINAL LANDSCAPING.	1 WEEK
8. CONSTRUCT BASE COURSE PAVEMENT AND FINAL PAVEMENT COURSE.	1 DAY
9. REMOVE EROSION CONTROL DEVICES WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.	1 DAY

SOIL MOVING CALCULATIONS:

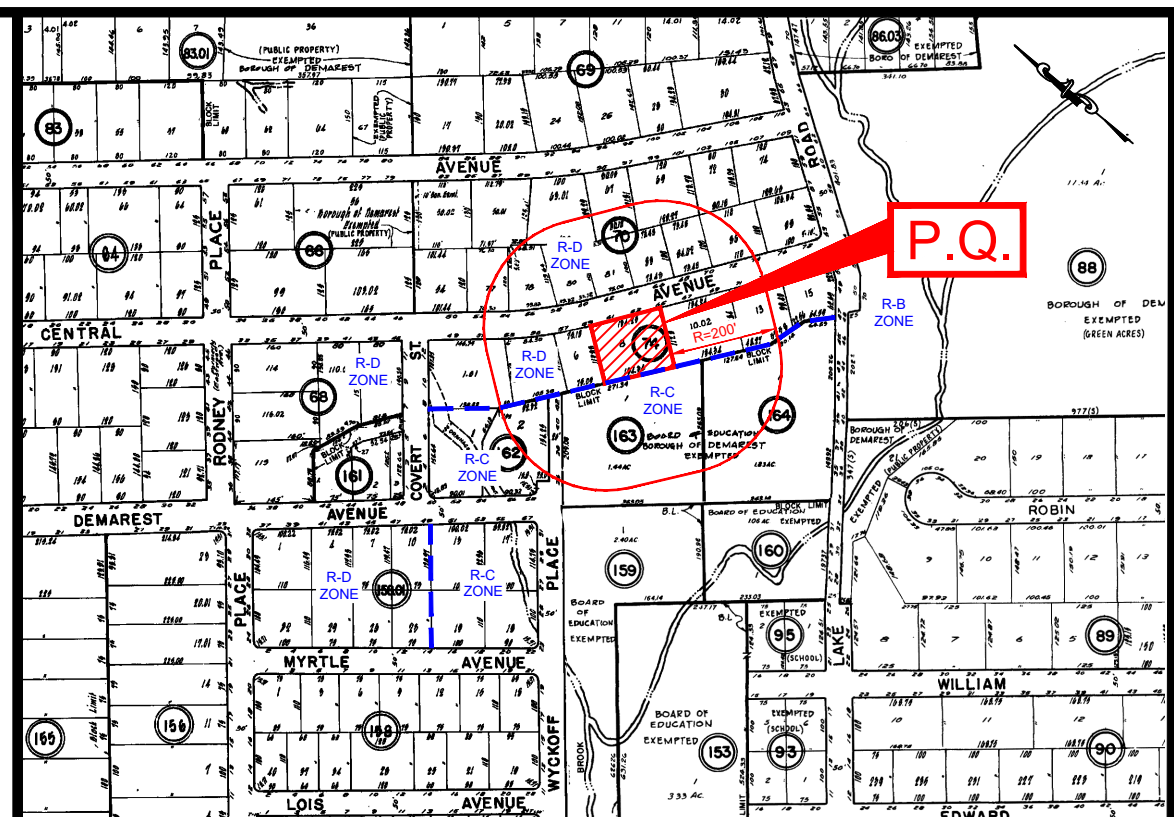
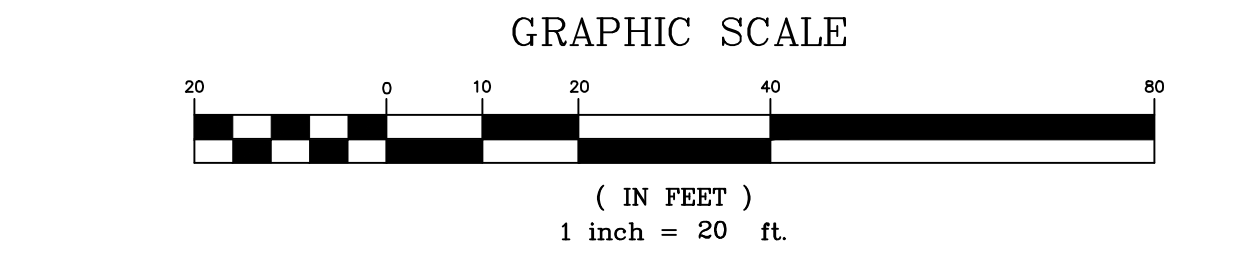
SEEPAGE PIT EXCAVATION 10.5x21x5.5' = 1,213 C.F. / 27 = 45 C.Y. (CUT)
GRADING CUT 630 S.F. x 2.0' AVG. = 1,260 C.F. / 27 = 47 C.Y. (CUT)
GRADING FILL 630 S.F. x 2.0' AVG. = 1,260 C.F. / 27 = 47 C.Y. (FILL)
TOTAL CUT = 92 C.Y.
TOTAL FILL = 47 C.Y.
TOTAL TO BE EXPORTED = 45 C.Y.
TOTAL SOIL MOVEMENT = 92 C.Y.

