

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

232 COUNTY ROAD

BLOCK 63 - LOT 5

BOROUGH OF DEMAREST

BERGEN COUNTY, NEW JERSEY

GENERAL NOTES

- CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE STATE AND LOCAL PERMITS HAVE BEEN OBTAINED PRIOR TO BIDDING / COMMENCING WORK.
- THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 5 IN BLOCK 63 AS SHOWN ON THE BOROUGH OF DEMAREST TAX MAP SHEET 10.
- TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON REFERENCE NUMBER 3.
- LOT 5 IS LOCATED WITHIN THE "RESIDENTIAL MULTIFAMILY-3 (R-MF-3)" AS PER REFERENCE 2.
- THE TENAKILL BROOK NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) FLOOD HAZARD AREA DESIGN FLOOD ELEVATION IS 39.20 (NAVD88) (BASED ON NJAC 7:13-3.4 (a) METHOD 3) AND THE RIPARIAN BUFFER IS 300' FROM THE TOP OF BANK.
- VERTICAL AND HORIZONTAL DATUMS PER REFERENCE NUMBER 3 (VERTICAL DATUM: NAVD88; HORIZONTAL DATUM: DEED).
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS REPRESENTED ON THE PLANS. HE SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF VARIATIONS ARE FOUND.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY AND APPROVAL OF THE MUNICIPALITY & COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE REQUIREMENTS OF THESE INSPECTIONS WITH THE MUNICIPALITY & COUNTY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK WITH THE BOROUGH OF DEMAREST & COUNTY OF BERGEN.
- EXISTING CONDITIONS ARE REPRESENTED WITH AN "ITALIC" FONT AND PROPOSED CONDITIONS ARE REPRESENTED WITH AN "UPRIGHT" FONT.
- THE CONTRACTOR SHALL COMPLY WITH THE NEW JERSEY ONE CALL REGULATIONS BY CALLING 1 (800) 272-1000 PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.
- ALL WORK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST APPLICABLE FEDERAL, STATE, COUNTY & MUNICIPAL ORDINANCES, REGULATIONS & SPECIFICATIONS.
- REFERENCE THE LATEST APPROVED ARCHITECTURAL DRAWINGS FOR BUILDING:
 - DIMENSIONS
 - DETAILS
 - FOUNDATION DESIGN & DETAILS
 - UTILITY CONNECTIONS
 - CONSTRUCTION PURPOSES (INCLUDING BUILDING STAKEOUT)
- AS PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE THE GENERAL SOIL TYPES IN THE VICINITY OF THE PROJECT ARE AS FOLLOWS:
 - Du6c: DUNELLEN-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES (100%)
- ALL FIELD ADJUSTMENTS AND / OR DEVIATIONS FROM THE APPROVED PROJECT DOCUMENTS / PLANS MUST BE APPROVED BY THE MUNICIPALITY & COUNTY. FIELD ADJUSTMENTS AND / OR DEVIATIONS MADE WITHOUT THE APPROVAL OF THE MUNICIPALITY & COUNTY ARE PERFORMED AT THE RISK OF THE PROJECT OWNER AND / OR CONTRACTOR. THE PROJECT OWNER / CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT THESE ADJUSTMENTS AND / OR DEVIATIONS TO THE MUNICIPALITY & COUNTY FOR APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ADJACENT PROPERTY OWNERS FOR ANY WORK THAT MAY IMPACT THEIR PROPERTY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE MUNICIPALITY & COUNTY AS REQUIRED PRIOR TO CONSTRUCTION REGARDING CONSTRUCTION SCHEDULING AND PHASING. IF REQUIRED HE SHALL BE RESPONSIBLE TO SUBMIT FOR APPROVAL TO THE MUNICIPALITY & COUNTY A PROPOSED MAINTENANCE AND PROTECTION OF TRAFFIC PLAN AND CONSTRUCTION PHASING PLAN FOR THE PROPOSED CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK.
- SUBSURFACE ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THESE PLANS.
- REFER TO REFERENCE NUMBER 3 FOR ALL EXISTING BUILDING, FENCE & WALL OFFSET DIMENSIONS TO THE PROPERTY LINES AND FOR KNOWN EXISTING SITE COVENANTS, DEED RESTRICTIONS, EASEMENTS OR EXCEPTIONS.
- EXISTING STRUCTURES WITHIN 200' OF THE PROJECT TRACT ARE BASED ON REFERENCE NUMBER 3 AND GOOGLE EARTH 05/10/2024 AERIAL IMAGE OBTAINED 07/19/2026.

"BOROUGH OF DEMAREST ORDINANCE NO. 1180-26" VARIANCES REQUESTED

NO VARIANCES ARE REQUESTED AS PART OF THIS APPLICATION.

REFER TO THE LANDSCAPE ARCHITECT'S PLANS FOR LANDSCAPE DESIGN, DETAILS, TREE REMOVAL & MITIGATION AND RESPECTIVE ZONING SUMMARY

"RESIDENTIAL SITE IMPROVEMENT STANDARDS" DE MINIMUS EXCEPTIONS REQUESTED

NO EXCEPTIONS ARE REQUEST AS PART OF THIS APPLICATION.

LAND DEVELOPMENT "SITE PLANS" WAIVERS REQUESTED BERGEN COUNTY STANDARDS FOR SUSTAINABLE

SECTION VII ITEM F, 4 & 6) d)
MAXIMUM SLOPE TOWARDS COUNTY ROAD
REQUIRED, 1% FOR 20' FROM ROW/EASEMENT LINE : REQUESTED, 2.8% FOR 20' FROM ROW

REFERENCES

- THE BOROUGH OF DEMAREST TAX MAP SHEETS 9 & 10.
- THE BOROUGH OF DEMAREST ZONE MAP, REVISED MARCH 12, 2026.
- SURVEY ENTITLED: "TOPOGRAPHIC SURVEY, TAX LOT 5 - BLOCK 63, 232 COUNTY ROAD, BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY", PREPARED BY SCHMIDT SURVEYING, REVISED SEPTEMBER 3, 2025.
- ARCHITECTURAL PLAN ENTITLED: "DEMAREST TOWNHOMES, COUNTY ROAD + HARDENBURGH AVENUE, DEMAREST, NEW JERSEY", PREPARED BY VIRGINIA + VIRGINIA ARCHITECTS, DATED AUGUST 4, 2026.
- UNITED STATES DEPARTMENT OF AGRICULTURE (NRCS) NATURAL RESOURCES CONSERVATION SERVICE SOILS REPORT FOR BERGEN COUNTY JULY 19, 2026.
- MAP ENTITLED: "FIRM FLOOD INSURANCE RATE MAP: BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 204 OF 332, MAP NUMBER 34003C0204H", PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REVISED AUGUST 28, 2019.
- MAP ENTITLED: "FEDERAL EMERGENCY AGENCY, BERGEN COUNTY, NJ (ALL JURISDICTIONS), FLOOD PROFILES, TENAKILL BROOK, SHEET 316P", PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, UNDATED.
- MAP ENTITLED: "STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER RESOURCES, DELINEATION OF FLOODWAY & FLOOD HAZARD AREA, BOROUGH OF DEMAREST, BOROUGH OF DEMAREST, BERGEN COUNTY, TENAKILL BROOK", PREPARED BY LEONARD JACKSON ASSOCIATES, DATED AUGUST 1980, PLATE 2 OF 3.

PROPERTY OWNERS WITHIN 200'

REFER TO SHEET 11 FOR THE LIST OF OWNERS.

NJDEP LAND USE NOTES

- PER NJAC 7:13-3.4 (a) METHOD 3 THE NJDEP FLOOD HAZARD AREA DESIGN FLOOD ELEVATION FOR THE TENAKILL BROOK AT THE SITE = 39.20 (NAVD). (JULY 17, 2023 RULES).
- PER THE NJDEP GEO WEB, JULY 19, 2026, THE TENAKILL BROOK SURFACE WATER QUALITY CLASSIFICATION AT THE SITE IS "TW2-NTC1".
- BASED ON THE SURFACE WATER QUALITY CLASSIFICATION THE TENAKILL BROOK AT THE SITE HAS A 300' RIPARIAN BUFFER ASSOCIATED WITH IT.
- A PORTION OF THE SITE IS WITHIN THE TENAKILL BROOK RIPARIAN BUFFER AS SHOWN ON THE PLANS.
- A PORTION OF THE SITE IS WITHIN THE REGULATED TENAKILL BROOK FLOOD HAZARD AREA AS SHOWN ON THE PLANS.
- PER THE NJDEP GEO WEB, JULY 24, 2026, WETLANDS ARE NOT MAPPED ONSITE.
- PER REFERENCE 7 THE FLOODWAY OF THE TENAKILL BROOK IN THE VICINITY OF THE SITE DOES NOT REACH THE SITE.
- LIMIT OF DISTURBANCE = 0.943 ACRES.
CHANGE IN IMPERVIOUS AREA = + 0.124 ACRES (INCLUDING OFFSITE IMPACTS).
CHANGE IN REGULATED MOTOR VEHICLE SURFACE = + 0.060 ACRES (INCLUDING OFFSITE IMPACTS).
BASED ON THE JUNE 1, 2026 RULE PROPOSAL THE FOLLOWING APPLIES:
PER NJAC 7:8 (JULY 17, 2023).....PROJECT IS NOT A MAJOR DEVELOPMENT.
- WORK WITHIN RIPARIAN BUFFER TO BE PERFORMED VIA:
NJAC 7:13-7.4 PERMIT-BY-REGISTRATION 4 (JANUARY 20, 2026 RULES).....BUILDING, CURBING, WALKS, PATIOS, DECKS, WALLS, PAVERS & ASPHALT AREAS
NJAC 7:13-2.5 (a) 13. EXEMPT ACTIVITIES (JANUARY 20, 2026 RULES).....UTILITY LINES
BASED ON THE JUNE 1, 2026 RULE PROPOSAL THE FOLLOWING APPLIES AS WELL:
NJAC 7:13-7.39 PERMIT-BY-RULE 39 (JULY 17, 2023 RULES).....UTILITY LINES
[CHANGE IN RIPARIAN ZONE VEGETATION = -0.193 ACRES (INCLUDING OFFSITE IMPACTS)]
- WORK WITHIN THE FLUVIAL FLOOD HAZARD AREA TO BE PERFORMED VIA:
NJAC 7:13-2.5 (a) 13. EXEMPT ACTIVITIES (JANUARY 20, 2026 RULES).....UTILITY LINES
BASED ON THE JUNE 1, 2026 RULE PROPOSAL THE FOLLOWING APPLIES AS WELL:
NJAC 7:13-7.39 PERMIT-BY-RULE 39 (JULY 17, 2023 RULES).....UTILITY LINES

