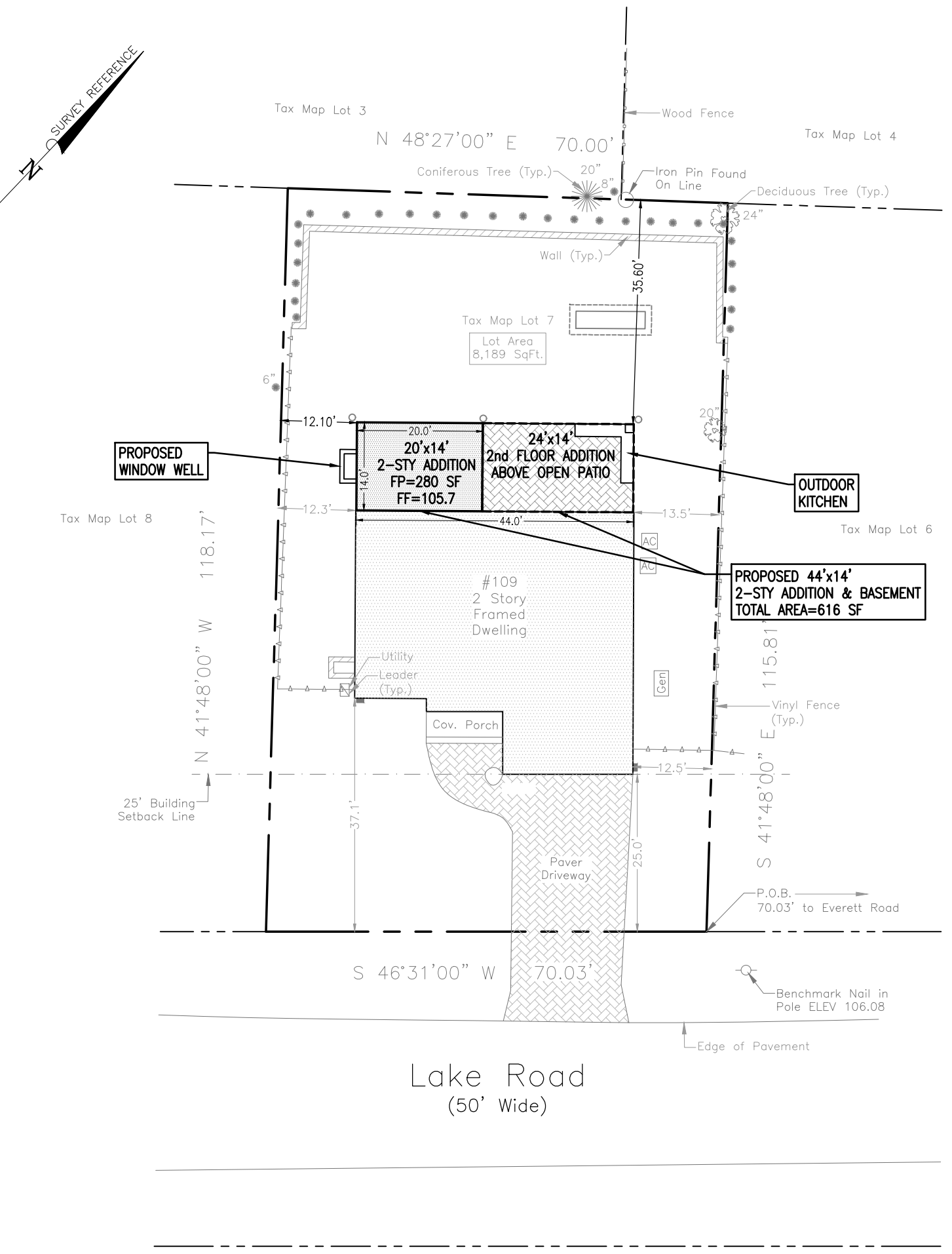
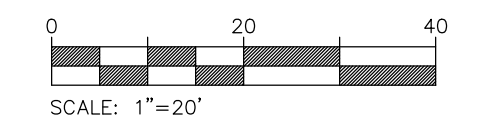
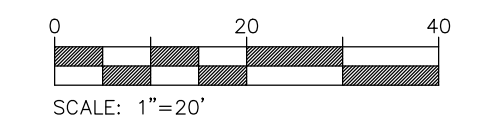


