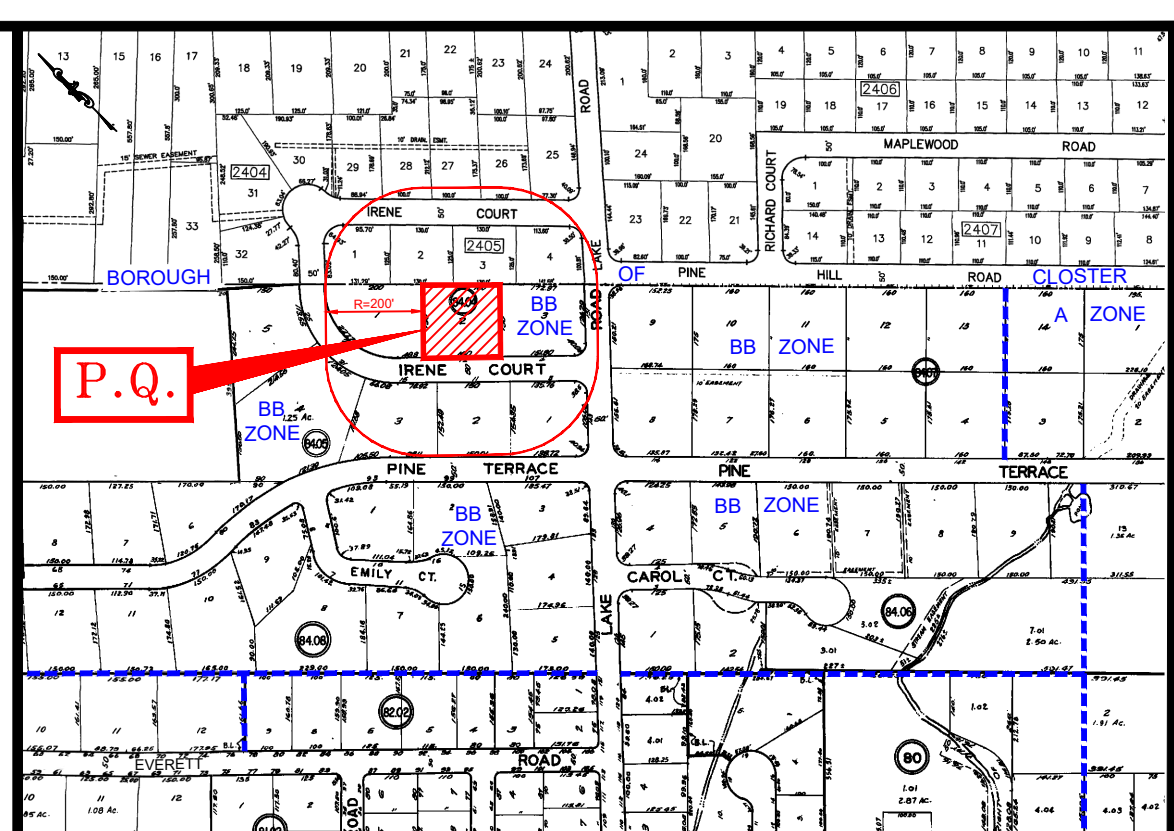


NOTES: (CONTINUED)

18. 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.
19. STREET TO BE CLEANED AND SWEEP ON A DAILY BASIS.
20. ALL CURB, & ROADWAY DAMAGED DURING CONSTRUCTION TO BE REPLACED OR AS DIRECTED BY CITY ENGINEER.
21. THE APPLICANT MUST OBTAIN A TREE PERMIT PRIOR TO COMMENCEMENT OF WORK.
22. THE APPLICANT MUST OBTAIN A SOIL EROSION AND SEDIMENT CONTROL PERMIT PRIOR TO COMMENCEMENT OF WORK.
23. THE APPLICANT MUST OBTAIN A SOIL REMOVAL PERMIT PRIOR TO COMMENCEMENT OF WORK.
24. THE APPLICANT MUST OBTAIN A RIGHT OF WAY PERMIT PRIOR TO COMMENCEMENT OF WORK ALL SIDEWALKS, APRONS, CURBS, SEWER LATERALS, AND PAVEMENT REPAIRS WITHIN THE RIGHT OF WAY, SHALL ADHERE TO CITY OF ENGLEWOOD DETAILS.
25. APPLICANT TO INCORPORATE LEAF GUARDS OR SCREENS ON GUTTER SYSTEM.



NOTES:

1. PROPERTY KNOWN AS LOT 2 IN BLOCK 84.04 AS SHOWN ON THE CURRENT TAX MAP SHEET 5, LAST REVISED 8-15-02, OF THE BOROUGH OF DEMAREST.
2. PROPERTY OWNER/APPLICANT: RRF PROPERTIES LLC, 193 WHITMAN STREET, HAWORTH, N.J. 07641
3. AREA OF ENTIRE PROPERTY: 24,000 S.F. OR 0.5510 AC.
4. LOT CORNERS WERE NOT SET AS PER CONTRACTUAL AGREEMENT WITH PURCHASER OF PROPERTY.
5. THE VERTICAL ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
6. PROPERTY LOCATED IN THE SINGLE FAMILY RESIDENCE BB (R-BB).

ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT FRONTAGE	150.0'	160.0'	160.0'
MIN. LOT DEPTH	150.0'	150.0'	150.0'
MIN. LOT AREA	30,000 S.F.	24,000 S.F.	24,000 S.F.
MIN. FRONT YARD	50.0'	49.7'	50.2'
MIN. SIDE YARD ABUTTING A STREET	50.0'	N/A	N/A
MIN. SIDE YARD ABUTTING A LOT	25.0'	37.4'	26.8'
MIN. REAR YARD	65.0'	65.4'	51.3'
MAX. NUMBER OF FAMILIES	1	1	1
MAX. BUILDING COVERAGE	15.0%	9.2%	14.99%
MAX. BUILDING HEIGHT	30.0'	<30.0'	26.49'
MAX. LIVABLE FLOOR AREA	22.5%	21.1%	21.1% (PIARCH)
MAX. IMPROVED LOT COVERAGE	30.0%	28.2%	29.99%
MAX. RESIDENTIAL & PARKING COVERAGE	25.0%	16.2% (3,884 S.F.)	21.12% (5,088 S.F.)

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

BUILDING COVERAGE CALCULATIONS:

EXISTING	PROPOSED
DWELLING = 2,104 S.F. (INCLUDES COVERED LANDSCAPE & CHIMNEY)	DWELLING = 3,599 S.F. / 24,000 S.F. = 14.99% (INCLUDES COVERED LANDSCAPE & OVERHANG)
SHED = 100 S.F.	
	2,204 S.F. / 24,000 S.F. = 9.2%

IMPROVED LOT COVERAGE CALCULATIONS:

EXISTING	PROPOSED
BUILDING COVERAGE = 2,204 S.F.	BUILDING COVERAGE = 3,599 S.F.
DRIVEWAY = 1,780 S.F.	DRIVEWAY = 1,469 S.F.
POOL = 623 S.F.	FRONT WALK = 357 S.F. (INCLUDES STEP)
WALKS = 445 S.F. (INCLUDES STEPS)	LANDINGS = 68 S.F. (INCLUDES STEPS)
REAR PATIOS = 1,698 S.F. (INCLUDES STEPS)	IN-GROUND POOL = 648 S.F. (INCLUDES COFFIN)
POOL EQUIPMENT = 20 S.F.	REAR PATIOS = 964 S.F. (INCLUDES STEP)
	POOL EQUIPMENT = 32 S.F.
	AC PADS = 69 S.F.
	7,197 S.F. / 24,000 S.F. = 29.99%

11. EXISTING BUILDING AND ALL OTHER SITE AMENITIES ARE TO BE REMOVED IN ACCORDANCE WITH THE BOROUGH'S APPLICABLE DEMOLITION CODE.
12. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES NOT LISTED SHALL BE CAPPED OFF AS PER BOROUGH CODE. CONTRACTOR TO COORDINATE WITH THE PROPER UTILITY COMPANIES AND BOROUGH OFFICIALS WITH ALL UTILITY CONNECTIONS AND ABANDONMENT.
13. APPLICANT TO PERFORM SOIL LOG & PERCOLATION AT THE TIME OF THE FOOTING EXCAVATION. TEST TO BE PERFORMED AT THE LOCATION OF THE PROPOSED SEEPAGE PIT SYSTEMS. THE BOROUGH ENGINEER MUST BE CONTACTED WHEN TEST IS SCHEDULED AND TEST RESULTS MUST BE FURNISHED TO THE BOROUGH AND THE BOROUGH ENGINEER.
14. ALL ROOF LEADERS FROM DWELLING SHALL BE CONNECTED TO THE PROPOSED FRONT SEEPAGE PITS WITH OVERFLOW TEE CONNECTIONS AND SPLASH BLOCKS AT ALL DOWNSPOUTS.
15. THERE ARE (3) THREE TREES TO BE REMOVED.
16. APPLICANT GRANTS BOROUGH OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSE OF SURVEYS/INSPECTIONS.
17. SEEPAGE PIT MAINTENANCE, TWICE ANNUALLY AS WELL AS, AFTER EVERY RAINFALL EVENT GREATER THAN 2 INCHES EACH PIT SHALL BE OPENED & CLEANED OF ACCUMULATING LEAVES AND/OR SEDIMENT BY OWNER.

