



SURPLUS CAPACITY: 314 SF

COVERAGE TABLE				
BLOCK 100, LOT 3				
BOROUGH OF BIRKENHEAD, BERGEN COUNTY, NEW JERSEY				
	Area (SQ FT)	Percentage	Excavation Starting	Proposed Coverage Area (SQ FT)
TOTAL LOT AREA	7,281 SF			
MINIMUM COVERAGE (40%)	2,912 SF			
ALLOWABLE LOT COVERAGE (40%)	2,581 SF			
Excavation Depth	Area (SQ FT)	Percentage	Excavation Starting	Proposed Coverage Area (SQ FT)
Total Principal Coverage	1,813	24.8%		1,813
Total	143		Depth	35
Total Accessory Building Coverage	147	2.0%		351
Total Building Coverage	1,960	26.9%		2,164
Driveway From Walkways & Steps	730		Driveway From Walkways & Steps	243
Patio & Walkway	624		Patio & Walkway	148
AC Units	15		AC Units	15
Total Impervious Coverage	3,332	45.8%	Total Impervious Coverage	3,399
			Total 100% Impervious Coverage	3,700

GENERAL NOTES

BOUNDARY INFORMATION SHOWN HEREON BASED ON SURVEY PREPARED BY OMLAND & OSTERKORN, INC. TITLED "BOUNDARY SURVEY, 267 MANNING AVENUE, BLOCK 769 - LOT 3" DATED 07/24/2026.

THE INTENTION OF THIS PLAN IS TO SHOW THE REMOVAL OF THE EXISTING SHEDS, REPLACEMENT OF THE REAR PATIO, AND THE CONSTRUCTION OF A NEW PERGOLA. REFER TO ARCHITECTURAL PLANS BY 2K ARCHITECTS LLC.

THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE CONDITION WHICH MAY AFFECT THIS PROPERTY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS, WETLANDS TRANSITION AREAS (BUFFERS), CONTAMINATION, OR OTHER ENVIRONMENTAL CONDITIONS ARE BEING SHOWN ON THIS MAP.

LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICTS REQUIREMENTS. AS NOTED ON THE PLAN, THE UNDERLYING DISTURBANCE IS UNDER 3,000 SQUARE FEET THEREFORE 353C CERTIFICATION IS NOT REQUIRED.

SOIL REMOVAL AND IMPORT OPERATIONS SHALL BE CONDUCTED IN A MANNER THAT WILL NOT PRODUCE SHARP DEPRESSIONS, PITS, OR DEPRESSIONS. THE AREA SHALL BE PROPERLY LEVELED OFF AND CLEAR OF DEBRIS.

THE APPLICANT SHALL PROVIDE ADEQUATE DUST CONTROL MEASURES DURING SOIL MOVEMENT ACTIVITIES.

DURING DEMOLITION, OWNER/APPLICANT TO SPRAY AREA WITH WATER FOR DUST CONTROL. THE PROPOSED INCREASE IN IMPERVIOUS COVERAGE IS ONLY 37 SQUARE FEET AND DOES NOT AFFECT ADJACENT PROPERTIES. THEREFORE, THERE SHALL BE NO ADVERSE IMPACT ON ADJACENT PROPERTIES. CONTRACTOR TO ENSURE ADDITIONAL SURFACE RUNOFF DOES NOT FLOW OR SET TRAPPED ON ANY ADJOINING PROPERTY. ANY DAMAGES CAUSED BY INCREASE IN RUNOFF OR IMPROPER DRAINAGE SHALL BE REPAIRED BY OWNER/APPLICANT. ANY DAMAGES INCURRED TO SURROUNDING PUBLIC OR PRIVATE PROPERTY AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY OWNER/APPLICANT.

PERGOLA GUTTERS TO CONNECT TO EXISTING COLLECTION SYSTEM.

ANY ROADWAY AND/OR CURBING ALONG THE PROPERTY FRONTAGE DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE APPLICANT TO THE SATISFACTION OF THE BOROUGH ENGINEER. THE CONDITION OF THE ROADWAY WILL BE EVALUATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ANY OMISSIONS IN THE STANDARD DETAILS OR LACK OF INFORMATION MUST BE BROUGHT TO THE ATTENTION OF OMLAND & OSTERKORN, INC. PRIOR TO CONSTRUCTION.