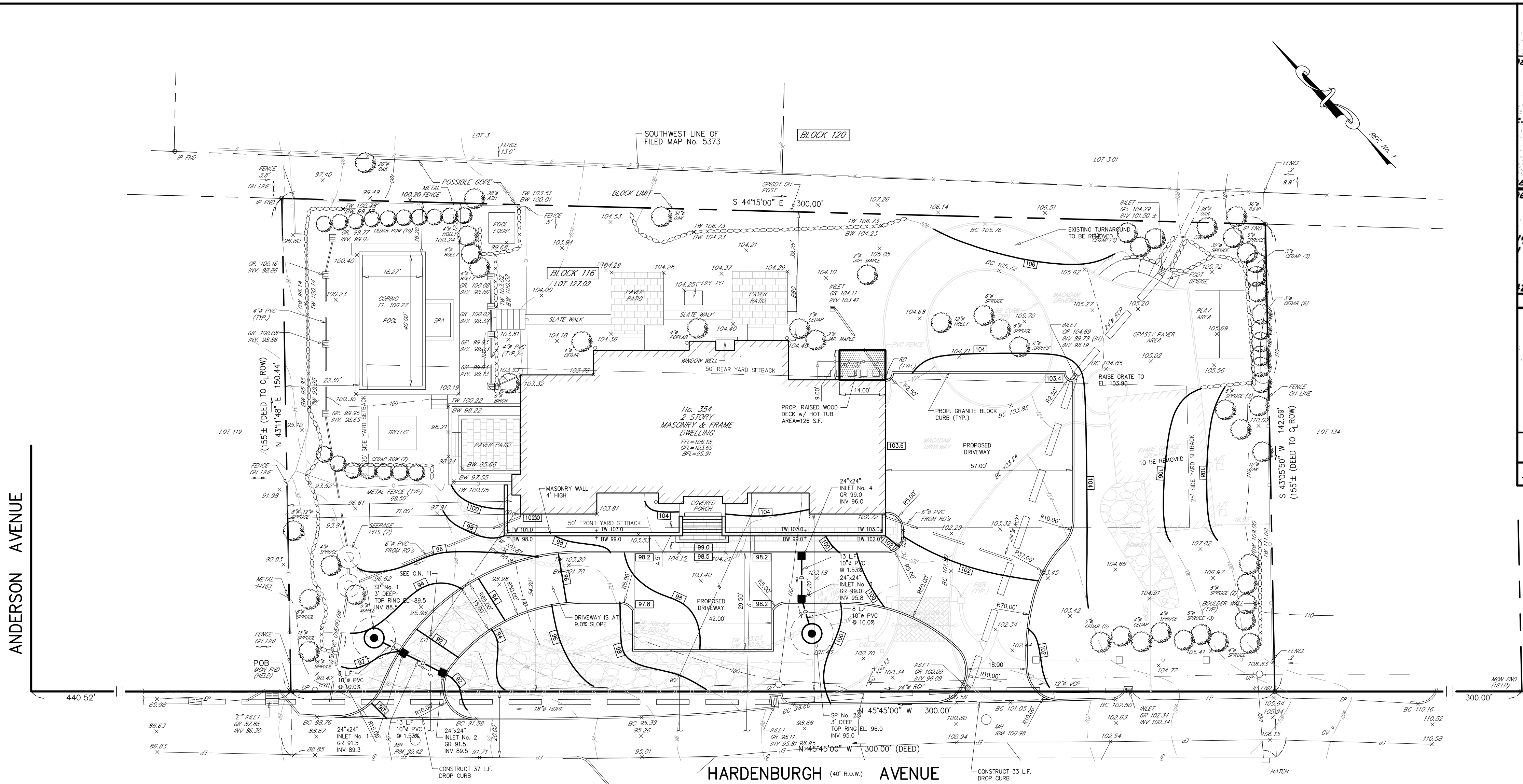




EXISTING BUILDING COVERAGE CALC'S	
FOOTPRINT	= 4,860 S.F.
COVERED PORCH	= 80 S.F.
GARAGE	= 1,080 S.F.
	6,020 S.F./43,928 S.F. = 13.70%

EXISTING IMPERVIOUS COVERAGE CALC'S	
BLDG. COVERAGE	= 6,020 S.F.
DRIVEWAY	= 4,200 S.F.
STEPS & WALKS	= 530 S.F.
POOL & SPA	= 950 S.F.
PATIOS, BBQ, & FIRE PIT	= 1,350 S.F.
AC & POOL EQUIP.	= 70 S.F.
PIERS	= 55 S.F.
	13,175 S.F./43,928 S.F. = 29.99%

NOTE: DOES NOT INCLUDE 852 S.F. OF GRASSY PAVER AREA.