SOIL MOVING CALCULATIONS:

BASEMENT EXCAVATION
 AREA OF NEW BASEMENT = 1,180 S.F.
 93.67 (B.F.) - 6" = 93.17
 AVG. GRADE AROUND BASEMENT = 102.37
 102.37 - 93.17 = 9.2' AVG. CUT
 1,180 S.F. x 9.2' = 10,856 C.F. / 27 = 402 C.Y. (CUT)

BASEMENT EXCAVATION
 AREA OF NEW BASEMENT AT EXISTING BASEMENT = 1,321 S.F.
 93.67 - (B.F.) - 6" = 93.17
 EXISTING BASEMENT ELEVATION = 96.37 - 6" = 95.87
 95.87 - 93.17 = 2.7' AVG. CUT
 1,321 S.F. x 2.7' = 3,567 C.F. / 27 = 132 C.Y. (CUT)

BASEMENT EXCAVATION
 AREA OF NEW BASEMENT AT EXISTING GARAGE = 235 S.F.
 93.67 (B.F.) - 6" = 93.17
 EXISTING GARAGE ELEVATION = 100.92 - 6" = 100.42
 100.42 - 93.17 = 7.25' AVG. CUT
 235 S.F. x 7.25' = 1,704 C.F. / 27 = 63 C.Y. (CUT)

GARAGE SLAB FILL
 AREA OF PROPOSED GARAGE AT EXISTING GARAGE = 359 S.F.
 103.50 (G.F.) - 6" = 103.00
 EXISTING GARAGE ELEVATION = 100.92 - 6" = 100.42
 103.00 - 100.42 = 2.58' AVG. FILL
 359 S.F. x 2.58' = 926 C.F. / 27 = 34 C.Y. (FILL)

GARAGE SLAB FILL
 AREA OF PROPOSED GARAGE = 364 S.F.
 103.50 (G.F.) - 6" = 103.00
 AVG. GRADE AROUND GARAGE = 100.75
 103.00 - 100.75 = 2.25' AVG. FILL
 364 S.F. x 2.25' = 819 C.F. / 27 = 30 C.Y. (FILL)

BASEMENT AREA FILL (EXISTING)
 AREA OF EXIST. BASEMENT = 96 S.F.
 93.67 (B.F.) - 6" = 95.87
 AVG. GRADE AROUND BASEMENT = 102.37
 102.37 - 95.87 = 6.5' AVG. FILL
 96 S.F. x 6.5' = 624 C.F. / 27 = 23 C.Y. (FILL)

IN-GROUND POOL EXCAVATION
 AREA OF POOL = 301 S.F.
 AVERAGE DEPTH ELEVATION = 98.65
 AVG. GRADE AROUND GARAGE = 103.15
 103.15 - 98.65 = 4.5' AVG. CUT
 301 S.F. x 4.5' = 1,355 C.F. / 27 = 50 C.Y. (CUT)

IN-GROUND POOL FILL (EXISTING)
 AREA OF POOL = 380 S.F.
 AVERAGE DEPTH ELEVATION = 98.90
 AVG. GRADE AROUND GARAGE = 103.00
 103.00 - 98.90 = 4.1' AVG. CUT
 380 S.F. x 4.1' = 1,558 C.F. / 27 = 58 C.Y. (CUT)

SEEPAGE PIT EXCAVATION
 14' x 28' x 6.5' = 2,548 C.F. / 27 = 94 C.Y. (CUT)

GRADING CUT
 1,100 S.F. x 0.5' AVG. = 550 C.F. / 27 = 20 C.Y. (CUT)

GRADING FILL
 500 S.F. x 0.5' AVG. = 250 C.F. / 27 = 9 C.Y. (FILL)
 2,100 S.F. x 1.0' AVG. = 2,100 C.F. / 27 = 78 C.Y. (FILL)

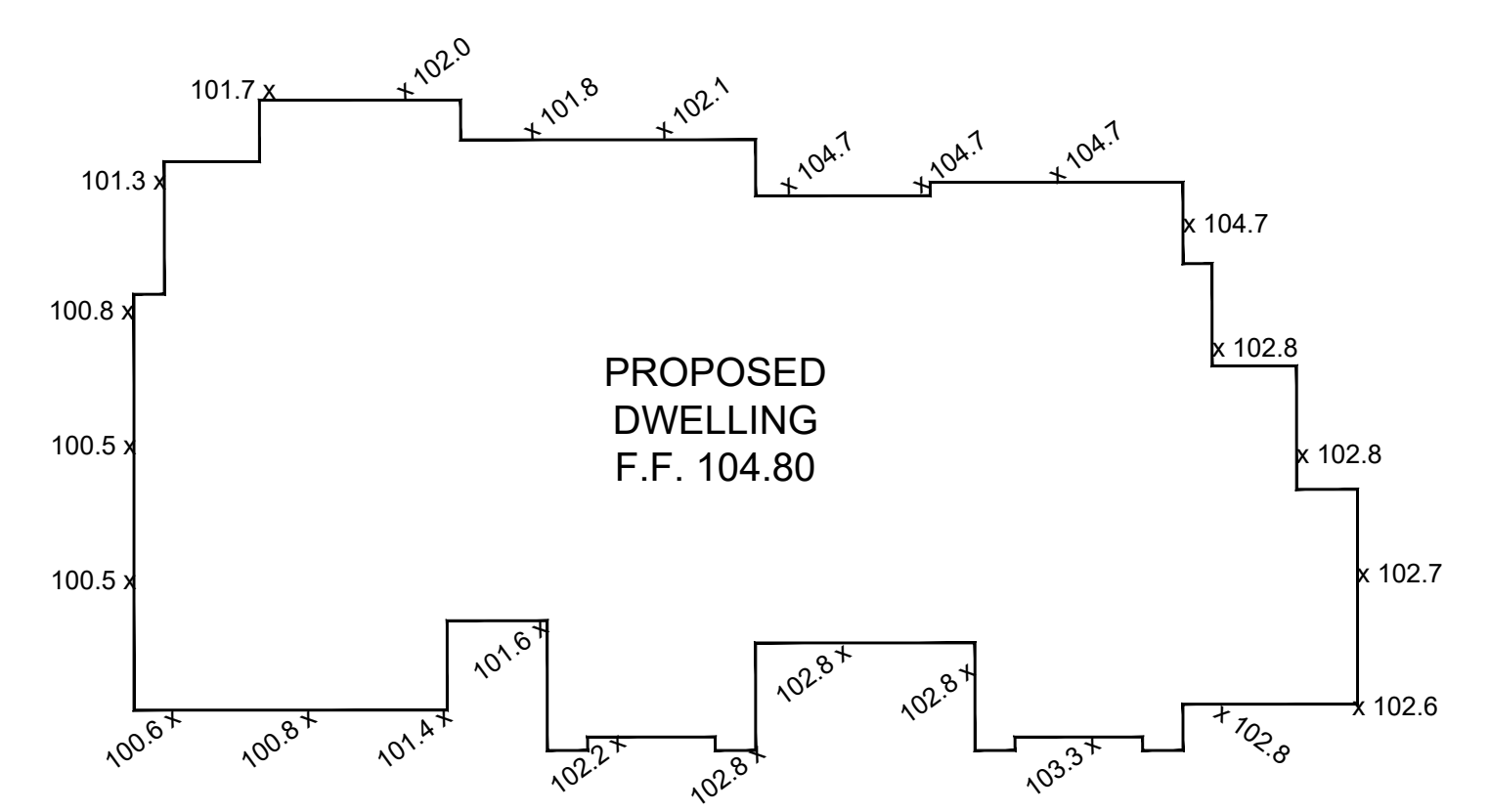
TOTAL CUT = 761 C.Y.
 TOTAL FILL = 232 C.Y.
 TOTAL TO BE EXPORTED = 529 C.Y.
 TOTAL SOIL MOVEMENT = 761 C.Y.

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

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

CONSTRUCTION SEQUENCE (SITEWORK):

