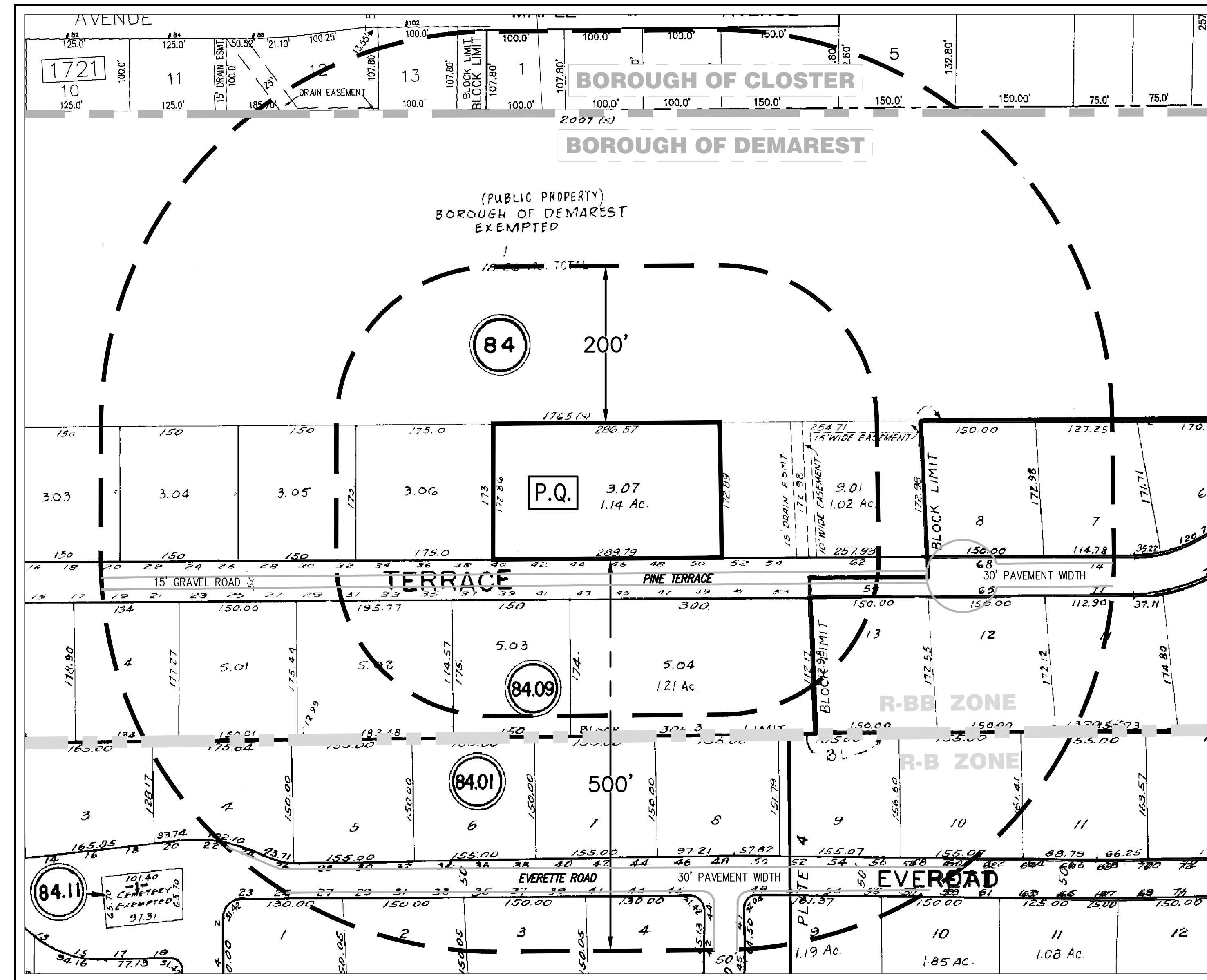


MINOR SUBDIVISION 44 PINE TERRACE BLOCK 84, LOT 3.07 BOROUGH OF DEMAREST

PROPERTY OWNERS WITHIN 200 FEET OF P.Q.	
BLOCK & LOT LOCATION	OWNERS NAME & ADDRESS
B4 3.05 30 PINE TERRACE	30 PINE TERRACE LLC 5904 SOUTH ARRON CIRCLE GREENWOOD VILLAGE, CO 80111
B4 9.1 62 PINE TERRACE	CHUDNOFF, MARVIN H & DIANA 62 PINE TERRACE DEMAREST, NJ 07627
B4.09 5.02 33 PINE TERRACE	HALPER, MICHAEL & CASEY 33 PINE TERRACE DEMAREST, NJ 07627
B4.09 5.04 45 PINE TERRACE	MAURER, CRAIG & SHARI 45 PINE TERRACE DEMAREST, NJ 07627
B4.08 13 59 PINE TERRACE	MARTIAN, CELIA D 59 PINE TERRACE DEMAREST, NJ 07627
B4.09 5.03 37 PINE TERRACE	GOLUB, MATTHEW & BARBARA 37 PINE TERRACE DEMAREST, NJ 07627
B4 3.06 38 PINE TERRACE	DEMAREST TRUST 38 PINE TERRACE DEMAREST, NJ 07627
B4 1 PIERMONT ROAD	BORO OF DEMAREST 118 SERPENTINE ROAD DEMAREST, NJ 07627



AREA & ZONING MAP
SCALE: 1" = 100'

SHEET INDEX	
1.	COVER SHEET AND AREA MAP
2.	MINOR SUBDIVISION PLAN
3.	BOUNDARY & TOPOGRAPHIC SURVEY
4.	CONSTRUCTION DETAILS

APPROVED BY THE PLANNING BOARD
APPROVED AS A MINOR SUBDIVISION BY THE PLANNING BOARD OF THE BOROUGH
OF DEMAREST, BERGEN COUNTY, NJ

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

CERTIFICATE OF MUNICIPAL ENGINEER
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW,"
RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND
REQUIREMENTS.

