

Lantelme, Kurens & Associates, PC

Engineers & Surveyors

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COVERAGE ANALYSIS

PROPERTY ADDRESS:

32 BROOKSIDE AVENUE
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY

	TAX MAP	FILE MAP
BLOCK	14	14
LOT	759.02	PART OF 758 TO 764

MAP SOURCE: "FINAL SUBDIVISION PLAT, LOTS, 753-764, 824-827, BLOCK 14, STELFOX STREET SUBDIVISION, BOROUGH OF DEMAREST, BERGEN COUNTY, NEW JERSEY" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON JUNE 4, 1999 AS MAP No. 9128.

CERTIFIED TO: HONG SIN.

NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. PROPERTY CORNERS NOT SET AS PER CONTRACT.
3. REFERENCE SURVEY FROM SCHMIDT SURVEYING DATED 7-2-24.



Christopher J. Lantelme, P.E. & L.S. 39580
LAND SURVEYOR

NO.	DATE	REVISION
I	06/23/25	DRIVEWAY AND WALLS COVERAGE

SCALE: 1" = 20' PARTY: - DRAWN BY: DR

FILE NO. 32BROOKSIDE DATE: 03/25/25

LOT COVERAGE CALCULATIONS

DWELLING	1983 sf
COVERED PORCH	54
TOTAL	2037 SF = 20.4%
FRONT WALK/STEP	264
MECHANICAL PADS	32
PATIO/STEP	361
WALLS	131
PAVER DRIVEWAY	1640
TOTAL	4465 sf = 44.6%

Lot Area - 10,006 SF

Tax Map Lot 759.01

S 75°15'30" E 20.92'

Filed Map Lot 821 Chain Link Fence

Fence 0.4' outside

S 14°44'30" W 10.50'

Timber Curb

S 13°54'30" W 120.00'

Edge of Pavement

Mon. Found

Vinyl Fence (Typ.)

Fence 0.5' out

25' Building Setback Line per FM 9128

Filed Map Lot 764

Metal Fence (Typ.)

Filed Map Lot 763

Chim.

Tax Map Lot 759.02

Concrete Block Retain. Wall (Typ.)

Bay Window

Overhang

24.8'

#32 2 Story Brick Framed Dwelling

19.9'

Filed Map Lot 760

Garage

Filed Map Lot 759

30' Building Setback Line per FM 9128

Filed Map Lot 758

10' Building Setback Line per FM 9128

N 75°15'30" W 95.77'

Tax Map Lot 759.01

31.0'

25' Building Setback Line per FM 9128

Concrete Block Wall (Typ.)

Sight Triangle Easement

25.1'

24.9'

Porch

Pavers

Overhang

24.9'

Paver Driveway

Utility Pole

N 13°54'30" E 130.50'

Concrete Curb

Belgian Block Curb (Typ.)

Brookside Avenue
(49.5' Wide)

Serpentine Road
(41.2' Wide)

S 75°15'30" E 75.00'