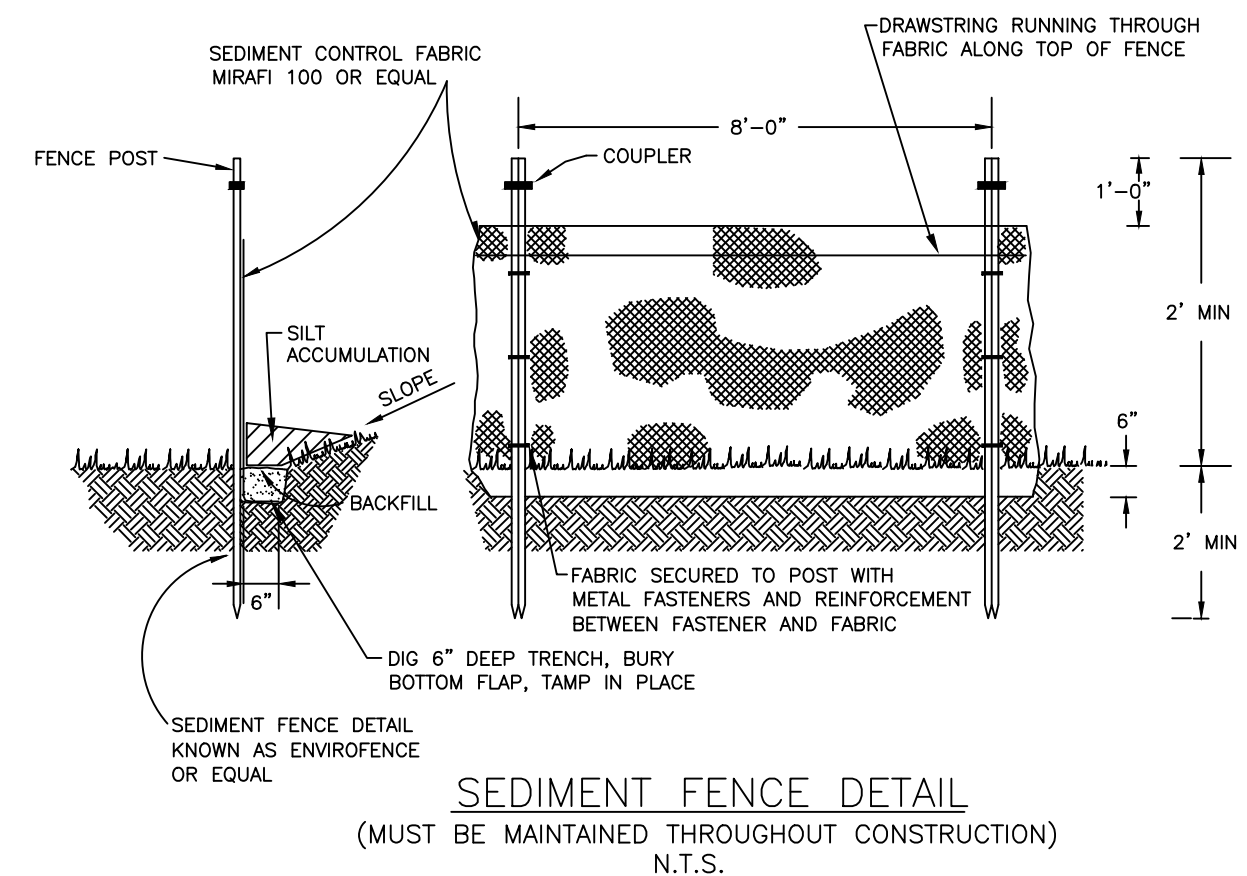
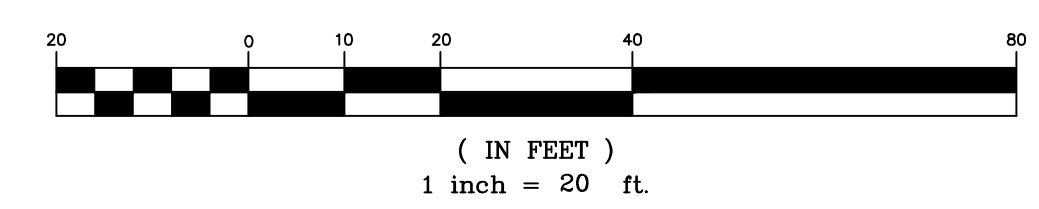
CONSTRUCTION SEQUENCE (SITEWORK):	DURATION:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.	1 DAY
2. CONSTRUCT SILT FENCE.	1 DAY
3. CLEAR SITE WITHIN LIMIT OF DISTURBANCE, STRIP AND STOCKPILE TOPSOIL AND GRADE SITE.	1 DAY
4. EXCAVATE FOR FOUNDATION & SEEPAGE PIT	1 WEEK
5. CONSTRUCT BUILDING AND APURTENANCES.	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



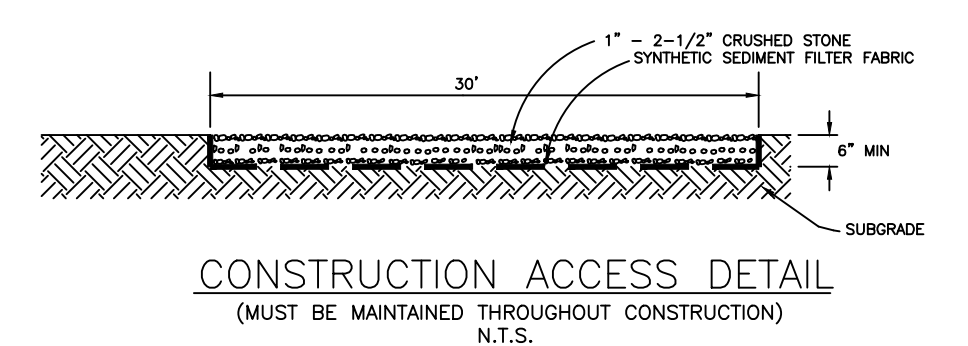
BUILDING HEIGHT CALCULATION

100.5+100.5+100.8+101.3+101.7+102.0+101.8+102.1+104.7+104.7+104.7+102.8+102.8+102.6
 102.6+102.8+103.3+102.8+102.8+102.8+102.2+101.6+101.4+100.8+100.6 = 2661.5 / 26 = 102.37
 104.80 (F.F.) + 24.06' (F.F. TO MID-PNT.) = 128.86 (RIDGE ELEVATION)
 128.86 (RIDGE ELEV.) - 102.37 (AVG. GRADE) = 26.49' (BLDG. HGT.)

GRAPHIC SCALE



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



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



NOTICE: THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF DEMAREST ON _____ DATE _____

DATE _____

DATE _____

Date: _____ Description: _____ Check By: _____

Revisions: _____

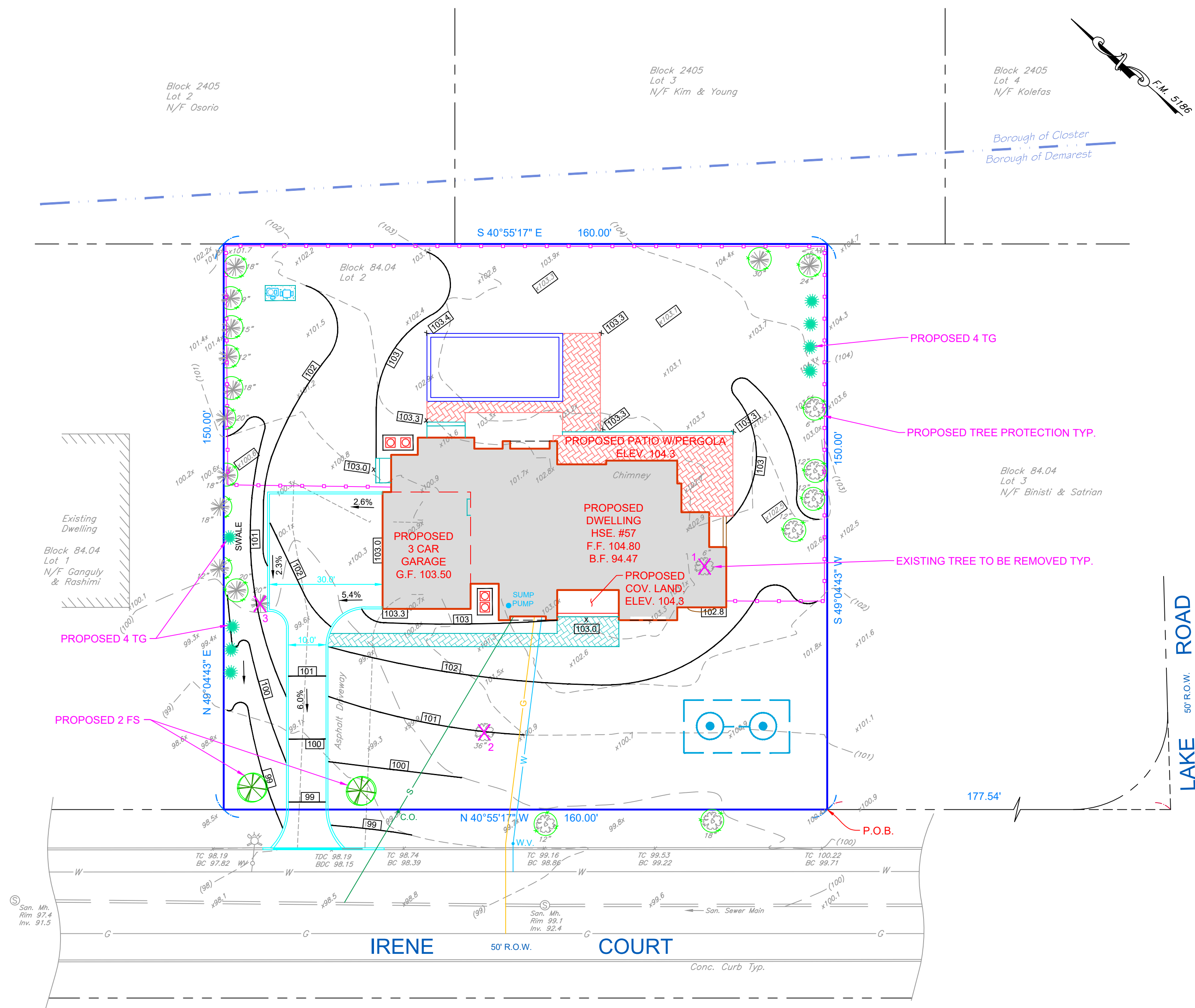
PLOT PLAN & SOIL EROSION CONTROL PLAN
 Prepared For
RRF PROPERTIES LLC
 12 Irene Court
 Block 84.04 - Lot 2
 Borough of Demarest
 Bergen County New Jersey