BOROUGH OF DEMAREST PLANNING BOARD

THIS PLAN IS APPROVED BY THE BOROUGH OF DEMAREST ON _____ DATE _____

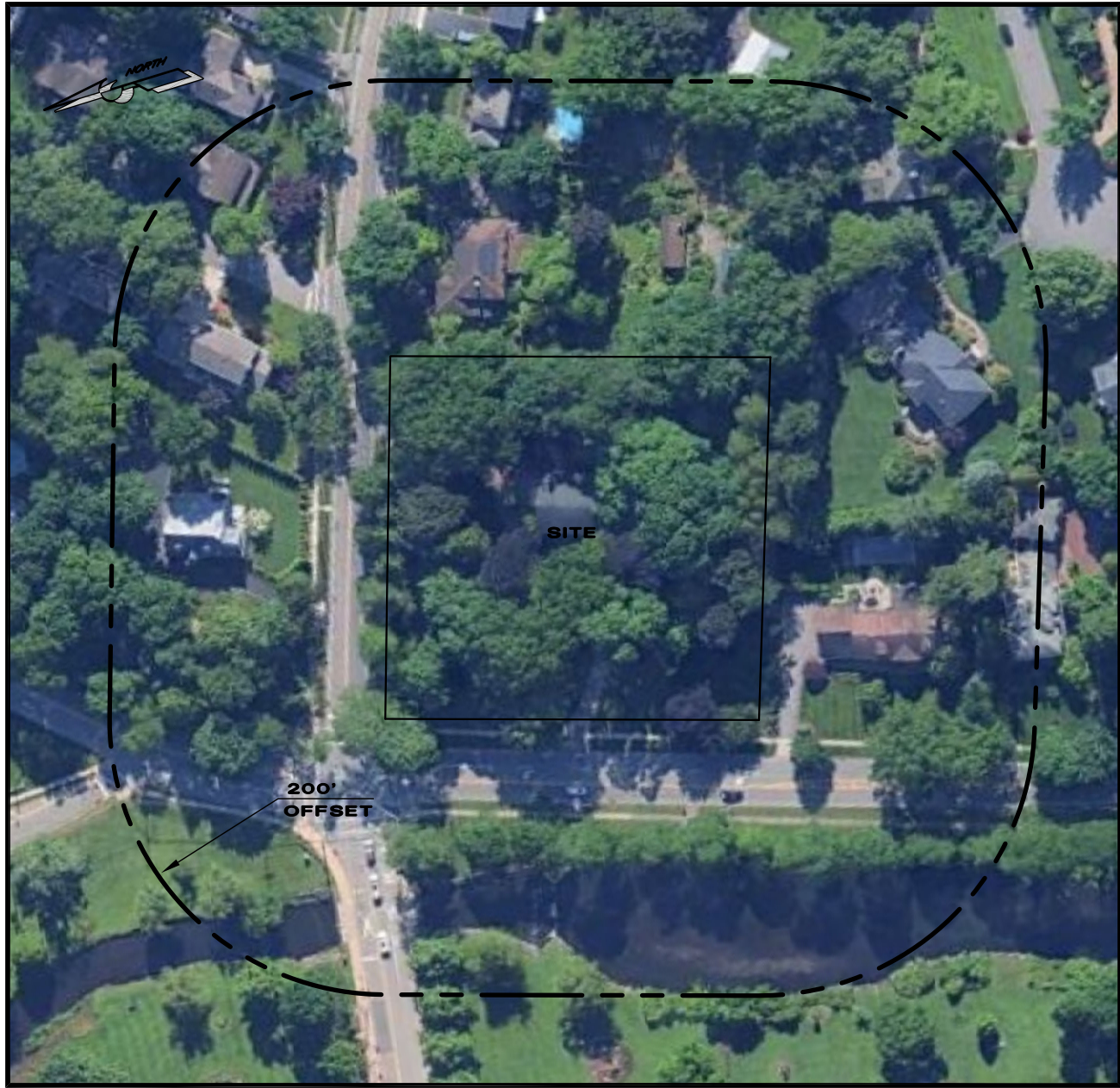
CHAIRMAN	DATE
SECRETARY	DATE
CLERK	DATE
BOARD ENGINEER	DATE

COUNTY OF BERGEN PLANNING BOARD

APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

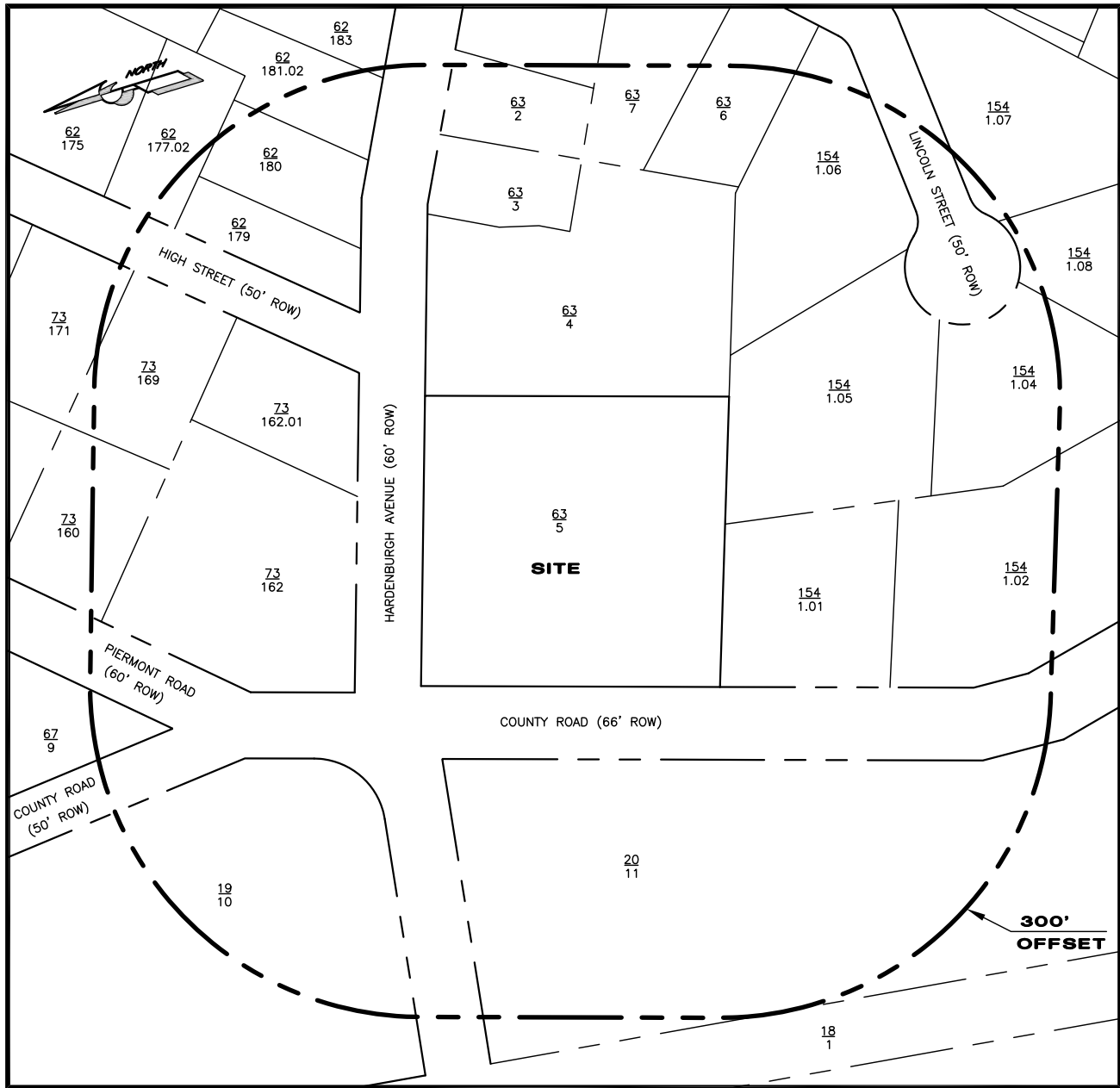
ATTESTED TO BY _____ DATE _____

THESE PLANS ARE FOR GOVERNMENT AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH THE OTHER CONSTRUCTION TRADES AND A REVISION BOX NOTE IS ADDED STATING "ISSUED FOR BIDS" AND / OR "ISSUED FOR CONSTRUCTION"



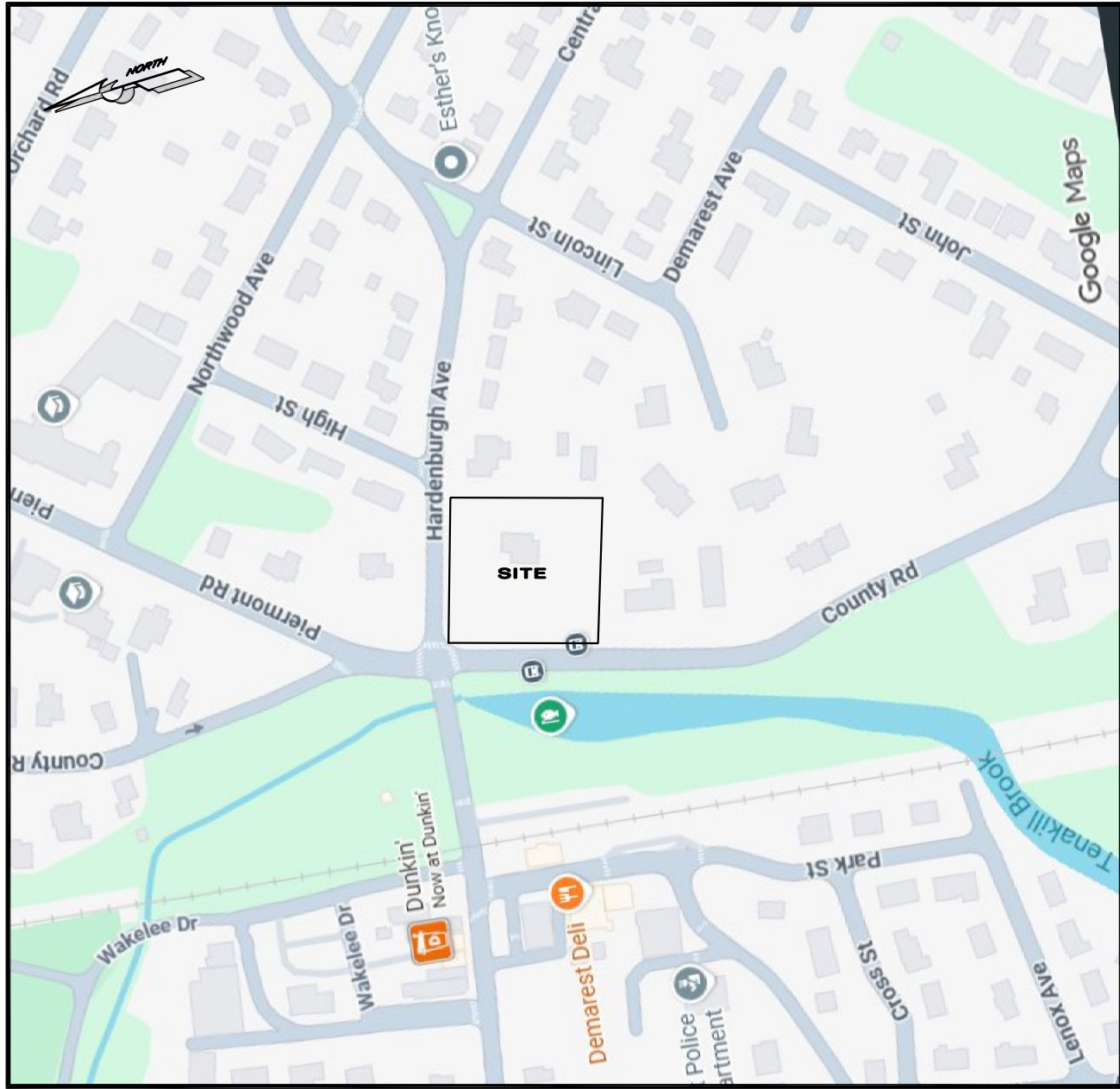
AERIAL MAP

(SCALE: 1" = 120'±)
(BASED ON GOOGLE EARTH 05/10/2024 AERIAL IMAGE OBTAINED 07/19/2026)



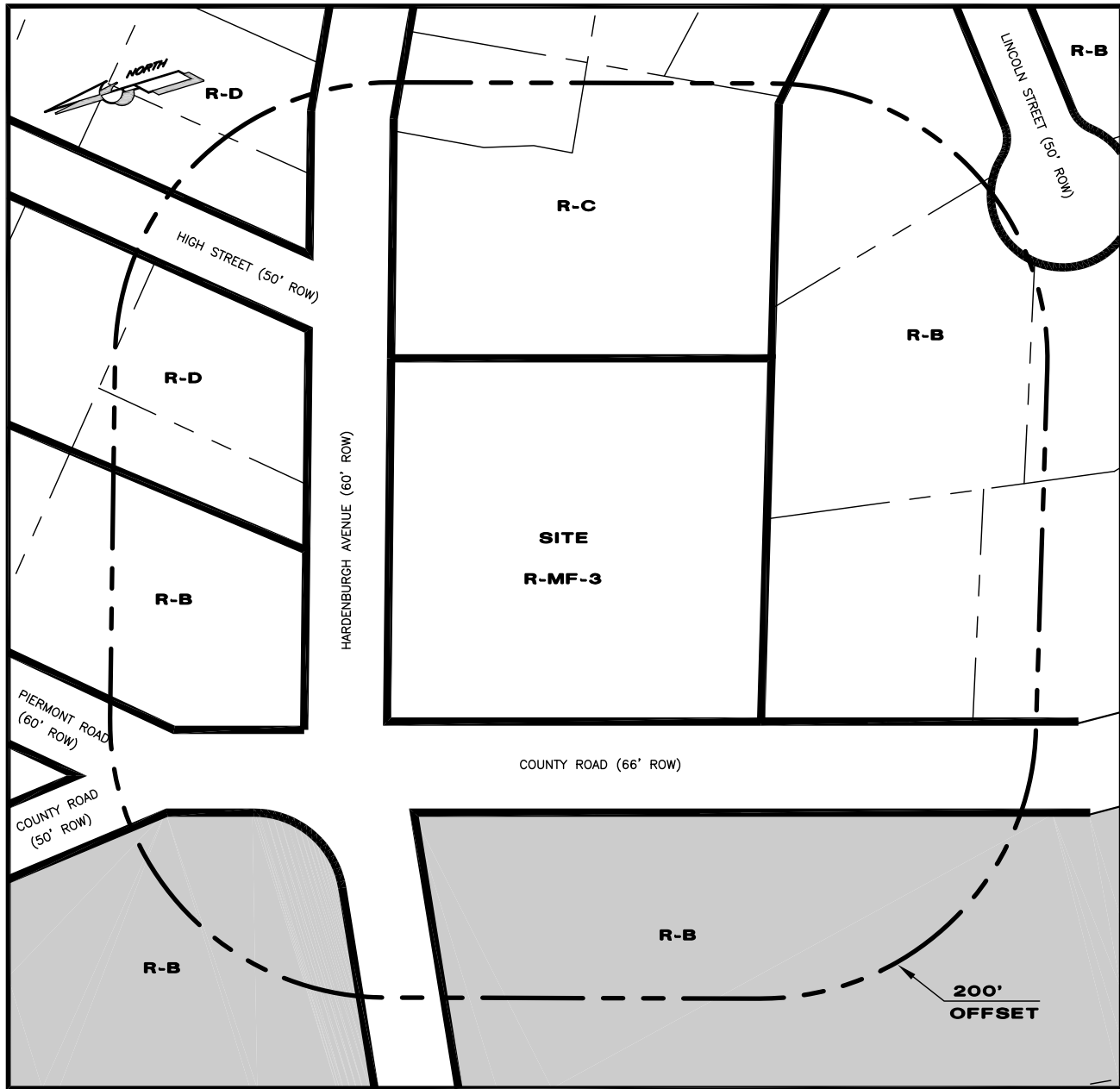
TAX MAP

(SCALE: 1" = 150'±)
(BASED ON THE BOROUGH OF DEMAREST TAX MAP SHEETS 9 & 10)



STREET MAP

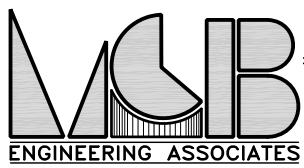
(SCALE: 1" = 300'±)
(BASED ON GOOGLE MAPS IMAGE OBTAINED 07/19/2026)



ZONING MAP

(SCALE: 1" = 120'±)
(BASED ON THE BOROUGH OF DEMAREST ZONE MAP, REVISED MARCH 12, 2026)
(AREAS IN SOLID HATCH ALSO WITHIN THE (DL) OVERLAY ZONE)

PLANS PREPARED BY:



MCB ENGINEERING ASSOCIATES, L.L.C.