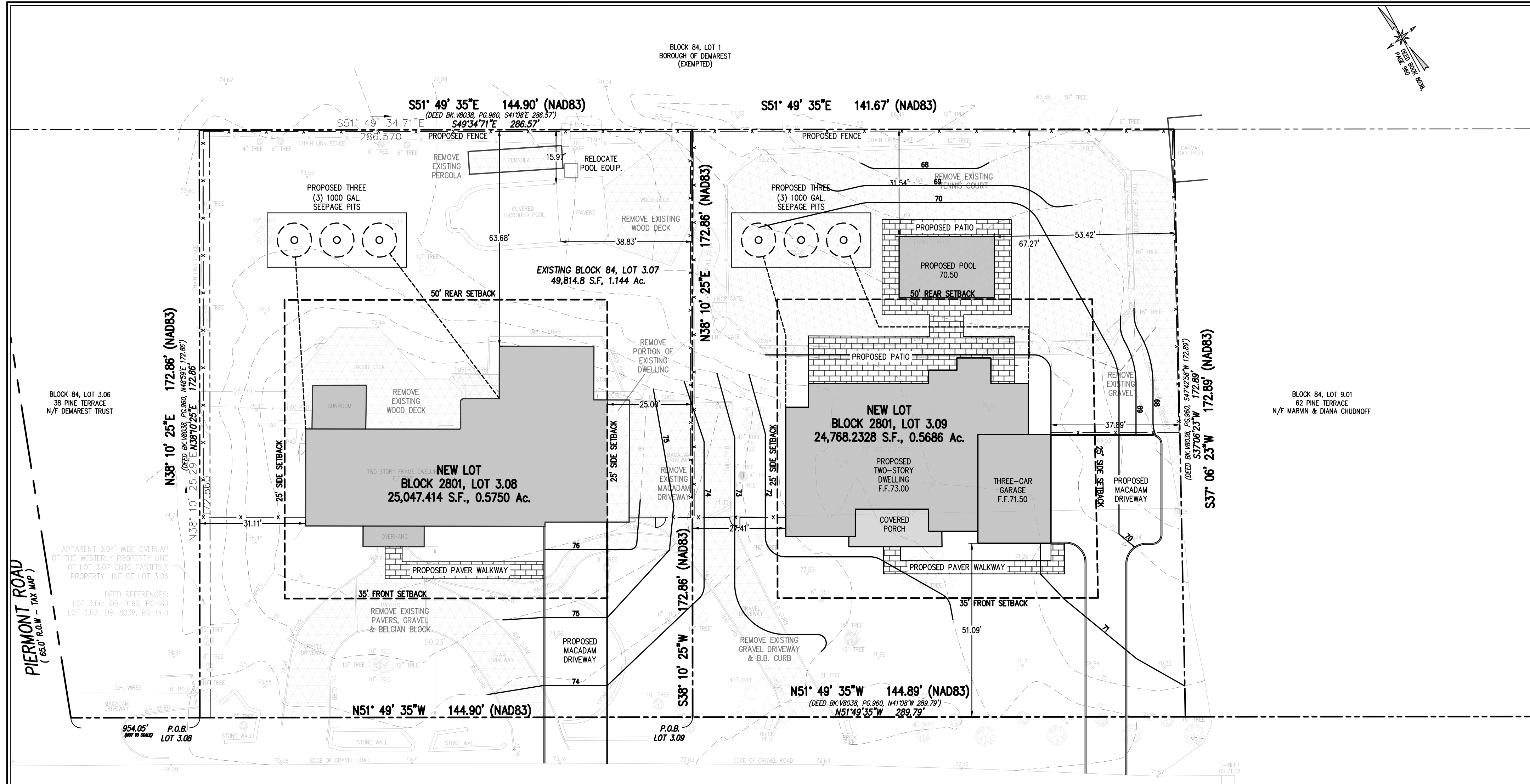
MUNICIPAL ENGINEER (AFFIX SEAL) DATE: _____

DATE	BY	CHKD	DESCRIPTION
04/18/2025	GO	RLC	REVISED TO ADJUST BUILDING AND LOT COVERAGES
03/21/2025	GO	RLC	REVISED HOUSE LOCATION AND COVERAGES
02/26/2025	GO	RLC	REVISED TO INCLUDE PROPOSED DWELLING & SITE IMPROVEMENTS
DATE	BY	CHKD	DESCRIPTION

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER
SIGNED: _____ DATE: DECEMBER 3, 2024
DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR
SIGNED: _____ DATE: DECEMBER 3, 2024

C COSTA ENGINEERING CORPORATION
PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS
State of New Jersey Certificate of Authorization No. GA 276726.
325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601
TEL (201) 487-9015 FAX (201) 487-3122

DRAWING TITLE:	COVER SHEET AND AREA MAP
PROJECT NAME:	SIBONI
LOCATION:	BLOCK 84, LOT 3.07 (TAX MAP SHEET 4)
	44 PINE TERRACE
	BOROUGH OF DEMAREST, BERGEN COUNTY
PROJ. NO.	24-2398
SCALE:	1" = 100'
DRAWN BY:	GO



EXISTING COVERAGE (LOT 3.07)

BUILDING COVERAGE

DWELLING: 3,870 SF

DECKS: 1,736 SF

PERGOLA: 185 SF

TOTAL: 5,791 SF (11.63%)

IMPERVIOUS COVERAGE

BUILDING: 5,791 SF

TENNIS COURT: 6,545 SF

POOL: 477 SF

PAVERS: 1,113 SF

GRAVEL DRIVEWAYS: 1,947 SF

MACADAM DRIVEWAY: 1,061 SF

A/C PAD: 67 SF

WALLS: 80 SF

BELGIAN BLOCK: 208 SF

TOTAL: 20,036 SF (40.22%)

PROPOSED COVERAGE (LOT 3.08)

BUILDING COVERAGE

DWELLING: 3,637 SF

DECKS: TBR

PERGOLA: TBR

TOTAL: 3,637 SF (14.52%)

IMPERVIOUS COVERAGE

BUILDING: 3,637 SF

TENNIS COURT: NONE

POOL: 477

PAVERS: 611 SF

GRAVEL DRIVEWAYS: TBR

MACADAM DRIVEWAY: 1732 SF

GRAVEL: NONE

A/C PAD: 67 SF

WALLS: TBR

BELGIAN BLOCK: 47 SF

TOTAL: 6,571 SF (26.23%)

PROPOSED COVERAGE (LOT 3.09)

BUILDING COVERAGE

DWELLING: 3,581 SF

DECKS: NONE

PERGOLA: NONE

TOTAL: 3,581 SF (14.46%)

