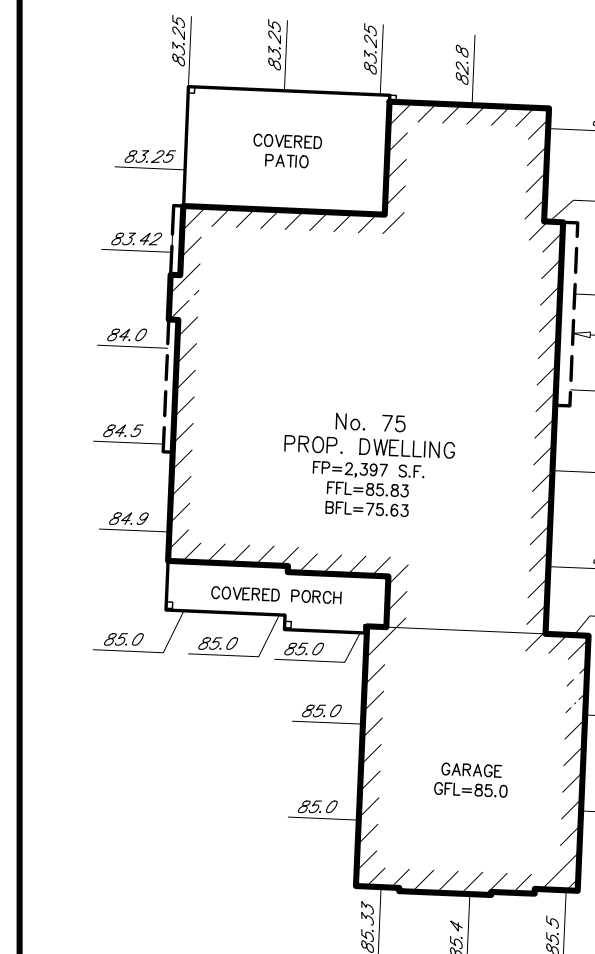


200' PROPERTY OWNERS' LIST

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ASPT' LOTS
85.04	1	2	1	171 GARDEN ST & BONHIE DRIVE DEMAREST, NJ	171 ORCHARD RD	
85.05	6	2	1	SINGH, DAVID & WAHIE TRISTE DEMAREST, NJ	172 ORCHARD RD	
88	1	10C	1	BOROUGH OF DEMAREST DEMAREST NJ	49 ANDERSON AVE	
85.01	2	2	1	LOWE'S, JESSIE & MAYA DEMAREST NJ	166 ORCHARD RD.	LOTS 4, 02 & 5, 02
85.04	6	2	1	KIM, JAE HWA & MOH, HYE JIN DEMAREST, NJ	172 ORCHARD RD.	
85.02	1.01	2	1	WU, SHIANG DEMAREST NJ	165 ORCHARD RD	
120	13	4A	1	ALFA COUNTRY CLUB DEMAREST NJ	80 ANDERSON AVE	L16-18, 20-25, 30, 01

UTILITIES LIST

Verizon New Jersey PO Box 16801 Newark, NJ 07101-6801 Attn: Corporate Secretary	Public Service Electric & Gas PO Box 14444 New Brunswick, NJ 08906-4444
Veeva (Suez) Water New Jersey PO Box 371804 Pittsburgh, PA 15250-7804	Bergen County Utilities Authority PO Box 9 Little Ferry, NJ 07643-0009
Orange & Rockland Utilities, Inc. Rockland Electric Company PO Box 1009 Spring Valley, NY 10977	Bergen County Planning Board County of Bergen One Bergen County Plaza Hackensack, NJ 07601



BUILDING HEIGHT SCHEMATIC

AVG. NATURAL GRADE = 84.27

PROPOSED BUILDING HEIGHT CALC'S

AVG. NATURAL GRADE	=	84.27
MID ROOF ELEV	=	111.25
	=	26.98 FT.

EXISTING BLDG. COVERAGE CALC'S

DWELLING	=	1,926 S.F.
	=	1,926 S.F./14,534.23 S.F. = 13.25%

EXISTING IMPROVED LOT COVERAGE CALC'S

BLDG. COVERAGE	=	1,926 S.F.
DRIVEWAY	=	1,867 S.F.
DECK	=	298 S.F.
MACADAM & STEPS	=	227 S.F.
WALK, CONC., & STEPS	=	188 S.F.
	=	4,504 S.F./14,534.23 S.F. = 30.99%

EXISTING RES. & PARKING COVERAGE CALC'S

BLDG. COVERAGE	=	1,926 S.F.
DRIVEWAY	=	1,867 S.F.
	=	3,793 S.F./14,534.23 S.F. = 26.10%

EXISTING LIVABLE FLOOR AREA CALC'S

1ST FLOOR	=	1,540 S.F.
2ND FLOOR	=	1,125 S.F.
	=	2,665 S.F./14,534.23 S.F. = 18.34%

PROPOSED BLDG. COVERAGE CALC'S

DWELLING	=	2,397 S.F.
COVERED PORCH	=	126 S.F.
COVERED PATIO	=	262 S.F.
OVERHANGS	=	50 S.F.
	=	2,835 S.F./14,534.23 S.F. = 19.50%

