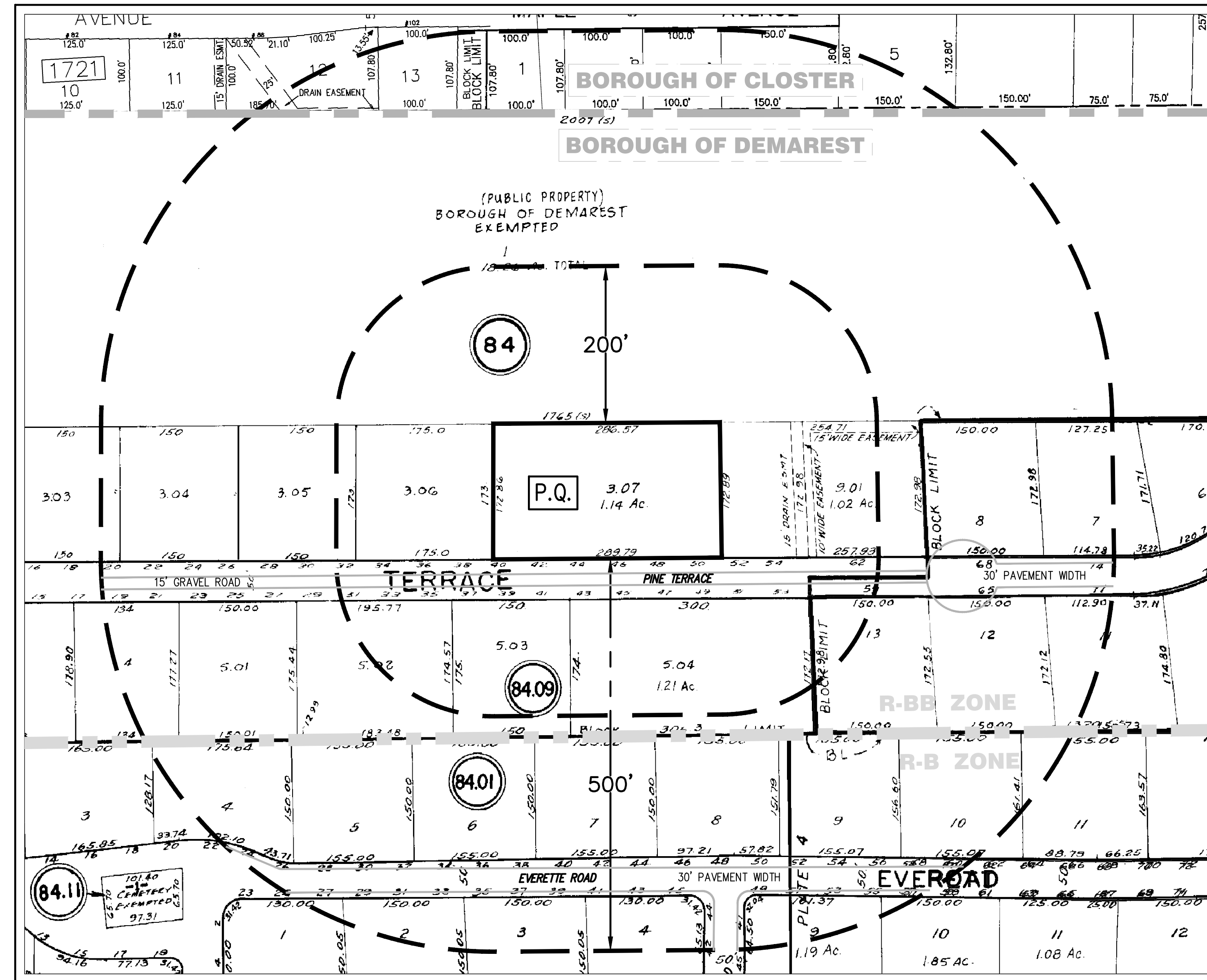


MINOR SUBDIVISION 44 PINE TERRACE BLOCK 84, LOT 3.07 BOROUGH OF DEMAREST



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

SHEET INDEX	
1.	COVER SHEET AND AREA MAP
2.	MINOR SUBDIVISION PLAN
2A.	SOIL EROSION & SEDIMENT CONTROL 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: _____