P.O. BOX 588, 11 FURLER STREET
TOWANA, NEW JERSEY 07511-0588
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681
Email: mcbeo@mcbea.com - Certificate of Authorization No. 245A28108300

08/07/2026

PROJECT DIRECTORY

ATTORNEY
CAPIZZI LAW OFFICES
205 FAIRVIEW AVENUE
WESTWOOD, NEW JERSEY 07675

CIVIL ENGINEERING
MCB ENGINEERING ASSOCIATES, L.L.C.
11 FURLER STREET, P.O. BOX 588
TOWANA, NEW JERSEY 07511-0588

ARCHITECT
VIRGINIA + VIRGINIA ARCHITECTS
125 RIVER ROAD, UNIT 201
EDGEWATER, NEW JERSEY 07020

SURVEYOR
SCHMIDT SURVEYING
49 SULLIVAN STREET
WESTWOOD, NEW JERSEY 07675

LANDSCAPE ARCHITECT
CHRISTOPHER L. KARACH LANDSCAPE ARCHITECT
PO BOX 114
CRESSKILL, NEW JERSEY 07076

ENVIRONMENTAL
PK ENVIRONMENTAL
PO BOX 1066 - 205 MAIN STREET
CHATHAM, NEW JERSEY 07928

LIST OF DRAWINGS

- TITLE SHEET
- SITE PLAN
- GRADING PLAN
- DRIVEWAY PROFILE
- UTILITY PLAN
- LIGHTING PLAN
- SOIL EROSION & SEDIMENT CONTROL PLAN
- SITE DETAILS
- SITE DETAILS
- SITE DETAILS
- SITE DETAILS

PROPERTY INFORMATION

BLOCK: 63
LOT: 5
ADDRESS: 232 COUNTY ROAD
DEMAREST, NEW JERSEY 07627
TRACT AREA: 71,979.70 SF. (1.652 (±) ACRES)
(ADDRESS PER REFERENCE NUMBER 3)
(AREA PER REFERENCE NUMBER 3)

SITE OWNER

232 COUNTY DEVELOPMENT, LLC
POLYGON PLAZA
2050 CENTER AVENUE, SUITE 410
FORT LEE, NEW JERSEY 07024

APPLICANT

232 COUNTY DEVELOPMENT, LLC
POLYGON PLAZA
2050 CENTER AVENUE, SUITE 410
FORT LEE, NEW JERSEY 07024
(CONTACT PERSON: MICHAEL FEINSTEIN 201-280-0280)

BOROUGH OF DEMAREST REQUIRED SITE PLAN LEGENDS

- SITE PLAN OF: 232 COUNTY ROAD
LOT: 5
DATE: 08/07/2026
APPLICANT: 232 COUNTY DEVELOPMENT, LLC
ADDRESS: POLYGON PLAZA, 2050 CENTER AVENUE, SUITE 410, FORT LEE, NEW JERSEY 07024
BLOCK: 63
ZONE: R-MF-3
SCALE: 1 INCH = 20 FEET
MICHAEL FEINSTEIN
08/07/2026
DATE
MATTHEW G. CLARK
PROFESSIONAL ENGINEER, # 40394
TITLE AND LICENSE NUMBER
- I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF THE BOROUGH OF DEMAREST
- I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.
- I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

DATE _____ ENGINEER _____

TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT:

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

IF IMPROVEMENTS INSTALLED:

DATE _____ ENGINEER _____

IF BOND POSTED:

DATE _____ CLERK _____

BUILDING PERMIT ISSUED:

DATE _____

APPROVED BY THE BOROUGH OF DEMAREST PLANNING BOARD:

PRELIMINARY SITE PLAN:

CHAIRMAN _____ DATE _____

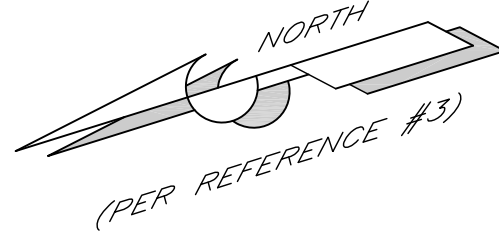
FINAL SITE PLAN:

CHAIRMAN _____ DATE _____

drawn by MC	checked by PMcC
MATTHEW G. CLARK	
N.J. PROFESSIONAL ENGINEER LICENSE No. 40394	
scale AS NOTED	date 08/07/2026
project no. 4660	sheet no. 1 OF 11

DATE	REVISIONS

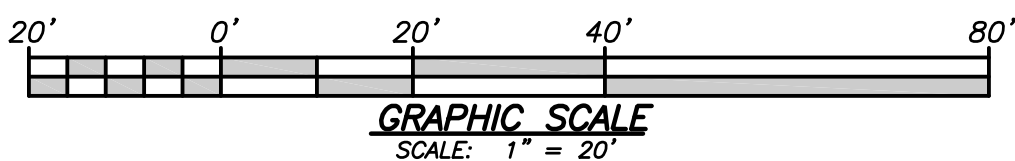
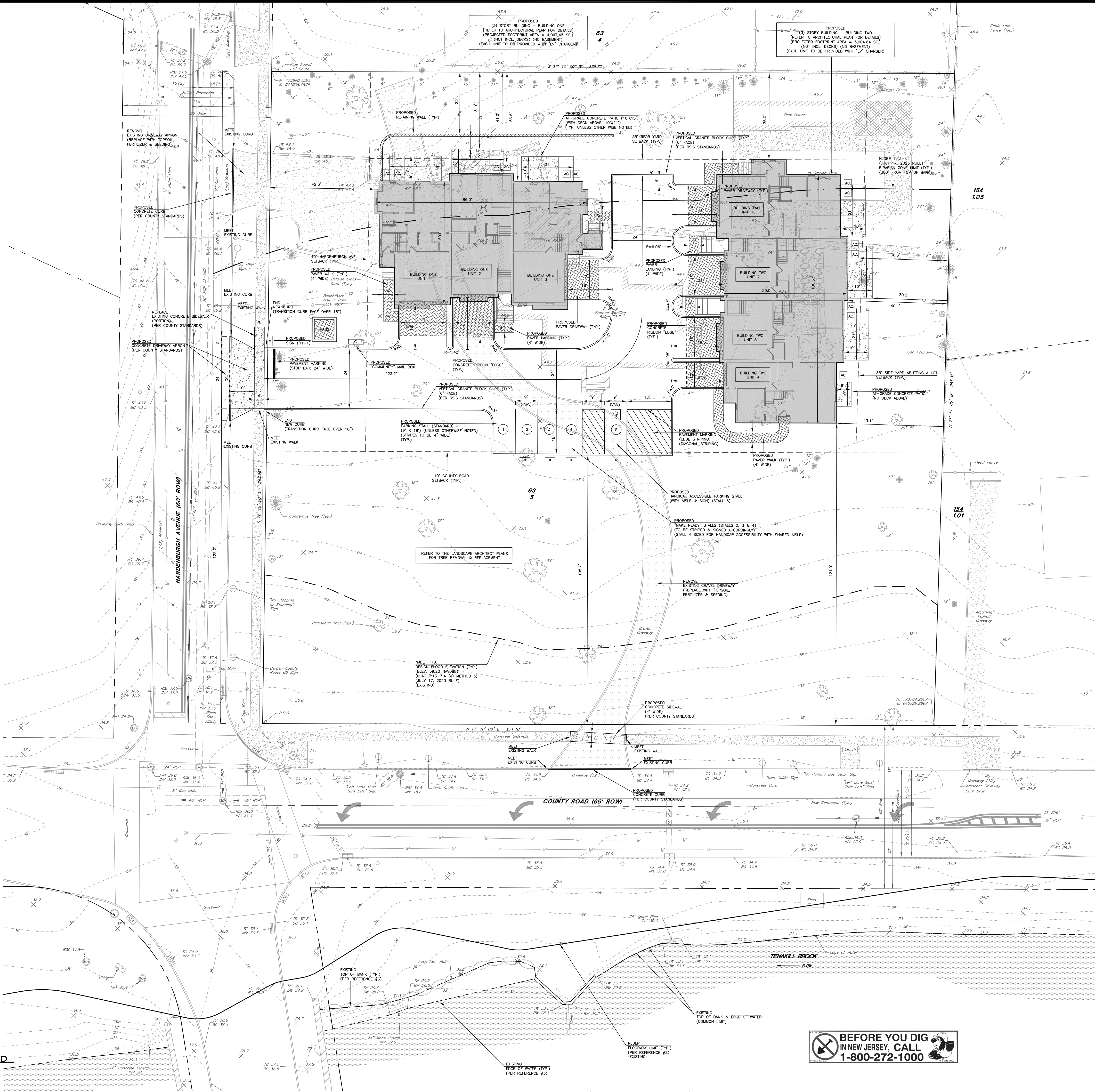
TITLE SHEET	
232 COUNTY ROAD	
BLOCK 63 - LOT 5	
BOROUGH OF DEMAREST	
BERGEN COUNTY, NEW JERSEY	
MCB ENGINEERING ASSOCIATES, LLC	
P.O. BOX 588, 11 FURLER STREET	
TOWANA, NEW JERSEY 07511-0588	
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681	
Certificate of Authorization No.: 245A28108300	



COUNTY OF BERGEN PLANNING BOARD

APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY _____ DATE _____



THESE PLANS ARE FOR GOVERNMENT AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH THE OTHER CONSTRUCTION TRADES AND A REVISION BOX NOTE IS ADDED STATING "ISSUED FOR BIDS" AND / OR "ISSUED FOR CONSTRUCTION"



ZONING SCHEDULE OF REGULATIONS

ZONE: RESIDENTIAL MULTIFAMILY-3 (R-MF-3)		
PROPOSED USE: MULTIFAMILY RESIDENTIAL		
REGULATION ①	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF.)	70,000	71,979.70
MINIMUM LOT FRONTAGE (FT.)	500	534.36 (COUNTY ROAD & HARDENBURGH FRONTAGES)
MINIMUM COUNTY ROAD SETBACK (FT.)	110	121.9
MINIMUM HARDENBURGH AVENUE SETBACK (FT.)	40	42.3
MINIMUM SIDE YARD SETBACK ABUTTING A LOT (FT.)	35	40.1
MINIMUM REAR YARD SETBACK (FT.)	35	41.0 / 35.0 ②
MINIMUM SETBACK TO ATTACHED DECKS AND/OR PATIOS (FT.)	30	31.0 / 30.2 ②
MINIMUM SETBACK TO MECHANICAL EQUIPMENT (FT.)	35	36.6 / 36.3 ②
MAXIMUM BUILDING COVERAGE (%)	18	14.3 ③
MAXIMUM IMPROVED LOT COVERAGE (%)	32	28.9 ④
MAXIMUM BUILDING HEIGHT (STORIES)	3	3
MAXIMUM BUILDING HEIGHT (PER UNIT) (FT.)	35	34.42 / 34.92 ⑤
MAXIMUM NUMBER OF UNITS (#)	7	7
MAXIMUM NUMBER OF BEDROOMS IN ANY UNIT (#)	3	3 ⑦

(*) EXISTING NON CONFORMITY (**) VARIANCE REQUESTED FOR A PROPOSED CONDITION

- NOTES:
- BASED ON ORDINANCE NO. 1180-26OF THE BOROUGH OF DEMAREST.
 - BUILDING ONE / BUILDING TWO.
 - VALUE INCLUDES DECKS.
 - VALUE BASED ON ONSITE IMPROVEMENTS ONLY.
 - BUILDING ONE / BUILDING TWO (REFER TO "BUILDING HEIGHT SUMMARY" THIS SHEET).
 - ALL UNITS ARE 3 BEDROOM UNITS.