PROPOSED IMPROVED LOT COVERAGE CALC'S

BLDG. COVERAGE	=	2,835 S.F.
DRIVEWAY	=	2,135 S.F.
REAR STEPS	=	38 S.F.
	=	5,008 S.F./14,534.23 S.F. = 34.46%

PROPOSED RES. & PARKING COVERAGE CALC'S

BLDG. COVERAGE	=	2,835 S.F.
DRIVEWAY	=	2,135 S.F.
	=	4,970 S.F./14,534.23 S.F. = 34.20%

PROPOSED LIVABLE FLOOR AREA CALC'S

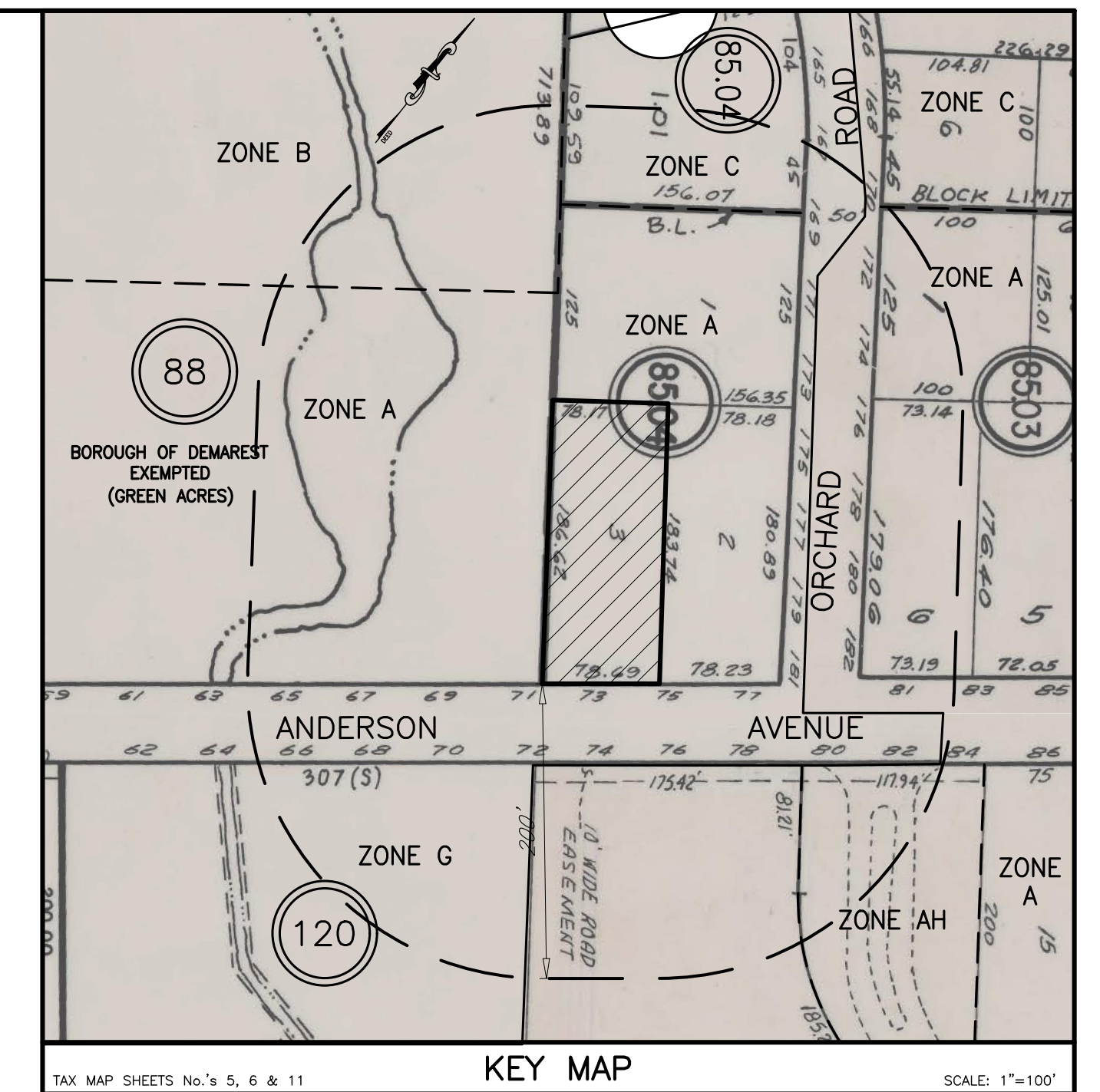
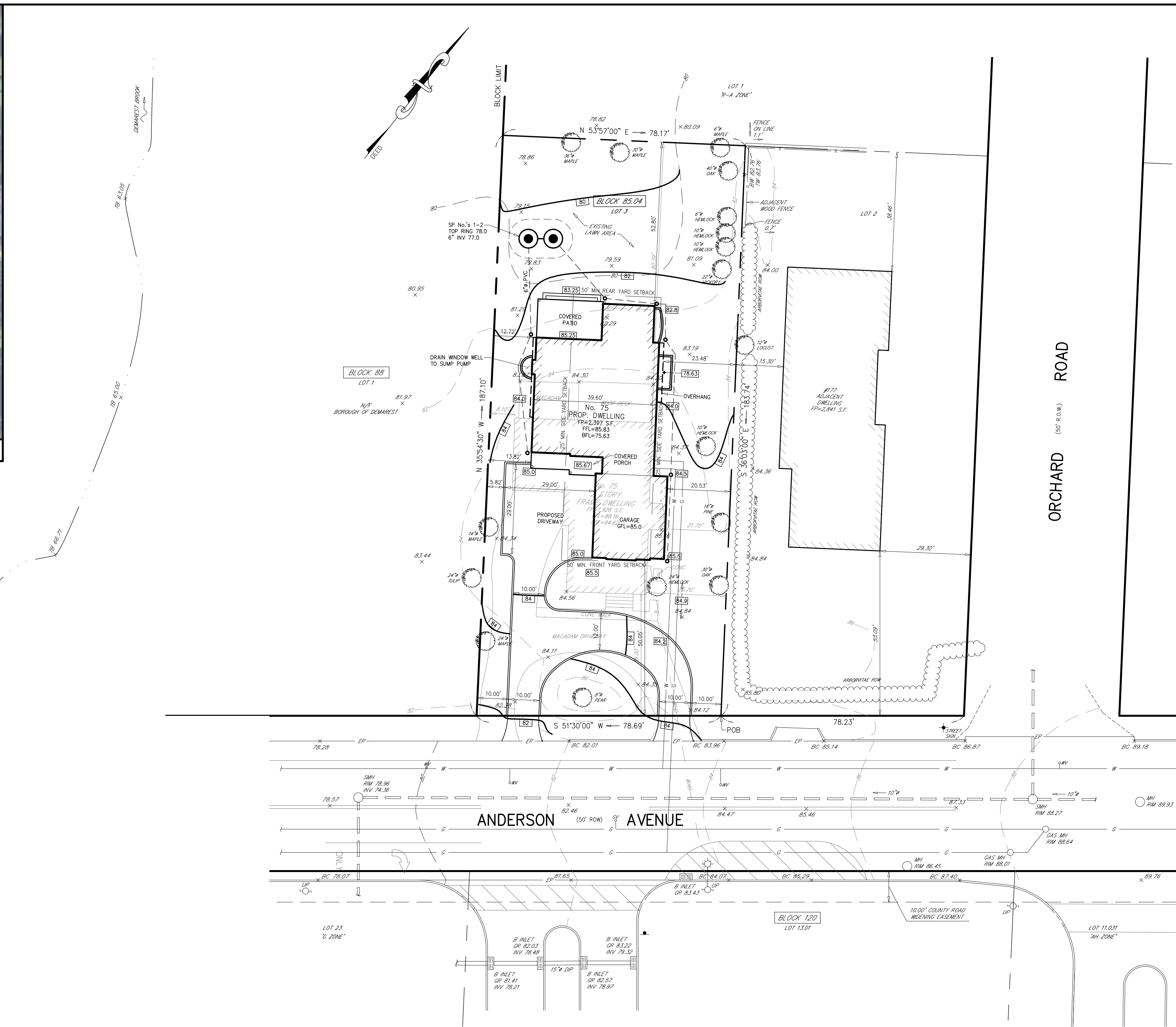
1ST FLOOR	=	1,780 S.F.
2ND FLOOR	=	2,343 S.F.
	=	4,123 S.F./14,534.23 S.F. = 28.37%

