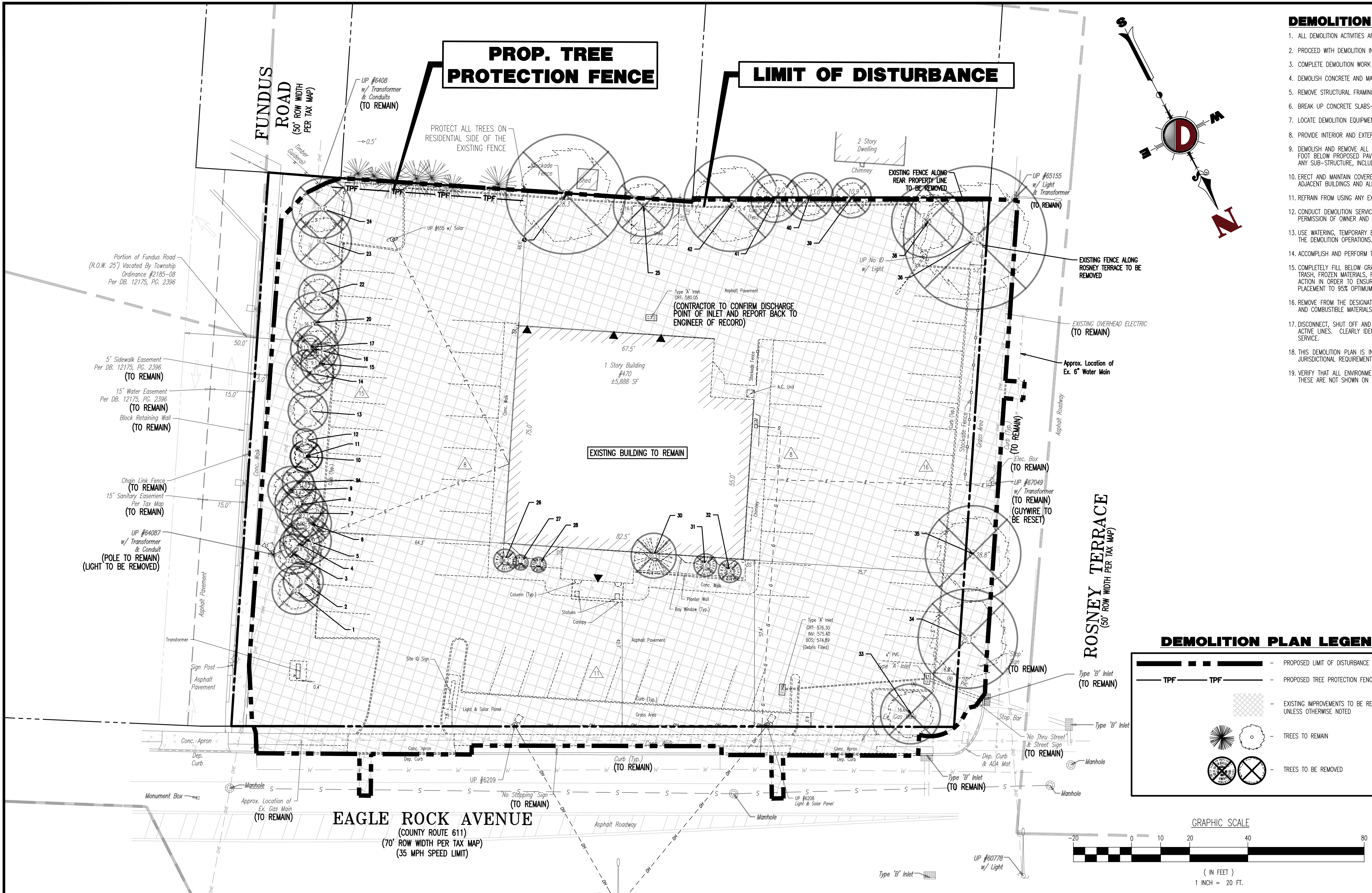




DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BELOW BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOLOGICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERKILL ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. VERIFY THAT ALL ENVIRONMENTAL CONCERNS INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD BASED PAINT, HAZMAT MATERIALS, UNDERGROUND STORAGE TANKS, AND TRANSFORMERS HAVE BEEN REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE ARE NOT SHOWN ON THE PLANS. REFER TO ENVIRONMENTAL REPORTS AND DOCUMENTS FOR LOCATIONS AND DISPOSAL PROCEDURES.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