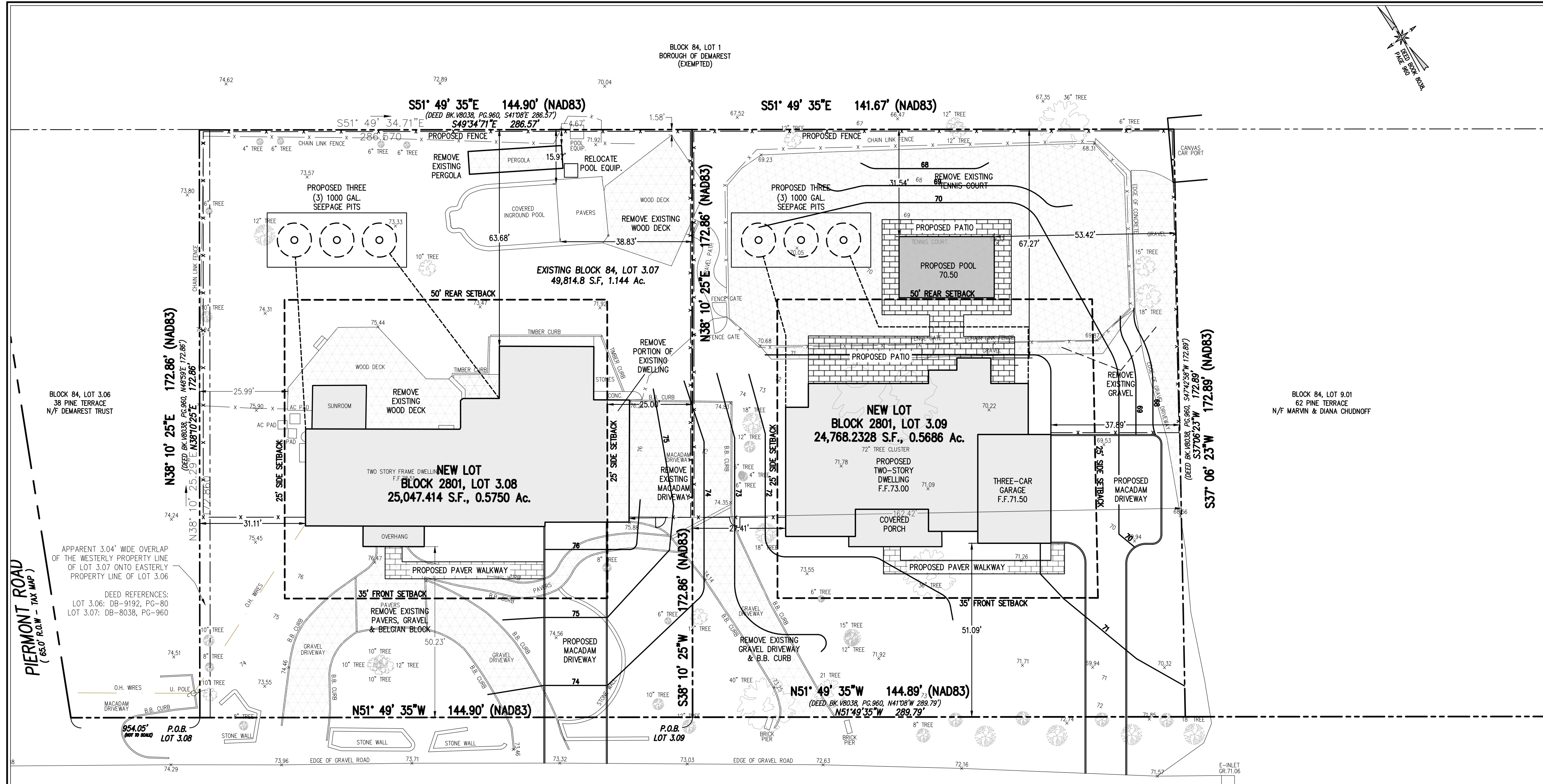
DATE	BY	CHKD	DESCRIPTION
05/14/2025	JFF	RLC	REVISED TO SHOW AREA OF DISTURBANCE FOR COMPLETENESS REVIEW
04/18/2025	GO	RLC	REVISED TO ADJUST BUILDING AND LOT COVERAGES
03/21/2025	GO	RLC	REVISED HOUSE LOCATION AND COVERAGES
02/26/2025	GO	RLC	REVISED TO INCLUDE PROPOSED DWELLING & SITE IMPROVEMENTS

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
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)

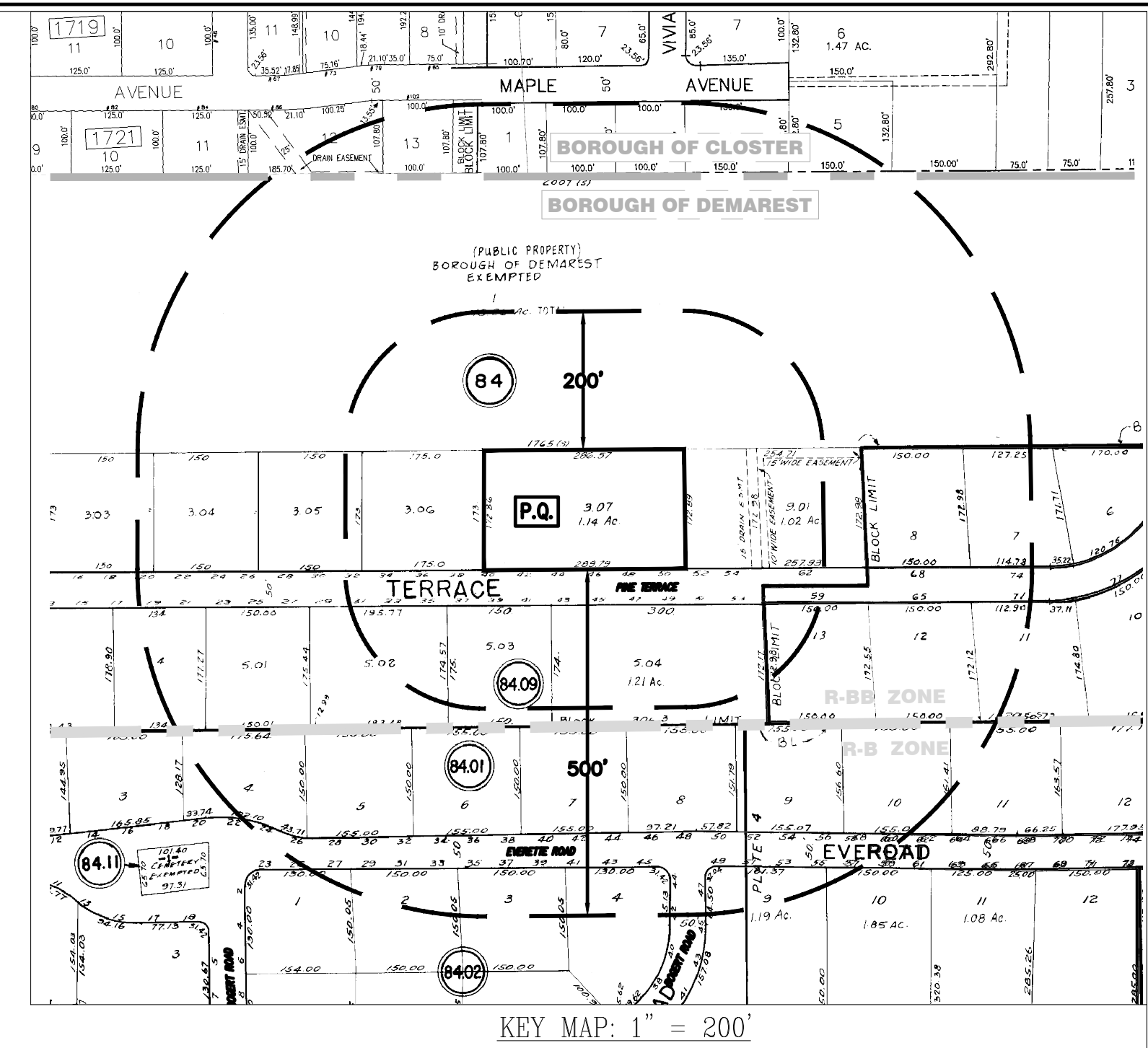
BUILDING COVERAGE
 DWELLING: 3,637 SF
 DECKS: TBR
 PERGOLA: TBR
 TOTAL: 3,637 SF (14.52%)

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 - 25,047.50 SQ. FT. OR 0.5750 ACRES
 LOT 3.09: PROPOSED - 24,768.50 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.