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF DEMAREST _____ 2026

CHAIRMAN _____
SECRETARY _____

APPROVED BY THE BOROUGH ENGINEER OF THE BOROUGH OF DEMAREST _____ 2026

BOROUGH ENGINEER _____



ZONING NOTES

ZONE: RESIDENCE A	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	14,534.23 S.F. (1)	NO CHANGE
MIN. FRONTAGE	200 FT.	78.69 FT. (1)	NO CHANGE
MIN. LOT DEPTH	200 FT.	183.74 FT. (1)	NO CHANGE
MIN. FRONT YARD	50 FT.	39.00 FT. (1)	50.00 FT.
MIN. SIDE YARD (STREET)	50 FT.	N/A	N/A
MIN. SIDE YARD (LOT)	25 FT.	8.10 FT. (1)	12.72 FT. *
MIN. REAR YARD	50 FT.	90.39 FT. (1)	52.80 FT.
MIN. REAR YARD WIDTH	200 FT.	78.17 FT. (1)	NO CHANGE
MAX. BLDG. COVERAGE	15%	13.25% (1)	19.50% *
MAX. IMPROVED LOT COVERAGE	30%	30.99% (1)	34.46% *
MAX. RES. & PARKING COVERAGE	25%	26.10% (1)	34.20% *
MAX. LIVABLE FLOOR AREA	22.5%	18.34%	28.37% *
MAX. BUILDING HEIGHT	33 FT.	N/A	26.98 FT.