IMPERVIOUS COVERAGE

BUILDING: 3,581 SF

TENNIS COURT: TBR

POOL: 504

PAVERS: 1,613 SF

GRAVEL DRIVEWAYS: TBR

MACADAM DRIVEWAY: 1,630 SF

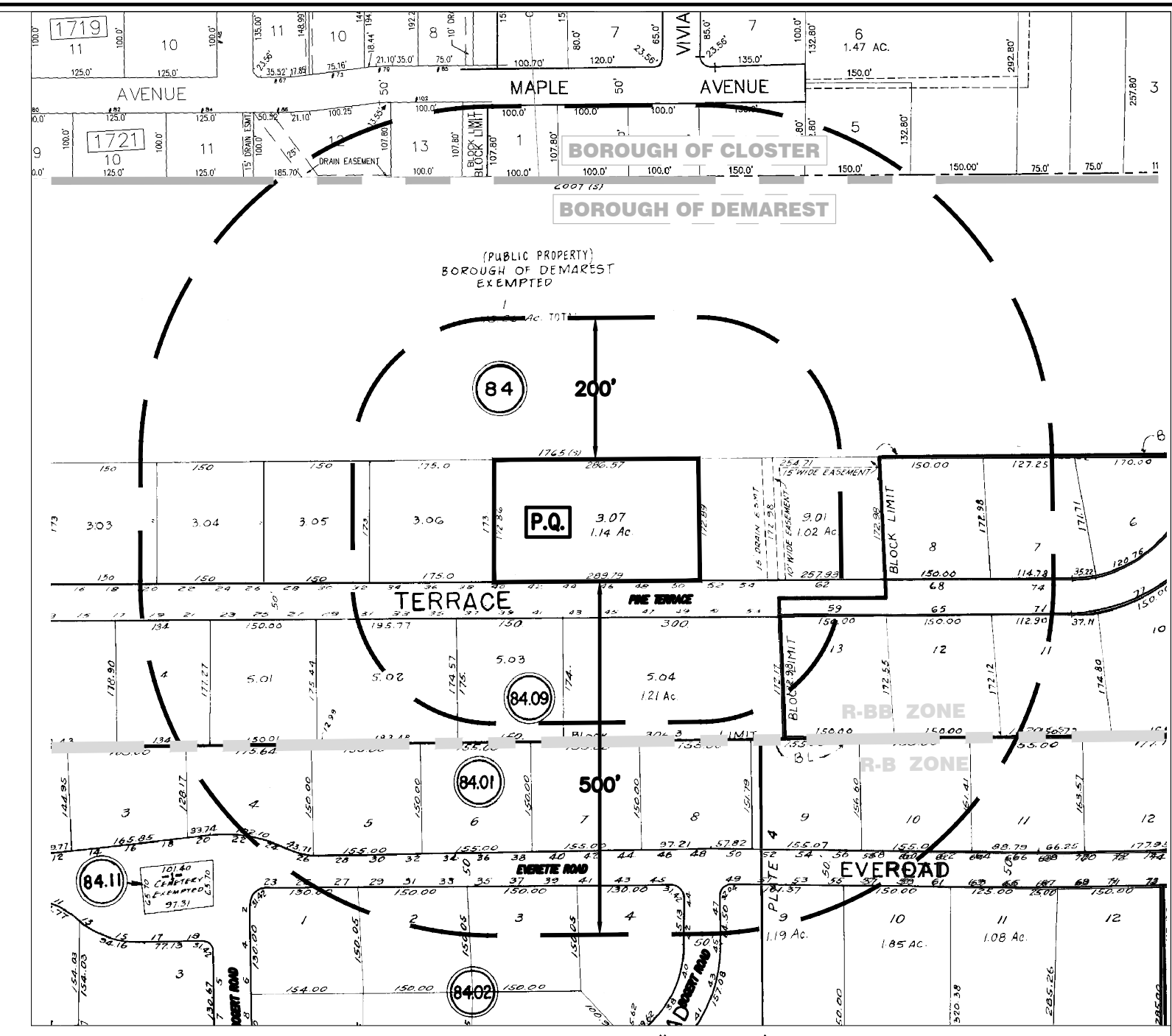
GRAVEL: TBR

A/C PAD: NONE

WALLS: NONE

BELGIAN BLOCK: 54

TOTAL: 7,382 SF (29.80%)



GENERAL NOTES:

- BEING KNOWN AND DESIGNATED AS LOT 3.07 IN BLOCK 84 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY. TAX MAP SHEET NO. 4.
- ZONE DISTRICT: R-BB, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
- AREA OF ENTIRE PARCELS:
LOT 3.07: EXISTING - 49,814.8 SQ. FT. OR 1.144 ACRES
LOT 3.08: PROPOSED - 25,047.54 SQ. FT. OR 0.5750 ACRES
LOT 3.09: PROPOSED - 24,768.328 SQ. FT. OR 0.5686 ACRES
- ELEVATIONS SHOWN ARE BASED ON N.A.V.D. 1988 DATUM.
- ANY CONSTRUCTION THAT MAY BE REQUIRED IS TO BE IN ACCORDANCE WITH THE BOROUGH OF DEMAREST ORDINANCES AND/OR SPECIFICATIONS.
- PROPERTY OWNER: SUSAN R. ROKEACH
44 PINE TERRACE
DEMAREST, NJ 07627
- APPLICANT: SUSAN R. ROKEACH
44 PINE TERRACE
DEMAREST, NJ 07627
- THE LOCATION AND DEPTHS OF ALL UTILITIES SHOWN ARE APPROXIMATE. FOR THEIR EXACT LOCATION AND DEPTHS, THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AT 1-800-272-1000. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN, THE ENGINEER/ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTORS INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
- ALL DISTURBED AREAS ARE TO BE STABILIZED DURING CONSTRUCTION BASED ON THE REQUIREMENTS OF THE BERGEN COUNTY SOIL CONSERVATION DISTRICT.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FOR SITE PLANNING AND ENGINEERING DESIGN ONLY AND IS NOT TO BE USED AS A SURVEY FOR TITLE OR CONVEYANCE PURPOSES.
- FLOOD MAP REFERENCE: FEMA MAP, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY, PANEL 204 OF 332, MAP NO. 34003C00204H, MAP REVISED, AUGUST 28, 2019. ENTIRE PROPERTY IS SHOWN AS BEING IN THE FOLLOWING FLOOD ZONE:
"ZONE X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SURVEY MAP REFERENCE: SURVEY PREPARED BY COSTA ENGINEERING CORPORATION ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY - SIBONI - BLOCK 84, LOT 3.07 (Tax Map Sheet 4) - 44 PINE TERRACE - BOROUGH OF DEMAREST - BERGEN COUNTY, NEW JERSEY" DATED XX-XX-XXXX
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO DEED RESTRICTIONS EXIST OTHER THAN SHOWN HEREON.

DRAINAGE CALCULATIONS:

PROPOSED LOT 3.08
Area of dwelling: 3,870 SF
Q = CIA = (0.99)(3in/hr)(3,870 SF / 43,560 SF)(3,600 sec/hr) = 949 CF or 7,106 Gal.
Three (3) 1000 gallon seepage pits
Volume of stone: 1,586 CF
Volume of voids of stone (assuming 40% voids): 635 CF or 4,746 Gallons
Total storage provided: 7,746 Gallons > 7,106 Gallons

PROPOSED LOT 3.09
Area of dwelling: 3,581 SF
Q = CIA = (0.99)(3in/hr)(3,581 SF / 43,560 SF)(3,600 sec/hr) = 879 CF or 6,576 Gal.
Three (3) 1000 gallon seepage pits
Volume of stone: 1,586 CF
Volume of voids of stone (assuming 40% voids): 635 CF or 4,746 Gallons
Total storage provided: 7,746 Gallons > 7,106 Gallons

DEFINITIONS §175-27:

ACCESSORY BUILDING
A subordinate building or structure which is located on the same zoning lot as the principal building or structure, whose use is clearly incidental and subordinate to the principal use and which use is customary in connection with the principal use; for example, but not by way of limitation, sheds, gazebos, decks, detached garages and structures attendant to accessory uses.