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 southeasterly side line of Piermont Road, running thence:

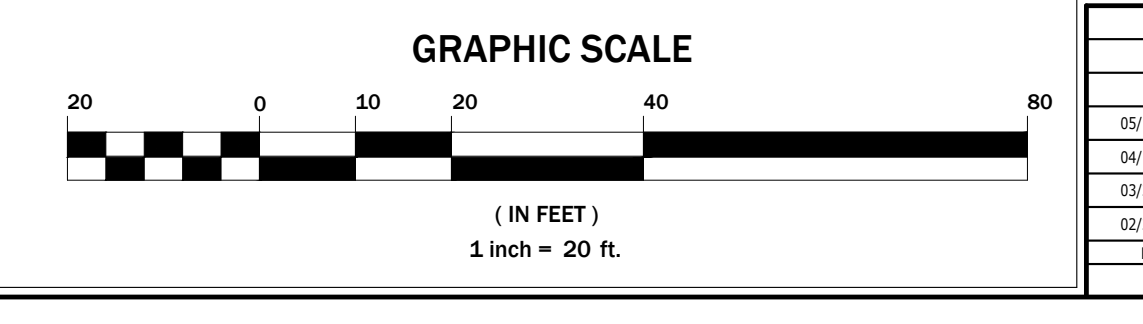
- North 38° 10' 25" East, a distance of 172.86 feet to a point, thence;
- South 51° 49' 35" East, a distance of 141.67 feet to a point, thence;
- South 37° 06' 23" West, a distance of 172.89 feet to a point in the northeasterly side line of Pine Terrace, thence;
- Along the same North 51° 49' 35" West,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

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 (V)	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



DATE	BY	CHKD	DESCRIPTION
05/14/2025	JFF	RLC	REVISED TO SHOW AREA OF DISTURBANCE FOR COMPLETENESS REVIEW
04/18/2025	GO	RLC	REVISED TO ADJUST BUILDING AND LOT COVERAGES
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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 300, 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

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 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).
- Immediately following initial disturbance or rough grading all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or suitable equivalent, at a rate of 2 tons per acre, according to 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 sf of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
- SEED- Perennial rye grass 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- Unrotted straw or hay at a rate of 70 to 90 lbs/1000 S.F. 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).

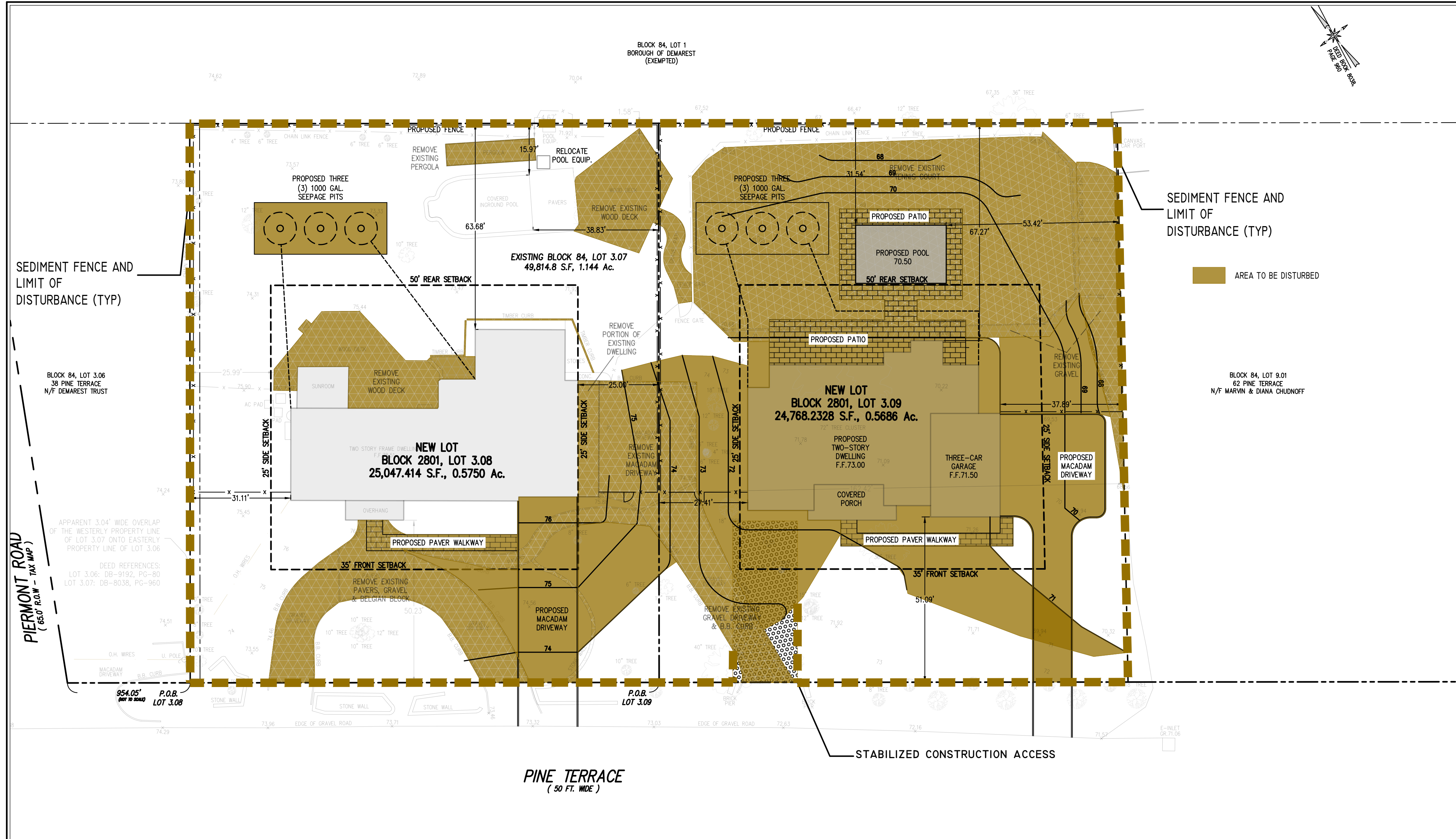
B. PERMANENT SEEDING AND MULCHING:

- TOPSOIL- A uniform application to an average depth of 5", minimum of 4", firmed in place is required.
- GROUND LIMESTONE- Applied uniformly according to soil test recommendations.
- FERTILIZER- Apply 11 lbs./1,000 sf of 10-10-10 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 three cultivars) 350 lbs/acre (8 lbs./1,000 sf) or other approved seeds; plant between March 1 and October 1. (Summer seedings require irrigation)
- MULCH- Unrotted straw or hay at a rate of 70 to 90 lbs/1000 S.F. 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).

