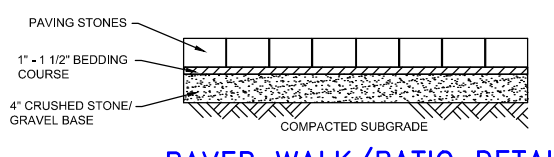


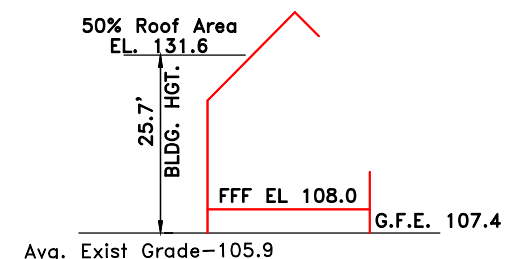
Residential BB District				
	Required	Existing	Proposed	Variance
Lot Area	30,000 sf	28,000 sf	28,000 sf	No
Frontage	150 ft	160.00 ft	160.00 ft	No
Lot Depth	150 ft	175.00 ft	175.00 ft	No
Setbacks				
Front Yard	50 ft	50.9 ft	50.2 ft	No
Side Yard	25 ft	43.5 ft	30.5 ft	No
Side Yard	25 ft	37.6 ft	30.8 ft	No
Rear Yard	50 ft	93.8 ft	73.8 ft	No
Bldg. Height	30 ft	-	25.7 ft	No
Bldg. Coverage	15%	2600 sf/9.3%	3322 sf/11.9%	No
Bldg/Drive Coverage	25%	4484 sf/16.0%	4758 sf/17.0%	No
Imp. Coverage	30%	5380 sf/19.2%	6,946 sf/24.8%	No
FAR**	22.5%	-	4045 sf/14.4%	No

** See Architectural Plans

LOT COVERAGE CALCULATIONS			
EXISTING DWELLING	2384	PROPOSED DWELLING	2976
ENC. PORCH	216	COV. PORCHES	346
TOTAL	2600 sf = 9.3%	TOTAL	3322 sf = 11.9%
OPEN PORCH	46	MECH PADS	42
WALK	210	FRONT WALK	180
PATIO	424	RETAINING WALLS	180
DRIVEWAY	2100	POOL EQUIPMENT	32
TOTAL	5380 sf = 19.2%	POOL/COPIING	576
		POOL PATIO	1006
		SUNKEN PATIO	192
		DRIVEWAY	1438
		TOTAL	6,946 sf = 24.8%



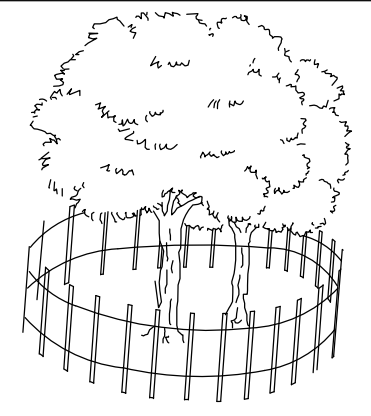
PAVER WALK/PATIO DETAIL
N.T.S.



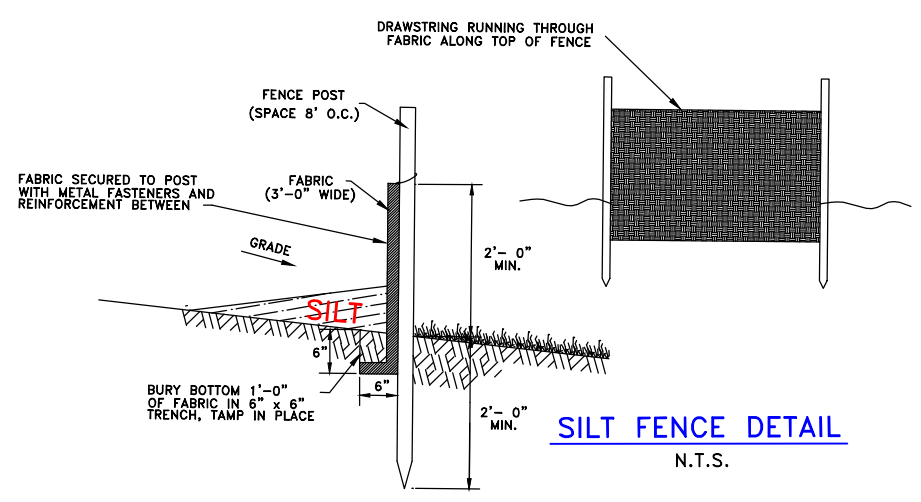
BUILDING HEIGHT CALCULATION
N.T.S.