OFFSTREET PARKING COMPUTATIONS

MINIMUM REQUIRED STALLS PER SECTION 175-31.6 OF THE BOROUGH OF DEMAREST ZONING CODE
RESIDENTIAL (3-BEDROOM UNITS): 2.4 SPACES PER UNIT (INCLUSIVE OF GUEST PARKING)
MINIMUM NUMBER REQUIRED:
(7) 3-BEDROOM UNITS = (7 UNITS) X (2.4 SPACES / UNIT) = 16.8 = 17 STALLS

ELECTRIC VEHICLE PARKING AND CHARGING STATIONS
MINIMUM REQUIRED "MAKE READY" STALLS (PER NEW JERSEY STATE WIDE MODEL "EV" ORDINANCE)
15% OF THE REQUIRED OFF-STREET PARKING STALLS
MINIMUM NUMBER REQUIRED
(0.15) X (17 STALLS) = 2.55 = 3 STALLS
"MAKE READY" STALL CREDIT
BASED ON EACH "MAKE READY" STALL COUNTING AS 2 STALLS
CREDIT = (10 MAKE READY STALLS PROPOSED) = 10 STALLS
BASED ON CREDIT "UP TO 10% OF THE TOTAL REQUIRED PARKING"
CREDIT = (0.10) X (17 STALLS) = 1.7 = 1 STALL [GOVERNS]

PROVIDED
NON "EV" STALLS = 28
"EV" STALLS = 3 (STRIPED)
"EV" CREDIT = 1
TOTAL = 32 STALLS
13 DRIVEWAY SPACES
13 GARAGE SPACES (WITH EACH UNIT HAVING AN "EV" CHARGER)
3 EV STRIPED STALLS
1 STANDARD STRIPED STALL
1 ADA STALL
1 EV CREDIT

BUILDING HEIGHT SUMMARY

PER THE BOROUGH OF DEMAREST ORDINANCE NO. 1180-26 SECTION 175-31 C. (11) BUILDING HEIGHT IS DEFINED AS "MAXIMUM BUILDING HEIGHT (PER UNIT AND AS MEASURED TO THE MID-POINT OF THE ROOF), WHICH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GARAGE FLOOR ELEVATION AND MIDPOINT OF THE ROOF BETWEEN THE HIGHEST RIDGE AND EAVE. 35 FEET AND 3 STORIES"
BUILDING ONE:
THE DISTANCE FROM THE GARAGE DOOR TO THE MIDPOINT OF THE ROOF BETWEEN THE HIGHEST RIDGE AND EAVE (EOR EACH UNIT) = 34'-0" (PER THE ARCHITECT)
HEIGHT = 34.67'.
BUILDING TWO:
THE DISTANCE FROM THE GARAGE DOOR TO THE MIDPOINT OF THE ROOF BETWEEN THE HIGHEST RIDGE AND EAVE (EOR EACH UNIT) = 34'-0" (PER THE ARCHITECT)
HEIGHT = 34.67'.

IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA = 15,119 SF. (ONSITE)
PROPOSED IMPERVIOUS AREA = 20,772 SF. (ONSITE)
DIFFERENCE IN IMPERVIOUS AREA = [20,772 SF. - 15,119 SF.] = + 5,653 SF. [0.130 AC.]

GENERAL NOTES

- ALL PROPOSED HANDICAP ACCESSIBLE CURB RAMPS & BLENDED TRANSITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW JERSEY BARRIER FREE SUBORDINATE RULES 5-2.3-7, CHAPTER 11 OF THE NEW JERSEY BCS 2015 AND AMERICAN WITH DISABILITIES ACT.
- ALL REGULATORY, DIRECTIONAL, WARNING & TRAFFIC CONTROL SIGNS, STRIPING AND PAVEMENT MARKINGS SHALL BE FABRICATED & CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT ADDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE PROJECT OWNER SHALL BE RESPONSIBLE TO SCHEDULE ALL DELIVERIES AND GARBAGE PICK-UPS SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROPERTY.
- REFER TO THE PROJECT TITLE SHEET FOR SURROUNDING ZONE AND BLOCK & LOTS DESIGNATIONS.
- ALL REFUSE & RECYCLING SHALL BE STORED WITHIN THE EACH PROPOSED UNIT.
- FENCING SHALL BE ERECTED IN A MANNER SO AS TO PERMIT THE FLOW OF NATURAL DRAINAGE AND SHALL NOT CAUSE SURFACE WATER TO BE BLOCKED OR DAMMED SO AS TO CREATE FLOODING.

drawn by
MC

CHECKED BY
PMcC

MATTHEW G. CLARK

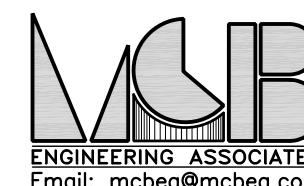
N.J. PROFESSIONAL ENGINEER
LICENSE No. 40394

DATE

REVISIONS

SITE PLAN

232 COUNTY ROAD
BLOCK 63 - LOT 5
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY



MCB ENGINEERING ASSOCIATES, LLC
P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681
Certificate of Authorization No.: 240A28108300

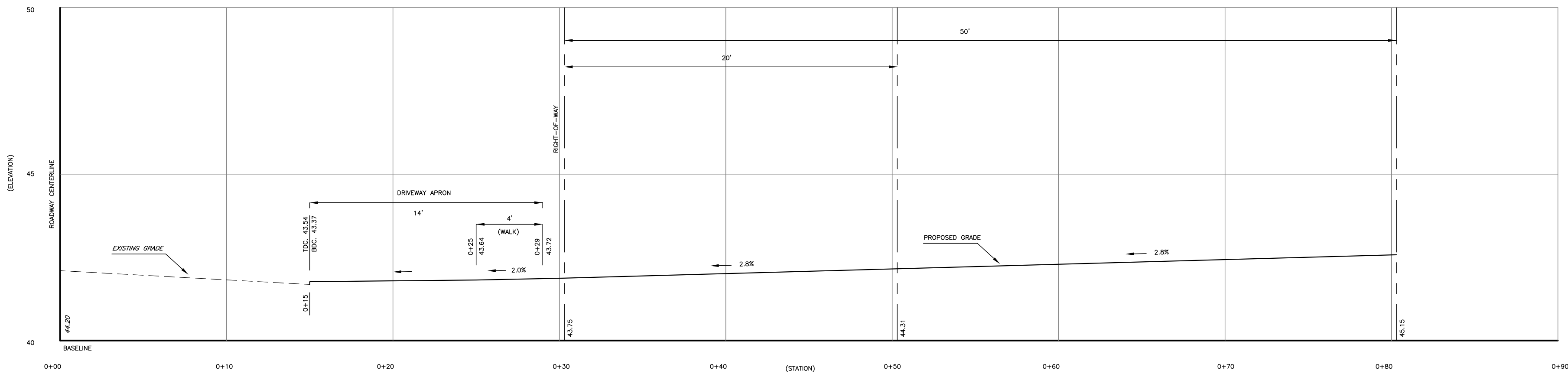
scale
1" = 20'

date
08/07/2026

project no.
4660

sheet no.
2 OF 11





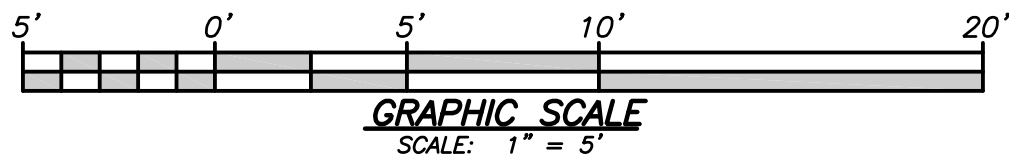
DRIVEWAY PROFILE (CENTERLINE)

(SCALE: 1" = 5')

COUNTY OF BERGEN PLANNING BOARD

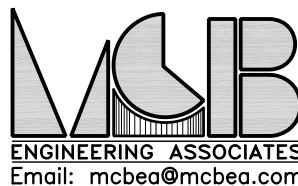
APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY _____ DATE _____

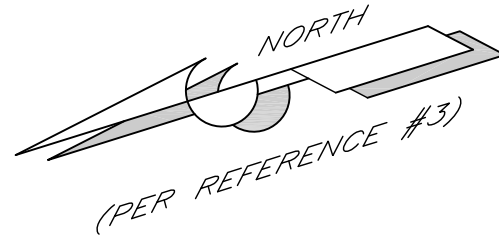


THESE PLANS ARE FOR GOVERNMENT AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH THE OTHER CONSTRUCTION TRADES AND A REVISION BOX NOTE IS ADDED STATING "ISSUED FOR BIDS" AND / OR "ISSUED FOR CONSTRUCTION"



DATE	REVISIONS
DRIVEWAY PROFILE	
<u>232 COUNTY ROAD</u> BLOCK 63 - LOT 5 BOROUGH OF DEMAREST BERGEN COUNTY, NEW JERSEY	
 MCB ENGINEERING ASSOCIATES, LLC P.O. BOX 588, 11 FURLER STREET TOTOWA, NEW JERSEY 07511-0588 PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681 Email: mcbea@mcbea.com Certificate of Authorization No.: 240428108300	
scale 1" = 5'	date 08/07/2026
project no. 4660	sheet no. 4 OF 11

drawn by MC	checked by PMcC
MATTHEW G. CLARK	
	
N.J. PROFESSIONAL ENGINEER LICENSE No. 40394	



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION (HORIZONTAL & VERTICAL) OF ANY UTILITY (ABOVE OR BELOW GRADE) WITHIN THE PROJECT LIMITS AND ITS VICINITY (INCLUDING WITHIN THE ROW FOR ALL PROJECT FRONTAGES) PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION. TEST PITS SHALL BE PERFORMED AS NECESSARY.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL REQUIRED UTILITY COMPANIES PRIOR TO CONSTRUCTION.
3. ALL EXISTING VALVES, CLEANOUTS AND SIMILAR ITEMS TO REMAIN LOCATED WITHIN THE LIMITS OF THE PROPOSED CONSTRUCTION ARE TO BE RESET IN THE FIELD BY THE CONTRACTOR TO MEET FINISHED GRADE.
4. THE PROPOSED CURB AT THE BASE OF ALL HANDICAP ACCESSIBLE CURB RAMPS & BLENDED TRANSITIONS SHALL BE SET FLUSH WITH THE ABUTTING PAVEMENT SURFACE.
5. THE MAXIMUM CROSS SLOPE FOR ALL WALKS & HANDICAP ACCESSIBLE PATHS IS TO BE 2.0%.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO GRADE THE SITE IN SUCH A MANNER TO (1) INSURE THAT SURFACE WATER RUNOFF DOES NOT ADVERSELY IMPACT THE ADJACENT PROPERTIES AND (2) DIRECT STORM WATER RUNOFF AWAY FROM THE PROPOSED BUILDING.
7. ALL EXISTING UTILITIES THAT ARE TO BE REMOVED OR ABANDONED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY REGULATIONS.
8. PRIOR TO CONSTRUCTION A REFERENCE BENCH MARK SHALL BE PROVIDED ONCE BY A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW JERSEY.
9. THE GAS, WATER & SANITARY SERVICE LATERALS ARE SHOWN FOR FEASIBILITY PURPOSES ONLY. THEIR FINAL DESIGN SHALL BE BASED ON THE BUILDING CONSTRUCTION PLANS.
10. BUILDING ROOF DRAINAGE SYSTEMS ARE TO CONNECT INTO THE ONSITE STORMWATER MANAGEMENT SYSTEM ("UPSTREAM" OF THE PROPOSED SUBSURFACE DETENTION SYSTEM).
11. THE PROJECT OWNER PRIOR TO CONSTRUCTION SHALL CONFIRM THAT ALL EXISTING UTILITY SYSTEMS (I.E. WATER, GAS, ELECTRIC & SANITARY) HAVE SUFFICIENT CAPACITY TO HANDLE THE PROPOSED DEMANDS OF THE PROJECT.
12. THE PROJECT OWNER SHALL BE RESPONSIBLE TO MAINTAIN ALL ONSITE UTILITIES AT ALL TIMES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL EXCAVATED MATERIAL IN ACCORDANCE WITH LAW AND ALL APPLICABLE LOCAL ORDINANCES.
14. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE SCHEDULING AND ROUTE OF THE TRUCKING OF THE EXCAVATED MATERIAL FROM THE SITE WITH THE MUNICIPAL POLICE DEPARTMENT AND THE MUNICIPAL ENGINEER.
15. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE HOURS OF OPERATION OF SOIL MOVING WITH THE MUNICIPAL POLICE DEPARTMENT & BUILDING DEPARTMENT AND MUNICIPAL ENGINEER.
16. THE PROJECT OWNER SHALL ARRANGE FOR CONSTRUCTION INSPECTION SERVICES SO THAT CONSTRUCTION COMPLIANCE CERTIFICATIONS CAN BE ACCOMPLISHED IF / WHEN REQUIRED FOR WATER & SEWER SYSTEMS AND RETAINING WALLS.
17. ALL PROPOSED STORM & SANITARY PIPE BEDDING & BACKFILL TO BE PROVIDED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS FOR PIPE DEPTH & MATERIAL.
18. PRIOR TO CONSTRUCTION THE PROJECT OWNER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND SUBMIT TO THE MUNICIPALITY, FOR APPROVAL, WALL STABILITY AND STRUCTURAL CALCULATIONS SIGNED & SEALED BY A NEW JERSEY PROFESSIONAL ENGINEER FOR THE PROPOSED DESIGN & CONSTRUCTION OF PROPOSED RETAINING WALLS.
ALL RETAINING WALLS GREATER THAN FOUR (4) FEET IN EXPOSED HEIGHT SHALL REQUIRE A CERTIFICATION BY A NEW JERSEY PROFESSIONAL ENGINEER THAT HE / SHE HAS PROVIDED ONSITE INSPECTION DURING THE WALL CONSTRUCTION, THAT PROPER METHODS WERE UTILIZED IN THE CONSTRUCTION, THE WALLS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN DRAWINGS, THE WALLS HAVE BEEN PROPERLY STABILIZED AND THAT THE WALLS WILL PROVIDE ADEQUATE FOR THE INTENDED PURPOSE. COPY OF SUCH CERTIFICATION MUST BE PROVIDED TO THE PROJECT OWNER & MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE SUCH INSPECTIONS ARE PERFORMED AND CERTIFICATIONS PROVIDED.
HE / SHE SHALL PROVIDE THE CERTIFYING ENGINEER WITH AT LEAST 72 HOURS NOTICE IN ADVANCE OF THE REQUIRED INSPECTIONS FOR THE CERTIFICATION(S).
19. THE PROJECT OWNER SHALL BE RESPONSIBLE TO PROVIDE A CCTV INSPECTION OF EXISTING UTILITY SERVICES TO BE REUSED AS PART OF THE APPLICATION. COPY OF SUCH REPORT SHALL BE PROVIDED BY THE PROJECT OWNER TO THE BOARD ENGINEER & MUNICIPALITY.
20. CLEANOUTS SHALL BE PROVIDED IN THE FIELD ALONG THE ROOF DRAIN PIPING AND "INLINE" DRAIN PIPING IF/WHERE NECESSARY BY THE CONTRACTOR.