Azzolina & Feury Engineering Inc.
 PROFESSIONAL ENGINEERS AND LAND SURVEYS
 30 Madison Avenue, Paramus, NJ 07652 - (201) 845-8500 - Fax (201) 845-8535
 110 Stage Road, Morristown, NJ 08850 - (943) 752-8551 - Fax (943) 752-8212

N.J. CERTIFICATE OF AUTHORIZATION
 24GA28003600

Date: 4-11-24 Drawn By: JF Checked By: PEP

Scale: 1" = 20' Dwg. No. 1 of 8 Job No. 12466



TREE REMOVAL LIST			
DESIGNATION ON MAP	CALIPER	SPECIES	MITIGATION REQUIRED
1	6"	DECIDUOUS	NO
2	36"	DECIDUOUS	YES
3	20"	PINE	NO

3 TREES TO BE REMOVED

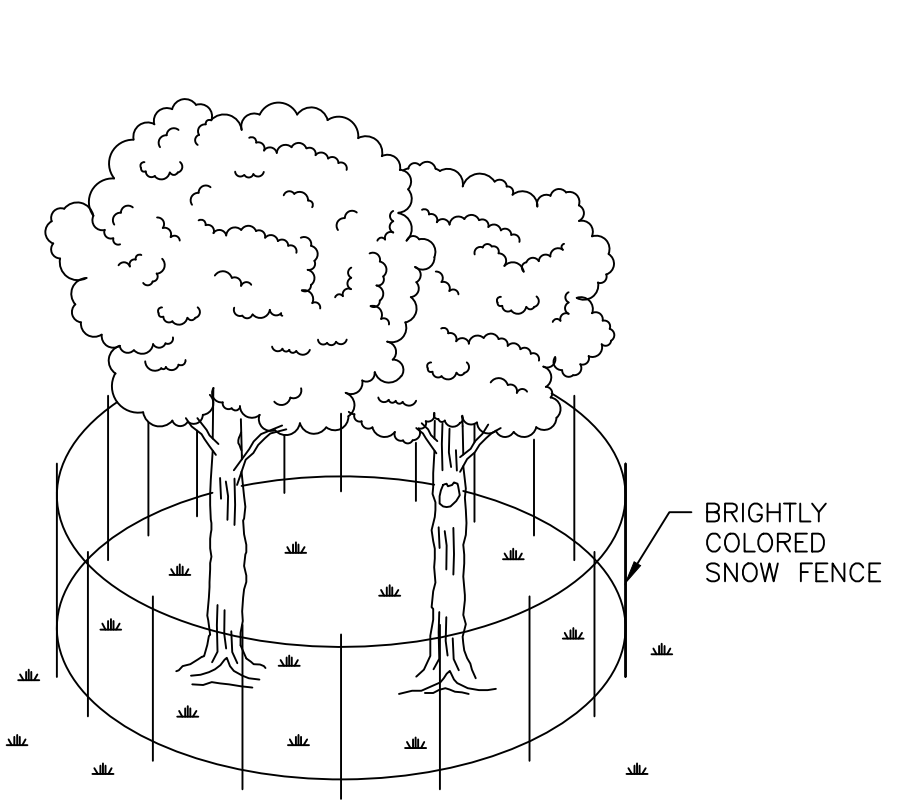
TREE REMOVAL FOR DEVELOPMENT

- NO MITIGATION REQUIRED
- A. 1. DEAD OR POSES A SAFETY HAZARD _____ 0
 - A. 2. TREES WITHIN BUILDING FOOTPRINT _____ 1
 - A. 3. LOCATED WITHIN AREA OF ACCESSORY BUILDING, DRIVEWAY, WALKWAY OR OTHER STRUCTURES _____ 1

- REQUIRED MITIGATION
- A. 4. DRIPLINE NOT IN A BUFFER _____ 1
 - A. 5. PART OF LANDSCAPE RENOVATION PROJECT ON LOT USED FOR ONE FAMILY RES. USE WHICH A CERTIFICATE OF OCCUPANCY WAS ISSUED AT LEAST 24 MONTHS PRIOR TO SUBMISSION OF APPL. FOR TREE REMOVAL PERMIT _____ 0
 - A. 6. SPECIFICALLY PERMITTED TO BE REMOVED ON A SITE PLAN APPROVED PURSUANT TO: MUNICIPAL LAND USE LAW _____ 0

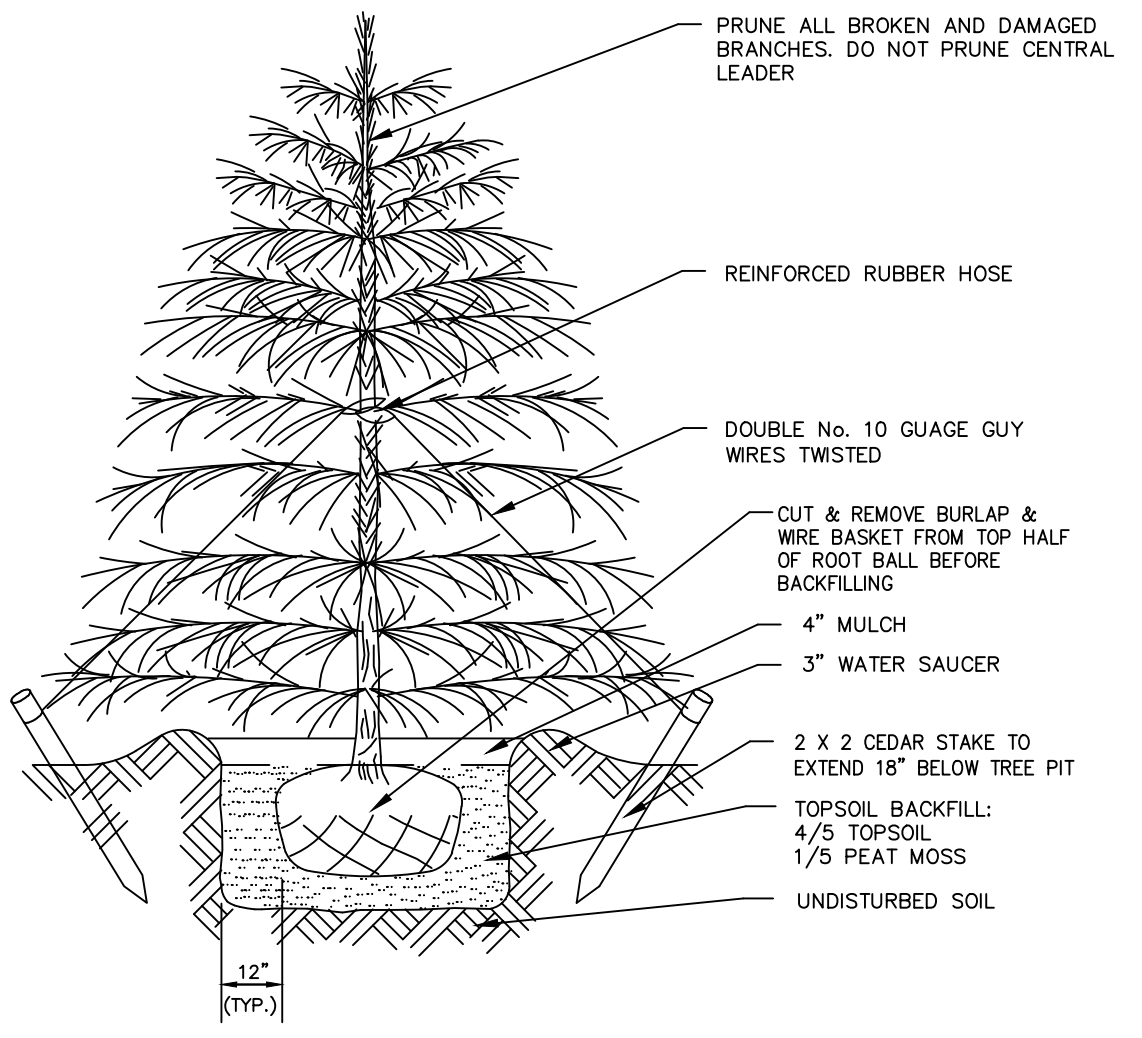
- REPLACEMENT SCHEDULE
- C. (3a) 3" TO NO MORE THAN 6" NONE IF LESS THAN 3 TREES REMOVED 0 x 0.33 0
 - C. (3a) 6" TO NO MORE THAN 9" 1 MAJOR FOR EVERY 2 TREES REMOVED 0 x 0.5 0
 - C. (3a) 6" TO NO MORE THAN 12" 1 MAJOR TREE FOR EVERY TREE REMOVED 0 x 1 0
 - C. (3a) 12" OR GREATER 2 MAJOR TREES FOR EVERY 1 TREE REMOVED 1 x 2 2
- TREES TO BE REPLACED = 2

LANDSCAPE SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE WIDTH	MATURE HEIGHT	PLANTING HEIGHT	SPACE
FS	FAGUS SYLVATICA 'ROSEOMARGINATA'	TRICOLOR EUROPEAN BEECH TREE	2	18'-25'	25'-35'	2" - 2 1/2" CAL.	20' O.C.
TG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8	12'-15'	20'-30'	6'-7'	6' O.C.