Exist. Ground Elev.
109.9
109.5
109.2
109.1
108.7
108.3
108.1
105.8
105.2
104.7
104.4
103.8
103.2
101.5
100.4
100.5
100.6
100.8
101.1
104.8
105.8
106.7
107.2
107.6
108.1
108.6
108.8
109.1
109.3
104.0

Avg. Elev. 105.9
50% Area El. 131.6
Bldg. Hgt. 25.7'

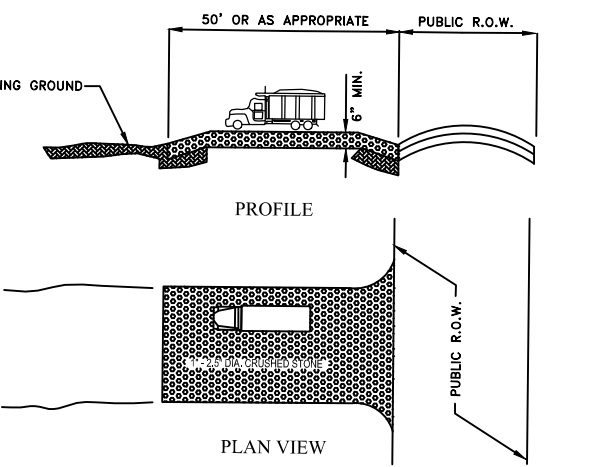


TREE PROTECTION DETAIL
N.T.S.