UTILITY LEGEND

- (WM) — WATER MAIN (ESTIMATED; 6" DIP)
- (GM) — GAS MAIN (SIZE TO BE DETERMINED BY UTILITY COMPANY BASED ON PROJECT DEMANDS)
- (W) — WATER SERVICE LATERAL (SIZE TO BE DETERMINED AT TIME OF BUILDING CONSTRUCTION PLAN DEVELOPMENT)
- (G) — GAS SERVICE LATERAL (SIZE TO BE DETERMINED AT TIME OF BUILDING CONSTRUCTION PLAN DEVELOPMENT)
- - - (S) - - - SANITARY SERVICE LATERAL (4" PVC @ 1.0% MIN.)

NOTE:
UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY, COUNTY AND GOVERNING UTILITY AGENCY THE ELECTRIC SERVICE IS TO BE PROVIDED UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE SUCH PRIOR TO CONSTRUCTION.

ESTIMATED SEWER DEMAND

PER NJAC 7:14A - 23.3
3 BEDROOM UNIT [TOWNHOME] = (7 UNITS) X (300 GPD / UNIT) = 2,100 GPD
TOTAL REQUIRED = 2,100 GPD

ESTIMATED AVERAGE DAILY RESIDENTIAL WATER DEMAND

PER NJAC 5:21 - 5.2 (d) TABLE 5.1 (FOR TOWNHOUSE)
3 BEDROOM UNIT = (7 UNITS) X (200 GPD / UNIT) = 1,400 GPD
TOTAL REQUIRED = 1,400 GPD



THESE PLANS ARE FOR GOVERNMENT AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH THE OTHER CONSTRUCTION TRADES AND A REVISION BOX NOTE IS ADDED STATING 'ISSUED FOR BIDS' AND / OR 'ISSUED FOR CONSTRUCTION'

COUNTY OF BERGEN PLANNING BOARD

APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY _____ DATE _____

drawn by
MC

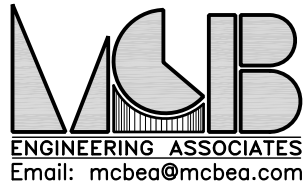
MATTHEW G.
CLARK

N.J. PROFESSIONAL ENGINEER
LICENSE No. 40394

checked by
PMcC

UTILITY PLAN

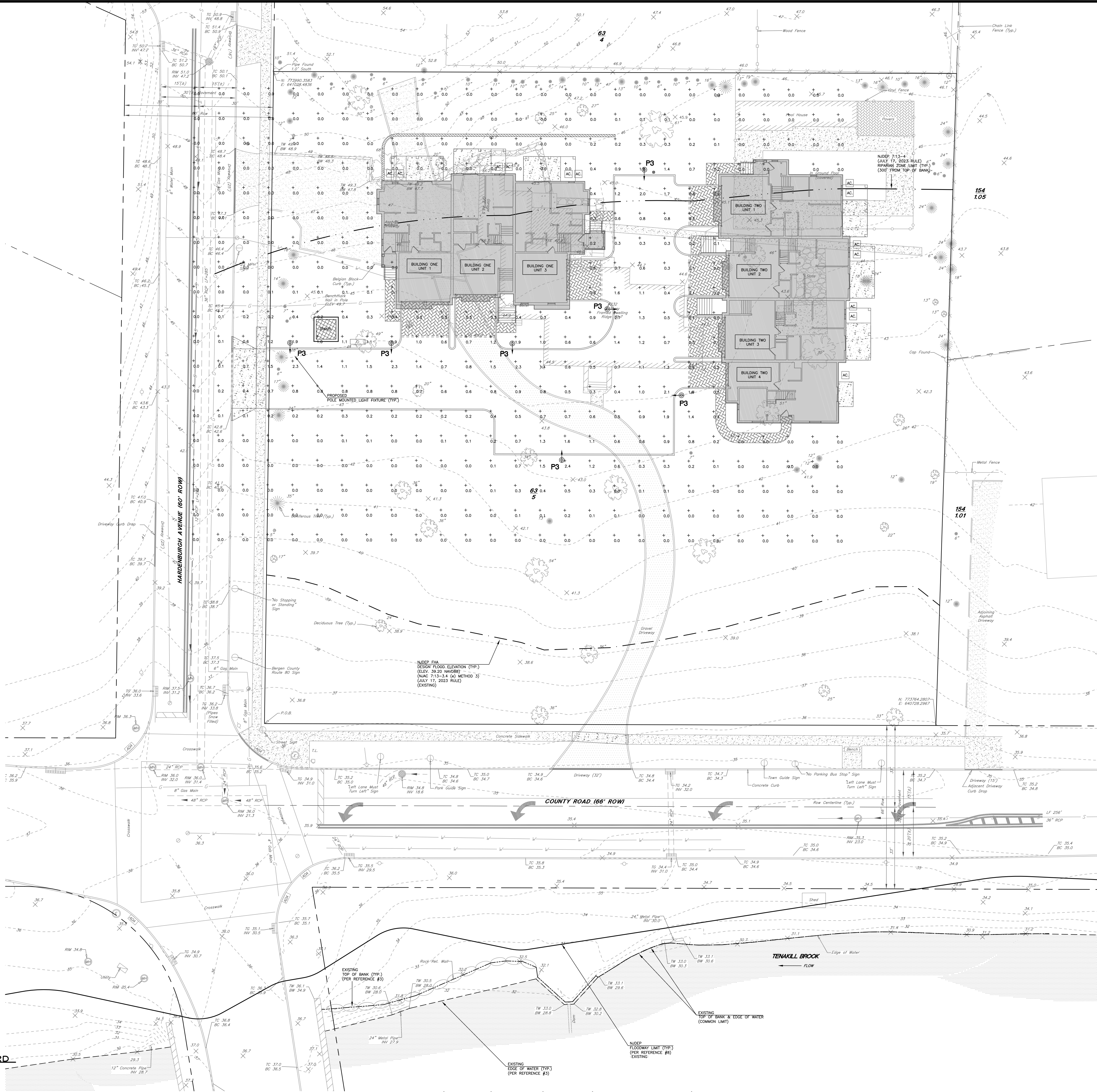
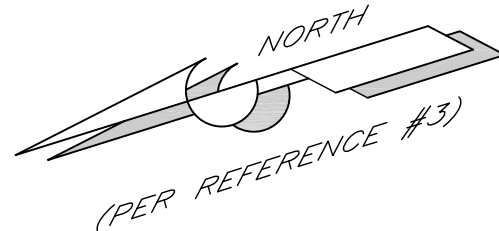
232 COUNTY ROAD
BLOCK 63 - LOT 5
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY



MCB ENGINEERING ASSOCIATES, LLC

P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681
Certificate of Authorization No. 240428108300

scale
1" = 20'
date
08/07/2026
project no.
4660
sheet no.
5 OF 11



LUMINAIRE SCHEDULE

Qty	Type	Arrangement	Symbol	Manufacturer	Light Fixture Spec
7	P3	Single	⊙	LUMCA	CP7414-18LED05-VOLTS-L4-30K-PER-MS8(HET70)-FINISH W/ CURRENT NFOXF2-1R10-UNV

CCT	Lum. Lumens	LLF	Lum. Watts	Arr. Watts	Pole/Bracket Spec	Mounting AFG (FT)
3000K	2893	0.630	28.6	28.6	AP04ALR-12L-FINISH-WB-OT-AB	14 (TO LIGHT SOURCE)

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	0.98	2.7	0.3	3.27	9.00

DIVERSIFIED GROUP
55 LANE ROAD
FAIRFIELD, NJ 07004
LIGHTING DESIGNER: MATTHEW STERNER
PHONE: (908) 907-8462
EMAIL: MSTERNE@DVGSRP.COM

GENERAL NOTES

- SITE LIGHTING CONTROLS SEQUENCE OF OPERATION IN COMPLIANCE WITH ASHRAE 90.1-2019
- EACH SITE FIXTURE TO BE EQUIPPED WITH NX CONTROLS, WHICH IS A WIRELESS BLUETOOTH MESH CONTROL SYSTEM.
 - CONTROL SYSTEM IS TO BE ACCESSIBLE VIA IOS APP FOR PROGRAMMING.
 - EACH SITE FIXTURE TO HAVE AN INTEGRAL PHOTO SENSOR AND BUILT-IN TIME KEEPER TO ALLOW FOR THE SCHEDULING OF DIMMING EVENTS BASED ON TIME OF DAY.
 - ALL SITE LIGHTS TO TURN ON AT DUSK AND OFF AT DAWN.
 - LIGHTS TO REMAIN FULL BRIGHTNESS UNTIL 12 A.M., AT WHICH TIME THE LIGHTS WILL DIM TO 50% OUTPUT UNTIL DAWN.
 - EVERY LIGHT FIXTURE SHALL BE INDIVIDUALLY ADDRESSABLE IN CASE CIRCUMSTANTIAL DIMMING IS REQUIRED.



COUNTY OF BERGEN PLANNING BOARD

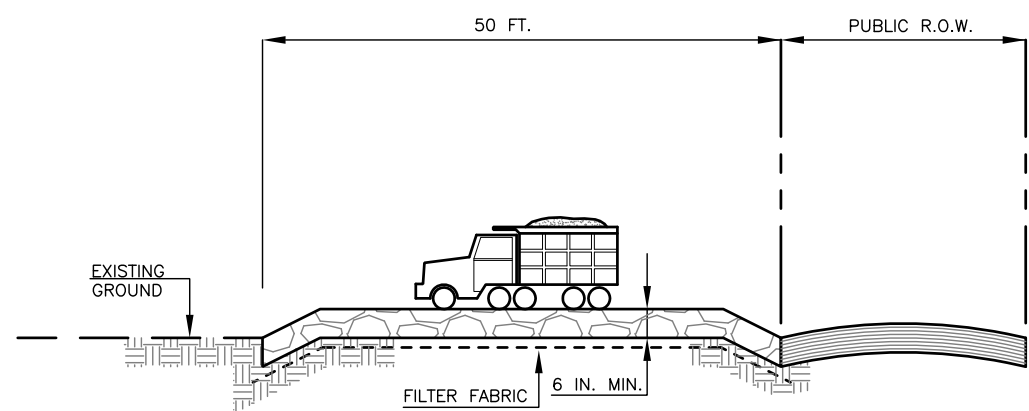
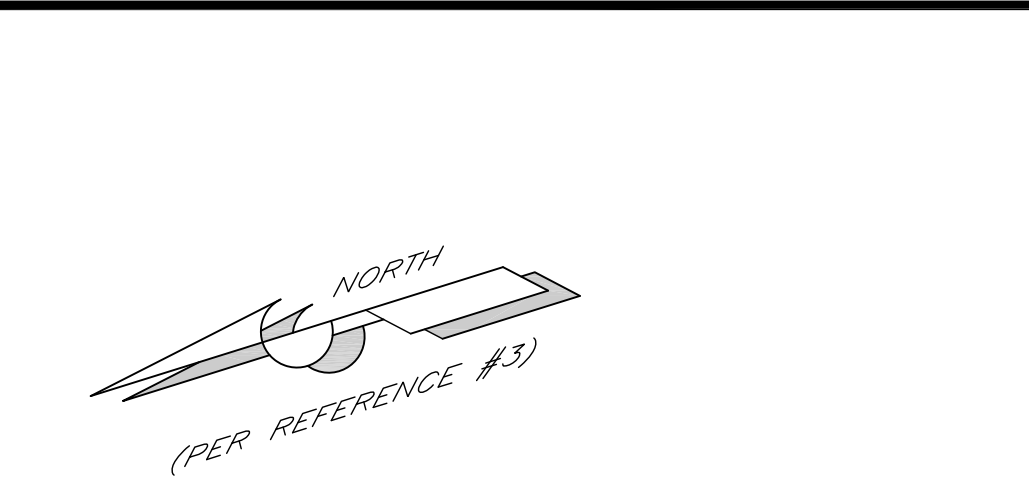
APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY _____ DATE _____

drawn by
MC
checked by
PMcC
MATTHEW G. CLARK

N.J. PROFESSIONAL ENGINEER
LICENSE No. 40394

DATE	REVISIONS
LIGHTING PLAN	
232 COUNTY ROAD BLOCK 63 - LOT 5 BOROUGH OF DEMAREST BERGEN COUNTY, NEW JERSEY	
MCB ENGINEERING ASSOCIATES, LLC P.O. BOX 588, 11 FURLER STREET TOTOWA, NEW JERSEY 07511-0588 PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681 Certificate of Authorization No.: 240A28108300	
scale 1" = 20'	project no. 4660
date 08/07/2026	sheet no. 6 OF 11

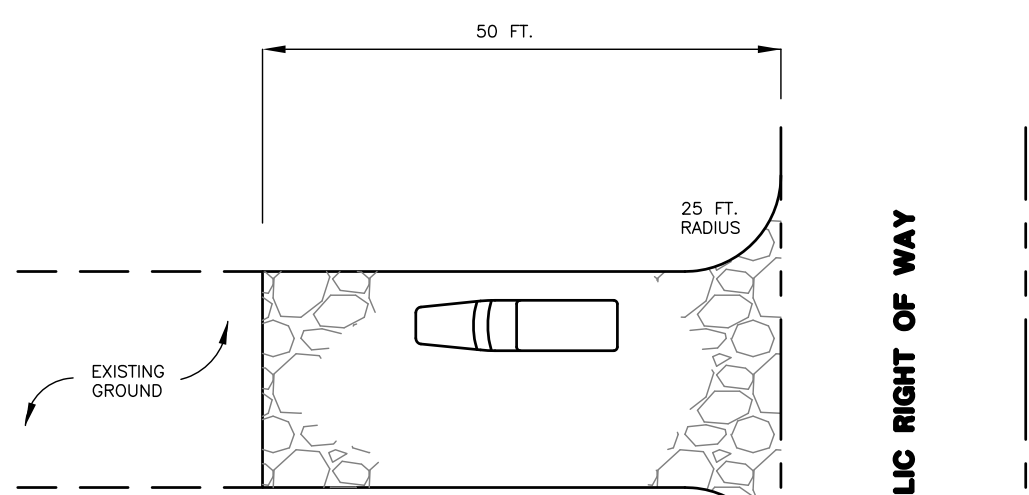


PROFILE

N.T.S.