PROPOSED GRADING PLAN



PROPOSED SITE PLAN



EXISTING BUILDING COVERAGE CALC'S

DWELLING	=	1,589 SF
COVERED PORCH	=	49 SF
TOTAL	=	1,638 SF/8,189 SF = 20.00%

EXISTING IMPROVED LOT COVERAGE CALC'S

BUILDING COVERAGE	=	1,638 SF
DRIVEWAY	=	462 SF
STEPS & WALKS	=	132 SF
WALL	=	100 SF
AC UNITS & GENERATOR	=	22 SF
PATIO (TBR)	=	226 SF
TOTAL	=	2,580 SF/8,189 SF = 31.51%

EXISTING PARKING COVERAGE CALC'S

BUILDING COVERAGE	=	1,638 SF
DRIVEWAY	=	462 SF
TOTAL	=	2,100 SF/8,189 SF = 25.64%

PROPOSED BUILDING COVERAGE CALC'S

DWELLING	=	2,205 SF
COVERED PORCH	=	49 SF
TOTAL	=	2,254 SF/8,189 SF = 27.52%

PROPOSED IMPROVED LOT COVERAGE CALC'S

BUILDING COVERAGE	=	2,254 SF
DRIVEWAY	=	462 SF
STEPS & WALKS	=	132 SF
WALL	=	100 SF
AC UNITS & GENERATOR	=	22 SF
TOTAL	=	2,970 SF/8,189 SF = 36.27%

PROPOSED PARKING COVERAGE CALC'S

BUILDING COVERAGE	=	2,254 SF
DRIVEWAY	=	462 SF
TOTAL	=	2,716 SF/8,189 SF = 33.17%

PROPOSED BUILDING HEIGHT CALC'S

RIDGE HEIGHT (NO CHANGE)	=	132.7 FT
AVERAGE GRADE=(103.1+103.3+104.5+104.5)/4	=	103.85 FT
TOTAL	=	28.85 FT

ESTIMATED SOIL MOVING CUT/FILL CALCULATIONS

PROPOSED BASEMENT ADDITION	=	616 SF x 10' = 6,160 CF
PROPOSED STORMWATER CHAMBER	=	4.75'x13.0'x4.21' = 260 CF
TOTAL CUT VOLUME	=	6,420 CF/27 = 237.8 CY
TOTAL FILL VOLUME	=	0 CF/27 = 0.0 CY

ZONING NOTES

ZONE R-D

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	10,000 SF	8,189 SF (1)	NO CHANGE
MIN LOT FRONTAGE	100 FT	70.03 FT (1)	NO CHANGE
MIN LOT DEPTH	100 FT	117.14 FT	NO CHANGE
MIN FRONT YARD	25 FT	25.00 FT	NO CHANGE
MIN SIDE YARD	10 FT	12.30 FT	12.10 FT
MIN REAR YARD	30 FT	49.60 FT	35.60 FT
MAX BUILDING COVERAGE	20%	20.00%	27.52% *
MAX LIVABLE FLOOR AREA (REF #3)	30%	41.5%	55% *
MAX IMPROVED LOT COVERAGE	30%	31.51% (1)	36.27% *
MAX PARKING COVERAGE	25%	25.64% (1)	33.17% *
MAX BUILDING HEIGHT	30 FT	<30 FT	28.85 FT.

