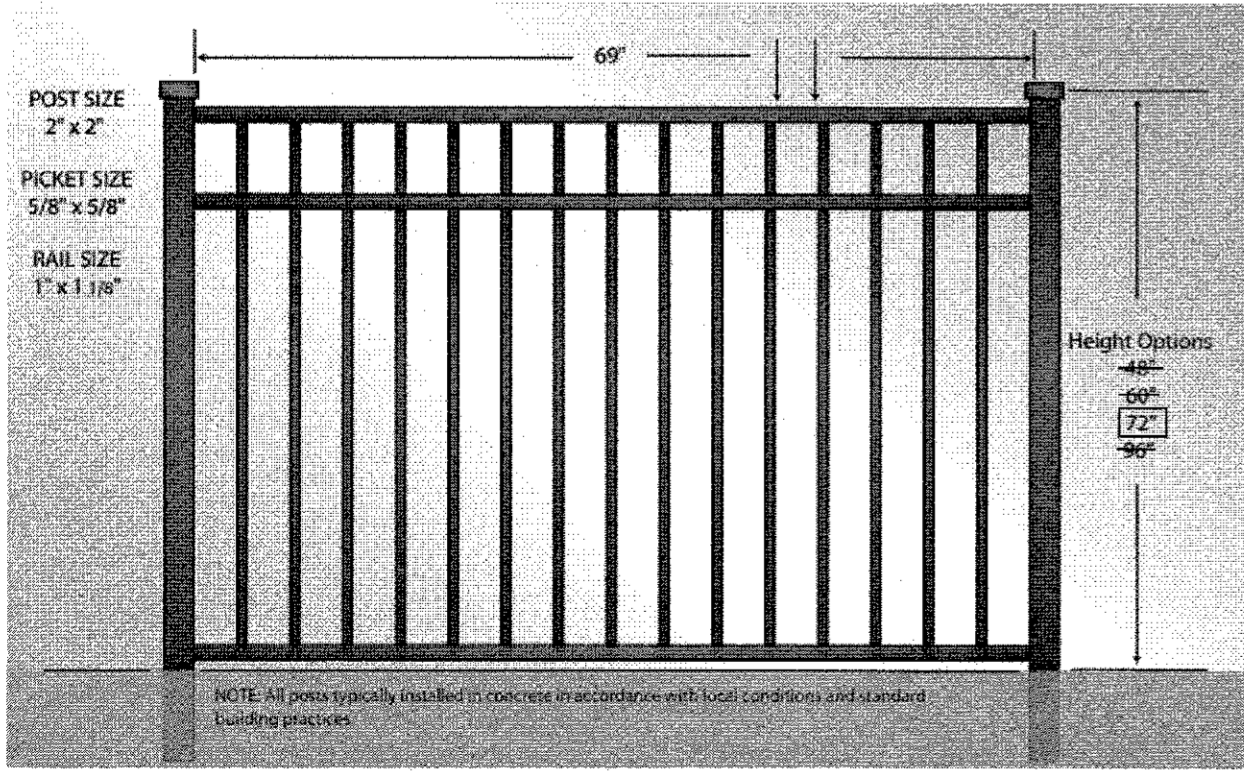


**PINE TERRACE
(50' WIDE)**



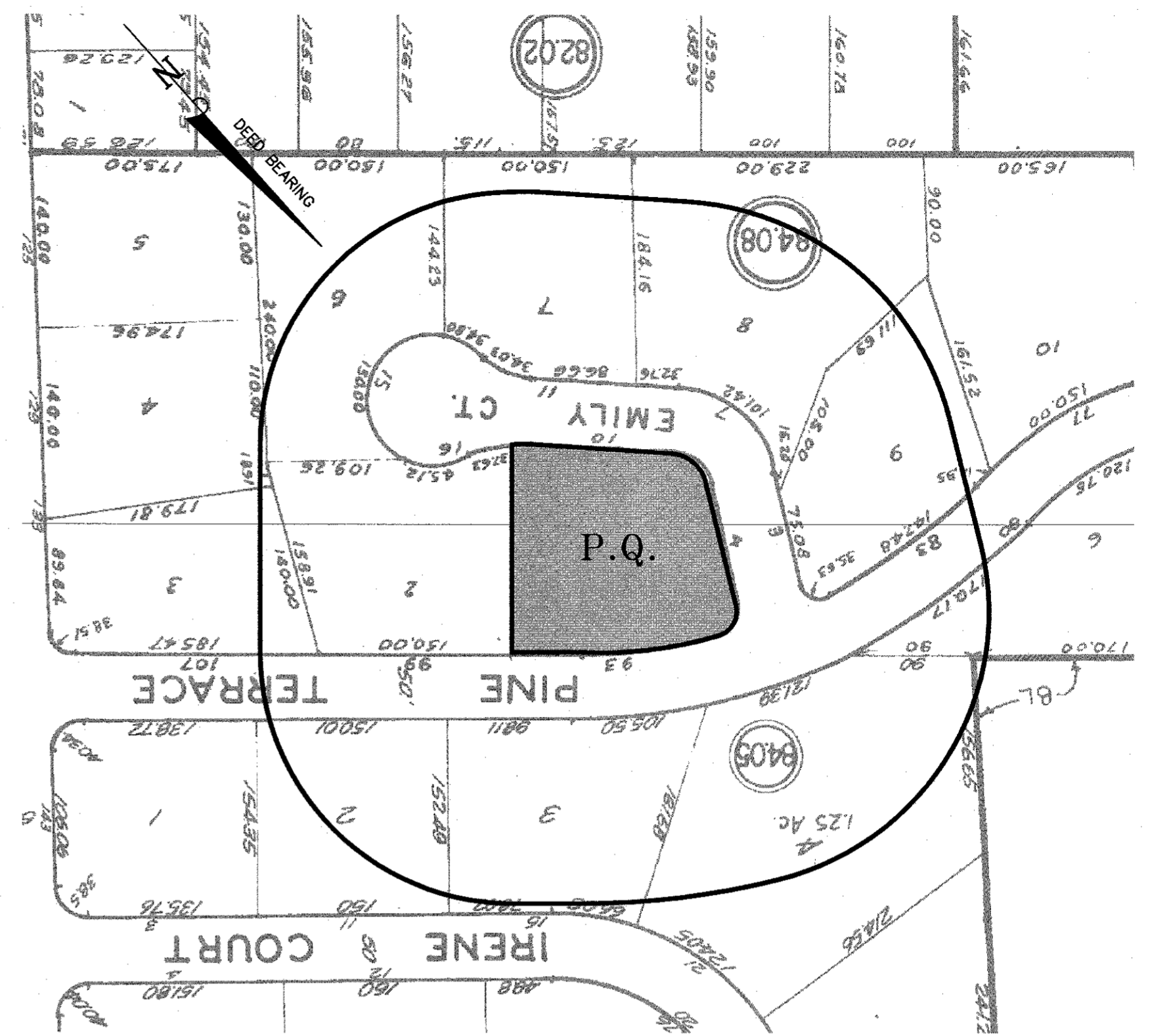
FENCE DETAIL

GENERAL NOTES:

- PROPERTY LINE AND EXISTING CONDITION INFORMATION BASED ON THE FOLLOWING:
 - PROPERTY KNOWN AS LOT 1 IN BLOCK 84.08 ON THE CURRENT TAX MAP OF THE BOROUGH OF DEMAREST SHEET No. 5.
 - DEED BOOK 5046, PAGE 1123 - P.Q.
 - A FIELD SURVEY BY SCHMIDT SURVEYING ON JUNE 2, 2023.
- LOT AREA: 25,958 S.F. / 0.596 Ac.
- PROPERTY IS LOCATED IN THE R-BB ZONE (RESIDENTIAL)
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- IMPERVIOUS LOT COVERAGE:

EXISTING:	PROPOSED:
BUILDING = 2,569 S.F.	BUILDING = 2,569 S.F.
CONCRETE = 707 S.F.	CONCRETE = 707 S.F.
DRIVEWAY = 1,200 S.F.	DRIVEWAY = 1,200 S.F.
DECK = 602 S.F.	DECK = 602 S.F.
PORCH = 112 S.F.	PORCH = 112 S.F.
5,190 S.F./25,958 = 20.0%	5,190 S.F./25,958 = 20.0%