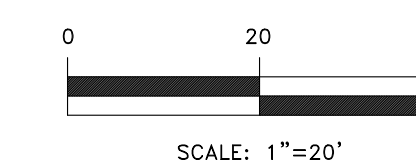
(1) EXISTING, NON-CONFORMING CONDITION
* VARIANCE REQUIRED

GENERAL NOTES

- ELEVATIONS BASED ON NAVD '88.
- TOTAL LOT AREA = 14,534.23 S.F. (0.33 Ac.).
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- INSTALL CLEANOUTS AT ALL BENDS IN ROOF DRAINS. ALL ROOF DRAINS TO BE CONNECTED TO CULTEC CHAMBERS.
- THE BOROUGH ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE CONSTRUCTION OF SEEPAGE PITS IN ORDER TO PROVIDE AN OBSERVER DURING THE EXCAVATION FOR THE SEEPAGE PITS.
- TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. NO SOIL MOVEMENT AND/OR STOCKPILING OF MATERIAL AND NO OPERATION OF CONSTRUCTION VEHICLES IS PERMITTED WITHIN TEN FEET OF SAID TREES.
- ALL DAMAGED CURB AND STREETS TO BE REPAIRED BY CONTRACTOR TO BOROUGH STANDARDS.
- STREETS TO BE CLEANED EVERYDAY IF NECESSARY.
- EXISTING IMPROVED COVERAGE = 4,504 S.F.
PROPOSED IMPROVED COVERAGE = 5,008 S.F.
NET INCREASE = 504 S.F.
- A SOIL TEST SHALL BE PROVIDED INCLUDING INFORMATION REGARDING THE LOCATION OF THE SEASONAL HIGH-WATER TABLE (SHWT) PRIOR TO THE CONSTRUCTION OF THE CULTEC CHAMBERS.
- PER NEW JERSEY'S STORMWATER BEST MANAGEMENT PRACTICES MANUAL, IT SHALL BE CONFIRMED THAT THE BOTTOMS OF THE SEEPAGE PITS ARE AT LEAST 2 FEET ABOVE THE SHWT.
- THE BOROUGH ENGINEER SHALL BE NOTIFIED TO INSPECT THE SEEPAGE PITS PRIOR TO BACKFILLING.
- THE OWNER OF THE PREMISES OR THE PERSON IN CHARGE OF SOIL RELOCATION, WHEN PERMISSION HAS BEEN DULY GRANTED, SHALL NOT TAKE AWAY THE TOP LAYER OF SOIL FOR A DEPTH OF 8", BUT SUCH TOP LAYER OF SOIL TO A DEPTH OF 8" SHALL BE SET ASIDE FOR RETENTION ON THE PREMISES AND RE-SPREAD OVER THE PREMISES WHEN THE REST OF THE SOIL HAS BEEN MOVED PURSUANT TO LEVELS OF CONTOUR LINES APPROVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF DEMAREST.
- THE APPLICANT IS RESPONSIBLE FOR PROCURING ALL APPLICABLE FEDERAL, STATE, AND COUNTY APPROVALS NECESSARY.
- THE APPLICANT WILL BE RESPONSIBLE FOR REMEDIATING ANY DRAINAGE ISSUES CAUSED BY THE PROPOSED DEMOLITION ACTIVITIES DURING OR AFTER CONSTRUCTION. WATER RUNOFF DIRECTED TO NEIGHBORING PROPERTIES IS PROHIBITED. HOWEVER, IF WATER RUNOFF DOES ENTER NEIGHBORING PROPERTIES AS A RESULT OF PROPOSED LAND DISTURBANCE AND CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR REMEDIATING THAT SITUATION AT NO ADDITIONAL COST TO THE BOROUGH.
- ENTIRE SITE WITHIN 300 FT. OF RIPARIAN ZONE OF DEMAREST BROOK.
- APPLICANT PROCEEDING WITH CONSTRUCTION UNDER NJDEP FFA PERMIT-BY-RULE 10 N.J.A.C. 7:13-7.10 GENERAL CONSTRUCTION WITHIN AN ACTIVELY DISTURBED RIPARIAN ZONE.

REFERENCES

- VBOOK 5523, PAGE 1028.
- A CERTAIN MAP ENTITLED "MAP OF VILLA SITES AT DEMAREST IN THE TOWNSHIP OF HARRINGTON" FILED IN THE B.C.C.O. ON JUNE 19, 1893 AS MAP NO. 642; BEING LOT 27 ON SAID MAP.
- BOROUGH OF DEMAREST TAX MAPS.