(SOIL QUANTITIES FOR PERMITTING PURPOSE ONLY. CONTRACTOR TO DETERMINE ACTUAL SOIL QUANTITIES IN FIELD AT NO ADDITIONAL COST TO CLIENT.)



TIERED KEYSTONE RETAINING WALL DETAIL
N.T.S.

- NOTES:
- MINIMUM WALL EMBEDMENT IS 1.0'.
 - WALL BATTER: 1 INCH PER BLOCK
 - KEYSTONE BLOCKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - EXACT FINISHED GRADES AT RETAINING WALL TO BE ADJUSTED TO MEET FIELD CONDITIONS.



KEY MAP

- NOTES:**
- PROPERTY KNOWN AS LOT 18 IN BLOCK 74 AS SHOWN ON THE CURRENT TAX MAP SHEET 10, LAST REVISED 8-16-02, OF THE BOROUGH OF DEMAREST.
 - PROPERTY OWNER/APPLICANT: AUSTIN & DOREEN SIBONI
63 CENTRAL AVENUE
DEMAREST, N.J.
 - AREA OF ENTIRE PROPERTY: 15,488 S.F. OR 0.3556 AC.
 - LOT CORNERS WERE NOT SHOWN AS PER CONTRACTUAL AGREEMENT WITH PURCHASER OF PROPERTY.
 - THE VERTICAL ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
 - PROPERTY LOCATED IN THE SINGLE FAMILY RESIDENCE B (R.D.).
 - ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT FRONTAGE	100.0'	134.25'	134.25'
MIN. LOT DEPTH	100.0'	112.88'	112.88'
MIN. LOT AREA	10,000 S.F.	15,488 S.F.	15,488 S.F.
MIN. FRONT YARD	25.0'	N.A.	30.0'
MIN. SIDE YARD ABUTTING A STREET	25.0'	N.A.	N.A.
MIN. SIDE YARD ABUTTING A LOT	10.0'	9.6' (E)	9.6' (E)
MIN. REAR YARD	30.0'	38.0'	38.0'
MAX. NUMBER OF FAMILIES	1	1	1
MAX. BUILDING COVERAGE	20.0%	19.6%	19.6%
MAX. BUILDING HEIGHT	30.0'	<30.0'	<30.0'
MAX. LIVABLE FLOOR AREA	30.0%	<30.0%	<30.0%
MAX. IMPROVED LOT COVERAGE	30.0%	36.9% (E)	34.6% (V)
MAX. RESIDENTIAL & PARKING COVERAGE	25.0%	27.6% (E)	27.6% (E) (4,271 S.F.)
ACCESSORY STRUCTURE - RETAINING WALL			
MIN. SIDE YARD	10.0'	-0.7' (E)	2' WALL COMPLIES
MIN. REAR YARD	10.0'	-4.3' (E)	2' WALL COMPLIES
MAX. WALL HEIGHT (INCLUDING FENCE)	6.0'	3.4'	2.0'

(E) = DENOTES EXISTING NON-COMFORMANCE (V) = DENOTES VARIANCE REQUIRED

8. BUILDING COVERAGE CALCULATIONS:

EXISTING (SEE EXHIBIT A)	
DWELLING	= 2,835 S.F. (INCLUDES CANTILEVER'S)
SHED	= 86 S.F.
COV. PORCH	= 121 S.F.
	3,042 S.F. / 15,488 S.F. = 19.6%
PROPOSED	
DWELLING	= 2,835 S.F. (INCLUDES CANTILEVER'S)
SHED	= 86 S.F.
	2,921 S.F. / 15,488 S.F. = 18.9%

9. IMPROVED LOT COVERAGE CALCULATIONS:

EXISTING (SEE EXHIBIT A)	
DWELLING	= 2,835 S.F.
SHED	= 86 S.F.
COV. PORCH	= 121 S.F.
PAVER WALK	= 493 S.F.
PATIO	= 458 S.F. (EXCLUDES AREA UNDER CANT. & INCLUDES STEPS)
PLATFORM	= 48 S.F.
DRIVEWAY	= 1,442 S.F.
WALLS	= 241 S.F.
	5,722 S.F. / 15,488 S.F. = 36.9%
PROPOSED	
DWELLING	= 2,835 S.F.
SHED	= 86 S.F.
PLATFORM	= 63 S.F.
PAVER WALK	= 104 S.F.
PATIO	= 458 S.F. (EXCLUDES AREA UNDER CANT. & INCLUDES STEPS)
DRIVEWAY	= 1,442 S.F.
WALLS	= 348 S.F.
A/C UNITS	= 23 S.F.
	5,359 S.F. / 15,488 S.F. = 34.6%

- EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. NO CHANGE TO EXISTING CONNECTIONS.
- THERE IS (1) ONE TREE TO BE REMOVED.
- APPLICANT GRANTS BOROUGH OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSE OF SURVEYS/INSPECTIONS.
- THE APPLICANT SHALL BE RESPONSIBLE TO ADDRESS ANY POST CONSTRUCTION DRAINAGE ISSUES AS A RESULT OF THE PROJECT AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE BOROUGH CONSTRUCTION DEPARTMENT AND BOROUGH ENGINEER.
- STREET TO BE CLEANED AND SWEEPED ON A DAILY BASIS.
- ALL CURB & ROADWAY DAMAGED DURING CONSTRUCTION TO BE REPLACED OR AS DIRECTED BY BOROUGH ENGINEER.
- THE APPLICANT MUST OBTAIN A SOIL MOVING PERMIT PRIOR TO COMMENCEMENT OF WORK.

6-6-24	As Per Borough Comments	PEP
4-30-24	As Per Borough Comments	PEP
3-28-24	As Per Borough Comments	PEP
Date: 9-25-25	Description: As Per Client Comments	Check By: PEP

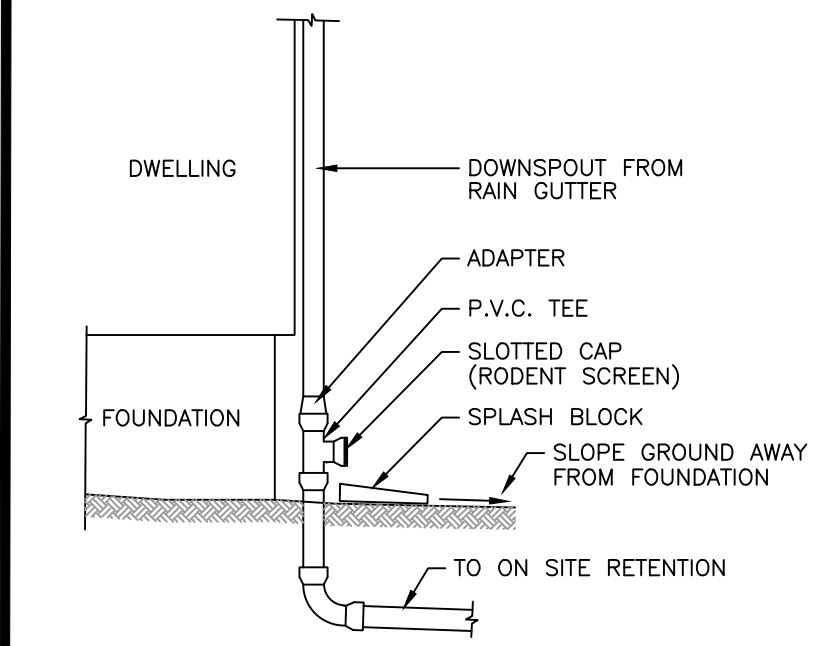
RETAINING WALL & SOIL EROSION CONTROL PLAN
Prepared For

AUSTIN & DOREEN SIBONI
63 Central Avenue
Block 74 - Lot 8
Borough of Demarest
Bergen County New Jersey

Azzolina & Feury Engineering Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYS
30 Madison Avenue, Paramus, NJ 07652 - (201) 945-8500 - Fax (201) 945-8835
110 Stage Road, Morristown, NJ 07960 - (943) 752-8661 - Fax (943) 752-8212

N.J. CERTIFICATE OF AUTHORIZATION
24GA28003600

Date: 8-10-25 Drawn By: JF Checked By: PEP
Scale: 1" = 20' Dwg. No. 1 of 1 Job No.: 12429



ROOF LEADER DETAIL
N.T.S.



3' HI x 6' DIA. SEEPAGE PIT DETAIL
(AS BUILT BY PEERLESS)
N.T.S.

- NOTES:
- SEEPAGE PIT/DRYWELL EXCAVATION IS NOT TO BE WITHIN THE DRIPLINE OF A TREE OR WITHIN TEN FEET OF A PROPERTY LINE.
 - SEEPAGE PIT/DRYWELL INSTALLATION MUST BE INSPECTED BY THE BOROUGH ENGINEER. 48 HOUR NOTICE REQUIRED.

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF ON _____ DATE _____