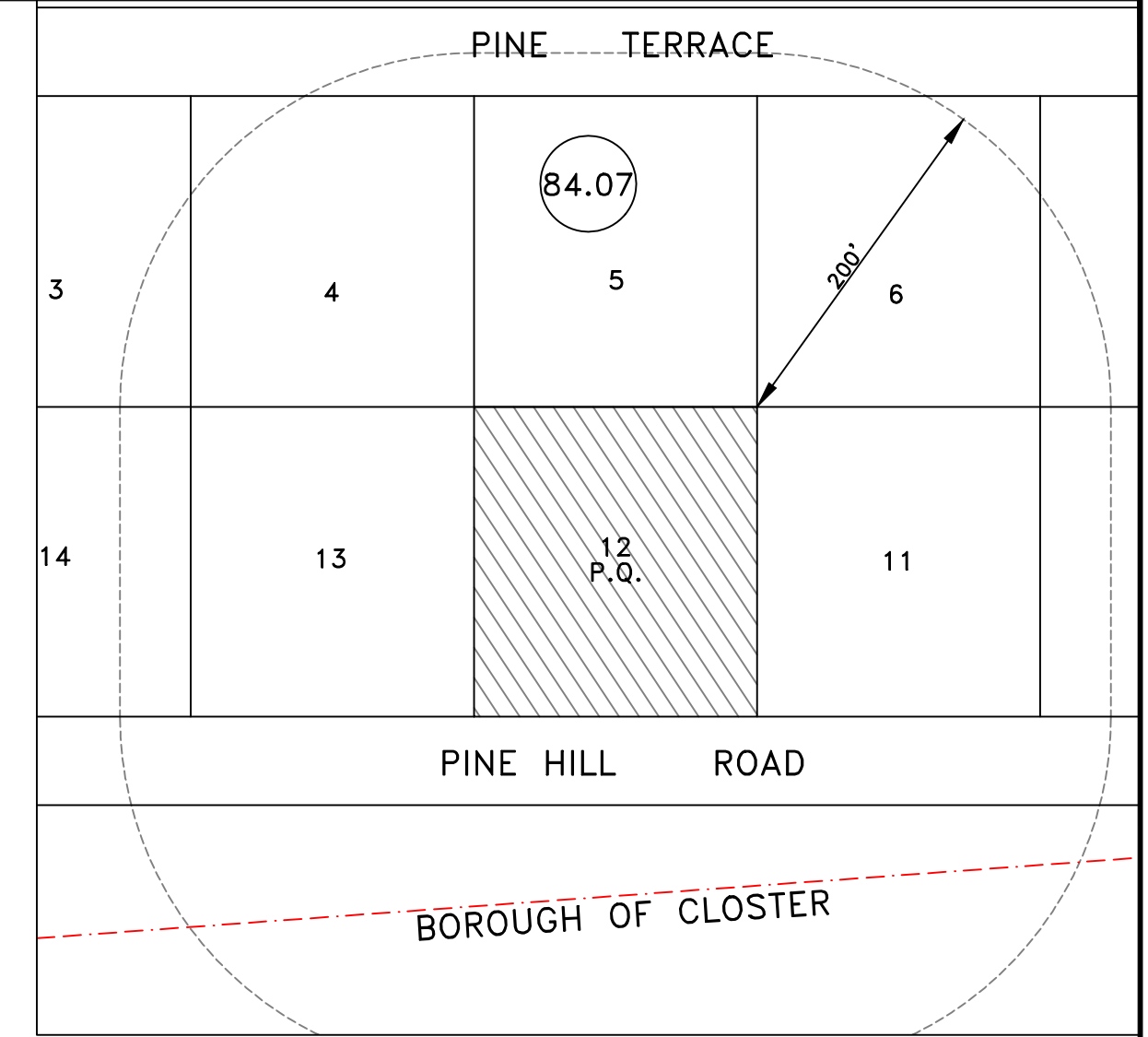


SILT FENCE DETAIL
N.T.S.

Soil Moving Requirements	
Basement	
Area = 2180 sf	Area w/1.5' overdig = 2520 sf
Avg. Cut = 7.5 ft	Cut = (2520 sf)(7.5 ft) = 700
Credit for exist. dwelling	
Bsm't area = 1740, Depth = 4.0'	(1740 sf)(4.0 ft) = 258
Total Cut = 700 - 258	442 cu yds cut
Backfill = (2520-2180)(7.5)	94 cu yds fill
Garage Fnd. 92 L.ft	
(92 ft)(4.5)(4.5)	69 cu yds cut
Backfill (2/3)(69)	46 cu yds fill
Pool - 480 x 4	71 cu yds cut
Seepage Pits	80 cu yds cut
	14 cu yds fill
Total Cut	659 cu yds cut
Total Fill	154 cu yds fill
Net Soil Removed from Site	505 cu yds