NOTES:

1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.
2. STONE SIZE: 1 IN. - 2.5 IN. CRUSHED STONE
3. STABILIZED CONSTRUCTION ENTRANCE TO BE IN ACCORDANCE WITH SECTION 29, STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, IN NEW JERSEY

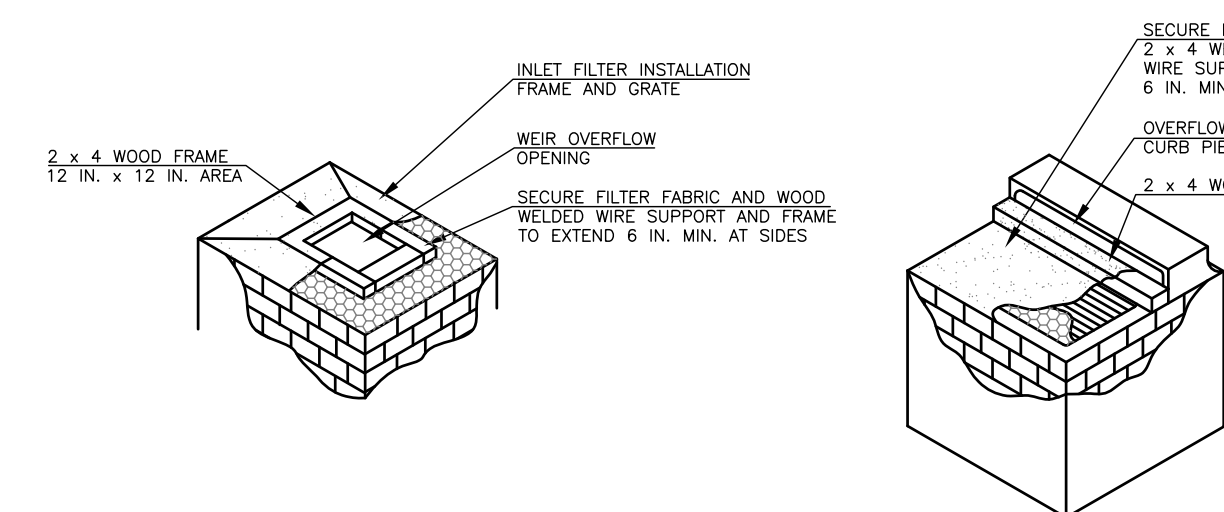


PLAN VIEW

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

(N.T.S.)



INLET FILTER

(N.T.S.)

NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR IS TO REMOVE FABRIC JUST PRIOR TO PAVING.
3. CONTRACTOR SHALL BACKFILL AFTER INSTALLATION OF INLET FILTER.
4. DESIGN OF INLET FILTER WILL SAFELY PASS FLOWS FROM STORM EVENTS GREATER THAN 1 YEAR, 24 HOUR DURATION.

COUNTY OF BERGEN PLANNING BOARD

APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY

DATE

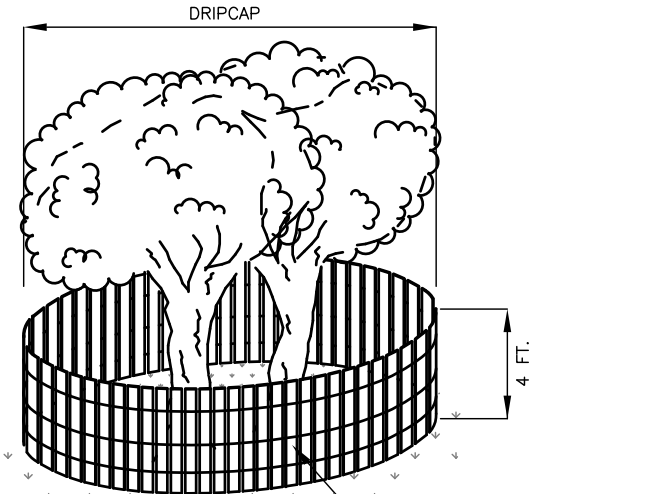
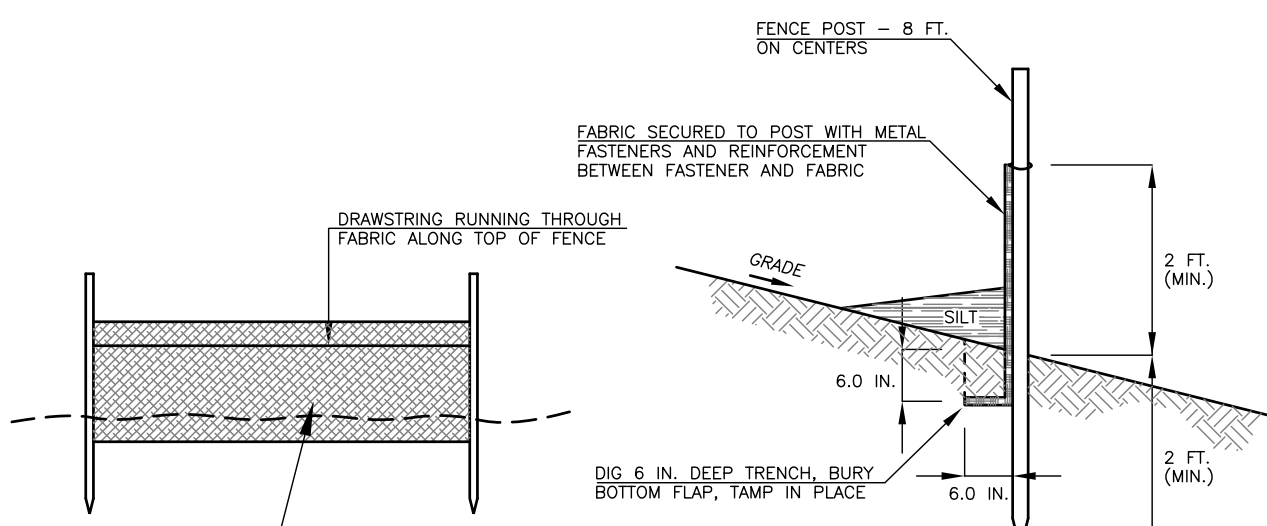
OPTIONAL WIRE FENCE BEHIND FABRIC FOR
"SUPER" SILT FENCE APPLICATION
(IF AND WHERE DIRECTED ON THE PLANS)
(SEE NOTE 1)

SILT FENCE

(N.T.S.)

NOTE:

1. "SUPER" SILT FENCE - A METAL FENCE WITH 6" OR SMALLER MESH OPENINGS AND AT LEAST 2' HIGH, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8' ON CENTER AND MAY BE CONSTRUCTED OF HEAVY WOOD OR METAL AS NEEDED TO WITHSTAND HEAVIER SEDIMENT LOADING.



TREE PROTECTION

(N.T.S.)

PROPOSED
LIMIT OF DISTURBANCE (TYP.)
(AREA = 0.943 ACRES)

PROPOSED TEMPORARY STOCKPILE

PROPOSED STABILIZED CONSTRUCTION ACCESS

PROPOSED INLET FILTER (TYP.)

PROPOSED SILT FENCING (TYP.)

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE 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).
3. 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.
4. STABILIZATION SPECIFICATIONS:
A. TEMPORARY SEEDING AND MULCHING:
GROUND LIME/STONE - 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 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 90% 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" FIRMED IN PLACE IS REQUIRED.
GROUND LIME/STONE - 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 - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 300 LBS./ACRES (8 LBS./1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 1. SUMMER SEEDINGS REQUIRES BRIGATION.
MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 90% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. THE SITE SHALL AT TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALL SEDIMENT BARRIER OR SILT FENCE.
8. 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" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
10. DRIVEWAYS MUST BE STABILIZED WITH 1"-2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. DRIVEWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28-1 OF THE NJ STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
15. DUST SHALL BE CONTROLLED VIA APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
16. 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.
17. 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.
18. 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.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
20. 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 103, ORADILL, NJ 07649; TEL: 201-261-4407; EMAIL: INFO@BERGENSCD.ORG.
21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
22. 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 REPORTS 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 3/10/24

ADDITIONAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CURRENT RULES AND REGULATIONS OF THE GOVERNING SOIL CONSERVATION DISTRICT AS THEY APPLY TO THE PROPOSED CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING COUNTY ROAD & HARDENBURGH AVENUE, FREE OF ALL CONSTRUCTION DEBRIS INCLUDING WHEEL TRACKING OF MATERIAL FROM CONSTRUCTION VEHICLES.
3. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES / PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED IMPROVEMENTS.
4. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES / PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND / OR THE AREA IS STABILIZED.
5. WHERE NECESSARY, DISTURBED AREAS SHALL BE TEMPORARILY SEEDING AND / OR MULCHED UNTIL PROPER WEATHER CONDITIONS EXIST FOR ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER.
6. THE BASE OF ALL TEMPORARY STOCKPILES SHALL BE ENCLOSED WITH SILT FENCE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO MARK AND PROTECT ALL TREES TO REMAIN WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION PRIOR TO ANY LAND DISTURBANCE.
8. ALL TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE MUNICIPAL ENGINEER REGARDING TREE REPLACEMENT.
9. THE SOIL EROSION & SEDIMENT CONTROL PLAN AND ASSOCIATES NOTES & DETAILS ARE INTENDED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES AND CERTIFICATION ONLY.

SEQUENCE OF CONSTRUCTION

1. INSTALLATION / APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL INCLUDING THE STAKING OF SILT FENCE BARRIER WHERE SHOWN ON THE PLANS PRIOR TO ANY LAND DISTURBANCE.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT ALL STRUCTURES WHERE CONSTRUCTION VEHICLES ACCESS PAVED ROADWAYS (INCLUDING ALL PAVED SURFACES) FROM UNPAVED AREAS OF THE SITE.
3. CLEARING SITE (INCLUDING THE DEMOLITION OF ALL STRUCTURES AND THE REMOVAL OF BITUMINOUS PAVEMENT, SIDEWALKS, CURBING, WALLS, OVERHEAD WIRING, FENCING AND TREES) AS SHOWN ON THE PROJECT DOCUMENTS PROVIDING AND INSTALLING TEMPORARY STABILIZATION MEASURES AS REQUIRED.
4. INSTALLATION OF BUILDING UTILITY (INSTALL & MAINTAIN INLET FILTERS), STORM WATER MANAGEMENT SYSTEM, CURB, SIDEWALK, LIGHTING AND ASPHALT IMPROVEMENTS AS PER PLAN.
5. MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL.
6. FINAL GRADING OF SITE, INSTALLATION OF LANDSCAPING AND STABILIZATION OF LAWN AND BERM AREAS.
7. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
8. IF THE PROJECT REQUIRES SOIL COMPACTION TESTING AND / OR REMEDIAL DE-COMPACTION THEN CONDUCT SOIL COMPACTION TESTING AND REMEDIATE SUBSOIL (SCARIFICATION / TILLAGE TO A MINIMUM DEPTH OF 6") IF NECESSARY.
9. REMOVAL OF ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON THE PERMANENT STABILIZATION OF ALL EXPOSED AREAS.