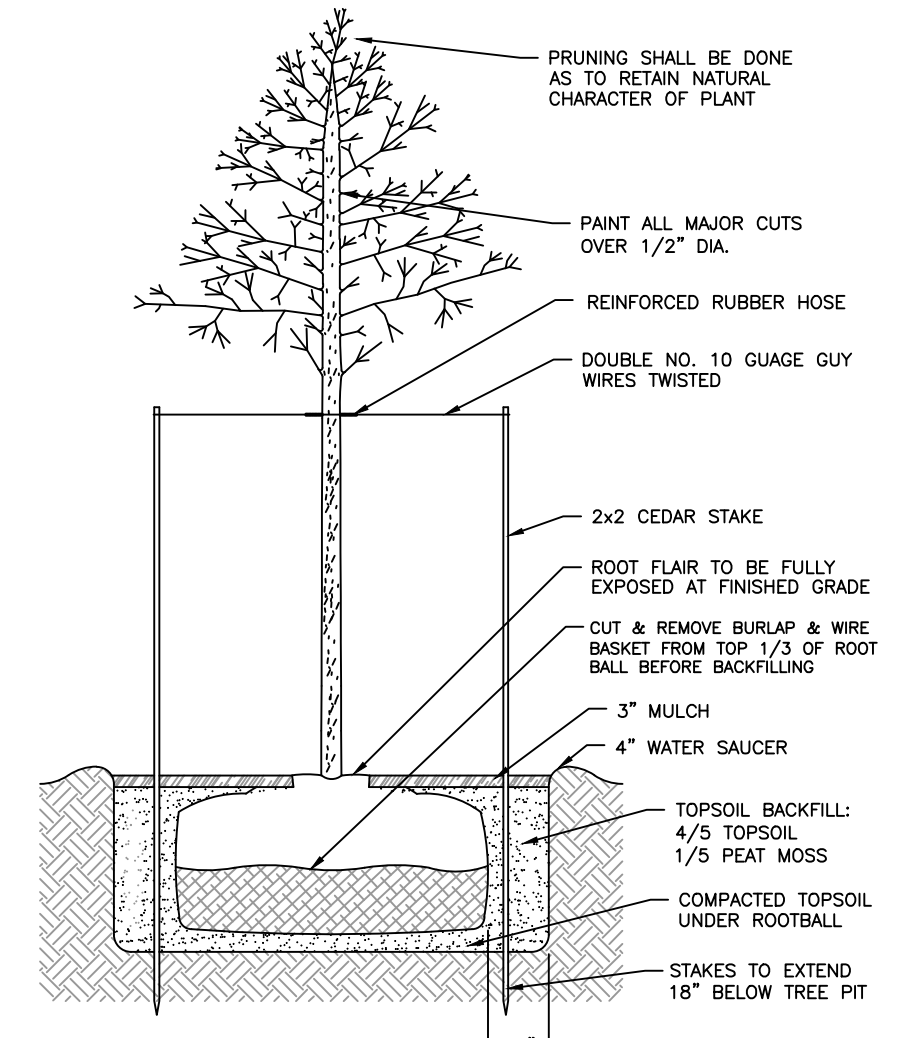


NOTE:
PLACE FENCE A MINIMUM OF 1'-0" OUTSIDE DRIP LINE OF EXISTING TREE

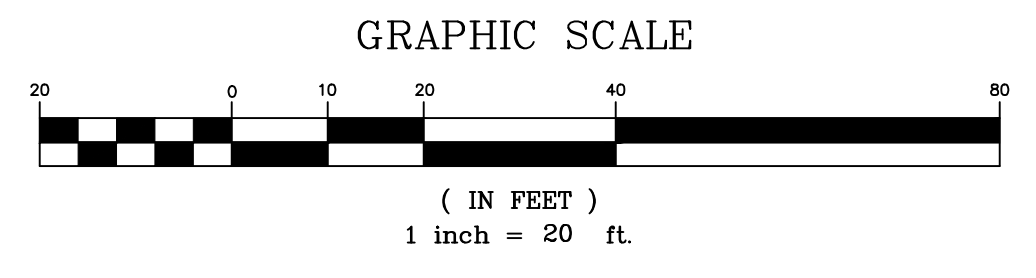
TREE PROTECTION DETAIL
N.T.S.



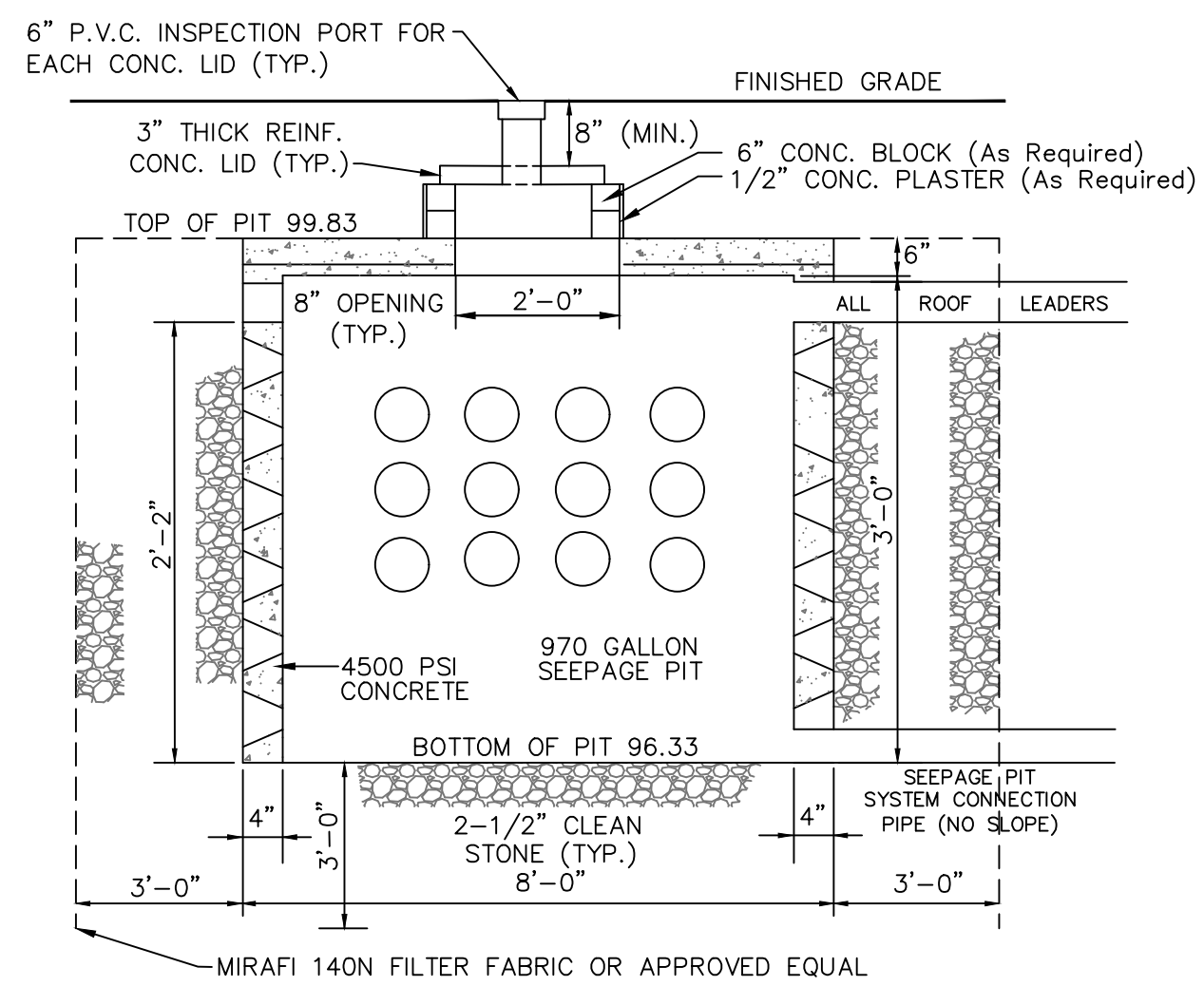
EVERGREEN TREE PLANTING DETAIL
N.T.S.



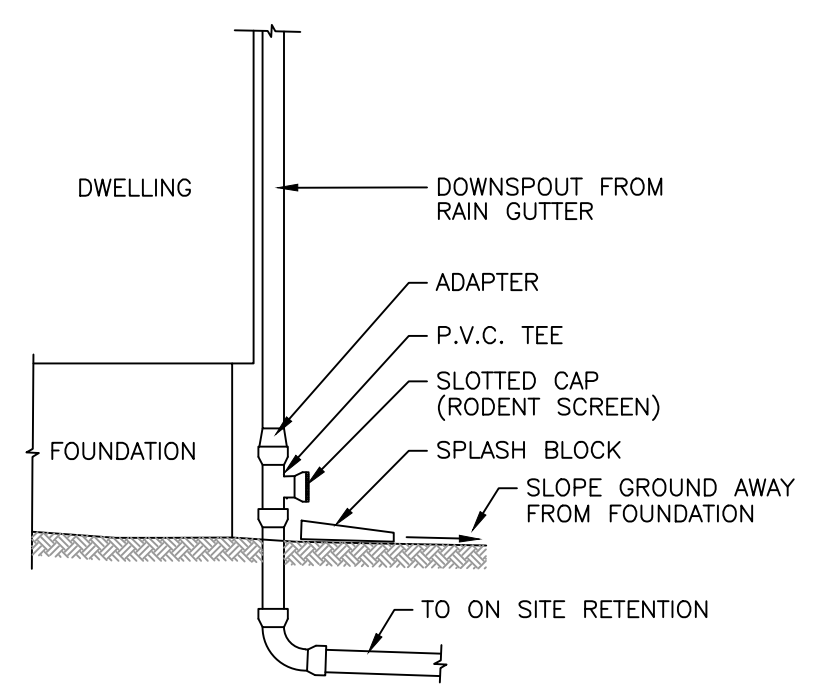
TREE PLANTING DETAIL
N.T.S.