PROPOSED BUILDING COVERAGE CALC'S	
EXIST. BUILDING COVERAGE	= 4,940 S.F.
PROP. RAISED WOOD DECK	= 126 S.F.
	5,066 S.F./43,928 S.F. = 11.53%

PROPOSED IMPROVED COVERAGE CALC'S	
EXIST. BLDG. COVERAGE	= 5,066 S.F.
PROP. DRIVEWAY & WALK	= 7,710 S.F.
REMAINING STEPS & WALKS	= 144 S.F.
EXIST. POOL, SPA & COVER	= 950 S.F.
EXIST. PATIOS, BBQ & FIRE PIT	= 1,350 S.F.
EXIST. AC & POOL EQUIP.	= 70 S.F.
REMAINING PIERS	= 16 S.F.
	15,306 S.F./43,928 S.F. = 34.84%

GENERAL NOTES

- ELEVATIONS BASED ON NVD 1929.
- TOTAL LOT AREA = 43,928 S.F. (1.01 Ac.).
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THE BOROUGH ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE CONSTRUCTION OF THE SEEPAGE PITS IN ORDER TO PROVIDE AN OBSERVER DURING THE EXCAVATION FOR THE 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 IMPERVIOUS COV. ON SITE = 13,175 S.F.
PROPOSED IMPROVED COV. ON SITE = 15,306 S.F.
NET INCREASE = 2,131 S.F.
- VERIFY DEPTH OF CLEANOUT PRIOR TO CONSTRUCTION.
- SOIL TESTING IS REQUIRED AT THE LOCATION OF THE PROPOSED SEEPAGE PITS. SOIL TESTING SHOULD INCLUDE THE ELEVATION OF THE SEASONAL HIGH WATER TABLE (SHWT) AND THE PERCOLATION RATE OF THE SOIL. IT SHALL BE CONFIRMED THAT THE BOTTOM OF THE SEEPAGE PIT IS AT LEAST TWO (2) FEET ABOVE THE SHWT. IT IS SUGGESTED THAT SOIL TESTING BE PERFORMED BEFORE INSTALLATION OF THE SEEPAGE PITS. PERCOLATION RATES OF THE SOIL SHOULD ALSO BE PROVIDED IN THE SOIL TESTING INFORMATION.
- THE ENGINEER SHALL BE NOTIFIED TO INSPECT THE SEEPAGE PIT SYSTEM PRIOR TO BACKFILLING.
- THE APPLICATION SHALL ENSURE ALL DRAINS FROM THE RETAINING WALL REMAIN ON THEIR PROPERTY AND THAT THE WALLS DO NOT NEGATIVELY IMPACT DRAINAGE PATTERNS ON NEIGHBORING PROPERTIES.
- AN AS-BUILT SURVEY WITH A COVERAGE BREAKDOWN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A C.O.

GENERAL NOTES (CONTINUED)

- THE OWNER OF THE PREMISES OR THE PERSON IN CHARGE OF RELOCATION OF THE LOT, WHEN PERMISSION HAS BEEN DULY GRANTED, SHALL NOT TAKE AWAY THE TOP LAYER OF SOIL FOR A DEPTH OF EIGHT INCHES, BUT SUCH TOP LAYER OF SOIL TO A DEPTH OF EIGHT INCHES SHALL BE SET ASIDE FOR RETENTION ON THE PREMISES AND SHALL BE RESPIREAD 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.
- IF DRAINAGE ISSUES ARISES DURING OR AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR REMEDYING ANY DRAINAGE ISSUES CAUSED BY THE PROPOSED CONSTRUCTION AND/OR DEMOLITION ACTIVITIES. IN ADDITION, WATER RUNOFF DIRECTED TO NEIGHBORING PROPERTIES IS PROHIBITED. IF STORMWATER RUNOFF DOES ADVERSELY IMPACT NEIGHBORING PROPERTIES, THE APPLICANT WILL BE RESPONSIBLE FOR REMEDYING THAT SITUATION AT NO ADDITIONAL COST TO THE BOROUGH.
- SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE SILT FENCE WHEN IT HAS REACHED A DEPTH OF 1/2 THE SILT FENCE HEIGHT OR WHEN THE SILT FENCE IS LEANING OR BUCKLING FROM THE COLLECTED SEDIMENT AND DEBRIS. SILT FENCE SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL. WHEN DAMAGED, THE SILT FENCE SHALL BE REPAIRED OR REPLACED IMMEDIATELY. SOIL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING SILT FENCE, SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- THE APPLICANT WILL INEVITABLY MOBILIZE CONSTRUCTION EQUIPMENT AND/OR WILL HAVE DELIVERIES OF MATERIAL FROM THE BOROUGH RIGHT-OF-WAY, WHICH COULD DAMAGE MUNICIPAL INFRASTRUCTURE. THEREFORE, THE APPLICANT WILL BE RESPONSIBLE FOR ANY DAMAGES TO THE CURB, SIDEWALK, DRAINAGE INFRASTRUCTURE, AND/OR PAVEMENT IN THE BOROUGH'S RIGHT-OF-WAY.
- A SIGNED AND SEALED "AS-BUILT" SITE PLAN SHOULD BE SUBMITTED AS A REQUIREMENT FOR THIS OFFICE TO "SIGN OFF" ON THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.). THE "AS-BUILT" SHOULD ACCURATELY SHOW SITE FEATURES, INCLUDING GRADING, SPOT ELEVATIONS, COVERAGE QUANTITIES, ETC.