SCALE: 1"=20'

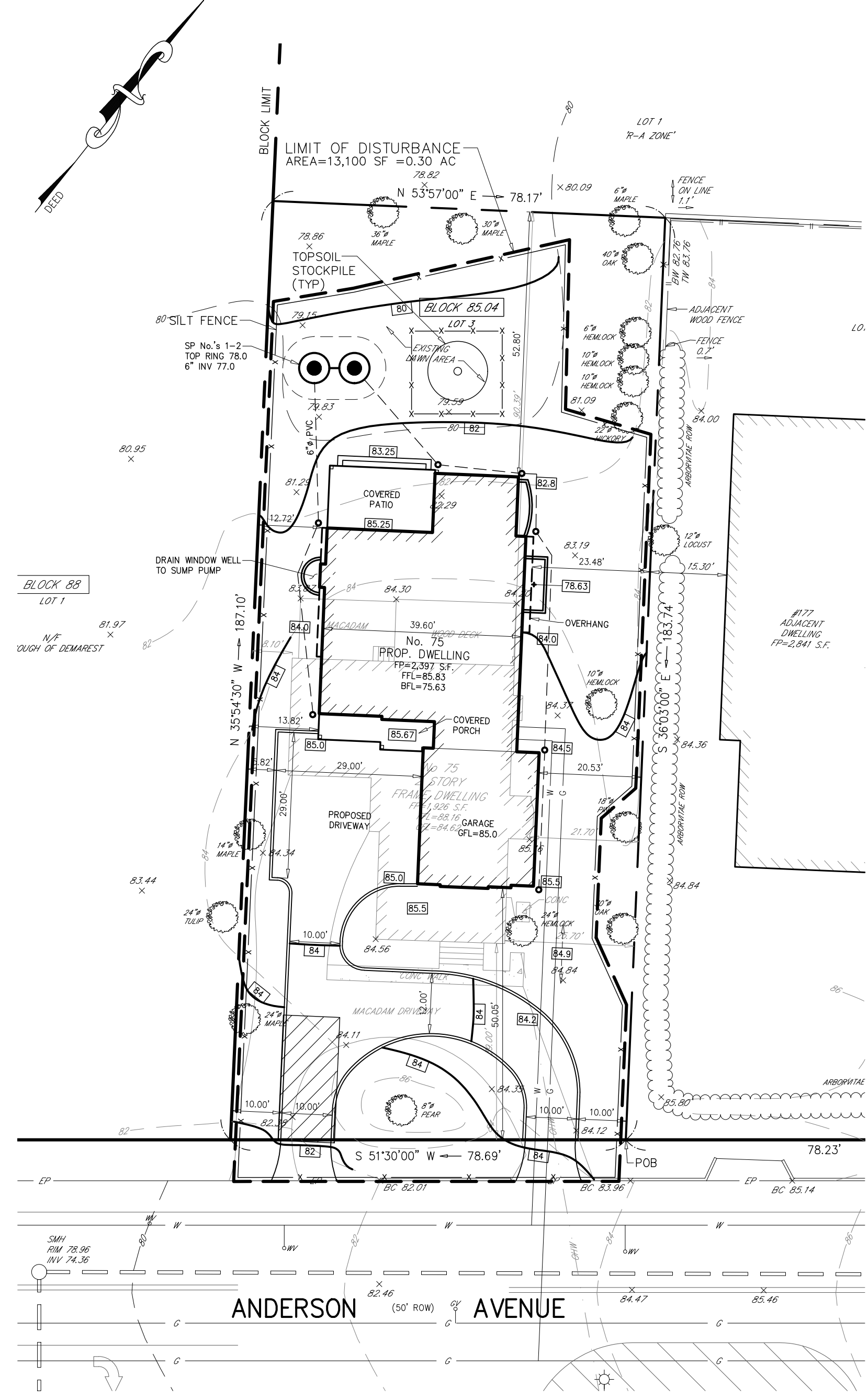
ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206
[Signature] 12-3-25
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497
[Signature] 12-3-25
DATE