PER THE NAD83 GEO WEB JULY 19, 2026 THE ENTIRE SITE IS LOCATED IN A "METROPOLITAN PLANNING AREA (PA1)" IN ADDITION, ALL DISTURBANCE IS LOCATED IN "PREVIOUSLY DEVELOPED" AREAS SUCH AS BUILDING & PARKING AREAS, PAVED DRIVEWAYS, SIDEWALKS AND LAWN. THEREFORE, THE APPLICATION IS EXCLUDED FROM SOIL COMPACTION REMEDIATION.



drawn by MC checked by PMcC

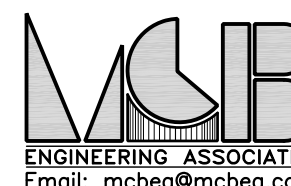
MATTHEW G. CLARK

N.J. PROFESSIONAL ENGINEER
LICENSE No. 40394

DATE REVISIONS

SOIL EROSION & SEDIMENT CONTROL PLAN

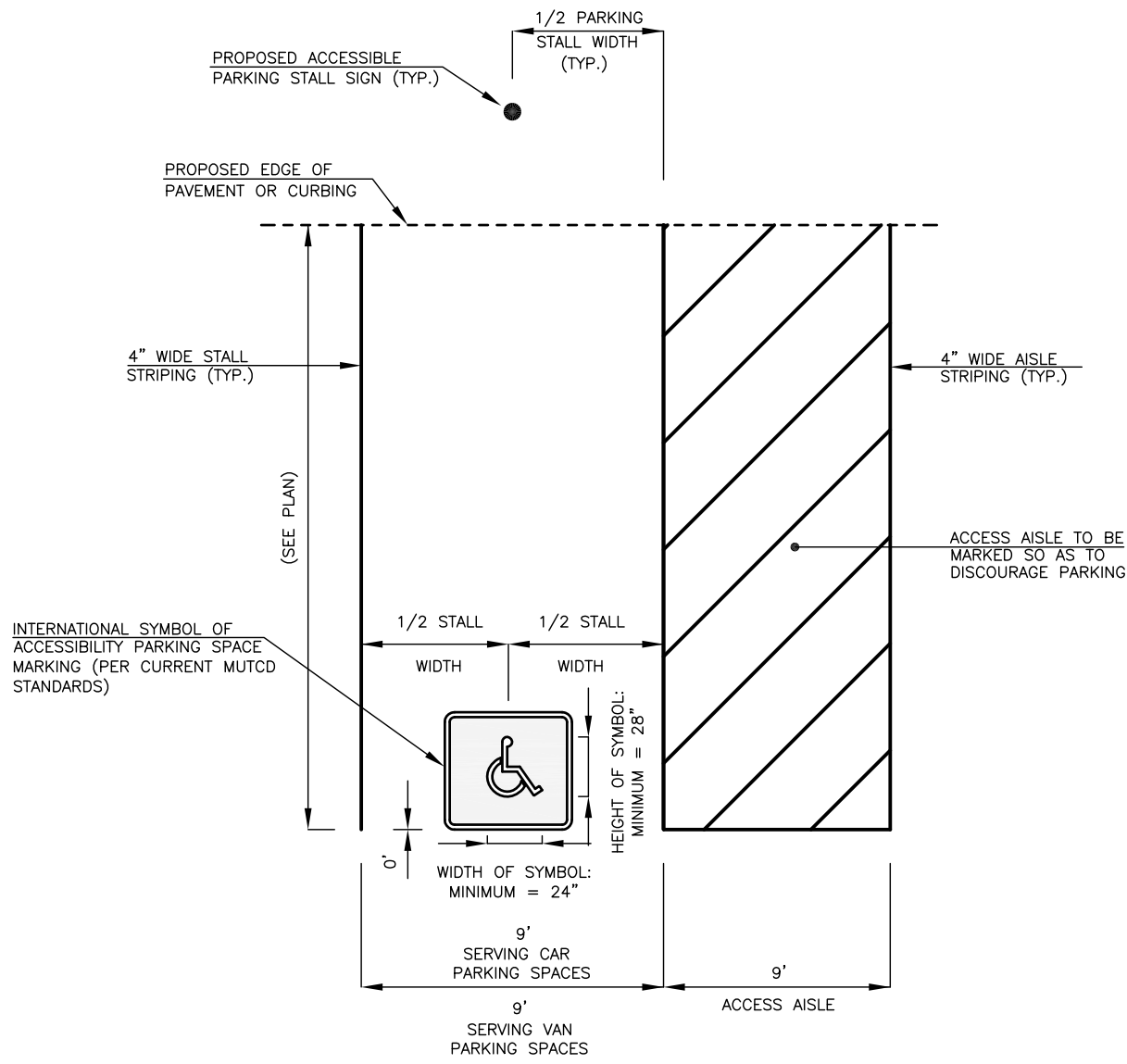
232 COUNTY ROAD
BLOCK 63 - LOT 5
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY



MCB ENGINEERING ASSOCIATES, LLC
P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681
Certificate of Authorization No. 240428108300

scale 1" = 20' date 08/07/2026 project no. 4660 sheet no. 7 OF 11

20' 0' 20' 40' 80'
GRAPHIC SCALE
SCALE: 1" = 20'

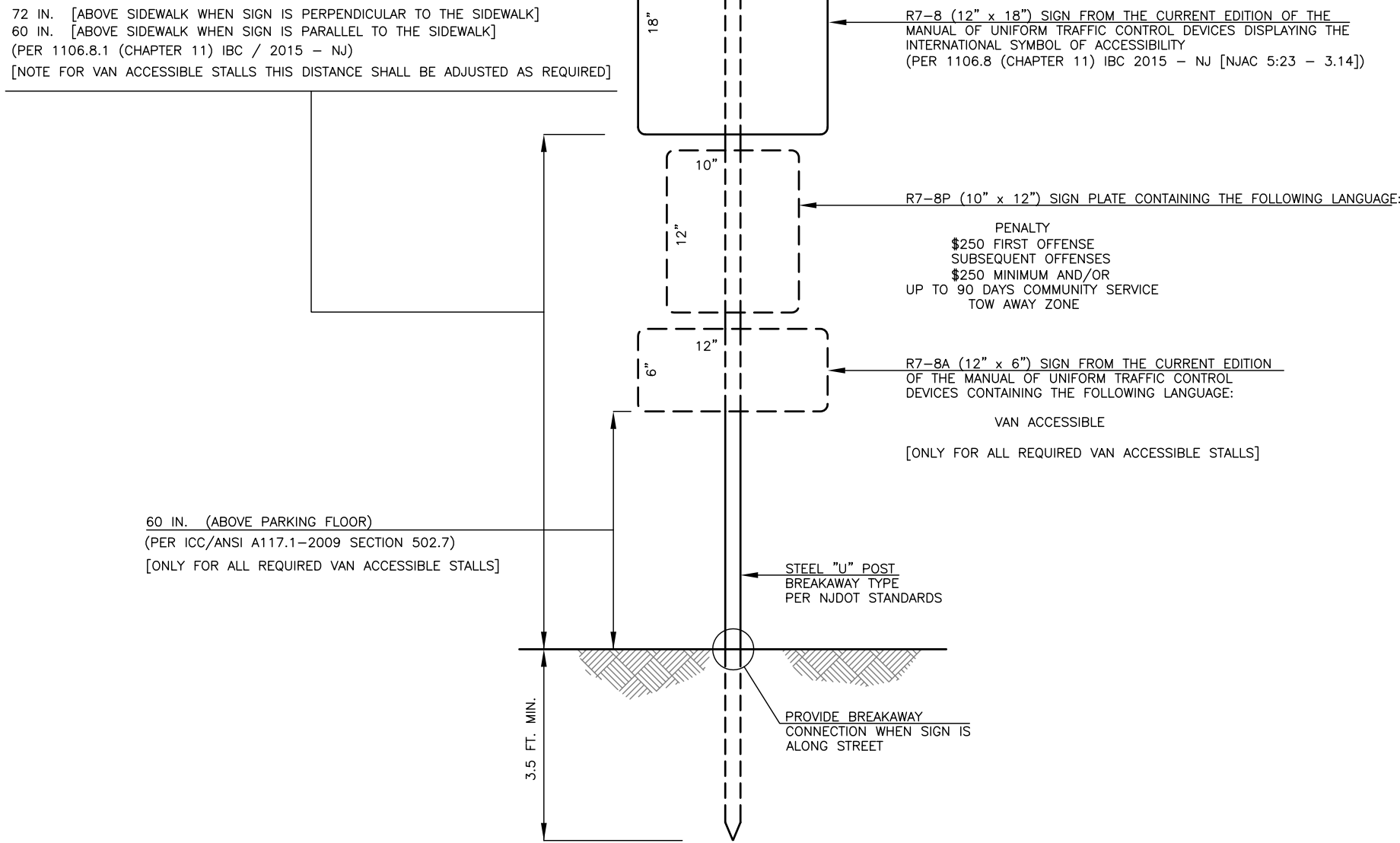


HANDICAP ACCESSIBLE PARKING STALL DETAIL

(N.T.S.)

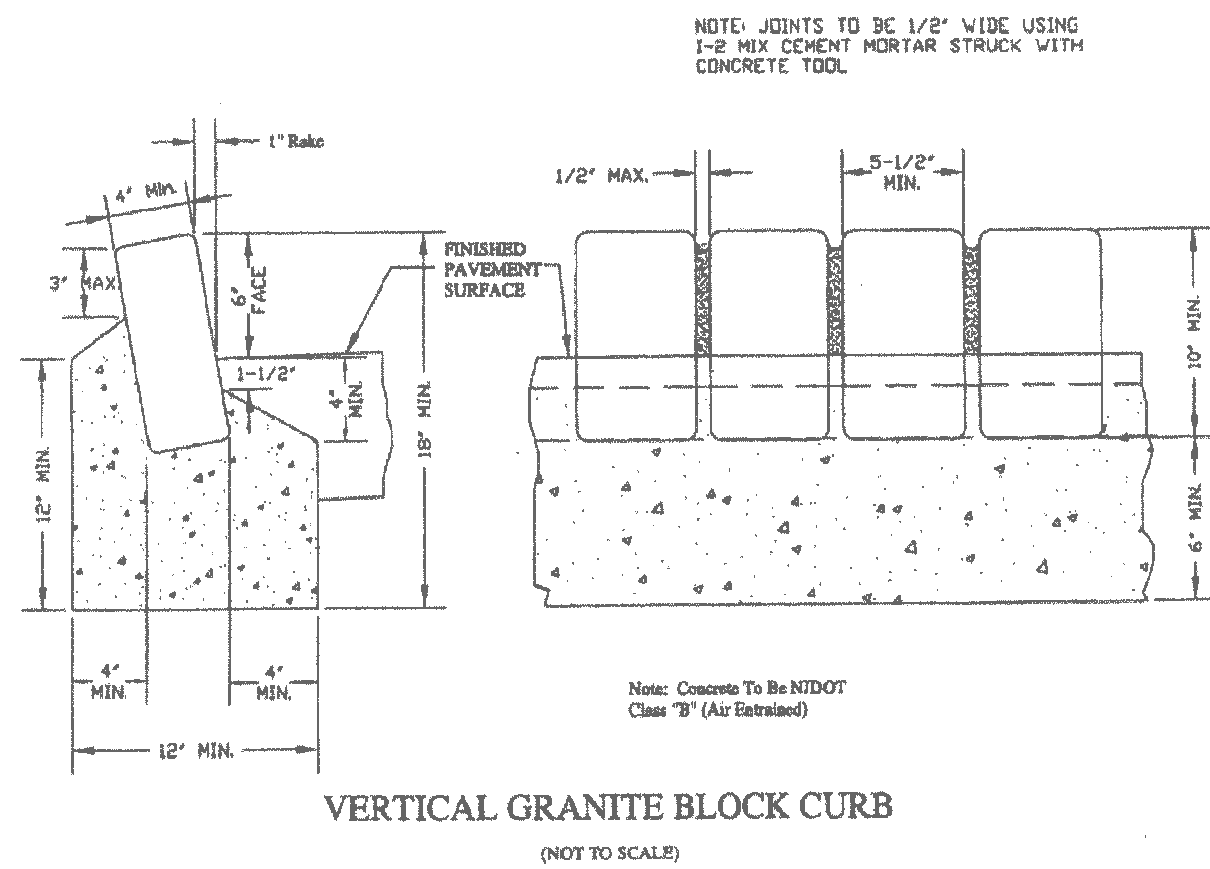
NOTES:

1. THE CONTRACTOR SHALL ENSURE THAT THE MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.0%.



HANDICAP ACCESSIBLE PARKING STALL SIGN DETAIL

(N.T.S.)

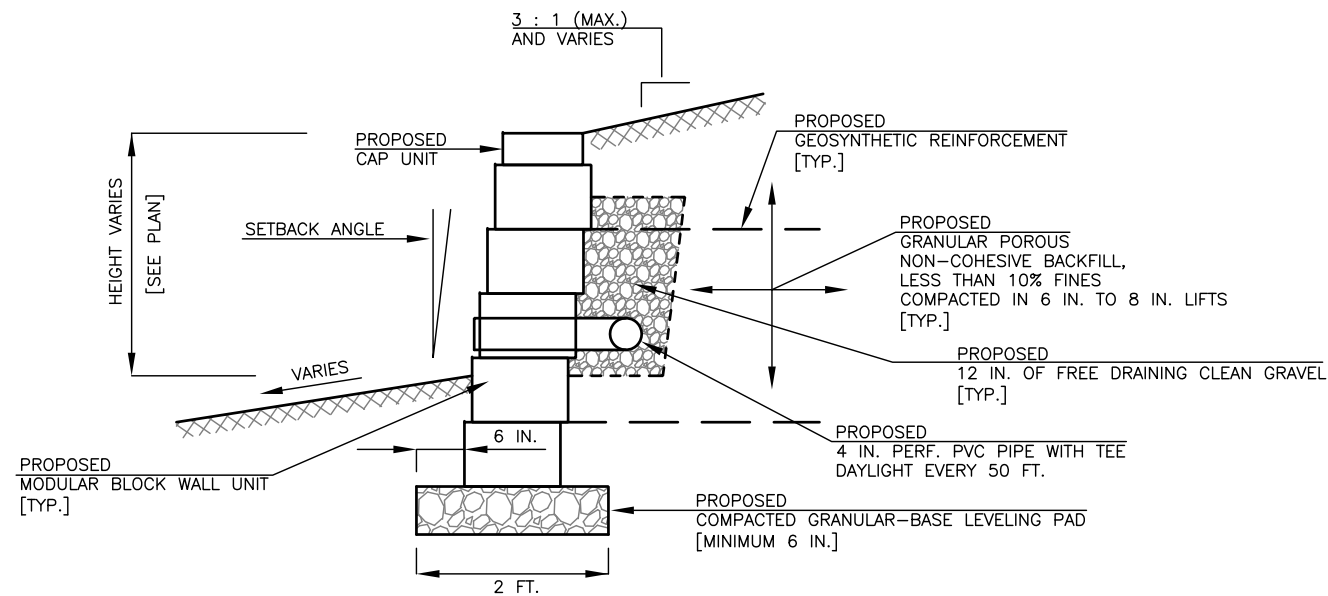


RSIS VERTICAL GRANITE BLOCK CURB

(NOT TO SCALE)

(N.T.S.)