ACCESSORY USE
Either a subordinate use or a building, structure or land whose use is clearly incidental to the principal use and which is customary in connection with the principal use and which is located on the same zoning lot as the principal use; for example, but not by way of limitation, swimming pools, tennis courts and other active recreational areas.

BUILDING, HEIGHT OF
The vertical distance measured from the average natural grade all around the building to the highest point of the roof.

COVERAGE, MAXIMUM
That percentage of the plot or lot area covered by the principal building and the accessory use building and/or structure.

IMPERVIOUS SURFACE
A surface covered with a layer of material that is highly resistant to water infiltration. Examples of impervious surfaces include asphalt, brick, pavers, compacted surfaces, including stone roadways, driveways, parking areas, walkways, patios, buildings, concrete, metal and most structures.

IMPROVED LOT COVERAGE
The part of the site that is covered by buildings or accessory buildings; impervious or pervious tennis courts, basketball courts, decks, swimming pool decks, patios, firepits, hot tubs or other recreational structures or improvements; impervious or pervious parking areas, driveways, walls, walkways, pavers or similar improvements; and any other structures or impervious surfaces. Total improved lot coverage shall not exceed 30% of the lot area. The percentage of the lot to be used for the principal residential use and all vehicle access and parking areas shall be not greater than 25%. Any portion of the 30% of lot coverage not devoted to the residence proper, parking and vehicular access may be used for outdoor appurtenances such as patio, deck, swimming pool or other recreational uses. This limitation shall apply to all residential districts and zones regulating single-family homes.

LIVABLE FLOOR AREA
The aggregate area of all floors included within the outer walls of a building, excluding basements, garages and other unheated areas, and including only such floor area under a sloping ceiling for which the headroom is not less than five feet six inches, and then only if at least 75% of such floor area has a ceiling height of not less than seven feet six inches and if any such floor that is situated above another story has access to the floor below by a permanent built-in stairway and has a permanent, complete floor and a means of heating to 70° F. at all times.

MINOR SUBDIVISION
A subdivision of land for the creation of a number of lots specifically permitted by ordinance as a minor subdivision, provided that such subdivision does not involve a planned development, any new street or the extension of any off-tract improvement, the cost of which is not to be wholly borne by the developer.

ZONING SCHEDULE: R-BB SINGLE-FAMILY RESIDENCE BB ZONE

MINIMUMS	REQUIRED	EXISTING (LOT 3.07)	PROPOSED (LOT 3.08)	PROPOSED (LOT 3.09)
LOT AREA	30,000 S.F.	49,815 S.F. (1.1436 AC.)	25,047 S.F. (0.5750 AC.) (V)	24,768 S.F. (0.5686 AC.) (V)
LOT FRONTAGE	150 FEET	289.79 FEET	144.90 FEET (V)	144.90 FEET (V)
LOT DEPTH	150 FEET	172.86 FEET	172.86 FEET	172.86 FEET
FRONT YARD	35 FEET	50.23 FEET	50.23 FEET	51.09 FEET
REAR YARD	50 FEET	63.68 FEET	63.68 FEET	67.27 FEET
SIDE YARD	25 FEET	31.11 FEET	25.00 FEET	27.41 FEET
MAXIMUMS	REQUIRED	EXISTING (LOT 3.07)	PROPOSED (LOT 3.08)	PROPOSED (LOT 3.09)
LIVABLE FLOOR AREA	22.50%	10.82%	21.53%	22.50%
BUILDING HEIGHT	30 FEET	< 30 FEET	< 30 FEET	TO CONFORM
BUILDING COVERAGE	15%	11.63% (E)	14.52% (3637 SF)	14.46%(3,581 SF)
IMPR. LOT COVERAGE	30%	40.22% (E)	26.23% (6,571 SF)	29.80%(7382 SF)
RESIDENTIAL PARKING COV.	25%	14.44%	20.97%	21.04%
ACCESSORY STRUCTURES	REQUIRED	EXISTING (LOT 3.07)	PROPOSED (LOT 3.08)	PROPOSED (LOT 3.09)
MAX. HEIGHT	12 FEET	< 12 FEET	< 12 FEET	< 12 FEET
FRONT YARD	35 FEET	> 35 FEET	> 35 FEET	> 35 FEET
SIDE YARD	25 FEET	25.99 FEET	38.83 FEET	53.42 FEET
REAR YARD	10 FEET	1.56 FEET (E)	15.97 FEET	31.54 FEET

(E) = EXISTING NON-CONFORMITY (V) = VARIANCE REQUIRED

DESCRIPTION OF PROPERTY PROPOSED BLOCK 901, LOT 3.08 (Bearing System, NAD 83)

All that certain tract or parcel of land and the premises situated, lying and being in the Borough of Demarest in the County of Bergen and State of New Jersey:

Beginning at a point on the northeasterly side line of Pine Terrace distant 954.05 feet southeasterly from the intersection formed by the northeasterly line of Pine Terrace and the southeasterly side line of Piermont Road, running thence:

- North 38° 10' 25" East, a distance of 172.86 feet to a point, thence;
- South 51° 49' 35" East, a distance of 144.90 feet to a point, thence;
- South 38° 10' 25" West, a distance of 172.86 feet to a point in the northeasterly side line of Pine Terrace, thence;
- Along the same North 51° 49' 35" West, a distance of 144.90 feet to the point or place of BEGINNING;

The above described parcel contains 25,047.58 S.F. 0.5750 Ac.

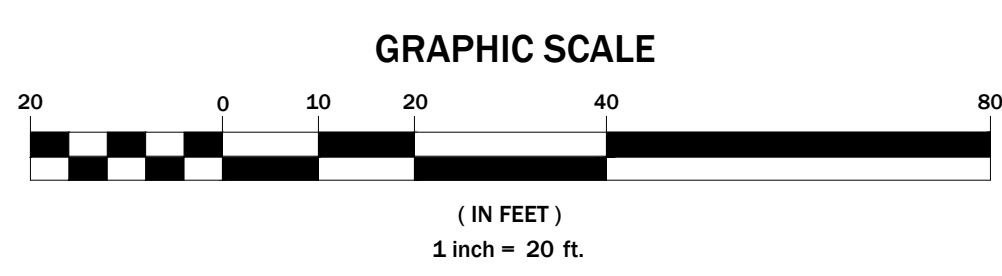
DESCRIPTION OF PROPERTY PROPOSED BLOCK 901, LOT 3.09 (Bearing System, NAD 83)

All that certain tract or parcel of land and the premises situated, lying and being in the Borough of Demarest in the County of Bergen and State of New Jersey:

Beginning at a point on the northeasterly side line of Pine Terrace distant 1098.95 feet southeasterly from the intersection formed by the northeasterly line of Pine Terrace and the southerly side line of Piermont Road, running thence:

- North 38° 10' 25" East, a distance of 172.86 feet to a point, thence;
- South 51° 49' 35" East, a distance of 141.67 feet to a point, thence;
- South 37° 06' 23" West, a distance of 172.89 feet to a point in the northeasterly side line of Pine Terrace, thence;
- Along the same North 51° 49' 35" West, a distance of 144.89 feet to the point or place of BEGINNING;

The above described parcel contains 24,768.2328 S.F. 0.5686 Ac.