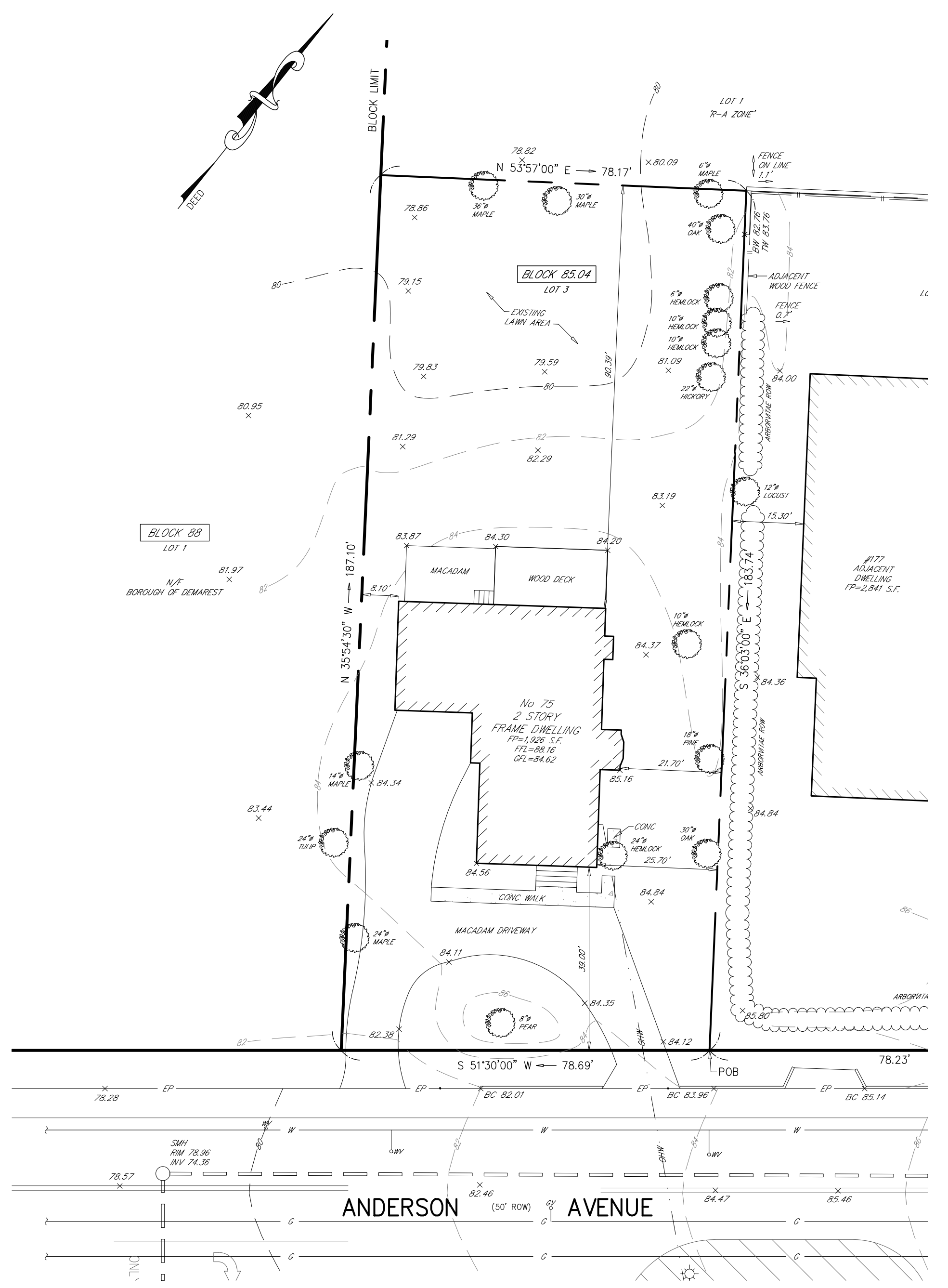
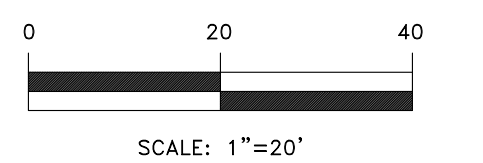
NO.	REVISIONS	DATE	BY	CHKD
SITE PLAN				
LOT 3 PROPOSED DWELLING BLOCK 85.04 75 ANDERSON AVENUE				
BOROUGH OF DEMAREST BERGEN COUNTY NEW JERSEY				
APPLICANT: 75 ANDERSON AVENUE, LLC 75 ANDERSON AVENUE DEMAREST, NEW JERSEY 07627				
DRAWN BY: Y.R.				CHKD BY: MJH
SCALE: 1"=20'				DRAWING NO. 4286-1
HUBSCHMAN ENGINEERING, P.A. ENGINEERS - PLANNERS - SURVEYORS 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621 201-384-5666				REV. #

**BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES**

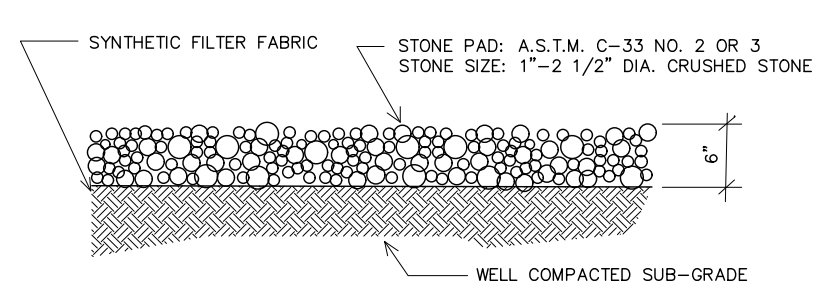
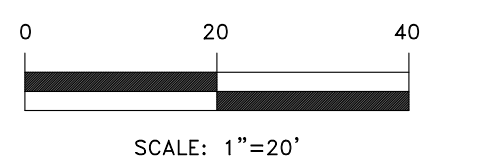
- All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
- Any disturbed area that will 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 untreated 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:**
 - 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 - general purpose 100 lbs./acre (2.3 lbs./1,000 sf) or other approved seeds, plant between March 1 and May 15 or between August 15 and October 1.
Mulch - Untreated 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).
 - 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 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
Seed - Surf type tall fescue (blend of 3 cultivars) 300 lbs./acre (8 lbs./1,000 sf) or other approved seeds, plant between March 1 and October 1 (summer seeding requires irrigation).
Mulch - Untreated 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.
- Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
- Stockpiles are not to be located within 50' of a footpath, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a hedgesediment barrier or silt fence.
- A crushed stone, vehicle wheel-dearing blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 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" 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 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 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 Kierstead Road, Suite 106, Oradell, NJ 07648. 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.