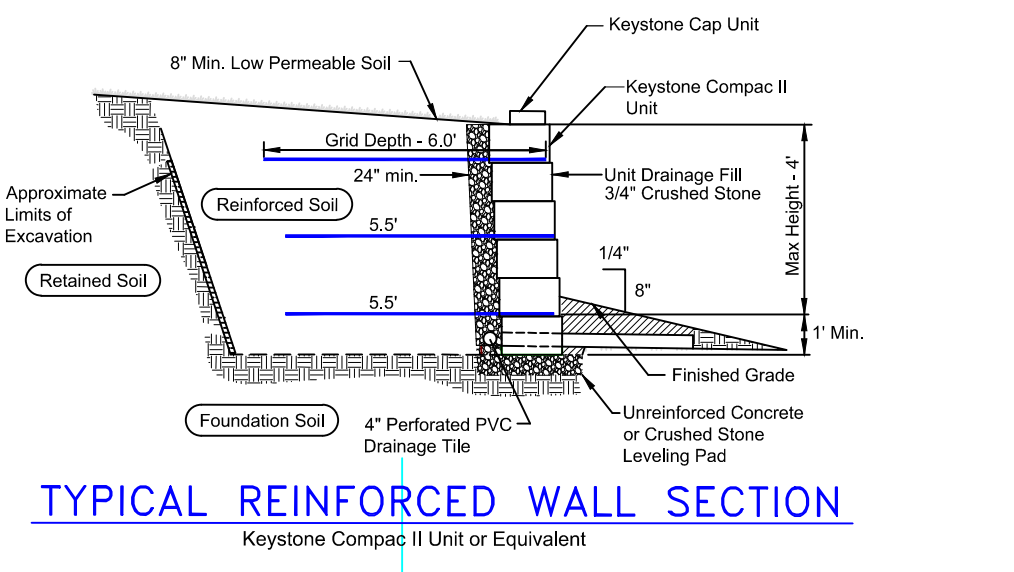
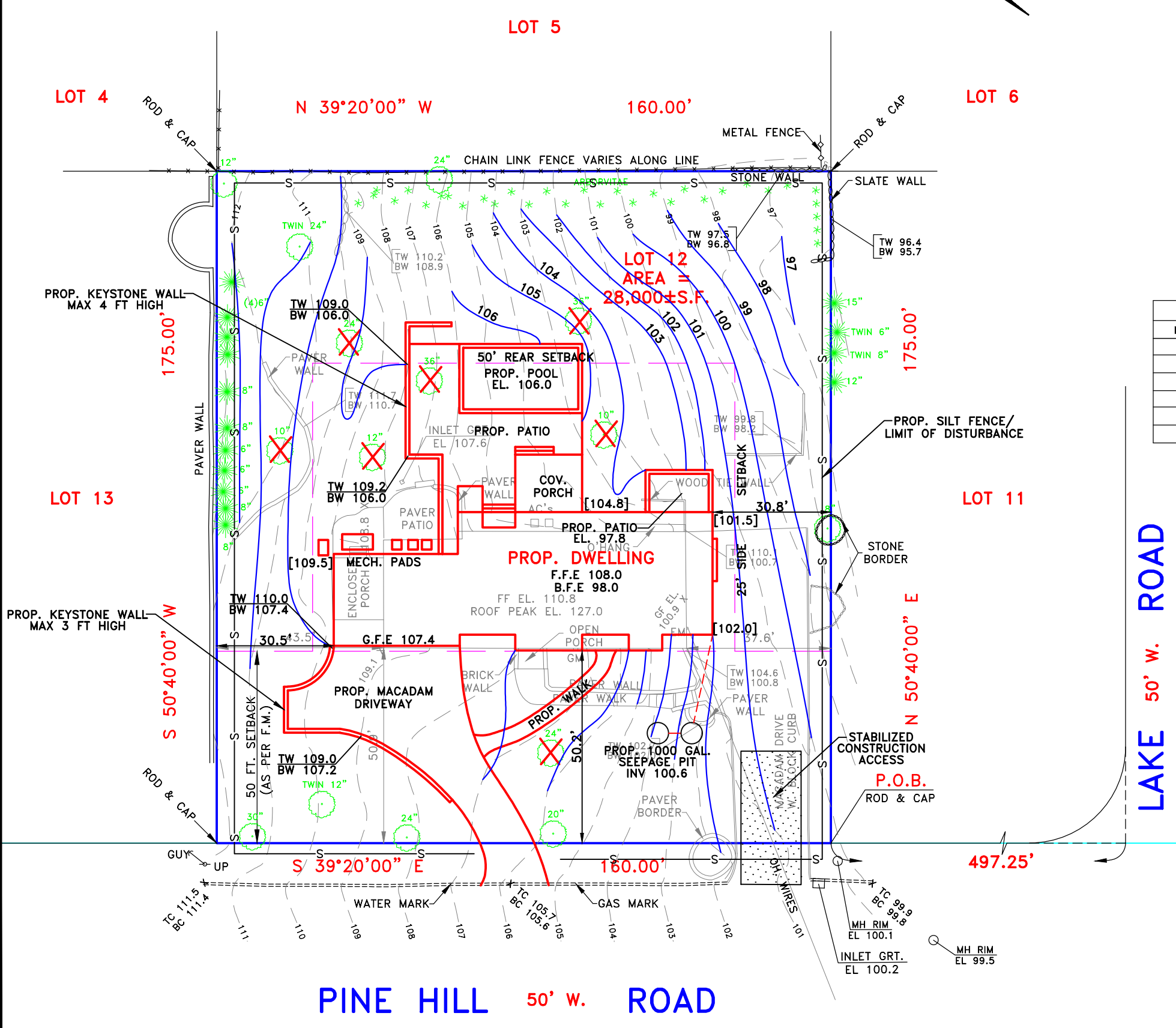