DATE	BY	CHKD	DESCRIPTION
04/18/2025	GO	RLC	REVISED TO ADJUST BUILDING AND LOT COVERAGES
03/21/2025	GO	RLC	REVISED HOUSE LOCATION AND COVERAGES
02/26/2025	GO	RLC	REVISED TO INCLUDE PROPOSED DWELLING & SITE IMPROVEMENTS

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER

DAVID JAMOLKOWSKI N.J. P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR

DATE: DECEMBER 3, 2024

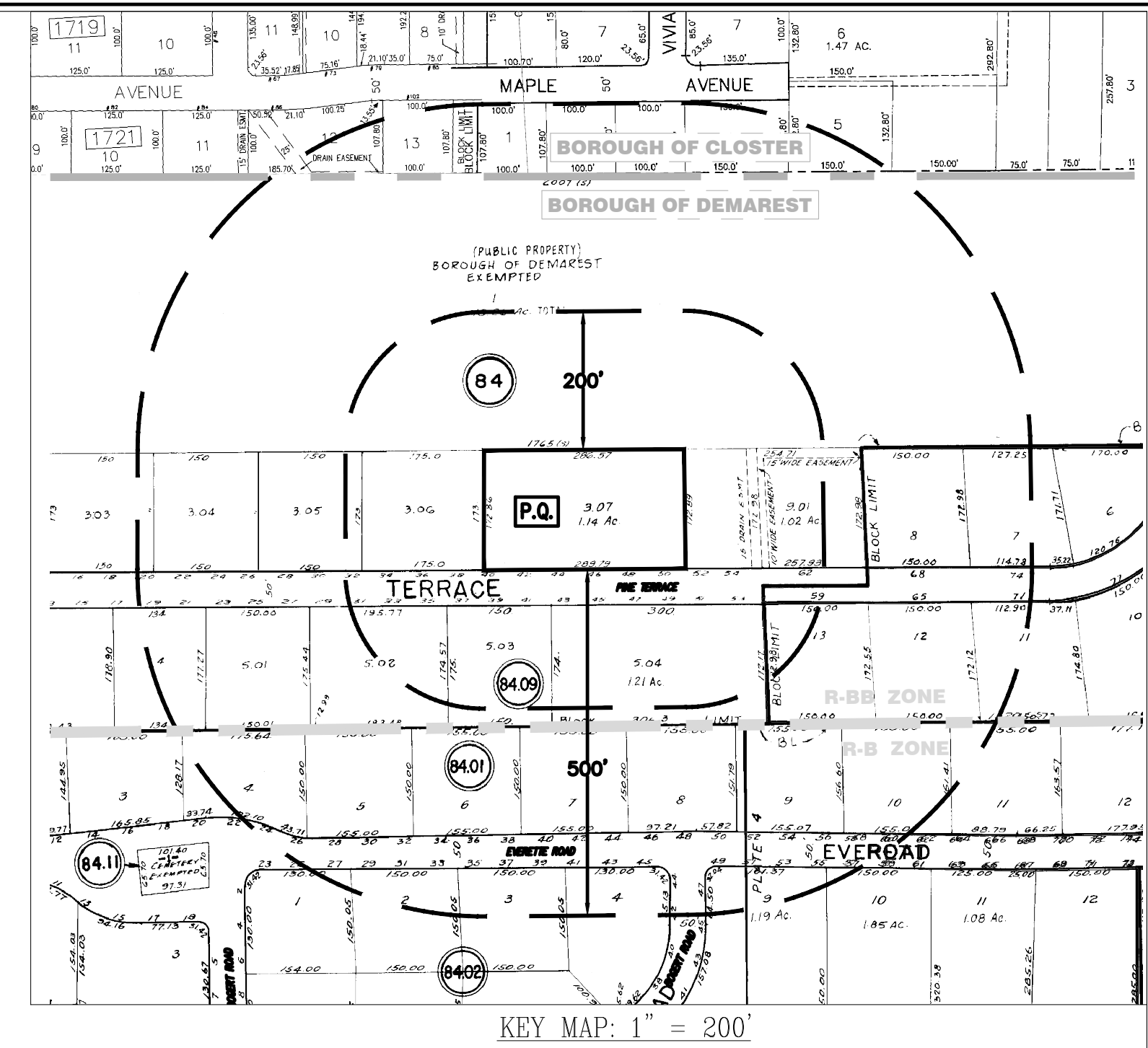
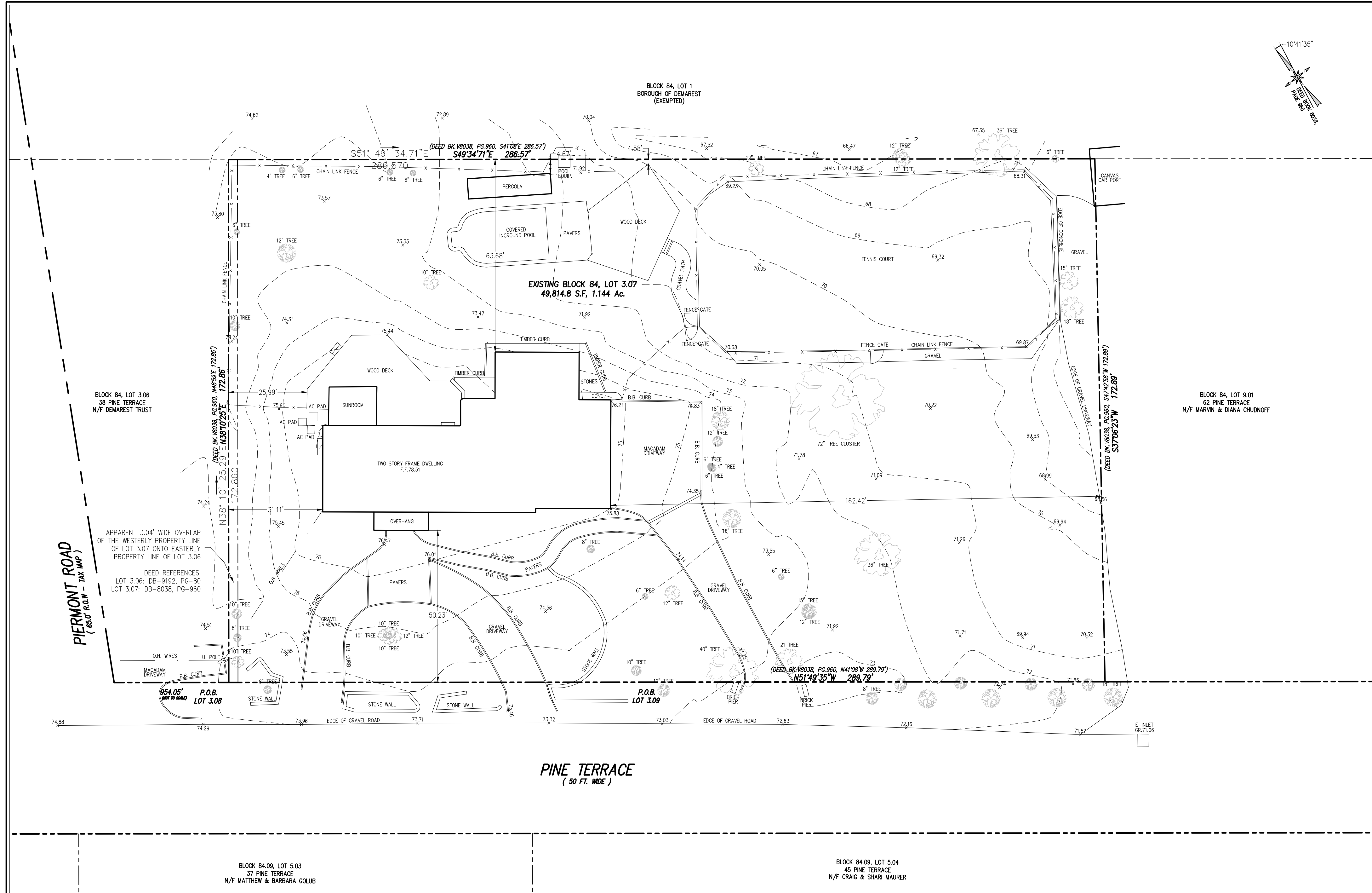
C COSTA ENGINEERING CORPORATION
PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS
State of New Jersey Certificate of Authorization No. GA 276726.
325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601
TEL (201) 487-2015 FAX (201) 487-3122