* VARIANCE REQUIRED
(1) EXISTING, NON-CONFORMING CONDITION

- GENERAL NOTES:**
- TOTAL LOT AREA = 8,189 SF (0.188 AC)
 - TOTAL IMPROVED COVERAGES:
EXISTING = 2,580 SF
PROPOSED = 2,970 SF
TOTAL INCREASE = 390 SF
 - PROPERTY OWNER/APPLICANT:
JONATHAN & LINDSAY KESTENBAUM
109 LAKE ROAD
DEMAREST, NJ 07627
 - CONTRACTOR TO LOCATE AND VERIFY ALL UNDERGROUND/ABOVEGROUND UTILITIES AND ANY OTHER SUBSURFACE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS REQUIRED TO LOCATE UTILITIES PRIOR TO ANY EXCAVATION.
 - NO ONE CALL: NEW JERSEY LAW REQUIRES ANYONE DIGGING TO CALL AT LEAST THREE FULL BUSINESS DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO BEGINNING WORK. THIS INCLUDES EXCAVATORS AS WELL AS PROPERTY AND HOME OWNERS' CONTRACTORS. CONTACT NEW JERSEY ONE CALL AT 811 OR 800-272-1000 ANY TIME, DAY OR NIGHT.
 - ANY REMOVED FILL, STRUCTURE, DEBRIS, OR EXCAVATED MATERIAL IS TO BE LAWFULLY DISPOSED OF & OUTSIDE OF ANY REGULATED AREAS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY PROTECTION TO ANY SITE FEATURES THAT MAY BE DAMAGED DURING CONSTRUCTION, RELOCATION OF ANY UTILITIES/STORMWATER/SUBSURFACE COMPONENTS ENCOUNTERED, ENSURING THAT THE PROPOSED IMPROVEMENTS DO NOT CAUSE ANY ADVERSE DRAINAGE ISSUES, AND RESTORATION OF ANY DAMAGE CAUSED DURING CONSTRUCTION.
 - SILT FENCING MUST BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND THE PROPERTY HAS BEEN FULLY STABILIZED. ANY SOIL TRACKED OR WASHED ONTO THE STREET MUST BE IMMEDIATELY REMOVED.
 - ALL NEW ROOF LEADERS/DRAINS SHALL BE CONNECTED TO THE STORMWATER SYSTEM CHAMBERS/SEEPAGE PITS. OVERFLOW TEE CONNECTIONS AND SPLASH BLOCKS TO BE INSTALLED AT ALL NEW ROOF LEADER DRAIN DOWNSPOUTS.
 - CONTRACTOR SHALL COMPLY WITH ALL APPROVED PERMIT CONDITIONS/REQUIREMENTS AND APPLICABLE NOTICE REQUIREMENTS.

REFERENCES

- EXISTING CONDITIONS & TOPOGRAPHY REFERENCES A SURVEY PREPARED BY SCHMIDT SURVEYING, 49 SULLIVAN STREET, WESTWOOD, NJ 07675. TITLED: TOPOGRAPHIC SURVEY, DATED: 7-8-2024.
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
- ARCHITECTURAL PLANS PREPARED BY MARIO NAVEDO, 1308 LANDSOME TER, PLAINFIELD, NJ 07062. TITLED: ADDITION TO: 109 LAKE RD., DEMAREST, NJ 07627, DATED 8-14-2024.

SITE PLAN

PROPOSED ADDITION
109 LAKE ROAD
LOT 7 - BLOCK 82.04
BOROUGH OF DEMAREST

No.	DATE	REVISIONS

PAUL R. ERCOLANO PE, PP
PROFESSIONAL ENGINEER & PLANNER
NJP #246E05356900 NJPP #33LI00649200

BERGEN COUNTY NEW JERSEY

ERCOLANO ENGINEERING
826A LINCOLN AVENUE
MAYWOOD, NJ 07607
201-477-8361
WWW.ERCOLANOENGINEERING.COM
NJ CERTIFICATE OF AUTHORIZATION: 246A05381500

CHECK: PRE
DRAWN: ADJ
DATE: 8-28-2024
FILE No. 0084
01