ZONING NOTES

ZONE: RESIDENCE (A)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	43,928 S.F.	NO CHANGE
MIN. LOT FRONTAGE	200 FT.	300.00 FT.	NO CHANGE
MIN. LOT DEPTH	200 FT.	142.59 FT. (1)	NO CHANGE
MIN. FRONT YARD	50 FT.	54.20 FT.	NO CHANGE
MIN. SIDE YARD	25 FT.	68.50 FT.	NO CHANGE
MIN. REAR YARD	50 FT.	39.25 FT. (1)	NO CHANGE
MIN. REAR YARD WIDTH	200 FT.	300 FT.	NO CHANGE
MAX. BLDG. COVERAGE	15%	13.70%	11.53%
MAX. LIVABLE FLOOR AREA	22.5%	< 22.5%	NO CHANGE
MAX. IMPROVED COVERAGE	30%	29.99%	34.84% *
MAX. BLDG. HEIGHT	30 FT. (2)	29.95 FT.	NO CHANGE
MAX. WALL HEIGHT (WITHIN S.Y. SETBACK)	2 FT.	4.0 FT. (1)	NO CHANGE
MAX. FENCE HEIGHT IN FRONT YARD	4 FT.	4.0 FT.	NO CHANGE
MAX. STEP ENCROACHMENT IN FRONT YARD	5 FT.	0 FT.	4.5 FT.

* VARIANCE REQUIRED.

- EXISTING NON-CONFORMING CONDITION.
- MEASURED TO MID-POINT.

REFERENCES

- DEED BOOK 2065, PAGE 295.
- DEED BOOK 3152, PAGE 501.
- DEED BOOK 6499, PAGE 639.
- DEED BOOK 8751, PAGE 617.
- A CERTAIN MAP ENTITLED "MAP OF VILLA SITES AT DEMAREST, IN THE TOWNSHIP OF HARRINGTON, BERGEN COUNTY, N.J.," DATED JULY 1, 1892, FILED IN THE BERGEN COUNTY CLERK'S OFFICE, BEING THE SOUTHERLY HALF OF LOT 127 AND LOTS 128-133 ON SAID MAP.
- SURVEY OF LOT 134, BLOCK 116 BY E. BLACKWELL DATED JULY 11, 1950.
- SURVEY OF PREMISES BY J.A. BOYLE, CE.
- A CERTAIN MAP ENTITLED "REDIVISION OF PLOTS 3 & 4 IN BLOCK 120, MADED FOR DANIEL W. HARRINGTON AT DEMAREST, BERGEN COUNTY, N.J.," FILED IN THE BCCO AS MAP No. 5373.
- BOROUGH OF DEMAREST TAX MAPS.
- COMMITMENT FOR TITLE INSURANCE VESTED LAND SERVICES COMMITMENT No. 92517 DATED 9-24-14.

1	MODIFIED BALCONY SIZE	10-6-26	B.W.	M.J.H.
NO.	REVISIONS	DATE	BY	CHKD
SITE PLAN				
LOT 127.02 PROPOSED DRIVEWAY RENOVATION BLOCK 116				
No. 354 HARDENBURGH AVENUE				
BOROUGH OF DEMAREST BERGEN COUNTY NEW JERSEY				
APPLICANT: AMAD SOTO				
354 HARDENBURGH AVE.				
DEMAREST, NJ 07627				
DRAWN BY: B.W.				
CHKD BY: M.J.H.				
SCALE: 1"=20'				
DRAWING NO. 3257.2-1				
REV. 1				

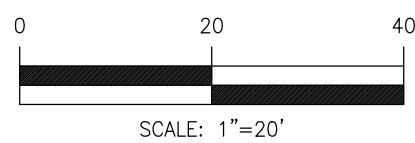
APPROVED BY THE JOINT LAND USE BOARD OF THE
BOROUGH OF DEMAREST _____ 2026

CHAIRMAN

SECRETARY

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

BOROUGH ENGINEER



ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206

8-4-26
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. No. 29497 N.J.P.P. No. 3200