- BUILDING COVERAGE:

EXISTING:	PROPOSED:
BUILDING = 2,569 S.F.	BUILDING = 2,569 S.F.
2,569 S.F./25,958 = 9.9%	2,569 S.F./25,958 = 9.9%



KEY MAP
SCALE: 1"=200'

ZONING TABLE - RESIDENTIAL ZONE R-BB			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	30,000 S.F.	25,958 S.F.	25,958 S.F.
LOT FRONTAGE	150'	196'	196'
LOT DEPTH	150'	165'	165'
FRONT YARD	50'	50.9'	50.9'
SIDE YARD (LOT)	25'	42.3'	42.3'
BUILDING COVERAGE	15%	9.9%	9.9%
FLOOR AREA RATIO	22.5%	13.2%	13.2%
RESIDENTIAL & PARKING AREA	25%	21.2%	21.2%
IMPROVED LOT COVERAGE	30%	20.0%	20.0%
BUILDING HEIGHT	30'	<30'	<30'

DATE	BY	DESCRIPTION

FENCE PLAN
BLOCK 84.08 - LOT 1
93 PINE TERRACE
FOR
JASON LIEBERMAN
BOROUGH OF DEMAREST, BERGEN COUNTY, N.J.

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SCALE
1"=20'

0 20 40
GRAPHIC SCALE

DATE: NOV. 19, 2024
JOB NO: 9214-2587
SHEET NO: 1 OF 1