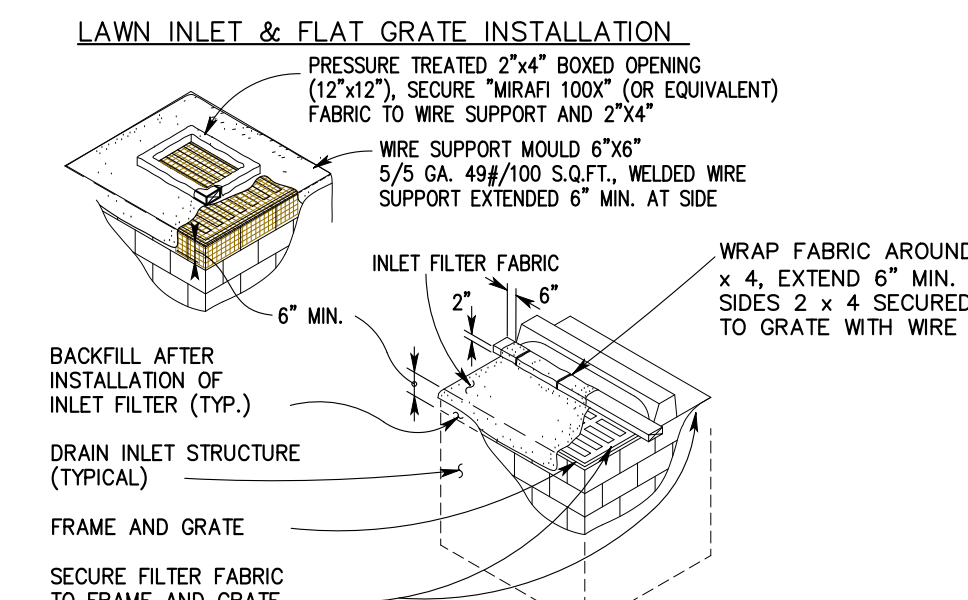
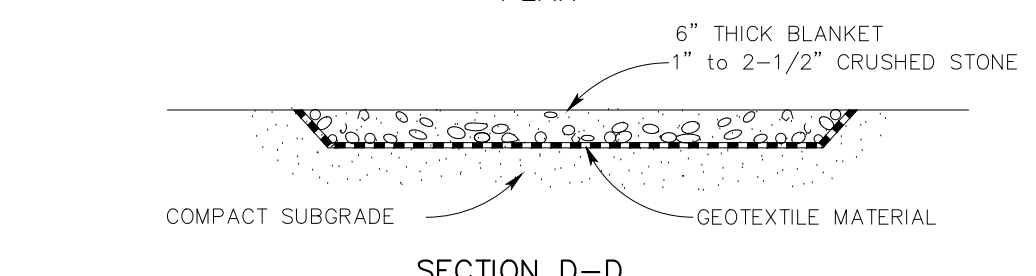
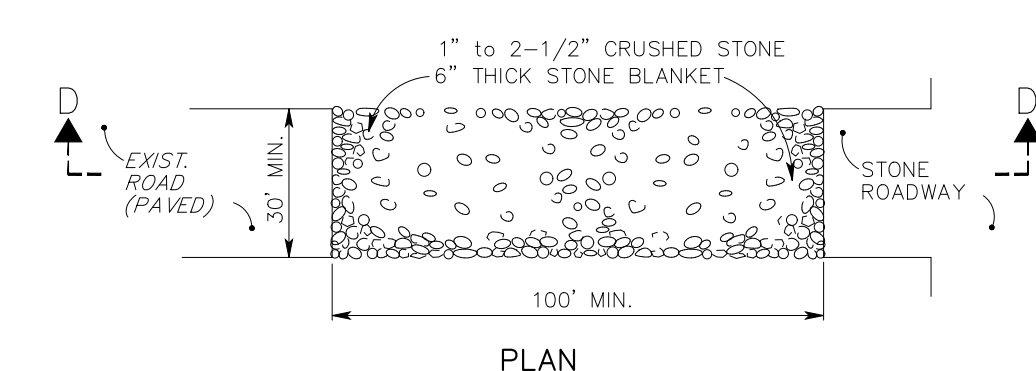
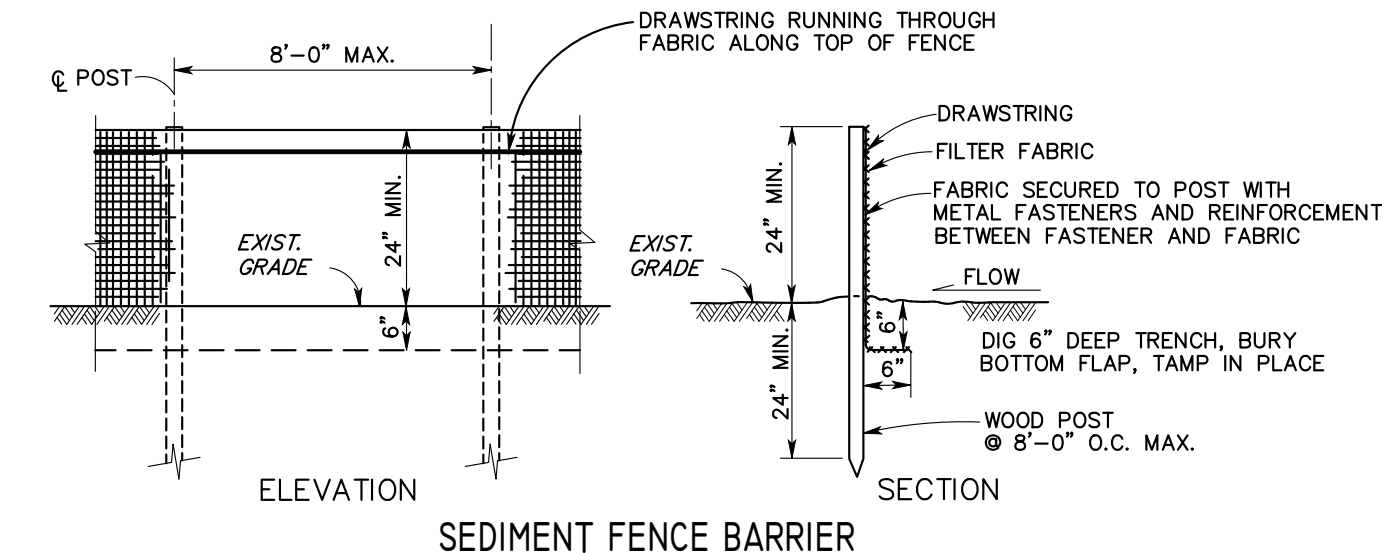
- The site shall at all times be graded and maintained such that all storm water runoff is diverted to Soil Erosion and Sediment Control facilities.
- Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
- Stockpiles are not to be located within 50' of a flood plain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a hay bale sediment barrier or silt fence.
- 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 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 1/2" crushed stone or subbase prior to individual lot construction.
- All soil washed, dropped, spilled and 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 Kinderkamack Road, Suite 106, Oradell, NJ 07649 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.