8-4-26
DATE

HUBSCHMAN
ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621
201-384-5666

DRAWN BY: B.W.
CHKD BY: M.J.H.
SCALE: 1"=20'
DRAWING NO. 3257.2-1
REV. 1

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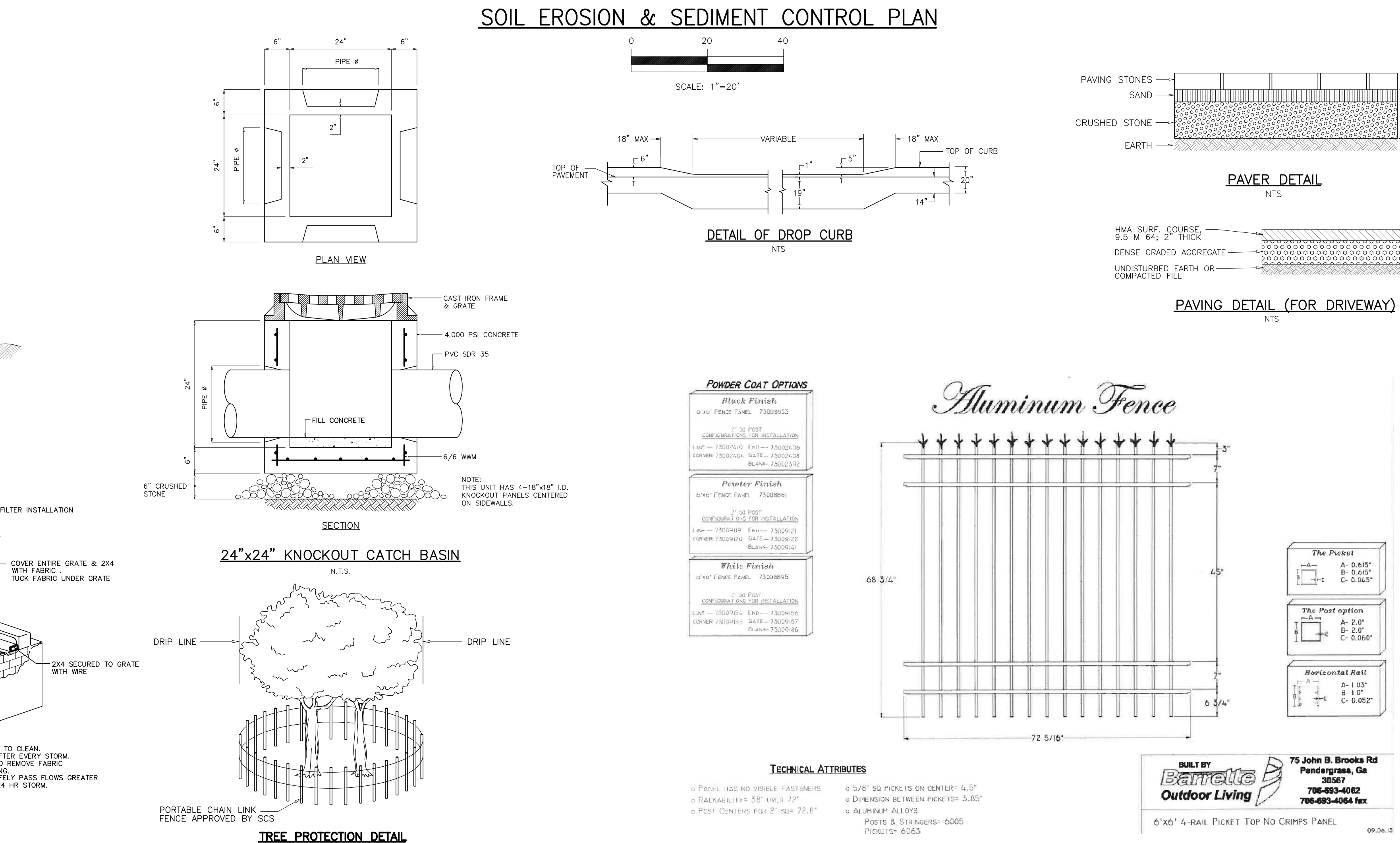
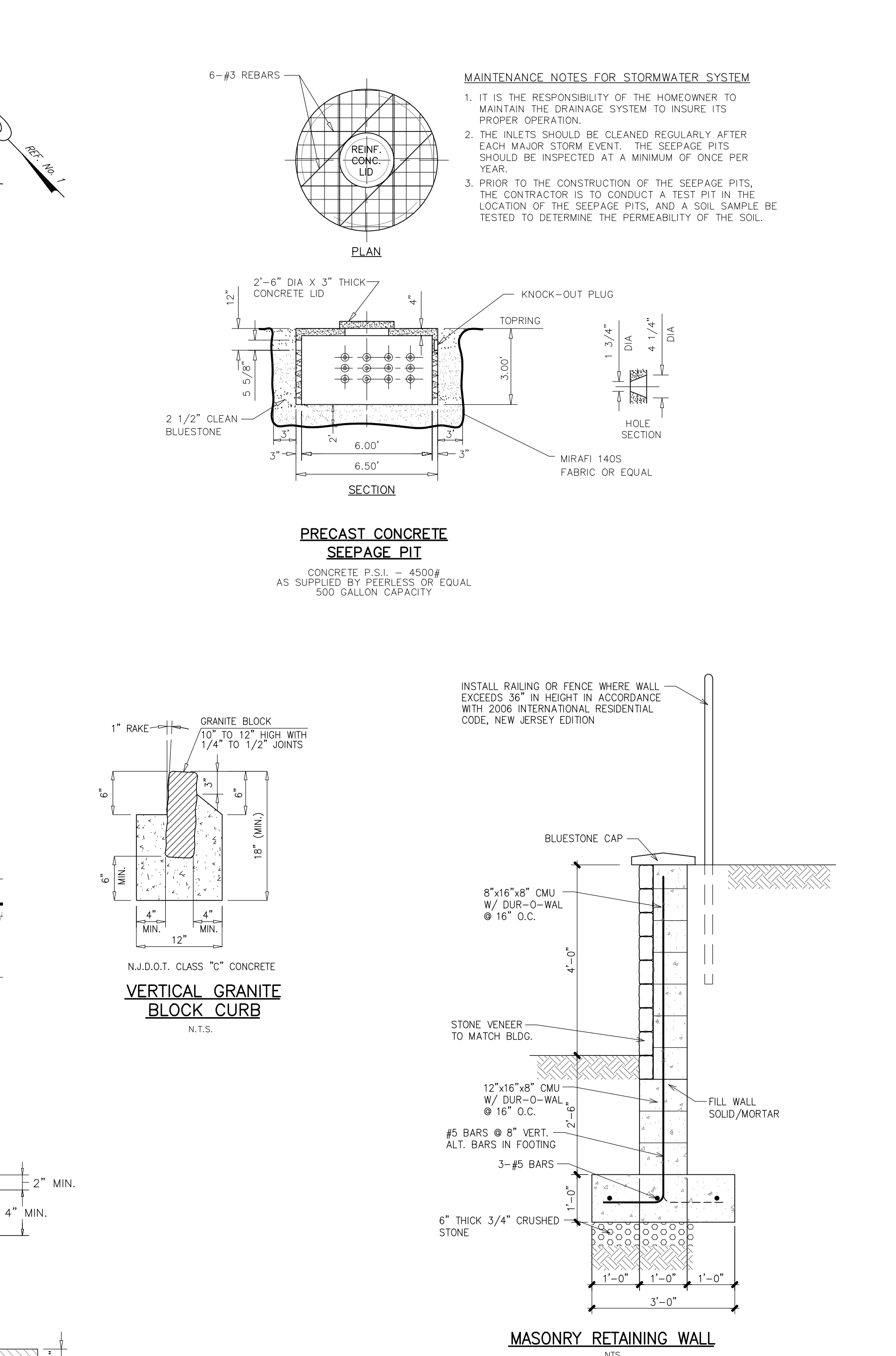