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



KEY MAP SCALE: 1"=100'

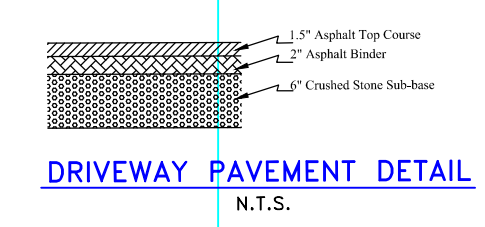
BLOCK 84.07



TYPICAL REINFORCED WALL SECTION
Keystone Compac II Unit or Equivalent

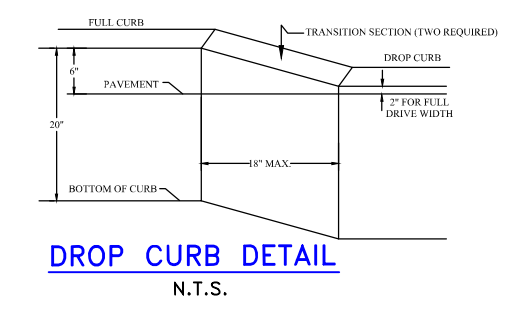
TREE REMOVAL LIST	
No.	CALIPER
1	10"
2	12"
2	24"
2	36"

TREE MITIGATION		
CALIPER	TREES REMOVED	REPLACEMENT TREES REQUIRED
6 TO 13	3	3 x 1 = 3
13 TO 23	0	0 x 2 = 0
23 TO 33	2	2 x 3 = 6
OVER 33	2	2 x 4 = 8
PROVIDE 17 TREES		

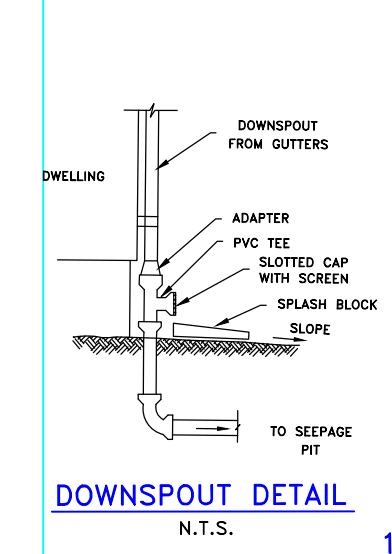


DRIVEWAY PAVEMENT DETAIL
N.T.S.