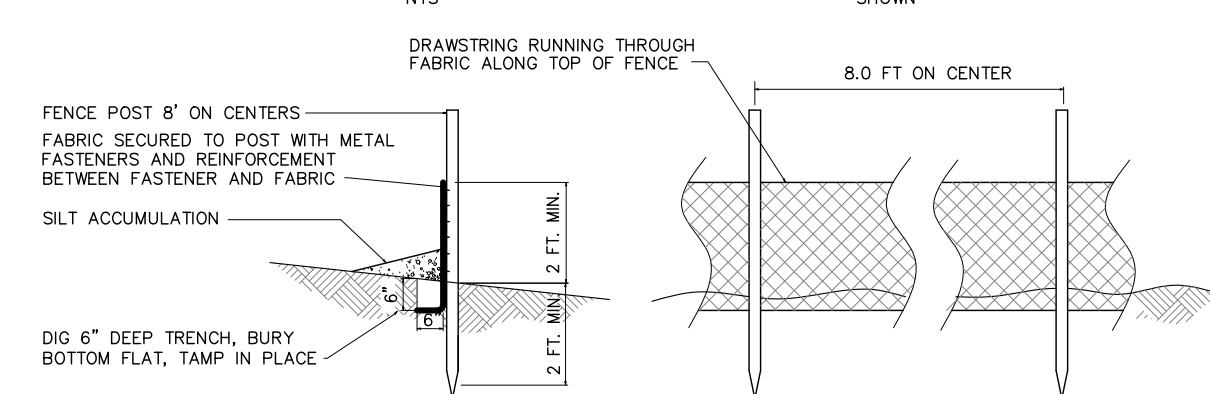
SOIL EROSION & SEDIMENT CONTROL PLAN



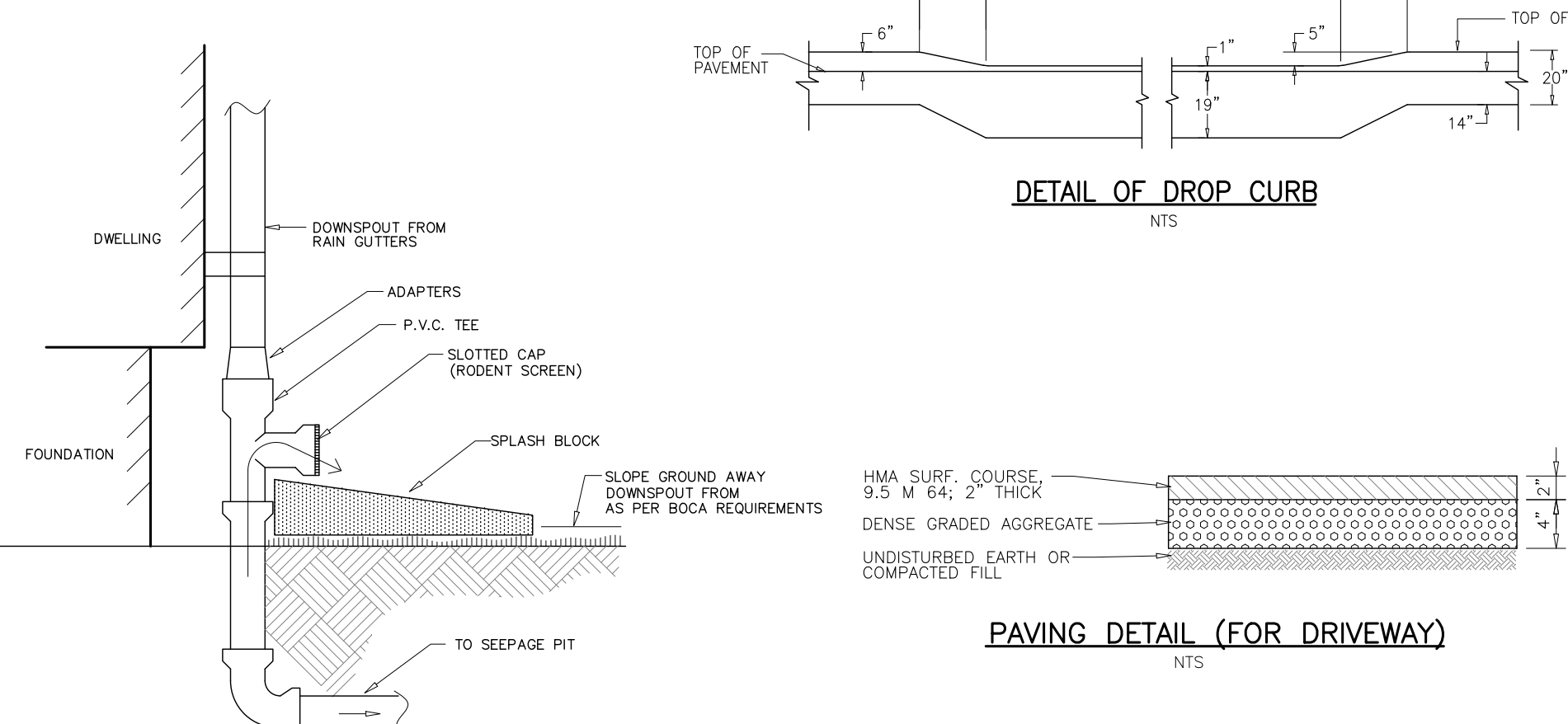
EXISTING CONDITIONS PLAN



STABILIZED CONSTRUCTION ACCESS



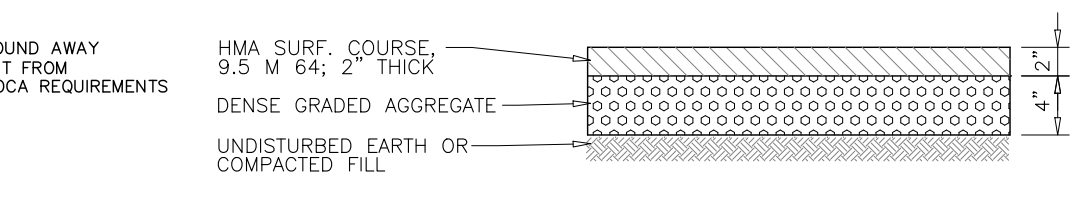
SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL



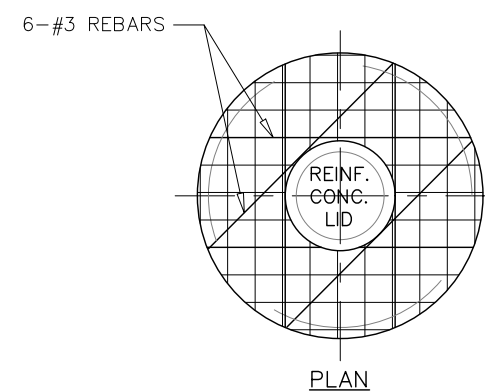
ROOF DRAIN OVERFLOW DETAIL



DETAIL OF DROP CURB



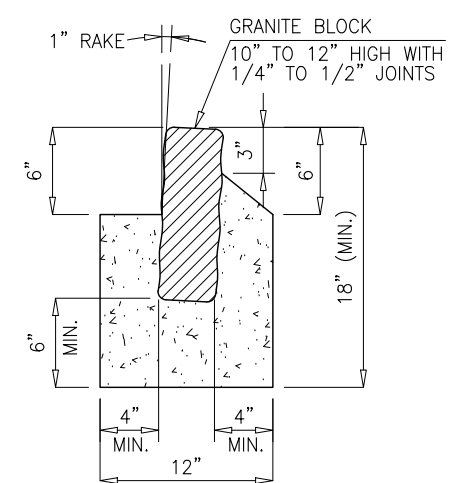
PAVING DETAIL (FOR DRIVEWAY)



PRECAST CONCRETE SEEPAGE PIT

MAINTENANCE NOTES FOR STORMWATER SYSTEM

- IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO MAINTAIN THE DRAINAGE SYSTEM TO INSURE ITS PROPER OPERATION.
- THE INLETS SHOULD BE CLEANED REGULARLY AFTER EACH MAJOR STORM EVENT. THE SEEPAGE PITS SHOULD BE INSPECTED AT A MINIMUM OF ONCE PER YEAR.
- PRIOR TO THE CONSTRUCTION OF THE SEEPAGE PITS, THE CONTRACTOR IS TO CONDUCT A TEST PIT IN THE LOCATION OF THE SEEPAGE PITS, AND A SOIL SAMPLE BE TESTED TO DETERMINE THE PERMEABILITY OF THE SOIL.



VERTICAL GRANITE BLOCK CURB

SOIL EROSION EXEMPTION NOTE:
THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS IN AN URBAN REDEVELOPMENT AREA.

1	PER BOARD HEARING 10-18-22	10-19-22	Y.R.	M.JH
NO.	REVISIONS	DATE	BY	CHKD
SOIL EROSION & SEDIMENT CONTROL PLAN; EXISTING CONDITIONS PLAN; DETAILS				
LOT 3 PROPOSED DWELLING 75 ANDERSON AVENUE				
BOROUGH OF DEMAREST		BERGEN COUNTY		NEW JERSEY
APPLICANT: 75 ANDERSON AVENUE, LLC 75 ANDERSON AVENUE DEMAREST, NEW JERSEY 07627				
DRAWN BY: Y.R.		CHKD BY: M.JH		
SCALE: AS SHOWN		DRAWING NO. REV.		
4286-1		#		
2 OF 2				
HUBSCHMAN ENGINEERING, P.A. ENGINEERS - PLANNERS - SURVEYORS 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621 201-384-5666				

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC NO. 37206
[Signature]
7-20-22

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200
[Signature]
7-20-22