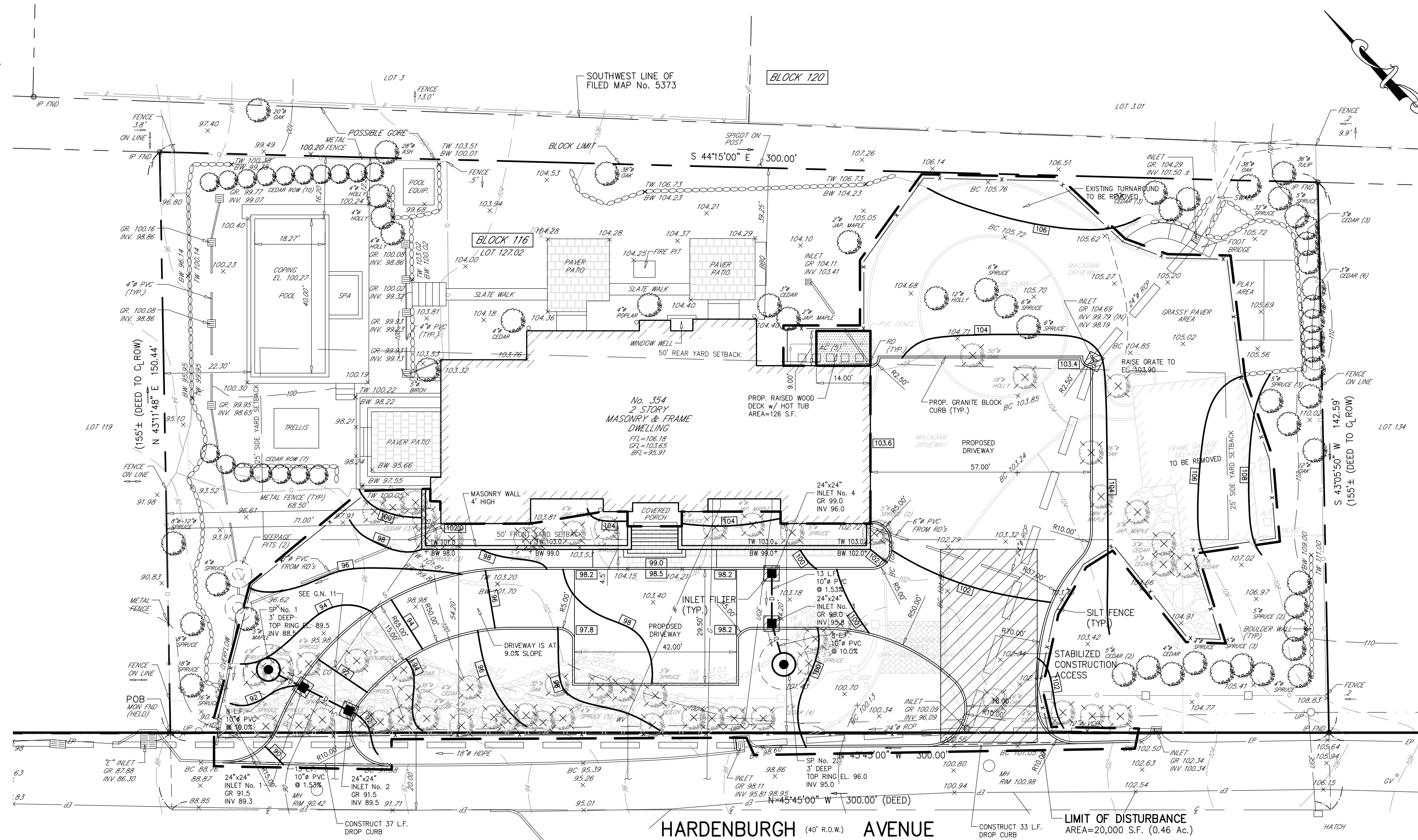
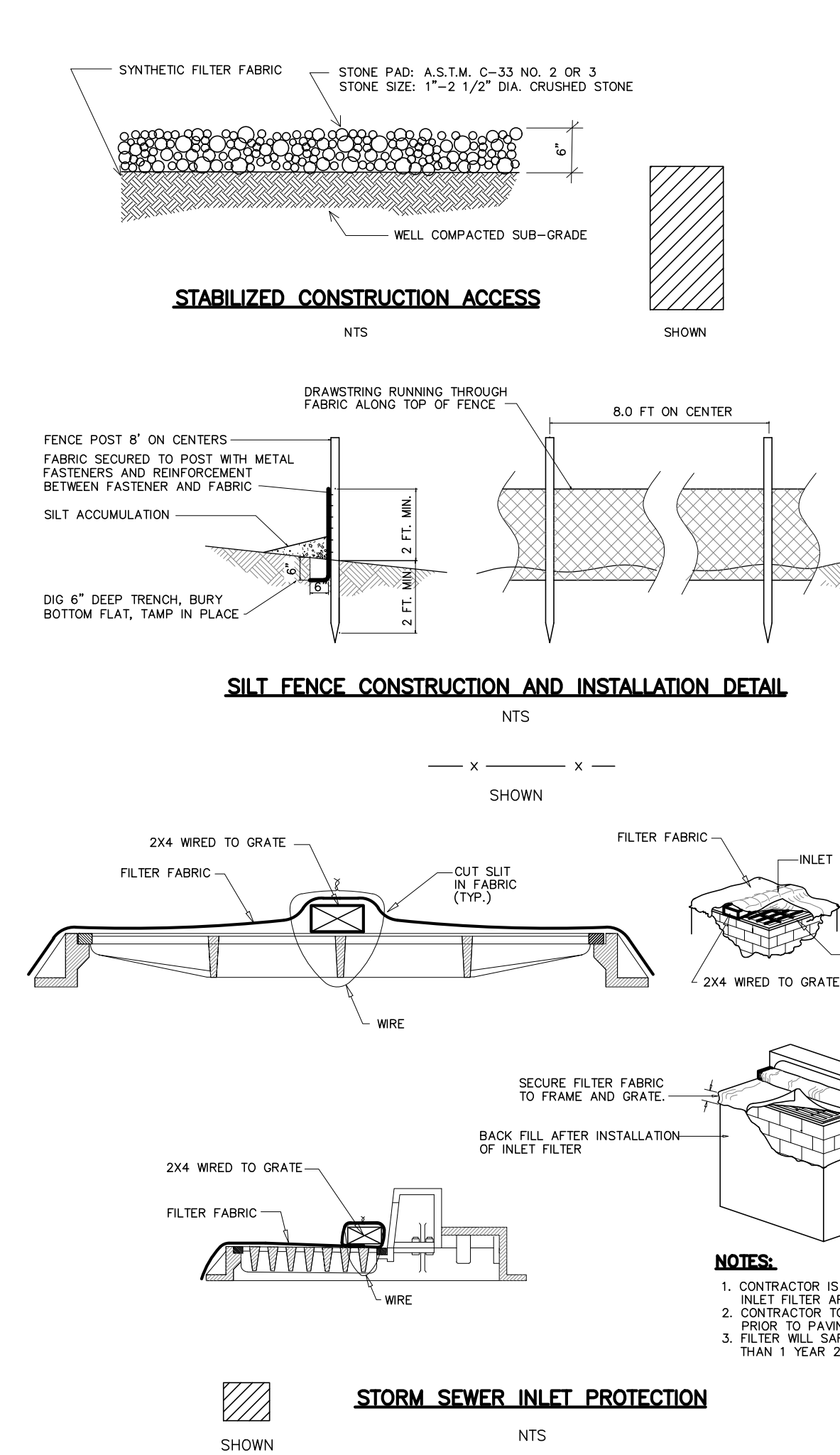
BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