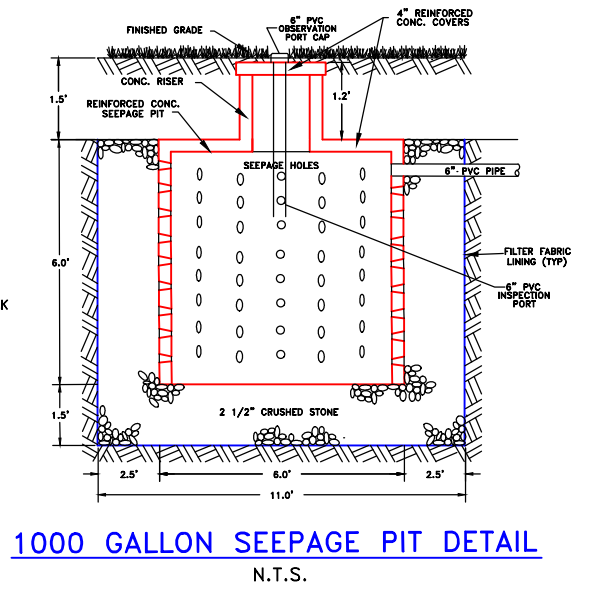
DRAINAGE CALCULATIONS			
10 Year Storm (1.2"/hr., 60 min. duration)			
Runoff Coef.	.99	Area	0.076 Acres
Dwelling		Volume	543.6 CF = 4,066 Gallons
Volume = (60*Qpeak)(60)		Minimum Storage Required:	4,066 Gallons
Storage Provided:	2 X 2626 = 5,252 Gallons		



DROP CURB DETAIL
N.T.S.



DOWNSPOUT DETAIL
N.T.S.



1000 GALLON SEEPAGE PIT DETAIL
N.T.S.

NOTES:

1. Applicant: Mia Rapaport
2. Property address: 20 Pine Hill Road Demarest, NJ.
3. Property known as Block 84.07, Lot 12 in accordance with the Tax Assessment Map of the Borough of Demarest.
4. Property is located in the Residential BB Zone.
5. Elevations based on Assumed Datum.
6. Existing spot elevations indicated with an X. Proposed spot elevations in [].
7. Underground utility locations to be verified and marked-out in the field prior to commencement of construction activities.
8. Location of existing utility connections from previous structure are to be inspected. If same are not in acceptable condition, new service connections shall be installed in accordance with Borough specifications.
9. Roof leaders shall be connected to proposed seepage pits as shown.
10. The applicant shall be responsible for the replacement of any curbing or pavement damaged or destroyed as a result of construction activities or in disrepair as determined by the Borough Engineer. The applicant shall be responsible to immediately remove any soil tracked or washed onto the street.
11. All existing structures to be removed.
12. Survey and topography performed May 27, 2024 by Lantelme, Kurens & Associates.
13. The top layer of soil for a depth of 8" shall be set aside for retention on the premises and shall be respread when the proposed soil moving has been completed and is at the levels of the contour lines approved by the Mayor and Council of the Borough.
14. Window well to drain to footing drains.
15. The applicant shall notify the Borough at least 72 hours prior to any work commencing on the Borough's right-of-way and/or underground stormwater detention system installation. The Applicant shall provide the Borough Engineer with Seasonal High Water Table and soil infiltration testing results for review and approval prior to proposed seepage pit installation.
16. Applicant shall not temporarily or permanently grade the site as to direct runoff off-site. Any damages caused by an increase in runoff or improper drainage shall be repaired by the applicant.
17. The Applicant shall be responsible for the maintenance and operation of the proposed underground stormwater detention system.

McClellan Engineering

84 Gettysburg Way Lincoln Park, New Jersey (862) 668-1160

SCALE: 1"=30'	SITE PLAN FOR MIA RAPAPORT Lot 12 Block 84.07 20 Pine Hill Road Borough of Demarest, Bergen County, N.J.	PROPERTY SITUATED IN THE BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY.	Sean P. McClellan P.E. 45194
DATE: OCTOBER 23, 2024			
PREPARED BY: SPM			
LOT No. 12			
BLOCK No. 84.07			
FILE No. SP20PINE			