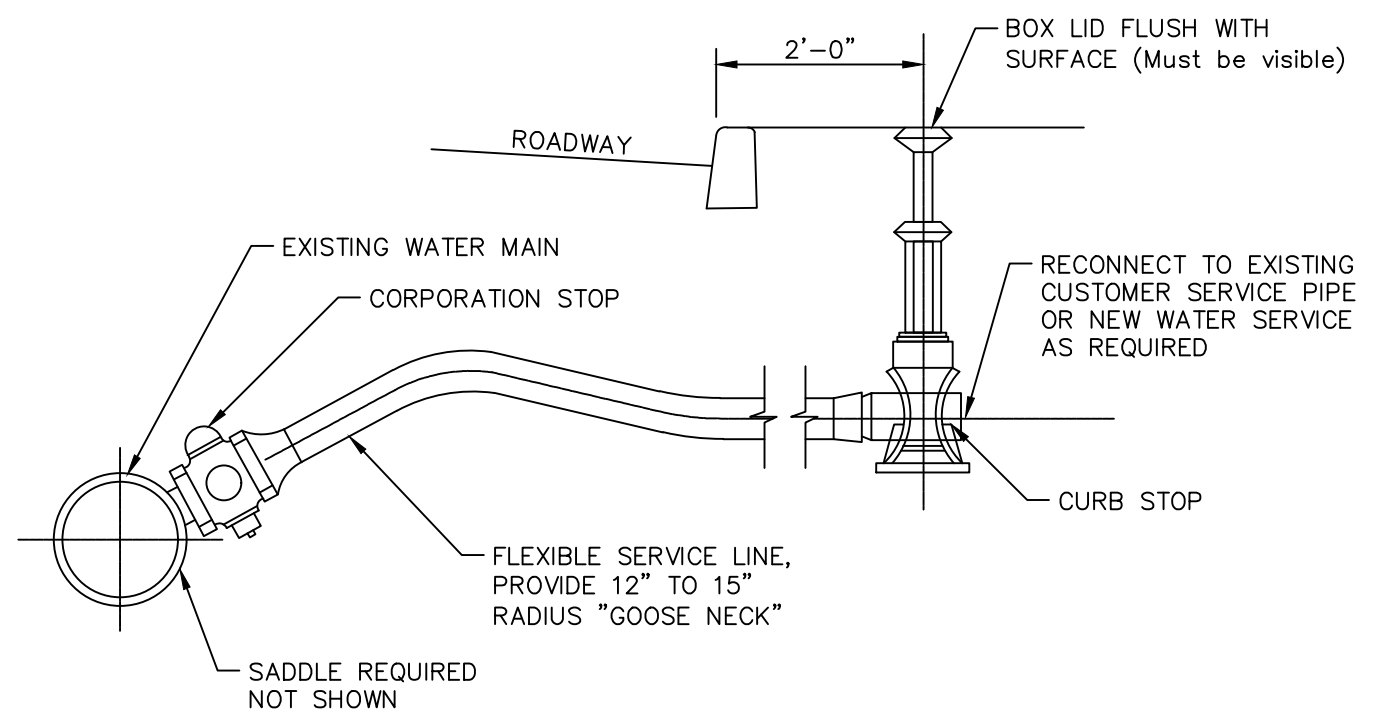
Date:	Description:	Check By:
Revisions:		
<p>TREE MITIGATION PLAN Prepared For RRF PROPERTIES LLC 12 Irene Court Block 84.04 - Lot 2 Borough of Demarest Bergen County New Jersey</p>		
<p>Azzolina & Feury Engineering Inc. PROFESSIONAL ENGINEERS AND LAND SURVEYORS 30 Madison Avenue, Paramus, NJ 07652 - (201) 845-8500 - Fax (201) 845-8525 119 Stage Road, Morristown, NJ 08850 - (943) 752-8651 - Fax (943) 752-8212</p>		
<p>N.J. CERTIFICATE OF AUTHORIZATION 24GA28003600</p>		
Date: 4-11-24	Drawn By: JF	Checked By: PEP
Scale: 1"=20'	Dwg. No. 2 of 8	Job No.: 12466



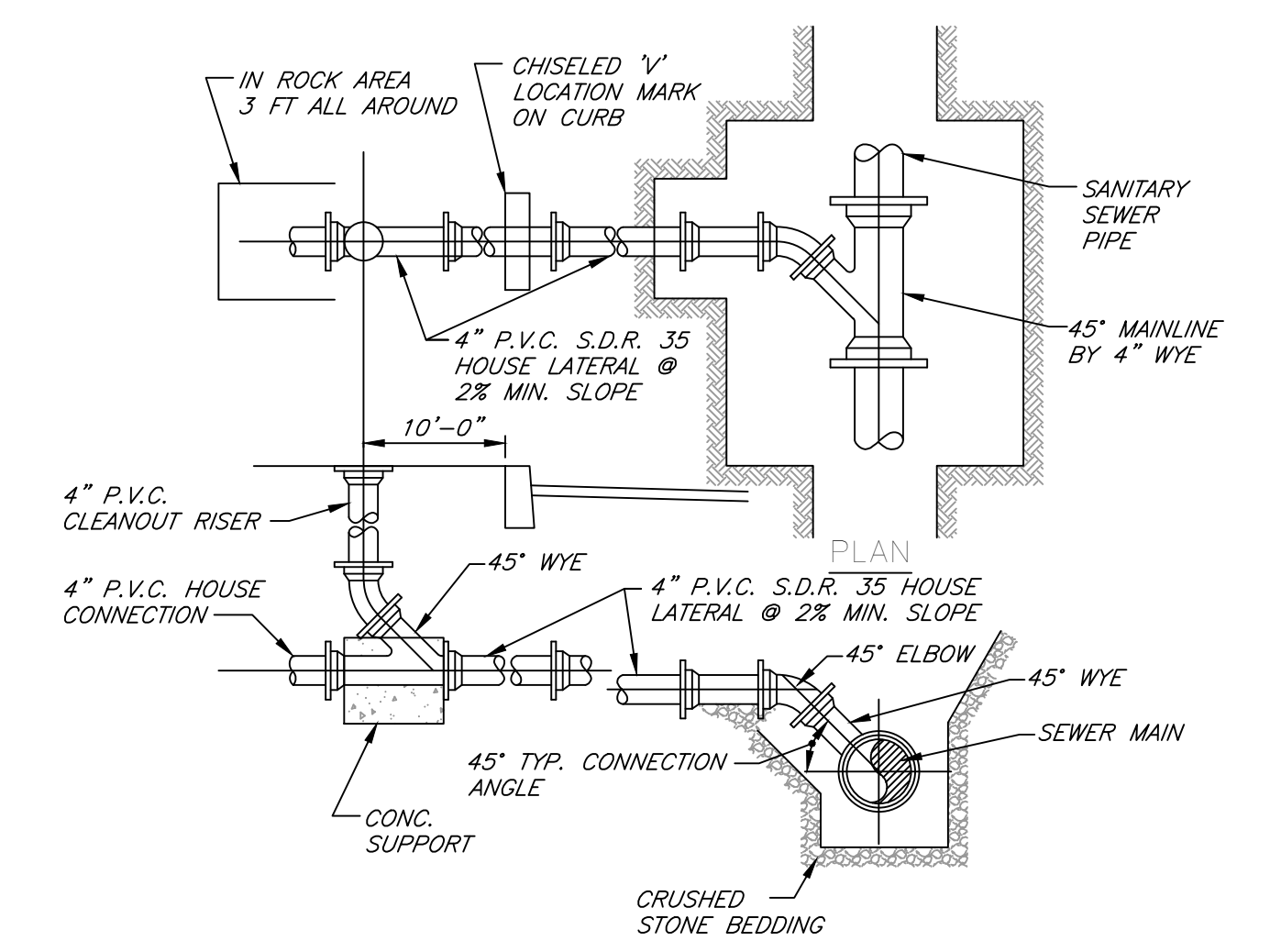
3'6" HI x 8' DIA. SEEPAGE PIT DETAIL
 (AS BUILT BY PEERLESS)
 N.T.S.