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 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).
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 Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sq. ft. of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil to a minimum of 4".
 - Seed - general purpose 10 lbs./acre (2.3 lbs./1,000 sq. ft.) 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 sq. ft. 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).
 - B. Permanent Seeding and Mulching:
 - Topsoil - Uniform application to a depth of 5" (unsettled).
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sq. ft. of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil to a minimum of 4".
 - Seed - Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sq. ft.) or other approved seeds, plant between March 1 and October 1 (summer seedings require irrigation).
 - Mulch - Untreated straw or hay at a rate of 70 to 90 lbs./1,000 sq. ft. 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).
5. The site shall at all 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 hedgeside sediment barrier or silt fence.
8. A crushed stone, vehicle wheel-clearing blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1" - 2 1/2" crushed stone, 6" thick, will be at least 33' x 100' and should be underlain with a 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 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. Paved roadways 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 the 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 100, Oradell, NJ 07649; Tel: 201-261-4407; Fax: 201-261-7573.
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 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.

SEQUENCE OF CONSTRUCTION

- 1A. INSTALL 25'x50' TRACKING BED AT CONSTRUCTION ENTRANCE.
- 1B. INSTALL SILT FENCE ALONG PROPERTY SUBJECT TO SOIL EROSION ACCORDING TO PLAN.
2. REMOVE EXISTING DWELLING.
3. REMOVE TOPSOIL AND STOCKPILE.
4. PROVIDE ROUGH GRADING FOR SITE.
5. EXCAVATE FOR NEW DWELLING, DRIVEWAY, AND UTILITIES.
6. CONSTRUCT NEW DWELLING, PROVIDE PAVEMENT BASE COURSE ON DRIVEWAY.
7. PROVIDE FINAL GRADING, TOPSOIL REPLACEMENT, AND LANDSCAPING.
8. PROVIDE FINAL DRWG.
9. REMOVE SOIL EROSION CONTROL DEVICES AS DIRECTED BY LOCAL SERVICE.

SOIL EROSION & SEDIMENT CONTROL PLAN



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

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

75 John B. Brooks Rd
Parsippany, NJ 07054
908-933-4052
708-693-4084 fax

6"x0" 4-RAIL PICKET TOP NO CRIMPS PANEL

NO.	MODIFIED BALCONY SIZE	DATE	B.W.	M.J.H.
1	10'-6" x 26'	2024	BY	CHKD

SOIL EROSION & SEDIMENT CONTROL PLAN; DETAILS

LOT 127.02
PROPOSED DRIVEWAY RENOVATION
No. 354 HARDENBURGH AVENUE
BOROUGH OF DEMAREST BERGEN COUNTY NEW JERSEY

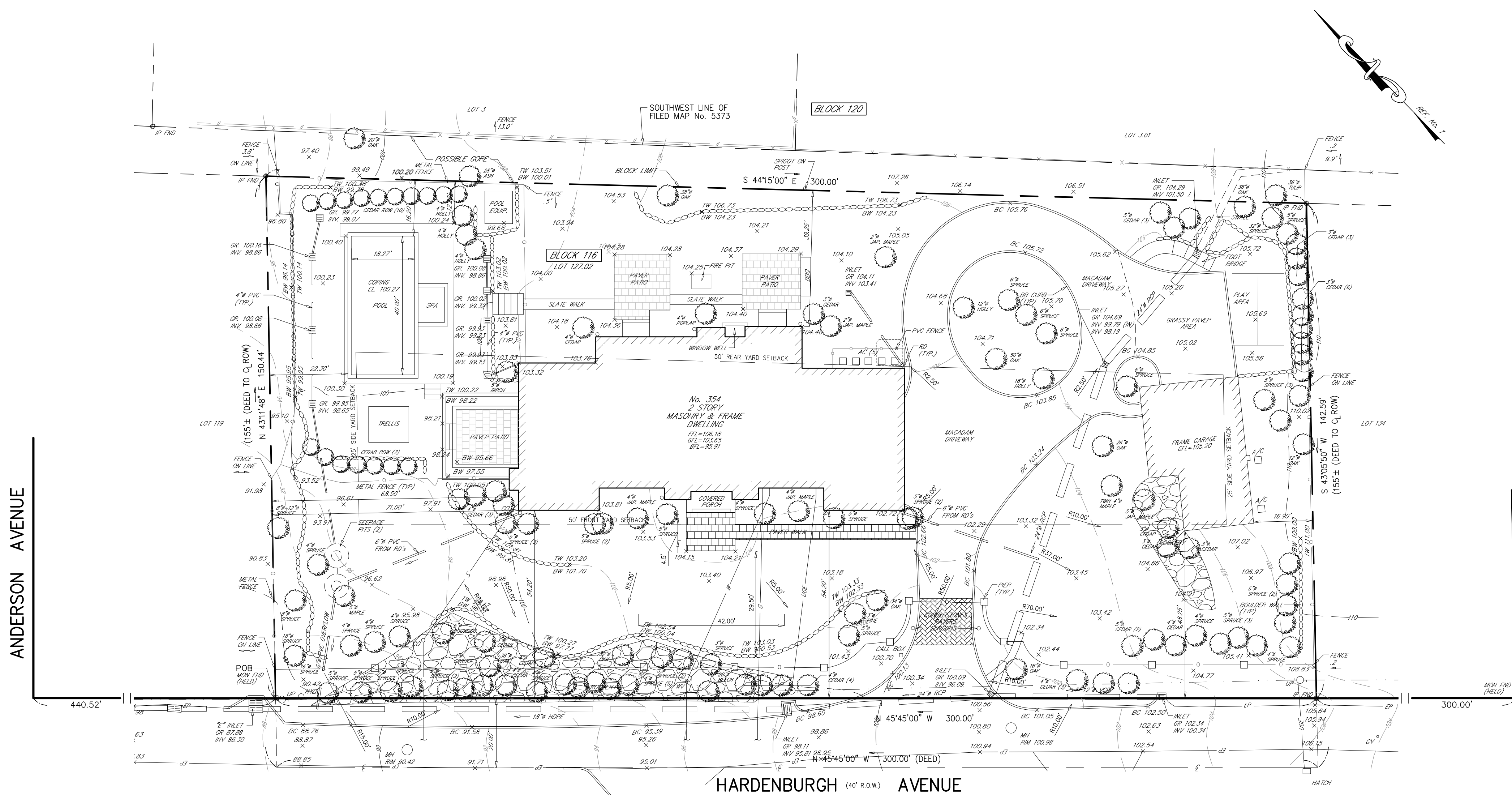
APPLICANT: AHMAD SOTO
354 HARDENBURGH AVE.
DEMAREST, NJ 07627