RSIS VERTICAL GRANITE BLOCK CURB



RETAINING WALL DETAIL

(N.T.S.)

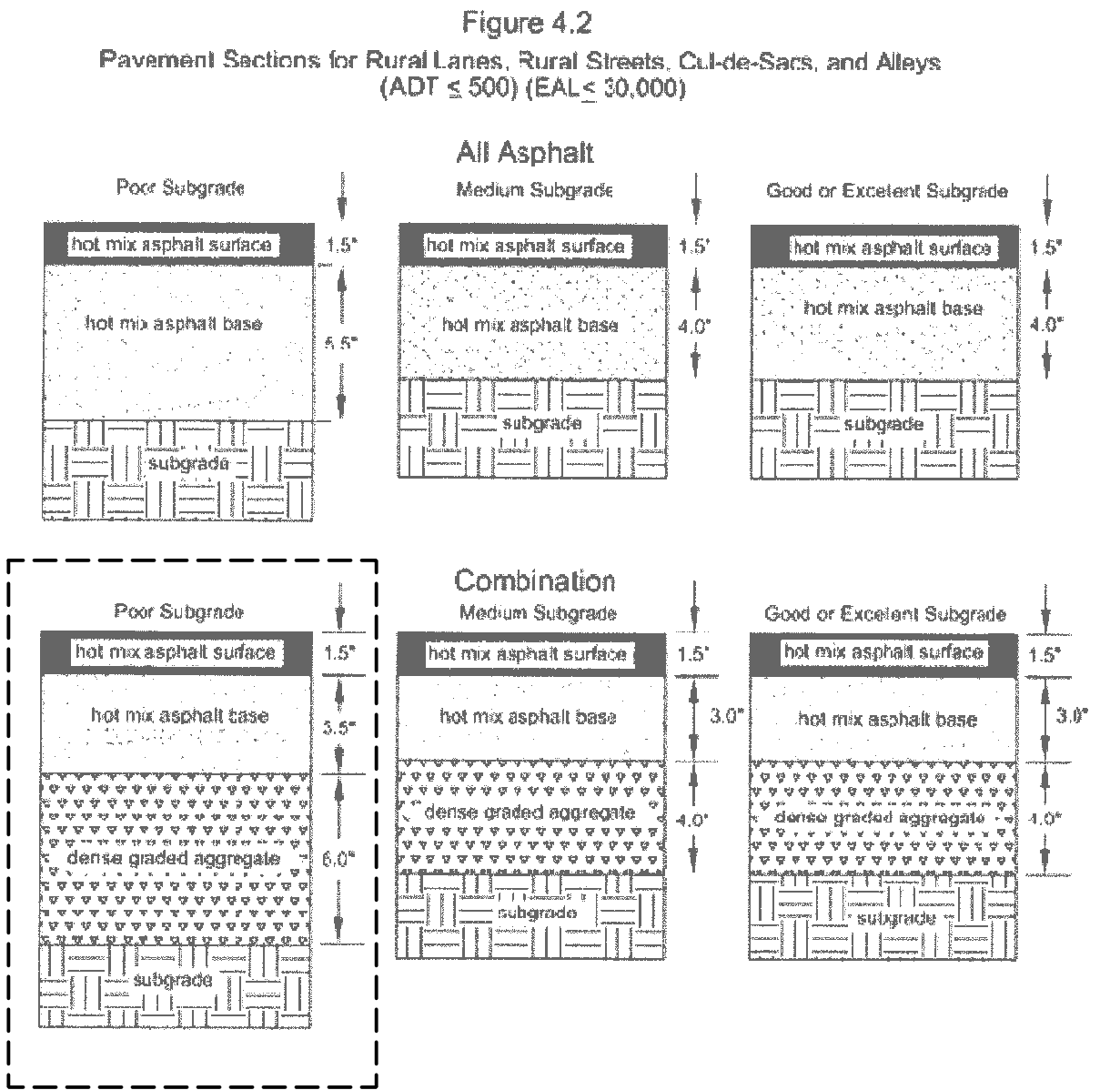
NOTES:

1. THIS DETAIL IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
2. AS NOTED ON SHEET 03 PRIOR TO CONSTRUCTION THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND SUBMIT TO THE MUNICIPALITY A STRUCTURAL CALCULATION REPORT SIGNED & SEALED BY A LICENSED ENGINEER IN THE STATE OF NEW JERSEY FOR THE PROPOSED DESIGN & CONSTRUCTION OF PROPOSED RETAINING WALLS.

COUNTY OF BERGEN PLANNING BOARD

APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY _____ DATE _____



Source: N.J.S.M.E., Asphalt Handbook for County and Municipal Engineers, 4th Edition, April 2010. The figures were derived by applying the Asphalt Institute's Thickness Design - Full Depth Asphalt Pavement Structures for Highways and Streets.

RSIS SITE PAVEMENT SECTION

(N.T.S.)

NOTES:

1. THIS DETAIL IS IN ACCORDANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS NEW JERSEY ADMINISTRATIVE CODE, TITLE 5, CHAPTER 21.
2. MATERIALS FOR THE HOT MIX ASPHALT (HMA) SURFACE COURSE SHALL BE HMA 9.5L64 OR HMA 9.5M64, CONFORMING TO SECTION 401 OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. MATERIALS FOR THE HOT MIX ASPHALT BASE COURSE SHALL BE HMA 19L64 OR HMA 19M64, CONFORMING TO SECTION 401 OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. THICKNESSES MAY HAVE TO BE CONSTRUCTED IN MULTIPLE LIFTS, BASED ON EQUIPMENT CAPABILITIES.
5. THE DENSE GRADED AGGREGATE BASE SHALL CONFORM TO SECTION 302 OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. ALL SUBGRADES SHALL BE CONSIDERED "POOR" UNLESS THE APPLICANT PROVES OTHERWISE THROUGH CBR TESTING OR FIELD EVALUATION OF SOIL CLASSIFICATION. TEST RESULTS SHALL BE REVIEWED BY THE MUNICIPAL ENGINEER.
7. SUBGRADE COMPACTION SHALL BE APPROVED BY THE MUNICIPAL ENGINEER.
8. PAVEMENT THICKNESS DESIGNS ASSUME A STAGED CONSTRUCTION PROCESS. THE LIFE OF THE ROAD IS 20 YEARS. THE PAVEMENT BASE COURSE IS DESIGNED TO WITHSTAND CONSTRUCTION TRAFFIC DURING AN ASSUMED THREE - YEAR CONSTRUCTION PERIOD, THROUGHOUT WHICH TIME THE HOT ASPHALT SURFACE COURSE HAS NOT BEEN PLACED. AT THE END OF THE CONSTRUCTION PERIOD, THE BASE COURSE MUST HAVE AN EXPECTED REMAINING LIFE OF 17 YEARS. DURING THE TIME WHEN THE SURFACE COURSE IS NOT IN PLACE, THE BASE COURSE MUST CARRY THE ENTIRE IMPOSED TRAFFIC LOADING.



R1-1
30" x 30"

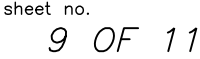
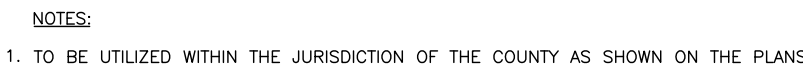
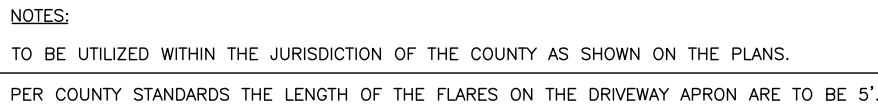
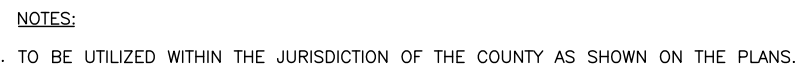
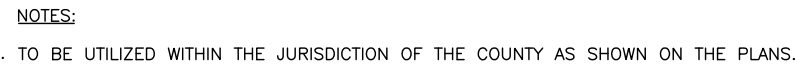
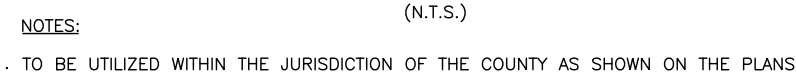
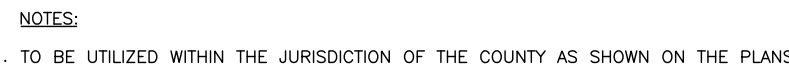
REGULATORY SIGN LEGEND

(N.T.S.)



drawn by MC	checked by PMcC	DATE		REVISIONS	
MATTHEW G. CLARK		SITE DETAILS			
		232 COUNTY ROAD BLOCK 63 - LOT 5 BOROUGH OF DEMAREST BERGEN COUNTY, NEW JERSEY			
		MCB ENGINEERING ASSOCIATES, LLC P.O. BOX 588, 11 FURLER STREET TOTOWA, NEW JERSEY 07511-0588 PHONE: (973) 812-6680 - FACSIMILE: (973) 812-6681 Email: mcbea@mcbea.com			
N.J. PROFESSIONAL ENGINEER LICENSE No. 40394	scale nts.	date 08/07/2026	project no. 4660	sheet no. 8 OF 11	

THESE PLANS ARE FOR GOVERNMENT AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH THE OTHER CONSTRUCTION TRADES AND A REVISION BOX NOTE IS ADDED STATING "ISSUED FOR BIDS" AND / OR "ISSUED FOR CONSTRUCTION"



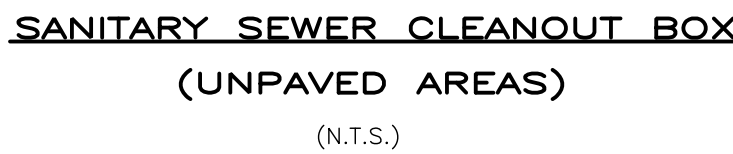
THESE PLANS ARE FOR GOVERNMENT AGENCY REVIEW, AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION UNTIL FULLY COORDINATED WITH THE OTHER CONSTRUCTION TRADES AND A REVISION BOX NOTE IS ADDED STATING "ISSUED FOR BIDS" AND / OR "ISSUED FOR CONSTRUCTION"



2. NO RECYCLED MATERIALS CAN BE USED.



4. NO RECYCLED MATERIALS CAN BE USED.



- NOTES:
1. MANHOLES SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
(LOAD RATING: HS-20, CONCRETE 4,500PSI @ 28 DAYS, REINFORCING: AS SPECIFIED BY MANUFACTURER, GRADE 60 REBAR, STEPS: STEEL REINFORCED POLYPROPYLENE COATED, DOT APPROVED)
 2. PRECAST MANHOLE BASES WILL BE REINFORCED CONCRETE AND SHALL BE CAST MONOLITHICALLY WITH THE FIRST BARREL SECTION.
 3. CASTINGS OF PRECAST MANHOLES SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK OR CONCRETE GRADING RINGS, AS REQUIRED, 12" MAXIMUM.
 4. PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM C478.
 5. ROUND RUBBER GASKETED JOINTS SHALL CONFORM TO ASTM C443.
 6. FLEXIBLE MANHOLE SLEEVES SHOULD BE PROVIDED AT ALL PENETRATIONS AND CASTED WITH MANHOLE BEE SECTION. CLAMPS SHOULD BE STAINLESS STEEL.
 7. EXTERIOR WALLS SHALL RECEIVE TWO SHOP COATS OF EPOXY COATING EQUAL TO "ENVIRO GREEN" PARSONSPOXY SEL-80, OR TWO COATS OF AN ACCEPTABLE WATERPROOFING TAR, ASPHALT, OR POLYPLASTIC ALLOY, WITH ENOUGH TIME ALLOWED BETWEEN SEAL COATS TO BOND.
 8. INTERIOR WALLS SHOULD RECEIVE A SHOP COAT OF SHERMAN WILLIAM EPOXY 33/34 OR APPROVED EQUAL.
 9. MANHOLE COVER SHALL BE EMBOSSED IN ACCORDANCE WITH THE MUNICIPAL SPECIFICATIONS.
 10. THE FIRST PIPE JOINT FROM ANY PIPE ENTERING OR EXITING THE MANHOLE MUST BE LOCATED A MAXIMUM DISTANCE OF THREE (3) FEET FROM THE MANHOLE.



- NOTES:
1. DOGHOUSE OPENING SHALL BE PERFORMED BY MANUFACTURE.
 2. REFER TO STANDARD PRECAST CONCRETE SANITARY SEWER MANHOLE DETAIL FOR ADDITIONAL REQUIREMENTS.



- NOTES:
1. THIS DETAIL IS SUBJECT TO THE APPROVAL OF THE MUNICIPAL/LOCAL WATER DEPARTMENT AND NJDEP. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE SUCH APPROVAL HAS BEEN PROVIDED PRIOR TO ANY WORK.