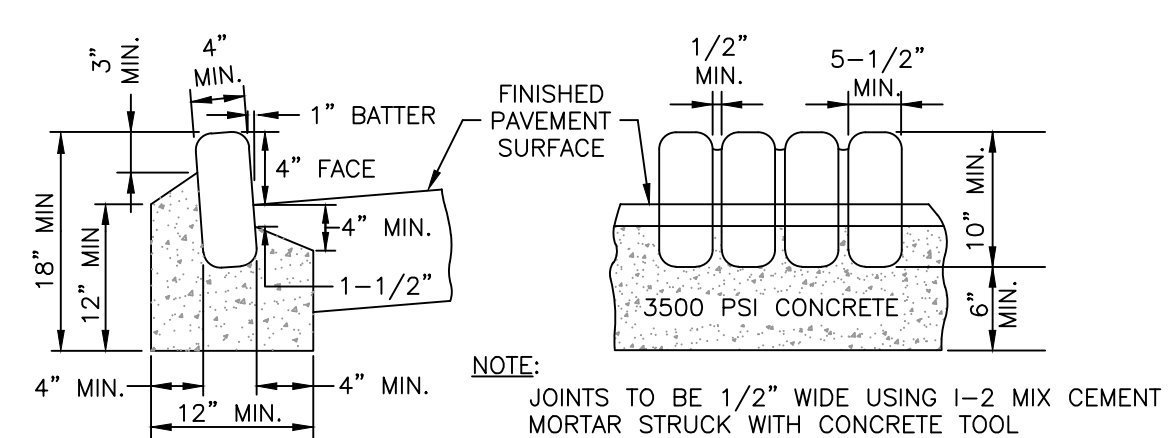
ROOF LEADER DETAIL
 N.T.S.



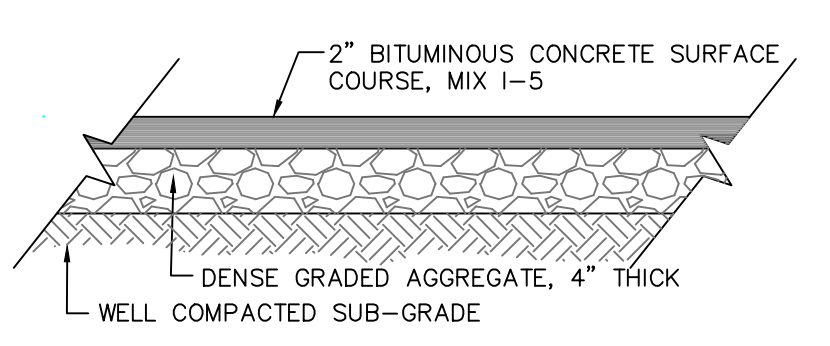
WATER SERVICE CONNECTION - POTABLE
 N.T.S.



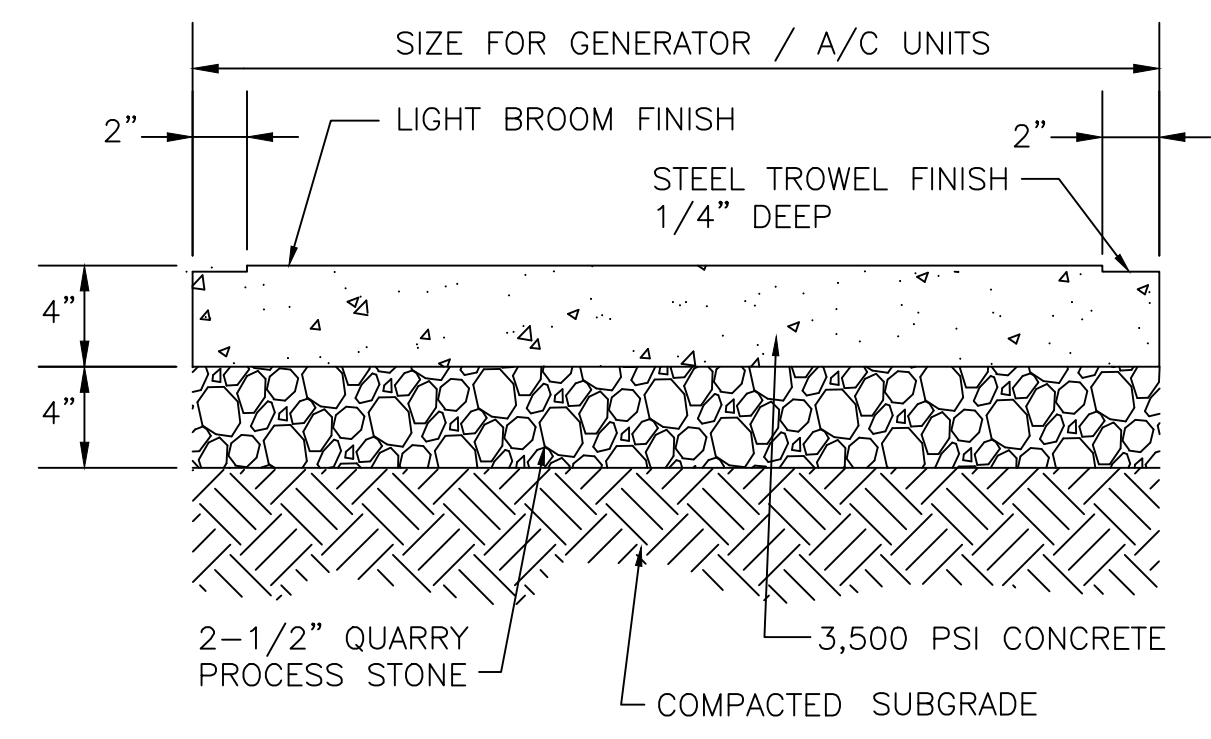
STANDARD SEWER LATERAL DETAIL
 N.T.S.



BELGIUM BLOCK CURB DETAIL
 N.T.S.

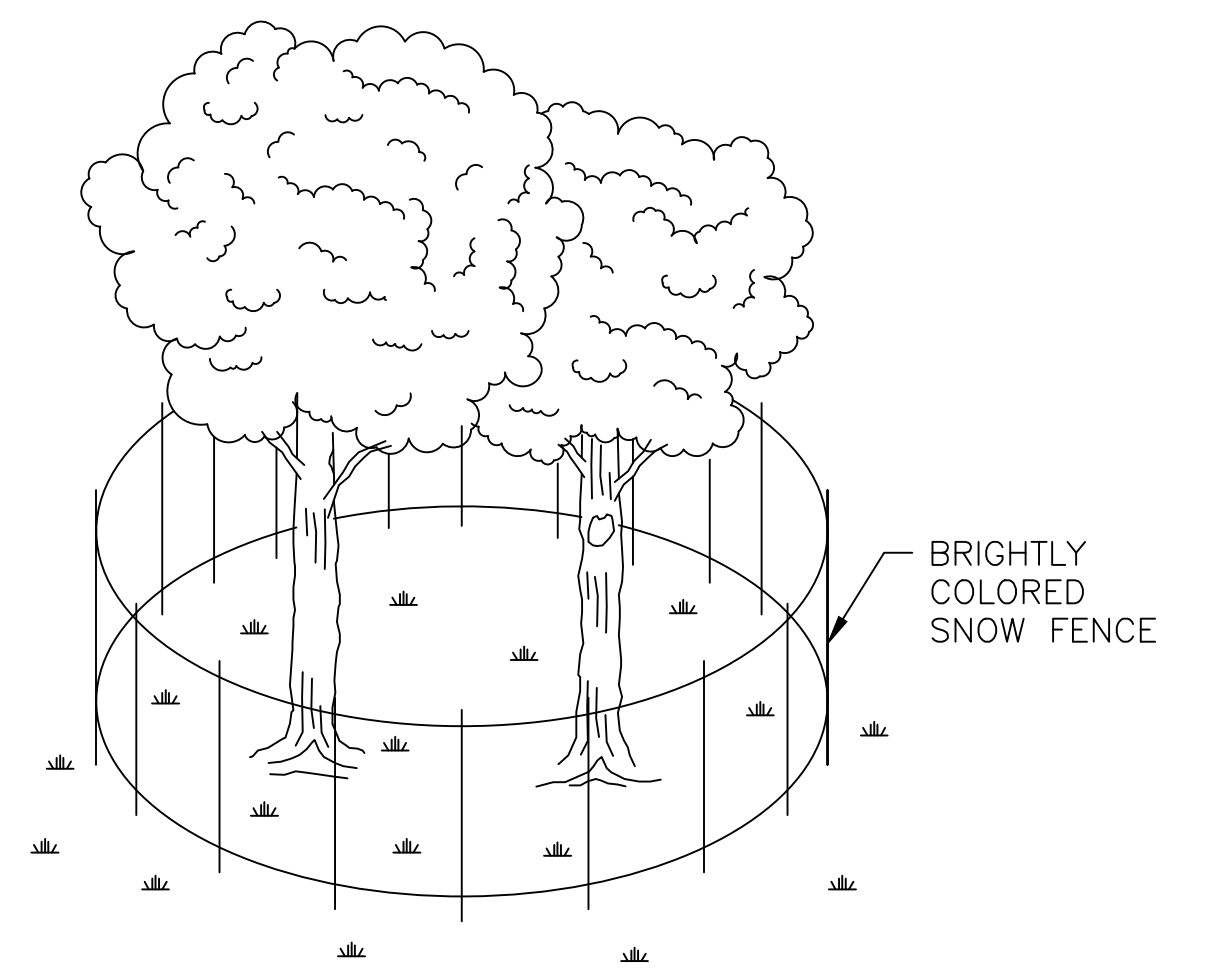


BITUMINOUS DRIVEWAY DETAIL
 N.T.S.