HUBSCHMAN ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621
201-384-5666

DRAWN BY: B.W.
CHKD BY: MJH
SCALE: 1"=20'
DRAWING NO.: 3257.2-2
REV.: 1

8-4-26
DATE

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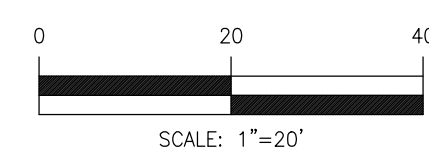


GENERAL NOTES

- 1) ELEVATIONS BASED ON NGVD 1929.
- 2) TOTAL LOT AREA = 43,928 S.F. (1.01 Ac.).

REFERENCES

- 1) DEED BOOK 2065, PAGE 295.
- 2) DEED BOOK 3152, PAGE 501.
- 3) DEED BOOK 6499, PAGE 639.
- 4) DEED BOOK 8751, PAGE 617.
- 5) A CERTAIN MAP ENTITLED "MAP OF VILLA SITES AT DEMAREST, IN THE TOWNSHIP OF HARRINGTON, BERGEN COUNTY, N.J." DATED JULY 1, 1892, FILED IN THE BERGEN COUNTY CLERK'S OFFICE, BEING THE SOUTHERLY HALF OF LOT 127 AND LOTS 128-133 ON SAID MAP.
- 6) SURVEY OF LOT 134, BLOCK 116 BY E. BLACKWELL DATED JULY 11, 1950.
- 7) SURVEY OF PREMISES BY J.A. BOYLE, CE.
- 8) A CERTAIN MAP ENTITLED "REDIVISION OF PLOTS 3 & 4 IN BLOCK 120, MADE FOR DANIEL W. HARRINGTON AT DEMAREST, BERGEN COUNTY, N.J." FILED IN THE BCCO AS MAP No. 5373.
- 9) BOROUGH OF DEMAREST TAX MAPS.
- 10) COMMITMENT FOR TITLE INSURANCE VESTED LAND SERVICES COMMITMENT No. 92517 DATED 9-24-14.



ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206

[Signature]
8-4-26
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. No. 29497 N.J.P.P. No. 3200

[Signature]
8-4-26
DATE

REVISIONS				
NO.	REVISIONS	DATE	BY	CHKD
EXISTING CONDITIONS PLAN				
LOT 127.02 PROPOSED DRIVEWAY RENOVATION BLOCK 116 No. 354 HARDENBURGH AVENUE				
BOROUGH OF DEMAREST BERGEN COUNTY NEW JERSEY				
APPLICANT: AMIAD SOTO 354 HARDENBURGH AVE. DEMAREST, NJ 07627				
DRAWN BY: B.W.		CHKD BY: MJH		
SCALE: 1"=20'		DRAWING NO. 3257.2-3		
ENGINEERS - PLANNERS - SURVEYORS 283A S. WASHINGTON AVE., BERGENFIELD, NJ 07621 201-384-5666		3 OF 3		