DRAWING TITLE: **MINOR SUBDIVISION**

PROJECT NAME: SIBONI

LOCATION: BLOCK 84, LOT 3.07 (TAX MAP SHEET 4)
44 PINE TERRACE
BOROUGH OF DEMAREST, BERGEN COUNTY

PROJ. NO. 24-2398 SCALE: 1" = 20' DRAWN BY: GO



SURVEY NOTES:

1. BEING KNOWN AND DESIGNATED AS LOT 3.07 IN BLOCK 84 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY.
2. PROPERTY LIES IN THE R-BB ZONE, SINGLE-FAMILY RESIDENCE BB ZONING DISTRICT.
3. I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE & BELIEF THAT THE INFORMATION DEPICTED HEREON, BASED ON LOCAL MONUMENTATION, CORRECTLY REPRESENTS THE PHYSICAL CONDITIONS FOUND DURING A FIELD SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE OR IN DOCUMENTATION SUPPLIED AT THE TIME OF THE SURVEY. SURVEY CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
4. SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS" NJAC 13:40-5.1
5. OFFSET DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, SETBACK LINES, FOR CONSTRUCTION OF ANY TYPE OR ANY OTHER PURPOSES OTHER THAN FOR TITLE CLOSING.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
7. THIS SURVEY DOES NOT SHOW OR INTEND TO SHOW ANY UNRECORDED EASEMENTS, GRANTS OR RIGHT OF WAY.
8. TO THE BEST OF OUR KNOWLEDGE AND BELIEF NO DEED RESTRICTIONS OR COVENANTS EXIST OTHER THAN THAT IS SHOWN AND SUCH FACTS AND INFORMATION WHICH MAY BE REVEALED BY A CURRENT AND CORRECT ABSTRACT OR TITLE SEARCH.
9. THE LOCATION AND DEPTHS OF ALL UTILITIES SHOWN ARE APPROXIMATE. FOR THEIR EXACT LOCATION AND DEPTHS, THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AT 1-800-272-1000. PRIOR TO ANY CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN THE ENGINEER/ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTORS INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUNDS UTILITIES AND STRUCTURES, AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
10. FEMA MAP, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY, PANEL 204 OF 332, MAP NO.34003C0204H, MAP REVISED, AUGUST 28, 2019. ENTIRE PROPERTY IS SHOWN AS BEING IN THE FOLLOWING FLOOD ZONE: "ZONE X". Areas determined to be outside the 0.2% annual chance floodplain.
11. BEARINGS ARE SHOWN HEREON AS PER NAD83 AND DEED Bk. 8038, Pg. 960.
12. VERTICAL DATUM = NAVD 1988. ESTABLISHED VIA RAPID STATIC GPS OBSERVATION, GEOID18 (CONUS). (DATUM CONVERSION: NAVD 1988 + 1.0 FOOT = NGVD 1929).

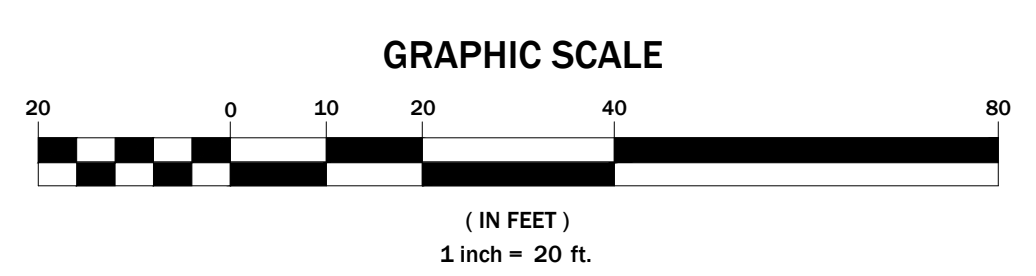
DESCRIPTION OF PROPERTY BLOCK 84, LOT 3.07 (Bearing System, NAD 83)

All that certain tract or parcel of land and the premises situated, lying and being in the Borough of Demarest in the County of Bergen and State of New Jersey:

Beginning at a point on the northeasterly side line of Pine Terrace distant 954.05 feet southeasterly from the intersection formed by the northeasterly line of Pine Terrace and the southerly side line of Piermont Road, running thence:

- 1) North 38°10'25" East, a distance of 172.86 feet to a point, thence;
- 2) South 49°34'71" East, a distance of 286.57 feet to a point, thence;
- 3) South 37°06'23" West, a distance of 172.89 feet to a point in the northeasterly side line of Pine Terrace, thence;
- 4) Along the same North 51°49'35" West, a distance of 289.79 feet to the point or place of BEGINNING;

The above described parcel contains 49814.8 S.F., 1.144 Ac.