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.

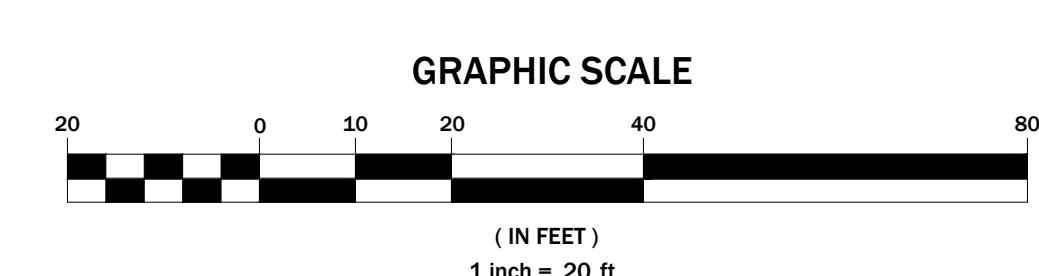
AREA OF DISTURBANCE = 26,985 S.F. OR 0.619 AC.



- CONSTRUCTION SEQUENCE:**
- The Soil Conservation District shall be notified in writing 48 hours prior to any land disturbance.
 - Construct stabilized construction access as shown on plans.
 - Install sediment fence as shown on plans.
 - Remove existing structures and vegetation in areas of construction as shown.
 - Strip topsoil in areas of construction and store in designated areas as shown on plans, temporarily stabilize.
 - Rough grade to grades as shown on plans.
 - Construct proposed drainage system and protect inlets with filter fabric as shown on plans.
 - Construct underground utilities as shown on plans.
 - Complete construction of steps and sidewalks as shown on the plans.
 - Construct permeable paver parking lot as shown on plans.
 - Uniformly apply topsoil to an average depth of 5", minimum of 4", firmed in place to all planting and lawn areas as specified on plans.
 - Landscape as shown on plans.
 - Upon completion of all stabilization, remove all erosion control devices.
 - The contractor shall be responsible for the installation and maintenance of all erosion control devices prior to and during construction.



- NOTES:**
- CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
 - CONTRACTOR TO REMOVE FABRIC AND MESH JUST PRIOR TO PAVING.
 - IF BOTTOM OF ROADWAY IS BELOW TOP OF INLET GRATE, CONSTRUCT PROPERLY FITTED OPENING(S) IN INLET WALL TO ALLOW PASSAGE OF WATER.
 - THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.