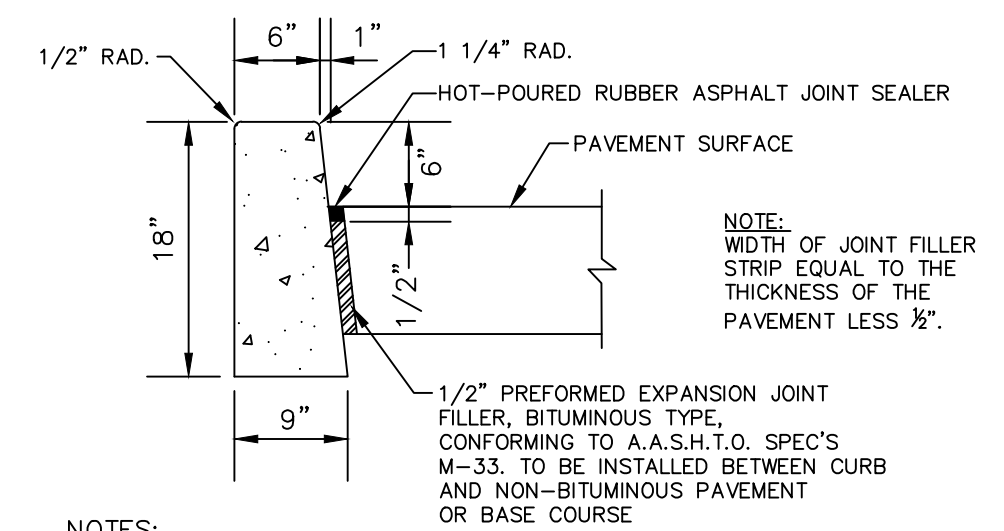


CONCRETE GENERATOR/AC PAD DETAIL
 N.T.S.

NOTE:
 AT THE DISCRETION OF THE INSTALLER, A PRE-MOLDED COMPOSITE PAD AS MANUFACTURED BY HAMILTON HOME PRODUCTS (OR EQUIVALENT) MAY BE SUBSTITUTED FOR CONCRETE PAD.

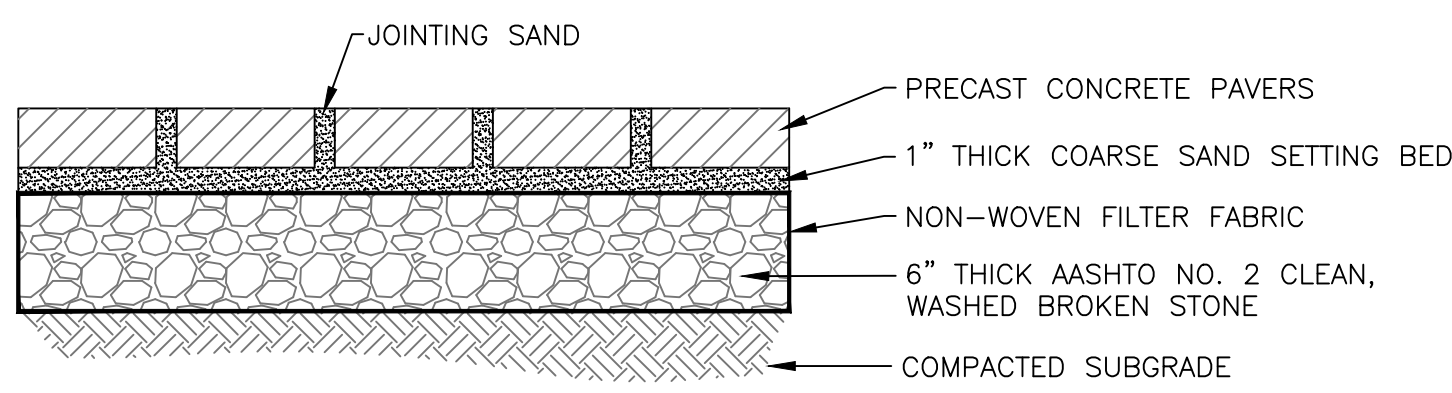


TREE PROTECTION DETAIL
 N.T.S.

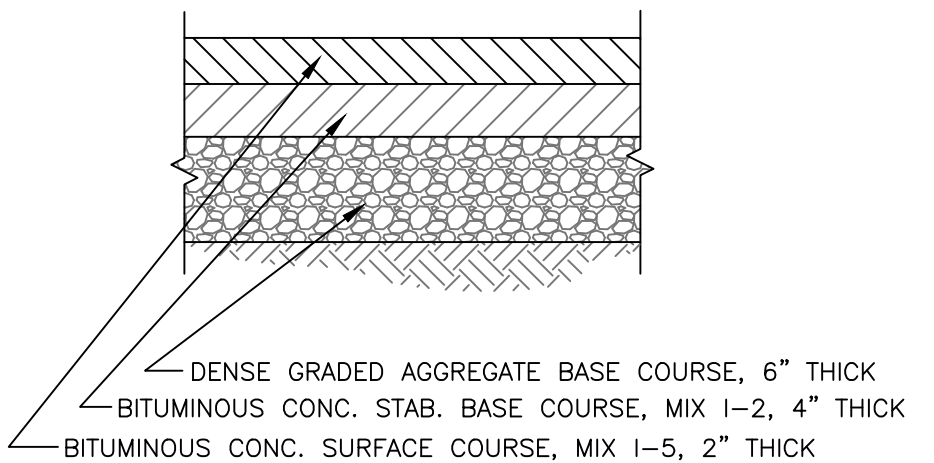


CONCRETE CURB DETAIL
 N.T.S.

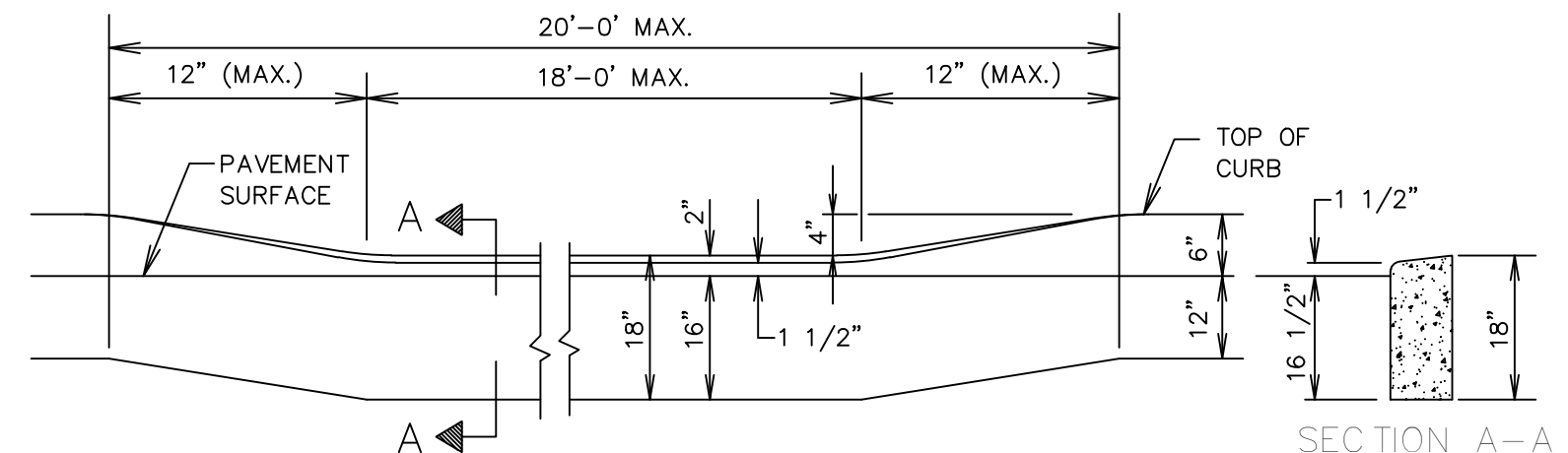
- NOTES:
1. NO "FACE FORMS" PERMITTED FOR CURB CONSTRUCTION. CURB FORMS TO EXTEND TO FULL DEPTH OF CURB.
 2. ALL BACKFILL TO BE N.J.D.O.T. DENSE GRADED AGGREGATE THAT IS FREE OF RECYCLED MATERIAL.
 3. CONCRETE TO BE N.J.D.O.T. CLASS "B" (AIR ENTRAINED).
 4. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. SPEC. M-213. RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
 5. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.



PAVER PATIO DETAIL
 N.T.S.



ROADWAY PAVEMENT DETAIL
 (SAWCUT AT LIMITS OF TRENCH)
 N.T.S.



DEPRESSED CURB AT DRIVEWAYS DETAIL
 N.T.S.

Date	Description	Check By
Revisions		
DETAIL SHEET		
Prepared For		
RRF PROPERTIES LLC		
12 Irene Court		
Block 84.04 - Lot 2		
Borough of Demarest		
Bergen County New Jersey		
Azzolina & Feury Engineering Inc.		
PROFESSIONAL ENGINEERS AND LAND SURVEYORS		
30 Madison Avenue, Paramus, NJ 07652 - (201) 845-8500 - Fax (201) 845-8525		
110 Stage Road, Morristown, NJ 08950 - (943) 752-8501 - Fax (943) 752-8212		
N.J. CERTIFICATE OF AUTHORIZATION		
24GA28003600		
Date: 4-11-24	Drawn By: JF	Checked By: PEP
Scale: N.T.S.	Dwg. No. 3 of 3	Job No.: 12466