DATE	BY	CHKD	DESCRIPTION
04/18/2025	GO	RLC	REVISED TO ADJUST BUILDING AND LOT COVERAGES
03/21/2025	GO	RLC	REVISED HOUSE LOCATION AND COVERAGES
02/26/2025	GO	RLC	REVISED TO INCLUDE PROPOSED DWELLING & SITE IMPROVEMENTS

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER

SIGNED: [Signature] DATE: DECEMBER 3, 2024

DAVID JAMOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR

SIGNED: [Signature] DATE: DECEMBER 3, 2024

C COSTA ENGINEERING CORPORATION
PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS
State of New Jersey Certificate of Authorization No. GA 276726.
325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601
TEL (201) 487-0015 FAX (201) 487-5122

DRAWING TITLE: **BOUNDARY AND TOPOGRAPHIC SURVEY**

PROJECT NAME: SIBONI

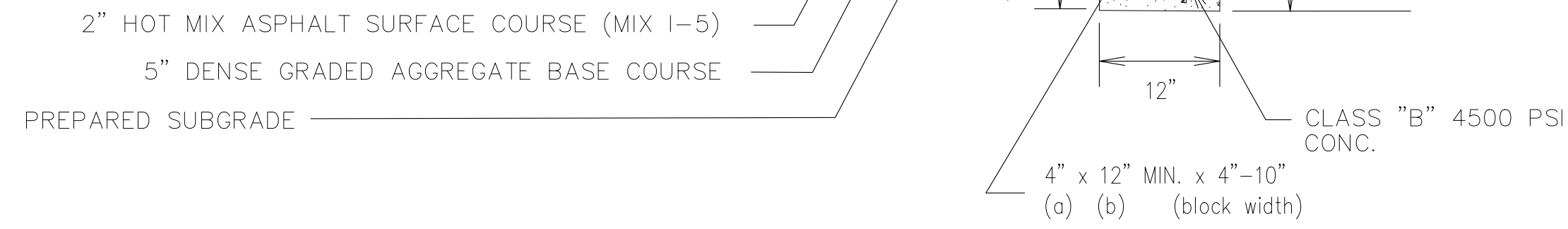
LOCATION: BLOCK 84, LOT 3.07 (TAX MAP SHEET 4)

44 PINE TERRACE
BOROUGH OF DEMAREST, BERGEN COUNTY

PROJ. NO. 24-2398 SCALE: 1" = 20' DRAWN BY: GO

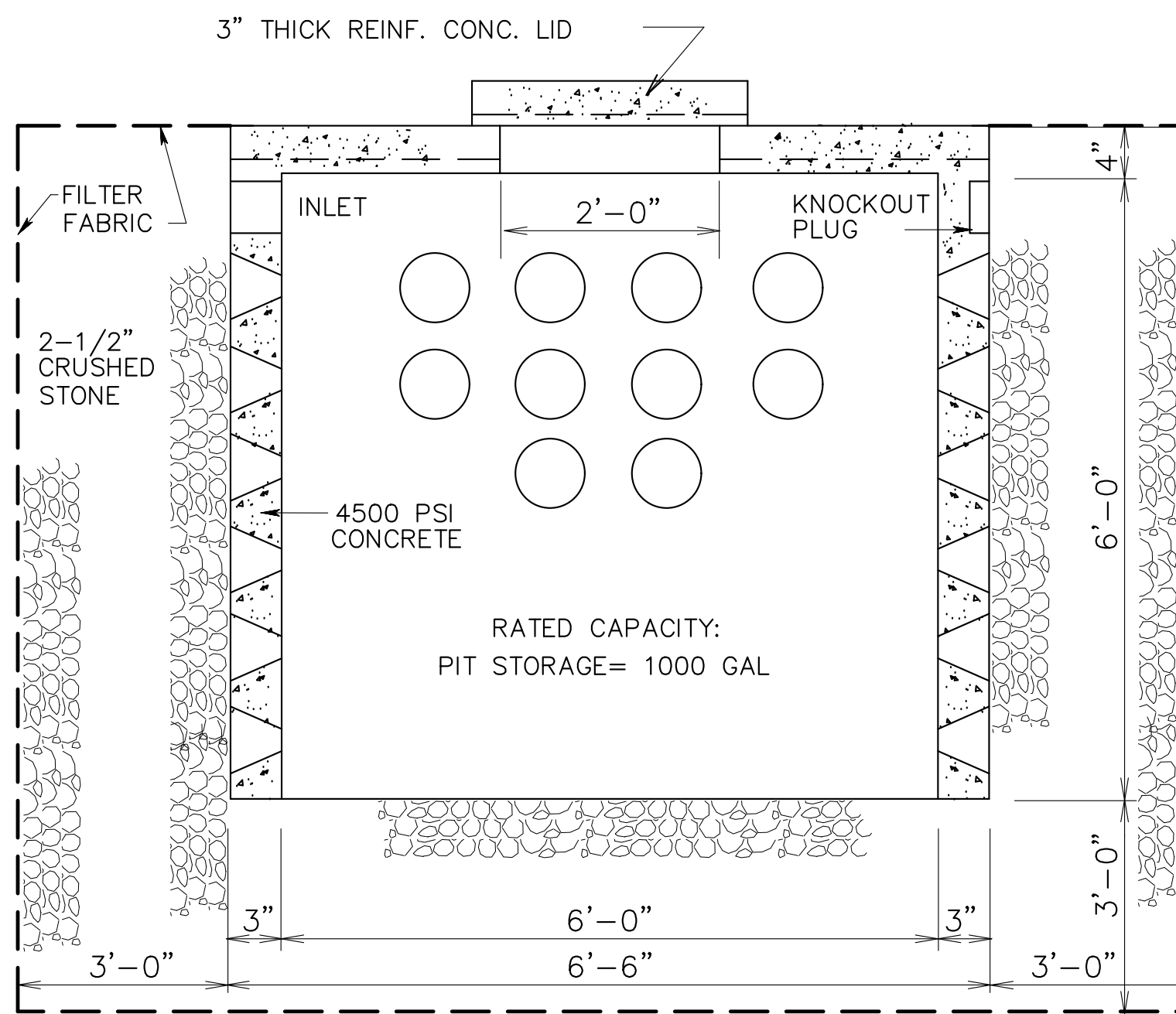
NOTES:

1. CURB IMMEDIATELY ADJACENT TO INLET CASTING MUST HAVE PREFORMED EXPANSION MATERIAL.
2. CONCRETE JOINTS: 2 SAND TO 1 CEMENT