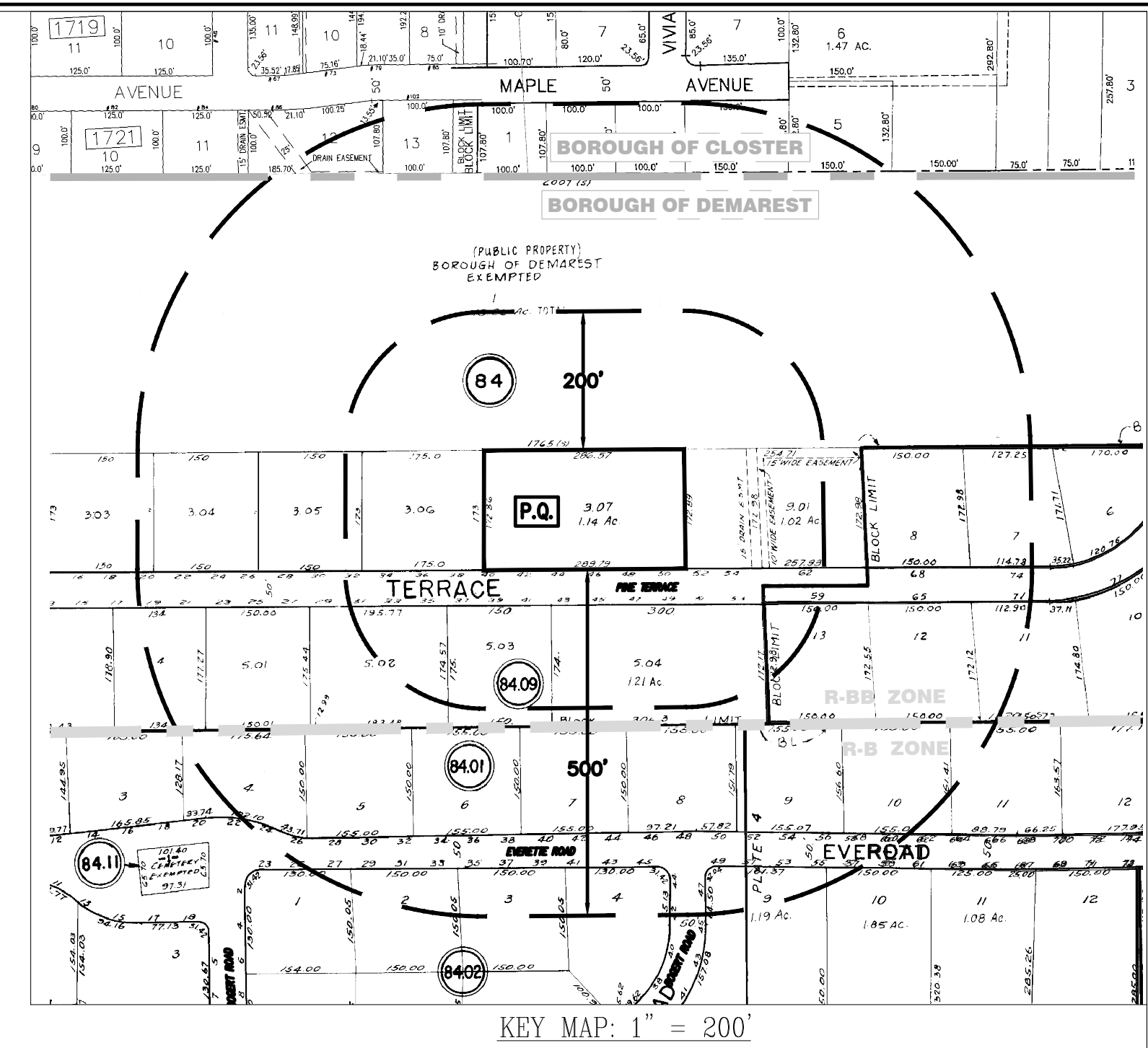
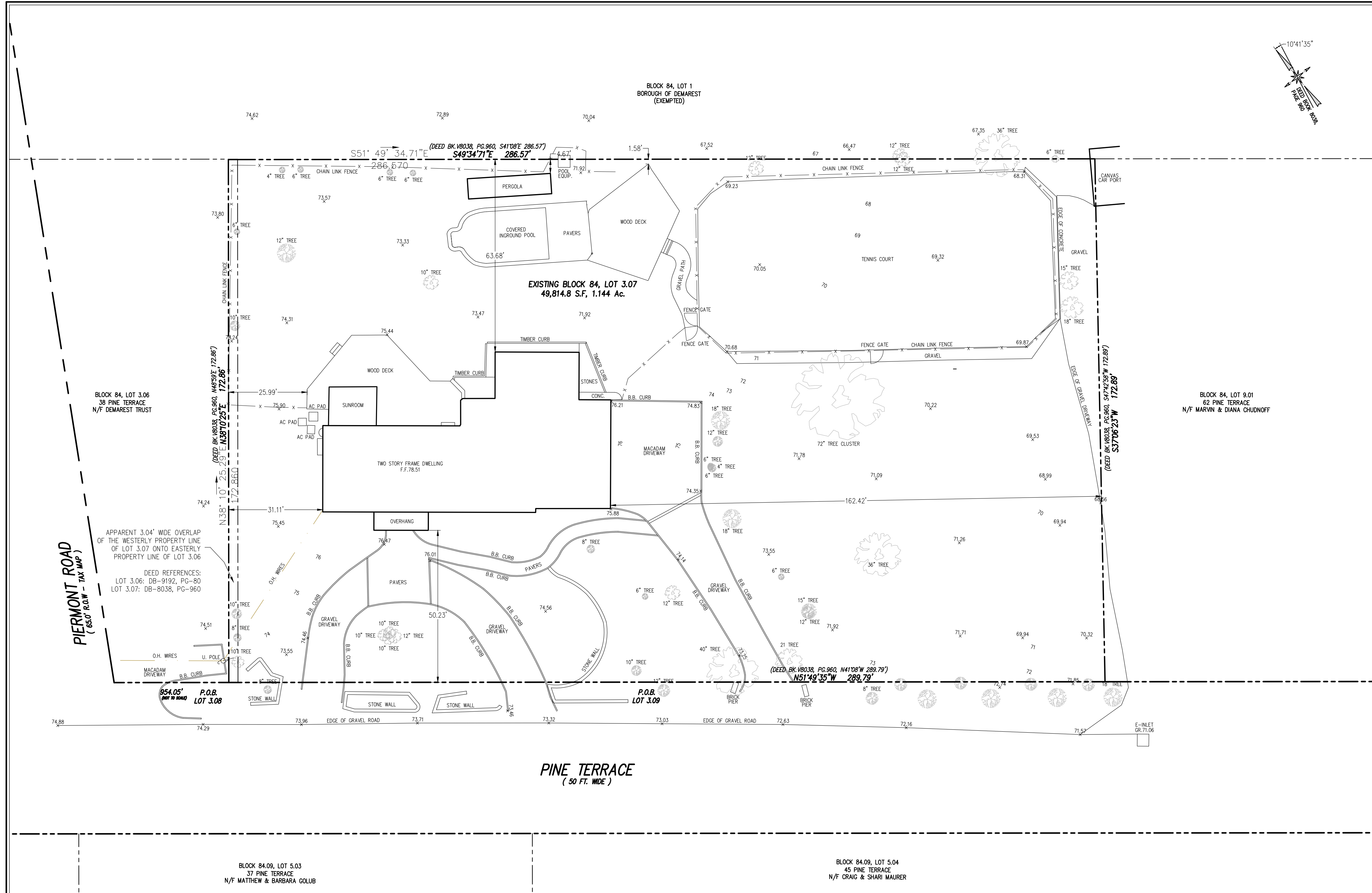
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ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
 PROFESSIONAL ENGINEER AND PLANNER
 SIGNED: [Signature] DATE: DECEMBER 3, 2024
DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
 PROFESSIONAL LAND SURVEYOR
 SIGNED: [Signature] DATE: DECEMBER 3, 2024

C COSTA ENGINEERING CORPORATION
 PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS
 State of New Jersey Certificate of Authorization No. GA 276726.
 325 So. RIVER STREET - SUITE 300, HACKENSACK, N.J. 07601
 TEL (201) 487-9015 FAX (201) 487-5122

DRAWING TITLE: **SOIL EROSION AND SEDIMENT CONTROL PLAN**
 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 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.
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).