TABLE A TREE REPLACEMENT CHART

DBH OF TREE BEING REMOVED	REQUIRED ACTION	PROPOSED NUMBER OF TREES BEING REMOVED COUNTED TOWARDS REPLACEMENT	REQUIRED NUMBER OF TREES FOR REPLACEMENT
4"-6"	REPLACE WITH ONE 2.5" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREE WITH A MINIMUM OF 6'-FEET TALL.	5 TREES TO BE REMOVED 5 ARE VABLE TREES 0 ARE INVASIVE TREES 0 ARE NON-VABLE TREES	(1) X 5 = 5 REPLACEMENT TREE AT 2.5" CAL.
6"-13"	REPLACE WITH EITHER TWO 4" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREES; OR FOUR 2.5" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREE WITH A MINIMUM OF 6'-FEET TALL.	5 TREES REQ. REPLACEMENT 20 TREES TO BE REMOVED 3 ARE VABLE TREES 16 ARE INVASIVE TREES 1 IS A NON-VABLE TREE	(4) X 3 = 12 REPLACEMENT TREES AT 2.5" CAL.
13"-22"	REPLACE WITH EITHER THREE 4" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREES; OR SIX 2.5" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREE WITH A MINIMUM OF 6'-FEET TALL.	3 TREES REQ. REPLACEMENT 9 TREES TO BE REMOVED 0 ARE VABLE TREES 8 ARE INVASIVE TREES 1 ARE NON-VABLE TREES	(6) X 0 = 0 REPLACEMENT TREES AT 2.5" CAL.
23"-32"	REPLACE WITH EITHER FOUR 4" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREES; OR EIGHT 2.5" NATIVE NON-PESTICIDE/ HERBICIDE TREATED TREE WITH A MINIMUM OF 6'-FEET TALL.	0 TREES REQ. REPLACEMENT 4 TREES TO BE REMOVED 0 ARE VABLE TREES 2 ARE INVASIVE TREES 2 ARE NON-VABLE TREES	(8) X 0 = 0 REPLACEMENT TREES AT 2.5" CAL.
OVER 33"	REPLACE WITH EITHER FIVE 4" INCH NATIVE NON-PESTICIDE/HERBICIDE TREATED TREE; OR TEN 2.5" NATIVE NON-PESTICIDE/HERBICIDE TREATED TREES. EACH TREE SHALL BE A MINIMUM OF 6'-FEET TALL.	0 TREES REQ. REPLACEMENT 1 TREE TO BE REMOVED 0 ARE VABLE TREES 0 ARE INVASIVE TREES 1 ARE NON-VABLE TREES	(10) X 0 = 0 REPLACEMENT TREES AT 2.5" CAL.
NON-VABLE TREES	NON-VABLE / HAZARDOUS AND SHALL BE REPLACED AT A 1:1 BASIS AS NOTED IN § 28-8A. NUMBER OF NON-VABLE/HAZARDOUS TREES TO BE REMOVED: 5	0 TREES REQ. REPLACEMENT	(5) X 1 = 5 TREES AT 2 1/2" CAL.
			TOTAL TREES REQUIRED FOR REPLACEMENT: 22 TREES AT 2 1/2" CAL; 6' MIN HEIGHT TOTAL PROPOSED TREES: 64 AT 2 1/2" CAL; 6' MIN HEIGHT (COMPLIES)