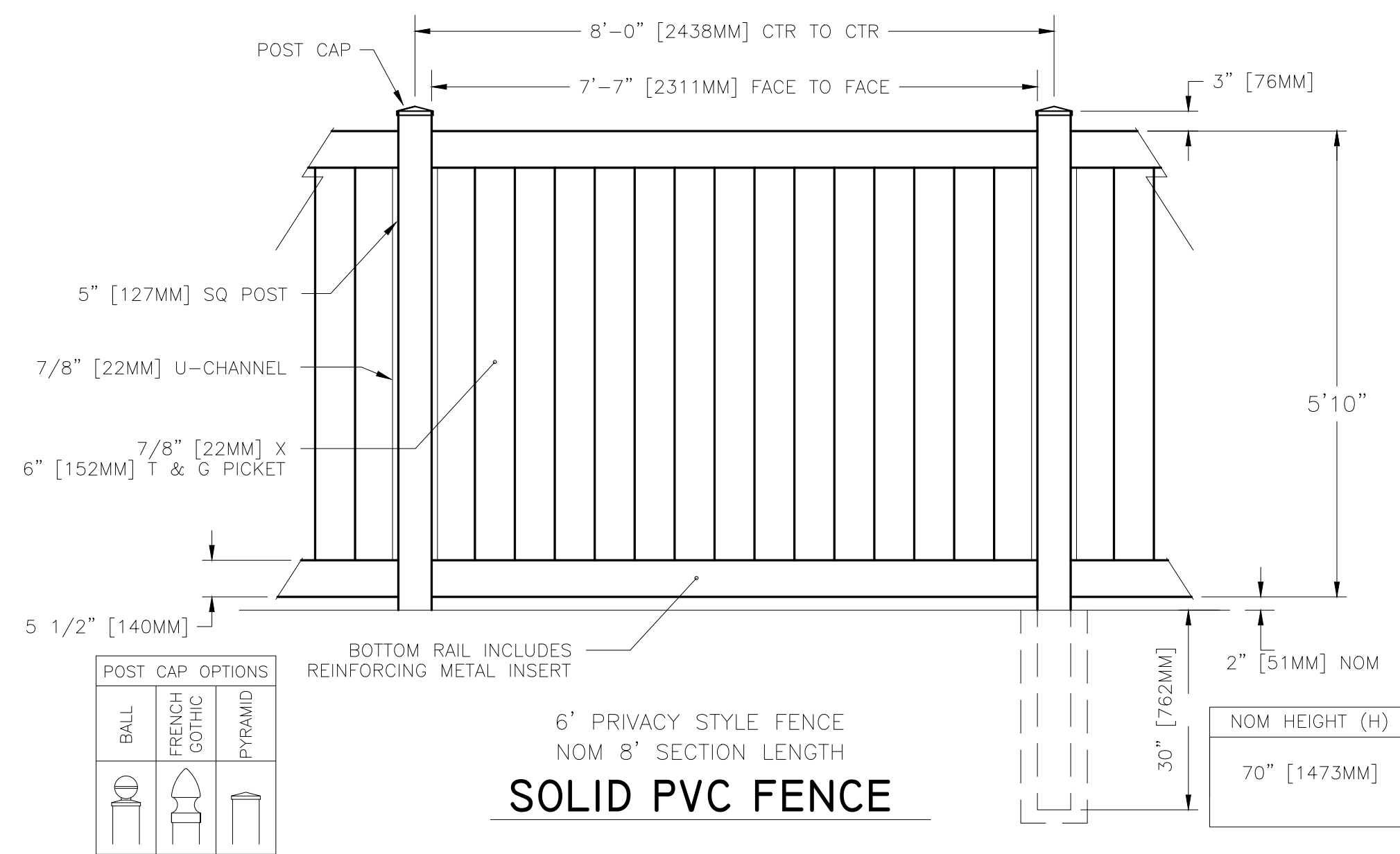


DRIVEWAY CURB AND PAVEMENT DETAIL

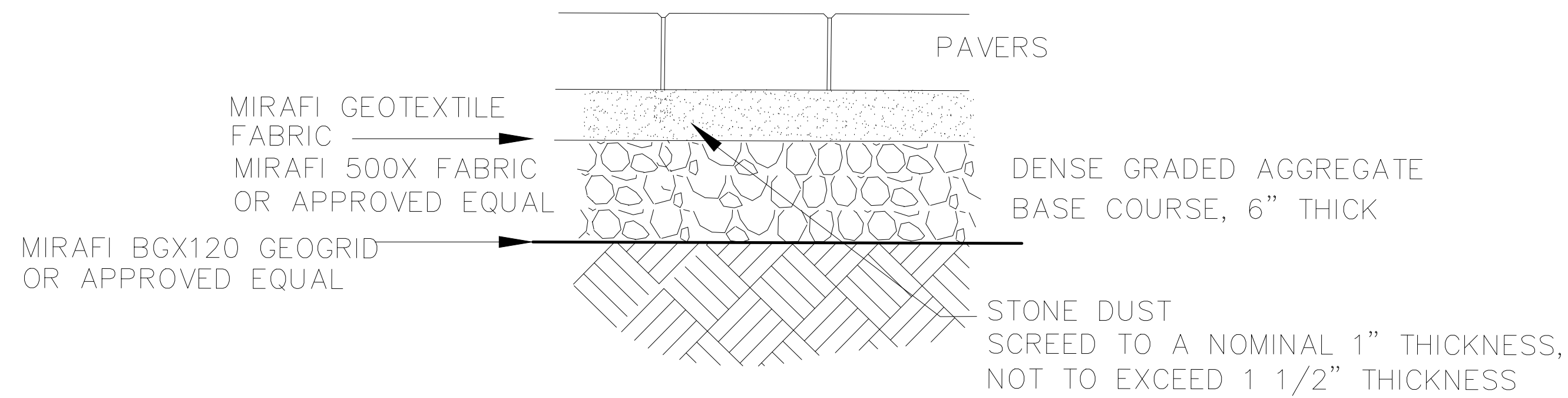
NTS



**LIGHT DUTY (TYP.)
PRECAST CONC. SEEPAGE PIT DETAIL**



SOLID PVC FENCE



BRICK PAVER DETAIL

N.T.S.

DATE	BY	CHKD	DESCRIPTION
04/18/2025	GO	RLC	REVISED TO ADJUST BUILDING AND LOT COVERAGES
03/21/2025	GO	RLC	REVISED HOUSE LOCATION AND COVERAGES
02/26/2025	GO	RLC	REVISED TO INCLUDE PROPOSED DWELLING & SITE IMPROVEMENTS

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER

SIGNED: _____ DATE: DECEMBER 3, 2024

DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR

SIGNED: _____ DATE: DECEMBER 3, 2024

C	COSTA ENGINEERING CORPORATION PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS <small>State of New Jersey Certificate of Authorization No. GA 276726. 325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601 TEL (201) 487-9015 FAX (201) 487-3122</small>	
	DRAWING TITLE: CONSTRUCTION DETAILS	
	PROJECT NAME: SIBONI	
	LOCATION: BLOCK 84, LOT 3.07 (TAX MAP SHEET 4)	
44 PINE TERRACE		
BOROUGH OF DEMAREST, BERGEN COUNTY		
PROJ. NO. 24-2398	SCALE: AS SHOWN	DRAWN BY: GO