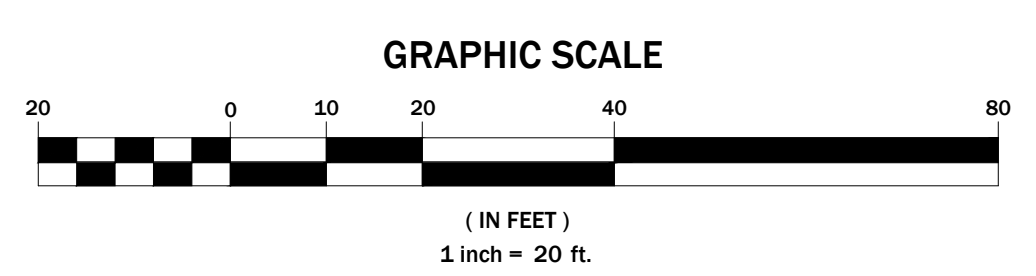
DESCRIPTION OF PROPERTY BLOCK 84, LOT 3.07 (Bearing System, NAD 83)

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
05/14/2025	JFF	RLC	REVISED TO SHOW AREA OF DISTURBANCE FOR COMPLETENESS REVIEW
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

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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)

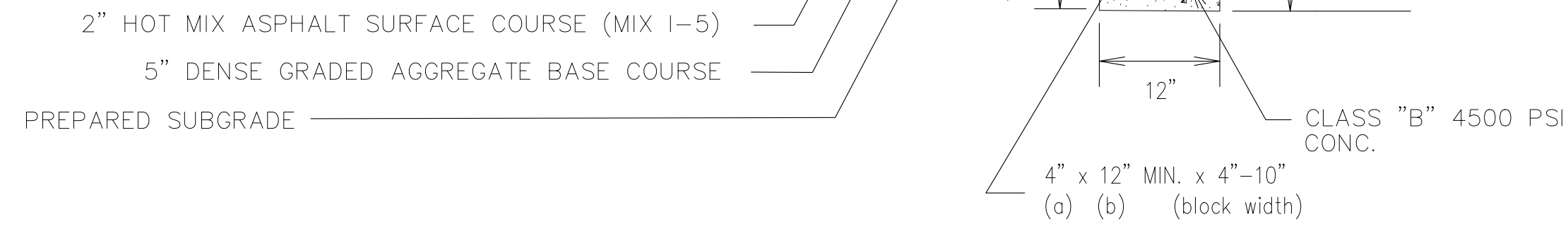
44 PINE TERRACE
BOROUGH OF DEMAREST, BERGEN COUNTY

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

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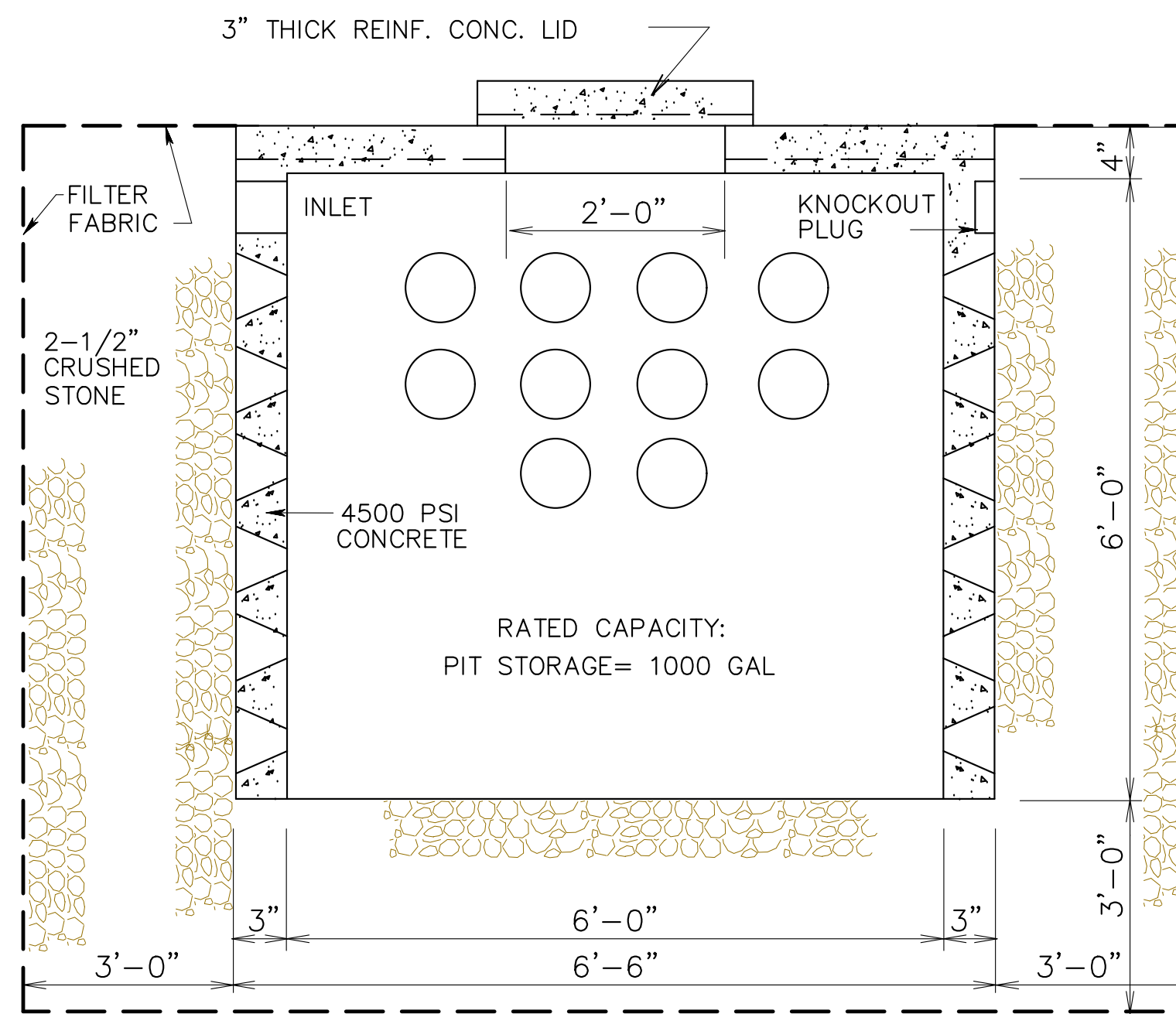
NOTES:

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

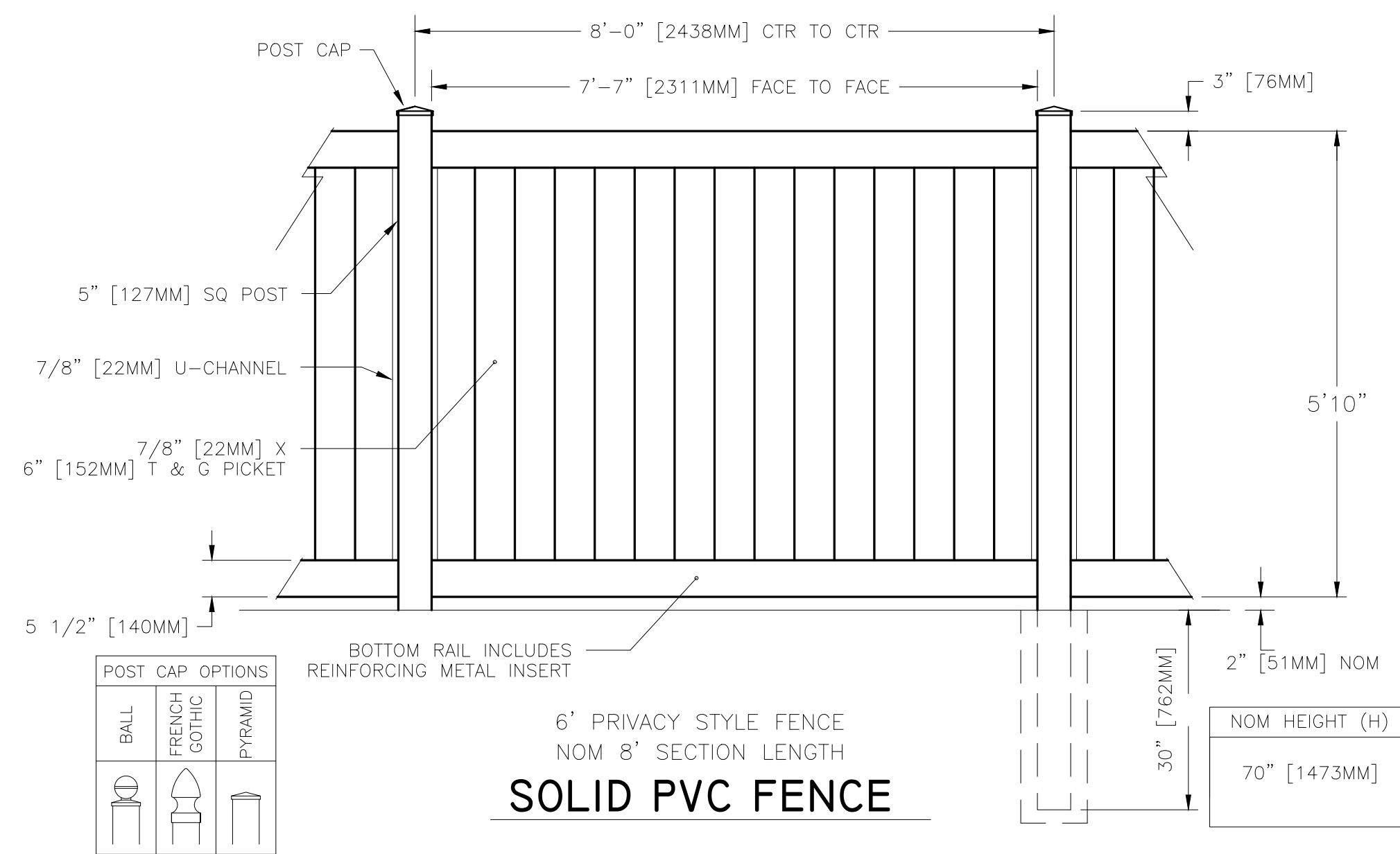


DRIVEWAY CURB AND PAVEMENT DETAIL

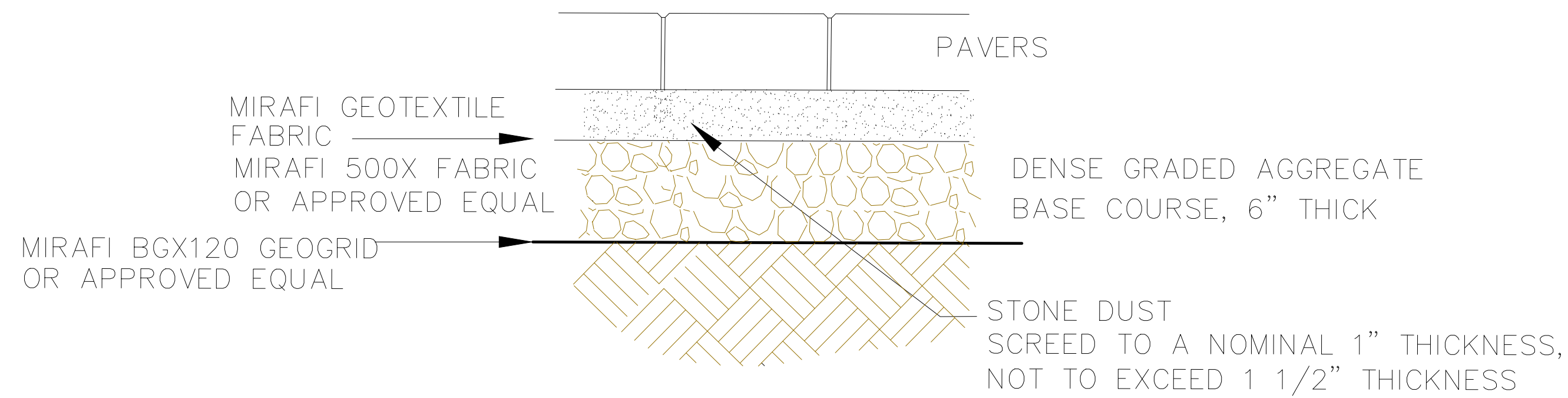
NTS



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



SOLID PVC FENCE



BRICK PAVER DETAIL

N.T.S.

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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