LaMona Forestry Field Check 29 Mar 2026				
TREE No.	Common Name	DBH	Conditon	Condit_Notes_LFC
1	Black cherry	10.9	Fair	
2	White ash**	10.8	Dead Hazard	
3	Black locust *	12.6	Poor	Tree topped, heavily damaged, utility pruning; fungal conks
4	Norway maple*	8.8	Poor	Tree heavily damaged by utility pruning, topped
5	Norway maple*	9.9	Hazard	Trunk, profoundly hollow, rotted; high risk
6	Norway maple*	9.7	Fair	
7	Norway maple*	12.7	Poor	Tree has been topped, utility conflict; fungal, fruiting bodies; dying
8	Norway maple*	13.1	Fair	Declining, hazardous, dead branches, upper; fair condition overall
9	Black locust *	14.4	Poor	Topped due to utility conflict; crown off balance; poor condition overall
9A	Black locust *	7.8	Hazard	Mostly dead; severe wood decay; leans toward parking lot, hazard
10	Black locust *	6.7	Fair	
11	Black locust *	6.3	Fair	
12	Black cherry	4.2	Fair	
13	Black locust *	10.4	Poor	Damaged by utility pruning, crown, one-sided, leaning; hazardous, dead branches
14	Black locust *	13.3	Poor	Damaged by utility pruning, crown, trunk decayed; one-sided, leaning; hazardous, dead branches
15	Black locust *	9.1	Fair	Some trunk decay
16	Black locust *	9.3	Fair	
17	Black locust *	11.5	Poor	Heavy utility prune Crown off balance
20	Black locust *	16.3	Poor	Codominant trunk, 1/2 dying; heavily infected with wood decay fungi; weak co-dominant branch union; high risk
22	Norway maple*	6.8	Fair	
23	Black locust *	16.9	Fair	Canopy off-balance due to heavy utility pruning; overall fair
24	Black locust *	15.4	Hazard	Double other 13.4; heavily damaged by pruning; weak base attachment; fungal, infestation; hazardous

25	Mulberry**	16.9	Poor	Dbl trunk; Deform trunk base; root system restricted on 1/2; damaging fence; weak, codominant trunks, high risk; hazardous, dead branches
26	Aborvitoe	4.2	Poor	
27	Aborvitoe	4.7	Poor	
28	Aborvitoe	5.9	Poor	
30	Hinoki cypress	10.3	Fair	
31	Japanese maple	4.0	Poor	
32	Weeping Norway spruce	6.8	Poor	
33	Callery pear*	16.6	Poor	Heavily pruned now has top decline; decaying branches; poor branch structure, codominant with included bark; poor or hazardous condition
34	Zelkova**	25.1	Poor	Crown damage from utility pruning on street side; profound decay, off-balance crown; uprooting risk; many weak branch unions with included bark
35	Zelkova**	28.8	Hazard	Crown damage from utility pruning on street side; profound decay, off-balance crown; uprooting risk; many weak branch unions with included bark
36	Mulberry**	15.4	Hazard	One tree with 4 divergent trunks; diameters: 10.4, 10.9, 15.4, 11.4; hazardous basal defect included bark, wood decay, endangers road. call this "36/37" = one tree
38	Tree-of-Heaven*	17.8	Hazard	Dead, half broken; profoundly hazardous
39	Tree-of-Heaven*	10.9	Hazard	Half dead, top breaking
40	Tree-of-Heaven*	13.0	Hazard	Dbl - 13+13; hazardous; severely deformed base; top dieback
41	Tree-of-Heaven*	12.0	Hazard	Dying, breaking up, hazardous
42	Tree-of-Heaven*	25.4	Dead hazard	Dead, half broken; profoundly hazardous
43	Black locust *	28.3	Hazard	Profound basal & structural defects; root system highly compromised on one side; hazard to adjacent properties

NOTES:

TOTAL TREES REMOVED: 39 *NON-NATIVE INVASIVE TREES **NON-VABLE TREES

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TITLE: DEMOLITION AND TREE REMOVAL PLAN EXHIBIT	
PROJECT: MPB REALTY, LLC PROPOSED POFETE'S & IHOP RESTAURANT	JOB No: 1021-99-025 (DATE: 03/06/2026)
DRAWN BY: TNH	SCALE: (H) 1"=20' (V)
DESIGNED BY: PG/MW	SHEET No:
CHECKED BY: MJB	
CHECKED BY: -	
MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54522	MARLA A. ROLLER LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE NO. 21AS00053700
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